

PROJECT DATA

OWNER/APPLICANT: STRELIC PROPERTIES, LLC
 9423 BOND AVENUE
 EL CAJON, CA. 92021
 CONTACT: JON STRELIC 619.447.2770

CONSTRUCTION TYPE: TYPE V - NON RATED SPRINKLED

OCCUPANCY: B & S-1

BUILDING CODE: 2010 C.B.C. 2010 C.F.C. 2010 C.M.C.
 2010 C.F.C. 2010 C.M.C.
 2010 C.E.C.

SPECIFIC USE: FULL SERVICE CAR WASH & LUBE AND TUNE

PARKING:
REQUIRED PARKING
 1 SPACE PER 300 S.F. GFA OF OFFICE AREA..... 4374 S.F. = 14.58 SPACES
ACTUAL PARKING
 17 SPACES

APN: 403-390-27

ADDRESS: 1250 TAVERN ROAD
 ALPINE, CA.

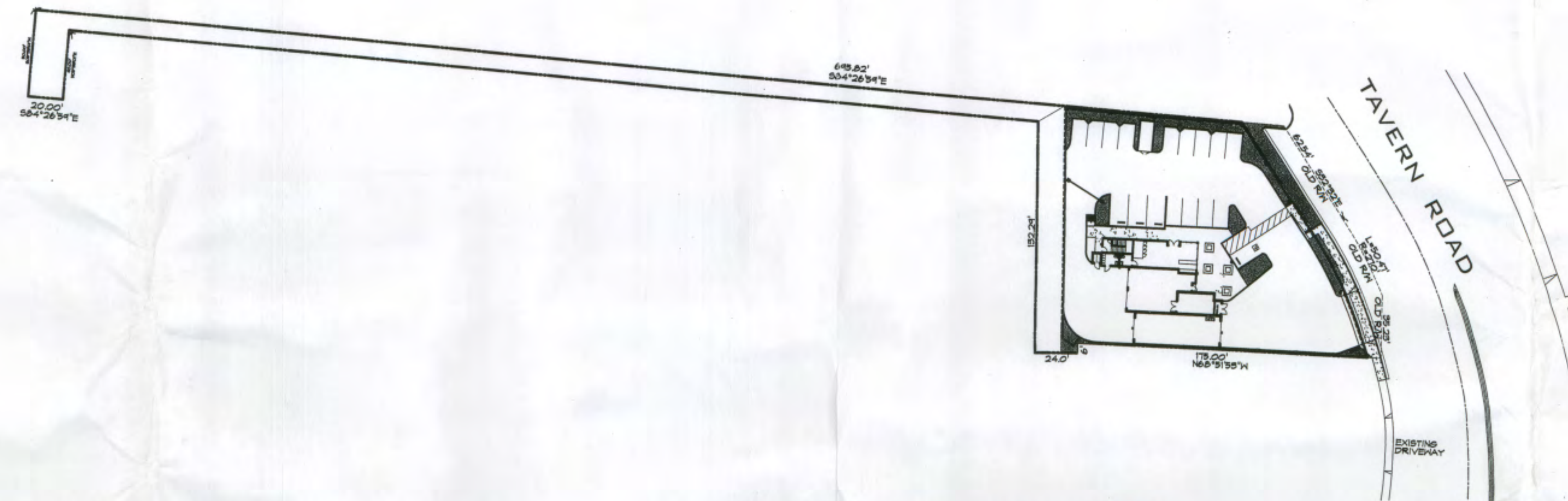
SITE AREA: 27,372 S.F.

BUILDING AREA: 3,310 S.F.

BUILDING COVERAGE: 2,420 S.F.

COVERAGE: 9%

F. A. R.: .12

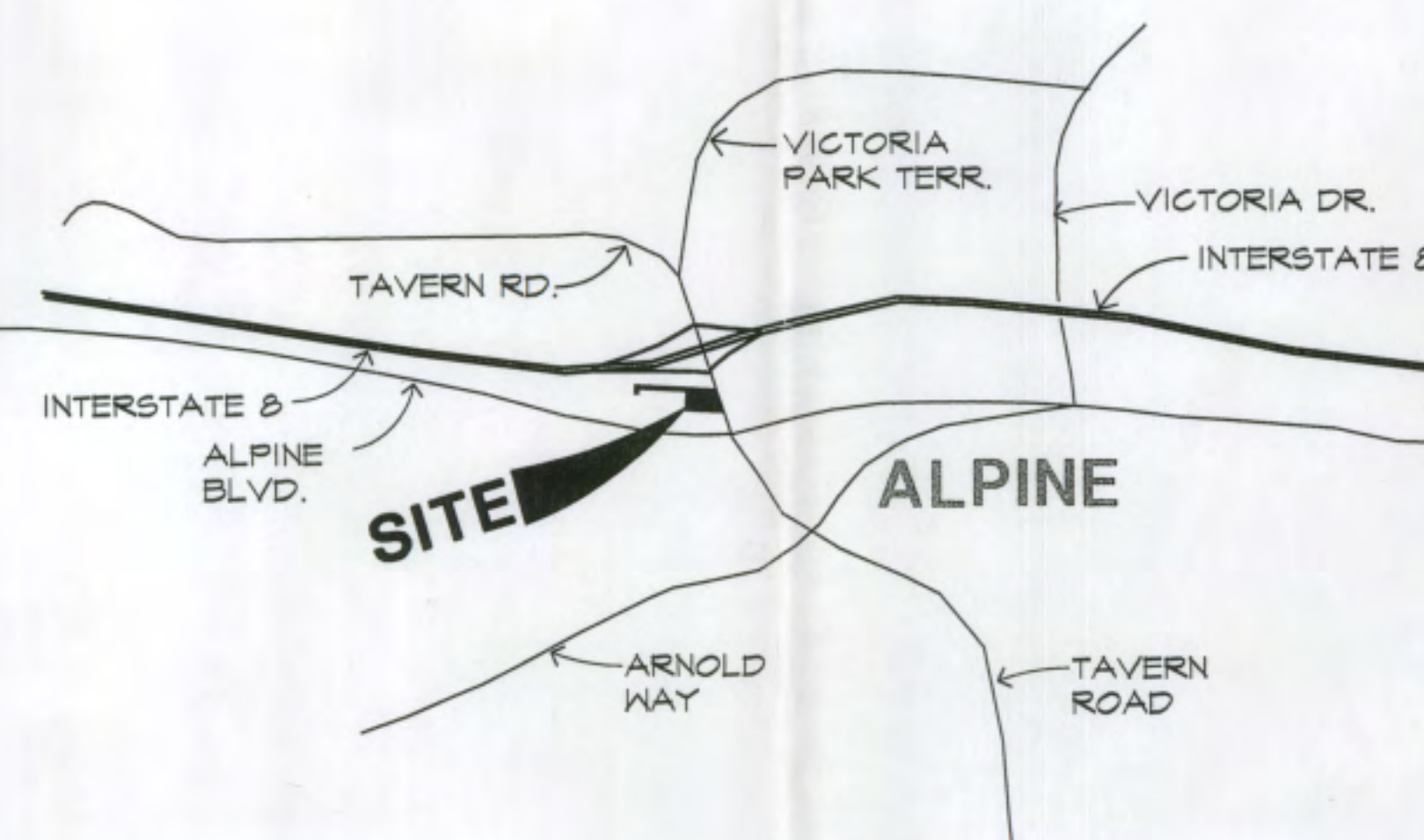


SITE PLAN

SCALE : 1"=50'-0"



VICINITY MAP



SHEET SCHEDULE

A1.1	SITE PLAN AND PROJECT INFORMATION
A1.2	SITE PLAN - LARGE SCALE
A1.3	SITE PLAN - QUEUING
A2	FLOOR PLANS
A3	EXTERIOR ELEVATIONS
A4	NOISE LOCATION SITE PLAN
L1	CONCEPTUAL LANDSCAPE PLAN

Red-Lined
 SDC PDS RCVD 03-21-13
 P12-019

REVISION	BY

RMI ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIOR DESIGN
 8330 UNIVERSITY AVENUE (619) 465-2011
 LA MESA, CA 91941 FAX: (619) 465-2833
 CONTACT: RICK MARRS (619) 465-2011 EXT 13
 RICK@RMI-ARCHITECTS.COM



OWNER

ALPINE AUTO WASH & LUBE
 OWNER:
 JON STRELIC & LARRY HAGEMAN
 9423 BOND AVENUE
 EL CAJON, CA. 92021 619.447.2770

PROJECT

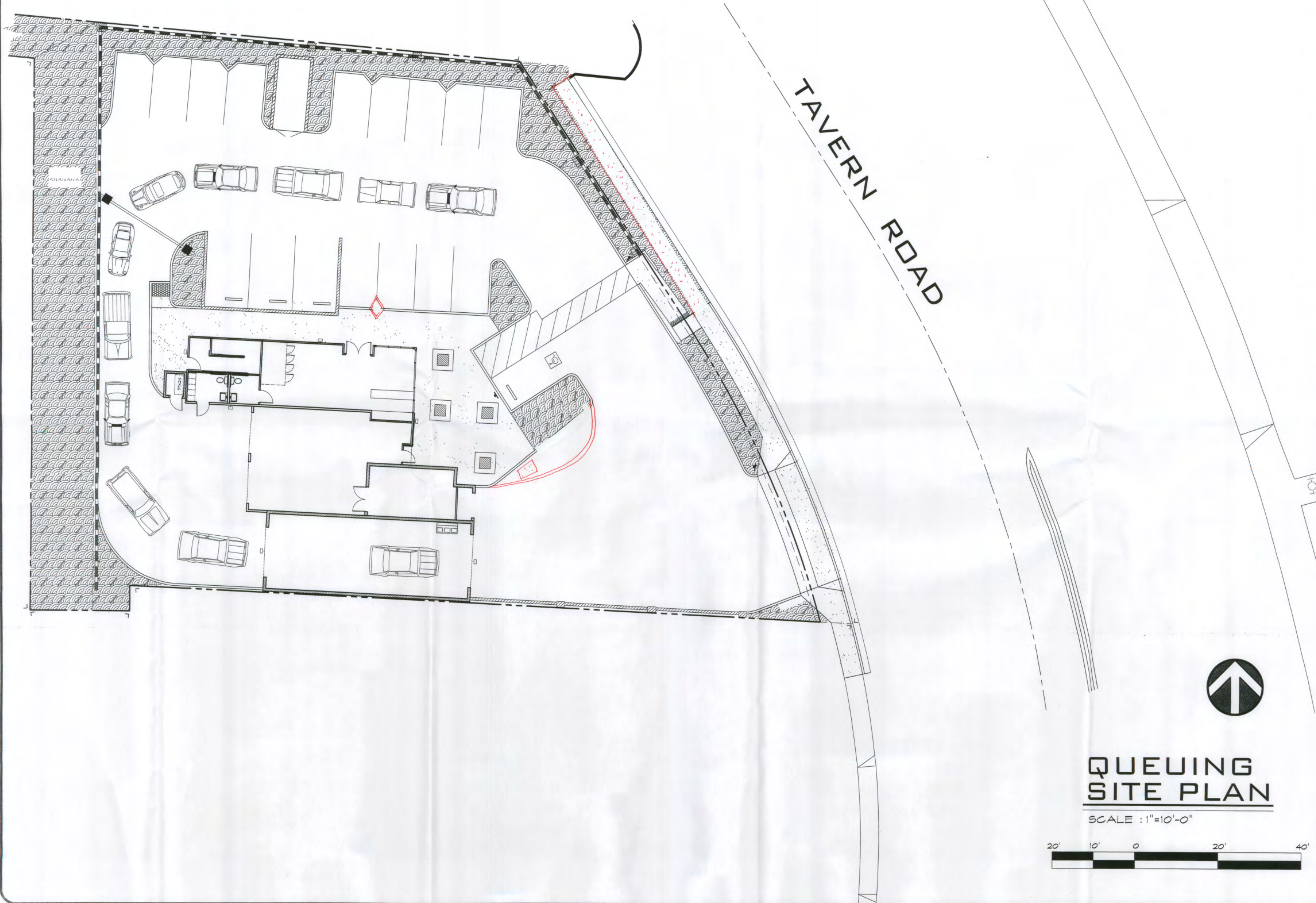
DATE: 3.19.13

SCALE:

DRAWN: RM

JOB NO: 12-875

A1.1



QUEUING SITE PLAN

SCALE : 1"=10'-0"

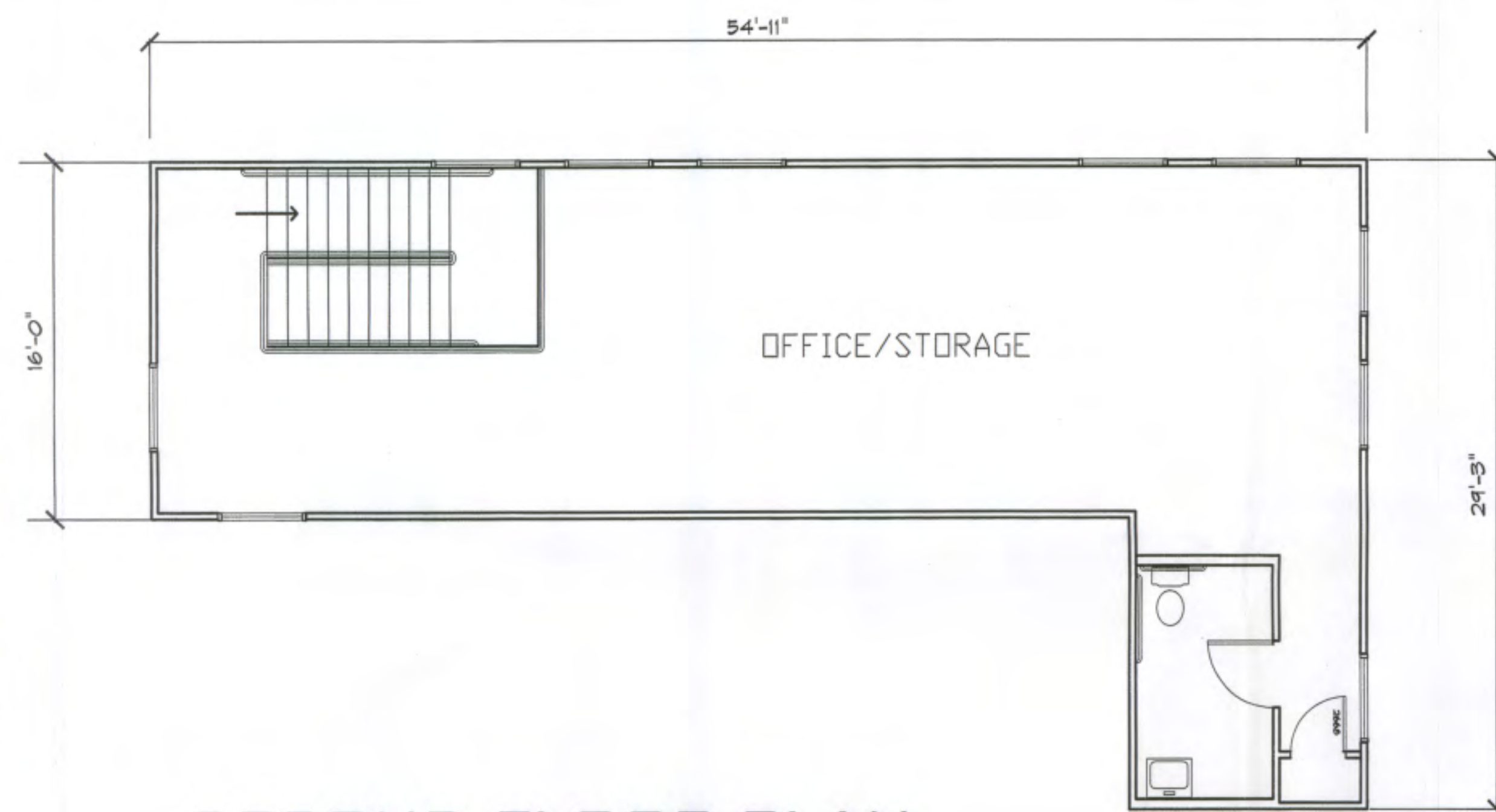


REVISION	BY


RMI ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIOR DESIGN
 8330 UNIVERSITY AVENUE (619) 465-2011
 LA MESA, CA 91941 FAX: (619) 465-2833
 CONTACT: RICK MARRS (619) 465-2011 EXT 13
 RICK@RMI-ARCHITECTS.COM

OWNER	
OWNER: JON STRELIC & LARRY HAGEMAN 9423 BOND AVENUE EL CAJON, CA. 92021 619.447.2770	
PROJECT	
ALPINE AUTO WASH & LUBE 1250 TAVERN ROAD ALPINE, CA.	

DATE: 3.19.13
SCALE:
DRAWN: RM
JOB NO: 12-075
A1.3



SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

874 S.F.

AREA & PARKING TABULATION

FIRST FLOOR AREAS

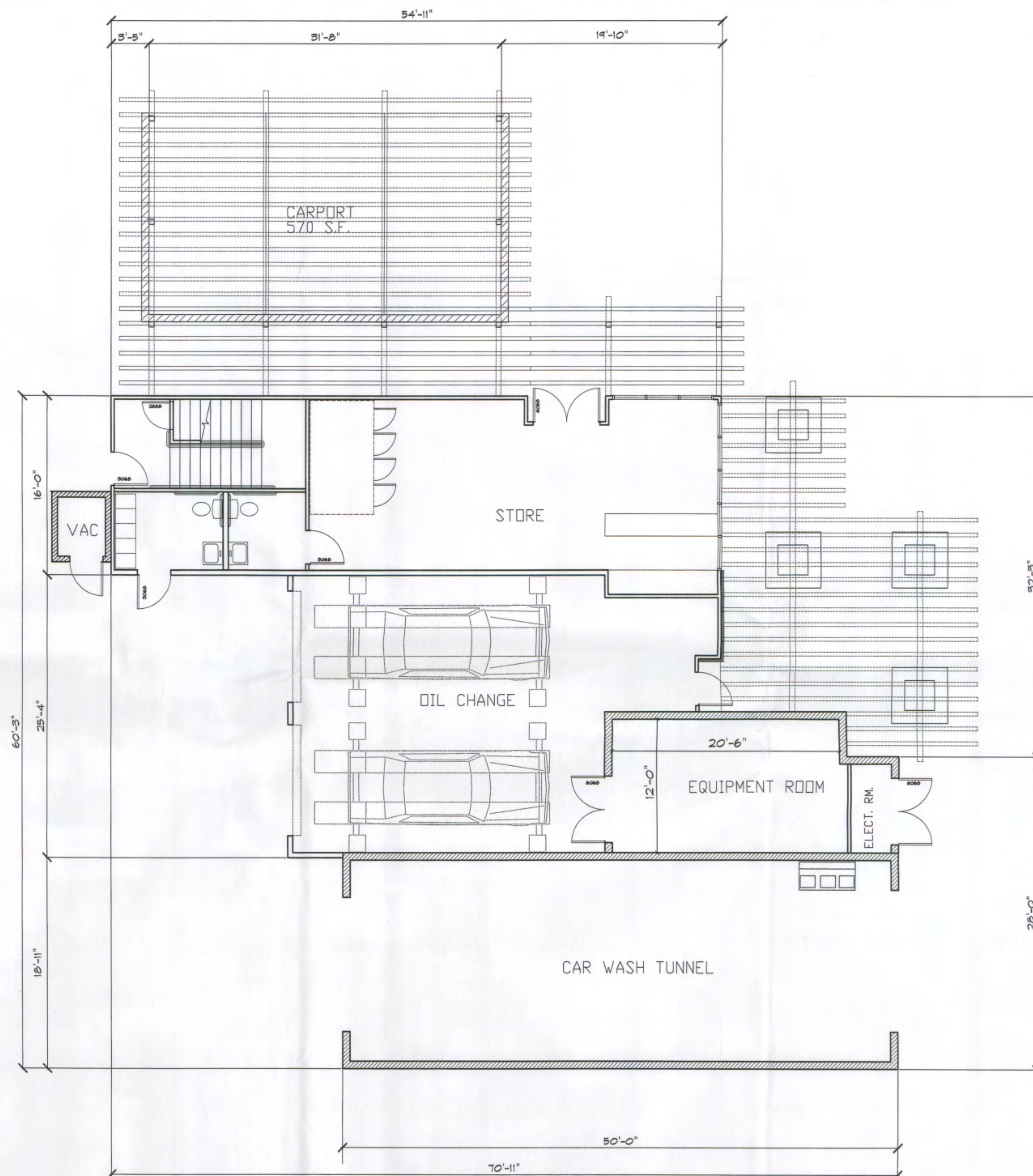
CONVIENCE STORE	645 SF
RESTROOMS	76 SF
STAIRS	149 SF
OIL CHANGE	817 SF
WASH TUNNEL & EQUIPMENT	1,243 SF
CARPORT	570 SF
TOTAL FIRST FLOOR	3,500 SF

SECOND FLOOR AREA

OFFICE AND STORAGE	874 SF
TOTAL BUILDING	4,374 SF

PARKING:

REQUIRED:
1 SPACE / 300 S.F. = 4,374 S.F. x 300 = 14.58 SPACES
PROVIDED:
17 SPACES



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



REVISION	BY

RMI ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
8330 UNIVERSITY AVENUE (619) 465-2011
LA MESA, CA 91941 FAX: (619) 465-2833
CONTACT: RICK MARRS (619) 465-2011 EXT 13
RICK@RMI-ARCHITECTS.COM



OWNER

ALPINE AUTO WASH & LUBE
OWNER:
JON STRELIC & LARRY HAGEMAN
9423 BOND AVENUE
EL CAJON, CA. 92021 619.447.2770

1250 TAVERN ROAD
ALPINE, CA.

PROJECT

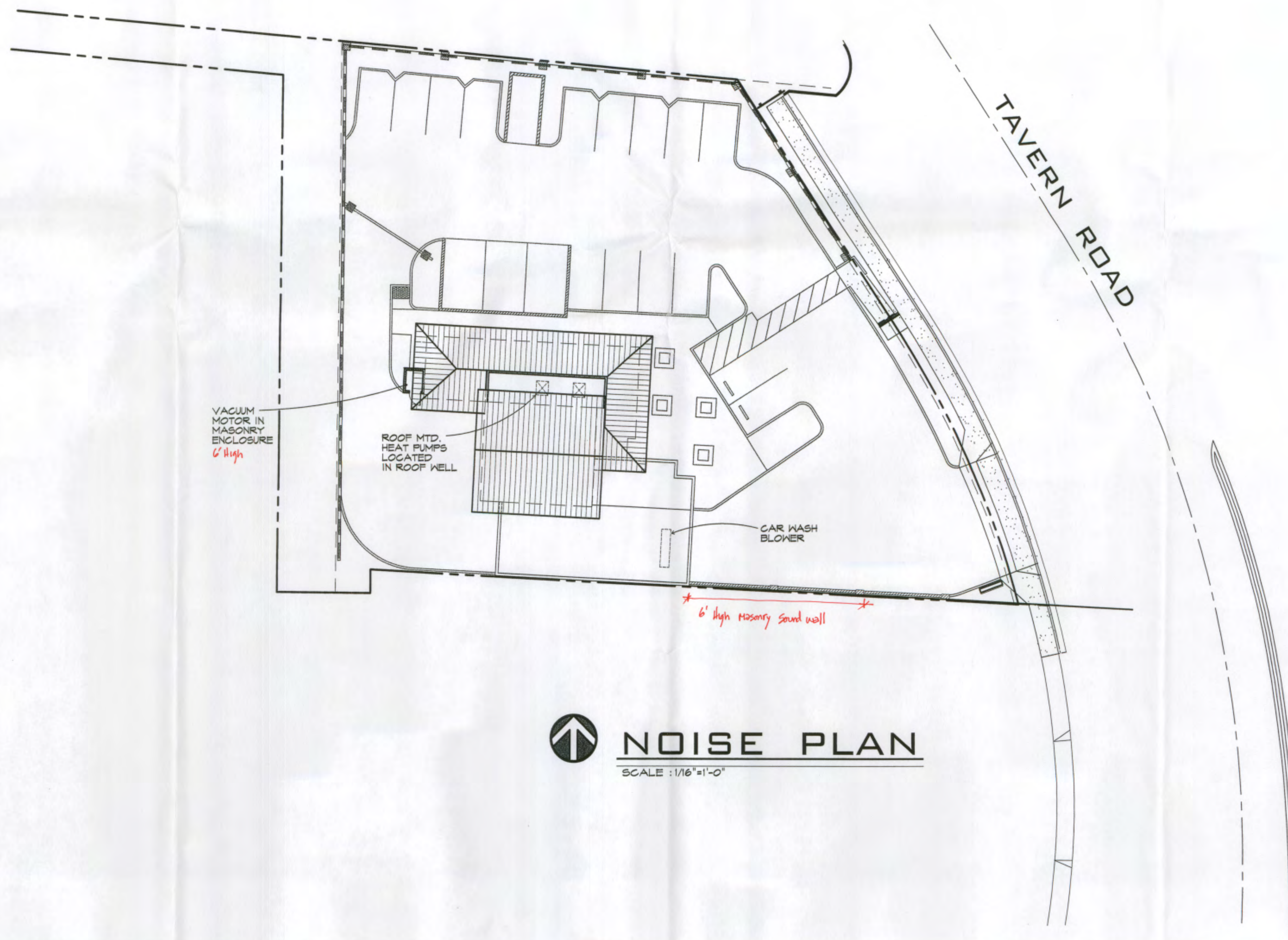
DATE: 3.19.13

SCALE:

DRAWN:

JOB NO:

A2



NOISE PLAN

SCALE : 1/16"=1'-0"

REVISION	BY

RMI ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIOR DESIGN
 8330 UNIVERSITY AVENUE, SUITE 100
 LA JOLLA, CA 92037
 TEL: (619) 465-2833
 FAX: (619) 465-2833
 CONTACT: RICK MARRE
 RICK@RMI-ARCHITECTS.COM



OWNER

ALPINE AUTO WASH & LUBE
 OWNER:
 JON STRELIC & LARRY HAGEMAN
 9423 BOND AVENUE
 EL CAJON, CA. 92021 619.447.2770
 1250 TAVERN ROAD
 ALPINE, CA.

PROJECT

DATE: 3.19.13
SCALE:
DRAWN:
JOB NO:
A4

LANDSCAPE ARCHITECT
COMPLIANCE STATEMENT
I AM FAMILIAR WITH THE
REQUIREMENTS FOR
LANDSCAPE AND IRRIGATION
PLANS CONTAINED IN THE
COUNTY LANDSCAPE WATER
CONSERVATION REGULATIONS,
IN TITLE 8, DIVISION 6,
CHAPTER 7. I HAVE
PREPARED THIS PLAN IN
COMPLIANCE WITH THOSE
REGULATIONS. I CERTIFY THAT
THE PLAN IMPLEMENTS THOSE
REGULATIONS TO PROVIDE
EFFICIENT USE OF WATER.

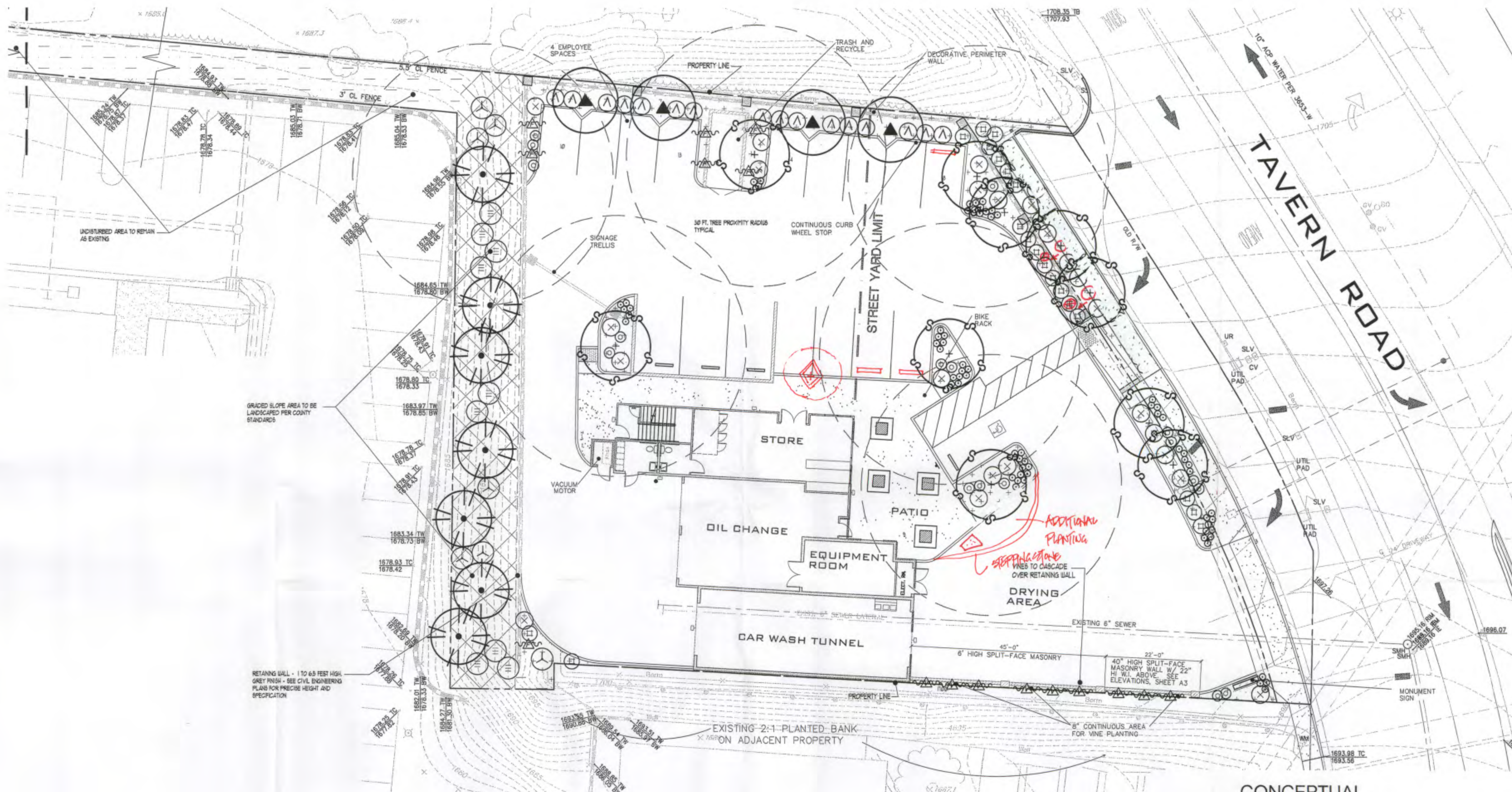
BY: *Stan Ahles*
DATE: 30 MAY 12

LANDSCAPE PLAN FOR
ALPINE CAR WASH
1430 TAVERN ROAD
ALPINE, CA

ISSUE: DATE:
Concept Landscape Plan 6 JUN 12
Preliminary 5 JAN 13
Final Site 12 MAR 13

SHEET: 1

L-1



WATER EFFICIENT LANDSCAPE WORKSHEET PRELIMINARY CALCULATIONS BASED ON CONCEPTUAL DESIGN- INTENDED AS WORST CASE SCENARIO HYDRO ZONE INFORMATION TABLE

HYDROZONE #	DESCRIPTION	STATION	IRRIGATION METHOD (CODE)	PLANT FACTOR (AVERAGE) (PF)	HYDROZONE AREA (SF)	% OF LANDSCAPE	FF X HA	IE	FF X HA/IE
1	PAD DRIP AREAS		D	0.5	261	40.0	1064	0.8	134
2	REAR ROTOR SLOPE		R	0.5	261	50.0	1064	0.1	848

MAXIMUM APPLIED WATER ALLOWANCE

ETa	510	GALLONS/PER YEAR	101214
ET FACTOR	0.7	PER YEAR	14332
LANDSCAPE AREA	4334	PER YEAR	0.33
CONVERSION FACTOR	0.62		
LANDSCAPE AREA	0		
CONVERSION FACTOR	0.3		

AVERAGE IRRIGATION EFFICIENCY
6.7% PROVIDED

ESTIMATED TOTAL WATER USE

ESTIMATED TOTAL WATER USE
GALLONS/YEAR 101565

PERCENTAGE ALLOWANCE USED

95.7

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	Pinus Canariensis	CANARY ISLAND PINE	9 24 INCH BOX
	Lagerströmia indica	CRABE MYRTLE	4 5 GALLON
	Callistemon citrinus	BOTTLEBRUSH	7 5 GALLON
	Baccharis pisonis	PROSTATE COYOTE BUSH	8 IN. OC. PLANTS
	Ceanothus 'Cedra'	KANGAROO PALE	6 5 GALLON
	Grevillea 'Nobilis'	NON	25 5 GALLON
	Hesperocallis 'Stella d'Oro'	DAYLILY	16 1 GALLON
	Heteromeles arbutifolia	TOYON	9 5 GALLON
	Moraea	FORTNIGHT LILY	32 5 GALLON
	Rosemarinus 'Tuscan Blue'	ROSEMARY	31 5 GALLON
	Tecoma capensis	CAPE HONEYBUCKLE	16 5 GALLON
	Ficus repens	CREeping FIG	8 5 GALLON
	Parthenocissus tricuspidata	BOSTON IVY	9 5 GALLON

IRRIGATION CONCEPT

- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A PERMANENT UNDERGROUND SYSTEM. SYSTEM SHALL PROVIDE FOR THE PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.
- ALL IRRIGATION, EITHER EXISTING OR PROPOSED, SHALL CONFORM TO COUNTY OF SAN DIEGO'S WATER CONSERVATION LANDSCAPE ORDINANCE AND WATER EFFICIENT LANDSCAPE MANUAL. STANDARDS FOR IRRIGATION AND MAINTENANCE.
- ALL IRRIGATION SYSTEMS SHALL BE AUTOMATICALLY CONTROLLED WITH A RAIN SENSING OVERIDE DEVICE.
- RUNOFF SHALL BE MINIMIZED. WATER CONSERVATION IS PROMOTED THROUGH THE HYDROZONING GROUPINGS OF PLANTS WITH SIMILAR IRRIGATION REQUIREMENTS.

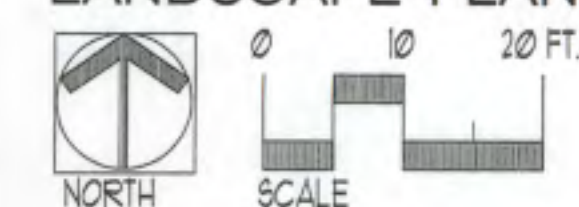
STORM WATER NOTE

- STORM WATER IS MANAGED THROUGH PERVIOUS PAVING AND OTHER STRUCTURES. NO SWALES OR RETENTION WITHIN LANDSCAPE AREAS IS REQUIRED.

MAINTENANCE NOTES

- MAINTENANCE SHALL BE PROVIDED BY THE PROPERTY OWNER FOR THE ENTIRE PROPERTY, INCLUDING THE RIGHT OF WAY FRONTAGE ALONG TAVERN ROAD.
- ALL ORNAMENTAL LANDSCAPE AREAS SHALL BE MAINTAINED IN A HEALTHY CONDITION, INCLUDING APPROPRIATE WATERING AND PRUNING OF PLANTS TO MEET FIRE PROTECTION STANDARDS. DEAD AND DYING PLANTING MATERIAL SHALL BE REPLACED. VERTICAL AND HORIZONTAL CLEARANCES OF TREES AND SHRUBS MAINTAINED, AND THE OPERATIONAL INTEGRITY AND PROGRAMMING OF THE IRRIGATION SYSTEM MAINTAINED.

CONCEPTUAL LANDSCAPE PLAN



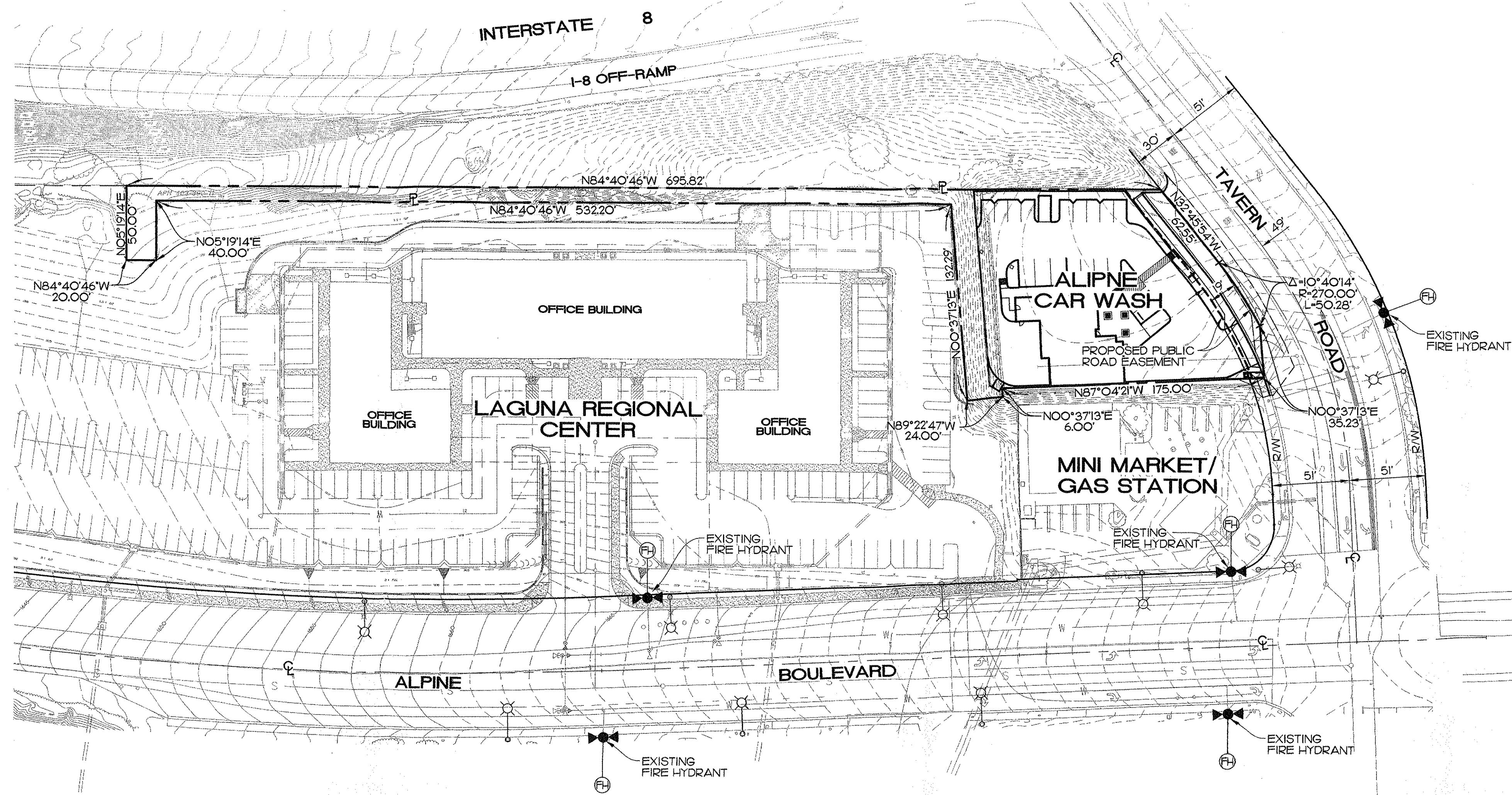
NOTES

- NO INVASIVE PLANT SPECIES WILL BE UTILIZED.
- NATIVE SPECIES ARE USED IN THE LANDSCAPING WHERE PRACTICAL.

AREA NOTES

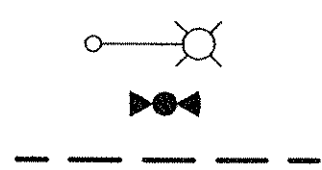
ITEM	SIZE (SF)	REQUIRED PLANT	REQUIRED	PROVIDED
STREET FRONTING LANDSCAPE	9351	20%	1851 SF.	1660 SF. - 11.5%
STREET FRONTING TREES	1660	1 PER 250 SF	1	3
PARKWAY TREES	1266	1 PER 250 SF	4	6
PARKING AREA	11204	5%	560 SF.	1020 SF.
PARKING AREA TREES	1012	1 PER 250 SF	4	8

