

# CLCM CAMPUS RENOVATION PROPOSAL

3/6/2024

## ATTACHMENT 6

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ANNEX 1 - STREET & AOW ELEVATIONS  
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### CLIENT

CHRIST LUTHERAN COSTA MESA  
PASTOR DREW ROSS  
PRINCIPAL ROBBIE BOUSLAUGH  
PRESCHOOL DIRECTOR LISA HOLLOWAY

### ARCHITECT

C2 METHOD, INC  
853 ATLANTIC AVENUE, SUITE 203  
LONG BEACH, CA 90813  
(562) 567-6775  
JAMES CLEVELAND  
LIC NO. 33428

### LOCATION

CHRIST LUTHERAN  
760 VICTORIA ST  
COSTA MESA, CA 92626  
(949) 548-6866



SUMMARY :

**Christ Lutheran Church & School  
760 Victoria Avenue, Costa Mesa**

- (E) 49,517 SF Campus
- Built 1967
- 708 max church occupants
- 410 max student enrollment
- 290 max K -8 student occupants → 15 (E) classrooms
- 120 max preschool occupants → 7 (E) classrooms
- 269 parking stalls provided

CLIENT:

Pastor Drew Ross  
Principal Robbie Bouslaugh  
Preschool Director Lisa Holloway

ARCHITECT:

James Cleveland, james@c2mod.com

KEYWORDS:

- **Christ Lutheran Church**
- **Christ Lutheran School** - Noble Knights
- Gym & Sports Rec facility expansion
- Campus classroom remodel & modernization

EXECUTIVE SUMMARY:

To expand upon the 2009 campus masterplan in a manner imperceptible to the surrounding community, with a new 10 YR masterplan which enables a 25% campus FAR, AND fulfills a 410 max student enrollment, AND creates a first-class arts, sports & rec facility, AND classroom modernization, suited for a destination church & school.

PROJECT SCOPE :

2nd story multi-purpose mezzanine addition to expand an existing sports & rec gym by 3,078 SF. Add 400 SF of classroom, and remodel 2,900 SF of classroom. Combine 711 SF of church café & kitchen. Add 1,600 SF of new outdoor school lunch area, and 800 SF of church meeting area. Preserve 260 parking stalls, 42 mature site trees, maintain +40% open space, and enhance 5,000 SF of existing landscape & flatwork. Existing gym building height will remain the same.

LAND AREA	4.37 AC
	190,516 SF
BUILDING AREA	
	(E) Campus 44,444 SF
	(E) FAR 23.32%
	Net available (N) area 3,185 SF
<b>GROSS POTENTIAL AREA</b>	<b>47,629 SF</b>
	MAX FAR 25.00%

PROPOSED MASTERPLAN REMODEL & ADDITION

**BUILDING AREA TO REMAIN**

(E) Chapel	10,205 SF
(E) Preschool	5,992 SF
(E) Admin	3,575 SF
(E) Fireside	1,299 SF
(E) 2-story Classrooms	13,447 SF

44,444 SF (E) CAMPUS

**AREA OF REMODEL & ADDITION**

(E) Gym	6,021 SF
(E) Classrooms & Kitchen	3,905 SF
<i>Demo (E) Classrooms &amp; Kitchen</i>	<i>(3,905) SF</i>

**1st STORY**

Classrooms	3,300 SF
Café/ kitchen/stg	711 SF

**2nd STORY**

Office	108 SF
Multi-purpose Mezzanine + circulation	2,000 SF
Equipment platform + circulation	970 SF

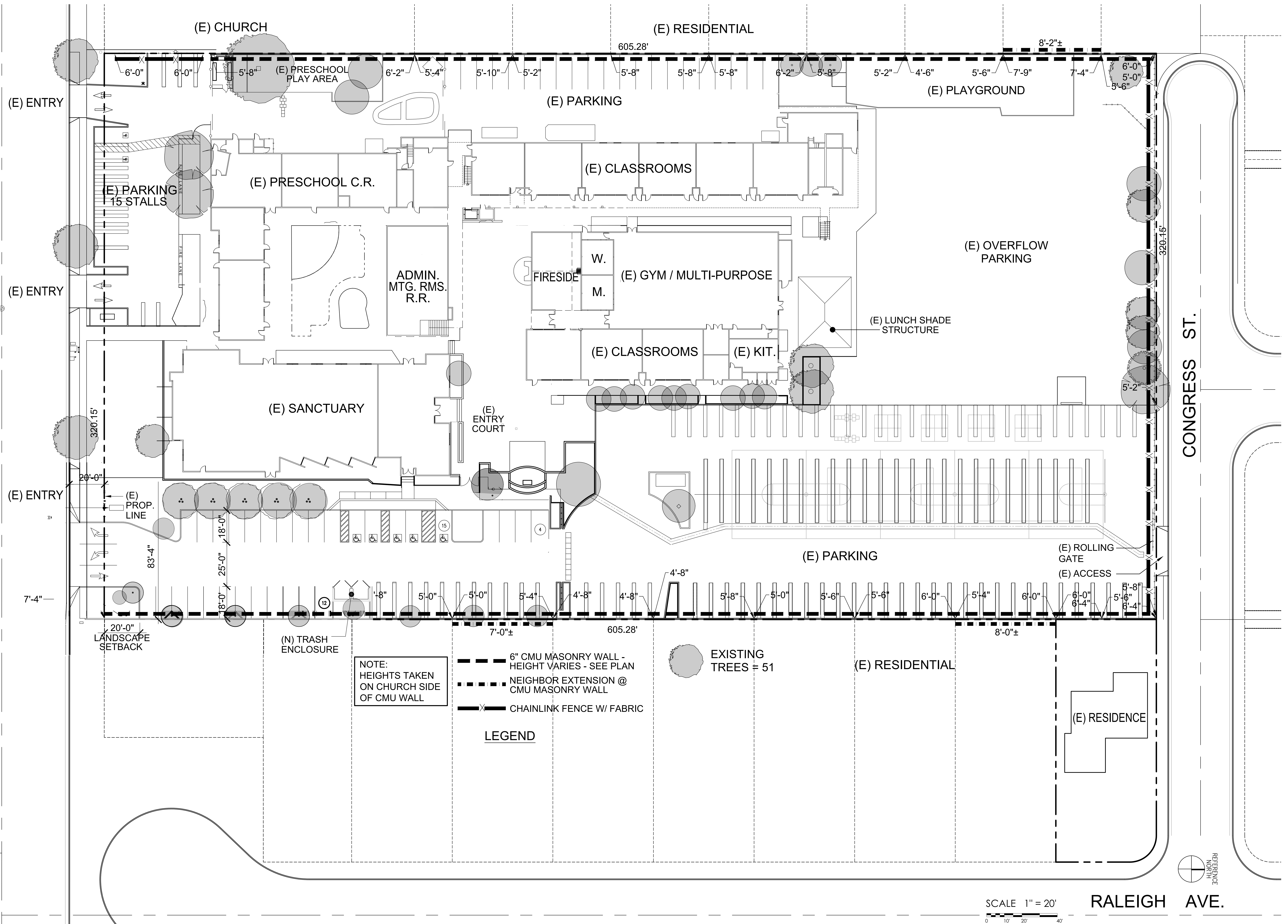
<b>GROSS</b>	<b>47,628 SF</b>
FAR	25.00%

**EXCLUDED from FAR**

Outdoor lunch & outdoor meeting areas	2,400 SF
Outdoor circulation	1,430 SF

VICTORIA ST.

CONGRESS ST.



**CAMPUS SUMMARY**

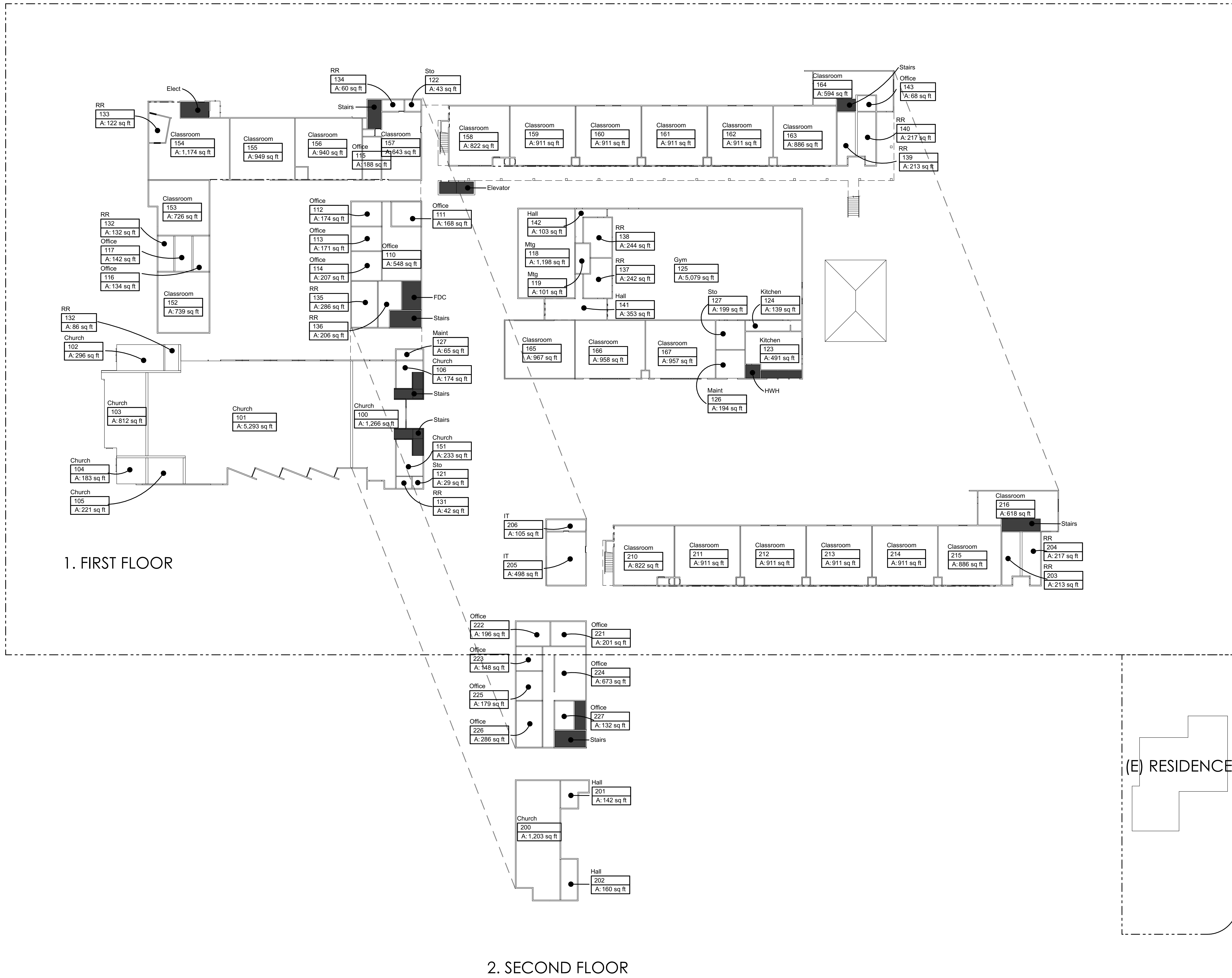
**SITE**  
 760 Victoria = 179,641 SF  
 758 Victoria = 10,875 SF  
 COMBINED = 190,516 SF/ 4.37 AC

