

ELDRED-BROWN COMPANION UNIT

COASTAL DEVELOPMENT PERMIT

TYPICAL ABBREVIATIONS

AB	ANCHOR BOLT	FDN	FOUNDATION	NIC	NOT IN CONTRACT	SC	SOLID CORE
AFF	ABOVE FLOOR FINISH	FN	FINISHED	NOM	NORMAL	S CONC	SEALED CONCRETE
AL	ALTERNATE	FLR	FLOOR	NON-COM	NON-COMBUSTIBLE	SD	STORM DRAIN
ALU	ALUMINUM	FLU	FLUORESCENT	NTS	NOT TO SCALE	SECT	SECTION
AN	ANODIZED	FP	FIREPROOF	OC	ON CENTER	SIM	SIMILAR
ARCH	ARCHITECT	FJRR	FURRING	OD	OVERFLOW DRAIN	S N D	SANITARY NAPKIN DISPENSER
AT	ACOUSTICAL TILE	GA	GAUGE/GAGE	OC	OUTSIDE DIAMETER	S N DPL	SANITARY NAPKIN DISPOSAL
BD	BOARD	GAL	GALVANIZED	OH	OPPOSITE HAND	SPECS	SPECIFICATIONS
BFC	BELOW FINISHED CEILING	GALGYB	GYP/SUM BOARD	OPNG	OPENING	SS	STAINLESS STEEL
BLDG	BUILDING	GC	GENERAL CONTRACTOR	OPP	OPPOSITE	S & P	SHELF AND POLE
BLK	BLOCK	GI	GALVANIZED IRON	OVHD	OVERHEAD	S/S	SERVICE SINK
BLKG	BLOCKING	GL	GLASS	P	PARKING	STD	STANDARD
BM	BEAM	GMMU	GLASS MESH MORTAR UNIT	P.A.	PLANTING AREA	STL	STEEL
BOT	BOTTOM	GR	GRADE	PART	PARTITION	STRUC	STRUCTURAL
BTWN	BETWEEN	HDCP	HANDICAPPED	PART BD	PARTICLE BOARD	SUSP	SUSPENDED
BUR	BUILT-UP ROOF	HOW	HOLLOW METAL	PC	PRECAST CONCRETE	TREAD	TREAD
CB	CONCRETE BLOCK	HORIZ	HORIZONTAL	PIP	POURED IN PLACE	T & B	TOP & BOTTOM
CHAN	CHANNEL	HR	HOUR	PL	PLATE	T & G	TONGUE & GROOVE
CI	CAST IRON	HT	HEIGHT	P LAM	PLASTIC LAMINATE	TEL	TELEPHONE
CLG	CEILING	HVAC	HEATING, VENT, AIR COND.	PLYWD	PLYWOOD	TEMP	TEMPERED
CMP	CORRUGATED METAL PIPE	HWH	HOT WATER HEATER	PML	PANEL	TD	TRASH DISPOSAL
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	PR	POWDER ROOM	TJ	TOOLED JOINT
COL	COLUMN	INSUL	INSULATION OR INSULATING	PSI	POUNDS PER SQUARE FEET	TJ	TOILET
CONC	CONCRETE	INT	INTERIOR	PT	POST TENSIONED	TOC	TOP OF CONCRETE
CONST	CONSTRUCTION	INV	INVERT	QT	QUARRY TILE	TOM	TOP OF MASONRY
CONT	CONTINUOUS	JAN	JANITOR	R	RISER OR RADIUS	TOS	TOP OF STEEL
CONTR	CONTRACTOR	JST	JOIST	RA	RETURN AIR	TOW	TOP OF WALL
CPT/C	CARPET	JT	JOINT	RA	RUBBER BASE	TOW D	TOWEL DISPENSER
CT	CERAMIC TILE	KO	KNOCKOUT	RD	ROOF DRAIN	TOW DPL	TOWEL DISPOSAL
DBL	DOUBLE	LAM	LAMINATED	REF	REFER/REFERENCE	TRANSF	TRANSFORMER
DET	DETAIL	LAV	LAVATORY	REFL	REFLECTED OR REFLECTIVE	TYP	TYPICAL
DM	DIMENSION	LH	LEFT HAND	REINF	REINFORCING	VAT	VINYL ASBESTOS TILE
DN	DOWN	LL	LIVE LOAD	REQD	REQUIRED	VB	VAPOR BARRIER
DR	DOOR	LWC	LIGHT WEIGHT CONCRETE	RET	RETAINING	VERT	VERTICAL
DWG	DRAWING	MAS	MASONRY	REV	REVISION, REVISED	VIF	VERIFY IN FIELD
E	EXISTING	MATL	MATERIAL	RF	RAISED FLOOR	VWC	VINYL WALL COVERING
EA	EACH	MECH	MECHANICAL	RM	ROOM	W	WITH
EJ	EXPANSION JOINT	MFCR	MANUFACTURER	RO	ROUGH OPENING	W/O	WITHOUT
EL	ELEVATION	MAX	MAXIMUM	ROW	RIGHT OF WAY	WC	WATER CLOSET
ELEC	ELECTRICAL	MN	MINIMUM	R T DPL	RECESSED TRASH DISPOSAL	WD	WOOD
ELEC	ELECTRICAL	MISC	MISCELLANEOUS	R TOW D	RECESSED TOWEL DISPENSER	WF	WALL FABRIC
EQ	EQUAL	MO	MASONRY OPENING	SAC	SUSPENDED ACOUSTIC CEILING	WP	WATERPROOFING
EQUIP	EQUIPMENT	M	METAL	SAT	SUSPENDED ACOUSTIC TILE	WNDW	WINDOW
EXP	EXPANSION	N	NORTH	SB	SPLASHBLOCK	WWF	WELDED WIRE FABRIC
EXT	EXTERIOR						
FD	FLOOR DRAIN						

PROJECT TEAM

PROPERTY OWNER CONTACT	PROJECT ADDRESS:
ERIN ELDRED-BROWN 4454 GRANGER STREET, SAN DIEGO, CA 92107 619-218-0830 OVENTIC@HOTMAIL.COM	4392 NARRAGANSETT AVE, SAN DIEGO, CA 92107
ARCHITECT	SCOPE OF WORK:
DREW HUBBELL HUBBELL AND HUBBELL ARCHITECTS 1970 SIXTH AVE, SAN DIEGO, CA 92101 (619) 231-0446 DREW@HUBBELLANDHUBBELL.COM	- THE EXISTING 1,546 SF, 3-BEDROOM, 2-BATHROOM MAIN DWELLING UNIT AT 4392 NARRAGANSETT AVE, SAN DIEGO, CA 92107 WILL REMAIN. - THE EXISTING 360 SF GARAGE WILL REMAIN. - THIS APPLICATION IS FOR THE NEW CONSTRUCTION OF A 685 SF, 1-BEDROOM, 1-BATHROOM COMPANION UNIT. - THIS PROJECT INCLUDES THE FOLLOWING PERMIT / APPROVAL TYPES: • DEVELOPMENT PERMIT • DISCRETIONARY PERMIT • COASTAL DEVELOPMENT PERMIT • PROCESS LEVEL: 2
PROJECT DESIGNER	PROPOSED NUMBER OF STORIES:
MYKAELA SCARPACE MYKAELA@HUBBELLANDHUBBELL.COM	(E) MAIN DWELLING UNIT: 1-STORY (TO REMAIN) (E) GARAGE: 1-STORY (TO REMAIN) (N) COMPANION UNIT: 1-STORY
STRUCTURAL ENGINEER	PROPOSED LANDSCAPE AREA:
TBD	2,655 SF
TITLE 24 ENERGY COMPLIANCE	ZONING:
TBD	RS-1-7
CONTRACTOR	OVERLAY ZONE(S):
TBD	• AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ) • COASTAL HEIGHT LIMIT OVERLAY ZONE (CHLOZ) • COASTAL OVERLAY ZONE (COZ) • PARKING IMPACT OVERLAY ZONE (PIOZ)

