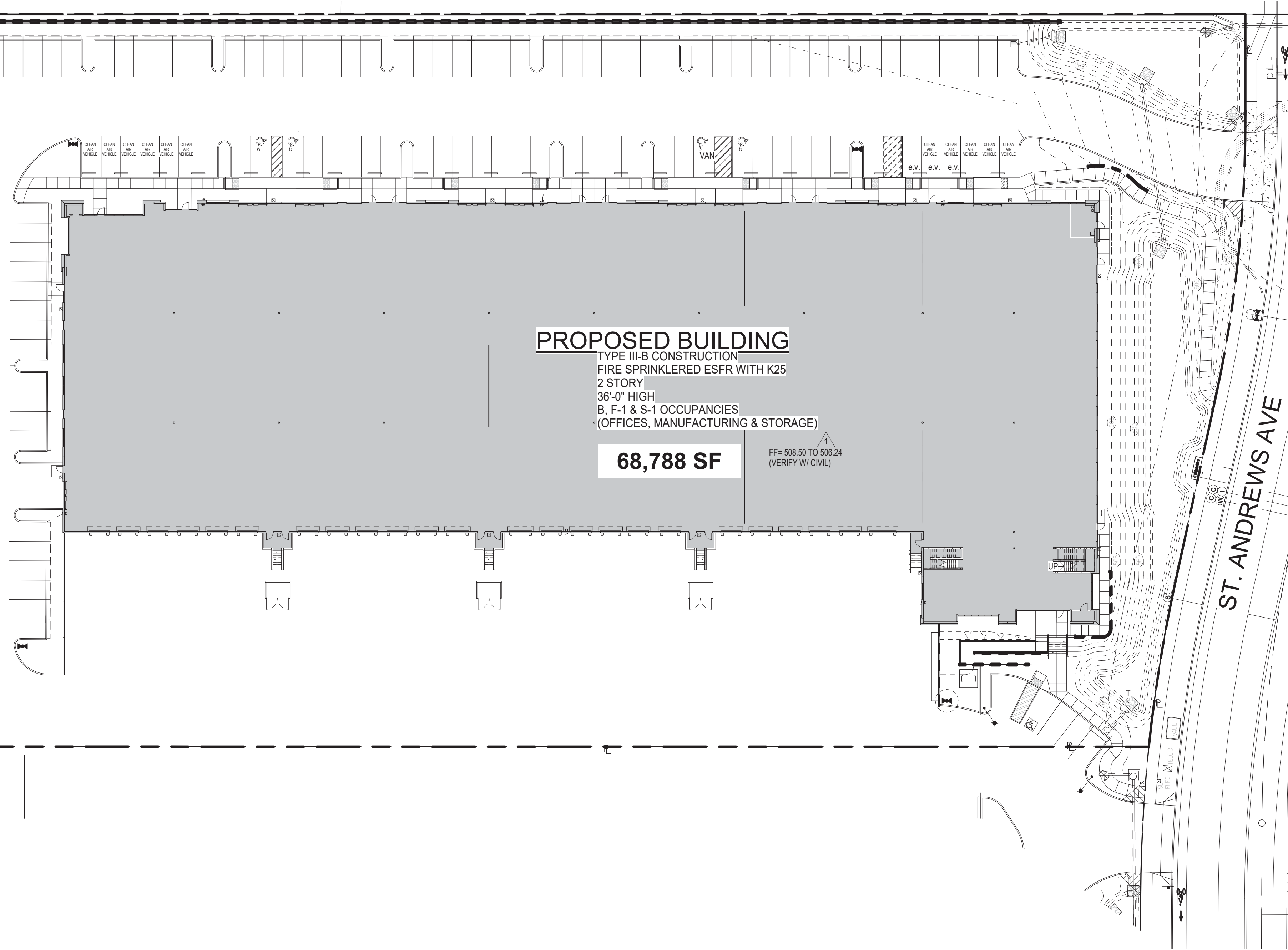


OTAY MESA RD



**PROPOSED BUILDING**

TYPE III-B CONSTRUCTION  
 FIRE SPRINKLERED ESFR WITH K25  
 2 STORY  
 36'-0" HIGH  
 B, F-1 & S-1 OCCUPANCIES  
 (OFFICES, MANUFACTURING & STORAGE)