TREES LOCATED TO PROVIDE TRUNK WITHIN 30 FEET OF EACH PARKING STALL



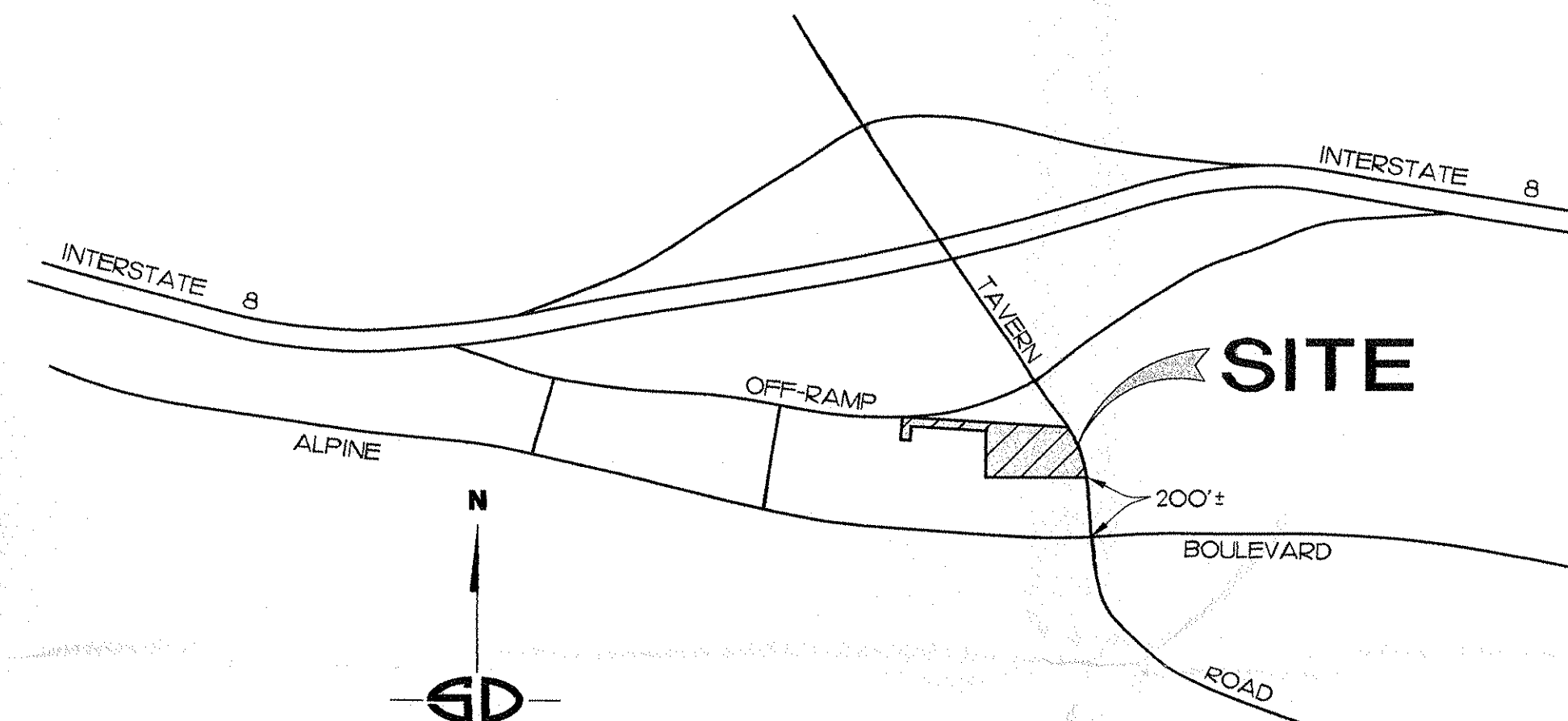
LEGEND

EXISTING FIRE HYDRANT (FH)
EXISTING STREET LIGHT
PROPOSED PUBLIC ROAD EASEMENT



KEY MAP

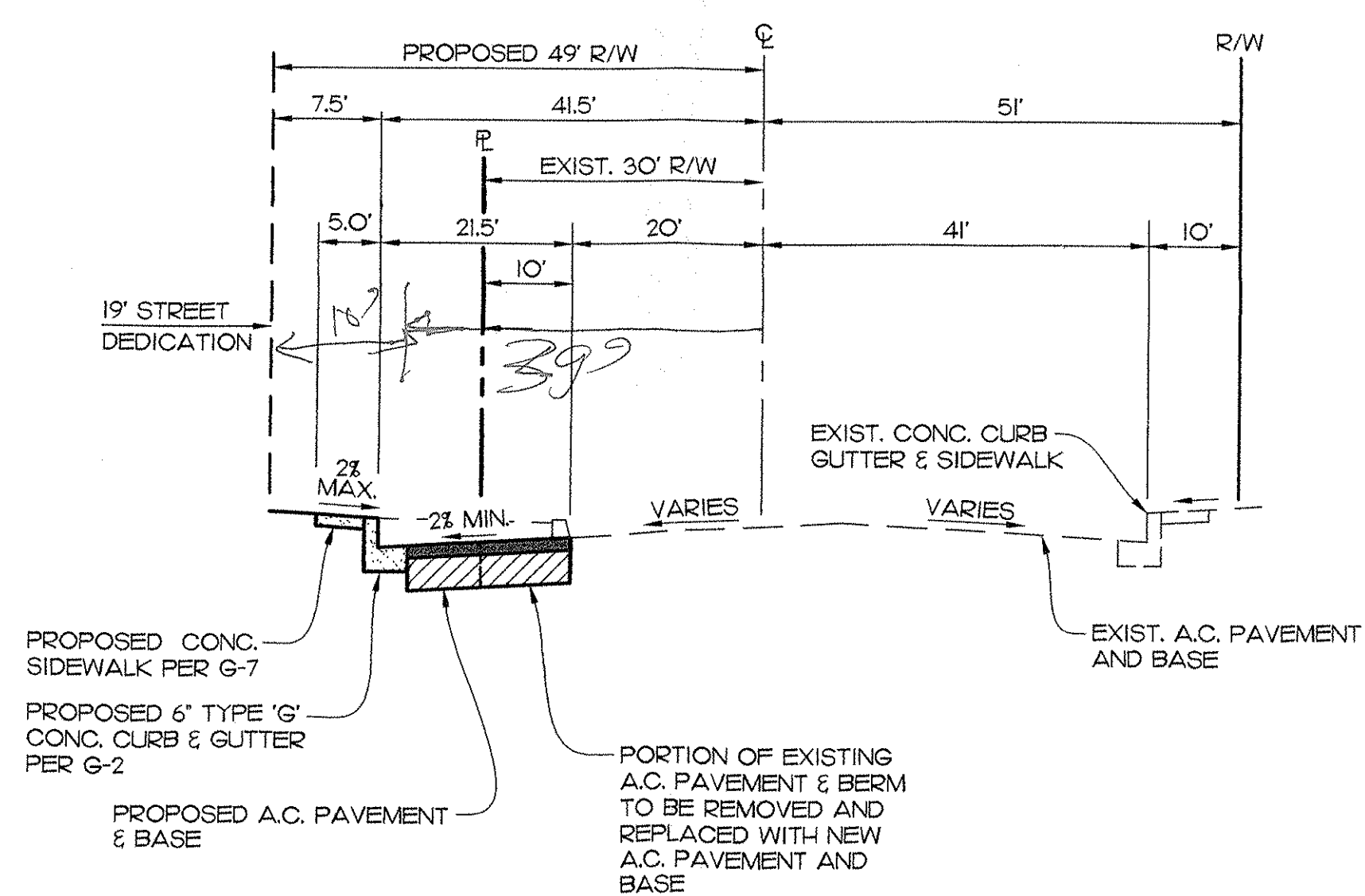
SCALE: 1" = 50'



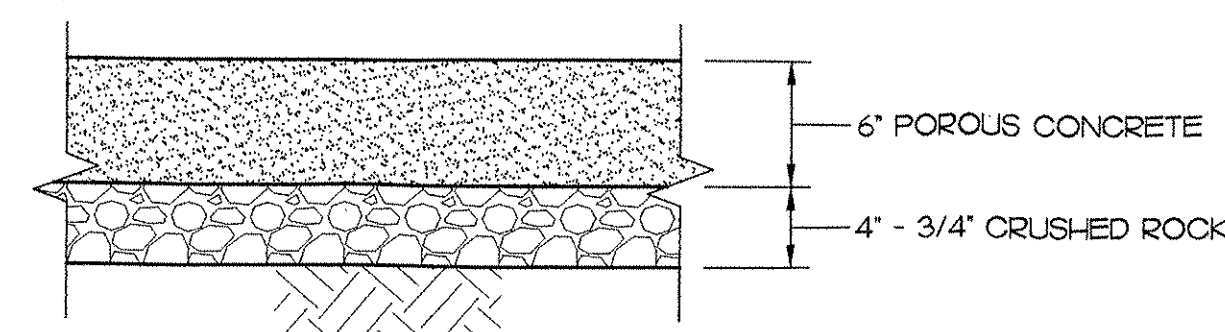
THOMAS BROS.
PG. 1293 (J5)

