MARENGO
MORTON
ARCHITECTS



Feder Residence

2486 Vallecitos Ct, La Jolla CA, 92037

Wednesday November 4th, 2026

MARENGO MORTON ARCHITECTS

2486 Vallecitos Ct

Vicinity Map and Neighborhood



N

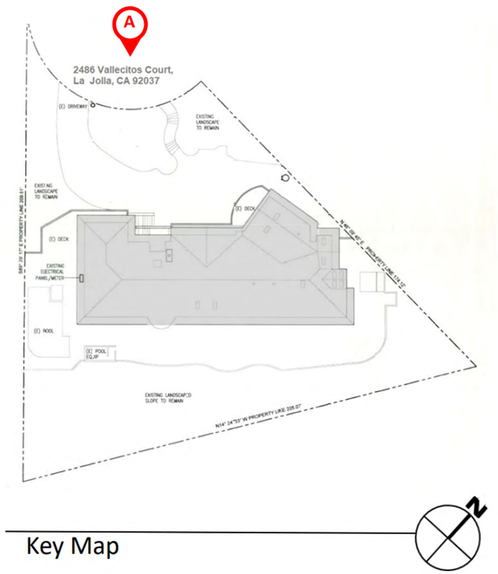
MARENGO MORTON ARCHITECTS

2486 Vallecitos Ct

Existing Building



A-Front Elevation (West)



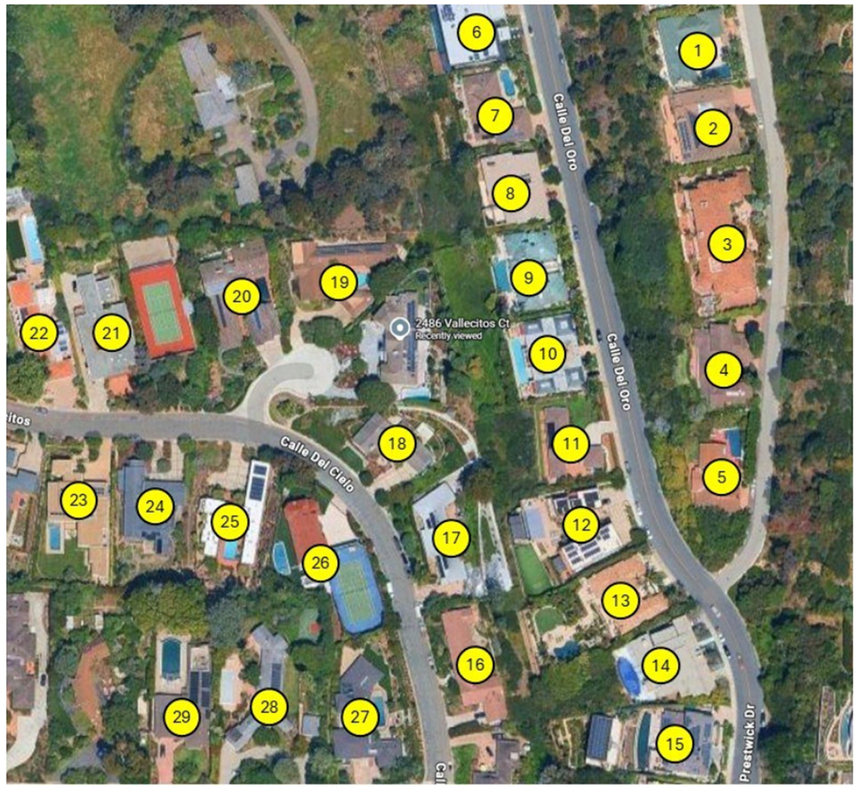
2486 Vallecitos Ct

300’ Radius Survey

300’ Radius FAR and Setbacks

Reference #	Parcel Number	Address	Lot Size	GFA	FAR	FYSB	SYSB	SYSB	RYSB
1	346-262-02-00	2532 Calle del Oro	22278	3490	0.16	29	8	6	111
2	346-262-03-00	2542 Calle del Oro	22812	3989	0.17	35	6	4	107
3	346-262-09-00	2552 Calle del Oro	41627	9945	0.24	28	29	16	96
4	346-332-01-00	2572 Calle del Oro	18560	4244	0.23	15	7	9	60
5	346-332-02-00	2586 Calle del Oro	18595	2511	0.14	17	47	9	16
6	346-261-01-00	2521 Calle del Oro	20183	8452	0.42	18	5	7	107
7	346-261-02-00	2533 Calle del Oro	20326	3528	0.17	16	4	9	97
8	346-261-03-00	2543 Calle del Oro	21167	4425	0.21	18	9	11	87
9	346-261-04-00	2553 Calle del Oro	21221	4556	0.21	16	7	4	106
10	346-331-01-00	2563 Calle del Oro	20361	5002	0.25	18	7	7	100
11	346-331-02-00	2575 Calle del Oro	20209	2416	0.12	16	10	15	80
12	346-331-03-00	2585 Calle del Oro	21494	7807	0.36	29	6	9	11
13	346-331-04-00	2595 Calle del Oro	20710	4369	0.21	15	5	7	98
14	346-331-05-00	2605 Calle del Oro	21727	6580	0.30	21	8	6	132
15	346-431-01-00	2621 Calle del Oro	19601	9721	0.50	23	5	5	44
16	346-322-03-00	8131 Calle del Cielo	19155	3664	0.19	6	5	8	47
17	346-322-02-00	8151 Calle del Cielo	19270	3173	0.16	13	7	31	42
18	346-322-01-00	8171 Calle del Cielo	20320	2220	0.11	20	9	23	7
19	346-250-06-00	2466 Vallecitos Ct	20037	3637	0.18	27	39	5	4
Image N/A	346-250-08-00	8303 La Jolla Shores Dr	26136	3304	0.13	5	48	11	62
20	346-250-05-00	2446 Vallecitos Ct	20020	5399	0.27	7	13	0	7
21	346-250-03-00	2406 Vallecitos	20908	4600	0.22	26	16	5	57
22	346-240-17-00	2350 Vallecitos	19602	5160	0.26	20	10	0	106
23	346-300-07-00	2351 Vallecitos	20735	2664	0.13	18	7	10	16
24	346-310-05-00	2476 Avenida de la Playa	36108	4523	0.13	43	6	13	35
25	346-321-01-00	2411 Vallecitos	19250	2872	0.15	16	13	3	50
26	346-321-02-00	2431 Vallecitos Ct	19505	3650	0.19	3	22	8	38
27	346-321-03-00	8152 Calle del Cielo	21645	4608	0.21	16	51	18	8
28	346-321-04-00	2496 Avenida de la Playa	20482	3600	0.18	21	26	14	0
29	346-310-11-00	2466 Avenida de la Playa	20439	3745	0.18	47	0	10	66
	346-250-07-00	(E) 2486 Vallecitos Ct	22341	4905	0.22	42	6	28	26
		Averages	21833	4605	0.45*	20.8	14.2	10.3	58.8
346-250-07-00		(P) 2486 Vallecitos Ct	22341	9981	0.446	26	6	28	10

*Max FAR Allowed per SDMC 131.0446(a)(1), Table 131-04J



2486 Vallecitos Ct

Bulk and Scale





Vallecitos Ct. Neighbors

1. 2446 Vallecitos Ct.
2. 2466 Vallecitos Ct
3. 2486 Vallecitos Ct. (PROPOSED)
4. 8171 Calle Del Cielo

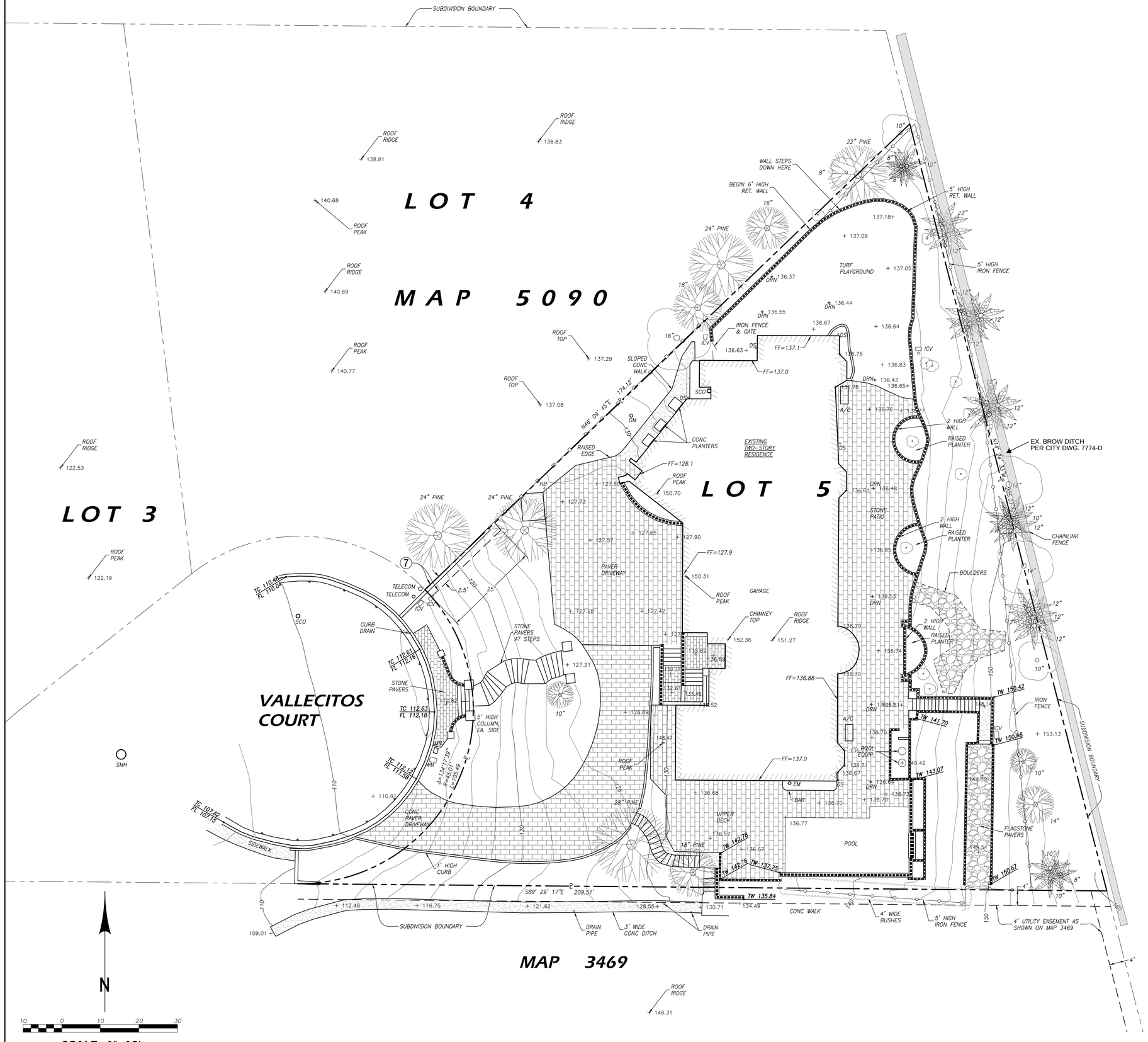
MARENGO MORTON ARCHITECTS

2486 Vallecitos Ct

Project Data

PROJECT DATA

PROJECT INFORMATION					
PROJECT ADDRESS:	2486 Vallecitos Ct La Jolla, CA 92037				
ASSESSORS PARCEL NUMBER:	346-250-0700				
LEGAL DESCRIPTION:					
Lot 5 of Lyons Terrace, Map 5090, City of San Diego					
YEAR BUILT	1965				
BUILDING CODE:	CALIFORNIA RESIDENTIAL CODE (CRC), 2022 EDITION & ASSOCIATED AMENDMENTS IN SDMC. CALIFORNIA BLDG. CODE (CBC) BASED ON 2022 IBC. NATIONAL ELECTRICAL CODE (NEC), 2022 EDITION NATIONAL MECHANICAL CODE (CMC), 2022 EDITION CALIFORNIA PLUMBING CODE (CPC), 2022 EDITION SAN DIEGO COUNTY MUNICIPAL CODE (SDC). PROJECT SHALL COMPLY WITH TITLE 24 AND 2022 CBC, 2022 CMC AND 2022 SPC AND THE 2022 CEC.				
OCCUPANCY TYPE:	R-3				
NUMBER OF DWELLINGS:	1				
CONSTRUCTION TYPE:	V				
NUMBER OF STORIES:	2				
LOT AREA:	22,341 SQ FT				
ZONING INFORMATION					
ZONE:	LJSPD-SF				
OVERLAY ZONES:	Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone				
GEO HAZARD ZONE:	26				
SETBACKS		ALLOWED	PROPOSED	DIFFERENCE	*2,195 SF Exempt from FAR per SDMC 113.0234 (a)(2)(B)
FRONT (STREET FRONTAGE):		N/A	26'-4 1/2"		
INTERIOR SIDE:		N/A	27'-10 3/4"		
INTERIOR SIDE:		N/A	6'-2 1/2"		
REAR:		N/A	9'-8 3/8"		
BUILDING HEIGHT LIMITATIONS:		30'-0"	29'-9"		
Max. FLOOR AREA RATIO (F.A.R):		0.45	0.45		
PARKING SPACES:		10	7	3	
SDU	EXISTING	PROPOSED	TOTAL	GFA	
BASEMENT	1,123.90 SF	2,486.1 SF	3,610 SF*		
FIRST FLOOR	4,433.47 SF	878.53 SF	5,312 SF		
SECOND FLOOR		1,457 SF	1,457 SF		
SDU TOTAL	5,557.37 SF	4,821.63 SF	**10,379 SF**	**8,184 SF***	
Acc Bldg (Gym)	EXISTING	PROPOSED	TOTAL		
ENTRY		68 SF	68 SF		
FIRST FLOOR		368 SF	368 SF		
SECOND FLOOR		265 SF	265 SF		
Acc Bldg (Gym) TOTAL		701 SF	**701 SF**	**701 SF**	
ADU	EXISTING	PROPOSED	TOTAL		
FIRST FLOOR		523 SF	523 SF		
SECOND FLOOR		573 SF	573 SF		
ADU TOTAL		1,096 SF	**1,096 SF**	**1,096 SF**	
LANDSCAPE REQUIRED: 30%		(6,702 SF)			
LANDSCAPE PROVIDED: 33.0%		(7,373 SF)			
MAXIMUM LOT COVERAGE: 60%		(13,405 SF)			
PROPOSED LOT COVERAGE: 32.8%		(7,348 SF)			
LOT AREA: 22,341 SQ FT					
PROPOSED F.A.R.: 0.45		(9,981 SF GFA)			
ALLOWABLE F.A.R.: 0.45		(10,053 SF)			
EXISTING IMPERVIOUS AREA		12,408 SF			
PROPOSED IMPERVIOUS AREA		14,874 SF			



LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE – OFFSITE		
STREET CENTERLINE		
CONTOUR		90
LOT LINE (OFFSITE)		
EDGE OF PAVING		
EXISTING SPOT ELEVATION		100.00
BUILDING FOOTPRINT		
IRON FENCE		
WOOD FENCE		
CHAIN LINK FENCE		
FREE STANDING WALL		
RETAINING WALL		
TREE; PLANT; PALM		

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FLD BK	FIELD BOOK
A.C.	ASBESTOS CEMENT	H	HIGH
BLK	BLOCK	HB	HOSE BIBB
BRK	BRICK	ICV	IRRIGATION CONTROL VALVE
BW	GRADE AT BOTTOM OF WALL	L.P.	LOW PRESSURE
℄	CENTER LINE	PLTR	PLANTER
C; CONC	CONCRETE	PVMT	PAVEMENT
C.O.	CLEANOUT	SCO	SEWER CLEANOUT
EL	ELECTRIC	SMH	SEWER MANHOLE
EM	ELECTRIC METER	TEL	TELEPHONE
ELEV	ELEVATION	TW	GRADE AT TOP OF WALL
FF	FINISH FLOOR	TYP	TYPICAL
℄; FL	FLOW LINE	WM	WATER METER
		WV	WATER VALVE

NOTES

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
2. THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
3. THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

EASEMENTS

THE TITLE REPORT USED FOR THIS TOPOGRAPHIC SURVEY IS THE PRELIMINARY REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 989–30061026–LD1, DATED JANUARY 28, 2021.

PLOTTED EASEMENTS ARE INDICATED WITH A CIRCLE SYMBOL.

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM ARE AS FOLLOWS:

5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDING NO: 207627, OF OFFICIAL RECORDS, RECORDED: DECEMBER 5, 1962, AS RECORDING NO: 207627, OF OFFICIAL RECORDS.
THE PROVISIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE EXTENDED TO INCLUDE THE HEREIN DESCRIBED LAND BY AN INSTRUMENT RECORDED DECEMBER 30, 1993 AS RECORDING NO: 1993–0887048, OF OFFICIAL RECORDS, AND RECORDED DECEMBER 30, 1993 AS RECORDING NO: 1993–0887048, OF OFFICIAL RECORDS, AND RECORDED JULY 23, 2009 AS RECORDING NO. 2009–0409250, OF OFFICIAL RECORDS.

(7) EASEMENT(S) GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED APRIL 1, 1963 AS RECORDING NO: 54931, OF OFFICIAL RECORDS.

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF COVENANTS FOR PUBLIC IMPROVEMENTS", RECORDED NOVEMBER 22, 1991 AS RECORDING NO. 1991–0605259, OF OFFICIAL RECORDS. (REFERS TO INSTALLATION OF SIDEWALKS IN 1991.)

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT", EXECUTED BY THE CITY OF SAN DIEGO AND BRADFORD F. WASHBURN AND MARGOT M. WASHBURN, RECORDED DECEMBER 6, 1991, AS RECORDING NO: 1991–0629903, OF OFFICIAL RECORDS. (REFERS TO THE INSTALLATION OF STAMPED CONCRETE DRIVEWAY, TREES, ROCKS, AND IRRIGATION IN 1991.)

OTHER EASEMENTS MAY BE PRESENT ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

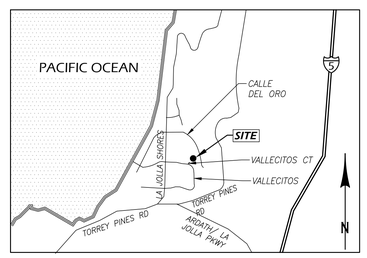
LOT 5 OF LYONS TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5090, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 5, 1962.

APN: 346–250–07–00

BENCHMARK

NORTHEAST BRASS PIN, VALLECITOS & VALLECITOS COURT.

ELEV = 104.991 ; DATUM: NGVD29; CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK.



VICINITY MAP

THOMAS BROS. MAP 1227–H4
NO SCALE

COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179

PROFESSIONAL LAND SURVEYOR
JOHN S. COFFEY
No. 8733
STATE OF CALIFORNIA
6/17/21

Feder Residence

2486 Vallecitos Court
La Jolla, CA 92037

TOPOGRAPHIC SURVEY

DATE OF SURVEY: 5/28/2021
SURVEY CREW CHIEF: E. Meermans

DRAWN BY: EM/ GC
CHECKED BY: JC
ORIGINAL 6/17/21
REVISION 1
REVISION 2
REVISION 3
REVISION 4
REVISION 5

Topographic Survey

SCALE: 1" = 10'

C.0

SHT 1 OF 1 SHTS

FAR TABLE

	SDU	ADU	Gym	Total
Basement	1,415 S.F.*	0	0	1,415 S.F.
First Floor	5,312 S.F.	523 S.F.	68 S.F.	5,380 S.F.
Second Floor	1,457 S.F.	573 S.F.	368 S.F.	1,825 S.F.
Third Floor	0	0	265 S.F.	265 S.F.
Total GFA	8,184 S.F.	1,096 S.F.	701 S.F.	9,981 S.F.
Total Lot Area				22,341 S.F.
FAR				0.446

* 2,195 S.F. of area exempt from FAR calculations per SDMC 113.0234(a)(2)(B)

GENERAL SITE NOTES

A. The site plan is for general site reference only. Refer to other construction documents for complete scope of work.
B. This is an interior tennant improvement plan only, only new or relocation of non-bearing walls are involved. Minor alterations to existing electrical, water, phone and other existing utilizes to the tenant space are proposed.
C. Before commencing any site foundation or slab cutting or excavation the contractor shall verify locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any) underground utilities, and indicate utility type.
D. All conditions or dimensions on these plans shall be verified in the field by the general contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the general contractor and subcontractors.
E. The contractor or sub-contractor shall notify the architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the architect's office.
F. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
G. Coordinate with other tenants the temporary shut-off of any site utilities, including but not limited to electrical service, gas service, water service, sewer service, telephone service, cable or other data links with are connected to the building.
H. Locate refuse bin at approved on-site location. contractor shall dispose of all site refuse at city-approved locations.
I. Provide building address numbers, visible and legible from street or road fronting the property.
J. Verify the level and plumb of existing floors, walls, ceilings and other items, which will not be changed, so that any attached structure, walls, ceiling or other components can be installed level and plumb.
K. No trees or shrubs whose height will be 3' at maturity shall be installed within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities.
L. All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.
M. Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit.
N. Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4 , and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit."
O. All public improvements and dedications must be up to current city standards prior to the issuance of any building permit as required per SDMC 142.0610(a)
P. The project is located in the ASBS Watershed
Q. Prior to issuing any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared by the guidelines in Part 2 of Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

TOTAL DISTURBANCE AREA

New building footprint	2,429 S.F.
New hardscape/concrete areas	3,286 S.F.
New landscape areas	2,219.0 S.F.
Removal of existing building footprint	0 S.F.
Removal of existing concrete	0 S.F.
Removal of existing landscape areas	2,016 S.F.
Total disturbance area	2,016 S.F.

NEW/REPLACED IMPERVIOUS AREA

a) Existing impervious area (Ex. bldg. footprint & Ex. hardscape areas)	12,353 S.F.
b) New impervious area (Bldg. footprint, parking lot, walkways, hardscape areas, etc.)	2,016 S.F.
c) Replaced impervious area (Ex. bldg. footprint, hardscape areas, walkways, etc. to be replaced)	505 S.F.
Total new & replaced impervious area:	2,521 S.F.

NOTE
Impervious area shall include: roof, sidewalk, parking area, walkways, pool, pool decks, etc.

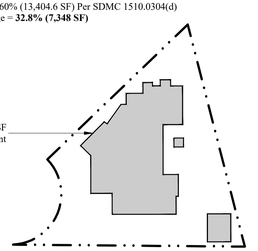
EARTHWORK QUANTITIES

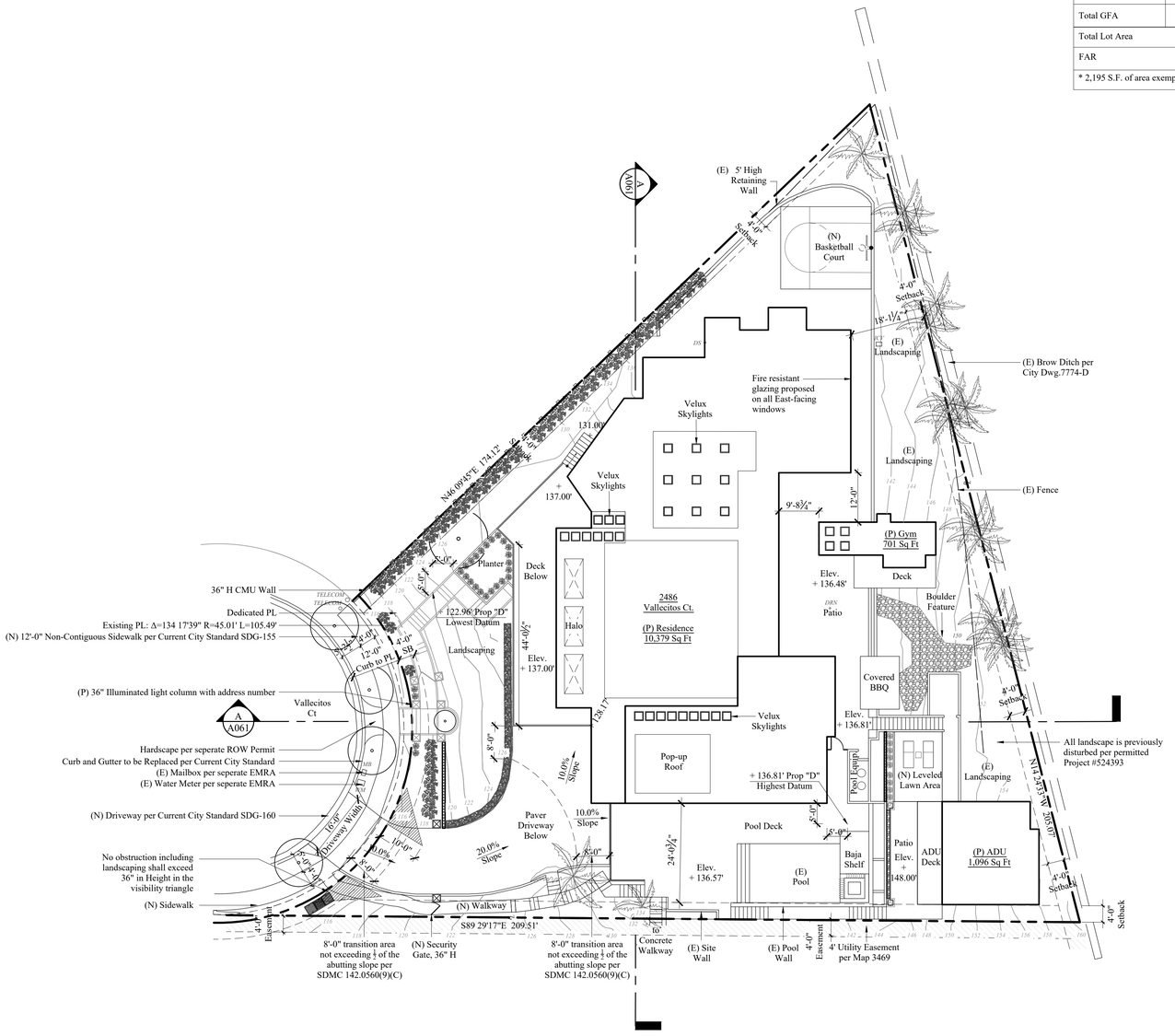
Cut quantities (Outside of Footprint):	44 CYD
Fill quantities (Outside of Footprint):	35 CYD
Import/export (Outside of Footprint):	Ex. 9 CYD
Max cut depth (Outside of Footprint):	4'-10" FT
Max fill depth (Outside of Footprint):	4'-2" FT
Amount of Dirt (Below Footprint):	142 CYD
Max cut depth (Below Footprint):	7'-2" FT

NOTES:
1. The project proposes to export 151 cubic yards of material from this site. all export material shall be discharged to a legal disposal site. The approval of this project does not allow processing and sale of the material, all such activities require a separate conditional use permit.

