

GRADING NOTES

Total amount of site to be graded	160 s.f. (foundations only)
Percent of total site graded	4%
Area of 25% or greater slope	0
Amount of cut	35 cu. yd. (foundations)
Amount of fill	0
Max. hgt. of cut slope	0
Amount of export	35 cu. yd. (subject to compaction)
Retaining walls	0

PLANNING NOTES

1. Trash/recycle cans to be kept in area next to alley
2. There are no easements on the property.
3. Plans have been designed to comply with disabled access requirements.
4. There are no existing or proposed bus stops.
5. Exterior mechanical equipment (on roof only) to be screened
6. Provide building address numbers that are visible and legible from the street

ENGINEERING NOTES

1. IF EXISTING IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE DAMAGED DURING CONSTRUCTION, THE REQUIRED PERMITS FOR THE REPLACEMENT OR REPAIR OF THE DAMAGE SHALL BE OBTAINED.
2. ANY EXCAVATED MATERIAL THAT IS EXPORTED SHALL BE TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), 2015 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE
3. DRAINAGE SHOWN IS MINIMUM REQUIREMENT (1%)
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR ANY ONGOING PERMANENT BMP MAINTENANCE
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CH. 14, ART. 2, DIV. 11 (GRADING REGULATIONS) OF THE SDMC, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
7. TOPOGRAPHY BASED UPON SURVEY BY METROPOLITAN MAPPING, VERNON FRANCK PLS '92, DATED MAY 24, 2019.
8. SEE BMP SHEETS FOR SITE PERMEABILITY NOTES
9. ANY AND ALL WORK IN THE RIGHT-OF-WAY TO BE DONE UNDER SEPARATE PERMITS. ROW PERMIT: PTS
10. NO GRADING IS PROPOSED (EXCAVATION ONLY)
11. THERE ARE NO PROPOSED PUBLIC OR PRIVATE EASEMENTS ASSOCIATED WITH ANY WATER OR SEWER FACILITIES.
12. ALL REQUIRED EMRAS ASSOCIATED WITH THE WORK TO BE DONE WITHIN A PUBLIC ROW OR OTHER PUBLIC EASEMENT MUST BE APPROVED BY THE CITY AND RECORDED BY THE COUNTY
13. ALL STORMWATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS WILL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM

NOTE

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

IMPERVIOUS AREAS on PROJECT

Existing impervious areas (building, slabs, walks, etc)	3988 s.f.
Proposed impervious areas:	3850 s.f.
Difference (decrease):	138 s.f.
Percentage decrease:	3.5%

TOTAL DISTURBED AREA of LOT (proposed)

Lot area = 3988 s.f.
Disturbed area = 1250 s.f. = 31% of property
(the 1250 s.f. is under the area of the existing building that is being replaced)

SETBACK REQUIREMENTS (MB PDO NC-N)

- A FRONT YARD (MISSION BLVD): '0'
- B ALLEY: '0'
- C QUEENSTOWN CT: '10' (at new 2nd floor)
- D INTERIOR YARD: '3' (TO 20' ABOVE GRADE THEN UNDER A LINE 45deg. UP AND AWAY FROM THE PL)

NOTES

1. During construction a least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC Section 3315.1.
2. Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 33.
3. Address identification shall be provided for all new and existing building in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way an approved sign or means shall be used to identify the structure. Premises identification shall conform to CBC Section 501.2 and/or CFC 505
4. Dumpsters and trash containers exceeding 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system or located in a Type I or IA structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of non- or limited-combustible materials or similarly protected or separated, CFC 304.3
5. Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308.

NOTE

Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall have a minimum stroke width of 0.5 inch and be a minimum of 4 inches high for single family dwellings and duplexes and 12 inch high for all others. (FJ CBC 501.2 and municipal code)

NOTE: ALL REQUIRED PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

SIGN AREA CALCULATION:

1. WALL SIGN ON THE WEST FRONTAGE (FACING MISSION BLVD)
2. MISSION BLVD. ROW WIDTH = 80'
3. WEST WALL AREA = 775 SF.
4. PROPOSED SIGN AREA = 40 SF. (SEE SHEET A3)
5. MAXIMUM WALL SIGN ALLOWED PER MC 142.1225 = 100 SF.

ADA NOTES

1. FOR ALL ADA RELATED SITE AND BUILDING NOTES AND DETAILS, SEE SHEETS ADA 1-3
2. ALL ADA REQUIREMENTS SHALL COMPLY WITH CHAPTER 11B OF THE 2019 CBC (AND AS SPECIFICALLY NOTED ON ADA 1-3)
3. AT HAZARDOUS VEHICULAR AREAS, DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C. [CBC 11B-705.11.31.]
4. ONLY APPROVED DSA-AC, DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 1, CHAPTER 5, ARTICLE 2, 3 AND 4. (CBC, SEC. 11B-705.3).

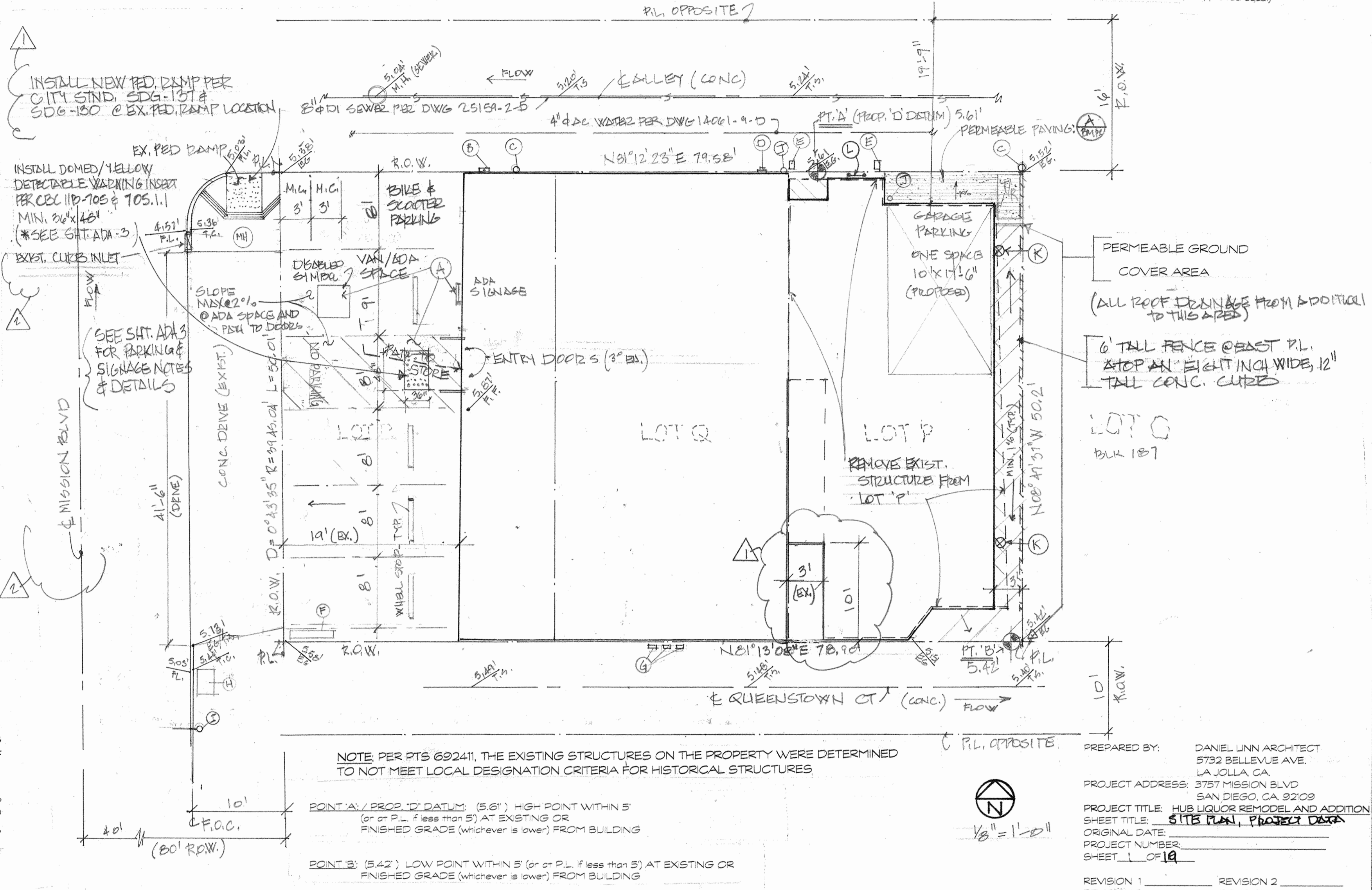
FIRE NOTES

1. Locations and classifications of extinguishers shall be in accordance with CFC 906 and California Code of Regulations (CCR), Title 19.
2. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in CBC Table B03.11 and shall meet the flame propagation performance criteria of the California Code of Regulations, Title 19, Division 1. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshal with appropriate documentation provided to the City of San Diego.
3. Exits, exit signs, fire alarm panels, hose cabinets, fire extinguisher locations, and standpipe connections shall not be concealed by curtains, mirrors, or other decorative material.
4. The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.

