

GRACE CHRISTIAN FELLOWSHIP

3146 / 3152 RED HILL AVE
COSTA MESA, CA

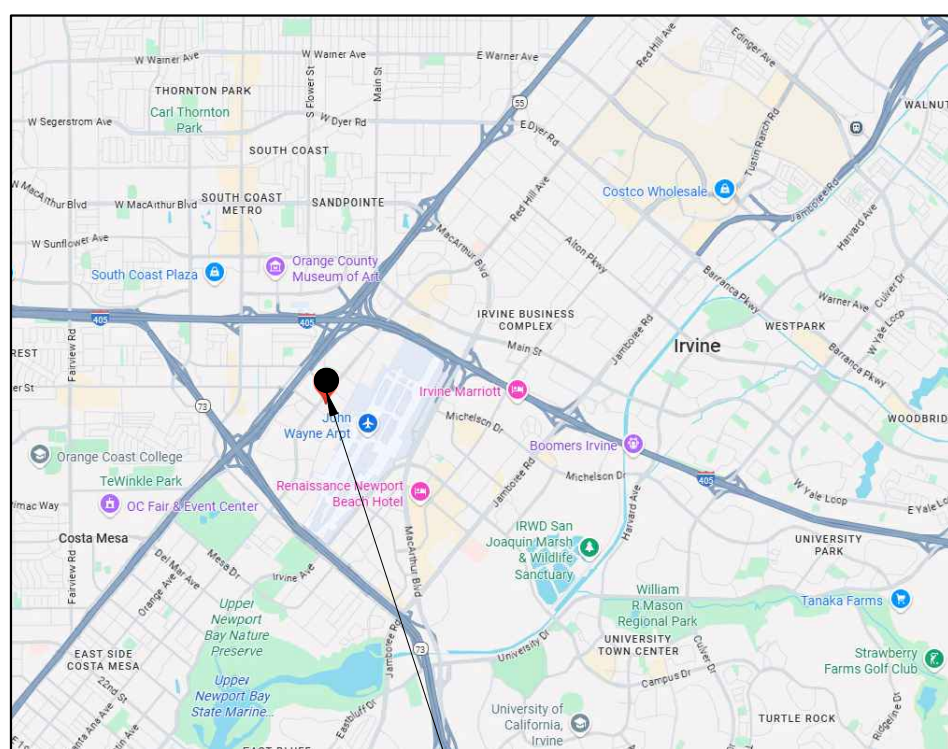
GENERAL NOTES

- GENERAL CONTRACTOR SHALL VISIT THE BUILDING SITE AND SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIALS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FOUND. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SHORING, EXCAVATIONS, TEMPORARY STRUCTURES AND PARTIALLY COMPLETED PORTIONS OF WORK TO ASSURE SAFE WORKING CONDITIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL STANDARDS AND TO APPLICABLE PROVISIONS IN THE LATEST EDITIONS OF CALIFORNIA BUILDING CODE, LOCAL ORDINANCES SUCH AS BUT NOT LIMITED TO CITY, COUNTY, FIRE AND ZONING CODES AND WITH THE BEST PRACTICES OF THE TRADE. GENERAL CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY CODE DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- GENERAL CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL THE PERMANENT BRACING HAS BEEN COMPLETELY INSTALLED AND SECURED AND THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING THE DESIGN LOADING. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
- ASBESTOS REMOVAL AND DISPOSAL WHERE REQUIRED SHALL BE PERFORMED BY FIRMS DULY LICENSED FOR SUCH WORK AND SHALL COMPLY WITH ALL APPLICABLE AGENCY REQUIREMENTS.
- THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
- AFTER INSTALLING THE INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION COMPLIES WITH THE REQUIREMENTS OF TITLE 24. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE AND WEIGHT PER SQUARE FOOT.
- ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
- PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT OF WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- Separate permit(s) are required for any work not specifically included with this permit application and may include but not be limited to any proposed accessory buildings, site work, landscaping, parking, outdoor lighting, patio covers, trash enclosures, fences, retaining walls, demolition, etc.
- Where fire-detection or alarm systems are provided for the building, the smoke detectors shall be supervised by such systems in an approved manner, and installed in accordance with NFPA 72 and the California Building and Fire Codes.

SYMBOLS

DETAIL REFERENCE		DETAIL REFERENCE
		SHEET NUMBER
ELEVATION REFERENCE		ELEVATION NUMBER
		SHEET NUMBER
SECTION REFERENCE		SECTION NUMBER
		SHEET NUMBER
REVISION REFERENCE		REVISION NUMBER
KEYNOTE REFERENCE		KEYNOTE NUMBER
WINDOW REFERENCE		WINDOW NUMBER
DOOR REFERENCE		DOOR NUMBER

VICINITY MAP



PROJECT
LOCATION

PLUMBING FIXTURES

2022 CPC TABLE 422.1 GROUP A3 - CHURCH (1F: 3152 RED HILL)					
Plumbing Fixture Occ Load Factor			Plumbing Fixture Occ Load		
Total Area	per Table 4	Occ Load			
6100	11	554.5	Males		299
Main Assembly			Females		299
485	11	44.1			
Stage					
TOTAL A3		598.6			
Water Closets		Water Closets	Water Closets		
Factor	Required	Provided			
3 per 201-400	3	3	Male		
6 per 201-400	6	6	Female		
Urinals	Urinals	Urinals			
Factor	Required	Provided			
3 per 201-400	3	3	Male		
Lavatory	Lavatories	Lavatories			
Factor	Required	Provided			
2 per 201-400	2	4	Male		
4 per 201-300	4	4	Female		
Drinking					
Fountains	Required	Provided			
1 per 150	1	2			
Service	Required	Provided			
Sinks	1	1			

2022 CPC TABLE 422.1 3146 RED HILL BOTH FLOORS					
Note: Actual Building Occupancy is A3. Per CPC Table 4-1 the nearest equivalent occupancy based on the actual use is E for determining fixtures					
Plumbing Fixture Occ Load Factor			Plumbing Fixture Occ Load		
Total Area	per Table 4-1	Occ Load			
15,194	30	506.47	Males		253
			Females		253
Water Closets		Water Closets	Water Closets		
Factor	Required	Provided			
1 per 50	5.06	1	Male		
1 per 30	8.44	2	Female		
Urinals	Urinals	Urinals			
Factor	Required	Provided			
1 per 100	2.53	1	Male		
Lavatory	Lavatories	Lavatories			
Factor	Required	Provided			
1 per 40	5.06	1	Male		
1 per 40	5.06	1	Female		

2022 CPC TABLE 422.1 GROUP B - OFFICES (2F: 3152 REDHILL)					
Plumbing Fixture Occ Load Factor			Plumbing Fixture Occ Load		
Total Area	per Table 4	Occ Load			
9850	150	65.7	Males		33
Main Assembly			Females		33
TOTAL A3		65.7			
Water Closets		Water Closets	Water Closets		
Factor	Required	Provided			
1 per 1-50	1	1	Male		
3 per 31-50	3	3	Female		
Urinals	Urinals	Urinals			
Factor	Required	Provided			
1 per 1-100	1	1	Male		
Lavatory	Lavatories	Lavatories			
Factor	Required	Provided			
1 per 1-75	1	2	Male		
1 per 1-50	1	2	Female		
Drinking					
Fountains	Required	Provided			
1 per 150	1	2			
Service	Required	Provided			
Sinks	1	1			

PROJECT DATA

APPLICANT: GRACE FELLOWSHIP CHURCH
3170 Red Hill Ave, Costa Mesa, CA 92626
(714) 549-8599

PROJECT ADDRESS: 3146 & 3152 RED HILL AVE

APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA UNIFORM ADMINISTRATIVE CODE
2022 CALIFORNIA FIRE CODE

OCCUPANCY GROUP: A-3
No. OF STORIES: 2 STORIES
CONSTRUCTION TYPE: TYPE V-B, SPRINKLERED
SCOPE OF WORK:
1. TENANT IMPROVEMENT TO CONVERT EXISTING OFFICES (B) TO CHURCH (A-3)
2. SEISMIC RETROFIT
3. NEW FIRE SPRINKLERS (DEFERRED SUBMITTAL)

3146 RED HILL AVE BUILDING AREA TOTALS:	
(E) 1ST FLOOR CONDITIONED SPACE:	10,980 SF
(N) 1ST FLOOR CONDITIONED SPACE:	135 SF
(E) 2ND FLOOR CONDITIONED SPACE:	10,840 SF
(N) 2ND FLOOR CONDITIONED SPACE:	60 SF
TOTAL CONDITIONED SPACE:	22,015 SF

3152 RED HILL AVE BUILDING AREA TOTALS:	
(E) 1ST FLOOR CONDITIONED SPACE:	10,980 SF
(N) 1ST FLOOR CONDITIONED SPACE:	135 SF
(E) 2ND FLOOR CONDITIONED SPACE:	10,840 SF
(N) 2ND FLOOR CONDITIONED SPACE:	60 SF
TOTAL CONDITIONED SPACE:	22,015 SF

3146 RED HILL AVE - OCCUPANCY ANALYSIS			
NAME	AREA	EXIST. OCCUPANCY	PROPOSED OCCUPANCY
(E) 1ST FLOOR	10,980 SF	B	A3
(N) 1ST FLOOR	135 SF	-	A3
(E) 2ND FLOOR	10,840 SF	B	A3
(N) 2ND FLOOR	60 SF	-	A3

