

**BUILDING OWNER**

DAESUNG INVESTMENT LLC  
HANNA KO  
1437 THATCHER STREET  
FULLERTON, CALIFORNIA  
(714) 519-3956

**TENNANT**

DIEGO HILLS  
TRES SIMI  
177 HOLSTON DRIVE  
LANCASTER, CALIFORNIA 93535  
TEL NO. (661) 952-6009

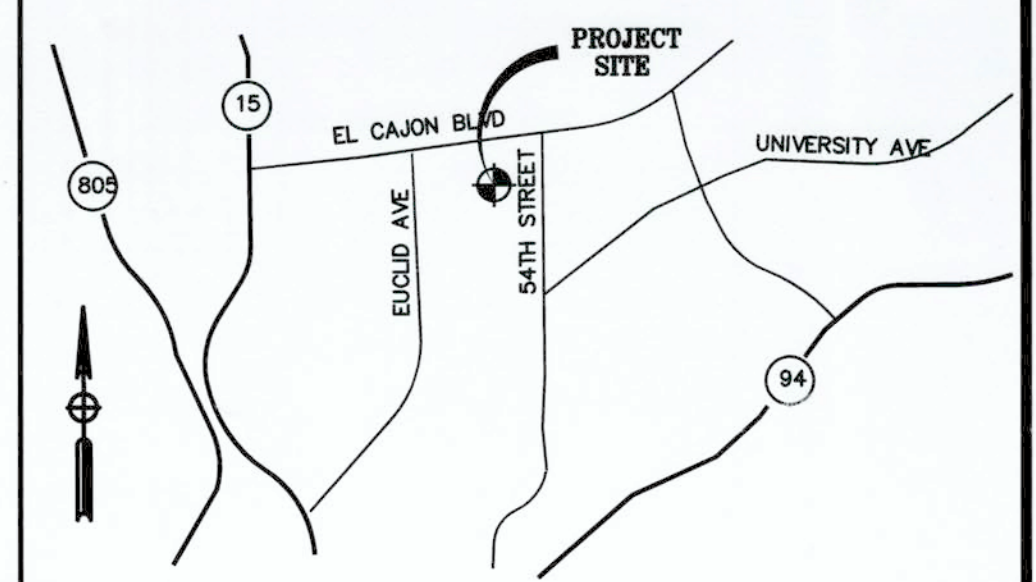
**ARCHITECT**

TREVIN SCHALL ARCHITECT INC.  
TREVIN SCHALL  
5173 WARING ROAD - SUITE 91  
SAN DIEGO, CALIFORNIA 92120  
TEL NO. (858) 692-3835

**TOPOGRAPHIC SURVEY**

DELTA SURVEYING AND MAPPING  
39305 SALINAS DRIVE  
MURRIETA, CA. 92563  
TEL NO. (951) 764-0158  
DATE OF SURVEY: 08-10-2016

**VICINITY MAP**



**LEGEND**

DESCRIPTION	SYMBOL
PROPERTY LINE	---
LOT LINE	---
EXISTING WATERLINE	W
EXISTING SEWER MAIN	S
EXISTING GAS LINE	G
EXISTING STORM DRAIN	SD
FINISHED GROUND CONTOUR	100'
EXISTING GROUND CONTOUR	440'
PROPOSED CUT/FILL SLOPE	Y 2:1
RETAINING WALL (BY SEPARATE PERMIT)	---
6" CURB	---
6" CURB & GUTTER	---
TOP OF CURB ELEV.	TC
FLOW LINE	FL
DIRECTION OF DRAINAGE	---
EXISTING SPOT ELEV.	98.0
FIRE SERVICE LATERAL	FS
WATER LATERAL	W
SEWER LATERAL WITH CLEAN OUT & UTILITY BOX	S
NO. OF PARKING SPACES	3
TRAFFIC CIRCULATION PATH	---

APPROVED EXHIBIT "A"

PROJECT NO. 517244  
APPROVAL NO(S). CUP 1819577  
APPROVED BY: HEARING OFFICER/PLANNING COMMISSION, CITY COUNCIL ON 4/13/2018  
SIGNATURE: Paul Adams, DPM

