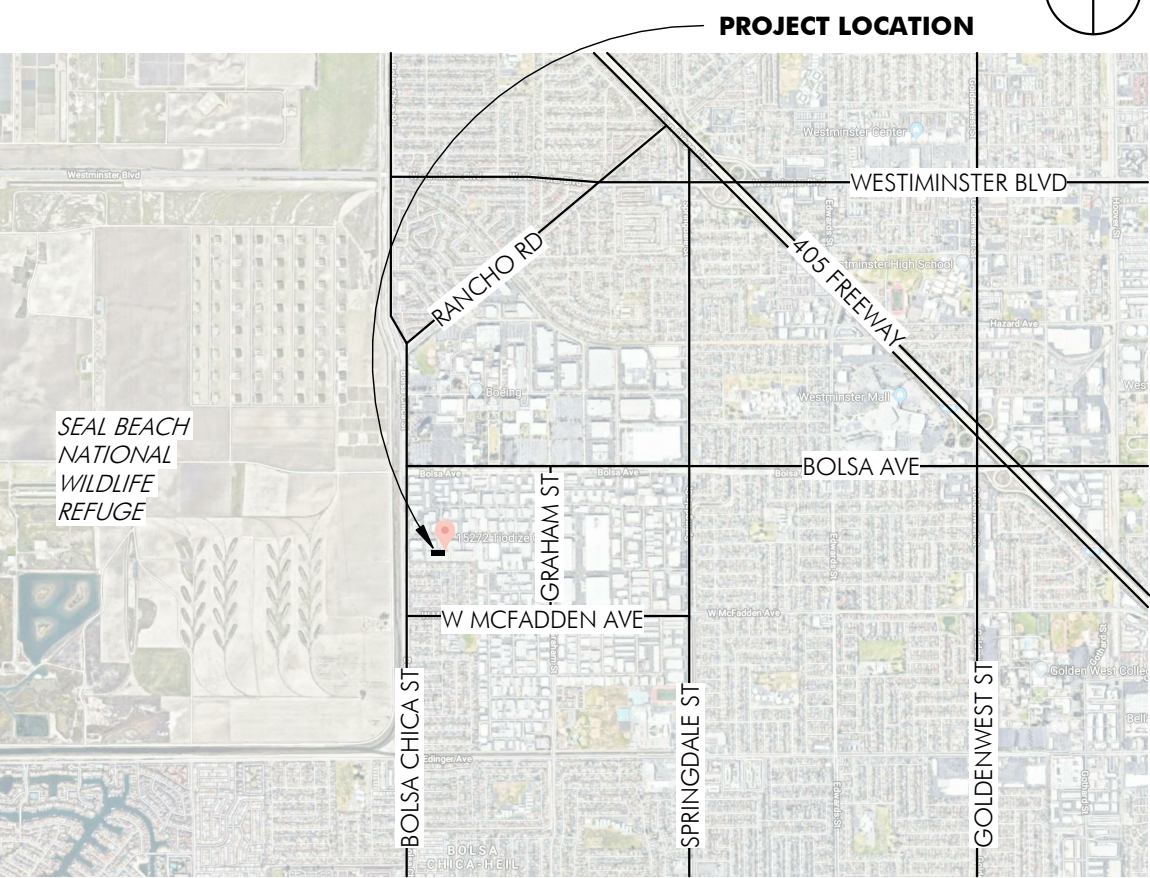
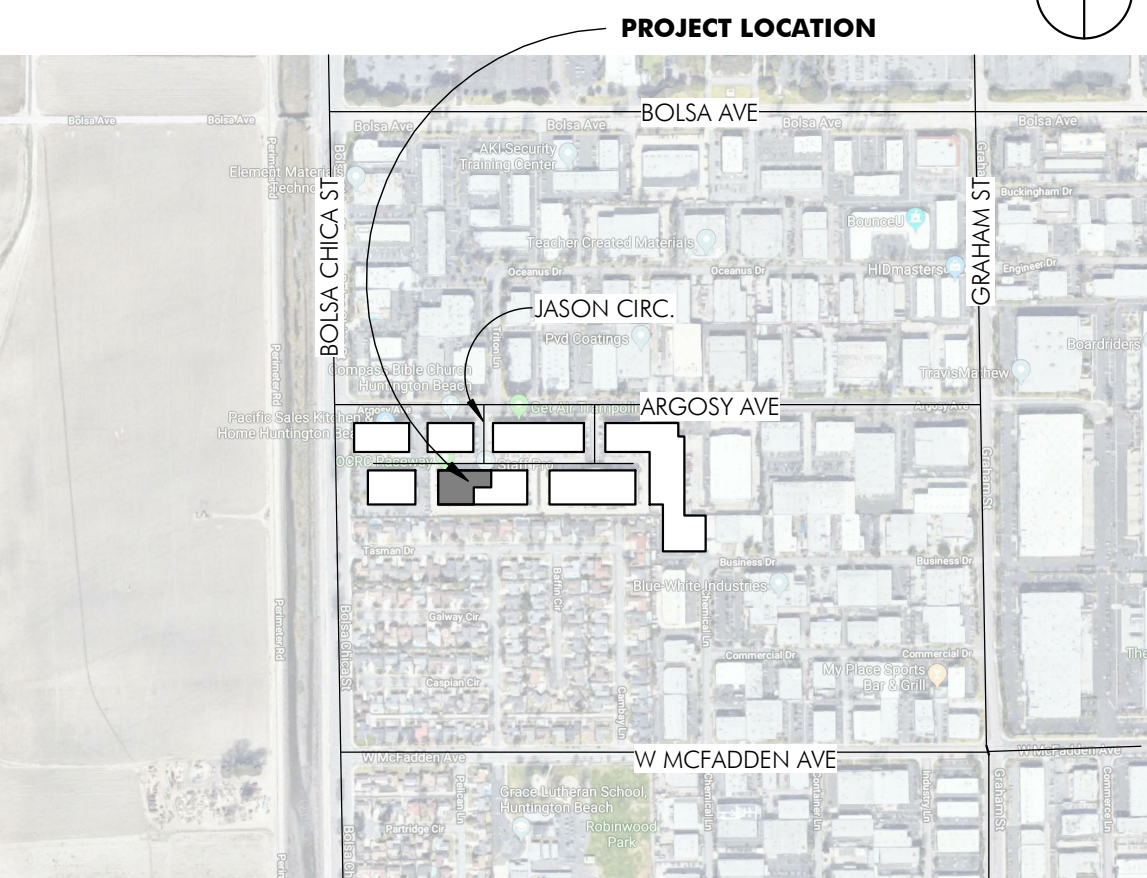


