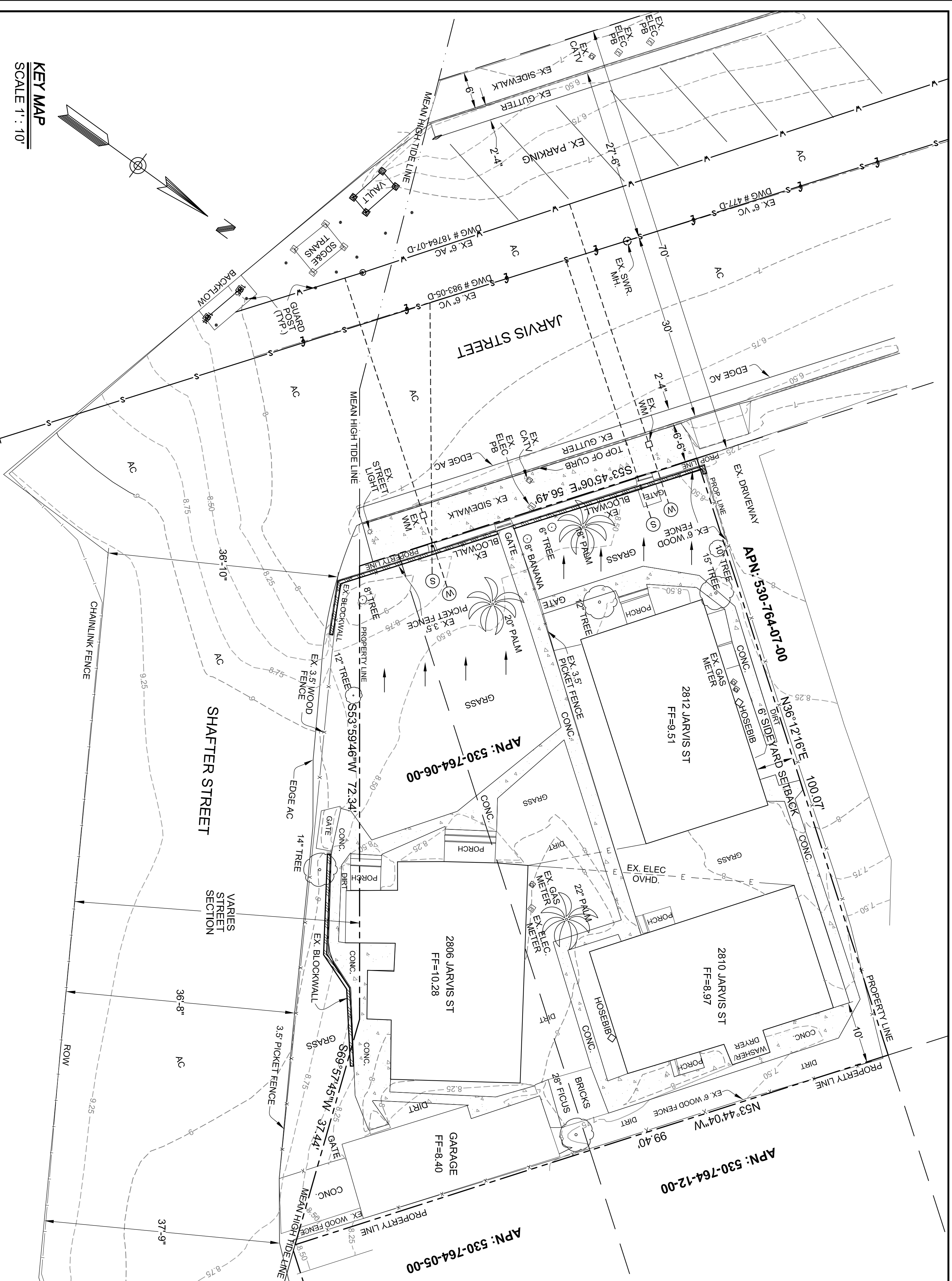


# 2806-2812 JARVIS STREET MAP WAIVER EXHIBIT NO. Project No. 177752



## ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-3-7  
COMMUNITY PLAN: PENINSULA  
OVERLAY ZONES: COASTAL HT LIMIT AND CPOZ AREA B

## CITY OF SAN DIEGO

### DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:  
EXISTING THREE (3) SINGLE FAMILY DWELLINGS TO BE DEMOLISHED AND CONSTRUCT 2-STORY 6 UNITS CONDOMINIUM WITH ENCLOSED PARKING GARAGES BELOW.

MAX. HT. 30'  
FAR 1.8 W/ 30% RESERVED FOR PARKING  
7,301 x 1.8 = 13,141 SQ.FT.  
13,141 x 0.3 = 3,942 SQ.FT FOR PARKING  
9,198 REMAINING FOR HABITABLE AREA  
STORAGE: EACH UNIT PROVIDED WITH MIN. 249 CU.FT. UNIT W/ 7' HORIZ. DIMENSION ALONG ONE PLANE

- STREET ADDRESS: 2806-2812 JARVIS STREET  
 N  S  E  W SIDE  
CORNER WITH SHAFTER STREET
- SITE AREA:  
TOTAL SITE AREA: (7,301 SQ.FT.) (0.167 AC.)

- DENSITY: (RESIDENTIAL)  
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 6  
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0  
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 6  
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 6

- YARD/SETBACK  
STREET YARD: 10'  
STREET SIDE YARD: 10'  
INTERIOR YARD(S): 3'  
REAR YARD: 5'

- PARKING:  
PARKING CRITERIA:  RESIDENTIAL  COMMERCIAL  INDUSTRIAL  
 MIXED USE  OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRE PER UNIT	TOTAL PER TYPE
1 BR UNIT	1	1/75	2
2 BR UNIT	5	2.5	11
TOTAL REQUIRED BY ZONE			13
TOTAL PROVIDED ON-SITE			13

### PROPOSED UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	TYPE	TOTAL PER TYPE
PARKING GARAGE	13	SPACE	3,500
FIRST FLOOR LIVING	6	UNIT	4,507
SECOND FLOOR LIVING	6	UNIT	4,500
TOTAL			12,507

### MONUMENTATION + MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A LOT CONSOLIDATION PARCEL MAP WILL BE FILED A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP.

### EXISTING IMPROVEMENTS

SEWER DRAWING NOS.: 477-A-D, 983-5-D  
WATER DRAWING NOS.: 18784-7-D

### UTILITY TABLE

UTILITY	OVERHEAD	UNDERGROUND
CATV		
ELECTRIC		
GAS		
TELEPHONE		

### OWNER/DEVELOPER

SARWAT SALEEM  
8388 LA JOLLA SHORES DRIVE  
LA JOLLA, CA. 92037

## LEGEND

### EXISTING IMPROVEMENTS

IMPROVEMENT	STANDARD DIMOS.	SYMBOL
PROPERTY LINE		---
EX. WATER MAIN		—○—
EX. SEWER MAIN		—S—
EX. WATER SERVICE		—○—
EX. SEWER LATERAL	SS-41 & SC-01	—○—
EX. GAS LINE		—GAS—
EX. ELECTRICAL OVERHEAD		—E—
EX. BLOCKWALL		—E—
DIRECTION OF FLOW		→
INDICATES TOP OF WALL		—TW—
INDICATES BOTTOM OF WALL		—BW—
INDICATES FINISH FLOOR		—FF—
INDICATES FINISH GRADE		—FG—
INDICATES FLOW LINE		—FL—

### PREPARED BY:

JERUSALEM CONSULTING ENGINEERS, INC.  
9666 DOLORES STREET, SUITE # 201  
SPRING VALLEY, CA 91977  
(619) 463-3002  
(619) 463-3007  
mohd@jehinc.com



### MAHMOUD ORIQAT, PE

JERUSALEM CONSULTING ENGINEERS, INC.  
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PH # (619) 463-3002  
FAX # (619) 463-3007

### BENCHMARK

BENCH MARK: ERP JARVIS ST & SCOTT STREET  
ELEV. = 6.643 M.S.L. NGVD 29

### PROJECT LEGAL DESCRIPTION

LOTS 5 AND 6 IN BLOCK 93 OF ROSEVILLE.  
ACCORDING TO MAP THEREOF NO. 163, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

### BASIS OF BEARING

BASIS OF BEARINGS: BEING THE LINE LYING BETWEEN HORIZONTAL CONTROL STATIONS GRS 241 TO 995 1030 PER RECORD OF SURVEY MAP NO. 144892  
16.572°58'29"E

### LAMBERT COORDINATES

LAMBERT COORDINATES: 206-1701  
NAD 27 = 2090-1700 NAD 83 = 1846-6261

### APN

530-764-06-00

### PROJECT NAME

JARVIS STREET CONDOMINIUMS

### SHEET TITLE

MAP WAIVER EXHIBIT No. 177752  
PROJECT No. 177752



### PROJECT SOIL CONDITION

EXISTING DEVELOPED SITE

### SOURCE OF TOPOGRAPHY

FIELD SURVEY BY:  
DIMENSIONS LAND SURVEYING AND MAPPING ON 03/01/09

### PROJECT PERMITS REQUIRED

MAP WAIVER

### PROJECT DATA

NUMBER OF STORES: 1  
PROPOSED USE: RESIDENTIAL  
EXISTING USE: RESIDENTIAL  
ZONE DESIGNATION: MPPD4R-8008  
YEAR OF CONSTRUCTION (exist. structure): 1950

### PROJECT ADDRESS

2806-2812 JARVIS ST  
SAN DIEGO, CA 92106

### PROJECT OWNER

SARWAT SALEEM  
8388 LA JOLLA SHORES DRIVE  
LA JOLLA, CA. 92037

### SCALE: 1" = 10'

ORIGINAL DATE:  
REVISIONS:  
DATE:

