

CALVARY CHAPEL

CONDITIONAL USE PERMIT

1311 CALLE BATIDO, SAN CLEMENTE, CA 92673

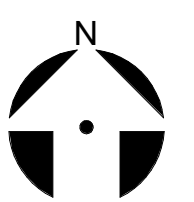
CONCEPT PACKAGE

09/27/2021

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VICINITY MAP





LEGEND

- PROPOSED T/I WORSHIP & CLASSROOM BUILDING
- EXISTING LANDSCAPE AREAS TO REMAIN
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY

PARKING TABULATION

EXISTING REQUIRED PARKING BASED ON PREVIOUSLY APPROVED C.U.P. NO. 12-062

ASSEMBLY (416) SEATS	1 SPACE PER 4 SEATS	229
SUNDAY SCHOOL	1 SPACE PER 10 CHILDREN	63
	1 SPACE PER 3 H.S. STUDENTS	102
TOTAL PARKING SPACES REQUIRED:		394 SPACES

PROPOSED REQUIRED PARKING

NON-CONCURRENT ASSEMBLY USE FOR 100 SEATS	1 SPACE PER 4 SEATS	175
SUNDAY SCHOOL	1 SPACE PER 10 CHILDREN	63
	1 SPACE PER 3 H.S. STUDENTS	63
TOTAL PARKING SPACES REQUIRED:		301 SPACES
TOTAL PARKING SPACES PROVIDED:		431 SPACES

NOTE: EXISTING AND PROPOSED RELIGIOUS USES WILL NOT BE USED SIMULTANEOUSLY.

- ### KEY NOTES
- 001 PROPERTY LINE
 - 002 FIRE APPARATUS AND ACCESS DRIVEWAY
 - 003 EXISTING ADA RAMP TO REMAIN
 - 004 EXISTING PARKING TO REMAIN
 - 005 EXISTING LOADING DOCK
 - 006 EXISTING ADA PARKING TO REMAIN
 - 007 EXISTING TRASH ENCLOSURE TO REMAIN
 - 008 EXISTING DOUBLE DETECTOR CHECK VALVE
 - 011 NEW POURED-IN-PLACE CONC. STAIRS WITH POWDER-COATED STEEL HANDRAIL
 - 013 NEW RETAINING WALL AT ENTRY
 - 015 EXISTING FIRE HYDRANT
 - 017 REMOVED EXISTING CONCRETE AND PROVIDE NEW CONCRETE, LEVEL WITH EXISTING CONCRETE
 - 020 EXISTING TRANSFORMER

