

SANTA ANA, CALIFORNIA



|                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 508 - Not applicable<br>Reference section 303.1.4 to confirm                                                                                                                                                                                                                                                                                                     |
| Section 302.1<br>Project proposed is Assembly Group A-3                                                                                                                                                                                                                                                                                                                  |
| Section/ Table 504.3<br>Assembly Group A<br>Type VB - Sprinklered<br>60'-0" above grade height limitation<br>Project proposed 31'-11"                                                                                                                                                                                                                                    |
| Section 504.4<br>Assembly Group A-3, without area increase<br>Type VB<br>2 stories allowed<br>Project proposed 2 stories above grade                                                                                                                                                                                                                                     |
| Section 506.2<br>Allowable building area<br>Assembly Group A-3 without height increase is<br>24,000 square feet<br>Project proposed:<br>New building total above grade (no proposed new basement) 9,928 SQ FT<br>Existing Church total above grade (existing basement area exempt per section 506.1.3) 9,740 SQ FT<br>TOTAL PROJECT SITE AREA ABOVE GRADE = 19,668 SQ FT |
| Section 506.2.3<br>Single-occupancy multi-story building<br>Project Proposed A-3 occupancy only, no other proposed occupancy type, 2 story building                                                                                                                                                                                                                      |

**1408 - Code Analysis for Existing Building**

|                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 508 - Not applicable<br>Reference section 303.1.4 to confirm                                                                                                                                                                                                                                                                                                     |
| Section 302.1<br>Project proposed is Assembly Group A-3                                                                                                                                                                                                                                                                                                                  |
| Section/ Table 504.3<br>Assembly Group A<br>Type VB - Sprinklered<br>60'-0" above grade height limitation<br>Existing building is 34'-8"                                                                                                                                                                                                                                 |
| Section 504.4<br>Assembly Group A-3, without area increase<br>Type VB<br>2 stories allowed<br>Existing building is 2 stories above grade                                                                                                                                                                                                                                 |
| Section 506.2<br>Allowable building area<br>Assembly Group A-3 without height increase is<br>24,000 square feet<br>Project proposed:<br>New building total above grade (no proposed new basement) 9,928 SQ FT<br>Existing Church total above grade (existing basement area exempt per section 506.1.3) 9,740 SQ FT<br>TOTAL PROJECT SITE AREA ABOVE GRADE = 19,668 SQ FT |
| Section 506.2.3<br>Single-occupancy multi-story building<br>Project Proposed A-3 occupancy only, no other proposed occupancy type, 2 story building                                                                                                                                                                                                                      |

[illegible]

**OWNER**  
FATHER FELIMON - ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH  
4405 W. EDINGER AVE  
SANTA ANA, CA 92704  
714-423-7912

**RAKOTY ASSOCIATE ARCHITECTS**

MARIAM MOUSSA  
26451 CROWN VALLEY PARKWAY, SUITE 201  
MISSION VIEJO, CA 92691  
949-273-6349

**CIVIL ENGINEER**

INSIGHT ENGINEERING  
1801 MCCORMICK DR., SUITE 350  
LARGO, MD 20774  
301-583-4640

## LANDSCAPE ARCHITECT

LANDARQ, INC.  
865 S. MILIKEN AVE., SUITE E  
ONTARIO, CA 91761  
909-259-9428

|              |               |
|--------------|---------------|
| FIRST FLOOR  | 5,018 SQ. FT. |
| SECOND FLOOR | 4,910 SQ. FT. |
| TOTAL AREA   | 9,928 SQ. FT. |

ALLOWABLE 19,000 SQ. FT.

**PROJECT ADDRESS:**

**EXISTING BUILDING:**  
4405 EDINGER AVE, SANTA ANA, CA 92704

## NEW CONSTRUCTION:

4405 1/2 EDINGER AVE, SANTA ANA, CA 92704

|                                             | ALLOWABLE             | PROPOSED                | REFERENCE SECTION |
|---------------------------------------------|-----------------------|-------------------------|-------------------|
| GROUP ASSEMBLY                              | -                     | A-3 / COMMUNITY HALL    | -                 |
| BLDG TYPE                                   | -                     | V BSRINKLED             | -                 |
| AREA SEPARATION                             | NOT REQUIRED          | NOT REQUIRED            | 504.8             |
| AREA FACTOR TYPE VB WITHOUT HEIGHT INCREASE | 24,000 SQFT           | 9,928 TOTAL SQUARE FEET | 504.2             |
| HEIGHT                                      | 60' ABOVE GRADE PLANE | 31'11"                  | 504.3             |
| STORIES ABOVE GRADE PLANE                   |                       | 2                       | 504.4             |

1. CONSOLIDATE TWO NEW PROPERTIES WITH CHURCH PROPERTY.
2. BUILD A COMMUNITY BUILDING.
3. OPEN THE EXISTING CHURCH MEZZANINE FOR CHOIR AND ADDITIONAL SEATING

ALL WORK SHALL  
COMPLY W/ THE  
FOLLOWING CODES TO  
INCLUDE LOCAL  
AMENDMENTS

2016 CBC  
2016 CMC,  
2016 CPC,  
2016 CFC,  
2016 CEC (ELECTRICAL),  
2016 CEC (ENERGY),  
2016 CAL GREEN

|         |                                     |
|---------|-------------------------------------|
| T1      | TITLE SHEET                         |
| C-0     | EXISTING CONDITIONS PLAN            |
| C-1     | SITE PLAN                           |
| D-1     | DRAINAGE PLAN                       |
| A1.0    | SITE PLAN & PARKING ANALYSIS TABLES |
| A2.2    | FIRST FLOOR PLAN                    |
| A2.3    | SECOND FLOOR PLAN                   |
| A3.1    | ROOF PLAN                           |
| A4.1    | BUILDING ELEVATIONS                 |
| A4.2    | BUILDING ELEVATIONS                 |
| A4.3    | BUILDING SECTIONS                   |
| A5.1    | FIRST FLOOR LIFE SAFETY PLAN        |
| A5.2    | SECOND FLOOR LIFE SAFETY PLAN       |
| A6.1    | RENDERINGS                          |
| A6.2    | RENDERINGS                          |
| A6.3    | RENDERINGS                          |
| A2.1-M  | EXISTING CHURCH BASEMENT PLAN       |
| A2.2-M  | EXISTING CHURCH FIRST FLOOR PLAN    |
| A2.3-M  | EXISTING CHURCH MEZANINE FLOOR PLAN |
| LP-1.00 | LANDSCAPE CONCEPTUAL SITE PLAN      |
| LW-1.00 | WALL AND FENCE PLAN/AMENITIES PLAN  |



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ORTHODOX COPTIC CHURCH

SANTA ANA, CALIFORNIA

APN 108-244-13,  
14 AND 30

REVISION

|   |           |
|---|-----------|
| 1 | 3.14.2018 |
| 2 | 6.14.2018 |

6.20.18

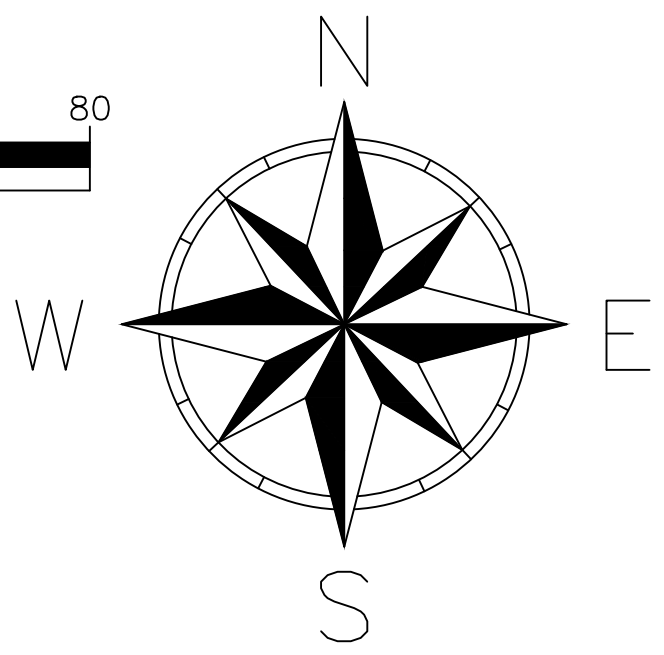
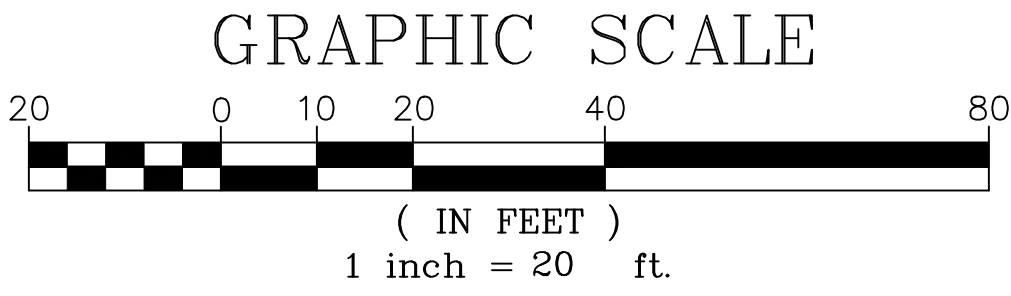
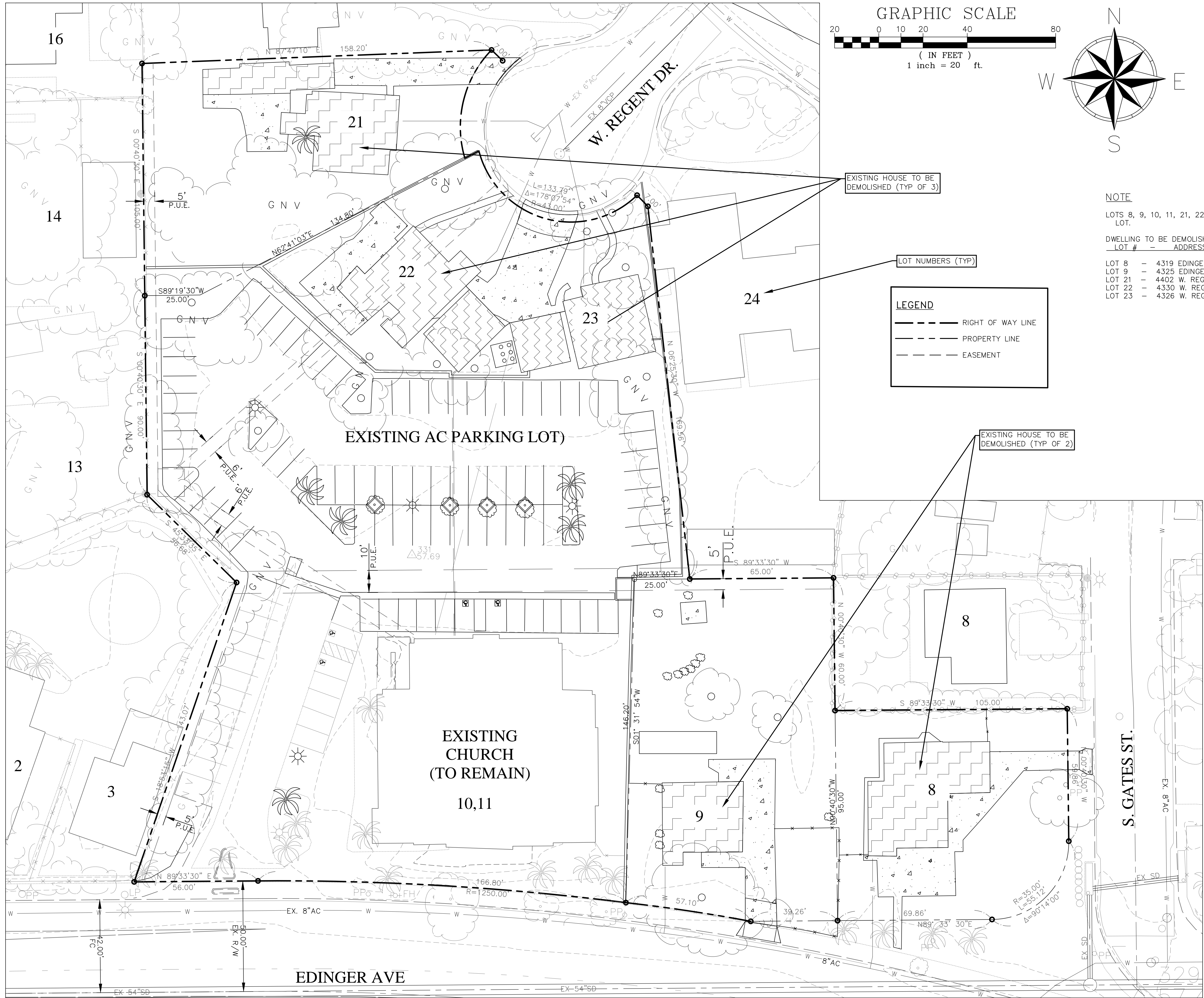
1408

SHEET:

# T1

# TITLE SHEET

NOT FOR CONSTRUCTION



NOTE

LOTS 8, 9, 10, 11, 21, 22 AND 24 WILL MERGE INTO A SINGLE LOT.

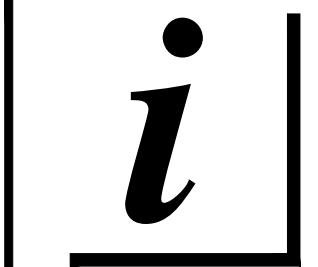
DWELLING TO BE DEMOLISHED:  
LOT # - ADDRESS -

- LOT 8 - 4319 EDINGER AVE.
- LOT 9 - 4325 EDINGER AVE.
- LOT 21 - 4402 W. REGENT DR.
- LOT 22 - 4330 W. REGENT DR.
- LOT 23 - 4326 W. REGENT DR.

LOT NUMBERS (TYP)

LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT



INSIGHT  
ENGINEERING  
INC.

