

SHEET INDEX

- A-1.0 SITE PLAN
- A-2.0 FLOOR PLAN
- A-3.0 BUILDING ELEVATIONS
- A-4.0 HAY STORAGE BLDG.

REVISIONS

Wylie Architecture
1.5628 Thornbush Road
Ramona, California 92065

TRACTOR SUPPLY COMPANY
COMMERCIAL DEVELOPMENT
14140 OLDE HIGHWAY 80
LAKESIDE, CALIFORNIA

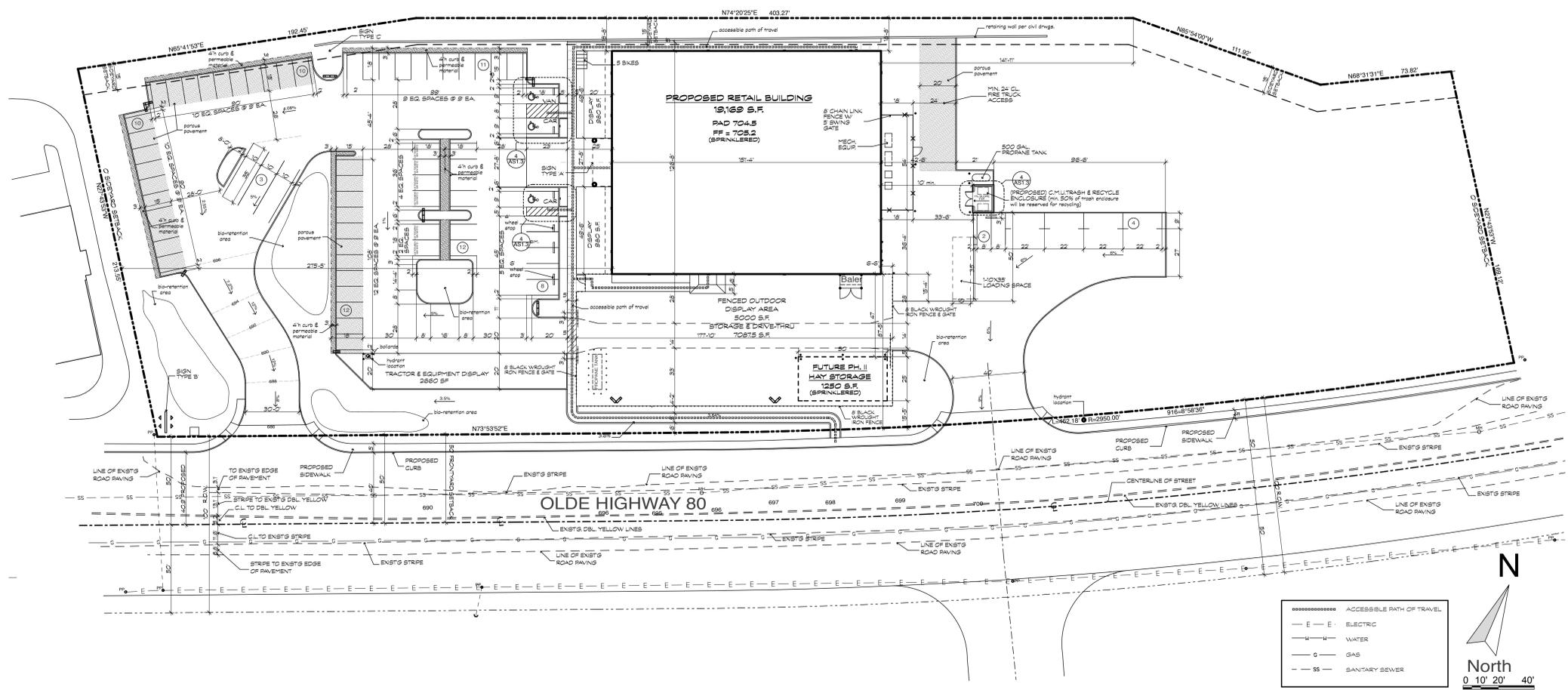


SITE PLAN

JOB NO:
1315.10
PLOT DATE:
6/9/14
SHEET

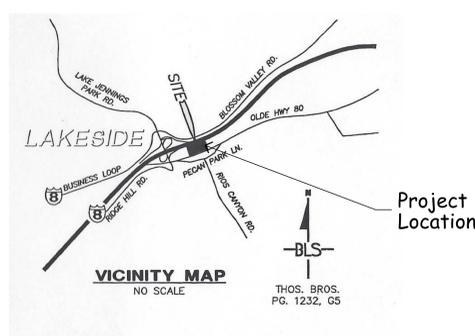
A-1.0

INTERSTATE 8



SITE PLAN
SCALE: 1" = 30'

