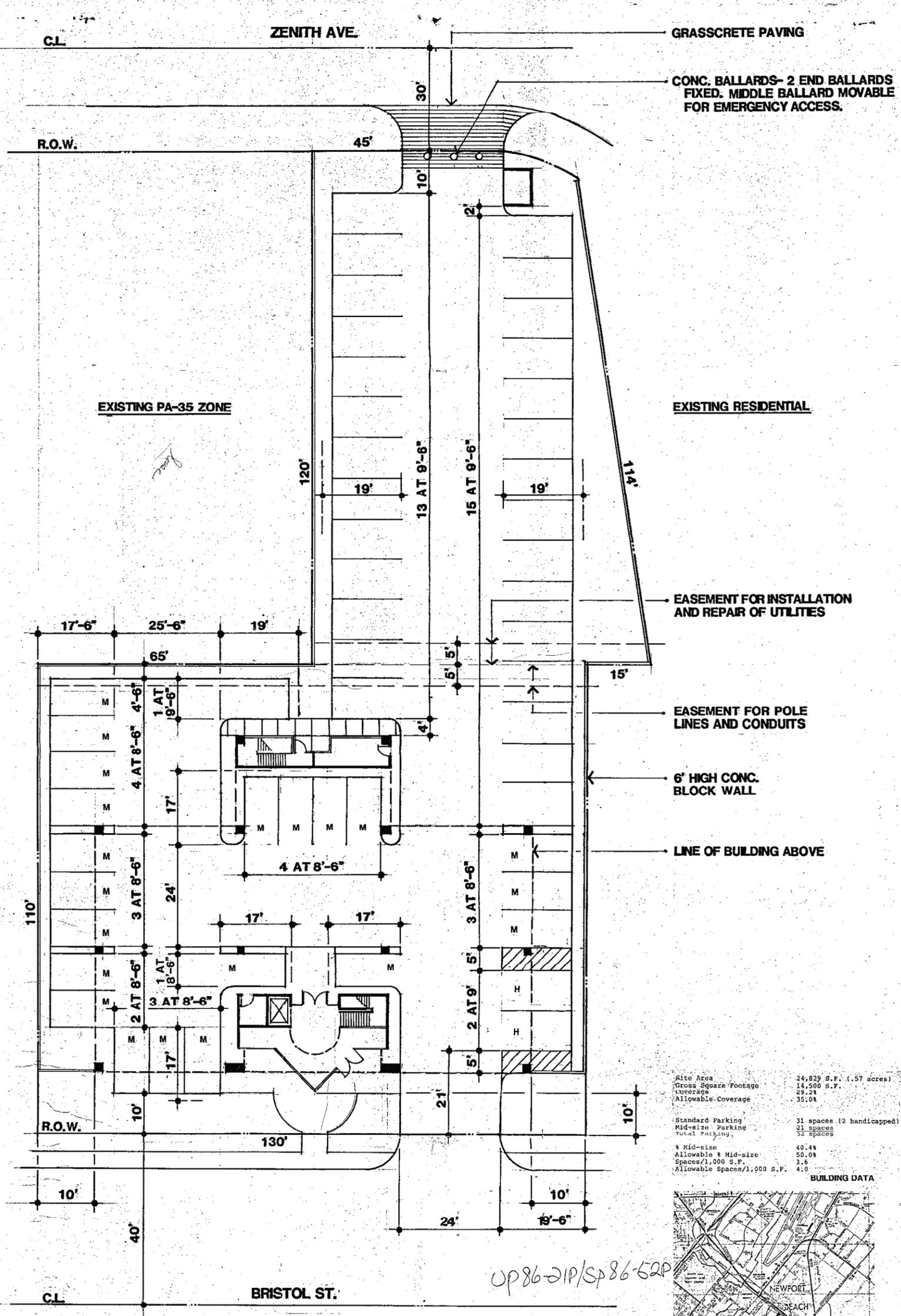


Attachment No. PC 2

Plans Associated with UP86-21P and SP86-52P

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GRASSCRETE PAVING
 CONC. BALLARDS- 2 END BALLARDS
 FIXED. MIDDLE BALLARD MOVABLE
 FOR EMERGENCY ACCESS.

