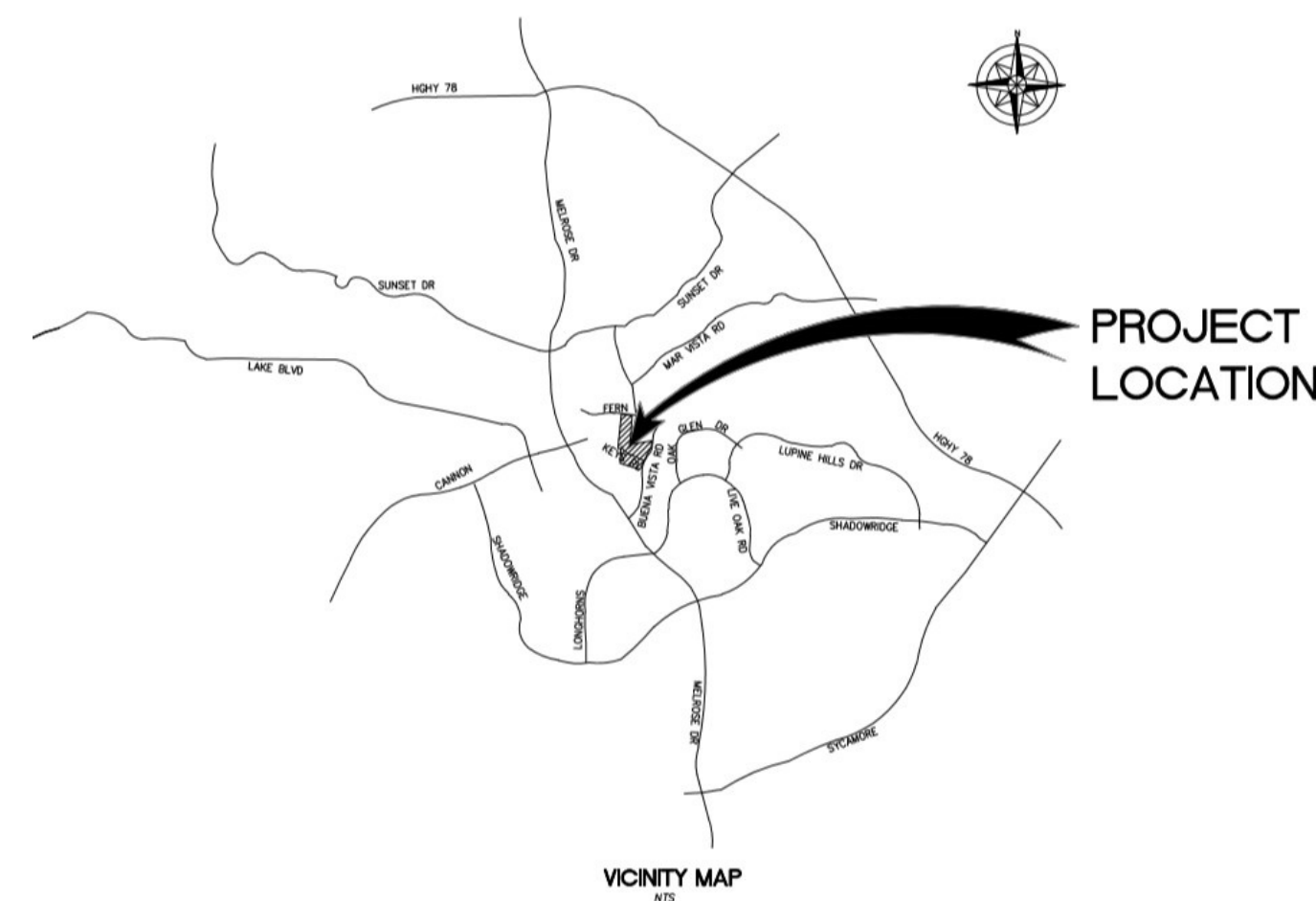


# Good Shepherd Catholic Cemetery County of San Diego, Ca

Project Number: PDS2020-MUP-20-004



## CONSULTANT INFORMATION

### GOVERNING DESIGN CODES

- 2019 California Building Code
- 2019 California Fire code
- 2019 California Plumbing Code
- 2019 California Mechanical Code
- 2019 California Residential Code
- 2019 California Electrical Code
- 2019 California Energy Code
- 2019 California Existing Building Code
- 2019 California Green Building Standards Code

### ARCHITECTURAL

Karnak Planning & Design  
Architecture/Planning  
381 Christiansen Way  
Carlsbad, Ca 92008  
Contact: Robert Richardson  
760-434-8400 cell 760-828-0653  
karnakdesign@gmail.com

### LANDSCAPE ARCHITECT

David Miertschin  
34032 Alcazar Drive  
Dana Point, Ca 92629  
949-388-3369  
email: david@dmlaonline.com

### PLANNING & ENGINEERING

Hofman Planning and Engineering  
Land Use Planning & Consultation  
3152 Lionhead Avenue  
Carlsbad, Ca 92010  
760-692-4100  
Contact: Bill Hofman, Principal  
email: bhofman@hofmanplanning.com

### BIO/CULTURAL

LSA and Associates  
Biologists  
703 Palomar Airport Road  
Suite 260  
Carlsbad, Ca 92011  
760-931-5471  
Contact: James Morales  
email: jaime.morales@lsa.net

### STORMWATER & ENGINEERING

Chang Consultants  
Consulting Civil Engineer  
PO Box 9492  
Rancho Sante Fe. Ca 92067  
858-692-0760  
Contact: Wayne Chang, Principal  
email: wayne@changconsultants.com

### SOILS ENGINEERING/PHASE 1

Ninyo & Moore  
Geotechnical & Environmental Science  
Consultant  
5710 Ruffin Road  
San Diego, Ca 92123  
858-576-1000  
Contact: Lisa Bestard  
email: lbestard@ninyoandmoore.com

### PROJECT DESCRIPTION

Develop into cemetery with administration building and grave site areas

## SHEET INDEX

### Architectural Design

- C1.0 Cover Sheet & Data
- A1.0 Overall Site Plan
- A2.0 Aerial 3D Views
- A3.0 Admin Office Site Plan & Aerial View
- A4.0 Admin Office Floor Plan
- A5.0 Admin Office Isometric Views
- A6.0 Admin Office Exterior Elevations
- A7.0 Entry Guard Building Site Plan & Floor Plan

### Civil Engineering

- 1 of 5 Cover Sheet
- 2 of 5 Existing Site Plan
- 3 of 5 Proposed Site Plan
- 4 of 5 Preliminary Grading & Utility Plan
- 5 of 5 Proposed Mar Vista IOD

### Landscape Architecture

- L-1.0 Site Landscape Plan
- L-2.0 Plant Palette
- L-2.1 Plant Palette
- L-3.0 Office Landscape Plan
- L-4.0 Site Sections
- L-5.0 Site Sections
- L-6.0 Hydrozones Plan
- L-7.0 Water Efficiency Work Sheets

### PROJECT INFORMATION

#### PROJECT DATA

RECORD ID: PDS2020-MUP-20-004  
ENVIRONMENTAL LOG NO.: PDS2020-ER-20-08-006  
PROJECT ADDRESS: 1505 BUENA VISTA DRIVE

Project: Good Shepherd Cemetery  
Owner: Diocese of San Diego  
3888 Paducah Drive  
San Diego, Ca 92117  
Mr. Mario De Blasio, email  
mario@holycrosssd.com  
Phone: (619) 264-3127