**68,788 SF**

FF= 508.50 TO 506.24  
 (VERIFY W/ CIVIL)

**PARKING TABULATION**

REQUIRED PARKING:

OFFICE S.F. / 1 SPACE PER 400 S.F.	= # OF OFFICE SPACES
MANUFACTURING S.F. / 1 SPACE PER 400 S.F.	= # OF MANUFACTURING SPACES
WAREHOUSE S.F. / 1 SPACE PER 1000 S.F.	= # OF WAREHOUSE SPACES
17197 S.F. / 1 SPACE PER 400 S.F.	= 42.99 OFFICE SPACES
33610 S.F. / 1 SPACE PER 400 S.F.	= 84.03 MANUFACTURING SPACES
17981 S.F. / 1 SPACE PER 1000 S.F.	= 17.98 WAREHOUSE SPACES
<b>TOTAL PARKING SPACES REQUIRED</b>	<b>= 145 SPACES</b>

PARKING PROVIDED:

129 STANDARD SPACES PROVIDED	
0 COMPACT SPACES PROVIDED	
1 VAN ACCESSIBLE SPACES PROVIDED	
4 ACCESSIBLE SPACES PROVIDED	
11 CLEAN AIR VEHICLE SPACES PROVIDED ( 8% of AUTO SPACES MIN.)	
3 FUTURE E.V. CHARGING STATIONS	
<b>145 TOTAL AUTOMOBILE SPACES PROVIDED</b>	
2 SHORT TERM BICYCLE SPACES w/ PERMANENTLY ANCHORED RACKS (5% of VISITOR AUTO SPACES MIN.)	
6 LONG TERM BICYCLE SPACE IN LOCKABLE, PERMANENTLY ANCHORED LOCKER (5% of TENANT/EMPLOYEE AUTO SPACES MIN.)	
SHELL INDUSTRIAL BUILDING, ASSUMED 80% OF PARKING SPACES TO BE EMPLOYEE & 20% TO BE VISITOR	

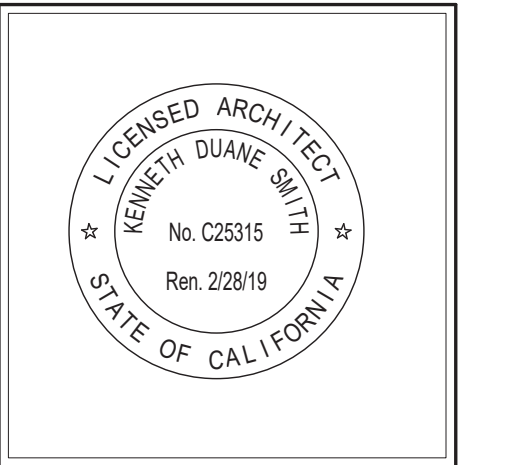
**SITE INFORMATION**

SITE AREA:	187,770 SF	4.31 ACRES
PROPOSED BUILDING COVERAGE:	68,788 SF	36.63 %
PROPOSED LANDSCAPE AREA:	30,188 SF	16.08 %
PROPOSED PAVING AREA:	88,794 SF	47.29 %
TYPE OF DEVELOPMENT: LIGHT INDUSTRIAL		

KENNETH D. SMITH  
 ARCHITECT  
 & ASSOCIATES, INC.



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DATE: 6/21/18  
 JOB NO: 18007  
 DRAWN BY: Author  
 CHECKED BY: Checker

Revision Schedule		
#	Date	Description
1	3/11/19	Check/ Comments

project: A NEW BUILDING FOR  
**LOT 2**  
 8075 ST. ANDREWS AVE.

**DD.1A**



**SITE PLAN**

1" = 30'-0"