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Ste. E  
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Phone: 714-404-2753  
Fax: 951-817-1212

Archangel Michael Coptic Orthodox Church  
4405 Edinger Ave  
Santa Ana, CA 92704

EXISTING CONDITIONS PLAN

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |

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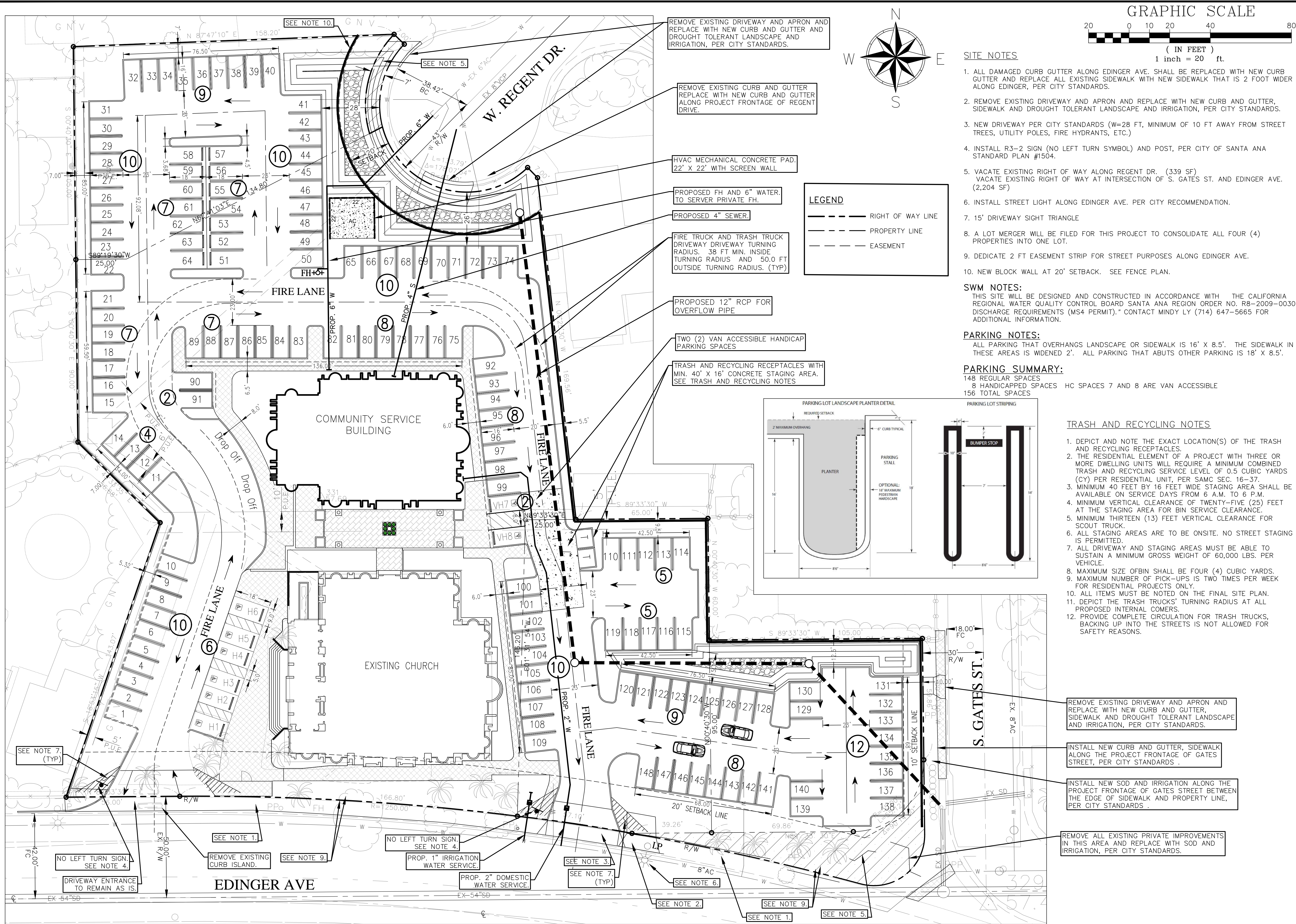
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PROJECT NO. 1705

DATE: 10/1/18

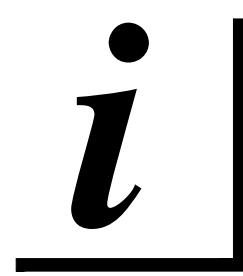
DRAWING NO.

C-0



- SITE NOTES**
1. ALL DAMAGED CURB GUTTER ALONG EDINGER AVE. SHALL BE REPLACED WITH NEW CURB GUTTER AND REPLACE ALL EXISTING SIDEWALK WITH NEW SIDEWALK THAT IS 2 FOOT WIDER ALONG EDINGER, PER CITY STANDARDS.
  2. REMOVE EXISTING DRIVEWAY AND APRON AND REPLACE WITH NEW CURB AND GUTTER, SIDEWALK AND DROUGHT TOLERANT LANDSCAPE AND IRRIGATION, PER CITY STANDARDS.
  3. NEW DRIVEWAY PER CITY STANDARDS (W=28 FT, MINIMUM OF 10 FT AWAY FROM STREET TREES, UTILITY POLES, FIRE HYDRANTS, ETC.)
  4. INSTALL R3-2 SIGN (NO LEFT TURN SYMBOL) AND POST, PER CITY OF SANTA ANA STANDARD PLAN #1504.
  5. VACATE EXISTING RIGHT OF WAY ALONG REGENT DR. (339 SF)  
VACATE EXISTING RIGHT OF WAY AT INTERSECTION OF S. GATES ST. AND EDINGER AVE. (2,204 SF)
  6. INSTALL STREET LIGHT ALONG EDINGER AVE. PER CITY RECOMMENDATION.
  7. 15' DRIVEWAY SIGHT TRIANGLE
  8. A LOT MERGER WILL BE FILED FOR THIS PROJECT TO CONSOLIDATE ALL FOUR (4) PROPERTIES INTO ONE LOT.
  9. DEDICATE 2 FT EASEMENT STRIP FOR STREET PURPOSES ALONG EDINGER AVE.
  10. NEW BLOCK WALL AT 20' SETBACK. SEE FENCE PLAN.
- SWM NOTES:**  
THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT). CONTACT MINDY LY (714) 647-5665 FOR ADDITIONAL INFORMATION.
- PARKING NOTES:**  
ALL PARKING THAT OVERHANGS LANDSCAPE OR SIDEWALK IS 16' X 8.5'. THE SIDEWALK IN THESE AREAS IS WIDENED 2'. ALL PARKING THAT ABUTS OTHER PARKING IS 18' X 8.5'.
- PARKING SUMMARY:**  
148 REGULAR SPACES  
8 HANDICAPPED SPACES HC SPACES 7 AND 8 ARE VAN ACCESSIBLE  
156 TOTAL SPACES

- TRASH AND RECYCLING NOTES**
1. DEPICT AND NOTE THE EXACT LOCATION(S) OF THE TRASH AND RECYCLING RECEPTACLES.
  2. THE RESIDENTIAL ELEMENT OF A PROJECT WITH THREE OR MORE DWELLING UNITS WILL REQUIRE A MINIMUM COMBINED TRASH AND RECYCLING SERVICE LEVEL OF 0.5 CUBIC YARDS (CY) PER RESIDENTIAL UNIT, PER SAMC SEC. 16-37.
  3. MINIMUM 40 FEET BY 16 FEET WIDE STAGING AREA SHALL BE AVAILABLE ON SERVICE DAYS FROM 6 A.M. TO 6 P.M.
  4. MINIMUM VERTICAL CLEARANCE OF TWENTY-FIVE (25) FEET AT THE STAGING AREA FOR BIN SERVICE CLEARANCE.
  5. MINIMUM THIRTEEN (13) FEET VERTICAL CLEARANCE FOR SCOUT TRUCK.
  6. ALL STAGING AREAS ARE TO BE ONSITE. NO STREET STAGING IS PERMITTED.
  7. ALL DRIVEWAY AND STAGING AREAS MUST BE ABLE TO SUSTAIN A MINIMUM GROSS WEIGHT OF 60,000 LBS. PER VEHICLE.
  8. MAXIMUM SIZE OF BIN SHALL BE FOUR (4) CUBIC YARDS.
  9. MAXIMUM NUMBER OF PICK-UPS IS TWO TIMES PER WEEK FOR RESIDENTIAL PROJECTS ONLY.
  10. ALL ITEMS MUST BE NOTED ON THE FINAL SITE PLAN.
  11. DEPICT THE TRASH TRUCKS' TURNING RADIUS AT ALL PROPOSED INTERNAL CORNERS.
  12. PROVIDE COMPLETE CIRCULATION FOR TRASH TRUCKS. BACKING UP INTO THE STREETS IS NOT ALLOWED FOR SAFETY REASONS.



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Fax: 951-817-1212

Archangel Michael Coptic Orthodox Church  
4405 Edinger Ave  
Santa Ana, CA 92704

**SITE PLAN**

| DATE | REVISION | NO. |
|------|----------|-----|
|      |          |     |
|      |          |     |
|      |          |     |

**DRAWN BY:** AVT

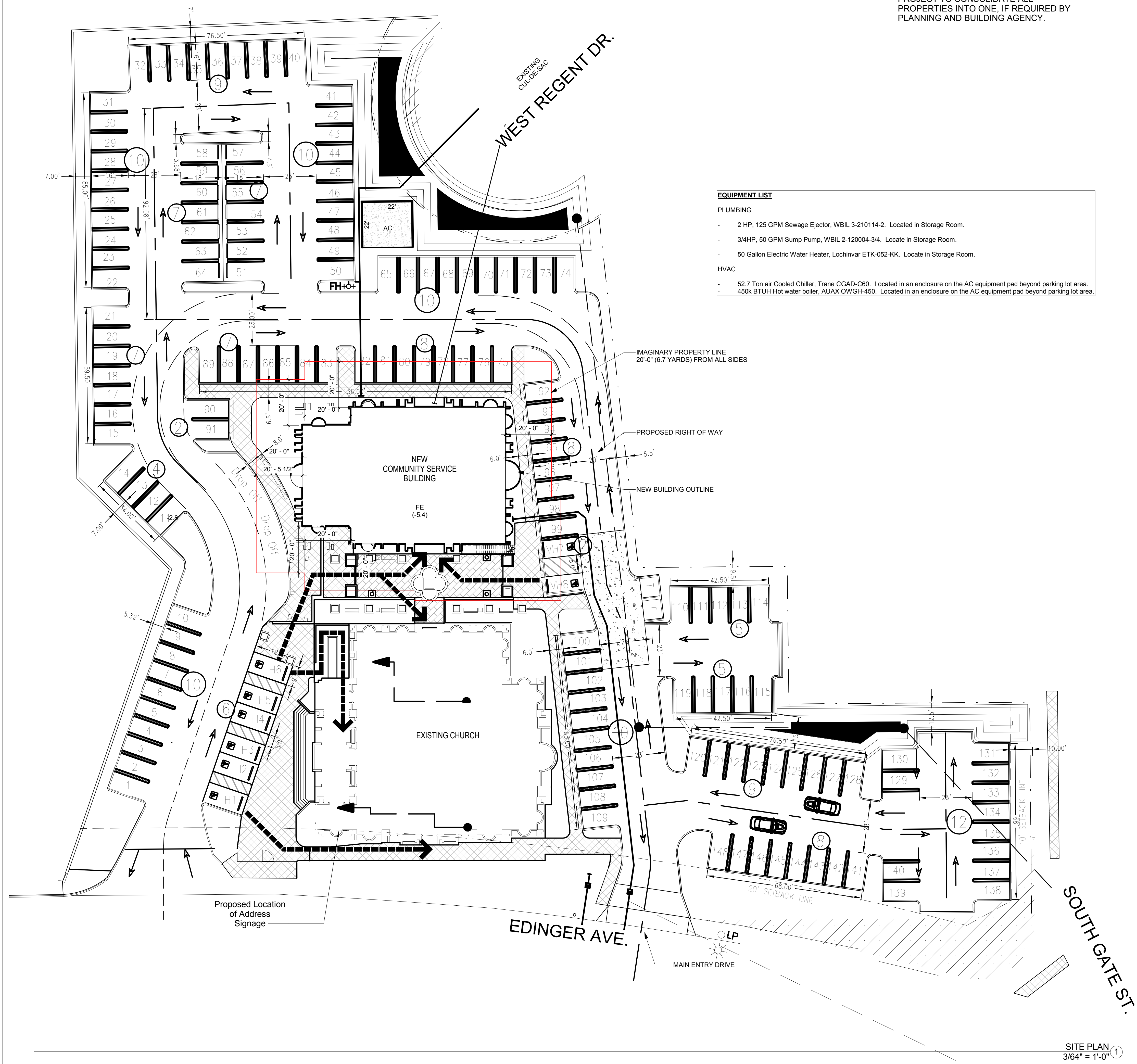
**REVIEWED BY:** AV

**PROJECT NO.** 1705

**DATE:** 10/1/18

**DRAWING NO.** C-1





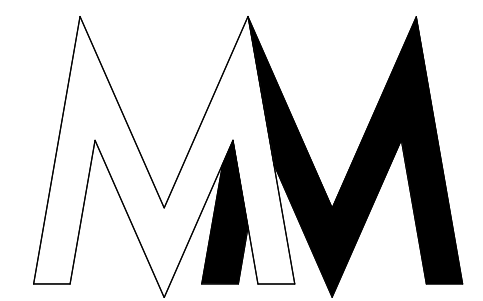
NOTE: LOT MERGER TO BE FILED FOR PROJECT TO CONSOLIDATE ALL PROPERTIES INTO ONE, IF REQUIRED BY PLANNING AND BUILDING AGENCY.

- EQUIPMENT LIST**
- PLUMBING**
- 2 HP, 125 GPM Sewage Ejector, WBIL 3-210114-2. Located in Storage Room.
  - 3/4HP, 50 GPM Sump Pump, WBIL 2-120004-3/4. Locate in Storage Room.
  - 50 Gallon Electric Water Heater, Lochinvar ETK-052-KK. Locate in Storage Room.
- HVAC**
- 52.7 Ton air Cooled Chiller, Trane CGAD-C60. Located in an enclosure on the AC equipment pad beyond parking lot area.
  - 450k BTUH Hot water boiler, AUAX OWGH-450. Located in an enclosure on the AC equipment pad beyond parking lot area.

| EXISTING SANCTUARY BUILDING PARKING REQUIREMENTS |                  |                                                |                        |                 |
|--------------------------------------------------|------------------|------------------------------------------------|------------------------|-----------------|
| BUILDING TYPE                                    | SEATING CAPACITY | MUNICIPAL CODE LAND USE                        | REQUIRED PARKING RATE¹ | REQUIRED SPACES |
| EXISTING SANCTUARY                               | 324              | CHURCHES, CHAPELS, AND RELIGIOUS MEETING HALLS | 1 PER 3 SEATS          | 108             |
| ¹ SANTA ANA MUNICIPAL CODE SECTION 41-1307.1.D.  |                  |                                                |                        |                 |

| PROPOSED MEZZANINE PARKING REQUIREMENTS         |                  |                                                |                        |                 |
|-------------------------------------------------|------------------|------------------------------------------------|------------------------|-----------------|
| BUILDING TYPE                                   | SEATING CAPACITY | MUNICIPAL CODE LAND USE                        | REQUIRED PARKING RATE¹ | REQUIRED SPACES |
| MEZZANINE                                       | 110              | CHURCHES, CHAPELS, AND RELIGIOUS MEETING HALLS | 1 PER 3 SEATS          | 37              |
| ¹ SANTA ANA MUNICIPAL CODE SECTION 41-1307.1.D. |                  |                                                |                        |                 |

| PROPOSED COMMUNITY SERVICE BUILDING PARKING REQUIREMENTS |               |                         |                        |                 |
|----------------------------------------------------------|---------------|-------------------------|------------------------|-----------------|
| BUILDING TYPE                                            | BUILDING SIZE | MUNICIPAL CODE LAND USE | REQUIRED PARKING RATE¹ | REQUIRED SPACES |
| COMMUNITY SERVICE                                        | 9,928 SF      | UNSPECIFIED USES        | 1 PER 200 SF           | 50              |
| ¹ SANTA ANA MUNICIPAL CODE SECTION 41-1420.              |               |                         |                        |                 |



