

Pamela Sattler  
519 South Catalina Avenue  
Redondo Beach, California 90277

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Redondo Beach, California 90277

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ate: 08-04-25

Project number: 2502

Sheet title:

Cover Sheet

Sheet number:

CS'

# TOPOGRAPHICAL SURVEY

## NOTES

- LOT 6 OF TRACT OF TOWNSITE OF REDONDO BEACH M.R. 39/1-17.
- THE FIELD WORK WAS PERFORMED ON FEBRUARY 21, 2025.
- A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- BOUNDARY INFORMATION SHOWN HEREON IS OBTAINED FROM RECORD MAPS AND IS ONLY AS ACCURATE AS SAID DATA.
- TREE CANOPIES AREA SHOWN FOR GRAPHIC PURPOSES AND DO NOT REPRESENT THE TRUE SIZE AND SHAPE OF THE TREE CANOPY.
- CONTOUR LINES SHOWN ON THIS SURVEY WERE GENERATED FROM RANDOM SPOT ELEVATIONS. THE EXPECTED LEVEL OF ACCURACY IS  $\pm 1/2$  OF THE CONTOUR INTERVAL.

## BENCHMARK

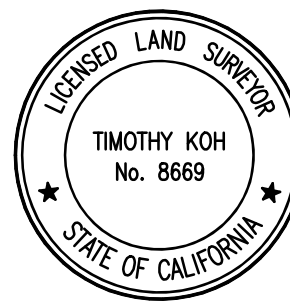
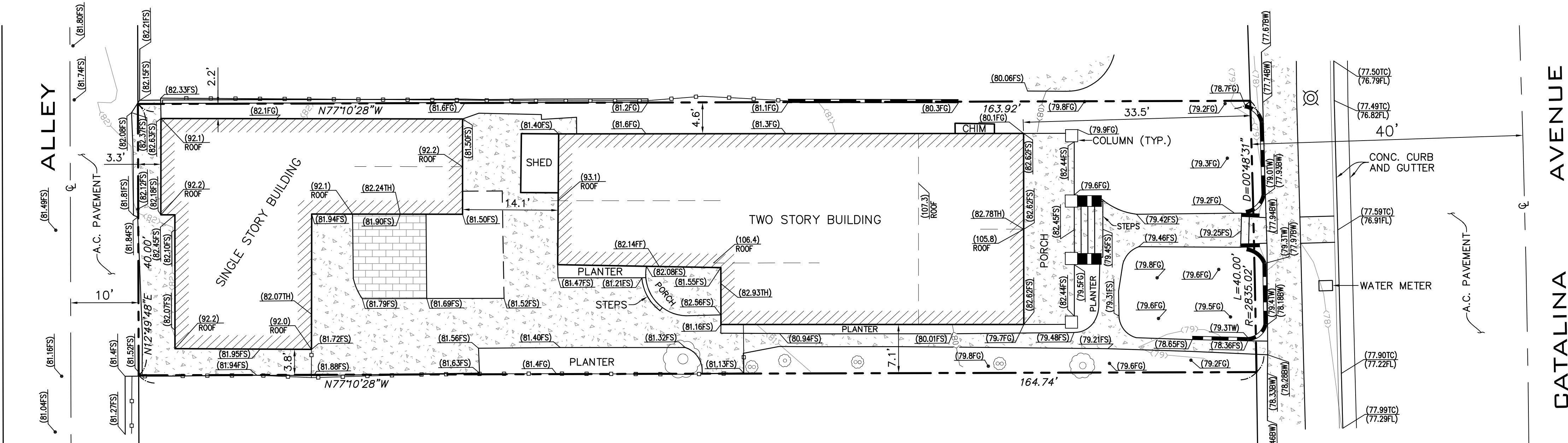
L.A. COUNTY BM NO.: QY10262 ELEV: 58.896 FEET (2013) NAVD88

DPW BM TAG IN E CB 5FT N/O BCR @ NE COR ESPLANADE & SAPPHIRE ST @ C.B.

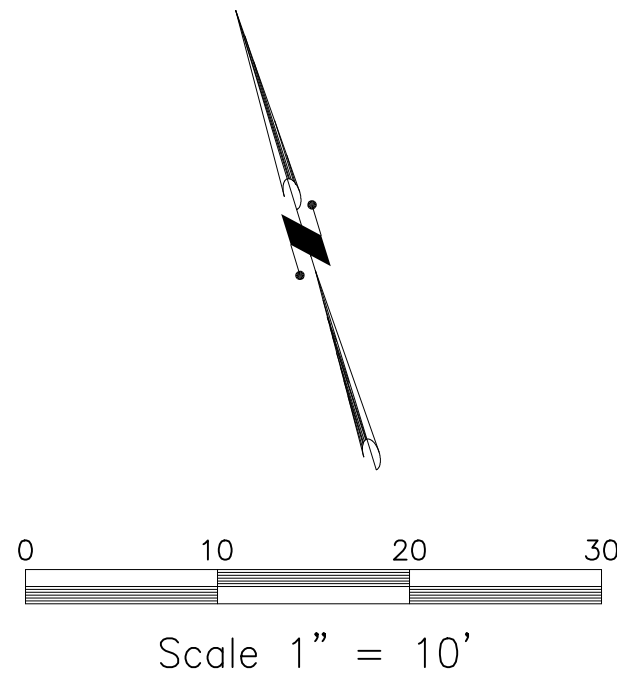
## LEGEND

A.C.	ASPHALTIC CONCRETE
BW	BACK OF WALK
CL	CENTER LINE
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
TC	TOP CURB
TH	THRESHOLD
TW	TOP WALL
XXT	XX" TREE

	CENTER LINE
	WOOD FENCE
	PROPERTY LINE
	WALL
	BUILDING FOOTPRINT
	CONC. PAVEMENT
	STREET LIGHT



03-10-25



DATE	REVISIONS

PREPARED BY:  
**TIMOTHY KOH**  
CALIFORNIA LICENSED LAND SURVEYOR \* LICENSE NO. L.S. 8669  
9853 MAPLE STREET \* BELLFLOWER, CA 90706  
PHONE: (562)455-5774 \* EMAIL: TWKOH@AOL.COM

PREPARED FOR:  
**PALOS VERDES ENGINEERING**  
550 DEEP VALLEY DRIVE, SUITE 273  
ROLLING HILLS ESTATES, CA 90274

PROJECT  
**TOPO SURVEY**  
519 S. CATALINA  
REDONDO BEACH, CA 90277

JOB NO. 684  
SCALE: 1"=10'  
DATE: 03-10-25  
SHEET 1 OF 1







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No.	Submissions/Revisions	Date
-	-	-

[illegible]

Single family residence & detached garage remodel for:  
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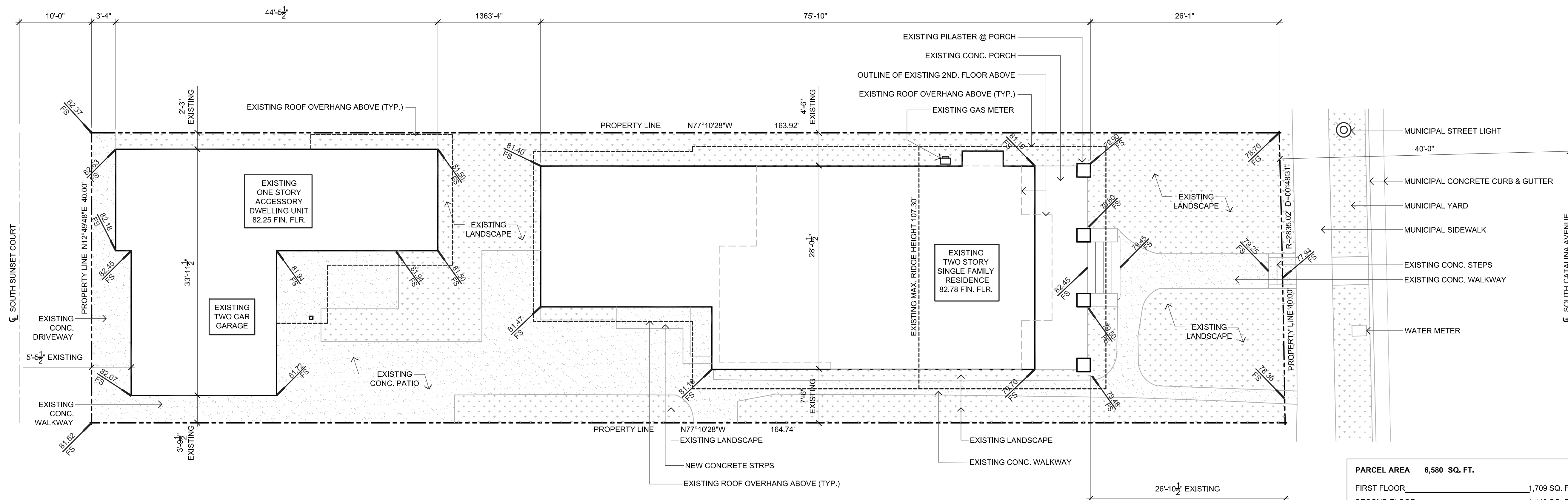
project number: 2502

sheet title:

## Site Plan

sheet number:

## A1.1



**PARCEL AREA      6,580 SQ. FT.**

FIRST FLOOR \_\_\_\_\_ 1,709 SQ. FT.

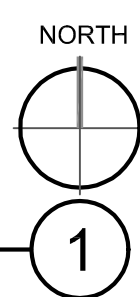
SECOND FLOOR \_\_\_\_\_ 1,110 SQ. FT.

DETACHED GARAGE \_\_\_\_\_ 401 SQ. FT.

DETACHED ACCESSORY DWELLING UNIT \_\_\_\_\_ 622 SQ. FT.

**TOTAL GROSS FLOOR AREA      3,842 SQ. FT. (EXISTING)**

**FLOOR AREA RATIO: 3,842 SQ. FT. / 6,580 SQ. FT. = 0.58 (EXISTING)**

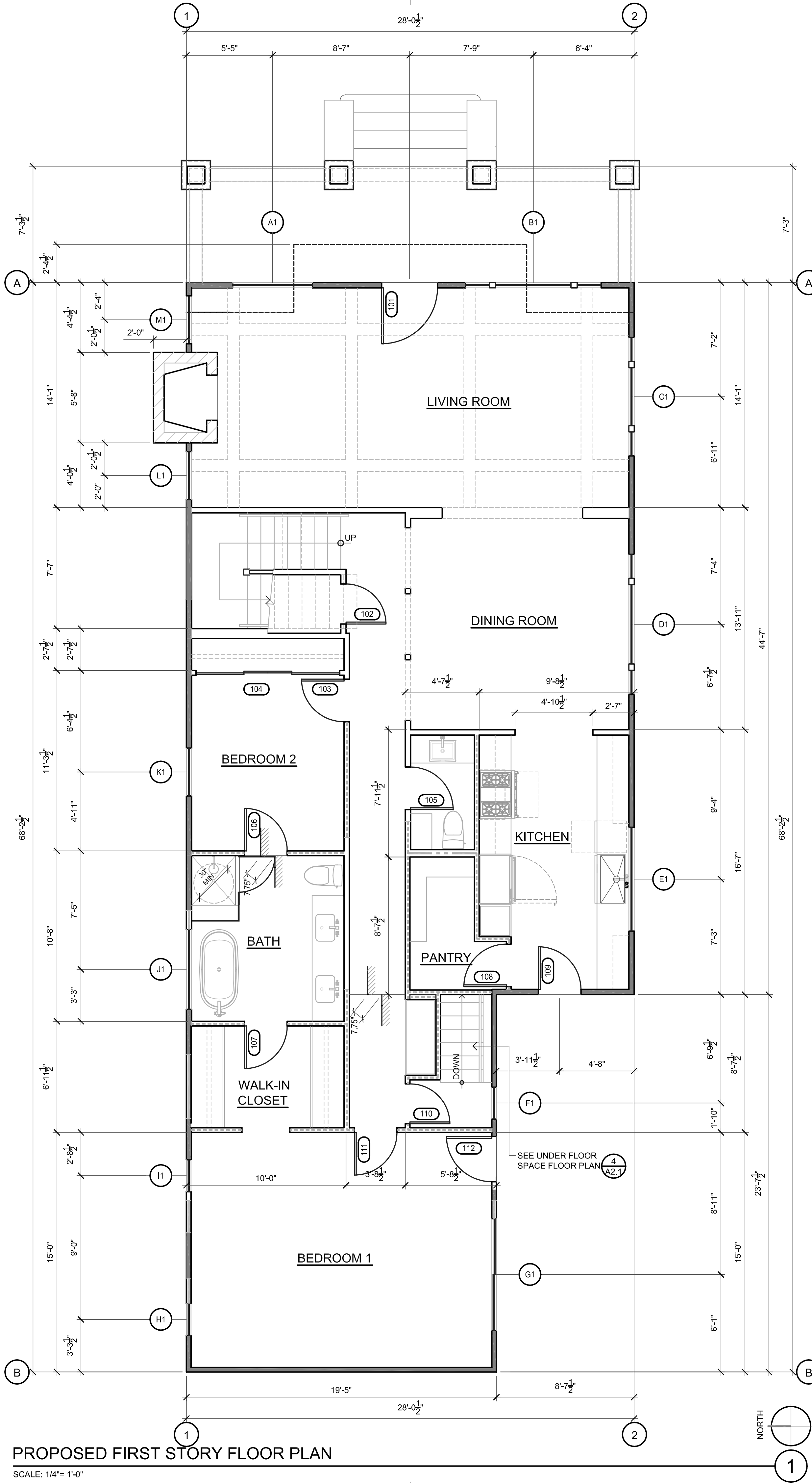
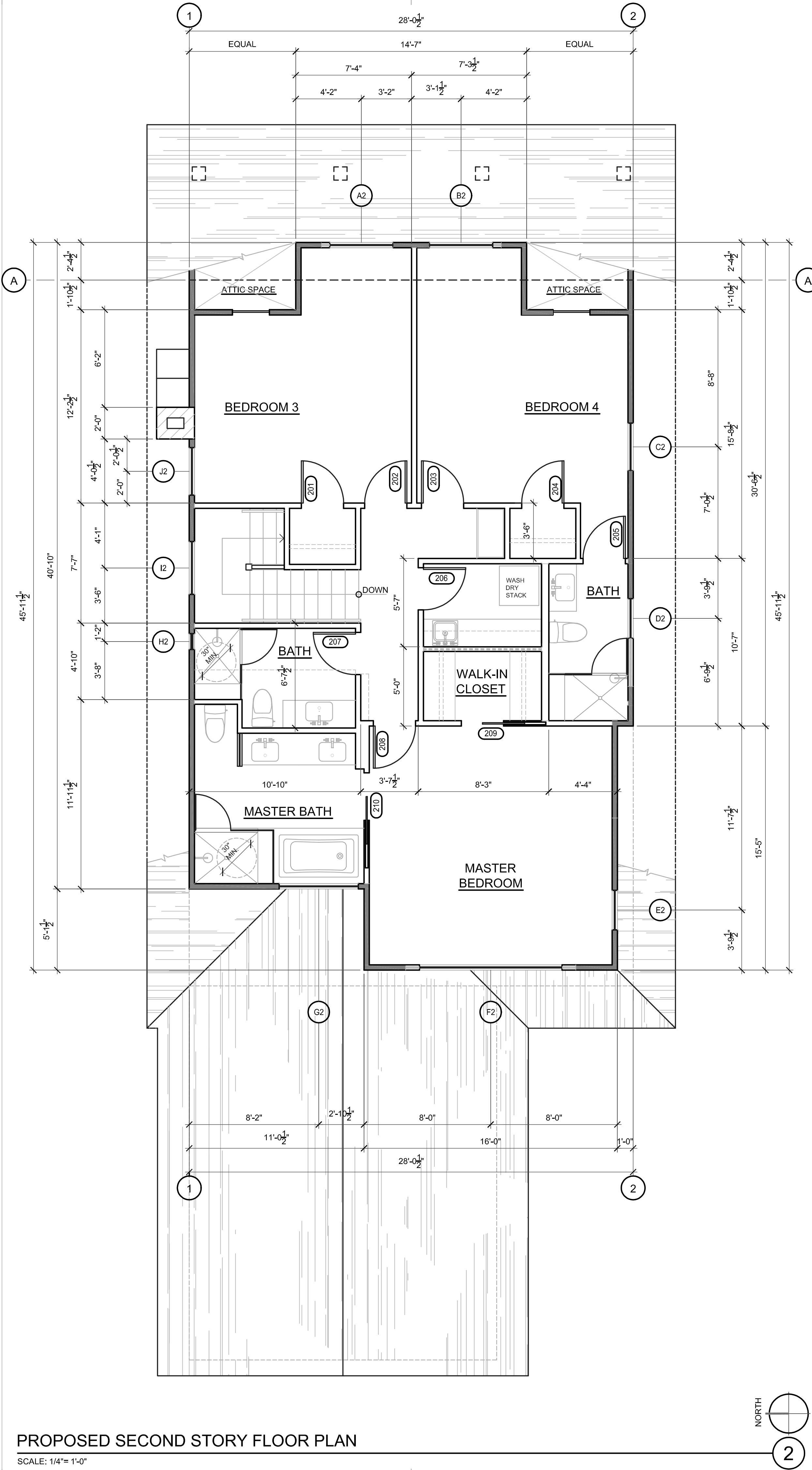


## SITE PLAN

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



\_\_\_\_\_



NOTES

1. SMOKE ALARM W/ BATTERY BACKUP TO BE PERMANENTLY WIRED TO HOUSE CIRCUIT- THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.

2. CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP TO BE PERMANENTLY WIRED TO HOUSE CIRCUIT- THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.

3. NOT USED

4. 30" HIGH BUILT-IN VANITY

5. ROTATING CAROUSEL (LAZY SUSAN)

6. 36" HIGH CABINET & COUNTER

7. 36" HIGH COUNTER (BAR)

8. FULL-HEIGHT CABINET

9. LINE OF UPPER CABINETS ABOVE

10. 42" HIGH GUARDRAIL

11. 34"-36" HIGH HANDRAIL. HANDRAIL SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY.

12. 36" WIDE, COUNTER DEPTH REFRIGERATOR - PER OWNER

13. 30" COOK TOP & VENTILATION HOOD ABOVE - PER OWNER

14. WALL OVENS - PER OWNER

15. DISHWASHER - PER OWNER

16. KITCHEN SINK & FAUCET - PER OWNER

17. LAVATORY & FAUCET - PER OWNER

18. UTILITY SINK & FAUCET - PER OWNER

19. NEW ULTRA-LOW FLUSH TOILET. TANK-TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.6 GALLONS - PER OWNER

20. TUB & FAUCET - PER OWNER

21. SHOWER HEAD & SHOWER VALVES - PER OWNER. SHOWERS & SHOWER-TUBS TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.

22. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS. SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.

23. TEMPERED, FRAMELESS GLASS SHOWER ENCLOSURE.

24. CLOTHES DRYER - PER OWNER. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14 WITH 2 ELBOWS. THIS SHALL BE REDUCED 2" FOR EVERY ELBOW IN EXCESS OF 2 - MINIMUM OF 4" Ø, OR PER MANUFACTURER'S REQUIREMENTS

25. WASHER - PER OWNER.

26. 65 GAL. ELECTRIC HEAT PUMP WATER HEATER. WATER HEATER SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. INSTALL WATER HEATER PER MANUFACTURER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2022 CALIFORNIA PLUMBING CODE.

27. EXISTING FORCED AIR UNIT - PROVIDE MIN.30" SQ. CLEAR SPACE IN FRONT OF SERVICE SIDE OF UNIT.

28. LINE OF SOFFIT ABOVE.

29. 36" X 36" ATTIC ACCESS ABOVE

30. LINE OF BALCONY ABOVE

31. LINEAR SHOWER DRAIN .

32. NEW 200 AMP ELECTRICAL PANEL

33. CLOSET SHELF AND POLE

34. NEW INSULATED METAL GARAGE DOOR

35. NEW RESIDENTIAL ELEVATOR.

36. EXISTING BEAMS ABOVE

37. WHOLE HOUSE WATER FILTER

38. NEW FORCED AIR UNIT

39. EXISTING ACCESS DOOR

40. 2x 4 FLAT FURRING STUDS

41. RECESSED MEDICINE CABINET - PER OWNER

NOTES

A. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE. CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

B. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION

C. PROVIDE 72" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER - RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

D. WATER HEATER MUST BE STRAPPED TO WALL (SEE 507.3, LAPC)

E. CARBON MONOXIDE ALARM IS REQUIRED PER (420.6, R315)

F. SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM, ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. (907.2.11.2, R314.3)

G. THE POWER SOURCE FOR SMOKE DETECTORS SHALL BE AS FOLLOWS:  
IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING & SHALL BE EQUIPPED WITH A BATTERY BACKUP. (907.2.11.4,R314.4).

H. CARBON MONOXIDE ALARM IS REQUIRED PER 420.4 & R315.

I. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (2406.4, R308.4)

- INGRESS AND EGRESS DOORS.
- PANELS IN SLIDING OR SWINGING DOORS.
- DOORS FOR ENCLOSURES FOR HOT TUBS, BATHTUBS AND SHOWERS (ALSO GLAZING ENCLOSING THESE COMPARTMENTS WITHIN 5 FEET OF STANDING SURFACE.
- IF WITHIN 2 FEET OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5 FEET OF STANDING SURFACE.
- IN WALL ENCLOSING STAIRWAY LANDING.
- GUARDS AND HANDRAILS.

WALL LEGEND

EXISTING EXTERIOR WALL TO REMAIN

2x STUD WALL @ 16" O.C.  
W/ NEW R-13 BATT INSULATION

INTERIOR SURFACE: NEW 5/8" THK. TYPE X GYPSUM WALLBOARD W/ USE WATER RESISTANT WALLBOARD (PURPLE BOARD) @ BATHROOMS, KITCHEN.

EXTERIOR SURFACE: NEW JAMES HARDIE ARTISAN LAP SIDING (ESR-2290) O/ (2) LAYERS OF NO.15 (MIN.) ASPHALT PAPER.

NEW EXTERIOR WALL

2x STUD WALL @ 16" O.C TO MATCH EXISTING.  
W/ NEW R-13 BATT INSULATION

INTERIOR SURFACE: NEW 5/8" THK. TYPE X GYPSUM WALLBOARD W/ USE WATER RESISTANT WALLBOARD (PURPLE BOARD) @ BATHROOMS, KITCHEN.

EXTERIOR SURFACE: NEW JAMES HARDIE ARTISAN LAP SIDING (ESR-2290) O/ (2) LAYERS OF NO.15 (MIN.) ASPHALT PAPER.

EXISTING INTERIOR WALL TO REMAIN

2x STUD WALL @ 16" O.C. W/ NEW R-13 BATT INSULATION

INTERIOR SURFACE: NEW 5/8" THK. TYPE X GYPSUM WALLBOARD  
USE WATER RESISTANT WALLBOARD (PURPLE BOARD) @ BATHROOMS, KITCHEN.

NEW INTERIOR WALL TO REMAIN

2x4 STUD WALL @ 16" O.C. W/ NEW R-13 BATT INSULATION

INTERIOR SURFACE: NEW 5/8" THK. TYPE X GYPSUM WALLBOARD  
USE WATER RESISTANT WALLBOARD (PURPLE BOARD) @ BATHROOMS, KITCHEN.

NEW INTERIOR WALL TO REMAIN

2x6 STUD WALL @ 16" O.C. W/ NEW R-13 BATT INSULATION

INTERIOR SURFACE: NEW 5/8" THK. TYPE X GYPSUM WALLBOARD  
USE WATER RESISTANT WALLBOARD (PURPLE BOARD) @ BATHROOMS, KITCHEN.

OTTOLIA & BARNES  
Architecture

Domingo Ottolia, AIA C27790  
Dorothy Barnes-Ottolia, AIA C28714

5533 Boyridge Road  
Rancho Palos Verdes, California 90275  
T: (310) 375-0107  
F: (310) 802-3804  
E: dco@OBAtudio.com

LICENSED ARCHITECT  
DOMINGO C. OTTOLIA  
C-27790  
APRIL 30, 2021  
RENEWAL  
DATE  
STATE OF CALIFORNIA

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No. Submissions/Revisions Date

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Single family residence & detached garage remodel for:  
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date: 08-04-25

project number: 2502

sheet title:

Proposed  
1st. & 2nd. Story  
Floor Plans

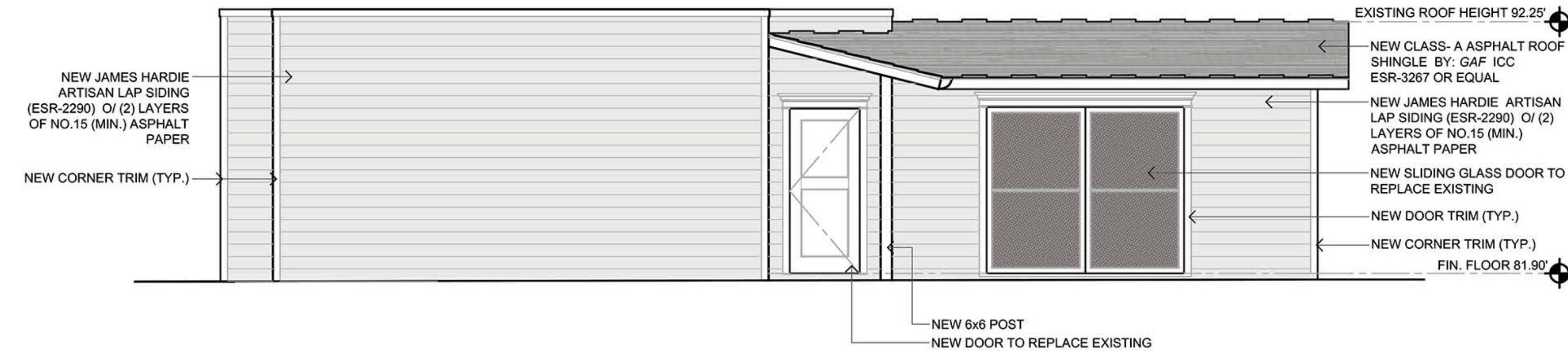
sheet number:

A2.2



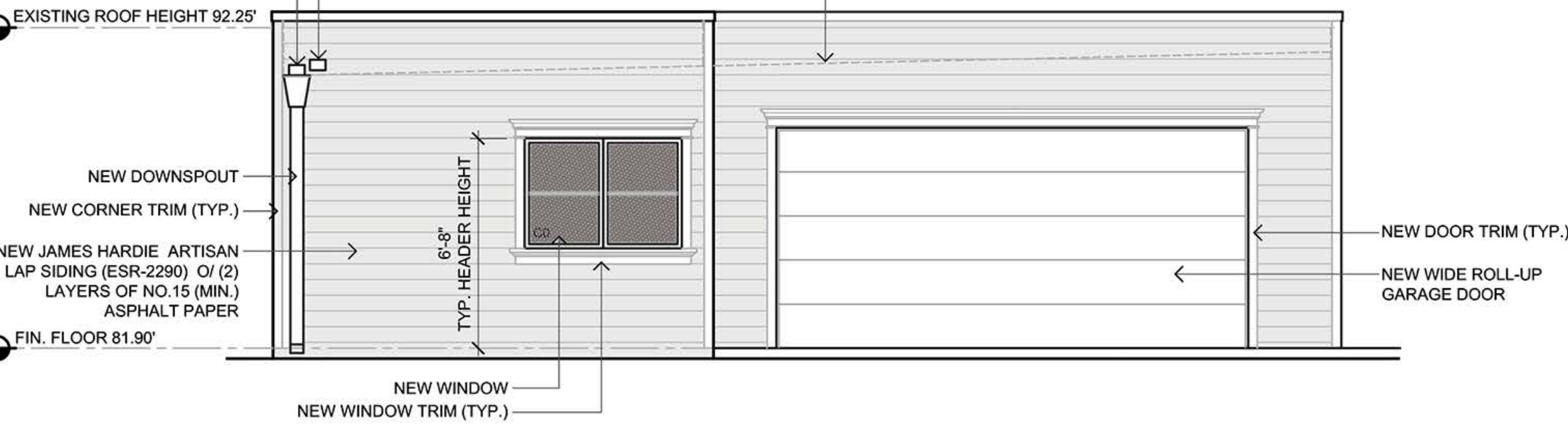






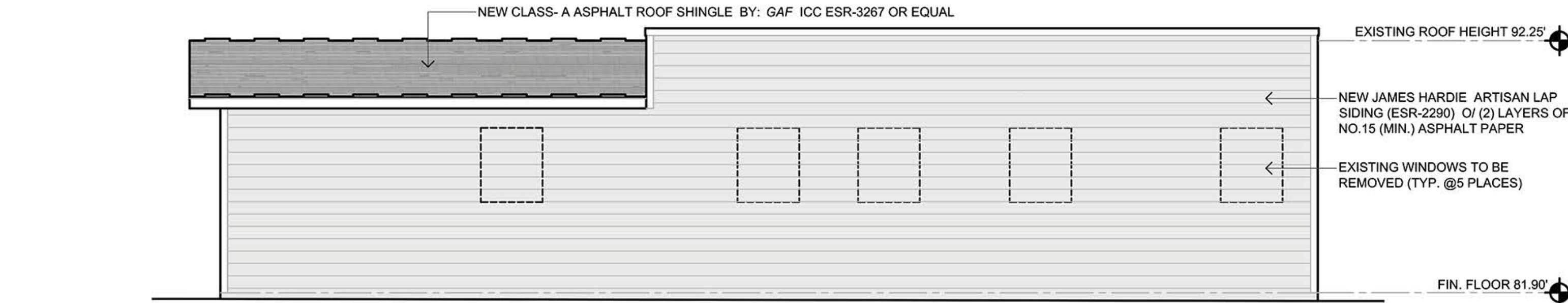
SOUTH GARAGE / ADU ELEVATION

SCALE: 1/4"= 1'-0"



WEST GARAGE / ADU ELEVATION

SCALE: 1/4"= 1'-0"



NORTH GARAGE / ADU ELEVATION

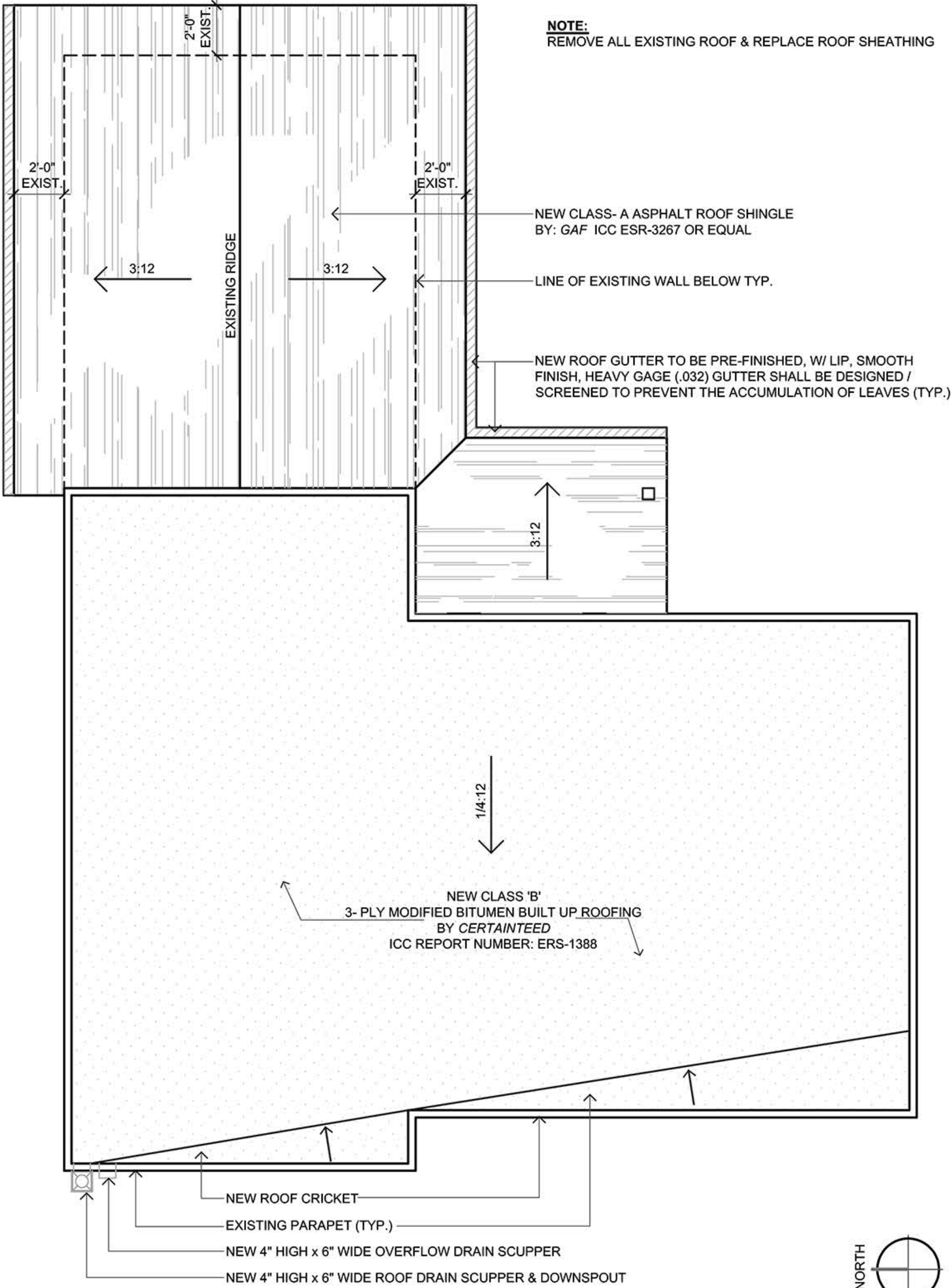
SCALE: 1/4"= 1'-0"



EAST GARAGE / ADU ELEVATION

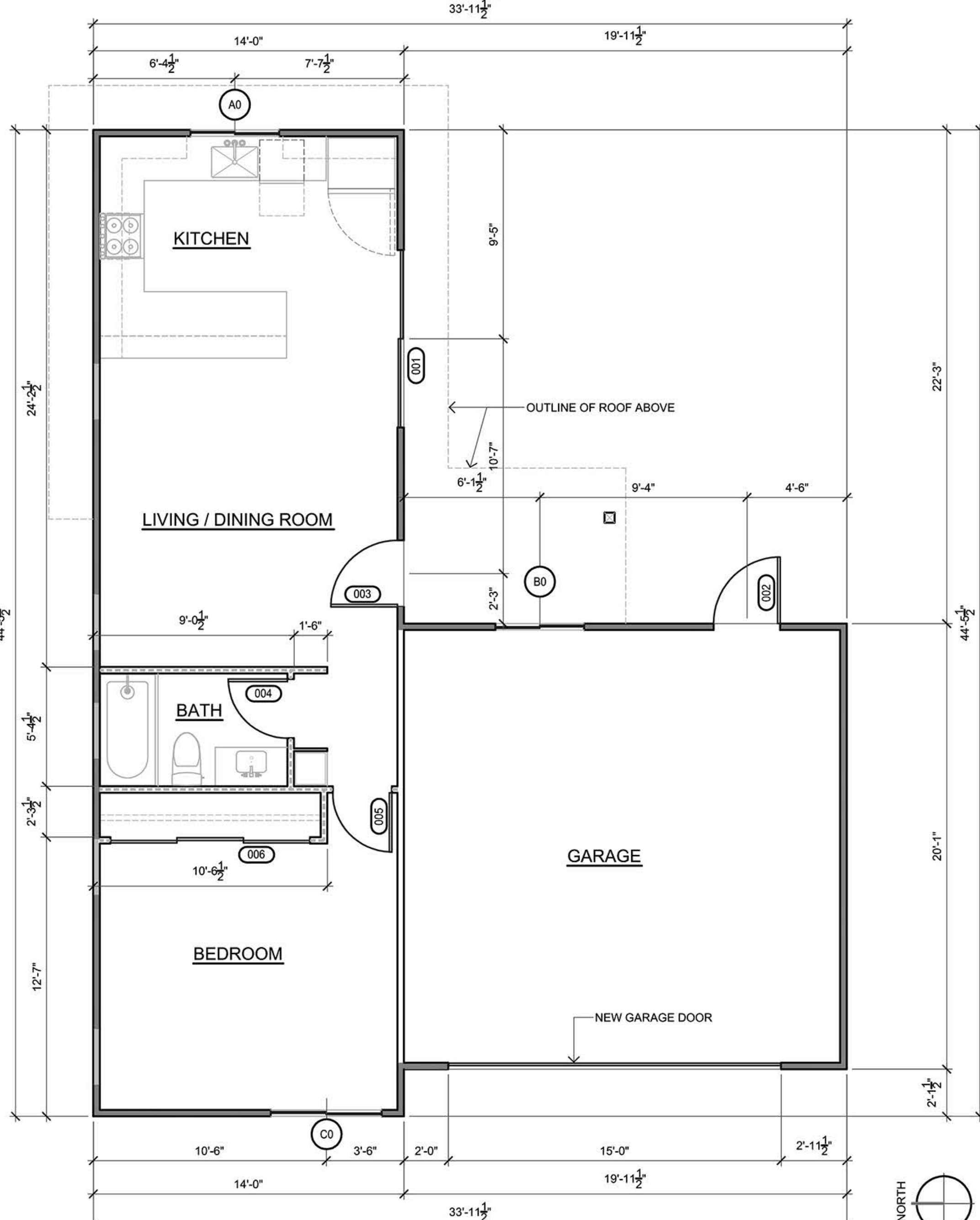
SCALE: 1/4"= 1'-0"

WALL LEGEND		
	<b>EXISTING EXTERIOR WALL TO REMAIN</b>	
	2x STUD WALL @ 16" O.C. W/ NEW R-13 BATT INSULATION	
	<b>NEW EXTERIOR WALL</b>	
	2x STUD WALL @ 16" O.C. TO MATCH EXISTING. W/ NEW R-13 BATT INSULATION	
	<b>EXISTING INTERIOR WALL TO REMAIN</b>	
	2x STUD WALL @ 16" O.C. W/ NEW R-13 BATT INSULATION	
	<b>NEW INTERIOR WALL TO REMAIN</b>	
	2x STUD WALL @ 16" O.C. W/ NEW R-13 BATT INSULATION	
	<b>EXISTING WALL TO BE REMOVED</b>	



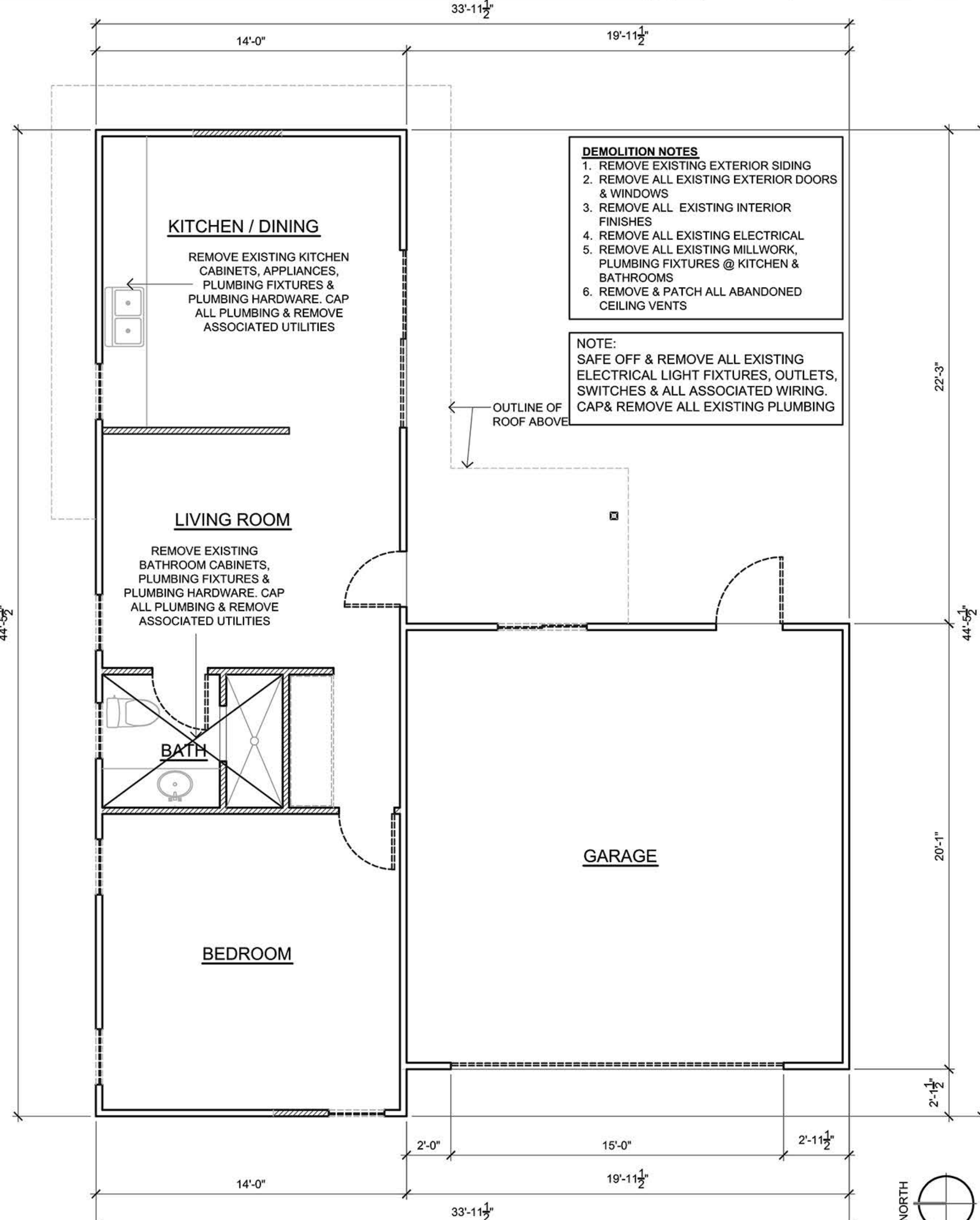
ROOF PLAN

SCALE: 1/4"= 1'-0"



PROPOSED FLOOR PLAN NOTE: SEE WALL LEGEND ON SHEET A2.2

SCALE: 1/4"= 1'-0"



EXISTING / DEMOLITION FLOOR PLAN

SCALE: 1/4"= 1'-0"

**OTTOLIA & BARNES**  
Architecture  
Domingo Ottolia, AIA C27790  
Dorothy Barnes-Ottolia, AIA C28714

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E: doo@OBAstudio.com

LICENSED ARCHITECT  
DOMINGO C. OTTOLIA  
C-27790  
APRIL 30, 2021  
RENEWAL DATE

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date:	08-04-25
project number:	2502
sheet title:	
Existing Detached Garage & ADU Plans & Exterior Elevations	
sheet number:	

**A2.4**





REAR (WEST) ELEVATION

SCALE: 1/4"= 1'-0"

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FRONT (EAST) ELEVATION

SCALE: 1/4"= 1'-0"

2



SOUTH ELEVATION

SCALE: 1/4"= 1'-0"

1



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date: 08-04-25

project number: 2502

sheet title:

Exterior Elevations

sheet number:

A3.2



NORTH ELEVATION

SCALE: 1/4"= 1'-0"