Remodel & repair of a single family residence & detached garage and accessory dwelling unit for:

Pamela Sattler

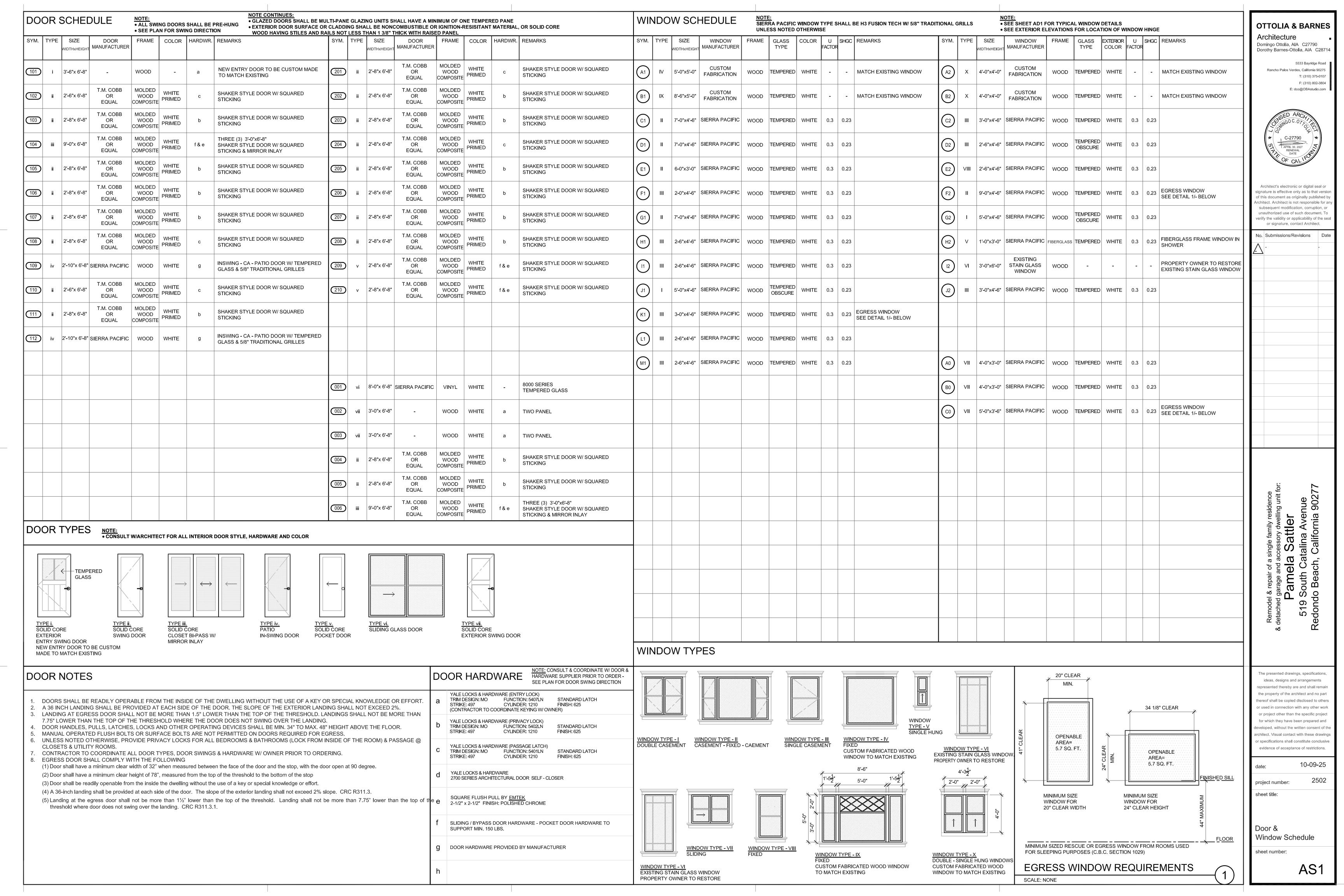
519 South Catalina Avenue Redondo Beach, California 90277

