

# Seaside Planning Department Land Use Application



Office: 503-738-7100

E-mail: [CDAAdmin@CityofSeaside.us](mailto:CDAAdmin@CityofSeaside.us)

Fax: 503-738-8765

Mailing Address: 989 Broadway Seaside, OR 97138

Physical Address: 1389 Avenue U Seaside, OR 97138

Name of Applicant: Matt Johnson	Address: PO Box 3382 Salem, OR	Zip Code: 97302
Street Address or Location of Property: 726 Broadway St		

Zone C-4	Overlay Zones	Township 6	Range 10	Section 21AA	Tax Lot 4200, 4300, 5900, 6000
-------------	---------------	---------------	-------------	-----------------	-----------------------------------

## Proposed Use of Property and Purpose of Application:

Tax lots 61021AA04200, 4300, 5900, 6000. Remodel portion of existing second floor at 726 Broadway to create 6 apartment units in addition to 3 existing units. No work in existing units or ground floor antiques store.

(Attach additional pages if necessary.)

Owner	Applicant/Representative (Other than Owner)
Print Name of Property Owner: Gabe Johansen	Print Name of Applicant/Representative: Matt Johnson
Address: 145 Libert St NE Suite 105 Salem, OR 97301	Address: PO Box 3382 Salem, OR 97302
Phone:	Phone: (503) 420-8520
E-mail: gabe@smire.com	E-mail: matt@liftarchitecture.com
Signature of Property Owner: 	Signature of Duly Authorized Applicant/Representative: 

## FOR OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE.

- |   |   |  |  |
|---|---|--|--|
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Non-Conforming           | <input type="checkbox"/> Subdivision         | <input type="checkbox"/> Zoning Code Amendment |
| <input type="checkbox"/> Landscape/Access Review    | <input type="checkbox"/> Planned Development      | <input type="checkbox"/> Temporary Use       | <input type="checkbox"/> Zoning Map Amendment  |
| <input type="checkbox"/> Major Partition            | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Vacation Rental     | <input type="checkbox"/> PC                    |
| <input type="checkbox"/> Minor Partition            | <input type="checkbox"/> Setback Reduction        | <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> PD                    |
|   |   |  | <input type="checkbox"/> Appeal                |

Planning Department Use	
Date Accepted as Complete: 1-8-23	By:
File Number: 23-001CU, 23-002V	
Hearing Date: Feb 7, 2023	P.C. Action:

Office Use		
Fee:	Receipt:	
Date Filed:	Time Filed:	By:

## **CONDITIONAL USE - ARTICLE 6**

### **TYPE 1 - PLANNING DIRECTOR DECISION**

**FEE: \$ 430.00**

In certain districts, conditional uses may be permitted subject to the granting of a Conditional Use Permit. Because of their unusual characteristic, or special characteristics of the area in which they are to be located, conditional uses require special considerations so they may be properly located with respect to the Comprehensive Plan and to the objectives of this Ordinance.

The Planning Director shall have the authority to approve, approve with conditions, or disapprove Conditional Use Permits in accordance with the provisions in Article 6 of the Seaside Zoning Ordinance.

In addition to those standards and requirements expressly specified by the Ordinance, the Planning Director may impose conditions, which are necessary to protect the best interests of the surrounding area or the city as a whole. These conditions may include the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking spaces.
6. Limiting the number, size, location and lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.

The Planning Director will make a determination concerning a conditional use based on the applicant's justification of the following statements:

1. What is the proposed use in the zone?

Convert existing hotel use in existing building to apartments.

---

---

---

---

2. How will the development conform to the general development standards in Ordinance and the specific standards in the zone?

The change of use is limited to the second floor of the existing building at 726 Broadway. Vehicle and bike parking will be provided per Seaside requirements.

---



---

3. How will the development meet any of the applicable standards in Article 6?

The proposed use is listed as an acceptable conditional use within the C-4 zone. The change of use and building alterations intend to comply with Seaside's zoning code where feasible.

---

---

4. Describe any additional measures (if any) the applicant will take in order to protect the interests of the surrounding area or the city as a whole.

---

---

---

5. Provide a site plan, drawn to scale, which indicates the following: the actual shape and dimensions of the lot, the sizes and locations of buildings and other structures (existing & proposed), the existing and intended use of each building (include floor plans), and other information need to determine conformance with the development standards in the ordinance (e.g. setbacks, parking spaces, fences, accesses, landscaping, neighboring buildings, or uses, etc.)

ATTACH EXTRA SHEETS IF NEEDED

**ARTICLE 7      VARIANCES      FEE: \$ 430.00 Planning Director Decision**  
**\$670 for Planning Commission Decision**

The Planning Director may authorize variances from the requirements of the Seaside Zoning Ordinance where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, strict application of the Ordinance would cause an undue or unnecessary hardship.

No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

In accordance with Article 7.031, a variance shall not be granted unless and until the following standards are met. The property owner must demonstrate by written application that all of the following circumstances exist. Please address how your request complies with the following standards.

1. What exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this Ordinance (6/28/83), topography, or other circumstances over which the applicant had no control?

Two tax lots currently used for parking are under the same ownership. The applicant is requesting a variance to allow the two lots to be considered one for the new parking improvements, eliminating the 4'-6" setback at the shared property line and allowing vehicle circulation between the two lots.

---

---

2. Which literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance?

The 4'-6" setback is intended to provide a buffer between the parking lot and adjacent uses and buildings. Implementing the setback at the shared property line would limit parking availability and ease of access.

---

---

3. Are these special conditions and circumstances a result of the actions of the applicant?

No, the applicant is reacting to existing conditions.

---

---

4. Is there any evidence that granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district? No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted use of land, structures or buildings in other districts shall be considered grounds for issuance of a variance.

The proposed variance provides parking per Seaside requirements as if the lots were combined. The same approval would be supported by the applicant for a similar development in which the applicant has no involvement in.

---

---

In addition to addressing the standards above, applications shall be accompanied by plans and specifications (plot plan), drawn to scale, showing the actual shape and dimension of the lot to be built upon, the sizes and locations on the lot of the buildings and other structures, existing and proposed, the existing and intended use of each building, structure, and/or part thereof, the number of families, if any, to be accommodated thereon, and such other information as is needed to determine conformance with this Ordinance.



**ARTICLE 7      VARIANCES      FEE: \$ 430.00 Planning Director Decision**  
**\$670 for Planning Commission Decision**

The Planning Director may authorize variances from the requirements of the Seaside Zoning Ordinance where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, strict application of the Ordinance would cause an undue or unnecessary hardship.

No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

In accordance with Article 7.031, a variance shall not be granted unless and until the following standards are met. The property owner must demonstrate by written application that all of the following circumstances exist. Please address how your request complies with the following standards.

1. What exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this Ordinance (6/28/83), topography, or other circumstances over which the applicant had no control?

The existing building is a zero lot line development. There is not physical space to provide required parking. The applicant requests a variance to allow parking on the tax lot behind the building under the same ownership.

---

---

2. Which literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance?

The requirement for parking to be on the same tax lot as the development would render the development infeasible, or restrict the tenants from having parking associated with their apartment unit.

---

---

3. Are these special conditions and circumstances a result of the actions of the applicant?

No, the applicant is reacting to existing conditions.

---

---

4. Is there any evidence that granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district? No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted use of land, structures or buildings in other districts shall be considered grounds for issuance of a variance.

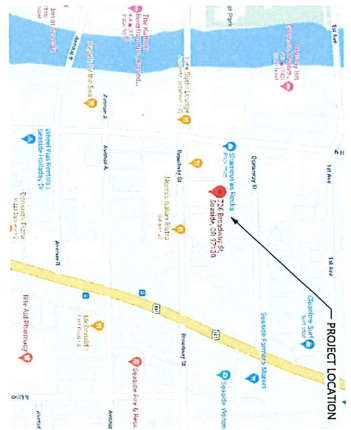
The proposed variance provides parking per Seaside requirements on an adjacent lot. The same approval would be supported by the applicant for a similar development in which the applicant has no involvement in.

---

---

In addition to addressing the standards above, applications shall be accompanied by plans and specifications (plot plan), drawn to scale, showing the actual shape and dimension of the lot to be built upon, the sizes and locations on the lot of the buildings and other structures, existing and proposed, the existing and intended use of each building, structure, and/or part thereof, the number of families, if any, to be accommodated thereon, and such other information as is needed to determine conformance with this Ordinance.

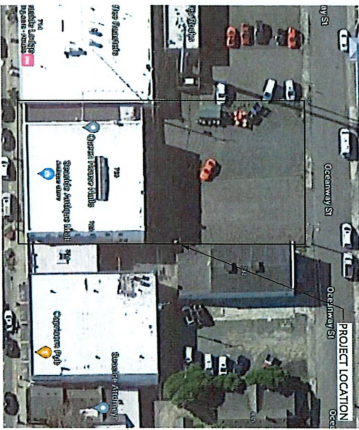
# SITE VICINITY MAP:



# DRAWINGS LIST:

Sheet Number	Sheet Name	Current Revision	Revision Description
<b>GENERAL DRAWINGS</b>			
60.01	COVER SHEET		
60.02	GENERAL NOTES		
61.01	CODE REVIEW PLANS		
<b>ARCHITECTURAL DRAWINGS</b>			
A0.21	WALL TYPES		
A1.01	SITE PLAN		
A1.11	DEMOLITION PLAN		
A1.21	FLOOR PLAN		
A1.61	LEVEL 01 - REFLECTED CEILING PLAN		
A2.51	KITCHEN PLANS/ELEVATIONS		
A2.52	KITCHEN PLANS/ELEVATIONS		
A2.53	BATH PLANS/ELEVATIONS		
A5.11	INTERIOR DETAILS		
A6.01	SCHEDULES		

# SITE AERIAL IMAGE:



# SYMBOL LEGEND:

	ELEVATION DATUM		WINDOW TYPE
	ELEVATION		SECTION REFERENCE
	SECTION REFERENCE		DOOR NUMBER
	SECTION REFERENCE		DOOR SIZE OR NUMBER
	SECTION REFERENCE		PLAN OR SIZE NOTE
	SECTION REFERENCE		NUMBER DIAGONAL NOTE
	SECTION REFERENCE		REVISION NUMBER
	SECTION REFERENCE		ROOM NAME
	SECTION REFERENCE		ROOM NUMBER
	SECTION REFERENCE		WALL TYPE MARK
	SECTION REFERENCE		WALL OR PARTITION CONSTRUCTION TYPE

# APARTMENT REMODEL

726 BROADWAY STREET

SEASIDE, OREGON

# PROJECT TEAM:

<b>OWNER:</b>	<b>ARCHITECT:</b>	<b>GENERAL CONTRACTOR:</b>
One Ten Holdings	LIFT Architecture	Montgomery Construction Group
E: paul@oprongon.com	Matt Johnson, AIA	Chad Montgomery
	1130 Liberty St SE #230	PO Box 12309
	Salem, OR 97302	Salem, OR 97309
	P: (503) 420-8520	P: (971) 915-2527
	E: matt@liftarchitecture.com	E: chad@mcgcorp.net

# PROJECT DESCRIPTION:

REMODEL EXISTING APARTMENT UNITS. WORK IS LIMITED TO PORTION OF SECOND FLOOR. EXISTING APARTMENT UNITS (SECOND FLOOR) AND ANTIQUES STORE (GROUND FLOOR) TO REMAIN.