I TREVIN SCHALL DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

**BENCHMARK**

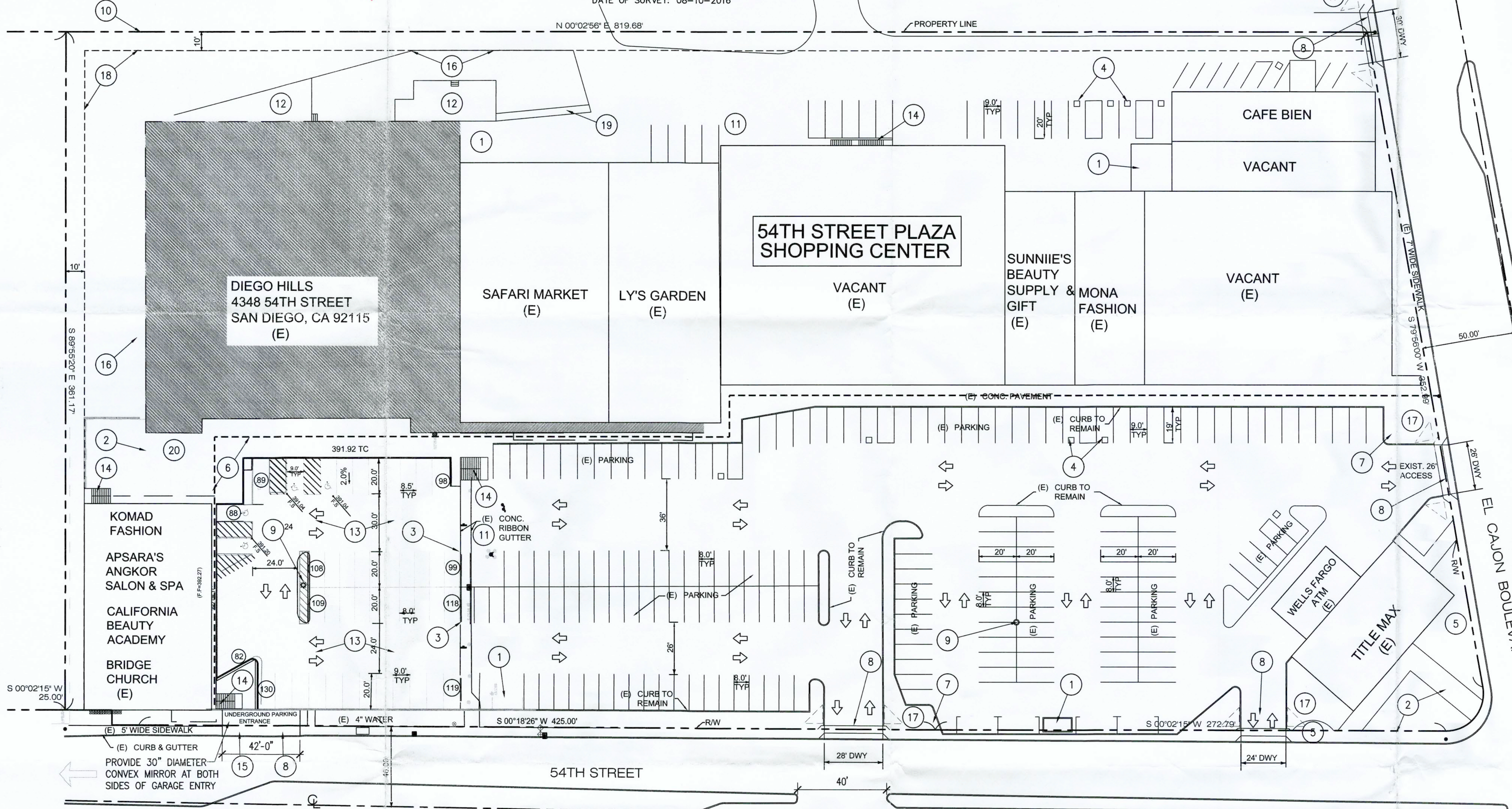
CITY OF SAN DIEGO BENCHMARK NO. 8976 (STATION CTP53671AFP1)  
ELEVATION = 408.82 (NAVD29)

