



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, March 20, 2019
5:30 PM

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia
Bani Khalsa
Mitsugu Mori
Keith Mitchell
LisAnne Sawhney

Chair
Vice Chair
Board Member
Board Member
Board Member

3. REVIEW OF AGENDA

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

4. PUBLIC COMMENT

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

5. APPROVAL OF MINUTES

6. BUSINESS ITEMS

A. EARLY DEVELOPMENT SERVICES, APPLICANT AND PROPERTY OWNER, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE CONVERSION OF, AND SECOND-STORY ADDITION TO, TWO EXISTING COMMERCIAL BUILDINGS FOR A CHILD DAYCARE CENTER LOCATED AT 1272--84 BROADWAY AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(2) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: In accordance with Section 17.62.030.B of the Seaside Municipal Code, the applicant is requesting design review approval for a second story addition, new exterior building colors, and the construction of a CMU block wall on the front property line and rear property line to enclose the open space play area for a child daycare center.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
April 3, 2019
Seaside City Hall
5:30PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Beth Rocha, Associate Planner

DATE: March 20, 2019

SUBJECT: EARLY DEVELOPMENT SERVICES, APPLICANT AND PROPERTY OWNER, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE CONVERSION OF, AND SECOND-STORY ADDITION TO, TWO EXISTING COMMERCIAL BUILDINGS FOR A CHILD DAYCARE CENTER LOCATED AT 1272--84 BROADWAY AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(2) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B of the Seaside Municipal Code, the applicant is requesting design review approval for a second story addition, new exterior building colors, and the construction of a CMU block wall on the front property line and rear property line to enclose the open space play area for a child daycare center.

BACKGROUND

In 1995, the medical clinic released its interest in the property to the Troia Group, a general partnership, which proceeded to lease the site to Monterey County for use as office space. The full fee and leasehold interest was ultimately transferred to the former Redevelopment Agency (RDA) in 2005. The former RDA proceeded to make additional improvements to the site in 2005 when Monterey County vacated the buildings and the City established a police substation on the site, which was later vacated in 2011.

In December of 2016, as part of the Long-Term Property Management Plan for the disposal of former RDA properties, the Seaside City Council entered into an agreement with the applicant for the purchase of the site pending the approval of a use permit for

the child daycare center. The Planning Commission approved UP 16-08 on February 8, 2017 for the daycare center. However, the applicant has filed a new Use Permit application, keeping the previously approved scope of the maximum, 60 child daycare center and expanding the scope to include a second story addition to existing second floor, resulting in an expansion of the two employee housing units and second floor area.

The 1274-1284 Broadway Avenue site is comprised of four parcels totaling 24,000 square feet in area (dimensions: 240' by 100') and is currently developed with two buildings and parking: Building A and Building B. Building A is 1,928 square feet (sf), Building B is 4,000sf with a second story that includes two residential units and a storage area totaling 836sf. In total, there is 5,928sf of commercial space and 836sf of residential area. There are three existing off-street parking areas existing on the west and east sides with access from Broadway Avenue, and through to the public alley at the rear of the site.

The adjacent land uses consist of a retail bakery and office building to the north, a convenience store to the east, a multi-tenant commercial building to the west, and single-family dwellings to the south. A location map is provided as Attachment 2. Site Photographs are provided as Attachment 3. Aerial Photo is provided as Attachment 4.

On January 23, 2019 the Planning Commission approved Use Permit Application No. UP-18-08 to allow for the establishment of a 60-child day care center located at 1272-84 Broadway Avenue. The 1274-1284 Broadway Ave site was constructed in 1986 as the Seaside Community Clinic (a medical clinic) through financial assistance by the City of Seaside using Community Development Block Grant funding.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt Class 1, Section 15301(E)(2) from the California Environmental Quality Act. Class 1 consists of minor additions to existing structures provided that the project is in an area where all public services are available to allow for maximum development permissible in the General Plan and is not in an environmentally sensitive area.

Evidence: The is located within a heavily urbanized area of the community that is a mixture of single and multi-family housing and mixture of retail and office structures sited on a main arterial roadway with available infrastructure. Exterior improvements will be limited to installation of landscaping, small play structures, and installation of disable ramp and accessible paths of travel from the parking lots to the commercial buildings/paly structures. The proposed improvements would be exempt from further CEQA review.

PROJECT DESCRIPTION

The project would result in a 3,111sf addition: Building A will remain the same as a single-story, 1,928sf daycare administrative facility. Building B would be increased on the first floor from 4,000sf to 4,053sf; the second floor would be increased from 836sf to 3,894sf, with the residential employee housing portion occupying 1,316sf. The height of Building B will be increased from 30' to 34'. The overall commercial square footage will be 8,559sf. The gross area of both buildings would be 9,875sf.

The applicant is proposing to complete the following renovations to establish the new and expanded child daycare center and employee housing units on the project site:

- Recondition the interior of the existing one-story building on the west side to provide administrative offices; and
- Recondition the interior of the existing two-story building on the east side to provide classrooms, a kitchen, disable accessible bathrooms, a registration area, and an assembly area as needed to conform to latest code requirements per the State of California Department of Social Services for the operation of a 60 student child daycare center.

- Increased square footage of two existing residential studio units on the -The conversion of the rear parking area abutting the alley and the open-air courtyard between the existing buildings into a private open space recreation area; and
- Construction of a new six-foot tall cinder block wall to enclose the rear play/recreation area from the alley and the front open-air patio area from the public right-of-way on Broadway Avenue; and
- Stripe parking lots on the west and east sides to provide 21 standard parking stalls and two ADA parking stalls.Replacement of all windows with energy efficient windows; and
- New stucco exterior stucco siding.

Color scheme:

Option A

- Stucco - KM5369 Home Body
- Doors - KM5048 Aqua Zing
- Wood - KM5379 Baked Beans

Option B

- Stucco - KM4619 Sugar Shack
- Doors - KM5055 Cabana Bay
- Wood - KM4553 Braun

The daycare center would be open from 7 AM and to 5:30 PM Monday-Friday. A maximum of eight staff will be on-site. The operation of the daycare center will typically provide care for a maximum of 60 preschool age children. A kitchen facility will be provided for snacks and hot meals.

STAFF ANALYSIS AND FINDINGS

The proposed exterior building colors and concrete masonry unit block wall would be consistent with the following General Plan Goals and Policies:

Land Use Element Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.1: Encourage consolidation of under-performing and under-utilized commercial properties.

Evidence: The proposed project will result in the merger of the four separate parcels into a single parcel for the establishment of a child day care center that will include exterior and interior improvements to fully utilize the parcel for the indoor educational and exterior recreation needs of the child day care center. The establishment of a new employment center will also encourage pedestrian activity and provide additional customers for convenience stores and restaurant uses.

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

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site, and available infrastructure. Evidence: The project site consists of a parcel with adequate interior building square footage and exterior play area square footage to adequately accommodate a licensed daycare center for 60 children.

Evidence: The proposed project will include new exterior façade improvements that will include doors, windows, and paint on the building and new fencing, play equipment and landscaping within the open space area to improve the physical appearance of the site and adjoining properties.

Evidence: A new concrete block wall fence will be constructed on the south side adjacent to the alley to screen the outdoor play areas and provide sound attenuation of the play area from the single family dwellings bordering the south side of the alley.

Evidence: The project will allow for the efficient use of an existing infrastructure system with minor improvements in order to accommodate a new daycare center for pre-school and school age children.

Evidence: The Zoning Code requires a minimum of one space per each employee during the busiest shift and one space per 10 children. A minimum of 14 parking spaces shall be provided. The project will provide a total of 21 parking spaces.

Urban Design Goal UD-2: Create and preserve distinct neighborhoods and districts.

Policy UD-2.2: Minimize potential light and sound impacts of new development and

redevelopment on surrounding areas.

