

**Zoning:**

Use Regulations	S88
Neighborhood Regs	Q
Density	1
Lot Size	0.5 AC
Building Type	C
Maximum Floor Area	-
Floor Ratio Area	-
Height	G
Coverage	-
Setback	C
Open Space	-
Special Area Regs	-

**Setbacks**

Front =	60'
Interior Side =	15'
Exterior Side =	35'
Rear =	25'

General Plan: Specific Plan Area  
 General Plan Regional Category: Semi Rural

**LEGAL DESCRIPTION:**  
 REMAINDER PARCEL OF PARCEL MAP 18105, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 4, 1998.  
 TENTATIVE PARCEL MAP NO.: 5123RPL  
 ASSESSOR'S PARCEL NO.: 678-060-2700 & 678-422-03-00  
 GENERAL PLAN REGIONAL CATEGORY: SEMI RURAL  
 COMMUNITY/SUBREGIONAL PLAN AREA: SAN DIEGUITO  
 LAND USE DESIGNATION: SPA SANTA FE VALLEY SPECIFIC PLAN)  
 ASSOCIATED PERMITS: REZONE AND MAJOR USE PERMIT & OPEN SPACE EASEMENT VACATION  
 WATER SOURCE/WATER DIST.: OLIVENHAIN MUNICIPAL WATER DISTRICT  
 SEWER DISTRICT: RANCHO SANTA FE COMMUNITY SERVICE DISTRICT  
 FIRE DISTRICT: RANCHO SANTA FE FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT: POWAY UNIFIED SCHOOL DISTRICT  
 EXISTING ZONING: PARCEL 1: S-88  
**APPLICANT:**  
 CHINESE BIBLE CHURCH OF SAN DIEGO  
 12335 World Trade Dr #2  
 San Diego, CA 92128-3783  
 TEL.: (858) 675-8777  
 FAX: (858) 675-8778  
 CONTACT: Dennis Ho  
 Dennis.ho@live.com  
**OWNER:**  
 CHINESE BIBLE CHURCH OF SAN DIEGO  
 12335 World Trade Dr #2  
 San Diego, CA 92128-3783  
 TEL.: (858) 675-8777  
 FAX: (858) 675-8778  
 CONTACT: Dennis Ho  
 Dennis.ho@live.com

**SITE AREA:**

GROSS AREA:	393,403 SF	(9.03 AC)
PRIVATE ROAD EASEMENT:	30,900 SF	(0.71 AC)
NET AREA (EXCLUSIVE OF ROAD EASEMENT):	362,413 SF	(8.32 AC)

**PHASE I BUILDING AREA:**

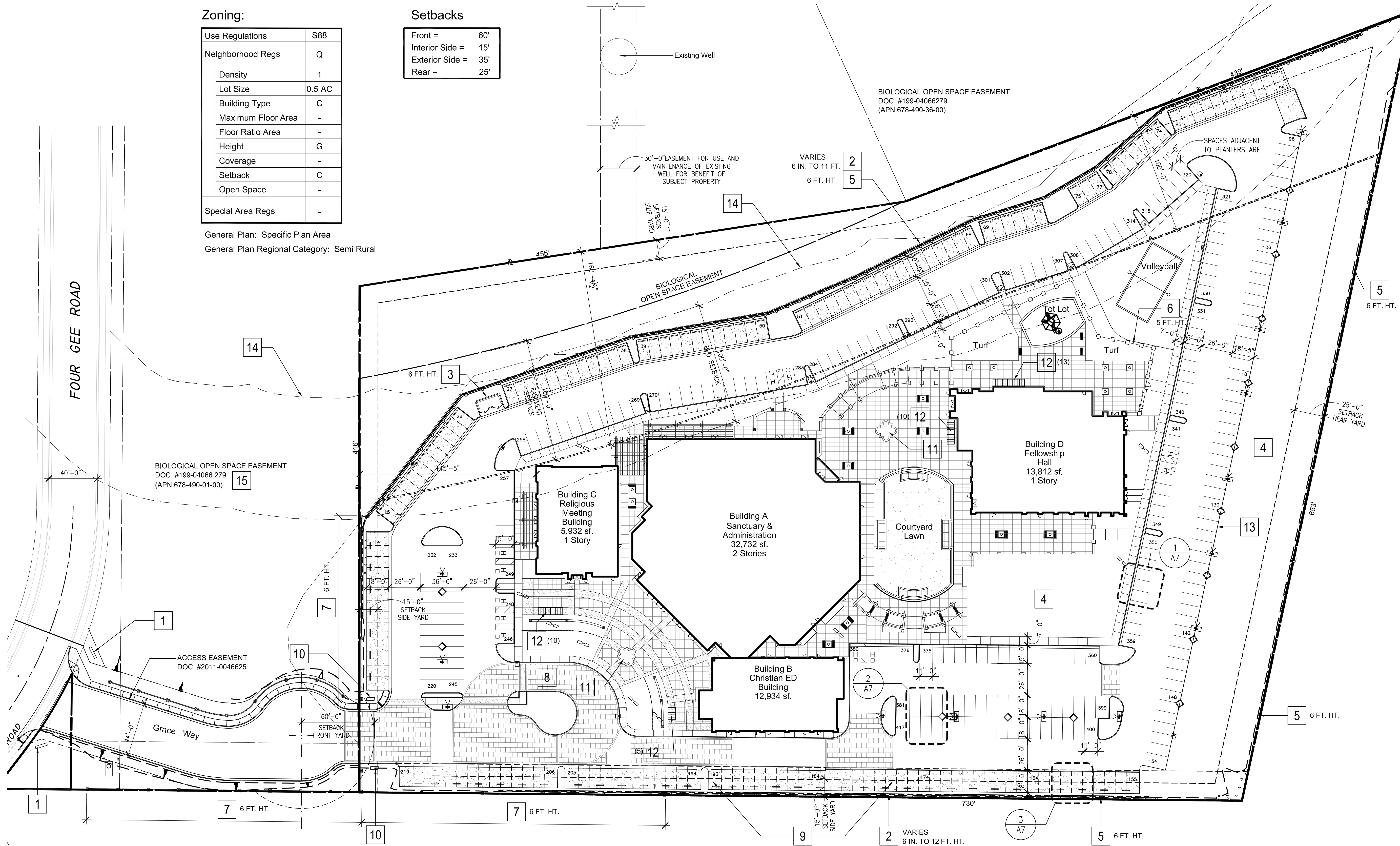
BUILDING A: SANCTUARY & ADMINISTRATION	
SECOND FLOOR:	5,866 SF
FIRST FLOOR:	26,866 SF
TOTAL:	32,732 SF
BUILDING B: CHRISTIAN ED BUILDING	
SECOND FLOOR: (INCLUDES 985 SF OF PARSONAGE UNITS)	6,633 SF
FIRST FLOOR:	6,301 SF
TOTAL:	12,934 SF
BUILDING C: RELIGIOUS MEETING BUILDING	
FIRST FLOOR:	5,932 SF
TOTAL:	5,932 SF
BUILDING D: FELLOWSHIP HALL	
FIRST FLOOR:	13,812 SF
TOTAL:	13,812 SF
<b>TOTAL BUILDING AREA:</b>	<b>65,410 SF</b>

**PARKING:**

CHURCH PARKING REQUIRED:	
CHURCH SEATING CAPACITY:	1,000 SEATS
PARKING RATIO:	4:1
PARKING REQUIRED:	239 SPACES
STANDARD:	239 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING REQUIRED:	250 SPACES
PARKING PROVIDED:	
STANDARD:	406 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING PROVIDED:	417 SPACES

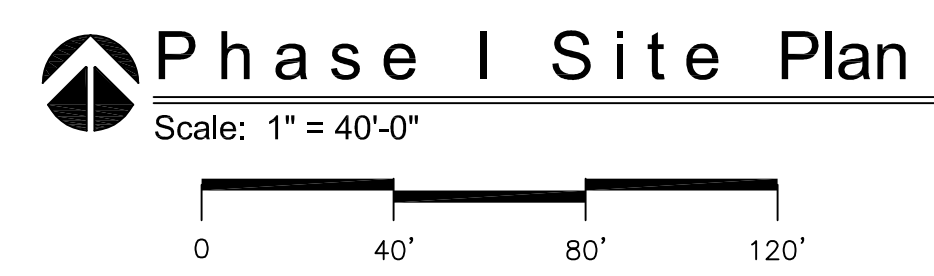
**LEGEND:**

H	ACCESSIBLE PARKING SPACE
[Pattern]	DECOMPOSED GRANITE
1	ENTRY MONUMENT SIGN, REFER TO A3
2	MASONRY RETAINING WALL
3	TRASH ENCLOSURE
4	TEMPORARY TURF AREA
5	VINYL COATED CHAIN LINK FENCE
6	WROUGHT IRON FENCE W/ STONE COLUMNS
7	WROUGHT IRON FENCE W/ STONE COLUMNS
8	VEHICLE LOADING PASSENGERS & SERVICE / DELIVERY VEHICLES LOADING / UNLOADING.
9	CHURCH VEHICLE OFF HOUR AND OVERNIGHT PARKING, SCREENED WITH WALLS, FENCE AND LANDSCAPING.
10	SMALL MONUMENT SIGN, REFER TO A3
11	FOUNTAIN
12	BICYCLE RACK
13	4" WIDE WHITE STRIPE AT FRONT OF PARKING STALLS THIS AISLE
14	REVISED RPO BIOLOGICAL BUFFER SETBACK LINE
15	NO WORK WILL BE CONDUCTED WITHIN THE FLOWAGE EASEMENT AND OPEN SPACE EASEMENT



**KEYNOTES:**

1	ENTRY MONUMENT SIGN, REFER TO A3	5	VINYL COATED CHAIN LINK FENCE	9	CHURCH VEHICLE OFF HOUR AND OVERNIGHT PARKING, SCREENED WITH WALLS, FENCE AND LANDSCAPING.	13	4" WIDE WHITE STRIPE AT FRONT OF PARKING STALLS THIS AISLE
2	MASONRY RETAINING WALL	6	WROUGHT IRON FENCE W/ STONE COLUMNS	10	SMALL MONUMENT SIGN, REFER TO A3	14	REVISED RPO BIOLOGICAL BUFFER SETBACK LINE
3	TRASH ENCLOSURE	7	WROUGHT IRON FENCE W/ STONE COLUMNS	11	FOUNTAIN	15	NO WORK WILL BE CONDUCTED WITHIN THE FLOWAGE EASEMENT AND OPEN SPACE EASEMENT
4	TEMPORARY TURF AREA	8	VEHICLE LOADING PASSENGERS & SERVICE / DELIVERY VEHICLES LOADING / UNLOADING.	12	BICYCLE RACK		



**CHINESE BIBLE CHURCH OF SAN DIEGO**  
**HARPER COMMUNITIES INC.**

Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number: 3300 10-037 (MUP)  
 Sheet Titles: **Phase I Over-all Site Plan**  
 Sheet No.: **A1**



**Zoning:**

Use Regulations	S88
Neighborhood Regs	Q
Density	1
Lot Size	0.5 AC
Building Type	C
Maximum Floor Area	-
Floor Ratio Area	-
Height	G
Coverage	-
Setback	C
Open Space	-
Special Area Regs	-

**Setbacks**

Front =	60'
Interior Side =	15'
Exterior Side =	35'
Rear =	25'

General Plan: Specific Plan Area  
 General Plan Regional Category: Semi Rural

**LEGAL DESCRIPTION:**

REMAINDER PARCEL OF PARCEL MAP 18105, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 4, 1998.

TENTATIVE PARCEL MAP NO.: TENTATIVE MAP 5123RPL  
 ASSESSOR'S PARCEL NO.: 678-060-2700 & 678-422-03-00

GENERAL PLAN REGIONAL CATEGORY: SEMI RURAL  
 COMMUNITY/SUBREGIONAL PLAN AREA: SAN DIEGUITO  
 LAND USE DESIGNATION: SPA SANTA FE VALLEY SPECIFIC PLAN)  
 ASSOCIATED PERMITS: REZONE AND MAJOR USE PERMIT & OPEN SPACE EASEMENT VACATION  
 WATER SOURCE/WATER DIST.: OLIVENHAIN MUNICIPAL WATER DISTRICT  
 SEWER DISTRICT: RANCHO SANTA FE COMMUNITY SERVICE DISTRICT  
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 EXISTING ZONING: PARCEL 1: S-88

**APPLICANT:**  
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**SITE AREA:**

GROSS AREA:	393,403 SF	(9.03 AC)
PRIVATE ROAD EASEMENT:	30,900 SF	(0.71 AC)
NET AREA (EXCLUSIVE OF ROAD EASEMENT):	362,413 SF	(8.32 AC)

