domusstudio architecture

New Church

St. Katherine Orthodox Church

1690 Via Cancion, San Marcos, California 92078

Architectural Legend

Grid Line	1	Elevation	+/- 0 - 0" T.O.P.
Dimension	0' - 0"	Building Level	Level 0' - 0"
Centerline Dim.	0' - 0"	Building Section	0 A000
Keynote	01.101	Wall Section	0 A000
Window /Storefront / Curtainwall Tag - see Schedule	101	Detail Callout	0 A000
Door Tag - see Schedule	101	Elevation	0 0 0 A000 0 0
Equipment Tag - see Schedule	X01		
Building Assembly Tag - see Schedule	X1.00		
Finish Tag - see Schedule	XX-1		
Room Tag	Room Name 101 S.F.		
Ceiling Height - from F.F.	0' - 0"	Slope Arrow	0" / 12"

Architectural Abbreviations

A/C	Air Conditioning	HVAC	Heating Ventilation Air-Conditioning
ADA	Americans with Disabilities Act		
AFF	Above Finish Floor	ID	Inside Diameter
ALT	Alternate	IN	Inch
ALUM	Aluminum		
ANOD	Anodized	LAM	Laminate(d)
ARCH	Architect(ural)	LAV	Lavatory
ASTM	American Society for Testing Materials		
A/V	Audio Visual	MAX	Maximum
		MECH	Mechanical
BD	Board	MED	Medium
BLDG	Building	MFR	Manufacture(r)
BTU	British Thermal Unit	MIN	Minimum
		MISC	Miscelaneous
CBC	California Building Code		
CFM	Cubic Foot of Air per Minute	NIC	Not In Contract
CL	Centerline	NOM	Nominal
CLR	Clear(ance)	NTS	Not To Scale
CMU	Concrete Masonry Unit		
CONC	Concrete	OC	On Center
CONT	Continuous/Continue	OD	Outside Diameter
CSI	Construction Specifications Institute		
		PERF	Perforate(d)
DEMO	Demolish/Demolishion	PL	Property Line
D.F.	Drinking Fountain	PLAM	Plastic Laminate
DIA	Diameter	PSF	Pounds per Square Foot
DIM	Dimension	PSI	Pounds per Square Inch
DN	Down	PT	Pressure Treated
DWG	Drawing	PVC	Polyvinyl Chloride
(E)	Existing	REF	Reference
EA	Each	REV	Revision(s), Revised
ELEC	Electric(al)		
ELEV	Elevation	SCHED	Schedule
EQ	Equal	SIM	Similar
EQUIP	Equipment	SPEC	Specification(s)
EXIST	Existing	SQ	Square
		SS	Stainless Steel
FAU	Forced Air Unit		
FE	Fire Extinguisher	T&B	Top and Bottom
FF	Finished Floor	T&G	Tounge and Groove
FIN	Finish(ed)	TO	Top Of
FLR	Floor(ing)	TOC	Top of Concrete / Curb
FOC	Face of Concrete / Curb	TV	Television
FOF	Face of Finish	TYP	Typical
FOM	Face of Masonry		
FOS	Face of Stud	UNO	Unless Noted Otherwise
FRP	Fiber Reinforced Plastic	UON	Unless Otherwise Noted
FT	Foot		
		VCT	Vinyl Composition Tile
GA	Gage, Guage		
GALV	Galvanized		
GLU-LAM	Glue/Pressure Laminated		
GYP	Gypsum		

Project Team

Owner:	St Katherine of Alexandria Orthodox Church 1690 Via Cancion San Marcos, CA 92078 - Contact: [redacted]
Designer:	Andrew Gould 21 Catfiddle St Charleston, SC 29403 215.605.6982 andrew@newworldbyzantine.com
Architect:	domusstudio architecture 2800 Third Avenue San Diego, CA 92103 619.692.9393 x13 Contact: David Pfeifer david.pfeifer@domusstudio.com
Civil Engineer:	Rick Engineering. 5620 Friars Rd, San Diego, CA 92110 619.291.0707 Contact: Ray Wong rwong@rickengineering.com
Landscape Architect:	name address city zip number Contact: e-

Governing Codes

It is the intent of these contract documents that the new construction of the project when completed shall conform to regulations at the time of plan check, of the following codes. governing codes; perform all work in accordance with the latest edition of California administrative codes and the following adopted codes and regulations, and standards:

- 2025 California Title 24
- 2025 California Building Code (CBC)
- 2025 California Electrical Code (which Adopts The 2020 NEC) (CEC)
- 2025 California Mechanical Code (which Adopts The 2021 UMC) (CMC)
- 2025 California Plumbing Code (which Adopts The 2021 UPC) (CPC)
- 2025 California Energy Code
- 2025 California Fire Code (which Adopts The 2021 IFC)
- 2025 California Existing Building Code
- 2025 California Green Building Standards Code (CGBSC)
- 2025 California Referenced Standards Code
- Americans with Disabilities Act
- National Fire Protection Assoc.
- California And Federal Occupational Health And Safety Act (OSHA)
- American Concrete Code
- 2026 TCNA Ceramic Tile Installation Handbook

General Notes:

Environmental:

“If during the course of any ground disturbing activities any historic or pre-historic resources are identified, work will be ceased immediately in that area and the Department of Public Works notified. Work will commence once authorized by the Department of Public Works.”

“To avoid harm to any mature trees, the applicant will not place any concrete, fill, or grade within the canopy of any tree with a diameter of 3 inches or greater unless only hand-tools are used or an arborist provides direction and certification that such activities would not cause harm to the tree.”

“If existing landscaping is to be removed, the applicant will replace it in kind”.

"As defined by the County Noise Ordinance, general sound levels will not exceed the limits defined in Section 36.404 of the Noise Ordinance. Further, construction Activities will not occur before 7 a.m or after 7 p.m. nor will any construction occur on Sundays or holidays without first obtaining a noise variance."

"No grading, fill, or any activities are permitted within a creek or wetland area."

Sheet Index

14 Total Sheets

Architecture
T-01 Tittle Sheet
A-01 Site Plan
A-01a Project Site & Existing Photographs
A-03 Floor Plans
A-04 Elevations
A-05 Elevations
A-06 Color Elevations and Renderings
A-07 Materials Board
Civil
C-01 Title and Key Map
C-02 Existing Conditions and Topographic Map
C-03 Conceptual Grading and Utility Plan
C-04 Conceptual Grading and Utility Plan 2
C-05 Storm Water BMP Plan
Landscape
L-1 Landscape Concept plan
Grand total: 14

Project Data

New Church Building (Building A on New Site Plan)
Proposed Occupancy: A-3
Proposed Construction Type: V-B, Sprinklered

Basic Allowable Area (table 506.2)
Frontage Increase (CBC Sec 506.3)
If = [F / P - 0.25] x (W / 30) — If = [486 / 486 - 0.25] x (30 x 30) = 0.75
F = frontage of 30' or greater — 486'
P = Total Perimeter — 486'
W = Frontage distance ≥ 20', and ≤ 30' — 30'
At = 6,000 s.f.

Allowable area per Story
Aa = At x (1 + Lf)
Aa = 6,000 x (1 + 0.75) = 10,500 s.f.
Church Level: 7,900 s.f. ≤ 10,500 s.f. = **OK**
Parish Hall Level: 8,200 s.f. ≤ 10,500 s.f. = **OK**

2 Story building
2 x Aa = 10,500 s.f. x 2.0 = 21,000
Total Building Area: 16,100 s.f. ≤ 21,000 sf = **OK**

Allowable Height: 60' - 0" **Without** area increase (CBC Table 504.3)
Actual Height: 50 '- 0"

Allowable Stories: 2 **Without** area increase (CBC Table 504.4)
Actual Stories: 1

Exterior Wall Ratings
(Table 601/ Table 705.5): Type V-B: 1 hour with Fire Separation Distance less than 10 ft./ Not Rated elsewhere for A-3 occ.

Building Area Summary

Item	Building	Area	Covered Outdoor	Notes
A	New Church Building	7,900 SF	4,100SF	New Bldg
B	Parish Hall	8,200 SF	2,288 SF	New Bldg
Total Provided:		**16,100 SF**	**6,388 SF**	

	Description
1_0 General Application Package	
☐	Application
☐	Statement of Operations
☐	Proof of Ownership
☐	Disclosure Statement of Ownership Interest
☐	Indemnification Agreement
☐	Hazardous Waste Substance Disclosure Statement
☐	CAP Worksheet and Greenhouse Gas Threshold
☐	Project Information for Traffic Analyses – Form TIA-1
☐	Applicability of Storm Water Best Management Practices (BMP)
☐	Storm Water Quality Management Plan (SWQMP)
N/A	Statement of Justification
2_0 Photographic Survey	
☐	Photographic Survey
3_0 Public Notice Package	
☐	Radius Map
☐	APN Names and Mailing Addresses List
☐	Owner & Occupant Electronic Spreadsheet File
☐	Public Notice Package Certification
☐	Photo of Notice of Permit Application Sign *(Submit within 7 days of application submittal)*
☐	Notice of Permit Application Certification of Posting *(Submit within 7 days of application submittal)*
☐	Public Notice Package Fee
4_0 Title Report	
☐	Title Report
5_0 Development Plan Package	
☐	Architectural Elevations
☐	Color Elevations and Renderings
☐	Floor Plans
☐	Grading Plans
N/A	Slope Density Map
☐	Site Plans
☐	Lighting Plan
☐	Materials Board
N/A	Planning Documentation
6_0 Landscape Development Package	
☐	Conceptual Landscape and Irrigation Plans
☐	Revegetation ** *(May be required depending on proposal)*
☐	Brush Management Plan ** *(May be required depending on proposal)*
7_0 Tentative Subdivision/Parcel Map	
N/A	Tentative Subdivision/Parcel Map
8_0 Technical Studies	
☐	Hydrology Reports
☐	Soils/Geotechnical Study
☐	Other
9_0 Environmental Review	
☐	Environmental Questionnaire
10_0 Fees & Deposits	
☐	Fees & Deposits

Project Data

Project Description:	Development of a new church campus on an existing lightly developed existing nursery site with vegetation and slopes. The project includes construction of a new church building, parish hall with classrooms, administrative areas, and outdoor activity and play areas. Project scope will include grading, site improvements, utilities, landscaping and building construction, as well as off street improvements to Rancho Santa fe Road. Project Site is 3.13 acres, less than 5.0 acres and substantially surrounded by urbanized uses and development. The project is consistent with the General Plan and zoning ordinances (to be confirmed) The project will not result in significant traffic, noise, air quality or water quality impacts. (to be confirmed)
Owner:	R- 1690 Via Cancion, San Marcos, California 92078
Project Address:	1690 Via Cancion, San Marcos, California 92078
Historic:	No
Assessor's Parcel No.:	222-041-11-00
Legal Description:	The land referred to herein below is situated in the City of San Diego, in the County of San Diego, State of California, and is described as follows: Parcel 1: (FEE) Parcel 10 of Record of Survey Map No. 4009, in the County of San Diego, State of California, filed for record in the Office of the County Recorder of San Diego County, September 5, 1956, being portions of the west half of Section 20, Township 12 South, Range 3 West, San Bernardino Base and Meridian, according to United States Government Survey, approved September, 17, 1889.
land	Parcel 2: (EASEMENT) The right to use, for road purposes, those certain strips of land shown on Record of Survey Map No. 4009, recorded September 5, 1956, and designated thereon as "Easement Reserved Road," which said strips of are hereby declared to be easements for road purposes for the use and benefit of all owners, present and future, of the land shown on said Record of Survey Map No. 4009, over which said easement strips are located, and which easements are and shall be appurtenant to said lands, and each and every parcel thereof.
Use:	Church
Approvals:	Conditional Use Permit #
Lot Site:	3.13 AC

Zoning: Zone: Existing: A-1, Agricultural Zone

Proposed:

Floor Area Ratio: - Allowable /- Actual

Lot Coverage: -

Frontage: 1-

Required Setbacks:
35'-0" Front
15'-0" Side
35'-0" Street Side
25'-0" Rear

* No part of a building above the first 15'-0" in height may be located within 20 feet of the vertical plane of a side lot line if the lot is contiguous to residentially zoned or used property on such side.

** No part of a building above the first 15'-0" in height may be located within 20 feet of the vertical plane of a rear lot line if the lot is contiguous to residentially zoned or used property on the rear.

Height: 35'; (50' if >100' from any PL)

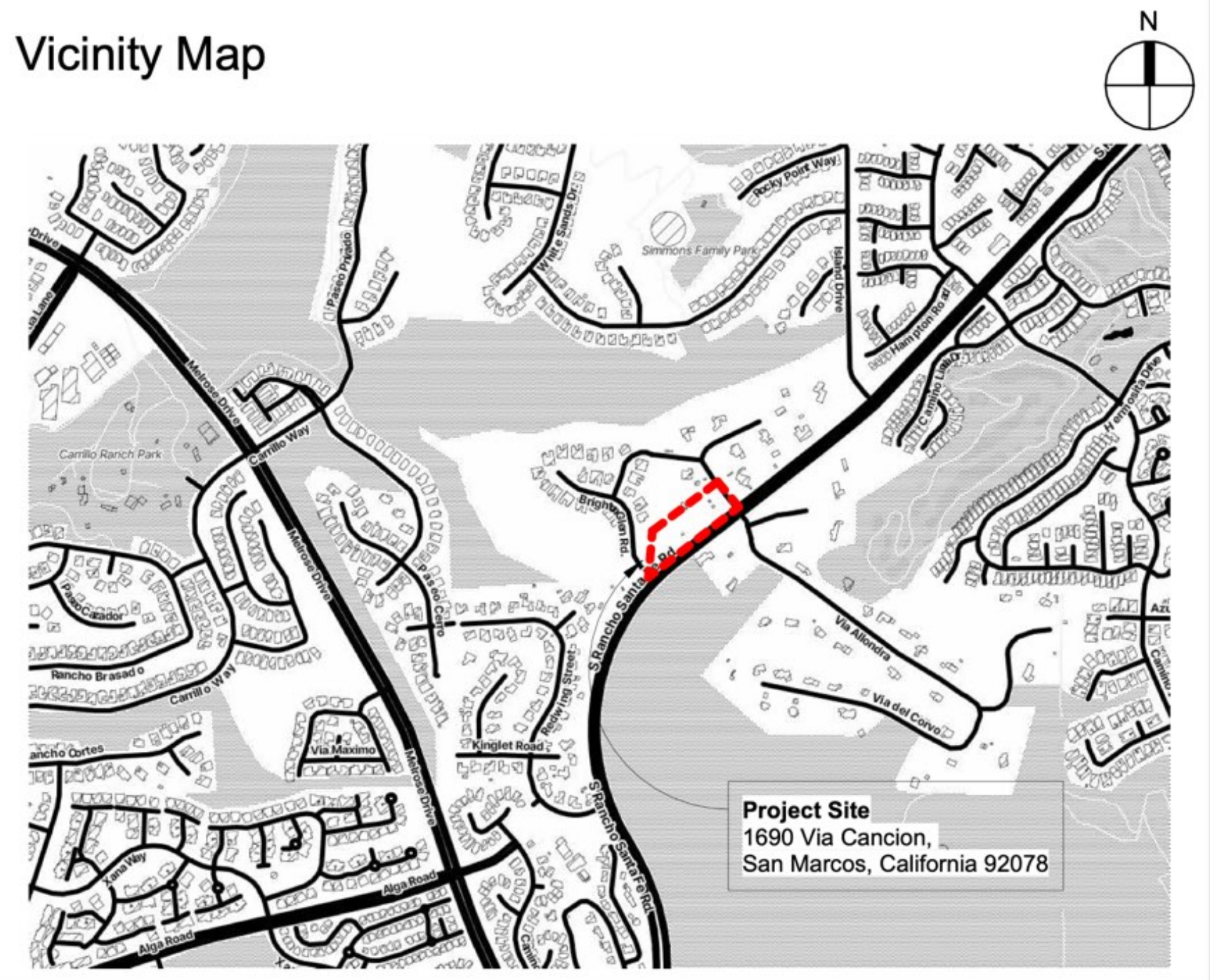
Parking: Required: Parking calculations based on upon the largest assembly area, being:

Church Assembly space: 4,055 s.f. / 50 s.f. = 81 parking spaces required
Parish Hall Assembly space: 4,780 s.f. / 50 s.f. = 96 spaces required

Parking Provided 114 spaces....confirm after site plan is updated
114 ≥ 96 = **OK**

*The Parish Hall will not be used concurrently with the functions of the new Church.

Vicinity Map



St. Katherine of Alexandria Orthodox Church
1690 Via Cancion, San Marcos, CA 92078

Tittle Sheet

Revision Schedule

No. Revision	Issue Date
CUP Submittal #1	08/07/2026

Drawing Set Issue Schedule

Description	Issue Date
Master Plan	08/07/2026

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Project Number

CHURCH PARKING CALCULATIONS:
CHURCH PARKING REQUIRED (per SAMC Sec. 41-1411)
"1 space for every 3 fixed seats + 1 space for each 50 s.f. in seating areas with out fixed seats "

Nave	**4,055 SF**	
Altar & Apse	**1,480 SF**	(These spaces are used ONLY by Clergy and will NOT be used by Congregation)
Total	**4,055 SF**	

Parking Required = 4,055 SF / 50 (for no fixed seats) = 81 parking spaces required

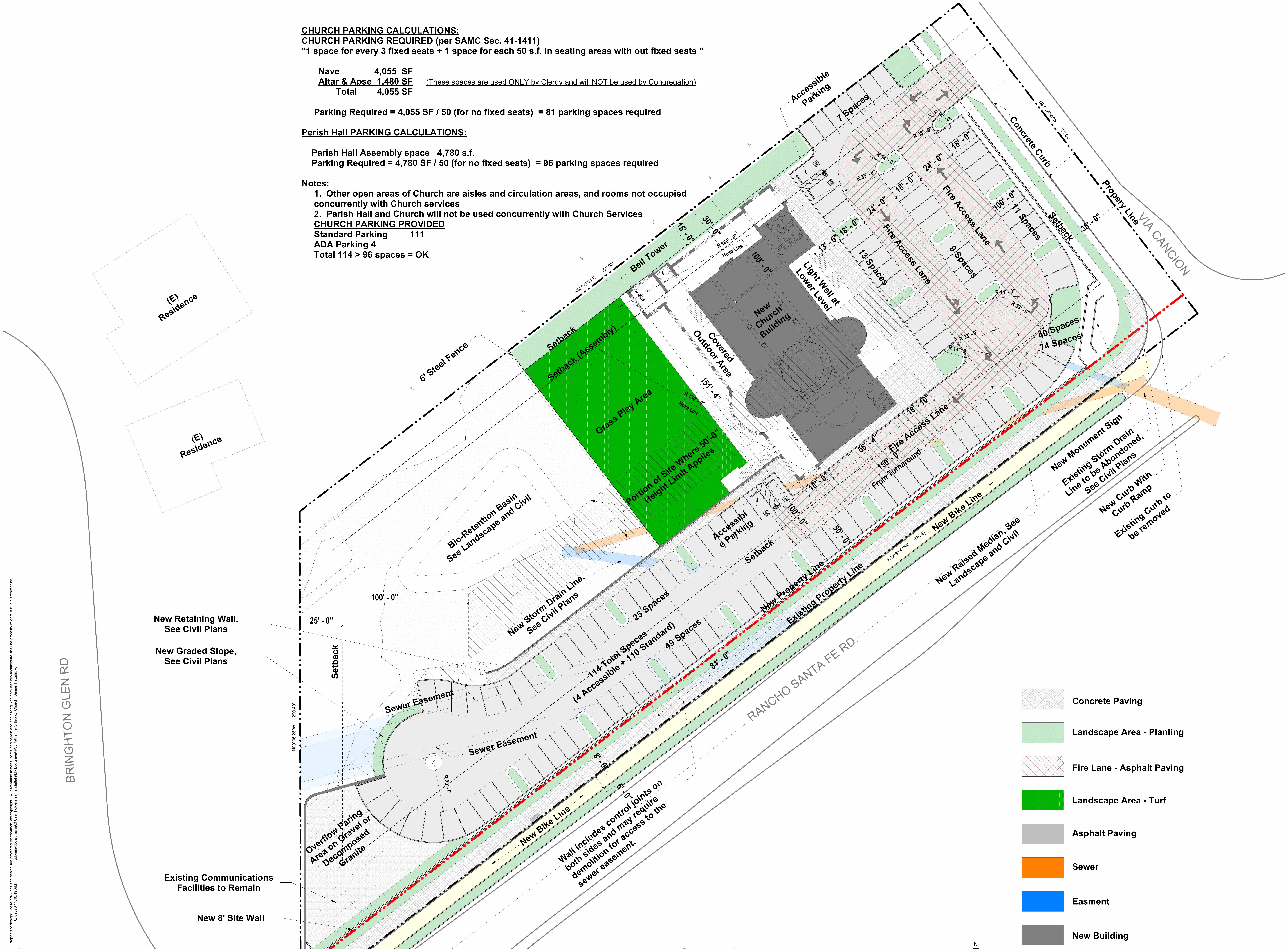
Perish Hall PARKING CALCULATIONS:

Parish Hall Assembly space 4,780 s.f.
Parking Required = 4,780 SF / 50 (for no fixed seats) = 96 parking spaces required

Notes:

1. **Other open areas of Church are aisles and circulation areas, and rooms not occupied concurrently with Church services**
2. **Parish Hall and Church will not be used concurrently with Church Services**

CHURCH PARKING PROVIDED
Standard Parking 111
ADA Parking 4
Total 114 > 96 spaces = OK



