

FRONTIS+YOUNG architecture

DATE: 05.28.12
ATTN: Morris Dye
City of San Diego, Development Services

FROM: Elizabeth Young Carmichael

FRONTIS + YOUNG
architecture
830 Missouri Street, #2
San Diego, CA 92109
Office: 619-203-9251
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RE: #265866 Blue Agave Rear Patio
6608 Mission Gorge Road

NOTES/COMMENTS:

Please see the responses below for cycle issues dated 3/7/12

BDR – Structural

All structural comments will be incorporated into construction documents for plan check submittal.

5. Please see egress plan, sheet A1.0
6. Please see egress plan, sheet A1.0
7. Please see egress plan, sheet A1.0
8. Please see A1.1 for site accessibility, A1.2 for building accessibility.
9. Please see Accessibility requirements, sheet A1.0
10. Please see Accessibility requirements, sheet A1.0
11. Please see accessible route of travel, sheets A1.1 and A1.2.
12. Project to comply with Chapter 7-A.
13. Project will comply with self-certification requirements for FAA noticing.
14. Project will comply with self-certification requirements for FAA noticing.
15. Project will comply with self-certification requirements for FAA noticing.
16. Patio canopy structure to be removed.
17. Removal of patio canopy area will drop fire area to below 5,000sf.
18. Please see A1.1 for fire separation distances.
19. Patio cover to be removed. Guardrail proposed only.
20. Patio cover to be removed. Guardrail proposed only.

Plan – Facilities Financing

All fees will be paid prior to permit issuance.
Please confirm DIF is for patio square footage only.

LDR – Transportation Division

2. Please see site plan sheet A1.1 for additional parking proposed.
3. Please see site plan sheet A1.1 for doors adjacent to patio. Doors are to exterior side of proposed patio.

LDR – Planning Review

1. Please see “Additional Information”, “Scope of Work” and “Floor Area Analysis” sheet A1.0 for information.
2. Please see “Scope of Work” sheet A1.0
3. The information under “Floor Area Analysis” for FAR includes the other buildings. Blue Agave totals 4,821 sf with 709 sf of open patio. The total buildings equals 25,602 s.f. as shown.
4. The project will comply with the Land Development Code and the Navajo Community Plan.
5. Please see Site Plan, sheet A1.1 for additional parking. All new parking is located within property and compliant with municipal code chapter 14 for clearances.
6. Hours of Operation are Thursday thru Sunday 8pm – 4am. All neighboring properties are the Admiral Baker Golf Course or commercial spaces, no residential. See note #1 under “General Notes” on Sheet A1.0.
7. See Litter Control Plan under “General Notes” on Sheet A1.0.
8. Project shall comply with underlying zone.
9. 101 off-street parking spaces shall be maintained.
10. Maximum building height is 45'. Building height is 25'-8”.
11. n/a
12. n/a
13. Signs are existing. No new signs proposed.
14. No new fences and retaining walls proposed.
15. Hours of operation are Thursday – Sunday 8pm-4am.

LDR – Environmental

1. See responses to other issues.
2. Please see responses to Transportation and all other responses.

LDR – Engineering

2. Patio cover to be removed.
3. Please see sheet A1.1.
4. Please see enclosed Water Quality Study.
5. Please see Water Quality Study.
6. Please see ADA sidewalks, sheet A1.1
7. Please see visibility areas, sheet A1.1.
8. Please see note, sheet A1.1. Note added; however, please take into consideration that 60 days is an extremely aggressive schedule considering processing time of ROW permits for the curb ramps through Development Services. Applicant requests longer schedule for ample time to process permits and complete construction of ramps.

Thank you,

Elizabeth Young
C-31130