**BUILDING** (per '09)  
 760 Victoria = 47,100 SF (Victoria FAR = 24.7%)

**BUILDING AREA\*** (calculated '23 - Baseline\*)  
 760 Victoria = 44,444 SF (Victoria FAR = 23.32%)

**ALLOWABLE BLDG AREA\*** Victoria  
 25% FAR X 190,516 SF site = 47,629 SF

**NET AVAILABLE AREA\*** Victoria  
 47,629 SF - 44,444 SF = 3,185 SF



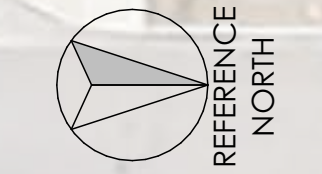
GROSS AREAS		
Zone Number	Zone Name	Measured Area
100	Church	1,266
101	Church	5,293
102	Church	296
103	Church	812
104	Church	183
105	Church	221
106	Church	174
110	Office	548
111	Office	168
112	Office	174
113	Office	171
114	Office	207
115	Office	188
116	Office	134
117	Office	142
118	Mtg	1,198
119	Mtg	101
121	Sto	29
122	Sto	43
123	Kitchen	491
124	Kitchen	139
125	Gym	5,079
126	Maint	194
127	Maint	65
127	Sto	199
131	RR	42
132	RR	86
132	RR	132
133	RR	122
134	RR	80
135	RR	286
136	RR	206
137	RR	242
138	RR	244
139	RR	213
140	RR	217
141	Hall	353
142	Hall	103
143	Office	68
143	Church	233
152	Classroom	739
153	Classroom	726
154	Classroom	1,174
155	Classroom	949
156	Classroom	940
157	Classroom	843
158	Classroom	822
159	Classroom	911
160	Classroom	911
161	Classroom	911
162	Classroom	911
163	Classroom	886
164	Classroom	594
165	Classroom	886
166	Classroom	958
167	Classroom	957
200	Church	1,203
201	Hall	142
202	Hall	160
203	RR	213
204	RR	217
205	IT	498
206	IT	105
210	Classroom	822
211	Classroom	911
212	Classroom	911
213	Classroom	911
214	Classroom	911
215	Classroom	886
216	Classroom	822
221	Office	201
222	Office	196
223	Office	148
224	Office	673
225	Office	179
226	Office	286
227	Office	132
227	Office	132
		<b>44,444 ft²</b>

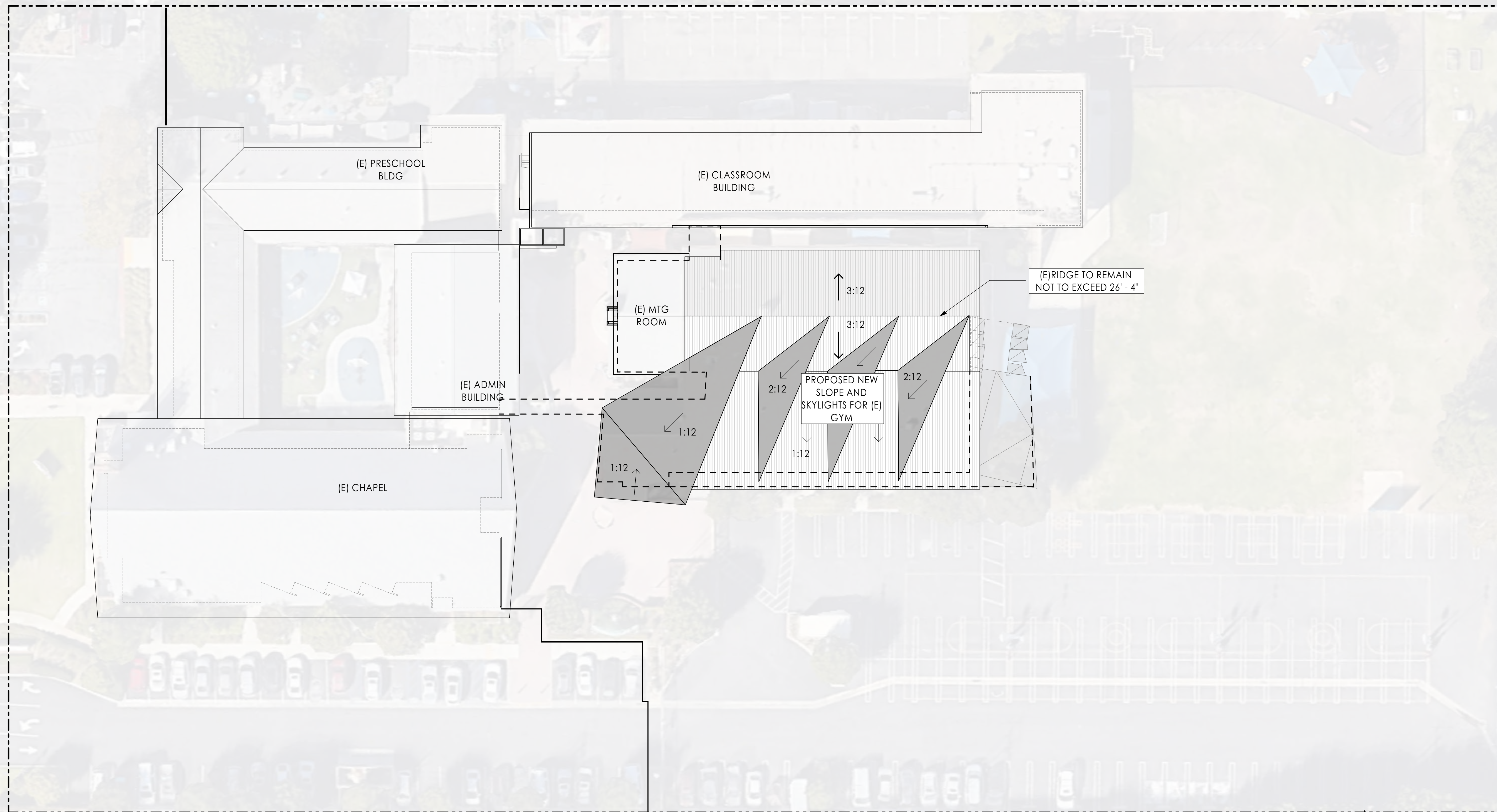


**NOTES**

1. Project shall comply with the requirements of the California Fire Code as adopted by the Costa Mesa Fire & Rescue Department. Shall comply with NFPA 13 for sprinklers, NFPA 72 for the alarm, and CFC 2022 section 452 for the classrooms.
2. Landscaping proposal will be submitted in next document package phase.
3. Project shall include in next phases:
  - Proposed Water Improvements Plan Floor Plan – Showing water fixtures
  - Irrigation Plan – Showing number of fixtures, calculated flows, and compliance with water conservation initiatives
  - Fire Sprinkler Plan – Showing flow through or closed system
  - Utility Drawing – Showing the location of existing and proposed services and utilities

SCALE 1" = 20'





VICTORIA ST.

CONGRESS ST.

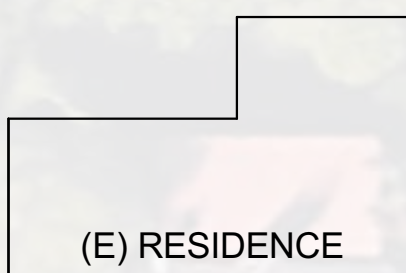
WALLACE AVE.

**TABULATION - EXISTING**

LAND AREA	
(E) SITE	4.37 AC
TOTAL	4.37 AC 190,516 SF
(E) ZONING	R-1 (PA-94-07)
(E) PARKING VARIANCE	ZE-74-103
GENERAL PLAN DESIGNATION	MED DENSITY RESID
BUILDING AREA (CALC PER CITY STDS)	
(E) Chapel	10,205 SF
(E) Preschool	5,992 SF
(E) Admin	3,575 SF
(E) Fireside	1,299 SF
(E) 2-story Classrooms	13,447 SF
(E) Gym	6,021 SF
(E) Classrooms & Kitchen	3,905 SF
(E) TOTAL	44,445 SF
FAR	23.32%
OPEN SPACE	40%
LANDSCAPE AREA	76,221 SF
PARKING REQUIRED	
1 PER 3 FIXED SEATS (682/3)	227 SPACES
PARKING PROVIDED	
STANDARD	182 SPACES
COMPACT	12 SPACES
HC	7 SPACES
SUB	201 SPACES
OVERFLOW	68 SPACES
TOTAL	269 SPACES

