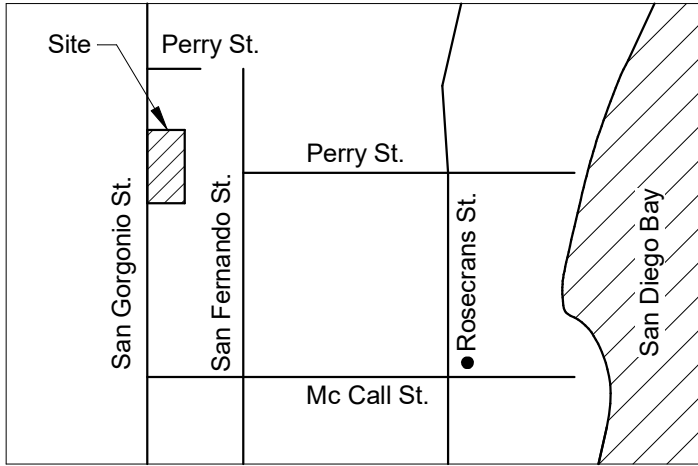


Architectural Abbreviations:

ADJ.	Adjacent	F.E.	Fire Extinguisher	P.C.F.	Pounds Per Cubic Foot
A.F.F.	Above Finish Floor	F.F.	Finish Floor	PERF.	Perforated
ALUM.	Aluminum	FLR.	Floor	P.L.F.	Pounds Per Linear Foot
ALT.	Alternate	F.O.	Face of	PLY.	Plywood
ARCH.	Architectural	F.O.C	Face of Concrete	P.S.F.	Pounds Per Square Foot
AVG.	Average	F.O.M	Face of Masonry	P.S.I.	Pounds Per Square Inch
		F.O.S	Face of Stud	P.T.	Pressure Treated
BD.	Board	FP.	Fireplace		
BDLG.	Building	FRMG.	Framing	RAG	Return Air Grille
BLKG.	Blocking	FTG.	Footing	REF.	Reference
BM.	Beam			REFR.	Refrigerator
BTWN.	Between	G.	Gas	REQ'D.	Required
		GA.	Gauge	REV.	Revision
CA.TV.	Cable Television	GALV.	Galvanized	RM.	Room
CBC	California Building Code	G.C.	General Contractor	R.O.	Rough Opening
C.I.P.	Cast-In-Place Concrete	G.F.I.	Ground Fault Interrupter		
C.J.	Control Joint	GL.	Glass	SECT.	Section
CLS.	Ceiling			S.F.	Square Foot
CLR.	Clear	HDR.	Header	SHWR.	Shower
C.M.U.	Concrete Masonry Unit	HGR.	Hanger	SIM.	Similar
COL.	Column	HORIZ.	Horizontal	SPECS	Specifications
CONC.	Concrete	HT.	Height	SQ.	Square
CONT.	Continuous	HTG.	Heating	S.S.	Stainless Steel
CPT.	Carpet	HVAC.	Heating/Ventilating/Air-Conditioning	STD.	Standard
C.T.	Ceramic Tile	H.W.	Hot Water	STL.	Steel
CTR.	Center			SUSP.	Suspended
C.W.	Cold Water	INCL.	Included/Including	SYS.	System
		INFO.	Information		
D.F.	Douglas Fir	INSUL.	Insulation	TEL.	Telephone
DIA.	Diameter	INT.	Interior	T.O.C.	Top Of Concrete
DIM.	Dimension			THK.	Thickness
D.L.	Dead Load	LAV.	Lavatory	T.O.B.	Top Of Beam
DN.	Down	LB.	Pound	T.O.S.	Top Of Slab
DWG.	Drawing	L.F.	Linear Foot	T.O.W.	Top Of Wall
		L.L.	Live Load	TYP.	Typical
EA.	Each				
E.I.F.S	Exterior Insulation Finish System	MAX.	Maximum	UBC	Uniform Building Code
		MECH.	Mechanical	U.O.N.	Unless Otherwise Noted
E.J.	Expansion Joint	MFR.	Manufacturer		
ELEC.	Electrical	MICRO	Microwave	V.I.F.	Verify In Field
ELEV.	Elevation	MIN.	Minimum	VNR.	Veneer
E.O.S.	Edge of Slab	MISC.	Miscellaneous	V.A.	Vinyl Tile
EQ.	Equal	MTL.	Metal		
EQUIP.	Equipment			W/	With
EXT.	Exterior	N/A	Not Applicable	W.C.	Water Closet
		NO.	Number	WD.	Wood
F.C.U.	Fan Coil Unit	N.T.S.	Not To Scale	W/D	Washer/Dryer
F.D.	Floor Drain			W/O	Without
FDN.	Foundation	O.C.	On Center	WP.	Waterproof
				WT.	Weight

Vicinity Map:



Note: There are no transit stops adjacent to the site. No new transit stops are proposed

Bus stop (0.3 miles / 1,584 ft away)

Drawing Index:

T1	Title Sheet
C1.1	Existing Conditions & Demolition Plan
C2.0	Site Plan
C3.0	Grading & Utility Plan
A1	Site Plan
A2	Proposed Home Spa
A3	Proposed Upper Patio
A4	ADU + Guest Quarters Floor Plans
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A10	Site Sections
A11	Site Sections
L-1	Landscape Construction Plan
L-2	Landscape Construction Plan
L-3	Planting Plan
L-4	Planting Plan
L-5	Planting Legend & Notes
L-6	Hydrozone Plan & Water Use Calculations

Project Directory:

Owner:
Rob & Christine Landis
535 San Gorgonio St.
San Diego, California 92037
p 619.980.7462
christinehlandis@gmail.com

Civil Engineer:
Enginuity Consulting
Zubin Patrawala
10531 4S Ranch Parkway, #567
San Diego, California 92127
p 858.605.0056

Project Architect:
christian rice architects, inc.
Christian Rice, AIA
CA Lic. # C-31139
1127 Loma Ave.
Coronado, California 92118
p 619.522.9040
cr@christianrice.com

Landscape Architect:
Linear Landscape Architecture
Joe Dodd
PLA #6005
1619 Myrtle Ave
San Diego, CA 92103
p 888.203.6628
joe@linearlандarch.com

Building Department Information:

Area of existing building to be demolished: 4,109 sq.ft.

Project Totals:

Existing to Remain (no change):
Main Dwelling: 4,117 sq.ft.

Proposed Area:
Main Dwelling Home Spa: 1,537 sq.ft
ADU: 1,196 sq.ft
Guest House: 350 sq.ft

Total Conditioned Area: 7,200 sq.ft

Proposed Unconditioned Area:
Garage: 1,179 sq.ft
Patio Structure: 114 sq.ft
Guest House Balcony: 270 sq.ft
ADU Patio: 133 sq.ft
Detached Garage: 534 sq.ft
Covered Outdoor Dining: 507 sq.ft

Project Information:

Development Summary:

Note: Existing single family dwelling at 535 San Gorgonio St. is historically significant 'Walter and Emilie Albrecht House' built in 1941.

The scope of work includes new construction of a home spa addition to the Main Dwelling, the new construction of an ADU, the new construction of a Guest Quarters with attached garage, the new construction of a detached garage, and the new construction of covered living adjacent to existing single family residence. Improvements are as follows:

- Discretionary Approval: Coastal Development Permit
- Lot tie of the properties: 532-273-10-00 and 532-273-09-00
- Demolition of existing 2-story dwelling on 555 San Gorgonio St.
- Construction of an addition (Home Spa) to the Main Dwelling
- New powder bath attached to existing Main Dwelling
- New outdoor living structure
- Construction of ADU
- Construction of Guest Quarters with attached garage
- Construction of Detached Garage
- Construction of Patio Structure
- New electric meter upgrade (if necessary)
- New water meter upgrade (if necessary)
- New landscape
- Concrete work/curb cut in right of way for access to new driveway

Legal Description: And the northerly 75 feet of the northwesterly quarter of lot 150 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof made by Charles H. Poole, in 1856, a copy of which said map was filed in the office of the county recorder of San Diego County November 14, 1921, and is known as miscellaneous map no. 35, said northwesterly quarter of said lot being commonly known as lot no. 2, block 150 of La Playa. Also, that portion of the southerly half of Owen St. lying northerly of adjoining said northwesterly quarter, as vacated and closed to public use.

PM21970 PAR 1

Assessor's Parcel Number: 532-273-10-00, 532-273-09-00
Parcel Zoning: RS-1-4
Year Built: 1941
Construction Type: V B - Wood Frame
Occupancy Classification: R3
Automatic Fire Sprinklers: Yes (@ new structures)
Stories: Two
Height: 25'-4 1/2" (30' Max. height)
Parking: Required Spaces: 2; Provided Spaces: 7

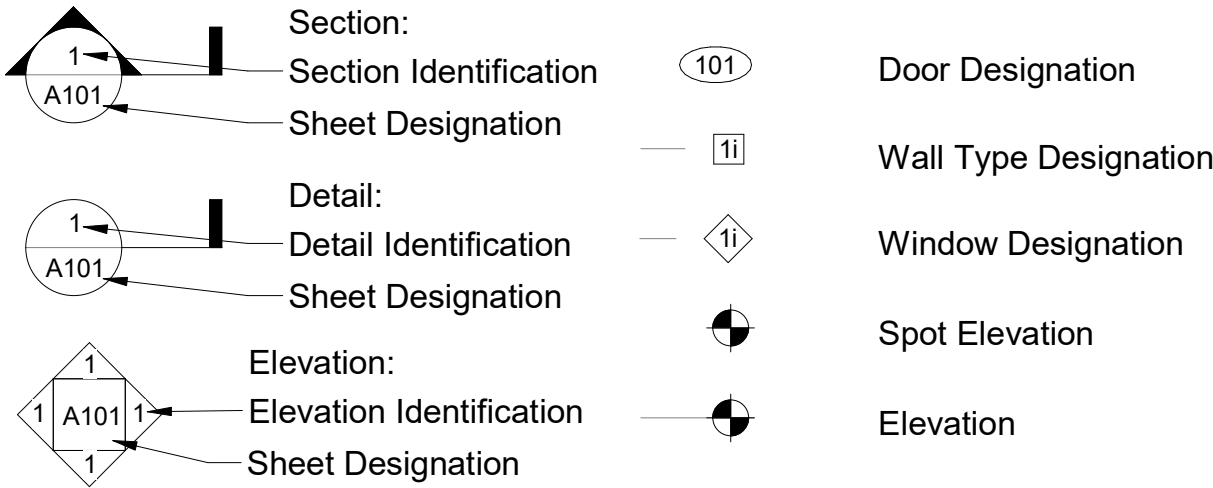
Lot Area:
555 San Gorgonio St.: 26,281.38 sq.ft. (0.603 acre)
535 San Gorgonio St. 14,998.79 sq.ft. (0.34 acre)
Total: 41,280.17 sq.ft. (0.948 acre)

Landscape Area: 25.9 % (10,694 sq.ft / 41,280 sq.ft)

Gross Floor Area (GFA) Calculations:
Existing (including garage): 4,534 sq.ft
Home Spa (new): 1,537 sq.ft
Guest House (new): 329 sq.ft
Entry Lobby (new): 336 sq.ft
ADU (new): 901 sq.ft
Detached Garage (new): 534 sq.ft
Powder Bathroom (new): 42 sq.ft
Garage (new): 1,170 sq.ft
Total: 9,378 sq. ft.

FAR= 9,378 sq. ft. / 41,280 sq. ft. or 22.7%
Max FAR allowed = 45%; Actual FAR = 22.7%

Symbols:



Approval Stamps:

Development Summary:

Existing Use	R3; Single family residence
Proposed Use	R3; Single family residence
Existing Low Income Units to be Demolished	None
Geologic Hazard Category:	52
Overlay Zones Designation	
Airport Land Use Compatibility Overlay Zone (ALUCOZ) Coastal Height Limit Overlay Zone (CHLOZ) Coastal Overlay Zone (COZ) ALUCP Airport Influence Area (AIA) FAA Part 77 Noticing Area	
Landscape Planting Area:	18,781 SF

Landis Residence

535 San Gorgonio St., San Diego, CA 92106

christian rice architects, inc.

