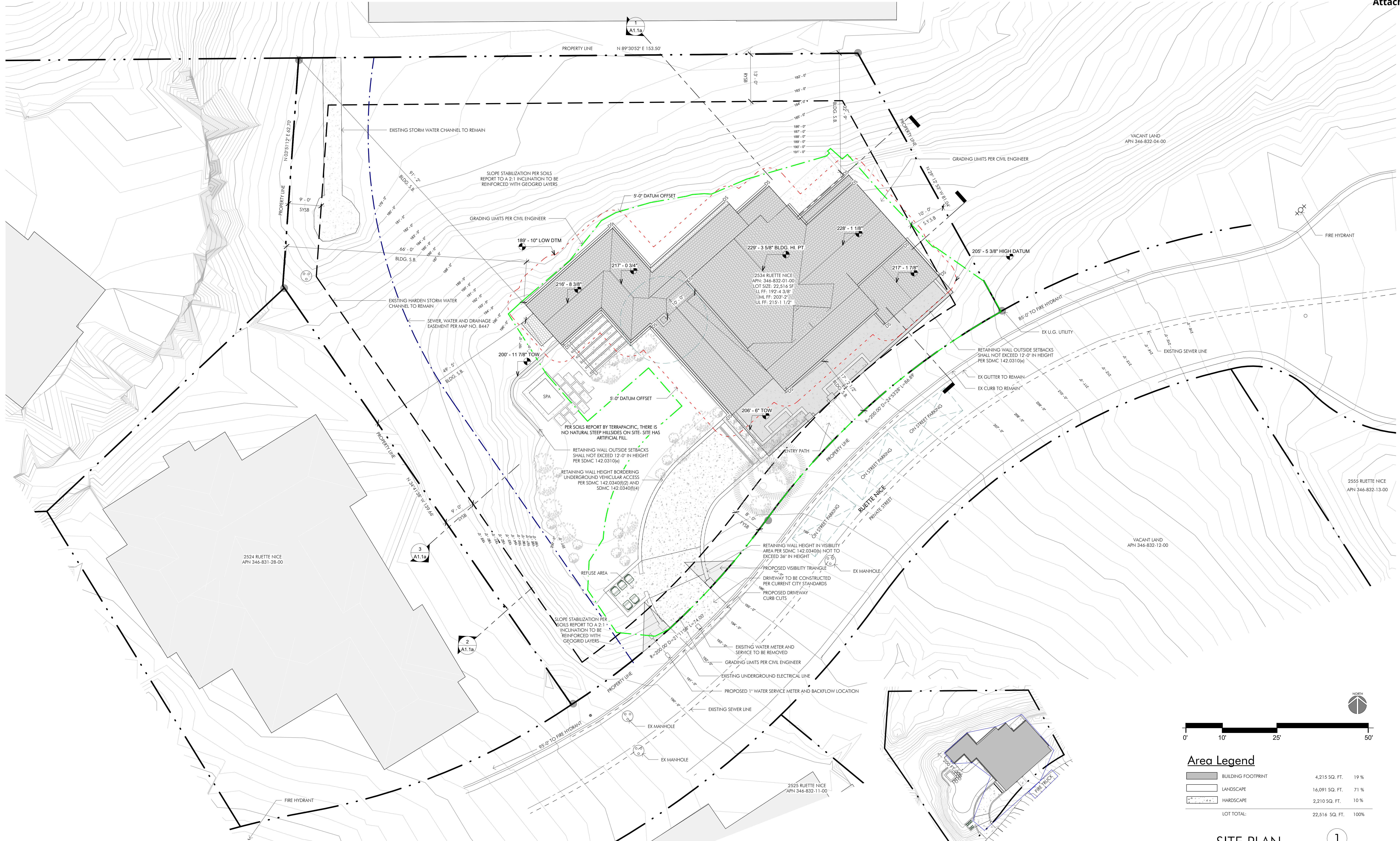


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JOB # 202210
DRAWN BY: SM
PROJ. MOD.: TS
DATE: 05/01
10.30.2024 - CDP SUBMITTAL
03.31.2025 - CDP SUBMITTAL

REVISIONS

#	DESCRIPTION	DATE
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Area Legend

Symbol	Description	Area (SQ. FT.)	Percentage
[Solid Grey]	BUILDING FOOTPRINT	4,215 SQ. FT.	19 %
[Dotted Grey]	LANDSCAPE	16,091 SQ. FT.	71 %
[Dashed Grey]	HARDSCAPE	2,210 SQ. FT.	10 %
	LOT TOTAL	22,516 SQ. FT.	100%

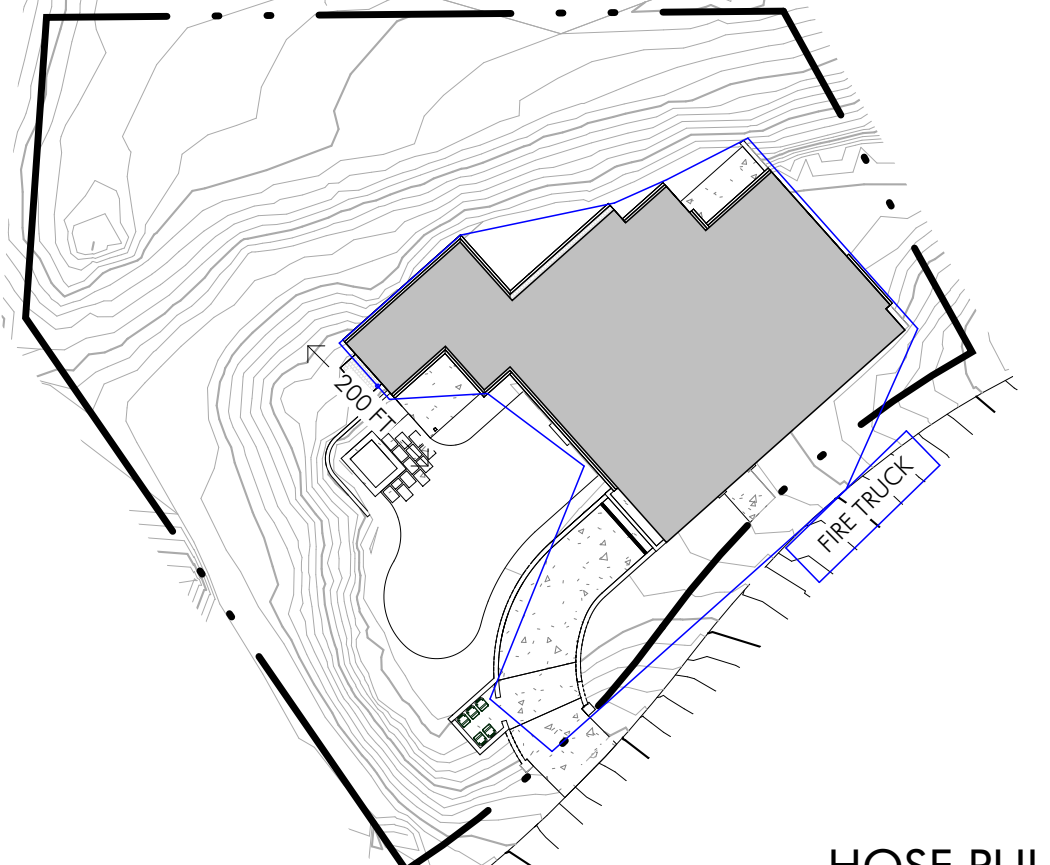
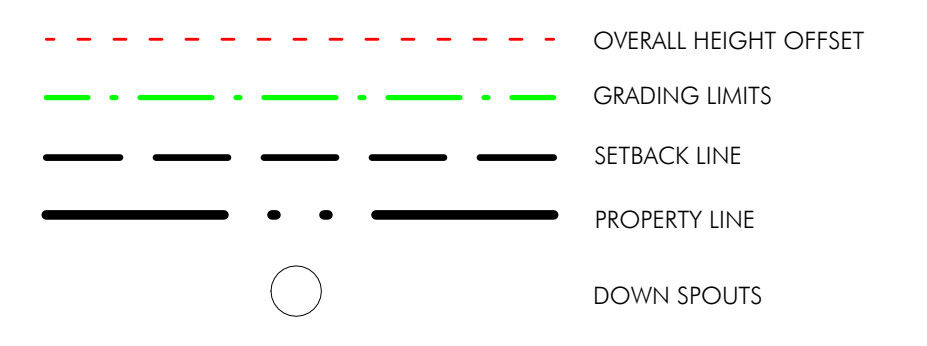
- SITE NOTES**
1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
 2. PER FIRE POLICY #10-0 (IFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
 3. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
 4. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
 5. FIRE HYDRANTS, 2 @ 95'-0" & 85'-0" FROM PROPERTY. SEE SITE PLAN.
 6. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMBA, PERMANENT BMPs, AND WPCP.
 7. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
 8. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
a. Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs or weather conditions change.
b. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.
 9. NO TRANSIT STOPS LOCATED ON OR NEAR SITE.
 10. SEWER, WATER, AND DRAINAGE EASEMENT PER NO. 8847 LOCATED ON A1.1.
 11. PER SOILS REPORT BY TERRAPACIFIC, THERE IS NO NATURAL STEEP HILLSIDES ON SITE. SITE HAS ARTIFICIAL FILL.
 12. DRIVE WAY TO BE CONSTRUCTED PER CURRENT CITY STANDARDS.
 13. NO OBSTRUCTION, INCLUDING SOLID WALLS, IN VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0340(1)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT OF WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
 14. 4" DIAMETER DOMESTIC DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL & VERTICAL LENGTH OF 14', INCLUDING TWO 90 DEGREE ELBOWS, 2" DIAMETER DRYER DUCTS RUN UP TO 25' EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED W/ BACK-DRAFT DAMPERS.
 15. DWELLING UNIT TO REQUIRE FIRE SPRINKLERS PER BULLETIN RESD-1 ITEM (B)(1).
 16. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER-RELATED SYSTEMS FROM SEDIMENTATION, CONCRETE RUNSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.

- STORM WATER QUALITY NOTES CONSTRUCTION BMPs**
- THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.
- PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:
1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
 2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
 3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
 4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
 5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
 6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREETS(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
 7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER-RELATED SYSTEMS FROM SEDIMENTATION, CONCRETE RUNSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.

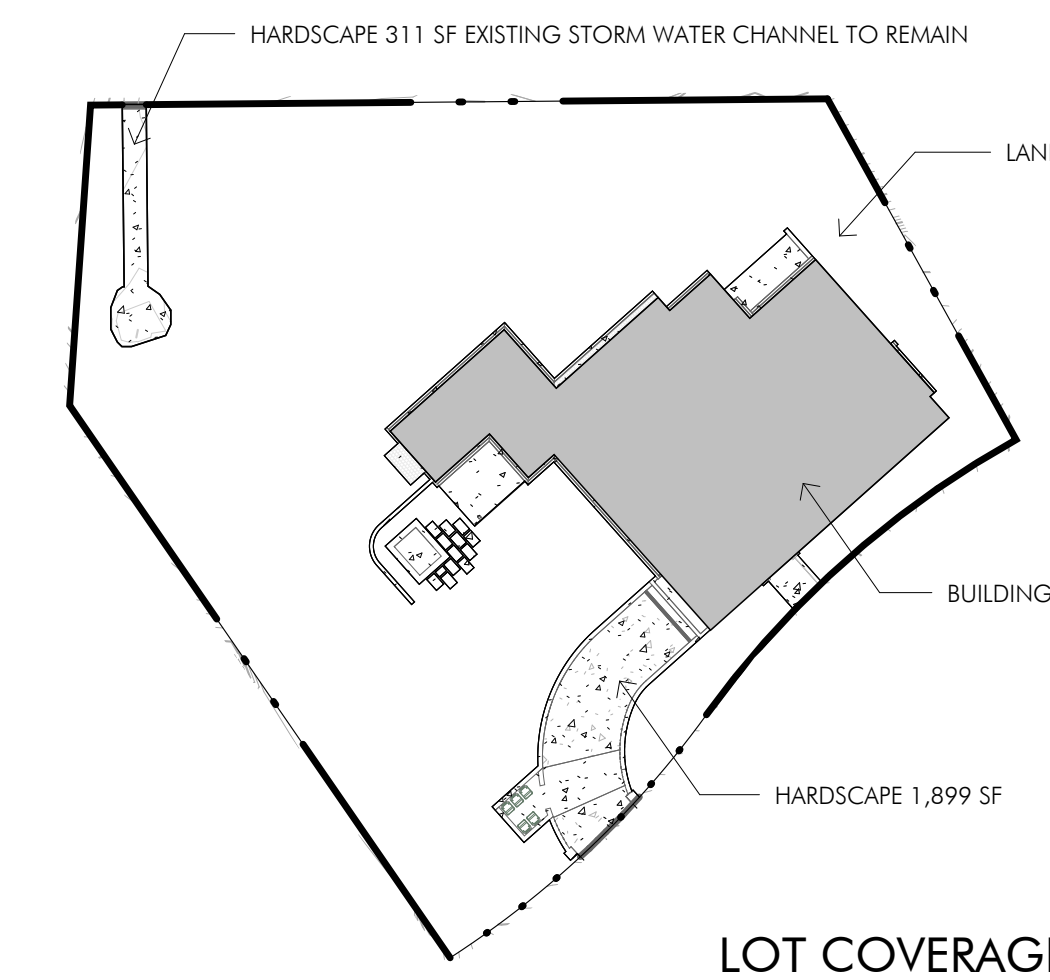
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS, WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BEING PASSING THE ENTRANCE. (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 STORM WATER MANAGEMENT AND DISCHARGE CONTROL.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE. PRIOR TO RESUMING CONSTRUCTION ACTIVITY, ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNUSUAL CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR & ANY ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.

- STORM WATER QUALITY NOTES CONSTRUCTION BMPs (ADDITIONAL NOTES PER CITY COMMENTS)**
17. CONSTRUCTION ENTRANCE AND EXIT AREA, TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CAL TRANS FAG SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS, WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BEING PASSING THE ENTRANCE. (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 STORM WATER MANAGEMENT AND DISCHARGE CONTROL.

SITE PLAN LEGEND



HOSE PULL DIAGRAM SCALE: 1" = 40'-0" 2



LOT COVERAGE DIAGRAM 3

SITE PLAN 1" = 10'-0" 1

CITY STANDARD TITLE BLOCK

Prepared By: Island Architects
Name: Spencer Miller
Contact: Spencer Miller
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address: 2534 RUETTE NICE, LA JOLLA, CA 92037
Project Name: COPPEL MONTORO
Sheet Title: SITE PLAN
Revision 08: _____
Revision 07: _____
Revision 06: _____
Revision 05: _____
Revision 04: _____
Revision 03: _____
Revision 02: _____
Revision 01: 03.31.2025
Original Date: 10.30.2024
Sheet: 13 of 29
DEP#: _____
03/12/2026

SITE DEVELOPMENT PERMIT NOTES:

- A SITE DEVELOPMENT PERMIT MAY BE APPROVED OR CONDITIONALLY APPROVED ONLY IF THE DECISION MAKER MAKES ALL OF THE FINDINGS IN SECTION 126.0505(a) AND THE SUPPLEMENTAL FINDINGS IN SECTION 126.0505(b) THROUGH (m) THAT ARE APPLICABLE TO THE PROPOSED DEVELOPMENT AS SPECIFIED IN THE SECTION.

(a) FINDINGS FOR ALL SITE DEVELOPMENT PERMITS

- THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN (PREVIOUSLY GRADED, NOTED ON GEOTECHNICAL REPORT)
- THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE
- THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY ALLOWABLE DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE

COASTAL DEVELOPMENT PERMIT PER LAND DEVELOPMENT CODE SECTION 126.070 NOTES:

- THE PROPOSED COASTAL DEVELOPMENT WILL NOT ENCRoACH UPON ANY EXISTING PHYSICAL ACCESSWAY THAT IS LEGALLY USED BY THE PUBLIC OR ANY PROPOSED PUBLIC ACCESSWAY IDENTIFIED IN A LOCAL COASTAL PROGRAM LAND USE PLAN, AND THE PROPOSED COASTAL DEVELOPMENT WILL ENHANCE AND PROTECT PUBLIC VIEWS TO AND ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS AS SPECIFIED IN THE LOCAL COASTAL PROGRAM LAND USE PLAN
- THE PROPOSED COASTAL DEVELOPMENT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY SENSITIVE LANDS
- THE PROPOSED COASTAL DEVELOPMENT IS IN CONFORMANCE WITH THE CERTIFIED LOCAL COASTAL PROGRAM LAND USE PLAN AND COMPLIES WITH ALL REGULATIONS OF THE CERTIFIED IMPLEMENTATION PROGRAM
- FOR EVERY COASTAL DEVELOPMENT PERMIT ISSUED FOR ANY COASTAL DEVELOPMENT BETWEEN THE NEAREST PUBLIC ROAD AND THE SEA OR SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL OVERLAY ZONE THE COASTAL DEVELOPMENT IS IN CONFORMANCE WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE CALIFORNIA COASTAL ACT.

