

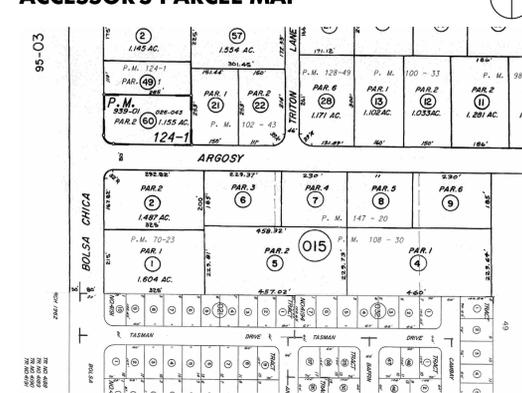
VICINITY MAP



KEY PLAN



ACCESSOR'S PARCEL MAP



PROJECT DIRECTORY

CLIENT / TENANT:
 COMPASS BIBLE CHURCH, HUNTINGTON BEACH
 5082 ARGOSY
 HUNTINGTON BEACH, CA 92649
 CONTACT: SCOTT SHEW
 EMAIL: SCOTT@COMPASSHB.COM

OWNER:
 CHALABIAN FAMILY TRUST
 P.O. BOX 2320
 GARDENA, CA 90247
 CONTACT: STEVE CHALABIAN
 TEL: (714) 812-3727

ARCHITECT:
 ELEMENTS ARCHITECTURE, INC.
 68 LIBERTY, SUITE 100
 ALISO VIEJO, CA 92656
 (949) 488-0865 x111
 CONTACT: M. STEVEN CAMP, AIA; PRINCIPAL
 EMAIL: STEVEC@ELEMENTSARCH.COM

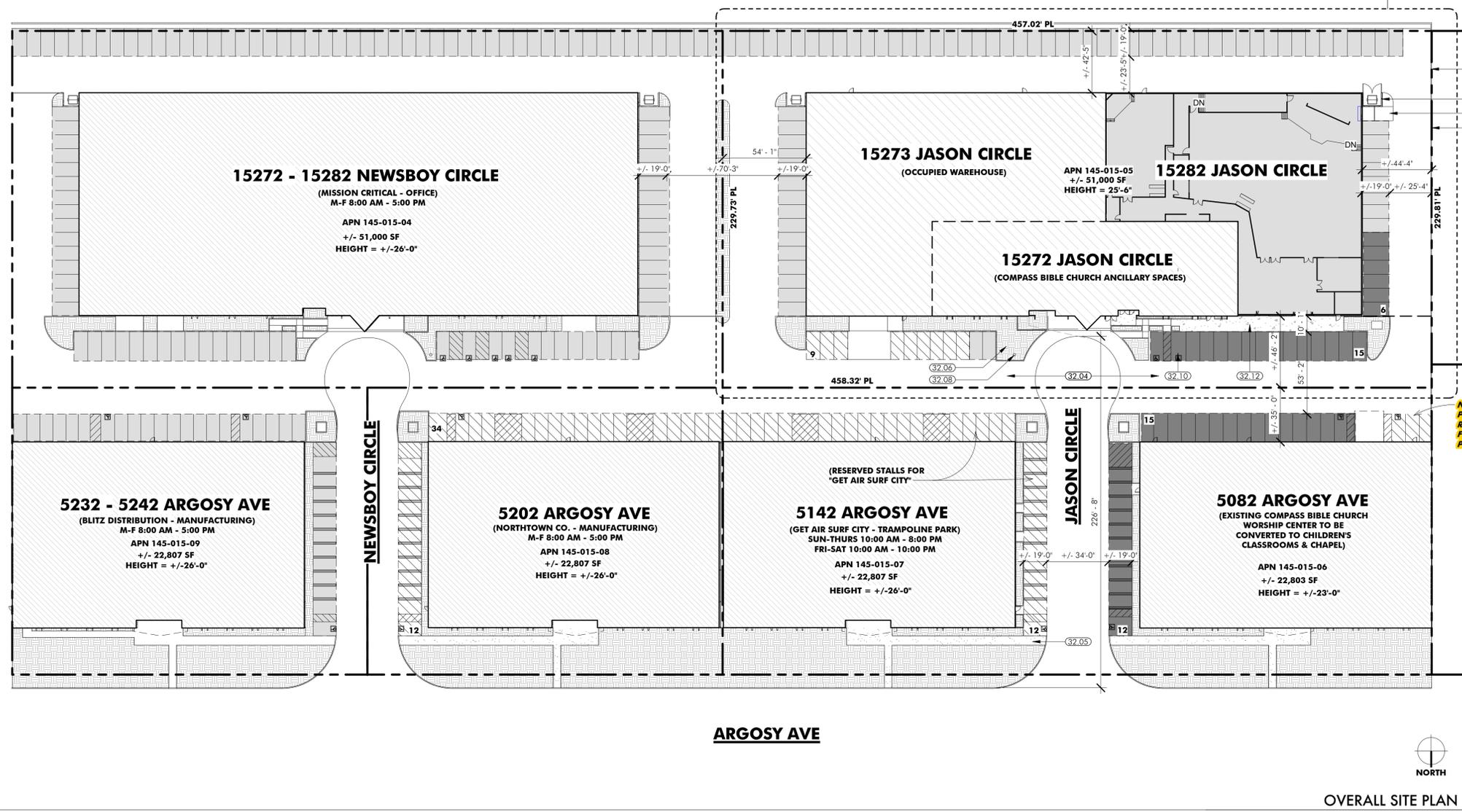
SCOPE OF WORK

- GENERAL:**
 TENANT IMPROVEMENT OF EXISTING 15282 JASON CIRCLE SPACE (18,697 SF) TO CREATE NEW MAIN WORSHIP CENTER FOR COMPASS BIBLE CHURCH, HUNTINGTON BEACH. EXISTING MAIN WORSHIP CENTER AT 5082 ARGOSY WILL BE CONVERTED TO CHILDREN'S CHAPEL AND CLASSROOMS.
- SITE:**
1. SIDEWALK & CURB RAMP MODIFICATION ALONG FRONT OF BUILDING
- EXTERIOR:**
1. REPLACE EXISTING STOREFRONT & ROLL-UP DOOR OPENINGS WITH NEW FOLDING STOREFRONT PARTITIONS
 2. ADD NEW WALL-MOUNTED CANOPY ABOVE MAIN ENTRY
 3. ADD NEW ROLL-UP DOOR WITH EXTERIOR LOADING DOCK & RAMP
- INTERIOR:**
1. INTERIOR TENANT IMPROVEMENT OF EXISTING SPACE, INCLUDING SELECT DEMOLITION OF EXISTING INTERIOR PARTITIONS, CEILING, LIGHTING, FIXTURES & FINISHES; AND CONSTRUCTION OF NEW INTERIOR PARTITIONS, CEILING, LIGHTING, FIXTURES & FINISHES