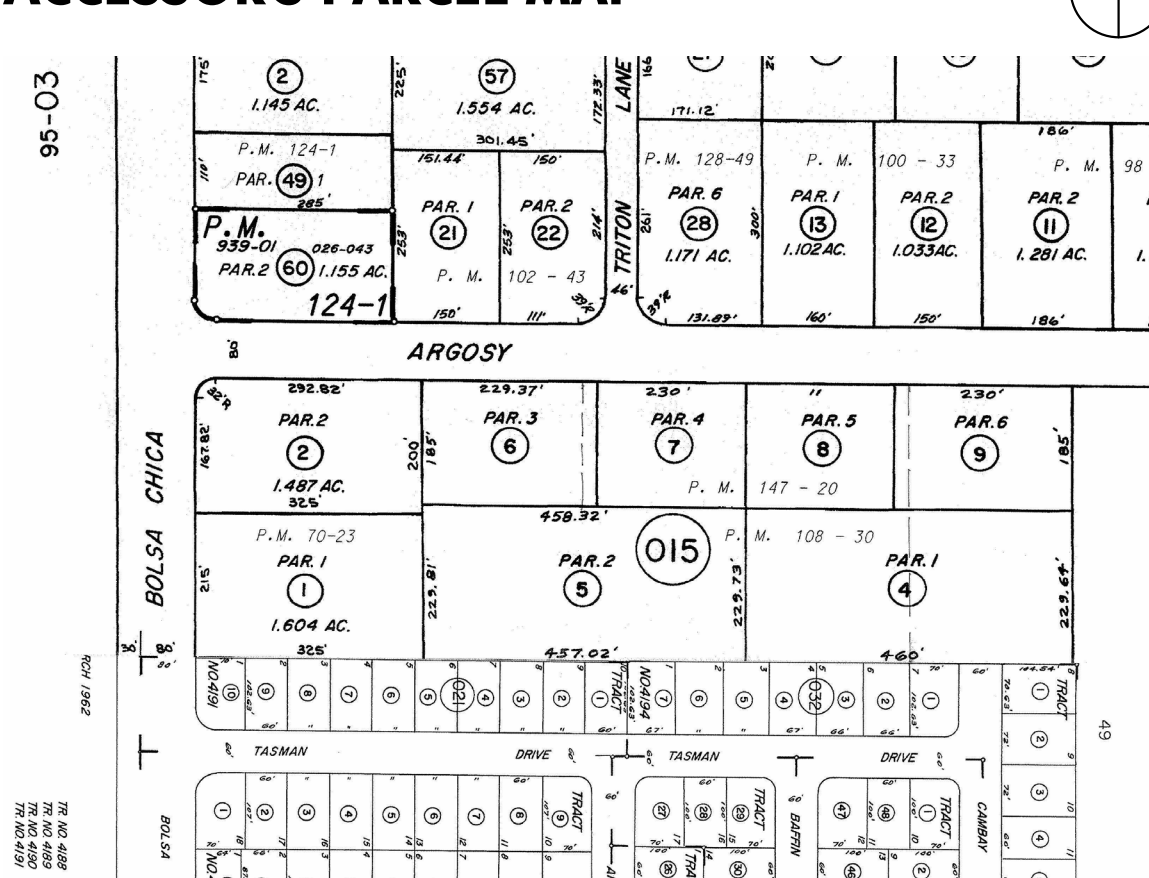
VICINITY MAP



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 CHILDRENS CHAPEL AND CLASSROOMS.

SITE:

- SIDEWALK & CURB RAMP MODIFICATION ALONG FRONT OF BUILDING

EXTERIOR:

- REPLACE EXISTING STOREFRONT & ROLL-UP DOOR OPENINGS WITH NEW FOLDING STOREFRONT PARTITIONS
- ADD NEW WALL-MOUNTED CANOPY ABOVE MAIN ENTRY
- ADD NEW ROLL-UP DOOR WITH EXTERIOR LOADING DOCK & RAMP



INTERIOR:

- INTERIOR TENANT IMPROVEMENT OF EXISTING SPACE, INCLUDING SELECT DEMOLITION OF EXISTING INTERIOR PARTITIONS, CEILINGS, LIGHTING, FIXTURES & FINISHES; AND CONSTRUCTION OF NEW INTERIOR PARTITIONS, CEILINGS, 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

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:		MIN 8%	COMPLIES	NO CHANGE
FLOOR AREA RATIO:		0.75	COMPLIES	NO CHANGE
BUILDING HEIGHT:		40' (212.06)	25'-6"	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:		NUMBER OF PARKING STALLS PROPOSED:		
8,223 SF ASSEMBLY		TOTAL STALLS ON-SITE:		
8,223 X 1 / 35 SF = 235 STALLS		STANDARD:		337 STALLS
		ACCESSIBLE (8 REQUIRED):		15 STALLS
		RESERVED STALLS FOR "GET AIR" TENANT:		67 STALLS
		REMAINING 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.