LA JOLLA COMMUNITY PLAN NOTES:

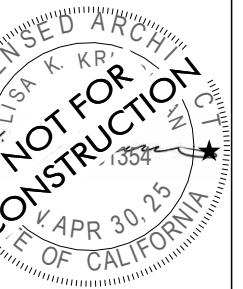
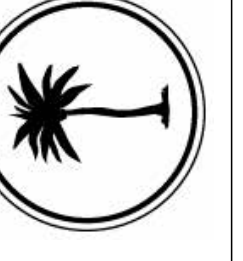
- TO PROMOTE COMMUNITY CHARACTER WITH LUCP THIS PROJECT WILL COMPLY WITH:
 - (a) TO ADDRESS TRANSITIONS BETWEEN THE BULK AND SCALE OF NEW AND OLDER DEVELOPMENT IN RESIDENTIAL AREAS, MAINTAIN THE EXISTING 30-FOOT HEIGHT LIMIT OF THE SINGLE DWELLING UNIT ZONES AND PROP.D. STRUCTURES WITH FRONT AND SIDE YARD FACADES THAT EXCEED ONE STORY SHOULD SLOPE OR STEP BACK ADDITIONAL STORIES UP TO THE 30-FOOT HEIGHT LIMIT, TO ALLOW FLEXIBILITY WHILE MAINTAINING THE INTEGRITY OF THE STREETSCAPES AND PROVIDING ADEQUATE AMOUNTS OF LIGHT AND AIR

PUBLIC IMPROVEMENTS:

- PUBLIC IMPROVEMENTS ARE REQUIRED PER SDMC 142.0610 (a), EXCEPT AS PROVIDED IN SECTIONS 142.0610(b), 142.0610(c) AND 142.0611. NO STRUCTURE SHALL BE ERRECTED OR ENLARGED, AND NO BUILDING PERMIT SHALL BE ISSUED, FOR ANY LOT UNLESS THE STREETS AND ALLEYS ABUTTING THE PREMISES HAVE BEEN DEDICATED AND IMPROVED ALONG THE ABUTTING FRONTAGE TO THE PREVAILING STANDARDS OF THE CITY OF SAN DIEGO. STREET IMPROVEMENTS SHALL INCLUDE STREETS TREES, CURBS, GUTTERS, SIDEWALKS, AND HALF-WIDTH PAVING. ALLEY IMPROVEMENTS SHALL CONSIST OF FULL-WIDTH PAVING.

LANDSCAPE GENERAL NOTES:

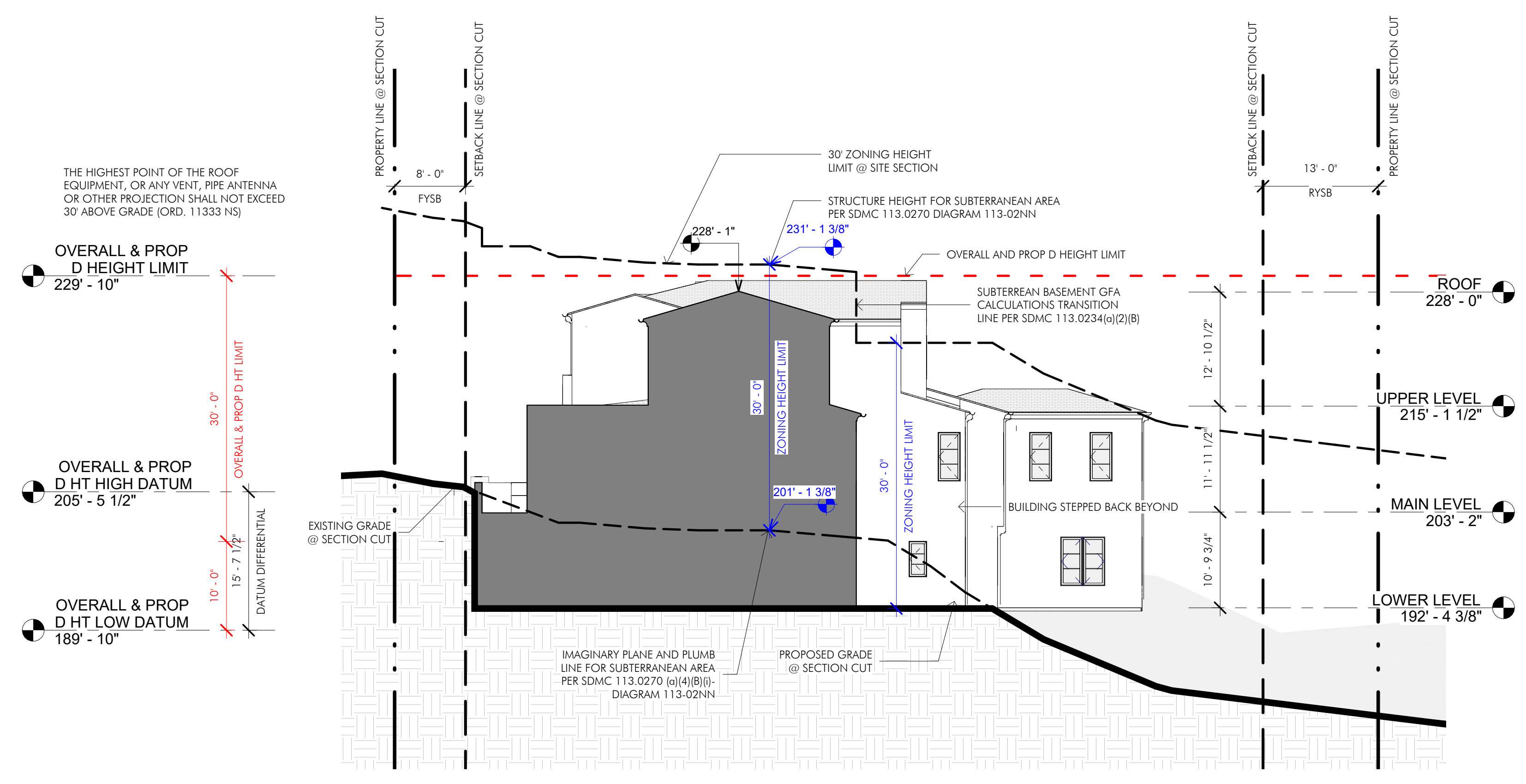
- IN SINGLE-FAMILY ZONE, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURE, UNPLANTED RECREATIONAL AREA, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED (PLANTING/PERVIOUS AREAS) AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30% OF TOTAL PARCEL AREA. ALL LANDSCAPING AND IRRIGATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LANDSCAPE DEVELOPMENT MANUAL.



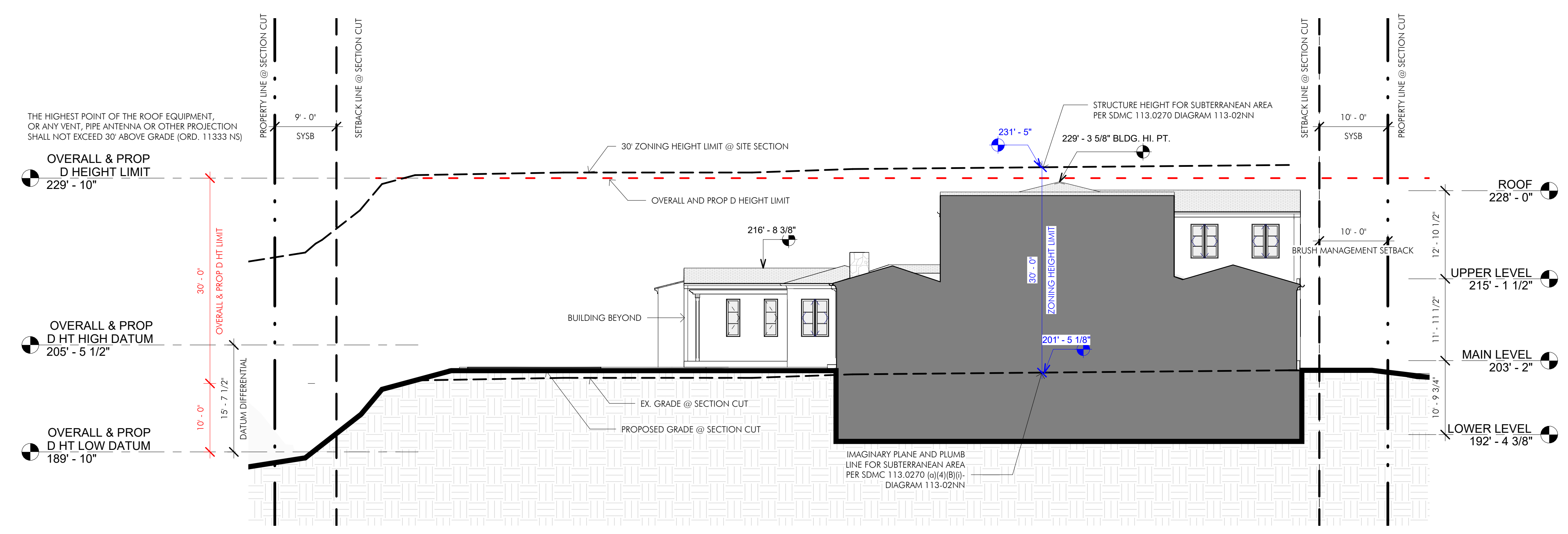
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DESIGN BY:	ISA
PROJ. NO.:	TS
DATE:	ISSUE
10.30.2024	CDP SUBMITTAL
03.31.2025	CDP SUBMITTAL

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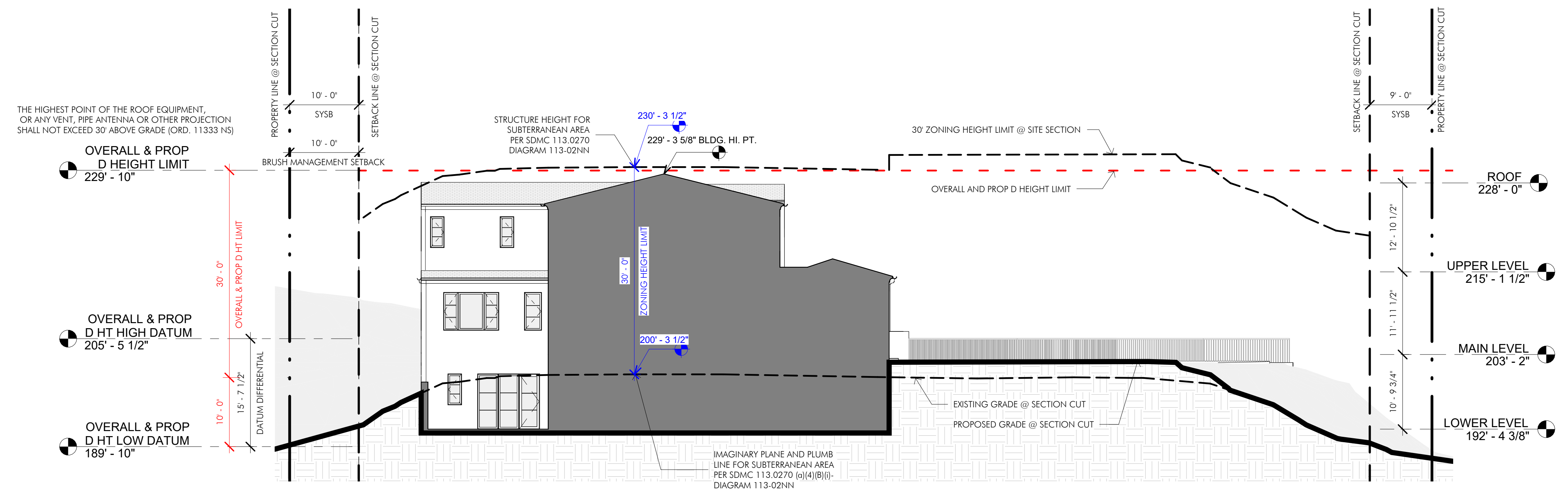
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SITE SECTION 1 SCALE: 1" = 10'-0" ①



SITE SECTION 3 SCALE: 1" = 10'-0" ②



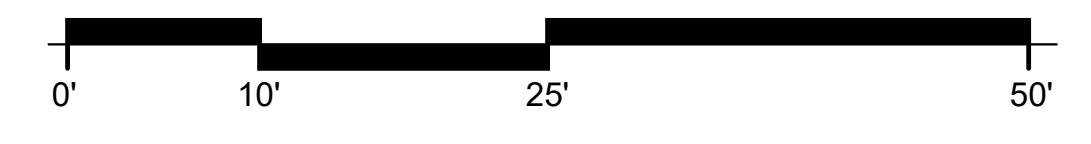
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HEIGHT LIMIT LEGEND

- EXISTING GRADE ZONING HEIGHT LIMIT
- - - EXISTING GRADE ZONING HEIGHT LIMIT BEYOND
- OVERALL HEIGHT LIMIT

CITY STANDARD TITLE BLOCK

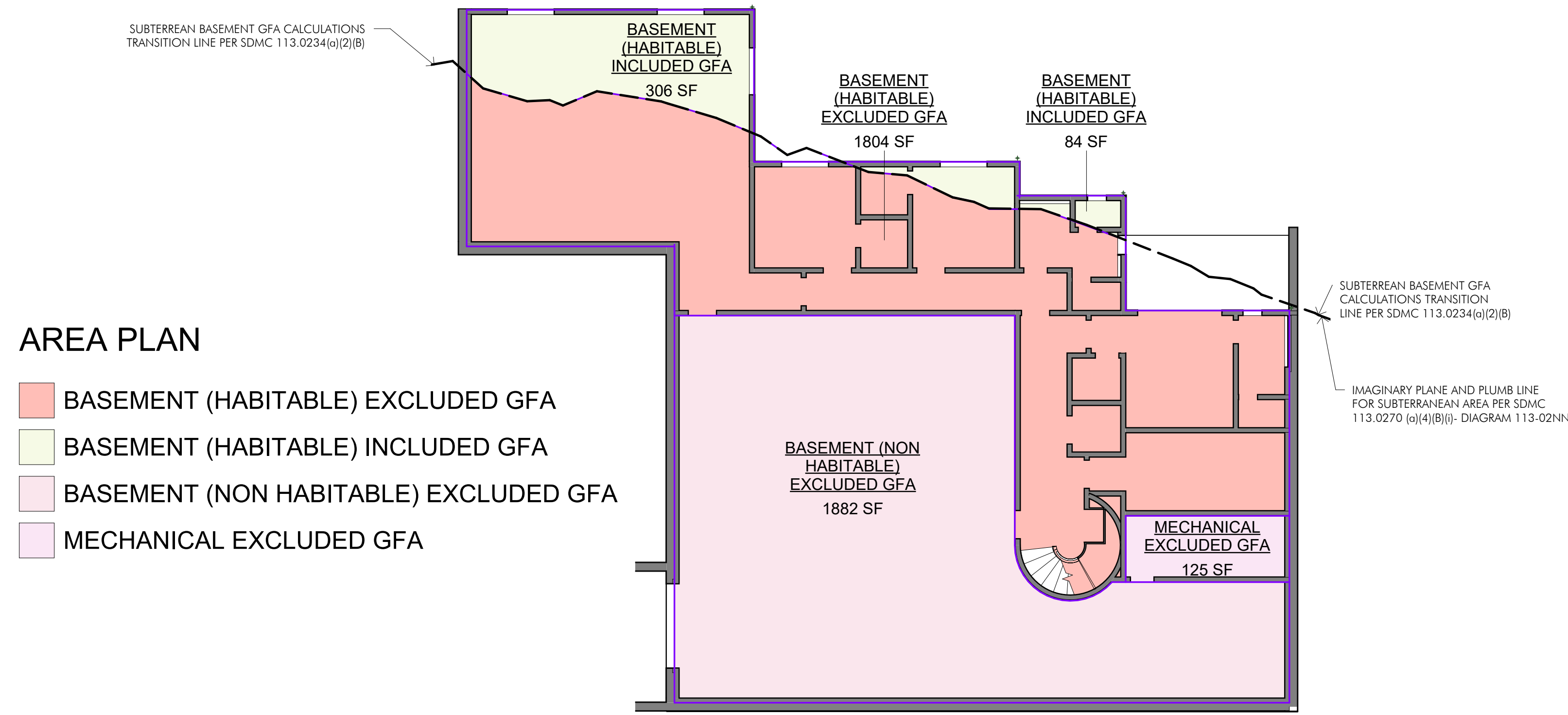
Prepared By:	Island Architects	Revision 08:	
Contact:	SPENCER MILLER	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	
Phone:	(858) 459-9291	Revision 04:	
Street Address:	2534 RUETTE NICE, LA JOLLA, CA 92037	Revision 03:	
		Revision 02:	
Project Name:	COPPEL MONTORO	Revision 01:	03.31.2025
Sheet Title:	SITE SECTIONS	Original Date:	10.30.2024
		Sheet:	14 of 29
		DEP#:	