SITE PLAN KEY (ALL ITEMS EXISTING UNO)

- (A) DISABLED PARKING SIGNAGE PER CBC CH 11B
- (B) ELECTRIC SERVICE RISER (UG SERVICE)
- (C) POWER POLE
- (D) ELECTRIC METER
- (E) WATER METER
- (F) BUSINESS SIGNAGE
- (G) GAS METER
- (H) CABLE VAULT
- (I) STREET LIGHT POLE
- (J) EXISTING DOWNSPOUT
- (K) PROPOSED DOWNSPOUT INTO PERMEABLE AREA
- (L) BACKFLOW PROTECTION

1. ASSEMBLY FOR DOMESTIC METER TO BE "RP" PER CITY STD. DRWG. SOW-155 AND SOW-156
2. BACKFLOW DEVICE "WALKING" H975X12 (or approved equal)

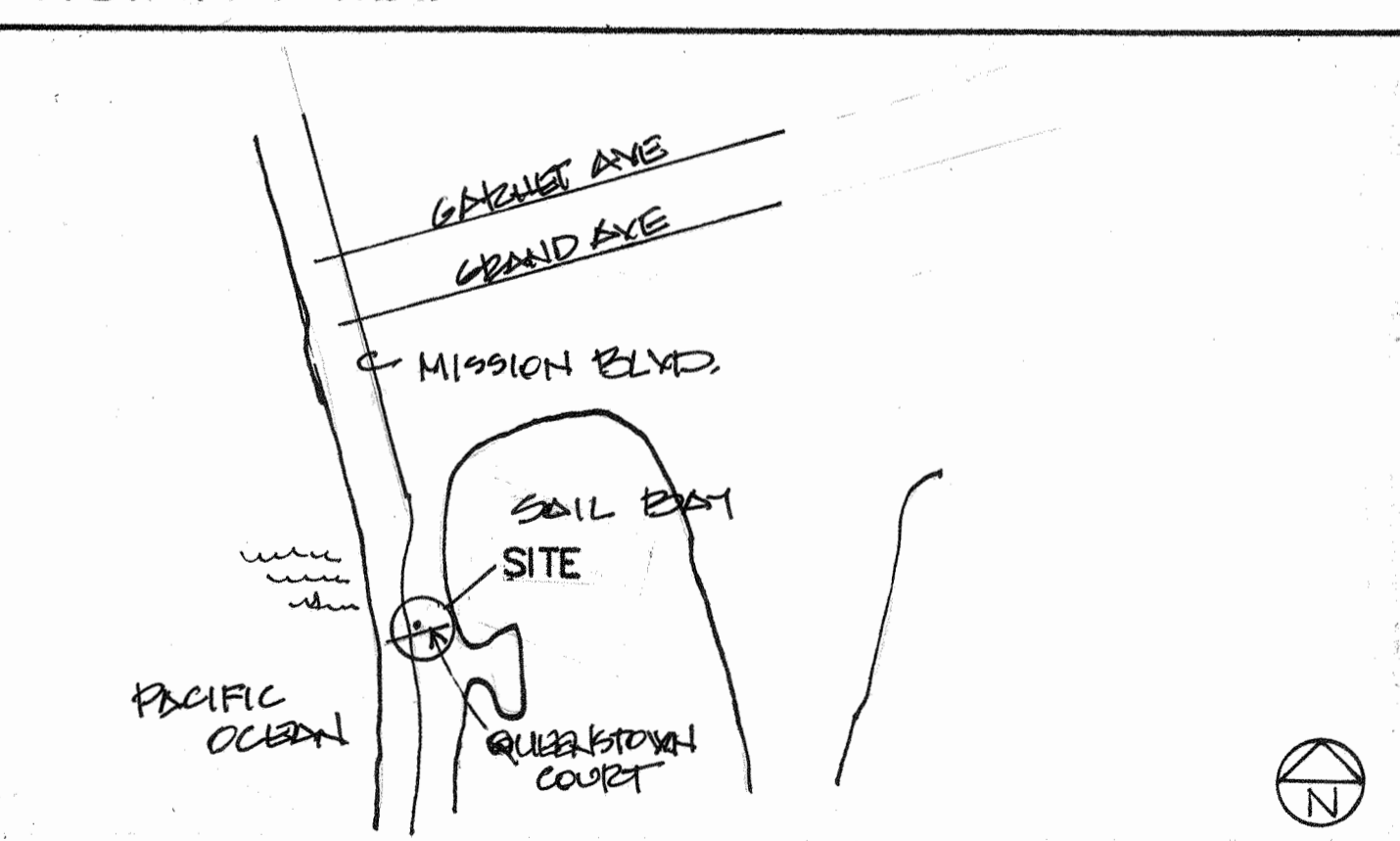


NOTE: PER PLS 69241, THE EXISTING STRUCTURES ON THE PROPERTY WERE DETERMINED TO NOT MEET LOCAL DESIGNATION CRITERIA FOR HISTORICAL STRUCTURES

POINT A / POINT D DATUM (5.6') HIGH POINT WITHIN 5' (or of P.L. if less than 5') AT EXISTING OR FINISHED GRADE (whichever is lower) FROM BUILDING

POINT B: (5.42') LOW POINT WITHIN 5' (or of P.L. if less than 5') AT EXISTING OR FINISHED GRADE (whichever is lower) FROM BUILDING

VICINITY MAP



PROJECT DATA

SCOPE OF WORK: REMOVE STRUCTURE ON LOT P, REMODEL AND ADDITION TO EXISTING RETAIL PREMISES, ADDITION AT GRADE BEHIND RETAINED STRUCTURE AND PARTIAL SECOND FLOOR, INSTALL NEW WALK-IN COOLER, NEW EXTERIOR SIGNAGE ON BUILDING

APN: 423-585-1617-00
LEGAL: LOTS P, Q, & R, BLK 187, MISSION BEACH, MAP 1809

ZONE MBPDO-NC-N LOT AREA 3988 S.F.	
BUILDING AREAS (S.F.)	EXISTING
EXISTING	170
PROPOSED	270
STORAGE	979
EXISTING + PROPOSED	2959

FAR ALLOWED: 1.25 (4,985 s.f.)
FAR PROPOSED: 0.74 (2959 s.f.)

COVERAGE: N/A

ZONING OVERLAYS: MB PDO COASTAL, COASTAL HEIGHT LIMIT, BEACH IMPACT PARKING PERMITS REQUIRED: CDP (PROCESS 3), NDP, DEMO, BUILDING, SIGN, ROW (ALL SEPARATE PERMITS) NO GRADING PROPOSED

CODES IN EFFECT: 2019 CBC, CPC, CMC, CFC, 2019 NEC, CAC TITLE 24, CAGS, SD MC

CONSTRUCTION TYPE: VB NON-SPRINKLERED (EXISTING CONDITION)

OCCUPANCY CLASS: M (PER CBC 311.11 'ACCESSORY STORAGE SPACES': A ROOM OR SPACE USED FOR STORAGE PURPOSES THAT IS ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS PART OF THAT OCCUPANCY)

OCCUPANT LOAD: (CBC TABLE 100.4.5) STORAGE @ 1300: 1249 (979+270) / 300 = 4.26
RETAIL (CBC: MERCANTILE) @ 160 = 170 / 60 = 2.83
TOTAL = 33

ALLOWABLE AREA ANALYSIS (CBC TABLE 506.2)
MAX ALLOWABLE AREA OF A 'B' OCCUPANCY OF TYPE VB NS CONSTRUCTION = 9,000 S.F.
FOR TWO STORES OF SINGLE OCCUPANCY:
PER EQUATION 5-2 THE ALLOWABLE AREA = 18,000 S.F.
A (allowed) = NS (9,000) X 5 (2) (allowed stories, max 2) = 18,000 S.F. ALLOWED
ALLOWED (18,000) IS GREATER THAN PROPOSED (2959)

DRAWING INDEX

SHEET	CONTENT
T	PROJECT DATA SITE PLAN
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN, ROOF PLANS
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
A5	BUILDING SECTIONS

OWNER

AHR PROPERTIES, LLC
c/o RANDY IBRAHIM
3757 MISSION BLVD
SAN DIEGO, CA 92107
619/438-2781

CERTIFICATION

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I am accountable for knowing and complying with the governing policies, regulations and submittal requirements applicable to this proposed development.
2. I have performed reasonable research to determine the required approval and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process.
3. I have taken the Professional Certification for Development Permit Completeness Review training and am on the approved list for Professional Certification.
4. Maintaining my Professional Certification for Development Permit Completeness Review privilege requires accurate submittals on a consistent basis.
5. Submitting incomplete documents and plans on a consistent basis may result in the revocation of my Professional Certification for Development Permit Completeness Review.
6. If required documents or plan content is missing, project review will be delayed and 7. The submittal package meets all of the minimum submittal requirements contained in Land Development Manual, Volume 1, Chapter 1, Section 4. And/or Section 6 for Reasons; and 8. For the proposed project, I have determined the appropriate Process and Approval types to be as follows:
Project Process Level (2-5) Process 2
Project Approval(s) Needed: CDP, Demo, Building (all separate permits)

Responsible Design Professional: Daniel Linn
Date: 4/20/22

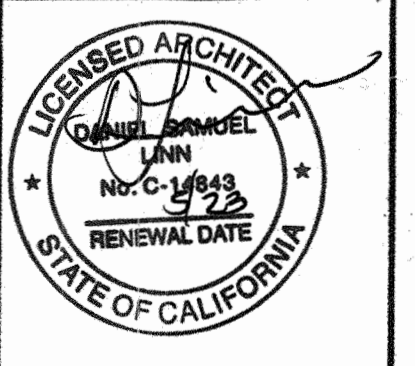
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HUB LIQUOR
REMODEL AND ADDITION
3757 MISSION BOULEVARD
SAN DIEGO CALIFORNIA 92109

DATE: 6/3/21

REVISIONS

10/2/21
12/14/21
1/5/22
4/20/22
8/9/22
9/28/22
10/20/22



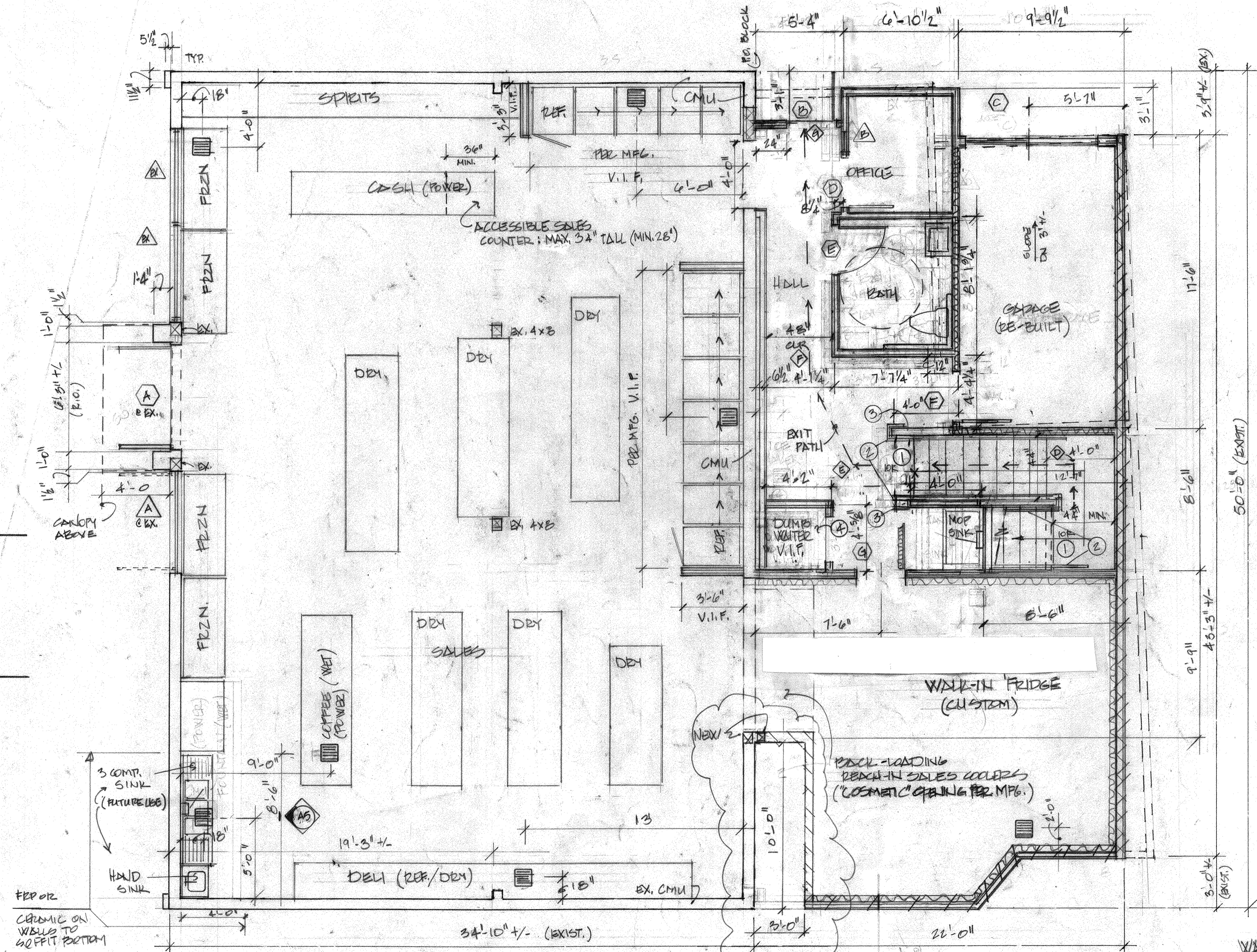
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Environmental Health Notes

1. A concrete slab is provided for trash, garbage, and grease container. If walls enclose area, the interior wall surfaces will be smooth, sealed and washable (e.g., plastered smooth and painted, etc.).
2. All food-related and utensil-related equipment shall meet or be equivalent to sanitation standards established by an American National Standards Institute (ANSI) accredited program.
3. All floor mounted equipment will be installed on minimum 6" sanitary legs, castors, or completely sealed in position on a 4" high curb with continuously covered base. Countertop equipment will be on 4-inch sanitary legs or sealed to the counter unless readily movable.
4. If soft drink, ice or other dispensers are self-service, or if wells are provided they must be push button types, or lever types where the lever contacts the container at least one inch below the rim.
5. Any openable windows vent openings or other similar openings must be provided with tight fitting screens of minimum 16-mesh to the inch. Windows to be fixed at food prep, utensil-washing, open food and utensil storage areas.
6. All exterior doors open outward and are self-closing and tight fitting.
7. Bi-fold, French, accordion style and roll-up doors cannot open into the food prep, utensil washing or unpackaged food service areas.
8. Toilet room and dressing room doors must be self-closing, tight fitting.
9. Delivery doors to have air curtain fans that span the width over the door. The fan must activate via a microswitch providing a minimum velocity of 1600 fpm measured 3 feet above the ground.
10. A minimum of 10 foot-candles of light measured 30" off floor is provided in walk-in refrigerated storage and dry storage rooms and at least 20-foot candles is provided where food is provided for consumer self-service, where fresh produce or prepackaged foods are sold or offered for consumption; inside equipment such as reach-in and under-counter refrigerators, in areas used for handwashing, warewashing, equipment and utensil storage, and in toilet rooms.
11. A minimum of 50 foot-candles of light measured 30" off floor is provided when working with food or working with utensils or equipment such as knives, slicers, grinders, or saws where employee safety is a factor and in all areas during periods of cleaning.
12. Shattershields for all lights above food preparation, work, and storage areas will be provided.
13. All warewashing sinks to have 3 compartments that are a minimum size of at least 18"x18"x12" deep (or 16"x20"x12" deep) with a minimum 18" drainboard at each end. If against a wall, it must have an 8" integral backplash. However, it must be capable of accommodating the largest utensil to be washed. A warewashing machine does not substitute for the sink requirement.
14. Sinks to have spout(s) capable of reaching each compartment.
15. Food prep sink compartment(s) to be at least 18"x18"x12" deep (or 16"x20"x12" deep) with a minimum 18" drainboard. Separate food prep sinks to be provided for meats and produce.
16. The 3 or 4 compartment bar sink to be at least 12"x12"x10" deep (or 10"x14"x10" deep) with a minimum 18" drainboard at each end.
17. A separate wet waste dump fixture shall be provided for disposal of drink or waste ice or coffee waste.
18. Each handwashing sink must have permanently mounted single-service soap and paper towel dispensers.
19. The hot water heater will be a commercial type capable of constantly supplying hot water at a temperature of 120°F to all sinks. In sizing the water heater, the peak hourly demand for all sinks, etc., are added together to determine the minimum required recovery rate.
20. All lavatories or hand sinks will have a combination faucet or premixing faucet capable of supplying water tempered to 100°F. Self-closing or metered faucet to provide at least 15 seconds of water without reactivation.
21. All plumbing, electrical and gas lines shall be concealed within the building structure to as great an extent as possible. All exposed conduits, plumbing, etc. shall be installed at least 6" off floor and 3/4" from walls using standoff brackets.
22. Conduits, plumbing or piping cannot be installed across any aisle way, traffic area or door opening.
23. Multiple runs or clusters of conduit or pipelines shall be furred in or encased in an approved sealed enclosure.
24. All liquid waste shall be drained by means of indirect waste pipes into a floor sink. Floor sinks are to be installed flush with the finished floor surface and have suitable easily removable safety cover grates.
25. Floor sink to be 50% exposed when no access is provided for cleaning or be in line with the front face of elevated freestanding equipment.
26. Approved backflow prevention devices shall be properly installed upstream of any potential hazard between the potable water supply and a source of contamination. Hoses shall not be attached to a faucet or hose bibb unless an approved backflow preventer is provided.
27. Water supply to carbonators shall be protected by an approved reduced pressure principle backflow preventer. The relief valve shall drain indirectly to sewer with a legal air gap.
28. For cleaning floor mats, the janitorial sink to be a minimum 24" by 36" floor-mounted type. Mats shall be placed in a position that allows them to air-dry without soiling walls, equipment, or supplies.
29. The janitorial sink faucet will have a threaded outer lip for hose attachment and an approved backflow prevention device. No chemical dispensing systems or shutoff valves to be attached to mop sink faucet outlet (unless a "safety" plumbing device is installed).
30. No condensate or wastewater including HVAC will drain into the janitorial sink.
31. Grease trap to be located outside the food service activity area, flush with the finished floor when indoors. Local wastewater district or building department to be contacted for grease removal requirements.
32. Floor drains shall be installed in floors that are water-flushed for cleaning and in areas where pressure spray methods for cleaning equipment are used, in restrooms, janitorial rooms, sculleries, and at bars with warewashing. Floor surfaces in areas pursuant to this shall be sloped 1/50 to the floor drains.
33. Adequate ventilation is to be provided to all toilet rooms, janitor closets with mop sinks, and indoor trash rooms and in dressing/change room(s).
34. The floor finish will have a smooth surface under all equipment and walkways will have a light texture only.
35. The paint used on walls and ceilings of all kitchen, food preparation, work, and storage areas will be a gloss or semi-gloss enamel. Finish material shall be a light color in food prep areas for easy cleaning.
36. Prior to installation, samples of finishes to be submitted to Environmental Health for approval as needed.
37. Cold storage rooms shall be provided with a section of shelving installed to hold shallow cool down pans—not to exceed 4" in height. Space between shelving to be at least 8" high.
38. Backup dry storage shelving shall be a minimum of 96 linear feet (measured with tiers) or 25% of kitchen, food prep, and work areas, whichever is greater. Shelving shall be at least 18 inches deep and start a minimum six inches off the floor surface.
39. Shelving over wet areas (sinks, mop sinks, etc.) and food prep surfaces will be metal.
40. All seams, gaps, openings to be properly sealed.

PLAN NOTES (TYP)

- 1 STAIRS: 22 RISERS @ 7" EA. TREADS @ 11" + 1 1/4" NOSE (max. rise = 7.00", min. run = 11.0")
- 2 HANDRAIL: 36" ABOVE TREAD NOSE, 1 1/2" DIA GRIP, 1 1/2" CLEAR TO WALL, RETURN RAIL TO WALL, SELF OR POST AT ALL ENDS
- 3 GUARDRAIL: MIN. 42" ABOVE WALK SURFACE, MAX BALUSTER SPACE OF 3 15/16" (RAILINGS ATOP 24" WALL)
- 4 DUMBWAITER: POWERLIFT 200'; 2 STOP, 200 LB CAPACITY, MIN. 30" X 30" X 30" CAB (OR EQ.) UL LISTED ELEVATOR/DUMBWAITER CONTROLLER (UL#233908) MEETS ASME 17.1.



