

ARCHITECTS CMC AND ENGINEERS

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REVISIONS

	NOTE	DATE

VICINITY MAP

SITE DEMOLITION KEY NOTES :

- 01** EXISTING TREE AND PARTIAL LANDSCAPE AREA TO BE REMOVED (FOR THE PROPOSED ACCESSIBLE CONCRETE RAMP/CONCRETE WALKWAY ADDITION ACCESS TO THE MAIN ENTRANCE OF THE BUILDING).
 - 02** EXISTING CONCRETE PAVING AREA TO BE REMOVED AND REPaved.
 - 03** EXISTING PARKING SPACES STRIPING TO BE ADJUSTED AND RESTripED.
 - 04** EXISTING CONCRETE STAIRWAY/LANDING TO REMAIN.
 - 05** EXISTING TREE AND PARTIAL LANDSCAPE AREA TO BE REMOVED (FOR THE PROPOSED ACCESSIBLE PARKING SPACES RELOCATION WITH NEW ASPHALT CONCRETE PAVING).
 - 06** EXISTING CONCRETE RAMP TO BE CUT/DEMOLISHED AND MODIFIED TO COMPLY WITH THE ADA REQUIREMENTS.
 - 07** EXISTING ACCESSIBLE PARKING SPACES TO BE RELOCATED AND EXISTING PARKING STRIPING TO ADJUSTED/RESTripED.
 - 08** EXISTING MECHANICAL EQUIPMENT (A/C) UNIT TO BE RELOCATED.
 - 09** EXISTING CONCRETE STAIRWAY/LANDING TO BE WIDEN (OR TO BE EXTENDED).
 - 10** EXISTING STEEL PIPE BALLARDS TO BE RELOCATED (TOGETHER WITH THE EXISTING MECHANICAL EQUIPMENT (A/C) UNIT).



PROJECT NAME

PROPOSED CHANGE OF USE AND TENANT IMPROVEMENT FOR LIVINGSTONE CHURCH

**295 S FLOWER STREET
ORANGE, CA 92868**

DRN	ECLJR				
DES	ECLJR				
CHK	M.CHUNG		DRAWING NAME		
APP.	M.CHUNG		EXISTING SITE PLAN (WITH PROPOSED DEMOLITION)		
P.M					
CLIENT APP	SIGN	DATE	SCALE	DRAWING NO.	DB NAME
				A-1.0	

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PROJECT INFORMATION :

- PROJECT ADDRESS : 295 S FLOWER STREET ORANGE, CA 92868
- LOT AREA : = 29,185 SF.
- ASSESSOR'S ID NO. : = 390-222-21
- LEGAL DESCRIPTION : A TR LOCKHART TR BLK LOT6 LOCKHART TR LOT6 W 208FT N 180FT S 383.24FT
- OWNER AND ADDRESS : LIVINGSTONE CHURCH 295 S FLOWER STREET ORANGE, CA 92868
- EXISTING BUILDING FLOOR AREA :

OFFICE AREA-1 :	= 2,392 SF.
OFFICE AREA-2 :	= 1,800 SF.
atrium/lobby area :	= 670 SF.
TOTAL	= 4,862 SF.

- PROPOSED TENANT IMPROVEMENT ON OFFICE AREA-2 (TO BE CONVERTED INTO CHURCH USE) : = 1,800 SF.

- TYPE OF OCCUPANCY :

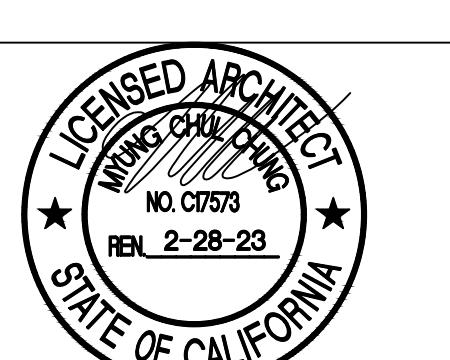
EXISTING :	= B
PROPOSED :	= A-3
- BUILDING USE :

