SAN DIEGO AREA

(619) 767-2370

7575 METROPOLITAN DRIVE, SUITE 103 SAN DIEGO, CA 92108-4421

CALIFORNIA COASTAL COMMISSION



6-17-0239 (MANSUKHANI)

JUNE 2017

EXHIBITS

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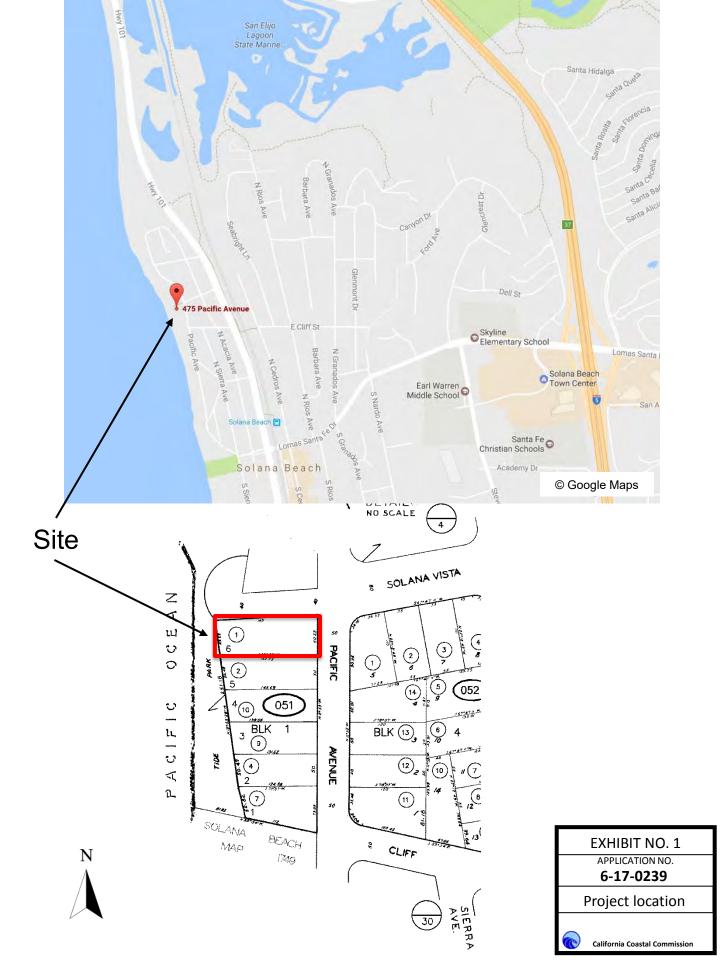
Exhibit 4 – Bluff cross section

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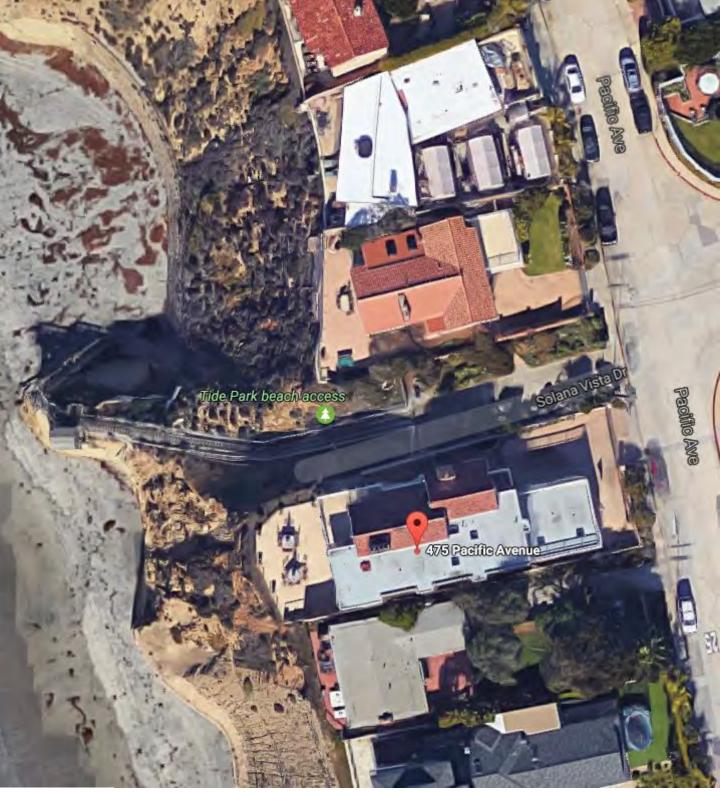
Exhibit 8 – Proposed alterations in exterior walls (zoom)



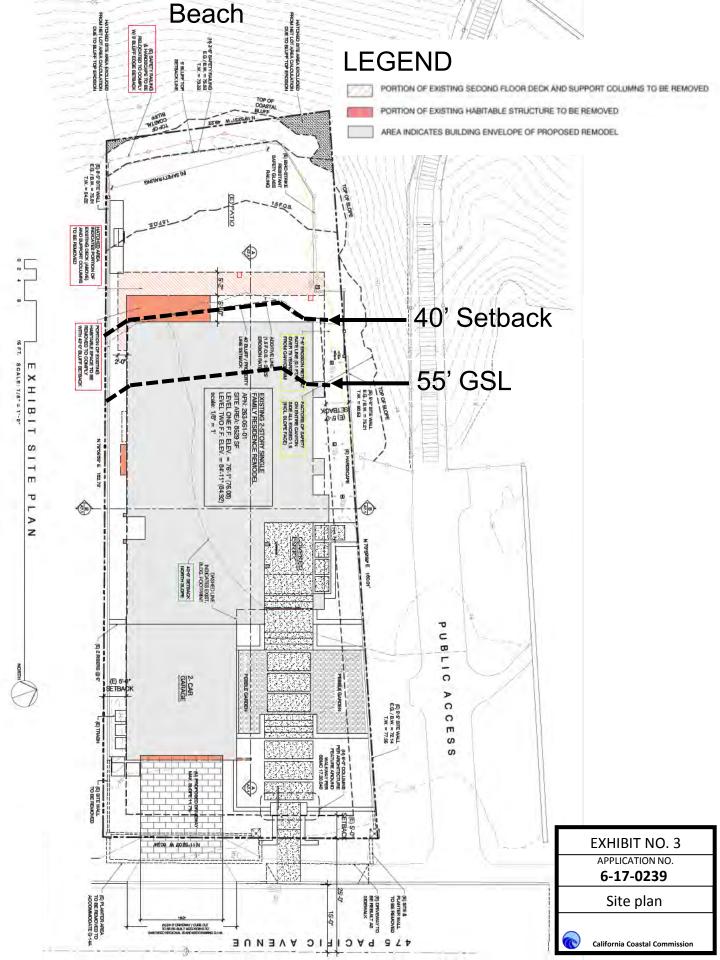


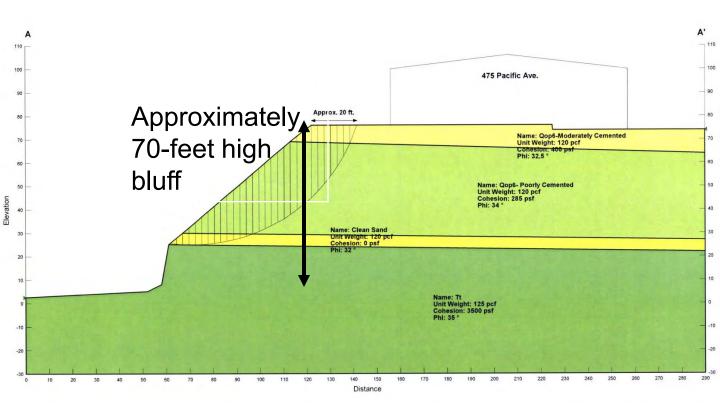
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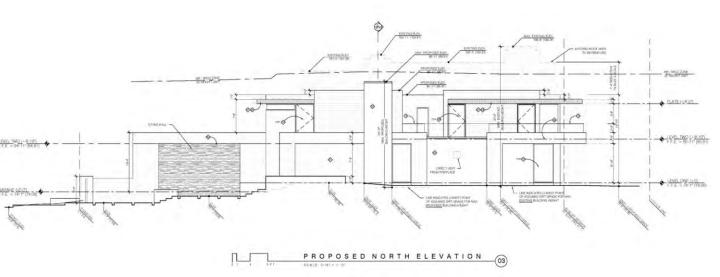
"BLUFF TOP REDEVELOPMENT" ANALYSIS

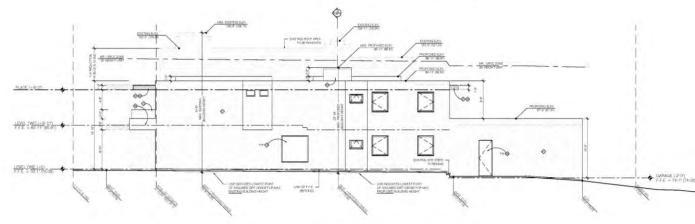
SUMMARY OF "SBMC LUP" THRESHOLD CALCULATIONS:

COMPARISON OF FLOOR AREA	(SEE SHEETS $\Delta 2.1 \pm \Delta 2.2$)
COMPANISON OF LECONANEA	(OLL OHLLIO AZ, I + AZ, Z)

EXISTING TOTAL FLOOR AREA:	5,666 ft2
PROPOSED TOTAL FLOOR AREA:	5,455.4 ft2
PERCENTAGE OF CHANGE IN TOTAL FLOOR AREA:	3.7%
COMPARISON OF EXTERIOR WALLS (SEE SHEETS A2.3 + A2.4)	
EXISTING TOTAL EXTERIOR WALL LENGTH:	578'-2" ft
AMOUNT OF EXTERIOR WALL LENGTH TO BE ALTERED:	279' -6 1/2" ft
PERCENTAGE OF CHANGE IN TOTAL EXTERIOR WALLS:	48.35 %
COMPARISON OF FOUNDATION INCLUDING GARAGE (SEE SHEET A2.5)	
EXISTING TOTAL FOUNDATION AREA:	3,293.7 ft2
AMOUNT OF FOUNDATION TO BE ALTERED:	1135.4 ft2
PERCENTAGE OF CHANGE IN TOTAL FOUNDATION:	34.5%
COMPARISON OF FLOOR STRUCTURE (SEE SHEET A2.6)	
EXISTING TOTAL FLOOR STRUCTURE AREA:	2346 ft2
AMOUNT OF FLOOR STRUCTURE AREA TO BE ALTERED:	283.8 ft2
PERCENTAGE OF CHANGE IN TOTAL FLOOR STRUCTURE:	12.0%
COMPARISON OF ROOF STRUCTURE (SEE SHEET A2.7)	
EXISTING TOTAL ROOF AREA:	3813.0 ft2
AMOUNT OF ROOF AREA TO BE ALTERED:	1840.1 ft2
PERCENTAGE OF CHANGE IN TOTAL ROOF STRUCTURE:	48.2%

EXHIBIT NO. 5
APPLICATION NO.
6-17-0239
Bluff top redevelopment analysis
California Coastal Commission





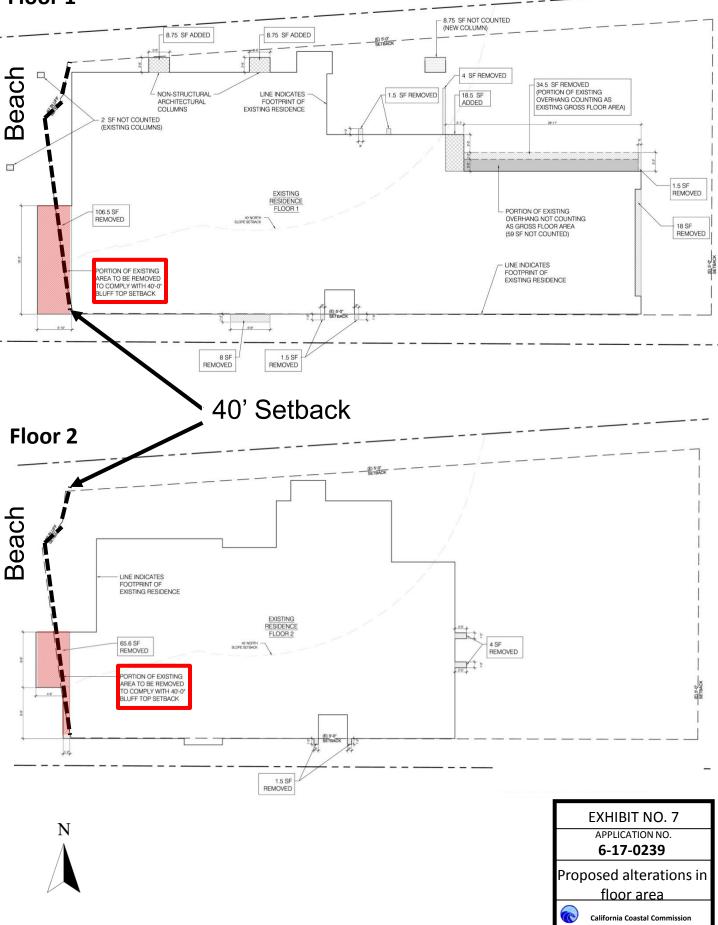


ELEVATION LEGEND									
1.64	1	PREMOTIVATER WALLS	$\langle \hat{\mathbf{o}} \rangle$	DOTINGA DECK.	0	MIDDINS CLASTON UNITS PER	60	STR WALL EDISTING C M () YOUL HERENT FER STE	(18)
2 WALL RELIGNATION AND CREARING ALLATON DIROLINICATI VER THE FOR MERSY CALCS	~	ARCHETECT	~	CHEATHING FER FLIKES	~	CLEAR LOW & INSUL GLAZED UNITE TEMPORED GLASS WARDON'S 65 SCHEDULED	~	PLAN	À
1. FINESH PLOOPELEVATION IN TAKEN AS TOP SUPPLICE OF FLOOP PRIVATION IN TAKEN AND THAT BE	2	EXTERION STORE CLAD WALLS SCED CTORE PANELS ADMERED FACTORING	\Diamond	SOPPT WOOD IN THE VEPOCAL BOARDS =: STAIN FRICE	~	OPERATION AS SCHEDULED	(3)	QATES UNITS	09
100:0° OR 100.00	3	EHAPE & DOUGH FER ARCHITECT	٢	MICH FORMED RUMMUM PHARE &/	S.		~	COLOR & PAYON BY ANDINESCT	\$\$
IGUN/LEVITIO BUILIPIONS BUILIPION OF 1004/167 ICR 1004-671	~		٨	DOORS CURTOM LINES PER	(3)	DLEASE PALING DLEASE TEMPERITY OF HIS HISTORIES ATTEN ON DECKSE CARTURE WISTEM	1	DUSTON - WOOD PNOT DOON	
4. CONTRACTOR MALL VERY TOP OF BUILD OF FLOOR PRIVATED STUDY TOP IN DRIVING	4			CLEAR LOW E AVEA. GLAZED UNITS TEMPENED SLASS ALL DOORS INCT UP 18 SLIDE GLIDE SWERE AND	-	TEACH THEMPER IN UTIO		COLON & PRIMARY AND INTER?	
CORPECT PANER LOOK ELEVATION FOR BURNELS NOCATED IN ARCHITECT MELIOR INTERIOR	~			POLORIG OPPHATION AUTOHEDULED	3	CUTION SECTIONAL DOOR PER ARCHITECT	0		
DESCIMENTION TO STAFT OF CONSTRUCTION	3								

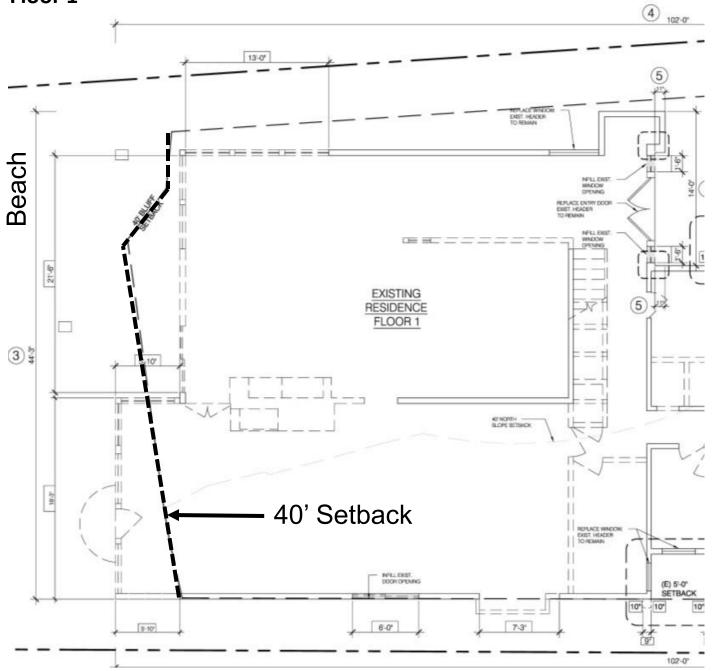
FN.R. H.P.	INDICATES TOP OF FINISH FLOOR MATERIAL CONTRACTOR SHALL VERIFI TOP OF STRUCTURAL SLAB (BELOW)
- 78-1 (/608)	GRADE ELEVATION MEAN SEA-LEVEL ELEVATION
rizra	OUTLINE OF IOUSTING STRUCTURE
~	SPOT ELEVATION
	SETBACK LINE.
1-6	DIMENSION OF WALL
A6 2	BUILDING ELEVATION REFERENCE
(A)	BUILDING SECTION REFERENCE
5	WALL SECTION REFERENCE
(9) (A10)	DETAIL REFERENCE

EXHIBIT NO. 6
APPLICATION NO.
6-17-0239
Proposed elevations
California Coastal Commission

Floor 1



Floor 1



PLAN SYMBOLS:

