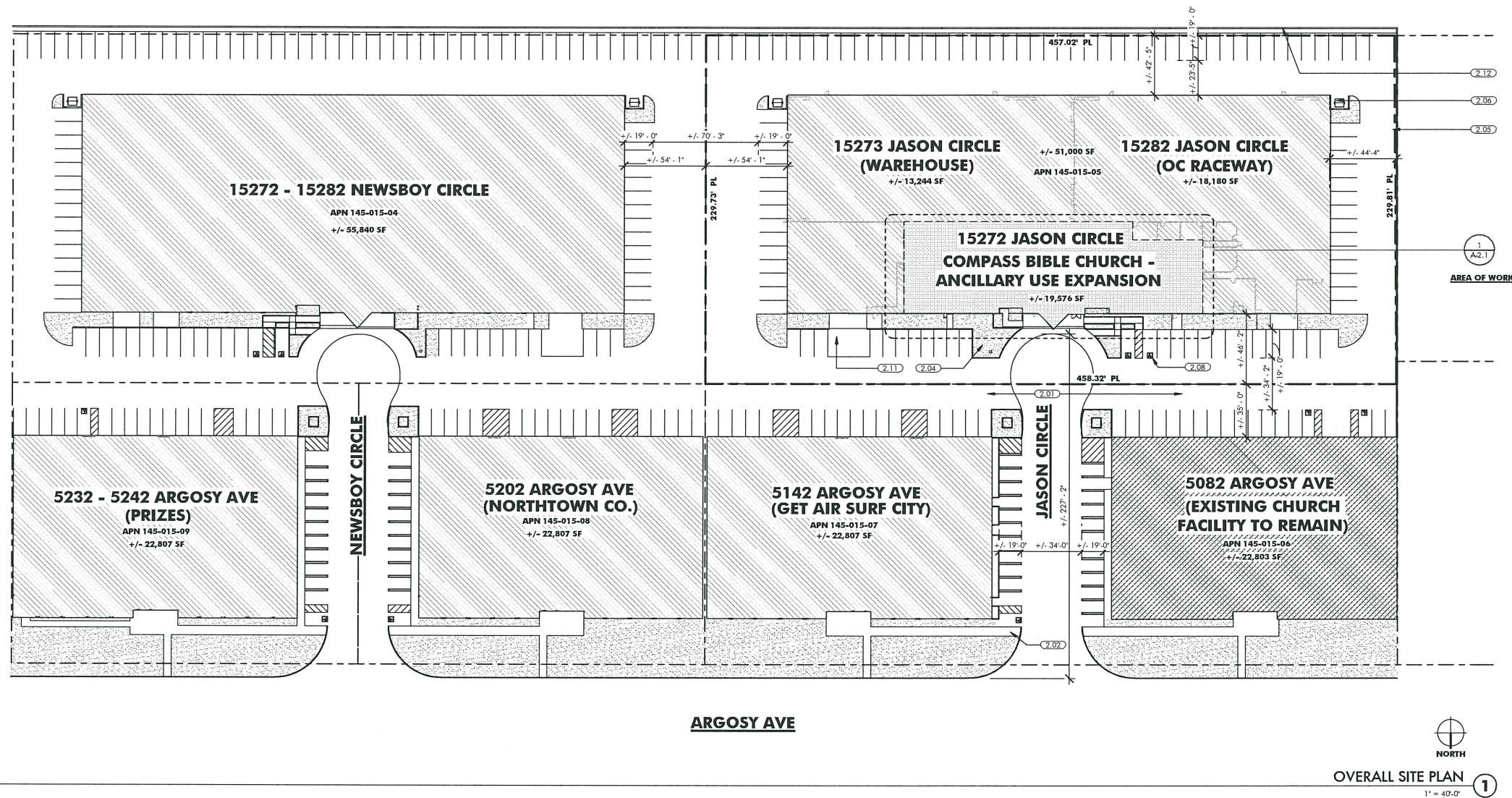




SHEET INDEX

ARCHITECTURAL	
A-0.1	COVER SHEET & SITE PLAN
A-0.2	JOINT USE PARKING
A-2.1	PROPOSED GROUND FLOOR PLAN
A-2.2	PROPOSED SECOND FLOOR PLAN
A-2.3	COMPASS BIBLE CHURCH FLOOR PLANS (FOR REFERENCE ONLY)
A-3.1	EXTERIOR ELEVATION & PHOTOS

