

SITE DEVELOPMENT PERMIT

CARR-GAFRIC RESIDENCE

2845 UNION STREET, SAN DIEGO, CA 92103

ALICIA CALHOON

ARCHITECT & INTERIOR DESIGNER

LICENSED ARCHITECT CA C31701
LICENSED INTERIOR DESIGNER NCIDQ 21902

alicia@aliciacalhoon.com • 858.610.1599

PTS-0695833

CARR-GAFRIC RESIDENCE

2845 UNION STREET, SAN DIEGO, CA 92103

BUILDING ANALYSIS

BASE ZONE:	RM-2-5 AND OR-1-1	
OVERLAY ZONE:	AIRPORT APPROACH OVERLAY STEEP HILLSIDE TRANSIT PRIORITY AREA HISTORIC DISTRICT	
GEOLOGIC HAZARD CAT.:	52	
EXISTING USE:	SINGLE FAMILY RESIDENCE	PROPOSED USE: SINGLE FAMILY RESIDENCE
EXISTING NO. STORIES:	4 + BASEMENT	PROPOSED NO STORIES: 4 + BASEMENT
BUILDING HEIGHT:	SEE BUILDING ELEVATIONS, SHEETS A2.01-A2.03	
BUILDING HEIGHT LIMIT:	RM-2-5: 40'-0", OR-01-1: 30'-0", 60 DEGREE ANGLE AT SIDE SETBACK	
LOT AREA:	.42 ACRES (18,496 S.F.)	
EXISTING SQUARE FOOTAGES:	PROPOSED SQUARE FOOTAGES:	
FOURTH LEVEL	82 S.F.	FOURTH LEVEL 404 S.F.
THIRD LEVEL	1,035 S.F.	THIRD LEVEL 1,214 S.F.
SECOND LEVEL	1,349 S.F.	SECOND LEVEL 2,353 S.F.
FIRST LEVEL (BASEMENT)	991 S.F.	FIRST LEVEL (BASEMENT) 1,265 S.F.
TOTAL CONDITIONED	3,457 S.F.	TOTAL CONDITIONED 5,236 S.F.
GARAGE	445 S.F.	GARAGE 434 S.F.
		ADU (CONDITIONED) 1,126 S.F.
PROPOSED SQUARE FOOTAGES IN OR-1-1:	PROPOSED SQUARE FOOTAGES IN RM-2-5:	
FOURTH LEVEL	0 S.F.	FOURTH LEVEL 404 S.F.
THIRD LEVEL	0 S.F.	THIRD LEVEL 1,214 S.F.
SECOND LEVEL	234 S.F.	SECOND LEVEL 2,119 S.F.
FIRST LEVEL (BASEMENT)	0 S.F.	FIRST LEVEL (BASEMENT) 1,265 S.F.
GARAGE	0 S.F.	GARAGE 434 S.F.
ADU (CONDITIONED)	897 S.F.	ADU (CONDITIONED) 229 S.F.
TOTAL BUILDING AREA:	1,131 S.F.	TOTAL BUILDING AREA: 5,665 S.F.
ALLOWABLE FAR IN OR-1-1:	.45	
ALLOWABLE FAR IN RM-2-5:	1.35	
LOT AREA IN OR-1-1:	12,937 S.F.	LOT AREA IN RM-2-5: 5,559 S.F.
ALLOWABLE FLOOR AREA:	5,821 S.F.	ALLOWABLE FLOOR AREA: 7,504 S.F.
1,131 S.F. < 5,821 S.F. = COMPLIES	5,665 S.F. < 7,504 S.F. = COMPLIES	

SCOPE OF WORK

1,779 S.F. ADDITION TO A SINGLE FAMILY RESIDENCE, NEW POOL, POOL DECK AND 1,126 S.F. NEW ADU.

PROJECT TEAM

OWNER:	JACOB CARR AND KRISTEN GAFRIC 2845 UNION STREET SAN DIEGO, CA 92103 415-867-4372 KMGAFRIC@GMAIL.COM	
ARCHITECT:	ALICIA CALHOON ARCHITECT AND INTERIOR DESIGNER, INC. ALICIA CALHOON 2042 AVILA CT. LA JOLLA, CA 92037 858-610-1599 ALICIA@ALICIACALHOON.COM	
CIVIL:	SON NGUYEN 8348 CENTER DRIVE, SUITE G LA MESA, CA 91942-2910 619-697-9234 EXT. 306 SON@SNIPESDYE.COM	
LANDSCAPE ARCHITECT:	MICHAEL BRENNAN CARSON DOUGLAS LANDSCAPE ARCHITECTURE 4407 ORCHARD AVENUE SAN DIEGO, CA 92107 619-995-1306 MICHAEL@CD-LA.COM	

SHEET INDEX

NO.	DESCRIPTION
COV	COVER PAGE
CIVIL	
C100	TITLE/SITE MAP
C200	CONCEPTUAL GRADING PLAN
ARCHITECTURAL	
A0.01	EXISTING SITE PLAN
A0.02	NEW SITE PLAN
A0.03	HEIGHT VERIFICATION
A1.01	EXISTING/ DEMO FOURTH LEVEL (GARAGE/ENTRY) FLOOR PLAN
A1.01A	NEW FOURTH LEVEL (GARAGE/ENTRY) FLOOR PLAN
A1.02	EXISTING/ DEMOLITION THIRD LEVEL FLOOR PLAN
A1.02A	NEW THIRD LEVEL FLOOR PLAN
A1.03	EXISTING/ DEMOLITION SECOND LEVEL (BEDROOMS) FLOOR PLAN
A1.03A	NEW SECOND LEVEL (BEDROOMS) FLOOR PLAN
A1.04	EXISTING/ DEMOLITION FIRST LEVEL (BASEMENT) FLOOR PLAN
A1.04A	NEW FIRST LEVEL (BASEMENT) FLOOR PLAN
A1.05	NEW ADU FLOOR PLAN
A1.06	EXISTING/ DEMOLITION ROOF PLAN
A1.07	NEW ROOF PLAN
A2.01	EXISTING/ DEMOLITION BUILDING ELEVATIONS
A2.02	NEW BUILDING ELEVATIONS
A2.03	NEW BUILDING ELEVATIONS
A3.01	EXISTING/ DEMOLITION SECTIONS
A3.01a	NEW SECTIONS
A3.02	EXISTING/ DEMOLITION SECTIONS
A3.02a	NEW SECTIONS
A3.03a	NEW SECTIONS
LANDSCAPE	
L-1	LANDSCAPE PLAN
L-2	BRUSH MANAGEMENT PLAN
L-3	BRUSH MANAGEMENT NOTES
L-4	HYDROZONE MAP

PROJECT INFORMATION

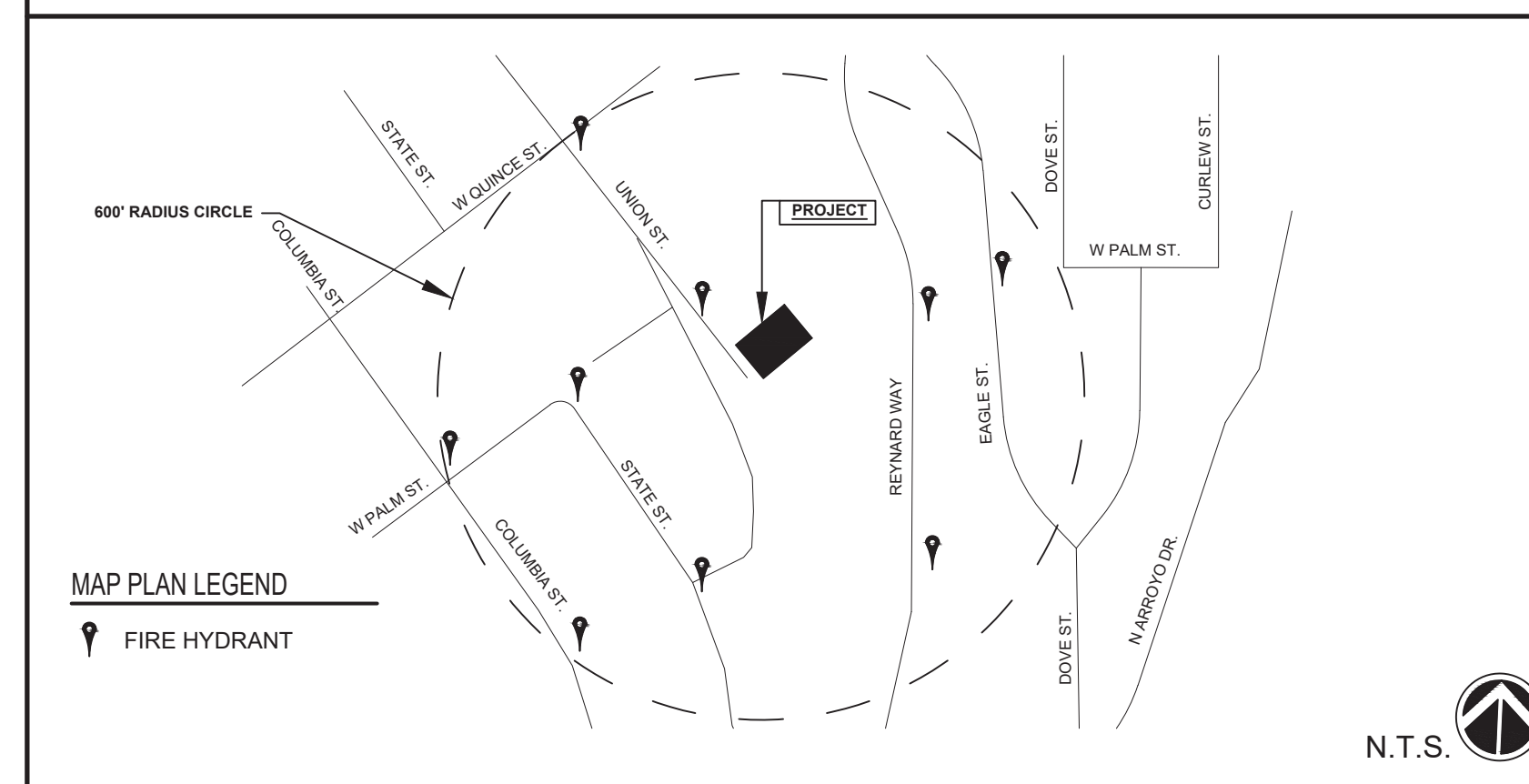
PROJECT NAME:	CARR-GAFRIC RESIDENCE
OWNER:	JACOB CARR AND KRISTEN GAFRIC
PROJECT NO.:	PTS-0695833
YEAR BUILT:	1977
PROJECT ADDRESS:	2845 UNION STREET SAN DIEGO, CA 92103
PARCEL IDENTIFICATION NO:	451-672-16-00
LEGAL DESCRIPTION:	LOT 4I UNION SUB, MAP 008255
LOT SIZE:	.42 ACRES (18,496 S.F.)
LOT WIDTH:	133.378'
BUILDING CODE:	2019 CALIFORNIA RESIDENTIAL BUILDING CODE 2019 CALIFORNIA BUILDING CODE (CBC), C.C.R. TITLE 24 PART 2 2019 CALIFORNIA ENERGY CODE, C.C.R. TITLE 24 PART 6 2019 CALIFORNIA HISTORICAL BUILDING CODE, C.C.R. TITLE 24 PART 8 2016 CALIFORNIA GREEN BUILDING STANDARDS, C.C.R. TITLE 24 PART 11

I, ALICIA CALHOON, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

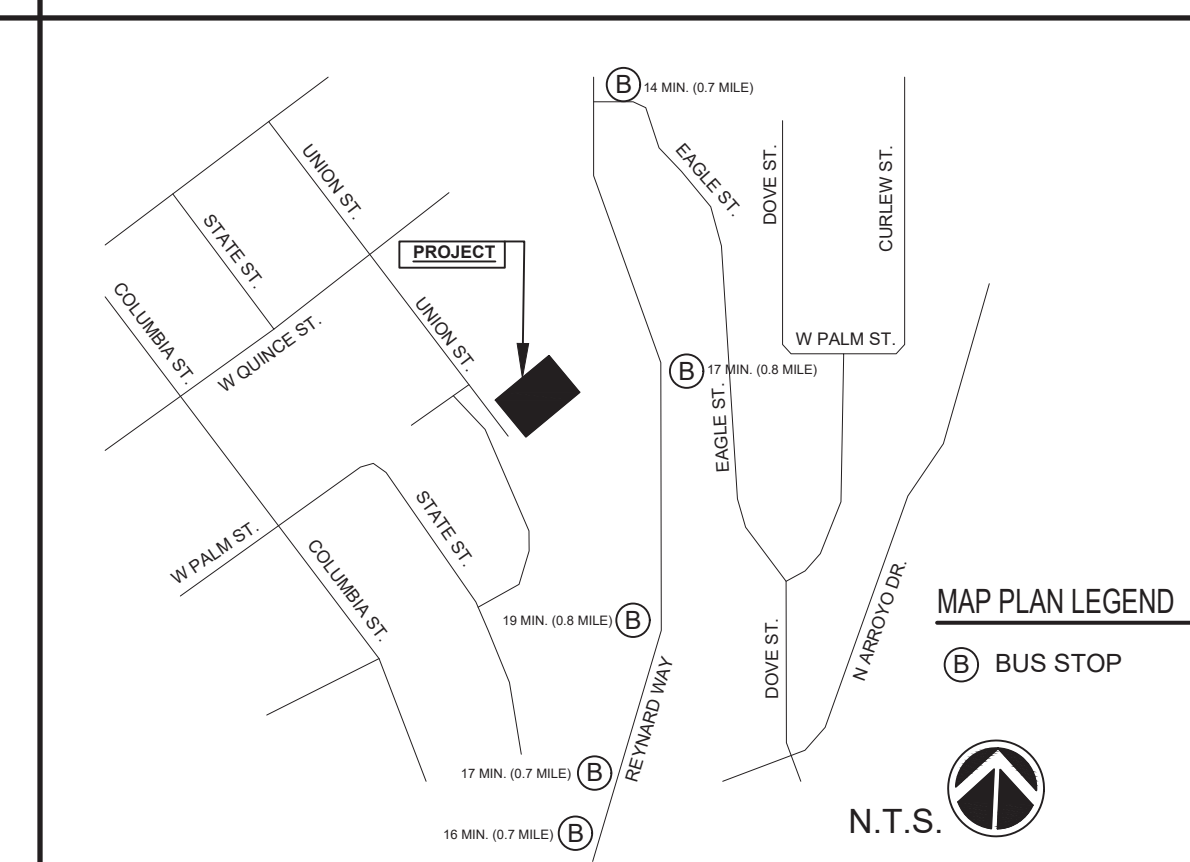
A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

PER ALUCP, ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB CNEL FOR ALL HABITABLE ROOMS.

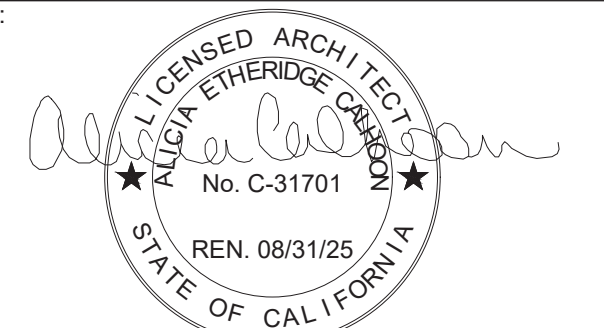
FIRE HYDRANT MAP



VICINITY MAP



STAMP:

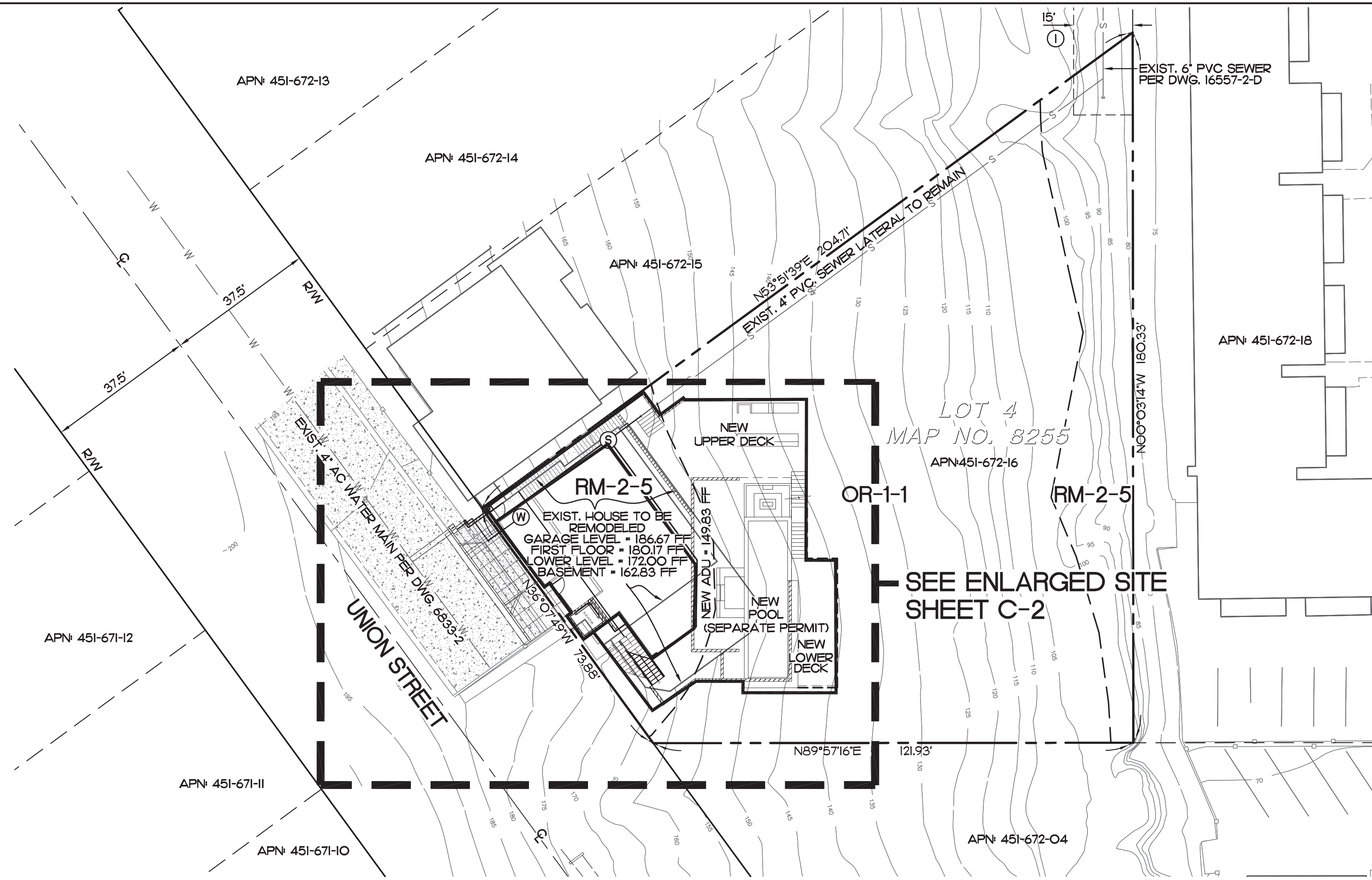


REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE: COVER PAGE

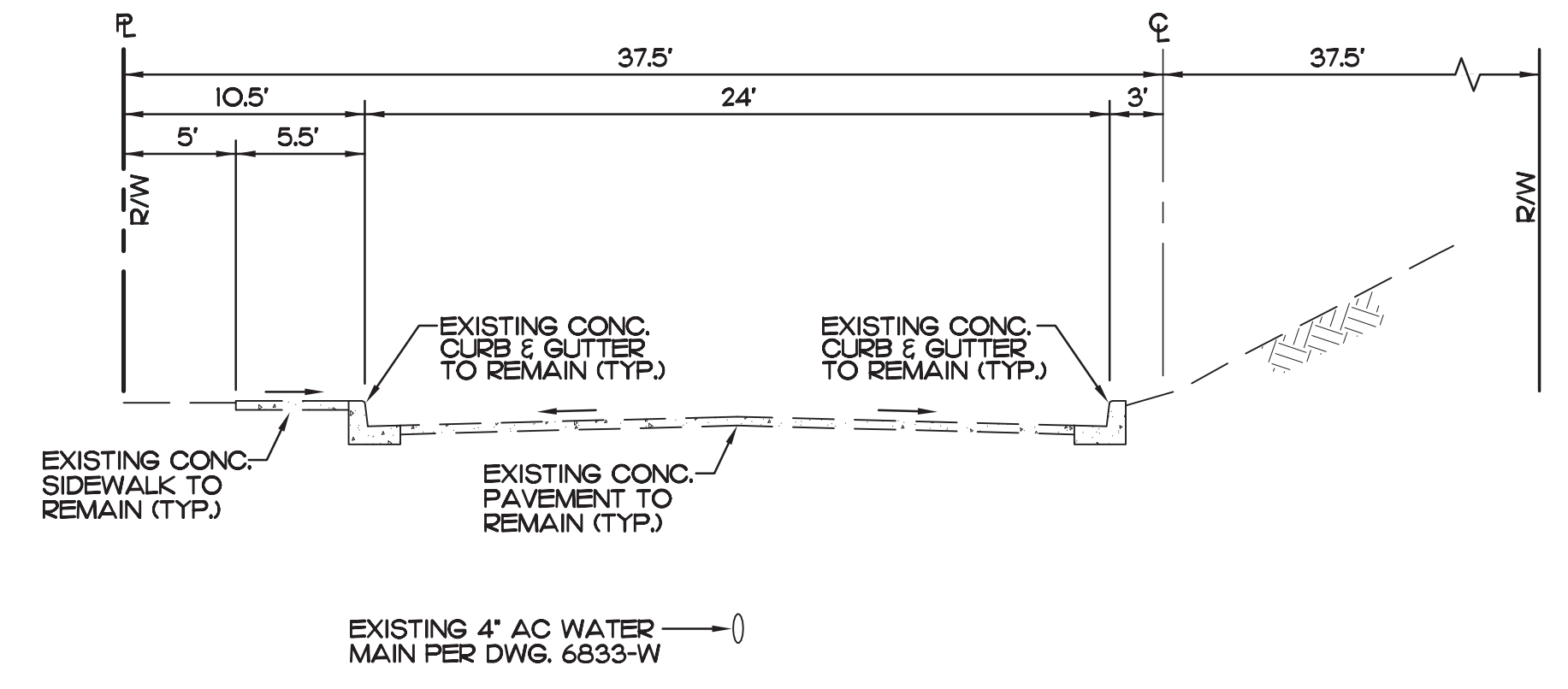
SHEET NUMBER:

COV



EASEMENT
 ① SEWER EASEMENT
 REC. 3-15-1976, FILE NO.
 76-075443, O.R.

SITE MAP
 SCALE 1"=20'



TYPICAL SECTION - UNION STREET
 NO SCALE

PROJECT ADDRESS:

2845 UNION STREET
 LA JOLLA, CA 92037

A.P.N.:
 451-672-16-00

COORDINATE INDEX:

NAD 27 - N 246, E 1691
 NAD 83 - N 1886, E 6251

TOPOGRAPHIC SOURCE:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 7028 CONVOY COURT
 SAN DIEGO, CA 92127
 PH: (858) 565-8362
 DATED: 07-30-2020

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUG IN THE TOP OF THE CURB AT THE SOUTH-WEST CORNER OF REDWOOD STREET AND COLUMBIA STREET, ELEVATION = 147.243 M.S.L., NGVD 1929 FEET.

LEGAL DESCRIPTION:

LOT 4 OF UNION SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8255, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 11, 1976.

GRADING TABULATIONS:

TOTAL PROJECT BOUNDARY SITE AREA:	18,555 SF.
ON-SITE AREA TO BE GRADED:	1,928 SF.
OFF-SITE AREA TO BE GRADED:	358 SF.
PERCENT OF TOTAL SITE TO BE GRADED:	12%
TOTAL SOIL DISTURBED AREA:	2,286 SF.
TOTAL AREA TO BE GRADED:	1,928 SF.
EXISTING IMPERVIOUS SURFACE:	3,035 SF.
PROPOSED NEW & REPLACED IMPERVIOUS SURFACE:	2,874 SF.
AMOUNT OF CUT:	135 C.Y.
MAXIMUM CUT HEIGHT (WITHIN BLDG.):	9.7 FT.
AMOUNT OF FILL:	5 C.Y.
MAXIMUM FILL HEIGHT (WITHIN BLDG.):	4.3'
AMOUNT OF IMPORT MATERIAL:	N/A
AMOUNT OF EXPORT MATERIAL:	130 C.Y.
MAXIMUM HEIGHT OF FILL SLOPES:	N/A (NO FILL SLOPE PROPOSED)
MAXIMUM HEIGHT OF CUT SLOPES:	N/A (NO CUT SLOPE PROPOSED)
RETAINING / CRIB WALLS:	TOTAL LENGTH: 200' MAX. HEIGHT: 9.93'
STORM DRAIN TRENCHING:	TOTAL LENGTH: 320' TRENCH DEPTH: 2'

NOTES:

1. THIS IS A STANDARD DEVELOPMENT PROJECT.

ABBREVIATIONS:

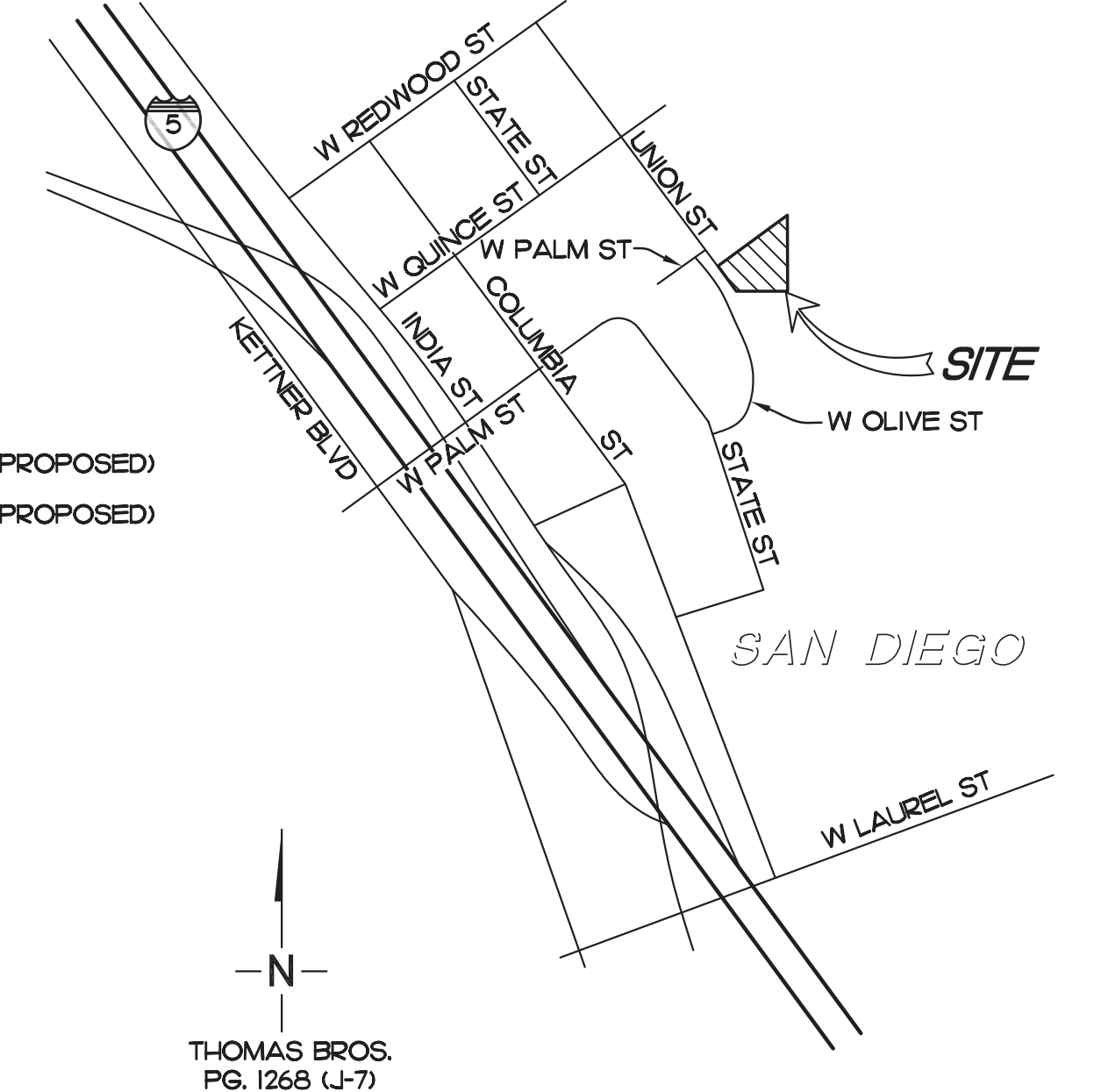
- APN - DENOTES ASSESSOR'S PARCEL NUMBER.
- C - DENOTES CENTERLINE.
- DWG. - DENOTES DRAWING.
- EXIST. - DENOTES EXISTING.
- FF - DENOTES FINISH FLOOR.
- FL - DENOTES FLOW LINE.
- FS - DENOTES FINISH SURFACE.
- HP - DENOTES HIGH POINT.
- I - DENOTES IRRIGATION LINE.
- IE - DENOTES INVERT ELEVATION.
- PL - DENOTES PROPERTY LINE.
- P.O.C. - DENOTES POINT OF CONNECTION.
- R/W - DENOTES RIGHT-OF-WAY.
- S - DENOTES SEWER LINE.
- SD - DENOTES STORM DRAIN.
- TC - DENOTES TOP OF CURB.
- TW - DENOTES TOP OF WALL.
- (TYP.) - DENOTES TYPICAL.
- W - DENOTES WATER LINE.
- () - DENOTES EXISTING.

SCOPE OF WORK

PROPOSED DEVELOPMENT CONSISTS OF REMOVAL OF DEBRIS (WASHED OFF KEYSTONE BLOCKS), RESTORATION OF STEEP SLOPE TO PRE-SLOPE FAILURE CONDITIONS AND REVEGETATION OF SLOPES WITH PLANTS THAT EXISTED PRIOR TO THE SLOPE FAILURE PER AGREEMENTS IN THE STIPULATION DOCUMENT RECORD ON 6/21/2012 AS FILE NO. 2012-0362360, O.R.

LEGEND

EXISTING IMPROVEMENTS	
EXISTING SPOT ELEVATION	185.6
EXISTING CONTOUR	140
EXISTING CONCRETE SURFACE	[Symbol]
EXISTING RETAINING WALL	[Symbol]
EXISTING CONCRETE CURB/GUTTER	[Symbol]
EXISTING SEWER LATERAL	[Symbol]
EXISTING WATER SERVICE	[Symbol]
PROPERTY LINE	[Symbol]
PROPOSED IMPROVEMENTS	
PROPOSED SPOT ELEVATION	185.33
PROPOSED CONTOUR	170
PROPOSED PVT. DRIVEWAY	[Symbol]
PROPOSED PVT. BUILDING RETAINING WALL	[Symbol]
PROPOSED PVT. FORCED FLOW STORM DRAIN PIPE	[Symbol]
PROPOSED PVT. DECK DRAIN P.O.C.	[Symbol]
PROPOSED DECK & FOOTING	[Symbol]
LIMIT OF GRADING	[Symbol]
CUT/FILL LINE	[Symbol]



VICINITY MAP
 NO SCALE

ENGINEER OF WORK

SON-Engineering
 CIVIL ENGINEERS
 P.O. BOX 1707, ALPINE, CA 91903
 TELEPHONE: (619) 770-9339, son@soncivil.com
 Son P. Nguyen 5/19/23
 SON P. NGUYEN R.C.E. 86249
 EXPIRES 03-31-25



Prepared By:
 Name:
 Address:
 Phone #:
Project Address:
 2845 UNION STREET
 SAN DIEGO, CA 92103
Project Name:
 NEIGHBORHOOD DEVELOPMENT PERMIT
Sheet Title:
TITLE/SITE MAP

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: **MAY 19, 2023**
 Revision 4: **OCTOBER 10, 2022**
 Revision 3: **JULY 1, 2022**
 Revision 2: **MAY 3, 2022**
 Original Date: **AUGUST 2, 2021**
 Sheet 1 Of _____
 DEP# _____
 P.T.S. 695833

TITLE/SITE MAP		SHEET TITLE	DESIGNER	SPN	SPN	DATE
CARR-GARRIC RESIDENCE		JOB NAME	BY	BY	BY	DATE
2845 UNION STREET, SAN DIEGO, CA 92103		DATE	REVISION	DESCRIPTION	NO	DATE
NO	DATE	DESCRIPTION	NO	DATE	NO	DATE
1	05-03-2022	REVISED PER 1ST REVIEW CYCLE				
2	07-01-2022	REVISED PER 2ND REVIEW CYCLE				
3	10-10-2022	REVISED PER 3RD REVIEW CYCLE				
4	05-19-2023	REVISED PER 4TH REVIEW CYCLE				

C100

JOB NO. SON023-0016

PTS-0695833

CARR-GAFRIC RESIDENCE

2845 UNION STREET, SAN DIEGO, CA 92103

LEGEND

- RM-2-5 (2,853 S.F.)
 - OR-1-1 (12,937 S.F.)
 - RM-2-5 WITH NO PUBLIC ACCESS (2,706 S.F.)
 - EXISTING DEVELOPMENT AREA RM-2-5 AND OR-1-1 FOR SEWER EASEMENT (578 S.F. INCLUDED IN [] AND [] S.F. CALCULATIONS)
- TOTAL SITE: 42 ACRES (18,496 S.F.)

NOTE: FILL FOUND TO BE IN ZONE OR-1-1. SEE ATTACHED GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. NOTE: EXEMPT FROM ESL DUE TO DISTURBED LAND

Union Street			
Average Lot Width Calculations			
Lot Width Note	Interval	Feet	Inches
	Foot 1	72	0
	Foot 2	74	7
	Foot 3	75	4
	Foot 4	76	0
	Foot 5	76	9
	Foot 6	77	6
	Foot 7	78	3
	Foot 8	78	11
	Foot 9	79	8
	Foot 10	80	5
	Foot 11	81	2
	Foot 12	81	10
	Foot 13	82	7
	Foot 14	83	4
	Foot 15	84	1
	Foot 16	84	9
	Foot 17	86	6
	Foot 18	88	3
	Foot 19	89	7
	Foot 20	89	4
	Foot 21	90	1
	Foot 22	91	9
	Foot 23	92	6
	Foot 24	93	3
	Foot 25	93	11
	Foot 26	94	8
	Foot 27	95	5
	Foot 28	96	2
	Foot 29	96	10
	Foot 30	97	7
	Foot 31	97	4
	Foot 32	98	1
	Foot 33	98	9
	Foot 34	99	6
	Foot 35	99	3
	Foot 36	100	0
	Foot 37	100	8
	Foot 38	101	5
	Foot 39	101	3
	Foot 40	102	0
	Foot 41	103	9
	Foot 42	104	6
	Foot 43	105	3
	Foot 44	105	11
	Foot 45	106	8
	Foot 46	107	5
	Foot 47	108	2
	Foot 48	108	10
	Foot 49	109	7
	Foot 50	110	4
	Foot 51	110	12
	Foot 52	111	9
	Foot 53	111	7
	Foot 54	112	4
	Foot 55	112	12
	Foot 56	113	9
	Foot 57	113	7
	Foot 58	114	4
	Foot 59	114	12
	Foot 60	115	9
	Foot 61	115	7
	Foot 62	116	4
	Foot 63	116	12
	Foot 64	117	9
	Foot 65	117	7
	Foot 66	118	4
	Foot 67	118	12
	Foot 68	119	9
	Foot 69	119	7
	Foot 70	120	4
	Foot 71	120	12
	Foot 72	121	9
	Foot 73	121	7
	Foot 74	122	4
	Foot 75	122	12
	Foot 76	123	9
	Foot 77	123	7
	Foot 78	124	4
	Foot 79	124	12
	Foot 80	125	9
	Foot 81	125	7
	Foot 82	126	4
	Foot 83	126	12
	Foot 84	127	9
	Foot 85	127	7
	Foot 86	128	4
	Foot 87	128	12
	Foot 88	129	9
	Foot 89	129	7
	Foot 90	130	4
	Foot 91	130	12
	Foot 92	131	9
	Foot 93	131	7
	Foot 94	132	4
	Foot 95	132	12
	Foot 96	133	9
	Foot 97	133	7
	Foot 98	134	4
	Foot 99	134	12
	Foot 100	135	9
	Foot 101	135	7
	Foot 102	136	4
	Foot 103	136	12
	Foot 104	137	9
	Foot 105	137	7
	Foot 106	138	4
	Foot 107	138	12
	Foot 108	139	9
	Foot 109	139	7
	Foot 110	140	4
	Foot 111	140	12
	Foot 112	141	9
	Foot 113	141	7
	Foot 114	142	4
	Foot 115	142	12
	Foot 116	143	9
	Foot 117	143	7
	Foot 118	144	4
	Foot 119	144	12
	Foot 120	145	9
	Foot 121	145	7
	Foot 122	146	4
	Foot 123	146	12
	Foot 124	147	9
	Foot 125	147	7
	Foot 126	148	4
	Foot 127	148	12
	Foot 128	149	9
	Foot 129	149	7
	Foot 130	150	4
	Foot 131	150	12
	Foot 132	151	9
	Foot 133	151	7
	Foot 134	152	4
	Foot 135	152	12
	Foot 136	153	9
	Foot 137	153	7
	Foot 138	154	4
	Foot 139	154	12
	Foot 140	155	9
	Foot 141	155	7
	Foot 142	156	4
	Foot 143	156	12
	Foot 144	157	9
	Foot 145	157	7
	Foot 146	158	4
	Foot 147	158	12
	Foot 148	159	9
	Foot 149	159	7
	Foot 150	160	4
	Foot 151	160	12
	Foot 152	161	9
	Foot 153	161	7
	Foot 154	162	4
	Foot 155	162	12
	Foot 156	163	9
	Foot 157	163	7
	Foot 158	164	4
	Foot 159	164	12
	Foot 160	165	9
	Foot 161	165	7
	Foot 162	166	4
	Foot 163	166	12
	Foot 164	167	9
	Foot 165	167	7
	Foot 166	168	4
	Foot 167	168	12
	Foot 168	169	9
	Foot 169	169	7
	Foot 170	170	4
	Foot 171	170	12
	Foot 172	171	9
	Foot 173	171	7
	Foot 174	172	4
	Foot 175	172	12
	Foot 176	173	9
	Foot 177	173	7
	Foot 178	174	4
	Foot 179	174	12
	Foot 180	175	9
	Foot 181	175	7
	Foot 182	176	4
	Foot 183	176	12
	Foot 184	177	9
	Foot 185	177	7
	Foot 186	178	4
	Foot 187	178	12
	Foot 188	179	9
	Foot 189	179	7
	Foot 190	180	4
	Foot 191	180	12
	Foot 192	181	9
	Foot 193	181	7
	Foot 194	182	4
	Foot 195	182	12
	Foot 196	183	9
	Foot 197	183	7
	Foot 198	184	4
	Foot 199	184	12
	Foot 200	185	9
	Foot 201	185	7
	Foot 202	186	4
	Foot 203	186	12
	Foot 204	187	9
	Foot 205	187	7
	Foot 206	188	4
	Foot 207	188	12
	Foot 208	189	9
	Foot 209	189	7
	Foot 210	190	4
	Foot 211	190	12
	Foot 212	191	9
	Foot 213	191	7
	Foot 214	192	4
	Foot 215	192	12
	Foot 216	193	9
	Foot 217	193	7
	Foot 218	194	4
	Foot 219	194	12
	Foot 220	195	9
	Foot 221	195	7
	Foot 222	196	4
	Foot 223	196	12
	Foot 224	197	9
	Foot 225	197	7
	Foot 226	198	4
	Foot 227	198	12
	Foot 228	199	9
	Foot 229	199	7
	Foot 230	200	4
	Foot 231	200	12
	Foot 232	201	9
	Foot 233	201	7
	Foot 234	202	4
	Foot 235	202	12
	Foot 236	203	9
	Foot 237	203	7
	Foot 238	204	4
	Foot 239	204	12
	Foot 240	205	9
	Foot 241	205	7
	Foot 242	206	4
	Foot 243	206	12
	Foot 244	207	9
	Foot 245	207	7
	Foot 246	208	4
	Foot 247	208	12
	Foot 248	209	9
	Foot 249	209	7
	Foot 250	210	4
	Foot 251	210	12
	Foot 252	211	9
	Foot 253	211	7
	Foot 254	212	4
	Foot 255	212	12
	Foot 256	213	9
	Foot 257	213	7
	Foot 258	214	4
	Foot 259	214	12
	Foot 260	215	9
	Foot 261	215	7
	Foot 262	216	4
	Foot 263	216	12
	Foot 264	217	9
	Foot 265	217	7
	Foot 266	218	4
	Foot 267	218	12
	Foot 268	219	9
	Foot 269	219	7
	Foot 270	220	4
	Foot 271	220	12
	Foot 272	221	9
	Foot 273	221	7
	Foot 274	222	4
	Foot 275	222	12
	Foot 276	223	9
	Foot 277	223	7
	Foot 278	224	4
	Foot 279	224	12
	Foot 280	225	9
	Foot 281	225	7
	Foot 282	226	4
	Foot 283	226	12
	Foot 284	227	9
	Foot 285	227	7
	Foot 286	228	4
	Foot 287	228	12
	Foot 288	229	9
	Foot 289	229	7
	Foot 290	230	4
	Foot 291	230	12
	Foot 292	231	9
	Foot 293	231	7
	Foot 294	232	4
	Foot 295	232	12
	Foot 296	233	9
	Foot 297	233	7
	Foot 298	234	4
	Foot 299	234	12
	Foot 300	235	9
	Foot 301	235	7
	Foot 302	236	4
	Foot 303	236	12
	Foot 304	237	9
	Foot 305	237	7
	Foot 306	238	4
	Foot 307	238	12
	Foot 308	239	9
	Foot 309	239	7
	Foot 310	240	4
	Foot 311	240	12
	Foot 312	241	9
	Foot 313	241	7
	Foot 314	242	4
	Foot 315	242	12
	Foot 316	243	9
	Foot 317	243	7
	Foot 318	244	4
	Foot 319	244	12
	Foot 320	245	9
	Foot 321	245	7
	Foot 322	246	4
	Foot 323	246	12
	Foot 324	247	9
	Foot 325	247	7
	Foot 326	248	4
	Foot 327	248	12
	Foot 328	249	9
	Foot 329	249	7
	Foot 330	250	4
	Foot 331	250	12
	Foot 332	251	9
	Foot 333	251	7
	Foot 334	252	4
	Foot 335	252	12
	Foot 336	253	9
	Foot 337	253	7
	Foot 338	254	4
	Foot 339	254	12
	Foot 340	255	9
	Foot 341	255	7
	Foot 342	256	4
	Foot 343	256	12
	Foot 344	257	9
	Foot 345	257	7
	Foot 346	258	4
	Foot 347	258	12
	Foot 348	259	9