EXISTING :	= OFFICE
PROPOSED :	= CHURCH
- TYPE OF CONSTRUCTION : = TYPE V-B
- NUMBER OF STORIES : = 1-STORY
- FIRE SPRINKLER : = NO
- FIRE ALARM : = NO
- NUMBER OF SEATS : = 80
- PARKING REQUIRED : 1 SPACE/3 SEATS @ 80 SEATS = 27 SPACES
- PARKING PROVIDED :

STANDARD	= 44 SPACES
ACCESSIBLE	= 2 SPACES
TOTAL	= 46 SPACES
- LANDSCAPE AREA : = 3,633 SF.

- ARCHITECT : CMC ARCHITECTS AND ENGINEERS 783 PHILLIPS DRIVE CITY OF INDUSTRY, CA 91748 TEL. (626) 569-1810 CONTACT: MYUNG CHUNG
- GOVERNING CODES APPLIES : 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA FIRE CODE (CFC) 2019 CALIFORNIA ENERGY EFFICIENCY 2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)

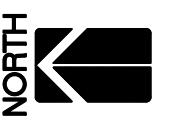
- SCOPE OF WORK :
 1. CHANGE OF USE OF THE BUILDING FROM (E)OFFICE TO CHURCH USE.
 2. MINOR INTERIOR TENANT IMPROVEMENT.



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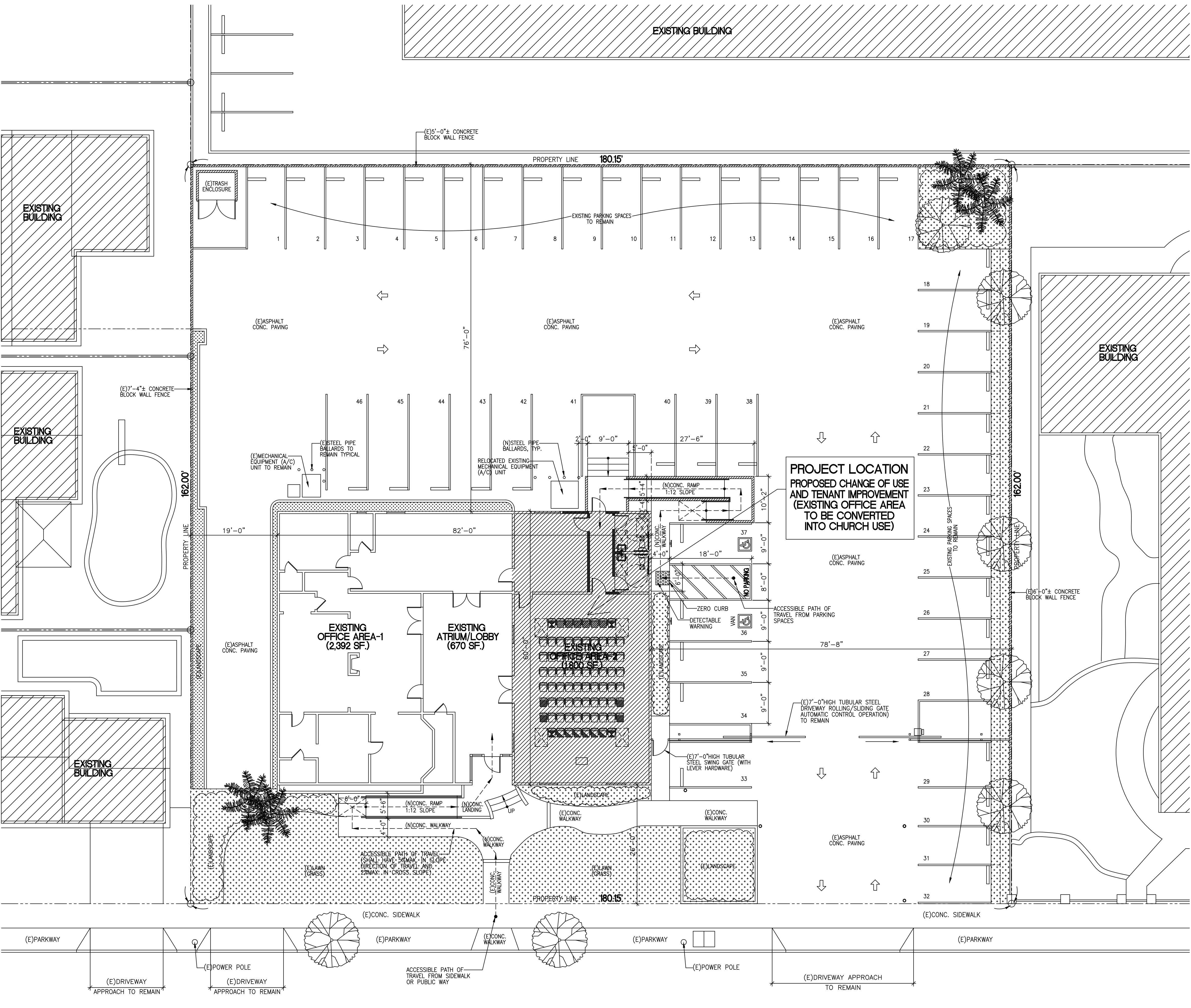
295 S FLOWER STREET
ORANGE, CA 92868

DRN	ECLIR	DRAWING NAME
DES	ECLIR	
CHK	M.CHUNG	SITE PLAN
APP.	M.CHUNG	P.M.

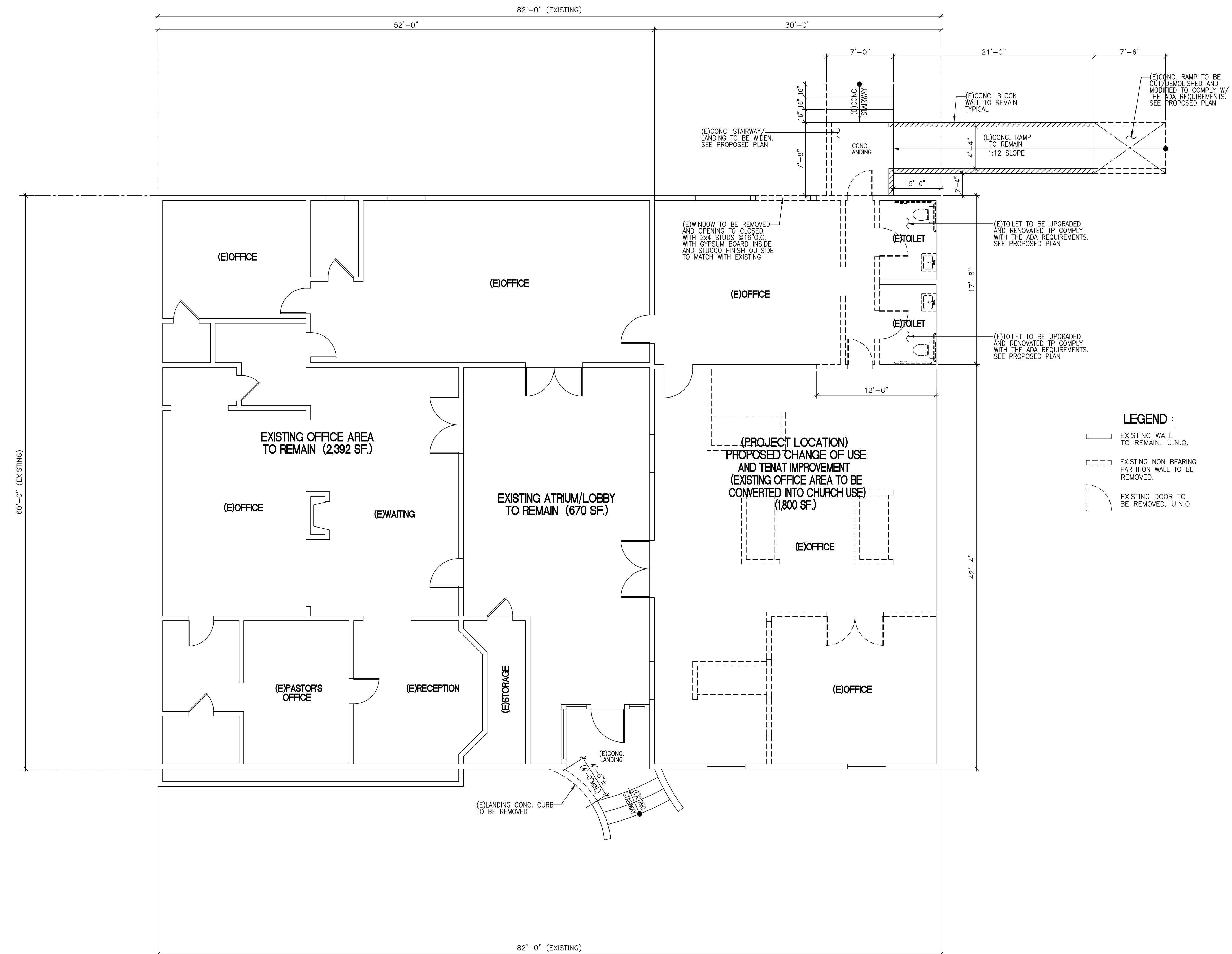


SITE PLAN

CLIENT	SIGN	DATE	SCALE	DRAWING NO.	DB NAME
APP.			3/32"=1'-0"	1	A-2.0



