



236-238 PALM AVE



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

KEYNOTES - ELEVATIONS

XX.XX X

GENERAL NOTES

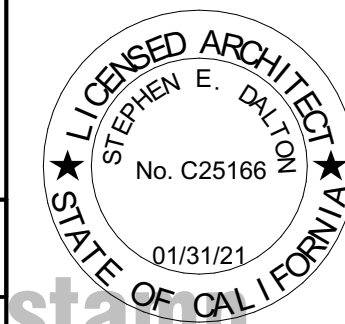
- FOR TYPICAL WALL FLASHING, SEE DETAIL X/A8-X
- FOR TYPICAL WINDOW FLASHING, SEE X/A8-X
- FOR TYPICAL CONTROL JOINT, SEE DETAIL X/A8-X
- ALL EXPOSED METAL & FLASHING SHALL BE 26 GAUGE GALVANIZED ALUMINUM U.N.O.
- ALL EXPOSED WOOD SHALL BE PAINTED/ STAINED PER OWNER.

EXT. FINISH SCHEDULE

MARK	ELEMENT	DESCRIPTION	MANUF/COLOR
A	EXTERIOR CEMENT PLASTER	30/30 SAND FINISH	ANTIQUE PAPER #DE6218
B	EXTERIOR CEMENT PLASTER	30/30 SAND FINISH	POROUS STONE #DE6220
C	EXTERIOR CEMENT PLASTER	30/30 SAND FINISH	TARNISHED SILVER #DET615
D	STOREFRONT	ANODIZED ALUMINUM	ARCADIA DARK BRONZE
E	BRICK	VENEER	CORONADO EAGLE
F	SIDING	FIBER CEMENT PANELS	ALLURA SABLE BROWN
G	SHEET METAL	CORRUGATED MATTE	GALVANIZED FINISH
H	FENCE	WOOD	BEHR SEMI STAIN DP-317 DRIFT GRAY
J	RAFTER	6x8 WOOD	BEHR SEMI STAIN DP-317 DRIFT GRAY
K	FASCIA & SOFFIT	FIBER CEMENT	CAVERNOUS #DE6364
L	METAL POST	KYNAR FINISH	PPG DURANAR BRONZE
M	RAILING	CABLE	BLACK
N	WINDOW AWNINGS	METAL	AWNING SOLUTIONS BLUE
O	WINDOWS & SLIDING GLASS DOORS	ANODIZED ALUMINUM	MILGARD DARK BRONZE
P	PATIO FRENCH DOORS	ANODIZED ALUMINUM	MILGARD DARK BRONZE
Q	PLANTER	VENEER	CORONADO EAGLE
R	COLUMNS	CONCRETE PODIUM COLUMNS	NATURAL
S	STOREFRONT DIVISIONS	BRAKE METAL	CAVERNOUS #DE6364
T	VEHICLE GATE	PERFORATED METAL	-
U	FENCE	PERFORATED METAL	-
V	ENTRY DOOR	SOLID CORE METAL DOOR	CAVERNOUS #DE6364
W	ENTRY DOOR	SOLID CORE METAL DOOR	ANTIQUE PAPER #DE6218
X	FASCIA	SOLID CORE METAL DOOR	CAVERNOUS #DE6364
Y	SOFFIT	WOOD T & G	BEHR SEMI STAIN DP-317 DRIFT GRAY

