

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4421  
(619) 767-2370



**W10a**

**6-17-0157 (BROWN)**

**JUNE 7, 2017**

**EXHIBITS**

**Table of Contents**

Exhibit 1 – Vicinity Map  
Exhibit 2 – Aerial Photo  
Exhibit 3 – Plans

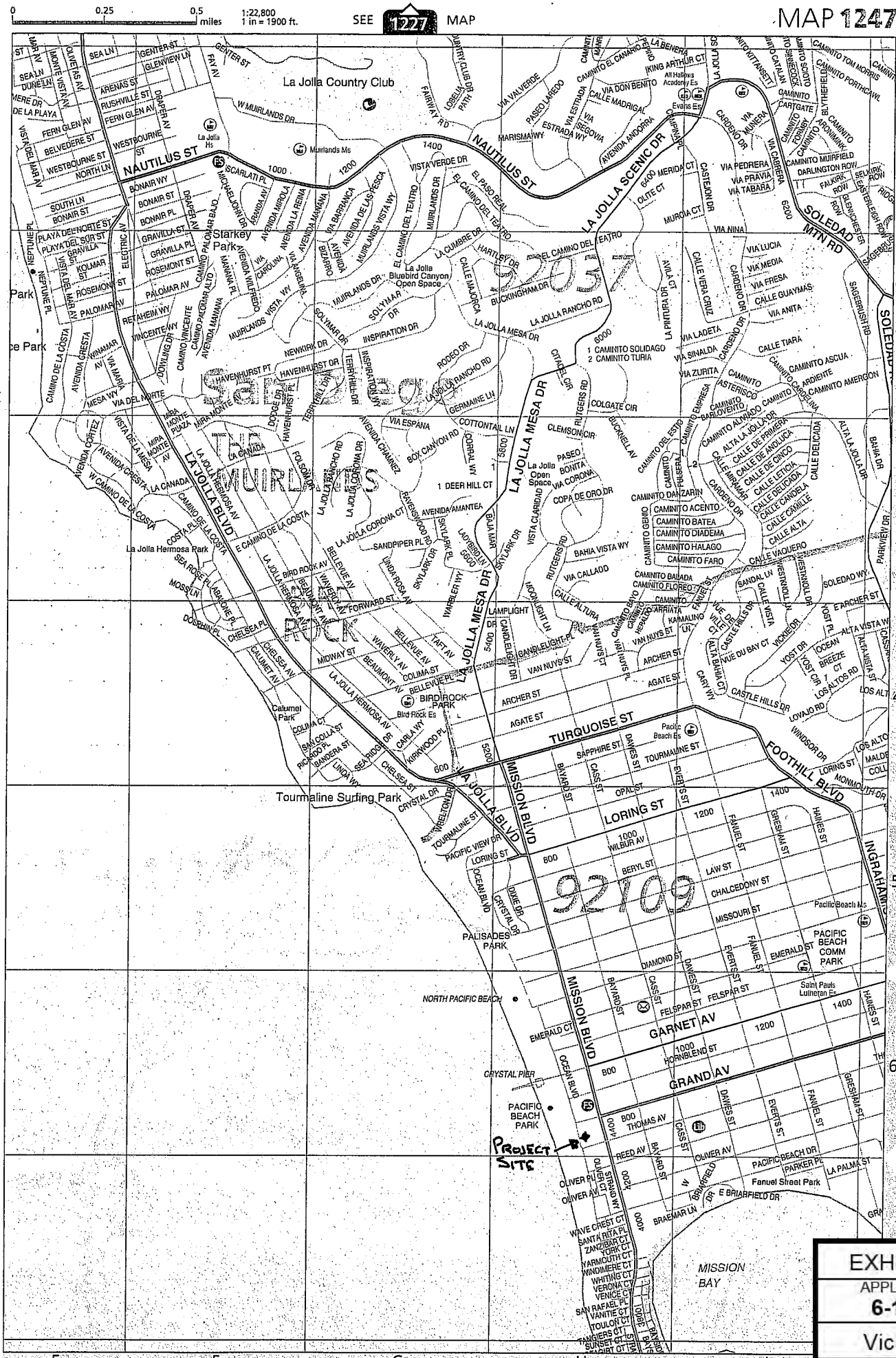


EXHIBIT NO. 1  
APPLICATION NO.  
**6-17-0157**  
Vicinity Map





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1994

Imagery Date: 11/8/2016 32°47'38.79" N 117°15'19.08" W elev 14

EXHIBIT NO. 2  
APPLICATION NO.  
**6-17-0157**  
Aerial View

California Coastal Commission





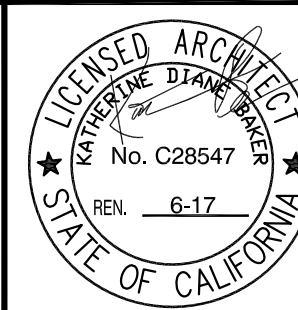
SCALE  
1"=10'-0"

## PARKING ANALYSIS

PER MINIMUM REQUIREMENT SET FORTH IN THE  
CITY OF SAN DIEGO GENERAL REGULATIONS, CHAPTER 14,  
TABLE 142-05F MIXED USE WITHIN A TRANSIT AREA  
2.1 SPACES / 1,000 SF

2.1 SPACES / 0.591 SF = 18.0 SPACES

18.0 SPACES REQUIRED, 29 SPACES PROVIDED

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architecture  
[B a]

4080 CENTRE ST, STE #203,  
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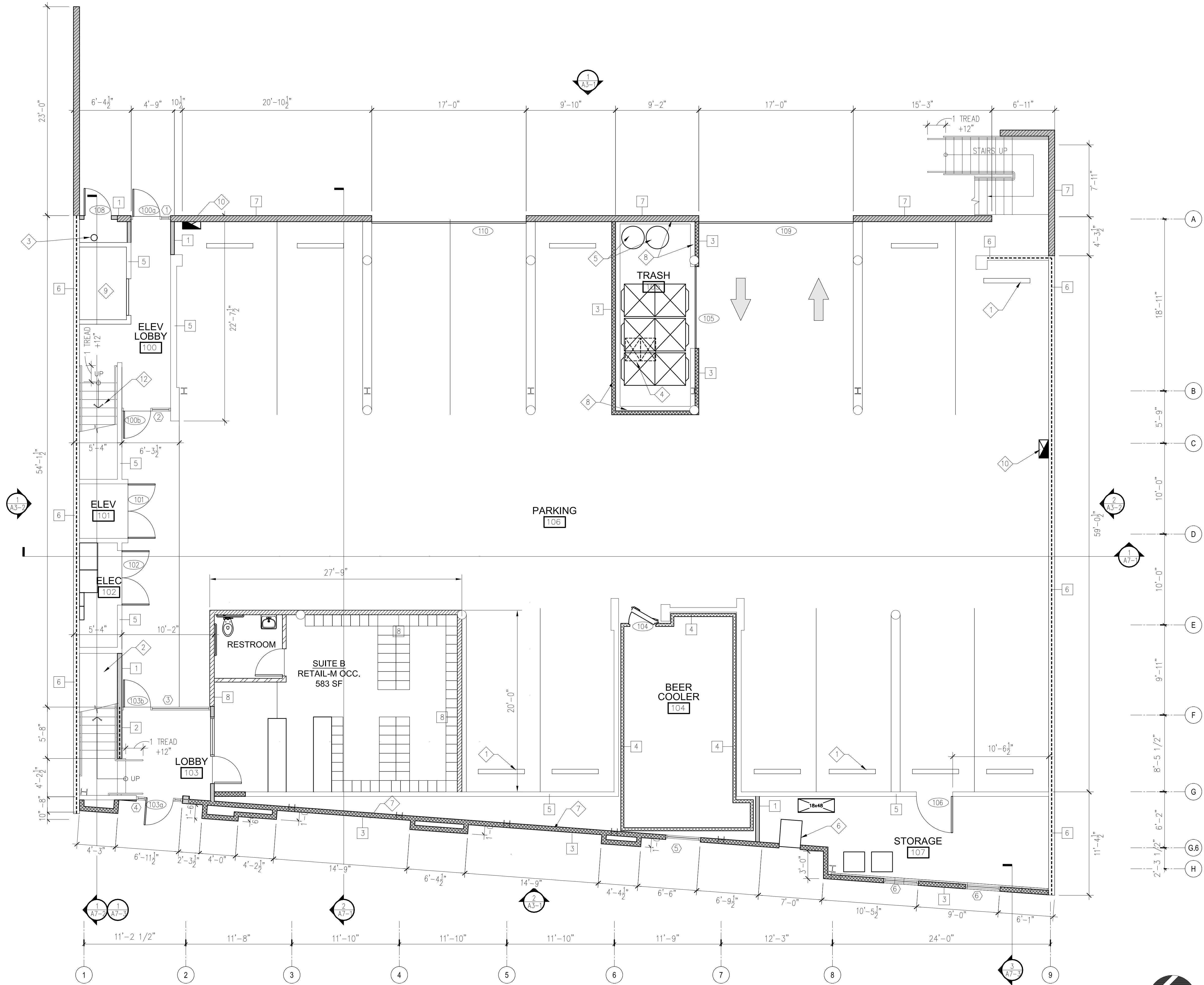
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**WATER BAR PACIFIC BEACH**  
4325 OCEAN BLVD. SAN DIEGO, CA 92109

DATE: 2 / 1 / 17

EXHIBIT NO. 3  
APPLICATION NO.  
**6-17-0157**

## Project Plans



WALL LEGEND

- 1 NEW NON-RATED EXTERIOR WALL  
2x6 WD. STUDS @ 16" O.C. W/ 7/8" EXT. PLASTER O/  
CLASS D PAPER BACKED LATH @ EXT. FACE AND 5/8" GYP.  
BD. @ INT. FACE TO UNDERSIDE OF STRUCTURE AND CONT.  
R-19 BATT. INSULATION.
  - 2 NEW NON-RATED INTERIOR PARTITION  
3-5/8" x 20 GA. W/ STUDS @ 16" O.C. W/ 5/8" GYP.  
BD. @ EA. FACE TO UNDERSIDE OF STRUCTURE AND CONT.  
SOUND ATTENUATING BATT. INSULATION.
  - 3 NEW NON-RATED EXTERIOR WALL  
2x6 WD. STUDS @ 16" O.C. W/ 7/8" EXT. PLASTER O/  
CLASS D PAPER BACKED LATH @ BOTH FACES TO  
UNDERSIDE OF STRUCTURE AND CONT. R-19 BATT.  
INSULATION.
  - 4 NEW PREFAB INSULATED COOLER WALL
  - 5 EXISTING NON-RATED EXTERIOR WALL
  - 6 EXISTING 1 HR-RATED EXTERIOR CMU WALL
  - 7 NEW 8" CMU WALL PER STRUCTURAL
  - 8 NEW 1-HOUR RATED DEMISING WALL
- DOOR NUMBER SYMBOL  
⬡ WINDOW/STOREFRONT NUMBER SYMBOL  
# WALL TYPE  
EXIT EXIT SIGN - TO BE ILLUMINATED AT ALL TIMES. POWER TO  
BE SUPPLIED FROM STORAGE BATTERIES, UNIT EQUIPMENT  
OR AN ON-SITE GENERATOR. THE EMERGENCY SYSTEM  
MUST ENSURE CONTINUED ILLUMINATION FOR A MIN. OF 90  
MINUTES.

KEYNOTES

- 1 CONCRETE WHEEL STOP PER 7/A1-2
- 2 NEW STAIRS PER STRUCTURAL
- 3 FIRE RISER PER SEPARATE PERMIT
- 4 TRASH AND RECYCLE CHUTE DISCHARGE WITH BFP CHUTES TYPE A  
DISCHARGE FIRE DAMPER DOOR. GRAVITY DRIVEN WITH 165 FUSIBLE  
LINK ASSEMBLY
- 5 HOT WATER HEATER W/ SEISMIC STRAPS. SEE PLUMB. DWGS.
- 6 NEW ATM MACHINE. OWNER PROVIDED
- 7 CONT. 2x BLOCKING @ 56" AND 60" A.F.F. FOR BIKE RACKS.
- 8 CONT. 2x12 DUMPSTER RAIL @ 48" A.F.F.
- 9 EXISTING ELEVATOR TO BE REFURBISHED.
- 10 EXISTING ENCLOSED GARAGE VENTILATION  
5,678 S.F. x 0.75 CFM/SF = 4,260 CFM
- 11 NEW EXTERIOR EGRESS STAIRS PER STRUCTURAL
- 12 EXISTING STAIRS TO BE REFURBISHED



SCALE  
3/16"=1'-0"

FIRST FLOOR PLAN

STATE OF CALIFORNIA  
No. C28547  
6-17  
LICENSED ARCHITECT  
Baker Architecture

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WATER BAR PACIFIC BEACH  
4325 OCEAN BLVD. SAN DIEGO, CA 92109

DATE: 2/1/17

A2-3

REVISIONS

REV	DATE	BY	DESCRIPTION
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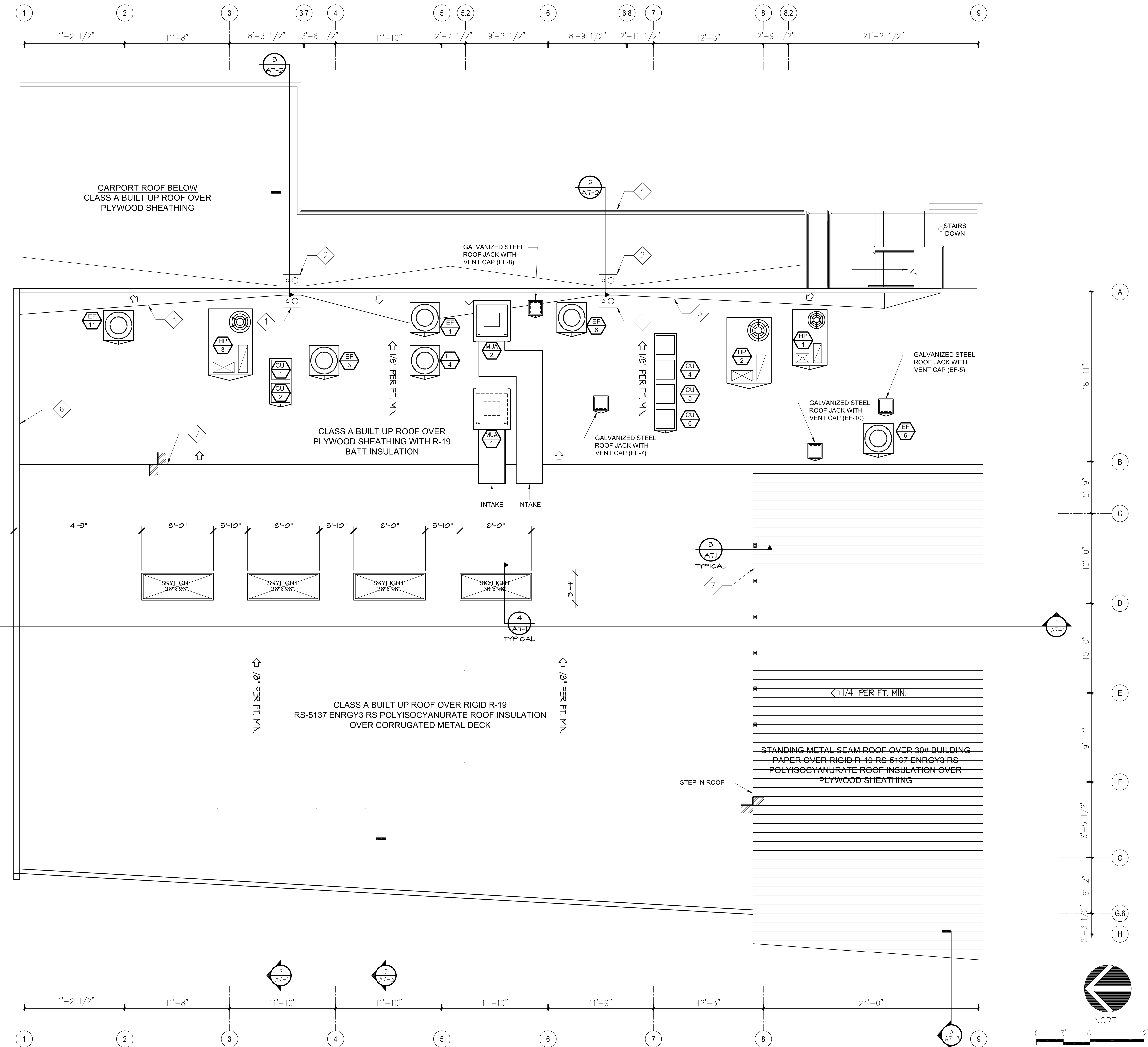
PROJECT # 16107

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REVISION SCHEDULE







ROOF PLAN

KEYNOTES

- 1 ROOF DRAIN AND OVERFLOW
- 2 ROOD DRAIN AND OVERFLOW AT OVERHANG BELOW
- 3 PLYWOOD CRICKET
- 4 BUILT UP ROOF AT OVERHANG BELOW
- 5 ROOF ACCESS
- 6 PARAPET
- 7 STEP IN ROOF

ROOF NOTES

CONTRACTOR TO CONFIRM THAT ALL AREAS OF ROOF HAVE POSITIVE DRAINAGE PRIOR TO SHEATHING OF ROOF.

ALL ELEVATIONS ARE GIVEN FROM TOP OF FLOOR SLAB ELEVATIONS.

PROVIDE R-19 INSULATION BETWEEN ALL ROOF FRAMING TYPICAL U.O.N.

VERIFY SIZES AND LOCATIONS OF ALL OPENINGS, PLATFORMS, ETC.

PROVIDE ROOF CRICKETS AS NECESSARY TO MAINTAIN MINIMUM SLOPE OF 1/4" PER FOOT ALONG ALL WATER FLOW LINES, NOT LIMITED TO CRICKET LOCATIONS SHOWN ON ROOF PLANS.

ALL CURBS TO BE MINIMUM 8" HIGH EXCEPT A/C UNIT WHICH SHALL BE 14" HIGH AND PER MANUFACTURERS RECOMMENDATIONS.

ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM PARKING AND PEDESTRIAN AREAS, TYP.

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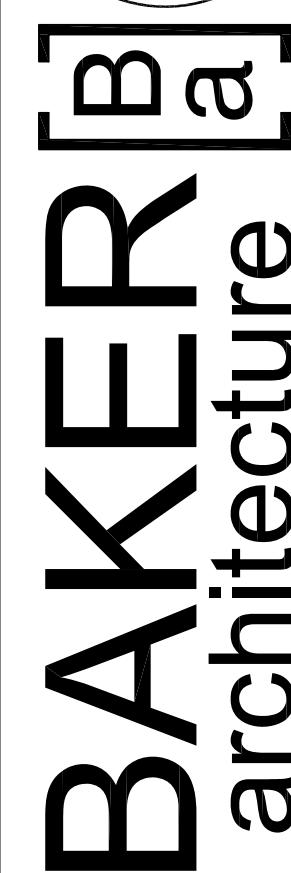
PROJECT # 16107

WATER BAR PACIFIC BEACH

4325 OCEAN BLVD. SAN DIEGO, CA 92109

DATE: 2/1/17

A2-5



REVISION SCHEDULE			
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**WATER BAR PACIFIC BEACH**  
4325 OCEAN BLVD. SAN DIEGO, CA 92109

DATE: 2 / 1 / 17

A3-1



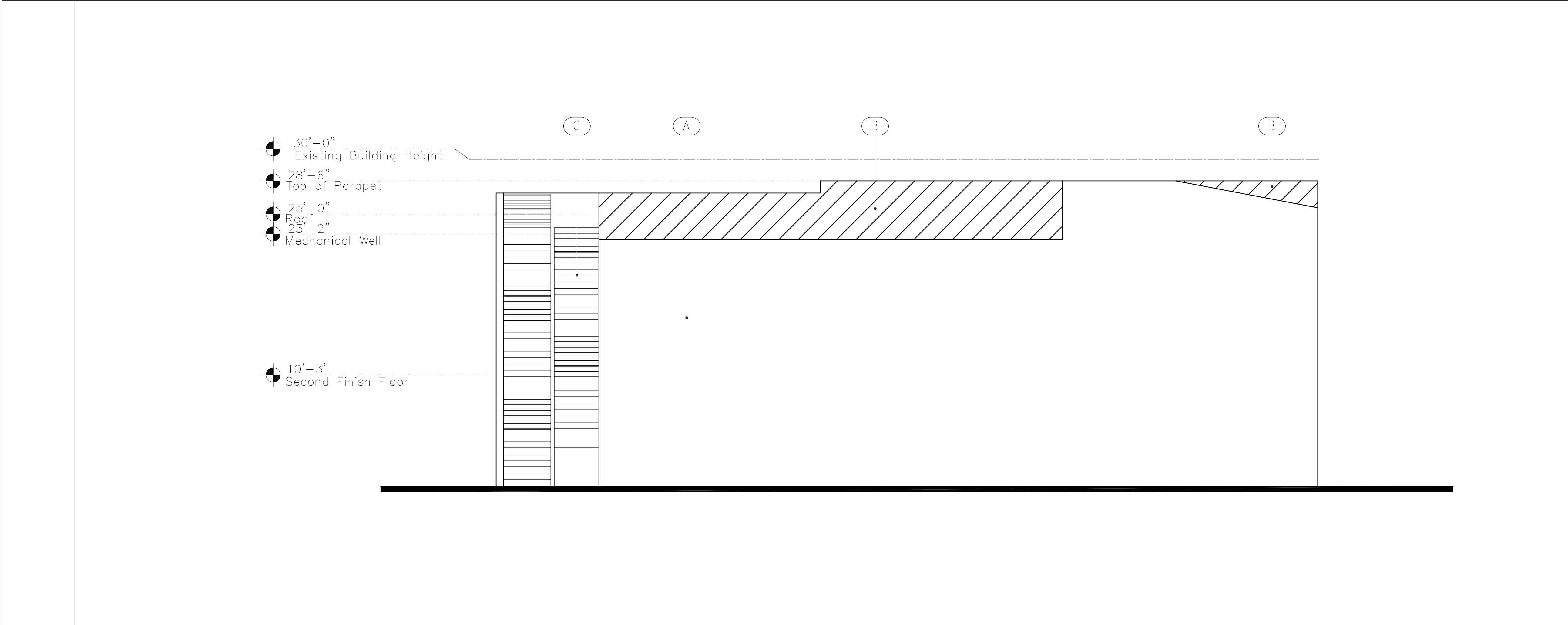
1	SCALE
	$1/4" = 1' - 0"$

NOTE:  
REFERENCE ID SHEETS FOR  
FINISHES AND NOTES



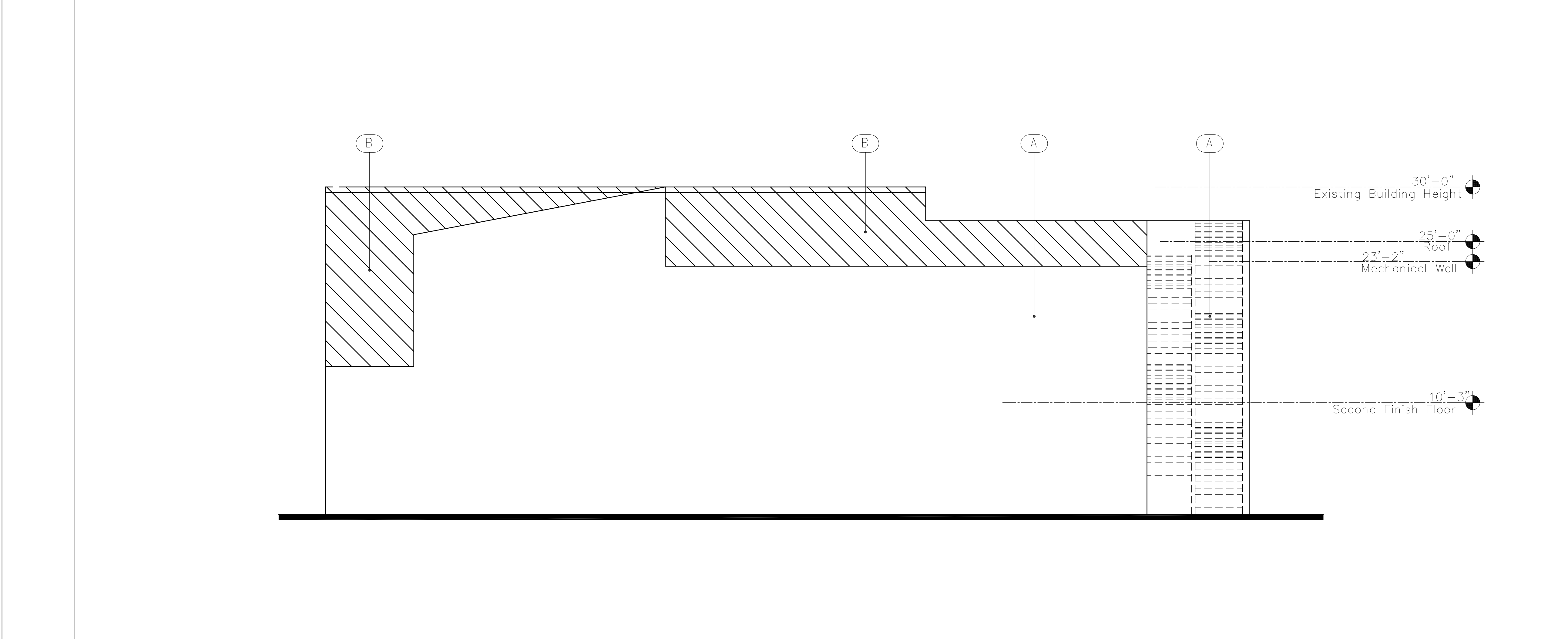
2	SCALE
	$1/4" = 1' - 0"$





NORTH ELEVATION

1  
SCALE  
3/16"=1'-0"



SOUTH ELEVATION

2  
SCALE  
3/16"=1'-0"

MATERIAL LEGEND

- (A) STUCCO 1 - SMOOTH FINISH OVER CMU
- (B) STUCCO 1 - SMOOTH FINISH OVER 2x6 INFILL WALL ON TOP OF EXISTING CMU WALL. SEE STRUCTURAL DRAWINGS FOR CONNECTION AND FRAMING DETAILS
- (C) STEEL STAIRS PER STRUCTURAL

ELEVATION NOTES

- GENERAL CONTRACTOR, AS PART OF HIS BID, SHALL PREPARE A CORNER OF THE STRUCTURE, DESIGNATED BY THE ARCHITECT, TO SHOW NO LESS THAN 5'-0" EACH DIRECTION FROM THE CORNER, ALL FINISH MATERIALS AS NECESSARY AND AS MANY TIMES AS NECESSARY TO RECEIVE WRITTEN APPROVAL BY THE OWNER, ARCHITECT, AND ARCHITECTURAL COMMITTEE (IF NECESSARY).
- ALL EXTERIOR DOOR AND WINDOW HEADS TO BE 'Z' FLASHED.
- ALL EXTERIOR DOOR THRESHOLDS SHALL RECEIVE WATER PROOFING PANS.
- FLASHING WHERE NOT DETAILED SHALL BE REFERENCED BY THE LATEST S.M.A.C.N.A. DETAILS, AND/OR DETAILS PROVIDED BY ROOFING CONTRACTOR.
- ALL ROOF EAVES TO RECEIVE EAVE METAL.
- ALL ROOFING SHALL BE INSTALLED PER THE LATEST MANUFACTURER'S SPECIFICATIONS AT A MINIMUM WITH ANY GREATER REQUIREMENTS AS NOTED.
- EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL-GLAZED UNITS. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA.

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A3-2