DEVELOPMENT SUMMARY

PROPERTY OWNER:	LEGAL DESCRIPTION:
ERIN ELDRED-BROWN	BLK 69*LOT 1*
ASSESSOR PARCEL NUMBER:	YEAR BUILT:
449-041-01-00	(E) MAIN DWELLING UNIT & (E) GARAGE: 1947
EXISTING USE:	PROPOSED USE:
(E) MAIN DWELLING UNIT (E) GARAGE	(E) MAIN DWELLING UNIT (TO REMAIN) (E) GARAGE (TO REMAIN) (N) COMPANION UNIT
TYPE OF CONSTRUCTION:	OCCUPANCY CLASSIFICATION(S):
(E) MAIN DWELLING UNIT: V-B (E) GARAGE: V-B (N) COMPANION UNIT: V-B	(E) MAIN DWELLING UNIT: R-3 (E) GARAGE: U (N) COMPANION UNIT: R-3
GROSS SITE AREA:	PROPOSED FLOOR AREA:
7,000 SF	(E) MAIN DWELLING UNIT: 1,546 SF (E) GARAGE: 360 SF (E) EXTERIOR DECKS & HARDSCAPE PATIO: 1,026 SF (N) COMPANION UNIT: 685 SF
ALLOWABLE FAR:	PROPOSED FAR:
(DOES NOT APPLY TO COMPANION UNIT) 0.58	(DOES NOT APPLY TO COMPANION UNIT) 1,546 SF / 7,000 SF = 0.22

SHEET INDEX

A000	TITLE SHEET
A003	PHOTOGRAPHIC SURVEY
A100	EXISTING & PROPOSED SITE PLAN
A110	PROPOSED FLOOR PLAN & ROOF PLAN
A200	EXISTING AND PROPOSED SITE ELEVATIONS
A201	PROPOSED BUILDING ELEVATIONS
A300	PROPOSED BUILDING SECTIONS

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.
2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS OR RESULT IN A CHANGE IN FEE/DEPOSIT REQUIREMENTS.
3. CERTIFYING SUBMITTALS FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW IS A PRIVILEGE AND REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS.
4. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE DENIAL OF FUTURE SUBMITTALS BY CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW.
5. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED.
6. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4, AND/OR SECTION 6 FOR REZONES.

FOR THE PROPOSED PROJECT, I HAVE DETERMINED THE APPROPRIATE PROCESS AND APPROVAL TYPES TO BE AS FOLLOWS:

PROJECT PROCESS LEVEL (2-5):	2
PROJECT APPROVAL(S) NEEDED:	DEVELOPMENT PERMIT DISCRETIONARY PERMIT COASTAL DEVELOPMENT PERMIT

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: MYKAELA SCARPACE

SIGNATURE: DATE: 02/08/2024

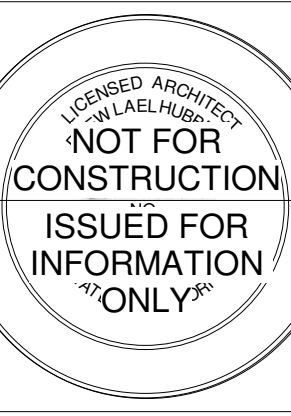
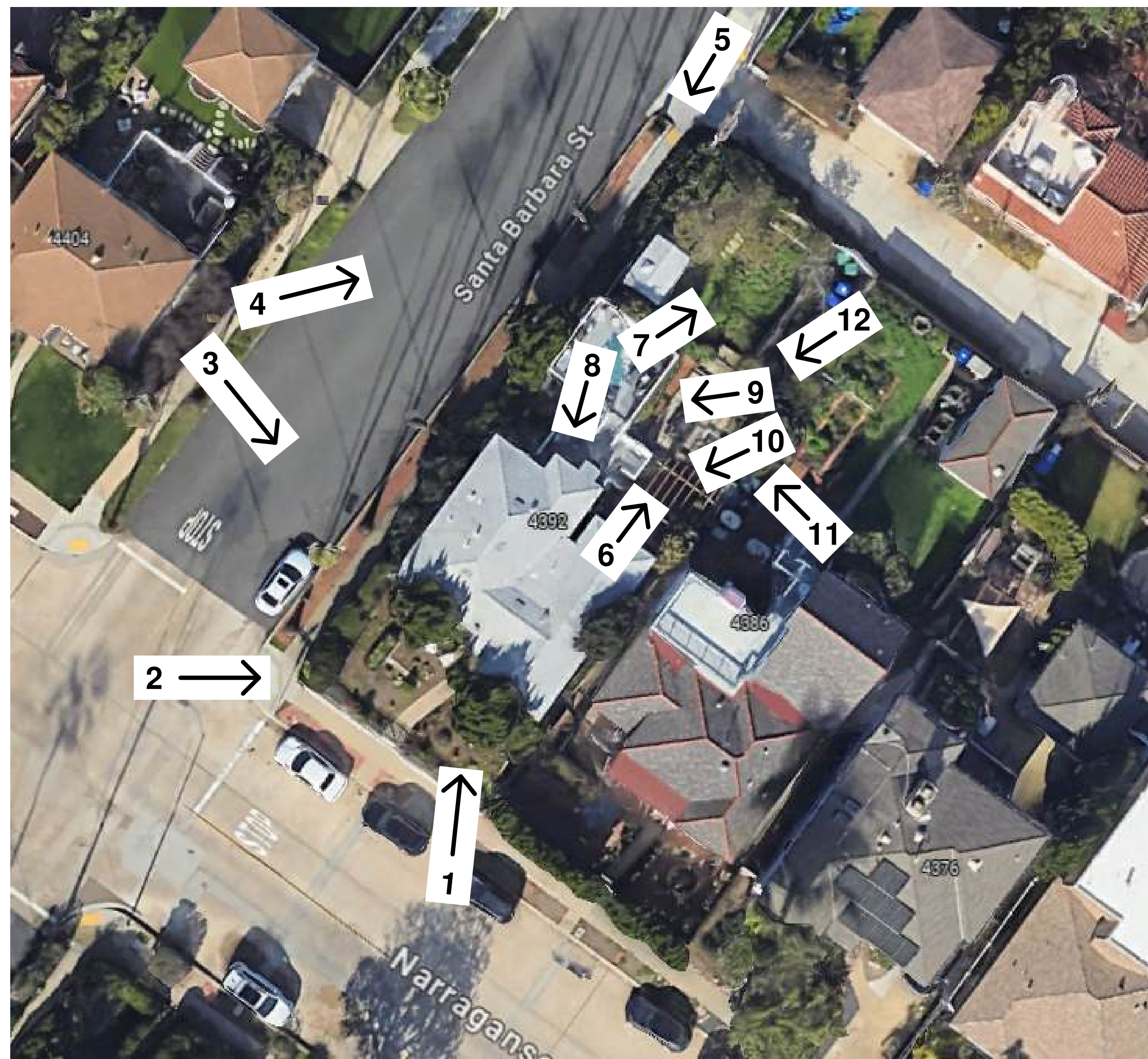
VICINITY MAP



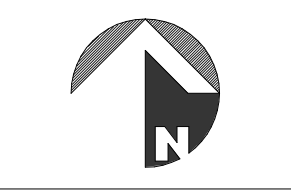
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 SAN DIEGO, CA 92101
 (619) 231-0446

A000



ELDRÉD-BROWN COMPANION UNIT
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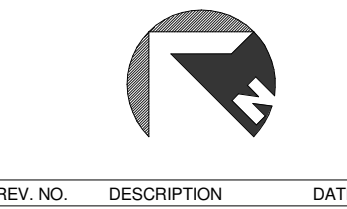
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 Author

A003



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A100

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- ALL EXISTING DIMENSIONS TO BE VERIFIED IN THE FIELD.
- ALL STAIRS SHALL HAVE A MAXIMUM RISER NO MORE THAN 7-3/4" AND A MINIMUM TREAD DEPTH OF 10".
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).

DEVELOPMENT SUMMARY

PROJECT ADDRESS:
 4392 NARRAGANSETT AVE, SAN DIEGO, CA 92107

SCOPE OF WORK:
 - THE EXISTING 1,546 SF, 3-BEDROOM, 2-BATHROOM MAIN DWELLING UNIT AT 4392 NARRAGANSETT AVE, SAN DIEGO, CA 92107 WILL REMAIN.
 - THE EXISTING 360 SF GARAGE WILL REMAIN.
 - THIS APPLICATION IS FOR THE NEW CONSTRUCTION OF A 685 SF, 1-BEDROOM, 1-BATHROOM COMPANION UNIT.
 - THIS PROJECT INCLUDES THE FOLLOWING PERMIT / APPROVAL TYPES:
 • DEVELOPMENT PERMIT
 • DISCRETIONARY PERMIT
 • COASTAL DEVELOPMENT PERMIT
 • PROCESS LEVEL: 2

