

LEGAL DESCRIPTION
 PARCEL 1 OF PARCEL MAP NO 6189, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING A DIVISION OF LOTS 6, 7, AND 9 OF TIERRA SANTA TWO, ACCORDING TO THE MAP THEREOF NO 8479, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

SCOPE OF C.U.P./PROJECT DESCRIPTION
 CONDITIONAL USE PERMIT FOR CONVERSION OF APPROXIMATELY 3,250 SQUARE FEET OF EXISTING RETAIL TENANT SPACE INTO CHARTER SCHOOL USAGE SERVING GRADES K-5. NO MODIFICATION TO THE EXISTING SPACES ARE PROPOSED. THIS PERMIT IS FOR OCCUPANCY ONLY.

PARKING
 NO CHANGE TO EXISTING PARKING REQUIRED

EXISTING PARKING
 STANDARD SPACES 131
 ACCESSIBLE SPACES: 4
 VAN ACCESSIBLE: 1

REQUIRED ACCESSIBLE PARKING
 ACCESSIBLE SPACES 4
 VAN ACCESSIBLE 1

STANDARD TYP. U.N.O. ACCESSIBLE
 TYPICAL STALL 9'-0" WIDE X 18'-0" LONG
 ACCESS AISLE (NON VAN) 5'-0" WIDE X 18'-0" LONG
 ACCESS AISLE (VAN) 8'-0" WIDE X 18'-0" LONG

PARKING RATIO: 4.83 SPACES/1,000 SF (NET USABLE)
PARKING REQUIRED FOR SANCTUARY (EXISTING): 30 SPACES PER 1,000 SF OF SANCTUARY

BUS STOPS: NONE
STREET IMPROVEMENTS
 NO CHANGE TO EXISTING STREETS, SIDEWALKS OR CURB CUTS

DRAINAGE
 NO CHANGE TO EXISTING DRAINAGE PATTERN

UTILITIES
 NO CHANGE TO EXISTING UTILITIES

GRADE
 NO CHANGE TO EXISTING EXTERIOR GRADE OR SPOT ELEVATIONS

LANDSCAPING & WATER CONSERVATION
 NO CHANGE TO LANDSCAPE AREA SQUARE FOOTAGE FOR WATER CONSERVATION AREA.

LOCATION DESCRIPTION
 GEOLOGIC HAZARD CATEGORY: 51
 YEAR OF LATEST MODIFICATION: 2005
 ACCESSORS PARCEL NUMBER: 45-180-14

ADDRESS: 10791 TIERRASANTA BLVD
 SAN DIEGO, CA 92124

GROSS SITE ACREAGE: +/- 2.61 ACRES
 113,776 S.F.

BUILDING B COVERAGE OVER THE ENTIRE SITE: 4.8%
PROPOSED REMODEL AREA WITHIN BUILDING 2282 S.F., COVERAGE OVER THE ENTIRE SITE: 2.1%
 ZONE: CC-1-3 TIERRASANTA COMMUNITY PLAN

BUILDING DESCRIPTION
EXISTING BUILDING USE: CHURCH, SUNDAY SCHOOL CLASSES, OFFICE AND RETAIL
PROPOSED BUILDING USE: CHURCH, SUNDAY SCHOOL CLASSES, OFFICE AND RETAIL

BUILDING TYPE OF CONSTRUCTION: V UNSPRINCLERED
OCCUPANCY: B
PROPOSED BUILDING USE AND TYPE OF CONSTRUCTION: UNCHANGED

BUILDING A ONE STORY:
 EXISTING TOTAL FLOOR AREA: 20,714 S.F.
 NO CHANGE TO BUILDING HEIGHT OR FOOT PRINT

BUILDING B ONE STORY:
 EXISTING TOTAL FLOOR AREA: 5,500 S.F.
 PROPOSED REMODEL AREA WITHIN BUILDING 3250 S.F.

ZONING
 CC-1-3 ZONE
 AIRPORT INFLUENCE AREA-MCAS MIRAMAR
 AIRPORT INFLUENCE AREA-MONTGOMERY FIELD

PRIOR DISCRETIONARY PERMITS
 BUILDING PERMIT # 30895, # 30885
 PLAN FILE No 11719

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 4440/PTS
 2468 CANYON VIEW CHRISTIAN FELLOWSHIP CHURCH.
 PROJECT NO. 2468, DATE MAY 24, 2002

YEAR CONSTRUCTED
 BUILDING 10791 JUNE 23, 1977
 BUILDING 10789 JUNE 23, 1977

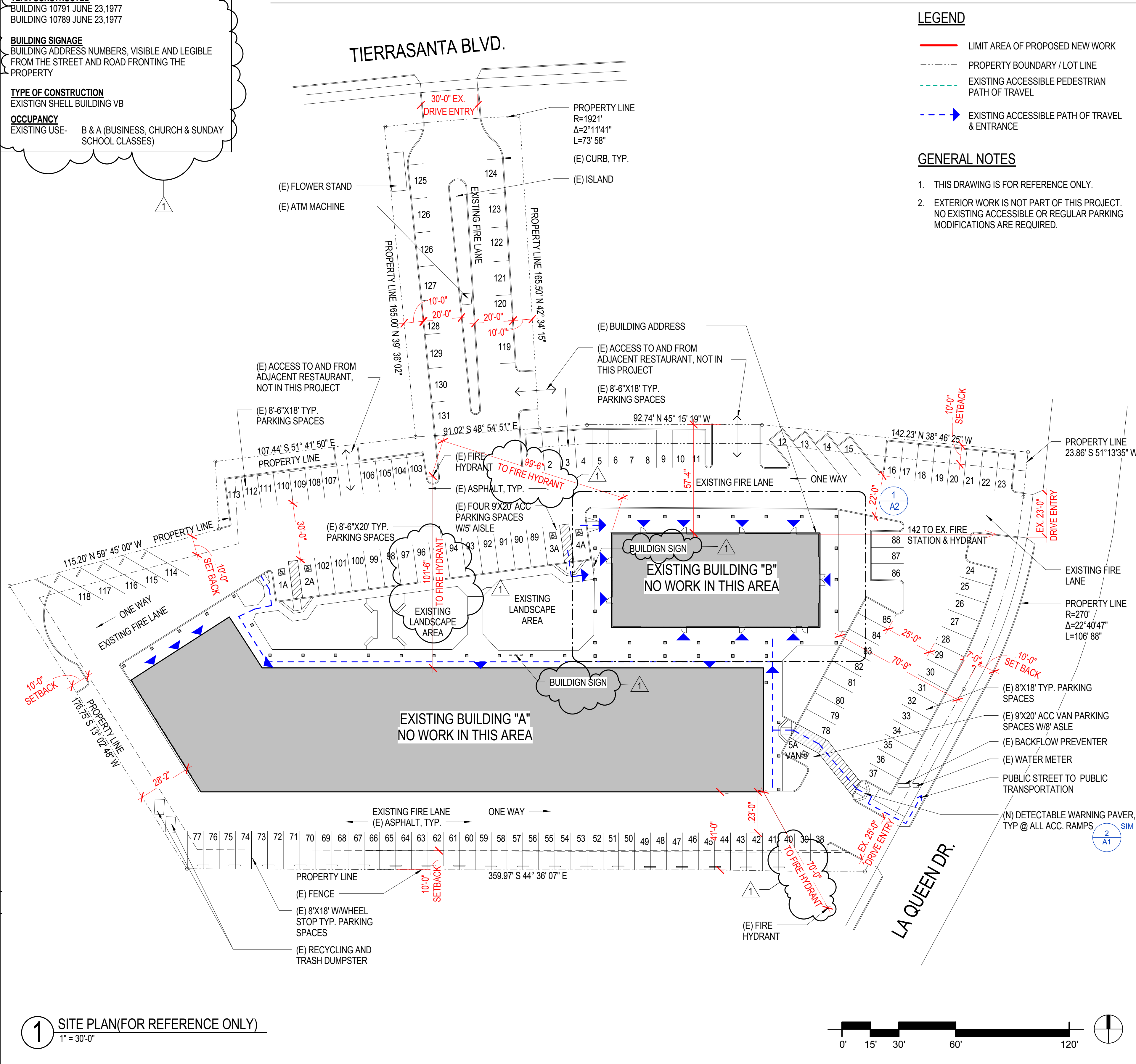
BUILDING SIGNAGE
 BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET AND ROAD FRONTING THE PROPERTY