Jurisdiction: County of San Diego  
Current Use: Vacant/Single Family Residence/agricultural  
Proposed Use: Cemetery with Grave Sites, Administration and On site Maintenance  
APN's: 169-210-02, 169-220-01, 169-220-02, 169-220-03  
Site Acreage: 14.49

Zoning: A70-Limited  
Agricultural  
Land Use Designation: Semi-Rural Residential (SR-1)  
Community Plan Area: North County Metro  
Required Permit: Major Use Permit by County of San Diego Planning Commission  
Utilities  
Sewer Agency: Vista Sanitation District  
Water Agency: Vista Irrigation District  
Fire Agency: City of Vista Fire Protection  
Telephone: Cox Cable/Pacific Bell  
School: Vista Unified  
School District  
Gas & Electric: San Diego Gas & Electric

Grading Summary  
Cut: 5,300 cu. Yd.  
Fill: 7,800 cu.yd.  
Export/Import: 2500 cu.yd.  
Circulation:  
Onsite Private One-Way 20' wide and Two-way 24' wide Circulation  
Access Road parking for the funerals and burials as approved by the local fire marshal with parking on one side only.

Parking Summary  
Required Admin @ 2,176 SF 1 per 250 sf = 9

Total Required: 9 spaces  
EXISTING LAND AREA: 37 spaces  
Total Provided:

Grave Site Parking Along Private Circulation Road Two way as noted  
Average Daily Trips (ADT) See Civil dwgs

**SETBACKS**  
INTERIOR SIDE YARD (S1) = 15'  
EXTERIOR SIDE YARD (S2) = 20'  
FRONT YARD FROM CENTER LINE (C-FY) = 80'  
REAR YARD = 25'

**PARKING STANDARDS**  
ADMINISTRATION/OFFICE 1 SPACE/250 SQ. FT.  
HANDICAPPED PARKING NO PARKING STANDARDS

**PROPOSED PARKING SPACES**  
ADMINISTRATION: 4 SPACES  
LINE OF THE DRIVEWAY: 19 SPACES  
INFRASTRUCTURE FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS WILL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE REQUIREMENTS.

**EARTHWORK QUANTITIES**  
CUT: 5,300 CY, FILL: 7,800 CY, NET IMPORT: 2,500 CY  
NOTE: EARTHWORK IS CALCULATED AS GEOMETRIC VOLUME BASED ON PRELIMINARY GRADING. NOT INCLUDING UTILITY TRENCH SPILLS OR GRAVE YARD SPILLS.

### Planning & Architecture



**Karnak Planning & Design**  
614 Calle Vicente, San Clemente, Ca 92673  
760-828-0653 Karnakdesign@gmail.com

**Hofman**  
Planning + Engineering  
3152 Lionhead Avenue  
Carlsbad, CA 92010  
(760) 692-4100  
www.hofmanplanning.com

DESCRIPTION	DATE
1 Revised Layout (phasing)	3-15-24

CLIENT:  
**Diocese of San Diego**  
4470 Hilltop Drive  
San Diego, CA 92102  
Mario DeBlasio  
619-264-3127  
marioholycrosssd.com

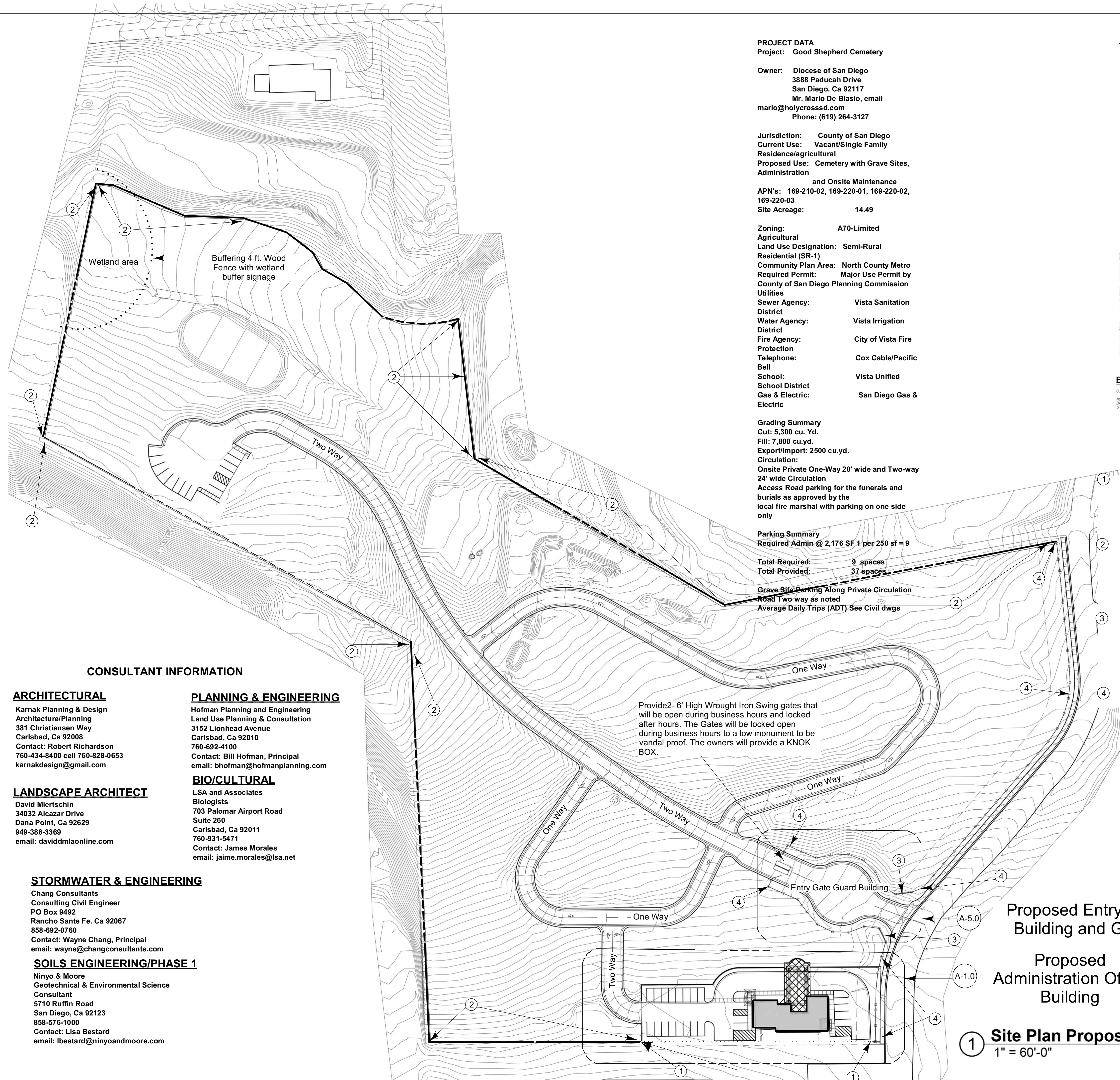
PROJECT ADDRESS:  
**1505 Buena Vista Drive**  
County of San Diego, Ca  
APN:169-210-02,169-210-03  
169-220-01-03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	
CHECKED BY:	

PROJECT:  
**Good Shepherd  
Catholic Cemetery  
County of San  
Diego, Ca**

SHEET TITLE:  
**Cover Sheet  
& Data**

SHEET NO.:  
**C1.0**



**PROJECT DATA**  
 Project: Good Shepherd Cemetery  
 Owner: Diocese of San Diego  
 3888 Paducah Drive  
 San Diego, Ca 92117  
 Mr. Mario De Blasio, email  
 mario@holycrosssd.com  
 Phone: (619) 264-3127