- ░ Concrete Paving
- 🟩 Landscape Area - Planting
- ▨ Fire Lane - Asphalt Paving
- 🟩 Landscape Area - Turf
- ▒ Asphalt Paving
- 🟧 Sewer
- 🟦 Easment
- ■ New Building

1 Level 1 - Site
1" = 20'-0"

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1690 Via Cancion, San Marcos, CA 92078

Site Plan

Revision Schedule

No. Revision	Issue Date
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Drawing Set Issue Schedule

Description	Issue Date
Master Plan	08/07/2026

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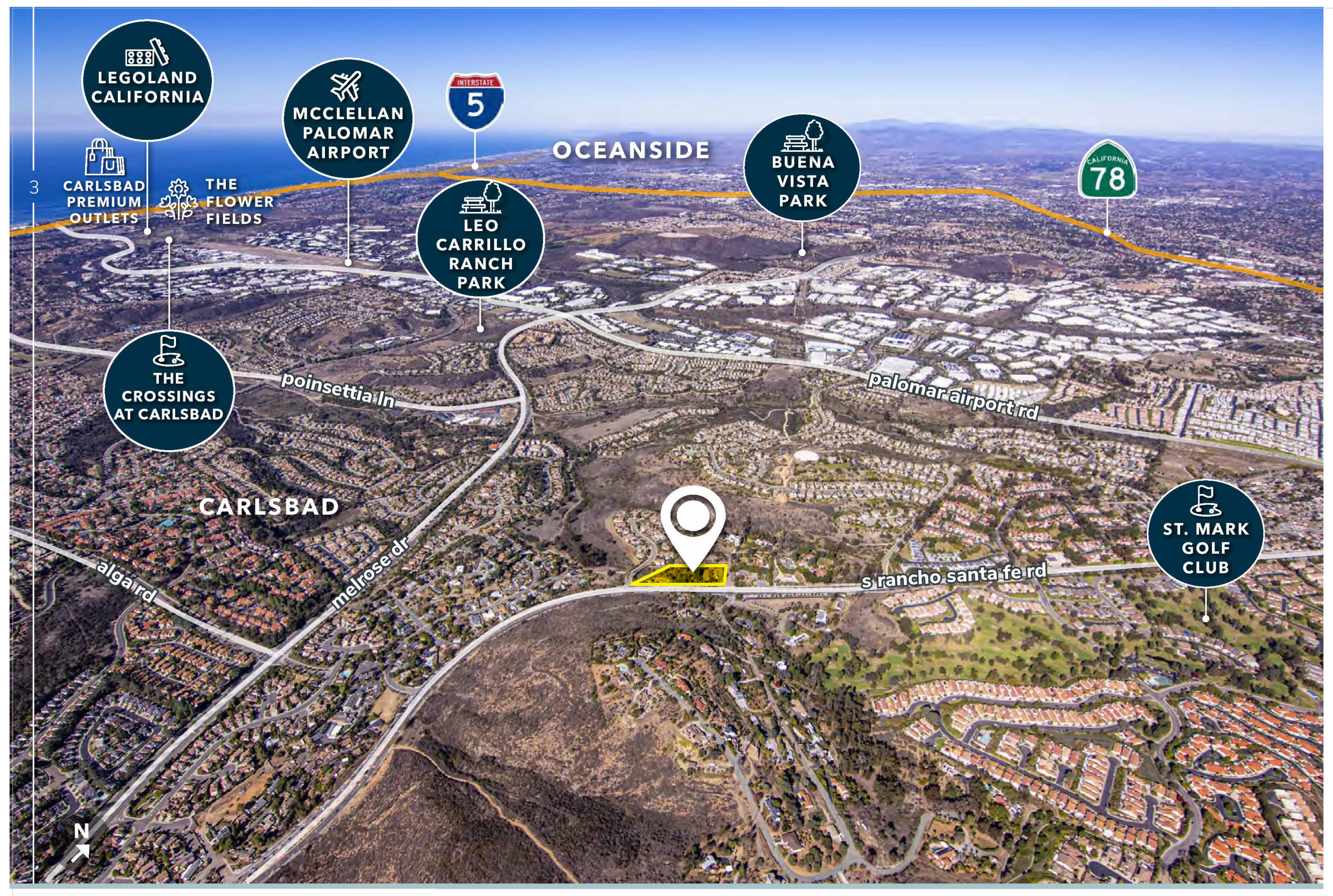

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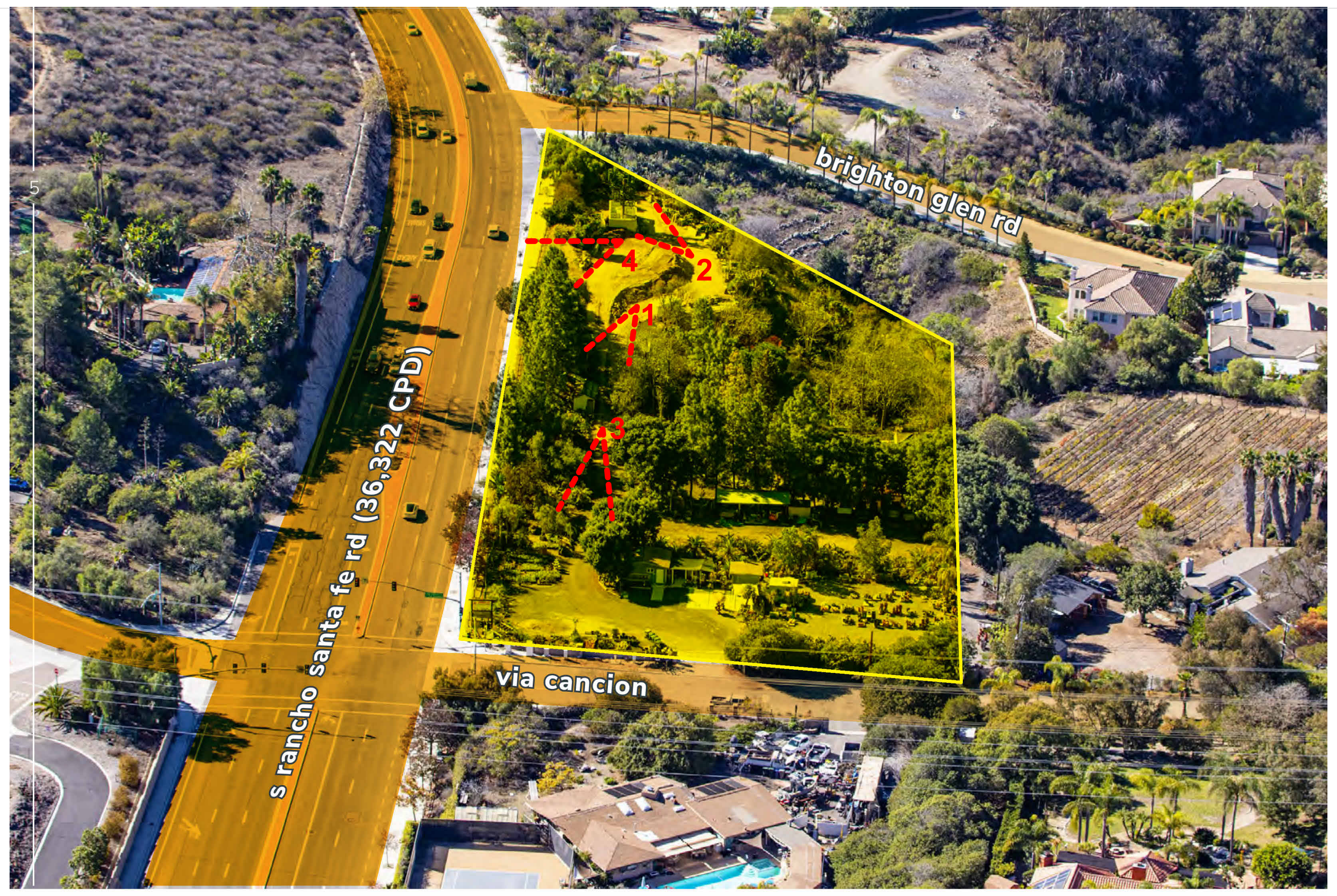

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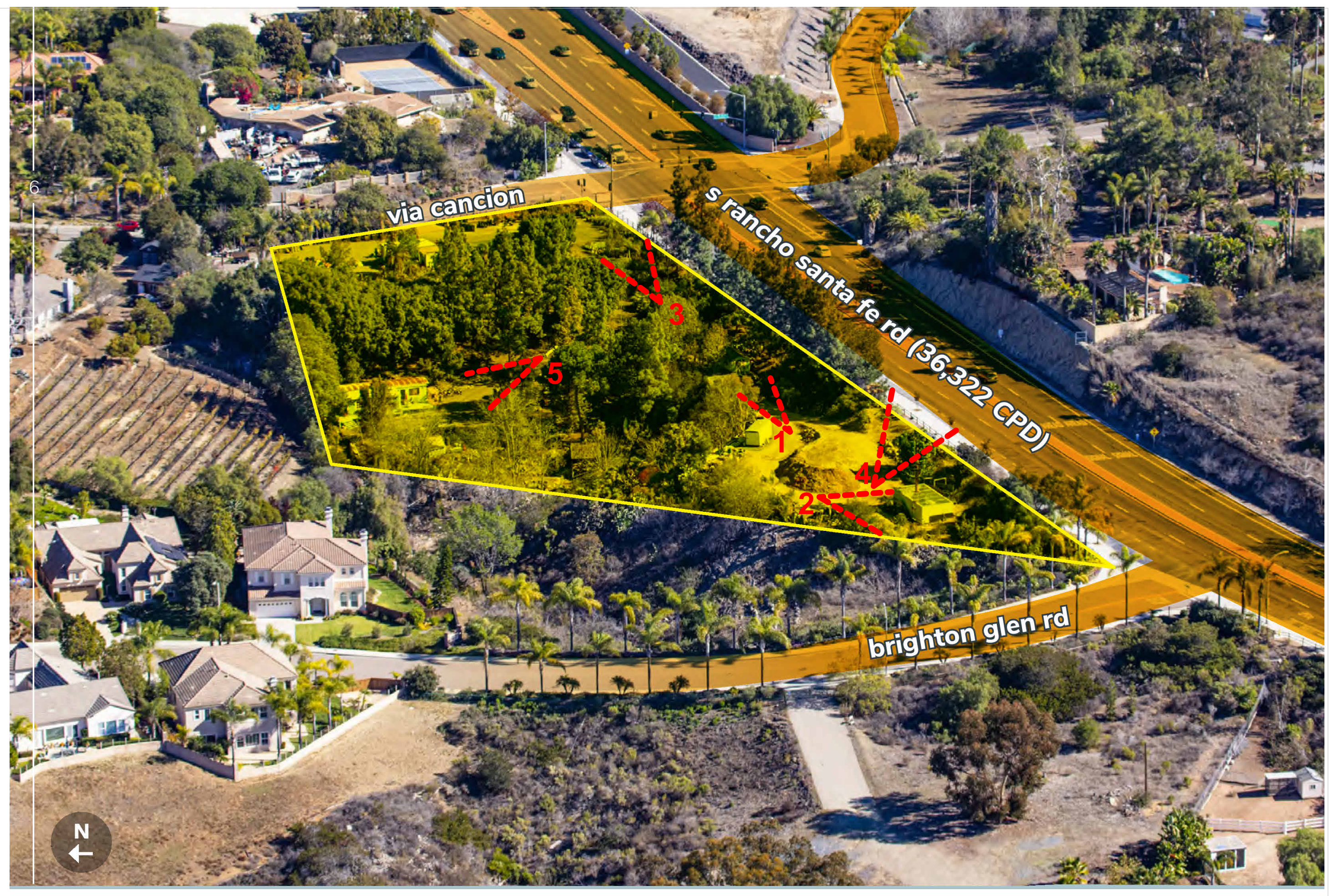

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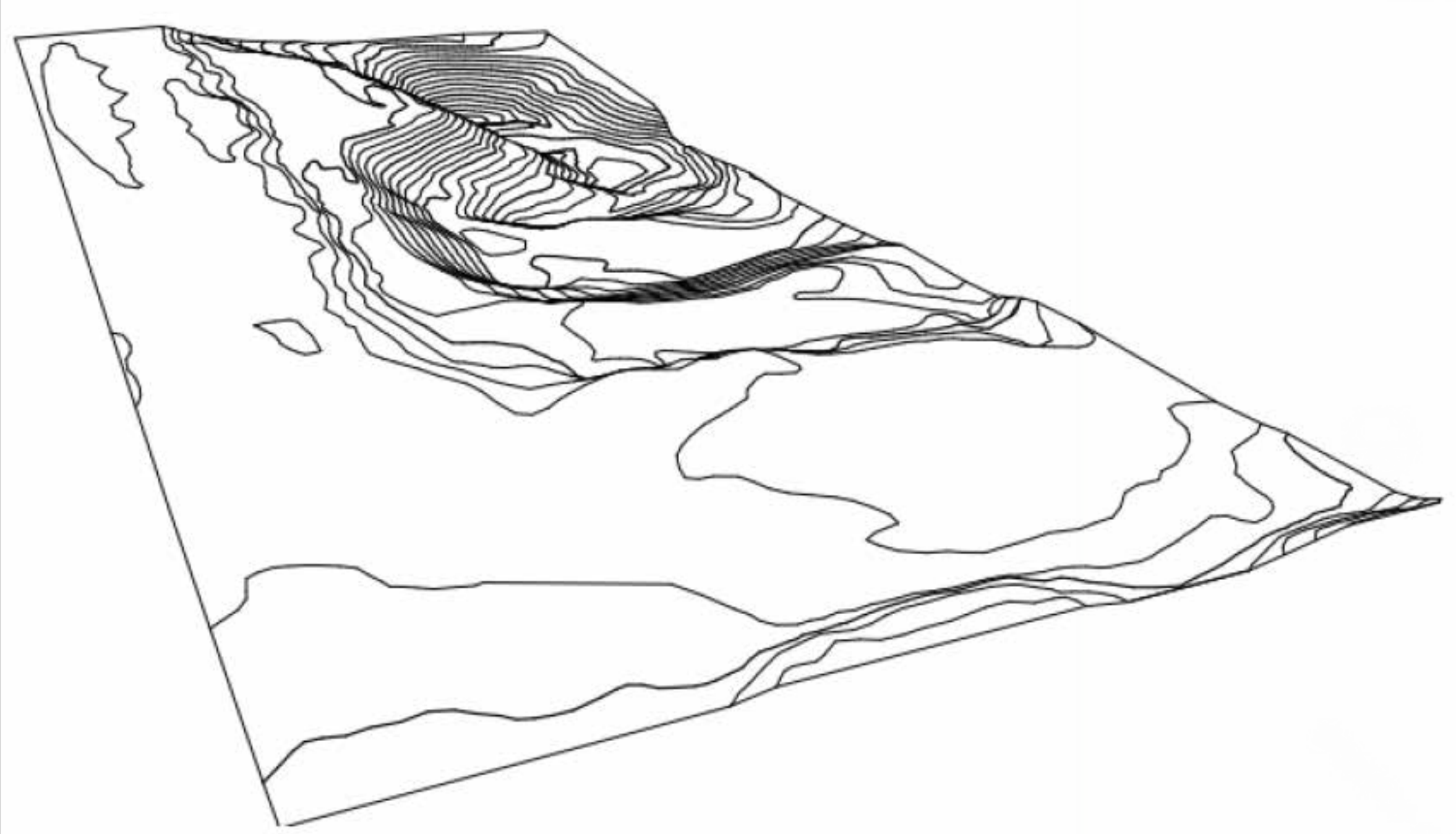
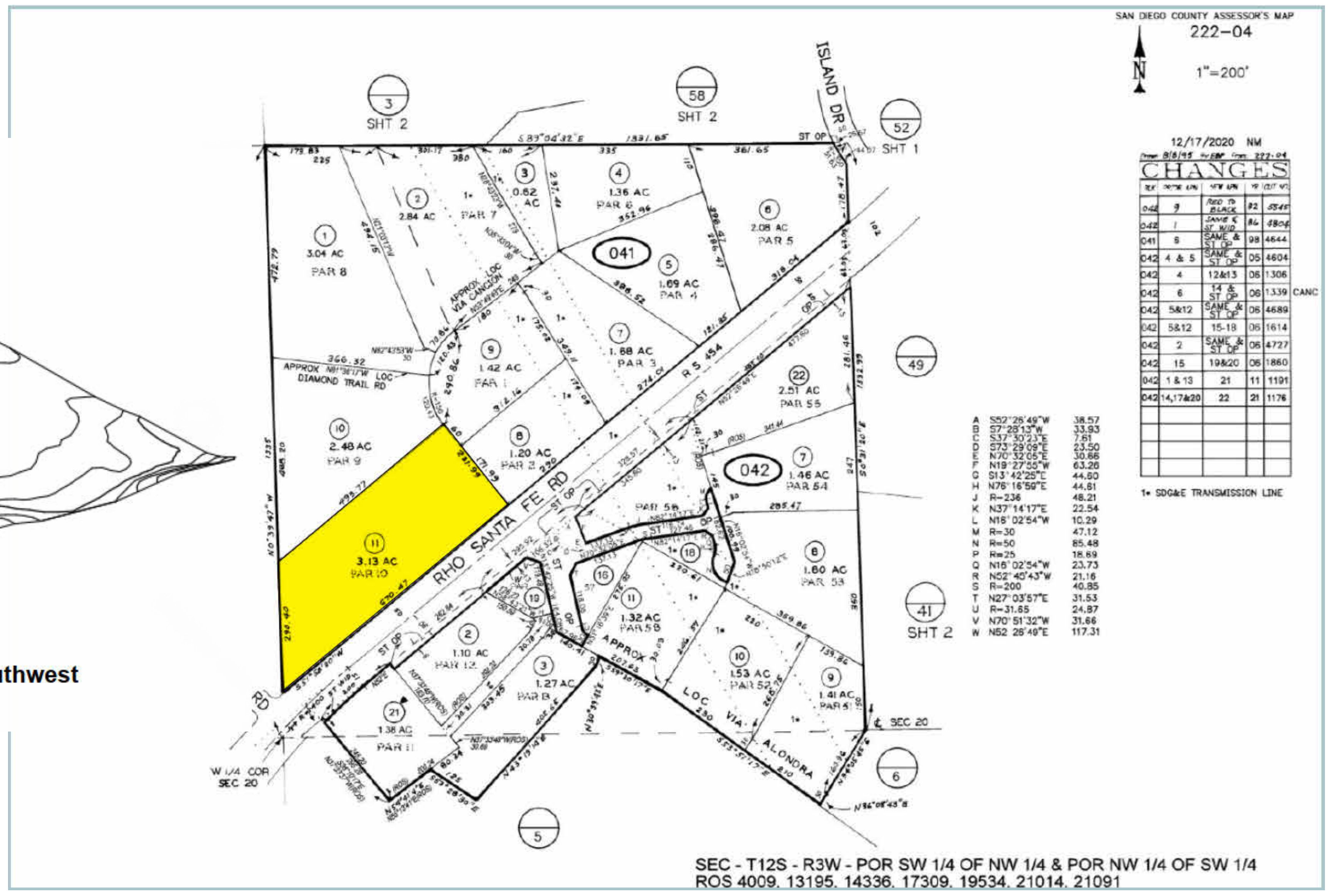
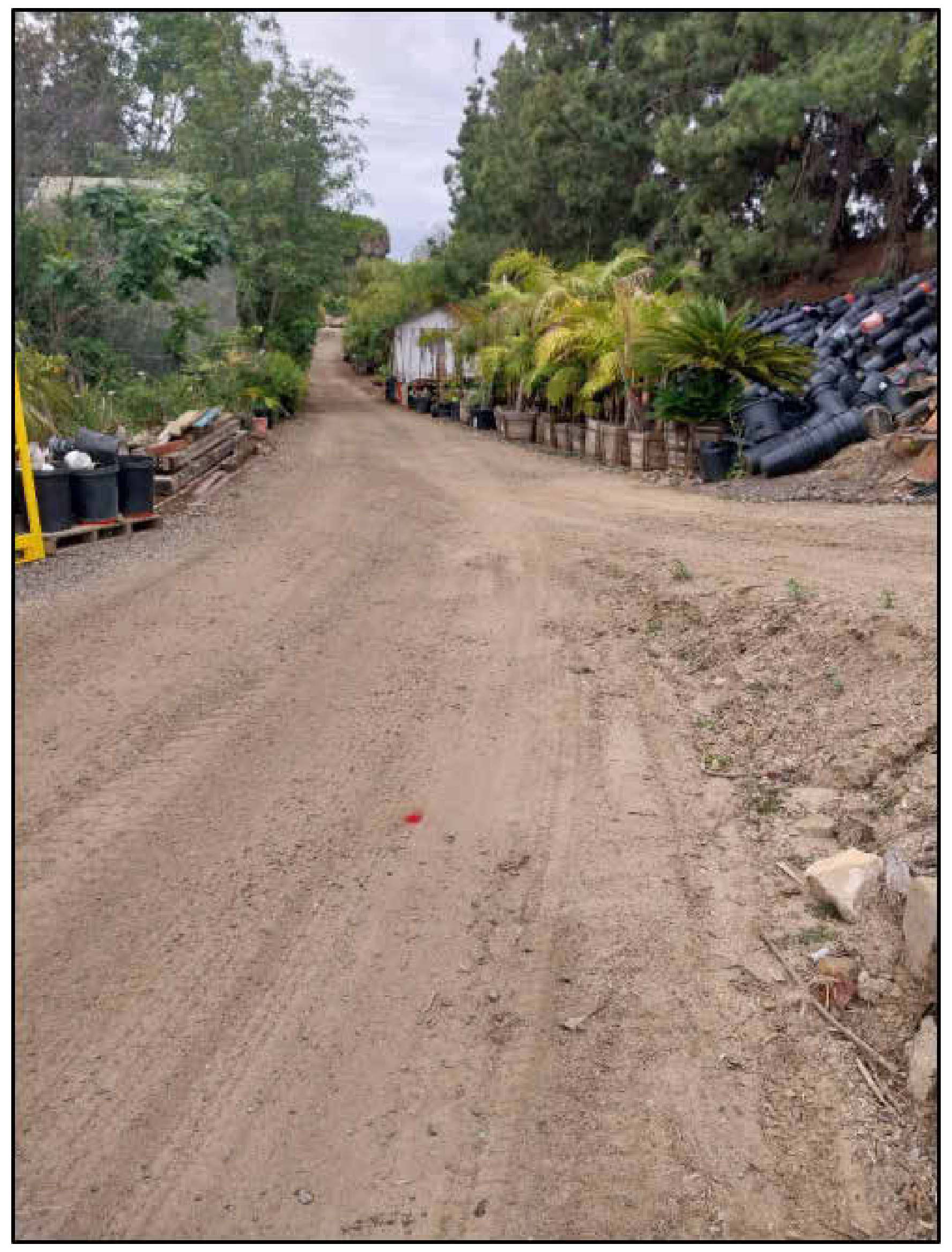


Figure 3-4. Site Topography, View to the Southwest
(source: CTA 2023, Figure A1.1)



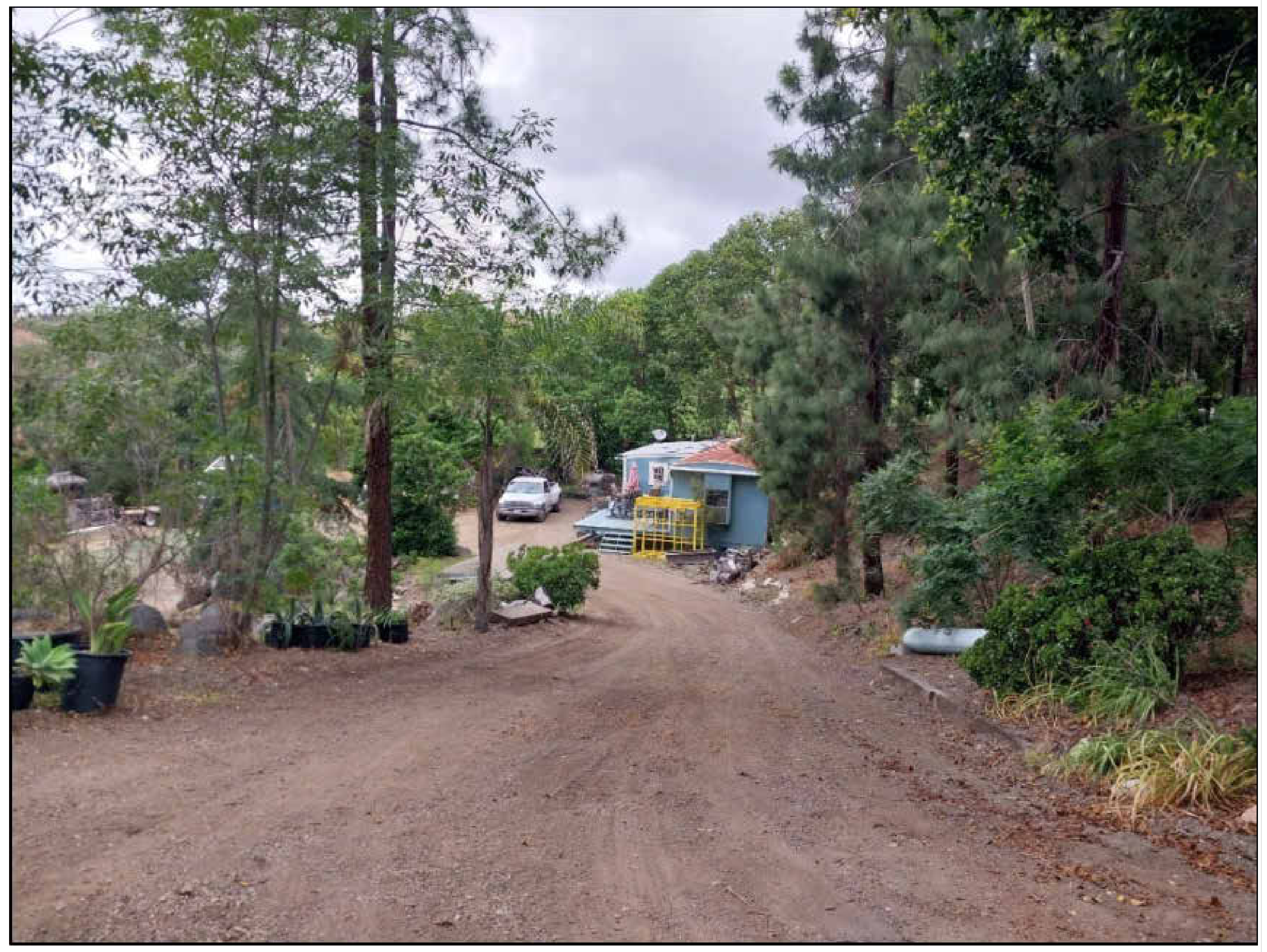


1. Existing, Access Road, May 2023

2. Existing, SW End of Site, May 2023

3. Existing, Middle of Site, May 2023

4. Existing, Middle of Site, May 2023



5. Existing, Middle of Site, May 2023

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1690 Via Cancion, San Marcos, CA 92078

Project Site & Existing Photographs

Revision Schedule

No. Revision	Issue Date
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Drawing Set Issue Schedule

Description	Issue Date
Master Plan	08/07/2026

A-01a

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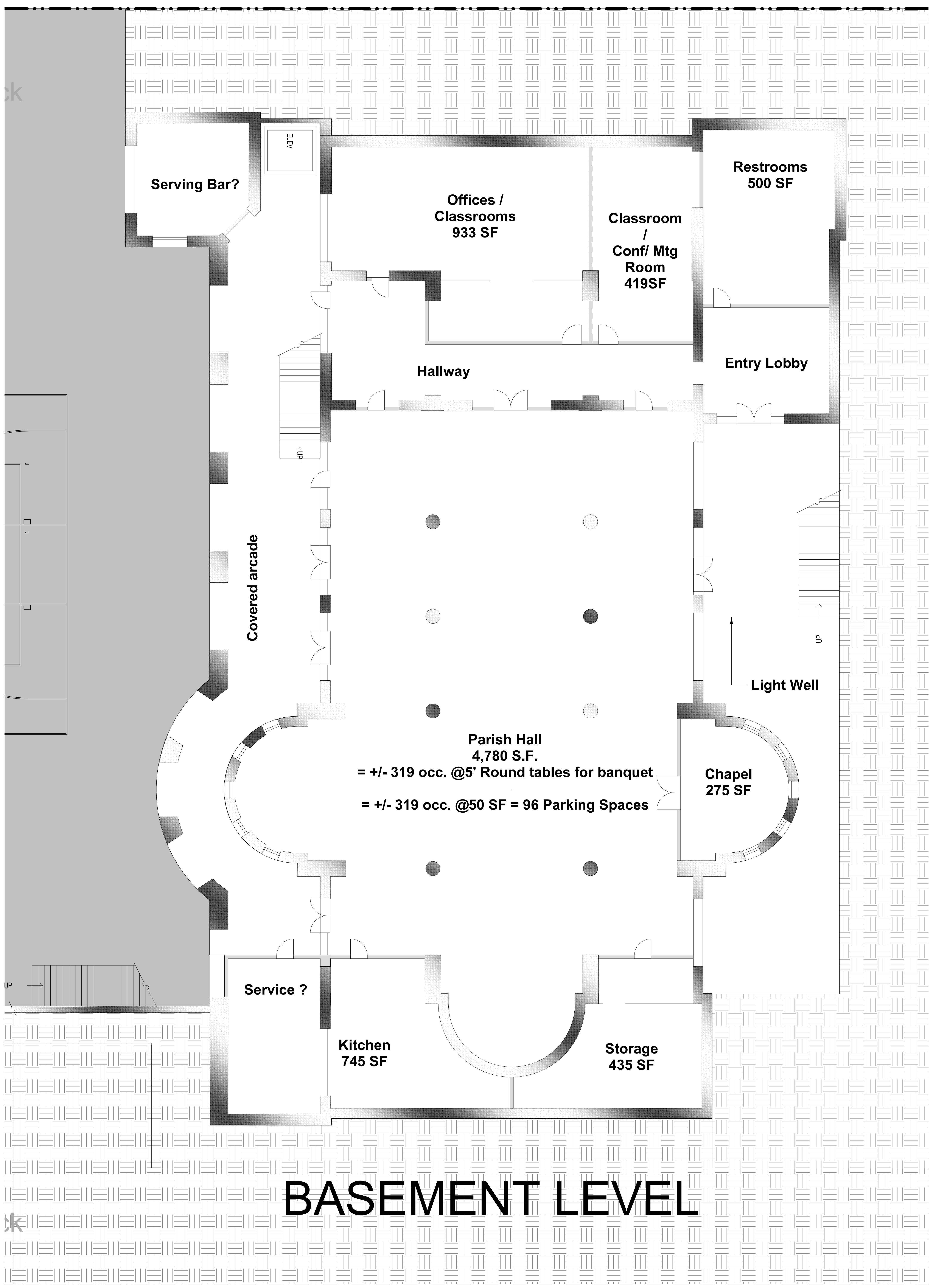
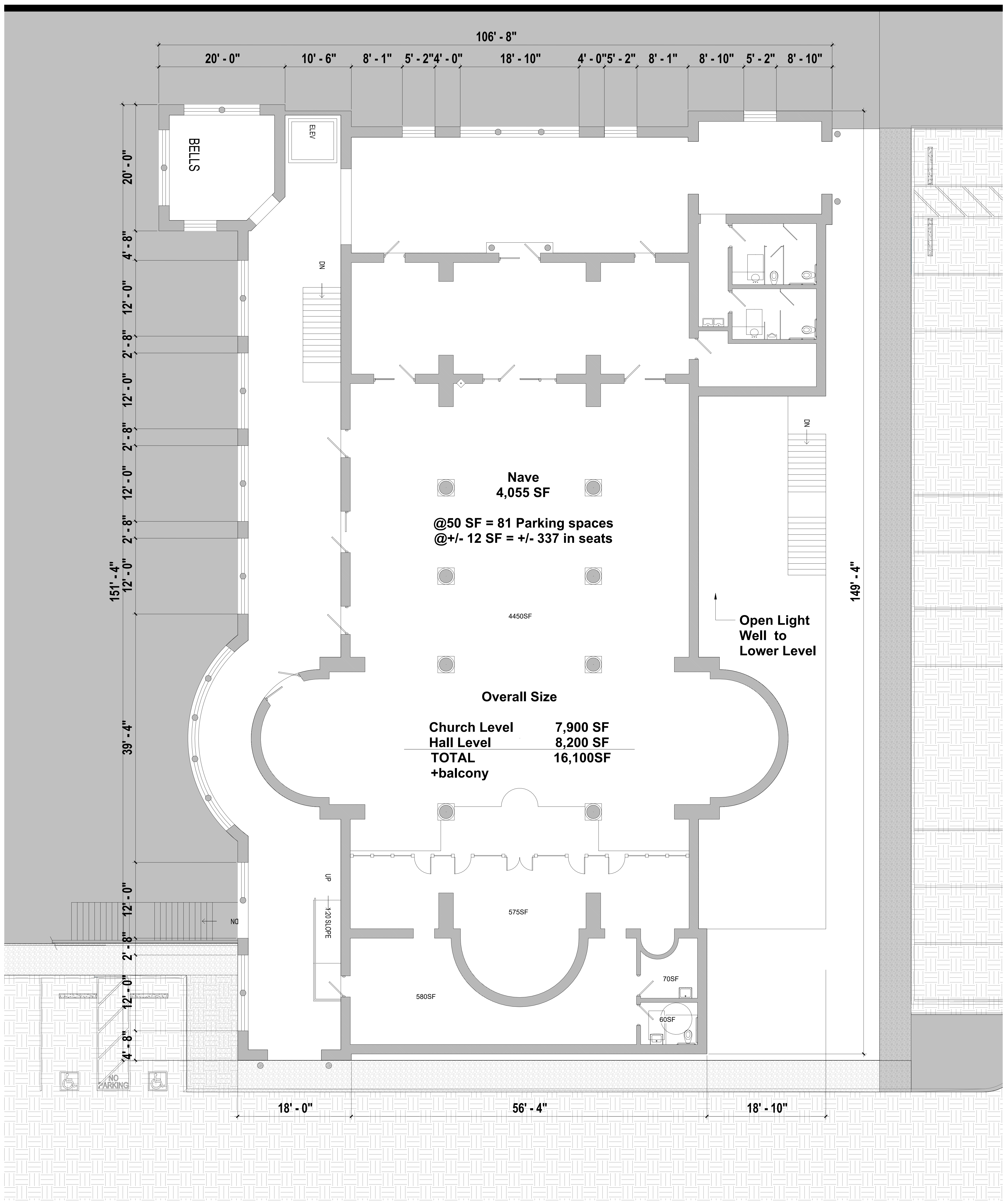


2 Lower Level Copy 2
1/8" = 1'-0"



1 Ground Level Copy 1
1/8" = 1'-0"

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1690 Via Cancion, San Marcos, CA 92078

Floor Plans

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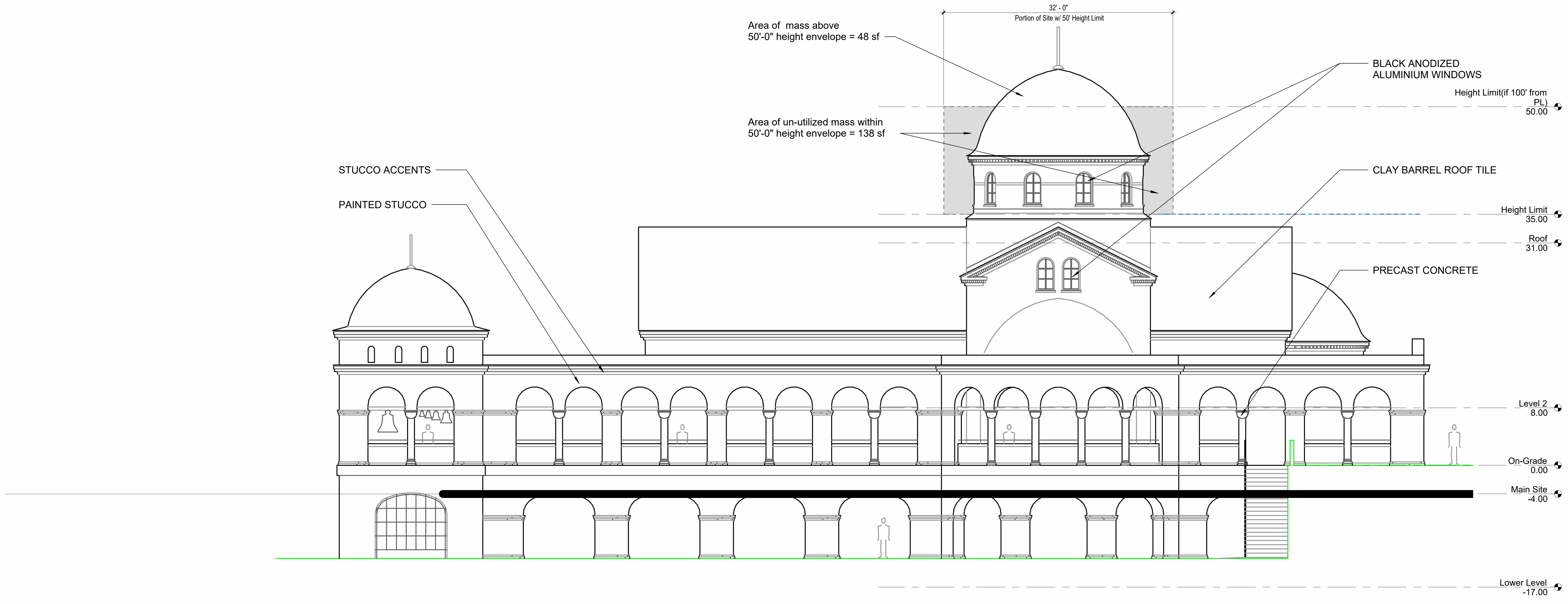
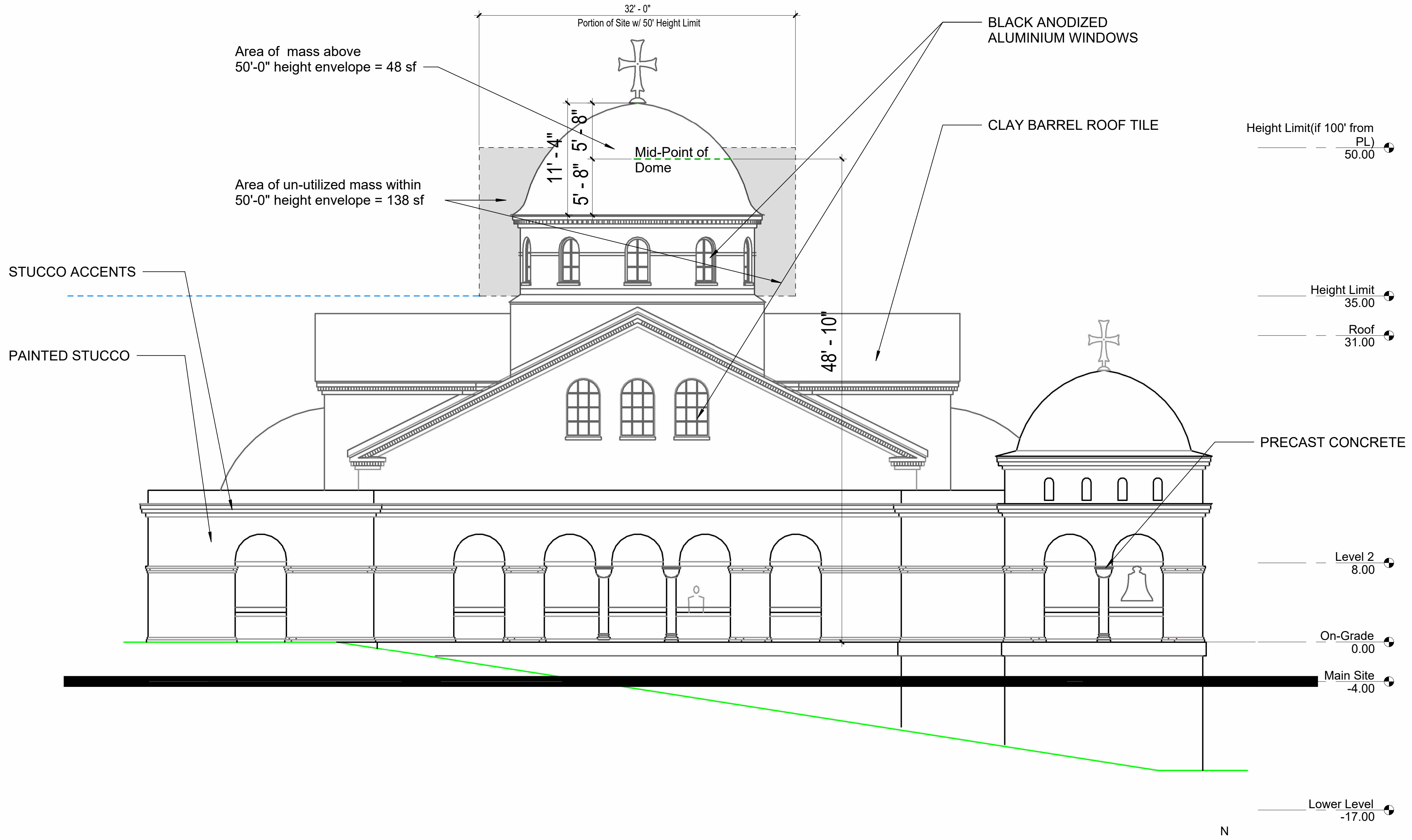
A-03



3 Parish Hall - NE Elevation
1/8" = 1'-0"



4 Parish Hall - SE Elevation
1/8" = 1'-0"

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St. Katherine of Alexandria Orthodox Church
1690 Via Cancion, San Marcos, CA 92078

Elevations

Revision Schedule

No. Revision	Issue Date
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Master Plan	08/07/2026

A-04

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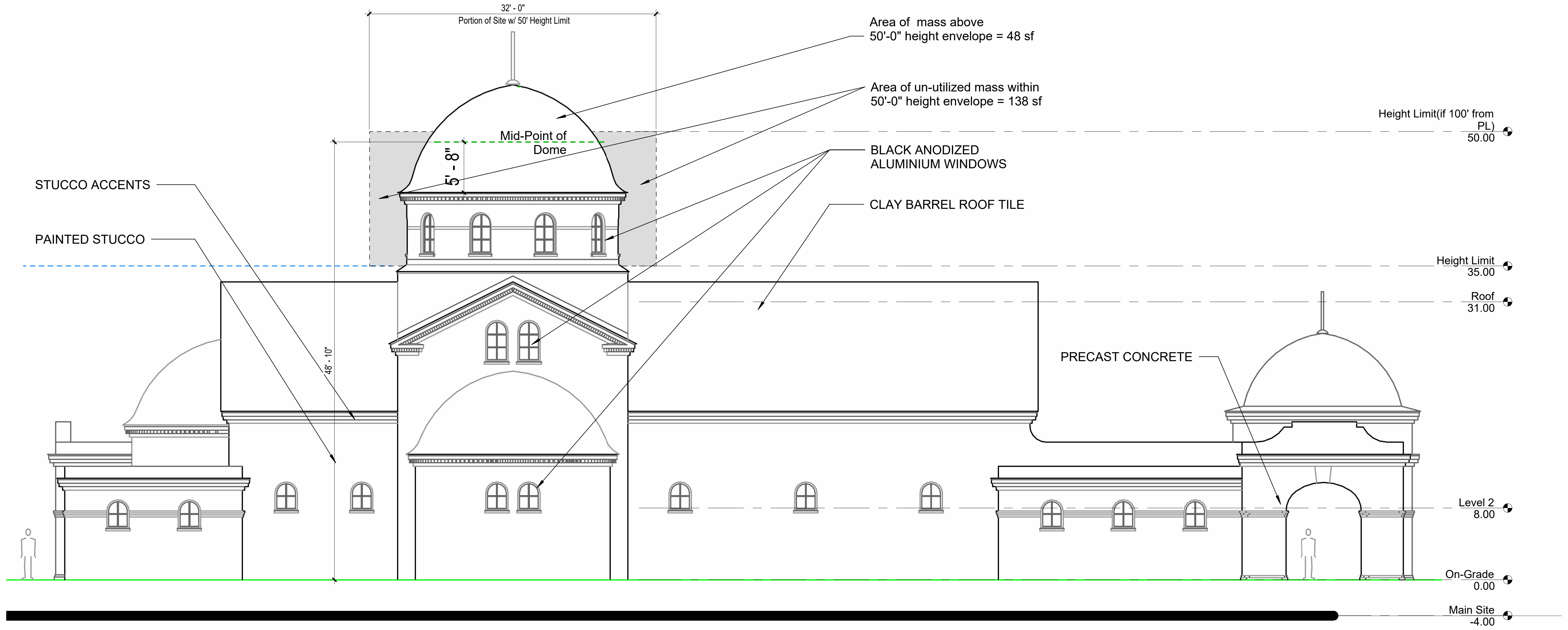
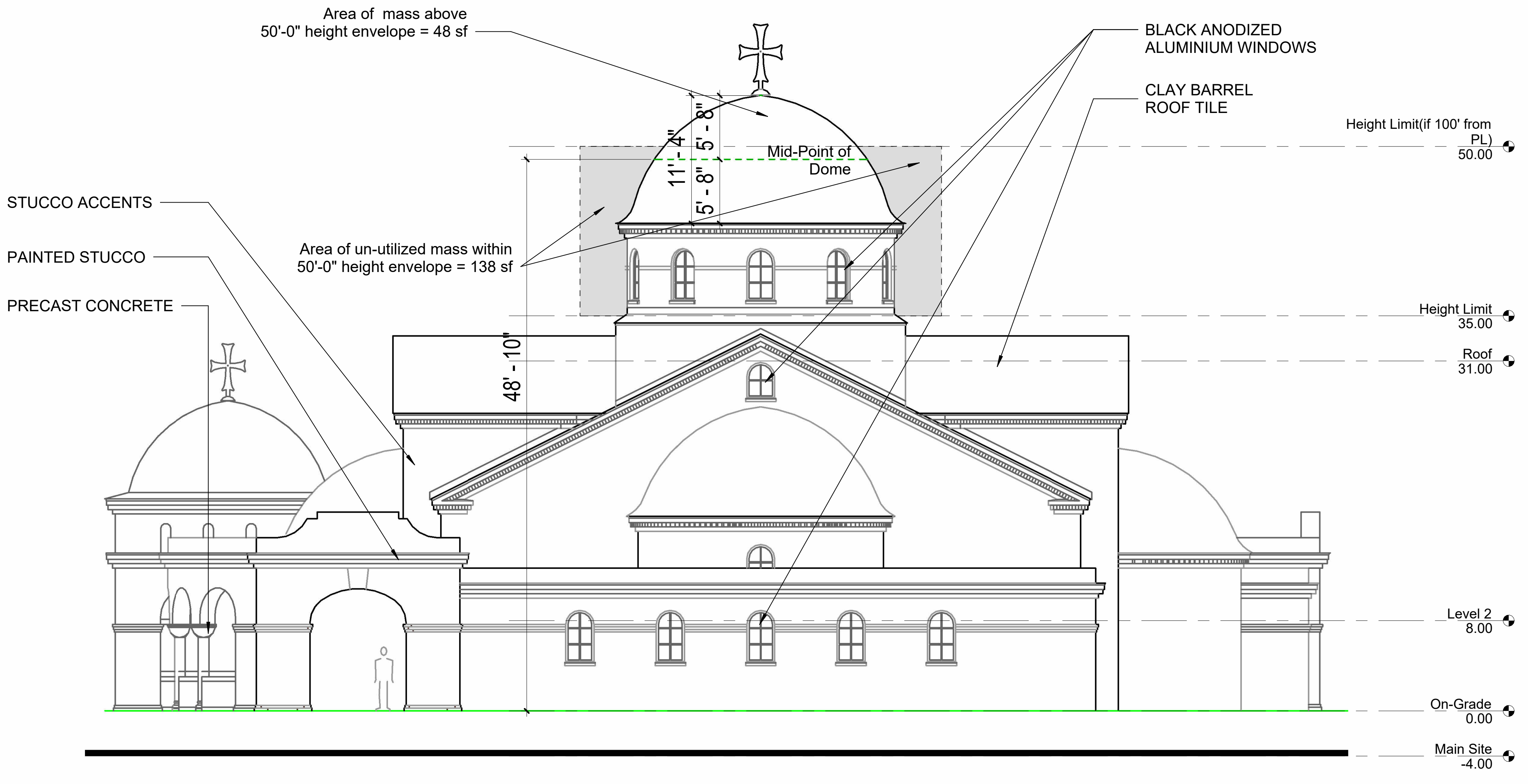


2 Parish Hall - WS Elevation
1/8" = 1'-0"



1 Parish Hall - WN Elevation
1/8" = 1'-0"

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1690 Via Cancion, San Marcos, CA 92078

Elevations

Revision Schedule

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Description	Issue Date
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A-05

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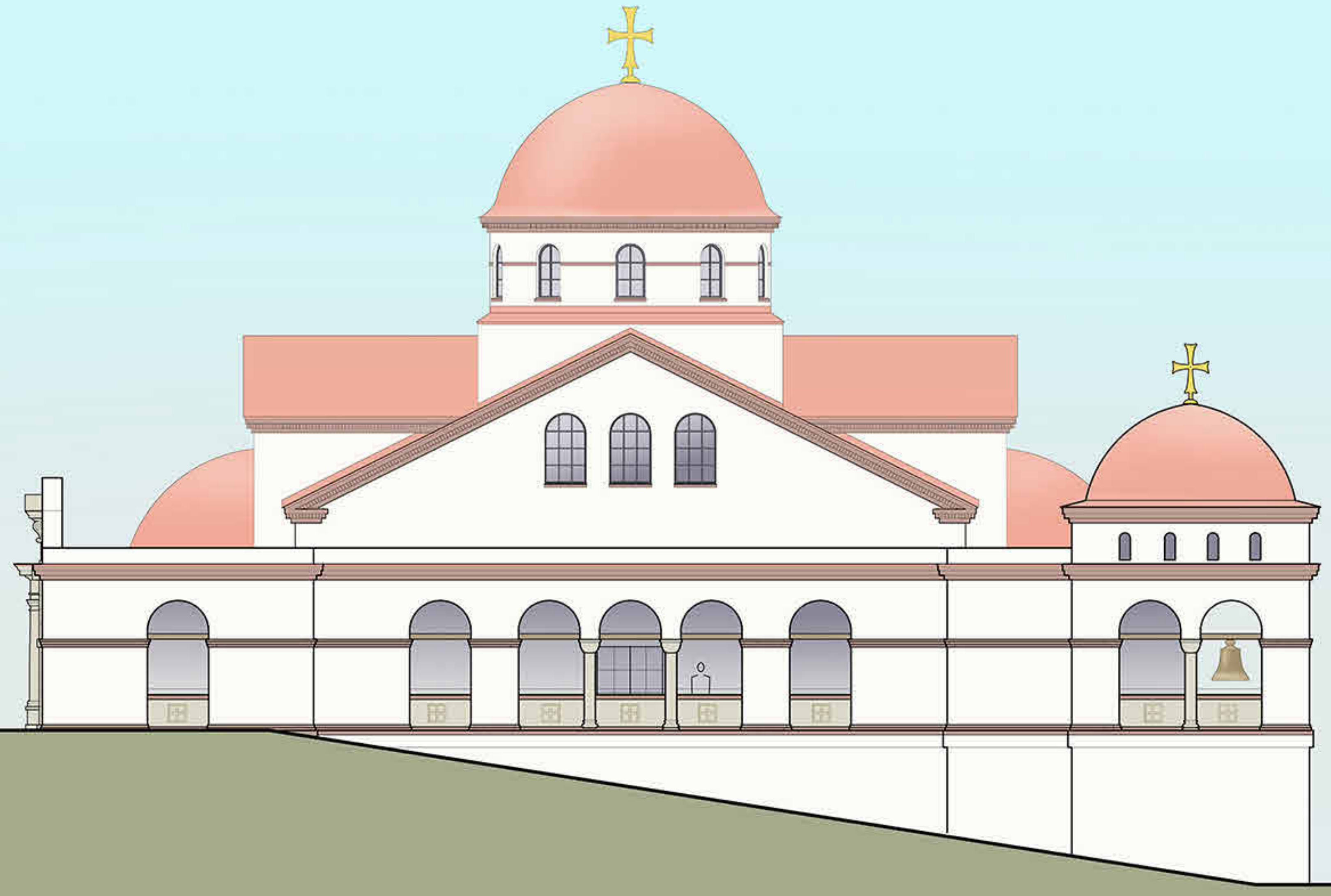
Project Number

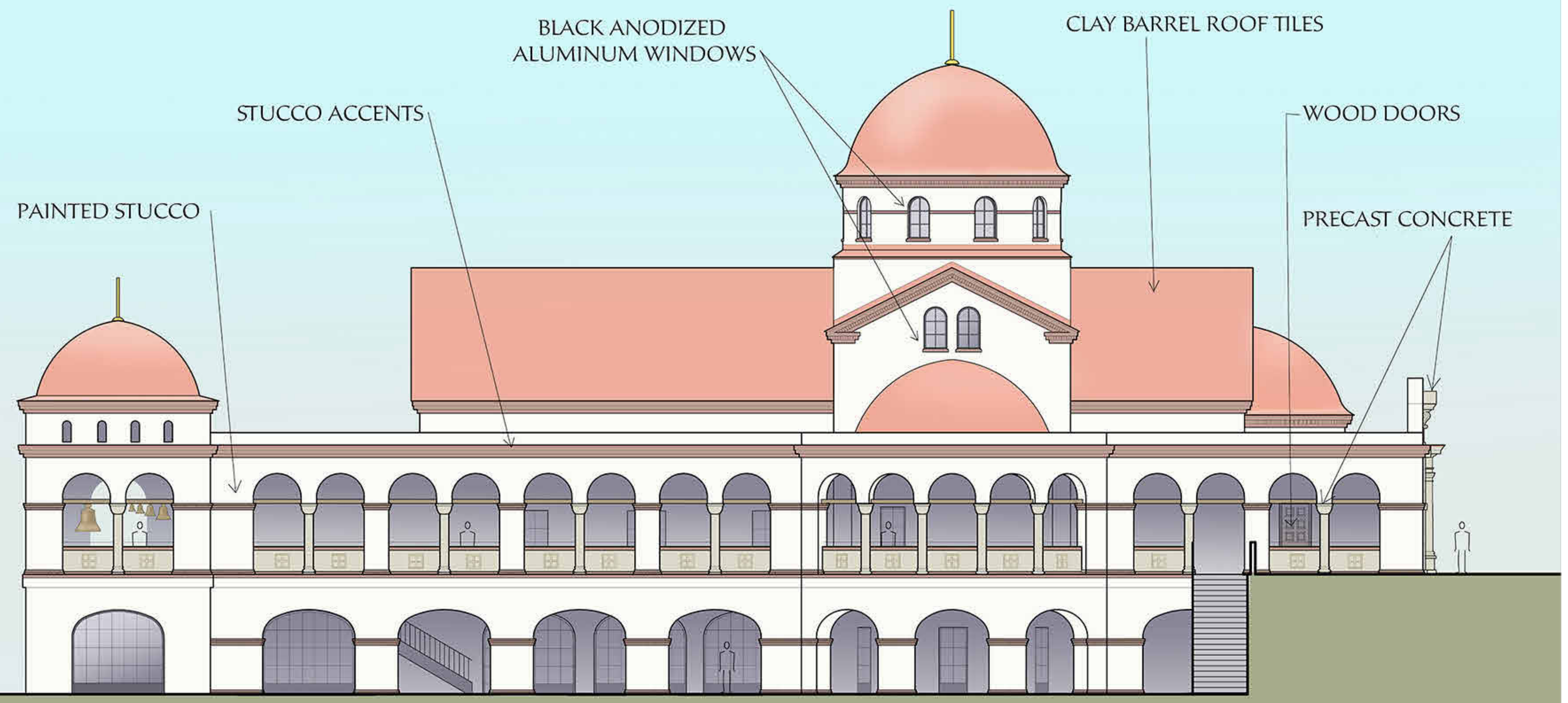
NEW WORLD
BYZANTINE

PROPOSED ELEVATIONS AND MATERIALS

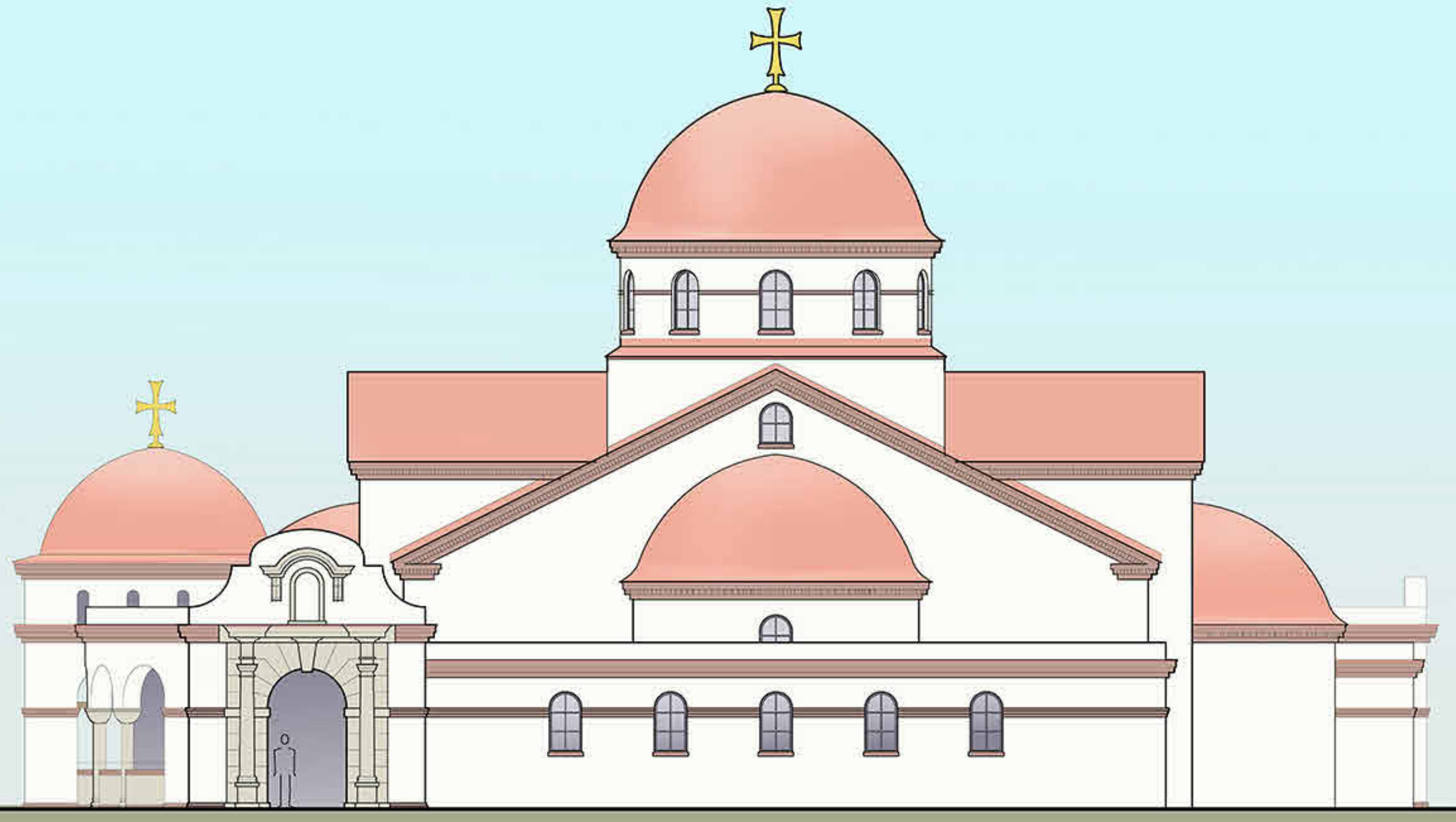
ST KATHERINE ORTHODOX CHURCH
SAN MARCOS, CALIFORNIA



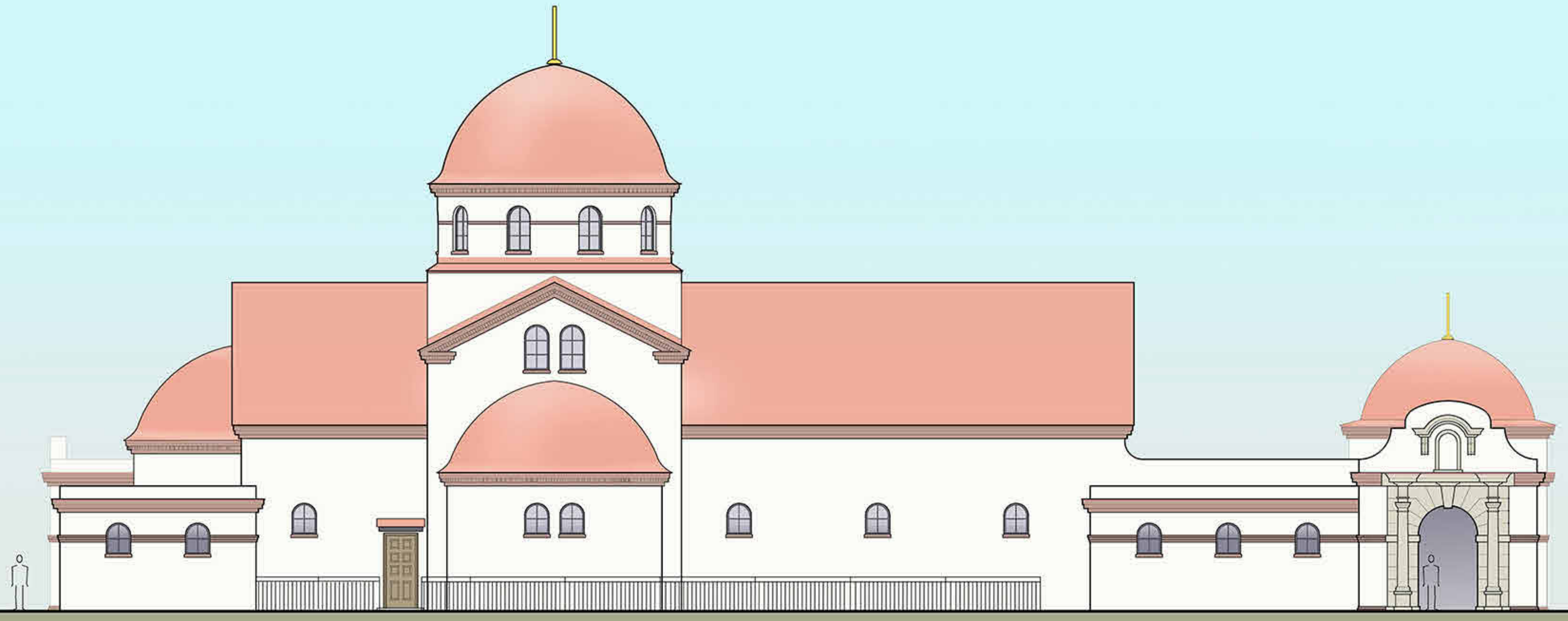
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

0' 5' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

ANDREW GOULD
JULY 2026

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1690 Via Cancion, San Marcos, CA 92078

Color Elevations and Renderings

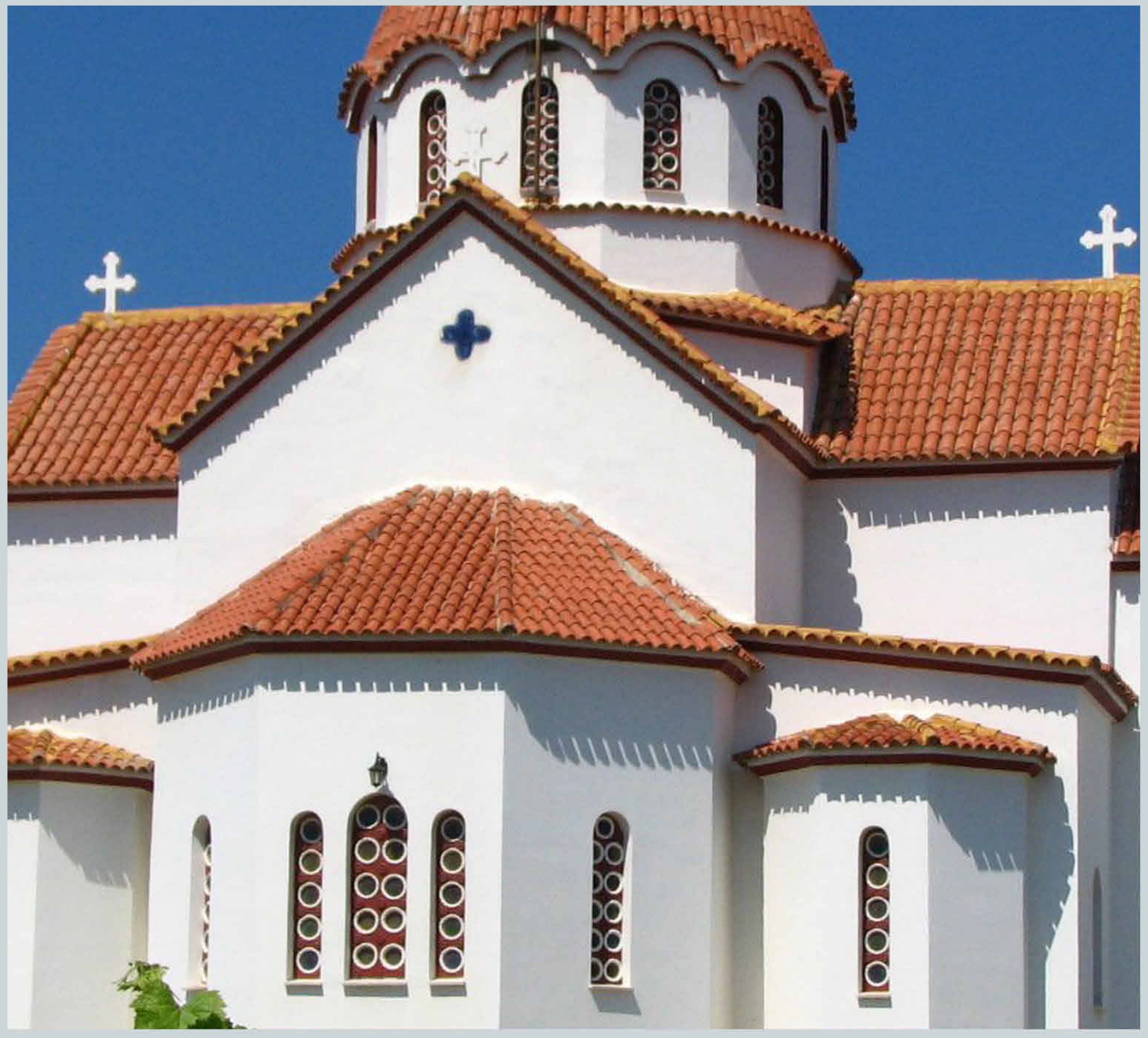
Revision Schedule

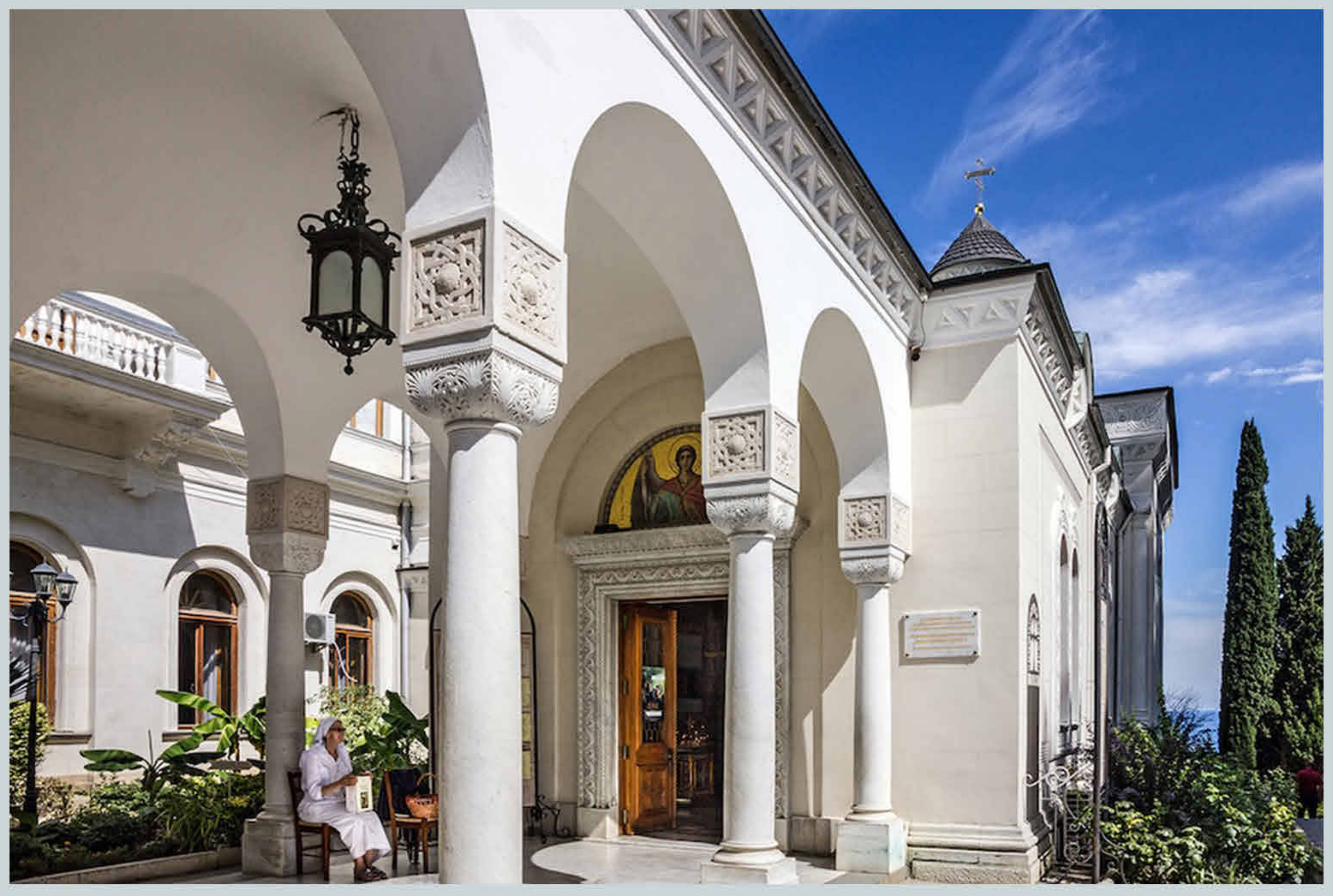
No. Revision	Issue Date
CUP Submittal #1	08/07/2026

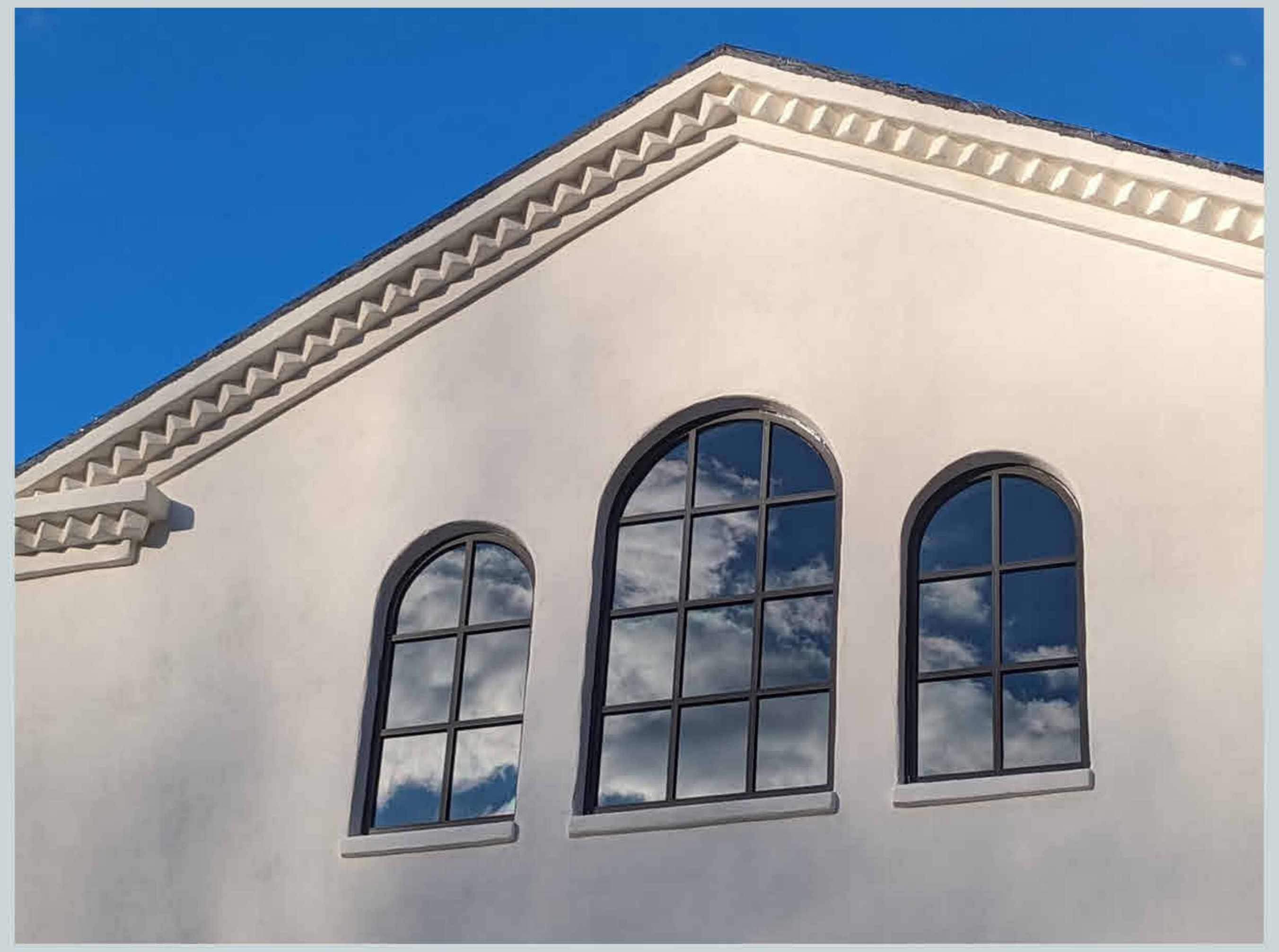
Drawing Set Issue Schedule

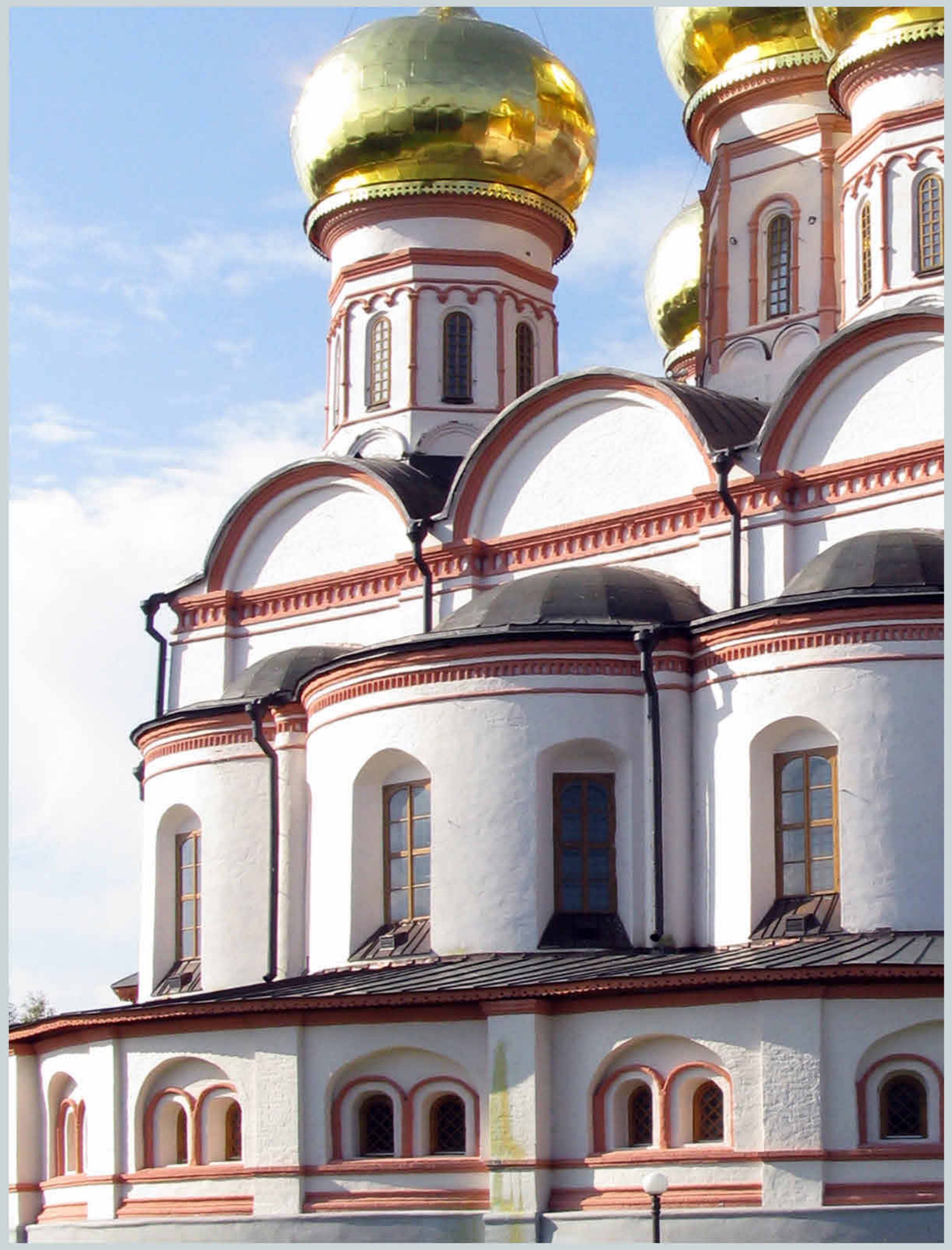
Description	Issue Date
Master Plan	08/07/2026

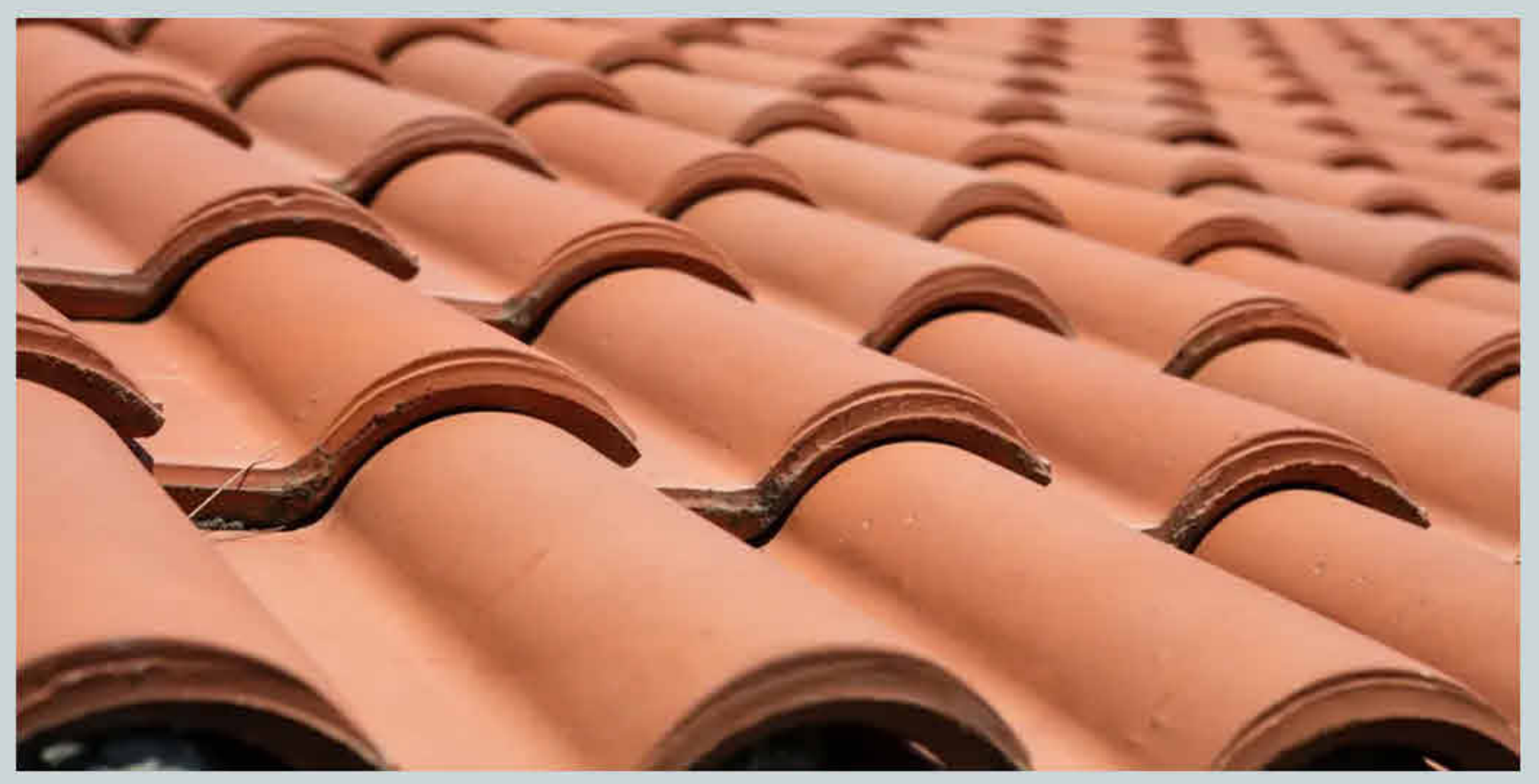
A-06

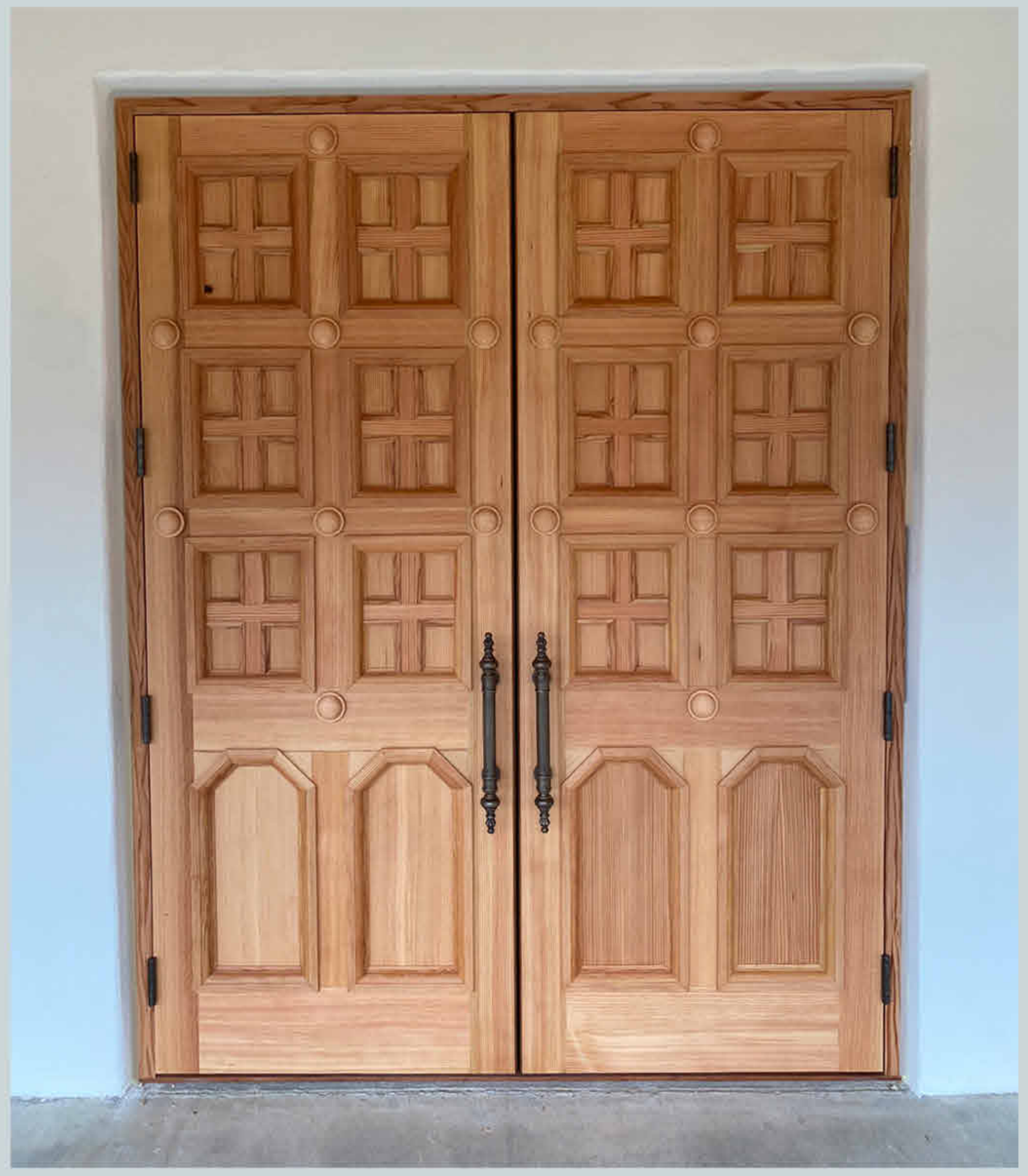

STUCCO, PAINTED WHITE
TERRA COTTA BARREL ROOF TILES

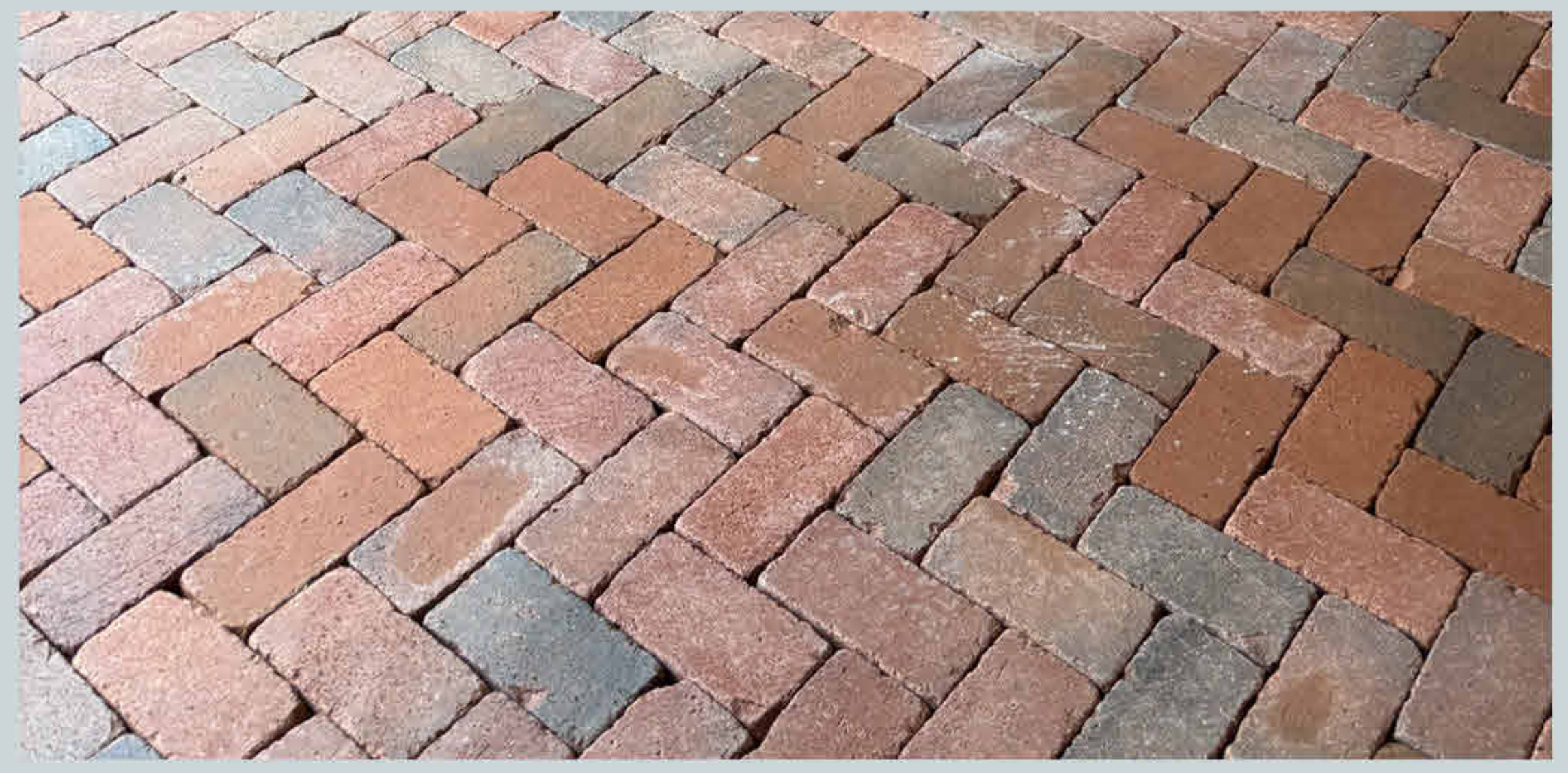

LIMESTONE OR PRECAST CONCRETE ELEMENTS


BLACK ANODIZED ALUMINUM WINDOWS


RED STUCCO ACCENTS


TERRA COTTA BARREL ROOF TILES


HANDMADE WOOD DOORS


CLAY BRICK PAVERS AT PORCHES, STEPS, AND HARDSCAPE

NEW WORLD
BYZANTINE

PROPOSED NEW TEMPLE - MATERIAL SAMPLE BOARD
SAINT KATHERINE ORTHODOX CHURCH
SAN MARCOS, CALIFORNIA

DRAWN BY: ANDREW GOULD
CHARLESTON, SC 7/8/26

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St. Katherine of Alexandria Orthodox Church
1690 Via Cancion, San Marcos, CA 92078

Materials Board

Revision Schedule

No. Revision	Issue Date
CUP Submittal #1	08/07/2026

Drawing Set Issue Schedule

Description	Issue Date
Master Plan	08/07/2026

A-07

Project No.: Project Number
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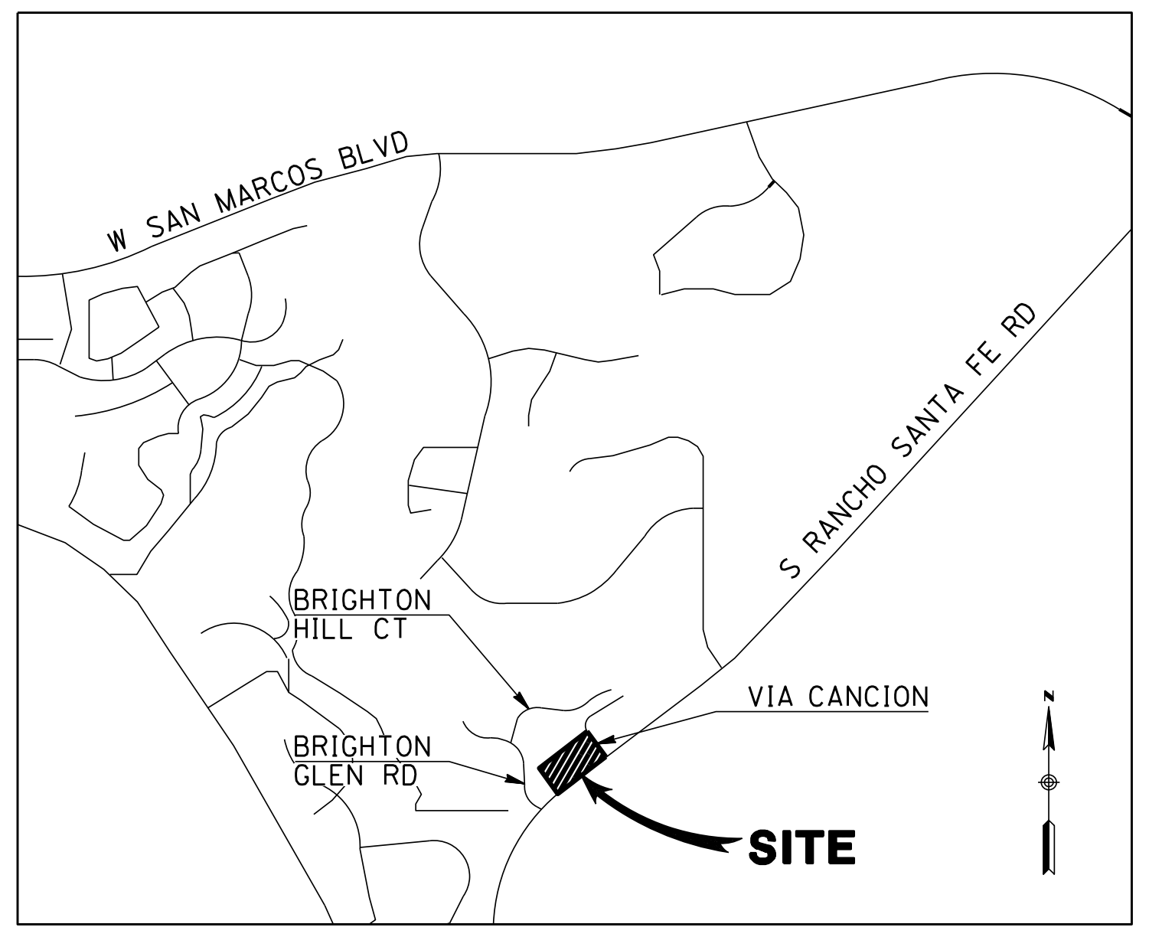
CONDITIONAL USE PERMIT

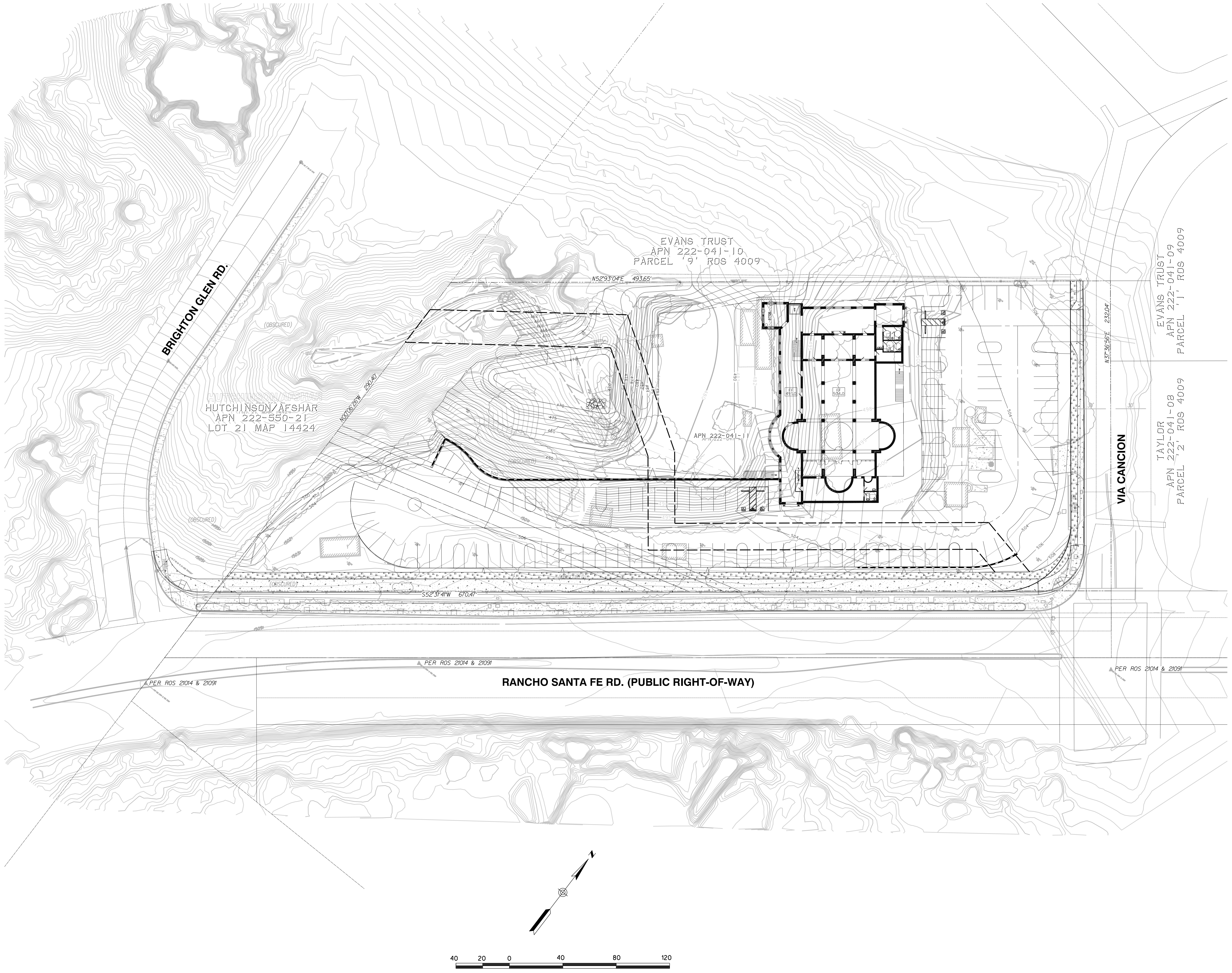
ST. KATHERINE OF ALEXANDRIA ORTHODOX CHURCH



VICINITY MAP
NO SCALE

DEVELOPMENT NOTES:

1. ALL GRADING IS PROPOSED TO CONFORM TO THE PROVISIONS OF SAN MARCOS MUNICIPAL CODE (SMMC) SECTION 17.32; AND IN CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT BY NOVA.
2. PROPOSED PIPE SIZES, WHERE SHOWN, ARE APPROXIMATE.
3. DRAINAGE SYSTEM: STORM WATER WILL BE DISPOSED OF USING SURFACE FLOW AND UNDERGROUND DRAINAGE SYSTEMS. THE SYSTEM SHOWN IS CONCEPTUAL. THE FINAL DRAINAGE DESIGN SHALL CONFORM TO CITY OF SAN MARCOS DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
4. ALL STORM WATER TREATMENT DESIGN SHALL COMPLY WITH THE RECOMMENDATION OF THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD AS WELL AS CITY OF SAN MARCOS BMP DESIGN MANUAL; INCLUDING CONSTRUCTION PERIOD BMP'S IN COMPLIANCE WITH SMMC 14.15.050 (C).
5. FINAL LANDSCAPE CONSTRUCTION DOCUMENTS TO DEPICT PRIVATE VS PUBLICLY MAINTAINED SLOPES AND LANDSCAPED AREAS.
6. WALL MATERIAL SHALL BE MECHANICALLY STABILIZED EARTH OR MASONRY BLOCK SYSTEMS AS APPROVED BY PLANNING DIVISION MANAGER; WALLS SHALL BE TREATED WITH LANDSCAPING. STRUCTURAL DESIGN OF SAID WALLS SHALL BE APPROVED BY THE CITY ENGINEER.
7. ALL GRADING OPERATIONS SHALL BE COMPLETED IN ONE PHASE.
8. ALL SLOPES TO BE 2:1, UNLESS OTHERWISE SHOWN.
9. EXISTING PRIVATE AND PUBLIC EASEMENTS SHALL BE QUITCLAIMED AND EXISTING PUBLIC RIGHT-OF-WAY SHALL BE VACATED AS SHOWN ON THE TENTATIVE MAP.



GRAPHIC SCALE 1" = 40'

LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY	——— – – ———
PROPOSED RIGHT-OF-WAY	————————
PROPOSED LOT LINE	————————
PROPOSED EASEMENT	– – – – – – – –
EXISTING RIGHT-OF-WAY	————————

SHEET INDEX

SHEET NO.	DESCRIPTION
C1	TITLE & KEY MAP
C2	EXISTING CONDITIONS
C3–C4	CONCEPTUAL GRADING PLAN
C5	STORM WATER BMP PLAN

LEGAL DESCRIPTION

THE LAND REFER TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (FEE)
PARCEL 10 OF RECORD OF SURVEY MAP NO. 4009. IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 5, 1956, BEING PORTIONS OF THE WEST HALF OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED SEPTEMBER 17, 1889.

PARCEL 2: (EASEMENT)
THE RIGHT TO USE FOR ROAD PURPOSES, THOSE CERTAIN STRIPS OF LAND SHOWN ON RECORD OF SURVEY MAP NO. 4009, RECORDED SEPTEMBER 05, 1956, AND DESIGNATED THEREON AS "EASEMENT RESERVED FOR ROAD" WHICH SAID STRIPS OF LAND ARE HEREBY DECLARED TO BE EASEMENTS FOR ROAD PURPOSES FOR THE USE AND BENEFIT OF ALL OWNERS, PRESENT AND FUTURE OF THE LAND SHOWN ON SAID RECORD OF SURVEY MAP NO. 4009, OVER WHICH SAID EASEMENTS STRIPS ARE LOCATED AND WHICH EASEMENT ARE AND SHALL BE APPURTENANT TO SAID LANDS, AND EACH AND EVERY PARCEL THEREOF.

TAX ASSESSOR PARCEL NUMBERS

222-041-11-00

ZONING DESIGNATION

AGRICULTURE–1 (A–1)

UTILITY SERVICE PROVIDERS

SEWER & WATER – VALLECITOS WATER DISTRICT
CATV/FIBER OPTIC – COX COMM./TIME WARNER CABLE
GAS & ELECTRIC – SAN DIEGO GAS & ELECTRIC
TELEPHONE – AT&T

SCHOOLS

K – 12 – SAN MARCOS UNIFIED SCHOOL DISTRICT

FIRE PROTECTION

CITY OF SAN MARCOS FIRE DEPARTMENT

MASS GRADING QUANTITIES

MASS GRADING

CUT:	3,000 CUBIC YARDS
FILL:	20,000 CUBIC YARDS
IMPORT:	17,000 CUBIC YARDS

NOTE:
1) GRADING QUANTITIES NOTED ABOVE ARE APPROXIMATE AND ARE PROVIDED HEREON FOR REVIEW PURPOSES ONLY.
2) ACTUAL EARTHWORK QUANTITIES WILL VARY IN THE FIELD DUE TO TOPOGRAPHIC VARIANCE, ACTUAL SOIL PROPERTIES AND CONSTRUCTION METHODS.

DEVELOPER/OWNERS

BY:____________________
NAME:____________________
ITS:____________________
BY:____________________
NAME:____________________
ITS:____________________

ENGINEER OF WORK

REGISTERED PROFESSIONAL ENGINEER
KAREN S. VAN ERT
No. 56991
CIVIL
STATE OF CALIFORNIA

KAREN S. VAN ERT DATE
R.C.E. No. 56991

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SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

St. Katherine of Alexandria Orthodox Church
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Revision Schedule

No.	Revision	Issue Date

Drawing Set Issue Schedule

Description	Issue Date
CUP	

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ST. KATHERINE OF ALEXANDRIA ORTHODOX CHURCH
EXISTING CONDITIONS & TOPOGRAPHIC MAP

LEGAL DESCRIPTION

THE LAND REFER TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (FEE)
PARCEL 10 OF RECORD OF SURVEY MAP NO. 4009. IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 5, 1956, BEING PORTIONS OF THE WEST HALF OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED SEPTEMBER 17, 1889.

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ASSESSOR PARCEL NUMBER(S)

222-041-11-00

EXISTING EASEMENTS:

1 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED ASSET FORTH IN A DOCUMENT IN VARIOUS DEEDS. (PLOTTED HERON)

2 THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPE BEYOND THE LIMITS OF THE RIGHT OF WAY, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID RIGHT OF WAY, AS CONTAINED IN THE DEED RECORDED SEPTEMBER 14, 1956 AS FILE NO. 1956-123622 IN BOOK 6243, PAGE 552, OFFICIAL RECORDS, AS GRANTED TO THE COUNTY OF SAN DIEGO.

3 ALL EASEMENTS, OFFERS AND DEDICATIONS AS SHOWN ON THE OFFICIAL MAP TRACT OF: 4009, RECORD OF SURVEY.

4 EASEMENTS AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SAN DIEGO GAS AND ELECTRIC COMPANY, AS SET FORTH IN A DOCUMENT RECORDED APRIL 29, 1957 IN BOOK 6555 PAGE 593, OF OFFICIAL RECORDS.

5 EASEMENTS AND RIGHTS INCIDENTAL THERETO FOR SEWER PIPELINE TO AGERUS LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 22, 1968 AS INSTRUMENT NO. 1968-145323, OF OFFICIAL RECORDS.

6 EASEMENTS AND RIGHTS INCIDENTAL THERETO FOR SEWER PIPELINE TO THE SAN MARCOS COUNTY WATER DISTRICT, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 22, 1968 AS INSTRUMENT NO. 1968-145323, OF OFFICIAL RECORDS.

7 EASEMENTS AND RIGHTS INCIDENTAL THERETO FOR SEWER PIPELINE TO VALLECITOS WATER DISTRICT, AS SET FORTH IN A DOCUMENT RECORDED JUNE 6, 1990 AS INSTRUMENT NO. 1990-0307682, OF OFFICIAL RECORDS.

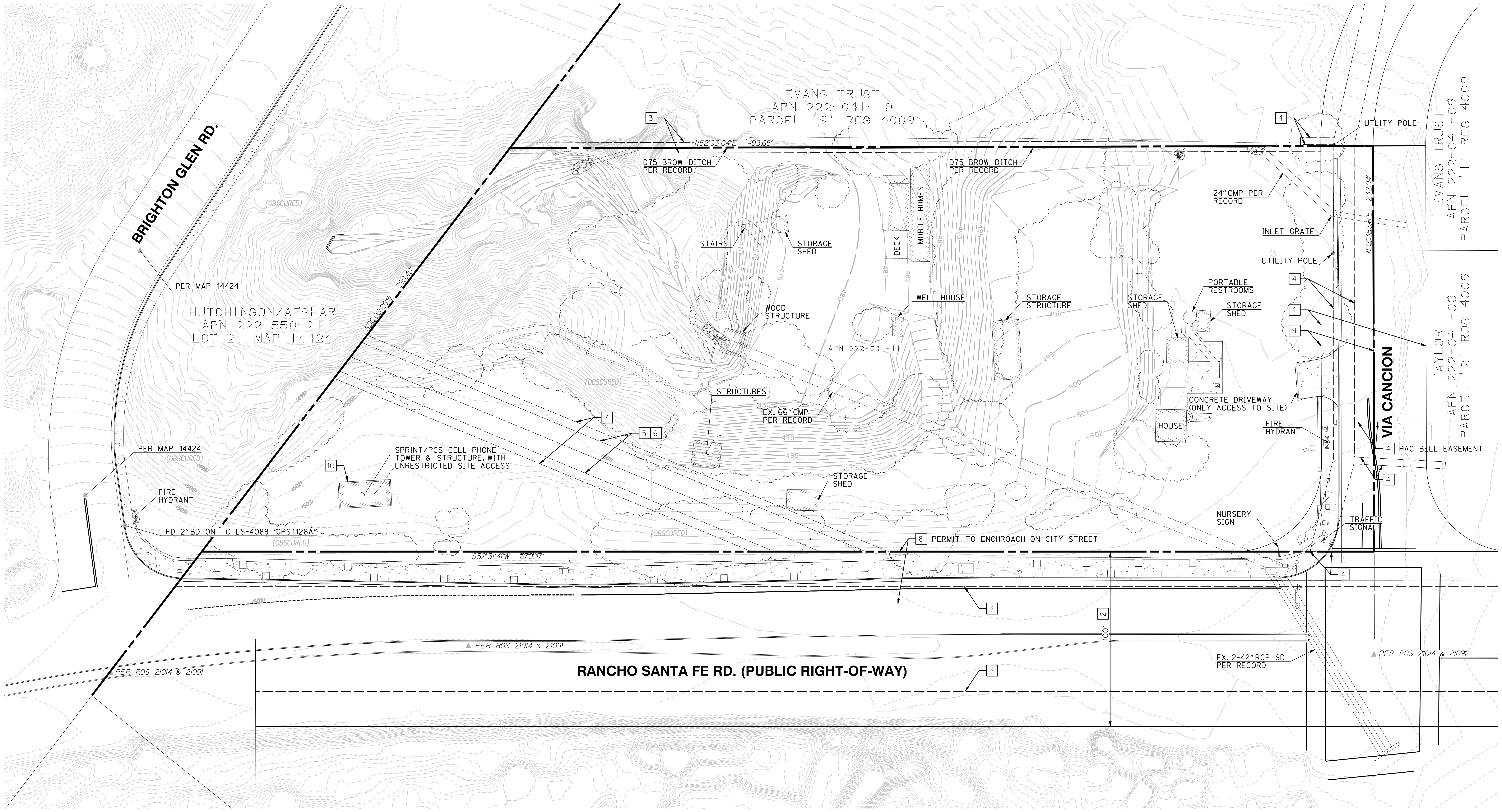
8 MATTERS CONTAINED IN A DOCUMENT RECORDED JUNE 7, 1990 AS INSTRUMENT NO. 90-0309798, OF OFFICIAL RECORDS

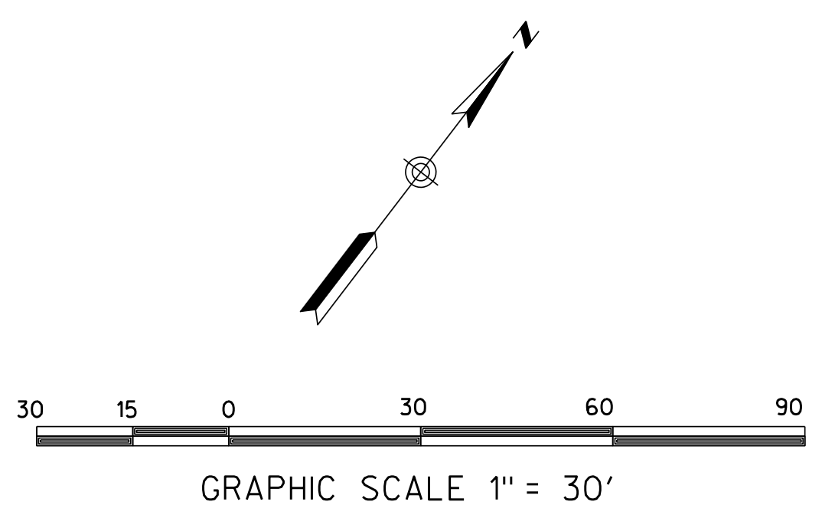
9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD PURPOSES AS SET FROTH IN A DOCUMENT RECORDED NOVEMBER 19, 1993 AS INSTRUMENT NO. 93-782297, OF OFFICIAL RECORDS.

10 MATTERS CONTAINED IN DOCUMENT ENTITLED MEMORANDUM OF PCS SITE AGREEMENT BY AND BETWEEN EUGENE G. CARL AND ROSEMARY S. CARL, HUSBAND AND WIFE, COMMUNITY PROPERTY ("OWNER") AND SPRINT PCS ASSETS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS COX PCS ASSETS, L.L.C., ("SPRINT") RECORDED MAY 9, 2002 AS INSTRUMENT NO. 2002-0394171, OF OFFICIAL RECORDS. SAID DOCUMENT WAS MODIFIED BY AN INSTRUMENT RECORDED OCTOBER 20, 2020 AS INSTRUMENT NO. 2020-637733, OF OFFICIAL RECORDS.

LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY	▬▬ ▬ ▬ ▬▬
EXISTING RIGHT-OF-WAY	▬▬▬▬
EXISTING EASEMENT	— — — — —
EXISTING CURB	────
EXISTING CONTOUR	630
EXISTING STORM DRAIN	SD
EXISTING SEWER W/ MANHOLE	○ S
EXISTING WATER	W
EXISTING OVERHEAD UTILITY LINE W/ POLE	● PP
EXISTING GAS	G
EXISTING DRY UTILITY	E
EXISTING EASEMENT	1
ASSESSOR PARCEL NUMBER	220-110-49





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Revision Schedule

No.	Revision	Issue Date

Drawing Set Issue Schedule

Description	Issue Date
CUP	

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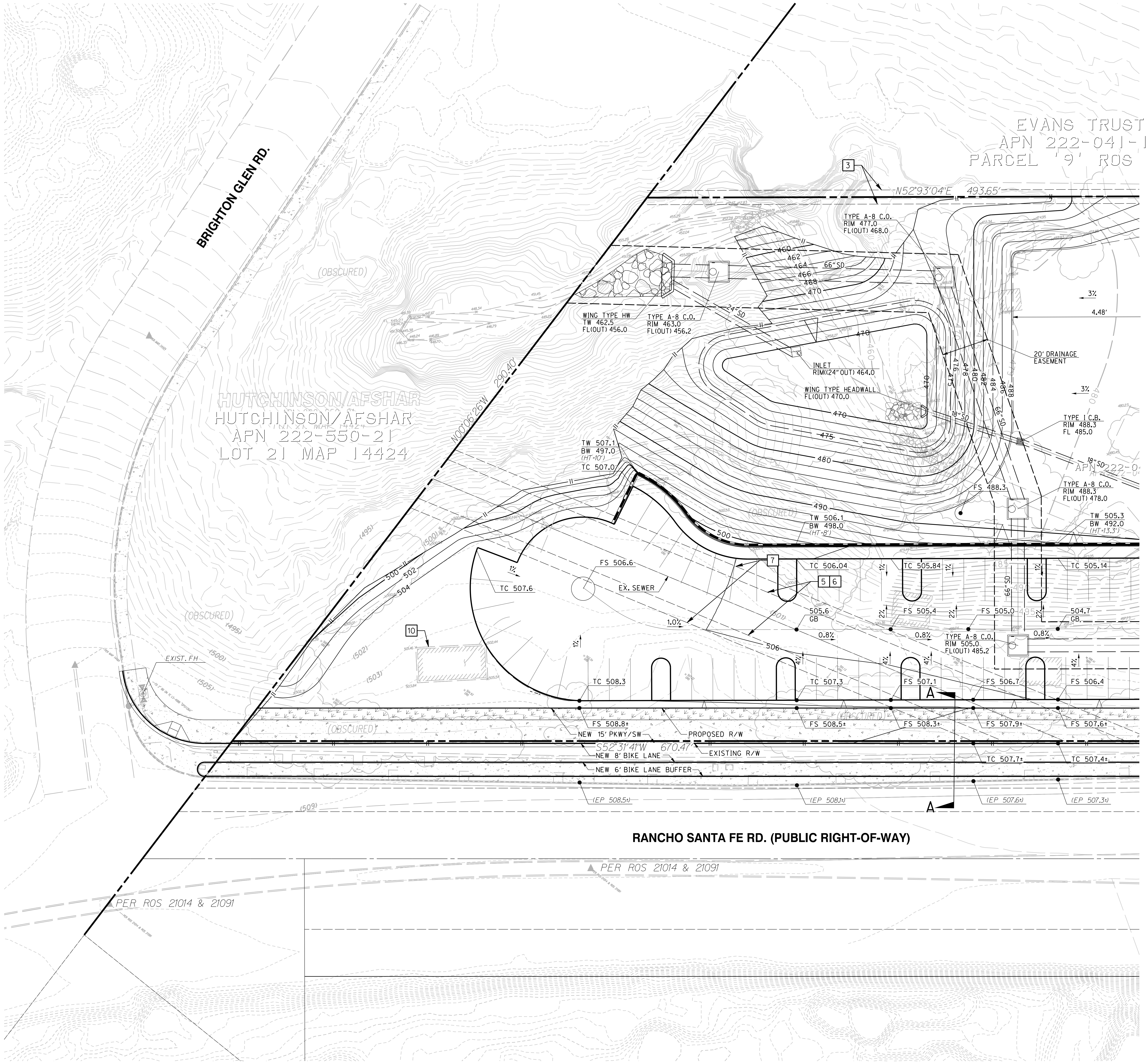
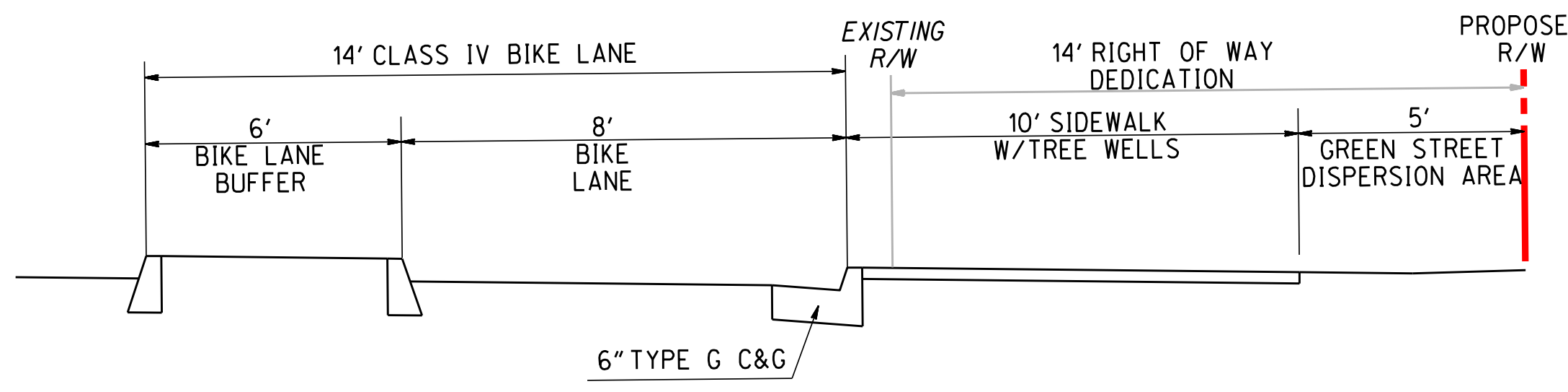
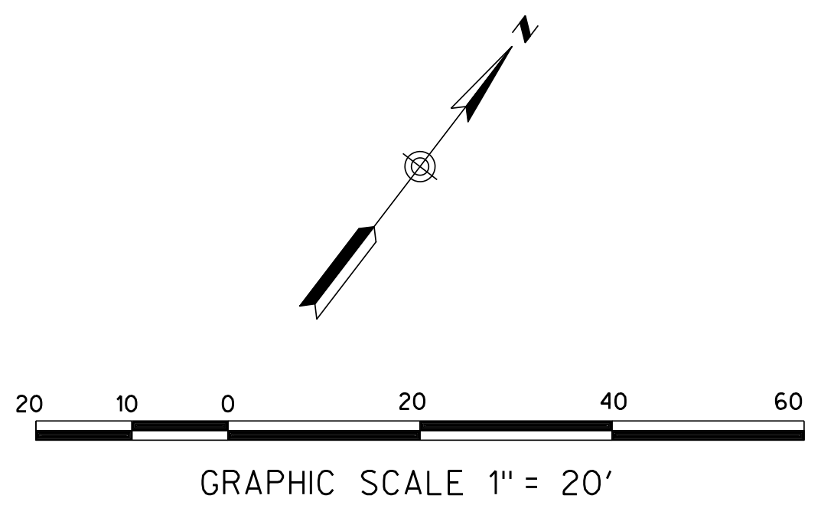
ST. KATHERINE OF ALEXANDRIA ORTHODOX CHURCH
CONCEPTUAL GRADING & UTILTITY PLAN





SECTION A-A



GRAPHIC SCALE 1" = 20'

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Revision Schedule

No. Revision	Issue Date

Drawing Set Issue Schedule

Description	Issue Date
CUP	

C-3

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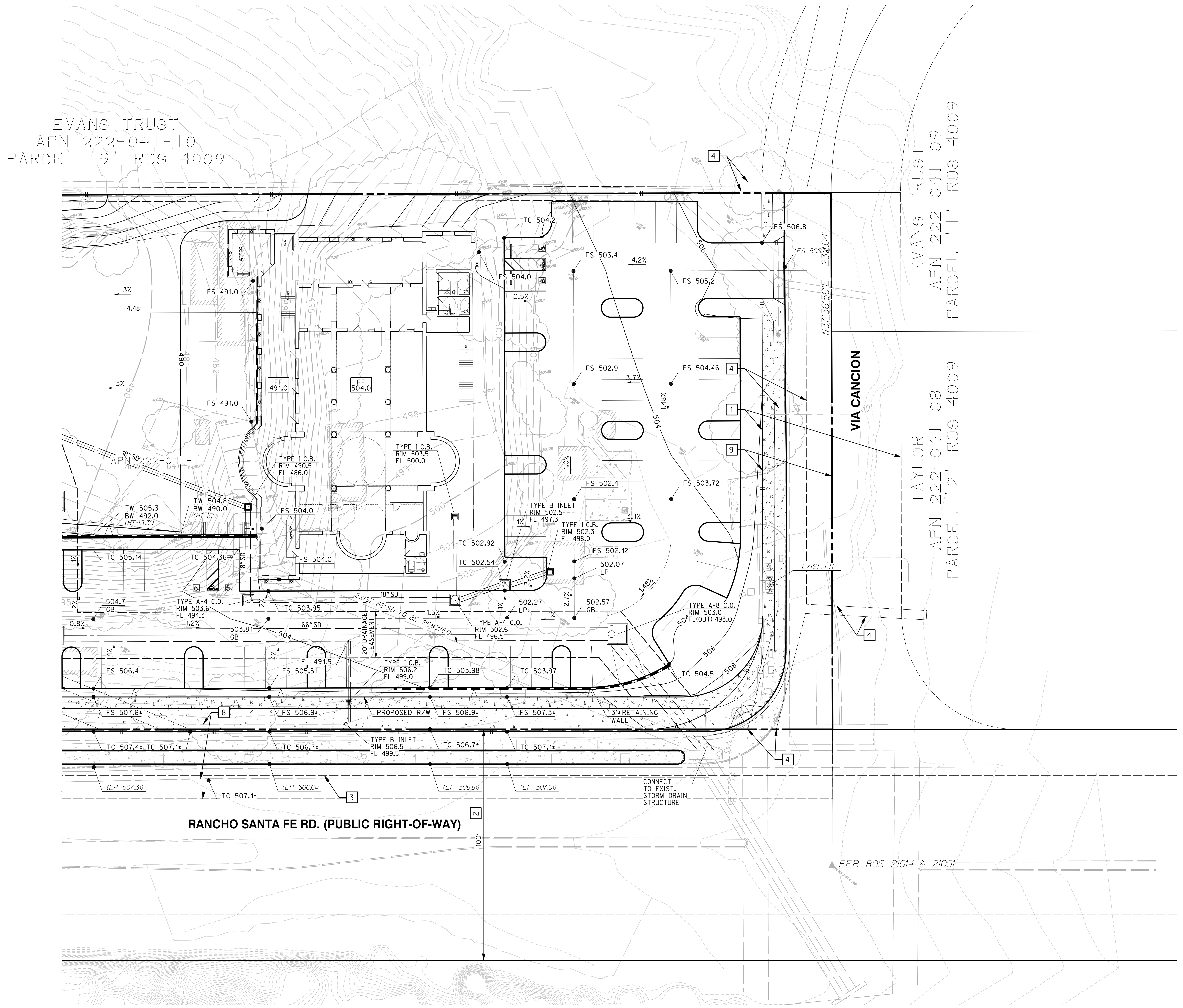
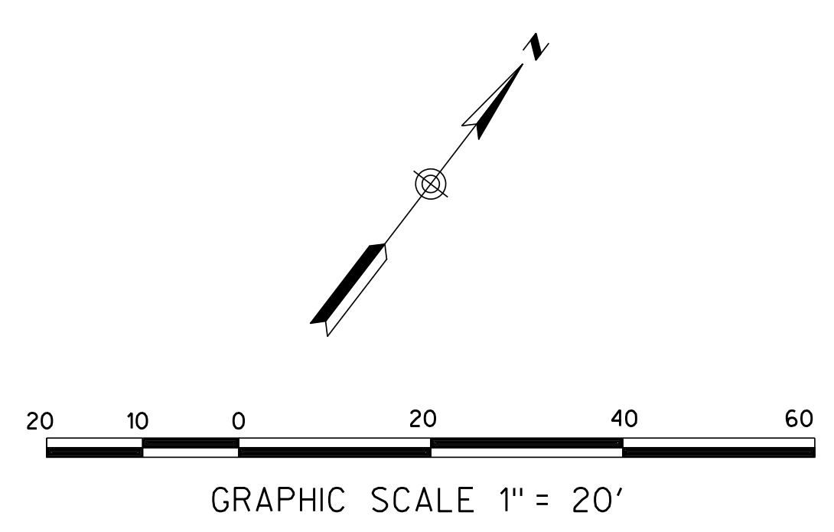
ST. KATHERINE OF ALEXANDRIA ORTHODOX CHURCH
CONCEPTUAL GRADING & UTILTITY PLAN





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Revision Schedule

No. Revision	Issue Date

Drawing Set Issue Schedule

Description	Issue Date
CUP	

C-4

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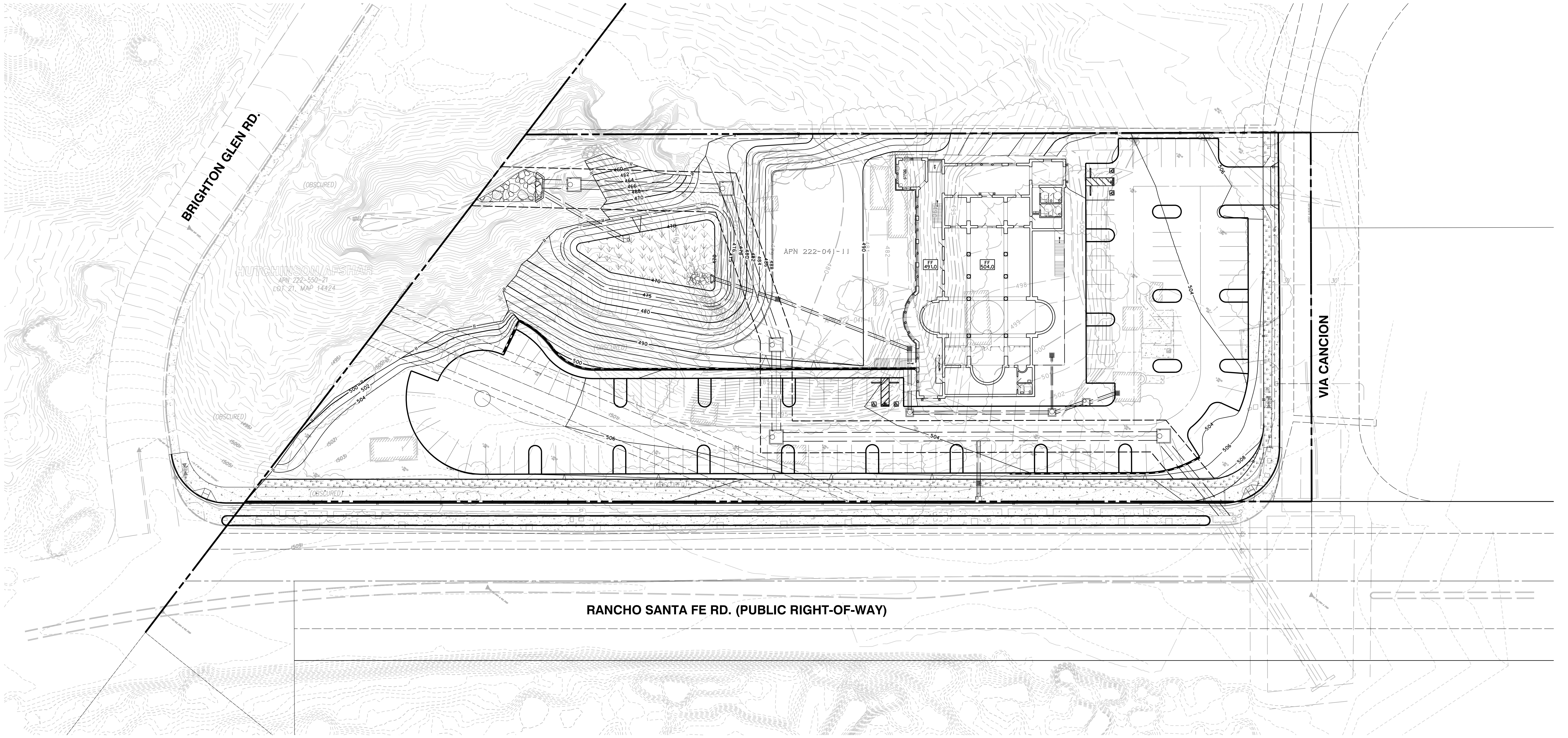
ST. KATHERINE OF ALEXANDRIA ORTHODOX CHURCH
STORM WATER BMP PLAN



LEGEND

410 ········	EXISTING GROUND CONTOURS
410 ———	PROPOSED GROUND CONTOURS
DMA 1	DMA DESIGNATION
2.3 AC	AREA (ACRES)
— — —	PROJECT BOUNDARY
▬	DMA BOUNDARY
▬	HYDROLOGIC SOIL BOUNDARY
▨	PROPOSED IMPERVIOUS
▭	EXISTING IMPERVIOUS
▭	SELF MITIGATING AREA
←	RUNOFF FLOW DIRECTION
△	COLLECTION BASIN (FOR COLLECTION/CONVEYANCE ONLY)
——SD——	SD CONVEYING WATER TO BE TREATED BY BIOFILTRATION BASINS
——CW·SD——	SD CONVEYING WATER TREATED BY BIOFILTRATION BASINS

TREATMENT BMPS

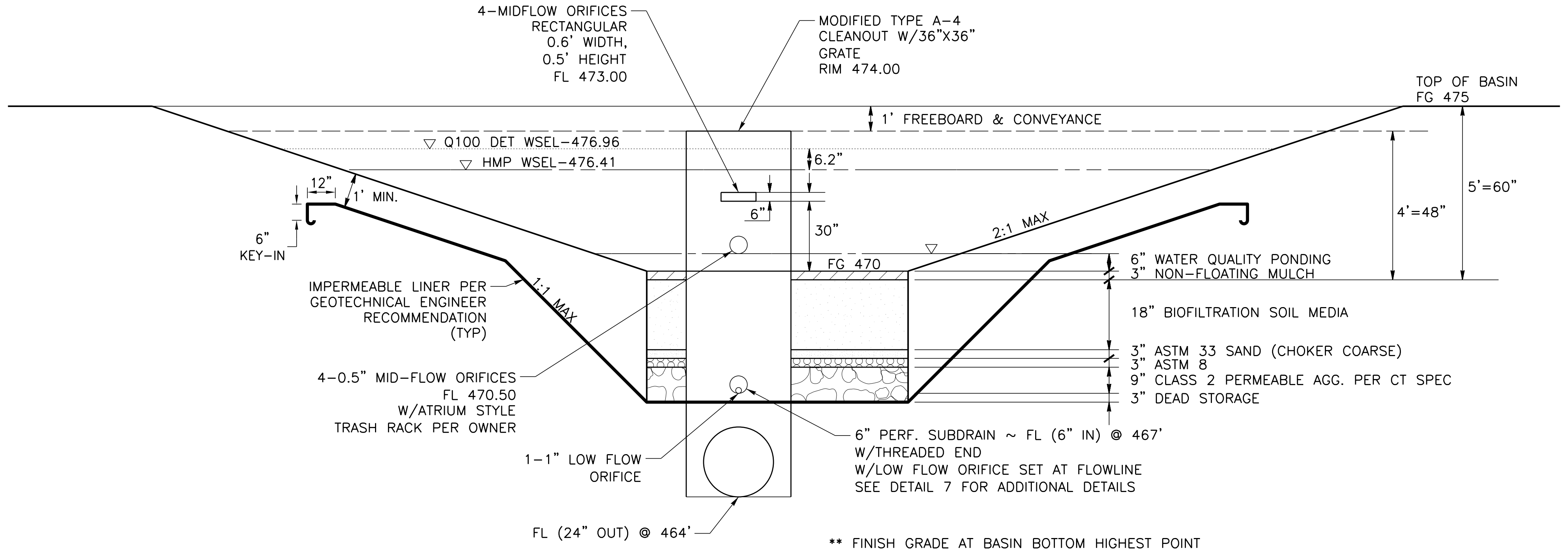
WQ BF1	WATER QUALITY BASIN (WATER QUALITY, HMP AND 100 YR DETENTION)

TREATMENT CONTROL BMPS

STORM WATER RUNOFF GENERATED BY THE PROPOSED PUBLIC ROADS AND PROPOSED PADS WILL BE TREATED BY BIOFILTRATION BMPs. THE BMPs WILL BE SIZED UTILIZING THE BMP DESIGN MANUAL SIZING CRITERIA AND WILL HAVE A TREATMENT AREA THAT SATISFIES APPROPRIATE POLLUTANT CONTROL CRITERIA. IN ACCORDANCE WITH R9-2013-0001 BMPs ARE SIZED TO TREAT ALL TRIBUTARY RUNOFF, INCLUDING RUNOFF FROM EXISTING SURFACES. THE BMPs ARE ALSO SIZED TO PROVIDE HYDROMODIFICATION AND 100 YEAR PEAK FLOW MITIGATION. SEE THE STORM WATER QUALITY MANAGEMENT PLAN FOR DCV AND WATER QUALITY SIZING CALCULATIONS, AND THE DRAINAGE STUDY 100 YEAR PEAK MITIGATION CALCULATIONS. HYDROMODIFICATION CALCULATIONS WILL BE PROVIDED AT FINAL ENGINEERING.

DMA ID	AREA (AC)	% IMPERVIOUS (AC)	TYPE	PROVIDED BMP BOTTOM FOOTPRINT (SF)	STORAGE AT OVERFLOW (AC-FT)
DMA-1			LINED BIOFILTRATION DRAINS TO BMP BF1	2,500	

NOTE: THE BMPs ARE SIZED TO PROVIDE APPROPRIATE POLLUTANT CONTROL, FLOW CONTROL (HMP), AND 100-YEAR PEAK FLOW DETENTION.



BIOFILTRATION BASIN

NOT TO SCALE

NOTE: BIOFILTRATION BASIN TO BE CONSTRUCTED PER CITY OF SAN MARCOS BMP DESIGN MANUAL, 2023 EDITION

30 15 0 30 60 90

GRAPHIC SCALE 1" = 30'

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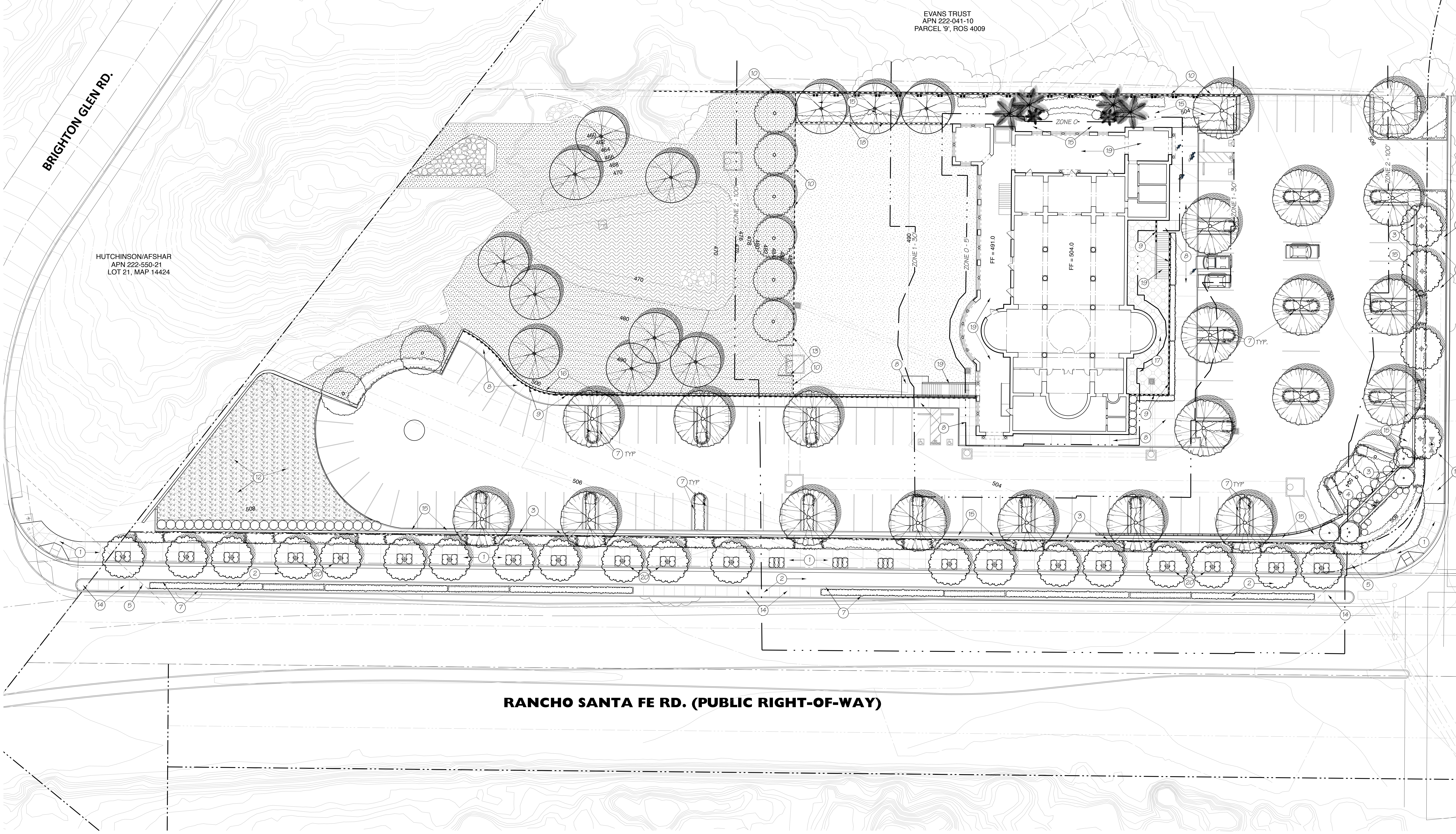
CUP	

Deneen Powell Atelier, Inc.

THIS PLAN IS CONCEPTUAL AND SCHEMATIC IN NATURE ONLY. IT IS NOT INTENDED TO BE A FINAL CONSTRUCTION PLAN. THIS PLAN DOES NOT SHOW FINAL CONSTRUCTION DETAILS. STRUCTURAL OR DRAINAGE REQUIREMENTS, FINAL PLANTING LOCATIONS, OR IRRIGATION DESIGN. ADDITIONAL DETAIL MUST BE DEVELOPED IN THESE AREAS PRIOR TO CONSTRUCTION. DPA INC. ASSUMES NO LIABILITY FOR CONSTRUCTION PURSUANT TO THIS PLAN.



CONSTRUCTION LEGEND

①	CITY SIDEWALK
②	CITY BIKE LANE & MEDIAN ISLAND
③	8' BLOCK & STUCCO PERIMETER WALL
④	6' MONUMENT SIGN WALL
⑤	50' STREET INTERSECTION VIEW TRIANGLE
⑥	25' DRIVE INTERSECTION VIEW TRIANGLE
⑦	1' CONCRETE MAINTENANCE WALK
⑧	CONCRETE WALK - NATURAL GRAY, SAND FINISH
⑨	42" TUBE STEEL GUARD RAIL
⑩	6' TUBE STEEL FENCE
⑪	NOT USED
⑫	STABILIZED DECOMPOSED GRANITE OVERFLOW PARKING
⑬	15' MAINTENANCE ACCESS GATE
⑭	CONCRETE MEDIAN PAVEMENT
⑮	DECORATIVE GRAVEL MULCH
⑯	RETAINING WALL PER CIVIL ENGR'S PLANS
⑰	DECORATIVE COLORED CONCRETE PAVEMENT IN LIGHT WELL
⑱	4' TUBE STEEL FENCE
⑲	SEE ARCHITECTURAL PLANS
⑳	5' x 7'-4" STREET TREE PLANTER

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PALMS			
ARECASTRUM ROMANZOFIANUM	QUEEN PALM	14' BTH	AS SHOWN
PHOENIX DACTYLIFERA	DATE PALM	14' BTH	AS SHOWN
STREET TREES			
LAGERSTROEMIA 'NATCHEZ'	WHITE CREPE MYRTLE	24" BOX	AS SHOWN
TREES			
ULMUS PARVIFOLIA SEMPERVIRENS	ELM	24" BOX	AS SHOWN
TIPUANA TIPU	TIPU	24" BOX	AS SHOWN
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	AS SHOWN
AGONIS FLEXUOSA	PEPPERMINT WILLOW	24" BOX	AS SHOWN
LAURUS NOBILIS	SWEET BAY - STANDARD	24" BOX	AS SHOWN
TALL SHRUBS			
PRUNUS C. 'BRIGHT N TIGHT'	CAROLINA CHERRY	5 GAL	48" O.C.
SHRUBS			
MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	5 GAL.	24" O.C.
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL.	3' O.C.
ESCALLONIA 'FRADESII'	ESCALLONIA	5 GAL.	3' O.C.
PERENNIALS & SUCCULENTS			
DASYLIRION WHEELERII	GRASS TREE	5 GAL.	AS SHOWN
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.	AS SHOWN
PHORMIUM T. 'ATROPURPUREUM'	N.Z. FLAX	5 GAL.	AS SHOWN
ALOE STRIATA	CORAL ALOE	5 GAL.	AS SHOWN
YUCCA GLAUCA	SOAPWEED	5 GAL.	AS SHOWN
DIANELLA TASMANICA	TASMAN FLAX LILY	1 GAL.	2' O.C.
CHONDROPETALUM 'EL CAMPO'	SMALL CAPE RUSH	1 GAL.	12' O.C.

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GROUNDCOVERS			
LAMPRANTHUS SPP.	ICEPLANT	FLATS	8" O.C.
ROSMARINUS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	LINERS	24" O.C.
VINES			
DISTICTUS RIVERSII	ROYAL TRUMPET VINE	5 GAL.	AS SHOWN
LOW NATIVE HYDROSEED MIX ***			
CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	2 LBS. PER ACRE	
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	3 LBS. PER ACRE	
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	3 LBS. PER ACRE	
LUPINUS BICOLOR	LUPINE	4 LBS. PER ACRE	
MIMULUS AURANTIACUS	MONKEY FLOWER	2 LBS. PER ACRE	
SALVIA SONOMENSIS	CREEPING SAGE	4 LBS. PER ACRE	
SISYRINCHIUM BELLUM	BLUE EYED GRASS	4 LBS. PER ACRE	
TURF			
HYBRID BERMUDA GRASS	SOD		
STABILIZED DECOMPOSED GRANITE			
LINERS IN BIOFILTER / BASIN			
CAREX ICE DANCE	VARIEGATED SEDGE	@ 18" O.C.	
CAREX TUMULICOLA	BERKELEY SEDGE	@ 12" O.C.	
JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GREY RUSH	@ 12" O.C.	

*** ALSO INCLUDES LINERS OF THE FOLLOWING PLANTED IN A RANDOM ARRANGEMENT AT 3' O.C. RHUS INTEGRIFOLIA (20%); ERIOGONUM FASICULATUM (40%); ARTEMESIA CALIFORNICA (20%); BACCHARIS SAROTHROIDES (5%); OPUNTIA LITTORALIS-SINGLE PADS (5%); ENCELIA CALIFORNICA (10%)

WILDLAND FIRE ZONE LEGEND

ZONE 0 "IMMEDIATE ZONE" FROM 0 TO 5 FEET. THIS ZONE SHALL CONSIST OF THE AREA UNDER AND AROUND BUILDINGS OR STRUCTURES AND MEASURES FROM THE EXTERIOR WALL SURFACE OR EDGE, PATIO, DECK, OR ATTACHMENTS TO, AND EXTENDING OUT TO 5 FEET. THIS ZONE SHALL BE CONSTRUCTED OF CONTINUOUS HARDSCAPE OR NON-COMBUSTIBLE MATERIALS. THE USE OF NATURAL MULCH AND OTHER COMBUSTIBLE MATERIALS SHALL BE PROHIBITED.

ZONE 1 "INTERMEDIATE ZONE" FROM 5 TO 30 FEET. THIS ZONE SHALL CONSIST OF 25 FEET OF PLANTING OF LOW GROWTH, DROUGHT TOLERANT AND FIRE RESISTIVE PLANT SPECIES FROM 5 TO 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. VEGETATION IN THIS ZONE SHALL BE IRRIGATED AND PLANTED IN ACCORDANCE WITH THE CITY OF SAN MARCOS LANDSCAPE AND IRRIGATION DESIGN MANUAL.

ZONE 2 "EXTENDED ZONE" FROM 30 TO 100 FEET. THIS ZONE SHALL CONSIST OF 70 FEET OF MAINTAINED VEGETATION FROM 30 TO 100 FEET, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. VEGETATION IN THIS ZONE SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN MARCOS LANDSCAPE AND IRRIGATION REQUIREMENTS.

EXISTING TREE & SHRUB NOTES

1. ALL EXISTING TREES ON SITE AND ALL SHRUBS WITHIN AREAS TO BE GRADES ARE TO BE REMOVED FOR CONSTRUCTION.
2. EXISTING NATIVE VEGETATION TO THE SOUTH AND WEST OF THE PROPOSED DETENTION AREA AND OUTSIDE OF THE PROPOSED DRAINAGE LINES IS TO REMAIN.

IRRIGATION NOTES

1. ALL AREAS SHOWN TO BE PLANTED WILL BE IRRIGATED WITH A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW GALLONAGE, LOW PRECIPITATION RATE SPRAY HEADS, ALONG WITH BUBBLER HEADS IN SMALLER AREAS AND IN-LINE DRIP TUBING FOR ALL TREE, SHRUB AND GROUND COVER PLANTERS FLATTER THAN 4:1 SLOPE. HEADS AND TUBING WILL BE GROUPED INTO ZONES BASED ON EXPOSURE AND PLANT TYPES. AUTOMATIC VALVES WILL CONTROL THE FLOW OF WATER TO EACH ZONE.
2. THE SYSTEM WILL BE CONNECTED TO THE VALLECITOS WATER DISTRICT DOMESTIC POTABLE WATER SUPPLY THROUGH A SEPARATE METER, AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER, FOLLOWED BY A MASTER VALVE AND FLOW SENSOR.
3. A "SMART CONTROLLER" WITH SCHEDULE ADJUSTED BY ACTUAL LOCAL EVAPOTRANSPIRATION (eT) RATES WILL BE USED TO CONTROL THE AUTOMATIC VALVES.
4. AN AUTOMATIC RAIN SENSING OVER-RIDE WILL BE CONNECTED TO THE CONTROLLER.
5. INDIVIDUAL HEADS AND ZONES WILL BE ADJUSTED TO MINIMIZE OVERSPRAY ONTO BUILDINGS, WALLS, WALKS AND PAVEMENTS. THE SYSTEM WILL ALSO BE PROGRAMMED TO BE RESPONSIVE TO SEASONAL PLANT NEEDS.

PLANTING NOTES

1. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3" OF WOOD CHIPS OR DECORATIVE GRAVEL AFTER PLANTING.
2. ALL TREES PLANTED WITHIN 5' OF PAVING ARE TO HAVE LINEAR ROOT BARRIERS PLACED AT THE EDGE OF PAVING AND EXTENDING 6' MINIMUM EACH SIDE OF THE CENTER OF THE TREE.
3. PERCOLATION TESTS SHALL BE PERFORMED ON ALL TREE PLANTING PITS.
4. SOIL SAMPLES FOR AMENDMENT TESTING SHALL BE TAKEN AFTER COMPLETION OF GRADING AND PRIOR TO WEED CONTROL AND SOIL PREPARATION AT A MINIMUM OF THREE LOCATIONS APPROVED BY THELANDSCAPE ARCHITECT. TESTS SHALL BE PERFORMED BY AN APPROVED LABORATORY.

CITY OF SAN MARCOS NOTES

1. THE LANDSCAPE DESIGN COMPLIES WITH THE CITY OF SAN MARCOS WATER QUALITY MANAGEMENT PLAN REQUIREMENTS.
2. FINAL PLANS WILL COMPLY WITH SAN MARCOS MUNICIPAL CODE CHAPTER 20.330 REGARDING WATER-EFFICIENT LANDSCAPE STANDARDS.
3. A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE WILL BE SUBMITTED FOR APPROVAL PRIOR TO ANY CONSTRUCTION.

NORTH
PLAN NORTH

0 10 20 40
SCALE: 1" = 20-0"

REVISIONS BY
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DPA

LANDSCAPE CONCEPT PLAN

ST. KATHERINE OF ALEXANDRIA ORTHODOX CHURCH

SAN MARCOS, CALIFORNIA

DATE
08.05.26
SCALE
1" = 20'-0"
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JOB NO.
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OF **SHEETS**