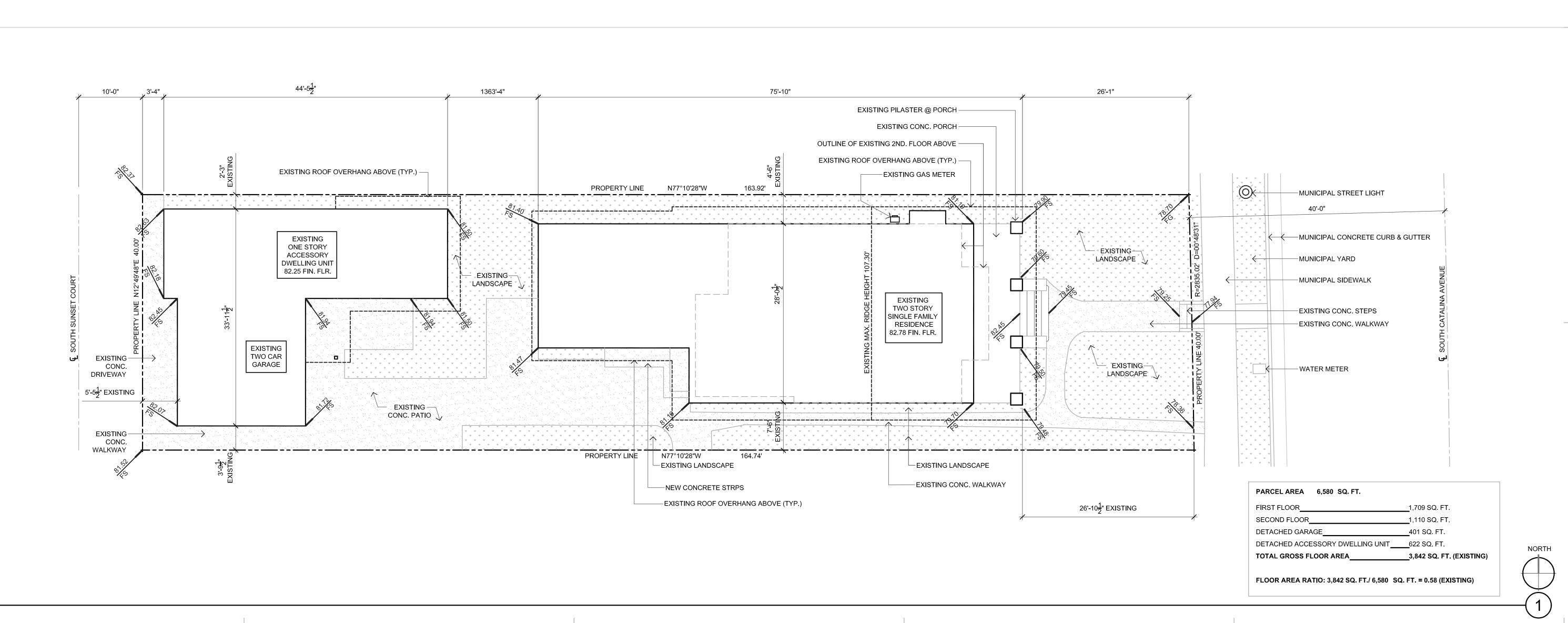
									verify the validity or applicability of the sea or signature, contact Architect.
Al	BBREVIATION			LEGEND		LIST OF BMPs (BEST MANAGEMENT PRACTICES	PROJECT INFORMATION	PROJECT DIRECTORY	No. Submissions/Revisions Dat
@ A.B. A.C. ACOUS.	AT ANCHOR BOLT ASPHALTIC CONCRETE ACOUSTICAL	JAN. JST. JT.	JANITOR JOIST JOINT		•	CA1 DEWATERING OPERATIONS - REMOVE SEDIMENTS FROM GROUND WATER CA2 PAVING OPERATIONS - REDUCE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS	PROJECT ADDRESS: 519 SOUTH CATALINA AVENUE REDONDO BEACH, CALIFORNIA 90277 PARCEL NUMBER: 7508-005-006	OWNER: PAMELA SATTLER 519 SOUTH CATALINA AVENUE REDONDO BECH, CALIFORNIA 90277 T: (310)872-4701	
ALT. ACS. A.D. ALUM. A.T.	ALTERNATE ACRES AREA DRAIN ALUMINUM ASPHALT TILE	K.C. KIT. LAM.	KEENE'S CEMENT KITCHEN LAMINATE(D)	SHT. NO. INTERIOR ELEVATION DET. NO.		3. CA3 STRUCTURE CONSTRUCTION AND PAINTING PREVENT & REDUCE DISCHARGE FROM CONSTRUCTION SITES & PAINTING PROJECTS 4. CA10 MATERIAL DELIVERY AND STORAGE - PREVENT & REDUCE DISCHARGE OF	LEGAL DESCRIPTION: REDONDO BEACH LOT 6 BLK 189 GENERAL PLAN CODE: R-3	E: JPTL4FUN@AOL.COM OTTOLIA & BARNES ARCHITECTURE 5533 BAYRIDGE ROAD RANCHO PALOS VERDES, CALIFORNIA 90275	
ADJ. A.F.F. A.F.S.	ADJUSTABLE ABOVE FINISH FLOOR ABOVE FINISH SURFACE	LAW. LGTH LIN. LKR.	LAWINATE(D) LAVATORY LENGTH LINEN CABINET LOCKER	WINDOW LETTER		POLLUTANTS TO STORM WATER FROM MATERIAL DELIVERY & STORAGE 5. CA11 MATERIAL USE PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MATERIAL USE	ZONING CODE: R-3A LANDMARK DESIGNATION: LM	DOMINGO OTTOLIA, AIA - C27790 DOROTHY BARNES - OTTOLIA, AIA - C28714 T: (310) 375-0107 F: (310) 802-3804	
BD. BLK. BLKG. BM. BOT.	BOARD BLOCK BLOCKING BEAM BOTTOM	MIN. MAS. MAX. MECH. MEMB.	MINIMUM MASONRY MAXIMUM MECHANICAL MEMBRANE	DOOR NUMBER		6. CA12 SPILL PREVENTION AND CONTROL - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER SYSTEMS WITH GOOD HOUSEKEEPING 7. CA20 SOLID WASTE MANAGEMENT - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER SYSTEMS FROM SOLID WASTE OR CONSTRUCTION	CODE REQUIREMENTS: CALIFORNIA BUILDING CODE 2022 EDITION CALIFORNIA PLUMBING CODE 2022 EDITION CALIFORNIA MECHANICAL CODE 2022 EDITION CALIFORNIA ELECTRICAL CODE 2022 EDITION	E: DCO@OBASTUDIO.COM PALOS VERDES ENGINEERING STRUCTURAL 27520 HAWTHORNE BLVD., SUITE 250 ROLLING HILLS ESTATES, CALIFORNIA 90274	
BLDG. BET. C.L.	BUILDING BETWEEN CENTER LINE	MET. M.H. MISC. M.O. M.R.	METAL MANHOLE MISCELLANEOUS MASONRY OPENING MOISTURE RESISTANT	SECTION DESIGNATION		8. CA21 HAZARDOUS WASTE MANAGEMENT PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM TOXIC MATERIALS 9. CA22 CONTAMINATED SOIL MANAGEMENT	CALIFORNIA GREEN CODE 2022 EDITION CALIFORNIA ENERGY CODE 2022 EDITION CALIFORNIA FIRE CODE 2022 EDITION	ENGINEERING: T: (310) 541-5055 F: (310)541-0321 E: RICK@PVEC.COM	
C.B. CBC CEM. CER. C.I.P.	CATCH BASIN CALIFORNIA BUILDING CODE CEMENT CERAMIC CAST IRON PIPE	MANUF. N.I.C. NO.	MANUFACTURER NOT IN CONTRACT NUMBER	SHEET NUMBER		PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONTAMINATED SOIL 10. CA23 CONCRETE WASTE MANAGEMENT PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE	CITY OF REDONDO BEACH MUNICIPAL CODE CONSTRUCTION TYPE: VB NOT SPRINKLERED (NO EXISTING FIRE ALARM)		
CLG. CLO. CLR. C.O. COL.	CEILING CLOSET CLEAR CLEAN OUT COLUMN	NOM. N.T.S. OBSC.	NOMINAL NOT TO SCALE OBSCURE	WALL SECTION DESIGNATION SHEET NUMBER	igorphi	11. CA24 SANITARY/SEPTIC WASTE MANAGEMENT - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM SANITARY & SEPTIC SYSTEMS 12. CA30 VEHICLE AND EQUIPMENT CLEANING - PREVENT & REDUCE DISCHARGE OF	OCCUPANCY TYPE: R3 OCCUPANCY USE: SINGLE FAMILY RESIDENCE	OFNEDAL NOTEO	