Jurisdiction: County of San Diego  
 Current Use: Vacant/Single Family  
 Residence/agricultural  
 Proposed Use: Cemetery with Grave Sites,  
 Administration  
 and Onsite Maintenance  
 APN's: 169-210-02, 169-220-01, 169-220-02,  
 169-220-03  
 Site Acreage: 14.49  
 Zoning: A70-Limited  
 Agricultural  
 Land Use Designation: Semi-Rural  
 Residential (SR-1)  
 Community Plan Area: North County Metro  
 Required Permit: Major Use Permit by  
 County of San Diego Planning Commission  
 Utilities  
 Sewer Agency: Vista Sanitation  
 District  
 Water Agency: Vista Irrigation  
 District  
 Fire Agency: City of Vista Fire  
 Protection  
 Telephone: Cox Cable/Pacific  
 Bell  
 School: Vista Unified  
 School District  
 Gas & Electric: San Diego Gas &  
 Electric

**Grading Summary**  
 Cut: 5,300 cu. Yd.  
 Fill: 7,800 cu.yd.  
 Export/Import: 2500 cu.yd.  
 Circulation:  
 Onsite Private One-Way 20' wide and Two-way  
 24' wide Circulation  
 Access Road parking for the funerals and  
 burials as approved by the  
 local fire marshal with parking on one side  
 only

**Parking Summary**  
 Required Admin @ 2,176 SF 1 per 250 sf = 9  
 Total Required: 9 spaces  
 Total Provided: 37 spaces  
 Grave Site Parking Along Private Circulation  
 Road Two way as noted  
 Average Daily Trips (ADT) See Civil dwgs

**PROJECT DESCRIPTION**

Develop into cemetery with administration  
 building and grave site areas

**EXISTING LAND AREA**

FOUR (4) LOTS WITH A TOTAL OF 14.49 AC  
 LOT 2 = 2.37 AC 169-220-02-00  
 LOT 3 = 1.72 AC 169-220-02-00  
 LOT 4 = 5.08 AC 169-220-02-00  
 LOT 5 = 5.32 AC 169-220-02-00

**SETBACKS**

INTERIOR SIDE YARD (EVS) = 15'  
 EXTERIOR SIDE YARD (EVS) = 20'  
 FRONT YARD FROM CENTER LINE (C-Y) = 45'  
 REAR YARD = 25'

**PARKING STANDARDS**

ADMINISTRATION/OFFICE: 1 SPACE/250 SQ. FT.  
 HANDICAPPED PARKING: NO PARKING STANDARDS

**PROPOSED PARKING SPACES**

ADMINISTRATION: PARKING SPACES = 23 (INCLUDES 4 HC)  
 END OF THE DRIVEWAY: PARKING SPACES = 14 (INCLUDES 2 HC)  
 INFRASTRUCTURE FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS WILL  
 BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE  
 REQUIREMENTS.

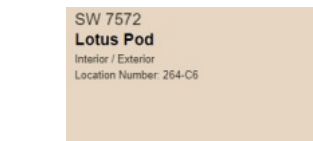
**EARTHWORK QUANTITIES**

CUT: 5,300 CY FILL: 7,800 CY NET IMPORT: 2,500 CY  
 NOTE: EARTHWORK IS CALCULATED AS GEOMETRIC VOLUME  
 BASED ON PRELIMINARY GRADING NOT INCLUDING UTILITY TRENCH  
 SPILLS OR GRAVED YARD SPILLS

**Fencing Legend**

- ① 6 ft. Masonry Wall with stucco both sides to match the office building  
 Colorto match the building stucco wall.
- ② 6 ft. Wrought Iron Fencing painted semi gloss black
- ③ 6ft. Masonry Wall stuccoed both sides to match the building stucco walls  
 and have a Project Logo & Sign
- ④ 6'-6" Masonry 18" square Masonry Column stucco to match all stucco.

Provide 2-6' High Wrought Iron Swing gates that  
 will be open during business hours and locked  
 after hours. The Gates will be locked open  
 during business hours to a low monument to be  
 vandal proof. The owners will provide a KNOCK  
 BOX.



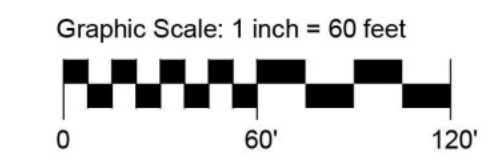
Proposed Entry Gate  
 Building and Gates

Proposed  
 Administration Office  
 Building

① Site Plan Proposed  
 1" = 60'-0"

**GOVERNING DESIGN CODES**

- 2019 California Building Code
- 2019 California Fire code
- 2019 California Plumbing Code
- 2019 California Mechanical Code
- 2019 California Residential Code
- 2019 California Electrical Code
- 2019 California Energy Code
- 2019 California Existing Building Code
- 2019 California Green Building Standards Code



**CONSULTANT INFORMATION**

**ARCHITECTURAL**  
 Karnak Planning & Design  
 Architecture/Planning  
 381 Christiansen Way  
 Carlsbad, Ca 92008  
 Contact: Robert Richardson  
 760-434-8400 cell 760-828-0653  
 karnakdesign@gmail.com

**PLANNING & ENGINEERING**  
 Hofman Planning and Engineering  
 Land Use Planning & Consultation  
 3152 Lionhead Avenue  
 Carlsbad, Ca 92010  
 760-692-4100  
 Contact: Bill Hofman, Principal  
 email: bhofman@hofmanplanning.com

**LANDSCAPE ARCHITECT**  
 David Miertschin  
 34032 Alcazar Drive  
 Dana Point, Ca 92629  
 949-388-3369  
 email: davidm@online.com

**BIO/CULTURAL**  
 LSA and Associates  
 Biologists  
 703 Palomar Airport Road  
 Suite 260  
 Carlsbad, Ca 92011  
 760-931-5471  
 Contact: James Morales  
 email: jaime.morales@lsa.net

**STORMWATER & ENGINEERING**  
 Chang Consultants  
 Consulting Civil Engineer  
 PO Box 9492  
 Rancho Santa Fe, Ca 92067  
 858-692-0760  
 Contact: Wayne Chang, Principal  
 email: wayne@changconsultants.com

**SOILS ENGINEERING/PHASE 1**  
 Ninyo & Moore  
 Geotechnical & Environmental Science  
 Consultant  
 5710 Ruffin Road  
 San Diego, Ca 92123  
 858-576-1000  
 Contact: Lisa Bestard  
 email: lbestard@ninyoandmoore.com

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 www.hofmanplanning.com

DESCRIPTION	DATE
1 Revised Layout (phasing)	3-15-24

CLIENT:  
**Diocese of San Diego**  
 4470 Hilltop Drive  
 San Diego, CA 92102  
 Mario DeBlasio  
 619-264-3127  
 marioholycrosssd.com

PROJECT ADDRESS:  
**1505 Buena Vista Drive**  
**County of San Diego, Ca**  
**APN:169-210-02,169-210-03**  
**169-220-01-03**

PROJECT NO.:  
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 DRAWN BY:  
 CHECKED BY:

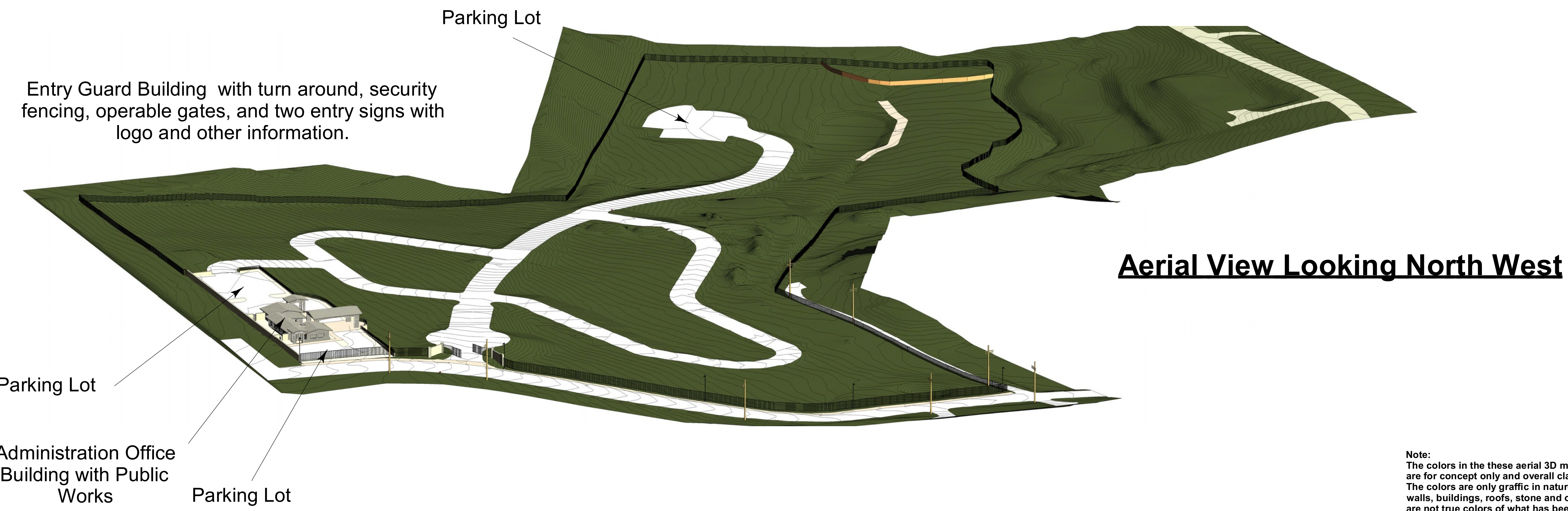
PROJECT:  
**Good Shepherd**  
**Catholic Cemetery**  
**County of San**  
**Diego, Ca**

SHEET TITLE:  
 SHEET NO.:  
**A1.0**  
 COPYRIGHT 2020 Print Date: 11/16/2021r



Entry Guard Building with turn around, security fencing, operable gates, and two entry signs with logo and other information.

**Aerial View Looking South East**



Entry Guard Building with turn around, security fencing, operable gates, and two entry signs with logo and other information.

**Aerial View Looking North West**

**Planning & Architecture**

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 614 Calle Vicente, San Clemente, Ca 92673  
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**Hofman**  
 Planning + Engineering

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 Carlsbad, CA 92010  
 (760) 692-4100  
 www.hofmanplanning.com

DESCRIPTION	DATE
1 Revised Layout (phasing)	3-15-24

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**Diocese of San Diego**  
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**1505 Buena Vista Drive**  
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 169-220-01-03

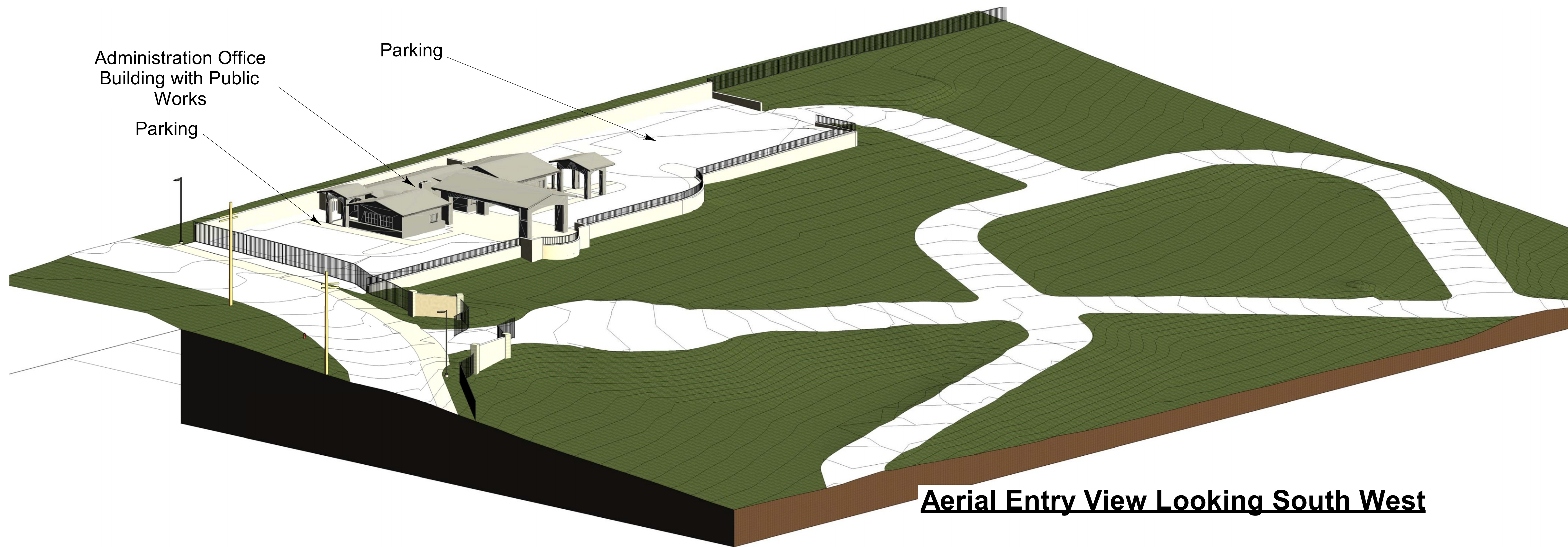
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 DRAWN BY:  
 CHECKED BY:

PROJECT:  
**Good Shepherd  
 Catholic Cemetery**  
 County of San  
 Diego, Ca

SHEET TITLE:  
**Aerial 3D  
 Views**

SHEET NO.:  
**A2.0**

Note:  
 The colors in these aerial 3D model views are for concept only and overall clarification. The colors are only graphic in nature and the walls, buildings, roofs, stone and other features are not true colors of what has been selected for each.



