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SITE DATA:

Total Site Area (2.551 acres): 111,121 s.f. 100.0%

Existing buildings footprint - 10,146 s.f.
Proposed buildings footprint - 12,173 s.f.
Total buildings footprint - 22,319 s.f. 20.1%

Existing paving area - 45,577 s.f.
Proposed new paving - N/A
Total paving area - 45,577 s.f. 41.0%

Existing flatwork area - 21,598 s.f.
Proposed flatwork area - <-2,897 s.f.>
Total flatwork area - 18,701 s.f. 16.8%

Existing landscape area - 33,809 s.f.
Proposed landscape area - <-9,276 s.f.>
Total landscape area - 24,533 s.f. 22.1%

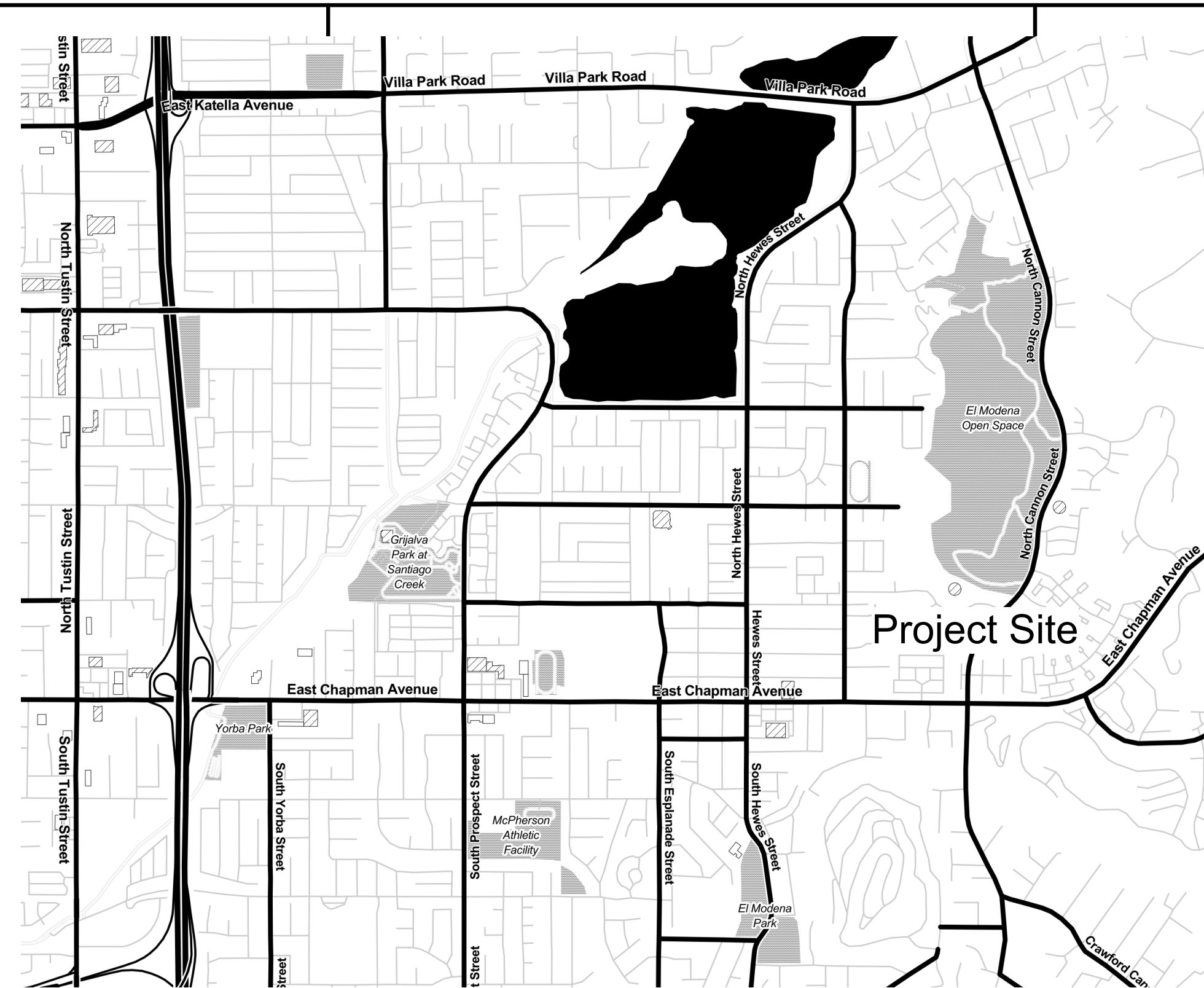
FLOOR AREA RATIO:

Total Site Area (2.551 acres): 111,121 s.f. 100.0%

Total existing buildings area: 10,146 s.f.
Proposed building 1st floor: 12,173 s.f.
Proposed building 2nd floor: 5,589 s.f.
Total proposed building area: 27,908 s.f.

F.A.R. = $\frac{27,908}{111,121}$ = .251

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Vicinity Map

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TIMELESS
ARCHITECTURE
INC.

9891 IRVINE CENTER DRIVE - SUITE 140
IRVINE - CALIFORNIA - 92618
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ARCHITECT

STAMPS



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PROJECT

St. Verena Coptic Orthodox Church Multipurpose Service Building

Site Address:
491 N. Hewes St.,
Orange, CA 92869

Owner:
St. Verena Coptic Orthodox Church
491 N. Hewes St., Orange, CA 92869

Contact: Mark Wissa
wissamark@gmail.com
(714) 635-3330

SHEET DATA

PROJECT # 20009
APN: 383-051-44
PDF DATE: 9/9/21-12:05 PM
LAST SAVED BY: iMac 5k i7
CAD FILENAME
20009 St Verena Gym Con Docs.pln

Cover Sheet

A001

Project Team:

OWNER:
St. Verena Coptic Orthodox Church
491 N. Hewes St.
Orange, CA 92869
Ph: (714) 635-3330
Contact: Mark Wissa
email: wissamark@gmail.com

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Hank Jong
email: hank@egl88.com

LANDSCAPE ARCHITECT:
Richard M. Garcia Landscape
1918 Kemper Ave.
Santa Ana, CA 92705
(714) 538-6000
Richard Garcia
email: rmglndarch@sbcglobal.net

Applicable Codes: This project shall comply with the following codes as adopted and amended by the City of Orange:

2019 California Building Code
2019 California Fire Code
2019 California Mechanical Code
2019 California Electrical Code
2019 California Plumbing Code
2019 California Energy Code
2019 California Green Code

Occupancy: A-3
Number of Stories: Two
Type of Construction: V-B (SM)
Maximum Height: 28'-8"
Sprinklers: Yes - NFPA 13
Occupant Load: 545
Basic Allowable Area per Floor: (Per CBC Table 506.2)
A-3: 18,000 s.f.
First Floor: 12,173 s.f.
Second Floor: 5,589 s.f.
Total Building Area: 17,762 s.f.

BUILDING AREA JUSTIFICATION (First Floor):

Frontage Area Increase (If per CBC Sec. 506.2):
If = $[F/P - 0.25]W/30 = [396/456' - 0.25]30/30 = .62$

Area Modification Formula (CBC Sec. 506.2.3): $A_a = [A_i + (NS \times I)] \times S_a$
 $A_a = 18,000 + (6,000 \times .62) \times 1 = 21,720$, therefore ok

BUILDING AREA JUSTIFICATION (Second Floor):

Frontage Area Increase (If per CBC Sec. 506.2):
If = $[F/P - 0.25]W/30 = [396/456' - 0.25]30/30 = .62$

Area Modification Formula (CBC Sec. 506.2.3): $A_a = [A_i + (NS \times I)] \times S_a$
 $A_a = 18,000 + (6,000 \times .75) \times 1 = 22,500$ s.f.
5,589 < 21,720, therefore ok

CITY OF ORANGE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
GRADING NOTES

GRADING NOTES

1. A **PRE-CONSTRUCTION MEETING** IS REQUIRED PRIOR TO BEGINNING ANY GRADING OR CONSTRUCTION. CALL CITY INSPECTOR 714-744-5526 TO ARRANGE MEETING TIME.
2. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ORANGE MANUAL OF GRADING AND STANDARD PLANS AND SPECIFICATIONS (AVAILABLE ON CITY WEBSITE OR AT THE ENGINEERING OFFICE).
3. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ANY ERROR AND/OR OMISSION DISCOVERED DURING THE CONSTRUCTION. ANY SUBSTANTIAL CHANGES TO THE APPROVED GRADING PLAN OCCASIONED BY FIELD CONDITIONS, SITE PLAN CHANGES, ETC. SHALL BE ACCOMPLISHED PRIOR TO FINAL GRADING, AND SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO IMPLEMENTING CHANGES IN THE FIELD.
4. RETAINING WALLS WILL BE REQUIRED WHERE CUTTING OR FILLING ALONG PROPERTY LINES MAY CAUSE DAMAGE, BUT ALWAYS WHERE THE CUT OR FILL EXCEEDS ONE (1) VERTICAL FOOT.
5. FREE STANDING AND RETAILING WALLS SHOWN ON THIS PLAN ARE FOR LOCATION AND ELEVATION CONTOURS ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE STRUCTURAL APPROVAL OF ANY WALLS OR RETAINING DEVICES SHOWN HEREON. A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE CITY BUILDING DIVISION BEFORE THE CONSTRUCTION OF ANY WALLS.
6. ALL ON-SITE SLOPES SHALL NOT EXCEED A GRADE OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL (2:1), UNLESS STEEPER SLOPES ARE AUTHORIZED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
7. A GRADING PERMIT MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION BY THE OWNER, DEVELOPER, OR GENERAL CONTRACTOR PRIOR TO CONDUCTING ANY GRADING, CLEARING, BRUSHING, OR GRUBBING ON NATURAL OR EXISTING GRADE THAT IS PREPARATORY TO GRADING.
8. ALL ROUGH AND FINAL GRADING SHALL BE CERTIFIED TO BE IN COMPLIANCE WITH THE APPROVED GRADING PLAN AND CITY STANDARDS. THESE CERTIFICATIONS SHALL BE IN WRITING TO THE CITY ENGINEER AND SHALL BE SIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS OR GEOTECHNICAL ENGINEER, AND GRADING CONTRACTOR. THESE CERTIFICATIONS SHALL BE FILED WITH THE CITY PRIOR TO THE RELEASE OF OCCUPANCY.
9. LANDSCAPING AND IRRIGATION PLANS, AS REQUIRED, SHALL BE APPROVED BY THE CITY DEPARTMENT OF COMMUNITY DEVELOPMENT 714-744-7220.
10. PROVIDE STREET TREES AS REQUIRED BY THE CITY. NOTIFY DEPARTMENT OF PUBLIC WORKS, MAINTENANCE DIVISION, 714-532-6480 FOR STREET TREE LOCATION AND PLANTING STANDARDS.
11. ALL FILL ONE (1) FOOT OR GREATER SHALL BE TESTED AND CERTIFIED AS TO RELATIVE COMPACTION.
12. FILL SLOPES THREE (3) FEET OR GREATER IN HEIGHT SHALL BE COMPACTED TO THE FACE. THE SOILS ENGINEER SHALL INCLUDE SLOPE COMPACTION TESTS IN THE FINAL REPORT FOR ROUGH GRADING.
13. ALL UTILITY TRENCH BACKFILLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE SOILS ENGINEER SHALL PROVIDE WRITTEN APPROVAL OF UTILITY TRENCH BACKFILL PRIOR TO FINAL GRADING RELEASE.
14. ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE CALIFORNIA BUILDING CODE ADOPTED BY THE CITY OR RESPONSIBLE ENGINEERING RECOMMENDATIONS.
15. IN THE EVENT THE LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS ENGINEER, OR ENGINEERING GEOLOGIST WHO IS RESPONSIBLE FOR THE PROFESSIONAL SUPERVISION OF THAT PORTION OF THE GRADING WHICH IS WITHIN HIS AREA OF TECHNICAL COMPETENCE IS RELIEVED OF OR OTHERWISE TERMINATES HIS DUTIES PRIOR TO COMPLETION OF THE WORK SHOWN ON THESE PLANS HE SHALL REPORT THIS FACT IN WRITING TO THE CITY ENGINEER WITHIN 48 HOURS OF HIS TERMINATION. PERSON ASSUMING HIS DUTIES SHALL PERFORM ALL INVESTIGATIONS HE DEEM NECESSARY TO APPROVE THE ENTIRE WORK INCLUDING CERTIFYING THAT PREVIOUS REPORTS ARE IN CONFORMANCE WITH CITY GRADING ORDINANCE AND THE GRADING PERMIT. ACCEPTANCE OF THE PROJECT BY THE NEW CONSULTANT SHALL BE MADE IN WRITING TO THE CITY, AND SHALL INCLUDE HIS CERTIFICATION OF ALL WORK PREVIOUSLY ACCOMPLISHED AND HIS RESPONSIBILITY FOR THE REMAINDER OF THE PROJECT.
16. REPAIR OR REPLACE ANY BROKEN OR DETERIORATED ADJACENT PUBLIC INFRASTRUCTURE INCLUDING DAMAGED PUBLIC SIDEWALK, DAMAGED CURB AND GUTTER, AND DAMAGED DRIVEWAY APRONS.
17. ALL UTILITY LINES FROM PUBLIC STREET AND EASEMENT, INCLUDING POWER LINES AND TELECOMMUNICATION LINES SHALL BE CONSTRUCTED UNDERGROUND.
18. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR WORK PERFORMED IN PUBLIC RIGHT-OF-WAY.
19. A SEPARATE HAUL PERMIT IS REQUIRED FOR IMPORT/EXPORT OF EARTH MATERIAL. CONTACT TRAFFIC DIVISION AT 714-744-5536 FOR MORE DETAILS.

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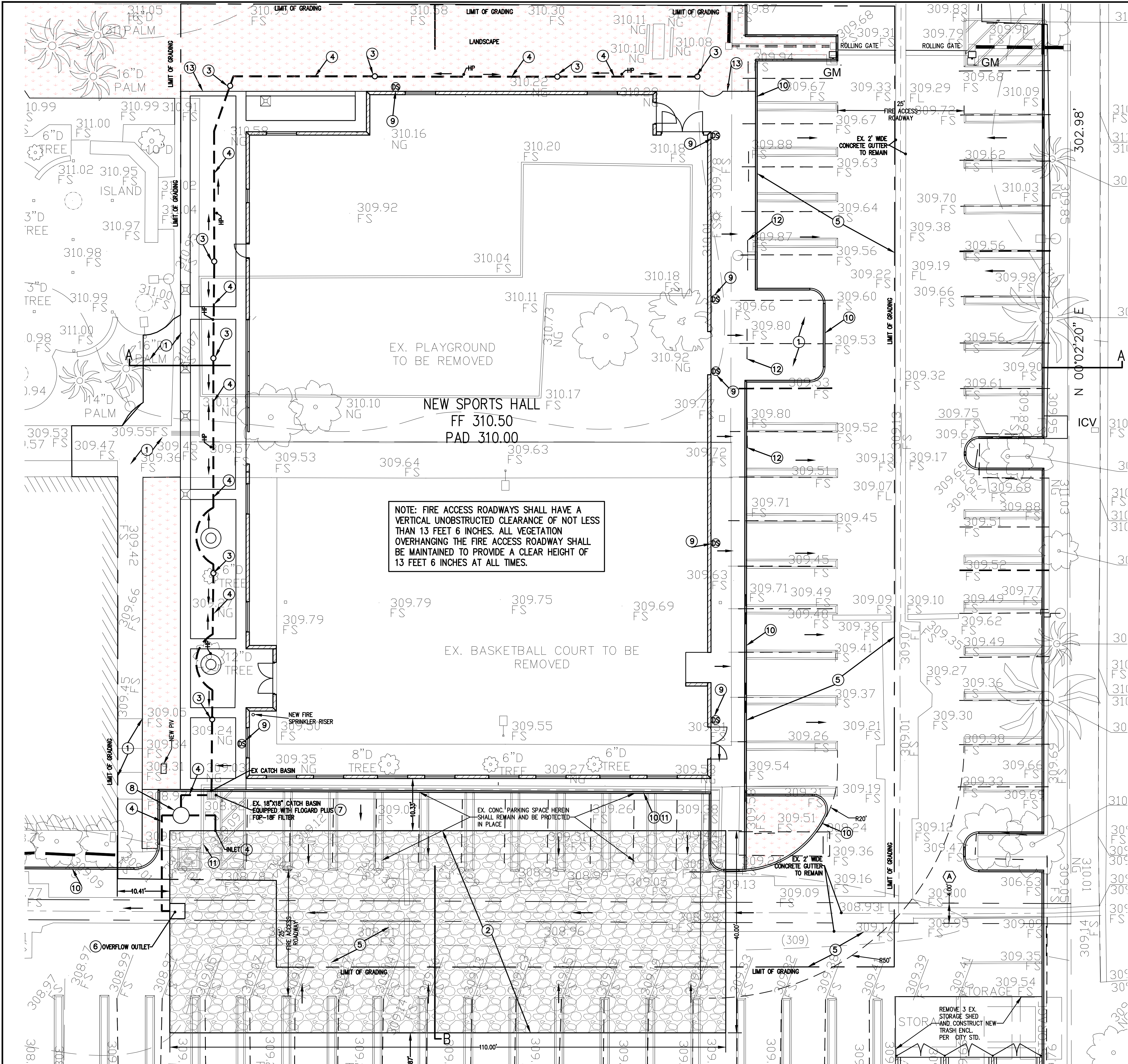
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CONCEPTUAL GRADING & DRAINAGE PLAN

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE WALKWAY PER ARCHITECTURAL PLAN.
2. CONSTRUCT INFILTRATION TRENCH PER DETAILS SHOWN HEREON.
3. CONSTRUCT 6" DIAMETER AREA DRAIN.
4. CONSTRUCT PVC SCH. 40 DRAINAGE PIPE W/0.5% SLOPE MIN.
5. REMOVE EX. A.C. DRIVEWAY AND CONSTRUCT 4" THK. MIN. CONC. PAVEMENT.
6. CONSTRUCT 36"x36" CATCH BASIN WITH TRAFFIC GRATE, FOR INFILTRATION TRENCH OVERFLOWING PURPOSES.
7. RE-CONSTRUCT EXISTING 18"x18" CATCH BASIN EQUIPPED WITH FLO-GARD CATCH BASIN FILTER.
8. CONSTRUCT CONTECH CDS UNIT OR EQUIVALENT.
9. CONSTRUCT ROOF DRAIN DOWNSPOUT.
10. CONSTRUCT 6" CF CONC. CURB.
11. REMOVE EX. CONC. CURB.
12. REMOVE EX. WHEEL STOP.
13. CONSTRUCT 6' HI. FENCE PER SEPARATE ARCH. PLAN.
14. REMOVE AND RE-CONSTRUCT EX. DRIVEWAY APPROACH ON HEWES ST. TO MEET ADA COMPLIANCE PER CITY STD. NO. 115.

EASEMENT:

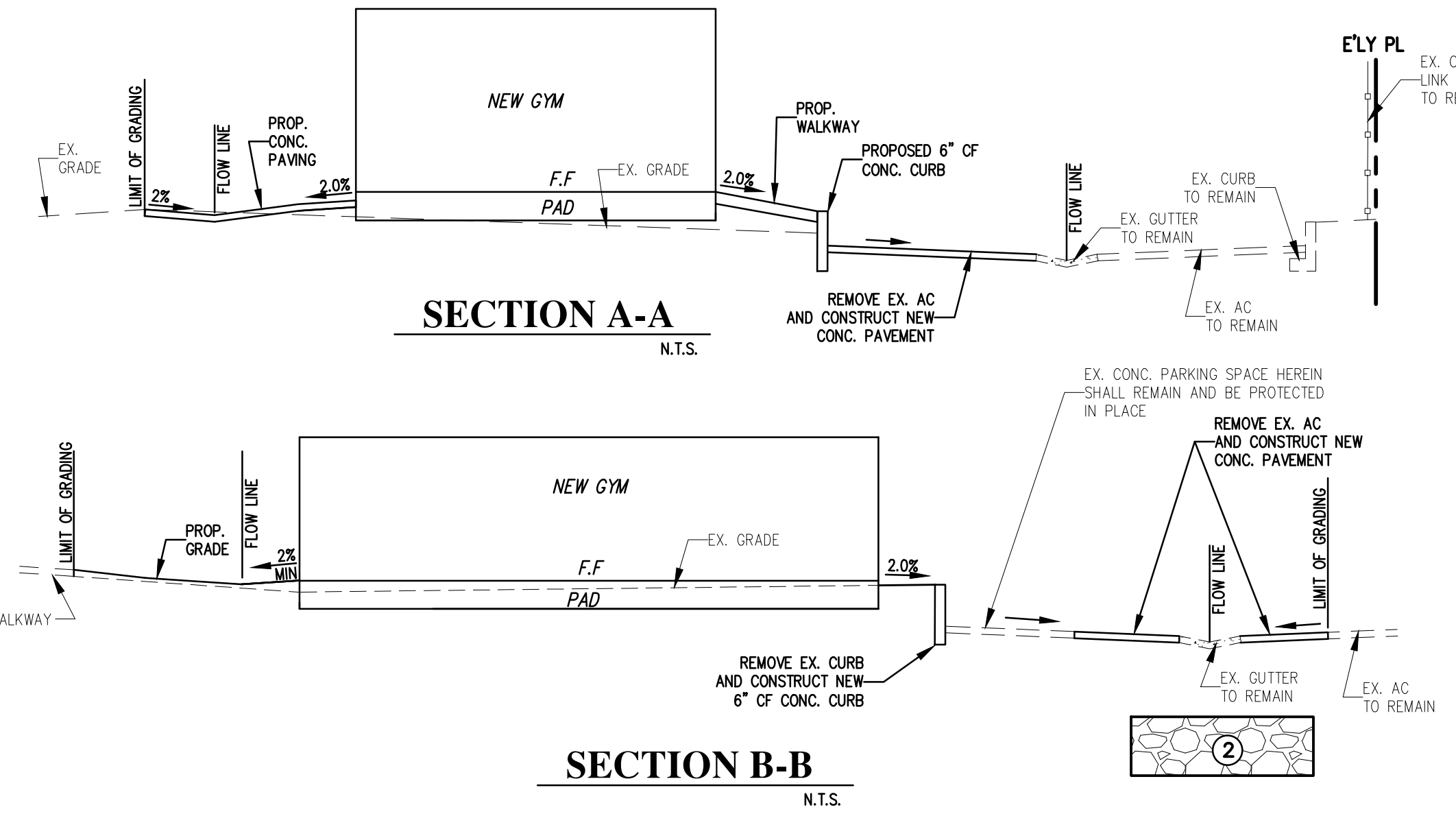
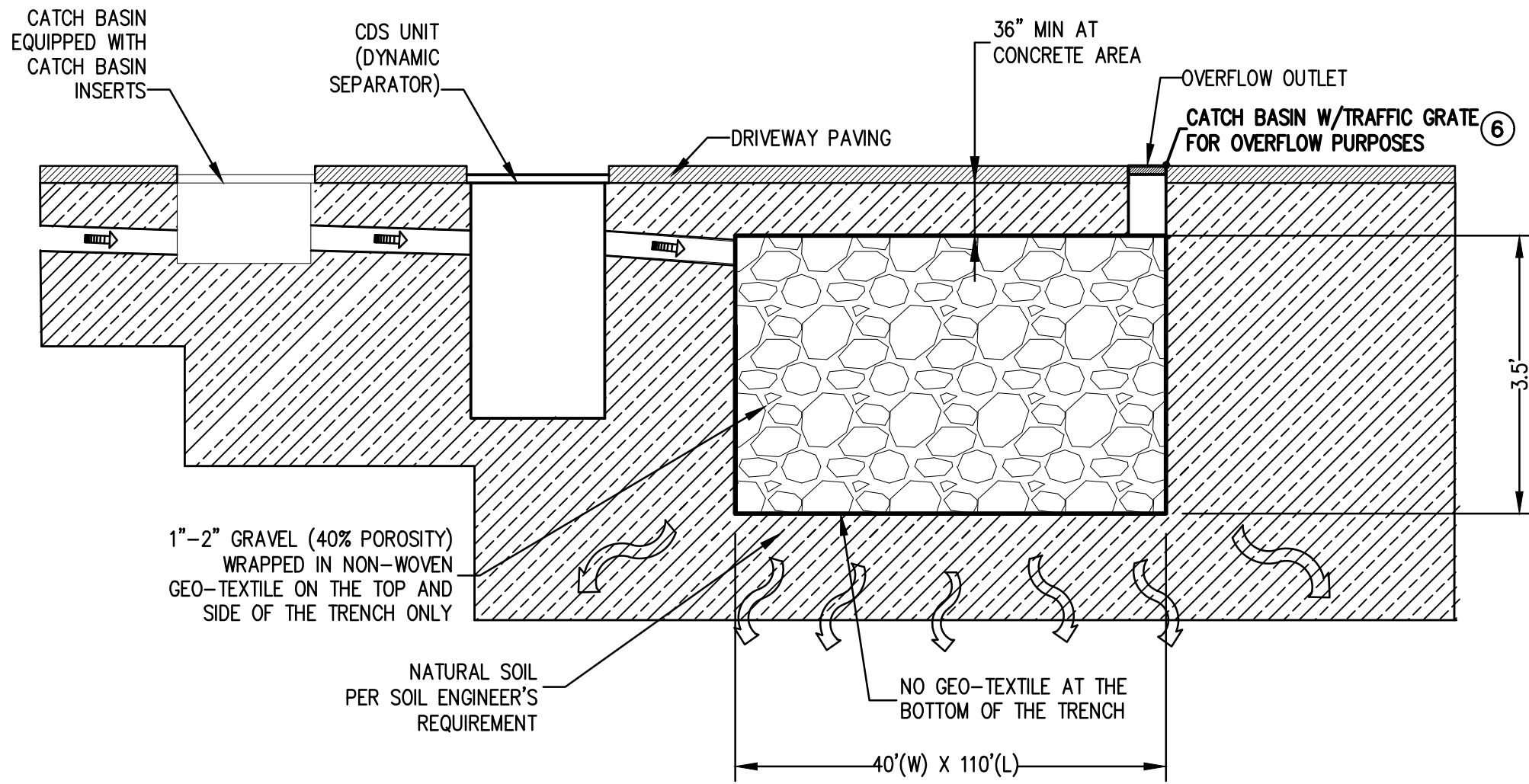
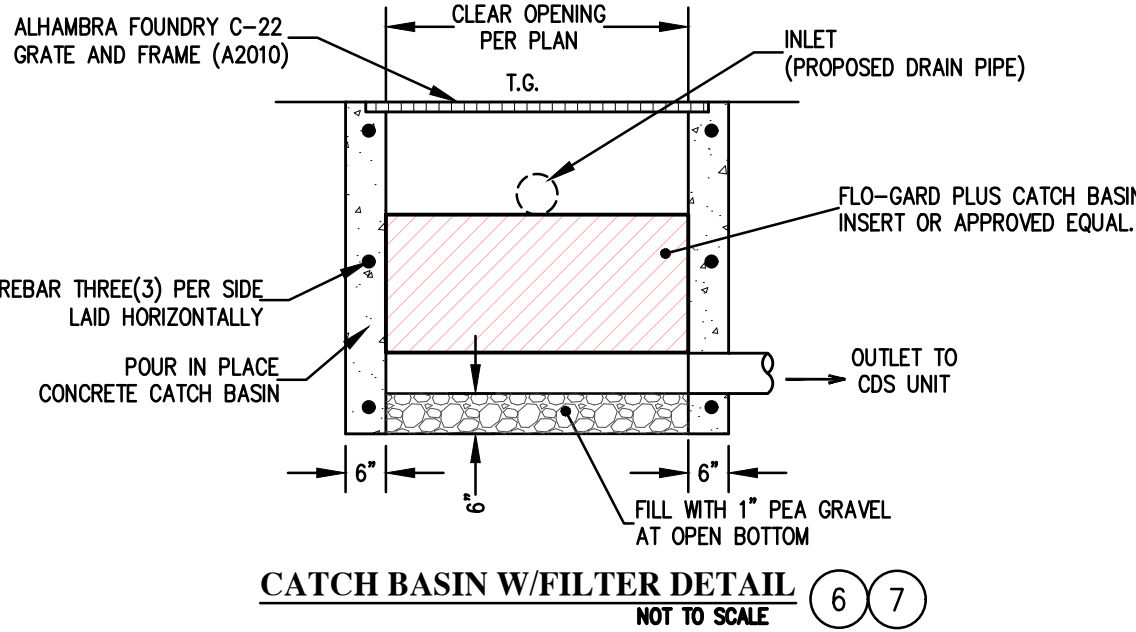
- A. EX. DRAINAGE EASEMENT PER BOOK 11516, PAGE 936, OF OFFICIAL RECORDS

