

GLENCOE DRIVE

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

KEYNOTES:

EXISTING ITEMS TO REMAIN, U.N.O.

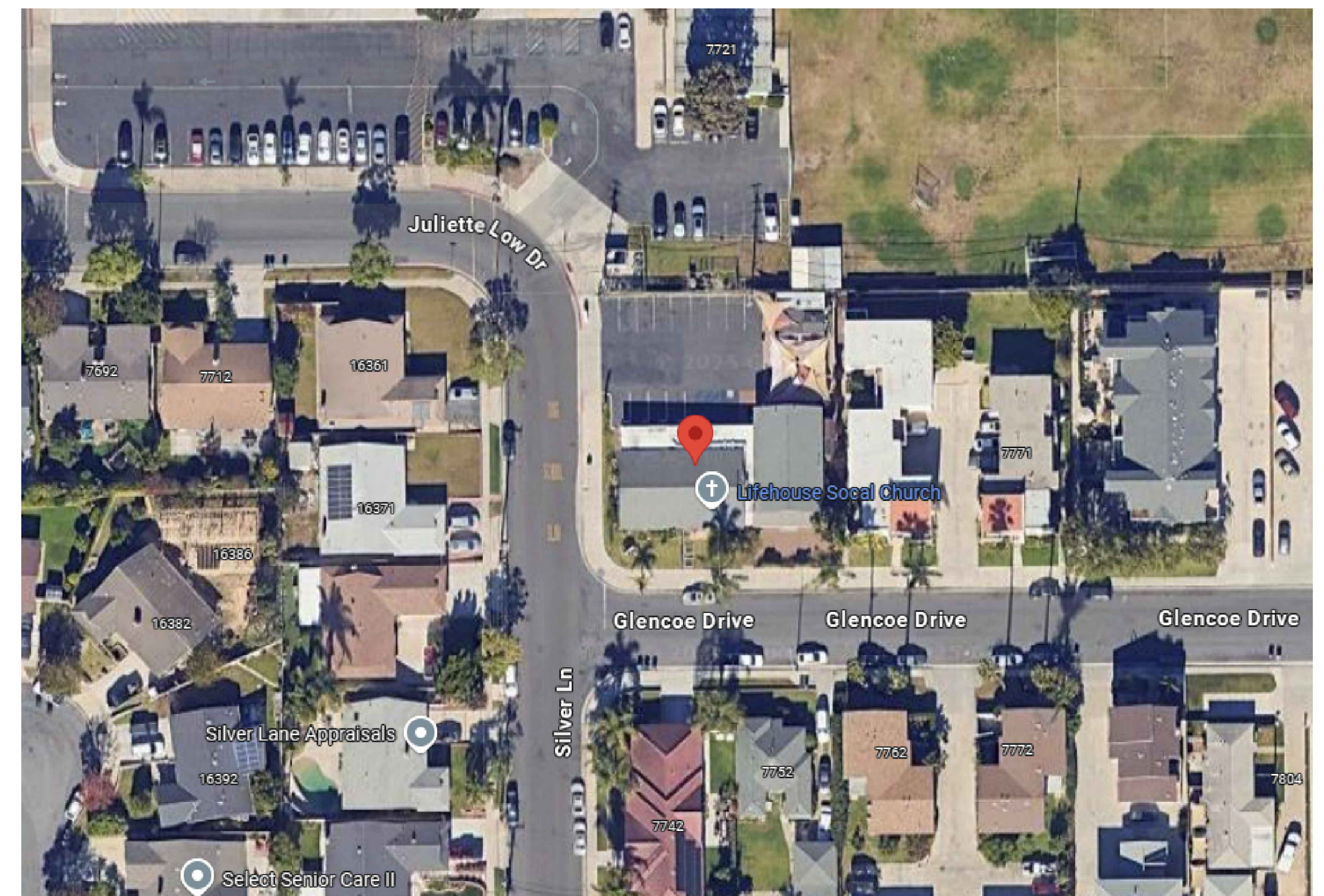
- E1 DRIVEWAY APPROACH
- E2 CONCRETE CURB/GUTTER
- E3 PROPERTY LINE
- E4 LANDSCAPE TREE/SHRUB
- E5 PUBLIC WALKWAY
- E6 WROUGHT IRON FENCE
- E7 BUILDING CANOPY
- E8 CANOPY STEEL POST
- E9 STORAGE SHED
- E10 HVAC CONDENSER
- E11 ELECTRICAL SWITCHGEAR CLOSET
- E12 CONCRETE STAIR/LANDING
- E13 PARKING STALL
- E14 ROOF OVERHANG
- E15 BRICK PLANTER