Partial Remodel  
726 Broadway Street  
Seaside, OR

REVISIONS:	SHEET: GO.01 COVER SHEET	PROJECT # 2021-125 DATE 12/5/2022
------------	--------------------------------	--



## HVAC MECHANICAL GENERAL NOISES:

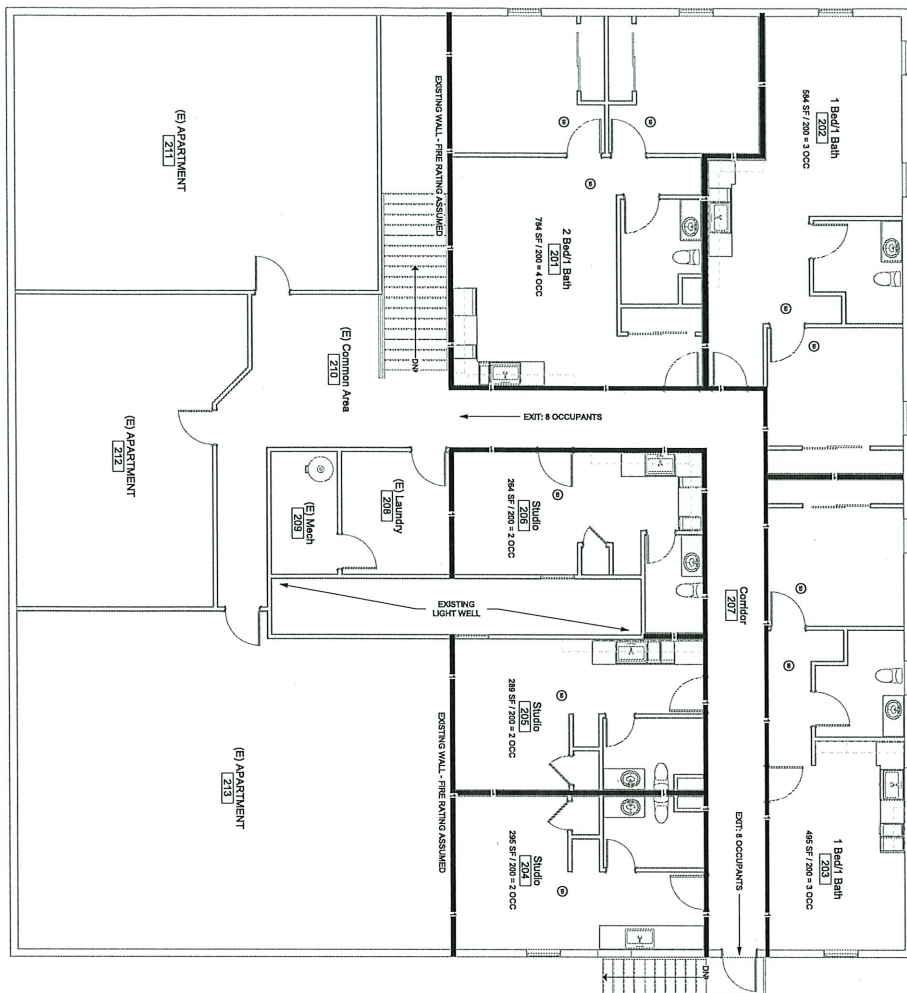
1. **Determine the mechanical/electrical/plumbing (MEP) system** to be installed. Determine the location of the MEP system. Plumbing and Sprinkler portions of the work. All systems over existing shall be designed, modified, provided and/or installed as required by the new layout. Coordinated shall submit design drawings and product submittals for all design/build systems to the design team.
2. **Confirm to applicable codes, ordinances, specific building standards and industry standards for first class installations of all systems.** Comply with building and lease specifications requirements to emergency lighting, electrical services and safety systems.
3. **Coordinate with the design team to determine the location of the MEP system.** Coordinate shall field verify and confirm with the building prior to submitting their bid for the work.
4. **Connectors shall be provided for all design and construction** (finishing required) for the MEP system. Connectors shall be professionally sealed by an engineer where and as required by the local jurisdiction) as may be required for the full and complete installation of HVAC, power, lighting and sprinkler systems, as well as applying and obtaining all permits, approvals, inspections and certificates required for the completion of the project for the MEP system.
5. **Connected shall submit HVAC design drawings and product submittals to the designer and the building for review and approval, including clear indications of zones, locations and balancing ratio in duplicate to the architect and the building upon completion of the installation and balancing.**
6. **Provide suppression systems; connectors shall modify existing the suppression system** to meet the design and building code requirements for fire protection.
7. **Submit drawings, product submittals and drawings for approval of building engineer.** Sprinkler main types.

1. Electrical work for this project is shown for design-build situations.
  2. Limit the design-build contract to include the responsibility for general location only. Sizing of future output and power consumption is the responsibility of the design-build contractor. Confirm future section with owner prior to installation.
  3. Contractor and subcontractors are required to review the drawings for all divisions of subcontractors with all divisions of work including electrical demolition. It is the contractor's responsibility to provide the subcontractors with a complete set of bid documents.
  4. Contractor or its subcontractors shall be responsible for obtaining the permits and fees required by any governmental agency to implement the plans and specifications.
  5. The contractor shall furnish and install any additional structure steel required to support any mechanical equipment. This contractor shall coordinate locations and requirements with the general contractor and bonded prior to bid.
- ELECTRICAL GENERAL NOTES:**
1. Mechanical HVAC work for this project consists in drawings and data work only.
  2. Exhaust fans and circulation fans are located on equipment general location only. Sizing is the responsibility of the design-build contractor. Confirm equipment section with owner prior to installation.
  3. Contractor shall coordinate with the general contractor for equipment location to confirm equipment.
  4. Contractor is required to review the drawings of all divisions of work, contractor to confirm equipment.
  5. Contractor or its subcontractors shall be responsible for obtaining the permits and fees required by any governmental agency to implement the plans and specifications.
  6. The contractor shall furnish and install any additional structure steel required to support any mechanical equipment. This contractor shall coordinate locations and requirements with the general contractor and bonded prior to bid.

2. Light fixtures and electrical heating devices are located on ceilings for general illumination only. Sizing of luminaires and power consumption is the responsibility of the design build contractor. Confirm luminaire selection with owner prior to installation.
3. Contractor is responsible for coordination of this work and the work of all subcontractors with all divisions of work including electrical demolition. It is this contractor's responsibility to provide the subcontractors with a complete set of bid conditions or its subcontractors shall be responsible for obtaining and paying for all information and data necessary to complete the work.
4. Contractor and its subcontractors shall be responsible for obtaining and paying for all information and data necessary to complete the work.
5. Electrical information provided on architectural floor plans is for reference only. Electrical design build sub-contractor to confirm and coordinate with all other services including the production or suppression of noise.
6. Placement of receptacles, convenience outlets, switches, smoke detectors, etc. must meet selected code requirements, accessibility requirements and must be initially marked.
7. Circulating intended on plan is partially diagnostic for clarity. Circulating shall be through existing doors and wherever possible.
8. Mechanical contractor prior to installing related electrical equipment.
9. Mechanical contractor shall make all final connections as required for a fully complete installation.
10. Coordinate with tenant equipment power requirements.
11. Electrical contractor shall make all final connections as required for a fully complete installation.
12. All sub-up dimensions from finished floor to center of box.
13. Equipment listed on equipment schedule will be untested and set in place only. Rough in and set in place only equipment will be tested and set in place only.
14. All equipment shall be installed in accordance with the manufacturer's instructions.
15. Electrical contrived to furnish dimensions where code requires.
16. Equipment listed on the equipment schedule does not include electrical fittings such as conduit, boxes, etc.
17. Prices should enter receiptable from the dimension side of symbols unless noted otherwise.

PROJECT # DATE	2021-125 12/9/2022	SHEET:  GO.02  GENERAL NOTES	REVISIONS:	Partial Remodel 726 Broadway Street Seaside, OR	
			ARCHITECTURE LIFT		





