

BUILDING ANALYSIS

OWNER/APPLICANT AND PROPERTY

ADDRESS:
Mesa Verde United Methodist Church
1701 Baker Street
Costa Mesa, CA. 92626

SCOPE OF WORK

Application for building improvements as follows:

1. Addition of detectable warning devices at parking lot.
2. Addition of new disabled restrooms where needed.
3. Temporary room partitions.
4. Addition of new fire alarm system as required.

Existing building footprints or heights will not be expanded. Physical renovations are limited to only what is required for current life/safety requirements per 2022 CBC building code compliance.

LEGAL DESCRIPTION

LOT 171, TRACT NO. 3487
Assessor's ID No: 139-222-01
SITE AREA: 2.1 acres
PLANNING ZONE: I & R (Institutional and Recreational)
F.A.R. = 0.15
Required Setbacks:

Front: 20'-0"
Side/Rear: 15'-0"/0'-0"-0' Exception: If the rear property line is adjacent to a residential zone, all buildings shall maintain a rear setback from the residential property line of 2 times the building height at all locations.

BUILDING ANALYSIS

Occupancy:
Construction:
Fire Sprinklers:

EXISTING

B/A-3
Type VB
None

PROPOSED

(E) (Non-Separated Occ.)
Type VB-2
None

(ALL buildings within the 12,000 sf limit per CFC 903.2.3ps)

Building Height: 1 Story

Note: No expansion of building footprint or height is proposed

BUILDING AREAS:

	OCCUPANCY	ALLOWABLE Table 506.2	EXISTING
SANCTUARY:	B	9,000 sf	3,508 sf
FELLOWSHIP HALL BLDG.:	B	9,000 sf	5,923 sf
ADMIN./EDUCATION BLDG.:	(E)	9,000 sf	4,566 sf

PARKING CALCULATIONS:

Existing Church Seating (205 Fixed Seats)
Required parking: (1 stall per 3 seats)
Church use (weekends) 205 seats/3 = 69 Stalls

Existing church administration offices
(Required 4 stalls/1,000 SF or 6 min.)
Required parking:
4,566 gross SF/1,000 x 4 = 18 Stalls

Proposed educational administrative use:
(Required 4 stalls/1,000 SF)
Required parking:
12,291 gross SF/1,000 x 4 = 49 Stalls
(Projected staff per Operations plan = 41)
School/Church Admin. use (weekdays)
18 + 49 = 67 Stalls

Note: Shared parking to accommodate varying hours of operation for the two separate uses.

CURRENT CODES:

2022 California Building Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Green Building Code
2022 California T-24 Energy Standards
2022 California Fire Code

DEFERRED SUBMITTALS:

1. FIRE ALARM
TO BE DESIGNED FOR FUTURE "E" OCCUPANCY AND COMPLY WITH CFC 907.2.3.9 AND 907.2.3.8

EXIT REQUIREMENT SUMMARY

Exits requirements per Table 1006.2.1:

Occupancy	Occ. Load	Max Travel Distance (non-sprinklered)
Proposed E	49	75 ft.

- 1 exit allowable per individual room less than 49 occupants
- 2 exits provided per building more than 49 occupants

Exit separation required: 1/2 diagonal distance of each occupancy.

Panic hardware is required and shall be provided at "Exit" doors per Table 1010.2.9

Tactile signage shall be provided at all "Exit Access" and "Exit" doors per CBC 1013.4

Exit through intervening space:
Allowed per CBC 1016.2, exception per paragraph 2
Wall opening between classroom (C13) and adjoining Teacher Lounge constitutes an "discernable path of egress exit to an exit" (exterior exit is visible from classroom).

Fire protection at "Exit Access" per Table 1020.2:
1 hr. at occupant load more than 30 w/o sprinklers for Future "E" occupancy.

Corridor width per CBC Table 1020.3 is 44" minimum
(Exception: 36" min. where occupant load less than 50).

ACCESSIBILITY IMPROVEMENT FORM

CITY OF COSTA MESA BUILDING SAFETY DIVISION

ACCESSIBILITY IMPROVEMENT FORM

For alterations and additions to existing buildings or facilities (Including Tentant Improvements)
(2022 CBC - Section 11B-202.4)

Project Address: 1701 Baker St., Costa Mesa, CA. 92626

Plan Check number: 114-23L

Adjusted Construction Cost* (ACC):

*as defined in CBC Chapter 2 for this permit and any alterations performed over the last 3 years

ACCESSIBILITY IMPROVEMENTS

ITEM ALONG PATH OF TRAVEL (TO AREA OF ALTERATION)	Does this accessibility feature currently comply with 2022 CBC provisions?	If not, will this feature be upgraded as part of this permit? Describe below:	If so, what is the cost of accessibility upgrades? (attach documentation)
1 Main Entrance	Yes No		\$
2 Exterior Approach (including parking)	Yes No	ADDITION OF DISABLED DETECTABLE MAT. WARNINGS	\$ 2,900
3 Interior Accessible Route	Yes No		\$
4 Sanitary Facilities (accessible restroom for each gender)	Yes No	ONE (1) ALL GENDER RESTROOM PROPOSED TO COMPLY WITH PLUMBING FIXTURE REQUIREMENTS	\$ 27,000
5 Elevator (if applicable)	Yes No	NO ELEVATORS ARE PROPOSED	\$ 0
6 Other (specify)	Yes No	ADDITION OF DISABLED VAN STALL SIGNAGE	\$ 100
Total cost of upgraded access feature(s) = TC:			30,000
TC ÷ ACC X 100:			16 %

Is ACC above the current valuation threshold? (\$195,358.00 as of January 2023)

Yes (No)

If yes, is there an unreasonable hardship?

Yes (No)

Link to Unreasonable Hardship Form:

<https://www.costamesaca.gov/home/showpublisheddocument/24713/638143847524400000>

If all accessibility features comply, verify and sign statement below:

"I (Architect / Designer of record) have visited and inspected the premises and determined that all Site and Building/Facility Accessibility features, including but not limited to, parking stalls, signage, communication elements/features, restrooms/bathing facilities and other path of travel elements serving the area of alteration are in compliance with 2022 CBC - Chapter 11B."

Name: John Bonnici

Date: Aug. 15, 2023

Signature: John Bonnici

PLUMBING FIXTURE ANALYSIS

PLUMBING FIXTURE CALCULATIONS

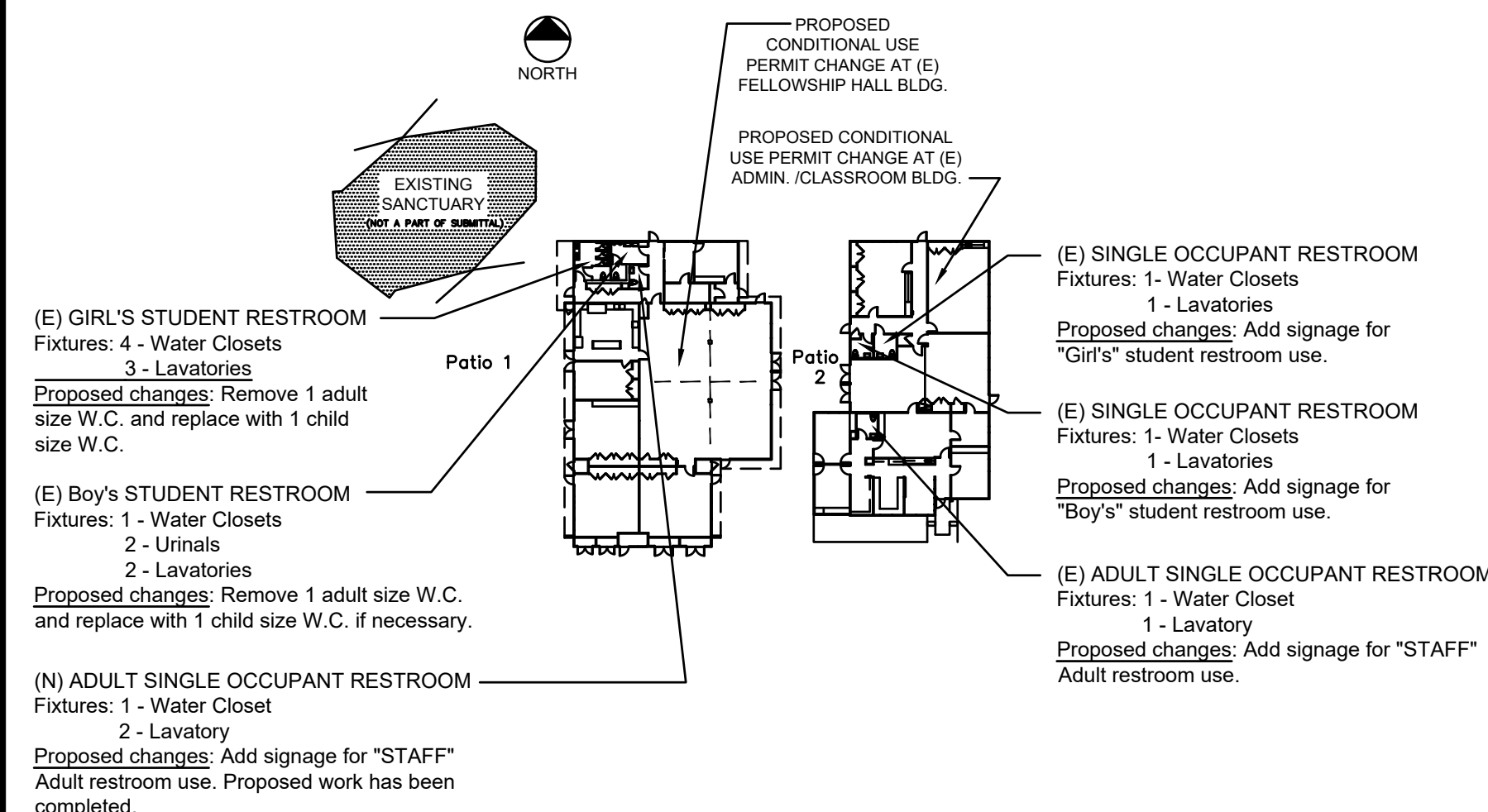
Occupant Load Based on CPC Table 4-1	Occupant Load Factor	Fellowship Hall (SF)	Occ.	Admin.(SF)	Occ.	Combined Bldgs. (Single Tenant)	
Occupancy							
B	150	901	6	1862	13	2763	19
E	30	2787	93	1956	66	4743	160

Minimum Fixtures Based on CPC Table 422.1

BUILDING	OCCUPANCY	GENDER	OCCUPANTS	W/C	URINALS	LAVATORIES	FOUNTAIN	OTHER
<u>COMBINED BLDGS.</u> (SINGLE TENANT)		<u>REQUIRED</u>						
		Male	80	(1:50) 2	(1:100) 1	(1:40) 2	(1:150) 1	1 Service Sink
		Female	80	(1:30) 3	0	(1:40) 2		
		Sub-Total	160					
		<u>PROVIDED</u>						
B ² (Staff)	Male	10	(1:50) 1	(1:100) 1	(1:75) 1	(1:150) 1	1 Service Sink	
	Female	10	(1:50) 1	0	(1:75) 1			
	Sub-Total	20						
	Student Male		2 ¹	2	5	(1:150) 4 ³	1 Service Sink	
	Student Female		5 ¹	0	3			
	Staff Male		2 ¹	0 ⁴	2	(1:150) 4 ³		
	Staff Female		2 ¹	0	2			

NOTES:

1. Existing single user restrooms at Admin. Bldg. to be designated as (1) Male and (1) Female restroom for student use.
2. Proposed new single user (all gender) restroom to added to service 'B' occupancy adult use at Fellowship Hall Bldg.
3. Drinking fountains include (1) central outdoor drinking fountain at Fellowship Hall Bldg. and (3) existing drinking fountains at Admin./Classrooms at classroom sinks.
4. Water closet substituted for Urinal at single occupant all gender restroom.



CBC TABLE 11B-604.9 SUGGESTED DIMENSIONS FOR CHILDREN'S USE

SUGGESTED DIMENSIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12

	AGES 3 AND 4	AGES 5 THROUGH 8	AGES 15-18
WATER CLOSET CENTERLINE	11-12"	12-15"	15-18"
TOILET SEAT HEIGHT	11-12"	12-15"	15-17"
GRAB BAR HEIGHT	18-20"	20-25"	25-27"
DISPENSER HEIGHT	14"	14-17"	17-19"

MAJORITY OF SUBJECTS TO BE ACCOMMODATED, ETC.



Mesa Verde
United Methodist Church

PRIVATE SCHOOL CONDITIONAL USE PERMIT
MARCH 2025

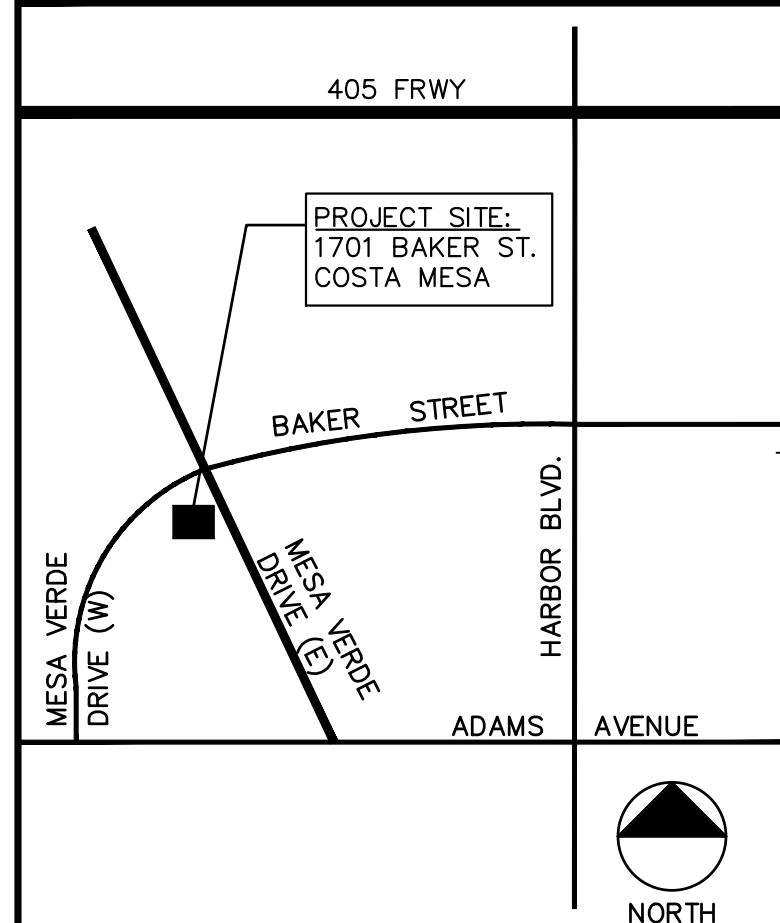
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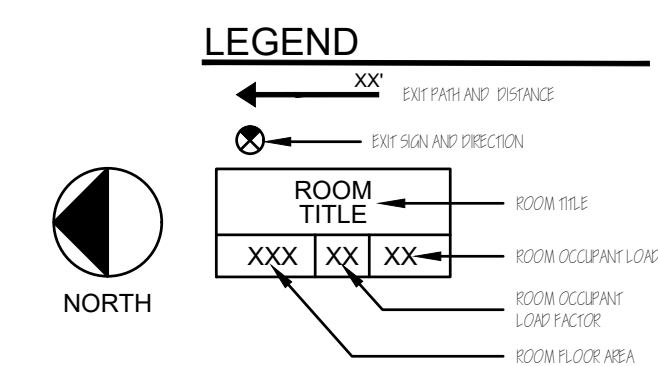
GENERAL NOTES