EXISTING RESIDENTIAL

EASEMENT FOR INSTALLATION
 AND REPAIR OF UTILITIES

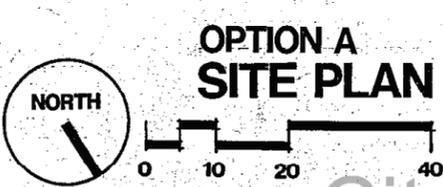
EASEMENT FOR POLE
 LINES AND CONDUITS

6' HIGH CONC.
 BLOCK WALL

LINE OF BUILDING ABOVE

Site Area	24,829 S.F. (.57 acres)
Gross Square Footage	14,500 S.F.
Coverage	29.24
Allowable Coverage	35.08
Standard Parking	31 spaces (2 handicapped)
Mid-size Parking	21 spaces
Total Parking	52 spaces
Mid-size	40.48
Allowable + Mid-size	50.08
Spaces/1,000 S.F.	3.6
Allowable Spaces/1,000 S.F.	4.0

BUILDING DATA



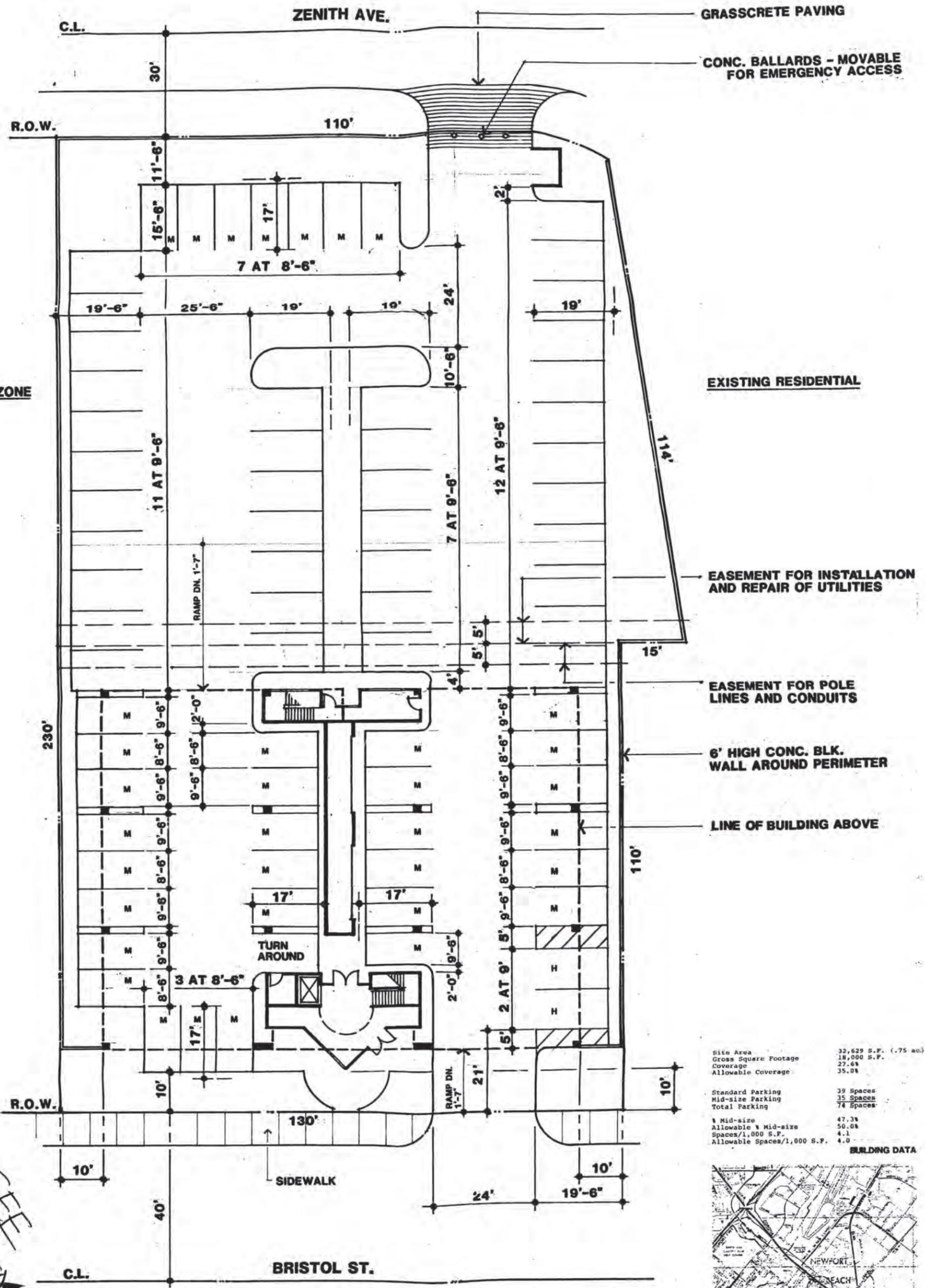
**OPTION A
 SITE PLAN**

**TRAVCOA OFFICE
 BUILDING**

Simonoff/Hawkins
 And Associates
 Architecture

City of Newport

UP86-21P/SP86-52P



EXISTING PA-35 ZONE

ZENITH AVE.
GRASSCRETE PAVING
CONC. BALLARDS - MOVABLE FOR EMERGENCY ACCESS

EXISTING RESIDENTIAL

EASEMENT FOR INSTALLATION AND REPAIR OF UTILITIES

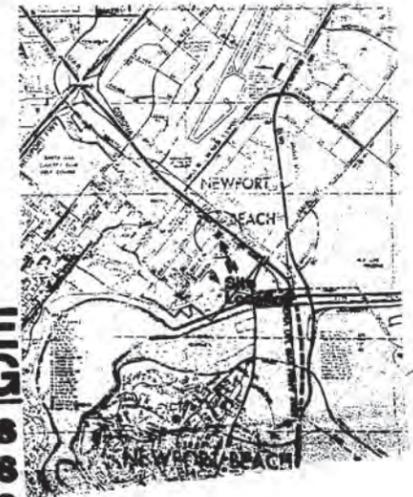
EASEMENT FOR POLE LINES AND CONDUITS

6' HIGH CONC. BLK. WALL AROUND PERIMETER

LINE OF BUILDING ABOVE

Site Area	32,629 S.F. (.75 ac.)
Gross Square Footage	18,000 S.F.
Coverage	27.6%
Allowable Coverage	35.0%
Standard Parking	39 Spaces
Mid-size Parking	35 Spaces
Total Parking	74 Spaces
1/2 Mid-size	47.3%
Allowable 1/2 Mid-size	50.0%
Spaces/1,000 S.F.	4.1
Allowable Spaces/1,000 S.F.	4.0

BUILDING DATA



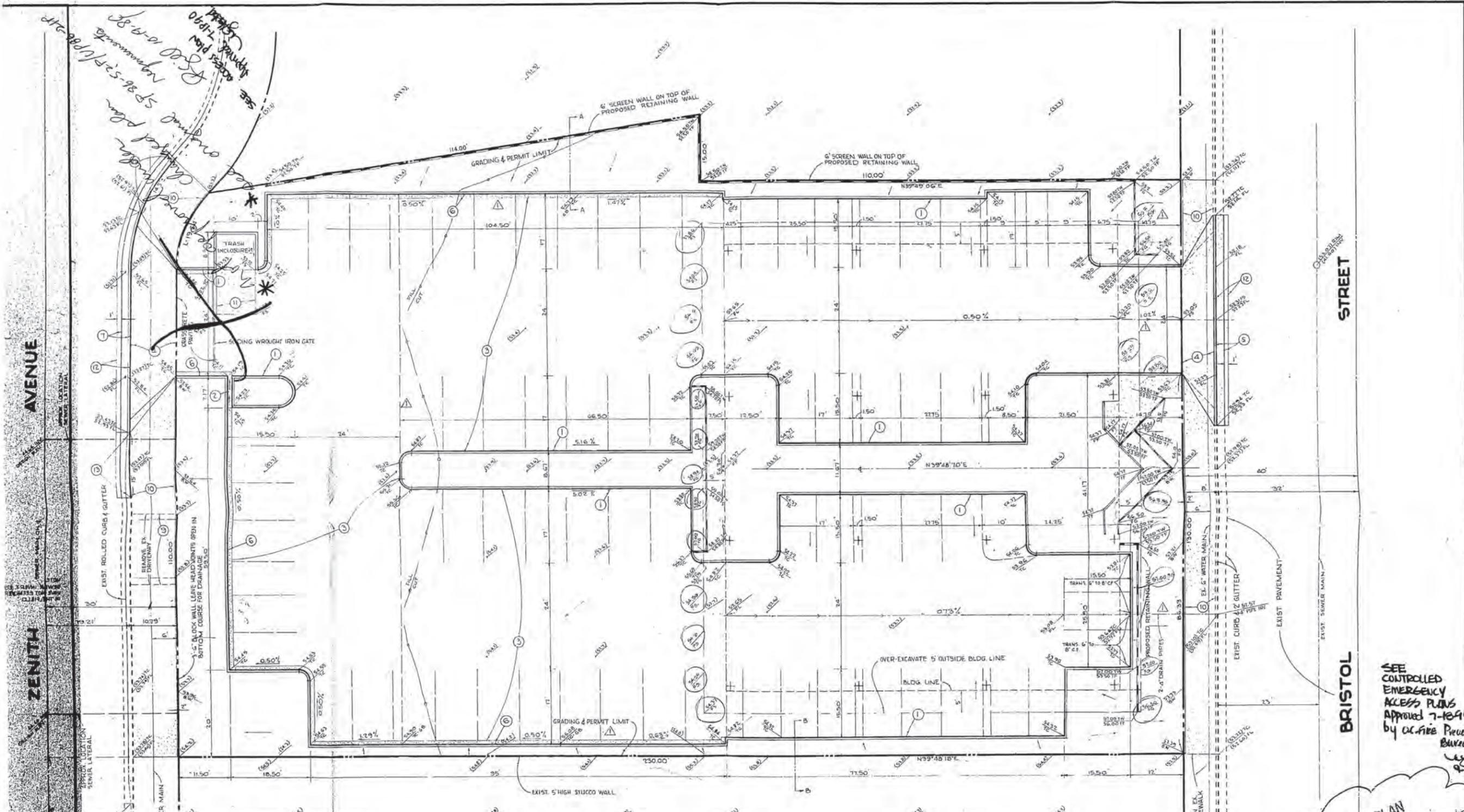
SEE CHANGES TO PLAN DATED 1-23-87

CONDITIONALLY APPROVED
NORTH

OPTION B SITE PLAN



TRAVCOA OFFICE BUILDING
Simonoff/Hawkins
And Associates
Architects



CONSTRUCTION NOTES

- 1 CONST. RCC CURB ONLY PER DETAIL ON SH. 1
- 2 CONST. RCC GUTTER PER DETAIL ON SH. 1
- 3 CONST. 2 1/2\"/>
- 4 CONST. RCC DRIVEWAY PER O.C.E.M.A. STD. 210
- 5 CONST. RCC CURB & 2\"/>
- 6 CONST. RCC CURB & 1\"/>
- 7 CONST. RCC CURB & 1.5\"/>
- 8 REMOVE EX. RCC DRIVEWAY
- 9 CONST. RCC SIDEWALK PER O.C.E.M.A. STD. 205
- 10 CONST. G. RCC. P.V.M.T.
- 11 SAWCUT & REMOVE CURB, GUTTER & 1\"/>
- 12 CONST. ROLLED CURB TO TYPE D CURB & GUTTER TRANSITION PER O.C.E.M.A. STD. 210

NOTE:
RETAINING WALLS TO BE COVERED UNDER SEPARATE PERMIT.



SECTION A-A
NO SCALE



SECTION B-B
NO SCALE

CHANGED PLAN APPROVED
Ray Broussard, DATE 7/23/23
*change plan - make change and adjustment in structure to accommodate natural drainage

PRECISE GRADING PLAN
ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY
TRAVCOA BLDG.
LOTS 4, 5, 23 & 24
TRACT No 1499

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