project title

PALM AVE
236-238 PALM AVENUE IMPERIAL BEACH, CA



Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

ELEVATIONS

job no. 1612

date 03/22/19
100% DD SET

sheet

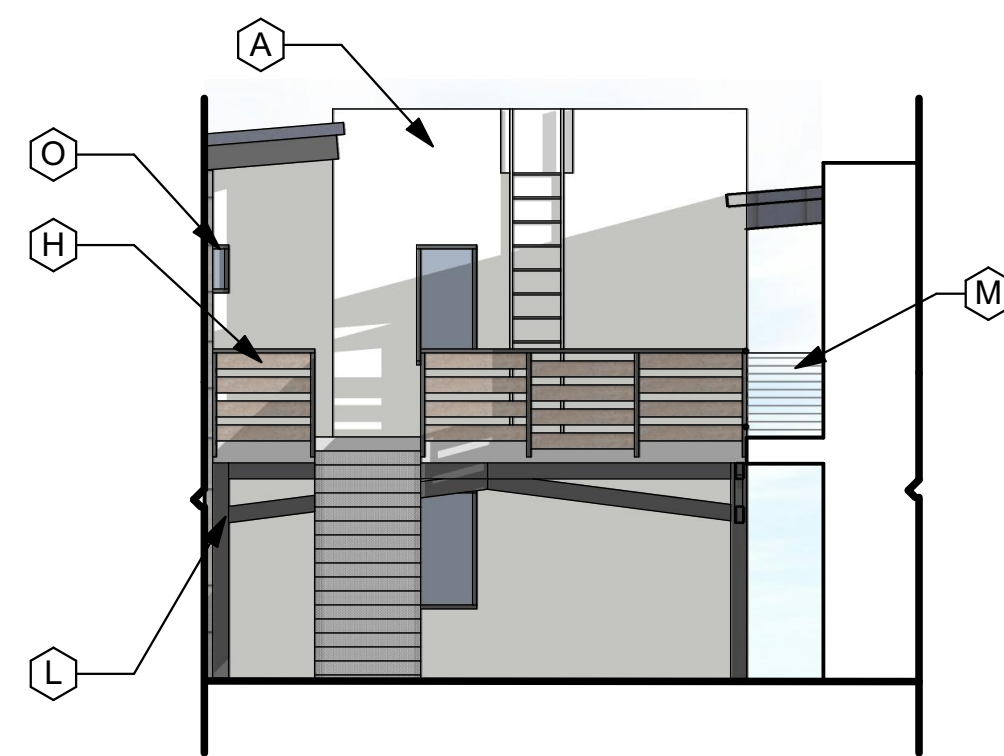
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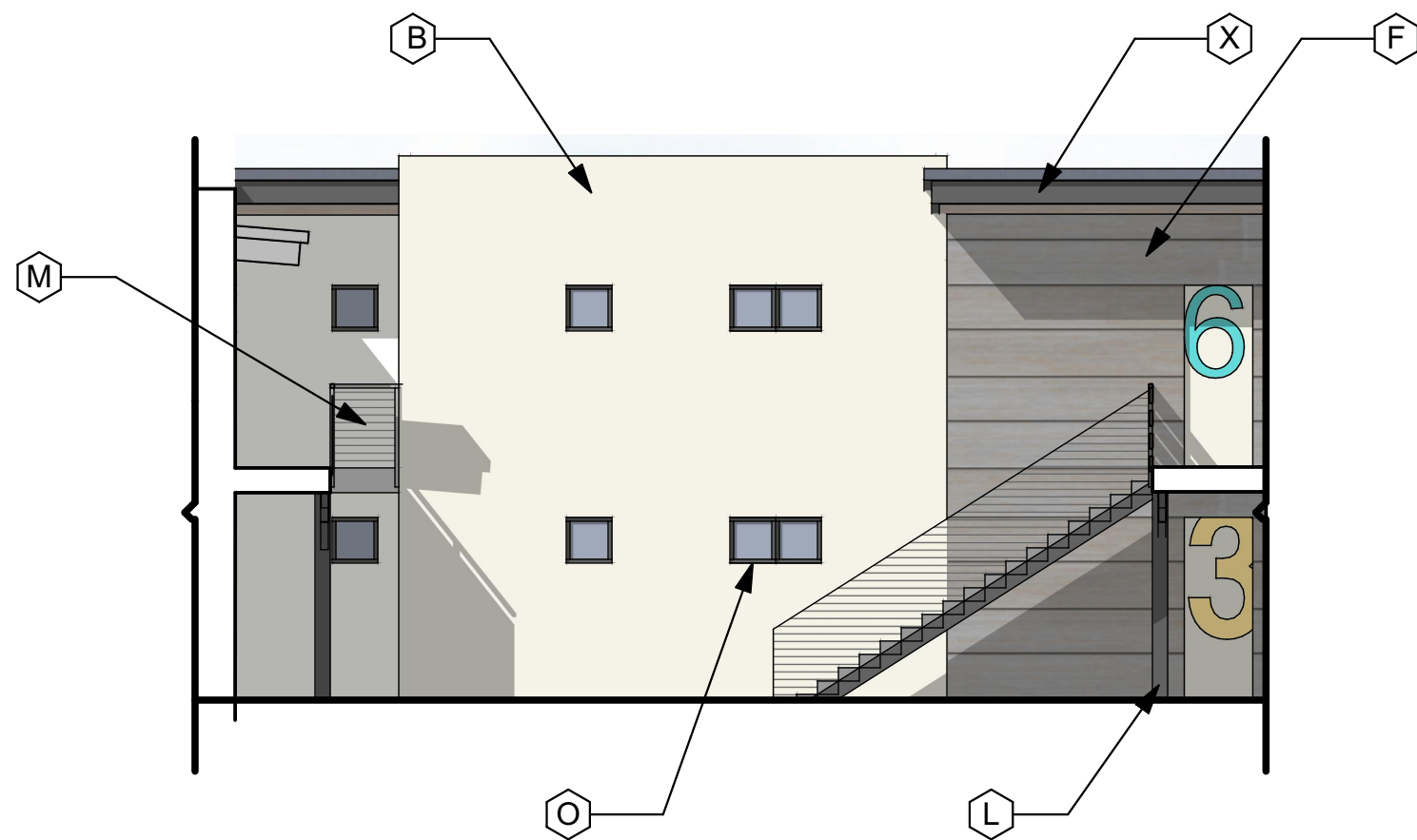
1 WEST ELEVATION
1/8" = 1'-0"



