

IB FORUM - REAR PATIO

1079 SEACOAST DRIVE - IMPERIAL BCH. CA.

PROJECT DATA	
PROJECT ADDRESS:	1079 SEACOAST DRIVE IMPERIAL BEACH, CA. 91932
OWNER:	MATTHEW MORGAN 1079 SEACOAST DRIVE IMPERIAL BEACH, CA. 91932
LOT NUMBER:	1 & 2
APN:	625-392-02-00
LEGAL DESCRIPTION:	LOTS 1 and 2, IN IMPERIAL BEACH, MAP NO. 1139
GROSS LOT AREA:	9,533.3 S.F.

SCOPE OF WORK	
ADDITION OF NEW 527 SQ. FT. EXTERIOR PATIO, WHICH WILL PROVIDE AN ADDITIONAL 35 SEATS.	
PROPOSED PARKING REDUCTION:	
EXISTING PARKING: 13 SPACES	
PROPOSED PARKING: 10 SPACES	

PROPOSED	
PROPOSED:	
EXISTING BUILDINGS INFO:	
FLOOR AREA (EXISTING):	TOTALS
BUILDING AREA - RESTAURANT:	2,800.0 S.F.
PROPOSED OUTDOOR PATIO AREAS:	TOTALS
EAST SIDE:	527 S.F.
TOTAL AREA PROPOSED:	527 S.F.

ZONING INFO	
ZONING DESIGNATION:	C / MU - 2
LAND USE DESIGNATION:	SEACOAST COMMERCIAL / MIXED USE
EXISTING BUILDING - IB FORUM	
CONSTRUCTION TYPE:	TYPE VB - NON SPRINKLERED
OCCUPANCY GROUP:	A2
FRONT SETBACK REQ'D:	0'-0"
REAR SETBACK REQ'D:	0'-0"
SIDE SETBACK REQ'D:	0'-0"
CALIFORNIA BUILDING CODE:	ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES 2019 CBC, FROM 2021 IBC 2019 CMC, FROM 2021 UMC 2019 CPC, FROM 2021 UPC 2019 CEC, FORM 2020 NEC 2019 CFC, 2019 CAL. ENERGY CODE, 2013 CGBS.



PROJECT TEAM	
ARCHITECT:	LANDSCAPE ARCHITECT
STOSH THOMAS ARCHITECTS PC 9130 FLETCHER DRIVE LA MESA, CA 91941 CONTACT: STOSH PODESWIK PHONE: (619) 246-9044	GMA LANDSCAPE ARCHITECTS 990 SEACOAST DR. STE 20 IMPERIAL BEACH, CA 91932 CONTACT: GEORGE MERCER PHONE: (619) 882-2499

SHEET INDEX			
SHEET#	SHEET TITLE	SHEET#	SHEET TITLE
T-1	TITLE SHEET / SITE PLAN	E-1	ELECTRICAL LAYOUT PLAN
C-1	PARTIAL TOPO. EXHIBIT	CS-1	MINIMUM CONSTRUCTION SPECS.
A1-0	EXTERIOR DINING FLOOR PLAN	L-1	LANDSCAPE PLAN
A1-1	PROPOSED FLOOR PLAN	L-2	IRRIGATION PLANS
A1-2	PATIO COVER DETAILS		
A3-1	ELEVATIONS		

DATE	DESCRIPTION	ISSUE
05/16/22 <td>SUBMITTAL <td>1</td> </td>	SUBMITTAL <td>1</td>	1

IB FORUM - REAR PATIO
 1079 SEACOAST DRIVE
 IMPERIAL BEACH, CA. 91932

R.T.B. Design & Construction
 6275 Canyon Blvd., Suite 100, San Diego, CA 92121
 PH: (619) 462-8104
 E-mail: rtdesign@rtbdesign.com

To: City of Imperial Beach
 From: Richard Bernick - Food Service Design
 Re: IB Forum Bar & Grill - Parking Study

The following information is compiled to address the parking needs for the above establishment, as related to the proposed exterior patio seating addition. The information was compiled in conjunction with the business owner, Matt Morgan.

Project Description:
 IB Forum has been a popular business in Imperial Beach for almost 30 years at the same location. They are located at 1079 Seacoast Drive, within the City of Imperial Beach, CA. The current facility encompasses approximately 2,800 sq. ft. and includes an interior dining area of 800 sq. ft. and an exterior dining patio of 615 sq. ft. The primary concern for the addition of a new 527 sq. ft. exterior dining patio, which will provide an additional 35 seats. The current parking provided in 13 spaces, including 11 ADA accessible spaces and meeting area. The addition of the new exterior patio will reduce the available spaces to 4, for a total of 8 spaces, including (1) ADA accessible space and meeting area. See Exhibit A.

City of Imperial Beach Municipal Code Requirements:
 The City of Imperial Beach Municipal Code, Section 17.04.010, states the requirements for used above commercial use. Additionally, the category of "establishment for the sale and consumption, on the premises, for food and beverages" requires (1) space for every 75 sq. ft. of net floor area, and additional (1) space for every 2 employees per shift. Based on these requirements, this establishment will require the following:

Net floor area = 1027 sq. ft. / 75 = 13.69 spaces (rounded down) - Exhibit B)
 Employees per shift = 24.2 / 2 = 12.1 spaces

Since the facility is only able to provide 8 spaces onsite, we are proposing the following terms to be considered in order to satisfy the city code requirements.

Off-Site Parking Arrangement:
 The proposed parking spaces are located in the CMC-1, CMC-2 and CMC-3 zones, shared parking and off-site parking, within 1000 ft. of the property site, may be used to satisfy this requirement, with the approval of a "conditional use permit."

Within the 1000 ft. radius surrounding the property, there are public parking lots available. The closest lot is located at the corner of Seacoast Dr. and Elwood Ave. This lot is approximately 750 ft. from the IB Forum Restaurant, which encompasses a 2.0-minute walk. The lot contains 20 parking spaces and is approximately 650 ft. from the IB Forum Restaurant, a 2.0-minute walk.

In addition, within a 1000 ft. radius, we have identified 20 off-site parking spaces on Imperial Beach Blvd. On Seacoast Drive, we have identified 21 parking spaces. When combined, we have identified a total of 41 off-site parking spaces. We have conducted a survey within a 1000 ft. radius of the property site, to determine the number of spaces. Since that we have conducted our survey within a 1000 ft. radius, we can expand our area to the 1000 ft. area, as defined by code.

On-Street Parking Spaces: (See attached map - Plan C)
 Imperial Beach Blvd - 23 spaces
 Seacoast Drive - 23 spaces
 Total Spaces - 46 spaces

Understanding that these spaces are not always available, we conducted a survey of the number of these spaces, in the same 200 ft. area, that are generally available, during the peak restaurant hours of 5:00 PM and 9:00 PM. We observed between 15-20 available on a consistent basis.

Since the proposed number of parking spaces to be provided onsite is 8 spaces, the business owner can propose the following TDM (Transportation Demand Management):

Project Transportation Demand Management (TDM) Measures:
 Section 17.04.010 of the City of Imperial Beach Municipal Code states that any request for parking reduction, shall be accompanied by TDM Transportation Demand Management Strategies. Therefore, the business owner proposes to implement the following TDM measures to provide alternatives to automobile traffic and parking.

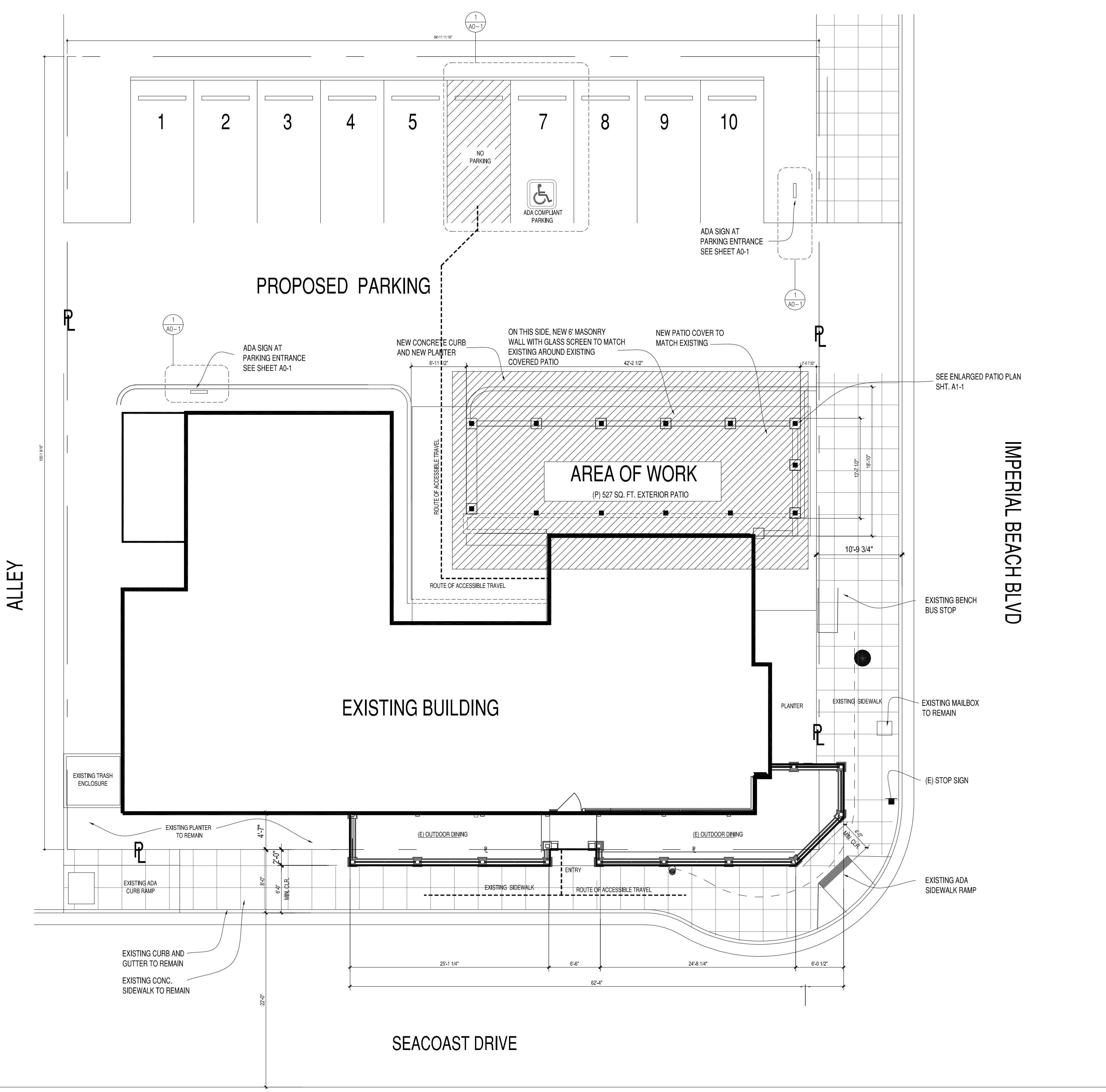
*There is currently provided an on-site bike rack that will accommodate 8 bikes for employees and customers, that are located within the building and parking. (Plan B)