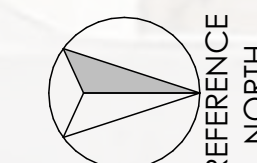
**TABULATION - PROPOSED**

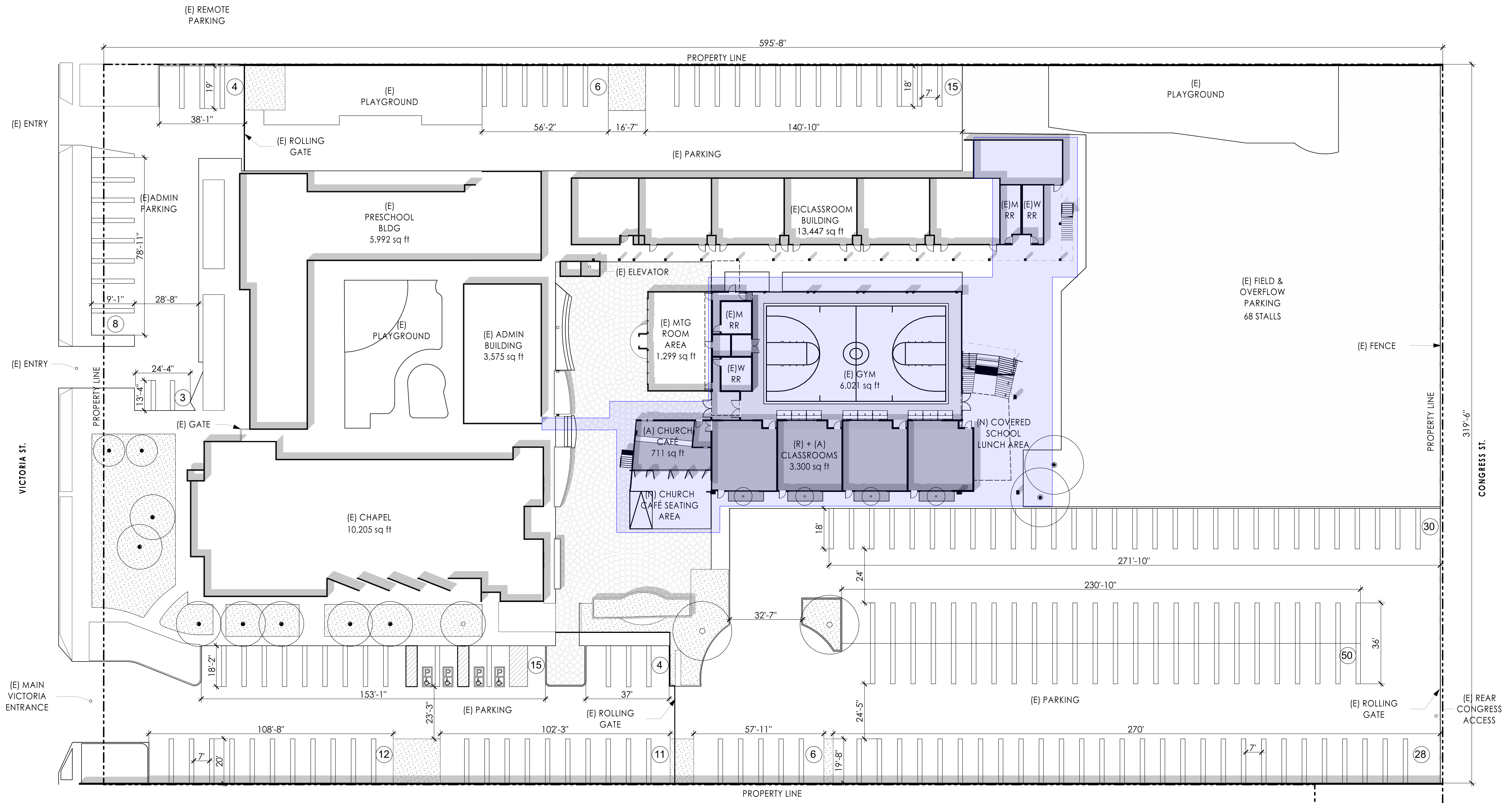
LAND AREA	
(E) SITE	4.37 AC
TOTAL	4.37 AC 190,516 SF
BUILDING AREA (CALC PER CITY STDS)	
(E) Chapel	10,205 SF
(E) Preschool	5,992 SF
(E) Admin	3,575 SF
(E) Fireside	1,299 SF
(R) 2-story Classrooms	13,447 SF
(E) Gym	6,021 SF
(R+A) Classrooms	3,300 SF
(A) Café + Kitchen	711 SF
(A) Office	108 SF
(A) Multi-purpose Mezzanine + circulation	2,000 SF
(A) Equipment platform + circulation	970 SF
(E) TOTAL	47,629 SF
FAR	25%
OPEN SPACE	40.80%
LANDSCAPE AREA	77,731 SF



(E) RESIDENCE

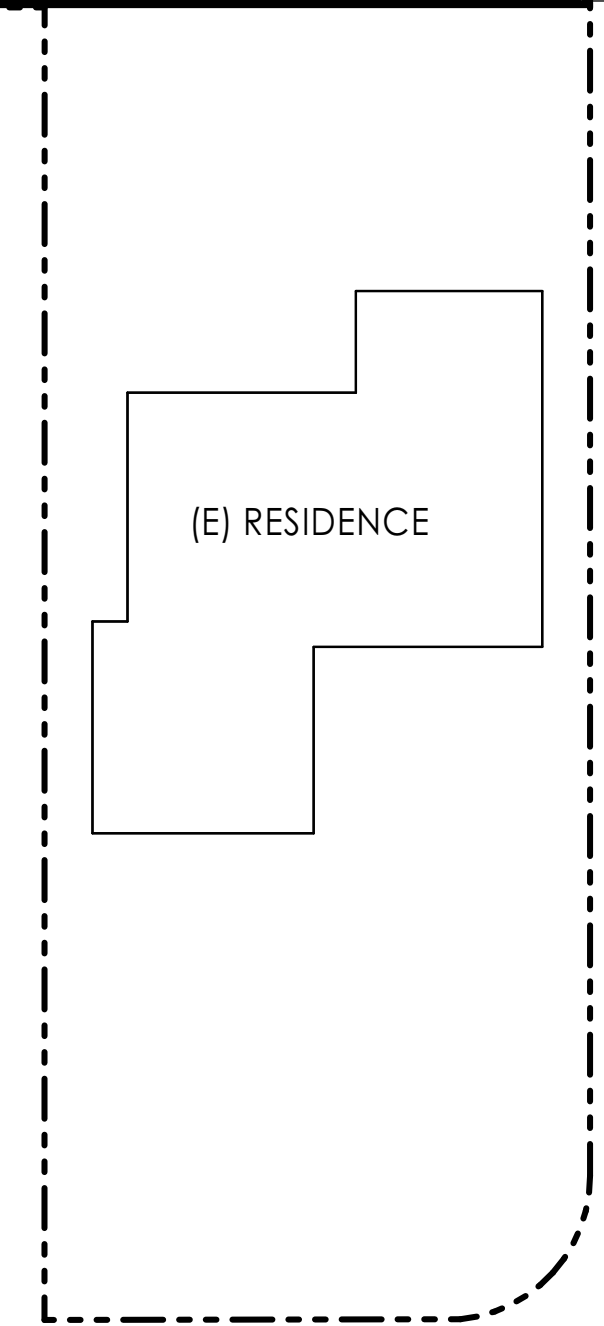
SCALE 1" = 20'



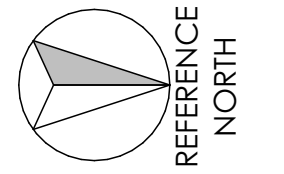


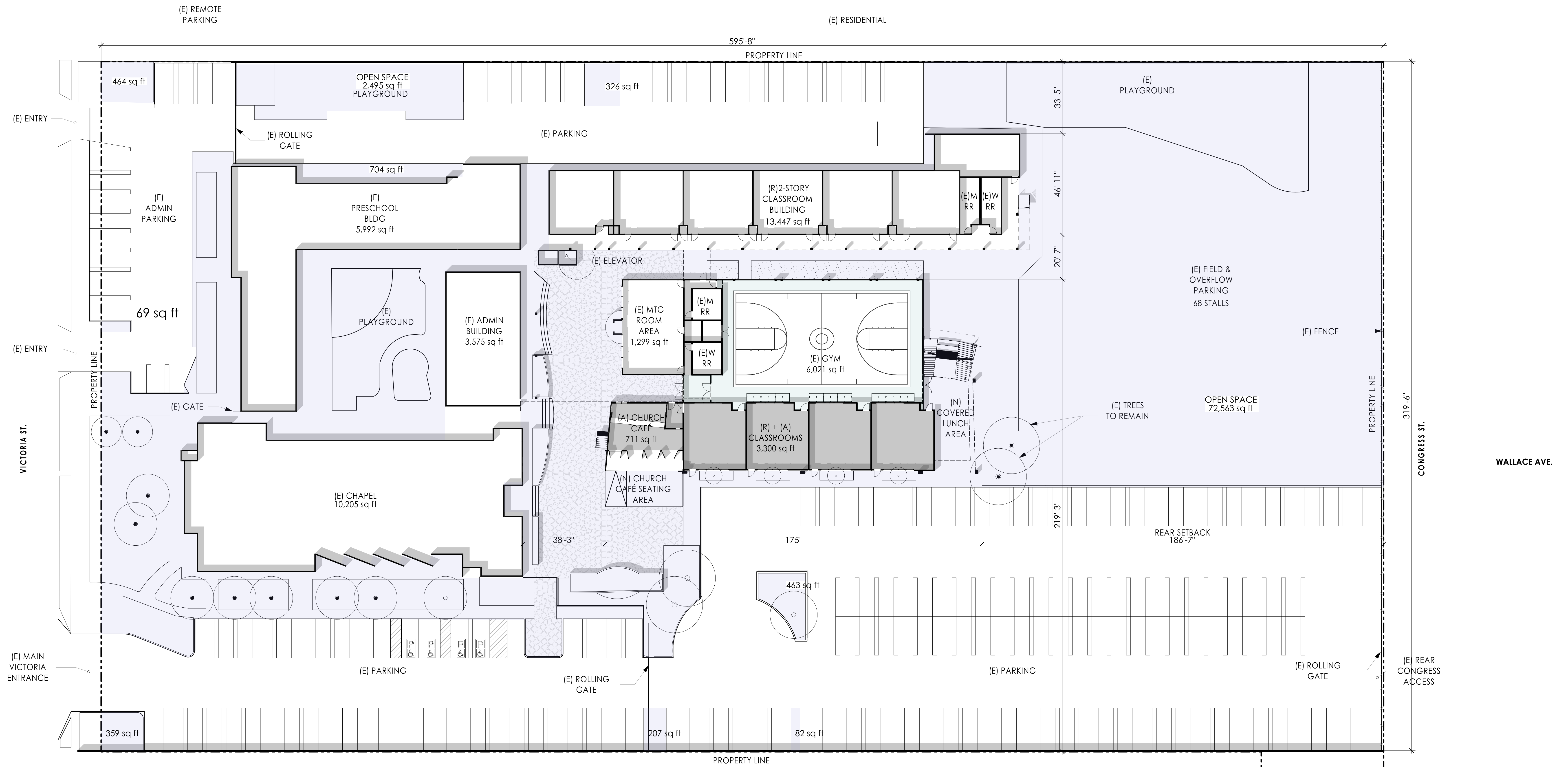
EXISTING PARKING STALLS = 192  
 OVERFLOW PARKING STALLS = 68  
 TOTAL STALLS = 260