SHEET INDEX

SHEET NO.	DESCRIPTION
ARCHITECTURAL	
A-0.1	COVER SHEET & OVERALL SITE PLAN
A-1.0	ENLARGED SITE PLAN
A-2.0	DEMOLITION FLOOR PLAN
A-2.1	PROPOSED GROUND FLOOR PLAN
A-2.2	EXISTING 15272 JASON CIRCLE SECOND FLOOR PLAN (FOR REFERENCE)
A-2.3	EXISTING 5082 ARGOSY FIRST & SECOND FLOOR PLANS (FOR REFERENCE)
A-3.1	EXTERIOR ELEVATION & PHOTOS

2
A3.1 ENLARGED SITE PLAN



OVERALL SITE PLAN 1
 1" = 40'-0"

CODE TABULATIONS & ANALYSIS

SITE - GENERAL			
ADDRESS:	15282 JASON CIRCLE		
ACCESSOR'S PARCEL NUMBER:	145-015-05		
GENERAL PLAN DESIGNATION:	RT RESEARCH & TECHNOLOGY		
ZONING:	IL INDUSTRIAL LIMITED		
SITE - ZONING CONFORMANCE			
	CODE REQUIREMENT (212.06)	EXISTING	PROPOSED
MIN. LOT AREA	20,000	+/- 105,274	NO CHANGE
MIN. LOT WIDTH	100'	229' MIN.	NO CHANGE
SETBACKS:			
FRONT	10' (MIN.), 20' (AVG.)	+/- 46'-2"	NO CHANGE
SIDE	15'	+/- 44'-4" MIN.	NO CHANGE
REAR	0'	+/- 42'-5"	NO CHANGE
LANDSCAPING:			
FLOOR AREA RATIO:	MIN 8%	COMPLIES	NO CHANGE
BUILDING HEIGHT:	40' (212.06)	COMPLIES	NO CHANGE
BUILDING			
EXISTING CONSTRUCTION TYPE:	III.B (NO CHANGE PROPOSED)		
EXISTING NUMBER OF STORIES:	2 (NO CHANGE PROPOSED)		
EXISTING TOTAL BUILDING AREA (GROSS):	51,000 SF (NO CHANGE PROPOSED)		
EXISTING TENANT IMPROVEMENT AREA (1ST FLR)	18,697 SF		
EXISTING OTHER TENANTS (1ST FLR)	39,955 SF ± N.I.C.		
TOTAL OVERALL AREA, FIRST FLOOR:	51,000 SF		
TOTAL OVERALL AREA, 2ND FLOOR:	12,500 SF		
TOTAL OVERALL EXISTING FLOOR AREA, 1ST + 2ND FLOOR:	63,500 SF		
PARKING			
NUMBER OF PARKING STALLS REQUIRED: 8,223 SF ASSEMBLY 8,223 X 1 / 35 SF = 235 STALLS	NUMBER OF PARKING STALLS PROPOSED: TOTAL STALLS ON-SITE: STANDARD: ACCESSIBLE (8 REQUIRED): RESERVED STALLS FOR "GET AIR" TENANT: REMAINING STALLS:	337 STALLS 15 STALLS 67 STALLS 285 STALLS	
	ASSIGNED SPACES, ANY 24HR DAY	= 48 STALLS	
	ADDITIONAL SPACES FOR JOINT USE	= 237 STALLS	
TOTAL JOINT USE STALLS = 285 STALLS			

ARCHITECTURAL KEYNOTES

###	DESCRIPTION
32.01	EXISTING TRASH ENCLOSURE TO REMAIN
32.02	NEW ROLL-UP DOOR, WITH LOADING DOCK AND RAMP
32.04	EXISTING DRIVE AISLE, TYP.
32.05	EXISTING CONCRETE SIDEWALK & CURB, TYP.
32.06	EXISTING LANDSCAPING, TYP.
32.07	EXISTING PROPERTY LINE, TYP.
32.08	EXISTING FIRE HYDRANT
32.09	EXISTING 10' HIGH BRICK WALL ALONG PROPERTY PERIMETER, TYP.
32.10	EXISTING ACCESSIBLE PARKING STALL AND AISLE, TYP.
32.12	NEW SIDEWALK PAVING & CURB TO REPLACE EXISTING, TYP.