*Owner to offer bus passes to employees and guest bus schedules and route maps in the vicinity of the restaurant location. There is a bus stop directly outside the business, on Imperial Beach Ave. (See Plan B)

Summary and Conclusion:
 *The City of Imperial Beach Municipal Code, the parking requirements for the business are 18 spaces. Due to limited space, the business is only capable of providing 8 spaces, including (1) ADA accessible space.

**As allowed by city code, there is a public parking facility within 650 ft., an approximately 2.0-minute walk. This provides 47 parking spaces. There are additional on-street parking spaces, within the immediate vicinity of the business, for a total of (11) off-site parking spaces.

Thank You.



ADA NOTE

I AM THE DESIGNER / OWNER IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT. I HAVE INSPECTED THE SITE / PREMISES AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH THE CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW.

PRINT NAME: STOSH PODESWIK DATE: 08-18-19
 SIGNATURE: [Signature]

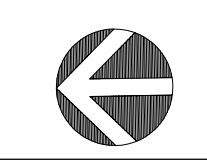
IF THE BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS, SITE PLANS, FLOOR PLANS, ETC WILL BE SUBMITTED TO THE DEPARTMENT FOR APPROVAL.

SOILS NOTE

THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS, OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO THE CITY FOR RE-CHECK TO VERIFY THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

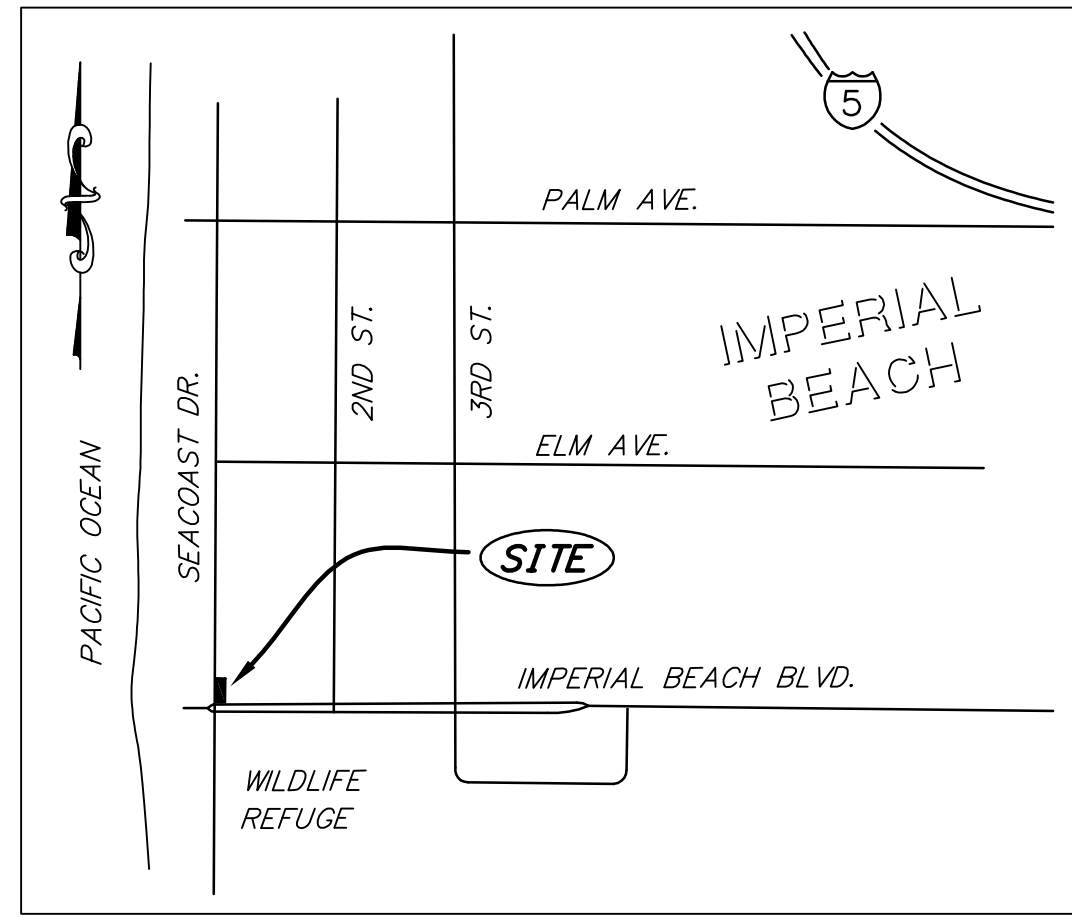
PROPERTY OWNER: MATT MORGAN
 SIGNATURE: [Signature]

ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"



PARTIAL TOPOGRAPHIC EXHIBIT
1079 SEACOAST DRIVE
 IMPERIAL BEACH, CA 91932
 MARCH 25, 2019

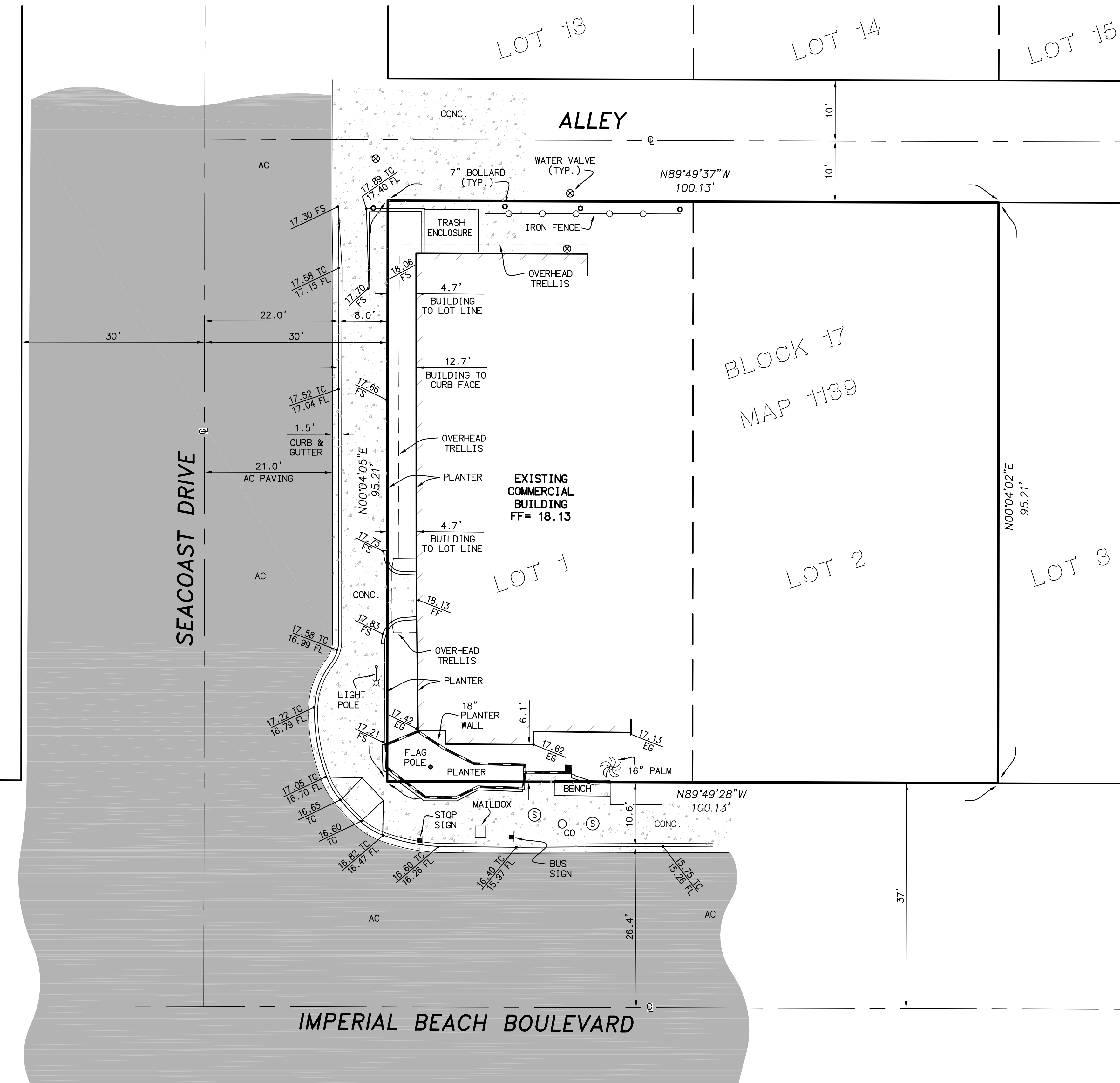
SCALE 1" = 10'



VICINITY MAP
 NO SCALE

LEGEND

	SPOT ELEVATION
	FINISHED SURFACE
	EXISTING GRADE
	FINISHED FLOOR
	FLOW LINE
	TOP OF CURB
	WATER VALVE
	SEWER MANHOLE
	SEWER CLEANOUT
	IRON FENCE
	MASONRY BLOCK WALL
	GUARD POST/BOLLARD
	CONCRETE PAVING
	ASPHALT PAVING

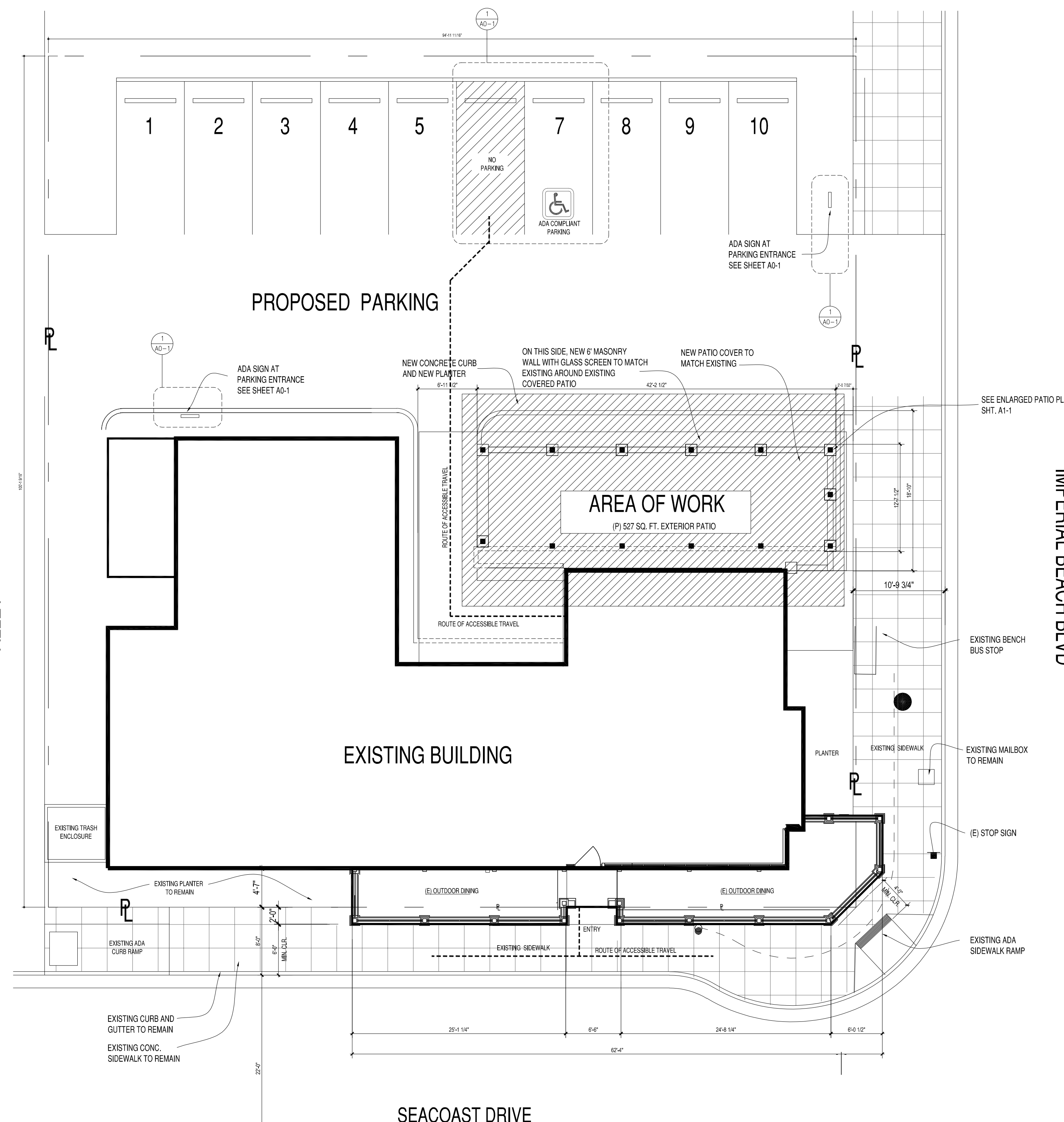


MARCH 25, 2019
 Allen R. A. Turner III PLS DATE

PREPARED FOR:
 MATT MORGAN
 1079 SEACOAST DRIVE
 IMPERIAL BEACH, CA 91932

BENCH MARK:
 BENCH MARK FOR THIS SURVEY IS SAN DIEGO PORT DISTRICT VERTICAL CONTROL MONUMENT BM #55 PER RECORD OF SURVEY 17055, A 3" BRASS DISC MARKED "SDUPD-55" IN A CONCRETE BAND AT THE FOOT OF IMPERIAL BEACH BLVD. BETWEEN TWO TRASH RECEPTACLES.
 ELEVATION: 18.35'
 DATUM: NAVD88

- NOTES:**
- SITE ADDRESS: 1079 SEACOAST DRIVE, IMPERIAL BEACH, CA 91932
 - LEGAL DESCRIPTION: LOTS 1 AND 2 IN BLOCK 17 OF IMPERIAL BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1139, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER JUNE 16, 1908 PER DOC #2012-0417317, RECORDED JULY 18, 2012.
 - ASSESSOR'S PARCEL NO. 625-392-23
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORD INFORMATION, SUPPLEMENTED BY FIELD OBSERVATION OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
 - THE PROPERTY LINE BEARINGS & DIMENSIONS SHOWN HEREON WERE TAKEN FROM A PENDING SURVEY AND ARE SUBJECT TO VERIFICATION BY A FIELD SURVEY.
 - LOT AREA: LOT AREA: 9533.3 SQ. FT. / 0.219 ACRES



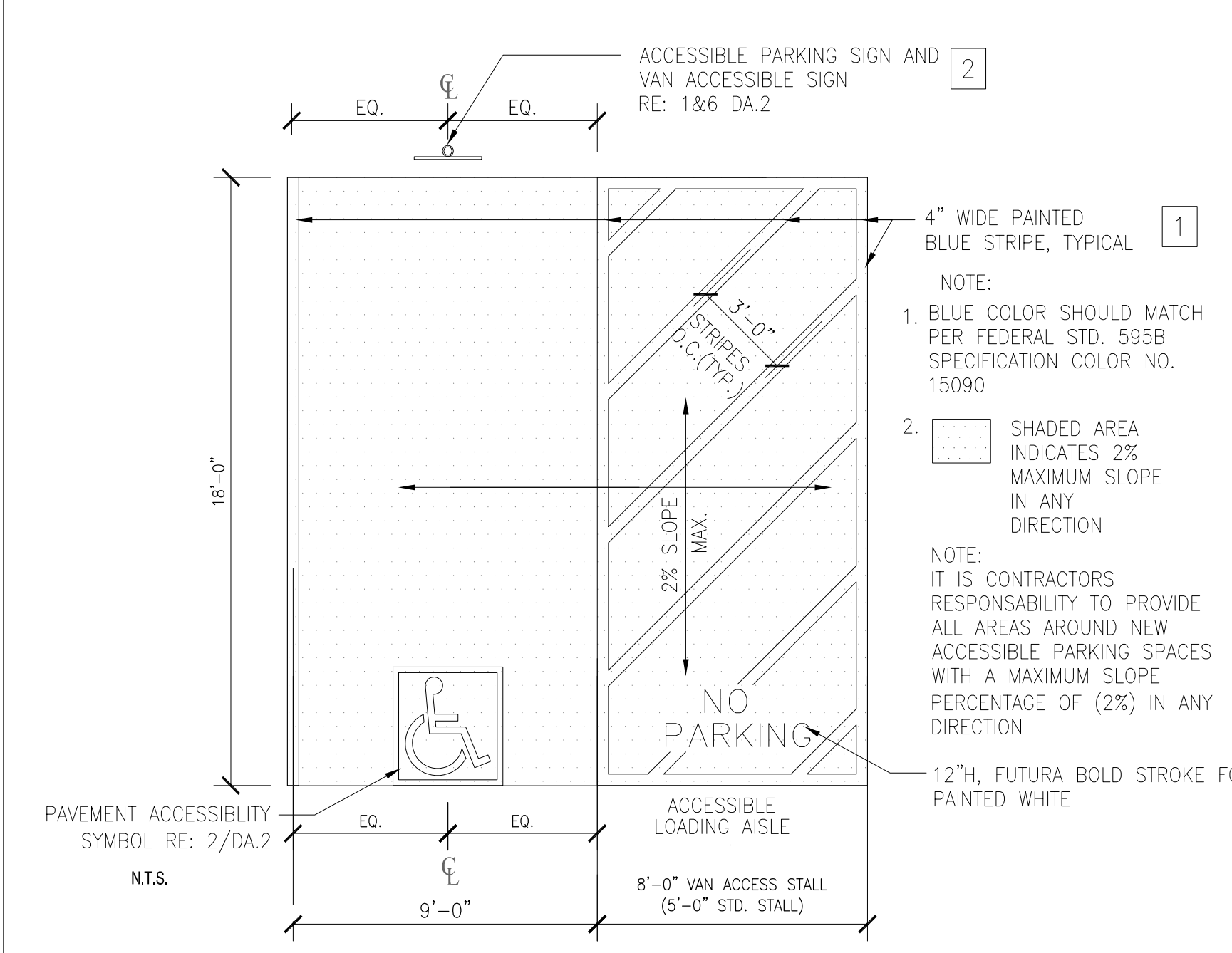
SITE ACCESSIBILITY STATEMENT:

I AM THE DESIGNER IN RESPONSIBLE CHARGE OF THIS PROJECT. I HAVE INSPECTED THE SITE/PREMISES, AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH CURRENT ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW.

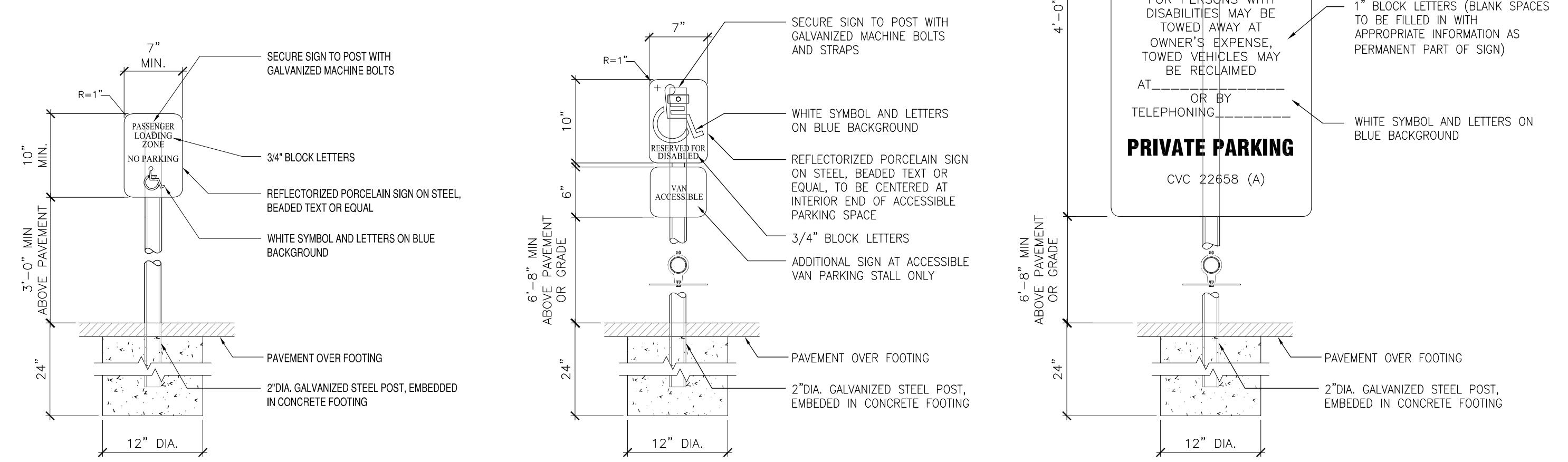
SANITARY FACILITIES ACCESSIBILITY STATEMENT:

I AM THE DESIGNER IN RESPONSIBLE CHARGE OF THIS PROJECT. I HAVE INSPECTED THE SITE/PREMISES, AND DETERMINED THAT EXISTING RESTROOM SERVING AREA OF ALTERATION ARE ACCESSIBLE ACCORDING TO THE CURRENT REQUIREMENTS.

4/24/2022



ADA PARKING LAYOUT



ADA PARKING LAYOUT

ADA PARKING LAYOUT

DATE	05/16/22
DESCRIPTION	SUBMITTAL
ISSUE	1

IB FORMUM - REAR PATIO
1079 SEACOAST DRIVE
IMPERIAL BEACH, CA. 91932

STÖSH THOMAS ARCHITECTS

9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-15-22

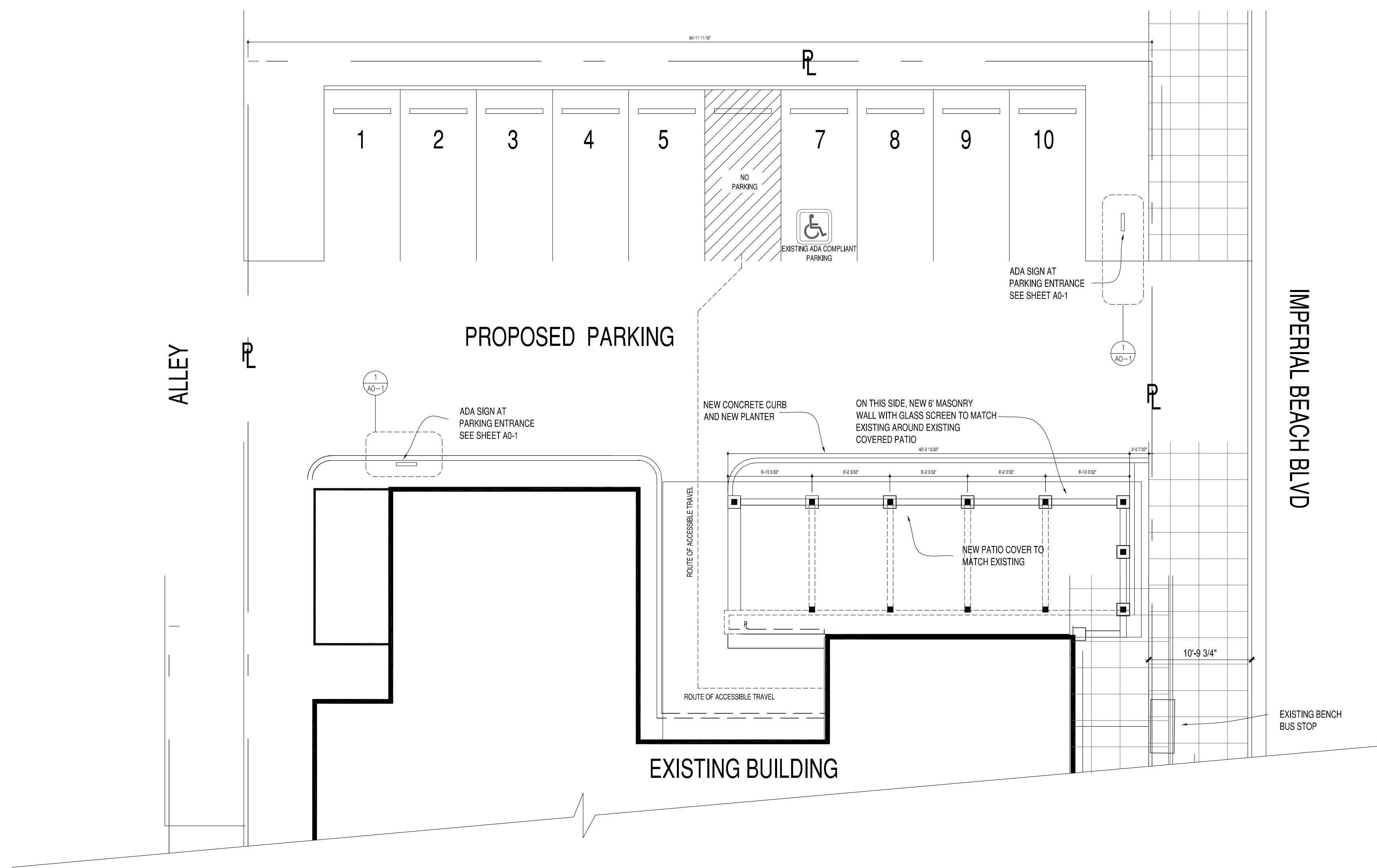
SCALE:

DRAWN: STP

JOB: 1808

SHEET

A0-1

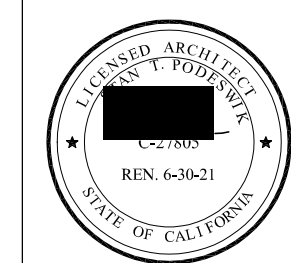


EXTERIOR DINING AREA FLOOR PLAN

3/16" = 1'-0"

ISSUE	DESCRIPTION	DATE
1	SUBMITTAL	05/16/22

IB FORMUM - REAR PATIO
 1079 SEACOAST DRIVE
 IMPERIAL BEACH, CA. 91932



STÖSH THOMAS ARCHITECTS

9130 FLETCHER DR.
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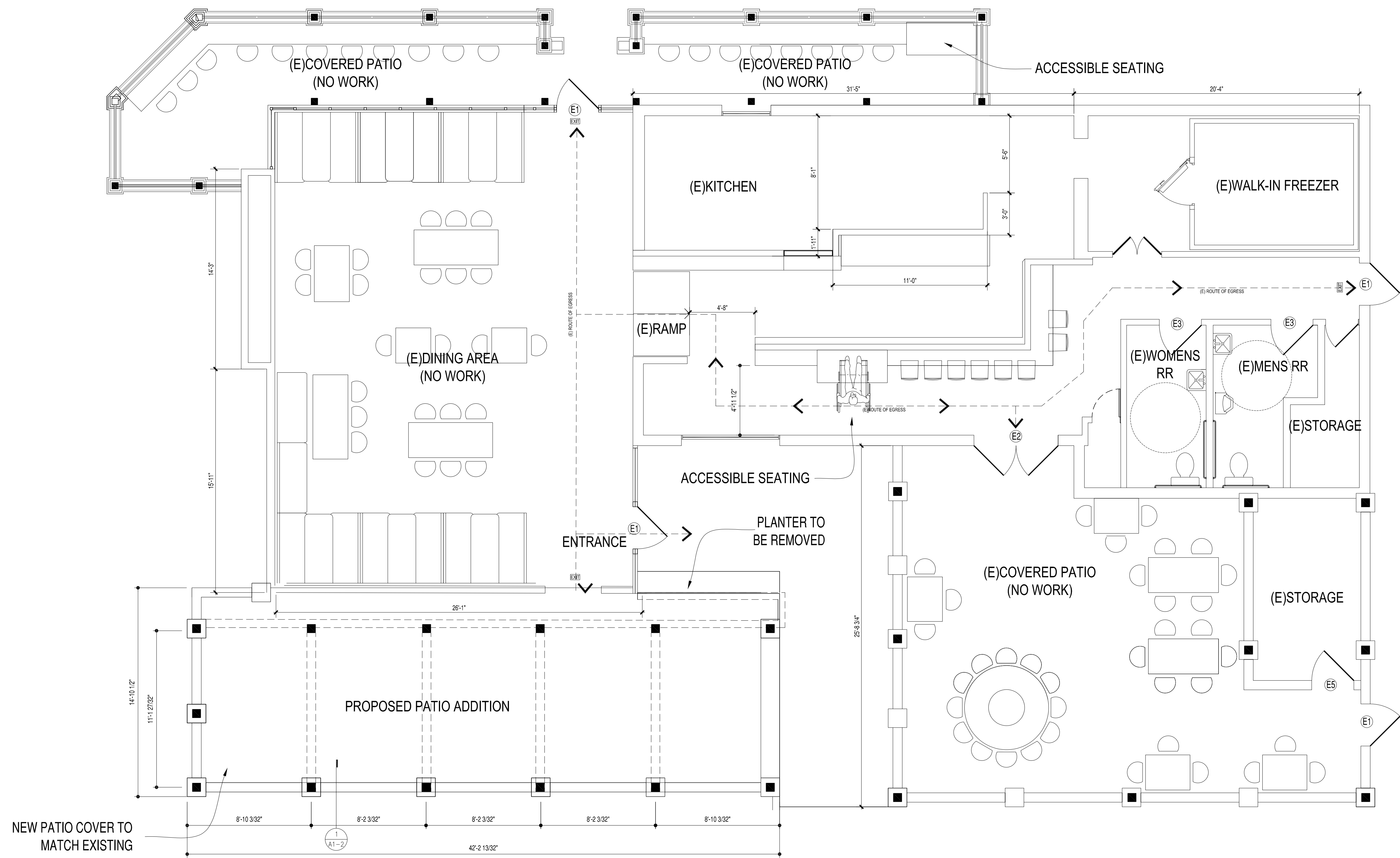
SCALE:

DRAWN: STP

JOB: 1808

SHEET

A1.0

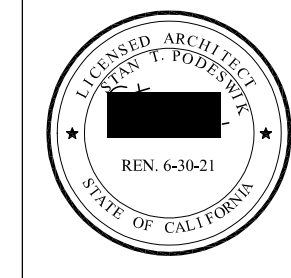


FLOOR PLAN

3/8" = 1'-0"

ISSUE	DESCRIPTION	DATE
1	SUBMITTAL	05/16/22

IB FORMUM - REAR PATIO
 1079 SEACOAST DRIVE
 IMPERIAL BEACH, CA. 91932

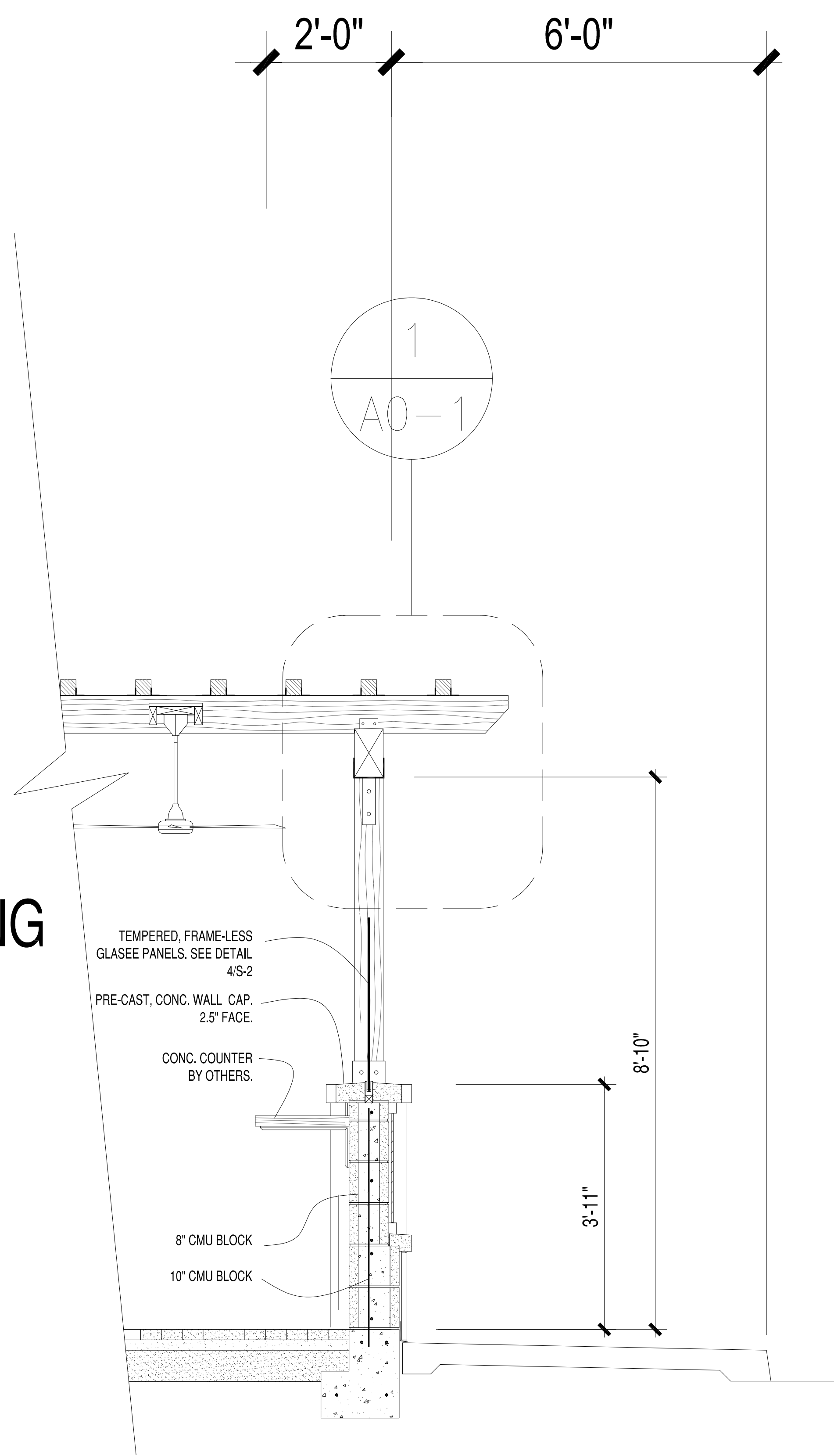


STÖSH THOMAS ARCHITECTS

9130 FLETCHER DR.
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 FAX: (619) 303-6023

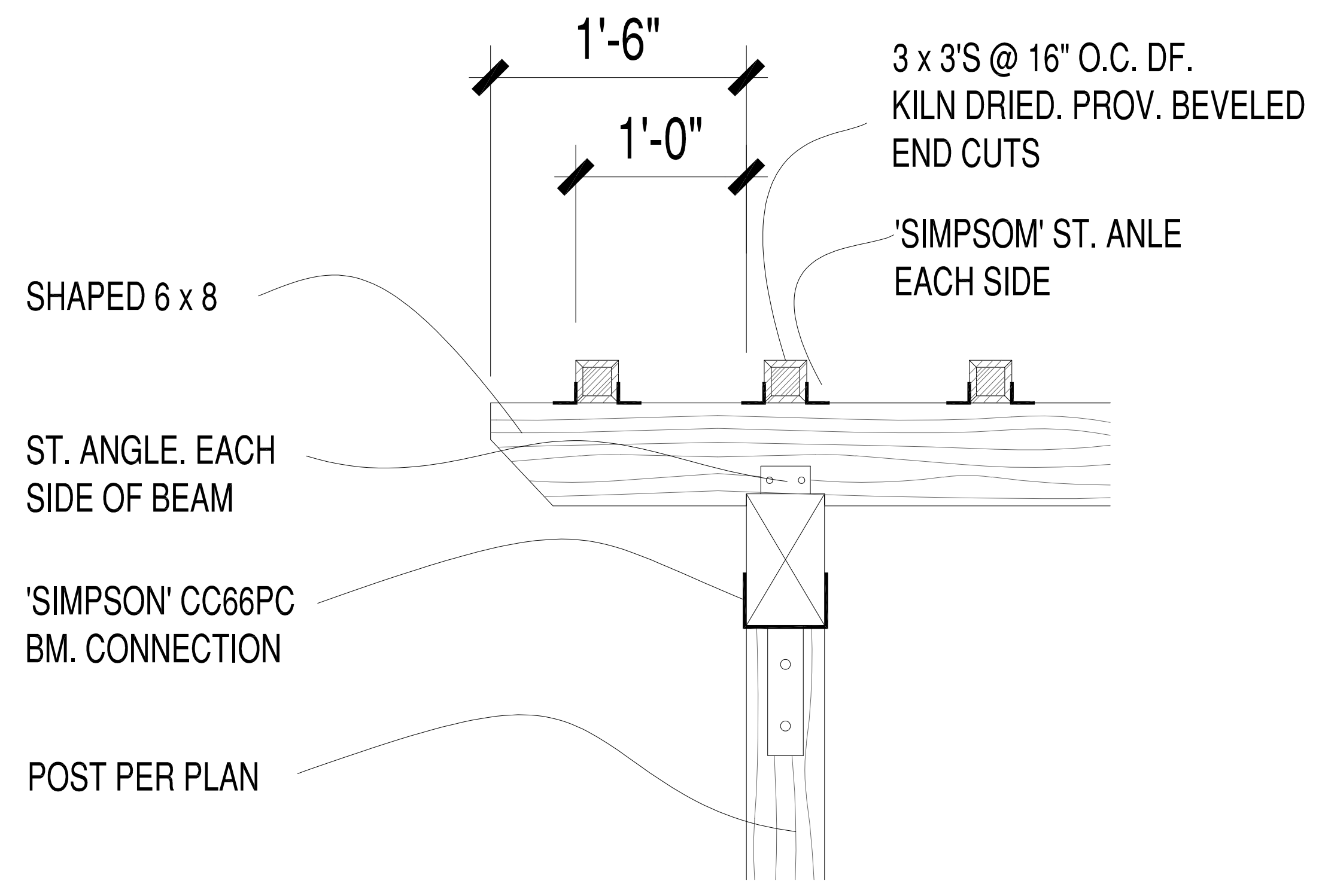
DATE: 05-15-22
 SCALE:
 DRAWN: STP
 JOB: 1808
 SHEET
A1.1

(E) BUILDING



SECTION THRU REAR PATIO

1/4" = 1'-0"

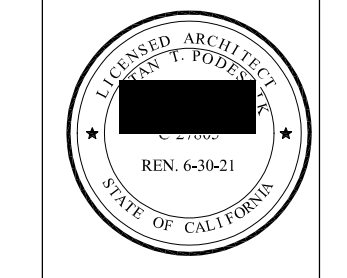


SECTION THRU REAR PATIO

NTS

ISSUE	DESCRIPTION	DATE
1	SUBMITTAL	05/16/22

IB FORMUM - REAR PATIO
 1079 SEACOAST DRIVE
 IMPERIAL BEACH, CA. 91932



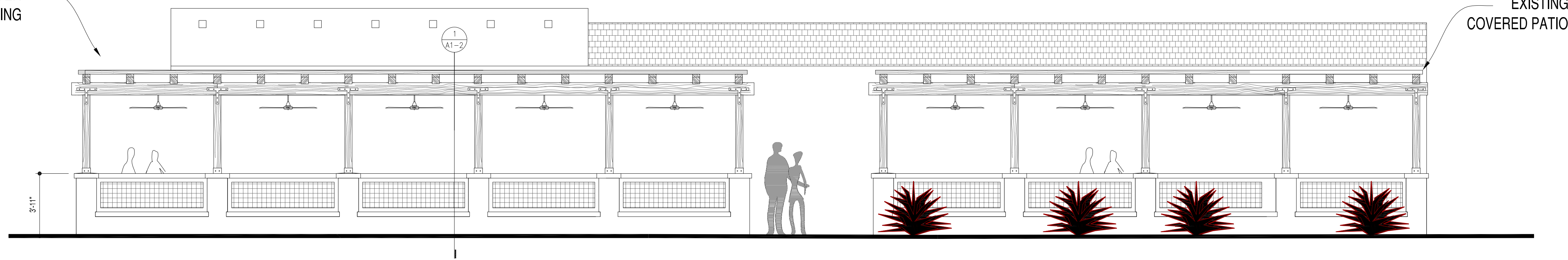
STÖSH THOMAS ARCHITECTS

9130 FLETCHER DR.
 LA MESA, CA. 91941
 PH: (619) 246-9044
 FAX: (619) 303-6023

DATE: 05-15-22
 SCALE:
 DRAWN: STP
 JOB: 1808
 SHEET

A1-2

EXTEND PATIO COPVER
TO MATCH EXISTING

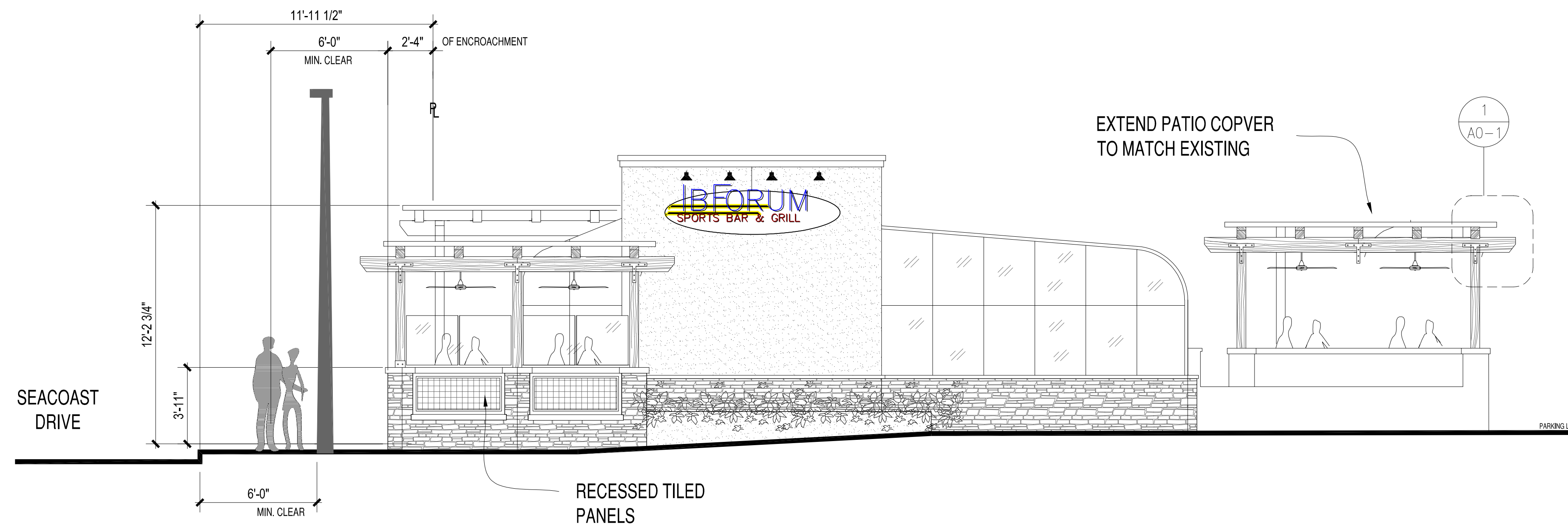


EXISTING
COVERED PATIO

EAST ELEVATION

1/4" = 1'-0"