1. THE SCOPE OF SERVICES UNDER THIS CONTRACT IS LIMITED TO PROVIDING A "BUILDER'S SET" OF PLANS. THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT. HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED IN THIS "BUILDER'S SET". THE IMPLEMENTATION OF THE PLANS REQUIRES A CLIENT/ CONTRACTOR (GENERAL CONTRACTOR AND SUBCONTRACTORS) THOROUGH KNOWLEDGE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF MATERIAL INSTALLATION.
2. ALL WORK SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY, STATE AND GENERAL LAWS, RULES, CODES, ORDINANCES OR REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE-MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS AND REPAIRS ARISING FROM THE NON-COMPLYING WORK.
3. CONTRACTOR SHALL OBTAIN ALL PERMITS AND CHECK GOVERNING AUTHORITIES' SPECIFICATIONS FOR CONSTRUCTION INCLUDING REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR OTHERWISE NOTED.
4. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE WORK OF ALL THE OWNERS SUBCONTRACTORS INCLUDING THE PERFORMANCE OF SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK.
5. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL COMPLY WITH THE CURRENT CALIFORNIA BUILDING CODE AND CURRENT MECHANICAL, PLUMBING AND ELECTRICAL CODES.
6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT SITE. ALL INCONGRUENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH WORK.
7. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRED FOR NAILING OF ALL INTERIOR AND EXTERIOR TRIM, FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED.
8. ANY ERROR OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE OWNER'S AND ARCHITECT'S ATTENTION IMMEDIATELY.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
10. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR MASONRY UNLESS OTHERWISE NOTED.
11. UNLESS SPECIFICALLY LOCATED, DOORS SHALL BE CENTERED IN WALL OR LOCATE DOOR JAMB 31" MIN. FROM NEAREST PERPENDICULAR WALL FACE OF STUD.
12. ALL GLAZING SHALL COMPLY WITH BUILDING CODE AND LOCAL ORDINANCES.
13. PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER AND DRYWALL SURFACES WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL, UNLESS OTHERWISE NOTED.
14. ALL EXTERIOR WALL OPENINGS, FLASHINGS, COUNTER FLASHINGS, CORNINGS, AND EXPANSION JOINTS SHALL BE WEATHERPROOF AND PAINTED TO MATCH ADJACENT SURFACES.
15. TOILET ROOMS AND MECHANICAL EQUIPMENT ROOMS SHALL BE PROVIDED WITH A MECHANICAL VENTILATING SYSTEM TO PROVIDE ONE (1) COMPLETE CHANGE OF AIR EVERY 15 MINUTES AND CONNECTED TO THE LIGHT SWITCH (MIN.).

VICINITY MAP

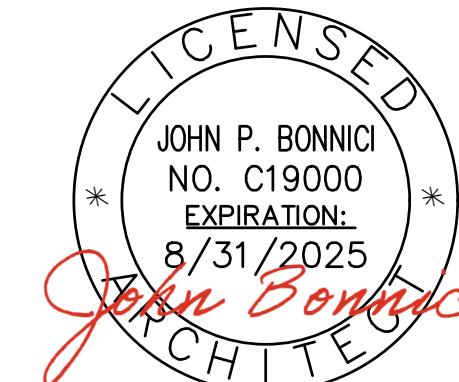


SYMBOL LEGEND



JOHN BONNICI
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Mesa Verde United Methodist Church

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Revisions

Date	
△	DELETED/REMOVED COMMENTS (8-5-23)
△	PLAN CHECK COMMENTS (10-18-23)
△	PLAN CHECK COMMENTS (01-26-24)
△	PLAN CHECK COMMENTS (03-03-25)
△	
△	
△	
△	
△	
△	

Sheet Title

COVER
SHEET

Job Number	Sheet
Date	
Scale	G-1
NONE	

ADMINISTRATION Building Door Schedule														
				Door Dimensions							Door Hardware			
Door No.	Room	Int/Ext	New/Existing	Width	Height	Thk.	Door Type	Door Mat'l.	Frame Type	Frame Mat'l.	Fire Rating	Self Closer	Panic Hardware	Remarks
A101	Classroom 101	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A101a	Classroom 101	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A101b	Classroom 101	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A101c	Classroom 101	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A101d	Classroom 101	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A102	Classroom 102	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A102a	Classroom 102	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A102b	Classroom 102	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A103	Classroom 103	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	(E)	
A103a	Classroom 103	Int	Existing	6'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	
A103b	Classroom 103	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	WD	--	NO	NO	
A104	Classroom 104	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A104a	Classroom 104	Int	Existing	6'-0"	10'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO	FOLDING PARTITION STACKING CLOSET DOORS
A105	Restroom 105	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A106	Restroom 105	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A107	Water Heater	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	ADD	NO	
A108	Electrical	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	20 MIN	(E)	NO	
A151	Office 101	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A153	Storage 103	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A153a	Storage 103	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	(E)	NO	
A154	Conference 154	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A154a	Conference 154	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	(E)	NO	
A154b	Conference 154	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A157	Conference 157	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A158	Office 158	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	NO	NO	
A159	Restroom 159	Int	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	MTL	--	(E)	NO	
A180	Building Entry	Ext	Existing	3'-0"	7'-0"	1 3/4"	SF	ALUM/GL	SGL	ALUM	--	(E)	(E)	Verify safety glazing in field
A181	Classroom 103	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	(E)	(E)	
A182	Corridor	Ext	Existing	3'-0"	7'-0"	1 3/4"	SF	ALUM/GL	SGL	ALUM	--	(E)	(E)	Verify safety glazing in field
A183	Corridor	Ext	Existing	3'-0"	7'-0"	1 3/4"	SF	ALUM/GL	SGL	ALUM	--	(E)	(E)	Verify safety glazing in field
A184	Classroom 104	Ext	Existing	6'-0"	7'-0"	1 3/4"	SF	ALUM/GL	DBL	ALUM	--	(E)	(E)	Verify safety glazing in field
A185	Classroom 104	Ext	Existing	6'-0"	7'-0"	1 3/4"	SF	ALUM/GL	DBL	ALUM	--	(E)	(E)	Verify safety glazing in field
A186	Office 158	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	NO	
A187	Conference 157	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	NO	
														Typical. Existing doors and frames lack fire labels but appear to be equivalent to fire resistance

Typical. Existing doors and frames lack fire labels but appear to be equivalent to fire resistance requirements

FELLOWSHIP HALL Building Door Schedule															
				Door Dimensions											
Door No.	Room	Int/Ext	New/Existing	Width	Height	Thk.	Door Type	Door Mat'l.	Frame Type	Frame Mat'l.	Fire Rating	Self Closer	Panic Hardware	Remarks	
F101	Kitchen 101	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F102	Classroom 102	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F102a	Classroom 102	Int	Existing	2'-6"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F102b	Classroom 102	Int	Existing	5'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F105	Classroom 105	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F108	Classroom 108	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	(E)	NO		
F110	Vestibule 110	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F111	Office 111	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F111a	Office 111	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F112	Office 112	Int	New	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	ADD	NO		
F112a	Storage 113	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	--	NO	NO		
F114	Boy's RR 113	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	(E)	NO		
F115	Restroom 114	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	(E)	NO		
F115a	Corridor	Int	New	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	ADD	NO		
F116	Mechanical	Int	Existing	2'-0"	5'-4"	1 3/4"	SC	WD	WD	WD	20 Min	NO	NO		
F117	Girl's RR 117	Int	Existing	3'-0"	6'-8"	1 3/4"	SC	WD	WD	WD	20 Min	(E)	NO		
F150	Corridor	Ext	New	3'-0"	7'-0"	--	SF	ALUM/GL	SGL	ALUM	--	ADD	ADD	Remove and replace existing door (F150) with new door. Provide closer, panic hdwr., 10"h. flush bottom frame (kickplate) and safety glazing.	
F151	Corridor	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F152	Kitchen	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F153	Classroom 102	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F156	Teacher Lounge	Ext	Existing	6'-0"	7'-0"	--	SF	ALUM/GL	DBL	ALUM	--	(E)	(E)	Verify safety glazing in field	
F157	Classroom 104	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F158	Classroom 105	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F159	Classroom 106	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F160	Classroom 107	Ext	Existing	6'-0"	7'-0"	--	SF	ALUM/GL	DBL	ALUM	--	(E)	(E)	Verify safety glazing in field	
F161	Classroom 107	Ext	Existing	6'-0"	7'-0"	--	SF	ALUM/GL	DBL	ALUM	--	(E)	(E)	Verify safety glazing in field	
F162	Classroom 107	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	(E)		
F163	Vestibule 110	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	MTL	SGL	MTL	--	NO	NO		
F180	Water Heater	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	WD	--	NO	NO		
F181	Mechanical	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	WD	--	NO	NO		
F182	Storage	Ext	Existing	5'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO		
F183	Tele.	Ext	Existing	5'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO		
F184	Electrical	Ext	Existing	9'-0"	9'-0"	1 3/4"	SC	WD	TRPL	WD	--	NO	NO		
F185	Storage	Ext	Existing	5'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO		
F186	Storage	Ext	Existing	5'-0"	7'-0"	1 3/4"	SC	WD	DBL	WD	--	NO	NO		
F187	Mechanical	Ext	Existing	3'-0"	7'-0"	1 3/4"	SC	WD	SGL	WD	--	NO	NO		

ABBREVIATIONS

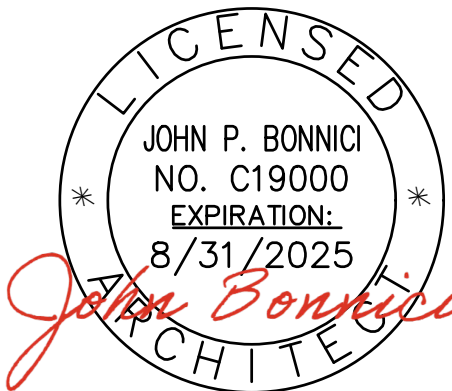
ADD -- Hardware to be added
ALUM - Aluminum
DBL -- Double
Ext -- Exterior
GL -- Glass
(E) -- Existing Door or Hardware
Int -- Interior
Mtl -- Metal
SC -- Solid Core
SF -- Storefront
SGL - Single
Slidr - Sliding Glass Door
TRPL - Triple
WD -- Wood

GENERAL NOTES

1. NEW DOOR AND FRAME FINISHES ARE TO MATCH EXISTING.
2. EXISTING STOREFRONT DOOR GLAZING TO BE VERIFIED IN FIELD AS SAFETY GLAZING AND REPLACED IF NOT VERIFIABLE.
3. ALL DOORS ON AN ACCESSIBLE PATH TO BE 32" CLEAR OPENING DIMENSION (WITH DOOR IN 90 DEGREE POSITION).
4. ALL DOOR HARDWARE SHALL BE OPERABLE WITH A SINGLE MOTION WITHOUT REQUIRING GRASPING HARDWARE (ALL EXISTING ROUND DOOR HANDLES TO BE REPLACED WITH LEVER HANDLES).
5. ALL EXIT ACCESS DOORS SHALL HAVE SINGLE ACTION HARDWARE TO UNLOCK AND OPEN THE DOOR WITH A SINGLE MOTION.
6. PASSAGE DOORS SHALL NOT EXCEED 5 LBS. OF FORCE (15 LBS. AT FIRE DOORS) TO OPERATE PER CBC 11B-404.9.2
7. ALL EXISTING DOORS SHALL HAVE HANDLES BETWEEN 34" MIN. AND 44" MAX. ABOVE FINISH FLOOR.
8. REMOVE AND REPLACE DOORS THAT DO NOT COMPLY.
9. ALL EXISTING DOORS SHALL HAVE A FLUSH FRAME OR METAL KICK PLATE WITHIN 10" OF FINISH FLOOR.
10. REMOVE AND REPLACE STOREFRONT DOORS THAT DO NOT COMPLY OR ADD KICKPLATE AT WOOD DOORS ON PUSH SIDE.
11. ALL EXISTING DOOR THRESHOLD ARE NOT TO EXCEED 1/2" IN HEIGHT. REMOVE AND REPLACE THRESHOLDS THAT DO NOT COMPLY.
12. LANDINGS OR FLOOR LEVEL CHANGES AT DOORS SHALL NOT EXCEED 1/2" BELOW THE THRESHOLD. THRESHOLDS EXCEEDING 1/4" IN VERTICAL HEIGHT SHALL HAVE A BEVELED EDGE NOT EXCEEDING ONE (1) UNIT VERTICAL IN TWO (2) UNITS HORIZONTAL.