OVERALL SITE PLAN

1" = 40'-0"

1

COVER SHEET & OVERALL SITE PLAN

ARCHITECT:  
ELEMENTS ARCHITECTURE

M. Steven Camp, Principal Architect  
68 Liberty #100, Aliso Viejo, CA 92656  
Tel. 949.488.0865, Fax. 949.488.0864  
www.elementsarch.com  
stevec@elementsarch.com

OWNER:  
CHALABIAN FAMILY TRUST

Contact: Steve Chalabian  
P.O. Box 2320, Gardena, CA 90247  
Tel. 714.812.3727  
srackman@jckack.com

TENANT:  
COMPASS BIBLE CHURCH, HUNTINGTON BEACH

Contact: Scott Shew  
5082 Argosy Ave, Huntington Beach, California  
Tel. 714.895.0034  
scott@compasshb.com

PROJECT / LOCATION:

COMPASS BIBLE CHURCH  
HUNTINGTON BEACH

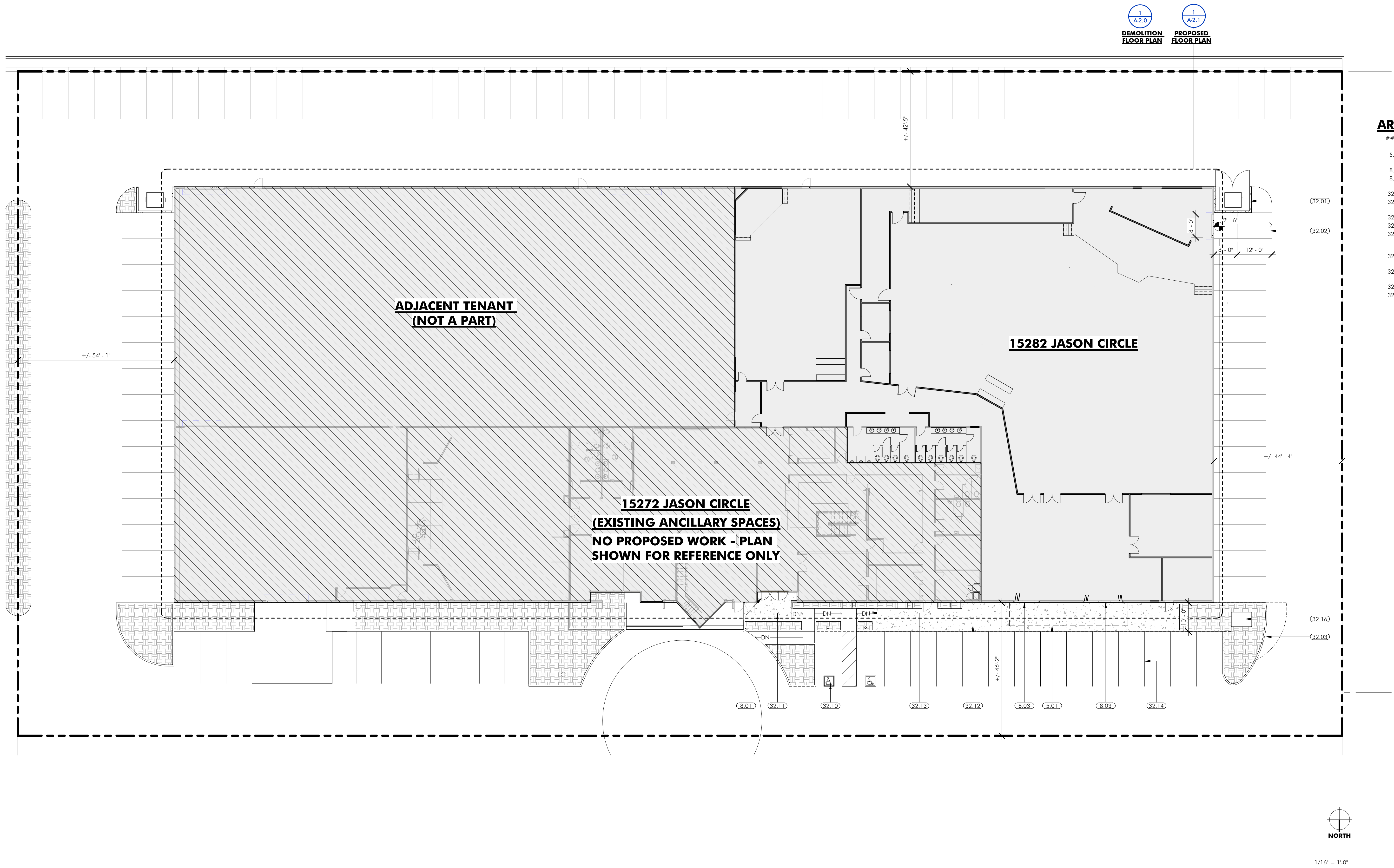
15282 JASON CIRCLE, HUNTINGTON BEACH, CA 92649

