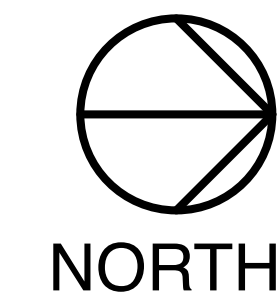
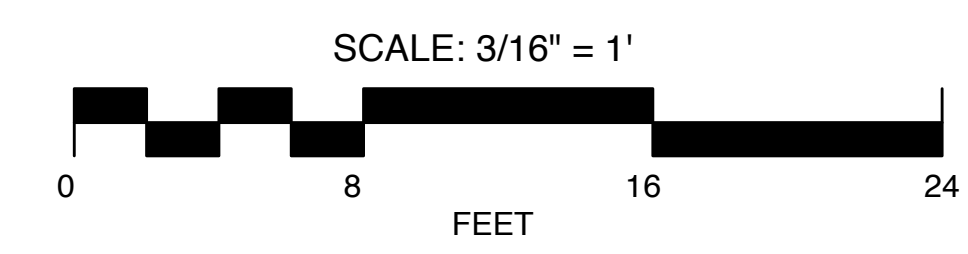
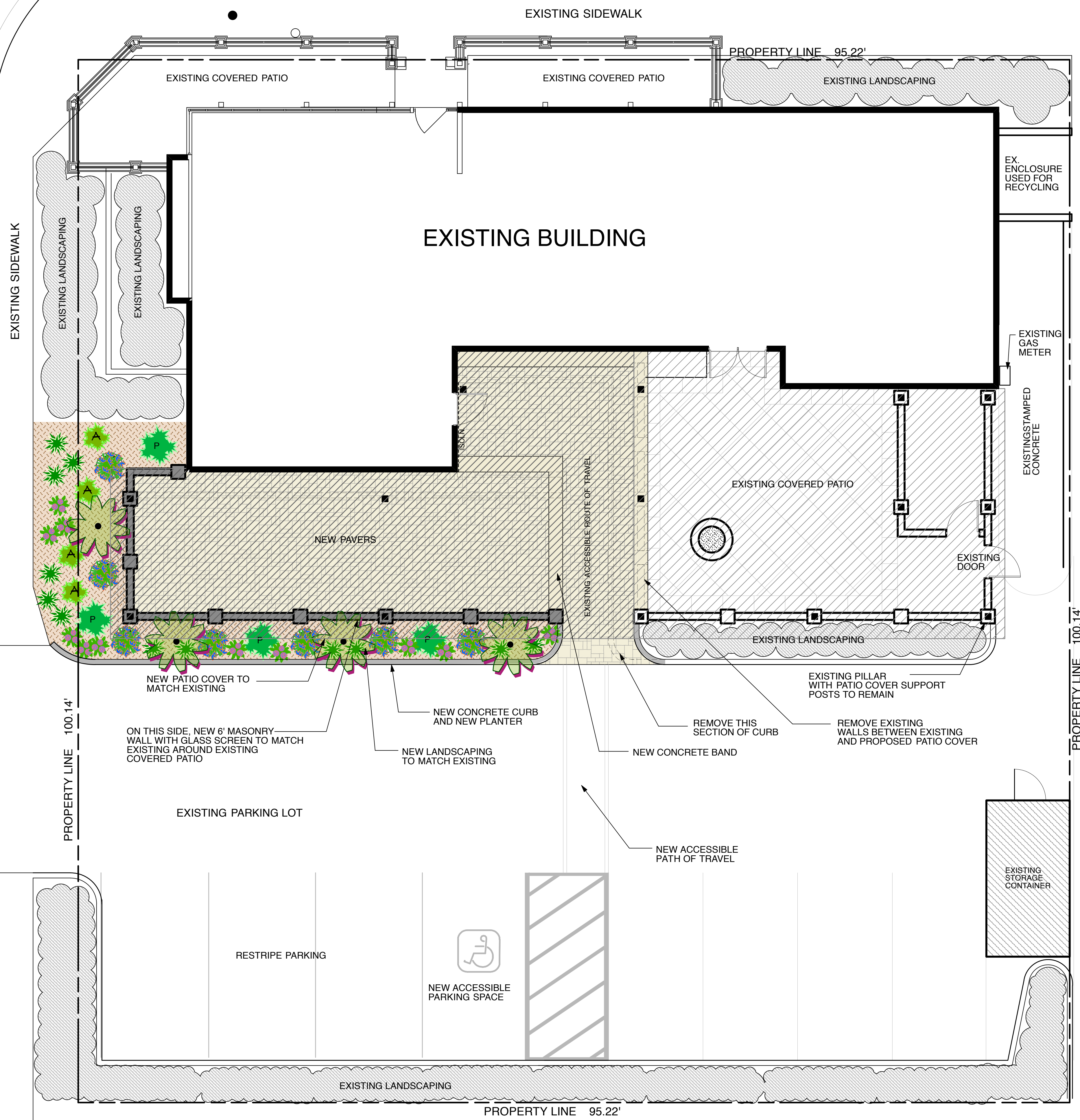




CLIENT
MATT MORGAN

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



LANDSCAPE AREA CALCULATIONS
 TOTAL LOT AREA: 9,535 sq. ft.
 Existing landscape area (including area in ROW): 1,430 sq. ft. - 15%
 Proposed landscape area (including area in ROW): 1,520 sq. ft. - 15.3%
 Existing landscape area (excluding area in ROW): 1,173 sq. ft. - 12.3%
 Proposed landscape area (excluding area in ROW): 1,201 sq. ft. - 12.6%

PLANTING LEGEND

SYMBOL	SPECIES/COMMON NAME	SIZE	QUANTITY
	AGAVE ATTENUATA 'RAY-OF-LIGHT' FOXTAIL AGAVE	5 GAL.	4
	DIANELLA TAS. 'VARIEGATA' TASMANIAN FLAX LILY	5 GAL.	12
	LIMONIUM PEREZII STATICE	1 GAL.	11
	PHOENIX ROEBELINII PYGMY DATE PALM	15 GAL.	6
	STRELITZIA REGINAE BIRD-OF-PARADISE	5 GAL.	7
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	15 GAL. DOUBLE	4

MULCH ALL PLANTING AREAS WITH 3" DEPTH FOREST MULCH FROM AGRISERVICE.
 ALL PLANTER AREAS TO BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM.

CHANGES

3/3/21 AM _____
 3/3/21 PM _____
 4/27/21 _____
 8/9/22 _____

PROGRESS PRINT DATE

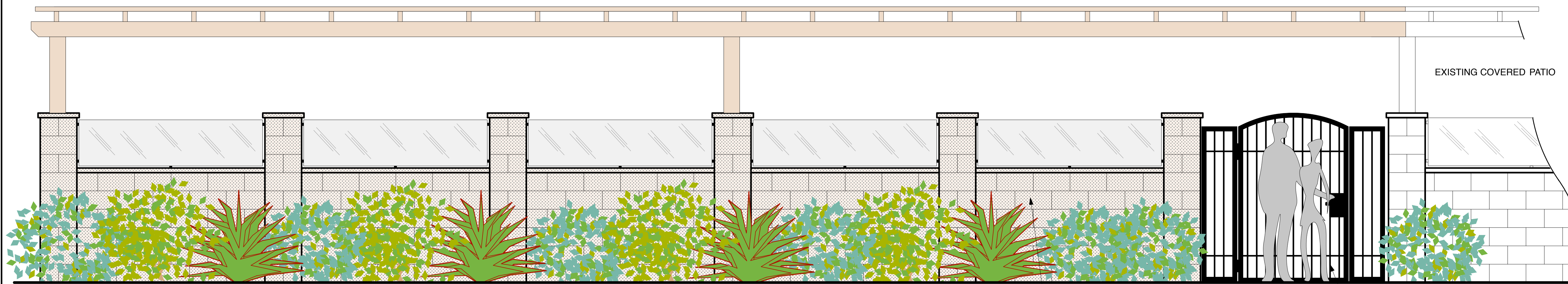
DESIGN GM
 DRAWN GM
 CHECKED _____
 SCALE 3/16" = 1'
 PROJECT 09-0193

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.

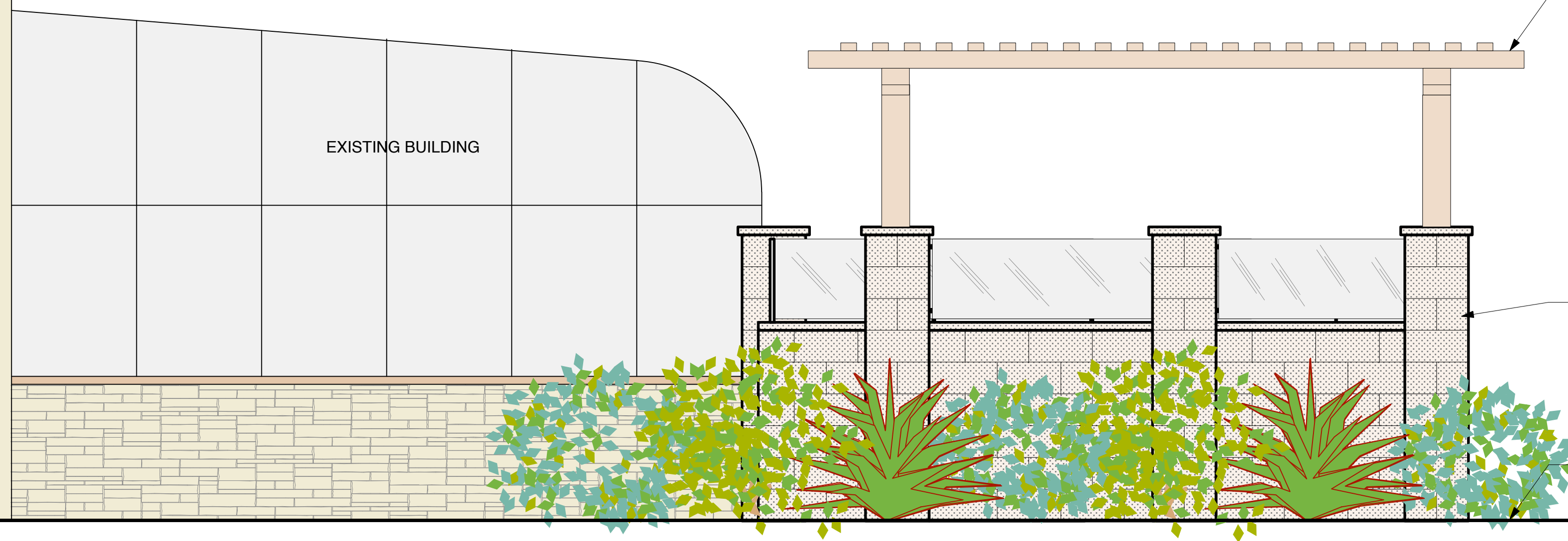
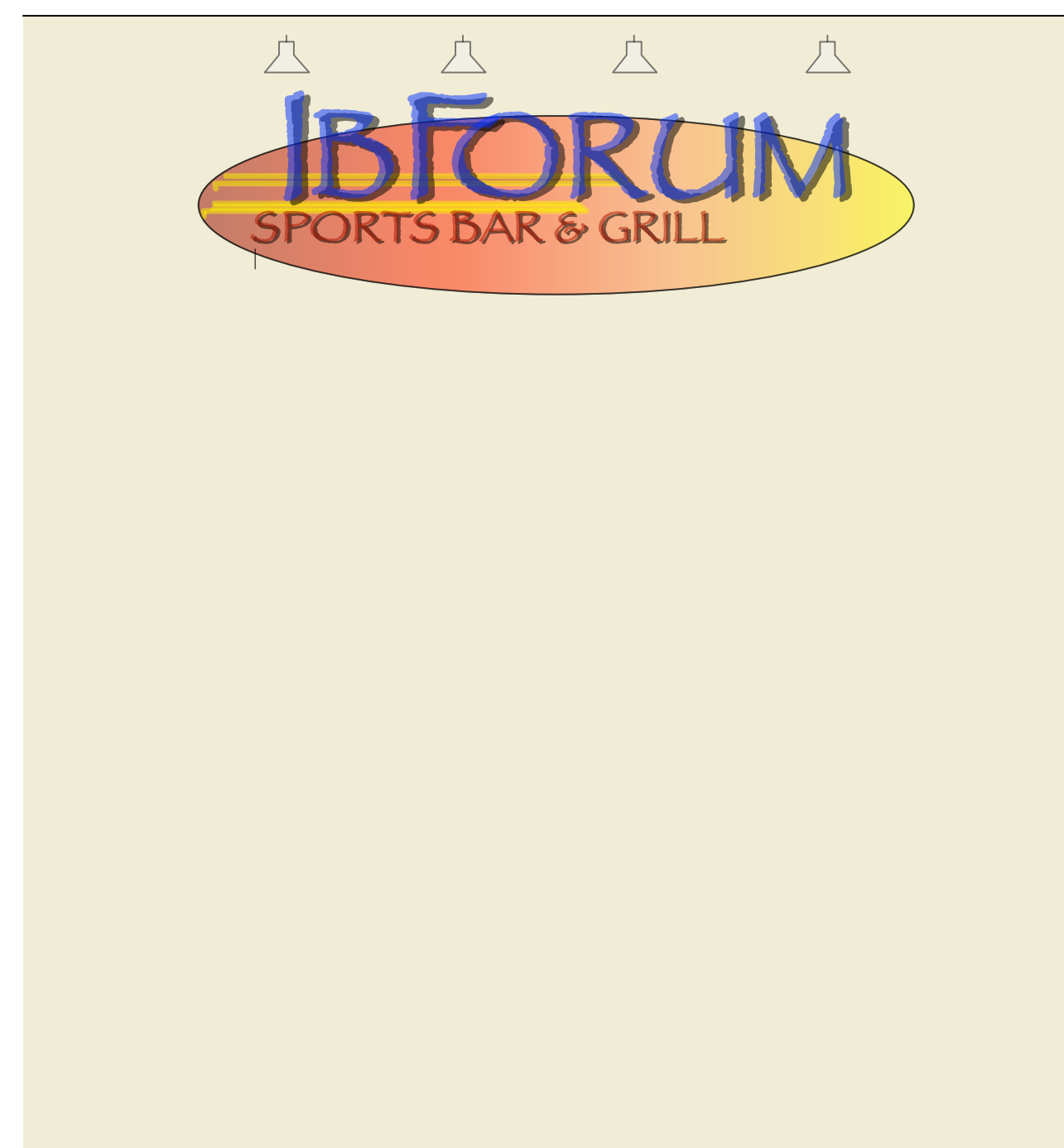
IMPERIAL BEACH BOULEVARD



ELEVATION VIEWED FROM EAST/PARKING LOT

PROPOSED BLOCK WALL AND GLASS WIND SCREEN TO MATCH EXISTING

NEW STEEL GATE



EXISTING BUILDING

EXTEND PATIO COVER TO MATCH EXISTING

NEW WALLS, PILLARS AND GLASS SCREEN TO MATCH EXISTING

NEW LANDSCAPING TO MATCH EXISTING

PARKING LOT

ELEVATION VIEWED FROM SOUTH

OUTDOOR DINING PATIO ELEVATIONS

GMA
 GEORGE MERCER ASSOCIATES INC.
 LANDSCAPE ARCHITECTURE
 990 SEACOAST DRIVE, STE. 20
 IMPERIAL BEACH, CA 91802
 (619) 882-2499
 E-mail: 5mercers@sbcglobal.net

LANDSCAPE ARCHITECT
 E.L. Mercer, No. 41932
 Signature: [Signature]
 Revised Date: 4-30-23
 4/27/21
 Date
 STATE OF CALIFORNIA

CLIENT
MATT MORGAN

PROJECT
 IB FORUM SPORTS BAR & GRILL
 10719 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 09-0193

SHEET
L-2
 OF 2 SHEETS

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