3152 RED HILL AVE - OCCUPANCY ANALYSIS			
NAME	AREA	EXIST. OCCUPANCY	PROPOSED OCCUPANCY
(E) 1ST FLOOR	10,980 SF	B	A3
(N) 1ST FLOOR	135 SF	-	A3
(E) 2ND FLOOR	10,840 SF	B	A3
(N) 2ND FLOOR	60 SF	-	A3

3146 RED HILL AVE - OCCUPANCY ANALYSIS - 1st & 2nd FLOORS 3152 RED HILL AVE - OCCUPANCY ANALYSIS - 1st & 2nd FLOORS		
A-3 OCCUPANCY TYPE V-B CONSTRUCTION NO ALLOWABLE AREA INCREASE DUE TO FRONTAGE IS NECESSARY		
TYPE V-B (SPRINKLERED)	ALLOWABLE	PROPOSED
HEIGHT PER CBC TABLE 504.3	60'	28'
STORIES PER CBC TABLE 504.4	2	2
AREA PER STORY CBC TABLE 506.2	18,000 S.F.	11,115 S.F. (1F: 3146 RED HILL) 10,900 S.F. (2F: 3146 RED HILL) 11,115 S.F. (1F: 3152 RED HILL) 10,900 S.F. (2F: 3152 RED HILL)

FIRE DEPT. NOTES:

- The proposed Church facility is not a day-care or school. The classrooms are only used for the time when the parents are in church service. The children are supervised and receive religious education during church services. The classrooms are only accessory to the main Sanctuary which is the main religious worship room. There is no intention of opening a school or day care. Both buildings have been classified A3 per the CBC:

CBC 305.1.1 Accessory to Places of Religious Worship Religious educational rooms and religious auditoriums, which are accessory to places of religious worship in accordance with Section 303.1.4 and have occupant loads of less than 100 per room or space, shall be classified as Group A-3 occupancies.

- This building will be required to maintain an Annual Operational Assembly Permit through Costa Mesa Fire & Rescue due to the occupancy exceeding 49 persons per 2022 CFC 105.5 and 1055.5.39.

SITE AERIAL



PROJECT
LOCATION



PROJECT TEAM

PROJECT ARCHITECT:
MARS HILL STUDIO, INC.
ANTHONY P. MASSARO
2533 GREENBRIAR LANE
COSTA MESA, CA 92626
P: (949)294-4026

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A-2.2.1 3146 RED HILL 2ND FLOOR PLAN
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A-3.2 EXTERIOR ELEVATIONS
A-3.3 EXTERIOR ELEVATIONS

MARS HILL
ARCHITECTURE
PLANNING studio

MARS HILL STUDIO, INC.
2533 Greenbriar Lane
Costa Mesa, CA 92626
(949) 294-4026 Phone
marshillstudio.com



DATE OF SIGNING:
*

Revisions

GRACE FELLOWSHIP CHURCH

3146 & 3152 RED HILL AVE
COSTA MESA, CA

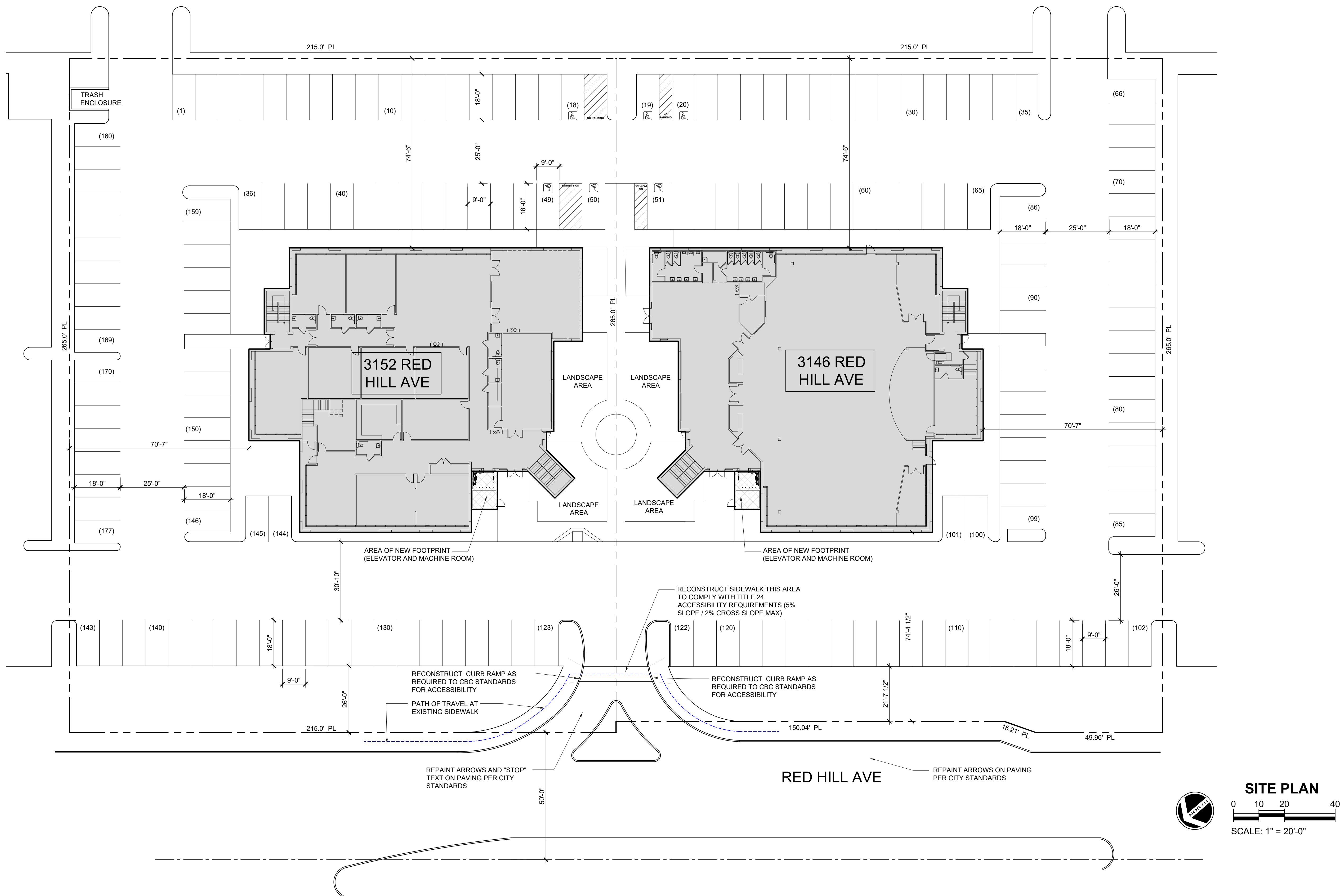
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Issue Date 11/04/25

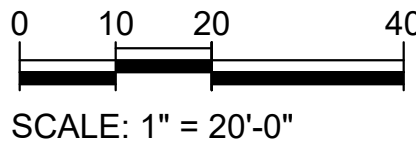
Title
TITLE SHEET
& SITE
KEY PLAN

Sheet No.

A-0.1



SITE PLAN



3146 RED HILL AVE - OCCUPANCY ANALYSIS - 1st & 2nd FLOORS		
3152 RED HILL AVE - OCCUPANCY ANALYSIS - 1st & 2nd FLOORS		
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NAME	AREA	EXIST. OCCUPANCY	PROPOSED OCCUPANCY
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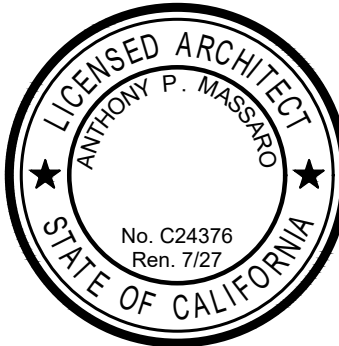
PROJECT DATA:

APPLICANT: GRACE FELLOWSHIP CHURCH
3170 Red Hill Ave, Costa Mesa, CA 92626
(714) 549-8599

PROJECT ADDRESS: 3146 & 3152 RED HILL AVE

APPLICABLE CODES:
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OCCUPANCY GROUP: A-3
No. OF STORIES: 2 STORIES
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3. NEW FIRE SPRINKLERS (DEFERRED SUBMITTAL)