Community Development  
Plans Dated: 07/30/2021

A-0.1

CONDITIONAL USE PERMIT SUBMITTAL - 30 JULY 2021





ARCHITECT:  
**ELEMENTS ARCHITECTURE**  
M. Steven Camp, Principal Architect  
68 Liberty #100, Aliso Viejo, CA 92656  
Tel. 949.488.0865, Fax. 949.488.0864  
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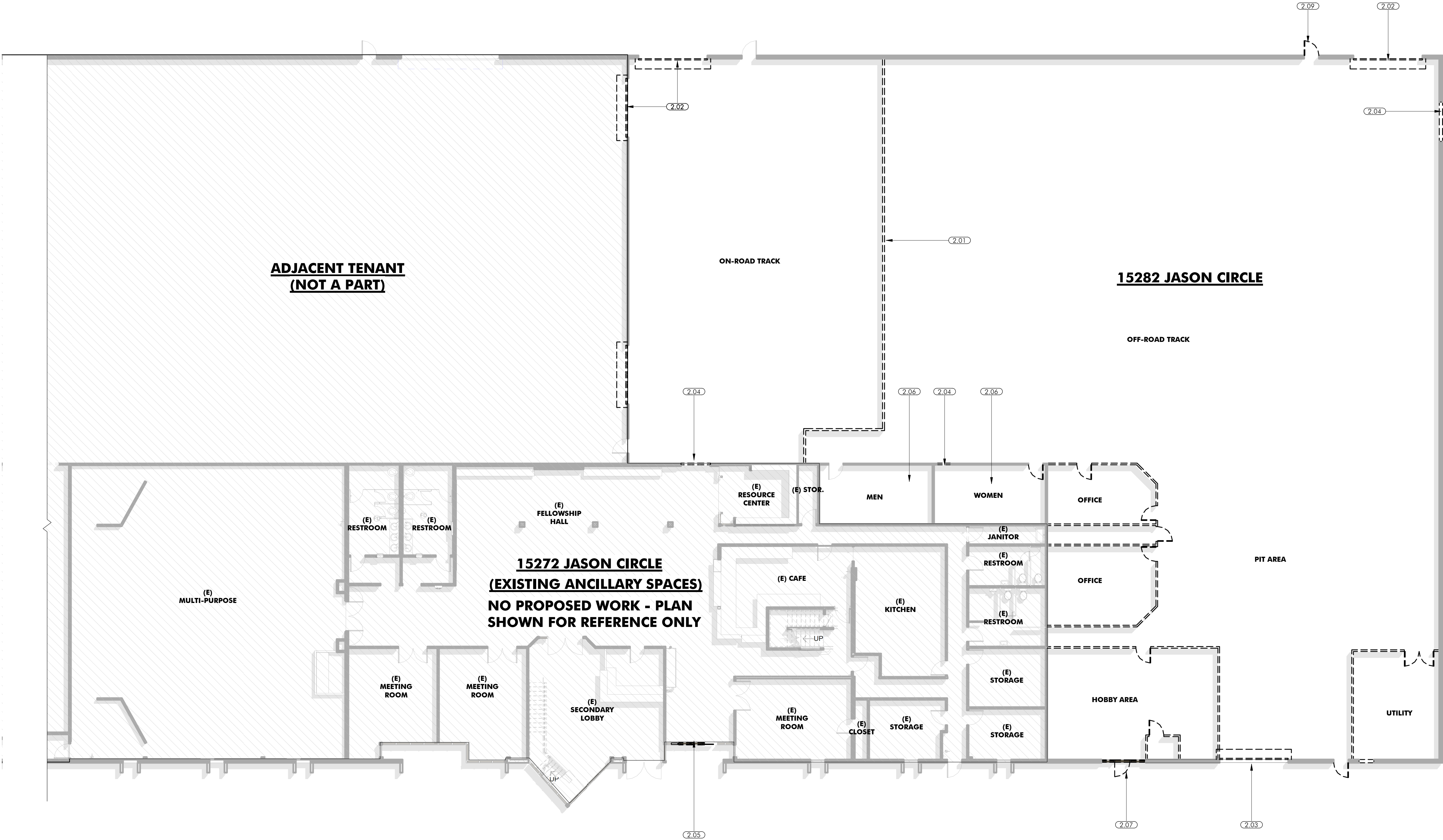
PROJECT / LOCATION:  
**COMPASS BIBLE CHURCH  
HUNTINGTON BEACH**  
15282 JASON CIRCLE, HUNTINGTON BEACH, CA 92649

Community Development  
Plans Dated: 07/30/2021

ENLARGED SITE PLAN

**A-1.0**





### 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 DOORS
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

ARCHITECT:  
**ELEMENTS ARCHITECTURE**

M. Steven Camp, Principal Architect  
68 Liberty #100, Aliso Viejo, CA 92656  
Tel. 949.488.0865, Fax. 949.488.0864  
www.elementsarch.com  
stevec@elementsarch.com

OWNER:  
**CHALABIAN FAMILY TRUST**

Contact: Steve Chalabian  
P.O. Box 2320, Gardena, CA 90247  
Tel. 714.812.3727  
srackman@kjack.com

TENANT:  
**COMPASS BIBLE CHURCH, HUNTINGTON BEACH**

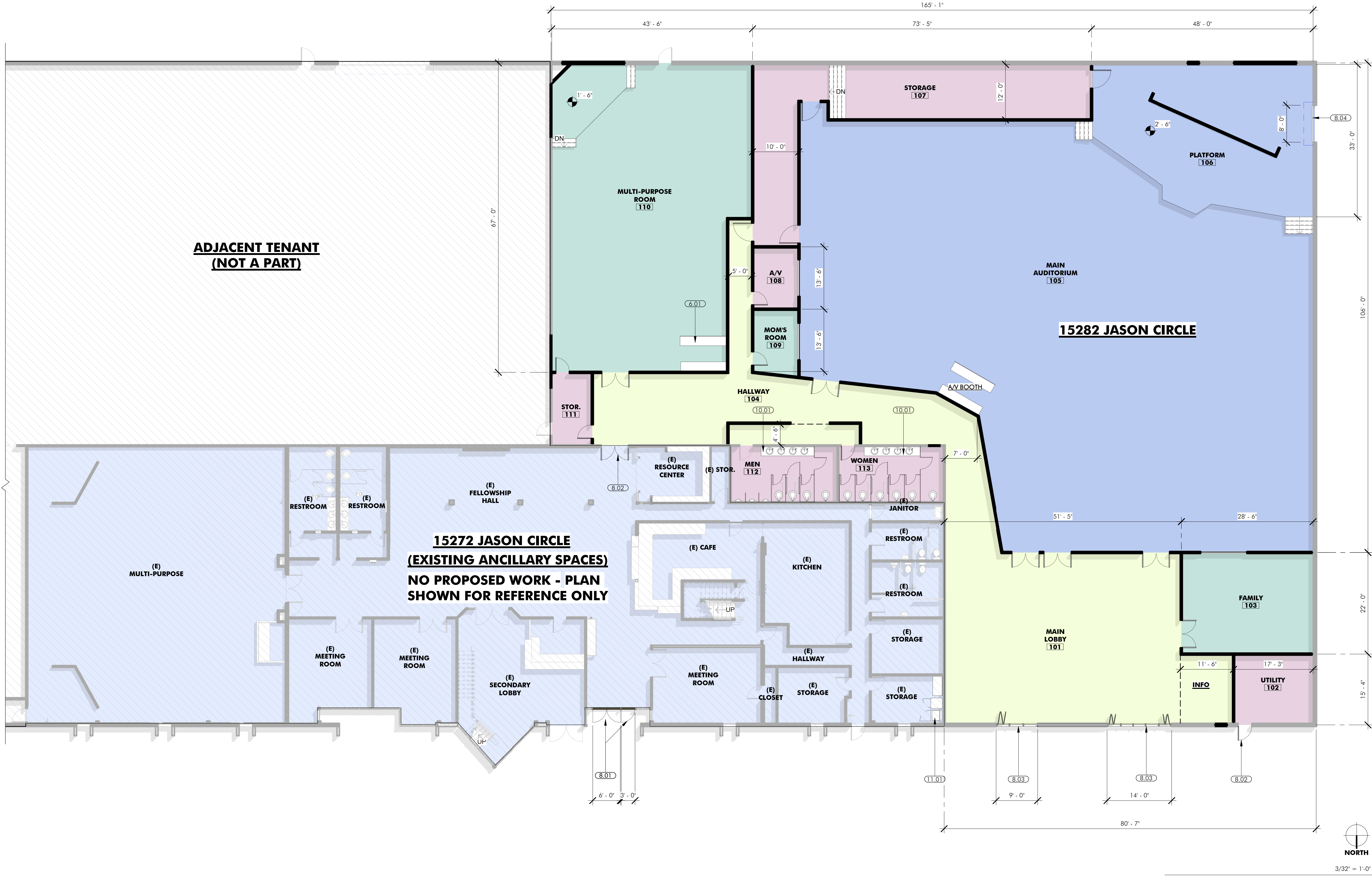
Contact: Scott Shew  
5082 Argosy Ave, Huntington Beach, California  
Tel. 714.895.0034  
scott@compasshb.com

PROJECT / LOCATION:  
**COMPASS BIBLE CHURCH**  
**HUNTINGTON BEACH**  
15282 JASON CIRCLE, HUNTINGTON BEACH, CA 92649

Community Development  
Plans Dated: 07/30/2021

# A-2.0





ARCHITECTURAL KEYNOTES

###	DESCRIPTION
6.01	NEW UPPER & LOWER CABINETS 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	AV BOOTH	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

PROPOSED GROUND FLOOR PLAN

COMPASS BIBLE CHURCH  
HUNTINGTON BEACH  
15282 JASON CIRCLE, HUNTINGTON BEACH, CA 92649

A-2.1

ARCHITECT:  
ELEMENTS ARCHITECTURE  
M. Steven Camp, Principal Architect  
68 Liberty #100, Aliso Viejo, CA 92656  
Tel. 949.488.0865, Fax. 949.488.0864  
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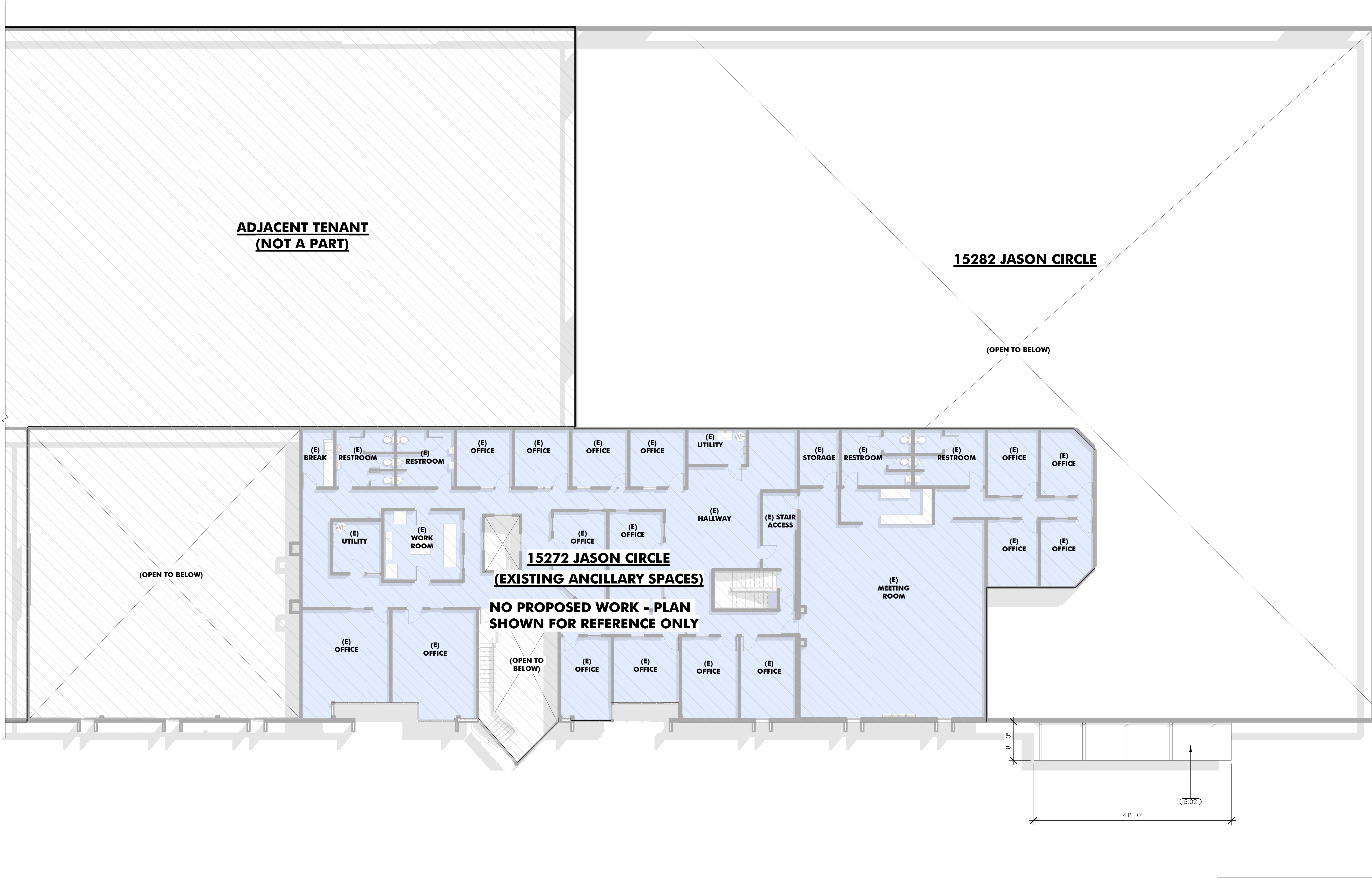