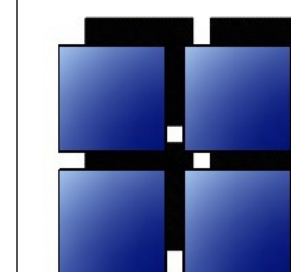
**Aerial Entry View Looking South West**

Planning & Architecture



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614 Calle Vicente, San Clemente, Ca 92673  
760-828-0653 Karnakdesign@gmail.com

**Hofman**  
Planning + Engineering



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www.hofmanplanning.com

DESCRIPTION	DATE
1 Revised Layout (phasing)	3-15-24

CLIENT:  
**Diocese of San Diego**  
4470 Hilltop Drive  
San Diego, CA 92102  
Mario DeBlasio  
619-264-3127  
marioholycrosssd.com

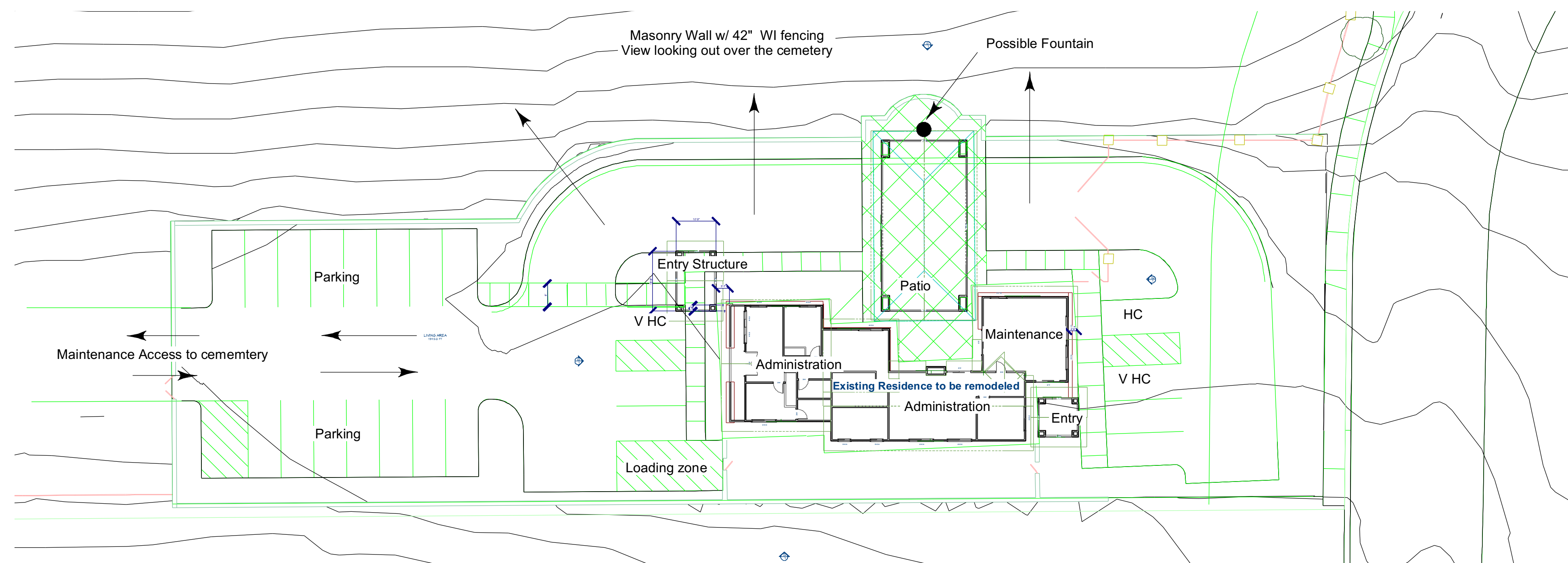
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County of San Diego, Ca  
APN:169-210-02,169-210-03  
169-220-01-03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	
CHECKED BY:	

PROJECT:  
**Good Shepherd  
Catholic Cemetery**  
County of San  
Diego, Ca

SHEET TITLE:  
**Admin Office Site  
Plan & Aerial View**

SHEET NO.:  
**A 3.0**  
COPYRIGHT 2020 Print Date: 11/16/2021r



**Administrative Office & Parking 1"=20'**

Administration Structure:  
Conversion of existing 2,176 square foot residence to office and maintenance use  
Restroom provided per current building codes. New Porta Cochere covered patio and new tower entry. 23 space parking lot proposed

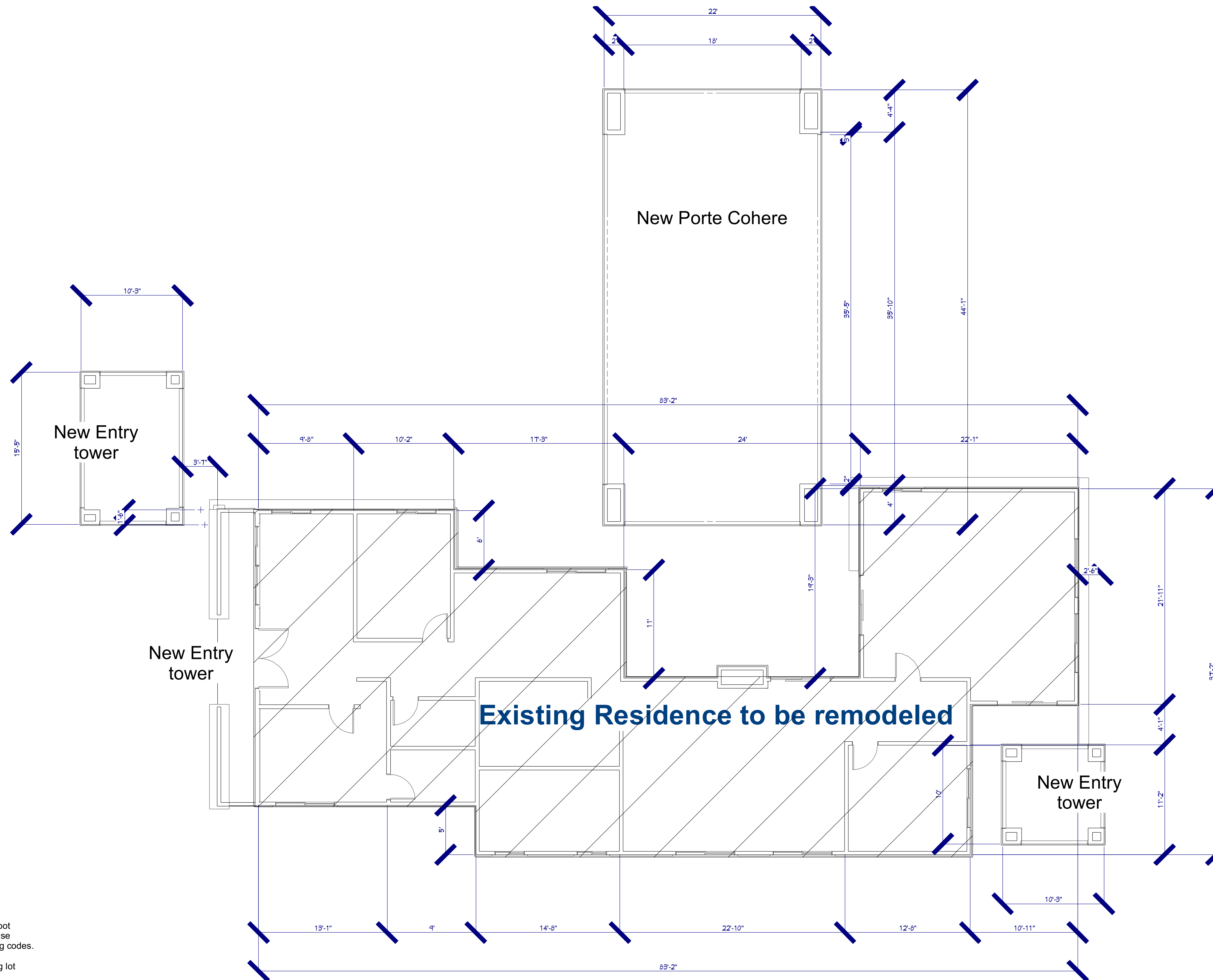
Parking Summary  
Required Admin @ 2,176 SF 1 per 250 sf = 9

Total Required: 9 spaces  
Total Provided: 37 spaces

Grave Site Parking Along Private Circulation Road One way & Two way as noted

Average Daily Trips (ADT) See Civil dwgs

Note:  
The colors in these aerial 3D model views are for concept only and overall clarification. The colors are only graphic in nature and the walls, buildings, roofs, stone and other features are not true colors of what has been selected for each.