PROJECT DIRECTORY

CLIENT / TENANT:
COMPASS BIBLE CHURCH, HUNTINGTON BEACH
5082 ARGOSY
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CONTACT: SCOTT SHEW
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OWNER:
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ARCHITECT:
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(949) 488-0865 • 111
CONTACT: M. STEVEN CAMP, AIA, ARCHITECT, PRINCIPAL
EMAIL: STEVEC@ELEMENTSARCH.COM

SCOPE OF WORK

- GENERAL:**
INTERIOR TENANT IMPROVEMENT OF PORTION OF EXISTING 2-STORY OFFICE/WAREHOUSE BUILDING, TO EXPAND EXISTING ANCILLARY SPACES OF COMPASS BIBLE CHURCH
- SITE IMPROVEMENTS:**
- SIDEWALK MODIFICATION AT NEW EXTERIOR DOORS
- EXTERIOR:**
- MODIFICATION OF EXISTING STOREFRONT FOR NEW EXTERIOR DOORS
- INTERIOR:**
- DEMOLITION OF SELECT INTERIOR PARTITIONS, CEILINGS, AND LIGHTING; CONSTRUCTION OF NEW INTERIOR PARTITIONS, CEILINGS, LIGHTING AND PLUMBING FIXTURES

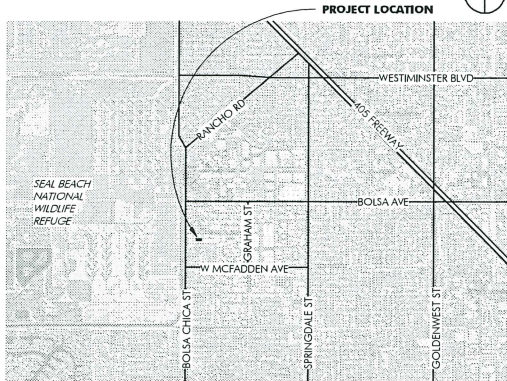
CODE TABULATIONS & ANALYSIS

SITE - GENERAL			
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)	+/- 23'-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)	11,045 SF	
	EXISTING OTHER TENANTS (1ST FLR)	31,424 SF - N.I.C.	
	TOTAL OVERALL AREA, FIRST FLOOR:	41,469 SF	
	EXISTING TENANT IMPROVEMENT AREA (2ND FLR)	8,507 SF	
	TOTAL OVERALL AREA, 2ND FLOOR:	8,507 SF	
	TOTAL TENANT IMPROVEMENT AREA, 1ST + 2ND FLOOR:	19,576 SF	
	TOTAL OVERALL EXISTING FLOOR AREA, 1ST + 2ND FLOOR:	51,000 SF	
PARKING - SEE SHEET A0.2 FOR MORE INFO			
REQUIRED:			
1.45 PER 1,000 SF (19,576 SF)			
= 28 STALLS			
PROVIDED/SHARED:			
= 193 STALLS			

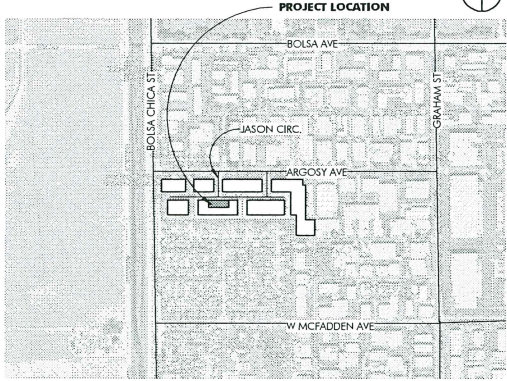
ARCHITECTURAL KEYNOTES

##	DESCRIPTION
2.01	EXISTING DRIVE AISLE, TYP.
2.02	EXISTING CONCRETE SIDEWALK & CURB, TYP.
2.04	EXISTING LANDSCAPING, TYP.
2.05	EXISTING PROPERTY LINE, TYP.
2.06	EXISTING TRASH ENCLOSURE, TYP.
2.08	EXISTING ACCESSIBLE PARKING STALLS & ACCESS AISLE
2.11	EXISTING LOADING DOCK AREA
2.12	EXISTING 10' HIGH BRICK WALL ALONG PROPERTY PERIMETER, TYP.

