



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, November 6, 2019
5:30 PM

1. CALL TO ORDER

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia
Bani Khalsa
Keith Mitchell
LisAnne Sawhney

Chair
Vice Chair
Board Member
Board Member

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. REVIEW OF AGENDA

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

4. PUBLIC COMMENT

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

5. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FOR OCTOBER 16, 2019 REGULAR MEETING.

6. BUSINESS ITEMS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-19. SAFWAT MALEK, APPLICANT, IS REQUESTING DESIGN APPROVAL FOR THE EXPANSION OF AN OUTDOOR DINING AREA OF AN EXISTING RESTAURANT LOCATED 1301 FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT (APN: 011-333-016). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.**

RECOMMENDATION: In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review approval is required for additions and exterior modifications.

- B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-18: MARIA JARA, PROPERTY OWNER, AND THOMAS RETTENWENDER, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY, 1,575 SQUARE-FOOT SINGLE FAMILY DWELLING LOCATED AT 685 WILLIAMS STREET IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN#011-363-007). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303 (NEW CONSTRUCTION) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, new construction for a single-family dwelling is subject to review and approval by the Board of Architectural Review (BAR).

City staff recommends approval of proposed two-story dwelling in accordance with the conditions of approval provided as Attachment 1 to the project plans.

**C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-16.
DEL MONTE MANOR, INC. (PROPERTY OWNER) AND TERREX
DEVELOPMENT CORP. (APPLICANT) REQUEST APPROVAL FOR
EXTERIOR BUILDING AND SITE IMPROVEMENT RENOVATIONS AND
REPAIRS TO AN EXISTING TWO-STORY, 192 UNIT APARTMENT
COMPLEX (DEL MONTE MANOR) LOCATED AT 1466 YOSEMITE
BOULEVARD IN THE RH (HIGH DENSITY RESIDENTIAL) ZONING
DISTRICT (APN: 012-631-002)**

RECOMMENDATION:

Section 17.62.030.B.8 of the Seaside Municipal code states that any changes to projects that previously received Architectural Review approval from the Board of Architectural Review (BAR) shall be required to receive BAR approval.

City staff recommends approval of the proposed project subject to Attachment 1 - Conditions of Approval and Attachment 1, Exhibit A – Project Plans.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
November 20, 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.



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, October 16, 2019
5:30 PM

1. CALL TO ORDER

Chari Ventimiglia called the meeting to order at 5:43 PM.

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: Sawhney, Khalsa, Ventimiglia, Mitchell (arrived at 5:34 PM)

BOARD OF ARCHITECTURAL REVIEW

3. REVIEW OF AGENDA

There were no changes to the agenda.

4. PUBLIC COMMENT

There were no requests to speak.

5. APPROVAL OF MINUTES

On motion by Vice Chair Bani Khalsa and seconded by Board Member LisAnne Sawhney and passed by the following vote the Board of Architectural Review approved all minutes as presented.

RESULT:

Approved

AYES:

Kathleen Ventimiglia, Bani Khalsa, LisAnne Sawhney

NOES:

None

A. APPROVAL OF MINUTES FOR JUNE 19, 2019 REGULAR MEETING, JULY 10, 2019 SPECIAL MEETING, JULY 17, 2019, AUGUST 7, 2019 AND AUGUST 21, 2019 REGULAR MEETINGS.

Action: Approved

6. BUSINESS ITEMS

Chair Ventimiglia request that item 6A be moved to the end of the agenda.

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-17: WEST END PARTNERS, LLC, APPLICANT, AND THE CITY OF SEASIDE SUCCESSOR AGENCY, PROPERTY OWNER, ARE REQUESTING CONCEPTUAL DESIGN REVIEW FOR A 10 BUILDING 108,247 SQUARE-FOOT MIXED USE PROJECT GENERALLY LOCATED AT 1131

BROADWAY AVENUE BETWEEN TERRACE STREET AND SAN LUCAS STREET. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 32, SECTION 15332 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Item was presented by Beth Rocha, Associate Planner; she went over the presentation for the project. Mr. Patrick Orosco was asked to come before the Board. He spoke in detail about the project. Matt Knohr, project architect also spoke on the project. There were questions from the Board that were answered by the applicants. The Board stated they would like some adjustments made on the access points and lighting for the residential units. The Board made a concern on entries (safety aspect), signage, and lighting in specific areas. Chair Ventimiglia opened public comment, seeing none, public comment was closed.

B. THE CITY OF SEASIDE, APPLICANT, AND PROPERTY OWNER, REQUESTING DESIGN APPROVAL FOR THE PROPOSED IMPROVEMENTS TO MANZANITA STUART PARK LOCATED IN THE OPEN SPACE RECREATION (OSR) ZONING DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301(d) EXISTING FACILITIES.

On motion by Board Member LisAnne Sawhney and seconded by Board member Keith Mitchell and passed by the following vote the Board of Architectural Review Approved design for the proposed improvements to Manzanita Stuart Park located in the Open Space Recreation (OSR) zoning district.

RESULT:

Approved

AYES:

*Kathleen Ventimiglia, Bani Khalsa, Keith Mitchell,
LisAnne Sawhney*

NOES:

None

C. BOARD OF ARCHITECTURAL REVIEW: BAR-19-15 THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, IS SEEKING ARCHITECTURAL REVIEW APPROVAL AS REQUIRED OF SMC 17.62.030.B.3 FOR THE CREATION OF POLLINATOR HABITATS (LANDSCAPING) IN CITY PARKS, EXCEPT PACCHETTI DOG PARK, AND RIGHTS-OF-WAYS AND AS RELATED TO THE REQUIREMENTS OF THE SEASIDE'S BEE CITY USA DESIGNATION.

On motion by Board Member Keith Mitchell and seconded by Vice Chair Bani Khalsa and passed by the following vote the Board of Architectural Review Approved the creation of pollinator habitats (Landscaping) in City parks, except Pacchetti Dog Park, and right-of-ways and as related to Bee City USA designation.

RESULT:

Approved

AYES:

*Kathleen Ventimiglia, Bani Khalsa, Keith Mitchell,
LisAnne Sawhney*

NOES:

None

D. BOARD OF ARCHITECTURAL OF APPLICATION No. BAR-19-13: MIACHAEL KOBRINSKY, PROPERTY OWNER, AND JON RASMUSSEN, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A FACADE RENOVATION TO ACCOMODATE A FITNESS TRAINING CENTGER AT 1564 DEL MONTE BOULEVARD IN THE MIXED USE (MX) ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN (APN# 011-302-008). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E), PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

On motion by Keith Mitchell and seconded by Board Member Bani Khalsa and passed by the following vote the Board of Architectural Review Approved for a Façade Renovation to accommodate a fitness training center at 1564 Del Monte Boulevard in the Mixed Use (MX) Zoning District in the West Broadway Urban Village Specific Plan.

RESULT:

Approved

AYES:

*Kathleen Ventimiglia, Bani Khalsa, Keith Mitchell,
LisAnne Sawhney*

NOES:

None

7. REPORTS FROM BOARD MEMBERS

None.

8. REPORTS FROM STAFF

None.

9. ADJOURNMENT

On motion, the meeting was adjourned at 8:04 PM.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Kathleen Ventimiglia, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Beth Rocha, Associate Planner

DATE: November 6, 2019

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-19. SAFWAT MALEK, APPLICANT, IS REQUESTING DESIGN APPROVAL FOR THE EXPANSION OF AN OUTDOOR DINING AREA OF AN EXISTING RESTAURANT LOCATED 1301 FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT (APN: 011-333-016). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review approval is required for additions and exterior modifications.

BACKGROUND

The site is a corner parcel developed with a one-story commercial building that is occupied by Turtle Bay Taqueria. The applicant is proposing to expand the existing outdoor dining area from 500 square feet to 1,240 square feet. The project site is located within the Community Commercial (CC) Zoning District. The adjoining land uses consist of a restaurant and multi-family housing to the west and a commercial glass store to the north. The location map is provided as Attachment 1 and Conditions of Approval as Attachment 2.

PROJECT DESCRIPTION

The following modifications are proposed (The project plans and site photos are provided as Exhibit A to Attachment 2):

- New exterior LED string lights
- New stained or painted (earth tone brown) wood perimeter fencing with 4"x 4" posts @ 8'0" maximum height
- New stained or painted wood planter boxes (earth tone brown) with 4' tall wood screens

- Transplanted landscaping from existing planters
- Two fire pits

STAFF ANALYSIS

The proposed improvements will consist of a clean design that refines the style of the existing outdoor dining space. The new materials, colors, and landscaping will enhance the adjacent streetscape environment.

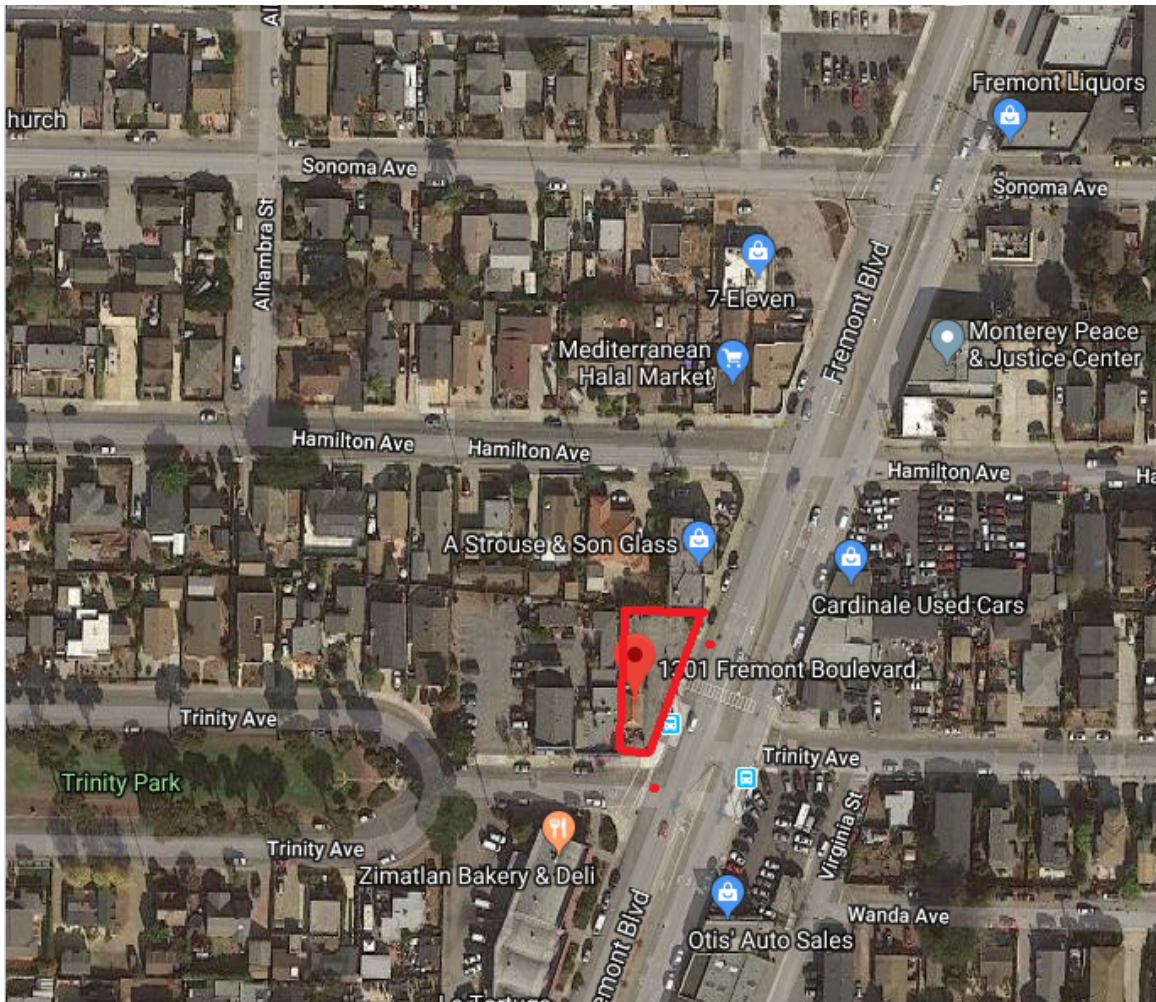
ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Existing Structures. The proposed improvements will consist of minor changes to the exterior of an existing building.

Evidence: It can be seen with certainty that the proposed changes are minor and will not have any impact on the environment.

ATTACHMENTS

1. Attachment 1 - Location Map
 2. Attachment 2 - Conditions of Approval
 3. Attachment 2 - Exhibit A: Plans
-



1301 Fremont Blvd: Turtle Bay Taqueria

**Conditions of Approval
BAR 19-19
November 6, 2019**

Project Specific:

Building:

1. The plans for the project shall be submitted in accordance with the current 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 project must conform to the 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 as applicable.

REQUIRED ACTION

1. Project applicant shall remove the driveway approach fronting the parcel along Trinity Avenue and install new sidewalk in accordance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.
 - a. As a condition of the encroachment permit, applicant shall pay the City to have red curb installed for the full width of the replaced driveway approach.
2. Planters and fence screen shall be located on the property line. Applicant shall retain a licensed land surveyor to locate the parcel boundaries prior to placement of the planters and fencing.
3. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

Standard:

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

SCOPE OF WORK:

SETTING OUT A NEW FENCE WITH PLANTER BOX, ADDING 2 FIRE PITS AS SHOWN.
AND INSTALLING LED LIGHT STRANDS HANGED ON A STAIN-LESS STEEL CABLES CONNECTED BETWEEN BUILDING FASCIA AND 4x4 POSTS ON THE FENCE.

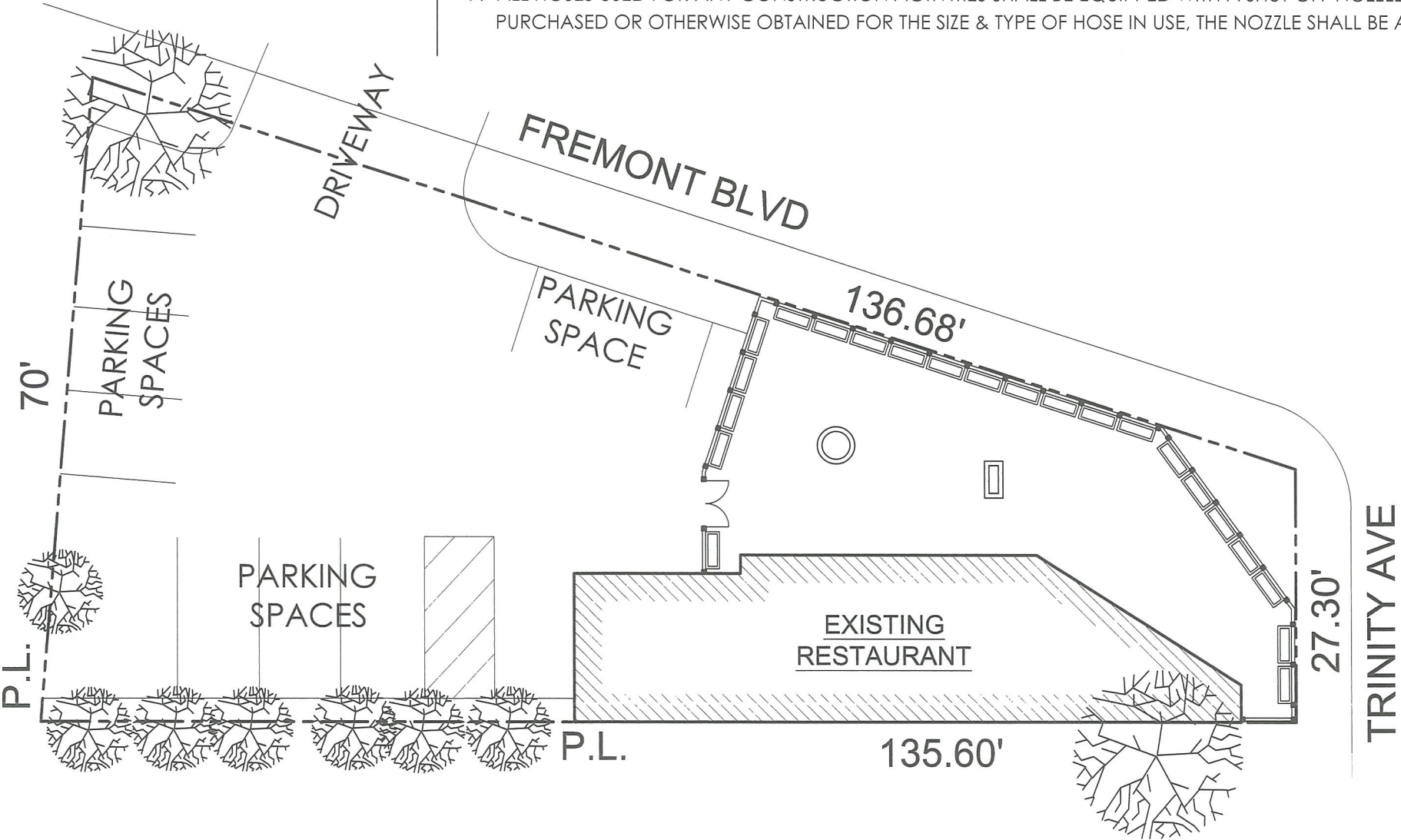
TREE REMOVAL: N/A
GRADING: N/A

SHEET INDEX

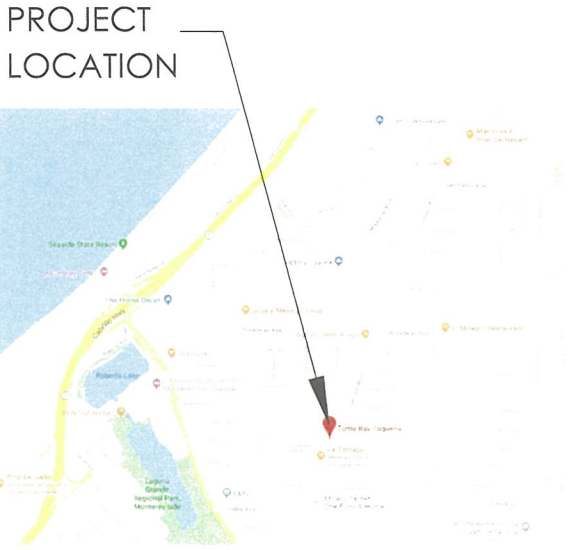
- A1 PROJECT DATA, SITE PLAN & GENERAL NOTES
- A2 DETAILED SITE PLAN

GENERAL NOTES:

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONSTRUCTION DETAILS: NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE (CBC) AND APPENDICES H, I, AND J; CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE, CALIFORNIA ENERGY CODE, FIRE CODE (SEE CMC TITLE 8), AND 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE; AND ALL LOCAL AMENDMENTS AS ADOPTED BY CITY ORDINANCE.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES.
6. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED WATER OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT & APPROPRIATE FOR SUCH USE.
7. ALL HOSES USED FOR ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF CAN NOT BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE & TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.



2 SITE PLAN
SCALE: 1/16"=1'-0"



1 VICINITY MAP
SCALE: N.T.S.

REVISIONS	

Architects
C-7308
P.O. Box 1734
Pebble Beach, CA 93953
(831) 626-3490
Safwat@enviro-international.com
Safwat A. Malek

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PROJECT TITLE: A.P.N - 011-333-016-000

TURTLE BAY TAQUERIA

1301 FREMONT BLVD,
SEASIDE, California, 93955

Date	10.14.19
Scale	AS NOTED
Drawn	7308

SHEET TITLE :

PROJECT DATA,
SITE PLAN
& GENERAL NOTES

SHEET #	A1
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REVISIONS



Architects
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Safwat A. Malek

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PROJECT TITLE: A.P.N - 011-333-016-000

TURTLE BAY TAQUERIA

1301 FREMONT BLVD,
SEASIDE, California, 93955

Date 10-14-19

Scale AS NOTED

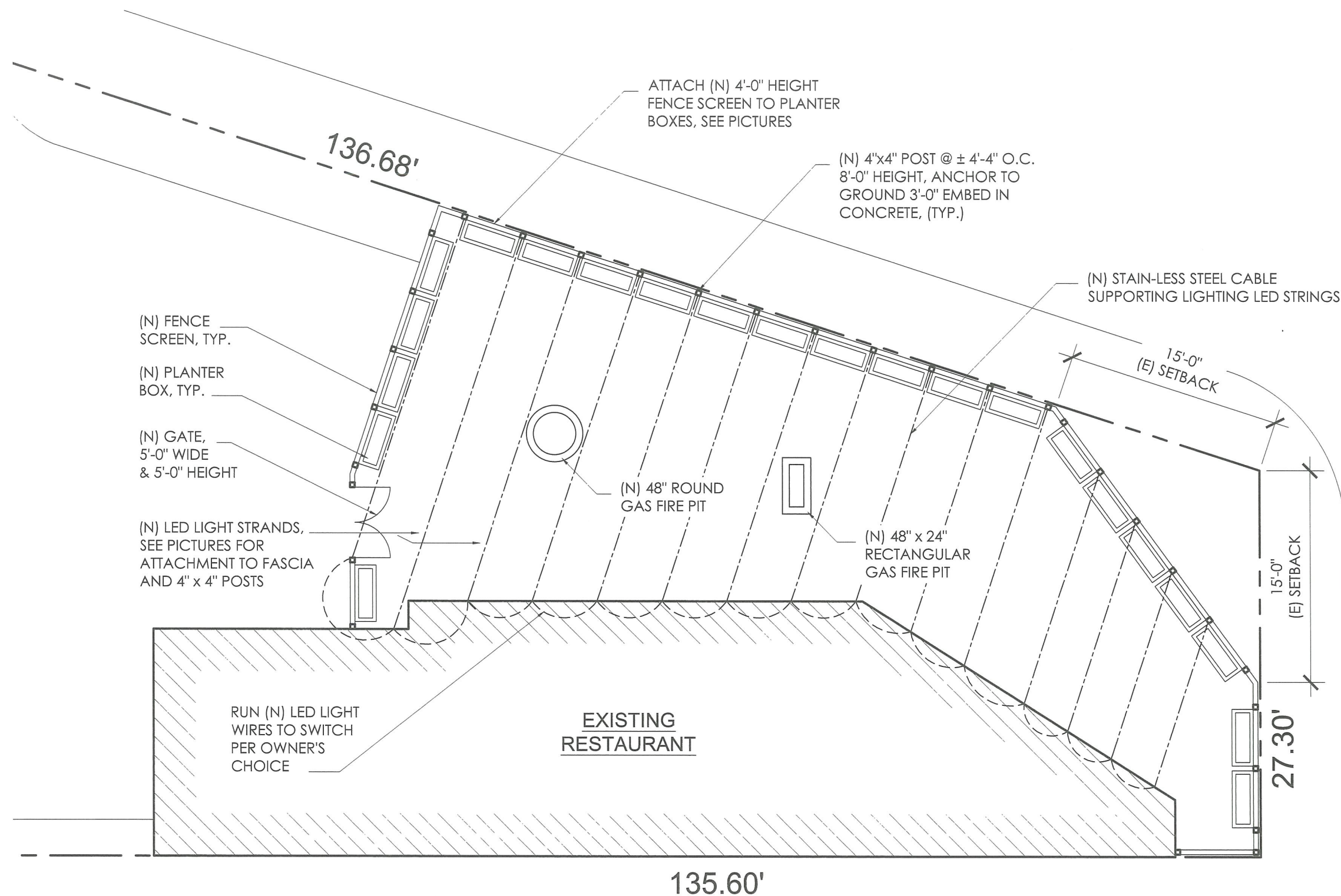
Drawn 10/20/21

SHEET TITLE :

DETAILED SITE PLAN

SHEET # A2

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1 DETAILED SITE PLAN
SCALE: 1/8"=1'-0"



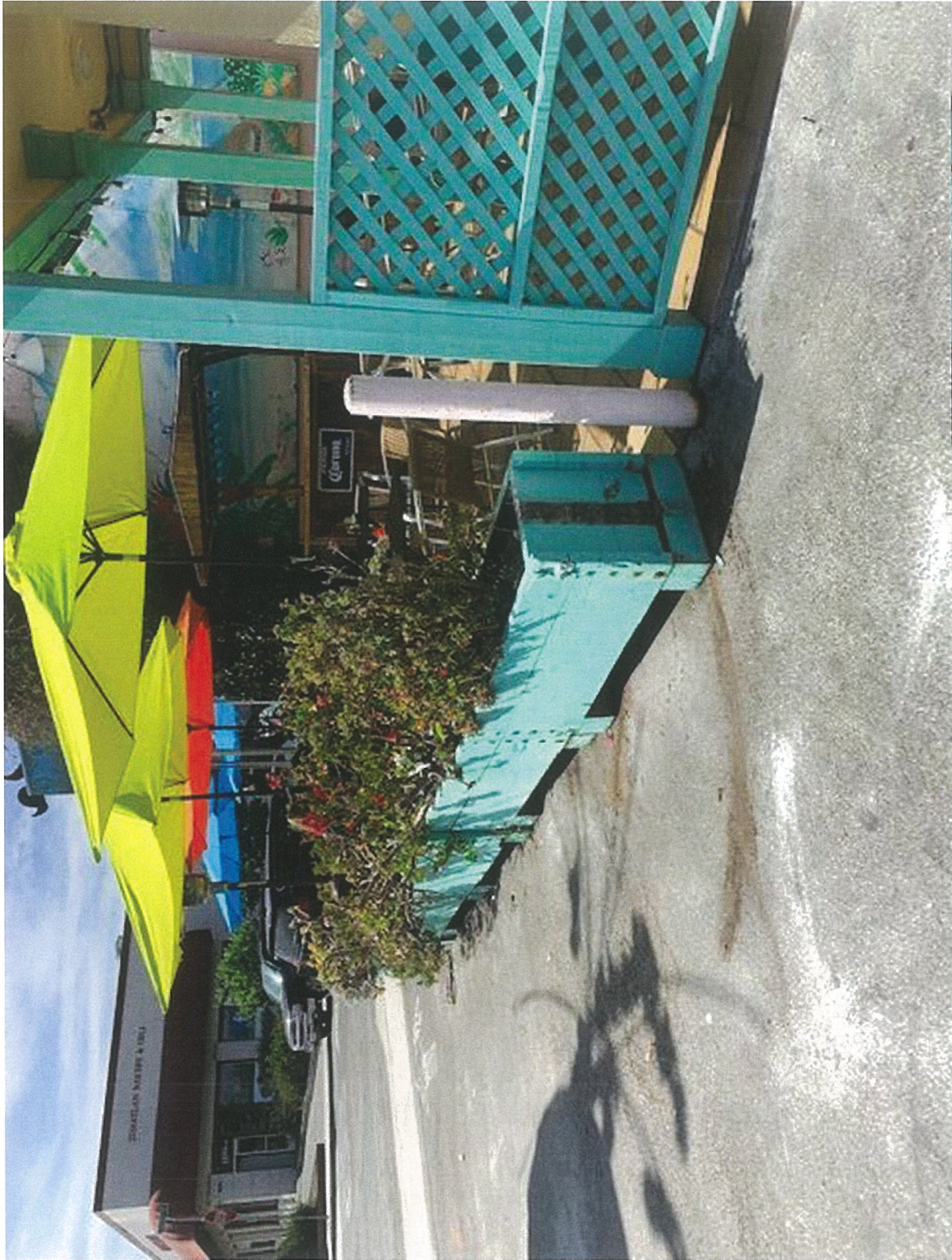
Existing Turtle Bay Elevation



Existing Turtle Bay Elevation



Existing Turtle Bay Elevation



Existing Turtle Bay Elevation



Example of planter box with 4'-0" screen fence.



Example of bolting stain-less steel cable to fascia boards.



Example of 4 x 4 post with anchor of stain-less steel cable & led light strand.



Example of 4 x 4 post with anchor of stain-less steel cable & led light strand.



Example of hanging led lights on stain-less steel cable.



CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: November 6, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-18: MARIA JARA, PROPERTY OWNER, AND THOMAS RETTENWENDER, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY, 1,575 SQUARE-FOOT SINGLE FAMILY DWELLING LOCATED AT 685 WILLIAMS STREET IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN#011-363-007). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303 (NEW CONSTRUCTION) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, new construction for a single-family dwelling is subject to review and approval by the Board of Architectural Review (BAR).

City staff recommends approval of proposed two-story dwelling in accordance with the conditions of approval provided as Attachment 1 to the project plans.

BACKGROUND

The project site is a vacant 3,500 square-foot parcel (35 feet wide by 100 feet deep) and is located on the north side of the 600 Block of Williams Avenue between Fremont Boulevard to the east and Tierra Street to the west. The adjoining land uses consist of a motel to the east, the Monterey Weekly office complex to the south, a mix of multi-family and single family residential dwellings to the west, and a motel and mixed use building to the north. See Attachment 2 for a Location Map. See Attachment 3 for Site Photos.

Project Description

The proposed two-story dwelling will consist of 662 square-feet of living area and a 438 square-foot garage on the first floor comprised of a kitchen and living room. The second floor will consist of 895 square feet of living area comprised of four bedrooms. The second floor will also include a 305 square-foot balcony off the master bedroom that will wrap around the rear and west side elevations and a 50 square-foot balcony that will be accessed from a bedroom on the front south side elevation. The total floor area of the dwelling with the new addition would be 1,575 square feet. The Project Plans are provided as Exhibit A to Attachment 1.

The proposed 45 percent Floor Area Ratio (FAR) is at the maximum 45 percent FAR for a single family residential zone. The proposed 44 percent Lot Coverage is under the maximum 65 percent maximum. The plans indicate that the maximum height will be 23 feet 11 inches. The maximum height allowed in the RS-12 zoning district is 24 feet. The footprint of the dwelling will be in compliance with the required setbacks.

The exterior of the house will consist of a beige stucco exterior with a stucco foam window trim and sill painted brown. A faux corbel element will be added under the balcony on the front elevation. The gable roof will consist of a brown asphalt shingle. A three panel sectional roll up garage door with integrated transom windows with dark wood color is proposed. The Colors and Material Board is listed on the last sheet of the project plans that are provided as Exhibit B to Attachment 1.

Exterior lights will be installed on the sides of the garage door, entry gate feature, front door, and at doorways of each balcony.

Design Criteria

Seaside Zoning Code section 17.62.030.E.1 states that Architectural Review approval shall consider the character, quality, scale of design, architectural relationships with the site, building materials, lighting, and other applicable aspects of the design.

The City of Seaside Single Family, Residential Design Guidelines (SFRDG), Attachment 4, are to assist the public and decision-makers through the architectural review process. This project includes the following design elements from the SFRDG:

I.A.iii. Entry walkways should extend to the sidewalk, rather than the driveway. Evidence: The applicant proposes to introduce a new walkway system parallel to the driveway from the entry to the sidewalk.

II.A.i. The physical size and mass of the project should be proportional to the lot size. Evidence: The proposed Floor Area Ratio (FAR) is 45%. The allowed FAR is 45%. The proposed Lot Coverage is 44%. The allowed Lot Coverage is 65%.

II.A.iii. *Architectural elements should be designed to eliminate the appearance of box like buildings. Evidence: The second story includes varying setbacks/offsets on the front, sides and rear elevations, and multiple building materials. The varying setbacks and modulation of the second story addition will eliminate a box-like appearance and provide visual interest on all four sides.*

III.A.v. *To the extent feasible, the architectural character established for the street facing elevations should continue on all elevations. Evidence: The use of a gable roof design, stucco exterior, stucco foam trim window detailing, and belly band molding will continue the street facing elevations on all four elevations.*

III.A.viii. *The boundary between each floor of the dwelling structure should be delineated through belt courses, cornice lines, balconies, or similar architectural detailing. Evidence: Belly band, materials of construction, and matching fascia details delineate the two floors of the building.*

III.D.i. *Consistent and harmonious use of high quality, durable materials is encouraged. Evidence: The applicant is proposing stucco, stucco molding, wood fascia and an asphalt shingle roof.*

ENVIRONMENTAL determination

This project is exempt from the California Environmental Quality Act pursuant to Class 3, Section 15303.A, New Construction:

Evidence: The proposed project will consist of a single-family dwelling that has available infrastructure and is not located in an environmentally sensitive area.

FINDINGS

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

Evidence: The proposed addition complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code.

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

Evidence: The project site is designated as Medium Density Single-Family Residential (MLS) in the General Plan Land Use Element. This designation is applied to areas with existing detached single-family dwellings with a maximum density of 12 dwelling units per acre.

The General Plan requires all new development to complement and enhance existing

land uses, as set forth in the following Land Use Goal and Policy:

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

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

Evidence: The project proposal is compatible with the surrounding residential land uses. The construction of a two-story single-family residence will not detract from the character of the neighborhood due to the design of the addition, use of materials, and available infrastructure. The proposed addition will comply with all standards of development associated with the RS-12 zoning district.

Evidence: The applicant has incorporated design features and architectural rhythms of the existing structure to have a contextual relationship with the existing neighborhood.

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

Evidence: The site is an existing residence in the RS-12 zoning district. Access would be provided from Williams Avenue by a two car driveway. Extension of public utilities is not required for the proposed project. The completion of dwelling will not alter the location of existing utilities or access from the public right-of-way.

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

Evidence: The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal. The Fire Department, Building Department and Public Works Department had general comments that are included as conditions of approval.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A - Project Plans
 3. Attachment 1 - Exhibit B Color and Material Board
 4. Attachment 2 - Location map
 5. Attachment 3 - Site Photos
-

6. Attachment 4 - Single Family DESIGN GUIDELINES

Conditions of Approval
File No. BAR-19-18
November 6, 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 “Jara Residence” stamped as received on October 29, 2019.

Fire Department:

2. The project shall comply with the 2016 California Fire Code.
3. Fire sprinklers are required.

Building Department

4. The project shall comply with the 2016 California Building Code.

Public Works

5. The applicant shall be required to install a concrete curb and sidewalk and drive approach across the front property line to tie in with the curb, gutter and sidewalk that terminates on the east side of the front property line.
6. The applicant shall be required to submit a storm water control plan to Public Works for the retention of storm water from the new development on-site.
7. An encroachment permit shall be required from Public Works for all work performed in the public right-of-way.