EXIT PATH LENGTH CALC. (SEE ALSO A2)

A → B	14'
B → C	14' (DIMS. OF STAIR) INCL.
C → D	4'
D → E	14' (DIMS. OF STAIR) INCL.
E → F	6'
F → G	15'
EXIT	
67.1' < 75' ∴ OK	

FIRST FLOOR PLAN

PREPARED BY: DANIEL LINN ARCHITECT
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 LA JOLLA, CA
 PROJECT ADDRESS: 3757 MISSION BLVD
 SAN DIEGO, CA 92103
 PROJECT TITLE: HUB LIQUOR REMODEL AND ADDITION
 SHEET TITLE: 1ST FLOOR PLAN
 ORIGINAL DATE: _____
 PROJECT NUMBER: _____
 SHEET 4 OF 90

REVISION 1 _____ REVISION 2 _____
 REVISION 3 _____ REVISION 4 _____

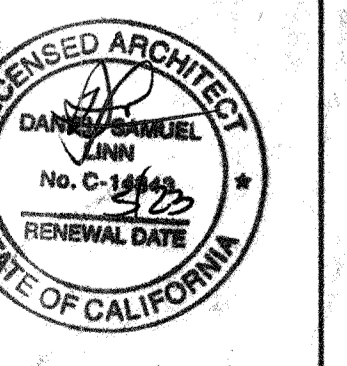
WALL LEGEND (TYP)

	EXISTING WALL TO REMAIN
	NEW: 2X4 16' o.c.
	NEW: 2X6 16' o.c. 2 HOUR RATED
	NEW: 2X4 16' o.c. ONE HOUR RATED
	NEW: 2X6 16' o.c. ONE HOUR RATED
	EX. EXT. WALL TO REMAIN W/ NEW INT. WALL

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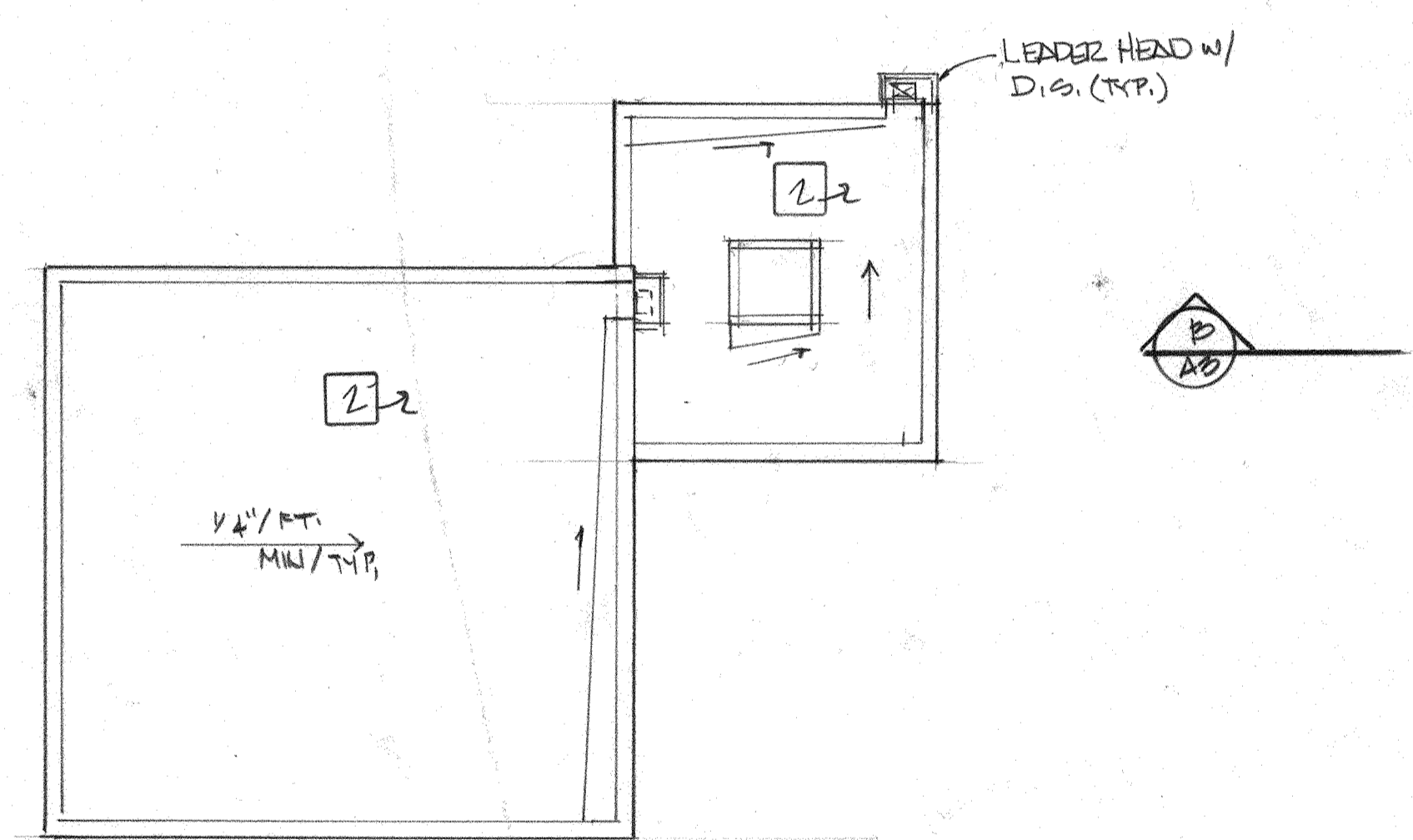
6/8/21
 8/19/22 PLAN CHECK/CFP
 10/20/22



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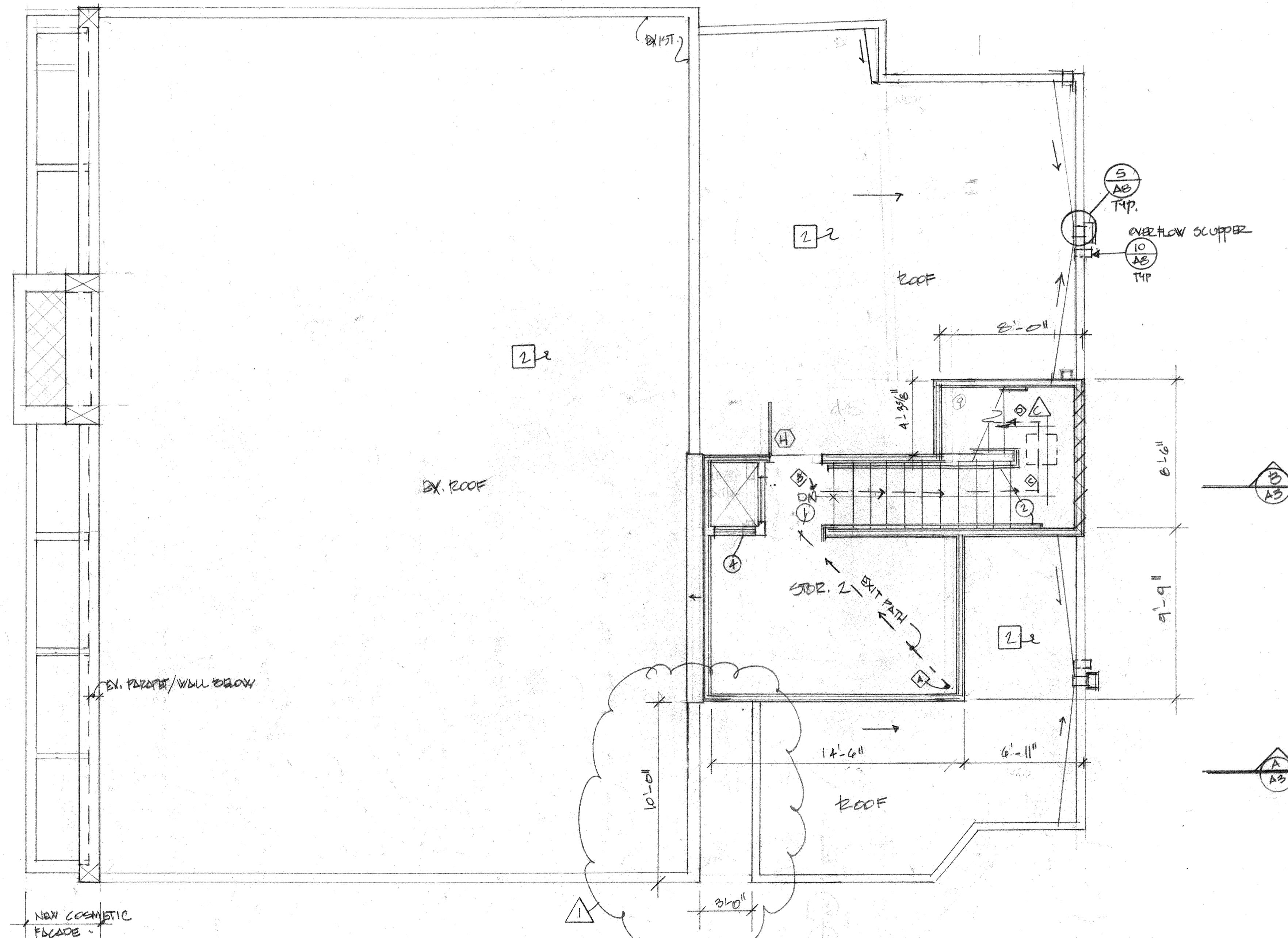
ROOF NOTES

- 1 "FLAT" ROOFS TO SLOPE MIN. 1/4" PER FT.
- 2 "FLAT" ROOFS: 3-PLY BUILT-UP ROOFING, MIN. PITCH 1/4" / FT. CLASS 'A' RATED ASSEMBLY OR SINGLE PLY TORCH-DOWN BY CERTAINTEED CORP., ICC/ ESR-1388 (OR EQUAL) CLASS 'A' RATED ASSEMBLY
- 3 ALL PENETRATIONS TO BE TOWARD REAR OF BUILDING
- 4 ALL PENETRATIONS TO BE FULLY FLASHED/COUNTER FLASHED WITH 16 OZ. COPPER OR MATERIAL COMPATIBLE WITH THE ROOFING
- 5 ALL VALLEYS TO BE FLASHED W/ 16 OZ. COPPER OR AS COMPATIBLE WITH THE ROOFING MATERIAL
- 6 PROVIDE ROOF DRAINS TO EXTERNAL DOWNSPOUTS AND OVERFLOWS TO DAYLIGHT AT "FLAT" AREAS PER PLAN. DAYLIGHT DRAINS INTO LANDSCAPE AREAS



UPPER ROOF PLAN

(TORCH-DOWN ROOFING - TYP.)