PROPOSED NEW DEVELOPMENTS:

- 1 CONCRETE LANDING/STAIR
- 2 CONCRETE ACCESSIBILITY RAMP
- 3 STEEL PIPE HANDRAIL

LEGENDS:

- EXISTING LAWN
- EXISTING SHRUB
- EXISTING TREE
- ACCESSIBLE PATH OF TRAVEL



NEIGHBORHOOD CONTEXT

PROJECT INFORMATION:

OWNER: MR. DREW ANH NGUYEN
ADDRESS: 7751 GLENCOE DR.
HUNTINGTON BEACH, CA 92647

ASSESSOR PARCEL NUMBER: 142-101-01
LEGAL DESCRIPTION: N. TRACT: 522
BLOCK: A LOT: 1
ZONE: RM

PROPOSED SCOPE OF WORK:

CONVERT A RELIGIOUS WORSHIP FACILITY TO A SOCIAL SKILL THERAPY SERVICE, INCLUDING ADMINISTRATION OFFICES, PRIVATE THERAPY ROOMS & MAIN ACTIVITY ROOM

LOT COVERAGE ANALYSIS:

| EXISTING | |
|-----------------|--------------|
| BUILDING 1 | 2,668 sq.ft. |
| BUILDING 2 | 1,470 sq.ft. |
| COVER BREEZEWAY | 391 sq.ft. |
| STORAGE #1 | 144 sq.ft. |
| STORAGE #2 | 100 sq.ft. |
| STORAGE #3 | 56 sq.ft. |
| STORAGE #4 | 30 sq.ft. |
| STORAGE #5 | 30 sq.ft. |
| SURFACE PARKING | 4,970 sq.ft. |
| PLAYGROUND | 1,495 sq.ft. |

TOTAL LOT COVERAGE: 4,889 sq.ft.

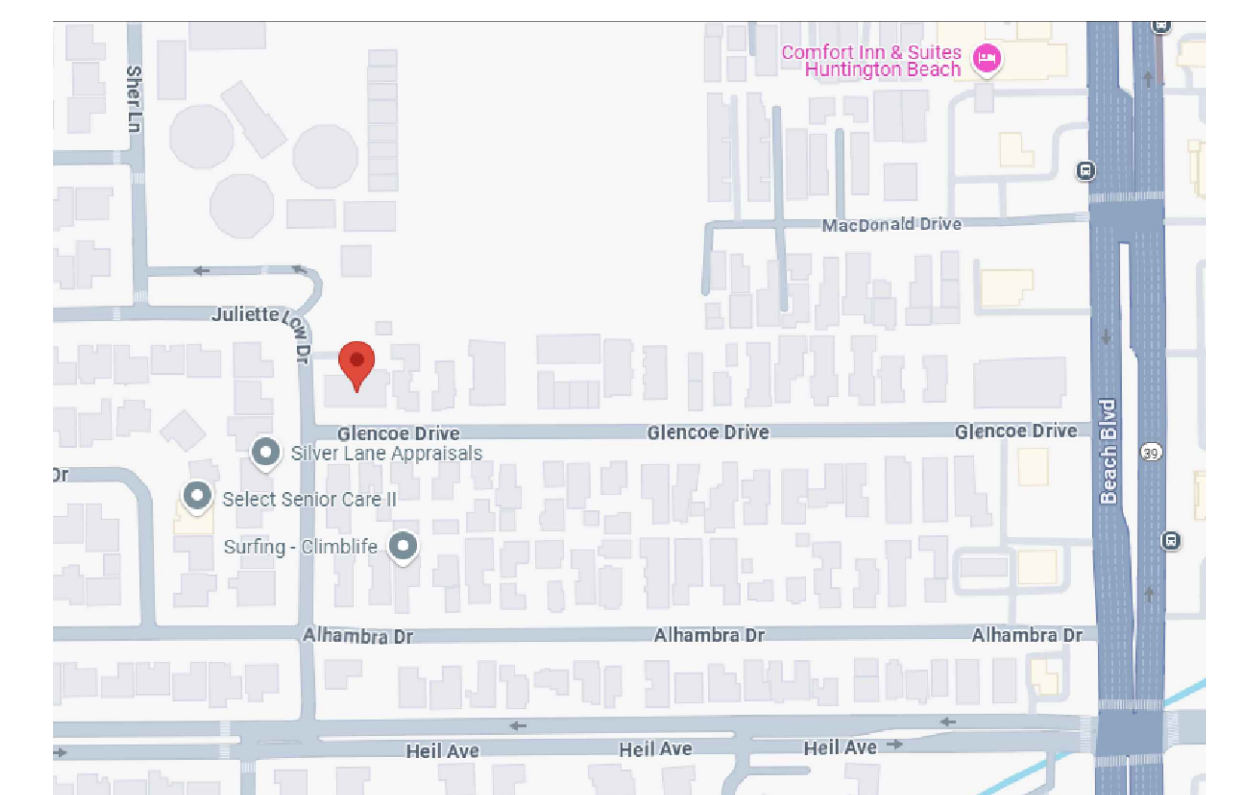
LOT SIZE: 15,549 sq.ft.

FIRE DEPARTMENT NOTE:

THE CHANGE IN OCCUPANCY CLASSIFICATIONS REQUIRES AN AUTOMATIC FIRE ALARM SYSTEM IN COMPLIANCE WITH CFC SECTION 907.2.3.9 TO BE INSTALLED.

BUILDING DEPARTMENT NOTE:

EXISTING OCCUPANCY GROUP: A-3
PROPOSED OCCUPANCY GROUP: B



VICINITY MAP

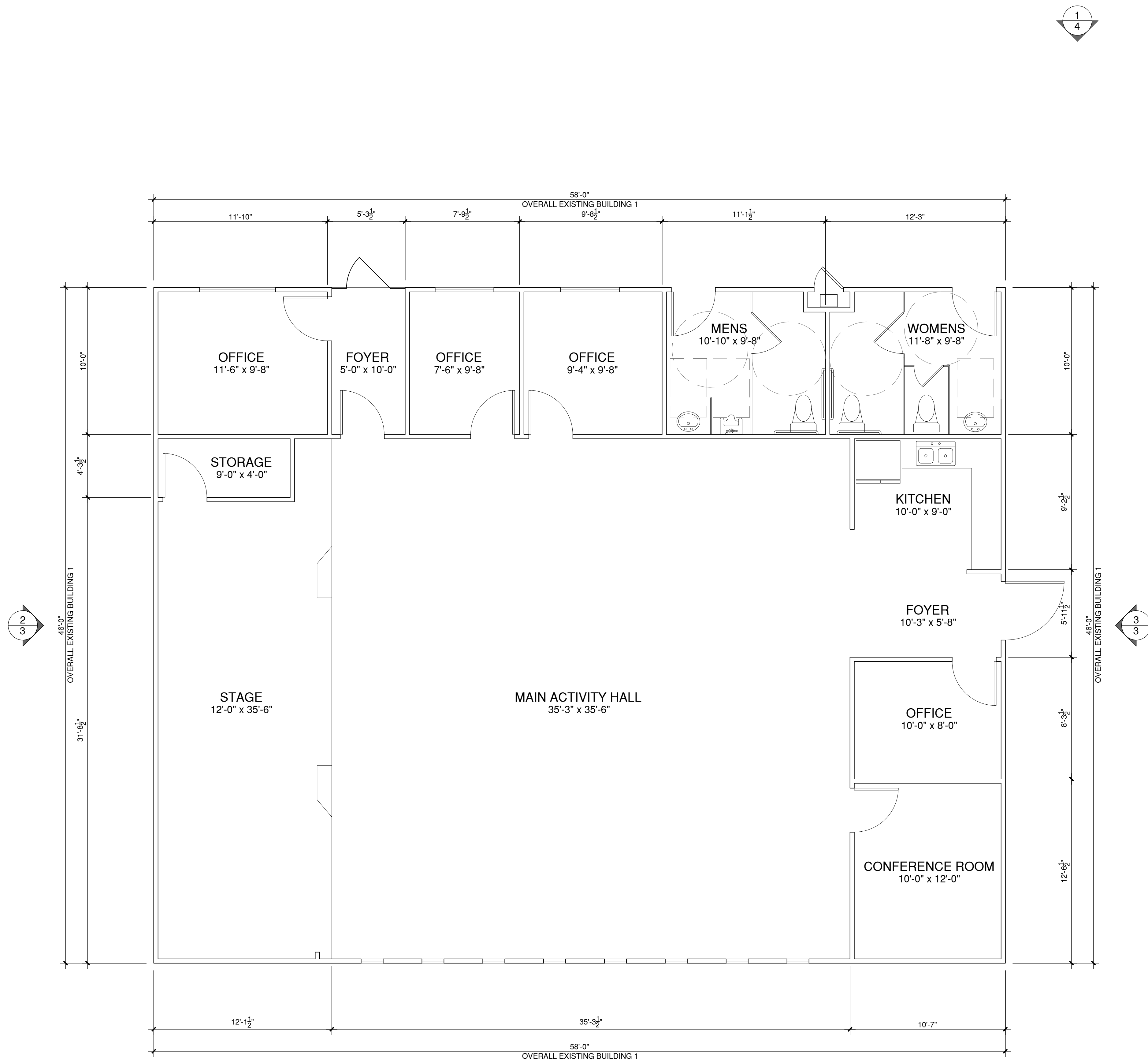
CONDITIONAL USE PERMIT

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Huntington Beach, Ca

SHEET 1

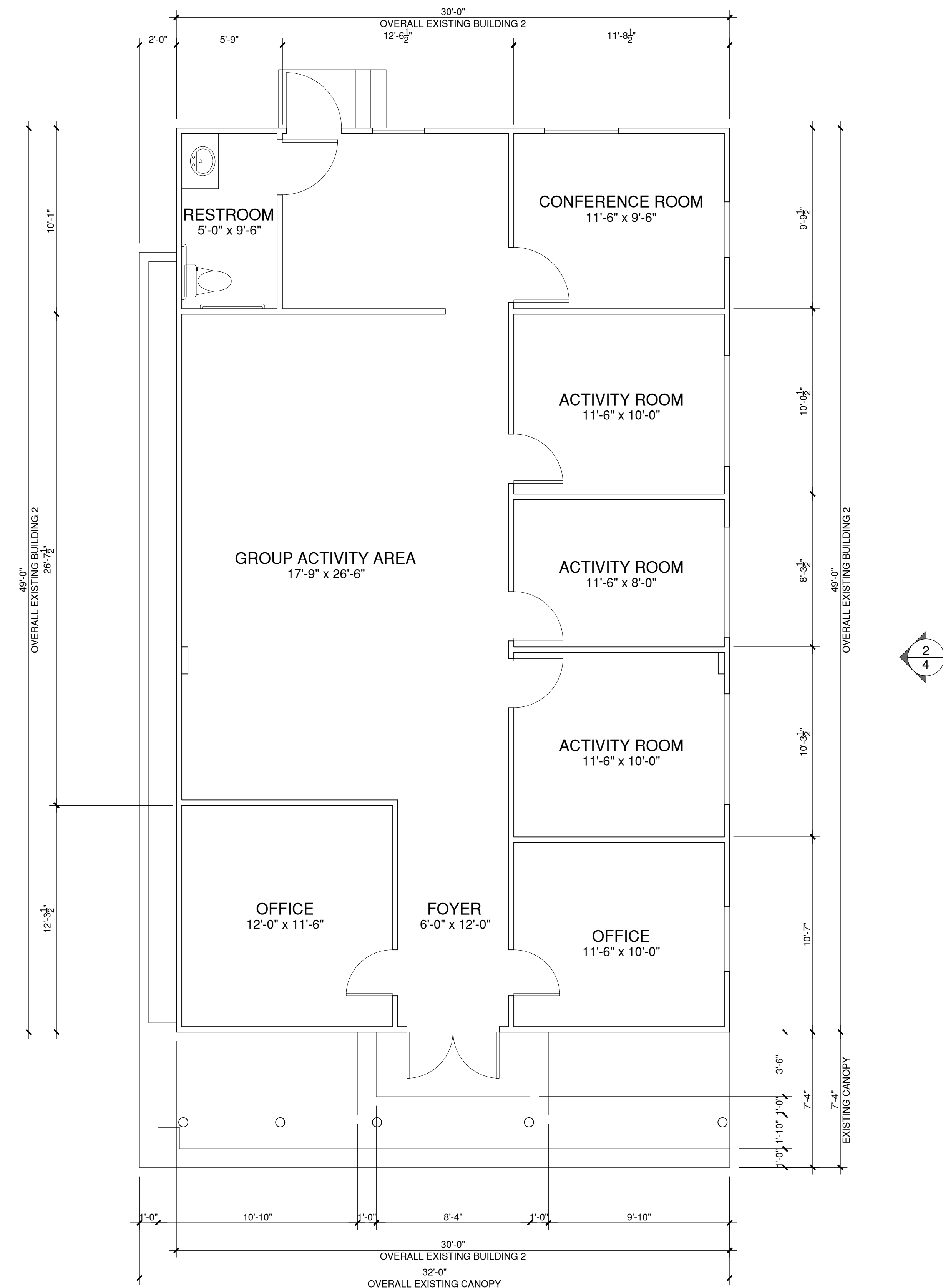
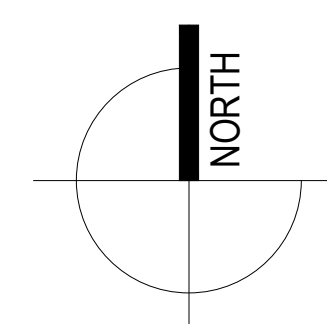
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1 BUILDING 1

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

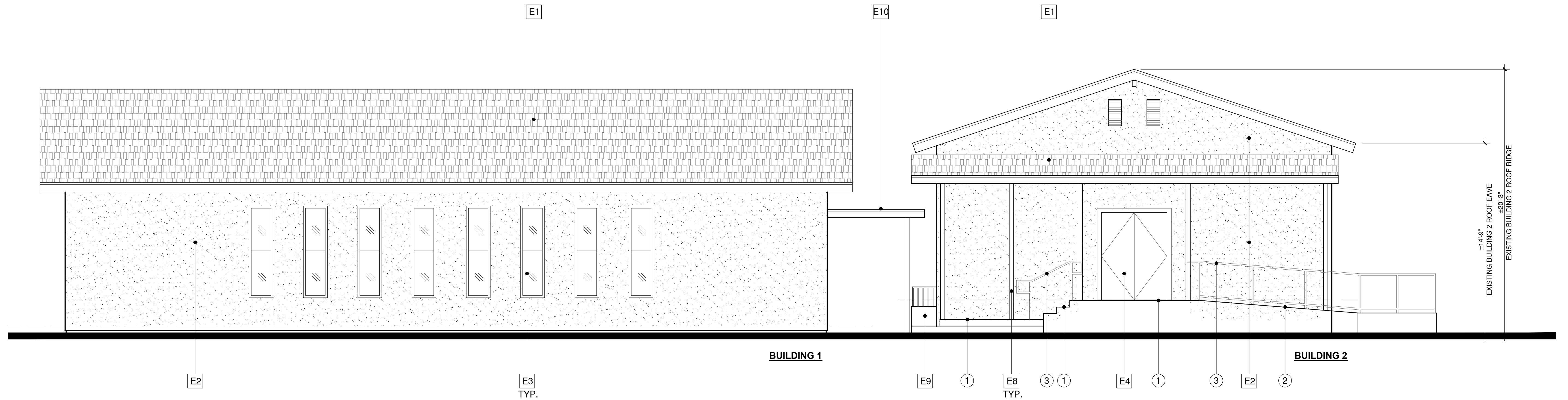


2 BUILDING 2

CONDITIONAL USE PERMIT

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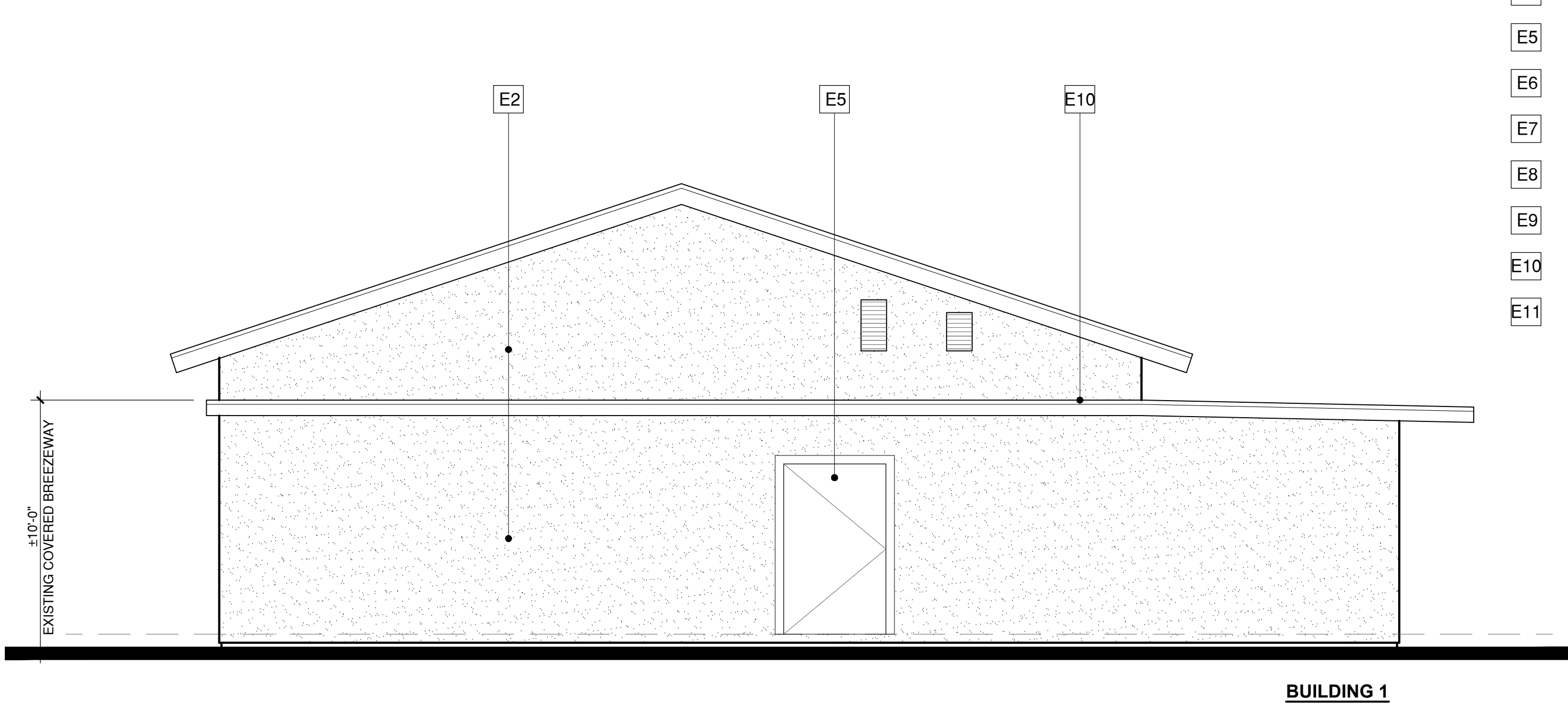
SHEET 2



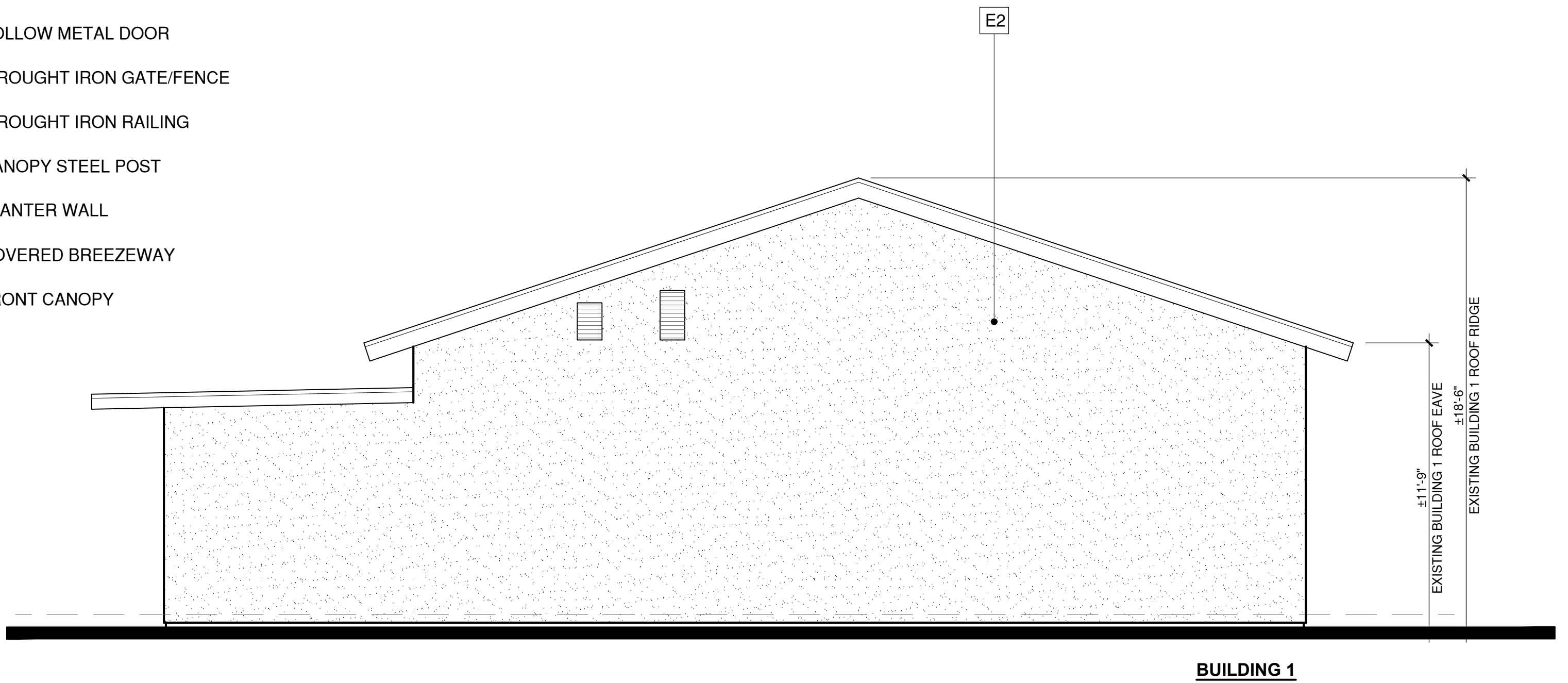
EXTERIOR ELEVATION LEGEND:

- E1 COMPOSITE SHINGLES ROOF.
- E2 EXTERIOR STUCCO WALL.
- E3 EXTERIOR VINYL WINDOW.
- E4 PANEL DOUBLE WOOD DOOR
- E5 HOLLOW METAL DOOR
- E6 WROUGHT IRON GATE/FENCE
- E7 WROUGHT IRON RAILING
- E8 CANOPY STEEL POST
- E9 PLANTER WALL
- E10 COVERED BREEZEWAY
- E11 FRONT CANOPY

1 SOUTH



3 EAST

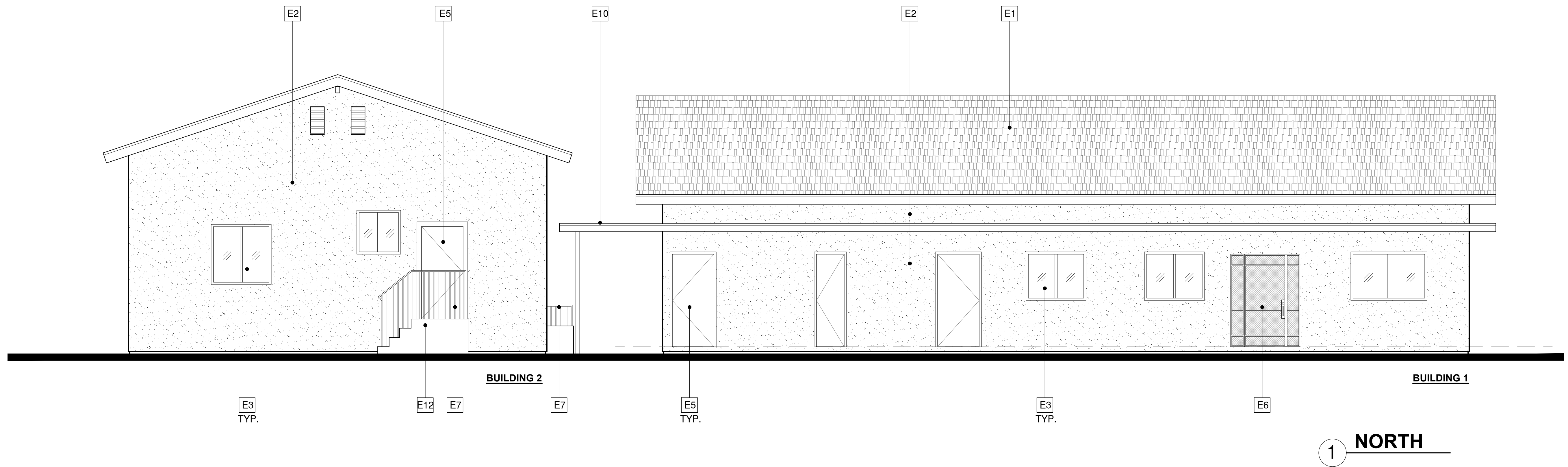


2 WEST

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

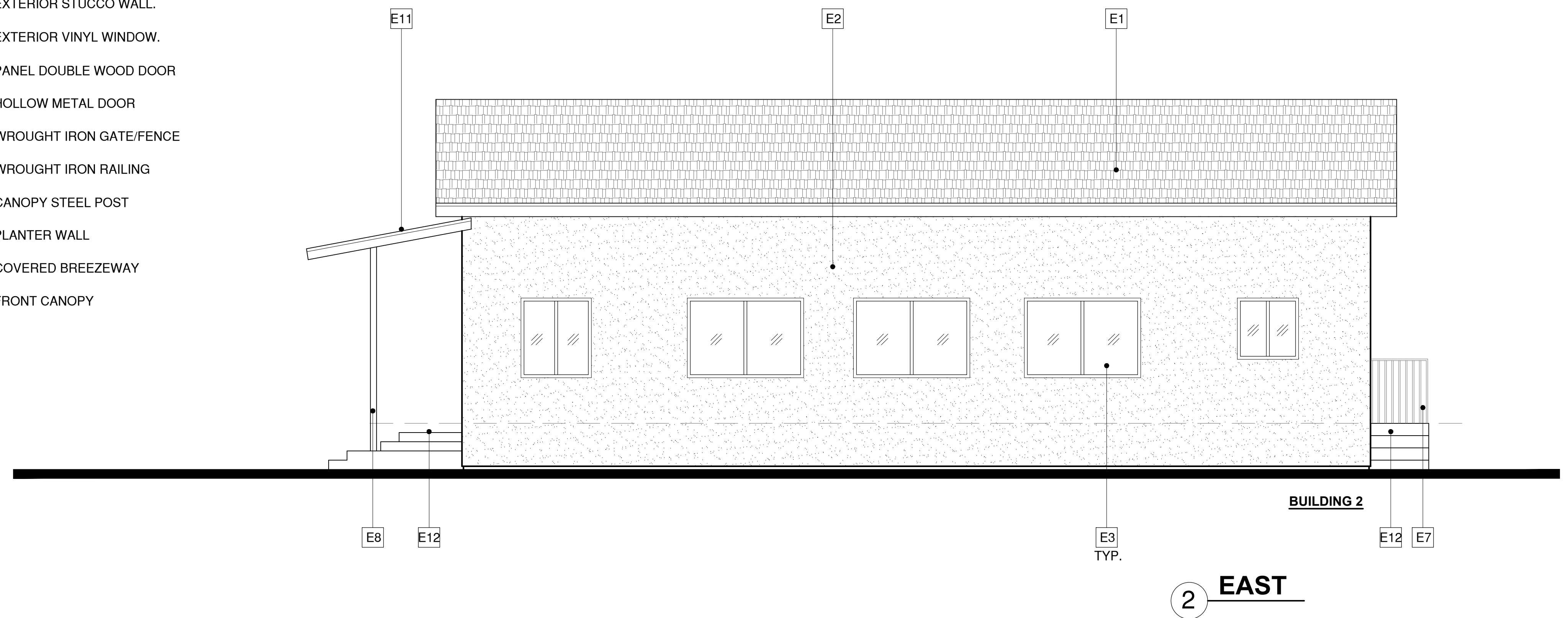
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SHEET 4