**SITE PLAN**

PROJECT NUMBER: 2015101

**DIEGO HILLS**  
4348 54TH STREET  
SAN DIEGO, CALIFORNIA 92115

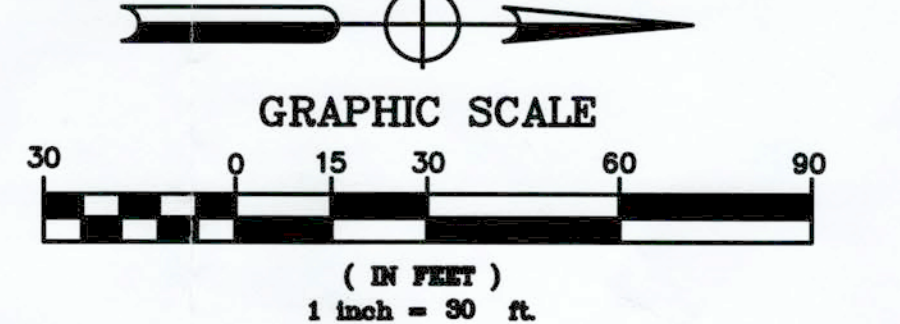
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 2 SHEETS				I.O. NO.	PROJECT NO.
FOR CITY ENGINEER	DATE	DATE	FILMED	V.T.M.	
DESCRIPTION	BY	APPROVED	DATE	2-21-18	
AS-BUILTS				NAD83 COORDINATES	
CONTRACTOR				LAMBERT COORDINATES	
INSPECTOR				DATE STARTED	DATE COMPLETED
				SHEET 1 OF 2	



**PROJECT SCOPE:**  
THE PROJECT IS AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A CHARTER SCHOOL, A TENANT IMPROVEMENT OF 25,533 SQ.FT. SPACE TO INCLUDE: HVAC, FINISHES, LIGHTING, NEW RESTROOMS, BREAK ROOM, OFFICES, CLASSROOM, NEW INTERIOR PARTITIONS, DOORS, ETC.  
EXTERIOR IMPROVEMENTS WILL INCLUDE NEW SIGNAGE.  
HOURS OF OPERATION & GRADE OF STUDENTS:  
MONDAY-FRIDAY, 8:00am-6:00pm, 9-12 GRADE  
ENROLLMENT: MAXIMUM 250 STUDENTS ONSITE AT ANY TIME  
STAFF: MAXIMUM 50 ONSITE AT ANY TIME