COM. CONC. CONT. C.W. C.T.	COMMON CONCRETE CONTINUOUS COLD WATER CERAMIC TILE	O.C. O.D. OFF. OPG. OV.	ON CENTER OUTSIDE DIAMETER OFFICE OPENING OVEN	DETAIL NUMBER SHEET NUMBER	\bigcirc	POLLUTANTS TO STORM WATER FROM CLEANING OF VEHICLES AND EQUIPMENT 13. CA31 VEHICLE AND EQUIPMENT FUELING - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM FUELING OF VEHICLES & EQUIPMENT	HEIGHT: 27'-6" (EXISTING) NO. OF STORIES: 2	GENERAL NOTES 1. CONTRACTOR TO STAKE-OUT AND VERIFY WITH ARCHITECT THE BUILDING SETBACKS, PAD AND ROOF ELEVATIONS, AND DRIVEWAY PRIOR TO START OF CONSTRUCTION.	
C.YD. DET. D.F. D.D.	CUBIC YARD DETAIL DRINKING FOUNTAIN DOOR DIMENSION	OVFL. OPP. PL.	OVERFLOW OPPOSITE PROPERTY LINE/PLATE	GRID LINE		14. CA32 VEHICLE AND EQUIPMENT MAINTENANCE - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MAINTENANCE OF VEHICLES & EQUIPMENT 15. CA40 EMPLOYEE/SUBCONTRACTOR TRAINING SWPPP STORM WATER POLLUTION PREVENTION PLAN	PARCEL AREA: 6,580 SQ. FT. PARKING: 2 CAR DETACHED GARAGE (EXISTING)	2. CONTRACTOR SHALL VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY OMISSIONS, ERRORS, OR DISCREPANCIES. 3. CHERAGE WATER CHALL REAL AND ANY FROM BUILDING AT A MARKAGE WATER FOOT.	sidence ng unit for: nue 90277
DIA. DRWG. D.S. D.W. DR.	DIAMETER DRAWING DOWNSPOUT DISHWASHER DOOR	PART'N PLAS. PLYWD. PR.	PARTITION PLASTER PLYWOOD PAIR PLASTIC LAMINATE			16. ESC1 SCHEDULING - SEQUENCING THE CONSTRUCTION PROJECT TO REDUCE THE AMOUNT OF SOIL EXPOSED TO EROSION 17. ESC2 PRESERVATION OF EXISTING VEGETATION	EXISTING FLOOR AREAS: FIRST FLOOR	 SURFACE WATER SHALL DRAIN AWAY FROM BUILDING AT A MINIMUM OF 1/8" PER FOOT. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES (WHETHER SHOWN HEREIN OR NOT) AND PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. 	e family ressory dwelliation
DIM. EA. ELEC.	DIMENSION EACH ELECTRICAL	R. RAD. REINF.	RISER RADIUS REINFORCING	KEY NOTE		MINIMIZE DAMAGE AND EROSION BY PRESERVING THE EXISTING VEGETATION 18. ESC10 SEEDING AND PLANTING - MINIMIZE EROSION WITH SEEDING AND PLANTING 19. ESC11 MULCHING - FOR STABILIZING CLEARED AND FRESHLY SEEDED AREAS	DETACHED GARAGE401 SQ. FT. DETACHED ACCESSORY DWELLING UNIT622 SQ. FT.	 CONTRACTOR SHALL SIGN AND POST A NOTICE ON THE BUILDING CERTIFYING THAT THE INSTALLED INSULATION COMPLIES WITH THE CALIFORNIA STATE STANDARDS. CONTRACTOR TO VERIFY ALL EXISTING PAD AND FINISH FLOOR ELEVATIONS. IF ANY DISCREPANCIES ARE DISCOVERED, CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE THE 	of a single and access ela S Catalli Ich, Ca
ELEV. ENCL. EXH. EXIST. EXP. FXT.	ELEVATION ENCLOSURE EXHAUST EXISTING EXPANSION EXTERIOR	RESIL. RD. RM. R.O. REF.	RESILIENT ROOF DRAIN ROOM ROUGH OPENING REFRIGERATOR	EXTERIOR COLOR & MATERIAL		20. ESC20 GEOTEXTILES AND MATS - FOR STABILIZATION OF SOILS 21. ESC21 DUST CONTROLS - REDUCE DUST AND SOIL EROSION	PROJECT SCOPE: THE PROPOSED SCOPE OF WORK IN THIS PERMIT IS LIMITED TO THE REPAIR & REMODEL OF THE FOLLOWING: • ALL NEW DOORS AND WINDOWS • REPLACE ALL EXTERIOR SIDING	 START OF CONSTRUCTION. 7. ALL EXPOSED NON-PREFINISHED METAL IS TO BE PRIMED AND PAINTED INCLUDING SHOP OR FACTORY PRIMED SURFACES. ARCHITECT TO APPROVE FINAL COLOR. 8. CONTRACTOR MAY NOT CHANGE DESIGN MATERIALS OR DETAILS WITHOUT PERMISSION OF THE 	del & repair ed garage a Pam (9 South
E.J. F.D. F.E.C.	EXPANSION JOINT FLOOR DRAIN FIRE EXTINGUISHER CABINET	REQ'D. S.C. SHT. SIM.	REQUIRED SOLID CORE SHEET SIMILAR	EXISTING FINISH GRADE	100.00'	22. ESC22 TEMPORARY STREAM CROSSING RECOMMENDATIONS FOR INSTALLING A TEMPORARY CULVERT, FORD OR BRIDGE 23. ESC23 CONSTRUCTION ROAD STABILIZATION - RECOMMENDATIONS FOR DUST AND EROSION CONTROL	REPLACE EXISTING ROOF REMODEL ENTIRE INTERIOR OF RESIDENCE AND ACCESSORY UNIT.	 ARCHITECT. 9. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. 10. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE CONTRACTOR SHALL HAVE A CERTIFICATE OF CURRENT WORKMEN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE BUILDING 	Remo & detach 51 Redol
F.G. F.H.C. FIN. FLR. FLRG.	FINISH GRADE FIRE HOSE CABINET FINISH FLOOR FLOORING	SHTG. SQ. STD. STL. STRUCT.	SHEATHING SQUARE STANDARD STEEL STRUCTURAL	NEW FINISH GRADE	100.00'	24. ESC24 STABILIZED CONSTRUCTION ENTRANCE RECOMMENDATIONS FOR DUST, SEDIMENT AND EROSION CONTROL FOR PUBLIC STREETS 25. ESC30 EARTH DIKE - TEMPORARY BERM OR RIDGE OF COMPACTED SOIL		DEPARTMENT.	
F.G. F.GL. F.S. FLUOR. F.O.C. F.O.M.	FOOTING FIXED GLASS FLOOR SINK FLUORESCENT FACE OF CONCRETE FACE OF MASONRY	S.S. SUSP. SPECS. STOR. S.T.C. S.F.	STAINLESS STEEL SUSPENDED SPECIFICATIONS STORAGE SOUND TRANSMISSION CLASS SQUARE FOOT	WORK POINT, CONTROL POINT OR DATUM POINT		26. ESC31 TEMPORARY DRAINS AND SWALES - TO DIVERT OFF-SITE RUNOFF AROUND A CONSTRUCTION SITE 27. ESC32 SLOPE DRAIN -TEMPORARY PIPE TO DIVERT RUNOFF FROM THE TOP OF A SLOPE TO THE BOTTOM WITHOUT CAUSING EROSION	VICINITY MAP	SHEET INDEX CS1 COVER SHEET	The presented drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the architect and no part thereof shall be copied disclosed to other
F.O.S. F.O.F. F.F. F.J.	FACE OF STUD FACE OF FINISH FINISH FLOOR FLOOR JOIST GAUGE	TEL. TERR. T & G TOC	TELEPHONE TERRAZZO TONGUE AND GROOVE	ROOM NAME	ROOM	28. ESC40 OUTLET PROTECTION - INSTALL RIP-RAP TO REDUCE SEDIMENT IN THE SOIL 29. ESC41 CHECK DAMS REDUCES VELOCITY OF CONCENTRATED STORM WATER FLOWS AND REDUCES EROSION	SOADWAY AVE	ARCHITECTURAL AS1 - DOOR & WINDOW SCHEDULE A1.1 SITE PLAN A2.1 EXISTING / DEMOLITION FIRST & SECOND STORY FLOOR PLANS	or used in connection with any other work or project other than the specific project for which they have been prepared and developed, without the written consent of the architect. Visual contact with these drawing
GALV. G.I. GL. GR. GYP. BD.	GALVANIZED GALVANIZED IRON GLASS GRADE GYPSUM BOARD	TOU TOW TYP. THRU TEMP. T.O.P.	TOP OF CONCRETE TOP OF WALL TYPICAL THROUGH TEMPERED TOP OF PARAPET	ROOM NUMBER	100	30. ESC 42 SLOPE ROUGHENING/ TERRACING - CREATES MICROCLIMATES FOR ESTABLISHING VEGETATION 31. ESC 50 SILT FENCE - FOR SEDIMENTATION CONTROL 32. ESC51 STRAW BALE BARRIERS - FOR SEDIMENTATION CONTROL	SITE SITE	A2.2 PROPOSED FIRST & SECOND STORY FLOOR PLANS A2.3 ROOF PLAN DOOR & WINDOW SCHEDULE A2.4 EXISTING DETACHED GARAGE & ADU PLANS & EXTERIOR ELEVATIONS	or specifications shall constitute conclusive evidence of acceptance of restrictions.
G.D. H.B. HWD.	GARBAGE DISPOSAL HOSE BIBB HARDWOOD	T. T.O.PL. U.	TREAD TOP OF PLATE URINAL	MATCH LINE		33. ESC52 SAND BAG BARRIER - FOR SEDIMENTATION CONTROL 34. ESC53 BRUSH OR ROCK FILTER - FOR SEDIMENTATION CONTROL AND VELOCITY REDUCTION	Sansi Paris	A3.1 EXTERIOR ELEVATIONS A3.2 EXTERIOR ELEVATIONS AD1 ARCHITECTURAL DETAILS	project number: 2502
HGT. H.PT. HDR. HTR. H.W. HORIZ.	HEIGHT HIGH POINT HEADER HEATER HOT WATER HORIZONTAL	U.N.O. V.I.F. VERT. VEST.	VERIFY IN FIELD VERTICAL VESTIBULE	EXIT SIGN DIRECTION TO EXIST	EXIT	35. ESC54 STORM DRAIN INLET PROTECTION - DEVICES WHICH DETAIN SEDIMENT LADEN RUNOFF 36. ESC55 SEDIMENT TRAP - SMALL EXCAVATED OR BERMED AREA FOR SEDIMENTATION	Sapphire St Sapphire St Scapes		
H.C. I.D. INT. INSUL. INV	HOLLOW CORE INSIDE DIAMETER INTERIOR INSULATION INVERT	V.C.T. W/ WAINS. W.C. WD.	VINYL COMPOSITION TILE WITH WAINSCOT WATER CLOSET WOOD	REVISION REVISION NUMBER		37. ESC56 SEDIMENT BASIN - POND CREATED TO ALLOW EXCESSIVE SEDIMENT TO SETTLE	S BROADW S BROADW		Cover Sheet sheet number:
I.P.S. I.I.C.	INVERT IRON PIPE SIZE IMPACT INSULATION CLASS	WH. WP.	WATER HEATER WATERPROOF		<u></u>				CS1

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detached garage and acc Pamela (519 South Cata Redondo Beach, C

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evidence of acceptance of restrictions. 10-09-25

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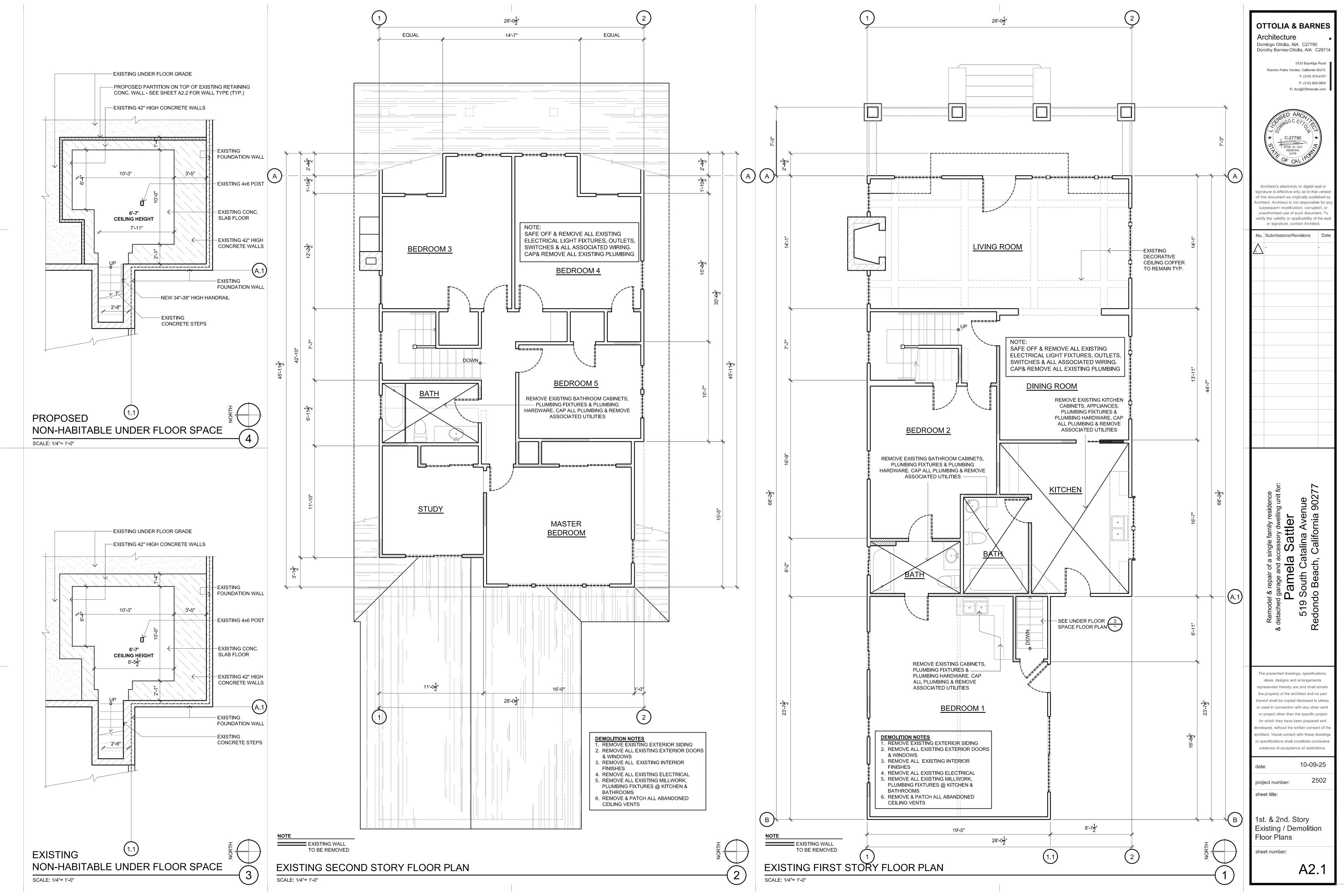
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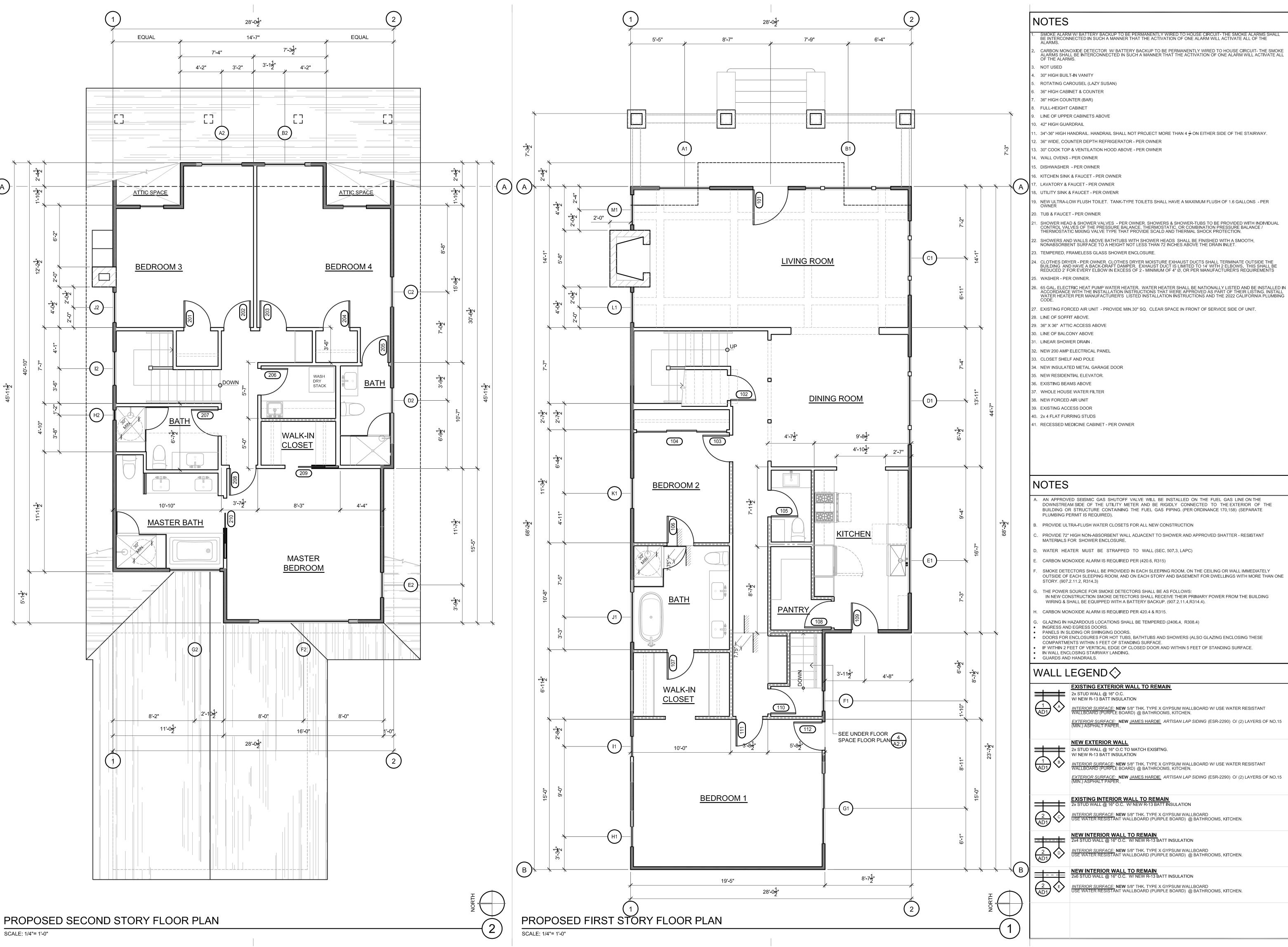
Site Plan

sheet number:

A1.1

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





OTTOLIA & BARNES

Architecture

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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

PROVIDE 72" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER - RESISTANT

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

IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING

IF WITHIN 2 FEET OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5 FEET OF STANDING SURFACE.

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

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,

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

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

Floor Plans

sheet number:

1st. & 2nd. Story

project number:

sheet title:

Proposed

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ideas, designs and arrangements

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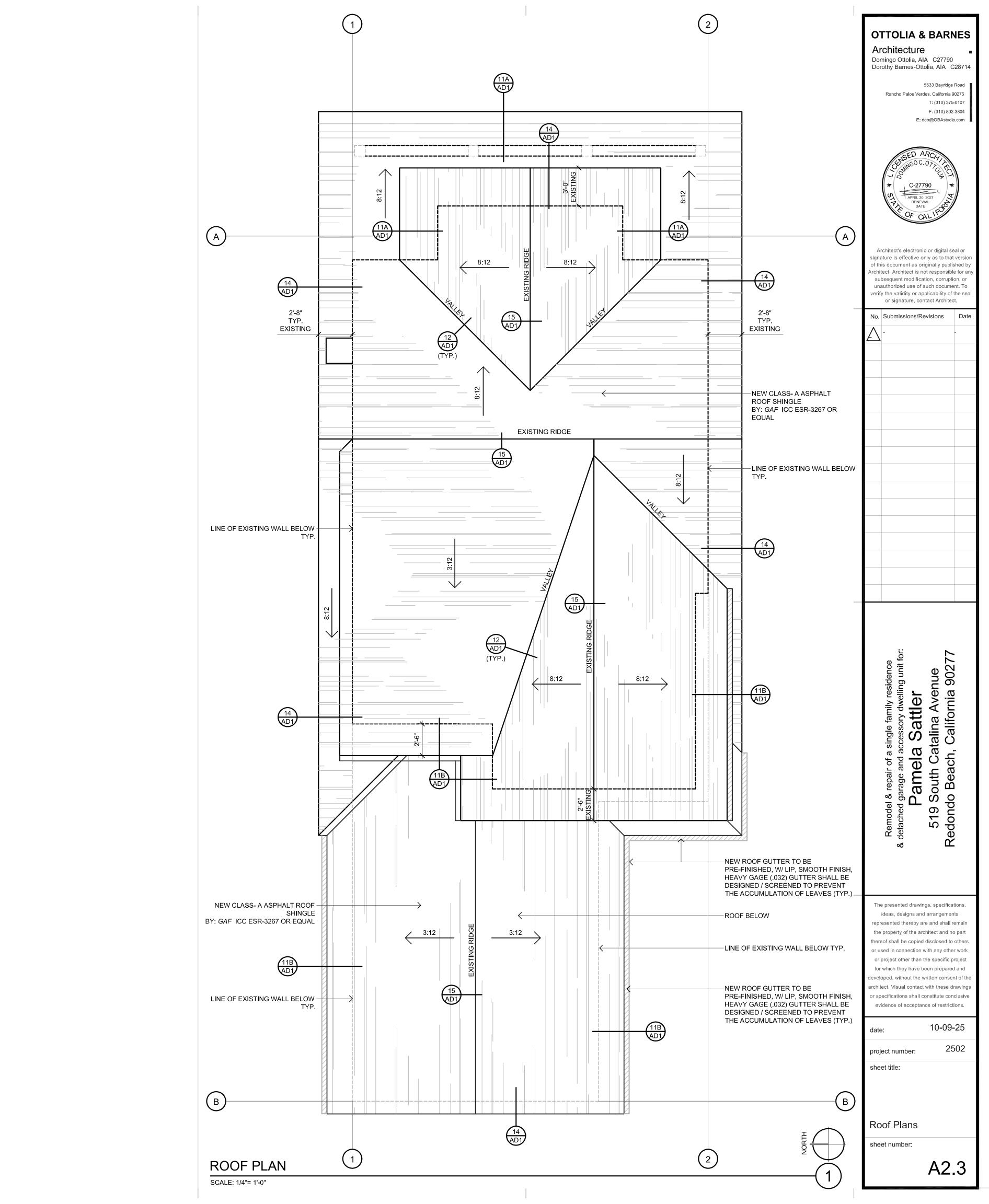
or project other than the specific project

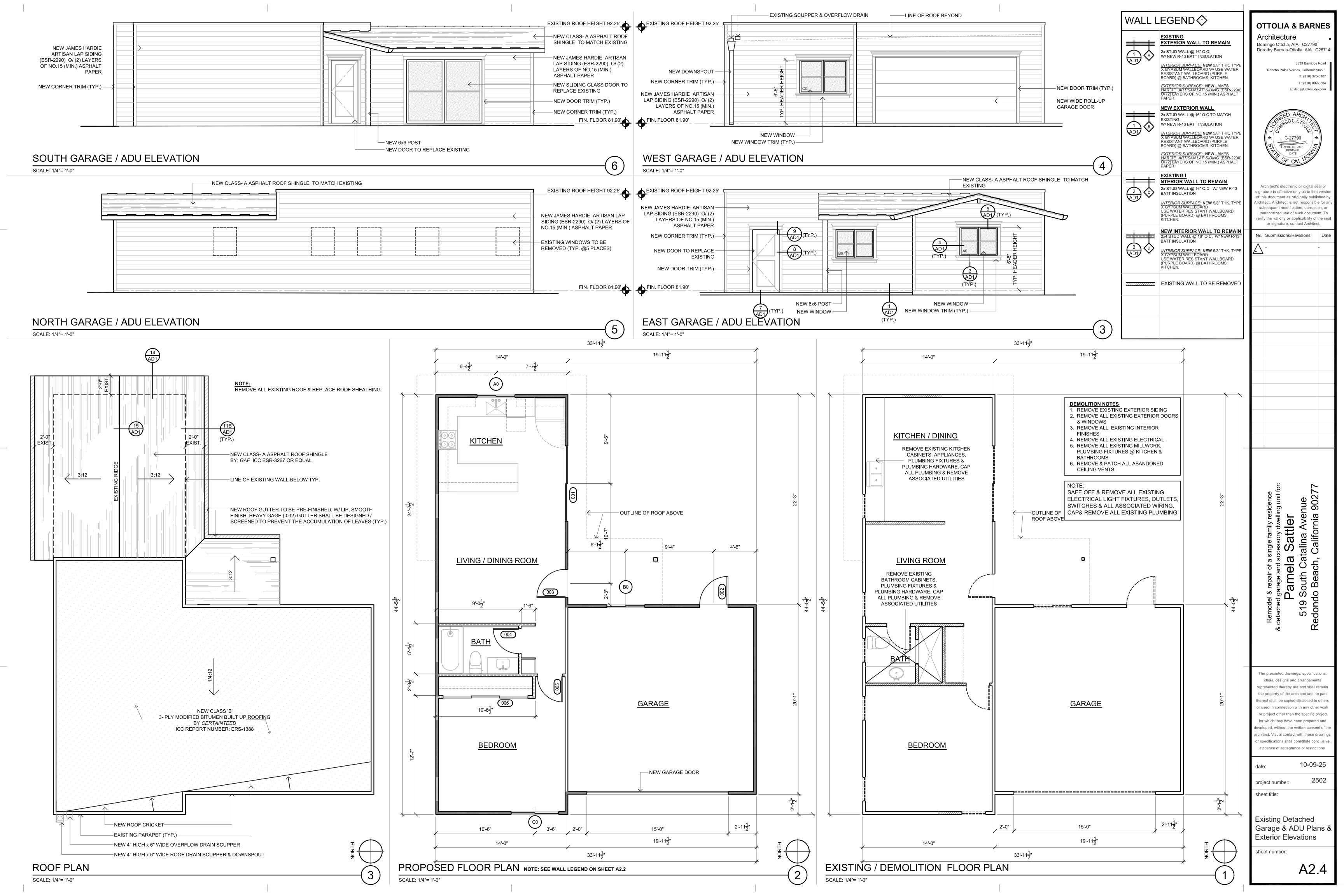
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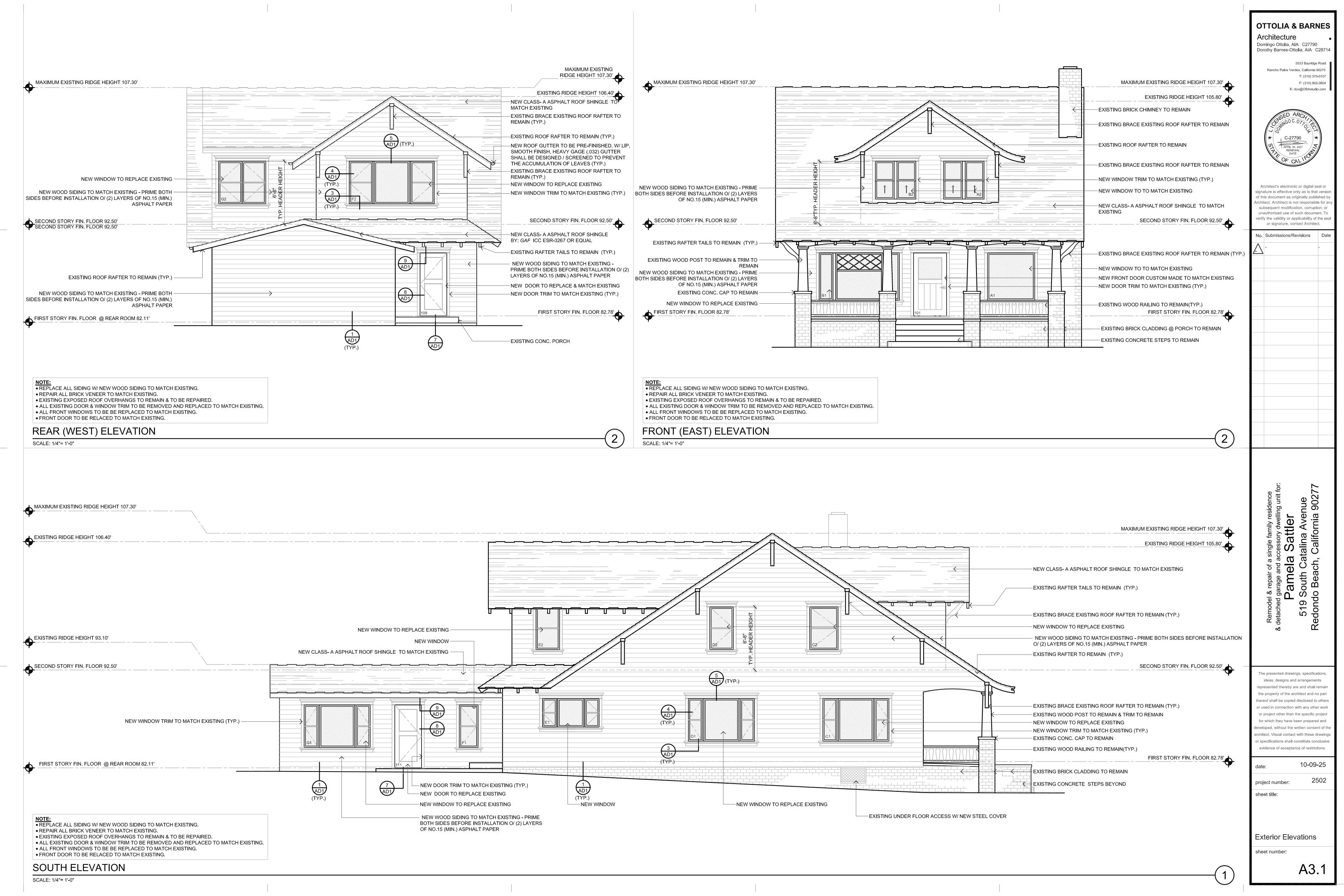
chitect. Visual contact with these drawing or specifications shall constitute conclusiv evidence of acceptance of restrictions.

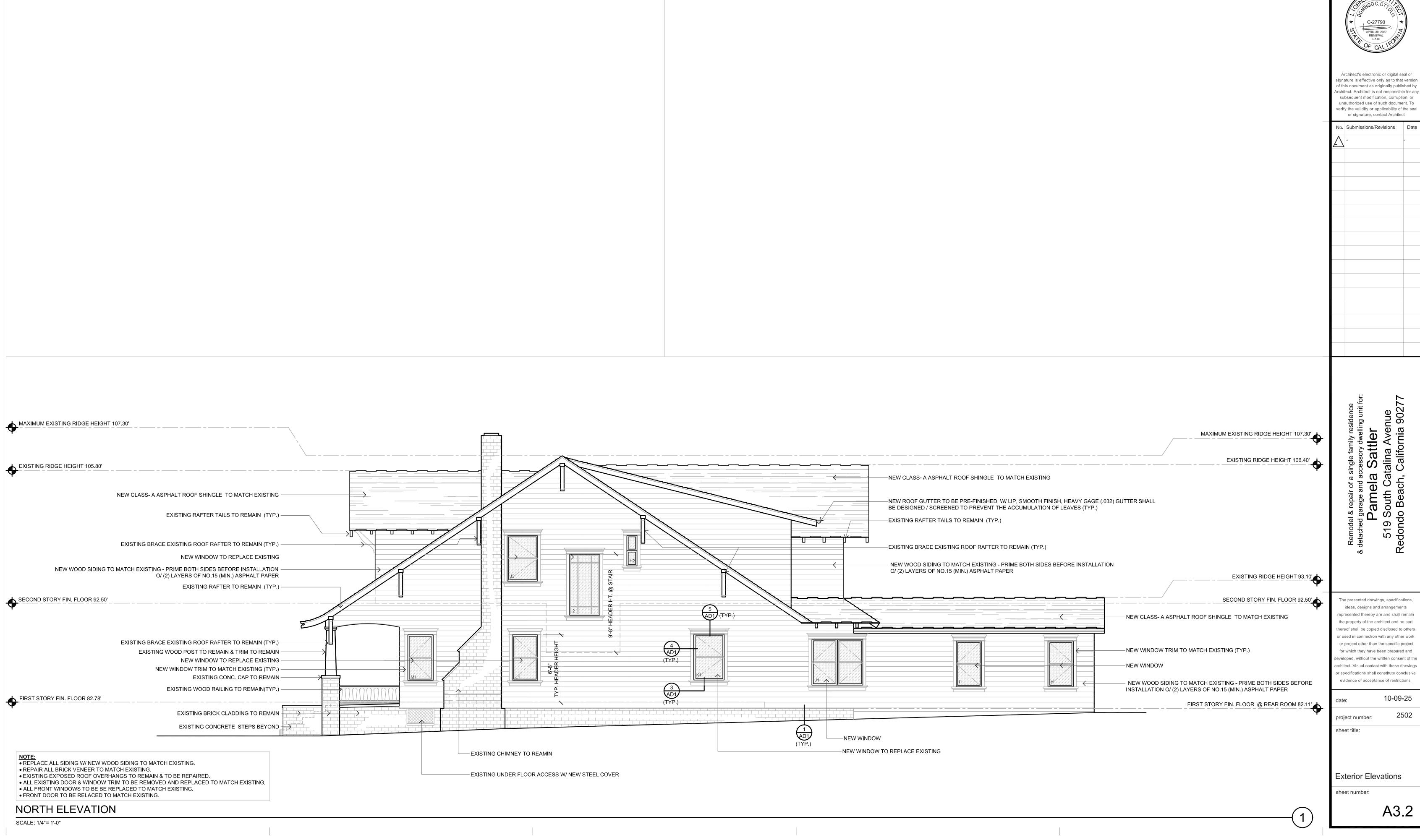
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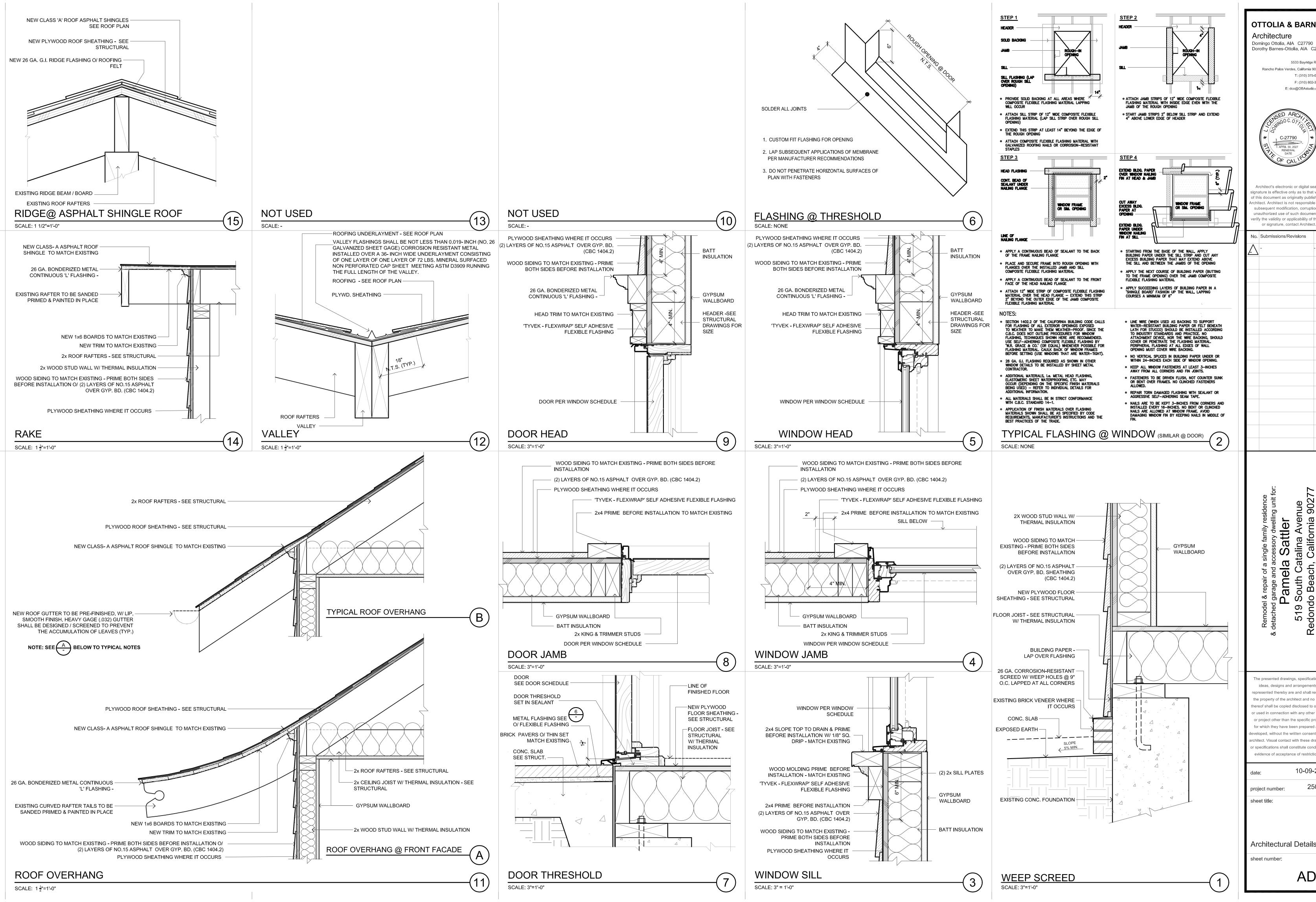


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Architectural Details