AREA OF REMODEL AND ADDITIONS

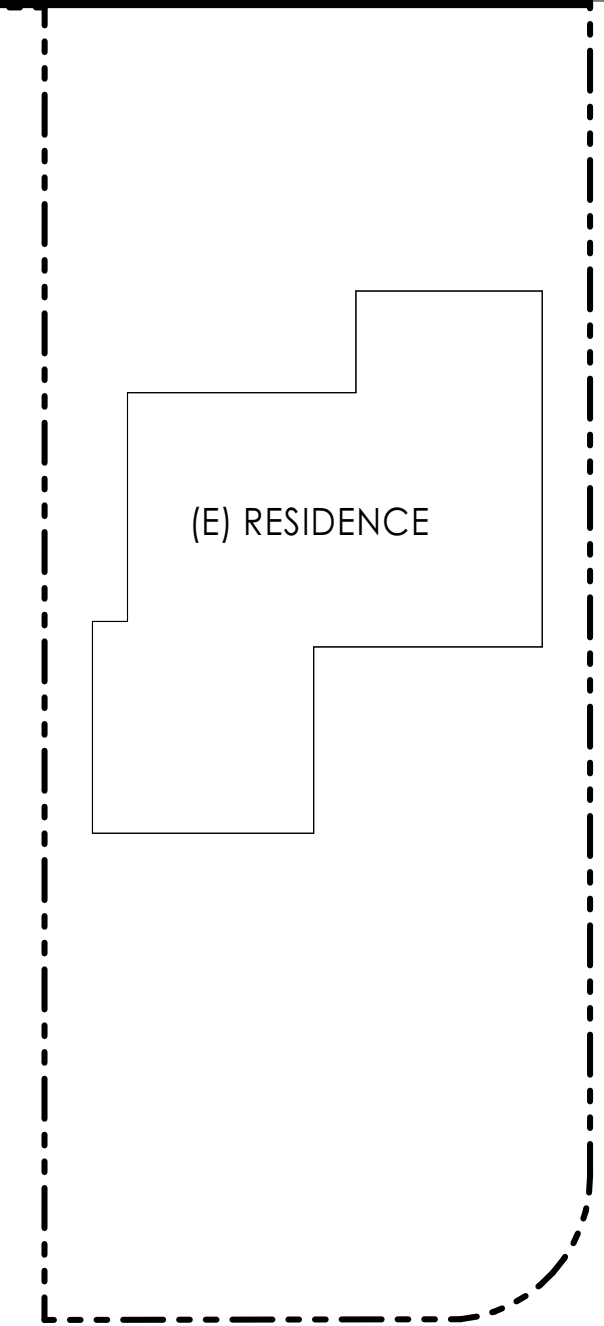


SCALE 1" = 20'

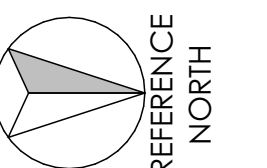




<b>TOTAL AREA</b>	190,516 sq ft.
OPEN SPACE REQUIRED	76,206 sq ft. = 40%
OPEN SPACE PROVIDED	77,731 sq ft. = 40.80%

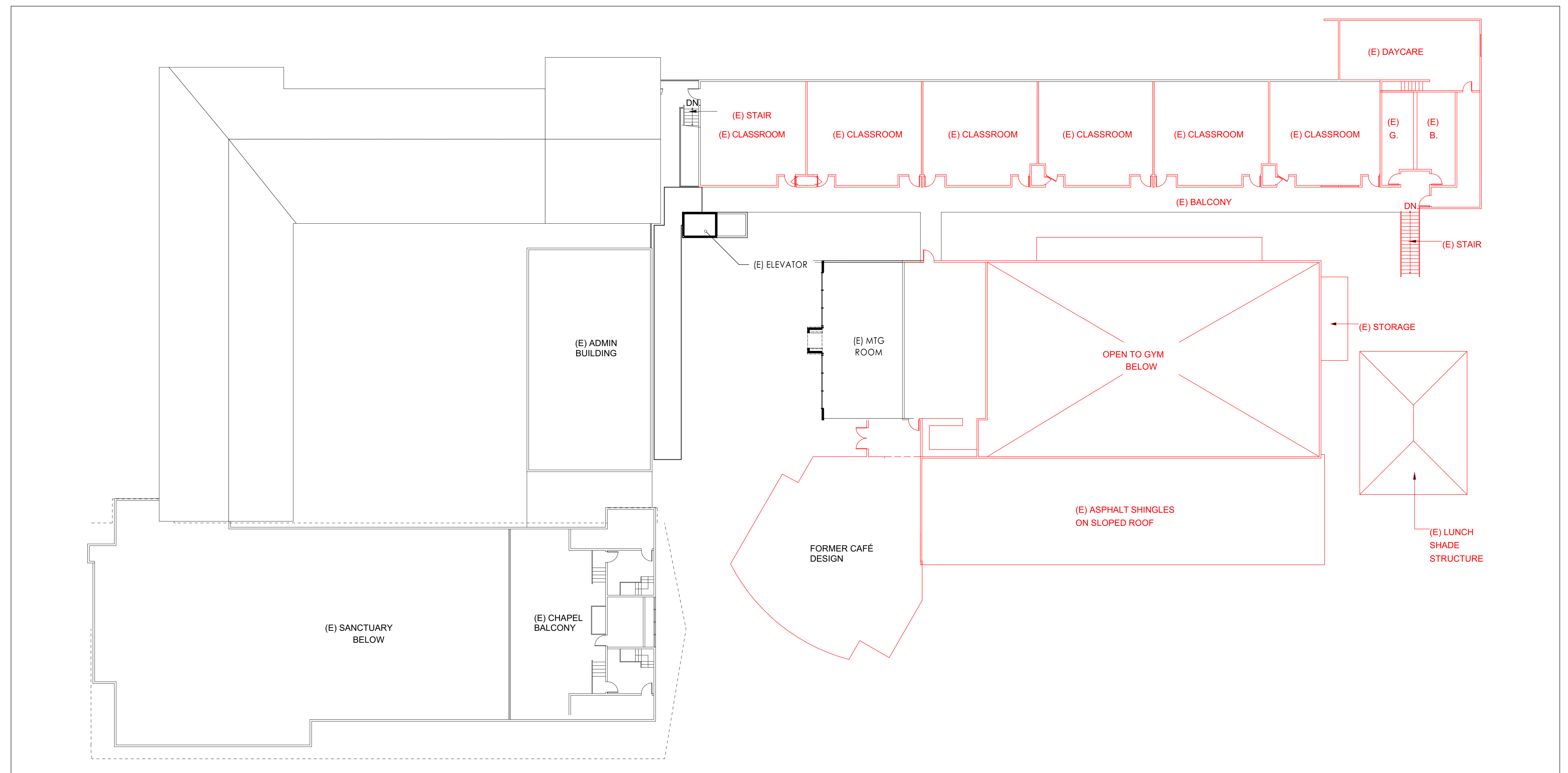


SCALE 1" = 20'  
0 10' 20' 40'





**PREVIOUSLY APPROVED MASTER PLAN**



**PROPOSED MASTER PLAN REVISION**

**OPEN AREAS**

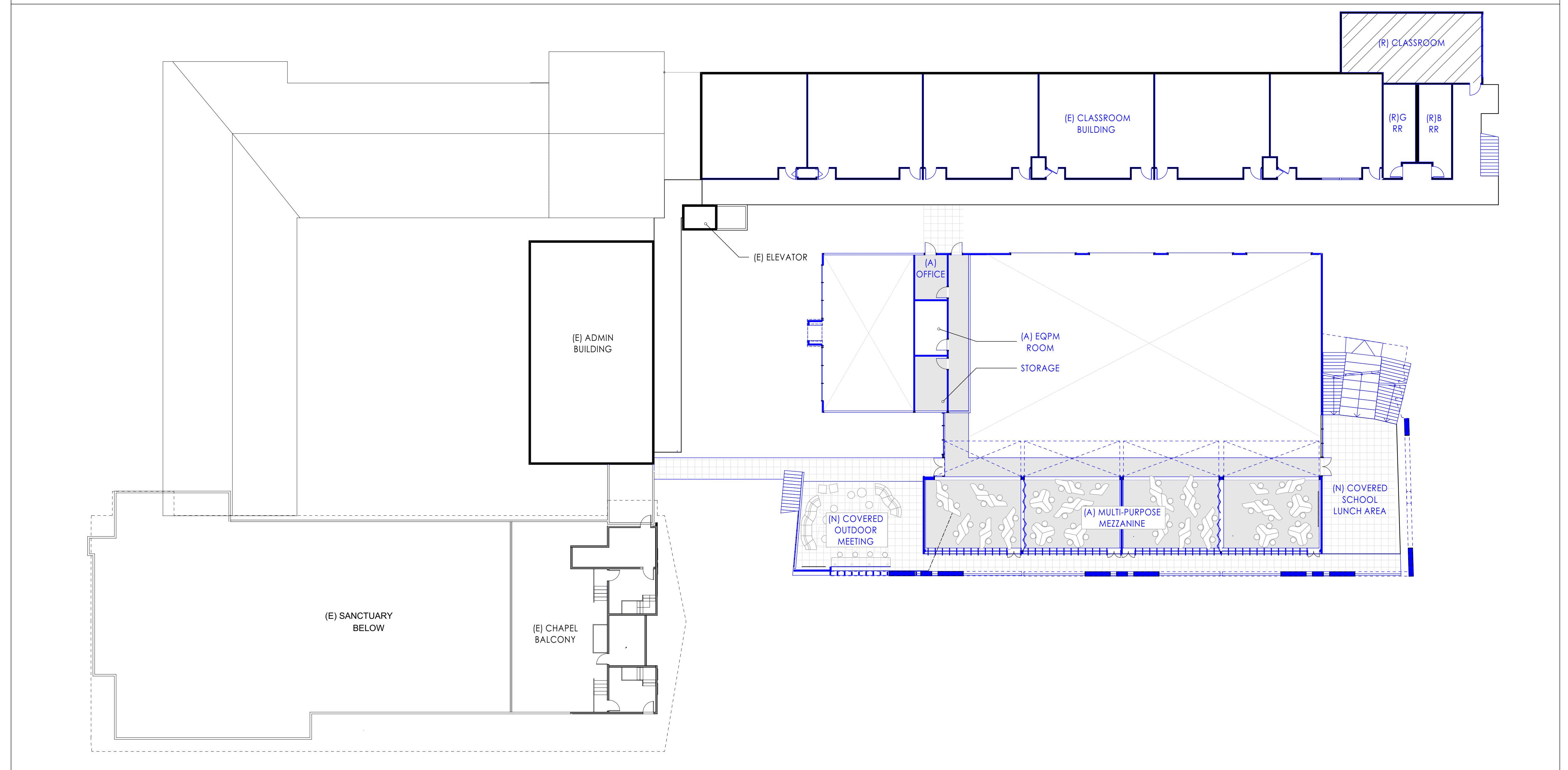
- (A) NEW BALCONY EXIT STAIR RELOCATION (OUTDOOR)
- (A) OUTDOOR LUNCH AREA RELOCATION
- (A) BRIDGE FROM MEZZANINE ADDITION TO ADMIN BLDG & ELEVATOR