VICINITY MAP



MISC. NOTES

1. The inspector will recheck for expansive soils and/or grading requirements at the first foundation inspection.
2. All outdoor lighting shall conform to Section 59.101 et. Seq. of the San Diego County Code and with Section 6322 et. Seq. of the County Zoning Ordinance.

SCOPE OF WORK

19,169 s.f. Retail Building (Sprinklered)
1,250 s.f. Hay Storage Building (Sprinklered)
7,087.5 s.f. Outdoor Drive-Thru/Storage Area (fenced)
5,000 s.f. Outdoor Display Area (fenced)
4,620 s.f. Outdoor Display Area (open)
Trash Enclosure, Landscape, Monument Sign, Extension of approximately 600 feet of water line. Earthwork will consist of approximately 33,340 cubic yards of excavation, 5,730 cubic yards of fill and 27,961 cubic yards of export. The project includes the following off-site improvements: curb, gutter, sidewalk and road widening improvements.

PROJECT DATA

APNR: 395-250-21
Legal Owner: Hix Snedeker Lakeside, LLC, (251) 517-0402
Tenant: Tractor Supply Company
Property Address: Olde Highway 80, Lakeside, CA 92021
Zoning: C36
Lot Size: 3.86 Acres
Proposed Building Square Footage: 19,169 sq. ft.

Proposed Hay Storage Building (enclosed): 1,250 sq. ft.
Proposed Outdoor Drive-Thru/Storage Area (fenced): 7,087.5 sq. ft.
Proposed Outdoor Display Area (fenced): 5,000 sq. ft.
Total enclosed outdoor display and storage: 13,337.5 sq. ft.

Proposed Outdoor Display Area (open): 4,620 sq. ft.

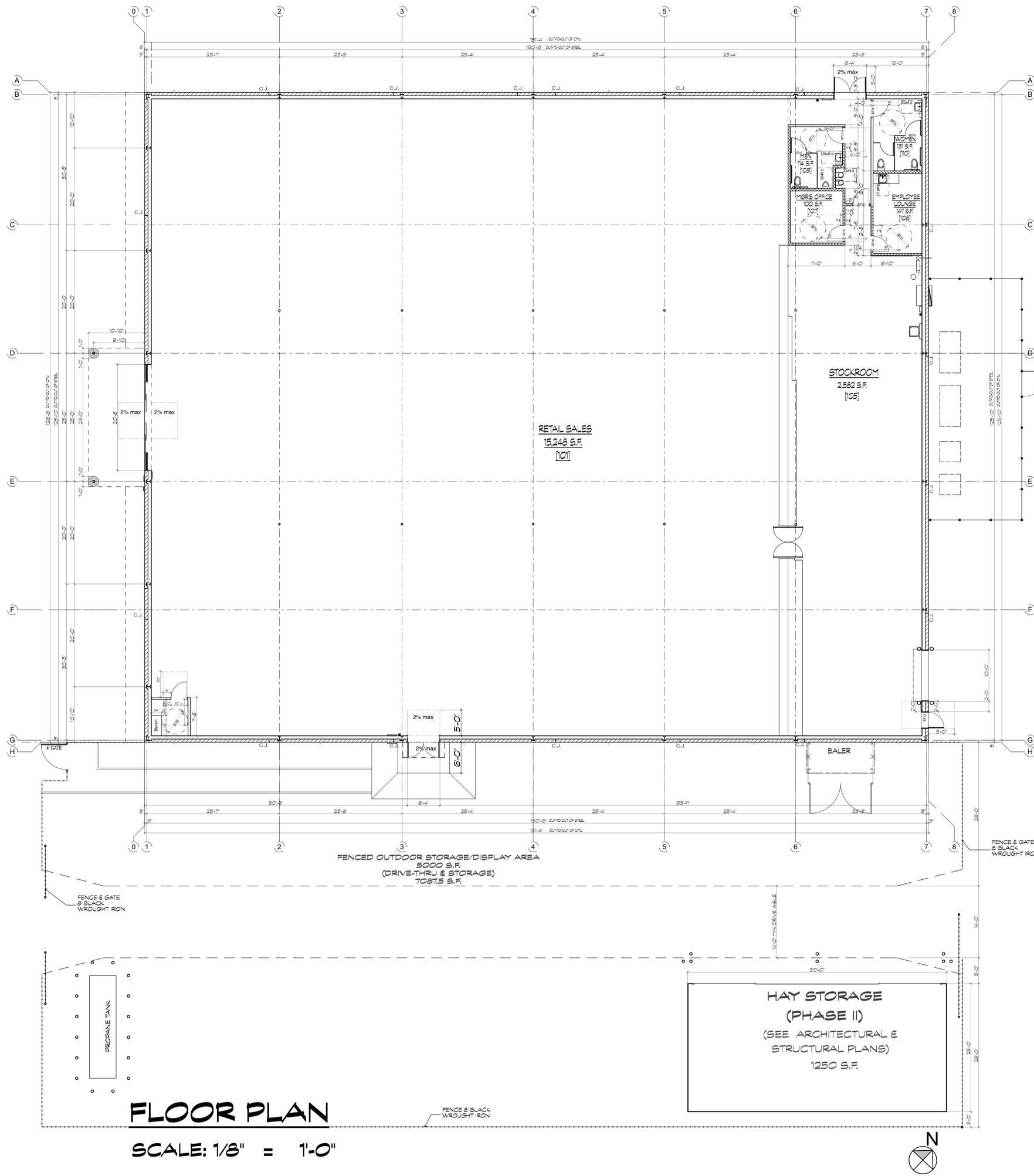
Setbacks: Frontyard - 50' from centerline of street
Sideyard - 0'
Rearyard - 15' (Commercial)