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. 17.64.080. 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 17.64.090.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. 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-19-18

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

SCOPE OF WORK

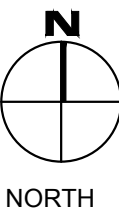
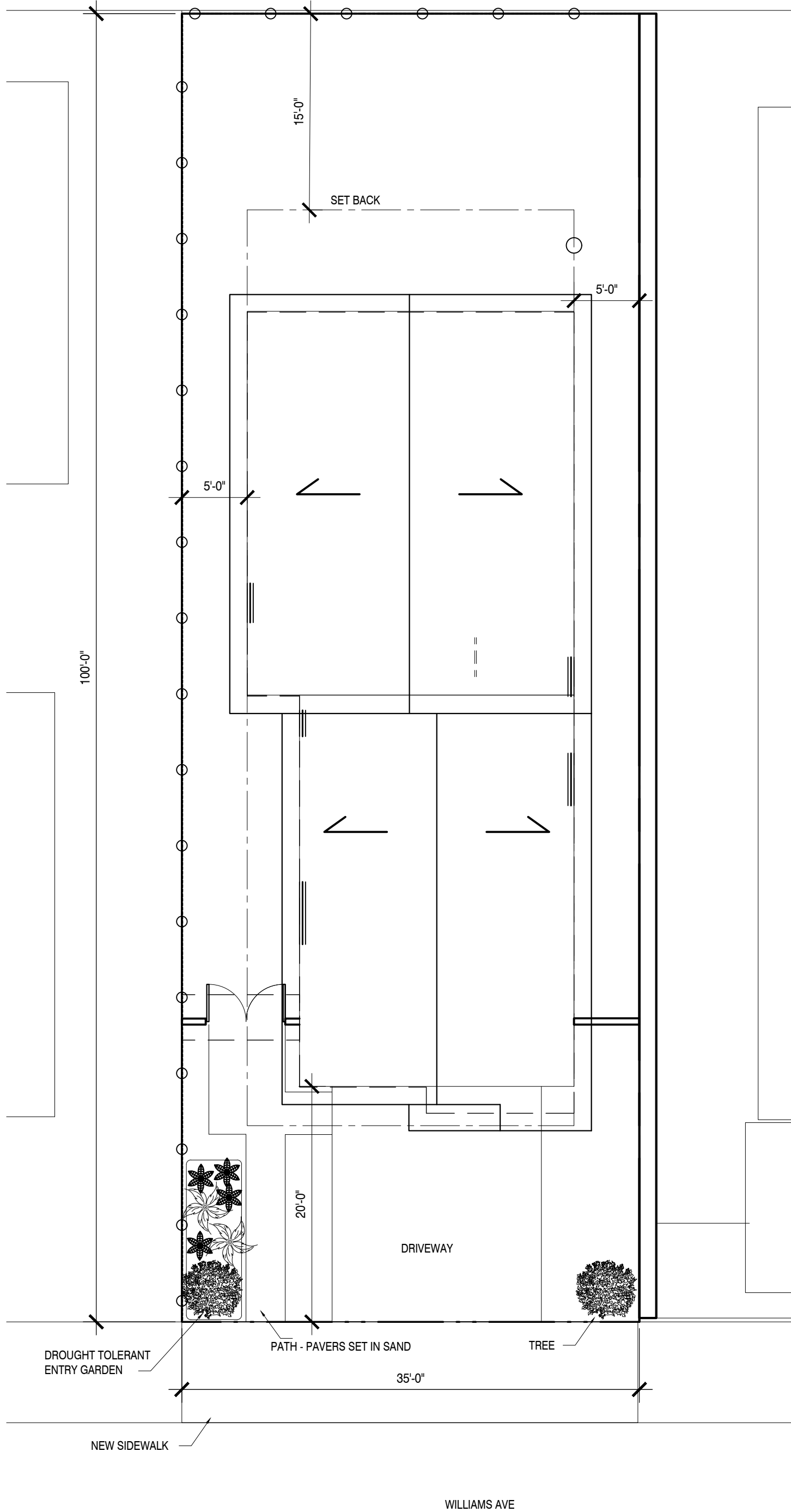
EXISTING HOUSE AND GARAGE TO BE DEMOLISHED. NEW PROPOSED 2-STORY SFD WITH 4 BEDROOMS WITH 2½ BATH AND 2 CAR GARAGE

DRAWING LIST

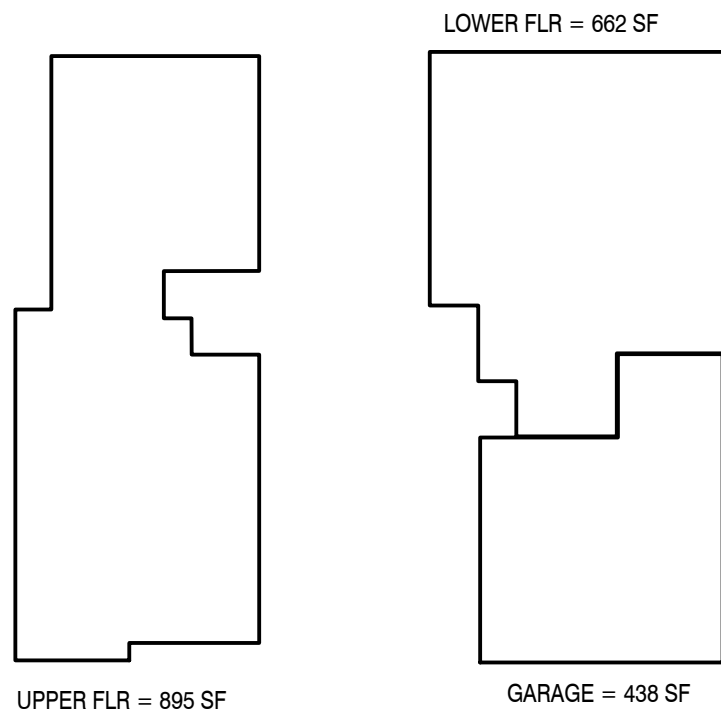
- A-1 COVER SHEET, SITE PLAN, ROOF PLAN
- A-2 FLOORPLAN - LOWER
- A-3 FLOORPLAN - UPPER
- A-4 ELEVATIONS

PROJECT DATA

OWNER/BUILDER	MARIA JARA 1528 Hilby Ave #1 Seaside CA 93955
ARCHITECT	THOMAS RETTENWENDER, Architect PO Box 6451 Carmel-by-the-sea, CA 93921 thomas@ecologicdesignlab.com cell: 831-920-8333
PROPERTY ADDRESS	685 WILLIMAS AVE SEASIDE CA 93955
APN	
ZONING	RS 12 DISTRICT
LOT SIZE	3500 SF (.0918 ACRES)
(E) HOUSE	DEMOLISHED
MAX SITE COVERAGE	2275 SQ.FT. (65% OF SITE)
PROPOSED SITE COVERAGE	1560 SQ.FT. (44% OF SITE)
MAX. FLOOR AREA ALLOWED	1575 SQ. FT. (45 % OF SITE)
GARAGE LOWER UPPER TOTAL FLOOR AREA	438 662 895 1557
HT. LIMIT	24' FT.
WATER SOURCE	CAL-AM
SEWER SYSTEM	CITY SEWER



SITE PLAN & ROOF PLAN
SCALE 1/8" = 1'-0"

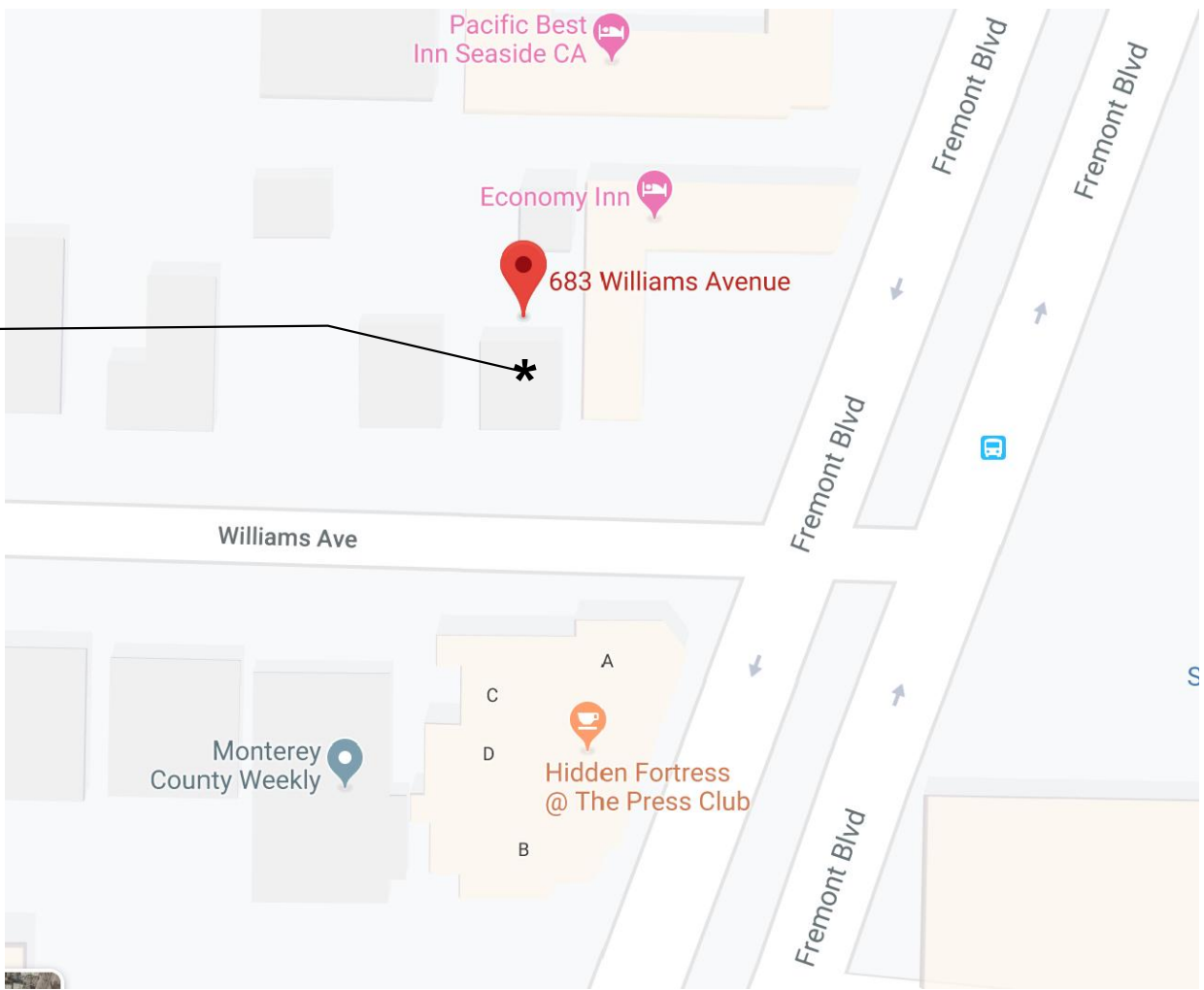


FLOOR AREA RATIO CALCULATION
SCALE 1/16" = 1'-0"

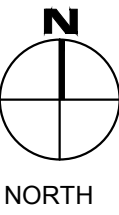


FRONT ELEVATION
SCALE 1/8" = 1'-0"

SITE LOCATION

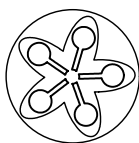


VICINITY MAP



DATE	October 29, 2019	TITLE	COVER SHEET, SITE PLAN, PROPOSED STREET ELEVATIONS
SCALE	1/8"=1'0"		
DRAWN BY	XY		
JOB NUMBER	# 1948		

Jara Residence
685 Williams Ave Seaside CA 93955



Ecologic Architects

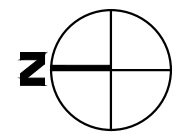
Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicdesignlab.com

SHEET

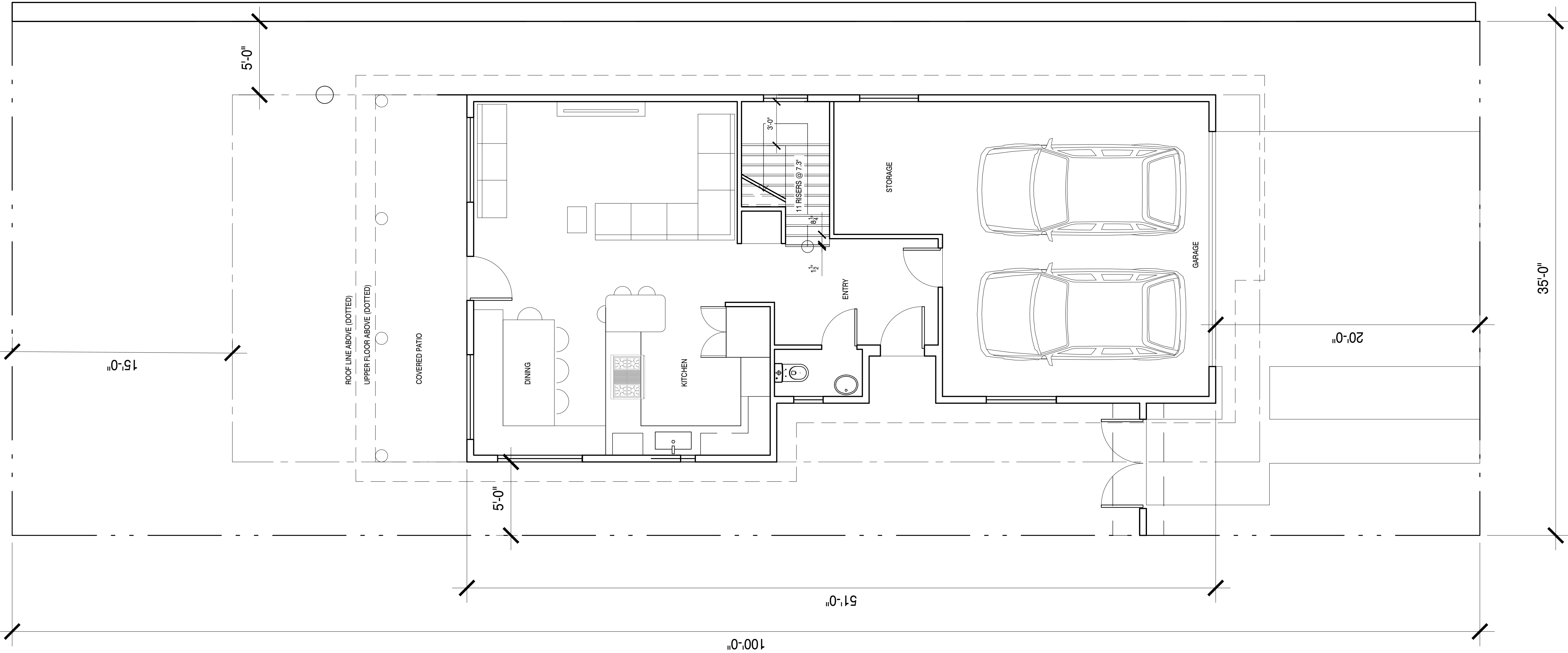
A-1

Use of these plans and specifications shall be restricted to the original use for which they were prepared and publication thereof is expressly limited to such use. 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. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

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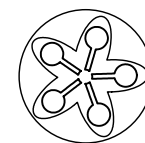


LOWER FLOOR



DATE	October 29, 2019
SCALE	1/4"=1'0"
DRAWN BY	TR, CDG
JOB NUMBER	# 1948

TITLE	PROPOSED FLOOR PLAN - LOWER
Jara Residence 685 Williams Ave Seaside CA 93955	



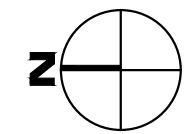
Ecologic Architects

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

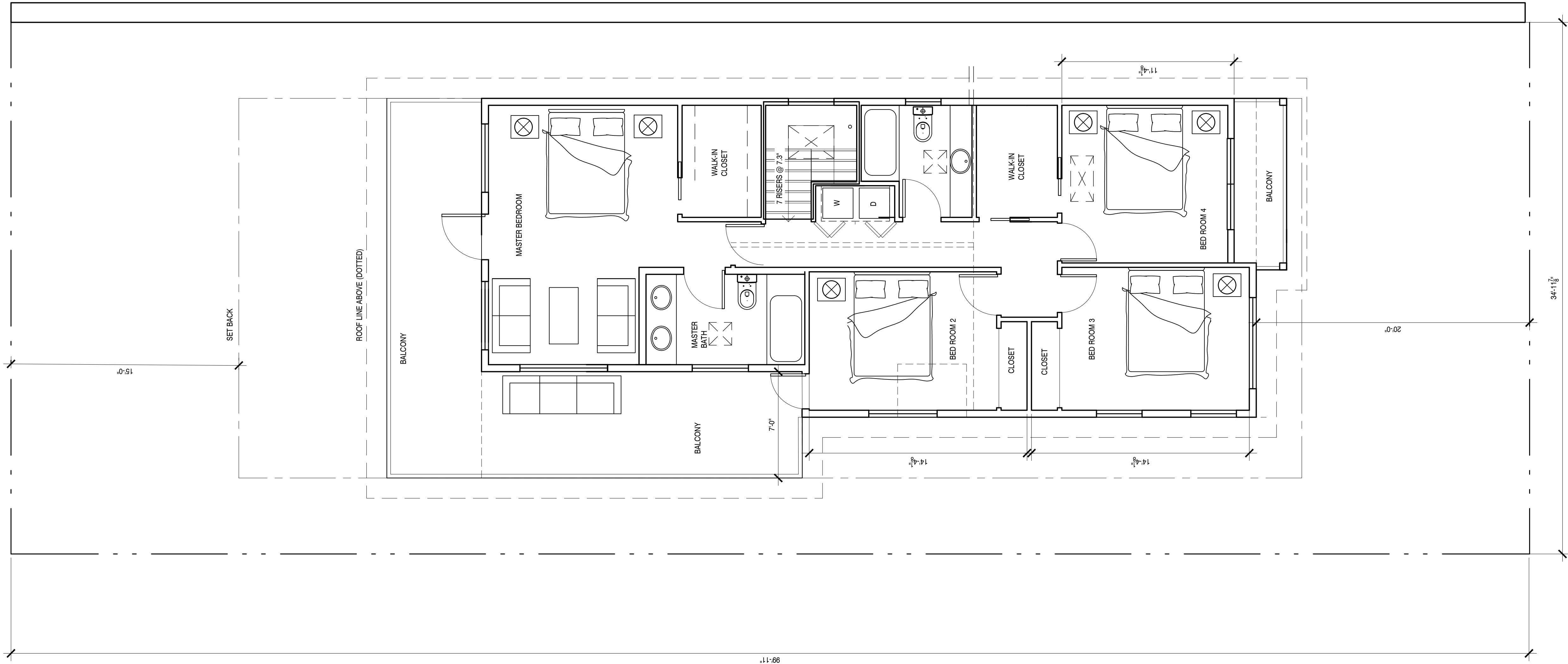
SHEET

A-2

Use of these plans and specifications shall be restricted to the original use for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. This is to be done and specifications remain with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

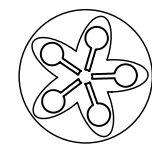


UPPER FLOOR



DATE	October 29, 2019
SCALE	1/4"=1'0"
DRAWN BY	TR, CDG
JOB NUMBER	# 1948

TITLE	PROPOSED FLOOR PLAN - UPPER
Jara Residence 685 Williams Ave Seaside CA 93955	



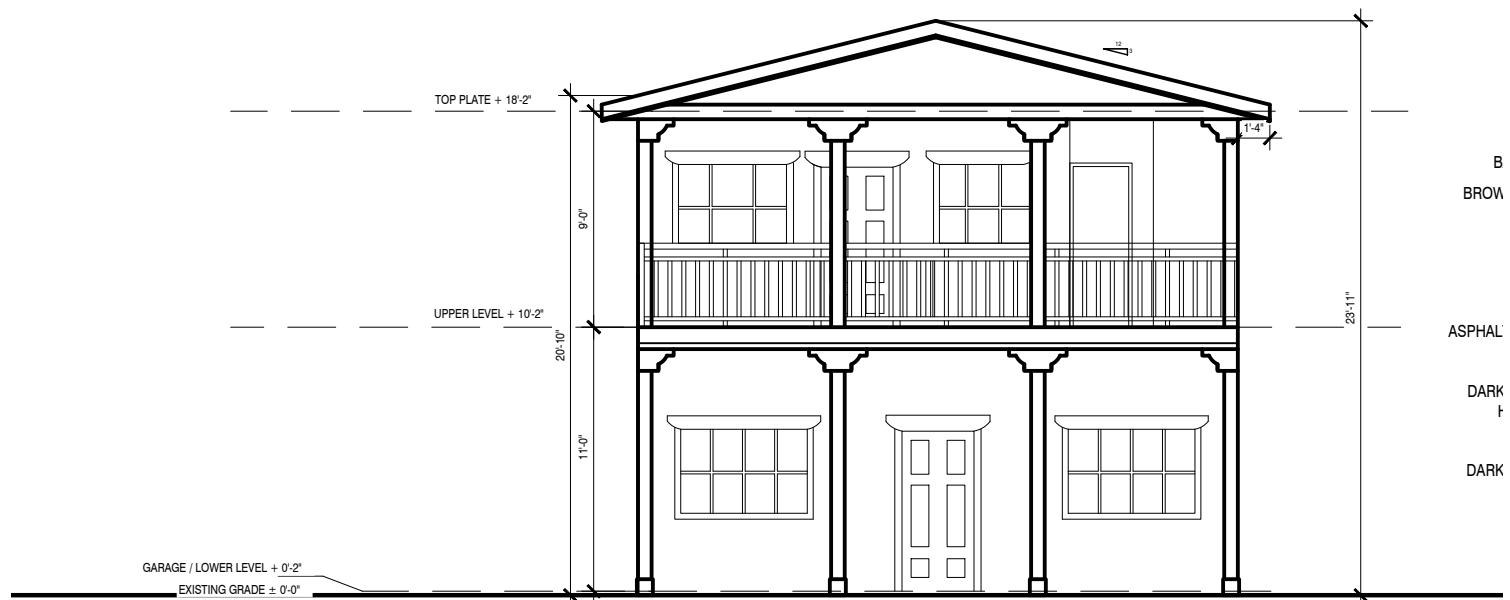
Ecologic Architects

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

SHEET

A-3

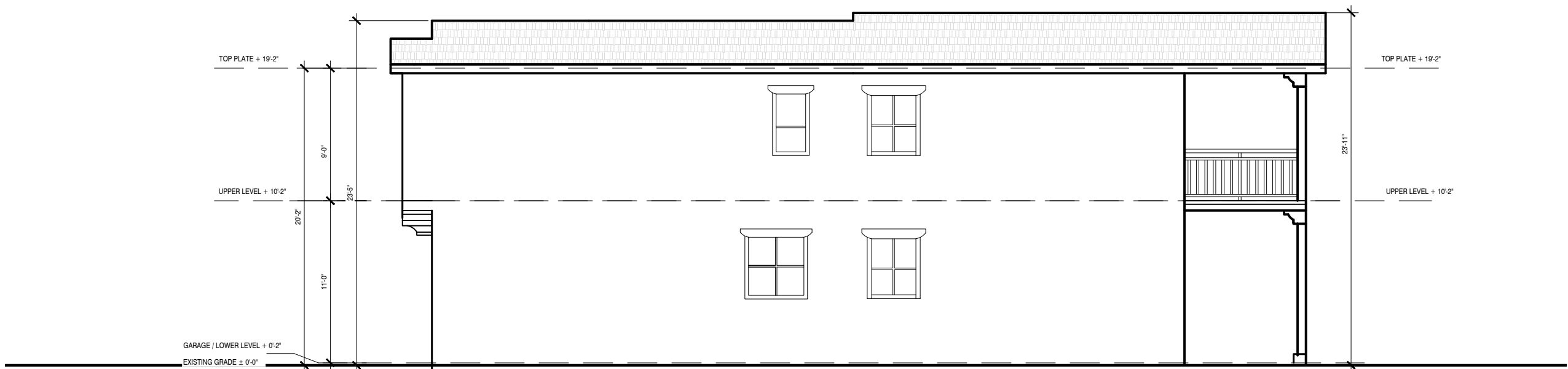
Use of these plans and specifications shall be restricted to the original use for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute irrevocable evidence of the acceptance of these restrictions.



NORTH ELEVATION



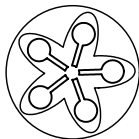
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

DATE October 29, 2019	SCALE 1/8"=1'0"	DRAWN BY TR, CDG	JOB NUMBER # 1948	TITLE PROPOSED ELEVATION AND SECTIONS Jara Residence 685 Williams Ave Seaside CA 93955	 Ecologic Architects	Thomas Rettenwender, Architect PO Box 6451 Carmel-by-the-Sea CA 93921 USA Cell : (831) 920 8333 thomas@ecologicdesignlab.com	SHEET A-4

Color and Material Board

Jara Residence - Material Board
685 Williams Ave. Seaside CA 93955

Architectural design features

- Natural Beige Stucco
- Brown asphalt shingle roof
- Dark brown stucco trim around doors and windows
- Upper floor projects over lower floor
- Wooden Corbels under projection
- Decorative exterior lighting



Stucco Trim and Sill



Beige Stucco Color



Wooden Corbels

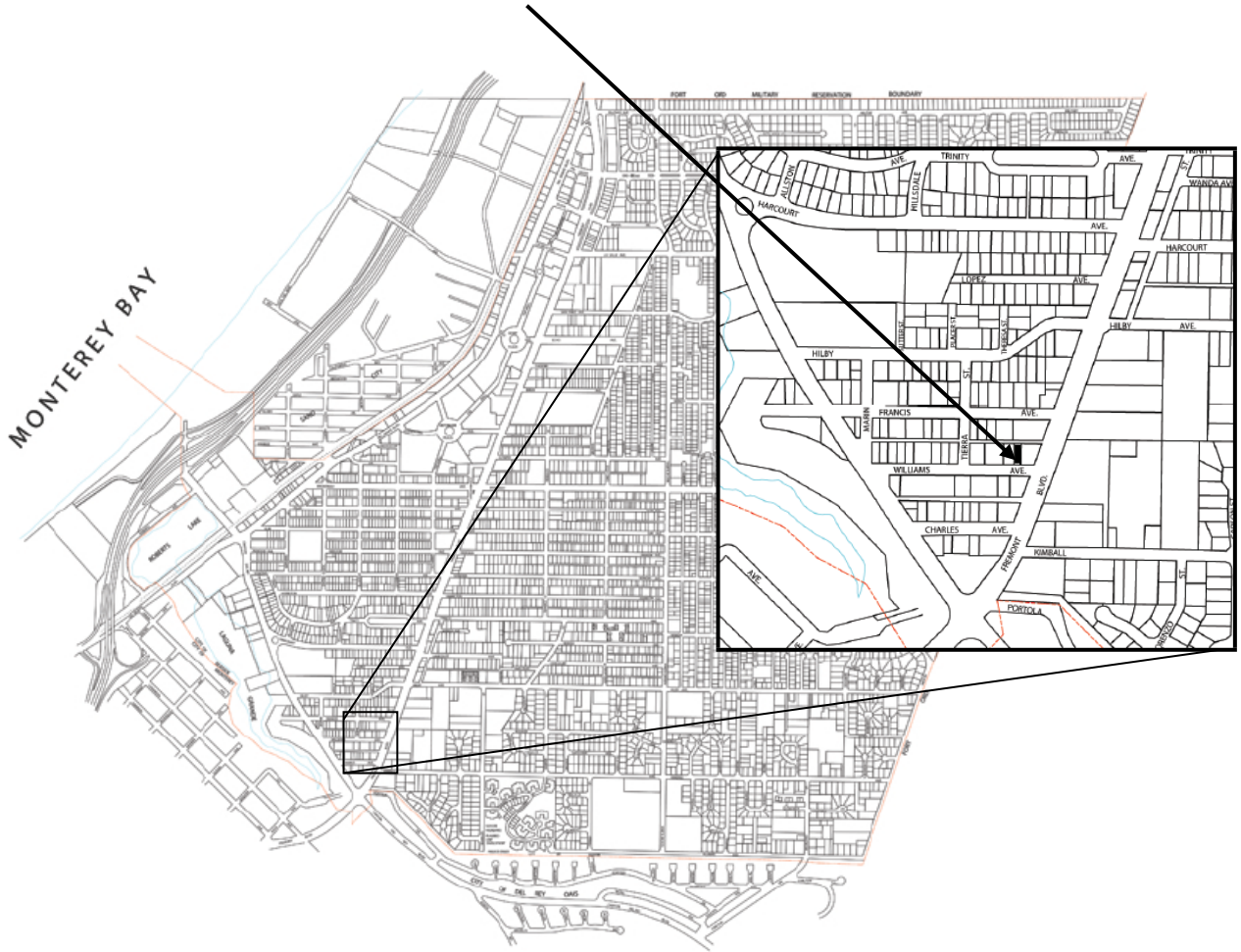
Molding



Attachment 2

Location Map

Project Site: 685 Williams Avenue



Attachment 3

Site Photos



View of site from Williams Avenue looking north



View of site from Williams Avenue looking east



View of site from Williams Avenue looking west

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

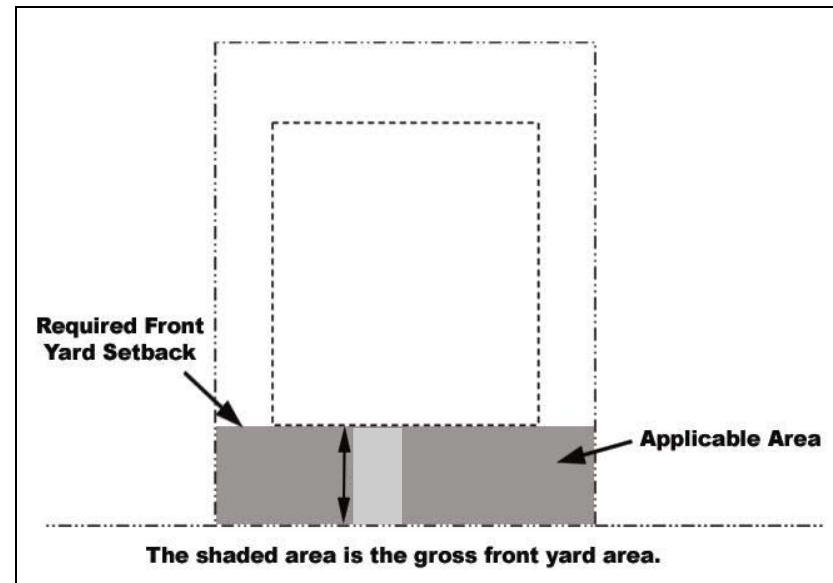
I. SITE PLANNING

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.



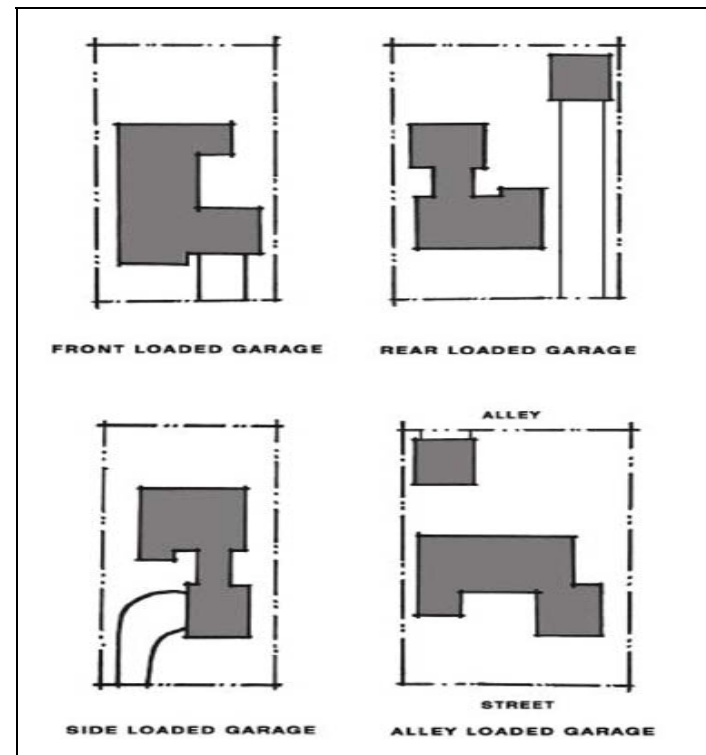
- i. Front yard lot coverage includes all paved surfaces: the driveway, parking areas, walkways, patios, and all other impervious surfaces. On lots narrower than 50 feet, the front yard lot coverage should not exceed 65% of the total front yard area. On wider lots, the front yard lot coverage should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

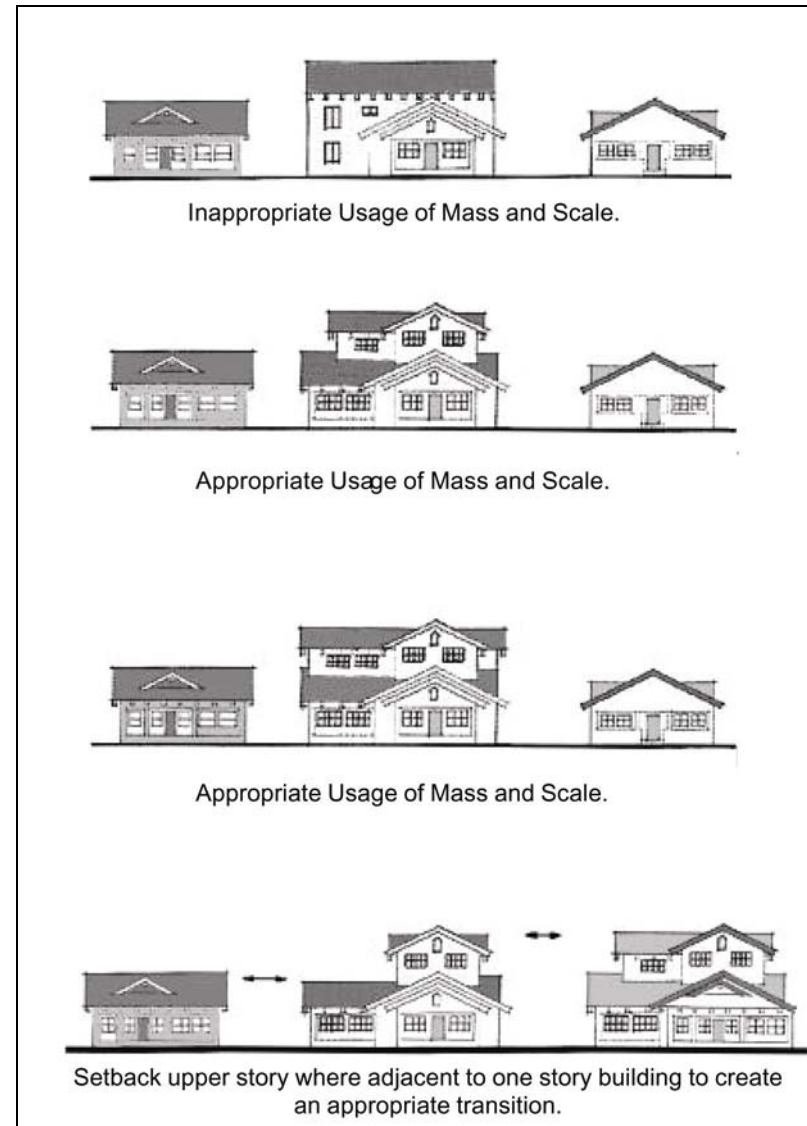
- iv. Side or rear walls that face a street or sidewalk should contain features that break up long continuous walls (greater than 50') and to soften their appearance through changes in height, setback and vegetation.
- iv. Gates should be provided in walls or fences located in the front yard setback 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 Curly
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 merittima	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 ammophilium	Coast Wall Flower
Fragaria chiloensis	Beach Strawberry
Gazania species	Gazania
Helianthum nummularium	Sunrose
Latana montevidensis	Lantana
Lotus scoparius	Deerweed
Mahonia rapens	Creeping Mahonia

Oenothera berlandieri	Mexican Evening Primrose
Osteospermum fruticosum	Highway Daisy
Ribes viburnifolium	Red Flowering Currant
Rosmarinus officinalis 'prostatus'	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
Crocasmia crocosmiiflora	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'	Sweethart Rose
Rosa banksiae	Lady Bank's Rose
Solandra maxima	Cup of Gold Vine
Tecomaria capensis	Cape Honeysuckle
Wisteria species	Wisteria

Ornamental Grasses

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



CITY OF SEASIDE STAFF REPORT

Item No.: 6.C.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: November 6, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-16. DEL MONTE MANOR, INC. (PROPERTY OWNER) AND TERREX DEVELOPMENT CORP. (APPLICANT) REQUEST APPROVAL FOR EXTERIOR BUILDING AND SITE IMPROVEMENT RENOVATIONS AND REPAIRS TO AN EXISTING TWO-STORY, 192 UNIT APARTMENT COMPLEX (DEL MONTE MANOR) LOCATED AT 1466 YOSEMITE BOULEVARD IN THE RH (HIGH DENSITY RESIDENTIAL) ZONING DISTRICT (APN: 012-631-002)**

PURPOSE & RECOMMENDATION

Section 17.62.030.B.8 of the Seaside Municipal code states that any changes to projects that previously received Architectural Review approval from the Board of Architectural Review (BAR) shall be required to receive BAR approval.

City staff recommends approval of the proposed project subject to Attachment 1 - Conditions of Approval and Attachment 1, Exhibit A – Project Plans.

BACKGROUND

The proposed project is for the renovation of an existing 192-unit multi family apartment complex (Del Monte Manor) which is located at the northeast corner of Yosemite Street and Sonoma Avenue. The subject parcel is approximately 9 acres in size. The 192 apartments range in size from efficiencies to three-bedroom units. Adjacent land uses include single-family residences to the east and west, a church and Senior apartment complex to the north, and Highland Elementary School to the south. See Attachment 2 – Location Map.

The proposed project consists of renovations and repairs to the existing apartment complex as follows:

Exterior work to existing buildings

- New composition fiberglass roofs, vinyl windows, sliding glass doors, balconies, and decks.
- New stairways and guardrails will be installed for compliance with current building code requirements.
- Hardie board siding will replace deteriorating fiber cement board siding.
- New paint colors to include eight combinations of earth tones similar to the existing exterior colors. The stone veneer will be painted to match the new building color schemes.

Site work

- ADA site work to include small retaining walls, ramps, and walkways to be compliant with current standards.
- Add solar panels over parking.
- Parking to be adjusted per ADA requirements.
- Within existing planters.
- The driveway exiting onto Ancon Street will have a new electric sliding vehicular gate.

Interior renovations will also be accomplished at the same time as the exterior work.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities).

Evidence: The proposed project subject to design review involves the renovations and repairs to entry decks, roofs, siding, balconies, stairways and railings at 1466 Yosemite Street (Del Monte Manor). The project is located in an existing high density multi-family residential development where all public services and facilities are available and is located on an existing developed property that is not environmentally sensitive.

STAFF ANALYSIS

Architectural Considerations

The proposed project would renovate and/or repair existing stairways, decks, roofs, siding, and balconies throughout the Del Monte Manor development. Site work will add solar panels and bring the project into compliance with current ADA standards. A new color scheme will add more individuality to the units while maintaining the character of the original approvals.

A public notice of the proposed improvements has been sent to all property owners located within a 300-foot radius of the project site. The City has not received any comments prior to the distribution of the staff report.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1, Ex. A - Project Plans and Colors
 3. Attachment 1, Ex B-Planting Key Plan
 4. Attachment 2 - Location Map
-

Conditions of Approval
File No. BAR-19-16
November 6, 2019

Project Specific:

Building:

1. Except as modified by these required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Del Monte Manor” stamped as received on October 1, 2020, and approved on November 6, 2020.
2. Plans submitted for a building permit shall be prepared and stamped by a licensed architect or engineer;
3. A separate building permit application shall be submitted to the Building Division for each building proposed for reconstruction/modification;
4. Prior to initiation of any work within the public right of way, the Applicant and/or Property Owner shall submit an encroachment permit application to the Public Works Division for approval;

Public Works:

5. Prior to final building 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 Seaside Public Works Division, located at City Hall, 440 Harcourt Avenue, Seaside, CA, (831) 899-6825.

Standard:

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

Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
7. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
8. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and or modifications to existing landscaping or irrigation equipment.
9. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
10. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-16

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

CALIFORNIA

DEL MONTE MANOR

A.P.N. 012-631-002-000

A0.1

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A0.2	PROPERTY LINES BETWEEN BUILDINGS & BUILDING AREAS
A0.3	BUILDING AREAS & GENERAL NOTES & CONSTRUCTION WASTE MANAGEMENT PLAN
A0.4	CAL GREEN NON-RESIDENTIAL CHECKLIST
A0.5	CAL GREEN NON-RESIDENTIAL CHECKLIST
A0.6	CAL GREEN RESIDENTIAL CHECKLIST
A0.7	CAL GREEN RESIDENTIAL CHECKLIST
A0.8	LEED CHECKLIST
A0.9	LEED CHECKLIST
A0.10	SIGN DETAILS
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A2.1	FLOOR PLANS: COMMUNITY ROOM, OFFICE/LAUNDRY
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A3.1	ELEVATIONS COMMUNITY BLDG, LAUNDRY
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A3.3	ELEVATIONS BLDG TYPES 3, 5, 9
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A3.7	ELEVATIONS BLDG TYPE 7
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A5.1	UNIT TYPE B INTERIOR ELEVATIONS
A5.2	UNIT TYPE D INTERIOR ELEVATIONS
A5.3	UNIT TYPE E INTERIOR ELEVATIONS
A5.4	INTERIOR ELEVATIONS
A5.5	INTERIOR ELEVATIONS
A7.1	STAIR PLANS & SECTION
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A8.1	EXTERIOR DETAILS
A8.4	OPENING DETAILS
A9.1	INTERIOR DETAILS

VICINITY MAP

The vicinity map shows the project location in San Jose, California. The map is centered on the intersection of Highway 101 and Highway 88. A black square with a white 'X' marks the project location. The map includes labels for various streets, landmarks, and businesses. Key landmarks include the Seaside Fire Department, Seaside Child Center, and various schools. The map also shows the location of the project relative to the surrounding area, including the San Jose International Airport and the San Jose City Center.

DEL MONTE MANOR

TERRACORP INC.