ADDRESS: 726 Broadway St, Searside, OH  
PROJECT No: 22-009

DEFERRED SUBMITTALS

- N/A

- | COMMON CLASS     |                  | 2019 Oregon National Specialty Code (RSC) | 2019 Oregon Historical Specialty Code (RSC) (When Applicable) |
|------------------|------------------|---|---|
| Restoration Code | Restoration Code | 2019 Oregon National Specialty Code (RSC) | 2019 Oregon Historical Specialty Code (RSC)                   |
| Remediation Code | Remediation Code | 2019 Oregon National Specialty Code (RSC) | 2019 Oregon Historical Specialty Code (RSC)                   |
| Energy           | Energy           | 2019 Oregon National Specialty Code (RSC) | 2019 Oregon Historical Specialty Code (RSC)                   |
| Fire Sprinklers  | Fire Sprinklers  | 2019 Oregon National Specialty Code (RSC) | 2019 Oregon Historical Specialty Code (RSC)                   |
| Fire Alarm       | Fire Alarm       | 2019 Oregon National Specialty Code (RSC) | 2019 Oregon Historical Specialty Code (RSC)                   |
| Gas Code         | Gas Code         | 2019 Oregon National Specialty Code (RSC) | 2019 Oregon Historical Specialty Code (RSC)                   |
| Accessibility    | Accessibility    | 2019 Oregon National Specialty Code (RSC) | 2019 Oregon Historical Specialty Code (RSC)                   |
- USE AN OCCUPANCY CLASSIFICATION
- | 1-2 | 3-4 | 5-6 | 7-8 | 9-10 | 11-12 | 13-14 | 15-16 | 17-18 | 19-20 | 21-22 | 23-24 | 25-26 | 27-28 | 29-30 | 31-32 | 33-34 | 35-36 | 37-38 | 39-40 | 41-42 | 43-44 | 45-46 | 47-48 | 49-50 | 51-52 | 53-54 | 55-56 | 57-58 | 59-60 | 61-62 | 63-64 | 65-66 | 67-68 | 69-70 | 71-72 | 73-74 | 75-76 | 77-78 | 79-80 | 81-82 | 83-84 | 85-86 | 87-88 | 89-90 | 91-92 | 93-94 | 95-96 | 97-98 | 99-100 |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
|-----|-----|-----|-----|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1   | 2   | 3   | 4   | 5    | 6     | 7     | 8     | 9     | 10    | 11    | 12    | 13    | 14    | 15    | 16    | 17    | 18    | 19    | 20    | 21    | 22    | 23    | 24    | 25    | 26    | 27    | 28    | 29    | 30    | 31    | 32    | 33    | 34    | 35    | 36    | 37    | 38    | 39    | 40    | 41    | 42    | 43    | 44    | 45    | 46    | 47    | 48    | 49    | 50     | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
- 1-2 "Apprentices" (General Fund)  
 3-4 "Apprentices" (General Fund)  
 5-6 "Apprentices" (General Fund)  
 7-8 "Apprentices" (General Fund)  
 9-10 "Apprentices" (General Fund)  
 11-12 "Apprentices" (General Fund)  
 13-14 "Apprentices" (General Fund)  
 15-16 "Apprentices" (General Fund)  
 17-18 "Apprentices" (General Fund)  
 19-20 "Apprentices" (General Fund)  
 21-22 "Apprentices" (General Fund)  
 23-24 "Apprentices" (General Fund)  
 25-26 "Apprentices" (General Fund)  
 27-28 "Apprentices" (General Fund)  
 29-30 "Apprentices" (General Fund)  
 31-32 "Apprentices" (General Fund)  
 33-34 "Apprentices" (General Fund)  
 35-36 "Apprentices" (General Fund)  
 37-38 "Apprentices" (General Fund)  
 39-40 "Apprentices" (General Fund)  
 41-42 "Apprentices" (General Fund)  
 43-44 "Apprentices" (General Fund)  
 45-46 "Apprentices" (General Fund)  
 47-48 "Apprentices" (General Fund)  
 49-50 "Apprentices" (General Fund)  
 51-52 "Apprentices" (General Fund)  
 53-54 "Apprentices" (General Fund)  
 55-56 "Apprentices" (General Fund)  
 57-58 "Apprentices" (General Fund)  
 59-60 "Apprentices" (General Fund)  
 61-62 "Apprentices" (General Fund)  
 63-64 "Apprentices" (General Fund)  
 65-66 "Apprentices" (General Fund)  
 67-68 "Apprentices" (General Fund)  
 69-70 "Apprentices" (General Fund)  
 71-72 "Apprentices" (General Fund)  
 73-74 "Apprentices" (General Fund)  
 75-76 "Apprentices" (General Fund)  
 77-78 "Apprentices" (General Fund)  
 79-80 "Apprentices" (General Fund)  
 81-82 "Apprentices" (General Fund)  
 83-84 "Apprentices" (General Fund)  
 85-86 "Apprentices" (General Fund)  
 87-88 "Apprentices" (General Fund)  
 89-90 "Apprentices" (General Fund)  
 91-92 "Apprentices" (General Fund)  
 93-94 "Apprentices" (General Fund)  
 95-96 "Apprentices" (General Fund)  
 97-98 "Apprentices" (General Fund)  
 99-100 "Apprentices" (General Fund)

- **OCCUPANCY SEPARATIONS:** per Section 420:  
 • 1-Hour separation between dwelling units, constructed as Fire Partitions

- Aa =  $(N \times V) / 7.50$  = Allowable area per story in square feet.  
 Aa = Net usable area per story in accordance with Table 5003.2.  
 Aa = Net Usable Area per story in accordance with Table 5003.2.  
 B = Building footprint in square feet.  
 B =  $0.25 \times 0.69$  = Area increase due to increasing per Section 506.2.  
 Ss = Actual number of Stories above Grade plane, due to increase for Non-Open-Side Buildings, and not to exceed for 1F1P 13 Spindlers Buildings.  
 F = Building Footprint which fronts on a public way or open space having 20ft min. open width.  
 W = Width of public way or open space per 506.2, (Minimum 20ft and Maximum 30ft)

Construction Type: V-B "R-2" Occupancy: At = 7,000 permitted per floor

• ACTUAL AREA PER FLOOR

- |                            |   |            |   |                      |
|----------------------------|---|------------|---|----------------------|
| • LEVEL 01: (Ground Floor) | = | 6,693 s.t. | < | 7,000 s.t. PERMITTED |
| • LEVEL 02: (Second Floor) | = | 6,693 s.t. | < | 7,000 s.t. PERMITTED |

- | Primary structural frame including columns and slabs, and stairs. | 0   | 1  | 2   | 3  | 4   | 5  | 6   | 7                                    | 8                         | 9             | 10 |
|---|---|--|---|--|---|--|---|--------------------------------------|---------------------------|---------------|----|
| Bearing Walls, Exterior   | 0 <td>1 <td>2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td></td></td> | 1 <td>2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td></td> | 2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td> | 3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td> | 4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td> | 5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td> | 6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td> | 7 <td>8 <td>9 <td>10</td> </td></td> | 8 <td>9 <td>10</td> </td> | 9 <td>10</td> | 10 |
| Bearing Walls, Interior   | 0 <td>1 <td>2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td></td></td> | 1 <td>2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td></td> | 2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td> | 3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td> | 4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td> | 5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td> | 6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td> | 7 <td>8 <td>9 <td>10</td> </td></td> | 8 <td>9 <td>10</td> </td> | 9 <td>10</td> | 10 |
| Non-bearing Walls, Exterior                                       | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td>  | 1 <td>1 <td>1 <td>1</td> </td></td>  | 1 <td>1 <td>1</td> </td>  | 1 <td>1</td>  | 1  |
| Non-bearing Walls, Exterior                                       | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td>  | 1 <td>1 <td>1 <td>1</td> </td></td>  | 1 <td>1 <td>1</td> </td>  | 1 <td>1</td>  | 1  |
| Non-bearing Walls, Exterior                                       | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td>  | 1 <td>1 <td>1 <td>1</td> </td></td>  | 1 <td>1 <td>1</td> </td>  | 1 <td>1</td>  | 1  |
| Non-bearing Walls, Exterior                                       | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td></td>  | 1 <td>1 <td>1 <td>1 <td>1</td> </td></td></td>  | 1 <td>1 <td>1 <td>1</td> </td></td>  | 1 <td>1 <td>1</td> </td>  | 1 <td>1</td>  | 1  |
| Non-bearing Walls and Partitions, Interior                        | 0 <td>1 <td>2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td></td></td> | 1 <td>2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td></td> | 2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td> | 3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td> | 4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td> | 5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td> | 6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td> | 7 <td>8 <td>9 <td>10</td> </td></td> | 8 <td>9 <td>10</td> </td> | 9 <td>10</td> | 10 |
| Other Construction including supporting beams and joists          | 0 <td>1 <td>2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td></td></td> | 1 <td>2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td></td> | 2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td> | 3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td> | 4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td> | 5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td> | 6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td> | 7 <td>8 <td>9 <td>10</td> </td></td> | 8 <td>9 <td>10</td> </td> | 9 <td>10</td> | 10 |
| Roof Construction   | 0 <td>1 <td>2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td></td></td> | 1 <td>2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td></td> | 2 <td>3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td></td> | 3 <td>4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td></td> | 4 <td>5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td></td> | 5 <td>6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td></td> | 6 <td>7 <td>8 <td>9 <td>10</td> </td></td></td> | 7 <td>8 <td>9 <td>10</td> </td></td> | 8 <td>9 <td>10</td> </td> | 9 <td>10</td> | 10 |

- Automatic Sprinkler System not required, per OSSC Section 506.2, note "N, R-2 occupancy is existing."
- Portable Fire Extinguishers required per OHC Section 906. (Not a Building Code Requirement).
- Fire Alarm System not required per OSSC Section 507, Paragraph 507.2.2.
- Smoke/Carbon monoxide detectors required in sleeping area and outside sleeping area.

Accessible units not required on story above grade not served by elevator

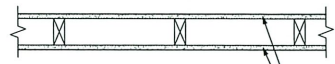
<p><b>Partial Remodel</b></p> <p><b>726 Broadway Street</b></p> <p>Seaside, OR</p>	
<p>REVISIONS:</p>  <p>SHEET: <b>G1.01</b></p> <p>CODE REVIEW PLANS</p>	<div style="text-align: right;"> <b>ARCHITECTURE</b>  <small>1115 Howe St SE Portland, OR 97202</small>  <small>(503) 241-1111</small> </div>
<p>PROJECT #    2021-125</p> <p>DATE            12/5/2022</p>	



