

ST. JOHN GARABED ARMENIAN CHURCH

13925 EL CAMINO REAL, SAN DIEGO, CA 92130

SCOPE OF WORK

- A MULTI-PHASE PROJECT FOR A PORTION OF THE SITE TO INCLUDE:
- A 350 (FIXED) SEAT CHURCH WITH THE FOLLOWING ACCESSORY USES:
 - A 500 (PORTABLE) SEAT MULTI-PURPOSE HALL
 - A CULTURAL AND EDUCATION BUILDING WITH CLASSROOMS FOR RELIGIOUS INSTRUCTION
 - A YOUTH CENTER WITH YOUTH RECREATIONAL FACILITIES
 - ASSOCIATED SITE IMPROVEMENTS, INCLUDING PARKING AND LANDSCAPE
- DEVIATIONS REQUESTED FROM SETBACK REQUIREMENTS:
- CULTURAL & EDUCATION BUILDING: 13' PROVIDED WHERE 20' IS REQUIRED FOR SIDE YARD SETBACK
 - YOUTH CENTER: 5' PROVIDED WHERE 20' IS REQUIRED FOR SIDE YARD SETBACK
 - YOUTH CENTER: 5' PROVIDED WHERE 25' REQUIRED FOR REAR YARD (PROPOSING A 20' "NO BUILDING EASEMENT" FROM THE ADJACENT PROPERTY)

SITE & ZONING DATA

- ZONING: AR1-1 (AGRICULTURAL-RESIDENTIAL)
- SITE ACREAGE: 13.4 ACRES
- OVERLAY ZONES: COASTAL (STATE), FIRE BRUSH ZONES BUFFER, FIRE HAZARD SEVERITY ZONE, PARKING IMPACT.
- ENVIRONMENTALLY SENSITIVE LANDS: SENSITIVE BIOLOGICAL RESOURCES AND 100-YEAR FLOODPLAIN.
- GEOLOGIC HAZARD CATEGORIES: 31, 32, 52 AND 53
- PARKING REQUIRED: 500 SEATS (HALL SEATING CAPACITY) X .33 = 167 PARKING SPACES
- PARKING PROVIDED: STANDARD 176 ACCESSIBLE 8 TOTAL 184 PARKING SPACES
- PERMITS BEING APPLIED FOR: A CONDITIONAL USE PERMIT FOR A CHURCH (PROCESS THREE), A SITE DEVELOPMENT PERMIT FOR DEVELOPMENT ON A SITE CONTAINING ENVIRONMENTALLY SENSITIVE LANDS (PROCESS THREE), AND A PLANNED DEVELOPMENT PERMIT FOR DEVIATIONS FROM THE BASE ZONE WITH RESPECT TO SETBACKS (PROCESS FOUR). MHPA BOUNDARY LINE ADJUSTMENT (PROCESS FOUR)

BUILDING DATA

PROPOSED NEW BUILDINGS

CHURCH

- BUILDING OCCUPANCY: A-3
- BUILDING CONSTRUCTION TYPE: TYPE VB SPRINKLERED
- BUILDING AREA: 8,740 SF

HALL

- BUILDING OCCUPANCY: MIXED A-3/B
- BUILDING CONSTRUCTION TYPE: TYPE VB SPRINKLERED
- BUILDING AREA: GROUND LEVEL 14,560 SF UPPER LEVEL 3,530 SF TOTAL 18,090 SF

CULTURAL & EDUCATION BUILDING

- BUILDING OCCUPANCY: A-3/B
- BUILDING CONSTRUCTION TYPE: TYPE VB SPRINKLERED
- BUILDING AREA: GROUND LEVEL 5,960 SF UPPER LEVEL 5,050 SF TOTAL 11,010 SF

YOUTH CENTER

- BUILDING OCCUPANCY: MIXED A-4/A-3
- BUILDING CONSTRUCTION TYPE: TYPE VB SPRINKLERED
- BUILDING AREA: GROUND LEVEL 11,700 SF UPPER LEVEL 2,140 SF TOTAL 13,840 SF

TOTAL PROJECT

- LOT COVERAGE=7% (10% MAX ALLOWED)
- GROUND LEVEL 40,960 SF UPPER LEVELS 10,720 SF TOTAL 51,680 SF

PROJECT DIRECTORY

OWNER:
THE BOARD OF TRUSTEE'S OF THE ST. JOHN GARABED ARMENIAN APOSTOLIC CHURCH TRUST FUND
UNDER DECLARATION OF TRUST (10.01-2000)
4473 30TH STREET
SAN DIEGO, CA 92116
PHONE: (760) 310-0064

OWNER'S REPRESENTATIVE:
ATLANTIS GROUP, LLC
2488 HISTORIC DECATUR ROAD, SUITE 200
SAN DIEGO, CA 92106
PHONE: (619) 523-1930
CONTACT: MARCELA ESCOBAR-ECK, PRINCIPAL

ARCHITECT:
HYNDMAN & HYNDMAN ARCHITECTS
1967 NORTH COAST HIGHWAY 101
ENCINITAS, CA 92024
P: 760.634.2595 F: 760.634.0285
CONTACT: DENNIS HYNDMAN, PRINCIPAL
EMAIL:dennish@hyndman-hyndman.com

CIVIL ENGINEER:
LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
P: 858.597.2001
CONTACT: JOHN LEPPERT

LANDSCAPE ARCHITECT:
BURNETT LAND AND WATER
1545 KEITNER BOULEVARD
SAN DIEGO, CA 92103
P: 619.405.9303
CONTACT: LAURA BURNETT, PRINCIPAL

SHEET INDEX

1 of 16 CS1.0 COVER SHEET

CIVIL ENGINEER

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LANDSCAPE

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9 of 16 L2.0 PLANTING PLAN
10 of 16 L2.1 PLANTING CALCULATION DIAGRAM

ARCHITECT

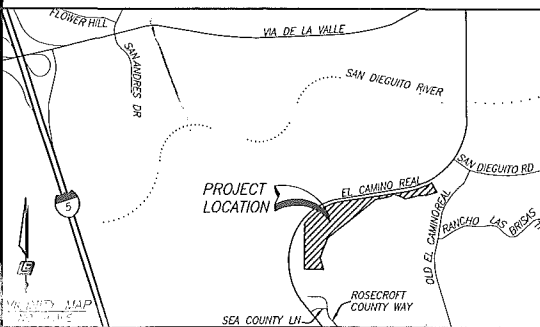
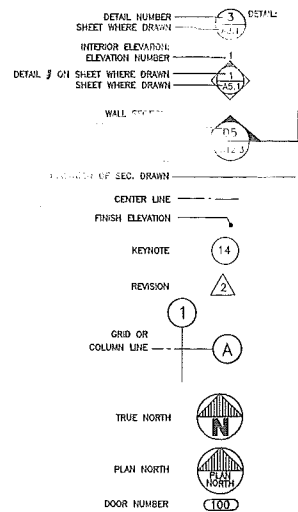
11 of 16 A1.0 OVERALL SITE PLAN
12 of 16 A1.1 DEVELOPED AREA SITE PLAN
13 of 16 A2.0 CHURCH PLANS AND ELEVATIONS
14 of 16 A2.1 HALL PLANS AND ELEVATIONS
15 of 16 A2.2 CULTURAL & EDUCATION PLANS AND ELEVATIONS
16 of 16 A2.3 YOUTH CENTER PLANS AND ELEVATIONS