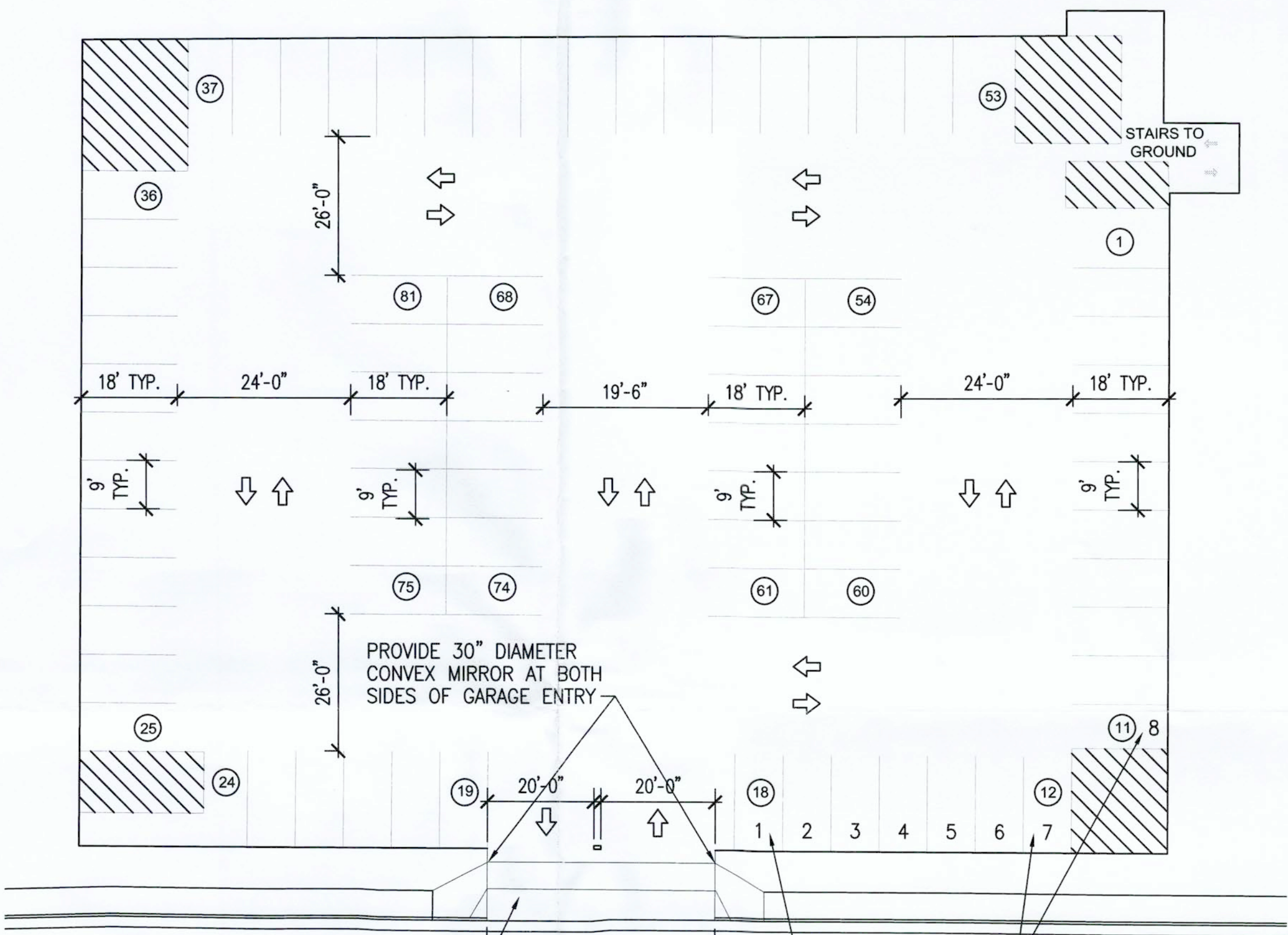
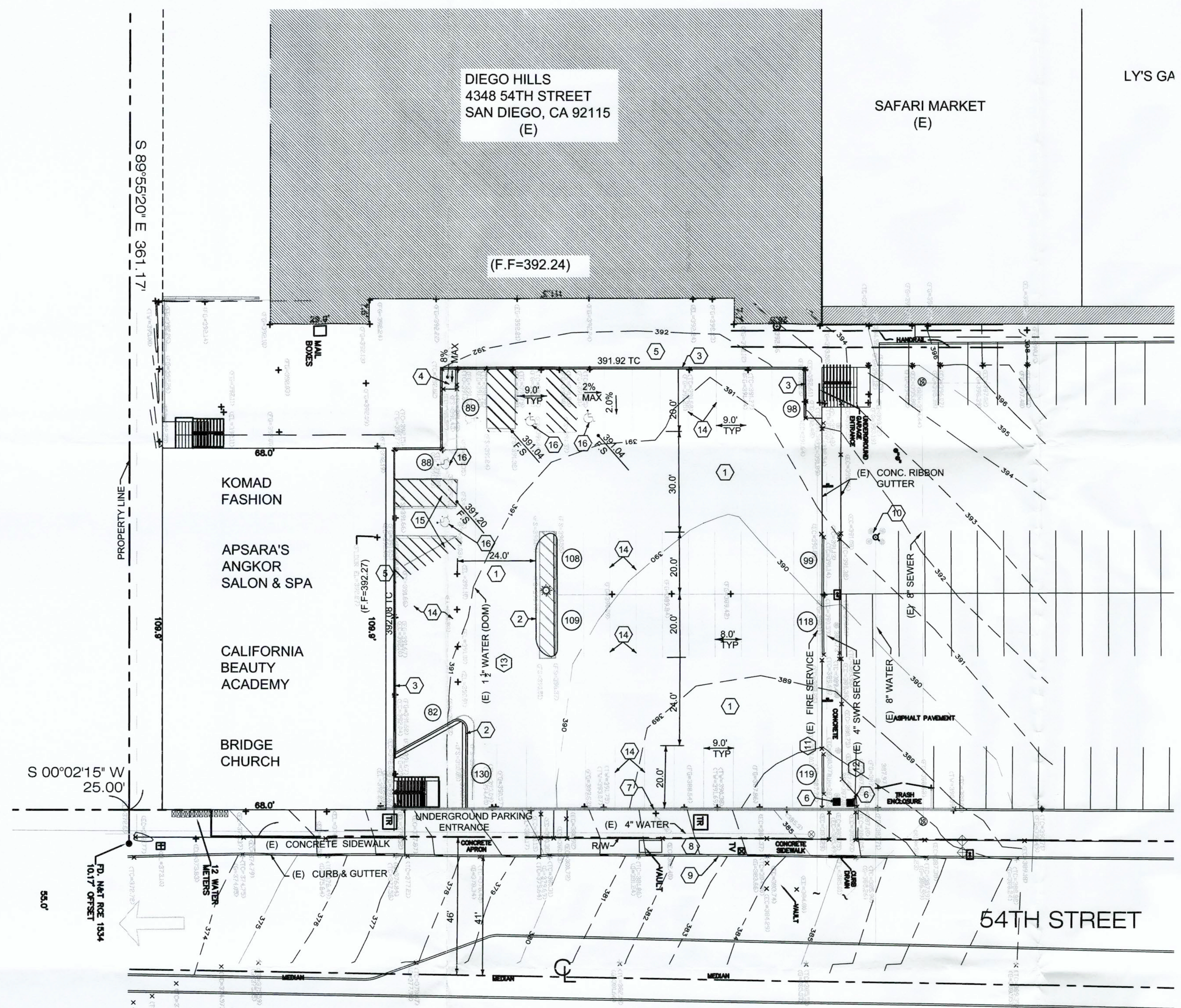
**BUILDING DATA:**  
APN: 472-041-22-00  
CONSTRUCTION TYPE: III-B  
SPRINKLERS: YES  
PREVIOUS USE: F-2 OCCUPANCY  
BIG BEAR MARKET  
PROPOSED USE: E-OCCUPANCY  
DIEGO HILLS  
YEAR BUILT: 1963  
BUILDING ZONING: CUPD-CU-2-4  
OVERALL BUILDING AREA: 99,999 SQ.FT.  
FLOOR AREA RATIO: 0.395  
SITE AREA: 5.81 ACRES (253,084 SQ.FT.)  
LANDSCAPE AREA: 3,850 SQ.FT.

- KEY NOTES - SITE PLAN:**
- (12) EXISTING 4' HIGH LOADING DOCK
  - (13) UNDERGROUND PARKING GARAGE BELOW
  - (14) EXISTING 4' WIDE STAIR
  - (15) ENTRY TO UNDERGROUND PARKING GARAGE ENTRANCE IS OFF 54TH STREET. RECONSTRUCT DRIVEWAY ENTRANCE TO CITY STANDARDS CONCRETE DRIVEWAY SDG-159 PER SDMC TABLE 142-05N
  - (16) EXISTING 8' HIGH CHAIN LINK FENCE
  - (17) VISIBILITY TRIANGLE. NO OBSTRUCTION INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3'-0" IN HEIGHT
  - (18) SETBACK
  - (19) EXISTING 4' WIDE RAMP
  - (20) STORAGE RACK FOR (5) BICYCLES
  - (1) EXISTING TRASH ENCLOSURE TO REMAIN
  - (2) EXISTING SIDEWALK TO REMAIN
  - (3) EXISTING POLE SIGN
  - (4) EXISTING ADA PARKING STALL, TYP.
  - (5) EXISTING BUS STOP
  - (6) DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL
  - (7) EXISTING CURB, TYP.
  - (8) DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED TO CURRENT CITY STANDARDS CONCRETE DRIVEWAYS SDG-159 PER TABLE 142-05N
  - (9) EXISTING LIGHT POLE
  - (10) PROPERTY LINE
  - (11) EXISTING FIRE HYDRANT