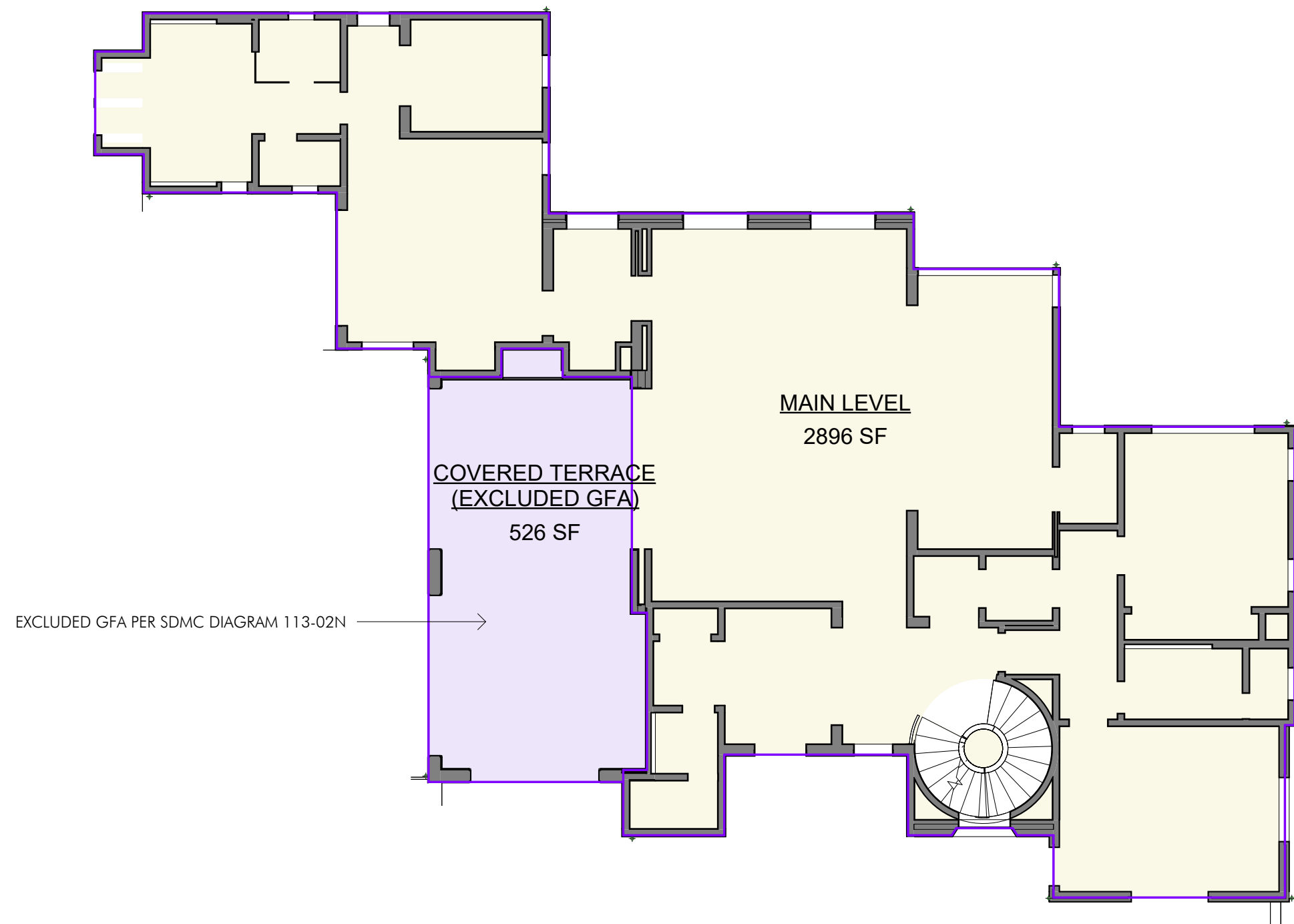
FLOOR AREA SUMMARY & F.A.R. CALCULATION

F.A.R. CALCULATIONS			
ALLOWABLE FAR	10,115 SF		.45
PROPOSED FAR	4,868 SF		.21

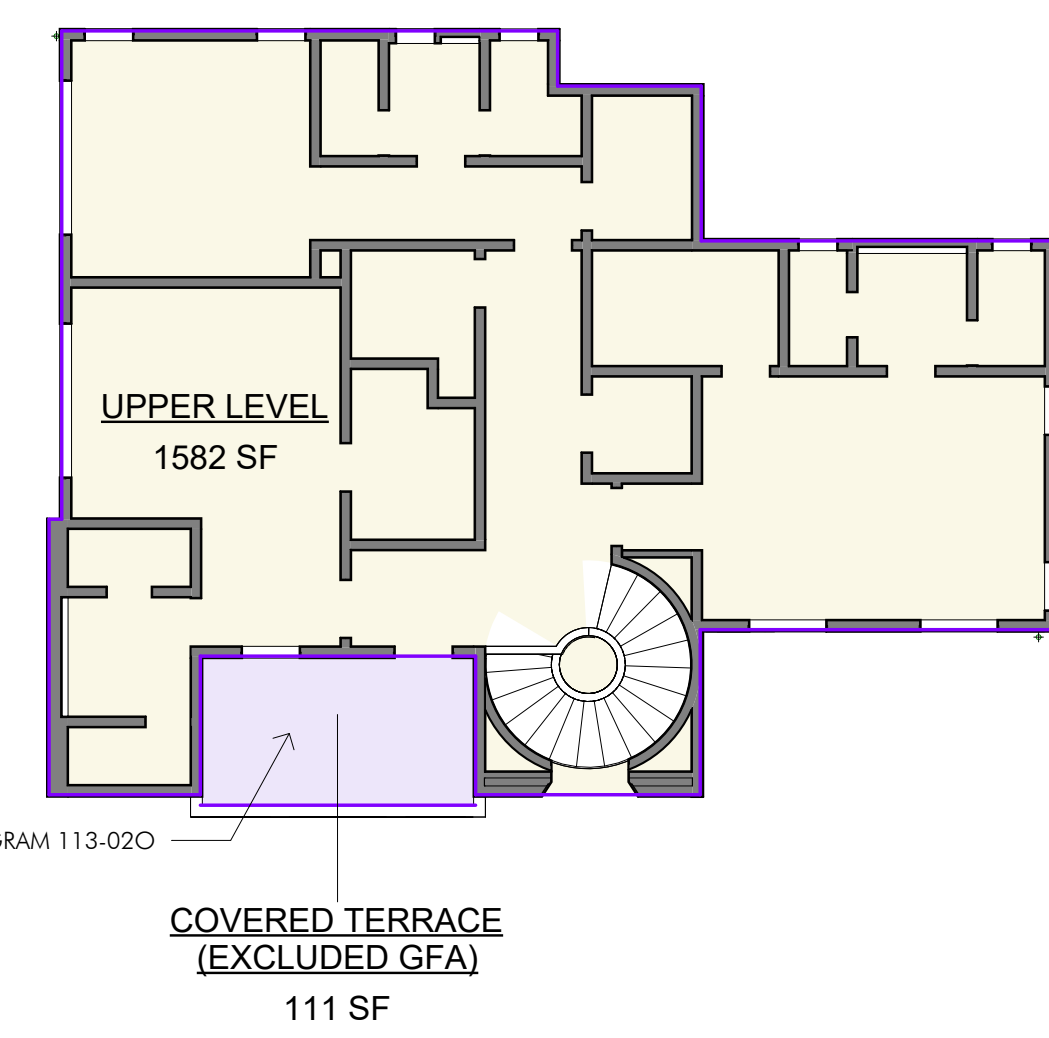
AREA CALCULATIONS			
	SQUARE FOOTAGE	COUNTABLE TO GFA	NOT COUNTABLE TO GFA
BASEMENT LEVEL			
HABITABLE	2,194 SF	390 SF	1,804 SF
NON-HABITABLE (GARAGE)	1,882 SF	N/A	1,882 SF
NON-HABITABLE (MECH.)	125 SF	N/A	125 SF
BASEMENT TOTAL	4,201 SF	390 SF	3,811 SF
MAIN LEVEL			
HABITABLE	2,896 SF	2,896 SF	N/A
NON-HABITABLE (CYRD TRC)	526 SF	N/A	526 SF
MAIN LEVEL TOTAL	3,422 SF	2,896 SF	526 SF
UPPER LEVEL			
HABITABLE	1,582 SF	1,582 SF	N/A
NON-HABITABLE (BLCHY)	111 SF	N/A	111 SF
UPPER LEVEL TOTAL	1,693 SF	1,582 SF	111 SF
OVERALL BUILDING TOTAL	9,316 SF	4,868 SF GFA	4,448 SF NON GFA



LOWER LEVEL AREA PLAN 1" = 10'-0" ①



MAIN LEVEL AREA PLAN 1" = 10'-0" ②

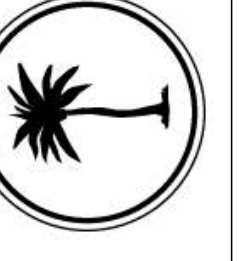


UPPER LEVEL AREA PLAN 1" = 10'-0" ③

CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	_____
Contact:	SPENCER MILLER	Revision 07:	_____
Address:	7626 Herschel Avenue La Jolla, CA 92037	Revision 06:	_____
Phone:	(858) 459-9291	Revision 05:	_____
Street Address:	2534 RUETTE NICE, LA JOLLA, CA 92037	Revision 04:	_____
Project Name:	COPPEL MONTORO	Revision 03:	_____
Sheet Title:	AREA CALCULATIONS	Revision 02:	_____
		Revision 01:	03.31.2025
		Original Date:	10.30.2024
		Sheet:	15 of 29
		DEF#:	_____

ISLAND ARCHITECTS
 TONY CRISAFEL, LISA KRUEMAN, I.A.
 7626 HERSCHEL AVENUE, LA JOLLA, CA 92037
 TEL: 658.459.9991 FAX: 658.456.0351



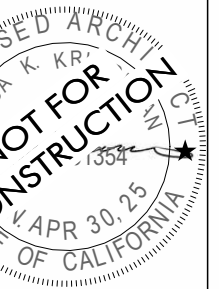
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PROJ. MGR.	TS
DATE	ISSUE
10.30.2024	CDP SUBMITTAL
03.31.2025	CDP SUBMITTAL

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#	DESCRIPTION	DATE

COPPEL MONTORO
 2534 RUETTE NICE, LA JOLLA, CA 92037

A1.3
 AREA CALCULATIONS
 03/12/2026



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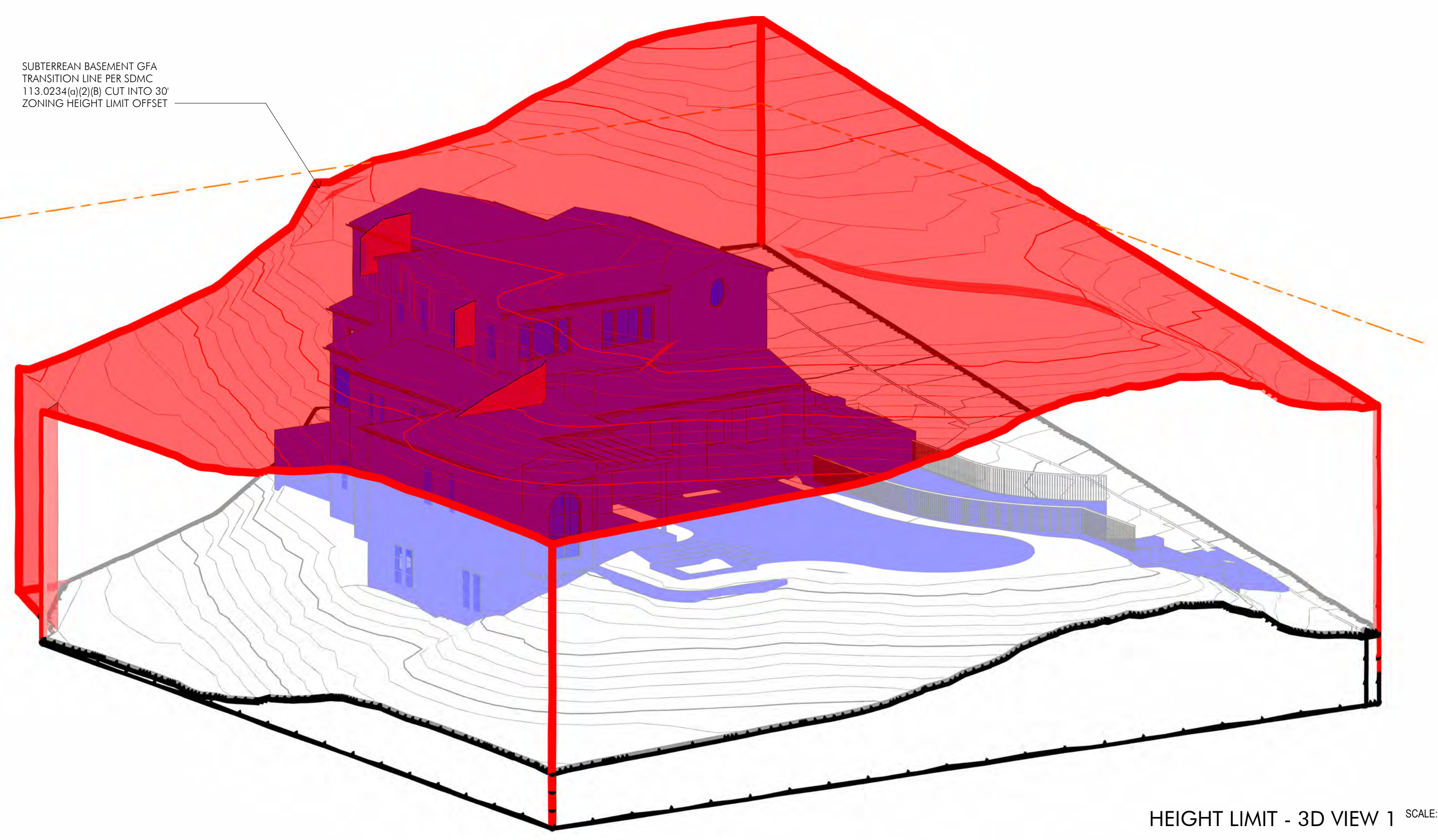
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DATE 03.31.2025

