

PRELIMINARY ARCHITECTURAL SITE PLAN

NOTE: ALL OUTDOOR LIGHTING FOR PARKING AREAS SHALL BE 50 SHADED AND ADJUSTED THAT LIGHT THEREFROM IS DIRECTED TO FALL ONLY ON THE SAME PREMISES WHERE SUCH LIGHT SOURCE IS LOCATED.

FOR ENCROACHMENT AREA AND PUBLIC USE CALCULATIONS SEE SHEET A1.01

OWNER:
IMPERIAL BEACH RESORT LLC
10405 S. EASTERN AVENUE
SUITE 100
HENDERSON, NV 89052
CONTACT: KENNETH KNUDSON
kenneth.knudson@ihmweb.com

ARCHITECT:
LAMB ARCHITECTS
7114 E. STEVEN DRIVE
SUITE 350
SCOTTSDALE, AZ 85251
(480) 994-3265
CONTACT: GERALD GAGNEPAIN, P.A.
ggagnepain@lambarchitects.com

CIVIL ENGINEER:
MICHAEL BAKER INTERNATIONAL
9755 CLARKMONT MESA BOULEVARD
SUITE 100
SAN DIEGO, CA 92124-1324
(619) 514-5065
CONTACT: RICHARD TOMLINSON, P.E.
rtomlinson@mbakerintl.com

COASTAL ENGINEER:
TERRA COSTA CONSULTING GROUP, INC.
3590 MURPHY CANYON ROAD
SUITE 200
SAN DIEGO, CALIFORNIA 92123
PHONE: (858) 573-6900
CONTACT: WALT CRAMPTON, ENGINEER
wcrampton@terracosta.com

ENVIRONMENTAL:
ECORP CONSULTING, INC.
3814 MURPHY CANYON ROAD
SUITE A206
SAN DIEGO, CA 92133
(619) 279-4040
CONTACT: MELISSA WHITTEMORE
mwhittemore@ecorpconsulting.com

TRAFFIC / PARKING:
URBAN CROSSROADS
41 CORPORATE PARK
SUITE 300
IRVINE, CA 92606
(949) 660-1994
CONTACT: HASEEB QURESHI, SENIOR ASSOCIATE
hqureshi@urbanxroads.com

PROJECT DIRECTORY	
OWNER: IMPERIAL BEACH RESORT LLC 10405 S. EASTERN AVENUE SUITE 100 HENDERSON, NV 89052 CONTACT: KENNETH KNUDSON kenneth.knudson@ihmweb.com	ENVIRONMENTAL: ECORP CONSULTING, INC. 3814 MURPHY CANYON ROAD SUITE A206 SAN DIEGO, CA 92133 (619) 279-4040 CONTACT: MELISSA WHITTEMORE mwhittemore@ecorpconsulting.com
ARCHITECT: LAMB ARCHITECTS 7114 E. STEVEN DRIVE SUITE 350 SCOTTSDALE, AZ 85251 (480) 994-3265 CONTACT: GERALD GAGNEPAIN, P.A. ggagnepain@lambarchitects.com	TRAFFIC / PARKING: URBAN CROSSROADS 41 CORPORATE PARK SUITE 300 IRVINE, CA 92606 (949) 660-1994 CONTACT: HASEEB QURESHI, SENIOR ASSOCIATE hqureshi@urbanxroads.com
CIVIL ENGINEER: MICHAEL BAKER INTERNATIONAL 9755 CLARKMONT MESA BOULEVARD SUITE 100 SAN DIEGO, CA 92124-1324 (619) 514-5065 CONTACT: RICHARD TOMLINSON, P.E. rtomlinson@mbakerintl.com	
COASTAL ENGINEER: TERRA COSTA CONSULTING GROUP, INC. 3590 MURPHY CANYON ROAD SUITE 200 SAN DIEGO, CALIFORNIA 92123 PHONE: (858) 573-6900 CONTACT: WALT CRAMPTON, ENGINEER wcrampton@terracosta.com	

PROJECT INFORMATION

ADDRESS: 1060 SEACOST DRIVE
IMPERIAL BEACH, CA 91932

PARCEL: 625-380-27-00
GROSS SITE AREA: +/- 37,817 S.F., +/- 0.869 ACRES

PARCEL 1: 0.379 ACRES
PARCEL 2: 0.076 ACRES
PARCEL 3: 0.076 ACRES
PARCEL 4: 0.338 ACRES
TOTAL: 0.869 ACRES

LEGAL DESCRIPTION
PARCEL 1:
LOTS 1 THROUGH 5 INCLUDE IN BLOCK 1 OF SOUTH SAN DIEGO BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1071, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 06, 1907.
ALSO THE WESTERLY HALF OF THE ALLEY LYING NORTH OF CORONADO AVENUE AND SOUTH OF EBONY AVENUE, ADJOINING LOTS 1 THROUGH 5 IN BLOCK 1 OF SOUTH SAN DIEGO BEACH, IN THE CITY OF IMPERIAL BEACH, AS VACATED BY THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH IN RESOLUTION NO. 639 ON NOVEMBER 9, 1961.
EXCEPTING THEREFROM THAT PORTION OF SAID LOTS, IF ANY, HERETOFORE OR NOW LYING BELOW THE HIGH TIDE LINE OF THE PACIFIC OCEAN.
PARCEL 2:
LOT 6 IN BLOCK 1 OF SOUTH SAN DIEGO BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1071, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 06, 1907. ALSO THE WESTERLY HALF OF THE ALLEY LYING NORTH OF CORONADO AVENUE AND SOUTH OF EBONY AVENUE, ADJOINING LOT 6 IN BLOCK 1 OF SOUTH SAN DIEGO BEACH, IN THE CITY OF IMPERIAL BEACH AS VACATED BY THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH IN RESOLUTION NO. 639 ON NOVEMBER 09, 1961.
EXCEPTING THEREFROM THAT THE PORTION OF SAID LOT, OF ANY HERETOFORE OR NOW LYING BELOW THE HIGH TIDE LINE OF THE PACIFIC OCEAN.
PARCEL 3:
LOT 7 IN BLOCK 1 OF SOUTH SAN DIEGO BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1071, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 06, 1907. ALSO THE WESTERLY HALF OF THE ALLEY LYING NORTH OF CORONADO AVENUE AND SOUTH OF EBONY AVENUE, ADJOINING LOT 7 IN BLOCK 1 OF SOUTH SAN DIEGO BEACH, IN THE CITY OF IMPERIAL BEACH AS VACATED BY THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH IN RESOLUTION NO. 639 ON NOVEMBER 09, 1961.
EXCEPTING THEREFROM THAT PORTION OF SAID LOT, OF ANY HERETOFORE OR NOW LYING BELOW THE HIGH TIDE LINE OF THE PACIFIC OCEAN.
PARCEL 4:
LOTS 8 THROUGH 11, INCLUSIVE, IN THE BLOCK 1 OF SOUTH SAN DIEGO BEACH, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1071, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 06, 1907. ALSO THE WESTERLY HALF OF THE ALLEY LYING NORTH OF CORONADO AVENUE AND SOUTH OF EBONY AVENUE, ADJOINING LOTS 8 AND 10 AND THE ALLEY BETWEEN SAID LOTS IN BLOCK 1 OF SAID MAP AS VACATED BY THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, IN RESOLUTION NO. 639 ON NOVEMBER 09, 1961.
APN: 625-380-27-00

SITE COVERAGE:
GROSS SITE AREA: 37,817 S.F. = 0.869 ACRES (100%)
(A) FIRST FLOOR BUILDING FOOTPRINT: 21,803 S.F. = 0.58 ACRES (58%)
(B) DECORATIVE HARDSCAPE AREA: 13,663 S.F. = 0.31 ACRES (36%)
(C) PLANTER AREA (ON-SITE ONLY): 1,748 S.F. = 0.037 ACRES (4%)
(D) GREEN ROOF LANDSCAPE AREA (INCLUDING DECK): 14,438 S.F. = 0.33 ACRES (38%)
TOTAL FIRST FLOOR LANDSCAPE AREA (B+C+D): 15,411 S.F. = 0.35 ACRES (40% OF TOTAL SITE AREA)
TOTAL ON-SITE LANDSCAPE AREA (B+C+D): 21,350 S.F. = 0.49 ACRES (56%)
TOTAL OFF-SITE LANDSCAPE AREA: 313 S.F.

ZONING:
PARCELS 1, 2 & 3 C/MU-2 SEACOST COMMERCIAL/MIXED
USE/RESIDENTIAL OVERLAY
PARCEL 4 (C/MU-2) SEACOST COMMERCIAL/MIXED USE

CODES:
2013 TITLE 24 CALIFORNIA BUILDING CODE
2013 TITLE 24 CALIFORNIA ELECTRICAL CODE
2013 TITLE 24 CALIFORNIA FIRE CODE
2013 TITLE 24 CALIFORNIA MECHANICAL CODE
2013 TITLE 24 CALIFORNIA PLUMBING CODE
2013 TITLE 24 CALIFORNIA GREEN BUILDING STANDARDS CODE

BUILDING AREA:					
	HOTEL	BALCONY	MEETING	RETAIL	RESTAURANT
LEVEL 1	12,224 S.F.	776 S.F.	3,593 S.F.	2,034 S.F.	3,795 S.F.
LEVEL 2	20,723 S.F.	2,442 S.F.	-	-	-
LEVEL 3	20,489 S.F.	2,773 S.F.	302 S.F.	-	-
LEVEL 4	19,532 S.F.	2,784 S.F.	191 S.F.	-	1,080 S.F.
TOTAL	72,968 S.F.	8,775 S.F.	4,136 S.F.	2,034 S.F.	4,875 S.F.