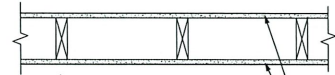
INTERIOR WALL ASSEMBLY, NOT RATED

INTERIOR WALL ASSEMBLY, GA FILE NO. WP 3514  
1-HOUR RATING

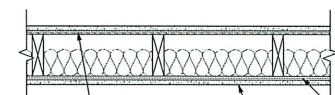
DEMISING WALL ASSEMBLY, GA FILE NO. WP 3243  
1-HOUR RATING



ONE LAYER 5/8\"/>



ONE LAYER 5/8\"/>



RESISTANT CHANNELS 3\"/>

FR  
ST  
C

INTERIOR PARTITION TYPE: **A**

FR  
ST  
C

INTERIOR PARTITION TYPE: **B**

FR  
ST  
C

DEMISING WALL: **C**

Partial Remodel  
726 Broadway Street  
Seaside, OR

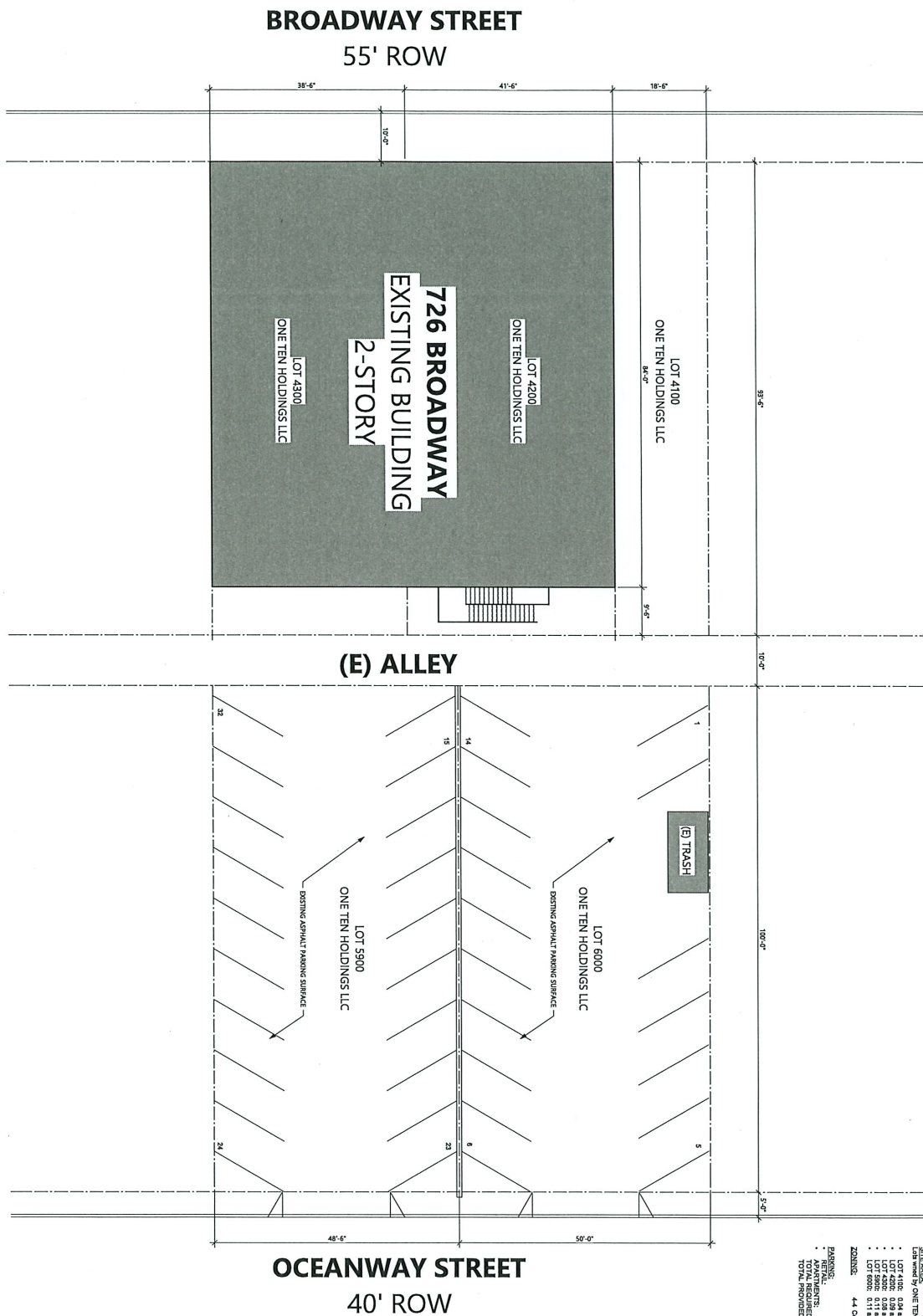


SHEET:  
**A0.21**

WALL TYPES

PROJECT # 2021-125  
DATE 12/5/2022

1 SITE  
SCALE: 1" = 10'-0"



ZONING REVIEW:

**SITE ASSESS:**  
 LOT 4100: 0.24 ACRES  
 LOT 4200: 0.29 ACRES  
 LOT 4300: 0.11 ACRES  
 TOTAL: 0.64 ACRES  
 ZONING: 4.4 Commercial  
 PARKING: 24 STALLS  
 TOTAL REQUIRED: 24 STALLS  
 TOTAL PROVIDED: 24 STALLS (EXISTING)



Partial Remodel  
 726 Broadway Street  
 Seaside, OR

REVISIONS:

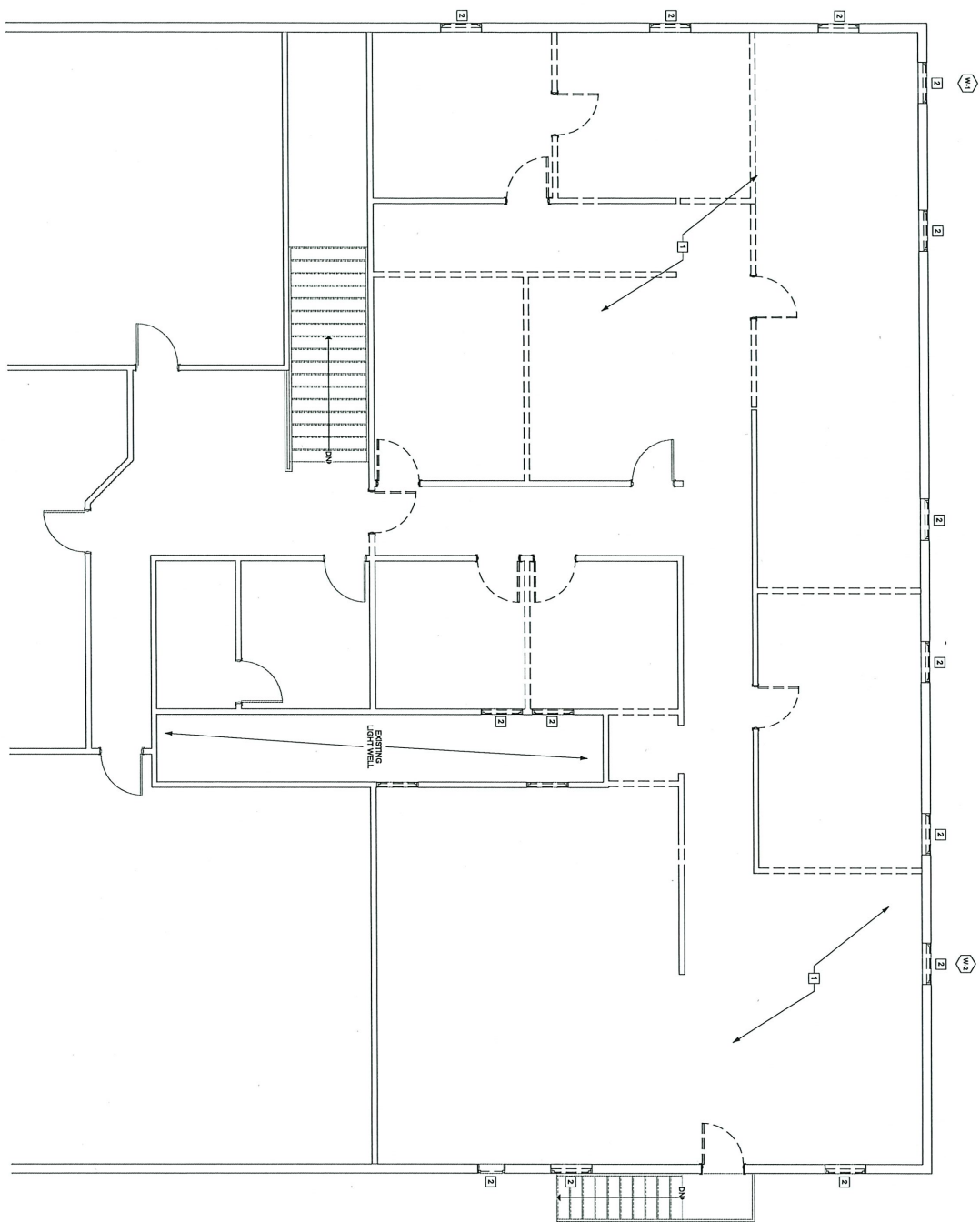
SHEET:

A1.01

SITE PLAN

PROJECT # 2021-125  
 DATE 12/5/2022

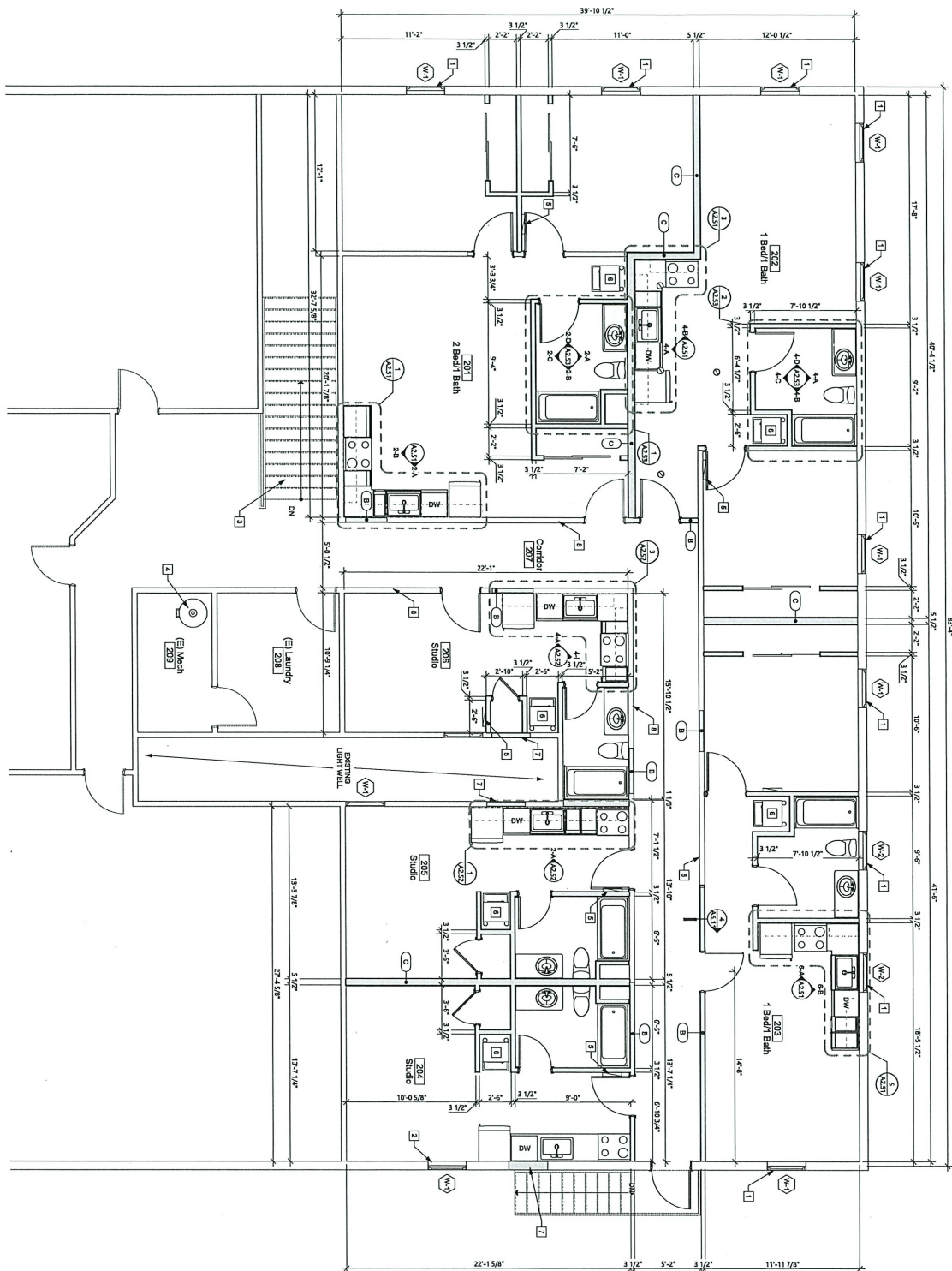




**DEMO NOTES:**

- 1 DASHED WALLS/DOORS TO BE REMOVED.  
2 EXISTING WINDOW TO BE REMOVED. SEE PLANS FOR REPLACEMENT OR INFILL.

<div> <div>PROJECT #</div> <div>DATE</div> </div> <div> <div>2021-125</div> <div>12/9/2022</div> </div>	<div> <div>SHEET:</div> <div>A1.11</div> </div> <div> <div>DEMOLITION PLAN</div> </div>	<div> <div>REVISIONS:</div> </div>	<div>Partial Remodel</div> <div>726 Broadway Street</div> <div>Seaside, OR</div>	<div> <div>REGISTERED ARCHITECT</div> <div> <div>MATTIE D. JOHNSON</div> <div>12500 N. OREGON</div> <div>SEASIDE, OREGON 97138</div> </div> </div> <div> <div>DATE OF</div> <div>NO. OF</div> </div>
			<div> <div>ARCHITECTURE</div> <div> <div>726 Broadway Street, Seaside, OR 97138</div> </div> </div>	



## NEW WALL

EXISTING WALL TO REMAIN

UNLESS NOTED OTHERWISE.

FLOOR PLAN NOTES:

- 1 NEW INLET WINDOW ASSEMBLY WITH WINDOW PARTITION OF EXISTING WINDOW.
- 2 EXISTING OPENING TO BE WIDENED TO ACCOMMODATE NEW WINDOW.
- 3 EXISTING EGRESS STAIR TO REMAIN.
- 4 NEW CENTRAL WATER HEATER IN EXISTING MECHANICAL ROOM.
- 5 ELECTRICAL PANEL.
- 6 ELECTRIC WAREHOUSE/VENT TO ROOF.
- 7 INETL WALL WHERE WINDOW WAS REMOVED.
- 8 PROVIDE 1" HOLLOW RATCHET AT EXISTING CORRIDOR WALLS. SEE WALL TYPES FOR CORRIDOR, INETL.

Partial Remodel  
726 Broadway Street  
Seaside, OR

## REVISIONS

SHEET:

A1.21

**FLOOR PLAN**

PROJECT #	2021-125
DATE:	12/5/2022





**1** PARTIAL SECOND FLOOR REFLECTED CEILING PLAN

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



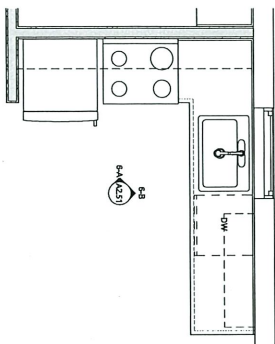
**CEILING PLAN LEGEND:**

- NEW 4"X8" Gypsum WALLBOARD CEILING, TEXTURE, PRIMER AND PAINT.
- EXISTING CEILING TO REMAIN.
- 8" RECESSED LED LIGHT FIXTURE.
- ILLUMINATED EXIT SIGN.
- EMERGENCY EGRESS LIGHTING, 1-1/2" X 4" EXIT SIGN, ADDITIONAL LIGHTS MAY BE REQUIRED.
- EXHAUST FAN, DIRECT VENT TO EXTERIOR.

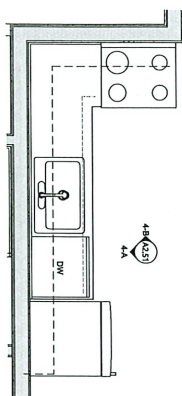
**Partial Remodel**  
**726 Broadway Street**  
Seaside, OR

**LIFT**  
ARCHITECTURE  
1111 Broadway Street, Suite 100  
Seaside, OR 97138  
REGISTERED ARCHITECT  
MATTHEW D. JOHNSON  
STATE OF OREGON  
12345

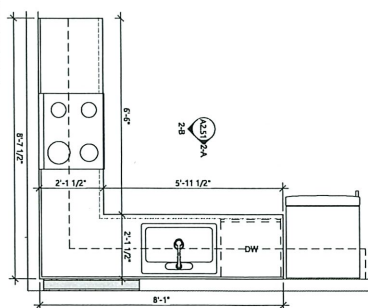
REVISIONS:	SHEET:	PROJECT #	DATE
	A1.61	2021-125	12/5/2022
	LABEL 01 - REFLECTED CEILING PLAN		



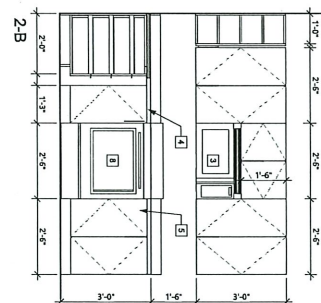
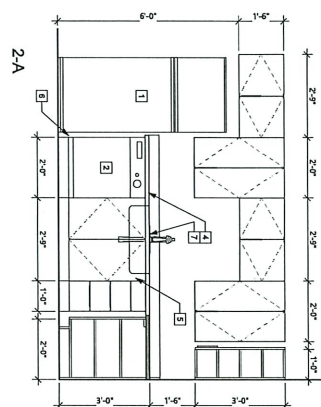
3 KITCHEN 202 SCALE: 1/2" = 1'-0"



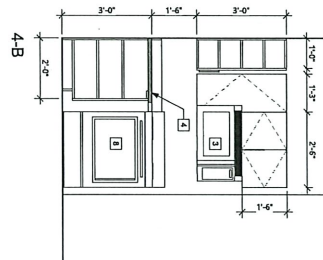
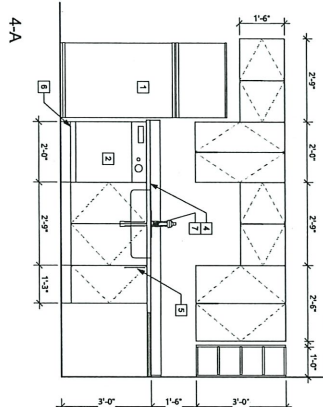
**1** KITCHEN 201  
SCALE: 1/2" = 1'-0"



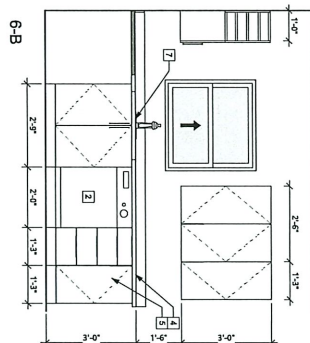
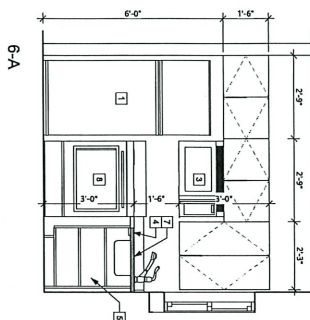
## 2 KITCHEN 201 INTERIOR ELEVATIONS



4 KITCHEN 202 INTERIOR ELEVATIONS  
SCALE: 1/2" = 1'-0"



**6** KITCHEN 203 INTERIOR ELEVATIONS  
SCALE: 1/2" = 1'-0"



---

**KITCHEN NOTES:**

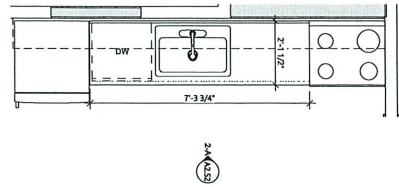
- 1 REFRIGERATOR.
- 2 DISHWASHER.
- 3 OVER THE RANGE MICROWAVE WITH INTEGRAL EXHAUST FAN.
- 4 COUNTERTOP W/ MATCHING 4" BROOKSIDE® SLASH.
- 5 BASE CABINETS W/ TROPICK.
- 6 3/4" END PANEL, TO MATCH CABINETS.
- 7 SINCE BASIN STAINLESS STEEL, SINK W/ GARBAGE DISPOSAL.
- 8 ELECTRIC RANGE.



Partial Remodel  
726 Broadway Street  
Seaside, OR

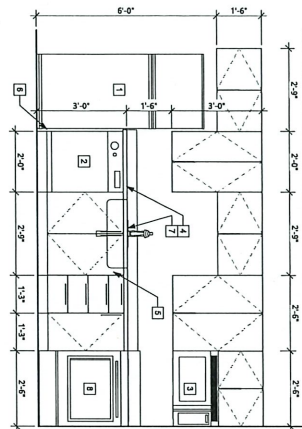
PROJECT #	2021-125
DATE:	12/5/2022



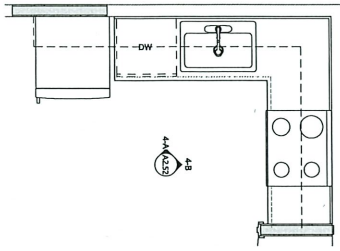


1 KITCHEN 205  
SCALE: 1/2" = 1'-0"

2-A

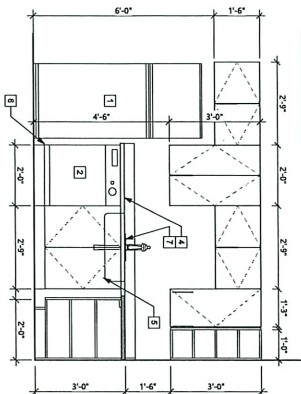


2 KITCHEN 205 INTERIOR ELEVATIONS  
SCALE: 1/2" = 1'-0"

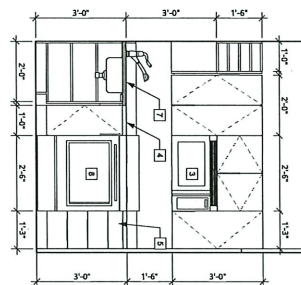


3 KITCHEN 206  
SCALE: 1/2" = 1'-0"

4-A



4-B



4 KITCHEN 206 INTERIOR ELEVATIONS  
SCALE: 1/2" = 1'-0"

KITCHEN NOTES:

- 1 REFRIGERATOR
- 2 DISHWASHER
- 3 OVER THE RANGE MICROWAVE WITH INTEGRAL EXHAUST FAN
- 4 COUNTERTOP W/ MATCHING 4" MASONRY PLANK
- 5 BASE CABINETS W/ TOOROCK
- 6 3/4" END PANEL TO MATCH CABINETS
- 7 SINGLE BASIN STAINLESS STEEL SINK W/ SARBAGE DISPOSAL
- 8 ELECTRIC RANGE

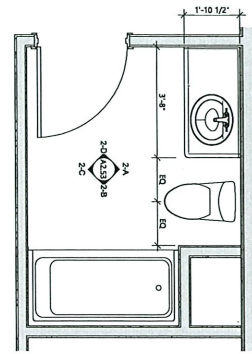
**LIFT**  
ARCHITECTURE  
1000 Broadway St. Suite 200 | Seaside, OR 97138  
Tel: 503.725.1111 | Fax: 503.725.1112

**REGISTERED ARCHITECT**  
MATTHEW D. JOHNSON  
SINCE 2008  
12285

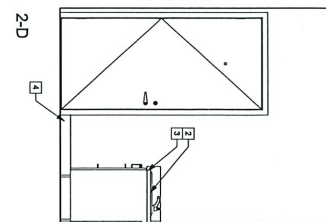
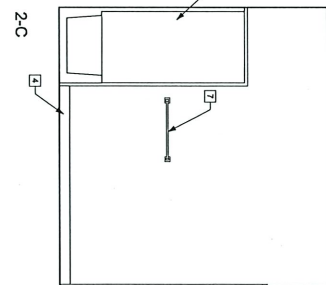
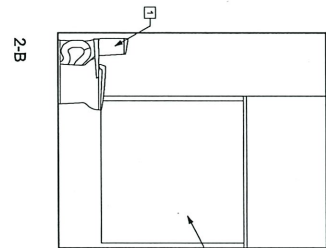
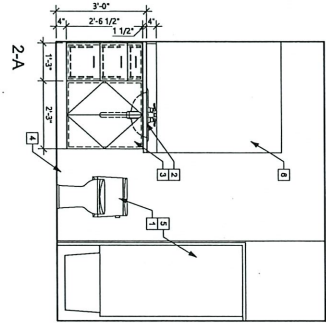
**SEASIDE, OR**  
STATE OF OREGON

Partial Remodel  
726 Broadway Street  
Seaside, OR

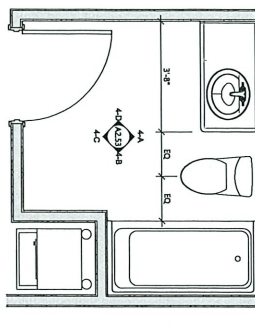
REVISIONS:	SHEET: <b>A2.52</b> KITCHEN PLANS/ELEVATIONS
PROJECT # 2021-125	DATE 12/5/2022



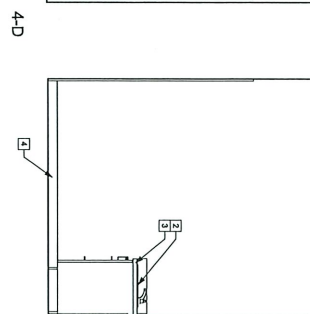
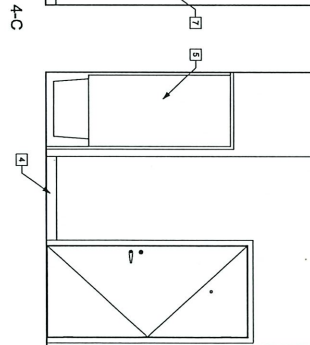
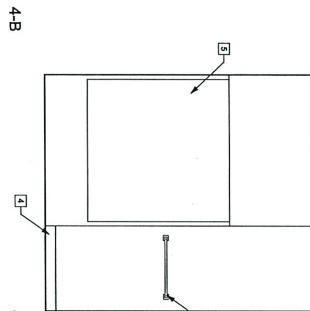
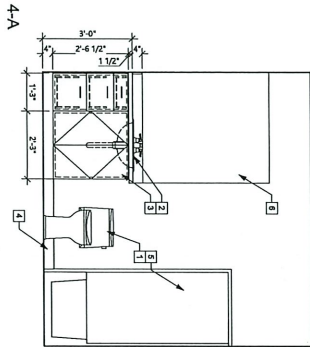
**1** BATH 201  
SCALE: 1/2" = 1'-0"



**2** BATH 201 INTERIOR ELEVATIONS (SIMILAR OR MIRRORED AT UNITS 204, 205, 206)  
SCALE: 1/2" = 1'-0"



**2** BATH 202  
SCALE: 1/2" = 1'-0"



**4** BATH 202 INTERIOR ELEVATIONS (MIRRORED AT UNIT 203)  
SCALE: 1/2" = 1'-0"

**BATH NOTES:**

- 1 FLOOR-MOUNTED FLUSH TANK TOILET.
- 2 LAVATORY.
- 3 PLASTIC LAMINATE COUNTERTOP/SHOWER W/ 4" BATHING AREA (COUNTY TO BE SELECTED).
- 4 BATHING AREA (COUNTY TO BE SELECTED).
- 5 FIBERGLASS TUB/SHOWER SURROUND.
- 6 FRAMELESS MIRROR.
- 7 WALL-MOUNTED TOWEL BAR, PROVIDE BROOMING BAR TO BE MOUNTED AT 4'-0" UNLESS DIMENSIONS OTHERWISE.

**REVISIONS:**

Partial Remodel  
726 Broadway Street  
Seaside, OR

**SHEET:**

A2.53  
BATH  
PLANS/ELEVATIONS

PROJECT # 2021-125  
DATE 12/5/2022





Partial Remodel  
726 Broadway Street  
Seaside, OR

Seaside, OR

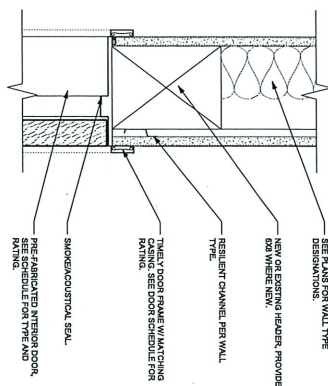
REVISIONS:

**SHEET:**

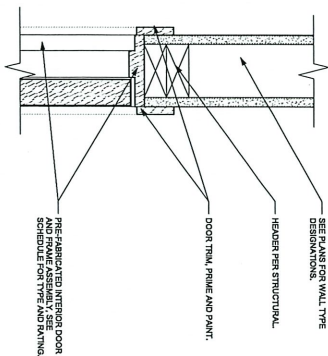
## A5.11

## INTERIOR DETAILS

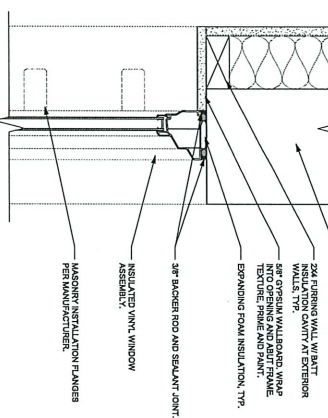
PROJECT #	2021-125
DATE:	12/5/2022



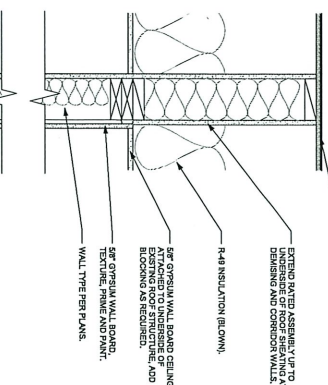
**1** DOOR HEAD AT UNIT- CORRIDOR  
SCALE: 3" = 1'-0"



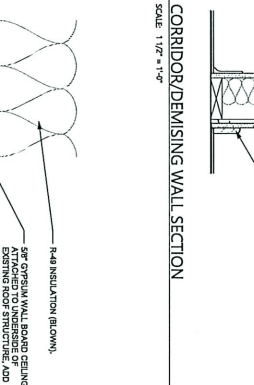
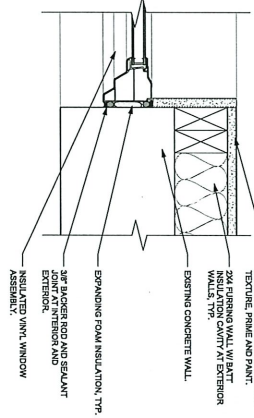
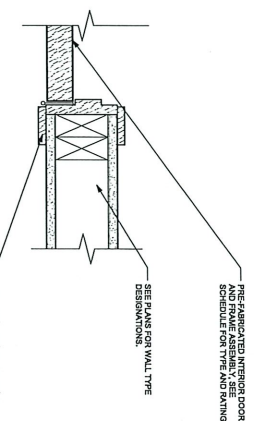
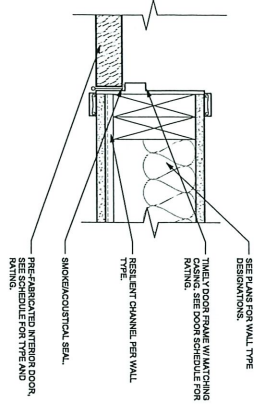
**2** TYPICAL INTERIOR DOOR HEAD DETAIL  
SCALE: 3" = 1'-0"



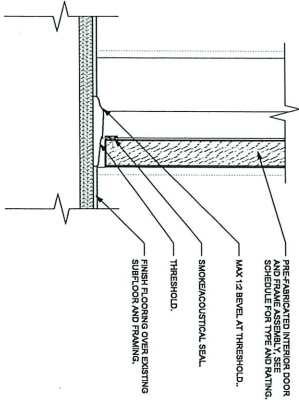
**3** VINYL WINDOW HEAD  
SCALE: 3" = 1'-0"



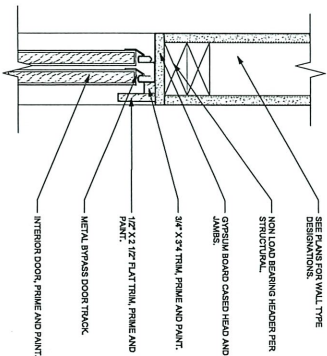
**4** CORRIDOR/DEMISING WALL SECTION  
SCALE 1 1/2" = 1'-0"



