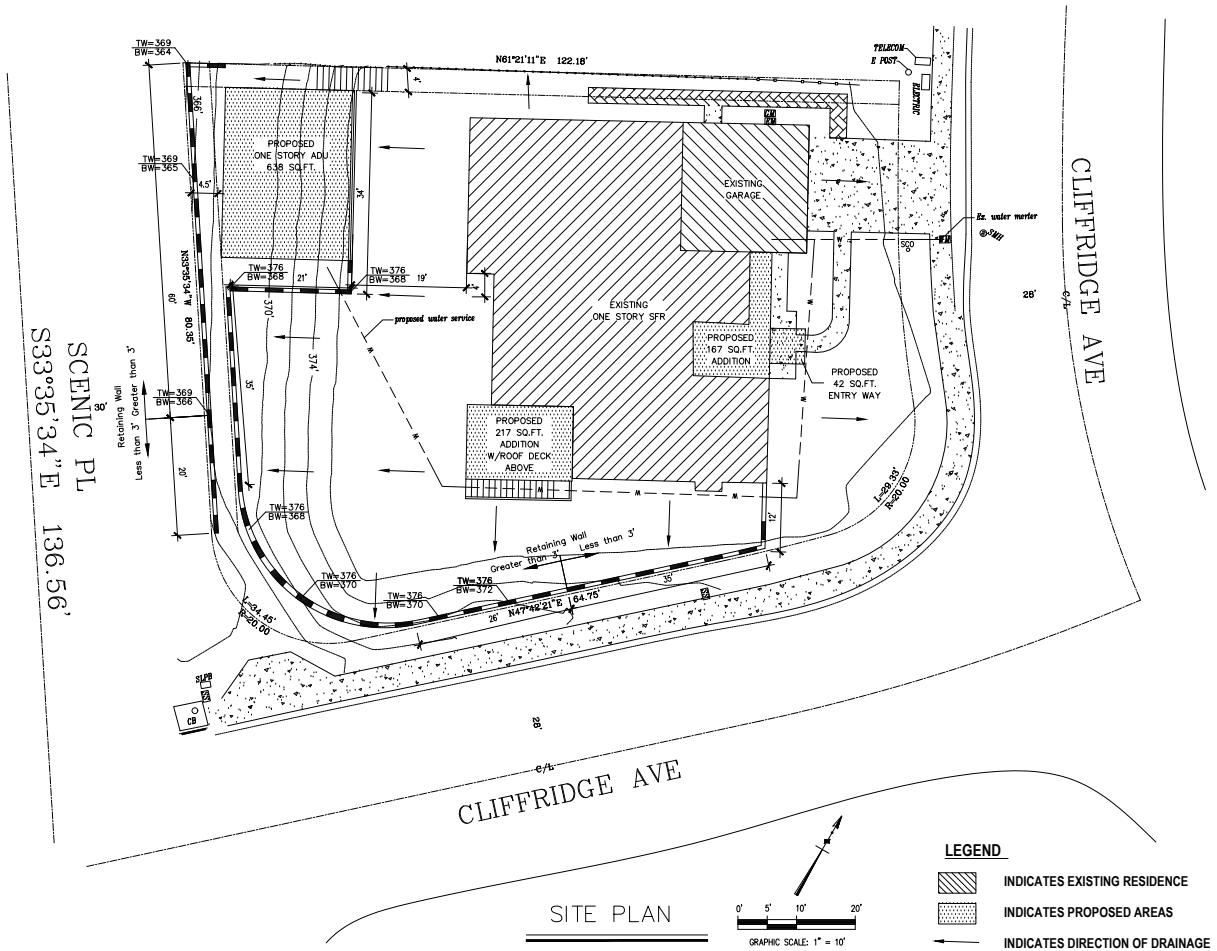
ATTACHMENT 1: Al Haja ADU & Addition



SITE PLAN

GRAPHIC SCALE: 1" = 10'

LEGEND

- INDICATES EXISTING RESIDENCE
- INDICATES PROPOSED AREAS
- INDICATES DIRECTION OF DRAINAGE

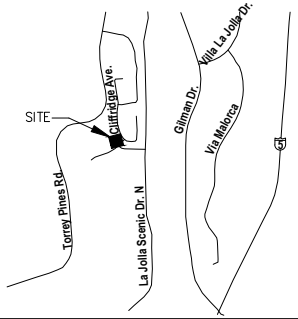
SHEET INDEX

A00 COVER SHEET / SITE PLAN	T-24-3 TITLE 24 - ADU
A01 CONSTRUCTION NOTES	T-24-4 TITLE 24 - ADU
A02 ADDTION PROPOSED FLOOR PLAN	S1.0 STRUCTURAL NOTES & DETAILS
A03 ADDITION PROPOSED ROOF PLAN	S1.1 STRUCTURAL NOTES & DETAILS
A04 ADDITION ELEVATIONS & SECTION	S2.0 FOUNDATION DETAILS
A05 ADU PROPOSED FLOOR & ROOF PLANS	S2.1 RETAINING WALLS & NOTES
A06 ADU PROPOSED ELEVATIONS	S3.0 ADDITION FOUNDATION PLAN
A07 STORM WATER STANDARDS	S4.0 ADDITION ROOF FRAMING PLAN
T-24-1 TITLE 24 - ADDITION	S5.0 ADU FOUNDATION & ROOF FRAMING PLANS
T-24-2 TITLE 24 - ADDITION	S6.0 FRAMING DETAILS

DIRECTORY

OWNER
Aila A AlHaja
8458 Cliffridge Ave.
La Jolla, CA 92037
Tel.

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS
8458 Cliffridge Ave.
La Jolla, California, 92037

LEGAL DESCRIPTION
Lot 197 of La Jolla Shores Heights Unit No. 4, Map 6494
Survey 2337, file No. 99857.

ASSESSOR'S PARCEL NO.
346-702-36-00

YEAR BUILT	1965
ZONING	LJSPD-SF
LOT AREA	10,551 S.F.
EXISTING UNIT RESIDENCE (NON- SPRINKLED)	2,626 S.F. (ONE STORY)
PROPOSED ADDITION	384 S.F.
PROPOSED ADU	638 S.F.
CONSTRUCTION TYPE	V - B
OCCUPANCY GROUP	R - 3

FLOOR AREA RATIO:

GFA	3,648 S.F./10,551 S.F. = 0.34
MAX FAR	0.60 ALLOWED

SCOPE OF WORK

- PROPOSED 384 SF ADDITION, 42 SF OF ENTRY WAY 228 SF OF DECK ABOVE ADDITION, AND CONVERT EXISTING 27 SF CLOSET TO HALF BATH TO EXISTING SINGLE FAMILY RESIDENCE.
- PROPOSED 638 SF DETACHED ADU.
- UPGRADE EXISTING 100 AMP ELECTRICAL PANEL TO 200 AMP.
- 190 LF OF RETRAINING WALL 3' TO 8' HIGH.

WATER FIXTURES SCHEDULE		
	QUANTITY	
FIXTURE	EXIST.	NEW
KITCHEN SINK	1	1
DISHWASHER	1	-
LAVATORY	1	1
WATER CLOSET	3	1
SHOWER HEADS	2	1
BATHTUB	1	-
WASHER	2	1
HOSE BIBS	2	1
BAR SINK	1	-

CUT / FILL TABLE	
CUT QUANTITIES:	XXX.X CYD
FILL QUANTITIES:	0 CYD
IMPORT / EXPORT:	XXX.X CYD
MAX CUT DEPTH:	8 FT
MAX FILL DEPTH:	0 FT

TOTAL DISTURBED AREA: X,XXX SQ FT

NO WORK WILL BE PERFORMED IN PUBLIC RIGHT-OF-WAY.

NOTES:
1. Existing dwelling is not Sprinklered. Companion Unit/Junior unit is not requred to be sprinklered.
2. All storm water runoff from proposed and/or replaced impervious areas shall be routed to previous surfaces or landscaping prior to reaching the public drain system.

	IMPERVIOUS AREA		PERVIOUS AREA	TOTAL AREA
	BULDING	PAVEMENT		
EXISTING	2,626 SF	X,XXX S.F.	X,XXX SF	X,XXX S.F.
PROPOSED	1,022 S.F.	0	0	1,022 S.F.

A - TOTAL DISTURBANCE AREA: 1,735 SF
B - EXISTING AMOUNT OF IMPERVIOUS AREA: 13,234 SF
C - PROPOSED AMOUNT OF IMPERVIOUS AREA: 1,735 SF
D - TOTAL IMPERVIOUS AREA: 14,969 SF
E - IMPERVIOUS % INCREASE: 14%

DESIGN ENGINEERING

YC ENGINEERING

Al Haja Residence

8458 Cliffridge Ave., La Jolla, CA 92037

Revision Dates

SHEET TITLE
Site Plan

Drawing Date 09.29.20
Check By -
Drawn By GHILIA Y.
Sheet Number
A00

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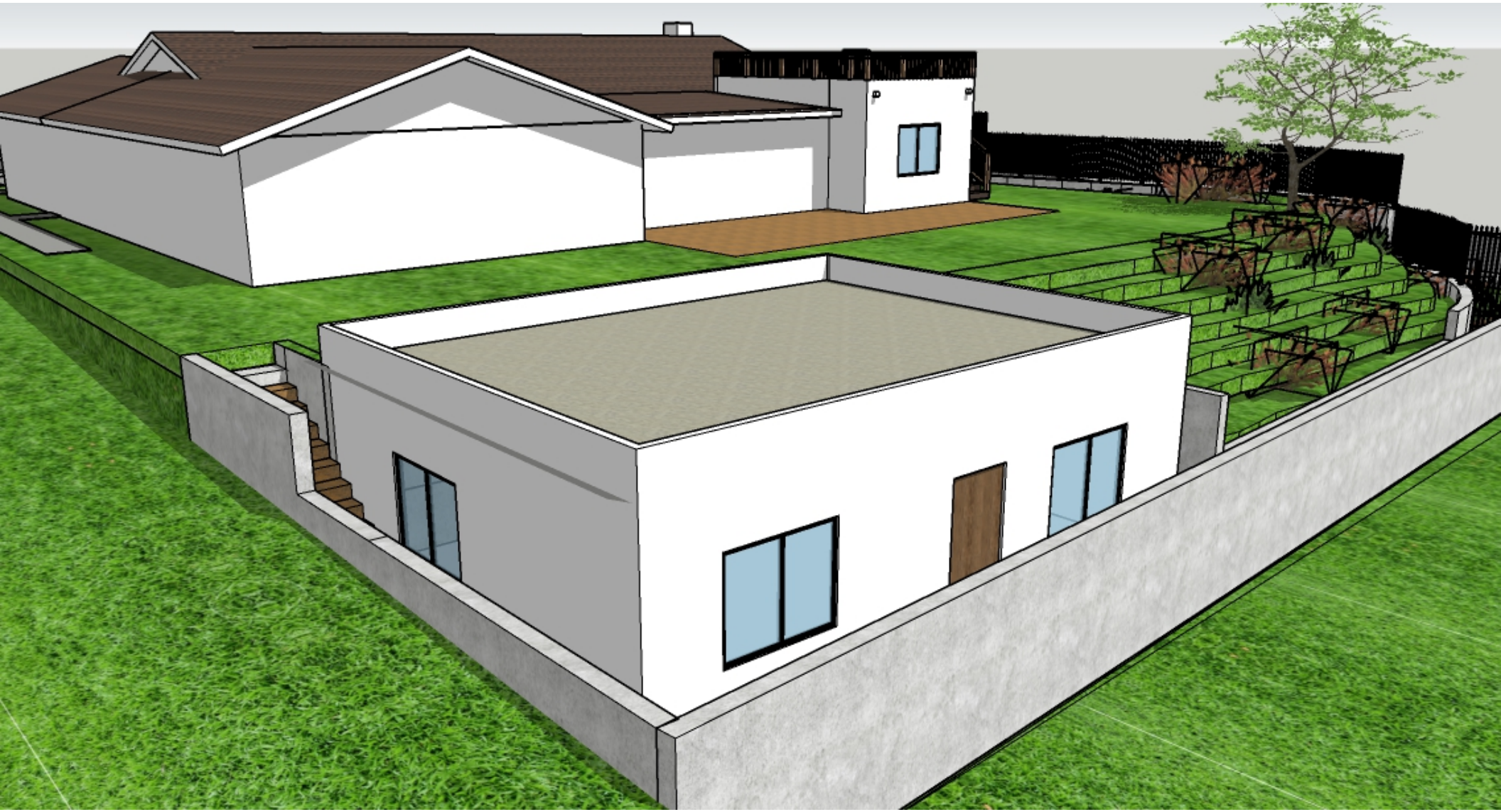

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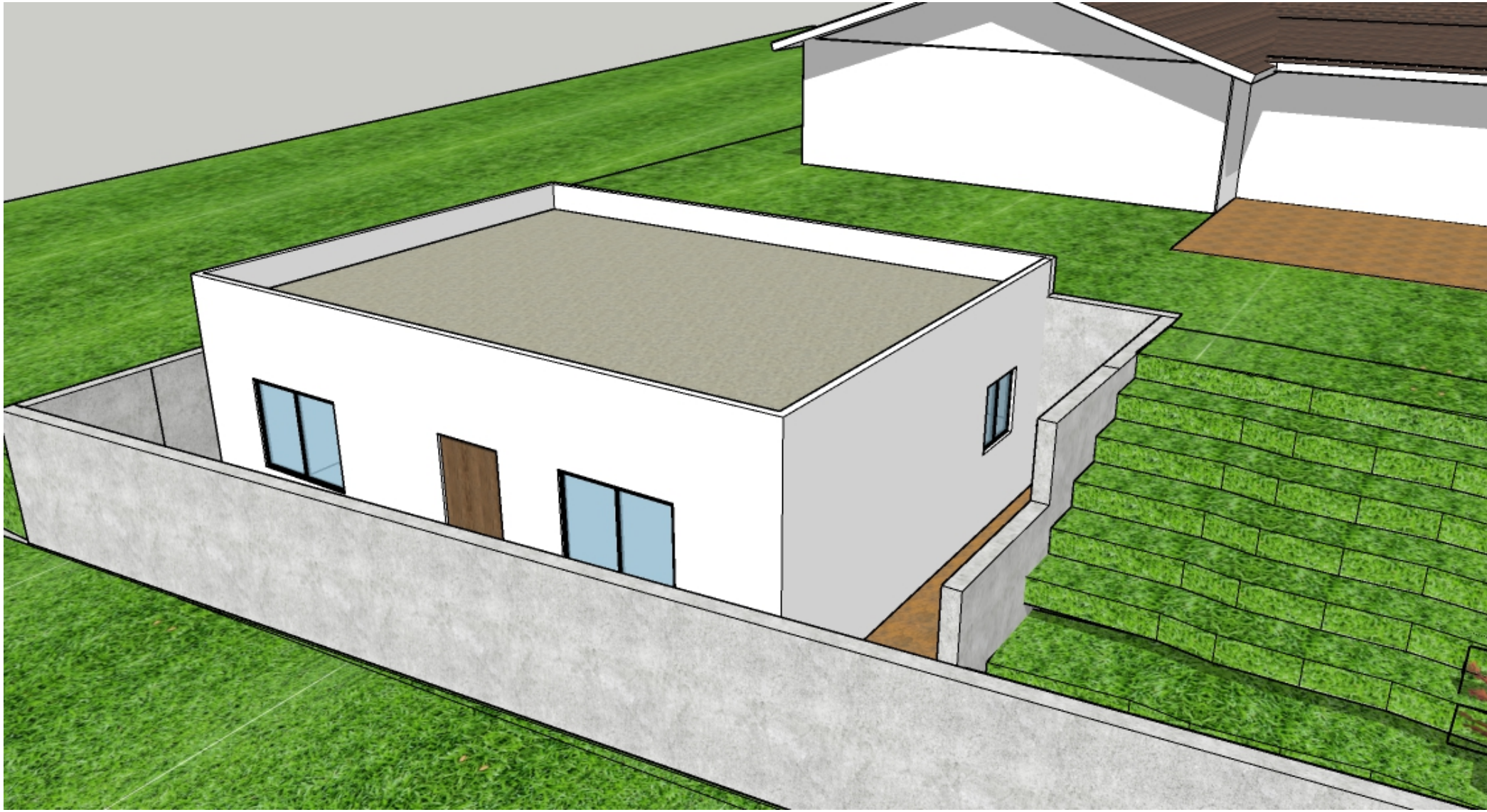

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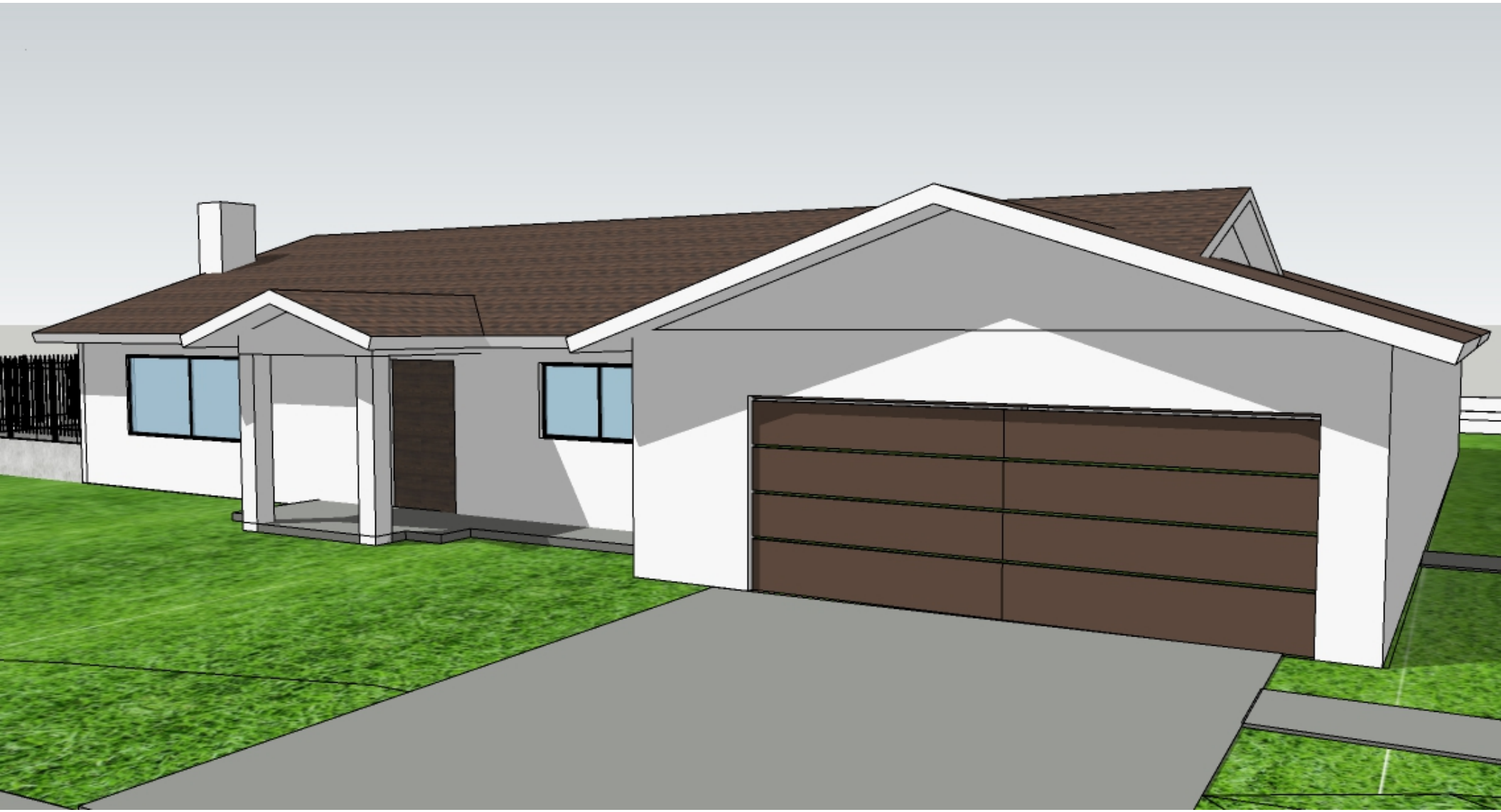

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