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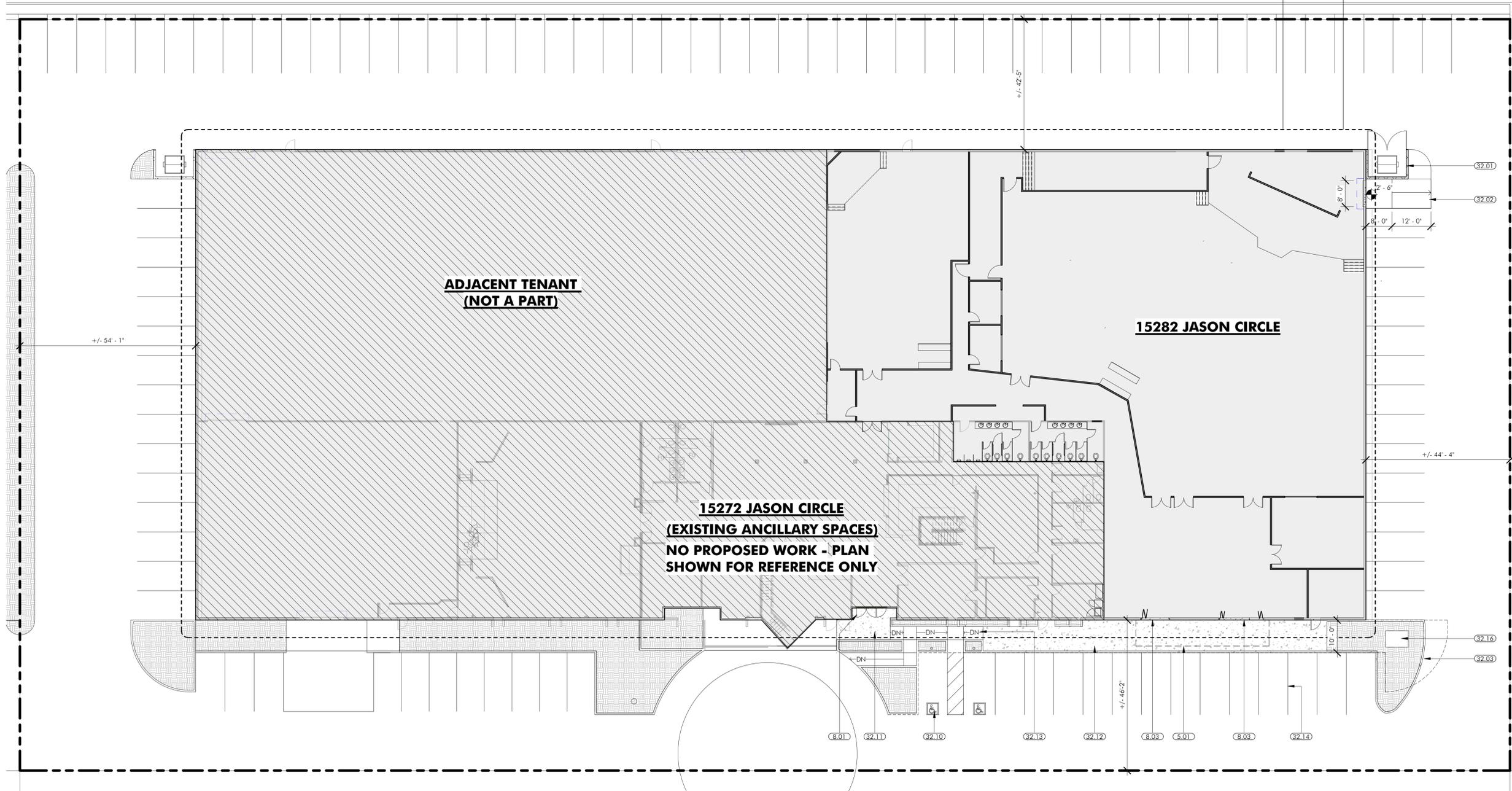
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COVER SHEET & OVERALL SITE PLAN

Community Development
 Plans Dated: 07/30/2021
A-0.1



ARCHITECTURAL KEYNOTES

###	DESCRIPTION
5.01	NEW WALL-MOUNTED CANOPY OVERHEAD - SEE ELEVATION
8.01	NEW STOREFRONT DOORS
8.03	NEW FOLDING STOREFRONT PARTITION AT EXISTING OPENING
32.01	EXISTING TRASH ENCLOSURE TO REMAIN
32.02	NEW ROLL-UP DOOR, WITH LOADING DOCK AND RAMP
32.03	EXISTING CURB TO BE MODIFIED AS SHOWN
32.10	EXISTING ACCESSIBLE PARKING STALL AND AISLE, TYP.
32.11	EXISTING CONCRETE WALK & RAMP TO BE RECONFIGURED AS SHOWN, AT NEW DOOR LANDING
32.12	NEW SIDEWALK PAVING & CURB TO REPLACE EXISTING, TYP.
32.13	EXISTING CURB RAMP TO BE MODIFIED & EXTENDED TO NEW SIDEWALK PAVING
32.14	EXISTING PARKING STALLS TO REMAIN, TYP.
32.16	EXISTING ELECTRICAL EQUIPMENT



1/16" = 1'-0"

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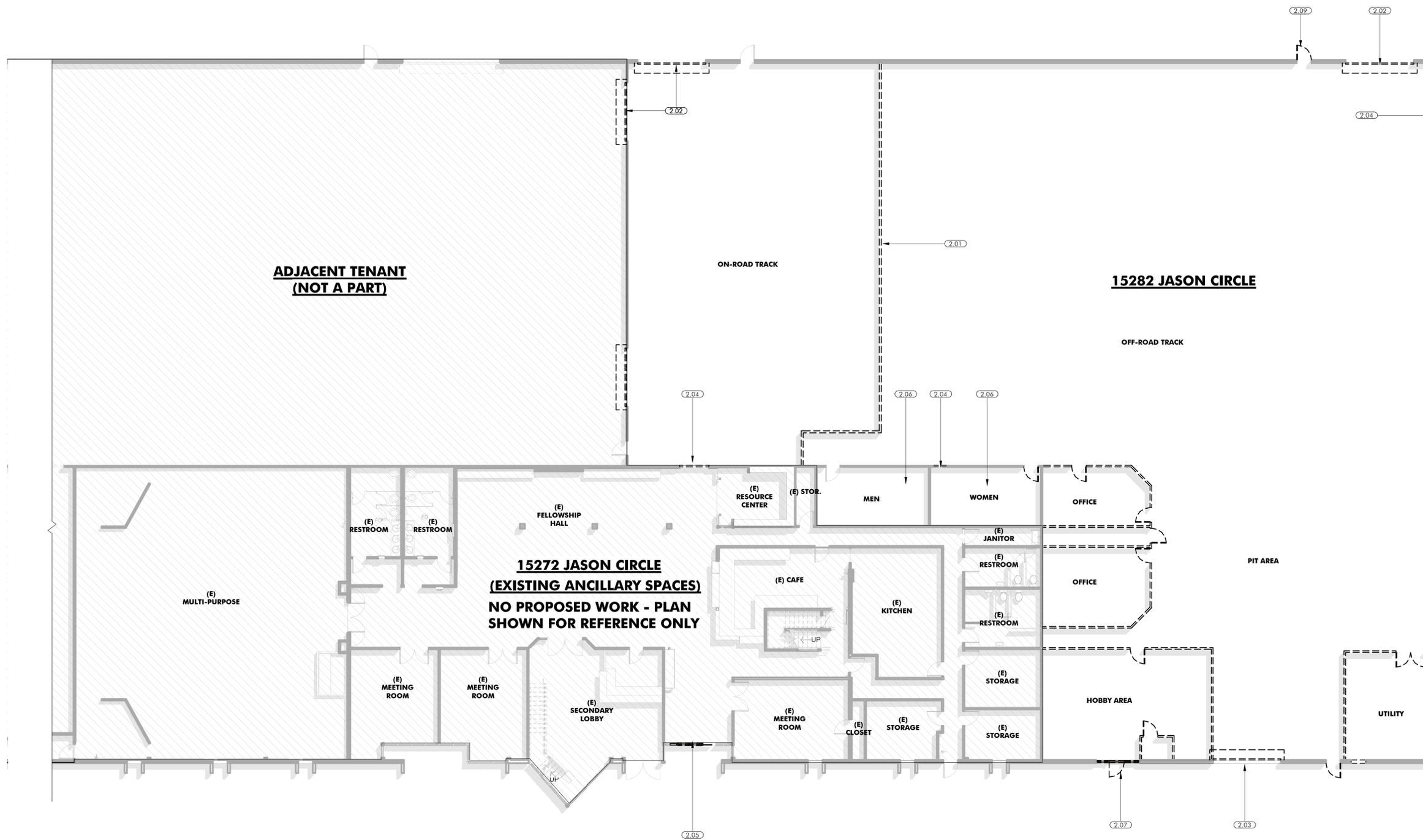
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ENLARGED SITE PLAN