PROPERTY OWNER:
 ERIN ELDRED-BROWN

LEGAL DESCRIPTION:
 BLK 69 LOT 1

ASSESSOR PARCEL NUMBER:
 449-041-01-00

YEAR BUILT:
 (E) MAIN DWELLING UNIT & (E) GARAGE: 1947

EXISTING USE:
 (E) MAIN DWELLING UNIT
 (E) GARAGE

PROPOSED USE:
 (E) MAIN DWELLING UNIT (TO REMAIN)
 (E) GARAGE (TO REMAIN)
 (N) COMPANION UNIT

TYPE OF CONSTRUCTION:
 (E) MAIN DWELLING UNIT: V-B
 (E) GARAGE: V-B
 (N) COMPANION UNIT: V-B

OCCUPANCY CLASSIFICATION(S):
 (E) MAIN DWELLING UNIT: R-3
 (E) GARAGE: U
 (N) COMPANION UNIT: R-3

GROSS SITE AREA:
 7,000 SF

PROPOSED FLOOR AREA:
 (E) MAIN DWELLING UNIT: 1,546 SF
 (E) GARAGE: 360 SF
 (E) EXTERIOR DECKS & HARDSCAPE PATIO: 1,026 SF
 (N) COMPANION UNIT: 685 SF

ALLOWABLE FAR:
 (DOES NOT APPLY TO COMPANION UNIT)
 0.58

PROPOSED FAR:
 (DOES NOT APPLY TO COMPANION UNIT)
 1,546 SF / 7,000 SF = 0.22

EXISTING NUMBER OF STORIES:
 (E) MAIN DWELLING UNIT: 1-STORY
 (E) GARAGE: 1-STORY

PROPOSED NUMBER OF STORIES:
 (E) MAIN DWELLING UNIT: 1-STORY (TO REMAIN)
 (E) GARAGE: 1-STORY (TO REMAIN)
 (N) COMPANION UNIT: 1-STORY

PROPOSED LANDSCAPE AREA:
 2,655 SF

ZONING:
 RS-1-7

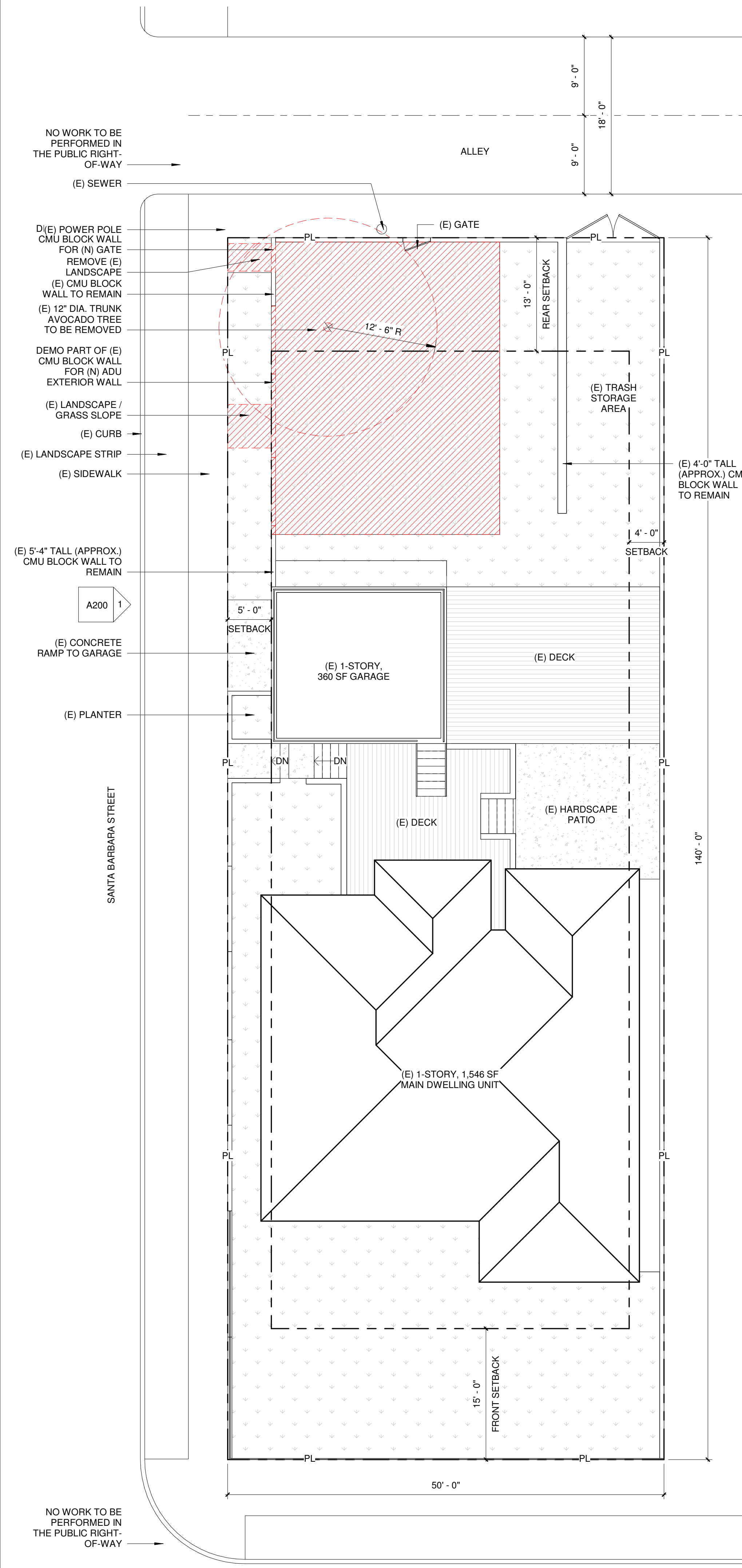
- OVERLAY ZONE(S):**
- AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ)
 - COASTAL HEIGHT LIMIT OVERLAY ZONE (CHLOZ)
 - COASTAL OVERLAY ZONE (COZ)
 - PARKING IMPACT OVERLAY ZONE (PIOZ)

GEOLOGIC HAZARD CATEGORY:
 52

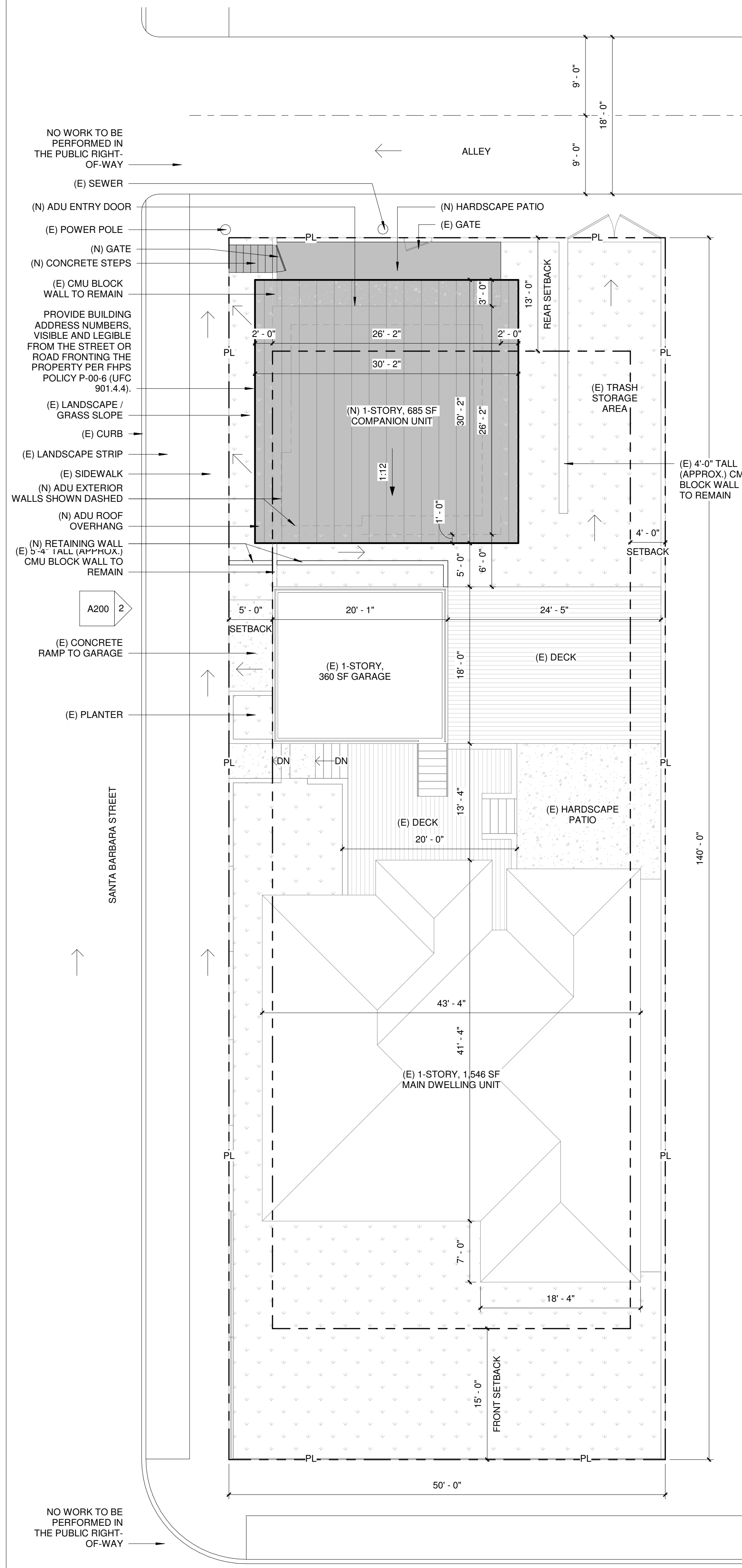
SETBACKS:
 FRONT SETBACK: 15 FT
 SIDE SETBACK: .08 X ACTUAL LOT WIDTH = .08 X 50 = 4 FT
 STREET SETBACK: .10 X ACTUAL LOT WIDTH = .10 X 50 = 5 FT
 REAR SETBACK: 13 FT