ROOF PATIO AREA = 8,311 S.F.
UNDERGROUND PARKING GARAGE AREA = 34,013 S.F.
ROOFTOP GARDEN/PLAZA = 14,438 S.F.

QUEST UNITS: 100 TOTAL
ACCESSIBLE QUEST ROOMS REQUIRED: 5
ACCESSIBLE QUEST ROOMS PROVIDED: 5
ROLL-IN SHOWERS REQUIRED/PROVIDED: 1
QUEST ROOMS WITH COMMUNICATION FEATURES REQUIRED/PROVIDED: 9

CONSTRUCTION TYPE: IIB

OCCUPANCY:
HOTEL: R-1, 57,504 S.F.
LOBBY / 1ST FLOOR CIRCULATION: B, 7,202 S.F.
MEETING SPACE GREATER THAN 750 S.F. (303.1.2): A-3, 2,897 S.F.
MEETING SPACE LESS THAN 750 S.F. (303.1.2): B, 985 S.F.
RESTAURANT (INCLUDING KITCHEN PER CBC 303.3): A-2, 3,825 S.F.
4TH FLOOR LOUNGE: A-2, 790 S.F.
FITNESS CENTER: A-3, 830 S.F.
RETAIL: M, 2,084 S.F.
PARKING GARAGE: S-2, 33,084 S.F.
ROOFTOP DECK (WALKABLE SURFACE): N/A, 8,148 S.F.
TRASH ROOM: S-2, 308 S.F.
ELECTRICAL ROOM: S-2, 171 S.F.

ALLOWABLE AREA:
BASE ALLOWABLE (CBC TABLE 503): 16,000 S.F. / FLOOR X 4 STORIES
ALLOWABLE AREA INCREASE (2013 CBC 506.3): 200%
ALLOWABLE AREA: 16,000 x 200% = 32,000 S.F. / FLOOR X 4 STORIES
TOTAL ALLOWABLE AREA: (32,000x4) = 128,000 & 4 STORIES

FIRE PROTECTION: FULLY SPRINKLERED PER NFPA 13

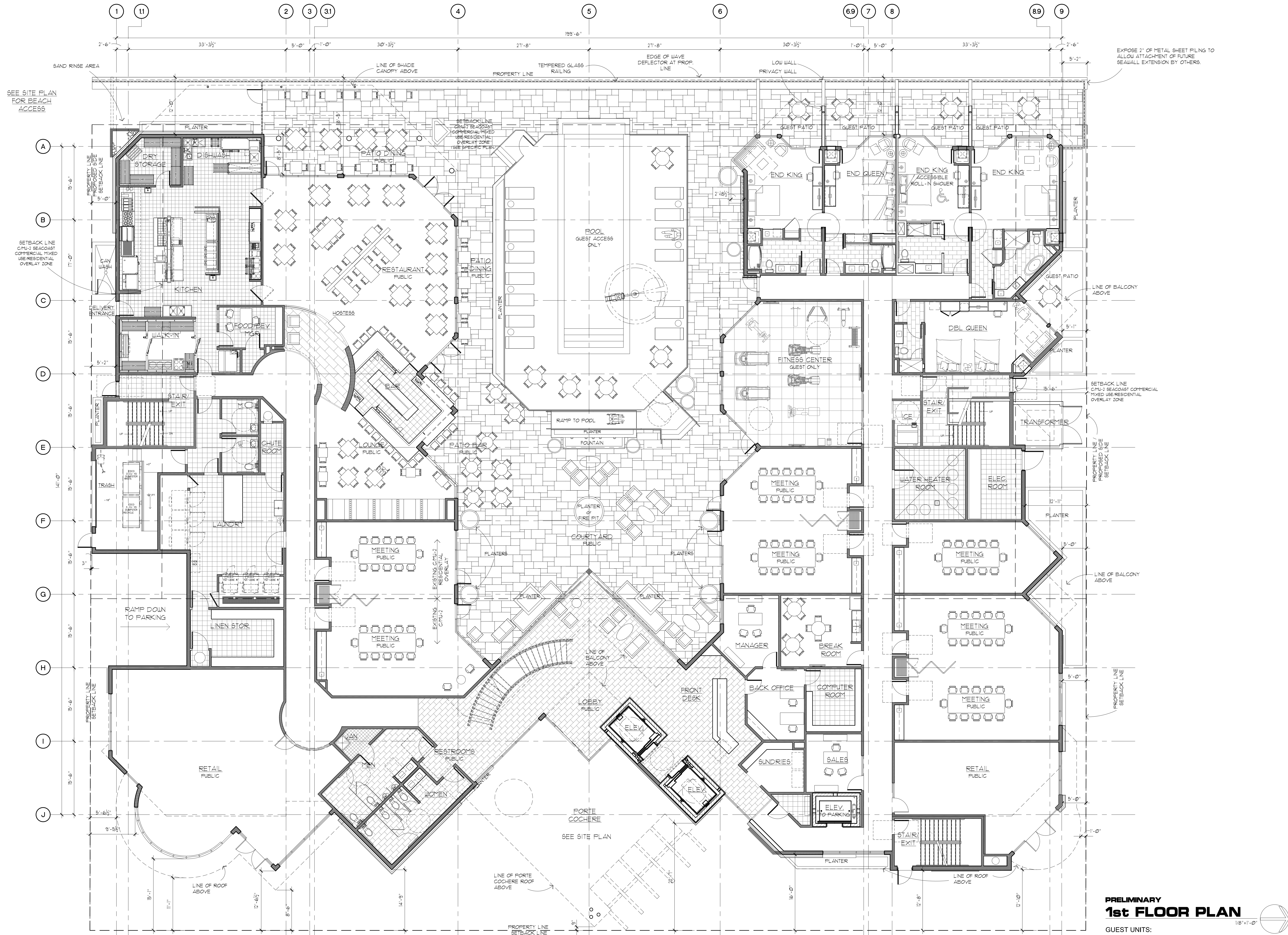
PARKING: H-1, C/MU-2 ZONE (BMC 19.48.035)
HOTEL H-1 (HOTELS WITHOUT COOKING FACILITIES)
1 SPACE PER GUEST ROOM = 100 SPACES
20% MIXED USE REDUCTION = -25 SPACES
TOTAL PROJECT PARKING REQUIRED: 75 SPACES
PEAK SEASONAL PARKING REQUIRED BASED ON PARKING ANALYSIS = 78 SPACES
(URBAN CROSSROADS 1/26/2017)

TOTAL PARKING REQUIRED: 78 SPACES
PARKING PROVIDED (INCLUDING ACCESSIBLE): 93 SPACES
PUBLIC PARKING PROVIDED: 15 SPACES
REQUIRED ACCESSIBLE PARKING: (TABLE 11B-208.2)
TOTAL ACCESSIBLE STALLS REQUIRED: 4 SPACES
VAN ACCESSIBLE STALLS REQUIRED: 1 SPACE
TOTAL ACCESSIBLE PARKING PROVIDED: 4 SPACES
ELECTRIC VEHICLE PARKING: 3 CHARGING STATIONS
STREET PARKING ADJACENT TO PROPERTY BOUNDARY
IMPERIAL BEACH BLVD PARKING:
EXISTING PARKING: 8 SPACES
PROPOSED PARKING: 8 SPACES
SEACOST AVENUE PARKING:
EXISTING PARKING: 0 SPACES
PROPOSED PARKING: 3 SPACES
EBONY AVENUE PARKING:
EXISTING PARKING: 2 SPACES
PROPOSED PARKING: 5 SPACES
TOTAL ON-STREET PARKING:
EXISTING: 10 SPACES
PROPOSED: 16 SPACES

PRELIMINARY ARCHITECTURAL SITE PLAN

PROJECT NO: 6016
DATE: 1/15/2017
DRAWN BY:
CHECKED BY:
SHEET NO.

A1.00



SEACOAST DRIVE

PRELIMINARY
1st FLOOR PLAN
1/8"=1'-0"

GUEST UNITS:
DOUBLE QUEEN
KING END SUITE
END KING ACCESSIBLE, ROLL-IN SHOWER
QUEEN END SUITE
TOTAL

1
2
3
4
5

OCCUPANCY:		
LOBBY / 1ST FLOOR CIRCULATION	R-1	57,504 S.F.
MEETING SPACE GREATER THAN 750 S.F. (303.1.2)	B	7,202 S.F.
MEETING SPACE LESS THAN 750 S.F. (303.1.2)	A-3	2,897 S.F.
RESTAURANT (INCLUDING KITCHEN PER CBC 303.3)	A-2	3,825 S.F.
4TH FLOOR LOUNGE	A-2	790 S.F.
RETAIL	A-3	850 S.F.
FITNESS CENTER	M	2,064 S.F.
PARKING GARAGE	S-2	33,084 S.F.
ROOFTOP DECK (WALKABLE SURFACE)	N/A	8,148 S.F.
TRASH ROOM	S-2	308 S.F.
TOTAL		144,372 S.F.