Evidence: The proposed project will include the installation of down lit light features at the entrance/exits to the site from the public right-of-way and within the interior of the site to ensure light sources are mainlined on-site and the installation of a new concrete block wall to reduce sound impacts from children playing outside within the recreation hours on the residential neighborhood to the west.

ATTACHMENTS

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

Conditions of Approval
File No. BAR-1
March 20, 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 "Early Development Services" stamped as received on "February 7, 2019." The project plans are attached as Exhibit A.

Building:

2. The applicant shall comply with the 2016 California Building Code.

Fire Department:

3. Applicant shall comply with the 2016 Fire Department Code.

Standard:

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. The installation of new water fixtures and landscape irrigation equipment water fixtures for the proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District.
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-19-05

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

GENERAL NOTES

1. EVERYTHING IS NEW AND PART OF THIS CONTRACT UNLESS OTHERWISE NOTED. SEE TOPOGRAPHIC MAP FOR MORE INFO.

KEYED NOTES

- 1 PARKING LOT #1- 11 STALLS
- 2 PARKING LOT #2- 12 STALLS
- 3 DRIVEWAY
- 4 ROLLING GATE
- 5 CARPORT COVERED PARKING
- 6 ACCESSIBLE PARKING STALL
- 7 12' WIDE MAINTENANCE GATES
- 8 BIKE RACK (2 BIKE TYPE)
- 9 EXTERIOR STAIR



VICINITY MAP

SHEET INDEX

- ARCHITECTURAL
- A0.1 TITLE SHEET AND SITE PLAN
 - 1 TOPOGRAPHIC SURVEY
 - A2.1 EXISTING FLOOR PLANS
 - A2.2 PROPOSED FLOOR PLANS
 - A3.1 PROPOSED EXTERIOR ELEVATIONS

PROJECT DATA

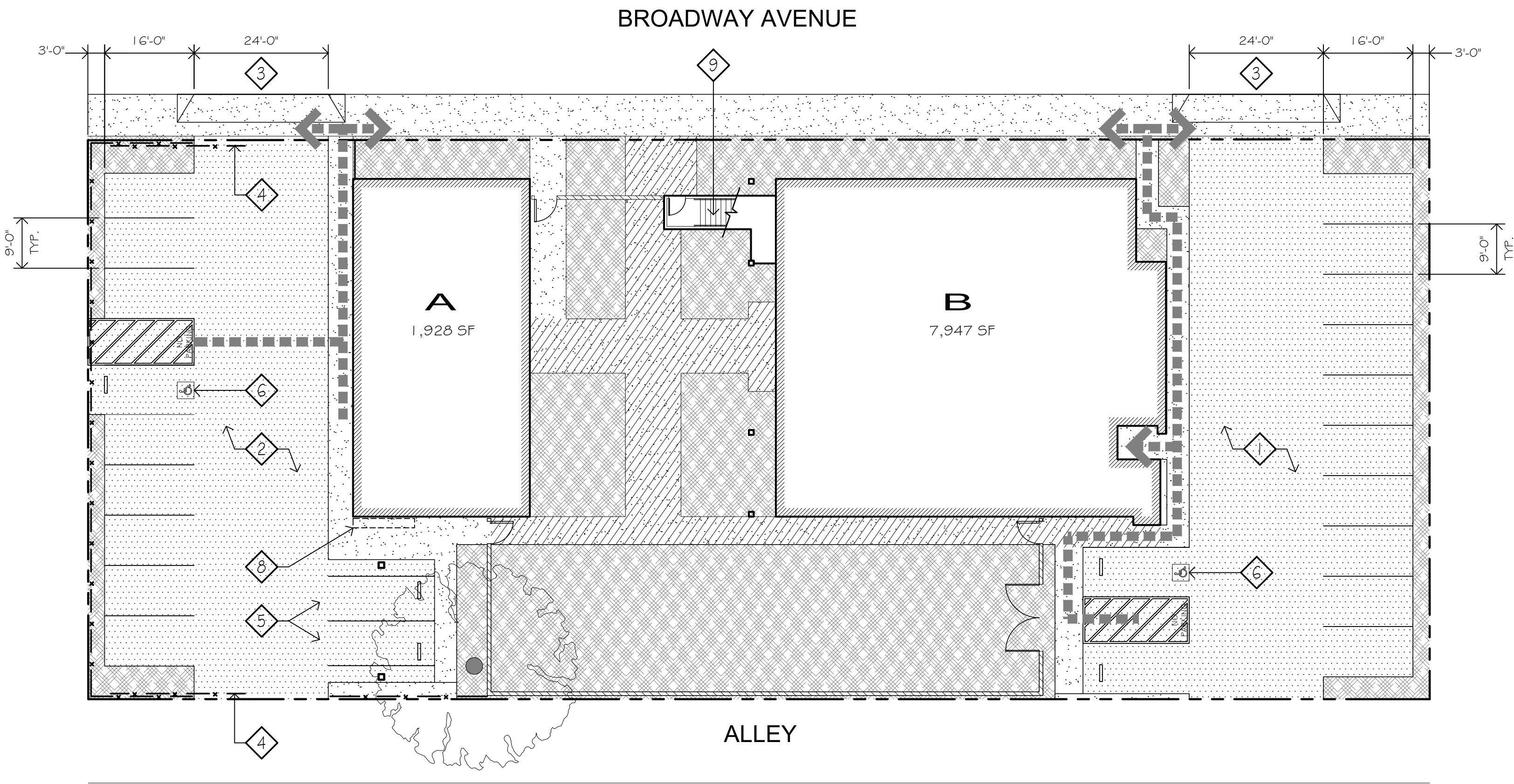
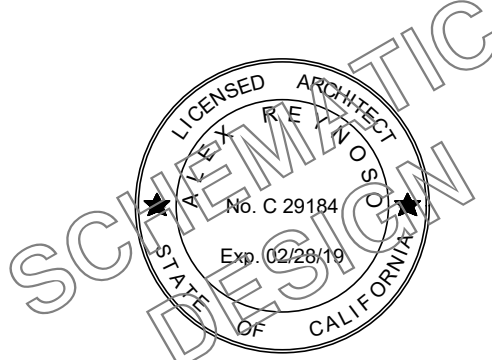
AP NUMBER:	012-193-008, 012-193-009, 012-193-010, 012-193-011
LOT AREA:	24,000 S.F.
PROPOSED LOT COVERAGE:	5,981 S.F. ÷ 24,000 = 24.9%
PROJECT ADDRESS:	1274 - 1284 BROADWAY AVENUE SEASIDE CA 93955
OWNER:	EARLY DEVELOPMENT SERVICES 1274 - 1284 BROADWAY AVENUE SEASIDE CA 93955
ZONING:	CMX - COMMERCIAL MIXED USE
OCCUPANCY GROUP USE:	@ BUILDING 'A' = B OCCUPANCY @ BUILDING 'B' = MIXED B,E, # R-3
CONSTRUCTION TYPE:	TYPE V - B
NUMBER OF STORIES:	@ BUILDING 'A' = 1-STORY @ BUILDING 'B' = 2-STORY
FIRE SPRINKLERS:	NONE @ BUILDING 'A' TO BE PROVIDED @ BUILDING 'B'
SCOPE OF WORK:	CHILD DAY CARE CENTER BUILDING ADDITION & REMODEL, ASSOCIATED SITE WORK & 23 PARKING STALLS INCLUDING 2 ACCESSIBLE STALLS
BUILDING AREA:	EXISTING @ BLDG 'A' = 1,928 SF PROPOSED @ BLDG 'A' = 1,928 SF @ BLDG 'B' : 1ST FLOOR = 4,000 SF 2ND FLOOR = 836 SF TOTAL = 6,764 SF COMMERCIAL = 5,928 SF RESIDENTIAL = 836 SF
	PROPOSED @ BLDG 'A' = 1,928 SF @ BLDG 'B' : 1ST FLOOR = 4,053 SF 2ND FLOOR = 3,894 SF TOTAL = 9,875 SF COMMERCIAL = 8,559 SF RESIDENTIAL = 1,316 SF
CODES:	2016 CBC, CMC, CPC, CFC, CALIFORNIA ELECTRICAL CODE WITH AMENDMENTS FOR ENERGY AND ACCESSIBILITY AND CURRENT NFPA STANDARDS, 2016 CALIFORNIA ENERGY CODE & 2016 CALIFORNIA GREEN BUILDING STANDARDS AMERICAN DISABILITIES ACT AND STANDARDS
THE PROJECT SHALL BE COMPLIANCE WITH USE PERMIT CONDITIONS OF APPROVAL, ALL LOCAL CODES AND ORDINANCES, APPROPRIATE DEVELOPMENT STANDARDS, AND CURRENT CITY POLICIES. ANY DEVIATION WILL BE GROUNDS FOR REVIEW BY THE CITY AND MY POSSIBLY RESULT IN REVOCATION OF THE USE PERMIT, PURSUANT TO PART 13 OF WMC CHAPTER 14-10. (CDD-P)	



