

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
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W18d

6-22-0448 (Toppila Chang)

December 2022

EXHIBITS

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2605 Ocean Front Walk

Legend

Mission Bay Park

Mission Beach

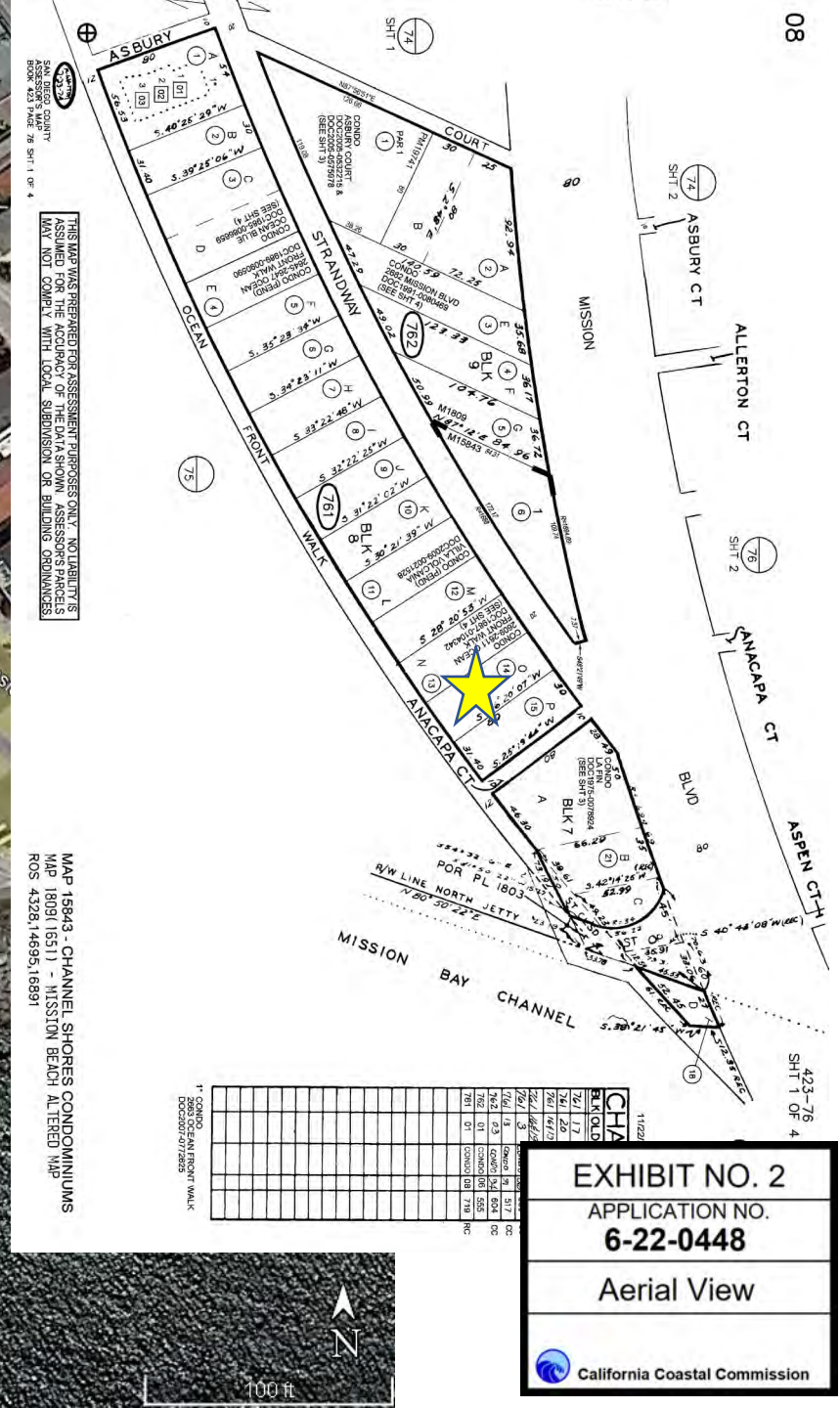
Project Site

Ocean Beach



EXHIBIT NO. 1
APPLICATION NO. 6-22-0448
Vicinity Map
 California Coastal Commission

4000 ft



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO WARRANTY IS MADE FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL, SUBDIVISION OR BUILDING ORDINANCES.

