



PARKING CALCULATIONS
 PER TABLE 140-050:
 25,209 / 1,000 X 5 SPACES = 128 SPACES
 EXISTING PROVIDED: 97 SPACES
 NEW PARKING SPACES REQUIRED FOR NEW REAR PATIO:
 709 / 1,000 X 5 SPACES = 4 SPACES

ONCE CONDITIONAL USE PERMIT IS RECORDED THE APPLICANT SHALL PROVIDE DOCUMENTATION TO THE DEVELOPMENT SERVICES PROJECT MANAGER THAT THE ADA COMPLIANT 2:1 TRANSITION SIDEWALKS AROUND THE EXISTING TWO DRIVEWAYS ON ZION ROAD HAVE BEEN CONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER. IF THIS WORK IS NOT COMPLETED WITHIN 60 DAYS OF THE PUBLIC HEARING APPROVAL OF THE CUP THE PERMITTEE SHALL BE DEEMED TO BE OUT OF COMPLIANCE WITH THE CONDITIONAL USE PERMIT, AND THE PERMIT IS SUBJECT TO RESCISSION BY THE DEVELOPMENT SERVICES DIRECTOR.

STORM WATER QUALITY NOTES
 CONSTRUCTION BMPs

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION ORDER NO. 2001-91, NPDES NO. CAS010938.
 (AVAILABLE AT: http://www.sanweb.ca.gov/npdesprograms/sed_stormwater.html)

- NOTES 1-8 BELOW REPRESENT THE MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S) DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMPs WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
 2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
 3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
 4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUNOFF PRODUCTION RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
 5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
 6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

SITE PLAN
 1" = 20'

SITE PLAN NOTES:

- 1 EXISTING PARKING LOT TO REMAIN
- 2 PROPERTY LINE
- 3 EXISTING DRIVEWAY TO REMAIN
- 4 EXISTING SIDEWALK TO REMAIN
- 5 EXISTING CURB AND GUTTER TO REMAIN
- 6 EXISTING BACKFLOW DEVICE TO REMAIN, 1 1/2" WILKINS 979XL, 175gpd
- 7 EXISTING 1 1/2" WATER METER LOCATION, 6624 MISSION GORGE, VERIFY EXISTING LOCATION
- 8 EXISTING 1 1/2" WATER METER TO REMAIN, 6626 MISSION GORGE, VERIFY EXISTING LOCATION

- 9 ACCESSIBLE PATH OF TRAVEL
- 10 EXISTING PLANTER
- 11 NOT USED
- 12 EXISTING ACCESSIBLE VAN PARKING
- 13 EXISTING ACCESSIBLE PARKING
- 14 NEW PARKING SPACE
- 15 RE-STRIPPE AISLE TO PROVIDE ADDITIONAL PARKING SPACE
- 16 VISIBILITY AREA, TRIANGULAR AREA FORMED FROM LINES, 10' FROM DRIVEWAY AND 10' FROM STREET, NO OBSTRUCTIONS INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL BE 3 FEET IN HEIGHT
- 17 ADA COMPLIANT 2:1 TRANSITION SIDEWALKS PER CITY STANDARD SDG-138 TYPE D.

PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FACING THE PROPERTY PER FHPS POLICY P-00-6

PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6

SITE PLAN

PREPARED BY:
 FRONTIS+YOUNG ARCHITECTURE
 600 MISSION STREET, #2
 SAN DIEGO, CA 92109
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LEGAL DESCRIPTION:
 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

APN: 458-161-21
 PROJECT NAME: BLUE AGAVE REAR PATIO
 SHEET TITLE: SITE PLAN
 SHEET COUNT: 1 OF 5
 PTS #:

BLUE AGAVE REAR PATIO
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 San Diego, Ca



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REVISIONS	DATE
SUBMITAL	

Date:	12.2.2011
Job:	1112
Title:	
SITE PLAN	
Sheet:	A1.1

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