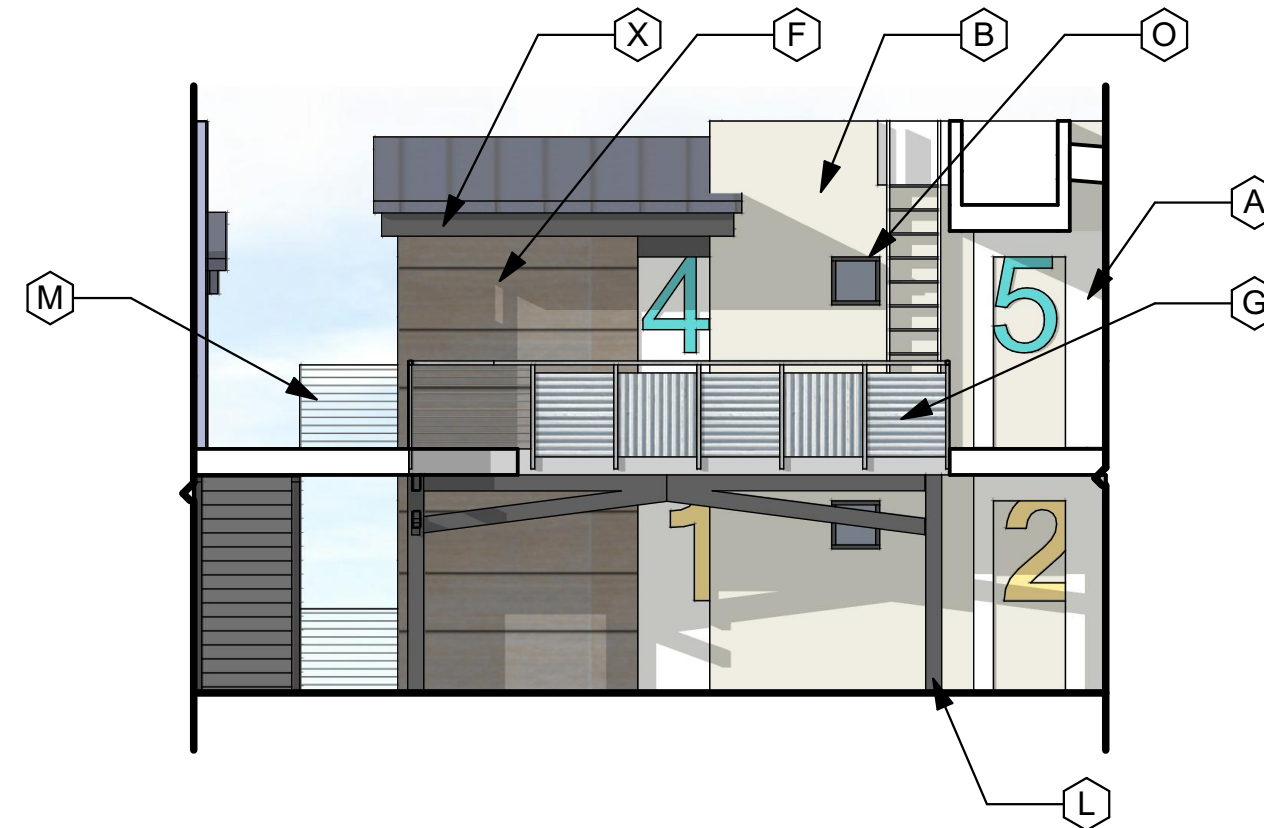
2 SOUTH COURTYARD ELEVATION
1/8" = 1'-0"