1127 loma ave, coronado, ca 92118 p 619.522.9040



drawn by:
BW

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November 11, 2025

revisions:		
revision	date	notes
1	03/19/26	
2	7/16/26	

Title Sheet

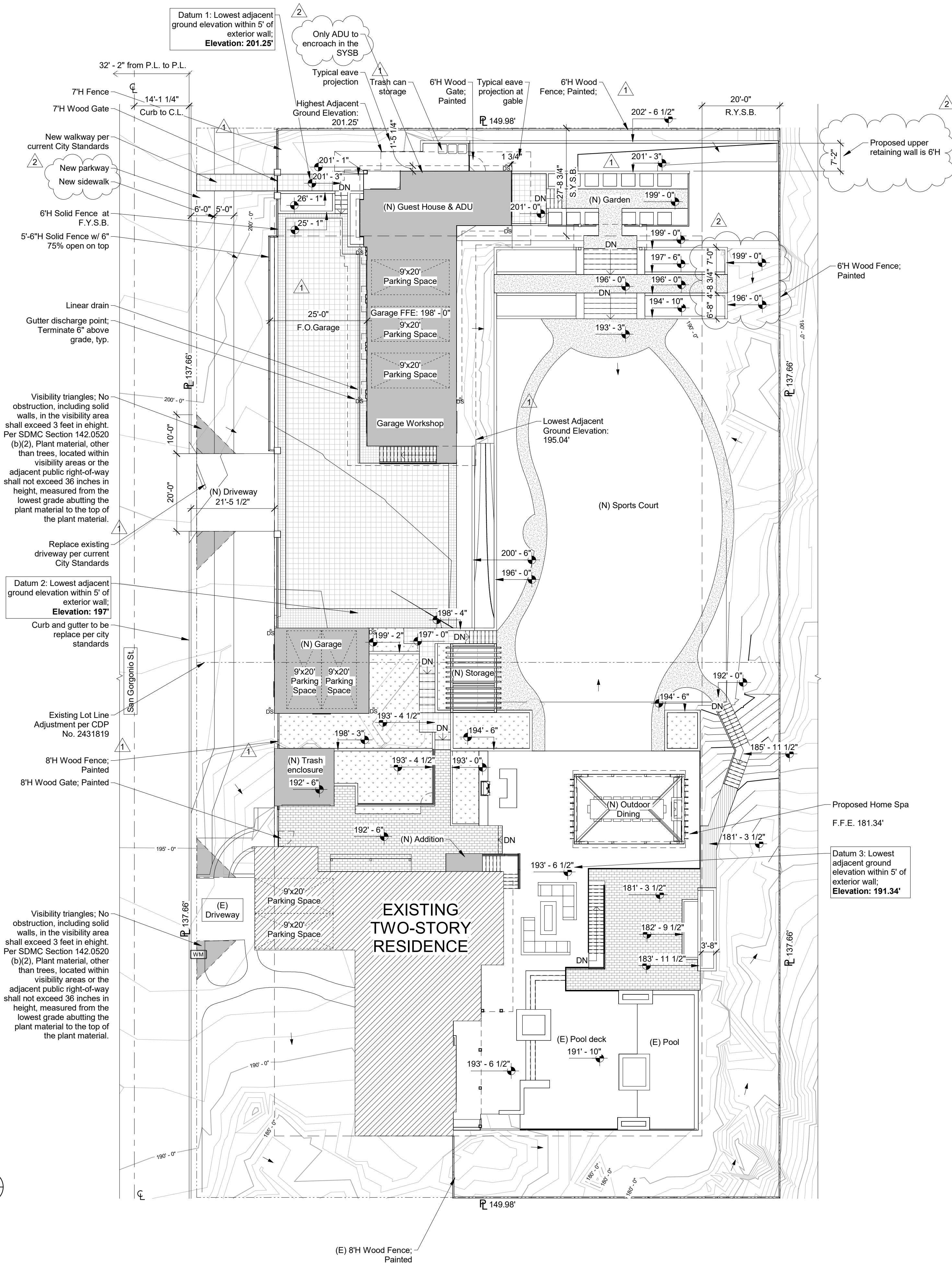
T1

The map shows a grid of streets. Perry St. runs horizontally across the top. San Geronimo St., San Fernando St., Rosecrans St., and Mc Call St. run vertically. The 'Site' is marked with a hatched rectangle on San Geronimo St., between Perry St. and San Fernando St. San Diego Bay is shown to the right of the street grid, with a hatched area representing the shoreline.

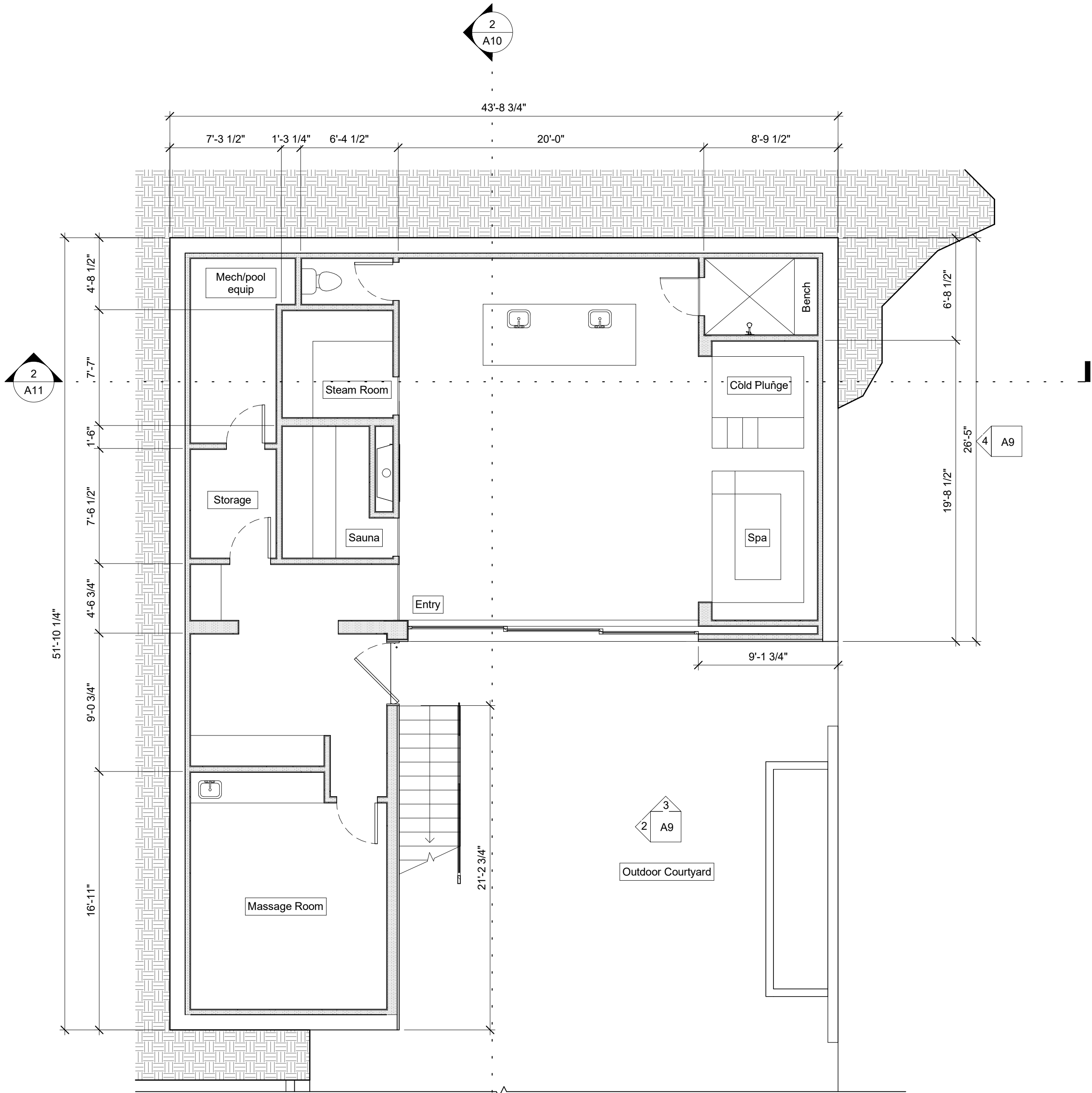
Minimum Required Parking:	2 spaces
Existing Spaces:	2 spaces
Proposed Spaces:	<u>5 spaces</u>
Total Spaces:	<u>7 spaces</u>

And the northerly 75 feet of the northwesterly quarter of lot 150 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof made by Charles H. Poole, in 1856, a copy of which said map was filed in the office of the county recorder of San Diego County November 14, 1921, and is known as miscellaneous map no. 35, said northwesterly quarter of said lot being commonly known as lot no. 2, block 150 of La Playa. Also, that portion of the southerly half of Owen St. lying northerly of adjoining said northwesterly quarter, as vacated and closed to public use.

- 2
- 8.



	Concrete		Permeable Pavers
	Landscaping		Permeable Pavers
	Natural Stone Tile		Slope Direction
	Permeable Pavers		Downspout



2 Proposed Home Spa
3/16" = 1'-0"

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2
A11

2
A10

3
2
A9

4
A9

16'-11"

9'-0 3/4"

4'-6 3/4"

7'-6 1/2"

1'-6"

7'-7"

4'-8 1/2"

51'-10 1/4"

7'-3 1/2"

1'-3 1/4"

6'-4 1/2"

20'-0"

8'-9 1/2"

43'-8 3/4"

21'-2 3/4"

9'-1 3/4"

19'-8 1/2"

26'-5"

6'-8 1/2"

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Proposed Home Spa

A2

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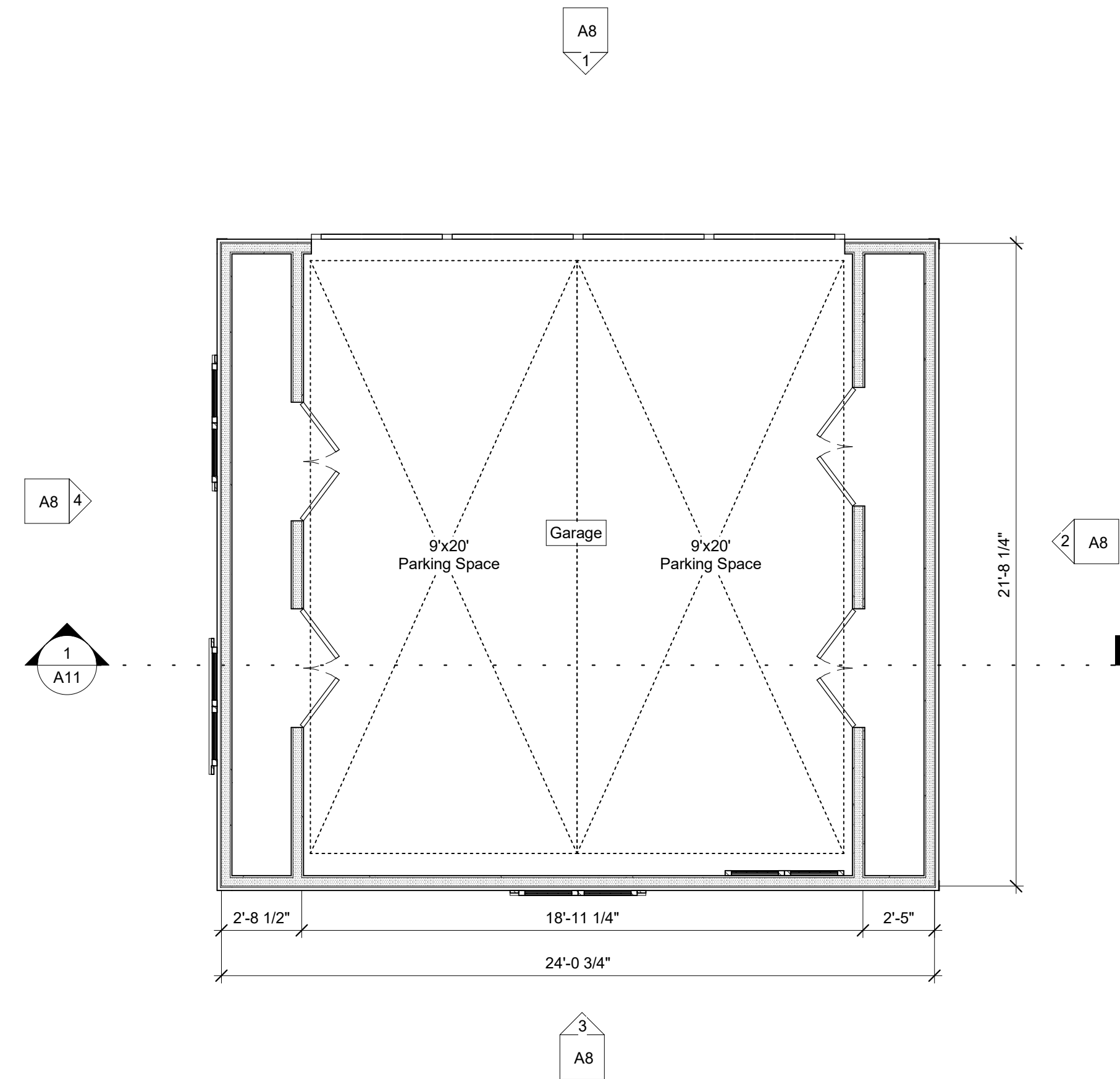
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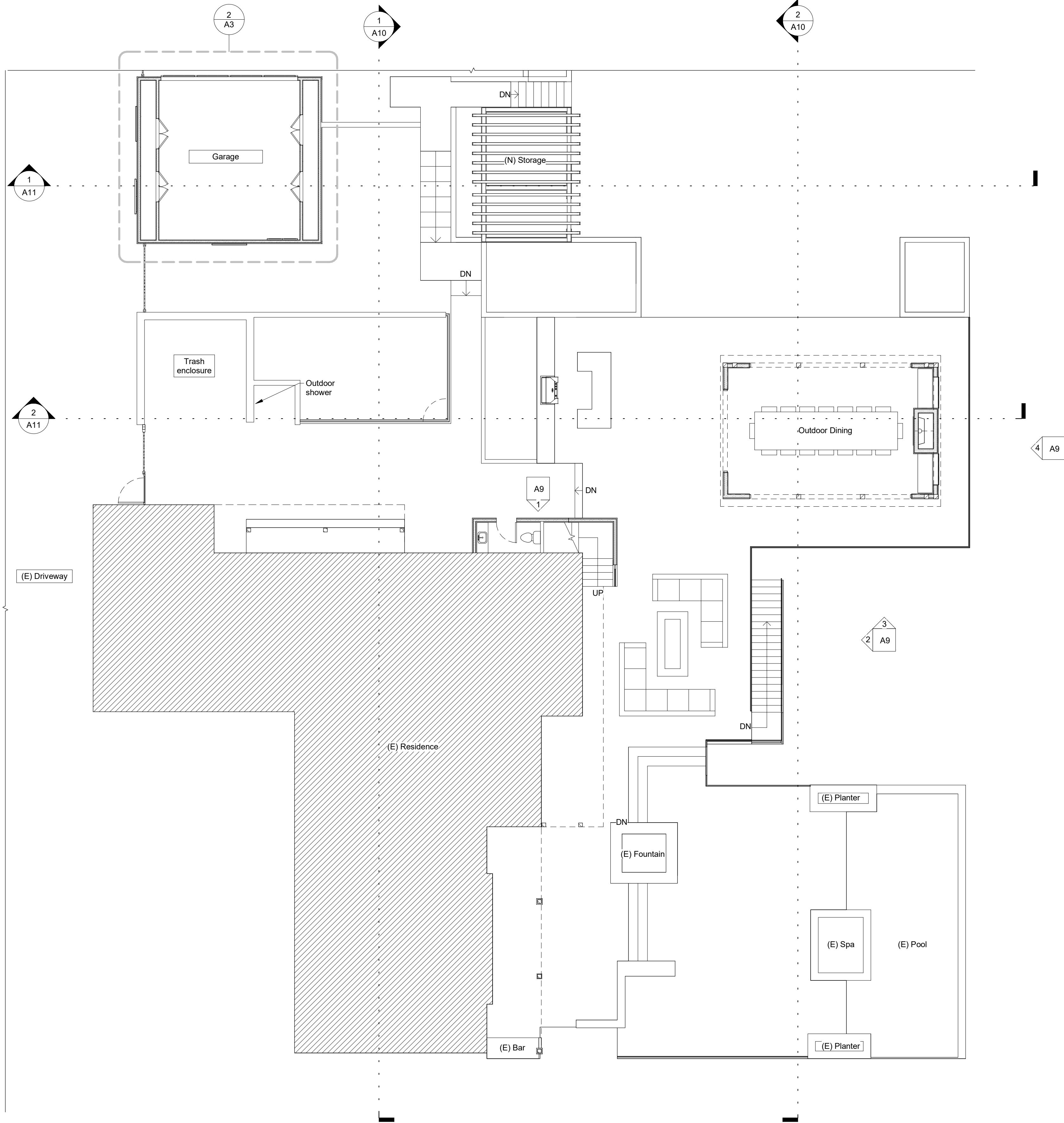
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architect:

project:



2 Garage Floor Plan
1/4" = 1'-0"



1 Proposed Upper Patio
1/8" = 1'-0"

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Proposed Upper
Patio

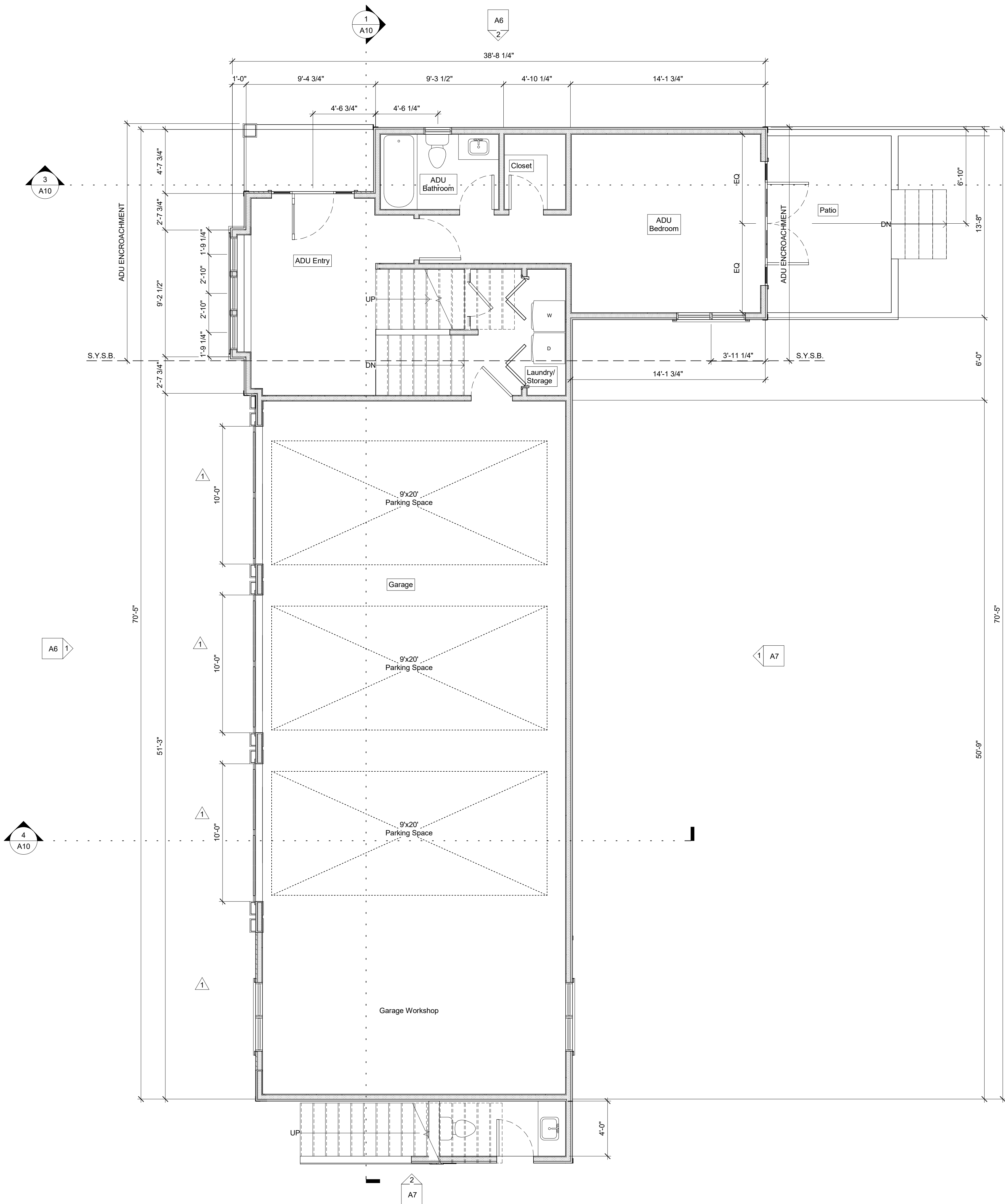
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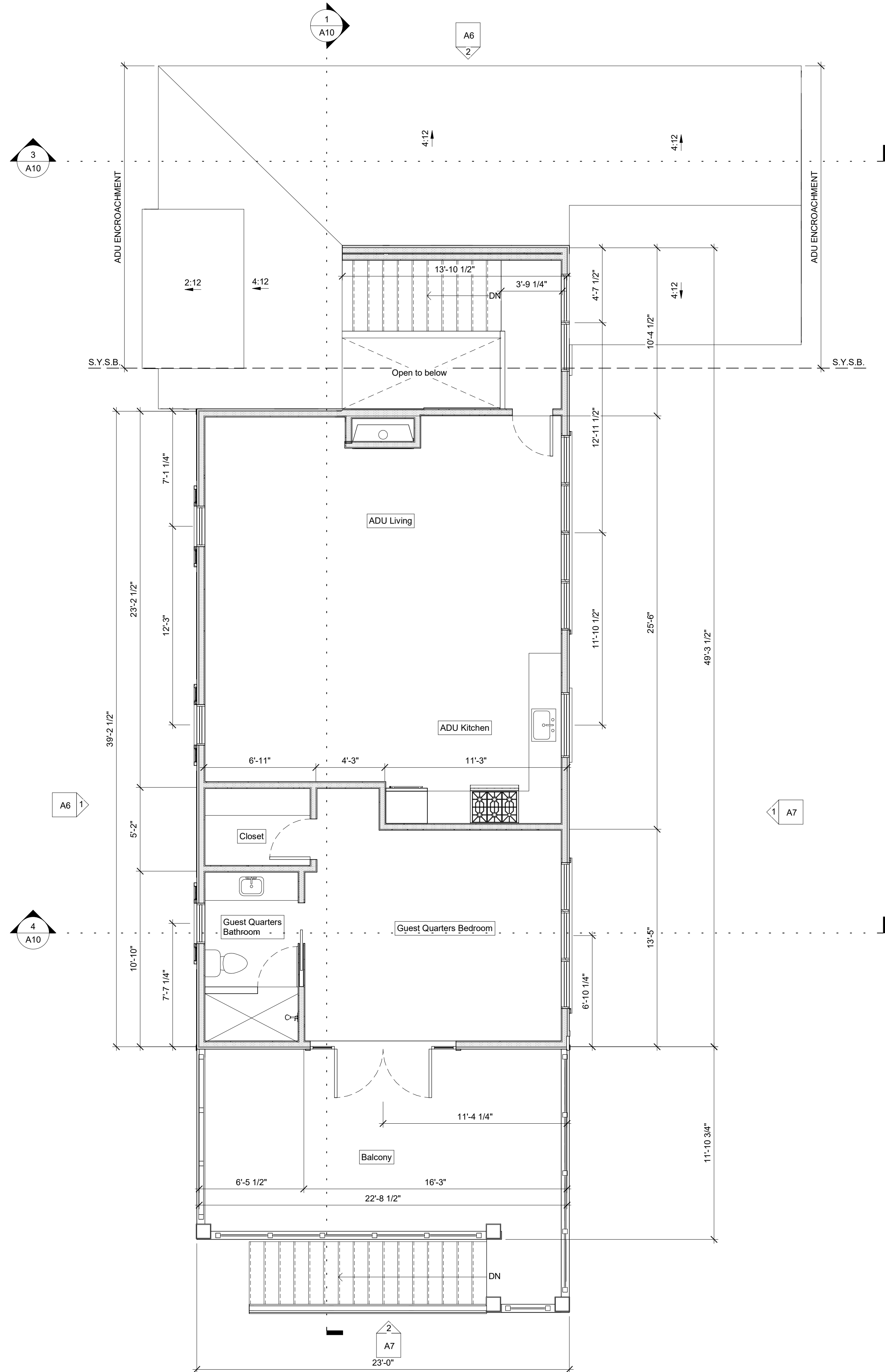
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sheet title:

drawing number:



1 Lower Level Plan - Guest Quarters and Garage
1/4" = 1'-0"



2 ADU - Floor Plan
1/4" = 1'-0"

project:

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architect:

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revision	date	notes
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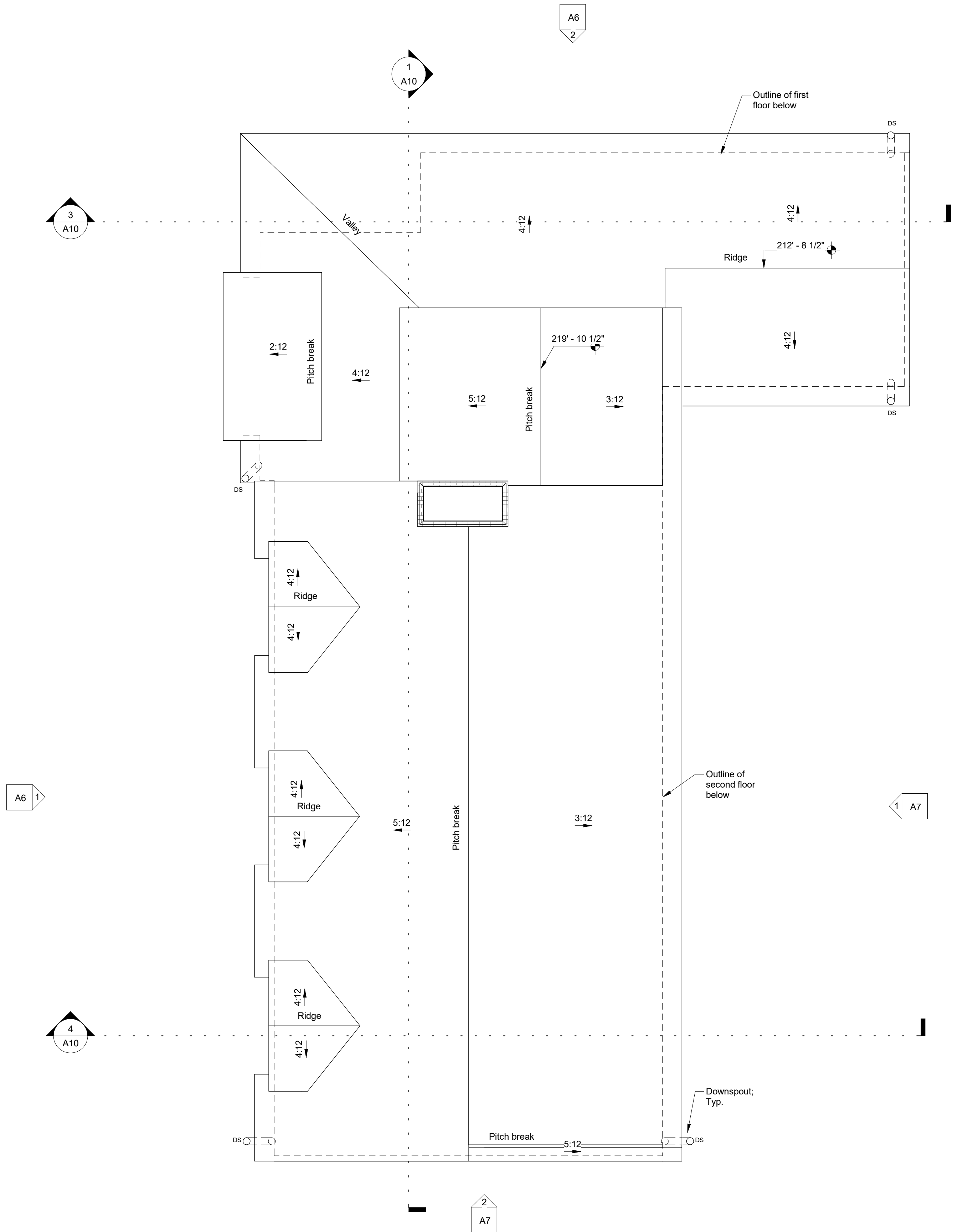
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ADU + Guest Quarters Floor Plans

drawing number:

A4

1 Roof Plan
1/4" = 1'-0"



A5

Roof Plan

revisions:		
revision	date	notes
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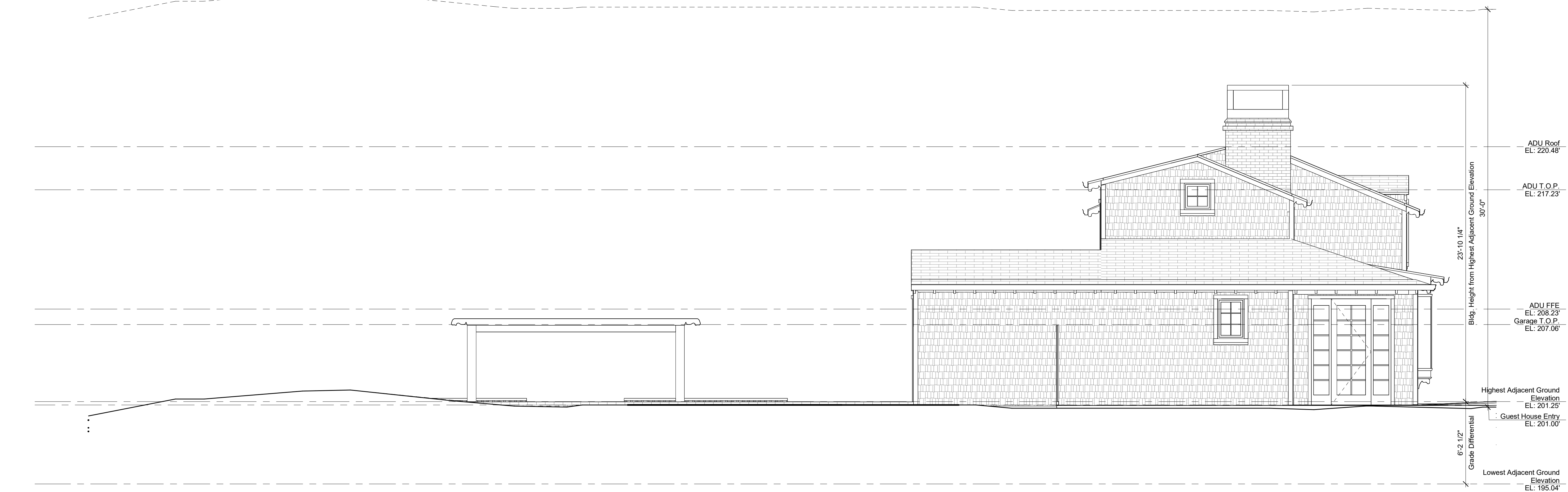
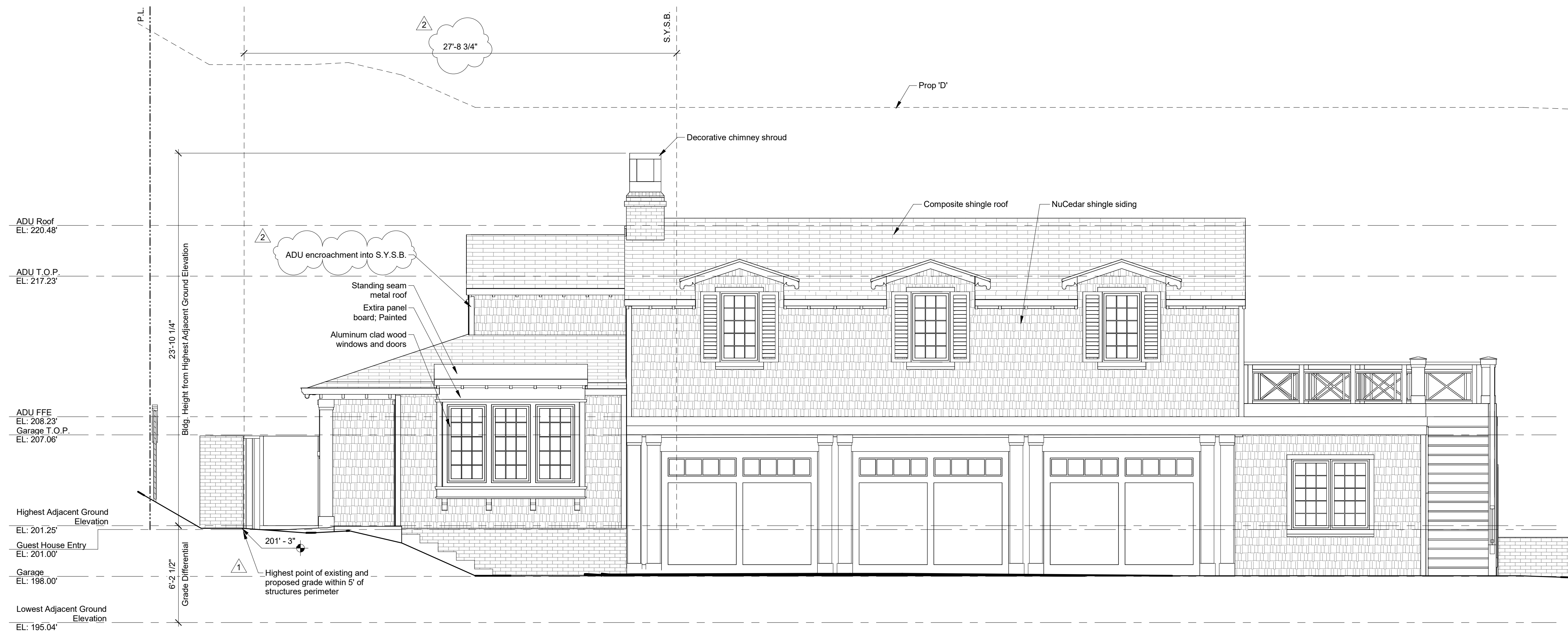


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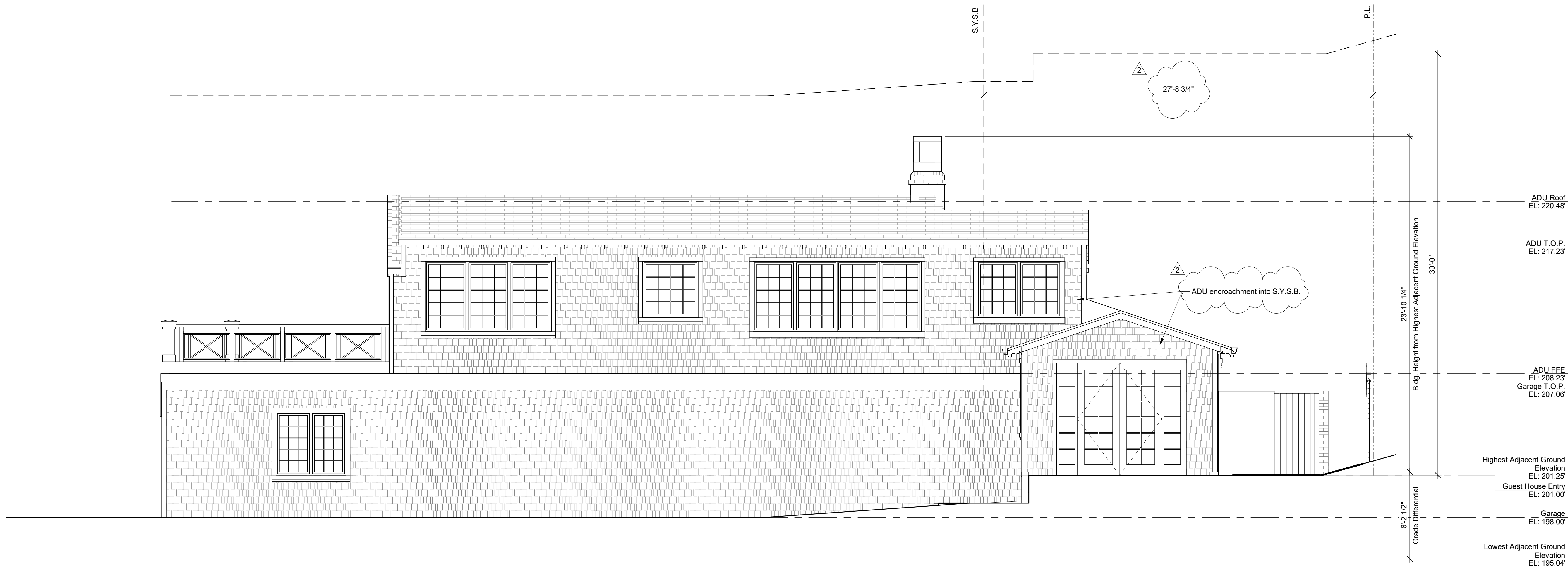
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Elevations