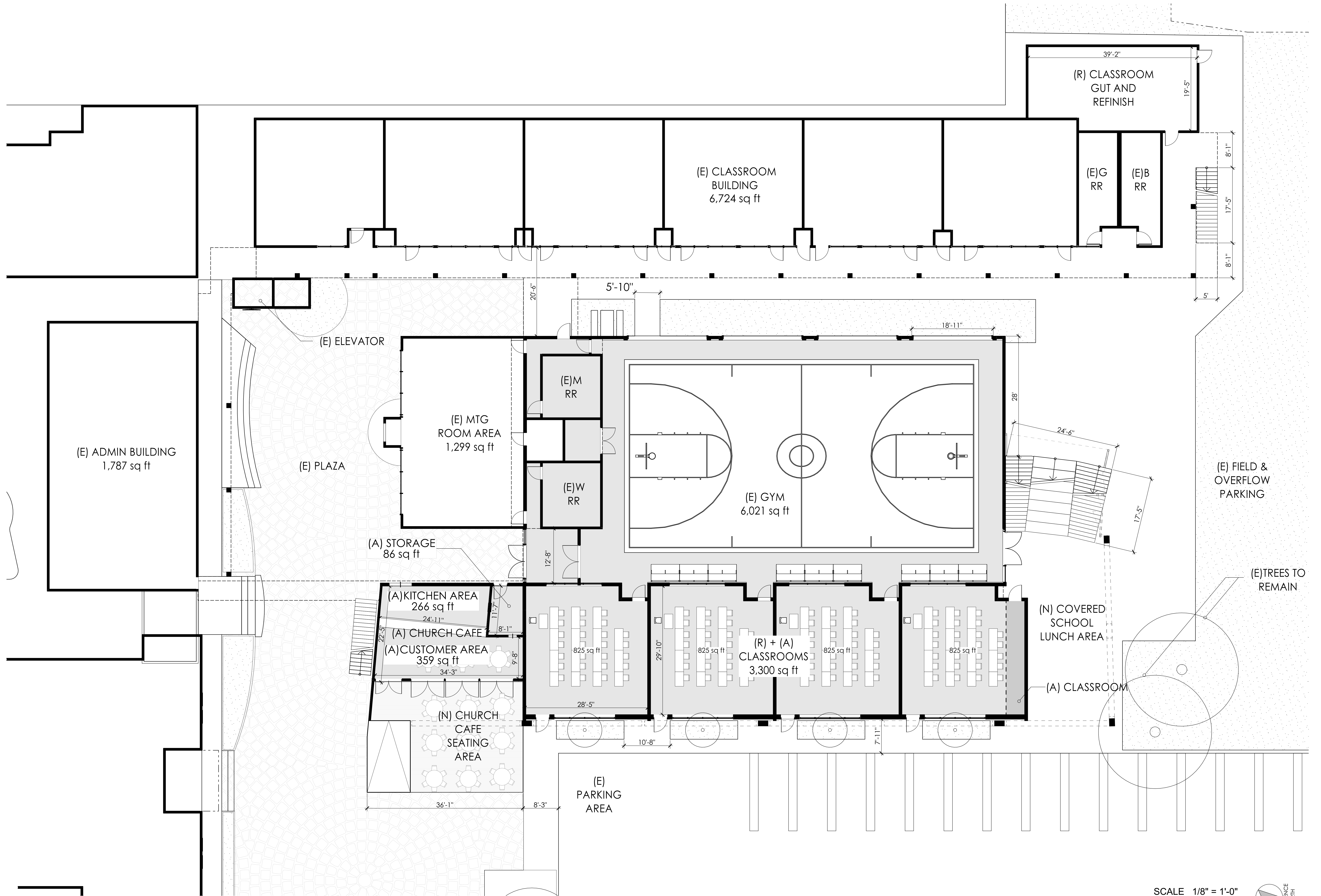
**ADDITIONS**

- (A) MULTI-PURPOSE MEZZANINE & EQUIPMENT PLATFORM ADDITION
- (A) CONSOLIDATE AND RELOCATE CAFE, KITCHEN AND OFFICE

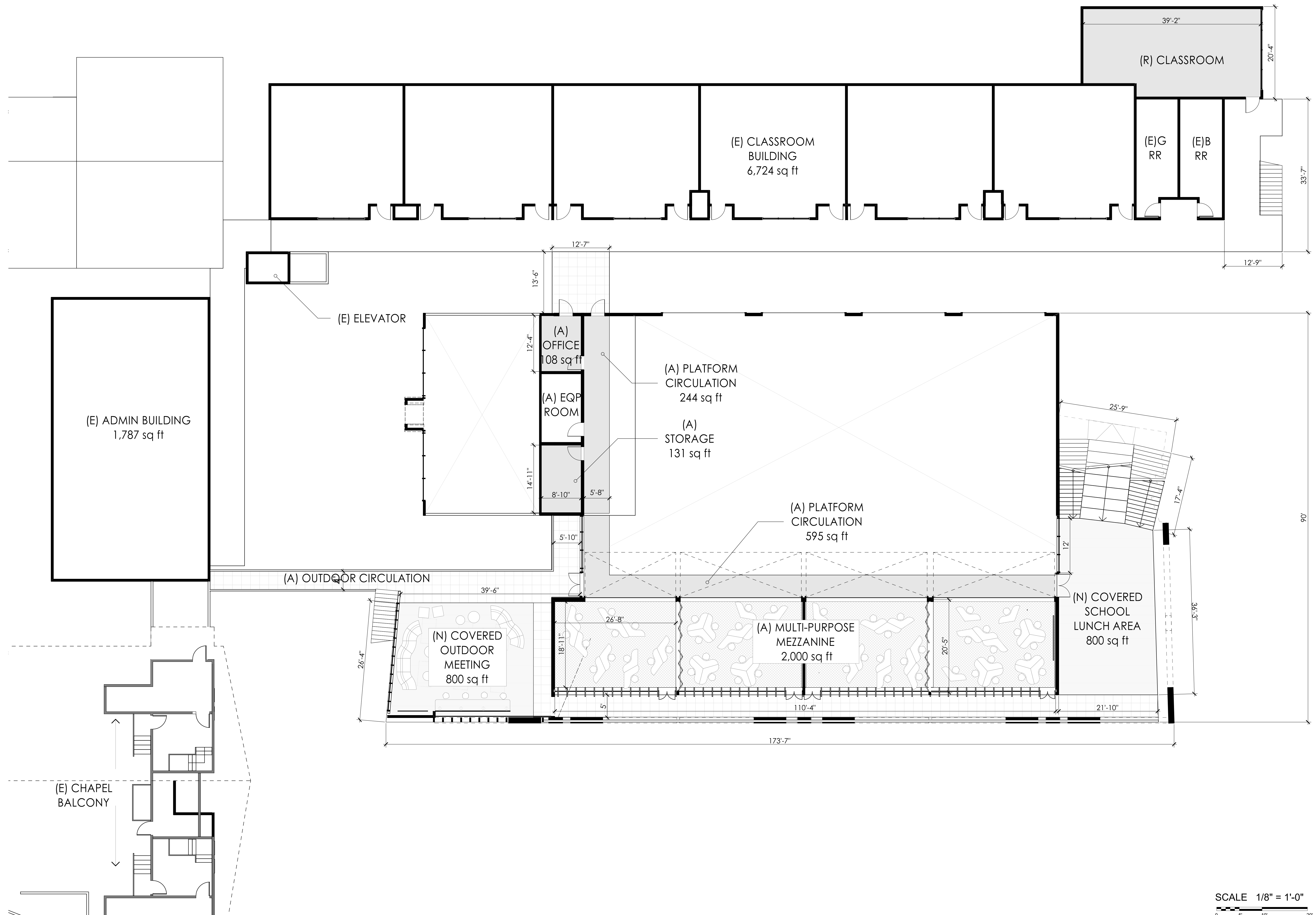
**REMODEL**

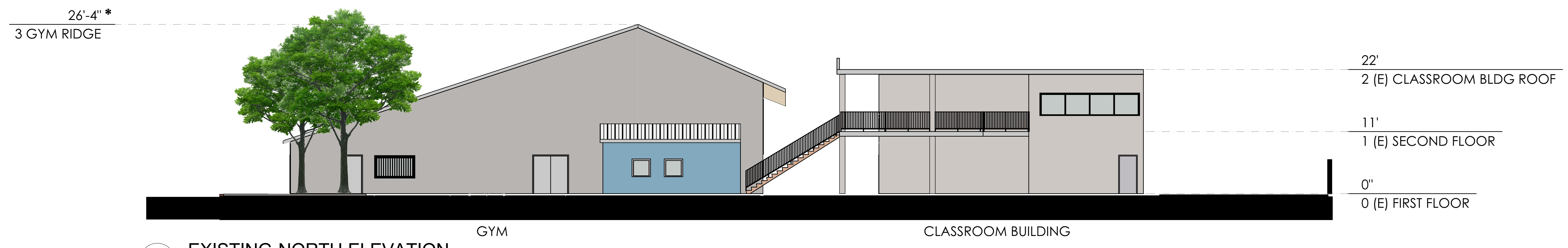
- (R) CLASSROOM MODERNIZATION



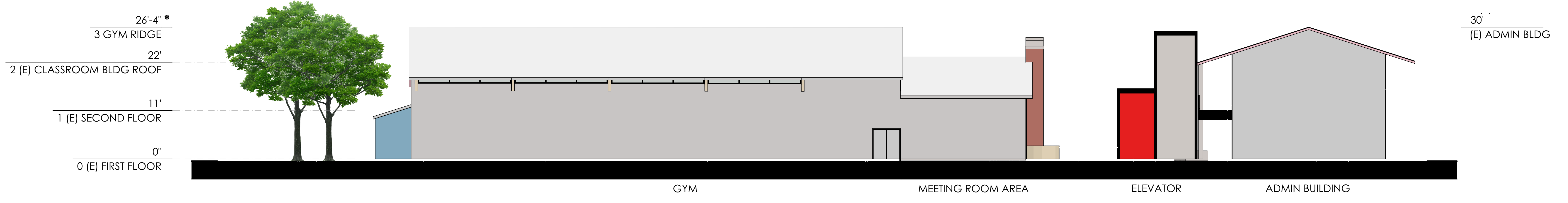


1.8 | ENLARGED 1ST FLOOR  
CHRIST LUTHERAN, COSTA MESA

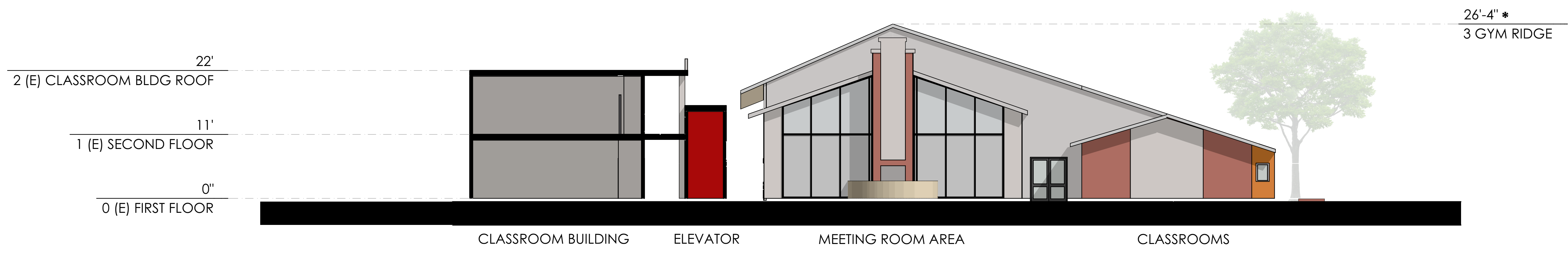




**4** EXISTING NORTH ELEVATION  
SCALE: 1" = 10'

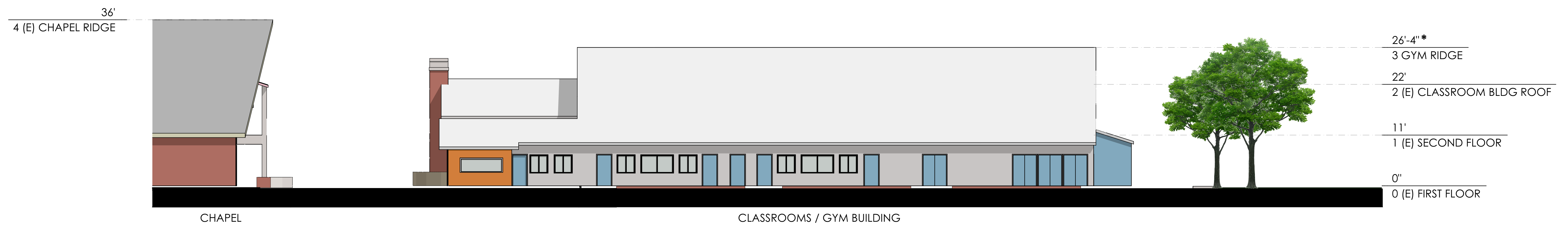


**1** EXISTING WEST ELEVATION  
SCALE: 1" = 10'

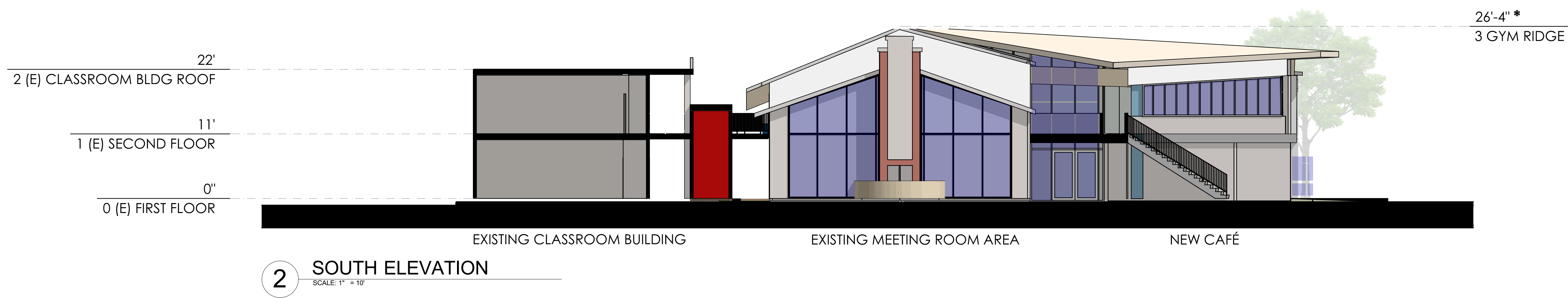
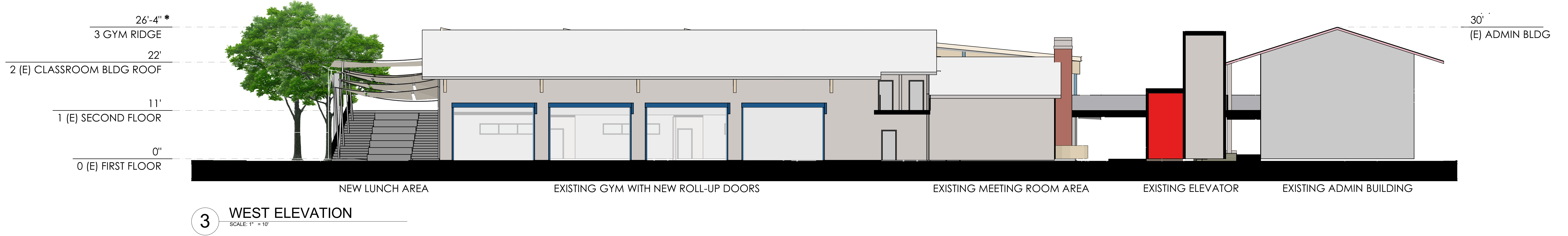
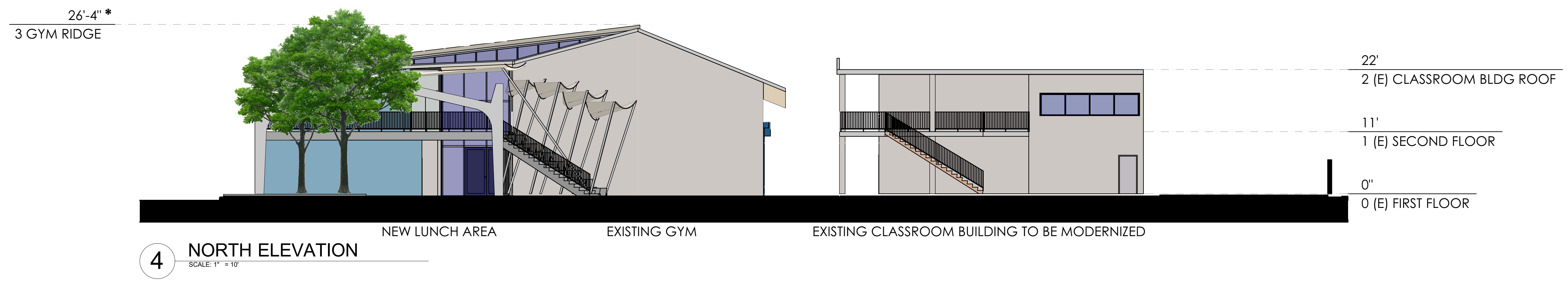


**2** EXISTING SOUTH ELEVATION  
SCALE: 1" = 10'

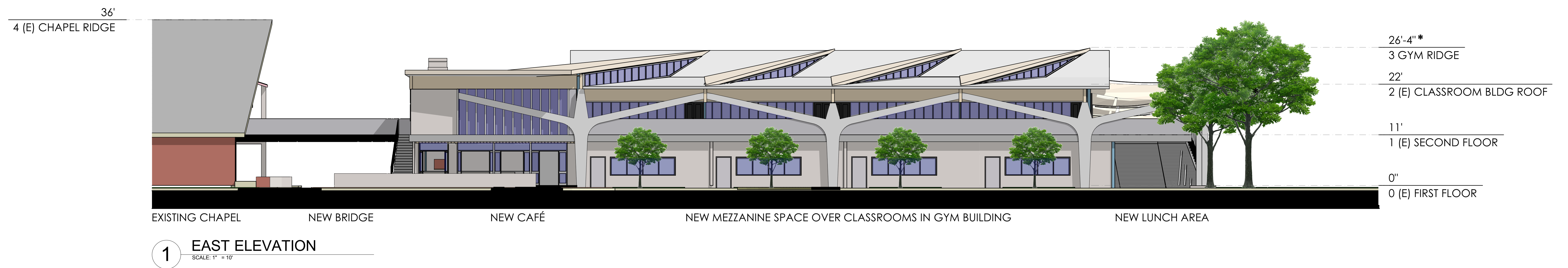
**\*NOTE:** ALL BUILDING ELEVATIONS ARE TAKEN FROM THEIR RESPECTIVE FINISH GRADES. THE GYM RIDGE HEIGHT WILL NOT CHANGE.



**1** EXISTING EAST ELEVATION  
SCALE: 1" = 10'



**\*NOTE:** ALL BUILDING ELEVATIONS ARE TAKEN FROM THEIR RESPECTIVE FINISH GRADES. THE GYM RIDGE HEIGHT WILL NOT CHANGE.



STR - 1



GL - 1



GL - 3



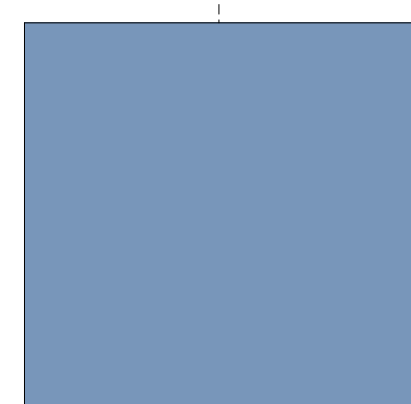
STR - 3



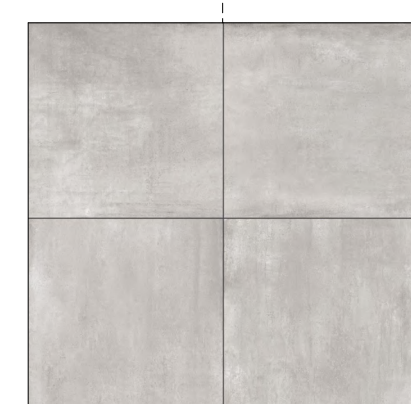
RF - 4



WF - 3



PT - 3



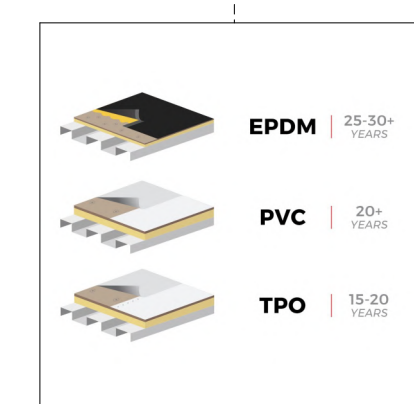
FLR - 1



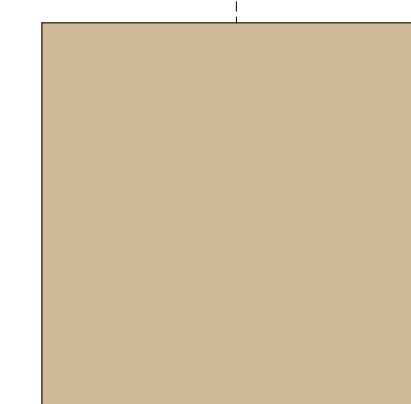
FLR - 2



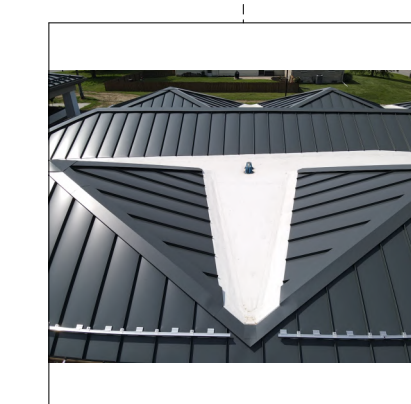
FLR - 3



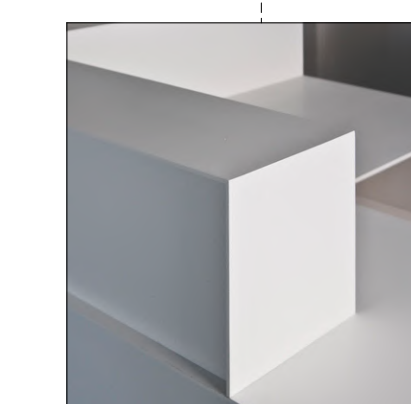
RF - 2



PT - 2



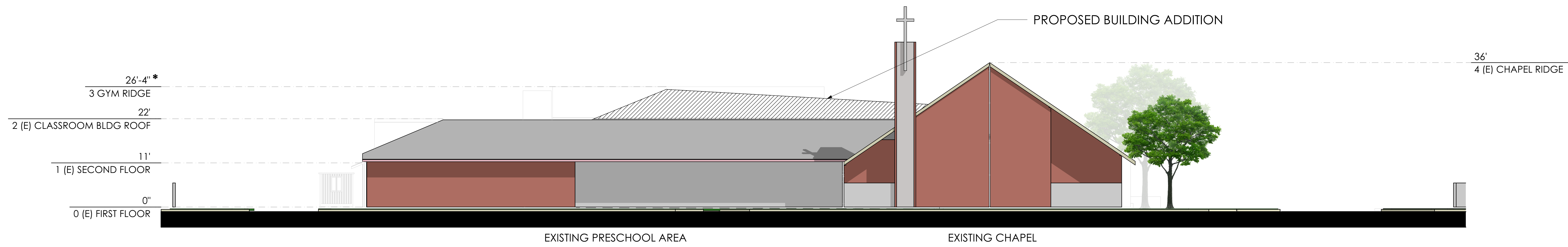
RF - 1



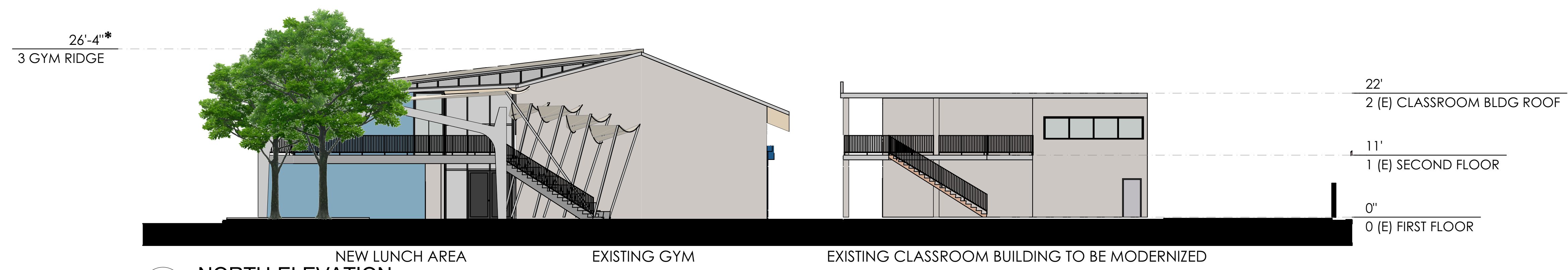
STR - 2

**LEGEND:**

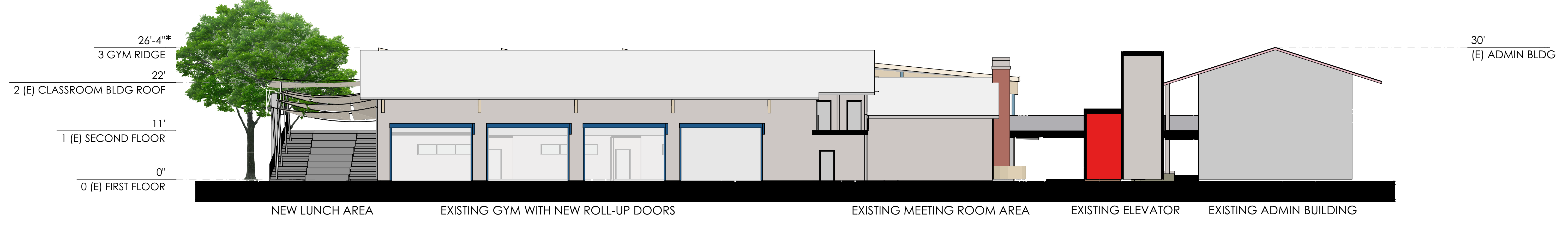
- CONC - 1 CAST-IN-PLACE CONC FLATWORK
- CONC - 2 PRE-CAST CONC FLATWORK
- CONC - 3 OUTER WALLS, MATTE, "SAND"
- FLR - 1 PRE-CAST CONCRETE TILE
- FLR - 2 PORCELAIN TILE PAVER
- FLR - 3 PORCELAIN TILE PAVER
- STR - 1 CLASS 'A' GLU-LAM
- STR - 2 POWDER COATED STL COMPLEX FORM
- STR - 3 POWDER COATED ALUM FINIS
- RF - 1 STANDING SEAM MTL ROOF
- RF - 2 ALT: PVC / TPO COOL ROOF
- RF - 3 ALT: ASPHALT TILE
- RF - 4 SAIL-CLOTH ANTICLASTIC SUNSHADE
- WF - 1 CEMENT PANEL SYSTEM
- WF - 2 BRICK / STONE VENEER
- WF - 3 ALT: SANDED STUCCO FINISH
- GL - 1 DUAL-PANE, LOW 'E', TEMPERED, MONOLITHIC
- GL - 2 DUAL-PANE, LOW 'E', TEMPERED, STOREFRONT
- GL - 3 SINGLE-PANE, TEMPERED, PATTERNED, LAMINATE
- PT - 1 EXTERIOR WHITE SEMI-GLOSS
- PT - 2 EXTERIOR BEIGE EGGSHELL
- PT - 3 EXTERIOR BLUE EGGSHELL