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GRACE FELLOWSHIP CHURCH

3146 & 3152 RED HILL AVE
COSTA MESA, CA

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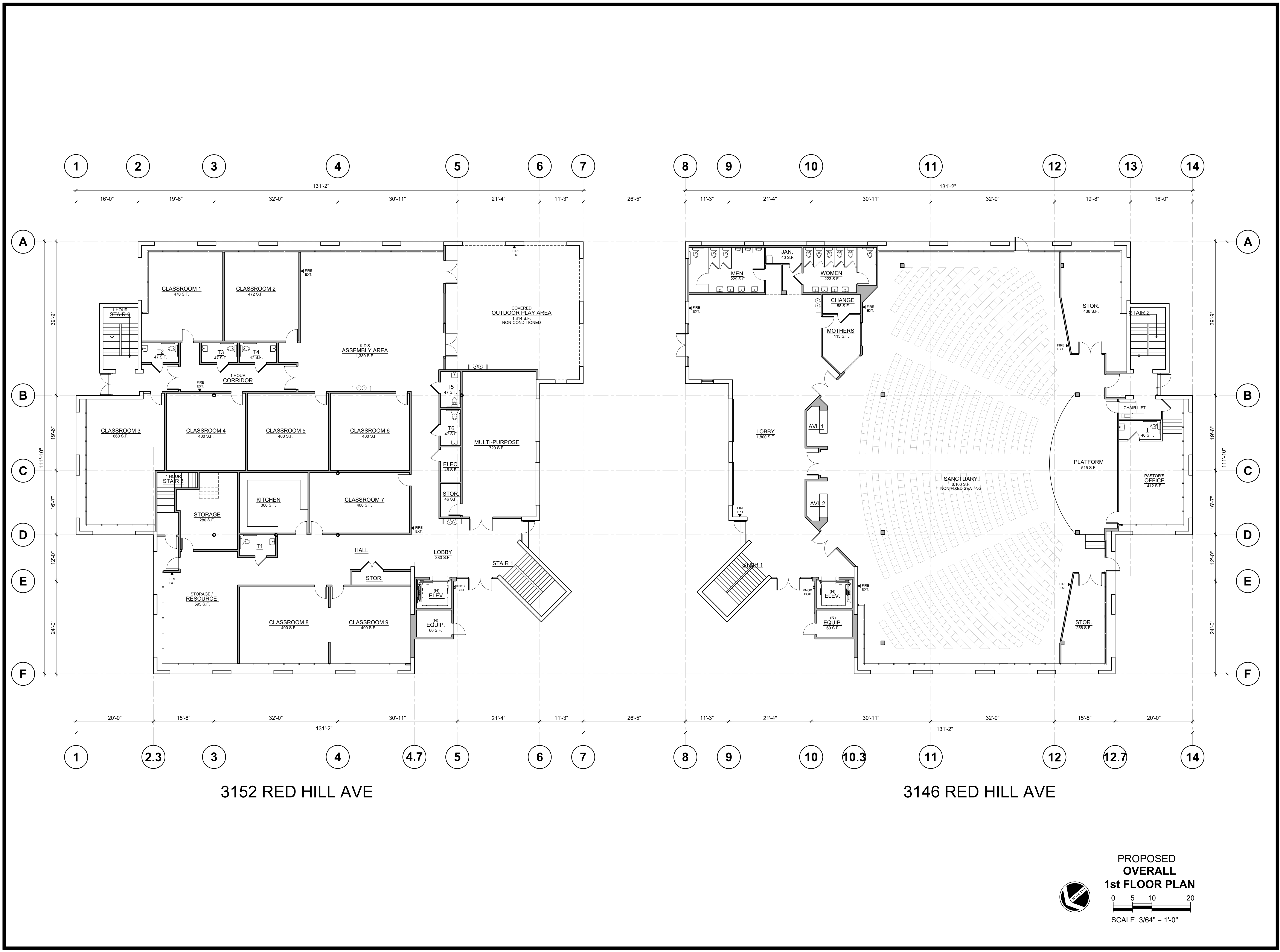
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Title

SITE PLAN

Sheet No.

A-1.1



MARS HILL studio
ARCHITECTURE
PLANNING
MARS HILL STUDIO, INC.
2533 Greenbriar Lane
Costa Mesa, CA 92625
(949) 294-4026 Phone
marshillstudio.com

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GRACE FELLOWSHIP CHURCH

3146 & 3152 RED HILL AVE

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SUBMITTAL 3

Issue Date 11/04/25

Title 1ST FLOOR OVERALL FLOOR PLAN

Sheet No. A-2.0.1



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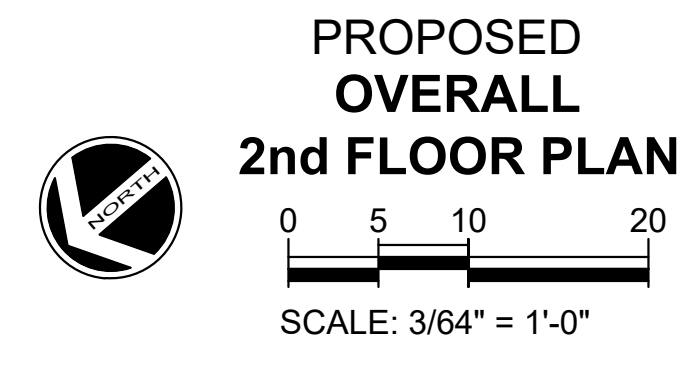
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3146 & 3152 RED HILL AVE
COSTA MESA, CA

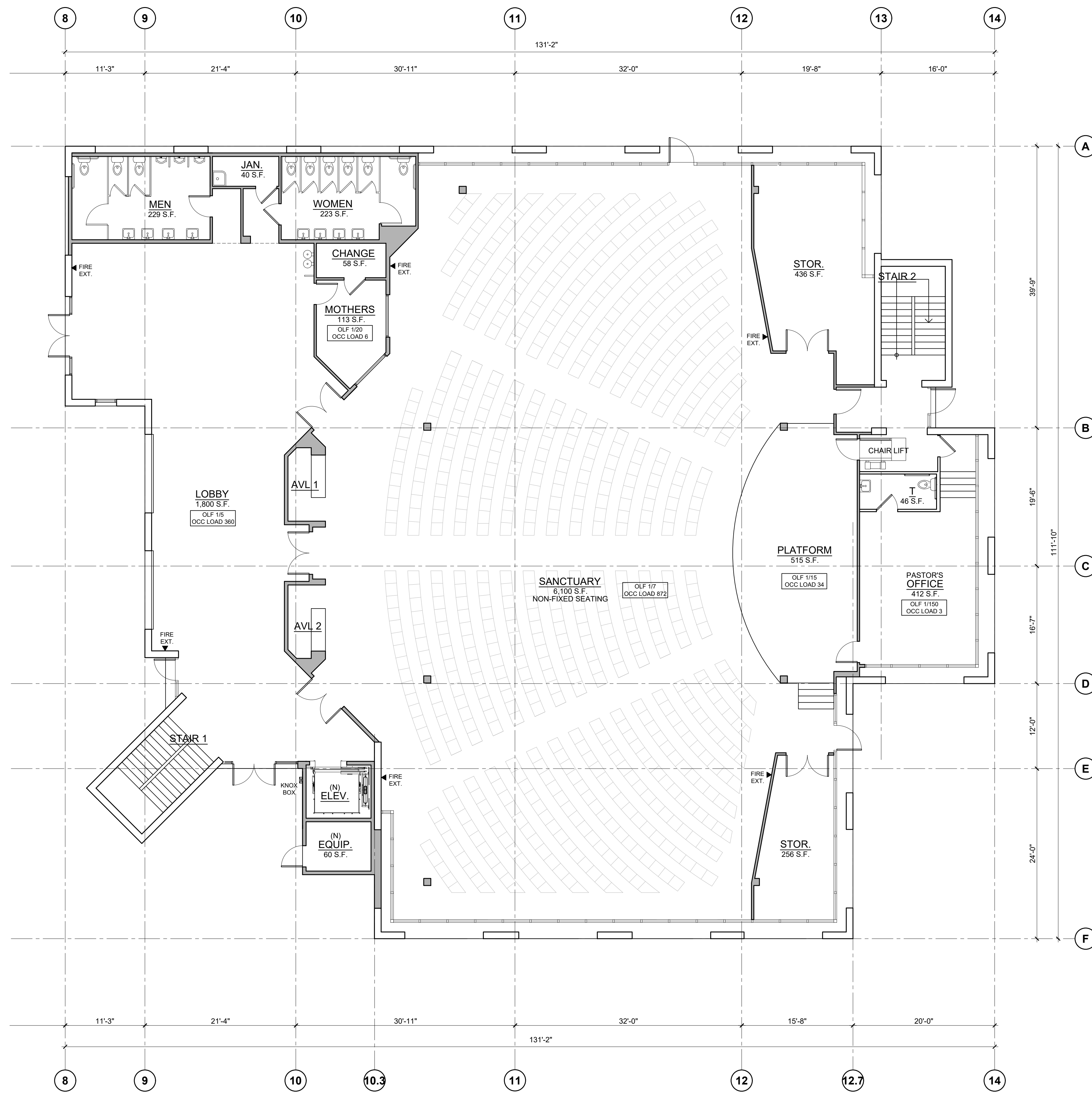
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Issue Date 11/04/25

Title
2ND FLOOR
OVERALL
FLOOR PLAN

Sheet No.
A-2.0.2





3146 RED HILL AVE



PROPOSED
3146 RED HILL
1ST FLOOR PLAN

0 4 8 16

SCALE: 1/8" = 1'-0"