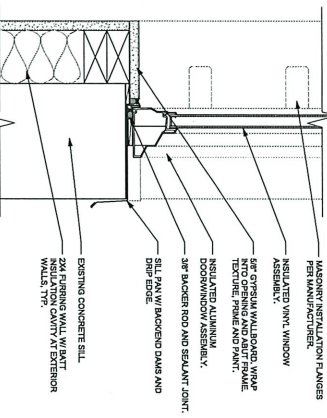
**5** DOOR JAMB AT UNIT - CORRIDOR  
SCALE: 3" = 1'-0"



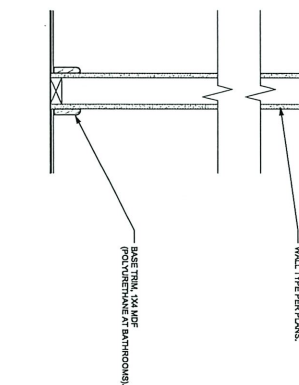
8 DOOR SILL AT UNIT - CORRIDOR  
SCALE: 3" = 1'-0"



**9** DOOR HEAD AT INTERIOR BYPASS  
SCALE: 3" = 1'-0"



**10** VINYL WINDOW SILL  
SCALE: 3" = 1'-0"



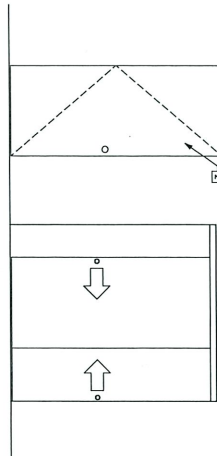
**11** TYPICAL INTERIOR PARTITION  
SCALE: 1 1/2" = 1'-0"

## DOOR SCHEDULE

DOOR #	WIDTH	HEIGHT	THK.	CORE	MATL.	FINISH	ENV.	HEAD	JAMB	SEL.	LABEL	HOWNL.	REMARKS
DOOR A	3'-0"	6'-6"	1-3/4"	SGND	N/A	PT.	D-1	2X6X11	6X4X11	1/2" HB			
DOOR B	3'-0"	6'-6"	1-3/4"	HOLLOW	WOOD	PT.	D-1	2X6X11	6X4X11	-			
DOOR C	2'-0"	6'-6"	1-3/4"	HOLLOW	WOOD	PT.	D-1	2X6X11	6X4X11	-			
DOOR D	2'-0"	6'-6"	1-3/4"	HOLLOW	WOOD	PT.	D-1	2X6X11	6X4X11	-			
DOOR E	6'-0"	6'-6"	1-3/4"	HOLLOW	WOOD	PT.	D-2	2X6X11	-	-			

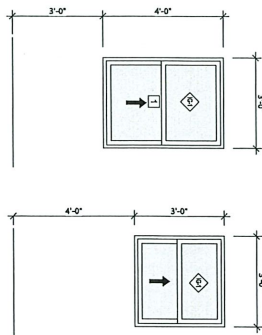
## HARDWARE SCHEDULE

HW#1	HW#2	HW#3	HW#4
1 LATCHSET / PASSAGE 3 HINGES	1 LOCKSET / PRIVACY 3 HINGES	1 LOCKSET / PRIVACY 3 SPRING HINGES 3 SPRING HINGES	1 BYPASS DOOR TRACK KIT 1 PAIR FLUSH CLIP / PULLS



D-1

D-2

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

W-1

W-2

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

## WINDOW/DOOR NOTES:

1 WINDOW TO HAVE MINIMUM NET OPENING OF 5'7" AND MINIMUM NET OPENING HEIGHT OF 2'4" PER CBC 702.

## GLAZING TYPES

1 INSULATED, LOW-E, NO TINT, TYPE D-1, U-VALUE 0.290 SHGC 0.40  
1 TEMPERED, INSULATED, LOW-E, NO TINT, TYPE D-2, U-VALUE 0.290 SHGC 0.40

Partial Remodel  
726 Broadway Street  
Seaside, OR

REVISIONS:

SHEET:

A6.01

SCHEDULES

PROJECT # 2021-125  
DATE 12/5/2022





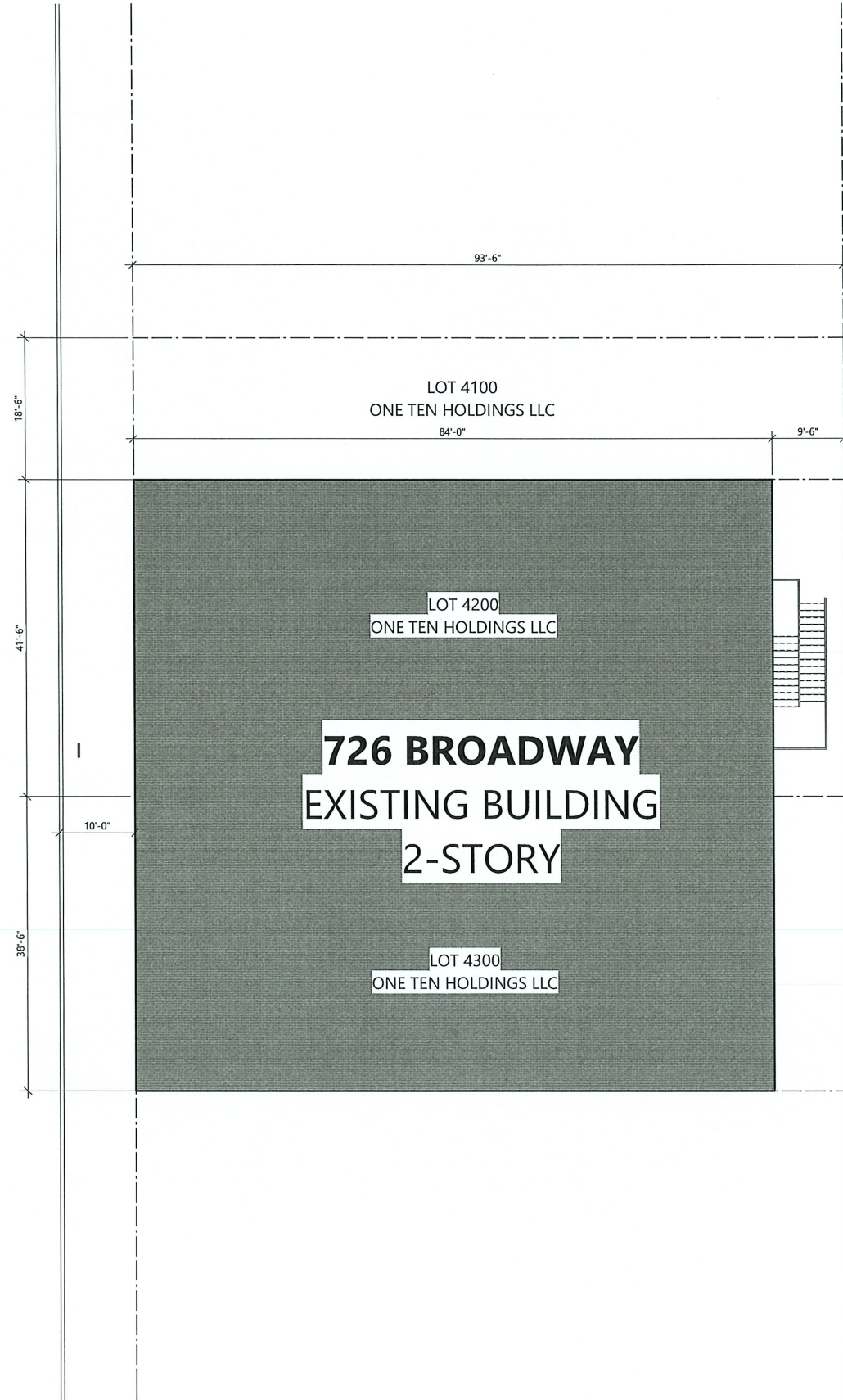
Copyright © 2022 LIFT Architecture

1

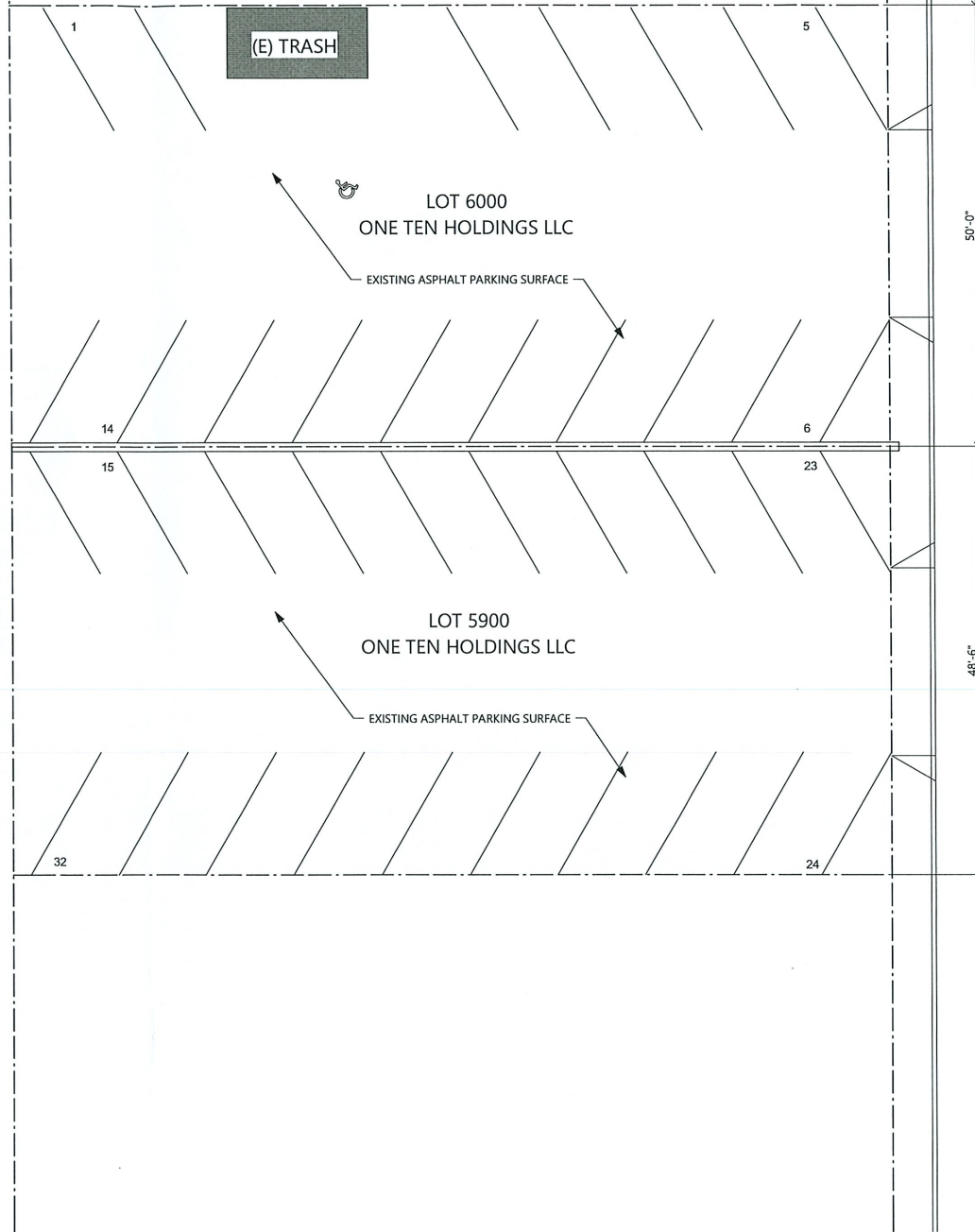
SITE - EXISTING  
SCALE: 1" = 10'-0"