SECOND FLOOR PLAN

214
223
277
3049
42



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SAN DIEGO, CA 92109
PROJECT TITLE: HUB LIQUOR REMODEL AND ADDITION
SHEET TITLE: **SECOND FLOOR & ROOF PLANS**
ORIGINAL DATE: _____
PROJECT NUMBER: _____
SHEET 3 OF 10
REVISION 1 _____ REVISION 2 _____
REVISION 3 _____ REVISION 4 _____

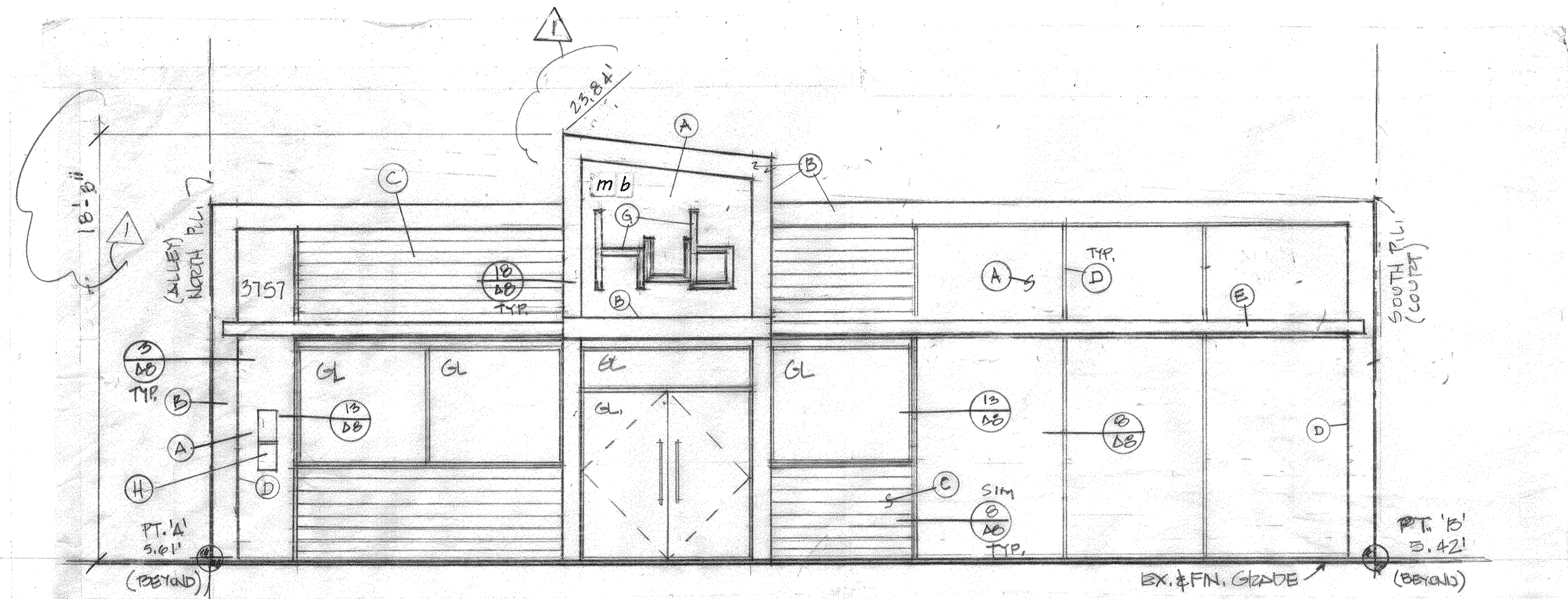
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6/3/21
1 2/9/22
RC/CDP 10/22

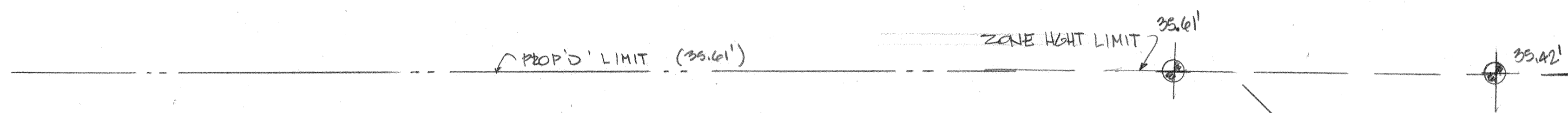


A2

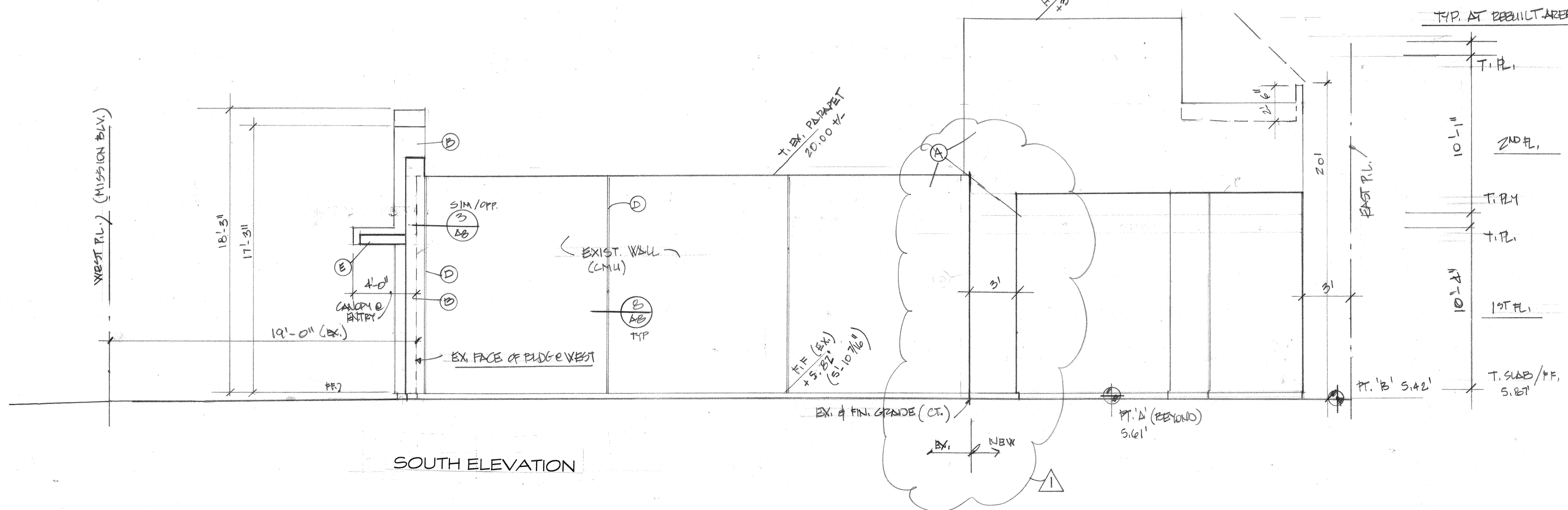


WEST ELEVATION

- SEE SHIT '1' FOR SIGN NOTES



WEST PL. (MISSION BLVD.)



SOUTH ELEVATION

ELEVATION LEGEND (typ.)

- (A) SIDING: Acrylic stucco with "medium" sand finished, color per owner, min 7/8" thick
- (B) Aluminum break metal wrap "Kynar", color by owner typ.
- (C) SIDING: 1 x 6 wood siding, "nickel gap" blind-nail installation, install over building paper per mfg. Color/finish per owner
- (D) STUCCO JOINT: Aluminum reglet per detail
- (E) CANOPY: Galv. Steel per details
- (F) ENTRY CANOPY: Aluminum break metal wrap, color per owner
- (G) SIGNAGE: Backlit (LED) aluminum letters (SEP. SIGN PERMIT)
- (H) DISABLED PARKING SIGNAGE: Reinstall signage on refinished wall

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HUB LIQUOR
 REMODEL AND ADDITION
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6/3/21
 10/9/22



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 LA JOLLA, CA
 PROJECT ADDRESS: 3757 MISSION BLVD
 SAN DIEGO, CA 92109
 PROJECT TITLE: HUB LIQUOR REMODEL AND ADDITION
 SHEET TITLE: EXTERIOR ELEVATIONS
 ORIGINAL DATE: _____
 PROJECT NUMBER: _____
 SHEET 6 OF 10
 REVISION 1 _____ REVISION 2 _____
 REVISION 3 _____ REVISION 4 _____