MAP 15843 - CHANNEL SHORES CONDOMINIUMS
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ROS 432814695, 16891

8" PVC SEWER LINE
PER DWG. 16739-7-D

10.00'

PROPERTY LINE R-1708.00' 30.00'

PROPERTY LINE N27°20'30"W 80.00'

PROPERTY LINE S26°20'07"W 80.00'

PROPERTY LINE R-1788.00' 31.40'

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FLOOR PLAN LEGEND

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Note: The majority of the exterior walls are 2 x 6 stud walls
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- R. Carbon Monoxide alarms, interconnected and hard-wired with battery back-up are required in each sleeping area in the immediate vicinity of the bedroom(s). 2) On every dwelling unit including basements. (See R-315.3)
- S. After the building permit has been issued, the owner shall be responsible for any costs a result of changes to the design of the fire sprinkler system which produce a higher GPM flow rate requirement.
- Owner signature: _____



Marengo Morton Architects

7724 Girard Ave.
Second Floor
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Michael Morton AIA
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PRIVATE RESIDENCE
REMODEL & ADDITION
2605 Ocean Front Walk
SAN DIEGO, CA 92109

REVISIONS	A. AS-BUILT PHASE - 01-12-2022
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C. COASTAL SUBMITTAL - 03-15-2022	
D. COAST COMM RESPONSES-08-30-22	
E. CITY & C. COMM. RESP.-10-31-22	
F. G.	
PHASE	COASTAL DEVELOPMENT PHASE
PROJECT NO.	2021-50
REVIEWED BY	MRM
DRAWN BY	APM / JS
DATE	08/30/2022

EXHIBIT NO. 3
APPLICATION NO.
6-22-0448

Project Plans



8" PVC SEWER LINE
PER DWG. 16739-7-D

S:\Projects\2021\Projects\2021-06\2065 Ocean Front Walk\CAD\Drawings\Architecture\Coastal Phase Sheets\A-2.5 - A-FP 02 - Proposed.dwg Nov 02/2023 7:29pm

10.00'

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F

PHASE COASTAL
DEVELOPMENT PHASE

PROJECT NO. 2021-50

REVIEWED BY MRM

DRAWN BY APM / JS

DATE 08/30/2022

Marengo Morton Architects, Inc. is providing, by agreement with certain parties, electronic and/or hard-copy documents of project information recorded on or transmitted as electronic media (including but not limited to "e-mail" and "e-drawings") which are subject to unalterable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human error. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product and as a record document. Allowing them to be deemed to be unreasonable and unenforceable. The signed and stamped hard-copy with the wet signature of the Architect is deemed to be the authoritative instrument of service and the only valid instrument of record.

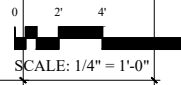
PROPOSED
SECOND FLOOR PLAN

A25

Project North



SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



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PER DWG. 16739-7-D

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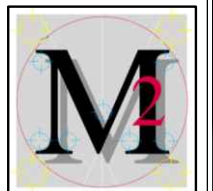
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 11. GAS METER: See Electrical Plan - AE-11.1
 12. HANGING POLE & SHELF: Chrome pole & Escutcheon, Melamine shelf
 13. LINE OF BALCONY ABOVE: See Second Floor Plan - A-2.4
 14. LINE OF SOFFIT ABOVE: See Reflected Ceiling Plan - A-3.1
 15. SITE GATE: See Site / Hardscape Plan - A-1.4
 16. PLUMBING FIXTURE: See Plumbing Schedule - A-8.2
 17. SITE STAIRS: See Site Plan A-1.3 or Floor Plan A-2.3
 18. STAIR HANDRAIL: 1-1/2" Diameter min. see Detail 6-10.8.1
 19. SITE WALL: See Site / Hardscape Plan - A-1.2
 20. UPPER CABINETS: See - Interior Elevation Sheet A-7.1
 21. WATER HEATER UNIT: See Mechanical Notes and Schedule - AM-12.1
 22. TILE/STONE FLOORING: See Floor Plan Schedule - 2.5
 23. SITE STAIR AND WALKWAY: See First Floor Plan - See Detail 5/A-10.8.1
 24. TRELLIS: See Floor Plan - See Detail 5/A-10.1.4
 25. LINE OF DRAPERY POCKET: See Sheet - A-3.1

- FLOOR PLAN NOTES**
- A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
 - B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
 - C. The Contractor or sub-contractor shall notify the Architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
 - D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of the Architect. Do not proceed with work until written or verbal instructions are issued by the Architect's office.
 - E. Refer to Site Plan for Site and Utility Information See Sheet A-1.2
 - F. For Door and Windows See Schedules On Sheet 8.1
 - G. For Interior Finish See Schedule On Sheet 8.1
 - H. For Electrical and Electrical Fixtures See Sheet AE-11.1
 - I. For Demolition See Sheet A-2.1
 - J. For Plumbing, Appliance and other Fixtures See Schedule on Sheet A-8.2
 - K. WALL INSULATION: R-13 Batt Insulation At All Exterior 2 X 4 Walls. R-19 @ 2 x 6 walls
R-13 Batt Insulation at all accessible interior walls for sound control floors.
R-19 Batt Insulation at 2 X 12 Raised Floor & none @ concrete floors.
R-19 Batt Insulation at Roof or Attic Areas
R-6.0 Insulation Wrap on All New Supply and Return Ducts.
 - L. PIPING INSULATION THICKNESS REQUIRED (in inches) 1.0 to 1.5 Inches
Domestic hot water (above 105°F) 0.75 to 1.0 Inches
Cooling system refrigerant suction, chilled water and brine lines 0.75 to 1.0 Inches
 - M. HVAC DUCTS: See Mechanical Notes on Sheet ME-13.1.
 - N. HVAC Equipment: See Equipment on AM-12.1 and Title-24 calculations on T-1.3
 - O. WATER HEATER: See Equipment on AM-12.1 and Title-24 calculations on T-1.3
 - P. SMOKE DETECTORS: Single or multiple-station smoke alarms shall be installed and maintained on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, in access points to each sleeping area s, in each story within a dwelling unit, include basement, but not including crawl space and uninhabitable attics. Provide smoke alarms at the locations, specified on the electrical plans, or floors plans. Detector shall have an alarm audible in all sleeping areas of the unit. (CBC Section 907.2.10.1.2)
 - Q. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Smoke alarms shall emit as a signal when the batteries are low. Wiring shall be permanent and without a 1 disconnect switch other than as required for over current protection
 - R. Where more than one smoke alarm is required to be installed, the smoke alarms shall be interconnected in such a manner, that the activation of one alarm will activate all the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening door closed. (CBC section 907.2.10.1.3)
 - S. Carbon Monoxide alarms, interconnected and hard-wired with battery back-up are required in dwelling units within which fuel-burning appliances are installed or that have attached garages. Carbon Monoxide alarms are required at the following locations: 1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s); 2) On every level of a dwelling unit including basements. (See R315.3)
 - T. After the building permit has been issued, the owner shall be responsible for any costs incurred as a result of changes to the design of the fire sprinkler system which produce a higher GMP and a larger meter size requirement.

- REVISIONS**
- | | |
|----|--------------------------------|
| A. | AS-BUILT PHASE - 01-12-2022 |
| B. | DESIGN PHASE - 01-31-2022 |
| C. | COASTAL SUBMITTAL - 03-15-2022 |
| D. | COAST.COMM RESPONSES-08-30-22 |
| E. | CITY & C. COMM. RESP.-10-31-22 |
| F. | |
| G. | |
- PHASE COASTAL DEVELOPMENT PHASE
- PROJECT NO. 2021-50
- REVIEWED BY MRM
- DRAWN BY APM / JS
- DATE 08/30/2022
- PROPOSED THIRD FLOOR PLAN
- A26**



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**PRIVATE RESIDENCE
REMODEL & ADDITION**
2605 Ocean Front Walk
SAN DIEGO, CA 92109





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EXHIBIT NO. 4

APPLICATION NO.

6-22-0448

Site Photos

Private Residence Remodel & Addition w/ New ADU
2605 Ocean Front Walk, San Diego, CA 92109



California Coastal Commission



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PHOTO – 02





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PHOTO – 17





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PHOTO – 22





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PHOTO – 25



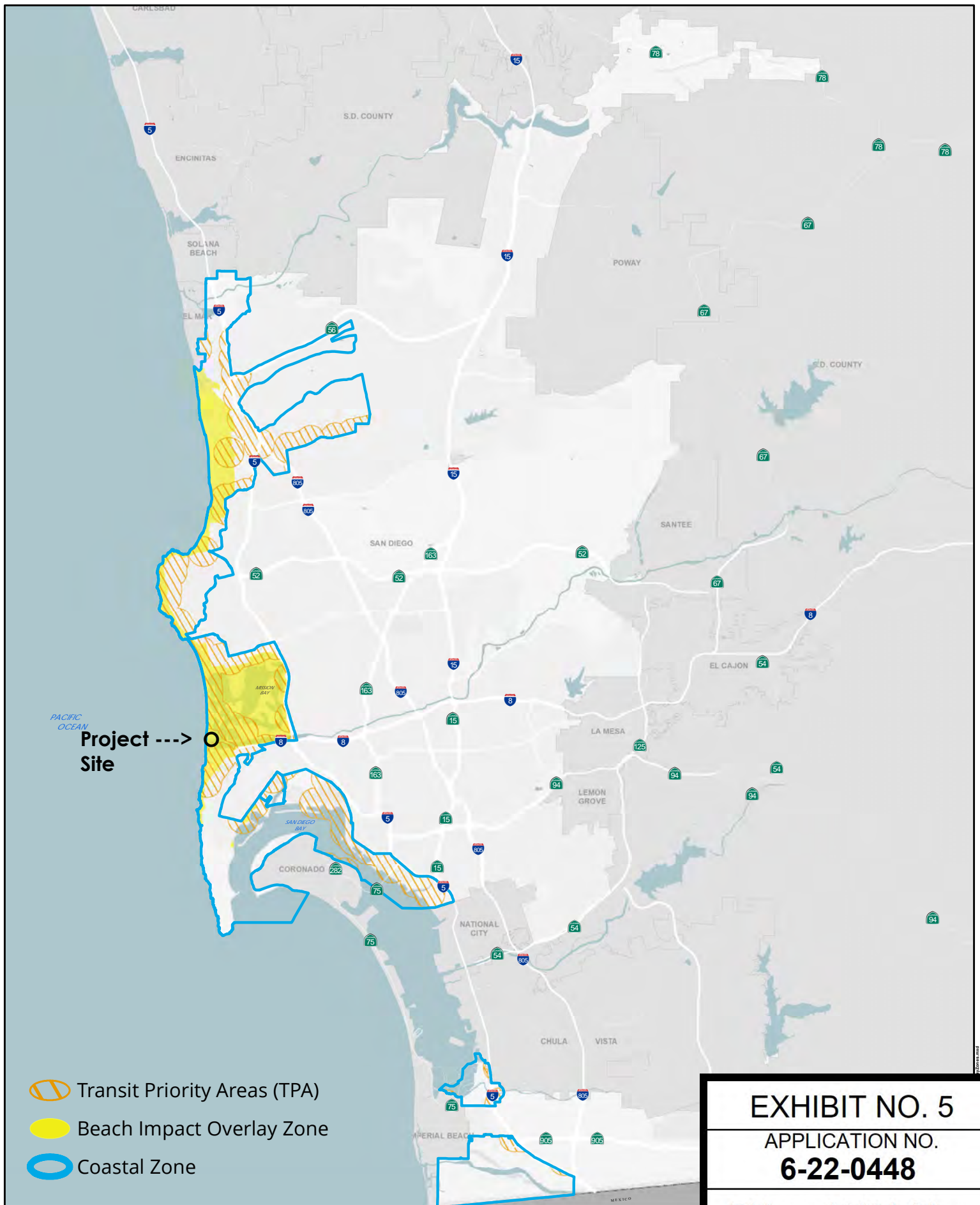


EXHIBIT NO. 5

APPLICATION NO.

6-22-0448

BIA and TPA Map