MARS HILL
ARCHITECTURE
PLANNING

studio

MARS HILL STUDIO, INC.
2533 Greenbriar Lane
Costa Mesa, CA 92625
(949) 294-4026 Phone
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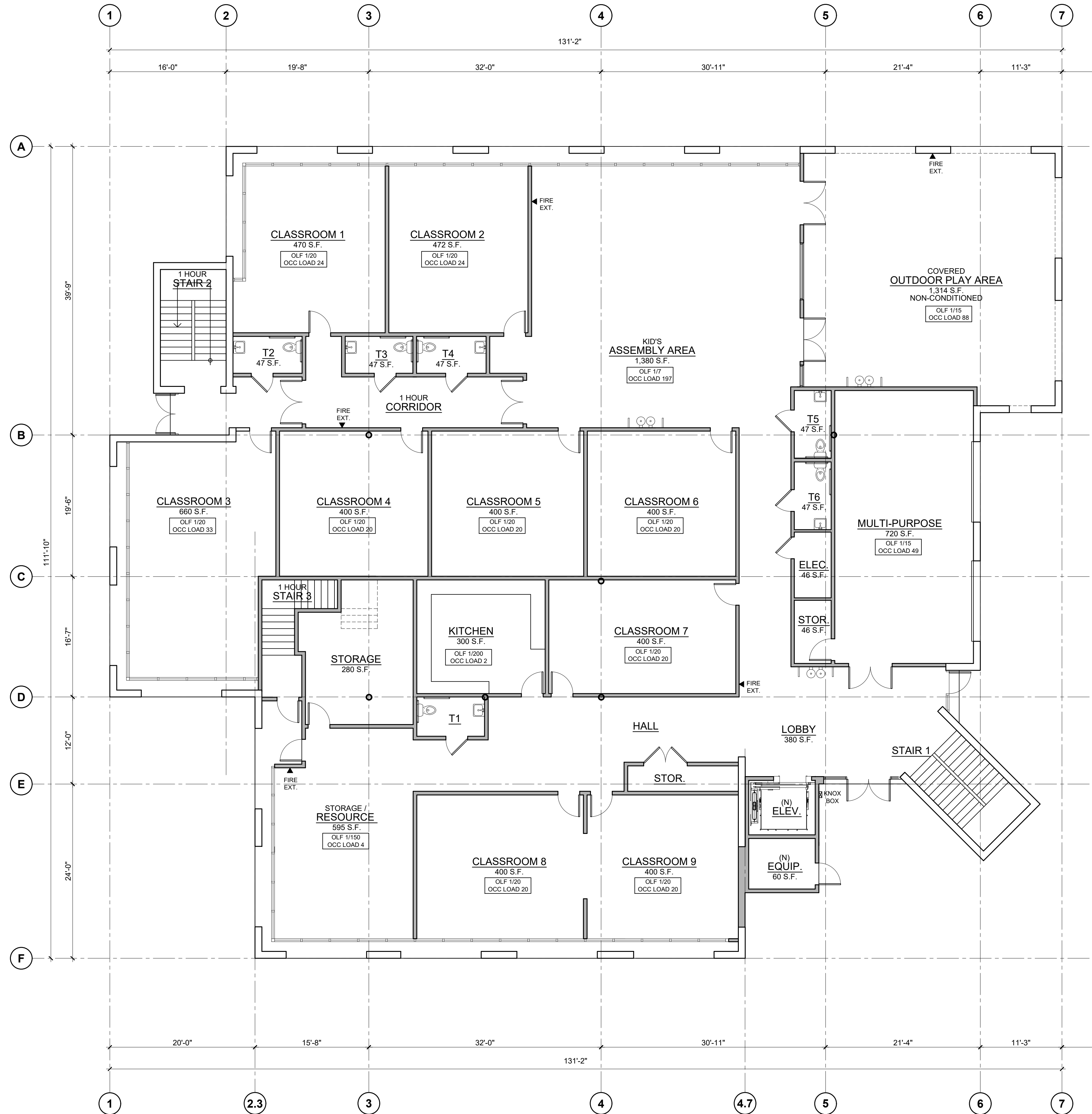
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COSTA MESA, CA

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Issue Date 11/04/25

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3146 RED HILL
1ST FLOOR
PLAN

Sheet No.
A-2.1.1



3152 RED HILL AVE



PROPOSED
3152 RED HILL
1ST FLOOR PLAN

0 4 8 16

SCALE: 1/8" = 1'-0"

Revisions

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COSTA MESA, CA

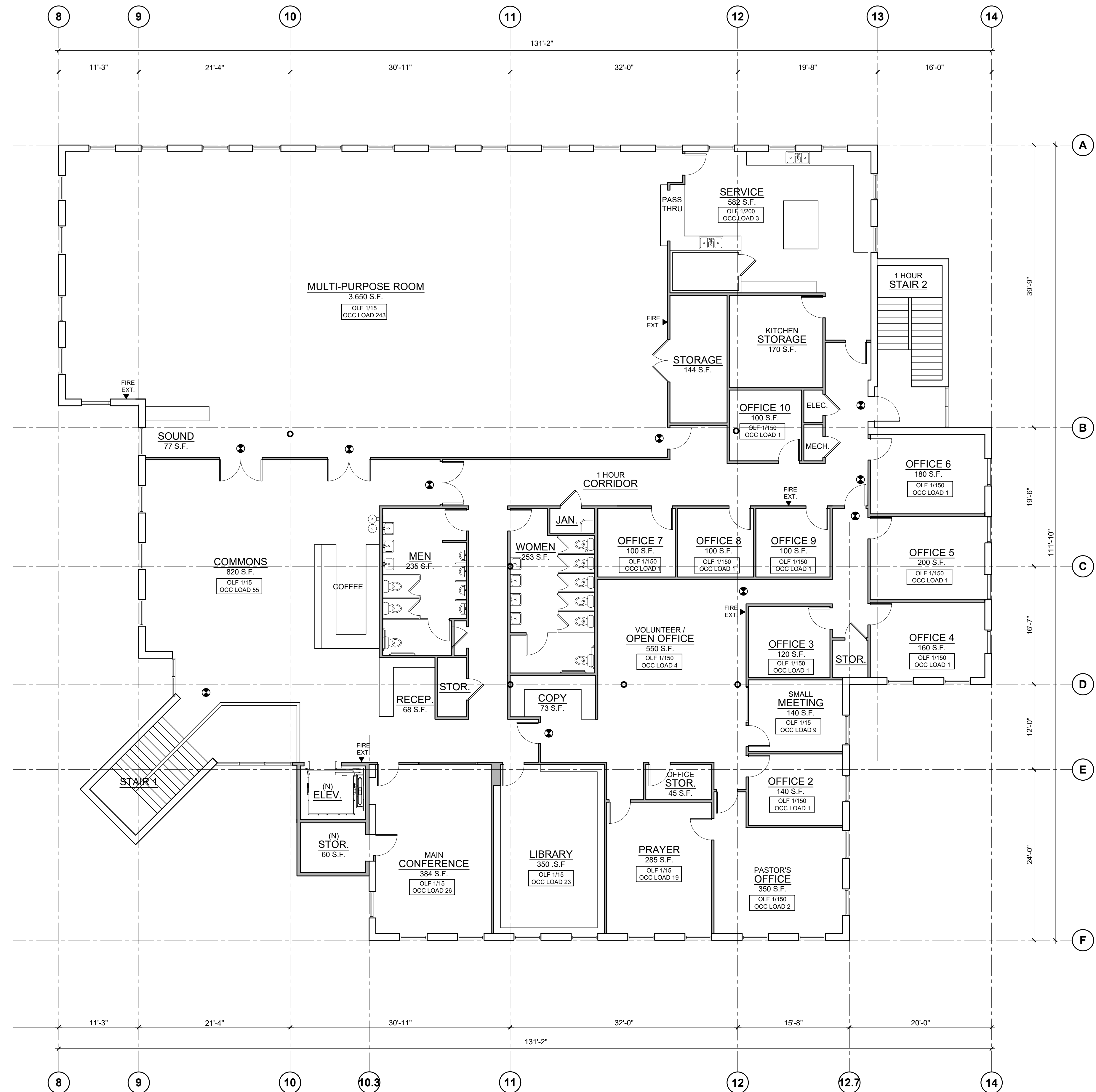
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Title
3152 RED HILL
1ST FLOOR
PLAN

Sheet No.

A-2.1.2



3146 RED HILL AVE



PROPOSED
3146 RED HILL
2ND FLOOR PLAN

0 4 8 16

SCALE: 1/8" = 1'-0"

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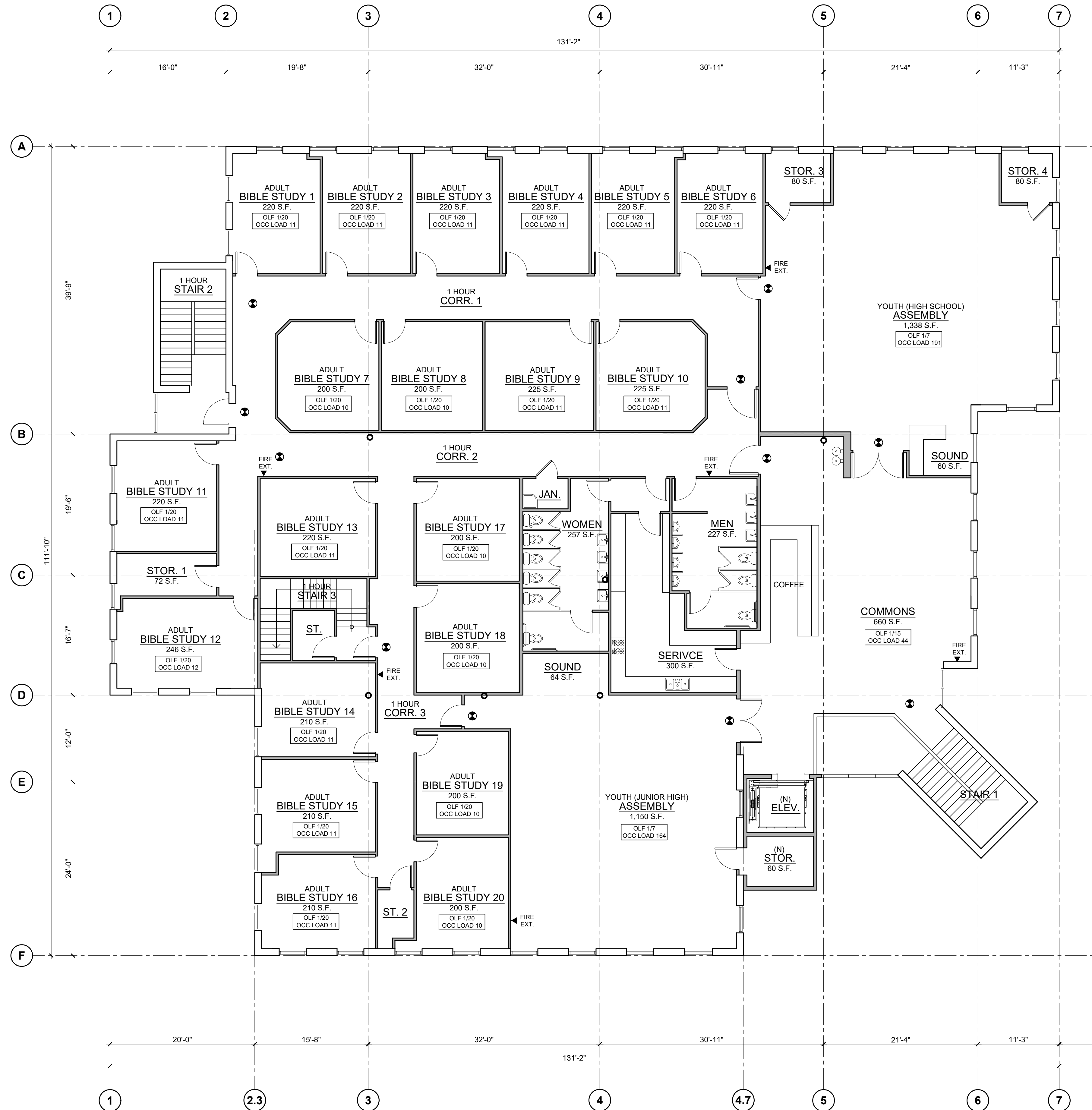
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SUBMITTAL 3

Issue Date 11/04/25

Title
3146 RED HILL
2ND FLOOR
PLAN

Sheet No.
A-2.2.1



3152 RED HILL AVE



PROPOSED
3152 RED HILL
2ND FLOOR PLAN
0 4 8 16
SCALE: 1/8" = 1'-0"

Revisions

GRACE FELLOWSHIP CHURCH
3146 & 3152 RED HILL AVE
COSTA MESA, CA

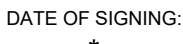
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Issue Date 11/04/25

Title
3152 RED HILL
2ND FLOOR
PLAN

Sheet No.

A-2.2.2



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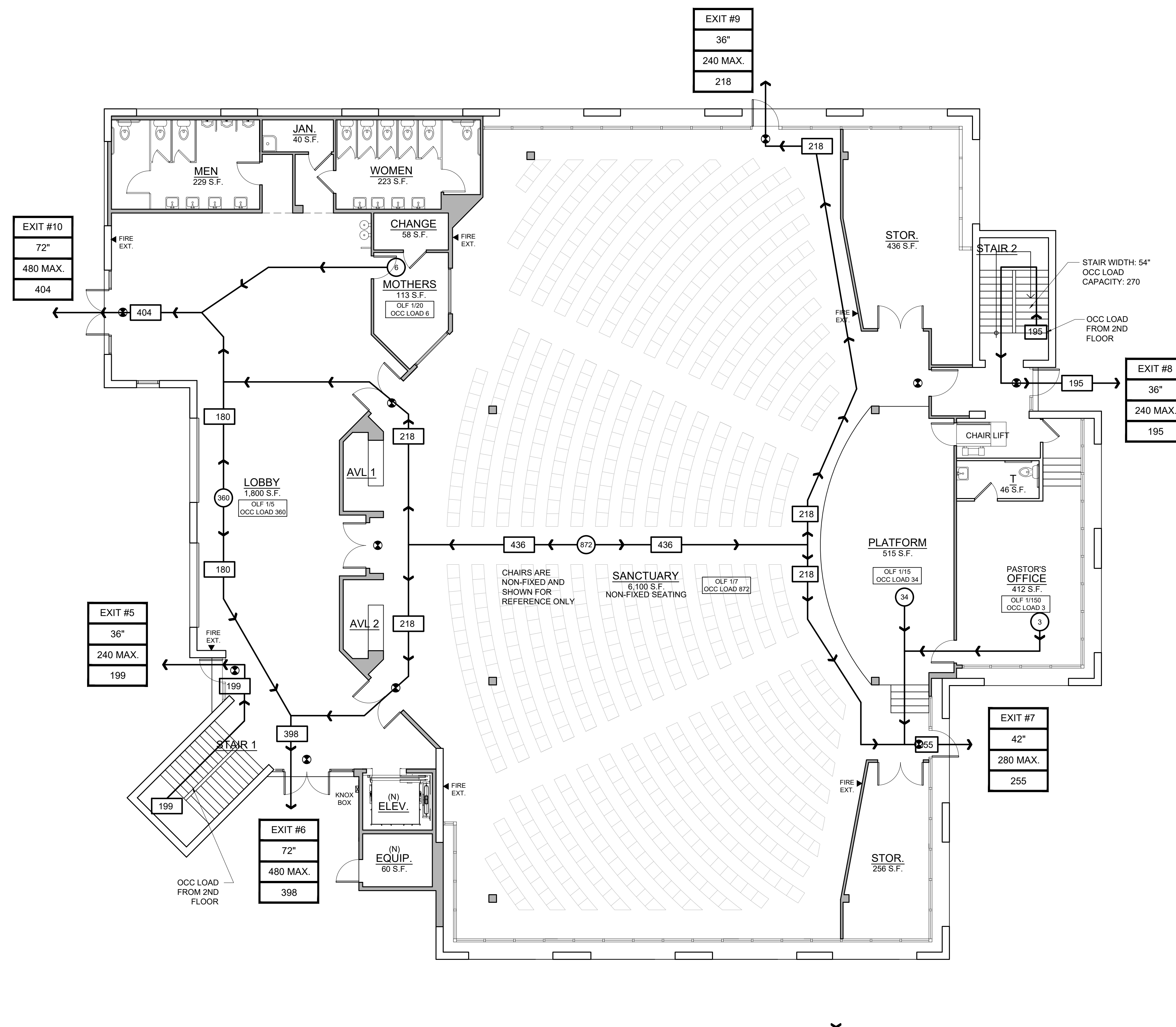
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SUBMITTAL 3

Issue Date	11/04/25
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Title
3146 RED HILL
1ST FLOOR
EGRESS PLAN

Sheet No.

A-2.3.1



DOORS:

The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant.

Exceptions:

For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inch (3.8 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

STAIRS:

The capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant.

Exceptions:

For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by each stairway by a means of **egress capacity factor of 0.2 inch (5.1 mm) per occupant** in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

LEGEND

EXIT# X	EXIT NUMBER
X	EXIT WIDTH (INCHES)
X	EXIT CAPACITY
X	ACTUAL USE
	EXIT SIGN
	ROOM OCCUPANT LOAD
	CUMULATIVE LOAD
	DIRECTION OF TRAVEL



3146 RED HILL 1ST FLOOR EGRESS PLAN

0 4 8 16

SCALE: 1/8" = 1'-0"