Parking Required
19,169 s.f. Building/1000 x 3.5 = 67.09 spaces
9620 s.f. Total Outdoor Display/1000 x 5=4.81
7087.5 s.f. Outdoor Storage & Drive-thru/0 parking required
72 Total Spaces Required, including 3 accessible, 6 low-emitting/fuel-efficient/vanpool

Parking Provided
72 Includes 60 regular spaces, 3 accessible (1 of which is van accessible), 6 low-emitting/fuel-efficient/vanpool spaces, & 3 truck/trailer (non-restricted)

1 Loading Space
5 Bicycle Spaces

COUNTY STAMPS



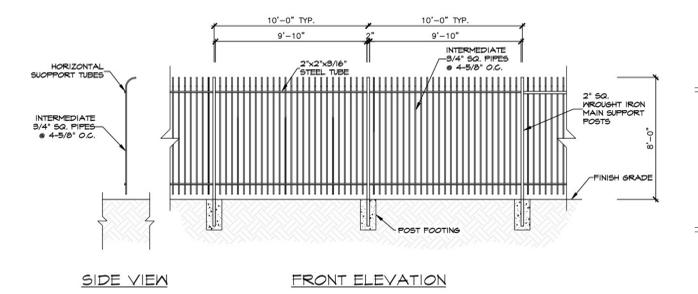
FLOOR PLAN

SCALE: 1/8" = 1'-0"



WROUGHT IRON FENCE DETAIL

1/4"=1'-0" 1



WALL LEGEND

- NEW CMU SPLIT FACED BLOCK WALL TO 4' A.F.F.
- NEW 5/8" TYPE 'X' GYPBD. BOTH SIDES ON METAL STUDS
- NEW 5/8" TYPE 'X' GYPBD. BOTH SIDES ON METAL STUDS EXTEND TO ROOF DECK