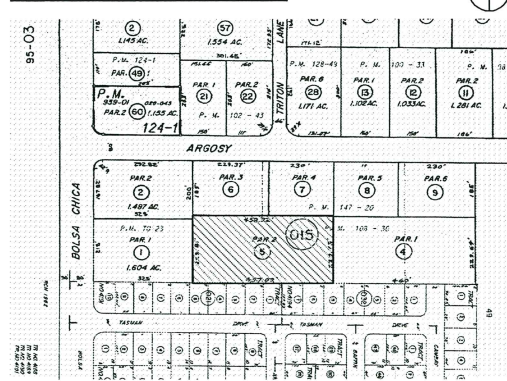
VICINITY MAP



KEY PLAN



ACCESSOR'S PARCEL MAP



COVER SHEET & SITE PLAN

A-0.1

PLANNING DEPARTMENT RE-SUBMITTAL - NOVEMBER 25, 2019

ARCHITECT:
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PROJECT / LOCATION:
COMPASS BIBLE CHURCH
HUNTINGTON BEACH
15272 JASON CIRCLE
HUNTINGTON BEACH, CA 92649

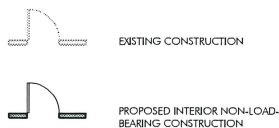
TABLE A Required Parking and Proposed Shared Parking									
Tenant	Address	Building Area	Use	Parking Rate Per Schedule A	Number of Parking Spaces Required	Existing Entitled Parking (2)		Proposed Parking (4)	
						Number of Parking Spaces Provided/Shared	Hours of Operation	Number of Parking Spaces Provided/Shared	Hours of Operation
Compass Bible Church	5082 Argosy Ave.	22,803 SF	Religious Assembly	1.45 (weekday) per 1,000 s.f.	33	193 (3)	Sundays (3) 8:30 am to 10:00 pm	193 (4)	Sundays from 8:30am to 10:00pm
				8.5 (Sunday) per 1,000 s.f.	189				Mondays, Tuesdays, Wednesdays, Thursdays, Fridays, and Saturdays from 5:00 pm to 10:00 pm
Get Air - Surf City	5142 Argosy Ave.	22,807 SF	Indoor Trampoline Park	2.3 per 1,000 sq. ft. weekdays	53 (6)				
				2.9 per 1,000 sq. ft. weekend	67 (5)				
OCRC Raceway	15282 Jason Circle	8,942 SF	Commercial	1 per 200 sq. ft.	45 (5)				
		9,238 SF	Warehouse	No requirement					
Compass Bible Church Non-Assembly (Proposed)	15272 Jason Circle	19,576 SF	Church (Ancillary Use)	1.45 per 1,000 sq.ft	28 (7)				
Warehouse Tenant	15273 Jason Circle	13,244 SF	Manufacturing	1 per 500 sq. ft.	26				
Prizes	5232-5242 Argosy Ave	22,807 SF	Manufacturing	1 per 500 sq. ft.	46				
NorthTown	5202 Argosy Ave.	22,807 SF	Warehouse	1 per 500 sq. ft.	46				
Tenant	15272-15282 Newsboy Circle	8,000 SF	Office	1 per 250 sq. ft.	32				
		13,707 SF	Manufacturing	1 per 500 sq. ft.	27				
		34,133 SF	Warehouse	1 per 1,000 sq. ft.	34				
TOTAL PROJECT SQUARE FEET		198,064							

(1) Per zoning code 231.04-Schedule A, required parking space for religious assembly is 1/35 sq. ft. of public assembly area (5,618 sq. ft./35 = 189 spaces)
(2) Entitled joint-use of 193 parking spaces per CUP #91-21, CEX #91-17 and Joint Use Parking Agreement, dated 12/08/2010
(3) Entitled joint-use of 193 parking spaces with 33 spaces of exclusive use during any 24 hour-day and 160 shared spaces during specified hours of operation per Joint Use Parking Agreement, dated 12/08/2010
(4) Proposed 193 joint-use parking spaces during proposed hours of operation as specified.
(5) Base on Joint Use Parking Agreement, dated 12/08/2010
(6) Parking rate based on CUP No.12-22 and CC&R recorded on 02/22/2013
(7) Parking requirement based on religious assembly area located at 5082 Argosy. No public assembly at this location.