EASEMENTS:
 NONE

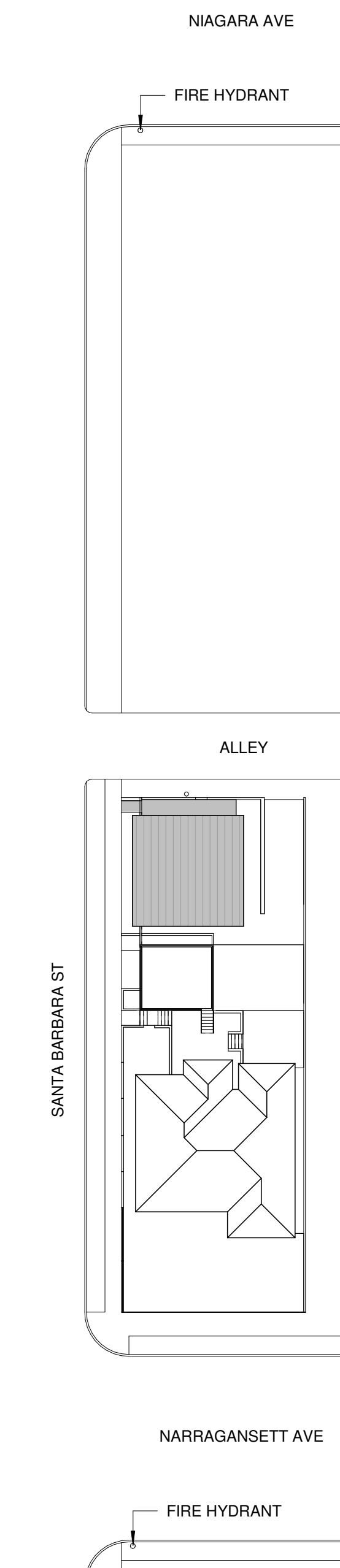
TRANSIT STOPS:
 THE CLOSEST TRANSIT STOP IS 0.6 MILES FROM THE SITE ON THE CORNER OF VOLTAIRE ST AND MENDOCINO BLVD.



1 (E) SITE PLAN
 1/8" = 1'-0"



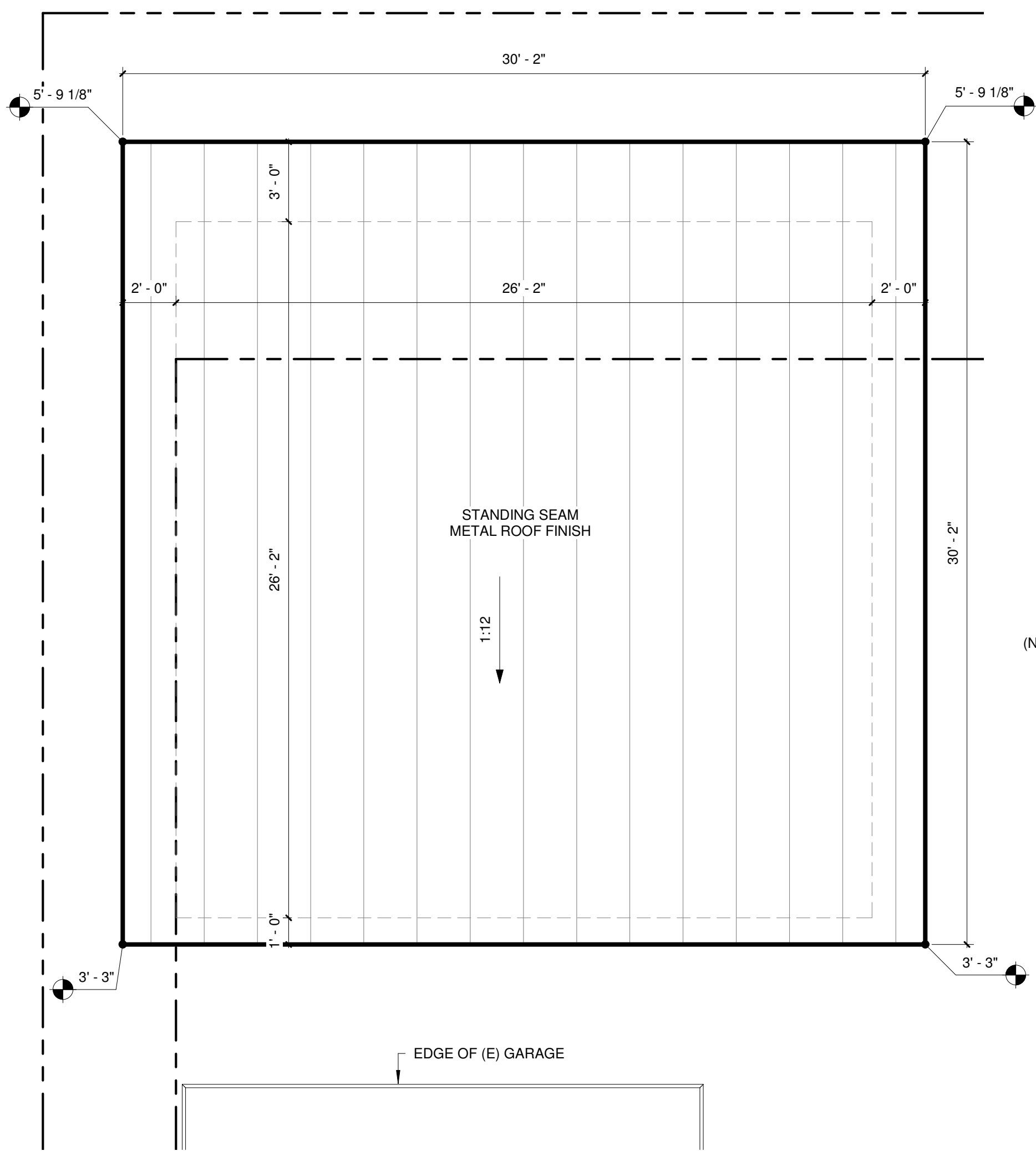
2 (P) SITE PLAN
 1/8" = 1'-0"



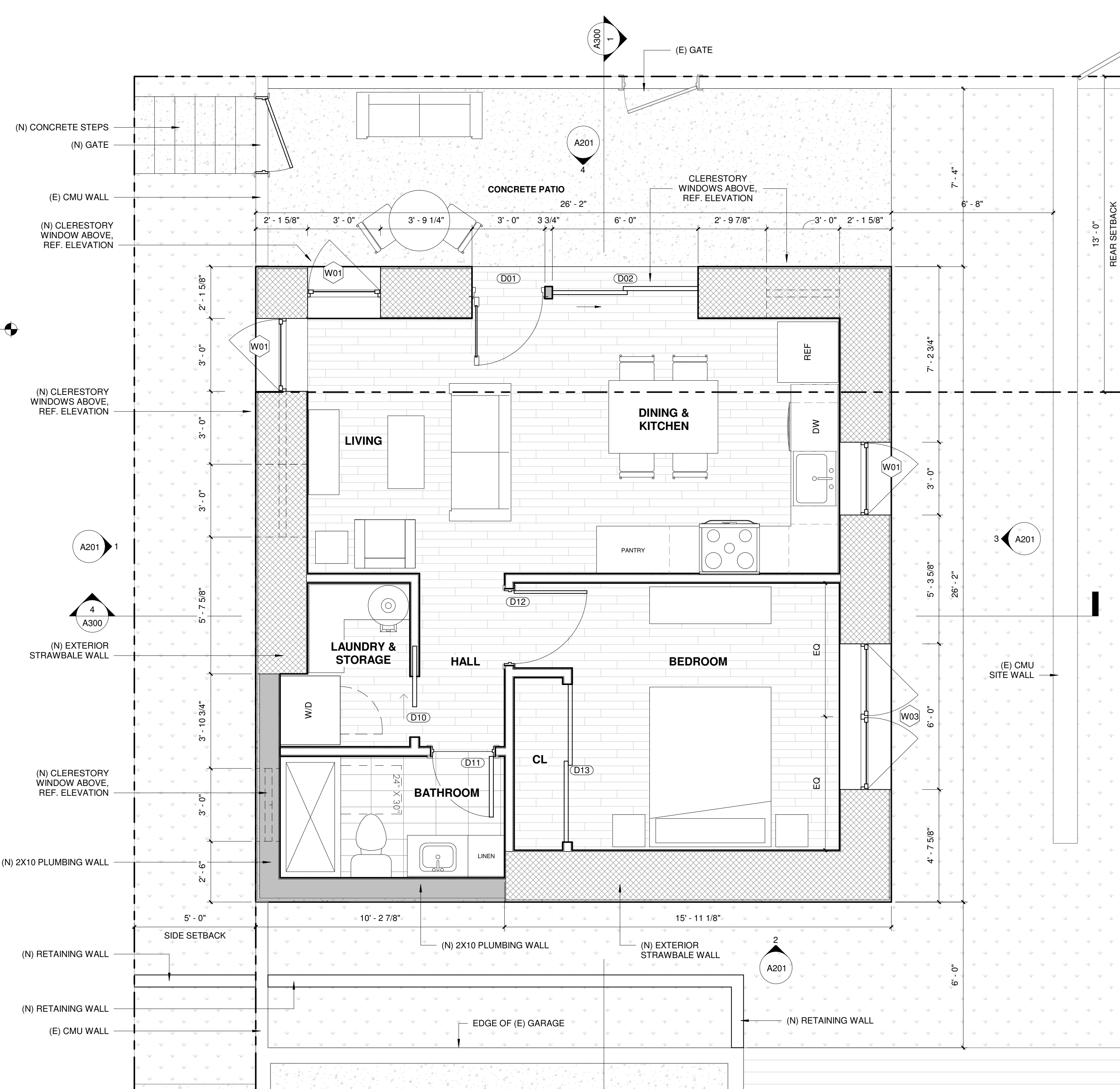
3 FIRE HYDRANT LOCATIONS
 1/32" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED WORK
- HARDSCAPE
- LANDSCAPE
- SITE DRAINAGE ARROWS
- SITE ELEVATION



2 ROOF PLAN
1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
3/8" = 1'-0"

PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
2. ALL EXISTING DIMENSIONS TO BE VERIFIED IN THE FIELD.
3. ALL STAIRS SHALL HAVE A MAXIMUM RISER NO MORE THAN 7-3/4" AND A MINIMUM TREAD DEPTH OF 10".
4. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).

PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- X
XXXX SECTION
- XXXX X ELEVATION
- X DOOR TAG
- X WINDOW TAG

WALL LEGEND

- STRAWBALE WALL
- 2X10 WOOD STUD WALL
- 2X4 WOOD STUD WALL

DOOR SCHEDULE

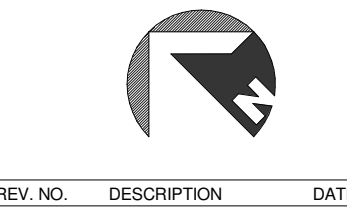
TYPE	QTY.	DESCRIPTION	WIDTH	HEIGHT
D01	1	EXTERIOR; IN-SWING FULL GLASS LITE	3'-0"	8'-0"
D02	1	EXTERIOR; 2-PANEL GLASS SLIDER	6'-0"	8'-0"
D10	1	INTERIOR; POCKET DOOR	2'-6"	6'-8"
D11	1	INTERIOR; SWING DOOR	2'-6"	6'-8"
D12	1	INTERIOR; SWING DOOR	3'-0"	7'-0"
D13	1	INTERIOR; SLIDING CLOSET DOOR	6'-6"	6'-8"

WINDOW SCHEDULE

TYPE	QTY.	DESCRIPTION	WIDTH	HEIGHT
W01	3	CASEMENT	3'-0"	4'-6"
W02	9	AWNING	3'-0"	2'-0"
W03	1	DOUBLE CASEMENT	6'-0"	4'-6"



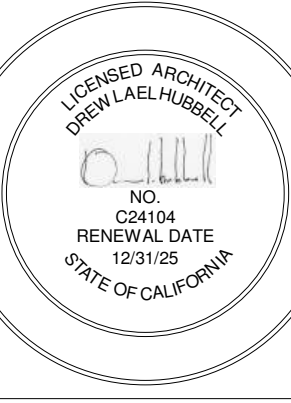
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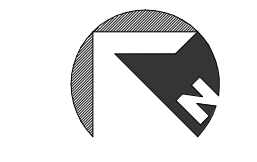
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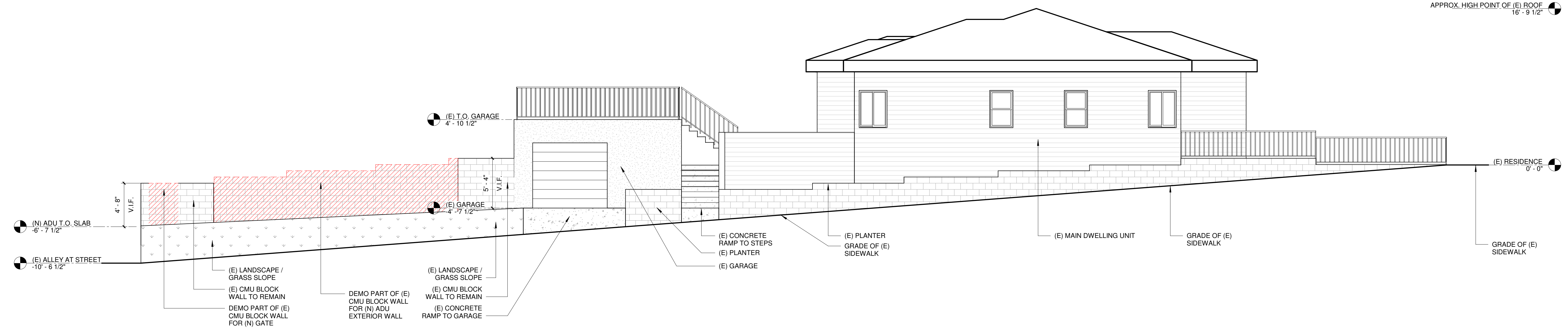
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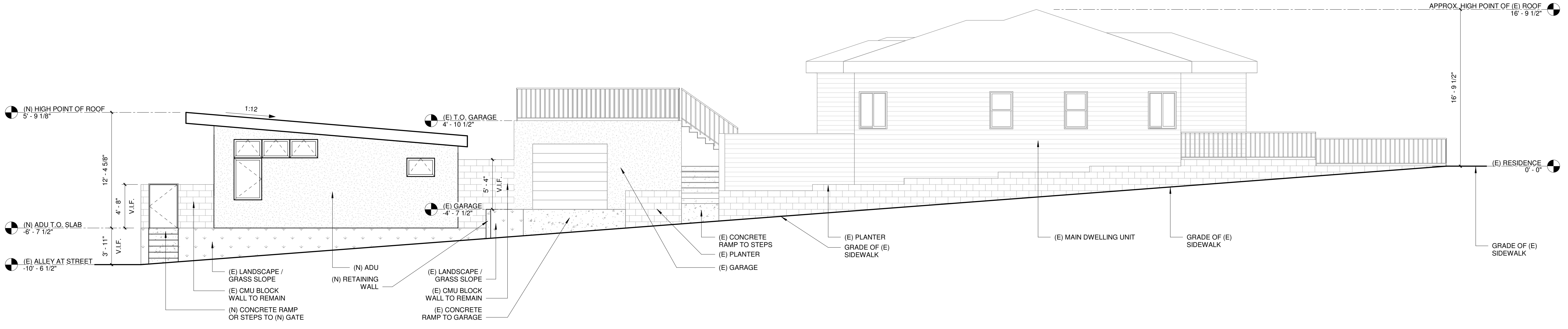
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APPROX. HIGH POINT OF (E) ROOF
 16' - 9 1/2"



1 EXISTING NORTHWEST SITE ELEVATION
 3/16" = 1'-0"

APPROX. HIGH POINT OF (E) ROOF
 16' - 9 1/2"