ALICIA CALHOON

ARCHITECT & INTERIOR DESIGNER

LICENSED ARCHITECT CA C31701
LICENSED INTERIOR DESIGNER NCIDQ 21902

alicia@aliciacalhoon.com • 858.610.1599

PTS-0695833

CARR-GAFRIC RESIDENCE

2845 UNION STREET, SAN DIEGO, CA 92103

LEGEND

- EXISTING DEVELOPMENT AREA RM-2-5 (2,853 S.F.) AREA ACCESSIBLE FROM PUBLIC R.O.W. 15% OF TOTAL SITE AREA.
- EXISTING DEVELOPMENT AREA RM-2-5 AND OR-1-1 FOR SEWER EASEMENT (578 S.F. INCLUDED IN [] AND [] S.F. CALCULATIONS)

[] OR-1-1 (12,937 S.F.)

[] 10% ENCROACHMENT OR-1-1 (12,937 S.F.)

15% RM-2-5 EXISTING DEVELOPMENT AREA (2,853 S.F.)
10% OR-1-1 ENCROACHMENT (1,771 S.F.)
TOTAL 25% DEVELOPMENT AREA (4,624 S.F.)

[] RM-2-5 WITH NO PUBLIC ACCESS (2,706 S.F.)

TOTAL SITE: 42 ACRES (18,496 S.F.)

NOTES:

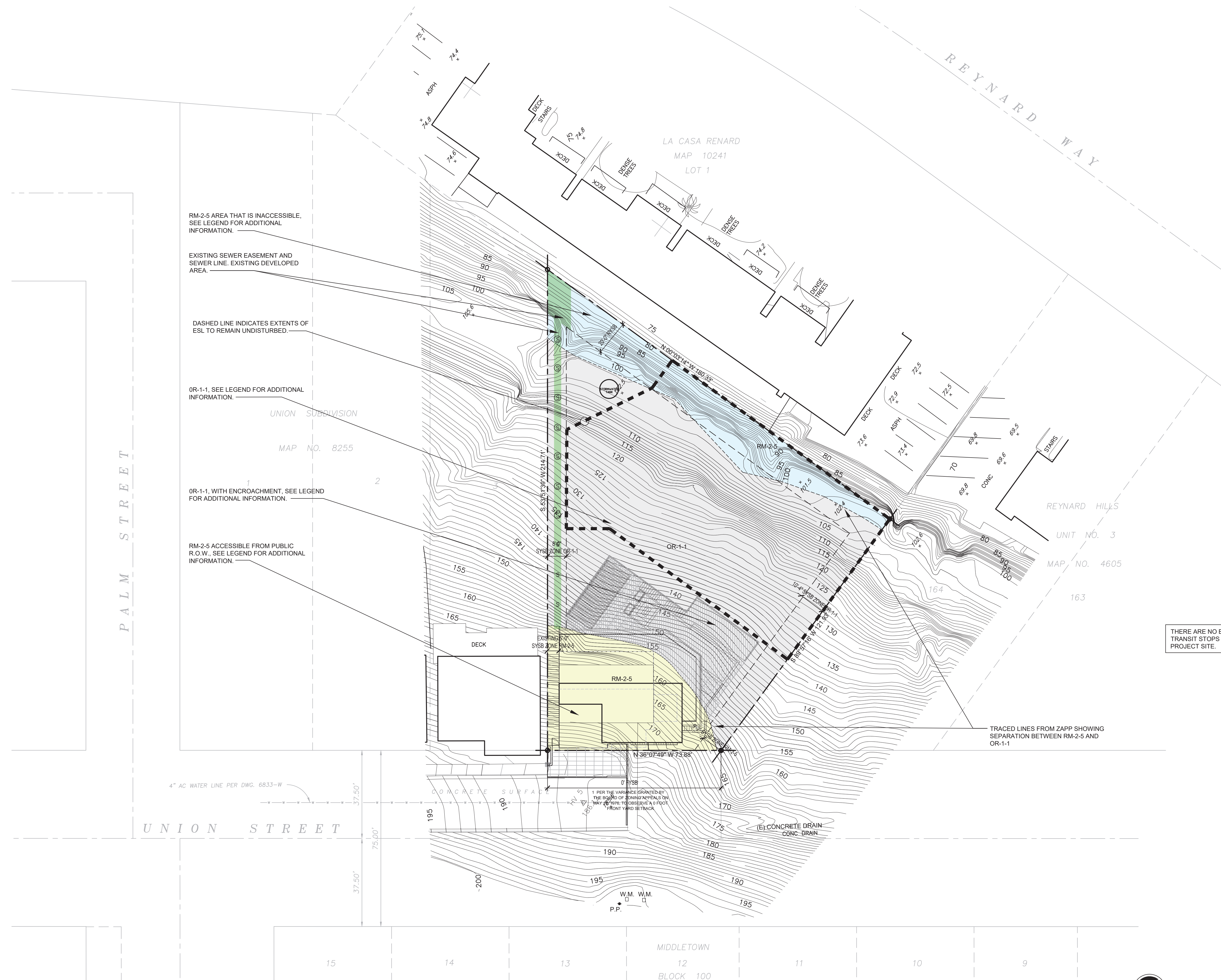
1. FILL FOUND TO BE IN ZONE OR-1-1. SEE ATTACHED GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. NOTE: EXEMPT FROM ESL DUE TO DISTURBED LAND

2. THE EXISTING DEVELOPMENT AREA IS LESS THAN 25% OF THE TOTAL SITE AREA. THE ALLOWABLE DEVELOPMENT AREA WILL ALSO INCLUDE THE AMOUNT OF ENCROACHMENT INTO STEEP HILLSIDES NECESSARY TO ACHIEVE A TOTAL DEVELOPMENT AREA THAT IS EQUAL TO 25% OF THE SITE.

3. PER SAN DIEGO STEEP HILLSIDES GUIDELINE, AN ADDITIONAL 15% OF THE SITE, FOR A MAXIMUM OF 40% OF THE SITE AREA MAY BE ENCROACHED UPON AND USED AS DEVELOPMENT AREA FOR THE FOLLOWING CONDITIONS:

-FOR PROJECTS WHERE THE EXISTING DEVELOPMENT AREA IS NOT CONTIGUOUS, AN ADDITIONAL 15% OF THE SITE MAY BE ENCROACHED UPON IN ORDER TO CONNECT THE DEVELOPMENT AREAS.

THERE ARE NO EXISTING OR PROPOSED TRANSIT STOPS ADJACENT TO THE PROJECT SITE.



RM-2-5 AREA THAT IS INACCESSIBLE. SEE LEGEND FOR ADDITIONAL INFORMATION.

EXISTING SEWER EASEMENT AND SEWER LINE. EXISTING DEVELOPED AREA.

DASHED LINE INDICATES EXTENTS OF ESL TO REMAIN UNDISTURBED.

OR-1-1. SEE LEGEND FOR ADDITIONAL INFORMATION.

OR-1-1, WITH ENCROACHMENT. SEE LEGEND FOR ADDITIONAL INFORMATION.

RM-2-5 ACCESSIBLE FROM PUBLIC R.O.W.. SEE LEGEND FOR ADDITIONAL INFORMATION.

4" AC WATER LINE PER DWG. 6833-W

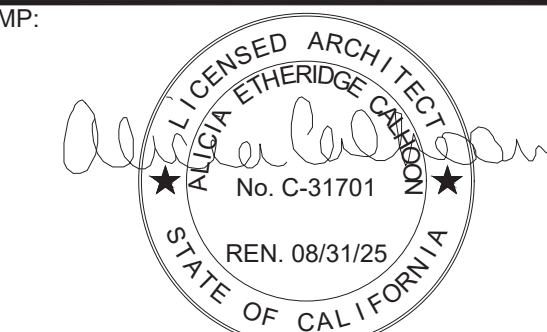
1 PER THE VARIANCE GRANTED BY THE BOARD OF ZONING APPEALS ON MAY 10, 2016, THE SEWER LINE IS TO BE SET BACK FROM THE FRONT YARD SETBACK.

TRACED LINES FROM ZAPP SHOWING SEPARATION BETWEEN RM-2-5 AND OR-1-1

NEW SITE PLAN

1" = 20'-0"

STAMP:



REV. 3: 12-18-23

REV. 2: 09-14-23

REV. 1: 04-07-23

ORIGINAL DATE: 08-06-21

SHEET TITLE:

NEW SITE PLAN

SHEET NUMBER:

A0.02

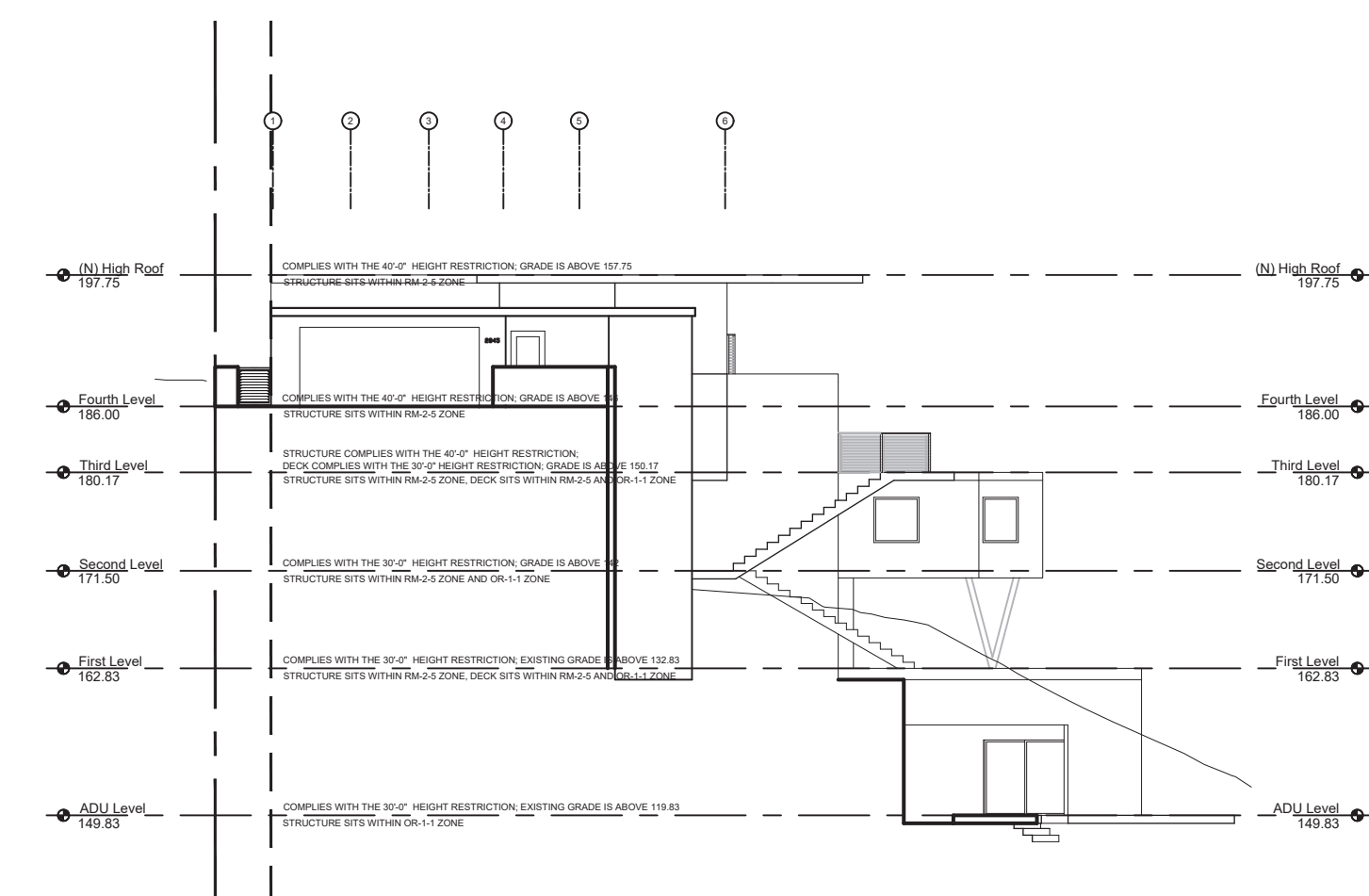
PTS-0695833

CARR-GAFRIC RESIDENCE

2845 UNION STREET, SAN DIEGO, CA 92103

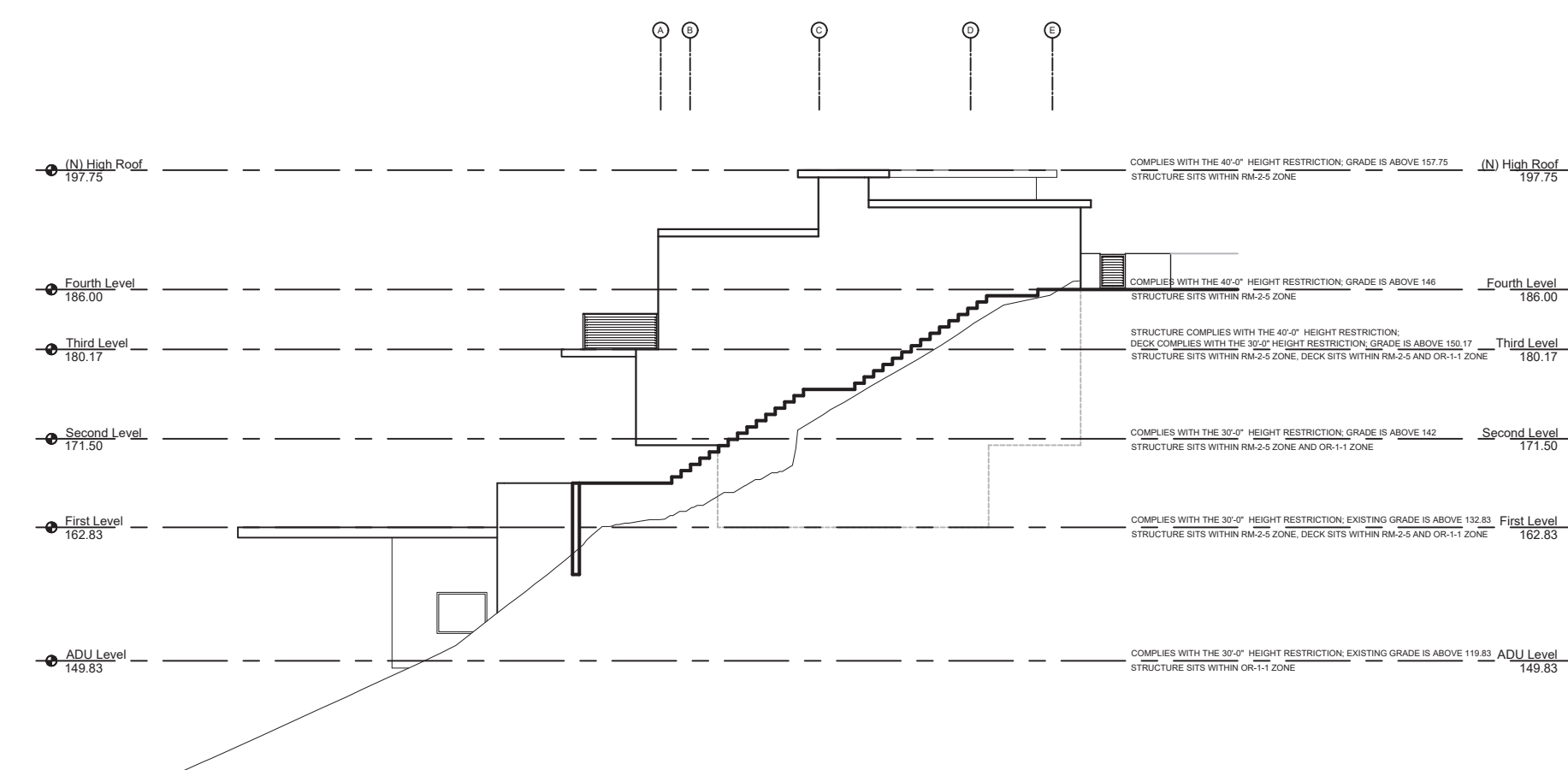
LEGEND

- ZONE RM-2-5
- ZONE OR-1-1



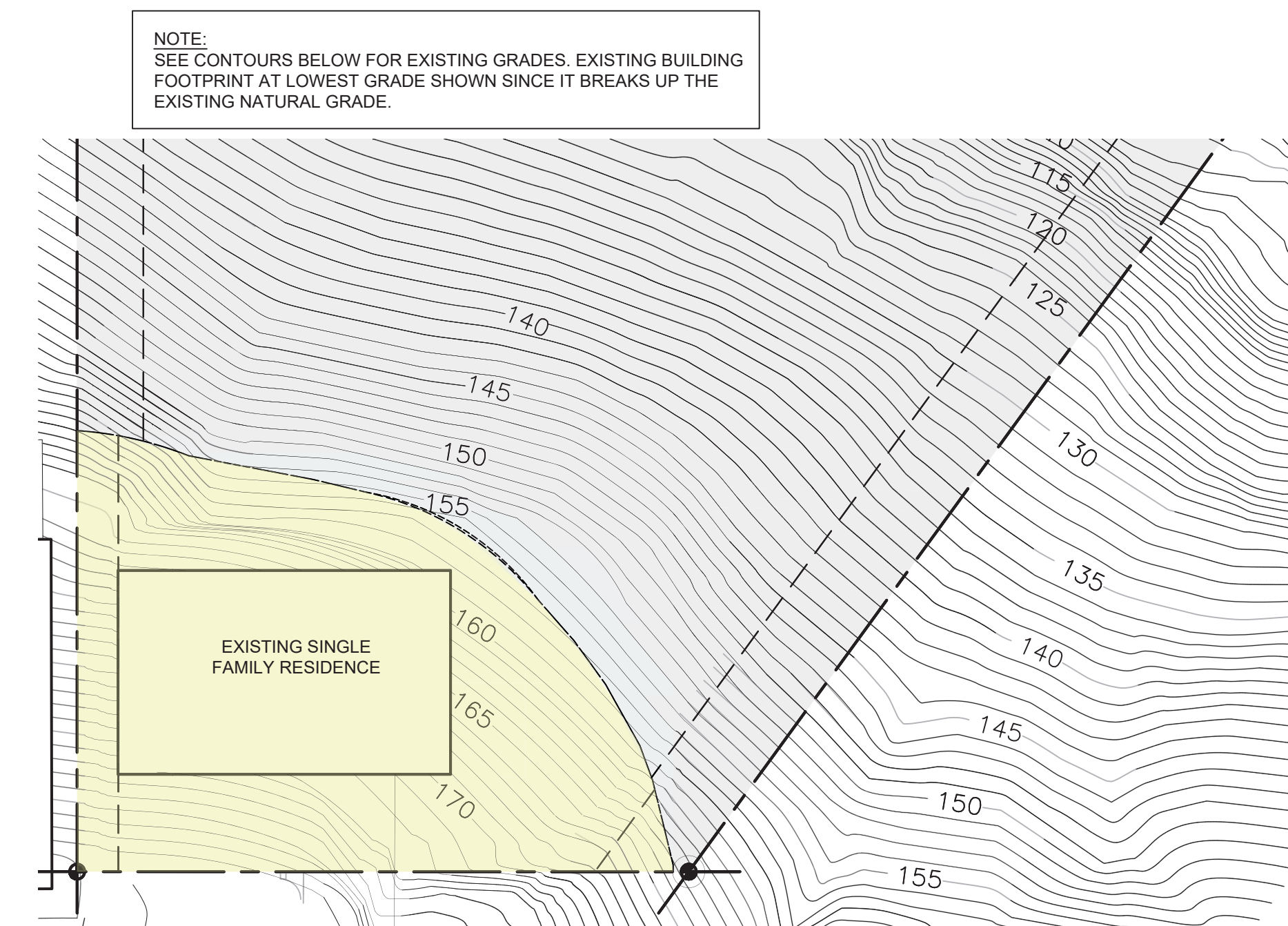
NEW SOUTH ELEVATION

1/16" = 1'-0"



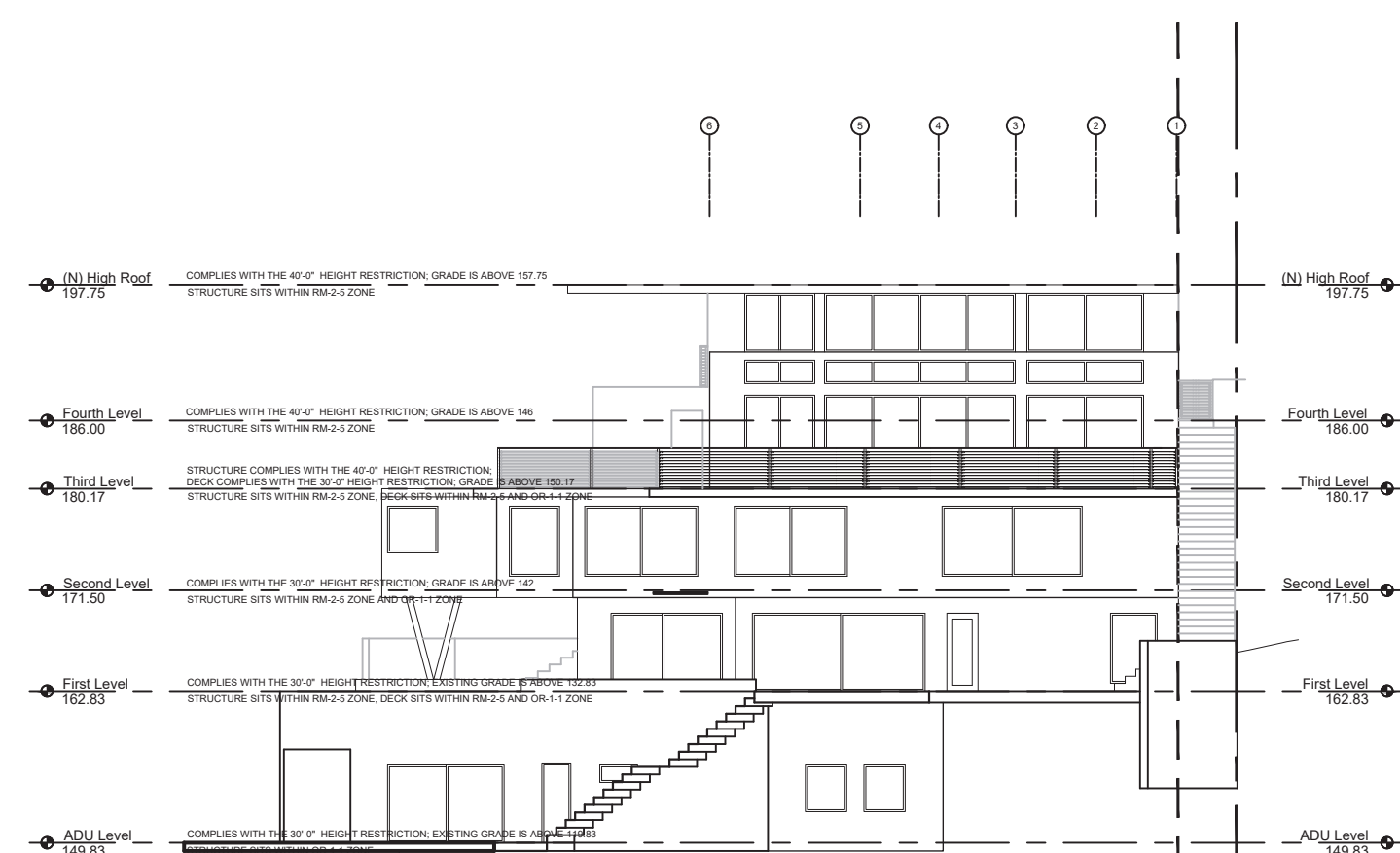
NEW WEST ELEVATION

1/16" = 1'-0"



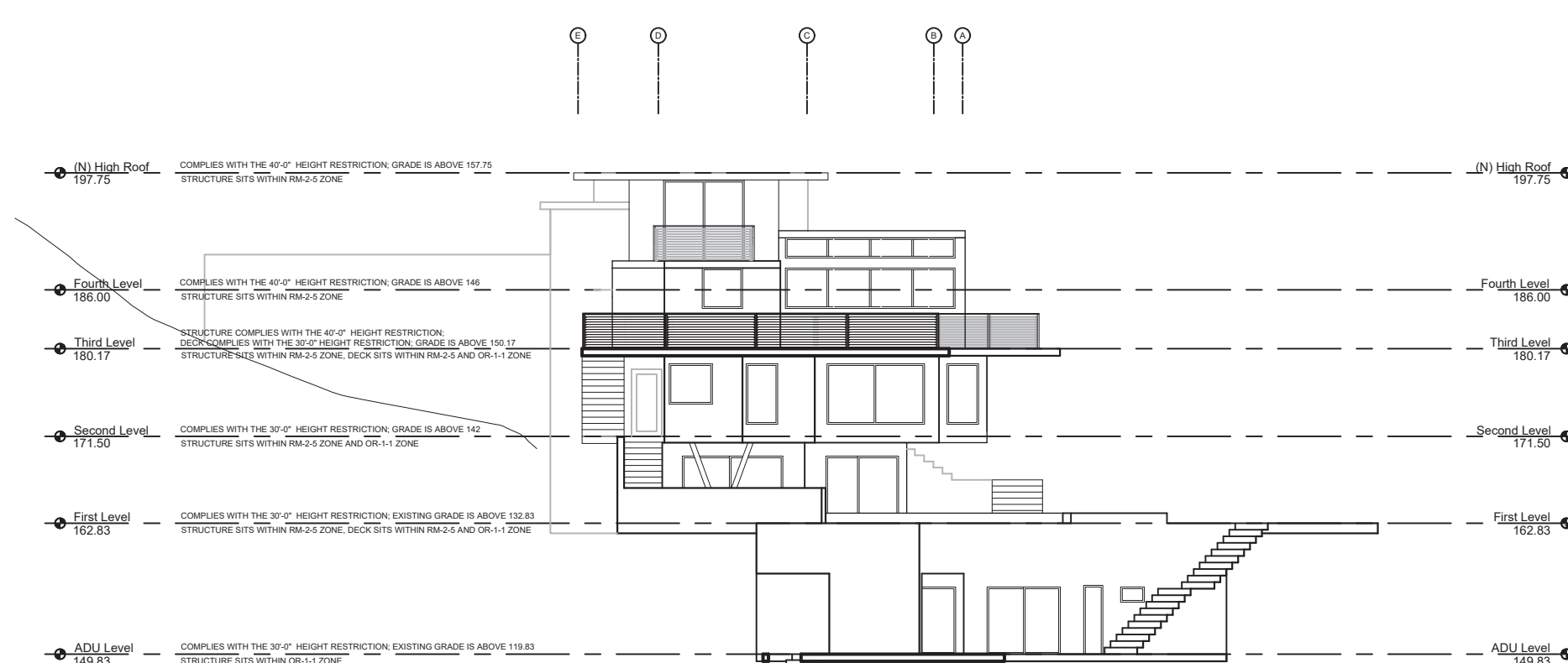
EXISTING SITE PLAN

1/16" = 1'-0"



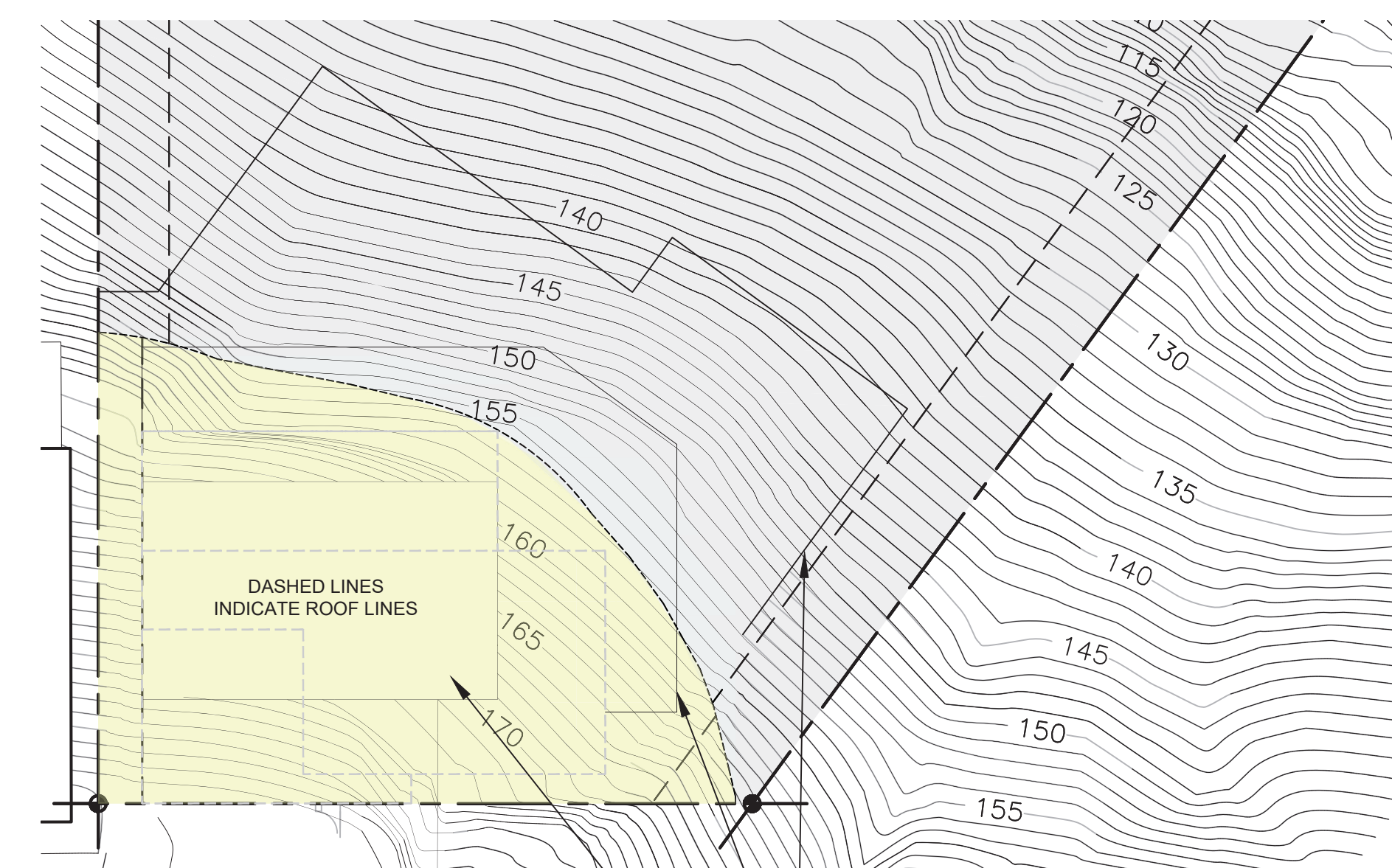
NEW NORTH ELEVATION

1/16" = 1'-0"



NEW EAST ELEVATION

1/16" = 1'-0"

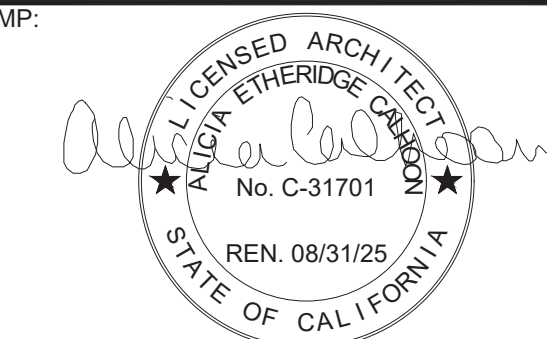


NEW SITE PLAN

1/16" = 1'-0"

- LINE OF DECK AND ADU BELOW. DECK, GUARDRAIL AND STRUCTURE BELOW SIT BELOW THE 30'-0" HEIGHT RESTRICTION OF ZONE OR-1-1.
- LINE OF DECK AND STRUCTURE BELOW. DECK, GUARDRAIL AND STRUCTURE BELOW SIT BELOW THE 30'-0" HEIGHT RESTRICTION OF ZONE OR-1-1.
- OUTLINE OF ROOF SHOWN DASHED. ROOF SITS WITHIN RM-2-5 ZONE AND COMPLIES WITH THE 40'-0" HEIGHT RESTRICTION.

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:

HEIGHT VERIFICATION

SHEET NUMBER:

A0.03

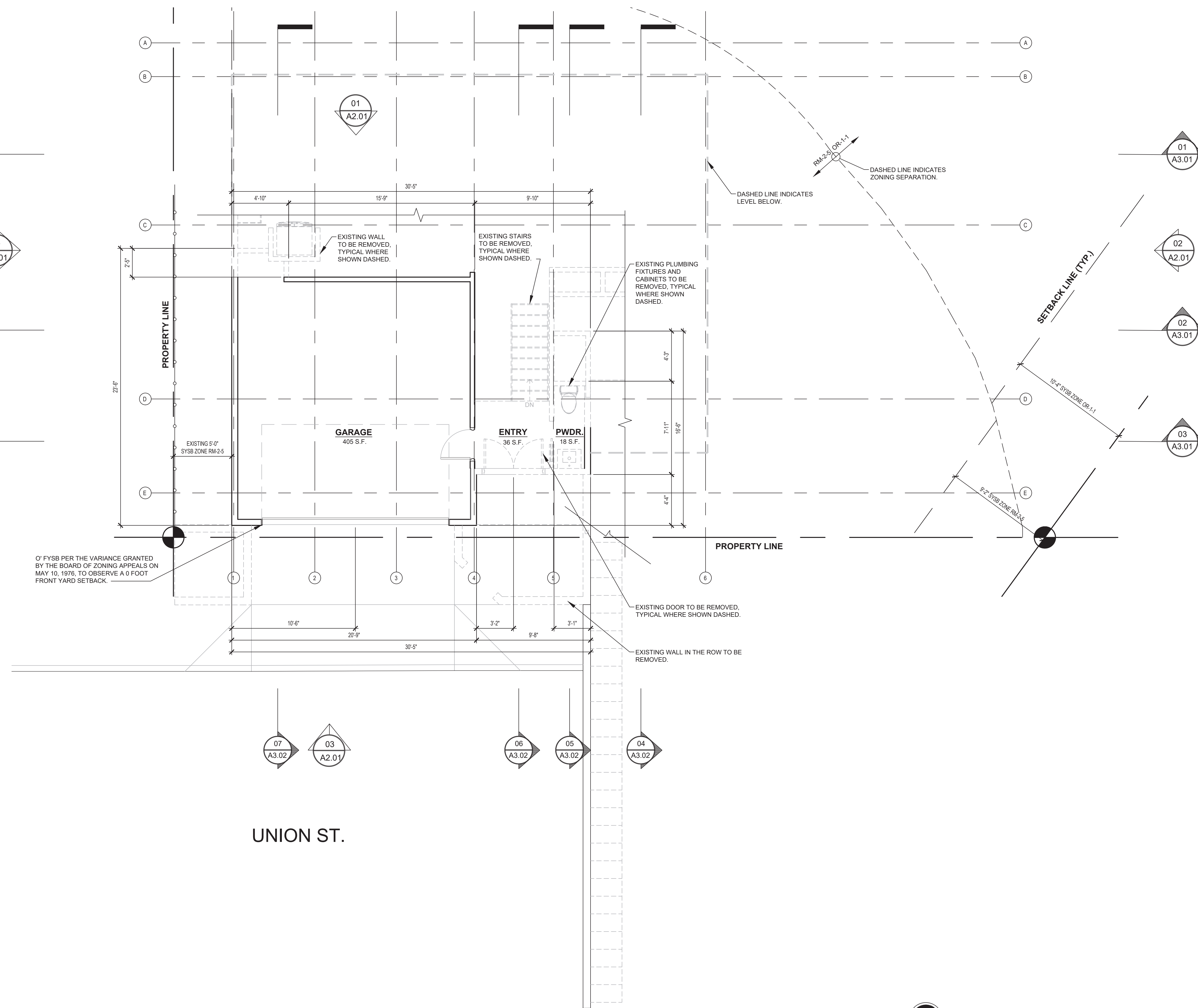
PTS-0695833

**CARR-GAFRIC
RESIDENCE**

2845 UNION STREET, SAN DIEGO, CA 92103

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED



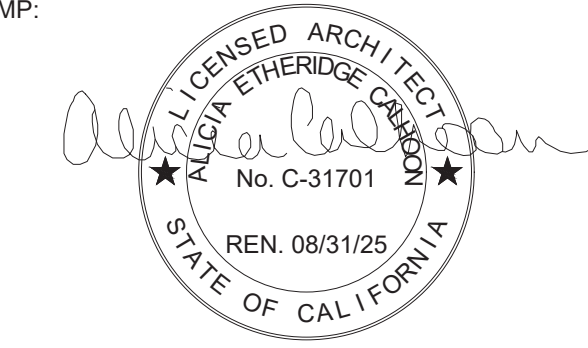
0' FYSB PER THE VARIANCE GRANTED BY THE BOARD OF ZONING APPEALS ON MAY 10, 1976, TO OBSERVE A 0 FOOT FRONT YARD SETBACK.

UNION ST.

EXISTING/ DEMOLITION FOURTH LEVEL (GARAGE/ENTRY) FLOOR PLAN

1/4" = 1'-0"

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:
EXISTING/ DEMOLITION FOURTH LEVEL
(GARAGE/ENTRY) FLOOR PLAN

SHEET NUMBER:

A1.01

ALICIA CALHOON

ARCHITECT & INTERIOR DESIGNER

LICENSED ARCHITECT CA C31701
LICENSED INTERIOR DESIGNER NCIDQ 21902

alicia@aliciacalhoon.com • 858.610.1599

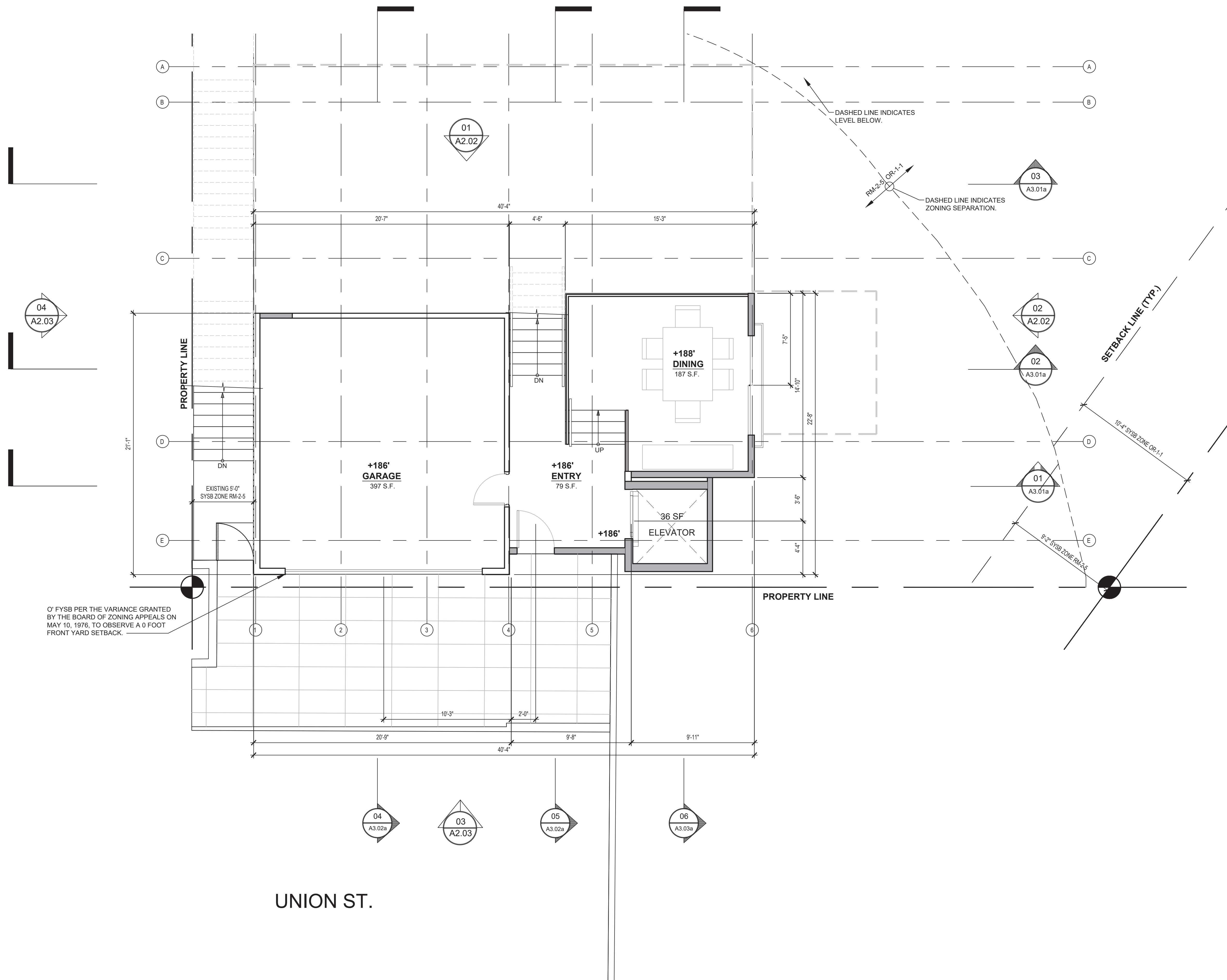
PTS-0695833

CARR-GAFRIC RESIDENCE

2845 UNION STREET, SAN DIEGO, CA 92103

FLOOR PLAN LEGEND

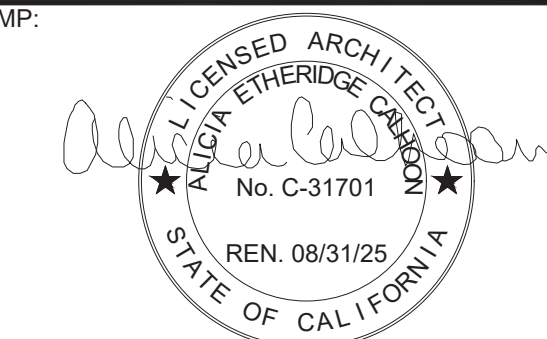
- EXISTING WALLS
- NEW 2X WALLS



NEW FOURTH LEVEL (GARAGE/ENTRY) FLOOR PLAN

1/4" = 1'-0"

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:
NEW FOURTH LEVEL (GARAGE/ENTRY)
FLOOR PLAN

SHEET NUMBER:

A1.01A

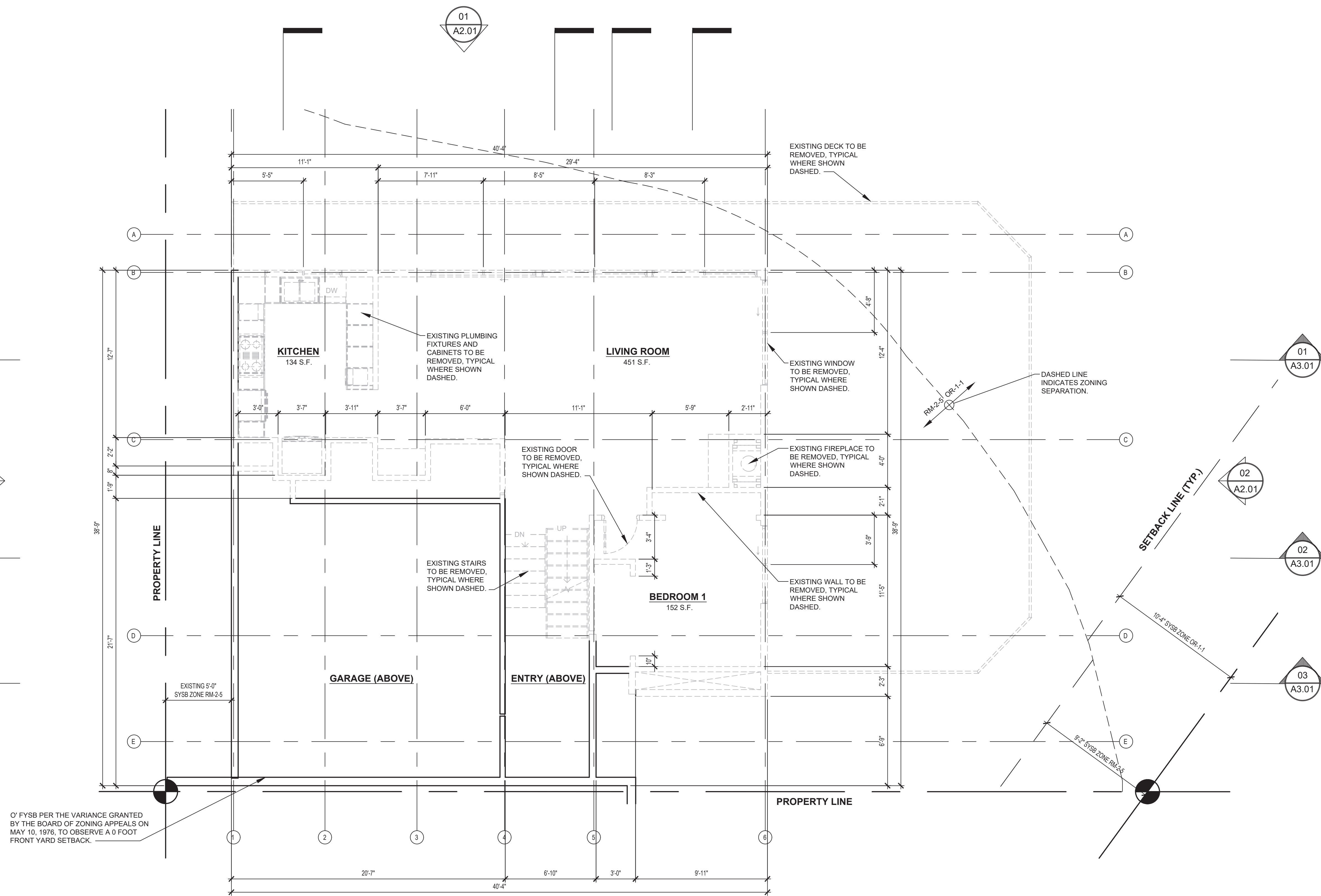
PTS-0695833

CARR-GAFRIC RESIDENCE

2845 UNION STREET, SAN DIEGO, CA 92103

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED

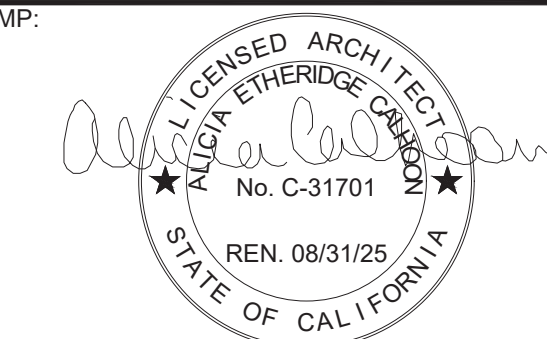


0' FYSB PER THE VARIANCE GRANTED BY THE BOARD OF ZONING APPEALS ON MAY 10, 1976, TO OBSERVE A 0 FOOT FRONT YARD SETBACK.

EXISTING/ DEMOLITION THIRD LEVEL (KITCHEN/LIVING ROOM) FLOOR PLAN

1/4" = 1'-0"

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:
EXISTING/ DEMOLITION THIRD LEVEL
FLOOR PLAN

SHEET NUMBER:

A1.02

ALICIA CALHOON

ARCHITECT & INTERIOR DESIGNER

LICENSED ARCHITECT CA C-31701
LICENSED INTERIOR DESIGNER NCIDQ 21902

alicia@aliciacalhoon.com • 858.610.1599

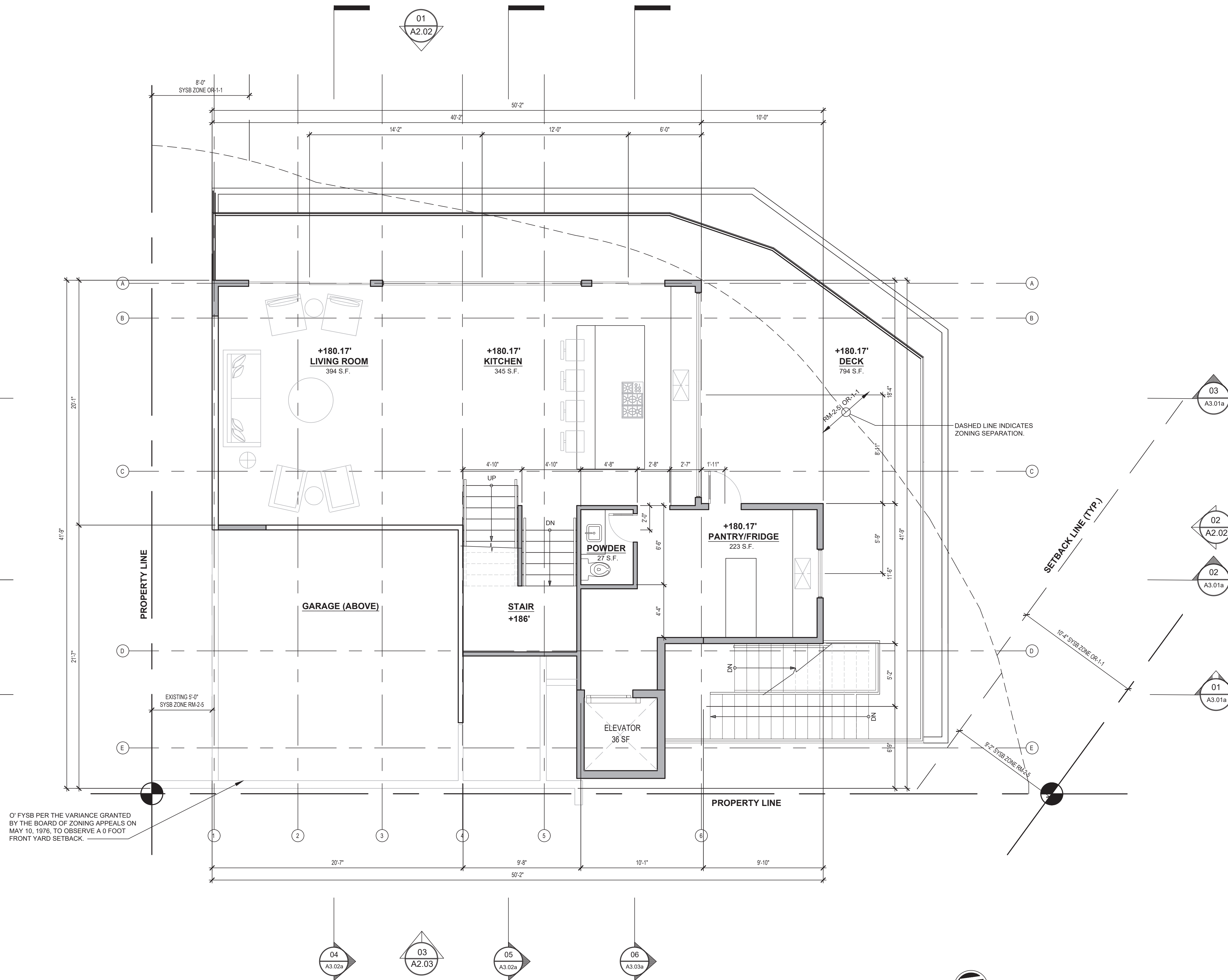
PTS-0695833

CARR-GAFRIC RESIDENCE

2845 UNION STREET, SAN DIEGO, CA 92103

FLOOR PLAN LEGEND

- EXISTING WALLS
- NEW 2X WALLS

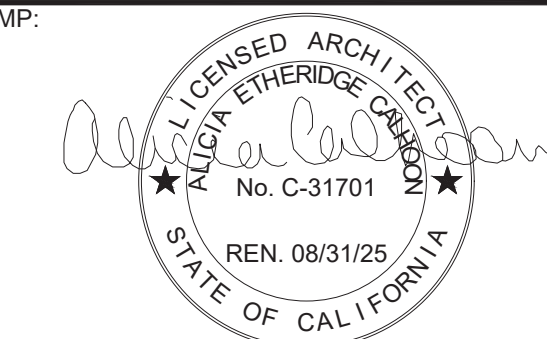


0' FYSB PER THE VARIANCE GRANTED BY THE BOARD OF ZONING APPEALS ON MAY 10, 1978, TO OBSERVE A 0 FOOT FRONT YARD SETBACK.

NEW THIRD LEVEL (KITCHEN/LIVING ROOM) FLOOR PLAN

1/4" = 1'-0"

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:

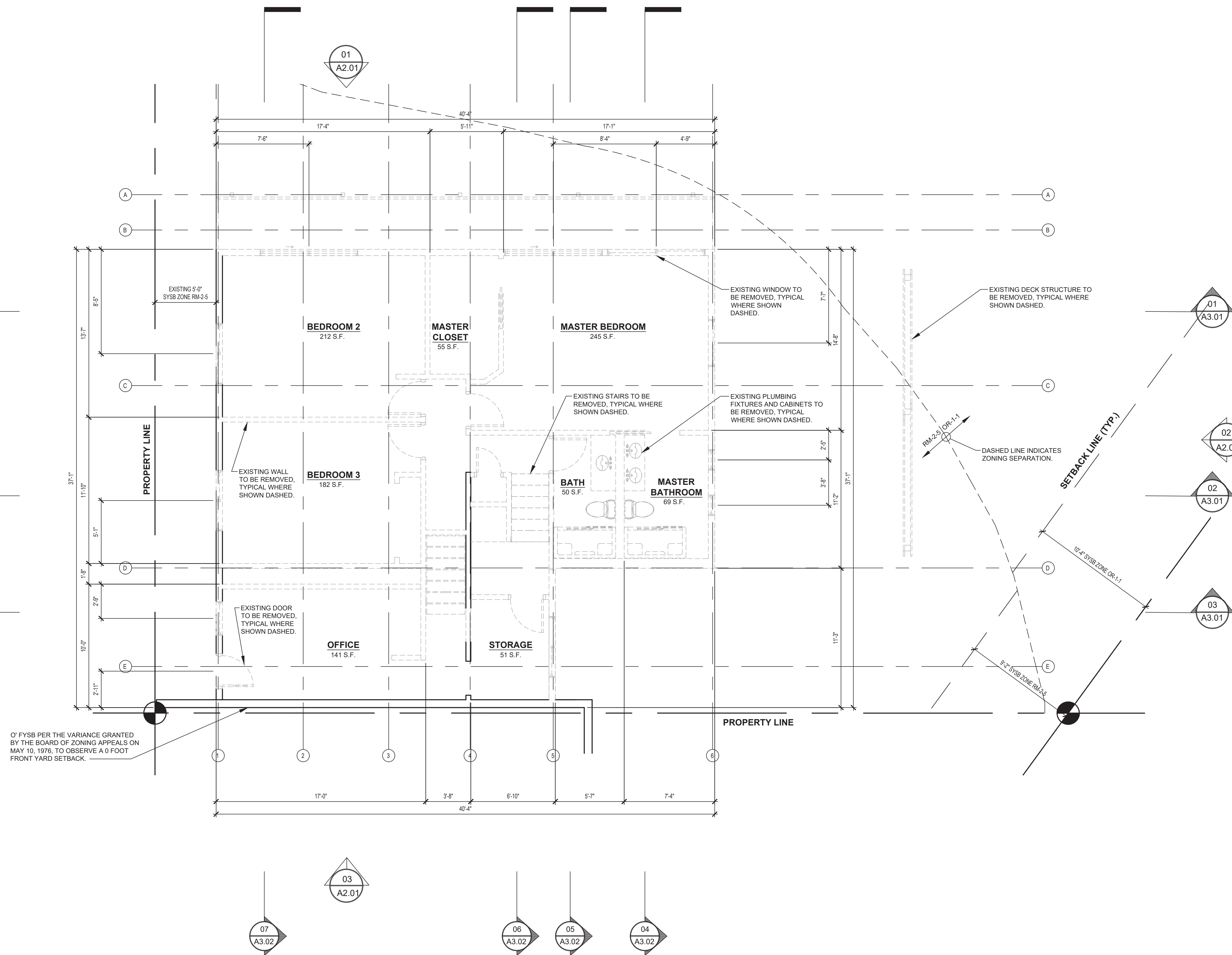
NEW THIRD LEVEL FLOOR PLAN

SHEET NUMBER:

A1.02A

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED

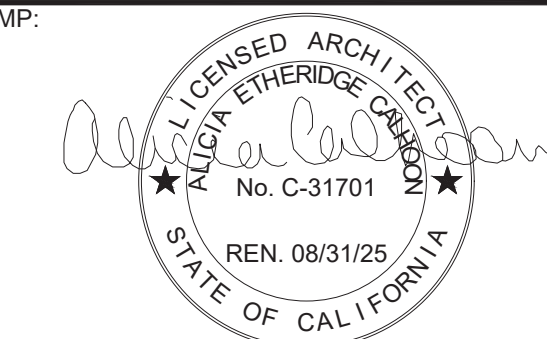


EXISTING/ DEMOLITION SECOND LEVEL (BEDROOMS) FLOOR PLAN

1/4" = 1'-0"



STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:
EXISTING/ DEMOLITION SECOND LEVEL
(BEDROOMS) FLOOR PLANS

SHEET NUMBER:

PTS-0695833

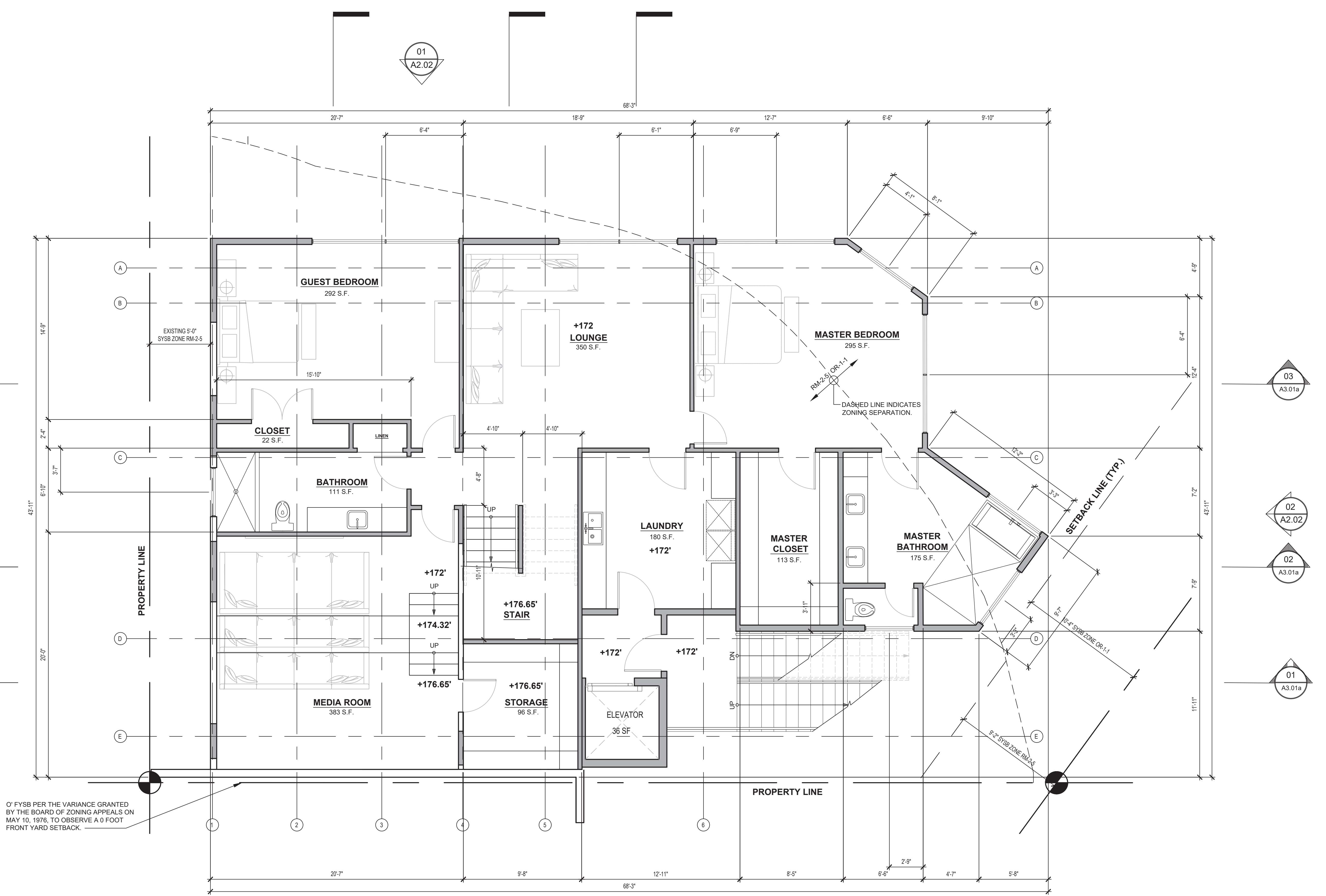
**CARR-GAFRIC
RESIDENCE**

2845 UNION STREET, SAN DIEGO, CA 92103

FLOOR PLAN LEGEND

— EXISTING WALLS

— NEW 2X WALLS



0' FYSB PER THE VARIANCE GRANTED BY THE BOARD OF ZONING APPEALS ON MAY 10, 1976, TO OBSERVE A 0 FOOT FRONT YARD SETBACK.

NEW SECOND LEVEL (BEDROOMS) FLOOR PLAN

1/4" = 1'-0"

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:
**NEW SECOND LEVEL (BEDROOMS)
FLOOR PLANS**

SHEET NUMBER:

A1.03A

ALICIA CALHOON

ARCHITECT & INTERIOR DESIGNER

LICENSED ARCHITECT CA C31701
LICENSED INTERIOR DESIGNER NCIDQ 21902

alicia@aliciacalhoon.com • 858.610.1599

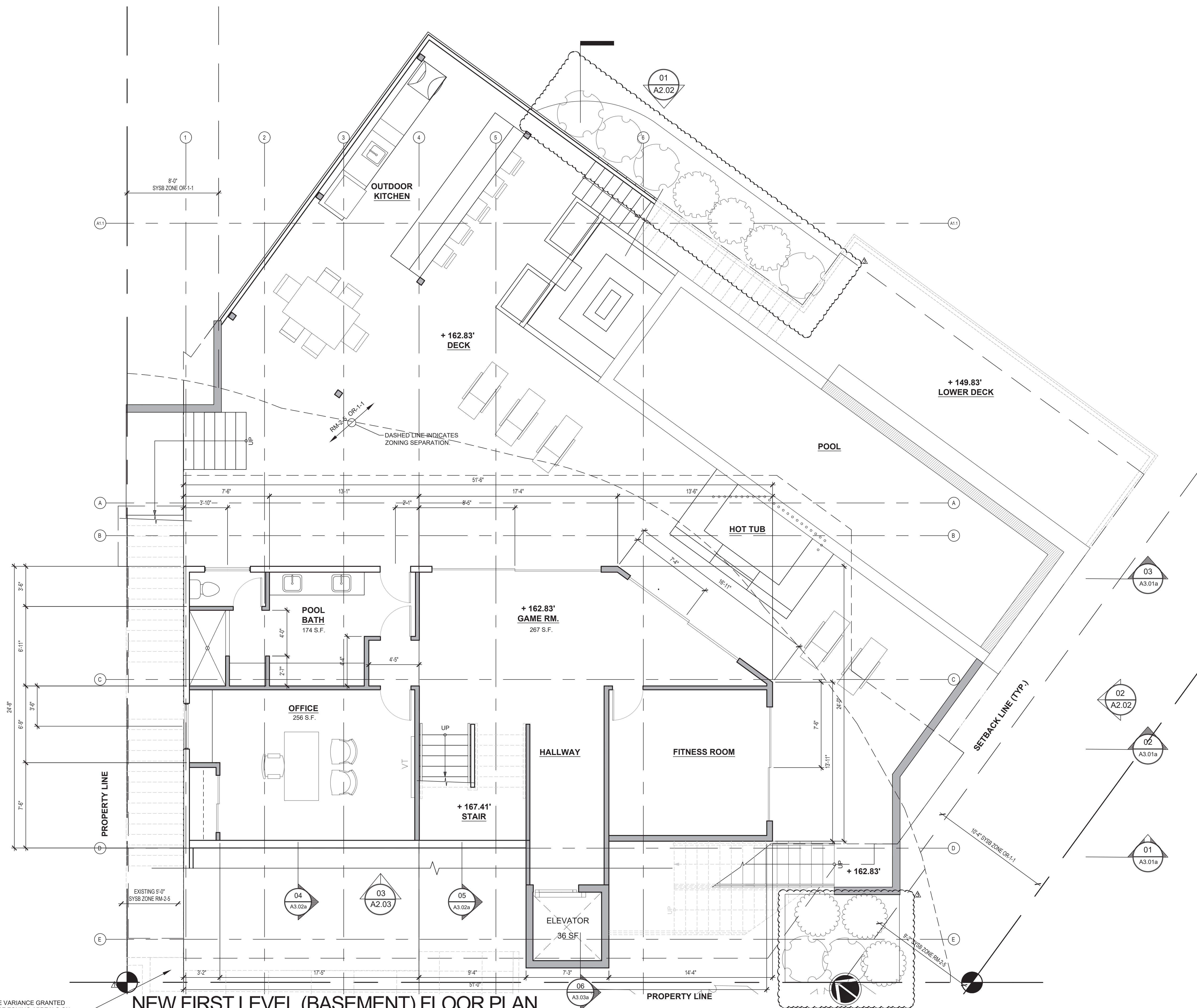
PTS-0695833

CARR-GAFRIC RESIDENCE

2845 UNION STREET, SAN DIEGO, CA 92103

FLOOR PLAN LEGEND

- EXISTING WALLS
- NEW 2X WALLS

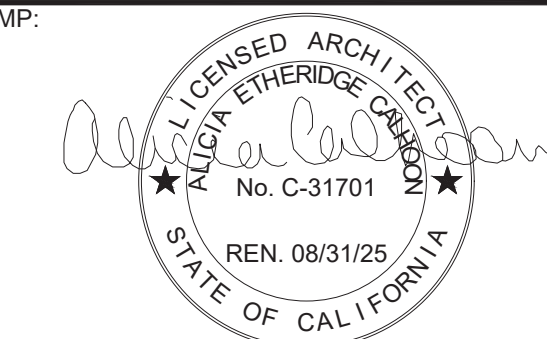


NEW FIRST LEVEL (BASEMENT) FLOOR PLAN

1/4" = 1'-0"

0' FYSB PER THE VARIANCE GRANTED BY THE BOARD OF ZONING APPEALS ON MAY 10, 1976. TO OBSERVE A 0 FOOT FRONT YARD SETBACK.

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:
NEW FIRST LEVEL (BASEMENT)
FLOOR PLAN

SHEET NUMBER:

A1.04A

ALICIA CALHOON

ARCHITECT & INTERIOR DESIGNER

LICENSED ARCHITECT CA C-31701
LICENSED INTERIOR DESIGNER NCIDQ 21902

alicia@aliciacalhoon.com • 858.610.1599

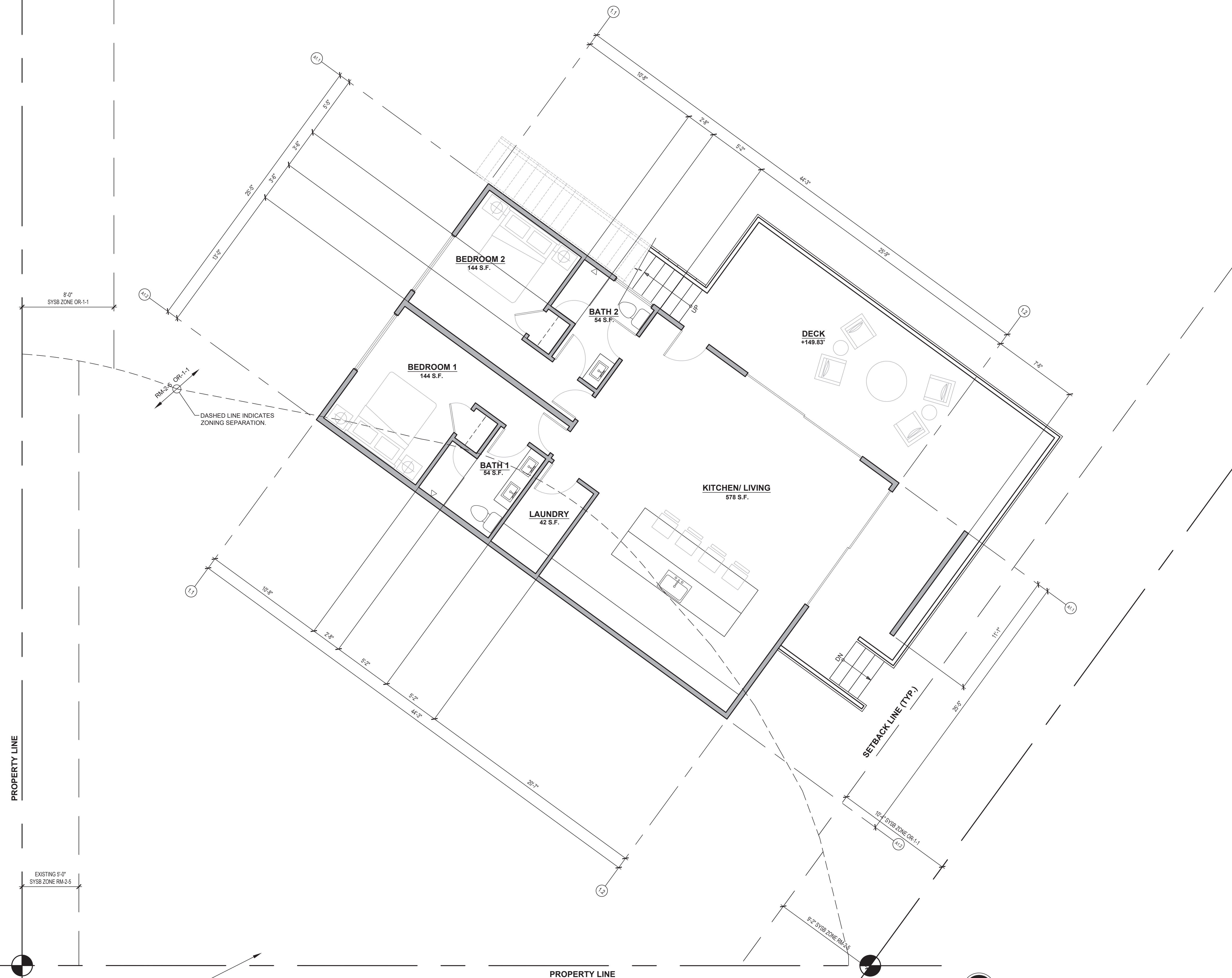
PTS-0695833

CARR-GAFRIC RESIDENCE

2845 UNION STREET, SAN DIEGO, CA 92103

FLOOR PLAN LEGEND

- EXISTING WALLS
- NEW 2X WALLS



PROPERTY LINE

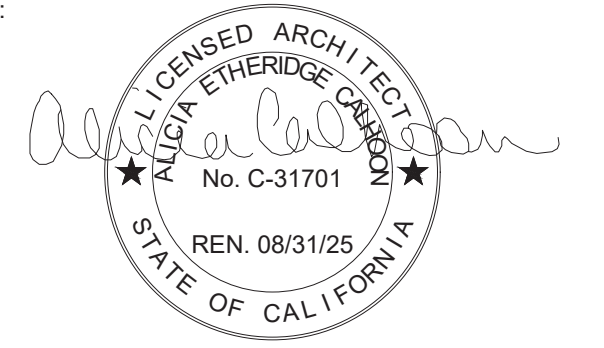
PROPERTY LINE

0' FYSB PER THE VARIANCE GRANTED BY THE BOARD OF ZONING APPEALS ON MAY 10, 1976, TO OBSERVE A 0 FOOT FRONT YARD SETBACK.

NEW ADU FLOOR PLAN

1/4" = 1'-0"

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:
NEW ADU FLOOR PLAN

SHEET NUMBER:
A1.05

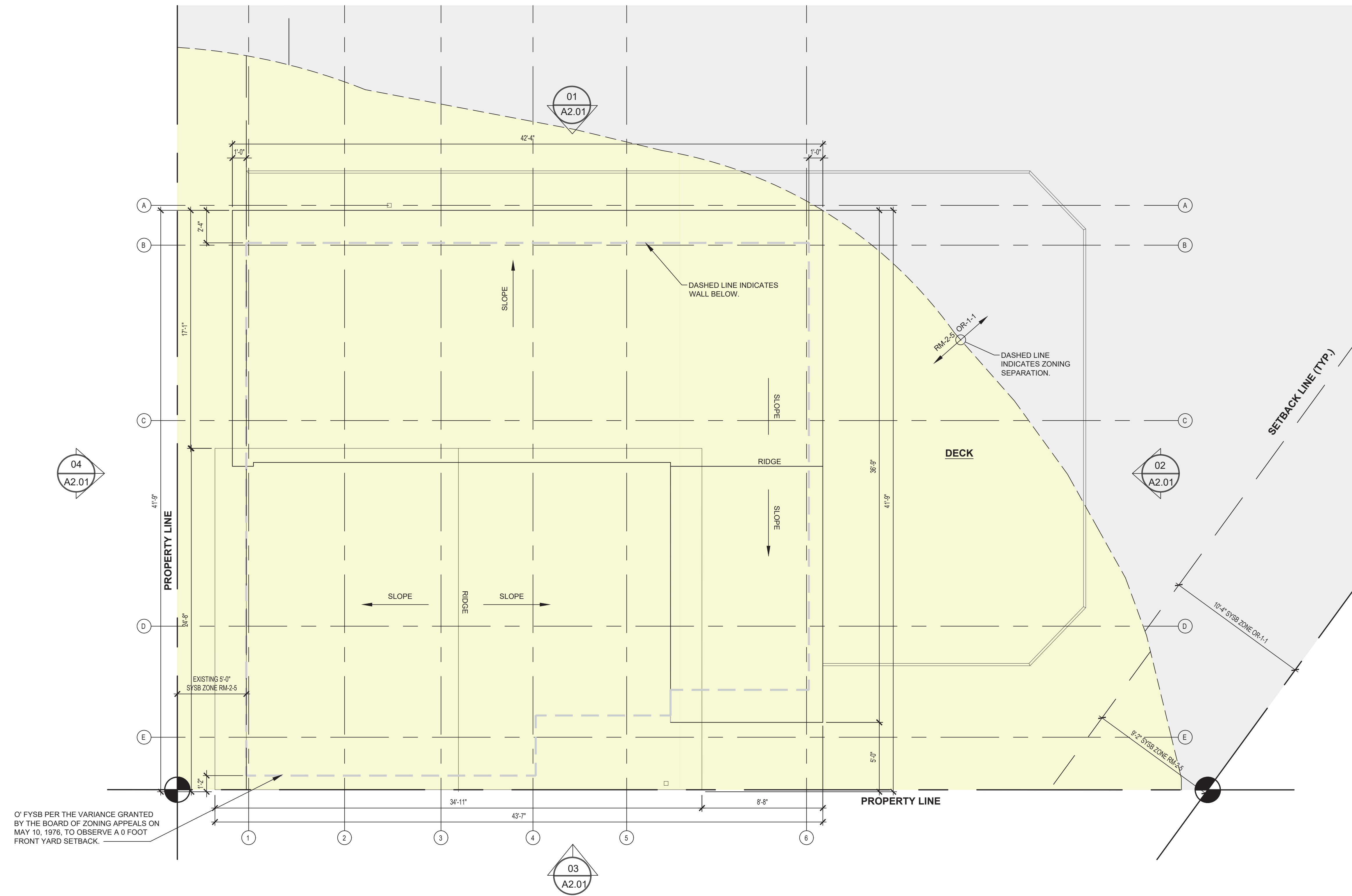
PTS-0695833

**CARR-GAFRIC
RESIDENCE**

2845 UNION STREET, SAN DIEGO, CA 92103

LEGEND

- RM-2-5 (2,853 S.F.), MAX HEIGHT: 40'-0"
- OR-1-1 (12,937 S.F.), MAX HEIGHT: 30'-0"



EXISTING/ DEMOLITION ROOF PLAN

1/4" = 1'-0"



STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:

EXISTING/ DEMOLITION ROOF PLAN

SHEET NUMBER:

A1.06

ALICIA CALHOON

ARCHITECT & INTERIOR DESIGNER

LICENSED ARCHITECT CA C31701
LICENSED INTERIOR DESIGNER NCIDQ 21902

alicia@aliciacalhoon.com • 858.610.1599

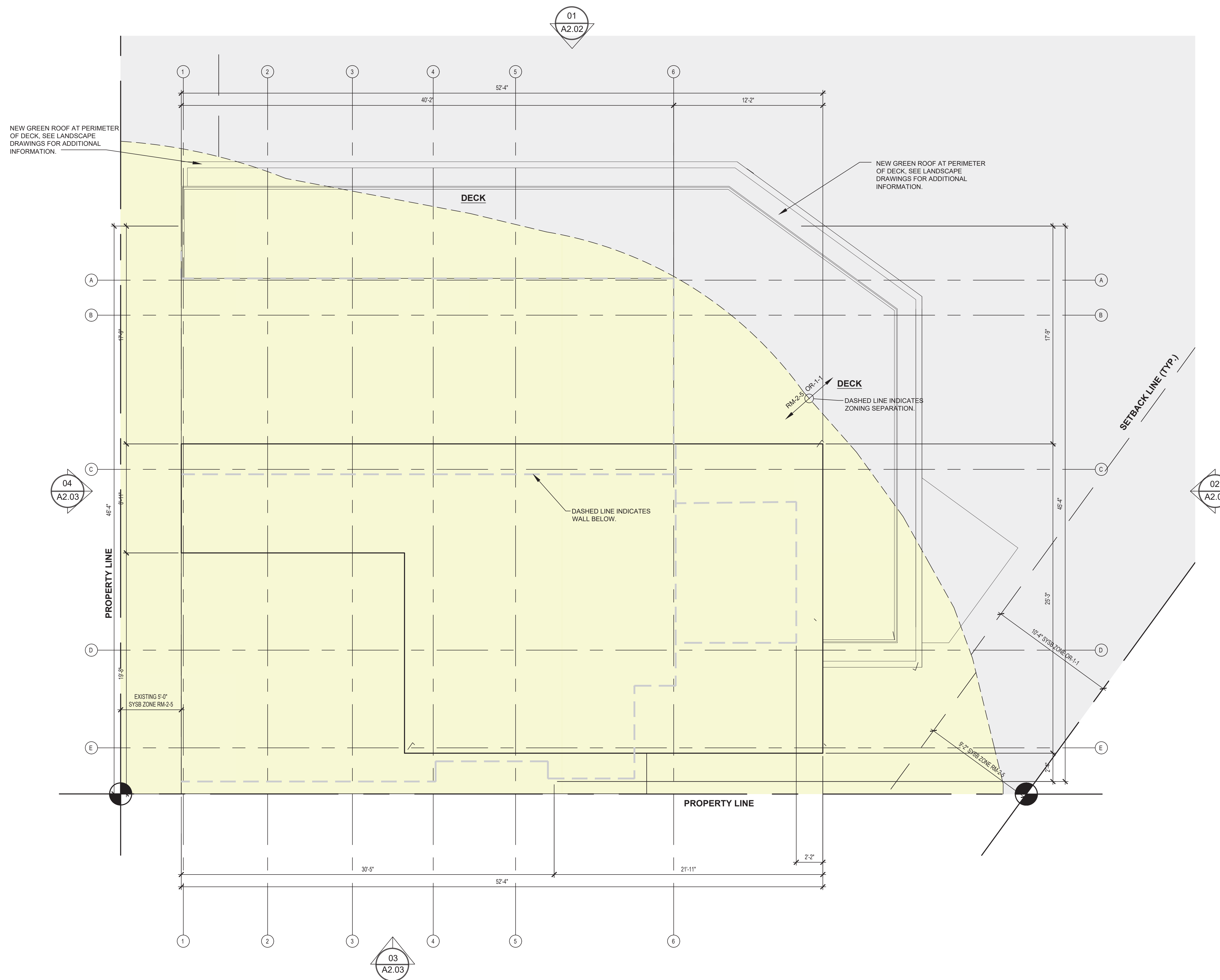
PTS-0695833

CARR-GAFRIC RESIDENCE

2845 UNION STREET, SAN DIEGO, CA 92103

LEGEND

- RM-2-5 (2,853 S.F.), MAX HEIGHT: 40'-0"
- OR-1-1 (12,937 S.F.), MAX HEIGHT: 30'-0"



NEW ROOF PLAN

1/4" = 1'-0"

STAMP:

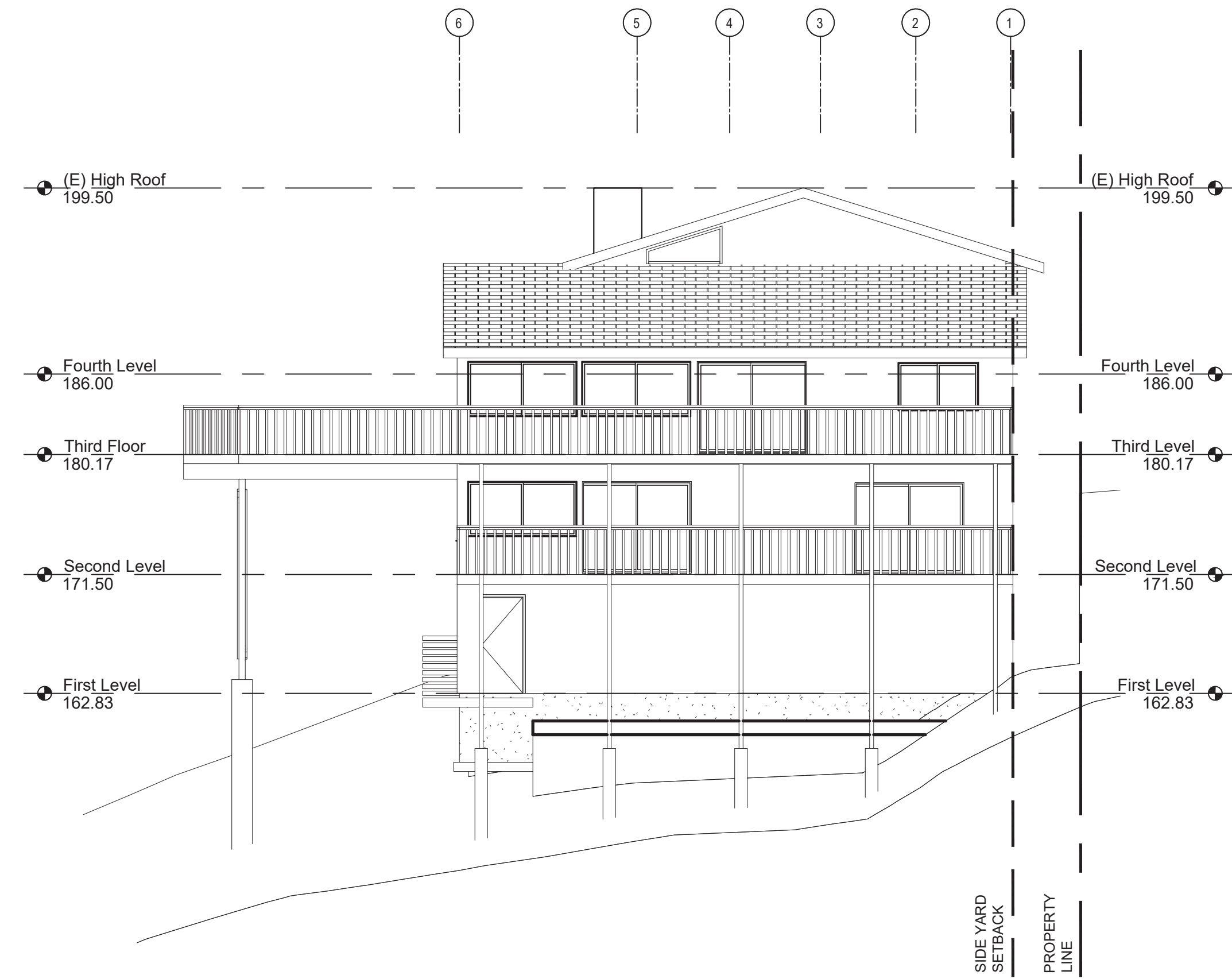


REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

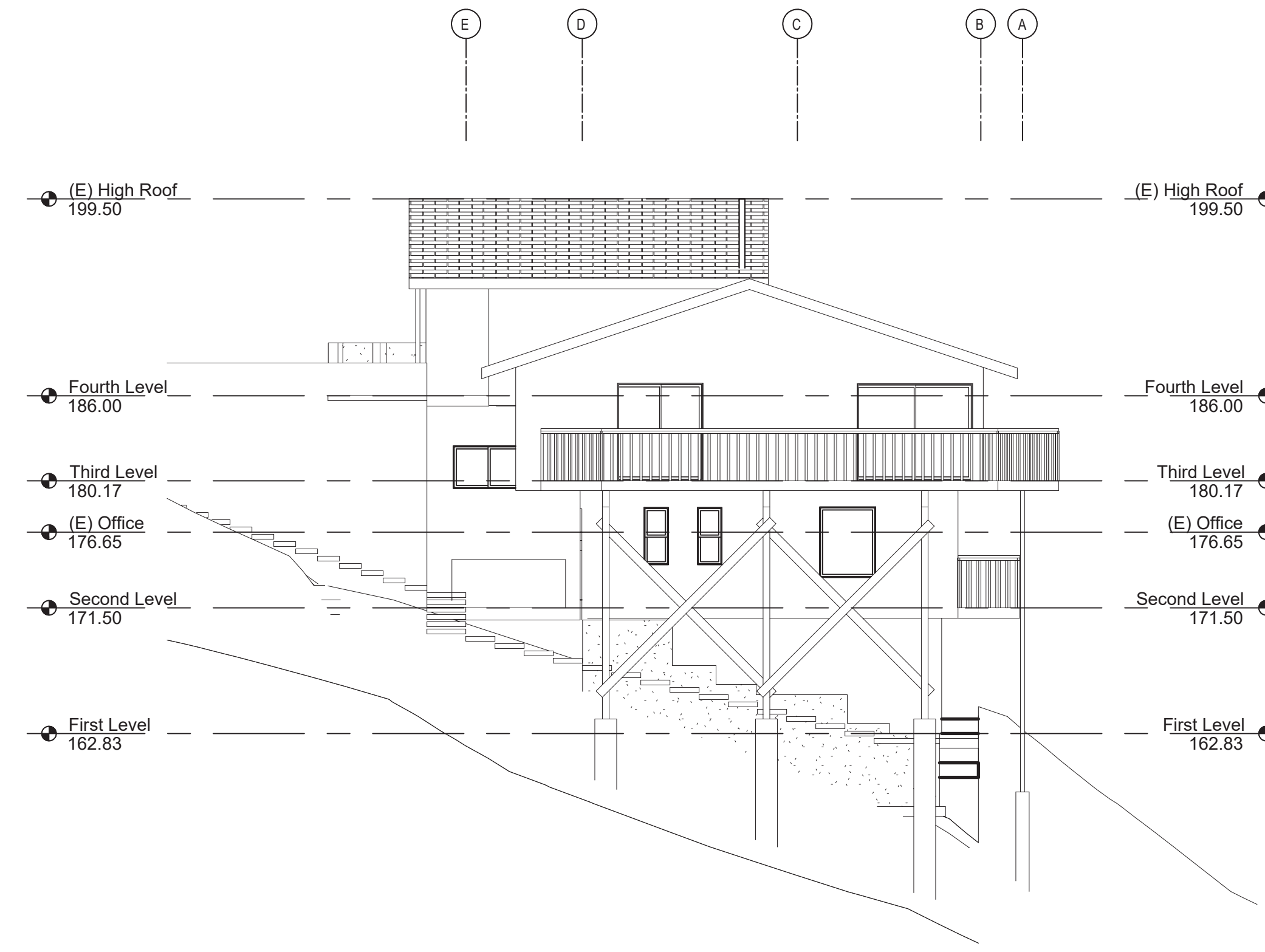
SHEET TITLE:
NEW ROOF PLAN

SHEET NUMBER:

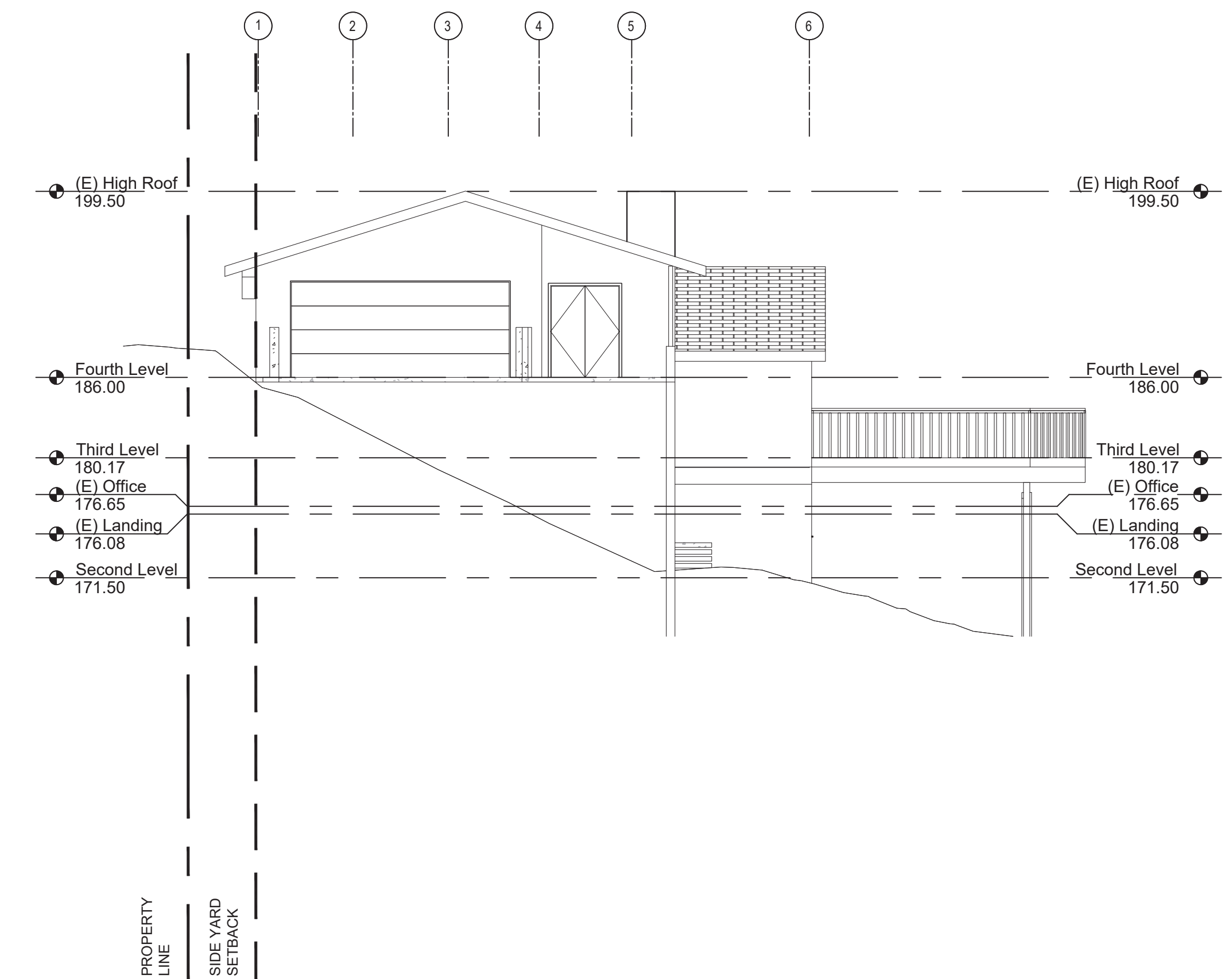
A1.07



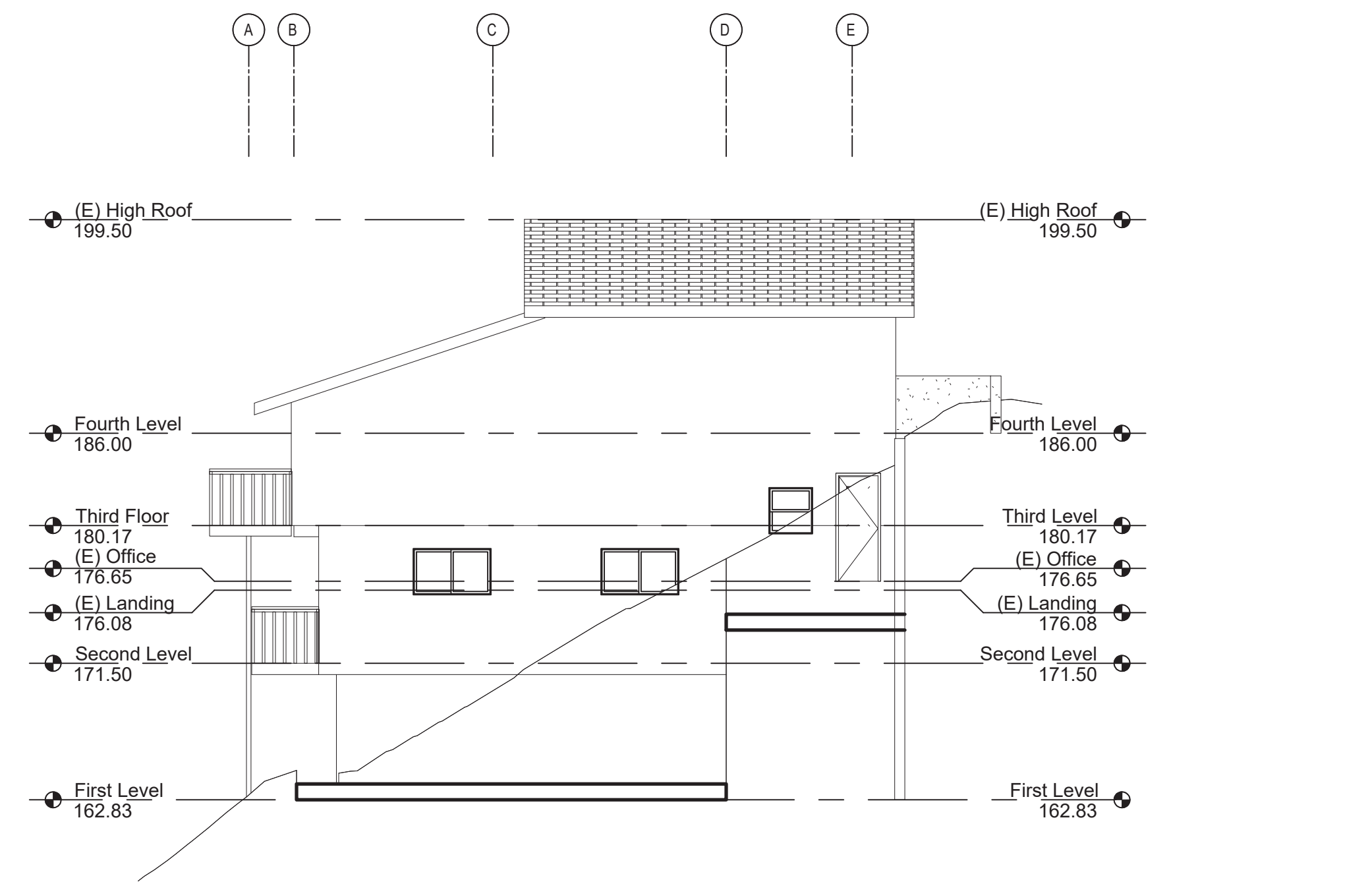
1 EXISTING/DEMOLITION NORTH ELEVATION
1/8" = 1'-0"