Lot Coverage

Lot Area = 22,341 SF
Max. Lot Coverage = 60% (13,404.6 SF) Per SDMC 1510.0304(d)
Proposed Lot Coverage = **32.8% (7,348 SF)**





PROPOSED SITE PLAN

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

N

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Michael Morton AIA
Claude Anthony Marengo DESA

MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2027

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Feder Residence
2486 Vallecitos Ct
La Jolla, CA 92037

REVISIONS
03/03/2025 PROJECT START

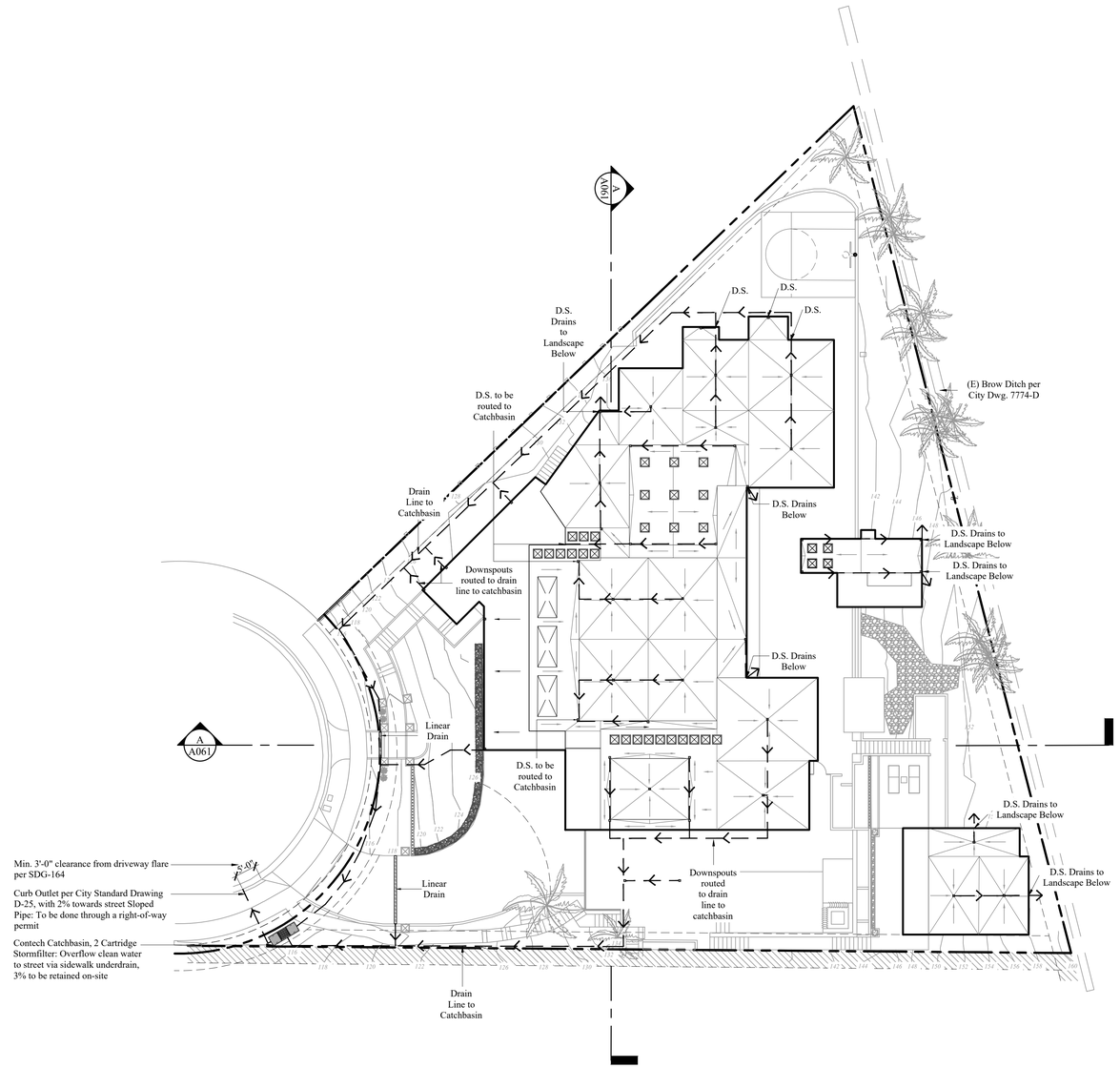
PHASE: COASTAL
PROJECT NO.: 2025-03
REVIEWED BY: CAM
DRAWN BY: CP
DATE: 06/10/26

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SHEET TITLE
PROPOSED SITE PLAN

A010

S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package\4th Submittal\DWG and PDF Sheets\A010 SITE PLAN.dwg Jun 10,2026-1:34pm



PROPOSED DRAINAGE PLAN

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

DRAINAGE PLAN LEGEND

- Storm Water Collecting And Exiting Circuit Direction, 4" Pvc Subterranean Drain Pipe
- Drainage Flow Pattern, 2% Slope Min @ Impermeable Surfaces
- Area Drain location
- Contech - stormfilter catch basin - 2 cartridge
- Linear drain

STORM DRAINAGE NOTES

1. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer
2. The secondary roof drainage system shall discharge above grade, in a location observable by the building occupants or maintenance personnel
3. All storm water to be collected from all hardscape areas and to be directed to adjacent landscape locations.
4. Catch basin to collect any remaining storm water and clean it out before overflowing back for proper use of water on site.

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04/30/2027

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Feder Residence
2486 Vallecitos Ct
La Jolla, CA 92037

REVISIONS
03/03/2025 PROJECT START

PHASE: COASTAL

PROJECT NO.: 2025-03

REVIEWED BY: CAM

DRAWN BY: CP

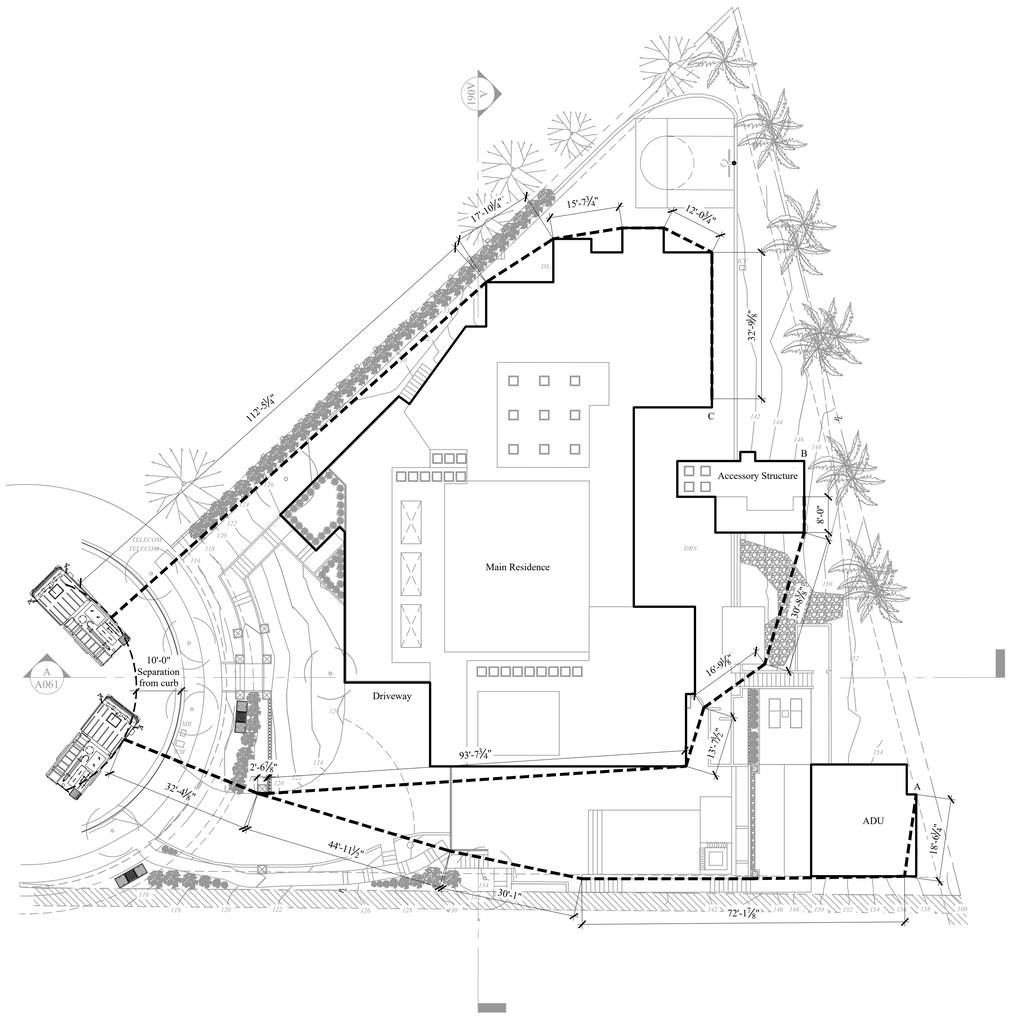
DATE: 07/16/26

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SHEET TITLE: DRAINAGE PLAN

A011

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PROPOSED FIRE ACCESS PLAN

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

FIRE NOTES

A. Building address numbers, visible & legible from the street, shall be provide per FHPS Policy P-00-6 (UFC 901.4.4).
B. An approved vehicle strobe detector system, with Knox Keyswitch override, satisfactory to the Fire Marshal, shall be provided on all vehicle main entry and emergency entry points to the project(s) per FHPS Policy K-00-2 (UFC 902.4).
C. Fire alarm system required for R1 occupancy.
D. All required hose pulls are shown to reach all portions of the EXTERIOR of the buildings per policy A-14-1. Hose pull is measured from the fire apparatus (engine) when the fire engine is in a fire access road/lane. Hose pull can be measured from multiple locations within the access road/lane. The pulls must connect or overlap to show complete coverage. For sprinklered buildings; the maximum hose pull is 200 ft. For non sprinklered buildings; the maximum hose pull is 150'. Change in vertical elevation must also be accounted for.
E. All existing and/or proposed fire hydrants within 600' of the project site and a 300' radious overlay shall be shown to encompass all portions of all structures as part of submitted project. SD Ordinance 17927.
F. The locations of an approved "knox" key box are shown on the FAP and follow the San Diego Fire Department FPB policy K-15-2

HOSE PULLS

HOSE PULL A	200.00 FT
HOSE PULL B	197.47 FT
HOSE PULL C	198.03 FT

Proposed sprinklered buildings Max. hose pull distnce is 200 ft.

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REVISIONS
03/03/2025 PROJECT START

PHASE
COASTAL

PROJECT NO. 2025-03

REVIEWED BY CAM

DRAWN BY CP

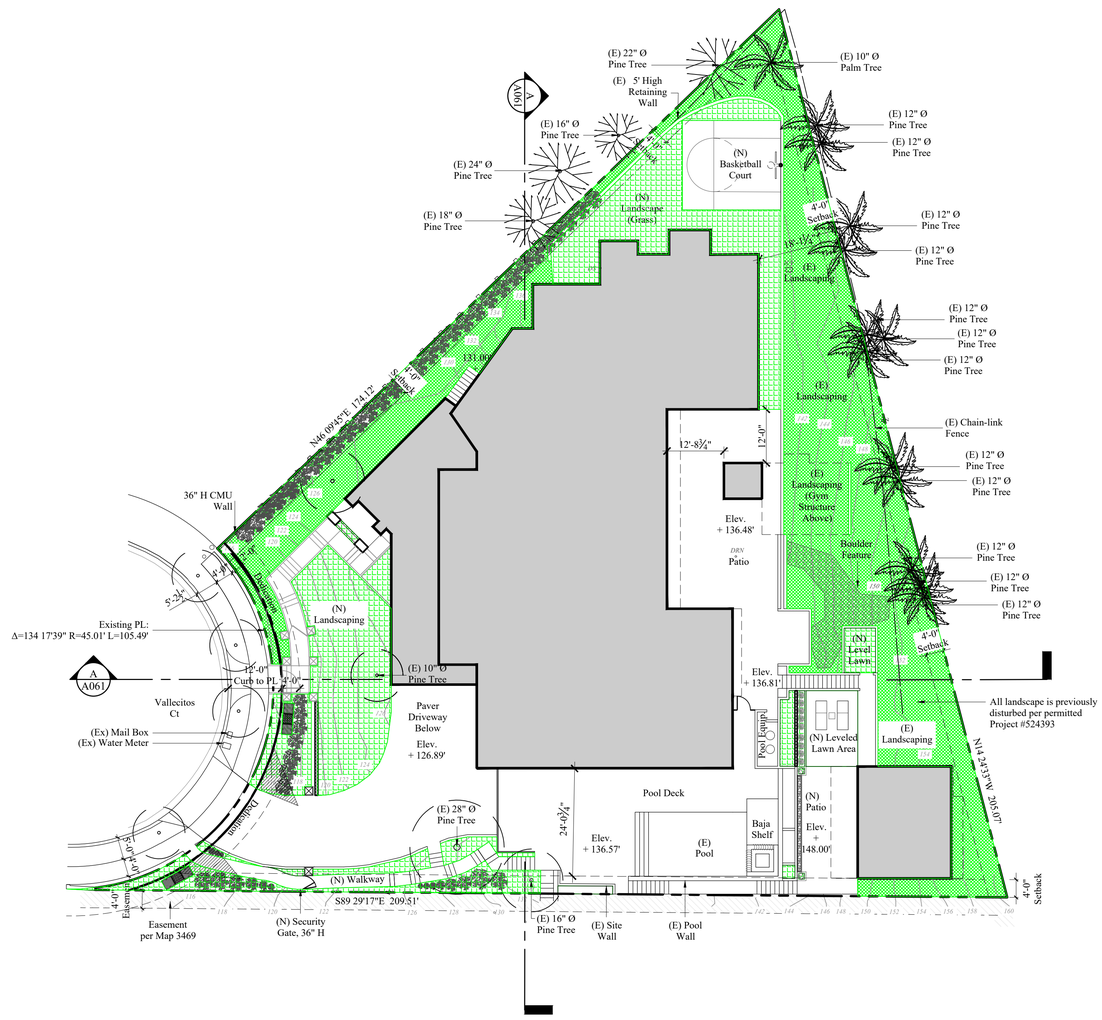
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SHEET TITLE
PROPOSED FIRE PLAN

A013

S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package\3rd Submittal\DWG and PDF\Sheets\A013 FIRE PLAN.dwg Mar 17,2026-10:27am



LANDSCAPE DIAGRAM

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

General Landscape Notes

A. The plan is for general landscape reference only. Refer to other construction documents for complete scope of work.
B. All landscape and irrigation shall conform to the standards of the city-wide landscape regulations and the city of san diego land development manual landscape standards and all the other landscape related city and regional standards.
C. All conditions or dimensions on these plans shall be verified in the field by the general contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the general contractor and subcontractors.
D. The contractor or sub-contractor shall notify the architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the architect's office.
E. No trees or shrubs whose height will be 3' at maturity shall be installed within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities.
F. Minimum tree separation distance :
to traffic signals (stop sign) : 20 ft.
To underground utility lines : 5 ft. (10 ft. To sewer)
to above ground utility structures : 10 ft.
Intersections (intersecting curb line of two streets: 25 ft.
G. Irrigation: An automatic, electrically controlled drip irrigation system shall be provided as required for proper irrigation, development and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.
H. Maintenance: All required landscape areas shall be responsible for long-term maintenance by 5310 C LLC. Landscape and irrigation areas in the public row shall be maintained by 5310 C LLC. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactory treated or replaced per the conditions of the permit .
I. Per SD municipal code 142.0409: Minimum of one 24-inch box tree for every 30 ft. Of street frontage or one 10-foot brown trunk height palm tree for each 20 feet of street frontage.
J. Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of travel way per the SDMC 142.0403(b)(10).
K. Landscaping shall be planted and maintained to not exceed 3ft in height in order to preserve public views.
L. Prior to issuance of any construction permits for structures, the owner/permittee shall submit complete landscape and irrigation construction documents to the development services department for approval.
M. Owner shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a landscape maintenance district or other approved entity. All required landscape shall be maintained consistent with the landscape standards in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
N. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the development services department within 30 days of damage.
O. A minimum root zone of 40 sq ft in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5).
P. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.
Q. The applicant agrees to comply with the requirements of the prescriptive compliance option to the Model Water Efficient Landscape Ordinance (MWELO) in accordance with state law and Land Development Code Section 142.0413(h) and will provide record owner at the time of final inspection with a certificate of completion, certificate of installation, irrigation schedule, and schedule of landscape and irrigation maintenance,
R. Irrigation Audit: Projects subject to the requirement for a water budget Table 142-04I must conduct and submit to the City an Irrigation Audit consistent with San Diego Municipal Code 142.0413(f) and Section 2.7 of the Landscape Standards of the Land Development Manual prior to occupancy and use.
S. Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411.
T. All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted.
U. All landscaping shall be completed within 6 months of occupancy or within one year for the notice of a completion of a residence.
V. All trees labeled as existing are to be preserved and protected in place.

Legend

PROPOSED RESIDENCE

EXISTING PLANTING TO REMAIN = 5,153.8 SQ FT

PROPOSED PLANTING = 2,219.0 SQ FT

Landscape Calculations

LANDSCAPE REQUIREMENTS	AREA (SQ FT)	PERCENTAGE
LOT AREA	22,341 SQ. FT.	100%
REQUIRED LANDSCAPE	6,702.3 SQ FT	30%
PROPOSED PLANTING	2,219.0 SQ FT	9.9%
EXISTING PLANTING TO REMAIN	5,153.8 SQ FT	23.1%
TOTAL BUILDING FOOTPRINT	7,348.7 SQ FT	32.9%
TOTAL PLANTING AREA	7,372.8 SQ FT	33.0%
TOTAL HARDSCAPE AREA	7,619.5 SQ FT	34.1%

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REVISIONS
03/03/2025 PROJECT START

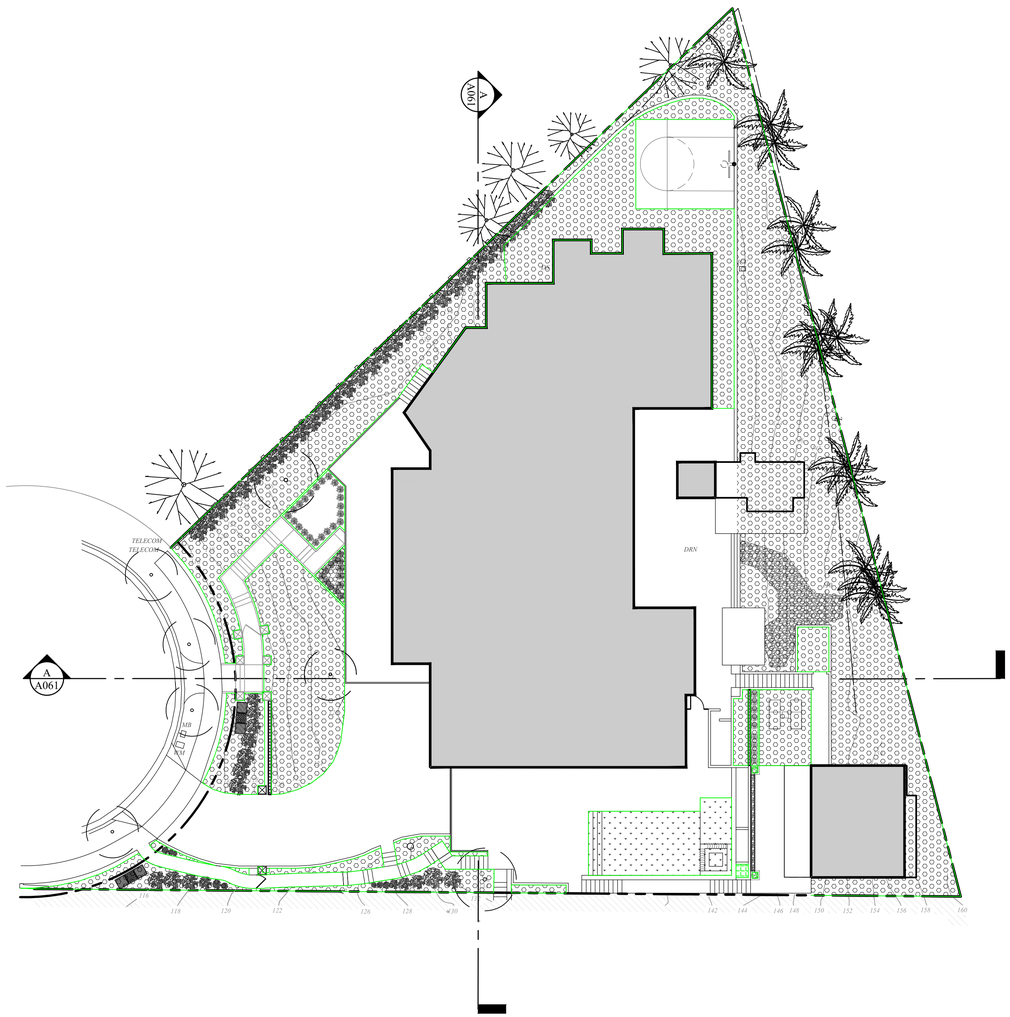
PHASE: COASTAL
PROJECT NO.: 2025-03
REVIEWED BY: CAM
DRAWN BY: CP
DATE: 06/02/26

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SHEET TITLE: LANDSCAPE DIAGRAM

L02

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WATER USE DIAGRAM

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

Water Conservation Calculations

Model Water Efficient Landscape Regulations (MWELO)

Development with a landscape area of 500 square feet or greater and rehabilited landscape projects of 2,500 square feet or greater shall be subject to the following pursuiant title 23, section 490.1 of the California Code of Regulations:

(1) Water Budget
- (A) Maximum Applied Water Allowance (MAWA) water budget shall be calculated using the following formula:
  - MAWA Water Budget = (ETo)(0.62)[(ETAF)(LA)+(1-ETAF(SLA)]
  - For Residential Landscape (ETo)(0.62)[(0.55)(LA)+(0.45)(SLA)]
  - For Non Residential Landscape = (ETo)(0.62)[(0.45)(LA)+(0.45)(SLA)]
- (B) Estimated Total Water use (ETWU), as calculated in Section 2.6 of the Landscape Standards of the Land Development Manual, shall not exceed the MAWA budget. The ETWU is calculated using the following formula:
  - ETWU = [(ETo)(0.62)][(PF/IE x HA) + SLA] = gallons/year
- (C) The Irrigation System is required to be operated within the approved MAWA Budget

La Jolla ETo = 40 inches/year
LA = 7,309.7
SLA = 0

MAWA = (40)(0.62)[(0.55)(7,372.8)+(0.45)(0) = 100,564.99 gallons/year

Hydrozone 1 - Low Water Use
ETWU = [(40)(0.62)][(0.2/0.81) x (6,892.54) + 0] = 42,206.17 gallons/year

Hydrozone 4 - High Water Use
ETWU = [(40)(0.62)][(0.8/0.75) x (480.26) +0] = 12,704.48 gallons/year

ETWU : 54,910.65 gallons per year

MAWA - ETWU : 100,564.99 - 54,910.65 = +45,654.34, therefore MAWA>ETWU

Legend & Notes

The applicant agrees to comply with the requirements of the prescriptive compliance option to the Model Water Efficient Landscape Ordinance (MWELO) in accordance with state law and Land Development Code Section 142.0413(h) and will provide the record owner at the time of final inspection with a certificate of completion, certificate of installation, irrigation schedule, and schedule of landscape and irrigation maintenance

Hydrozone 1 - Low Water Use - Automated Drip Irrigation

Hydrozone 3 - High Water Use - Pool with automatic cover- Pump
As per the "Water Efficient Landscape Design Manual" Section(2)(G)(5)(b):
The Surface area of a water feature shall be included in the high-water use hydrozone unless the water feature is a pool or a spa and is equipped with a durable cover. If a cover is used, the pool or spa may be included in a moderate water use hydrozone)

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REVISIONS
03/03/2025 PROJECT START

PHASE: COASTAL

PROJECT NO.: 2025-03

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DRAWN BY: CP

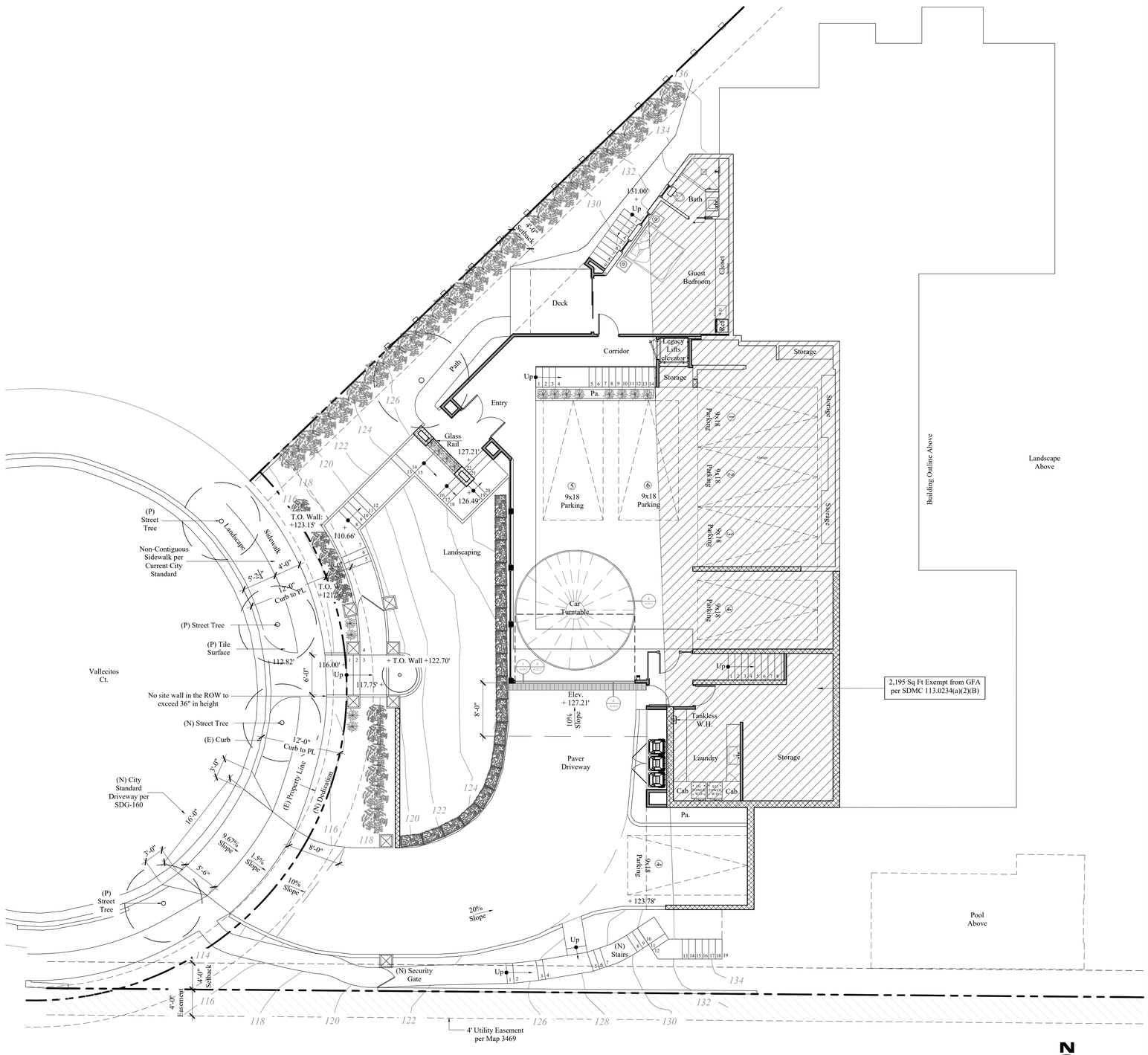
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SHEET TITLE: WATER USE DIAGRAM

L03

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PROPOSED BASEMENT FLOOR PLAN

3,610 SQ FT

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

N

S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package\5th Submittal\DWG and PDF\Sheets\A022 BASEMENT FLOOR PLAN.dwg Jul 15,2026-10:24am

FLOOR PLAN NOTES

A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
B. Refer to site plan for site and utility info.
C. For door and windows see schedules on a-8.1
D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas
R-13 batt insulation at all accessible interior walls for sound control.
R-30 batt insulation at ceiling & roof areas.
R-4.5 insulation wrap on all new hot water piping.
R-4.5 insulation wrap on all new supply ducts.
E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.
F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)
G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm .
J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. crc r307.2
L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
M. All plumbing fixtures and fittings will be water conserving
N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.
O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.
Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. where access is by way of a private road and the building address can not be viewed from the public way, an approved signed or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.11 and shall meet the flame propagation performance criteria of the california code of regulations, title 19, division 1. decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the city of san diego.
S. All luminaries shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
T. Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
U. Unless functioning as a components of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.506.1)."
V. All stucco applications that return from a projection: need to have a return for the stucco that is more than 4" inset. The inset shall need a diverter or weep screed to allow water to fall without collecting in the horizontal plane and deteriorate the stucco.
W. Any horizontal surfaces of stucco on a parapet and/or recess window sills needs fully lapped water proofing with a lap min of 8"-12" with seams on the slope side with the outer lap in the direction of the flow of water.
X. For recessed window: the whole recess needs to be flash treated with a moist stop and the base needs a sill pan. The sill pan should extend all the way to the exterior wall with a minimum bottom slope of ¼" to the outside to assure no water stands on the horizontal surface.
Y. All square and 90 degree angles will be stainless steel corner bead and will kerf to the window jamb for a clean return and finish on mill core.
Z. All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.

FLOOR PLAN LEGEND

- Existing 2 x 4 interior wall - ½" gyp. each side
- Existing 2 x 4 exterior wall - ½" gyp. interior, ½" sheathing, ⅞" stucco exterior
- New 2 x 4 stud interior wall @ 16" o.C. . Finish interior w/ 5/8" gyp. Bd. Use tile backer board at restrooms.
- New 2 x 4 exterior wall - ½" gyp. interior, ½" sheathing, ⅞" stucco exterior
- New 2 x 4 flat stud wall, finish w/ 5/8" gyp.
- New 8" CMU block wall
- (1) New doors and door symbol, see schedule on a8.1
- (A) New window and window symbol, see schedule on a8.1
- (S) Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
- floor drain (fd) slope ¼" per 1'-0"
- (1) Flush washer and dryer connection per ox box specifications
- Proposed exterior lighting
- New swing door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- New pocket door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- 5'-4" Existing structure dimension
- 5'-4" Proposed structure dimension

Exterior wall dimensions to face of stud/fdtn. Wall. Interior wall dimensions to center line of stud.
For additional project information see additional sheets.

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REVISIONS
03/03/2025 PROJECT START

PHASE: COASTAL
PROJECT NO.: 2025-03
REVIEWED BY: CAM
DRAWN BY: JH
DATE: 07/15/26

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SHEET TITLE: BASEMENT FLOOR PLAN

A022

PROPOSED FIRST FLOOR PLAN

5,312 SQ FT - GYM: 68 SQ FT - ADU: 523 SQ FT

SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES

A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
B. Refer to site plan for site and utility info.
C. For door and windows see schedules on a-8.1
D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas
R-13 batt insulation at all accessible interior walls for sound control.
R-30 batt insulation at ceiling & roof areas.
R-4.5 insulation wrap on all new hot water piping.
R-4.5 insulation wrap on all new supply ducts.
E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.
F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)
G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm .
J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. crc r307.2
L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
M. All plumbing fixtures and fittings will be water conserving
N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.
O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.
Q. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. where access is by way of a private road and the building address can not be viewed from the public way, an approved signed or means shall be used to identify the structure. premises identification shall conform to cbc section 501.2.
R. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.11 and shall meet the flame propagation performance criteria of the california code of regulations, title 19, division 1. decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the city of san diego.
S. All luminaries shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
T. Exhaust ducts shall be equipped with back-draft dampers per Sec. 504.1.1 CMC
U. Unless functioning as a components of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control, which shall be capable of adjustments between relative humidity range of 50% to 80% (Sec 4.506.1)."
V. All stucco applications that return from a projection: need to have a return for the stucco that is more than 4" inset. The inset shall need a diverter or weep screed to allow water to fall without collecting in the horizontal plane and deteriorate the stucco.
W. Any horizontal surfaces of stucco on a parapet and/or recess window sills needs fully lapped water proofing with a lap min of 8"-12" with seams on the slope side with the outer lap in the direction of the flow of water.
X. For recessed window; the whole recess needs to be flash treated with a moist stop and the base needs a sill pan. The sill pan should extend all the way to the exterior wall with a minimum bottom slope of $\frac{1}{4}$" to the outside to assure no water stands on the horizontal surface.
Y. All square and 90 degree angles will be stainless steel corner bead and will kerf to the window jamb for a clean return and finish on mill core.
Z. All screeds will be held of tile surfaces and dirt surfaces with metal backing. Height to be confirmed by architect to assure the reveal displayed is a clean stainless steel or copper finish depending on the project and that it is properly lapped and water proofed behind that. The metal is to conceal a termination bar and water proofing and to act as the protected finish coat.

FLOOR PLAN LEGEND

- Existing 2 x 4 interior wall - $\frac{5}{8}$" gyp. each side
- Existing 2 x 4 exterior wall - $\frac{5}{8}$" gyp. interior, $\frac{3}{8}$" sheathing, $\frac{7}{8}$" stucco exterior
- New 2 x 4 stud interior wall @ 16" o.C. . Finish interior w/ 5/8" gyp. Bd. Use tile backer board at restrooms.
- New 2 x 4 exterior wall - $\frac{5}{8}$" gyp. interior, $\frac{3}{8}$" sheathing, $\frac{7}{8}$" stucco exterior
- New 2 x 4 flat stud wall, finish w/ 5/8" gyp.
- New 8" CMU block wall
- (1) New doors and door symbol, see schedule on a8.1
- (A) New window and window symbol, see schedule on a8.1
- (S) Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
- floor drain (fd) slope ¼" per 1'-0"
- (1) Flush washer and dryer connection per ox box specifications
- Proposed exterior lighting
- New swing door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- New pocket door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
- 5'-4" Existing structure dimension
- 5'-4" Proposed structure dimension

Exterior wall dimensions to face of stud/fdtn. Wall. Interior wall dimensions to center line of stud.
For additional project information see additional sheets.

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Feder Residence
2486 Vallecitos Ct
La Jolla, CA 92037

REVISIONS
03/03/2025 PROJECT START

PHASE
COASTAL

PROJECT NO. 2025-03

REVIEWED BY CAM

DRAWN BY CP

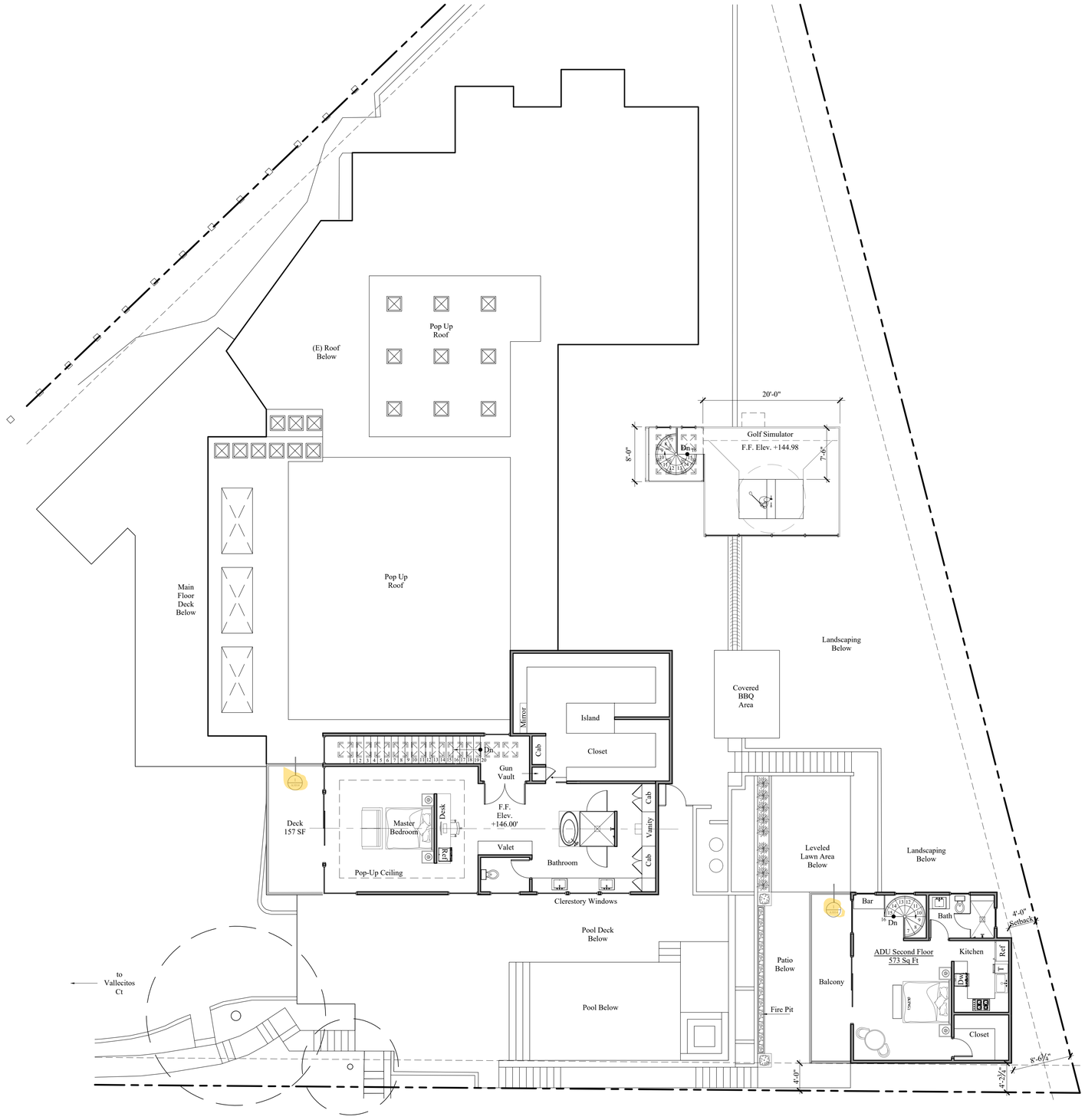
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SHEET TITLE
FIRST FLOOR PLAN

A023

S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package-4th Submittal\DWG and PDF Sheets\A023 FIRST FLOOR PLAN.dwg Jun 10,2026-1:39pm



PROPOSED SECOND FLOOR PLAN

1,457 SQ FT - GYM: 368 SQ FT - ADU: 573 SQ FT

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

FLOOR PLAN NOTES

A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
B. Refer to site plan for site and utility info.
C. For door and windows see schedules on a-8.1
D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas
R-13 batt insulation at all accessible interior walls for sound control.
R-30 batt insulation at ceiling & roof areas.
R-4.5 insulation wrap on all new hot water piping.
R-4.5 insulation wrap on all new supply ducts.
E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.
F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)
G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm .
J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. crc r307.2
L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
M. All plumbing fixtures and fittings will be water conserving
N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.
O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
P. Buildings undergoing construction, alteration or demolition shall conform to cfc chapter 33. welding, cutting and other hot work shall be in conformance with cfc chapter 35.
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FLOOR PLAN LEGEND

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- New 2 x 4 flat stud wall, finish w/ 5/8" gyp.
- New 8" CMU block wall
- (1) New doors and door symbol, see schedule on a8.1
- (A) New window and window symbol, see schedule on a8.1
- (S) Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
- floor drain (fd) slope ¼" per 1'-0"
- (1) Flush washer and dryer connection per ox box specifications
- Proposed exterior lighting
- New swing door, installed 4 1/2" traditional jamb allowances from adjacent wall unless otherwise noted
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La Jolla, CA 92037

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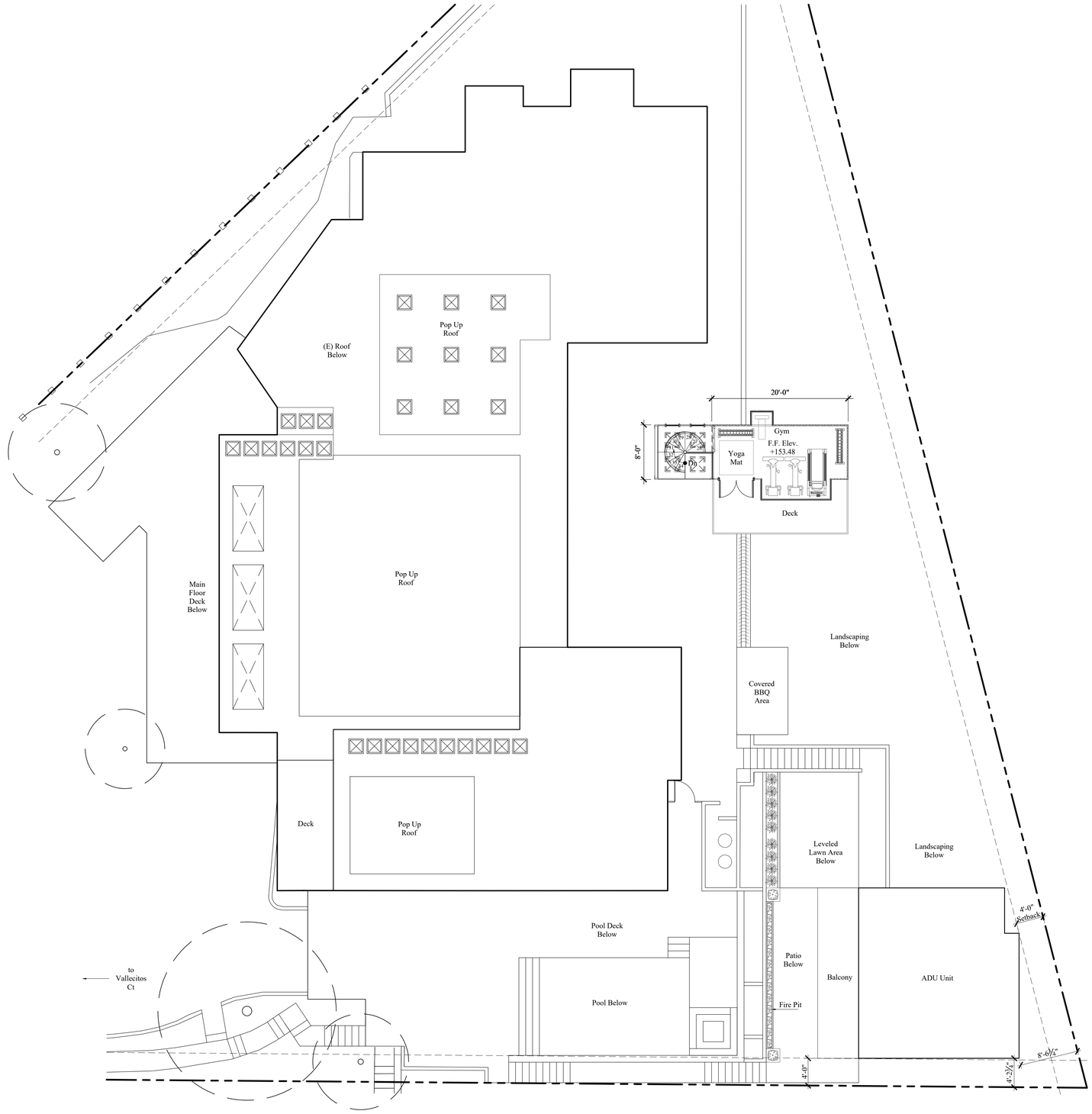
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SHEET TITLE: SECOND FLOOR PLAN

A024

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PROPOSED UPPER FLOOR PLAN

GYM: 265 SQ FT

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

FLOOR PLAN NOTES

A. All dimensions shall be field verified. any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
B. Refer to site plan for site and utility info.
C. For door and windows see schedules on a-8.1
D. Insulation: R-13 batt insulation at all new exterior 2x4 walls.
R-19 batt insulation at all new 2x6 exterior walls and raised floor areas
R-13 batt insulation at all accessible interior walls for sound control.
R-30 batt insulation at ceiling & roof areas.
R-4.5 insulation wrap on all new hot water piping.
R-4.5 insulation wrap on all new supply ducts.
E. Smoke detectors: shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. detector shall have an alarm audible in all sleeping areas of the unit. section 310.9.1.2. unit shall be permanently wired and equipped with battery backup. c.b.c. sec. 310.9.1.3.
F. Attic/underfloor installation must comply with sections 904, 908, and 909 of the california mechanical code (cmc)
G. Provide 5 air changes per hour for bathroom and laundry room ventilation.
H. All abs and pvc piping and fittings shall be enclosed within walls and floors covered with type x gypsum board or similar assemblies that provide the same level of fire protection. protection of membrane penetrations is not required.
I. Whole building ventilation: indoor air quality exhaust fan with ventilation rate of 120 cfm .
J. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum no.26 gauge sheet steel or other approved material and shall have no opening into the garage.
K. Shower compartment & bathtubs w/ installed showerheads shall be finished w/ a non-absorbent surface that extends to a height not less than 6 ft above flr. crc r307.2
L. Water meters for combined domestic water & fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the bldg official
M. All plumbing fixtures and fittings will be water conserving
N. Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. hot and water connections allowed.
O. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per cfc section 3315.1
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FLOOR PLAN LEGEND

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- (1) New doors and door symbol, see schedule on a8.1
- (A) New window and window symbol, see schedule on a8.1
- (S) Smoke detector - perm. Wired to building power w/ battery back-up, verify in field for existing conditions
- floor drain (fd) slope ¼" per 1'-0"
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Exterior wall dimensions to face of stud/fdtn. Wall. Interior wall dimensions to center line of stud.
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04/30/2027

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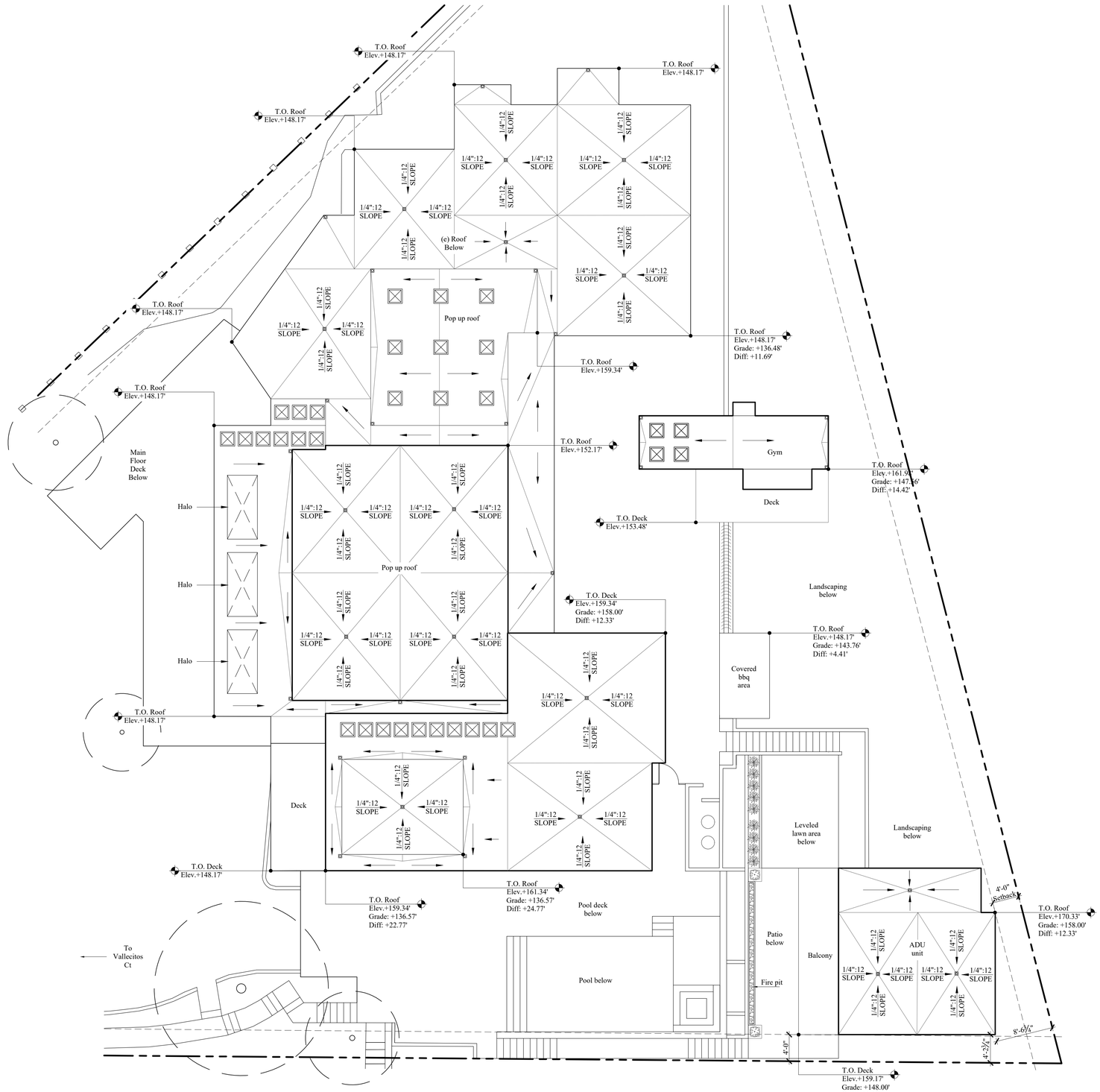
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SHEET TITLE: UPPER FLOOR PLAN

A025

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PROPOSED ROOF PLAN

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

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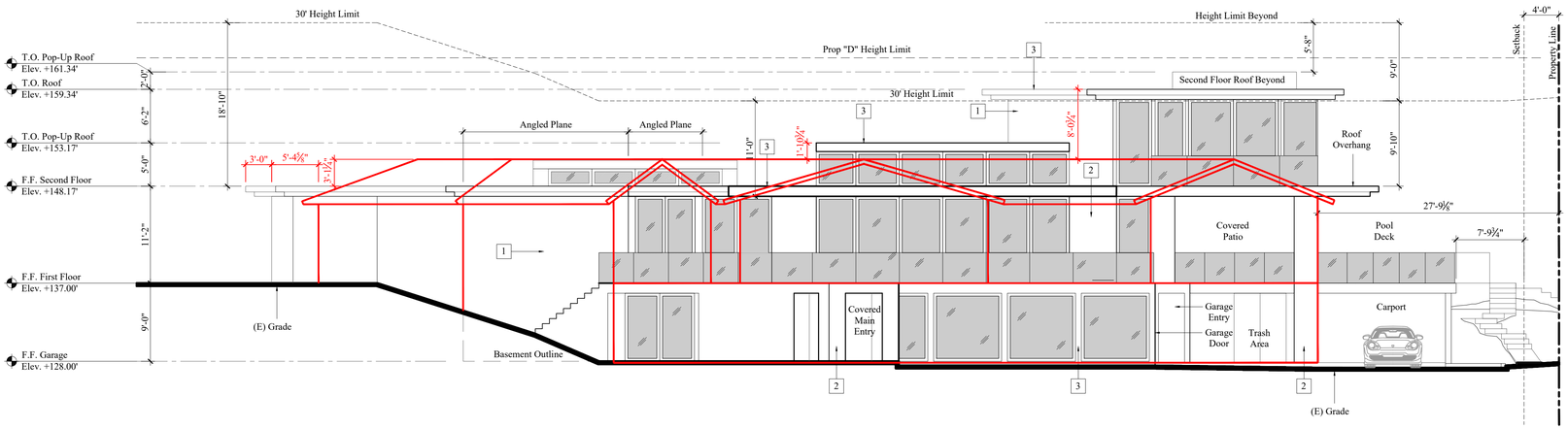
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SHEET TITLE
ROOF PLAN

A040

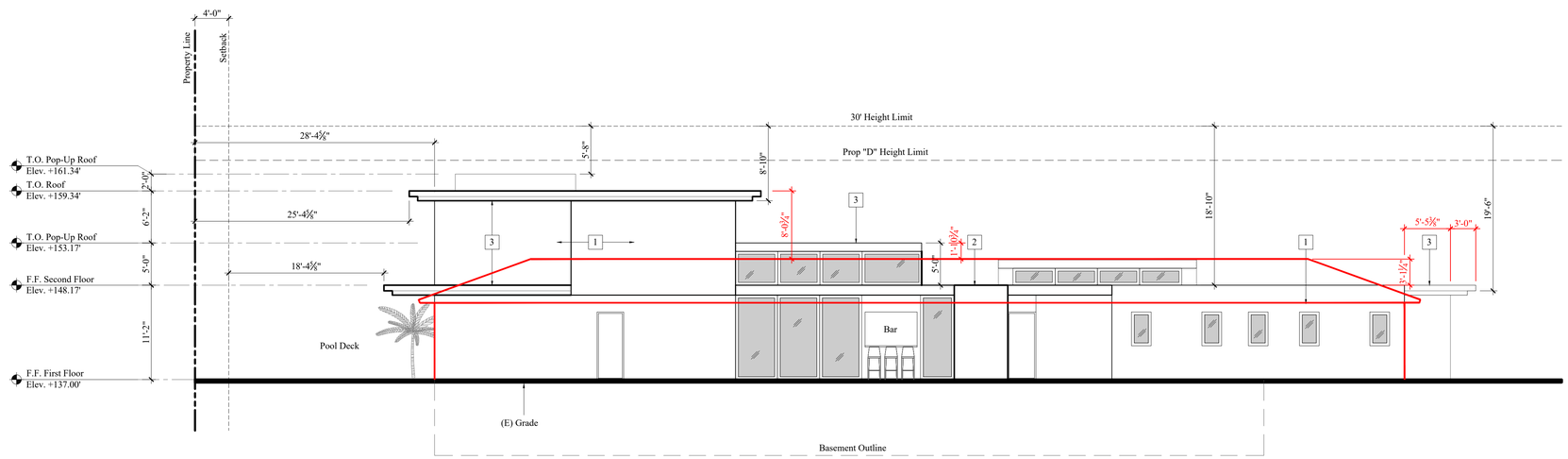
S:\Projects\2025 Projects\2025-03 Feder Residence 2486 Vallecitos Ct\4-Agency\1-Coastal Package\3rd Submittal\DWG and PDF\Sheets\A040 ROOF PLAN.dwg Feb 19,2026-3:56pm



A PROPOSED WEST ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0"



B PROPOSED EAST ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0"

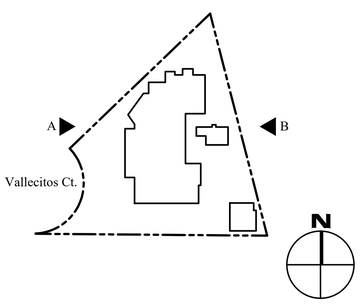
MATERIALS LIST

1	Exterior Finish	White Stucco	
2	Exterior Finish	Creme-based Limestone	
3	Architectural roof feature	Anodised aluminum break metal- Dark bronze	

ELEVATION NOTES

A. All dimensions shall be field verified. Any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
B. Refer to site plan for site and utility information.
c. Refer to Sheet A060 and A061 for building sections.
d. For door and windows see schedules on sheet A080 and A081. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
e. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet sp-2 div. 09-200 3b criteria with the approval of the architect for locations.
F. A pre-construction inspection is required due to the height of the proposed structure being within two foot of the maximum height allowed in the coastal height limit overlay zone (proposition d). pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled.

KEY PLAN



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DRAWN BY CP

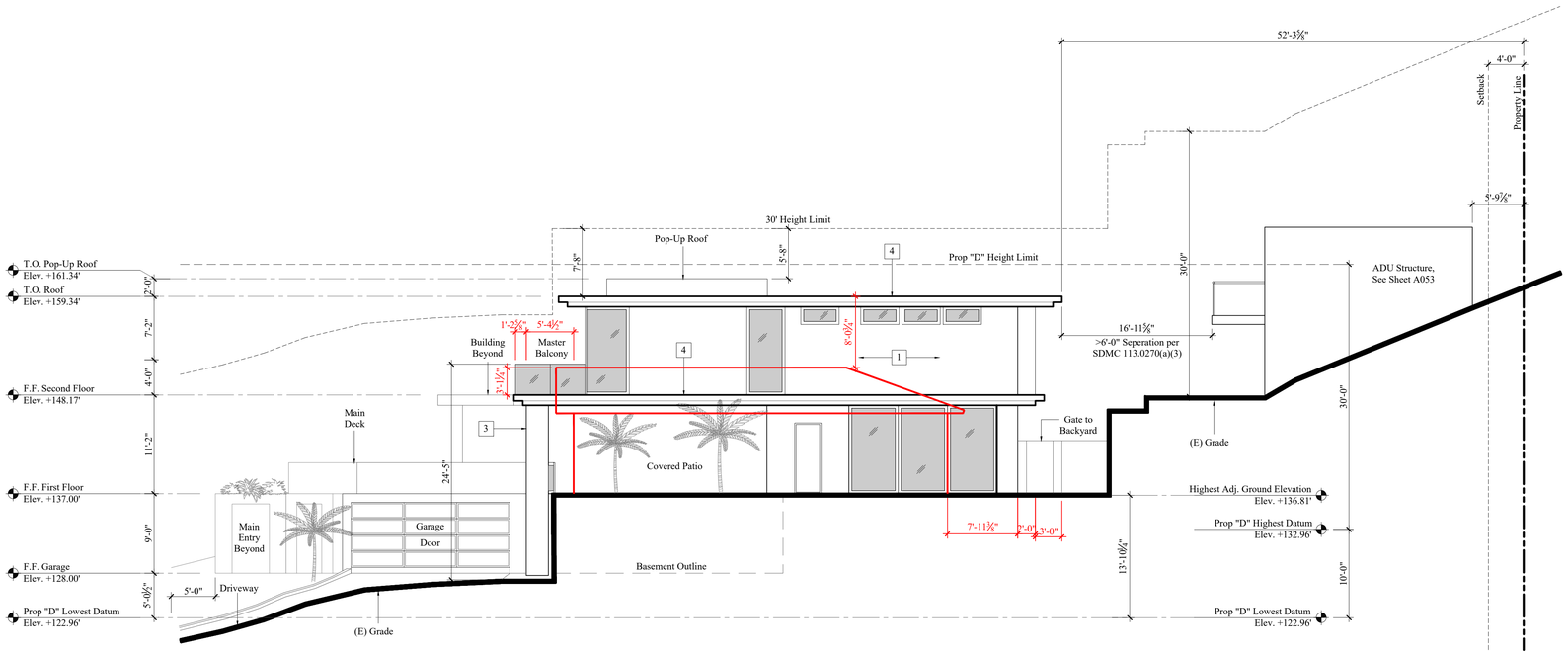
DATE 08/17/26

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SHEET TITLE
PROPOSED ELEVATIONS

A050

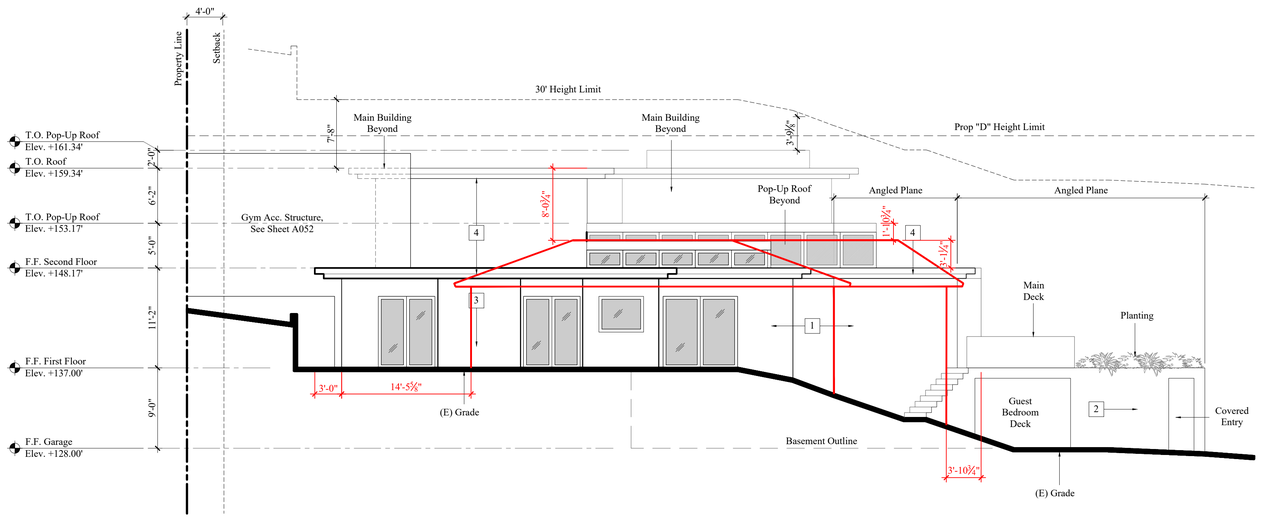
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C PROPOSED SOUTH ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0"



D PROPOSED NORTH ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0"

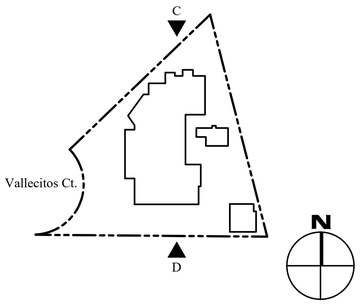
MATERIALS LIST

1	Exterior Finish	White Stucco	
2	Exterior Finish	Creme-based Limestone	
3	Architectural roof feature	Anodised aluminum break metal- Dark bronze	

ELEVATION NOTES

A. All dimensions shall be field verified. Any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
B. Refer to site plan for site and utility information.
c. Refer to Sheet A060 and A061 for building sections.
d. For door and windows see schedules on sheet A080 and A081. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
e. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet sp-2 div. 09-200 3b criteria with the approval of the architect for locations.
F. A pre-construction inspection is required due to the height of the proposed structure being within two foot of the maximum height allowed in the coastal height limit overlay zone (proposition d). pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled.

KEY PLAN



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RENEWAL
04/30/2027

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Feder Residence
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La Jolla, CA 92037

REVISIONS
03/03/2025 PROJECT START

PHASE
COASTAL

PROJECT NO. 2025-03

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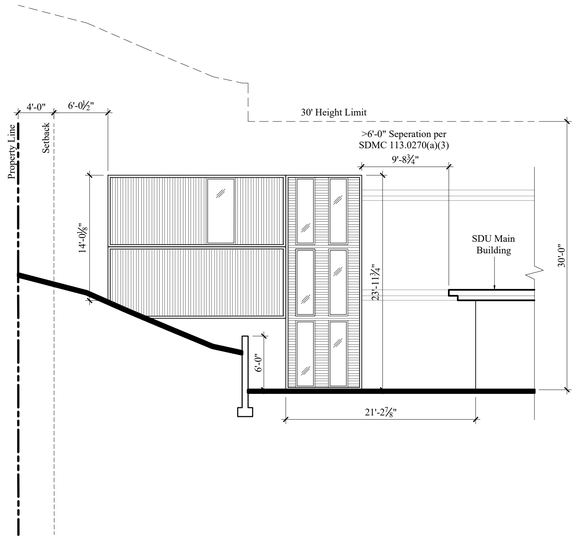
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SHEET TITLE
PROPOSED ELEVATIONS

A051

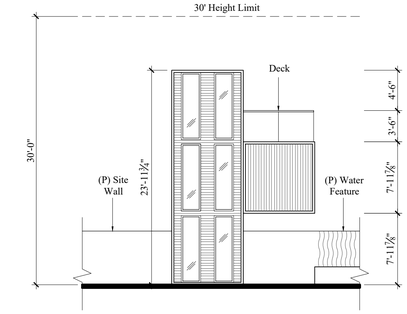
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E ACC. BLDG. NORTH ELEVATION

0 2' 4' 8'

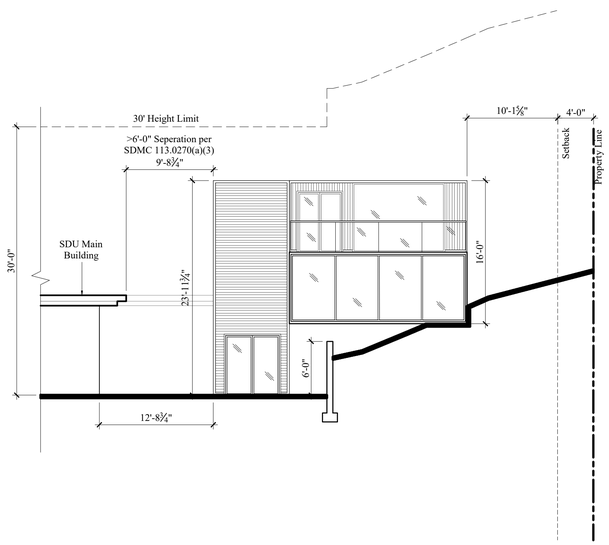
SCALE: 1/8" = 1'-0"



F ACC. BLDG. WEST ELEVATION

0 2' 4' 8'

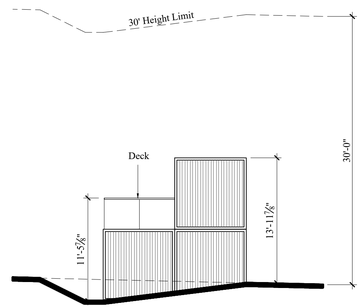
SCALE: 1/8" = 1'-0"



G ACC. BLDG. SOUTH ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0"



H ACC. BLDG. EAST ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0"

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Feder Residence

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REVISIONS
03/03/2025 PROJECT START

PHASE
COASTAL

PROJECT NO. 2025-03

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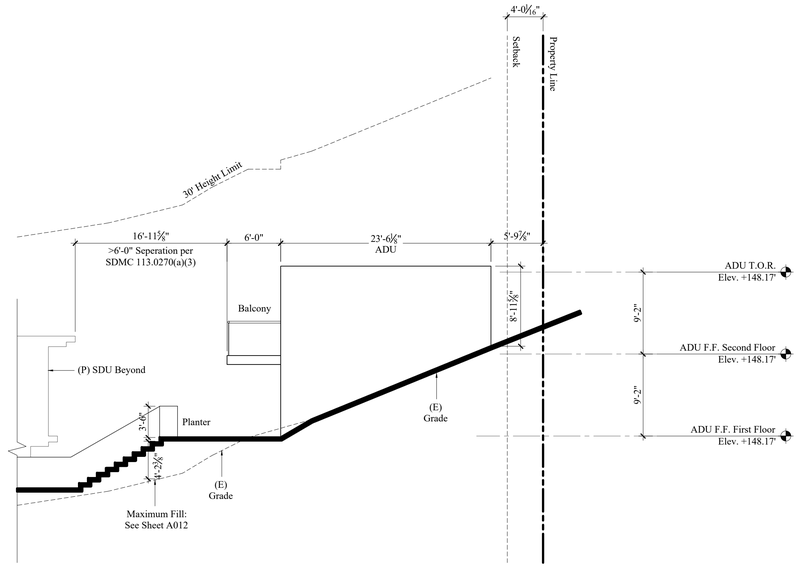
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SHEET TITLE
PROPOSED ELEVATIONS

A052

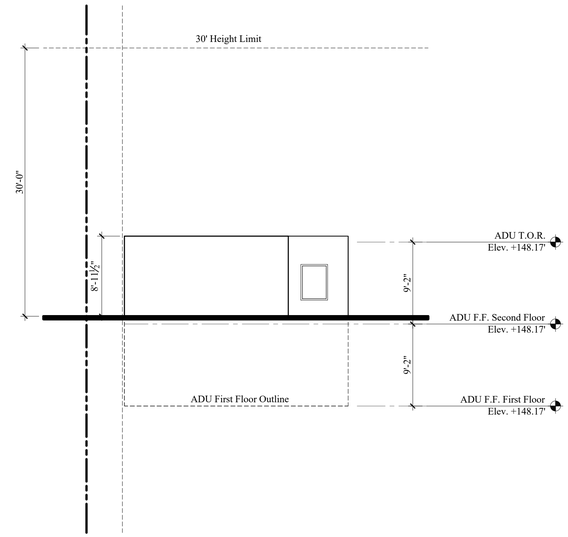
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I ADU SOUTH ELEVATION

0 2' 4' 8'

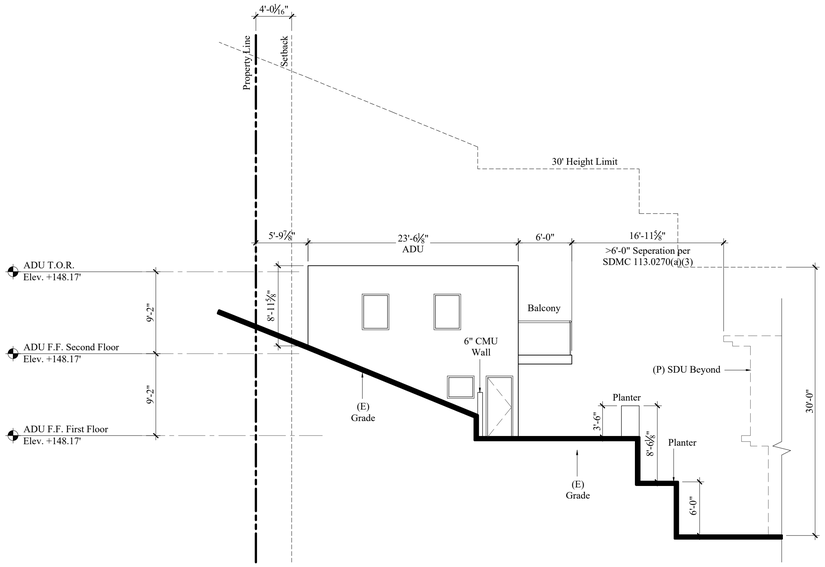
SCALE: 1/8" = 1'-0"



J ADU EAST ELEVATION

0 2' 4' 8'

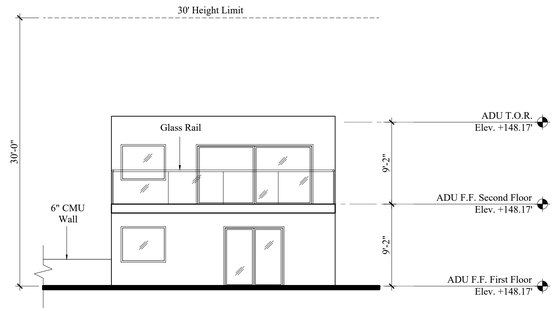
SCALE: 1/8" = 1'-0"



K ADU NORTH ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0"



L ADU WEST ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0"

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REVISIONS
03/03/2025 PROJECT START

PHASE
COASTAL

PROJECT NO. 2025-03

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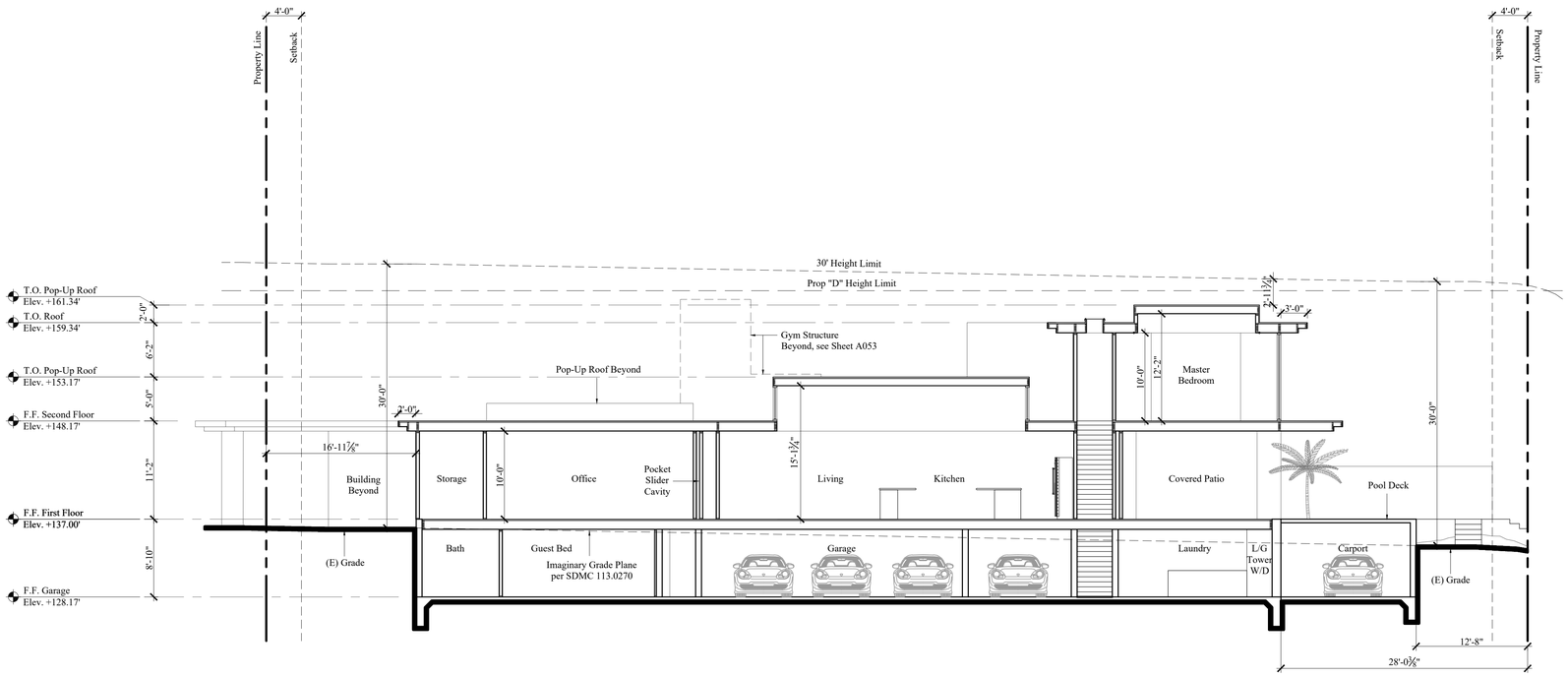
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SHEET TITLE
PROPOSED ELEVATIONS

A053

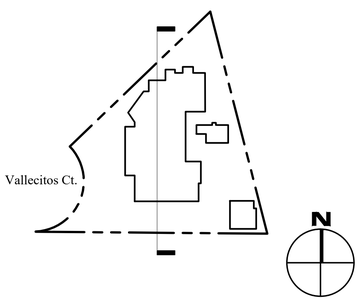
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A SECTION

SCALE: 1/8" = 1'-0"

KEY PLAN



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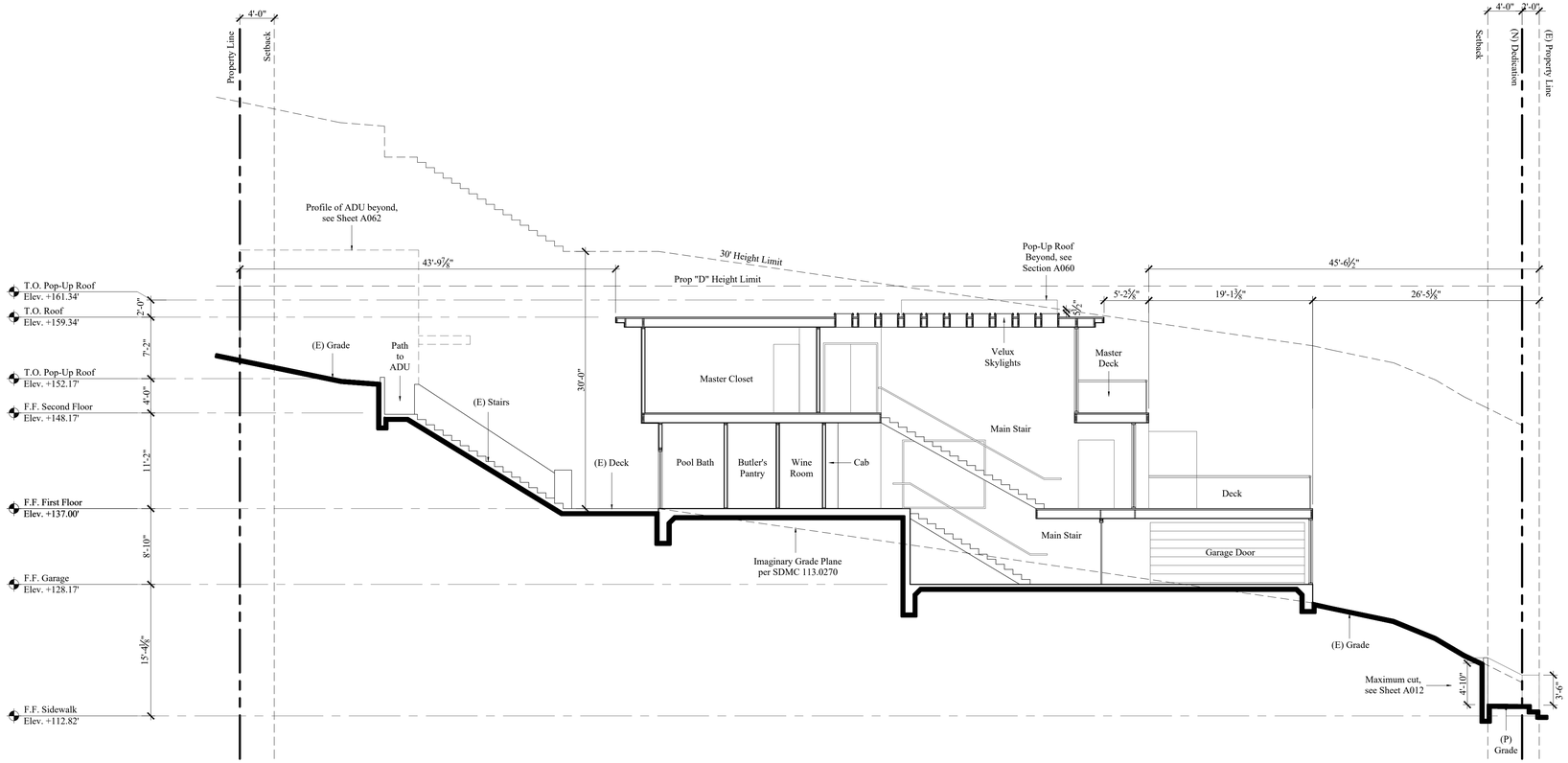
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SHEET TITLE
PROPOSED SECTIONS

A060

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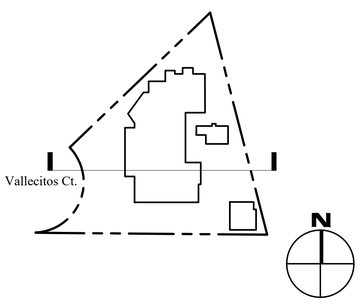


B SECTION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

KEY PLAN



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PROJECT NO. 2025-03

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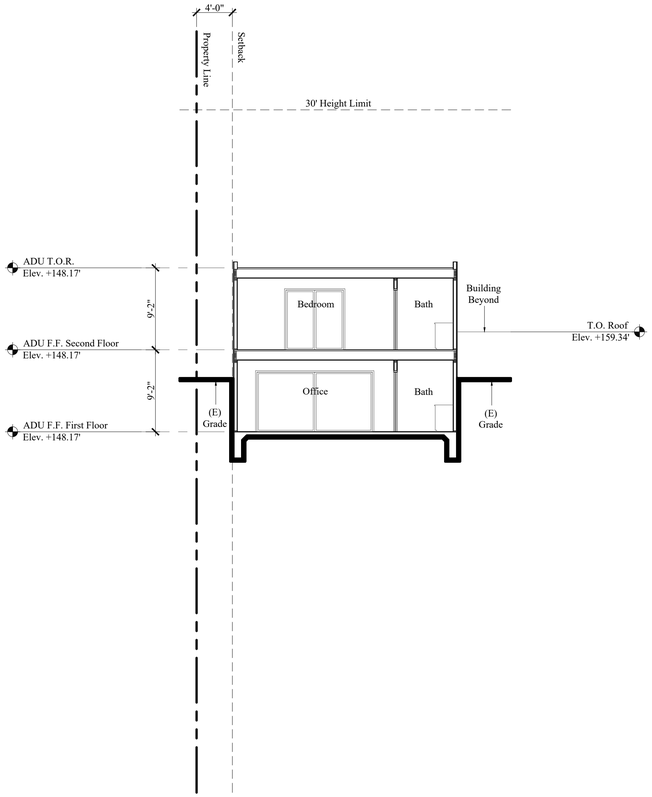
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SHEET TITLE
PROPOSED SECTIONS

A061

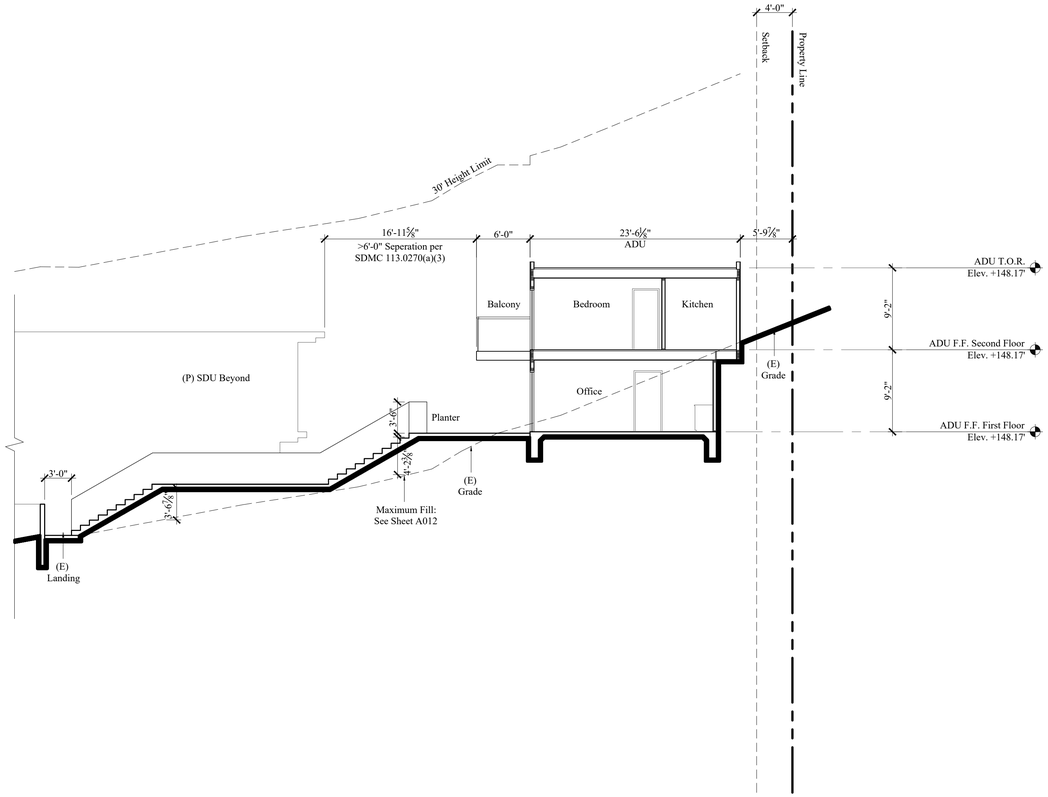
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C SECTION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

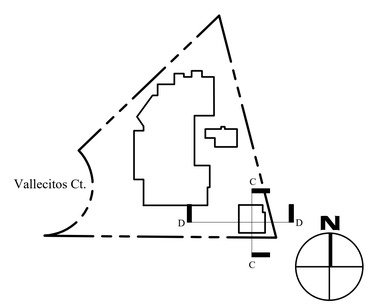


D SECTION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

KEY PLAN



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SHEET TITLE
PROPOSED SECTIONS

A062

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2486 Vallecitos Ct

Material Palette



1. White Stucco

2. Crème-based limestone

3. Anodized aluminum break metal – dark bronze

2486 Vallecitos Ct

Rendering



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Tel 858.459.3769 ▪ Cell 619.417.1111
cmarengo@m2a.us

Project:	**Feder Residence**	**PTS #**
Adress:	**2486 Vallecitos Court. La Jolla, CA 92037**	**Date:** 7.07.2025

2486 Vallecitos Ct

Rendering



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contact@marengomorton.com

Project:	**Feder Residence**	**PTS #**
Adress:	**2486 Vallecitos Court. La Jolla, CA 92037**	**Date:** 7.07.2025

2486 Vallecitos Ct

Rendering



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Project:	**Feder Residence**	**PTS #**
Adress:	**2486 Vallecitos Court.** **La Jolla, CA 92037**	**Date:** 7.07.2025