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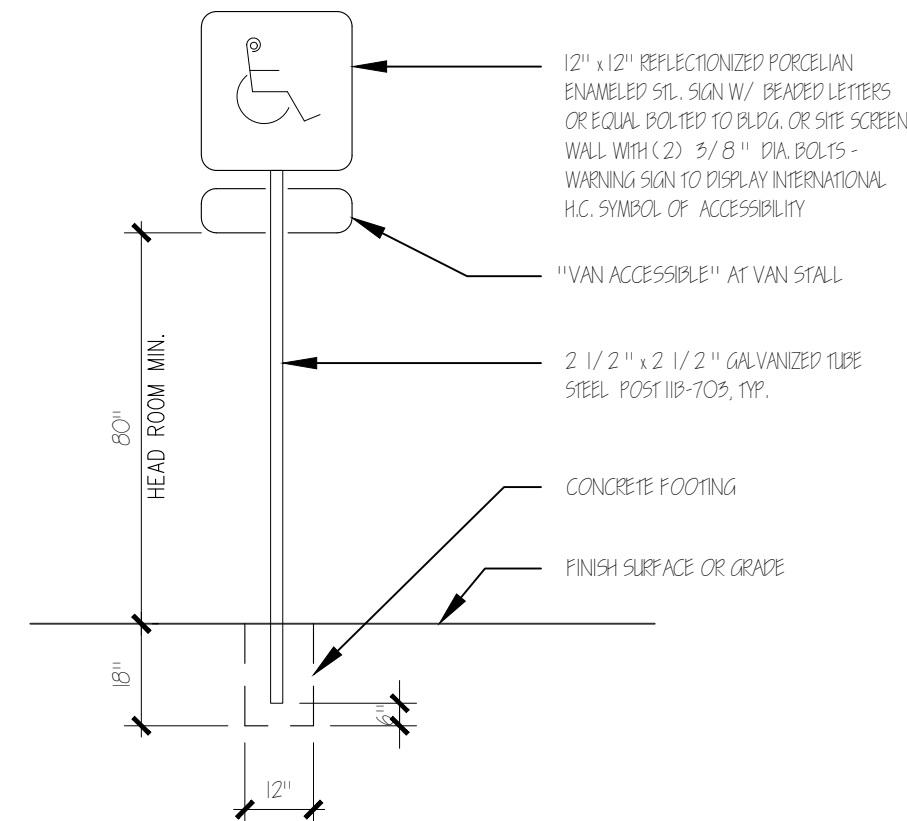
Revisions

Date	
	PLAN CHECK COMMENTS (8-5-23)
	PLAN CHECK COMMENTS (10-18-23)

Sheet Title

DOOR
SCHEDULE

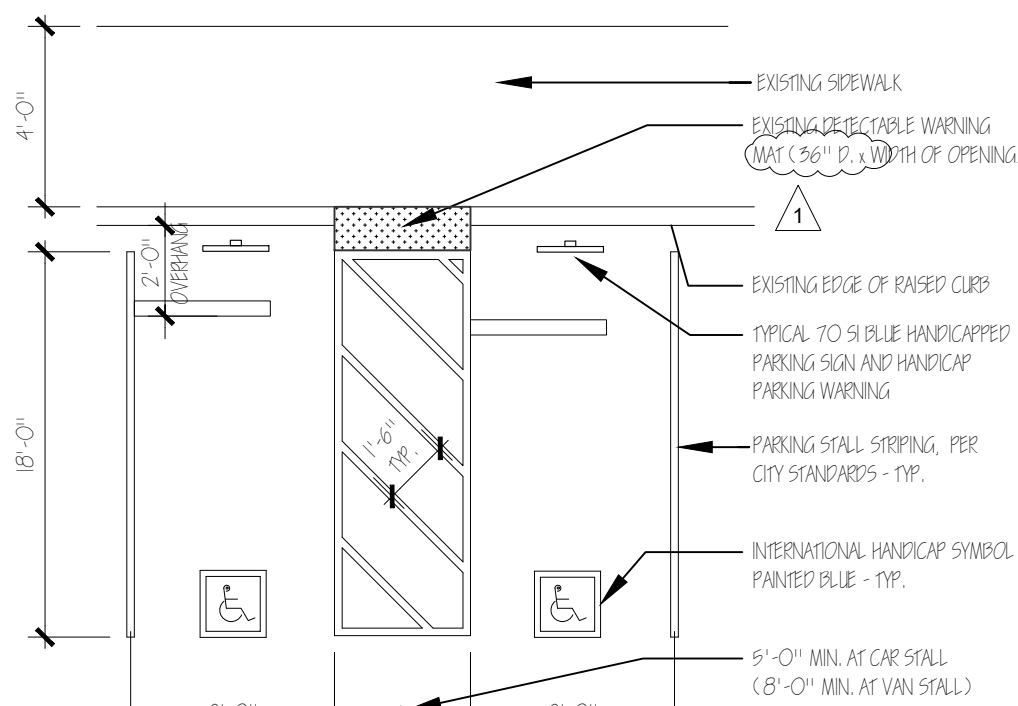
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Date	
Scale NONE	G-2



DISABLED PARKING STALL SIGN

ACCESSIBLE PARKING SIGN

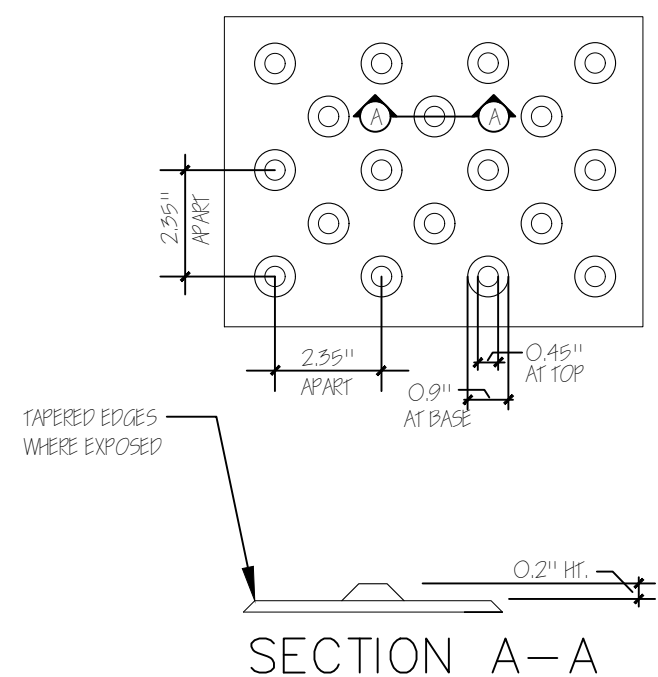
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DISABLED PARKING STALL LAYOUT

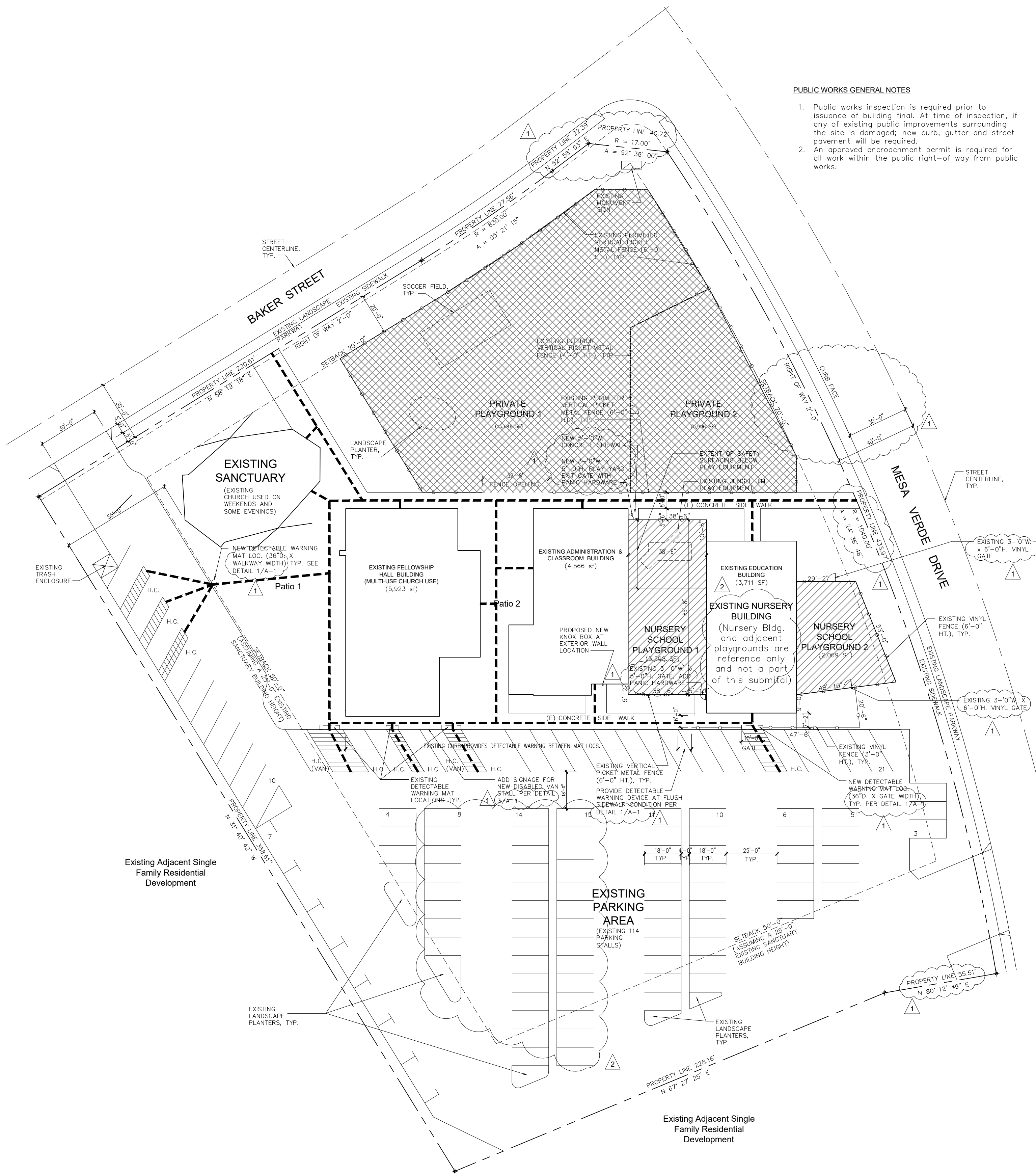
ACCESSIBLE PARKING STALL

2



DETECTABLE WARNING

1



ARCHITECTURAL SITE PLAN

OWNER/APPLICANT AND PROPERTY ADDRESS:
Mesa Verde United Methodist Church
1701 Baker Street
Costa Mesa, CA. 92626
LOT 171, TRACT NO. 3487
Assessor's ID No: 139-222-01

SITE DATA
SITE AREA: 3.1 acres
PLANNING ZONE: I & R (Institutional and Recreational)
F.A.R. = 0.15
Required Setbacks:
Front: 20'-0"
Side/Rear: 15'-0"/0'-0" Exception: If the rear property line is adjacent to a residential zone, all buildings shall maintain a rear setback from the residential property line of 2 times the building height at all locations.

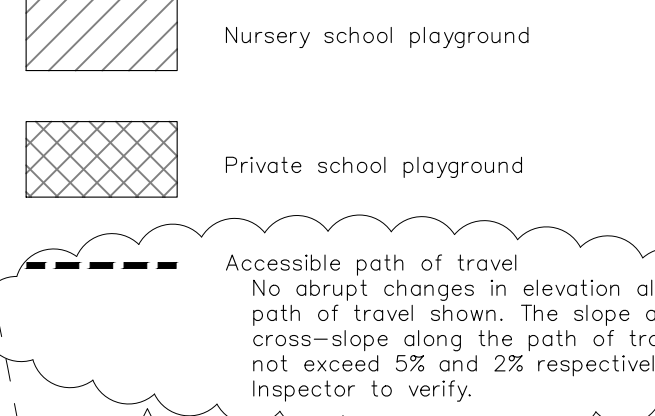
EXISTING BUILDING AREAS:
SANCTUARY: 3,508 sf
FELLOWSHIP HALL BLDG.: 5,923 sf
ADMIN./EDUCATION BLDG.: 4,566 sf
NURSERY SCHOOL BLDG.: 3,711 sf

PARKING CALCULATIONS:
Existing Church Seating (205 Fixed Seats)
Required parking: (1 stall per 3 seats)
Church use (weekends) 205 seats/3 = 69 Stalls
Existing church administration offices
(Required 4 stalls/1,000 SF or 6 min.)
Required parking:
4,566 gross SF/1,000 x 4 = 18 Stalls
Proposed educational administrative use:
(Required 4 stalls/1,000 SF)
Required parking:
12,291 gross SF/1,000 x 4 = 49 Stalls
(Projected staff per Operations plan = 41)
School/Church Admin. use (weekdays)
18 + 49 = 67 Stalls

NOTE: Shared parking to accommodate varying hours of operation for the two uses.
TOTAL EXISTING PARKING STALLS PROVIDED: = 114 Stalls
Proposed Parking Provided:
Standard stalls 102
Disabled Standard Stalls 9
Disabled Van Stalls 2

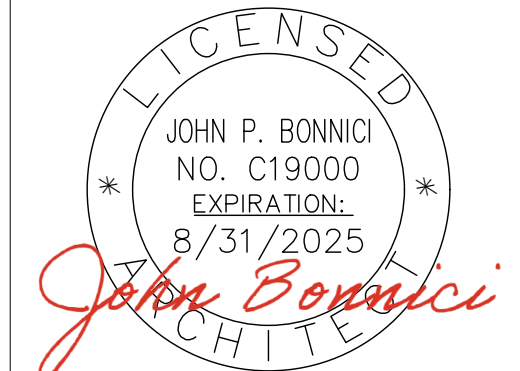
Typical existing parking stall size:
Standard Stall = 9'x18'
Parallel Stall = 8'x26'
60seg Stall = 10.5'x20'

- GENERAL NOTES**
- Proposed building modifications will not increase building footprint.
 - Student drivers will not be allowed on site.
 - Architectural site plan is for illustrative purposes only and not for construction. All items shown are existing (except as noted) and the responsibility of contractors to verify with actual site conditions.
 - Refer to operational plan for playground equipment and detail for each school.



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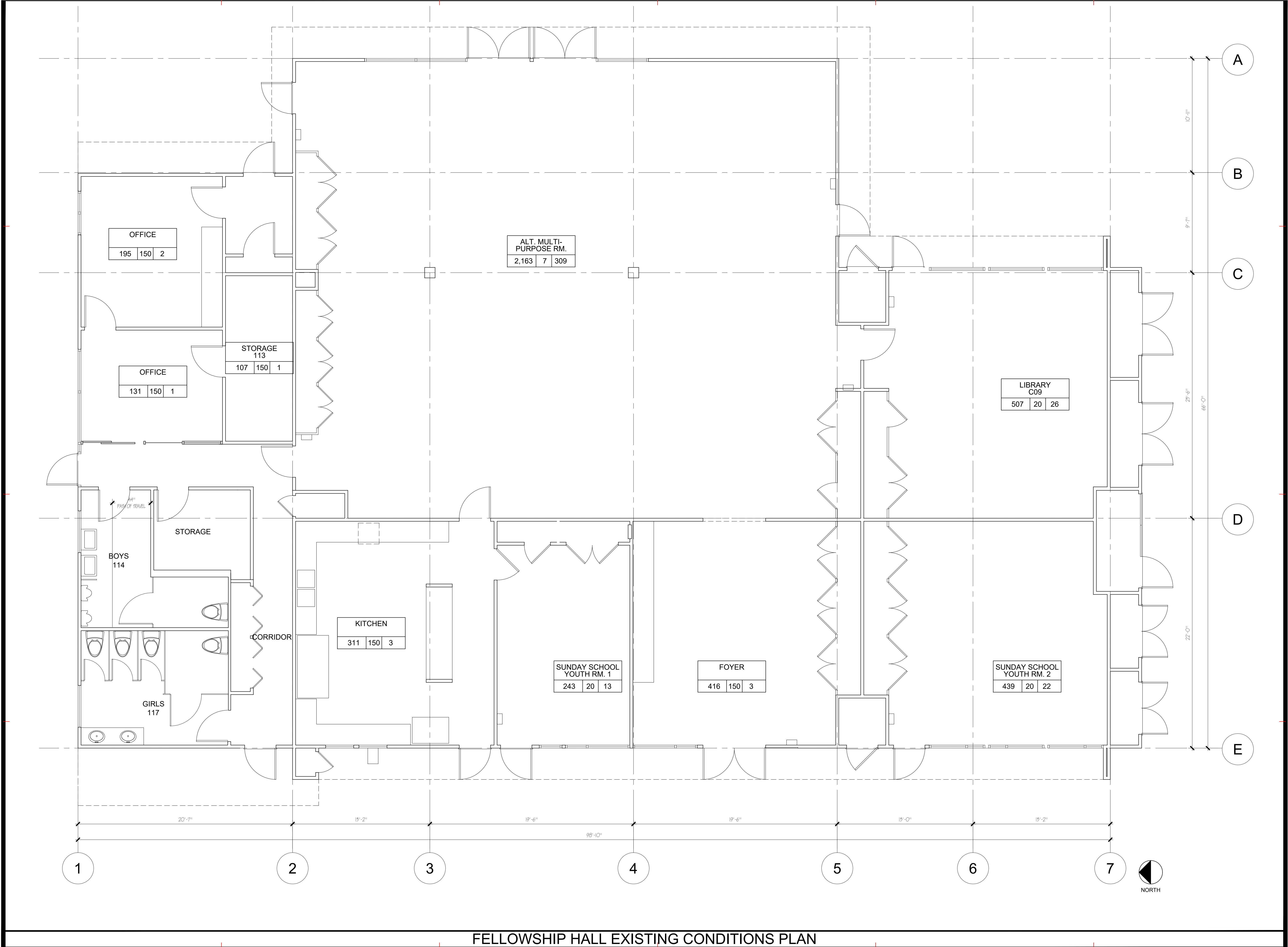
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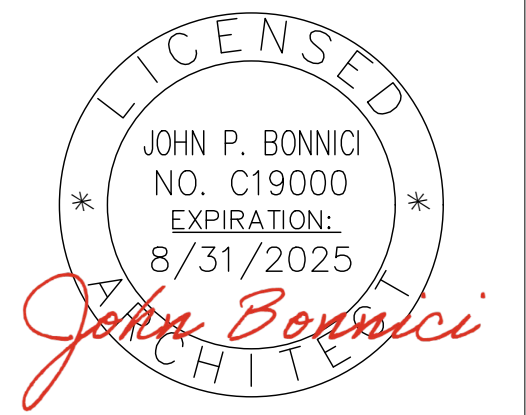
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Date	
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PLAN CHECK COMMENTS (10-18-23)	

Sheet Title	
SITE PLAN	
Job Number	Sheet
Date	
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1"=30'-0"	



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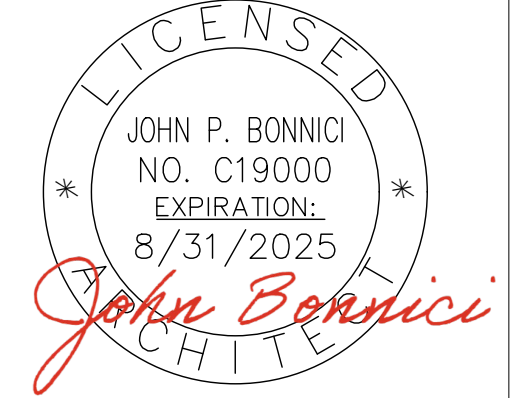


Mesa Verde United Methodist Church
Fellowship Hall Building
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Revisions	
Date	

Sheet Title	
EXISTING CONDITIONS FLOOR PLAN	
Job Number	Sheet
Date	A-2
Scale 1/4"=1'-0"	

FELLOWSHIP HALL EXISTING CONDITIONS PLAN



Mesa Verde United Methodist Church

Fellowship Hall Building

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Revisions

Date	
1	PLAN CHECK COMMENTS (9-5-23)
2	PLAN CHECK COMMENTS (10-18-23)
3	PLAN CHECK COMMENTS (03-03-25)
4	
5	
6	
7	
8	
9	
10	

Sheet Title

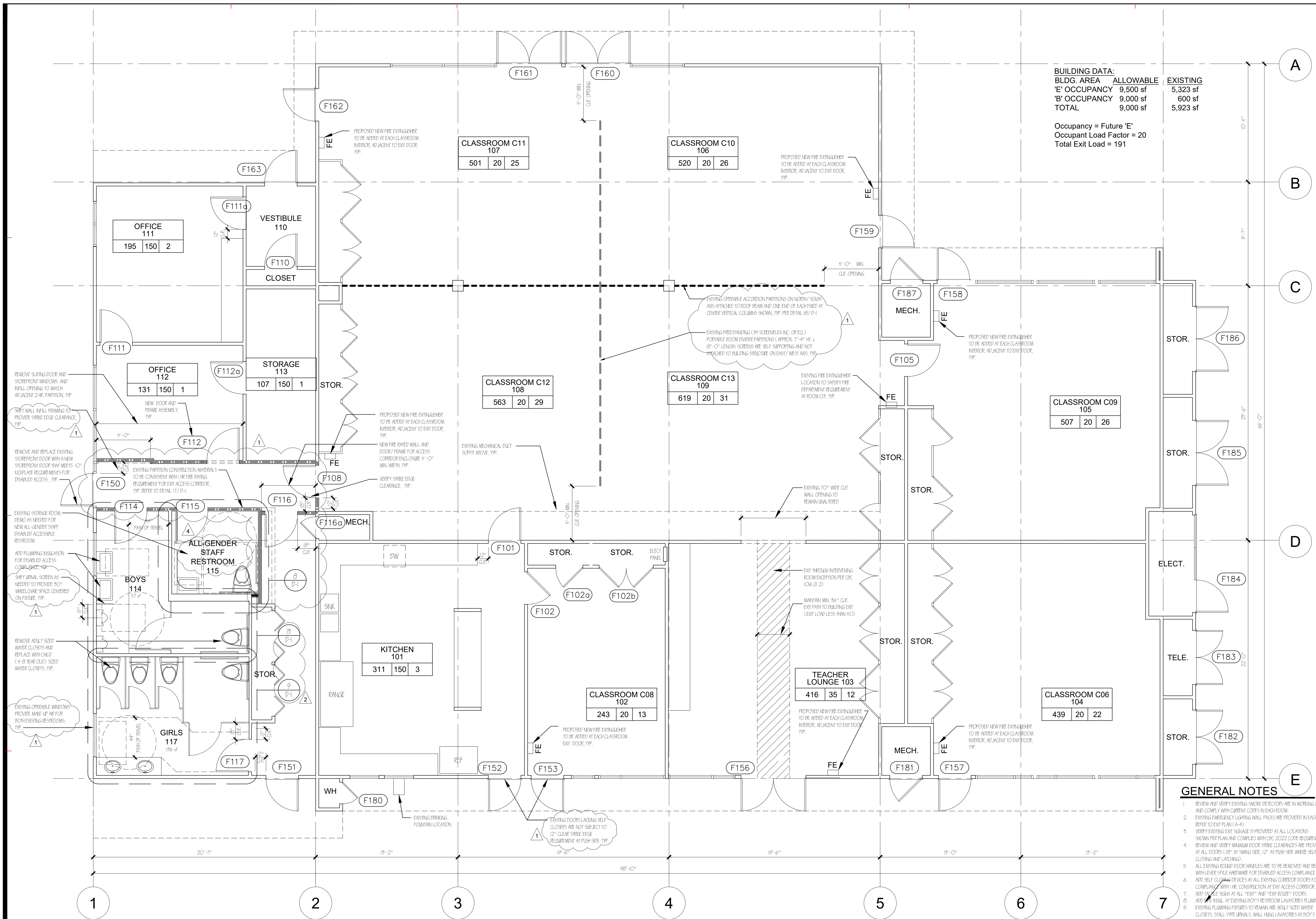
PROPOSED CONDITIONS FLOOR PLAN

Job Number	Sheet
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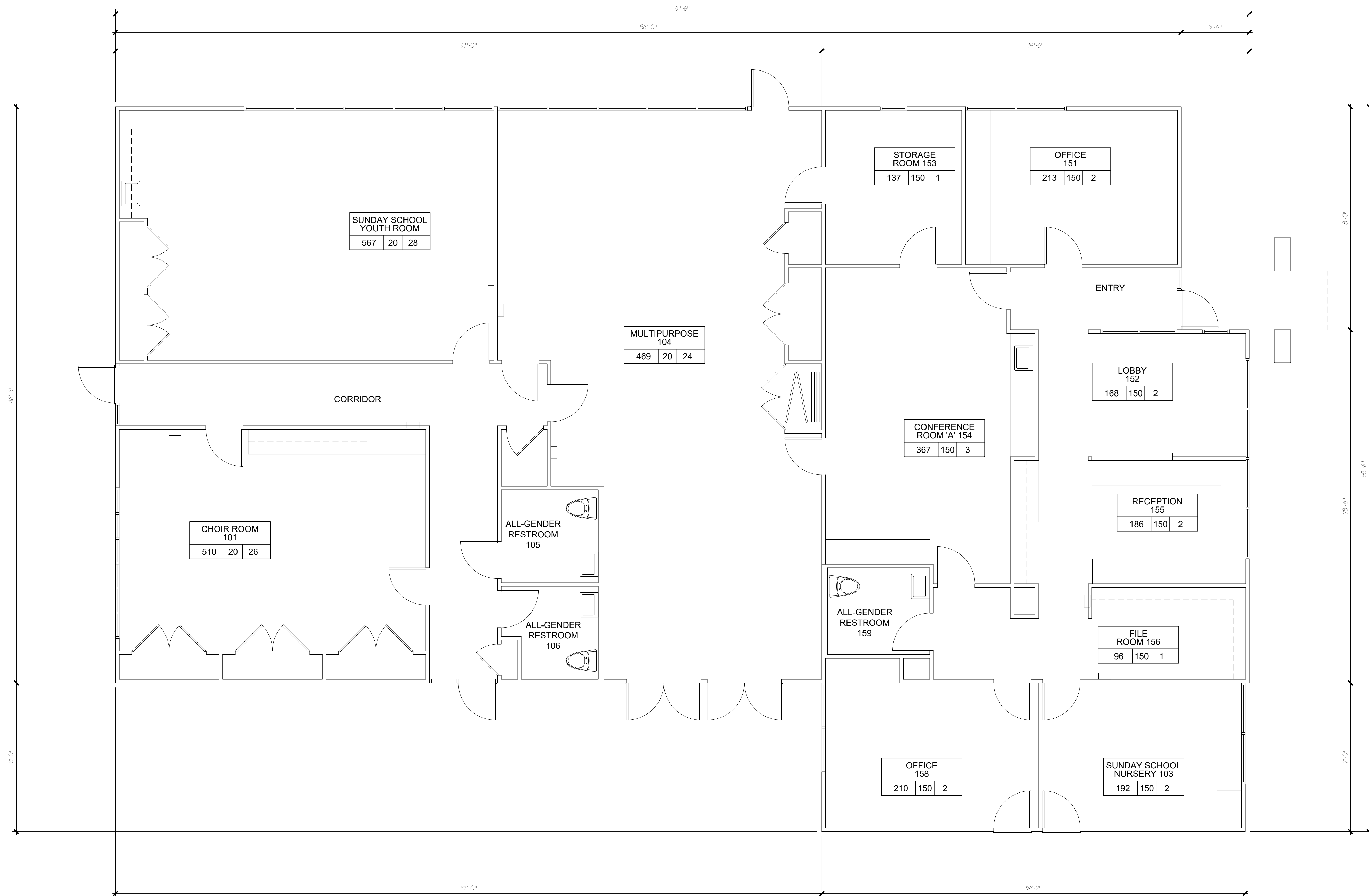
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A-3



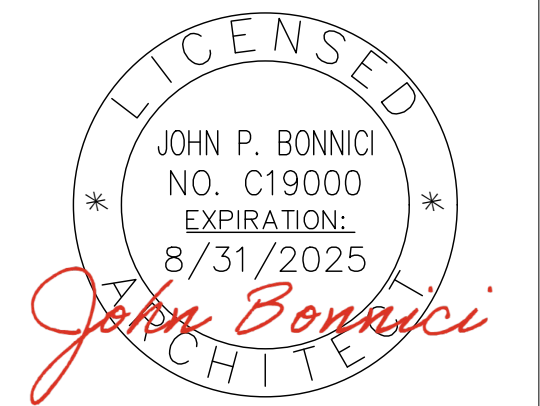
FELLOWSHIP HALL PROPOSED CONDITIONS PLAN



CLASSROOM / ADMINISTRATION BUILDING EXISTING CONDITIONS PLAN

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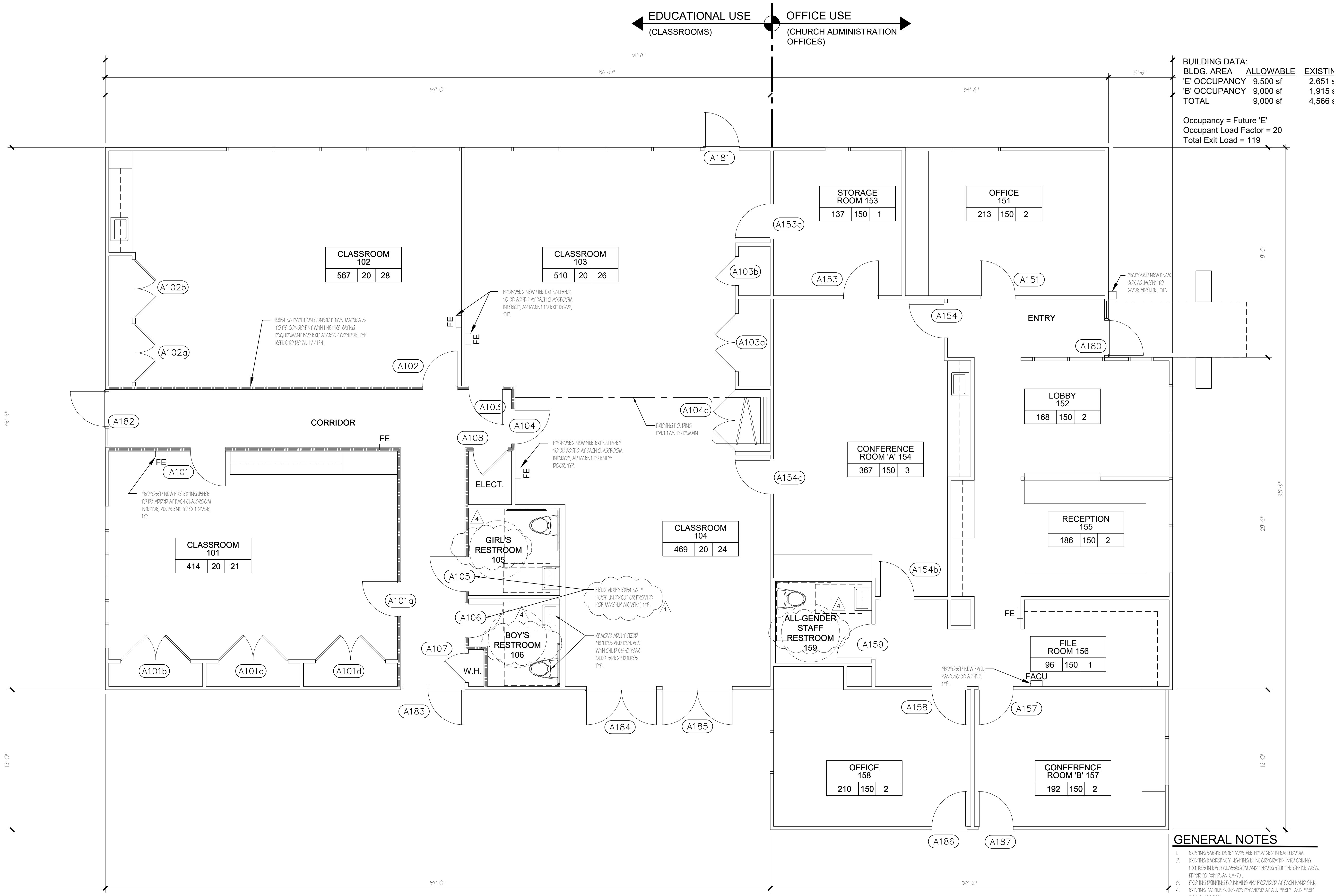
Classroom / Administration Building

1701 Baker Street, Costa Mesa, CA 92626

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Revisions	
Date	

Sheet Title	
EXISTING CONDITIONS FLOOR PLAN	
Job Number	Sheet
Date	A-5
Scale 1/4=1'-0"	



BUILDING DATA:

BLDG. AREA	ALLOWABLE	EXISTING
'E' OCCUPANCY	9,500 sf	2,651 ±
'B' OCCUPANCY	9,000 sf	1,915 ±
TOTAL	9,000 sf	4,566 ±

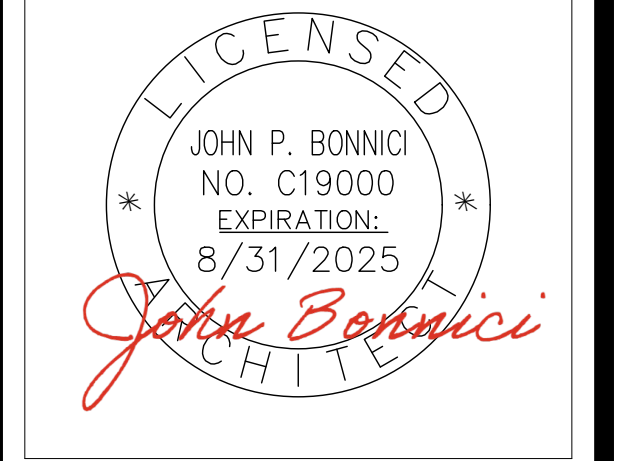
Occupancy = Future 'E'
Occupant Load Factor = 20
Total Exit Load = 119

- GENERAL NOTES**
- EXISTING SMOKE DETECTORS ARE PROVIDED IN EACH ROOM.
 - EXISTING EMERGENCY LIGHTING IS INCORPORATED INTO CEILING FIXTURES IN EACH CLASSROOM AND THROUGHOUT THE OFFICE AREA. REFER TO EXIT PLAN (A-7).
 - EXISTING DRINKING FOUNTAINS ARE PROVIDED AT EACH HAND SINK.
 - EXISTING FACILE SIGNS ARE PROVIDED AT ALL "EXIT" AND "EXIT ROUTE" DOORS.
 - EXISTING PLUMBING FIXTURES ARE ADULT SIZE WATER CLOSETS, AND WALL HUNG LAVATORIES, TYP. ONE (1) CORRIDOR RESTROOM TO HAVE FIXTURES REMOVED AND REPLACED WITH NEW CHILD SIZE FIXTURES FOR 5-8 YEAR OLD STUDENTS.

CLASSROOM / ADMINISTRATION BUILDING PROPOSED CONDITIONS PLAN

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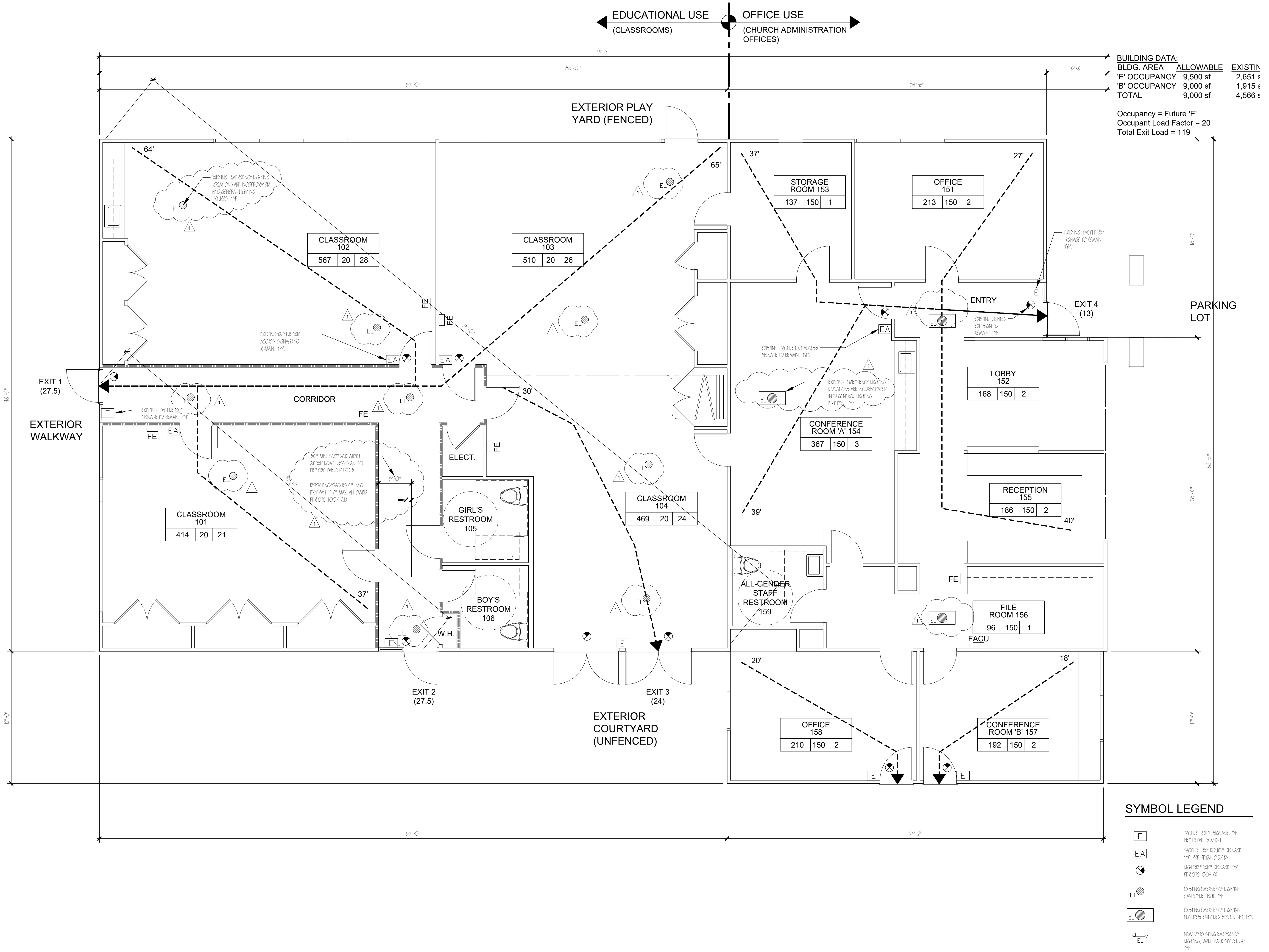
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Classroom / Administration Building
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Revisions

Date	
PLAN CHECK COMMENTS (8-5-23)	
PLAN CHECK COMMENTS (03-03-25)	

Sheet Title

PROPOSED CONDITIONS FLOOR PLAN	
Job Number	Sheet
Date	
Scale	A-6
1/4"=1'-0"	



BUILDING DATA:

BLDG. AREA	ALLOWABLE	EXISTING
'E' OCCUPANCY	9,500 sf	2,651 ±
'B' OCCUPANCY	9,000 sf	1,915 ±
TOTAL	9,000 sf	4,566 ±

Occupancy = Future 'E'
Occupant Load Factor = 20
Total Exit Load = 119

SYMBOL LEGEND

	TACTILE "EXIT" SIGNAGE, TYP. PER DETAIL 20/P-1
	TACTILE "EXIT ROUTE" SIGNAGE, TYP. PER DETAIL 20/P-1
	LIGHTED "EXIT" SIGNAGE, TYP. PER DETAIL 1004-XX
	EXISTING EMERGENCY LIGHTING CAN STYLE LIGHT, TYP.
	EXISTING EMERGENCY LIGHTING FLOURESCENT/LED STYLE LIGHT, TYP.
	NEW OR EXISTING EMERGENCY LIGHTING WALL PACK STYLE LIGHT TYP.

CLASSROOM/ADMINISTRATION BUILDING PROPOSED EXIT PLAN

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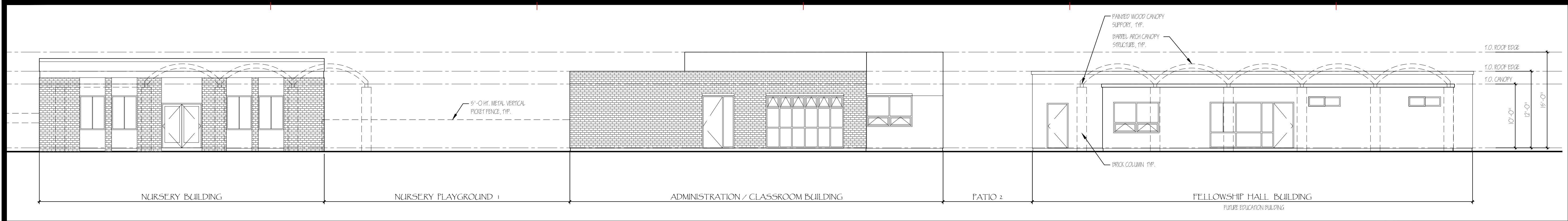
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Revisions

Date	
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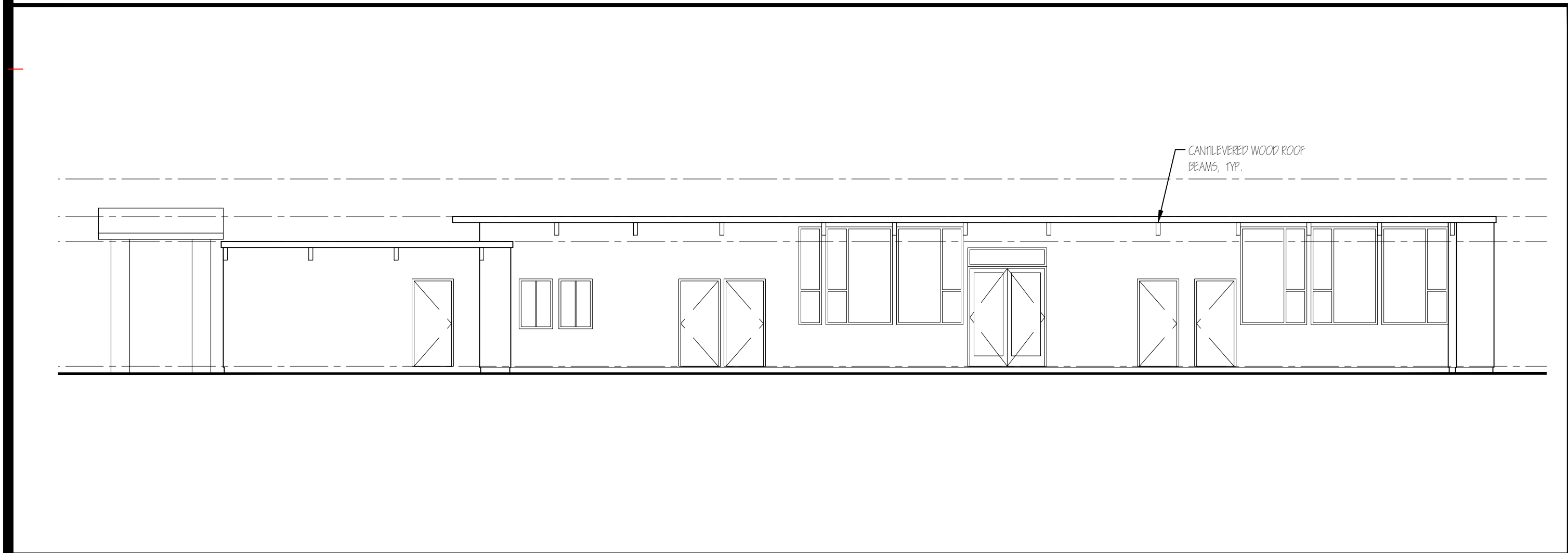
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PROPOSED EXIT PLAN	
Job Number	Sheet
Date	
Scale	A-7
1/4=1'-0"	