AREA TABULATIONS - GROUND FLOOR

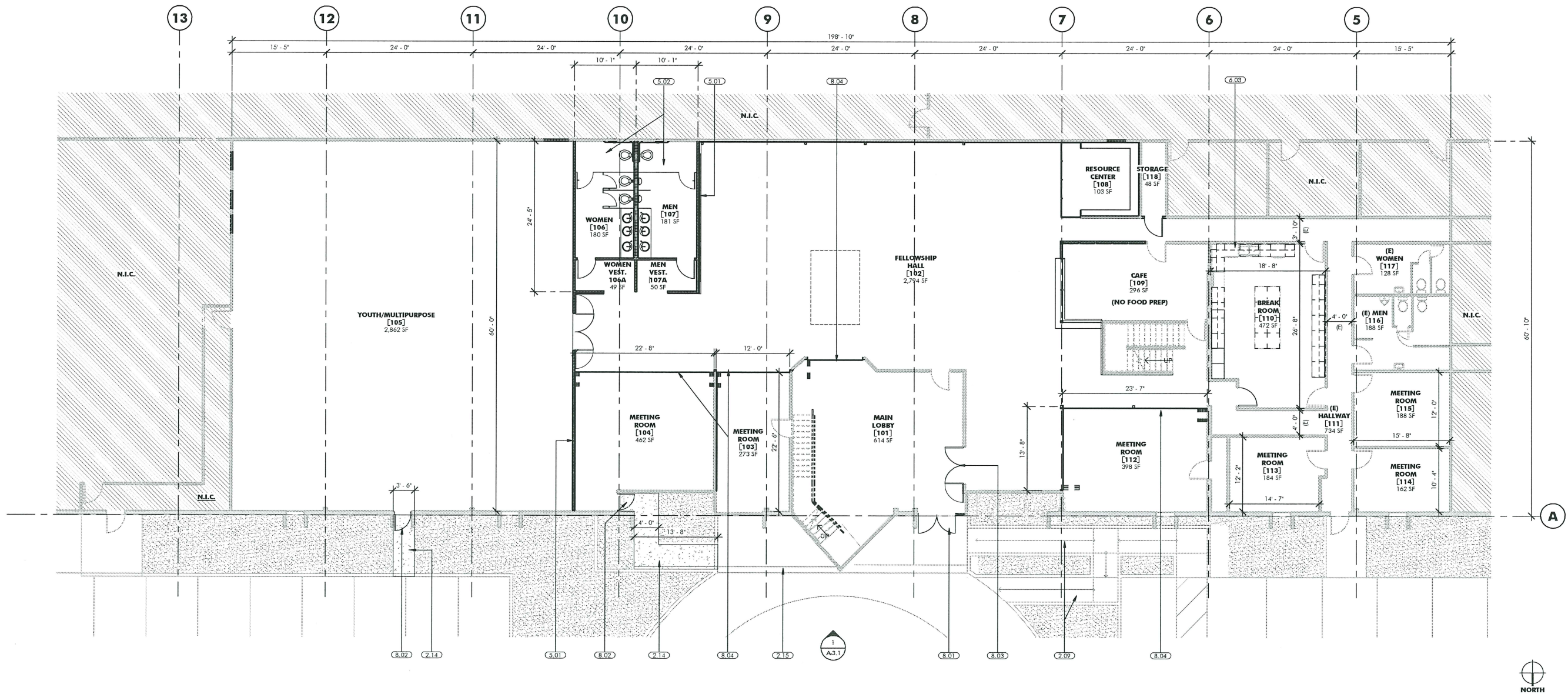
NO.	NAME	SQ. FT.
101	MAIN LOBBY	614 SF
102	FELLOWSHIP HALL	2,794 SF
103	MEETING ROOM	273 SF
104	MEETING ROOM	462 SF
105	YOUTH/MULTIPURPOSE	2,862 SF
106	WOMEN	180 SF
106A	WOMEN VEST.	49 SF
107	MEN	181 SF
107A	MEN VEST.	50 SF
108	RESOURCE CENTER	103 SF
109	CAFE	296 SF
110	BREAK ROOM	472 SF
111	(E) HALLWAY	734 SF
112	MEETING ROOM	398 SF
113	MEETING ROOM	184 SF
114	MEETING ROOM	162 SF
115	MEETING ROOM	188 SF
116	(E) MEN	188 SF
117	(E) WOMEN	128 SF
118	STORAGE	48 SF
		10,366 SF

LEGEND



ARCHITECTURAL KEYNOTES

- ### DESCRIPTION
- 2.09 EXISTING ACCESSIBLE RAMP
 - 2.14 PROVIDE NEW CONCRETE SIDEWALK AT EXTERIOR DOOR
 - 2.15 EXISTING CONCRETE STEPS & LANDING
 - 5.01 NEW FULL-HEIGHT INTERIOR PARTITION, TYP.
 - 5.02 NEW RESTROOMS, INCLUDING PARTITIONS, FIXTURES AND FINISHES
 - 6.03 EXISTING / NEW UPPER AND LOWER CABINETRY WITH APPLIANCES
 - 8.01 NEW STOREFRONT DOORS WITH SIDELITE, WITH FRAMING & GLAZING TO MATCH EXISTING
 - 8.02 NEW STOREFRONT DOOR WITH FRAMING & GLAZING TO MATCH EXISTING
 - 8.03 NEW DOOR AND FRAME, TYP.
 - 8.04 NEW FOLDING ALUMINUM & GLASS PARTITION, TYP.