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SANTA ANA, CALIFORNIA

APN 108-244-13,  
14 AND 30

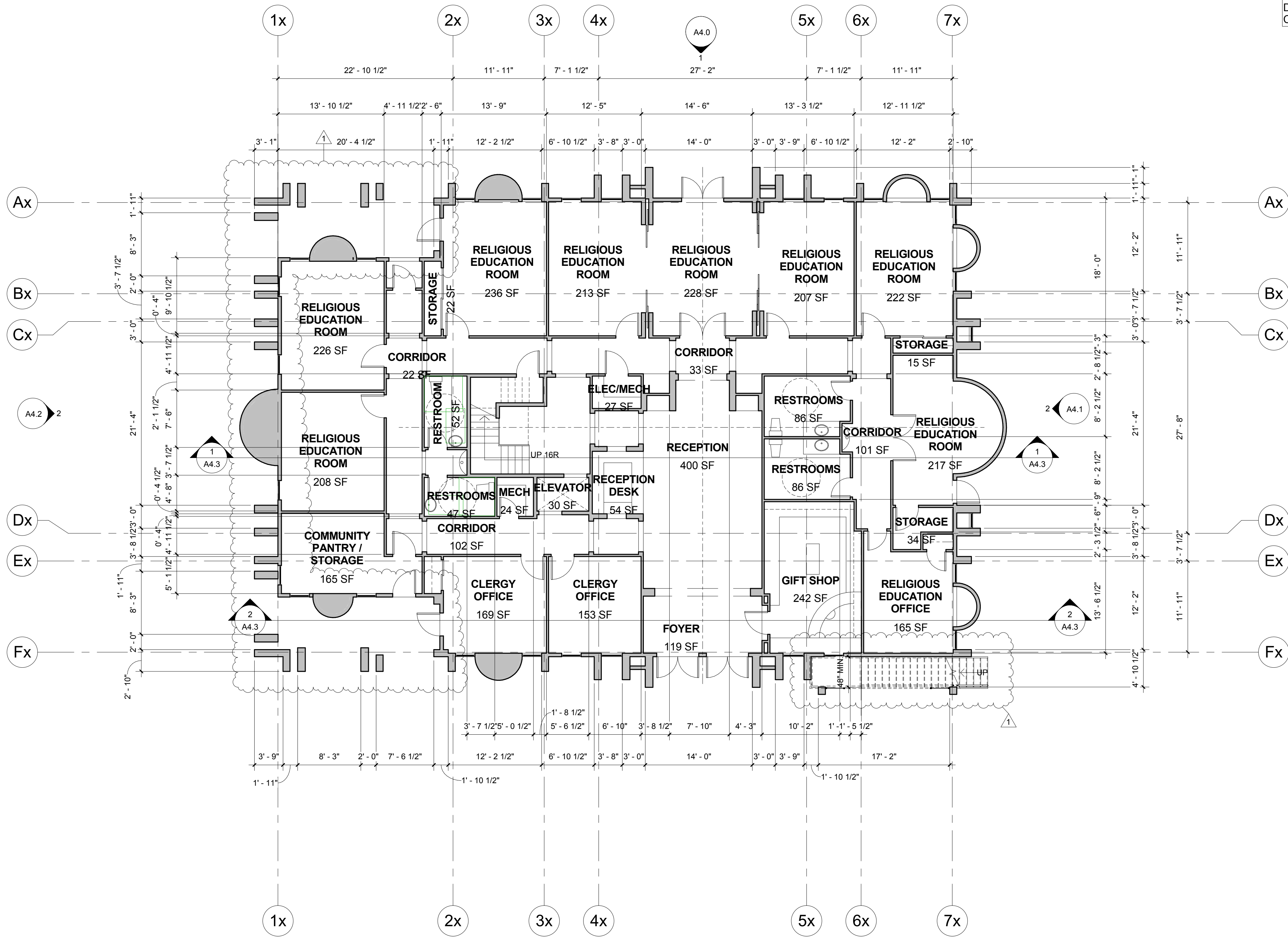
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| 1         | 3.14.2018 |
| 2         | 6.14.2018 |

6.20.18

JOB NO: 1408  
SHEET: A1.0  
SITE PLAN

NOT FOR CONSTRUCTION

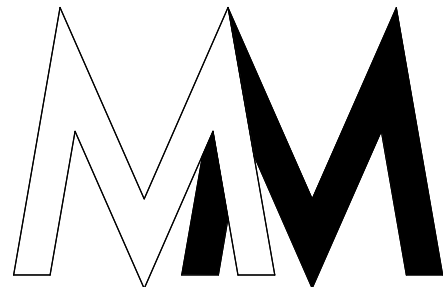
SITE PLAN  
3/64" = 1'-0"



**NOTE:**  
PROPOSED BUILDING IS SERVICE  
COMMUNITY BUILDING. NOT PROVIDING  
DAYCARE, SUPERVISION, PERSONAL  
CARE, OR EDUCATION FOR CHILDREN.

FIRST FLOOR PLAN ①  
1/8" = 1'-0"

NOT FOR CONSTRUCTION



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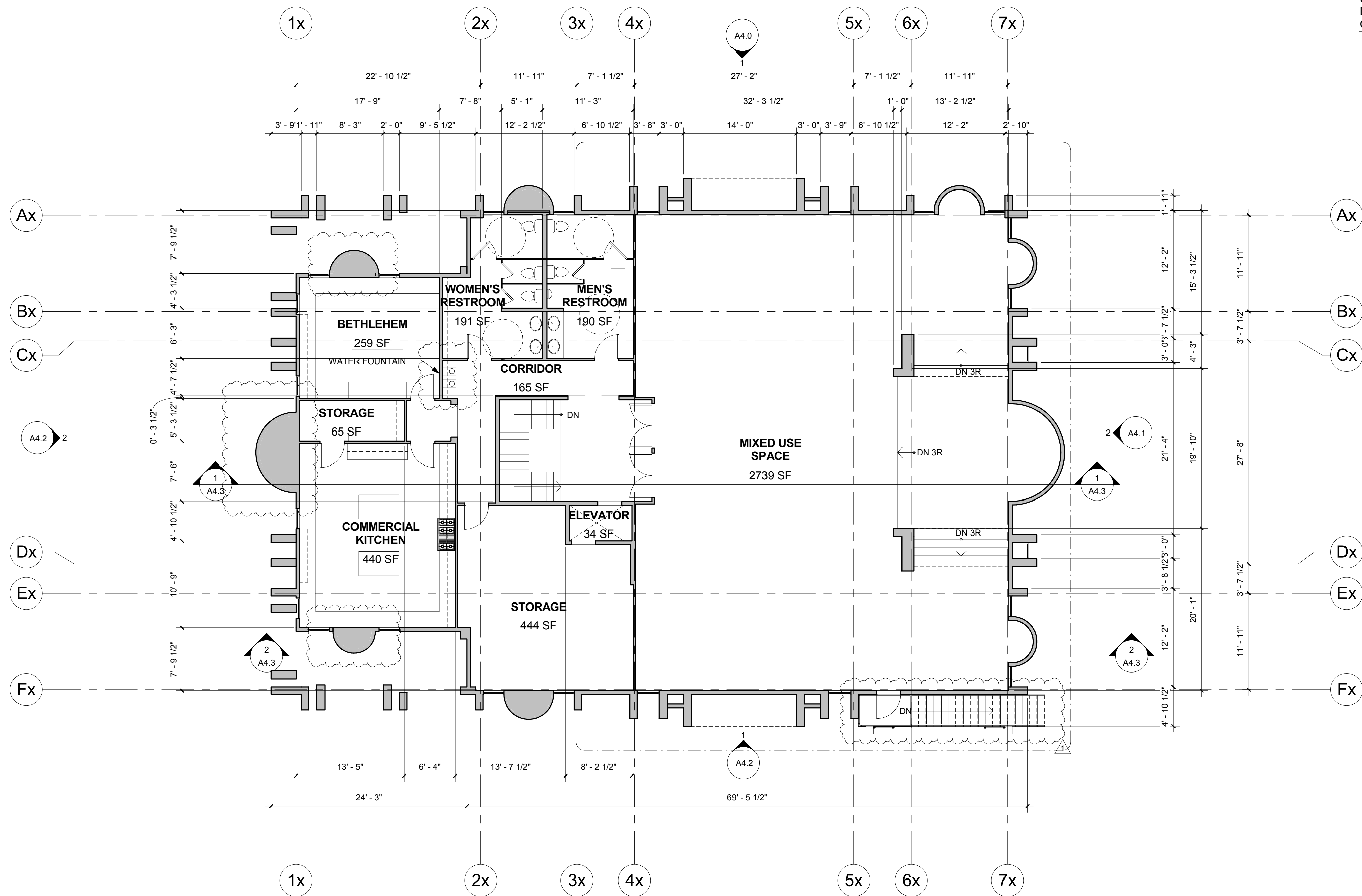
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2 6.14.2018

6.20.18

JOB NO: 1408

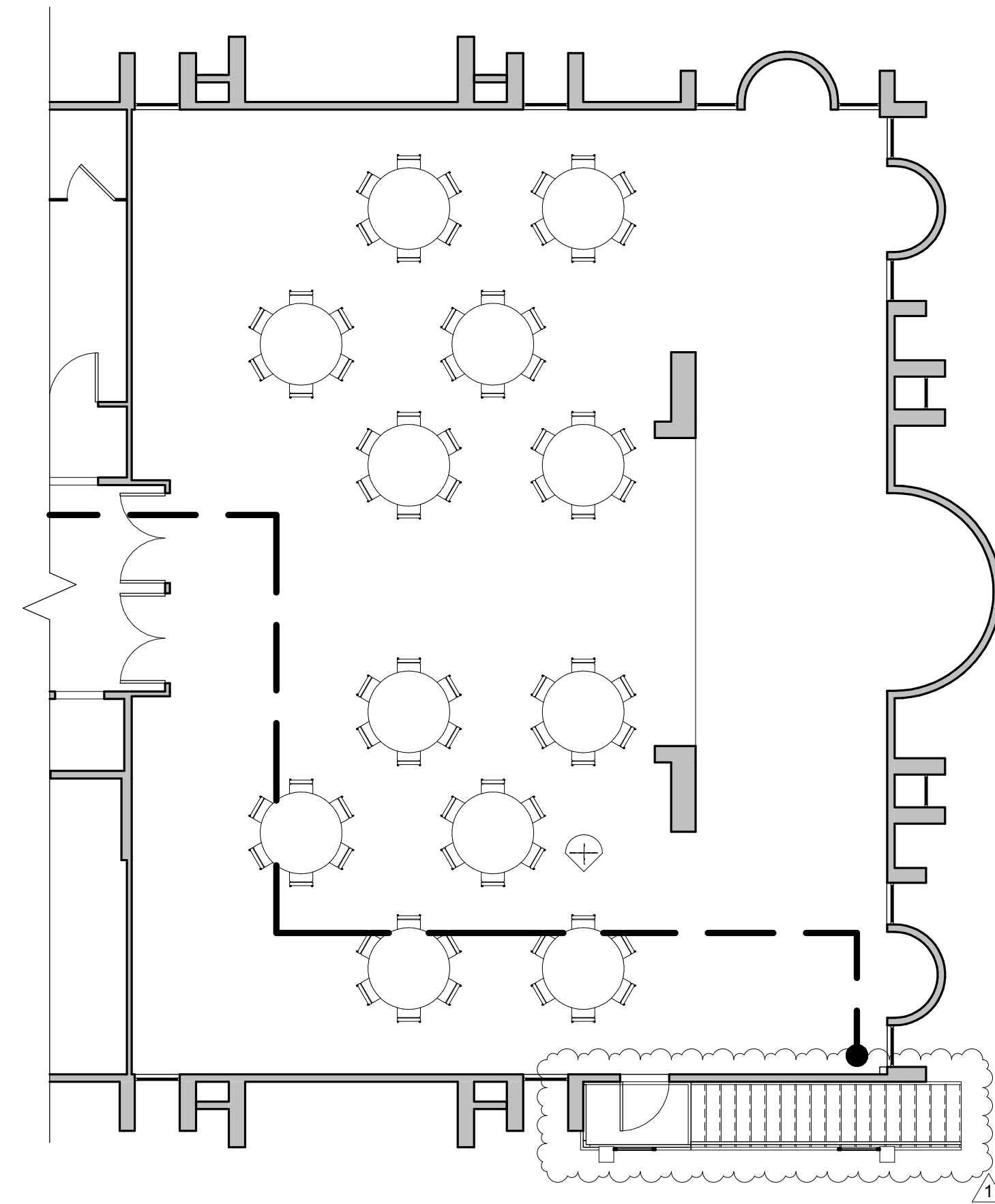
SHEET:

A2.2  
FIRST FLOOR PLAN



SECOND FLOOR PLAN ①  
1/8" = 1'-0"

**NOTE:**  
PROPOSED BUILDING IS SERVICE  
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Sample Layout ②  
1/8" = 1'-0"

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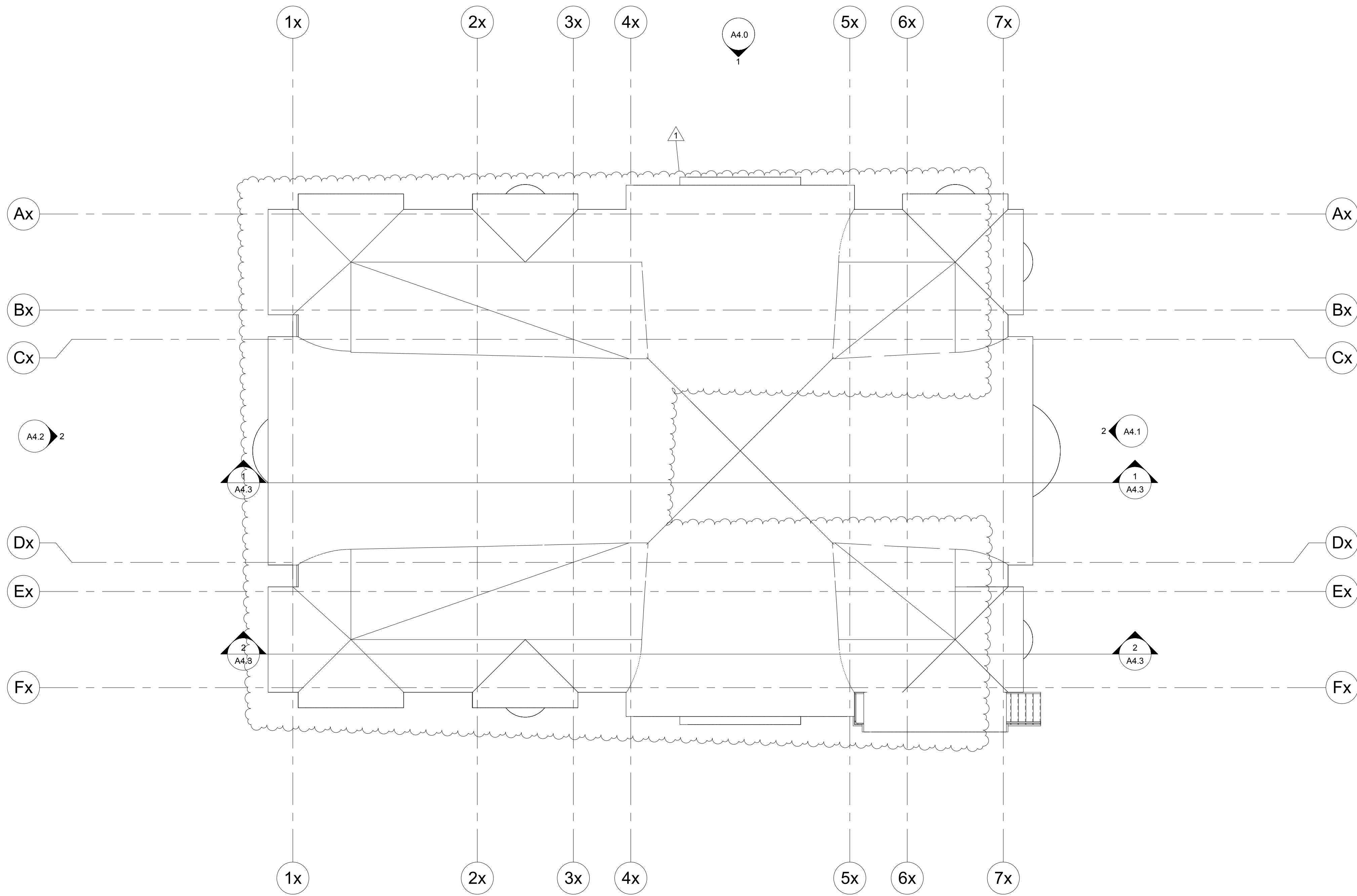
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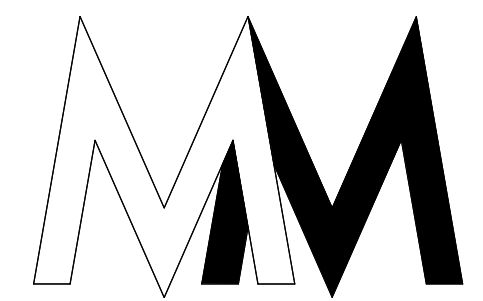
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JOB NO: 1408  
SHEET:  
**A2.3**  
SECOND FLOOR  
PLAN