**PHASE I BUILDING AREA:**

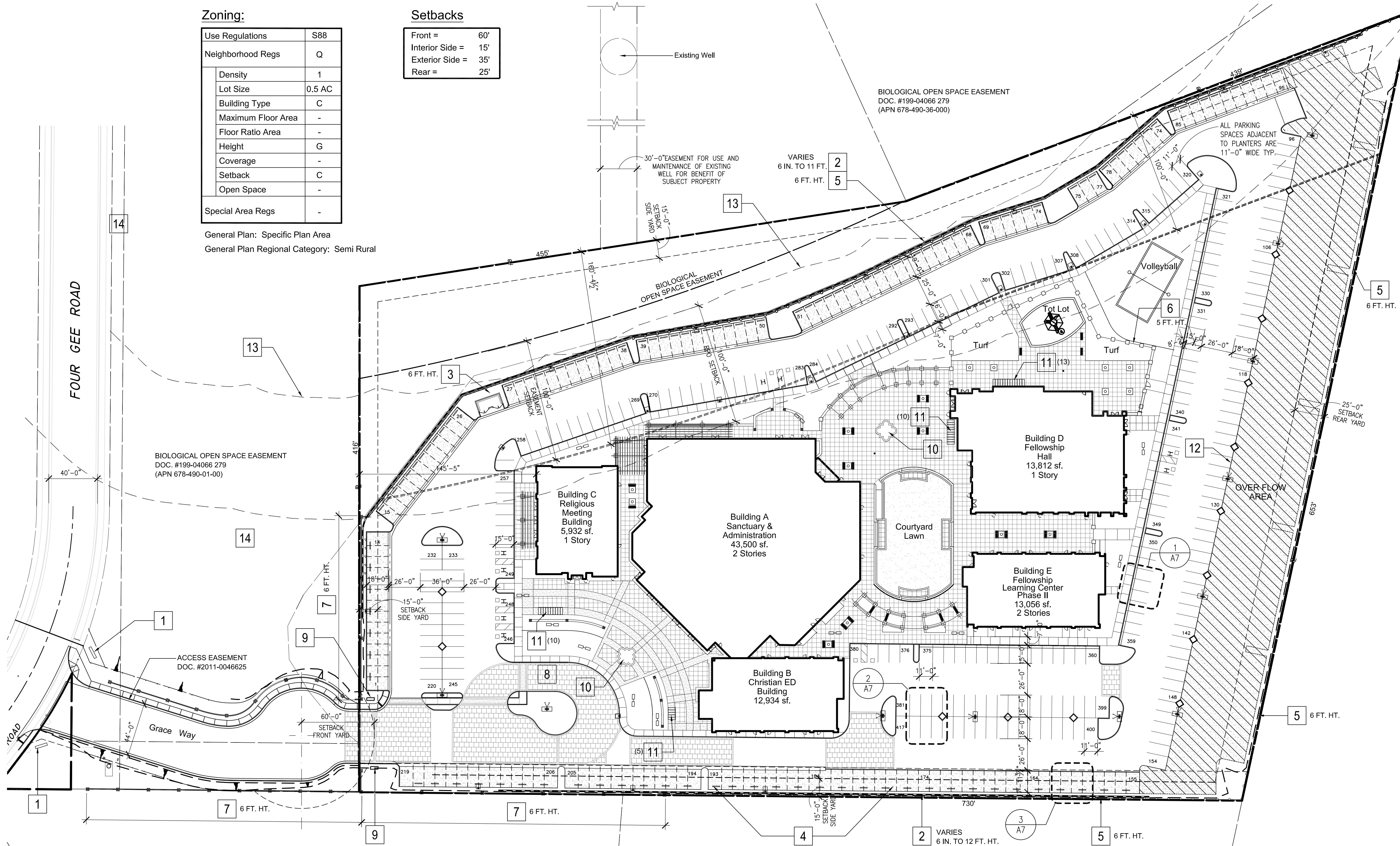
BUILDING A: SANCTUARY & ADMINISTRATION	5,866 SF
SECOND FLOOR:	26,866 SF
FIRST FLOOR:	26,866 SF
TOTAL:	32,732 SF
BUILDING B: CHRISTIAN ED BUILDING	6,633 SF
SECOND FLOOR: (INCLUDES 985 SF OF PARSONAGE UNITS)	6,301 SF
FIRST FLOOR:	6,301 SF
TOTAL:	12,934 SF
BUILDING C: RELIGIOUS MEETING BUILDING	5,932 SF
FIRST FLOOR:	5,932 SF
TOTAL:	5,932 SF
BUILDING D: FELLOWSHIP HALL	13,812 SF
FIRST FLOOR:	13,812 SF
TOTAL:	13,812 SF
TOTAL PHASE I BUILDING AREA:	65,410 SF

**PHASE II BUILDING AREA:**

BUILDING A: SANCTUARY & ADMINISTRATION	10,768 SF
SECOND FLOOR:	10,768 SF
TOTAL:	10,768 SF
BUILDING E: FELLOWSHIP LEARNING CENTER	6,386 SF
SECOND FLOOR:	6,670 SF
FIRST FLOOR:	6,670 SF
TOTAL:	13,056 SF
TOTAL BUILDING AREA:	23,824 SF
PHASE I	65,410 SF
PHASE II	23,824 SF
TOTAL PHASE II BUILDING AREA:	89,234 SF
(BASEMENT AREA MAY BE ADDED IN THE FUTURE)	

**PARKING:**

CHURCH PARKING REQUIRED:	
CHURCH SEATING CAPACITY:	1,500 SEATS
PARKING RATIO:	4:1
PARKING REQUIRED:	
STANDARD:	364 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING REQUIRED:	375 SPACES
PARKING PROVIDED:	
STANDARD:	406 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING PROVIDED:	417 SPACES
OVER FLOW AREA (DECOMPOSED GRANITE):	
TOTAL S.F. AREA:	38,836 S.F.



- KEYNOTES:**
- 1 MONUMENT SIGN, REFER TO A3
  - 2 MASONRY RETAINING WALL
  - 3 TRASH ENCLOSURE
  - 4 CHURCH VEHICLE OFF HOUR AND OVERNIGHT PARKING, SCREENED WITH WALLS, FENCE AND LANDSCAPING.
  - 5 VINYL COATED CHAIN LINK FENCE
  - 6 WROUGHT IRON FENCE W/ STONE COLUMNS
  - 7 WROUGHT IRON FENCE W/ STONE COLUMNS
  - 8 VEHICLE LOADING PASSENGERS & SERVICE / DELIVERY VEHICLES LOADING / UNLOADING.
  - 9 SMALL MONUMENT SIGN, REFER TO A3
  - 10 FOUNTAIN
  - 11 BICYCLE RACK
  - 12 4" WIDE WHITE STRIPE AT FRONT OF PARKING STALLS THIS AISLE
  - 13 REVISED RPO BIOLOGICAL BUFFER SETBACK LINE
  - 14 NO WORK WILL BE CONDUCTED WITHIN THE FLOWAGE EASEMENT AND OPEN SPACE EASEMENT

**LEGEND:**

H	ACCESSIBLE PARKING SPACE
[Pattern]	DECOMPOSED GRANITE
[Pattern]	DECOMPOSED GRANITE OVER FLOW AREA

**Phase II Site Plan**  
 Scale: 1" = 40'-0"  
 0 40' 80' 120'

# CHINESE BIBLE CHURCH OF SAN DIEGO

## HARPER COMMUNITIES INC.








Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number: 3300 10-037 (MUP)  
 Sheet Titles: **Phase II Over-all Site Plan**  
 Sheet No.: **A2**



Site Lighting Schedule and Specifications

Plan Item	Description	Maker	Fixture Model	Fixture Photo	Notes	bulb type	lumens	wattage rating	Mounting Height
"A"	Dual Parking Lot Lighting Full Cutoff Fixture	Lithonia	DSX0 LED 20C 530 40K T5M MVOLT BL50		Dark sky and Title 24 compliant. Shield and angle, as needed, to not exceed 0.1 lumens outside the property line and not exceed 0.2 lumens at the property line.	LED	3,823	35	25'
"B"	Single Parking Lot Lighting Full Cutoff Fixture	Lithonia	DSX0 LED 20C 530 40K T5M MVOLT BL50		Dark sky and Title 24 compliant. Shield and angle, as needed, to not exceed 0.1 lumens outside the property line and not exceed 0.2 lumens at the property line.	LED	3,823	35	25'
"C"	Double Pole Mounted Full Cutoff Fixture	Lithonia	DSXW1 LED 20C 530 50K T3M MVOLT FFR DDBTXD		Dark sky and Title 24 compliant. Shield and angle, as needed, to not exceed 0.1 lumens outside the property line and not exceed 0.2 lumens at the property line.	LED	3,779	36	12'
"D"	Wall Mounted full Cut off Fixture	Lithonia	DSXW1 LED 20C 530 50K T3M MVOLT FFR DDBTXD		Dark sky and Title 24 compliant. Shield and angle, as needed, to not exceed 0.1 lumens outside the property line and not exceed 0.2 lumens at the property line.	LED	3,779	36	12'
"E"	Full Cutoff Flood Light	Lithonia	DSX0 LED 20C 530 40K T5M MVOLT BL50		Attached to parking lot light pole. Dark sky and Title 24 compliant. Shield and angle, as needed, to not exceed 0.1 lumens outside the property line and not exceed 0.2 lumens at the property line.	LED	3,823	35	25'

Outdoor lighting shall conform to Title 24: CA Energy code. Outdoor lighting shall be automatically controlled so that it is turned off during daytime hours and during other times when it is not needed. Luminaires with lamps larger than 175 W must be classified as cut-off so that the majority of the light is directed toward the ground. Luminaires with lamps larger than 60 W must also be high efficacy or controlled by a motion sensor. The mandatory measures require that lighting systems have controls for efficient operation, that luminaires rated 100 W or greater be high efficacy or be controlled by a motion sensor and that luminaires using lamps rated greater than 175 W direct the majority of light toward the ground (cut-off type). All permanently installed outdoor luminaires employing lamps rated over 100 watts shall either: have a lamp efficacy of at least 60 lumens per watt; or be controlled by a motion sensor unless exempted from the 8 possible exceptions.

All outdoor luminaires that use lamps rated greater than 175 watts in hardscape areas including parking lots, building entrances, sales and non-sales canopies, and all outdoor sales areas shall be designated Cutoff for light distribution. To comply with this requirement, the luminaire shall be rated Cutoff in a photometric test report that includes any tilt or other non-level mounting condition of the installed luminaire. Cutoff is a luminaire light distribution classification where the candela per 1000 lamp lumens does not numerically exceed 25 at or above a vertical angle of 90 degrees above nadir, and 100 at or above a vertical angle of 80 degrees above nadir. Nadir is in the direction of straight down, as would be indicated by a plumb line. 90 degrees above nadir is horizontal. 80 degrees above nadir is 10 degrees below horizontal unless exempted from the 6 possible exceptions.

All permanently installed outdoor lighting shall be controlled by a photocell or astronomical time switch that automatically turns off the outdoor lighting when daylight is available unless exempted from the exception. For lighting of building facades, parking lots, sales and non-sales canopies, all outdoor sales areas, and student pick-up/drop-off zones where two or more luminaires are used, an automatic time switch shall be installed that is capable of (1) turning off the lighting when not needed and (2) reducing the lighting power (in watts) by at least 50 percent but not exceeding 80 percent or providing continuous dimming through a range that includes 50 percent through 80 percent reduction unless exempted from the 6 possible exceptions.

Outdoor Lighting Applications Not Regulated. When a luminaire is installed only to illuminate one or more of the following applications, the lighting power for that luminaire shall be exempt from §147(b). The Standards clarify that at least 50 percent of the light from the luminaire must fall on an application to qualify as being installed for that application. Exemptions include: temporary, sports and athletic fields, and children's playground, public monuments; signs; water features (subject to Article 680 of the California Electrical Code); ramps; landscape lighting; themes and special effects; theatrical and other outdoor live performances.

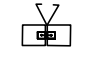

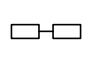

2013 Title 24 Building Energy Efficiency Standards All outdoor lighting shall comply with 2013 Title 24 Building Energy Efficiency Standards including but not limited to:

- Increased requirements for multi-level lighting controls for nonresidential outdoor lighting. (Section 130.2(c)(38))
- Outdoor lighting cutoff (shielding) requirements to comply with the new IES standard: Backlight, Uplight, Glare (BUG) requirements. (Section 130.2(b))
- Reduction of allowed lighting power density for some nonresidential indoor and outdoor lighting applications. (Section 140.6(c) and Section 140.7(d))




NOTES:

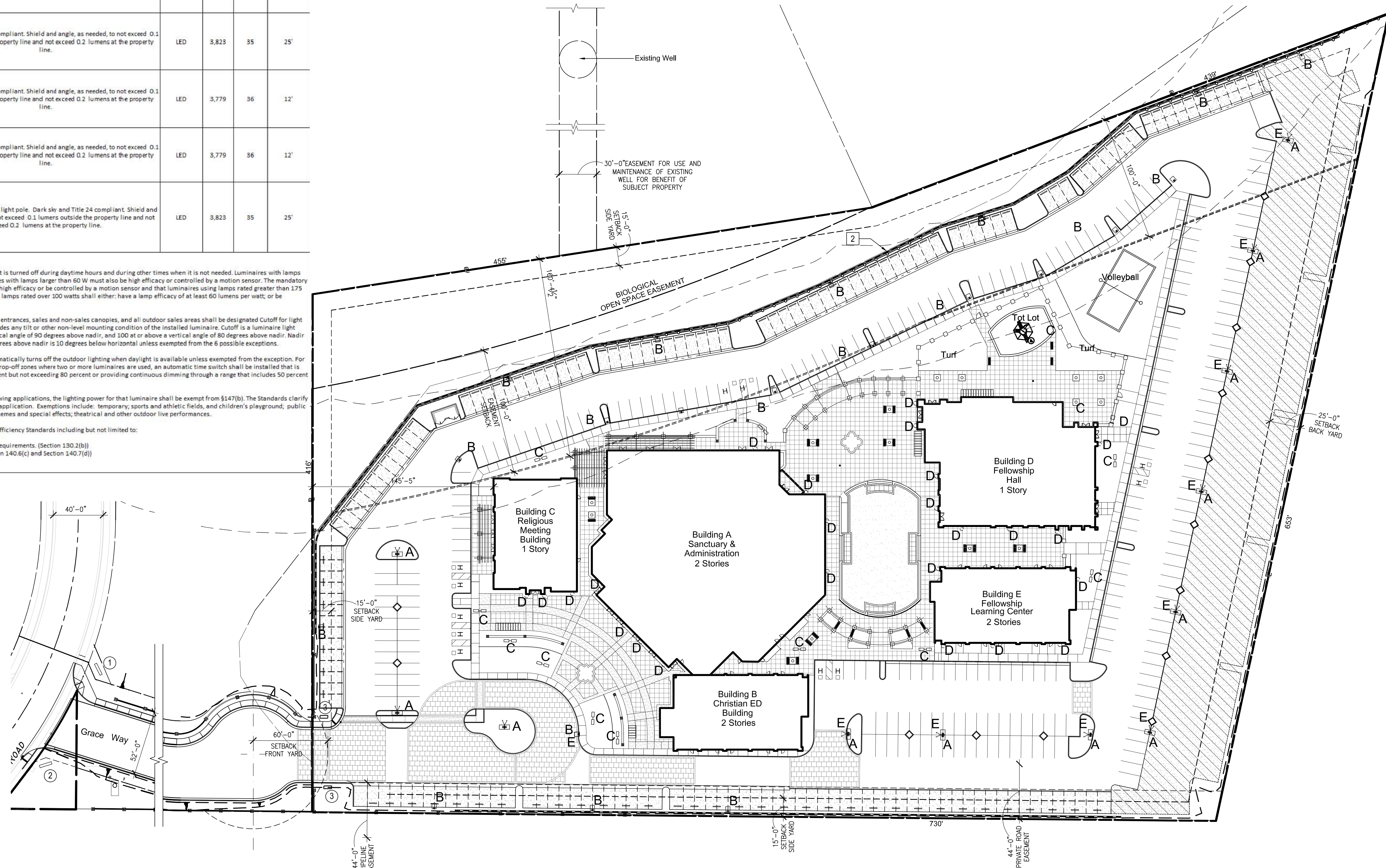
1. THESE PLANS WILL CONFORM TO SECTION 59.101 ET. SEQ. OF THE SAN DIEGO COUNTY CODE AND SECTION 6322 ET. SEQ. OF THE COUNTY ZONING ORDINANCE.