PROPOSED GROUND FLOOR PLAN 1
15272 JASON CIRCLE 1/8" = 1'-0"

PROPOSED GROUND FLOOR PLAN

A-2.1

PLANNING DEPARTMENT SUBMITTAL - JULY 8, 2019

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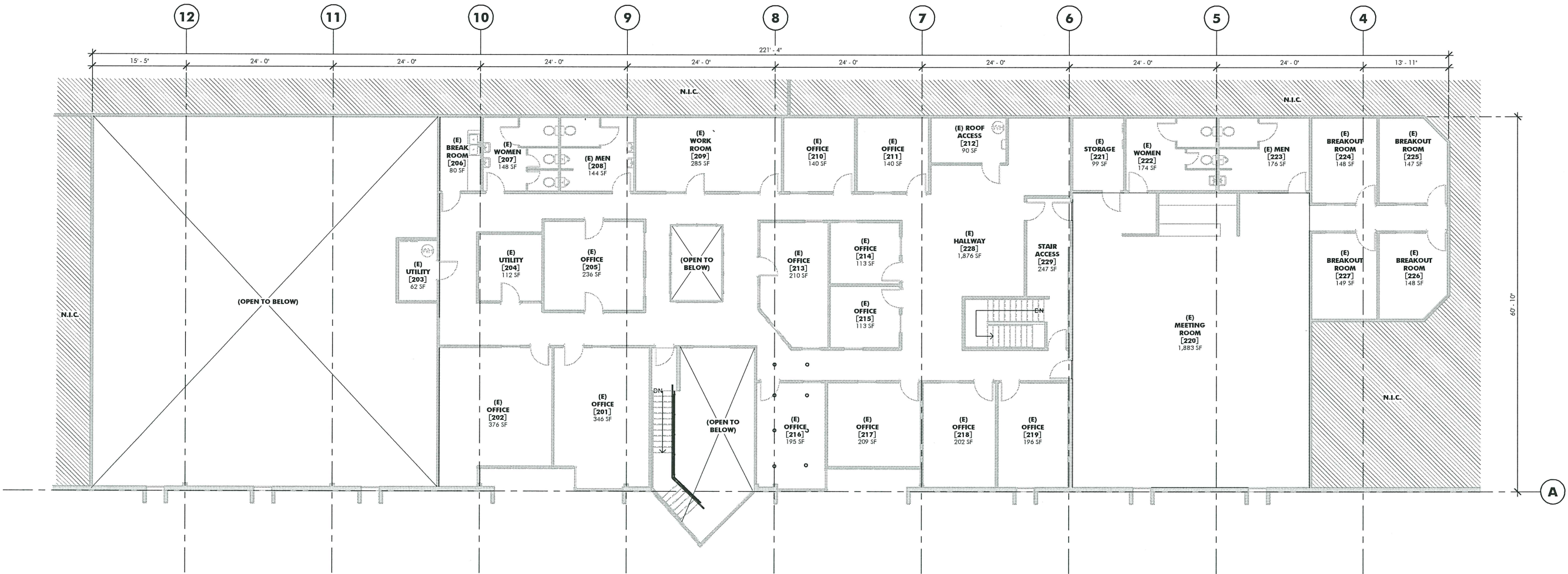
AREA TABULATIONS - SECOND FLOOR

NO.	NAME	SQ. FT.
201	(E) OFFICE	346 SF
202	(E) OFFICE	376 SF
203	(E) UTILITY	62 SF
204	(E) UTILITY	112 SF
205	(E) OFFICE	236 SF
206	(E) BREAK ROOM	80 SF
207	(E) WOMEN	148 SF
208	(E) MEN	144 SF
209	(E) WORK ROOM	285 SF
210	(E) OFFICE	140 SF
211	(E) OFFICE	140 SF
212	(E) ROOF ACCESS	90 SF
213	(E) OFFICE	210 SF
214	(E) OFFICE	113 SF
215	(E) OFFICE	113 SF
216	(E) OFFICE	195 SF
217	(E) OFFICE	209 SF
218	(E) OFFICE	202 SF
219	(E) OFFICE	196 SF
220	(E) MEETING ROOM	1,883 SF
221	(E) STORAGE	99 SF
222	(E) WOMEN	174 SF
223	(E) MEN	176 SF
224	(E) BREAKOUT ROOM	148 SF
225	(E) BREAKOUT ROOM	147 SF
226	(E) BREAKOUT ROOM	148 SF
227	(E) BREAKOUT ROOM	149 SF
228	(E) HALLWAY	1,876 SF
229	STAIR ACCESS	247 SF
		8,447 SF