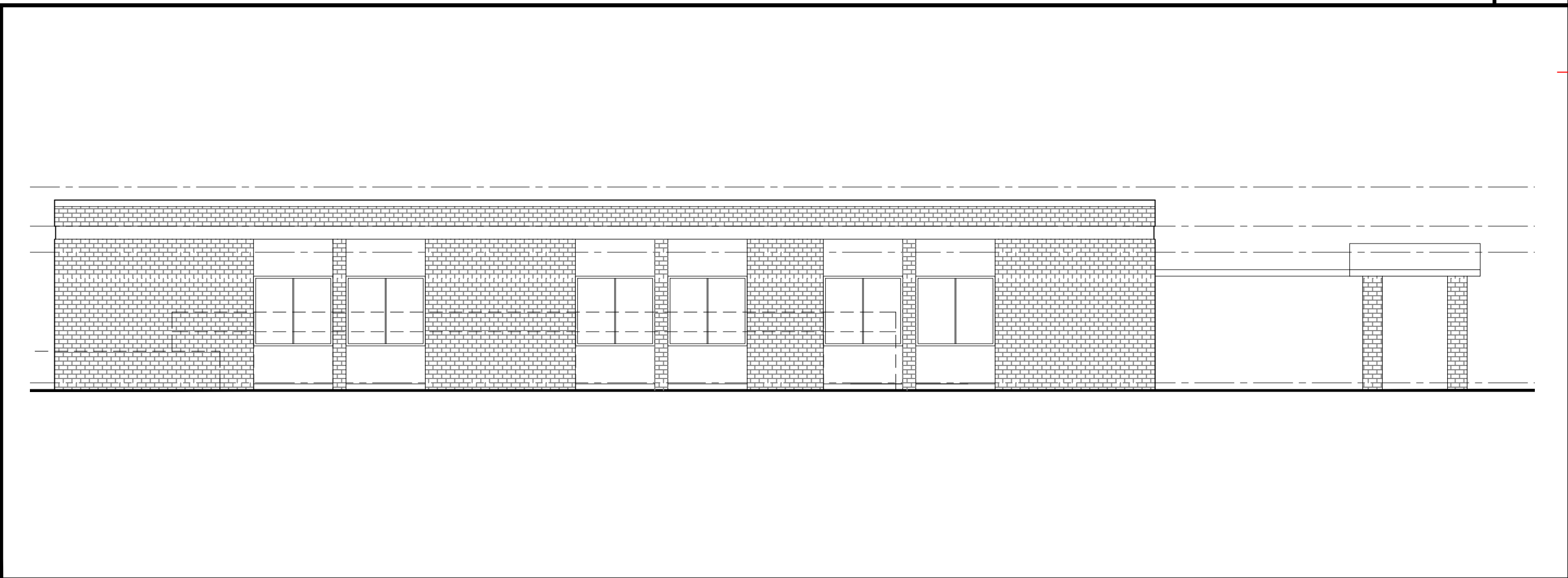
NORTH ELEVATION

3



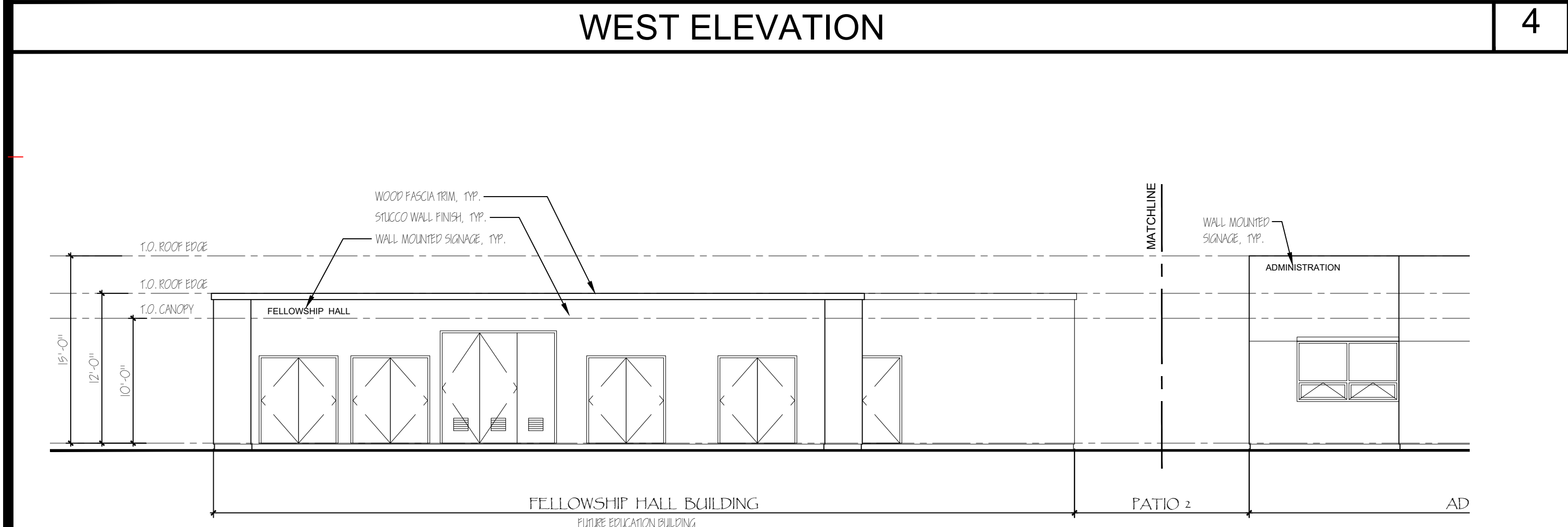
WEST ELEVATION

4



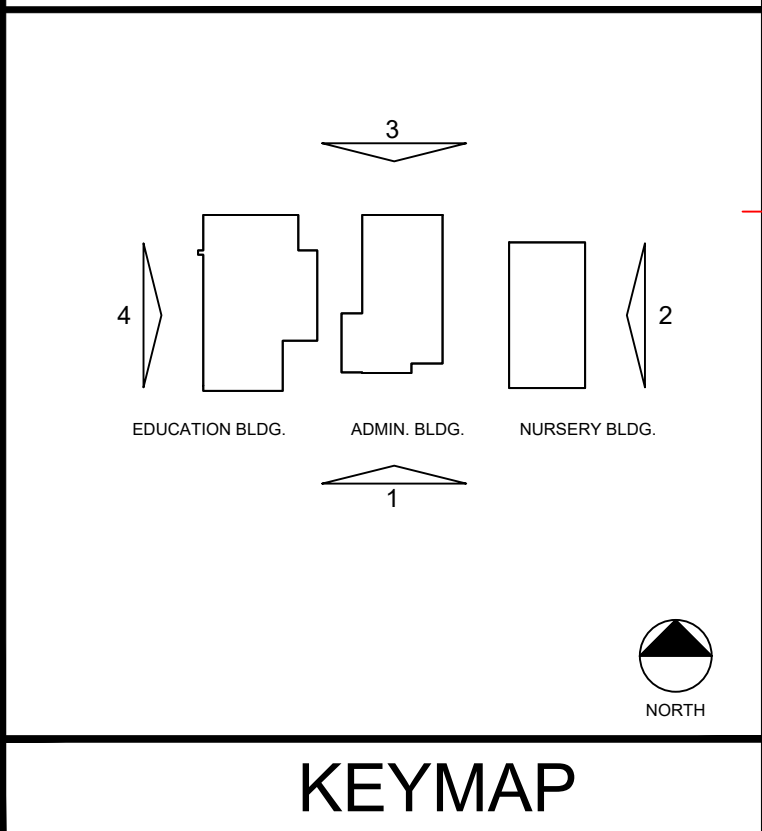
EAST ELEVATION

2



SOUTH ELEVATION

1



GENERAL NOTE
All exterior conditions shown and materials noted are existing. Exterior renovations are not being proposed.

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LICENSED
JOHN P. BONNICI
NO. C19000
EXPIRATION:
8/31/2025
John Bonnici
ARCHITECT

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Revisions	
Date	

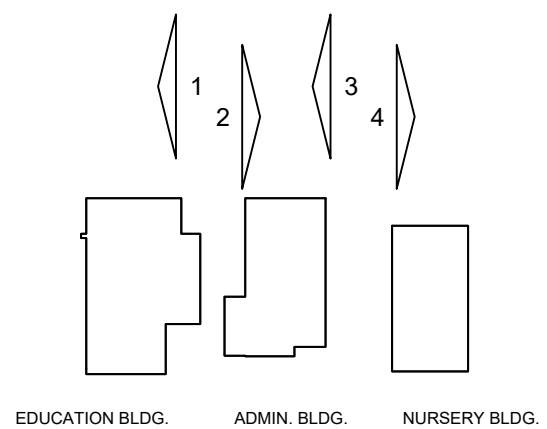
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PERIMETER ELEVATIONS	
Job Number	Sheet
Date	
Scale 1/8"=1'-0"	A-10

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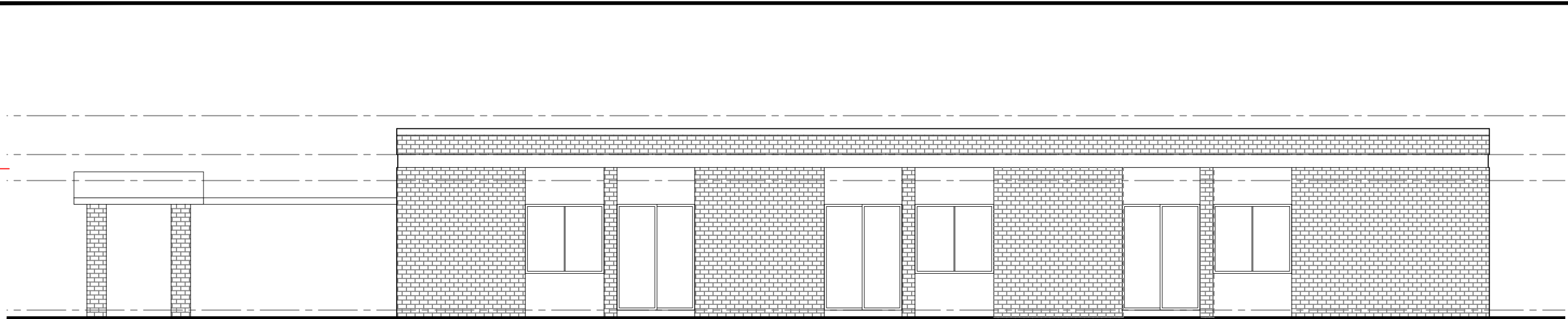
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GENERAL NOTE
All exterior conditions shown and
materials noted are existing.
Exterior renovations are not
being proposed.

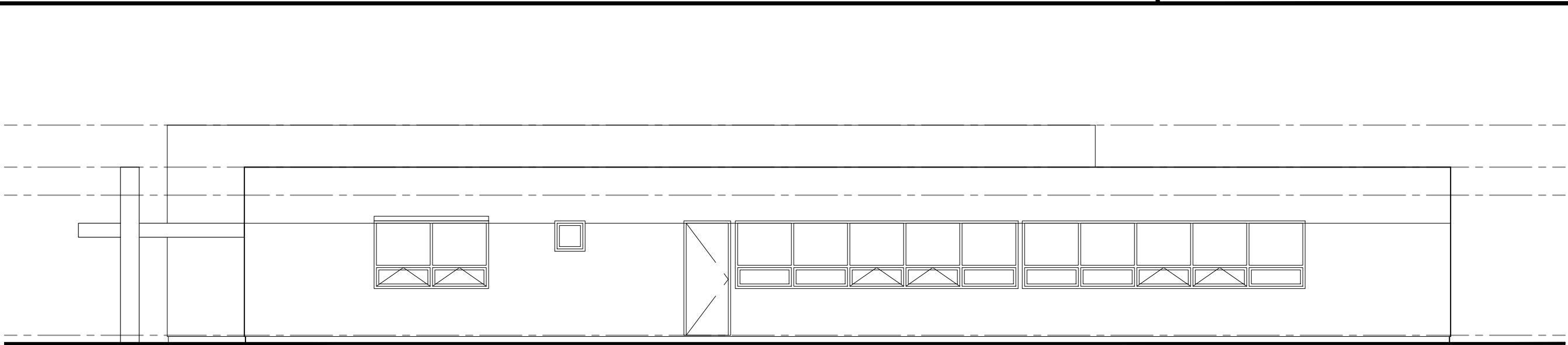


KEYMAP



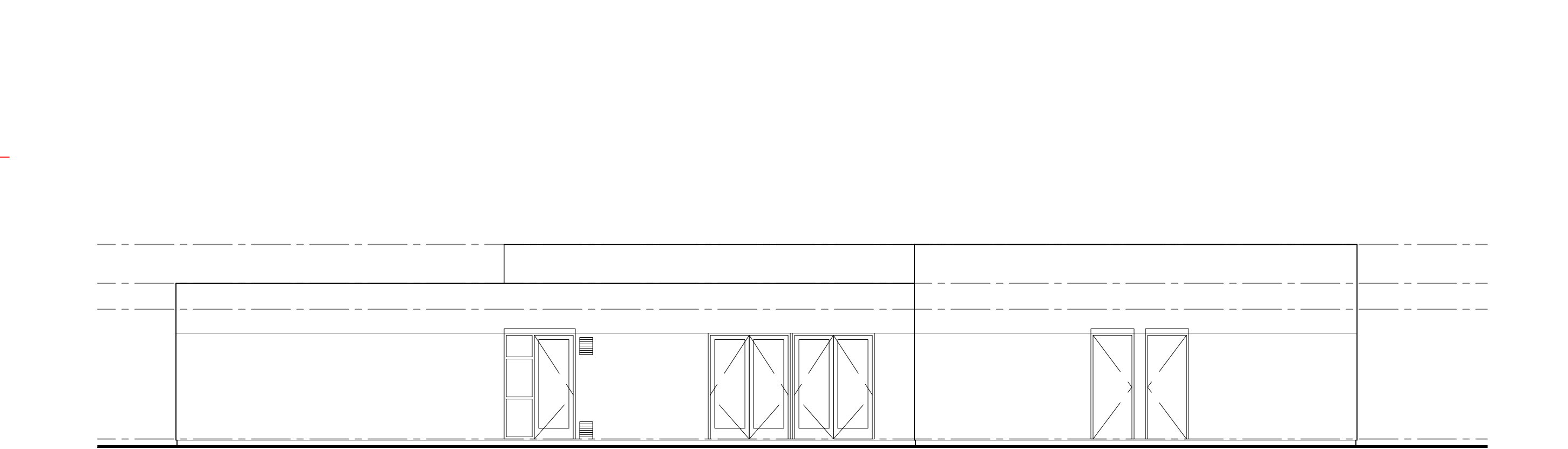
NURSERY PLAY GROUD 1 - WEST ELEVATION

4



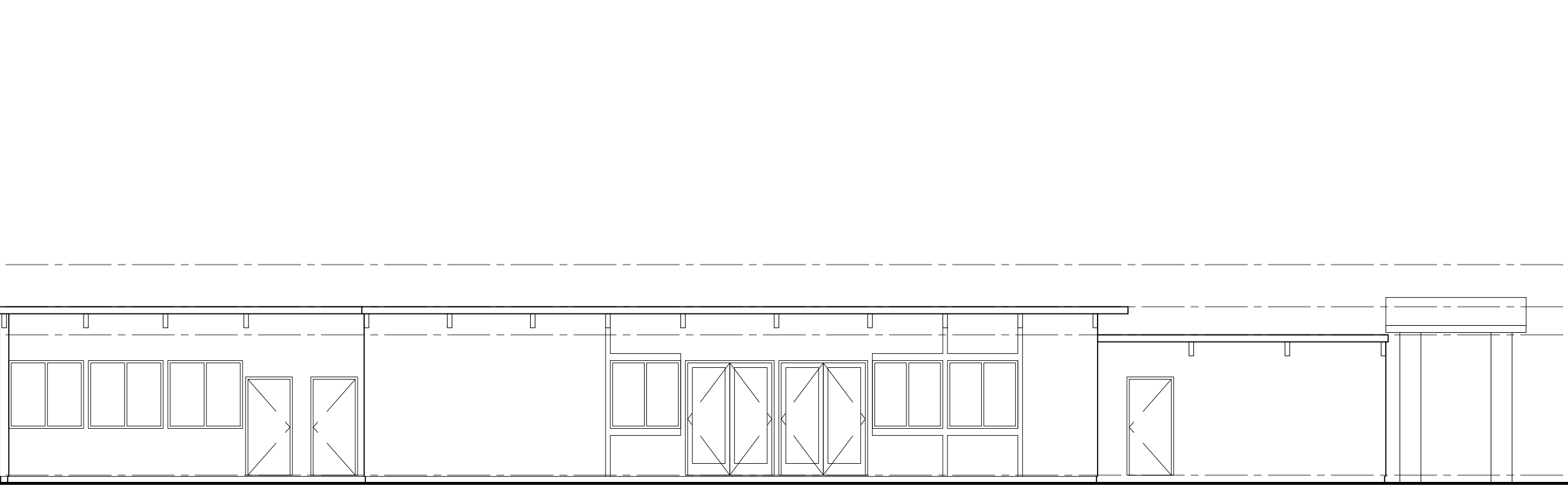
NURSERY PLAY GROUND 1 - EAST ELEVATION

3



PATIO 1 - WEST ELEVATION

2



PATIO 1 - EAST ELEVATION

1

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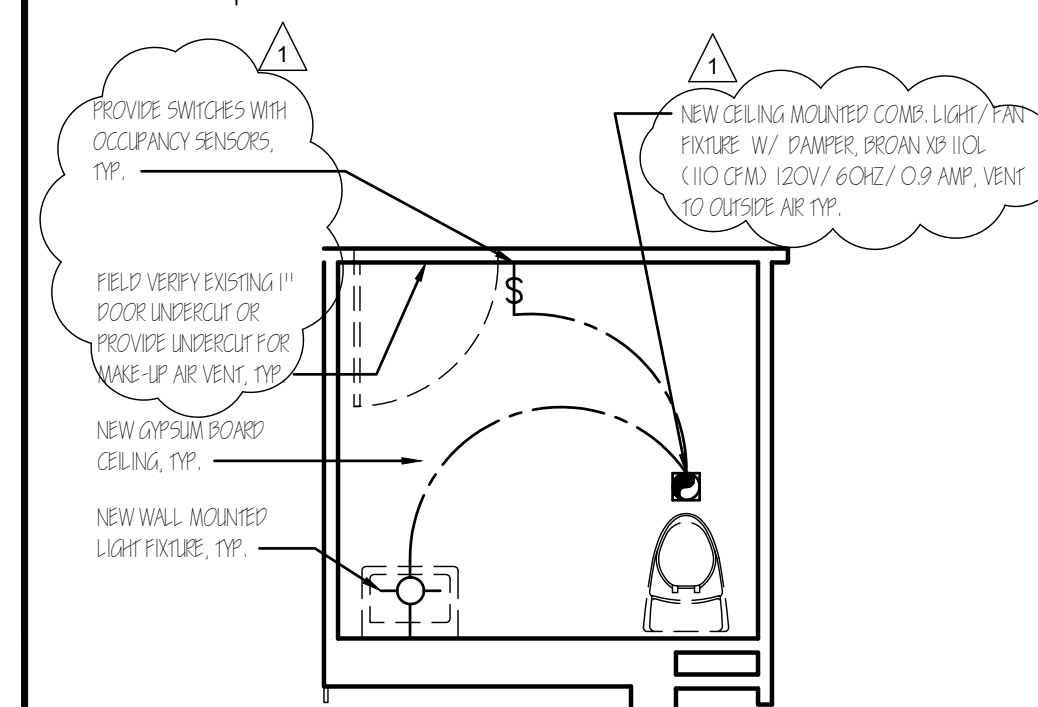
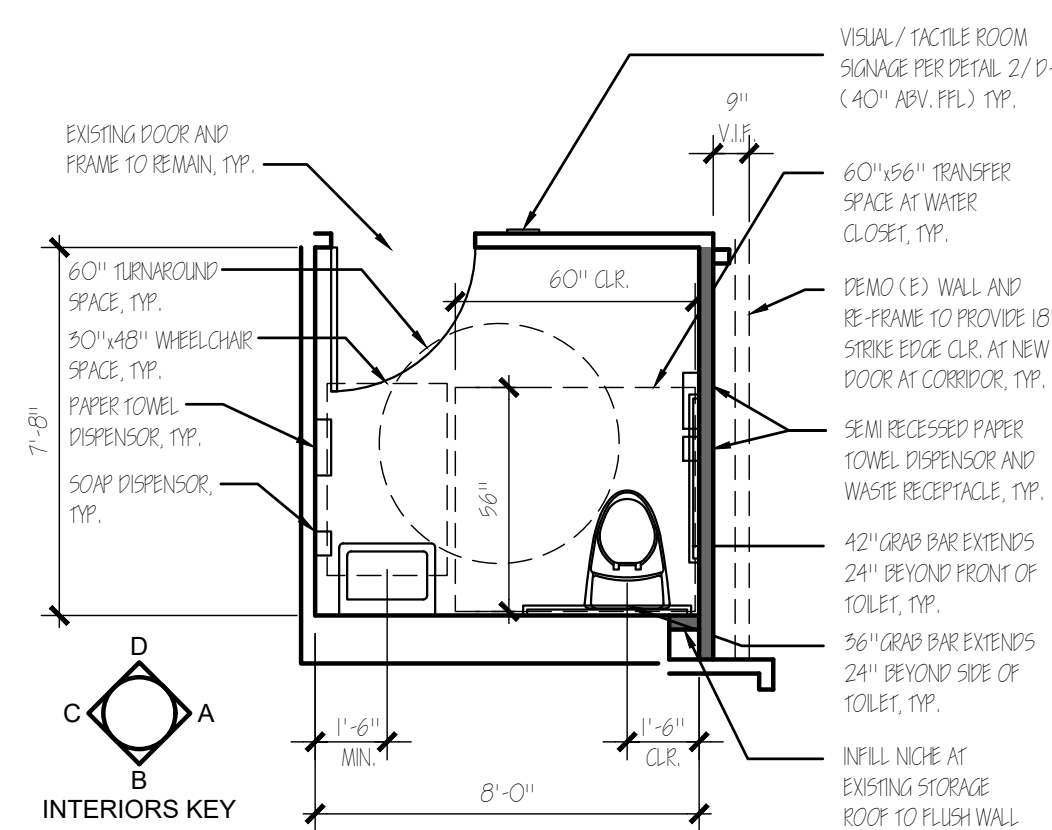
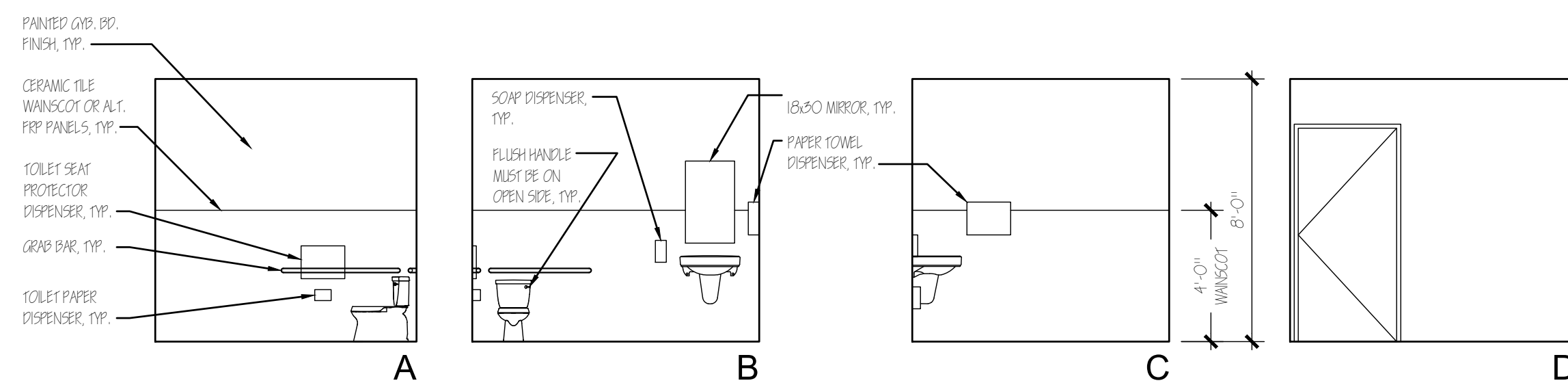
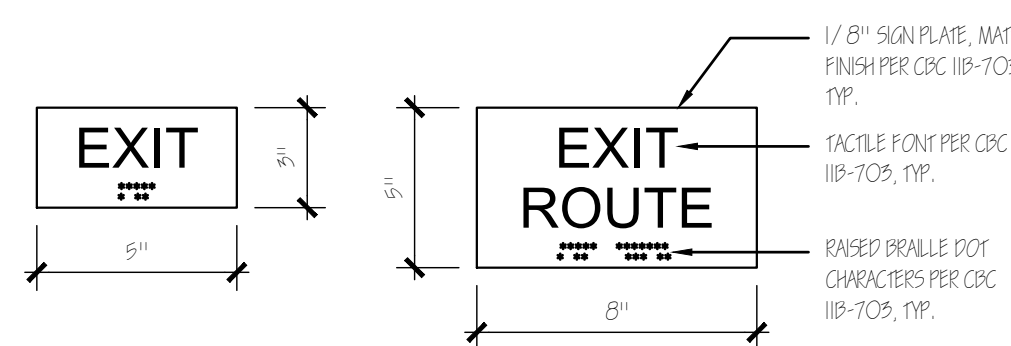
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Date	

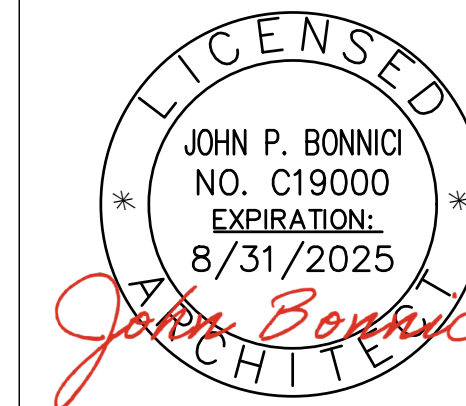
Sheet Title

COURTYARD
ELEVATIONS

Job Number	Sheet
Date	
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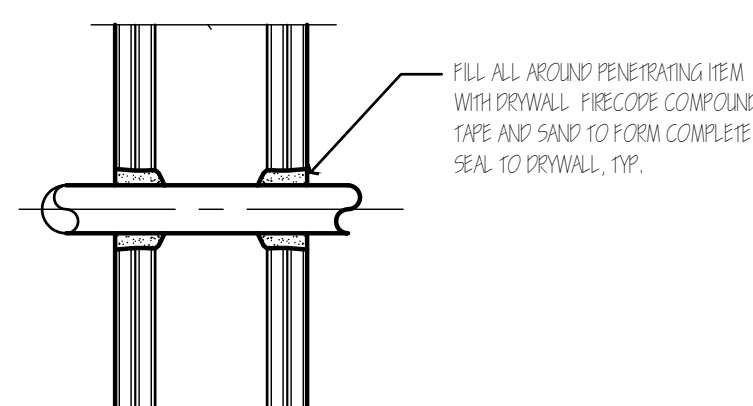
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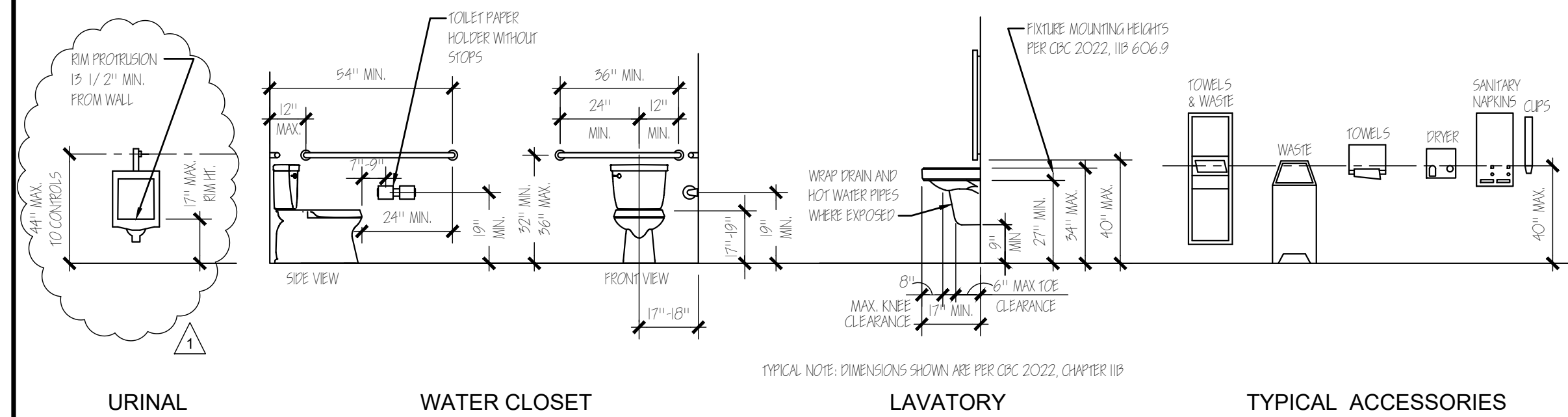
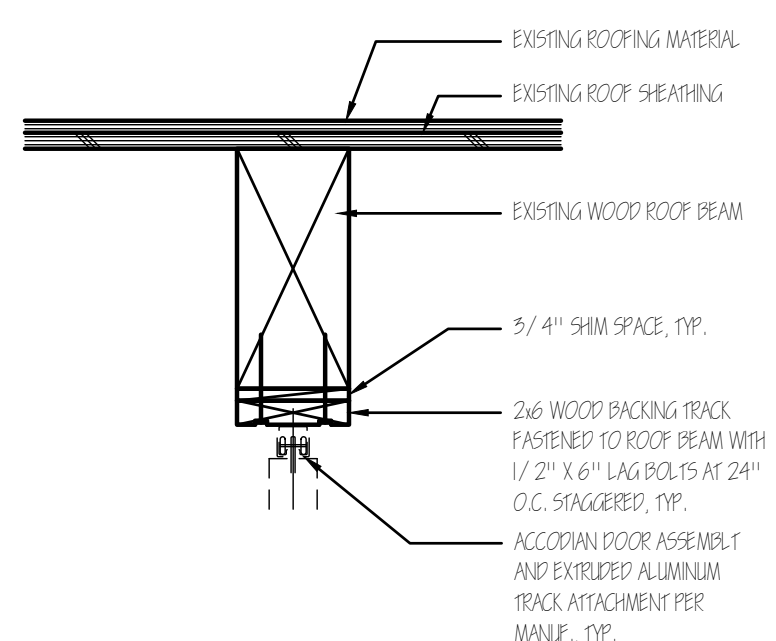
Mesa Verde United Methodist Church