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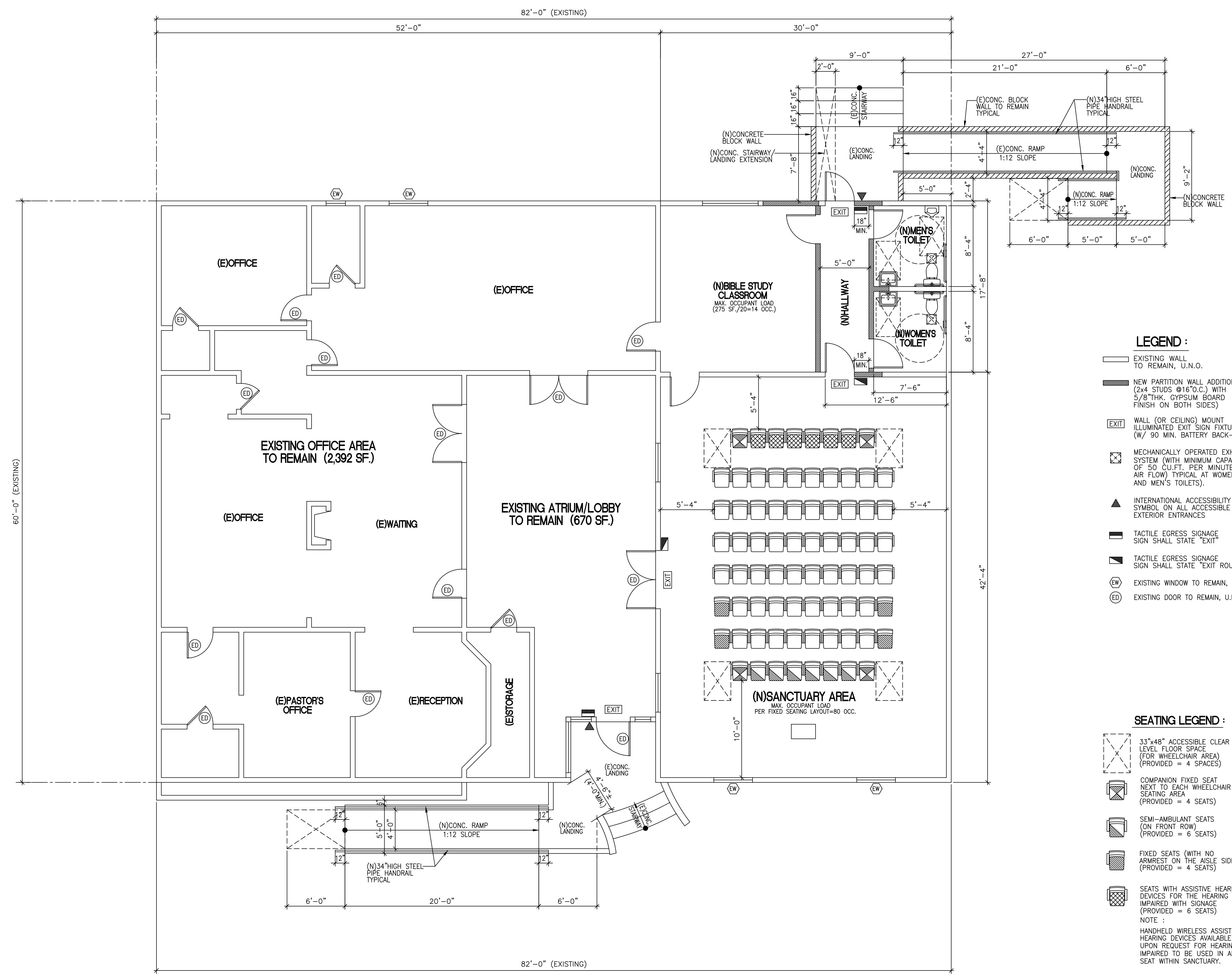
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DRN	ECLIR	DRAWING NAME
DES	ECLIR	
CHK	M.CHUNG	EXISTING FLOOR PLAN (WITH DEMOLITION)
APP.	M.CHUNG	
P.M.		