EX. ASPHALT PARKING LOT TO BE REPLACED WITH CONCRETE AS PART OF PHASE 2 (CHURCH BUILDING CONSTRUCTION RENOVATION)

SCALE : 1"=10'

LEGEND:

- (98.23).....EXISTING ELEVATION
99.00.....PROPOSED ELEVATION
---(100)--- EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURE
.....PROPOSED STRUCTURE
.....PROPERTY LINE
.....EXISTING CURB
.....EXISTING FENCE
.....CATCH BASIN
.....PROPOSED LAWN/LANDSCAPE AREA
.....EX. TREE
- EXEXISTING
TGTOP GRATE
FSFINISH SURFACE
H.P.HIGH POINT
T.O.TOP OF CURB
F.L.FLOW LINE
F.G.FINISH GRADE
F.S.FINISH SURFACE
F.F.FINISH FLOOR
DSDOWNSPOUT





Call: TOLL FREE
1-800-422-4133

REVISIONS

REV.	DATE	BY	DESCRIPTION	APPROVED

EGL Associates, Inc.

11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006

Tel: 626-263-3588
Fax: 626-263-3599
EGL JOB#: 16-AA-053



PREPARED UNDER THE SUPERVISION OF:

HANK JONG

R.C.E. NO.: 45846 EXP. DATE: 12/31/22

DRAWN BY:	GB	08/25/21
DESIGNED BY: <td>GB</td> <td>08/25/21</td>	GB	08/25/21
CHECKED BY: <td>HJ</td> <td>08/25/21</td>	HJ	08/25/21

REVIEWED BY:

DATE PLANNING DIVISION

REVIEWED FOR COMPLIANCE TO CITY OF ORANGE GRADING ORDINANCE:

DATE DEPUTY DIRECTOR/CITY ENGINEER

RECOMMENDED:

DATE PRINCIPLE CIVIL ENGINEER

DATE PUBLIC WORKS DIRECTOR

CONCEPTUAL GRADING AND DRAINAGE PLAN

APPLICANT: ST. VERENA ORTHODOX CHURCH, TEL: (714) 771-4777

NEW MULTI PURPOSE SPORTS HALL
491 N. HEWES ST., ORANGE, CA 92869
A.P.N. 383-051-44

SHEET NO.

2 OF 3

EROSION CONTROL, SEDIMENT CONTROL,
AND WATER QUALITY NOTES

EROSION CONTROL, SEDIMENT CONTROL, AND WATER QUALITY NOTES:

- IN CASE OF EMERGENCY, CALL MARK WISSA AT: (909) 706-9093 DURING BUSINESS HOURS, AND (626) 233-1114 ALL OTHER TIMES.
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CIVIL ENGINEER OR OTHER RESPONSIBLE INDIVIDUAL SHALL SUBMIT PLANS FOR REVIEW BY THE CITY ENGINEER DETAILING THE PLACING OF EROSION CONTROL FACILITIES TO PROTECT AREAS SUBJECT TO STORM DAMAGE. ALL DEVICES MUST BE IN PLACE AND WORKING AT ALL TIMES. FAILURE TO PROVIDE THESE DEVICES WILL BE CAUSE TO REVOKE PERMITS OR APPROVALS BY THE CITY ENGINEER AND/OR BUILDING OFFICIAL.
- DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
- EXCEPT AS OTHERWISE APPROVED BY THE CITY INSPECTOR, REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
- EROSION CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.
- INSURE THAT ALL EXISTING DRAINAGE COURSES AND CULVERTS ARE MAINTAINED IN WORKING CONDITION AND FREE OF SILT & DEBRIS.
- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS AND BASINS PUMPED DRY.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- FILL SLOPES AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO (2) FEET.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENT, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
- DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- TAKE NECESSARY PRECAUTIONS TO INSURE THAT ADJACENT PROPERTY NOT SUFFER DAMAGE DUE TO DEBRIS, MUD, OR INUNDATION CAUSED BY GRADING ACTIVITIES WITHIN PERMITTED AREA.
- PLACE EROSION PROTECTION AROUND ALL OUTLETS OF DOWNDRAINS THAT ARE NOT FULLY CONNECTED TO THE ULTIMATE DRAINAGE DEVICE.
- PLACE EROSION PROTECTION AROUND ALL ULTIMATE INLETS WHILE THE POSSIBILITY OF SILTATION EXISTS PRIOR TO ULTIMATE SLOPE PLANTING BECOMING EFFECTIVE.
- RESTORE ALL VEGETATION AND PLANTING ON THE EXISTING SLOPE TO ORIGINAL CONDITION.

ATTACHMENT "A" NOTES:

- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILE OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RUNAWAY AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENURED OF VEGETATION MUCH BE STABILIZED SO AS TO INHIBIT WINDSON BY WIND AND WATER.
- AS THE PROJECT OWNER OR AUTHORIZED AGENT OF OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

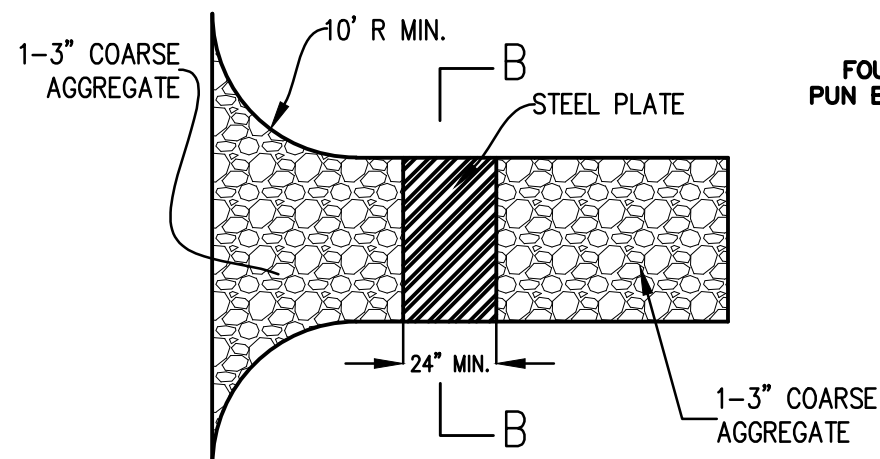
PRINT NAME: _____
(OWNER OR AUTHORIZED AGENT OF OWNER)

SIGNATURE: _____
(OWNER OR AUTHORIZED AGENT OF OWNER)

DATE: _____

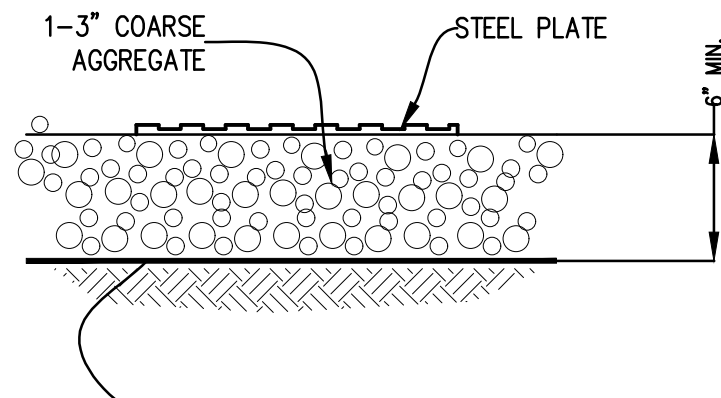
EROSION CONTROL NOTES

- CONSTRUCT SAND BAG EROSION CONTROL PER BMP SE-6 ALONG PROPERTY LINE EXCEPT FOR DRIVEWAYS. THE SAND BAGS SHOULD BE 10" WIDE AND 10" HIGH, MINIMUM.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER BMP TC-1 (MINIMUM 6" THICK OF 1" TO 3" COARSE AGGREGATE).
- INSTALL CHAIN LINK FENCE WITH WIND SCREEN COVER.
- INSTALL TEMPORARY CONSTRUCTION GATE.
- INSTALL MATERIAL STORAGE AREA PER BMP WM-1.



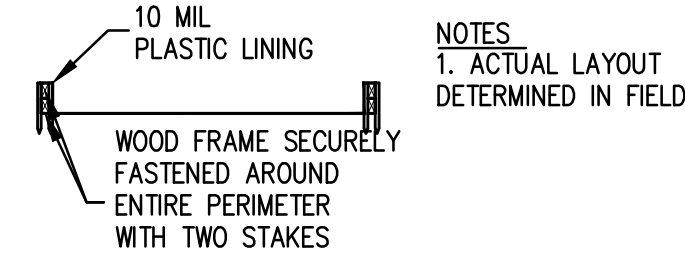
STABILIZED ENTRANCE PLAN ③

NTS

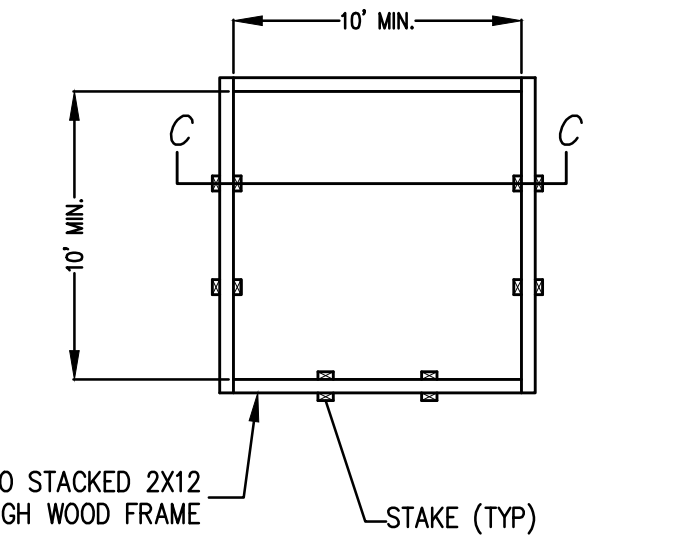


STABILIZED ENTRANCE SECTION B-B

NTS



SECTION C-C



MATERIAL STORAGE AREA ⑤

NTS

ATTACHMENT "B" NOTES:

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL)

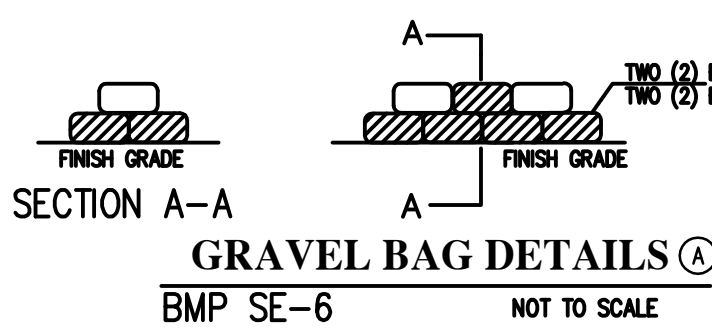
- EROSION CONTROL
- EC1 - SCHEDULING
 - EC2 - PRESERVATION OF EXISTING VEGETATION
 - EC3 - HYDRAULIC MULCH
 - EC4 - HYDROSEEDING
 - EC5 - SOIL BINDERS
 - EC6 - STRAW MULCH
 - EC7 - GEOTEXTILES & MATS
 - EC8 - WOOD MULCHING
 - EC9 - EARTH DIKES AND DRAINAGE SWALES
 - EC10 - VELOCITY DISSIPATION DEVICES
 - EC11 - SLOPE DRAINS
 - EC12 - STREAMBANK STABILIZATION
 - EC13 - POLYACRYLAMIDE
- TEMPORARY SEDIMENT CONTROL
- SE1 - SILT FENCE
 - SE2 - SEDIMENT BASIN
 - SE3 - SEDIMENT TRAP
 - SE4 - CHECK DAM
 - SE5 - FIBER ROLLS
 - SE6 - GRAVEL BAG BERM
 - SE7 - STREET SWEEPING AND VACUUMING
 - SE8 - SANDBAG BARRIER
 - SE9 - STRAW BALE BARRIER
 - SE10 - STORM DRAIN INLET PROTECTION
- WIND EROSION
- WE1 - WIND EROSION CONTROL
 - WE2 - EQUIPMENT TRACKING CONTROL
 - TC1 - STABILIZED CONSTRUCTION ENTRANCE/ EXIT
 - TC2 - STABILIZED CONSTRUCTION ROADWAY
 - TC3 - ENTRANCE/ OUTLET TIRE WASH

- NON-STORMWATER MANAGEMENT
- NS1 - WATER CONSERVATION PRACTICES
 - NS2 - DETERIORATION OPERATIONS
 - NS3 - PAVING AND GRINDING OPERATIONS
 - NS4 - TEMPORARY STREAM CROSSING
 - NS5 - CLEAR WATER DIVERSION
 - NS6 - ILLUOT CONNECTION/DISCHARGE
 - NS7 - POTABLE WATER/ IRRIGATION
 - NS8 - VEHICLE AND EQUIPMENT CLEANING
 - NS9 - VEHICLE AND EQUIPMENT FUELING
 - NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
 - NS11 - PILE DRIVING OPERATIONS
 - NS12 - CONCRETE CURING
 - NS13 - CONCRETE FINISHING
 - NS14 - MATERIAL AND EQUIPMENT USE
 - NS15 - DEMOLITION ADJACENT TO WATER
 - NS16 - TEMPORARY BATH PLANTS

- WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
- WM1 - MATERIAL DELIVERY AND STORAGE
 - WM2 - MATERIAL USE
 - WM3 - STOCKPILE MANAGEMENT
 - WM4 - SPILL PREVENTION AND CONTROL
 - WM5 - SOLID WASTE MANAGEMENT
 - WM6 - HAZARDOUS WASTE MANAGEMENT
 - WM7 - CONTAMINATED SOIL MANAGEMENT
 - WM8 - CONCRETE WASTE MANAGEMENT
 - WM9 - SANITARY/ SEPTIC WASTE MANAGEMENT
 - WM10 - LIQUID WASTE MANAGEMENT

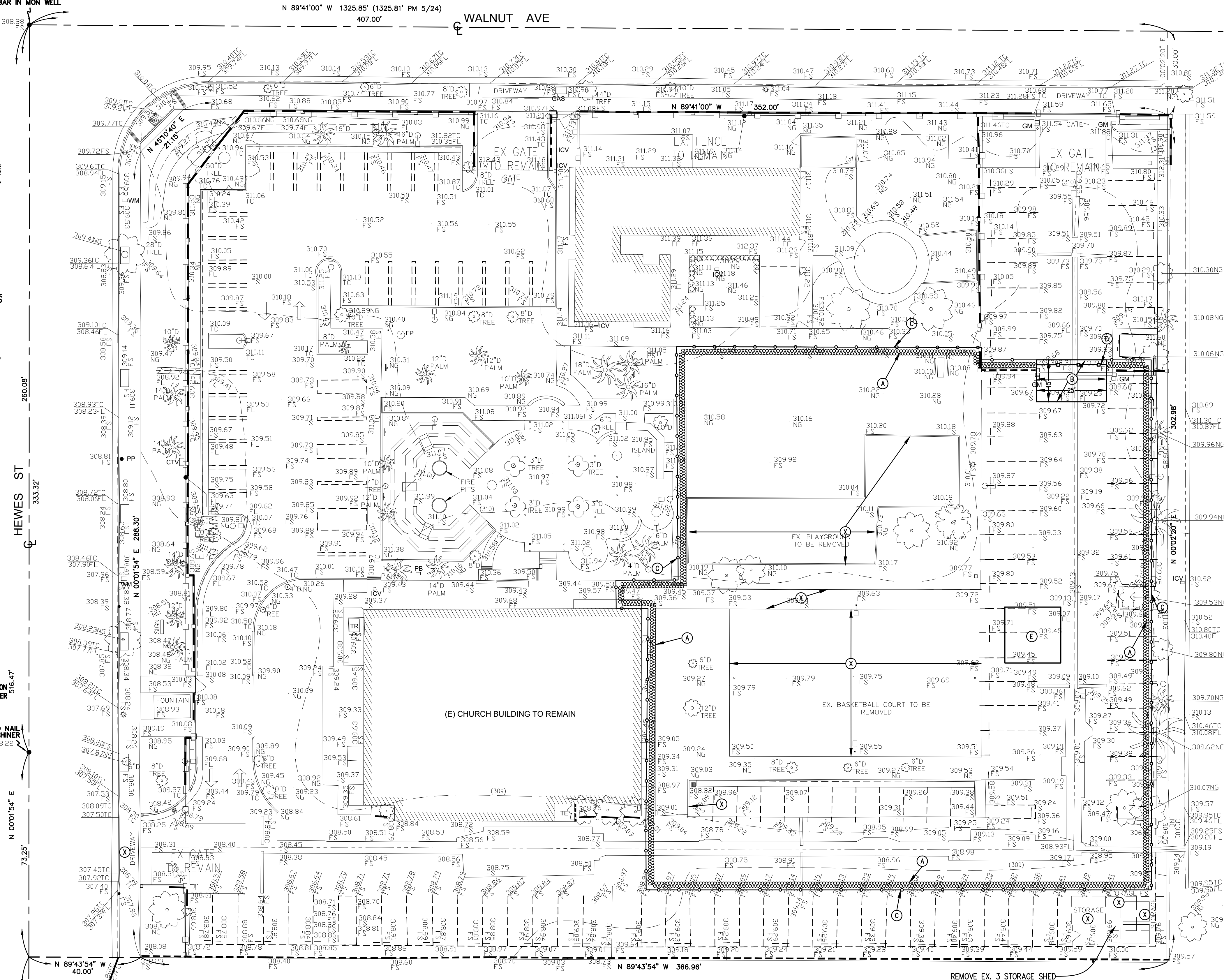
DEMOLITION NOTES

- REMOVE EXISTING PAVING/STRUCTURES.



GRAVEL BAG DETAILS ④

NOT TO SCALE



DEMOLITION & EROSION CONTROL PLAN
LOCAL STORM WATER POLLUTION PREVENTION PLAN

SCALE : 1"=20'

Underground Service Alert



Call: TOLL FREE
1-800-422-4133

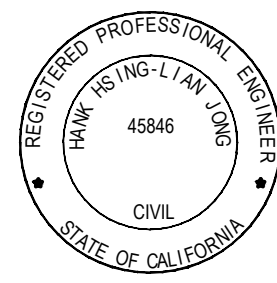
TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

REV.	DATE	BY	DESCRIPTION	APPROVED

EGL Associates, Inc.

11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
Tel: 626-263-3588
Fax: 626-263-3599



PREPARED UNDER THE SUPERVISION OF:

HANK JIONG

R.C.E. NO.: 45846 EXP. DATE: 12/31/22

DRAWN BY:	GB	08/25/21
DESIGNED BY:	GB	08/25/21
CHECKED BY:	HJ	08/25/21

REVIEWED BY:

DATE PLANNING DIVISION

REVIEWED FOR COMPLIANCE TO CITY OF ORANGE GRADING ORDINANCE:

DATE DEPUTY DIRECTOR/CITY ENGINEER

RECOMMENDED:

DATE PRINCIPLE CIVIL ENGINEER

DATE PUBLIC WORKS DIRECTOR

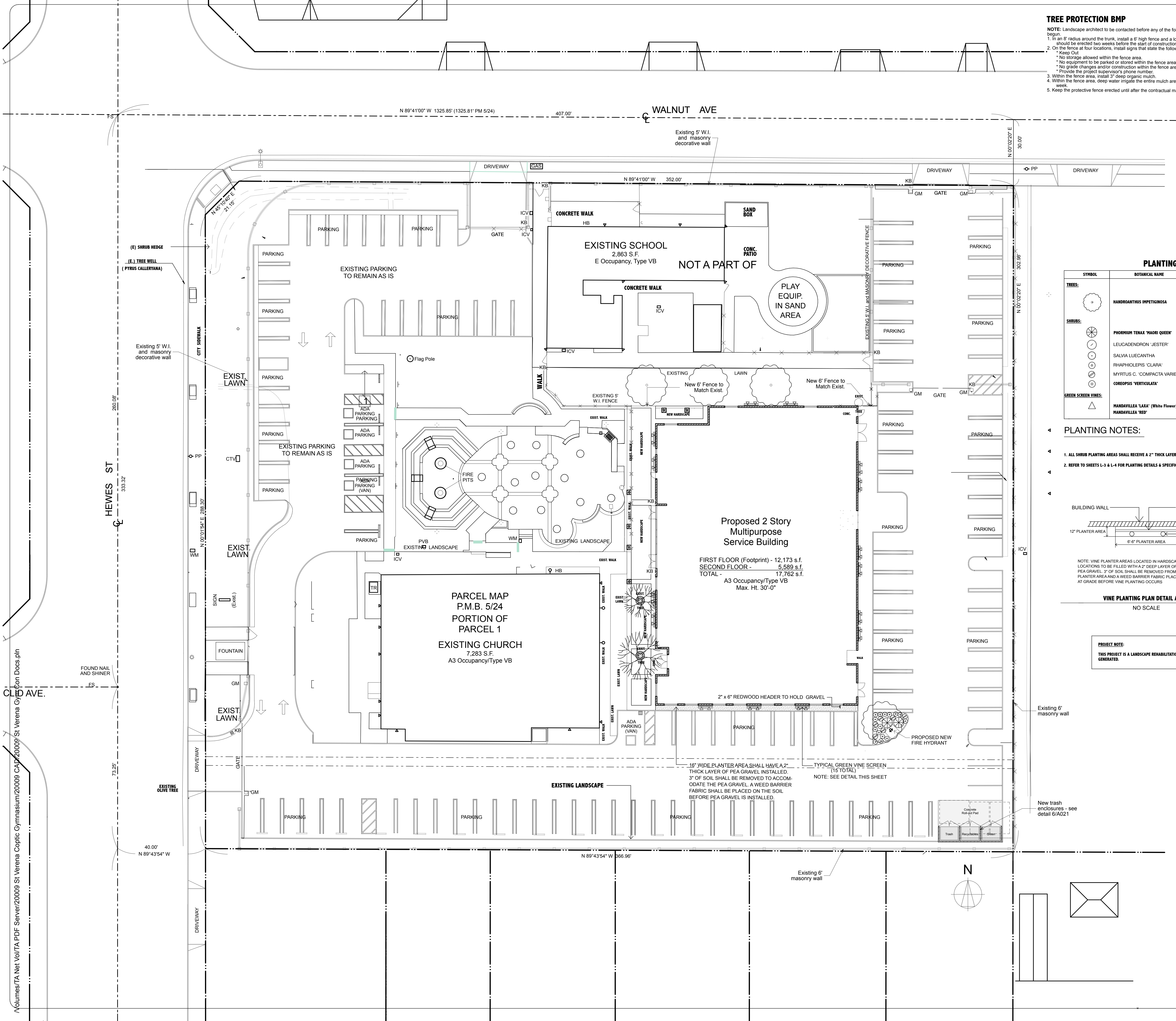
GRADING AND DRAINAGE PLAN

APPLICANT: ST. VERENA ORTHODOX CHURCH, TEL: (714) 771-4777

NEW MULTI PURPOSE SPORTS HALL
491 N. HEWES ST., ORANGE, CA 92689
A.P.N. 383-051-44

SHEET NO.

3 OF 3



TREE PROTECTION BMP

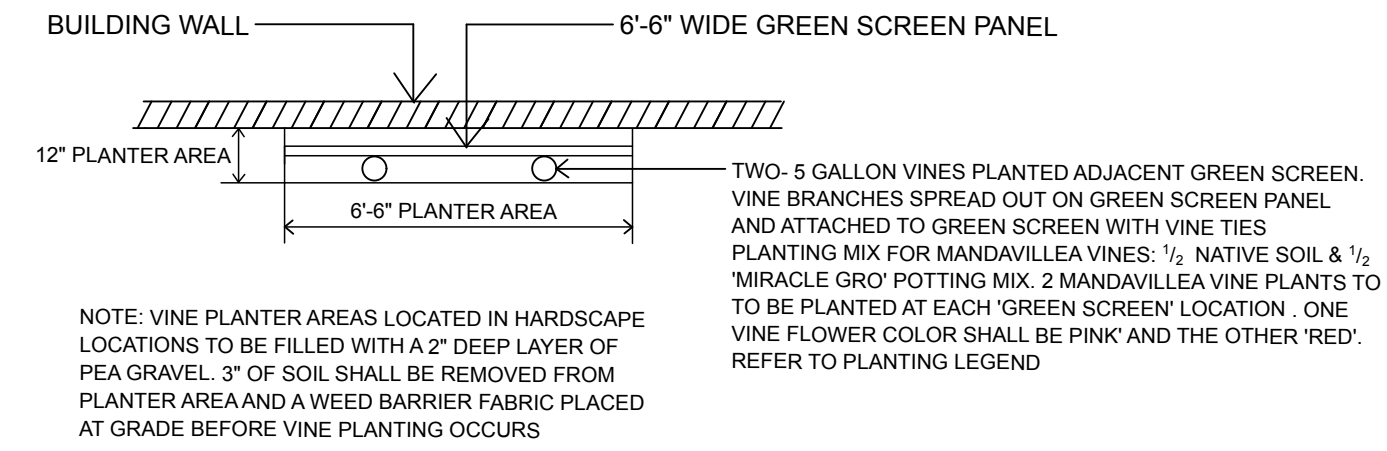
NOTE: Landscape architect to be contacted before any of the following measures are begun.

1. In an 8' radius around the trunk, install a 6' high fence and a locked gate. The fence should be erected two weeks before the start of construction.
2. On the fence at four locations, install signs that state the following:
 - * Keep Out
 - * No storage allowed within the fence area.
 - * No equipment to be parked or stored within the fence area.
 - * No grade changes and/or construction within the fence area.
3. Provide the project supervisor's phone number.
4. Within the fence area, install 2" deep organic mulch.
5. Within the fence area, deep water irrigate the entire mulch area (approx. 300 gal.) once a week.
6. Keep the protective fence erected until after the contractual maintenance period is over.

PLANTING LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
	TREES:			
	SHRUBS:			
	GREEN SCREEN VINES:			
	HANDROANTHUS IMPETIGINOSA	PINK TRUMPET TREE	1	24" BOX
	PHORMIUM TENAX 'MAORI QUEEN'	FLAX	8	15 GAL
	LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	12	5 GAL
	SALVIA LUECANTHA	MEXICAN SAGE	10	5 GAL
	RHAPHIOLEPIS 'CLARA'	NO COMMON NAME	6	5 GAL
	MYRTUS C. 'COMPACTA VARIEGATA'	NO COMMON NAME	14	5 GAL
	COREOPSIS 'VERTICULATA'	THREAD LEAF COREOPSIS	5	5 GAL
	MANDAVILLEA 'LAXA' (White Flower)	NO COMMON NAME	17	5 GAL
	MANDAVILLEA 'RED'	NO COMMON NAME	17	5 GAL

PLANTING NOTES:

1. ALL SHRUB PLANTING AREAS SHALL RECEIVE A 2" THICK LAYER OF MULCH OR SHREDDED WALK-ON-BARK.
2. REFER TO SHEETS L-3 & L-4 FOR PLANTING DETAILS & SPECIFICATIONS.



VINE PLANTING PLAN DETAIL AT GREEN SCREEN PANEL
NO SCALE

PROJECT NOTE:
THIS PROJECT IS A LANDSCAPE REHABILITATION AND LESS THAN 2,500 SQ. FT. OF NEW LANDSCAPE HAS BEEN GENERATED.

REVISIONS	
DATE	

CONTACT: MARK WISSA & GEORGETTE FARAG
714-635-3330

PROJECT: SAINT VERENA OPTIC ORTHODOX CHURCH
MULTIPURPOSE SERVICE BUILDING
491 NORTH HEWES STREET
ORANGE, CALIFORNIA



SHEET TITLE: IRRIGATION PLAN

RICHARD M. GARCIA
LANDSCAPE ARCHITECTURE
1918 KEMPER AVE., SANTA ANA CA 92705
PHONE/ FAX : 714-538-6000 EMAIL: rmgardarch@sbcglobal.net
CALIFORNIA LANDSCAPE ARCHITECT NO. 1873

DRAWN	R. GARCIA
DATE	9/9/21
SCALE	1" = 16' - 0"
JOB NO.	20009
SHEET	L-1
1 OF 5	



N:\Landscape\Net\Work\PDF Server\2006 St Verena Coplit Gymnasium\2006 CAD\2006 St Verena Gym Com Docs\plan



Handroanthus impetiginosus
'Pink Trumpet Tree'



Salvia leucantha
'Mexican Sage'



Mandevillea suaveolens 'Alice Dupont'
Mandevillea deep pink flowering



Phormium tenax 'Maori Queen'
Dwarf Flax



Rhamphiolepis indica 'Clara'
Indian Hawthorn



Mandevillea laxa
Mandevillea white flowering



Leucadendron 'Jester'
Sunshine Conebush

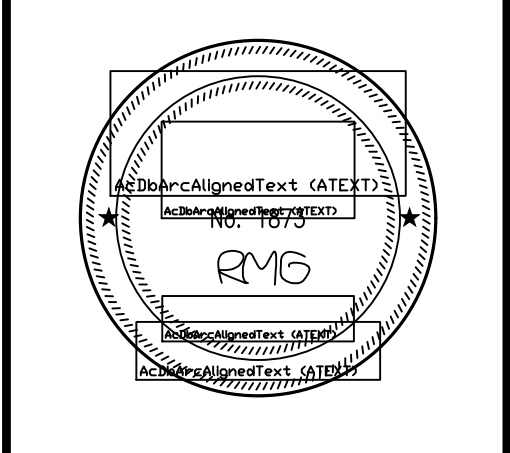


Myrtus communis 'Compacta Variegata'
Dwarf Varigated Myrtle

REVISIONS	
DATE	△

OWNER :	MARK WISSA & GEORGETTE FARAG 714-635-3330
---------	--

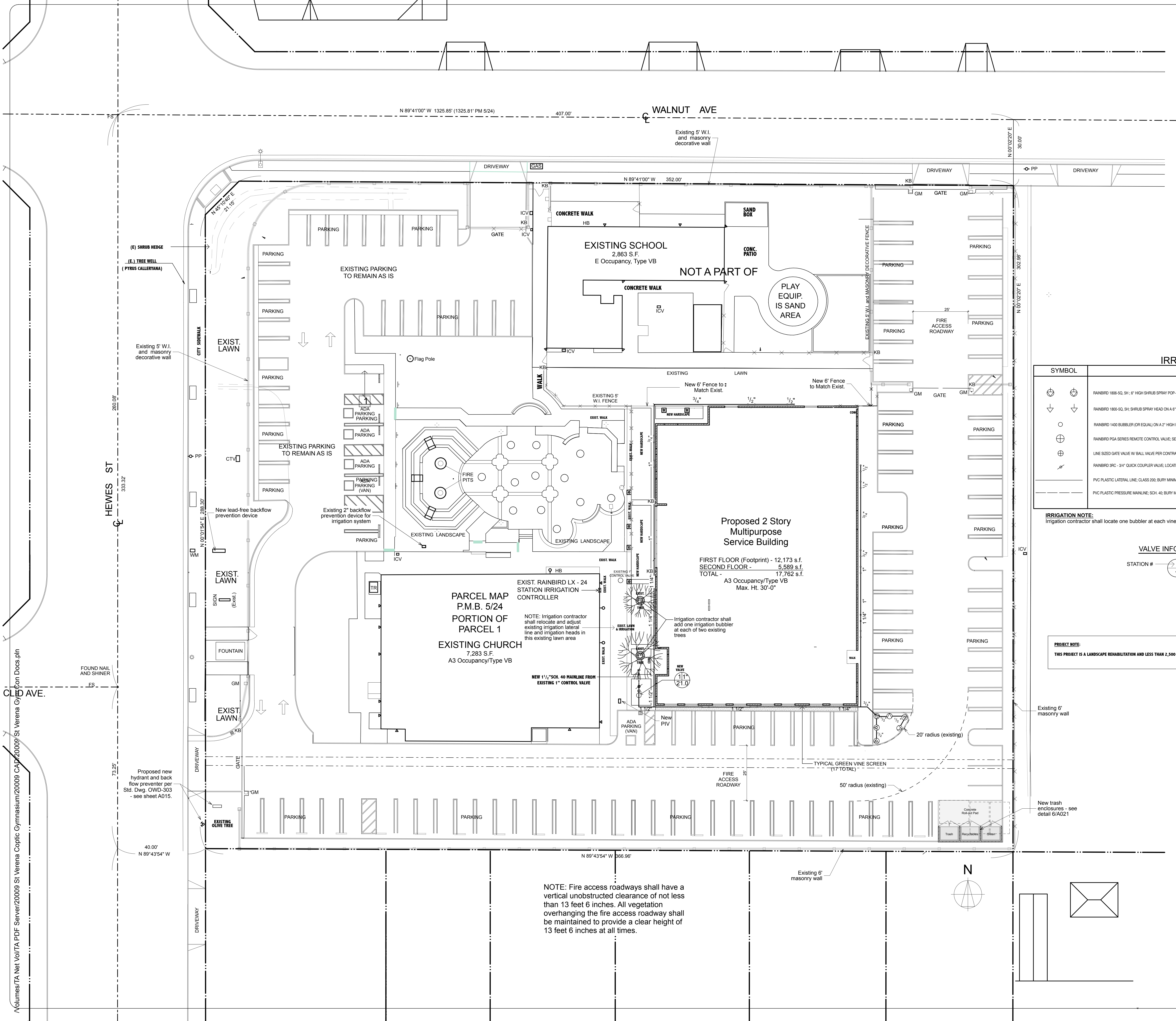
PROJECT:	SAINT VERENA COPTIC ORTHODOX CHURCH MULTI-PURPOSE SERVICE BUILDING 491 NORTH HEWES STREET ORANGE, CALIFORNIA
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SHEET TITLE:	PLANT IMAGES
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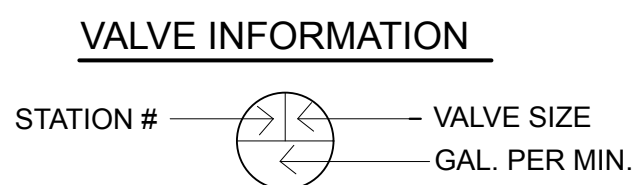
RICHARD . M . GARCIA LANDSCAPE ARCHITECTURE 1918 KEMPER AVE. , SANTA ANA CA 92705 PHONE/ FAX : 714-538-6000 EMAIL: rmglandarch@sbcglobal.net CALIFORNIA LANDSCAPE ARCHITECT NO. 1873
--

DRAWN	
DATE	8-18-2021
SCALE	none
JOB NO.	
SHEET	L-2
2 OF 5	



IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
	RAINBIRD 1800-SQ, 5/8" ; 6" HIGH SHRUB SPRAY POP-UP HEAD, 10, 20 GPM, 5' R
	RAINBIRD 1800-SQ, 5/8" SHRUB SPRAY HEAD ON A 6" HIGH RISER, 10, 20 GPM, 5' R
	RAINBIRD 1400 BUBBLER (OR EQUAL) ON A 2" HIGH RISER, 25 TO 2.0 GPM (TO BE USED AT VINE GREEN SCREENS)
	RAINBIRD PGA SERIES REMOTE CONTROL VALVE; SEE PLAN FOR SIZE; LOCATE IN PLASTIC VALVE BOX
	LINE SIZED GATE VALVE W/ BALL VALVE PER CONTRACTOR; LOCATE IN PLASTIC VALVE BOX
	RAINBIRD 3/8C - 3/4" QUICK COUPLER VALVE; LOCATE IN PLASTIC VALVE BOX
	PVC PLASTIC LATERAL LINE, CLASS 200, BURY MINIMUM 12" BELOW GRADE
	PVC PLASTIC PRESSURE MAINLINE, SCH. 40, BURY MINIMUM 18" BELOW GRADE

IRRIGATION NOTE:
Irrigation contractor shall locate one bubbler at each vine location



PROJECT NOTE:
THIS PROJECT IS A LANDSCAPE REHABILITATION AND LESS THAN 2,500 SQ. FT. OF NEW LANDSCAPE HAS BEEN GENERATED.

NOTE: Fire access roadways shall have a vertical unobstructed clearance of not less than 13 feet 6 inches. All vegetation overhanging the fire access roadway shall be maintained to provide a clear height of 13 feet 6 inches at all times.

REVISIONS	
DATE	

CONTACT: MARK WISSA & GEORGETTE FARAG
714-635-3330

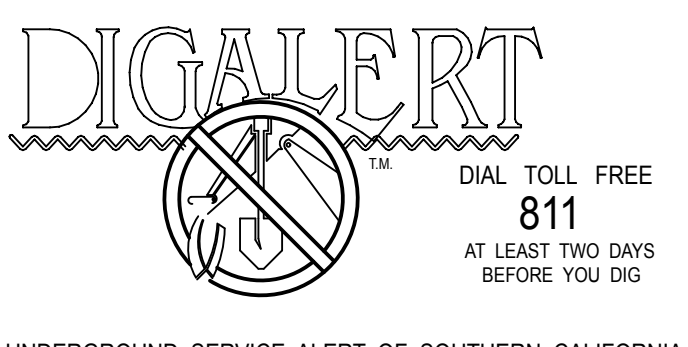
PROJECT: SAINT VERENA COPTIC ORTHODOX CHURCH
MULTIPURPOSE SERVICE BUILDING
491 NORTH HEWES STREET
ORANGE, CALIFORNIA



SHEET TITLE: IRRIGATION PLAN

RICHARD M. GARCIA
LANDSCAPE ARCHITECTURE
1918 KEMPER AVE., SANTA ANA CA 92705
PHONE/ FAX : 714-538-6000 EMAIL: rmgardarch@sbglobal.net
CALIFORNIA LANDSCAPE ARCHITECT NO. 1873

DRAWN	R. GARCIA
DATE	10/22/21
SCALE	1" = 16' - 0"
JOB NO.	20009
SHEET	L-3
3 OF 5	



Volumes\TA Net\Vol\TA PDF Server\20009 St Verena Coptic Gymnasium\20009 CAD\20009 St Verena Gym Con Docs.pln

1	SHRUB PLANTING	2	SHRUB HEAD ASSEMBLY	3	POP UP SHRUB HEAD & ASSEMBLY
5	CONTROL VALVE	6	GATE VALVE	7	TRENCH SECTION
4	TREE STAKING (24" BOX MAX.)				

REVISIONS		
DATE		△
OWNER :		MARK WISSA & GEORGETTE FARAG 714-655-3330
PROJECT :		SANT VERENA COPTIC ORTHODOX CHURCH MULT-PURPOSE SERVICE BUILDING 491 NORTH HEWES SREET ORANGE, CALIFORNIA
SHEET TITLE:		LANDSCAPE DETAILS
DRAWN		DATE 5-16-2021
SCALE		NONE
JOB NO.		
SHEET		L-4
4 OF 5		
RICHARD . M . GARCIA LANDSCAPE ARCHITECTURE 1918 KEMPER AVE. , SANTA ANA CA 92705 PHONE/ FAX : 714-538-6000 EMAIL: rmglandarch@sbcglobal.net CALIFORNIA LANDSCAPE ARCHITECT NO. 1873		

PLANTING SPECIFICATIONS:

1. GENERAL CONDITIONS:

- A. The Contractor shall verify measurements on the drawings before beginning work. In case of error or discrepancy in the drawings or specifications or in the work, he or she shall notify the owner immediately. The contractor shall be held responsible for any damages or loss due to his or her failure to observe these instructions.
- B. Sub-surface Drainage or Soil Conditions: Should sub-surface drainage or soil conditions be encountered, would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner in writing, stating the condition and submitting a proposal covering cost of correction. If the Contractor fails to notify the Owner of such conditions, he shall be responsible for plant material under the guarantee clause of the specification bid.

2. SOIL TEST: The Contractor shall provide the Owner with agricultural soil tests from an approved soil and plant laboratory, if required by the owner. The cost of the test shall be included in the landscape bid.

3. SOIL PREPARATON:

- A. Existing Soil: Use existing soil found on the site, with exception of mounding material, which is to be imported and shall be sandy loam soil, free of weeds and noxious materials.
- B. Rototilling: Prior to soil conditioning, all planting areas shall be rototilled to a depth of 6" in order to break up compacted soil.
- C. Soil Conditioning: Soil shall be amended by incorporating the following conditioners:

1. 4 cubic yards organic soil prep or humus per 1000 sq. ft.
2. 20 lbs. of 10-10-5 commercial fertilizer per 1000 sq. ft.

Soil prep and fertilizer shall be spread evenly over planting areas, including mounds, and rototilled thoroughly into top 6" of soil. The above soil preparation shall not apply to slopes steeper than 4 to 1, unless noted otherwise on plans.

- D. Fine Grading: Upon completion of rototilling, planting shall be finish graded, watered, rolled and checked for smoothness, to facilitate natural runoff. Finish grades shall be 1" below adjacent concrete flatwork and curb, except lawns shall be flush.

4. PLANTING INSTALLATION:

- A. Location of Plants: All planting locations shown on the Planting Plan are approximate. Final location of shrubs and trees shall be determined by the Contractor in the field.
- B. Condition of Plants: All plant material shall be healthy, shapely, well rooted, and free from insects. All plants not conforming to these standards shall be removed from the site and replaced with suitable plants. Plants shall not be allowed to dry out before or while being planted. Keep exposed roots moist and protected from the sun and drying winds.
- C. Planting Time: No planting shall take place during extremely hot, dry, windy, or freezing weather.
- D. Shape and Size of Plants: Plant material shall be symmetrical, typical for variety and species, and shall conform to measurements specified in the plant list.
- E. Substitutions: Substitutions will be permitted only as indicated, or if proof is submitted that any plant specified is not available a proposal will be considered for the use of the nearest equivalent size or variety with an equitable adjustment of the contract price.
- F. Quantities: Quantities given in the plant list on the drawings are for the convenience of the Contractor only. Quantities shown shall be furnished and installed as shown.
- G. Placing Plants: Plant holes size shown on construction detail sheet. Fill each plant hole with water before planting. Backfill bottom of pit and tamp firmly. Se plants in center of pit so that the crown of the plant is approximately 1" above finish grade. Fill pit with soil and tamp crown of plant down to approximately 1/2" above finish grade.
- H. Backfill: Backfill for all shrub and tree planting pits shall be 2/3 existing site soil and 1/3 soil conditioning amendments.
- I. Water Basin: Construct a temporary basin above finish grade, forming a watering basin larger than the original root ball. Remove basin after watering plants several times. When planting on slopes or when trees are being watered with an irrigation bubbler, do not remove basin.
- J. Deep Watering: After planting, water shall be applied to each tree and shrub by means of a hose, until material about root is completely saturated from the bottom of the hole to the top of the ground.
- K. Distribution: No more plants shall be distributed about the landscape area than can be planted and watered on the same day.
- L. Ground Cover: Planting areas receiving ground cover shall be moistened prior to planting. No flat material to be planted in dry soil. Plants shall be planted in a staggered spacing, with soil tamped firmly. Water with a misting spray immediately after planting, to provide penetration to the root system.
- M. Fertilizer Tablets: Plant tablets shall be placed 4-6" deep into plant pit and about 2" from root tips. Do not place pills in the bottom of the hole. Use AGRIFORM planting tablets at the following ratio:

- One - 5 gram per ground cover flat plant
- Two - 21 gram per 1 gallon plant
- Three - 21 gram per 5 gallon plant
- Six - 21 gram per 15 gallon plant
- Two - 21 gram per each 2" box size

5. CLEAN-UP:

- A. General Clean-up: After all installation operations have been completed, remove all trash, excess soil, empty plant containers and rubbish from the property. All scars, ruts or other marks in the area caused by this work shall be repaired and the ground left in a neat and orderly condition throughout the site. The Contractor shall pick up all trash resulting from this work.

- B. Topsoil: Excess topsoil shall be removed from the site.

6. GUARANTEE:

- A. Plant Material: All shrubs and ground cover will be guaranteed to live and grow for a period of 60 days after acceptance of maintenance. All trees will be guaranteed for a period of 1 year.

- B. Replacement: Any material that fails to grow through the maintenance period will be replaced by the Contractor at no cost to the Owner.

7. FINAL CONSTRUCTION INSPECTION: When all landscape improvements have been installed in accordance with the plans and specifications, the Contractor shall notify the Owner and request a "final construction" inspection. If the Owner determines the work to be substantially complete and in conformance with plans and specifications, the Contractor will be advised that the basic maintenance period is started.

8. MAINTENANCE:

- A. After the final construction inspection has been made and passed, all landscaped areas will be maintained for a period of 60 days. Keep areas clean, weed free, trimmed, watered, lawns mowed, pest and disease free, and all other work necessary for healthy, vigorous growth and clean appearance.

- B. At the end of 30 days and 60 days, all planted areas shall receive an application of ammonium sulfate, analysis 16-20-0, applied at the rate of 5 lbs. per sq. ft. Water immediately after application.

- C. At the end of the maintenance period a final maintenance inspection shall be made. If the work is satisfactory, the basic maintenance period will end. If the work is unsatisfactory, the basic maintenance period will continue at no additional expense to the owner, until the work has been completed, inspected and approved by the Owner.

IRRIGATION SPECIFICATIONS:

1. GENERAL CONDITIONS:

- A. All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions. Spacing of irrigation heads and location of valves and backflow preventers shall be as indicated on the drawings. Any deviation from the plans must have the approval of the Owner and the Landscape Architect.

- B. It is the responsibility of the Irrigation Contractor to familiarize himself with all grade differences, locations of walls, etc. He shall coordinate his work with the General Contractor and other subcontractors for locating pipe sleeves through walls, under roadways, paving, etc.

- C. It is the Contractor's responsibility to review irrigation drawings and note any areas where he believes additional heads are needed. The Contractor is responsible for full coverage of the irrigation system and to provide any additional equipment as necessary.

- D. The Contractor shall not allow or cause any of his work to be covered or enclosed until it has been inspected, tested, and approved by authorized city or county inspectors.

- E. All local, municipal and state laws, rules and regulations governing or relating to any portion of this work shall be adhered to.

3. MATERIALS:

- A. All mainline pressure line from the point of connection to valves shall be as prescribed by local code.

- B. All irrigation pipe shall be Polyvinyl Chloride pipe (PVC). All PVC pipe and fittings shall bear N.S.F. seal of approval, name of manufacturer, class or schedule and size.

- C. Provide schedule 40 PVC sleeves under paving (except 5' or less sidewalks) for the purpose of running irrigation pipes and control wire to automatic valves.

3. INSTALLATION:

- A. Trenches for all PVC pipes shall be straight with bottoms on uniform slope. Provide a minimum cover of 12" for earth for lateral lines and 18" of earth for pressure lines. The bottom of the trench shall be smooth and free from rocks before pipe is placed inside.

- B. Backfill material shall be free from large stones, lumps, and other foreign material.

- C. Water service for irrigation system shall be stubbed at 'point of connection' or normally the water meter, unless otherwise noted on plan. The Irrigation Contractor shall assume all irrigation work from the point of connection to the end of irrigation system.

- D. The Irrigation Contractor shall be responsible for the installation of all irrigation pipe lines shown under paving and other construction features of the project. Coordinate work with the Owner, General Contractor, or job superintendent.

4. TESTING:

- A. After all new irrigation piping and risers are in place and connected and all necessary work has been completed, and prior to the installation of irrigation heads, control valves shall be opened and a full head of water used to flush out system. After the system thoroughly flushed, risers shall be capped off, and the entire system pressure tested.

- B. Irrigation lines shall be tested in place before backfilling for a period of not less than one hour, and shall show no leakage or loss of pressure. During the test period, the minimum test pressure at the highest head of the system shall be 100lbs. p.s.i.

- C. At the conclusion of the test, the heads shall be installed and tested for operation in accordance with design requirements under normal operating pressure.

5. ADJUSTING OF WATER SPRAY:

- A. The Irrigation Contractor shall flush and adjust all irrigation heads for optimum performance and to prevent overspray unto walks and buildings as much as possible. This shall include selecting the best degree of arc to fit existing site conditions.

6. AUTOMATIC CONTROLLER:

- A. 120 volt electrical power outlet to controller shall be provided by others. The Irrigation Contractor shall notify the Job Superintendent where and when the power will be needed.

- B. This should be done as soon as the Irrigation Contractor is one the job and followed up until the power is on.

- C. Control Wire: All wire from controller to electric control valves shall be U.F. #14-600 volt direct burial. Use black for pilot, and white for common. Provide an expansion curl at each wire connection and at least every 100 feet. Bundle and tape wire together every 12 feet. Install in common trench with mainline pipe whenever possible. Provide minimum 18" earth cover.

- D. Wire connections shall be made with "Scotch-Loc" wire connector sealing packs #3576 or approved equal.

- E. All electrical work shall comply with applicable codes.

7. MAINTENANCE:

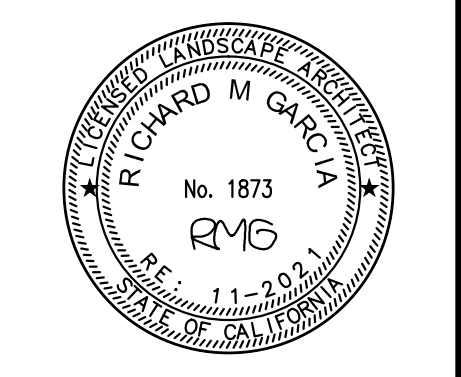
- A. After the final construction inspection has been made and passed, the irrigation system will be maintained for a period of 60 days.

- B. At the end of the maintenance period a final maintenance inspection shall be made. If the work is satisfactory, the basic maintenance period will end. If the work is unsatisfactory, the basic maintenance period will continue at no additional expense to the owner, until the work has been completed, inspected and approved by the Owner.

REVISIONS	
DATE	△

OWNER :	MARK WISSA & GEORGETTE FARAG 714-635-3330
---------	--

PROJECT:	SAINT VERENA COPTIC ORTHODOX CHURCH MULTI-PURPOSE SERVICE BUILDING 481 NORTH HEWES STREET ORANGE, CALIFORNIA
----------	---

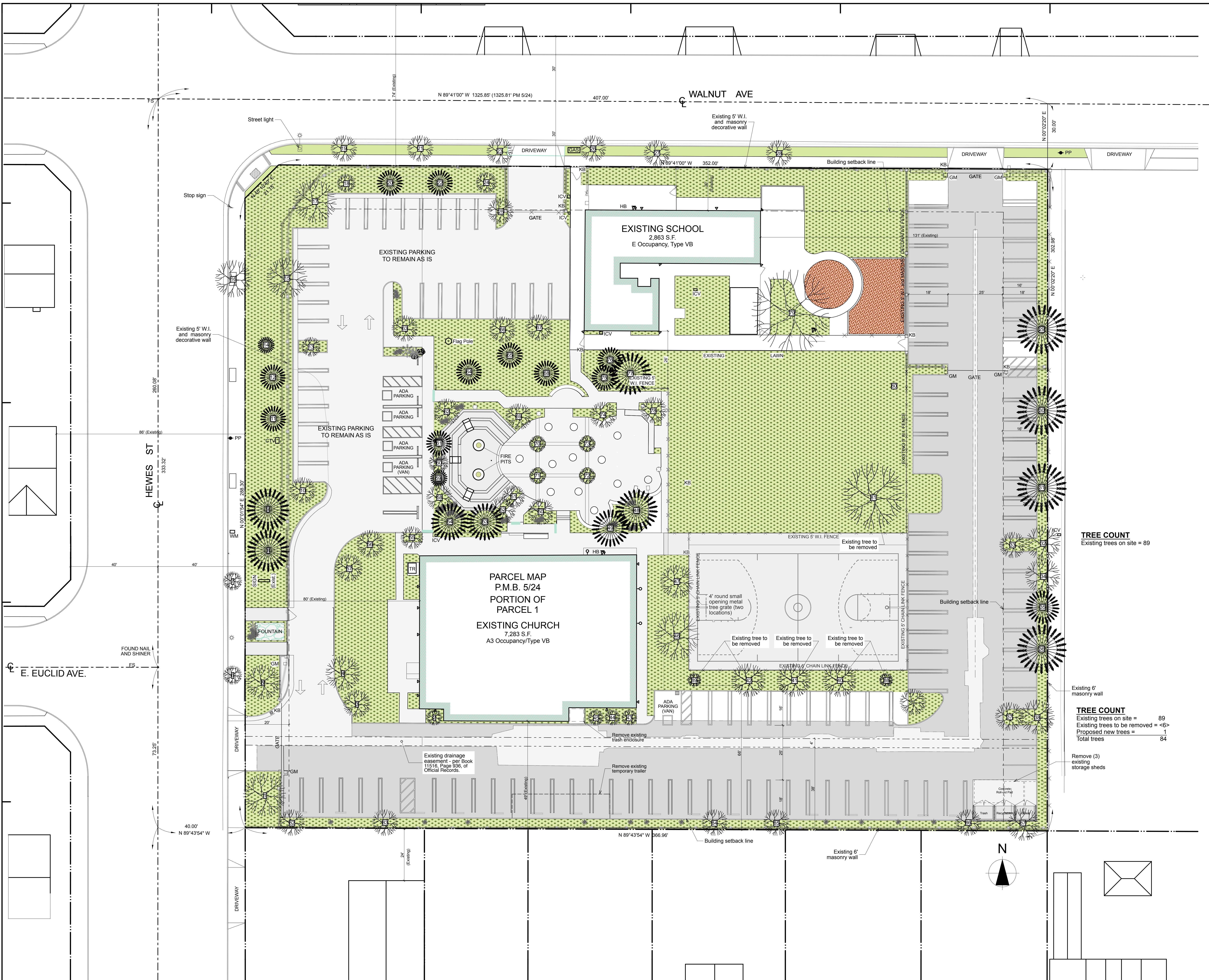


SHEET TITLE:	SPECIFICATIONS
--------------	----------------

RICHARD . M . GARCIA LANDSCAPE ARCHITECTURE 1918 KEMPER AVE. , SANTA ANA CA 92705 PHONE/ FAX : 714-538-6000 EMAIL: rmglndarch@sbcglobal.net CALIFORNIA LANDSCAPE ARCHITECT NO. 1873

DRAWN	
DATE	5-16-2021
SCALE	
JOB NO.	
SHEET	L-5
5 OF 5	

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Existing Site Plan
SCALE: 1/16" = 1'-0"

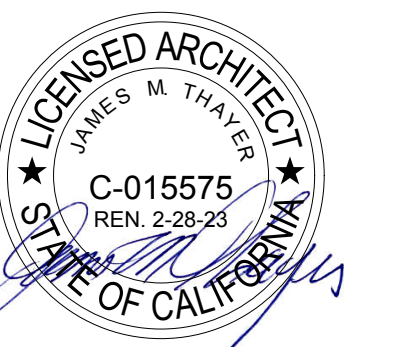


TIMELESS
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9891 IRVINE CENTER DRIVE - SUITE 140
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TEL: 949-831-8110 FAX: 949-951-2820
EMAIL: MAIN@TMLSR.C.COM

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PROJECT

St. Verena Coptic Orthodox Church Multipurpose Service Building

Site Address:
491 N. Hewes St.,
Orange, CA 92869
Owner:
St. Verena Coptic Orthodox Church
491 N. Hewes St., Orange, CA 92869
Contact: Mark Wissa
wissamark@gmail.com
(714) 635-3330

SHEET DATA

PROJECT # 20009
APN: 383-051-44
PDF DATE: 12/3/21-12:12 PM
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CAD FILENAME:
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Existing Site Plan

A010

TREE COUNT
Existing trees on site = 89

TREE COUNT
Existing trees on site = 89
Existing trees to be removed = <6>
Proposed new trees = 1
Total trees = 84

Existing 6" masonry wall

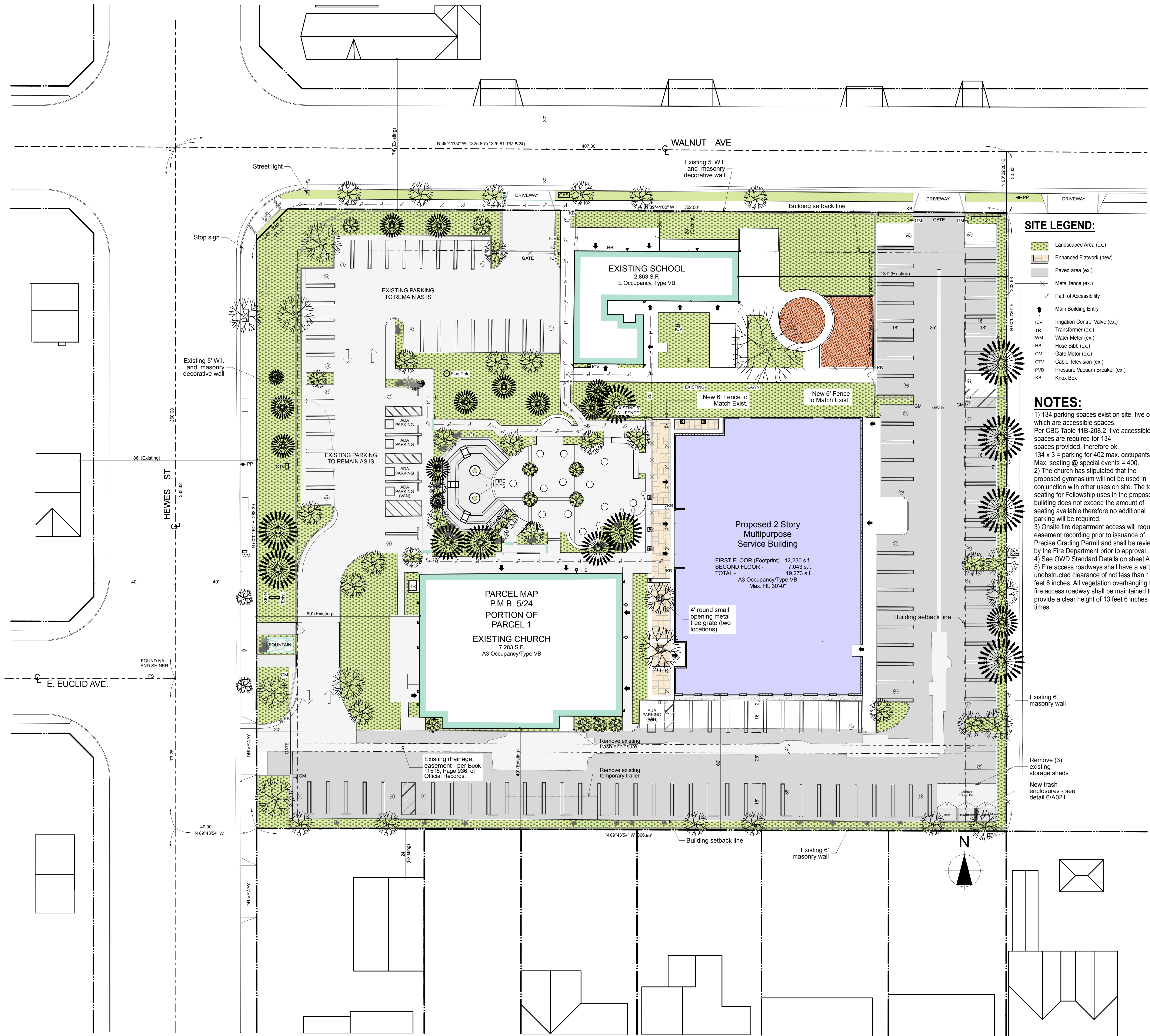
Remove (3) existing storage sheds

N

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Site Plan

SCALE: 1" = 20'



SITE LEGEND:

- Landscaped Area (ex.)
- Enhanced Flatwork (new)
- Paved area (ex.)
- Metal fence (ex.)
- Path of Accessibility
- Main Building Entry
- ICV Irrigation Control Valve (ex.)
- TR Transformer (ex.)
- WM Water Meter (ex.)
- HB Hose Bibb (ex.)
- GM Gate Motor (ex.)
- CTV Cable Television (ex.)
- PVB Pressure Vacuum Breaker (ex.)
- KB Knox Box

NOTES:

- 1) 134 parking spaces exist on site, five of which are accessible spaces. Per CBO Table 11B-208.2, five accessible spaces are required for 134 spaces provided, therefore ok. 134 x 3 = parking for 402 max. occupants. Max. seating @ special events = 400.
- 2) The church has stipulated that the proposed gymnasium will not be used in conjunction with other uses on site. The total seating for Fellowship uses in the proposed building does not exceed the amount of seating available therefore no additional parking will be required.
- 3) Onsite fire department access will require easement recording prior to issuance of Precise Grading Permit and shall be reviewed by the Fire Department prior to approval.
- 4) See OWD Standard Details on sheet A015.
- 5) Fire access roadways shall have a vertical unobstructed clearance of not less than 13 feet 6 inches. All vegetation overhanging the fire access roadway shall be maintained to provide a clear height of 13 feet 6 inches at all times.

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PROJECT

St. Verena Coptic Orthodox Church Multipurpose Service Building

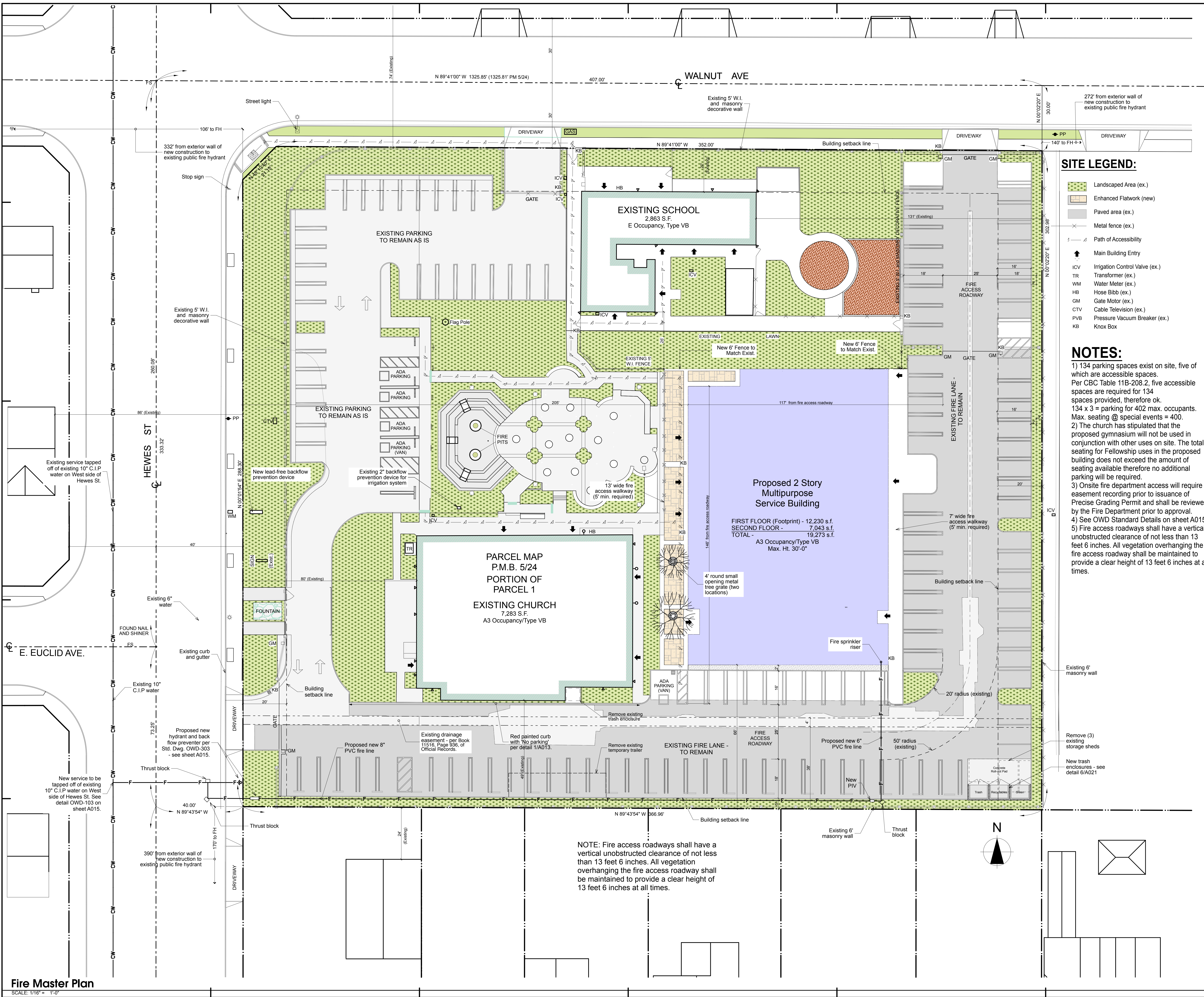
Site Address:
491 N. Hewes St.,
Orange CA 92869
Owner:
St. Verena Coptic Orthodox Church
491 N. Hewes St., Orange, CA 92869
Contact: Mark Wissa
wissamark@gmail.com
(714) 635-3330

SHEET DATA

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APN: 383-051-44
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Site Plan

Volumes/TA Net/Vol/TA PDF Server/2009 St Verena Coptic Gymnasium/2009 CAD/2009 St Verena Gym Con Docs.pln



Fire Master Plan
SCALE: 1/16" = 1'-0"

SITE LEGEND:

- Landscaped Area (ex.)
- Enhanced Flatwork (new)
- Paved area (ex.)
- Metal fence (ex.)
- Path of Accessibility
- Main Building Entry
- ICV Irrigation Control Valve (ex.)
- TR Transformer (ex.)
- WM Water Meter (ex.)
- HB Hose Bibb (ex.)
- GM Gate Motor (ex.)
- CTV Cable Television (ex.)
- PVB Pressure Vacuum Breaker (ex.)
- KB Knox Box

NOTES:

- 1) 134 parking spaces exist on site, five of which are accessible spaces. Per CBC Table 11B-208.2, five accessible spaces are required for 134 spaces provided, therefore ok. 134 x 3 = parking for 402 max. occupants. Max. seating @ special events = 400.
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- 4) See OWD Standard Details on sheet A015.
- 5) Fire access roadways shall have a vertical unobstructed clearance of not less than 13 feet 6 inches. All vegetation overhanging the fire access roadway shall be maintained to provide a clear height of 13 feet 6 inches at all times.

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PROJECT

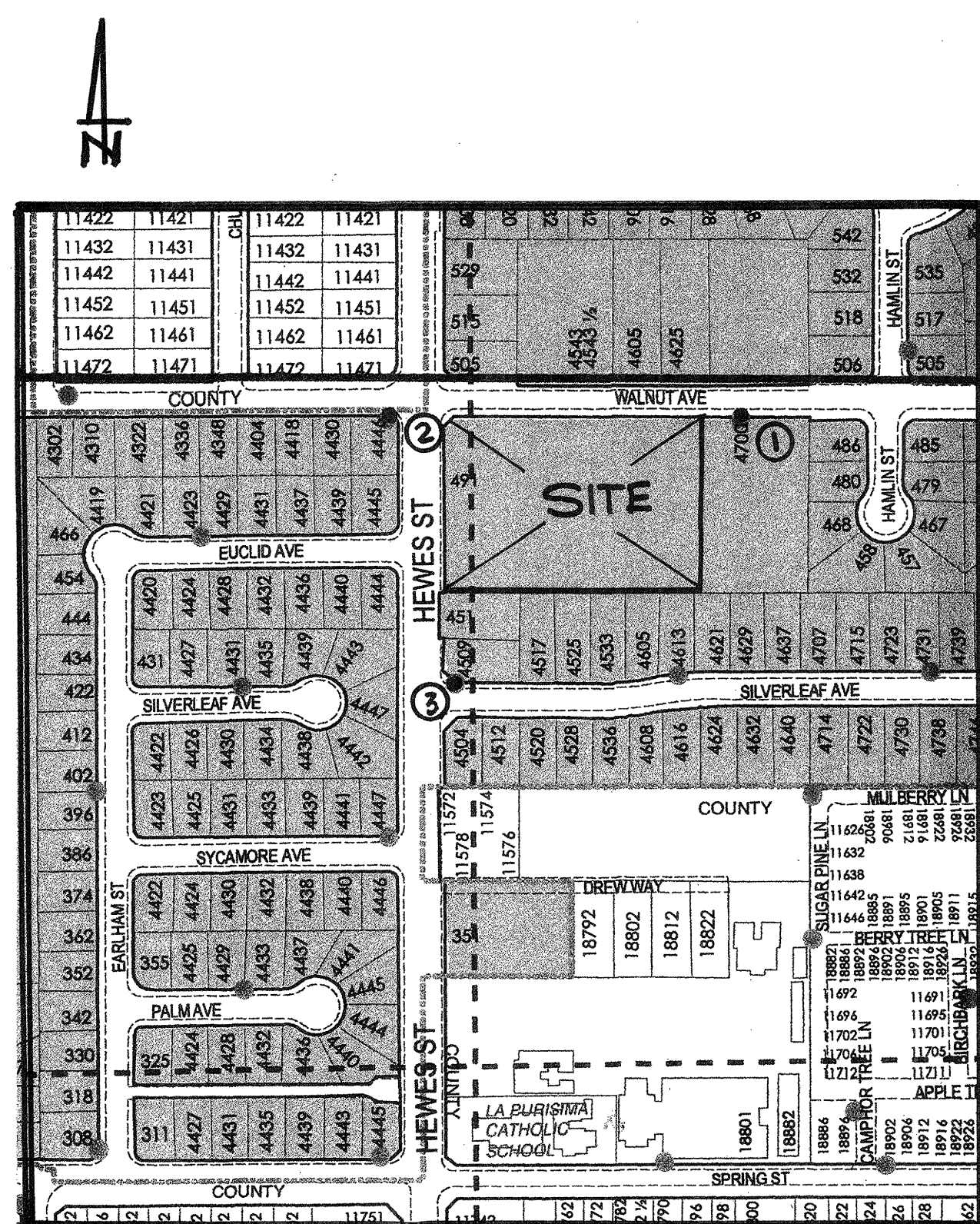
St. Verena Coptic Orthodox Church Multipurpose Service Building

Site Address:
491 N. Hewes St.,
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491 N. Hewes St., Orange, CA 92869
Contact: Mark Wissa
wissamark@gmail.com
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Fire Master Plan