ADDRESS AND SITE INFORMATION

PROJECT ADDRESS:
13925 EL CAMINO REAL
SAN DIEGO, CA 92130

LEGAL DESCRIPTION:
PARCEL A AS SHOWN ON EXHIBIT B PER LOT LINE ADJUSTMENT PLAT NO. U-15122, CERTIFICATE OF COMPLIANCE RECORDED JULY 29, 2010 AS INSTRUMENT NO. 2010-0384458 OF OFFICIAL RECORDS.
APN: 304-020-24-00

ARCHITECTURAL LEGEND



PREPARED BY:

NAME: HYNDMAN & HYNDMAN ARCHITECTURE
ATTN: DENNIS HYNDMAN
ADDRESS: 1967 NORTH COAST HWY 101
ENCINITAS, CA 92024
PHONE #: (760) 634-0285

PROJECT ADDRESS:

13925 EL CAMINO REAL
SAN DIEGO, CA 92130

PROJECT NAME:

ST. JOHN GARABED ARMENIAN CHURCH

SHEET TITLE:
COVER SHEET

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: 04/26/13
REVISION 1: 10/01/12

ORIGINAL DATE: 06/16/11

DRAWING CS1.0 OF 1

SHEET NO. 1 OF 16

INTRODUCTION

THE MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT (MUNICIPAL PERMIT), ISSUED ON JANUARY 24, 2007 TO THE CITY OF SAN DIEGO, REQUIRES THE DEVELOPMENT AND IMPLEMENTATION OF STORM WATER REGULATIONS ADDRESSING STORM WATER POLLUTION ISSUES IN DEVELOPMENT PLANNING AND CONSTRUCTION ASSOCIATED WITH PRIVATE AND PUBLIC DEVELOPMENT.

THE PURPOSE OF THIS PLAN, WITH RESPECT TO THE PROPOSED DEVELOPMENT, IS TO COMPLY WITH THE MUNICIPAL PERMIT, AND THE MODEL STANDARD URBAN STORM WATER MITIGATION PLAN (SUSMP) APPROVED BY THE REGIONAL BOARD ON MARCH 4, 2009 FOR THE IMPLEMENTATION OF PERMANENT AND CONSTRUCTION STORM WATER BMP REQUIREMENTS.

1. DETERMINATION OF STANDARD AND PRIORITY STORM WATER BMP REQUIREMENTS

A) MATRIX TO DETERMINE IF PROJECT IS EXEMPT FROM PERMANENT STORM WATER BMP REQUIREMENTS:

DOES ANY OF THE FOLLOWING APPLY TO THE PROPOSED DEVELOPMENT.		YES	NO
1.	THE PROJECT IS NOT A DEVELOPMENT PROJECT AS DEFINED BY THE STORM WATER STANDARDS MANUAL.		X
2.	THE PROJECT IS ONLY THE CONSTRUCTION OF UNDERGROUND OR OVERHEAD LINEAR UTILITIES.		X
3.	THE PROJECT QUALIFIES AS ROUTINE MAINTENANCE.		X
4.	THE PROJECT ONLY INSTALLS SIDEWALKS, BIKE LANES, OR PEDESTRIAN RAMPS ON AND EXISTING ROAD, AND DOES NOT CHANGE DRAINAGE PATTERN.		X

B) MATRIX TO DETERMINE IF SUBJECT TO PRIORITY DEVELOPMENT PROJECT REQUIREMENTS:

DOES THE PROJECT MEET THE DEFINITION OF ONE OR MORE OF THE PRIORITY PROJECT CATEGORIES AS DEFINED IN THE STORM WATER STANDARDS?	YES	NO
1. RESIDENTIAL DEVELOPMENT OF 10 OR MORE UNITS.		X
2. COMMERCIAL DEVELOPMENT AND SIMILAR NON-RESIDENTIAL DEVELOPMENTS > 1 ACRE.	X	
3. HEAVY INDUSTRIAL DEVELOPMENT > 1 ACRE.		X
4. AUTOMOTIVE REPAIR SHOP.		X
5. RESTAURANT.		X
6. HILLSIDE DEVELOPMENT GREATER THAN 5,000 SQUARE FEET.		X
7. PROJECT WITHIN, DIRECTLY ADJACENT TO OR DISCHARGING TO RECEIVING WATERS WITHIN WATER QUALITY SENSITIVE AREAS.	X	
8. PARKING LOT GREATER THAN OR EQUAL TO 5,000 SQ. FT. WITH AT LEAST 1 PARKING SPACES AND POTENTIALLY EXPOSED TO URBAN RUNOFF.		X
9. STREETS, ROADS, HIGHWAYS, AND FREEWAYS THAT WOULD CREATE A NEW PAVED SURFACE THAT IS 5,000 SQ. FT. OR GREATER.	X	
10. RETAIL GASOLINE OUTLETS.		X
11. SIGNIFICANT REDEVELOPMENT.		X
12. OTHER POLLUTANT GENERATING PROJECT.		X

C) DETERMINE WHETHER PROJECT IS EXEMPT, STANDARD OR A PRIORITY DESIGNATION.

1. IF "YES" IS CHECKED FOR ANY LINE IN PART A, THEN CHECK THIS BOX: ☐ EXEMPT PROJECT
2. IF "NO" IS CHECKED FOR ALL LINES IN PART A AND PART B, THEN CHECK THIS BOX: ☐ STANDARD DEVELOPMENT PROJECT
3. IF "NO" IS CHECKED FOR ALL LINES IN PART A, AND "YES" IS CHECKED FOR AT LEAST ONE OF THE ITEMS IN PART B, THEN CHECK THIS BOX: ☒ PRIORITY DEVELOPMENT PROJECT

II. DETERMINATION OF CONSTRUCTION STORM WATER BMP REQUIREMENTS:

D) DETERMINATION OF CONSTRUCTION PHASE STORM WATER REQUIREMENT.