ROOF PLAN  
1/8" = 1'-0" ①

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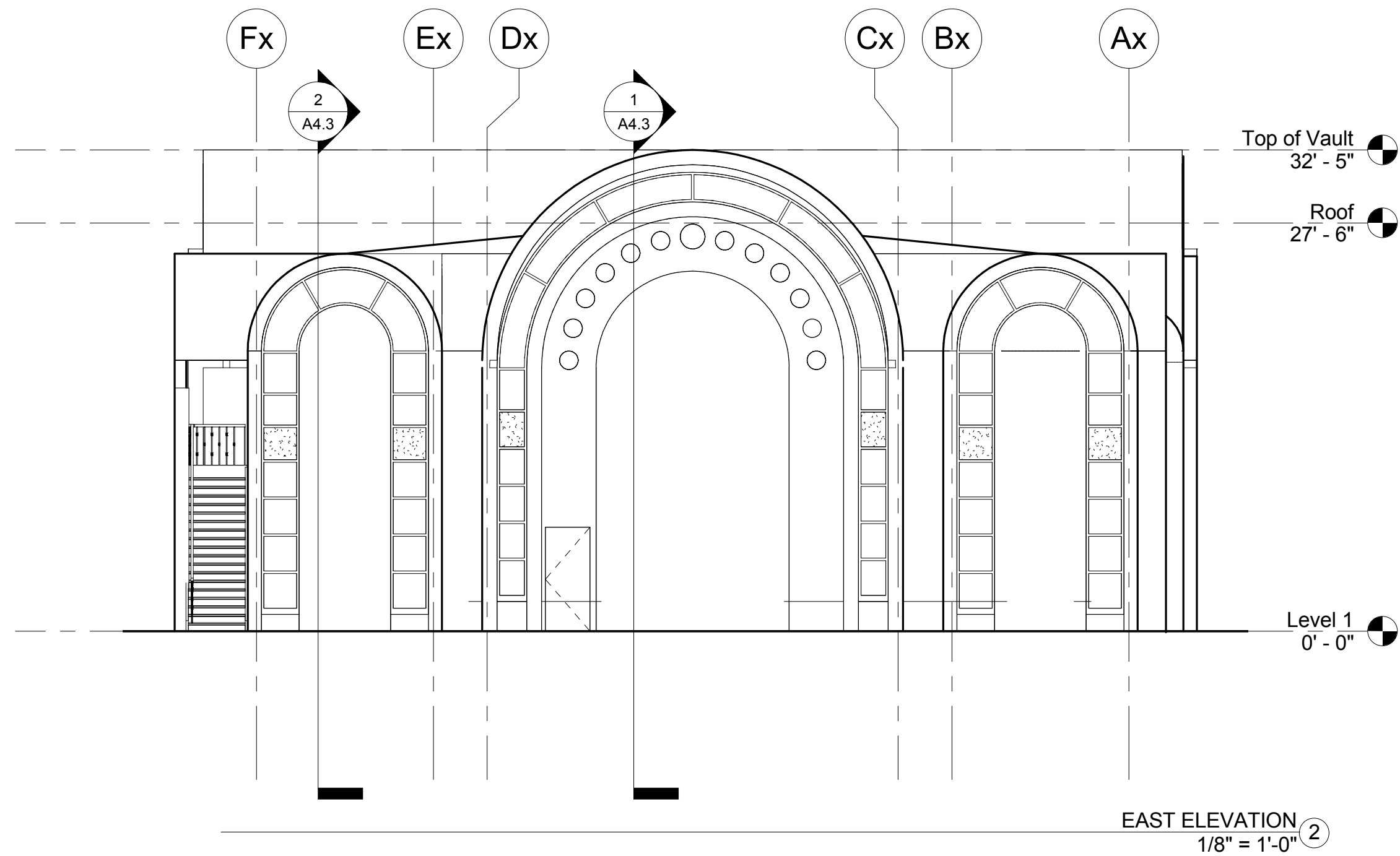
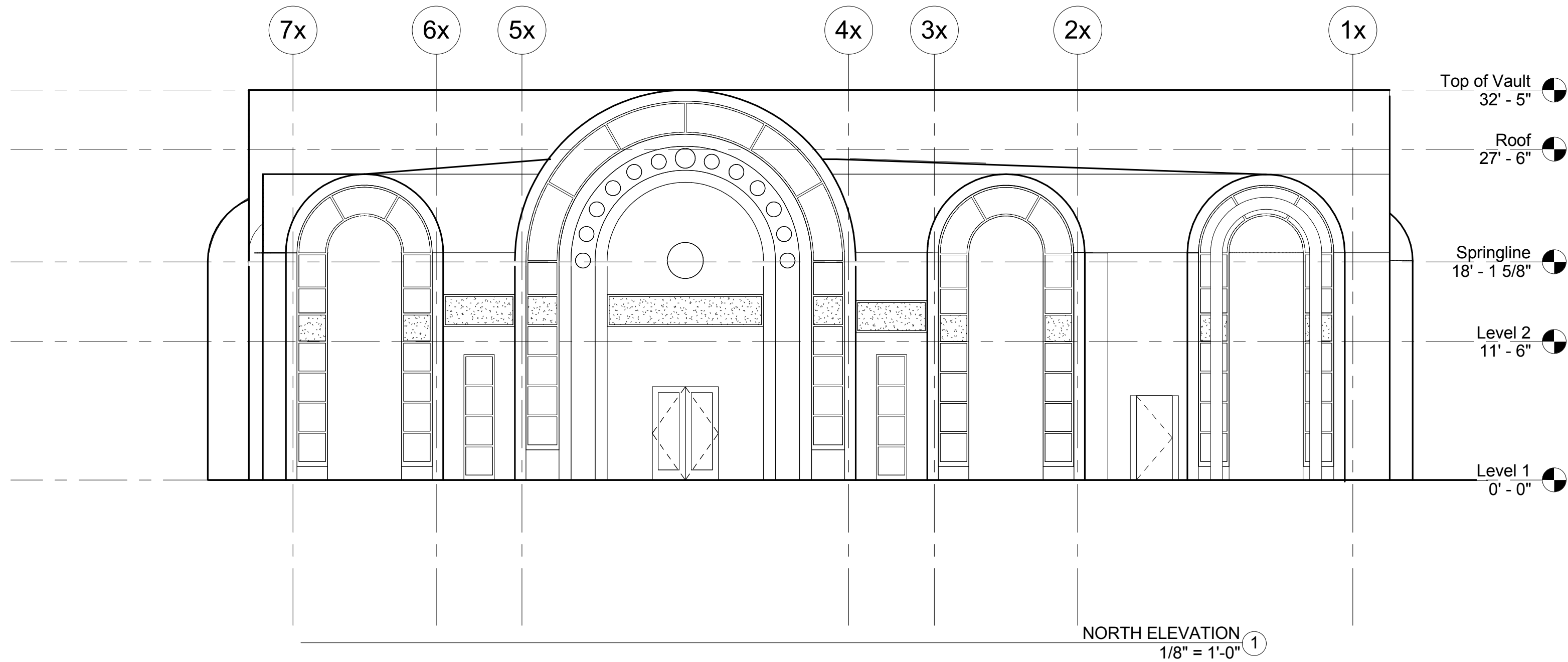
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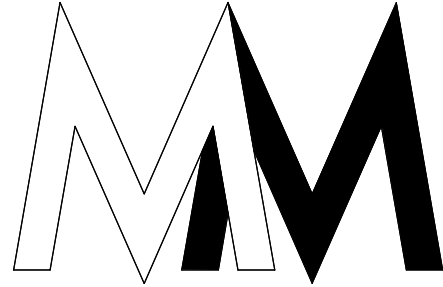
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| ①         | 3.14.2018 |
| ②         | 6.14.2018 |

6.20.18

JOB NO: 1408  
SHEET:  
**A3.1**  
ROOF PLAN



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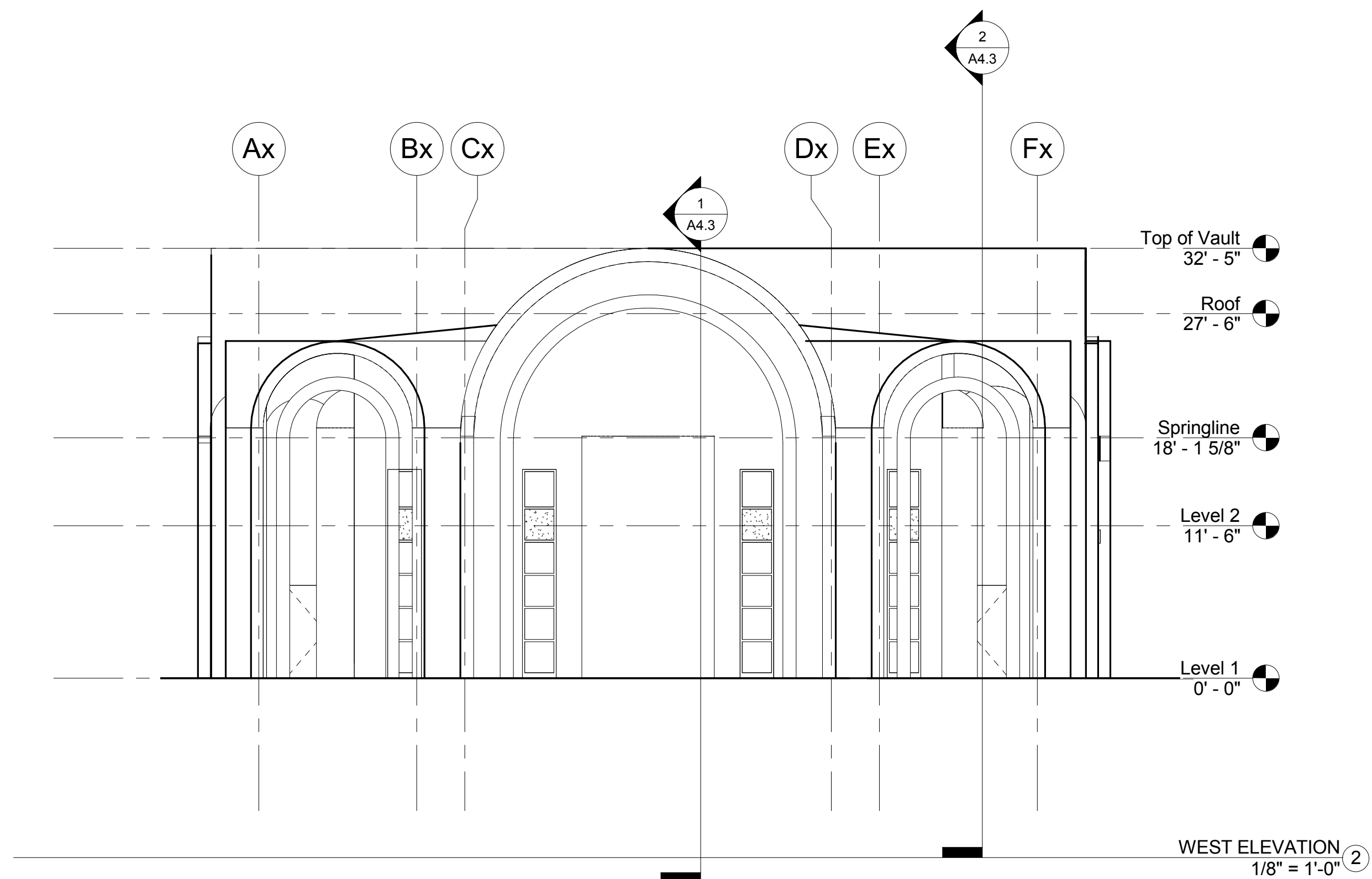
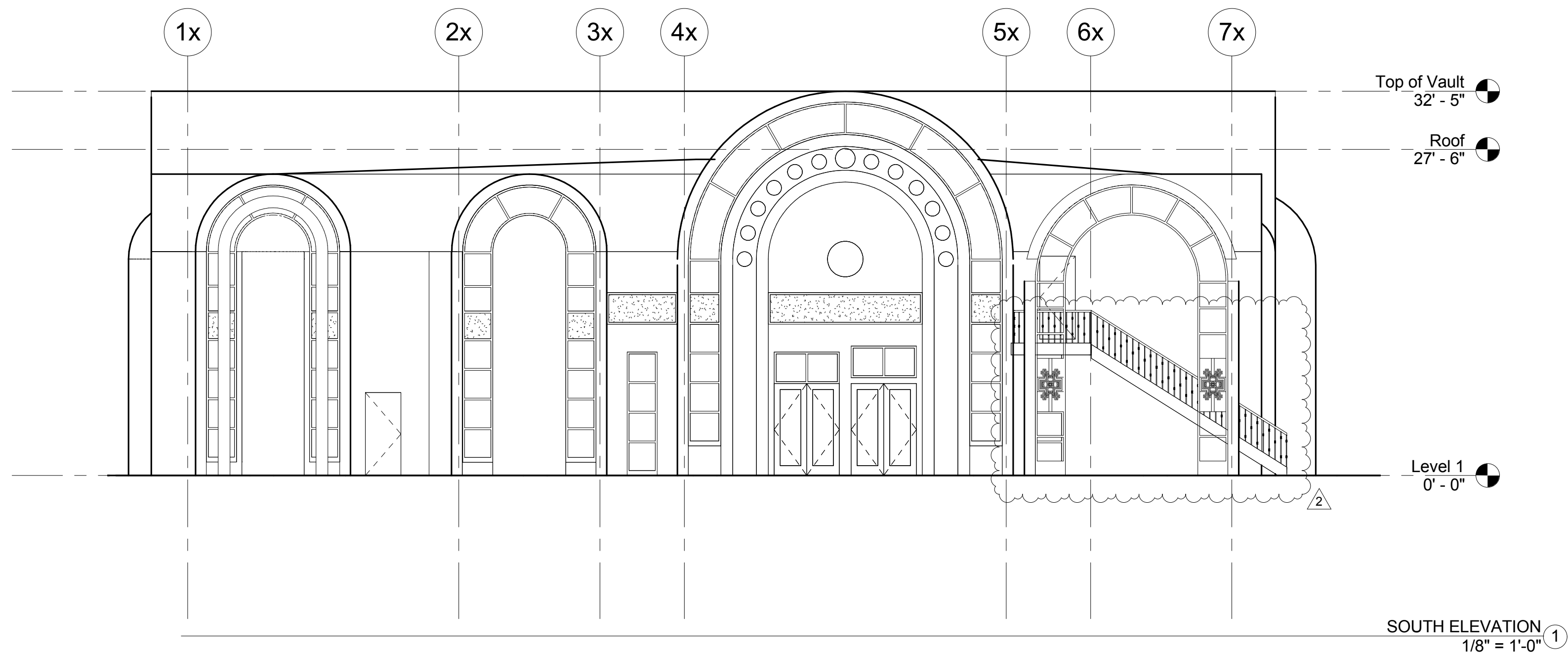
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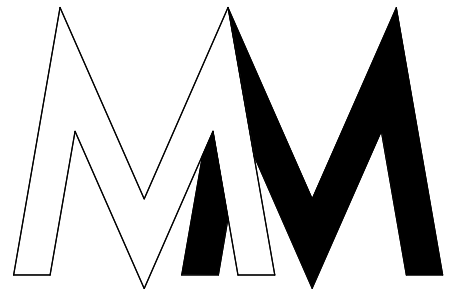
JOB NO: 1408