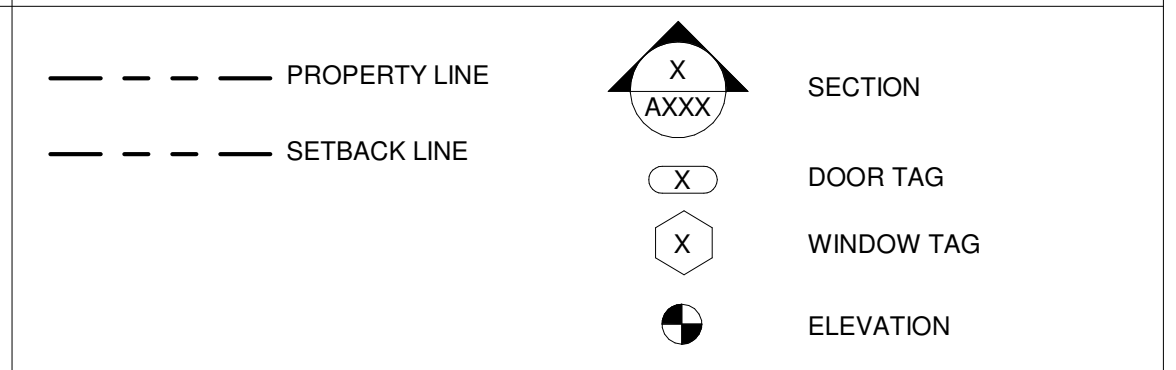


2 PROPOSED NORTHWEST SITE ELEVATION
 3/16" = 1'-0"

ELEVATION & SECTION NOTES

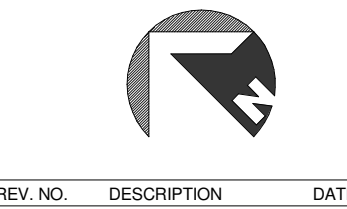
1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
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3. ALL STAIRS SHALL HAVE A MAXIMUM RISER NO MORE THAN 7-3/4" AND A MINIMUM TREAD DEPTH OF 10".
4. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 301.4.4).

ELEVATION & SECTION LEGEND



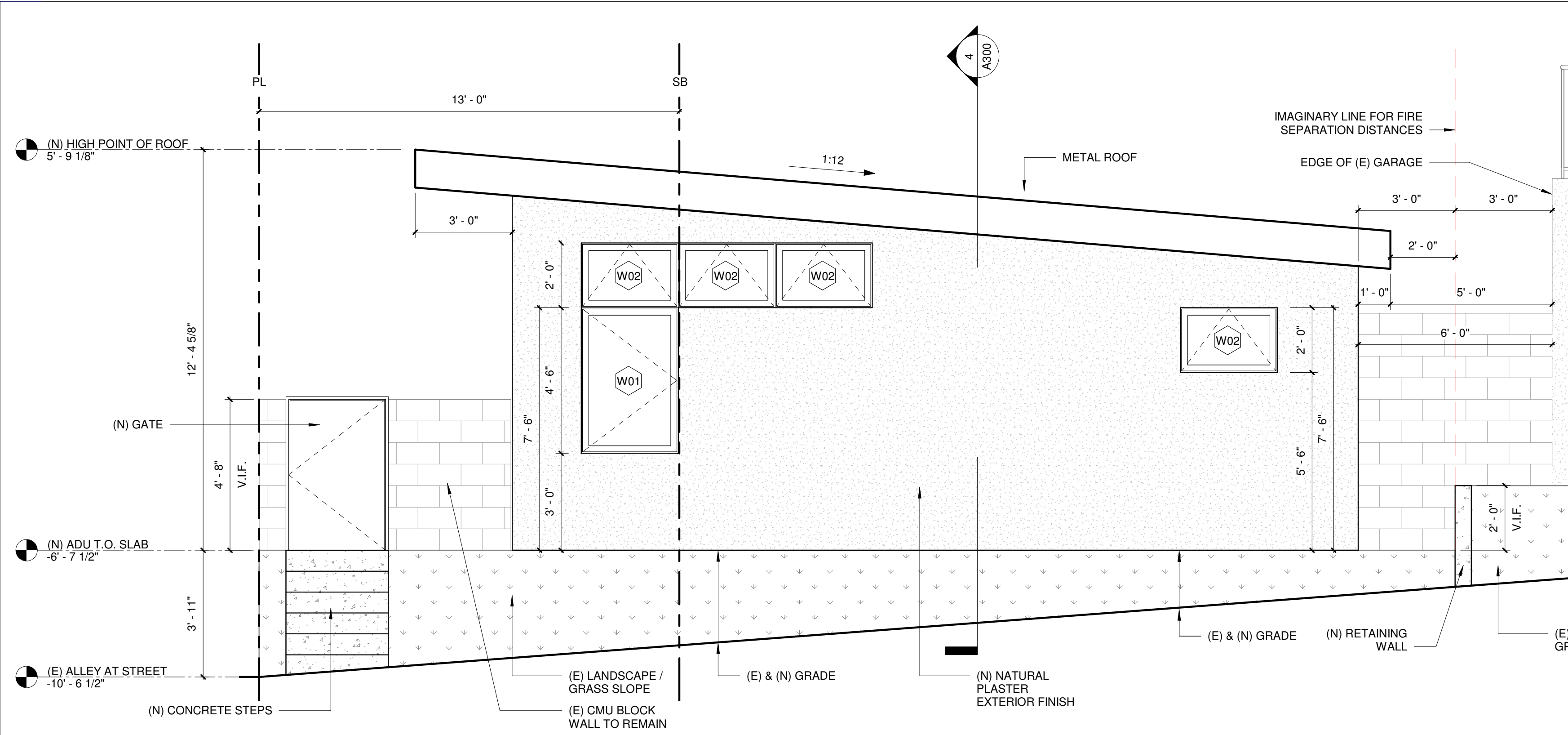


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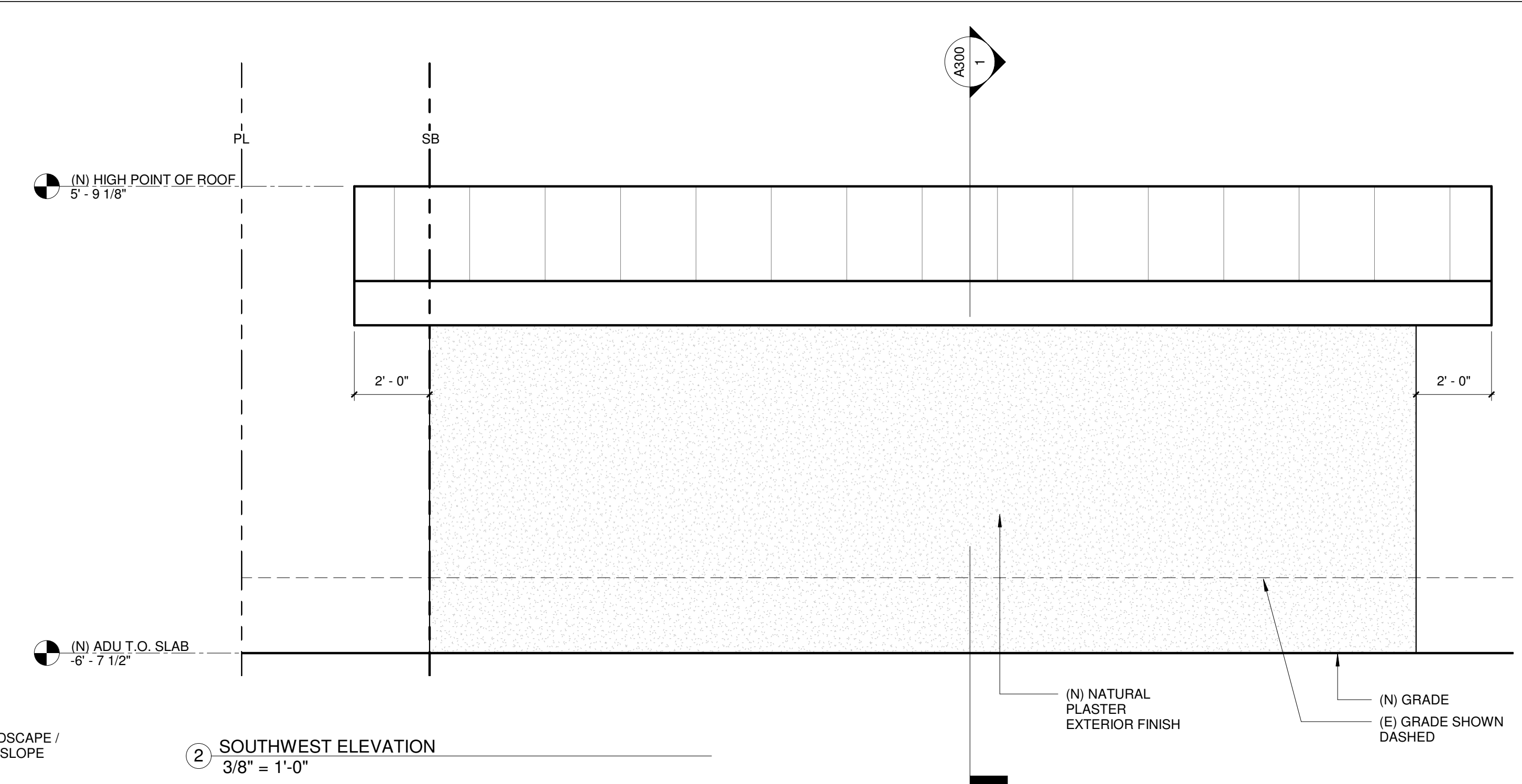


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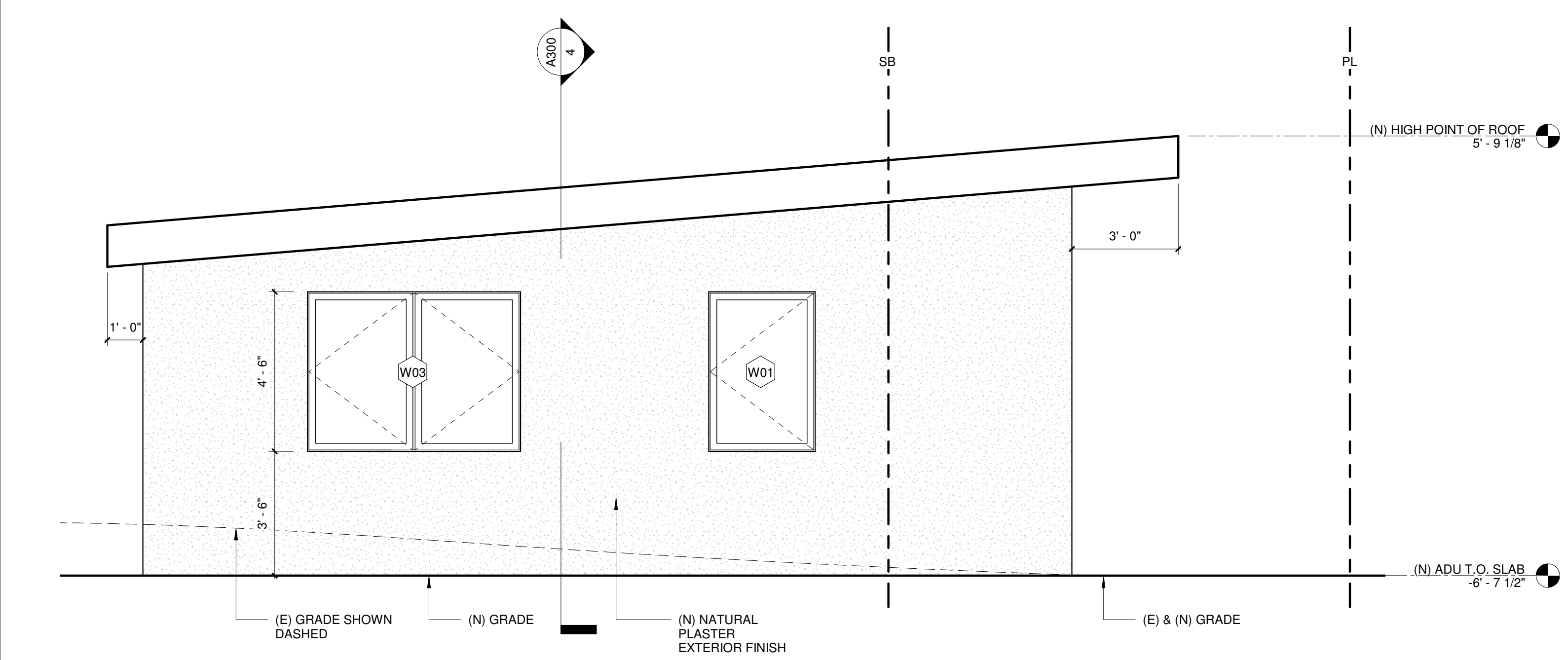
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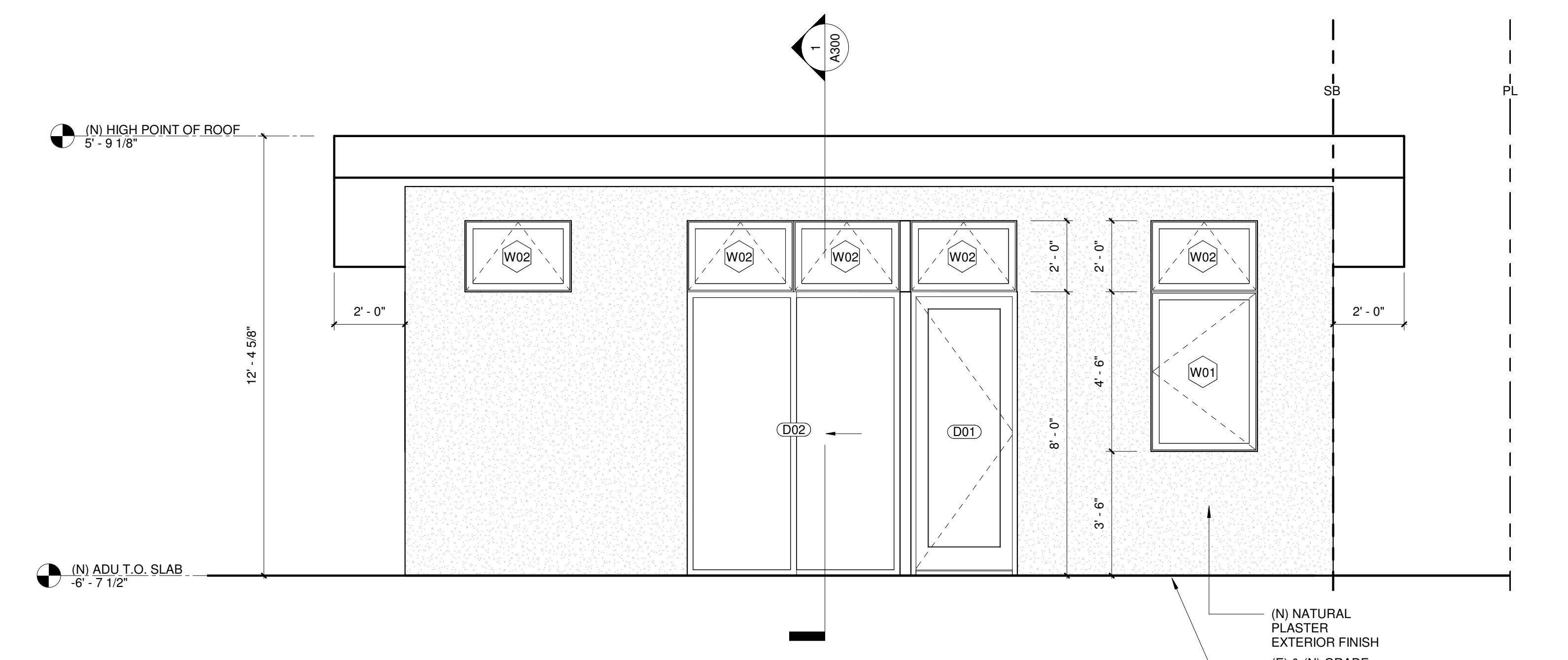
1 NORTHWEST ELEVATION
 3/8" = 1'-0"