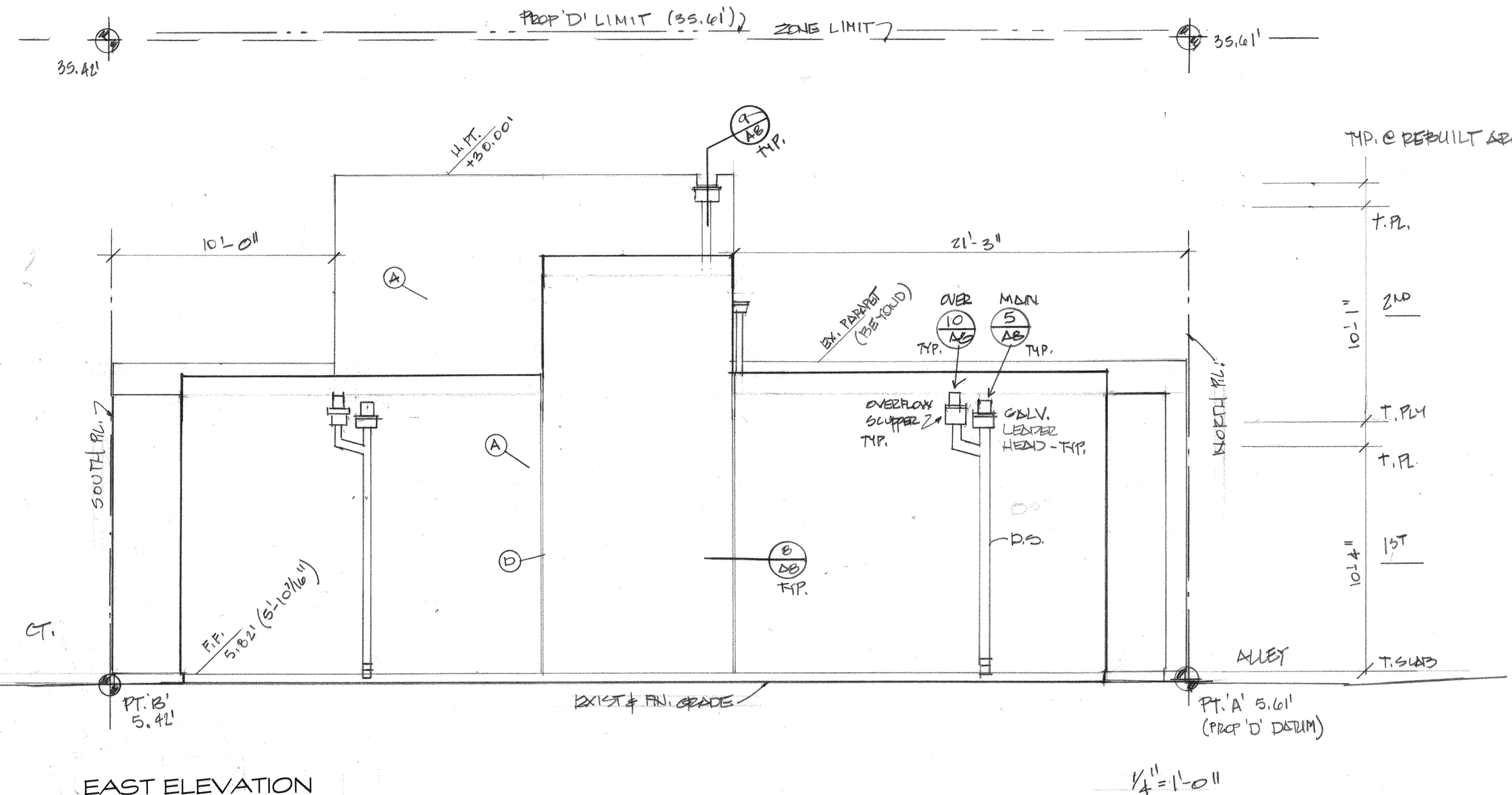
A3

STORM WATER QUALITY NOTES - CONSTRUCTION BMPs

This project shall comply with all current requirements of the State Permit; California Regional Water Quality Control Board (SDRWQCB), San Diego Municipal Storm Water Permit, The City of San Diego Land Development Code, and the Storm Water Standards Manual.

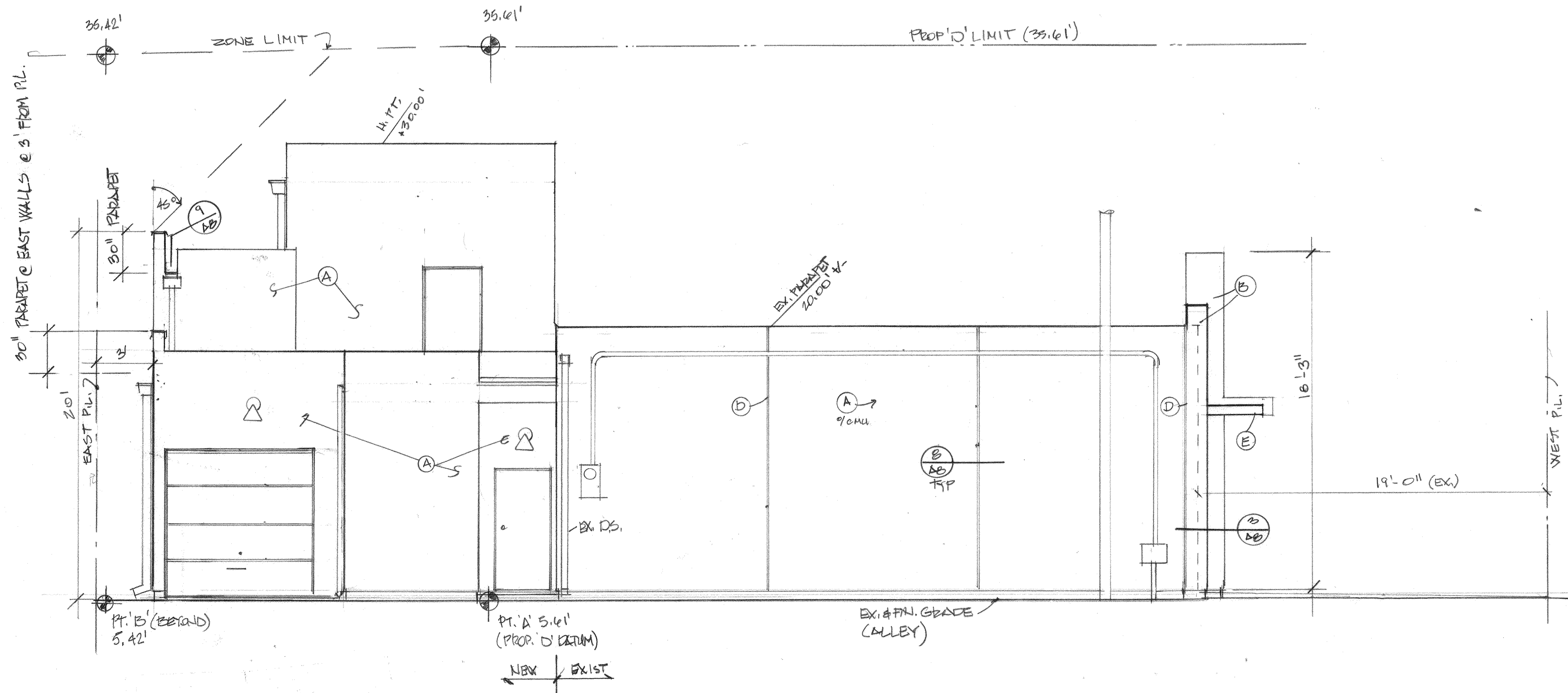
PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREETS AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE. PRIOR TO RESUMING CONSTRUCTION ACTIVITY, ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET FC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".



EAST ELEVATION

SEE A3 FOR ELEVATION LEGEND



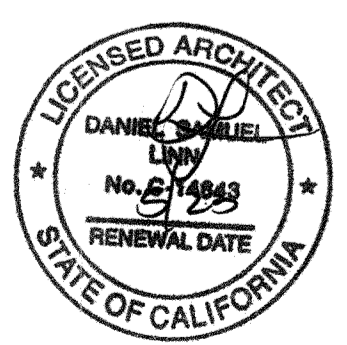
NORTH ELEVATION

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 SAN DIEGO, CA 92109
 PROJECT TITLE: HUB LIQUOR REMODEL AND ADDITION
 SHEET TITLE: EX. ELEVATIONS
 ORIGINAL DATE: _____
 PROJECT NUMBER: _____
 SHEET 7 OF 10
 REVISION 1 _____ REVISION 2 _____
 REVISION 3 _____ REVISION 4 _____

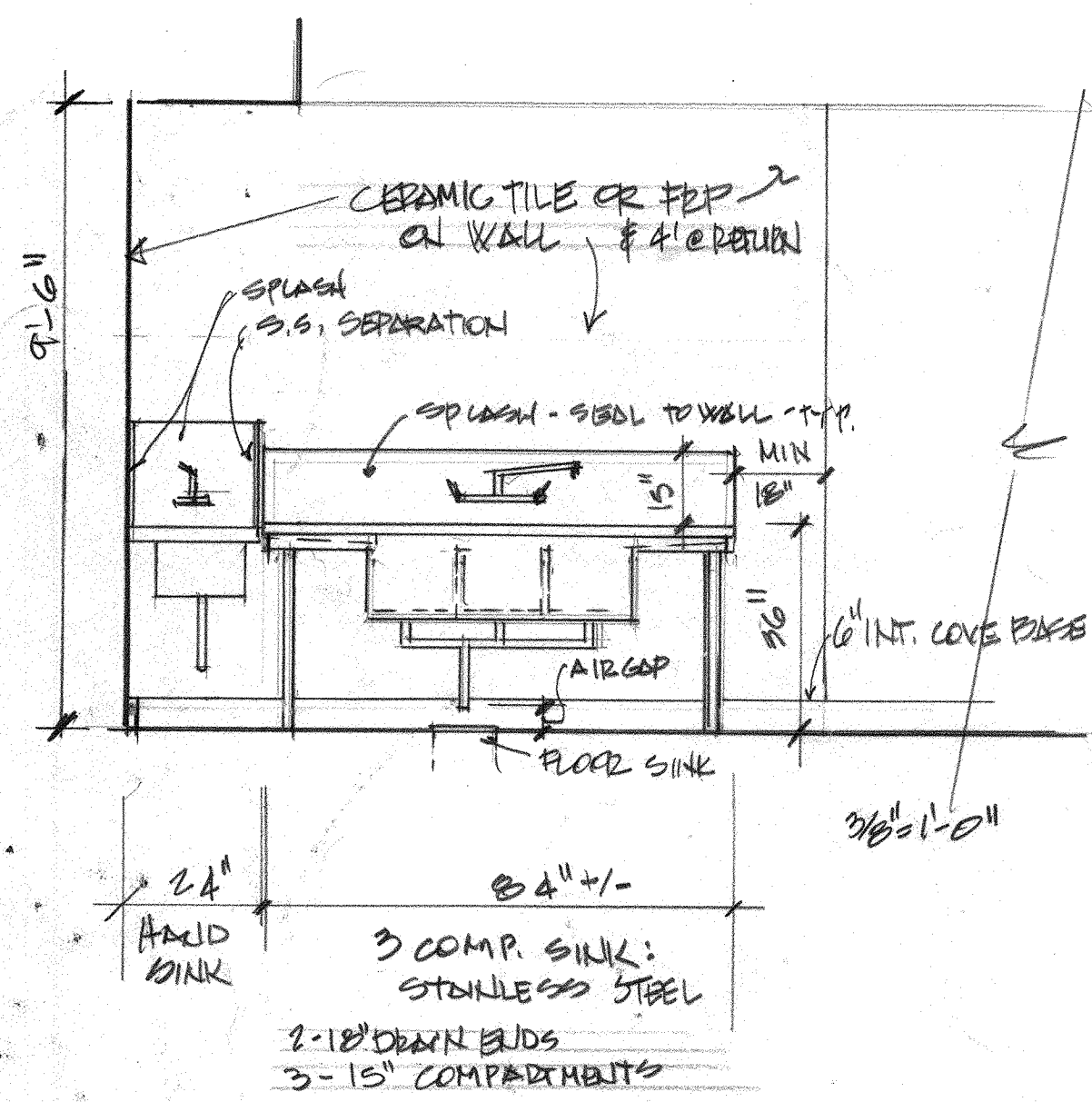
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HUB LIQUOR
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6/3/21

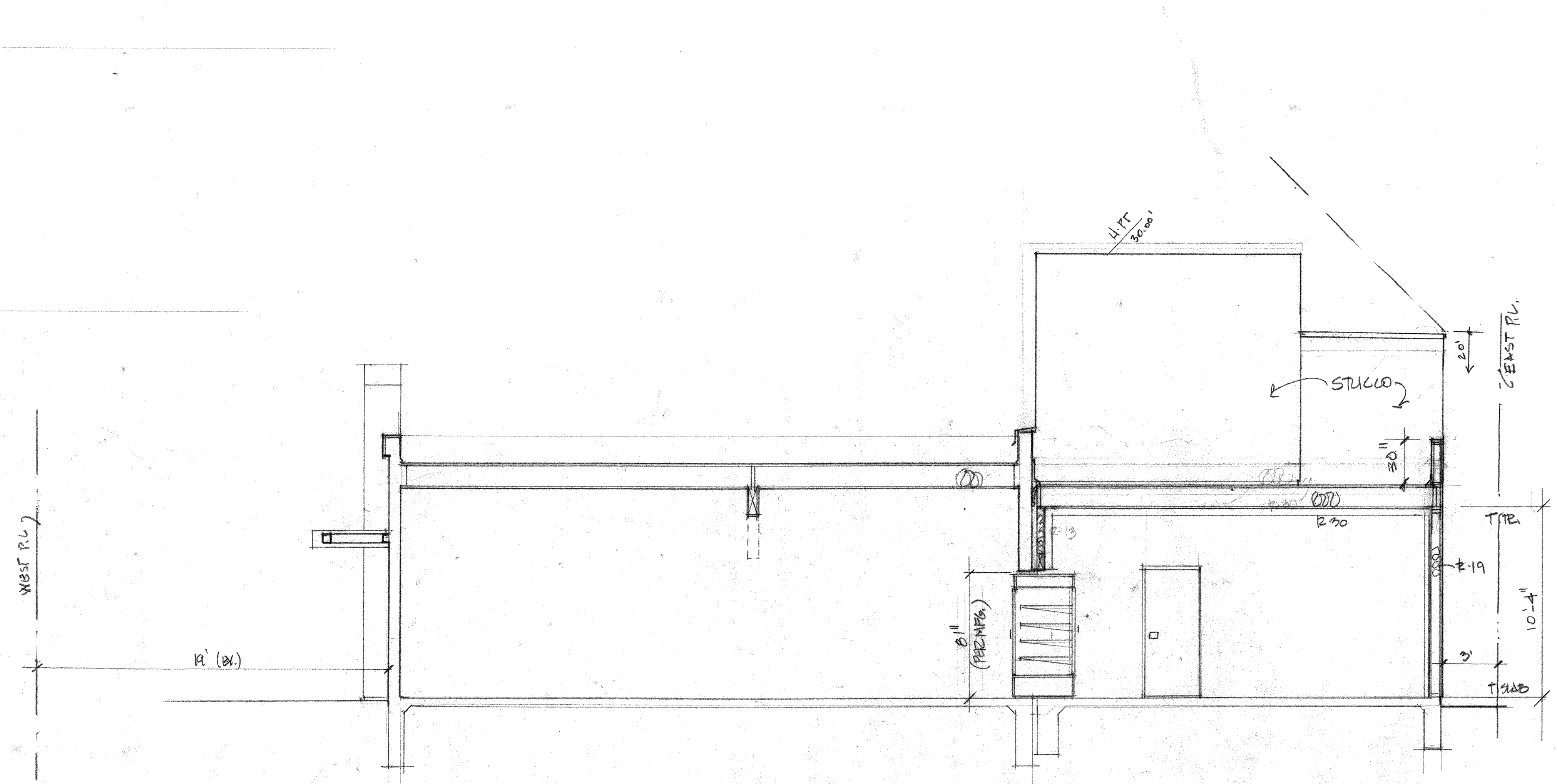


A4

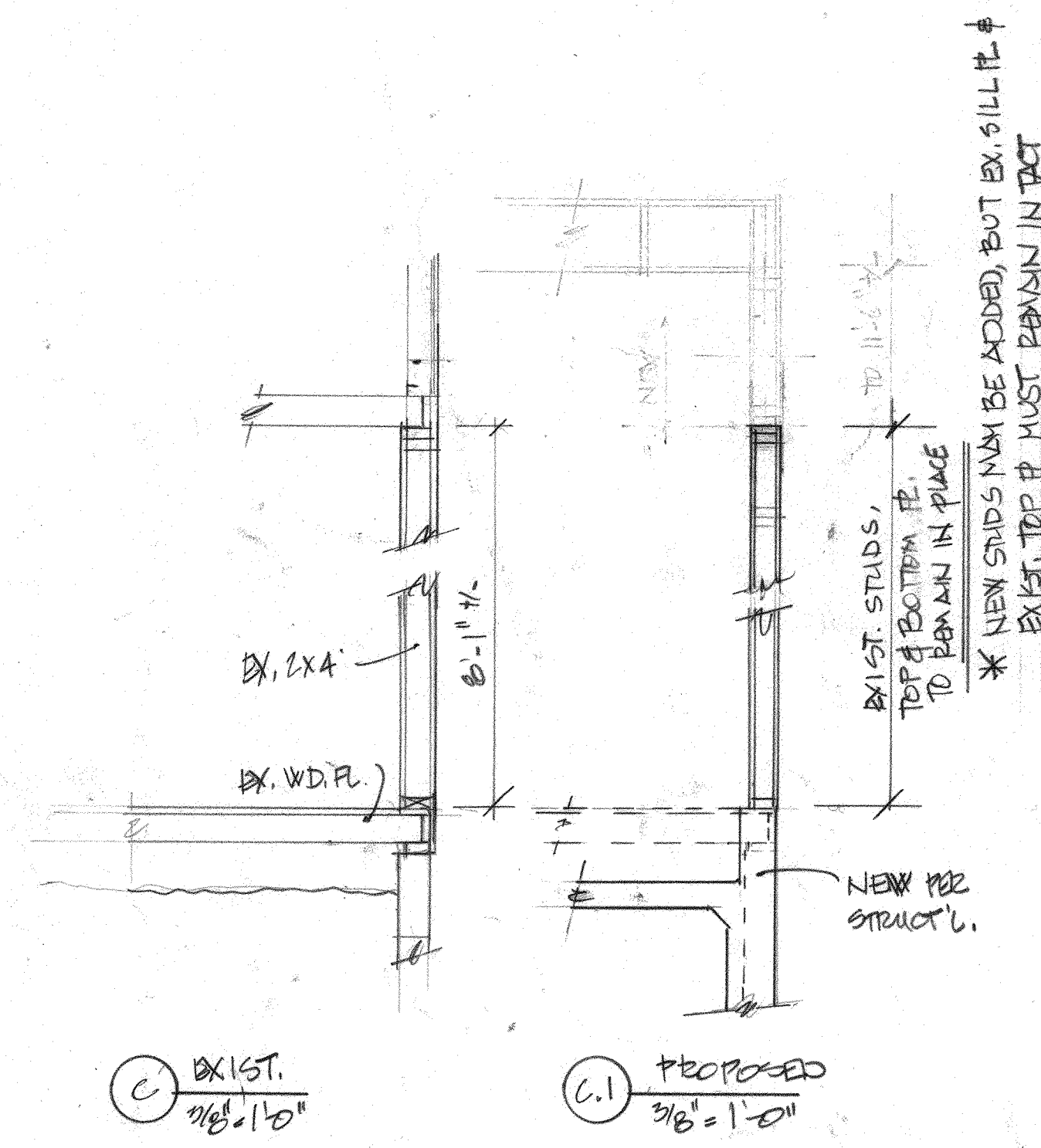


① (FOR FUTURE USE)

