

# ACCESSIBILITY REQUIREMENTS

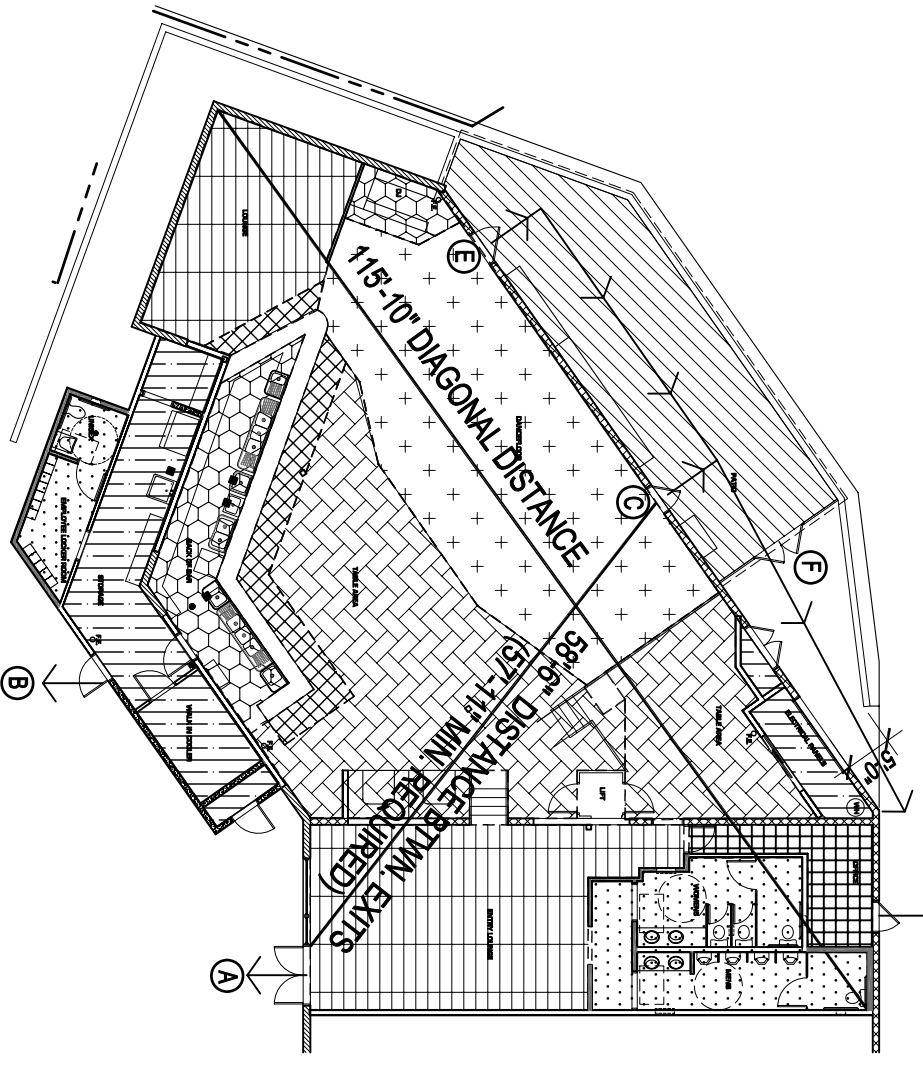
FOR EXISTING BUILDINGS / PORTIONS

1. I, THE DESIGNER/OWNER, IN RESPONSIBLE CHARGE OF THIS ADDITIONAL/ALTERATION PROJECT, HAVE INSPECTED THE SITE/PRESENTS AND DETERMINED THAT EXISTING CONDITIONS:
  - ARE AS APPROVED PER THESE PLANS, WILL BE
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  - FULLY ACCESSIBLE ACCORDING TO CURRENT REQUIREMENTS
2. I, THE DESIGNER/OWNER, IN RESPONSIBLE CHARGE OF THIS ADDITION / ALTERATION PROJECT, I HAVE INSPECTED THE SITE/PRESENTS AND DETERMINED THAT EXISTING RESTROOMS (SERVING AREA(S) OF ALTERATION,
  - ARE
  - AS APPROVED PER THESE PLANS, WILL BE
  - FULLY ACCESSIBLE ACCORDING TO CURRENT REQUIREMENTS
3. IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY CURRENT ACCESSIBILITY PROVISIONS OF THE LAW, HEREIN SHALL REQUIRE SUBMITTAL OF COMPLETE AND DETAILED PLANS TO THE BUILDING DEPARTMENT REVIEW DIVISION OF THE DEVELOPER'S SERVICES DEPARTMENT FOR FURTHER REVIEW. PLANS MUST SHOW ALL ACCESSIBILITY AND PROPOSED CHANGES TO CURRENT ACCESSIBILITY PROVISIONS. THE PLANS MUST BE STAMPED BY THE FIELD INSPECTOR PRIOR TO SUBMITTAL FOR PLAN REVIEW.

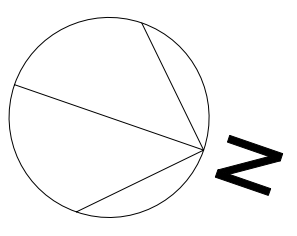
- ### GENERAL NOTES
1. HOURS OF OPERATION:
    - Thursday (occasional) 8am - 4am
    - Friday 8am - 4am
    - Saturday 8am - 4am
    - Sunday 8am - 4am
    - Closed Monday - Wednesday
  2. LITTER CONTROL PLAN:
    - Twice daily on days open for business:
      - Post Cleaning
      - Post Cleaning
      - Post Cleaning
    - Three times daily on days open for business:
      - Post Cleaning
      - Post Cleaning
      - Post Cleaning
    - Litter pick up around property and adjacent property.

### GENERAL NOTES

### EGRESS / OCCUPANCY PLAN



|                          |                                   |
|--------------------------|-----------------------------------|
| UTILITY/STORAGE          | 519 SF. / (800 SF.FOOD) = 2.00C.  |
| OFFICE                   | 123 SF. / (100 SF.FOOD) = 2.00C.  |
| RESTROOMS                | 487 SF. / (100 SF.FOOD) = 5.00C.  |
| LOUNGE                   | 800 SF. / (7 SF.FOOD) = 183.00C.  |
| BACK OF BAR / DJ BOOTH   | 322 SF. / (100 SF.FOOD) = 4.00C.  |
| TABLE AREA               | 1189 SF. / (7 SF.FOOD) = 168.00C. |
| DANGER ZONES             | 893 SF. / (7 SF.FOOD) = 142.00C.  |
| CUSTOMER BAR AREA        | 180 SF. / (7 SF.FOOD) = 26.00C.   |
| EXTERIOR PATIO (NO ROOF) | 716 SF. / (1 SF.FOOD) = 47.00C.   |
| TOTAL OCCUPANTS          | 476.00C.                          |



### SITE PLAN

1" = 20'

### ADDITIONAL INFORMATION

- CHECK EACH APPLICABLE OVERLAY ZONE
- AIRPORT APPROACH
  - AIRPORT INFLUENCE AREA
  - FAA PART 77
  - AIRPORT ENVIRONS
  - COASTAL CITY-APPALABLE
  - COASTAL HEIGHT LIMIT
  - SENSITIVE COASTAL
  - MOBILE HOME PARK
  - PARKING IMPACT
  - RESIDENTIAL TANDEM PARKING
  - TRANSIT AREA
  - URBAN VILLAGE
  - MISSION TRAILS DESIGN DISTRICT
  - CLAREMONT MESA HEIGHT LIMIT
  - COMMUNITY PLAN IMPLEMENTATION - AREA A
- CHECK IF PROPOSED SITE IS ON OR ADJACENT TO ...
- SENSITIVE BIOLOGICAL RESOURCES
  - STEEP HILLSIDES
  - COASTAL BEACHES
  - SENSITIVE COASTAL BLUFFS
  - 100 YEAR FLOODPLAIN
  - FIRST PUBLIC ROADWAY