WOULD THE PROJECT MEET ANY OF THESE CRITERIA DURING CONSTRUCTION?		YES	NO
1.	IS THE PROJECT SUBJECT TO CALIFORNIA'S STATEWIDE GENERAL APPLICABLE PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES?	X	
2.	DOES THE PROJECT PROPOSE GRADING OR SOIL DISTURBANCE?	X	
3.	WOULD STORM WATER OR URBAN RUNOFF HAVE THE POTENTIAL TO CONTACT ANY PORTION OF THE CONSTRUCTION/TRACT AREA, INCLUDING WASHING AND STORM AREAS?	X	
4.	WOULD THE PROJECT USE ANY CONSTRUCTION MATERIALS THAT COULD NEGATIVELY AFFECT WATER QUALITY IF WASHED FROM THE SITE (SUCH AS, PAINTS, SOLVENTS, CONCRETE, AND STUCCO)?	X	

5. CHECK THIS BOX IF "YES" IS CHECKED FOR LINE 1 ABOVE. ☒ SHPPP REQUIRED
6. CHECK THIS BOX IF "NO" IS CHECKED FOR LINE 1, AND "YES" IS CHECKED FOR ANY LINE 2-4: ☐ WPOP REQUIRED
7. CHECK THIS BOX IF "NO" IS CHECKED FOR ALL LINES 1-4: ☐ NO DOCUMENT REQUIRED

E) DETERMINATION OF CONSTRUCTION SITE PRIORITY:

- ☒ 1. HIGH PRIORITY
- A) PROJECTS WHERE THE SITE IS 50 ACRES OR MORE AND GRADING WILL OCCUR DURING THE NET SEASON.
 - B) PROJECTS 1 ACRE OR MORE AND TRIBUTARY TO AN IMPAIRED WATER BODY FOR SEDIMENT (e.g. PENASQUITOS WATERSHED).
 - C) PROJECTS 1 ACRE OR MORE WITHIN OR DIRECTLY ADJACENT TO OR DISCHARGING DIRECTLY TO A COASTAL LAGOON OR OTHER RECEIVING WATER WITHIN A WATER QUALITY SENSITIVE AREA.
 - D) PROJECTS SUBJECT TO PHASED GRADING OR ADVANCED TREATMENT REQUIREMENTS.
- ☐ 2. MEDIUM PRIORITY
- 1) PROJECTS 1 ACRE OR MORE BUT NOT SUBJECT TO HIGH PRIORITY DESIGNATION.
- ☐ 3. LOW PRIORITY
- 1) PROJECTS REQUIRING A WATER POLLUTION CONTROL PLAN BUT NOT SUBJECT TO A MEDIUM OR HIGH PRIORITY DESIGNATION.

V. IDENTIFICATION OF POLLUTANTS

A) PROJECT CATEGORY: ATTACHED RESIDENTIAL DEVELOPMENT

1) POLLUTANTS OF CONCERN.

- a. SEDIMENTS (POTENTIAL)
- b. NUTRIENTS (POTENTIAL)
- c. HEAVY METALS (ANTICIPATED)
- d. ORGANIC COMPOUNDS (POTENTIAL)
- e. TRASH AND DEBRIS (ANTICIPATED)
- f. OXYGEN DEMANDING SUBSTANCES (POTENTIAL)
- g. OIL AND GREASE (ANTICIPATED)
- h. BACTERIA AND VIRUSES (POTENTIAL)
- i. PESTICIDES (POTENTIAL)

VI. STANDARD/PRIORITY PERMANENT BEST MANAGEMENT PRACTICES (BMP'S)

OIL IMPACT DESIGN (LID) BMP'S:

- ① MINIMIZE IMPERVIOUS FOOTPRINT THROUGH EFFICIENT DESIGN, INCORPORATING MULTI-LEVEL RESIDENTIAL BUILDINGS AND PARKING STRUCTURES.
- ③ DIRECT ROOF RUNOFF TO LANDSCAPED AREAS, WHERE FEASIBLE.
- ④ LANDSCAPE WITH DROUGHT TOLERANT /PEST RESISTANT VEGETATION.

SOURCE CONTROL BMP'S:

- ⑤ DESIGN TRASH STORAGE AREAS TO REDUCE POLLUTION INTRODUCTION.
- ⑥ USE OF PEST RESISTANT AND DROUGHT TOLERANT LANDSCAPING.
- ⑦ PROVIDE AUTOMATIC, PROGRAMMABLE TIMERS FOR LANDSCAPE IRRIGATION.
- ⑧ STENCIL OR STAMP ALL STORM DRAIN INLETS WITH WARNINGS TO DISCOURAGE "ILLEGAL" DUMPING OR DISCHARGE INTO THE STORM DRAIN SYSTEM.

INDIVIDUAL PRIORITY PROJECT BMP'S:

- ⑨ PRIVATE ROADWAYS SHALL BE CONSTRUCTED WITH INLETS LOCATED AT REGULAR INTERVALS.
- ⑩ DRIVEWAY AND GUEST PARKING TO INCORPORATE SHARED ACCESS.

TREATMENT CONTROL BMP'S

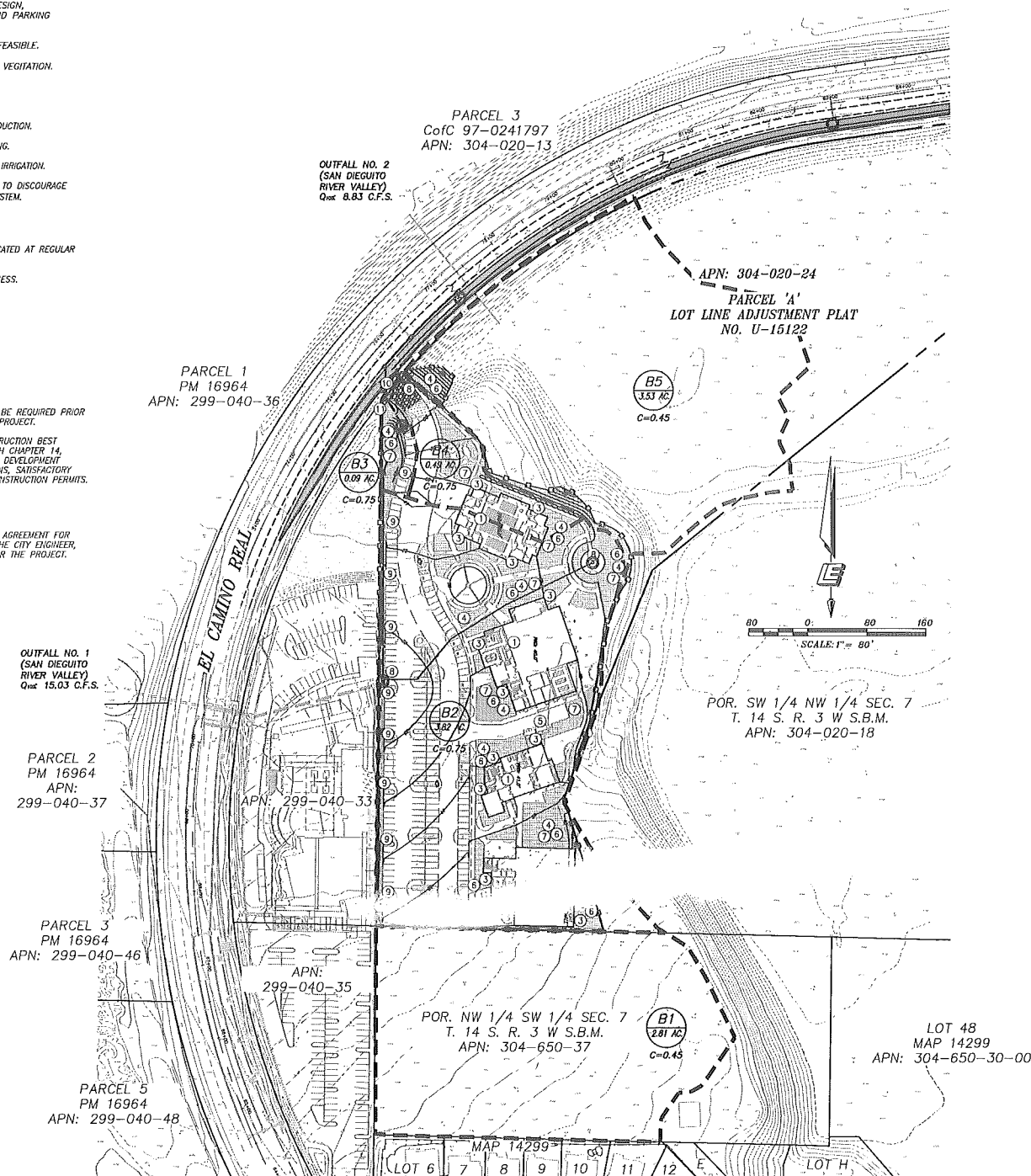
- ⑪ *IMBRIUM JELLYFISH FILTRATION DEVICE*

VII. CONSTRUCTION STORM WATER BMP PERFORMANCE STANDARDS

- A) A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR THE PROJECT.
- B) THE PERMITEE OR DESIGNEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE LAND DEVELOPMENT CODE, INTO THE CONSTRUCTION PLANS AND/OR SPECIFICATIONS, SATISFACTORY TO THE CITY ENGINEER, PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.

VIII. IMPLEMENTATION AND MAINTENANCE REQUIREMENTS

- A) THE PERMITEE OR DESIGNEE SHALL EXECUTE A MAINTENANCE AGREEMENT FOR ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER, PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR THE PROJECT.



PROPERTY LINE

PROPOSED BASINS

PROPOSED PRIVATE STORM DRAIN

PROPOSED CONTOUR 30

DAYLIGHT LINE

CURB INLET

CLEANOUT

GRATE INLET

SILT FENCE

GRAVEL BAG BERM

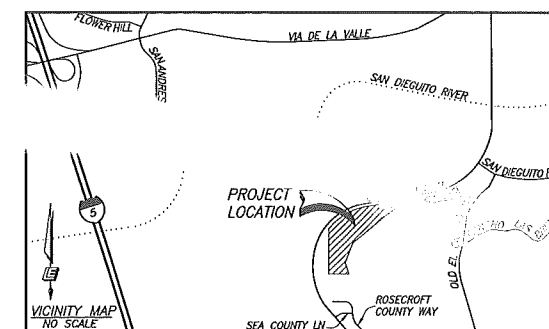
INLET PROTECTION

LANDSCAPING

CONSTRUCTION ENTRANCE

BMP (SEE PAR. VI, BMP NOTES)

1



PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, S-205
SAN DIEGO, CA 92122
PHONE #: (858) 597-2001

PROJECT ADDRESS:
13925 EL CAMINO REAL, SAN DIEGO, CA 92130

PROJECT NAME:
ST. JOHN GARABED ARMENIAN CHURCH

SHEET TITLE:
BMP/EROSION CONTROL PLAN
PDP/SDP/CUP NO. XXXXXX


REVISION 14: _____
 REVISION 13: _____
 REVISION 12: _____
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 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: 08.19.2013
 REVISION 3: 07.15.2013
 REVISION 2: 04/26/13
 REVISION 1: 10/01/12

ORIGINAL DATE: 06/16/11

SHEET C3.0 OF 6

SHEET NO. 7 OF 16

6	08/18/2013	SDR	EMP. DATA FOR CLARITY	12
5	07/18/2013	SDR	SURVEY DATA AND LAKE GEOMETRY REVISION	11
4	12/29/11	LED	REVISION NO. 2	10
3	10/20/11	LED	REVISION NO. 1	9
2	08/26/11	LED	ORIGINAL - FULL SCHEMATA	8
1	05/20/11	LED	ORIGINAL - COMPLETENESS CHECK	7



Leppert Engineering
 5190 COVERDOR DRIVE
 Suite 205
 San Diego, CA 92122
 (619) 581-2001

APPROVED BY ENGINEER

FILE CODE

DATE

SDR 4.01-1A-09

CITY APPROVAL

REGISTRATION # C-20283

DATE

PREPARATION AND REVISION LOG



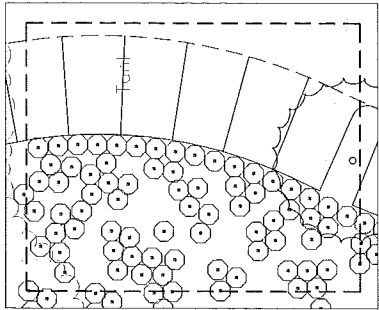
PLANT PALETTE						
SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	SIZE	SPACING
EVERGREEN VERTICAL/ACCENT TREES						
	Phoenix dactylifera	Date Palm	80	25	24" box	per plan
	Cupressus sempervirens 'Glauca'	Italian Cypress	50	12	24" box	
	Pinus canariensis	Canary Island Pine	70	20	24" box	
LARGE CANOPY TREES						
	Jacaranda mimosifolia	Jacaranda	40	30	24" box	per plan
	Koeberlinia bipinnata	Chinese Flame Tree	50	60	24" box	
	Platanus racemosa	California Sycamore	60	40	24" box	
	Quercus agrifolia	Coast Live Oak	40	40	24" box	
	Tipuana Tipu	Tipu Tree	25	25	24" box	
SMALL EVERGREEN CANOPY TREE						
	Arctostaphylos glandulosa	Del Mar Manzanita	15	10	24" box	per plan
	Cercis occidentalis	Western Redbud	15	15	24" box	
	Citrus spp.	Orange	15	15	24" box	
	Lagerstroemia Indica	Crape Myrtle	20	15	24" box	
	Metrosideros excelsa	New Zealand Christmas Tree	6	6	24" box	
	Olea europaea 'Wilsoni'	Frutless Olive	25	20	24" box	
Punica granatum	Pomegranate	20	20	24" box		
SCREENING SHRUBS - FOR PLANTING ALONG WESTERN PERIMETER						
	Heteromeles arbutifolia	Toyon	15	15	5 gal	3' O.C.
	Juniperus horizontalis	Hollywood Juniper	15	10	5 gal	
	Malosma laurina	Laurel Sumac	15	15	5 gal	
	Myrica communis	True Myrtle	14	9	5 gal	
	Rhus integrifolia	Lemonadeberry	15	15	5 gal	
	Quercus dumosa	Nuttall's Scrub Oak	8	15	5 gal	
	Xylococcus bicolor	Mission Manzanita	8	6	5 gal	
VINES						
	Vitis californica	California Wild Grape	Climber to 30 ft		1 gal	10' O.C.
	Lonicera subspicata	San Diego Honeysuckle	4	6	1 gal	
	Bougainvillea spp.		Climber to 30 ft		1 gal	
	Vitacea sinensis		Climber to 30 ft		1 gal	
NATIVE SHRUBS AND GROUND COVER - FOR PLANTING IN THE UNIMPACTED AND TEMPORARY IMPACT AREAS						
	Artemisia californica	California Sagebrush	4	5	1 gal	3' O.C.
	Baccharis pilularis consanguinea	Coyote Bush	2	5	1 gal	
	Baccharis sarothroides	Desert Broom	2	5	1 gal	
	Ceanothus tomentosus	Woolly Leaf	3	5	1 gal	
	Ceanothus vertuosus	Ward-stemmed Ceanothus	3	5	1 gal	
	Encelia californica	California Bush Sunflower	3	3	1 gal	
	Eriogonum fasciculatum	Flat-topped buckwheat	3	3	1 gal	
	Heteromeles arbutifolia	Toyon	15	15	1 gal	
	Malosma laurina	Laurel Sumac	15	15	1 gal	
	Rhus integrifolia	Lemonadeberry	15	15	1 gal	
	Salvia mellifera	Black Sage	4	5	1 gal	

PLANT PALETTE						
SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	SIZE	SPACING
LOW GROWING ORNAMENTAL SHRUBS						
	Abutilon palmieri	Indian Mallow	5	5	5 gal	3' O.C.
	Alyogyne huegelii	Blue Hibiscus	3	5	5 gal	
	Antennaria abarbitrum	Common Wormwood	3	3	5 gal	
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush	2	5	5 gal	
	Ceanothus maritimus	Mantina California Lilac	2	8	5 gal	
	Cistus purpureus	Purple Rockrose	4	4	5 gal	
	Encelia californica	Coast Sunflower	3	4	5 gal	
	Galvestia speciosa	Island Bush Snapdragon	3	5	5 gal	
	Isocoma menziesii var. menziesii	Menzies' Goldenbush	2	3	5 gal	
	Leycesteria condensata 'Canyon Prince'	Canyon Prince Giant Wild Rye	4	3	5 gal	
	Oenothera chelidanthifolia	Beach Evening Primrose	1	3	5 gal	
	Ribes sanguineum	Catalina Perfume	4	6	5 gal	
	Ribes sanguineum glutinosum 'Claremont'	Claremont Pink Flowering Currant	8	5	5 gal	
	Romneya coulteri	Matija Poppy	5	8	5 gal	
	Rosa californica	California Rose	5	5	5 gal	
	Salvia clevelandii	Cleveland Sage	4	4	5 gal	16' O.C.
	Salvia spathacea	Hummingbird Sage	2	3	5 gal	
	Sirex regia	Bird of Paradise	3	3	5 gal	
	Agave shawii	Shaw Agave	3	5	1 gal	
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush	2	5	1 gal	
	Ceanothus maritimus	Blue California Lilac	2	8	1 gal	16' O.C.
	Distichlis spicata	Sea Grass	1	2	1 gal	
	Dudleya edulis	San Diego Dudleya	1	1	1 gal	
	Dudleya pulcherrima	Chalk Dudleya	1	1	1 gal	
	Elymus glaucus	Blue Wildrye	3	3	1 gal	
	Huechera rosacea	Alum Root	2	2	1 gal	
	Juncus patens	Spreading Rush	2	2	1 gal	
	Linum lewisii	Blue Flax	2	2	1 gal	
	Mirabilis multiflora	Four-O'Clock	2	4	1 gal	
	Muhlenbergia rigens	Dezgrass	3	4	1 gal	
	Oenothera chelidanthifolia	Beach Evening Primrose	1	3	1 gal	
	Parrya incana	Goodbye Island Rock Daisy	3	3	1 gal	
	Polystichum maritimum	Western Sword Fern	3	2	1 gal	
	Sayanthium bellum	Blue-eyed Grass	1	1	1 gal	
	Trachelospermum jasminoides	Star Jasmine	2	5	1 gal	
	Woodwardia fruticulata	Giant Chain Fern	5	4	1 gal	50'
	Yucca whipplei	Our Lord's Candle	3	3	1 gal	
	Festuca arundinacea	Marshall II				
	"SeaDwarf" Turf	Dwarf Seashore Paspalum				50'

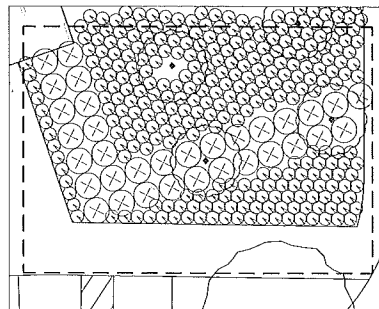
EROSION CONTROL NATIVE HYDROSEED MIX			
BOTANICAL NAME	COMMON NAME	PERCENT PURITY/PERCENT GERMINATION	POUNDS PER ACRE
Amelanchier alnifolia	Common Highbush	50/70	1.5
Bromus carinatus	California Brome	95/80	2.0
Cassia eschscholae	Purple Owl Clover	50/60	0.5
Eriophyllum confertiflorum	Golden Yarrow	50/60	1.5
Eriogonum fasciculatum	California Poppy	95/75	3.0
Lesqueris californica	Golden Field	60/60	1.5
Lupinus bicolor	Miniature Lupine	95/85	3.0
Lupinus subulatus	Arroyo Lupine	95/85	1.5
Monarda mollis	Baby Blue Eyes	95/85	0.5
Plantago ovata	Woolly Plantain	95/75	20.0
Poa secunda	Bluegrass	60/60	1.5
Sayanthium bellum	Blue-eyed Grass	95/75	1.5
Vulpia macrostachya	Small Fescue	70/70	4.0
Total Pounds per Acre			42.0

PLANTING AREA CLOSE -UPS

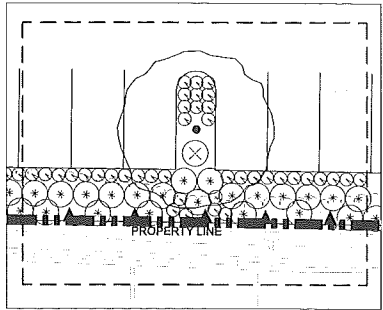
SEE LEGEND FOR PLANT SYMBOLS
SEE SHEET L-1.0 FOR AREAS OF PLANS "A"-"E"



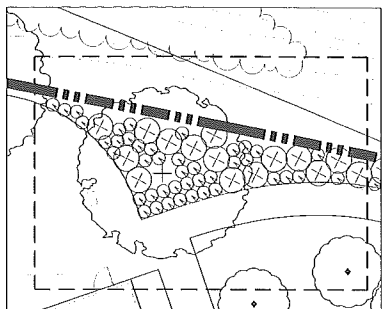
PLAN "A" - UN-IMPACTED AND TEMPORARY IMPACTED AREAS
SCALE: 1"=10'-0"



PLAN "C" - CHURCH GARDENS
SCALE: 1"=10'-0"



PLAN "B" - WESTERN PERIMETER
SCALE: 1"=10'-0"



PLAN "D" - TERRACE
SCALE: 1"=10'-0"

NOTES:

- NO INVASIVE SPECIES SHALL BE PERMITTED WITHIN OR ADJACENT TO THE MHP
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- ALL DISTURBED AREAS WITHIN 100 FEET OF AREAS OF NATIVE OR NATURALIZED VEGETATION SHALL BE IRRIGATED WITH AN AUTOMATIC, ABOVE GRADE, TEMPORARY IRRIGATION SYSTEM
- ALL DISTURBED SLOPES WILL BE HYDROSEEDING WITH A NATIVE MIX. SLOPES 4:1 AND GREATER WILL ALSO BE PLANTED WITH NATIVE SHRUBS AND GROUND COVER, MINIMUM 1 GALLON PER 100 SQUARE FEET.
- ALL AREA SUBJECT TO RESTORATION SHALL BE REVEGETATED AND RESTORED TO THEIR PRIOR STATE WITH NATIVE OR NON-INVASIVE INDIGENOUS SPECIES CONSISTENT WITH THE BIOLOGICAL RESOURCES REPORT AND THE SURROUNDING PLANT COMMUNITY.
- MINIMUM TREE SEPARATION DISTANCE:
 - TRAFFIC SIGNAL/STOP SIGN - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)
 - ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) - 10 FEET
 - DRIVEWAYS - 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- "HIGH WATER USE PLANTS SHALL BE LIMITED TO NOT MORE THAN 10 PERCENT OF THE TOTAL DEVELOPED LANDSCAPE AREA. ALL OTHER PLANTINGS SHALL BE COMPOSED OF LOW-WATER-USE PLANT MATERIAL.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT
- IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- ALL PLANTINGS SHALL BE PROVIDED WITH SQUARE FEET ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE MEDIUM. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.

THE IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS. THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS

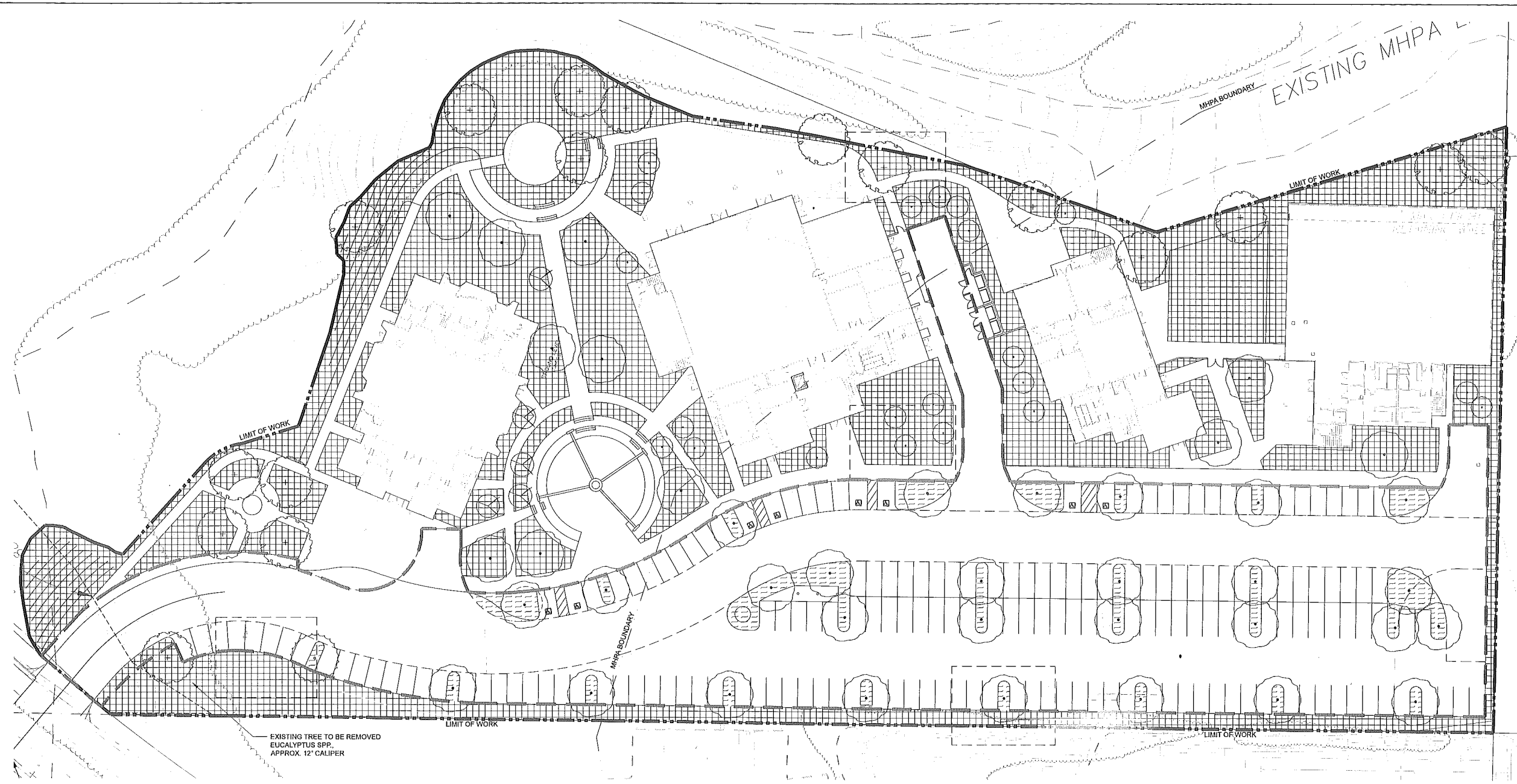
PLEASE SEE TECHNICAL REPORT FOR THE ST. JOHN CARABED CHURCH PROJECT CITY OF SAN DIEGO, CA, APRIL 2013 FOR ADDITIONAL INFORMATION.
-REVEGETATION PROGRAM
-TYPE OF HABITAT BY AREA
-TYPE OF IRRIGATION
-TIME OF YEAR FOR PLANTING CONTAINER STOCK
-SPECIFIC PLANTING TECHNIQUES
-TIME OF YEAR FOR HYDROSEEDING SPECIFIC SEED MIXES AND PERCENT OF COVERAGE REQUIRED
-TIME FOR ESTABLISHMENT
-MAINTENANCE AND SUCCESS CRITERIA
-MONITORING SCHEDULE

PREPARED BY:	REVISION 14:
NAME: BURNETT LAND AND WATER	REVISION 13:
ADDRESS: 1545 KETTER BLVD.	REVISION 12:
SAN DIEGO, CA 92101	REVISION 11:
PHONE: (619) 405-9303	REVISION 10:
PROJECT ADDRESS:	REVISION 9:
SOUTH OF EL CAMINO REAL	REVISION 8:
WEST OF OLD EL CAMINO REAL	REVISION 7:
PROJECT NAME:	REVISION 6:
ST. JOHN CARABED ARMENIAN CHURCH	REVISION 5:
	REVISION 4:
	REVISION 3:
	REVISION 2:
	REVISION 1:

SHEET TITLE:	ORIGINAL DATE: 06/06/11
LANDSCAPE DEVELOPMENT PLAN -	DRAWING L-1 OF 3
LEGEND AND NOTES	SHEET NO. 8 OF 16

12	11	10	9	8	7	6	5	4	3	2	1
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
BY	BY	BY	BY	BY	BY	BY	BY	BY	BY	BY	BY
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
PREPARATION AND REVISION LOG											

NAD 83: 1934-6255	NAD 27: 294-1695	P.T.S. 2402B3	I.O. 24001804
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LEGEND