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.

LAMB ARCHITECTS
7114 E. STEVEN DRIVE SUITE 150
SCOTTSDALE, ARIZONA 85251
P: (480) 744-6322 F: (480) 744-9005

Imperial Beach Resort LLC
10405 S. Eastern Avenue
Suite 100
Henderson, NV 89052

IMPERIAL BEACH RESORT
1060 Seacoast Drive
Imperial Beach, CA

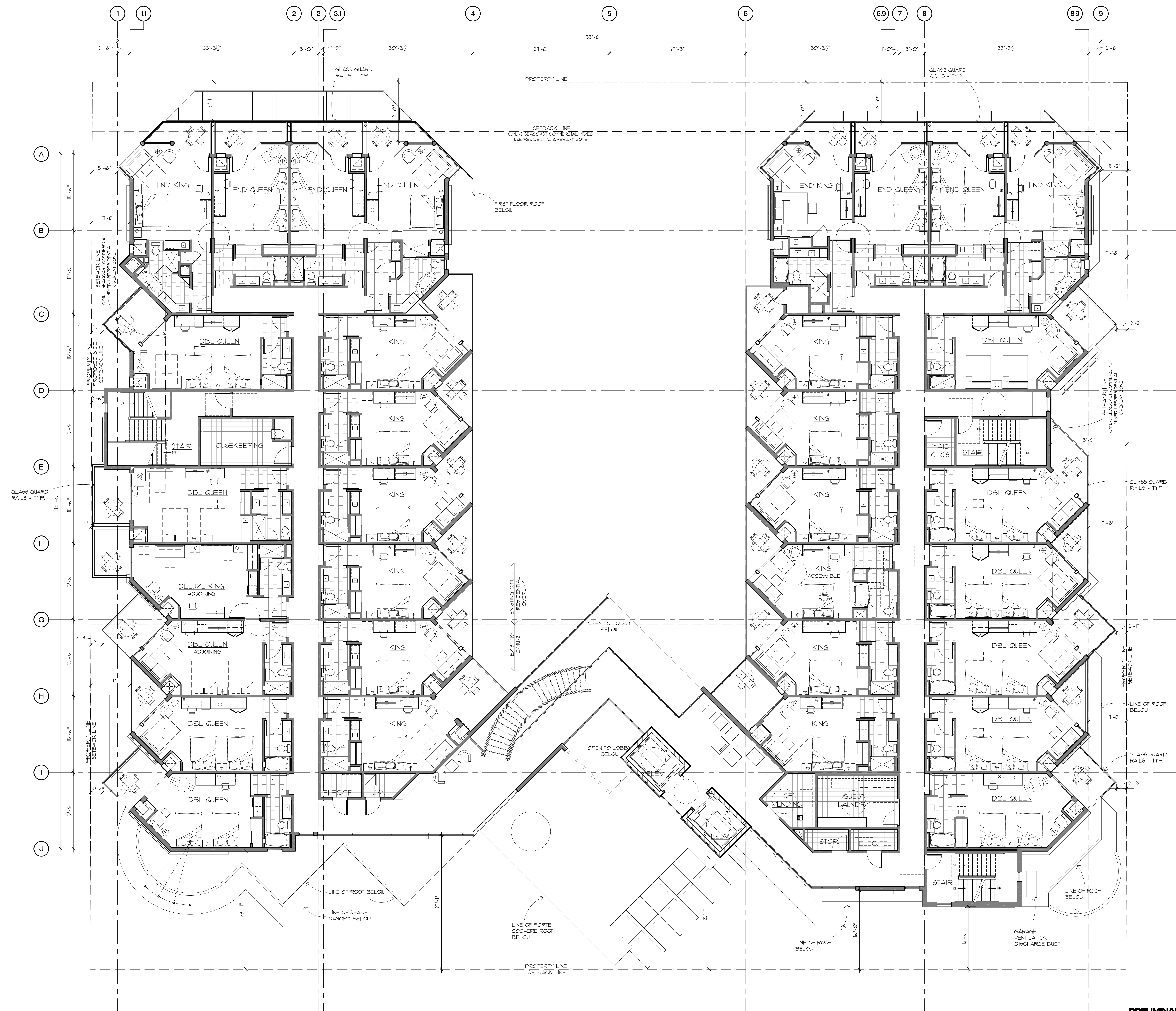
THE Imperial BEACH RESORT

PRELIMINARY
FIRST FLOOR
FLOOR PLAN

REV:	DATE:	COMMENTS:

PROJECT NO: 6016
DATE: 1/15/11
DRAWN BY:
CHECKED BY:
SHEET NO:

A2.01



PRELIMINARY 2nd FLOOR PLAN			1/8"=1'-0"
STANDARD KING	11		
KING ACCESSIBLE	1		
DELUXE KING ADJOINING	1		
DOUBLE QUEEN	10		
DOUBLE QUEEN ADJOINING	1		
KING END SUITE	4		
QUEEN END SUITE	4		
TOTAL	32		

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.

LAMB ARCHITECTS
7114 E. STEVEN DRIVE SUITE 550
SCOTTSDALE, ARIZONA 85251
P: (480) 744-6322 F: (480) 744-9005

Imperial Beach Resort LLC
10405 S. Eastern Avenue
Suite 100
Henderson, NV 89052

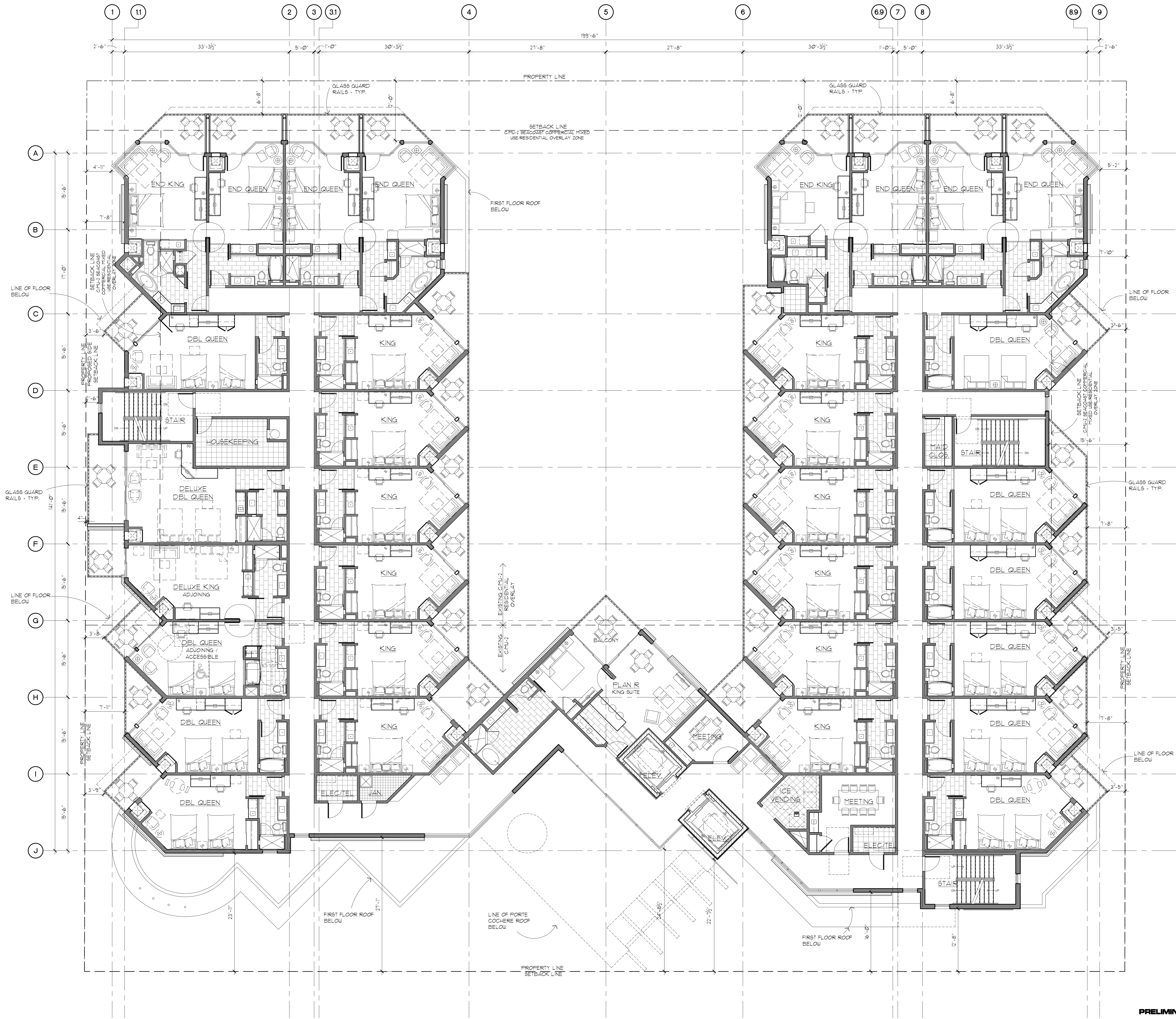
IMPERIAL BEACH RESORT
1060 Seacrest Drive
Imperial Beach, CA

THE Imperial BEACH RESORT

REV:	DATE:	COMMENTS:

PROJECT NO: 62016
DATE: 1/15/17
DRAWN BY:
CHECKED BY:
SHEET NO:

A2.02

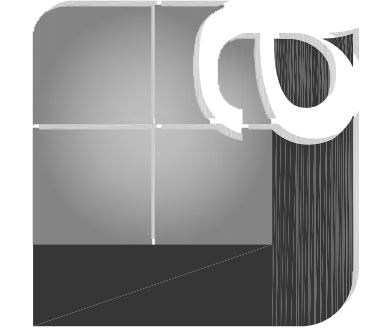


PRELIMINARY
3rd FLOOR PLAN

CENTER DELUXE KING SUITE	1
STANDARD KING	12
DELUXE KING ADJOINING	1
DOUBLE QUEEN	9
ACC DOUBLE QUEEN ADJOINING	1
DELUXE DOUBLE QUEEN	1
KING END SUITE	4
QUEEN END SUITE	4
TOTAL	33

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

LAMB ARCHITECTS
7114 E. JESSON DRIVE SUITE 350
SCOTTSDALE, ARIZONA 85251
P: (480) 744-6322 F: (480) 744-8005



Imperial Beach Resort LLC
10405 S. Eastern Avenue
Suite 100
Henderson, NV 89052

IMPERIAL BEACH RESORT
1060 Seacrest Drive
Imperial Beach, CA



PRELIMINARY
THIRD LEVEL
FLOOR PLAN

REV: DATE: COMMENTS:

PROJECT NO: 6016

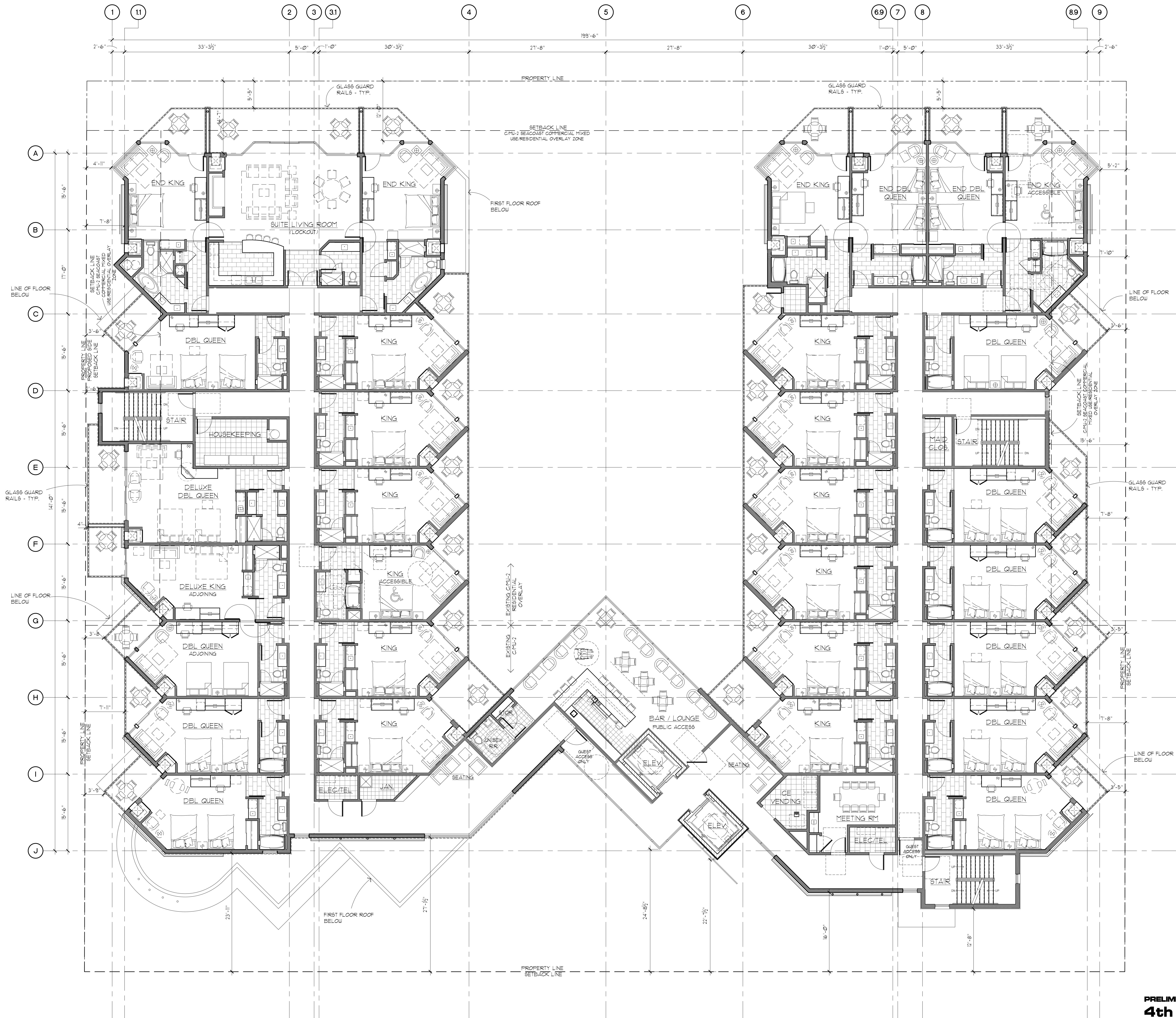
DATE: 1/15/11

DRAWN BY:

CHECKED BY:

SHEET NO:

A2.03



PRELIMINARY 4th FLOOR PLAN			1/8" = 1'-0"
KING STANDARD	11		
KING STANDARD ACCESSIBLE	1		
DELUXE KING ADJOINING	1		
DOUBLE QUEEN	9		
DELUXE DOUBLE QUEEN	1		
DOUBLE QUEEN ADJOINING	1		
KING END SUITE	3		
KING END ACCESSIBLE SUITE	1		
QUEEN END SUITE	2		
TOTAL	30		

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

LAMB ARCHITECTS
7114 E. JESSON DRIVE SUITE 550
SCOTTSDALE, ARIZONA 85251
P: (480) 744-6522 F: (480) 744-8005

Imperial Beach Resort LLC
10405 S. Eastern Avenue
Suite 100
Henderson, NV 89052

IMPERIAL BEACH RESORT
1060 Seacrest Drive
Imperial Beach, CA

THE Imperial BEACH RESORT

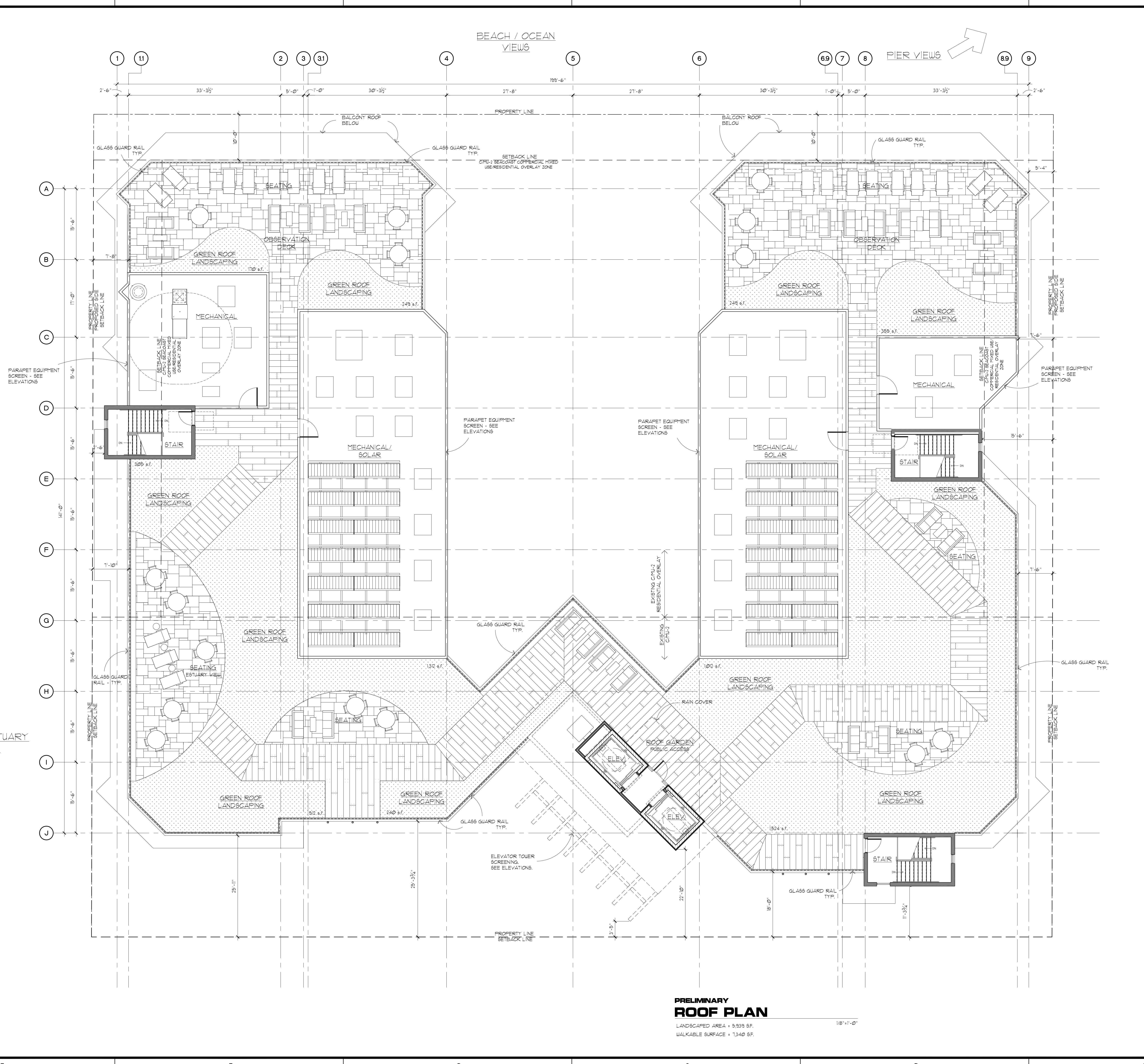
REV:	DATE:	COMMENTS:

PROJECT NO:	6016
DATE:	1/15/17
DRAWN BY:	
CHECKED BY:	
SHEET NO:	

A2.04

F E D C B A

F E D C B A



**PRELIMINARY
ROOF PLAN**

LANDSCAPED AREA • 5,539 SF.
WALKABLE SURFACE • 1,340 SF.

1/8"=1'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

LAMB ARCHITECTS
7114 E. STON DRIVE SUITE 550
SCOTTSDALE, ARIZONA 85251
P: (480) 744-6322 F: (480) 744-8905

Imperial Beach Resort LLC
10405 S. Eastern Avenue
Suite 100
Henderson, NV 89052

IMPERIAL BEACH RESORT
1060 Seacoast Drive
Imperial Beach, CA

THE Imperial BEACH RESORT

**PRELIMINARY
ROOF PLAN**

REV.	DATE:	COMMENTS:

PROJECT NO: 6016
DATE: 1/15/11
DRAWN BY:
CHECKED BY:

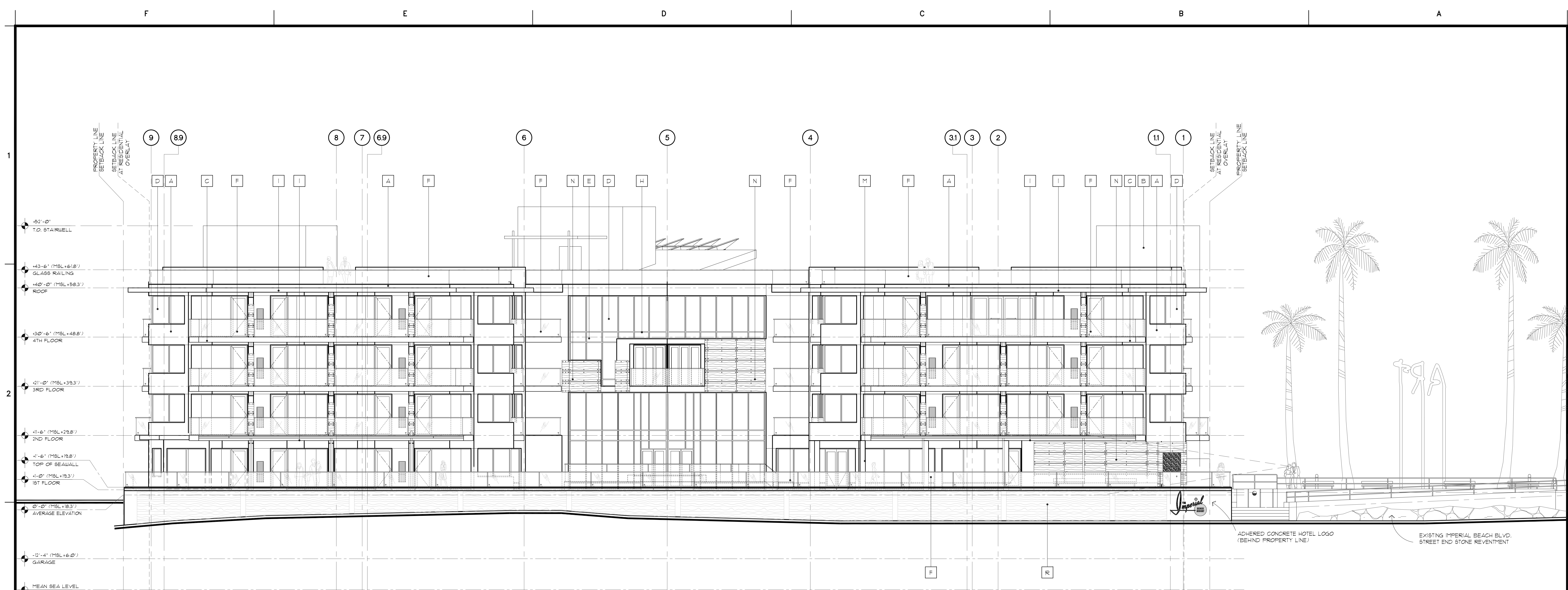
SHEET NO:
A2.05

THIS DOCUMENT IS THE PROPERTY OF LAMB ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LAMB ARCHITECTS. THE USER OF THIS DOCUMENT AGREES TO HOLD LAMB ARCHITECTS HARMLESS FROM AND AGAINST ALL CLAIMS AND DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO HOLD LAMB ARCHITECTS HARMLESS FROM AND AGAINST ALL CLAIMS AND DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO HOLD LAMB ARCHITECTS HARMLESS FROM AND AGAINST ALL CLAIMS AND DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.



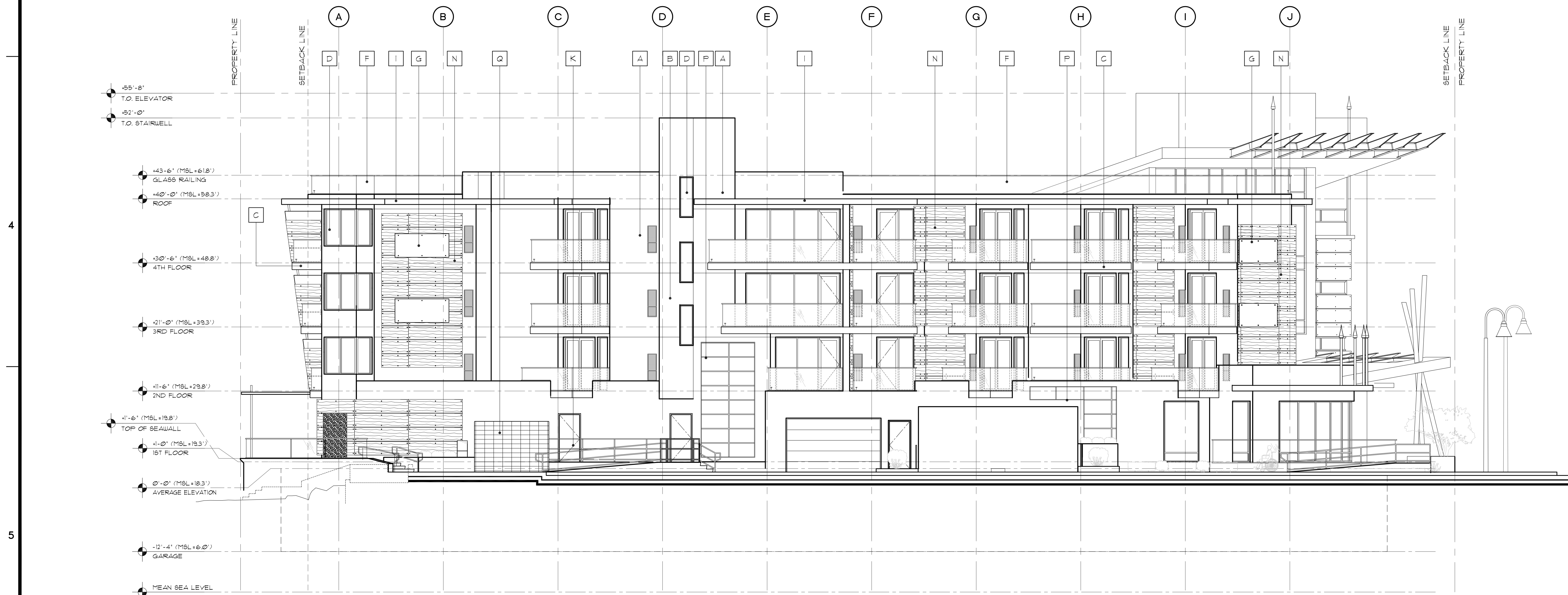
<div> <div> <div></div> <div></div> </div> <div> <div></div> <div></div> </div> </div> <h1> MATERIAL COLOR NOTES </h1> <div> ALL FINISHES ARE MATERIAL UNLESS OTHERWISE NOTED </div>	
EIFS	
A.	FIELD - SHERWIN-WILLIAMS SW 6063 'NICE WHITE'
B.	ACCENT - SHERWIN-WILLIAMS SW 6086 'SAND DUNE'
C.	ACCENT - SHERWIN-WILLIAMS SW 7066 'GRAY MATTERS'
GLAZING	
D.	TYPICAL INSULATED GLAZING - FPG IDEASCAPES - 'ATLANTICA' SOLARBAN 60
E.	SPANDREL GLAZING - FPG IDEASCAPES - 'ATLANTICA'
F.	GUARDRAILING - FPG IDEASCAPES - 'STARFIRE' ULTRA CLEAR
G.	GLASS ACCENT - FPG IDEASCAPES COLOR 'ATLANTICA'
METAL	
H.	MULLIONS - CLEAR ANODIZED ALUMINUM
I.	METAL FASCIA - ALUGOBON 'BRILLIANT SILVER'
J.	PAINTED STEEL BEAMS - SHERWIN-WILLIAMS SW 6086 'UTE BROWN'
K.	PAINTED STEEL DOOR - SHERWIN-WILLIAMS SW 6063 'NICE WHITE'
L.	PERFORATED ACCENT PANELING - STANLESS STEEL
M.	ACCENT METAL - CLEAR ANODIZED ALUMINUM
WOOD	
N.	WOOD PANELING - STONEWOOD ARCHITECTURAL PANELS COLOR 'VICTORIAN CHERRY'
O.	WOOD GLADDING - STONEWOOD ARCHITECTURAL PANELS COLOR 'VICTORIAN CHERRY'
LANDSCAPE LATTICE	
P.	SHERWIN-WILLIAMS SW 6086 'UTE BROWN'
MASONRY	
Q.	SHERWIN-WILLIAMS SW 6086 'UTE BROWN'
CONCRETE SEAWALL	
R.	NATURAL COLOR CONCRETE WITH CAST WAVE PATTERN PANELS.

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.		
<div><div>LAMB ARCHITECTS 7114 E STERSON DRIVE SUITE 300 DANFORTH, CA 92026 P: (480) 794-5262 F: (480) 794-9005</div></div>		
<div>Imperial Beach Resort LLC 10405 S. Eastern Avenue Suite 100 Henderson, NV 89052</div>		
<div>IMPERIAL BEACH RESORT 1060 Seacoast Drive Imperial Beach, CA</div>		
<div></div>		
<div>EXTERIOR ELEVATIONS EAST AND NORTH</div>		
REV:	DATE:	COMMENTS:
PROJECT NO:	6-016	
DATE:	1/5/17	
DRAWN BY:		
CHECKED BY:		
SHEET No.		
A4.00		



PRELIMINARY
WEST ELEVATION

1/8"=1'-0"



PRELIMINARY
SOUTH ELEVATION

1/8"=1'-0"

MATERIAL / COLOR NOTES

- ALL FINISHES ARE TYPICAL UNLESS OTHERWISE NOTED
- EIFS**
- A. FIELD - SHERWIN-WILLIAMS SW 6063 'NICE WHITE'
- B. ACCENT - SHERWIN-WILLIAMS SW 6066 'SAND DUNE'
- C. ACCENT - SHERWIN-WILLIAMS SW 1066 'GRAY MATTERS'
- GLAZING**
- D. TYPICAL INSULATED GLAZING - PPG IDEASCAPES - 'ATLANTICA' SOLARBAN 60
- E. SPANDREL GLAZING - PPG IDEASCAPES - 'ATLANTICA'
- F. GUARDRAILS - PPG IDEASCAPES - 'STARFIRE' ULTRA CLEAR
- G. GLASS ACCENT - PPG IDEASCAPES COLOR 'ATLANTICA'
- METAL**
- H. MULLIONS - CLEAR ANODIZED ALUMINUM
- I. METAL FASCIA - ALUCOBOND 'BRILLIANT SILVER'
- J. PAINTED STEEL BEAMS - SHERWIN-WILLIAMS SW 6096 'JUTE BROWN'
- K. PAINTED STEEL DOOR - SHERWIN-WILLIAMS SW 6063 'NICE WHITE'
- L. PERFORATED ACCENT PANELING - STAINLESS STEEL
- M. ACCENT METAL - CLEAR ANODIZED ALUMINUM
- WOOD**
- N. WOOD PANELING - STONEWOOD ARCHITECTURAL PANELS COLOR 'VICTORIAN CHERRY'
- O. WOOD CLADDING - STONEWOOD ARCHITECTURAL PANELS COLOR 'VICTORIAN CHERRY'
- LANDSCAPE LATTICE**
- P. SHERWIN-WILLIAMS SW 6096 'JUTE BROWN'
- MASONRY**
- Q. SHERWIN-WILLIAMS SW 6096 'JUTE BROWN'
- CONCRETE SEAWALL**
- R. NATURAL COLOR CONCRETE WITH CAST WAVE PATTERN PANELS

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

LAMB ARCHITECTS
2714 E. JESON DRIVE, SUITE 550
SCOTTSDALE, ARIZONA 85261
P: (480) 744-5522 F: (480) 744-9005



Imperial Beach Resort LLC
10405 S. Eastern Avenue
Suite 100
Henderson, NV 89052

IMPERIAL BEACH RESORT
1060 Seacoast Drive
Imperial Beach, CA



**EXTERIOR
ELEVATIONS
WEST AND SOUTH**

REV.	DATE:	COMMENTS:

PROJECT NO: 6016

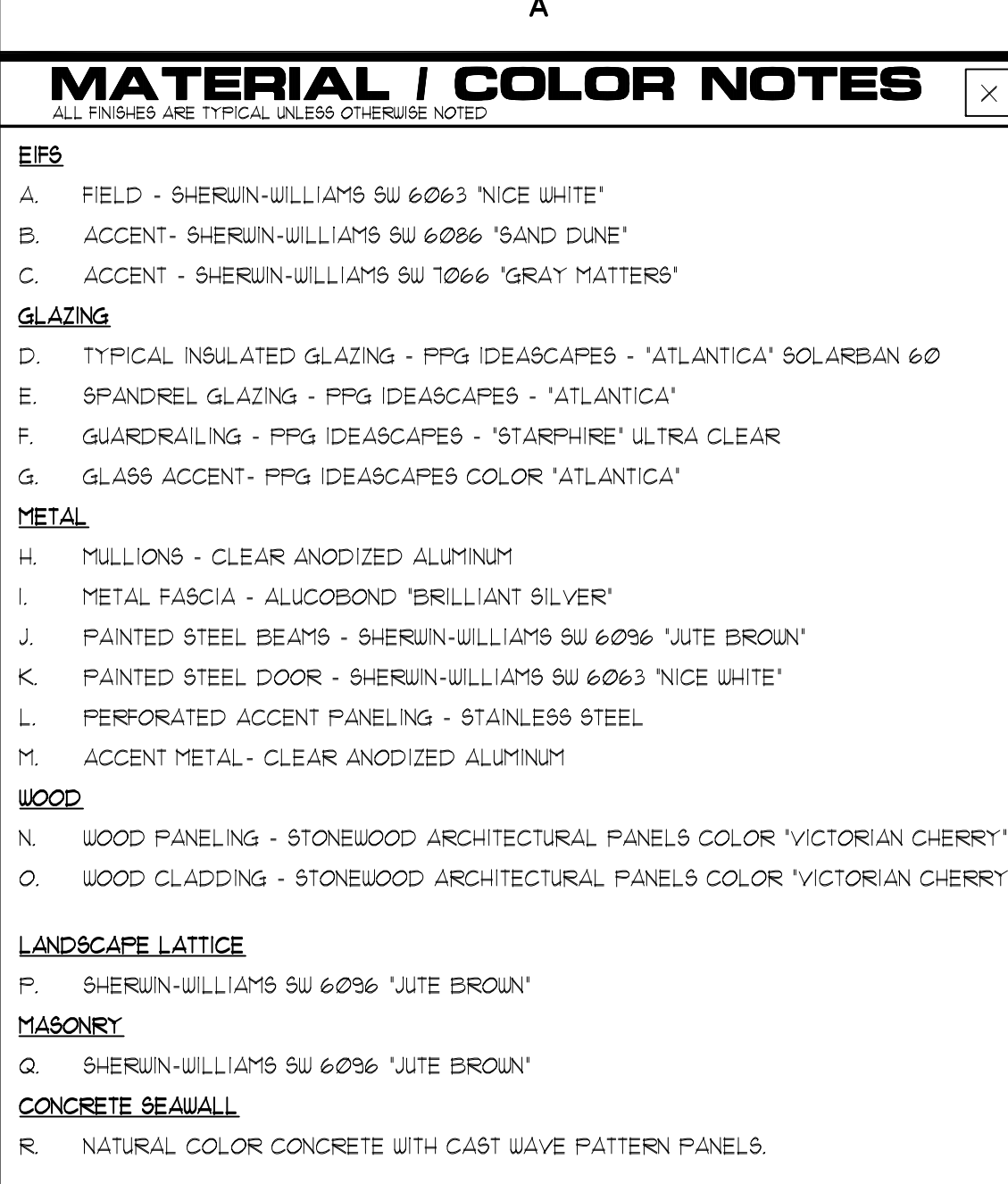
DATE: 1/15/17

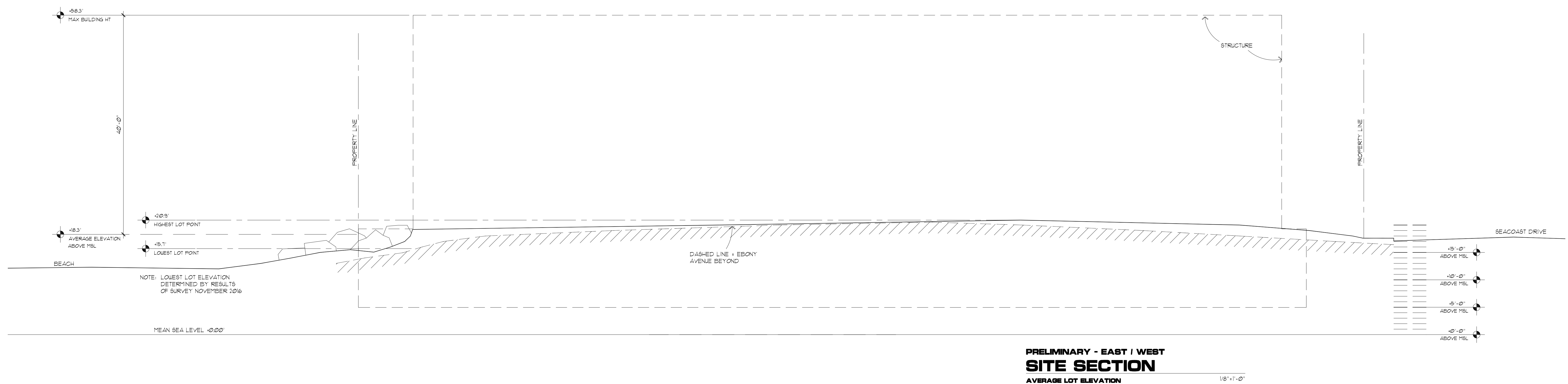
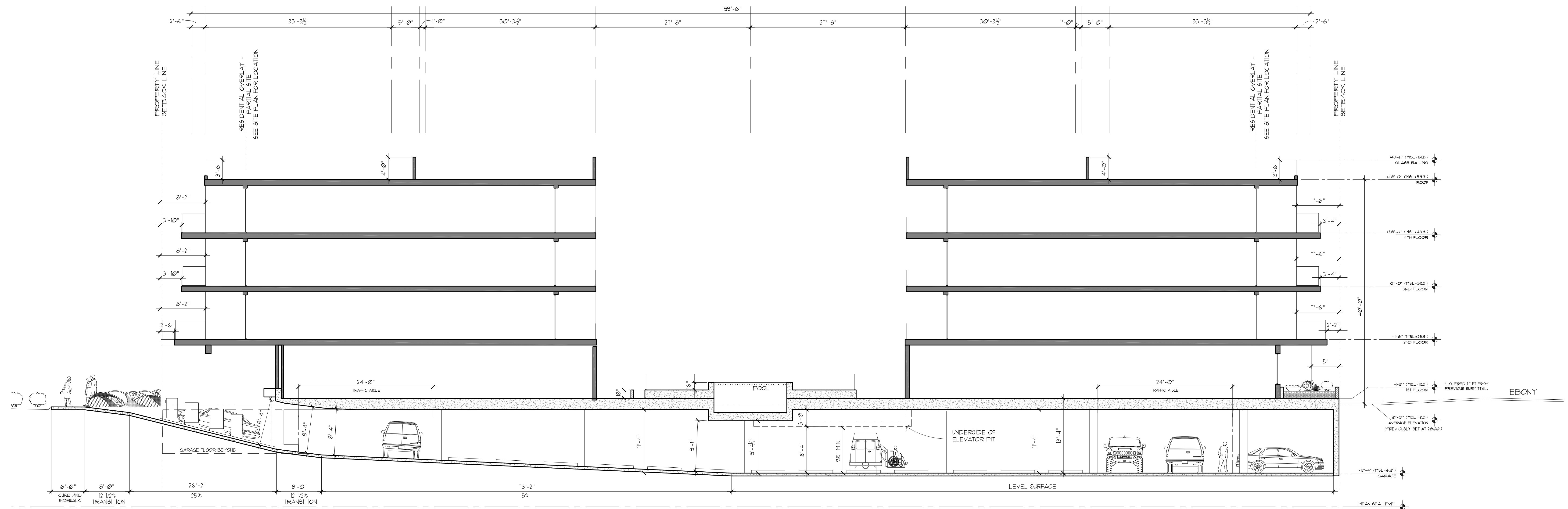
DRAWN BY:

CHECKED BY:

SHEET NO.

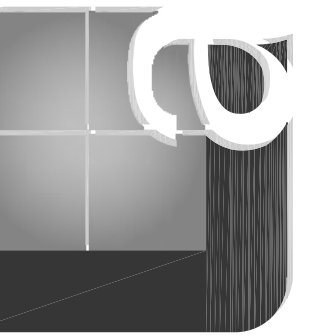
A4.01


$$1/2^* = 1' - 0^*$$
 $\frac{1}{8"} \pm 1'-0"$ [illegible]



PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

LAMB ARCHITECTS
7114 E. STETSON DRIVE, SUITE 350
SCOTTSDALE, ARIZONA 85251
P: (480) 994-5262 F: (480) 994-9005



Imperial Beach Resort LLC
10405 S. Eastern Avenue
Suite 100
Henderson, NV 89052

IMPERIAL BEACH RESORT
1060 Seacoast Drive
Imperial Beach, CA



NORTH / SOUTH SECTION

CV:	DATE:	COMMENTS:

PROJECT NO: 6016

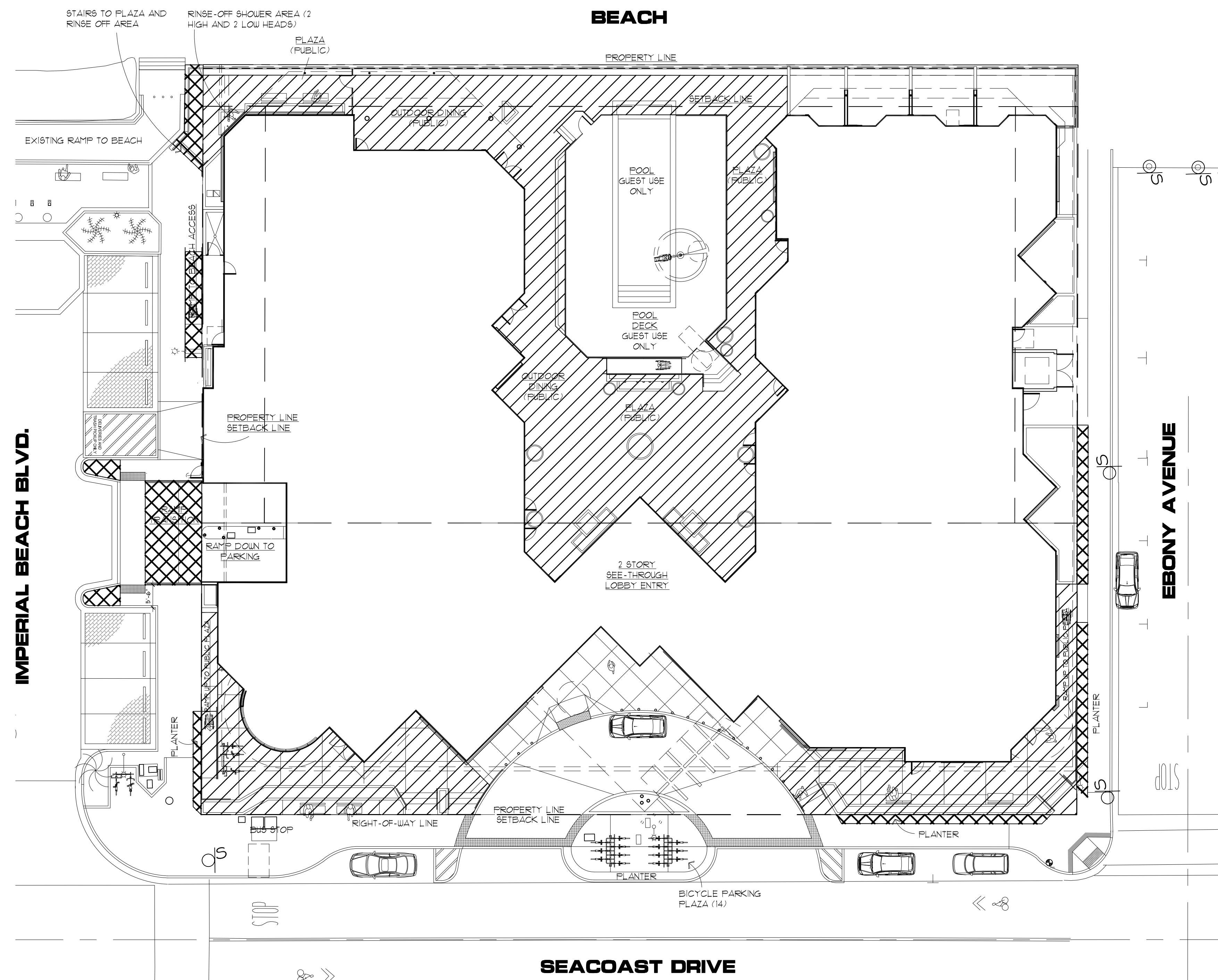
DATE: 11/5/77

TRAIN BY:

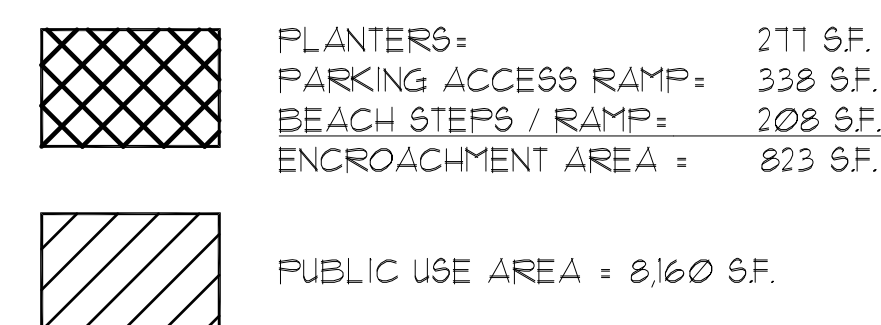
CHECKED BY: _____

ET No.

A5.00



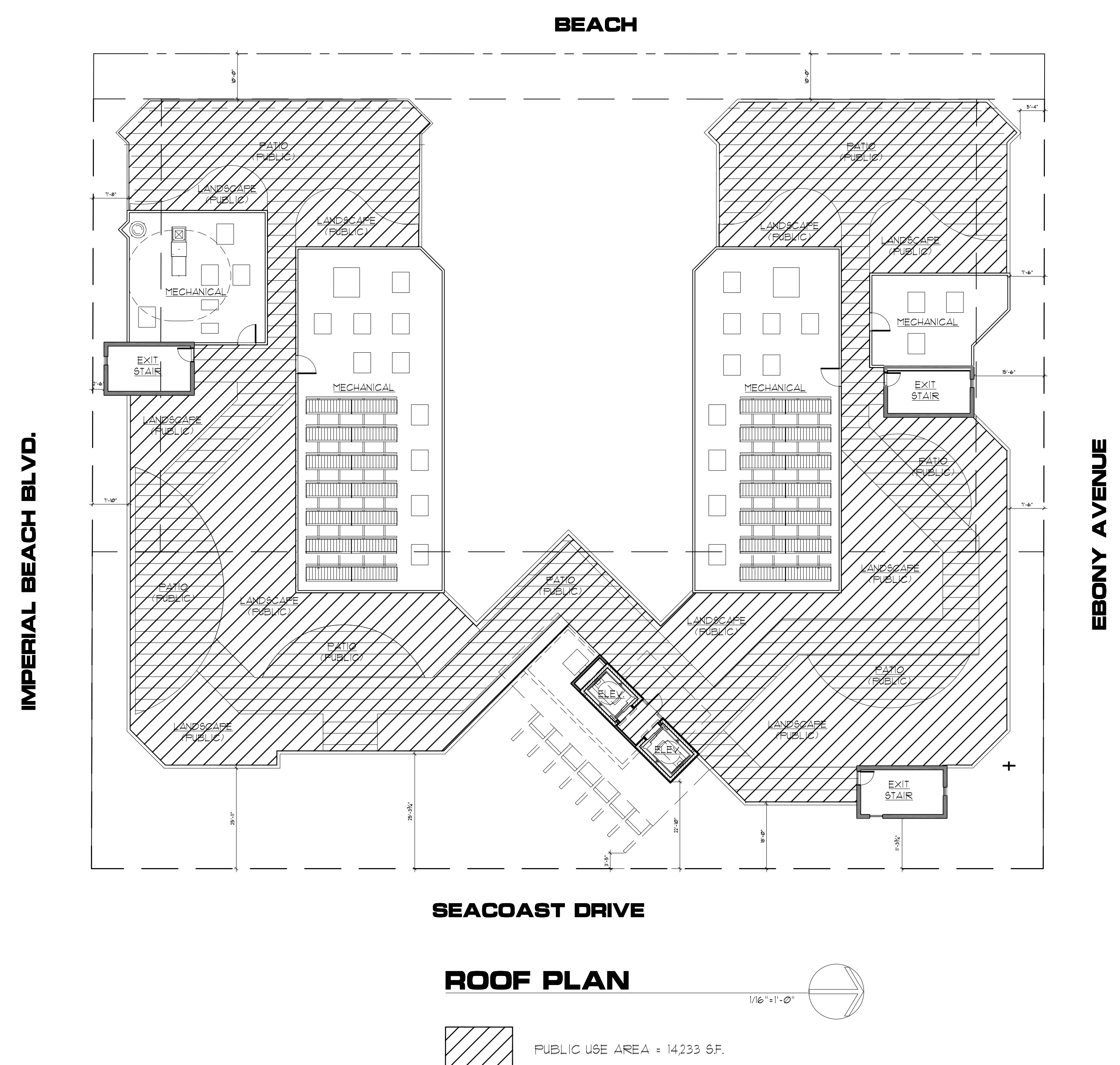
SITE PLAN



TOTALS

PROPOSED ENCROACHMENT AREA = 823 S.F.

**PROPOSED OUTDOOR PUBLIC
USE AREA ON HOTEL SITE = 22,393 S.F.**

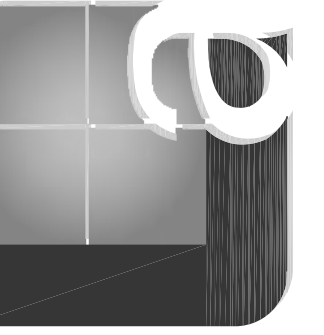


ROOF PLAN

PUBLIC USE AREA = 14,233 S.F.

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

LAMB ARCHITECTS
7114 E. STETSON DRIVE, SUITE 350
SCOTTSDALE, ARIZONA 85251
P: (480) 994-5262 F: (480) 994-9005



Imperial Beach Resort LLC
10405 S. Eastern Avenue
Suite 100
Henderson, NV 89052

IMPERIAL BEACH RESORT
1060 Seacoast Drive
Imperial Beach, CA



PUBLIC USE AREA CALCULATIONS

REV:	DATE:	COMMENTS:

PROJECT NO: 6016

DATE: 1/5/2017

DRAWN BY:

CHECKED BY:

SHEET No.

EN1.0



TIJUANA ESTUARY
VIEWS

BEACH / OCEAN
VIEWS

PIER VIEWS

PRELIMINARY
ROOF PLAN

1/8"=1'-0"



PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

LAMB ARCHITECTS
7114 S. SHERIDAN DRIVE, SUITE 300
SCOTTSDALE, ARIZONA 85251
P: (480) 994-5262 F: (480) 994-9005

Imperial Beach Resort LLC
10405 S. Eastern Avenue
Suite 100
Henderson, NV 89052

IMPERIAL BEACH RESORT
1060 Seacoast Drive
Imperial Beach, CA

THE Imperial BEACH RESORT

**PRELIMINARY
ROOF LANDSCAPE
PLAN**

REV.	DATE	COMMENTS

PROJECT NO.: 62016
DATE: 1/15/17
DRAWN BY:
CHECKED BY:

SHEET No.
L2.0

THESE DRAWINGS ARE PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION OR FOR THE ISSUANCE OF PERMITS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED.

THESE DRAWINGS ARE PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION OR FOR THE ISSUANCE OF PERMITS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED.



D - Typical Glazing
PPG Ideascapes "Atlantica"
Solarban 60



E- Spandrel Glazing
G - Glass Accent
PPG Ideascapes "Atlantica"



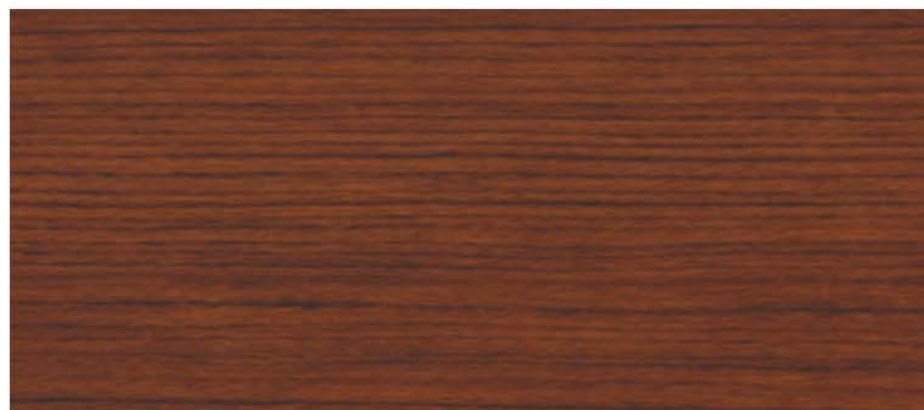
F - Guardrailing
PPG Ideascapes "Starphire"
Ultra Clear Glazing



L - Stainless Steel "Bubble" panel. SAE 316 Marine Grade Stainless



I - Metal Fascia
Alucobond Brilliant Silver



N - Wood Panels - Stonewood Architectural Panels "Victorian Cherry"
O - Wood Cladding - Stonewood Architectural Panels "Victorian Cherry"

A - Field
K - Painted Steel Doors
Sherwin Williams SW-6063
"Nice White"

B - Accent
Sherwin Williams SW-6086
"Sand Dune"

C - Accent
Sherwin Williams SW-7066
"Gray Matters"

J - Painted Steel Beams
P - Landscape Lattice
Q - Masonry
Sherwin Williams SW - 6096
"Jute Brown"



EXTERIOR MATERIAL FINISH PALLETTE

Imperial Beach Resort

1060 Seacoast Drive, Imperial Beach California

LAMBARCHITECTS

7114 east stetson drive
suite 350
scottsdale, arizona 85251
480-994-5262

Revised 2/20/2017