1



EXTEND PATIO COPVER
TO MATCH EXISTING

SEACOAST
DRIVE

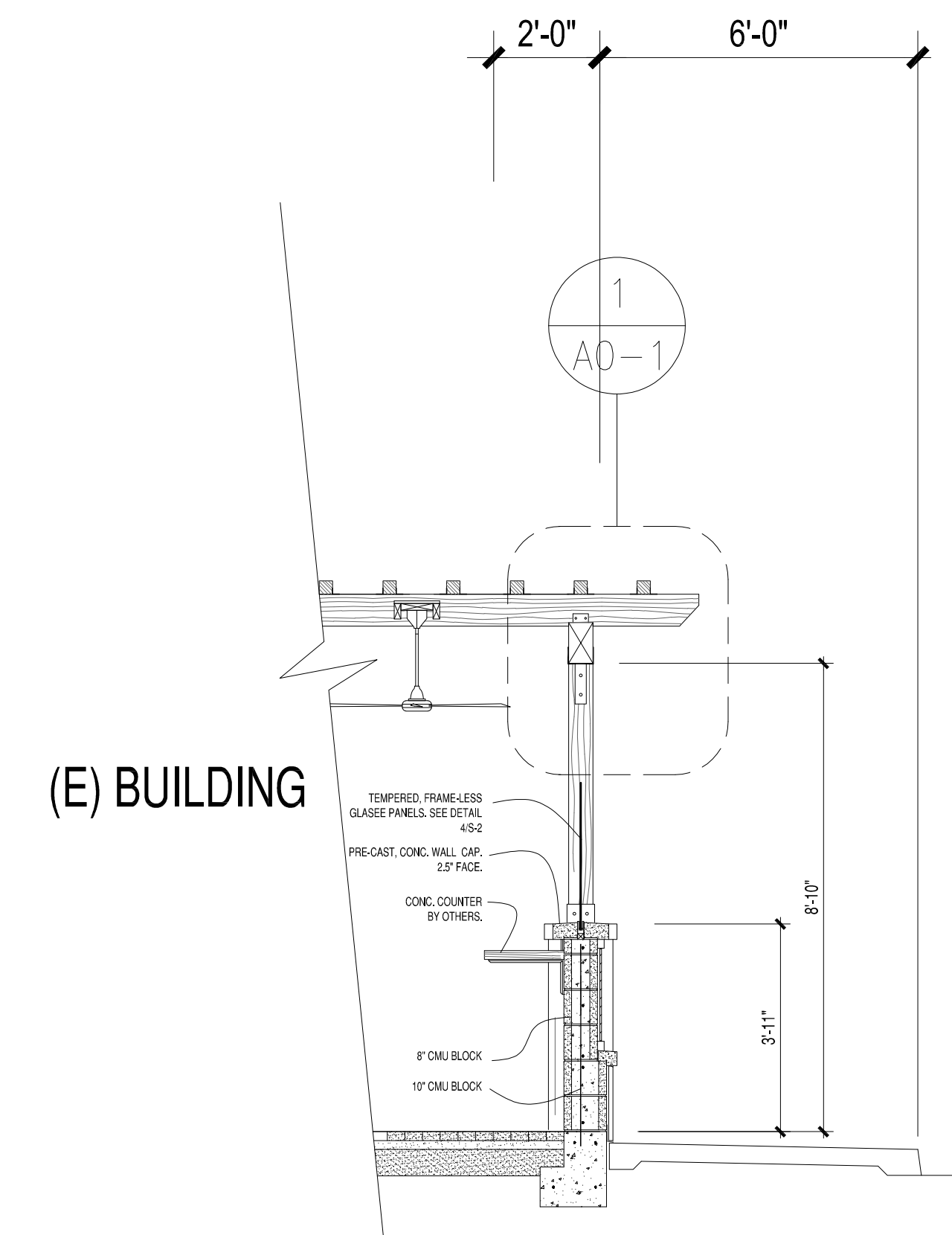
RECESSED TILED
PANELS

PARKING LOT

SIDE ELEVATION

1/4" = 1'-0"

2



(E) BUILDING

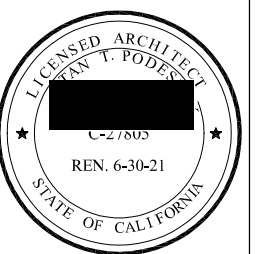
SECTION THRU FRONT PATIO

NTS

3

DATE	DESCRIPTION	ISSUE
05/16/22	SUBMITTAL	1

IB FORUM - REAR PATIO
1079 SEACOAST DRIVE
IMPERIAL BEACH, CA. 91932



**STÖSH
THOMAS
ARCHITECTS**

0130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-15-22

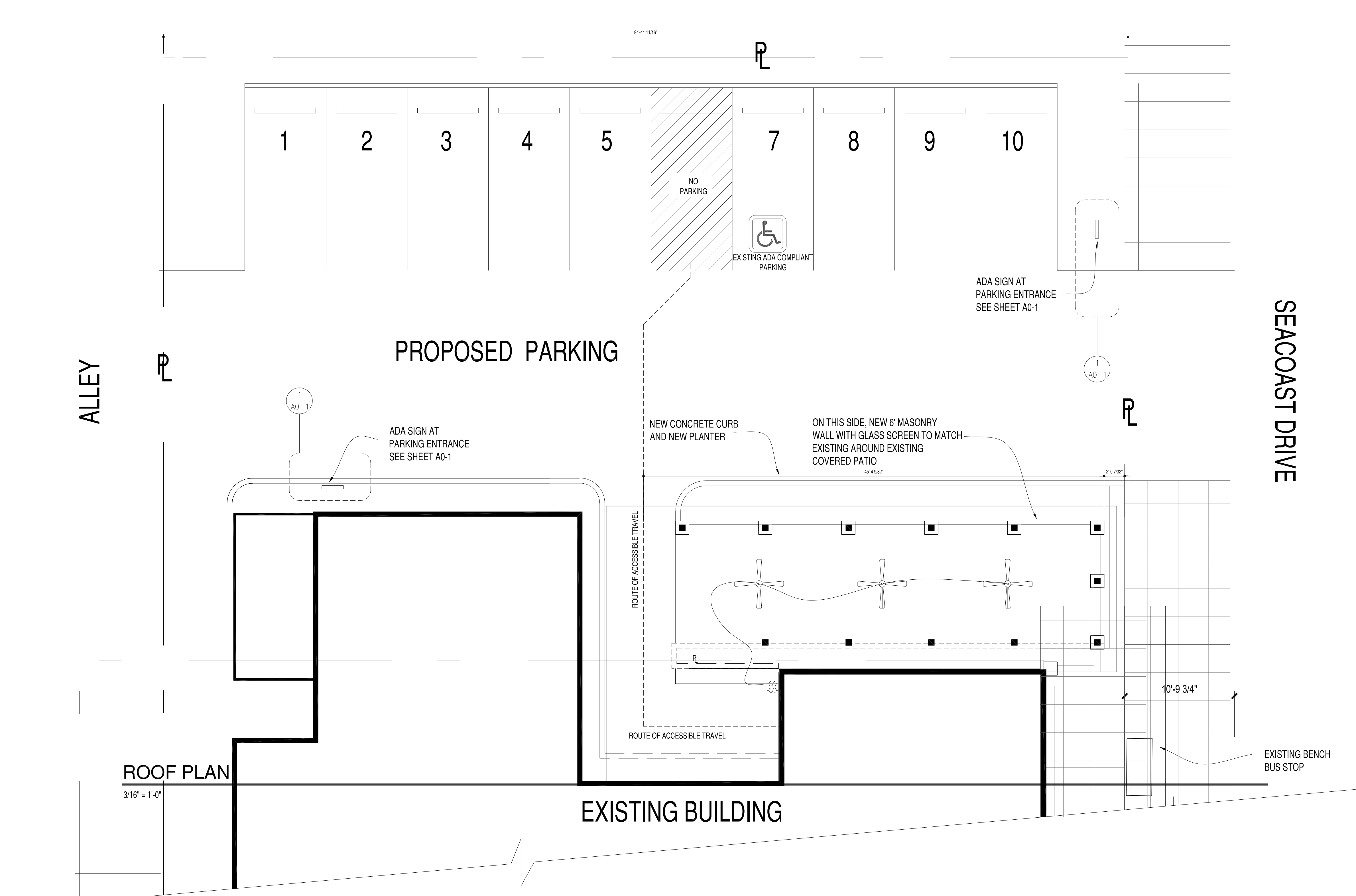
SCALE:

DRAWN: STP

JOB: 1808

SHEET

A3-1



PATIO ELECTRICAL PLAN

1/4" = 1'-0"

ROOF PLAN

3/16" = 1'-0"

1

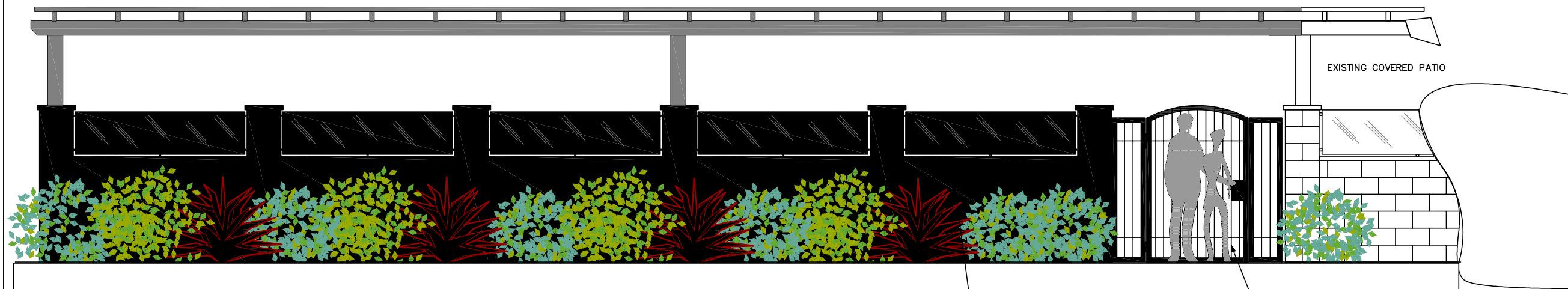
ISSUE	DESCRIPTION	DATE
1	SUBMITTAL	05/16/22