BROADWAY STREET

55' ROW



(E) ALLEY



OCEANWAY STREET

40' ROW



PRELIMINARY  
NOT FOR  
CONSTRUCTION

Partial Remodel  
726 Broadway Street  
Seaside, OR

REVISIONS:

SHEET:  
A1.00  
EXISTING CONDITIONS

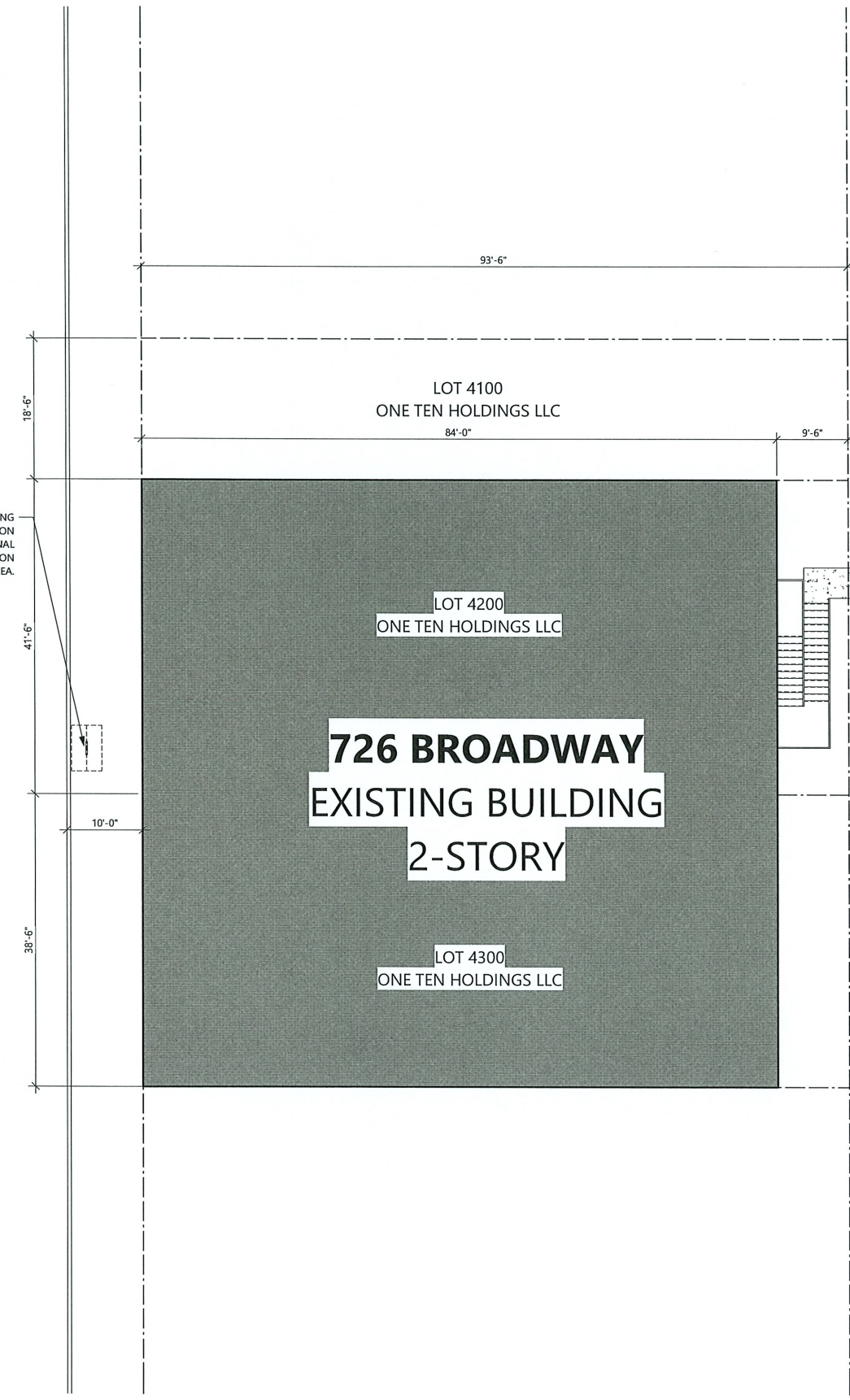
PROJECT # 2021-125  
DATE: 12/16/2022



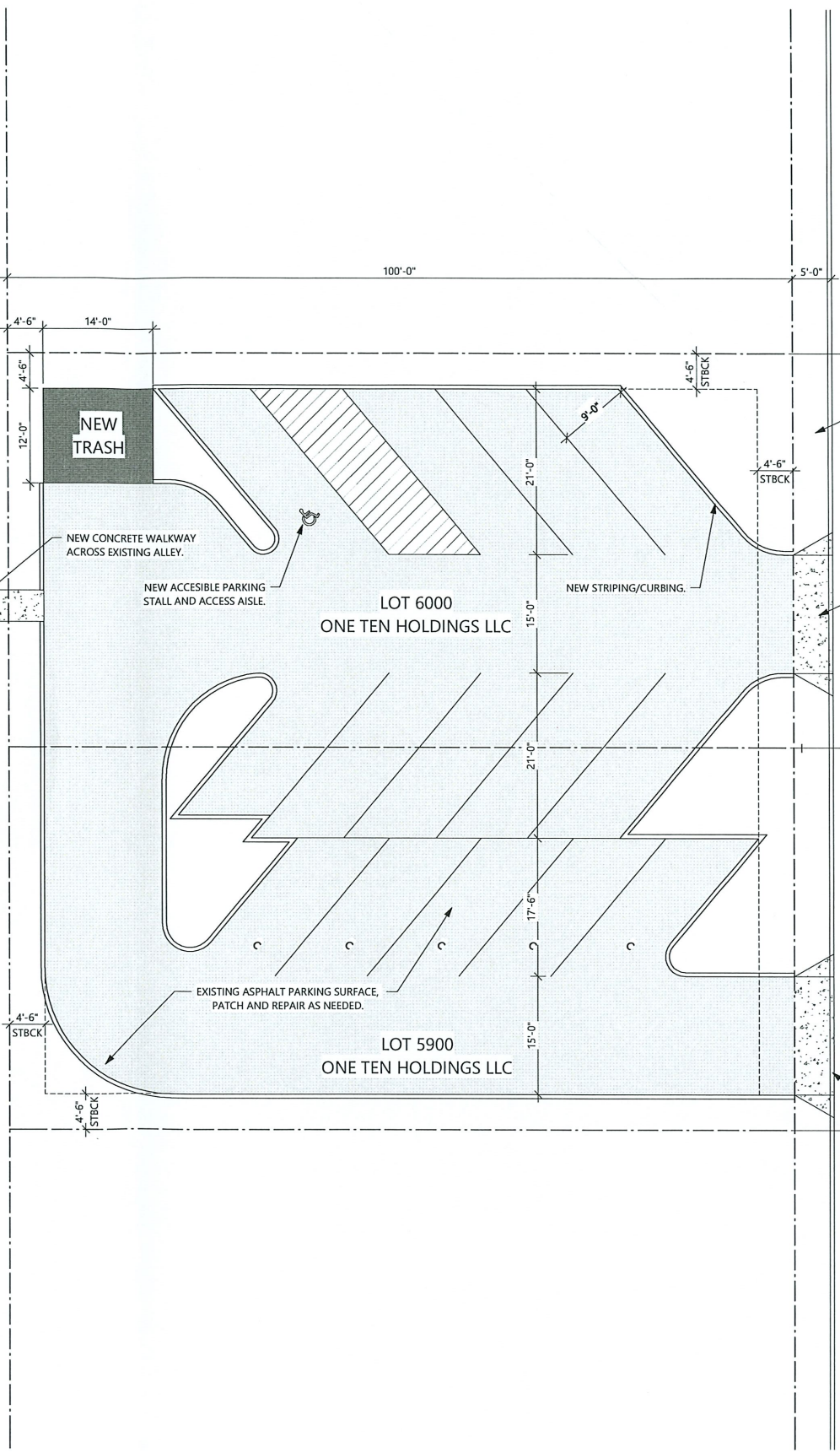
Copyright © 2022-23 LIFT Architecture

NEW BIKE RACK ON EXISTING  
SIDEWALK NEAR ENTRANCE ON  
BROADWAY. (3) ADDITIONAL  
SPACES PROVIDED IN COMMON  
INDOOR AREA.

**BROADWAY STREET**  
55' ROW



**(E) ALLEY**



**ZONING REVIEW:**

**SITE AREA:**  
Lots owned by ONE TEN HOLDINGS LLC:

- LOT 4100: 0.04 acres
- LOT 4200: 0.09 acres
- LOT 4300: 0.08 acres
- LOT 5900: 0.11 acres
- LOT 6000: 0.11 acres

**ZONING:** C-4 Commercial

**PARKING:**

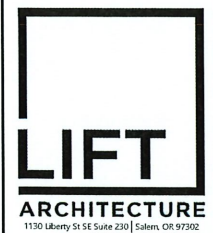
• APARTMENTS:	RATIO VARIES =	12 STALLS
TOTAL REQUIRED:	=	12 STALLS
TOTAL PROVIDED:	=	14 STALLS

EXISTING CONCRETE SIDEWALK.

RELOCATE CURB CUT AS SHOWN.

RELOCATE CURB CUT AS SHOWN.

**OCEANWAY STREET**  
40' ROW



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**Partial Remodel  
726 Broadway Street  
Seaside, OR**

REVISIONS:

SHEET:  
**A1.01**  
SITE PLAN

PROJECT # 2021-125  
DATE: 12/16/2022

**1** SITE - PROPOSED  
SCALE: 1" = 10'-0"