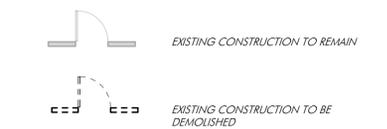
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ARCHITECTURAL KEYNOTES

###	DESCRIPTION
2.01	EXISTING NON-LOAD-BEARING INTERIOR PARTITION TO BE REMOVED - SHOWN DASHED, TYP.
2.02	EXISTING ROLL-UP DOOR TO BE REMOVED, AND OPENING INFILLED WITH NEW CONSTRUCTION & FINISH TO MATCH ADJACENT
2.03	EXISTING ROLL-UP DOOR TO BE REMOVED FOR NEW OPENING
2.04	EXISTING AREA OF WALL TO BE REMOVED FOR NEW OPENING
2.05	EXISTING AREA OF STOREFRONT TO BE REMOVED FOR NEW DOORS
2.06	EXISTING RESTROOM FIXTURES & FINISHES TO BE REPLACED
2.07	EXISTING STOREFRONT TO BE REMOVED
2.09	EXISTING DOOR AND FRAME TO BE REMOVED IN COMPLETE, TYP.

LEGEND



DEMOLITION FLOOR PLAN

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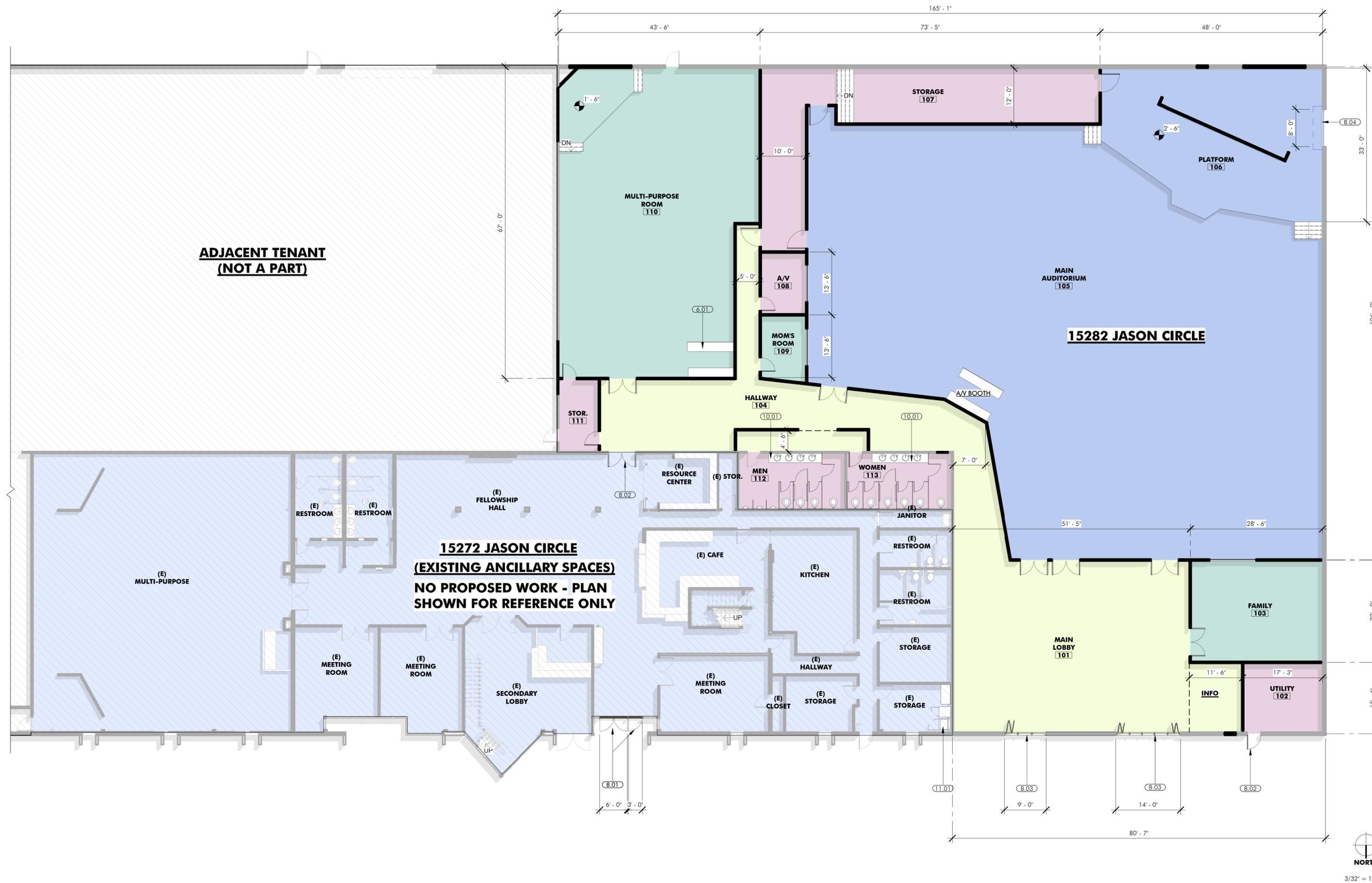
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Community Development
 Plans Dated: 07/30/2021