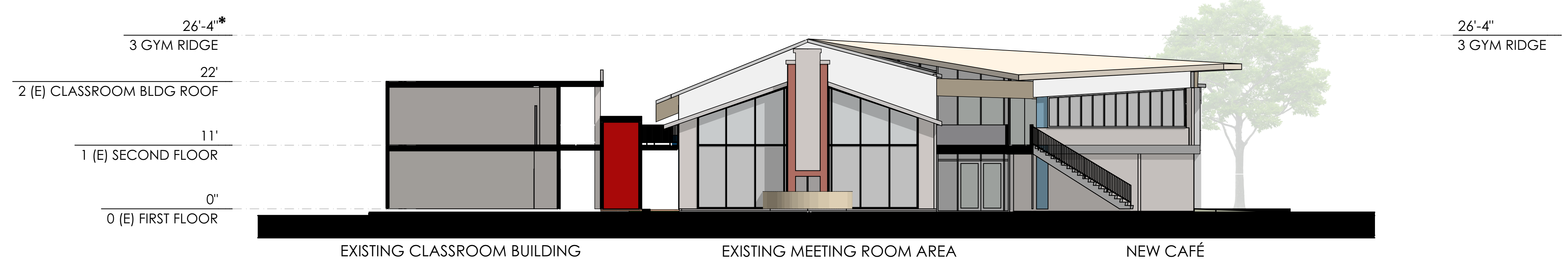
1 VICTORIA ST ELEVATION  
NOT TO SCALE



4 NORTH ELEVATION  
NOT TO SCALE

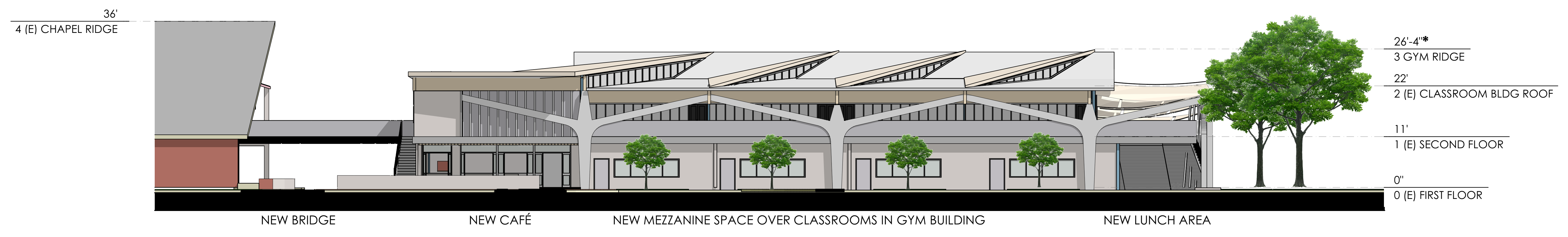


3 WEST ELEVATION  
NOT TO SCALE

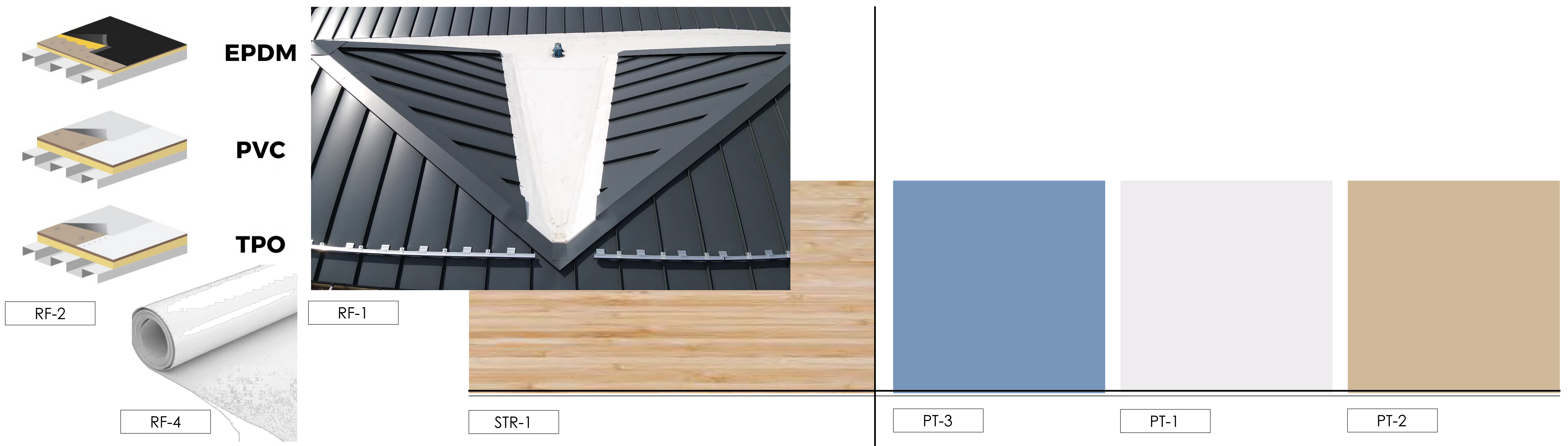


2 SOUTH ELEVATION  
NOT TO SCALE

**\*NOTE:** ALL BUILDING ELEVATIONS ARE TAKEN FROM THEIR RESPECTIVE FINISH GRADES. THE GYM RIDGE HEIGHT WILL NOT CHANGE.



1 EAST ELEVATION  
NOT TO SCALE



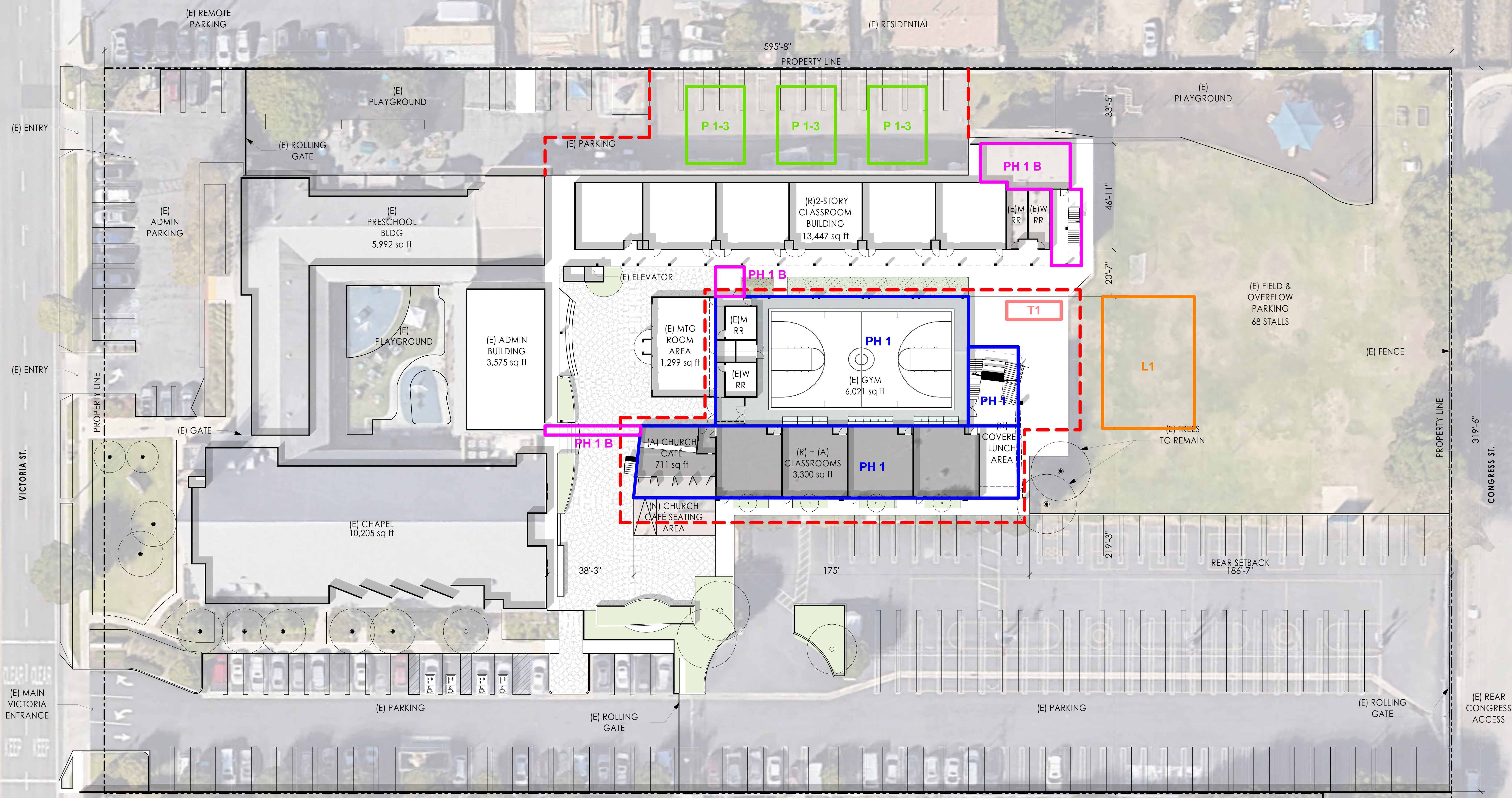
EXTERIOR FINISH SCHEDULE

	SYMBOL
CONCRETE	CONC-1
FLOOR	FLR-1 FLR-2 FLR-3
STRUCTURE	STR-1 STR-2 STR-3
ROOF	RF-1 RF-2 RF-3 RF-4
WALL	WF-1 WF-2 WF-3
GLASS	GL-1
PAINT	GL-3 PT-1 PT-2 PT-3



## EXTERIOR FINISH SCHEDULE

	Symbol	Description	Use
CONCRETE	CONC-1	Cast-in-place CONC flatwork	Broom finish site flatwork
	CONC-2	Pre-cast CONC flatwork	
	CONC-3	-	-
FLOOR	FLR-1	Pre-cast CONC tile	Elevated walkway
	FLR-2	Porcelain tile paver	Café finish surface
	FLR-3	Porcelain tile paver	Café finish surface
STRUCTURE	STR-1	Class 'A' Glu-lam	Gym/ long-span roof
	STR-2	Powder coated STL complex form	Complex vertical forms
	STR-3	Powder coated ALUM fins	Lightweight fins & posts
ROOF	RF-1	Standing seam MTL roof	Gym roof field
	RF-2	Alt: PVC/ TPO Cool Roof	Gym roof skylight
	RF-3	Alt: Asphalt tile	Gym roof alternate
	RF-4	Sail-cloth anticlastic sunshade	Lunch area roof
WALL	WF-1	Cement panel system	Gym and classroom wall
	WF-2	Brick/ stone veneer	Enhanced finish near chapel
	WF-3	Alt: Sanded stucco finish	Exterior wall alternate
GLASS	GL-1	Dual-pane, Low 'E', tempered, monolithic	
	GL-2	Dual-pane, Low 'E', tempered, storefront	System storefront
	GL-3	Single-pane, tempered, patterned laminate	Raised walkway railing
PAINT	PT-1	Exterior White semi-gloss	MTL trim & accents
	PT-2	Exterior Beige eggshell	Field color
	PT-3	Exterior Blue eggshell	Accent color



PHASE	
TRAILER	T1 = CONSTRUCTION TRAILER DELIVERED: JUNE 1, 2025
PHASE 1	PH1 START: JUNE 1, 2025 FINISH: DECEMBER 31, 2026
FENCE	FENCING START: JUNE 1, 2025 FINISH: DECEMBER 31, 2026
LUNCH AREA	L1 = TENTED LUNCH SHELTER START: JUNE 1, 2025 FINISH: DECEMBER 31, 2026
PORTABLE CLASSROOMS	P1-3 = PORTABLE CLASSROOM DELIVERED: JULY 1, 2025 REMOVED: DECEMBER 31, 2026
PHASE 1 B	PH1B = OUT OF SCHOOL START: JUNE 1, 2026 FINISH: AUGUST 31, 2026