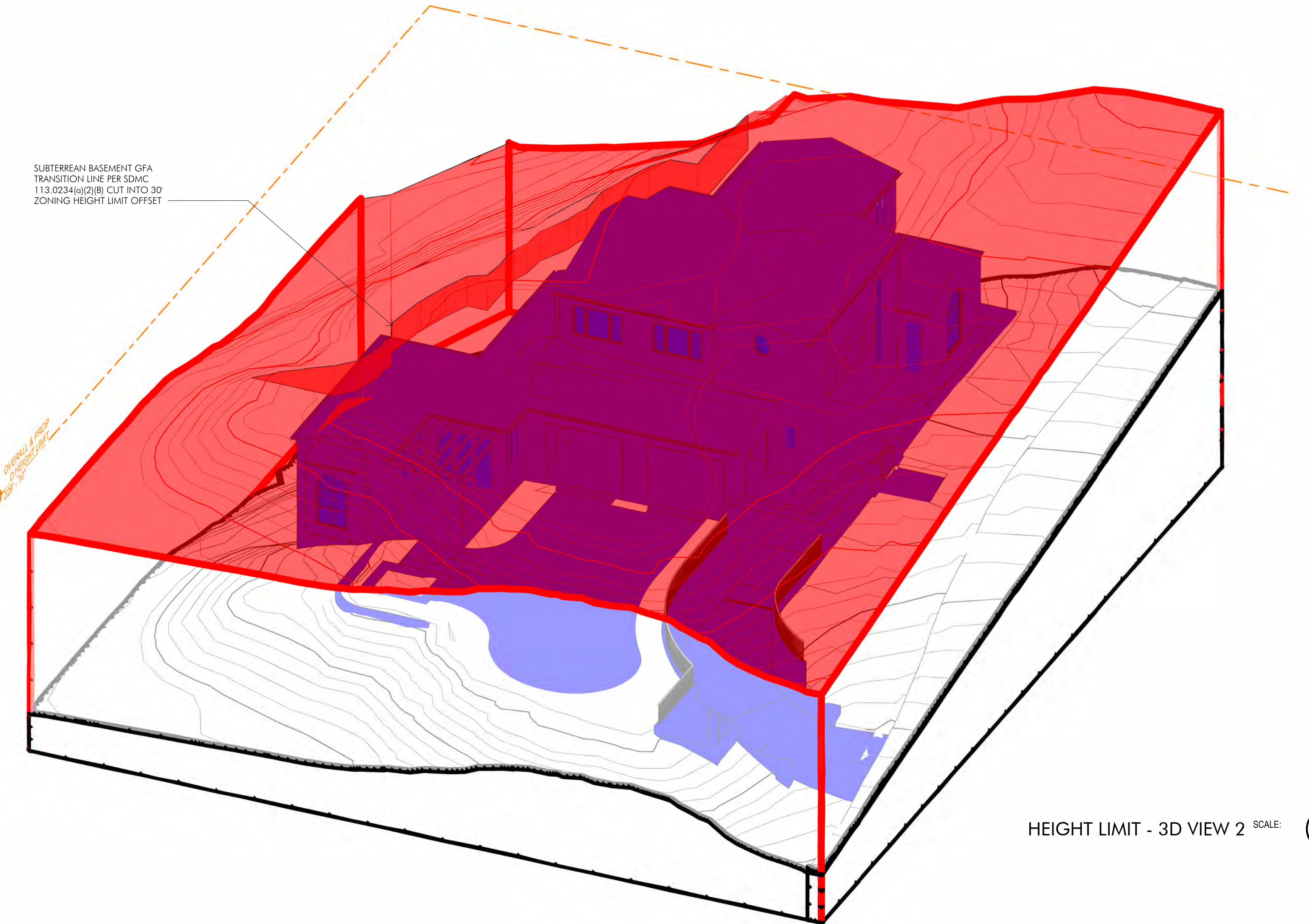
ISSUE 03.31.2025 CDP SUBMITTAL

REVISIONS

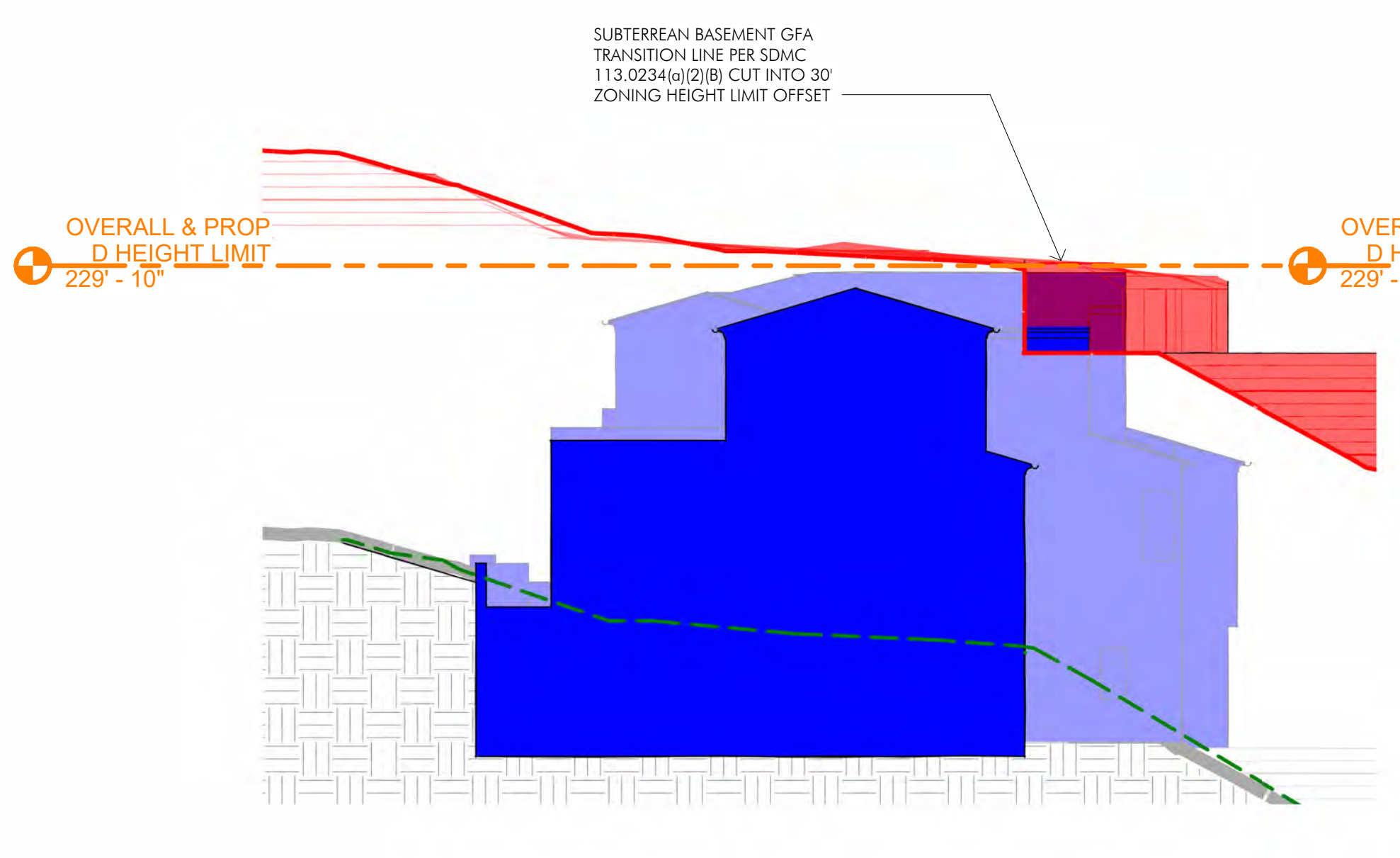
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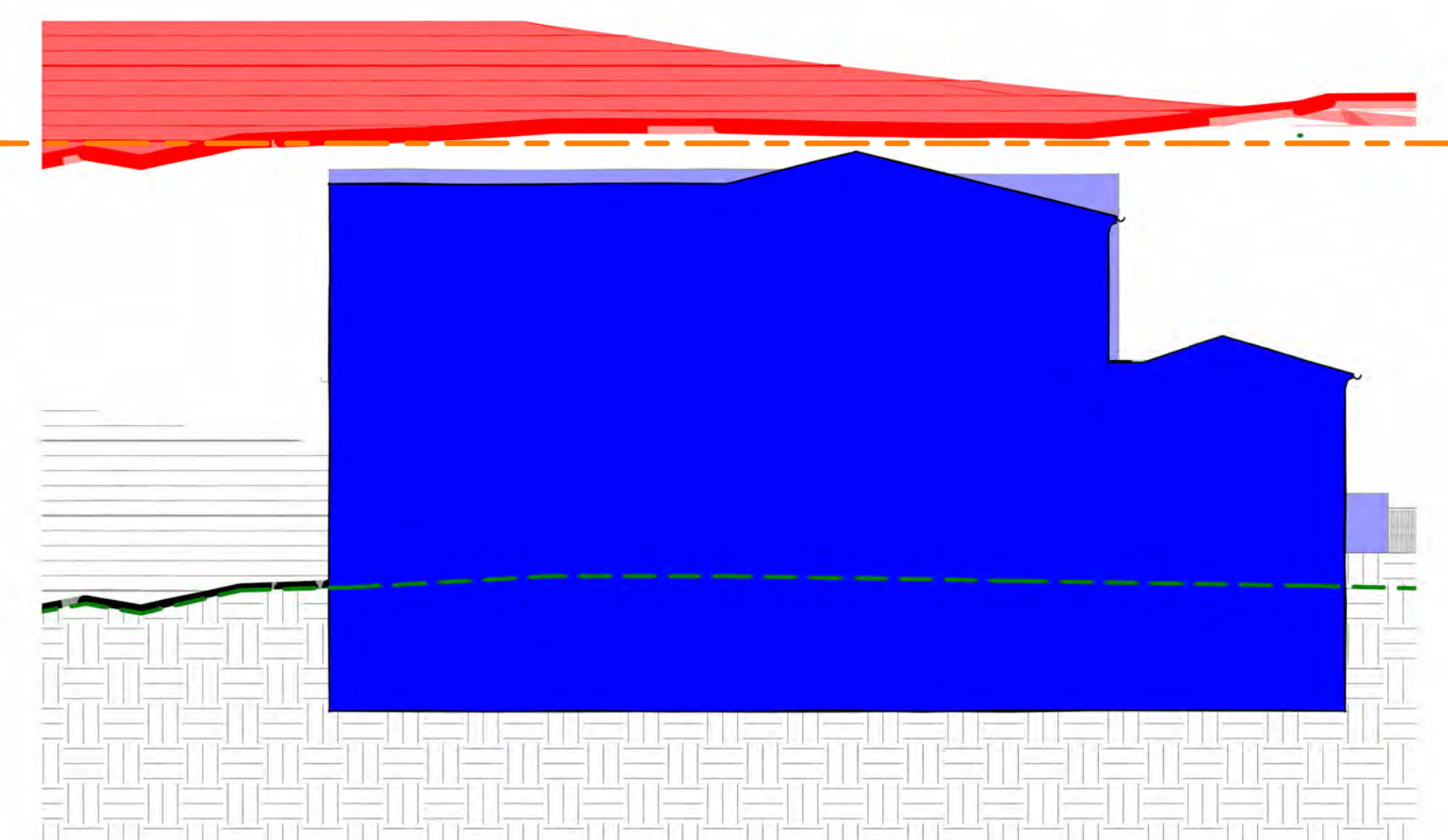
HEIGHT LIMIT - 3D VIEW 1 SCALE: (A)



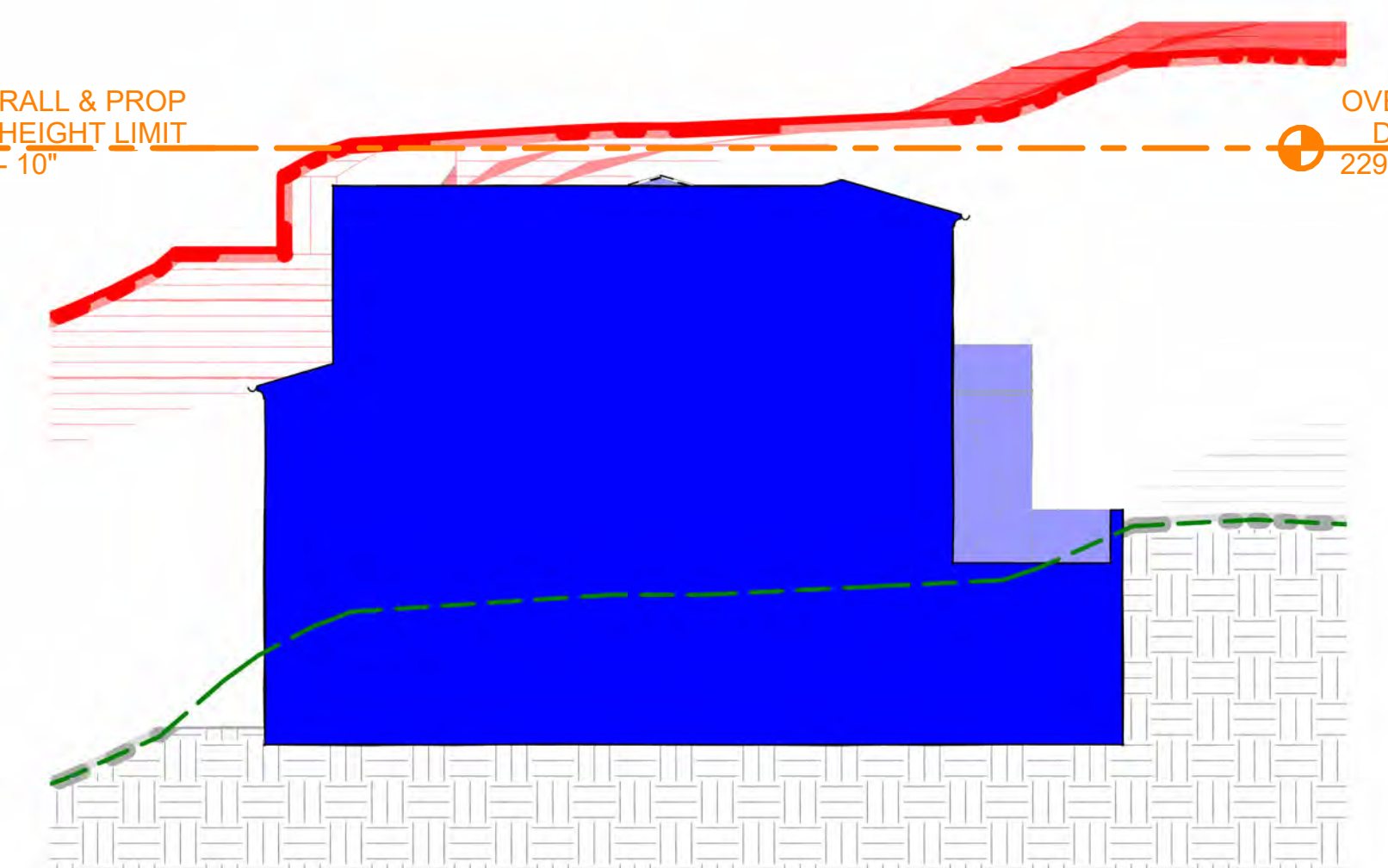
HEIGHT LIMIT - 3D VIEW 2 SCALE: (B)



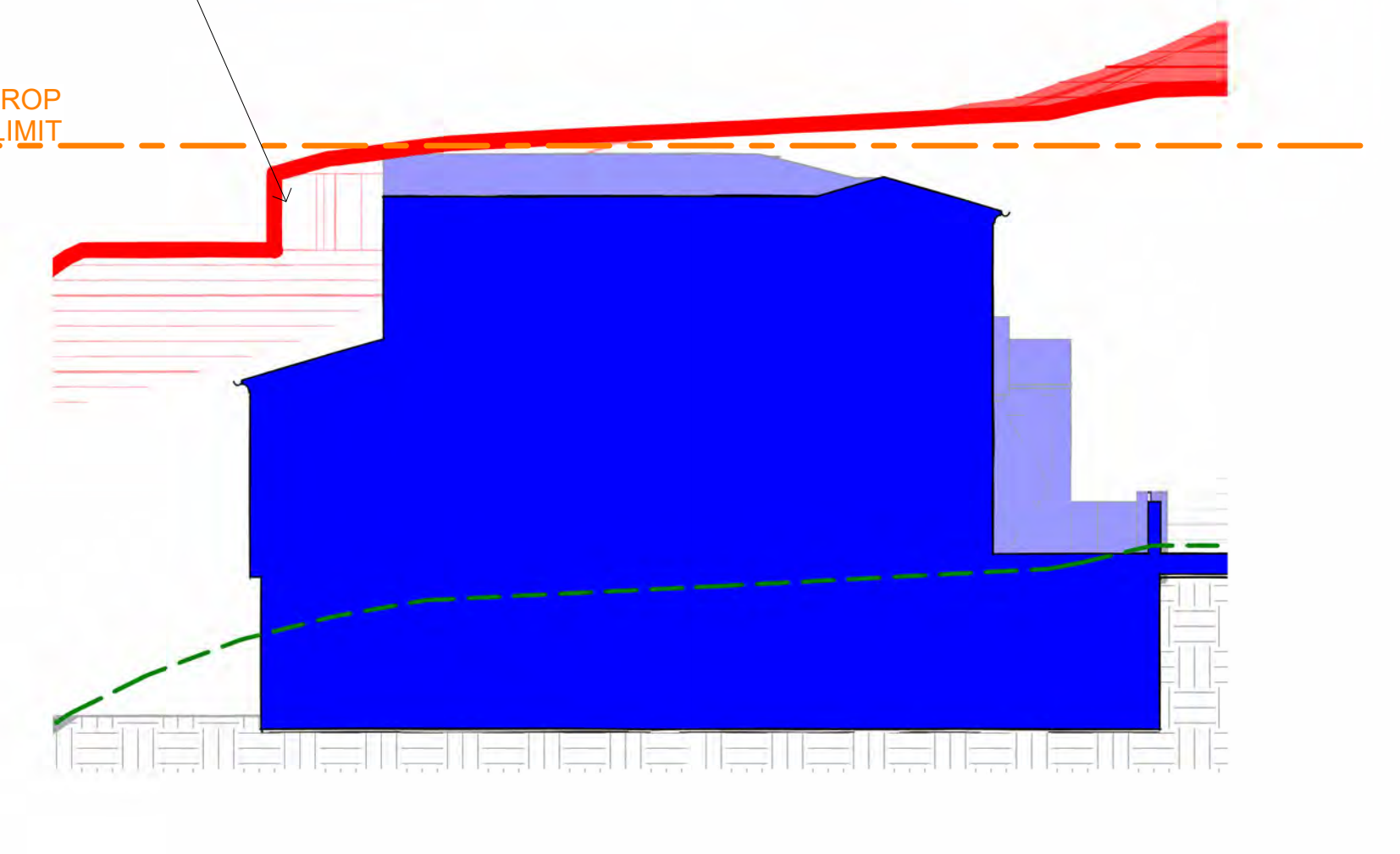
HEIGHT LIMIT SECTION 1 SCALE: 3/32" = 1'-0" (1)