LIGHTING LEGEND:

-  A & E: (A) DUAL PARKING LOT LIGHTING FULL CUTOFF FIXTURE (E) FULL CUTOFF FLOOD LIGHT
-  B: SINGLE PARKING LOT LIGHTING FULL CUTOFF FIXTURE
-  C: DOUBLE POLE MOUNTED FULL CUTOFF FIXTURE
-  D: WALL MOUNTED FULL CUTOFF FIXTURE

SIGNAGE LEGEND (SEE SHEET # A12 FOR SIGNAGE DETAILS)

-  ① MAIN SIGN PER ITEM A, SHEET A12
-  ② ENTRY MONUMENT SIGN PER ITEM B, SHEET A12
-  ③ SMALL MONUMENT / SECONDARY SITE SIGNS PER ITEM C SHEET A12



Lighting Site Plan  
Scale: 1" = 40'-0"



CHINESE BIBLE CHURCH OF SAN DIEGO  
HARPER COMMUNITIES INC.

Project Number: 3300 10-037 (MUP)

Sheet Titles:

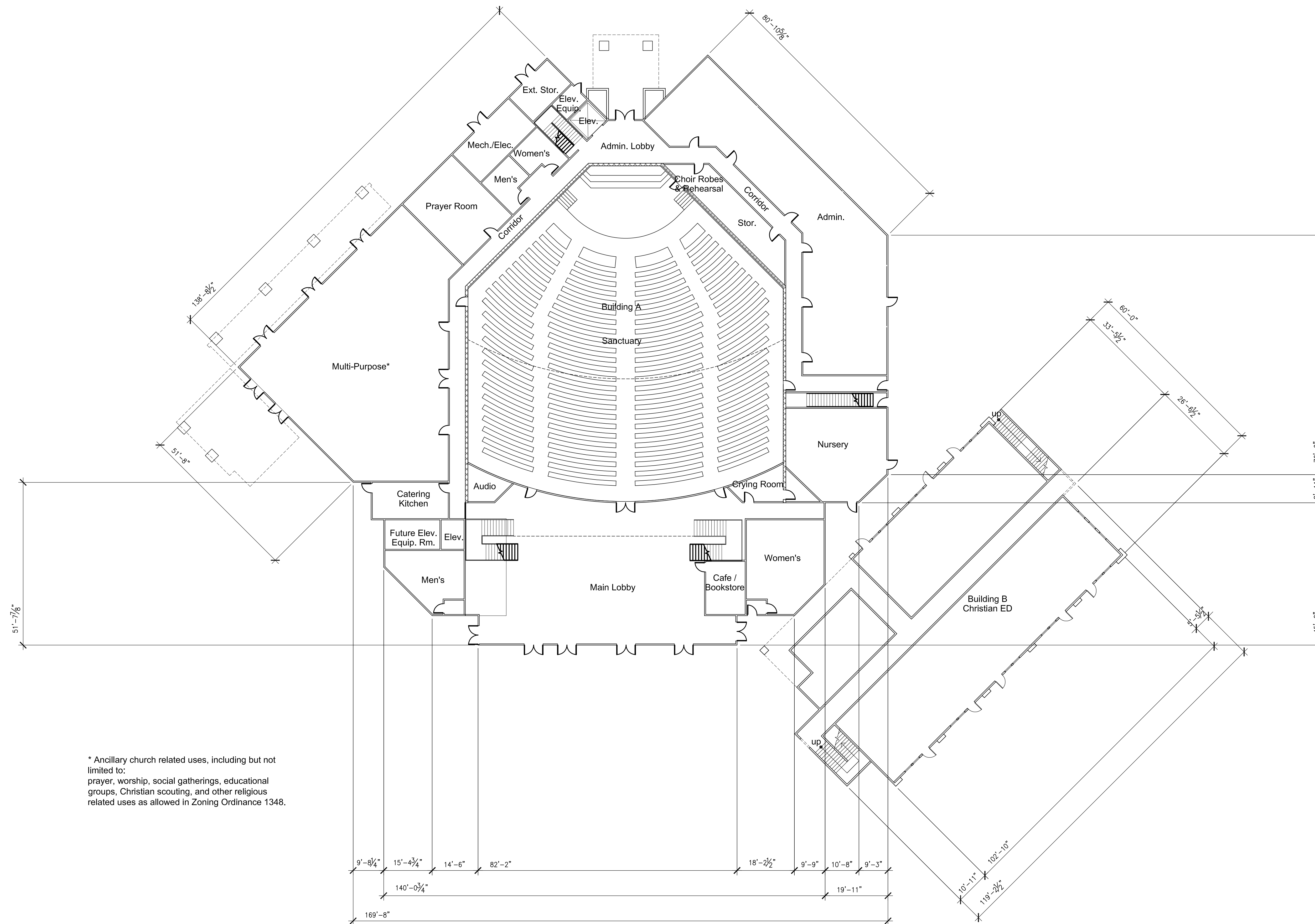
Lighting & Signage Site Plan

Sheet No.:

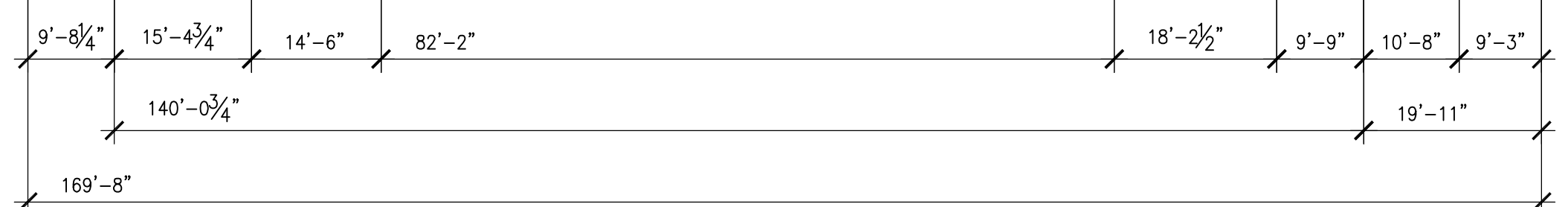
A3

Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit





\* Ancillary church related uses, including but not limited to: prayer, worship, social gatherings, educational groups, Christian scouting, and other religious related uses as allowed in Zoning Ordinance 1348.



First Floor Plan

**Bldg. A Sanctuary & Administration / Bldg. B Christian ED**

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



# CHINESE BIBLE CHURCH OF SAN DIEGO

## HARPER COMMUNITIES INC.

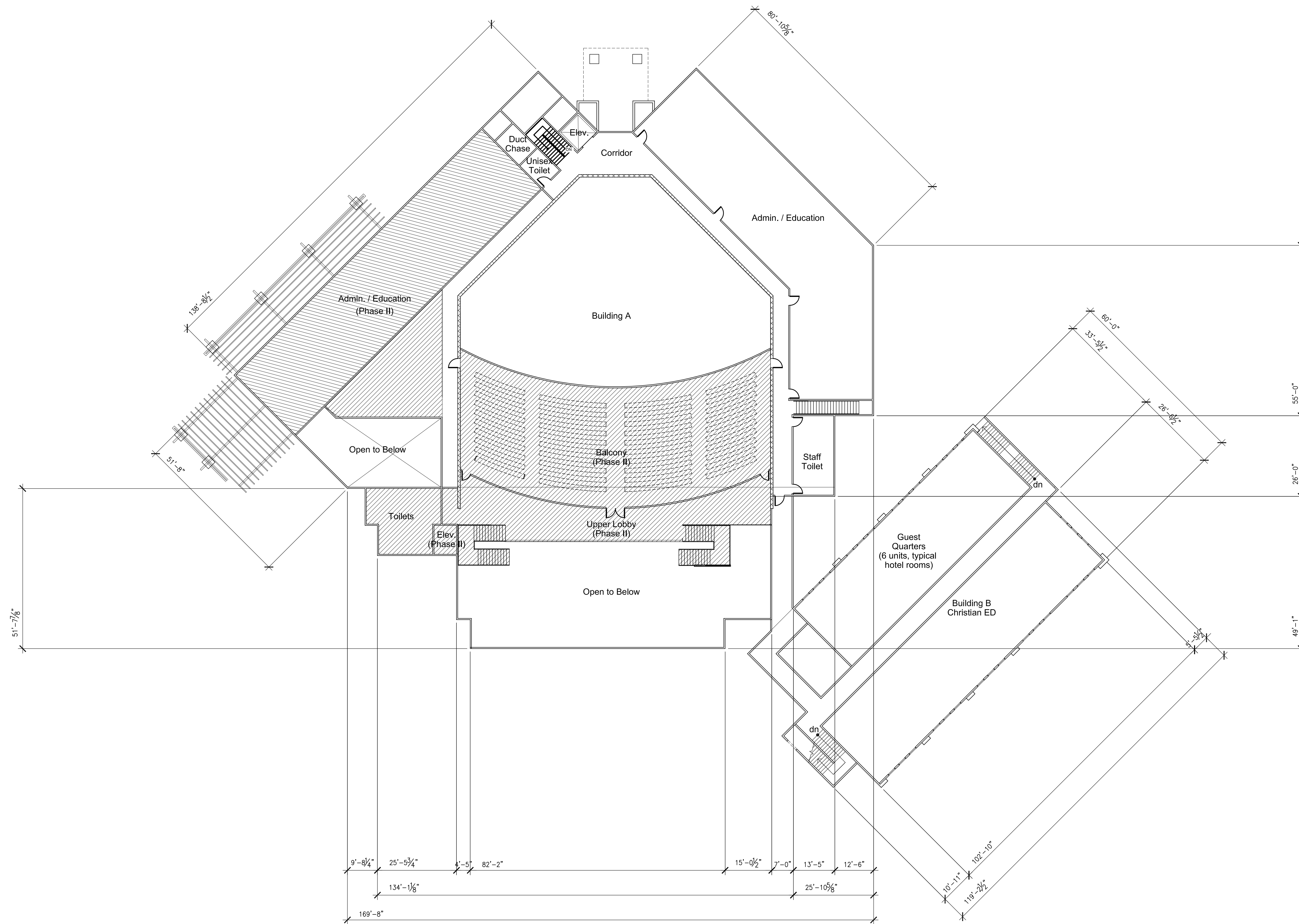
Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number: 3300 10-037 (MUP)

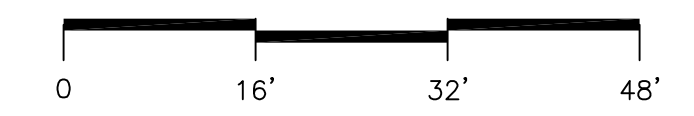
Sheet Titles: **Phase I Sanctuary / Christian ED 1st Floor Plans**

Sheet No.: **A4**





**Second Floor Plan**  
**Bldg. A Sanctuary & Administration / Bldg. B Christian ED**  
 Scale: 1/16" = 1'-0"



**LEGEND:**  
 INDICATES PHASE II

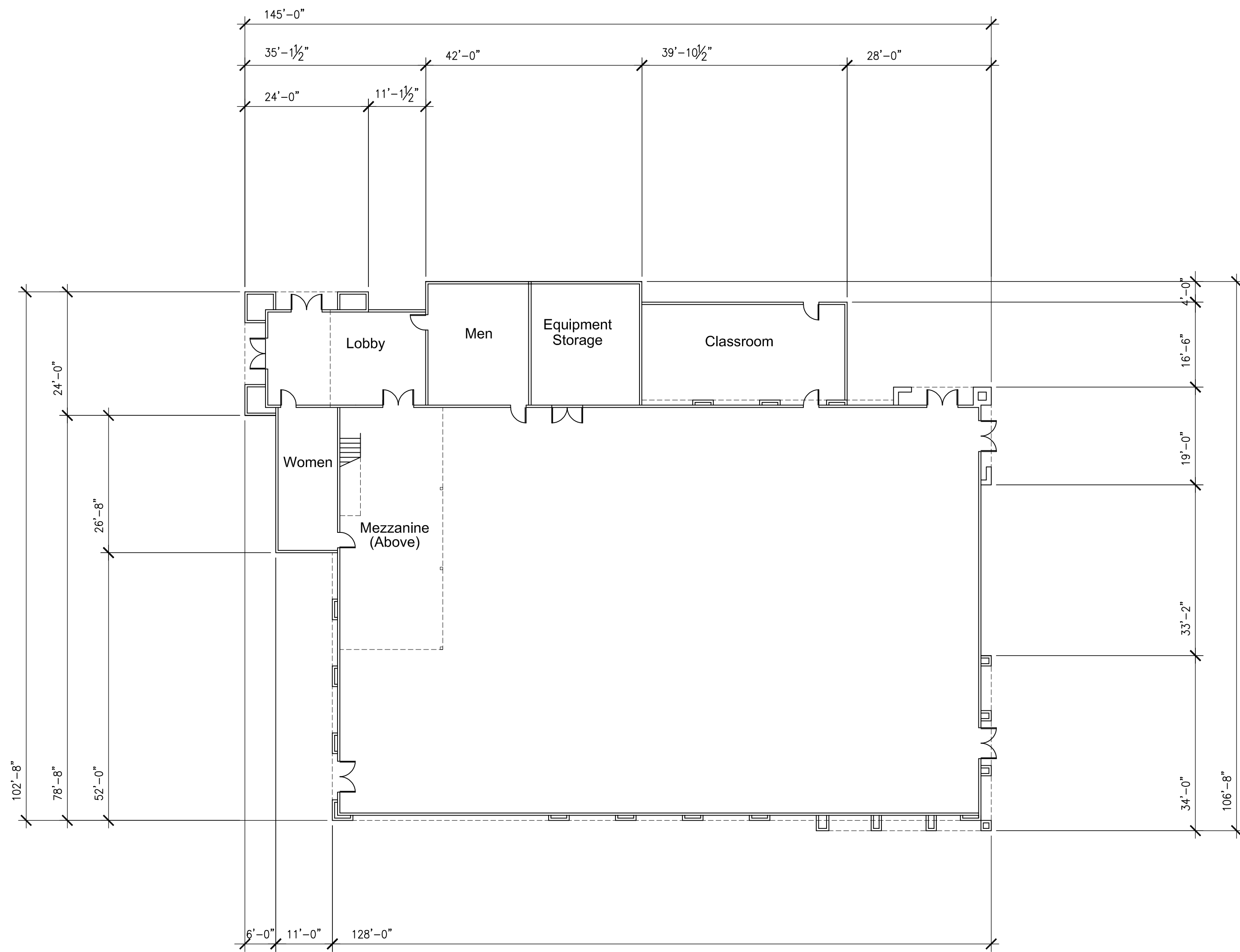


**CHINESE BIBLE CHURCH OF SAN DIEGO**  
**HARPER COMMUNITIES INC.**

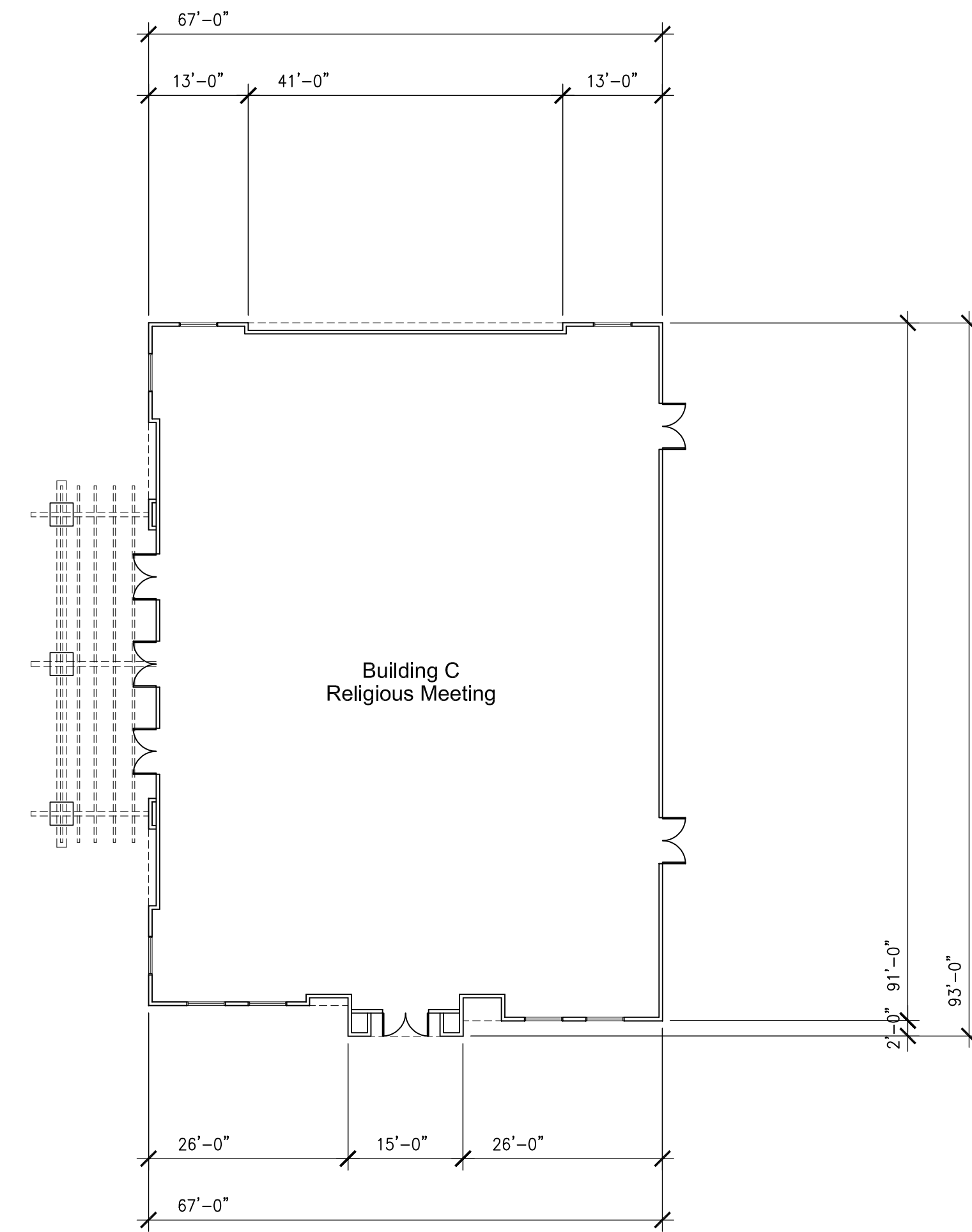
Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number: 3300 10-037 (MUP)  
 Sheet Titles: **Phase I Sanctuary / Christian ED 2nd Floor Plans**  
 Sheet No.: **A5**

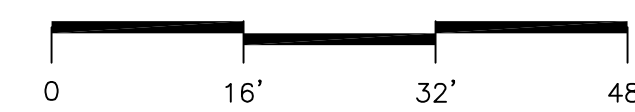




**Bldg. D Fellowship Hall**  
Scale: 1/16" = 1'-0"



**Bldg. C Religious Meeting Building**  
Scale: 1/16" = 1'-0"



**CHINESE BIBLE CHURCH OF SAN DIEGO**  
**HARPER COMMUNITIES INC.**

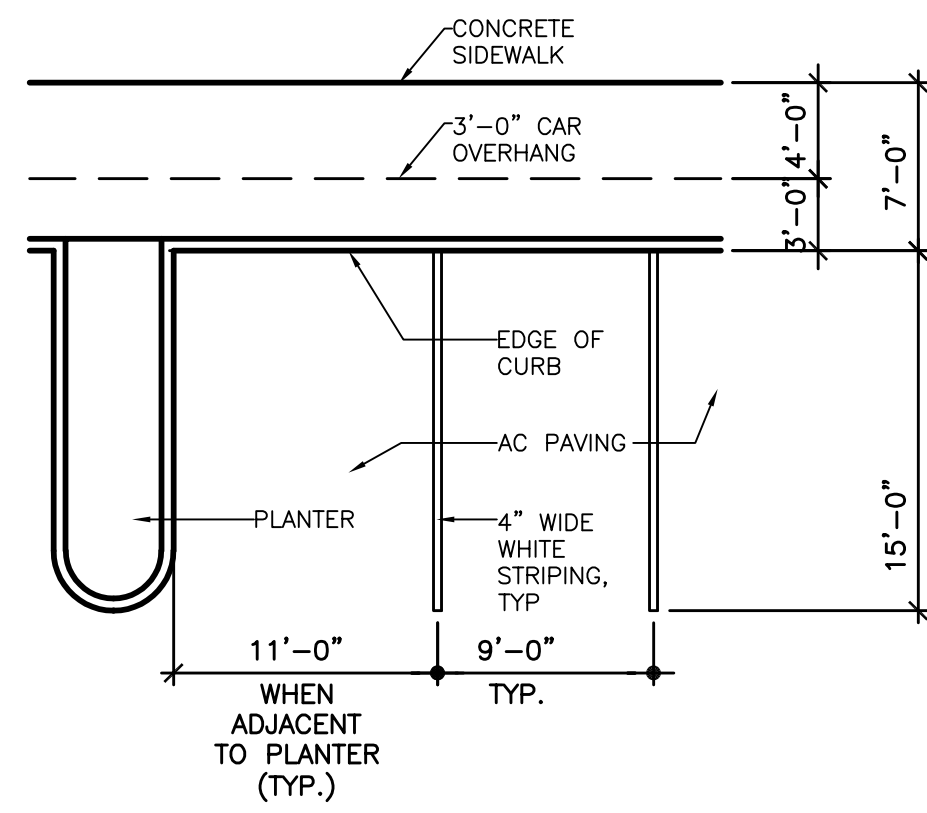
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01/16/2012	County Resubmit
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06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number: 3300 10-037 (MUP)

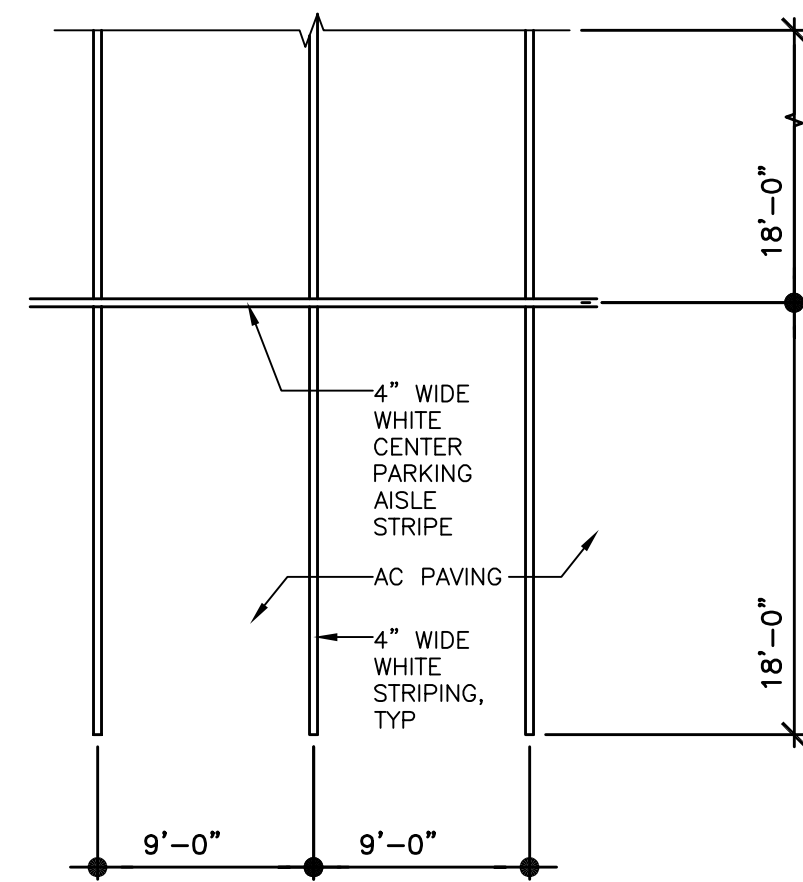
Sheet Titles: **Phase I Fellowship Hall/Religious M. Bldgs. Floor Plans**