SHEET:

A4.1  
BUILDING  
ELEVATIONS



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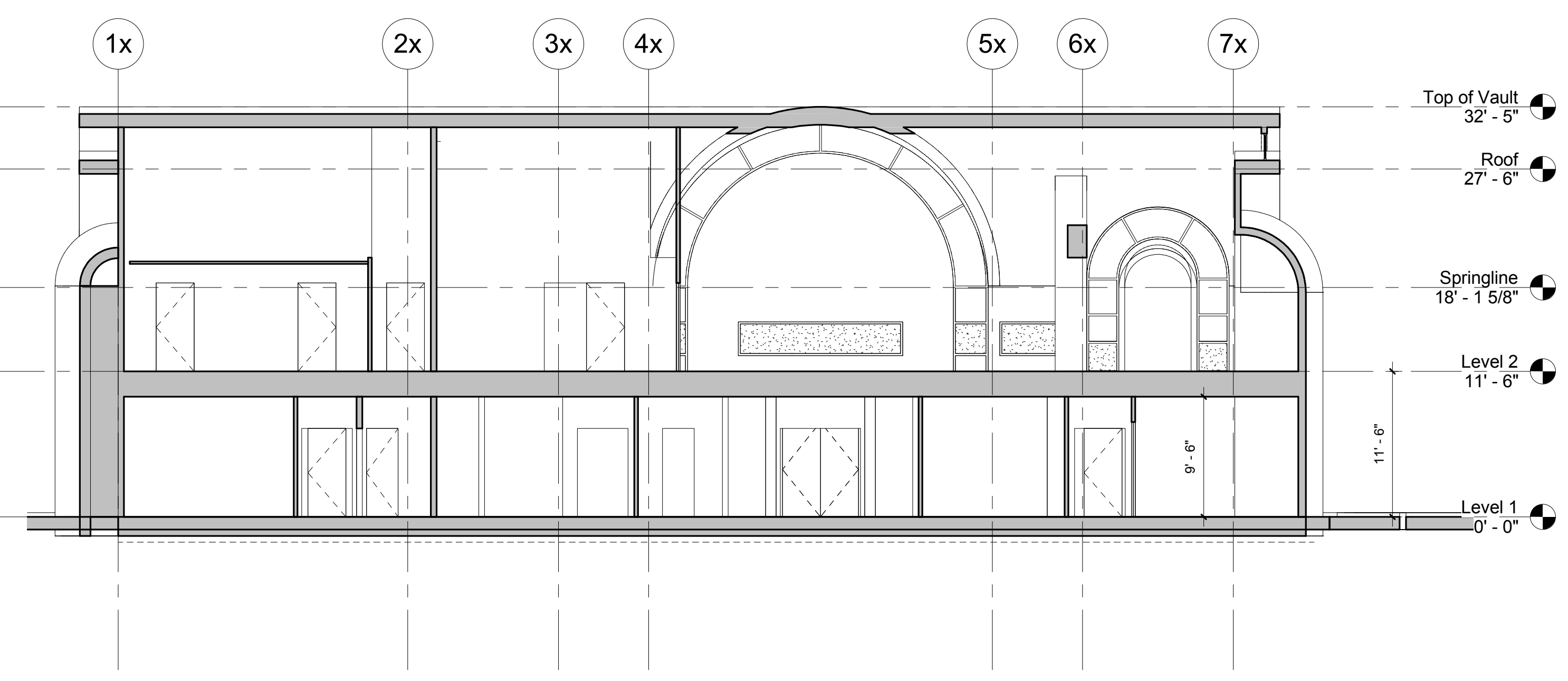
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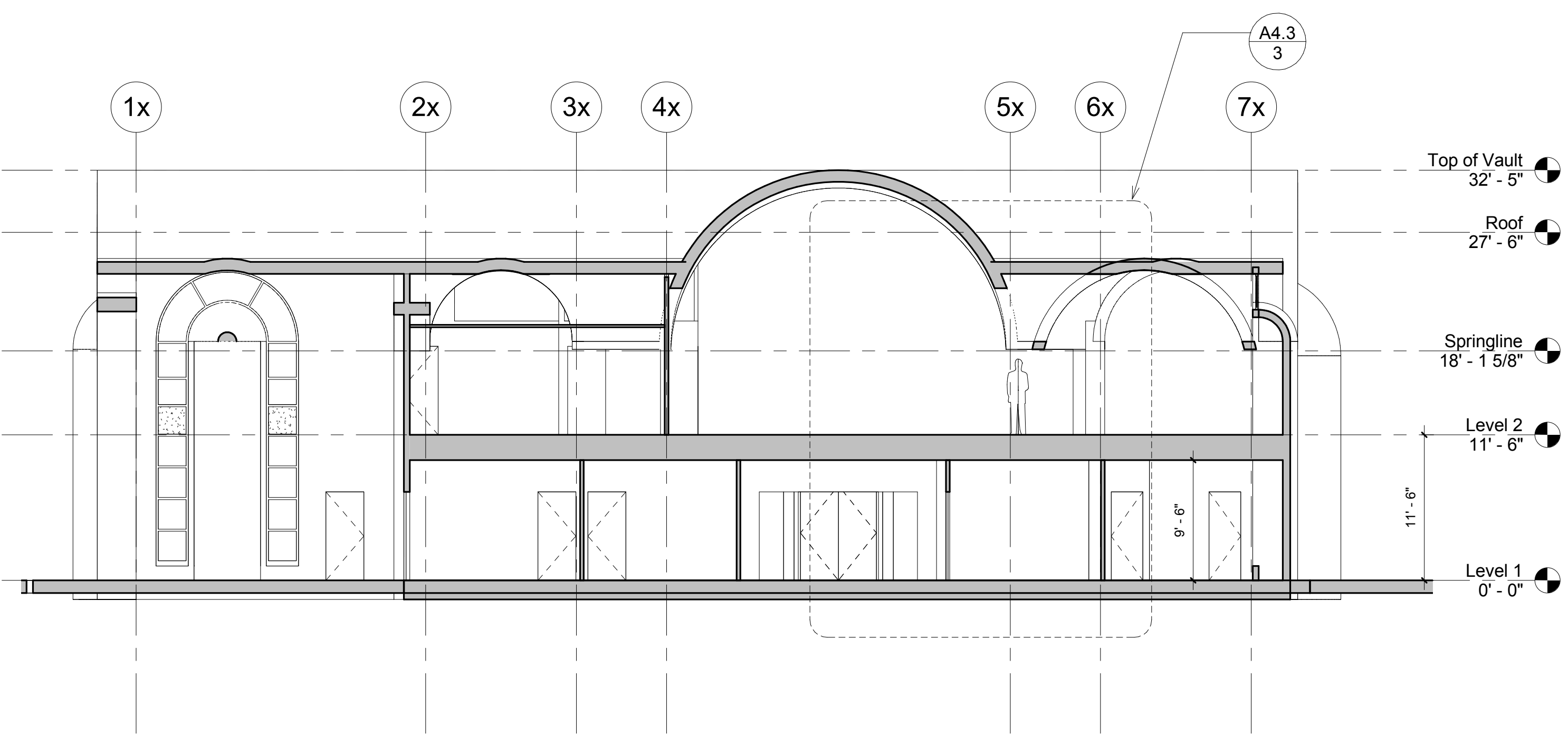
A4.2  
BUILDING  
ELEVATIONS

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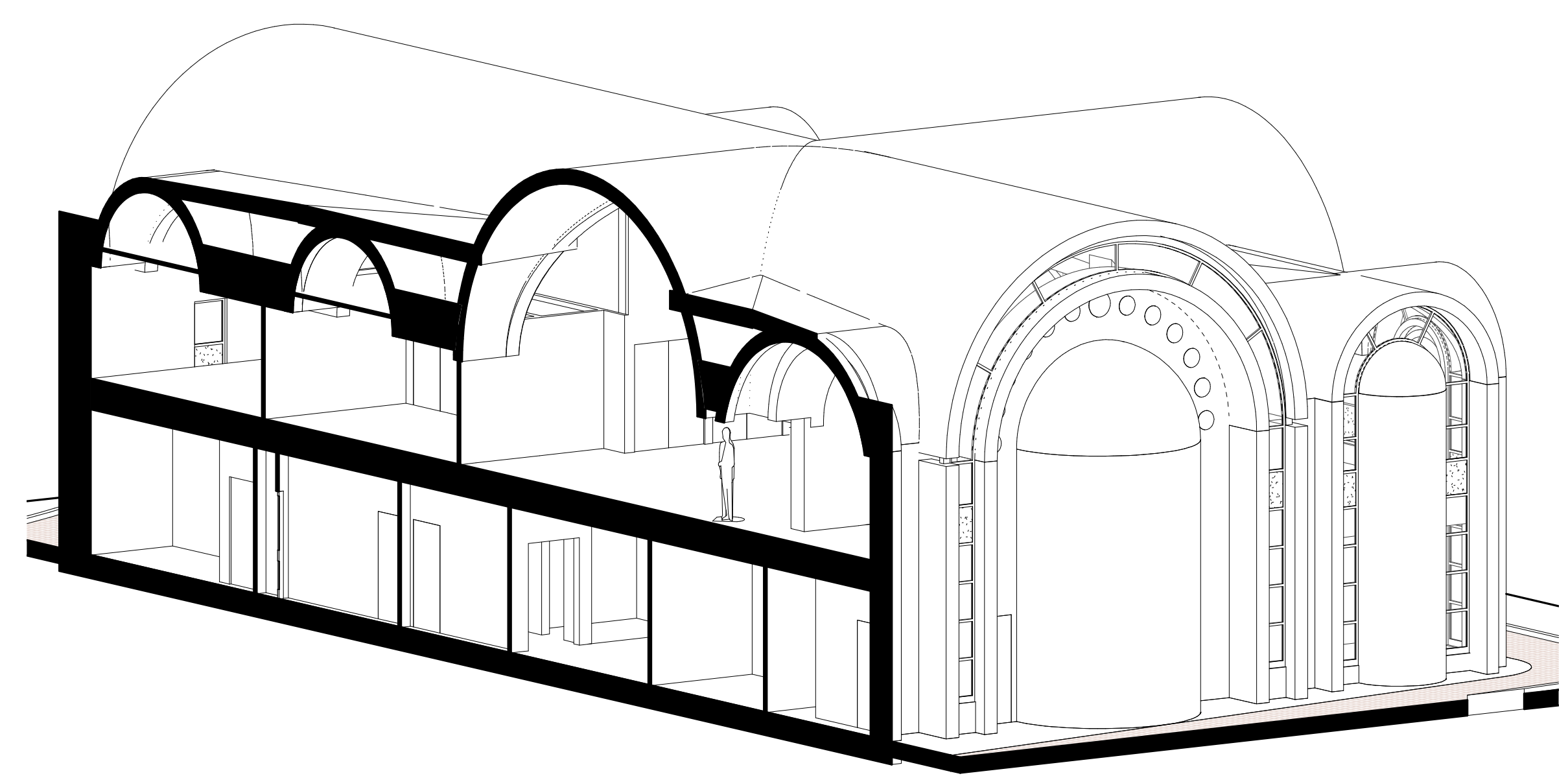
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SECTION 1  
1/8" = 1'-0" ①

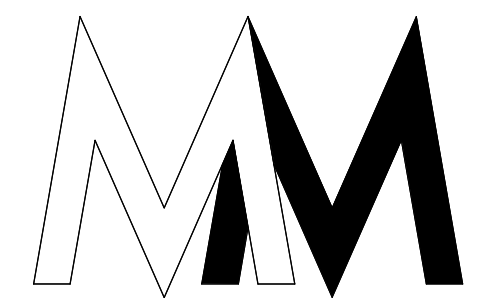


SECTION 2  
1/8" = 1'-0" ②



ISOMETRIC SECTION ③

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SANTA ANA, CALIFORNIA

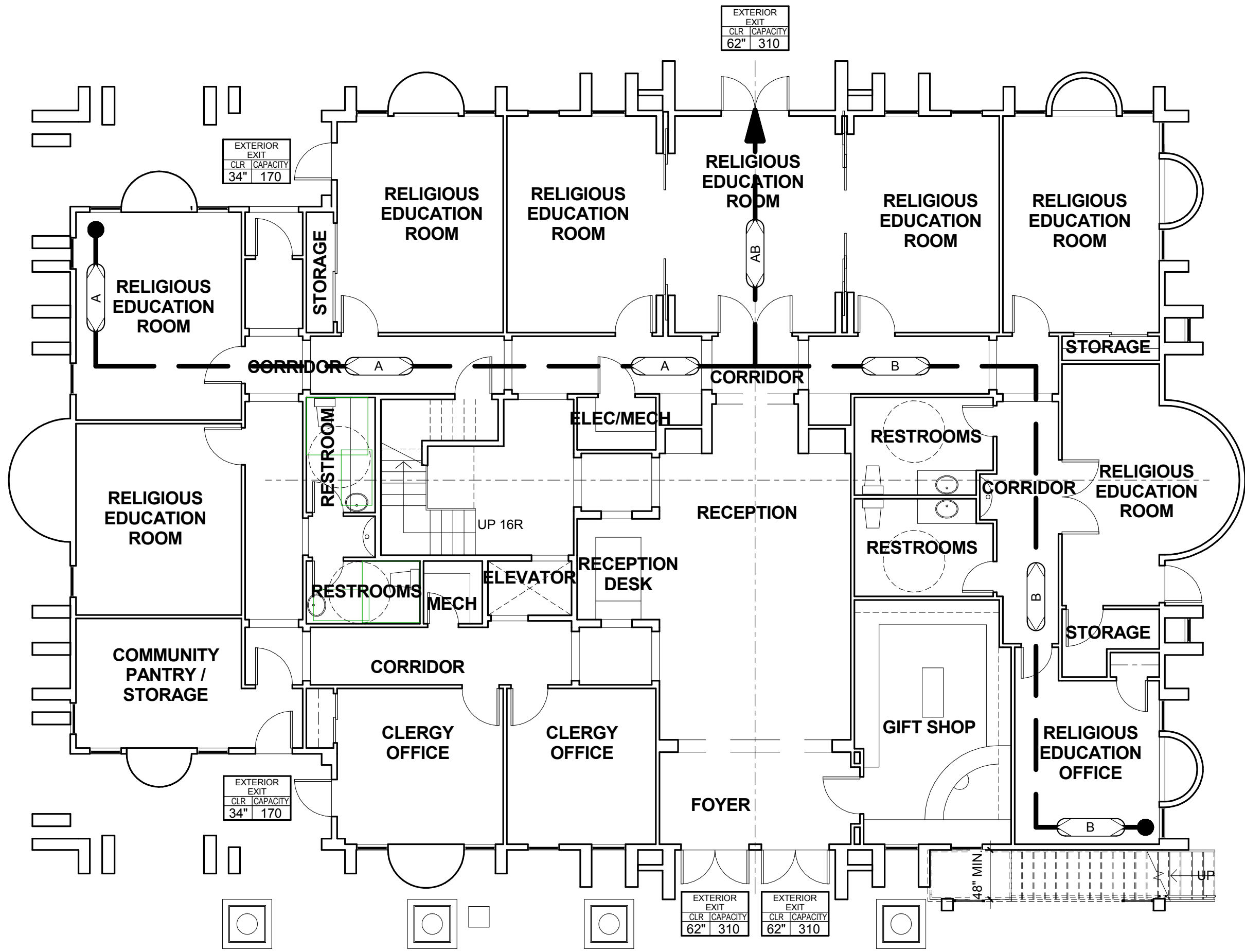
APN 108-244-13,  
14 AND 30

| REVISION: |           |
|-----------|-----------|
| 1         | 3.14.2018 |
| 2         | 6.14.2018 |

6.20.18

JOB NO: 1408  
SHEET:  
**A4.3**  
BUILDING SECTIONS

1 FIRST FLOOR PLAN  
1/8" = 1'-0"



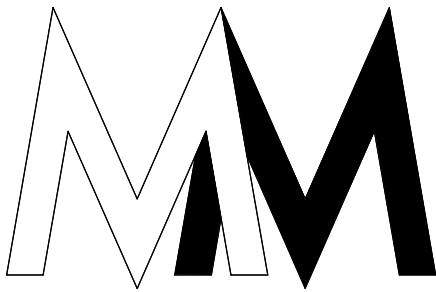
| EGRESS PATH "A"   |  |          |
|-------------------|--|----------|
| PATH ID           |  | LENGTH   |
| A                 |  | 64' - 6" |
| AB                |  | 20' - 9" |
| TOTAL PATH LENGTH |  | 85' - 3" |