<b>SURFACE PARKING:</b>	
ADA COMPLIANT STALLS	15
REGULAR PARKING STALLS	231
<b>SUBTOTAL</b>	<b>246</b>
<b>UNDERGROUND PARKING GARAGE:</b>	
ADA COMPLIANT STALLS	0
REGULAR PARKING STALLS	82
<b>SUBTOTAL</b>	<b>82</b>
<b>TOTAL SITE PARKING:</b>	
ADA COMPLIANT STALLS	15
REGULAR PARKING STALLS	313
<b>TOTAL</b>	<b>328</b>

- NOTES:**
- 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)
  - THERE ARE NO EASEMENTS ON EXISTING PROPERTY
  - THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMP'S)
  - THE EXISTING WATER & SEWER SERVICES WILL REMAIN.
  - THE APPLICANT IS REQUIRED TO REMOVE (KILL) AT THE WATER MAIN ANY EXISTING UNUSED WATER SERVICE.
  - THE APPLICANT IS REQUIRED TO CAP (ABANDON) AT THE PROPERTY LINE ANY EXISTING UNUSED SEWER LATERAL AND INSTALL NEW SEWER LATERAL(S) WHICH MUST BE LOCATED OUTSIDE OF ANY DRIVEWAY OR VEHICULAR USE AREA.



ENTRY TO UNDERGROUND PARKING GARAGE ENTRANCE IS OFF 54TH STREET. RECONSTRUCT DRIVEWAY ENTRANCE TO CITY STANDARDS CONCRETE DRIVEWAY SDG-159 PER SDMC TABLE 142-05N

UNDERGROUND PARKING ENTRANCE 42'-0"

(8) CARPOOL/ZERO EMISSION VEHICLE SPACES

54TH STREET

### UNDERGROUND PARKING LEVEL

SCALE: 1" = 20'

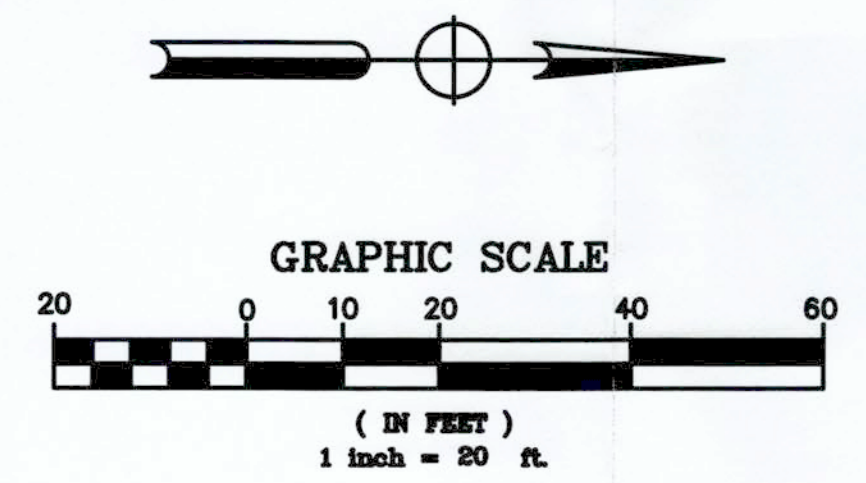
Address	Street	Use	Business Name	Rate	Sq Ft	Parking Required
4328-4332	54th Street	Beauty School	San Diego Beauty College		4,576	10
4334	54th Street	Office	Insurance & Accounting Office	2.1	1,014	3
4336	54th Street	Restaurant	Happy Time Tea	2.1	1,624	4
4338	54th Street	Retail	Vacant	2.1	1,624	4
4340	54th Street	Retail	Vacant	2.1	1,552	4
4342	54th Street	Karate School	Pitbull Brazilian Jiu Jitsu	2.1	1,552	4
4344-4346	54th Street	Office	Bridge Church	2.1	3,682	8
4348	54th Street	9th-12th Grade School	Diego Hills Public Charter	85% x (1 space per 5 students in the building at one time)	25,591	93
4350A	54th Street	Retail	Safari Market	2.1	8,580	19
4350B	54th Street	Restaurant	Ly's Garden Restaurant	2.1	9,900	21
4360	54th Street	Retail	Grocery Outlet	2.1	20,150	43
4362	54th Street	Retail	Focus Fashion	2.1	5,100	11
4364	54th Street	Retail	Sunnie's Beauty Supply & Gifts	2.1	2,682	6
4370/5385	54th Street	Retail	Vacant	2.1	15,000	32
5379	El Cajon Boulevard	Restaurant	Café Bien	2.1	2,800	6
5381	El Cajon Boulevard	Retail	Vacant	2.1	3,001	7
5399	El Cajon Boulevard	Office	TitleMax	2.1	2,600	6
5399	El Cajon Boulevard	Retail	Wells Fargo Bank ATM		0	0
			Gross Square Footage		111,028	
<b>Total Spaces Required</b>						<b>281</b>
<b>Total Spaces Provided</b>						<b>328</b>