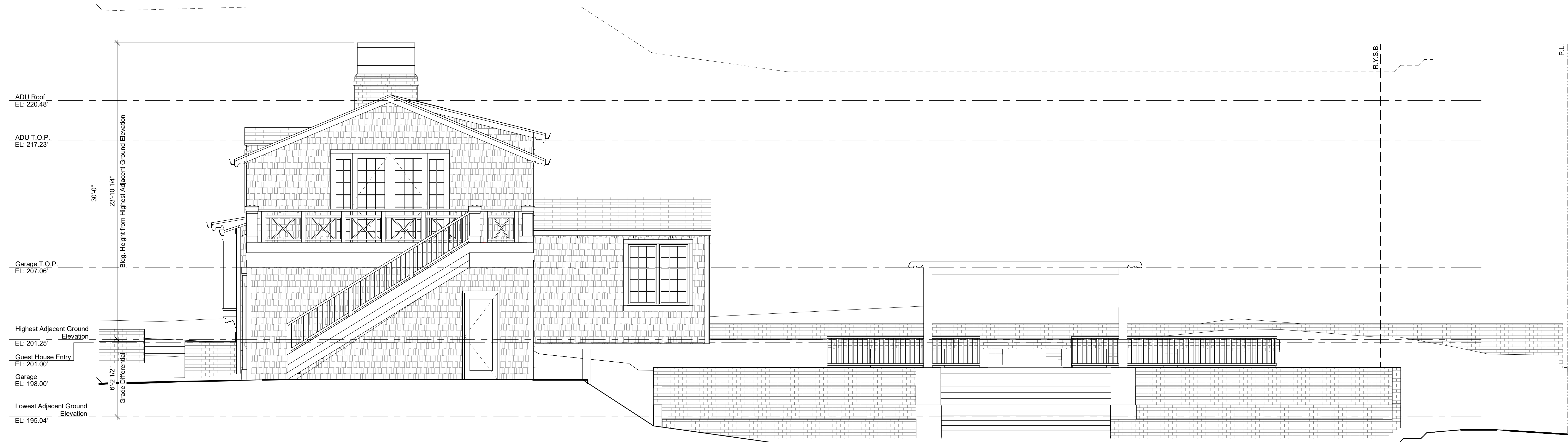
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A6

©



1 Guest House & ADU East Elevation
1/4" = 1'-0"



2 Guest House & ADU South Elevation
1/4" = 1'-0"

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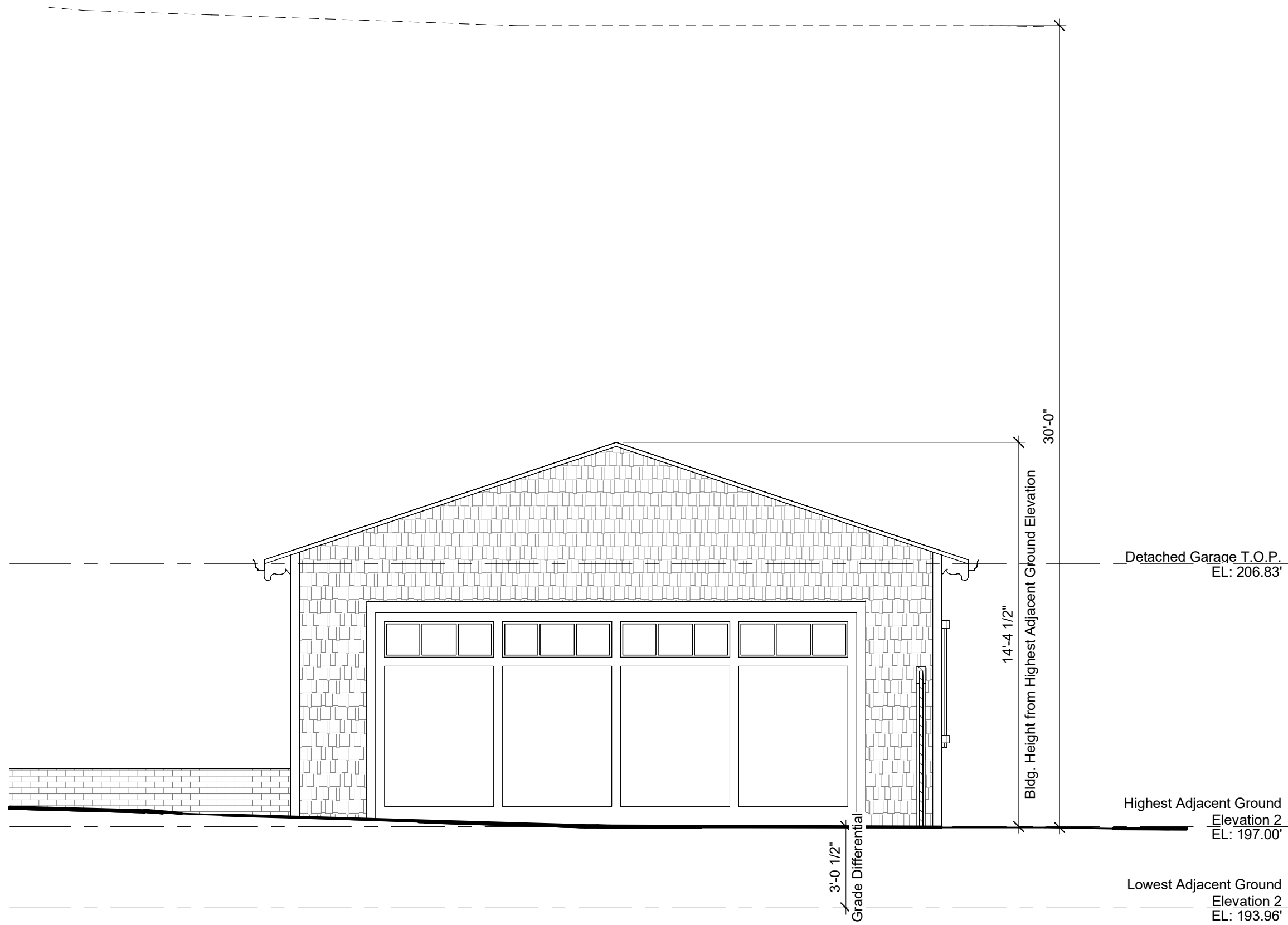


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2	7/16/26	

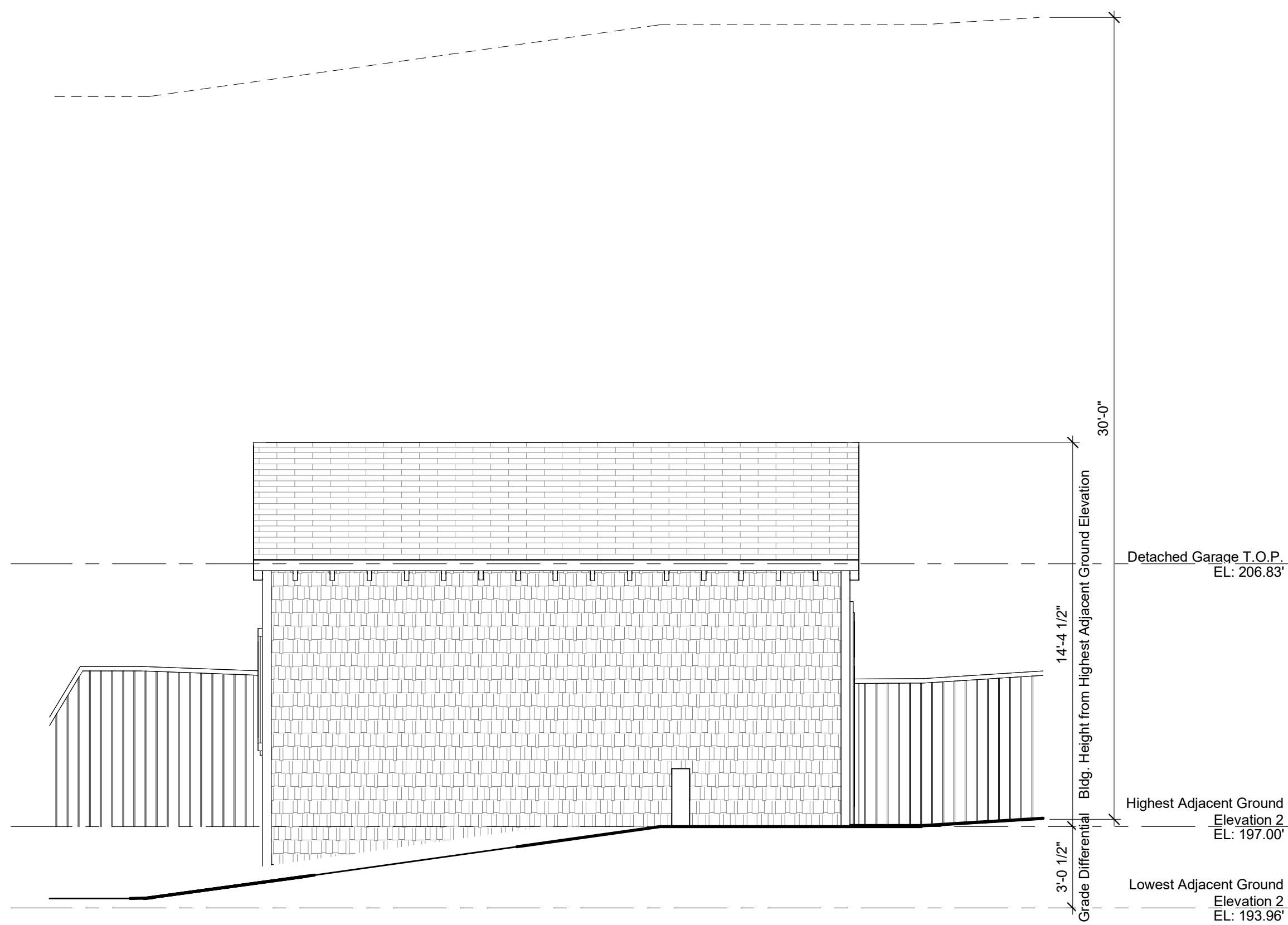
Elevations

A7



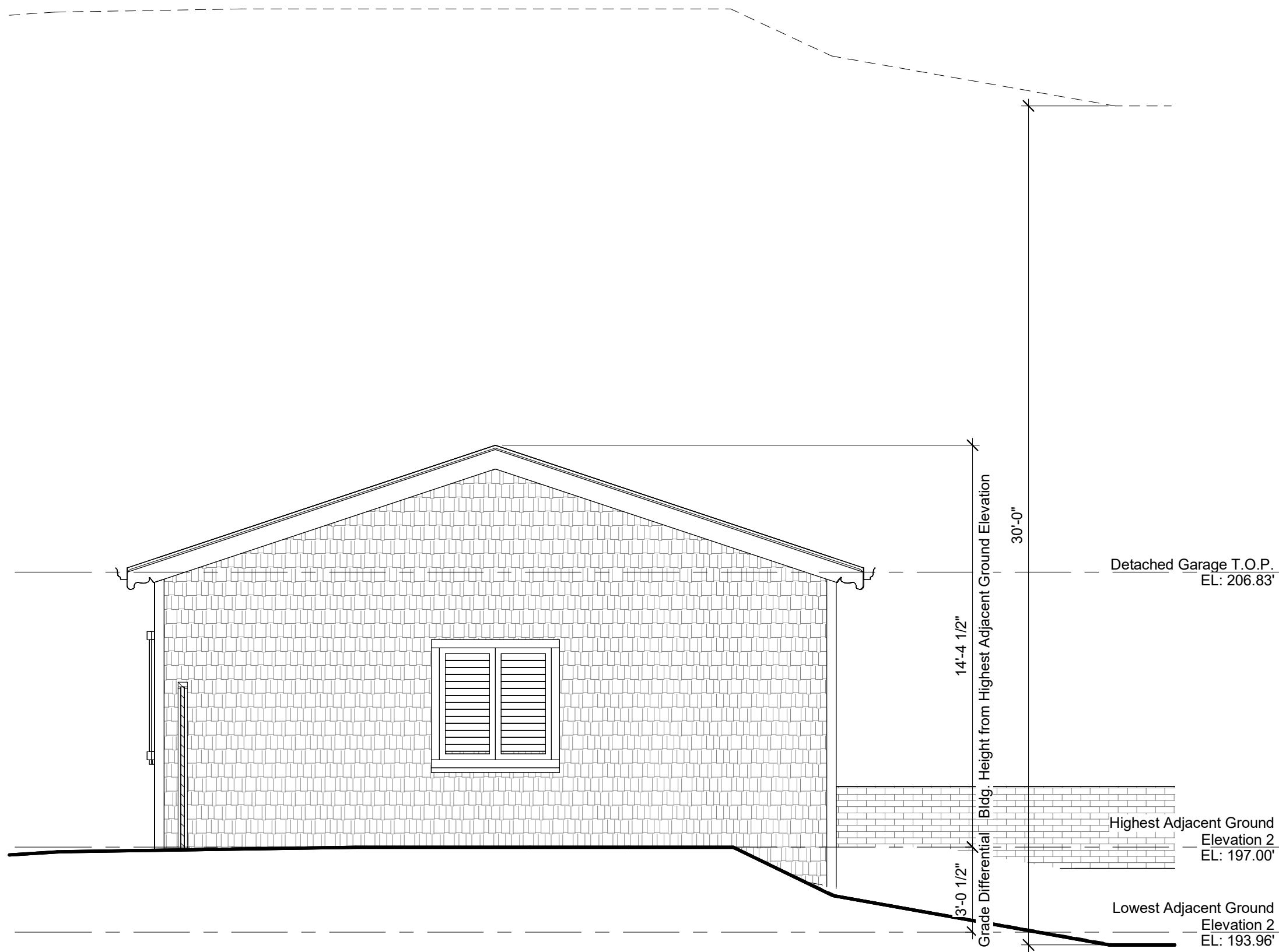
1 Garage North Elevation

1/4" = 1'-0"



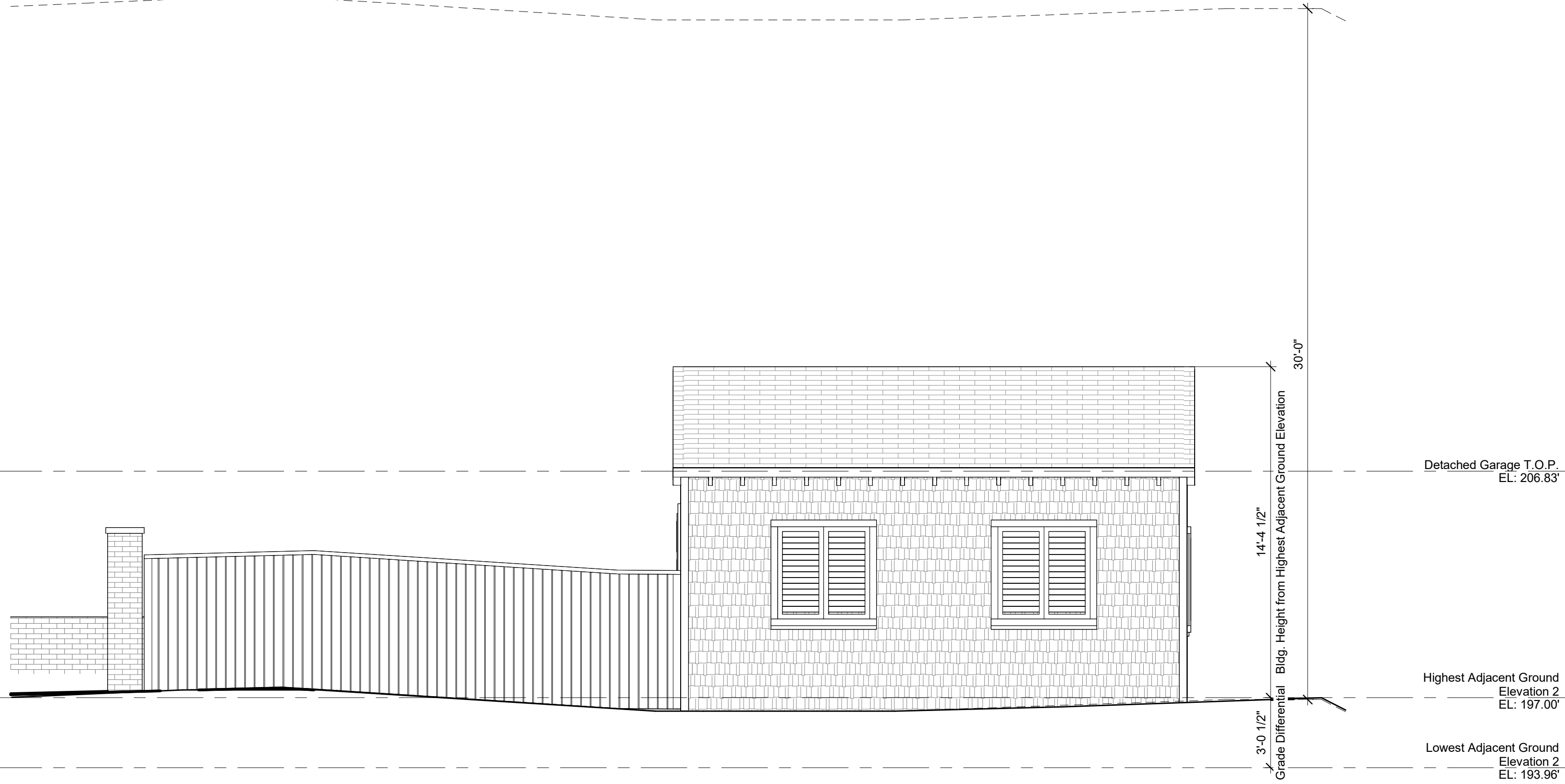
2 Garage East Elevation

1/4" = 1'-0"



3 Garage South Elevation

1/4" = 1'-0"



4 Garage West Elevation

1/4" = 1'-0"

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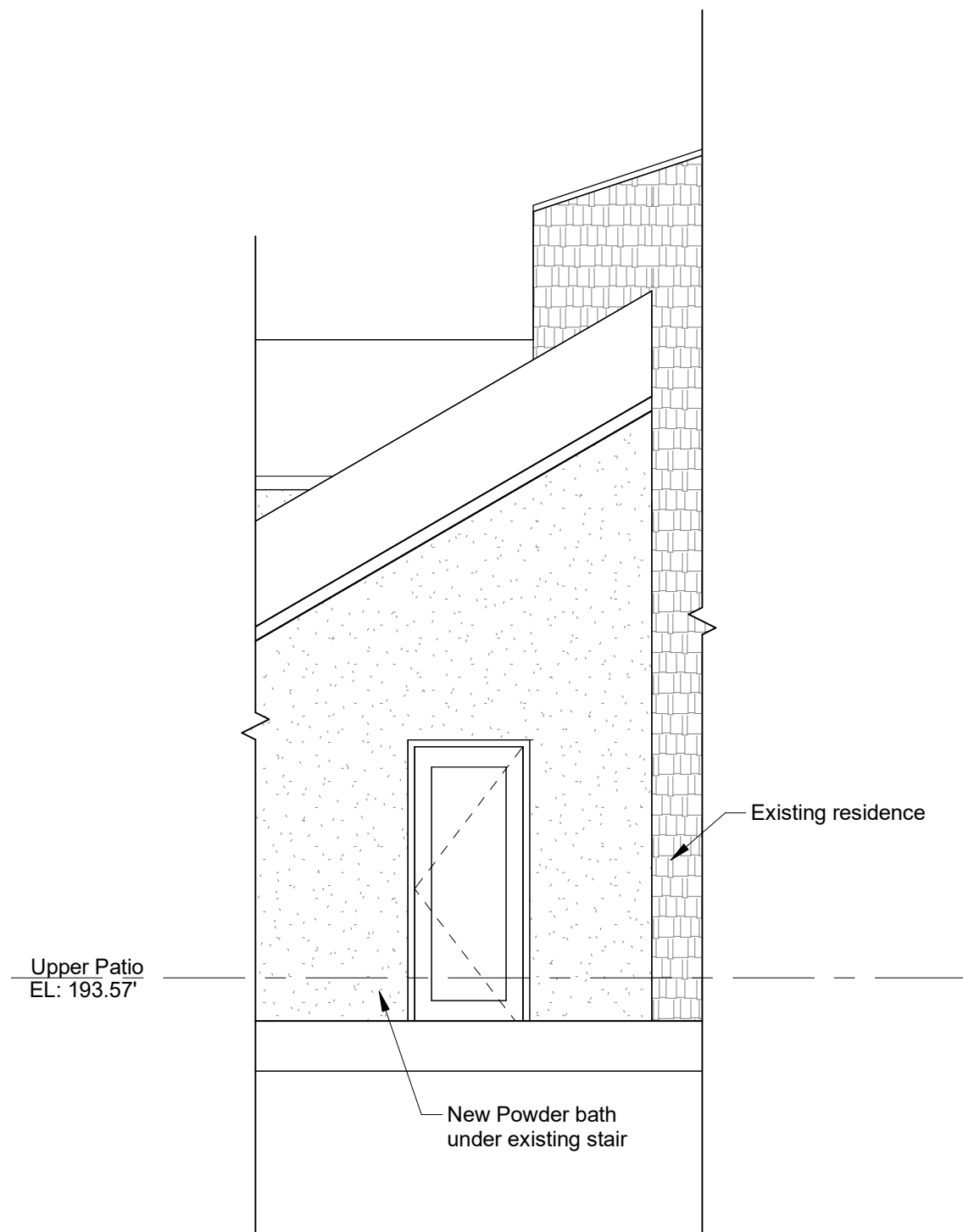
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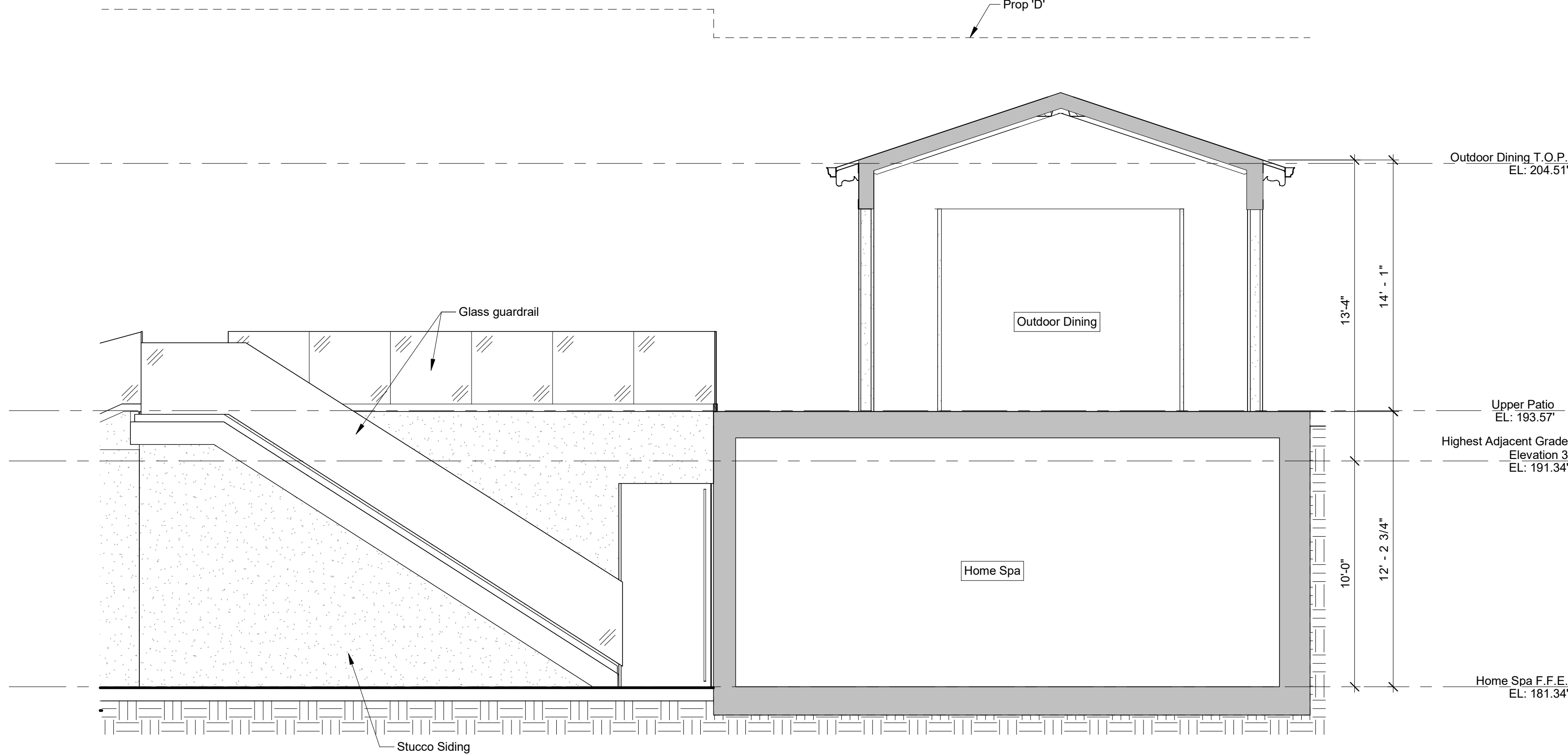
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revision	date	notes