IB FORMUM - REAR PATIO
 1079 SEACOAST DRIVE
 IMPERIAL BEACH, CA. 91932



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 LA MESA, CA. 91941
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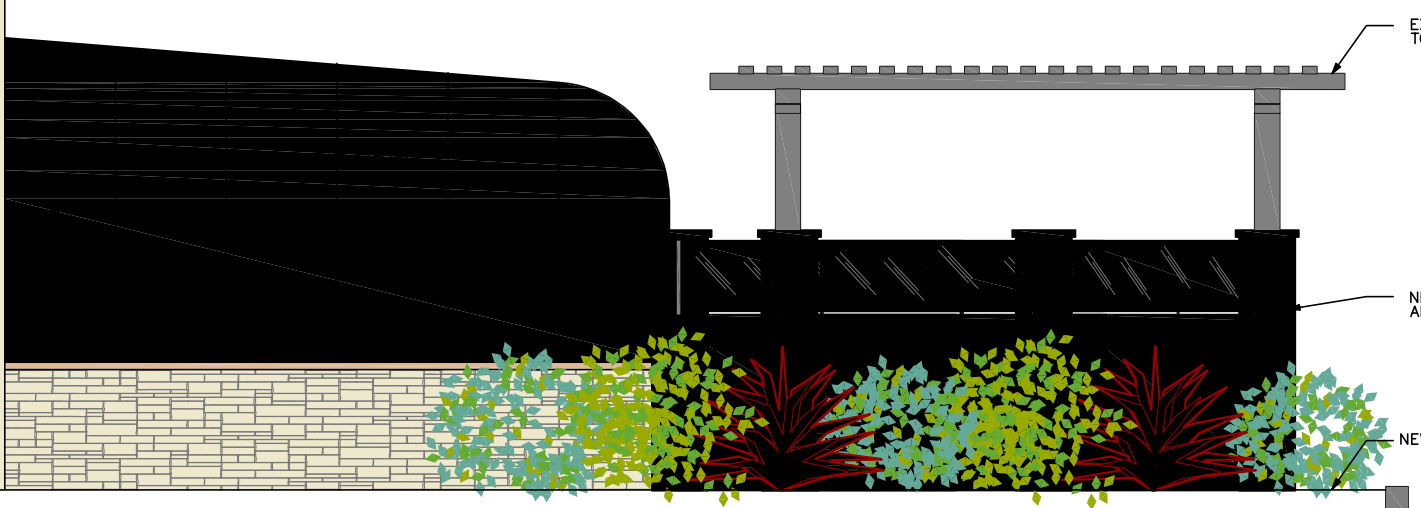
DATE:	05-15-22
SCALE:	
DRAWN:	STP
JOB:	1808
SHEET	E-1



ELEVATION VIEWED FROM EAST/PARKING LOT

PROPOSED BLOCK WALL AND GLASS WIND SCREEN TO MATCH EXISTING

NEW STEEL GATE



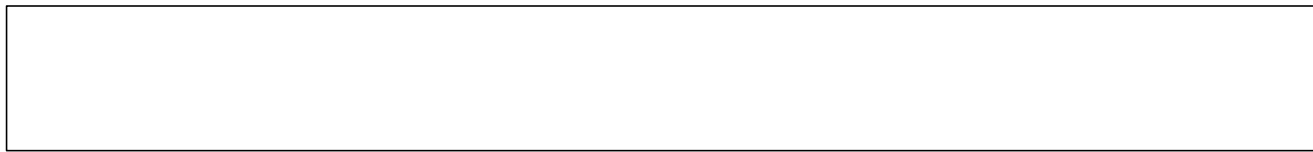
ELEVATION VIEWED FROM SOUTH

EXTEND PATIO COVER TO MATCH EXISTING

NEW WALLS, PILLARS AND GLASS SCREEN TO MATCH EXISTING

NEW LANDSCAPING TO MATCH EXISTING

PARKING LOT



OUTDOOR DINING PATIO ELEVATIONS

GM
 GEORGE MERCER ASSOCIATES INC.
 LANDSCAPE ARCHITECTURE
 990 SEACOAST DRIVE, STE. 20
 IMPERIAL BEACH, CA 91932
 (619) 882-2499
 E-mail: 5mercors@bcglobal.net

LICENSED LANDSCAPE ARCHITECT
 State of California
 License No. 378842507
 Expires 4/27/21
 Date: 4/27/21

CLIENT
MATT MORGAN

PROJECT
 IB FORUM SPORTS BAR & GRILL
 1079 SEACOAST DRIVE
 IMPERIAL BEACH, CA 91932

CHANGES

PROGRESS PRINT DATE

3/17/21	PROGRESS
4/27/21	PROGRESS

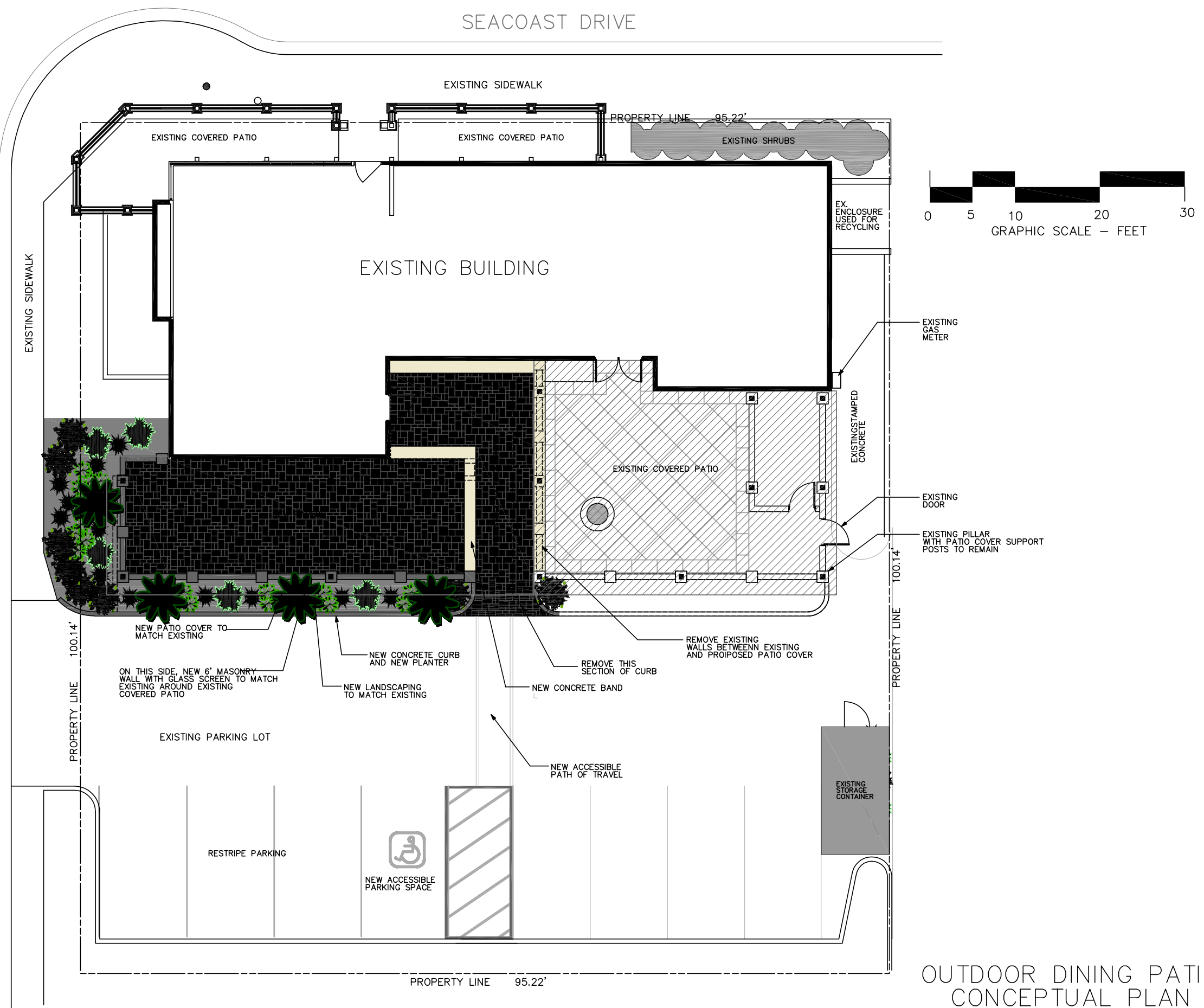
DESIGN GM
 DRAWN GM
 CHECKED
 SCALE 1/2" = 1'
 PROJECT 09-019.3

SHEET
 L-2
 OF 2 SHEETS

IF PLAN IS LESS THAN 24" X 36"
 IT IS A REDUCED PRINT.
 REDUCE SCALE ACCORDINGLY.

SEACOAST DRIVE

IMPERIAL BEACH BOULEVARD



GM
 GEORGE MENCER ASSOCIATES INC.
 LANDSCAPE ARCHITECTURE
 990 SEACOAST DRIVE, STE. 20
 IMPERIAL BEACH, CA 91932
 (619) 882-2499
 E-mail: 5mencers@sbcglobal.net



CLIENT
MATT MORGAN

PROJECT
 IB FORUM SPORTS BAR & GRILL
 1079 SEACOAST DRIVE
 IMPERIAL BEACH, CA 91932

CHANGES

PROGRESS PRINT DATE

3/3/21 AM	PROGRESS
3/3/21 PM	PROGRESS
4/27/21	

DESIGN GM
 DRAWN GM
 CHECKED
 SCALE 3/16" = 1'
 PROJECT 09-019.3

SHEET
L-1
 OF 2 SHEETS

**OUTDOOR DINING PATIO
 CONCEPTUAL PLAN**

IF PLAN IS LESS THAN 24" X 36"
 IT IS A REDUCED PRINT.
 REDUCE SCALE ACCORDINGLY.