

# **SAN DIEGO**

## **International Airport**

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AIRPORT MASTER PLAN  
SAN DIEGO INTERNATIONAL AIRPORT

### **Appendix B**

#### Aviation Activity Forecast



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## Appendix B

The table provided in this appendix outlines the sizes and current conditions of the buildings located within the Teledyne-Ryan (TDY) site. This inventory was completed to provide the San Diego County Regional Airport Authority (SDCRAA) a general overview of the existing buildings' conditions. In addition, the inventory will assist the SDCRAA in evaluating the possible reuse of the existing buildings on an interim bases until the TDY site is needed for airport expansion.

The existing Floor Area Ratio (FAR) is based on the overall site area of 46.88 acres and is 0.48.

**Appendix B**

**Table B-1  
Inventory of Buildings in the Teledyne-Ryan Property**

<b>Building</b>	<b>Size (Gross)</b>	<b>Windows</b>	<b>Exterior Material</b>	<b>Interior Material</b>	<b>Floor Material</b>	<b>Ceiling Material</b>	<b>Roof Structure</b>	<b>Electrical</b>	<b>Fire Suppression</b>	<b>General Notes</b>
B100	27024 SF	Yes	Stucco	Finished-Varies	Finished-Varies	Finished Ceiling	Finished Ceiling	Yes	Yes	2 story office building. Interior partitions, improvements remain. Windows at stories 1 & 2. Direct access to Harbor Drive frontage parking.
B102	82295 SF	Yes	Stucco	Finished-Varies	Finished-Varies	Finished Ceiling	Finished Ceiling	Yes	Yes	2 story office building. Interior partitions, improvements remain. Windows at stories 1 & 2. Direct access to Harbor Drive frontage parking. The northwest portion of the building is one-story. The east end of the building's fire suppression system is not in operation.
B104	9208 SF	Yes	Stucco	Finished-Varies	Finished-Varies	Finished Ceiling	Finished Ceiling	Yes	Yes	2 story office building. Interior Partitions, improvements remain. Windows at stories 1 & 2.
B105	40016 SF	Yes	Stucco	Finished-Varies	Finished-Varies	Finished Ceiling	Finished Ceiling	Yes	Yes	2 story office building. Interior partitions, improvements remain. Windows at stories 1 & 2. Stairs to story 2 at exterior. Direct access to Harbor Drive frontage parking.
B110	2214 SF	Yes	Corrugated Metal	Wood Panel & Cor. Metal	Concrete	Corrugated Metal	Arched Wood Truss	No	Yes	1 story support building. Heaters hung from ceiling. Connection to buildings B170, B122, B120.
B111	3125 SF	Yes	Corrugated Metal	Corrugated Metal	Concrete	Corrugated Metal	Wood Rafters	No	Yes	1 story support building. AC vent in ceiling. 3 Interior columns. 2-rows of skylights in metal roof. Fluorescent light fixtures still in place.

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B115	5891 SF	No	Masonry Block	Masonry Block	Concrete	Wood Frame	Steel Beam	No	Yes	1 story support building. Insulation visible at ceiling. Electrical panels visible at walls. Building adjacent to property line at airport service road and Taxiway B.
B120	201798 SF	Yes/ Painted Over	Corrugated Metal	Corrugated Metal	Concrete	Corrugated Metal	Open Web Steel Truss	Yes	Yes	1 story manufacturing/warehouse building. Heaters hung from ceiling. Electrical panels at wall. 2 levels of windows. Saw tooth roof with skylights facing north. 2 sets of 2 story restrooms. Interior Columns & Spacing: north-south: 12@25', east-west: 7@50'-100' (Varies). Connection to buildings B110, B122, B127, B128, B170.
B121	18955 SF	No	Poured Concrete	Concrete/ Wood Framing	Concrete	Wood Frame	Wood Truss	Yes	Yes	1 story support building. Restrooms. Lifting crane and tracks at ceiling.
B122	3481 SF	Yes	Corrugated Metal	Cor. Metal/ Wood Panel	Concrete	Wood Frame	Arched Wood Truss	No	Yes	1 story support building. Fan units at ceiling. Connection to building B110.
B123	463 SF	No	Masonry Block	Masonry Block	Concrete	Corrugated Metal	N/A	No	Yes	1 story support building. Exhaust units at roof. Water connection points at exterior walls. Functionally linked with adjacent water tank.
B125	3130 SF	Yes/ Painted Over	Corrugated Metal	Corrugated Metal	Concrete	Corrugated Metal	Steel Truss	No	Yes	1 story support building. Building partially vacant- one interior wall. Otherwise fully empty

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B126	11835 SF	Yes/ Painted Over	Masonry Block	Masonry Block	Concrete	Wood Frame	Arched Wood Truss	No	Yes	1 story support building.
B127	2467 SF	None	Masonry Block	Masonry Block	Concrete	Finished Ceiling	Finished Ceiling	Yes	Yes	2 story support building. Connection to building B120.
B128	6486 SF	Yes/ Painted Over	Corrugated Metal	Corrugated Metal	Concrete	Corrugated Metal	TBD	No	Yes	1 story support building.
B129	1227 SF	Yes	Corrugated Metal	Cor. Metal/ Wood Panel	Concrete	Corrugated Metal	Wood Truss	No	Yes	1 story support building.
B130	7879 SF	None	Corrugated Metal	Corrugated Metal	Concrete	Corrugated Metal	Steel Frame	No	Yes	1 story support building. Wash facility with concrete raised curb.
B131	45006 SF	Windows Removed	Stucco	Wood Framing	Concrete	Wood Frame	Arched Wood Truss	Yes	Yes	1 story manufacturing/warehouse building. Interior Columns & Spacing: north- south: 2@50', east- west: 14@50'. Direct access to Harbor Drive and frontage parking via gated entry.
B140	112443 SF	Yes	Stucco	Plywood Sheet/ Wood Framing	Concrete	Wood Frame	Heavy Beam Wood Truss	Yes	Yes	1 story manufacturing/warehouse building. Interior Columns & Spacing: east- west: XXXX@20' Lifting crane and tracks at ceiling. Connection to buildings B110, B127, B128, B170
B142	2,971 SF	No	Masonry	Masonry	Concrete	TBD	TBD	Yes	Yes	Car wash and maintenance facility building. Open on most sides. Interior drains to existing storm drain.

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B146A	14,492 SF	Yes/ Painted Over	Corrugated Metal	Corrugated Metal	Concrete	Finished Ceiling	Finished Ceiling	Yes	Yes	2 story warehouse/ office building. Some interior partitions, improvements remain. Exterior steps to 2nd-story at west side of building.
B146	66779 SF	Yes/ Painted Over	Cor. Metal/ Stucco	Cor. Metal/ Wood Framing	Concrete	Wood Frame	Steel Open Web Truss	Yes	Yes	Partially a 1 story warehouse building, partially a 2 story office building. Interior Columns & Spacing: north- south: 4@25', east- west: 5@75'. Lifting crane and tracks at ceiling. Storage area in south east corner of building. Connection to building 146A.
B147	2525 SF	No	Masonry Block	Masonry Block	Concrete	N/A	N/A	Yes	Yes	1 story support building. Filled with mechanical equipment. New boiler installed.
B148	1431 SF	No	Stucco	Plaster/ Concrete	Finished/ Varies	Finished Ceiling	Finished Ceiling	Yes	Yes	1 story office building. Some interior partitions, improvements remain. Direct access to interior courtyard and parking area. Connection to building B140.
B149	1965 SF	Yes	Stucco	Plaster/ Concrete	Finished/ Varies	Finished Ceiling	Finished Ceiling	Yes	Yes	1 story office building. Some interior partitions, improvements remain. Direct access to interior courtyard and parking area. Connection to building B140
B150	2248 SF	No	Stucco	N/A	Concrete	N/A	N/A	Yes	Yes	1 story support building. Equipment room. Generator, power plant within.

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B152	83007 SF	No	Stucco	Wood Framing	Concrete Sealed	Wood Frame	Arched Wood Truss	Yes	Yes	1 story manufacturing/warehouse building. Heaters hung from ceiling. Columns & Spacing: north- south: 4@50', east- west: 14@20'. Connection to building B156.
B153	1114 SF	No	Wood/ Metal Siding	Concrete/ Wood Framing	Concrete/ Varies	N/A	N/A	Yes	Yes	1 story support building. Partially open structure. Originally a drying area. Down blowers at roof and other mechanical equipment at base of building. Connection to building B140
B154	906 SF	Yes	Corrugated Metal	Corrugated Metal	Concrete	Corrugated Metal	Standard Wood Framing	Yes	Yes	1 story support building. Fan units at roof.
B156	41618 SF	No	Stucco	Plywood Sheet/ Wood Framing	Concrete	Wood Frame	Open Web Steel Truss	Yes	Yes	1 story manufacturing/warehouse building. Interior Columns & Spacing: north- south: 2@50', east- west: 14@20'. Connection to building B152. Most windows removed from building. However some windows remain in the main structure.
B157	2551 SF	No	Poured Concrete	Poured Concrete/ Varies	Concrete/ Finished/ Varies	Finished Ceiling	Finished Ceiling	Yes	Yes	1 story support building. Foundation Raised. Steps up to access. Originally used as a test cell. Soundproofing in some walls. Observation lobby with observation window. Multi-level flooring.

