APARTMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

MAIN HOUSE FLOOR PLAN

SCALE: 1/8" = 1'-0"

SITE PLAN

SCALE: 1" = 10'-0"

SUMMARY:

OWNER:

JOHN WENNES
4672 LONG BRANCH AVENUE
SAN DIEGO, CA 92107

ASSESSOR'S PARCEL NUMBER:
448-531-23-00

LEGAL DESCRIPTION:
LOTS 6&7 OF OCEAN BEACH PARK MAP NO. 1167

LOT AREA: 5000 S.F.

ZONING: RM-1-1

COMMUNITY PLAN: OCEAN BEACH

COASTAL OVERLAY ZONE: N-AAP-2

TRANSIST PRIORITY AREA: YES

CONSTRUCTION DATA:

CONSTRUCTION TYPE:
V-B, NON SPRINKLERED (EXISTING AND PROPOSED)

OCCUPANCY TYPE:
R-3

GEOLOGICAL HAZARD CATEGORY: (48) COASTAL BLUFFS, GENERALLY STABLE. BROAD BEACH AREAS, DEVELOPED HARBOR

EXISTING SINGLE FAMILY DWELLING AND DETACHED GARAGE BUILT IN APPROX 1978 MAIN HOUSE WAS BUILT IN 1941.

AREA:

EXISTING MAIN HOUSE:	887 S.F.
GARAGE:	300 S.F.
APARTMENT:	984 S.F.
GARAGE BELOW APT.	869 S.F.
PROPOSED CONVERSION OF GARAGE: (COMPANION UNIT)	460 S.F.

F.A.R. ALLOWED 5,000 S.F. x .75 = 3,750 S.F.
F.A.R. ACTUAL 2,331 S.F. ACTUAL = .47 FAR

EXISTING USE: RESIDENTIAL - MULTI-FAMILY
NEW USE: RESIDENTIAL - MULTI-FAMILY

SCOPE OF WORK:
CONVERT A PORTION OF AN EXISTING GARAGE BENEATH THE APARTMENT TO A COMPANION UNIT. CONVERSION AREA IS 460 S.F.

NOTES:

1. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. EXISTING LOW WALL FRAMING THE LANDSCAPE IS PRESENTLY 20" HIGH.

2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP).

VICNITY MAP

NTS

ARCHITECTURE - DEVELOPMENT

P.O. BOX 1558
Ramona, CA 92065
(760) 644-5134
keaarch@gmail.com

PLANS ARE PREPARED UNDER MY DIRECT SUPERVISION

LICENSED ARCHITECT
DAVID J. KNIFF
C 19040
REN. 5-31-21
STATE OF CALIFORNIA

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OWNER:
JOHN WENNES
4672 LONG BRANCH AVE.
SAN DIEGO, CA 92107

PROJECT:
WENNES COMPANION UNIT
4672 LONG BRANCH AVENUE
SAN DIEGO, CA 92107

DATE:
10-18-19

☐ PRELIMINARY NOT FOR CONSTRUCTION	05-16-19
☐ PLAN CHECK SUBMITTAL ONE	06-16-19
☒ PLAN CHECK SUBMITTAL TWO	10-18-19
☐ ISSUED FOR PERMIT	00-00-00
☐ ISSUED FOR BIDDING	00-00-00
☐ ISSUED FOR CONSTRUCTION	00-00-00

REVISIONS

NO.	REVISION	DATE
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△		
△		
△		

SHEET NO.
A
1.0