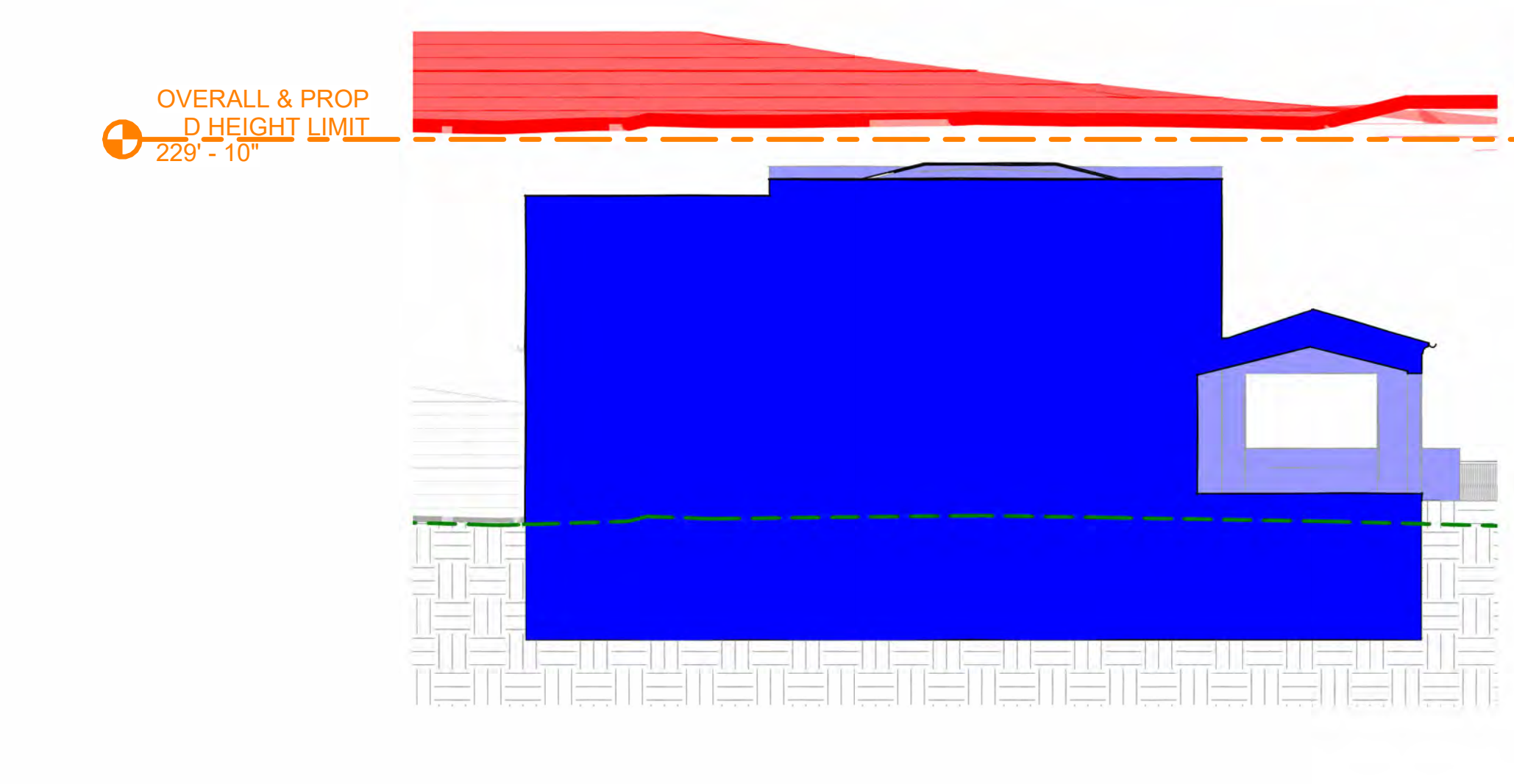
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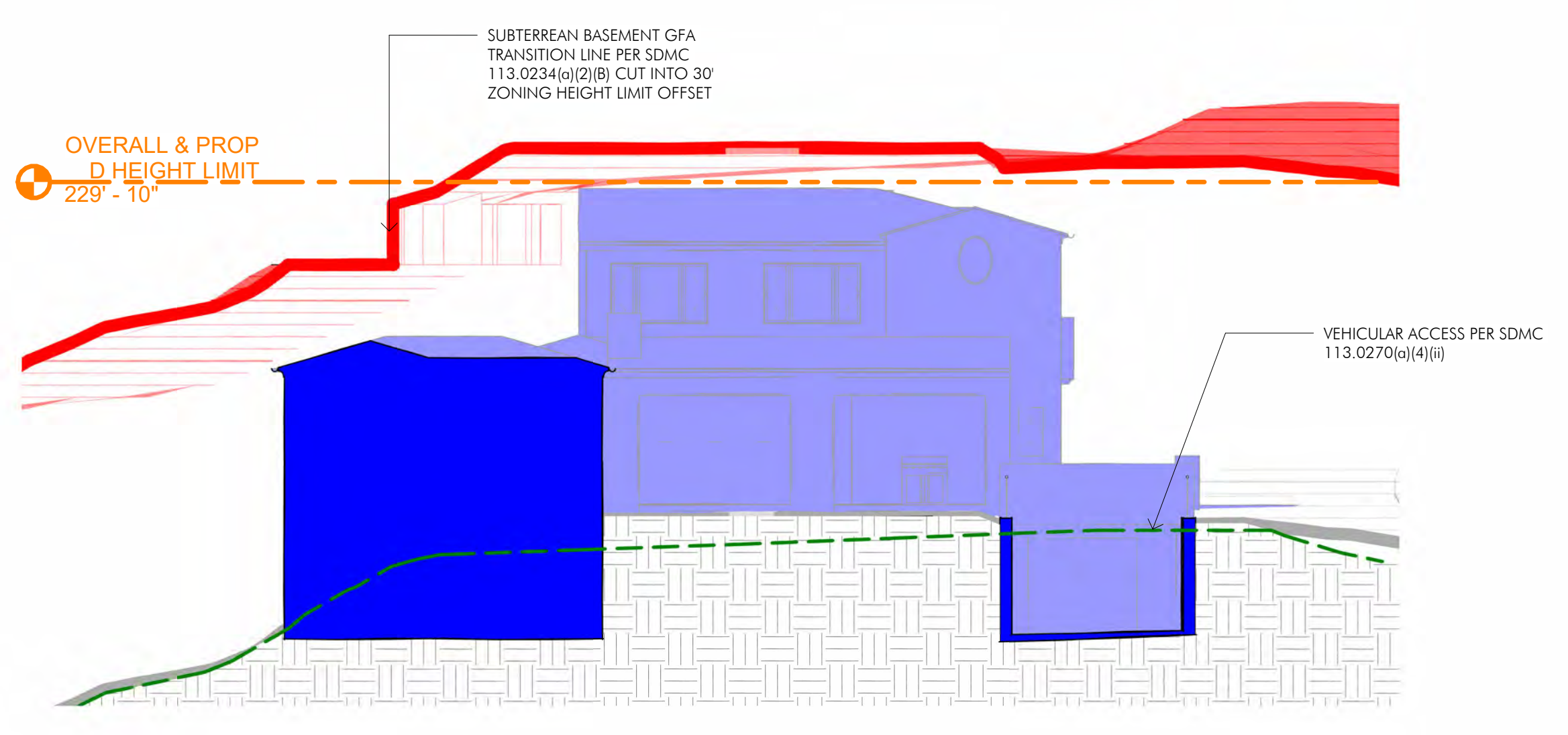
HEIGHT LIMIT SECTION 3 SCALE: 3/32" = 1'-0" (3)



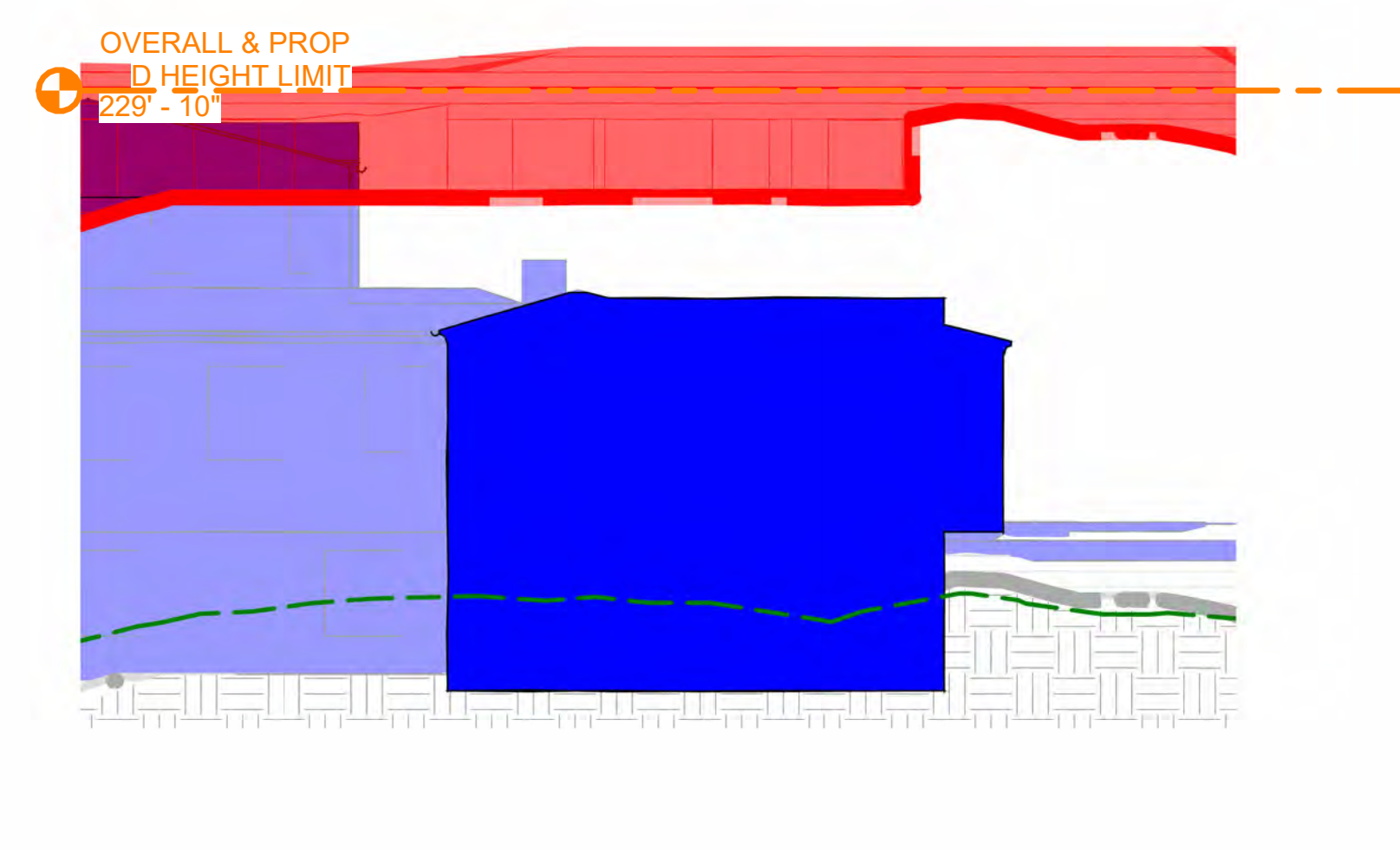
HEIGHT LIMIT SECTION 4 SCALE: 3/32" = 1'-0" (4)



HEIGHT LIMIT SECTION 5 SCALE: 3/32" = 1'-0" (5)



HEIGHT LIMIT SECTION 6 SCALE: 3/32" = 1'-0" (6)



HEIGHT LIMIT SECTION 7 SCALE: 3/32" = 1'-0" (7)

Height Limit Legend

- 30' HEIGHT LIMIT
- 30' TOPOGRAPHY OFFSET W/ SUBTERRANEAN BASEMENT EXCLUSION SHOWN
- 30' HEIGHT LIMIT CUT LINE AT SECTION 30' TOPOGRAPHY OFFSET W/ SUBTERRANEAN BASEMENT EXCLUSION SHOWN
- OVERALL AND COASTAL HEIGHT LIMIT
- PROPOSED SINGLE FAMILY RESIDENCE AT SECTION CUT
- - - EXISTING GRADE AT SECTION

CITY STANDARD TITLE BLOCK

Prepared By: Island Architects

Contact: SPENCER MILLER
 7626 Herschel Avenue
 La Jolla, CA 92037

Phone: (858) 459-9291

Street Address: 2534 RUETTE NICE, LA JOLLA, CA 92037

Project Name: COPPEL MONTORO

Sheet Title: HEIGHT LIMIT ANALYSIS

Revision 08: _____

Revision 07: _____

Revision 06: _____

Revision 05: _____

Revision 04: _____

Revision 03: _____

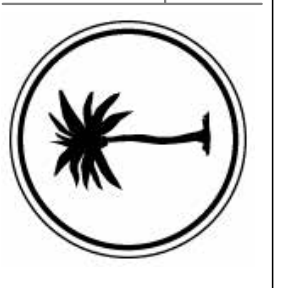
Revision 02: _____

Revision 01: 03.31.2025

Original Date: 10.30.2024

Sheet: 16 of 29

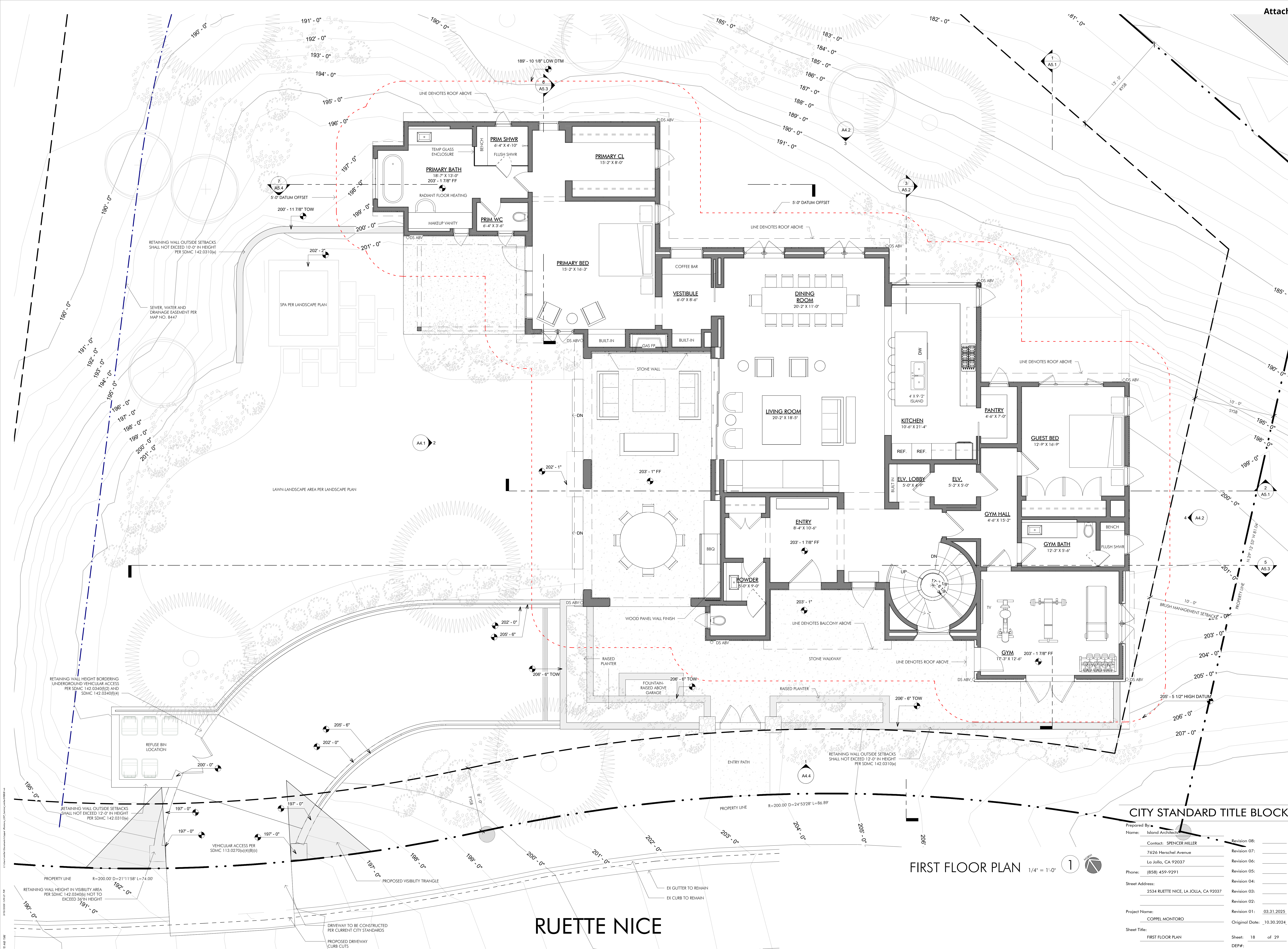
DEP#: _____



ISLAND ARCHITECTS
TONY CRISAFEL, LISA KRUEHMAN, I.A.
7626 HERSHEL AVENUE
LA JOLLA, CA 92037
TEL: (858) 459-9991
FAX: (858) 459-0351

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REVISIONS	DESCRIPTION	DATE
1		
2		
3		
4		
5		



FIRST FLOOR PLAN 1/4" = 1'-0" 1

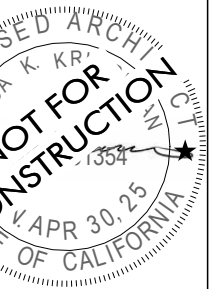
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Phone: (858) 459-9291	Revision 06: _____	Revision 05: _____
Street Address: 2534 RUETTE NICE, LA JOLLA, CA 92037	Revision 04: _____	Revision 03: _____
Project Name: COPPEL MONTORO	Revision 01: 03.31.2025	Revision 02: _____
Sheet Title: FIRST FLOOR PLAN	Original Date: 10.30.2024	Revision 01: _____
	Sheet: 18 of 29	Revision 02: _____
	DEP#: _____	Revision 03: _____

COPPEL MONTORO
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A2.1
FIRST FLOOR PLAN
03/12/2026



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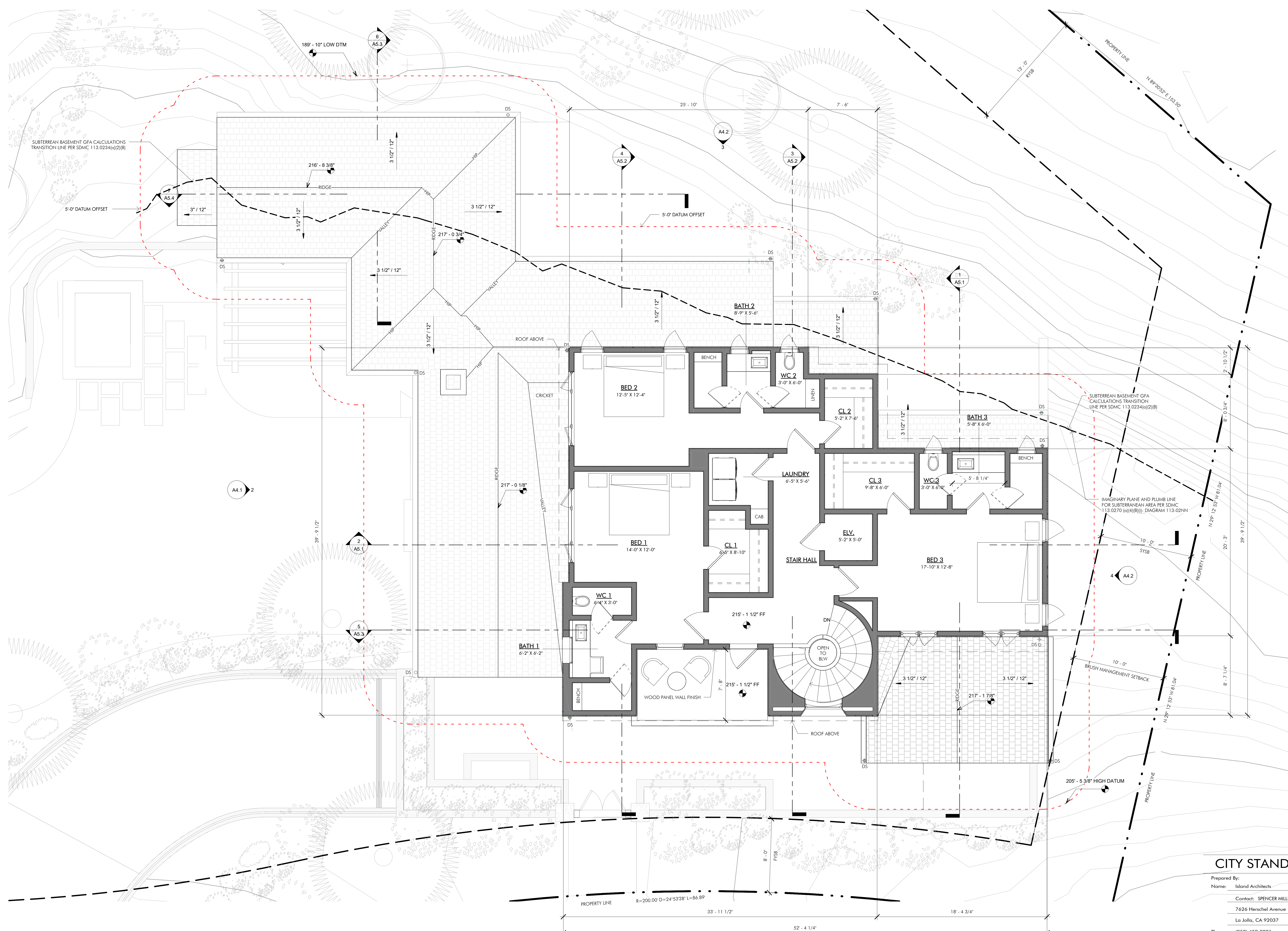
DATE ISSUED

10.30.2024 CDP SUBMITTAL

03.31.2025 CDP SUBMITTAL

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SECOND FLOOR PLAN

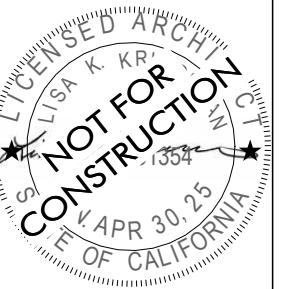
1/4" = 1'-0" 1

CITY STANDARD TITLE BLOCK

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Name:	Contact: SPENCER MILLER	Revision 07:	_____
	7626 Herschel Avenue	Revision 06:	_____
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Phone:	(858) 459-9291	Revision 04:	_____
Street Address:	2534 RUETTE NICE, LA JOLLA, CA 92037	Revision 03:	_____
		Revision 02:	_____
Project Name:	COPPEL MONTORO	Revision 01:	03.31.2025
Sheet Title:	SECOND FLOOR PLAN	Original Date:	10.30.2024
		Sheet:	19 of 29
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COPPEL MONTORO
2534 RUETTE NICE, LA JOLLA, CA 92037

A2.2
SECOND FLOOR PLAN
03/12/2026



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ROOF NOTES:

1. ALL RIDGE DIMENSIONS ARE CALLED OUT TO TOP OF SHEATHING
 2. ALL ELEVATIONS LOCATED AT EDGE OF WALLS ARE TO TOP OF PLATE
 3. ALL PLATE HTS. ARE TAKEN ABOVE MAIN LEVEL F.F. = 0'-0" (EL. _____)
 4. DIMENSIONS SHOWN AT CHIMNEY CAPS ARE TO FINISH MATERIAL
 5. ALL SKYLIGHTS TO BE FLAT, TINTED GLAZING & BRONZE FRAME SKYLIGHT.
 6. RADIANT BARRIER SHEATHING TO BE USED OVER INTERIOR & ATTIC SPACES
- = DOWN SPOUT LOCATIONS
□ = SCUPPER LOCATIONS

SPECIFICATIONS

ROOFING TILE TO BE A COLOR BLEND OF 2-PIECE (PAN & BARREL) FLAT CLAY TILE - (ARCHITECT TO SELECT COLOR). INSTALL OVER A CLASS 'A' ROOFING ASSEMBLY OF 2 LAYERS OF 40# ASPHALT IMPREGNATED FELT WITH HOT MOPPED ASPHALT BETWEEN LAYERS AND ON TOP. BARREL TILES TO BE FASTENED WITH APPROVED WIRE TIES. ROOFING TILE ICBO# 4300

APPLICATION OF ROOFING

1. ROOFING TILE TO BE RED/ANDS FLAT CAPE GOLD CLAY TILE - (ARCHITECT TO SELECT COLOR). INSTALL OVER A CLASS 'A' ROOFING ASSEMBLY OF 2 LAYERS OF 40# ASPHALT IMPREGNATED FELT WITH HOT MOPPED ASPHALT BETWEEN LAYERS AND ON TOP. ROOF TILES TO BE FASTENED WITH APPROVED WIRE TIES.
2. FLAT ROOF TO BE MIN. CLASS 'A' B.U.R.
3. ARCHITECT TO SPECIFY TILE BLEND. ROOFER TO LAY OUT ONE SQUARE 10' X 10' AREA FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
4. CHIMNEY CLAY 5" VENTS (ICBO # 521.1) OR SIMILAR TO BE USED TO MEET VENTING AREA REQUIREMENTS PER CODE AS CALCULATED BELOW. HALF OF THE REQUIRED VENTS TO BE LOCATED AT LEAST 36" ABOVE THOSE LOCATED NEAR THE EAVES. PRIMARY VENT IS INSTALLED IN ROOF SHEATHING; SECONDARY VENT IS INSTALLED OVER PRIMARY VENT & PAINTED TO MATCH SURROUNDING TILES.

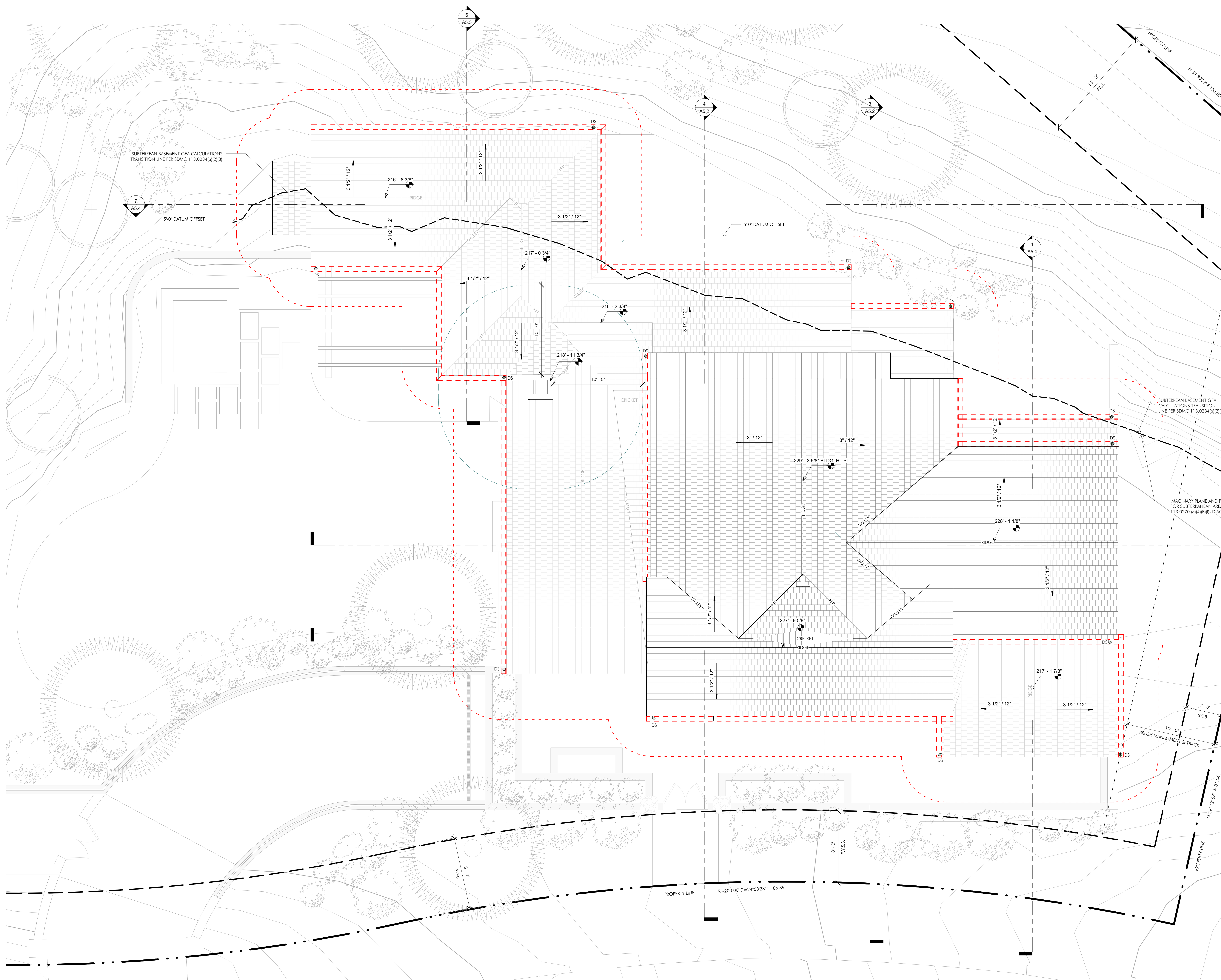
ROOF LEGEND

- CDS = Concealed Downspout
DS = Downspout
- - - = Gutter

*All locations to be reviewed by Contractor.

ADDITIONAL NOTES:

1. THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS)
2. PHOTOVOLTAIC SYSTEMS W/ REMAIN UNDER THE 30' COASTAL HEIGHT LIMIT



SUBTERRANEAN BASEMENT GFA CALCULATIONS TRANSITION LINE PER SDMC 113.0234(i)(2)(B)

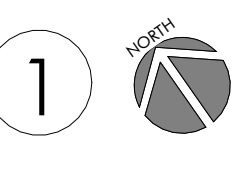
IMAGINARY PLANE AND PLUMB LINE FOR SUBTERRANEAN AREA PER SDMC 113.0270 (h)(4)(B)(i)- DIAGRAM 113.02NN

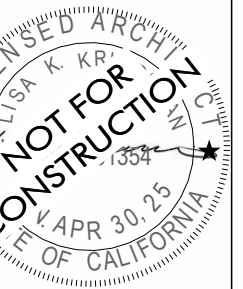
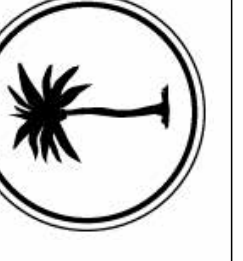
BRUSH MANAGEMENT SETBACK

CITY STANDARD TITLE BLOCK

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Street Address:	2534 RUETTE NICE, LA JOLLA, CA 92037	Revision 03:	
		Revision 02:	
Project Name:	COPPEL MONTORO	Revision 01:	03.31.2025
Sheet Title:	ROOF PLAN	Original Date:	10.30.2024
		Sheet:	20 of 29
		DEP#:	

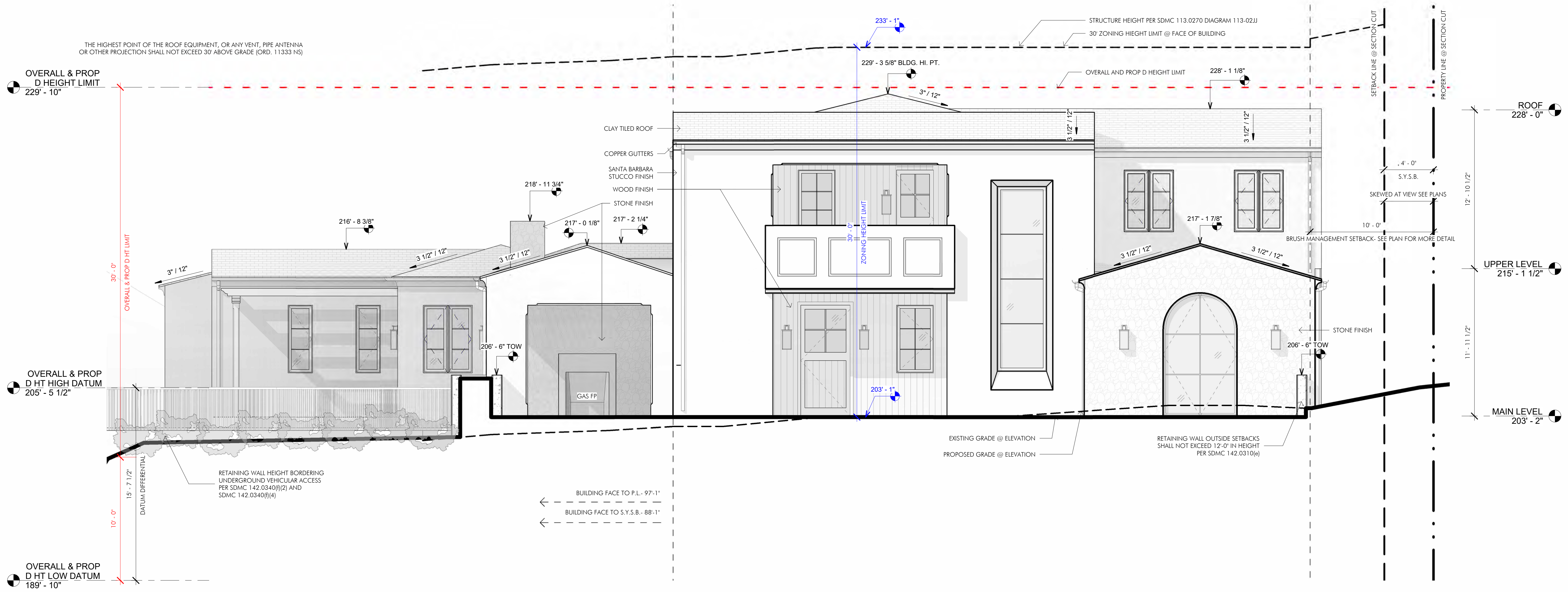
ROOF PLAN 1/4" = 1'-0"



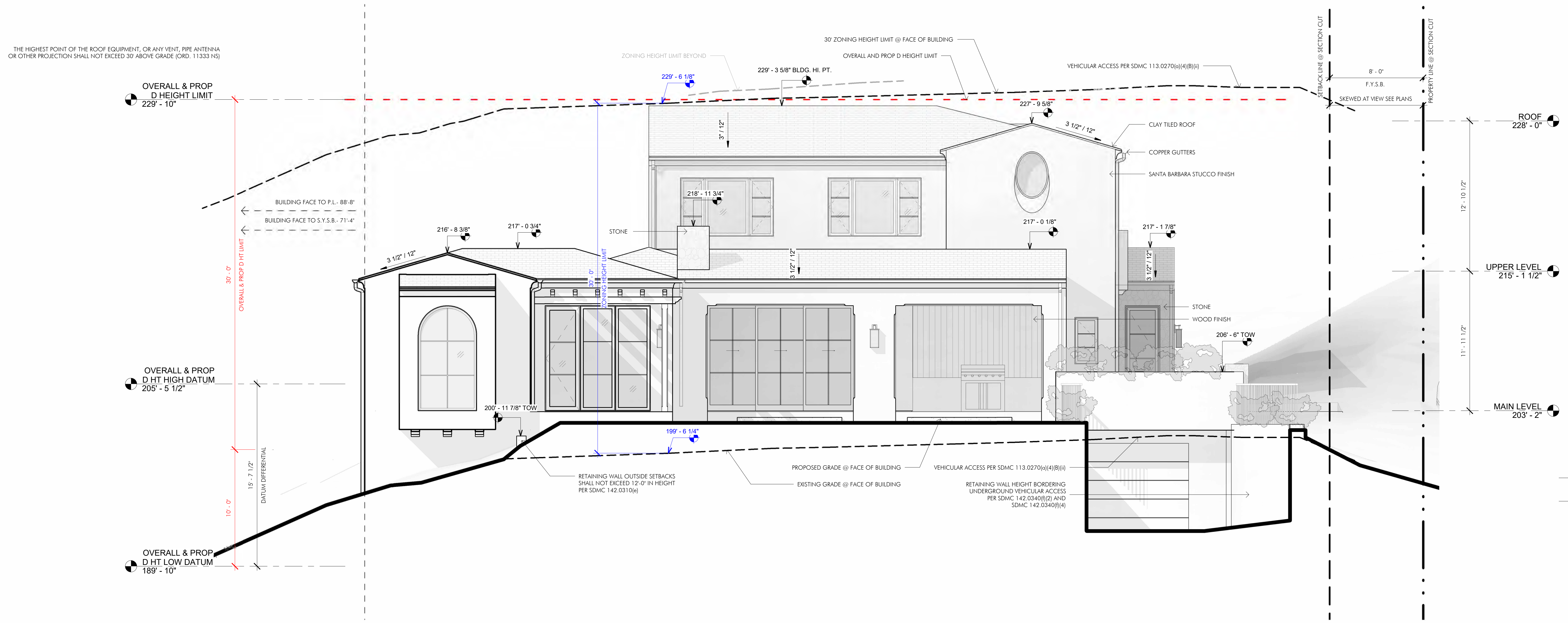


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SOUTH ELEVATION 1/4" = 1'-0" ①



WEST ELEVATION 1/4" = 1'-0" ②

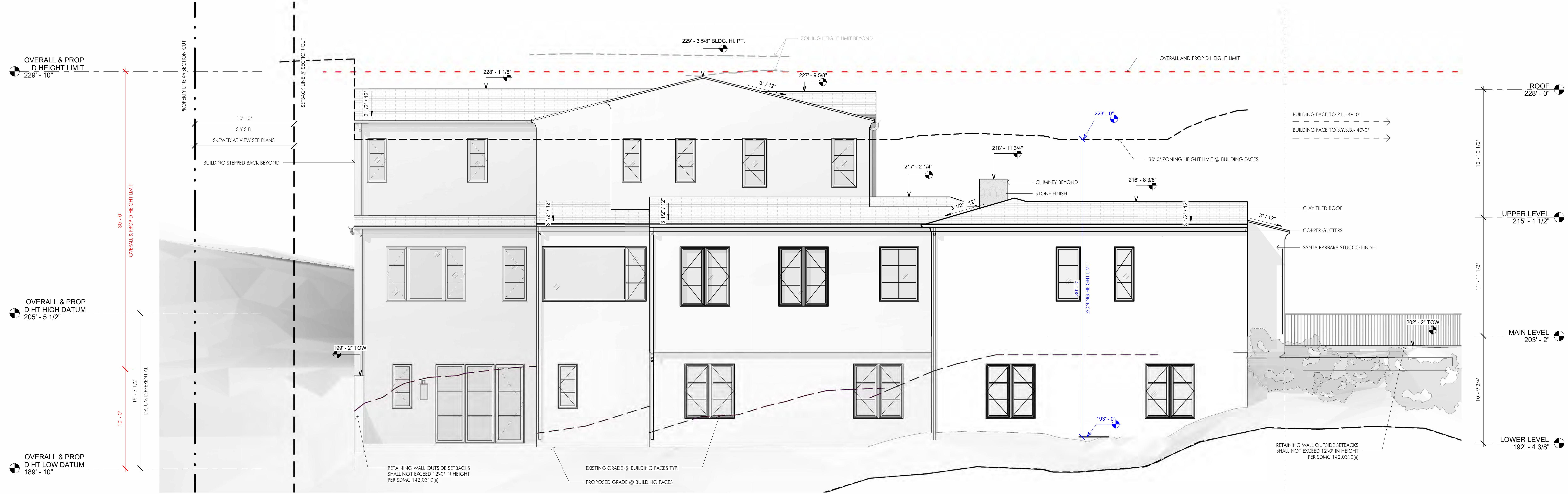
HEIGHT LIMIT LEGEND

- EXISTING GRADE ZONING HEIGHT LIMIT
- - - EXISTING GRADE ZONING HEIGHT LIMIT BEYOND
- - - OVERALL HEIGHT LIMIT

CITY STANDARD TITLE BLOCK

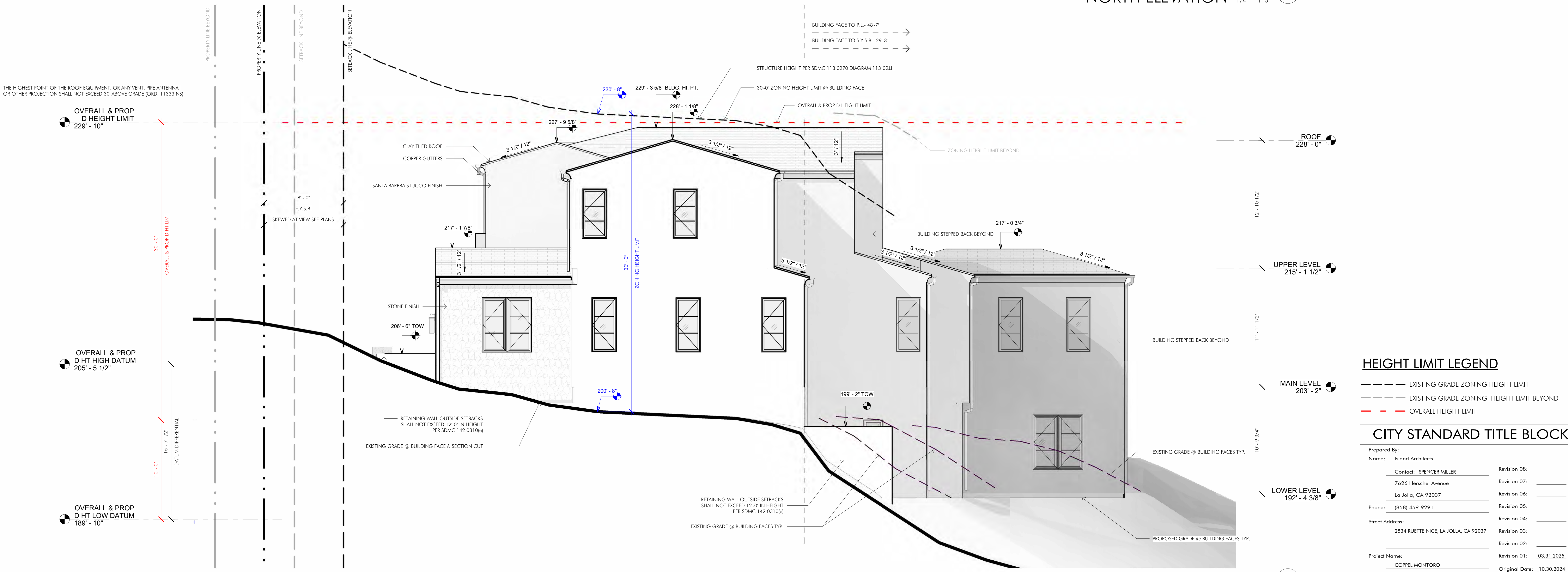
Prepared By:	Island Architects	Revision 08:	_____
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	La Jolla, CA 92037	Revision 05:	_____
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Street Address:	2534 RUETTE NICE, LA JOLLA, CA 92037	Revision 03:	_____
		Revision 02:	_____
Project Name:	COPPEL MONTORO	Revision 01:	03.31.2025
Sheet Title:	EXTERIOR ELEVATIONS	Original Date:	10.30.2024
		Sheet:	21 of 29
		DEP#:	_____

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 145)



NORTH ELEVATION 1/4" = 1'-0" 3

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 145)



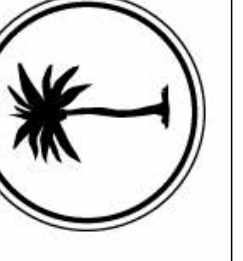
EAST ELEVATION 1/4" = 1'-0" 4

HEIGHT LIMIT LEGEND

- EXISTING GRADE ZONING HEIGHT LIMIT
- EXISTING GRADE ZONING HEIGHT LIMIT BEYOND
- OVERALL HEIGHT LIMIT

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		Revision 02:	
Project Name:	COPPEL MONTORO	Revision 01:	03.31.2025
Sheet Title:	EXTERIOR ELEVATIONS	Original Date:	10.30.2024
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MATERIAL PALETTE INSPIRATION



ENTRY DOOR/STUCCO ARCH DETAIL, METAL WDW, WOOD SIDING INSPIRATION



ROOF TILING INSPIRATION

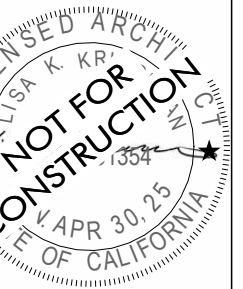
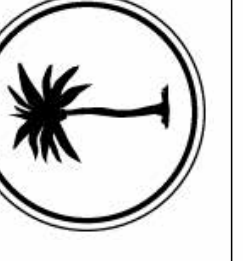


STONE FACADE INSPIRATION

CITY STANDARD TITLE BLOCK

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Street Address:	2534 RUETTE NICE, LA JOLLA, CA 92037	Revision 03:	
		Revision 02:	
Project Name:	COPPEL MONTORO	Revision 01:	03.31.2025
		Original Date:	10.30.2024
Sheet Title:	EXTERIOR ELEVATION MATERIAL PALETTE	Sheet:	23 of 29
		DEP#:	

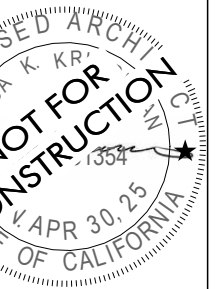
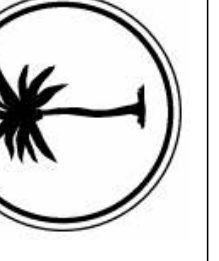
SOUTH ELEVATION Copy 1 1/4" = 1'-0" 1



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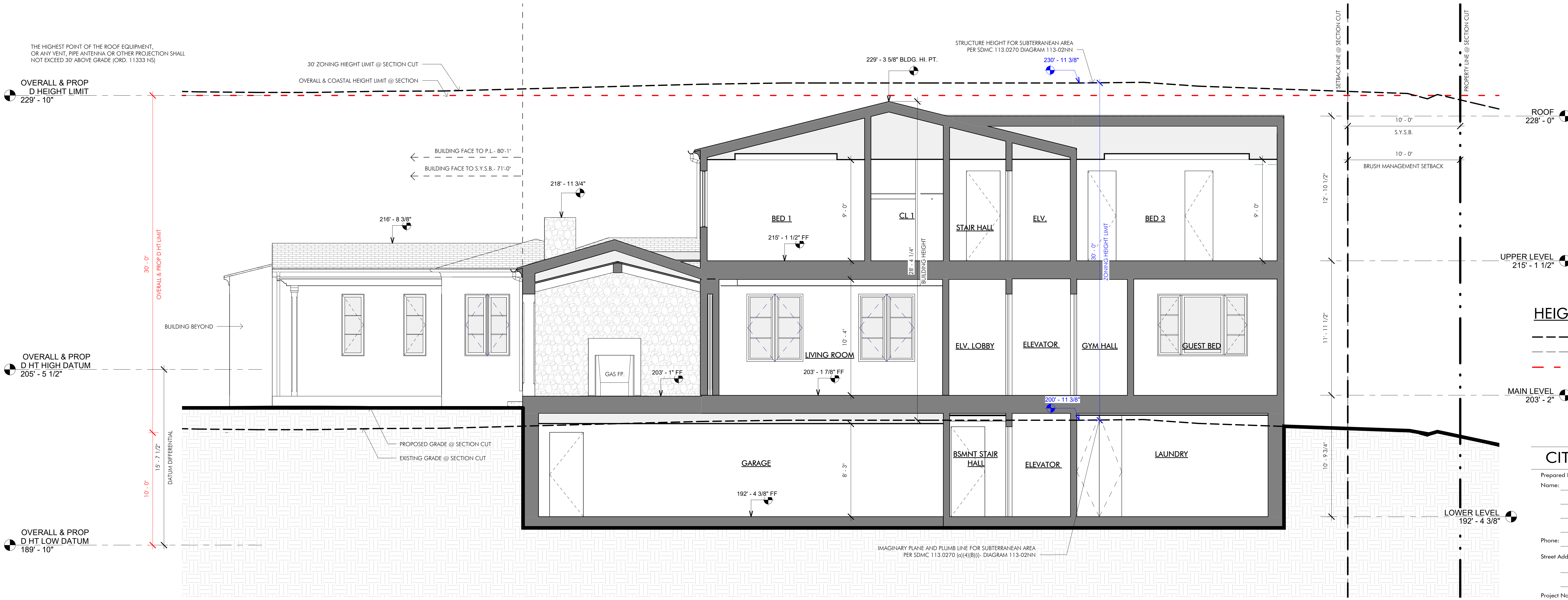
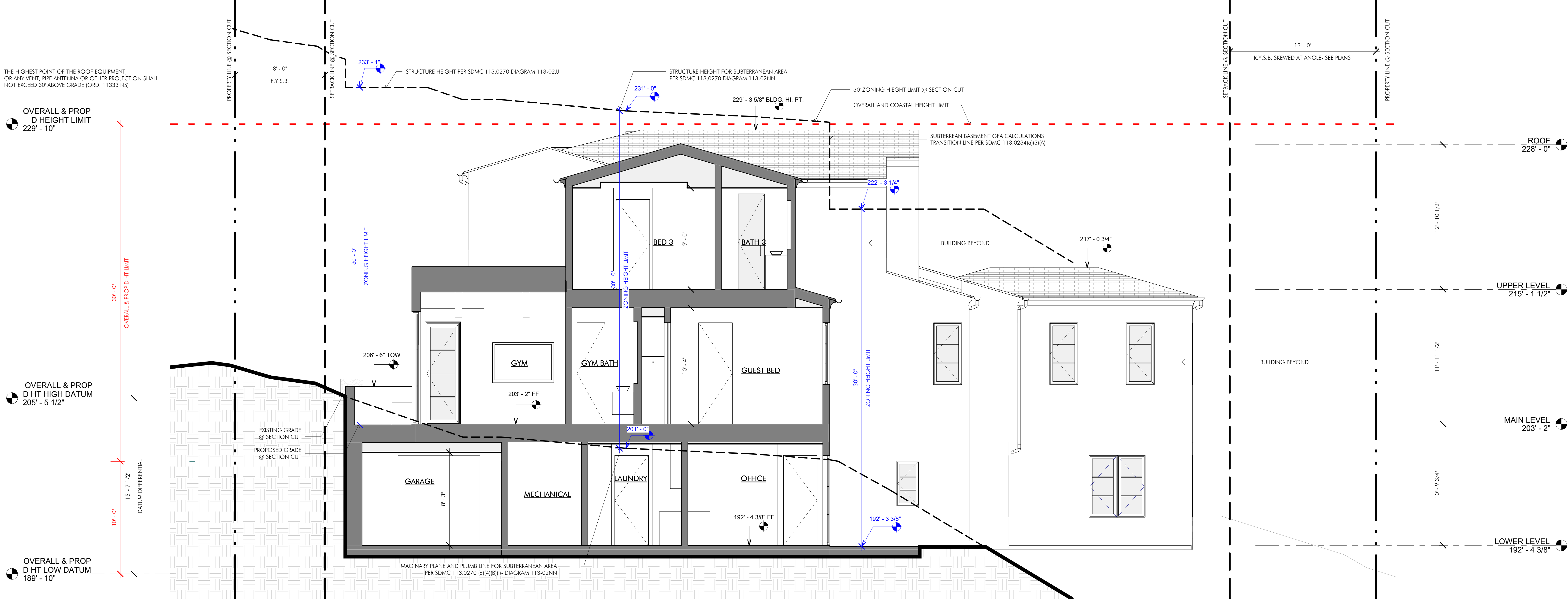


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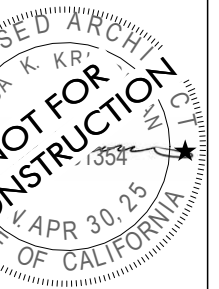
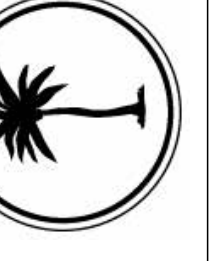


HEIGHT LIMIT LEGEND

- EXISTING GRADE ZONING HEIGHT LIMIT
- - - EXISTING GRADE ZONING HEIGHT LIMIT BEYOND
- - - OVERALL HEIGHT LIMIT

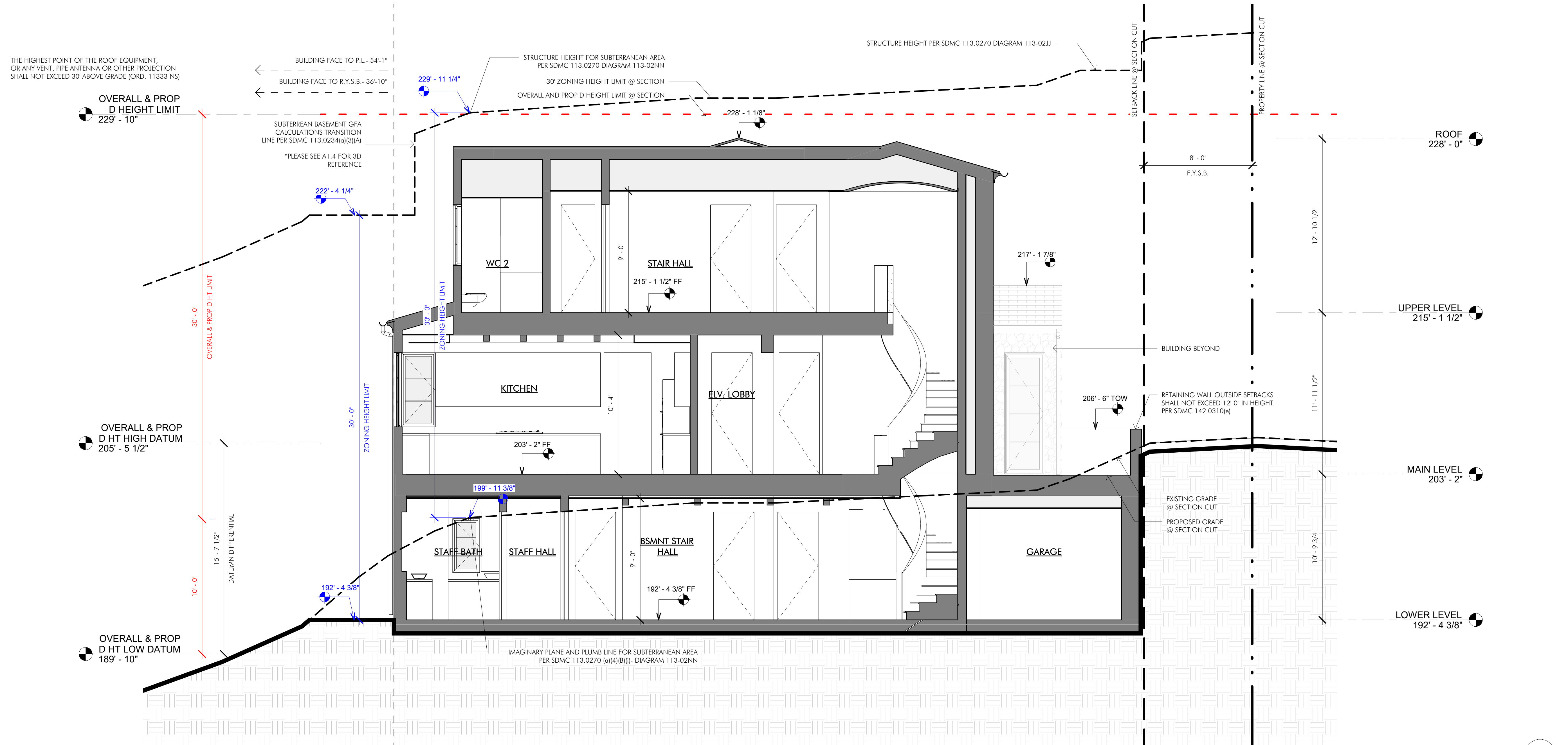
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Project Name: COPPEL MONTORO	Revision 02: _____
Sheet Title: BUILDING SECTIONS	Revision 01: 03.31.2025
Original Date: 10.30.2024	Original Date: _____
Sheet: 24 of 29	Sheet: _____ of _____
DEP#: _____	DEP#: _____

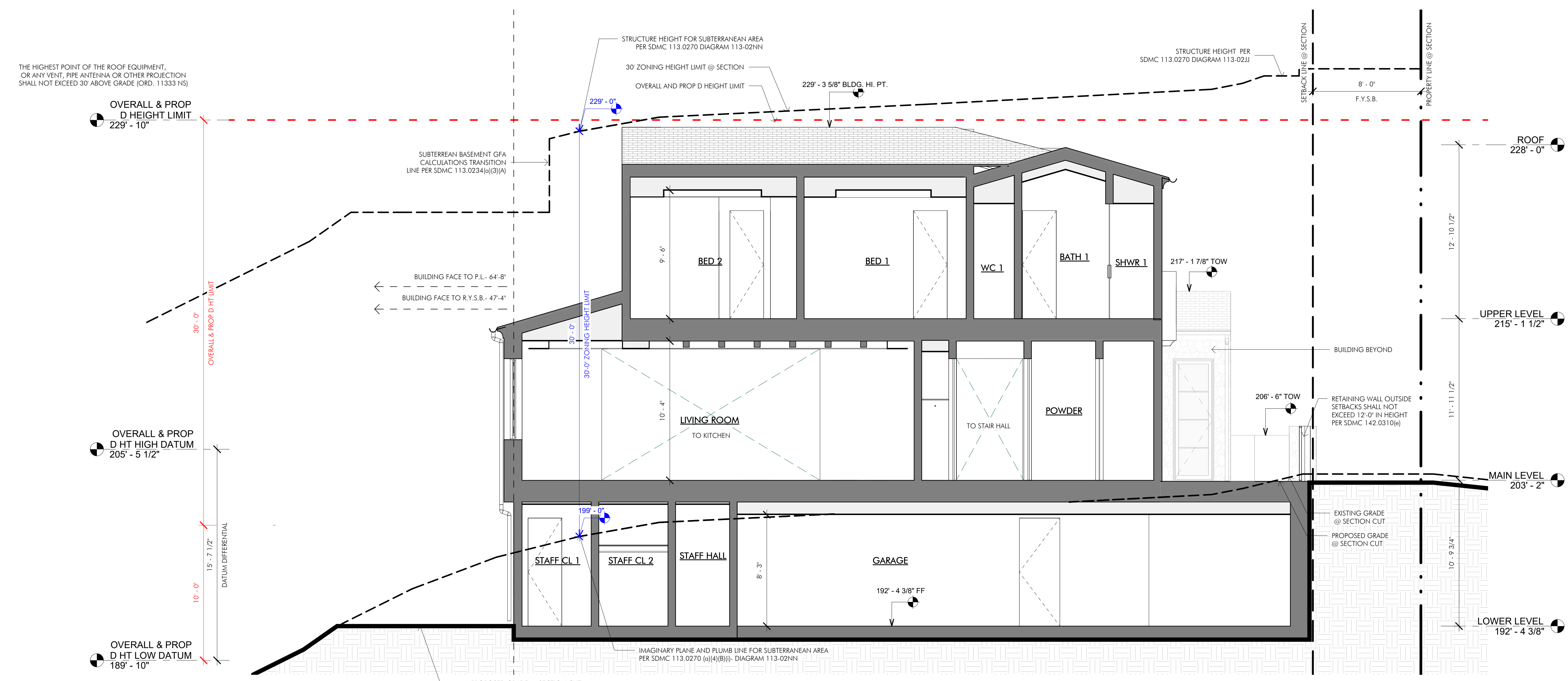


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SECTION 3 1/4" = 1'-0" 3



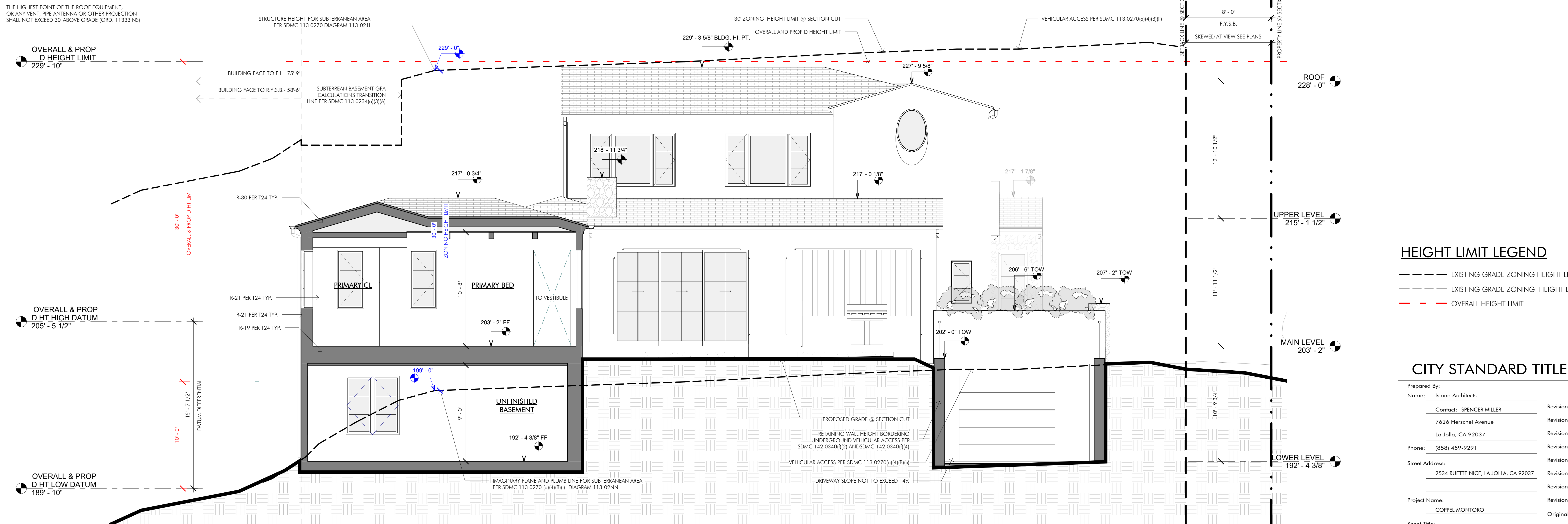
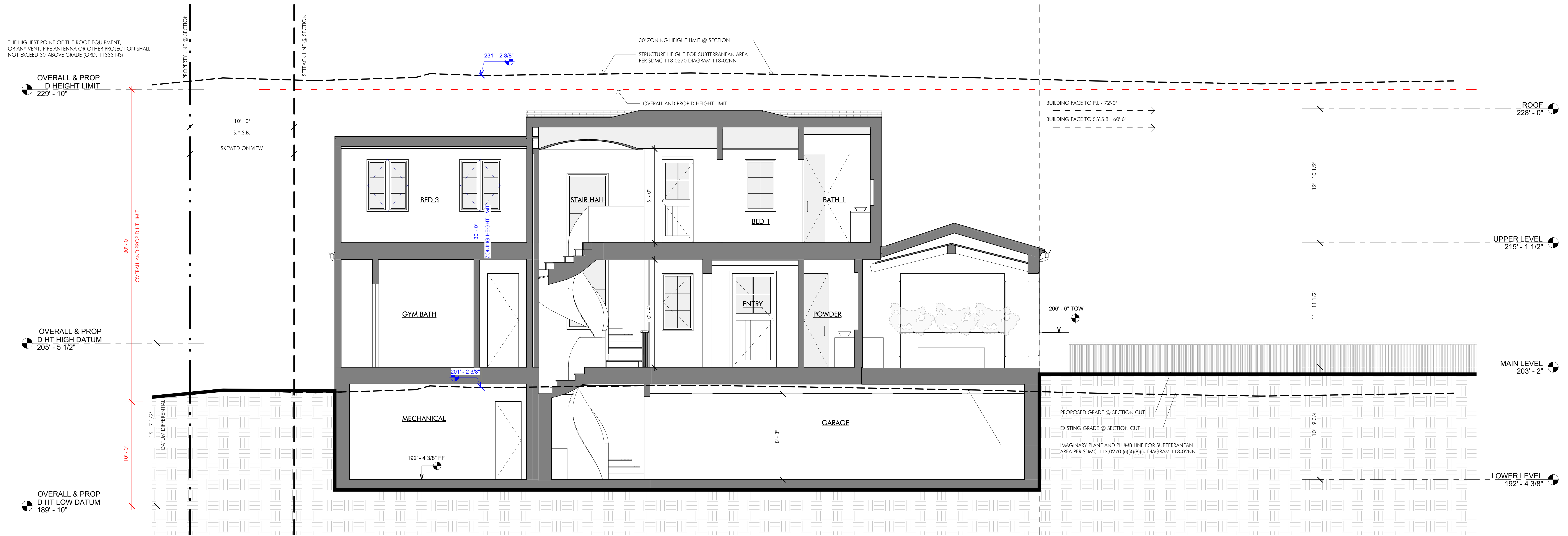
SECTION 4 1/4" = 1'-0" 4

HEIGHT LIMIT LEGEND

- EXISTING GRADE ZONING HEIGHT LIMIT
- - - EXISTING GRADE ZONING HEIGHT LIMIT BEYOND
- OVERALL HEIGHT LIMIT

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Project Name:	Revision 02:		
COPPEL MONTORO	Revision 01:	03.31.2025	
Sheet Title:	Original Date:	10.30.2024	
BUILDING SECTIONS	Sheet:	25	of 29
	DEP#:		



HEIGHT LIMIT LEGEND

- EXISTING GRADE ZONING HEIGHT LIMIT
- - - EXISTING GRADE ZONING HEIGHT LIMIT BEYOND
- - - OVERALL HEIGHT LIMIT

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Street Address:	2534 RUETTE NICE, LA JOLLA, CA 92037	Revision 03:	
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Project Name:	COPPEL MONTORO	Revision 01:	03.31.2025
Sheet Title:	BUILDING SECTIONS	Original Date:	10.30.2024
		Sheet:	26 of 29
		DEP#:	

ISLAND ARCHITECTS
 TONY CRISAFEL, LISA KRUEEMAN, I.R.A.
 7626 HERSCHEL AVENUE
 LA JOLLA, CA 92037
 TEL: 658-459-9991 FAX: 658-456-0351

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A5.3
 BUILDING SECTIONS
 03/12/2026

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