

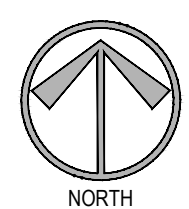
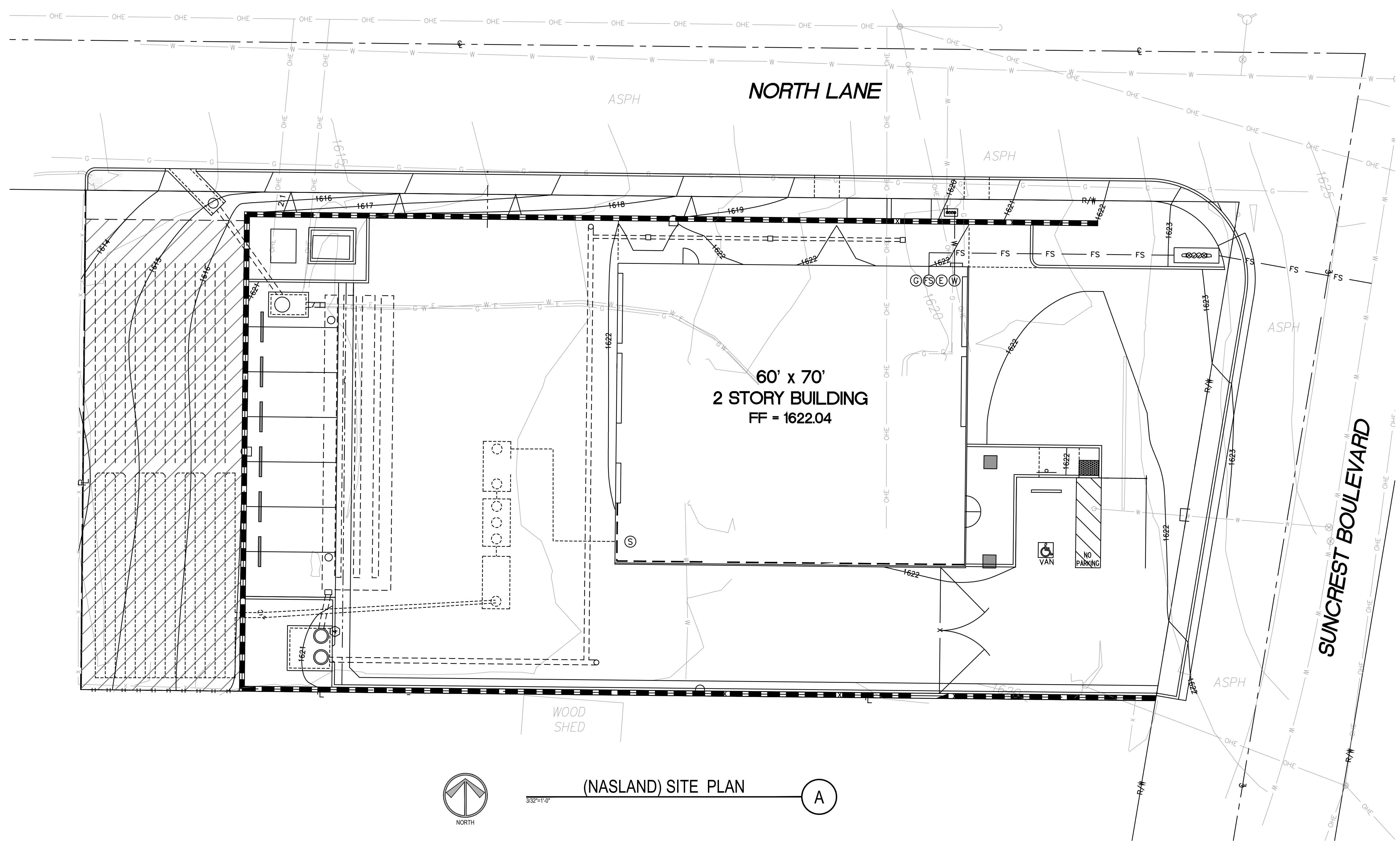
ATTACHMENT C – PRELIMINARY BUILDING DESIGN

**PRELIMINARY BUILDING DESIGN INCLUDING ELEVATION DRAWINGS
FOR RFP 2425-04**

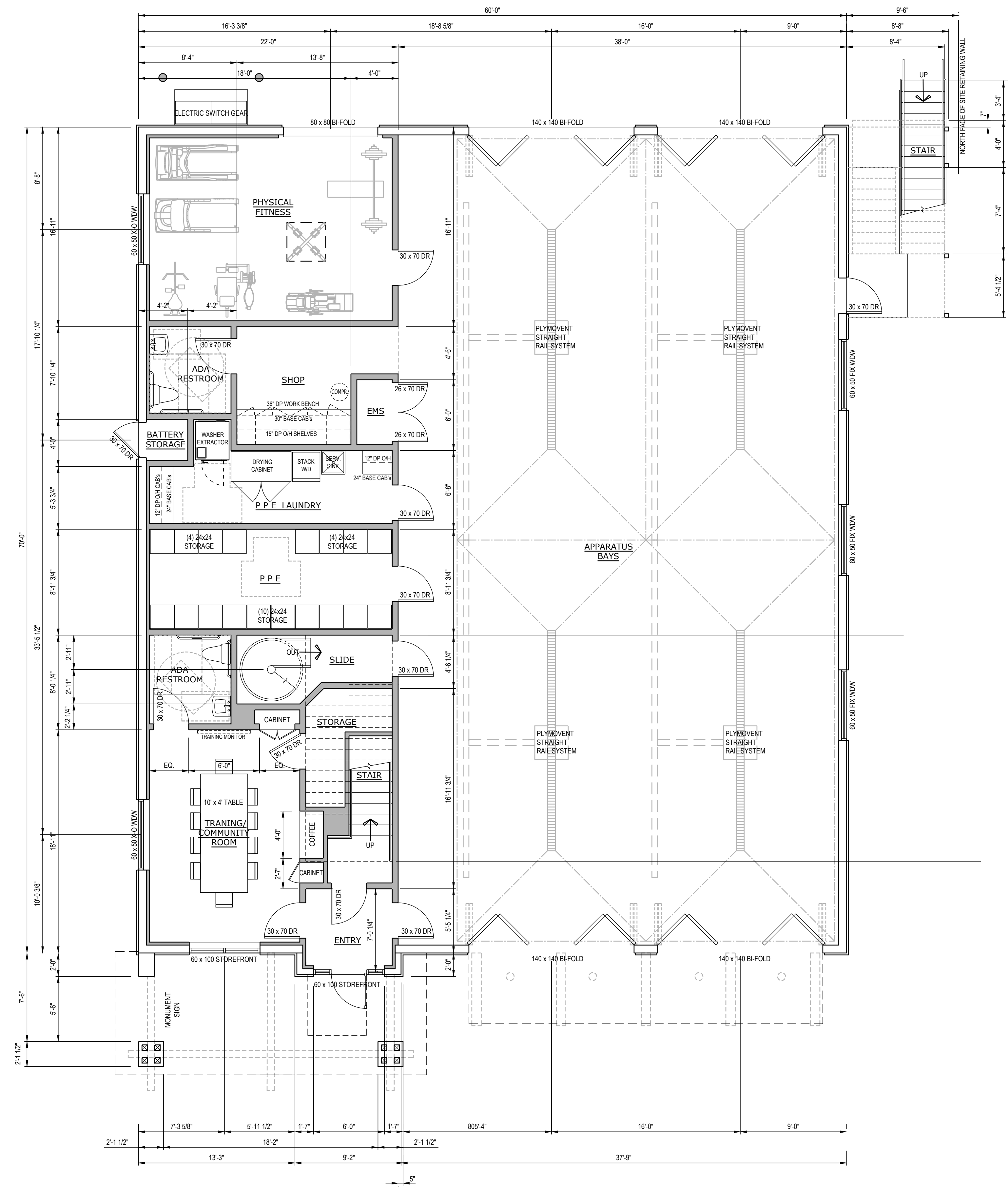
DESIGN, MANUFACTURE, DELIVERY OF A PRE-ENGINEERED STEEL BUILDING (PESB)

SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT
FIRE STATION 18 (CREST)

Preliminary Building design including elevation drawings.



3/32"=1'-0" (NASLAND) SITE PLAN A



PROPOSED FIRST FLOOR

A

ARCHITECT



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San Diego, CA 92104
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CLIENT

PROJECT

A PROPOSED COMMERCIAL T.I. PROJECT AT:
SAN MIGUEL FIRE STATION 18
1811 SUNCREST BOULEVARD
EL CAJON, CA. 92021

REVISIONS

NO.	DESCRIPTION	DATE

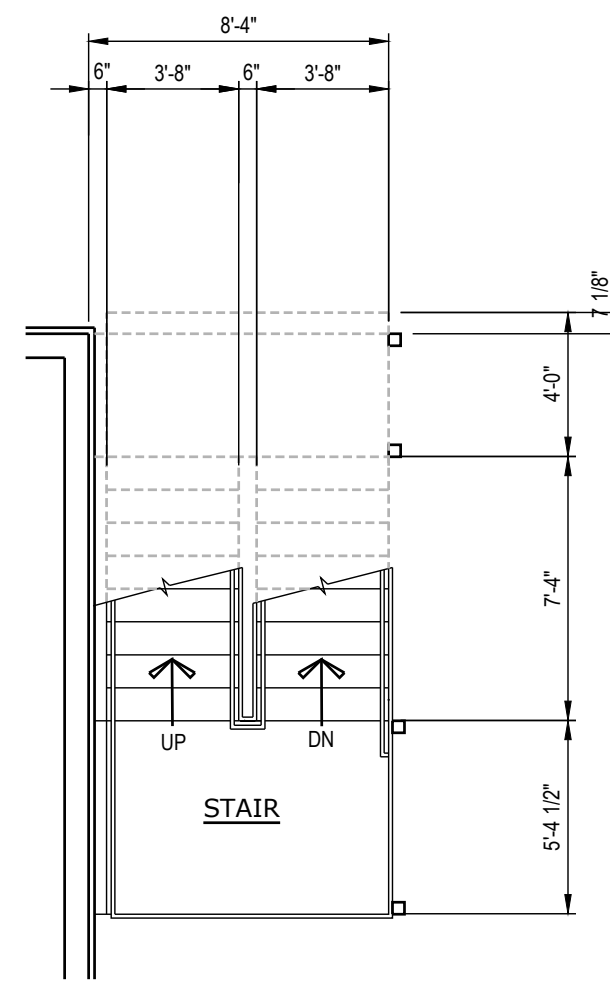
SHEET TITLE

PRELIMINARY FIRST FLOOR PLAN

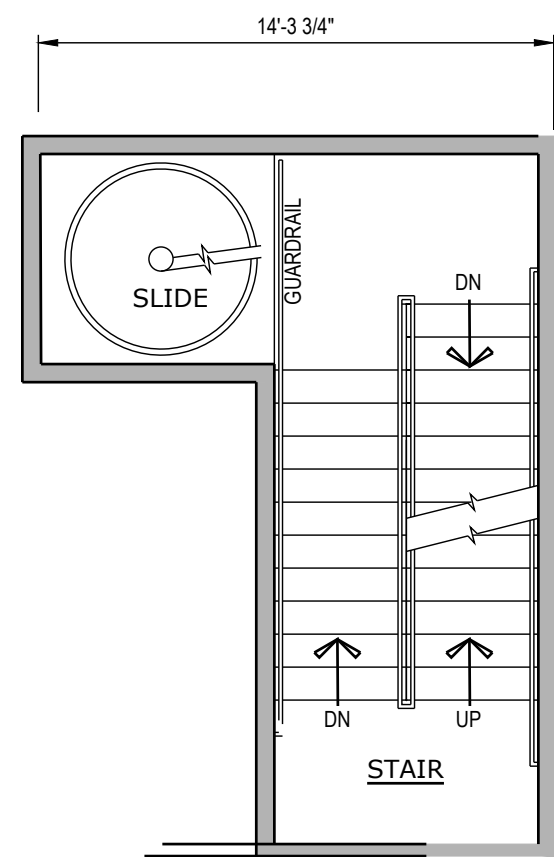
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DRAWN BY:	KRM	CHECKED BY:	KRM
PROJECT NO.:	24100	SHEET NUMBER:	24100

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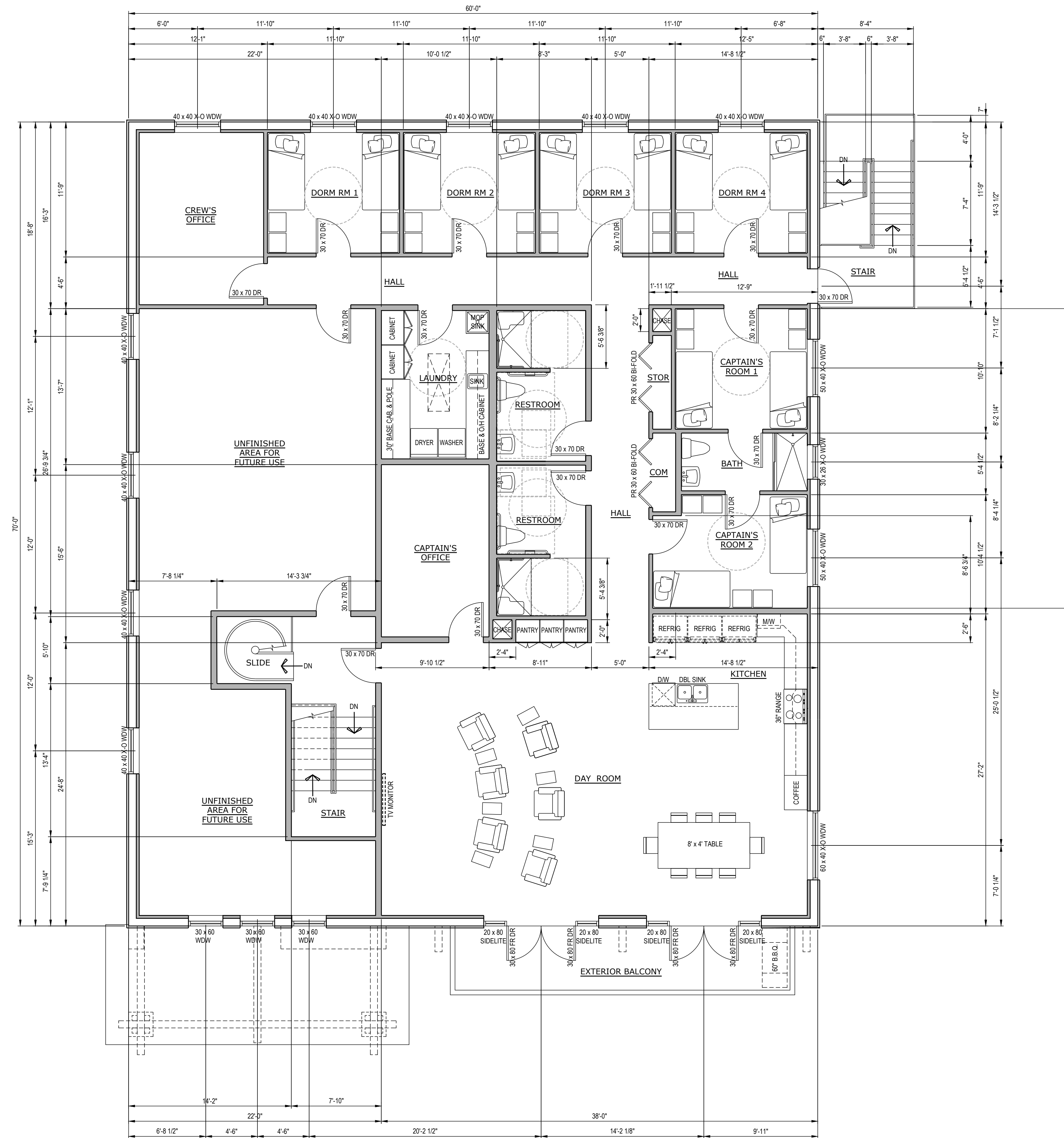
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INTERMEDIATE LANDING



INTERMEDIATE LANDING



PROPOSED SECOND FLOOR B

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EL CAJON, CA. 92021

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

PRELIMINARY SECOND FLOOR PLAN

DATE:	11-25-24	SCALE:	AS NOTED
DRAWN BY:	KRM	CHECKED BY:	KRM
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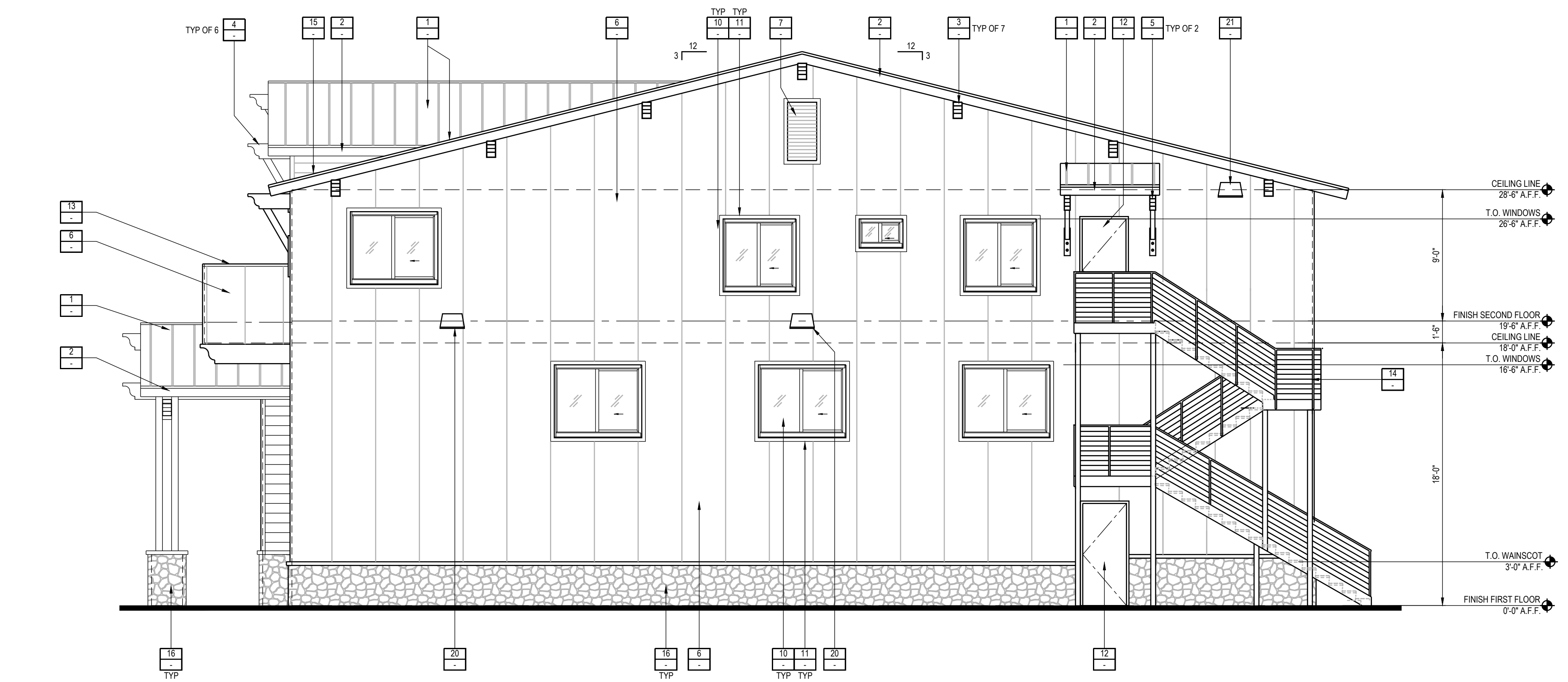
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PRELIMINARY EXTERIOR ELEVATIONS

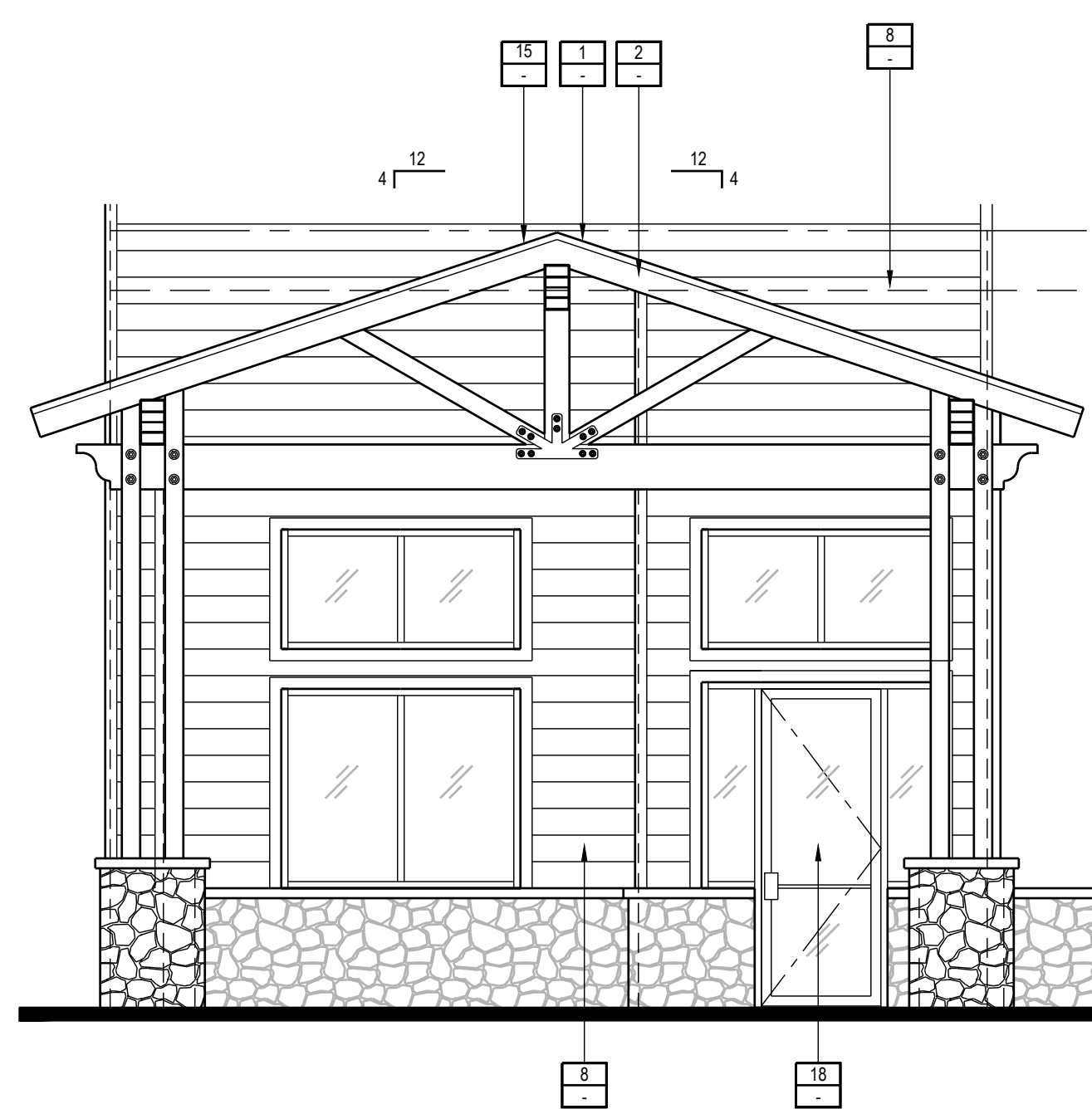
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PROJECT NO.:	24100		

- ### EXTERIOR ELEVATION INDEX NOTES
- STANDING SEAM METAL ROOF PANELS
 - 3 x 8 RE-SAWN FASCIA
 - SHAPE 8 x 14 OUTRIGGERS, SCABBED ON @ ± 10'-8" O/C
 - SHAPE 6 x 14 OUTRIGGERS, SCABBED ON WITH 6 x 6 KNEE BRACE AND 3 x 8 x 36" KNEE BRACE TRIMSEAT PLATE
 - SHAPE 6 x 14 OUTRIGGERS, SCABBED ON WITH 4 x 6 KNEE BRACE AND 3 x 6 x 36" KNEE BRACE TRIMSEAT PLATE
 - PRE-FINISHED METAL WALL PANELS, TEXTURED REVERSE RIB PROFILE OVER MOISTURE BARRIER. SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 24" W. x 48" H. LOUVERED GABLE END ATTIC VENT PER ROOF PLAN WITH HARDIE 5/4 x 3-1/2" SMOOTH WINDOW TRIM TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS WITH PAINTED FINISH
 - EXTERIOR HARDIE PLANK, SMOOTH LAP SIDING (ESR-2290) OR APPROVED EQUAL OVER 2 LAYERS OF GRADE B BUILDING PAPER - SIDING COLOR TO BE SELECTED BY OWNER TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS
 - HARDIE 5/4 x 3-1/2" SMOOTH TRIM (SELECTION BY OWNER) ON BOTH SIDES OF EXTERIOR CORNERS, TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS
 - INSULATED ALUMINUM FRAME WINDOWS w/ CLEAR GLAZING
 - HARDIE 5/4 x 3-1/2" SMOOTH WINDOW TRIM TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS
 - INSULATED METAL DOOR AND METAL FRAME, WITH PAINT FINISH
 - CONTINUOUS 20 GA. METAL COPING AT BALCONY RAILING
 - PREFABRICATED METAL STAIRS, RAILINGS AND LANDINGS WITH POWDER COAT FINISH
 - GALV. METAL FLASHING WITH COUNTER FLASHING AT ROOF TO WALL INTERSECTIONS
 - STONE VENEER WITH STONE WAINSCOT SILL. PROVIDE STONE CAP @ COLUMNS
 - STOREFRONT ALUMINUM FRAME AND INSULATED CLEAR GLAZING
 - METAL ROLL UP DOOR WITH METAL FRAME AND INSULATED METAL PANELS
 - FOUR-FOLD INDUSTRIAL METAL DOOR WITH TEMPERED INSULATED CLEAR GLAZING
 - WALL SCONCE 20'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
 - WALL SCONCE 28'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
 - SHAPE 6 x 16 FAUX BALCONY SUPPORTS, SCABBED ON @ ± 7'-0" O/C

- ### SAN DIEGO COUNTY WILDFIRE NOTES
- FUEL MODIFICATION ZONE:
MAINTAIN AN EFFECTIVE FUEL MODIFICATION ZONE BY REMOVING, CLEARING OR MODIFYING COMBUSTIBLE VEGETATION AND OTHER FLAMMABLE MATERIALS FROM AREAS WITHIN 100 FEET FROM BUILDINGS OR STRUCTURES. FUEL MODIFICATION ZONES SHALL NOT EXTEND BEYOND THE PROPERTY LINE. (COUNTY FIRE CODE SEC. 4907.2) FUEL MODIFICATION IS ALSO REQUIRED ALONG FIRE ACCESS ROADWAYS AND DRIVEWAYS AT DISTANCES PRESCRIBED IN THE COUNTY FIRE CODE (COUNTY FIRE CODE SEC. 4907.2.1) THE FUEL MODIFICATION ZONE IS DIVIDED INTO TWO ZONES:
1.1. THE FIRST ZONE INCLUDES THE AREA FROM THE BUILDING TO A POINT 50 FEET AWAY. THIS ZONE MUST BE MODIFIED AND PLANTED WITH FIRE-RESISTIVE PLANTS. EXISTING VEGETATION OF LESS THAN 18 INCHES IN HEIGHT ABOVE THE GROUND NEED NOT BE REMOVED WHERE NECESSARY TO STABILIZE THE SOIL AND PRESERVE EROSION.
1.2. THE SECOND ZONE IS THE AREA BETWEEN 50 TO 100 FEET FROM THE BUILDING. IN THIS ZONE THE NATIVE VEGETATION MAY REMAIN BUT IT MUST BE THINNED BY 50% AND ALL DEAD AND DYING VEGETATION MUST BE REMOVED.
THIS FIRE CODE SECTION DOES NOT AUTHORIZE CLEARING BEYOND PROPERTY LINE. FUEL MODIFICATION MUST BE COMPLETE PRIOR TO BRINGING COMBUSTIBLE CONSTRUCTION MATERIALS ON-SITE.
 - IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVE ENDS (COUNTY BUILDING CODE 92.1.705A.2):
2.1. FIRE-STOPPING WITH APPROVED MATERIALS (E.G., NON-COMBUSTIBLE BIRDSTOPS FOR CURVED TILES)
2.2. ONE LAYER OF NO. 72 ASTM CAP SHEET INSTALLED OVER COMBUSTIBLE DECKING
2.4. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
 - EXPOSED VALLEY FLASHING SHALL BE CONSTRUCTED WITH MINIMUM 26-GAUGE CORROSION-RESISTANT METAL, INSTALLED OVER MINIMUM 3/8" WIDE SINGLE LAYER OF NO. 72 ASTM CAP SHEET RUNNING FULL LENGTH OF VALLEY. (COUNTY BUILDING CODE 92.1.705A.3)
 - ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS. (COUNTY BUILDING CODE 92.1.705A.4)
 - SKYLIGHTS SHALL BE TEMPERED GLASS. (COUNTY BUILDING CODE 92.1.705A.5)
 - ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL COMPLY WITH COMPLY WITH THE FOLLOWING (ASTM E 2886, COUNTY BUILDING CODE 92.1.708A.2, 92.1.707A.5, 92.1.706A.1):
6.1. PROTECTED BY LOUVERS AND 18" NONCOMBUSTIBLE, CORROSION-RESISTANT MESH EXCEPT: APPROVED VENTS RESISTING INTRUSION OF FLAMES AND EMBERS
6.2. TURBINE ATTIC VENTS EQUIPPED TO ALLOW ROTATION IN ONLY ONE DIRECTION
7. VENTS PROHIBITED IN EAVES, EAVE OVERHANGS, SOFFITS, OR CORNICES. (COUNTY BUILDING CODE 92.1.706A.2)
7.1. **EXCEPTION:** APPROVED VENTS RESISTING INTRUSION OF FLAMES AND EMBERS
7.2. **EXCEPTION:** GABLE-END VENTS ALLOWED IF LOCATED MINIMUM 12 INCHES BELOW LOWEST EAVE/RAKE PROJECTION
7.3. **EXCEPTION:** AS ALLOWED BY BUILDING OFFICIAL AND LOCAL FIRE AUTHORITY AND PER EAVE DETAILS IN GUIDANCE DOCUMENT PDS #198
 - ENCLOSE UNDERFLOOR AREAS TO THE GROUND WITH EXTERIOR WALL CONSTRUCTION (COUNTY BUILDING CODE 92.1.709A.4.2.2)
 - EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING (ASTM E 2886, COUNTY BUILDING CODE 92.1.708A.2, 92.1.707A.5):
9.1. MULTI-PANED GLASS WITH MINIMUM ONE TEMPERED PANE (VINYL FRAMES SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN INTERLOCK AREA)
9.2. GLASS BLOCK UNITS
9.3. MIP
9.4. NIMUM 20-MINUTE FIRE-RATED (PROVIDE LISTING OR TEST REPORT)
 - EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING (ASTM E 2886, COUNTY BUILDING CODE 92.1.708A.2, 92.1.707A.5):
10.1. EXTERIOR SURFACE OR CLADDING OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
10.2. SOLID-CORE WOOD MINIMUM 1-3/8-INCH THICK
10.3. MINIMUM 20-MINUTE FIRE-RATED
10.4. GARAGE DOORS TO BE INSTALLED SO THERE IS A MAX. 18" AIR GAP TO RESIST THE INTRUSION OF EMBERS INTO GARAGE AT DOOR SILL, JAMBS & HEAD USING 1 OF THE FOLLOWING METHODS: (CRC R337 8.4, CBC 708A.4)
10.4.1. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
10.4.2. DOOR OVERLAPS ONTO JAMBS AND HEADERS
10.4.3. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
 - PATIO COVER, CARPORT, AND TRELLIS CONSTRUCTION SHALL COMPLY WITH ANY OF THE FOLLOWING (COUNTY BUILDING CODE 92.1.709A.1):
11.1. NONCOMBUSTIBLE MATERIAL
11.2. 1-HOUR FIRE-RATED MATERIAL
11.3. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
11.4. MODIFIED HEAVY TIMBER (MINIMUM 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS/COLUMNS)
 - DECK, BALCONY, AND EXTERIOR STAR CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING (COUNTY BUILDING CODE 92.1.709A.1):
12.1. FRAMING (ANY OF THE FOLLOWING):
12.1.1. NONCOMBUSTIBLE MATERIAL
12.1.2. 1-HOUR FIRE-RATED MATERIAL
12.1.3. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
12.1.4. MODIFIED HEAVY TIMBER (MINIMUM 4X8 JOISTS/STREDS, 4X10 OR 6X8 BEAMS/STRINGERS, 6X6 POSTS/COLUMNS)
12.2. DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
12.2.1. NONCOMBUSTIBLE MATERIAL
12.2.2. 1-HOUR FIRE-RATED MATERIAL
12.2.3. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
12.2.4. APPROVED ALTERNATIVE DECKING MATERIAL MEETING TEST REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4
 - PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES. (COUNTY BUILDING CODE 92.1.711A.1)
 - ANY PORTION OF A FENCE OR OTHER STRUCTURE WITHIN FIVE FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING (COUNTY BUILDING CODE 92.1.712A.1):
14.1. NONCOMBUSTIBLE MATERIAL
14.2. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
14.3. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDING



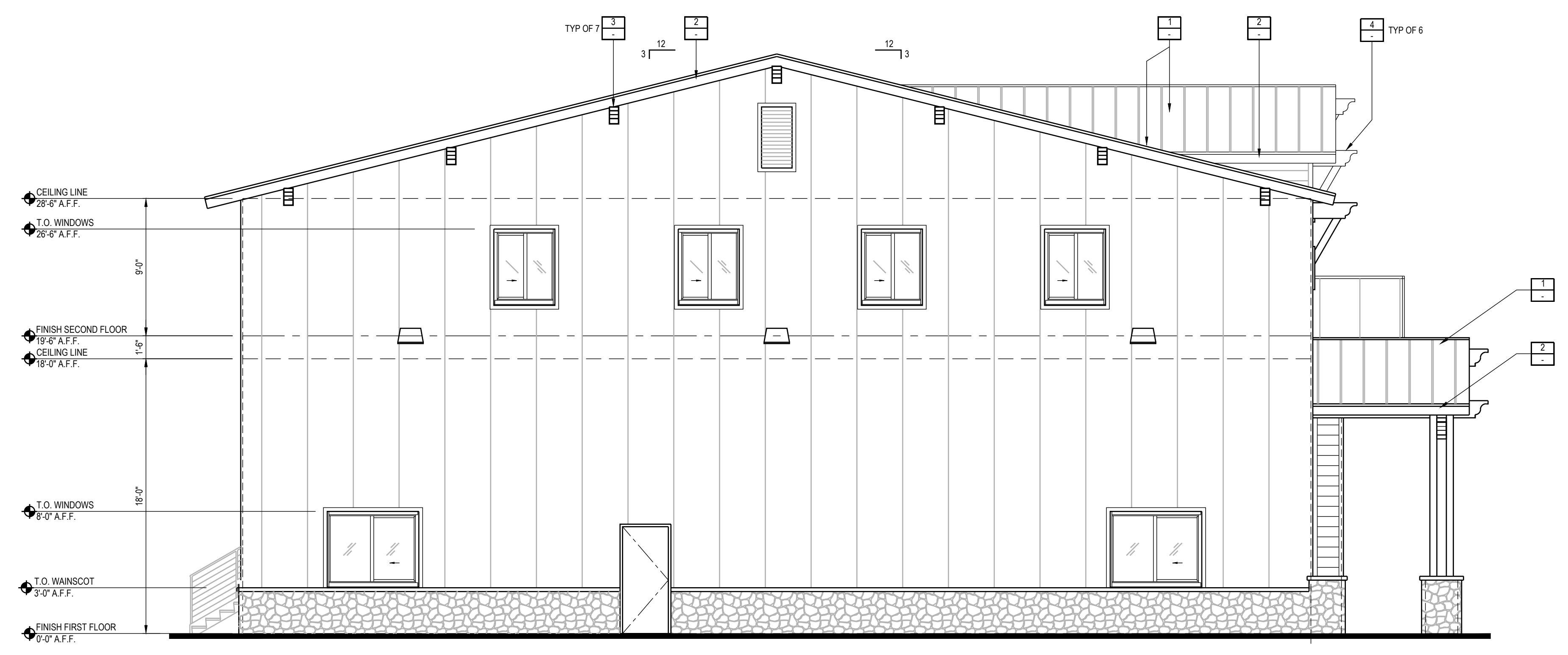
PROPOSED RIGHT SIDE ELEVATION (B)



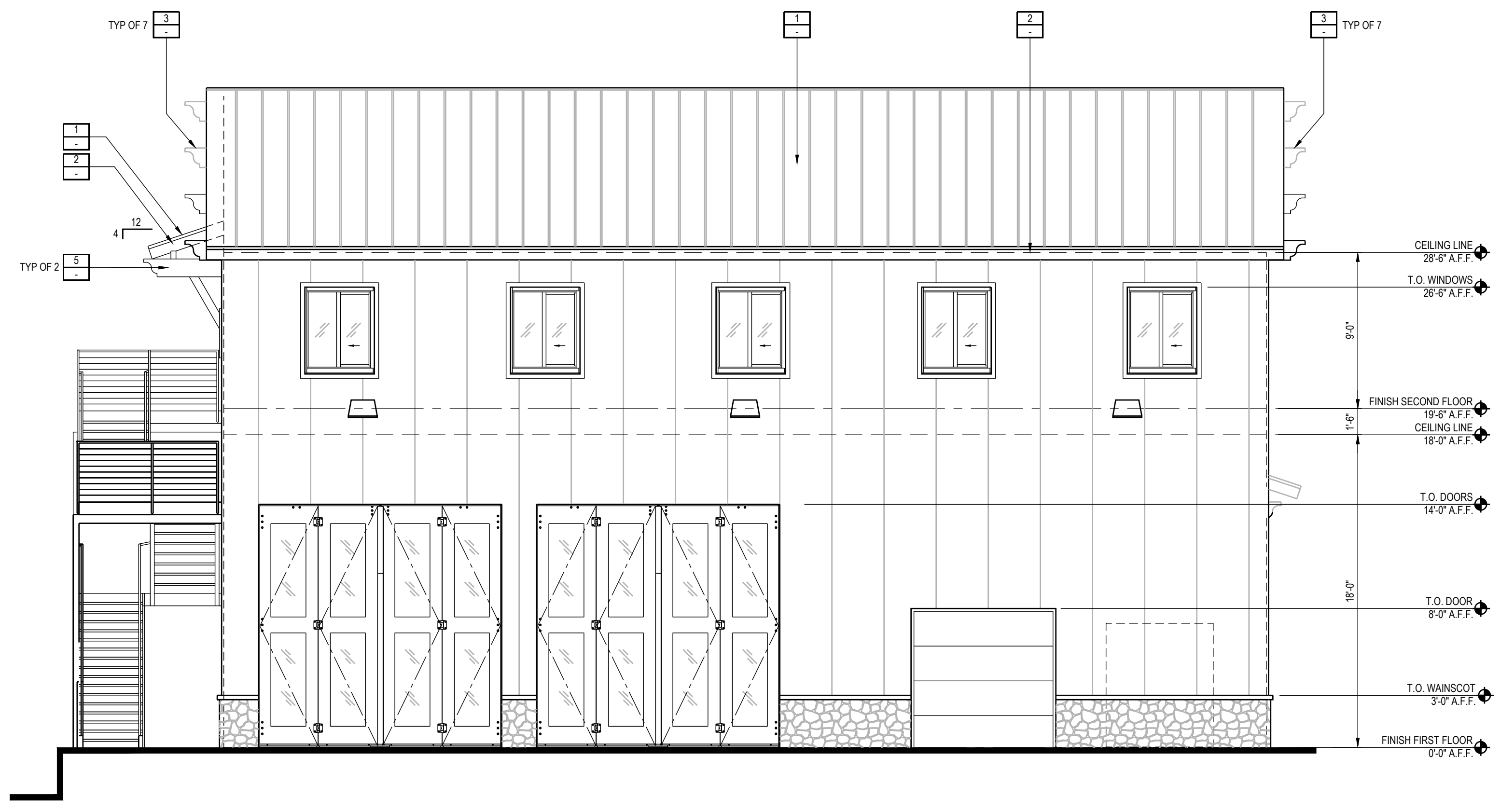
ENLARGED FRONT ENTRY (1)



PROPOSED FRONT ELEVATION (A)



PROPOSED LEFT SIDE ELEVATION (C)
3/16"=1'-0"



PROPOSED REAR ELEVATION (D)
3/16"=1'-0"

EXTERIOR ELEVATION INDEX NOTES

1. STANDING SEAM METAL ROOF PANELS
2. 3 x 8 RE-SAWN FASCIA
3. CARVED 8 x 14 OUTRIGGERS, SCABBED ON @ ± 10'-8" O/C
4. CARVED 8 x 14 OUTRIGGERS, SCABBED ON WITH 6 x 6 KNEE BRACE AND 3 x 8 x 36" KNEE BRACE TRIM/SEAT PLATE
5. CARVED 6 x 14 OUTRIGGERS, SCABBED ON WITH 4 x 6 KNEE BRACE AND 3 x 6 x 36" KNEE BRACE TRIM/SEAT PLATE
6. PRE-FINISHED METAL WALL PANELS, TEXTURED REVERSE RIB PROFILE OVER MOISTURE BARRIER. SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
7. 24" W x 48" H LOUVERED GABLE END ATTIC VENT PER ROOF PLAN WITH HARDIE 5/4 x 3-1/2" SMOOTH WINDOW TRIM TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS WITH PAINTED FINISH
8. EXTERIOR HARDIE PLANK, SMOOTH LAP SIDING (ESR-2290) OR APPROVED EQUAL OVER 2-LAYERS OF GRADE D BUILDING PAPER - SIDING COLOR TO BE SELECTED BY OWNER, TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS
9. HARDIE 5/4 x 3-1/2" SMOOTH TRIM (SELECTION BY OWNER) ON BOTH SIDES OF EXTERIOR CORNERS, TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS
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16. STONE VENEER WITH STONE WAINSCOT SILL. PROVIDE STONE CAP @ COLUMNS
17. STOREFRONT ALUMINUM FRAME AND INSULATED CLEAR GLAZING
18. METAL ROLL UP DOOR WITH METAL FRAME AND INSULATED METAL PANELS
19. FOUR-FOLD INDUSTRIAL METAL DOOR WITH TEMPERED INSULATED CLEAR GLAZING
20. WALL SCONCE 20'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
21. WALL SCONCE 28'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
22. CARVED 8 x 16 FAUX BALCONY SUPPORTS, SCABBED ON @ ± 7'-0" O/C

EXTERIOR FINISH SCHEDULE

#	FINISH
A	-
B	-
C	-
D	-
E	-
F	-
G	-
H	-