

DATE: 3/14/2018
JOB NO: 16004
DRAWN BY: D.L.C.
CHECKED BY: Checker

Revision Schedule	
#	Description
1	7/9/18 Plan Check Correct.

NOTES

- YARDS USED FOR AREA INCREASES SHALL BE PERMANENTLY MAINTAINED.
- THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), THE 2016 CALIFORNIA ELECTRICAL CODE (CEC), THE 2013 CALIFORNIA MECHANICAL CODE (CMC), THE 2016 CALIFORNIA PLUMBING CODE (CPC), THE 2016 CALIFORNIA FIRE CODE (CFC), IN ADDITION TO ALL RESPECTIVE 2013 CALIFORNIA AMENDMENTS, AND THE CURRENT EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.
- NO HAZARDOUS MATERIALS SHALL BE STORED AND/OR USED IN THIS BUILDING IN EXCESS OF THE QUANTITIES LISTED IN CBC TABLES 307.1 (1) AND 307.1 (2).
- ALL PROPERTY LINES, EASEMENTS, STREET AND EXISTING AND PROPOSED STRUCTURES ARE SHOWN ON THIS SITE PLAN.
- A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- FIRE HYDRANTS ARE TO COMPLY WITH THE CITY'S ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR ON-SITE FIRE HYDRANTS.
- ALL CURBING WHICH OUTLINES THE ACCESS ROADWAY SHALL BE PAINTED RED. WHITE 4" HIGH LETTERING READING "NO PARKING - FIRE LANE" SHALL BE STENCILLED EVERY 30'-0" ON THE RED CURB. IF NO CURB IS PRESENT, AN 8" WIDE RED STRIPE SHALL BE PAINTED ON THE PAVEMENT. THIS 8" STRIPE SHALL BE MARKED WITH 4" HIGH WHITE LETTERING EXACTLY AS IF IT WERE A CURB.
- BACKFLOW PROTECTION OF WATER CONNECTION TO FIRE PROTECTION SYSTEMS SHALL BE PROVIDED PER UPC, SECT. 603.5.15.
- CONCRETE WALKWAYS SHALL BE INSTALLED PER 15 AD1

SITE LEGEND

- W - W - EXISTING WATER SERVICE LINE
- S - S - EXISTING SEWER SERVICE LATERAL
- F - F - EXISTING FIRE (WATER) SERVICE LINE
- I - I - EXISTING IRRIGATION (WATER) SERVICE LINE
- E - E - EXISTING ELECTRICAL SERVICE LINE
- G - G - EXISTING GAS SERVICE LINE
- ⊗ - EXISTING FIRE HYDRANT
- ⊕ - EXISTING POLE MOUNTED LIGHT STANDARD
- ⊖ - PROPOSED POLE MOUNTED LIGHT STANDARD
- ⊙ - POST INDICATOR VALVE
- ⊠ - FIRE DEPARTMENT POINT OF CONNECTION
- ⊡ - REDUCED PRESSURE DETECTION ASSEMBLY (RPDA) OR DOUBLE CHECK VALVE ASSEMBLY (DCVA) PER JURISDICTION
- 1 - NUMBER OF PARKING
- ⊠ - HANDICAP PARKING SYMBOL
- ⊠ - INDICATES FUTURE CHARGING STATION

ACCESSIBLE PATH OF TRAVEL

..... NEW PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" REVEALED AT 12" MAXIMUM SLOPE EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.2) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM A WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.3).

SITE INFORMATION

SITE AREA:	130,698 SF	3.00 ACRES
PROPOSED BUILDING COVERAGE:	42,148 SF	32.25 %
PROPOSED LANDSCAPE AREA:	22,292 SF	17.06 %
PROPOSED PAVING AREA:	66,258 SF	50.7 %
TYPE OF DEVELOPMENT:	INDUSTRIAL	
	AREA	% OF IMPERVIOUS AREA
PROPOSED BIOBASIN:	4083 SF	3.77%
REQUIRED BIOBASIN:	0 SF	0.00%

LOT 4 LEGAL DESCRIPTION

LOT 4 OF ST. ANDREWS OTAY MESA CENTER IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA AS DESCRIBED ON MAP NO. 16171 RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ON FEBRUARY 17, 2017.

APN: 646-280-17-00
ADDRESS: ST. ANDREWS AVE.
USE: WAREHOUSE
ZONE: IL-3-1 LIGHT INDUSTRIAL

LOT 5 LEGAL DESCRIPTION

LOT 5 OF ST. ANDREWS OTAY MESA CENTER IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA AS DESCRIBED ON MAP NO. 16171 RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ON FEBRUARY 17, 2017.

APN: 646-280-18-00
ADDRESS: ST. ANDREWS AVE.
USE: WAREHOUSE
ZONE: IL-3-1 LIGHT INDUSTRIAL

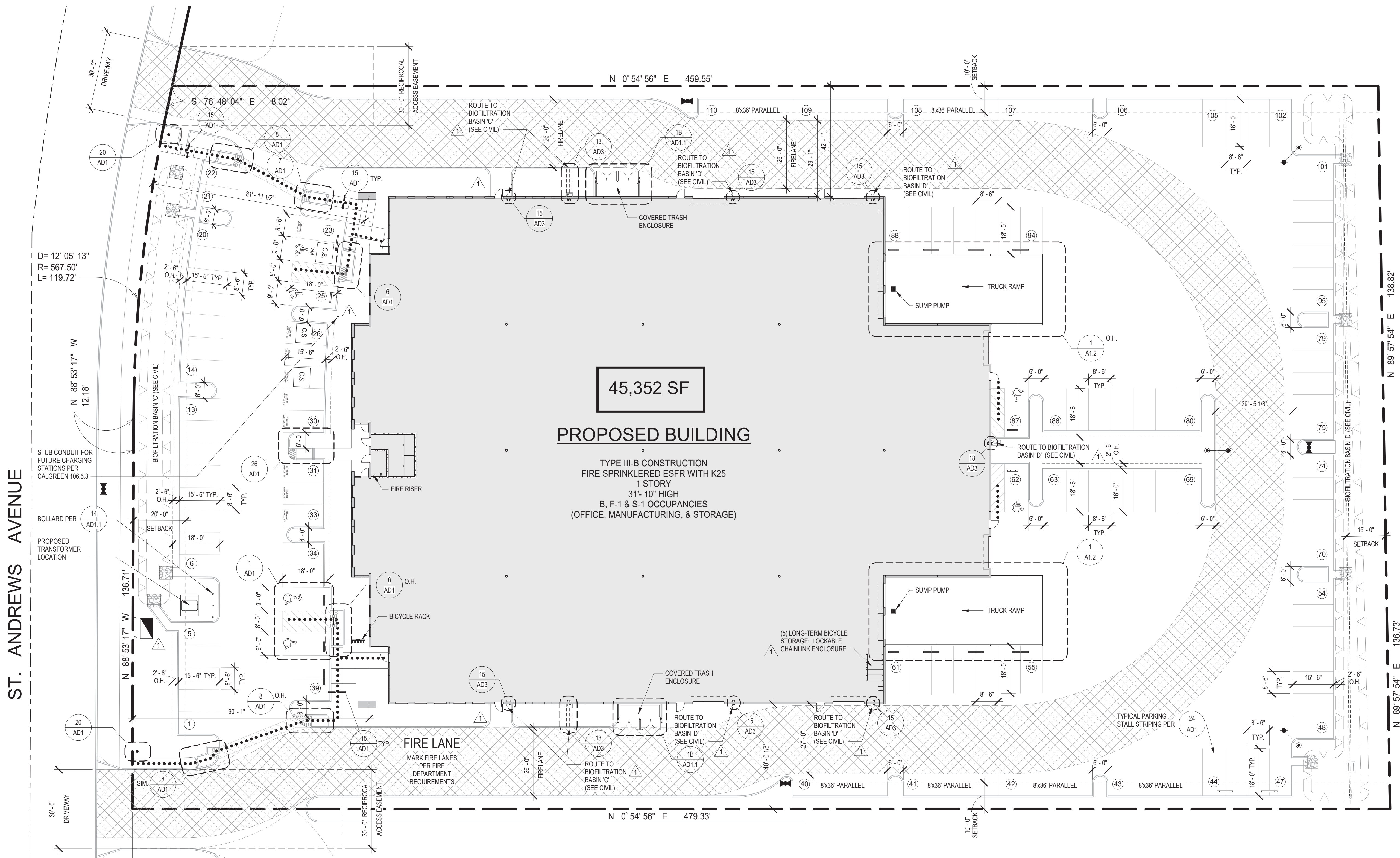
OWNER

GREGG HAMANN FAMILY TRUST
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EL CAJON, CA 92020
Tel: (619) 440-7424
Email: GREGG@HAMANNCO.COM
CONTACT: GREGG HAMANN