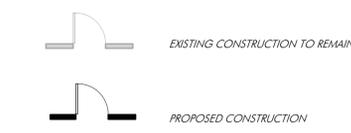
A-2.0



ARCHITECTURAL KEYNOTES

###	DESCRIPTION
6.01	NEW UPPER & LOWER CABINERY WITH SINK
8.01	NEW STOREFRONT DOORS
8.02	NEW DOOR AND FRAME, TYP.
8.03	NEW FOLDING STOREFRONT PARTITION AT EXISTING OPENING
8.04	NEW 10'-0" HIGH ROLL-UP DOOR
10.01	NEW RESTROOM FIXTURES & FINISHES
11.01	NEW WASHER AND DRYER AT EXISTING STORAGE ROOM

LEGEND



ROOM AREAS

NO.	NAME	SQ. FT.
101	MAIN LOBBY	2,052 SF
102	UTILITY	252 SF
103	FAMILY	612 SF
104	HALLWAY	1,531 SF
105	MAIN AUDITORIUM	8,223 SF
106	PLATFORM	1,300 SF
107	STORAGE	1,098 SF
108	A/V	126 SF
109	MOM'S ROOM	133 SF
110	MULTI-PURPOSE ROOM	2,689 SF
111	STOR.	132 SF
112	MEN	277 SF
113	WOMEN	273 SF
		18,697 SF



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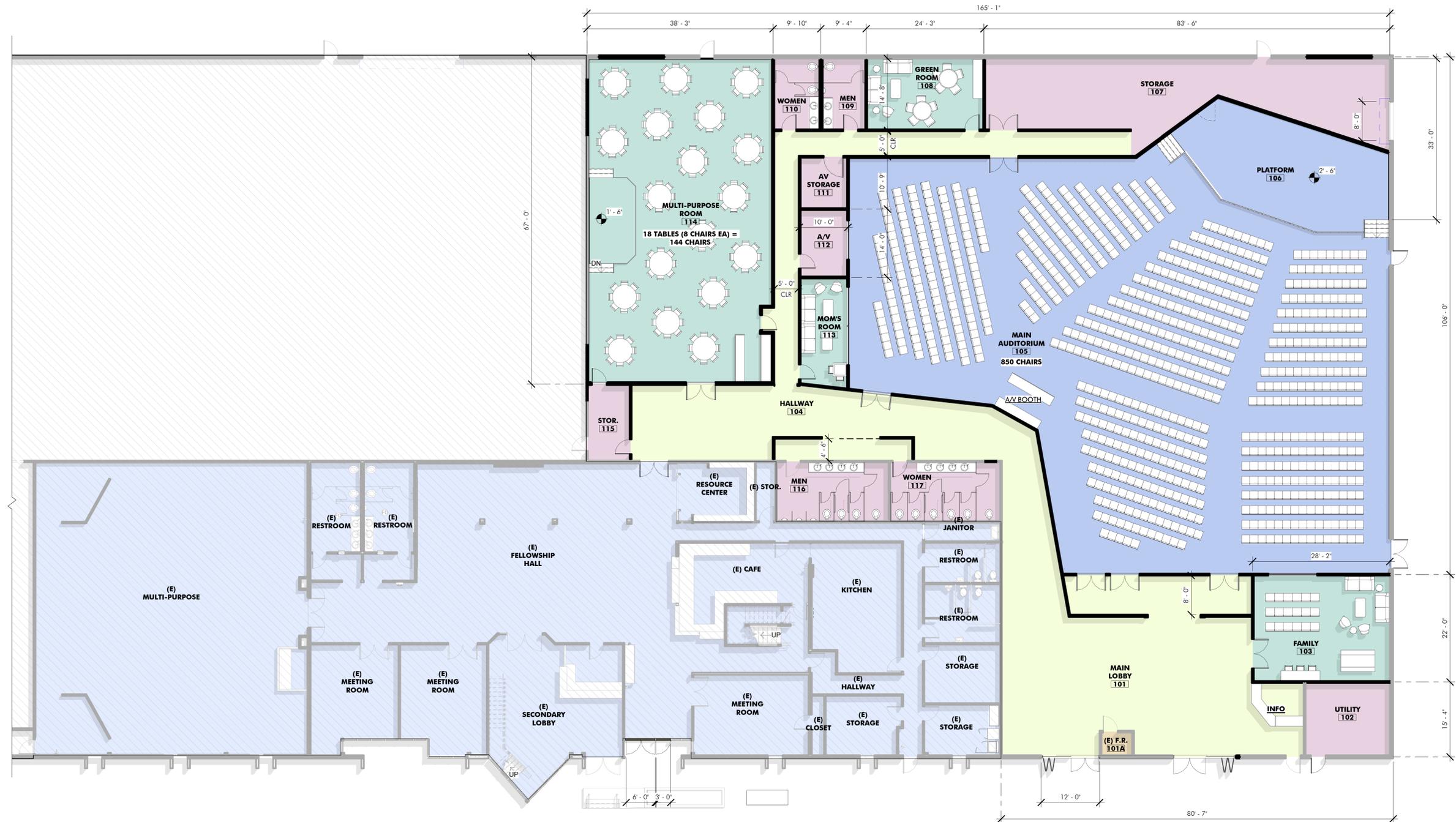
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A-2.1

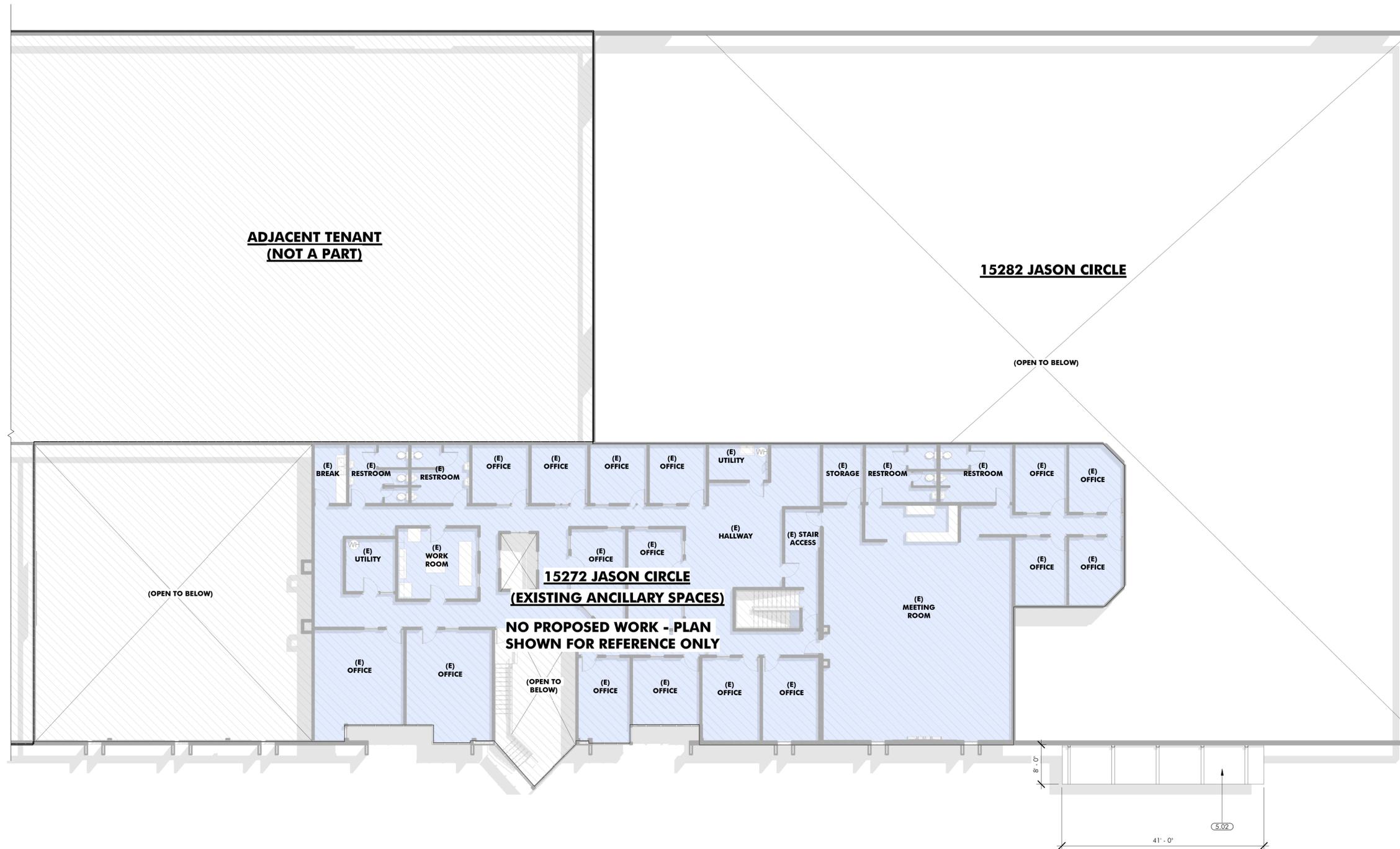


PROPOSED GROUND FLOOR PLAN - A ①
3/32" = 1'-0"

PROPOSED FLOOR PLAN (WITH FURNITURE)

COMPASS BIBLE CHURCH, HUNTINGTON BEACH
TENANT IMPROVEMENT: NEW AUDITORIUM

FP-A



ARCHITECTURAL KEYNOTES

###	DESCRIPTION
5.02	WALL-MOUNTED CANOPY WITH L-SHAPED BEAMS AND PERFORATED CORRUGATED PANELS, GALVANIZED & PAINTED GRAY TO MATCH (E) ADJACENT ACCENT PAINT



EXISTING 15272 JASON CIRCLE SECOND FLOOR PLAN (FOR REFERENCE)