| EGRESS PATH "B"   |  |          |
|-------------------|--|----------|
| PATH ID           |  | LENGTH   |
| AB                |  | 20' - 9" |
| B                 |  | 69' - 0" |
| TOTAL PATH LENGTH |  | 89' - 9" |

| EGRESS INFORMATION                       |                  |                              |
|------------------------------------------|------------------|------------------------------|
| GROSS BUILDING AREA (OUTSIDE FACE WALLS) | 9,928 SF         |                              |
| TENANT SPACE OCCUPANT LOAD               | OFFICE           | OCCUP = 512 GSF/100 = 5 PPL  |
|                                          | ASSEMBLY         | OCCUP = 3215 GSF/7 = 459 PPL |
|                                          | CLASSROOM        | OCCUP = 1759 GSF/20 = 88 PPL |
|                                          | MERCANTILE       | OCCUP = 242 GSF/60 = 4 PPL   |
|                                          | KITCHEN          | OCCUP = 508 GSF/200 = 3 PPL  |
|                                          | STORAGE          | OCCUP = 657 GSF/300 = 2 PPL  |
| TOTAL                                    |                  | 6894 SF = 561 PPL            |
| COMMON PATH OF TRAVEL                    | 75'-00" MAXIMUM  |                              |
| DEAD-END CORRIDOR                        | 20'-00" MAXIMUM  |                              |
| REQUIRED # OF EXITS                      | 2 EXITS REQUIRED |                              |

| PLUMBING CODE REVIEW |      |        |        |
|----------------------|------|--------|--------|
| FIXTURE              | MALE | FEMALE | FAMILY |
| WATER CLOSETS        | 2    | 3      | 4      |
| URINALS              | 1    | 0      | 0      |
| LAVATORIES           | 2    | 2      | 4      |
| DRINKING FOUNTAINS   |      | 2      |        |
| SERVICE SINKS        |      | 1      |        |

NOT FOR CONSTRUCTION



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ARCHANGEL MICHAEL  
ORTHODOX COPTIC CHURCH  
SANTA ANA, CALIFORNIA

APN 108-244-13,  
14 AND 30

REVISION:

1 3.14.2018  
2 6.14.2018

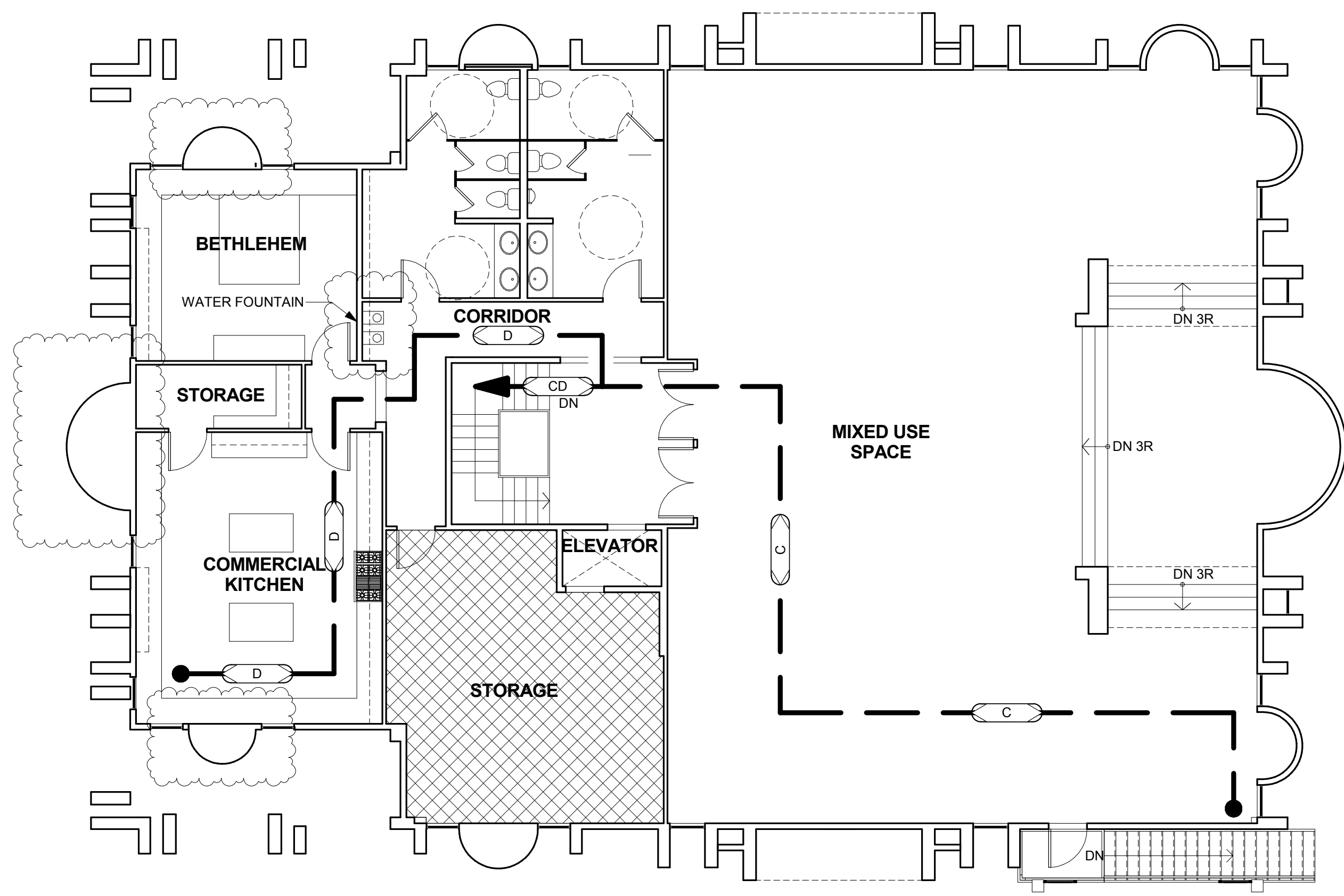
6.20.18

JOB NO: 1408

SHEET:

A5.1

FIRST FLOOR LIFE  
SAFETY PLAN



1 SECOND FLOOR PLAN  
1/8" = 1'-0"

**LIFE SAFETY LEGEND**

- EE EXTERIOR EXIT
- ➔ EGRESS PATH TRAVEL LINE

| EGRESS PATH "C"   |  |          |
|-------------------|--|----------|
| PATH ID           |  | LENGTH   |
| C                 |  | 82' - 6" |
| CD                |  | 9' - 11" |
| TOTAL PATH LENGTH |  | 92' - 5" |

| EGRESS PATH "D"   |  |          |
|-------------------|--|----------|
| PATH ID           |  | LENGTH   |
| CD                |  | 9' - 11" |
| D                 |  | 63' - 6" |
| TOTAL PATH LENGTH |  | 73' - 5" |

| EGRESS INFORMATION                                                                             |                  |                              |  |
|------------------------------------------------------------------------------------------------|------------------|------------------------------|--|
| GROSS BUILDING AREA (OUTSIDE FACE WALLS)<br><br><br><br><br><br><br>TENANT SPACE OCCUPANT LOAD | OFFICE           | OCCUP = 512 GSF/100 = 5 PPL  |  |
|                                                                                                | ASSEMBLY         | OCCUP = 3215 GSF/7 = 459 PPL |  |
|                                                                                                | CLASSROOM        | OCCUP = 1759 GSF/20 = 88 PPL |  |
|                                                                                                | MERCANTILE       | OCCUP = 242 GSF/60 = 4 PPL   |  |
|                                                                                                | KITCHEN          | OCCUP = 509 GSF/200 = 3 PPL  |  |
|                                                                                                | STORAGE          | OCCUP = 657 GSF/300 = 2 PPL  |  |
|                                                                                                | TOTAL            | 6894 SF = 561 PPL            |  |
|                                                                                                |                  |                              |  |
| COMMON PATH OF TRAVEL                                                                          | 75'-00" MAXIMUM  |                              |  |
| DEAD-END CORRIDOR                                                                              | 20'-00" MAXIMUM  |                              |  |
| REQUIRED # OF EXITS                                                                            | 2 EXITS REQUIRED |                              |  |

| PLUMBING CODE REVIEW |      |        |        |
|----------------------|------|--------|--------|
| FIXTURE              | MALE | FEMALE | FAMILY |
| WATER CLOSETS        | 2    | 3      | 4      |
| URINALS              | 1    | 0      | 0      |
| LAVATORIES           | 2    | 2      | 4      |
| DRINKING FOUNTAINS   | 2    |        |        |
| SERVICE SINKS        | 1    |        |        |

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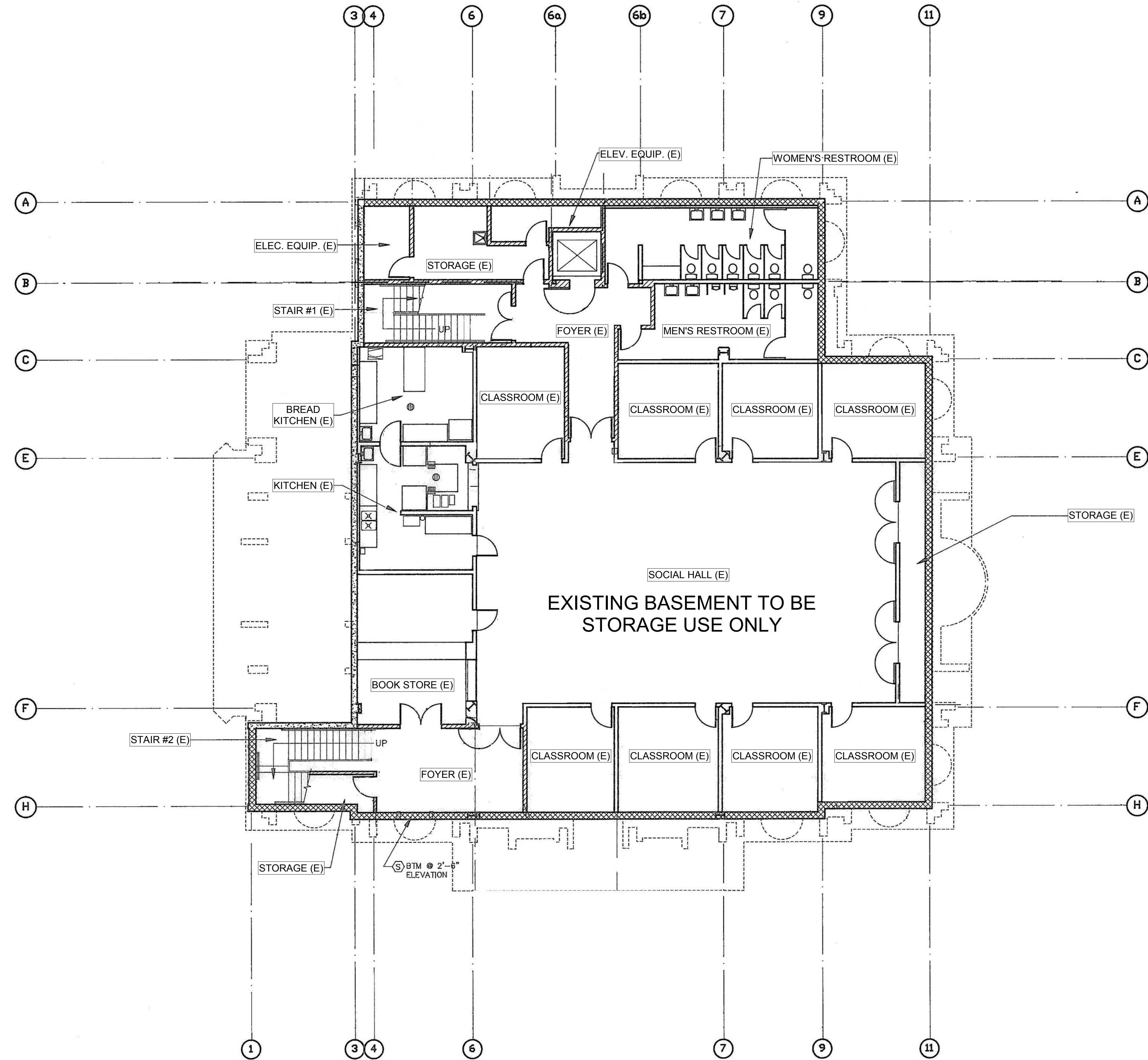
ARCHANGEL MICHAEL  
ORTHODOX COPTIC CHURCH  
SANTA ANA, CALIFORNIA

APN 108-244-13,  
14 AND 30

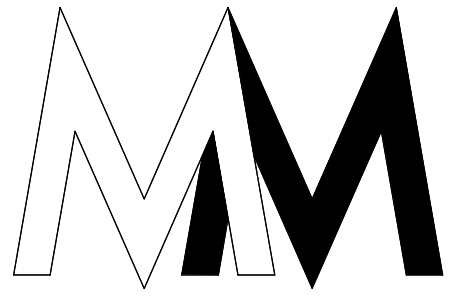
|           |           |
|-----------|-----------|
| REVISION: |           |
| 1         | 3.14.2018 |
| 2         | 6.14.2018 |

6.20.18

JOB NO: 1408  
SHEET:  
**A5.2**  
SECOND FLOOR LIFE  
SAFETY PLAN



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APN 108-244-13,  
14 AND 30

REVISION:

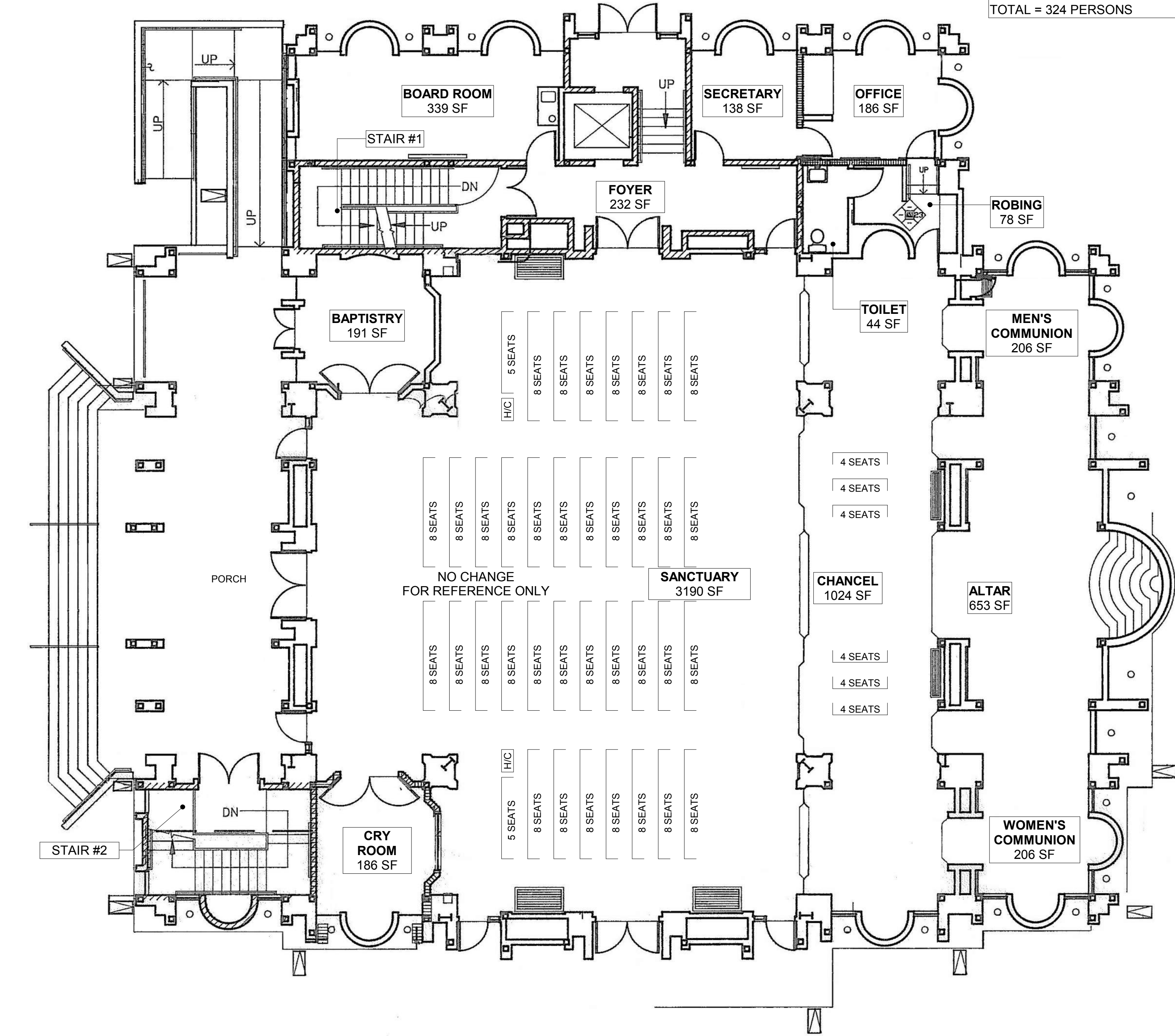
|   |           |
|---|-----------|
| 1 | 3.14.2018 |
| 2 | 6.14.2018 |

6.20.18

JOB NO: 1408

SHEET:

**A2.1-M**  
EXISTING CHURCH  
BASEMENT PLAN



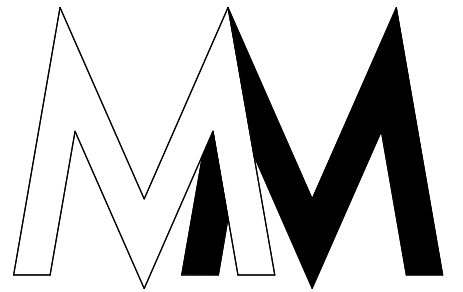
**FIXED SEATING CAPACITY**

- (36) 12'-0" PEWS: 18"/PERSON = 8 PERSONS/PEW = 288 PERSONS  
(2) 8'-10" PEWS: 18"/PERSON = 5 PERSONS/PEW = 10 PERSONS  
(6) 6'-0" PEWS: 18"/PERSON = 4 PERSONS/PEW = 24 PERSONS  
(2) HANDICAP SEATING SPACES = 2 PERSONS

TOTAL = 324 PERSONS

① EXISTING CHURCH FIRST FLOOR PLAN  
1/8" = 1'-0"

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APN 108-244-13,  
14 AND 30

REVISION:

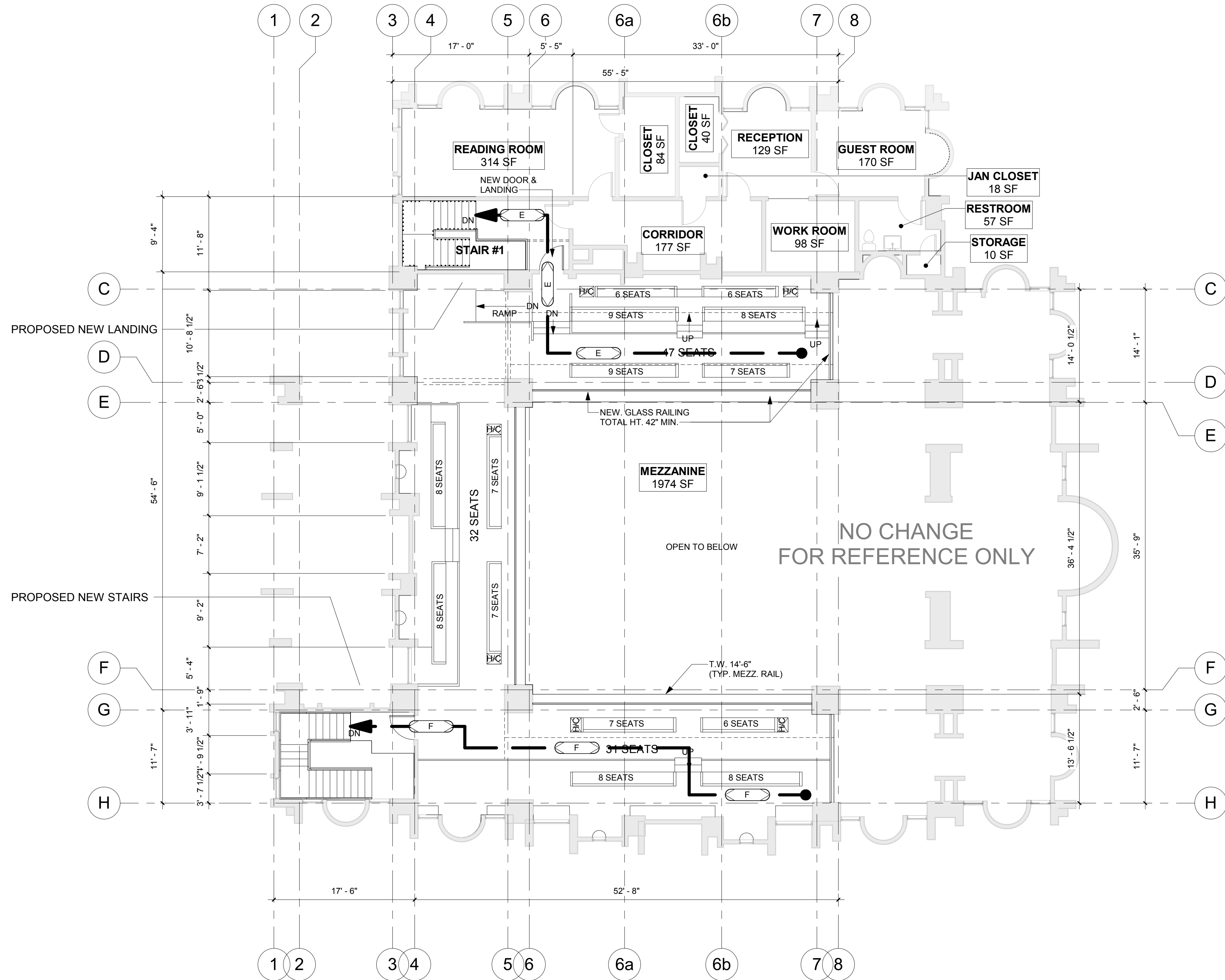
- 1 3.14.2018  
2 6.14.2018

6.20.18

JOB NO: 1408

SHEET:

**A2.2-M**  
EXISTING CHURCH  
FIRST FLOOR PLAN



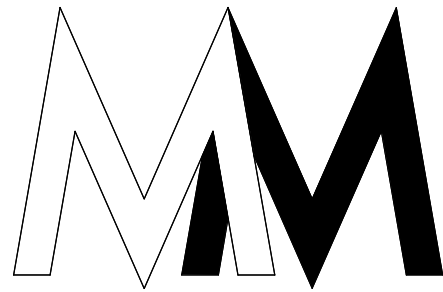
| FIXED SEATING CAPACITY |                           |                                         |  |
|------------------------|---------------------------|-----------------------------------------|--|
| (2)                    | 9'-6" PEWS:               | 18"/PERSON = 6 PERSONS/PEW = 12 PERSONS |  |
| (1)                    | 10'-2" PEWS:              | 18"/PERSON = 6 PERSONS/PEW = 6 PERSONS  |  |
| (1)                    | 10'-10" PEWS:             | 18"/PERSON = 7 PERSONS/PEW = 7 PERSONS  |  |
| (1)                    | 11'-5" PEWS:              | 18"/PERSON = 7 PERSONS/PEW = 7 PERSONS  |  |
| (2)                    | 11'-8" PEWS:              | 18"/PERSON = 7 PERSONS/PEW = 14 PERSONS |  |
| (1)                    | 12'-7" PEWS:              | 18"/PERSON = 8 PERSONS/PEW = 8 PERSONS  |  |
| (2)                    | 12'-9" PEWS:              | 18"/PERSON = 8 PERSONS/PEW = 16 PERSONS |  |
| (1)                    | 13'-1" PEWS:              | 18"/PERSON = 8 PERSONS/PEW = 8 PERSONS  |  |
| (1)                    | 13'-3" PEWS:              | 18"/PERSON = 8 PERSONS/PEW = 8 PERSONS  |  |
| (2)                    | 13'-6" PEWS:              | 18"/PERSON = 9 PERSONS/PEW = 18 PERSONS |  |
| (6)                    | HANDICAPPED SEATING SPACE | = 6 PERSONS                             |  |
| TOTAL = 110 PERSONS    |                           |                                         |  |

| EGRESS PATH "E"   |          |
|-------------------|----------|
| PATH ID           | LENGTH   |
| E                 | 57' - 8" |
| TOTAL PATH LENGTH |          |
| 57' - 8"          |          |

| EGRESS PATH "F"   |          |
|-------------------|----------|
| PATH ID           | LENGTH   |
| F                 | 65' - 1" |
| TOTAL PATH LENGTH |          |
| 65' - 1"          |          |

| EGRESS INFORMATION                       |                              |                              |
|------------------------------------------|------------------------------|------------------------------|
| GROSS BUILDING AREA (OUTSIDE FACE WALLS) | 10,491 SF                    |                              |
| TENANT SPACE OCCUPANT LOAD               | OFFICE                       | OCCUP = 324 GSF/100 = 3 PPL  |
|                                          | ASSEMBLY (FIXED)             | OCCUP = 434 PPL              |
|                                          | ASSEMBLY (SEATING NOT FIXED) | OCCUP = 2198 NSF/7 = 314 PPL |
|                                          | ASSEMBLY (TABLE & CHAIRS)    | OCCUP = 339 NSF/15 = 22 PPL  |
|                                          | CLASSROOM                    | OCCUP = 1688 NSF/20 = 84 PPL |
|                                          | MERCANTILE                   | OCCUP = 212 GSF/60 = 3 PPL   |
|                                          | KITCHEN                      | OCCUP = 628 GSF/200 = 3 PPL  |
|                                          | STORAGE                      | OCCUP = 503 GSF/300 = 1 PPL  |
|                                          | READING                      | OCCUP = 314 NSF/50 = 6 PPL   |
| TOTAL                                    |                              | = 870 PPL                    |
| COMMON PATH OF TRAVEL                    | 75'-00" MAXIMUM              |                              |
| DEAD-END CORRIDOR                        | 20'-00" MAXIMUM              |                              |
| REQUIRED # OF EXITS                      | 2 EXITS REQUIRED             |                              |

| PLUMBING CODE REVIEW |      |        |        |
|----------------------|------|--------|--------|
| FIXTURE              | MALE | FEMALE | FAMILY |
| WATER CLOSETS        | 3    | 6      | 2      |
| URINALS              | 2    | 0      | 0      |
| LAVATORIES           | 2    | 3      | 2      |
| DRINKING FOUNTAINS   | -    |        |        |
| SERVICE SINKS        | 1    |        |        |



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|           |           |
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| 1         | 3.14.2018 |
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6.20.18

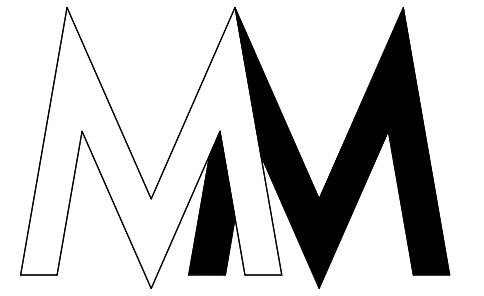
JOB NO: 1408  
SHEET:  
**A2.3-M**  
EXISTING CHURCH  
MEZZANINE FLOOR  
PLAN

NOT FOR CONSTRUCTION

CHURCH MEZZANINE LEVEL FLOOR PLAN  
1/8" = 1'-0"



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|   |           |
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| 1 | 3.14.2018 |
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01/09/19

JOB NO: 1408

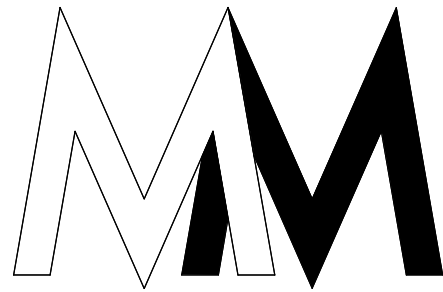
SHEET:

A6.1

RENDERINGS



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REVISION:

|   |           |
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| 1 | 3.14.2018 |
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01/09/19

JOB NO: 1408

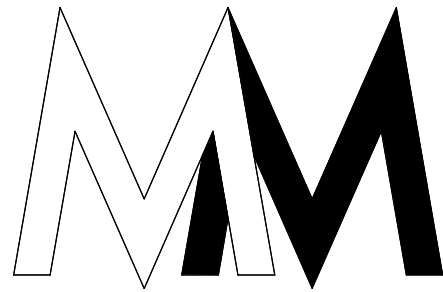
SHEET:

A6.2

RENDERINGS



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14 AND 30

REVISION:

1 3.14.2018  
2 6.14.2018

01/09/19

JOB NO: 1408

SHEET:

A6.3

RENDERINGS



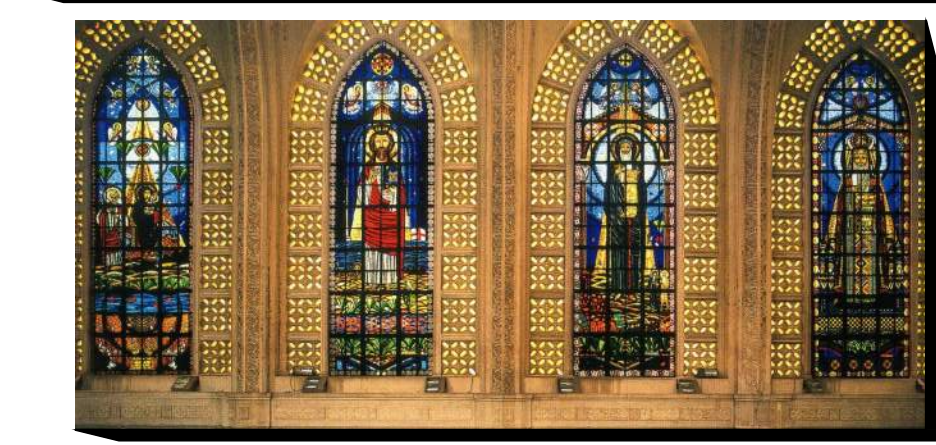
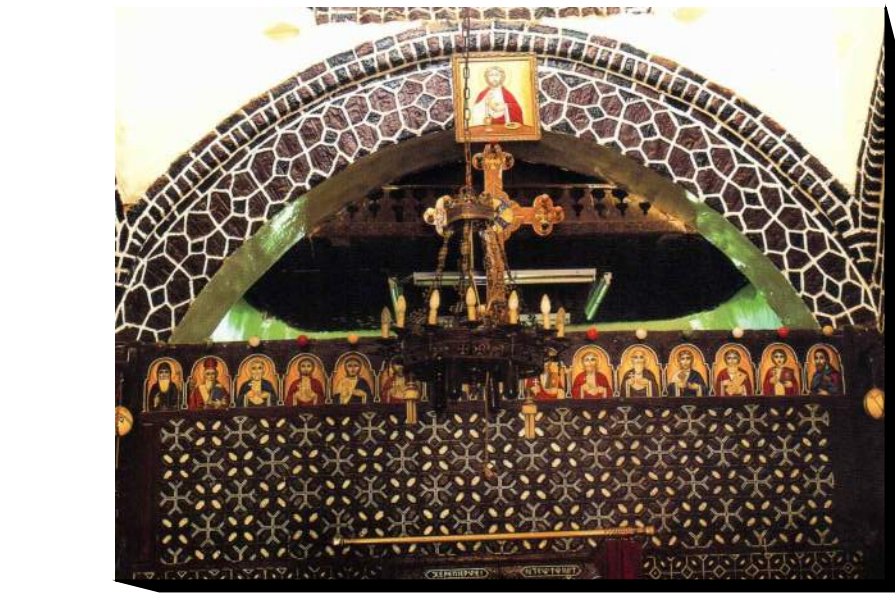
OVERHEAD TRELLIS



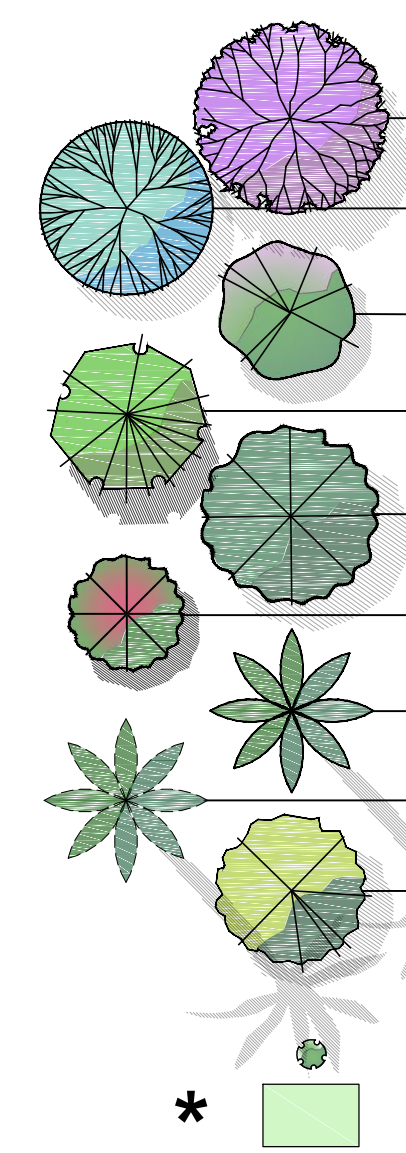
ACCENT DATE PALMS



PATTERNS TO BE USED ON HARDSCAPE



**LANDSCAPE AREA:**  
TOTAL LANDSCAPE- 26,590 S.F. / 0.66 AC.  
TOTAL AREA- 106,751 S.F. / 2.45 AC.  
TOTAL PERCENTAGE LANDSCAPE AREA- 25%



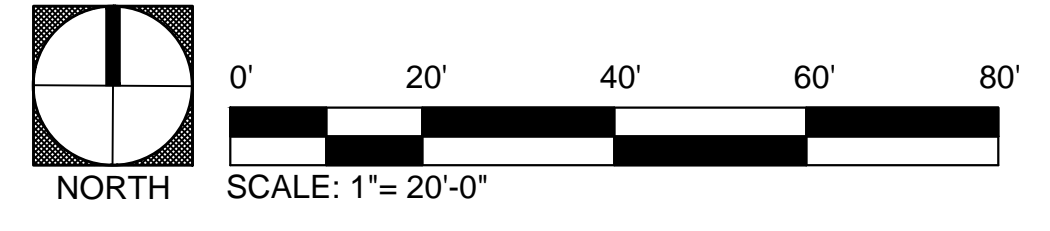
| PROPOSED PLANT PALETTE |                                                                       |              |        |        |
|------------------------|-----------------------------------------------------------------------|--------------|--------|--------|
| SYMBOL                 | PLANT NAME                                                            | SIZE         | WUCOLS | HEIGHT |
| TREE                   |                                                                       |              |        |        |
| T1                     | Acacia baileyana 'Purpurea' Purple Leaf Acacia                        | 24" BOX      | L      | 20'-0" |
| T2                     | Olea europaea 'Monher' Majestic Beauty Fruitless Olive                | 36" BOX      | L      | 25'-0" |
| T3                     | Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa                 | 24" BOX      | L      | 20'-0" |
| T4                     | Rhus lancea African Sumac                                             | 24" BOX      | L      | 20'-0" |
| T5                     | Platanus racemosa California Sycamore                                 | 24" BOX      | M      | 30'-0" |
| T6                     | Arbutus unedo Strawberry Tree                                         | 24" BOX      | L      | 20'-0" |
| T7                     | Phoenix dactylifera Date Palm                                         | 18-20 B.T.H. | L      | 30'-0" |
| T8                     | Existing palm trees to remain                                         |              |        |        |
| T9                     | Platanus racemosa California Sycamore                                 | 24" BOX      | M      |        |
| SHRUB                  |                                                                       |              |        |        |
| S1                     | Agave 'Blue Glow' Blue Glow Agave                                     | 5 GAL        | L      | 2'-0"  |
| S2                     | Agave desmettiana 'variegata' Variegated Smooth Agave                 | 5 GAL        | L      | 6'-0"  |
| S3                     | Aloe striata Coral Aloe                                               | 1 GAL        | L      | 2'-0"  |
| S4                     | Ferocactus wislizenii Barrel Cactus                                   | 5 GAL        | L      | 1'-0"  |
| S5                     | Hesperaloe parviflora Red Yucca                                       | 5 GAL        | L      | 3'-0"  |
| S6                     | Muhlenbergia capillaris 'regal mist' Regal Mist Muhlenbergia          | 5 GAL        | L      | 2'-0"  |
| S7                     | Bougainvillea 'rasberry ice' Raspberry Ice Bougainvillea              | 15 GAL       | L      | 1'-0"  |
| S8                     | Leucophyllum frutescens 'Green Cloud' Texas Sage 'Green Cloud'        | 5 GAL        | L      | 5'-0"  |
| S10                    | Lantana x 'new gold' Dwarf Yellow Lantana                             | 5 GAL        | L      | 2'-0"  |
| S11                    | Agave Americana Mescal Agave                                          | 5 GAL        | L      | 8'-0"  |
| S12                    | Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Grass | 5 GAL        | L      | 2'-0"  |
| S13                    | Salvia greggii 'furnari's red' Frumans Red Autumn Sage                | 15 GAL       | L      | 4'-0"  |
| V1                     | Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea             | 15 GAL       | M      | 6'-0"  |
| GROUND COVER           |                                                                       |              |        |        |
| S9                     | Senecio serpens Blue Chalksticks                                      | 1 GAL        | L      | 1'-0"  |

**\*NOTE:** SHRUB SYMBOL REPRESENT POSSIBLE LOCATIONS THROUGH OUT THE JOB SITE ONLY. NO SPECIFIC SHRUBS HAVE BEEN IDENTIFIED.

**CONSTRUCTION NOTE:**  
1. ALL CONCRETE AND MASONRY MATERIALS TO BE OF SIMILAR COLOR TO WALLS OF EXISTING BUILDING OR COMPLIMENT EXISTING BUILDING.

**PLANTING NOTES:**  
1. LANDSCAPING WILL ENHANCE THE QUALITY OF COMMERCIAL DEVELOPMENTS BY FRAMING AND SOFTENING THE APPEARANCE OF BUILDINGS, SCREEN UNDESIRABLE VIEWS, BUFFER INCOMPATIBLE USES AND PROVIDE SHADE (CDG SECTION 9.6.1)  
2. LANDSCAPE AREAS WILL INCORPORATE A THREE TIERED PLANTING SYSTEM: 1) TREES, 2) SHRUBS AND VINES, AND 3) GRASSES (CDG SECTION 9.6.1) TO BE COMPLETED PRIOR TO APPROVAL FOR CONSTRUCTION DOCUMENTS SUBMITTAL  
3. LANDSCAPE CONSTRUCTION PLANS WILL CONFORM TO THE COMMERCIAL LANDSCAPE STANDARDS  
4. PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUND COVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES  
5. TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER CITY STANDARDS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.  
6. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARDSCAPE PER CITY STANDARDS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOT BALL, BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.  
7. ALL LANDSCAPE SHALL BE DROUGHT TOLERANT PER CITY STANDARDS AND FOLLOW CITYWIDE DESIGN GUIDELINES AND THE WATER CONSERVATION ORDINANCE.

**IRRIGATION NOTES:**  
1. FULL AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED FOR ALL DRIP IRRIGATION SYSTEMS PER CITY STANDARDS.  
2. SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET  
3. RAIN SENSING DEVICE  
4. ANTI-DRAIN CHECK VALVES  
5. PRESSURE REGULATOR (IF NEEDED)  
6. SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH.  
7. HYDROZONES WILL BE PROPERLY DESIGNATED.  
8. SITE DESIGN TO FOLLOW ORANGE COUNTY DAMP AND CITY OF SANTA ANA LIP.  
9. IRRIGATION SYSTEM DESIGN TO COMPLY W/ AB1885 MAXIMUM ALLOWED WATER USAGE CALCULATIONS.



LANDSCAPE CONCEPTUAL SITE PLAN

LP-1.00

ArchAngel Michael Coptic Orthodox Church



LandArq, Inc.  
865 S. Milliken Ave. Suite E  
Ontario, CA 91761  
Phone: 909-259-9428  
Email: fausto@landarq.com  
Date: 05/31/2018



| WALL/ FENCE LEGEND |                                                         |           |
|--------------------|---------------------------------------------------------|-----------|
| SYMBOLS            | DESCRIPTION                                             | REFERENCE |
|                    | PROPOSED 6'-0" HIGH DECORATIVE MASONRY WALL W/ WALL CAP |           |
|                    | EXISTING 6'-0" HIGH BLOCK WALL                          |           |

**AMENITIES**

- BIKE RACKS (8 PARKING SPACES)
- BENCHES
- TREE GRATES
- POTS
- BOLLARDS
- TRASH RECEPTACLES

**LANDSCAPE AREA:**  
 TOTAL LANDSCAPE- 26,590 S.F. / 0.66 AC.  
 TOTAL AREA- 106,751 S.F. / 2.45 AC.  
 TOTAL PERCENTAGE LANDSCAPE AREA- 25%

**MAWA/ETWU CALCULATIONS**

Project Name: Archangel Michael Coptic Church

ETo= 48.2 City of Santa Ana  
 LA= 26,590 sq.ft  
**MAWA= (ETo)(0.62)((0.45)xLA)**  
**357,577 gal./yr**

MAWA=Maximum Applied Water Allowance  
 ETo=Reference Evapotranspiration (inch per year)  
 0.62=Conversion Factor (to gallons)  
 0.45=ET Adjustment Factor for Non-residential area  
 LA=Landscape Area (square feet)

**ETWU= (ETo)(0.62)(PF\*HA)/IE**

| Sub ETWU (gal./yr)           | ETo  | 0.62 | PF  | HA(sq.ft) | IE   |
|------------------------------|------|------|-----|-----------|------|
| <b>ETWU1(70% LA)=</b> 18,613 | 48.2 | 0.62 | 0.2 | 18,613    | 0.81 |
| <b>ETWU2(30% LA)=</b> 7,977  | 48.2 | 0.62 | 0.5 | 7,977     | 0.81 |
| <b>ETWU3=</b> 0              | 48.2 | 0.62 | 0   | 0         | 0.81 |
| <b>Total ETWU=</b> 26,590    |      |      |     |           |      |

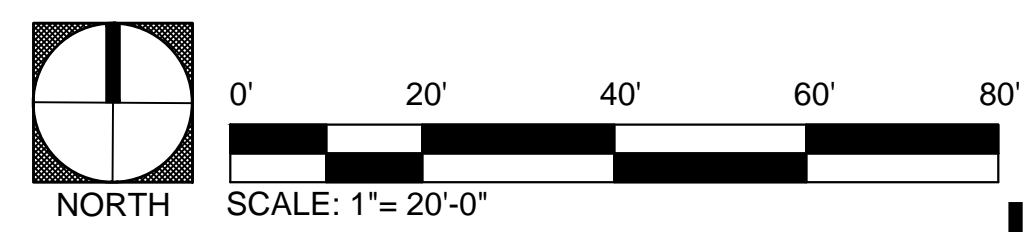
PF=Plant Factor  
 0-0.3 for low water use plants  
 0.4-0.6 for moderate water use plants  
 0.7-1.0 for high water use plants  
 HA=Hydrozone Area (Low, moderate, high in square feet)  
 IE=Irrigation Efficiency (Minimum=0.71)

**MAWA > Total ETWU**  
**357,577 > 26,590 gal./yr**



PROPOSED PUBLIC ART

PROPOSED PUBLIC ART PER CITY DESIGN GUIDELINES SECTION 9.3.4



WALL / AMENITIES PLAN

LW-1.00

# ArchAngel Michael Coptic Orthodox Church