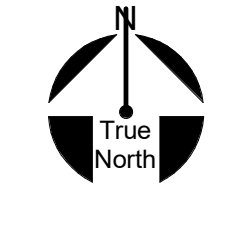
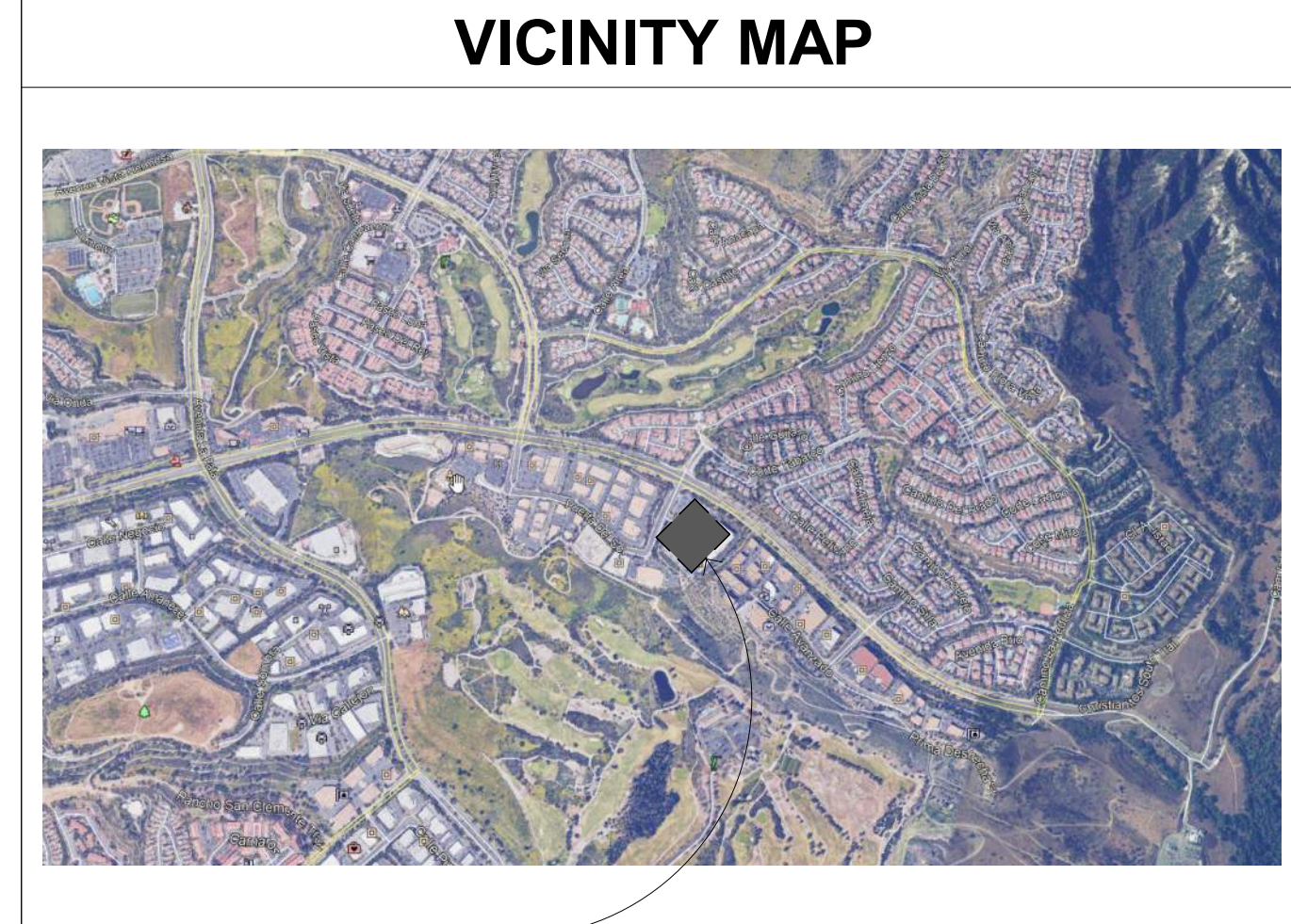
APPLICANT INFORMATION

BUILDING AREA:	86,207 SF
TYPE OF CONSTRUCTION:	TYPE V-A, SPRINKLERED
MIXED OCCUPANCY:	'A' & 'B' OCCUPANCY
SITE AREA:	8.854 ACRES
COVERAGE:	19.1%

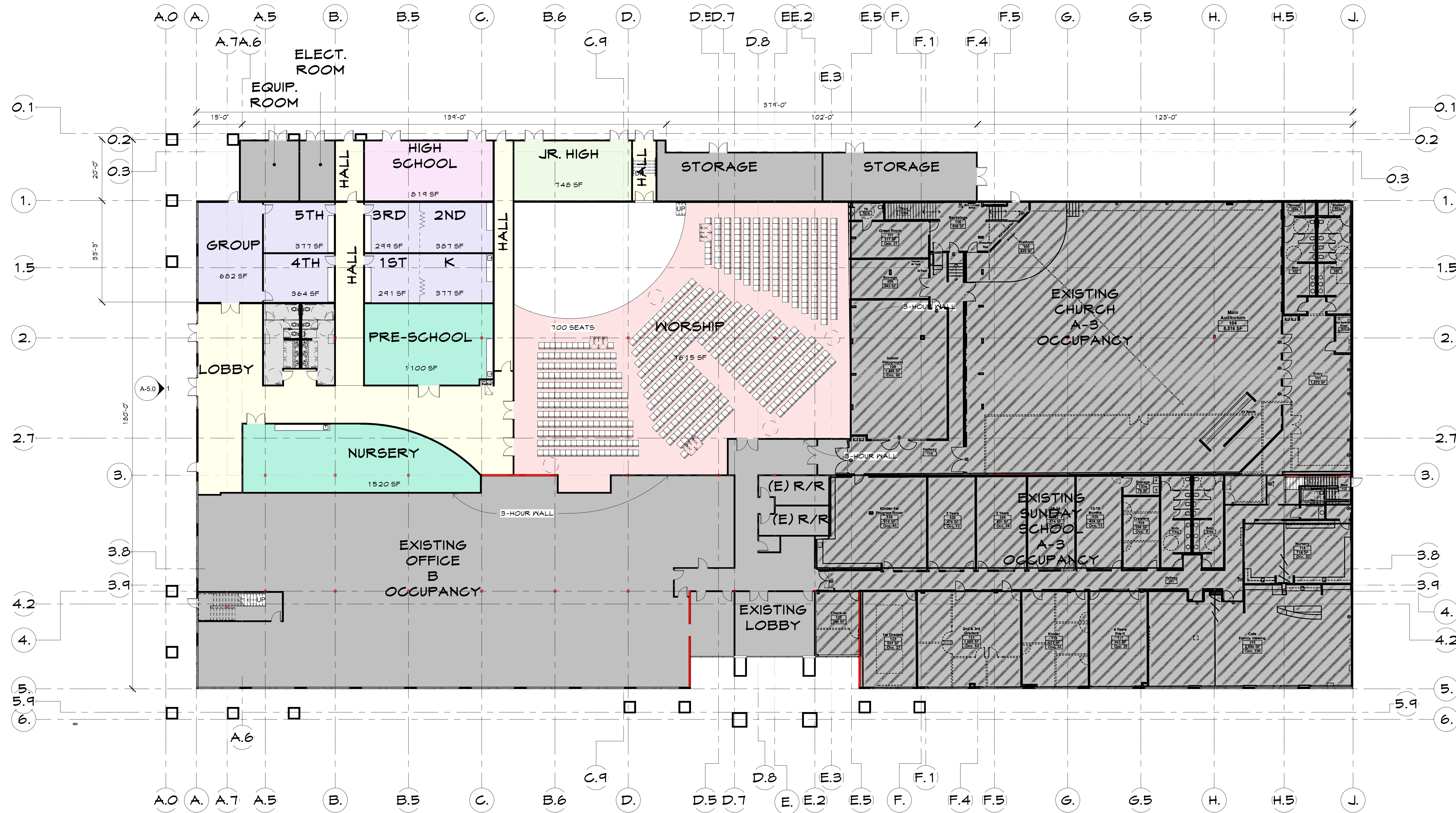
APN:	701-093-24
LOTS:	1, 2 & 4
TRACT:	13411
ZONE:	TSP (TALEGA SPECIFIC PLAN); BUSINESS PARK

MAXIMUM BLDG. HT.:	45-FEET
FAR:	0.35
MIN. LANDSCAPE AREA:	15%

SETBACKS:	
FROM AVENIDA PICO:	50- FEET
FROM ANY OTHER STREET:	20- FEET



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PROGRAM

FIRST FLOOR		
100	LOBBY	2601 SF
102	WORSHIP	7615 SF
103	PLATFORM	1800 SF
104	JR. HIGH	748 SF
111	PRE-SCHOOL	1100 SF
112	1ST	241 SF
113	K	377 SF
114	3RD	249 SF
115	2ND	387 SF
116	HIGH SCHOOL	819 SF
118	NURSERY	1520 SF
119	WOMENS R/R	272 SF
120	MENS R/R	248 SF
121	GROUP	682 SF
122	5TH	377 SF
123	4TH	364 SF
Grand total		14900 SF

- CHILDREN'S MINISTRY
- CIRCULATION
- EXISTING
- HIGH SCHOOL MINISTRY
- JR. HIGH MINISTRY
- RELIGIOUS NURSERY
- UTILITY
- WORSHIP

SEATING

700 NON-FIXED SEATS

ALLOWABLE AREA CALCULATION

EXISTING BUILDING AREA:
 FIRST FLOOR: 60,251 SF
 SECOND FLOOR: 25,956 SF
 COVERED STORAGE: 4,432 SF
 TOTAL SF: 86,207 SF

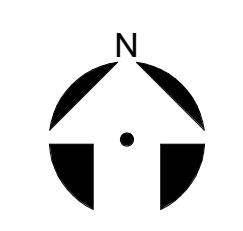
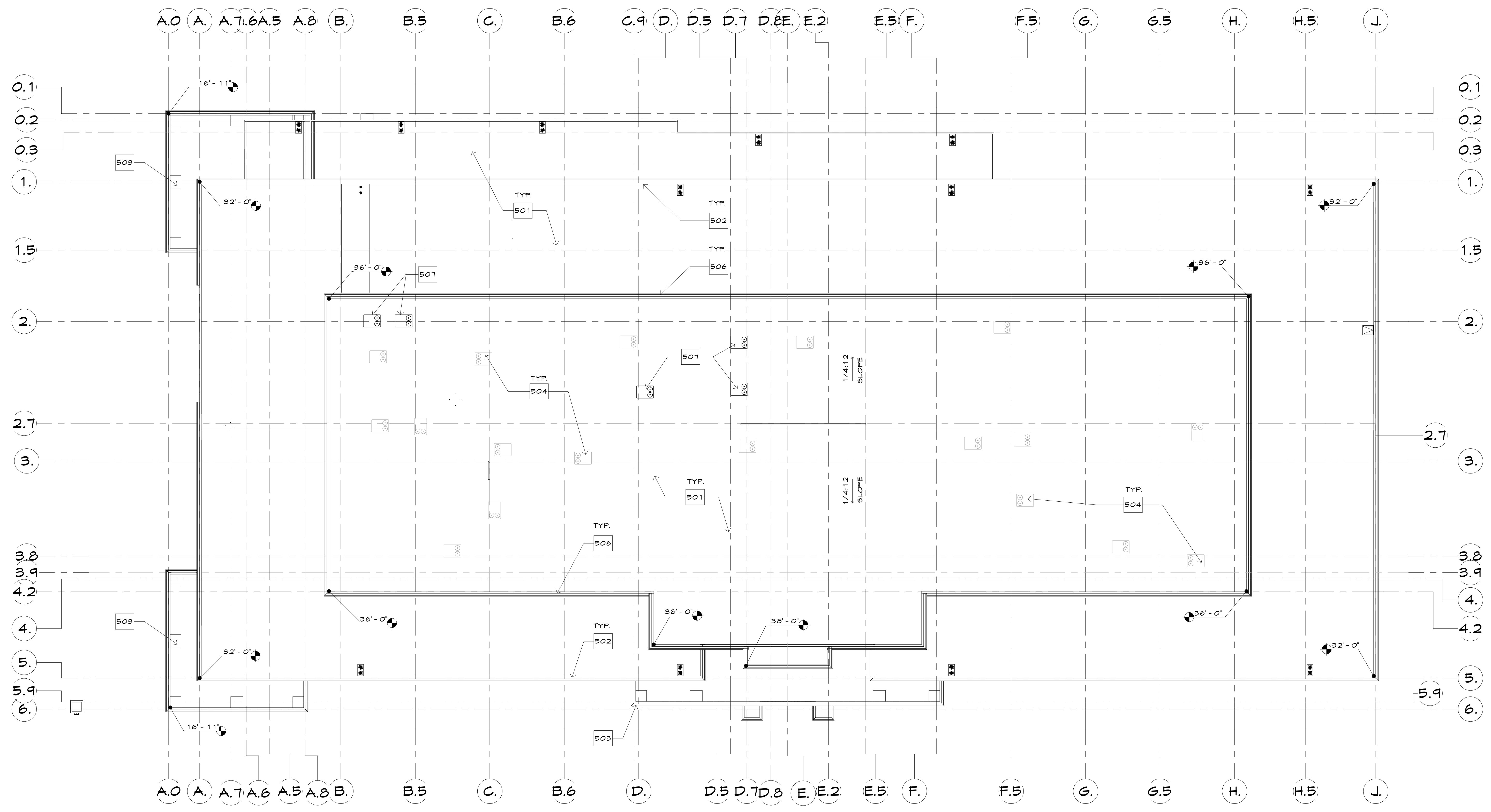
TYPE OF CONSTRUCTION OF EXISTING BLDG: V-B UNLIMITED

BASIC ALLOWABLE AREA PER 2019 CBC TABLE 506.2:
 'A' OCCUPANCY: 24,000 PER STORY FOR SINGLE STORY CONSTRUCTION WITH AN AUTOMATIC SPRINKLER SYSTEM.

THE PROPOSED FLOOR AREA OF THE NEW RELIGIOUS ASSEMBLY USE IS 21,430.82 SF

A FREE-STANDING 3-HR WALL WILL BE CONSTRUCTED TO SEPARATE THE NEW WORSHIP AREA FROM THE EXISTING OCCUPANCIES; THE EXISTING COLUMNS SUPPORTING THE TRUSSES ON EACH SIDE OF THIS WALL MUST BE PROTECTED WITH SPRAY-ON FIRE-PROOFING; TRUSSES ON EACH SIDE OF THE WALL ARE NONCONTINUOUS, AND ARE INDEPENDENT OF EACH SIDE

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ROOF PLAN SCALE 1/16" = 1'-0" 1

LEGEND

- ROOF LEGEND**
- EXISTING ROOF DRAIN TO REMAIN
 - SPOT ELEVATION HEIGHT
 - EXISTING ROOF MEMBRANE TO REMAIN
 - ROOF SLOPE MINIMUM
 - ROOF TOP MECHANICAL UNIT
 - EXISTING ROOF HATCH
 - APPROXIMATE SCOPE OF PROJECT WORK LIMITS. NO IMPROVEMENTS OUTSIDE OF THE WORK LIMITS

KEYNOTES

- 501 EXISTING ROOF TO REMAIN
- 502 EXISTING ROOF PARAPET TO REMAIN
- 503 EXISTING COLONNADE TO REMAIN; PAINT COLOR TO REMAIN
- 504 EXISTING MECHANICAL UNITS TO REMAIN
- 506 EXISTING MECHANICAL SCREEN TO REMAIN; PAINT COLOR TO REMAIN
- 507 PROPOSED MECHANICAL UNIT LOCATIONS

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DATE
09/27/2021

PROJECT CODE
20652

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CALVARY CHAPEL

WORSHIP BLDG.
EXTERIOR ELEVATIONS

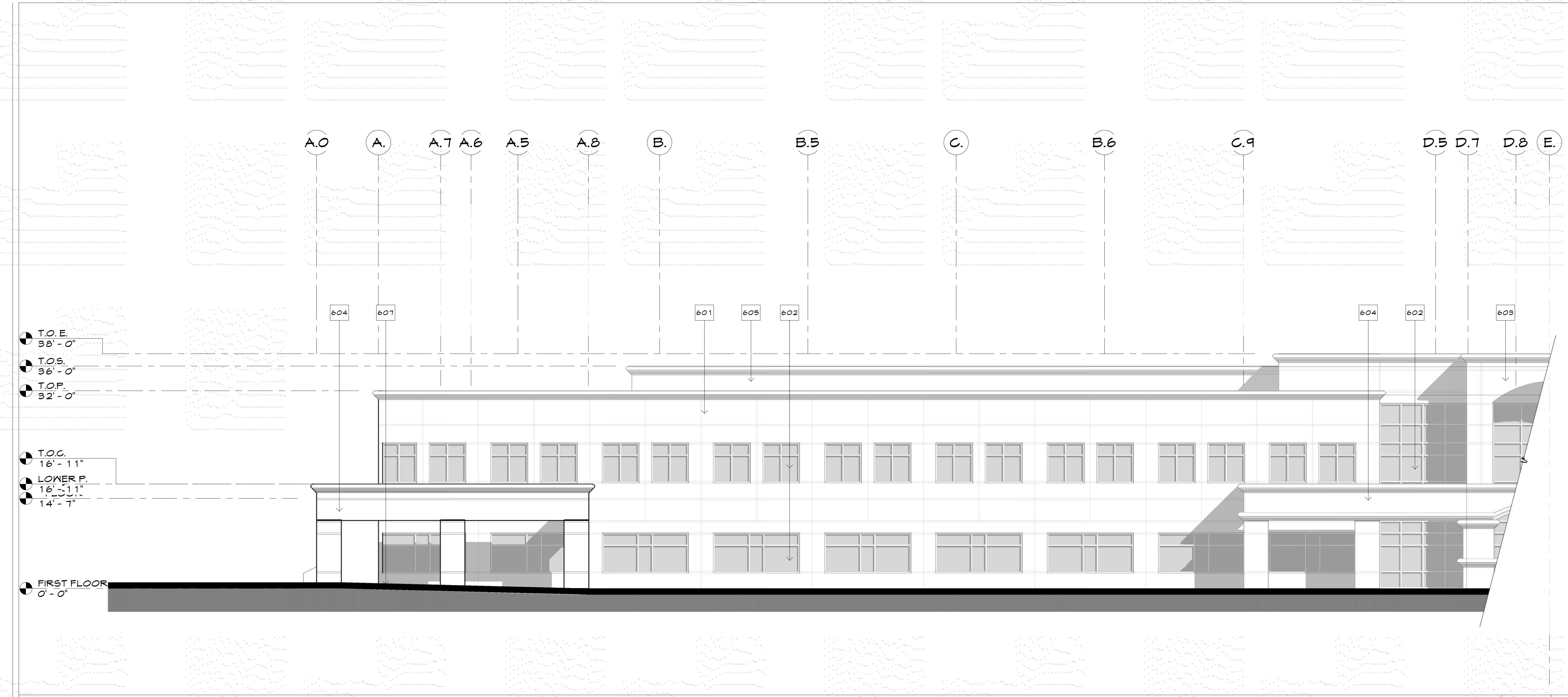
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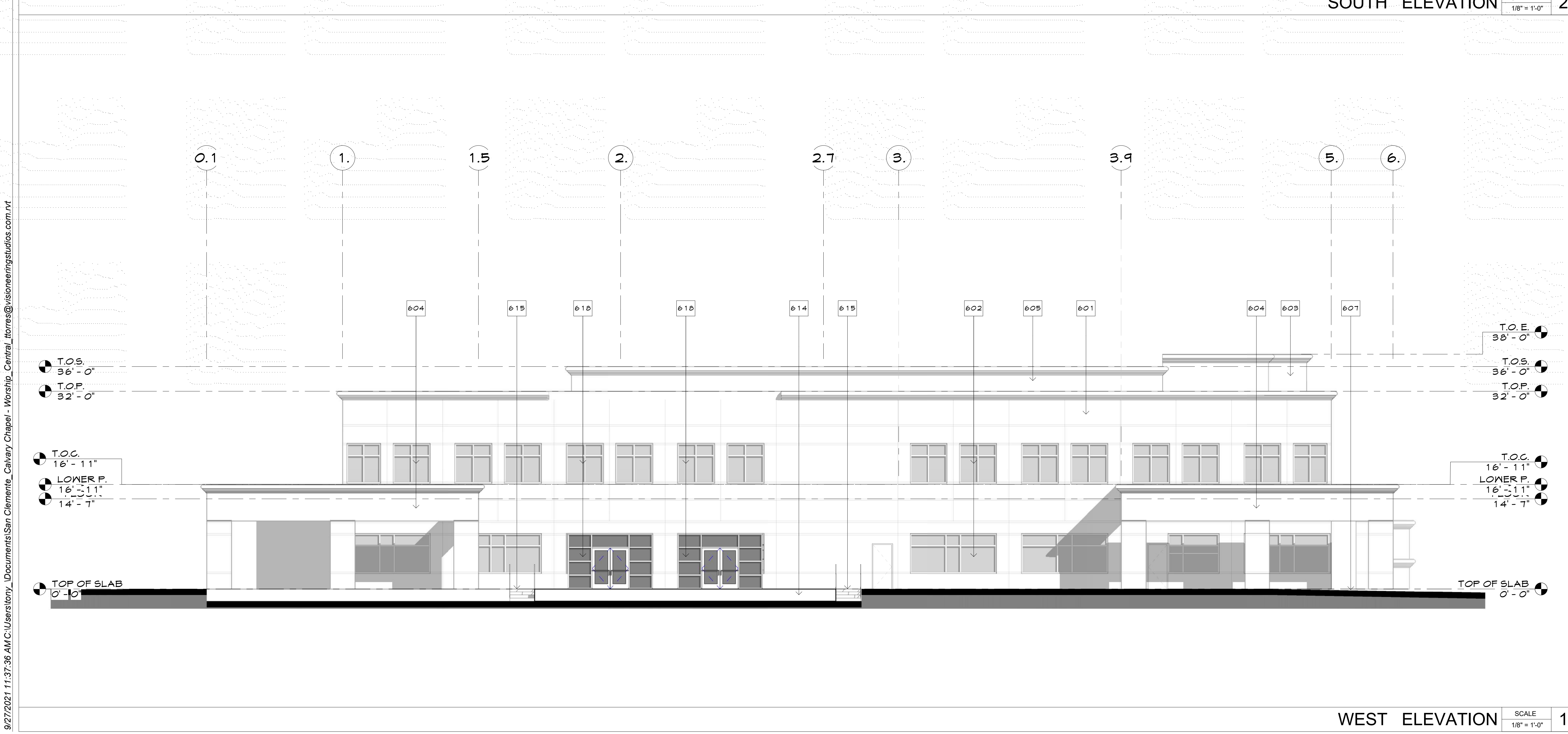
ABBREVIATIONS:
T.O.B. TOP OF BEAM
T.O.C. TOP OF COLONNADE
T.O.S. TOP OF SCREEN
T.O.P. TOP OF PARAPET
T.O.E. TOP OF ENTRY ELEMENT

KEYED NOTES

- 601 EXISTING TILT-UP PANEL TO REMAIN, TYP., PAINT COLOR TO REMAIN
- 602 EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN, TYP.
- 603 EXISTING ENTRY ELEMENT TO REMAIN, PAINT COLOR TO REMAIN
- 604 EXISTING COLONNADE TO REMAIN, PAINT COLOR TO REMAIN
- 605 EXISTING MECHANICAL SCREEN TO REMAIN, PAINT COLOR TO REMAIN
- 607 EXISTING ADA RAMP TO REMAIN
- 614 NEW RETAINING WALL AT ENTRY
- 615 NEW POURED-IN-PLACE CONC. STAIRS WITH POWDER-COATED STEEL HANDRAIL
- 618 NEW STOREFRONT ALUMINUM ENTRY; REMOVE EXISTING STOREFRONT WINDOW AND PORTION OF TILT-UP CONC. BEYOND



SOUTH ELEVATION SCALE 1/8" = 1'-0" 2



WEST ELEVATION SCALE 1/8" = 1'-0" 1

KEY PLAN