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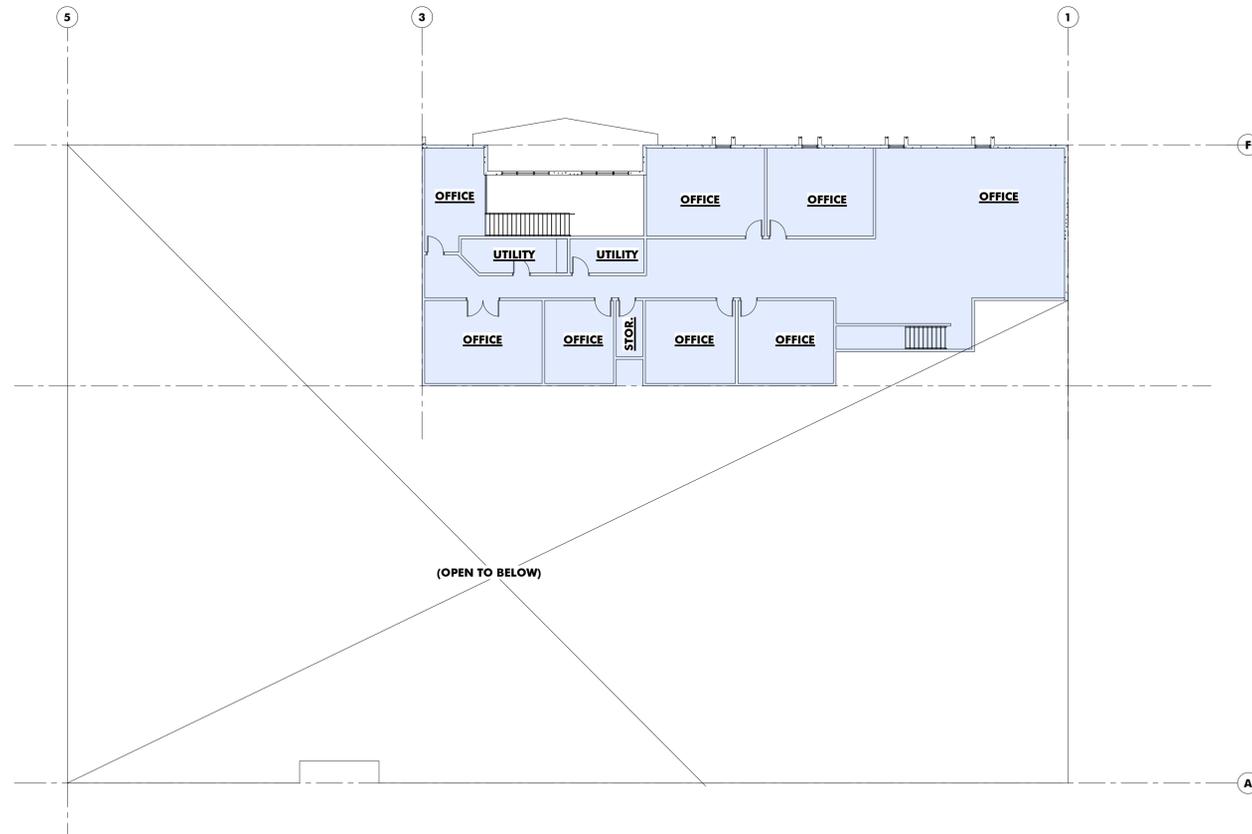
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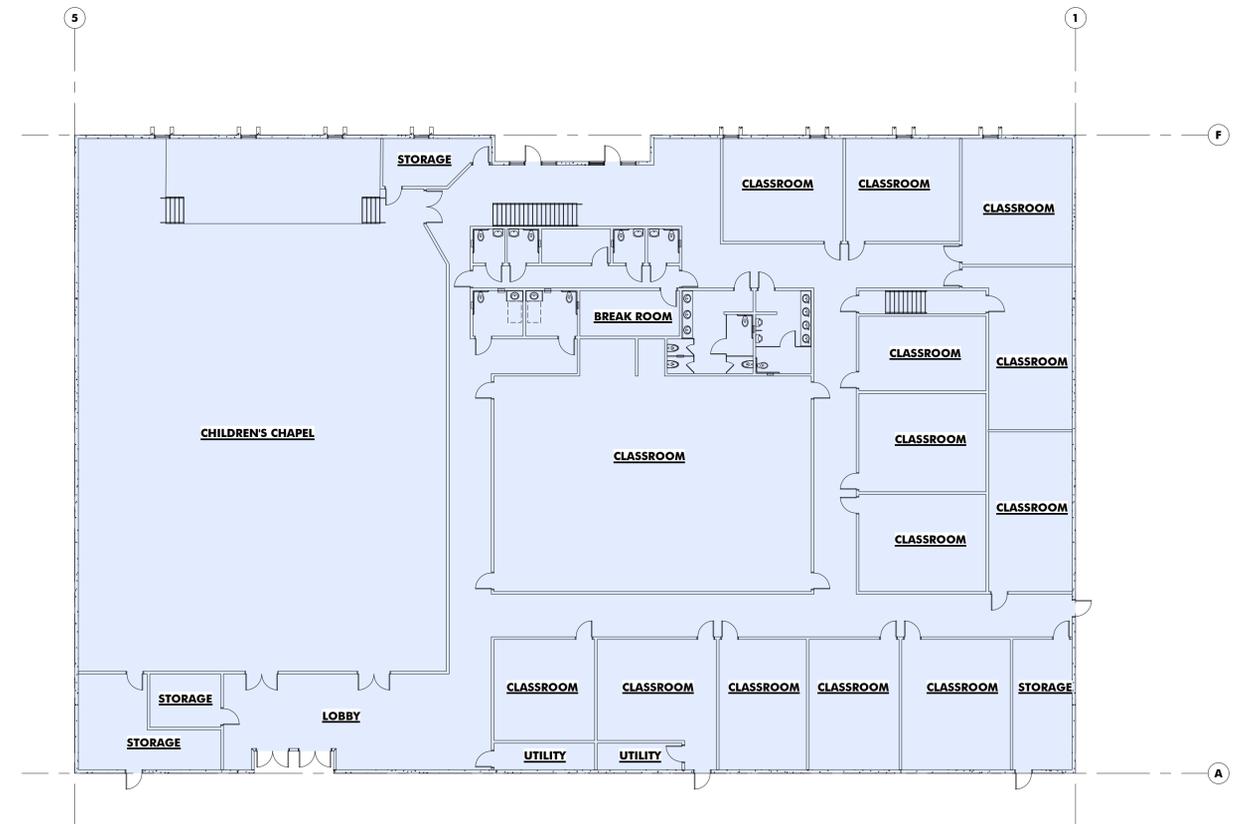
Community Development
 Plans Dated: 07/30/2021

A-2.2

NO PROPOSED WORK - PLANS SHOWN FOR REFERENCE ONLY



5082 ARGOSY SECOND FLOOR PLAN ①
1/16" = 1'-0"



5082 ARGOSY GROUND FLOOR PLAN ②
1/16" = 1'-0"

EXISTING 5082 ARGOSY FIRST & SECOND FLOOR PLANS (FOR REFERENCE)

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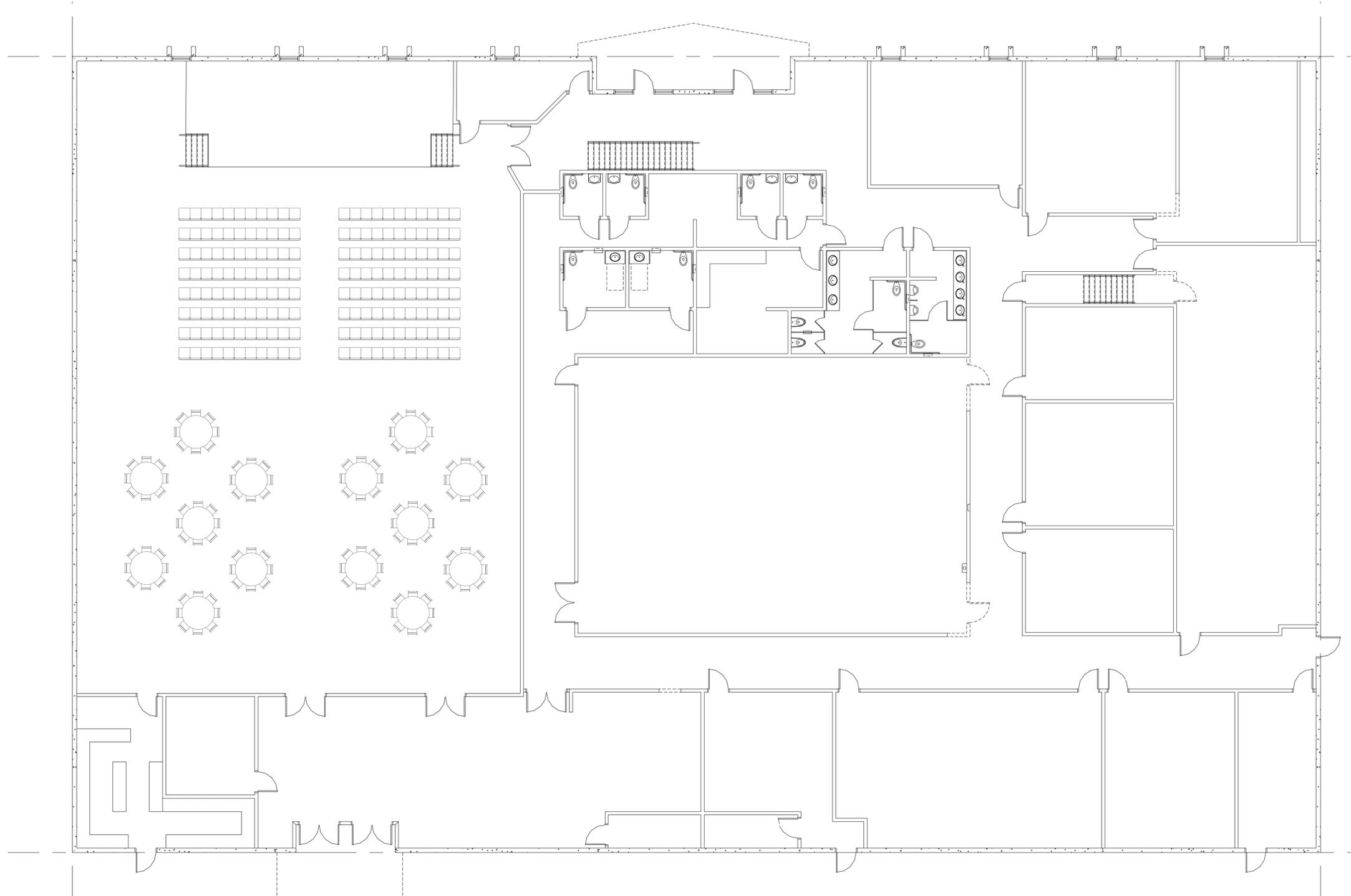
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A-2.3



5082 ARGOSY SEATING PLAN ①
1/8" = 1'-0"

5082 ARGOSY FLOOR PLAN WITH FURNITURE

COMPASS BIBLE CHURCH, HUNTINGTON BEACH

TENANT IMPROVEMENT: NEW AUDITORIUM

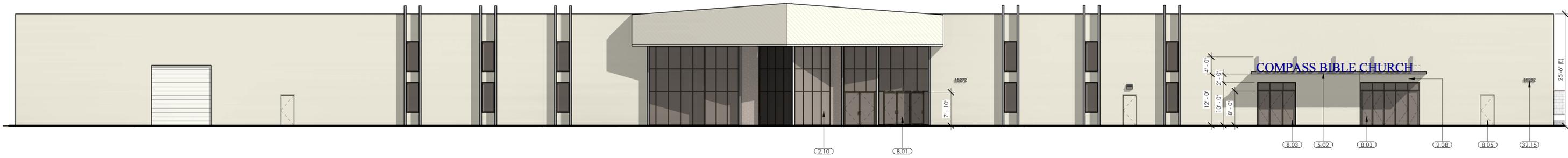
FP-C

ARCHITECTURAL KEYNOTES

- | ### | DESCRIPTION |
|-------|--|
| 2.08 | INFILL EXISTING OPENING WITH NEW CONSTRUCTION & FINISH TO MATCH ADJACENT |
| 2.10 | EXISTING STOREFRONT TO REMAIN - TYP. U.N.O. |
| 5.02 | WALL-MOUNTED CANOPY WITH L-SHAPED BEAMS AND PERFORATED CORRUGATED PANELS, GALVANIZED & PAINTED GRAY TO MATCH (E) ADJACENT ACCENT PAINT |
| 8.01 | NEW STOREFRONT DOORS |
| 8.03 | NEW FOLDING STOREFRONT PARTITION AT EXISTING OPENING |
| 8.05 | NEW PAINTED HOLLOW METAL DOOR & FRAME |
| 32.15 | NEW ADDRESS LETTERS, SIZE & FINISH TO MATCH "15272" LETTERS |

GENERAL NOTES

1. ALL NEW STOREFRONT FINISH SHALL HAVE DARK BRONZE ANODIZED FRAMING & GRAY-TINTED GLAZING TO MATCH EXISTING



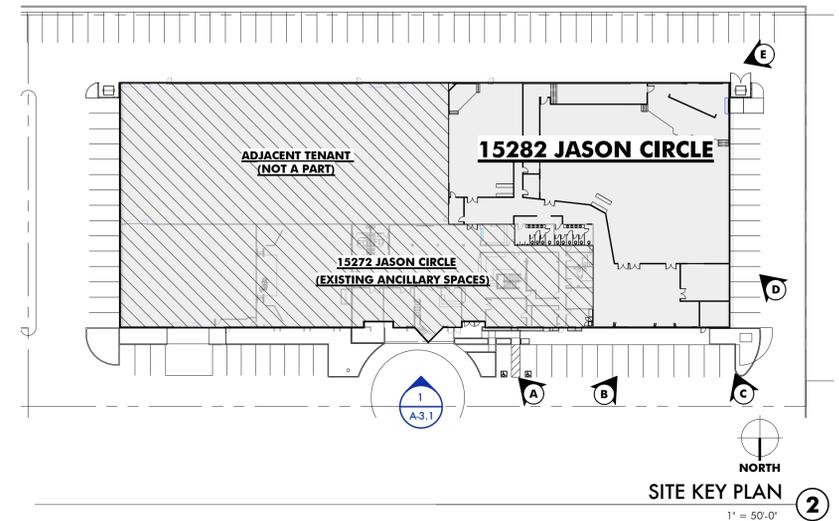
FRONT EXTERIOR ELEVATION 1
3/32" = 1'-0"



EXISTING SITE PHOTO A



EXISTING SITE PHOTO B



SITE KEY PLAN 2
1" = 50'-0"



EXISTING SITE PHOTO C



EXISTING SITE PHOTO D



EXISTING SITE PHOTO E

EXTERIOR ELEVATION & PHOTOS

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A-3.1