LEGEND



NOTE: NO PROPOSED SCOPE OF WORK AT SECOND FLOOR; EXISTING OFFICE SUITE TO REMAIN



PROPOSED SECOND FLOOR PLAN
15272 JASON CIRCLE 1/8" = 1'-0" 1

PROPOSED SECOND FLOOR PLAN

A-2.2

PLANNING DEPARTMENT SUBMITTAL - JULY 8, 2019

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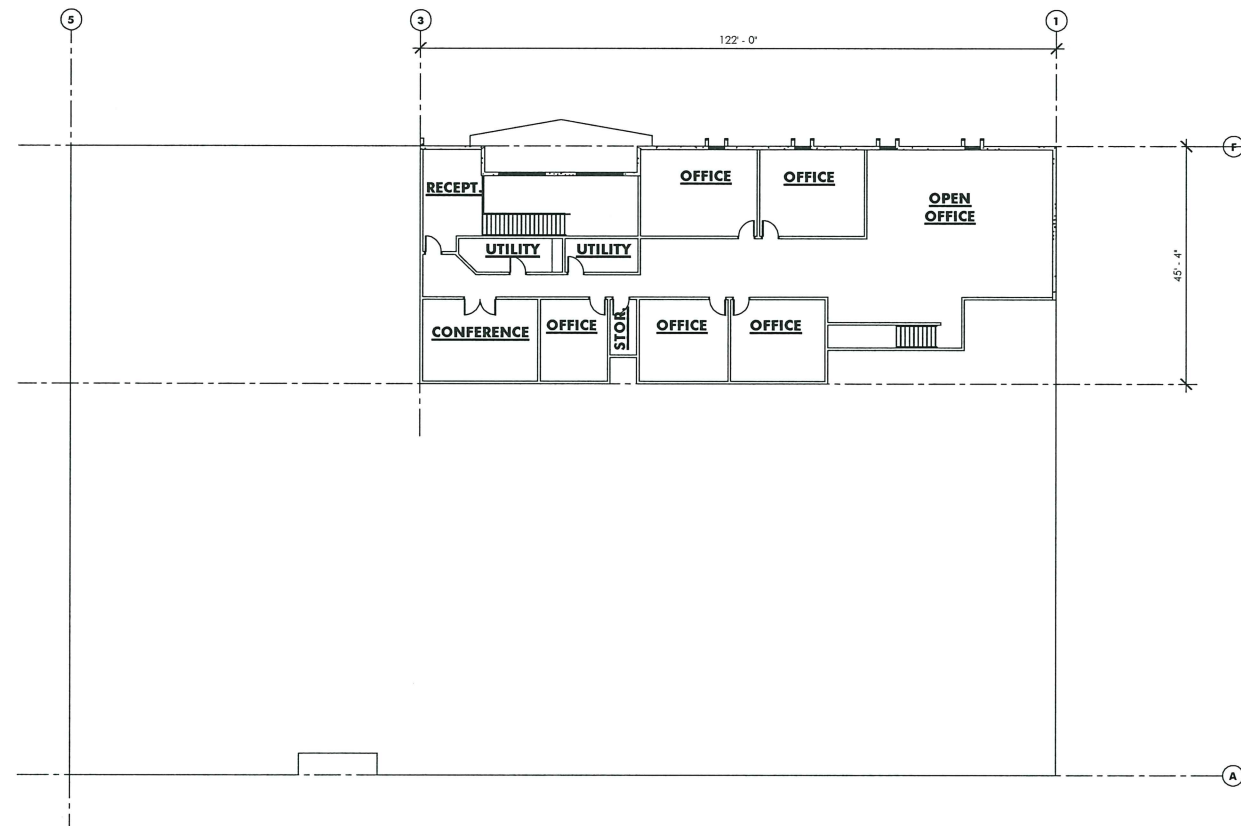
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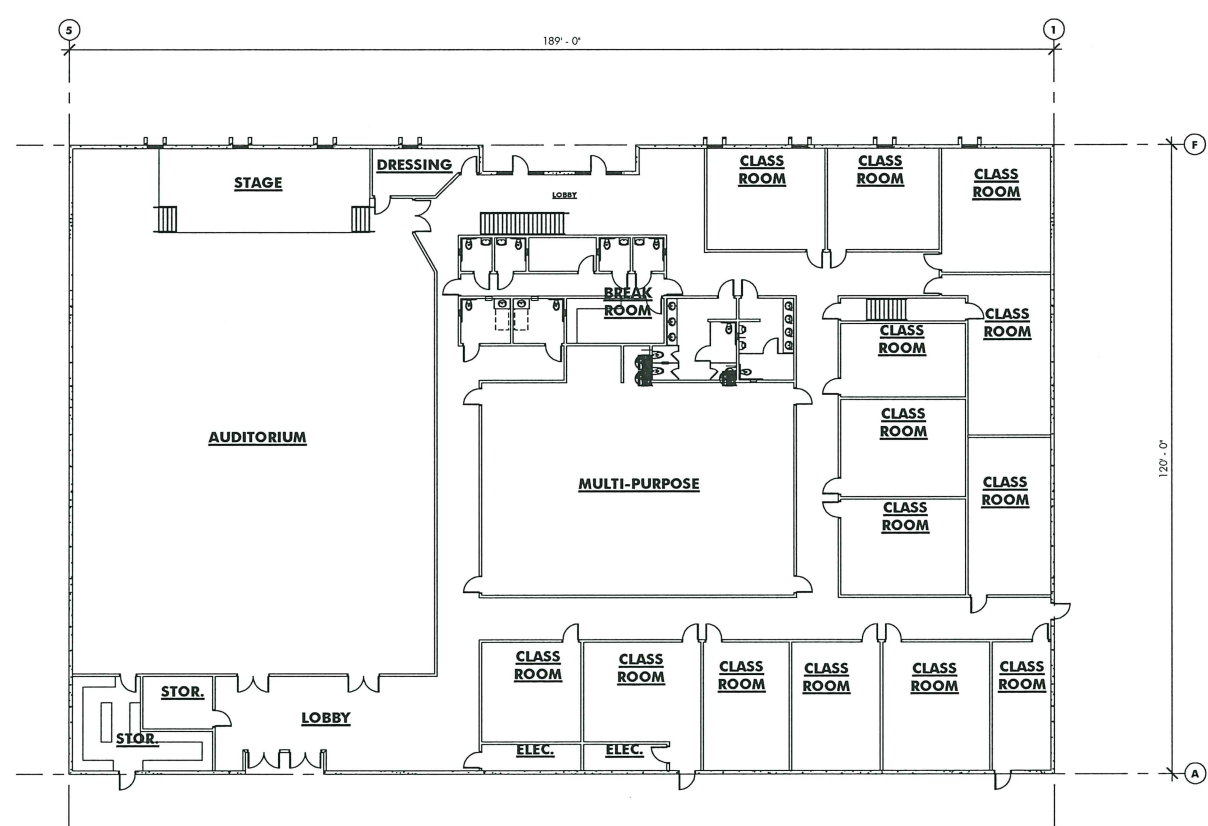
COMPASS BIBLE CHURCH
HUNTINGTON BEACH
15272 JASON CIRCLE
HUNTINGTON BEACH, CA 92649

AREA TABULATIONS - SECOND FLOOR		
NAME	SQ. FT.	
RECEPTION	184 SF	
COFFEE	114 SF	
UTILITY	98 SF	
STORAGE	54 SF	
CONFERENCE	315 SF	
OFFICES	1,382 SF	
OPEN OFFICE	1,581 SF	
	3,728 SF	



COMPASS BIBLE CHURCH - SECOND FLOOR PLAN
EXISTING CHURCH @ 5082 ARGOSY AVE. 1/16" = 1'-0" ②

AREA TABULATIONS - GROUND FLOOR		
NAME	SQ. FT.	
AUDITORIUM	6,618 SF	
DRESSING	203 SF	
CRY ROOM	119 SF	
STORAGE	318 SF	
MULTI-PURPOSE	2,586 SF	
LOBBY / RECEPTION	1,220 SF	
RESTROOM	725 SF	
BREAK ROOM	387 SF	
STORAGE	424 SF	
ELECTRICAL	170 SF	
OFFICE	396 SF	
CLASSROOM	5,405 SF	
CIRCULATION	4,232 SF	
	22,803 SF	



COMPASS BIBLE CHURCH - GROUND FLOOR PLAN
EXISTING CHURCH @ 5082 ARGOSY AVE. 1/16" = 1'-0" ①

COMPASS BIBLE CHURCH FLOOR PLANS (FOR REFERENCE ONLY)