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B158	7092 SF	Yes/ Painted Over	Corrugated Metal	Corrugated Metal	Concrete	Corrugated Metal	Steel Beam	Yes	Yes	1 story support building with partial loft. Grooves/ curbs in concrete floor. Lifting crane and tracks at ceiling. Originally used as a bath/ drying room. Considered empty but some equipment (refrigeration unit) within shell of building. Wall material (Cor. Metal) partially destroyed/ removed. Connection to building B140.
B159	31661 SF	Yes	Metal Sheet	Plywood Sheet	Concrete	Wood Frame	Steel Frame	Yes	Yes	1 story support building. Insulation at roof.
B160	8425 SF	Yes/ Painted Over	Corrugated Metal	Cor. Metal/ Wood Panel	Concrete	Wood Frame	Steel Open Web Truss	No	Yes	1 story support building. Overhead utilities at roof.
B161	3429 SF	Yes	Corrugated Metal	Wood Panel	Concrete	Wood Frame	Wood Beam/ Framing	No	Yes	1 story support building.
B166	5359 SF	Yes	Corrugated Metal	Corrugated Metal	Concrete	Wood Frame	Steel Truss	No	Yes	1 story support building. Interior Columns & Spacing: east- west: 5@20'. Roof overhang at north side. Asbestos filled walls as noted on drawings provided by the Airport Authority.
B167	7011 SF	No	None	None	Concrete	Corrugated Metal	Steel Frame	No	Yes	1 story open shed structure. 3-sets of 5 columns on outside and in center of structure- evenly spaced. Curb along east and west sides of structure.
B168	3151 SF	Yes/ Painted Over	Corrugated Metal	Cor. Metal/ Wood Frame	Concrete	Wood Frame	Wood Beam/ Framing	No	Yes	1 story support building. Framing for interior partition wall exists. Connection with building B160.

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B169	3828 SF	No	Corrugated Metal	Corrugated Metal	Concrete	Corrugated Metal	Steel Truss	No	Yes	1 story support building. Tracks embedded in concrete (partial). 7 interior columns. Corrugated metal partially damaged.
B170	2556 SF	Yes	Corrugated Metal	Corrugated Metal	Concrete	Wood Frame	Open Web Steel Truss	No	Yes	1 story support building. Interior partitions, improvements remain. Connection to building B110, B120.
B180	27888 SF	Yes	Poured Concrete	Poured Concrete	Concrete	Wood Frame	Open Web Steel Truss	Yes	Yes	Predominantly 1 story manufacturing /warehouse or hangar type building. Restroom facility at 2nd level. Hangar doors at north side of building. Accessory building on east side of building: Multiple floor levels, raised concrete story.
B180A	7367 SF	Yes/ Painted Over	Poured Concrete	Poured Concrete	Concrete	Wood Frame	Open Web Steel Truss	Yes	Yes	Metal building added on to the east side of the structure.
B181	20258 SF	Yes/ Painted Over	Corrugated Metal/ Stucco	Cor. Metal/ Wood Frame	Concrete	Wood Frame	Open Web Steel Truss	Yes	Yes	1 story warehouse building. No columns within the interior of the building.
B182	1175 SF	Yes/ Painted Over	Corrugated Metal	Wood Framing	Concrete	Corrugated Metal	Standard Wood Framing	No	Yes	1 story support building. Interior partitions, improvements remain.
B183	19674 SF	No	Corrugated Metal	Cor. Metal/ Wood Frame	Concrete	Wood Frame	Steel Open Web Truss	Yes	Yes	1 story manufacturing/warehouse building with attached metal building on the east side. Internal access to attached building.

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Building	Size (Gross)	Windows	Exterior Material	Interior Material	Floor Material	Ceiling Material	Roof Structure	Electrical	Fire Suppression	General Notes
B221	760 SF	No	No	No	Concrete	Corrugated Metal	Steel Frame	No	Yes	Shed type structure with no side walls.
B230	2156 SF	No	Stucco/ Plywood	Stucco/ Plywood	Concrete	Corrugated Metal	Steel Frame	No	Yes	1 story support building. Electrical outbuilding. Utility machines/ etc. Attached to B152
B236	3242 SF	No	Stucco	Wood Framing	Concrete	Wood Frame	Standard Wood Framing	Yes	Yes	1 story support building. Connection with building B180, B181.
B242	1828 SF	No	No	No	Concrete	Corrugated Metal	Steel Frame	No	Yes	1 story shed structure. Adjacent to western extent of property and to B131.
B245	457 SF	No	Corrugated Metal	Corrugated Metal	Concrete	Corrugated Metal	Standard Wood Framing	No	Yes	1 story support building attached to B152.
B513	1584 SF	Yes	Corrugated Metal	Corrugated Metal	Concrete	Corrugated Metal	Standard Wood Framing	No	Yes	1 story support building attached to B156.
TC-4	1751 SF	No	Corrugated Metal/ Varies	Cor. Metal / Plywood Sheet/ Varies	Concrete/ Finished/ Varies	N/A	N/A	No	Yes	1 story support building. Foundation Raised. Steps up to access. Originally used as a test cell. Soundproofing in some walls. Observation lobby with observation window. Multi-level floor.

Notes:

\*N/A: No access to determine existing conditions.

\*\* Size Gross SF: Building gross square footage is based on area take-offs from AutoCAD drawings provided by HINT

\*\*\* TBD: To be determined

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