

Exhibit A, Case File No. 2022-33 CUP,
dated 10/20/2022

INTERSTATE 805

SWEETWATER ROAD

DENNY'S

CVS



GF

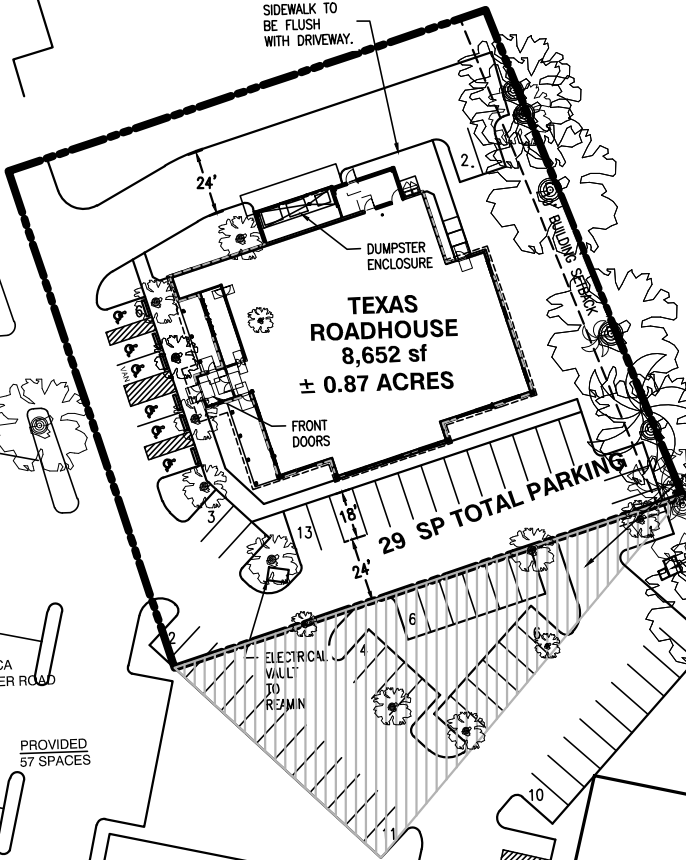
DATE: SEPTEMBER 12, 2022

GF PROJECT #: 20211017.0
SITE SKETCH 4 - 8,652 sf

TEXAS ROADHOUSE - NATIONAL CITY, CA
SWQ INTERSTATE 805 AND SWEETWATER ROAD

32°39'37.76"N 117° 4'44.16"W

PARKING: REQUIRED 44 SPACES PROVIDED 57 SPACES



CAFE

LA FITNESS

ATTACHMENT 3

CHURCH

PROPERTY OWNER:
TEAS IX LLC
Attn: Tara Hurta
235 W. Market St.
San Diego, CA 92101

APPLICANT:
TXRH National City, LLC
c/o Rawlings Consulting
Attn: Steve Rawlings
26023 Jefferson Ave., Suite D
Murrieta, CA 92562

SITE PLAN
TEXAS ROADHOUSE
1908 SWEETWATER ROAD
NATIONAL CITY, CA

SWEETWATER ROAD

INTERSTATE 805

DENNY'S

CVS



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DATE: SEPTEMBER 12, 2022
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SITE SKETCH 4 - 8,652 sf
TEXAS ROADHOUSE - NATIONAL CITY, CA
SWO INTERSTATE 805 AND SWEETWATER ROAD
32° 39' 37.76" N 117° 44' 44.16" W

PARKING: REQUIRED 44 SPACES PROVIDED 57 SPACES

SIDEWALK TO BE FLUSH WITH DRIVEWAY.

DUMPSTER ENCLOSURE
FRONT DOORS
TEXAS ROADHOUSE
8,652 SF
± 0.87 ACRES

EXISTING TREES TO REMAIN

RECONFIGURED PARKING
-CURRENT SPACES 23
-PROVIDED SPACES 28

EXISTING TRANSFORMER TO REMAIN

ELECTRICAL VAULT TO REMAIN

CAFE

LA FITNESS

CHURCH

CODE ANALYSIS

BUILDING CODE INFORMATION

1. SUBMITTOR: GREENBERGFARROW
2. SUBMITTOR ADDRESS: 30 EXECUTIVE PARK, #100
IRVINE, CA 92614
T: 949.296.0450
3. PROJECT NAME: TEXAS ROADHOUSE
4. PROJECT ADDRESS: 1908 SWEETWATER ROAD
NATIONAL CITY, CA
5. BUILDING CODES: 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRIC CODE
2019 TITLE 24 ENERGY CODE
2019 CALIFORNIA FIRE CODE
6. CONSTRUCTION TYPE: VB
7. USER GROUP: A2
8. NUMBER OF STORIES: ONE (1)
9. HEIGHT OF BUILDING: 28'-10" HIGH
10. GROSS FLOOR AREA PER FLOOR: 8652 S.F.
11. FULLY SPRINKLED: YES SPRINKLER CONTRACTOR TO
SUBMIT DRAWINGS TO
BUILDING DEPARTMENT FOR
REVIEW (DEFERRED SUBMITAL)
12. SCOPE OF WORK: NEW BUILDING FOR RESTAURANT
ARCHITECTURAL, MECHANICAL,
PLUMBING & ELECTRICAL
13. OCCUPANT LOAD: 375 PERSONS (AT INTERIOR BUILDING)
14. FIRE ALARM: SUBMIT PLANS TO AND OBTAIN PERMIT FROM
THE FIRE PREVENTION DIVISION FOR THE
INSTALLATION OR MODIFICATION OF FIRE ALARM
SYSTEM

OCCUPANCY LOAD (PER 2019 CALIFORNIA BUILDING CODE)

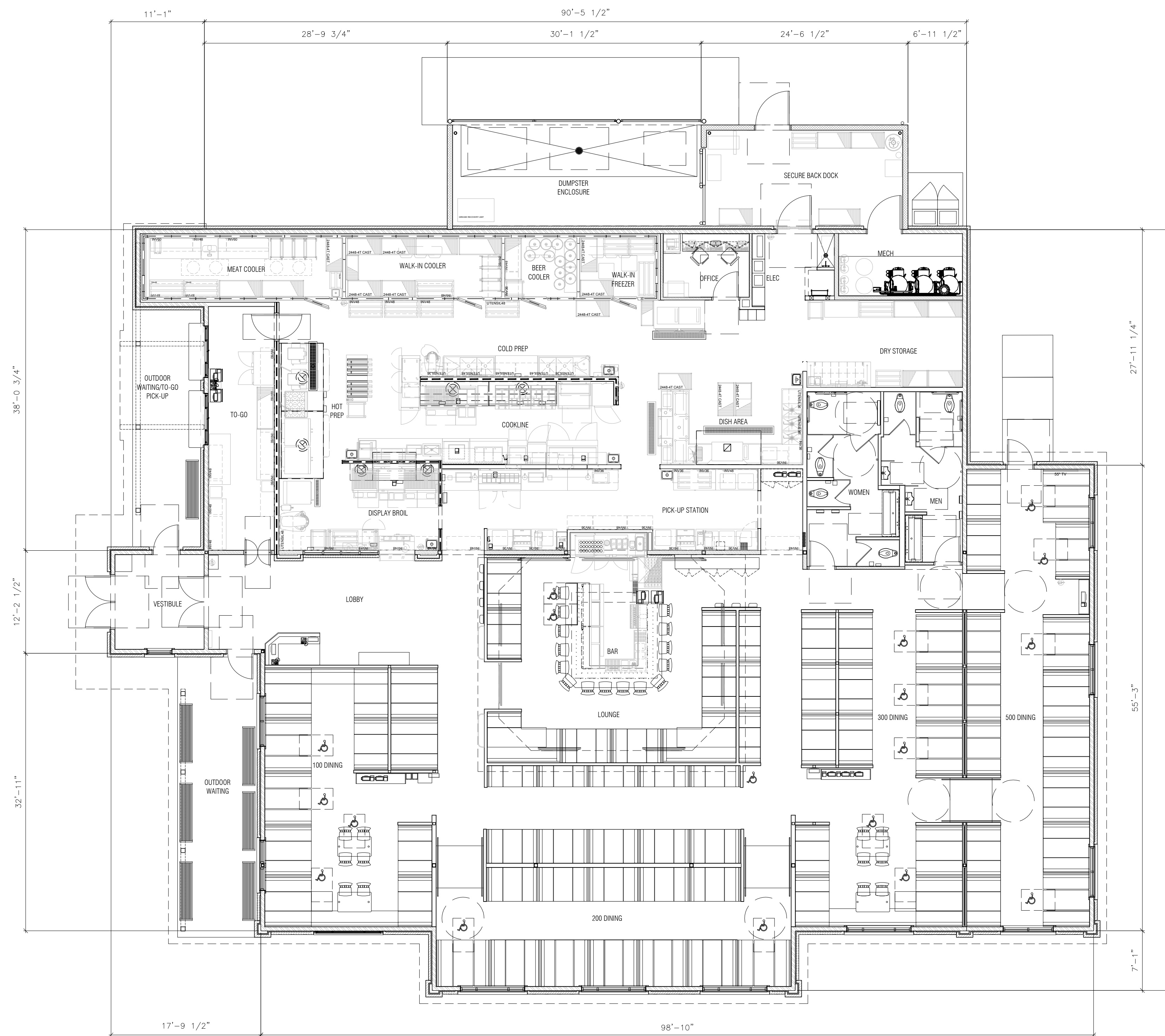
| | AREA | OCCUPANTS PER AREA RATIO | ACCESSIBLE SEATING REQUIRED |
|---------------------------|-----------|-----------------------------|-----------------------------------|
| DINING AREA (FIXED SEATS) | 5485 S.F. | 359 SEATS | 5% = 18 SEATS |
| KITCHEN (1:200) | 3167 S.F. | 16 PERSONS | N/A |
| TOTAL INTERIOR | 8652 S.F. | 375 PERSONS TOTAL | 19 SEATS TOTAL |