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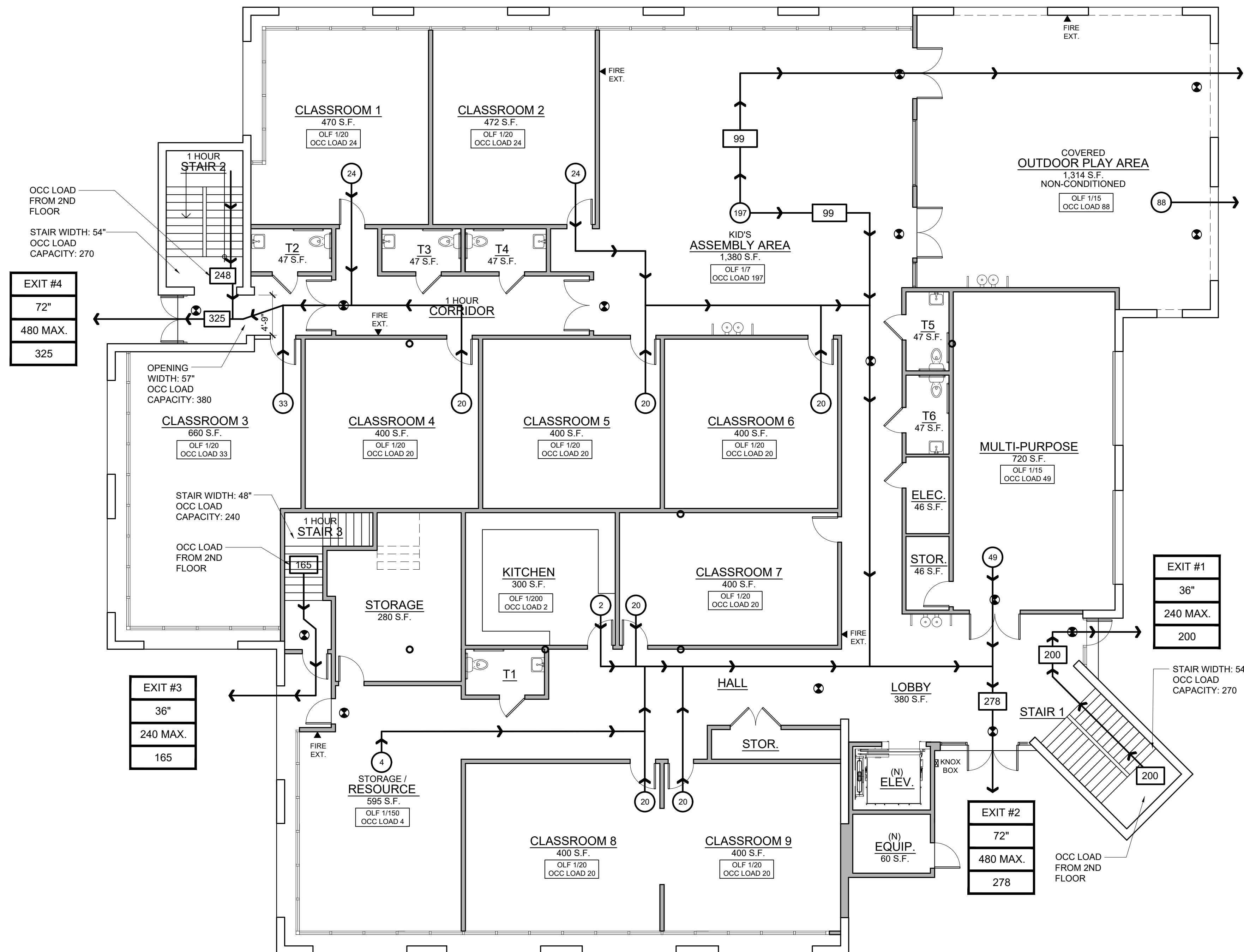
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3152 RED HILL
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EGRESS PLAN

Sheet No.

A-2.3.2



DOORS:

The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant.

Exceptions:

For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inch (3.8 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

STAIRS:

The capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant.

Exceptions:

For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

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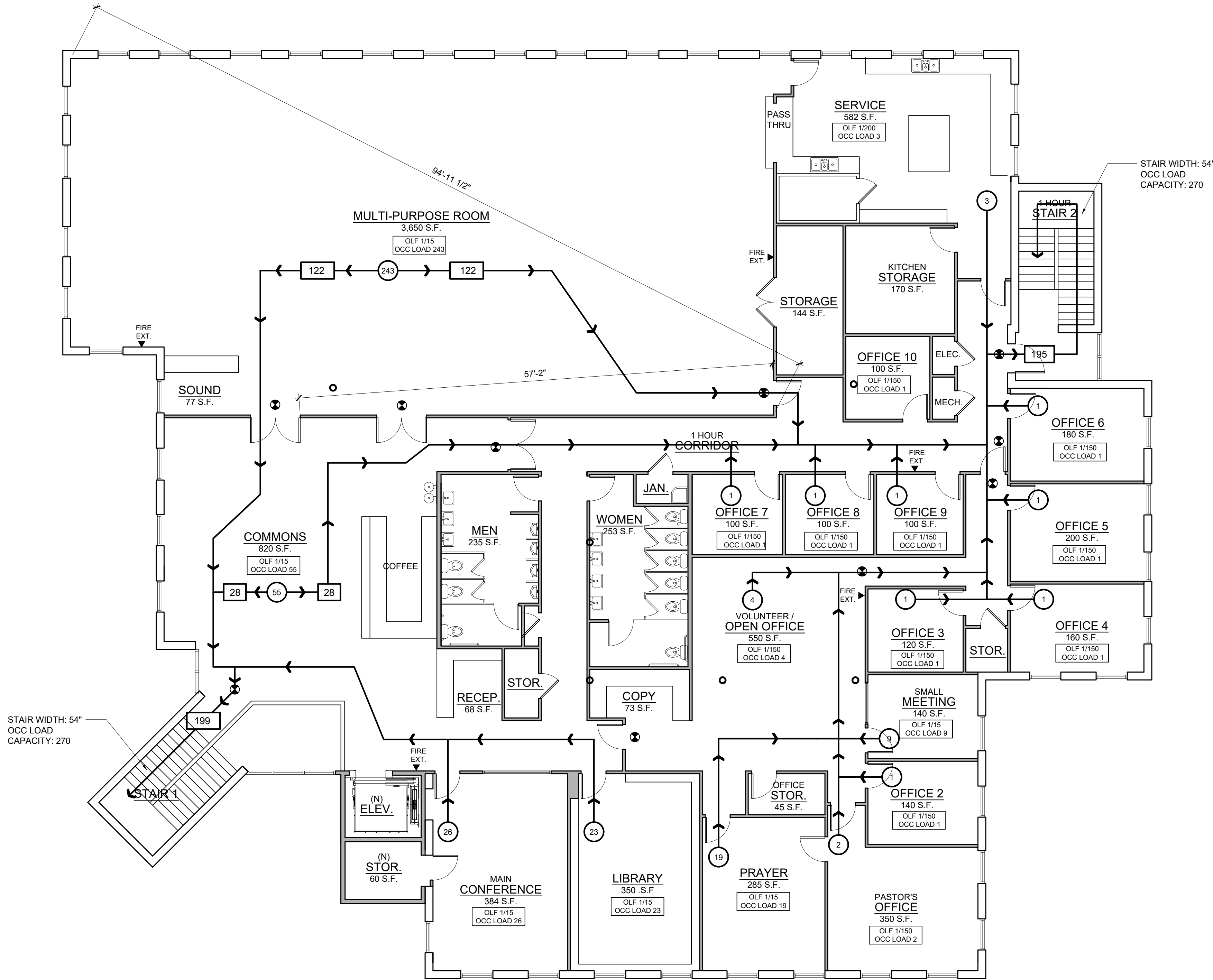
EXIT# X	EXIT NUMBER
X	EXIT WIDTH (INCHES)
X	EXIT CAPACITY
X	ACTUAL USE
●	EXIT SIGN
XXX	ROOM OCCUPANT LOAD
XXX	CUMULATIVE LOAD
→	DIRECTION OF TRAVEL



3152 RED HILL
1ST FLOOR EGRESS PLAN

0 4 8 16

SCALE: 1/8" = 1'-0"



EGRESS NOTES:

DOORS:
The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant.

Exceptions:
For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inch (3.8 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

STAIRS:
The capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant.

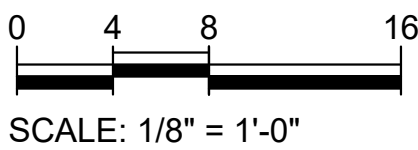
Exceptions:
For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

LEGEND

- | | |
|---------|---------------------|
| EXIT# X | EXIT NUMBER |
| X | EXIT WIDTH (INCHES) |
| X | EXIT CAPACITY |
| X | ACTUAL USE |
| ⊙ | EXIT SIGN |
| XXX | ROOM OCCUPANT LOAD |
| XXX | CUMULATIVE LOAD |
| → | DIRECTION OF TRAVEL |



**3146 RED HILL
2ND FLOOR EGRESS PLAN**



SCALE: 1/8" = 1'-0"

Revisions

GRACE FELLOWSHIP CHURCH

3146 & 3152 RED HILL AVE
COSTA MESA, CA

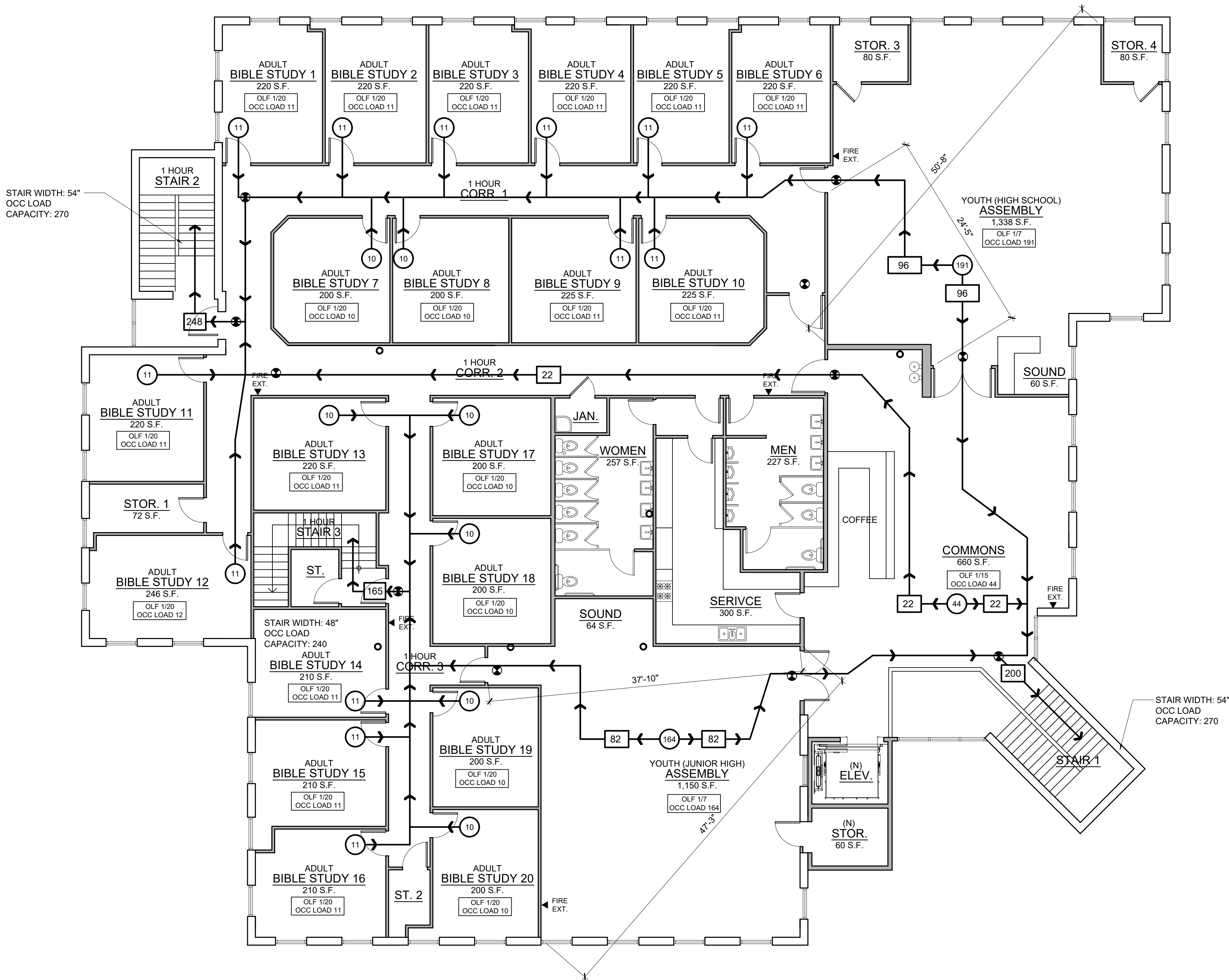
**CUP
SUBMITTAL 3**

Issue Date 11/04/25

Title
**3146 RED HILL
2ND FLOOR
EGRESS PLAN**

Sheet No.

A-2.3.3



DOORS:

The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant.

Exceptions:

For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inch (3.8 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

STAIRS:

The capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant.

Exceptions:

For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

- LEGEND**
- | | |
|---------|---------------------|
| EXIT# X | EXIT NUMBER |
| X | EXIT WIDTH (INCHES) |
| X | EXIT CAPACITY |
| X | ACTUAL USE |
| ● | EXIT SIGN |
| XXX | ROOM OCCUPANT LOAD |
| XXX | CUMULATIVE LOAD |
| ← | DIRECTION OF TRAVEL |

**3152 RED HILL
2ND FLOOR EGRESS PLAN**

0 4 8 16

SCALE: 1/8" = 1'-0"



Revisions

GRACE FELLOWSHIP CHURCH
3146 & 3152 RED HILL AVE
COSTA MESA, CA



MARS HILL
ARCHITECTURE
PLANNING
studio

MARS HILL STUDIO, INC.
2533 Greenbriar Lane
Costa Mesa, CA 92625
(949) 294-4026 Phone
marshillstudio.com

LICENSED ARCHITECT
ANTHONY P. MARSHO
No. C24376
Exp. 7/27
STATE OF CALIFORNIA

DATE OF SIGNING:
*

Revisions

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CUP
SUBMITTAL 3

Issue Date 11/04/25

Title
1ST FLOOR
EXIST / NEW
OVERLAY

Sheet No.
A-2.4.1



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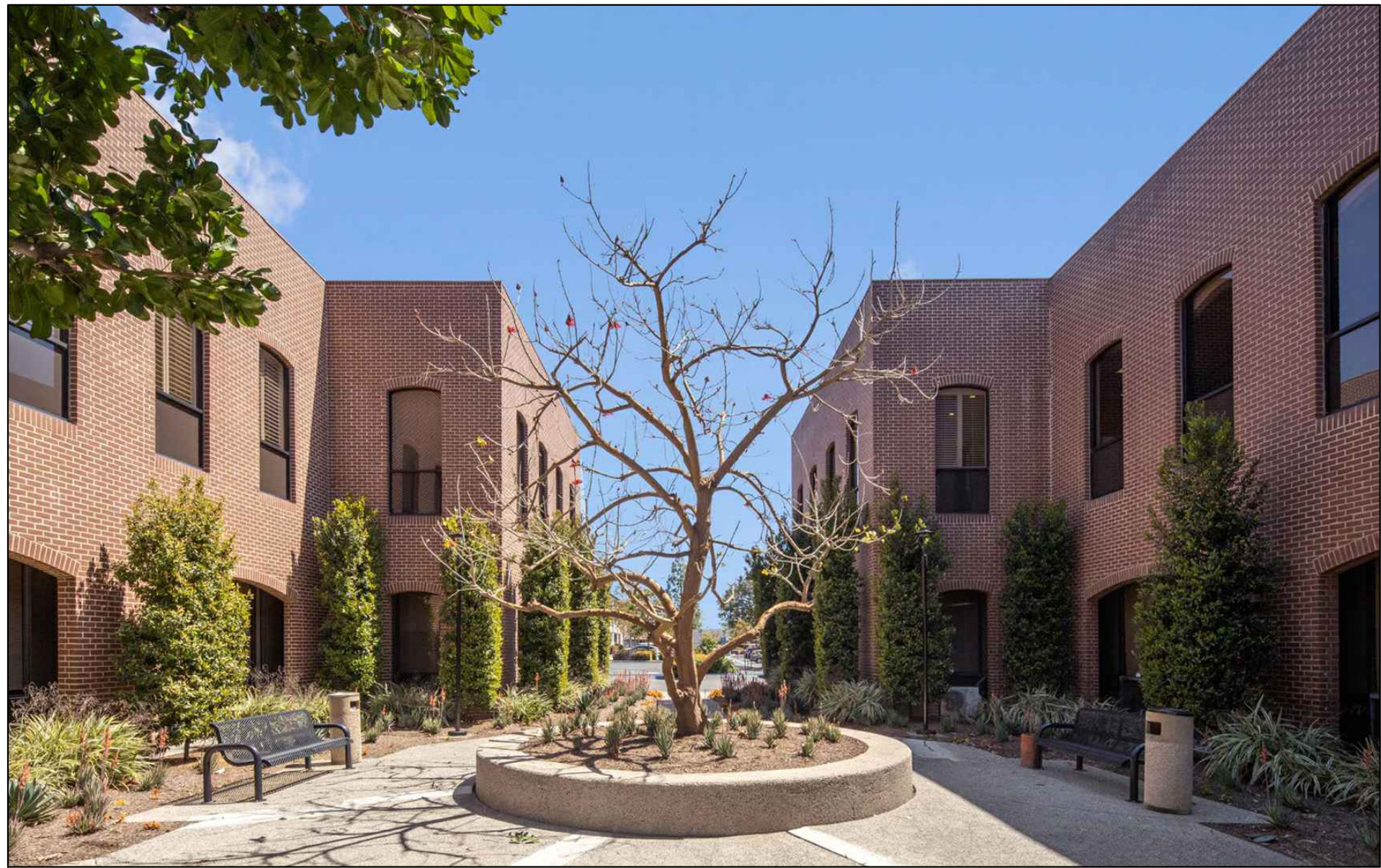
CUP
SUBMITTAL 3

Issue Date 11/04/25

Title
2ND FLOOR
EXIST / NEW
OVERLAY

Sheet No.

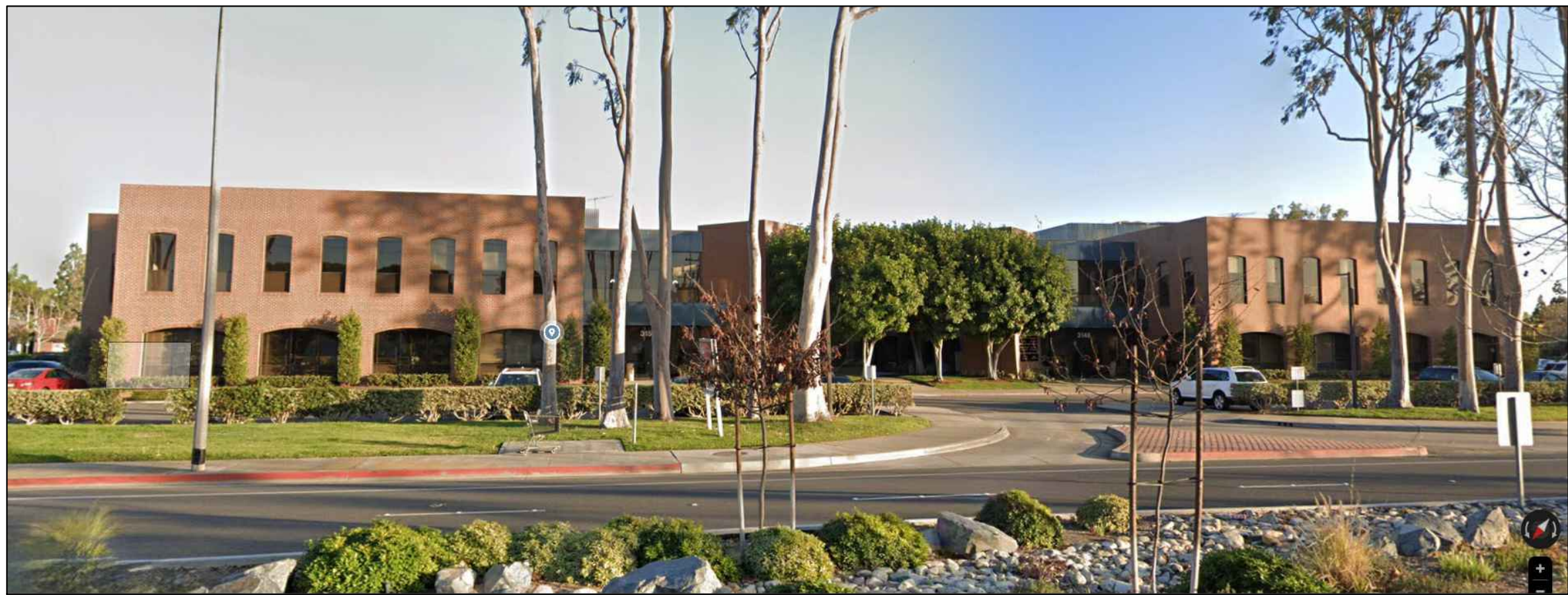
A-2.4.2



COURTYARD



MAIN ENTRY AT RED HILL AVE



NORTHWEST VIEW FROM RED HILL AVE



SOUTHWEST VIEW (SIDE)



MAIN ENTRY AT RED HILL AVE



NORTHEAST VIEW (SIDE)

MARS HILL

ARCHITECTURE

PLANNING

studio

MARS HILL STUDIO, INC.

2533 Greenbriar Lane

Costa Mesa, CA 92626

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SUBMITTAL 3

Issue Date

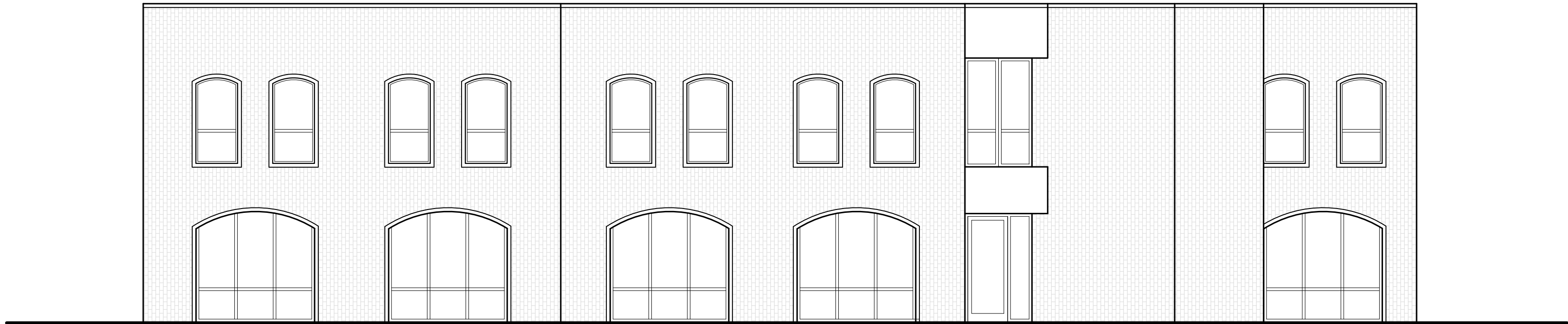
11/04/25

Title

EXTERIOR PHOTOS

Sheet No.

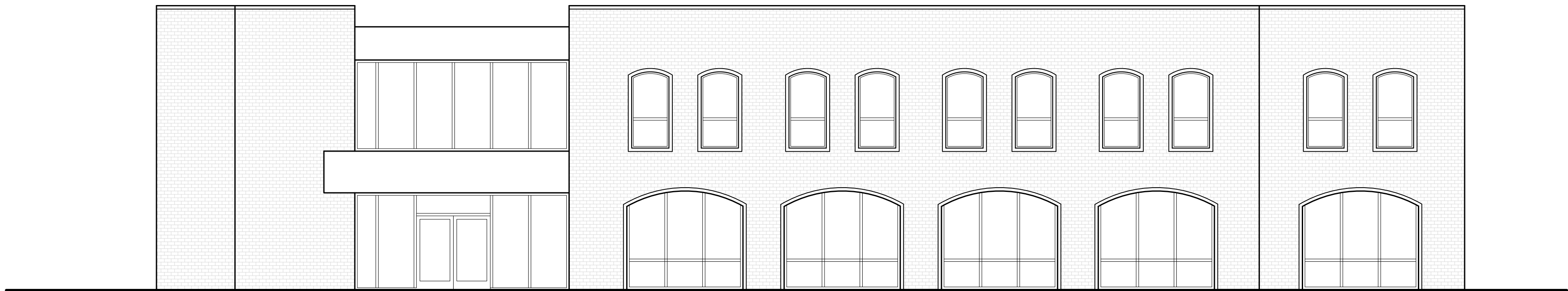
A-3.1



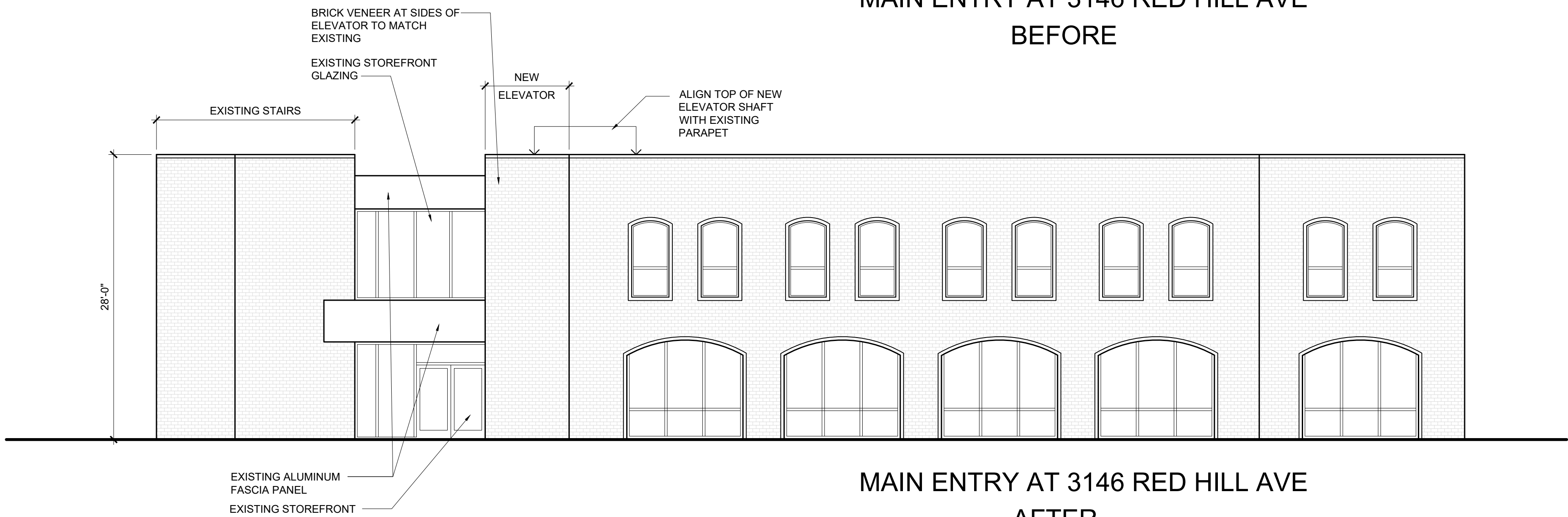
NORTHEAST ELEVATION AT 3146 RED HILL AVE
BEFORE



NORTHEAST ELEVATION AT 3146 RED HILL AVE
AFTER



MAIN ENTRY AT 3146 RED HILL AVE
BEFORE



MAIN ENTRY AT 3146 RED HILL AVE
AFTER

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SUBMITTAL 3

Issue Date 11/04/25

Title
EXTERIOR
ELEVATIONS

Sheet No.

A-3.2



MARS HILL studio

ARCHITECTURE PLANNING

MARS HILL STUDIO, INC.
2533 Greenbriar Lane
Costa Mesa, CA 92625
(949) 294-4026 Phone
marshillstudio.com

LICENSED ARCHITECT
ANTHONY P. MARSH
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Sheet No.
A-3.3