VICINITY MAP

NO SCALE



TI = 8
TYPICAL SECTION - TAVERN ROAD (MAJOR ROAD, 4.1A)
NO SCALE



DETAIL : POROUS CONCRETE PAVEMENT
NO SCALE

LEGEND

IMPROVEMENT	STD. DWG.	SYMBOL
EXISTING CONTOUR	1685	
EXISTING ELEVATION	1690.28 TC	
PROPERTY BOUNDARY		
PROPOSED CONTOUR	1700	
PROPOSED ELEVATION	1698.30	
DIRECTION OF DRAINAGE		
PROPOSED STRUCTURE		
PROPOSED RETAINING WALLS		
PROPOSED 6' A.C. BERM (TYPE 'A')	G-5	
PROPOSED 6' CONC. CURB	G-1	
PROPOSED 6' CONC. CURB & GUTTER (TYPE GL)	G-2	
PROPOSED CONC. DRIVEWAY	G-14A	
PROPOSED CONC. WALK		
PROPOSED POROUS CONCRETE (SEE DETAIL)		
PROPOSED A.C. PAVEMENT		
REMOVE & REPLACE EXIST. A.C. PAVEMENT		
PROPOSED STORM DRAIN (TYPE & SIZE INDICATED ON PLAN)		
PROPOSED STORM DRAIN CATCH BASIN (SIZE INDICATED ON PLAN)		
PROPOSED CURB OUTLET (TYPE A)	D-25	
PROPOSED FIRE SERVICE		
PROPOSED WATER SERVICE		
EXIST. SEWER LATERAL TO REMAIN		
EXIST. WATER MAIN		
EXIST. SEWER MAIN		
EXIST. STORM DRAIN		

ABBREVIATIONS

DENOTES TOP OF WALL	TW
DENOTES BOTTOM OF WALL	BW
DENOTES TOP OF CURB	TC
DENOTES GUTTER	G
DENOTES TOP OF BERM	TB
DENOTES HIGH POINT	HP
DENOTES INVERT ELEVATION	IE
DENOTES ELEVATION	EL
DENOTES FINISH FLOOR	FF
DENOTES FLOWLINE	FL

OWNER / APPLICANT

JON STRELIC
9423 BOND AVENUE
EL CAJON, CALIFORNIA 92021
(619) 447-2770

ASSESSOR'S PARCEL NUMBER

403-390-27

LEGAL DESCRIPTION

A PORTION OF THE SOUTH-WEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

SITE ADDRESS

1250 TAVERN ROAD
ALPINE, CALIFORNIA 91901

ESTIMATED GRADING QUANTITIES

TOTAL CUT - 940 CUBIC YARDS
TOTAL FILL - 100 CUBIC YARDS
EXPORT - 840 CUBIC YARDS
TOTAL SOIL DISTURBED AREA - 0.5 ACRE

SOURCE OF TOPOGRAPHY

SAN-LO AERIAL SURVEY DATED MAY 2000 AND JANUARY 2007.

GENERAL NOTES

- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT.

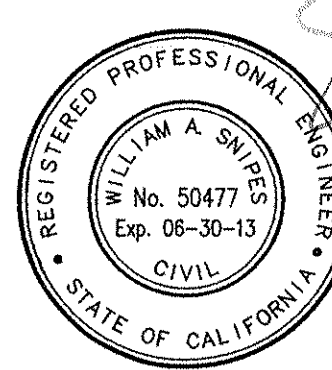
THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT COMMENCING SUCH ACTIVITY.
- STRUCTURAL CALCULATIONS AND DETAILS FOR THE RETAINING WALLS WILL HAVE TO BE PROVIDED UPON SUBMITTING GRADING PLANS FOR PLAN CHECK.
- TAVERN ROAD IS CLASSIFIED AS A MAJOR ROAD WITH MEDIAN ON THE CIRCULATION ELEMENT OF THE COUNTY GENERAL PLAN. THE ULTIMATE RIGHT-OF-WAY SHALL BE 98-FOOT WIDTH.
- STREET LIGHTS SHALL BE INSTALLED AS REQUESTED BY THE SAN DIEGO COUNTY STREET LIGHTING DISTRICT ZONE A.
- THE PROPOSED CURB-INLET FILTER INSERT SHALL BE MAINTAINED BY THE COUNTY OF SAN DIEGO.

SDC PDS RCVD 09-28-12

P12-019

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE: (619) 697-9234 FAX: (619) 460-2033
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-13



TITLE SHEET

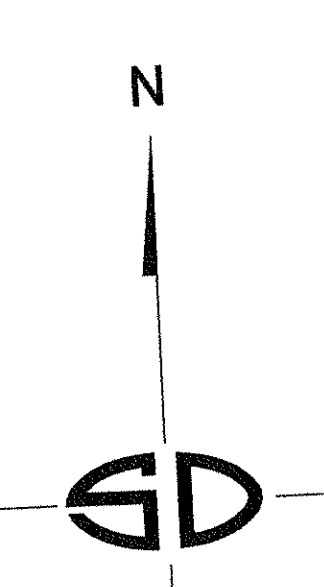
ALPINE CAR WASH
PRELIMINARY GRADING PLAN

8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

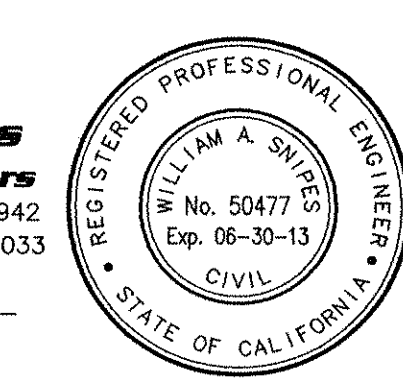
SNIPES-DYE ASSOCIATES

1 OF 2 SHEETS
SHEET NO. 1
OF 2
ALOS04 (29)

SNIPES-DYE ASSOCIATES, INC. 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 697-2033
WWW.SNIPES-DYE.COM
SHEET 2 OF 2



ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 697-2033
WWW.SNIPES-DYE.COM
WILLIAM A. SNIPES
R.C.E. 50477
EXPIRES 06-30-13





SHEET		NO		DATE		REVISION DESCRIPTION		BY		DESIGNER		SPIN		SHEET TITLE	
2										JCF		JCF		PRELIMINARY GRADING PLAN	
2										CREATED		WAS		ALPINE CAR WASH	
2										DATE		6/20/12		PRELIMINARY GRADING PLAN	
JOB NO.		8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033													
AL0604 (Z)		SNIPES-DYE ASSOCIATES													