1466 YOSEMITE ST.
SEASIDE, CA 95955
A.P.N. 012-631-002-000

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

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(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

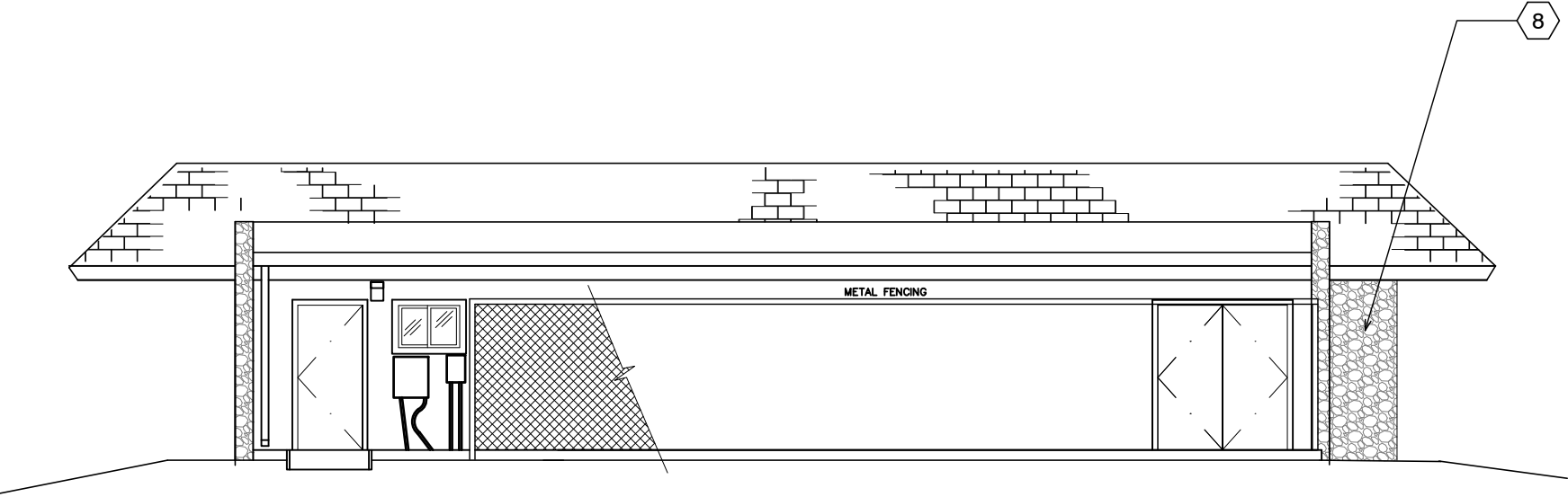
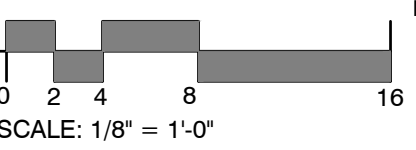
ELEVATION NOTES

- 1. REPLACE COMPOSITION SHINGLE ROOF
- 2. NEW VINYL WINDOWS, TYPICAL
- 3. FIBER CEMENT BOARD & BATTEN SIDING
- 4. FIBER CEMENT LAP SIDING
- 5. REPLACE GUARDRAIL. SEE 16/A8.4
- 6. REPLACE GUARDRAIL. SEE 12/A8.4
- 7. REPLACE STAIR, TYP. SEE 1/A7.1
- 8. PAINT (E) STONE VENEER, TYP.
- 9. EXISTING COMPOSITION SHINGLE ROOF TO REMAIN
- 10. NEW FENCE AT PATIO. SEE 20/A8.4
- 11. REMOVE (E) METAL FENCE AND GATE. BUILD NEW WALL AND DOOR.

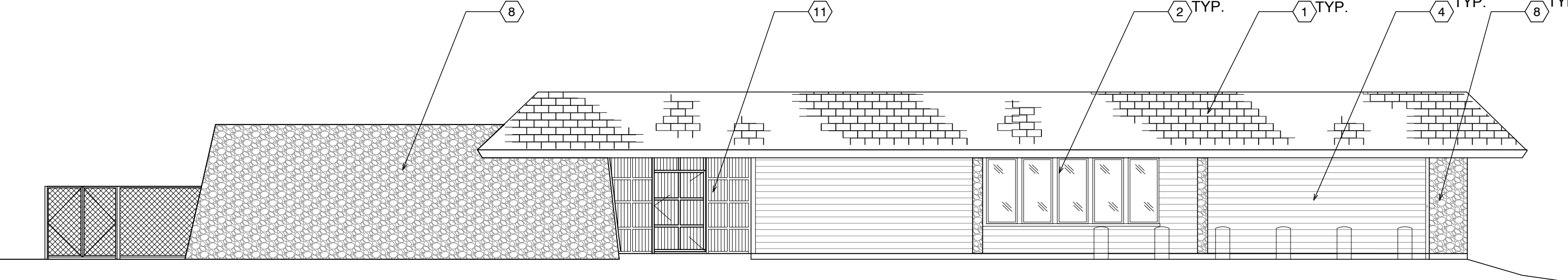
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EXTERIOR FINISH SCHEDULE

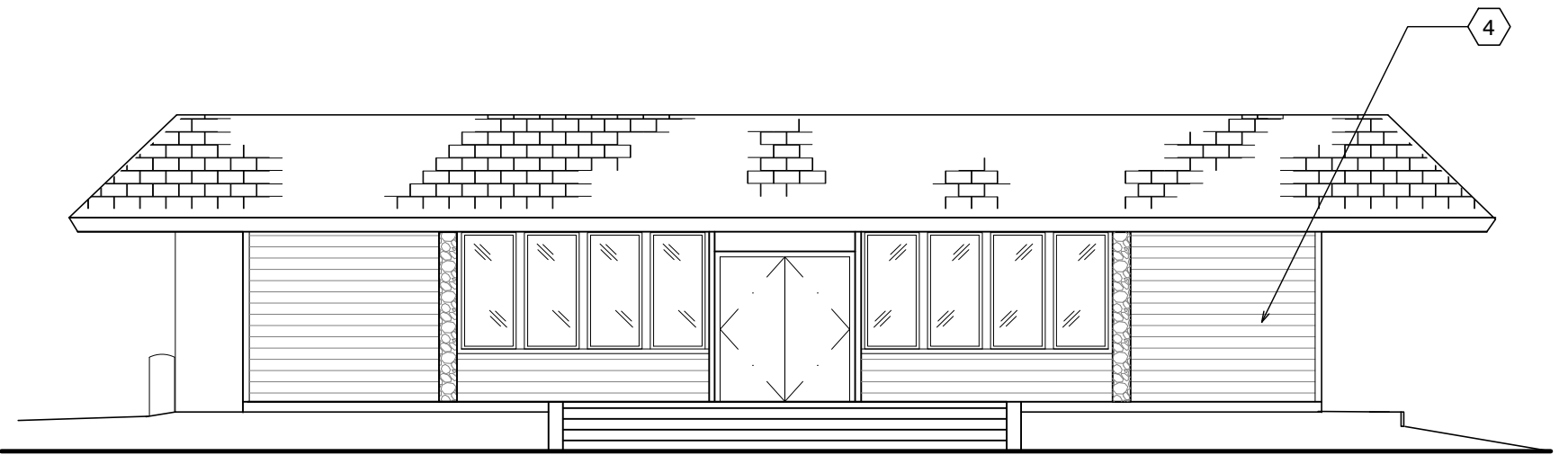
- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over existing sheathing. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation
- WALLS: General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- BOARD SIDING: Board and Panel Fiber Cement siding on one layer Tyvek Stucco Wrap weather resistant barrier. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
- 1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 - 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 - 3. Paint all exposed flashing.



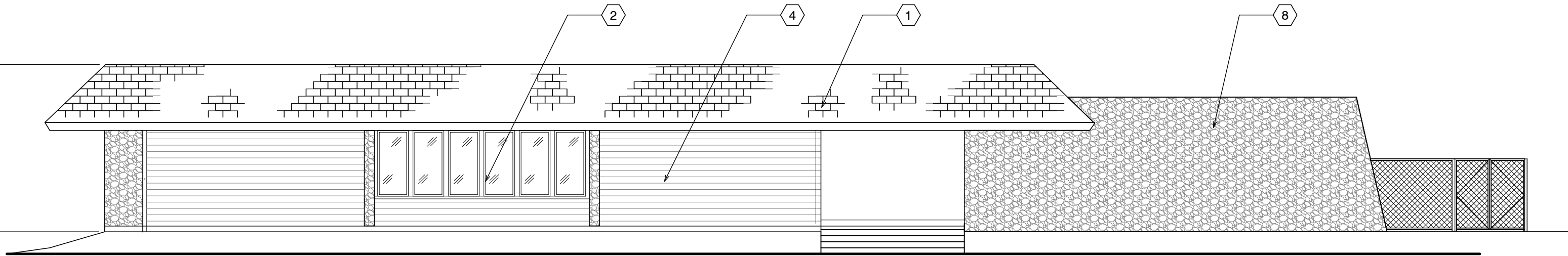
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SIDE



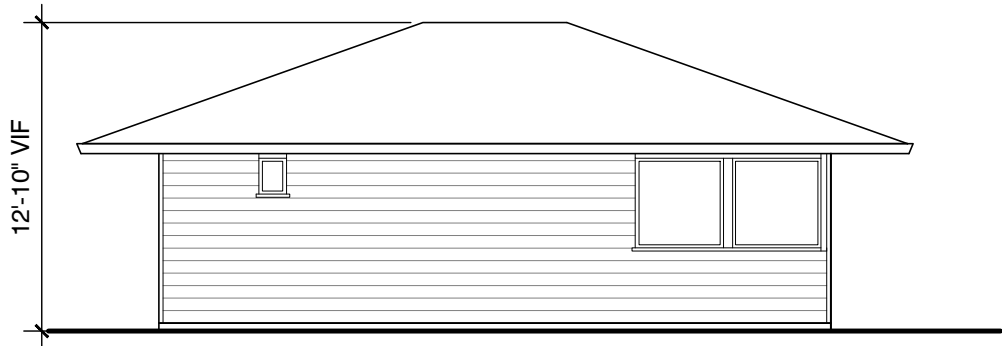
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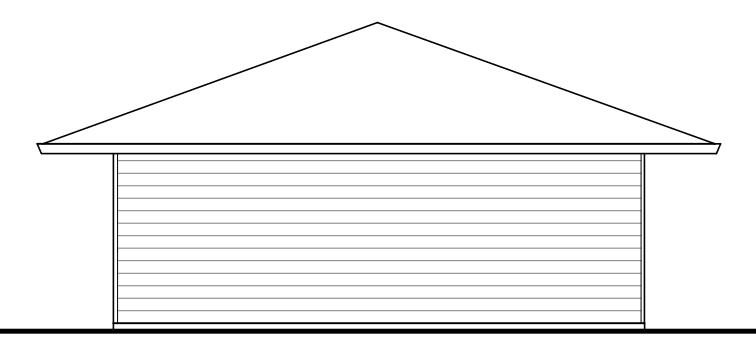
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EXTERIOR ELEVATIONS COMMUNITY BLDG

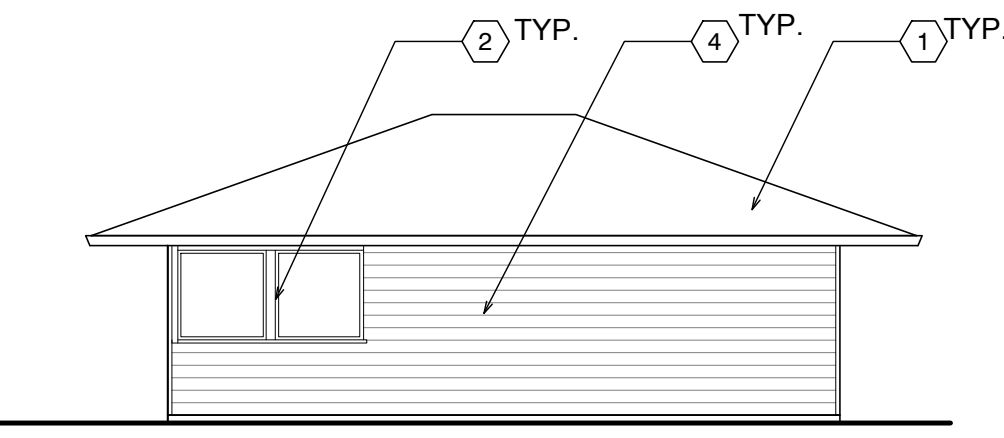
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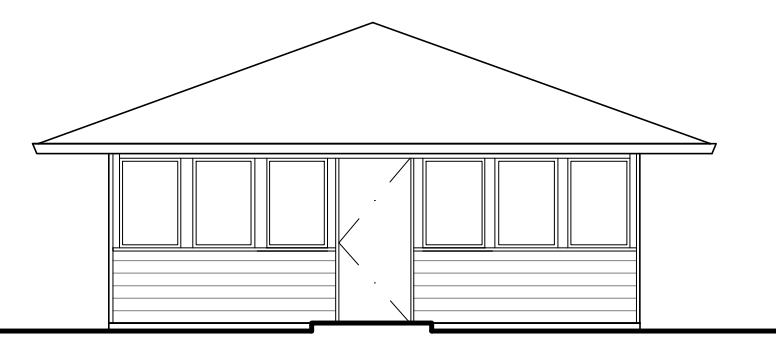
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EAST



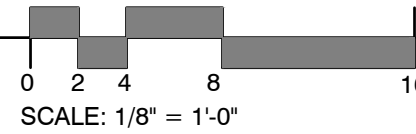
SOUTH



WEST

EXTERIOR ELEVATIONS LAUNDRY

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



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Sheet Title:
ELEVATIONS
COMMUNITY BLDG,
LAUNDRY

Sheet Number:

DEL MONTE
MANOR

TERRACORP INC.

1466 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

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(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

ELEVATION NOTES

1. REPLACE COMPOSITION SHINGLE ROOF
2. NEW VINYL WINDOWS, TYPICAL
3. FIBER CEMENT BOARD & BATTEN SIDING
4. FIBER CEMENT LAP SIDING
5. REPLACE GUARDRAIL. SEE 16/A8.4
6. REPLACE GUARDRAIL. SEE 12/A8.4
7. REPLACE STAIR, TYP. SEE 1/A7.1
8. PAINT (E) STONE VENEER, TYP.
9. EXISTING COMPOSITION SHINGLE ROOF TO REMAIN
10. REPLACE EXISTING SLIDING GLASS DOOR AT ACCESSIBLE UNITS WITH NEW FRENCH DOOR WITH TWO FIXED LITES
11. REPLACE EXISTING SLIDING GLASS DOOR. TYPICAL ALL UNITS U.O.N.
12. NEW FENCE AT PATIO. SEE 20/A8.4
13. ADD R-19 BATT INSULATION IN ATTICS OVER (E) INSULATION.

MATERIAL DESIGNATIONS & DETAIL CALL OUTS THIS SHEET ARE TYPICAL UNLESS NOTED OTHERWISE.

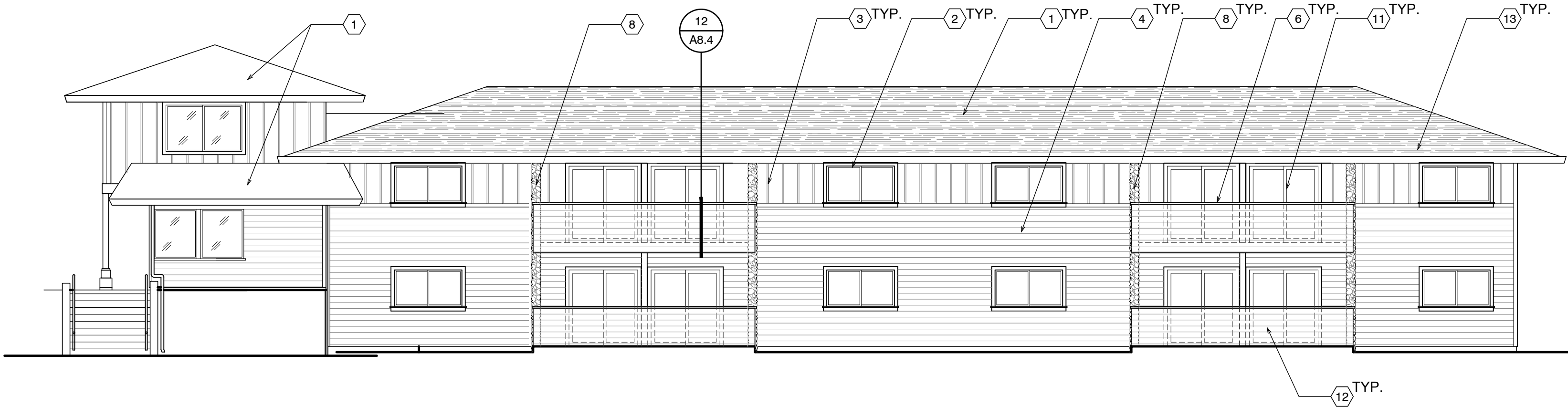
EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over existing sheathing. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation
- WALLS: General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- BOARD SIDING: Board and Panel Fiber Cement siding on one layer Tyvek Stucco Wrap weather resistant barrier. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 3. Paint all exposed flashing.

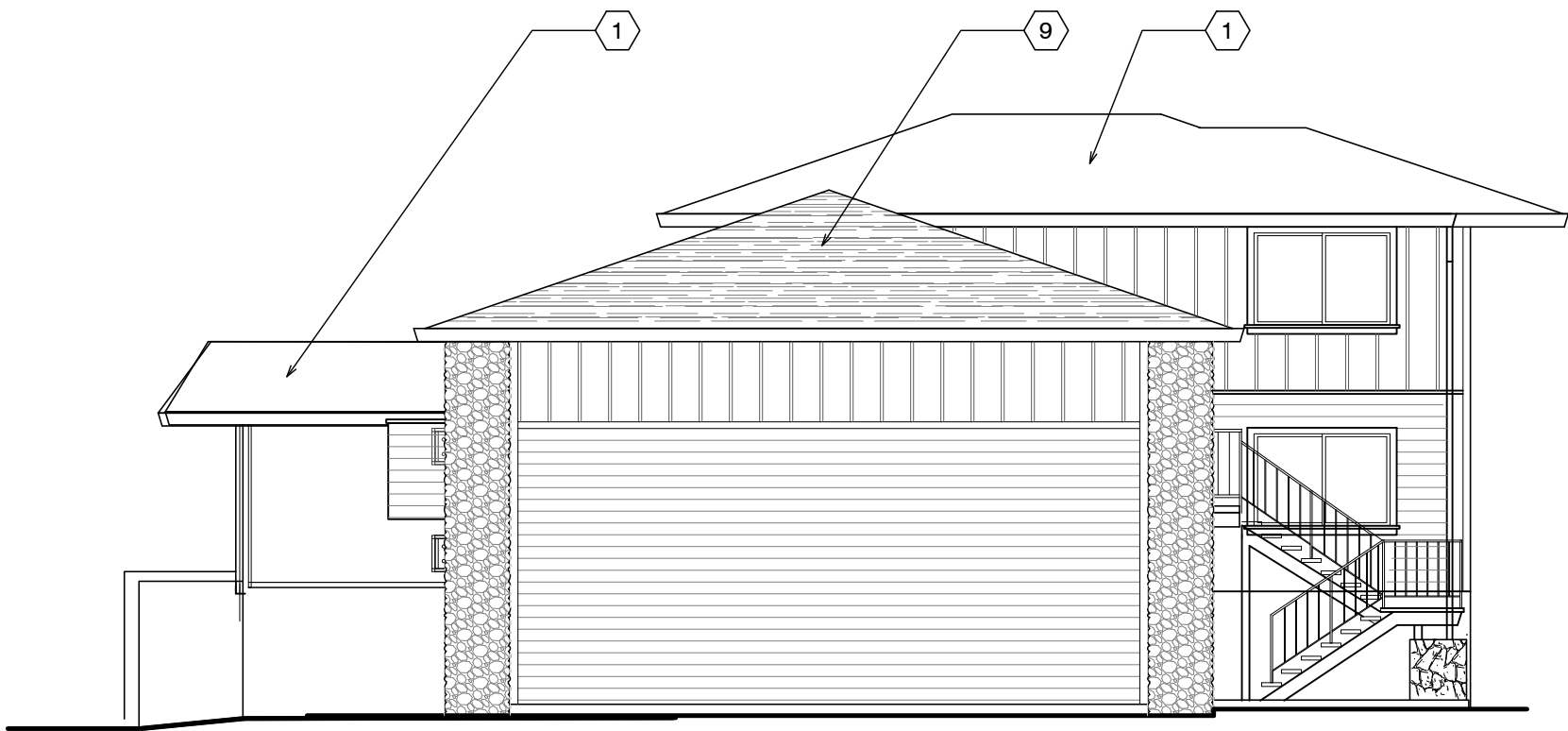
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Sheet Title:
ELEVATIONS
OFFICE
BUILDING 1466

Sheet Number:



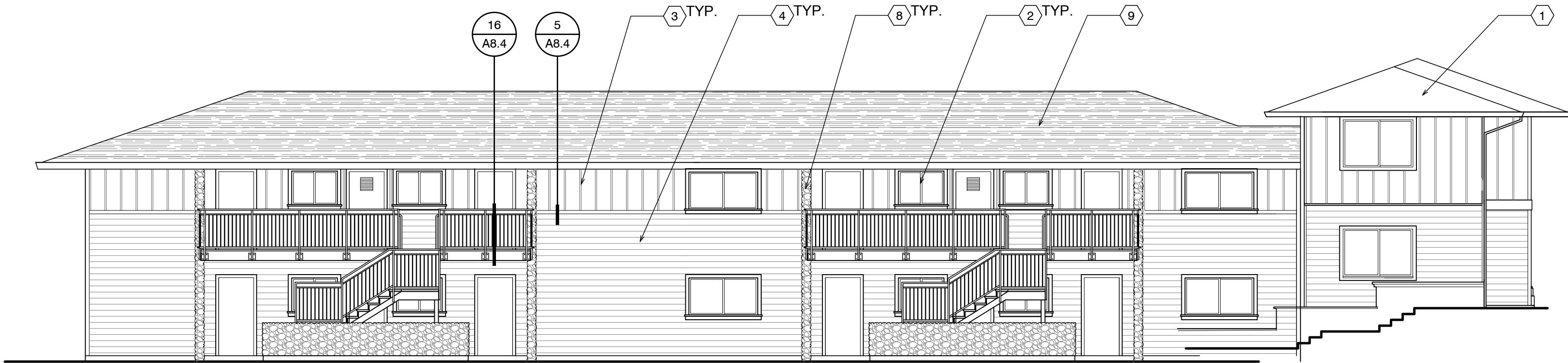
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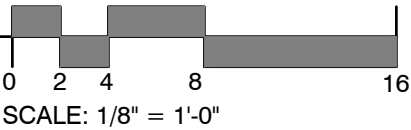
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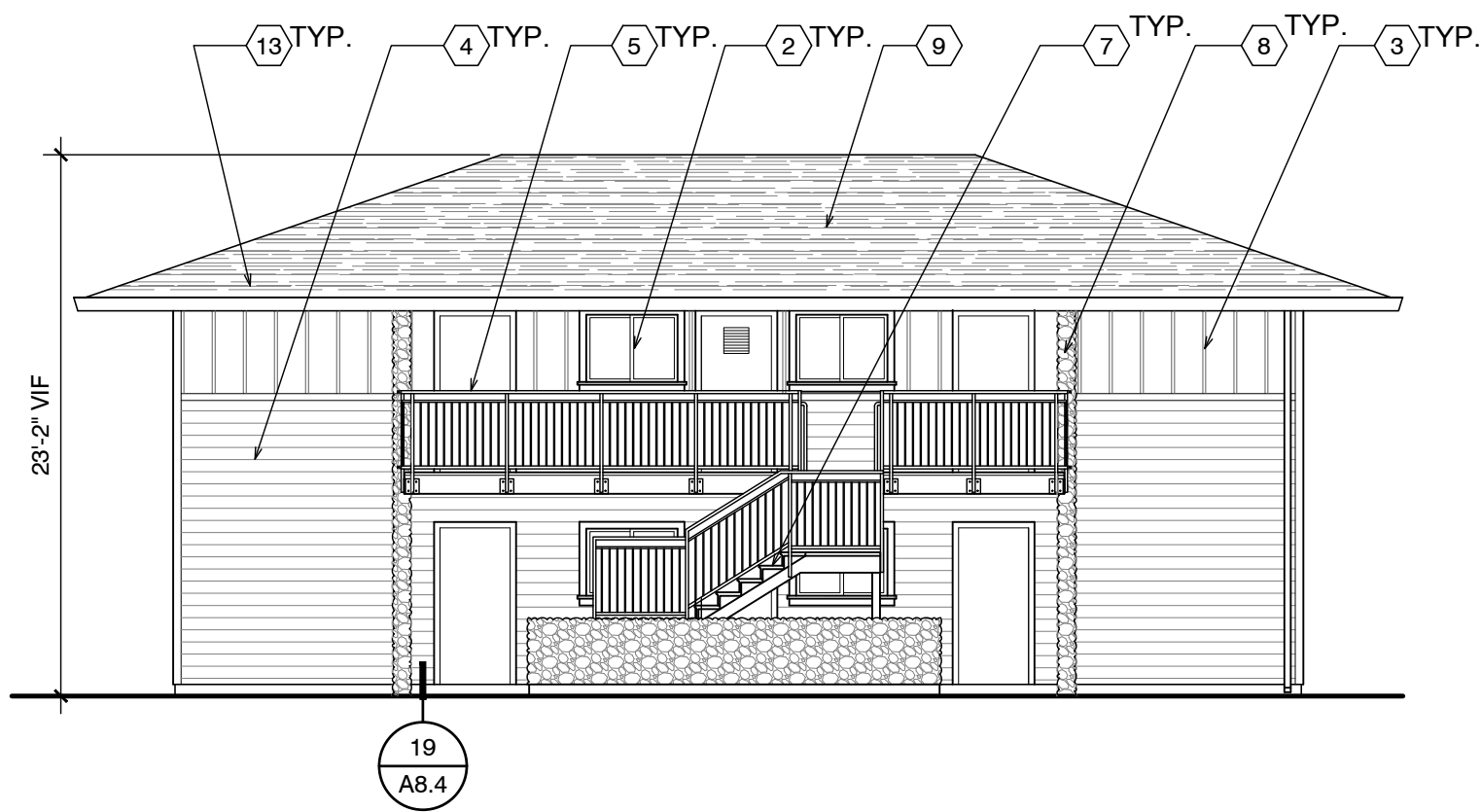
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EXTERIOR ELEVATIONS BUILDING 1466 TYPE 6

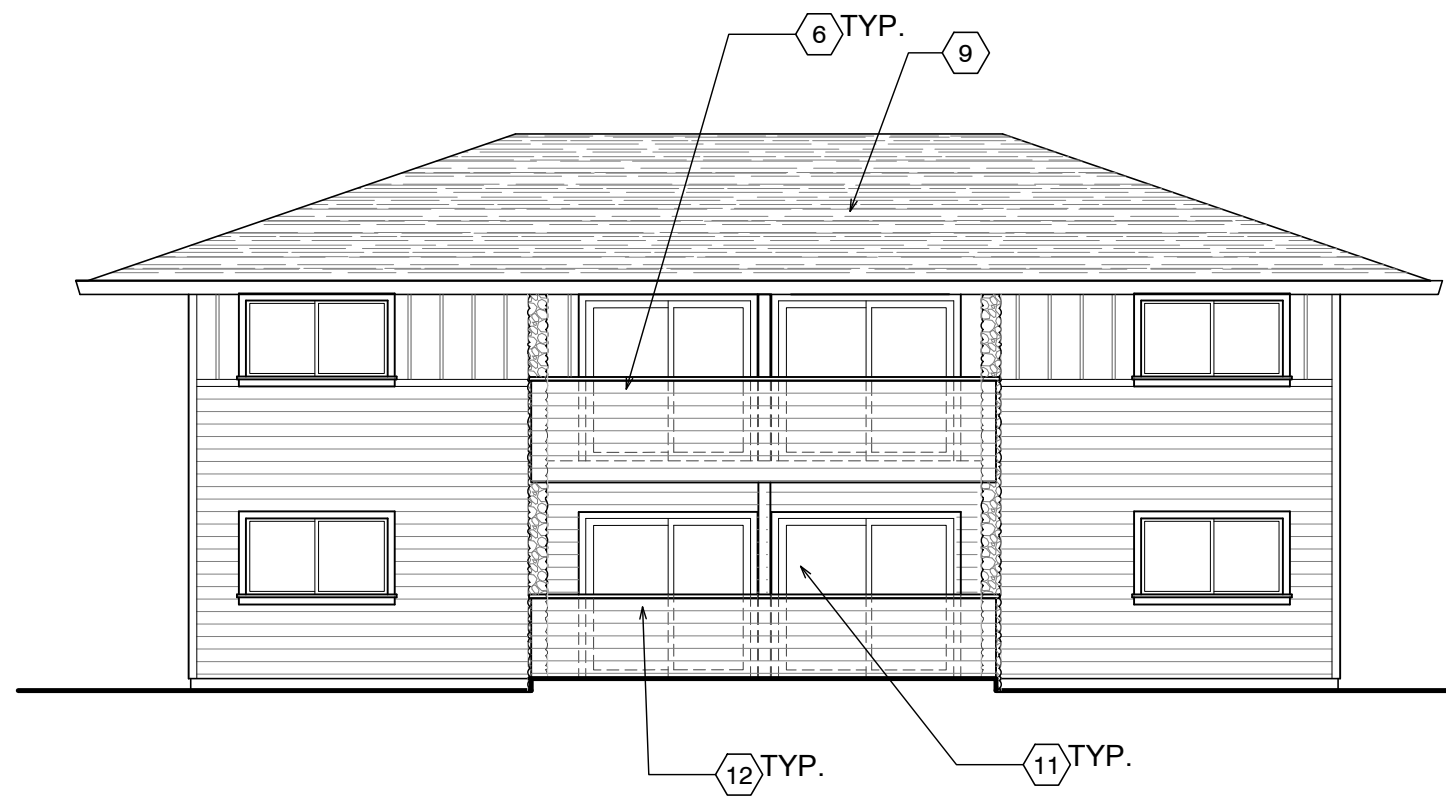
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A3.2



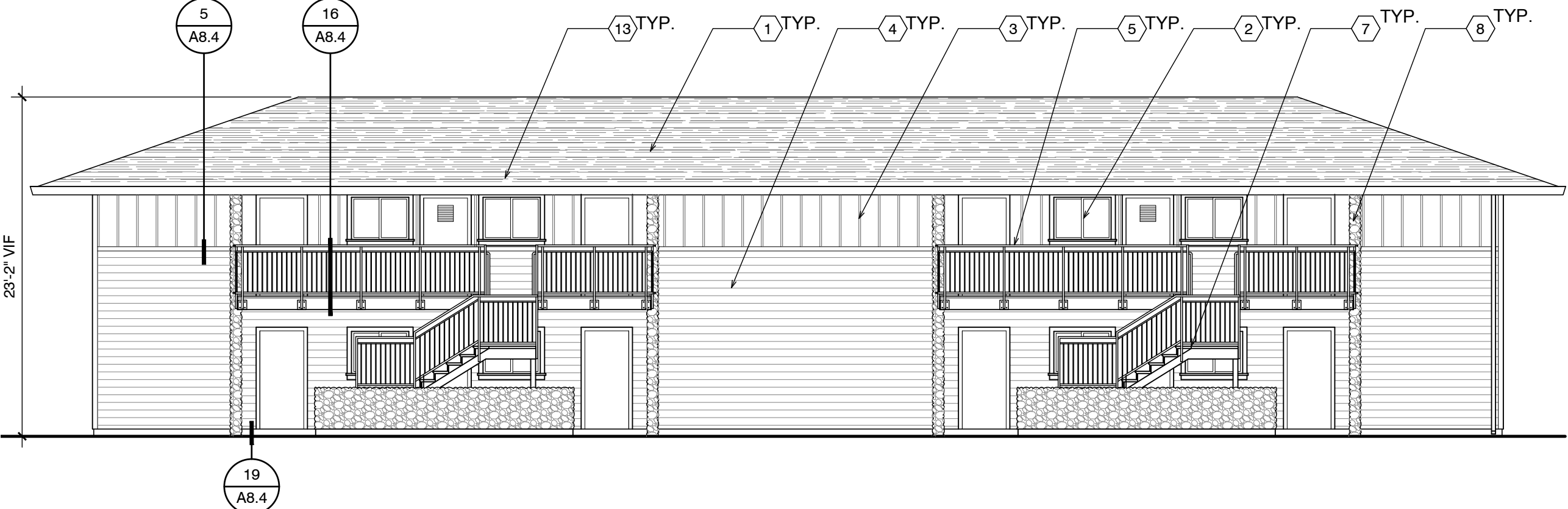
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EXTERIOR ELEVATIONS
BUILDING 1472 TYPE 5

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



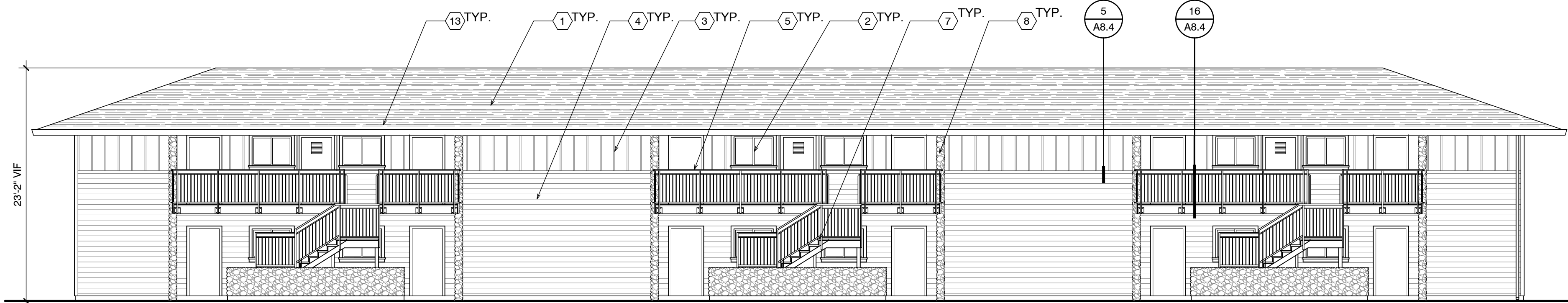
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EXTERIOR ELEVATIONS BUILDINGS 1484, 1490 TYPE 9

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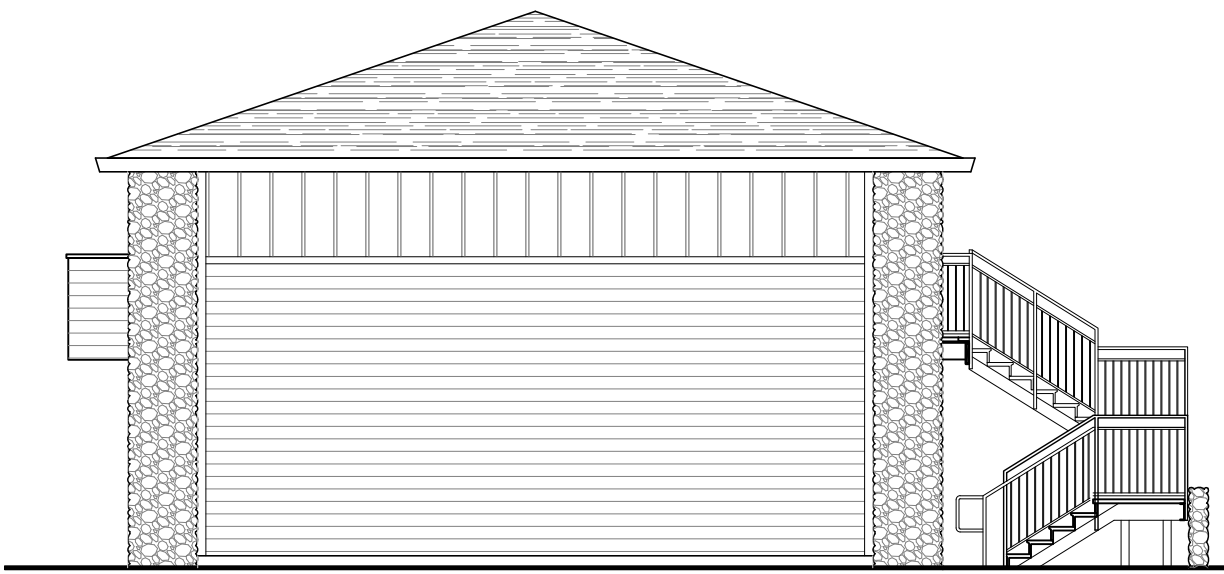
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REAR

EXTERIOR ELEVATIONS BUILDINGS 1406,1526, TYPE 3

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



SIDE

ELEVATION NOTES

1. REPLACE COMPOSITION SHINGLE ROOF
2. NEW VINYL WINDOWS, TYPICAL
3. FIBER CEMENT BOARD & BATTEN SIDING
4. FIBER CEMENT LAP SIDING
5. REPLACE GUARDRAIL. SEE 16/A8.4
6. REPLACE GUARDRAIL. SEE 12/A8.4
7. REPLACE STAIR, TYP. SEE 1/A7.1
8. PAINT (E) STONE VENEER, TYP.
9. EXISTING COMPOSITION SHINGLE ROOF TO REMAIN
10. REPLACE EXISTING SLIDING GLASS DOOR AT ACCESSIBLE UNITS WITH NEW FRENCH DOOR WITH TWO FIXED LITES
11. REPLACE EXISTING SLIDING GLASS DOOR. TYPICAL ALL UNITS U.O.N.
12. NEW FENCE AT PATIO. SEE 20/A8.4
13. ADD R-19 BATT INSULATION IN ATTICS OVER (E) INSULATION.

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over existing sheathing. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation
- WALLS: General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistant barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- BOARD SIDING: Board and Panel Fiber Cement siding on one layer Tyvek Stucco Wrap weather resistant barrier. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 3. Paint all exposed flashing.

Project / Owner:

DEL MONTE
MANOR

TERRACORP INC.