VEHICULAR APPROACH BOUNDARY

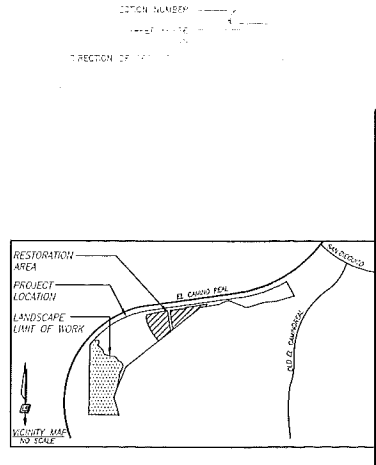
VEHICULAR USE PLANT AREA

REMAINING YARD PLANTING AREA

NOTE: REFER TO PLANTING LEGEND AND PLAN FOR TREE AND SHRUB SPECIES

LANDSCAPE CALCULATIONS				
LIMIT OF WORK:		190,530	SQ. FT.	
TEMPORARY IMPACT AREAS:		3,568	SQ. FT.	
TOTAL PLANTING AREA:		58,195	SQ. FT.	
STREET YARD:				
NO STREET YARD EXISTS ON SITE.				
REMAINING YARD:				
TOTAL AREA:		118,747	SQ. FT.	
PLANTING AREA REQUIRED (30% OF TOTAL AREA):		35,624	SQ. FT.	
PLANTING AREA PROVIDED:		53,657	SQ. FT.	
EXCESS PLANTING AREA PROVIDED:		18,033	SQ. FT.	
REQUIRED PLANTING POINTS (.03 OF TOTAL AREA):		5,837	POINTS	
PLANT POINTS PROVIDED (36" O.C.):		6,833	POINTS	
POINTS PROVIDED AS TREES (24" BOX):		800	POINTS	
TOTAL PLANTING POINTS PROVIDED:		6,833	POINTS	
EXCESS POINTS PROVIDED:		896	POINTS	

VEHICULAR USE AREA (VUA) CALCULATIONS				
VUA INSIDE STREET YARD:				
NO STREET YARD EXISTS ON SITE.				
VUA OUTSIDE STREET YARD:				
TOTAL AREA:		68,214	SQ. FT.	
REQUIRED PLANTING AREA (0.03 OF TOTAL AREA):		2,046	SQ. FT.	
PLANTING AREA PROVIDED:		4,538	SQ. FT.	
EXCESS PLANTING AREA PROVIDED:		2,492	SQ. FT.	
REQUIRED PLANT POINTS (0.03 OF TOTAL AREA):		2,046	POINTS	
PLANT POINTS PROVIDED (18" O.C.):		1,990	POINTS	
POINTS PROVIDED AS TREES (24" BOX):		600	POINTS	
TOTAL PLANTING POINTS PROVIDED:		2,590	POINTS	
EXCESS POINTS PROVIDED:		544	POINTS	



PREPARED BY: _____

NAME: BURNETT LAND AND WATER

ADDRESS: 1545 KETTER BLVD.
SAN DIEGO, CA 92101

PHONE #: _____

PROJECT ADDRESS:
SOUTH OF EL CAMINO REAL
WEST OF OLD EL CAMINO REAL

PROJECT NAME:
ST. JOHN GARABED ARMENIAN CHURCH

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN -
VEHICULAR USE

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: _____
REVISION 1: _____

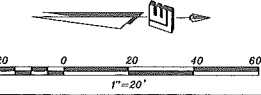
ORIGINAL DATE: _____

DRAWING 1-3 OF 3

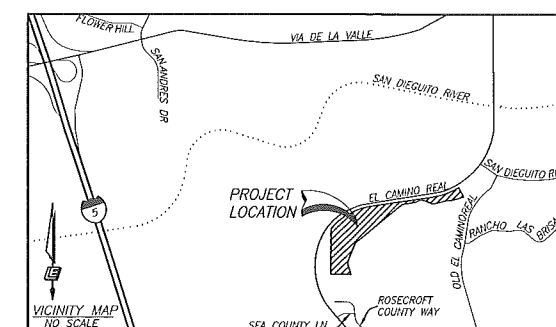
SHEET NO. 10 OF 16

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE
1	04/15/03	BLW	PERIOD SUBMITTAL		
2	05/15/03	BLW	CLIENT REVIEW		
3	06/28/03	BLW	ORIGINAL - FINAL SUBMITTAL		
4	07/15/03	BLW	ORIGINAL COMPLETION CHECK		

PREPARATION AND REVISION LOG

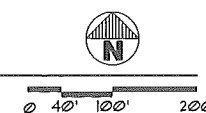


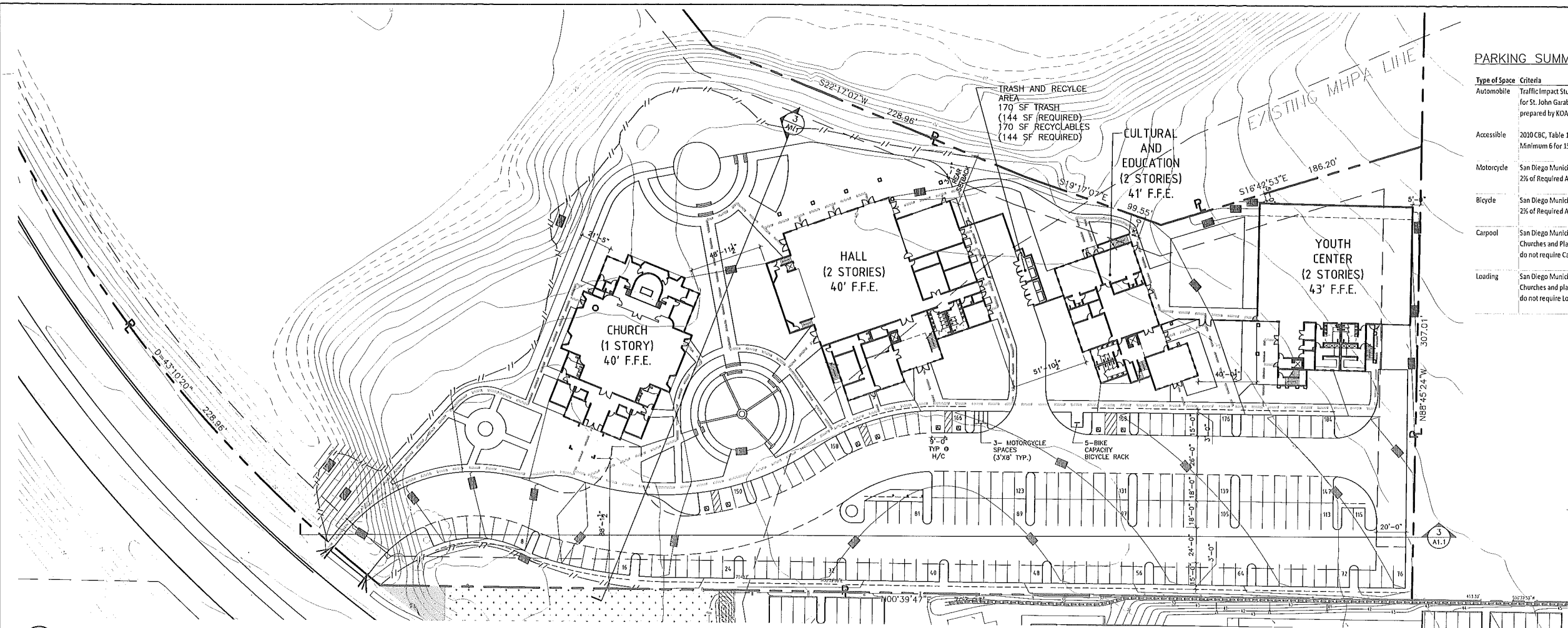
NAD 83: 1934-6255 NAD 27: 284-1695 P.T.S. 240283 I.O. 24001804