3 EAST COURTYARD ELEVATION
1/8" = 1'-0"



4 NORTH COURTYARD ELEVATION
1/8" = 1'-0"



5 WEST COURTYARD ELEVATION
1/8" = 1'-0"

KEYNOTES - ELEVATIONS

XX.XX X

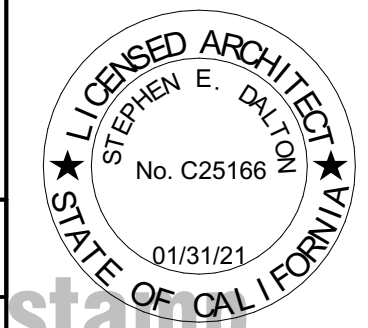
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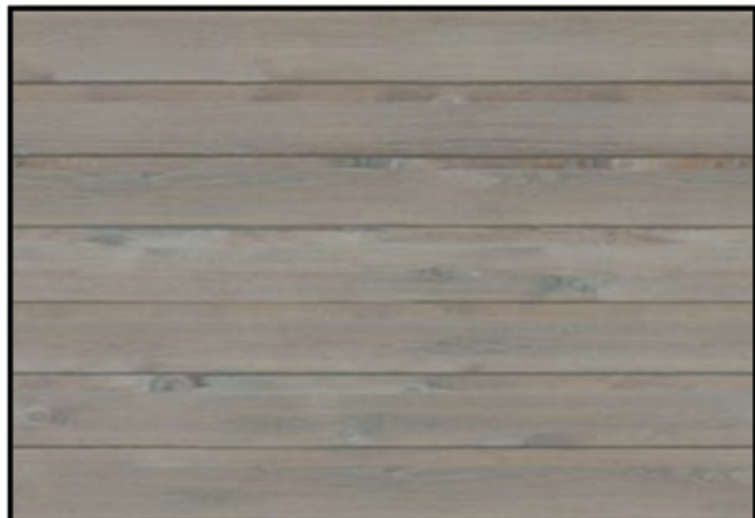
project title
PALM AVE
236-238 PALM AVENUE IMPERIAL BEACH, CA