- 2'-4" HAND SINK
- 3 COMP. SINK: STAINLESS STEEL
- 2-12" DEEP ENDS
- 3-15" COMPARTMENTS



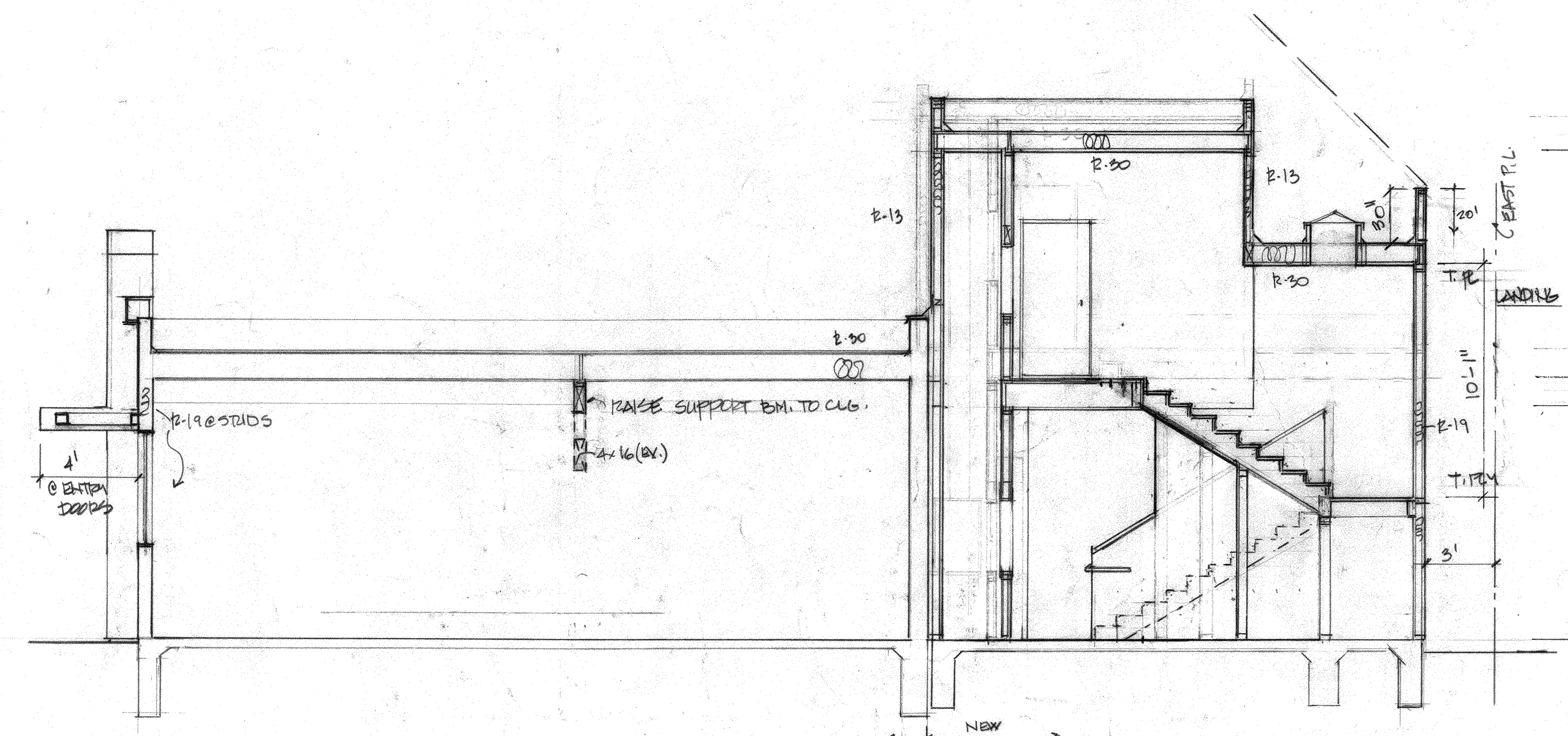
SECTION A
 1/4" = 1'-0"



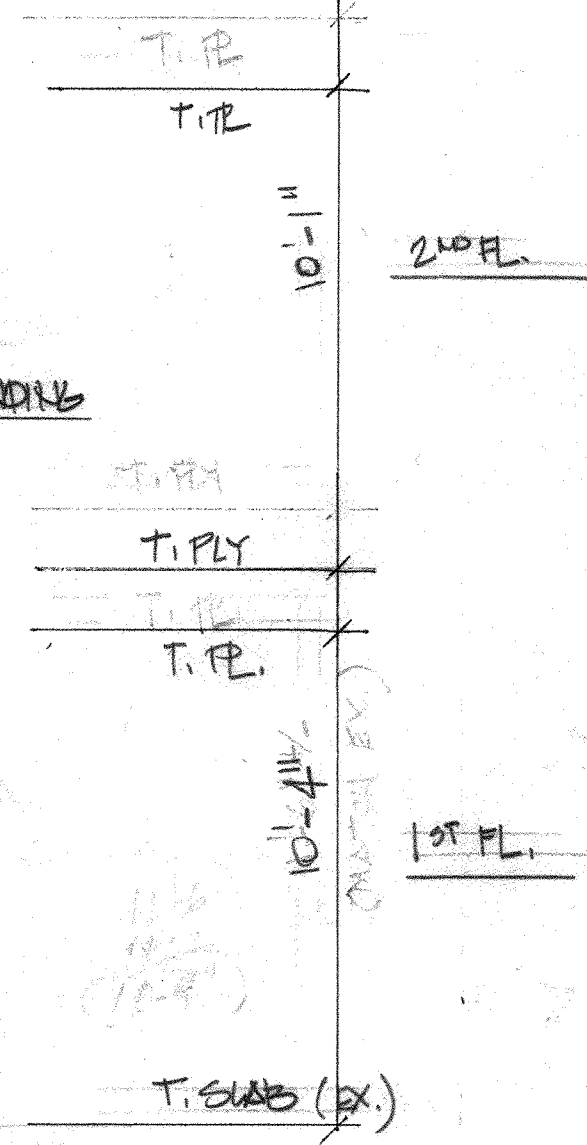
③ EXIST.
 1/8" = 1'-0"

③ PROPOSED
 3/16" = 1'-0"

* NEW STUDBS MAY BE ADDED, BUT EX. SILL TP. & EXIST. TOP TP. MUST REMAIN IN PLACE



SECTION B
 1/4" = 1'-0"

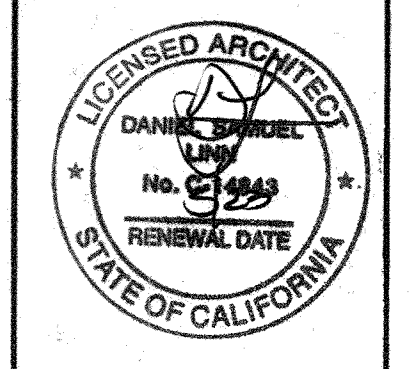


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 PROJECT ADDRESS: 3757 MISSION BLVD
 SAN DIEGO, CA 92109
 PROJECT TITLE: HUB LIQUOR REMODEL AND ADDITION
 SHEET TITLE: BUILDING SECTIONS
 ORIGINAL DATE: _____
 PROJECT NUMBER: _____
 SHEET 8 OF 10
 REVISION 1 _____ REVISION 2 _____
 REVISION 3 _____ REVISION 4 _____

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HUB LIQUOR
 REMODEL AND ADDITION
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 SAN DIEGO CALIFORNIA 92109

6/3/21



A5

FORM DS-560 September 2021 Stormwater Requirements Applicability Checklist

Project Address: 3757 MISSION BLVD. S.D. 92109 Project Number: 069241

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the California State Water Resources Control Board.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A - Determine Construction Phase Stormwater Requirements

- Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
 - Yes, SWPPP is required; skip questions 2-4.
 - No; proceed to the next question.
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
 - Yes, WPCP is required; skip questions 3-4.
 - No; proceed to the next question.
- Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
 - Yes, WPCP is required; skip question 4.
 - No; proceed to the next question.
- Does the project only include the following Permit types listed below?
 - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
 - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
 - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.

Check one of the boxes below and continue to Part B

- If you checked "Yes" for question 1, an SWPPP IS REQUIRED - continue to Part B
- If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP IS REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to Part B
- If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply, and no document is required. Continue to Section 2.

PART B - Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

- 1. ASBS
 - A. Projects located in the ASBS watershed.
- 2. High Priority
 - A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
 - B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.
- 3. Medium Priority
 - A. Projects that are not located in an ASBS watershed or designated as a High priority site.
 - B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
 - C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.
- 4. Low Priority
 - A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C - Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
 - If "no" is checked for all the numbers in Part C, continue to Part D.
- Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
 - Yes
 - No
 - Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
 - Yes
 - No
 - Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).
 - Yes
 - No

PART D - PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
 - If "no" is checked for all questions in Part D, continue to Part E.
- Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
 - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
 - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
 - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?
 - Yes, PDP exempt requirements apply
 - No, proceed to next question
 - Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?
 - Yes, PDP exempt requirements apply
 - No, proceed to next question

PART E - Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SQMP).

- If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project."
 - If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project."
- New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
 - Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
 - New development or redevelopment of a restaurant. Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. Yes No
 - New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. Yes No
 - New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No
 - New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

- New development or redevelopment discharging directly to an environmentally sensitive area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). Yes No
- New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No
- New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532, 7534 or 7536-7539. Yes No
- Other Pollutant Generating Project. These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. Yes No

PART F - Select the appropriate category based on the outcomes of Part C through Part E

- The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS Yes No
- The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance. Yes No
- The project is PDP EXEMPT. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance. Yes No
- The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management. Yes No

DANIEL LININ Agent ARCHITECT
 Name of Owner or Agent Title
 Signature *[Signature]* Date 10/1/21

Source Control BMP Checklist Form I-4A for Standard Projects

All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.

Source Control Requirement	Applied?		
	Yes	No	N/A
4.2.1 Prevention of Illicit Discharges into the MS4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.2 Storm Drain Stenciling or Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.6 BMPs based on Potential Sources of Runoff Pollutants			
On-site storm drain inlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior floor drains and elevator shaft sump pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior parking garages	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Need for future indoor & structural pest control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape/Outdoor Pesticide Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pools, spas, ponds, decorative fountains, and other water features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refuse areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial processes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor storage of equipment or materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle/Equipment Repair and Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Dispensing Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loading Docks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Sprinkler Test Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous Drain or Wash Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plazas, sidewalks, and parking lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC-6A: Large Trash Generating Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC-6B: Animal Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC-6C: Plant Nurseries and Garden Centers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC-6D: Automotive Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion / justification for all "No" answers shown above: N/A



Site Design BMP Checklist Form I-5A for Standard Projects

All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.

Site Design Requirement	Applied?		
	Yes	No	N/A
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3.3 Minimize Impervious Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3.4 Minimize Soil Compaction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3.5 Impervious Area Dispersion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3.6 Runoff Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3.7 Landscaping with Native or Drought Tolerant Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3.8 Harvest and Use Precipitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion / justification for all "No" answers shown above: N/A

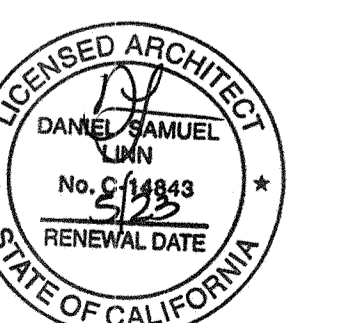
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 REMODEL AND ADDITION
 3757 MISSION BOULEVARD
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DATE _____

REVISIONS

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
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 5732 BELLEVUE AVE.
 LA JOLLA, CA
 PROJECT ADDRESS: 3757 MISSION BLVD
 SAN DIEGO, CA 92109
 SHEET TITLE: HUB LIQUOR REMODEL AND ADDITION
 DS-560 I-45A
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 SHEET NUMBER: 9 OF 10
 REVISION 1 _____ REVISION 2 _____
 REVISION 3 _____ REVISION 4 _____

BMP I