

PROJECT INFORMATION:

APN# : 351-751-12
LEGAL DESCRIPTION : P-BOOK; 287 PAGE; 39 PAR: 2
OWNER : ROMAN CATHOLIC DIOCESE OF ORANGE
COUNTY : ORANGE COUNTY
CITY : YORBA LINDA
APPLICABLE CODES : 2022 CALIFORNIA CODE OF REG'S TITLE 24
CITY OF YORBA LINDA MUNICIPAL CODE

SITE INFORMATION :
ZONING GREEN HILLS PLANNED RESIDENTIAL DEVELOPMENT
GENERAL PLAN MEDIUM LOW DENSITY RESIDENTIAL
FIRE HAZARD SEVERITY ZONE : VERY HIGH FIRE HAZARD SEVERITY ZONE
EVAC ZONE NAME : ZONE 9 - AVENIDA ADOBE
DEVELOPMENT AREA : OCFA DEVELOPMENT AREA
SITE AREA 326,998.96 SFT; 7.50686 ACRE

BUILDING INFORMATION :
OCCUPANCY GROUP E (EDUCATION)
CONSTRUCTION TYPE V-B
FIRE SPRINKLER FULLY SPRINKLERED
FIRE ALARM YES
BUILDING HEIGHT 25'-0" MAX.
STOREY ONE (1)

ALLOWABLE FLOOR AREA
CITY OF YORBA LINDA C.U.P. (97-10) 60,200 SQ. FT.

BUILDING AREA
(E) BUILDING 'A' (ADMINISTRATION) 3,600 SQ. FT.
(E) BUILDING 'B' (MULTI-PURPOSE) 3,600 SQ. FT.
(E) BUILDING 'C' (PRE-K, KINDERGARTEN) 4,740 SQ. FT.
(E) BUILDING 'D' (CLASSROOMS) 4,540 SQ. FT.
(E) BUILDING 'E' (CLASSROOMS) 4,540 SQ. FT.
(E) BUILDING 'F' (CLASSROOMS) 4,540 SQ. FT.
(E) BUILDING 'G' (CLASSROOMS) 6,338 SQ. FT.
EXISTING TOTAL AREA 31,898 SQ.FT.
(N) CLASSROOMS - FOUR (4) 4 X 953 = 3,812 SQ.FT.
PROPOSED TOTAL BLDG. AREA 35,710 SQ.FT.

SITE COVERAGE
TOTAL PROPOSED 35,710 SQ.FT. / 326,998.96 SQ.FT.
= 10.92%

PARKING INFORMATION :
PARKING REQUIREMENTS PER ZONING CODE SEC. 18.22-1
2 SPACES REQUIRED PER TEACHING STATION

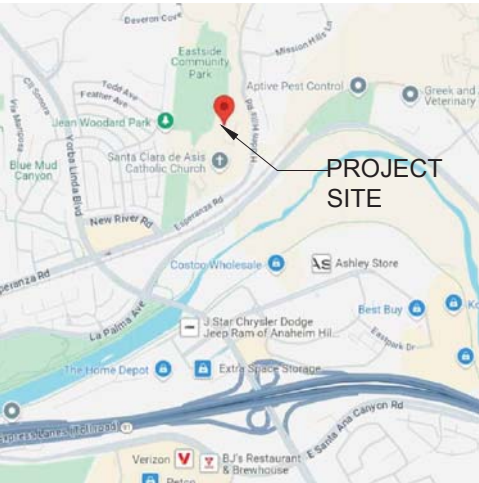
(E) TEACHER'S STATIONS 27
TOTAL PROPOSED 27

REQUIRED SPACES 27 X 2 = 54
EXISTING SPACES 83 (OK, NO ADDITIONAL REQUIRED)

PARKING SPACES 79 STND.; ACCESSIBLE (3 STND., 1 VAN)

PROPOSED PROJECT DESCRIPTION:
THE PROJECT SITE IS AN EXISTING PRIVATE SCHOOL.
IT IS PROPOSED TO PROVIDE (4) FOUR RELOCATABLE MODULAR CLASSROOMS EACH OF SIZE 23'-10" X 40'-0" (953 SQ.FT. EA.) WITH ACCESSIBLE RAMPS. MODULAR BUILDINGS PLACED ON STEM WALL W/ OVER STRIP FOUNDATION AND PAD FOOTINGS.

	Current/Future Operations:
School Hours	7:00AM - 6:00PM
Enrollment	600 / 600
Teachers	27 / 27
On-Site Staff	85 / 85



KEY SITE PLAN



VICINITY MAP

LEGEND

- BUILDING STRUCTURES
- LANDSCAPE
- HARDSCAPE/ CONC./ ASPHALT
- FIRE HYDRANT
- CATCH BASIN
- DRAINAGE ARROW

PROPOSED SITE PLAN

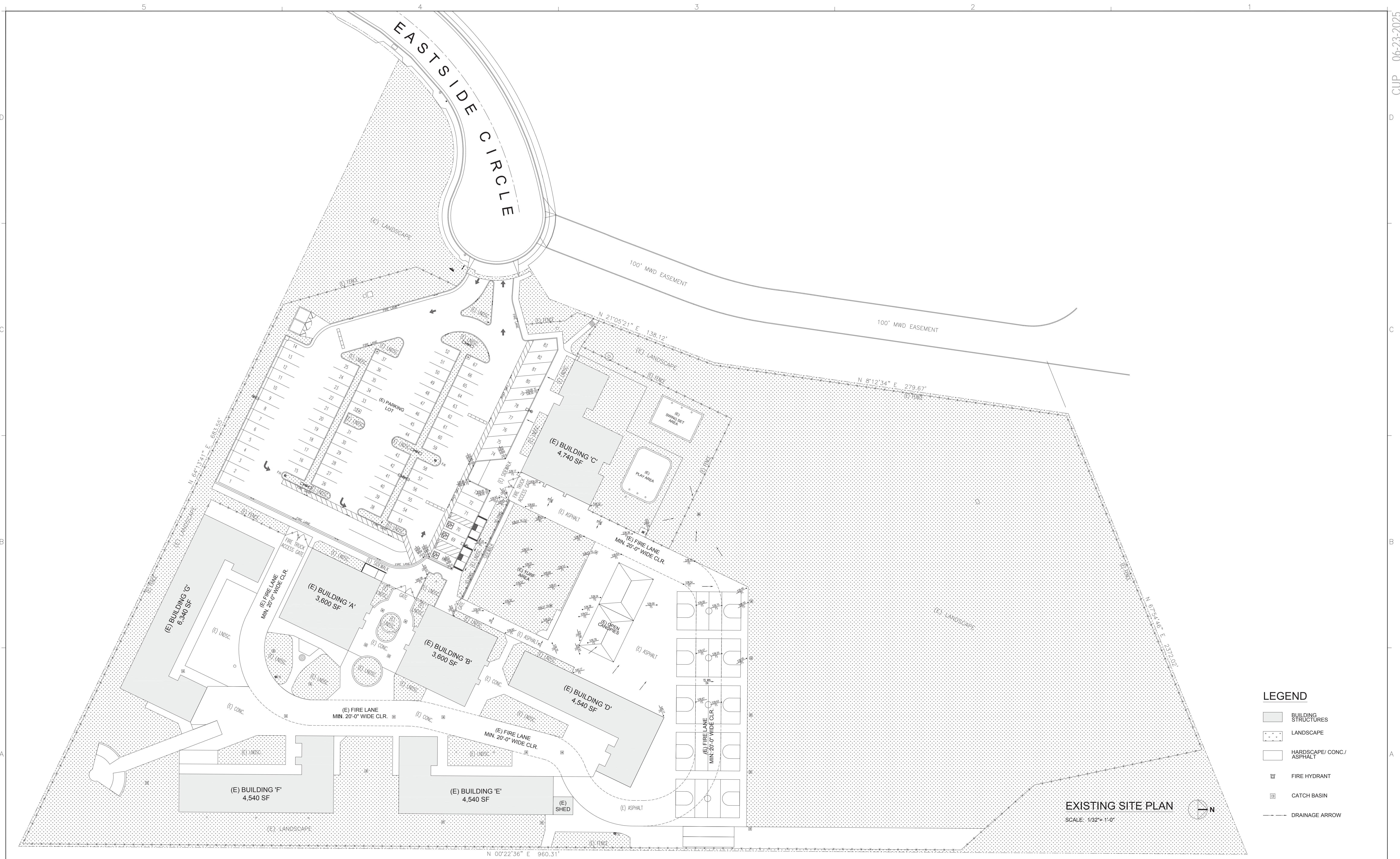
SCALE: 1/32" = 1'-0"




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ST. FRANCIS OF ASSISI CATHOLIC SCHOOL
RELOCATABLE MODULAR CLASSROOMS
5330 EASTSIDE CIRCLE, YORBA LINDA, CA 92887

SUBMISSION CUP	SUBMISSION DATE 06/23/2025
SCALE -	SHEET SIZE 24" X 36"
DRAWN BY -	CHECKED BY RM
FILE NAME -	
DRAWING TITLE	PROJECT INFO. & PROPOSED SITE PLAN
CUP - 1.0	
DISCIPLINE	SHEET NUMBER





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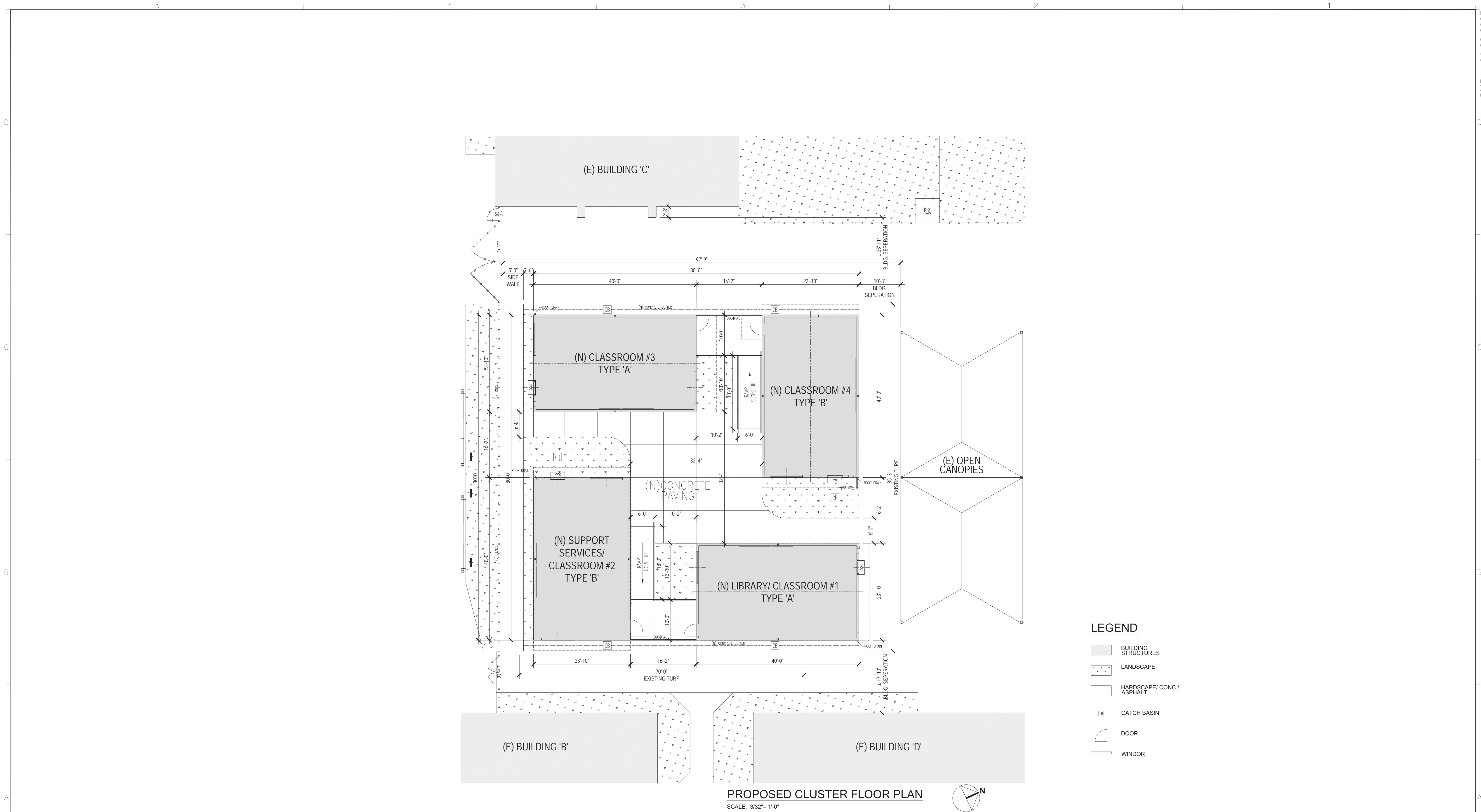
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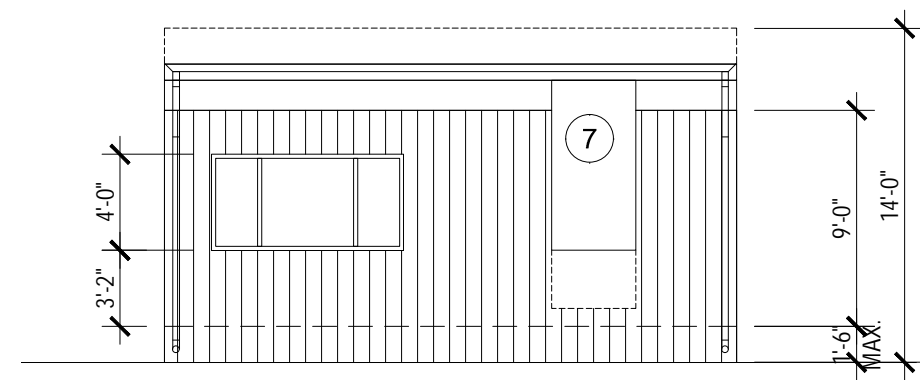
ST. FRANCIS OF ASSISI CATHOLIC SCHOOL

RELOCATABLE MODULAR CLASSROOMS

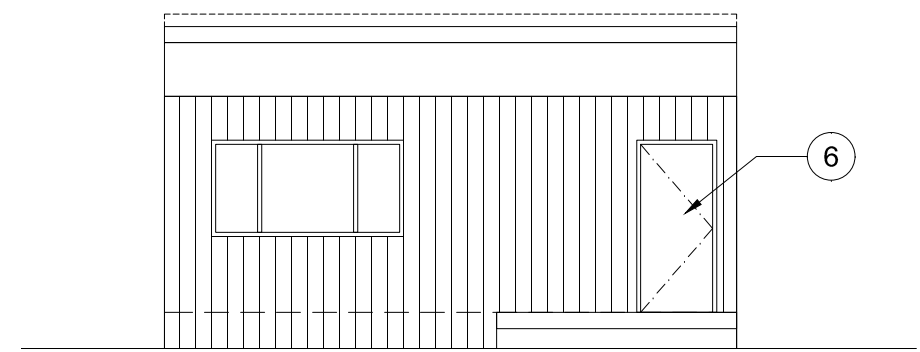
5330 EASTSIDE CIRCLE, YORBA LINDA, CA 92887

SUBMISSION CUP	SUBMISSION DATE 06/23/2025
SCALE -	SHEET SIZE 24" X 36"
DRAWN BY -	CHECKED BY RM
FILE NAME -	
DRAWING TITLE	EXISTING SITE PLAN
CUP -	1.1
DISCIPLINE	SHEET NUMBER

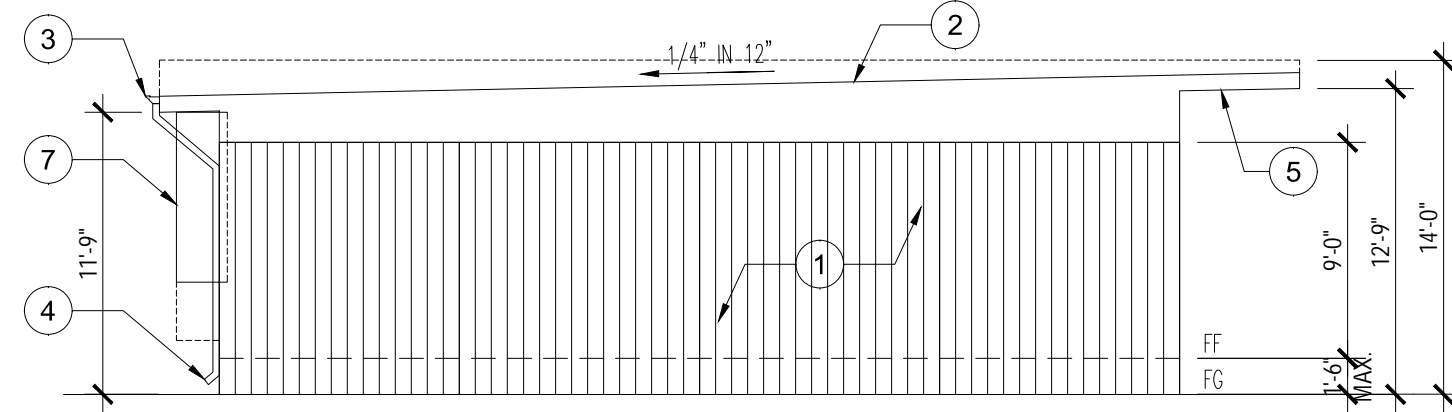




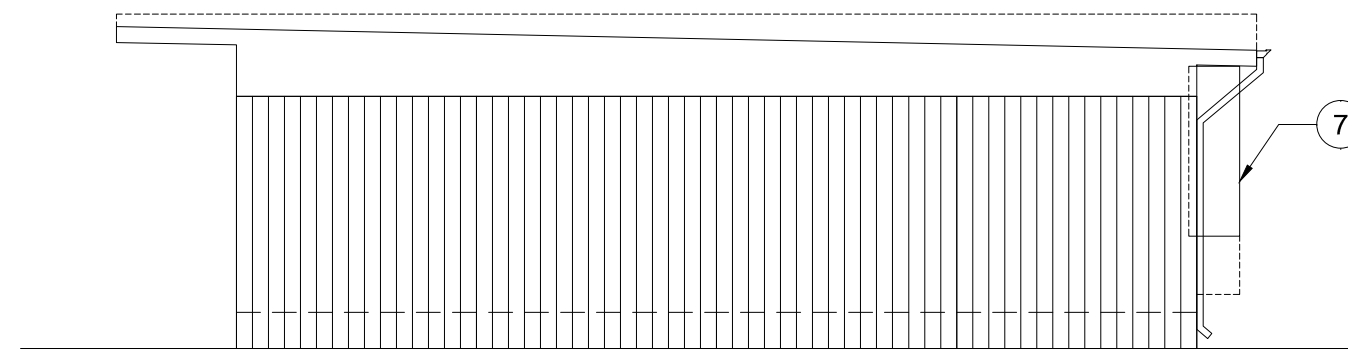
BUILDING ELEVATION - 'A'



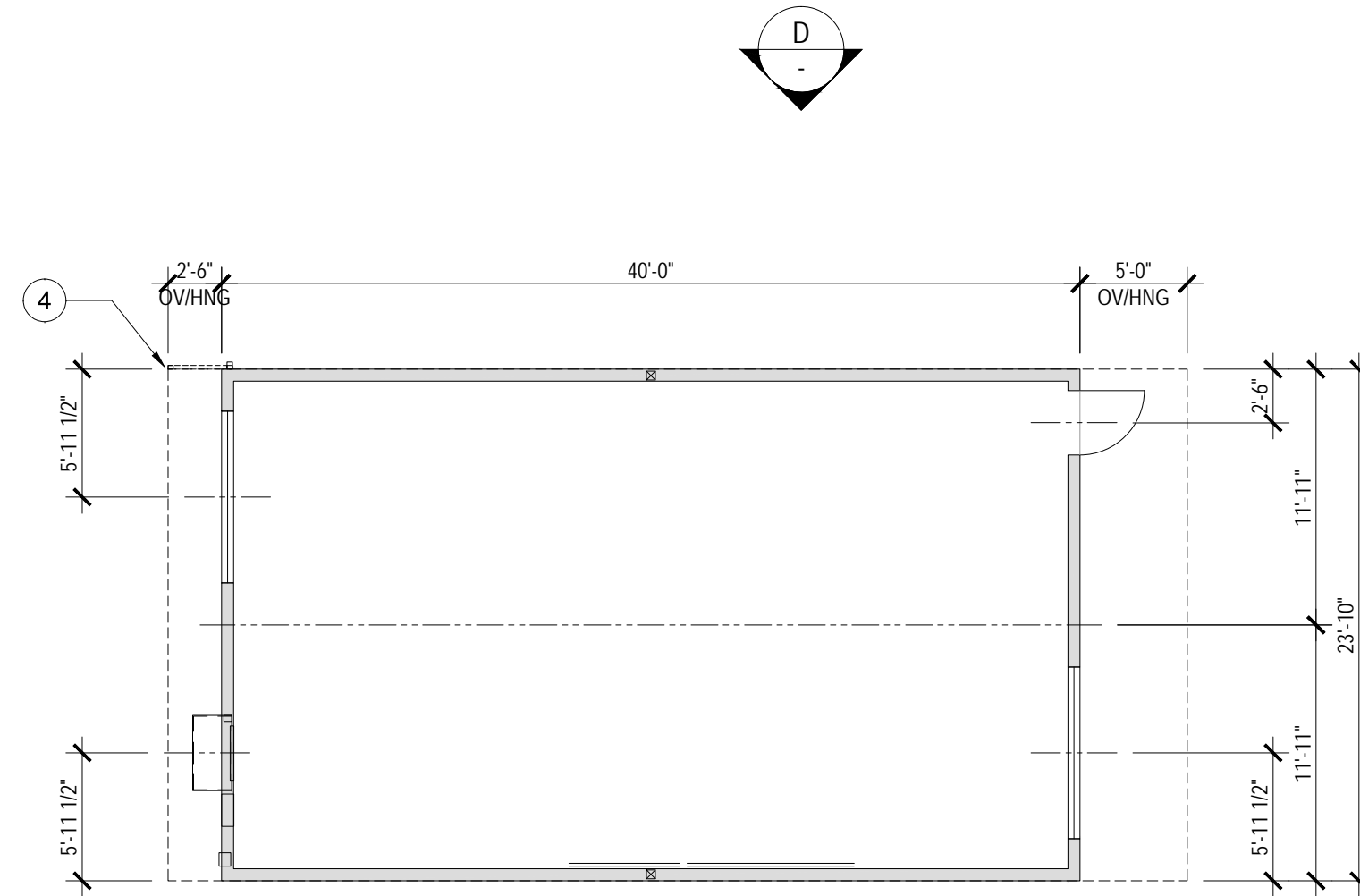
BUILDING ELEVATION - 'C'



BUILDING ELEVATION - 'B'



BUILDING ELEVATION - 'D'



FLOOR PLAN - CLASSROOM TYPE 'A'

CLASSROOM #3
CLASSROOM #1 IS ROTATED

LEGEND - FINISH / COLOR:

- VERTICAL SIDING
MATERIAL ROSEBURG DURATEMP SIDING
COLOR MATCH (E) SCHOOL BLDG'S
- ROOF COVERING (MONO-SLOPE)
MATERIAL GALV. STEEL INTERLOCKING STANDING SEAM DECKING
- ROOF GUTTER
MATERIAL GALV. STEEL
- DOWNSPOUT
MATERIAL GALV. STEEL PIPE (RECTANGULAR)
- SOFFIT
MATERIAL ROSEBURG DURATEMP SIDING
COLOR MATCH (E) SCHOOL BLDG'S
SOFFIT VENTS W/ WIRE MESH
- EXTERIOR DOOR
MATERIAL WOOD W/ STEEL FRAME
COLOR MATCH (E) SCHOOL DOORS
- EXTERIOR WALL MOUNT HVAC UNIT
MATERIAL STEEL
COLOR MATCH VERTICAL SIDING



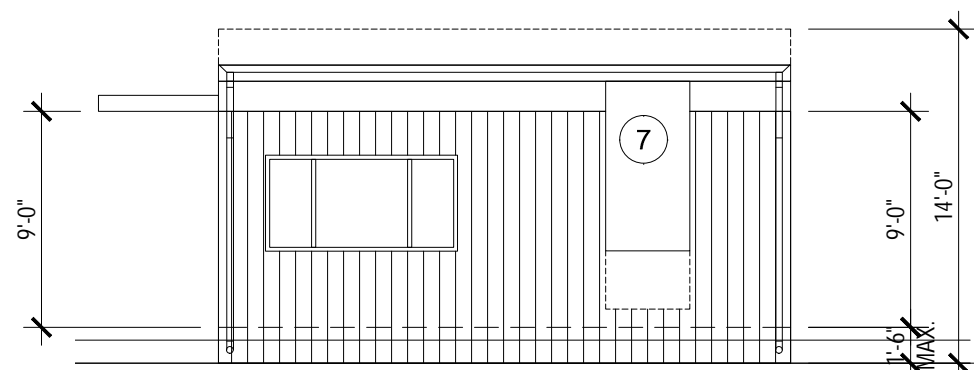
COLOR
EXTERIOR WALL/ SOFFIT
(MATCH EXIST. BUILDING
EXTERIOR WALL)



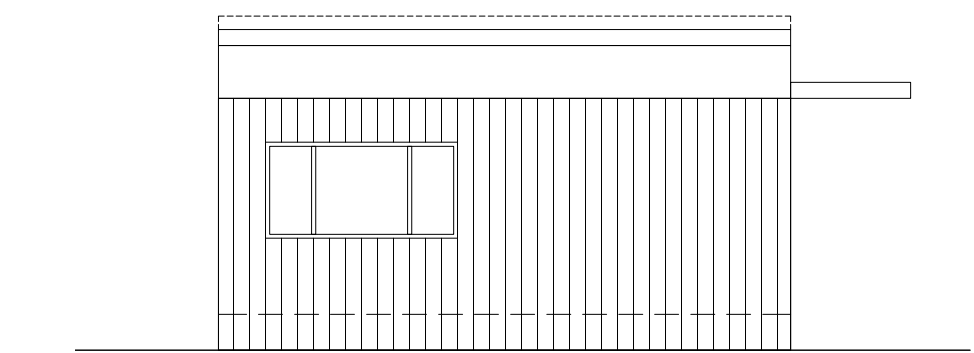
COLOR
EXTERIOR DOOR
(MATCH EXIST. BUILDING
EXTERIOR DOORS)

CLASSROOM TYPE 'A'

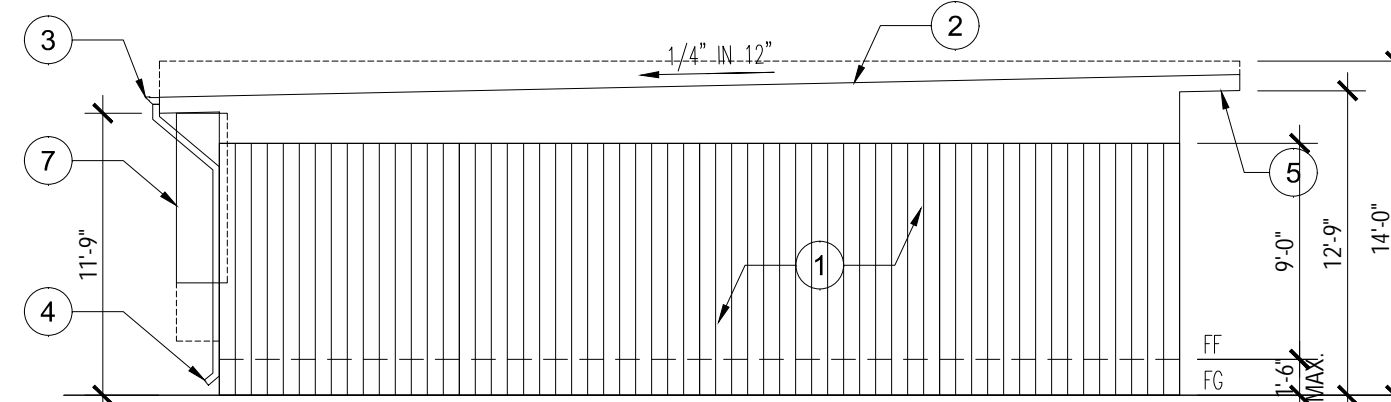
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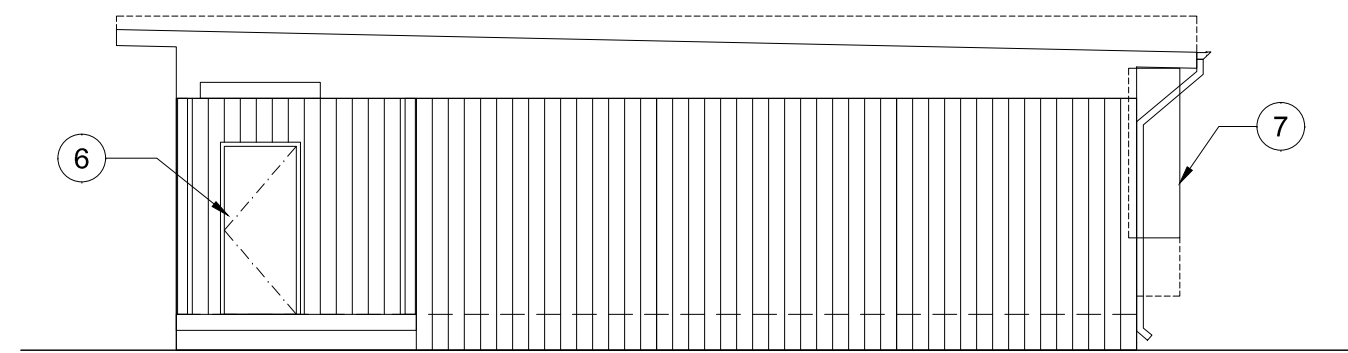
BUILDING ELEVATION - 'A'



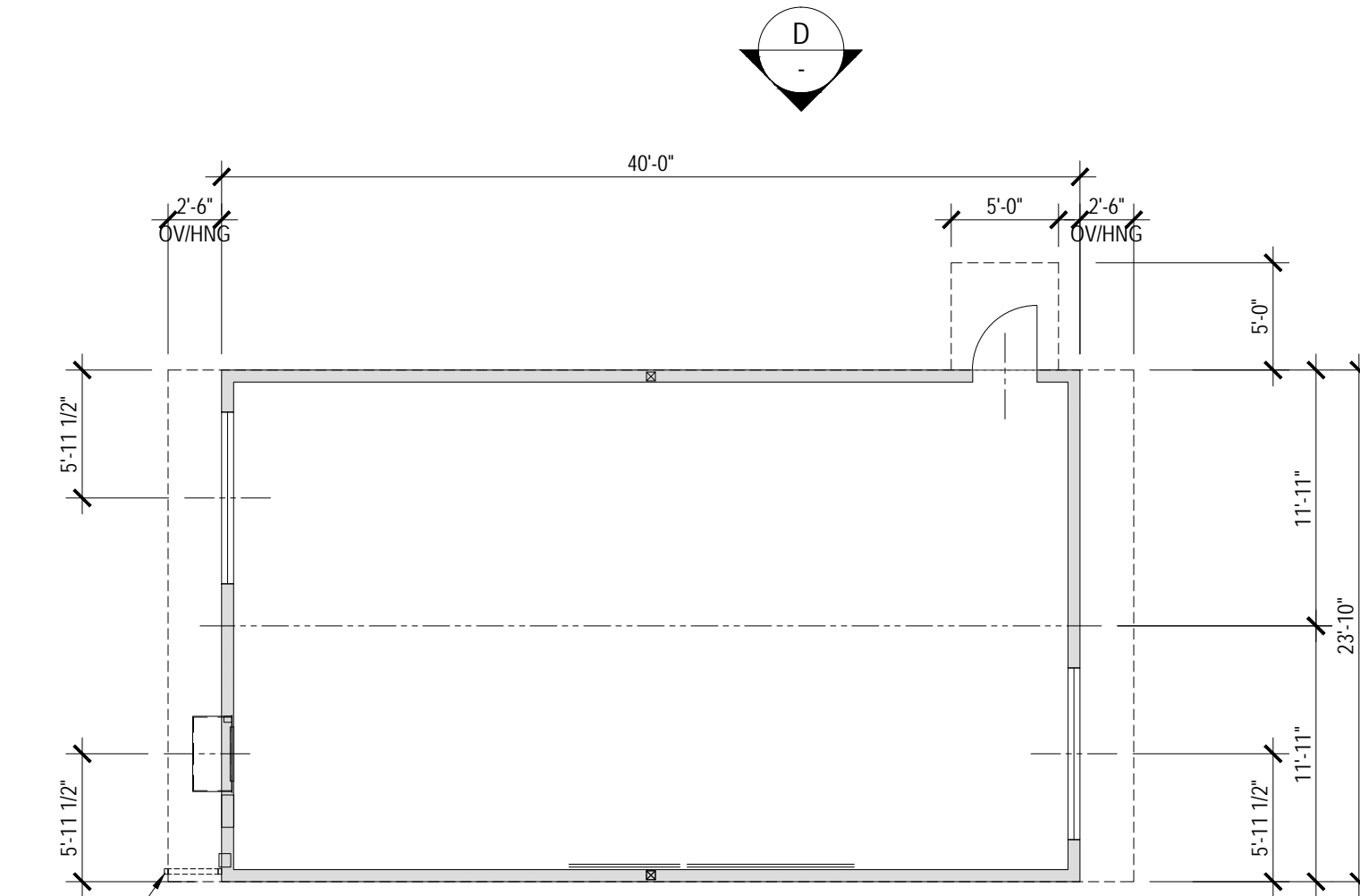
BUILDING ELEVATION - 'C'



BUILDING ELEVATION - 'B'



BUILDING ELEVATION - 'D'



FLOOR PLAN - CLASSROOM TYPE 'B'

CLASSROOM #4
CLASSROOM #2 IS ROTATED

LEGEND - FINISH / COLOR:

- VERTICAL SIDING
MATERIAL ROSEBURG DURATEMP SIDING
COLOR MATCH (E) SCHOOL BLDG'S
- ROOF COVERING (MONO-SLOPE)
MATERIAL GALV. STEEL INTERLOCKING STANDING SEAM DECKING
- ROOF GUTTER
MATERIAL GALV. STEEL
- DOWNSPOUT
MATERIAL GALV. STEEL PIPE (RECTANGULAR)
- SOFFIT
MATERIAL ROSEBURG DURATEMP SIDING
COLOR MATCH (E) SCHOOL BLDG'S
SOFFIT VENTS W/ WIRE MESH
- EXTERIOR DOOR
MATERIAL WOOD W/ STEEL FRAME
COLOR MATCH (E) SCHOOL DOORS
- EXTERIOR WALL MOUNT HVAC UNIT
MATERIAL STEEL
COLOR MATCH VERTICAL SIDING



COLOR
EXTERIOR WALL/ SOFFIT
(MATCH EXIST. BUILDING
EXTERIOR WALL)



COLOR
EXTERIOR DOOR
(MATCH EXIST. BUILDING
EXTERIOR DOORS)

CLASSROOM TYPE 'B'

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