Administration Structure:  
 Conversion of existing 2,176 square foot residence to office and maintenance use  
 Restroom provided per current building codes.  
 New Porta Cochere covered patio  
 and new tower entry. 23 space parking lot proposed

Parking Summary  
 Required Admin @ 2,176 SF 1 per 250 sf = 9

Total Required: 9 spaces  
 Total Provided: 37 spaces

**Administrative Office Floor Plan 3/16" = 1'-0"**  
 1st Floor

Planning & Architecture



**Karnak Planning & Design**  
 614 Calle Vicente, San Clemente, Ca 92673  
 760-828-0653 Karnakdesign@gmail.com

**Hofman**  
 Planning + Engineering  
 3152 Lighthouse Avenue  
 Carlsbad, CA 92010  
 (760) 692-4100  
 www.hofmanplanning.com

DESCRIPTION	DATE
1 Revised Layout (phasing)	3-15-24

CLIENT:  
**Diocese of San Diego**  
 4470 Hilltop Drive  
 San Diego, CA 92102  
 Mario DeBlasio  
 619-264-3127  
 marioholycrosssd.com

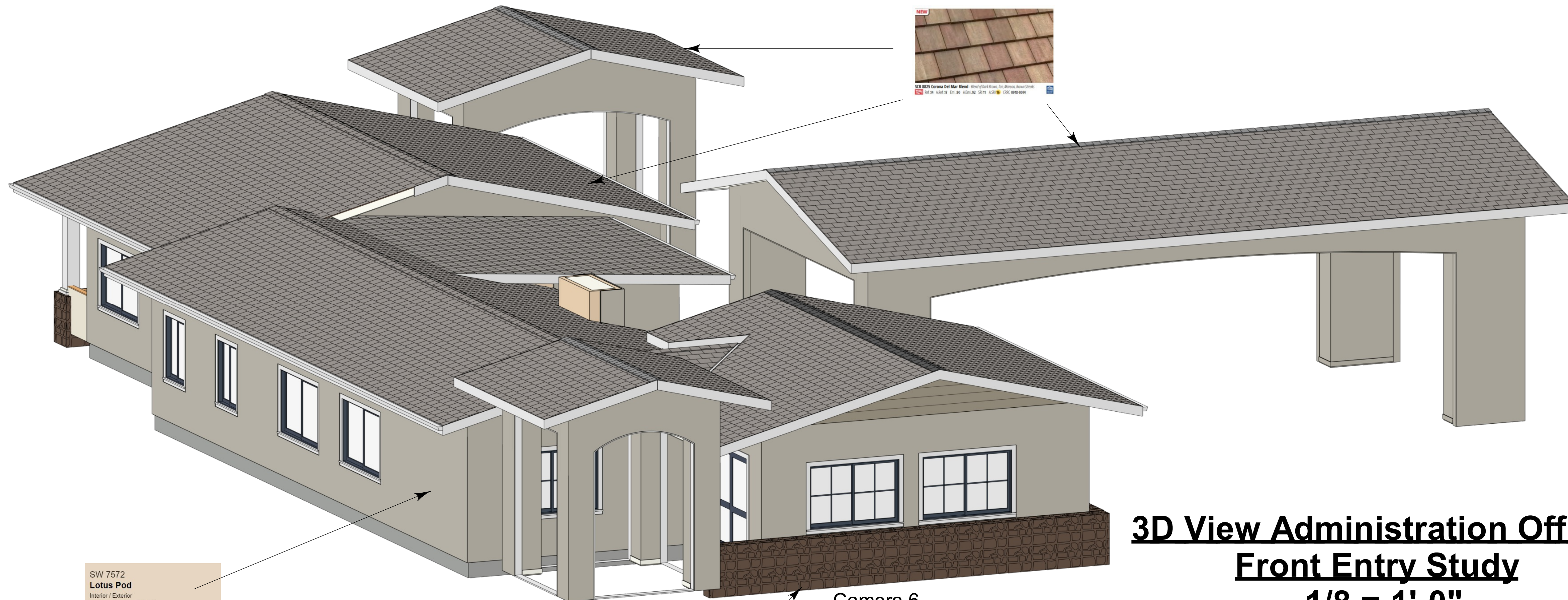
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 County of San Diego, Ca  
 APN:169-210-02,169-210-03  
 169-220-01-03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	
CHECKED BY:	

PROJECT:  
**Good Shepherd Catholic Cemetery**  
 County of San Diego, Ca

SHEET TITLE:  
**Admin Office Floor Plan**

SHEET NO.:  
**A 4.0**



**3D View Administration Office  
Front Entry Study  
1/8 = 1'-0"**

SW 7572  
Lotus Pod  
Interior / Exterior  
Location Number: 264-C6



Camera 6



**3D View Administration Office  
Rear View Study 1/8 = 1'-0"**

SW 2828  
Colonial  
Revival Tan

Camera 3

Planning & Architecture



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614 Calle Vicente, San Clemente, Ca 92673  
760-828-0653 Karnakdesign@gmail.com

**Hofman**  
Planning + Engineering  
www.hofmanplanning.com  
3152 Lionshead Avenue  
Carlsbad, CA 92010  
(760) 692-4100

DESCRIPTION	DATE
1 Revised Layout (phasing)	3-15-24

CLIENT:  
**Diocese of San Diego**  
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San Diego, CA 92102  
Mario DeBlasio  
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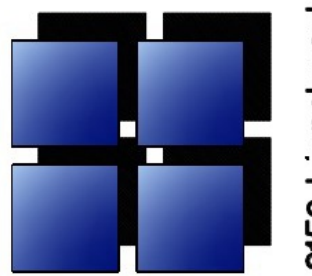
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**1505 Buena Vista Drive**  
County of San Diego, Ca  
APN:169-210-02,169-210-03  
169-220-01-03

PROJECT NO.:  
DRAWING FILE:  
DRAWN BY:  
CHECKED BY:

PROJECT:  
**Good Shepherd  
Catholic Cemetery**  
County of San  
Diego, Ca

SHEET TITLE:  
**Admin Office  
Isometric views**

SHEET NO.:  
**A 5.0**



DESCRIPTION	DATE
1 Revised Layout (phasing)	3-15-24

CLIENT:  
**Diocese of San Diego**  
4470 Hilltop Drive  
San Diego, CA 92102  
Mario DeBlasio  
619-264-3127  
marioholycrosssd.com

PROJECT ADDRESS:  
**1505 Buena Vista Drive**  
County of San Diego, Ca  
APN:169-210-02,169-210-03  
169-220-01-03

PROJECT NO.:  
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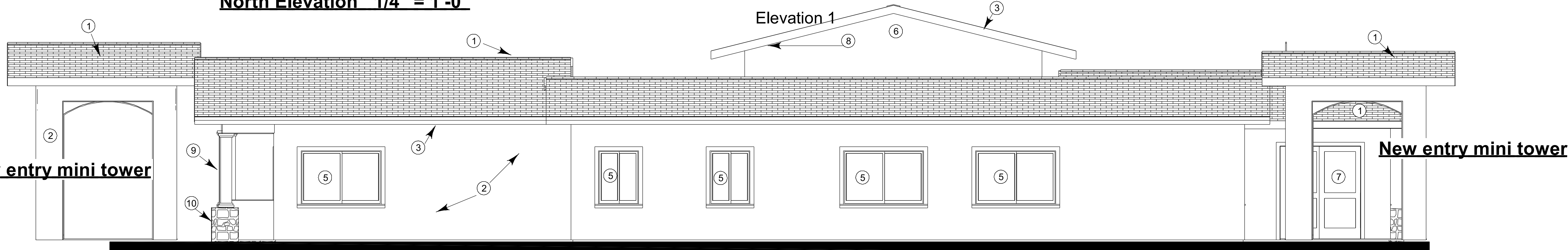
PROJECT:  
**Good Shepherd  
Catholic Cemetery**  
County of San  
Diego, Ca

SHEET TITLE:  
**Admin. Office  
Elevations**

SHEET NO.:  
**A 6.0**



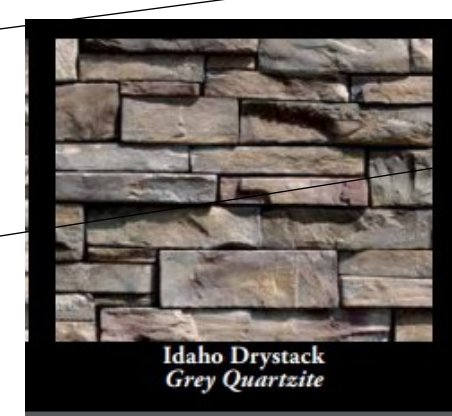
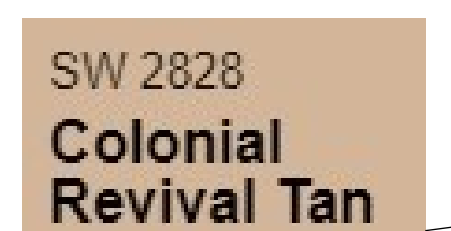
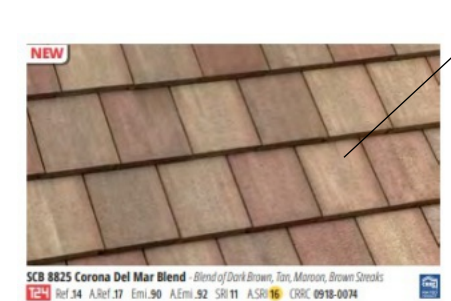
**North Elevation 1/4" = 1'-0"**



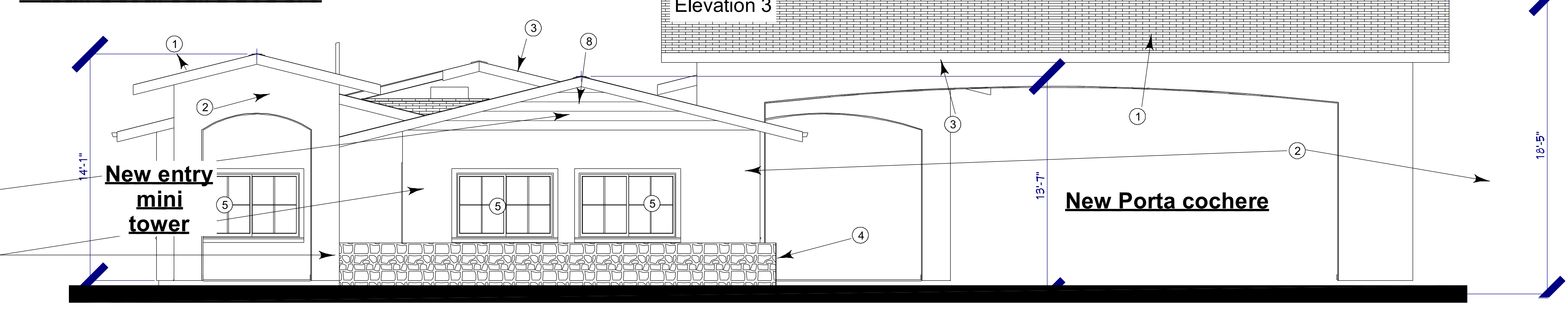
**South Elevation 1/4" = 1'-0"**

**Legend**

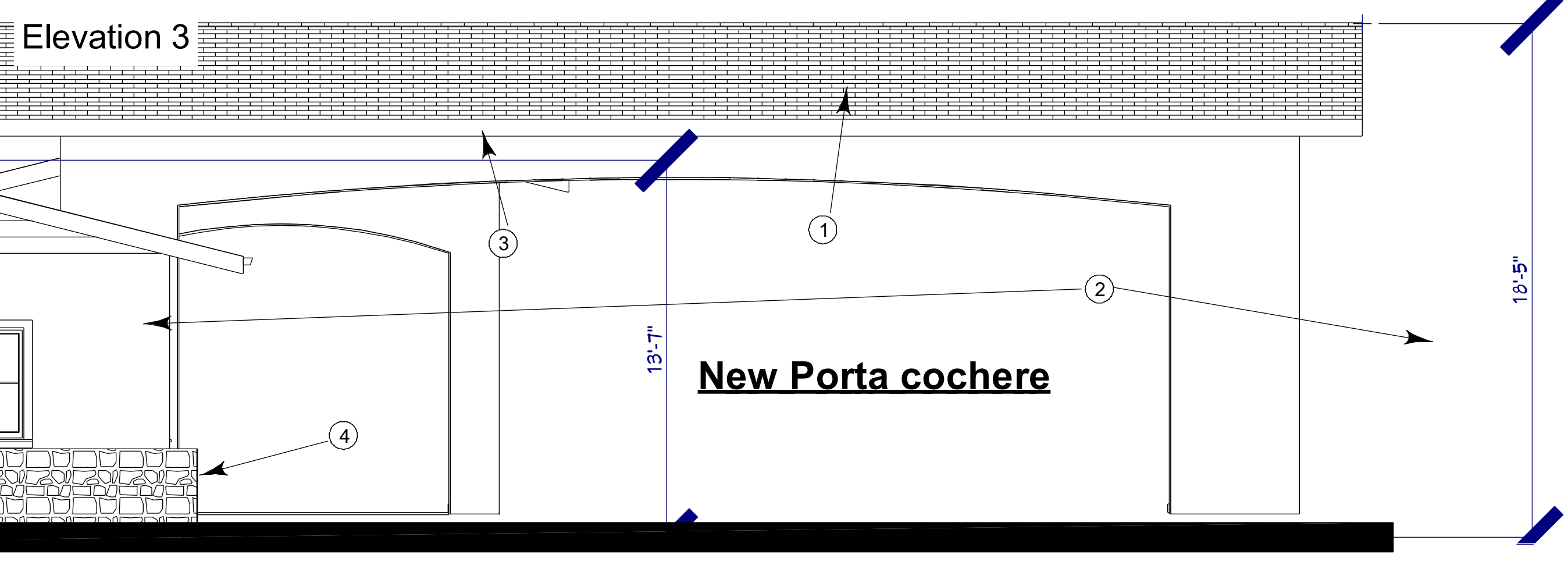
- 1 Roof Concrete Tile Eagle Roofing SCB8825 Corona Del Mar Blend
- 2 7/8 Stucco lath brown and color coat Color Sherwin Williams Lotus Pod SW 7572
- 3 2x10 D.F. Fascia with seamless aluminum gutters color white
- 4 Coronado Stone pattern Idaho Drystack Grey Quartzite installed on the brown coat prior to stucco color coat
- 5 Dual glazed vinyl windows E glass with 3/4" x 5 1/2" Royal Building Common board PVC Board use smooth side out. Painted
- 6 Attic Roof vents with trim white
- 7 Vinyl white Dual glazed French Doors 2 lite
- 8 Fiber Siding James Hardie Fiber Cement Smooth Siding 6" overlap Color Sherwin Williams Colonial Revival Tan SW 2828
- 9 12" square Pilasters with trim top & bottom painted
- 10 36" high Stone veneer wall Coronado stone ---- Coronado Stone pattern Idaho Drystack Grey Quartzite installed on the brown coat prior to the stucco color coat



**East Elevation 1/4" = 1'-0"**



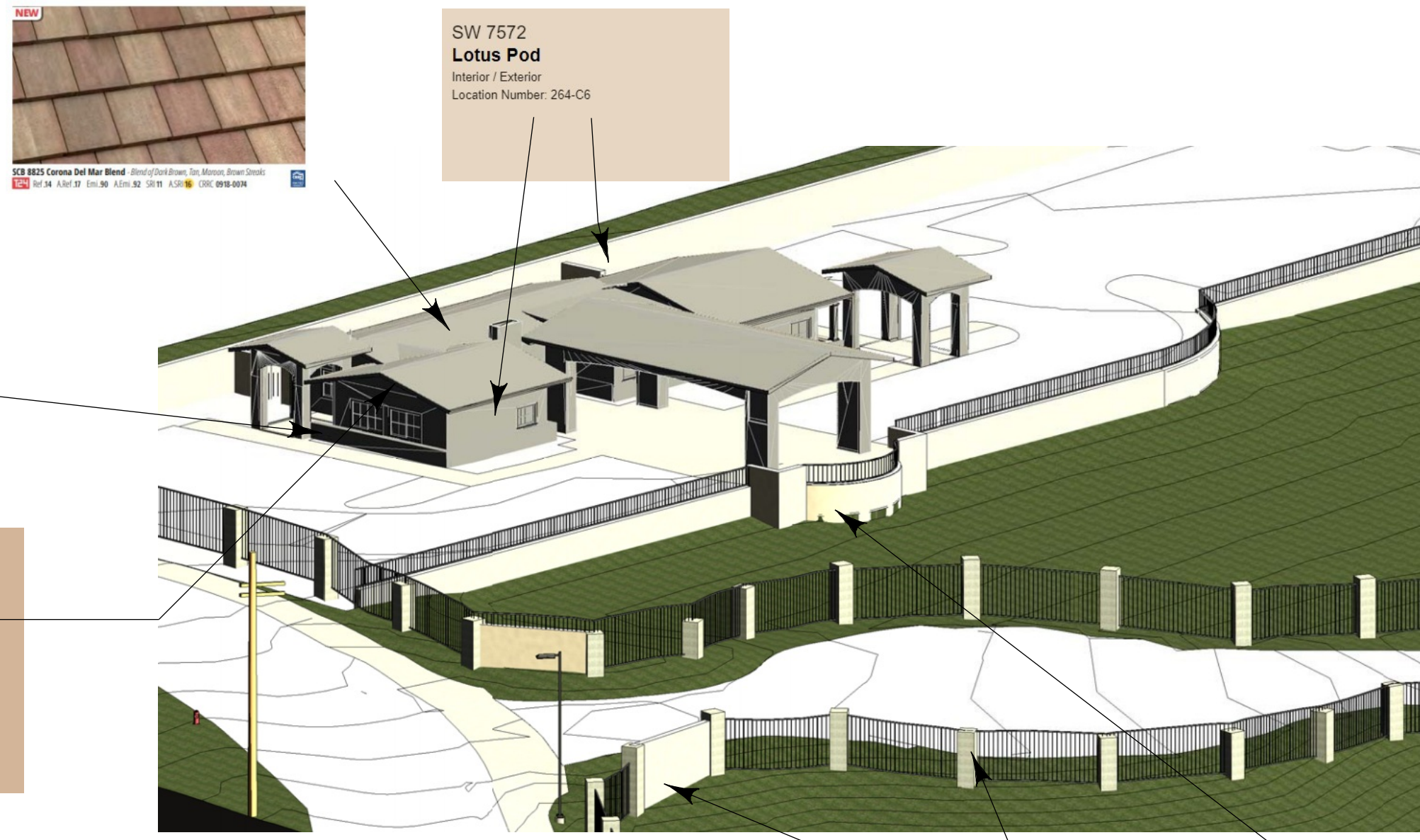
**West Elevation 1/4" = 1'-0"**



**Elevation 2**

**Elevation 4**

**Elevation 1**



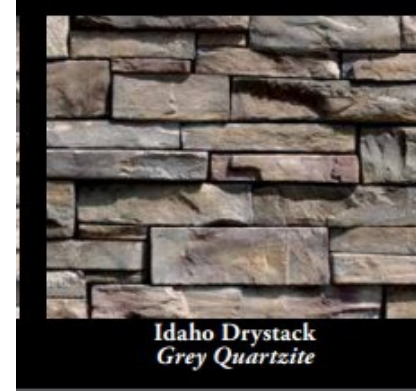
**Aerial Entry View Looking South West**

SW 7572  
Lotus Pod  
Interior / Exterior  
Location Number: 264-C6

SW 2828  
Colonial  
Revival Tan

SW 7572  
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Idaho Drystack  
Grey Quartzite



James Hardie  
HardiePlank...



James Hardie  
HardiePlank...

**Legend**

- 1 Roof Concrete Tile Eagle Roofing  
SCB8825 Corona Del Mar Blend
- 2 7/8 Stucco lath brown and color coat Color Sherwin Williams  
Lotus Pod SW 7572
- 3 2x10 D.F. Fascia with seamless aluminum gutters  
color white
- 4 Coronado Stone pattern Idaho Drystack Grey Quartzite  
installed on the brown coat prior to stucco color coat
- 5 Dual glazed vinyl windows E glass with 3/4" x 5 1/2"  
Royal Building Common board PVC Board use smooth  
side out. Painted
- 6 Attic Roof vents with trim
- 7 Vinyl white Dual glazed French Doors 2 lite
- 8 Fiber Siding James Hardie Fiber Cement Smooth Siding  
6" overlap Color Sherwin Williams Colonial Revival Tan SW 2828
- 9 12" square Pilasters with trim top &  
bottom painted
- 10 36" high Stone veneer wall Coronado stone ----  
Coronado Stone pattern Idaho Drystack Grey Quartzite  
installed on the brown coat prior to the stucco color coat

**Note:**  
The colors in these aerial 3D model views  
are for concept only and overall clarification.  
The colors are only graphic in nature and the  
walls, buildings, roofs, stone and other features  
are not true colors of what has been selected  
for each.

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DESCRIPTION	DATE
1 Revised Layout (phasing)	3-15-24

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**1505 Buena Vista Drive**  
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APN:169-210-02,169-210-03  
169-220-01-03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	
CHECKED BY:	

PROJECT:  
**Good Shepherd  
Catholic Cemetery**  
County of San  
Diego, Ca

SHEET TITLE:  
**Entry Guard  
Building Aerial, Site &  
Floor Plans**

SHEET NO.:  
**A 7.0**