Sheet No.: **A6**

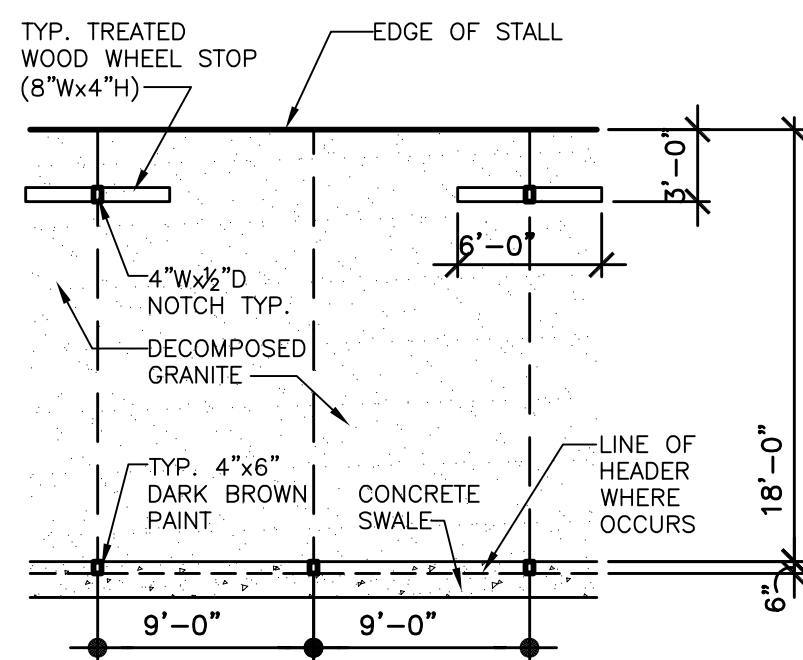




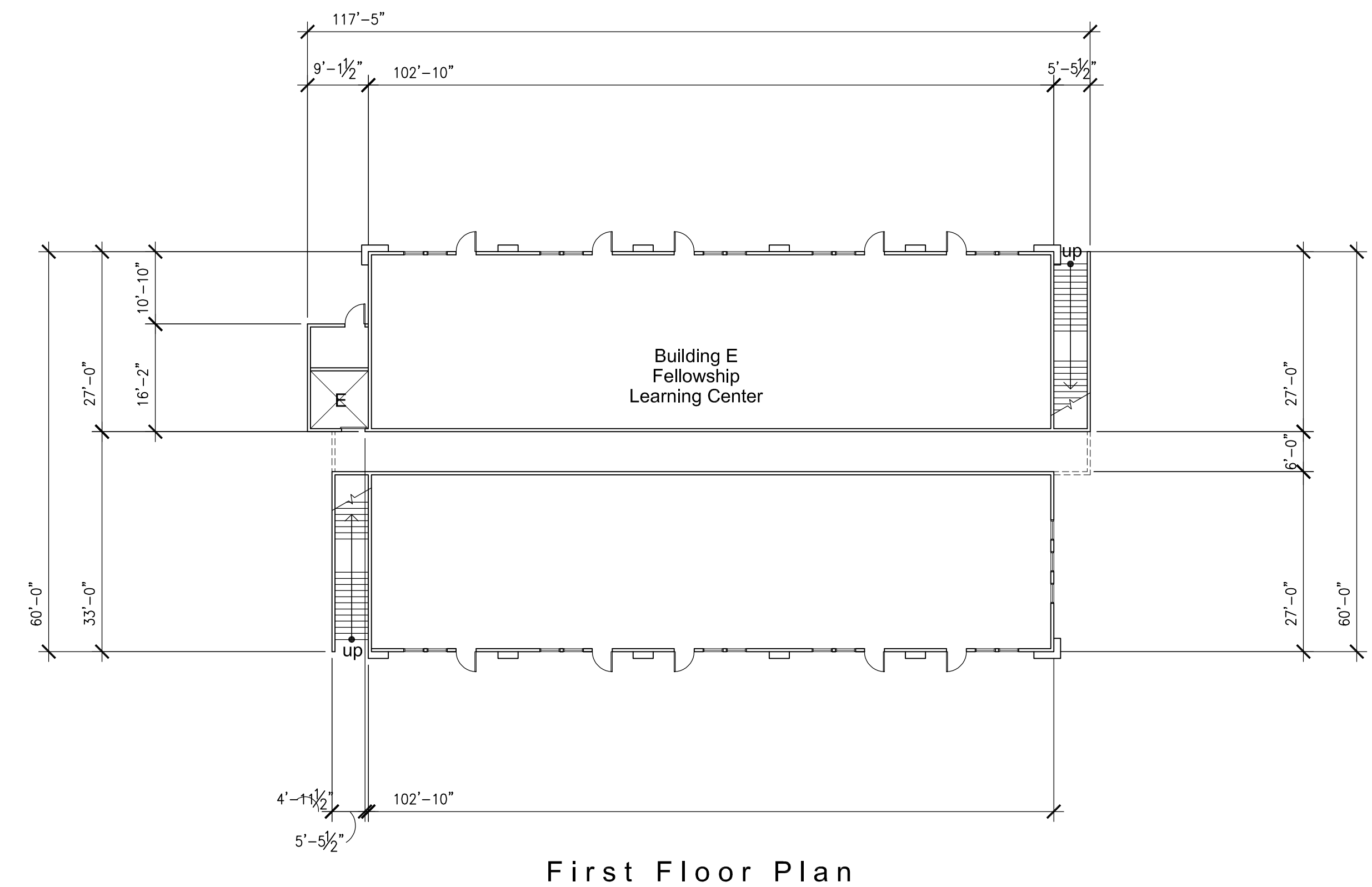
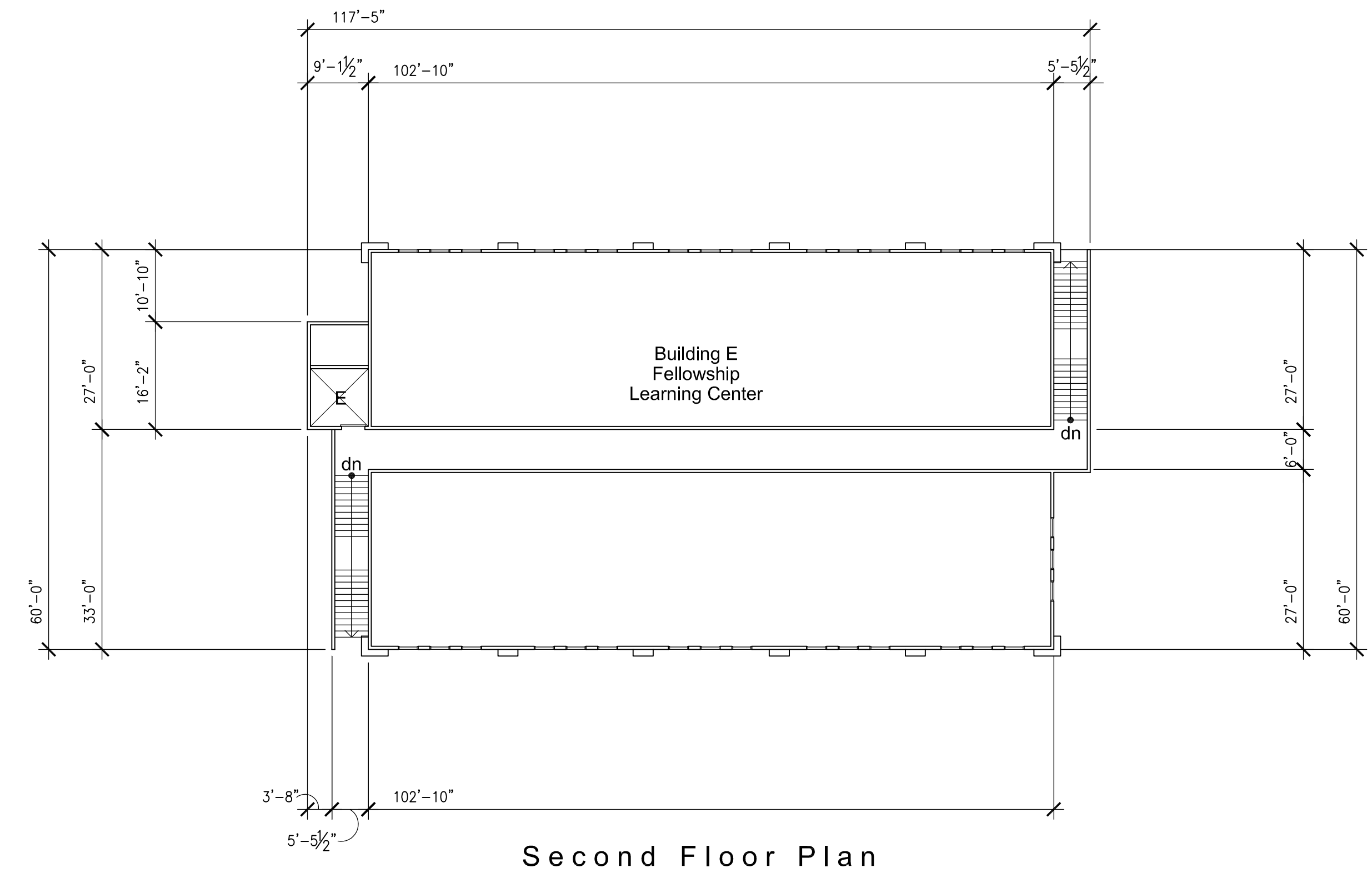
**1 TYP PARKING STALLS AT AC PAVING**  
 A7 1/8"=1'-0"



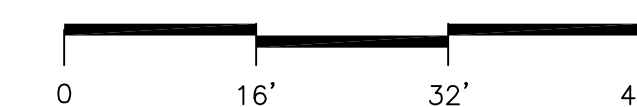
**2 TYP AISLE PARKING STALLS AT AC PAVING**  
 A7 1/8"=1'-0"



**3 TYP PARKING STALLS AT DG**  
 A7 1/4"=1'-0"



**Bldg. E Fellowship Learning Center**  
 Scale: 1/16" = 1'-0"



Project Number: 3300 10-037 (MUP)

Sheet Titles: **Phase II Fellowship Learning Cen. Bldgs. Floor Plans**

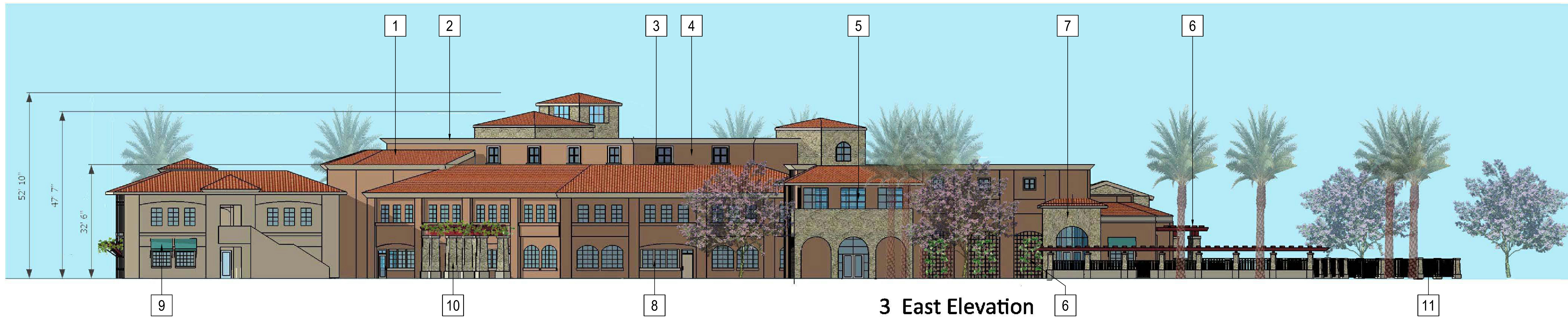
Sheet No.: **A7**

Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit



**CHINESE BIBLE CHURCH OF SAN DIEGO**  
**HARPER COMMUNITIES INC.**





**KEYNOTES:**

- |                    |                           |
|--------------------|---------------------------|
| 1 BARREL TILE ROOF | 8 ALUMINUM FRAMED WINDOWS |
| 2 PLASTER CORNICE  | 9 FABRIC AWNINGS          |
| 3 PLASTER TRIM     | 10 CULTURED STONE COLUMNS |
| 4 PLASTER          | 11 WROUGHT IRON FENCE     |
| 5 LOW-E GLASS      |                           |
| 6 METAL TRELLIS    |                           |
| 7 CULTURED STONE   |                           |



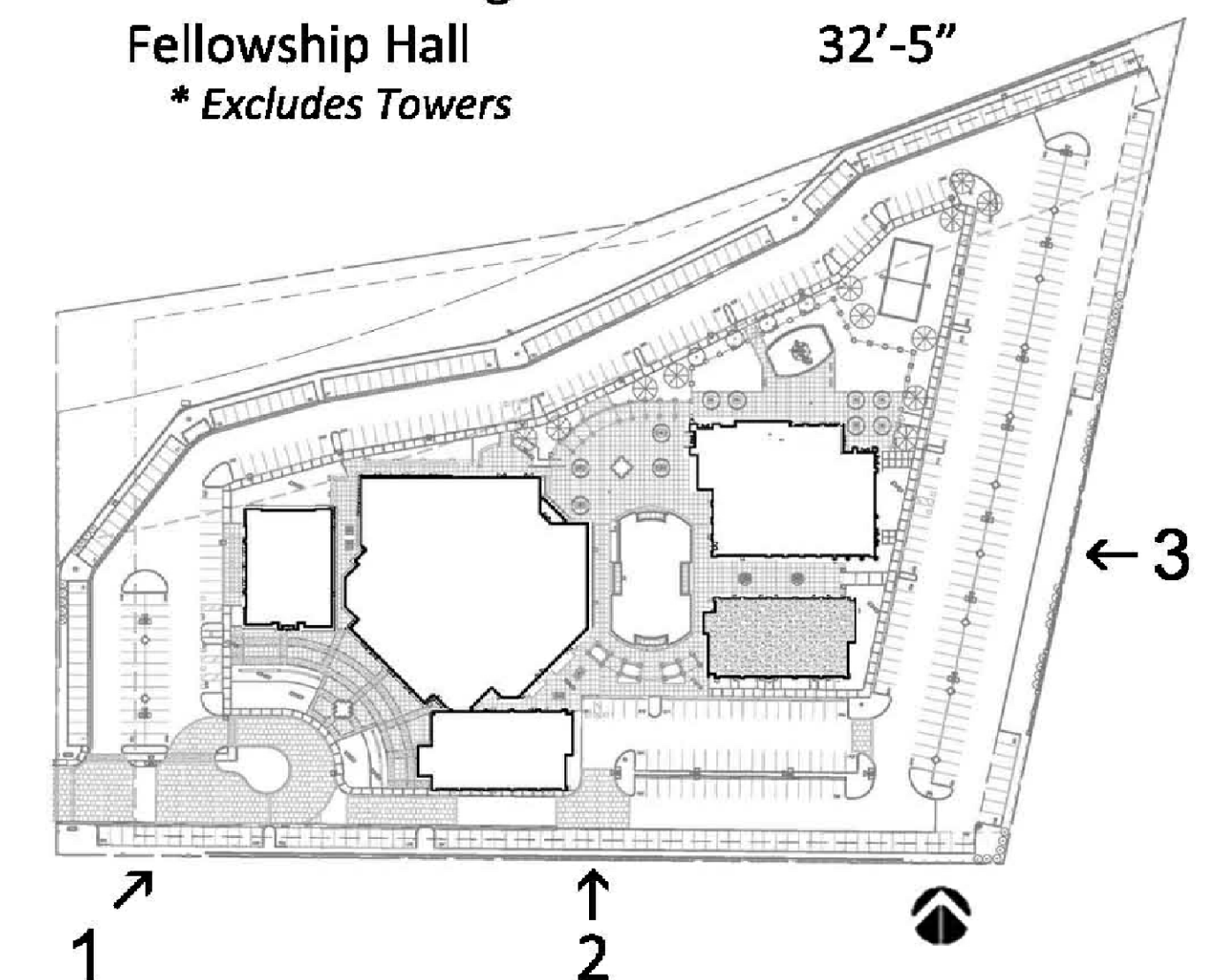
2 South Elevation



1 Southwest Elevation

**Average Building Heights\***

Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"
* Excludes Towers	



**CHINESE BIBLE CHURCH OF SAN DIEGO**  
**HARPER COMMUNITIES INC.**

Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number: 3300 10-037 (MUP)

Sheet Titles:

Phase I Elevations

Sheet No.: **A8**





**KEYNOTES:**

- 1 BARREL TILE ROOF
- 2 PLASTER CORNICE
- 3 PLASTER TRIM
- 4 PLASTER
- 5 LOW-E GLASS
- 6 METAL TRELLIS
- 7 CULTURED STONE
- 8 ALUMINUM FRAMED WINDOWS
- 9 FABRIC AWNINGS
- 10 CULTURED STONE COLUMNS
- 11 WROUGHT IRON FENCE

3 West Elevation



2 North Elevation

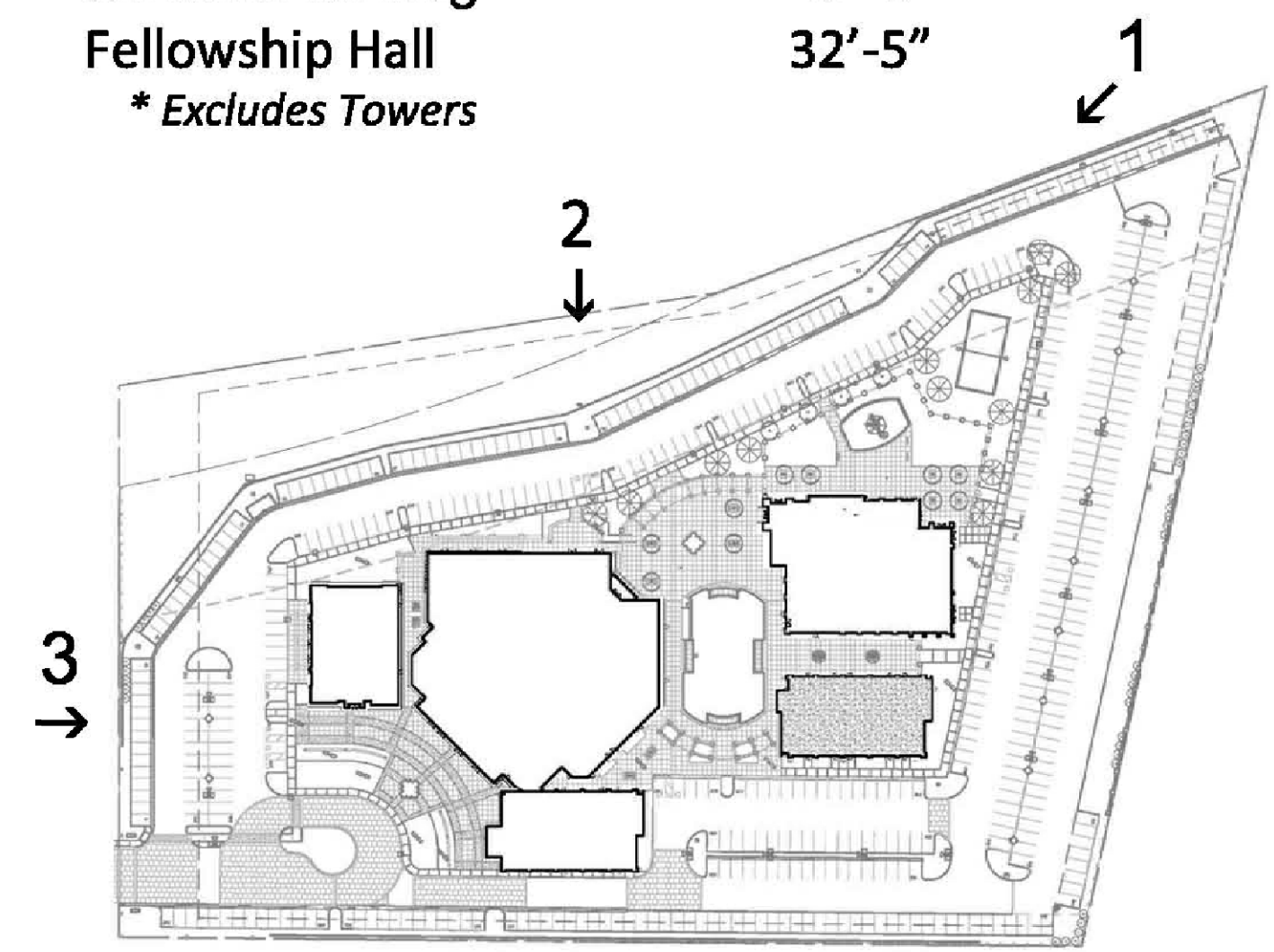
**Average Building Heights\***

Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"

*\* Excludes Towers*



1 Northeast Elevation



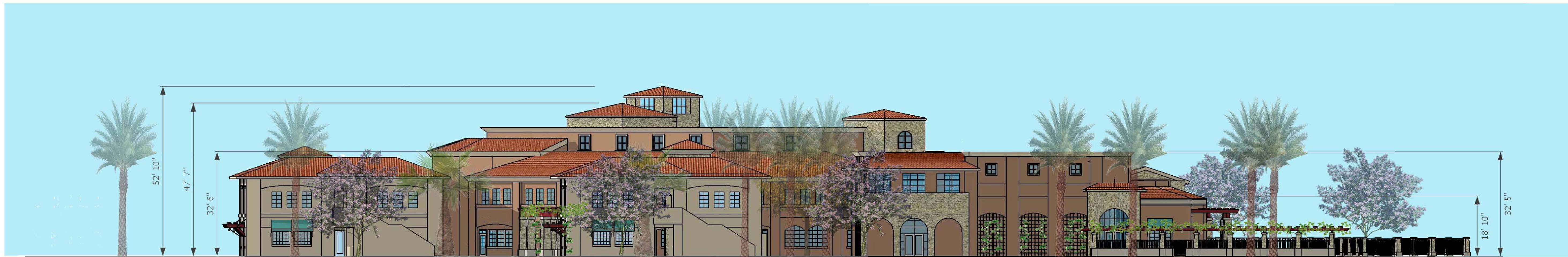
**CHINESE BIBLE CHURCH OF SAN DIEGO**  
**HARPER COMMUNITIES INC.**

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03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number: 3300 10-037 (MUP)

Sheet Titles: Phase I Elevations  
 Sheet No.: A9

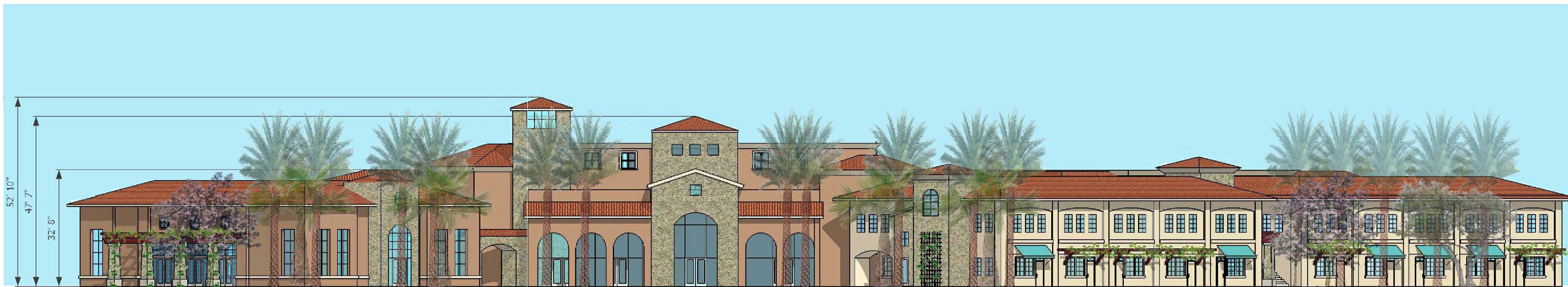




3 East Elevation



2 South Elevation

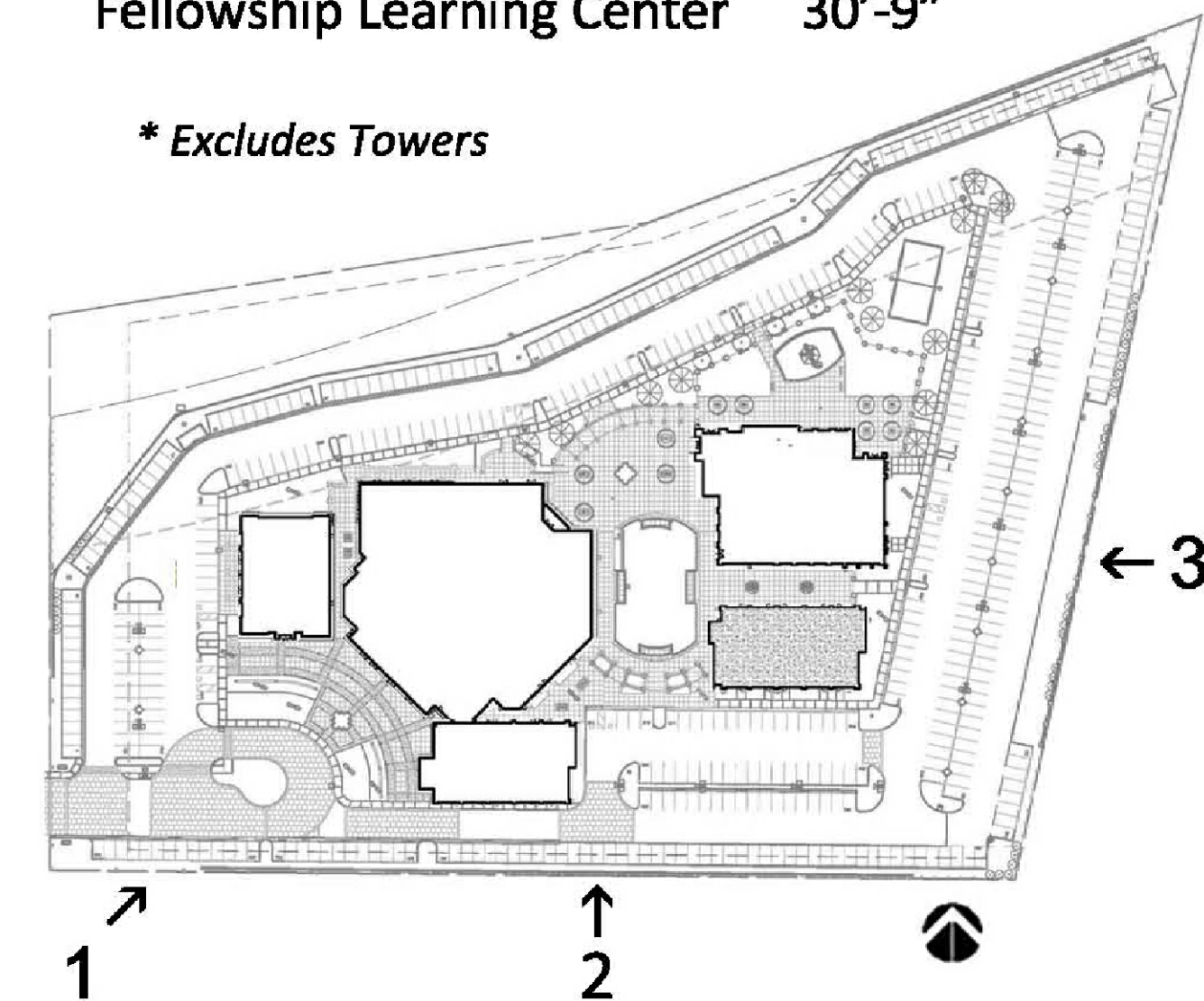


1 Southwest Elevation

**Average Building Heights**

Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"
Fellowship Learning Center	30'-9"

\* Excludes Towers



**CHINESE BIBLE CHURCH OF SAN DIEGO**  
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06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number: 3300 10-037 (MUP)  
 Sheet Titles: Phase II Elevations  
 Sheet No.: A10





3 West Elevation

**KEYNOTES:**

- |                    |                           |
|--------------------|---------------------------|
| 1 BARREL TILE ROOF | 8 ALUMINUM FRAMED WINDOWS |
| 2 PLASTER CORNICE  | 9 FABRIC AWNINGS          |
| 3 PLASTER TRIM     | 10 CULTURED STONE COLUMNS |
| 4 PLASTER          | 11 WROUGHT IRON FENCE     |
| 5 LOW-E GLASS      |                           |
| 6 METAL TRELLIS    |                           |
| 7 CULTURED STONE   |                           |