1466 YOSEMITE ST.
SEASIDE, CA 95955

A.P.N. 012-631-002-000

THE
PAUL DAVIS
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286 Eldorado Street
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EMAIL: info@pauldavispartnership.com

Drawn By: AP
Drawing Date: 07/01/19
Project Number: 1948

Revisions:

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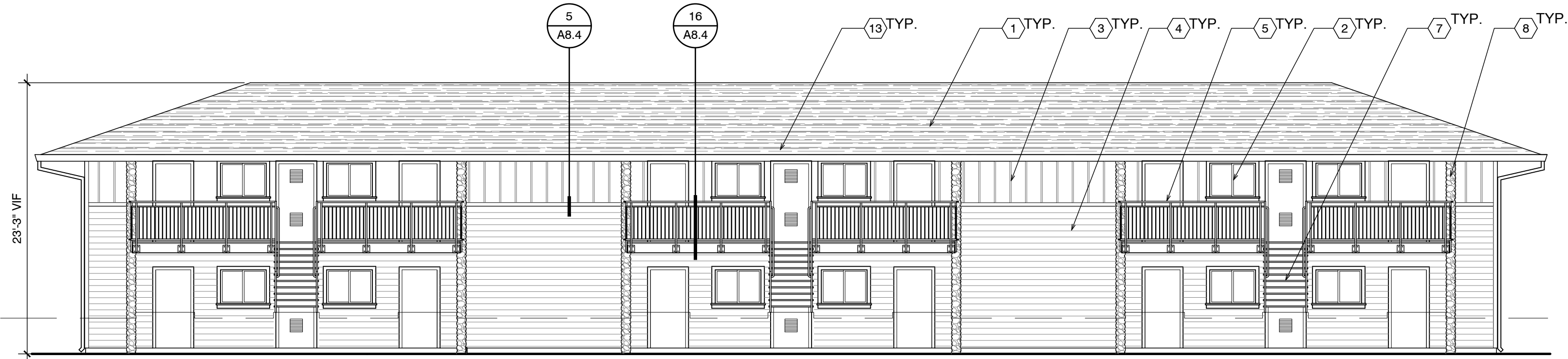
Sheet Title:

ELEVATIONS
BLDG TYPES 3, 5, 9

Sheet Number:



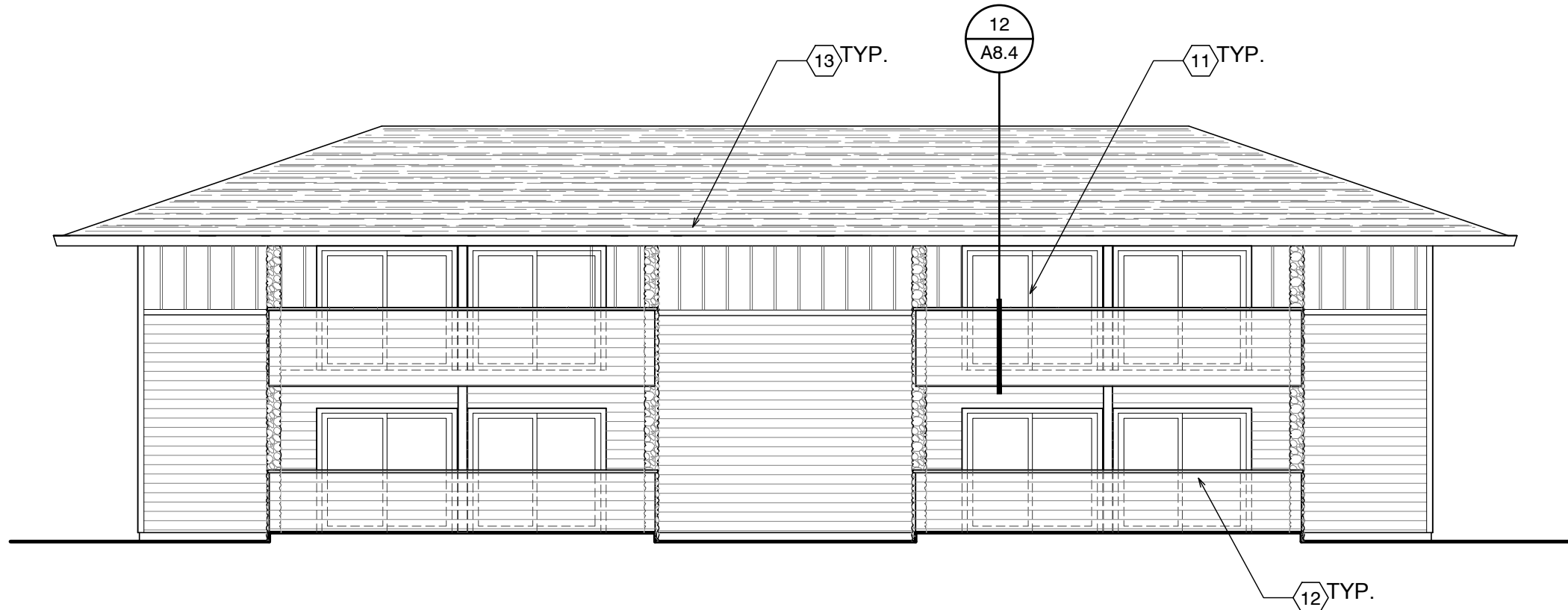
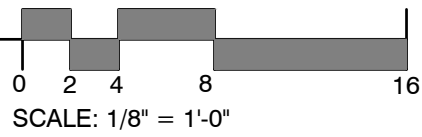
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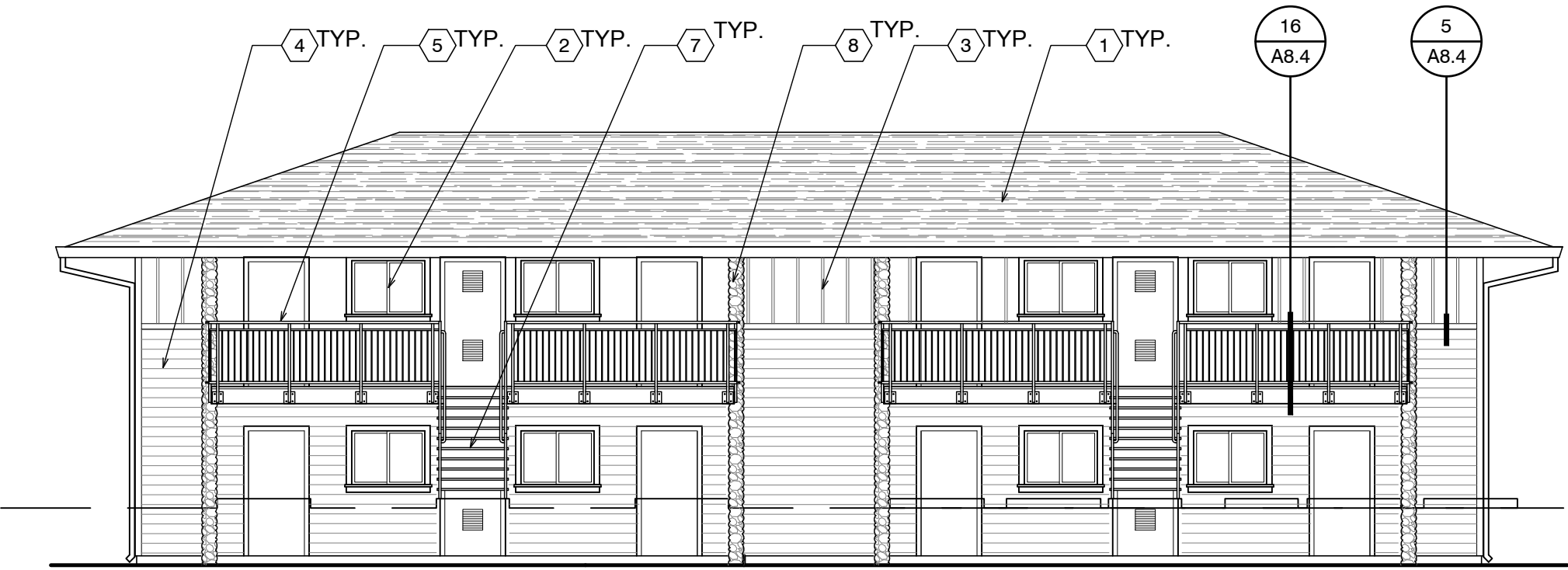
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EXTERIOR ELEVATIONS BUILDING 1520, TYPE 2

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



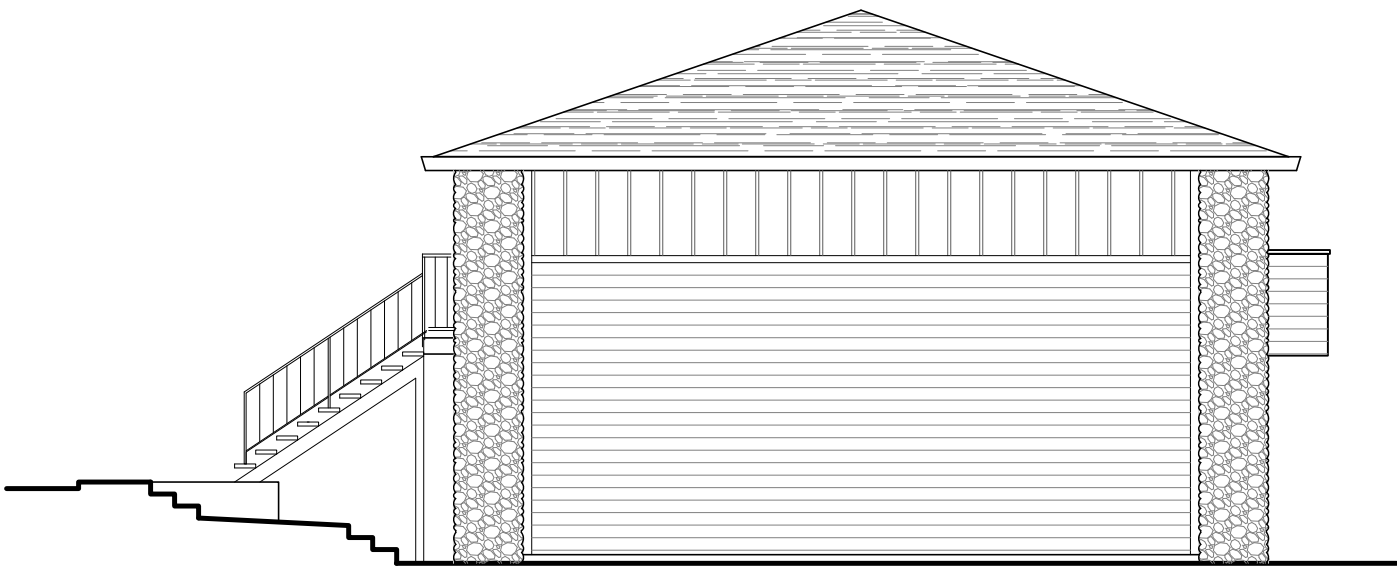
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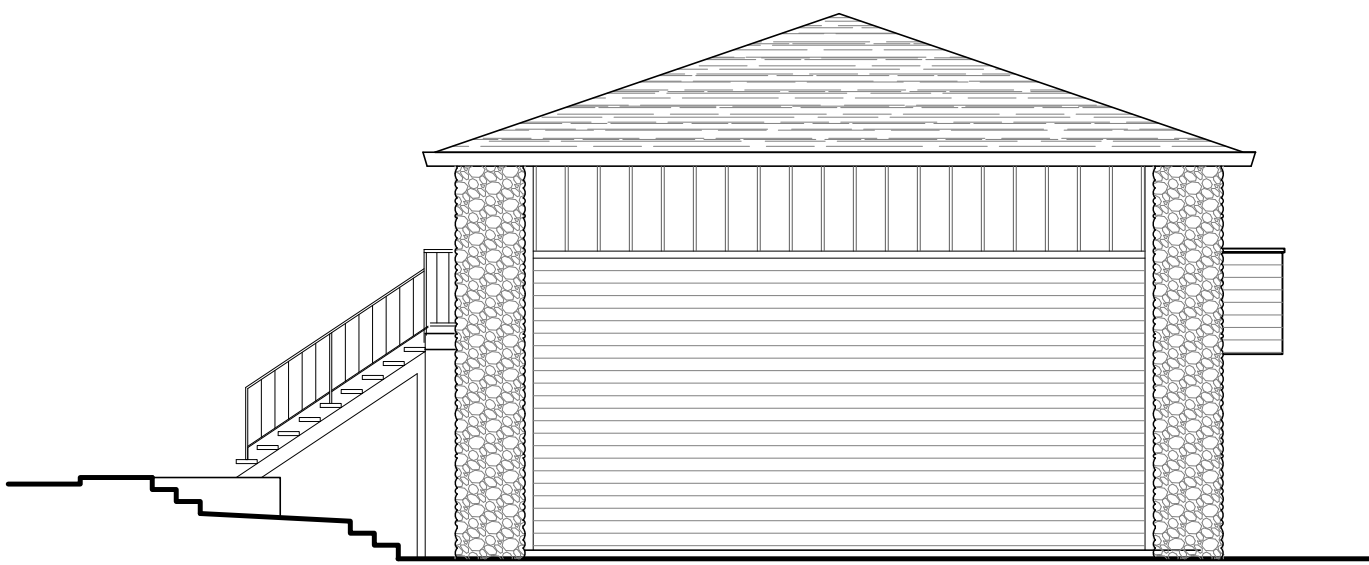
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EXTERIOR ELEVATIONS BUILDING 1530 TYPE 1

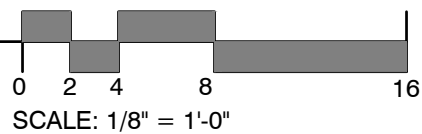
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SIDE



SIDE



ELEVATION NOTES

1. REPLACE COMPOSITION SHINGLE ROOF
2. NEW VINYL WINDOWS, TYPICAL
3. FIBER CEMENT BOARD & BATTEN SIDING
4. FIBER CEMENT LAP SIDING
5. REPLACE GUARDRAIL. SEE 16/A8.4
6. REPLACE GUARDRAIL. SEE 12/A8.4
7. REPLACE STAIR, TYP. SEE 1/A7.1
8. PAINT (E) STONE VENEER, TYP.
9. EXISTING COMPOSITION SHINGLE ROOF TO REMAIN
10. REPLACE EXISTING SLIDING GLASS DOOR AT ACCESSIBLE UNITS WITH NEW FRENCH DOOR WITH TWO FIXED LITES
11. REPLACE EXISTING SLIDING GLASS DOOR. TYPICAL ALL UNITS U.O.N.
12. NEW FENCE AT PATIO. SEE 20/A8.4
13. ADD R-19 BATT INSULATION IN ATTICS OVER (E) INSULATION.

MATERIAL DESIGNATIONS & DETAIL CALL OUTS THIS SHEET ARE TYPICAL UNLESS NOTED OTHERWISE.

EXTERIOR FINISH SCHEDULE

ROOF:	Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over existing sheathing. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
FLASHING:	24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation
WALLS:	General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
BOARD SIDING:	Board and Panel Fiber Cement siding on one layer Tyvek Stucco Wrap weather resistant barrier. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center. Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking. Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
NOTES:	1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted. 2. Paint all roof jacks, roof caps, dampers and flues to match roof color. 3. Paint all exposed flashing.

Project / Owner:

DEL MONTE MANOR

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Drawn By: AP

Drawing Date: 07/01/19

Project Number: 1948

Revisions:

Sheet Title:

ELEVATIONS BLDG TYPES 1, 2

Sheet Number:

A3.5

DEL MONTE
MANOR

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ELEVATION NOTES

1. REPLACE COMPOSITION SHINGLE ROOF
2. NEW VINYL WINDOWS, TYPICAL
3. FIBER CEMENT BOARD & BATTEN SIDING
4. FIBER CEMENT LAP SIDING
5. REPLACE GUARDRAIL. SEE 16/A8.4
6. REPLACE GUARDRAIL. SEE 12/A8.4
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EXTERIOR FINISH SCHEDULE

- ROOF:
- Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over existing sheathing. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING:
- 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation
- WALLS:
- General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
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Drawn By: AP
Drawing Date: 07/01/19
Project Number: 1948

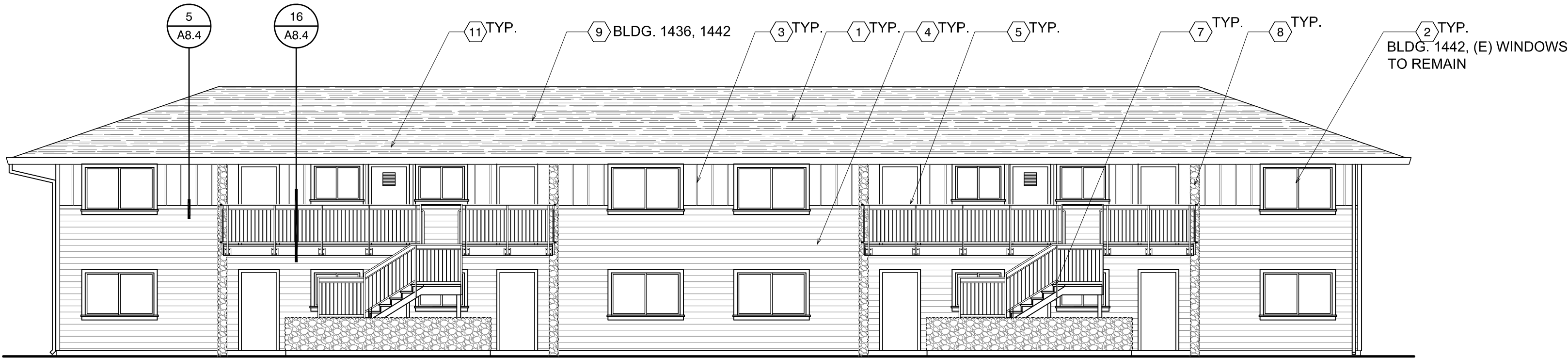
Revisions:

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Sheet Title:
SCHEME 1
COLOR ELEVATIONS
BLDG TYPE 4

Sheet Number:

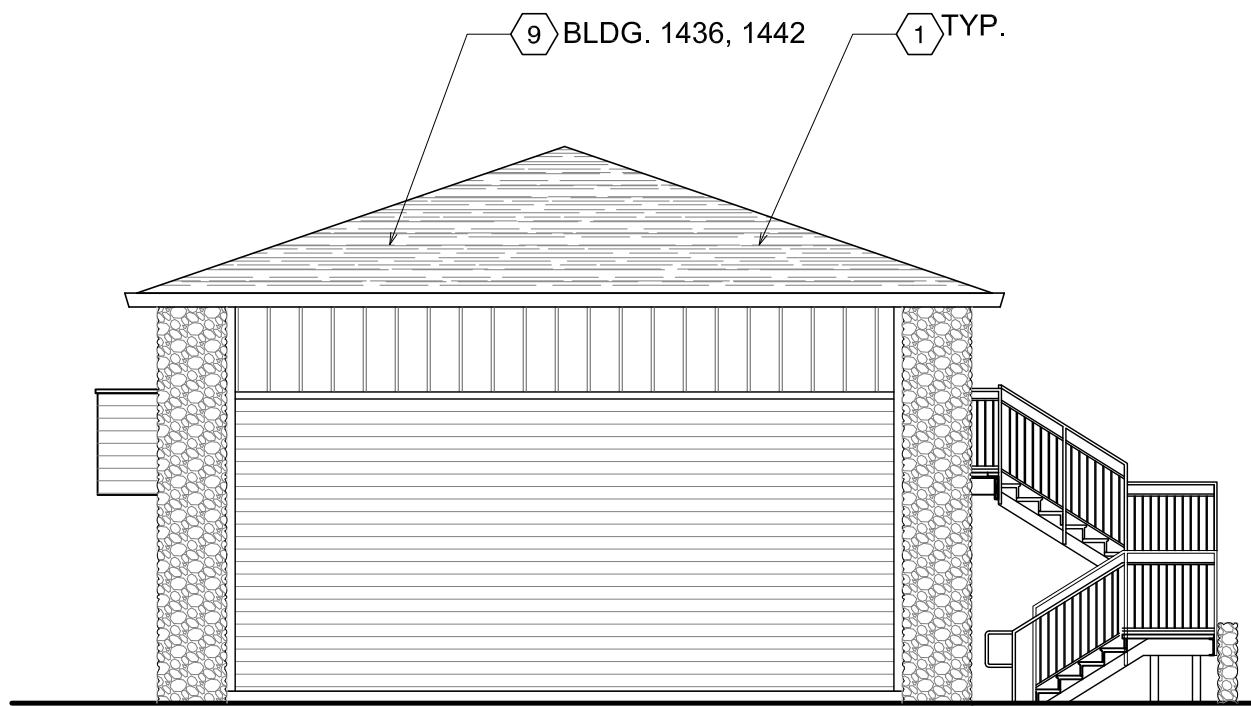
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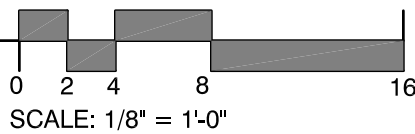
REAR



SIDE

EXTERIOR ELEVATIONS BUILDING 1400, 1424, 1430, 1436, 1442 TYPE 4

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



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EXTERIOR FINISH SCHEDULE

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WALLS:	General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
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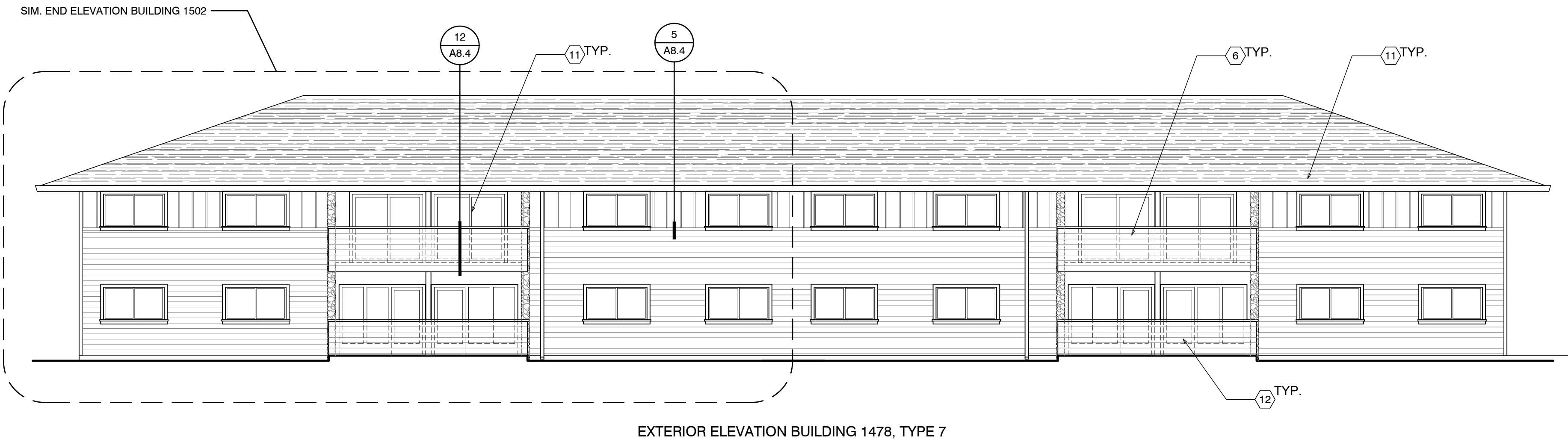
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ELEVATIONS
BLDG TYPE 7

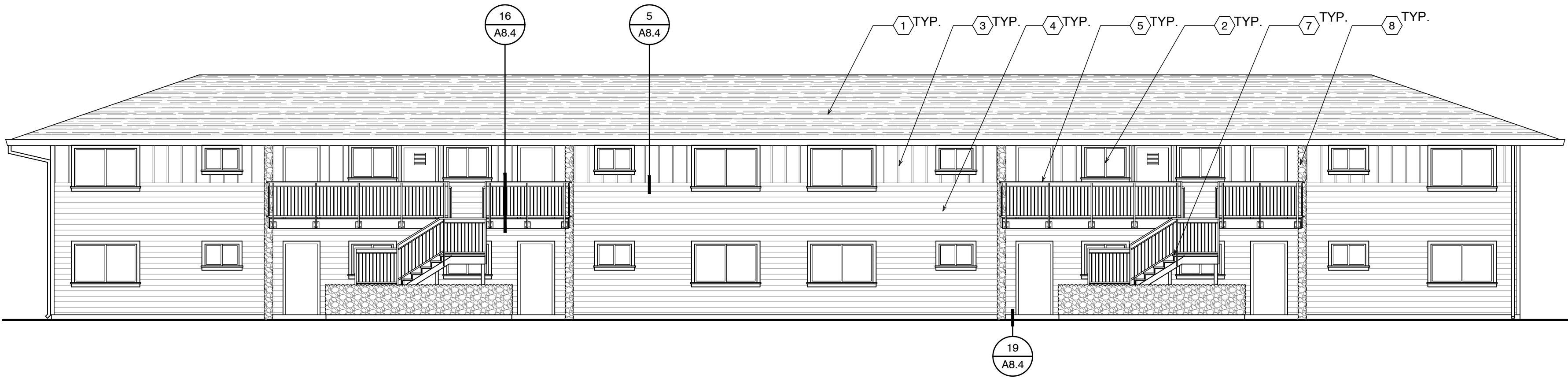
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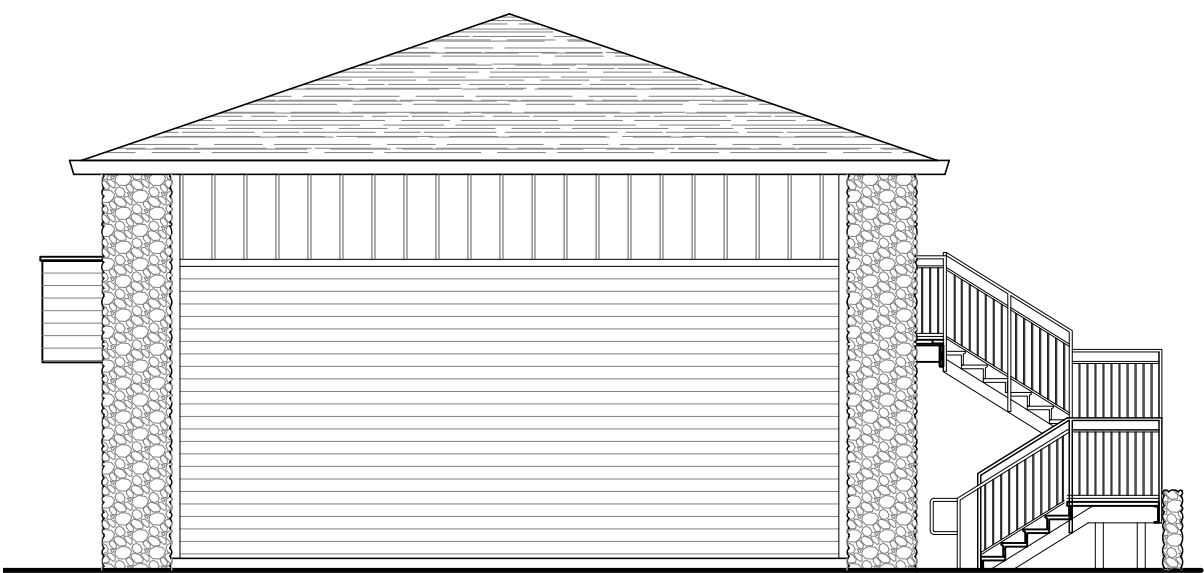
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REAR



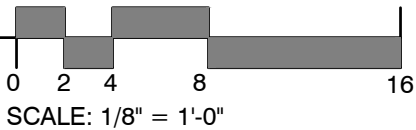
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SIDE

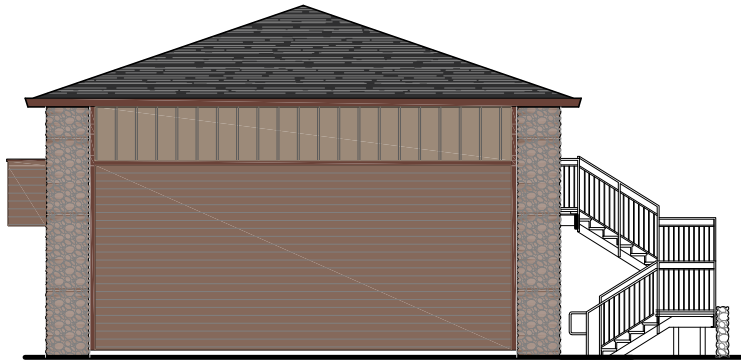
EXTERIOR ELEVATIONS BUILDING 1460, 1478, 1502, 1508, TYPE 7

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

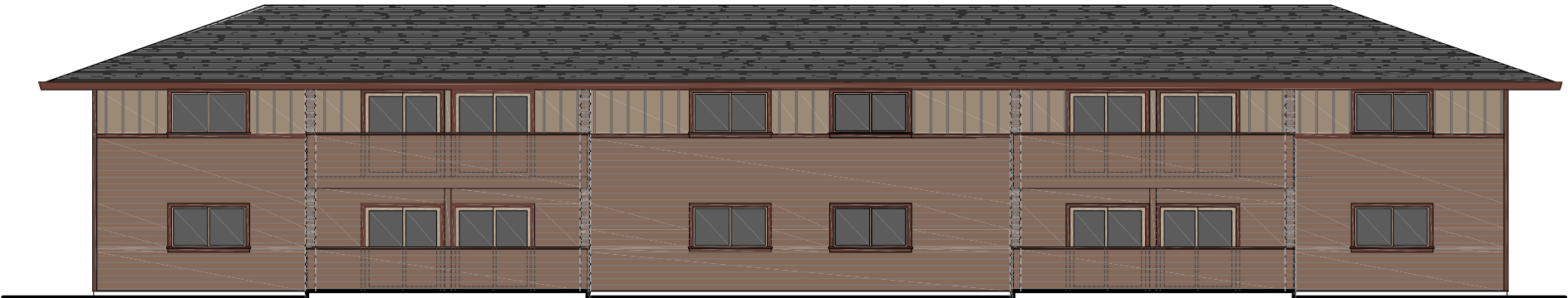
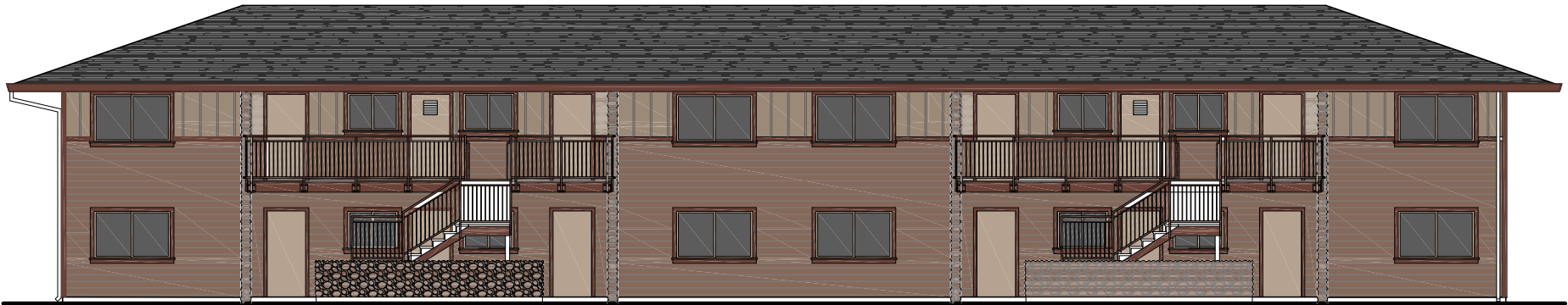


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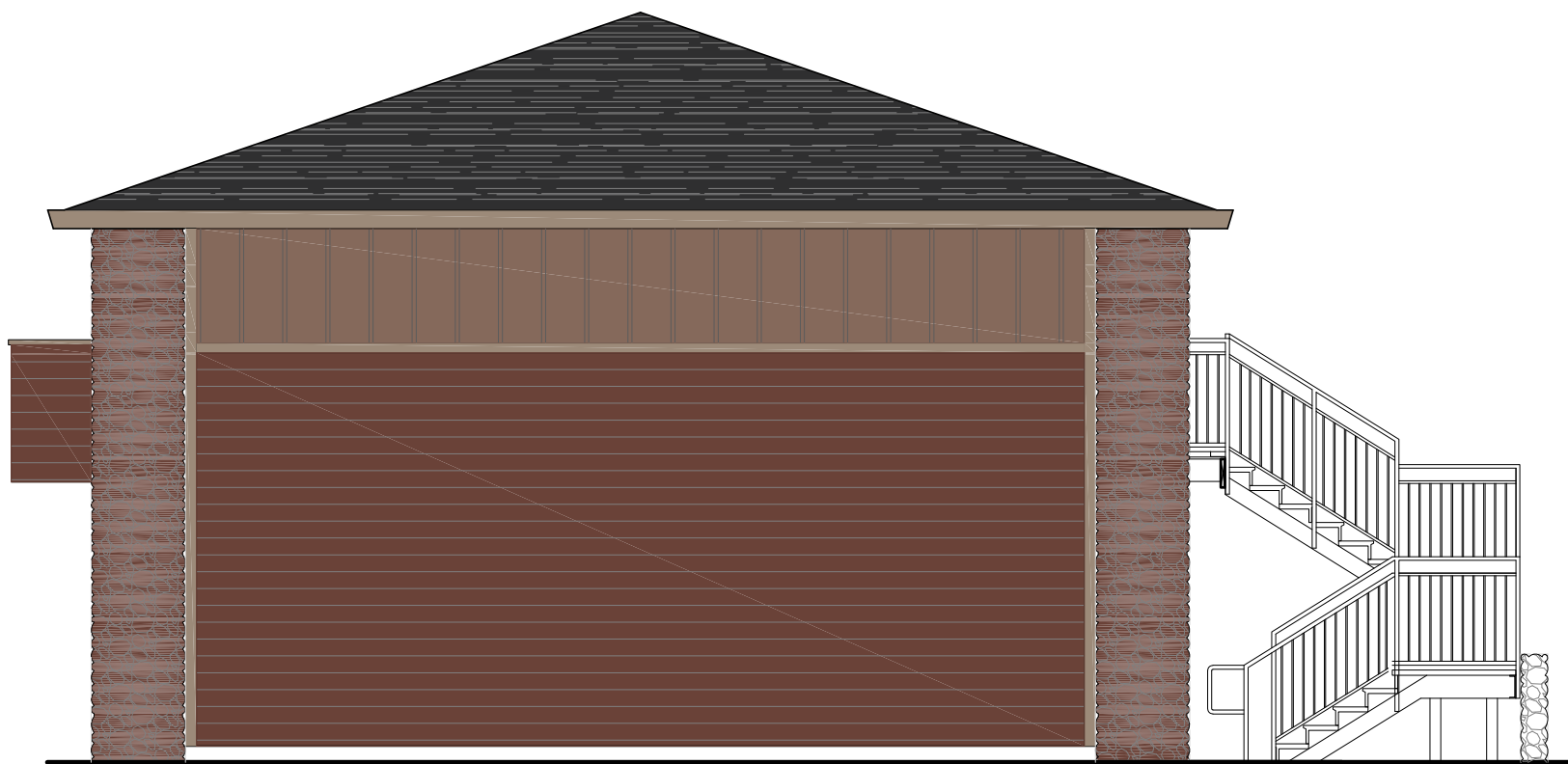
COLOR SCHEME 5L



	A: 2836	133,105,91	AREA ABOVE TRIM BAND
	B: 2837	106,66,56	AREA BELOW TRIM BAND
	C: 2855	156,138,121	TRIM, RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR



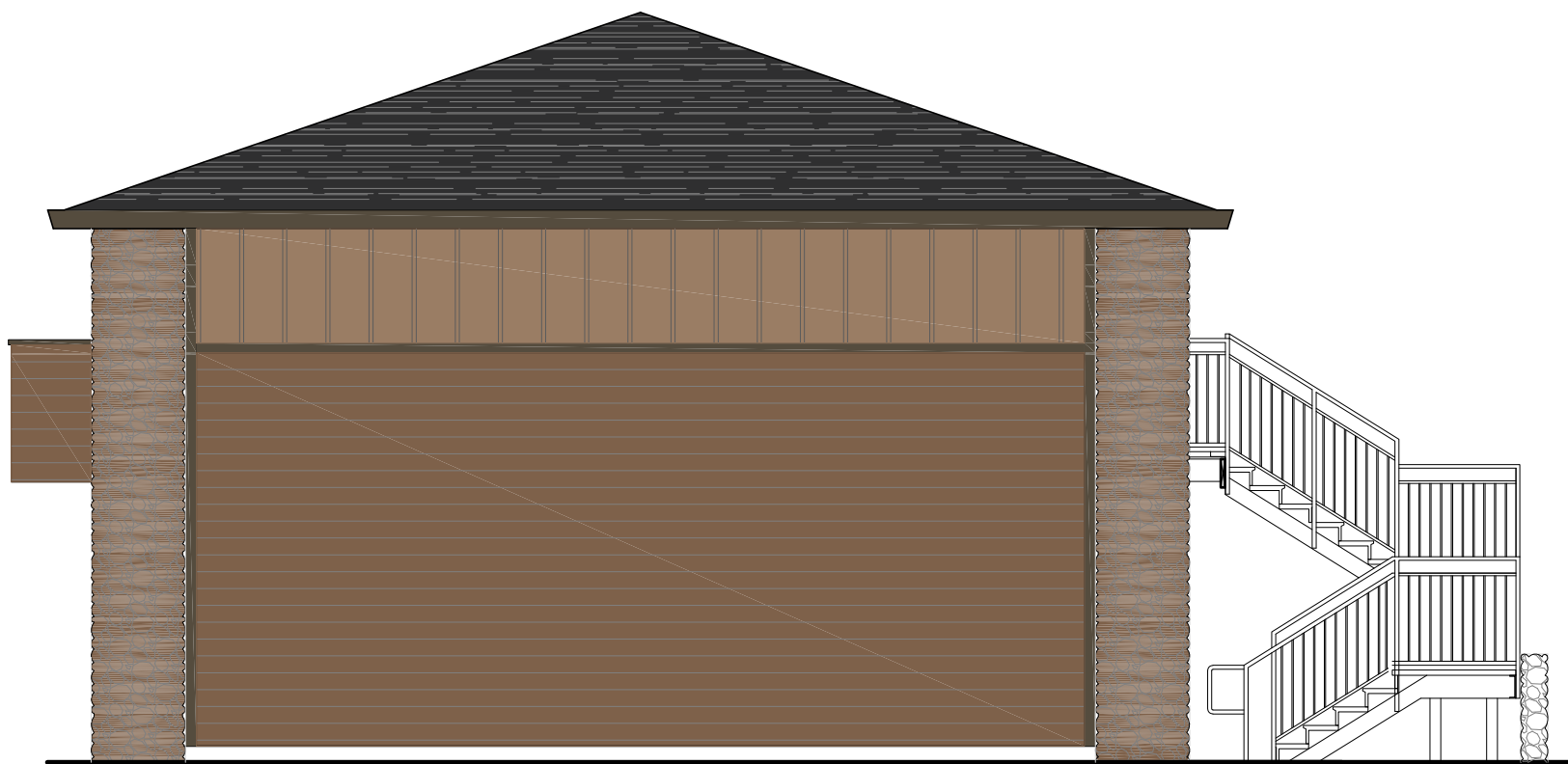
COLOR SCHEME 5



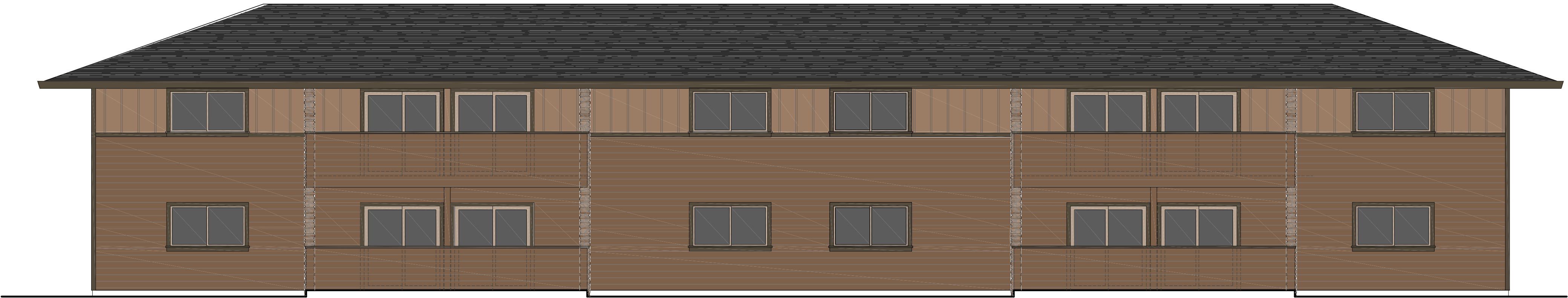
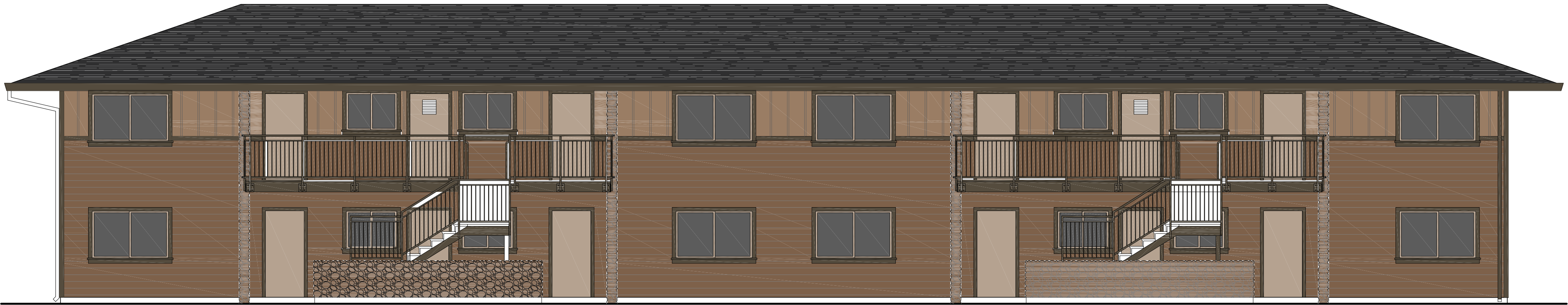
	A: 2836	133,105,91	AREA ABOVE TRIM BAND
	B: 2837	106,66,56	AREA BELOW TRIM BAND
	C: 2855	156,138,121	TRIM, RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR



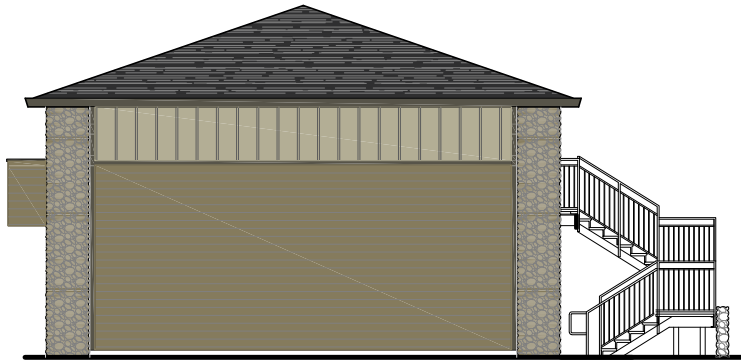
COLOR SCHEME 4



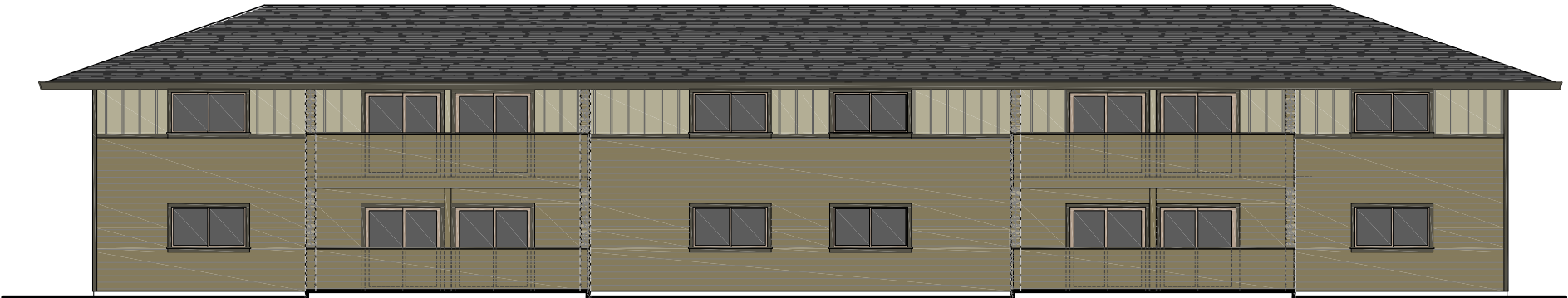
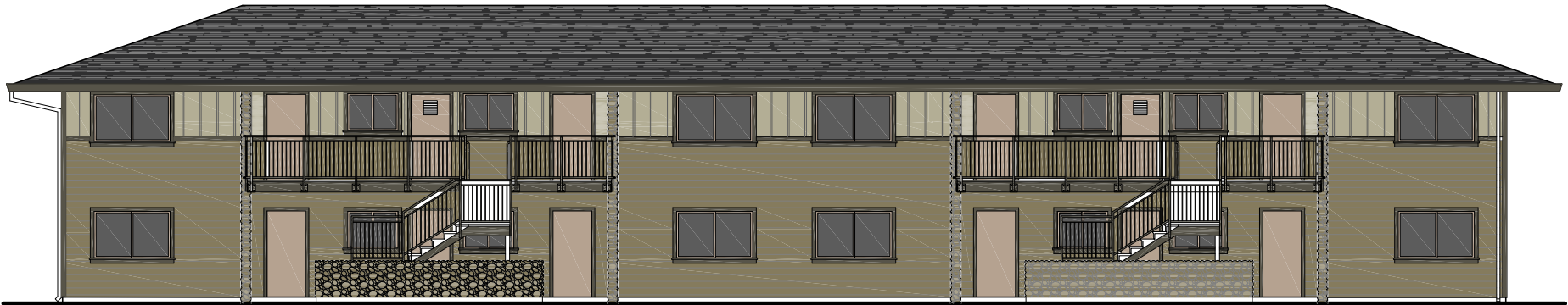
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	B: 2806	127,97, 74	AREA BELOW TRIM BAND
	C: 2855	156,138,121	TRIM, RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR



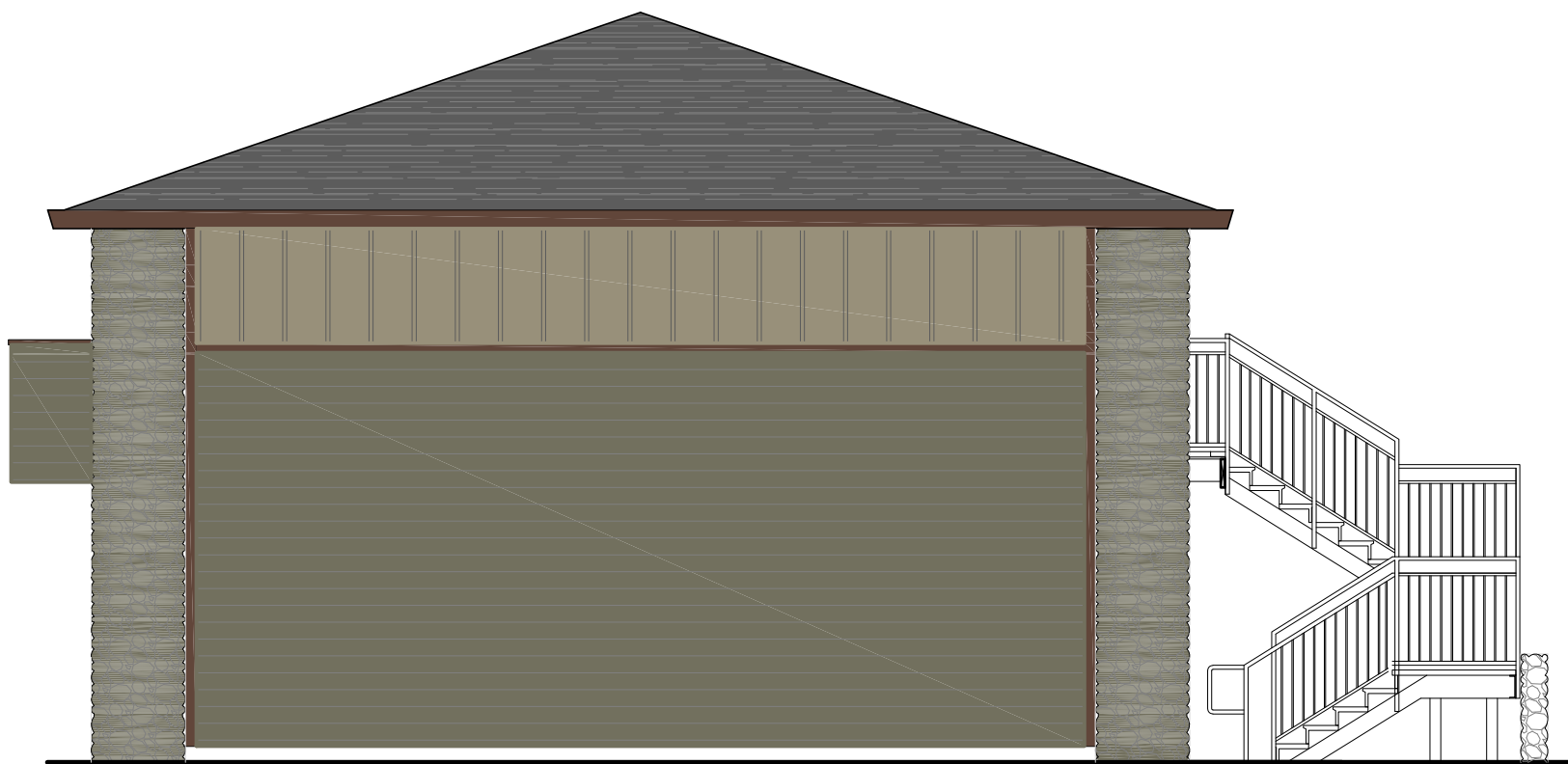
COLOR SCHEME 3L

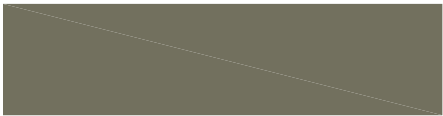


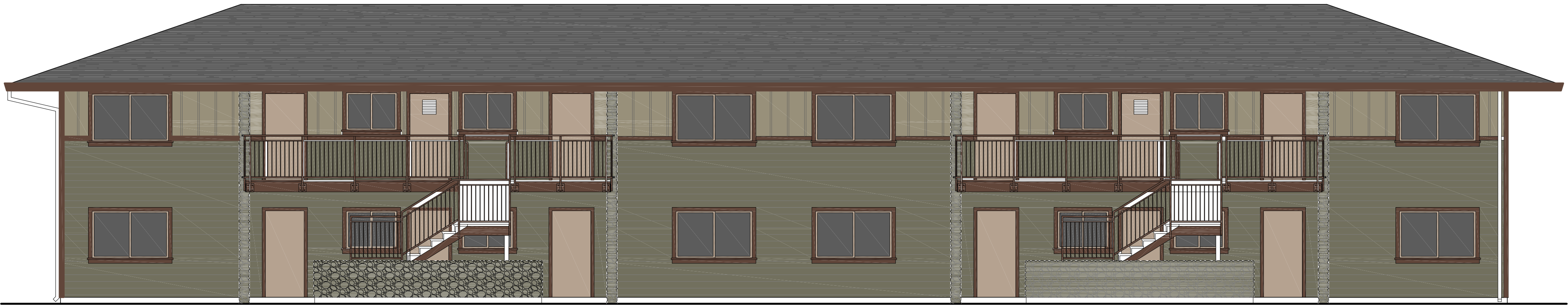
	A: 2860	179,174,149	AREA ABOVE TRIM BAND
	B: 2861	133, 124, 93	AREA BELOW TRIM BAND
	C: 2846	87,84,73	TRIM, RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR



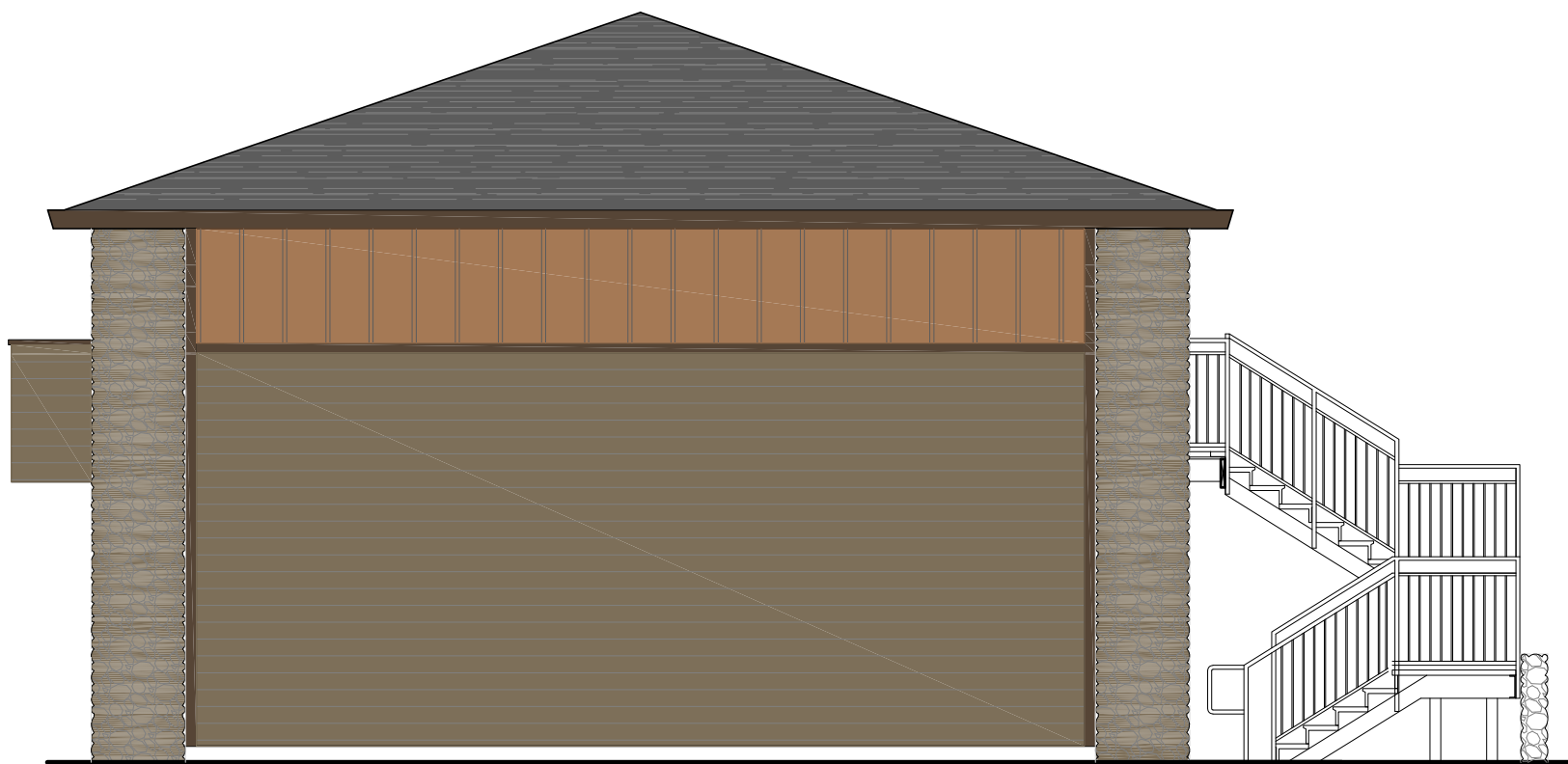
COLOR SCHEME 3



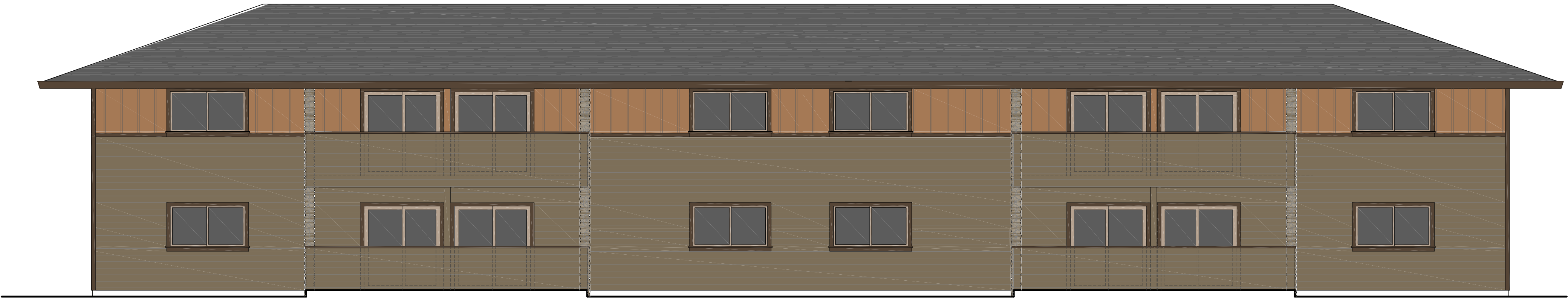
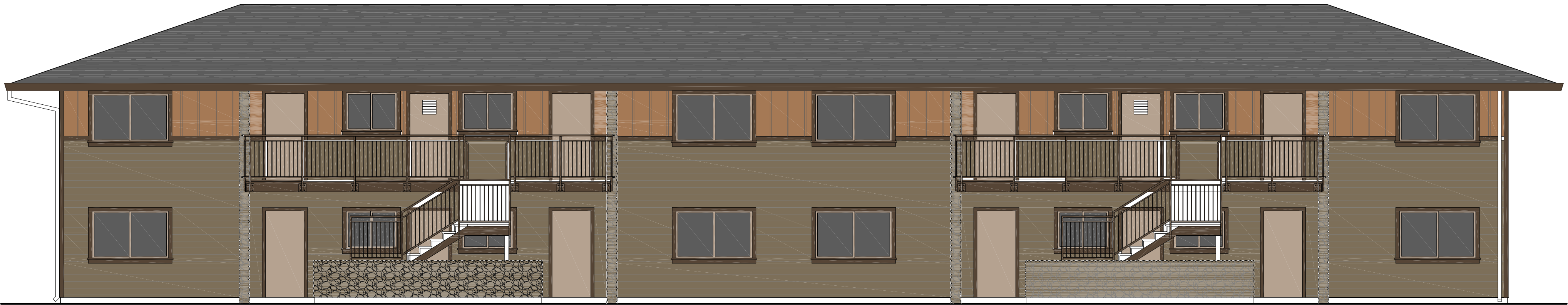
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	B: 2851	115,112,94	AREA BELOW TRIM BAND
	C: 2856	97,70,58	TRIM, RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR



COLOR SCHEME 2

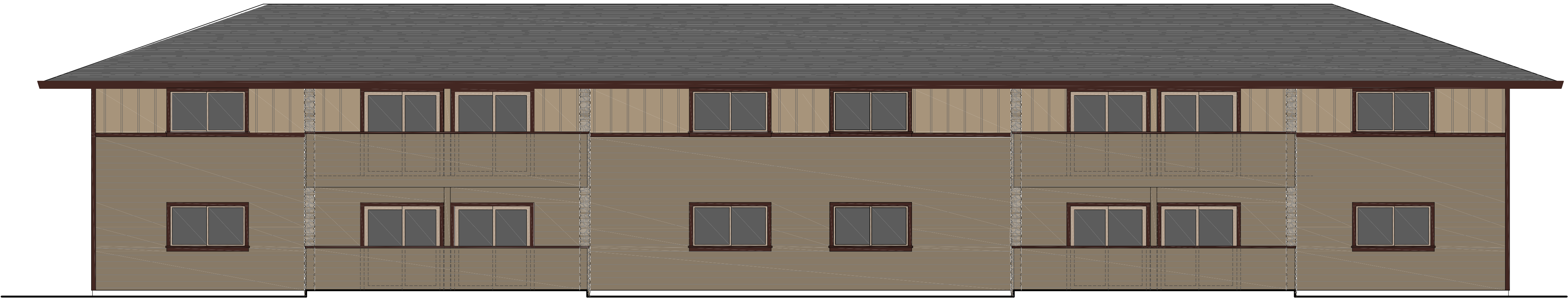
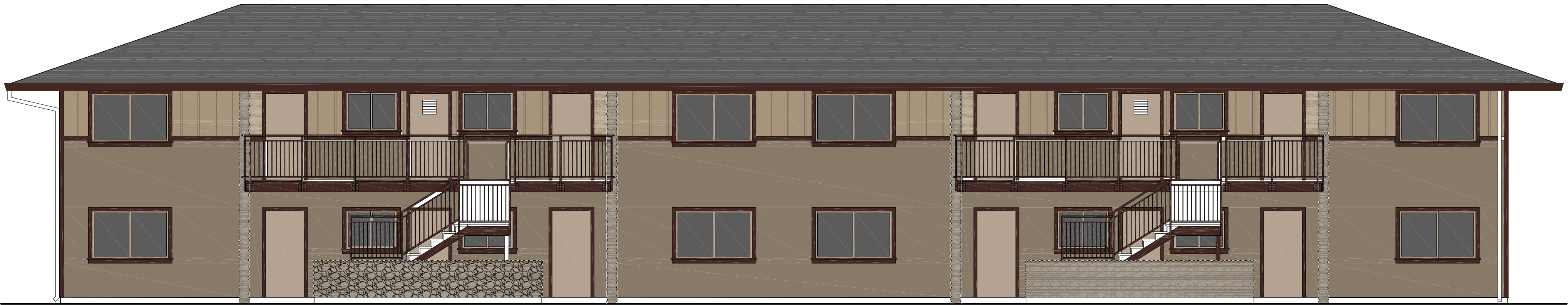
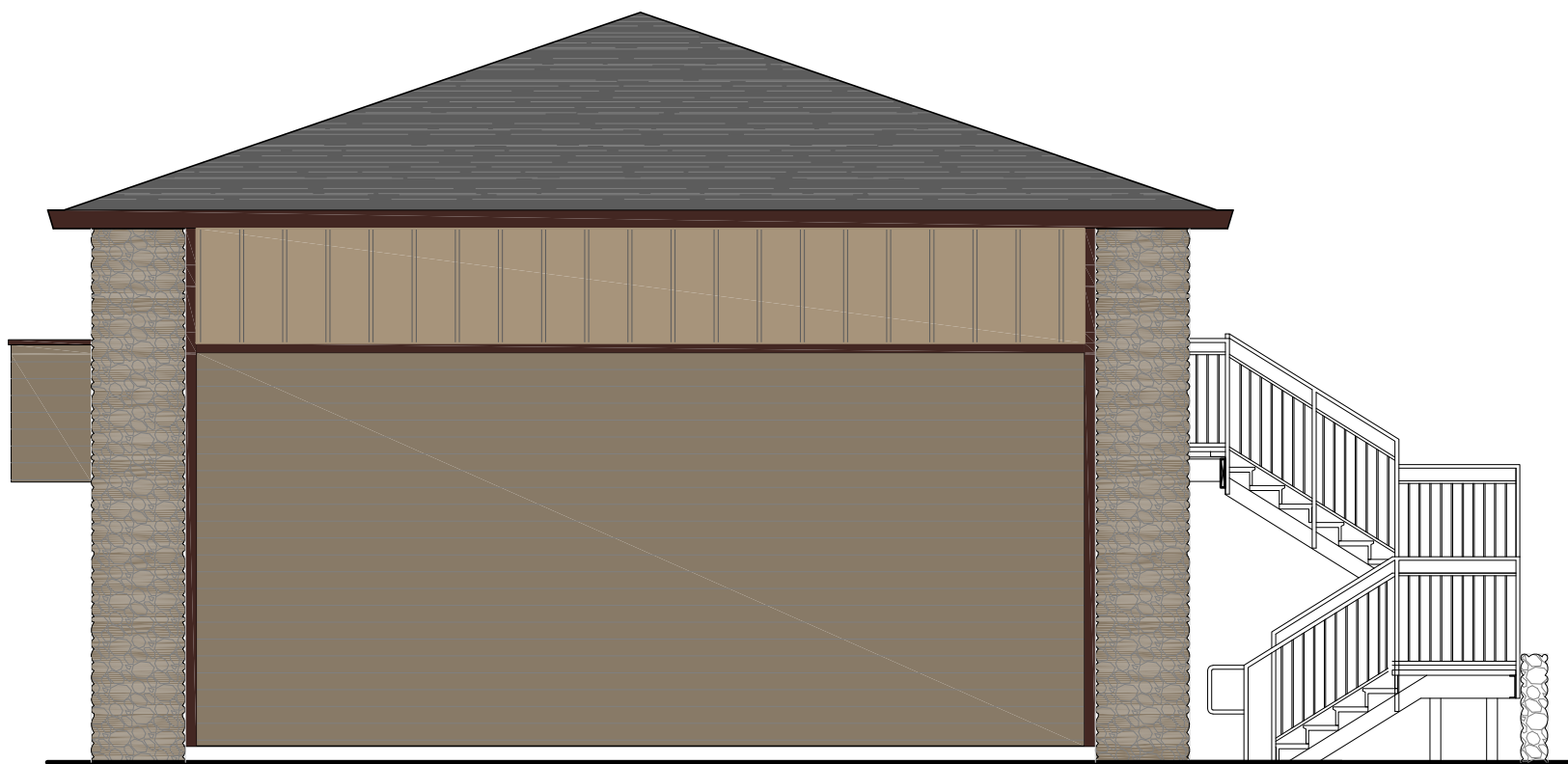


	A: 6117	165,121,85	AREA ABOVE TRIM BAND
	B: 6159	126,111,89	AREA BELOW TRIM BAND
	C: 7041	86,69,54	TRIM , RAILINGS, FASCIA, GUTTERS
	W: 6087	181,162,143	DOORS, WINDOWS SIMILAR



COLOR SCHEME 1

- A: 2827 166,150,124 AREA ABOVE TRIM BAND
- B: 2820 137,125,104 AREA BELOW TRIM BAND
- C: 2838 57,39,33 TRIM , RAILINGS, FASCIA, GUTTERS
- W: 6087 181,162,143 DOORS, WINDOWS SIMILAR



F:\PRODUCTION\Projects\2019\19.04\1CAD\19041_01_Irrigation.dwg 9/19/2019

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name	Del Monte Manor	Status	80% CD	Calc By	JB
Project Number	19.041	Date	08/20/2019		

Reference Evapotranspiration (ETo)						36.00
Hydrozone #/Planting Description ¹	Plant Factor (PF)	Irrigation Method ² s or d	Irrigation Efficiency (IE) ³	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area
Regular Landscape Areas						
1 Shrubs/Grndcvr	0.2	d	0.81	0.25	78,847	19468.40
2 Tree	0.2	d	0.81	0.25	2,460	607.41
				Totals	(A) 81307	(B) 20075.80
						448091.91
Special Landscape Areas						
7				1.00	0	0.00
8				1.00	0	0.00
				Totals	(C) 0	(D) 0.00
						0.00
					ETWU Total (Gallons)	448091.91
					Maximum Allowed Water Allowance (MAWA) ⁴ (Gallons)	816647.51
					ETWU (Acre Feet)	1.38
					MAWA (Acre Feet)	2.51

¹Hydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

²Irrigation Method
overhead spray
or drip

³Irrigation Efficiency
0.75 for spray head
0.81 for drip

⁴ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

⁵MAWA (Annual Gallons Allowed) = (Eto) (0.62) (ETAF x LA) + ((1-ETAF) x SLA)
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas			
Total ETAF x Area	(B)	20075.80	
Total Area	(A)	81307.00	
Average ETAF	B ÷ A	0.25	

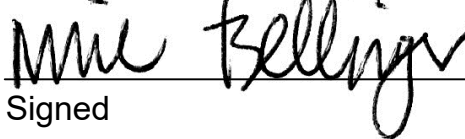
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas			
Total ETAF x Area	(B+D)	20075.80	
Total Area	(A+C)	81307.00	
Sitewide ETAF	(B+D) ÷ (A+C)	0.25	

Total irrigated landscape area=1.8 acres. Annual water requirement=1.38 acre-feet

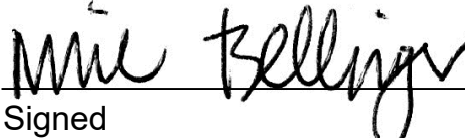
MWELO COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

	Michael Bellinger	3099	08-22-2019
Signed	Name	CLA#	Date

MONTEREY COUNTY DESIGN STATEMENT

I, Larry Foster, certify that this landscaping plan complies with all Monterey County landscaping requirements including use of native drought tolerant, non-invasive species, limited turf and low flow, water conserving irrigation fixtures.

	Michael Bellinger	3099	08-22-2019
Signed	Name	CLA#	Date

GENERAL NOTES

- 1. GUARANTEE:**
Guarantee the irrigation system for one year from date of acceptance.
- 2. VERIFICATION:**
For new systems, design is based on 62 P.S.I. and XX G.P.M. required at discharge outlet of booster pump / meter / point of connection. Verify same and notify Owner's Representative if such data adversely affects the operation of the system. Such notice shall be made in writing and prior to commencing any irrigation work.
- 3. UTILITIES:**
Verify location of all on-site utilities. Preserve and protect all such utilities unless otherwise noted. Restore damaged utilities to the satisfaction of the Owner's Representative, and at no additional cost to the Owner.
- 4. EXISTING IRRIGATION**
Abandon all existing irrigation.
- 5. SCHEMATIC:**
System features are shown schematically for graphic clarity. Install all piping and valves in common trenches where feasible and inside planting areas adjacent to walkways and inside medians whenever possible.
- 6. SPECIFICATIONS:**
See irrigation specifications for additional information.
- 7. CODES:**
Irrigation system shall be installed in accordance with all local codes and manufacturer's specifications. Notify Owner's Representative by telephone and in writing of any conflicts prior to installation.

- 8. MASTER VALVE / FLOW SENSOR:**
 - Connect master valve, and flow sensor if included, to controller with communication cable. See Irrigation Details. Install in dedicated 1" diameter PVC conduit.
 - Normally closed Master Valves; dedicated one station to quick coupler use.
 - Flow sensors: See Specifications for instructions on how to program irrigation controller to allow flow sensor to accommodate quick coupler use.
- 9. VALVES:**
 - For tree bubbler zones, include the MFR's adjustable pressure regulating dial.
 - For battery operated controllers, include the MFR's DC latching solenoid.
- 9. QUICK COUPLING VALVES:**
Install on double swing joint. Locate 12" away from edge of walks, walls, curbs, and headerboards within planting areas. Provide one swivel, hose ell.

- 10. CHECK VALVES:**
Install in-head check valves for sprinklers, and in-line check valves in drip irrigation supply lines, as required to minimize line drainage. Allow in bid price an amount sufficient to provide and install additional check valves to accommodate any necessary field changes.

- 11. BORING**
Jet bore or directional bore under existing rigid paving areas. Do not trench across unless specifically shown on the Drawings and/or approved in writing by the Owner's Representative.

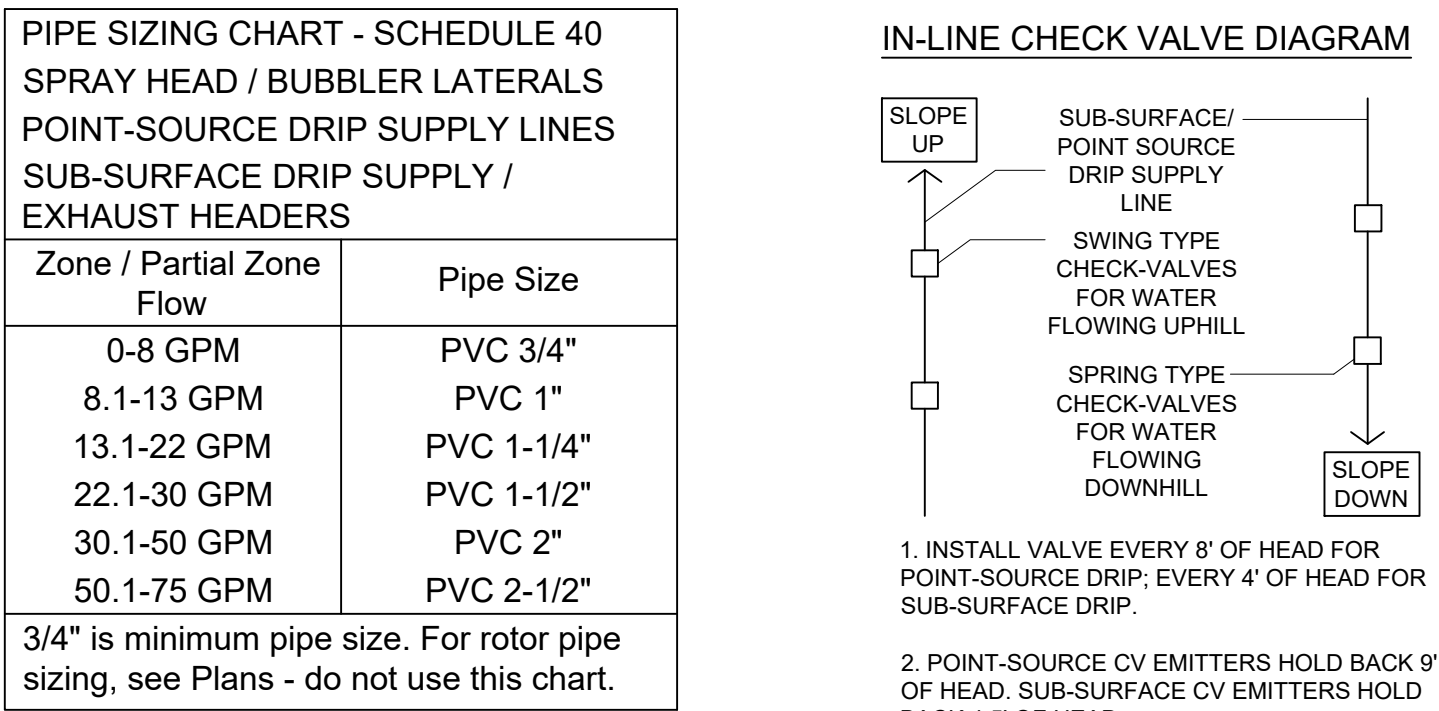
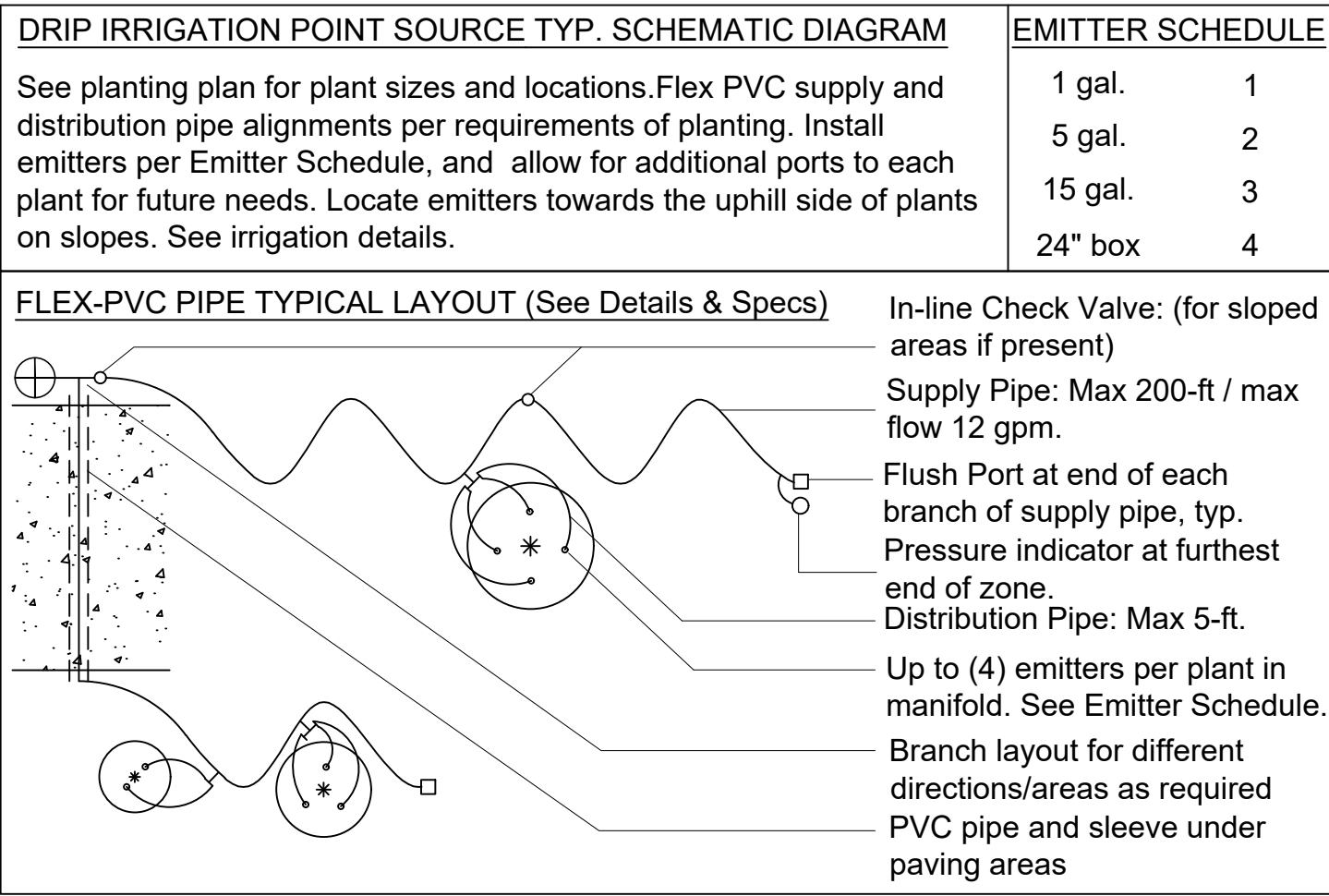
- 12. SLEEVING:**
Sch. 40 PVC pipe for all wiring and irrigation lines installed under paving areas and that pass through drainage trenches with drain rock, 4-inch dia. or twice the aggregate diameter of all pipes contained within the sleeve, whichever is greater. Install (with ends clearly marked above grade) at the necessary depth prior to the construction of paving areas or field bases. Sleeving to extend 12" from edge of paving or drainage trench into adjacent subgrade. No unsleeved piping, angle-bends, 90-degree bends, or joints shall be allowed under paving.