### CONSTRUCTION NOTES:

- EXISTING A.C PAVING
- EXISTING 6" CURB
- EXISTING 6" CURB TO REMAIN
- EXISTING ACCESSIBLE RAMP
- EXISTING CONCRETE PAVEMENT
- EXISTING CATCH BASIN TO REMAIN
- EXISTING WALL
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING HYDRANT TO REMAIN
- EXISTING FIRE SERVICE
- EXISTING 4" SEWER SERVICE
- EXISTING 1 1/2" WATER (DOM)
- PAINT 4" WHITE STRIPING
- PAINT BLUE CHEVRON STRIPING
- PAINT "HC" SYMBOL

### UTILITY SERVICE

- DOMESTIC WATER: PROJECT SERVED WITH EXISTING 1 1/2" WATER SERVICE.
- FIRE SERVICE: EXISTING SERVICE LINE FOR SPRINKLER.
- SEWER: PROJECT SERVED WITH EXISTING 4" SEWER SERVICE.



**APPROVED EXHIBIT "A"**

PROJECT NO. 517244

APPROVAL NO(s) CU1819577

APPROVED BY HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 4/18/18

SIGNATURE *Paul Adams* DPM

PROJECT NUMBER: 2015101

## DIEGO HILLS

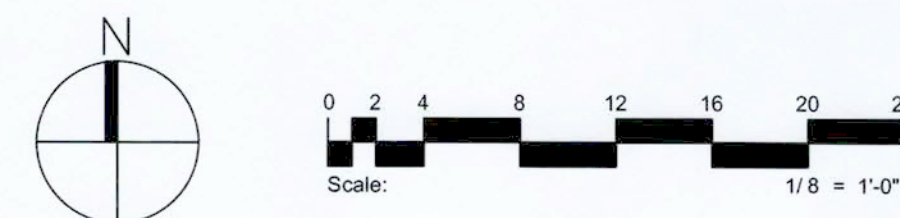
### 4348 54TH STREET SAN DIEGO, CALIFORNIA 92115

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 2 OF 2 SHEETS		I.O. NO. _____ PROJECT NO. _____
FOR CITY ENGINEER _____ DATE _____		V.T.M. _____
DESCRIPTION	BY	APPROVED DATE FILMED
		2-21-18
		NAD83 COORDINATES
		LAMBERT COORDINATES
AS-BUILTS		
CONTRACTOR	DATE STARTED	SHEET 2 OF 2
INSPECTOR	DATE COMPLETED	

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1 FLOOR PLAN  
1/8" = 1'-0"



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619.515.3503  
www.schallarchitects.com

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JANUARY 31, 2018

DIEGO HILLS  
4348 54TH STREET  
SAN DIEGO, CALIFORNIA 92115

APPROVED EXHIBIT "A"  
PROJECT NO. 517241  
APPROVAL NO(s) CUP181957A  
APPROVED BY HEARING OFFICER PLANNING  
COMMISSION, CITY COUNCIL ON 4/18/18  
SIGNATURE: [Signature]

PROJECT NO.

2017182

SHEET TITLE

FLOOR  
PLAN

SHEET NO.

A2.1