ARCHITECT:
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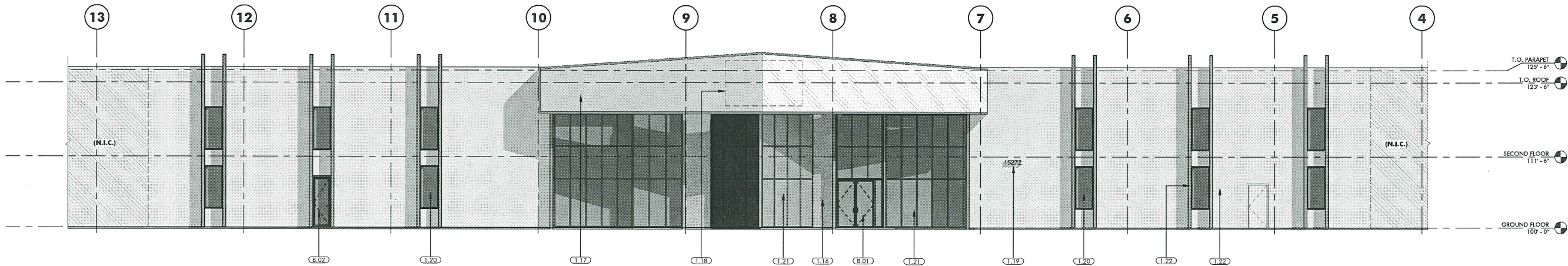
PROJECT / LOCATION:
COMPASS BIBLE CHURCH
HUNTINGTON BEACH
15272 JASON CIRCLE
HUNTINGTON BEACH, CA 92649

A-2.3

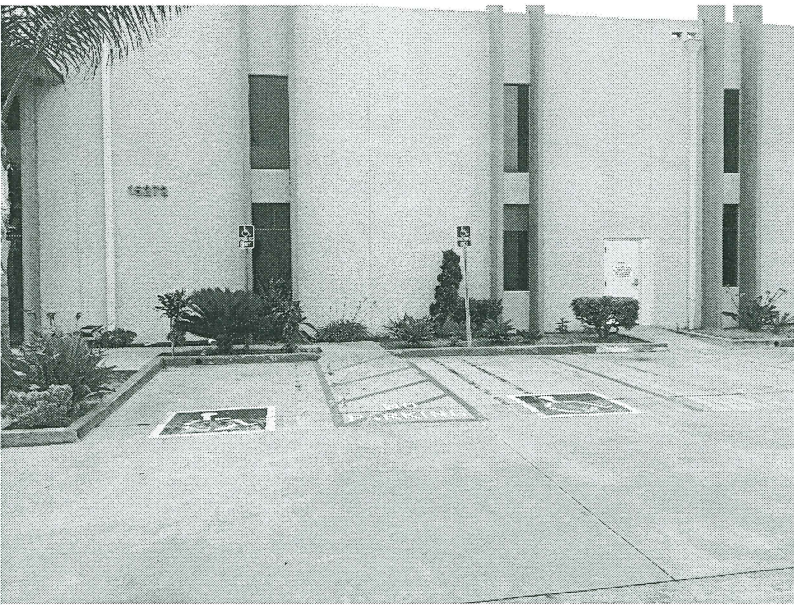
ARCHITECTURAL KEYNOTES

###	DESCRIPTION
1.16	EXISTING CONCRETE WALL WITH NATURAL FINISH, TYP.
1.17	EXISTING CANOPY WITH PAINTED WOOD SIDING, TYP.
1.18	EXISTING SIGN, TO BE REPLACED UNDER SEPARATE PERMIT & APPROVALS
1.19	EXISTING ADDRESS NUMBERS
1.20	EXISTING WINDOW WITH DARK BRONZE ANODIZED FRAMING & TINTED GLAZING, TYP.
1.21	EXISTING STOREFRONT WITH DARK BRONZE ANODIZED FRAMING & TINTED GLAZING, TYP.
1.22	EXISTING PAINTED STUCCO FINISH, TYP.
8.01	NEW STOREFRONT DOORS WITH SIDELITE; WITH FRAMING & GLAZING TO MATCH EXISTING
8.02	NEW STOREFRONT DOOR WITH FRAMING & GLAZING TO MATCH EXISTING

NOTE: NO PROPOSED EXTERIOR MATERIAL OR COLOR CHANGES, SCOPE OF WORK IS LIMITED TO NEW DOORS TO MATCH EXISTING STOREFRONT



EXISTING SOUTH ELEVATION ①
1/8" = 1'-0"



EXISTING PHOTOS (FOR REFERENCE)

EXTERIOR ELEVATION & PHOTOS

A-3.1

PLANNING DEPARTMENT SUBMITTAL - JULY 8, 2019

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