TYPE OF CONSTRUCTION
 EXISTING SHELL BUILDING VB

OCCUPANCY
 EXISTING USE- B & A (BUSINESS, CHURCH & SUNDAY SCHOOL CLASSES)

NEWBREAK CLASSROOMS CONDITIONAL USE PERMIT

10791 TIERRASANTA BLVD
 SUITE 104 SAN DIEGO, CA



- LEGEND**
- LIMIT AREA OF PROPOSED NEW WORK
 - - - PROPERTY BOUNDARY / LOT LINE
 - - - EXISTING ACCESSIBLE PEDESTRIAN PATH OF TRAVEL
 - - - EXISTING ACCESSIBLE PATH OF TRAVEL & ENTRANCE

- GENERAL NOTES**
- THIS DRAWING IS FOR REFERENCE ONLY.
 - EXTERIOR WORK IS NOT PART OF THIS PROJECT. NO EXISTING ACCESSIBLE OR REGULAR PARKING MODIFICATIONS ARE REQUIRED.

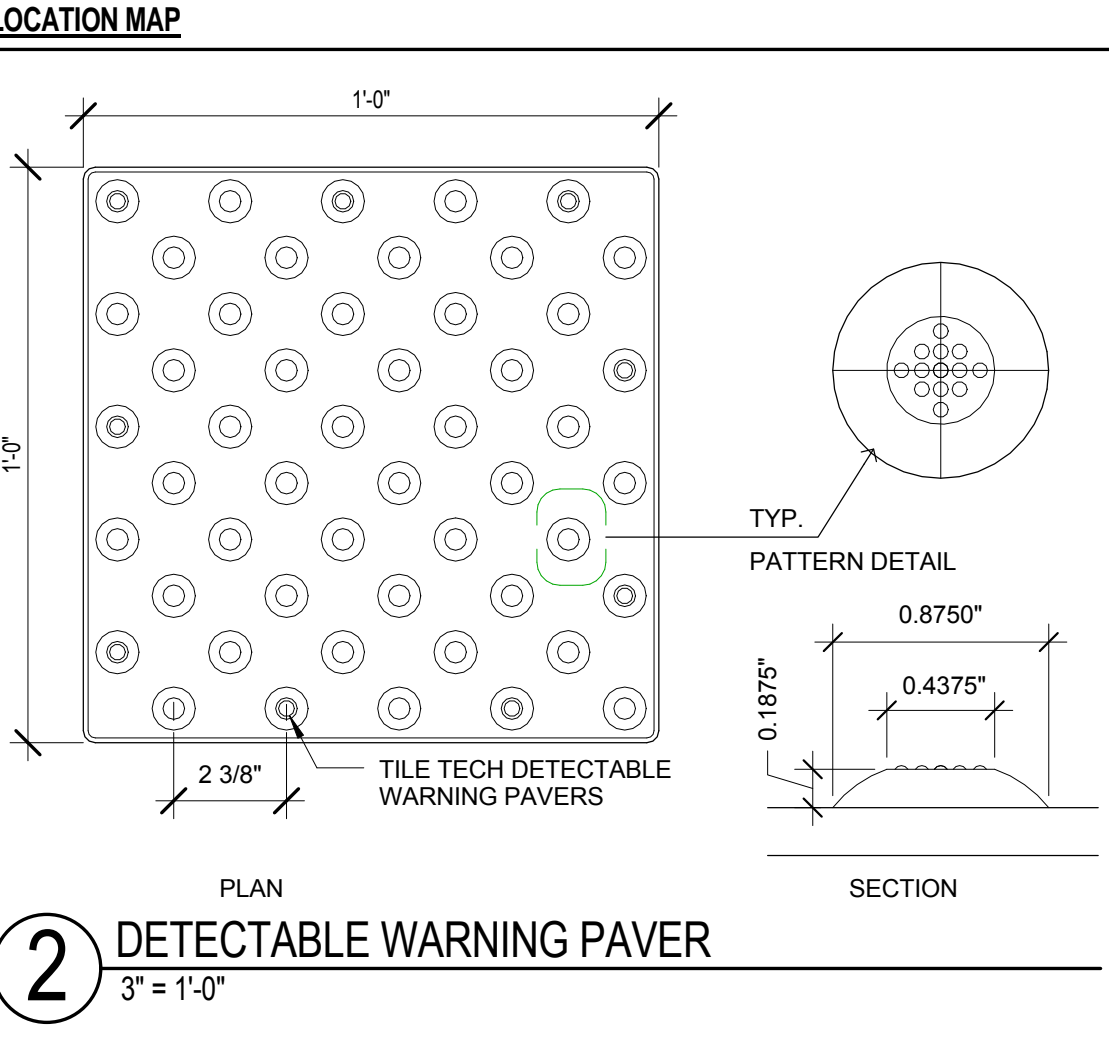
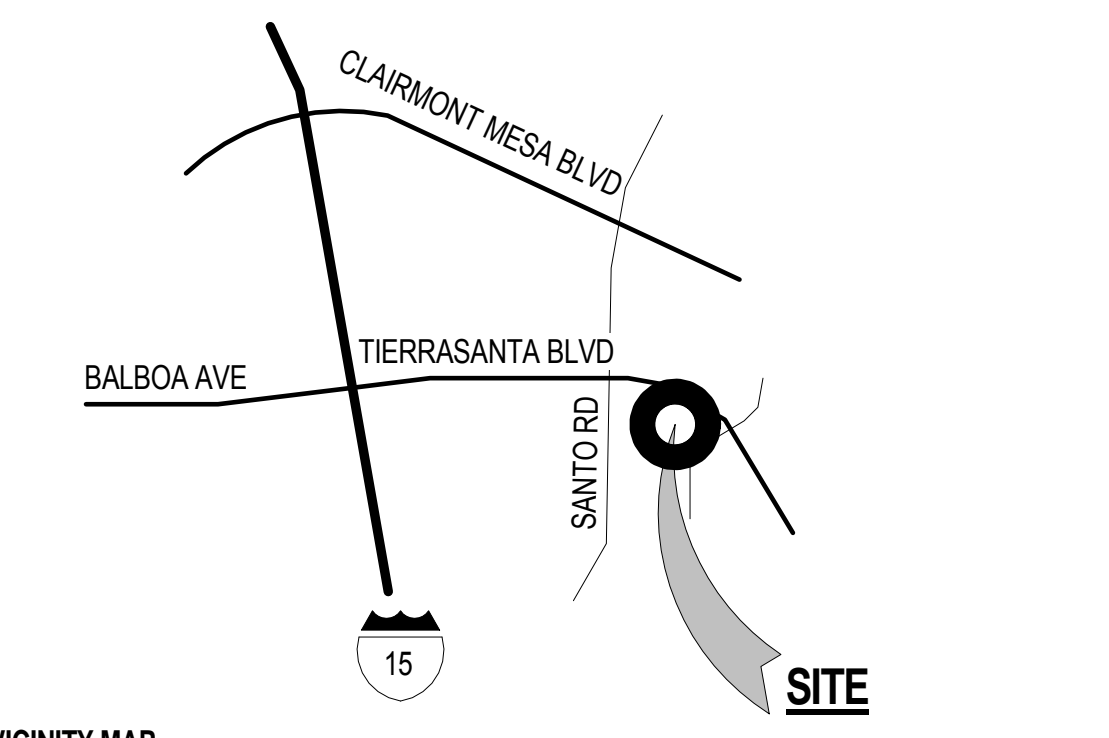
SHEET INDEX

A1	COVER SHEET & SITE PARKING PLAN
A2	FLOOR AND RCP PLANS
A3	ROOF PLAN
A4	ELEVATIONS
A5	SITE PHOTOS

PROJECT TEAM

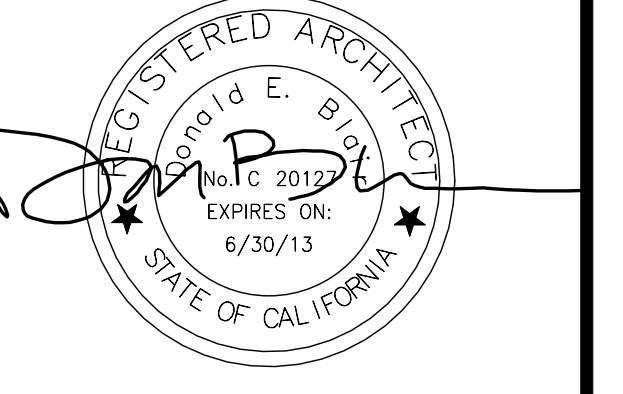
OWNER:
 NEWBREAK CHURCH
 10791 TIERRASANTA BLVD, SUITE 104
 SAN DIEGO, CA 92124
 (858) 567-0007
 CHAD JACKSON: cjackson@newbreak.org

ARCHITECT:
 KMA ARCHITECTURE & ENGINEERING
 1515 MORENA DR
 SAN DIEGO, CA 92110
 (619) 276-7710
 B HAJJAR: bhajjar@kma-ae.com



KMA ARCHITECTURE & ENGINEERING
 WWW.KMA-AE.COM
 1515 MORENA BLVD SAN DIEGO CA 92110
 T 619 276 7710 F 619 276 7715

ARCHITECTS & ENGINEERS:
 DONALD E. BLAIR C 20127
 TIMOTHY J. RUBESH C 18207
 ROBERT M. WALKER C 30782



Copyright © 2010 KMA Architecture & Engineering
 All ideas, designs, and arrangements indicated on these drawings are the property of KMA Architecture & Engineering and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architects.

CONSULTANTS:

CONDITIONAL USE PERMIT

NO.	REVISION	DATE
1	Plan Check Comments	2/17/14

NEWBREAK CLASSROOMS CUP



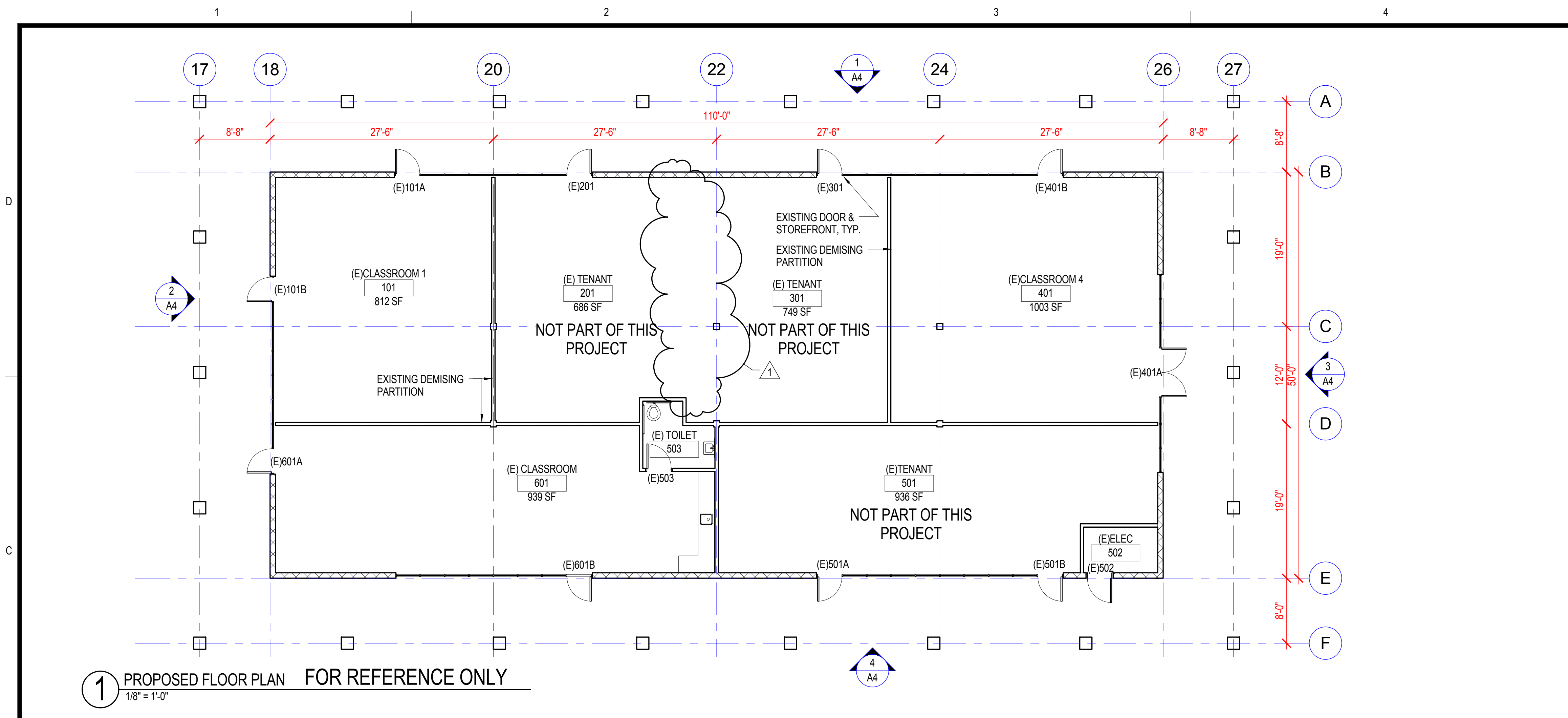
NEWBREAK CLASSROOMS CUP

10791 TIERRASANTA BLVD
 SUITE 104 SAN DIEGO, CA

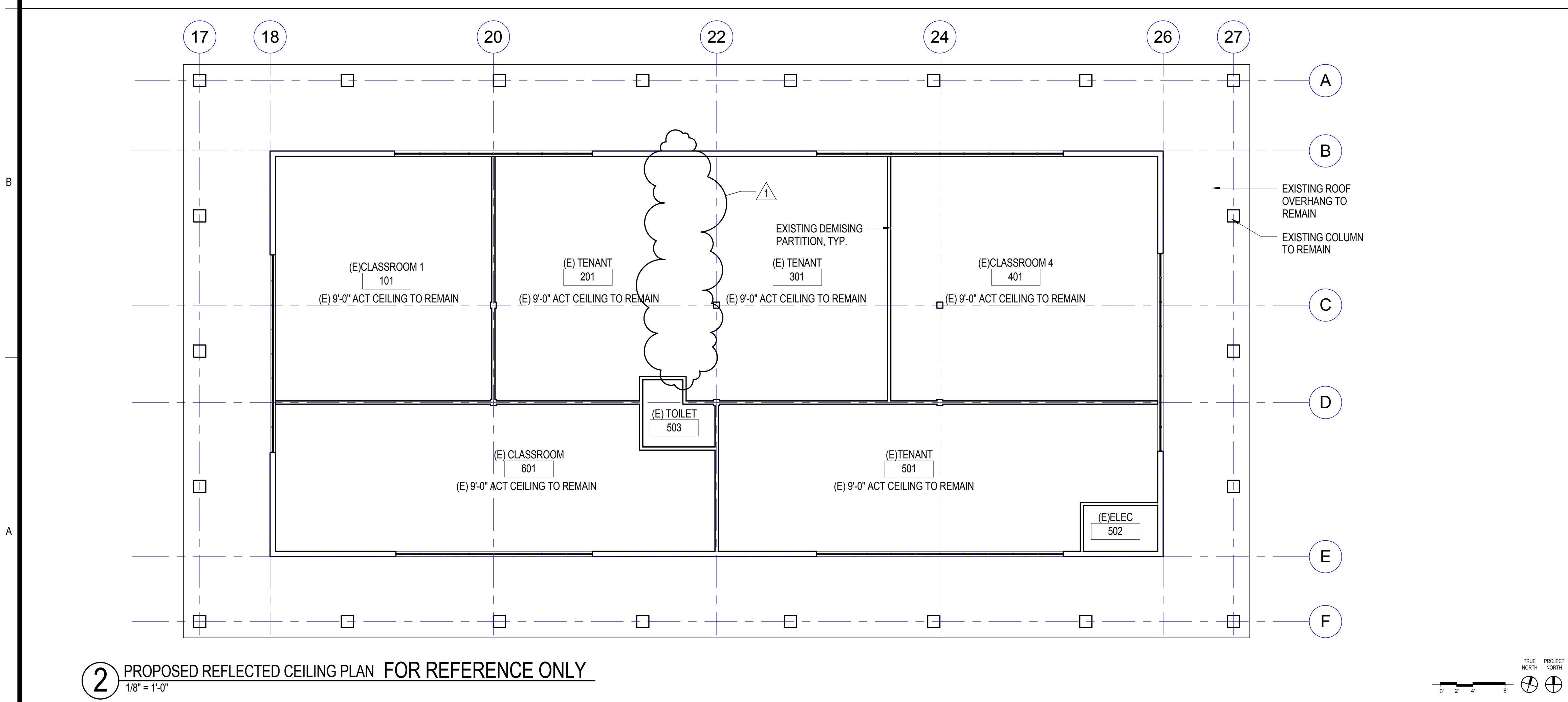
PROJECT NO. 13-111-00
DATE 13 MAY 2013
DRAWN BY IV
CHECKED BY BH

COVER SHEET & SITE PARKING PLAN

A1
 SHEET



1 PROPOSED FLOOR PLAN FOR REFERENCE ONLY
1/8" = 1'-0"



2 PROPOSED REFLECTED CEILING PLAN FOR REFERENCE ONLY
1/8" = 1'-0"

GENERAL NOTES

1. THIS PLAN SHOWS EXISTING CONDITIONS TO REMAIN.

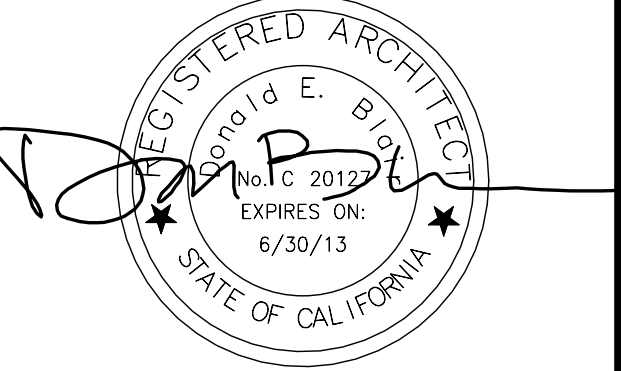
GENERAL NOTES

1. THIS PLAN SHOWS EXISTING CONDITIONS TO REMAIN.



WWW.KMA-AE.COM
1515 MORENA BLVD SAN DIEGO CA 92110
T 619 276 7710 F 619 276 7715

ARCHITECTS & ENGINEERS:
DONALD E. BLAIR C 20127
TIMOTHY J. RUBESH C 18207
ROBERT M. WALKER C 30782



Copyright © 2010 KMA Architecture & Engineering
All ideas, designs, and arrangements indicated on these drawings are the property of KMA Architecture & Engineering and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architects.

CONSULTANTS:

CONDITIONAL USE PERMIT

NO.	REVISION	DATE
1	Plan Check Comments	2/17/14

NEWBREAK CLASSROOMS CUP

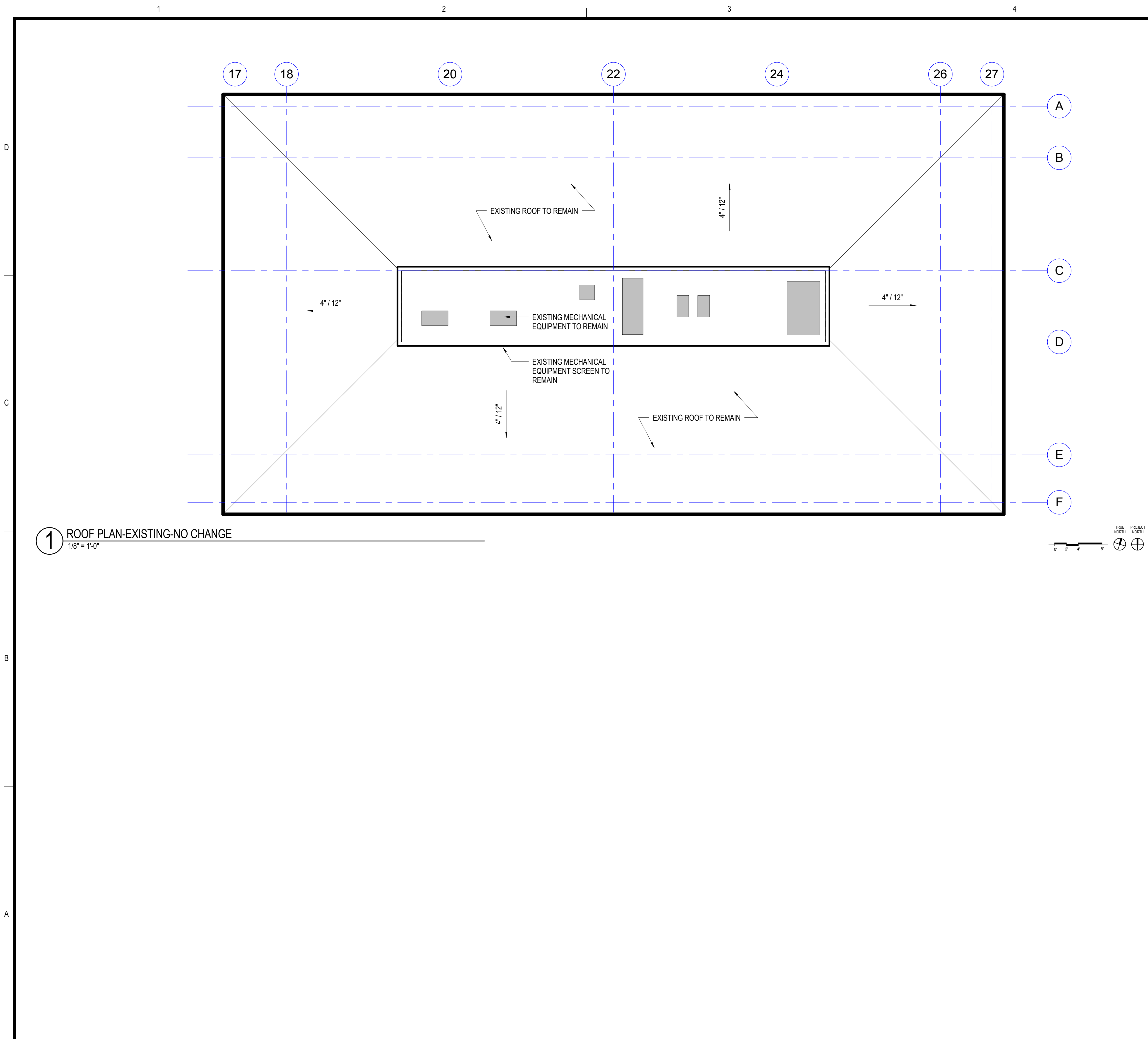


NEWBREAK CLASSROOMS CUP

10791 TIERRASANTA BLVD
SUITE 104 SAN DIEGO, CA
PROJECT NO. 13-111-00
DATE 13 MAY 2013
DRAWN BY IV
CHECKED BY BH

FLOOR PLANS

A2
SHEET



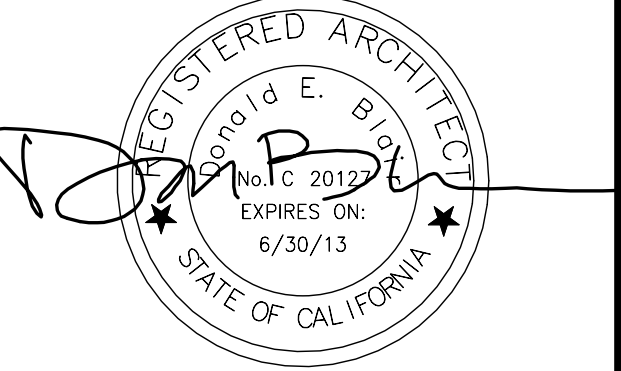
GENERAL NOTES

1. THIS DRAWING IS FOR REFERENCE ONLY. ROOF WORK IS NOT PART OF THIS PROJECT.
2. NO EXISTING MECHANICAL UNITS ARE VISIBLE.
3. MECHANICAL WORK IS NOT PART OF THIS PROJECT.



WWW.KMA-AE.COM
 1515 MORENA BLVD SAN DIEGO CA 92110
 T 619 276 7710 F 619 276 7715

ARCHITECTS & ENGINEERS:
 DONALD E. BLAIR C 20127
 TIMOTHY J. RUBESH C 18207
 ROBERT M. WALKER C 30782



Copyright © 2010 KMA Architecture & Engineering
 All ideas, designs, and arrangements indicated on these drawings are the property of KMA Architecture & Engineering and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architects.

CONSULTANTS:

CONDITIONAL USE PERMIT

NO.	REVISION	DATE

NEWBREAK CLASSROOMS CUP



NEWBREAK CLASSROOMS CUP

10791 TIERRASANTA BLVD
 SUITE 104 SAN DIEGO, CA
 PROJECT NO. 13-111-00
 DATE 13 MAY 2013
 DRAWN BY IV
 CHECKED BY BH

ROOF PLAN
A3
 SHEET

1 2 3 4 5

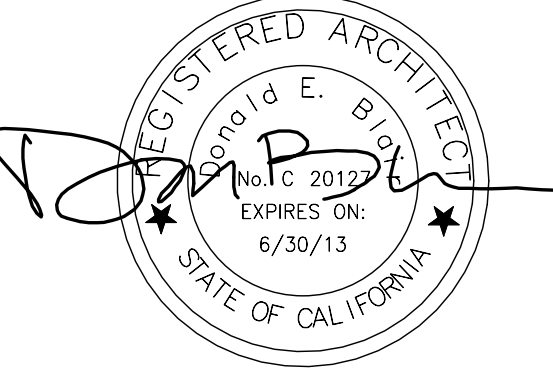
GENERAL NOTES

1. THIS DRAWING IS FOR REFERENCE ONLY. EXTERIOR WORK IS NOT PART OF THIS PROJECT.
2. NO EXISTING MECHANICAL UNITS ARE VISIBLE.



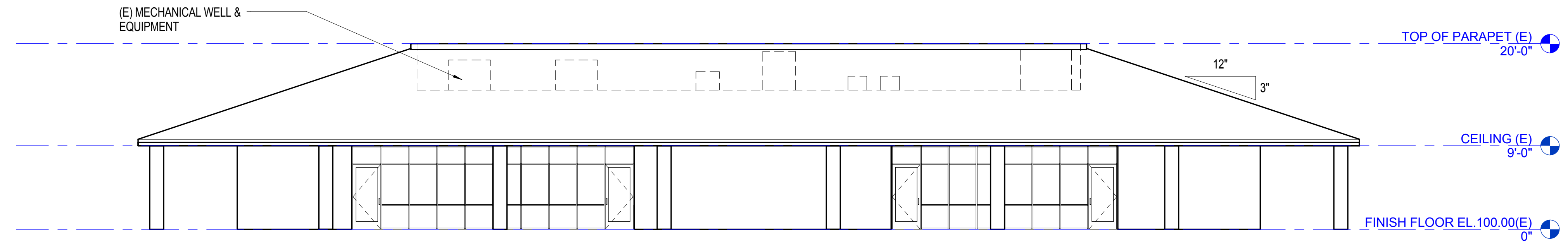
WWW.KMA-AE.COM
 1515 MORENA BLVD SAN DIEGO CA 92110
 T 619 276 7710 F 619 276 7715

ARCHITECTS & ENGINEERS:
 DONALD E. BLAIR C 20127
 TIMOTHY J. RUBESH C 18207
 ROBERT M. WALKER C 30782

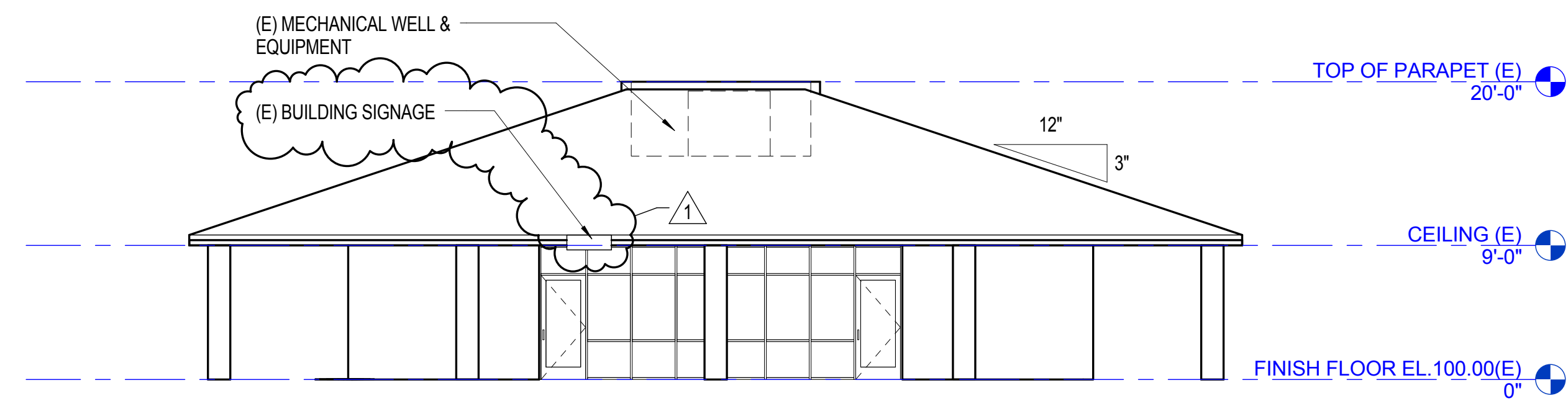


Copyright © 2010 KMA Architecture & Engineering
 All ideas, designs, and arrangements indicated on these drawings are the property of KMA Architecture & Engineering and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architects.

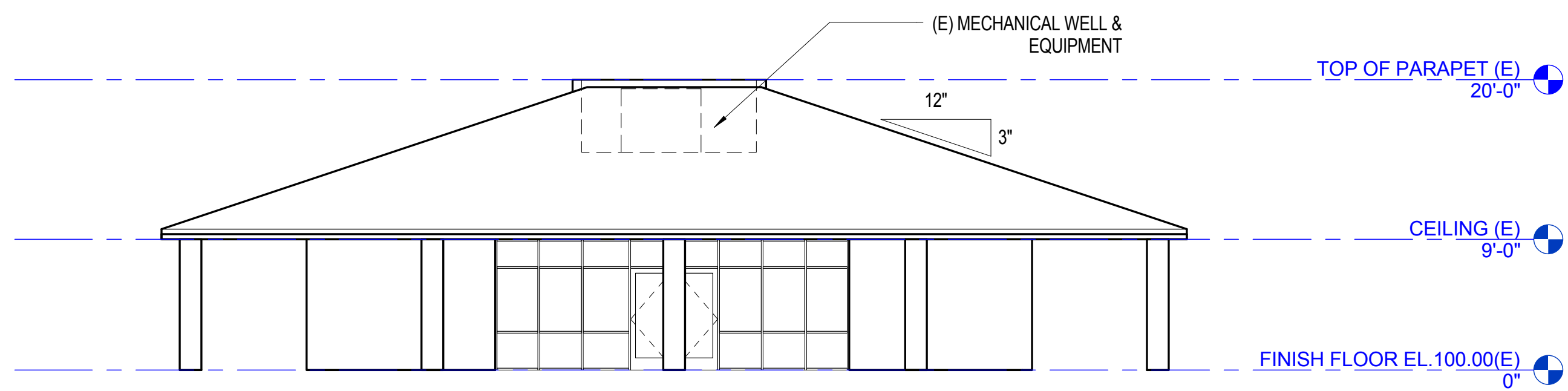
CONSULTANTS:



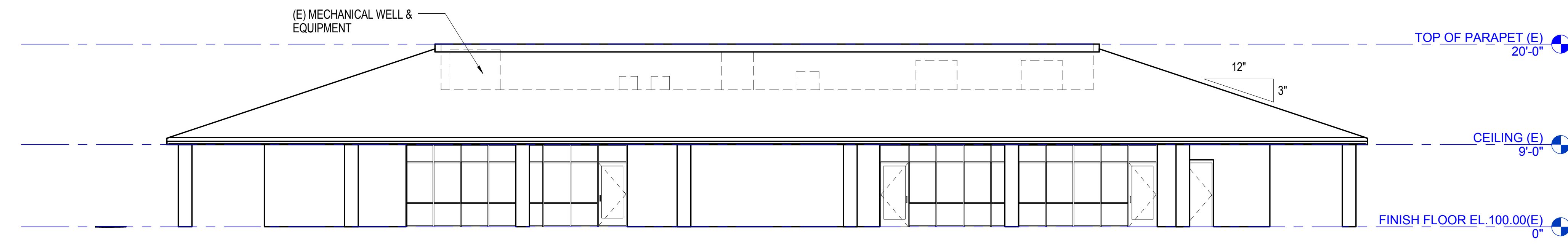
1 NORTH ELEVATION (FOR REFERENCE ONLY)
 1/8" = 1'-0"



2 WEST ELEVATION (FOR REFERENCE ONLY)
 1/8" = 1'-0"



3 EAST ELEVATION (FOR REFERENCE ONLY)
 1/8" = 1'-0"



4 SOUTH ELEVATION (FOR REFERENCE ONLY)
 1/8" = 1'-0"

CONDITIONAL USE PERMIT

NO.	REVISION	DATE
1	Plan Check Comments	2/17/14

NEWBREAK
 CLASSROOMS
 CUP



NEWBREAK CLASSROOMS CUP

10791 TIERRASANTA BLVD
 SUITE 104 SAN DIEGO, CA
 PROJECT NO. 13-111-00
 DATE 13 MAY 2013
 DRAWN BY IV
 CHECKED BY BH

ELEVATIONS

A4
 SHEET

1

2

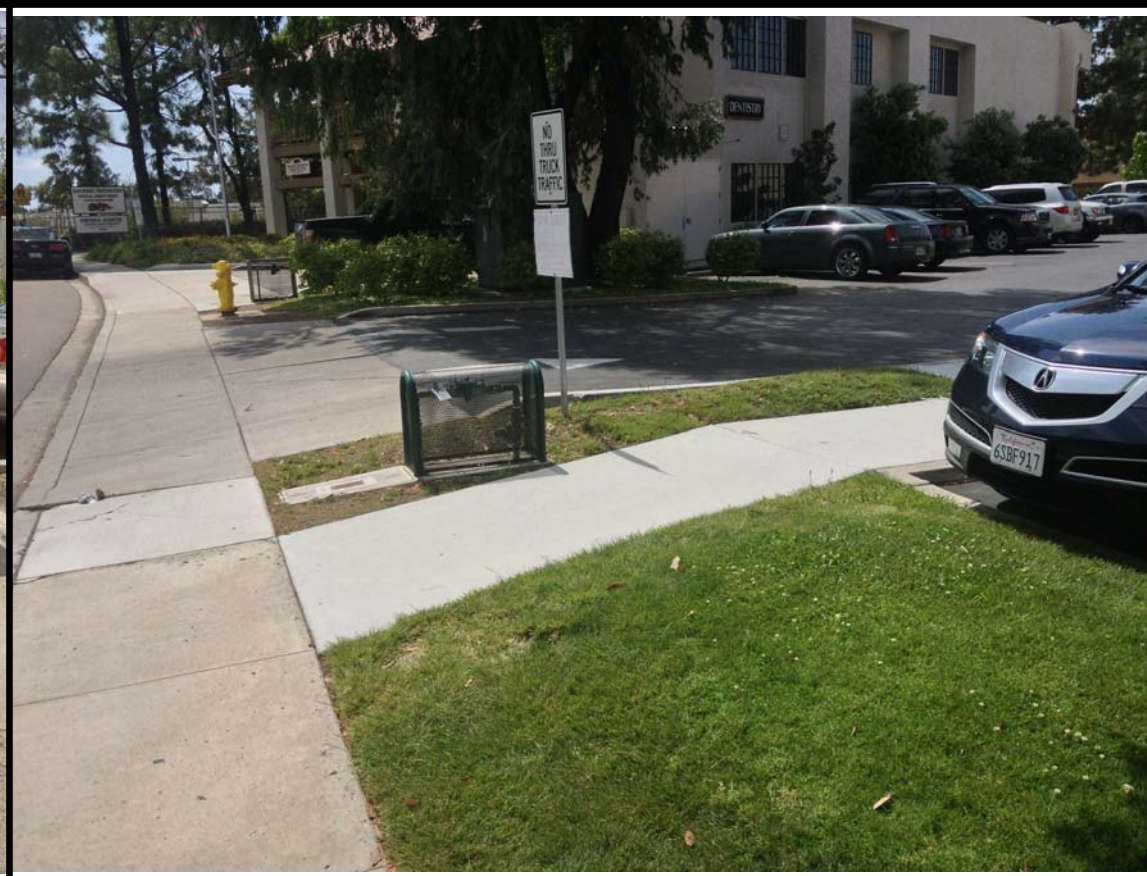
3

4

5



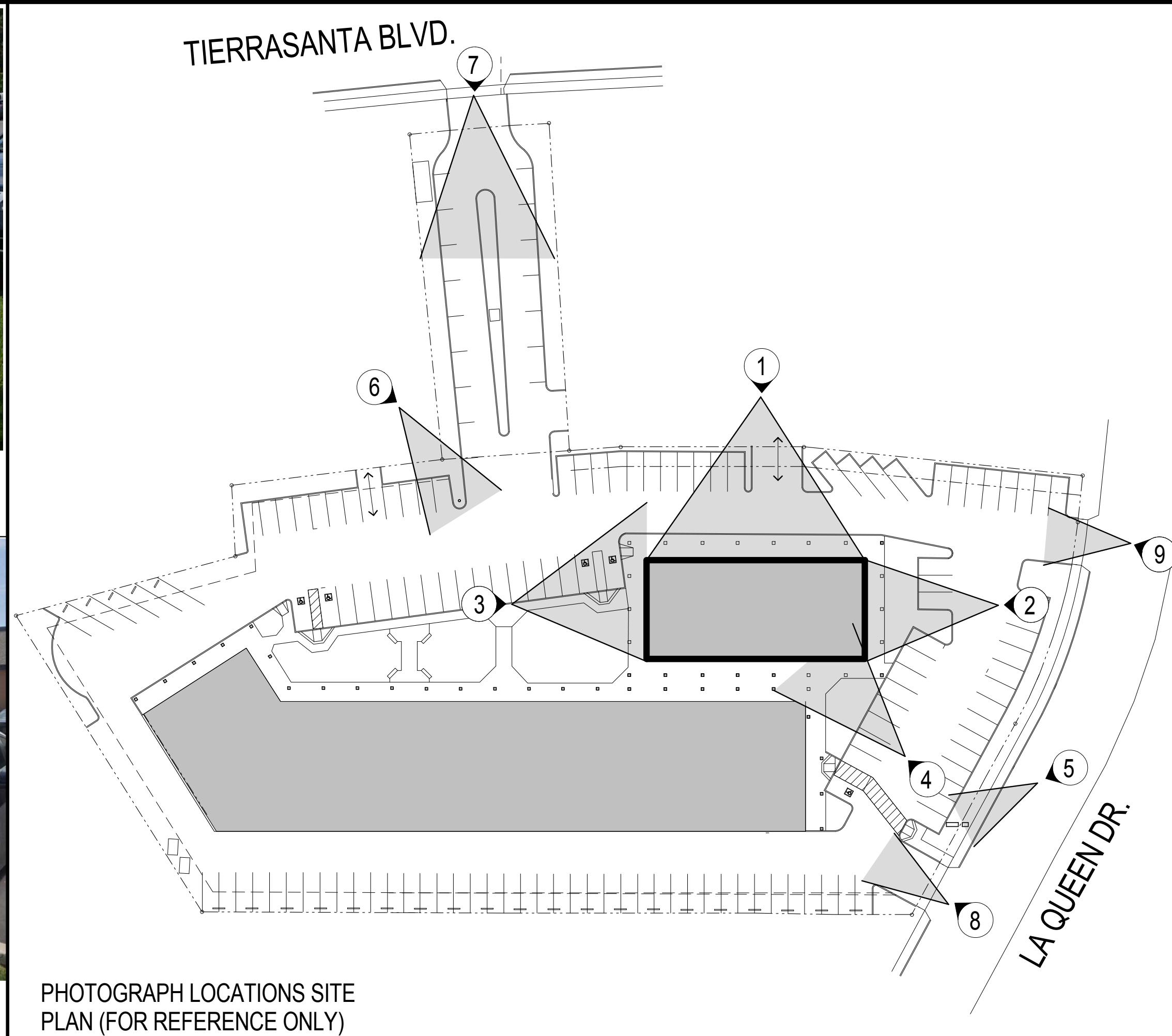
9 VIEW #9



5 VIEW #5



6 VIEW #6



7 VIEW #7



3 VIEW #3



1 VIEW #1



8 VIEW #8



4 VIEW #4

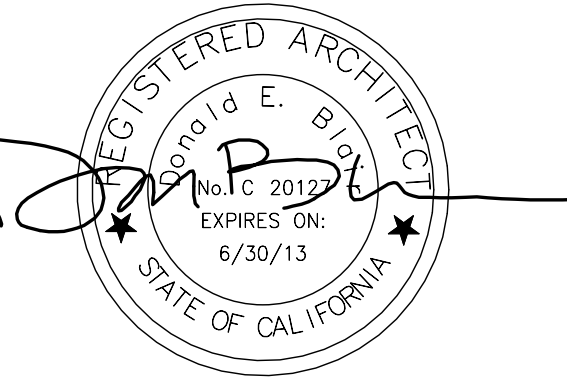


2 VIEW #2

KMA ARCHITECTURE & ENGINEERING

WWW.KMA-AE.COM
1515 MORENA BLVD SAN DIEGO CA 92110
T 619 276 7710 F 619 276 7715

ARCHITECTS & ENGINEERS:
DONALD E. BLAIR C 20127
TIMOTHY J. RUBESH C 18207
ROBERT M. WALKER C 30782



Copyright © 2010 KMA Architecture & Engineering
All ideas, designs, and arrangements indicated on these drawings are the property of KMA Architecture & Engineering and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architects.

CONSULTANTS:

CONDITIONAL USE PERMIT

NO. REVISION DATE

NEWBREAK CLASSROOMS CUP



NEWBREAK CLASSROOMS CUP

10791 TIERRASANTA BLVD
SUITE 104 SAN DIEGO, CA
PROJECT NO. 13-111-00
DATE 13 MAY 2013
DRAWN BY IV
CHECKED BY BH

SITE PHOTOS

A5

SHEET