# COMPASS BIBLE CHURCH, HUNTINGTON BEACH

TENANT IMPROVEMENT: NEW AUDITORIUM

10/20/21





**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)**

ARCHITECT:  
**ELEMENTS ARCHITECTURE**  
M. Steven Camp, Principal Architect  
68 Liberty #100, Aliso Viejo, CA 92656  
Tel. 949.488.0865, Fax. 949.488.0864  
www.elementsarch.com  
stevec@elementsarch.com

OWNER:  
**CHALABIAN FAMILY TRUST**  
Contact: Steve Chalabian  
P.O. Box 2320, Gardena, CA 90247  
Tel. 714.812.3727  
srackman@kjack.com

TENANT:  
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5082 Argosy Ave, Huntington Beach, California  
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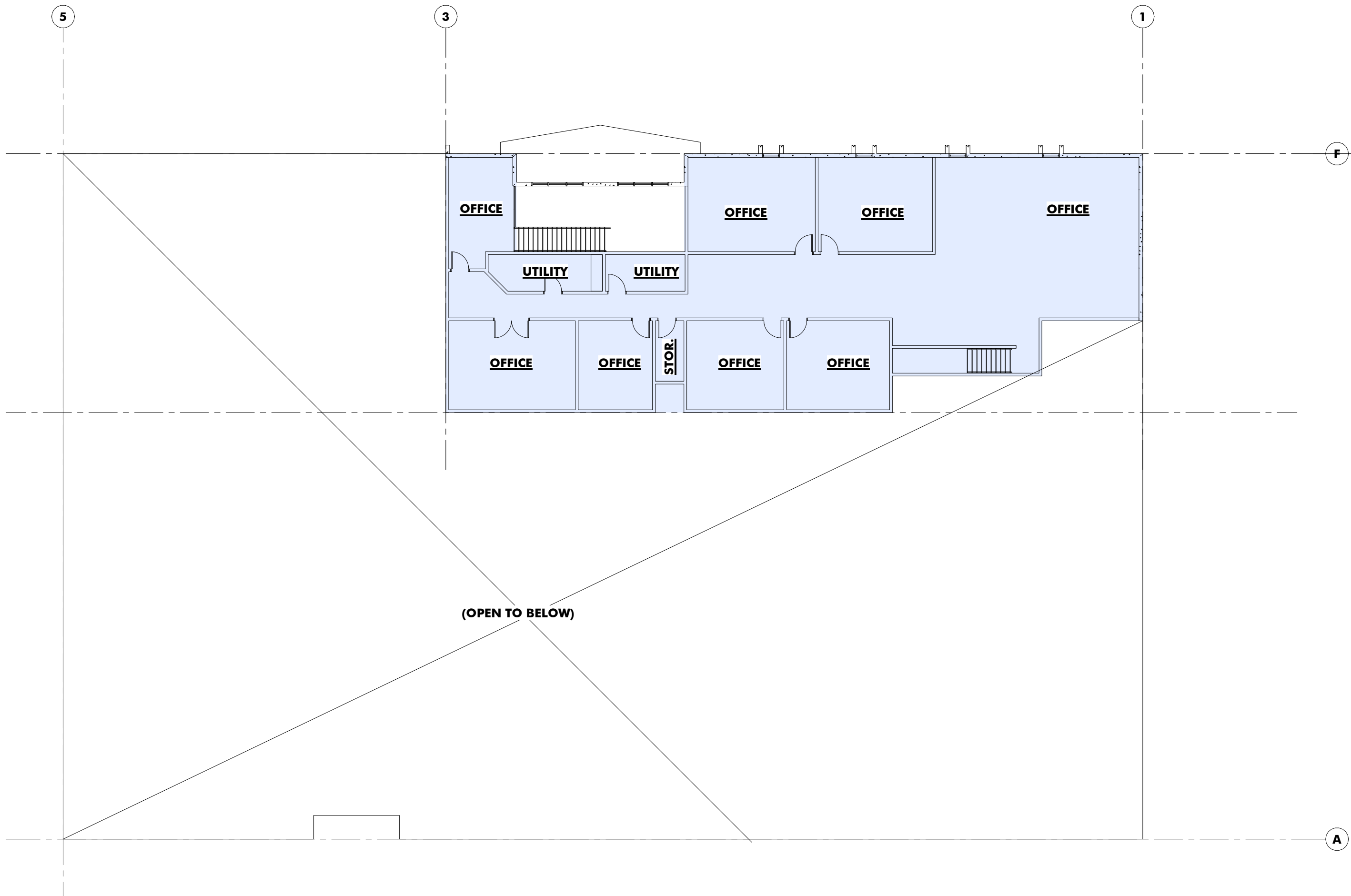
PROJECT / LOCATION:  
**COMPASS BIBLE CHURCH**  
**HUNTINGTON BEACH**  
15282 JASON CIRCLE, HUNTINGTON BEACH, CA 92649

**Community Development**  
Plans Dated: 07/30/2021

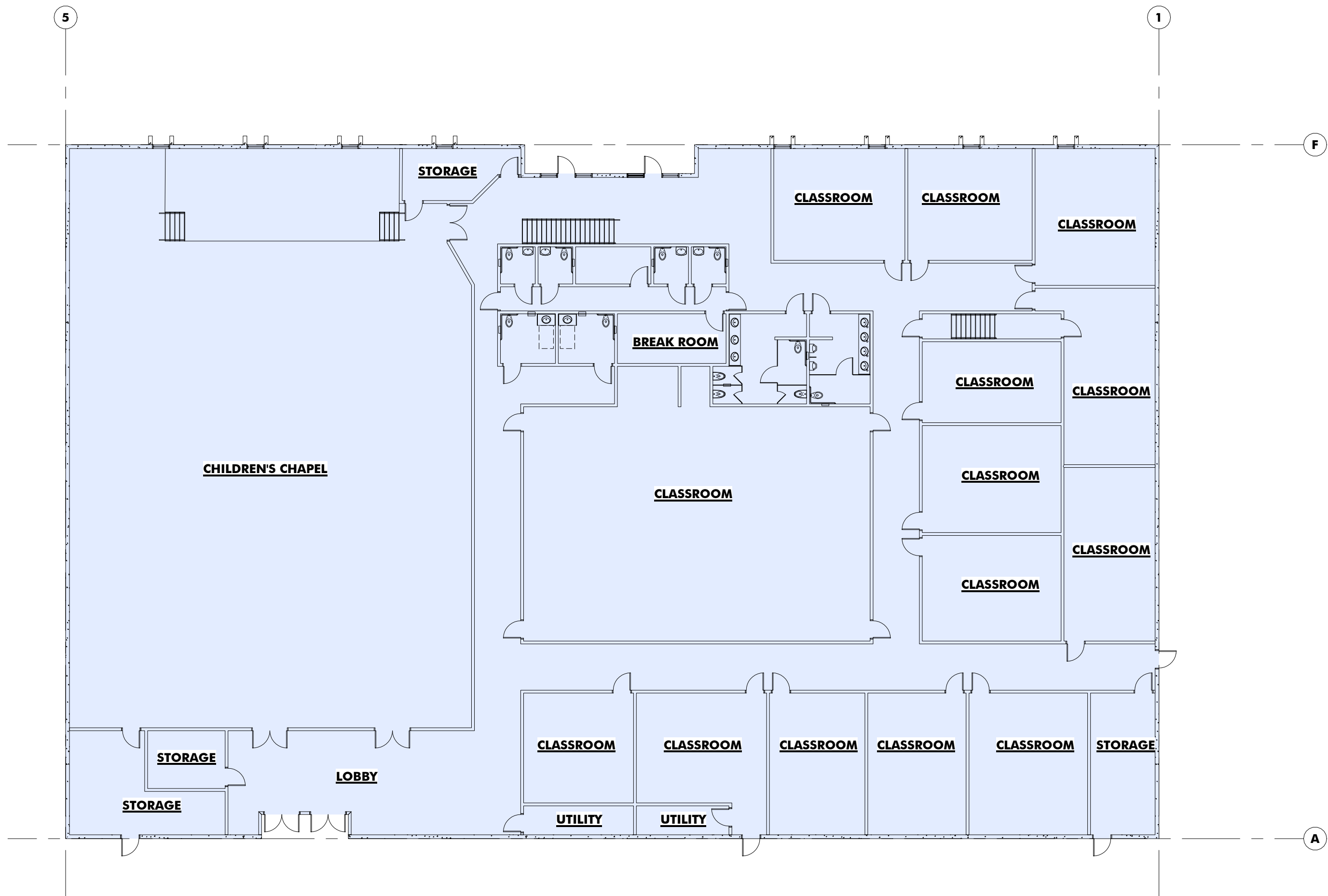
**A-2.2**



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)

ARCHITECT:  
**ELEMENTS ARCHITECTURE**  
M. Steven Camp, Principal Architect  
68 Liberty #100, Aliso Viejo, CA 92656  
Tel. 949.488.0865, Fax. 949.488.0864  
www.elementsarch.com  
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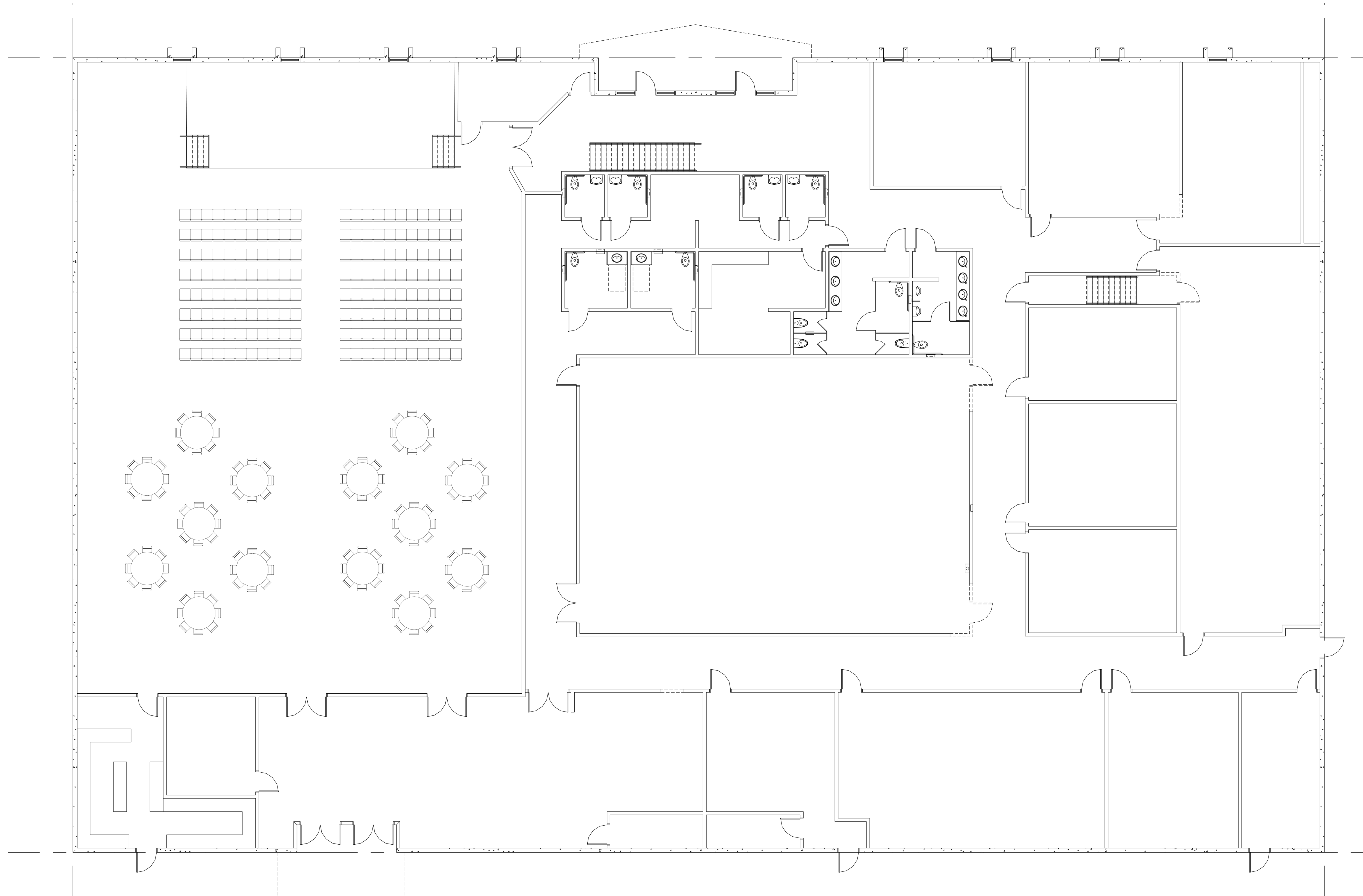
TENANT:  
**COMPASS BIBLE CHURCH, HUNTINGTON BEACH**  
Contact: Scott Shew  
5082 Argosy Ave, Huntington Beach, California  
Tel. 714.895.0034  
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PROJECT / LOCATION:  
**COMPASS BIBLE CHURCH**  
**HUNTINGTON BEACH**  
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Community Development  
Plans Dated: 07/30/2021

**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

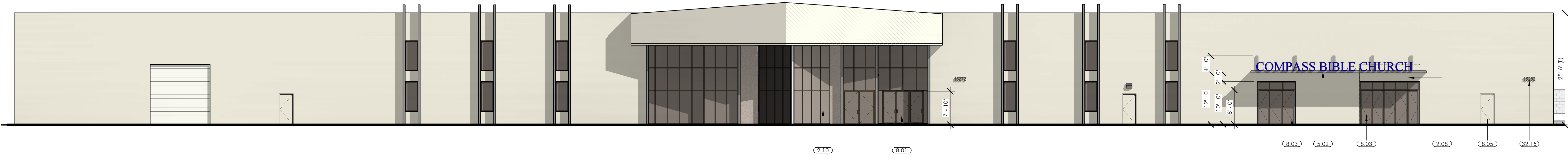


ARCHITECTURAL KEYNOTES

###	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



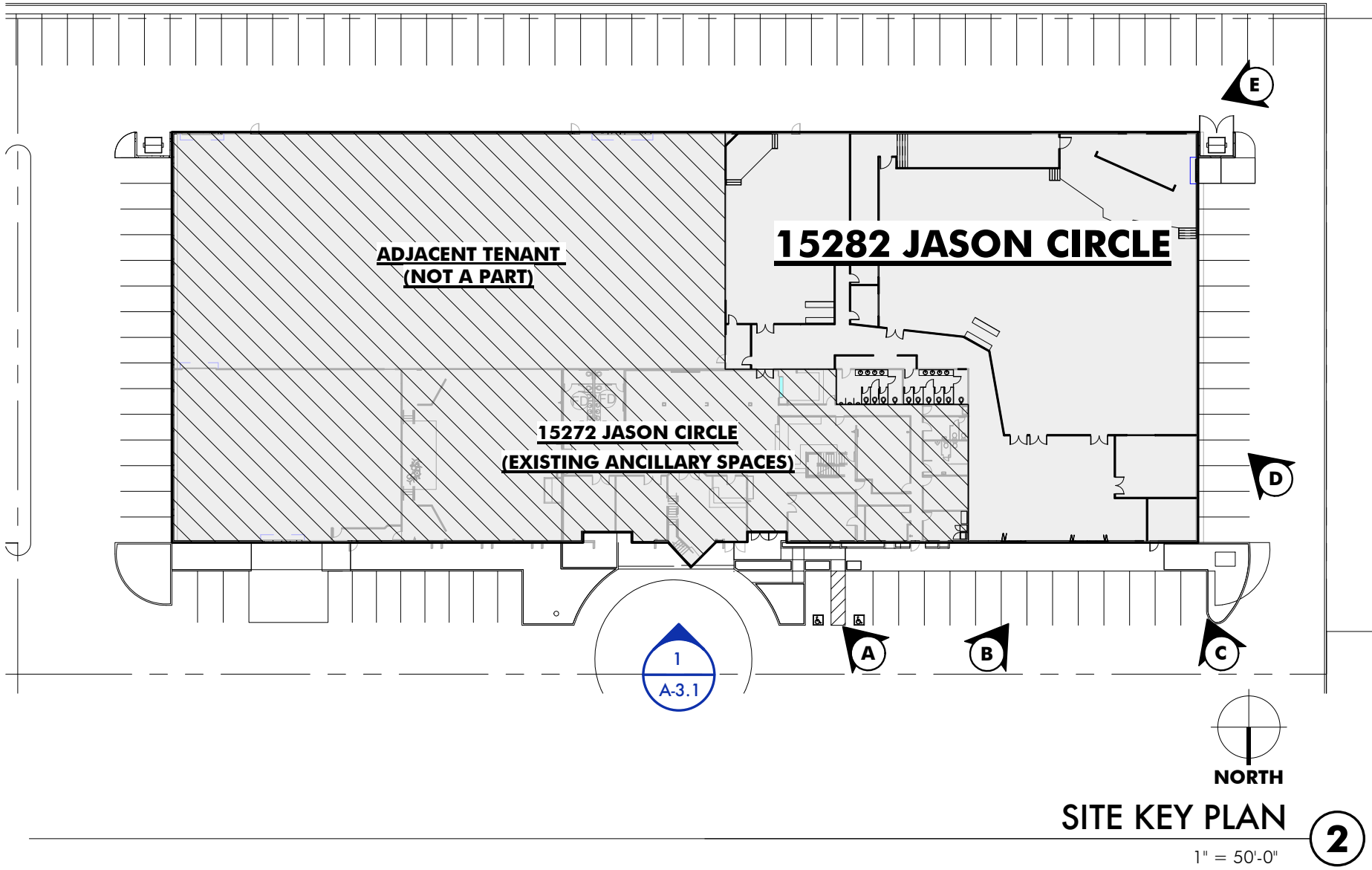
FRONT EXTERIOR ELEVATION 1  
3/32" = 1'-0"



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

ARCHITECT:  
ELEMENTS ARCHITECTURE

M. Steven Camp, Principal Architect  
68 Liberty #100, Aliso Viejo, CA 92656  
Tel. 949.488.0865, Fax. 949.488.0864  
www.elementsearch.com  
stevec@elementsearch.com

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Community Development  
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**A-3.1**