stephen dalton architects
Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

ELEVATIONS
job no. 1612
date 03/22/19
100% DD SET

sheet
A3-2



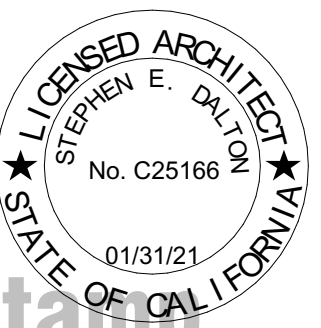
MATERIAL LEGEND

- | | | | |
|---|--|----|---|
| 1 | STUCCO, SAND FINISH, DE6218 ANTIQUE PAPER | 8 | STUCCO, SAND FINISH, DE6355 TARNISHED |
| 2 | STOREFRONT, BRONZE/CLEAR ANODIZED ALUMINUM FRAME WITH DUAL INSULATED GLASS | 9 | FASCIA, FIBER CEMENT, DE6364 CAVERNOUS |
| 3 | CABLE RAIL | 10 | WOOD FENCE, BEHR SEMI STAIN, DP-317 DRIFT GRAY |
| 4 | BRICK VENEER, EAGLE BUFF, CORONADO | 11 | EXPOSED RAFTER, SEMI STAIN, DP-317 DRIFT GRAY |
| 5 | CORREGATED SHEET METAL, MATTE, GALVANIZED FINISH | 12 | FIBER CEMENT PANELS, RUSTIC CEDAR, ALLURA SABLE BROWN 24" |
| 6 | WINDOW AWNINGS, METAL, | 13 | METAL POST, KYNAR FINISH, PPG DURANAR BRONZE |
| 7 | STUCCO, SAND FINISH, DE6220 POROUS STONE | | |

1 MATERIAL BOARD

SCALE: 1:1.15

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MATERIAL BOARD
sda
ARCHITECTS

job no.
1612

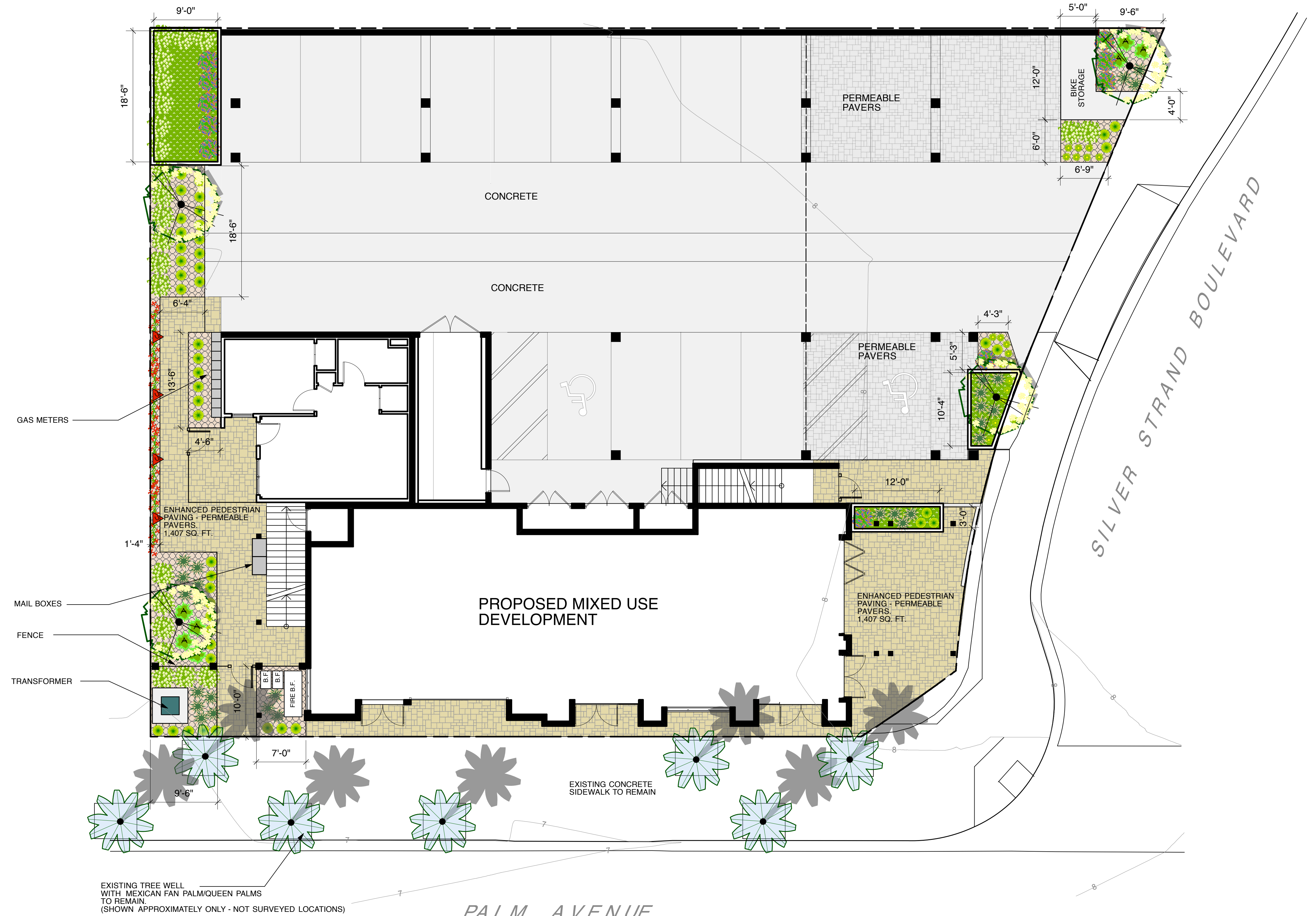
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A3-3