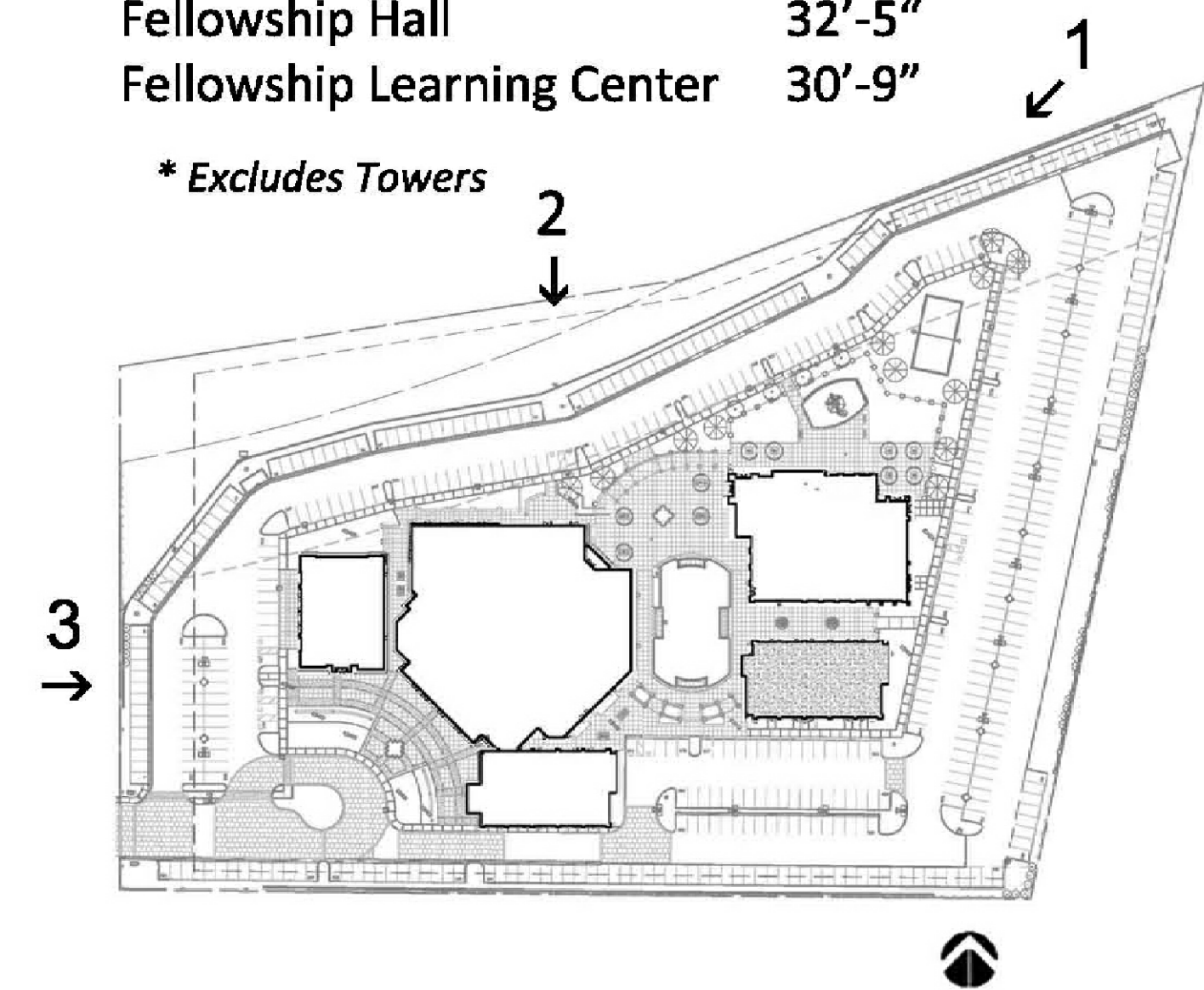


2 North Elevation

**Average Building Heights**

Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"
Fellowship Learning Center	30'-9"

\* Excludes Towers



1 Northeast Elevation



**CHINESE BIBLE CHURCH OF SAN DIEGO**  
**HARPER COMMUNITIES INC.**

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06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

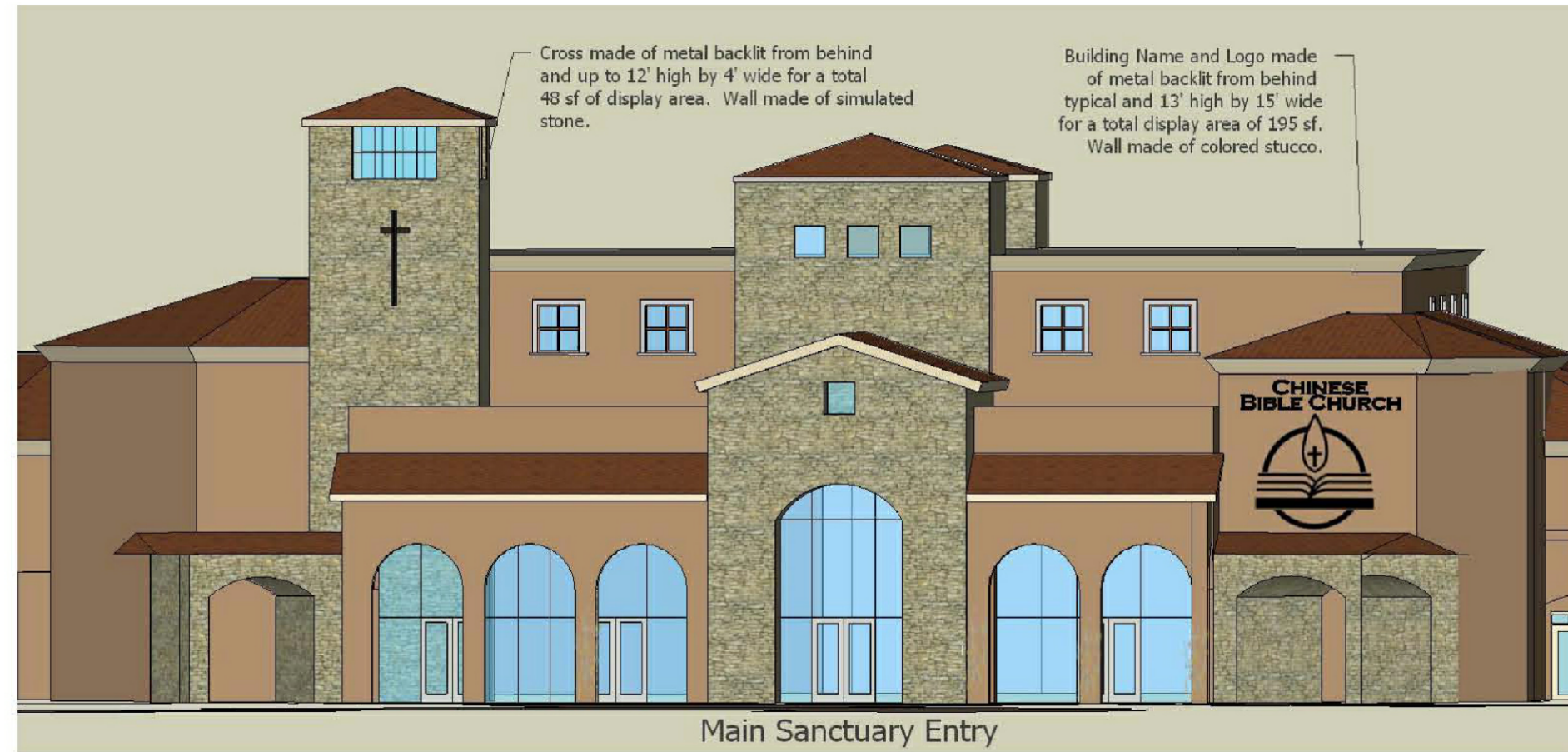
Project Number: 3300 10-037 (MUP)

Sheet Titles:

Phase II Elevations

Sheet No.: **A11**





F Building Wall Signage

**NOTES:**

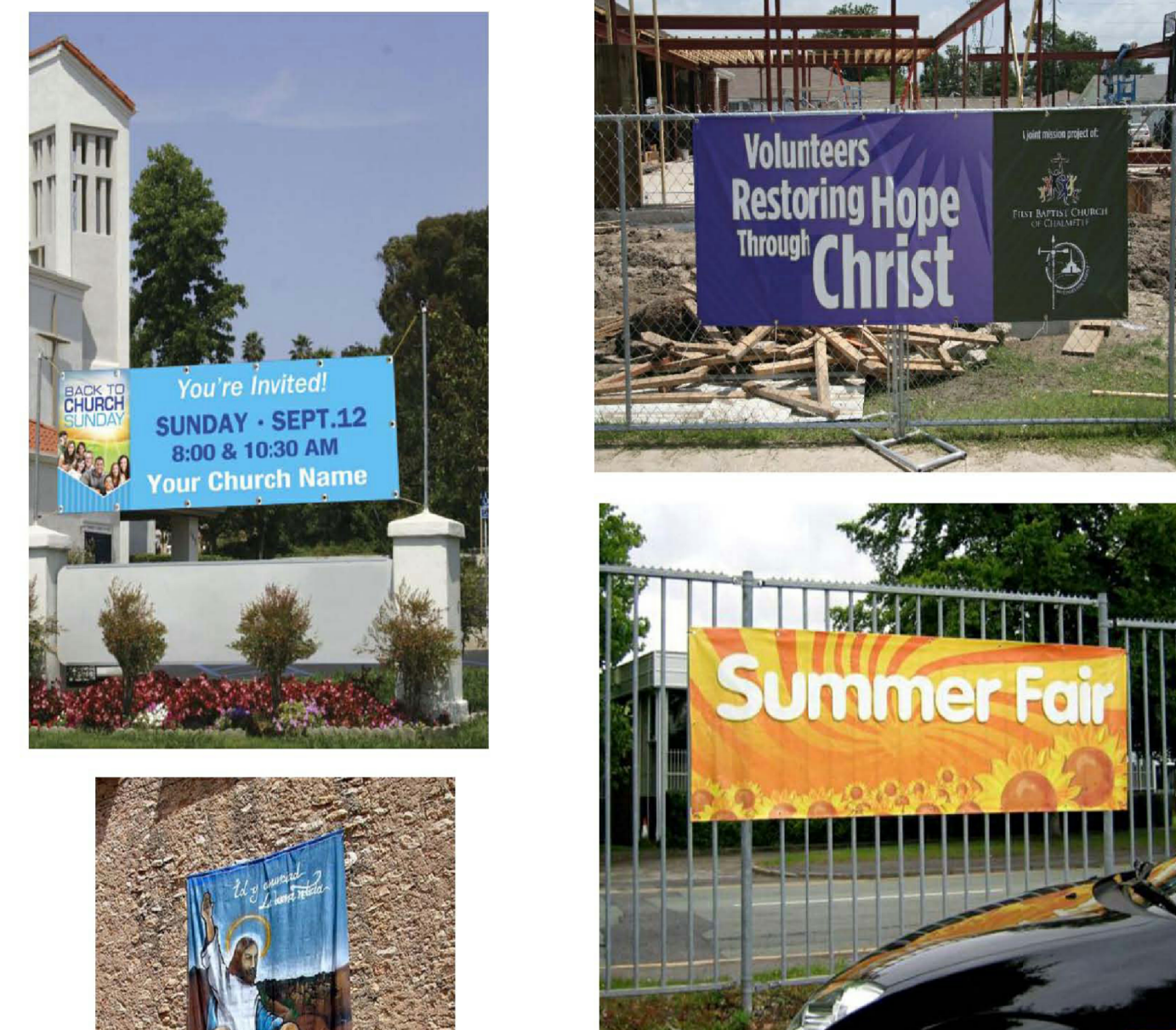
1. NO ENTRY SIGNS SHALL BE PLACED IN THE RIGHT - OF - WAY EASEMENTS.



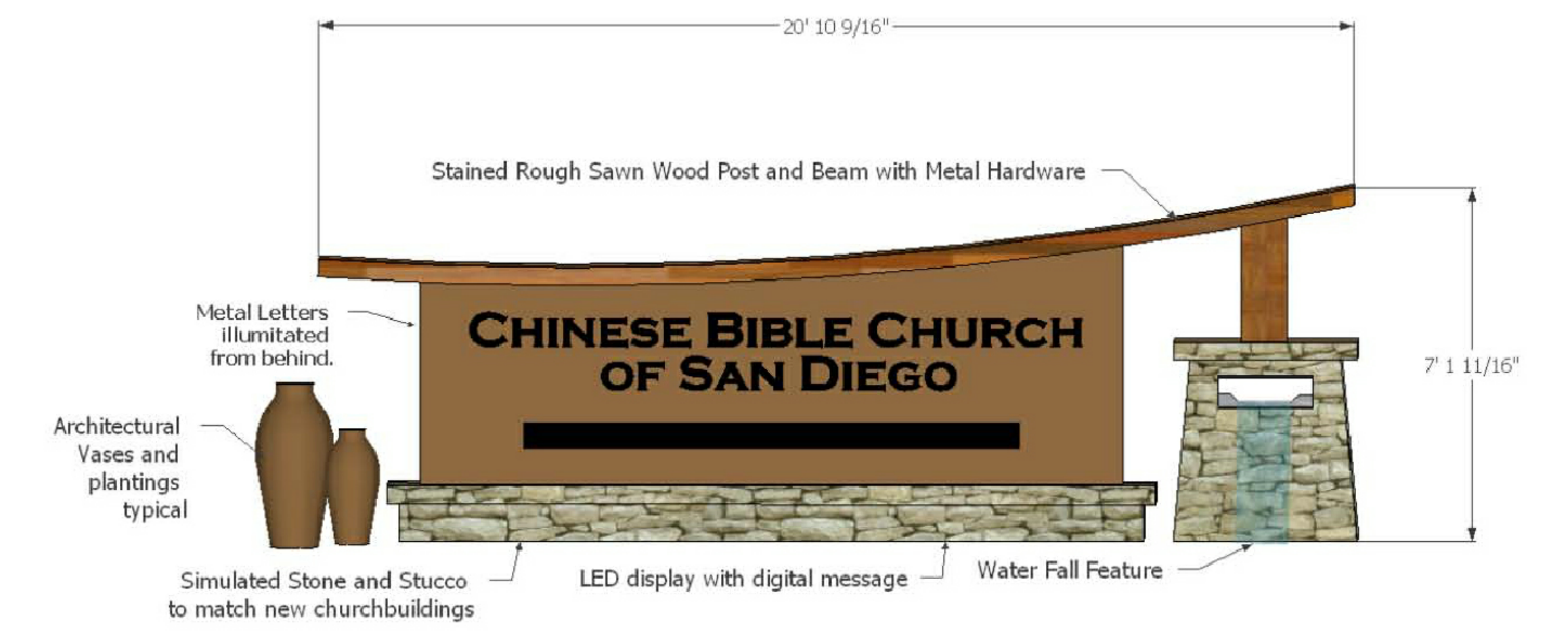
Secondary Site Signs



E Pole Mounted Banners



D Typical Banners



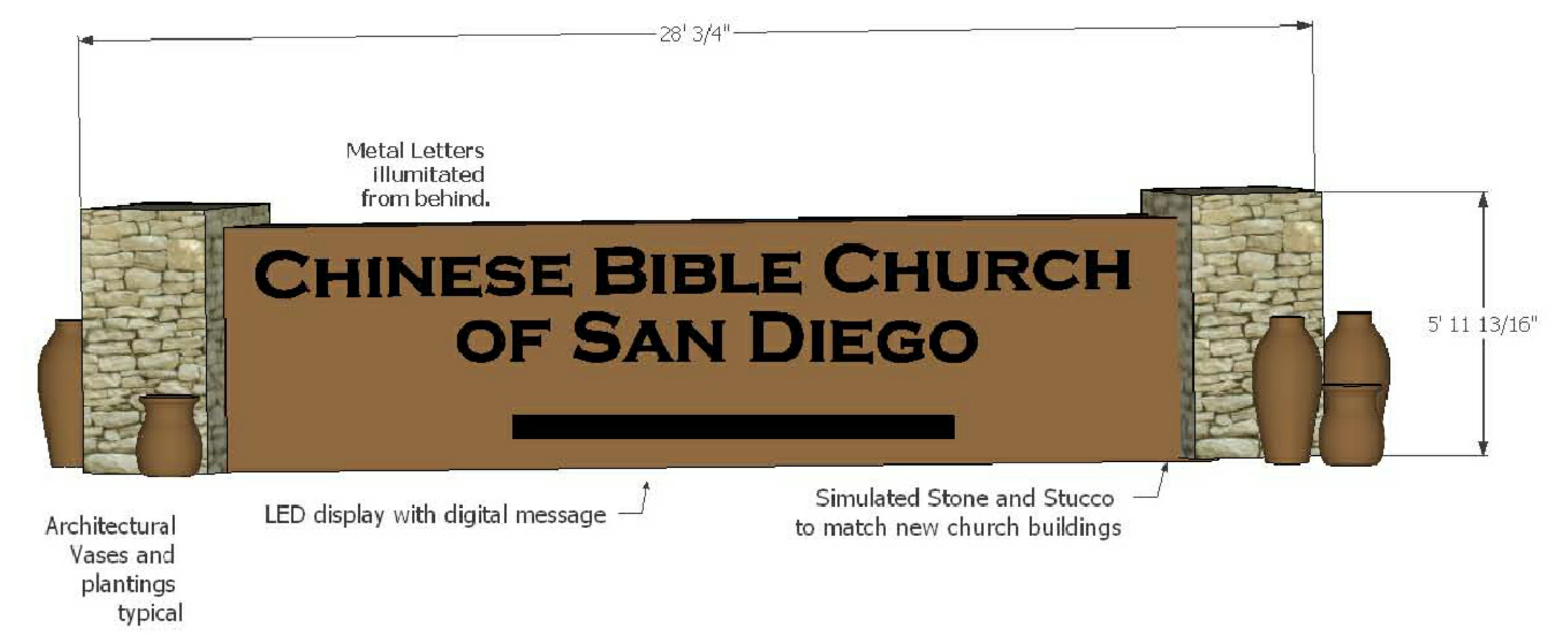
B Entry Monument Sign



E Pole Mounted Banners



Typical Banners



A Main Sign



**CHINESE BIBLE CHURCH OF SAN DIEGO**  
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03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number: 3300 10-037 (MUP)

Sheet Titles:

Typical Signs & Banners

Sheet No.: **A12**

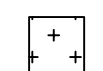


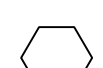
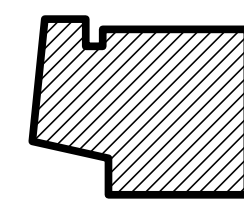




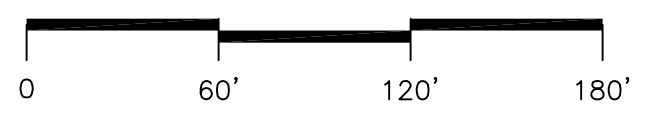
**GENERAL NOTES:**

1. ALL EXISTING BUILDINGS WILL BE REMOVED.
2. ALL EXISTING TREES WILL BE REMOVED. EXISTING TREES WILL BE RELOCATED ON SITE WHEN FEASIBLE.

**EXISTING TREE (OVER 6" DIAMETER) LEGEND:**

-  PALM
-  EUCALYPTUS
-  PEPPER
-  PINE
-  EXISTING BUILDINGS

**Parcel Information and Existing Trees**  
Scale: 1" = 60'-0"



Project Number: 3300 10-037 (MUP)

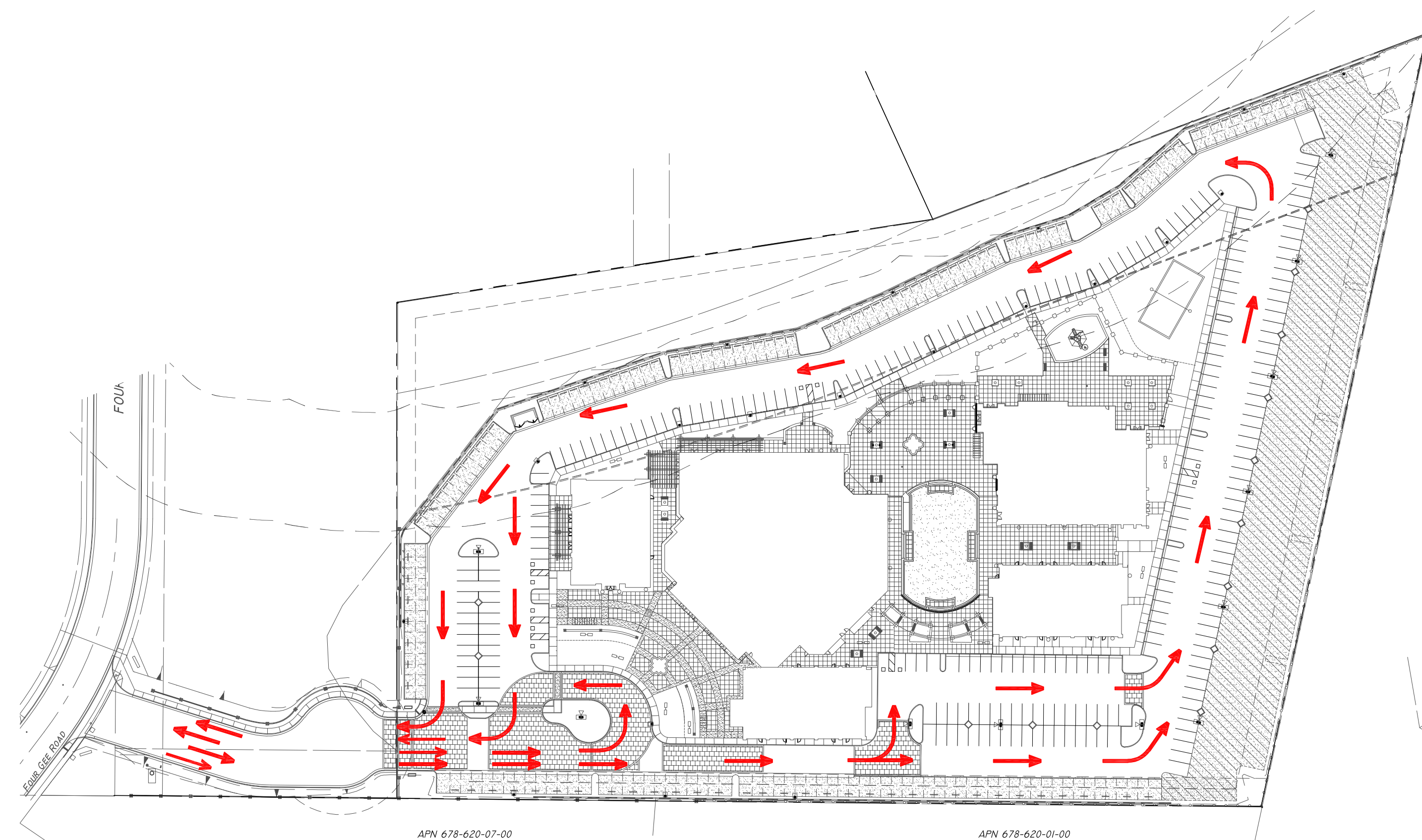
Date	Description
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08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Sheet Title: **Current Parcel Information: Existing Structures and Trees**  
Sheet No.: **A13**



**CHINESE BIBLE CHURCH OF SAN DIEGO**  
**HARPER COMMUNITIES INC.**

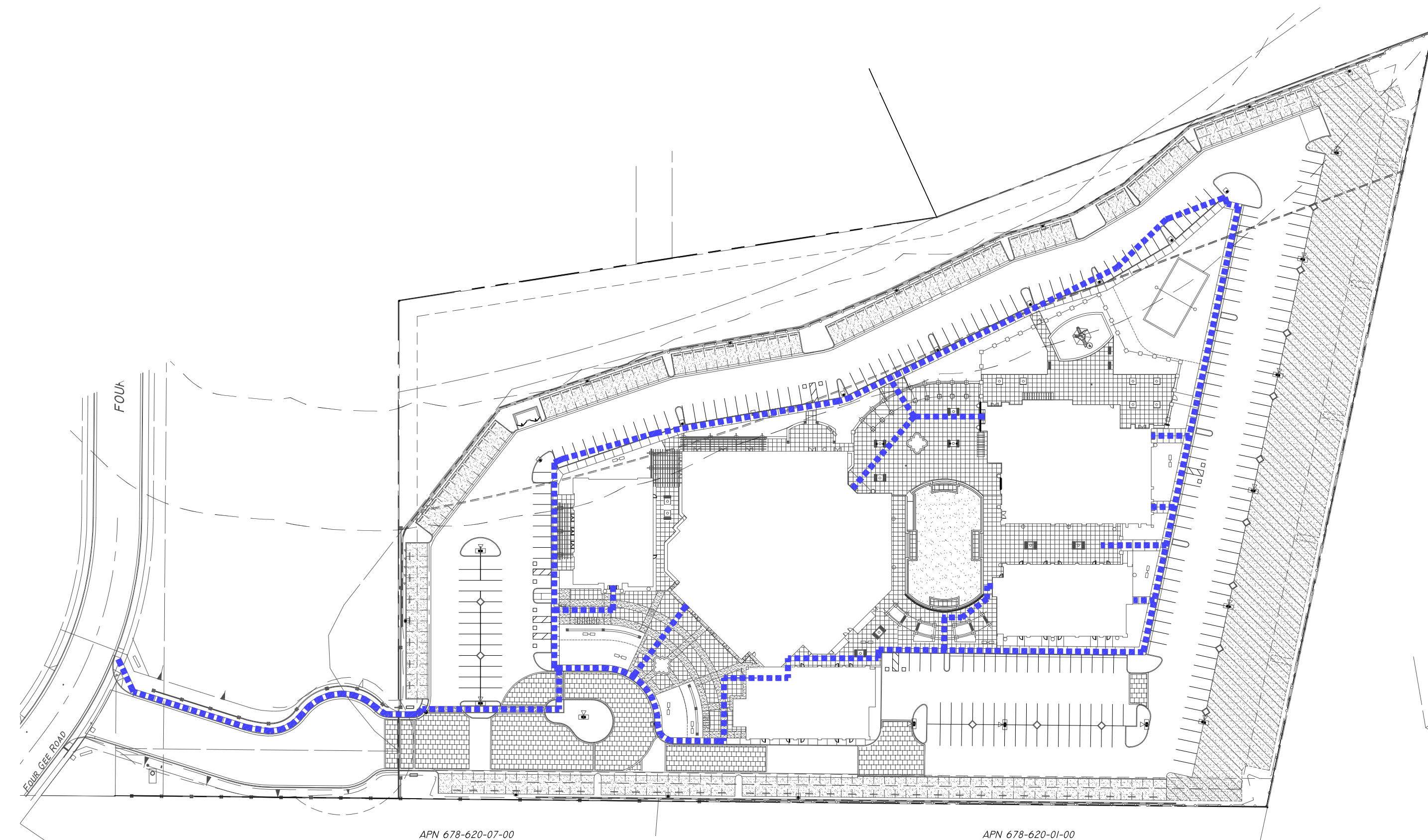




**Peak Traffic Patterns**  
Scale: 1" = 80'-0"





**NOTE:**  
TRAFFIC PATTERN SHOWN IS FOR PEAK HOURS. TRAFFIC PATTERNS ON SITE WILL BE MULTI-DIRECTION IN NON-PEAK HOURS.



**Pedestrian Circulation Pattern**  
Scale: 1" = 80'-0"



**LEGEND:**  
 INDICATES TRAFFIC CIRCULATION  
 INDICATES PEDESTRIAN CIRCULATION



**CHINESE BIBLE CHURCH OF SAN DIEGO**  
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06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number: 3300 10-037 (MUP)  
 Sheet Titles: **Site Circulation Patterns**  
 Sheet No.: **A14**