SITE PLAN

1" = 20'-0"



45,352 SF
PROPOSED BUILDING
TYPE III-B CONSTRUCTION
FIRE SPRINKLERED ESFR WITH K25
1 STORY
31'-10" HIGH
B, F-1 & S-1 OCCUPANCIES
(OFFICE, MANUFACTURING, & STORAGE)

NOTE:
THIS BUILDING IS LOCATED IN A HIGH FIRE SEVERITY ZONE. THE MATERIALS AND METHODS OF CONSTRUCTION USED FOR THE STRUCTURE, INCLUDING ATTACHED ACCESSORY STRUCTURES, SHALL BE IN ACCORDANCE WITH CHAPTER 7A, AS ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO. [CBC701A.3; SDMC 145.0701 (b), 55.5001].

CONDITIONS OF APPROVAL FOR SUBDIVISION:
32) ALL PRIVATE OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED AND IN ACCORDANCE WITH THE APPLICABLE REGULATIONS IN THE 'SDMC'.
39) NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.

NOTE: AN AVIGATION EASEMENT HAS BEEN RECORDED ACROSS SHOWN PROPERTY ON MAP NO. 16171 DATED 2/15/2016.

NOTE: A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

SQUARE FOOTAGE

SHELL	42,148 SF
COVERED TRASH ENCLOSURE	102 SF
COVERED TRASH ENCLOSURE	102 SF
FIRST FLOOR	42,352 SF

PARKING TABULATION

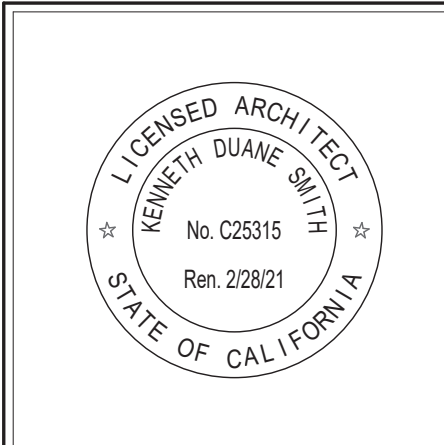
REQUIRED PARKING:

OFFICE S.F. / 1 SPACE PER 300 S.F.	=	# OF OFFICE SPACES
MANUFACTURING S.F. / 1 SPACE PER 1000 S.F.	=	# OF MANUFACTURING SPACES
WAREHOUSE S.F. / 1 SPACE PER 1000 S.F.	=	# OF WAREHOUSE SPACES
12371 S.F. / 1 SPACE PER 300 S.F.	=	41.24 OFFICE SPACES
0 S.F. / 1 SPACE PER 1000 S.F.	=	0 MANUFACTURING SPACES
29753 S.F. / 1 SPACE PER 1000 S.F.	=	29.75 WAREHOUSE SPACES
TOTAL PARKING SPACES REQUIRED	=	71 SPACES

- PARKING PROVIDED:
- 95 STANDARD SPACES PROVIDED
 - 0 COMPACT SPACES PROVIDED
 - 2 VAN ACCESSIBLE SPACES PROVIDED
 - 4 ACCESSIBLE SPACES PROVIDED
 - 9 CLEAN AIR VEHICLE SPACES PROVIDED (8% OF AUTO SPACES MIN.)
 - 3 FUTURE E.V. CHARGING STATIONS
 - 110 TOTAL AUTOMOBILE SPACES PROVIDED
 - 2 SHORT TERM BICYCLE SPACES w/ PERMANENTLY ANCHORED RACKS (5% OF VISITOR AUTO SPACES MIN.)
 - 5 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

ST. ANDREWS AVENUE

INTERSTATE 905



NOTES

SIGNS AND IDENTIFICATION

THE SIGNAGE REQUIREMENTS OF SECTION 11B-703 WILL BE SATISFIED.

AUTOMATIC SPRINKLER SYSTEMS

AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE, OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION (CBC, SECTION 903.4).

INSULATION NOTES (ALSO SEE BUILDING SECTIONS)

- BATT INSULATION SHALL BE FORMALDEHYDE-FREE BY JOHNS MANVILLE OR EQUAL.
- PROVIDE INSULATION IN THE FOLLOWING WALLS:
 - INTERIOR STUD WALLS BETWEEN CONDITIONED / UNCONDITIONED SPACES.
 - ALL PERIMETER WALLS OF RESTROOM.
 - ALL PERIMETER WALLS OF ELEVATOR SHAFT, (IF APPLICABLE).
 - ALL PERIMETER WALLS OF ELEVATOR EQUIPMENT ROOM, (IF APPLICABLE).
 - USE R-13 RATED BATTS AT 4" WALLS.
 - USE R-19 RATED BATTS AT 6" WALLS.
- INSTALL INSULATION ABOVE RESTROOM CEILINGS AT OFFICE AREA CONDITIONS.
- CEILING/ROOF SPACES SHALL RECEIVE R-19 RATED BATTS.
- INSTALL R-19 RATED INSULATION PER INSULATION LOCATION CHART. INSULATION IS NOT REQUIRED AT THE FLOOR IN A 2-STORY OFFICE AREA. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER SECTION 11B ENERGY EFFICIENCY STANDARDS.

VAPOR BARRIER NOTE

PROVIDE "STEGO-WRAP" VAPOR BARRIER IN AREAS WHERE MOISTURE-SENSITIVE FLOOR COVERINGS ARE PLANNED (U.O.N. IN THESE PLANS).

WALL LEGEND

- CONCRETE TILT-UP PANELS w/ 1/2" PANEL GAPS
- 6" NOM. STUD WALL w/ R-19 INSULATION BATTS
- WINDOW TAG, SEE SCHEDULE ON A6.1
- DOOR TAG, SEE SCHEDULE ON A6.1

NOTES:

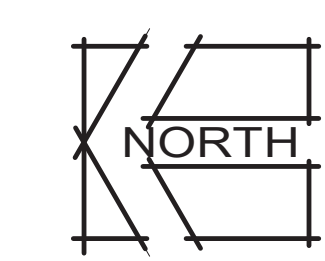
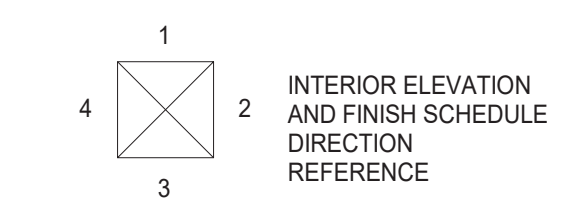
- ALL NON STRUCTURAL WALLS SHALL BE METAL STUDS PER DETAILS REFERENCED U.O.N.
- DIMENSIONS ARE TO FACE OF STUD, U.N.O.
- SEE STRUCTURAL FOUNDATION PLAN FOR LOCATIONS OF ANY STRUCTURAL WALLS.
- IF THE ALLOWABLE WALL HEIGHT TABLE REQUIRES A LARGER STUD SECTION, THE TABLE SHALL GOVERN.
- FOR STANDARD HEADER FRAMING, SEE DETAIL

EXIT SIGNS:

SEE EXIT PLAN FOR LOCATION OF EXIT SIGNS.

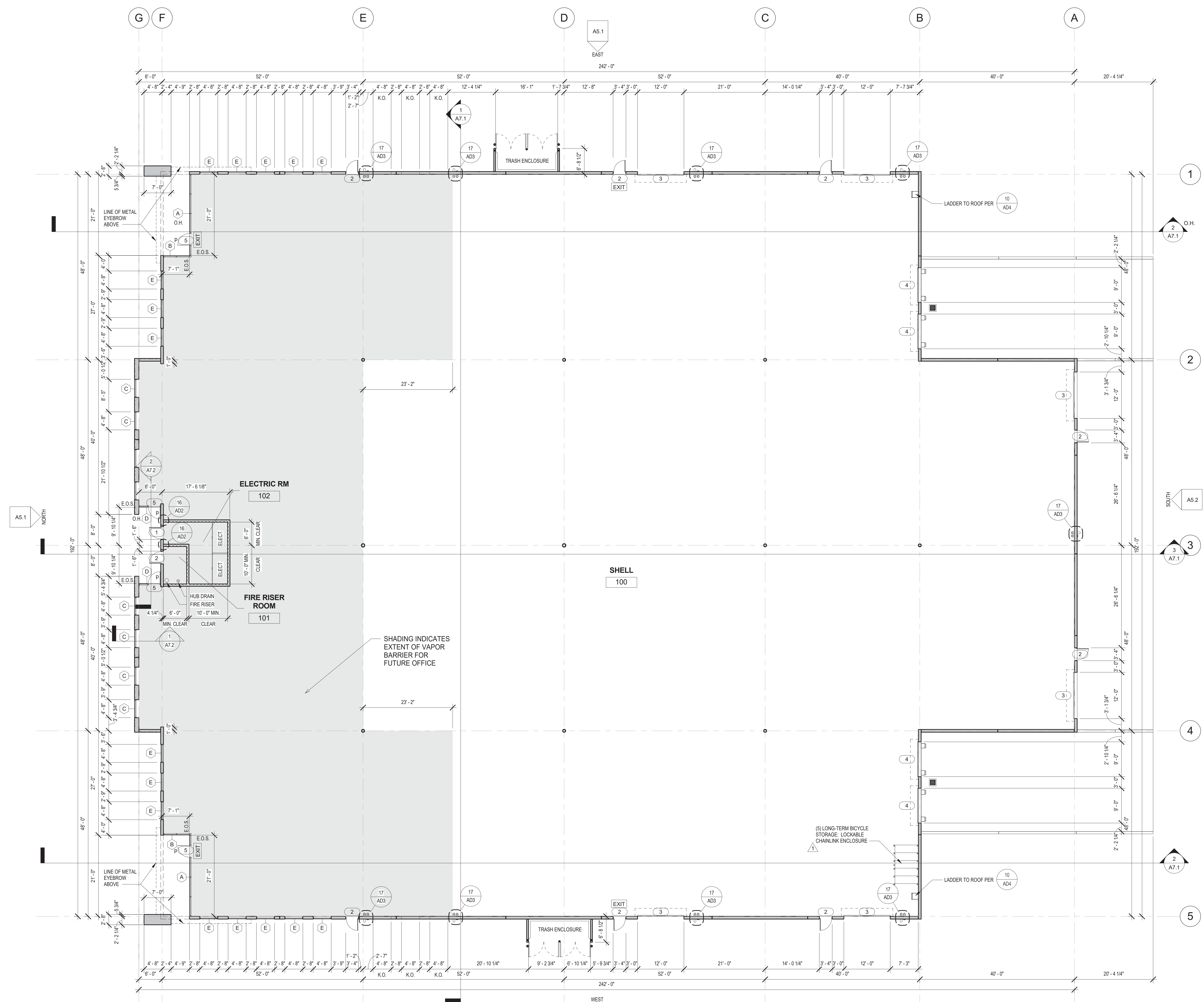
WALL NOTE:

SEE THE REFLECTED CEILING PLAN FOR ALL REFERENCES TO WALL SECTIONS



FLOOR PLAN

3/32" = 1'-0"



INSULATION LOCATION CHART

SIZE OF CONDITIONED AREA	HEIGHT BETWEEN CEILING & ROOF	INSULATION LOCATION
LESS THAN 2,000 S.F.	LESS THAN 12'-0"	@ ROOF
LESS THAN 2,000 S.F.	GREATER THAN 12'-0"	@ CEILING
GREATER THAN 2,000 S.F.	LESS THAN 12'-0"	@ ROOF**
GREATER THAN 2,000 S.F.	GREATER THAN 12'-0"	@ ROOF**

* OR A FLOOR WITH UNCONDITIONED SPACE ABOVE
** OR FLOOR

SQUARE FOOTAGE

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