Zoning:

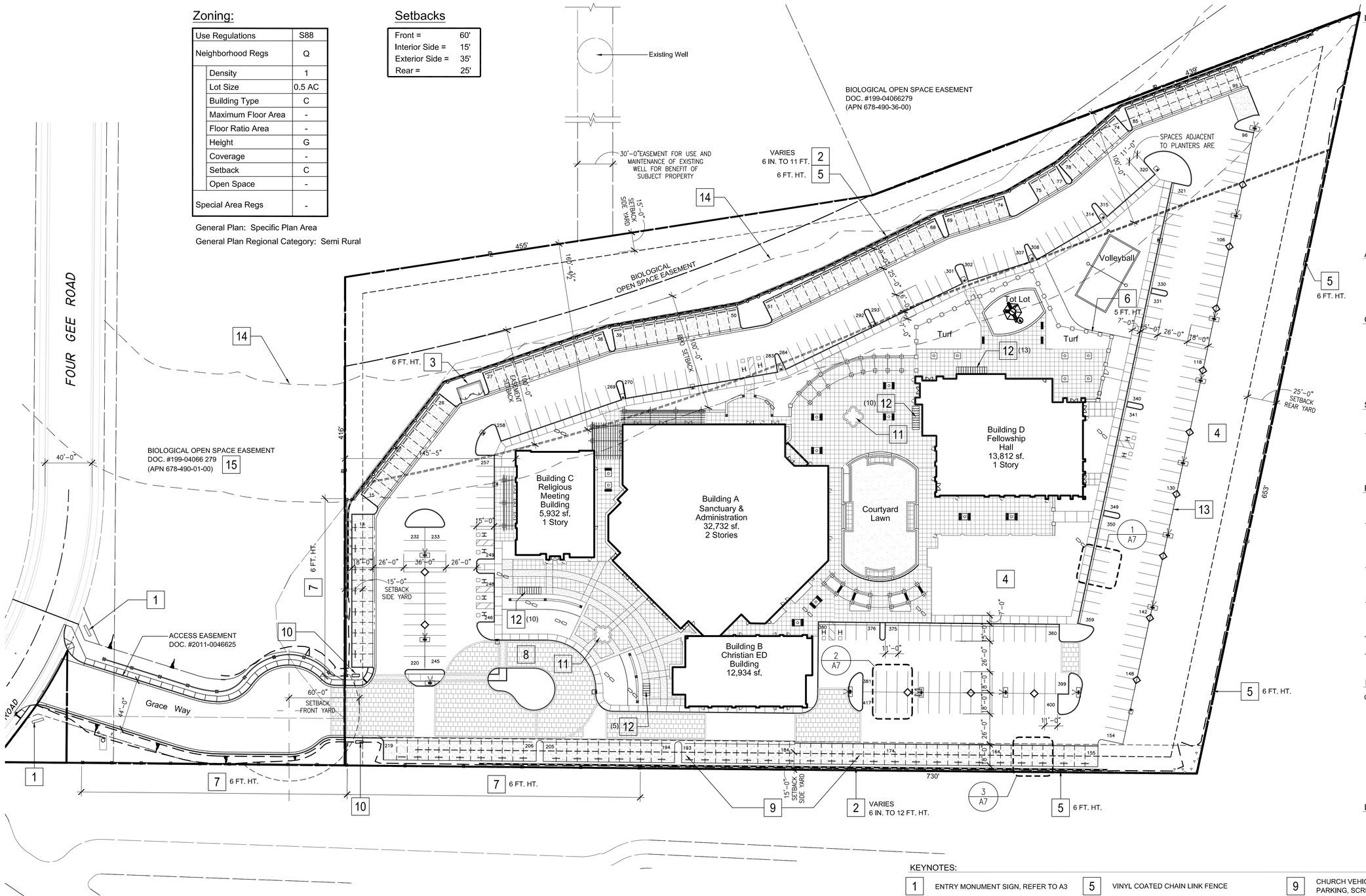
Use Regulations	S88
Neighborhood Regs	Q
Density	1
Lot Size	0.5 AC
Building Type	C
Maximum Floor Area	-
Floor Ratio Area	-
Height	G
Coverage	-
Setback	C
Open Space	-
Special Area Regs	-

General Plan: Specific Plan Area

General Plan Regional Category: Semi Rural

Setbacks

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



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:	SPECIFIC PLAN AMENDMENT 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
TOTAL BUILDING AREA:	65,410 SF

PARKING:

CHURCH PARKING REQUIRED:

CHURCH SEATING CAPACITY:	1,000 SEATS
PARKING RATIO:	4:1
PARKING REQUIRED:	
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

DECOMPOSED GRANITE

KEYNOTES:

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

Phase I Site Plan

Scale: 1" = 40'-0"

0 40' 80' 120'

SILLMAN WRIGHT ARCHITECTS

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:

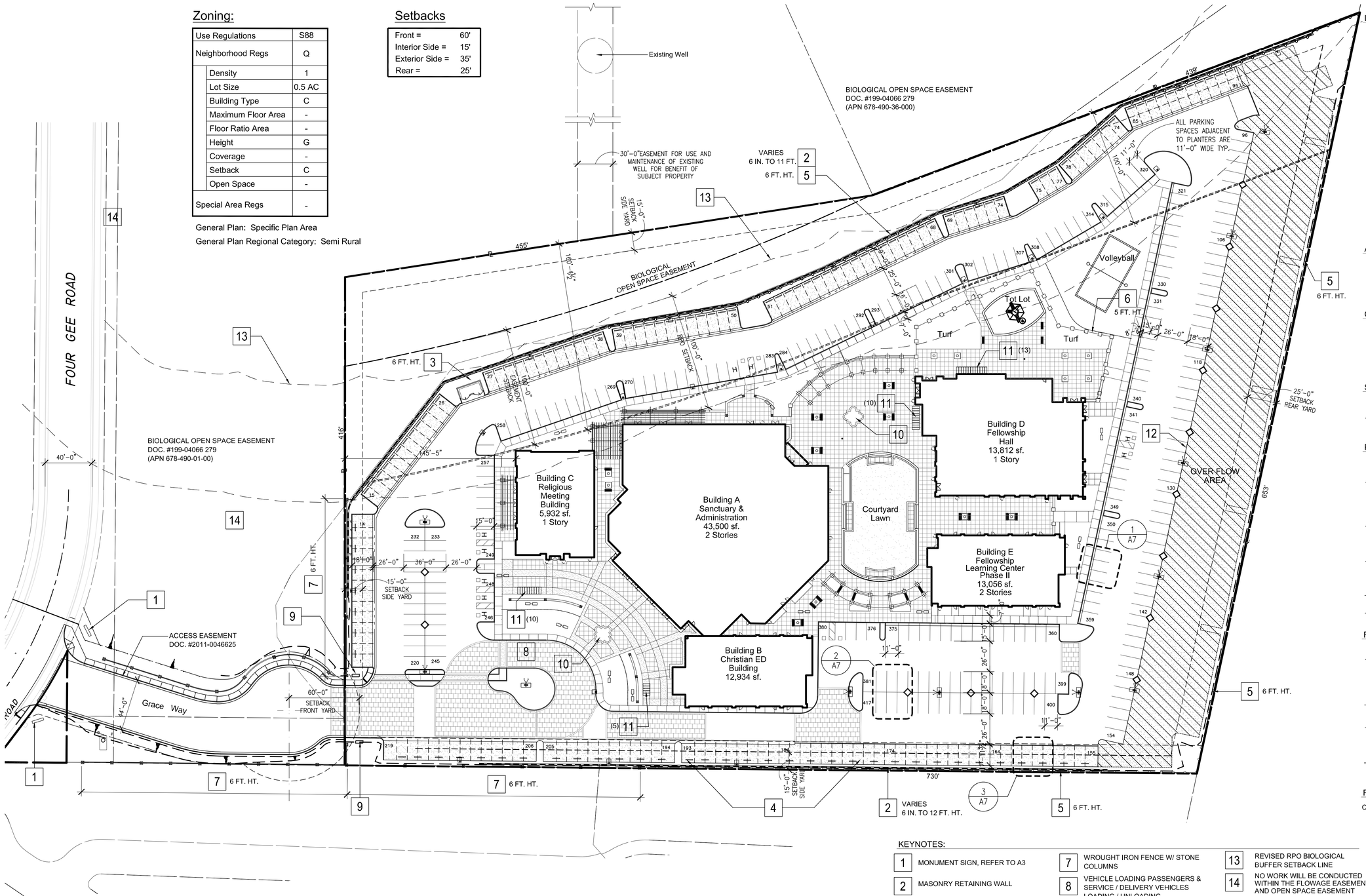
Use Regulations	S88
Neighborhood Regs	Q
Density	1
Lot Size	0.5 AC
Building Type	C
Maximum Floor Area	-
Floor Ratio Area	-
Height	G
Coverage	-
Setback	C
Open Space	-
Special Area Regs	-

General Plan: Specific Plan Area

General Plan Regional Category: Semi Rural

Setbacks

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



Phase II Site Plan

Scale: 1" = 40'-0"

0 40' 80' 120'

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

DECOMPOSED GRANITE

DECOMPOSED GRANITE OVER FLOW AREA

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)
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COMMUNITY/ SUBREGIONAL PLAN AREA:	SAN DIEGUITO
LAND USE DESIGNATION:	SPA SANTA FE VALLEY SPECIFIC PLAN)
ASSOCIATED PERMITS:	SPECIFIC PLAN AMENDMENT 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
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TEL.: (858) 675-8777
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SITE AREA:

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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	
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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
TOTAL PHASE I BUILDING AREA:	65,410 SF

PHASE II BUILDING AREA:

BUILDING A: SANCTUARY & ADMINISTRATION	
SECOND FLOOR:	10,768 SF
TOTAL:	10,768 SF
BUILDING E: FELLOWSHIP LEARNING CENTER	
SECOND FLOOR:	6,386 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: (BASEMENT AREA MAY BE ADDED IN THE FUTURE)	89,234 SF

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.

SILLMAN WRIGHT ARCHITECTS

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

LIGHTING SCHEDULE:

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 PIR 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 PIR 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 photocontrol 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)3B)
- 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:

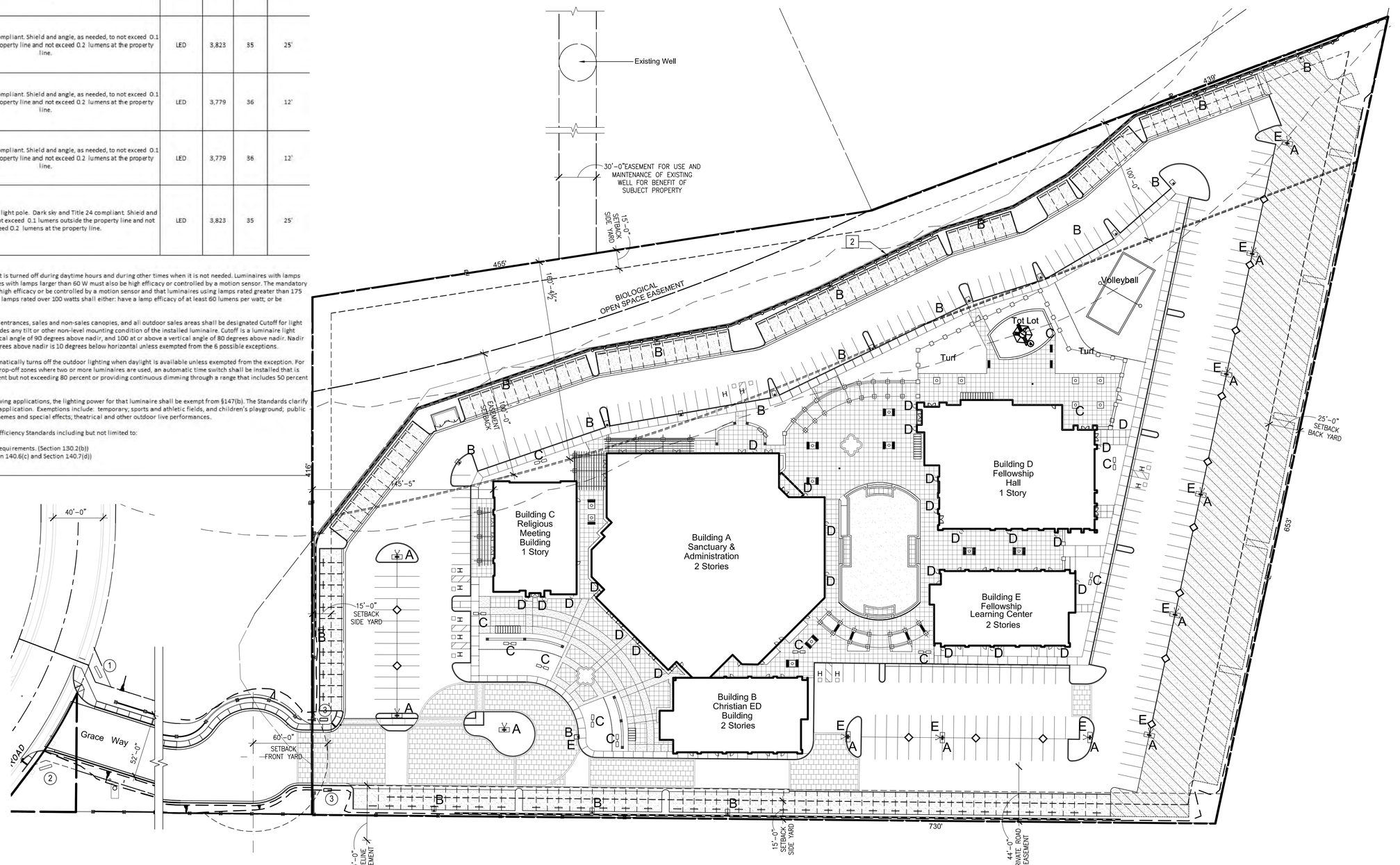
1. THESE PLANS WILL CONFORM TO SECTION 59.101 ET.SEQ. OF THE SAN DIEGO COUNTY CODE AND SECTION 6322 ET.SEQ. OF THE COUNTY ZONING ORDINANCE.