Elevations

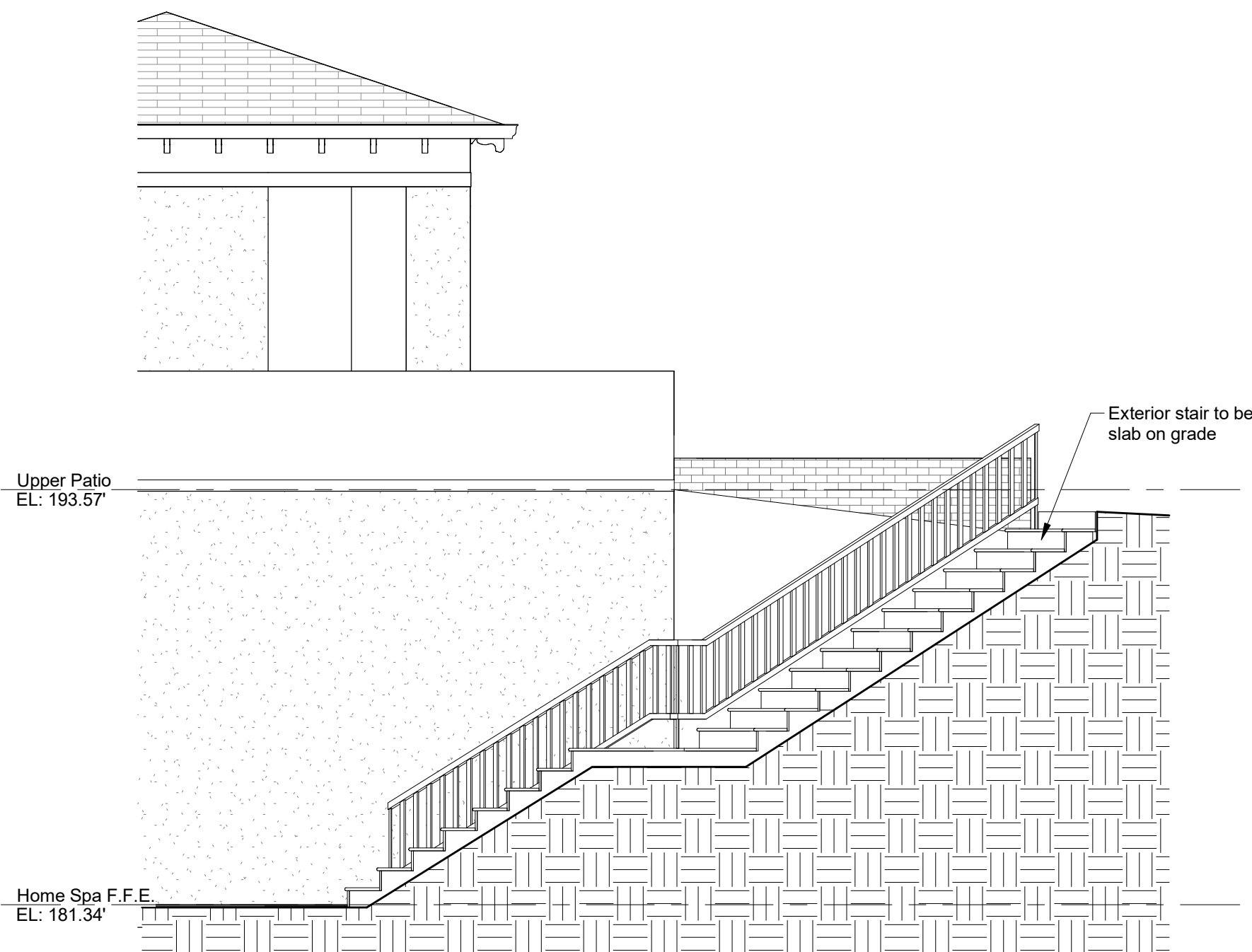
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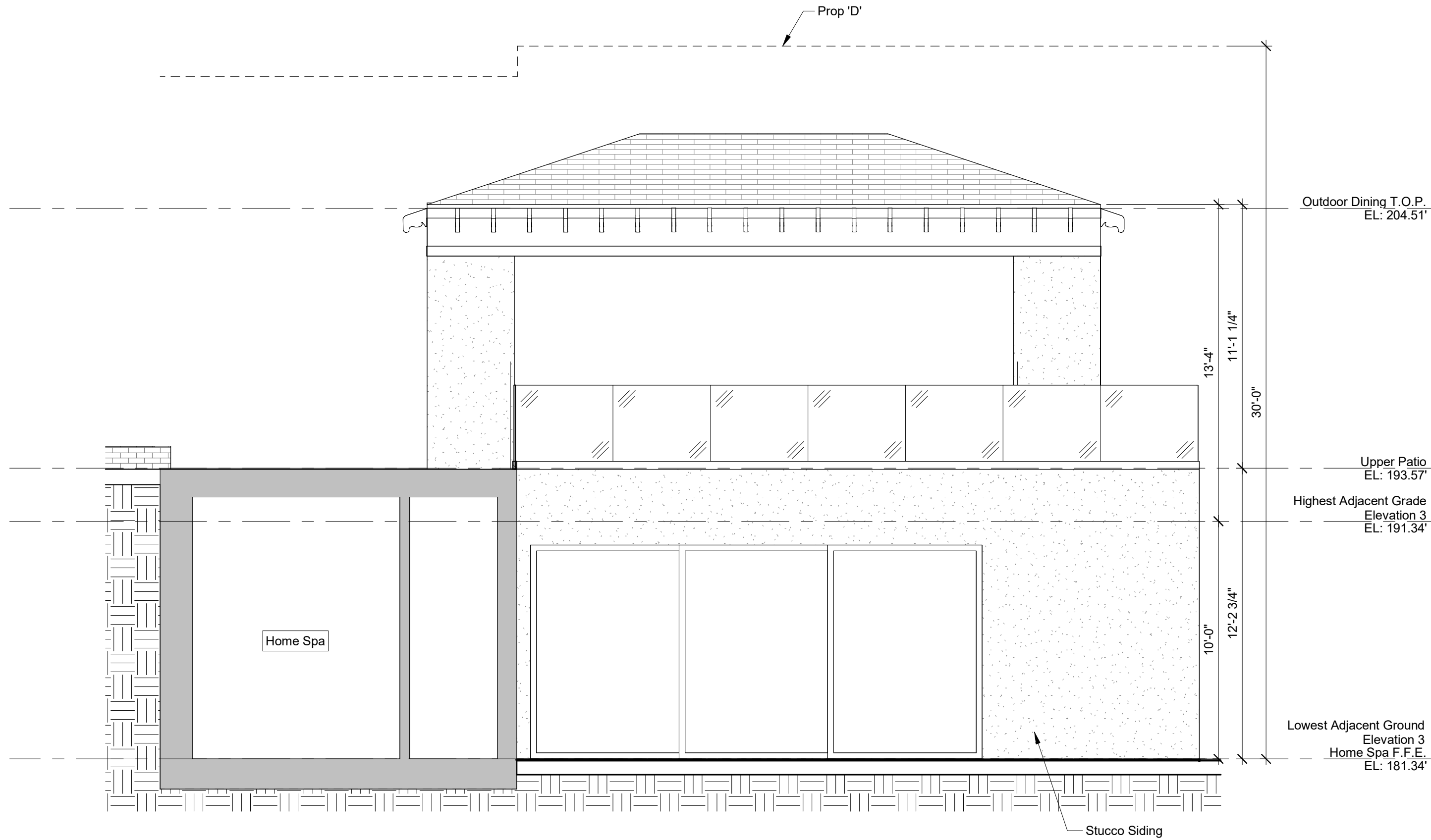
1 Powder Bathroom North Elevation
1/4" = 1'-0"