**FIRE HYDRANTS LOCATIONS
WITHIN 400 FT. OF PROJECT SITE
& IT'S WATER FLOW REPORTS**



**Orange City Fire Department
Fire Prevention Division
Flow Test Record**



TEST HYDRANT DATA

LOCATION: 4700 Walnut Ave.
HYDRANT I.D. NO.: 4727 SIZE MAIN: 10" TYPE HYDRANT: wet
STATIC (PSI): 74
RESIDUAL (PSI): 73
PRESSURE DROP (PSI): 1 "K" FACTOR FOR (PD): 1.00

FLOW HYDRANT(S) DATA

LOCATION NO. 1: 4446 Walnut Ave. I.D. NO.: 1273
LOCATION NO. 2: _____ I.D. NO.: _____
LOCATION NO. 3: _____ I.D. NO.: _____
(MAIN)
#1 PITOT-PSI: 40 GPM: 1060 (4" OR 2 1/2") 2 1/2"
#2 PITOT-PSI: _____ GPM: _____ (4" OR 2 1/2")
#3 PITOT-PSI: _____ GPM: _____ (4" OR 2 1/2")

CALCULATED TEST AND FLOW DATA Q1 X PD2 K = Q2

(Completed by test company) PD1 K
STATIC (PSI): 74
DESIRED RESID. 20
PRESSURE DROP (PD2) 54 "K" FACTOR FOR (PD2) 364
(ENTER K-FACTOR IN FORMULA)
1060 TIMES 8.64 DIVIDED BY 1.00 EQUALS 9158 GPM @ 20 PSI RESIDUAL
(Q1) (PD2K) (PD1K) (Q2)

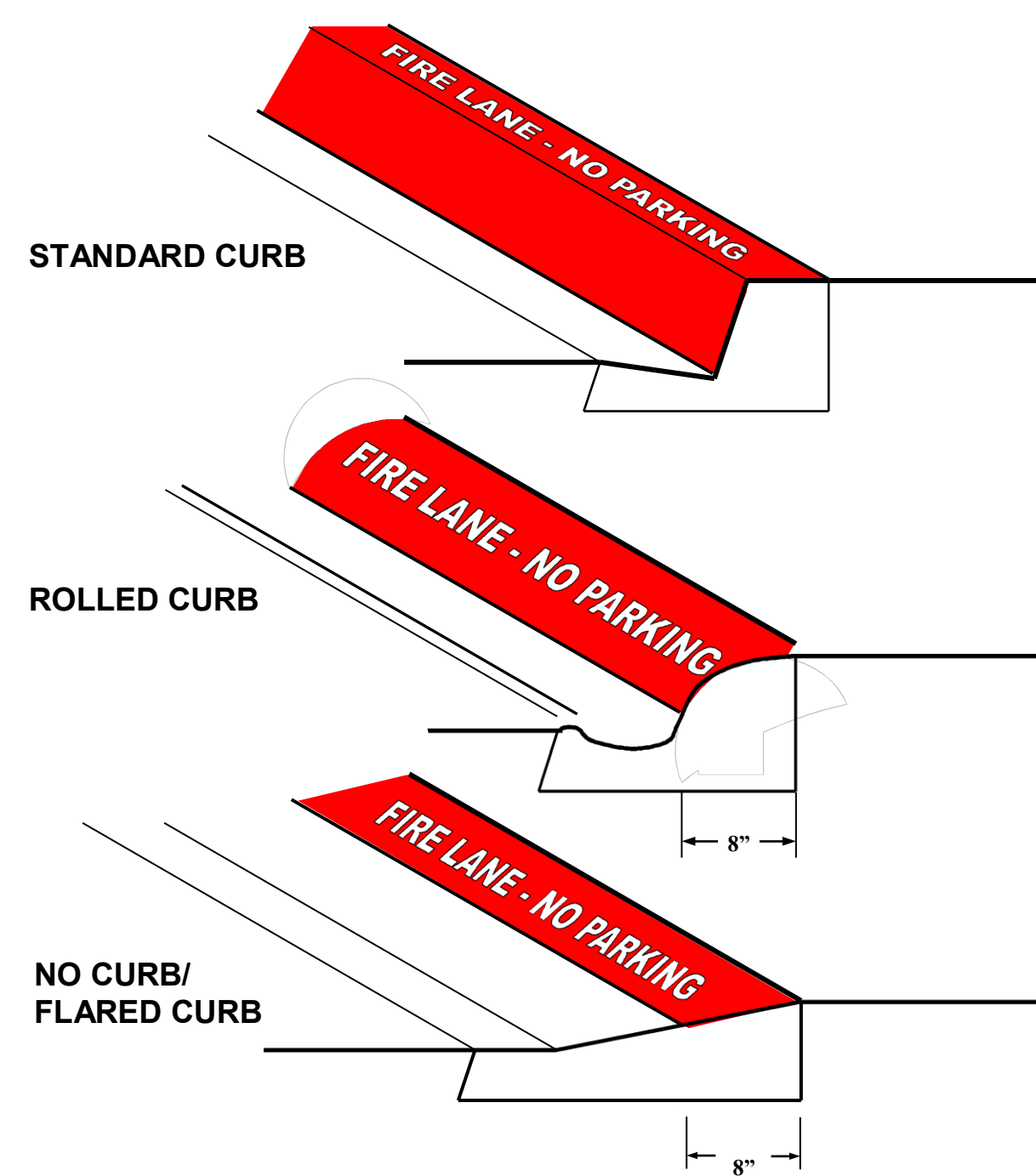
TEST CONDUCTED FOR: 491 N. Hewes St./Design

(LOCATION & REASON)

NAME: Daniel J. Jilaca
TITLE: Field Technician
COMPANY: Spectrum Fire Protection
DATE: 11/22/11 TIME: 8:30 AM INSPECTOR: R. Desimone

Fire Flow Test

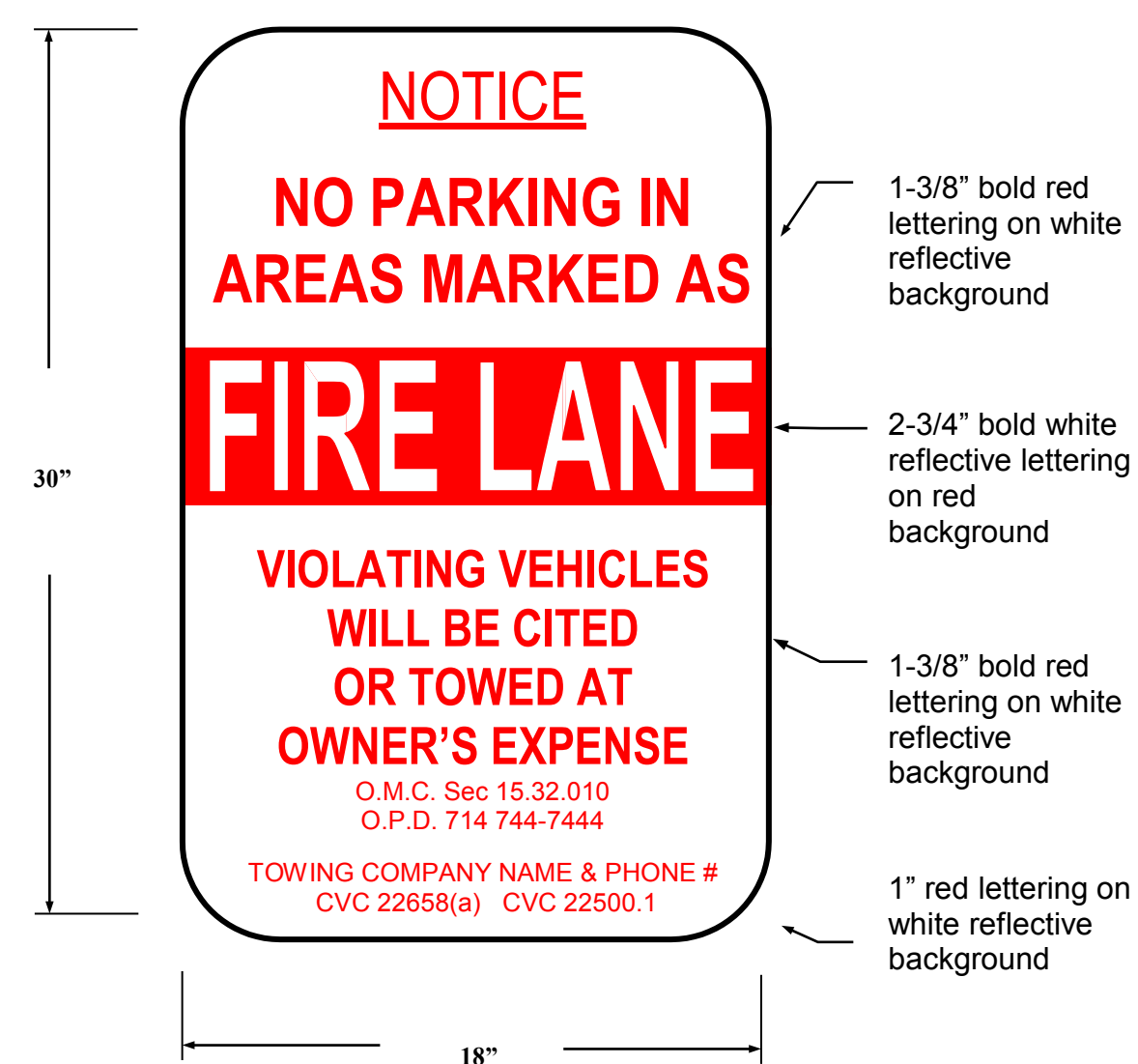
Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE - NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

1 Fire Lane Identification

**Specifications for
Fire Lane Entrance Signs**
To be used only at vehicle entry points
to areas that contain "Fire Lane—No Parking" signs or red curbs



All sign and lettering dimensions shown are minimums. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

2 Fire Lane Entrance Signs

**Specifications for Alternative
Fire Lane No Parking Signs**



Additional verbiage shall be 1" bold, condensed red lettering on white reflective background. Where parking stalls are not present, sign may omit "except in designated stalls" and sign height may be reduced to 18".

Specifications for the rest of the sign shall match those of standard fire lane no parking signs.

All sign and lettering dimensions shown are minimums. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

3 Fire Lane No Parking Signs

INSPECTION REQUIREMENTS

1. OFD site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Call the Fire Prevention office at (714) 288-2541 for Inspection Scheduling.
2. A lumber drop inspection shall be performed prior to delivery to the site. All-weather access roads capable of supporting 68,000 lbs., topped with asphalt, concrete, or equivalent shall be in place and hydrants operational at time of lumber drop inspection.
3. For projects with fuel modification, a vegetation clearance inspection is required prior to a lumber drop inspection. To schedule an appointment call the Fire Prevention office at (714) 288-2541.
4. Phased installation of fire access roads requires additional inspections.
5. An original approved, signed, wet-stamped OFD fire master plan shall be available on-site.
6. Access roads and hydrants shall be maintained and remain clear of obstructions at all times.
7. Areas where parking is not permitted shall be clearly identified.
8. Obstruction of fire lanes and hydrants may result in cancellation or suspension of inspections and a notice of correction or citation will be issued.
9. Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the OFD prior to installation and use.
10. The project address shall be clearly posted and visible from the public road during.
11. All gates which are required for fire department access shall be equipped with either a Knox or fire department padlock.
12. Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.

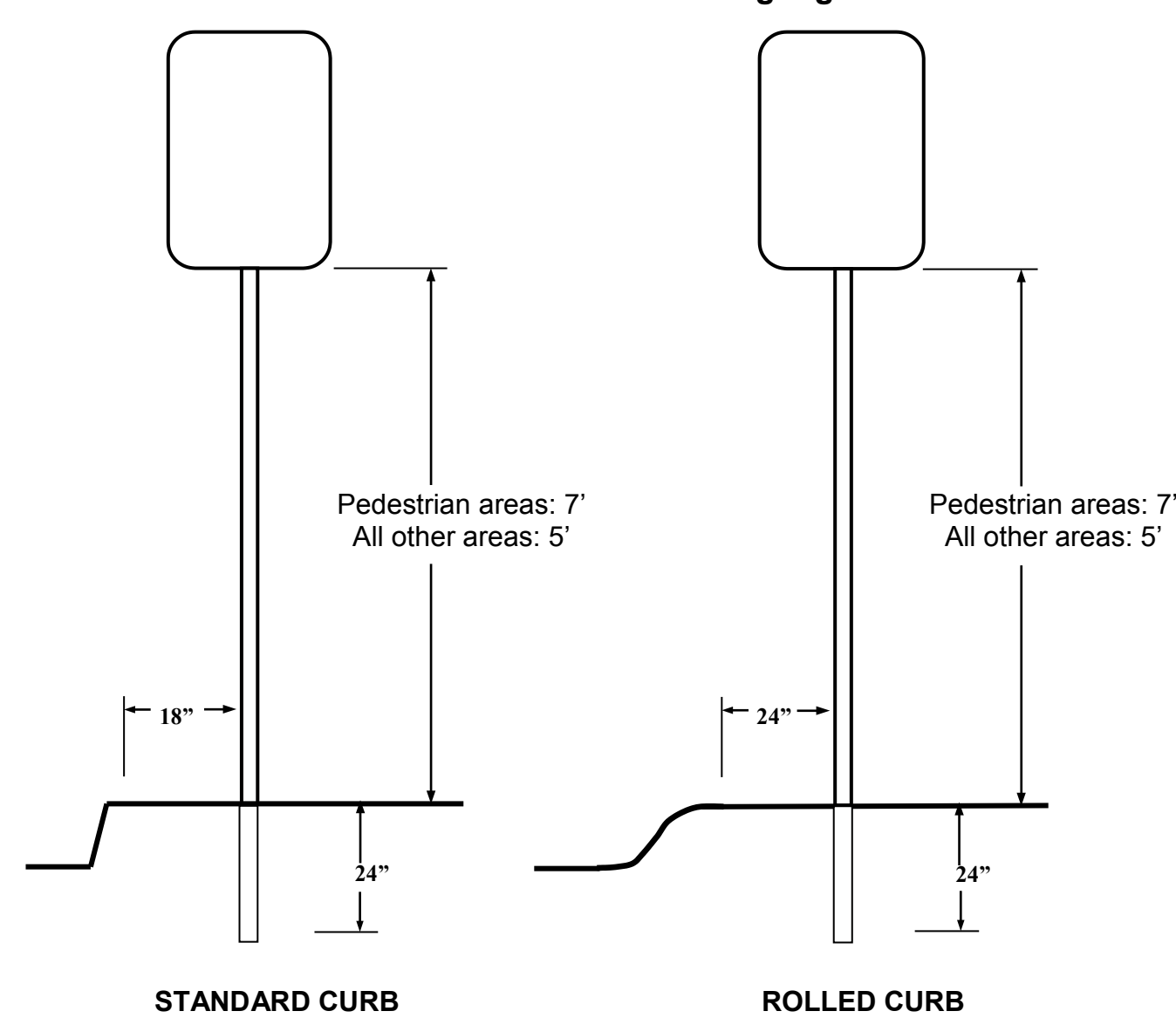
GENERAL REQUIREMENTS

13. Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g., rolled, ramped, etc.). The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved OFD Fire Master Plan.
14. Permanent, temporary, and phased emergency access roads shall be designed and maintained to support an imposed load of 68,000 lbs. and surfaced to provide all-weather driving capabilities.
15. Additional fire lane markings may be required at the time of inspection depending on field conditions.
16. Address numbers shall be located and be of a color and sized so as to be plainly visible and legible from the roadway.
17. Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the CFC.
18. Approved access walkways shall be provided to all required openings and all rescue windows.
19. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
20. Dumpsters and trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system.
21. Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates or other obstructions, shall require review, inspection, and approval by the OFD.
22. Approval of this plan shall not be construed as approval of any information or project conditions other than those items and requirements identified in related portions of the 2019 CFC and CBC and Orange Municipal Code. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.

PROJECT-SPECIFIC REQUIREMENTS (Include only those notes that are applicable to the project as designed; some notes may need to be modified to address specific project conditions)

23. An underground piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal is required.
26. An automatic fire sprinkler system shall be installed in accordance with applicable codes and ordinances, amendments, and guidelines. Sprinkler systems, other than those listed in CFC Chapter 9, shall be monitored by an approved central station. Separate plan submittals for the sprinkler and monitoring systems are required. Design of an automatic fire sprinkler system shall be based on a current flow test (within 12 months of the submitted design) which has been conducted per NFPA 13 requirements and witnessed by a fire department representative.
28. A fire alarm system shall be installed in accordance with applicable codes and ordinances, amendments, and guidelines. A separate plan submittal is required.

**Mounting Specifications for
Fire Lane Entrance and No Parking Signs**



Signs shall be mounted facing the direction of vehicular travel.

Signs may be mounted on existing posts or buildings where the centerline of the sign is no more than 24" from the edge of the roadway.

Depth of bury shall be a minimum of 24" and rebar, a concrete footing, or another method to prevent removal of the sign is recommended. Footings for signs located in the public right-of-way shall be per the local jurisdiction's requirements.

4 Fire Lane Signs Mounting

SCALE: 1" = 1'-0"

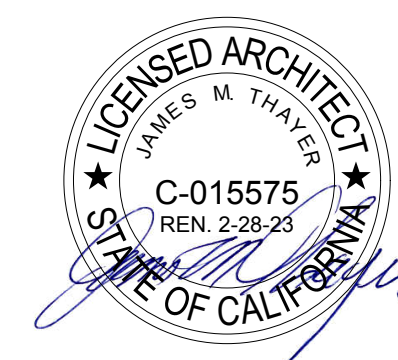


**TIMELESS
ARCHITECTURE
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PROJECT

**St. Verena Coptic
Orthodox Church
Multipurpose Service
Building**

Site Address:
491 N. Hewes St.,
Orange CA 92869

Owner:
St. Verena Coptic Orthodox
Church
491 N. Hewes St., Orange, CA
92869

Contact: Mark Wissa
wissamark@gmail.com
(714) 635-3330

SHEET DATA

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Fire Master Plan Notes

A013

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CFC TABLE B105.1:
Minimum Required Fire Flow and Flow Duration for Buildings
as adopted by the OFD

FIRE FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons/min) ²		Flow Duration
Type I(A)B ¹	Type I(A)IIA ¹	Type I(V)A ¹	Type I(B)III ¹	Type I(B) ¹	Unsprinklered ³	Sprinklered ⁴	
0-22700	0-12700	0-8200	0-5900	0-3600	1500	1500	2
22701-30200	12701-17000	8201-10900	5901-7900	3601-4800	1750	1500	
30201-38700	17001-21800	10901-12900	7901-9800	4801-6200	2000	1500	
38701-48300	21801-24200	12901-17400	9801-12600	6201-7700	2250	1500	
48301-59000	24201-33200	17401-21300	12601-15400	7701-9400	2500	1500	
59001-70900	33201-39700	21301-25500	15401-18400	9401-11300	2750	1500	
70901-83700	39701-47100	25501-30100	18401-21800	11301-13400	3000	1500	
83701-97700	47101-54900	30101-35200	21801-25900	13401-15600	3250	1500	
97701-112700	54901-63400	35201-40000	25901-29300	15601-18000	3500	1500	
112701-128700	63401-72400	40001-46400	29301-33000	18001-20600	3750	1500	3
128701-145900	72401-82100	46401-52500	33001-37900	20601-23200	4000	1500	
145901-164200	82101-92400	52501-59100	37901-42700	23201-26300	4250	1500	
164201-183400	92401-103100	59101-66900	42701-47700	26301-29300	4500	1500	
183401-203700	103101-114600	66901-73300	47701-53000	29301-32600	4750	1500	
203701-225200	114601-126700	73301-81100	53001-58600	32601-36000	5000	1500	
225201-247700	126701-139400	81101-88200	58601-65400	36001-39600	5250	1500	
247701-271200	139401-152600	88201-97700	65401-76000	39601-43400	5500	1500	
271201-295901+	152601-166500	97701-106500	76001-77000	43401-47400	5750	1500	
295901+	166501+	106501-115600	77001-83700	47401-51500	6000	1500	4
		115601-125500	83701-90600	51501-55700	6250	1563	
		125501-135500	90601-97900	55701-60200	6500	1625	
		135501-145900	97901-106800	60201-64800	6750	1688	
		145901-156700	106801-113200	64801-69600	7000	1750	
		156701-167900	113201-121300	69601-74800	7250	1813	
		167901-179400	121301-129600	74801-79800	7500	1875	
		179401-191400	129601-138300	79801-85100	7750	1938	
		191401+	138301+	85101+	8000	2000	

¹ Construction Types based upon actual construction without applying 1-hour equivalency allowed by CBC Table 601 footnote "d".

² Fire flow measured at 20 psi.

³ Unsprinklered homes: Minimum fire flow for a detached, unsprinklered single-family residence/duplex up to 3600 sq. ft. is 1000 gpm for one hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in the table above.

⁴ Sprinklered homes: When a detached single-family residence/duplex is equipped with an approved automatic sprinkler system, the fire flow may be reduced to 500 gpm for 1/2 hour and 50% of that required for an unsprinklered structure for one hour.

8/11/2021

Fire Department – Fire Prevention Division
Rosie Flores, Plans Examiner
rflores@cityoforange.org

RE: Major Site Plan Review No. 1054-21 and Design Review Committee No. 4799-15 – 491 N. Hewes St. Comment #25

I, Mark Wissa (Engineer) have reviewed comment #25 pertaining to ensuring that the new roadway and access fire truck lane will meet the all weather 68,000 lbs loading requirement. Following the criteria set by the geotechnical engineering regarding the in-situ soil materials along with the proposed/existing pavement section, it is concluded that the 3 inches of Asphalt pavement overlying 4 inches of crushed miscellaneous aggregate base (or the alternative 4 inches of Portland cement concrete pavement section) will be sufficient to structurally support a conservatively assumed fire truck traffic flow on the new roadway and access road.



Mark Wissa, P.E.
Construction Committee Chair

Note: If different soil conditions are encountered or alternative pavement sections are to be proposed, please notify engineer for further evaluation.

CFC TABLE C105.1: Hydrant
Quantity and Spacing as
adopted by the OFD

FLOW REQUIREMENT from Table B105.1	Minimum # of Hydrants	Average Hydrant Spacing (feet) ^{1, 2, 3, 4, 5}	Maximum Distance to Hydrant (feet) ^{4, 5}
up to 1750	1	500	250
1751-2250	2	450	225
2251-2500	3	450	225
2501-3000	3	400	225
3001-4000	4	350	210
4001-5000	5	300	180
5001-5500	6	300	180
5501-6000	6	250	150
6001-7000	7	250	150
7001+	8 or more ⁵	200	120

¹ Reduce by 100 feet for dead-end streets or roads.

² Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.

³ Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

⁴ Reduce by 50 feet for dead-end streets or roads.

⁵ One hydrant for each 1,000 gallons per minute or fraction thereof.

⁶ The spacing between hydrants serving only detached sprinklered single family residences/duplexes may be increased to 600 feet.

⁷ The maximum distance to a hydrant serving a sprinklered detached single family residence/duplex may be increased to 300 feet.



CITY OF ORANGE

WATER DIVISION PHONE: (714) 288-2475 FAX: (714) 744-2973 www.cityoforange.org

HYDRANT PRESSURE INQUIRY

The information presented in this document is provided as a courtesy and may be used for reference purposes only.
Contact Orange Fire Department at (714) 288-2541 to schedule a flow test for system design.

Date: 8/9/2021

Location: 491 N Hewes St, Orange, CA, 92869, USA

Information provided by: Junie Vuong

The City does not collect or provide pressure information for individual addresses or private systems.

The information that is provided is the latest data from nearby City of Orange hydrant(s). This information is collected when hydrants go through a routine flushing. This is rough information and may only be used for reference purposes only. It cannot be used for official design calculations and submittals and it is not valid for design of fire systems.

Hydrant #	Test Performed (Month-YY)	Static Pressure (PSI)	Residual Pressure (PSI)	Observed Flow (GPM)	Flow at 20 PSI (GPM)
1273	Dec-20	80	78	1483.735826	9311.122934
1982	Dec-20	80	74	1445.190645	5011.008525
4327	Dec-20	76	74	1445.190645	8737.566186

Please see attached map for hydrant reference.

The information presented in this document is not valid for design of fire systems.

Contact Orange Fire Department at (714) 288-2541 to schedule a flow test for system design.

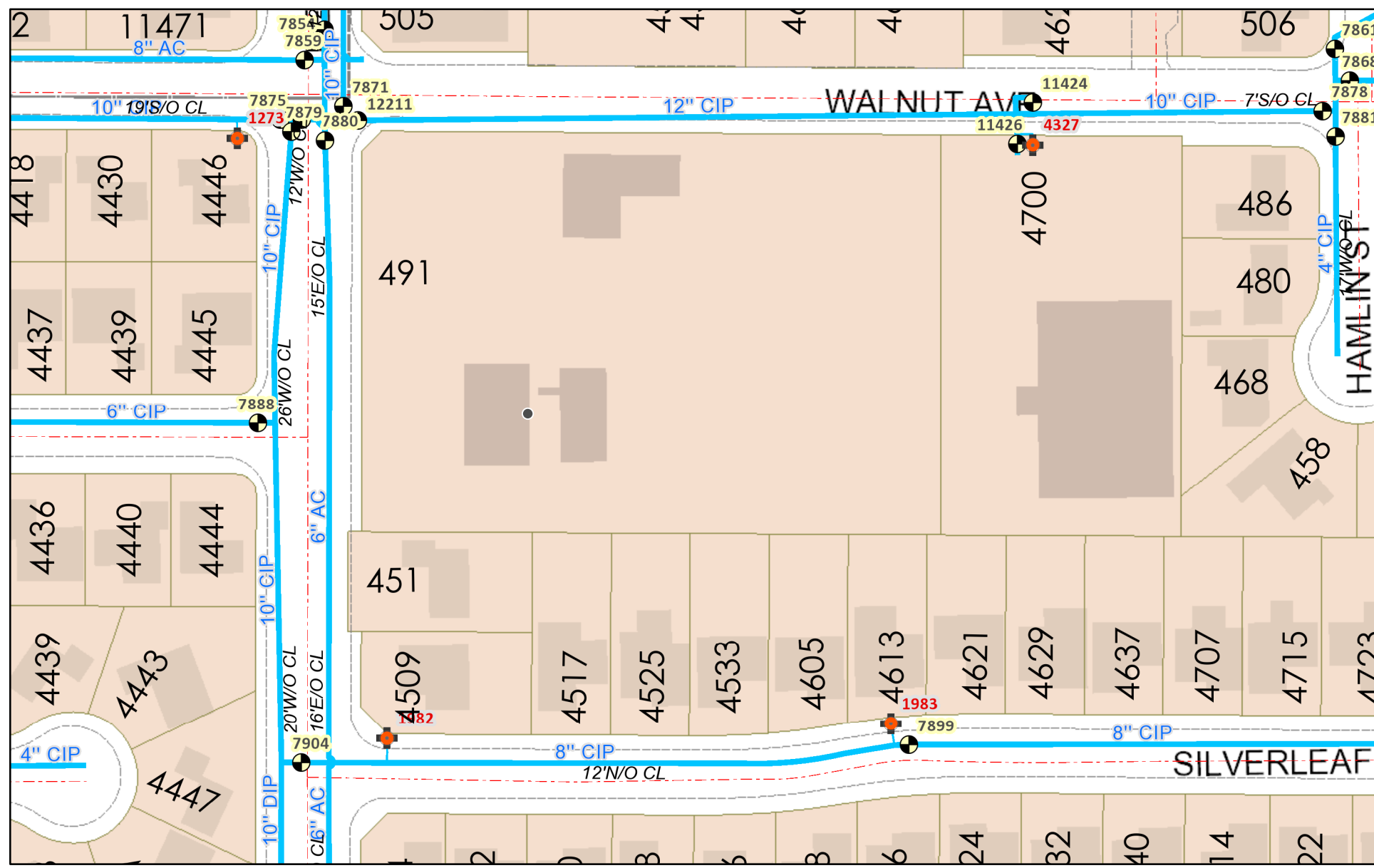
WATER DIVISION • 189 S. WATER STREET • ORANGE, CA 92866-1591

N:\Water\Requests\Hydrant Pressure Inquiries\Hydrant Pressure Inquiry.docx

1 Hydrant Pressure Inquiry

2 Fire Department - Comment 25 Letter

Orange Water Systems



8/9/2021, 8:39:34 AM

- wProductionWell
- Water Pumps
- wReservoir
- Water Abandoned Points
- Water Abandoned Lines
- Water Test Stations
- Water Sampling Stations
- Water Service Connections
- Water Hydrants

0 0.0125 0.025 0.05 mi
0 0.02 0.04 0.08 km

City of Orange GIS



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PROJECT

St. Verena Coptic Orthodox Church Multipurpose Service Building

Site Address:
491 N. Hewes St.,
Orange CA 92869

Owner:
St. Verena Coptic Orthodox Church
491 N. Hewes St., Orange, CA 92869

Contact: Mark Wissa
wissamark@gmail.com
(714) 635-3330

SHEET DATA

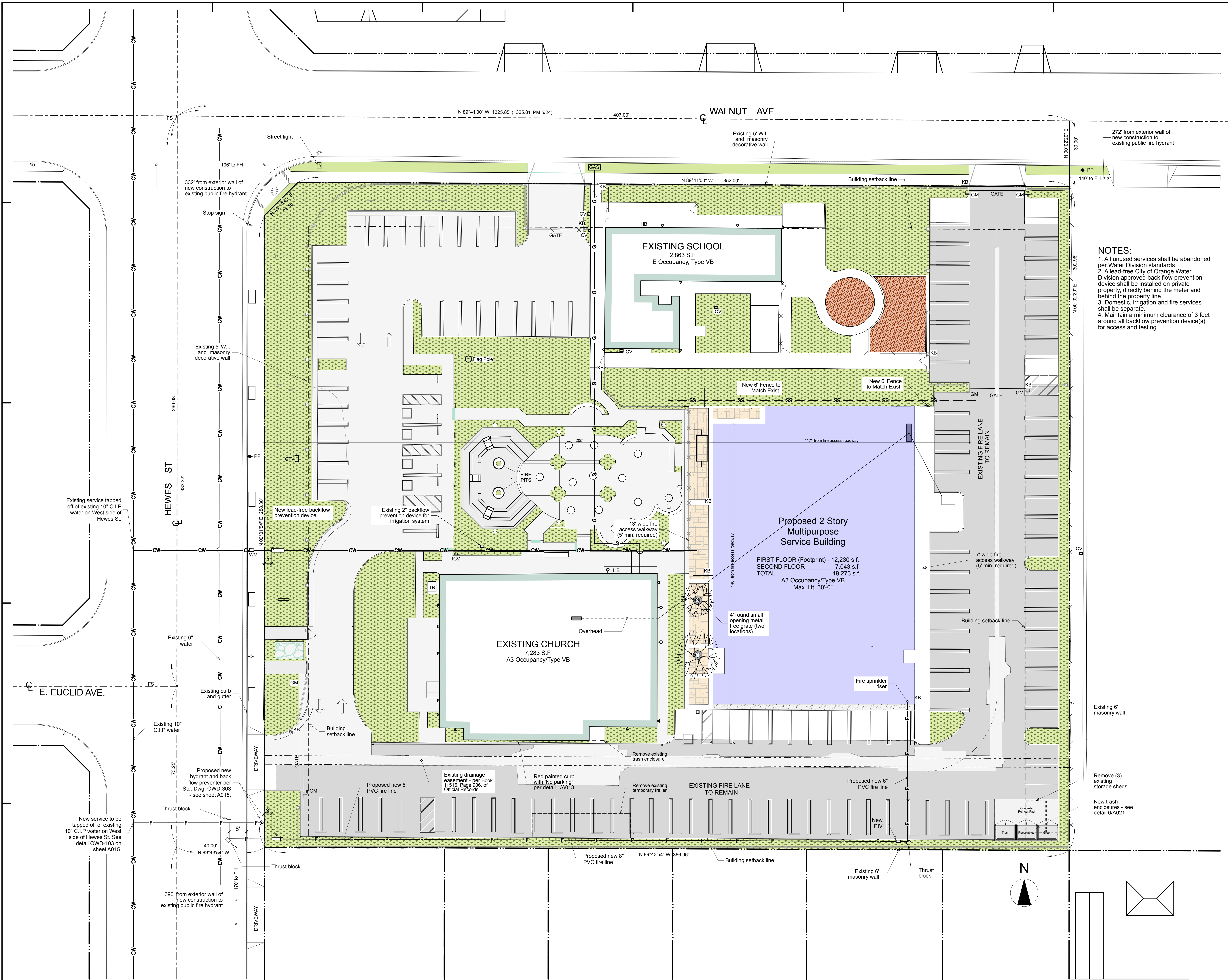
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APN: 383-051-44
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Fire Master Plan Notes

A014

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Site Utility Plan

SCALE: 1/16" = 1'-0"



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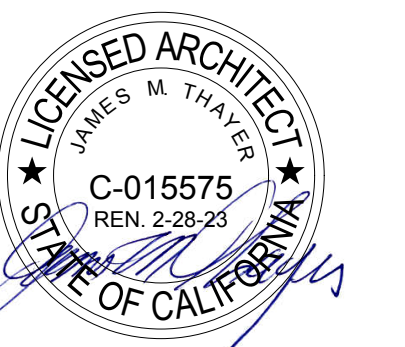
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NOTES:

1. All unused services shall be abandoned per Water Division standards.
2. A lead-free City of Orange Water Division approved back flow prevention device shall be installed on private property, directly behind the meter and behind the property line.
3. Domestic, irrigation and fire services shall be separate.
4. Maintain a minimum clearance of 3 feet around all backflow prevention device(s) for access and testing.

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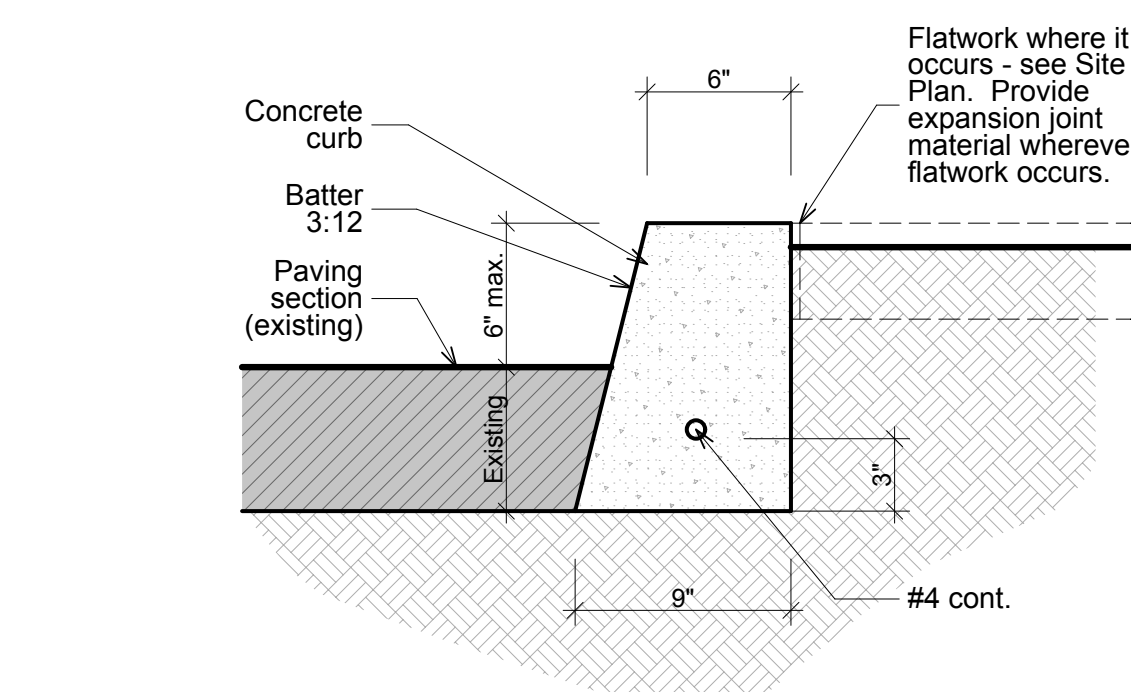
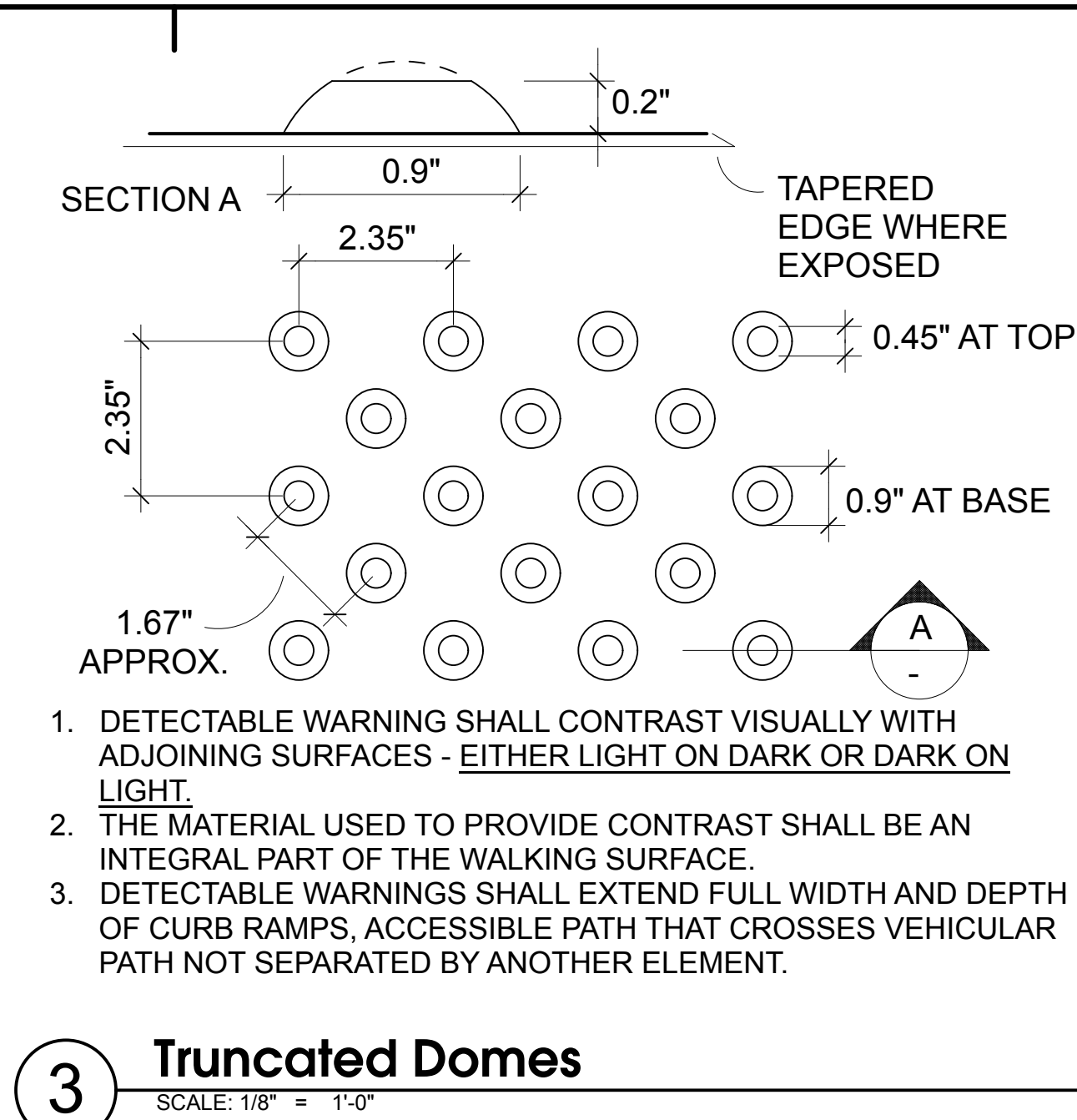
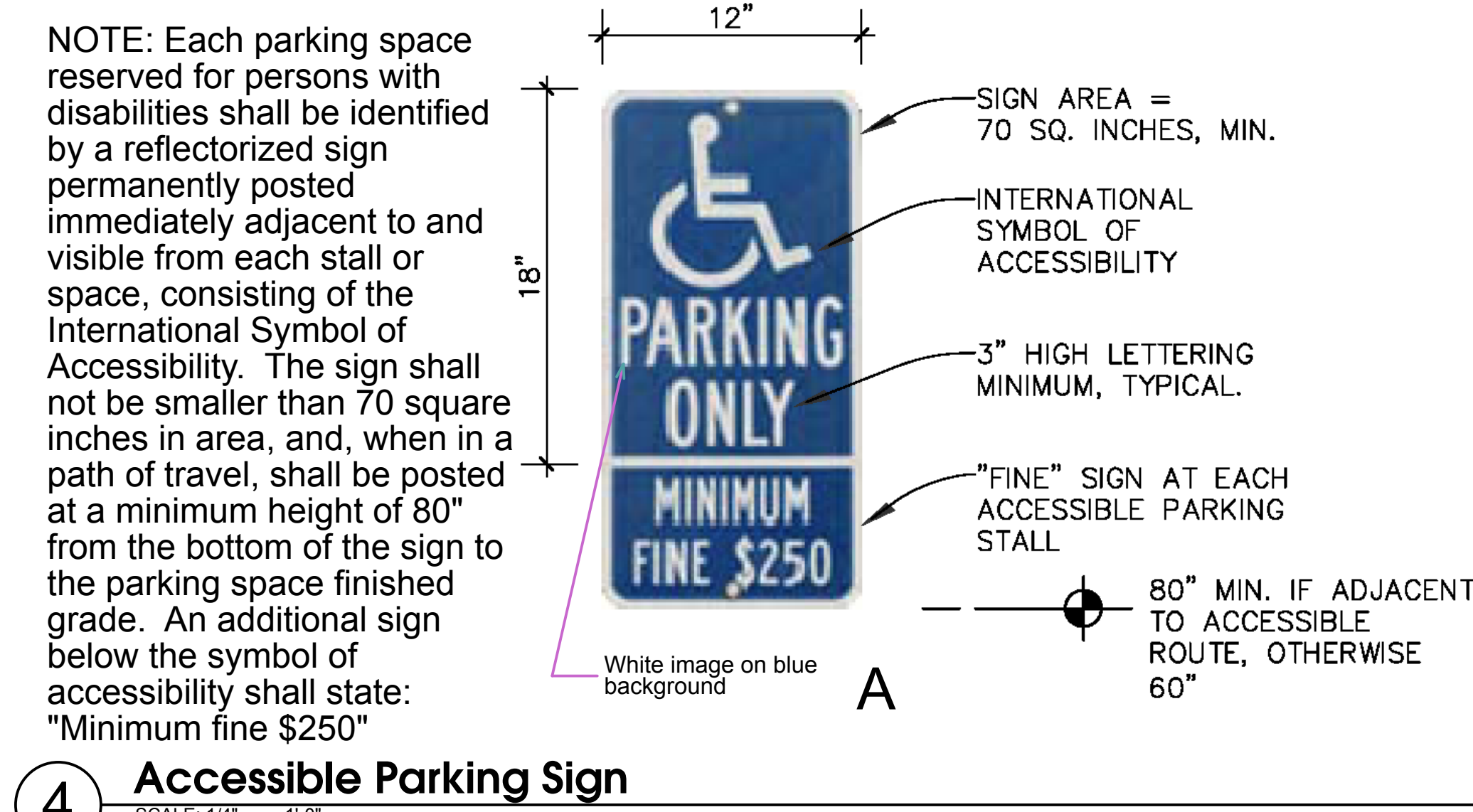
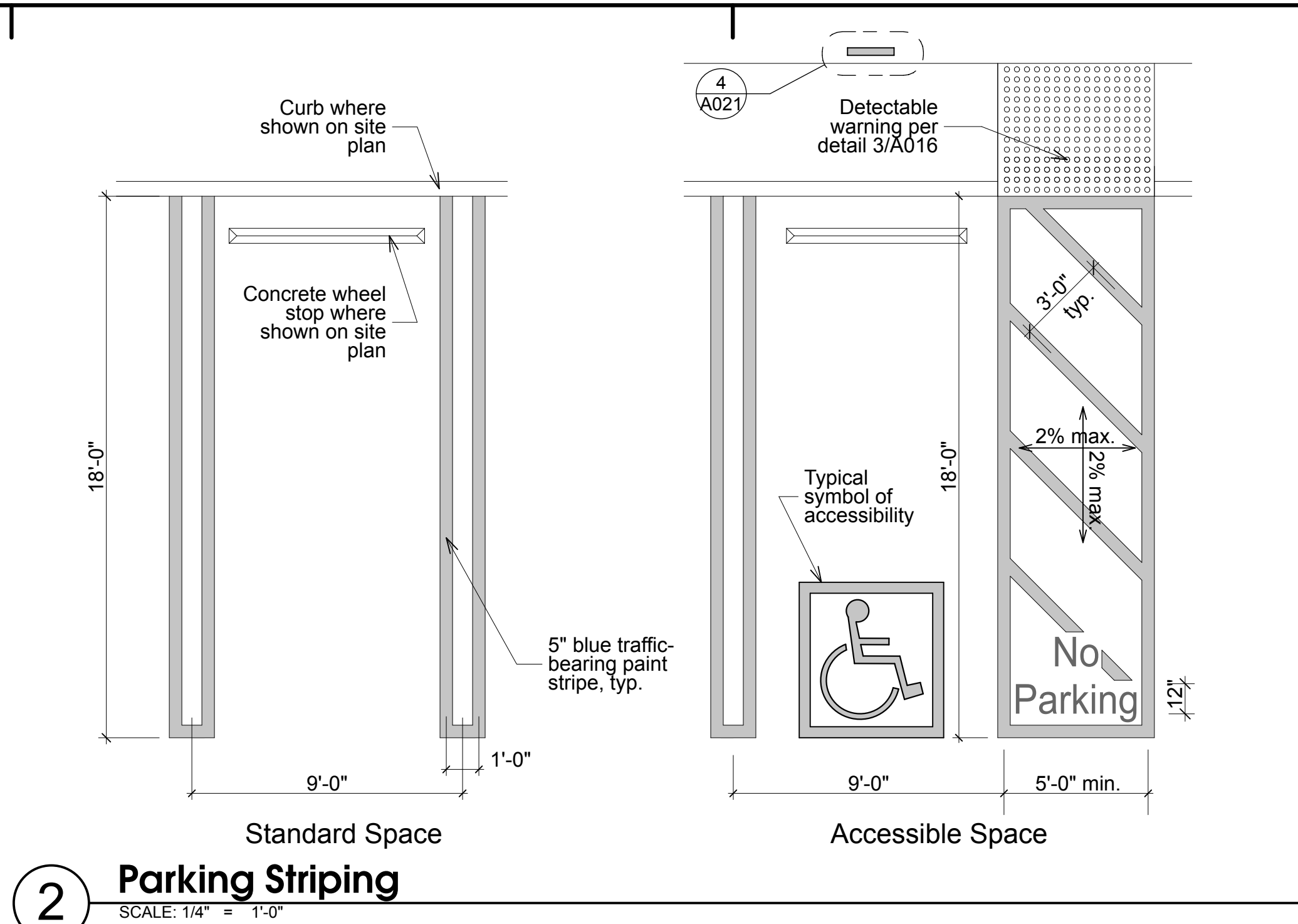
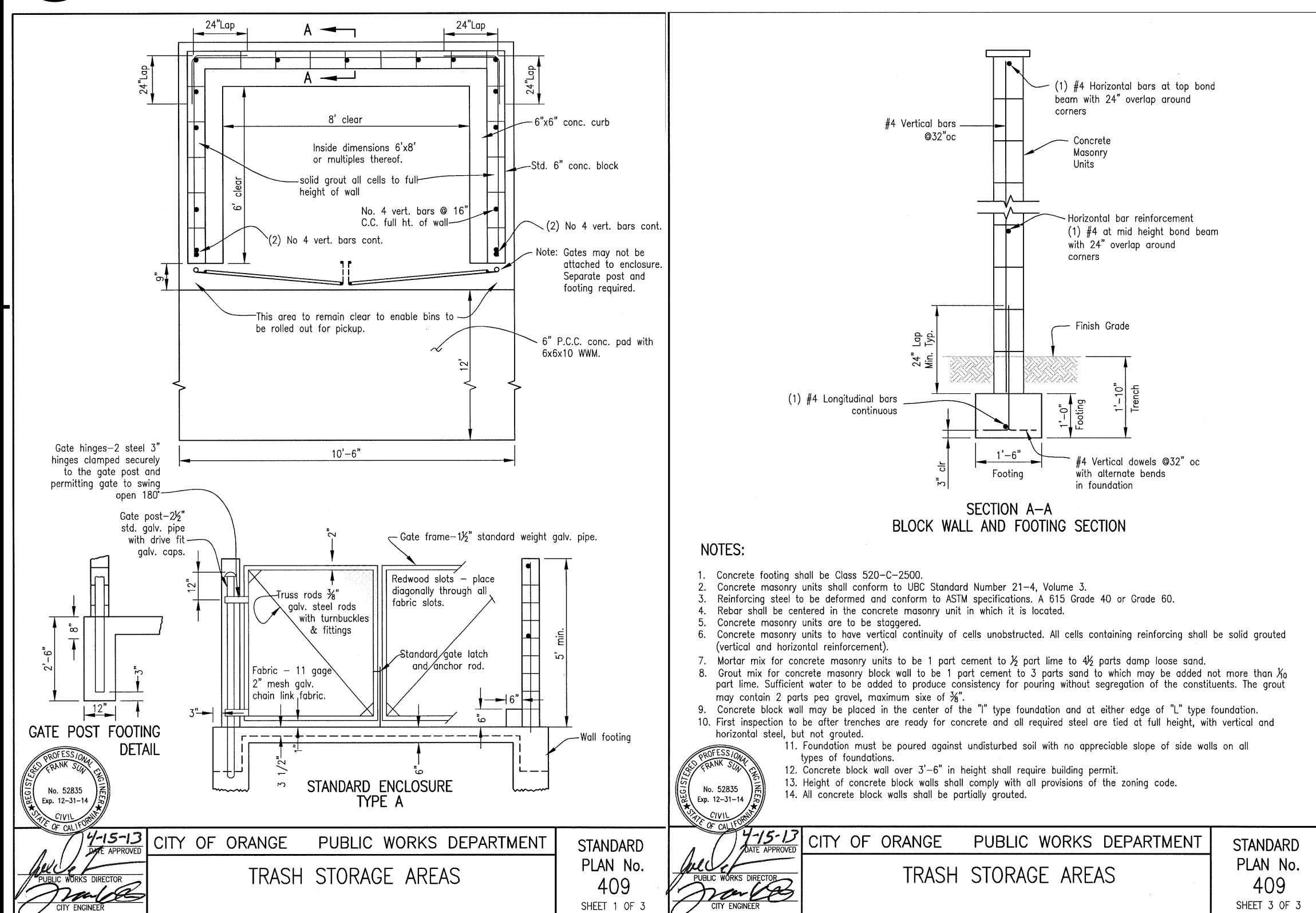
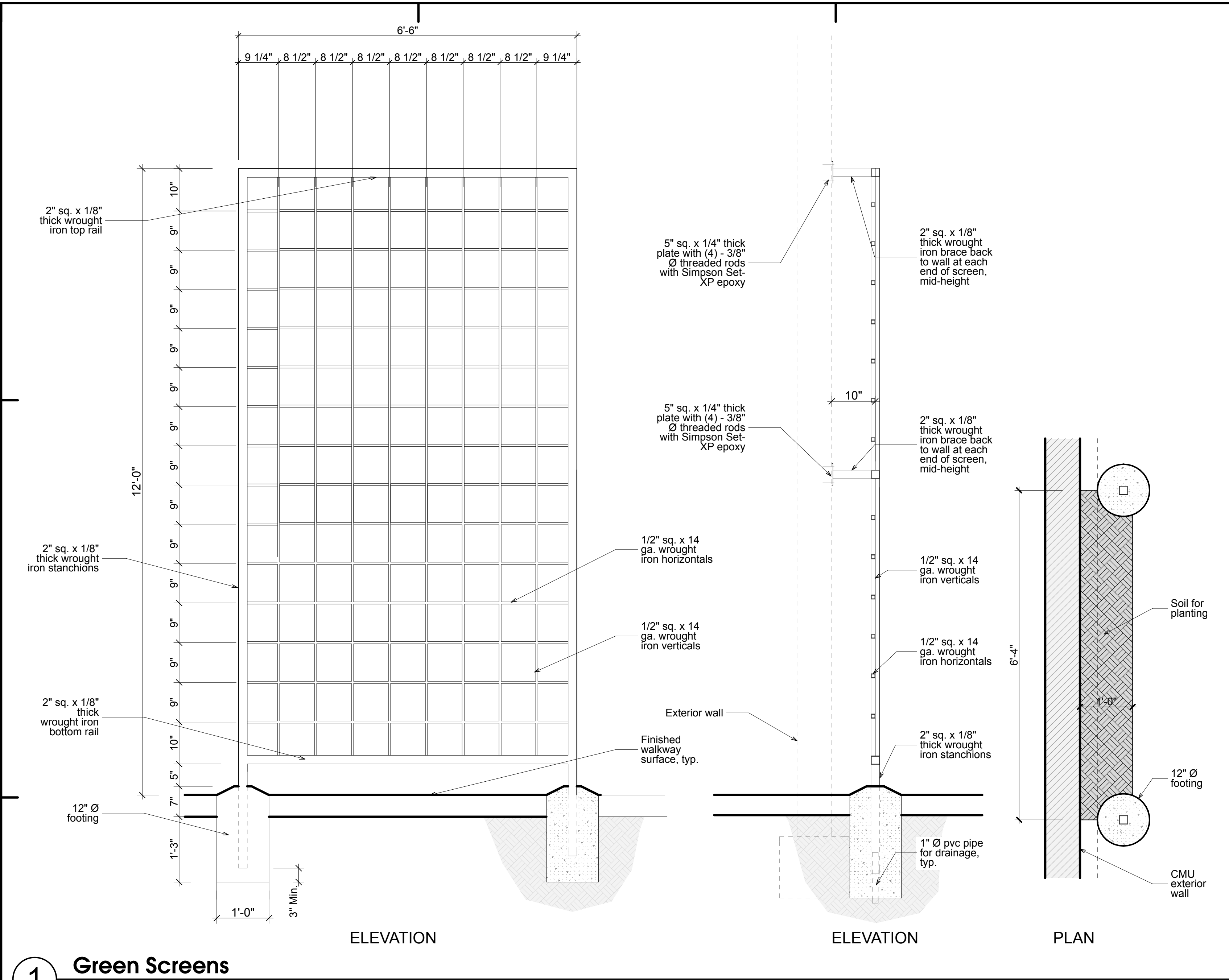
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Site Utility Plan

A020



Applicable Water Division Standard Conditions

- Prior to building permit issuance, the applicant shall submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, and any other proposed improvements or relocations affecting the public water system facilities.
- Prior to issuance of the certificate of occupancy, the applicant shall be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.
- Prior to building permit issuance, the Water Division shall approve the type and location of landscaping and fire service (backflow prevention) device for proposed City services.
- Prior to building permit issuance, construction documents shall show that a six foot minimum horizontal clearance and a one foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The Water Division shall review and approve the construction documents.
- Prior to building permit issuance, construction documents shall show that an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division shall review and approve the construction documents.
- Prior to building permit issuance, construction documents shall show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.
- Prior to building permit issuance for the first phase of work, the applicant shall be responsible for obtaining approval of all of the necessary encroachment permits from affected agencies for all public water construction work.
- Prior to approval of a water improvement plan, the applicant shall satisfy all water main connection, plan check, and inspections charges as determined by the Water Division.
- Prior to the issuance of any grading permit, the applicant shall construct all public and/or private improvements to the satisfaction of the Water Division. The applicant may be required to enter into an agreement with the City of Orange, and post security in a form and amount acceptable to the City Engineer and/or Water Division to ensure construction of said improvements.
- Plans submitted during plan check shall show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate their plans with the consultants preparing the fire suppression plans and/or fire master plan so that their designs concur.
- Plans submitted during plan check shall show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans shall coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that their designs are consistent.

- At least fourteen calendar days prior to commencing construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange General Water Construction Notes for review and approval.
- Prior to issuance of certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty-pounds per square inch.



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PROJECT

St. Verena Coptic Orthodox Church Multipurpose Service Building

Site Address:
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Orange CA 92869

Owner:
St. Verena Coptic Orthodox Church
491 N. Hewes St., Orange, CA 92869

Contact: Mark Wissca
wissamark@gmail.com
(714) 635-3330

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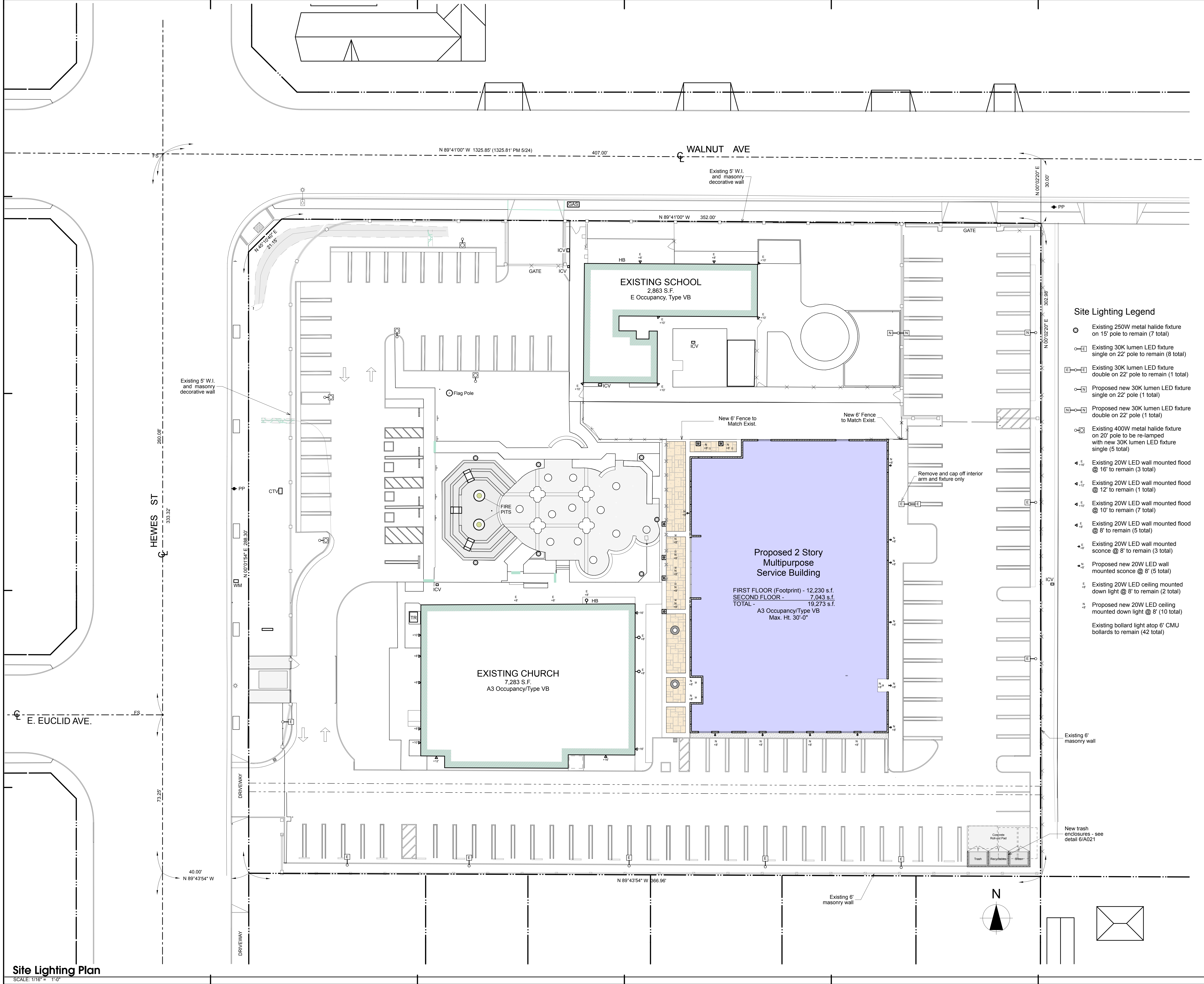
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Site Details

A021

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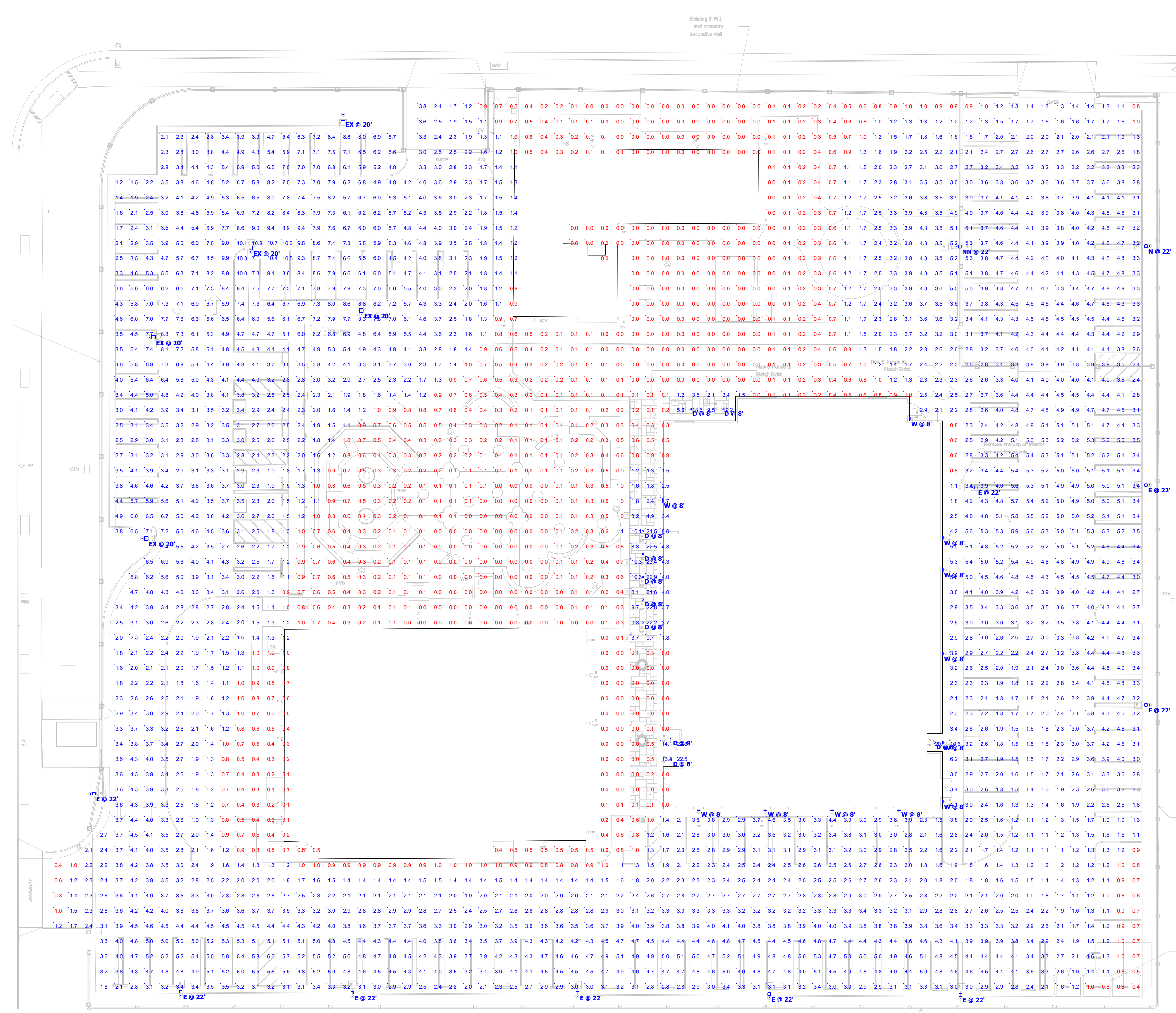
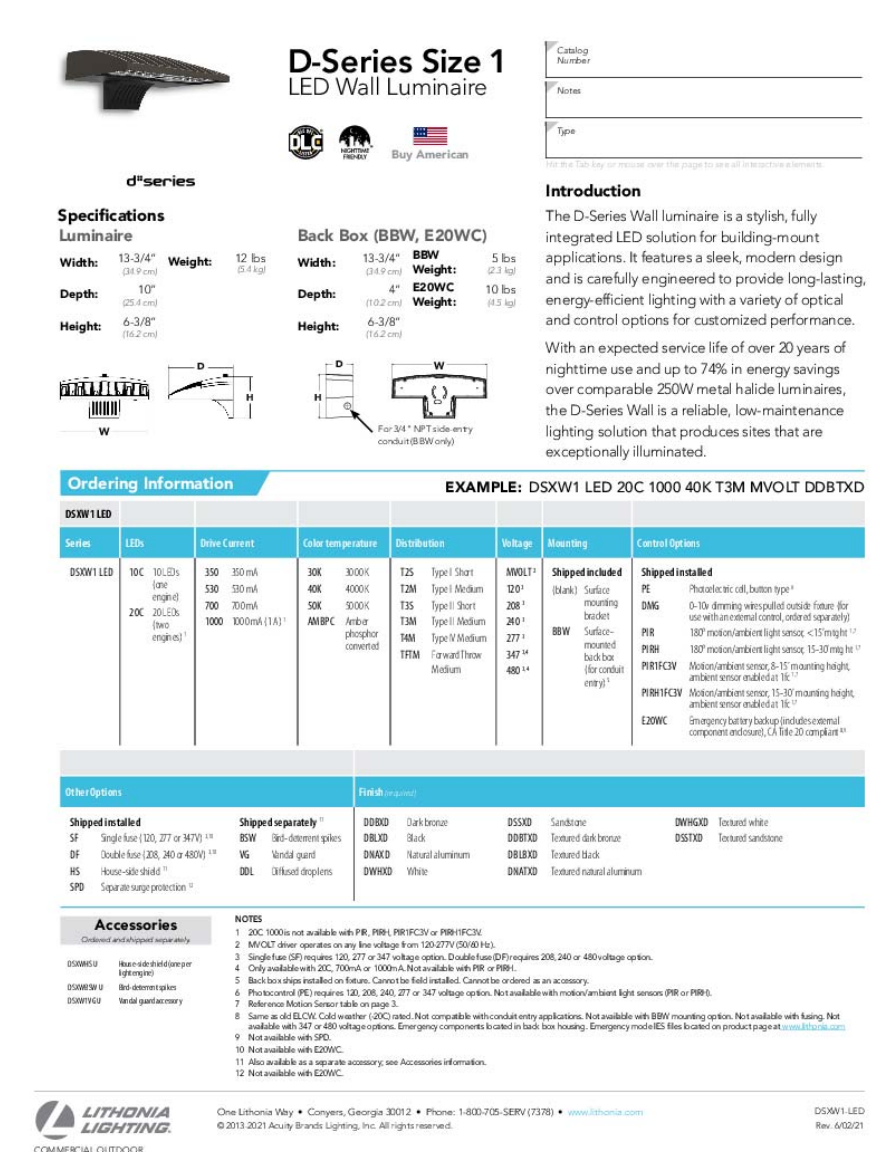
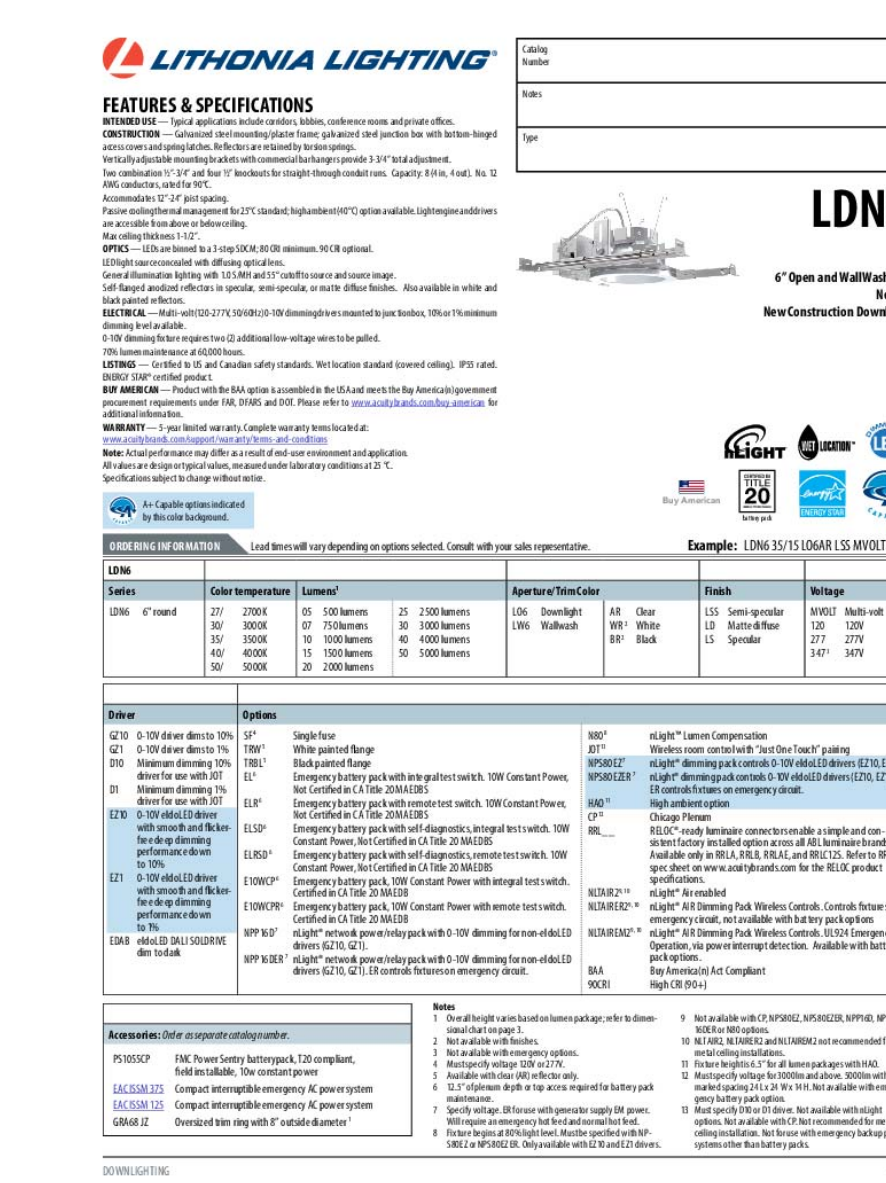
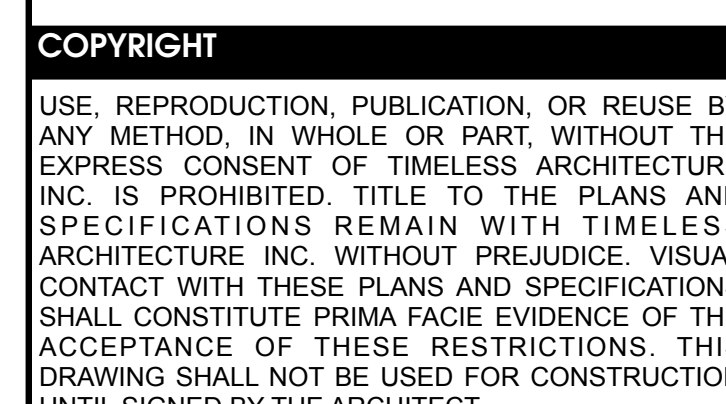
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Site Lighting Plan

A025



Plan View
Scale - 1" = 20ft

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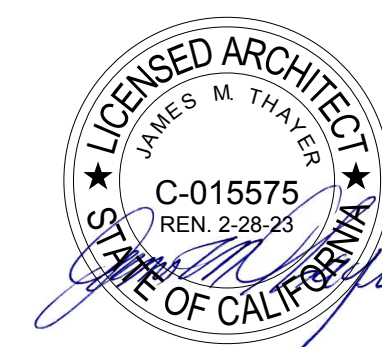


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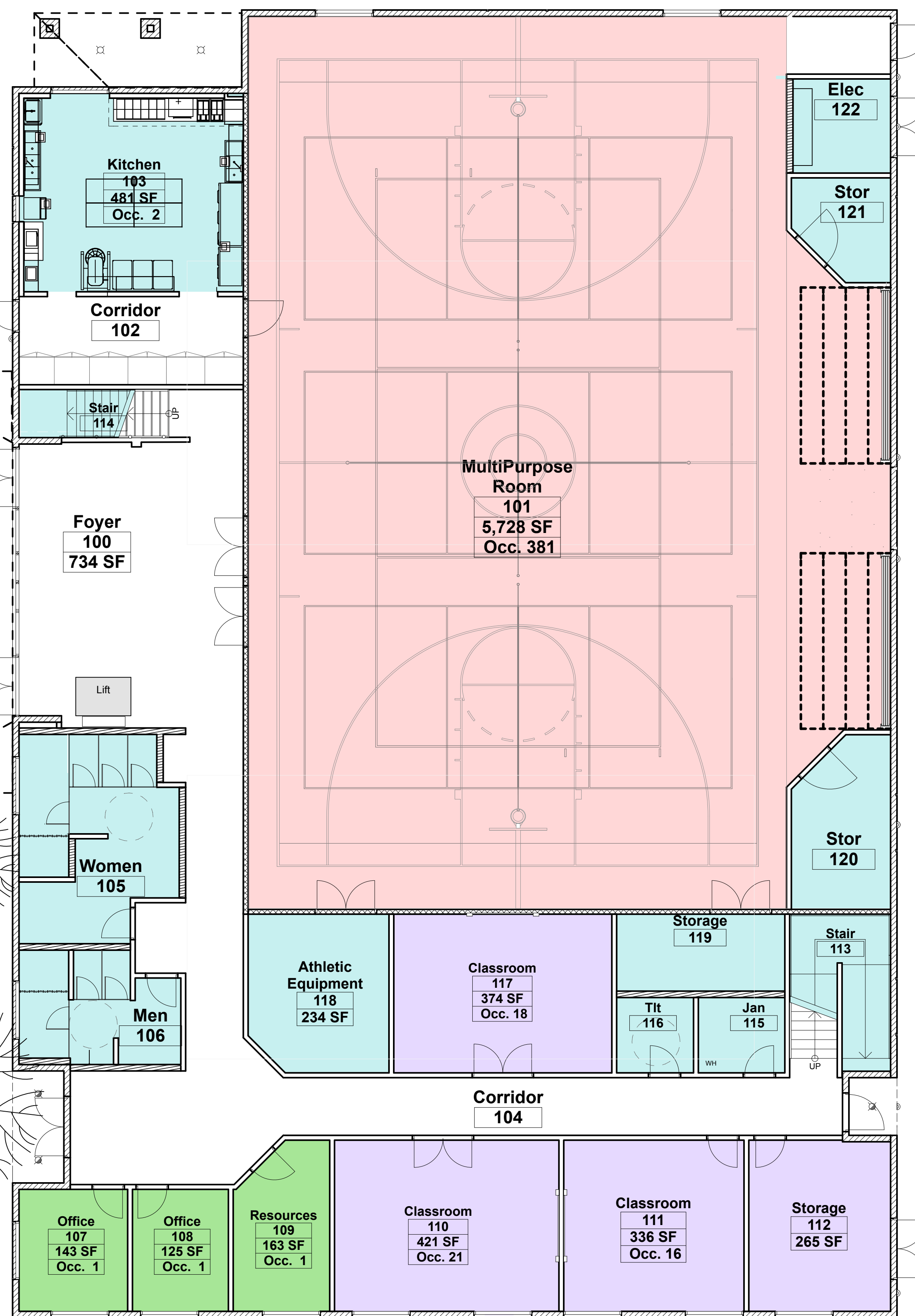
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Floor Plans MPB

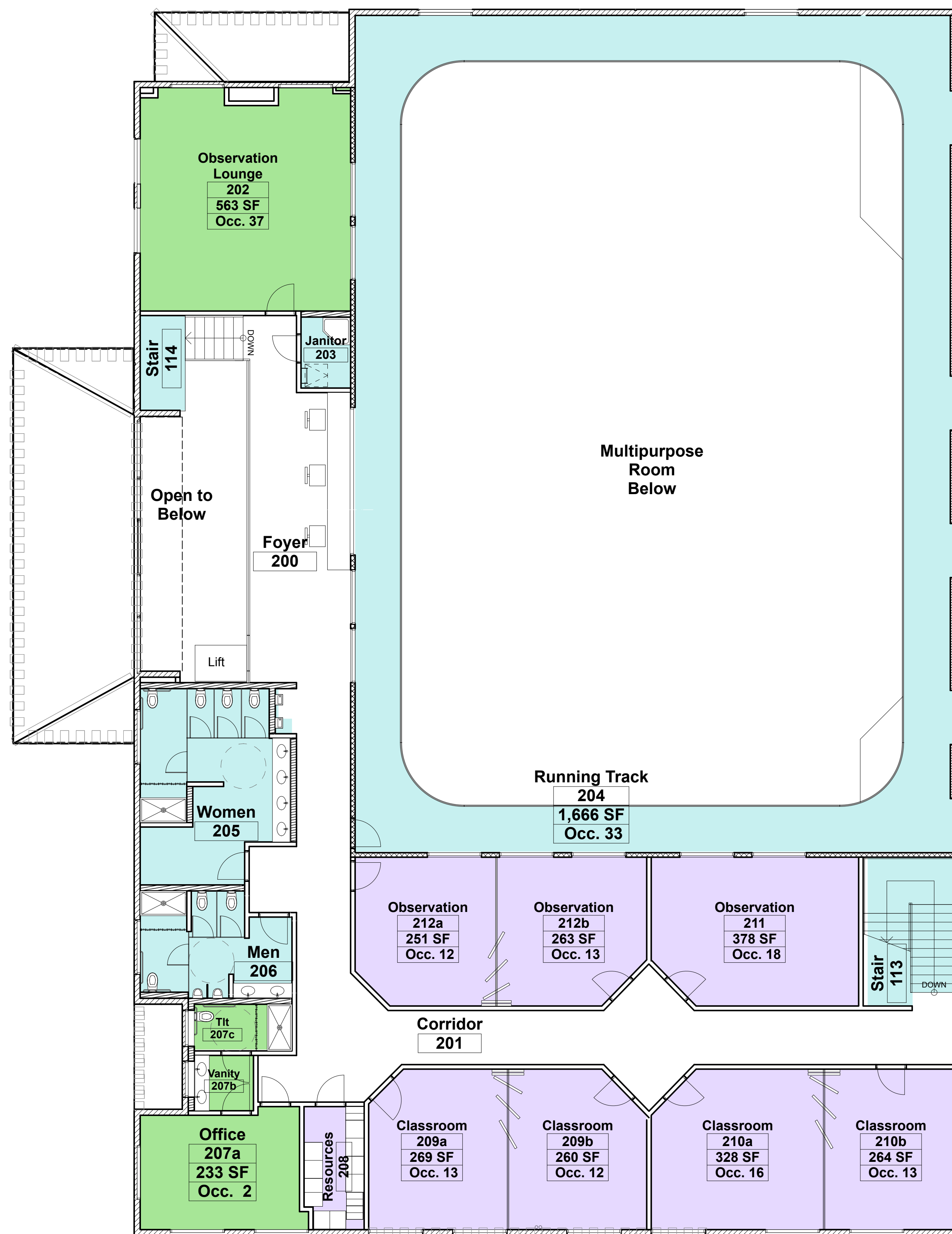
A111



First Floor
12,230 SF

First Floor Multipurpose Building

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

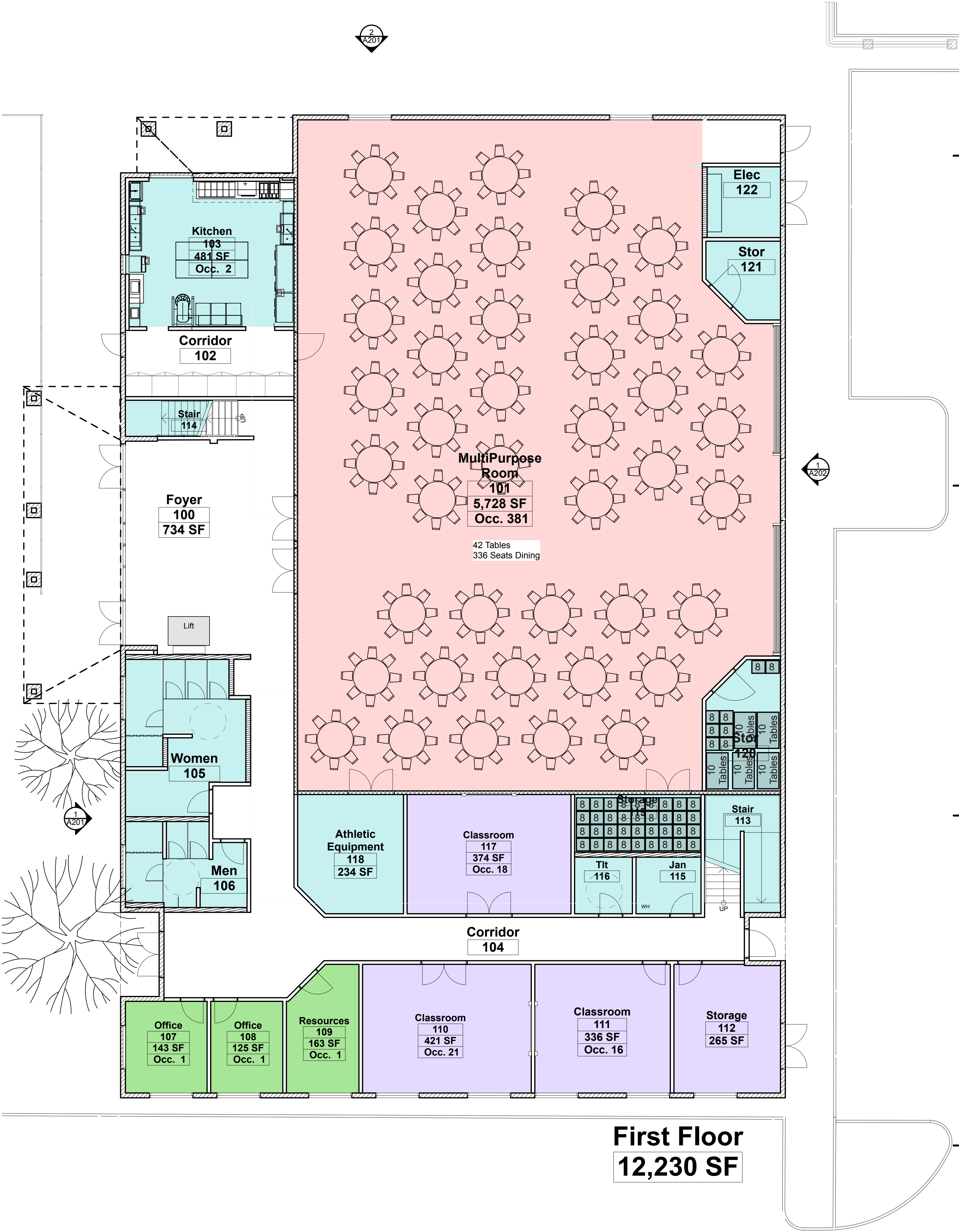


Second Floor
7,043 SF

Second Floor Multipurpose Building

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

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First Floor
12,230 SF

Dining Layout Multipurpose Building
SCALE: 1/8" = 1'-0"



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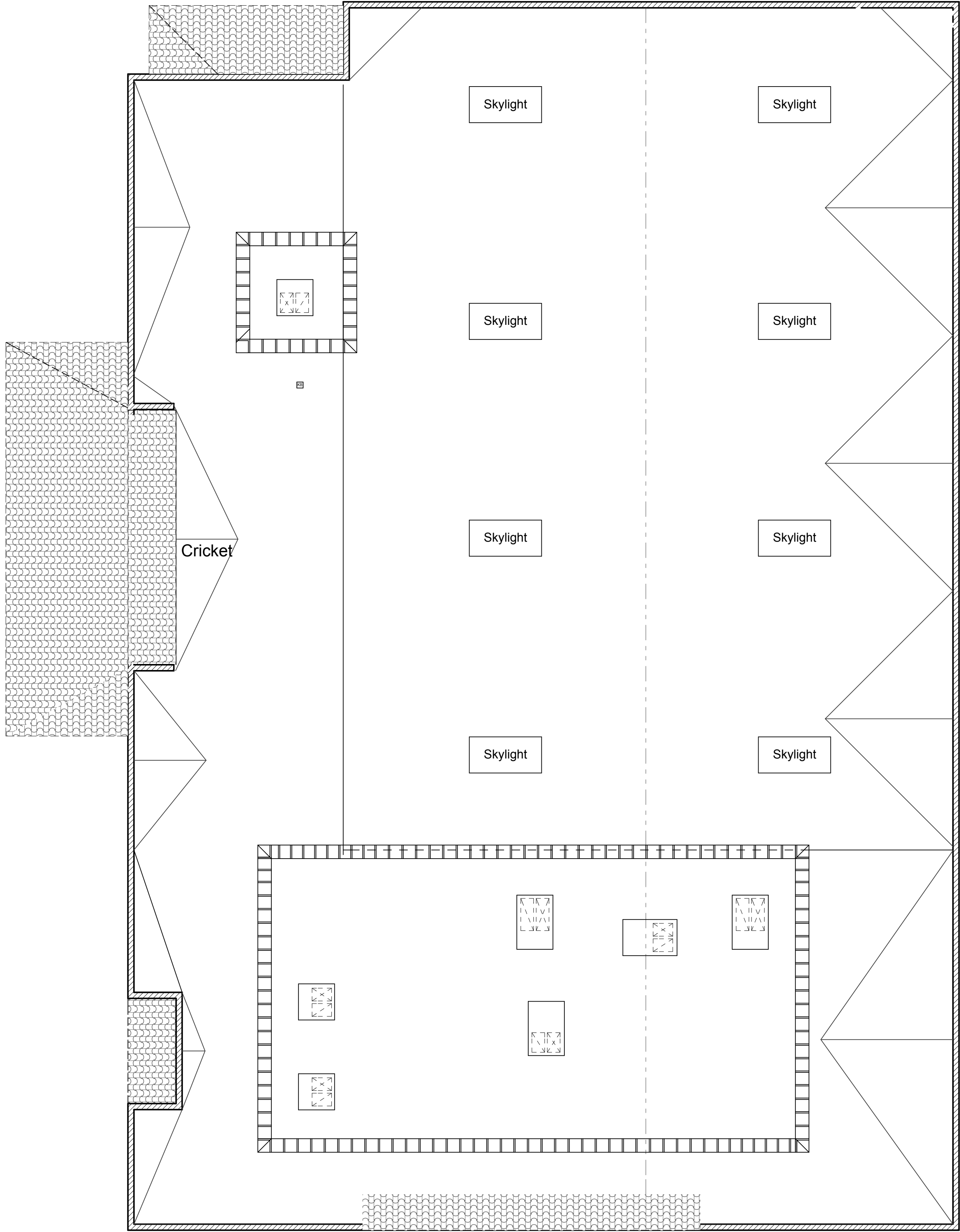
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Dining Layout MPB

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Roof Plan Multipurpose Building

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



T I M E L E S S
A R C H I T E C T U R E
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Roof Plan MPB

A131

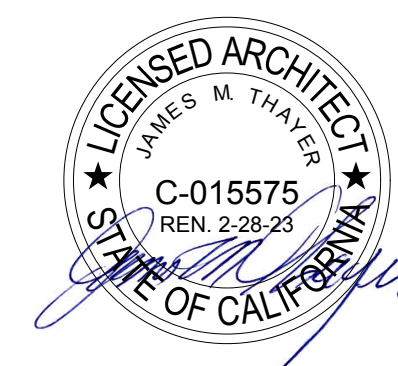


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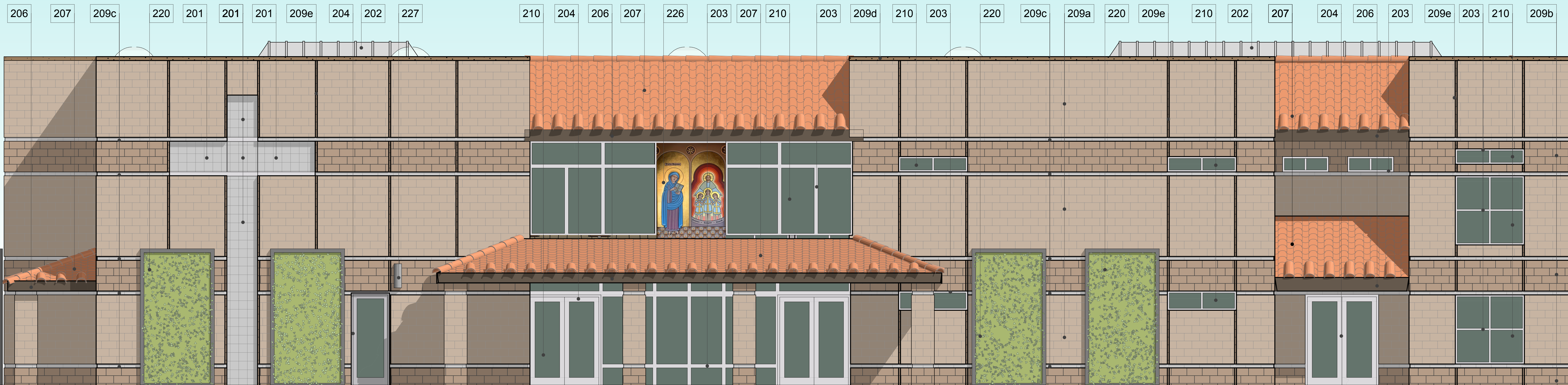
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**CUP Elevations N W
Multipurpose Bldg.**

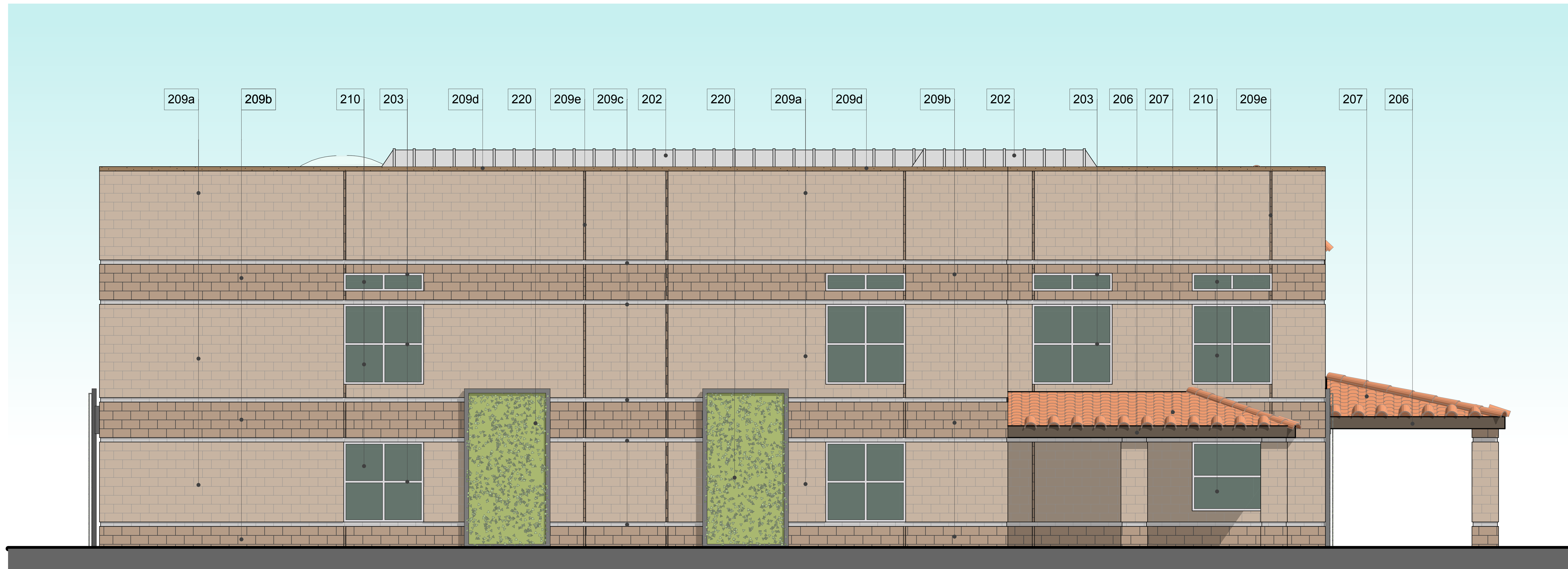
A201



1

West Elevation Multipurpose Building

SCALE: 1/4" = 1'-0"



2

North Elevation Multipurpose Building

SCALE: 1/4" = 1'-0"

Elevation Keynotes

100 Existing To Remain

- 200 New Construction**
201 Glass Block 8 x 8 x 4
202 Seves Clarity blocks (transparent)
Metal Roofing HVAC Eqpt Screen -
Berridge Standing Seam Tee-Panel
Color: Zinc-Cote
Storefront Windows -
Arcadia Clear Anodized Aluminum #11
Color: Clear AC-2 (www.arcadiainc.com)
203 Storefront Doors -
Arcadia Clear Anodized Aluminum #11
Color: Clear AC-2 (www.arcadiainc.com)
8' x 8' Roll-Up Door
Clear Anodized Aluminum
Steel beam
Paint: Frazee 8706N "Saddlebury"
Mission S Tile Roofing
Boral One-Piece Mission 'S' Tile ESR-1188
Color: Terra Cotta
208 Steel Door
Paint: Frazee 8706N "Saddlebury"
Wall Main Courses -
Manufacturer: Orco Block & Hardscape
Type: 8 x 8 x 16 Shot Blast CMU
Color: Otay Brown (www.orco.com)
Wall Accent Bands -
Type: 8 x 8 x 16 Split Face CMU
Color: Otay Brown (www.orco.com)
209c Wall Separation Courses -
Type: 8 x 4 x 16 Shot Blast CMU
Color: Natural Gray (www.orco.com)
Wall Cap -
Type: 8 x 2 x 16 Shot Blast Cap
Color: Natural Gray (www.orco.com)
209e 3/8" Expansion Joints OR 1/2" Saw Cut to
Match Width Of Expansion Joints
210 Glazing - Dual Pane Low E
Vitro Solarban 70XL (2) Optigray
+ Clear insulating glass unit
Metal Green Screen with Rain Plant
Paint: Frazee 8706N "Saddlebury"
226 Stained Glass Behind Storefront
227 Exterior Wall Sconce - Shaper 673-WP
Series LED by Cooper Lighting

300 To Be Removed

- NOTE:** 1. General Contractor to provide actual
sample of materials to be installed, prior to
ordering, for Architect's Office Approval.
2. Exterior to be coated with Rain Guard
"Blok Lok" Clear Water Repellent. Must be
applied by manufacturer approved applicator.

Volumes\TA Net\Vol\TA PDF Server\20009 St Verena Coptic Gymnasium\20009 CAD\20009 St Verena Gym Con Docs.pln



1

East Elevation Multipurpose Building

SCALE: 1/4" = 1'-0"



2

South Elevation Multipurpose Building

SCALE: 1/4" = 1'-0"

Elevation Keynotes

100 Existing To Remain

- 200 New Construction**
201 Glass Block 8 x 8 x 4
202 Seves Clarity blocks (transparent)
202 Metal Roofing HVAC Eqpt Screen -
Berridge Standing Seam Tee-Panel
Color: Zinc-Cote
Storefront Windows -
Arcadia Clear Anodized Aluminum #11
Color: Clear AC-2 (www.arcadiainc.com)
203 Storefront Doors -
Arcadia Clear Anodized Aluminum #11
Color: Clear AC-2 (www.arcadiainc.com)
204 8' x 8' Roll-Up Door
Clear Anodized Aluminum
Steel beam
205 Paint: Frazee 8706N "Saddlebury"
206 Mission S Tile Roofing
207 Boral One-Piece Mission 'S' Tile ESR-1188
Color: Terra Cotta
208 Steel Door
Paint: Frazee 8706N "Saddlebury"
209a Wall Main Courses -
Manufacturer: Orco Block & Hardscape
Type: 8 x 8 x 16 Shot Blast CMU
Color: Otay Brown (www.orco.com)
209b Wall Accent Bands -
Type: 8 x 8 x 16 Split Face CMU
Color: Otay Brown (www.orco.com)
209c Wall Separation Courses -
Type: 8 x 4 x 16 Shot Blast CMU
Color: Natural Gray (www.orco.com)
209d Wall Cap -
Type: 8 x 2 x 16 Shot Blast Cap
Color: Natural Gray (www.orco.com)
209e 3/8" Expansion Joints OR 1/2" Saw Cut to
Match Width Of Expansion Joints
210 Glazing - Dual Pane Low E
Vitro Solarban 70XL (2) Optigray
+ Clear insulating glass unit
220 Metal Green Screen with Fig Plant
Paint: Frazee 8706N "Saddlebury"
226 Stained Glass Behind Storefront
227 Exterior Wall Sconce - Shaper 673-WP
Series LED by Cooper Lighting

300 To Be Removed

- NOTE:** 1. General Contractor to provide actual
sample of materials to be installed, prior to
ordering, for Architect's Office Approval.
2. Exterior to be coated with Rain Guard
"Blok Lok" Clear Water Repellent. Must be
applied by manufacturer approved applicator.

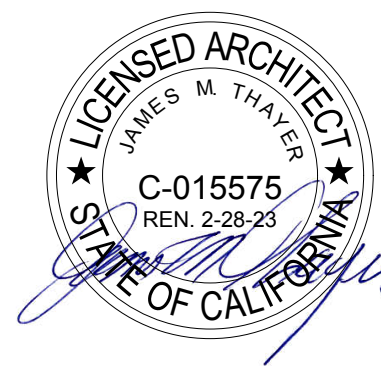


TIMELESS
ARCHITECTURE
• INC.

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ARCHITECT

STAMPS



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PROJECT

St. Verena Coptic Orthodox Church Multipurpose Service Building

Site Address:
491 N. Hewes St.,
Orange CA 92869
Owner:
St. Verena Coptic Orthodox
Church
491 N. Hewes St., Orange, CA
92869
Contact: Mark Wissa
wissamark@gmail.com
(714) 635-3330

SHEET DATA

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CUP Elevations E S
Multipurpose Bldg.

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