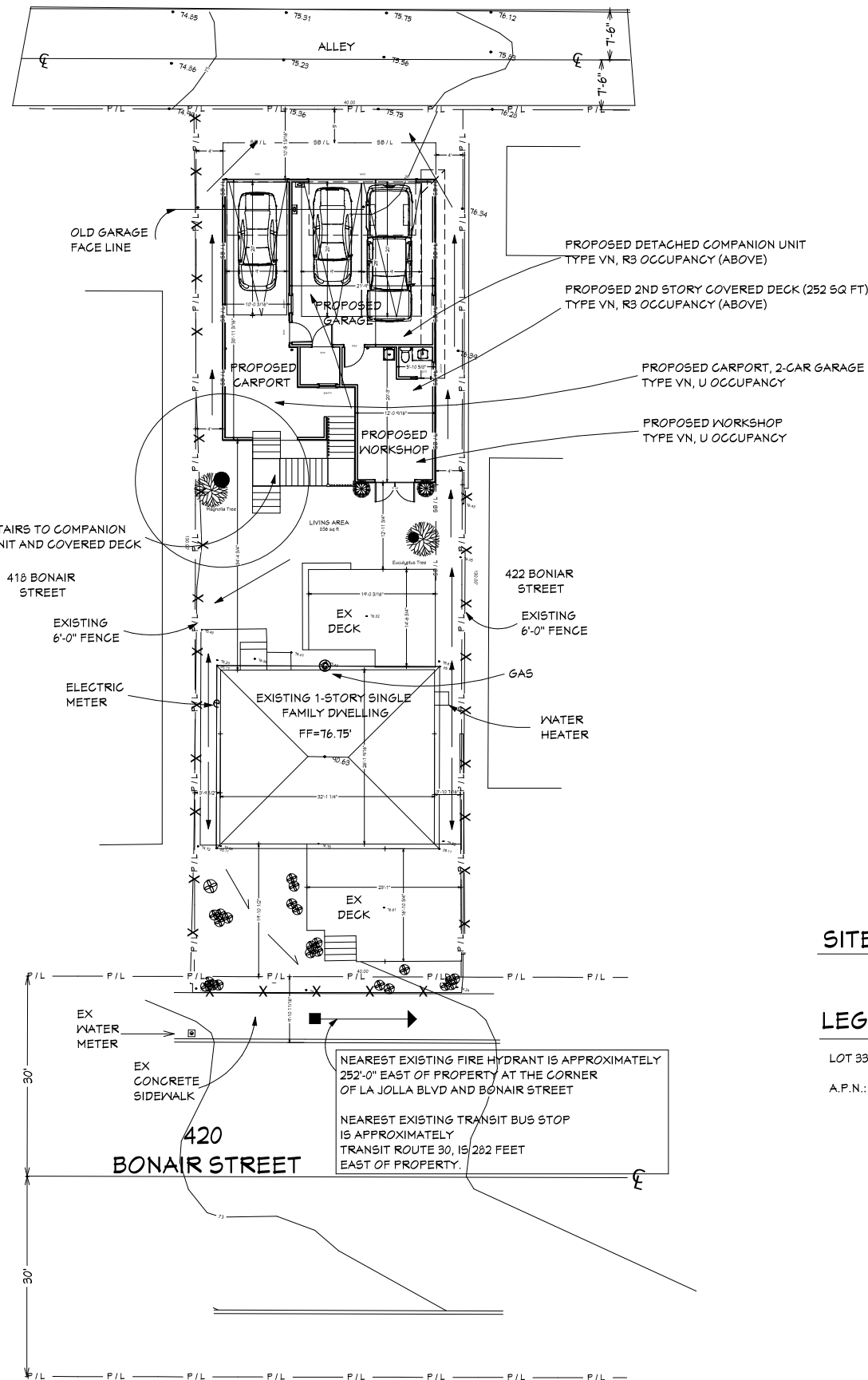


PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 401.4.4)



**DEVELOPMENT SUMMARY:**

**BRIEF NARRATIVE:**

- Demolish existing detached 2-car garage and carport
- Construct a new 2 car garage, carport, and workshop, with 2 bdrm/2bath Companion Unit above
- Construct a covered deck over workshop
- This project consists of a Coastal Development Permit for the proposed Companion Unit.

**PROJECT TEAM:**

- JOSH RENNER DESIGN 619.990.8942
- TIM LUEY, SURVEYOR 858.356.7142
- SOLID FORMS ENGINEERING 858.376.7734
- EARTHTEK UNLIMITED, LLC 760.468.9158

**LEGAL DESCRIPTION:**

LOT 33 & WLY 15 FT LOT 34 BLK C TR 887

**APN:**

351-350-17-00

**OWNER:**

MARILYN NELSON

420 BONAIR STREET

LA JOLLA, CA 92037

**TYPE OF CONSTRUCTION:**

TYPE VB

**OCCUPANCY CLASSIFICATION:**

R-3 OCCUPANCY AND U OCCUPANCY

**ZONING DESIGNATION:**

- RM1-1 ZONE
- BEACH PARKING IMPACT OVERLAY ZONE
- COASTAL HEIGHT LIMIT OVERLY ZONE

**GROSS SITE AREA:**

5,200 SQ FT

**GROSS FLOOR AREAS:**

2,824 SQ FT

o EXISTING FLOOR AREA: 833 SQ FT

o PROPOSED GARAGE, WORKSHOP 873 SQ FT

o PROPOSED COMPANION UNIT 1,118 SQ FT

o F.A.R.: (MAX=0.75).....2823/5200=ACTUAL: 0.542

o COVERED DECK, CARPORT ARE N/A IN THIS CALCULATION

**EXISTING USE:**

RESIDENTIAL

**PROPOSED USE:**

RESIDENTIAL

**YEAR CONSTRUCTED:**

1941

**GEOLOGICAL HAZARD CATEGORY:**

53

**LANDSCAPE AREA:**

N/A

**RESIDENTIAL UNIT COUNT:**

-1 EXISTING SINGLE FAMILY RESIDENCE

-1 PROPOSED RESIDENTIAL COMPANION UNIT

-(2) 9'X20' STANDARD PARKING SPACES IN GARAGE

-(1) 9'X20' STANDARD PARKING SPACES IN CARPORT

-(2) BICYCLE SPOTS

**PARKING:**

N/A FOR SINGLE FAMILY RESIDENCE

**DENSITY BONUS PROGRAMS:**

N/A FOR SINGLE FAMILY RESIDENCE

**COMMON/Private SPACES:**

N/A FOR SINGLE FAMILY RESIDENCE

SHEET INDEX	
COMPANION UNIT PLANS	
PAGE	DESCRIPTION
1	SITE PLAN
2	TOPOGRAPHICAL SURVEY
3	EXISTING FRONT HOUSE FLOOR PLAN
	GARAGE DEMO PLAN
4	FIRST FLOOR PLAN
5	SECOND FLOOR PLAN
6	ROOF PLAN
7	ELEVATIONS
8	PERSPECTIVE ELEVATIONS
9	SITE SECTIONS

**SITE PLAN**

1"=10'-0"

**LEGAL DESCRIPTION**

LOT 33 & WLY 15 FT LOT 34 BLK C TR 887

A.P.N.: 351-350-17-00



**PREPARED BY:**

Joshua Renner Design  
Joshua Renner  
PO BOX 600455  
San Diego, CA 92160  
619.990.8942

REVISION DATE 1: \_\_\_\_\_

REVISION DATE 2: \_\_\_\_\_

REVISION DATE 3: \_\_\_\_\_

REVISION DATE 4: \_\_\_\_\_

REVISION DATE 5: \_\_\_\_\_

**PROJECT ADDRESS:**

420 Bonair St.  
La Jolla, CA 92037

SHEET TITLE: SITE PLAN

**PROJECT NAME:**

Nelson Companion Unit

SHEET \_\_\_\_\_ OF \_\_\_\_\_

NUMBER	DATE	REVISION	DESCRIPTION

DANA & MICHELE NELSON  
420 BONAIR STREET  
SAN DIEGO, CA 92037

**COMPANION UNIT  
SITE PLAN**

DRAWINGS PROVIDED BY:  
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joshuarener@att.net  
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DATE:

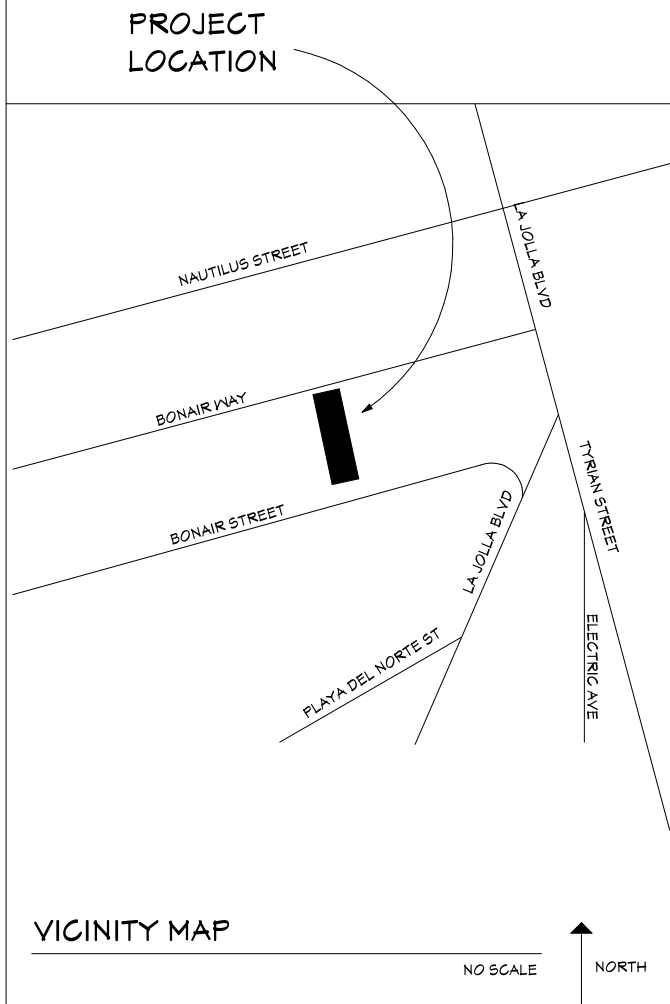
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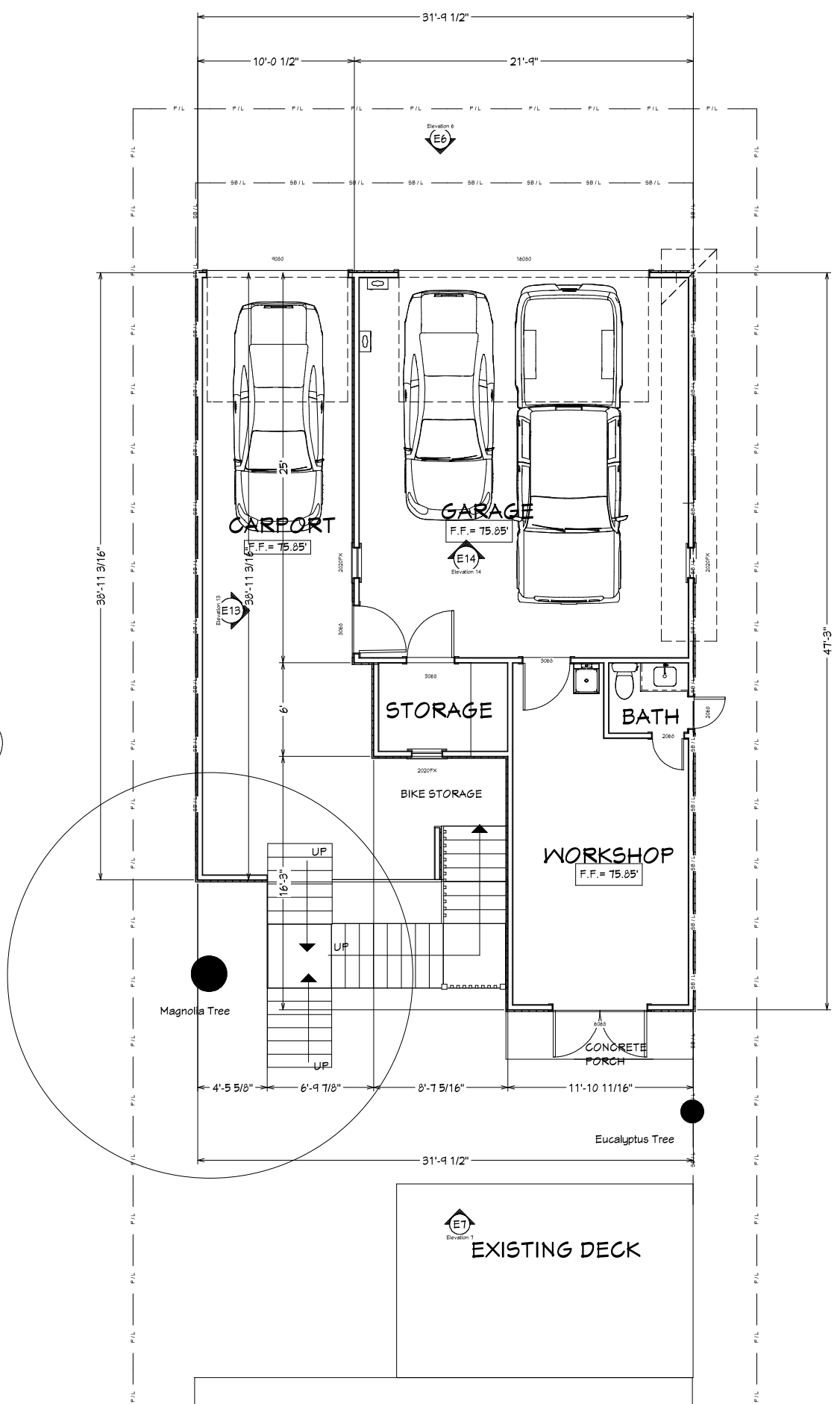
1"=10'-0"

SHEET:

1



THIS LOWER FLOOR SHALL INCLUDE GARAGE, CARPORT, STORAGE ROOM, AND THE WORKSHOP AS 1,328 SQ FT CUMULATIVELY



FIRST FLOOR PLAN

1/4"=1'-0"

YES

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 619.990.8942

PROJECT ADDRESS:  
 420 Bonair St.  
 La Jolla, CA 92037

PROJECT NAME:  
 Nelson Companion Unit

REVISION DATE 1: \_\_\_\_\_  
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 REVISION DATE 3: \_\_\_\_\_  
 REVISION DATE 4: \_\_\_\_\_  
 REVISION DATE 5: \_\_\_\_\_

SHEET TITLE: PROPOSED COMPANION UNIT  
 1ST FLOOR PLAN

SHEET \_\_\_\_\_ OF \_\_\_\_\_

NUMBER	DATE	REVISION BY	DESCRIPTION

DANA & MICHELE NELSON  
 420 BONAIRE STREET  
 SAN DIEGO, CA 92037

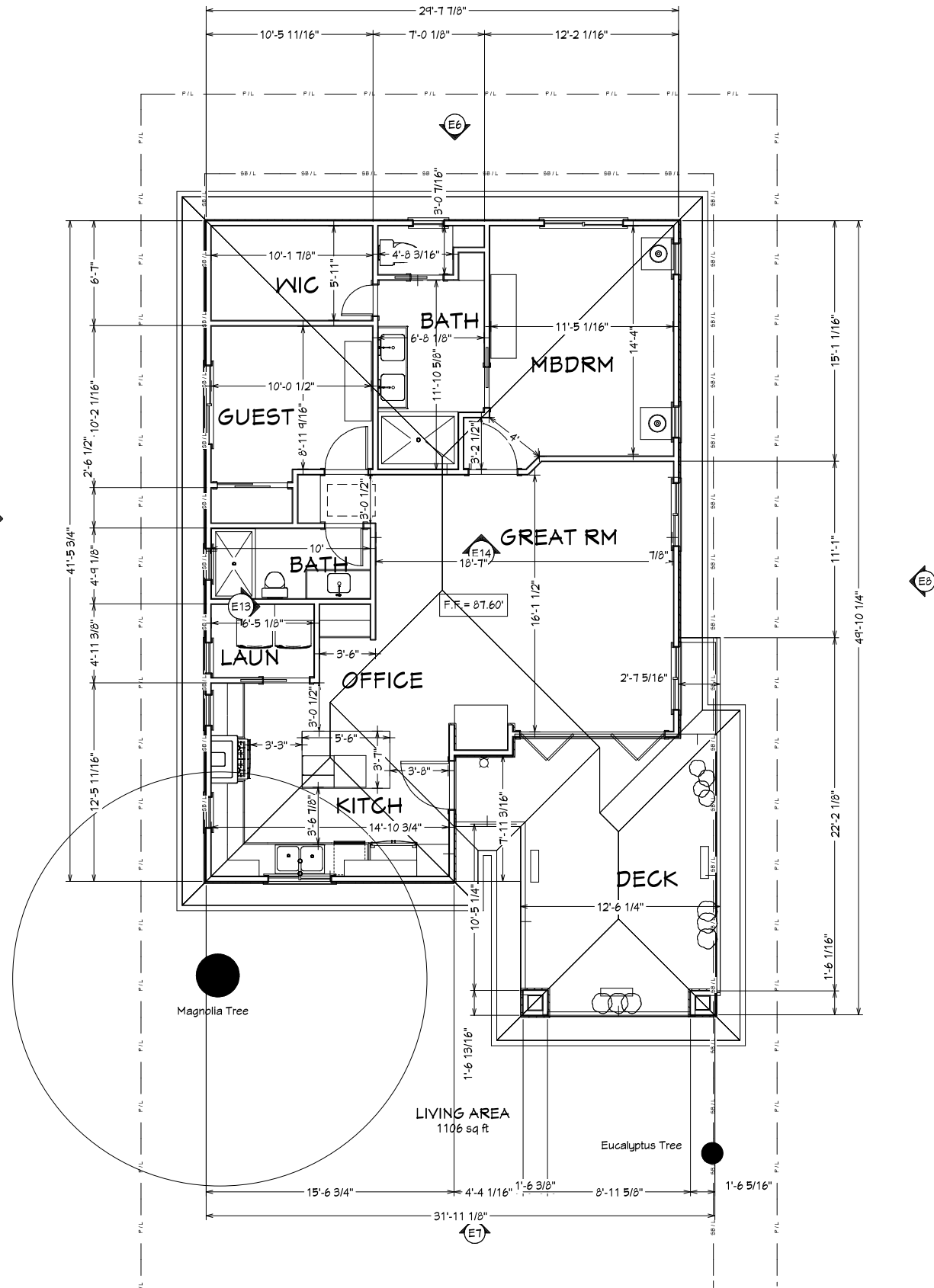
COMPANION UNIT  
 1ST FLOOR PLAN

DRAWINGS PROVIDED BY:  
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 SAN DIEGO CA 92160  
 joshuarener@sat.net  
 619.990.8942

DATE:  
 10/12/20

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

SHEET:  
 4



SECOND FLOOR PLAN

1/4"=1'-0"

YES

PREPARED BY:  
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 619.990.8942

PROJECT ADDRESS:  
 420 Bonair St  
 La Jolla, CA 92037

PROJECT NAME:  
 Nelson Companion Unit

REVISION DATE 1: \_\_\_\_\_  
 REVISION DATE 2: \_\_\_\_\_  
 REVISION DATE 3: \_\_\_\_\_  
 REVISION DATE 4: \_\_\_\_\_  
 REVISION DATE 5: \_\_\_\_\_

SHEET TITLE: PROPOSED COMPANION UNIT  
 2ND FLOOR PLAN

SHEET \_\_\_\_\_ OF \_\_\_\_\_

NUMBER	DATE	REVISION BY	DESCRIPTION

DANA & MICHELE NELSON  
 420 BONAIRE STREET  
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COMPANION UNIT  
 2ND FLOOR PLAN

DRAWINGS PROVIDED BY:  
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DATE:

10/12/20

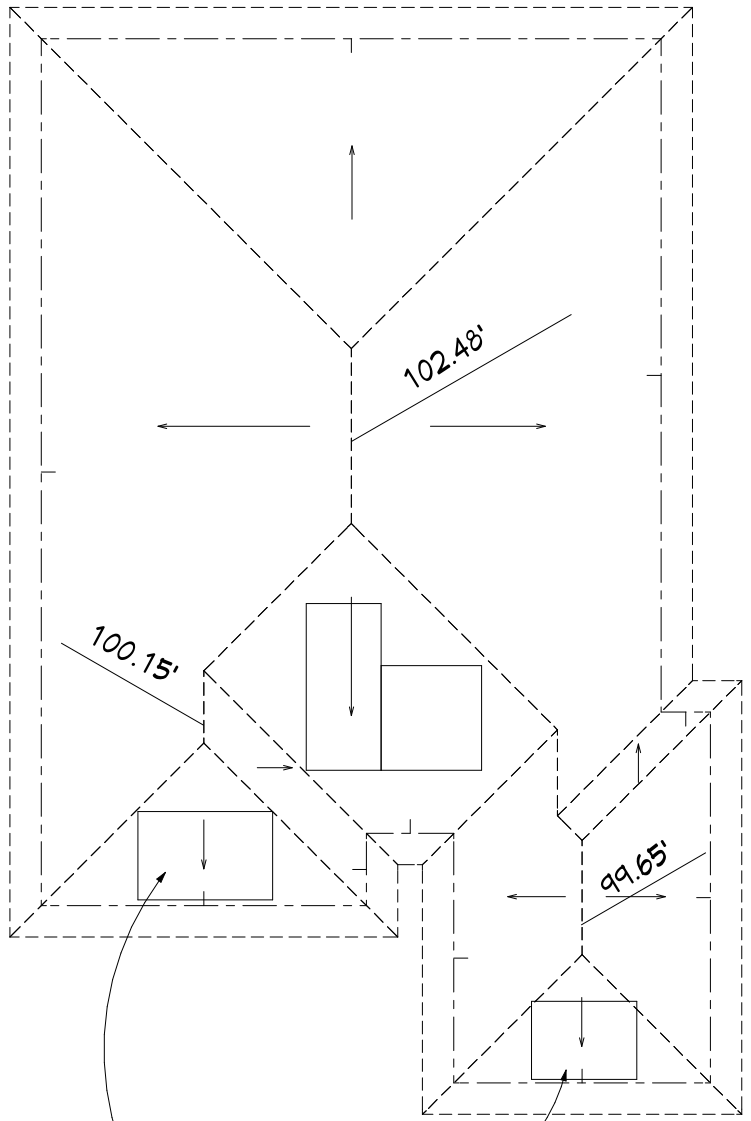
SCALE:

1/4"=1'-0"

SHEET:

5

YES



FUTURE  
SOLAR PANELS  
TYP

ROOF PLAN

1/4"=1'-0"

PREPARED BY:  
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619.990.8942

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La Jolla, CA 92037

PROJECT NAME:  
Nelson Companion Unit

REVISION DATE 1: \_\_\_\_\_  
REVISION DATE 2: \_\_\_\_\_  
REVISION DATE 3: \_\_\_\_\_  
REVISION DATE 4: \_\_\_\_\_  
REVISION DATE 5: \_\_\_\_\_

SHEET TITLE: ROOF PLAN

SHEET \_\_\_\_\_ OF \_\_\_\_\_

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

DANA & MICHELE NELSON  
420 BONAIRE STREET  
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COMPANION UNIT  
ROOF PLAN

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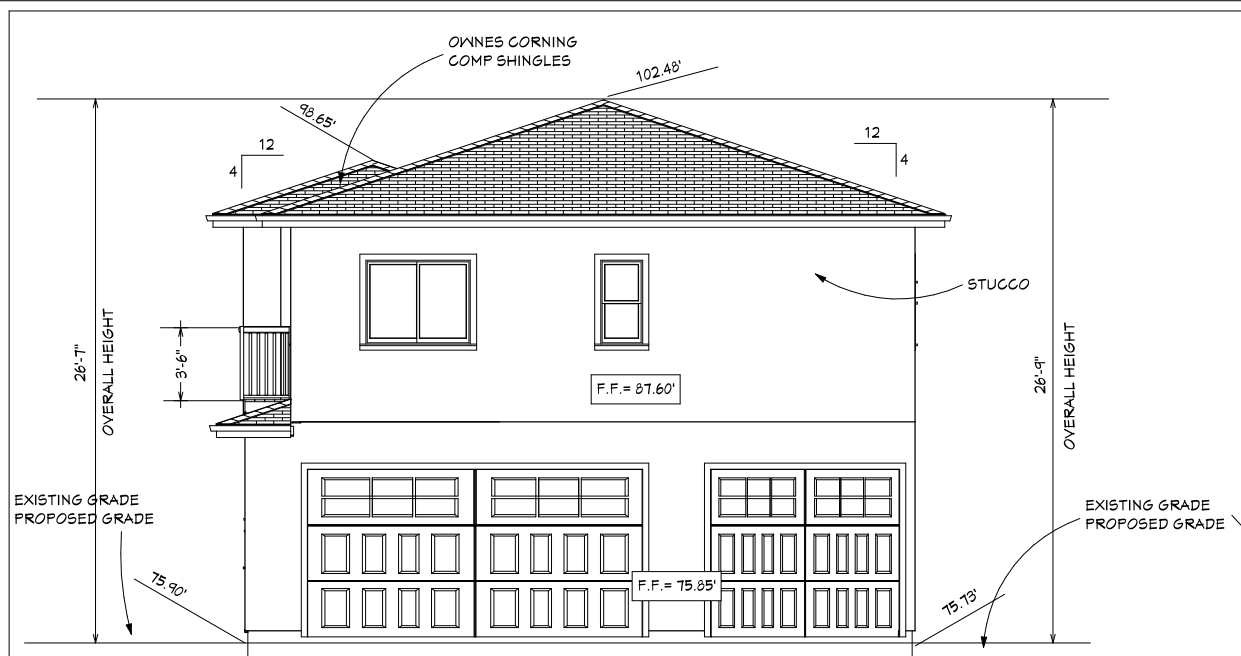
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SCALE:

1/4"=1'-0"

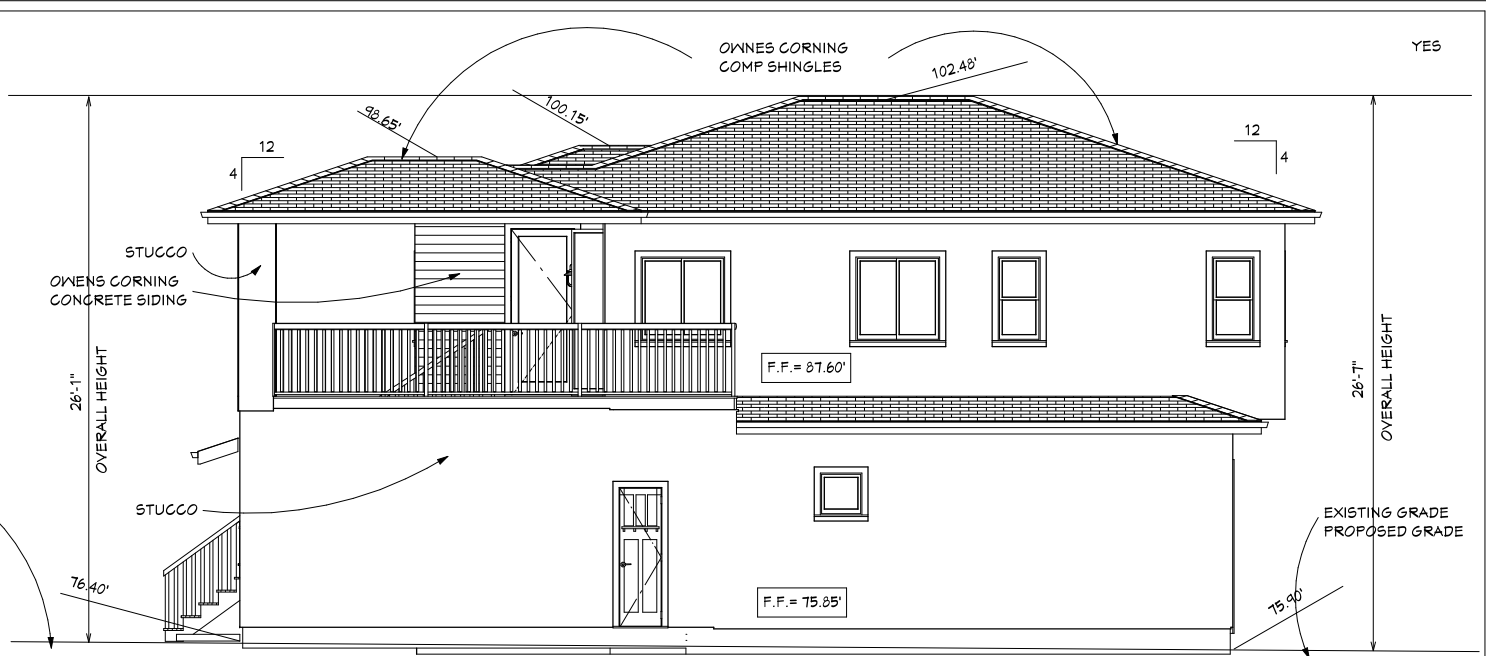
SHEET:

6



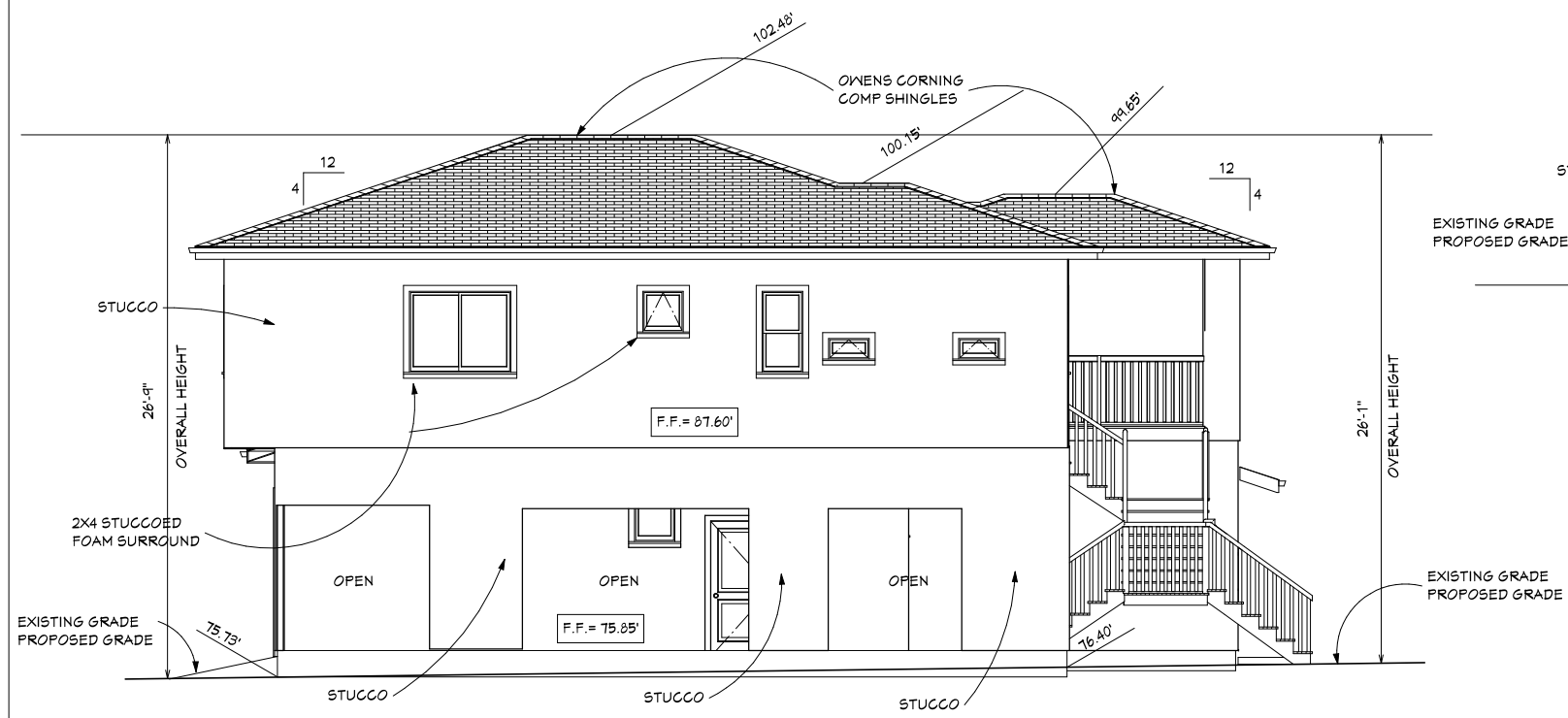
**NORTH ELEVATION (REAR)**

1/4"=1'-0"



**EAST ELEVATION (RIGHT SIDE)**

1/4"=1'-0"



**WEST ELEVATION (LEFT)**

1/4"=1'-0"



**SOUTH ELEVATION (FRONT)**

1/4"=1'-0"

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 REVISION DATE 4: \_\_\_\_\_  
 REVISION DATE 5: \_\_\_\_\_

SHEET TITLE: COMPANION UNIT ELEVATIONS

SHEET \_\_\_\_\_ OF \_\_\_\_\_

NUMBER	DATE	REVISION	DESCRIPTION

DANA & MICHELE NELSON  
 420 BONAIRE STREET  
 SAN DIEGO, CA 92037

**COMPANION UNIT ELEVATIONS**

DRAWINGS PROVIDED BY:  
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 joshuarennedesign.net  
 619.990.8942

DATE:

10/12/20

SCALE:

1/4"=1'-0"

SHEET:

7