- 19. DRIP VALVES**
Group drip valve run times together to ensure a minimum flow of 2 GPM as required by the flow sensor. Suggested grouping chart will be provided prior to Final Completion.

- 21. CONTROLLER:**
Install controller as shown on the Drawings. All above-grade conduit shall be rigid steel securely fastened to structure and to controller.

- 22. PROGRAMMING / SCHEDULING:**
 - Non-ET Controllers: Prior to the end of the maintenance period, schedule the controller for repeat cycle irrigation and multiple programs.
 - ET Controllers: Prior to the end of the maintenance period, program the controller per manufacturer's directions.
 - Adjust irrigation times for bio-retention soil areas to account for higher percolation rates
 - For sprinklers, provide at least two start times for shrubs if over 5 minutes in length for any one station. Shrubs shall be separated into two programs, one for sun valves, one for partial shade to shade valves.

- 23. FLUSH (E) MAIN:**
Upon completion of connection to (E) main, allowing for solvent setup, flush main line and existing main by flushing nearest quick coupler downstream of P.O.C. on existing main.



VALVE LEGEND

Valve Station Number	Bubbler Drip Rotor Spray	GPM	Size	Irrigation Zone (Z) & Notes
1	B	6.0	1"	Z1 (Trees)
2	D			Z2 (Shrubs)
3	D			Z3 (Shrubs)
4	D			Z4 (Shrubs)
5	B	6.0		Z5 (Trees)
6	D			Z6 (Shrubs)
7	B	7.0		Z7 (Trees)
8	D			Z8 (Shrubs)
9	D			Z9 (Shrubs)
10	B	6		Z10 (Trees)
11	D			Z11 (Shrubs)
12	B	8		Z12 (Trees)
13	-	-		-
14	D			Z14 (Shrubs)
15	B	5		Z15 (Trees)
16	D			Z16 (Shrubs)
17	D			Z17 (Shrubs)
18	B	7		Z18 (Trees)
19	B	6		Z19 (Trees)
20	D			Z20 (Shrubs)
21	B	11		Z21 (Trees)
22	D			Z22 (Shrubs)
23	B	4		Z23 (Trees)
24	D			Z24 (Shrubs)
25	D			Z25 (Shrubs)
26	B	10		Z26 (Trees)
27	D			Z27 (Shrubs)
28	B	11		Z28 (Trees)

VALVE LEGEND

Valve Station Number	Drip Spray Rotor Spray	GPM	Size	Irrigation Zone (Z) & Notes
29	D			Z29 (Shrubs)
30	B	17		Z30 (Trees)
31	D			Z31 (Shrubs)
32	B	10		Z32 (Trees)
33	B	8		Z33 (Trees)
34	D			Z34 (Shrubs)
35	B	7		Z35 (Trees)
36	D			Z36 (Shrubs)
37	D			Z37 (Shrubs)
38	B	16		Z38 (Trees)
39	B	9		Z39 (Trees)
40	D			Z40 (Shrubs)
41	D			Z41 (Shrubs)
42	B			Z42 (Trees)
43	D			Z43 (Shrubs)
44	B	14		Z44 (Trees)
45	B	16		Z45 (Trees)
46	D			Z46 (Shrubs)
47	B	8		Z47 (Trees)
48	D			Z48 (Shrubs)
49	B	12		Z49 (Trees)
50	D			Z50 (Shrubs)
51	B	9		Z51 (Trees)
52	D			Z52 (Shrubs)
53	D			Z53 (Shrubs)
54	B	18		Z54 (Trees)
55	B	11		Z55 (Trees)
56	D			Z56 (Shrubs)
57	D			Z57 (Trees)
58	B	5		Z58 (Shrubs)

REFERENCE NOTES

- ① Point Of Connection: See POC Schematic Plan 1/L-1.0

LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
-----X-----		2" Main Line: 24" minimum cover. Sch/Class for pipe / fittings per Specs.
-----		Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size.
-----X-----		Stub Out: See Irrigation Details
☉	Rainbird / Hunter / Toro	PEB / ICV / P-220 Remote Control Valve: Size as shown on plan. Non-potable version.
☑	Rainbird / Toro	3/4" / 1" Quick Coupler. Single lug, 2-pc body, locking cover.
☞	NDS / KBI	Full Port, True Union, PVC Ball Valve: Line Size
☞	Nibco	T-113 Bronze Gate Valve w/ S.S. Handwheel Nut: Line Size.
☞	Nibco	P-619-RW Iron Resilient Wedge Gate Valve. Line Size.
☞	AVK	Series 65 Ductile-iron Resilient Seated Gate Valve, Mechanical Joint Ends (MJxMJ), Line Size.
None	NDS / KBI	Full Port, True Union, PVC Ball Valve: Match solenoid size at individual remote control valves; 1" at quick couplers; sub-main size at valve manifolds.
☐	Zurn Wilkins	SXL Cast Bronze 'Y' Type Strainer. Line Size. 40-mesh
☐	Febco	2" Lead-free Backflow Preventer LF825YA w/ Bronze Wye Strainer. Dark Green cage & blanket: See Details
	Zurn Wilkins	500 XL Pressure Reducing Valve (If needed)
Note: Where applicable, all equipment specified shall comply with NSF/ANSI Standard 61: Drinking Water System Components - low lead requirements.		
☐	Hunter / Irritrol	Controller with MV & FS terminals, wall mount steel cabinet XX Stations. Model # I-Core / MCE
☐	Hunter / Irritrol	ET Sensor: Solar Sync (wired/wireless) / Climate Logic (wireless)
☐	Superior	1-1/2" - 3300 Normally Open Master Valve
☐	Data Industrial	1" Brass Flow Sensor, # 250BR10. Connect to Controller.
-----		1" Conduit: 24" Depth minimum. For MV & FS wire and dedicated common. For ET Sensor Wire.
---		Limit of Work Line
---	POC	Point of Connection

LEGEND - TREE BUBBLERS / EMITTERS

SYMBOL	MANUFACTURER / DESCRIPTION	PSI	GPM / GPH
•	Rainbird / Hunter Root Watering Sys	RWS-M-B-C-1402 RZWS-18"-50-CV	30 0.5 GPM

LEGEND - DRIP IRRIGATION

SYMBOL	MANUFACTURER	DESCRIPTION
Zone designation		POINT-SOURCE: 3/4" I.D. PVC Flex Hose supply pipe & 1/2" I.D. PVC Flex Hose distribution pipes. See Specs. See Irrigation Details. Emitters: 1/2" FPT,2.0 GPH pressure compensating w/ check-valve. Salco Pro-Spec / GPH Specflow. Manual flush valve at end of each branch of supply pipe. Hunter Eco-Indicator at furthest end of each zone. See Schematic Irrigation Diagram.
☉	Rainbird / Hunter	PEB / ICV Remote Control Valve: Size as shown on plan. Non-potable version.
☉	Netafim	Disc Filter, 120-140 mesh 3/4" @ 1" valves or 17 GPM max at manifold 1" @ 1-1/2" valves up to 26 GPM max 1-1/2" @ 1-1/2" valves or 35 GPM max at manifold
☉	Netafim	1" In-line Wide Range Pressure Regulator (0.5 - 35 GPM) 40 PSI preset up to 4.4 GPM. 50 PSI preset over 4.5 GPM



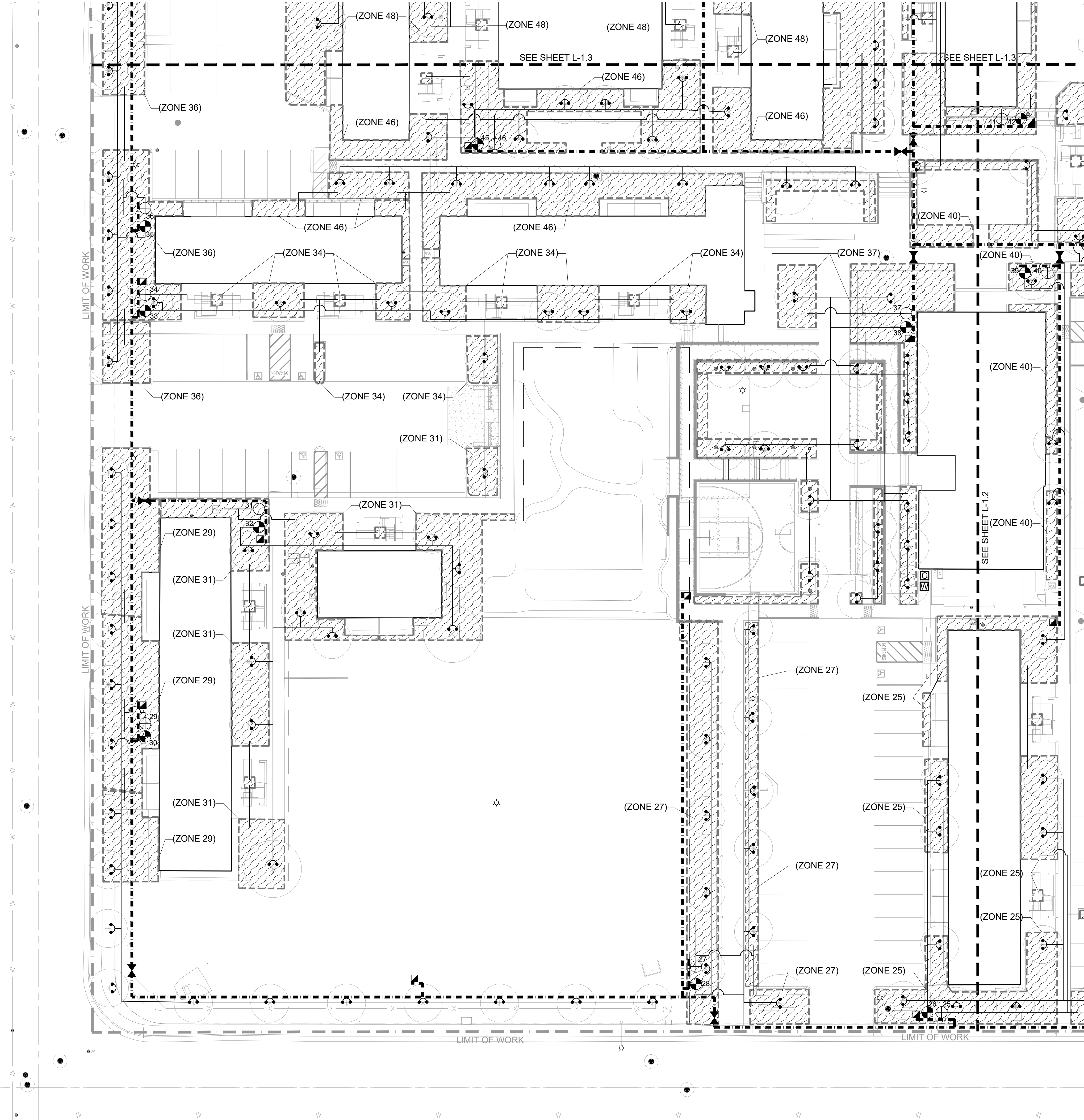
REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
DEL MONTE MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

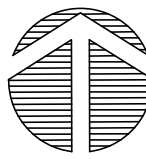
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Irrigation Legend & Notes

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SCALE: 1"= 20'-0"

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LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
		2" Main Line: 24" minimum cover. Sch/Class for pipe / fittings per Specs.
		Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size.
		Stub Out: See Irrigation Details
	Rainbird / Hunter / Toro	PEB / ICV / P-220 Remote Control Valve: Size as shown on plan. Non-potable version.
	Rainbird / Toro	3/4" / 1" Quick Coupler. Single lug, 2-pc body, locking cover.
	NDS / KBI	Full Port, True Union, PVC Ball Valve: Line Size
	Nibco	T-113 Bronze Gate Valve w/ S.S. Handwheel Nut: Line Size.
	Nibco	P-619-RW Iron Resilient Wedge Gate Valve. Line Size.
	AVK	Series 65 Ductile-iron Resilient Seated Gate Valve, Mechanical Joint Ends (MJxMJ), Line Size.
	NDS / KBI	Full Port, True Union, PVC Ball Valve: Match solenoid size at individual remote control valves; 1" at quick couplers; sub-main size at valve manifolds.
	Zurn Wilkins	SXL Cast Bronze 'Y' Type Strainer. Line Size. 40-mesh
	Febco	2" Lead-free Backflow Preventer LF825YA w/ Bronze Wye Strainer. Dark Green cage & blanket: See Details
	Zurn Wilkins	500 XL Pressure Reducing Valve (If needed)
Note: Where applicable, all equipment specified shall comply with NSF/ANSI Standard 61: Drinking Water System Components - low lead requirements.		
	Hunter / Irritrol	Controller with MV & FS terminals, wall mount steel cabinet XX Stations. Model # I-Core / MCE
	Hunter / Irritrol	ET Sensor: Solar Sync (wired/wireless) / Climate Logic (wireless)
	Superior	1-1/2" - 3300 Normally Open Master Valve
	Data Industrial	1" Brass Flow Sensor, # 250BR10. Connect to Controller.
		1" Conduit: 24" Depth minimum. For MV & FS wire and dedicated common. For ET Sensor Wire.
	LOW	Limit of Work Line
	POC	Point of Connection

LEGEND - TREE BUBBLERS / EMITTERS

SYMBOL	MANUFACTURER / DESCRIPTION	MODEL/DESCRIPTION	PSI	GPM / GPH
	Rainbird / Hunter	RWS-M-B-C-1402	30	0.5 GPM
	Root Watering Sys	RZWS-18"-50-CV		

LEGEND - DRIP IRRIGATION

SYMBOL	MANUFACTURER	DESCRIPTION
		POINT-SOURCE: 3/4" I.D. PVC Flex Hose supply pipe & 1/2" I.D. PVC Flex Hose distribution pipes. See Specs. See Irrigation Details. Emitters: 1/2" FPT, 2.0 GPH pressure compensating w/ check-valve. Salco Pro-Spec / GPH Specflow. Manual flush valve at end of each branch of supply pipe. Hunter Eco-Indicator at furthest end of each zone. See Schematic Irrigation Diagram.
	Rainbird / Hunter	PEB / ICV Remote Control Valve: Size as shown on plan. Non-potable version.
	Netafim	Disc Filter, 120-140 mesh 3/4" @ 1" valves or 17 GPM max at manifold 1" @ 1-1/2" valves up to 26 GPM max 1-1/2" @ 1-1/2" valves or 35 GPM max at manifold
	Netafim	1" In-line Wide Range Pressure Regulator (0.5 - 35 GPM) 40 PSI preset up to 4.4 GPM. 50 PSI preset over 4.5 GPM



REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
**DEL MONTE
MANOR**
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

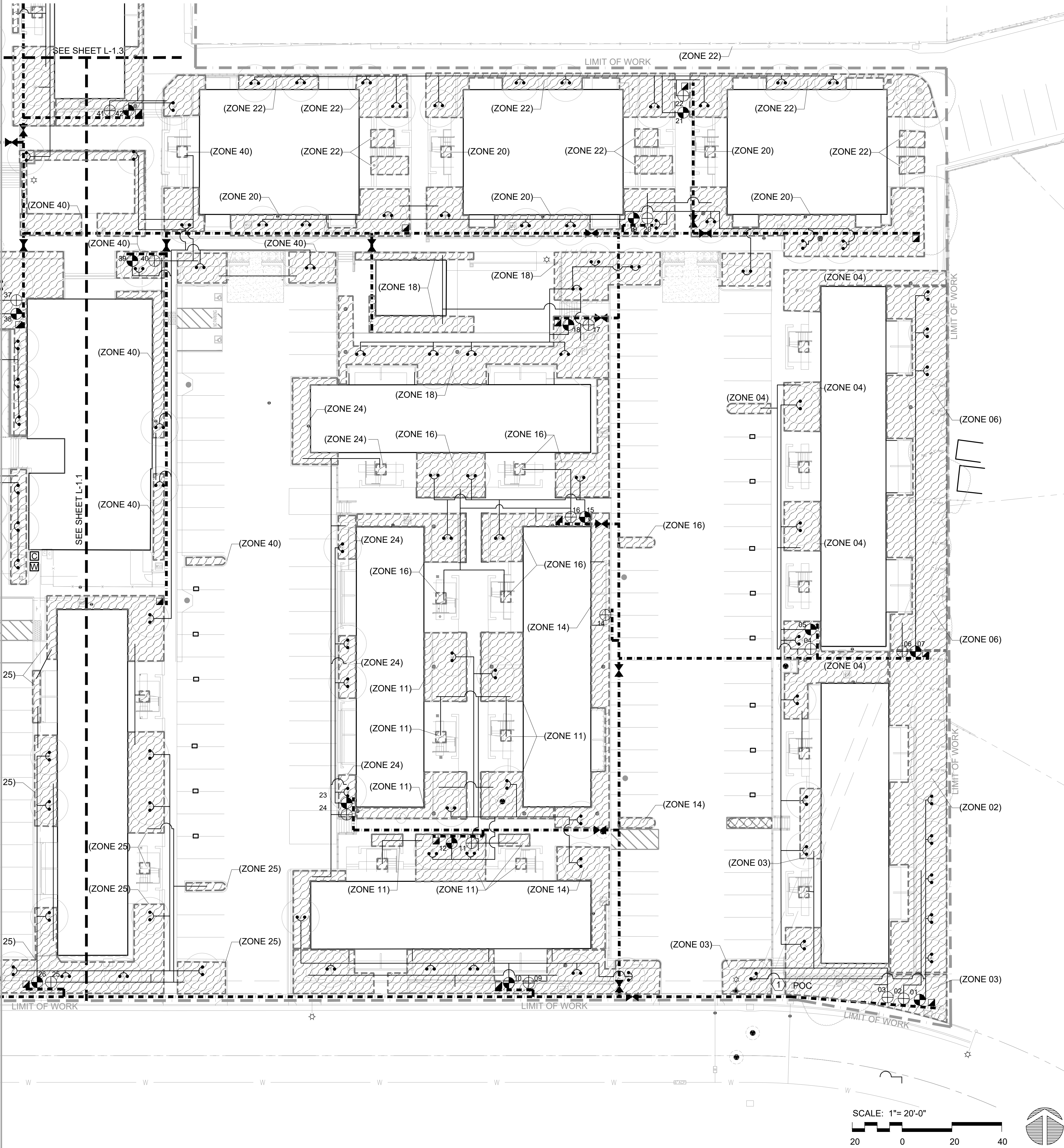
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Irrigation Plan

SHEET NO:

L-1.1

NOTE: SEE L-3.0 FOR LEGEND AND NOTES

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LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
		2" Main Line: 24" minimum cover. Sch/Class for pipe / fittings per Specs.
		Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size.
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	Rainbird / Toro	3/4" / 1" Quick Coupler. Single lug, 2-pc body, locking cover.
	NDS / KBI	Full Port, True Union, PVC Ball Valve: Line Size
	Nibco	T-113 Bronze Gate Valve w/ S.S. Handwheel Nut: Line Size.
	Nibco	P-619-RW Iron Resilient Wedge Gate Valve. Line Size.
	AVK	Series 65 Ductile-iron Resilient Seated Gate Valve, Mechanical Joint Ends (MJxMJ), Line Size.
	None NDS / KBI	Full Port, True Union, PVC Ball Valve: Match solenoid size at individual remote control valves; 1" at quick couplers; sub-main size at valve manifolds.
	Zurn Wilkins	SXL Cast Bronze 'Y' Type Strainer. Line Size. 40-mesh
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	Hunter / Irritrol	ET Sensor: Solar Sync (wired/wireless) / Climate Logic (wireless)
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	Data Industrial	1" Brass Flow Sensor, # 250BR10. Connect to Controller.
		1" Conduit: 24" Depth minimum. For MV & FS wire and dedicated common. For ET Sensor Wire.
	LOW	Limit of Work Line
	POC	Point of Connection

LEGEND - TREE BUBBLERS / EMITTERS

SYMBOL	MANUFACTURER / DESCRIPTION	MODEL/DESCRIPTION	PSI	GPM / GPH
	Rainbird / Hunter Root Watering Sys	RWS-M-B-C-1402 RZWS-18"-50-CV	30	0.5 GPM

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SYMBOL	MANUFACTURER	DESCRIPTION
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NO.	DATE	DESCRIPTION

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DEL MONTE MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

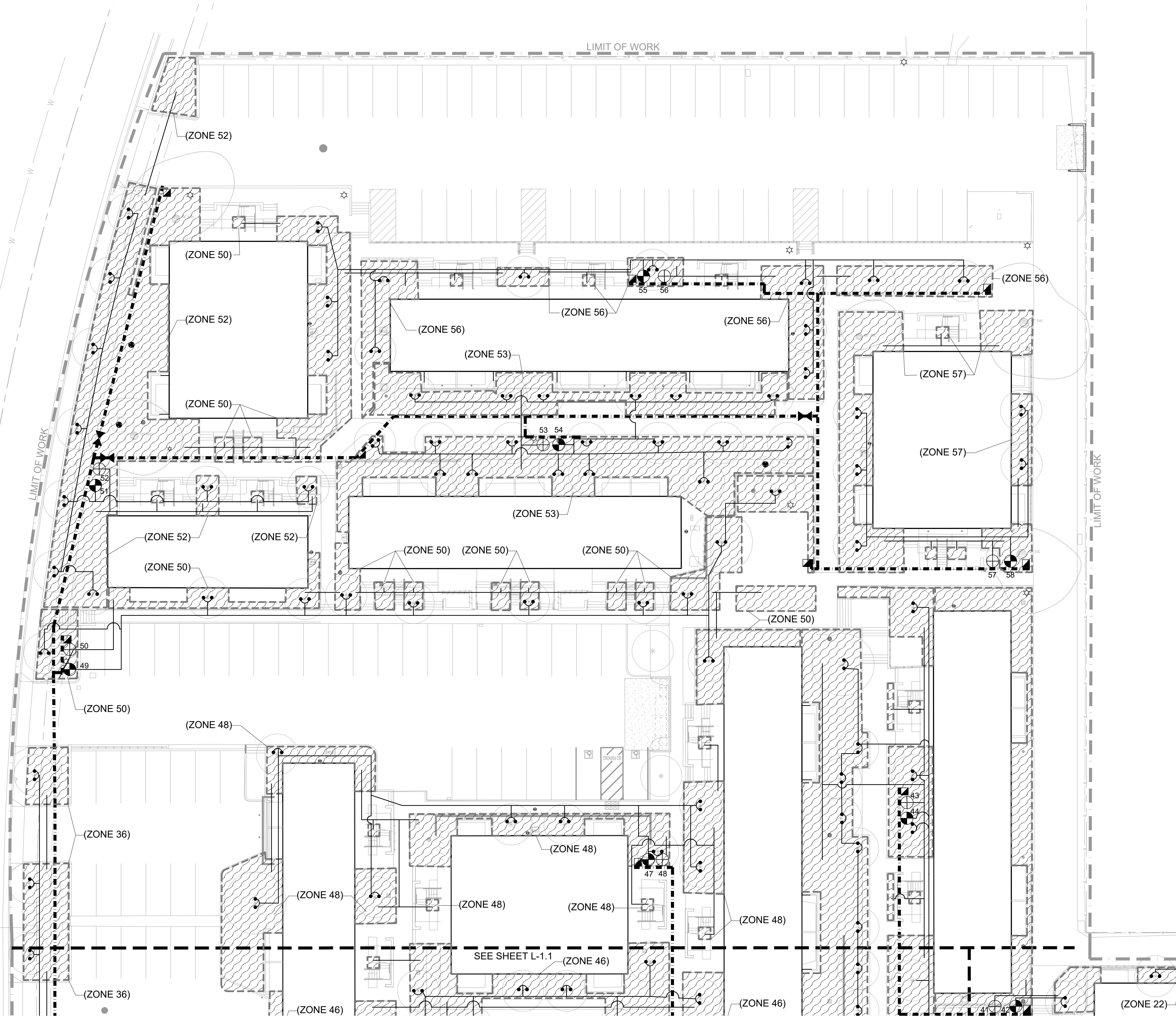
PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Irrigation Plan

SHEET NO:

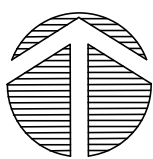
NOTE: SEE L-3.0 FOR LEGEND AND NOTES

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SCALE: 1"= 20'-0"

20 0 20 40



LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
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		1" Conduit: 24" Depth minimum. For MV & FS wire and dedicated common. For ET Sensor Wire.
	LOW	Limit of Work Line
	POC	Point of Connection

Note: Where applicable, all equipment specified shall comply with NSF/ANSI Standard 61: Drinking Water System Components - low lead requirements.

LEGEND - TREE BUBBLERS / EMITTERS

SYMBOL	MANUFACTURER / DESCRIPTION	MODEL/DESCRIPTION	PSI	GPM / GPH
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	Root Watering Sys	RZWS-18"-50-CV		

LEGEND - DRIP IRRIGATION

SYMBOL	MANUFACTURER	DESCRIPTION
		POINT-SOURCE: 3/4" I.D. PVC Flex Hose supply pipe & 1/2" I.D. PVC Flex Hose distribution pipes. See Specs. See Irrigation Details. Emitters: 1/2" FPT,2.0 GPH pressure compensating w/ check-valve. Salco Pro-Spec / GPH Specflow. Manual flush valve at end of each branch of supply pipe. Hunter Eco-Indicator at furthest end of each zone. See Schematic Irrigation Diagram.
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	Netafim	1" In-line Wide Range Pressure Regulator (0.5 - 35 GPM) 40 PSI preset up to 4.4 GPM. 50 PSI preset over 4.5 GPM



REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
DEL MONTE
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1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
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SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Irrigation Plan

SHEET NO:

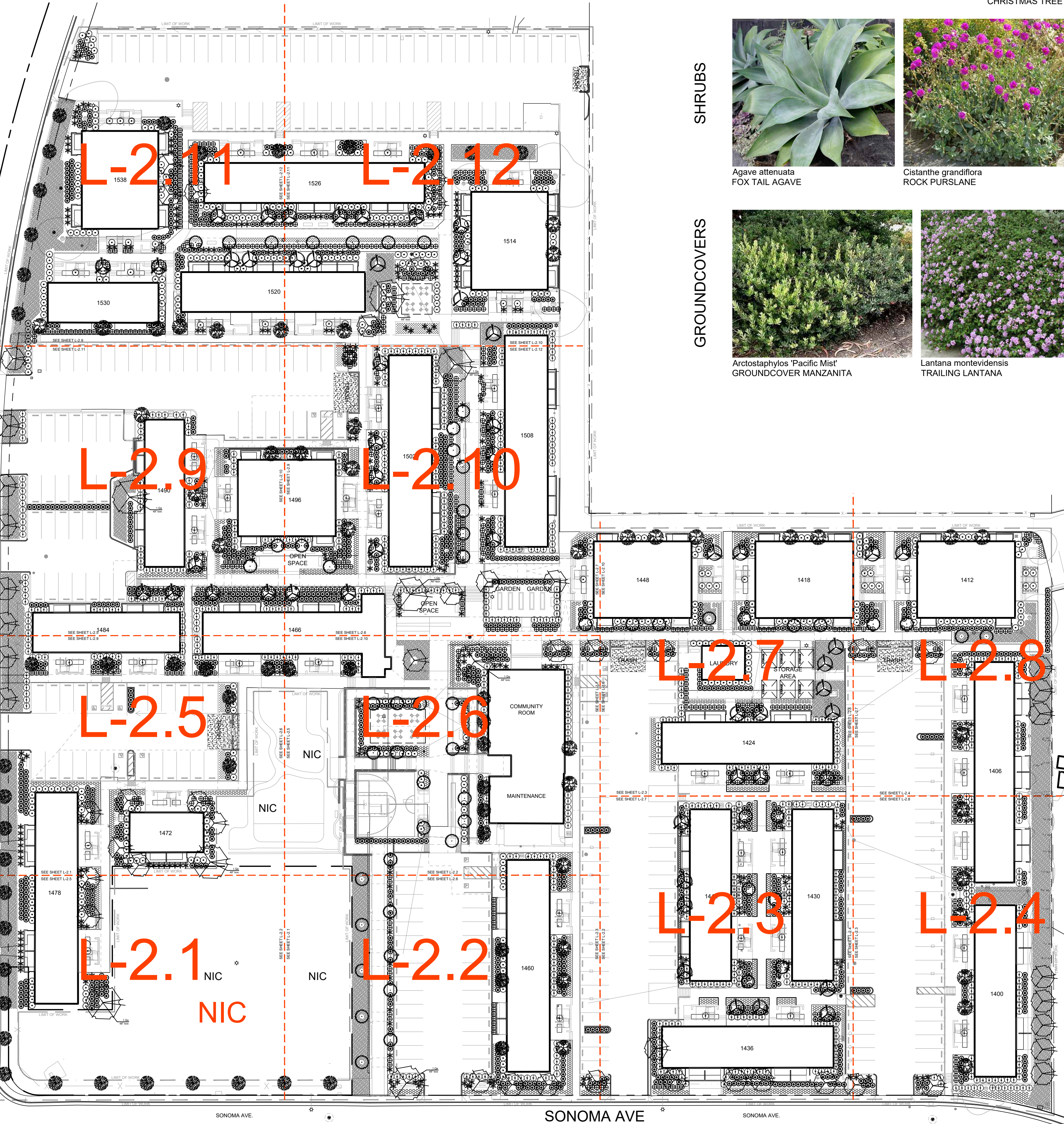
NOTE: SEE L-3.0 FOR LEGEND AND NOTES

L-1.3

MWEO COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

	Mike Bellinger	3099	12-31-2019
Signed	Name	CLA#	Date



TREES



SHRUBS



GROUNDCOVERS



TREE PROTECTION NOTES

The City of Seaside has two effective tools to protect and preserve trees associated with this project - the City Tree Ordinance and the BAR. Best Management Practices (BMP) for tree preservation and resource protection are provided below.

Proper implementation of tree protection measures and regular construction site monitoring will assist in minimizing harmful impacts to trees, as well as safeguarding and sustaining the health and well-being of trees on the property. ANSI A300 tree care and management practices should be utilized to ensure the greatest level of tree preservation and welfare. Tree protection and preservation BMP will be determined on-site by the project arborist and other involved parties. Tree and resource preservation measures will be regularly inspected by the Project Arborist and properly maintained by assigned personnel for the duration of the project to ensure they are performing and functioning effectively.

Prior to the commencement of proposed development activities, a pre-construction meeting with the project Arborist will be scheduled to discuss the installation of tree and resource protection measures and BMP that will be necessary for the project. A monitoring program should be implemented for the duration of the project that will serve to regularly monitor and inspect the condition of tree and resource protection measures; determine if any repairs, modifications or improvements are necessary; and to make certain that tree and resource protection measures are functioning and performing effectively. An additional property inspection should be conducted prior to beginning any proposed construction activities to determine the presence or absence of nesting birds, roosting bats and any other sensitive resources that have the potential of occurring on the property.

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

- 8.1) Exclusionary Fencing:** Prior to commencing grading and construction activities, install high visibility exclusionary fencing in a manner that clearly defines the work area, limits unnecessary disturbance and protects the critical root zone of individual trees. The Project Arborist should be involved with identifying and delineating sensitive root zone areas within and beyond the canopy drip-line of retained trees. To avoid or limit tree impacts, necessary repairs, modifications and maintenance should be conducted on an as-needed basis.
- 8.2) Sedimentation Control:** Install appropriate sedimentation control measures, and if necessary, apply soil stabilization and source control measures to exposed soil surfaces to prevent erosion problems and sediment runoff during rain events. Erosion problems and sediment deposition around trees can adversely affect tree health and stability. Routine monitoring as well as necessary maintenance and improvements will ensure erosion and sedimentation control measures are functioning effectively.
- 8.3) Trunk and Stem Protection:** Where grading and construction activities are occurring within 3-feet of trees, install trunk and stem protection measures (See Details). Tree protection measures should be securely installed to trees with rope and high visibility exclusionary fencing. If it is necessary to perform any pruning, use proper tree pruning practices to minimize stress and maximize wound healing.
- 8.4) Root Zone Protection:** Where possible avoid damaging or severing roots located within critical root zone (i.e., canopy drip-line) of trees, especially roots that are 2 inches in diameter or larger. Construction footings should be designed and excavation cuts performed in a manner to minimize impacts to primary roots. If significant roots are encountered, efforts should be made to carefully excavate under or around primary lateral roots. Trenching operations that may occur in close proximity to retained trees should be performed under the guidance and monitoring of the project Arborist. Tree roots severed or significantly damaged during grading and excavating operations should be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile are permanently stabilized and protected. If burlap covered cut roots are exposed to the outside environment for a prolonged time period, make certain a site attendant is assigned the task of regularly wetting burlap covered roots to prevent root desiccation.
- 8.5) Tree Damage:** In accordance with the established tree care and preservation BMP, when trees are damaged during construction, each should be promptly repaired and/or treated as prescribed by the project Arborist specifications. Remedial or corrective treatments will depend largely on the condition of specific tree and the damage or injury sustained.
- 8.6) Natural Grade Protection:** Where possible avoid altering the natural grade and applying excessive fill material within the critical root zone of trees. It is particularly important to avoid applying fill material against the lower trunk and root crown of protected trees.
- 8.7) Irrigation:** Trees are to be irrigated on a schedule to be determined by an Arborist at the start of construction. Tree irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.
- 8.8) Pruning:** If tree pruning is necessary, it is important proper pruning BMP are performed. The Project Arborist should oversee proper pruning to minimize harmful impacts to trees and to reduce potential tree hazards. Ideally, tree pruning should be performed during the Fall through early winter months. An important principle is to make proper pruning cuts, keeping them as small as possible while removing as few living branches as possible.
- 8.9) Storage:** Avoid storing construction tools, materials and equipment within the canopy drip-line of trees. Do not wash out or dispose of excess materials within critical root zones. If it is unavoidable and necessary to temporarily store or stockpile materials and equipment within the drip-line of trees, apply 6-12 inches of clean woodchip mulch to prevent significant soil compaction and root zone disturbance. Once construction activities are complete this thick temporary mulch layer should be removed and reduced to a 3-4 inch layer of woodchip mulch to allow for increased water and oxygen penetration into the subgrade.
- 8.10) Site Inspections:** Regularly perform construction site inspections for the duration of the project to monitor the condition of trees and resource protection measures and to determine if any repairs, adjustments or modifications are necessary. Additionally, trees impacted by site development should be periodically monitored and assessed during and following the project to determine if any tree care and management actions are necessary and to make certain trees do not present a hazard to property and/or nearby structures.



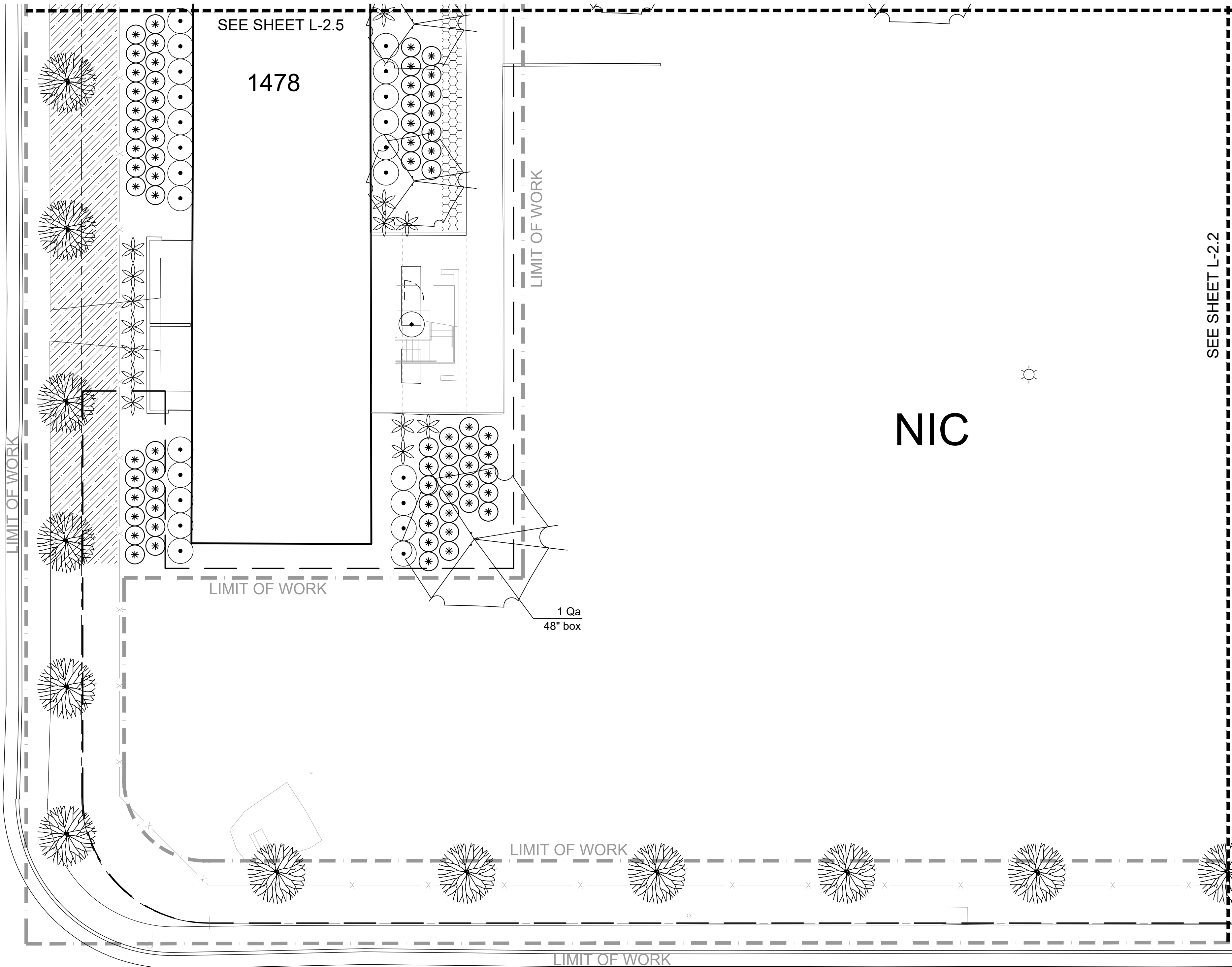
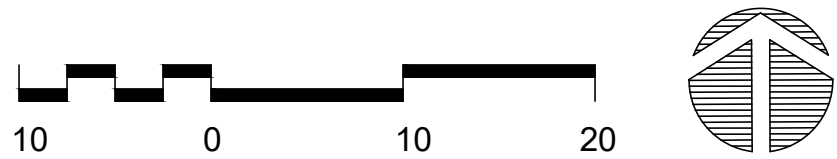
REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
**DEL MONTE
MANOR**
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Key Plan

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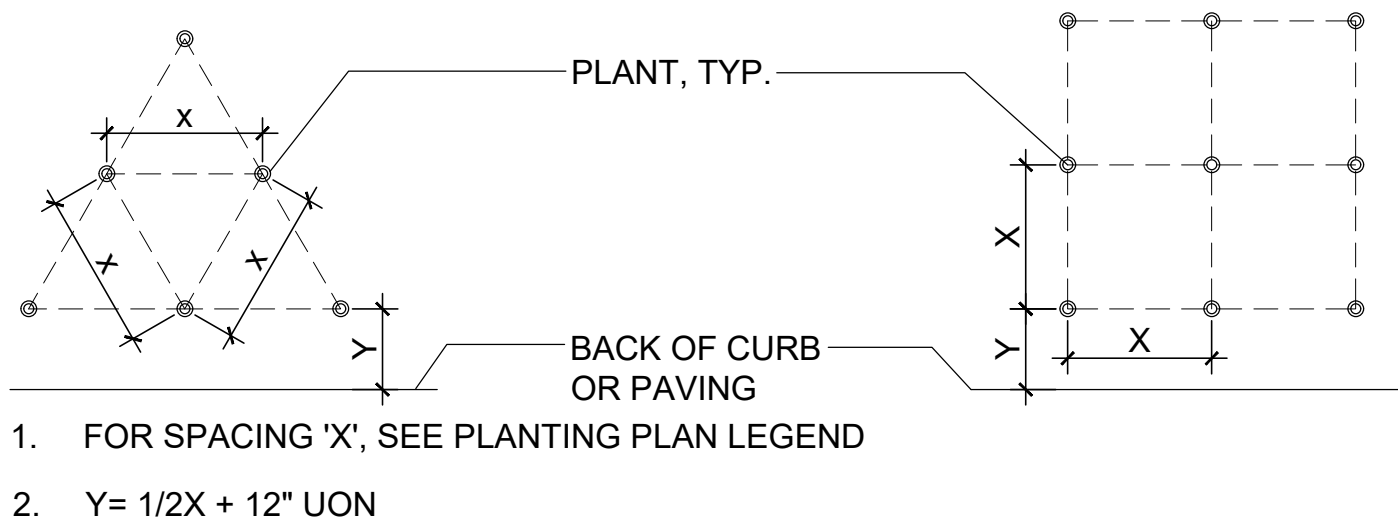
PLANT LEGEND

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Trees				
L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
L	Senecio mandraliscae	Kleinia	1 Gal.	

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PLANT SPACING AND PLANTING SETBACK DIAGRAM



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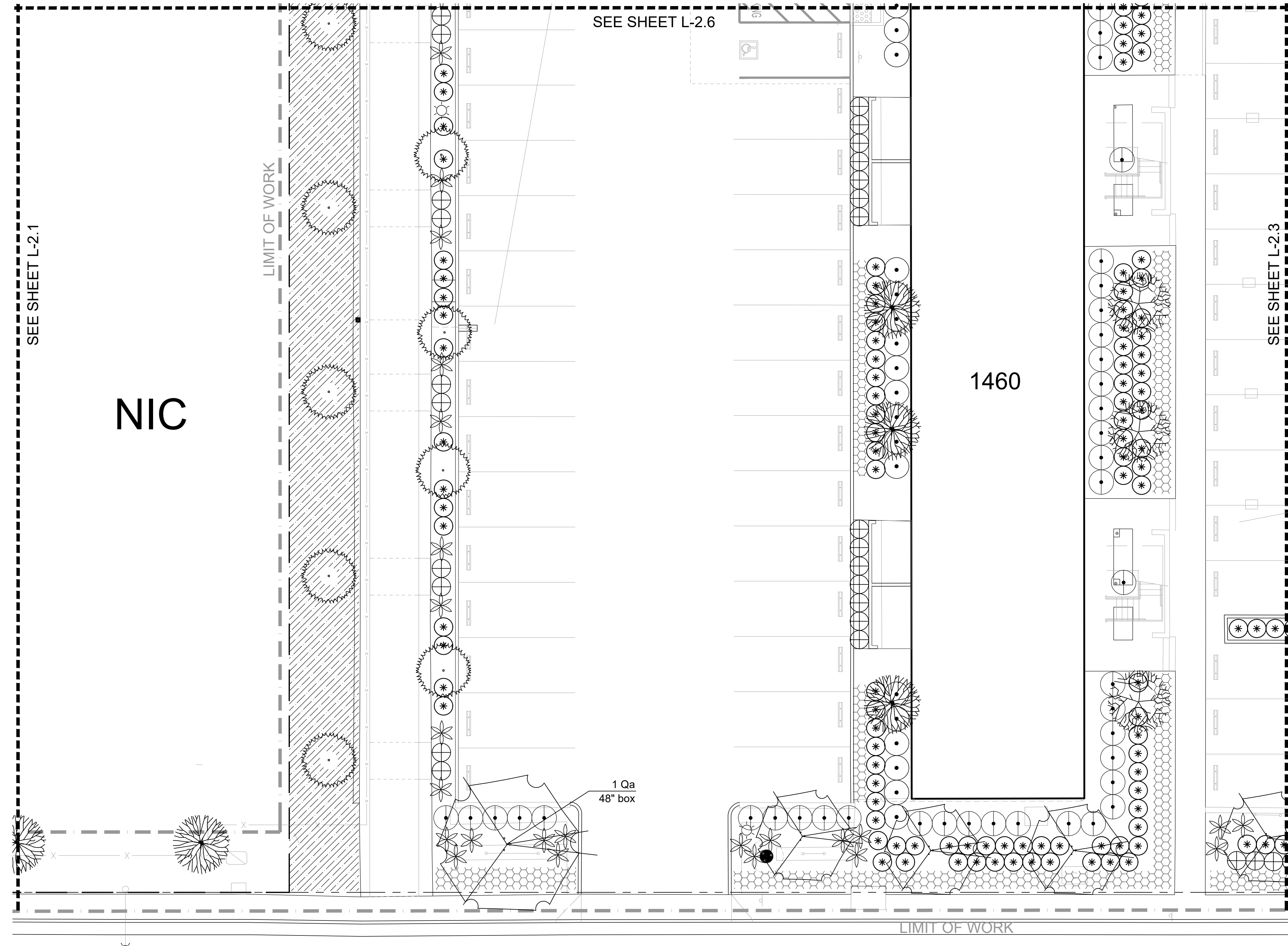
PROJECT:
**DEL MONTE
MANOR**
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan

SHEET NO:

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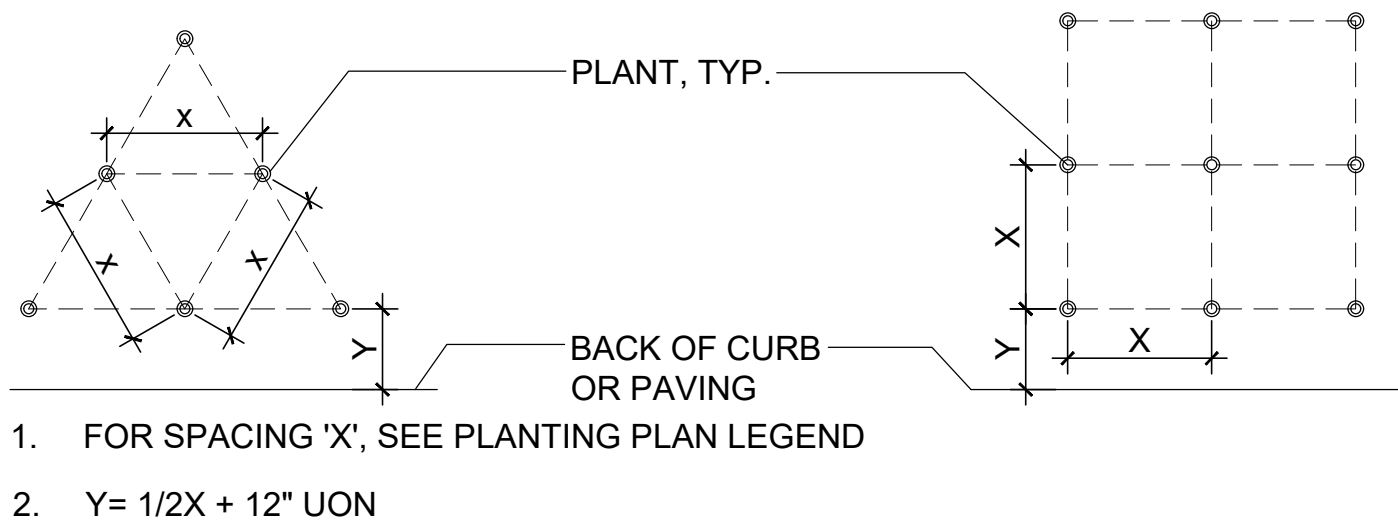
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VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
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PROJECT:
DEL MONTE
MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

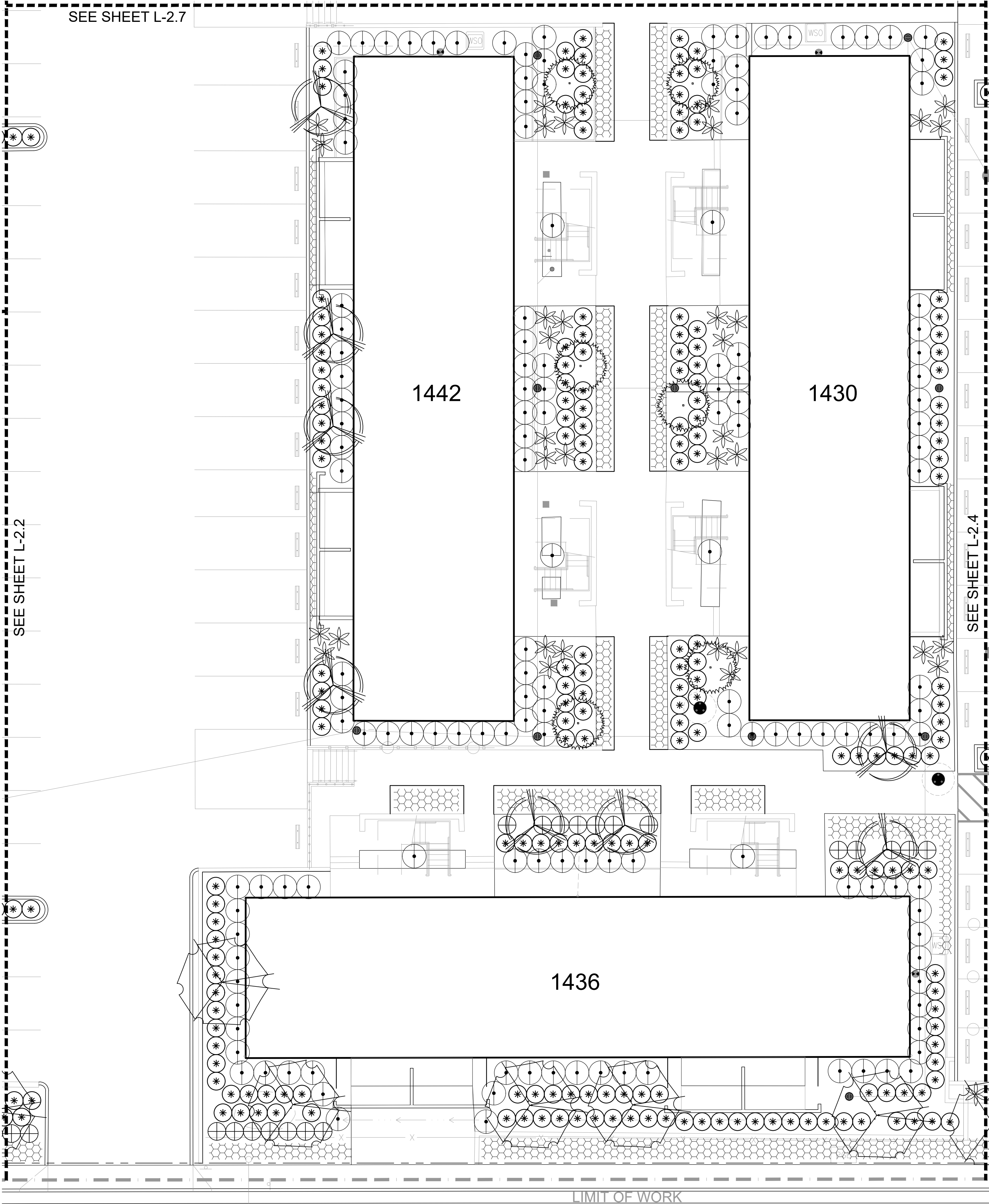
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SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan

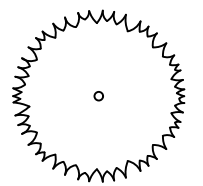
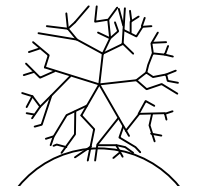
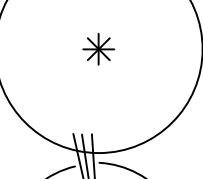
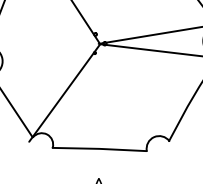
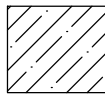
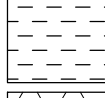
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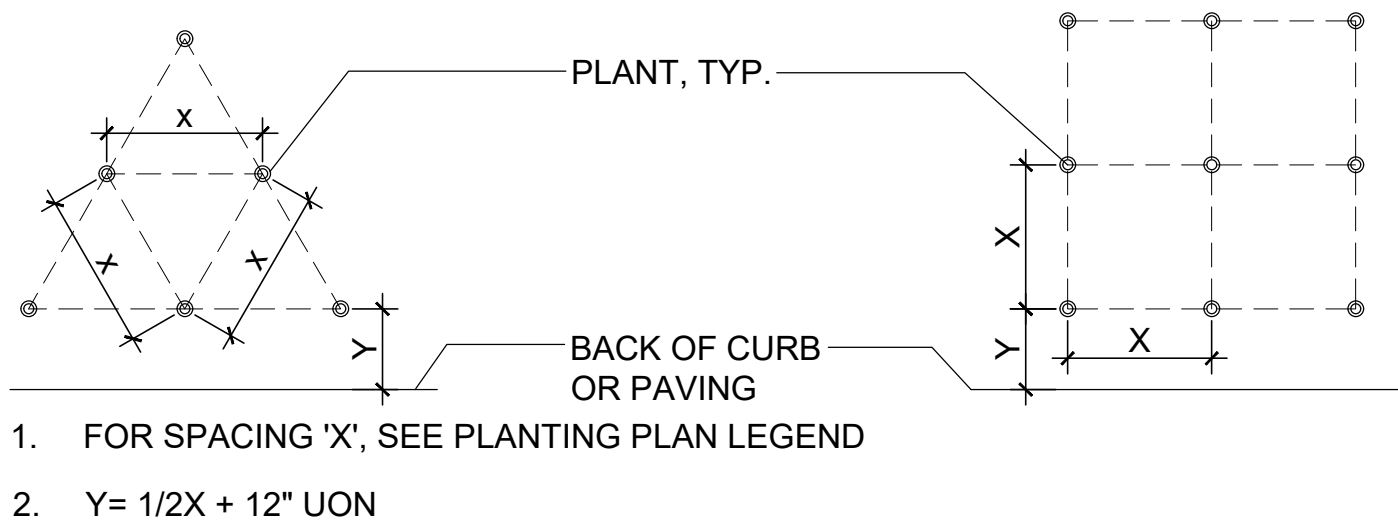
PLANT LEGEND

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<u>Trees</u>				
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	L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box Standard
	VL Qa	Quercus agrifolia	Coast Live Oak	24" box Standard
<u>Shrubs</u>				
	L Aa	Agave attenuata	Fox Tail Agave	5 Gal.
	L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.
	L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.
	L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.
	L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.
<u>Groundcovers</u>				
	L Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
	L Lantana montevidensis	Purple Lantana	1 Gal.	
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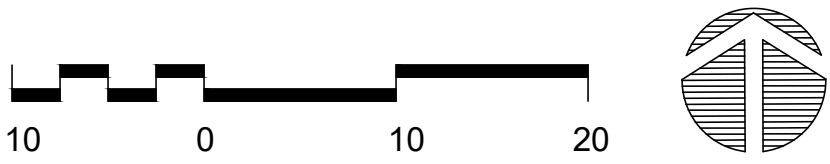
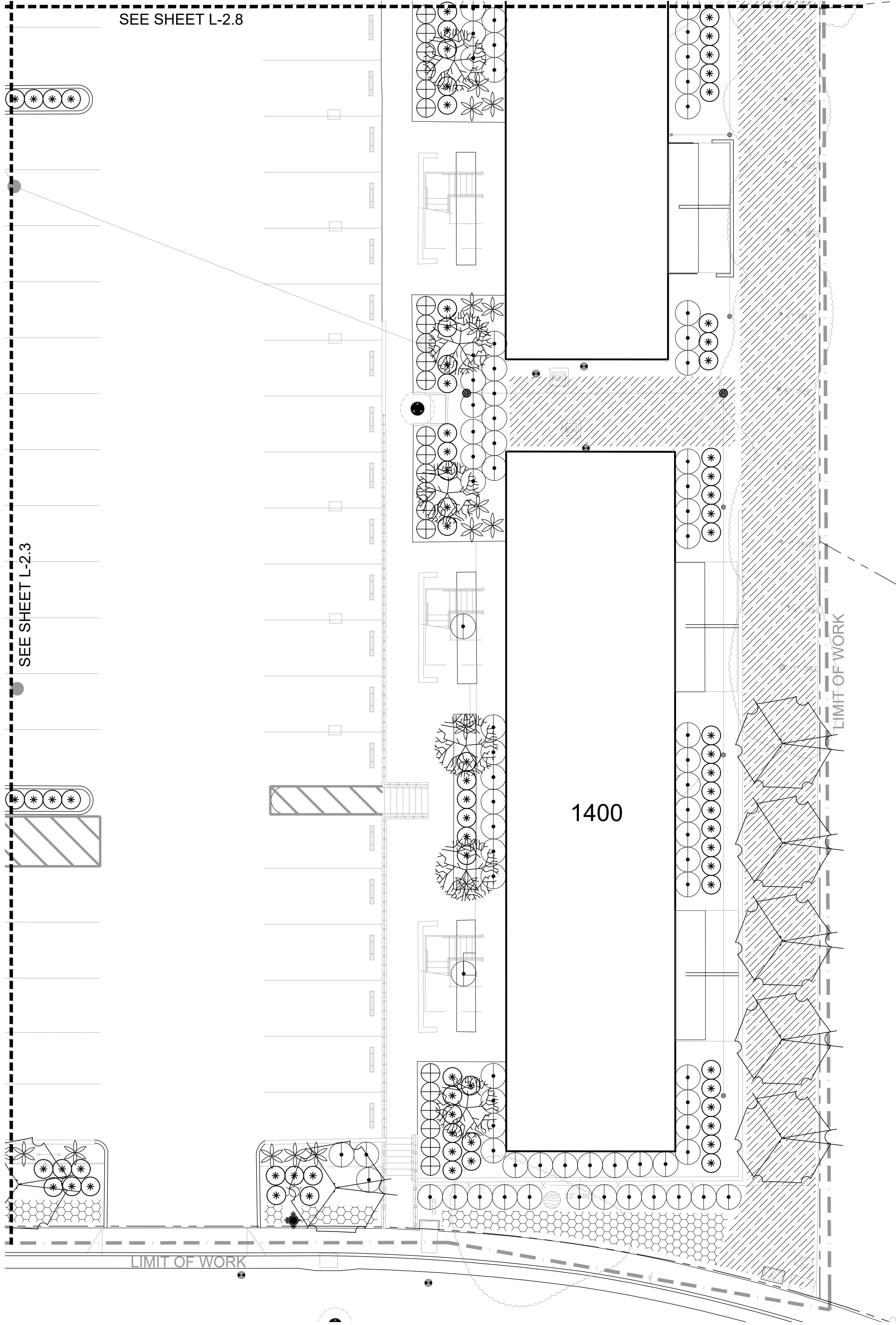
REVISIONS:		
NO.	DATE	DESCRIPTION

PROJECT:
DEL MONTE MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
Planting Plan

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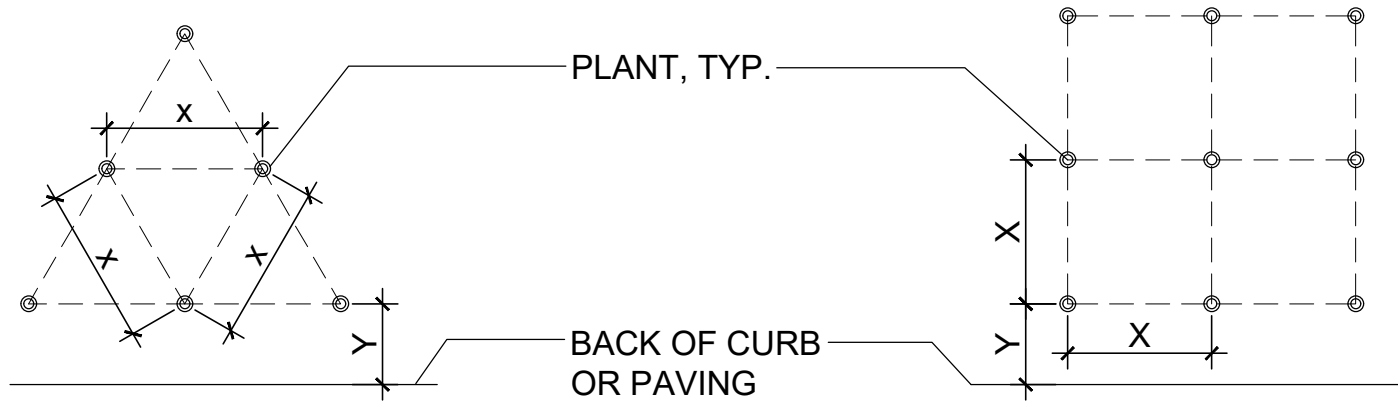
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- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- $Y = 1/2X + 12"$ UON

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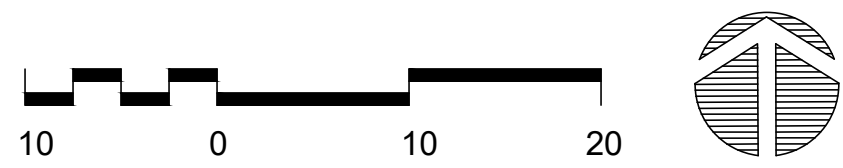
PROJECT:
DEL MONTE
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1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

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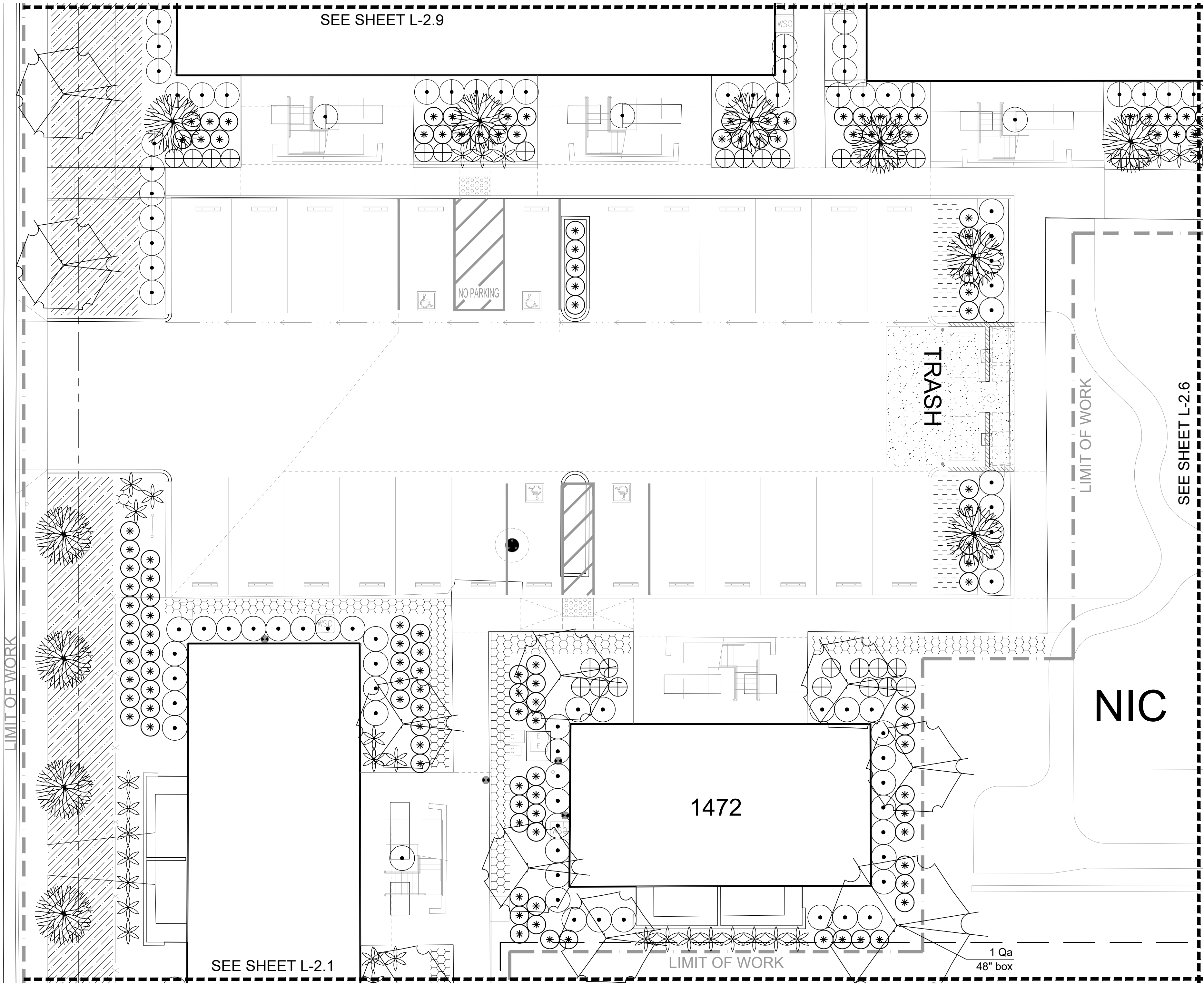
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YOSEMITE ST.



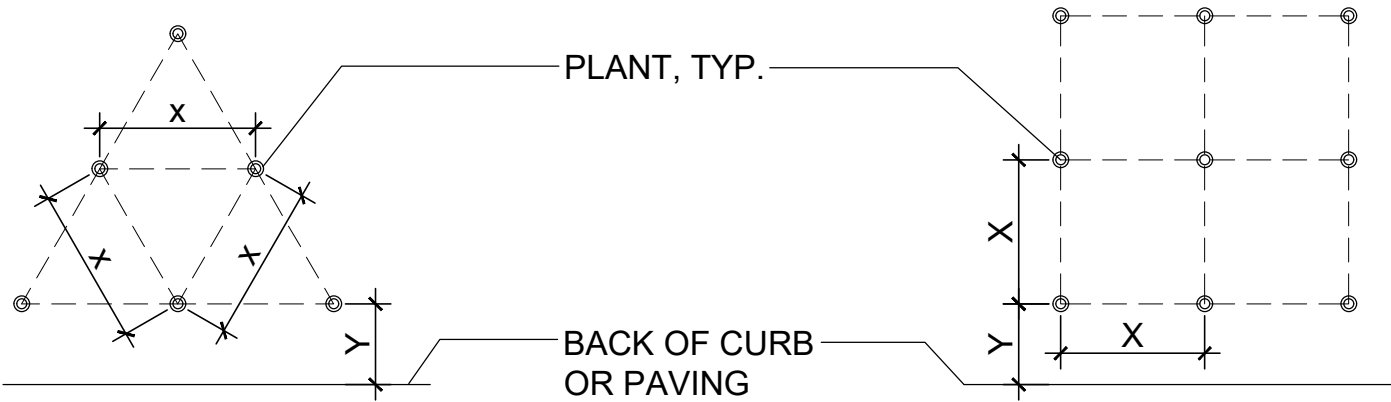
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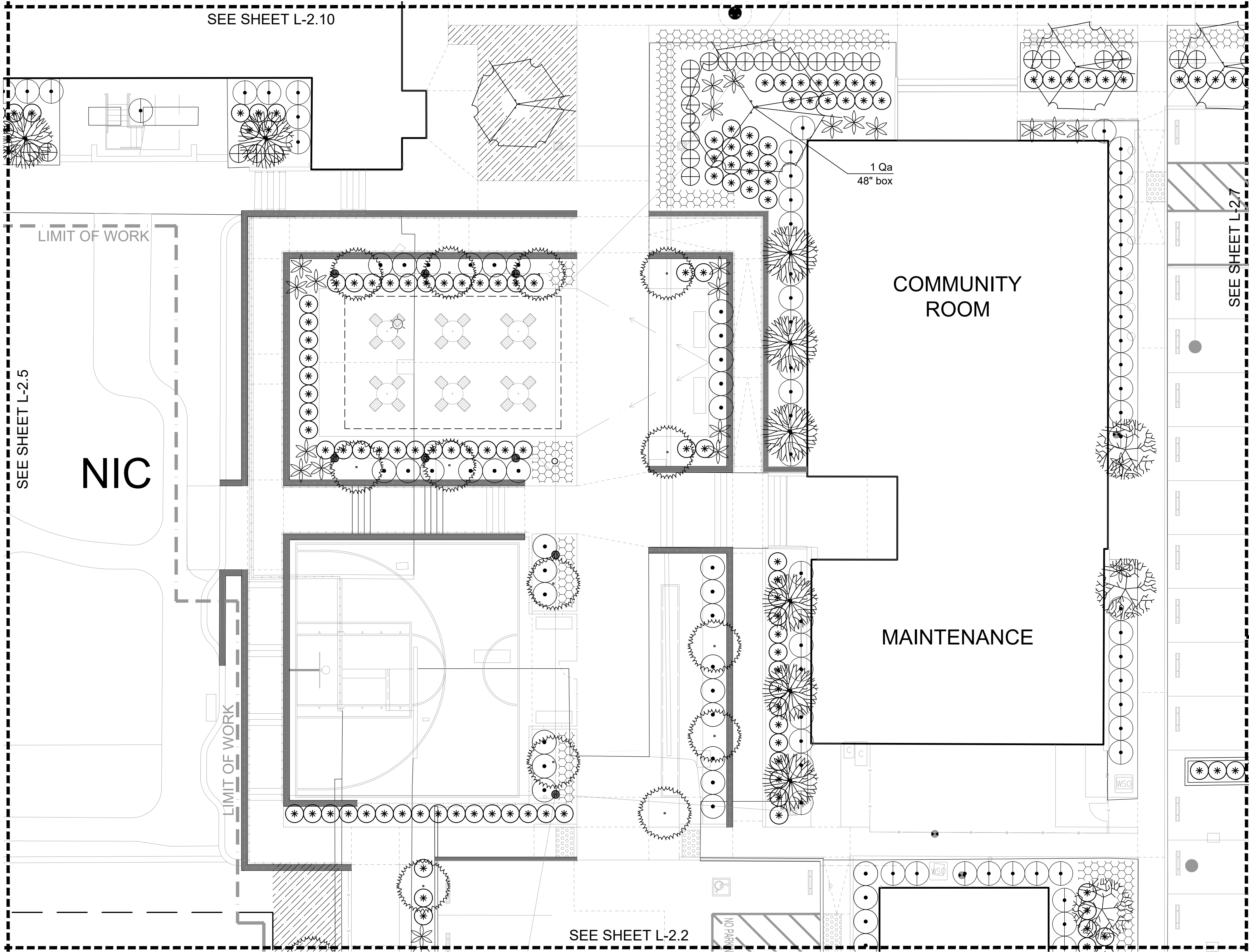
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SHEET NO:

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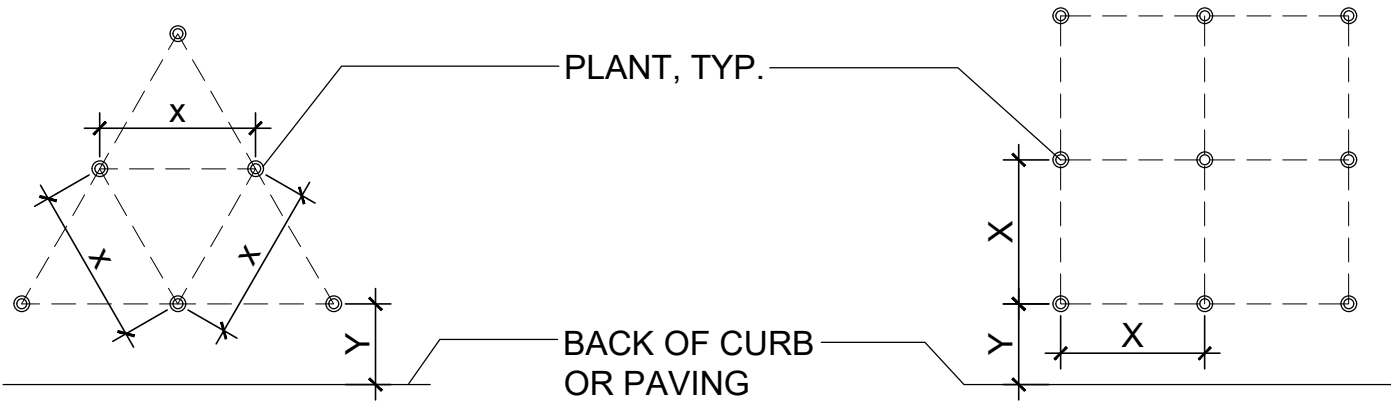
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PROJECT:
DEL MONTE MANOR
1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

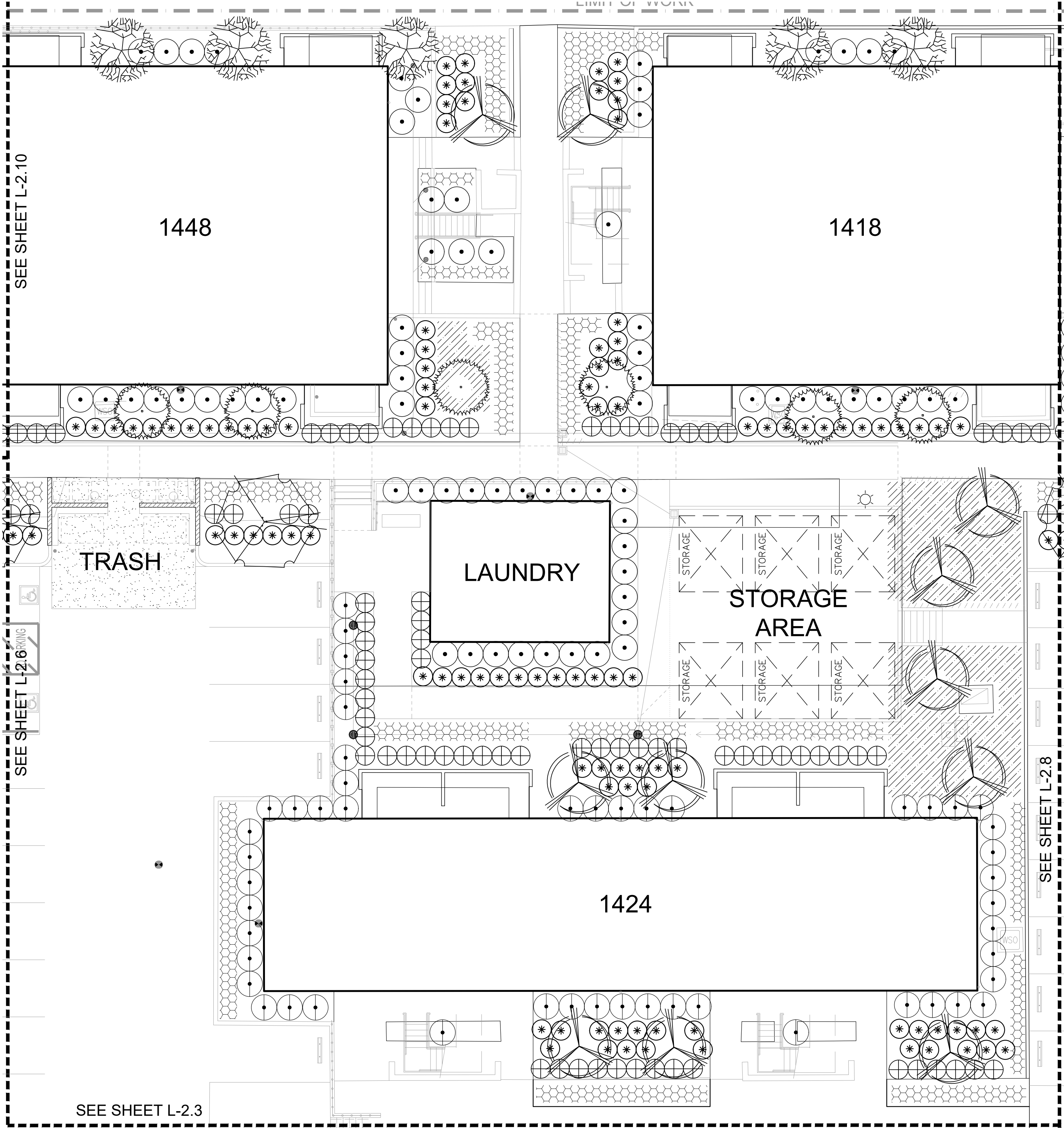
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DATE: 09/20/2019
SCALE: AS SHOWN
DRAWN | CHECKED: JL/MB
ISSUANCE:
DRC SUBMITTAL

SHEET NAME:
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SHEET NO:

L-2.6

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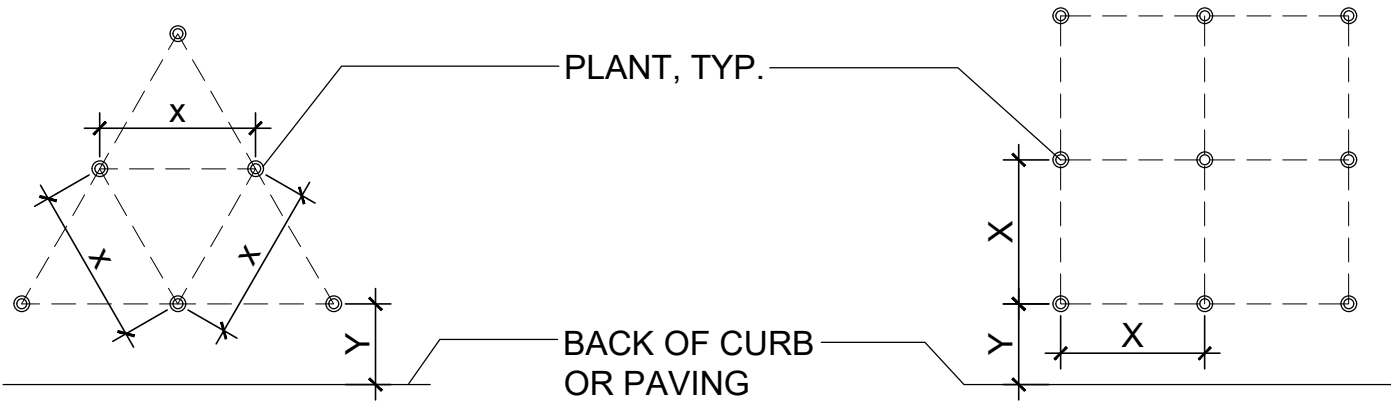
PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
L Li	Lagerstroemia indica 'Tuscarora'	Pink Crepe Myrtle	24" box	Standard
L Mn	Melaleuca nesophila	Pink Melaleuca	24" box	Multi
L Me	Metrosideros excelsa	New Zealand Christmas Tree	24" box	Standard
L Oe	Olea europaea 'Wilsonii'	Fruitless Olive	24" box	Standard
VL Qa	Quercus agrifolia	Coast Live Oak	24" box	Standard
Shrubs				
L Aa	Agave attenuata	Fox Tail Agave	5 Gal.	
L Cg	Cistanthe grandiflora	Rock Purslane	1 Gal.	
L Lo	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	
L Pb	Phormium 'Dark Delight'	Burgundy New Zealand Flax	5 Gal.	
L Py	Phormium 'Yellow Wave'	Yellow New Zealand Flax	5 Gal.	
Groundcovers				
L	Arctostaphylos 'Pacific Mist'	Groundcover Manzanita	1 Gal.	
L	Lantana montevidensis	Purple Lantana	1 Gal.	
L	Senecio mandraliscae	Kleinia	1 Gal.	

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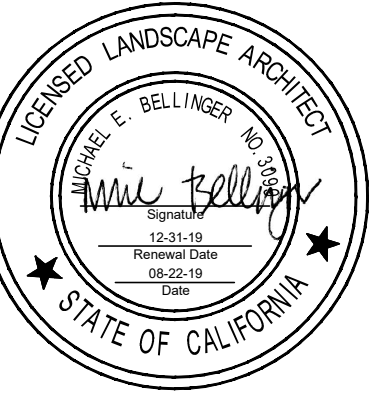
PLANT SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- $Y = 1/2X + 12"$ UON

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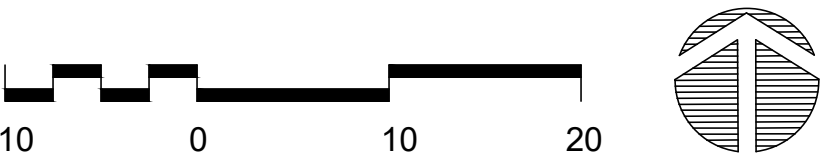
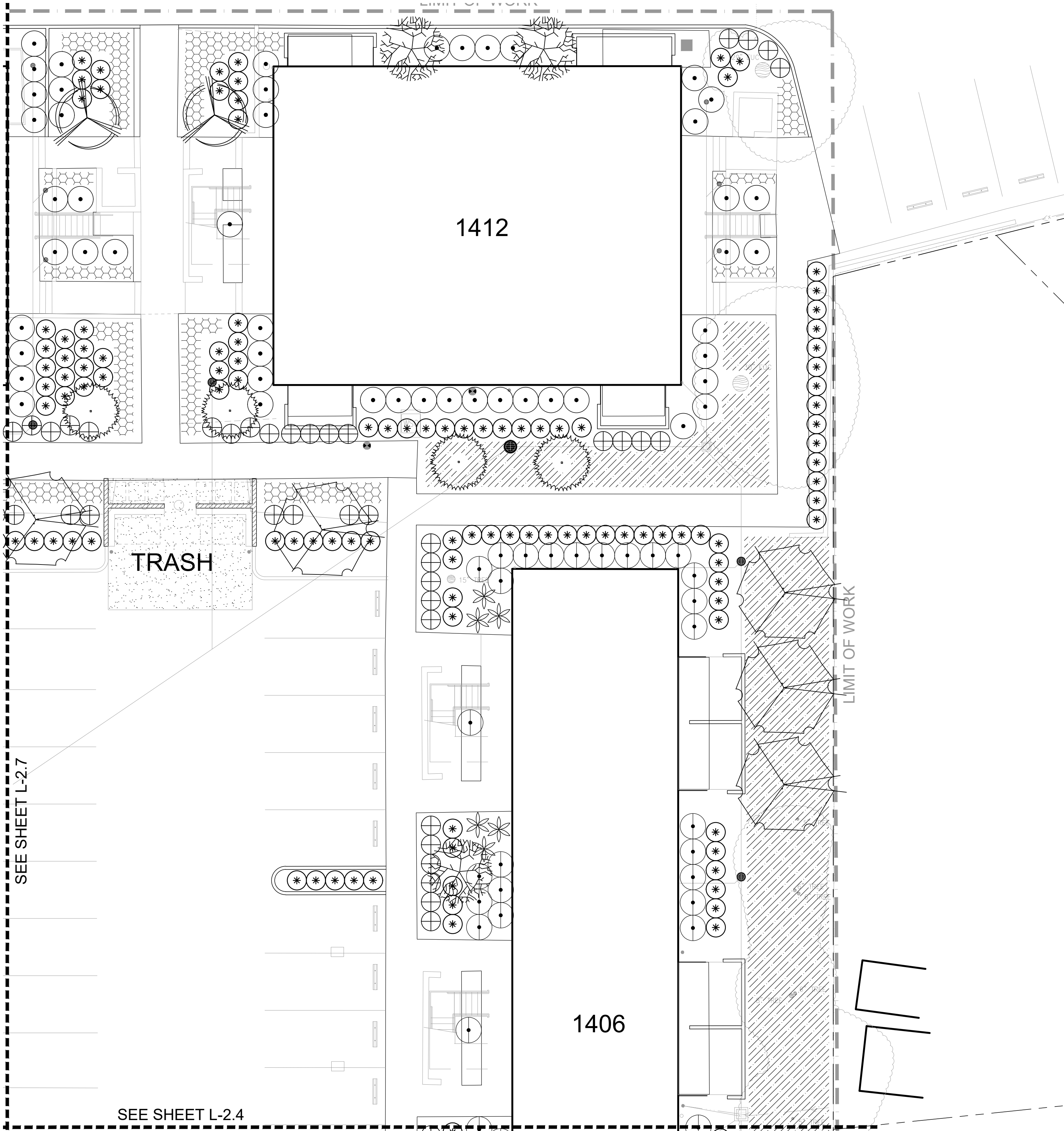
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Planting Plan

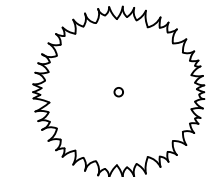
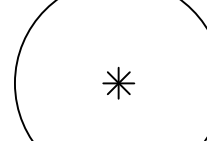
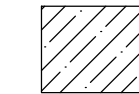
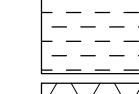
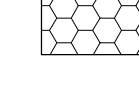
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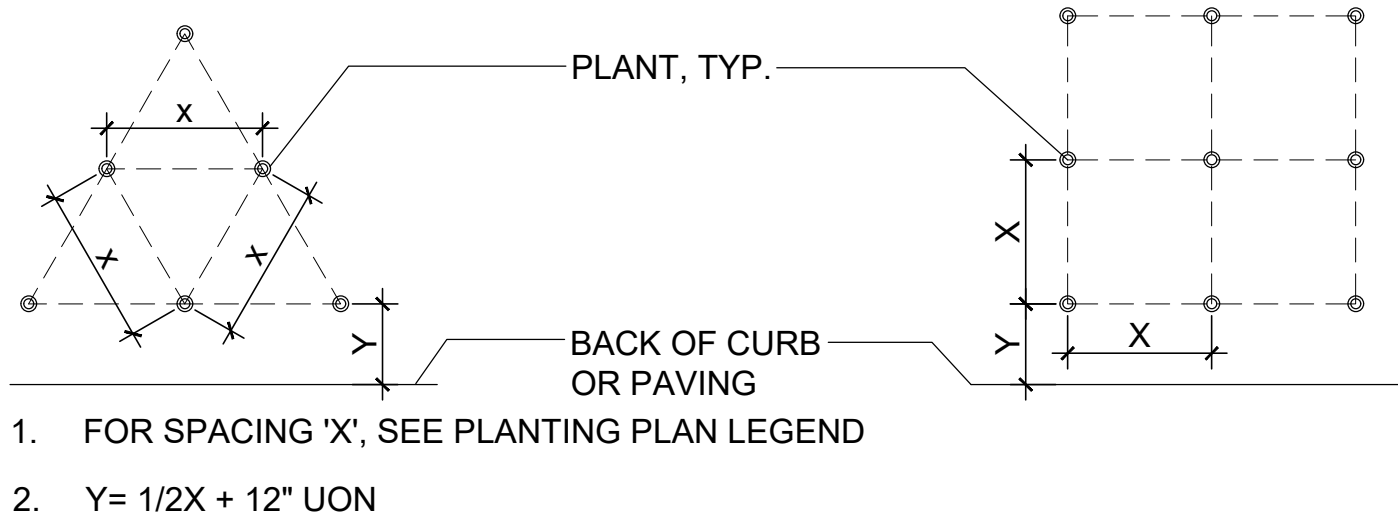
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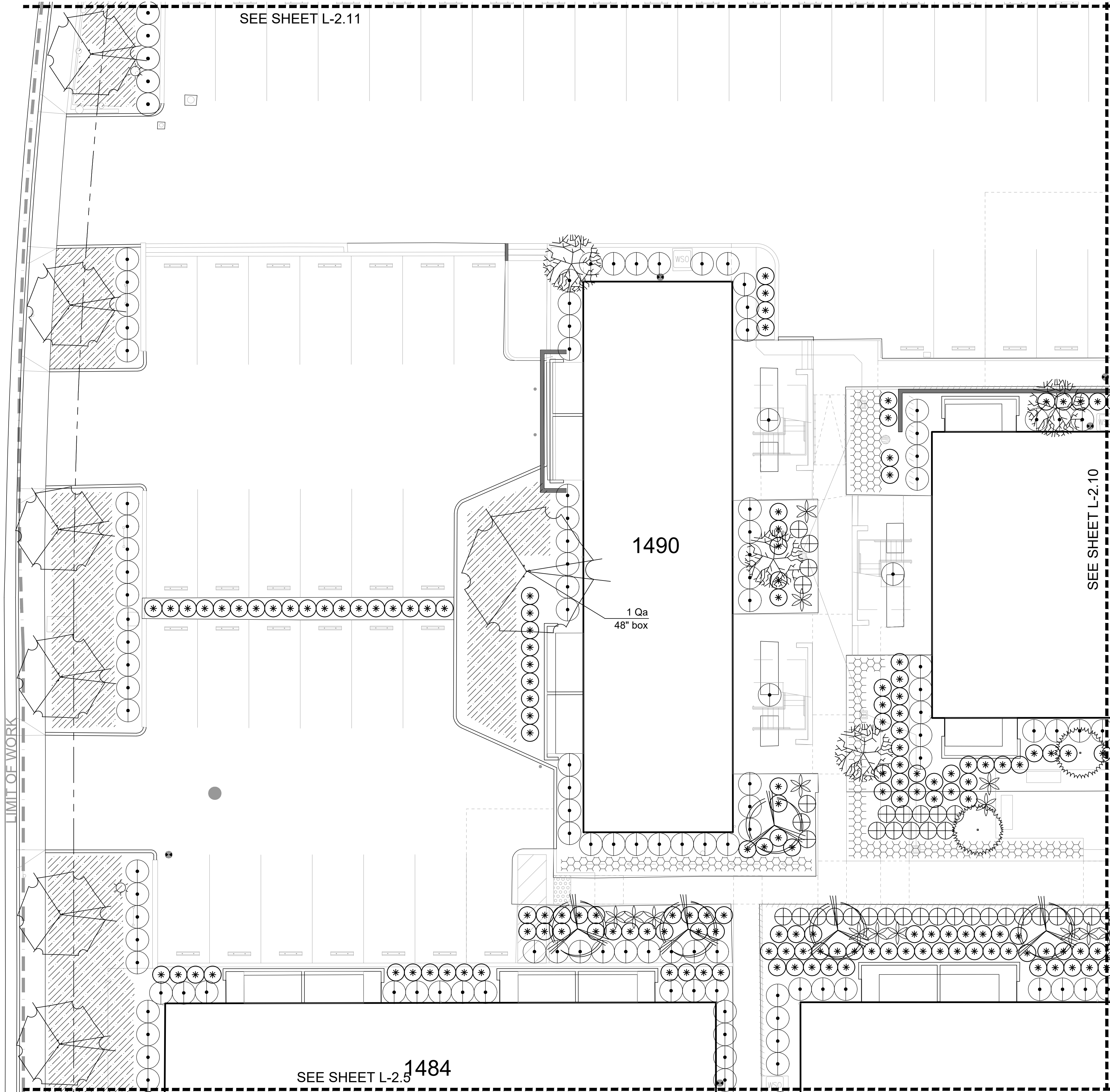
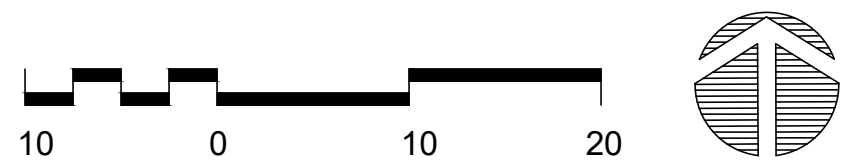
PROJECT:
DEL MONTE
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1466 YOSEMITE STREET
SEASIDE, CALIFORNIA

PROJECT NO: 19.041
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DRC SUBMITTAL

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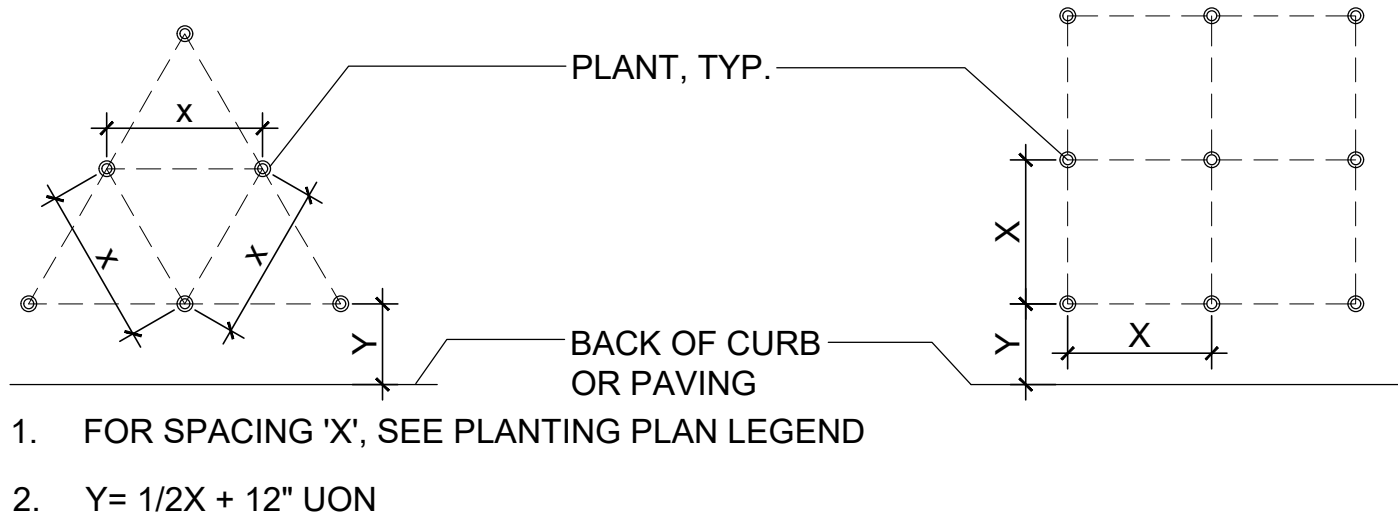
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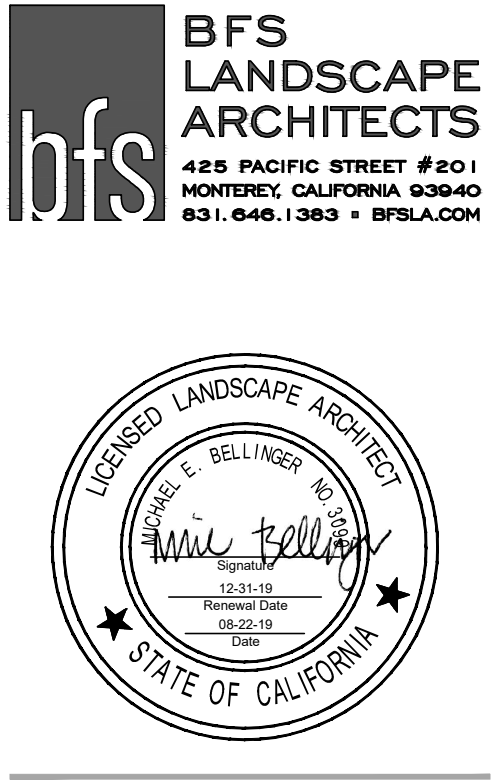
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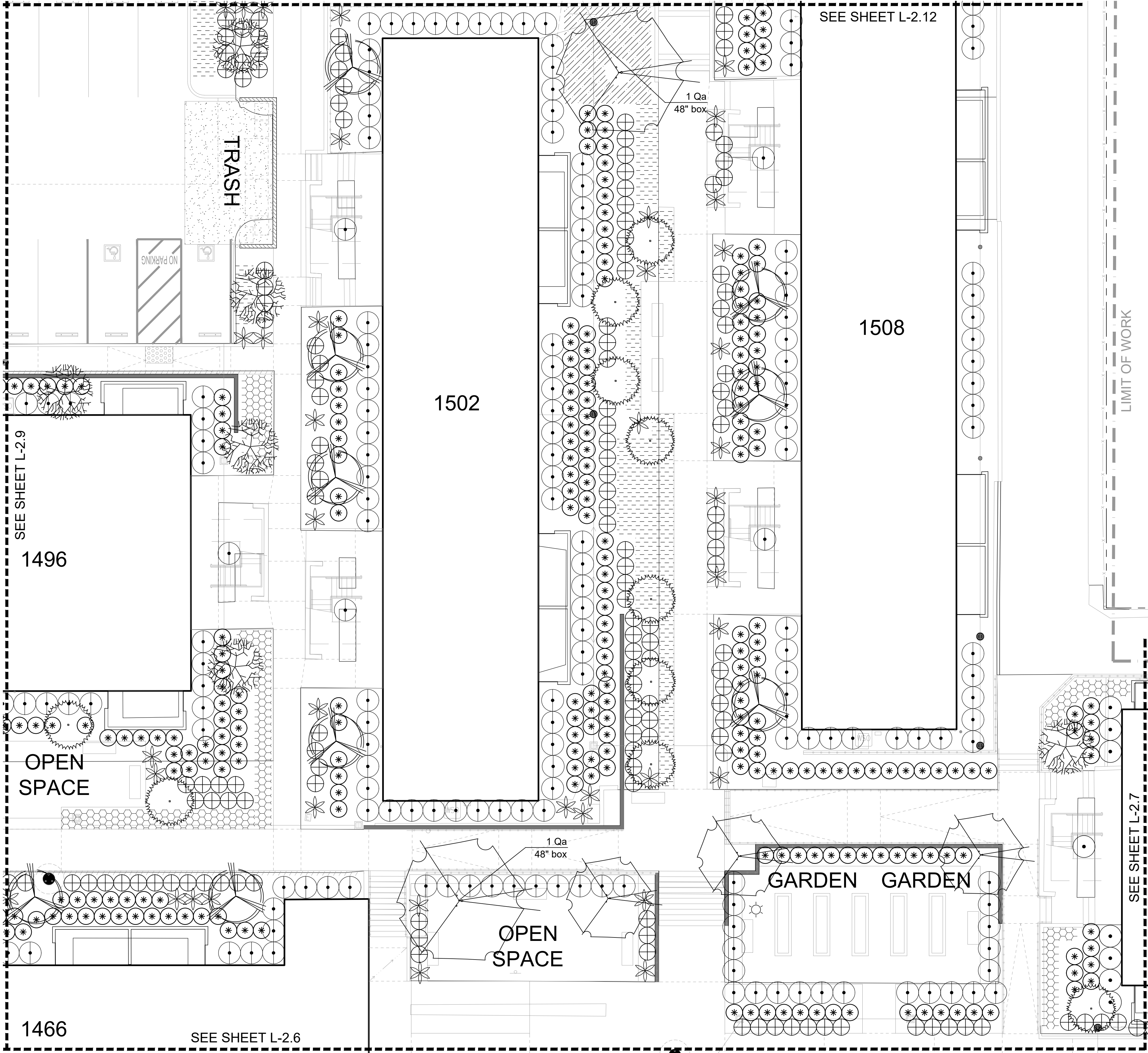
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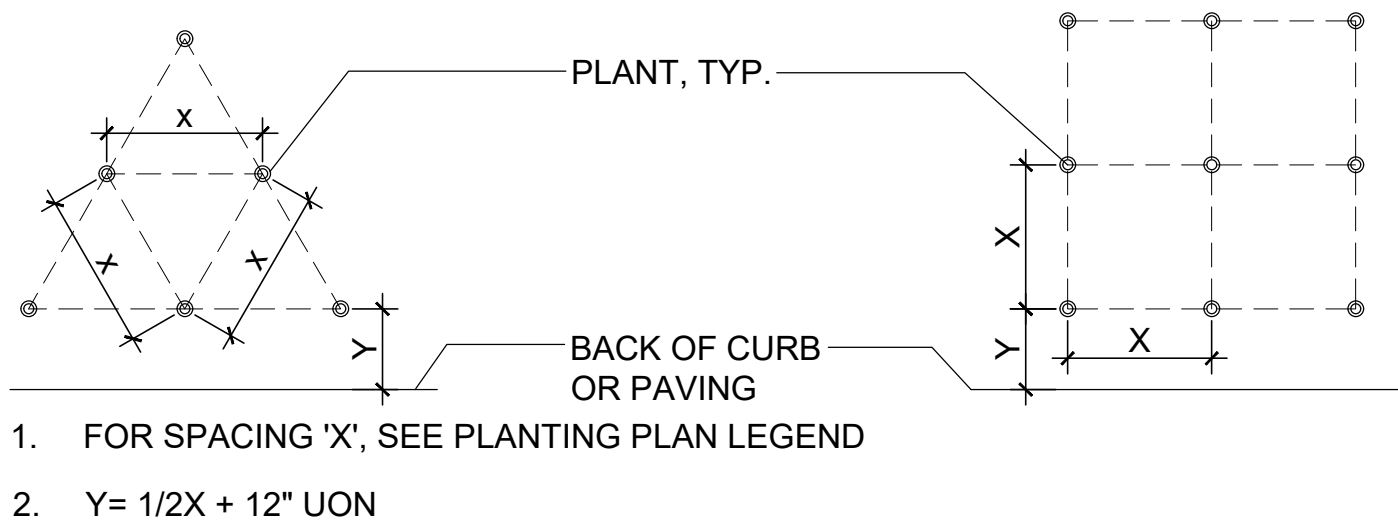
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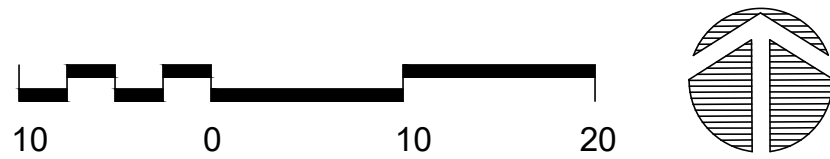
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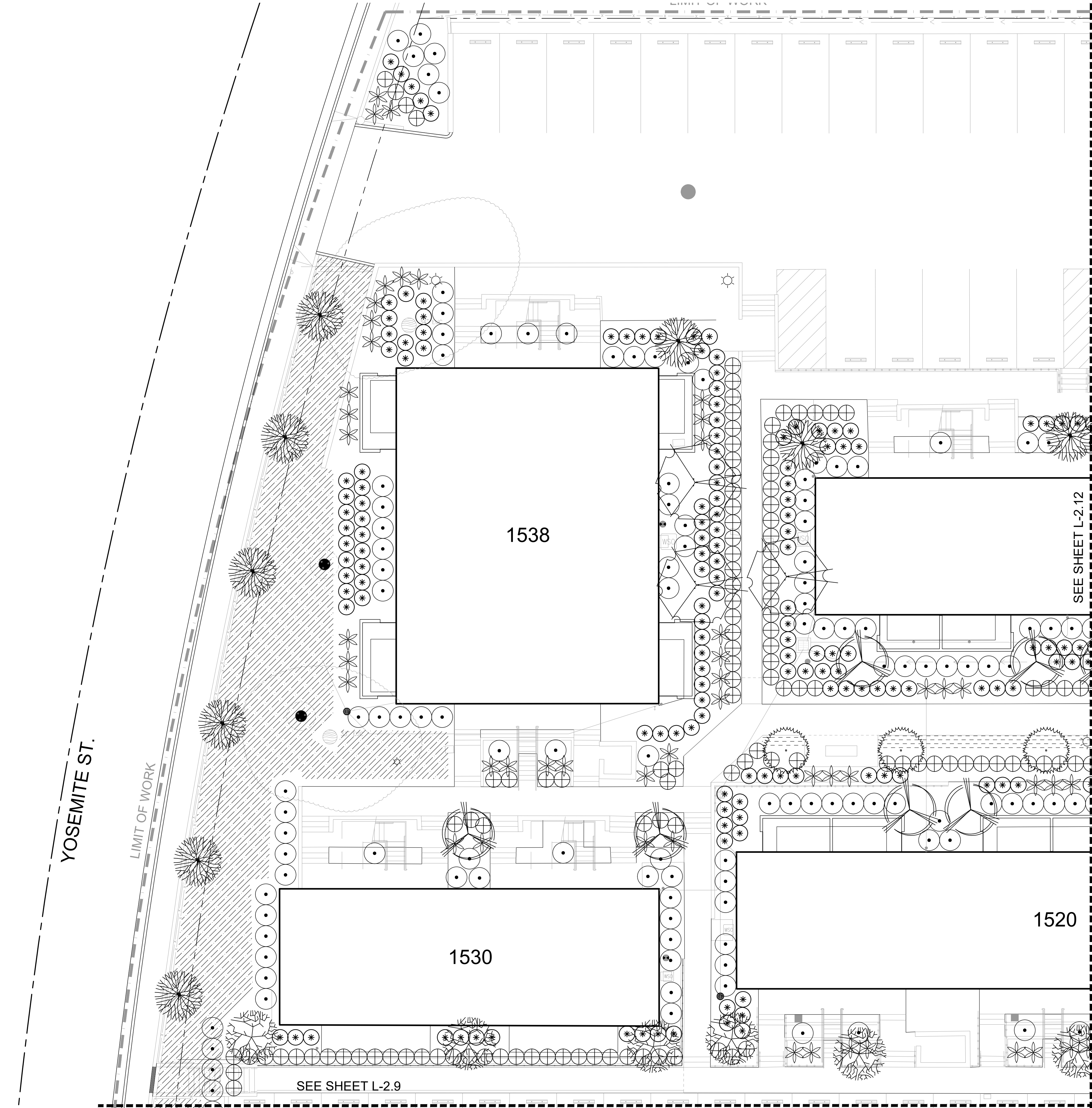
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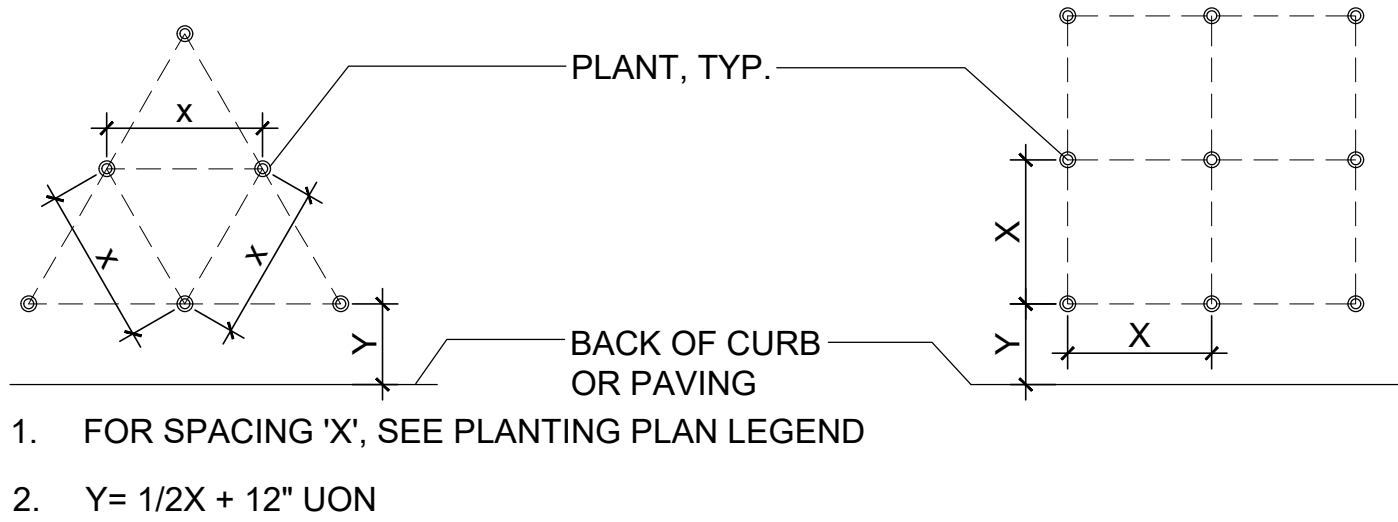
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bfs

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LANDSCAPE

ARCHITECTS

425 PACIFIC STREET #201

MONTEREY, CALIFORNIA 93940

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LICENSED LANDSCAPE ARCHITECT

JOSEPH C. BELLINGER NO. 12331-18

RENEWAL DATE 06-22-19

STATE OF CALIFORNIA

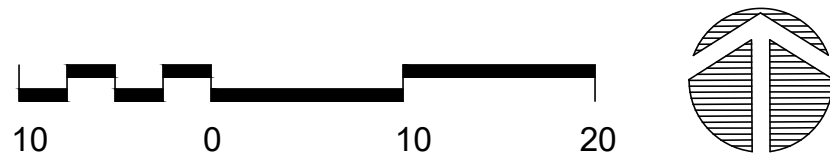
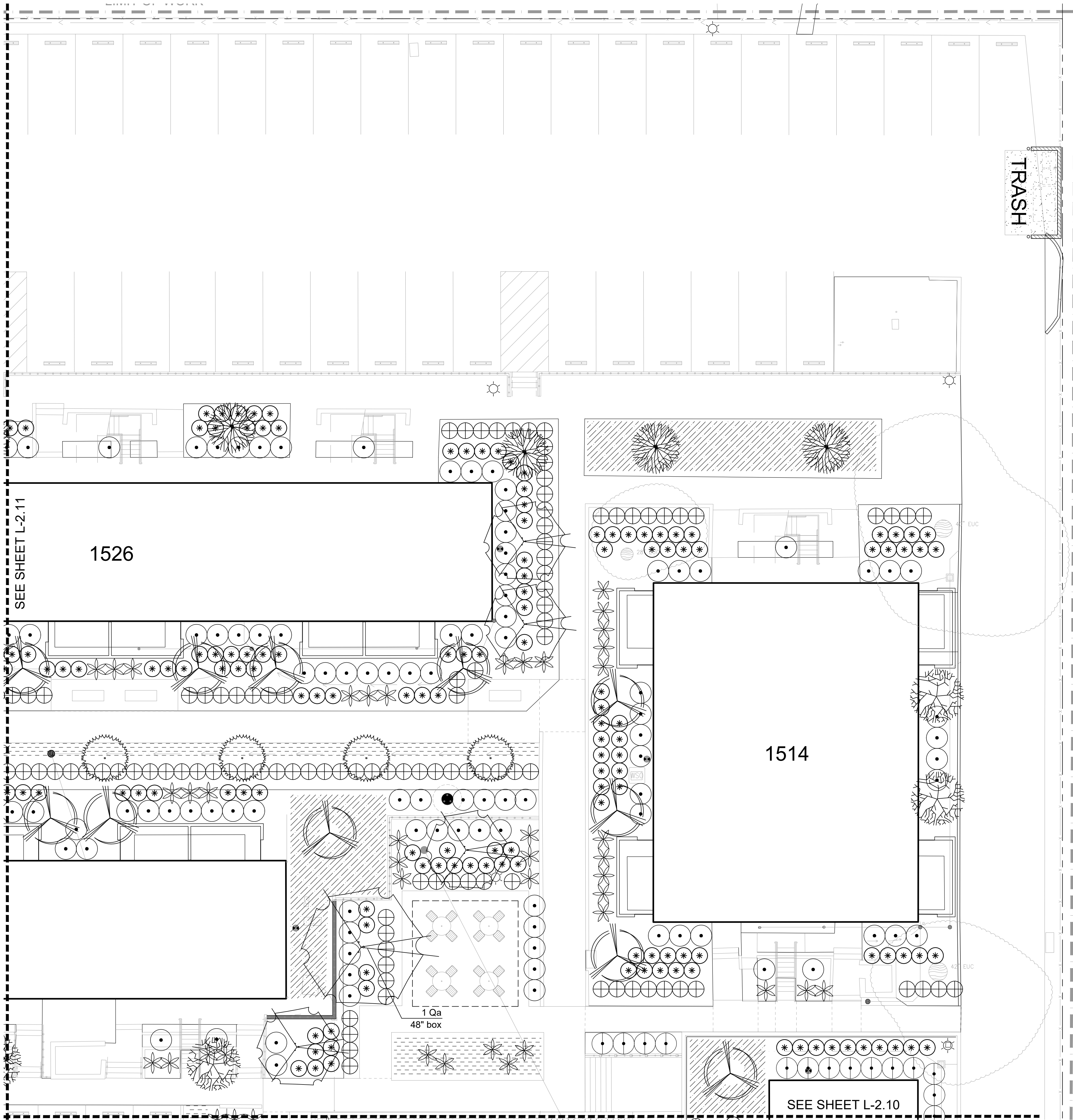
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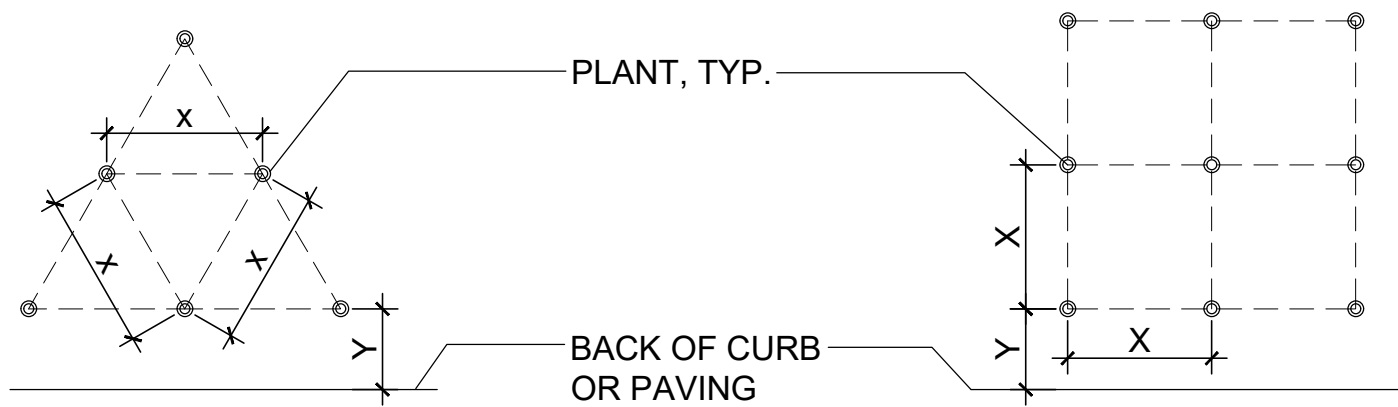
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ATTACHMENT 2

VICINITY MAP