PREPARED BY:		REVISION 14: _____	
NAME: HYNDMAN & HYNDMAN ARCHITECTURE		REVISION 13: _____	
ATTN: DENNIS HYNDMAN		REVISION 12: _____	
ADDRESS: 1967 NORTH COAST HWY 101		REVISION 11: _____	
ENCINITAS, CA 92024		REVISION 10: _____	
PHONE #: (760) 634-0285		REVISION 9: _____	
PROJECT ADDRESS:		REVISION 8: _____	
13925 EL CAMINO REAL		REVISION 7: _____	
SAN DIEGO, CA 92130		REVISION 6: _____	
PROJECT NAME:		REVISION 5: _____	
ST. JOHN GARABED ARMENIAN CHURCH		REVISION 4: _____	
REVISION 3: _____		REVISION 2: 04/26/13	
REVISION 1: 10/01/12		REVISION 1: 10/01/12	
ORIGINAL DATE: 05/16/11		DRAWING A1.0 OF 6	
SHEET TITLE:		SHEET NO. 11 OF 16	
OVERALL SITE PLAN			

1 OVERALL SITE PLAN
A1.0 SCALE: 1"=100'-0"

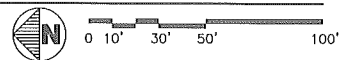




PARKING SUMMARY:

Type of Space	Criteria	Required	Provided
Automobile	Traffic Impact Study, Chapter 6 Tables 1-2 and 1-3 for St. John Garabed Armenian Church prepared by KOA Corporation, dated October 2012	165	176
Accessible	2010 CBC, Table 11B-6 Minimum 6 for 151-200 Spaces	6	8
Motorcycle	San Diego Municipal Code 142.0530(g) 2% of Required Autos (.02 x 165)	3	3
Bicycle	San Diego Municipal Code Table 142.05G 2% of Required Autos (.02 x 165)	3	5
Carpool	San Diego Municipal Code Table 142-05 Churches and Places of Religious Assembly do not require Carpool Spaces	0	0
Loading	San Diego Municipal Code Table 142-10B Churches and places of Religious Assembly do not require Loading Spaces	0	0

1 DEVELOPED AREA SITE PLAN
A1.1 SCALE: 1"=30'-0"

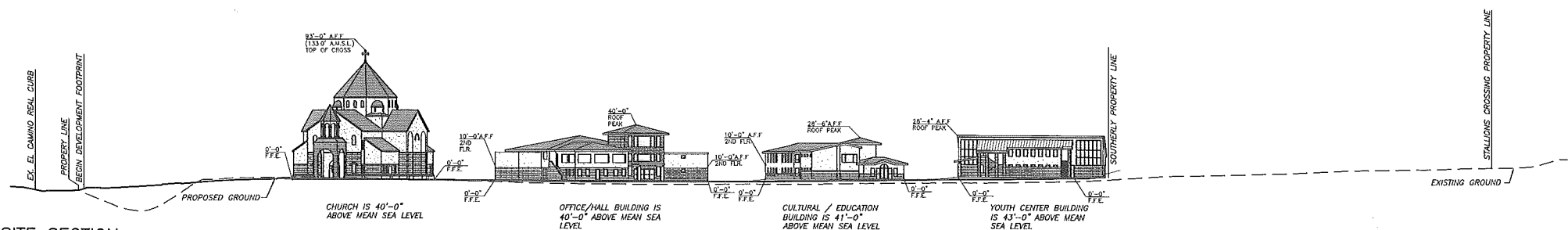


GENERAL NOTES:

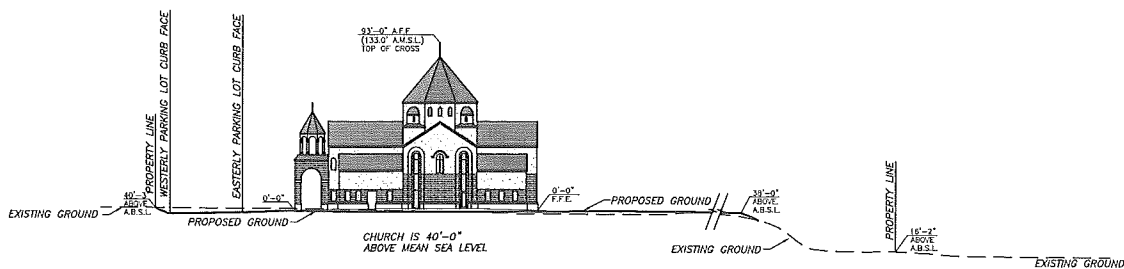
HANDICAP ACCESSIBLE ROUTE OF TRAVEL WHERE SLOPES DO NOT EXCEED 5% AND CROSS-SLOPES DO NOT EXCEED 2%
NOTE: PARKING AREAS COMPLY W/ THIS AS WELL

BUILDING ADDRESS: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

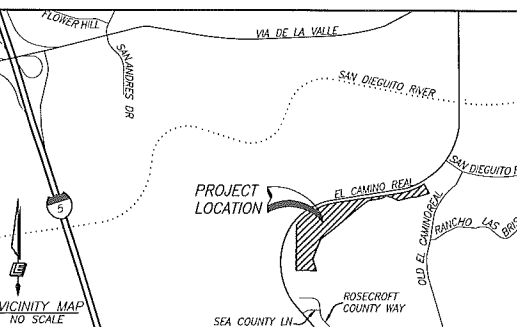
DATUM: ALL SPOT ELEVATIONS ARE BASED ON MEAN SEA LEVEL. SEE CIVIL DRAWINGS



2 SITE SECTION
A1.1 SCALE: 1"=40'-0"



3 SITE SECTION
A1.1 SCALE: 1"=40'-0"



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ADDRESS: 1967 NORTH COAST HWY 101
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PHONE #: (760) 634-0285

PROJECT ADDRESS:
13925 EL CAMINO REAL
SAN DIEGO, CA 92130

PROJECT NAME:
ST. JOHN GARABED ARMENIAN CHURCH

REVISION 14: _____
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REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: 04/26/13
REVISION 1: 10/01/12

SHEET TITLE:
DEVELOPED AREA SITE PLAN AND SECTIONS

ORIGINAL DATE: 06/16/11

DRAWING A1.1 OF 6

SHEET NO. 12 OF 16