REVISIONS	

Wylie Architecture
1.5628 Thornbush Road
Ramona, California 92065

TRACTOR SUPPLY COMPANY
COMMERCIAL DEVELOPMENT
14140 OLDE HIGHWAY 80
LAKESIDE, CALIFORNIA



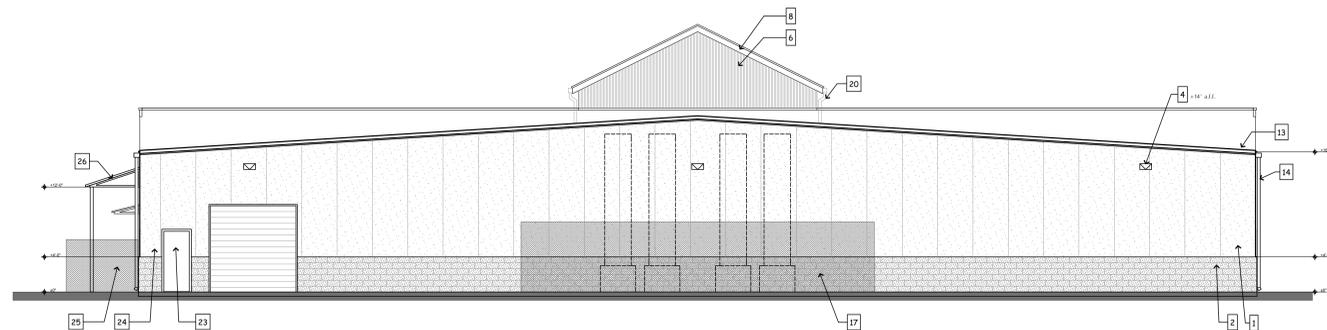
FLOOR PLAN

JOB NO:
1315.10
PLOT DATE:
6/9/14
SHEET
A-2.0



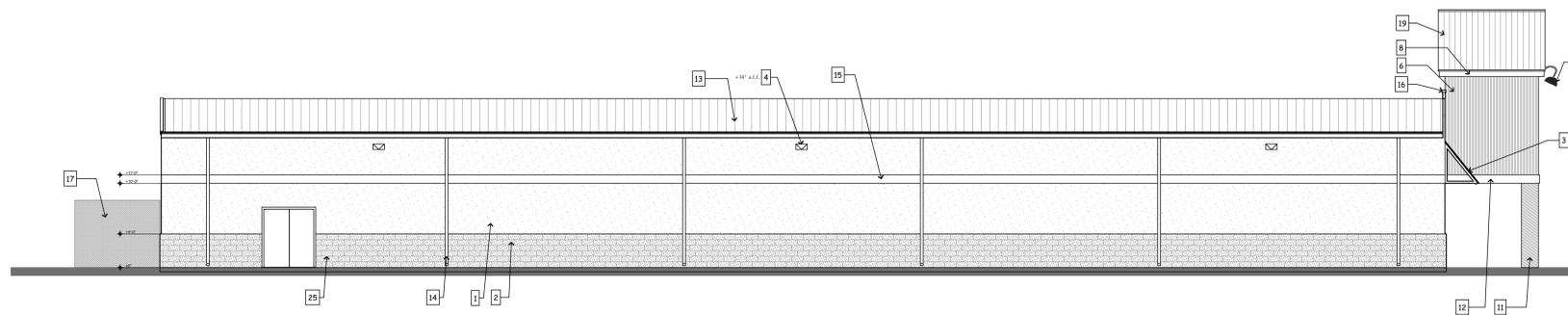
WEST ELEVATION

SCALE: 1/8" = 1'-0"



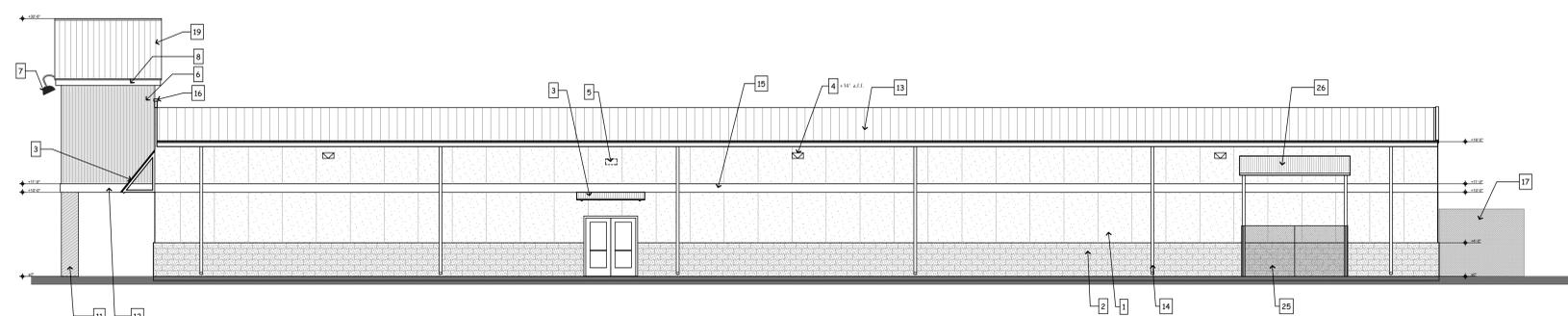
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



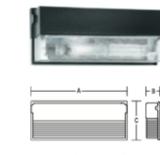
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

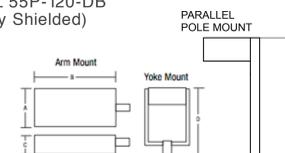
ELEVATION LEGEND

- 1 3" INSULATED METAL WALL PANELS W/STUCCO TEXTURE FINISH, PAINT TO MATCH SW7532 URBAN PUTTY
- 2 8X8X16 SPLIT-FACE CMU WALL UP TO 4'-0" A.F.F. COLOR: APPLY CLEAR SEALER
- 3 GALVANIZED CORRUGATED METAL AWNING WITH PAINTED STEEL SUPPORT STRUCTURE
- 4 WALL PACK LIGHT FIXTURES (FULLY SHIELDED)
- 5 OUTDOOR SPEAKER, FURNISHED AND INSTALLED BY OTHERS @ 13'-0" A.F.F. BEYOND AWNING
- 6 CORRUGATED GALVANIZED METAL PANEL
- 7 GOOSENECK FIXTURE, BOTTOM OF FIXTURE @ 21'-6" A.F.F. (FULLY SHIELDED)
- 8 8" FASCIA TRIM TO BE WRAPPED IN RED BREAK METAL
- 9 DOOR OPENER
- 10 CLEAR ANODIZED ALUMINUM STORE FRONT ENTRY SYSTEM W/ 1" TEMP. INSULATED GREY TINTED GLASS
- 11 24" DIA. CORRUGATED GALVANIZED PIPE ANCHORED TO STRUCTURAL PIPE COLUMN
- 12 12" RED STRIPE BY DECKER TO BE INSTALLED @ 10'-0" A.F.F. AROUND BUMP OUT
- 13 METAL ROOF PANELS BY BUILDING MANUFACTURER
- 14 METAL GUTTER AND DOWNSPOUT - INSTALL DOWNSPOUT PROTECTORS TO ALL DOWNSPOUTS
- 15 12" STRIPE PAINTED SAFETY RED
- 16 12" TALL METAL POPOUT TRIM & CAP, PAINTED SAFETY RED
- 17 8' HIGH CHAIN LINK FENCE W/VINYL SLATS SURROUNDING GROUND MOUNTED MECHANICAL EQUIPMENT BY OTHERS
- 18 5' SWING GATE AND FENCING TO BE BLACK WROUGHT IRON
- 19 GALVANIZED STANDING SEAM METAL ROOFING SYSTEM
- 20 GUTTER AT GABLE ENTRY EAVES W/DOWNSPOUT TO DRAIN TO MAIN ROOF BELOW
- 21 6" TALL BLOCK STYLE NUMBERS FOR ADDRESS IN CONTRASTING COLOR (WHITE LETTERS ON RED TRIM BACKGROUND)
- 22 TSC SIGNAGE PER SIGNAGE DETAILS
- 23 BIG EYE VIEWER
- 24 DOOR BELL
- 25 CHAIN LINK FENCE ENCLOSURE W/ (2) 2'-6" WIDE SWING GATES AT BALER
- 26 METAL AWNING AT BALER

LIGHTING TYPES



Exterior Wall Pack Lighting Fixture:
Hubbel Lighting
120V, 55W, T-17 LPS
SD-L 55P-120-DB
(Fully Shielded)



Exterior Parking Lot Pole Fixture:
Techlight
208V, 180W, LPS
Head: LPS-large 1-1-2-1-2-2-SSA-M
Arm Mounted 20' h. Pole:
SSP20-4-11, BZ-DMI
(Fully Shielded)

BUILDING COLORS

COVENANT BUILDING SYSTEMS
KELLY COLBERT #334.790.2326 EXT. 107

BUILDING PANELS - SIGNATURE 200 "LIGHT STONE" (STUCCO LIKE FINISH)

FOUNDATION WALLS - SPLIT-FACE CMU, COLOR BUFF - RCP BLOCK & BRICK

BUILDING TRIM COLOR - MATCH SW4061 SAFETY RED, PER ELEVATIONS

BUILDING ROOF COLOR - GALVALUME METAL

ENTRY BUMP OUT ROOF COLOR - GALVALUME METAL

PROJECT SIGNAGE

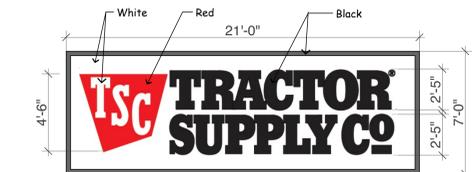
Building Length Olde Hwy 80 = 161'-4" X .75 = 121

Sign #1, Building Sign (facing parking lot) 147 s.f.

Sign #2, Monument Sign 34 s.f.

Sign #3, Freeway Sign 147 s.f.

SIGN TYPE 'A' BUILDING SIGN

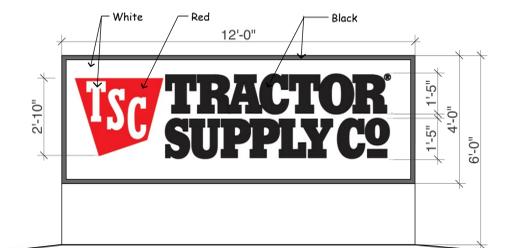


General Notes:
Externally illuminated
Face Material - Opaque media with Polyester scrim, Embedded in a White Pigmented Vinyl, Smooth front surface with white semi-gloss finish
Lettering: Series 3M 220-12 Black, 3M 230-33 Red, Logo copy White

External illumination using (3) Ark Lighting 120V, 42W-CFL
AA-14-42CF-REM-RTE-RD: ARM-ACG-102-6,
BALLAST: ALH2-120-L, GUARD:AVX-200DG



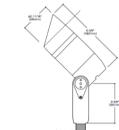
SIGN TYPE 'B' MONUMENT SIGN



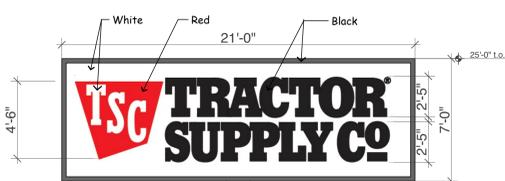
Note: see landscape plans for decorative rock and landscape design

General Notes:
Externally illuminated
Face Material - Opaque media with Polyester scrim, Embedded in a White Pigmented Vinyl, Smooth front surface with white semi-gloss finish
Lettering: Series 3M 220-12 Black, 3M 230-33 Red, Logo copy White

External illumination using (2-ea. side of sign)
Lumiere Cambria 252, 50W MR16 Halogen Low Voltage, in-ground lights with full visor.



SIGN TYPE 'C' FREEWAY SIGN



General Notes: 2 sided Freeway sign mounted on 18' pole
Externally illuminated
Face Material - Opaque media with Polyester scrim, Embedded in a White Pigmented Vinyl, Smooth front surface with white semi-gloss finish
Lettering: Series 3M 220-12 Black, 3M 230-33 Red, Logo copy White
External illumination using Quantity 4 each side - CREE, OL series LED linear 40° flood optic. FLD-OL-40-D2-14-D-UL-700

REVISIONS

NO.	DESCRIPTION

Wylie Architecture
1.5628 Thornbush Road
Ramona, California 92065

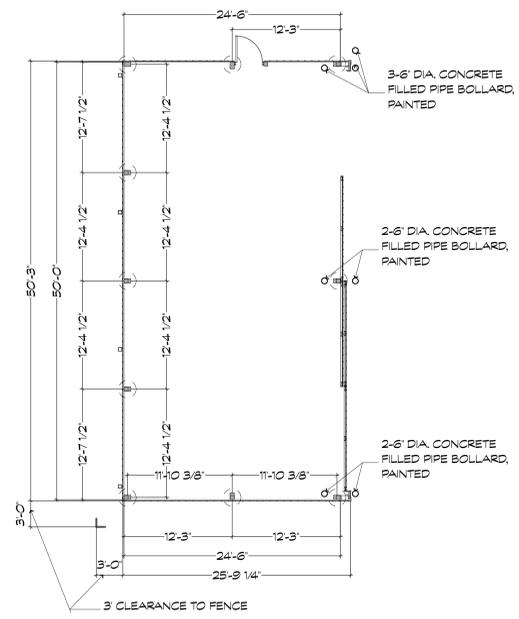
TRACTOR SUPPLY COMPANY
COMMERCIAL DEVELOPMENT
14140 OLDE HIGHWAY 80
LAKESIDE, CALIFORNIA



BUILDING ELEVATIONS & SIGNAGE

JOB NO:
1315.10
PLOT DATE:
6/9/14
SHEET

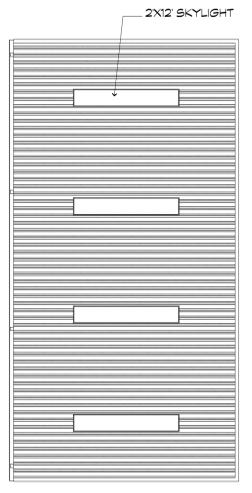
A-3.0



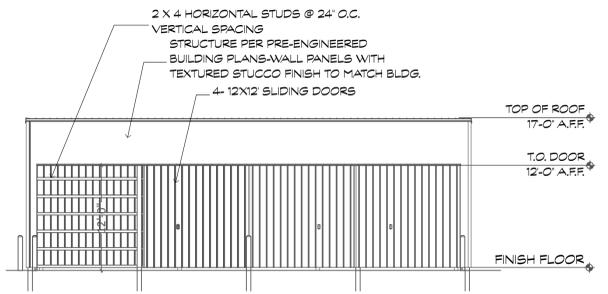
FLOOR PLAN
REFER TO STRUCTURAL SHEETS FOR FOUNDATION.

12 TOTAL	TRACK 10'-0" LONG	RICHARDS-WILCOX HARDWARE
22 TOTAL	ON-HEAD BRACKETS	RICHARDS-WILCOX HARDWARE
4 TOTAL	END BLIND - GALVANIZED	RICHARDS-WILCOX HARDWARE
4 PAR TOT.	TRUCK HANGERS- BALL BEARINGS	RICHARDS-WILCOX HARDWARE
6 TOTAL	1/4 FLUSH ROLL & 4 BOW HANDLES	RICHARDS-WILCOX HARDWARE
2 TOTAL	STAY ROLLER	
4 TOTAL	BINDER AND STOP	

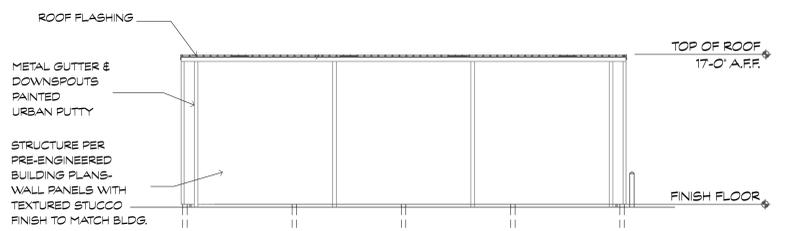
*HARDWARE SELECTION TO SUPPORT A DOOR WEIGHT OF 1500 LBS. DOORS CONSTRUCTION SHALL BE SITE MANUFACTURED.



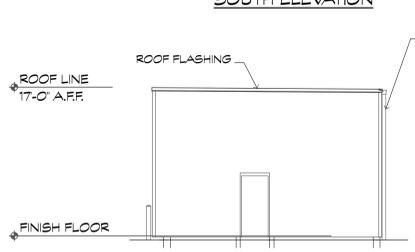
ROOF PLAN



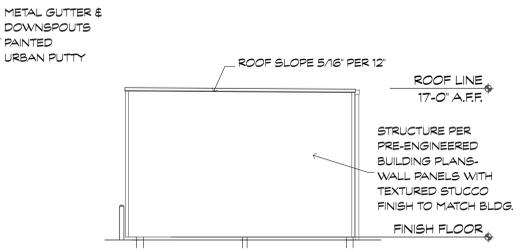
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

NO.	DESCRIPTION	DATE

Wylie Architecture
1.5628 Thornbush Road
Ramona, California 92065

TRACTOR SUPPLY COMPANY
COMMERCIAL DEVELOPMENT
14140 OLDE HIGHWAY 80
LAKESIDE, CALIFORNIA

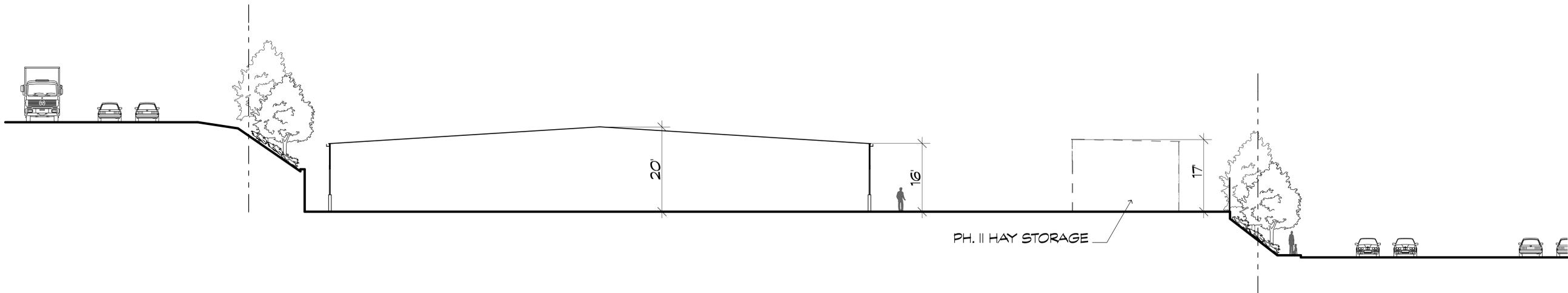


HAY STORAGE BUILDING

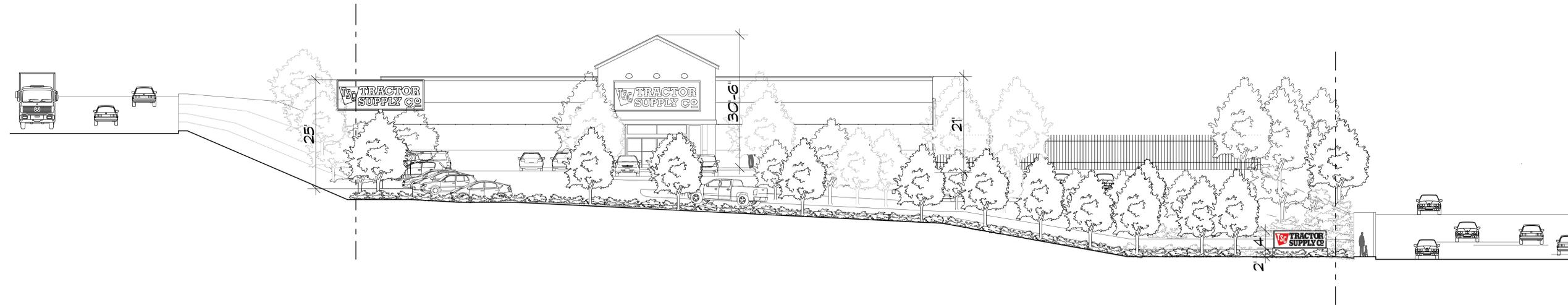
JOB NO.
1315.10
PLOT DATE:
6/9/14
SHEET

A-4.0

NO.	REVISIONS



SITE SECTION 'A'
SCALE: 1" = 10'



SITE SECTION B
SCALE: 1" = 10'

Wylie Architecture
1.5628 Thornbush Road
Ramona, California 92065

TRACTOR SUPPLY COMPANY
COMMERCIAL DEVELOPMENT
14140 OLDE HIGHWAY 80
LAKESIDE, CALIFORNIA



SITE SECTIONS