### PROJECT TEAM

OWNER: ADDY PROPERTIES  
 C/O ERNIE CONDO  
 4820 MOUNT HELIX DRIVE  
 SAN DIEGO CA 91941  
 619-488-4184

ARCHITECT: FRONTIS + YOUNG ARCHITECTURE  
 ELIZABETH YOUNG  
 830 MISSOURI ST #2  
 SAN DIEGO, CA 92109  
 619-488-4184

ADDY PROPERTIES  
 C/O PAMELA J. AND  
 ROGER WAGNER  
 3639 ANCHOR BLVD #220  
 SAN DIEGO CA 91941

TENANT:  
 BLUE AGAVE  
 6608 MISSION GORGE ROAD  
 SAN DIEGO CA 92120

### SHEET INDEX

| SHEET No. | SHEET TITLE                   |
|-----------|-------------------------------|
| A10       | COVER SHEET/OVERALL SITE PLAN |
| A11       | SITE PLAN                     |
| A21       | FLOOR PLAN                    |
| A31       | ROOF PLAN                     |
| A41       | ELEVATIONS                    |

### DETAILED SCOPE OF WORK

USE OF EXISTING REAR LOADING AREA AS 708 S.F. BAY/DOOR LOCKER ROOM.  
 PROPOSED 137 SF ADDITION OF NEW RESTROOM / EMPLOYEE LOCKER ROOM.  
 CONDITIONAL USE PERMIT FOR BARS/ NIGHTCLUBS OVER 5,000 S.F. TOTAL S.F. = 5,987

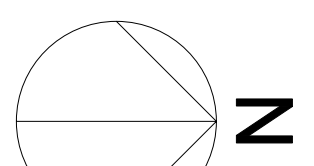
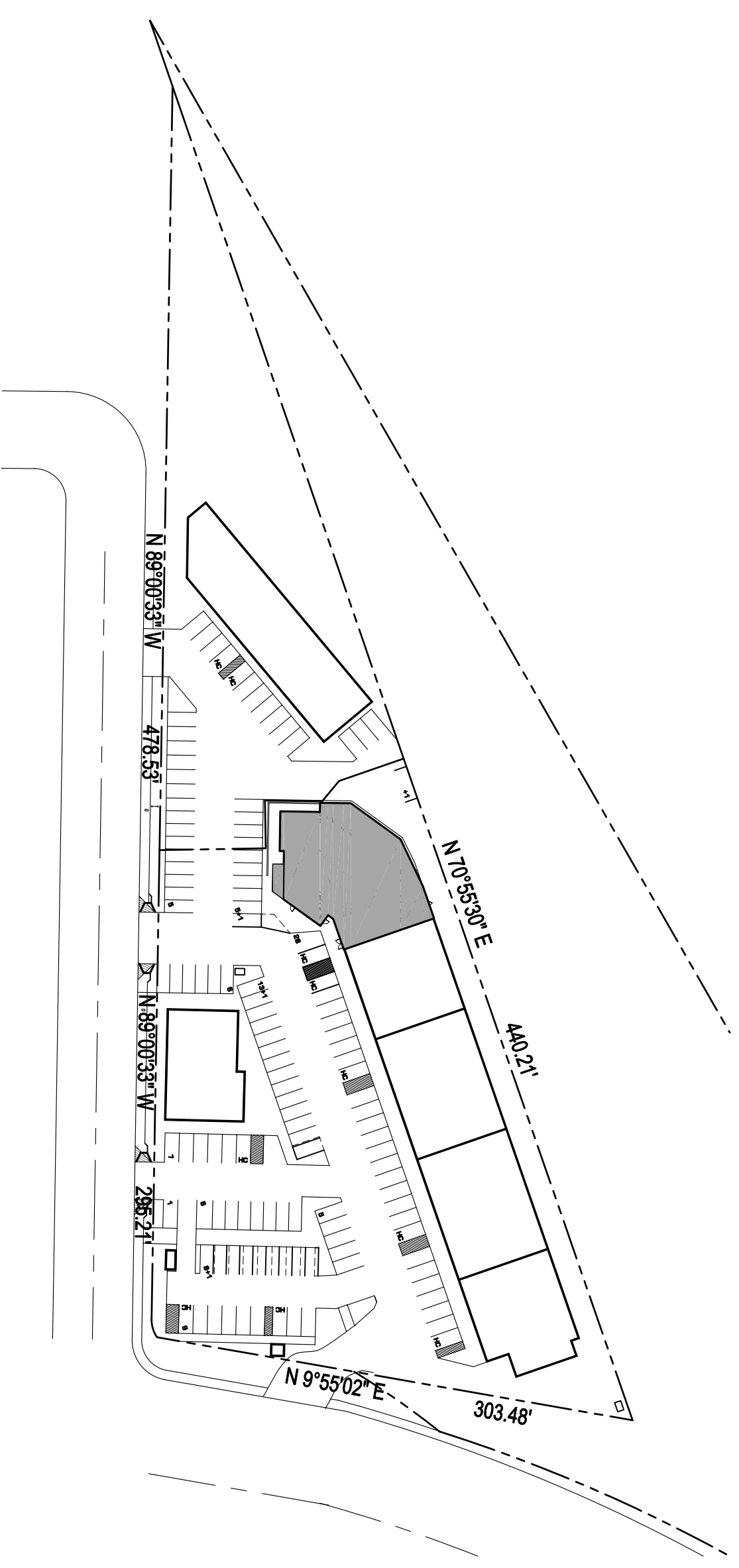
### BUILDING CODE DATA

TYPE OF CONSTRUCTION: TYPE I/A  
 OCCUPANCY CLASSIFICATION(S): A2  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 26'-5"  
 GOVERNING CODES: 2010 CBC, CBC, CBC, OMC, 2010 ERS, TITLE 24 ADA

### FLOOR AREA ANALYSIS

| AREA                                  | AREA (SF)            | PERCENTAGE (%) | TOTAL |
|---------------------------------------|----------------------|----------------|-------|
| BASIC AREA, ft <sup>2</sup> (a)       | 6,000                | 0.88=88%       |       |
| PER TABLE 503                         |                      |                |       |
| STREET FRONTAGE INCREASE EQUATION (b) | 1624.59884=5,293.000 |                |       |
| PER SEC. 506.1 (b)                    |                      |                |       |
| ALLOWABLE AREA                        | 10,080               |                |       |

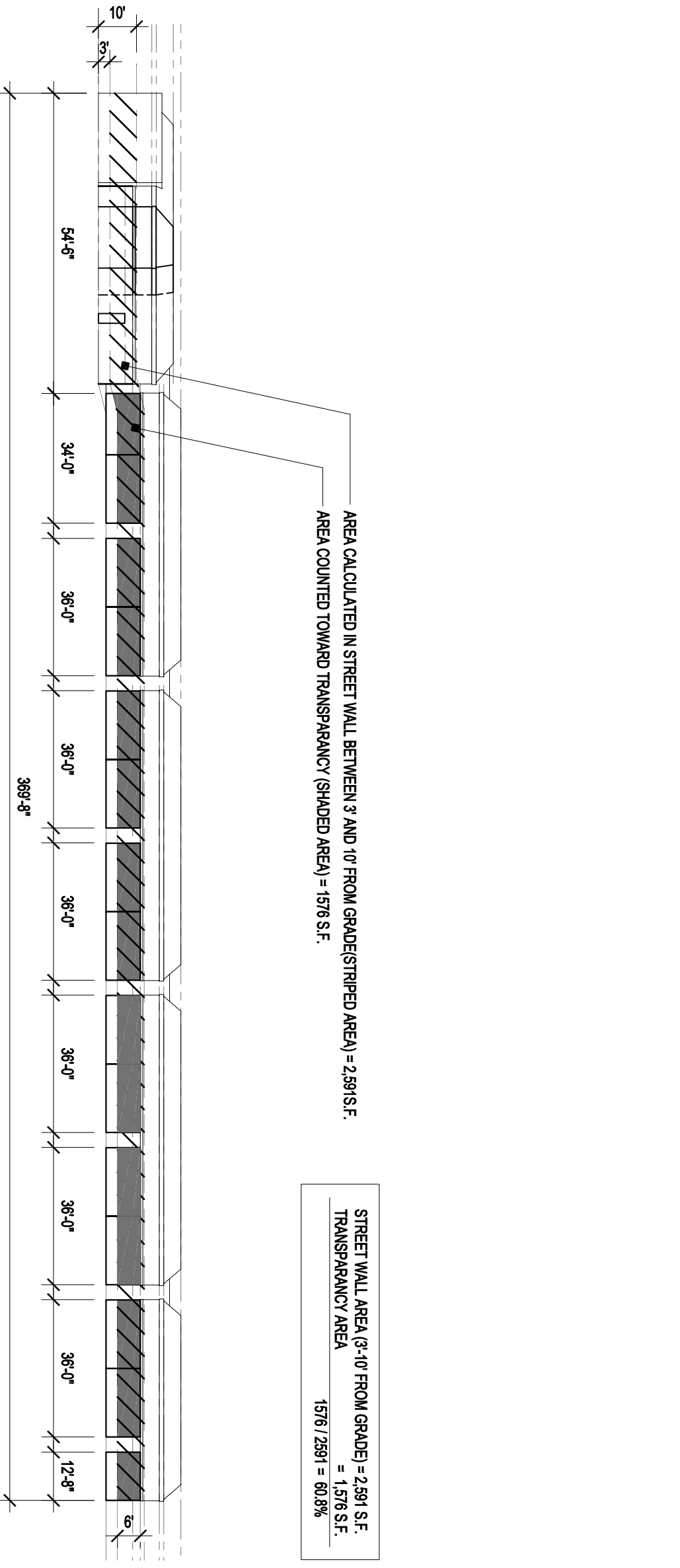
### OVERALL SITE PLAN



### OVERALL SITE PLAN

1" = 80'

### EXISTING TRANSPARENCY CALCULATION

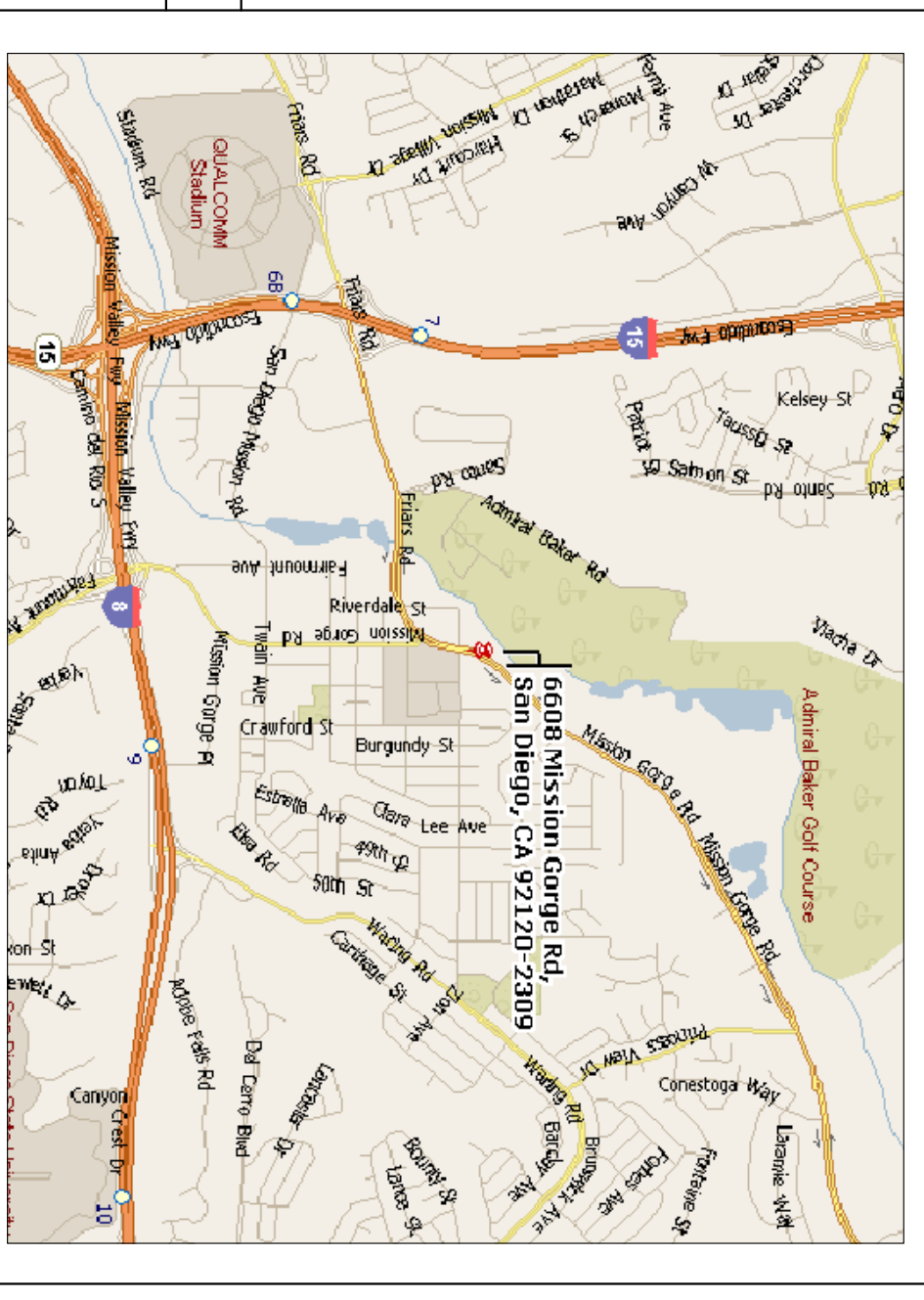


### EXISTING TRANSPARENCY CALCULATION

1" = 40'-0"

| FLOOR AREAS PER OCCUPANCY: | FLOORS | SQ. FT. |
|----------------------------|--------|---------|
| 1st                        | 4,958  |         |
| RATIO OCCUPANCY            | 4,958  |         |
| AREA/ALLOWABLE             | .49    |         |

### VICINITY MAP



### PROJECT DATA

PROJECT NAME: BLUE AGAVE - BAR REMODEL  
 PROJECT ADDRESS: 6608 MISSION GORGE ROAD  
 SAN DIEGO CA 92120

ZONE: CC-1-3  
 ADDY PROPERTIES  
 C/O ERNIE CONDO  
 4820 MOUNT HELIX DRIVE  
 SAN DIEGO CA 91941

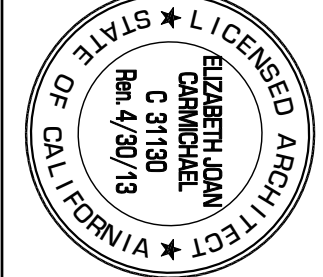
TENANT: BLUE AGAVE  
 6608 MISSION GORGE ROAD  
 SAN DIEGO CA 92120

MAP NUMBER: PM1 1978  
 LOT NUMBER: PARK 1  
 A.P.N.: 458-161-21

Date: 12.2.2011  
 Job: 1112  
 Title:  
 Sheet: OVERALL SITE PLAN  
**A1.0**

# BLUE AGAVE REAR PATIO

6608 Mission Gorge Road  
 San Diego, Ca



### FRONTIS + YOUNG architect

830 Missouri Street #2  
 San Diego, CA 92109  
 619-488-4184  
 www.frontisyoung.com

| DATE | REVISIONS |
|------|-----------|
|      | SUBMITTAL |

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