EXIT & EGRESS WIDTHS (BUILDING) (PER 2019 CALIFORNIA BUILDING CODE, CHAPTER 10, SECTION 1005.3.2)

| | REQUIRED | PROVIDED |
|---|---------------------|---|
| EXITS REQUIRED: | 2 | 4 EXITS |
| 0 < 375 < 500 OCCUPANTS | | (3 FROM DINING AREA) |
| 375 PERSON x .15" PER PERSON | 56.25" OF EGRESS | 194" OF EGRESS (148" FROM DINING AREA) |
| EGRESS REDUNDANCY: 1/2 REQUIRED EGRESS WIDTH WITHOUT WIDEST DOOR: | 56.25" / 2 = 28.13" | 97" OF EGRESS (148" FROM DINING AREA) |

PLUMBING FIXTURE COUNT (PER 2019 CALIFORNIA PLUMBING CODE, CHAPTER 4, TABLE 422.1)

| | MALE/FEMALE REQUIREMENTS | MALE (PROVIDED) | FEMALE (PROVIDED) |
|---|---|--------------------|----------------------|
| (BUILDING SF - ACCESSORY AREAS PER TABLE A FOOTNOTE)/30 SF | 8652 SF - 614 SF/30 SF = 268 OCCUPANTS | | |
| OCCUPANTS/2 | 268/2 = 134 OCCUPANTS EACH | | |
| MALE WATER CLOSETS (2:51-150) | 2 REQUIRED | 2 W.C. | N/A |
| URINALS (1:200) | 1 REQUIRED | 2 URINAL | |
| FEMALE WATER CLOSETS (4:101-200) | 4 REQUIRED | | 4 W.C. |
| LAVATORIES (1:1-150) | 1 REQUIRED | 2 LAVS. | 2 LAVS. |
| TOTAL WATER CLOSETS REQUIRED | 6 W.C. 1 URINAL | 2 W.C. 1 URINAL | 4 W.C. |



SEATING & EQUIPMENT PLAN





FRONT ELEVATION (SOUTH)



RIGHT ELEVATION (EAST)



REAR ELEVATION (NORTH)



LEFT ELEVATION (WEST)

| EXTERIOR FINISH SCHEDULE | |
|--|--|
| BUILDING ITEMS | DESCRIPTION |
| FIBER CEMENT BOARD SIDING | FOR HORIZONTAL INSTALLATION: ALLURA LAP SIDING, RUSTIC CEDAR, 8.25" (7" EXPOSURE) PREFINISHED "MAPLE" |
| FIBER CEMENT BOARD SIDING | FOR VERTICAL INSTALLATION: ALLURA PANEL, RUSTIC 8" O.C. GROOVE PREFINISHED "MAPLE" |
| FIBER CEMENT BOARD TRIM | ALLURA 5/4" TEXTURED WOODGRAIN PREFINISHED "MAPLE" |
| FIBER CEMENT BOARD TRIM | ALLURA 5/4" TEXTURED WOODGRAIN SHERWIN WILLIAMS (TO MATCH PAINT #1) |
| FRONT ENTRANCE DOORS | STEELCRAFT GRAIN-TECH METAL DOORS (FAUX WOOD) MAPLE FINISH |
| FASCIA, METAL CAP, FLASHING & GUTTERS | PAINT #1 SHERWIN WILLIAMS "DARK HUNTER GREEN" |
| DOWNSPOUTS & SPLIT-FACE CMU | PAINT #2: SHERWIN WILLIAMS PAINTS, #6117 "SMOKEY TOPAZ" FINISH COLOR TO MATCH FIBER CEMENT BOARD COLOR |
| METAL DOORS AND FRAMES, DUMPSTER GATES, BOLLARDS & STEEL COLUMNS | PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK |
| BRICK VENEER | COMMERCIAL BRICK CORPORATION "HOMESTEAD" |
| BRICK VENEER (ALTERNATE) | GENERAL SHALE PHOENIX C652 |
| METAL ROOF | TAYLOR METAL PRODUCTS SV-CRIMP, GALVALUME |

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES