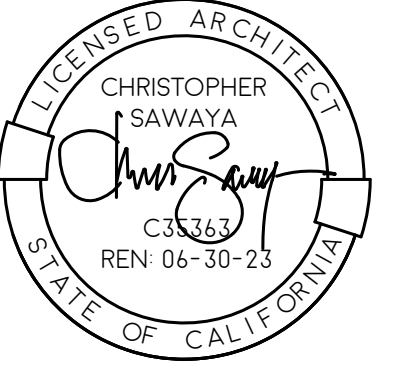


PLANCHECK NOTES

- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- ALL LIGHTING FOR THE PROJECT MUST BE IN CONFORMANCE WITH IBMC 19.54 LIGHTING REGULATIONS. SHOULD NEIGHBORHOOD CONCERNS OR ISSUES ARISE RELATED TO LIGHTING, THE OWNER IS REQUIRED TO MITIGATE THE IMPACTS THROUGH MODIFICATION, DISCONTINUANCE, OR ABATEMENT OF THE LIGHTING TO THE SATISFACTION OF THE CITY.



3636 5TH AVENUE, SUITE 106
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(619) 916-8145

SEACOAST MIXED-USE

801 SEACOAST AVE.
IMPERIAL BEACH, CA

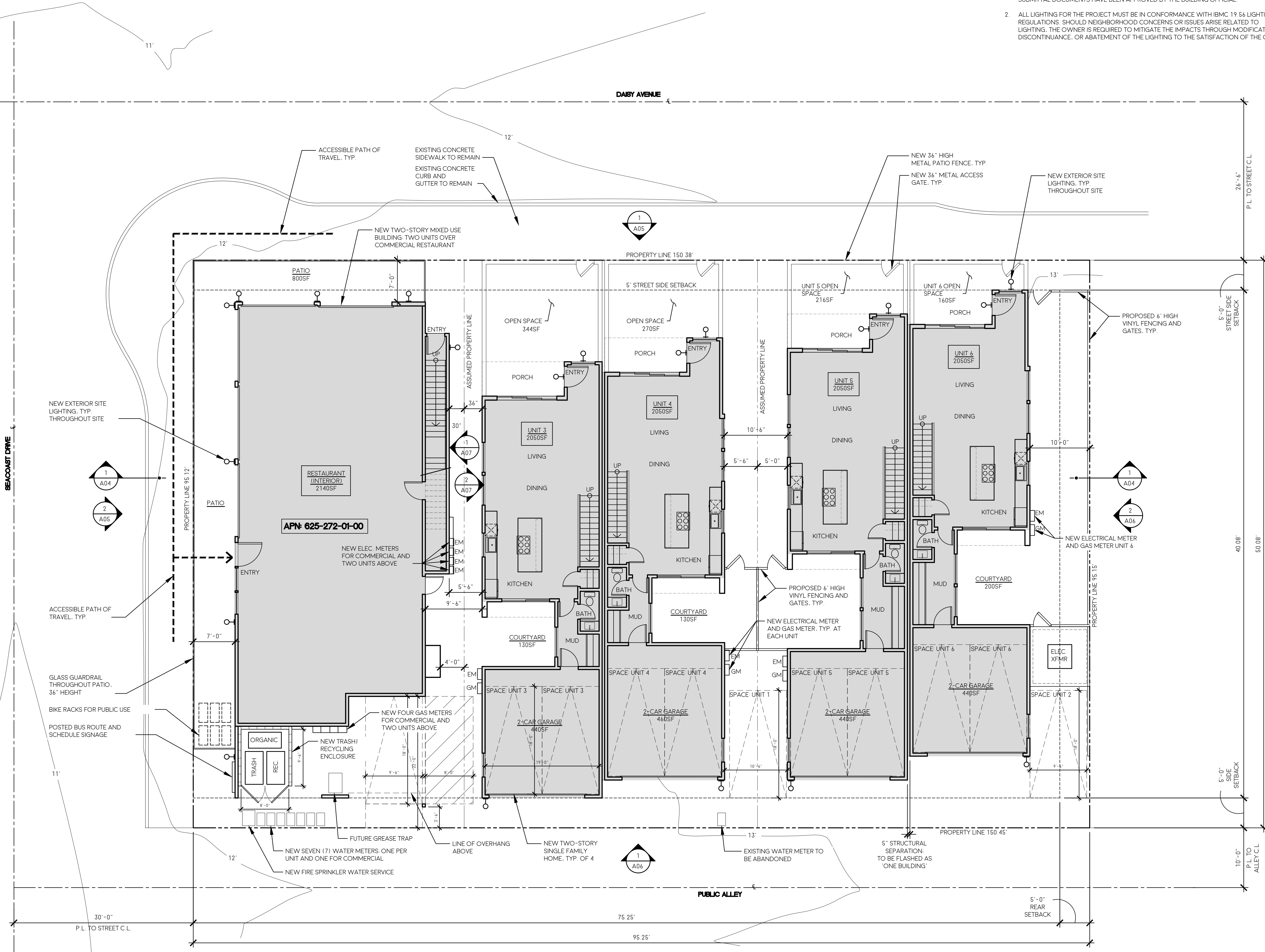
DATE	BY	ISSUE DESCRIPTION
07-24-21	C/S	FOR RP SUBMITTAL
10-24-21	C/S	REVISED PER CITY COMMENTS

SAWAYA ARCHITECTURE

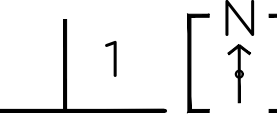
A1.0

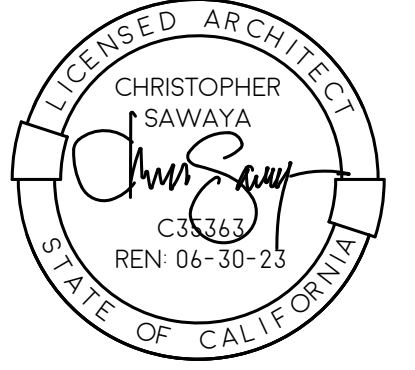
SITE PLAN

2015
PRINT TO SCALE: 24" X 36"



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

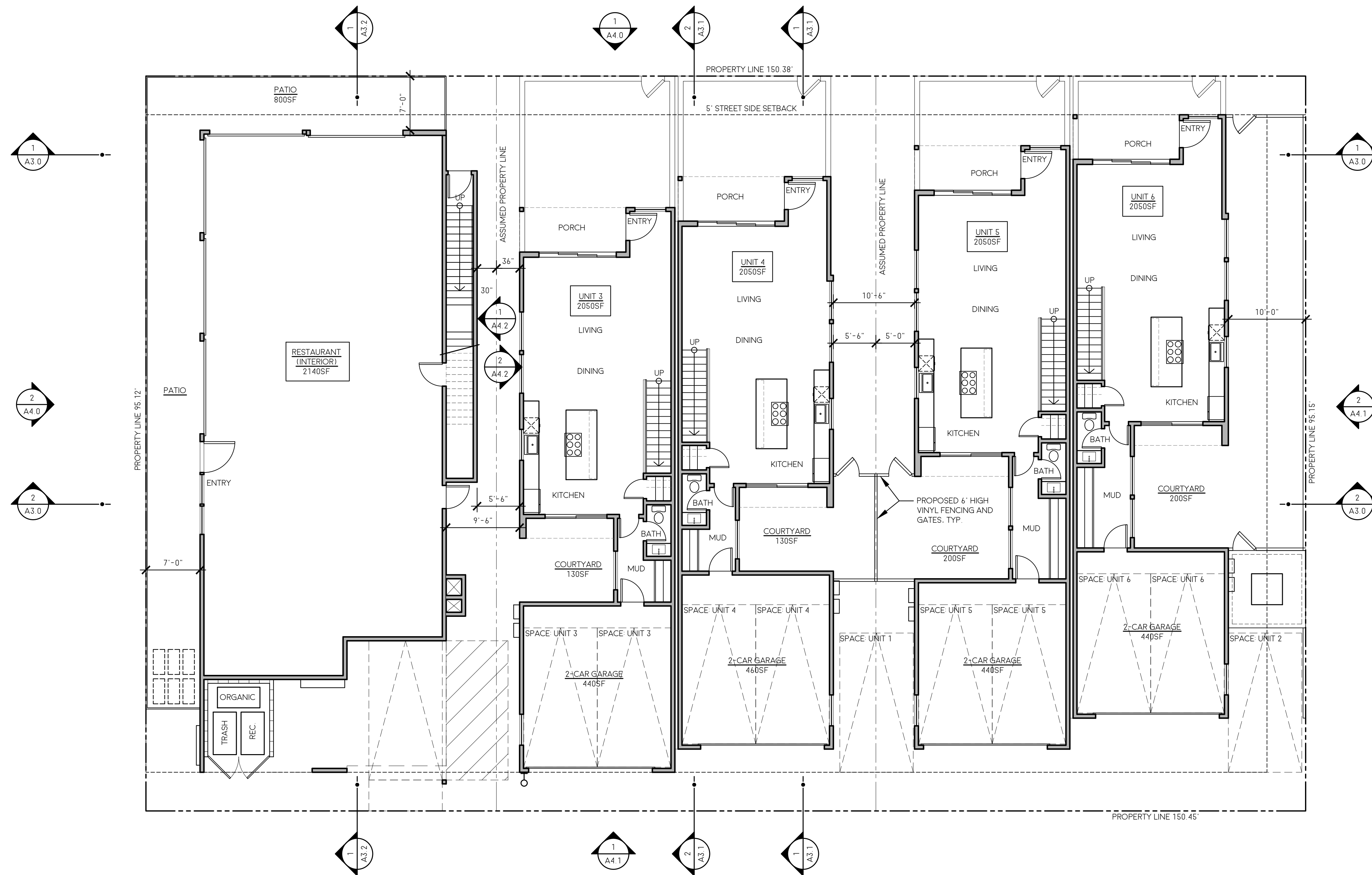




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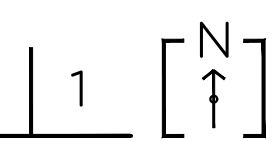
SEACOAST MIXED-USE

801 SEACOAST AVE.
IMPERIAL BEACH, CA



DATE	BY	ISSUE DESCRIPTION
07-24-21	CJS	FOR RP SUBMITTAL
10-24-21	CJS	REVISED PER CITY COMMENTS

LEVEL 1 FLOOR PLAN
1/8"=1'-0"

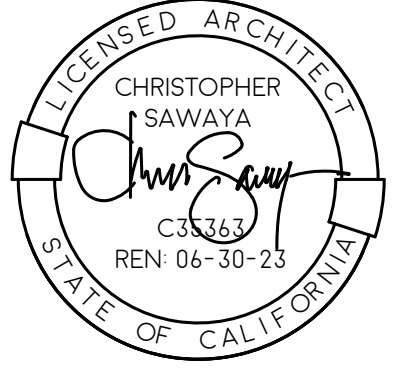


SAWAYA ARCHITECTURE

A2.0

LEVEL 1
FLOOR PLAN

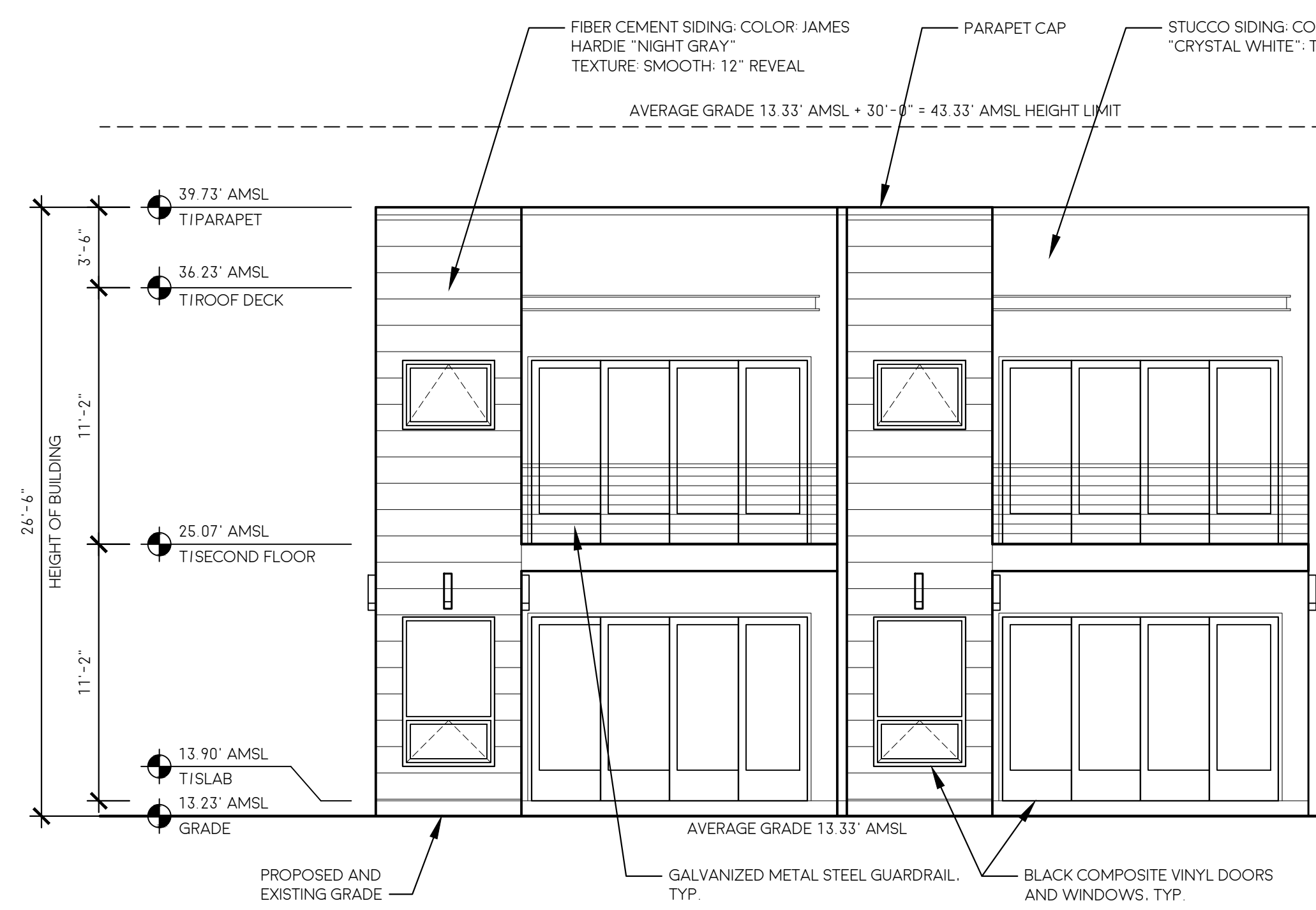
2015
PRINT TO SCALE: 24" X 36"



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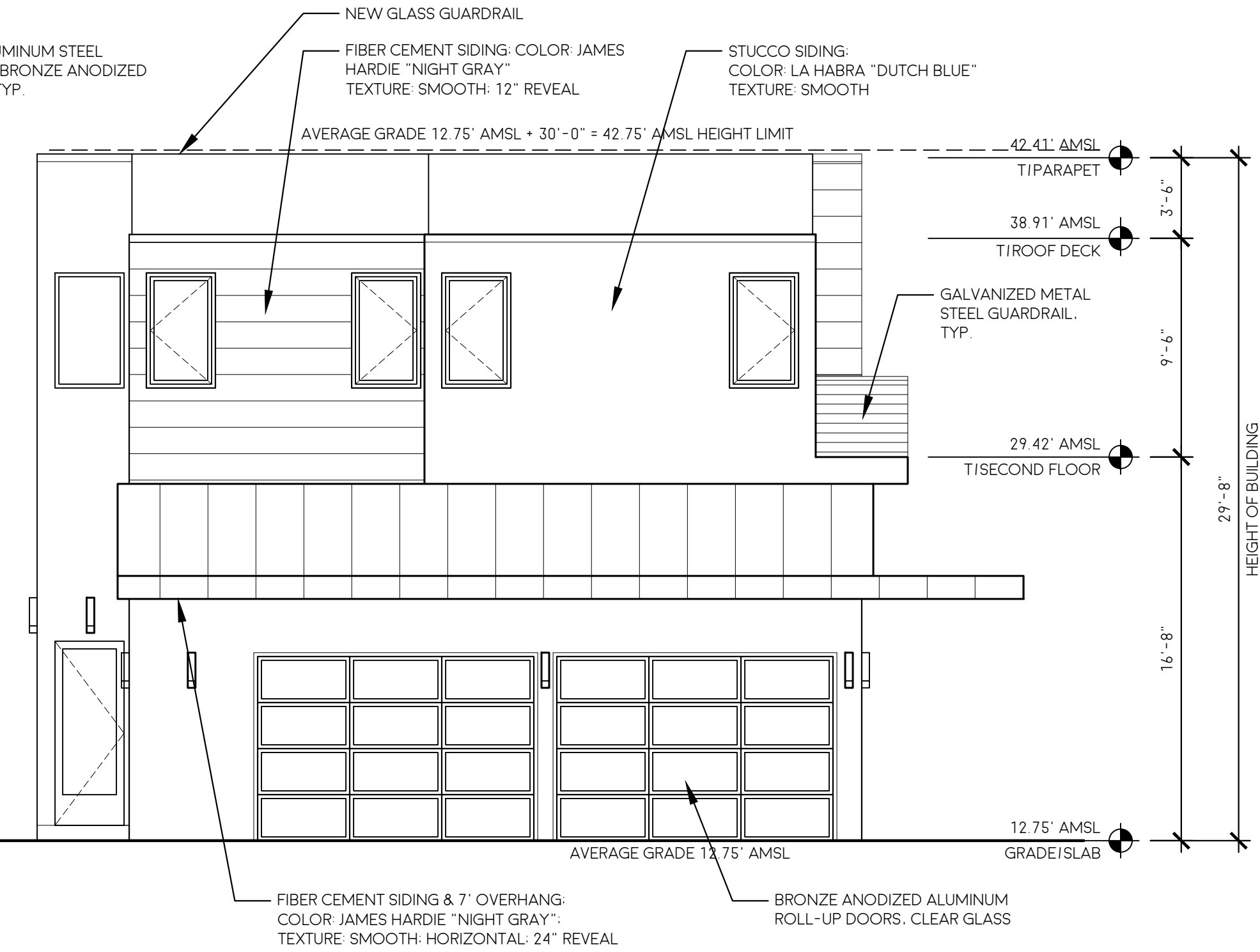
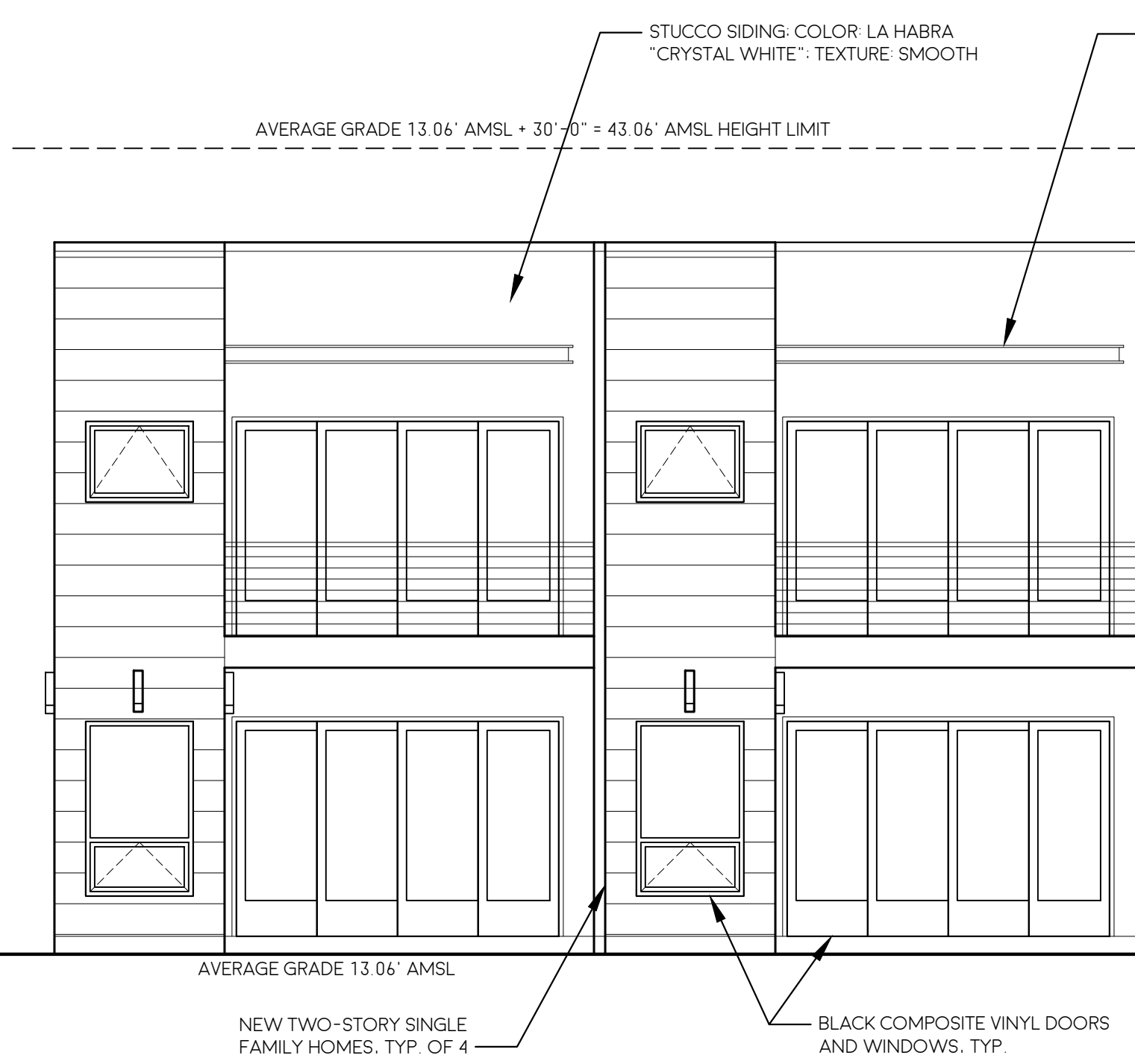
SEACOAST MIXED-USE

801 SEACOAST AVE.
IMPERIAL BEACH, CA

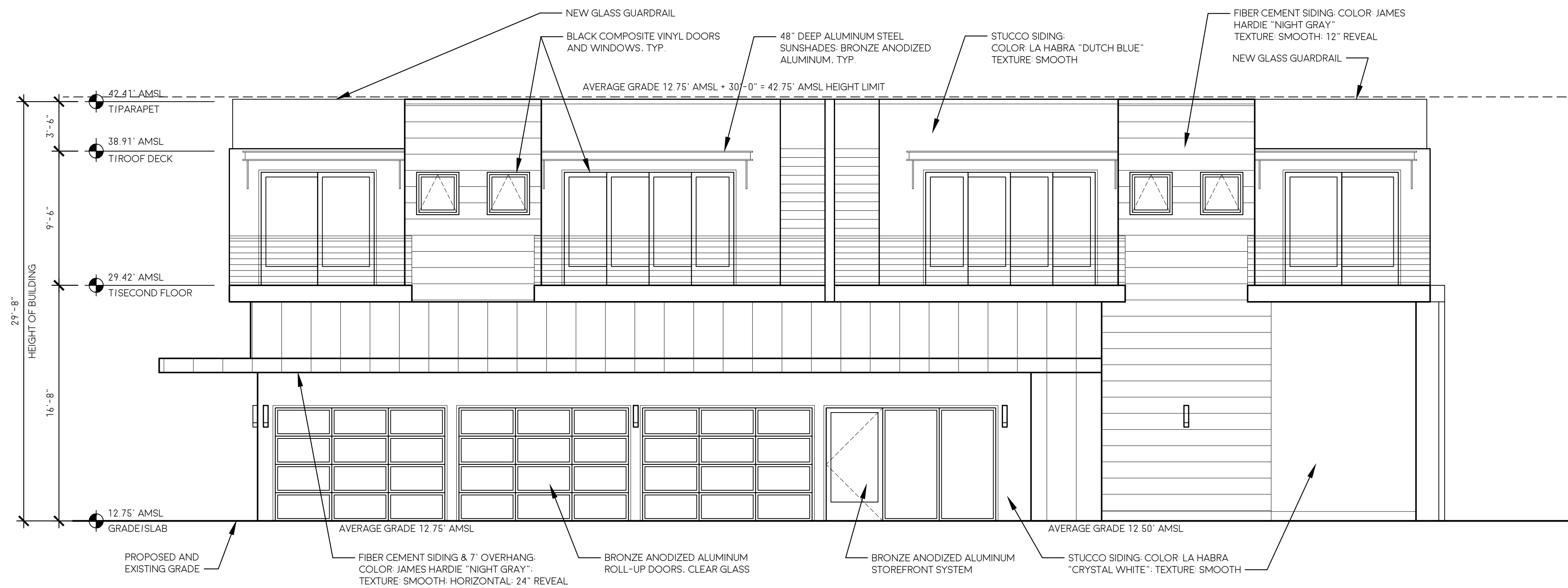


NORTH ELEVATION

3116"=1'-0"



1



WEST ELEVATION

3116"=1'-0"

2

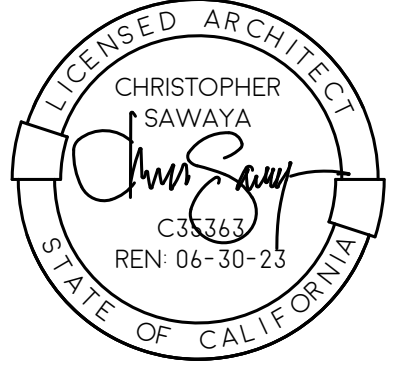
DATE	BY	ISSUE DESCRIPTION
07-24-21	CJS	FOR BB SUBMITTAL
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SAWAYA ARCHITECTURE

A4.0

BUILDING
ELEVATIONS

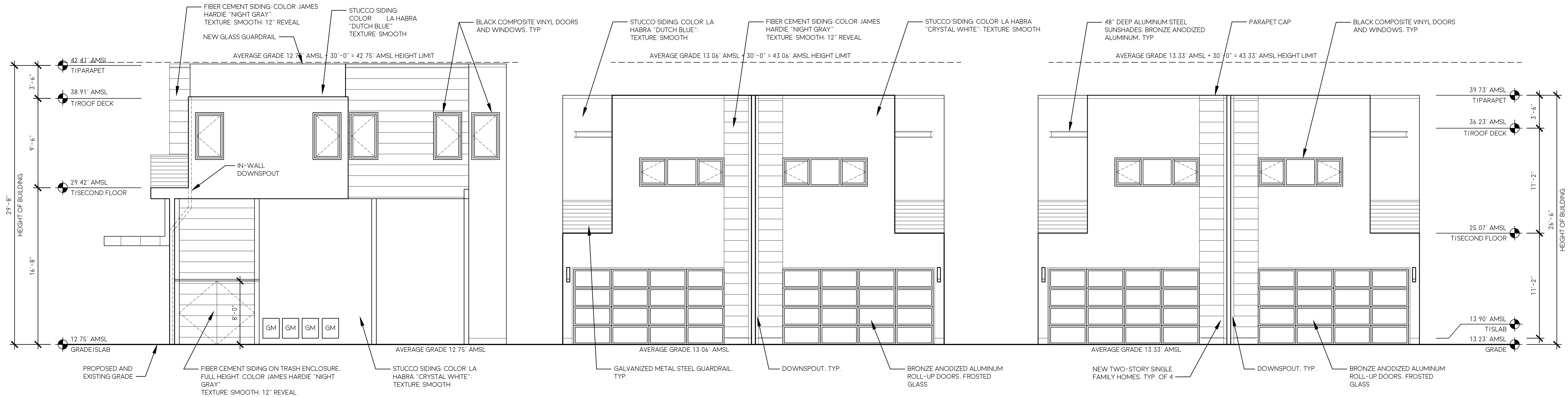
2015
PRINT TO SCALE: 24" X 36"



SAWAYA ARCHITECTURE
 3636 5TH AVENUE, SUITE 106
 SAN DIEGO, CA 92103
 (619) 916 - 8145

SEACOAST MIXED-USE

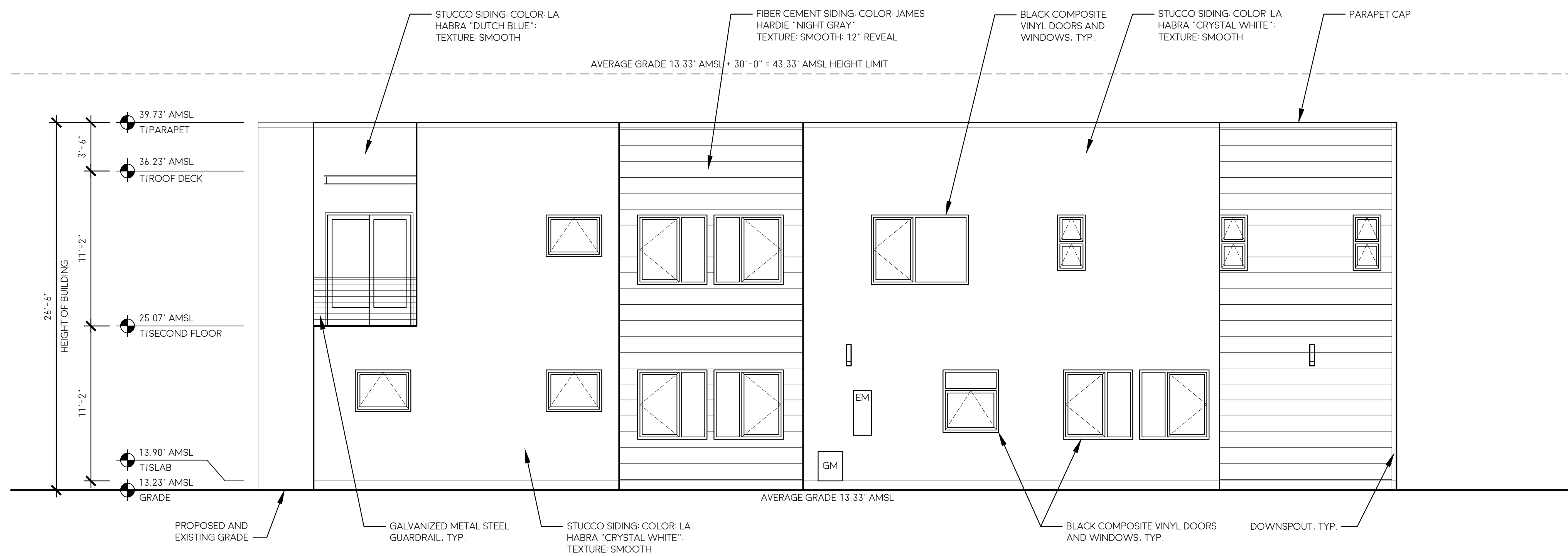
801 SEACOAST AVE.
IMPERIAL BEACH, CA



SOUTH ELEVATION

3116"=1'-0"

1



EAST ELEVATION

3116"=1'-0"

2

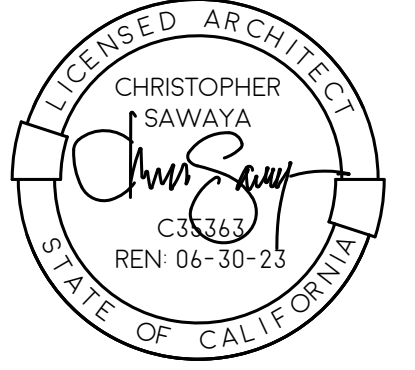
DATE	BY	ISSUE DESCRIPTION
07-24-21	CJS	FOR RP SUBMITTAL
10-24-21	CJS	REVISED PER CITY COMMENTS

SAWAYA ARCHITECTURE

A4.1

BUILDING
ELEVATIONS

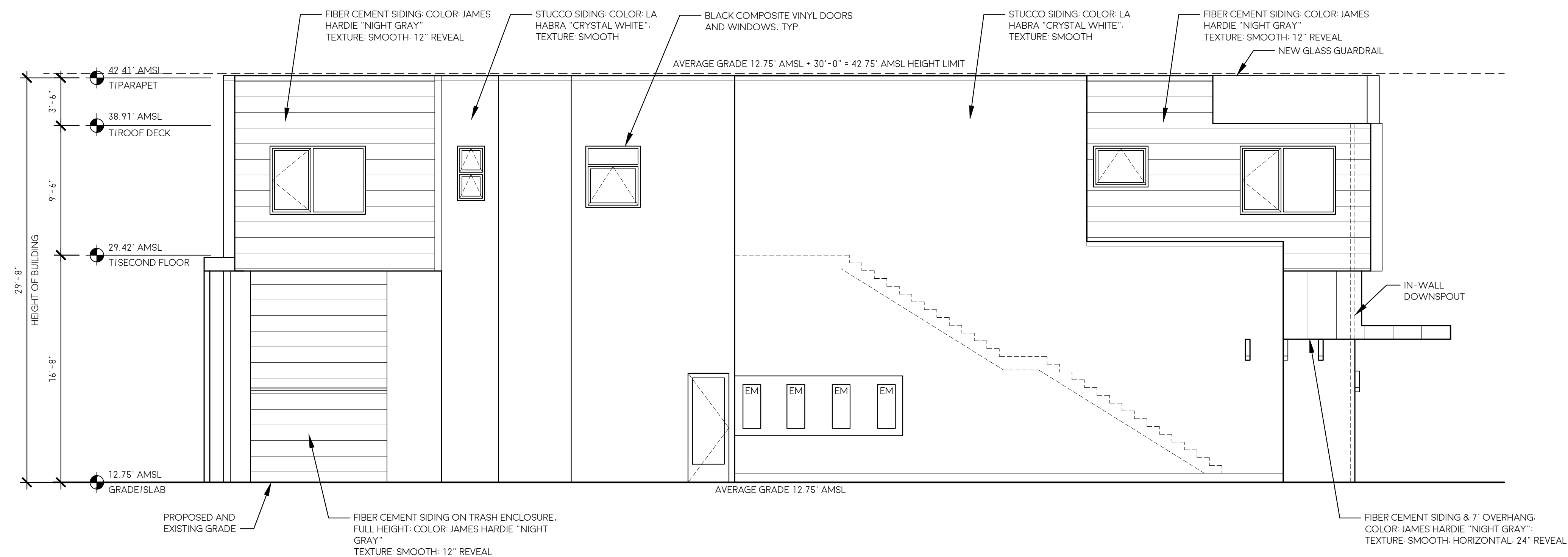
2015
PRINT TO SCALE: 24" X 36"



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SEACOAST MIXED-USE

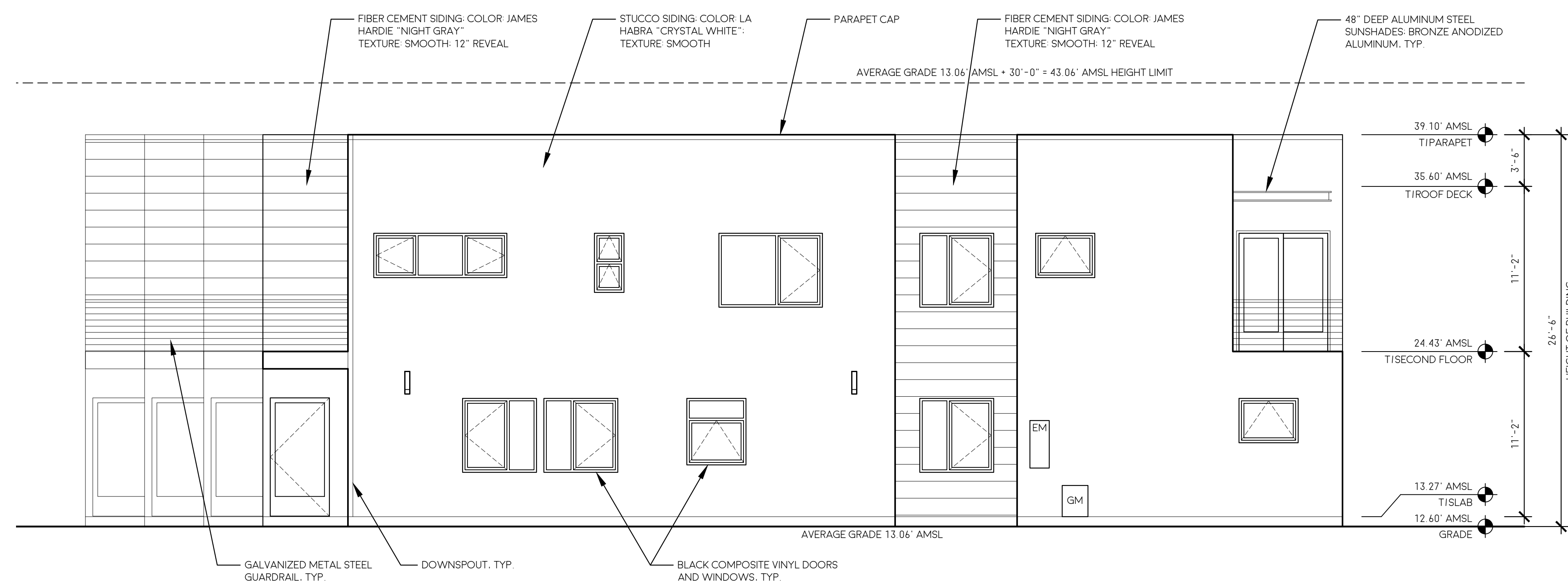
801 SEACOAST AVE.
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EAST ELEVATION - FRONT BUILDING

3116"=1'-0"

1

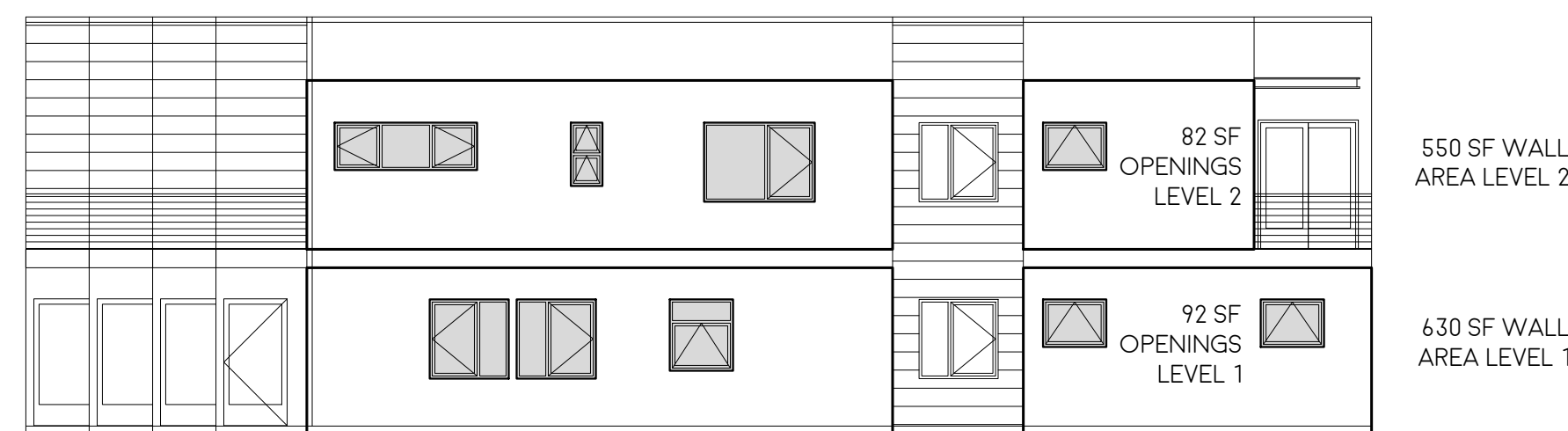


WEST ELEVATION - BACK BUILDING

3116"=1'-0"

2

**WEST ELEVATION - UNIT 3
ALLOWABLE OPENINGS**



@ 3'-5" FROM P.L. LEVEL 2: 82 SF / 550 SF = 14.9% OPEN
@ 3'-5" FROM P.L. LEVEL 1: 92 SF / 630 SF = 14.6% OPEN

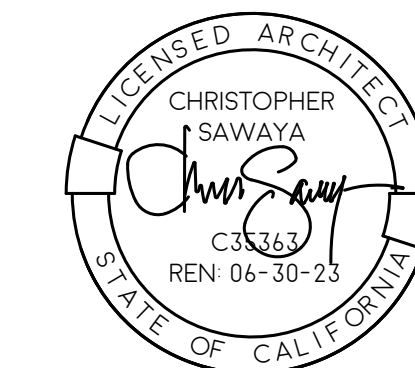
DATE	BY	ISSUE DESCRIPTION
07-24-21	CJS	FOR BB SUBMITTAL
10-24-21	CJS	REVISED PER CITY COMMENTS

SAWAYA ARCHITECTURE

A4.2 BUILDING ELEVATIONS

2015
PRINT TO SCALE: 24" X 36"

WALL LEGEND	
A	: SEE 1/A7.0
B	: SEE 2/A7.0
C	: SEE 3/A7.0
D	: SEE 4/A7.0
E	: SEE 9/A7.0



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SEACOAST MIXED-USE

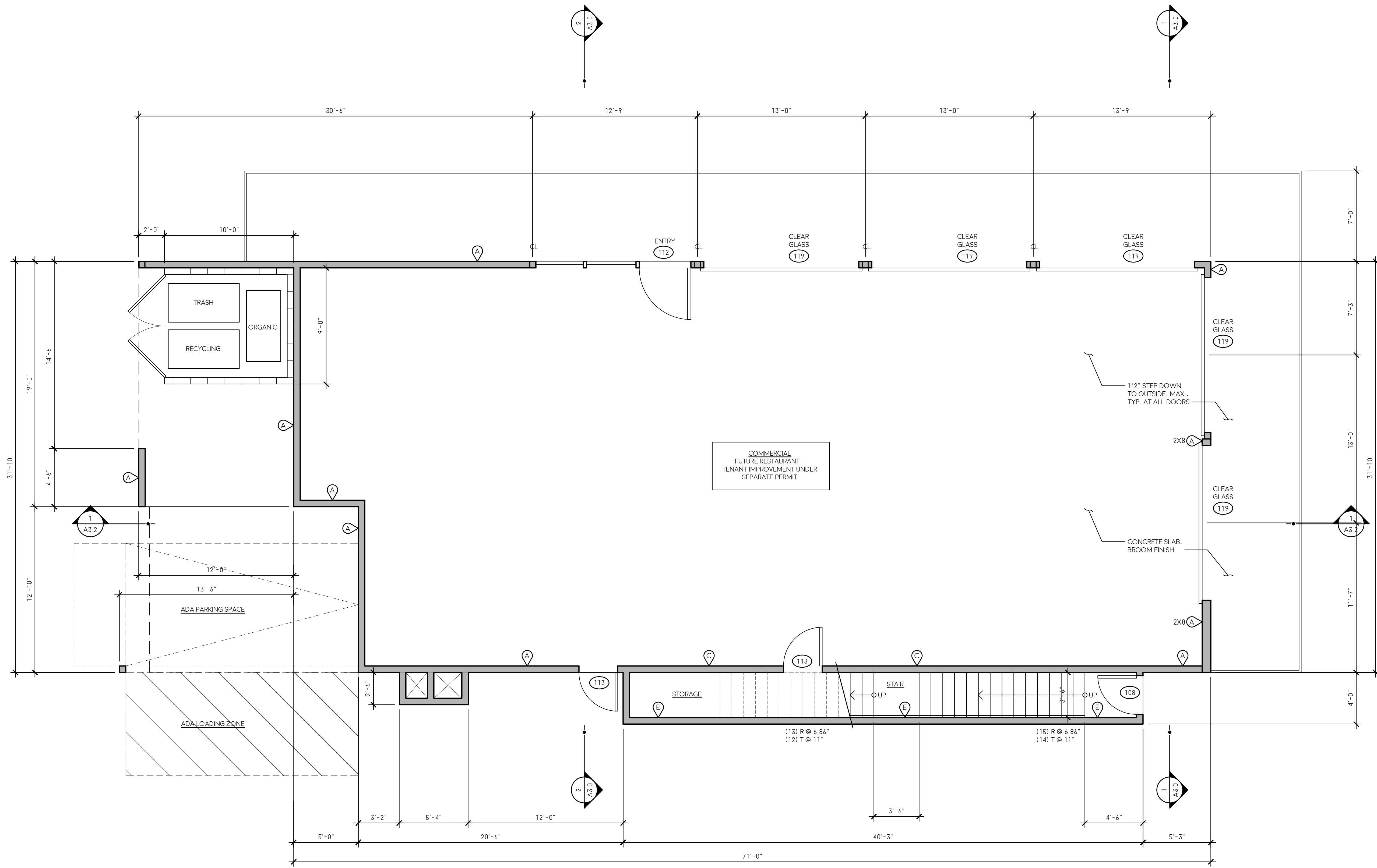
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SAWAYA ARCHITECTURE

A5.0

RESTAURANT
UNIT 1 & 2
LEVEL 1 FLOOR PLAN
2015
PRINT TO SCALE: 24" X 36"



RESTAURANT / UNIT 1 & 2 - LEVEL 1 FLOOR PLAN
1/4"=1'-0"