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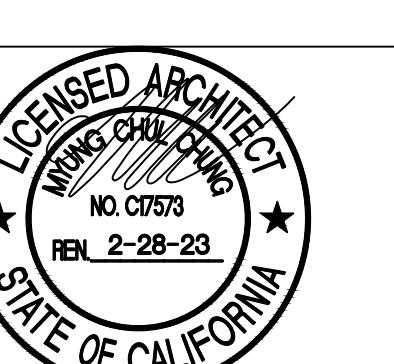
LEGEND :

- EXISTING WALL TO REMAIN, U.N.O.
- NEW PARTITION WALL ADDITION (2X STUDS @16'O.C.) WITH 5/8"THK. GYPSUM BOARD FINISH ON BOTH SIDES)
- EXIT WALL (OR CEILING) MOUNT ILLUMINATED EXIT SIGN FIXTURE (W/ 90 MIN. BATTERY BACK-UP)
- MECHANICALLY OPERATED EXHAUST SYSTEM (WITH MINIMUM CAPACITY OF 50 CU.FT. PER MINUTE OF AIR FLOW) TYPICAL AT WOMEN'S AND MEN'S TOILETS.
- ▲ INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE EXTERIOR ENTRANCES
- TACTILE EGRESS SIGNAGE SIGN SHALL STATE "EXIT"
- TACTILE EGRESS SIGNAGE SIGN SHALL STATE "EXIT ROUTE"
- EXISTING WINDOW TO REMAIN, U.N.O.
- EXISTING DOOR TO REMAIN, U.N.O.

SEATING LEGEND :

- 33"x48" ACCESSIBLE CLEAR LEVEL FLOOR SPACE (FOR WHEELCHAIR AREA) (PROVIDED = 4 SPACES)
- COMPANION FIXED SEAT NEXT TO EACH WHEELCHAIR SEATING AREA (PROVIDED = 4 SEATS)
- SEMI-AMBULANT SEATS (ON FRONT ROW) (PROVIDED = 6 SEATS)
- FIXED SEATS (WITH NO ARMREST ON THE AISLE SIDE) (PROVIDED = 4 SEATS)
- SEATS WITH ASSISTIVE HEARING DEVICES FOR THE HEARING IMPAIRED WITH SIGNAGE (PROVIDED = 6 SEATS)

NOTE :
 HANDHELD WIRELESS ASSISTIVE HEARING DEVICES AVAILABLE UPON REQUEST FOR HEARING IMPAIRED TO BE USED IN ANY SEAT WITHIN SANCTUARY.



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