2 SOUTHWEST ELEVATION
 3/8" = 1'-0"



3 SOUTHEAST ELEVATION
 3/8" = 1'-0"

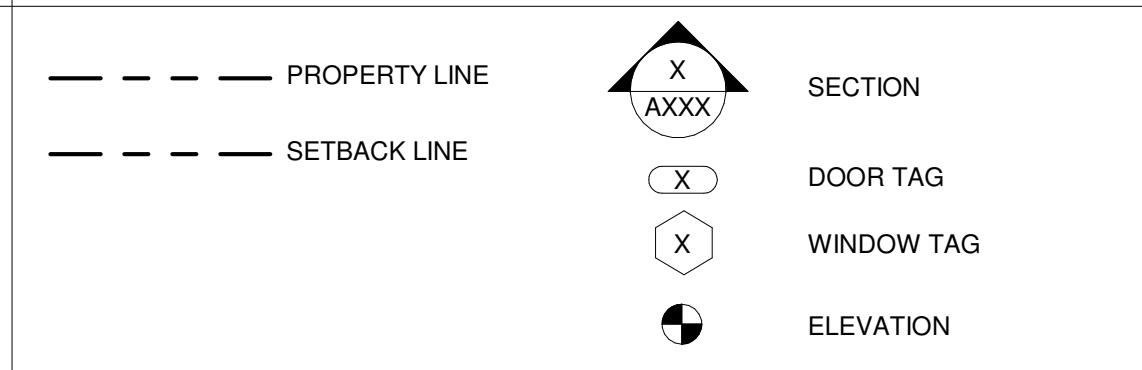


4 NORTHEAST ELEVATION
 3/8" = 1'-0"

ELEVATION & SECTION NOTES

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ELEVATION & SECTION LEGEND

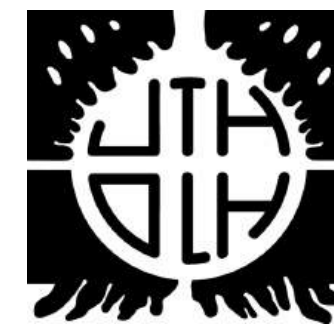


DOOR SCHEDULE

TYPE	QTY.	DESCRIPTION	WIDTH	HEIGHT
D01	1	EXTERIOR: IN-SWING FULL GLASS LITE	3'-0"	8'-0"
D02	1	EXTERIOR: 2-PANEL GLASS SLIDER	6'-0"	8'-0"
D10	1	INTERIOR: POCKET DOOR	2'-6"	6'-8"
D11	1	INTERIOR: SWING DOOR	2'-6"	6'-8"
D12	1	INTERIOR: SWING DOOR	3'-0"	7'-0"
D13	1	INTERIOR: SLIDING CLOSET DOOR	6'-6"	6'-8"

WINDOW SCHEDULE

TYPE	QTY.	DESCRIPTION	WIDTH	HEIGHT
W01	3	CASEMENT	3'-0"	4'-6"
W02	9	AWNING	3'-0"	2'-0"
W03	1	DOUBLE CASEMENT	6'-0"	4'-6"

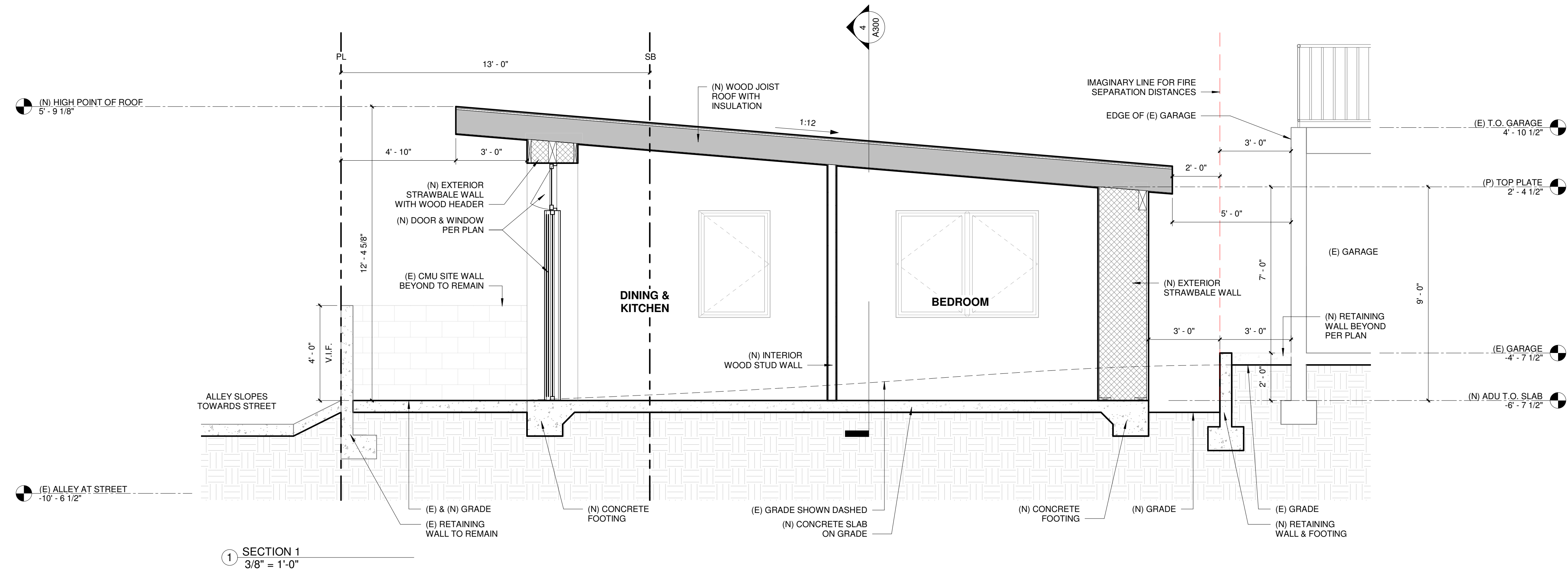


ELDRÉD-BROWN COMPANION UNIT
 4392 NARRAGANSETT AVE, SAN DIEGO, CA 92107
 2/29/2024 10:47:07 AM

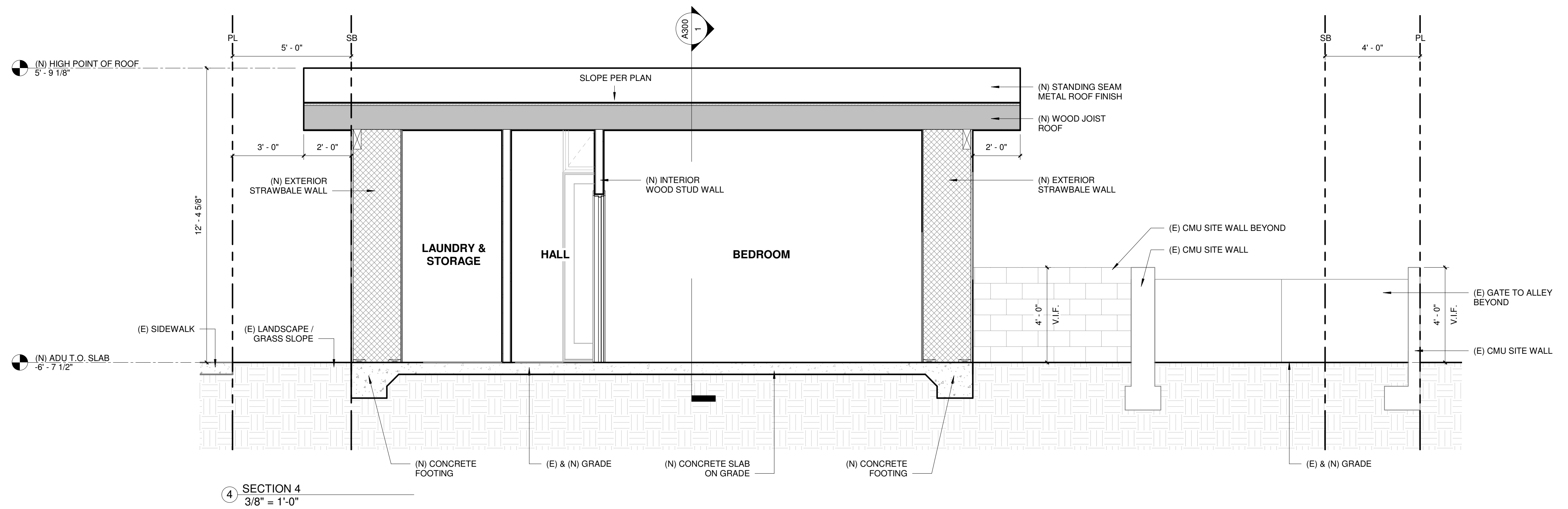


REV. NO.	DESCRIPTION	DATE

HUBBELL AND HUBBELL
 1970 SIXTH AVE
 SAN DIEGO, CA 92101
 (619) 231-0446



① SECTION 1
 3/8" = 1'-0"



④ SECTION 4
 3/8" = 1'-0"

ELEVATION & SECTION NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- ALL EXISTING DIMENSIONS TO BE VERIFIED IN THE FIELD.
- ALL STAIRS SHALL HAVE A MAXIMUM RISER NO MORE THAN 7-3/4" AND A MINIMUM TREAD DEPTH OF 10".
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 301.4.4).