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES

THE INFORMATION ON THESE PLANS IS PROPERTY OF IN STUDIO ARCHITECTURE. UNAUTHORIZED USE IS PROHIBITED.



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

LEGEND

- BUILDING AREA
- LANDSCAPE AREA
- CONCRETE PAVING
- (E) CONCRETE PAVING
- ASPHALT PAVING
- PROPERTY LINE
- 6' HIGH - CHAIN LINK FENCE
- 6' HIGH - CMU WALL
- PATH OF TRAVEL (P.O.T.), AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/4" BEVELED AT 1:2 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (11B-403.5.3) AT LEAST 60" x 60" ARE LOCATED NOT MORE THAN 200' APART. PARTS OF P.O.T. WITH CONTINUOUS GRADIENTS HAVE 60" LEVEL AREAS (11B-403.7) NOT MORE THAN 400' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% U.O.N. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. (11B-307) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL & ABOVE 27" AND LESS THAN 80" (11B-307.4)

CLIENT
EARLY
DEVELOPMENT
SERVICES

PROJECT
CHILD DAY CARE
BUILDING
ADDITION &
REMODEL
1274 - 1284 BROADWAY
SEASIDE, CA 93955

SHEET
TITLE SHEET
& SITE PLAN

PROJECT NUMBER:	1832
ISSUED:	12-12-18
DRAWN BY:	LV/AR/ENR/EV
CHECKED BY:	-
FILENAME:	-

A0.1

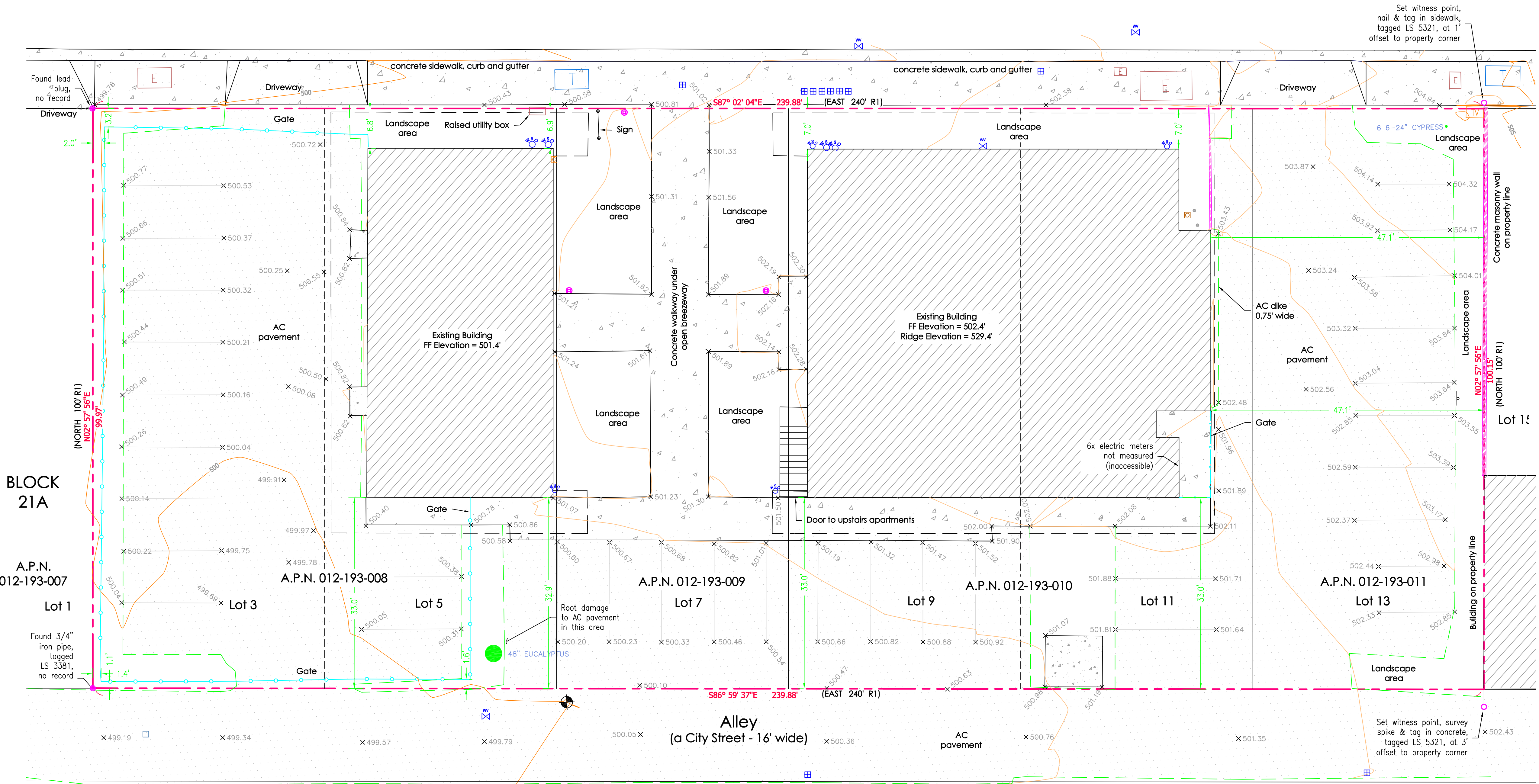
Broadway Avenue
(a City Street - 80' wide)

SURVEY
OF
A.P.N.s 012-193-008, -009, -010 & -011
AT 1272 TO 1284 BROADWAY AVENUE BEING
LOTS 3, 5, 7, 9, 11 & 13 OF BLOCK 21A
AS SHOWN ON
VOLUME 2 OF CITIES & TOWNS AT PAGE 9

SEASIDE, CALIFORNIA

LEGEND

- FOUND MONUMENT, AS NOTED
- SET MONUMENT, AS NOTED
- SEWER CLEANOUT
- AREA DRAIN
- WATER VAULT
- WATER VALVE
- WATER METER
- HOSE BIB / WATER SHUTOFF
- ELECTRIC VAULT
- ELECTRIC RISER
- GAS METER
- TELEPHONE VAULT
- COMMUNICATION SERVICE
- CABLE TV VAULT
- SIGN
- BOLLARD
- TREE, TYPE AND DIAMETER SPECIFIED
- PROPERTY LINE
- LOT LINE
- OLD LOT LINE
- BUILDING EAVE
- WIRE FENCE LINE
- CHAINLINK FENCE LINE
- EDGE OF PAVEMENT
- BUILDING
- AC PAVEMENT
- CONCRETE
- CONCRETE MASONRY WALL
- BENCHMARK



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SHANNAN WATKINS, IN OCTOBER, 2018.

DATED 11/14/2018



BASIS OF BEARINGS

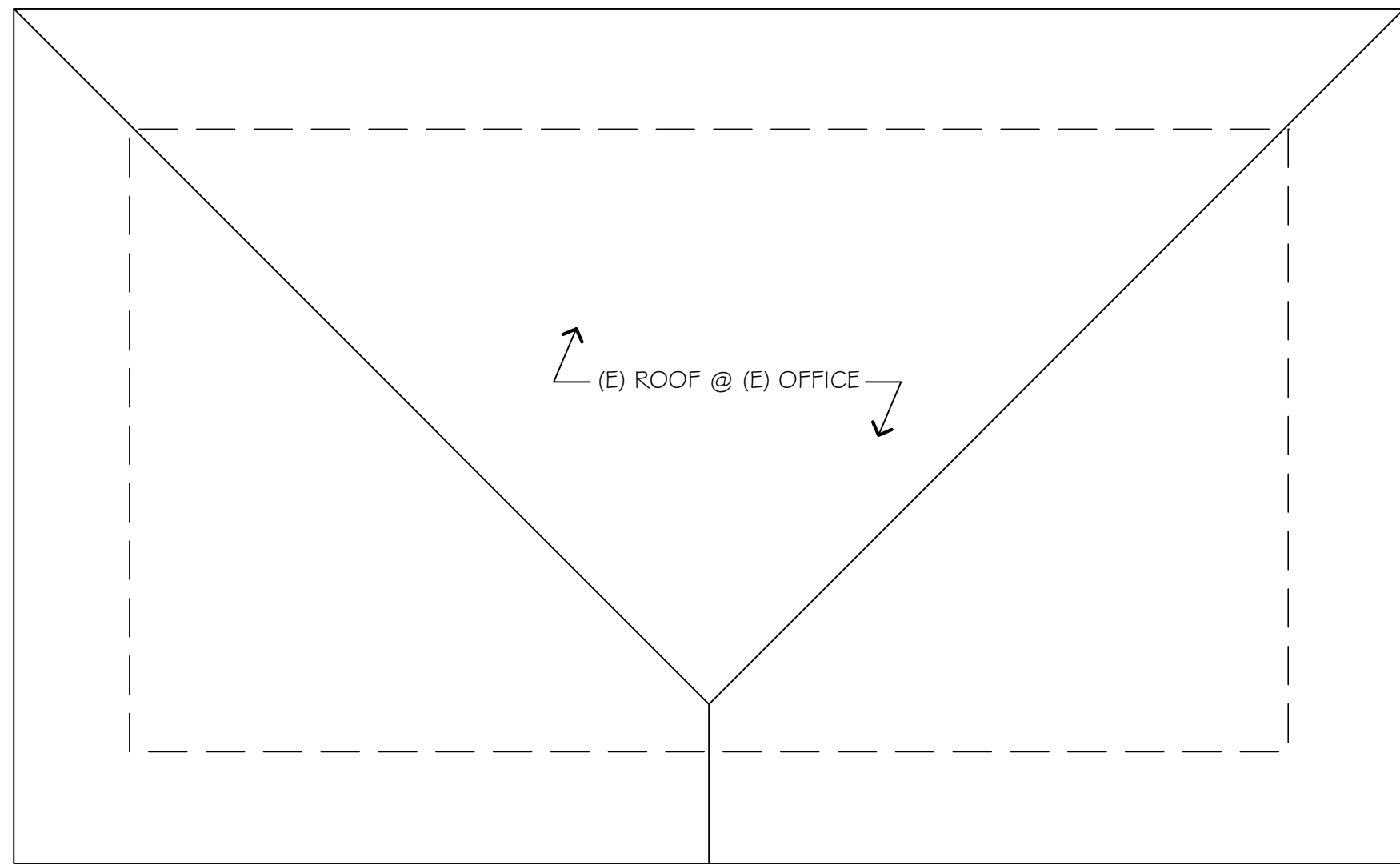
THE BEARING OF N 87°02'04\" W ALONG THE CENTER LINE OF BROADWAY AVENUE AS SHOWN ON THE MAP RECORDED IN VOLUME 25 OF SURVEYS AT PAGE 59 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES

- DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- BENCHMARK TAKEN AS SET PK NAIL & WASHER SHOWN HEREON, ELEVATION = 500.00' (ASSUMED DATUM).

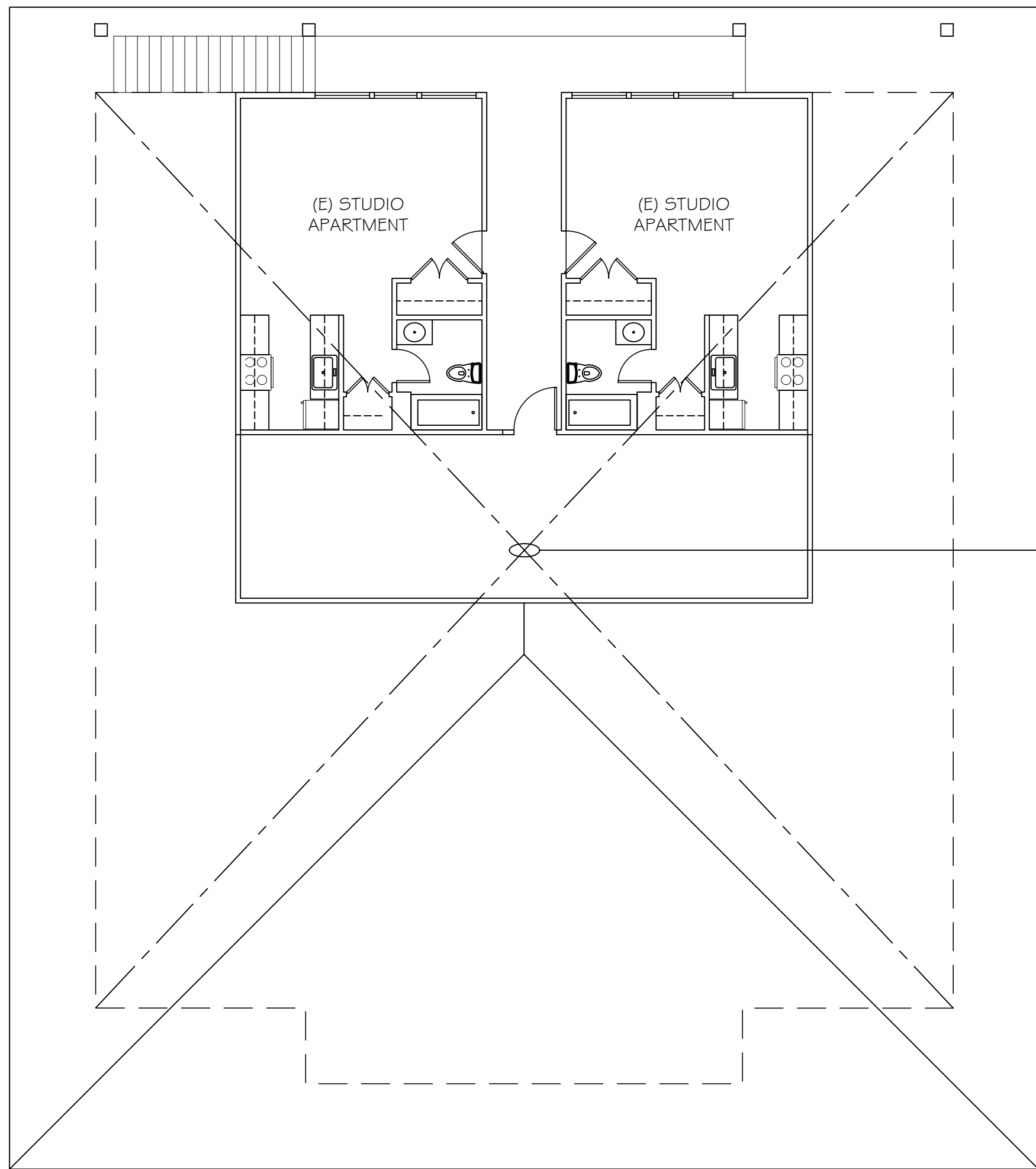
PREPARED FOR: Shannan Watkins
SURVEYED BY: POLARIS CONSULTING
P.O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1\" = 10' VIEW: ARCH D DATE: November 14, 2018
FILE NAME: EDC Broadway Site.dwg JOB #18206 Sheet 1 of 1



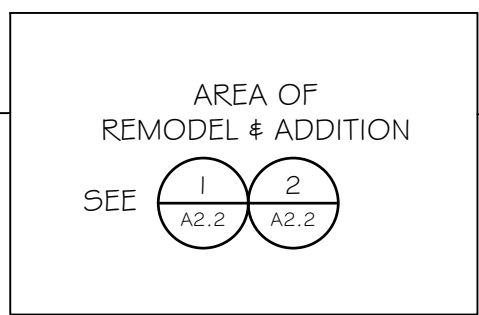
(E) ROOF @ (E) OFFICE

(E) COURTYARD

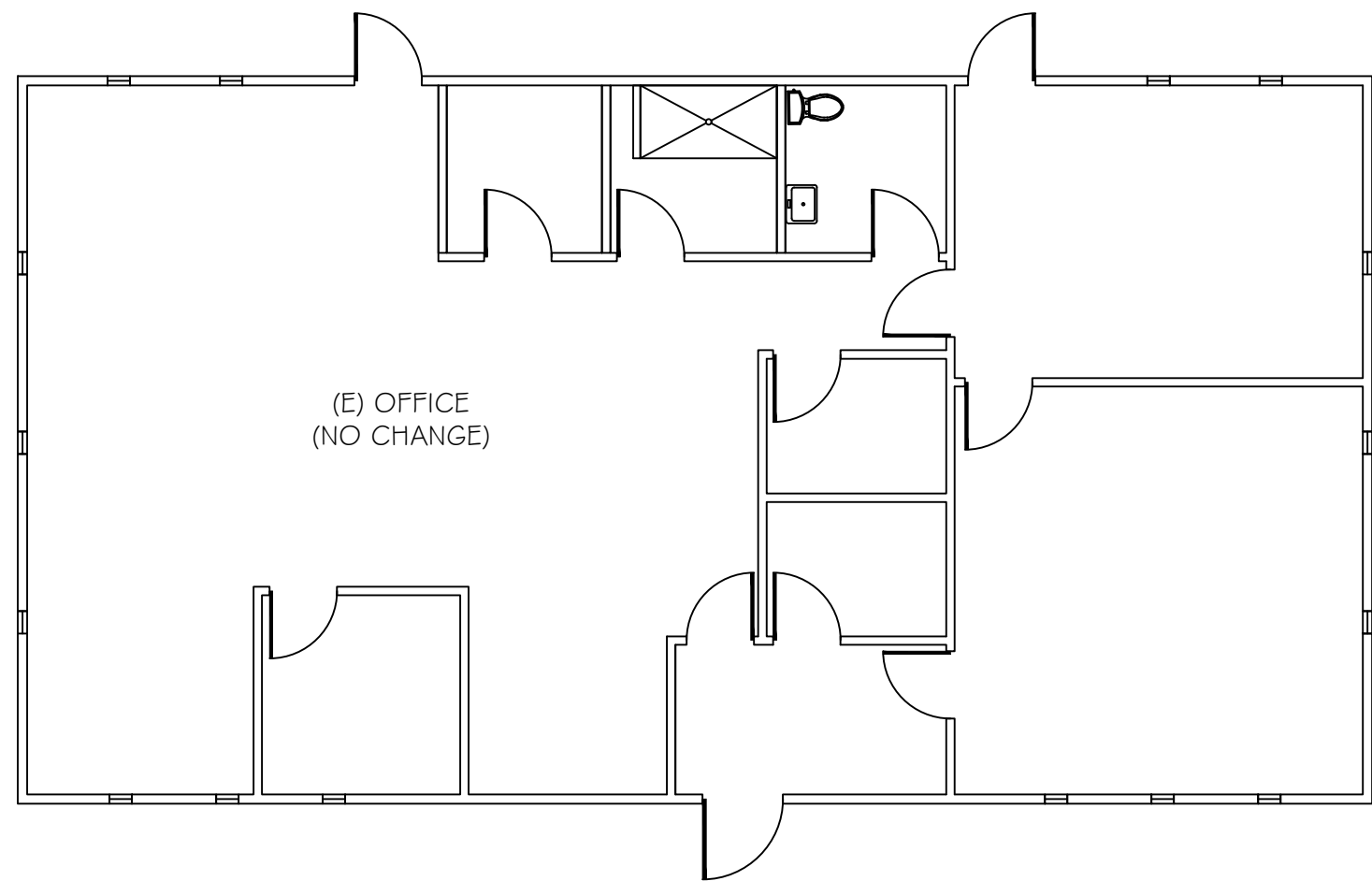


(E) STUDIO APARTMENT

(E) STUDIO APARTMENT

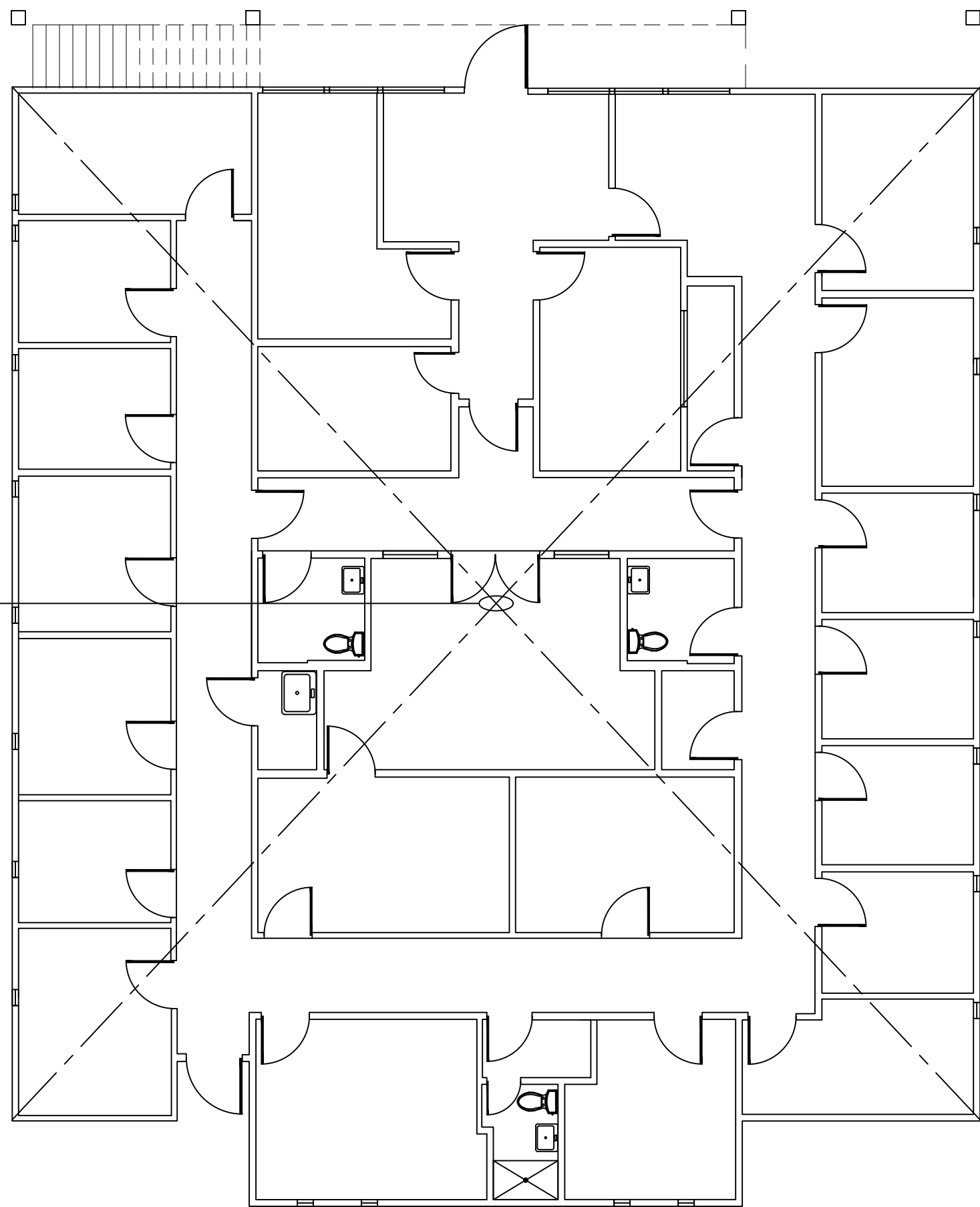


2 (E) SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"
8 0 8 16 FEET
N



(E) OFFICE
(NO CHANGE)

(E) COURTYARD



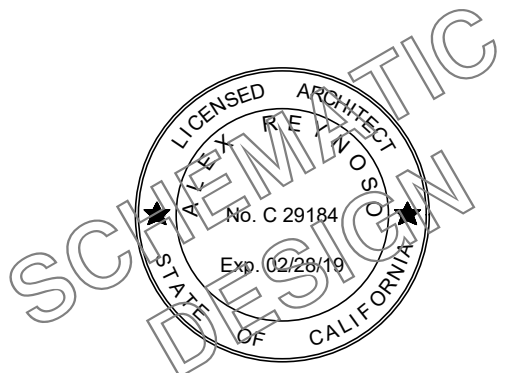
1 (E) FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"
8 0 8 16 FEET
N



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES

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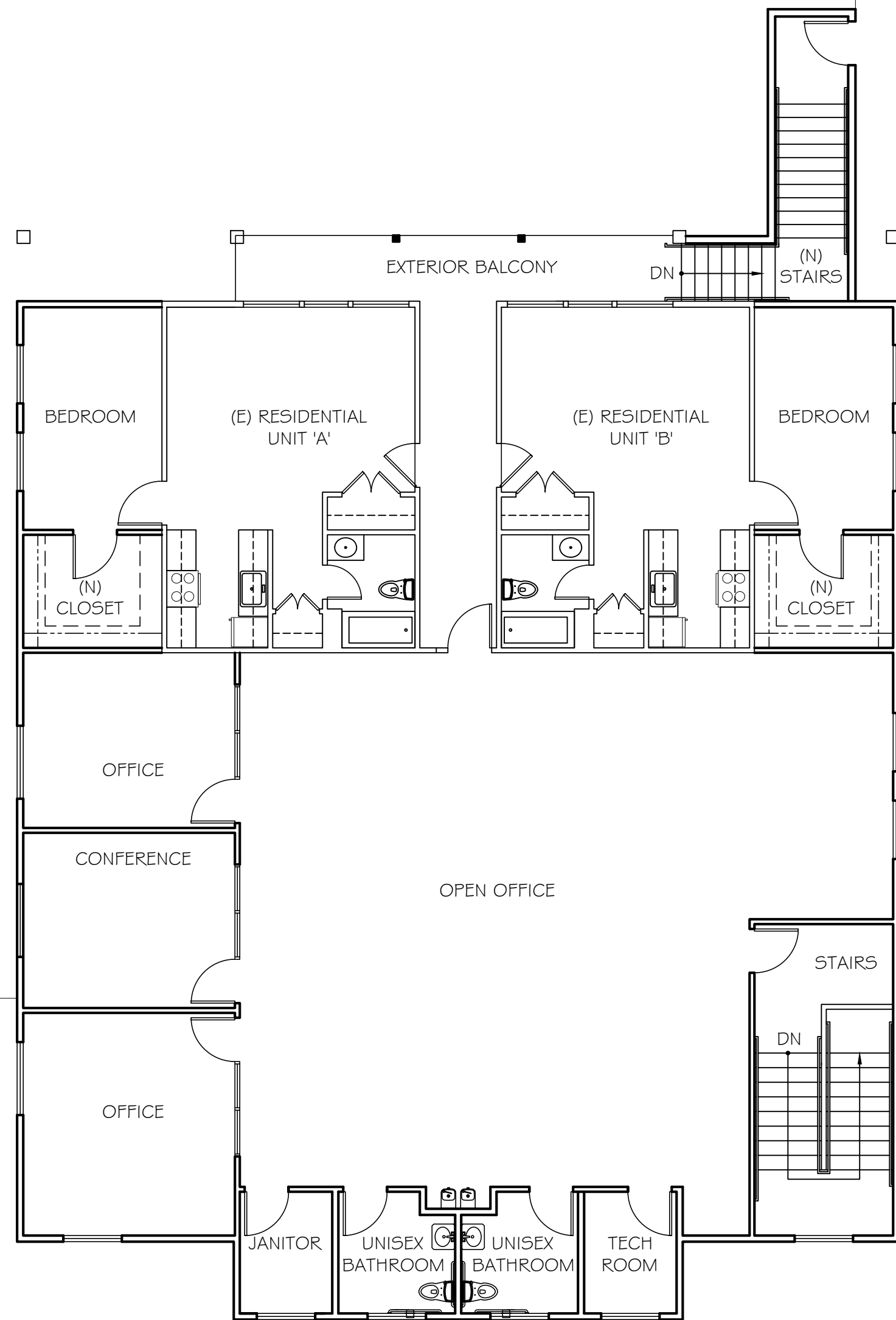
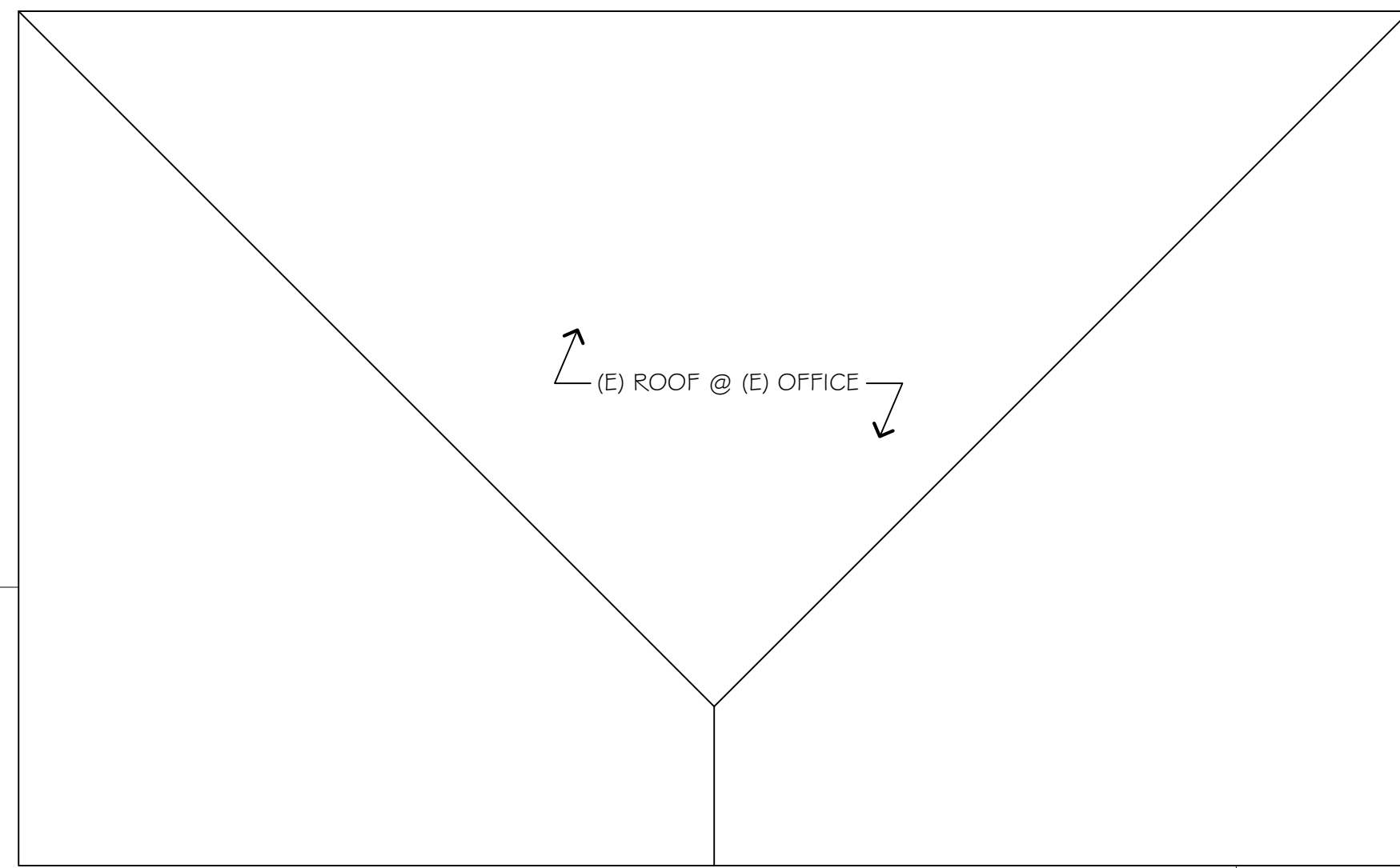
CLIENT
**EARLY
DEVELOPMENT
SERVICES**

PROJECT
**CHILD DAY CARE
BUILDING
ADDITION &
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1274 - 1284 BROADWAY
SEASIDE, CA 93955

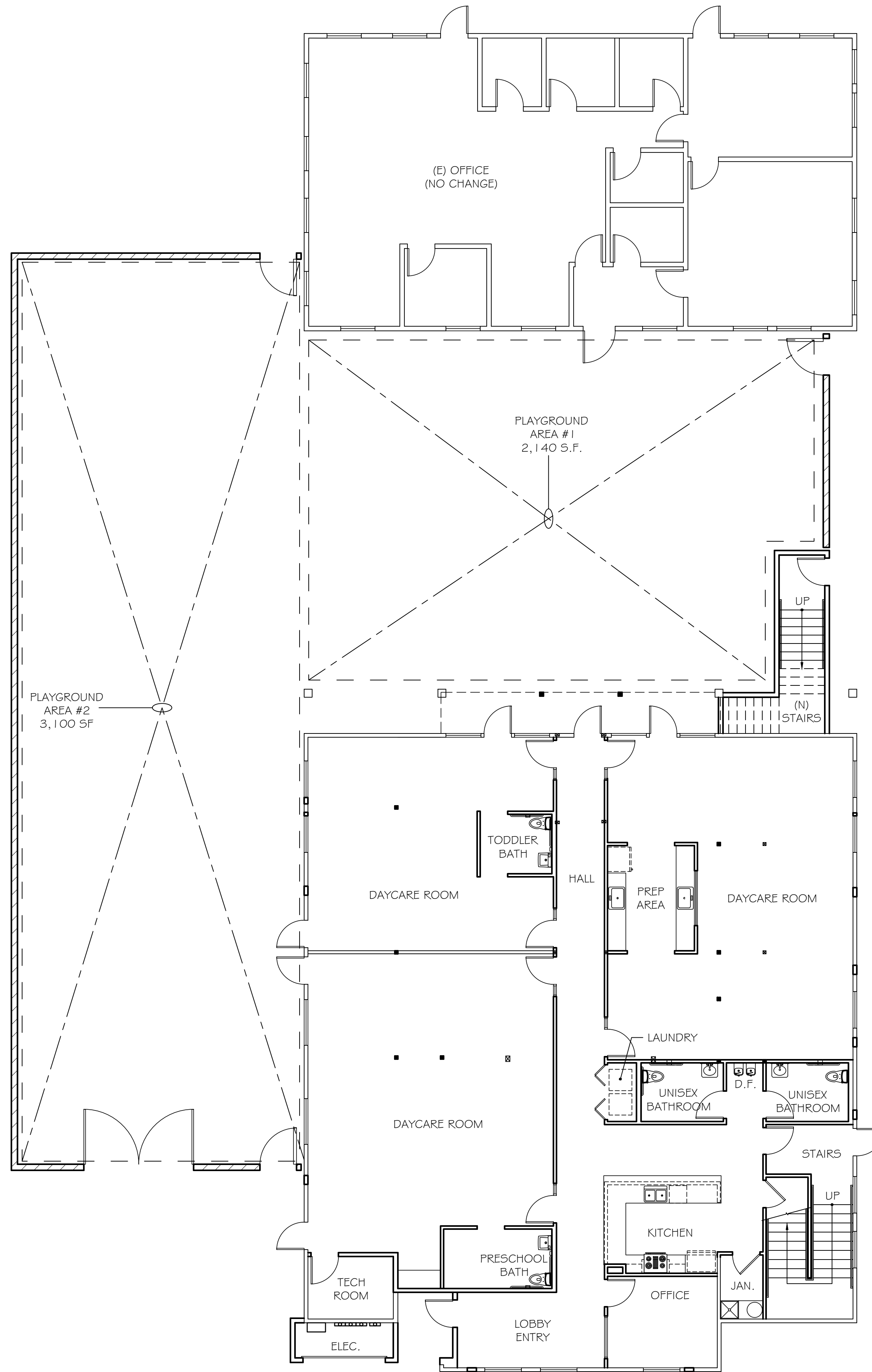
SHEET
**EXISTING FLOOR
PLANS**

PROJECT NUMBER: 1832
ISSUED: 12-12-18
DRAWN BY: LV/AR/MLR/EV
CHECKED BY: -
FILENAME: -

A2.1



2 (N) SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
8 0 8 16 FEET



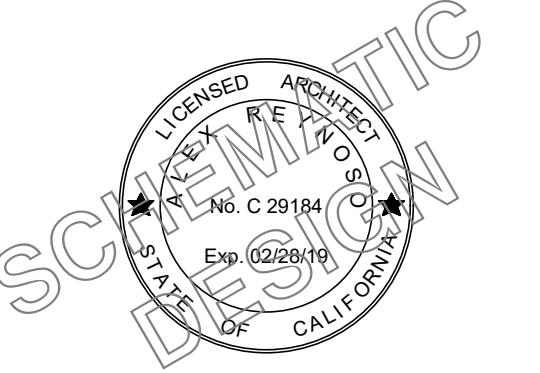
1 (N) FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
8 0 8 16 FEET



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES

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CLIENT
**EARLY
DEVELOPMENT
SERVICES**

PROJECT
**CHILD DAY CARE
BUILDING
ADDITION &
REMODEL**
1274 - 1284 BROADWAY
SEASIDE, CA 93955

SHEET
**PROPOSED
FLOOR PLANS**

PROJECT NUMBER: 1832
ISSUED: 12-12-18
DRAWN BY: LV/AR/MLR/EV
CHECKED BY: -
FILENAME: -

A2.2



4 NORTH ELEVATIONS

SCALE : 1/8" = 1'-0"
8 0 8 16 FEET



3 SOUTH ELEVATIONS

SCALE : 1/8" = 1'-0"
8 0 8 16 FEET



2 EAST ELEVATIONS

SCALE : 1/8" = 1'-0"
8 0 8 16 FEET



1 WEST ELEVATIONS

SCALE : 1/8" = 1'-0"
8 0 8 16 FEET

LEGEND

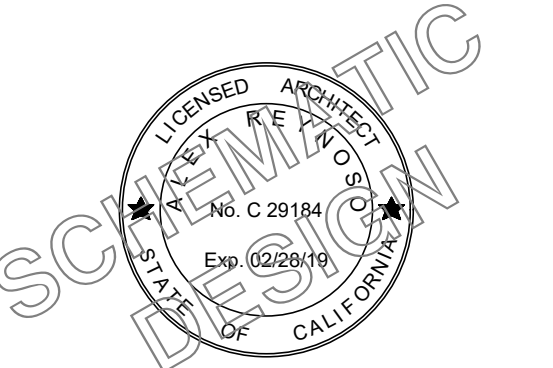
- ASPHALT SHINGLE ROOFING
- CEMENT PLASTER WALL FINISH
- WINDOW GLAZING
- WOOD SIDING
- WOOD FENCING
- WOOD TRELLIS
- DOORS



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES _____

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CLIENT

**EARLY
DEVELOPMENT
SERVICES**

PROJECT

**CHILD DAY CARE
BUILDING
ADDITION &
REMODEL**

1274 - 1284 BROADWAY
SEASIDE, CA 93955

SHEET

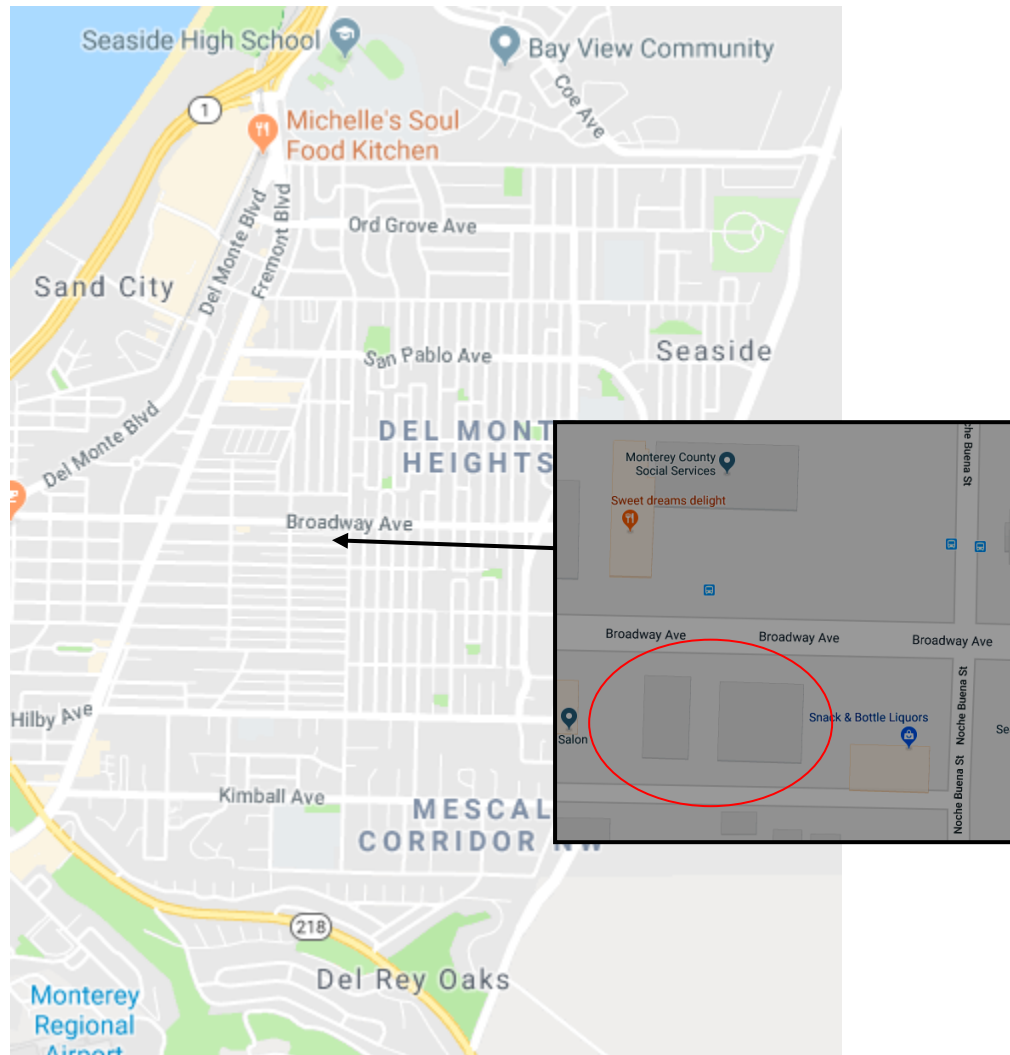
**PROPOSED
EXTERIOR
ELEVATIONS**

PROJECT NUMBER: 1832
ISSUED: 12-12-18
DRAWN BY: LV/AR/MLR/EV
CHECKED BY: -
FILENAME: -

A3.1

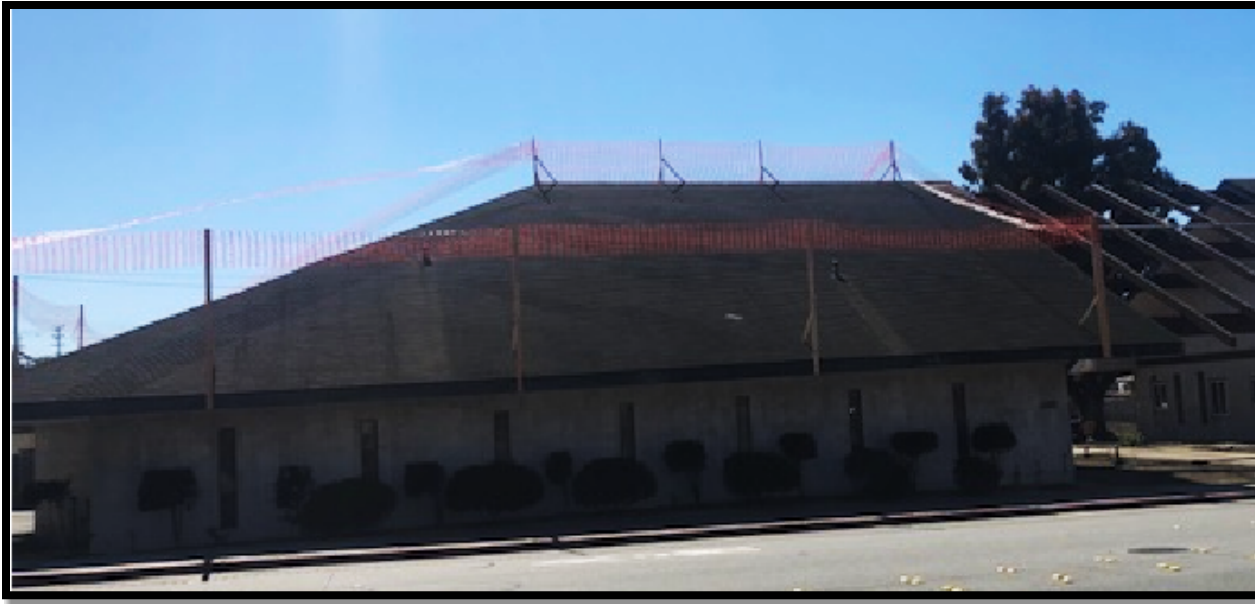
Location Map

Project Site: 1274-84 Broadway Avenue











Attachment 4

Aerial Photo

Project Location: 1274-1284 Broadway Avenue