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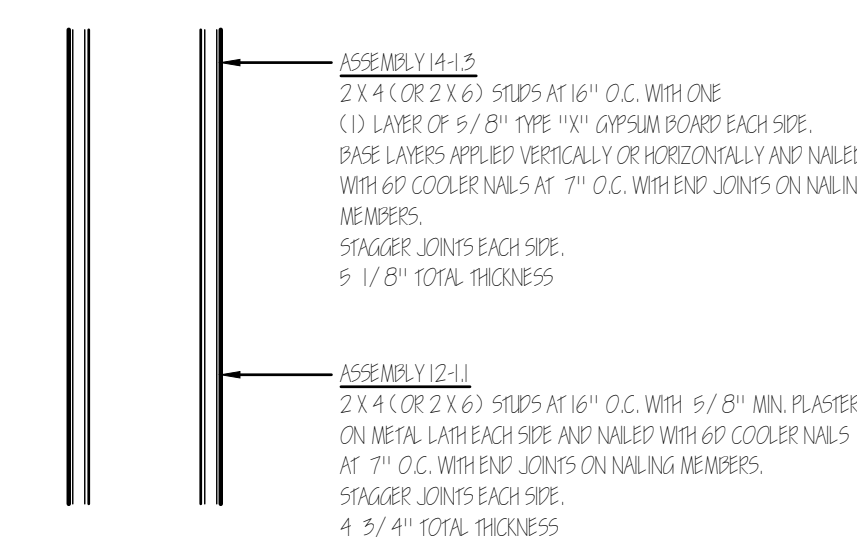
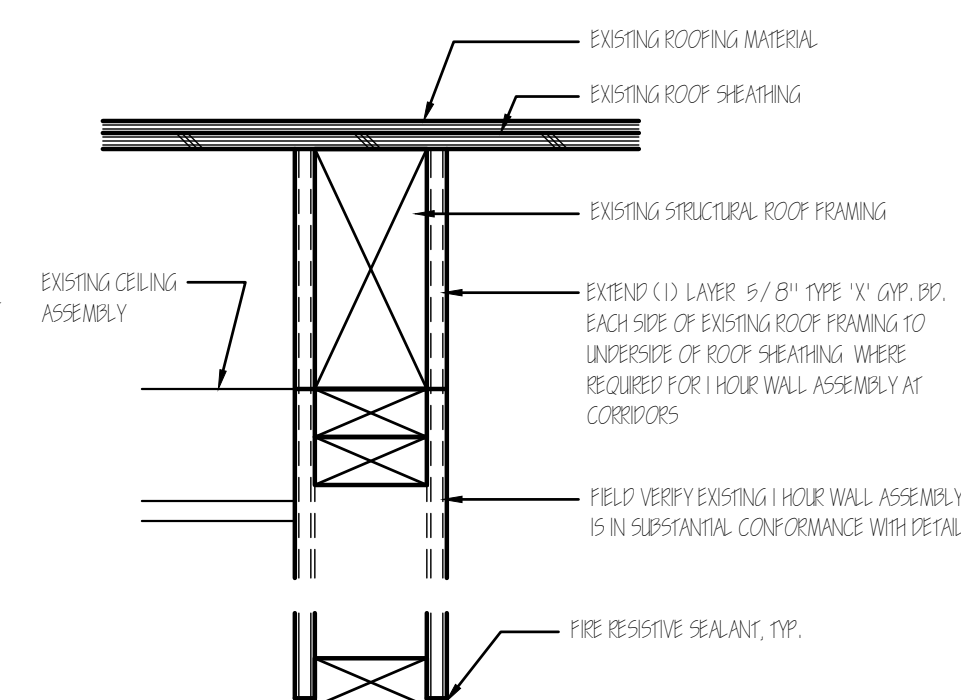
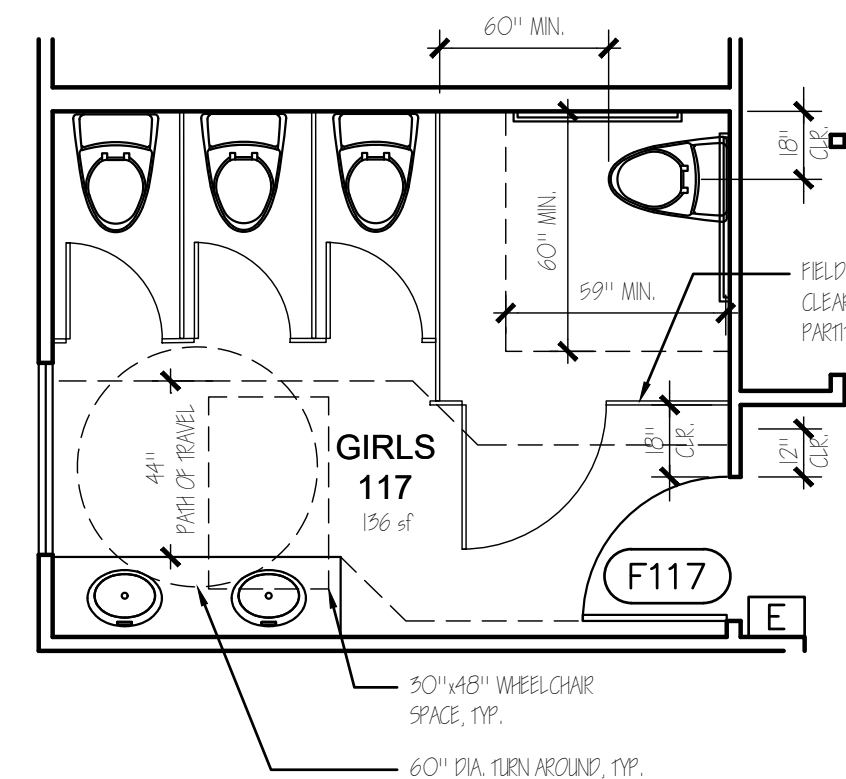
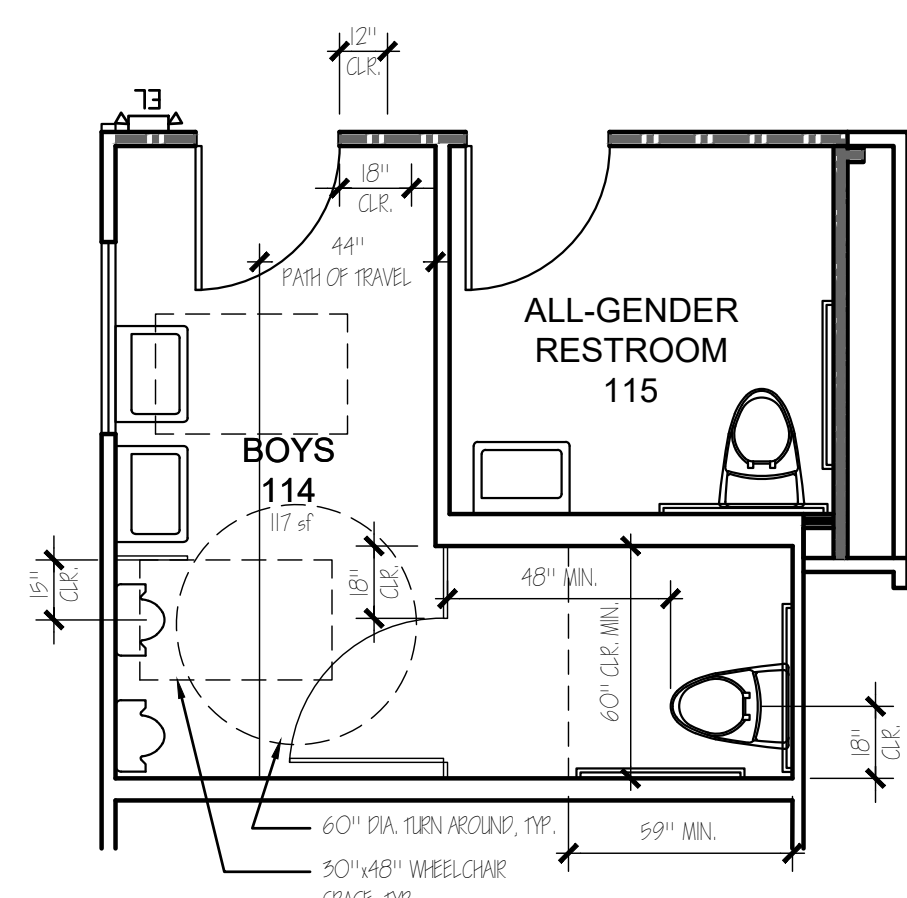
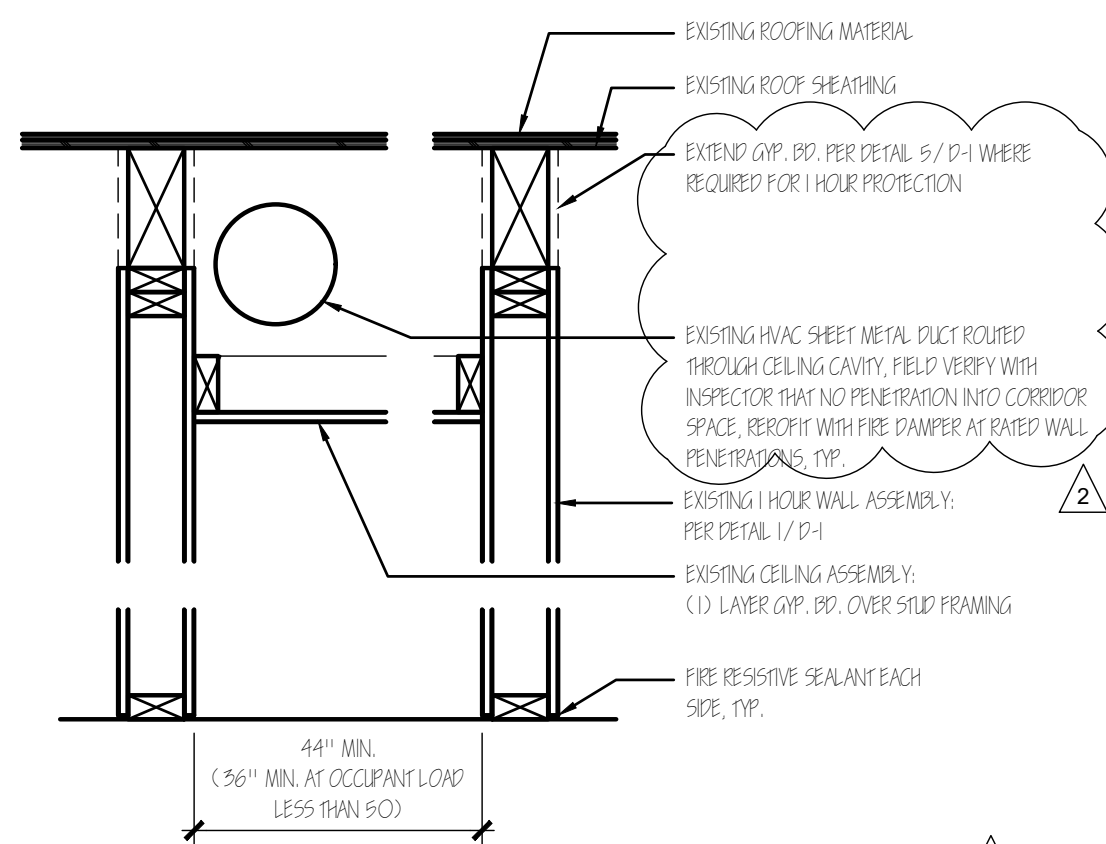
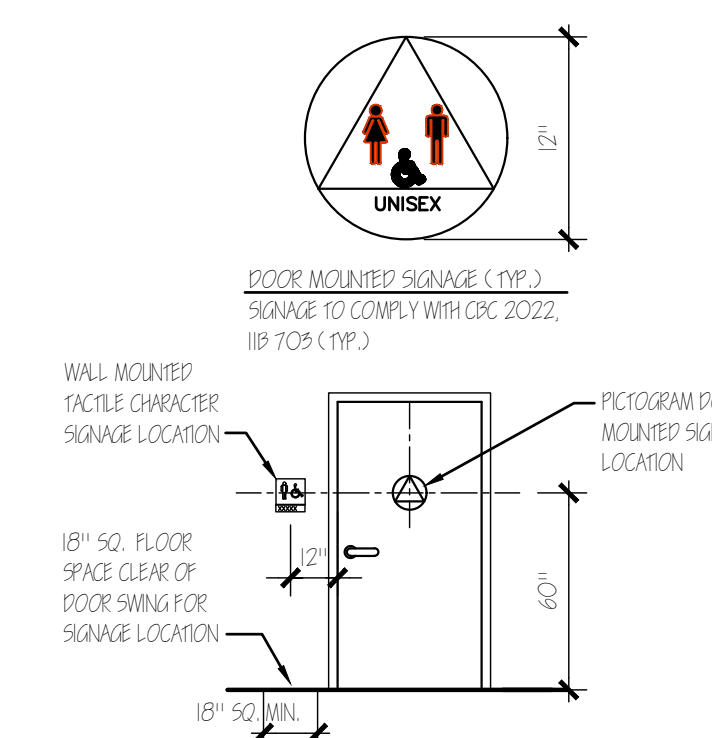


- NOTES:
1. PROVIDE BLOCKING AS REQUIRED ABOVE PENETRATIONS.
 2. INTERRUPT INSULATION OUTSIDE PIPES AND DUCTS AT PENETRATIONS.
 3. AS FAR AS POSSIBLE, SEPARATE PIPES, DUCTS, AND CONDUITS SO THEY CAN BE TREATED INDIVIDUALLY AS ABOVE.
 4. 2-HOUR WALL GRAPHICALLY SHOWN, 1-HOUR SIMILAR

RIGIDLY-SUPPORTED PIPE OR CONDUIT 2 INCHES OR LESS IN DIAMETER THRU DRYWALL OR PLASTER WALLS. FLOORS SIMILAR



1. REMOVE AND REPLACE EXISTING FLOOR FINISH WITH NEW VINYL AND COVER RUBBER PAIS (PATTERN AND COLOR PER CLIENT).
2. REPAINT ALL WALLS AND CEILING WITH SEMI-GLOSS PAINT (COLOR PER CLIENT).
3. PROVIDE WASHABLE WAINSCOT AT ALL WALLS TO 48" ABOVE FINISH FLOOR.
4. PROVIDE BACKING AT ALL GRAB BARS AND WALL MOUNTED FIXTURES AS NEEDED. REFER TO MATRIX ON sheet #1 FOR CHILD SIZED FIXTURES.
5. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION.
6. ALL NEW FINISH MATERIAL PLANE SPREAD / SMOKE INDEX TO COMPLY WITH CBC 2019, SECTION 803.0.



REF: FIELD VERIFY EXISTING WALLS ARE IN
SUBSTANTIAL CONFORMANCE WITH CBC TABLE
721.1, ITEM 14-1.3 AT GYPSUM BOARD FINISH, OR
ITEM 12-1.1 AT PLASTER FINISH, TYP.

<i>Revisions</i>	
	Date
	PLAN CHECK COMMENTS (9-5-23)
	PLAN CHECK COMMENTS (10-18-23)
	
	
	
	
	
	
	
	

Sheet Title	
DETAILS	
Job Number	Sheet D-1
Date	
Scale NONE	