GEORGE MERCER
LA 4055
LANDSCAPE ARCHITECTURE
10 SEACOAST DRIVE, STE. 2
IMPERIAL BEACH, CA 91932
(919) 882-2499
Email: 5mercerg@sbcglobal.net

SYMBOL	SPECIES//COMMON NAME	SIZE
	AEONIUM 'SUNBURST' SUNBURST AEONIUM	1 GAL.
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.
	ALOE STRIATA CORAL ALOE	5 GAL.
	CALLIANDRA INAEQUILATERA PINK POWDER PUFF	5 GAL. ESPALIER
	DIANELLA VARIEGATA VARIEGATED BLUEBERRY LILY	5 GAL.
	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO	5 GAL.
	STRELTITZIA REGINAE BIRD-OF-PARADISE	5 GAL.
	EXISTING WASHINGTONIA FAN PALM STREET TREES TO REMAIN	
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	24" BOX STANDARD
	ROCK MULCH: 3" MINUS TRACK OUT ROCK FROM JEB MATERIALS OVER TYFAR PREMIUM LANDSCAPE FABRIC 660 SQ. FT.	
	BMP AREA: CAREX PANSA - CALIFORNIA MEADOW SEDGE PLANTED 1 GAL. 18" O.C. AREA: 255 SQ. FT.	

MULCH
All planting areas shall receive min. 3" depth of decorative rock mulch



AEONIUM 'SUNBURST'
SUNBURST AEONIUM

AGAVE ATTENUATA
DROOPING TAIL AGAVE

ALOE STRIATA
GHOST ALOE

DIANELLA TASMANICA 'VARIEGATA'
TASMAN FLAX LILY

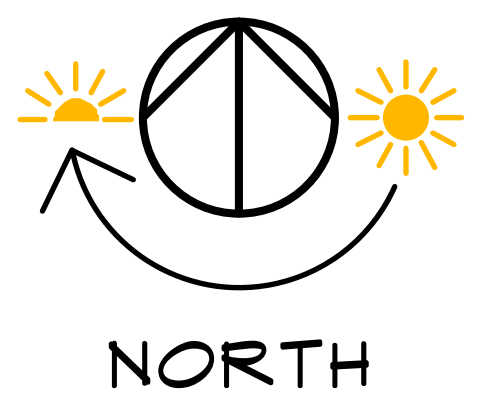
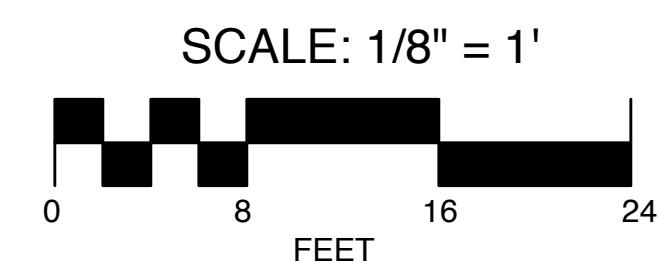
RHAPHIOPELIS UMBELLATA MINOR
DWARF YEDDO

STRELITZIA REGINAE
BIRD-OF-PARADISE

CASSIA LEPTOPHYLLA
GOLD MEDALLION TREE

LANDSCAPE AND IRRIGATION REQUIREMENTS WILL CONFORM TO STATE MWEL0 STANDARDS

FIRST FLOOR



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

IMPERIAL BEACH MIXED USE

CHANGES

8/28/17	5/29/18
1/29/18	5/30/18
2/22/18	8/14/18
3/13/18	8/22/18
5/11/18	9/18/18
5/14/18	9/19/18

PROGRESS PRINT DATE

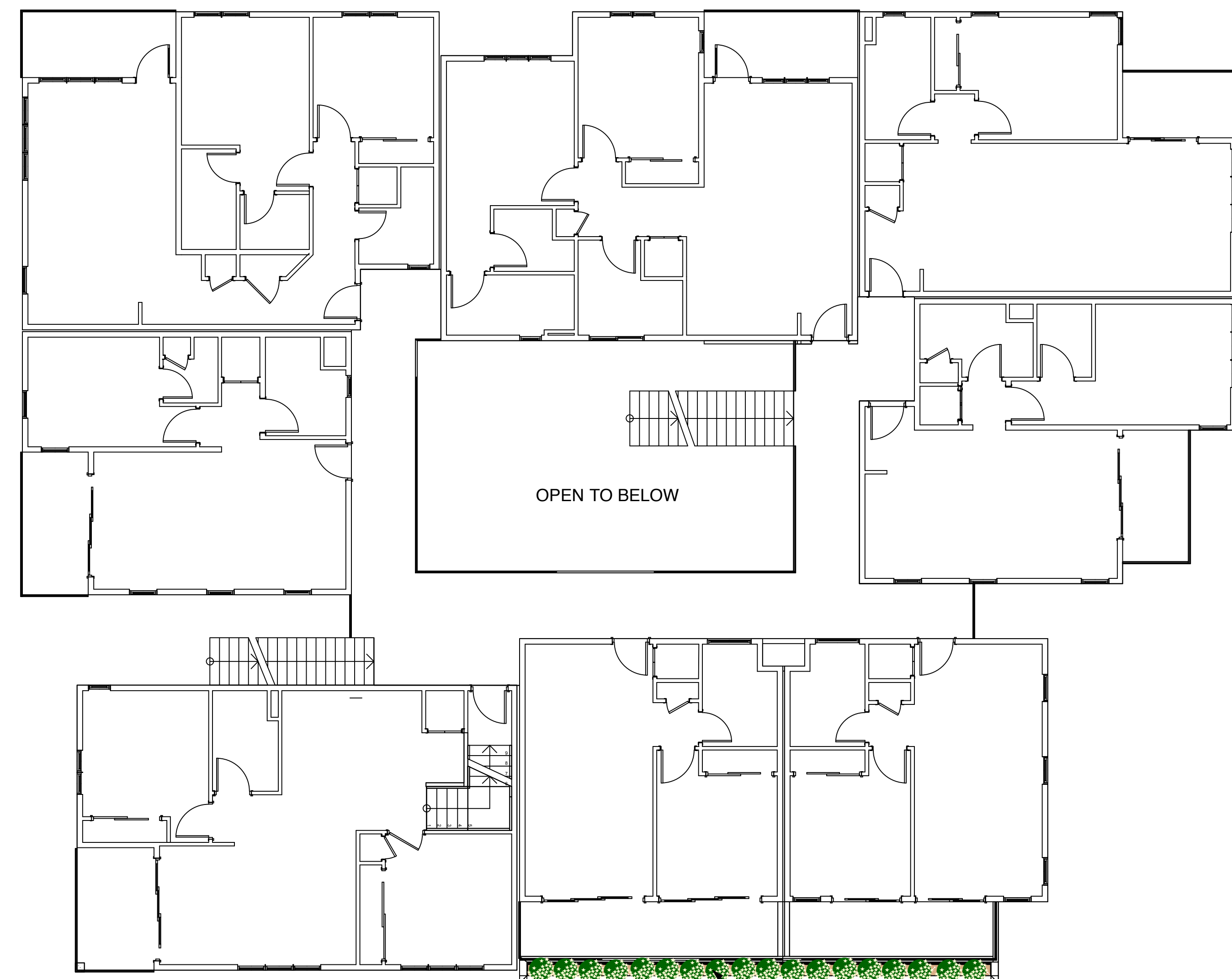
DESIGN	GM
DRAWN	GM
CHECKED	
SCALE	1/8" = 1'
PROJECT	17-058

SHEET

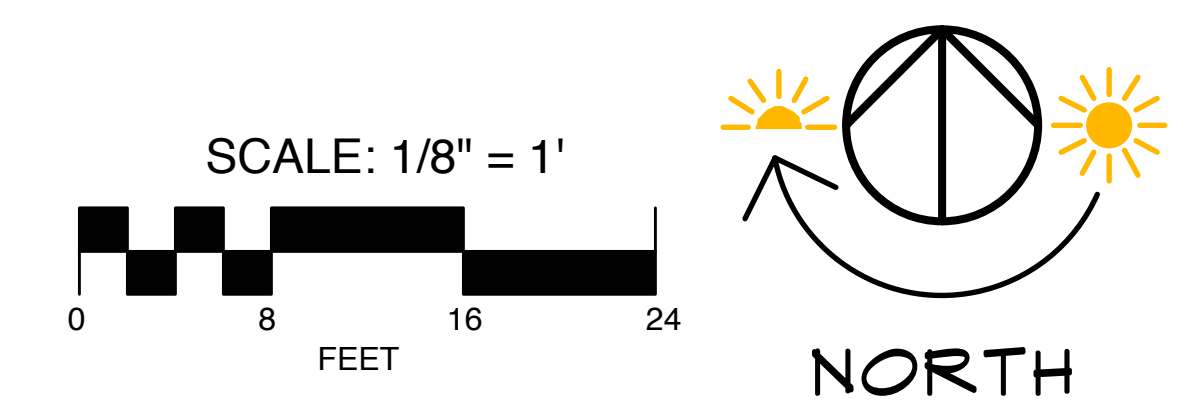
L-1
OF 2 SHEETS



SECOND FLOOR



THIRD FLOOR



PRELIMINARY LANDSCAPE PLAN
NOT FOR CONSTRUCTION

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



GEORGE MERCER ASSOCIATES INC.

GEORGE MERCER
RLA 4055

LANDSCAPE ARCHITECTURE
990 SEACOAST DRIVE, STE. 20
IMPERIAL BEACH, CA 91932
(619) 882-2499
E-mail: 5merc@sboglobal.net

CLIENT

JODY JAMES WATKINS

PROJECT

IMPERIAL BEACH MIXED USE

CHANGES

DATE	DESCRIPTION
3/13/10	8/22/10
5/11/10	9/18/10
5/14/10	
5/15/10	
5/29/10	
8/14/10	

DESIGN GM

DRAWN GM

CHECKED

SCALE 1/8" = 1'

PROJECT 17-050

SHEET

L-2

OF 2 SHEETS