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"

0 40' 80' 120'

SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

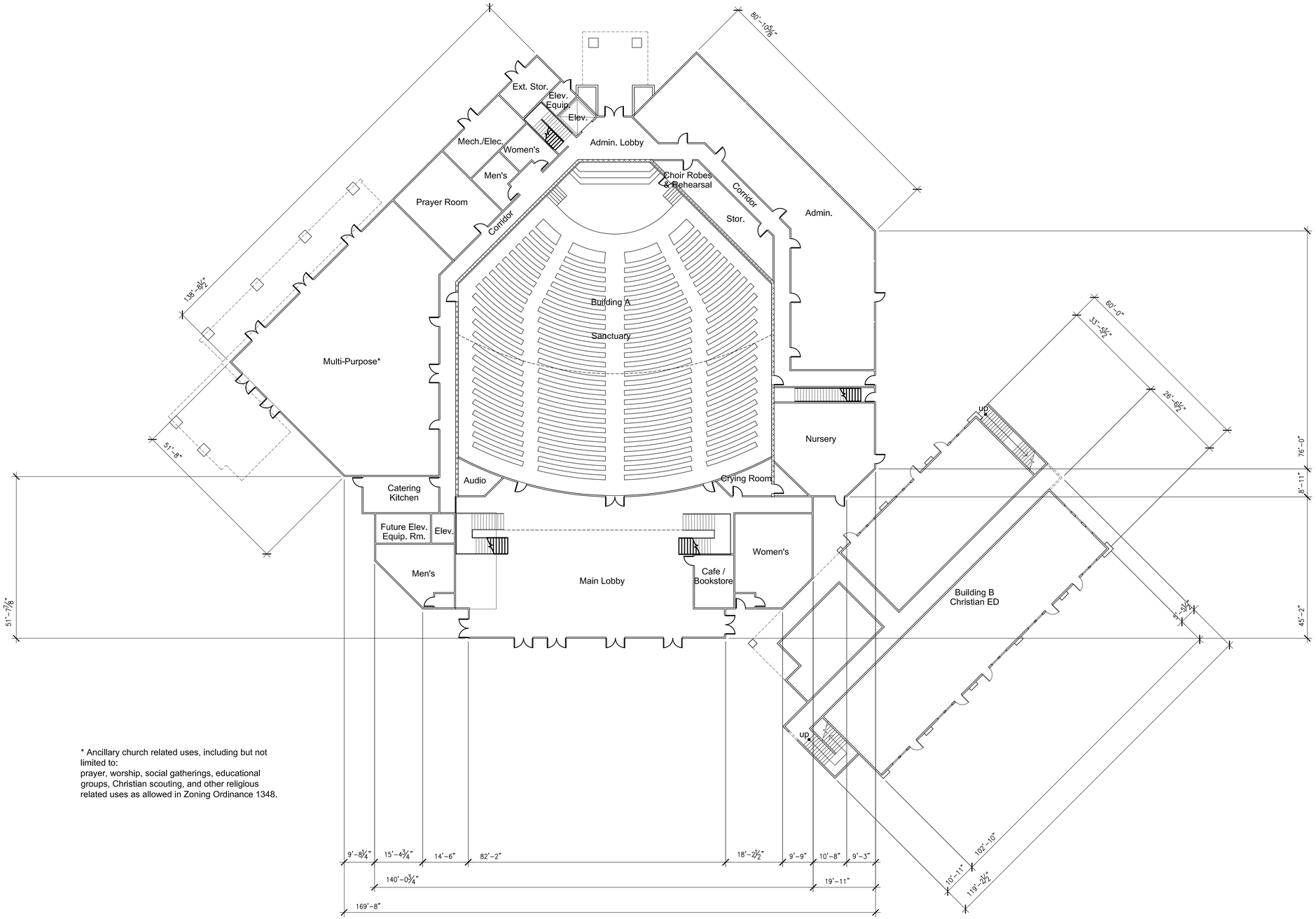
HARPER COMMUNITIES INC.

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: Lighting & Signage Site Plan

Sheet No.: A3



* 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"

0 16' 32' 48'

SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

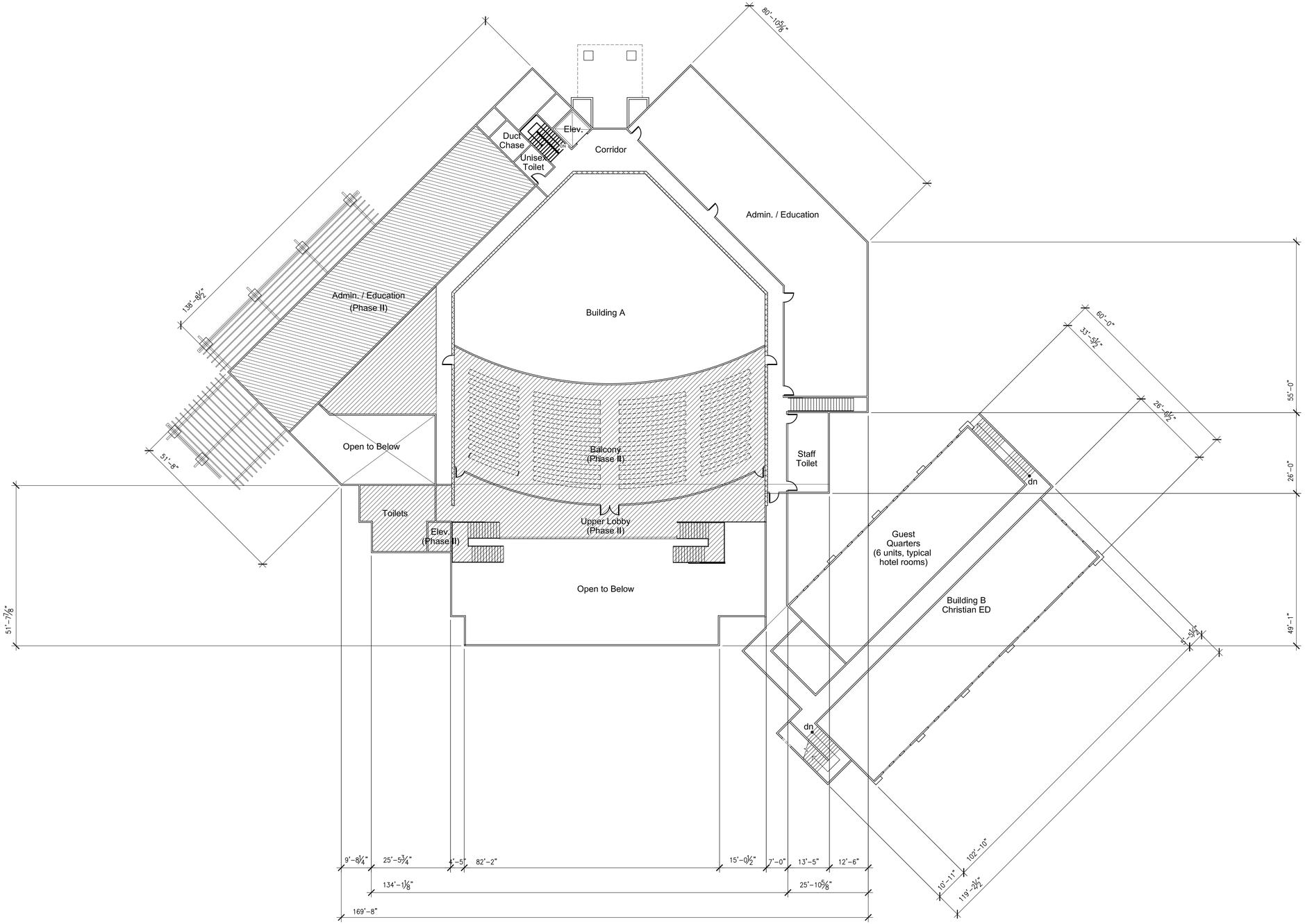
HARPER COMMUNITIES INC.

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"

0 16' 32' 48'

LEGEND:

INDICATES PHASE II

SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

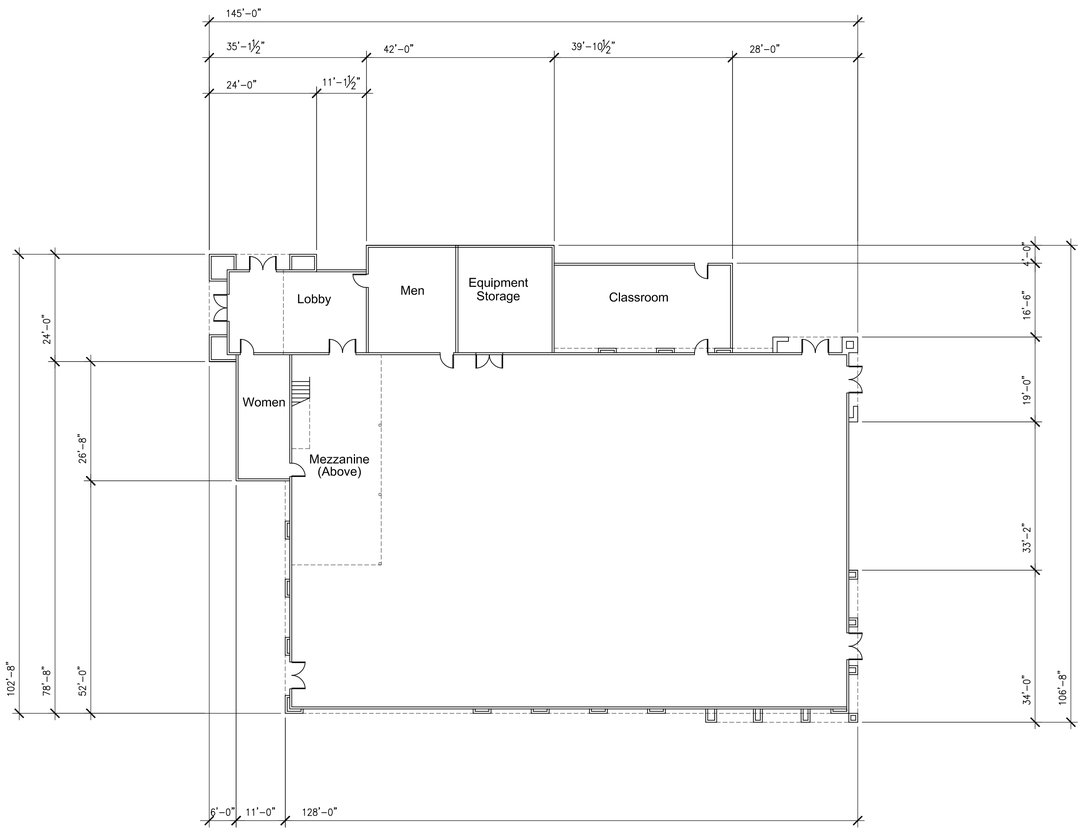
HARPER COMMUNITIES INC.

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

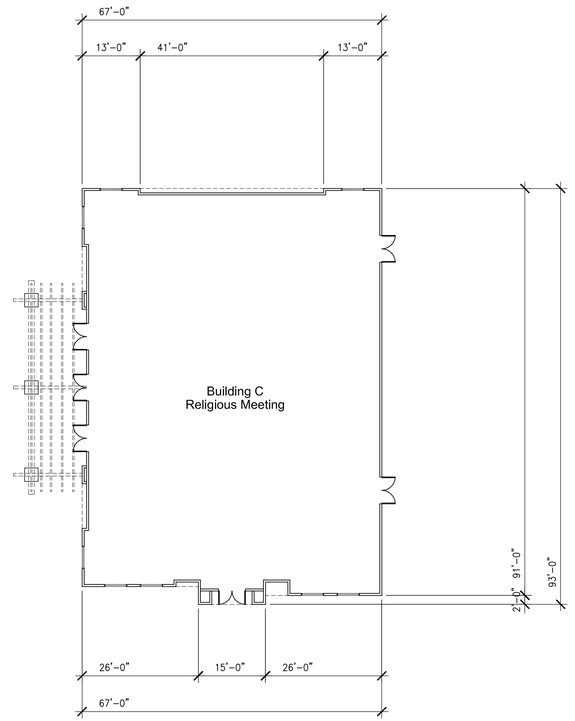
Sheet No.: A5



Bldg. D Fellowship Hall

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

0 16' 32' 48'



Bldg. C Religious Meeting Building

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

0 16' 32' 48'

SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

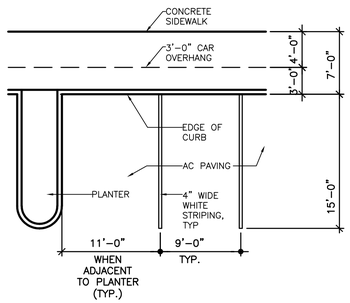
HARPER COMMUNITIES INC.

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

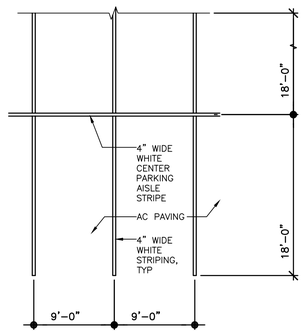
Project Number:
3300 10-037 (MUP)

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

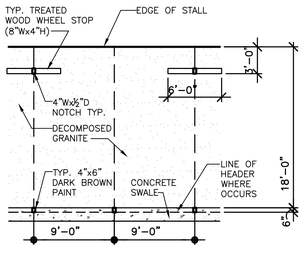
Sheet No.:
A6



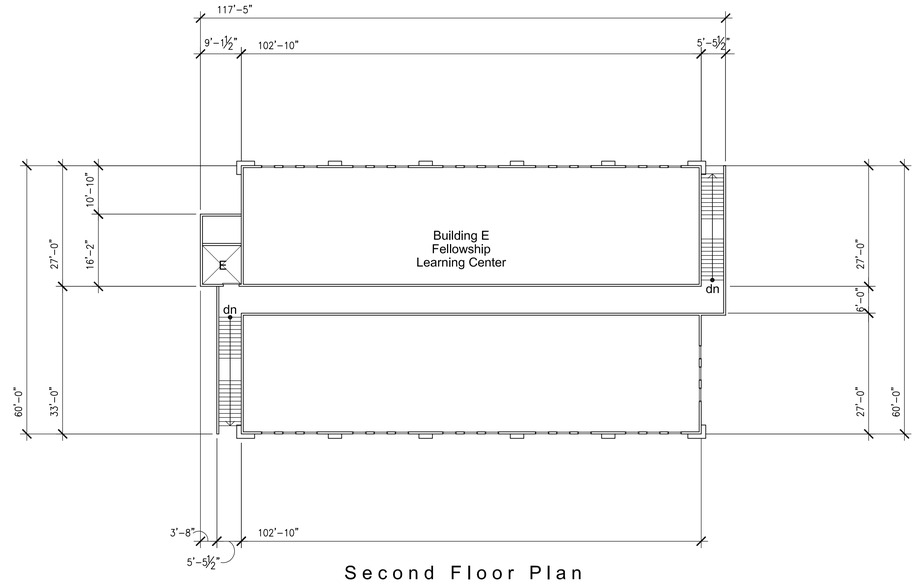
1/A7 TYP PARKING STALLS AT AC PAVING
1/8"=1'-0"



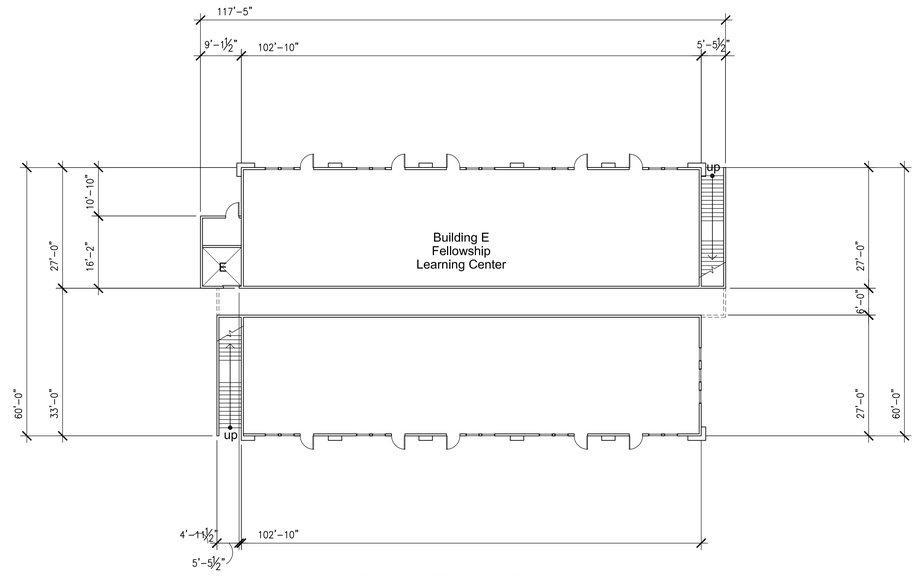
2/A7 TYP AISLE PARKING STALLS AT AC PAVING
1/8"=1'-0"



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



Second Floor Plan



First Floor Plan

Bldg. E Fellowship Learning Center

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

0 16' 32' 48'

SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

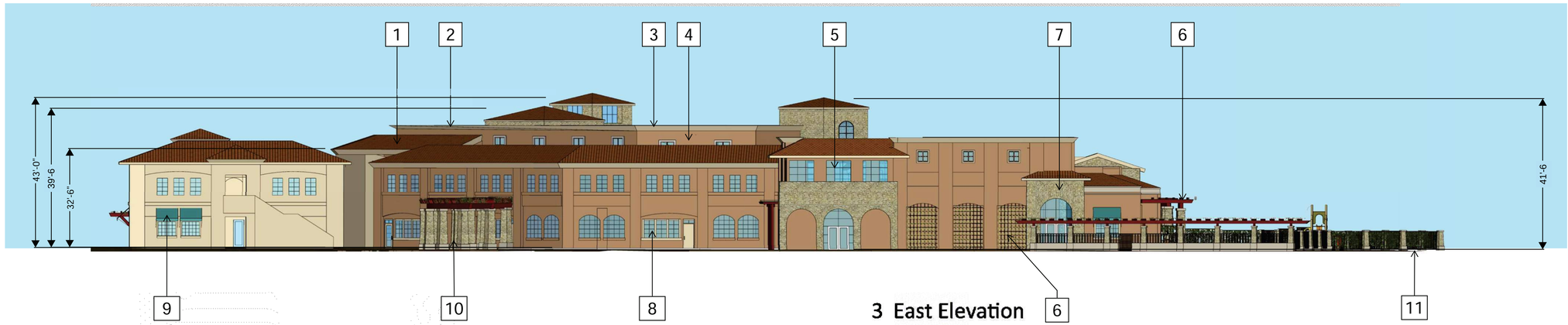
HARPER COMMUNITIES INC.

Date	Description
01/16/2012	County Resubmit
08/23/2012	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 II
Fellowship Learning Cen.
Bldgs. Floor Plans

Sheet No.:
A7



3 East 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 South Elevation

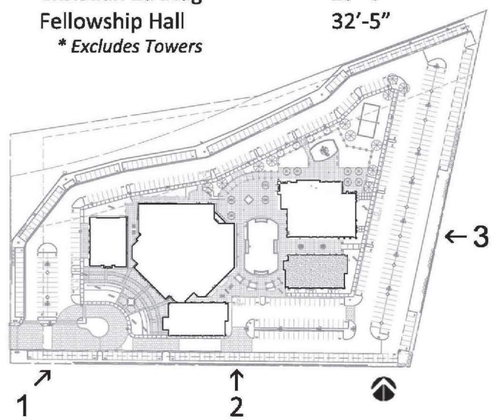


1 Southwest Elevation

Average Building Heights*

Sanctuary & Admin	35'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"

** Excludes Towers*



SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

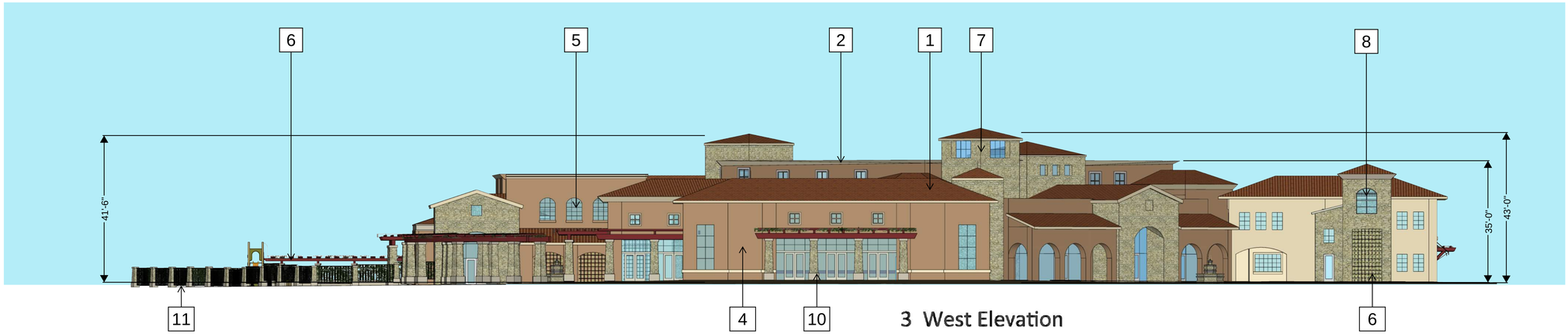
HARPER COMMUNITIES INC.

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



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

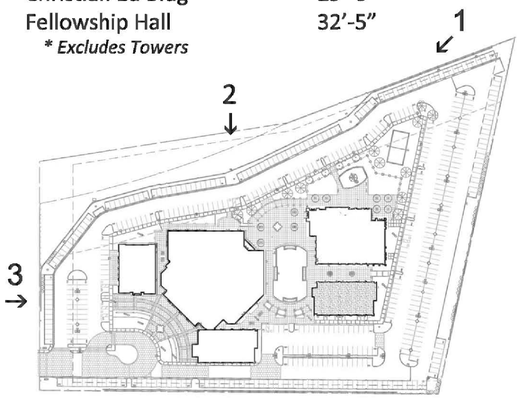


1 Northeast Elevation

Average Building Heights*

Sanctuary & Admin	35’-0”
Religious Mtg Bldg	29’-6”
Christian Ed Bldg	29’-6”
Fellowship Hall	32’-5”

** Excludes Towers*



SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

HARPER COMMUNITIES INC.

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12/28/2018	County Resubmit

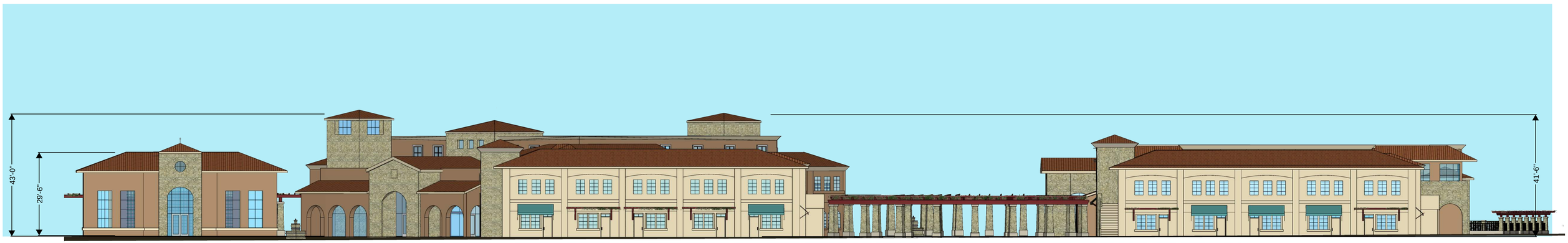
Project Number: 3300 10-037 (MUP)

Sheet Titles: Phase I Elevations

Sheet No.: A9



3 East Elevation



2 South Elevation

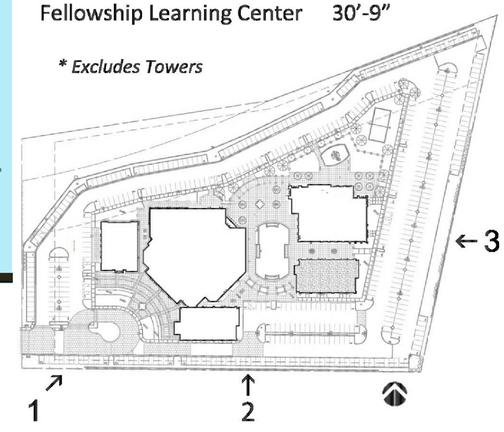


1 Southwest Elevation

Average Building Heights

Sanctuary & Admin	35'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"
Fellowship Learning Center	30'-9"

** Excludes Towers*



SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

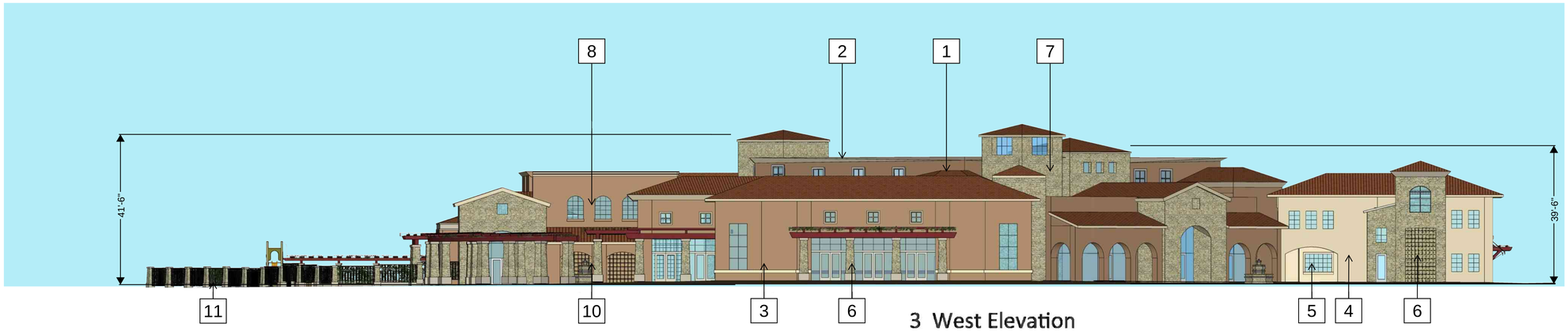
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10/15/2018	County Resubmit
12/28/2018	County Resubmit

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

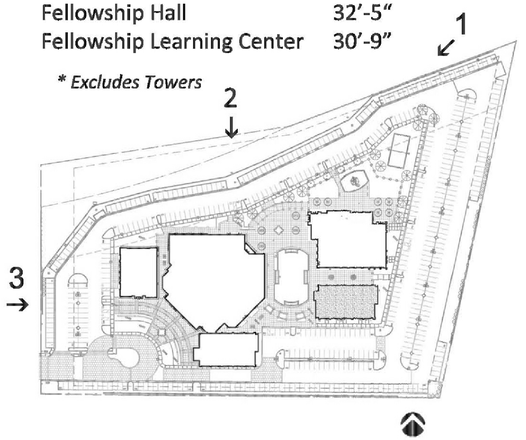


1 Northeast Elevation

Average Building Heights

Sanctuary & Admin	35'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"
Fellowship Learning Center	30'-9"

** Excludes Towers*



SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

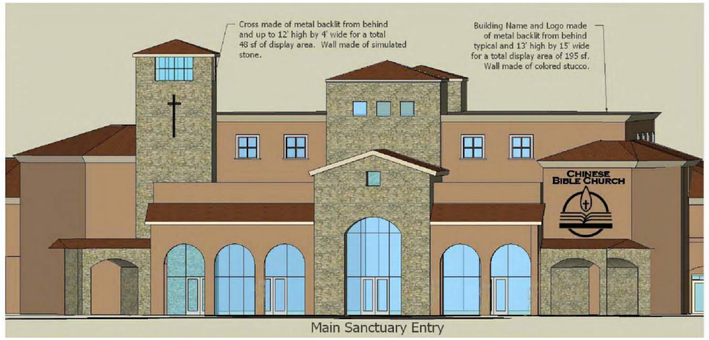
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Project Number: 3300 10-037 (MUP)

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.



Stucco and stone sign area: 27 sf
Metal lettering typical.

Stone sign area: 27 sf

Secondary Site Signs

C Secondary Site Signs













B Entry Monument Sign





E Pole Mounted Banners

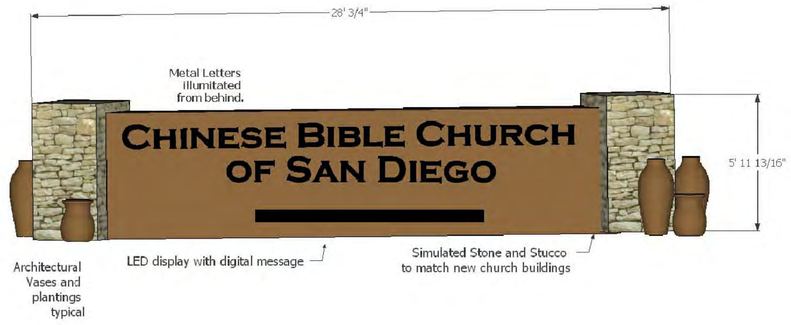






Typical Banners

D Typical Banners



A Main Sign

SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

HARPER COMMUNITIES INC.

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Project Number:
3300 10-037 (MUP)

Sheet Titles:
Typical Signs & Banners

Sheet No.:
A12



Parcel Information and Existing Trees

Scale: 1" = 60'-0"

0 60' 120' 180'

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

SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

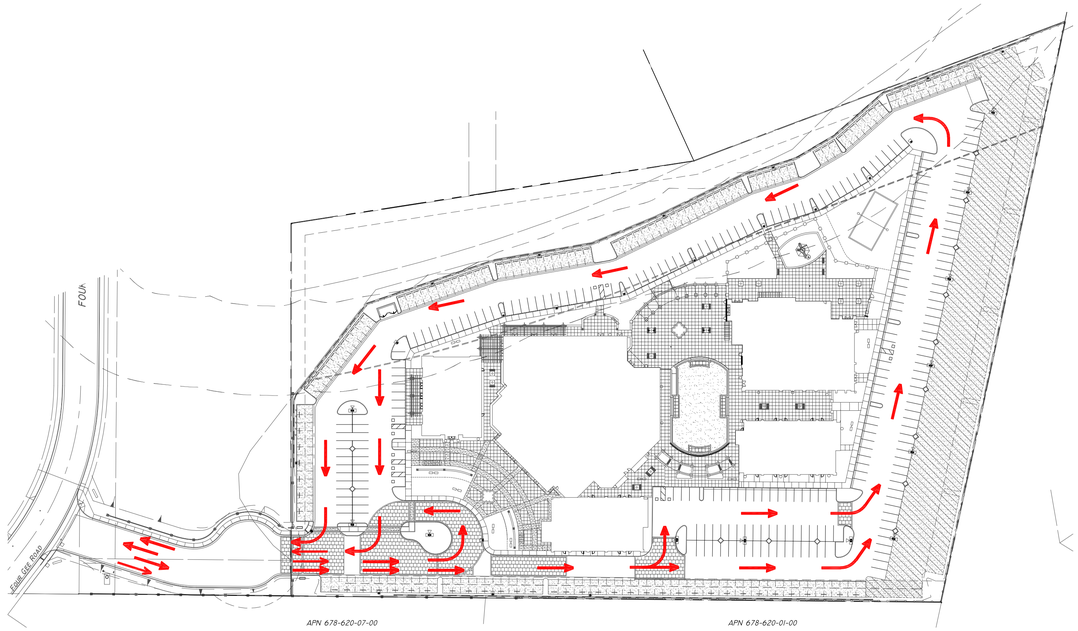
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Project Number: 3300 10-037 (MUP)

Sheet Titles: Current Parcel Information: Existing Structures and Trees

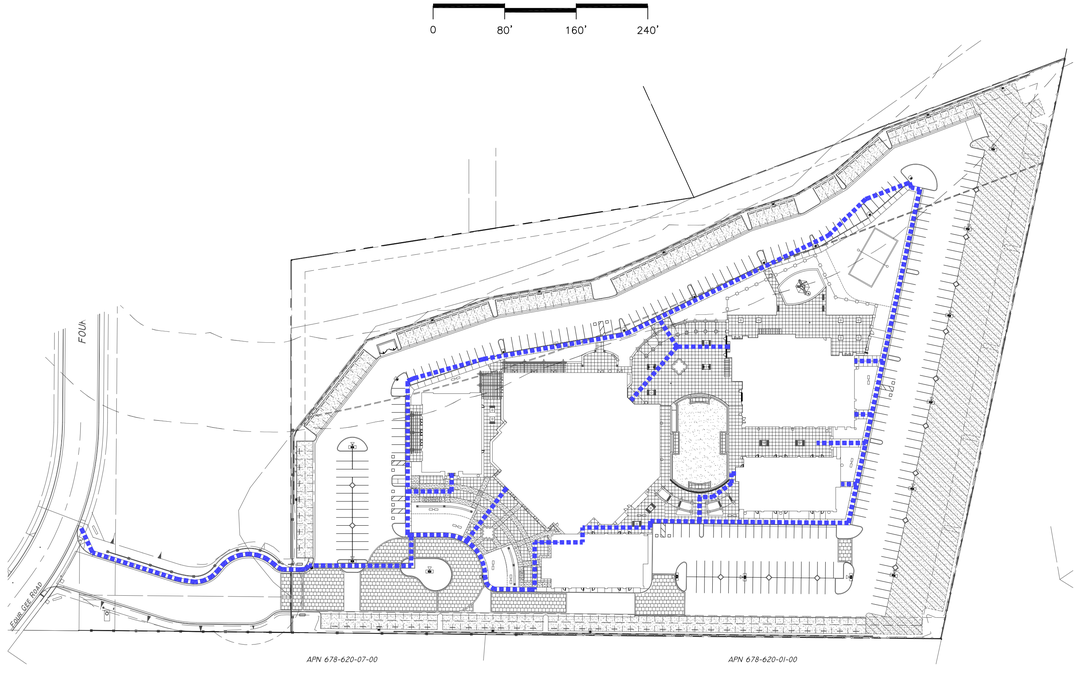
Sheet No.: A13



Peak Traffic Patterns

Scale: 1" = 80'-0"

0 80' 160' 240'



Pedestrian Circulation Pattern

Scale: 1" = 80'-0"

0 80' 160' 240'

NOTE:

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

LEGEND:

- INDICATES TRAFFIC CIRCULATION
- INDICATES PEDESTRIAN CIRCULATION

SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

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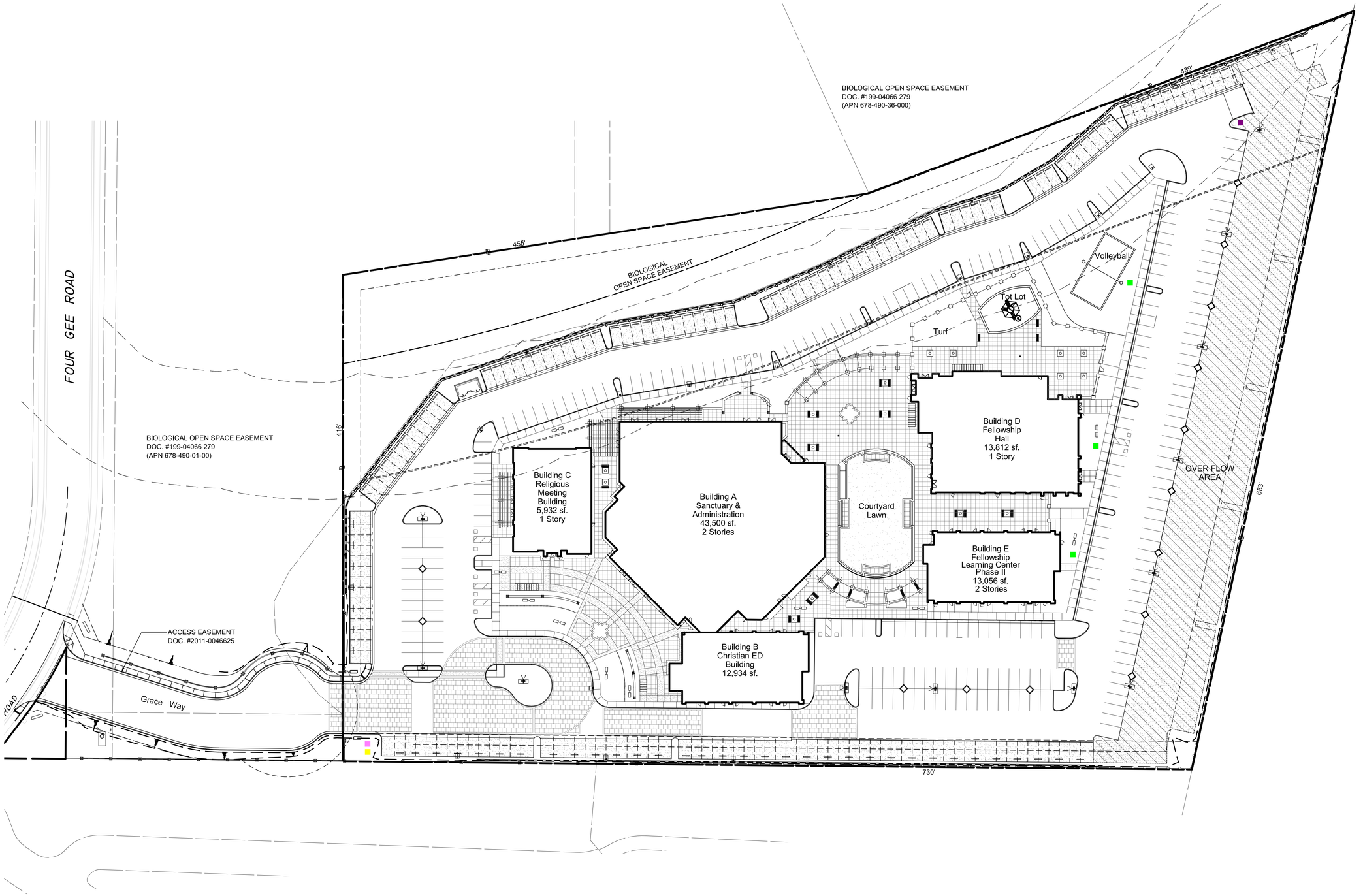
Project Number: 3300 10-037 (MUP)

Sheet Titles: Site Circulation Patterns

Sheet No.: A14

INFORMATION SIGNS

- NO LOADING AFTER 6PM
- AFTER 6PM, OVERFLOW PARKING ONLY
- ENTRY GATE CLOSED AT 10PM
- NOISE OR LIGHTING COMMENTS (855) 732-6332



Phase II Site Plan

Scale: 1" = 40'-0"

0 40' 80' 120'

SILLMAN WRIGHT ARCHITECTS

CHINESE BIBLE CHURCH OF SAN DIEGO

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Project Number: 3300 10-037 (MUP)

Sheet Titles: Phase II Over-all Signage Plan

Sheet No.: A16