2 Home Spa/Outdoor Dining East Elevation
1/4" = 1'-0"



4 Exterior Stair
1/4" = 1'-0"



3 Home Spa/Outdoor Dining South Elevation
1/4" = 1'-0"

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Elevations

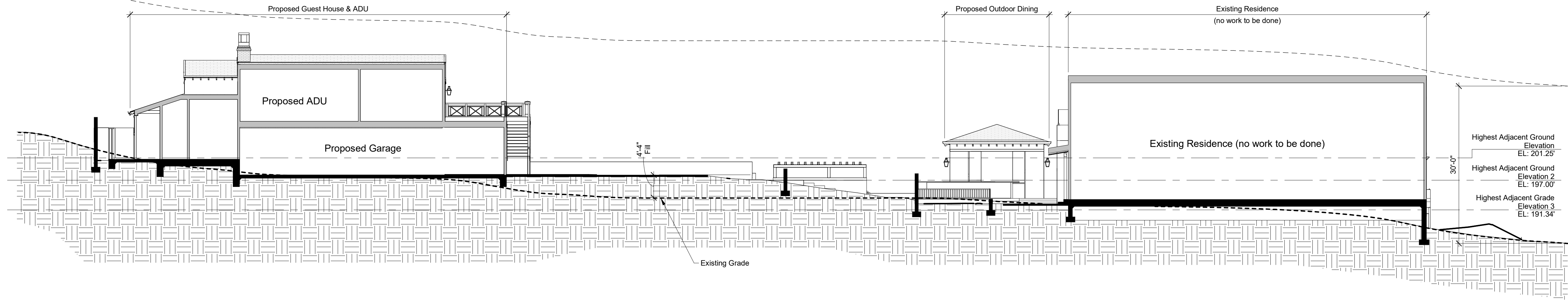
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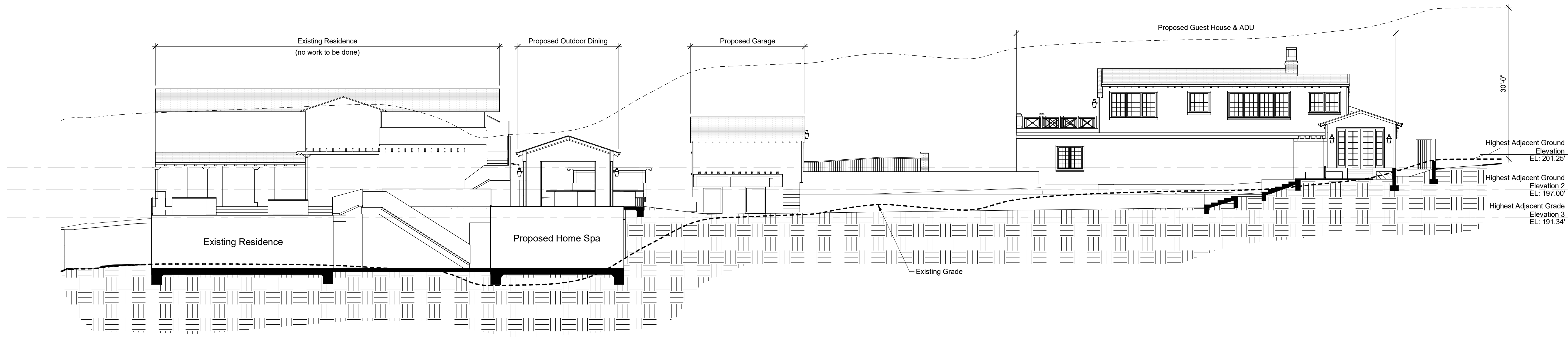
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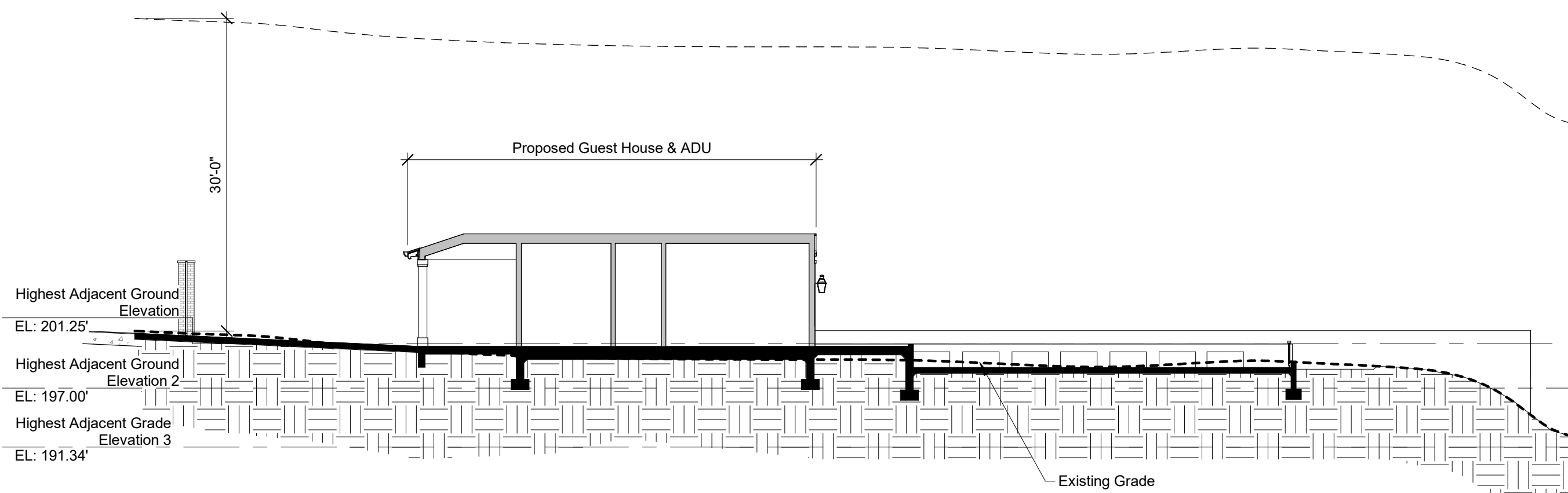
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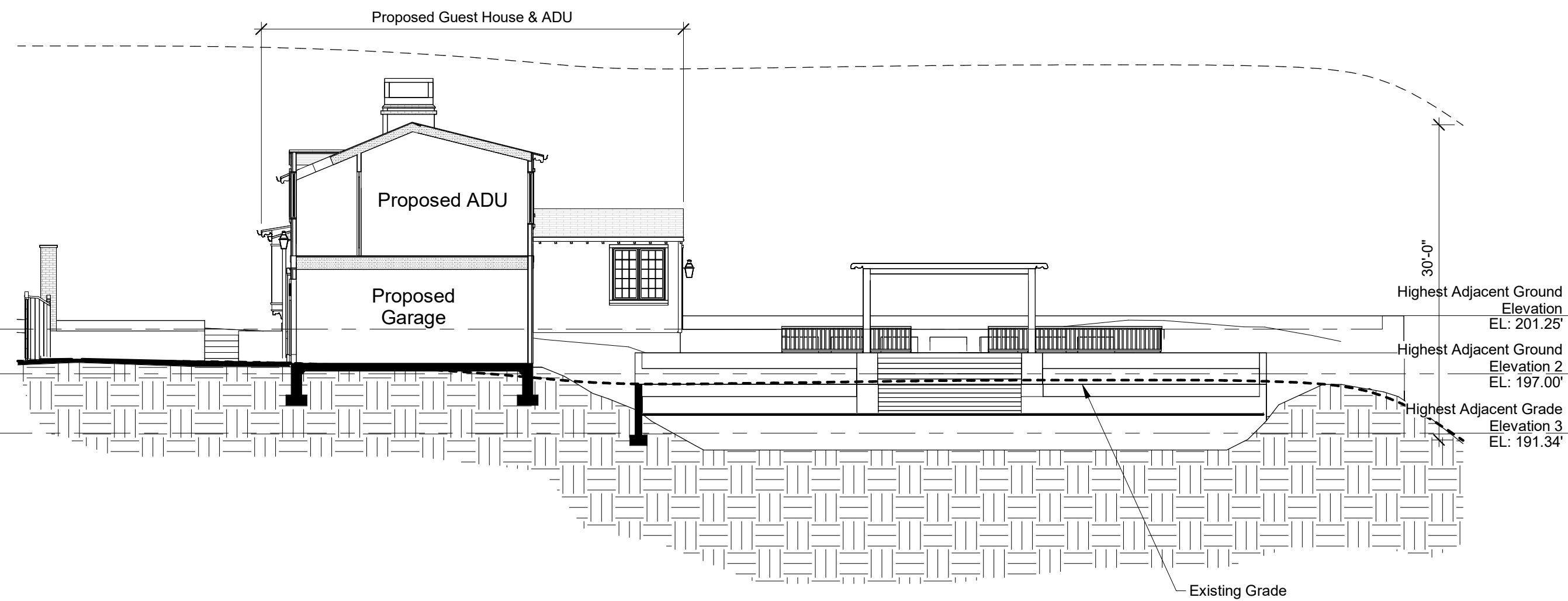
1 Site Section
3/32" = 1'-0"



2 Site Section
3/32" = 1'-0"



3 Site Section
3/32" = 1'-0"



4 Site Section
3/32" = 1'-0"

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architect:



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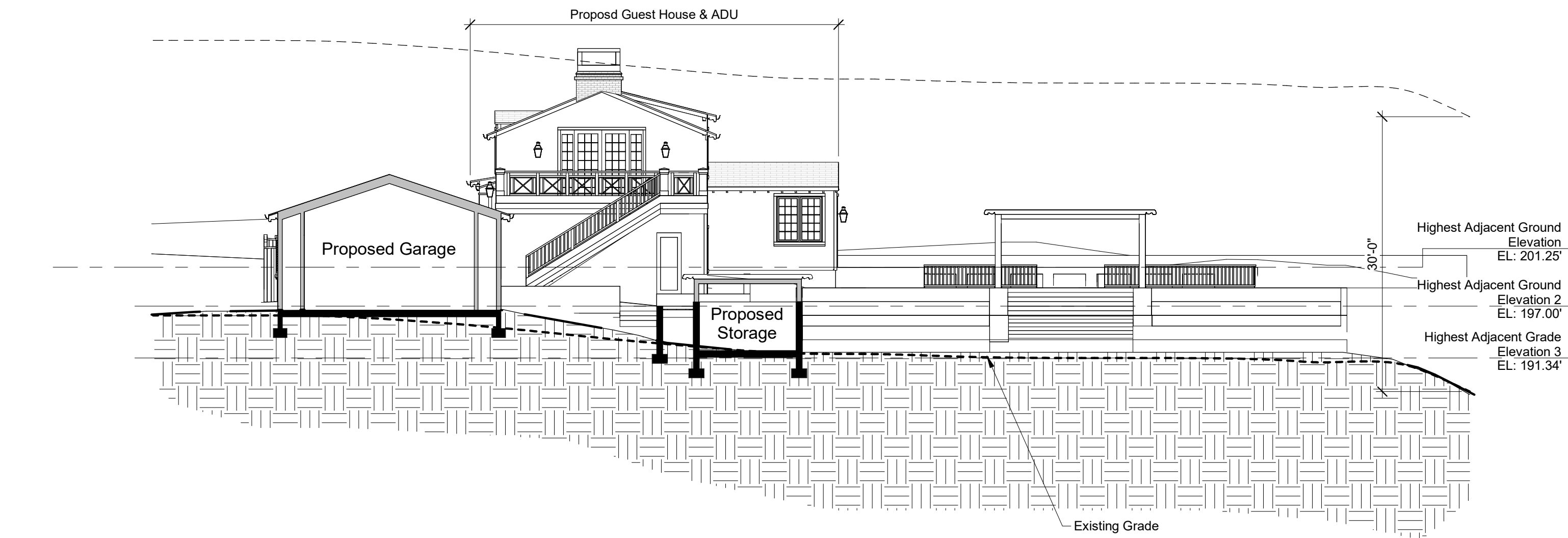
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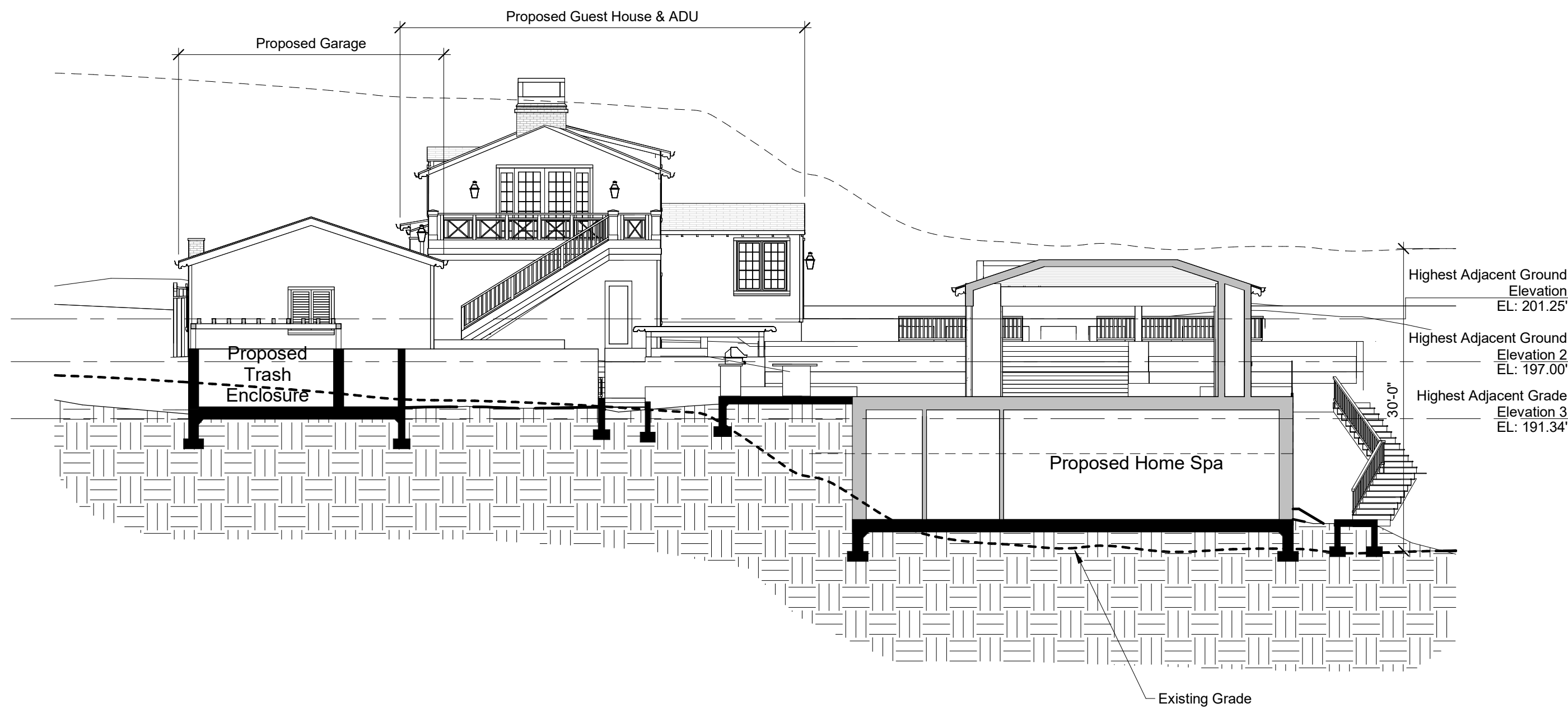
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A10

drawing number:



1 Site Section
3/32" = 1'-0"



2 Site Section
3/32" = 1'-0"

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architect:



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November 11, 2025

revisions:

revision	date	notes

Site Sections

sheet title:

A11

drawing number: