

Remodel of a single family residence & detached garage and accessory dwelling unit for:
Pamela Sattler
519 South Catalina Avenue
Redondo Beach, California 90277

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

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



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ABBREVIATION			LEGEND		LIST OF BMPs (BEST MANAGEMENT PRACTICES)		PROJECT INFORMATION		PROJECT DIRECTORY	
@	AT	JAN.	JANITOR							
A.B.	ANCHOR BOLT	JST.	JOIST							
A.C.	ASPHALTIC CONCRETE	JT.	JOINT							
ACOUS.	ACOUSTICAL									
ALT.	ALTERNATE	K.C.	KEENE'S CEMENT							
ACS.	ACRES	KIT.	KITCHEN							
A.D.	AREA DRAIN			INTERIOR ELEVATION						
ALUM.	ALUMINUM									
A.T.	ASPHALT TILE	LAM.	LAMINATE(D)							
ADJ.	ADJUSTABLE	LAV.	LAVATORY							
A.F.F.	ABOVE FINISH FLOOR	LGTH	LENGTH							
A.F.S.	ABOVE FINISH SURFACE	LIN.	LINEN CABINET							
BD.	BOARD	LKR.	LOCKER							
BLK.	BLOCK	MIN.	MINIMUM							
BLKG.	BLOCKING	MAS.	MASONRY							
BM.	BEAM	MAX.	MAXIMUM							
BOT.	BOTTOM	MECH.	MECHANICAL							
BLDG.	BUILDING	MEMB.	MEMBRANE							
BET.	BETWEEN	MET.	METAL							
C.L.	CENTER LINE	M.H.	MANHOLE							
C.B.	CATCH BASIN	MISC.	MISCELLANEOUS							
CBC	CALIFORNIA BUILDING CODE	M.O.	MASONRY OPENING							
CEM.	CEMENT	MR.	MOISTURE RESISTANT							
CER.	CERAMIC	MANUF.	MANUFACTURER							
C.I.P.	CAST IRON PIPE	N.I.C.	NOT IN CONTRACT							
CLG.	CEILING	NO.	NUMBER							
CLO.	CLOSET	NOM.	NOMINAL							
CLR.	CLEAR	N.T.S.	NOT TO SCALE							
C.O.	CLEAN OUT									
COL.	COLUMN	OBSC.	OBSCURE							
COM.	COMMON	O.C.	ON CENTER							
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER							
CONT.	CONTINUOUS	OFF.	OFFICE							
C.W.	COLD WATER	OPG.	OPENING							
C.T.	CERAMIC TILE	OV.	OVEN							
C.Y.D.	CUBIC YARD	OVFL.	OVERFLOW							
DET.	DETAIL	OPP.	OPPOSITE							
D.F.	DRINKING FOUNTAIN									
D.D.	DOOR DIMENSION	PL.	PROPERTY LINE/PLATE							
DIA.	DIAMETER	PARTN	PARTITION							
DRWG.	DRAWING	PLAS.	PLASTER							
D.S.	DOWNSPOUT	PLYWD.	PLYWOOD							
D.W.	DISHWASHER	PR.	PAIR							
DR.	DOOR	P.L.	PLASTIC LAMINATE							
DIM.	DIMENSION									
DET.	DETAIL									
D.F.	DRINKING FOUNTAIN									
D.D.	DOOR DIMENSION									
DIA.	DIAMETER									
DRWG.	DRAWING									
D.S.	DOWNSPOUT									
D.W.	DISHWASHER									
DR.	DOOR									
DIM.	DIMENSION									
EA.	EACH	R.	RISER							
ELEC.	ELECTRICAL	RAD.	RADIUS							
ELEV.	ELEVATION	REINF.	REINFORCING							
ENCL.	ENCLOSURE	RESIL.	RESILIENT							
EXH.	EXHAUST	RD.	ROOF DRAIN							
EXIST.	EXISTING	RM.	ROOM							
EXP.	EXPANSION	R.O.	ROUGH OPENING							
EXT.	EXTERIOR	REF.	REFRIGERATOR							
E.J.	EXPANSION JOINT	REQ'D.	REQUIRED							
F.D.	FLOOR DRAIN	S.C.	SOLID CORE							
F.E.C.	FIRE EXTINGUISHER CABINET	SHT.	SHEET							
F.G.	FINISH GRADE	SIM.	SIMILAR							
F.H.C.	FIRE HOSE CABINET	SHTG.	SEATHING							
FIN.	FINISH	SQ.	SQUARE							
FLR.	FLOOR	STD.	STANDARD							
FLRG.	FLOORING	STL.	STEEL							
FTG.	FOOTING	STRUCT.	STRUCTURAL							
F.GL.	FIXED GLASS	S.S.	STAINLESS STEEL							
F.S.	FLOOR SINK	SUSP.	SUSPENDED							
FLUOR.	FLUORESCENT	SPEC.	SPECIFICATIONS							
F.O.C.	FACE OF CONCRETE	STOR.	STORAGE							
F.O.M.	FACE OF MASONRY	S.T.C.	SOUND TRANSMISSION CLASS							
F.O.S.	FACE OF STUD	S.F.	SQUARE FOOT							
F.O.F.	FACE OF FINISH									
F.F.	FINISH FLOOR	TEL.	TELEPHONE							
F.J.	FLOOR JOIST	TERR.	TERRAZZO							
GA.	GAUGE	T & G	TONGUE AND GROOVE							
GALV.	GALVANIZED	TOC	TOP OF CONCRETE							
G.I.	GALVANIZED IRON	TOW	TOP OF WALL							
GL.	GLASS	TYP.	TYPICAL							
GR.	GRADE	THRU	THROUGH							
GYP. BD.	GYPSUM BOARD	TEMP.	TEMPERED							
G.D.	GARbage DISPOSAL	T.O.P.	TOP OF PARAPET							
H.B.	HOSE BIBB	T.	TREAD							
HWD.	HARDWOOD	T.O.P.L.	TOP OF PLATE							
HGT.	HEIGHT	U.	URINAL							
H.P.T.	HIGH POINT	U.N.O.	UNLESS NOTED OTHERWISE							
HDR.	HEADER	V.I.F.	VERIFY IN FIELD							
HTR.	HEATER	VERT.	VERTICAL							
H.W.	HOT WATER	VEST.	VESTIBULE							
HORIZ.	HORIZONTAL	V.C.T.	VINYL COMPOSITION TILE							
H.C.	HOLLOW CORE									
ID.	INSIDE DIAMETER	W/	WITH							
INT.	INTERIOR	WAINS.	WAINSCOT							
INSUL.	INSULATION	W.C.	WATER CLOSET							
INV.	INVERT	WD.	WOOD							
I.P.S.	IRON PIPE SIZE	WH.	WATER HEATER							
I.I.C.	IMPACT INSULATION CLASS	WP.	WATERPROOF							
LEGEND			INTERIOR ELEVATION		WINDOW LETTER		DOOR NUMBER		KEY NOTE	
LEGEND			EXTERIOR COLOR & MATERIAL		EXISTING FINISH GRADE		NEW FINISH GRADE		WORK POINT, CONTROL POINT OR DATUM POINT	
LEGEND			ROOM NAME		ROOM NUMBER		ROOM		MATCH LINE	
LEGEND			EXIT SIGN		DIRECTION TO EXIST		REVISIOn		REVISION NUMBER	
LEGEND			SHT. NO.		DET. NO.		100.00'		100.00'	
LEGEND			100		100		100		100	
LEGEND			100.00'		100.00'		100.00'		100.00'	
LEGEND			100		100		100		100	
LEGEND			100.00'		100.00'		100.00'		100.00'	
LEGEND			100		100		100		100	
LEGEND										

TOPOGRAPHICAL SURVEY

NOTES

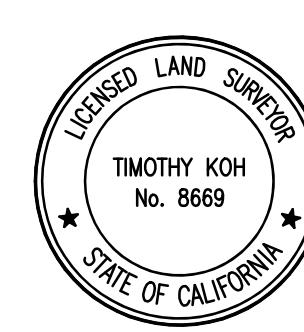
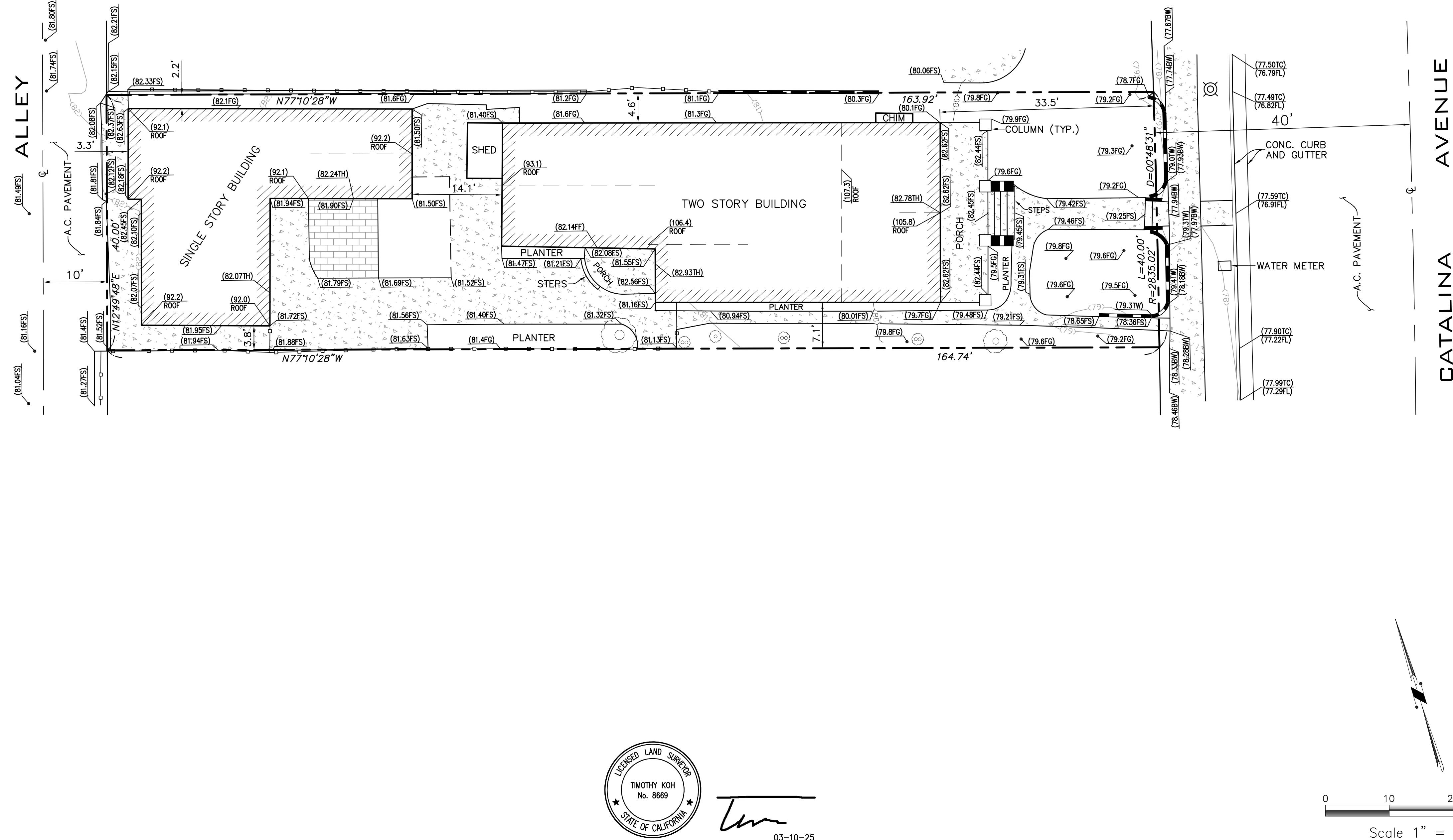
1. LOT 6 OF TRACT OF TOWNSITE OF REDONDO BEACH M.R. 39/1-17.
2. THE FIELD WORK WAS PERFORMED ON FEBRUARY 21, 2025.
3. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. BOUNDARY INFORMATION SHOWN HEREON IS OBTAINED FROM RECORD MAPS AND IS ONLY AS ACCURATE AS SAID DATA.
5. TREE CANOPIES AREA SHOWN FOR GRAPHIC PURPOSES AND DO NOT REPRESENT THE TRUE SIZE AND SHAPE OF THE TREE CANOPY.
6. 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



03-10-2

DATE	△	REVISIONS

PREPARED BY:
TIMOTHY KOH
CALIFORNIA LICENSED LAND SURVEYOR * LICENSE NO. L.S. 8661
9853 MAPLE STREET * BELLFLOWER, CA 90706
PHONE: (562)455-5774 * EMAIL: TWKOH@AOL.COM

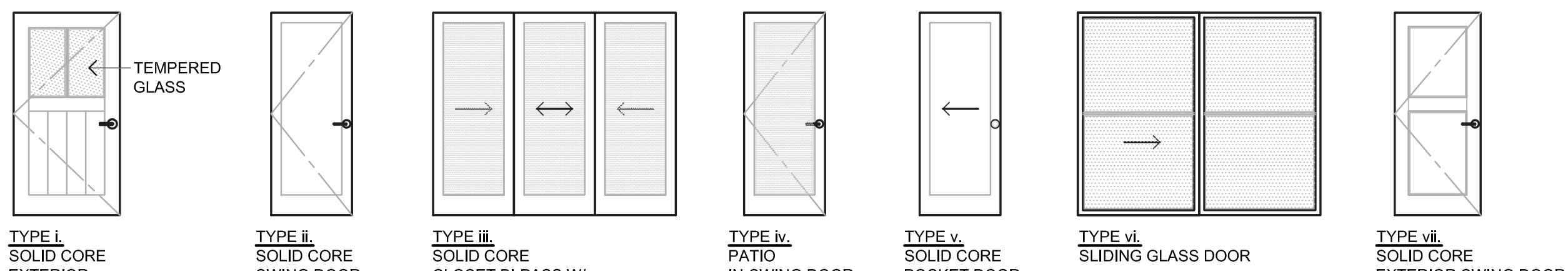
PREPARED FOR:
PALOS VERDES ENGINEERING
550 DEEP VALLEY DRIVE, SUITE 273
ROLLING HILLS ESTATES, CA 90274

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

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

DOOR TYPES

✓ ARCHITECT FOR ALL INTERIOR DOOR STYLE, HARDWARE AND COLOR



EXTERIOR SW
ENTRY SWING DOOR
NEW ENTRY DOOR TO BE CUSTOM
MADE TO MATCH EXISTING

NEW ENTRY DOOR TO BE CUSTOM
MADE TO MATCH EXISTING

DOOR NOTES

- DOORS SHALL BE READILY OPERABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EQUIPMENT.
- A 36 INCH LANDING SHALL BE PROVIDED AT EACH SIDE OF THE DOOR. THE SLOPE OF THE EXTERIOR LANDING SHALL NOT EXCEED 2%.
- LANDING AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD. LANDINGS SHALL NOT BE MORE THAN 7.75" LOWER THAN THE TOP OF THE THRESHOLD WHERE THE DOOR DOES NOT SWING OVER THE LANDING.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE MIN. 34" TO MAX. 48" HEIGHT ABOVE THE FLOOR.
- MANUAL OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED ON DOORS REQUIRED FOR EGRESS.
- UNLESS NOTED OTHERWISE, PROVIDE PRIVACY LOCKS FOR ALL BEDROOMS & BATHROOMS (LOCK FROM INSIDE OF THE ROOM) & PASS THROUGH CLOSETS & UTILITY ROOMS.
- CONTRACTOR TO COORDINATE ALL DOOR TYPES, DOOR SWINGS & HARDWARE W/ OWNER PRIOR TO ORDERING.
- EGRESS DOOR SHALL COMPLY WITH THE FOLLOWING
 - (1) Door shall have a minimum clear width of 32" when measured between the face of the door and the stop, with the door open at 90 degree.
 - (2) Door shall have a minimum clear height of 78", measured from the top of the threshold to the bottom of the stop
 - (3) Door shall be readily openable from the inside the dwelling without the use of a key or special knowledge or effort.
 - (4) A 36-inch landing shall be provided at each side of the door. The slope of the exterior landing shall not exceed 2% slope. CRC R311.3.
 - (5) Landing at the egress door shall not be more than 1 1/2" lower than the top of the threshold. Landing shall not be more than 7.75" lower than the top of the threshold where door does not swing over the landing. CRC R311.3.1

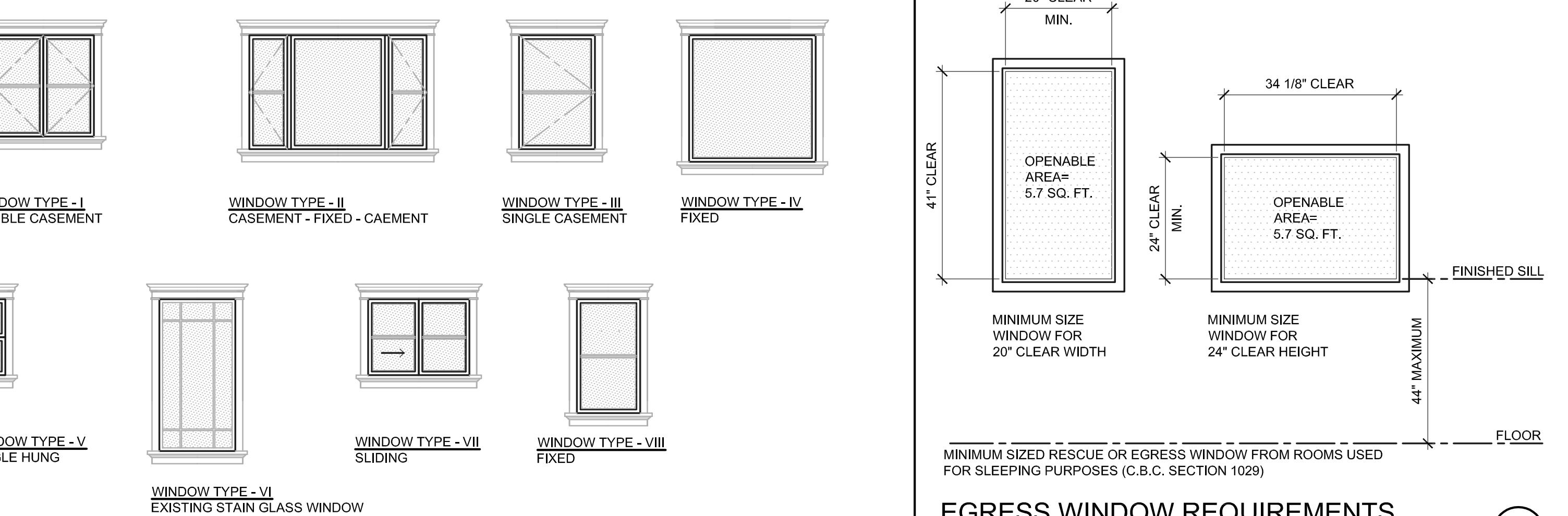
DOOR HARDWARE

DOOR HARDWARE

NOTE: CONSULT & COORDINATE W/ DOOR & HARDWARE SUPPLIER PRIOR TO ORDER - SEE PLAN FOR DOOR SWING DIRECTION

a	YALE LOCKS & HARDWARE (ENTRY LOCK) TRIM DESIGN: MO STRIKE: 497 (CONTRACTOR TO COORDINATE KEYING W/ OWNER)	FUNCTION: 5407LN CYLINDER: 1210	STANDARD LATCH FINISH: 625
b	YALE LOCKS & HARDWARE (PRIVACY LOCK) TRIM DESIGN: MO STRIKE: 497	FUNCTION: 5402LN CYLINDER: 1210	STANDARD LATCH FINISH: 625
c	YALE LOCKS & HARDWARE (PASSAGE LATCH) TRIM DESIGN: MO STRIKE: 497	FUNCTION: 5401LN CYLINDER: 1210	STANDARD LATCH FINISH: 625
d	YALE LOCKS & HARDWARE 2700 SERIES ARCHITECTURAL DOOR SELF - CLOSER		
e	SQUARE FLUSH PULL BY <u>EMTEK</u> 2-1/2" x 2-1/2" FINISH: POLISHED CHROME		
f	SLIDING / BYPASS DOOR HARDWARE - POCKET DOOR HARDWARE TO SUPPORT MIN. 150 LBS.		
g	DOOR HARDWARE PROVIDED BY MANUFACTURER		

DOOR TYPES



EGRESS WINDOW REQUIREMENTS

SCALE NONE

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08-0

project number:

sheet title:

1000 J. Neurosci., November 1, 2006 • 26(44):9992–10003

Section 3: Window Schedul

sheet number:

AS1



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No. Submissions/Revisions Date



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date: 08-04-25

project number: 2502

sheet title:

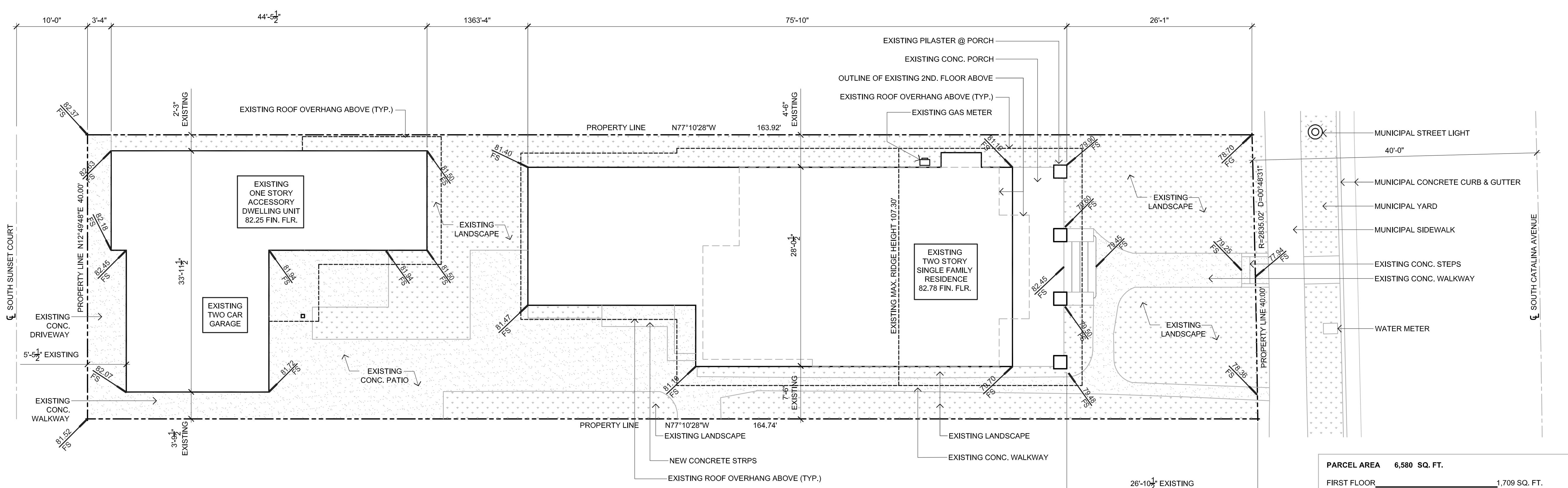
NORTH
Site Plan
sheet number:

A1.1



1

1





PLIA & BARNES

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Ottolia, AIA C27790
arnes-Ottolia, AIA C28714

5533 Bayridge Road
o Palos Verdes, California 90275
T: (310) 375-0107
F: (310) 802-3804
E: dco@OBAstudio.com

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issions/Revisions Date

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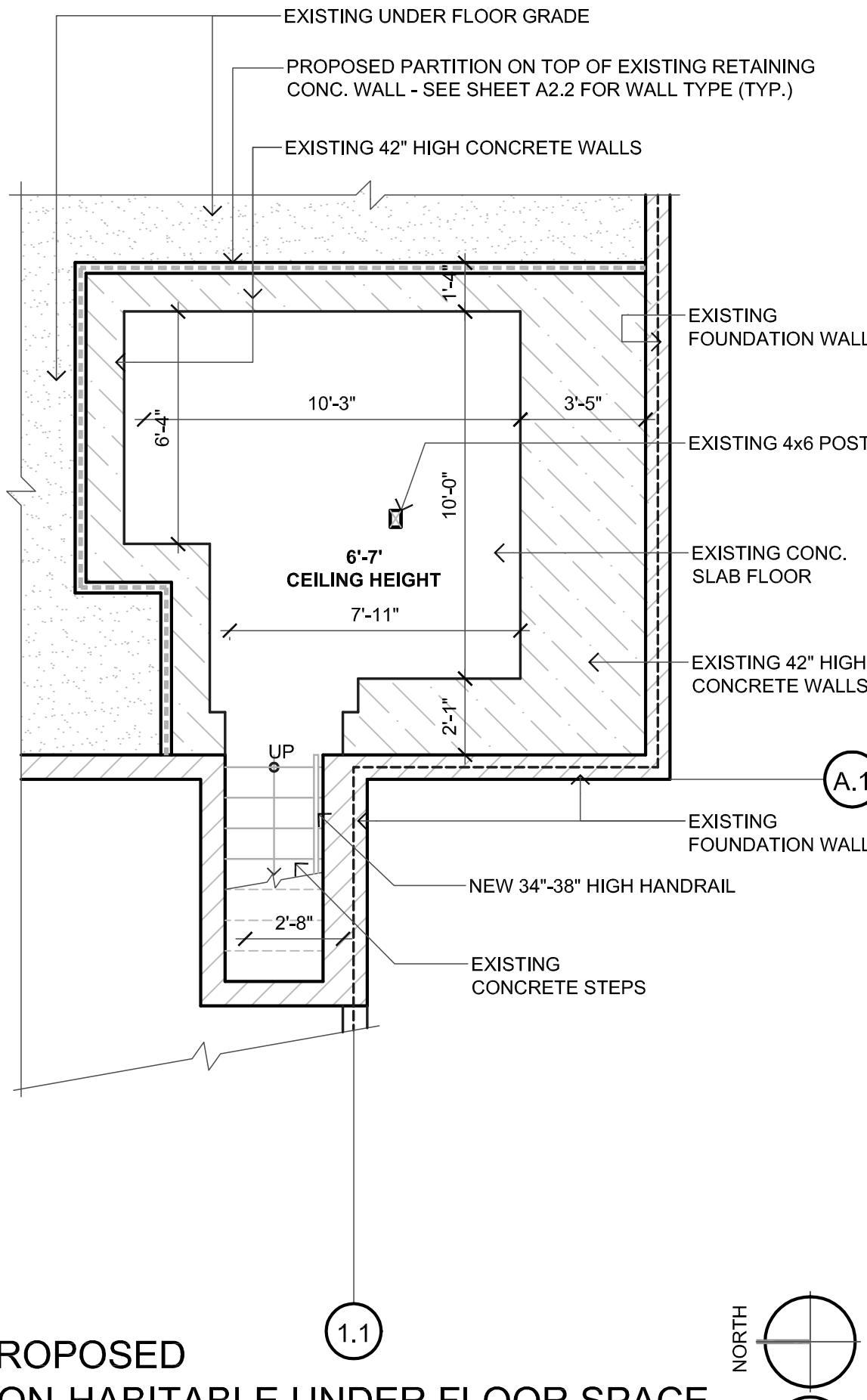
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08-04-25

2nd. Story g / Demolition

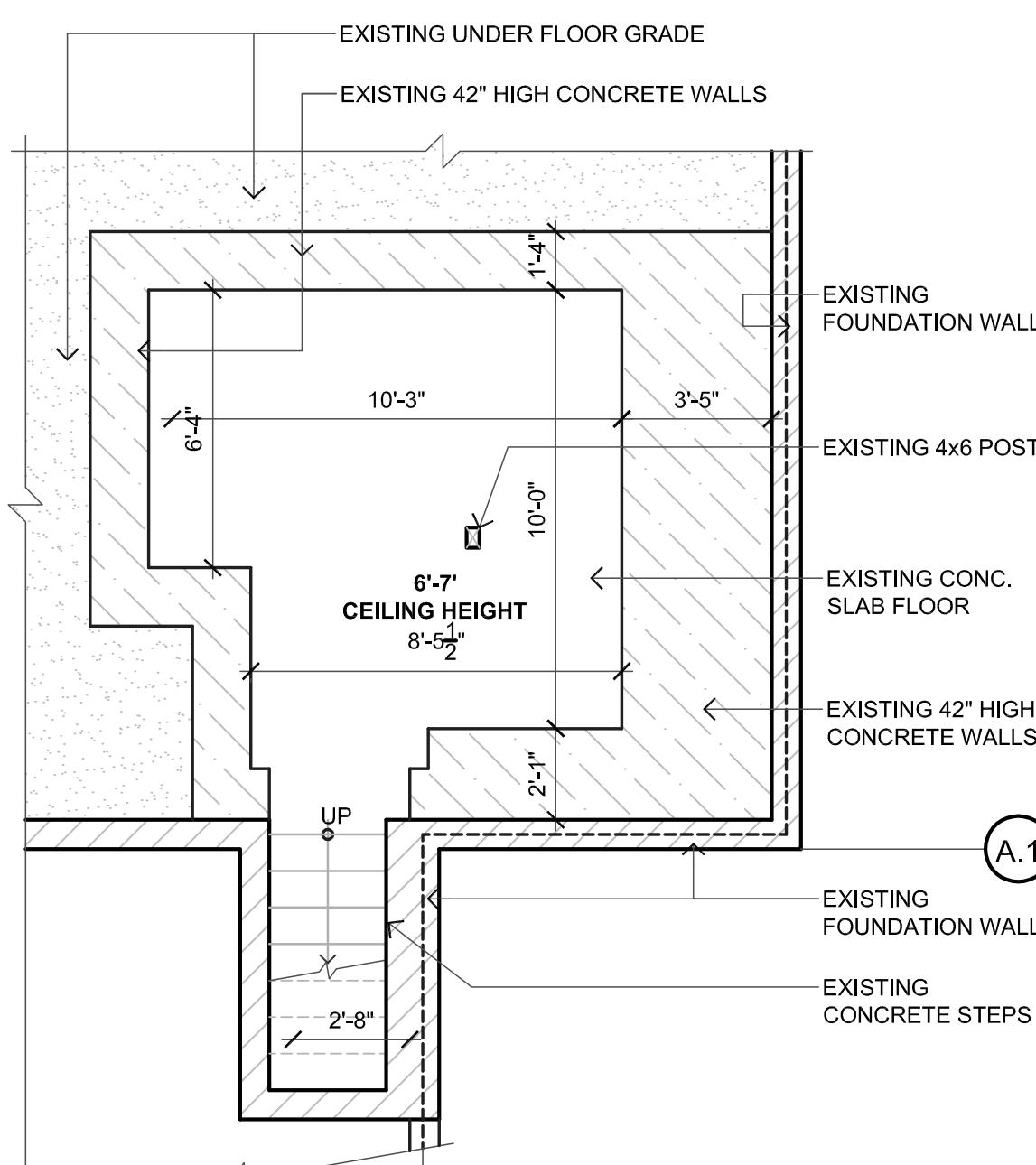
www.

A2.1



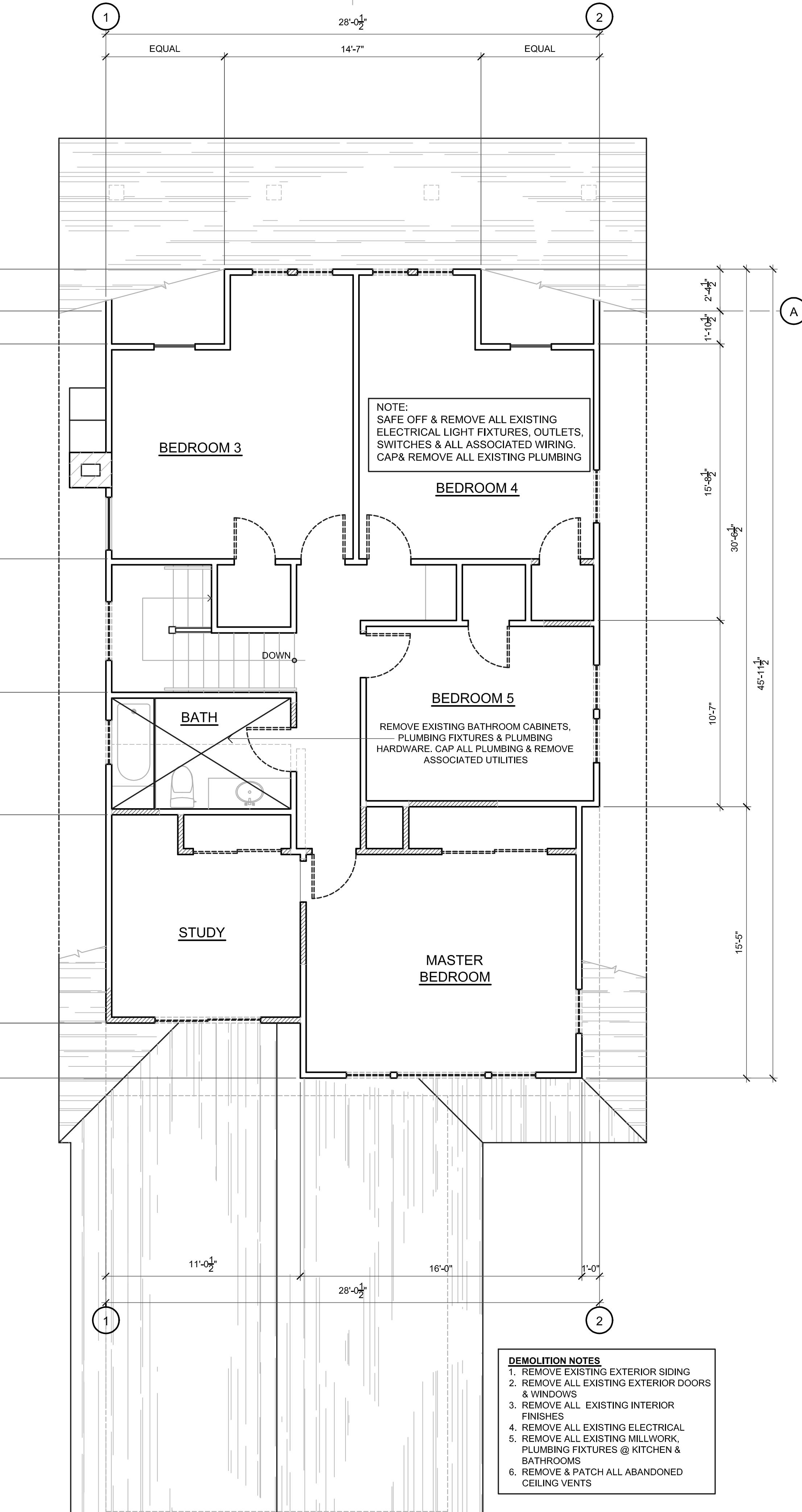
PROPOSED
NON-HABITABLE UNDER FLOOR SPACE

SCALE 1/4" = 11' 0"



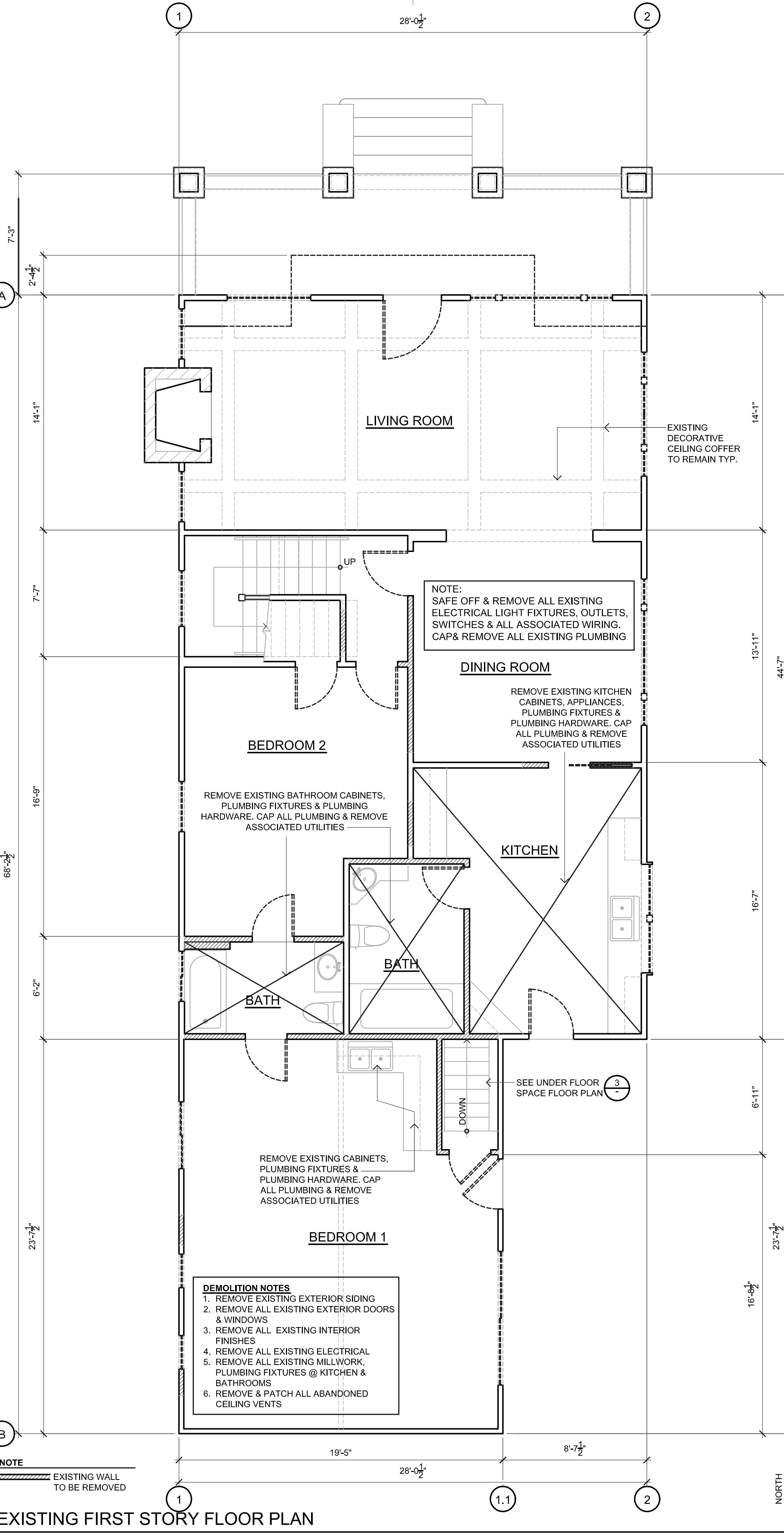
EXISTING NON-HABITABLE UNDER FLOOR SPACE

NORTHWARD



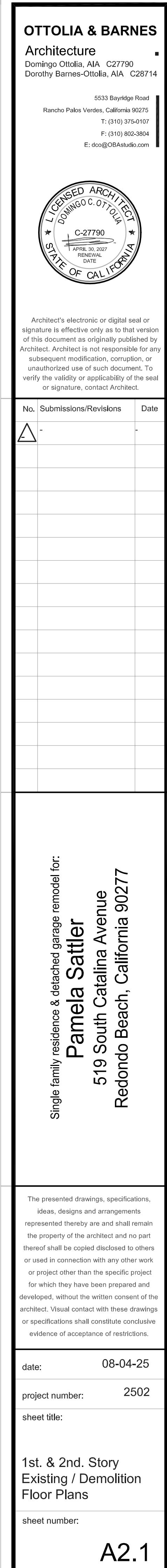
EXISTING SECOND STORY FLOOR PLAN

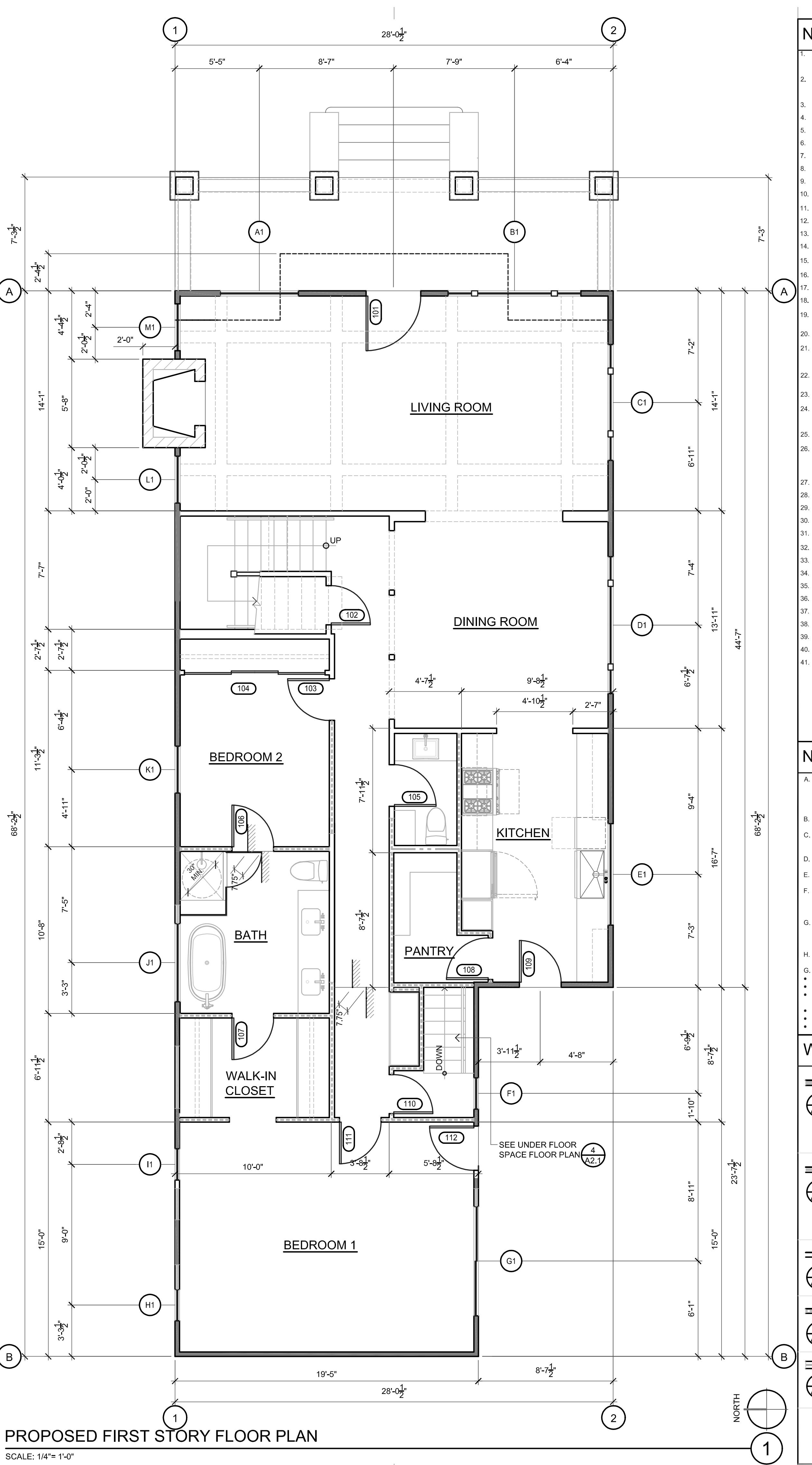
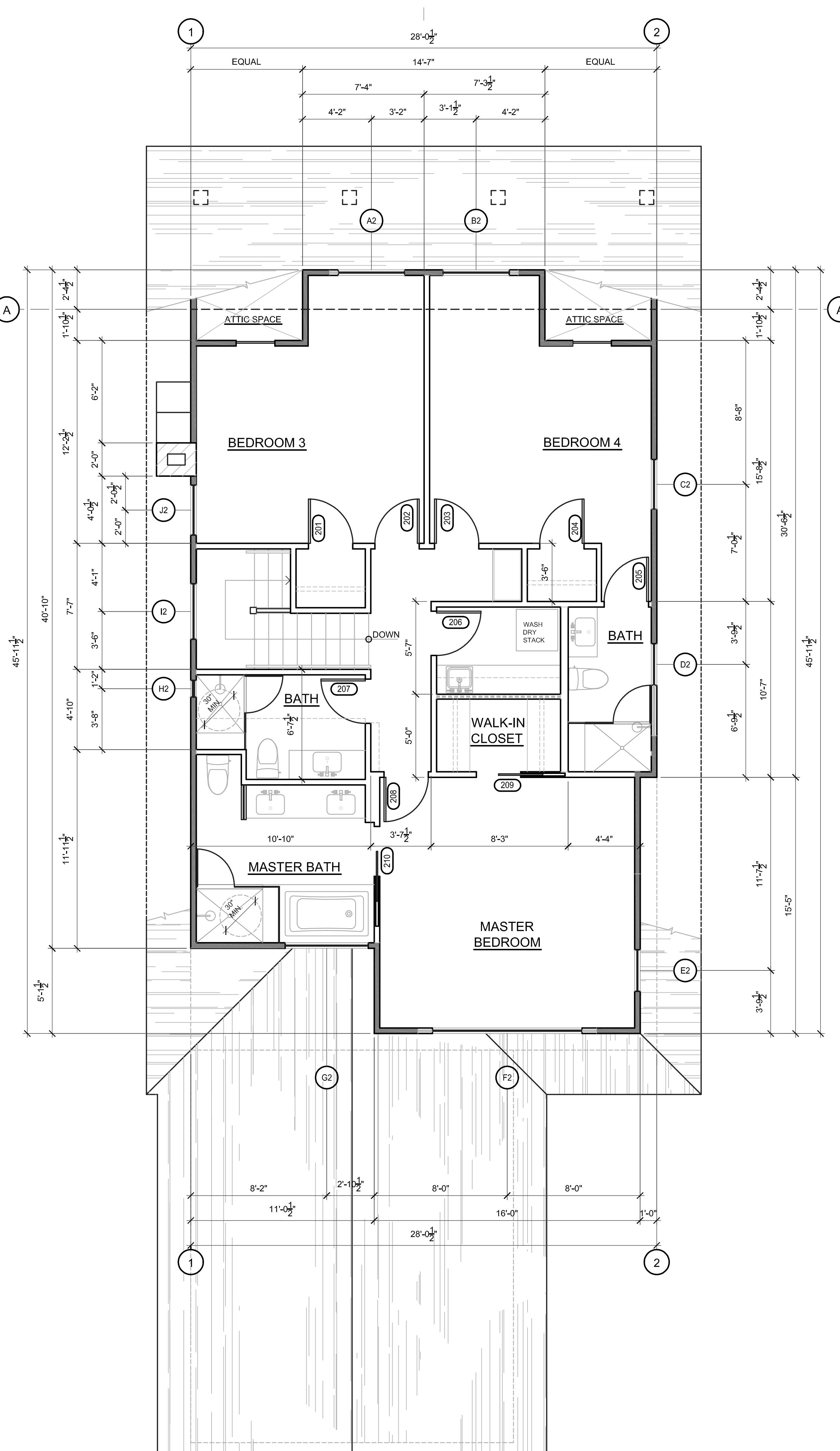
SCALE: 1/4" = 1'-0"



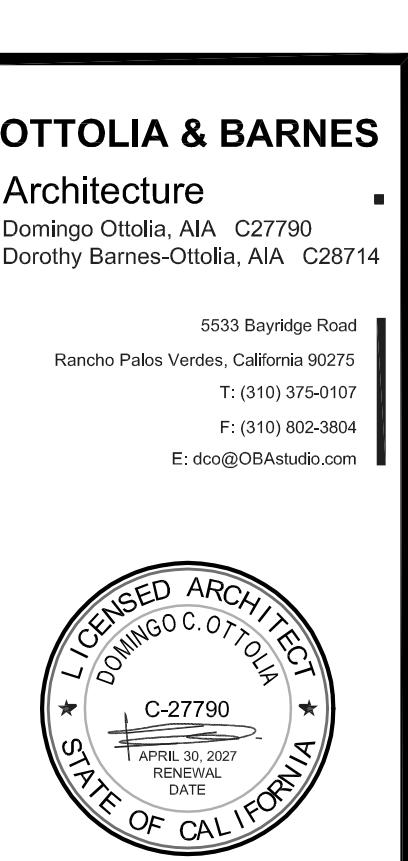
EXISTING FIRST STORY FLOOR PLAN

SCALE: 1/4" = 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, CENTER 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 BATHROOMS 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.	CLIMATE CONTROL SYSTEM. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRIVE DAMPER. EXHAUST DUCTS ARE LIMITED TO 14" WITH 2" BOWS. THIS SHALL BE REDUCED 2" FOR EVERY ELBOW IN EXCESS OF 2" - MINIMUM OF 4" OR PER MANUFACTURER'S REQUIREMENTS.	
25.	WASHER - PER OWNER.	
26.	85 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 THE 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.	2x4 FLAT FURRING STUDS	
41.	RECESSED MEDICINE CABINET - PER OWNER	



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No.

Submissions/Revisions Date

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date: 08-04-25

project number: 2502

sheet title:

Proposed
1st. & 2nd. Story
Floor Plans

sheet number:

A2.2

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 HARIE 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 HARIE ARTISAN LAP SIDING (ESR-2290) O/ (2) LAYERS OF NO.15 (MIN.) ASPHALT PAPER
EXISTING 1 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 W/ USE WATER RESISTANT WALLBOARD (PURPLE BOARD) @ BATHROOMS, KITCHEN.
NEW 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 W/ USE WATER RESISTANT WALLBOARD (PURPLE BOARD) @ BATHROOMS, KITCHEN.
EXISTING WALL TO BE REMOVED

OTTOlia & Barnes
Architecture
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Dorothy Barnes-Ottolia, AIA C28714
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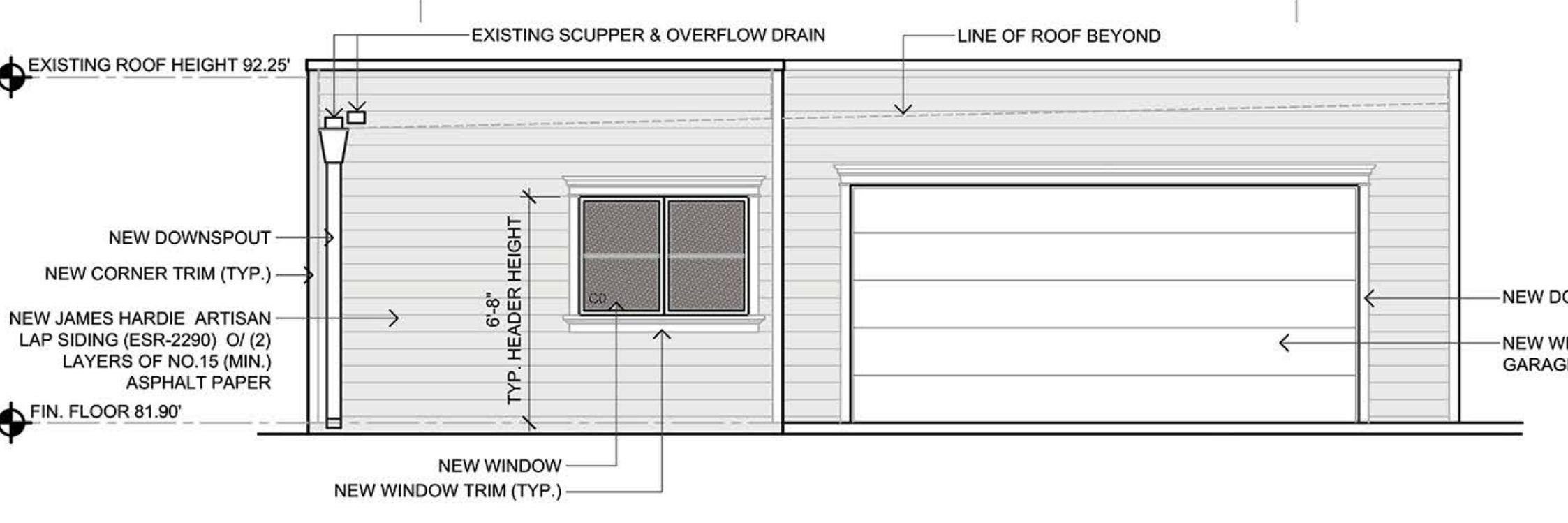
LICENSED ARCHITECT
DOMINGO C. OTTOlia
C-27790
APRIL 30, 2007
RENEWAL
DATE

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SOUTH GARAGE / ADU ELEVATION

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

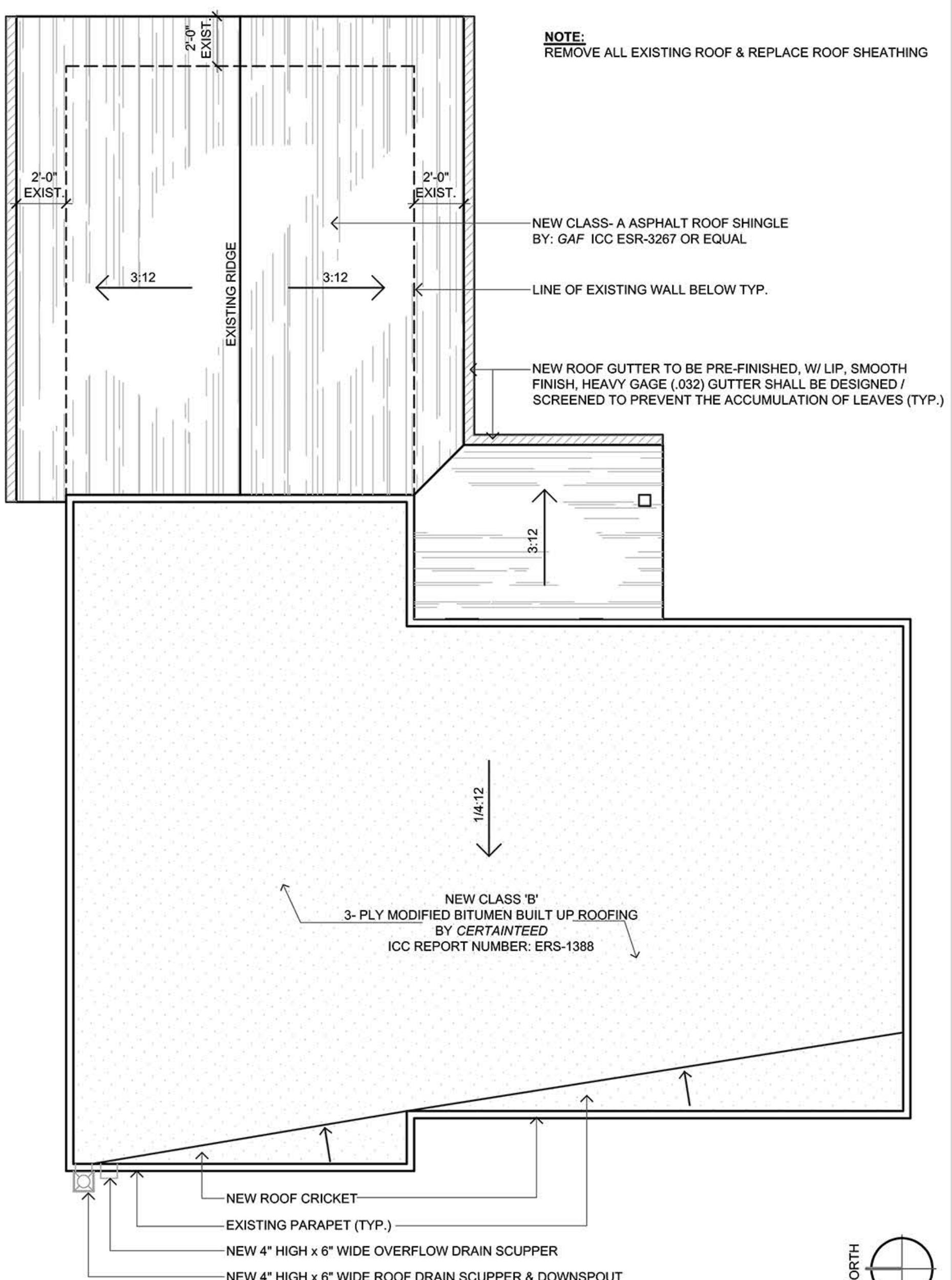


WEST GARAGE / ADU ELEVATION

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

NORTH GARAGE / ADU ELEVATION

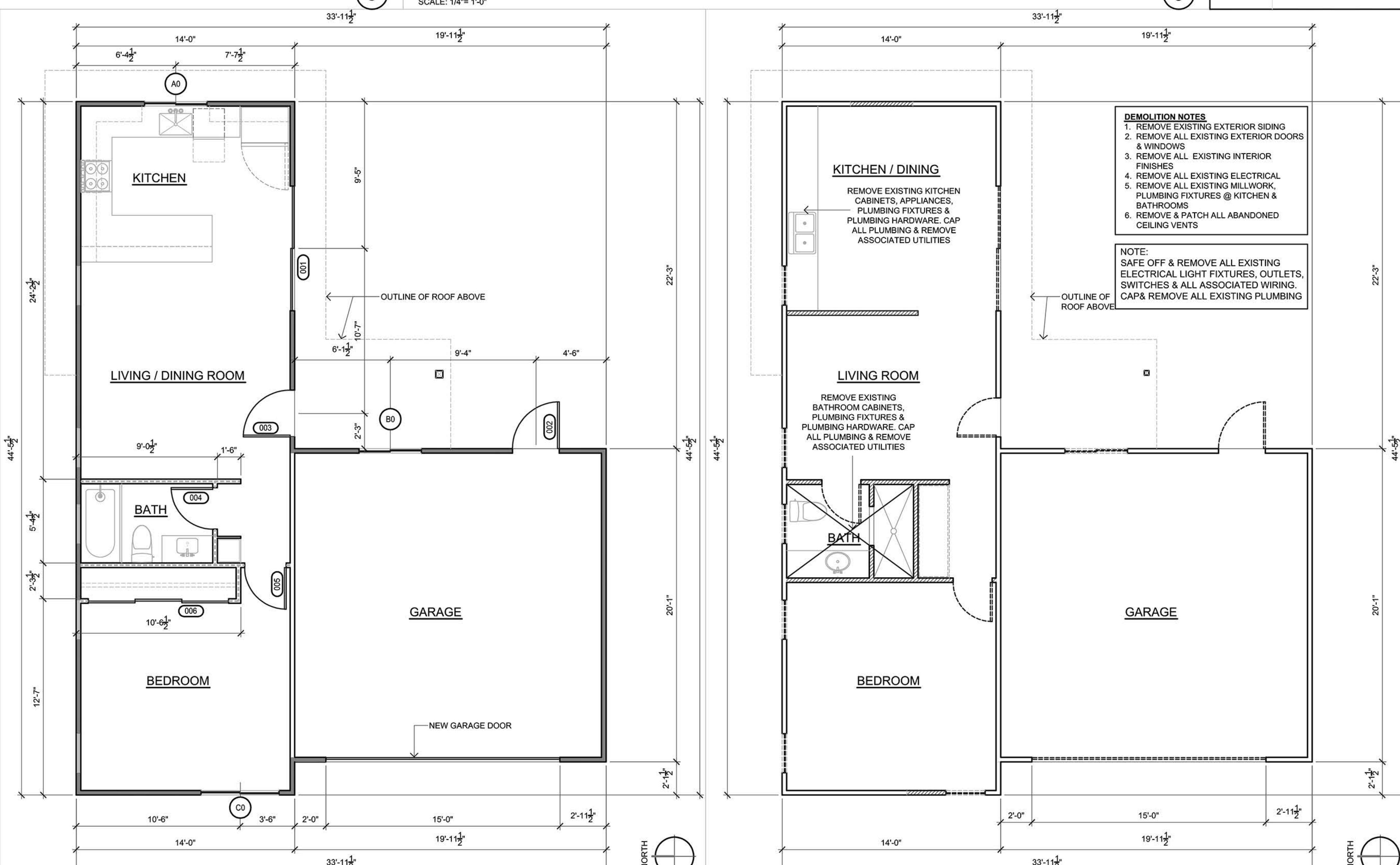
SCALE: 1/4" = 1'-0"



NOTE:
REMOVE ALL EXISTING ROOF & REPLACE ROOF SHEATHING

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"

Pamela Sattler
519 South Catalina Avenue
Redondo Beach, California 90277

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date: 08-04-25

project number: 2502

sheet title: Existing Detached Garage & ADU Plans & Exterior Elevation

sheet number: A2.4



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No. Submissions/Revisions Date

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REAR (WEST) ELEVATION

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

FRONT (EAST) ELEVATION

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

2

Pamela Sattler
519 South Catalina Avenue
Redondo Beach, California 90277

Single family residence & detached garage remodel for:



SOUTH ELEVATION

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

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date: 08-04-25

project number: 2502

sheet title:

Exterior Elevations

sheet number:

A3.1

1



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Submissions/Revisions	Date
-	-

Single family residence & detached garage remodel for:
Pamela Sattler
519 South Catalina Avenue
Redondo Beach, California 90277

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et title:

terior Elevations