2 EXISTING/DEMOLITION EAST ELEVATION
1/8" = 1'-0"



3 EXISTING/DEMOLITION SOUTH ELEVATION
1/8" = 1'-0"



4 EXISTING/DEMOLITION WEST ELEVATION
1/8" = 1'-0"

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:
EXISTING/ DEMOLITION BUILDING
ELEVATIONS

SHEET NUMBER:

ALICIA CALHOON

ARCHITECT & INTERIOR DESIGNER

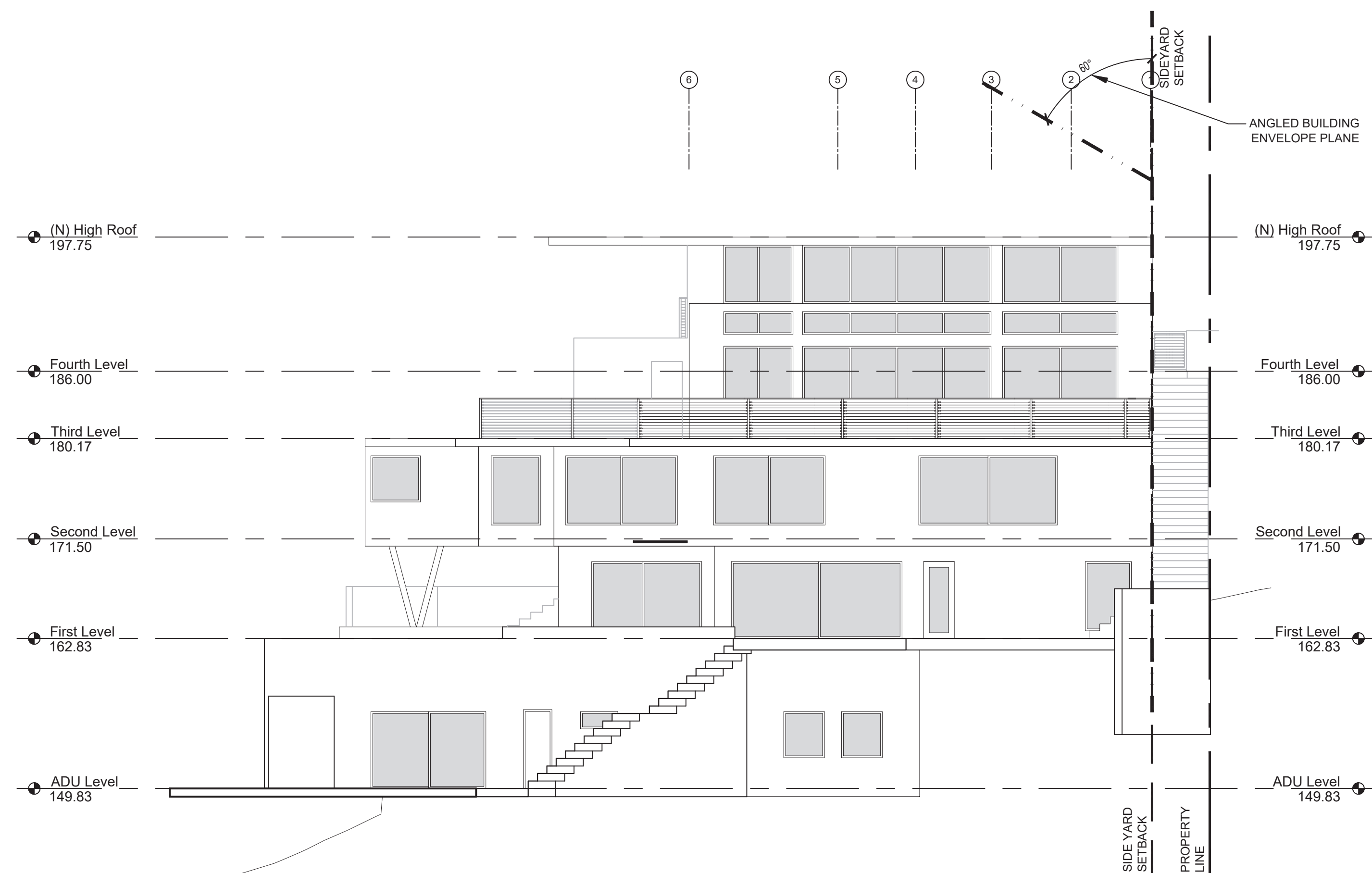
LICENSED ARCHITECT CA C-31701
LICENSED INTERIOR DESIGNER NCIDQ 21902

alicia@aliciacalhoon.com • 858.610.1599

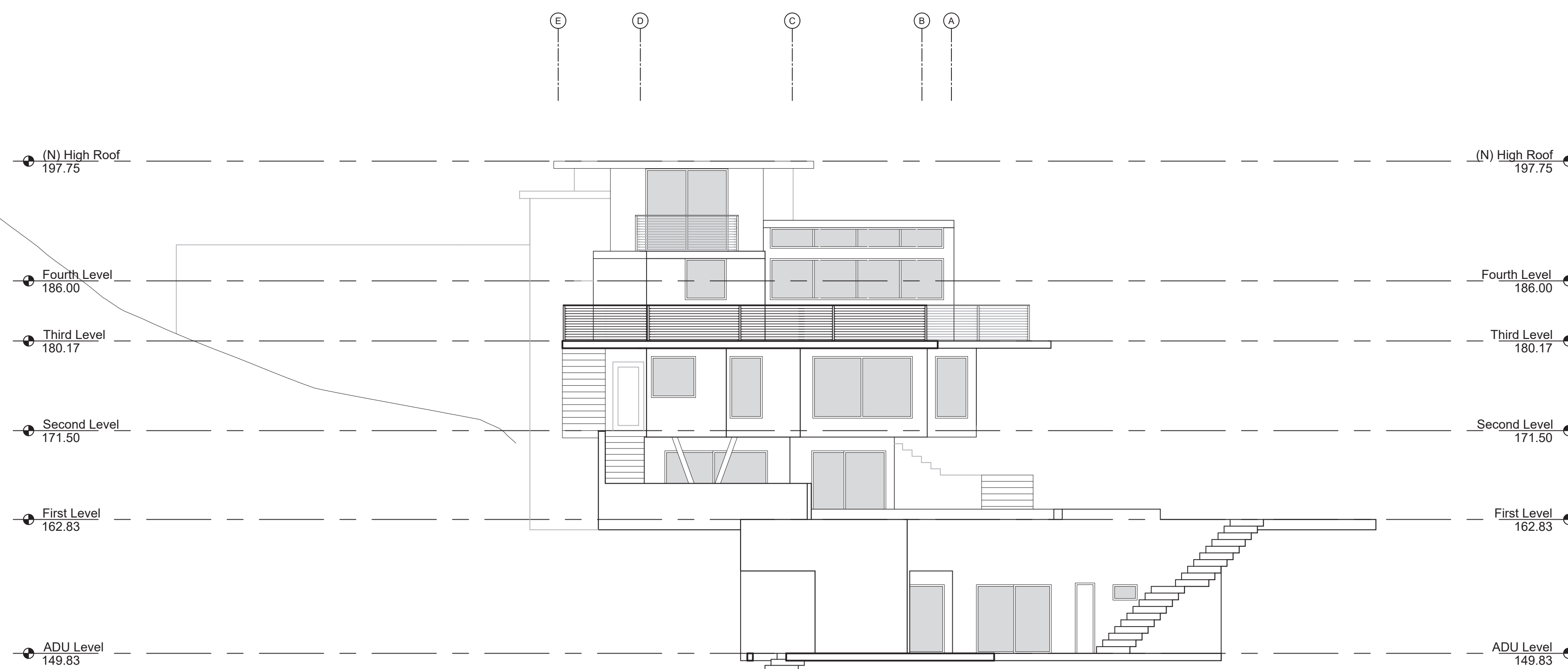
PTS-0695833

**CARR-GAFRIC
RESIDENCE**

2845 UNION STREET, SAN DIEGO, CA 92103

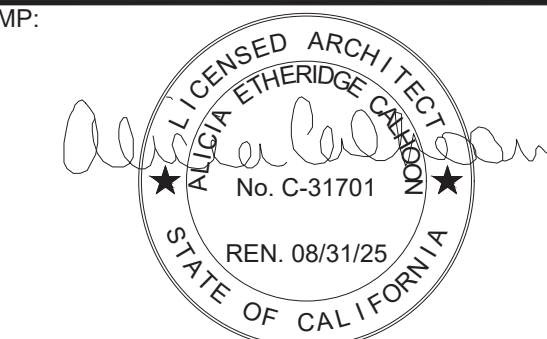


1 NEW NORTH ELEVATION
1/8" = 1'-0"



2 NEW EAST ELEVATION
1/8" = 1'-0"

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

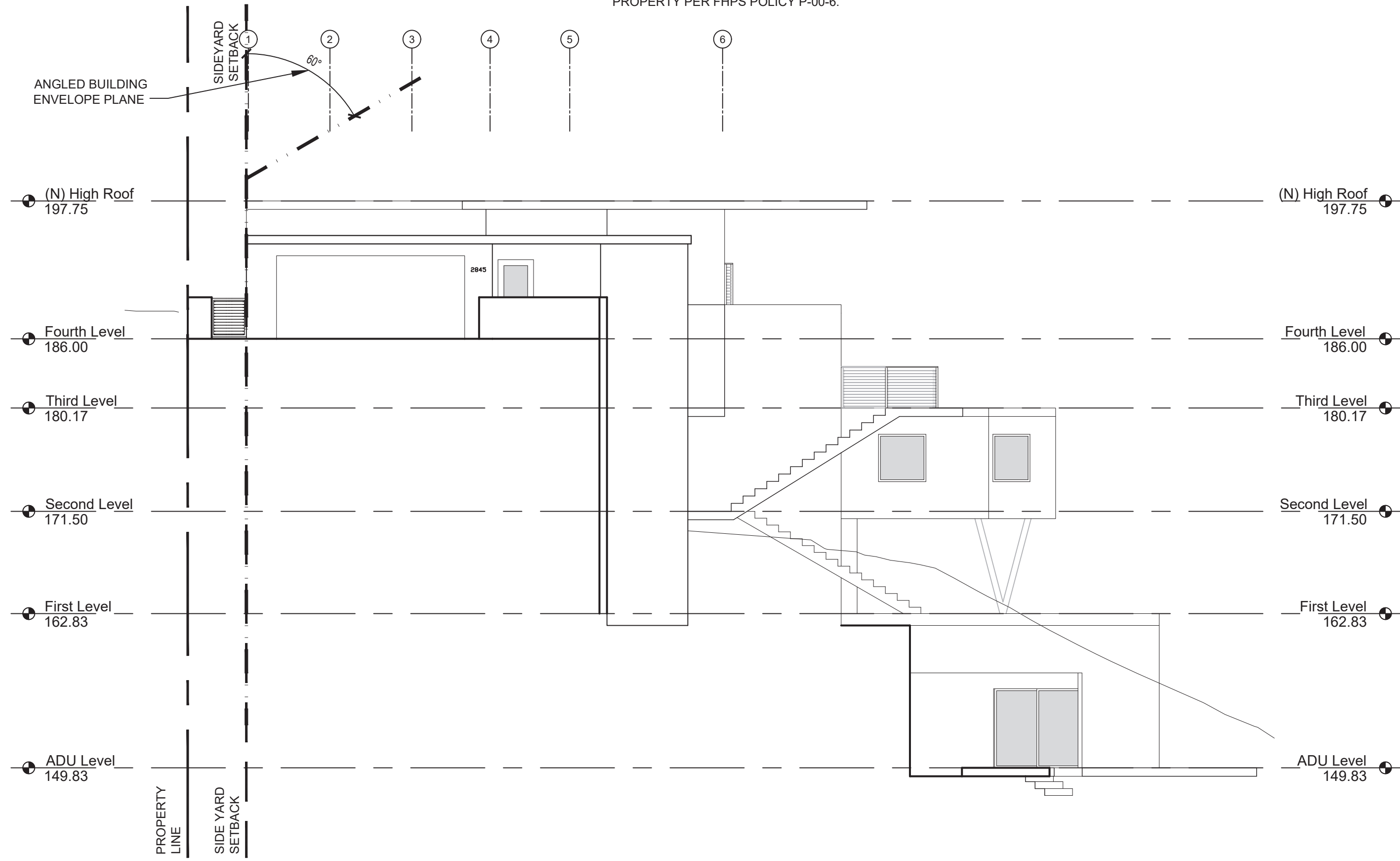
SHEET TITLE:

NEW BUILDING ELEVATIONS

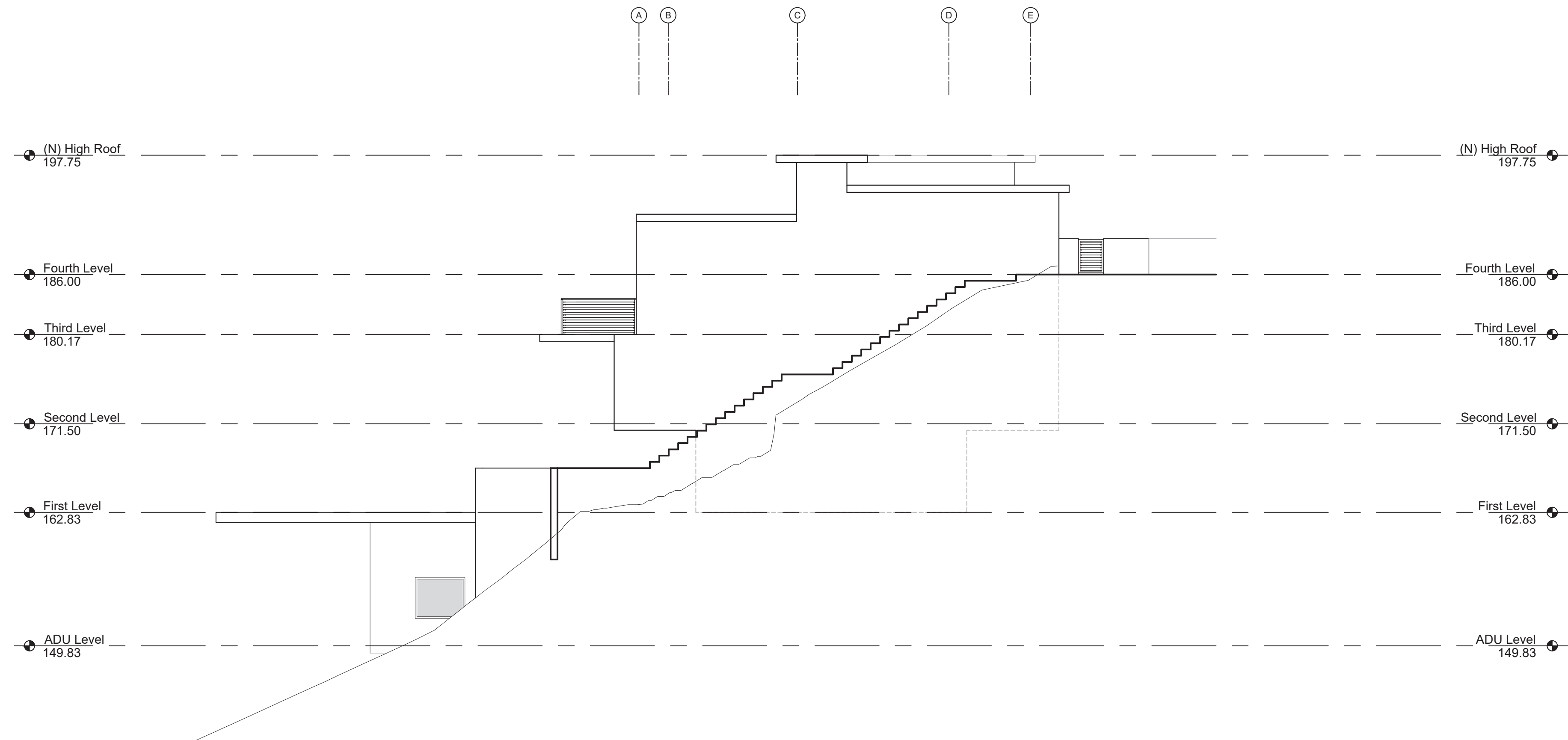
SHEET NUMBER:

A2.02

BUILDING ADDRESS NUMBERS TO BE
VISIBLE AND LEGIBLE FROM THE
STREET OR ROAD FRONTING
PROPERTY PER FHPS POLICY P-00-6.



3 NEW SOUTH ELEVATION
1/8" = 1'-0"



4 NEW WEST ELEVATION
1/8" = 1'-0"

ALICIA CALHOON

ARCHITECT & INTERIOR DESIGNER

LICENSED ARCHITECT CA C-31701
LICENSED INTERIOR DESIGNER NCIDQ 21902

alicia@aliciacalhoon.com • 858.610.1599

PTS-0695833

**CARR-GAFRIC
RESIDENCE**

2845 UNION STREET, SAN DIEGO, CA 92103

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:

NEW BUILDING ELEVATIONS

SHEET NUMBER:

A2.03