

PROJECT DATA :

EXISTING PARCEL IS VACANT INDUSTRIAL LAND.
ALL PROPOSED DEVELOPMENT ON SITE WILL BE NEW.

OWNER / DEVELOPER :
YCH NO. 1 L.P. c/o
HAMANN COMPANIES
1000 PIONEER WAY
EL CAJON, CA 92020
ATTN: GREGG HAMANN
(619) 440-7424

PROPERTY :
ADDRESS: 6960 CACTUS ROAD
SAN DIEGO, CA
APN: 209-083-15
LEGAL: LOT 2 OF THE INTERNATIONAL BUSINESS CENTER IN
THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA ACCORDING TO MAP
THEREOF NO. 12202, FILED IN THE OFFICE OF THE
COUNTY RECORDER OF SAN DIEGO COUNTY.

LAND AREA: 2.99 ACRES GROSS

EXISTING ZONE: IH-1-1 INDUSTRIAL - HEAVY / PRIMARILY MANUFACTURING

PROPOSED USE: WAREHOUSE STORAGE

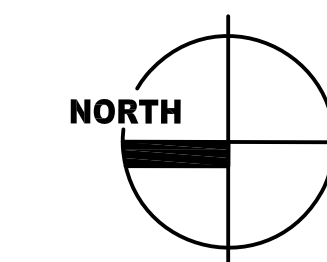
BUILDING AREA 44,000 SF ONE STORY

COVERAGE 33.1% OF GROSS LAND AREA

PARKING REQUIRED: 44,000 SF @ 1.25 SF / 1000 = 55 SPACES

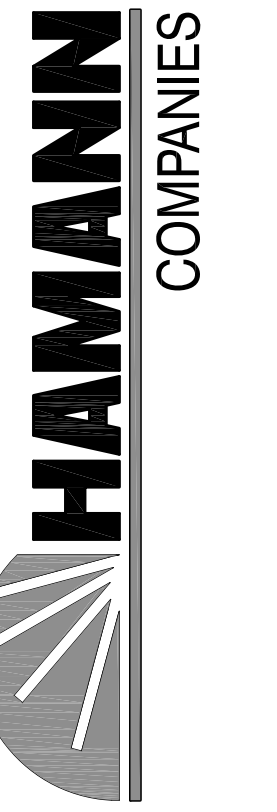
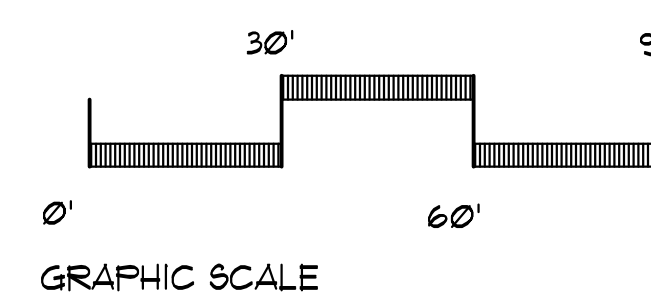
PARKING PROVIDED: 2.73 SF / 1000 SF

4 HANDICAPP SPACES
15 COMPACT SPACE
101 STANDARD SPACES
120 TOTAL SPACES



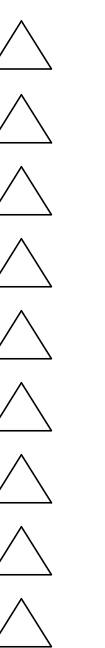
SITE PLAN

SCALE: 1" = 30'-0"



HAMANN CONSTRUCTION
1000 PIONEER WAY
EL CAJON, CA 92020
619.440.7424
FAX 619.440.3814

DATE: OCT. 31, 2016
JOB No:
DRAWN BY: FDG
CHECKED BY:
REVISIONS:



Warehouse / Distribution
6960 CACTUS ROAD
Otay Mesa San Diego, California