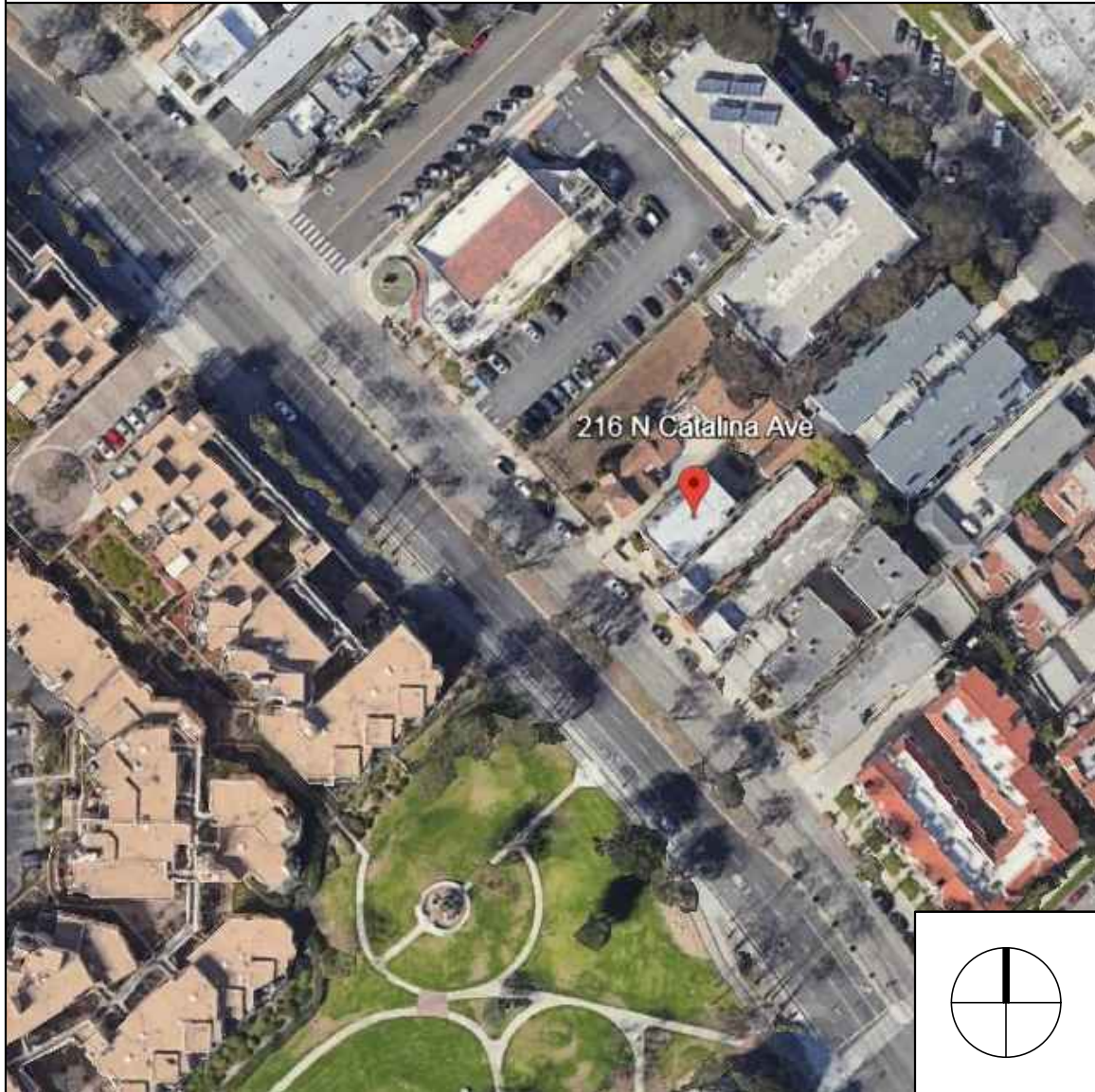




216 N CATALINA APARTMENTS

C E R T I F I C A T E O F A P P R O P R I A T E N E S S

VICINITY MAP	SHEET INDEX	PROJECT DESCRIPTION
	<div>ARCHITECTURAL</div> <div><div>A001COVER SHEET</div><div>A003SURVEY</div><div>A004SITE PLAN</div><div>A008SITE ELEVATIONS</div><div>A104PROPOSED FIRST FLOOR PLAN - FRONT BUILDING</div><div>A105PROPOSED SECOND FLOOR PLAN - FRONT BUILDING</div><div>A107PROPOSED FIRST FLOOR PLAN - REAR BUILDINGS</div><div>A204PROPOSED ELEVATIONS - UNITS A-D</div><div>A205PROPOSED ELEVATIONS - UNITS A-D</div><div>A206PROPOSED ELEVATIONS - UNITS E</div><div>A207PROPOSED ELEVATIONS - UNITS F</div></div>	<div>TWO-STORY APARTMENT BUILDING:</div> <div>REHABILITATE EXTERIOR MATERIALS AND FINISHES INCLUDING STUCCO, SIDING, RAILINGS, ENTRY PORCH, FRONT CORNICE, CHIMNEYS AND PARAPET CAP</div> <div>REFURBISH EXISTING WOOD WINDOWS AND REPLACE JALOUSIE/NOON ORIGINAL WINDOWS WITH WOOD WINDOWS TO MATCH WOOD WINDOWS IN SIMILAR OPENINGS. TRIM EXISTING LANDSCAPE AND REFRESH EXISTING GROUND COVER. PROVIDE ROOFTOP AND SCREENED MECHANICAL. INTERIOR MODIFICATIONS HAVE NO IMPACT ON EXTERIOR.</div> <div>TWO ONE-STORY COTTAGES:</div> <div>PREP AND PAINT WOOD SIDING, EVALUATE AND REPLACE ROTTED WOOD ON FACADES TO MATCH</div> <div>REPAIR, REFURBISH, PREP AND PAINT EXISTING WINDOWS</div> <div>TRIM LANDSCAPE IMMEDIATELY ADJACENT TO BUILDINGS AND REFRESH EXISTING GROUND COVER.</div> <div>INTERIOR MODIFICATIONS HAVE NO IMPACT ON EXTERIOR</div>
	<div>EXISTING FLOOR AREAS (GROSS)</div> <div>FRONT BUILDING (UNITS A-D):</div> <div>UNIT A: 903 SF</div> <div>UNIT B: 990 SF</div> <div>UNIT C: 1093 SF</div> <div>UNIT D: 901 SF</div> <div>REAR BUILDINGS:</div> <div>UNIT E: 515 SF</div> <div>UNIT F: 565 SF</div>	



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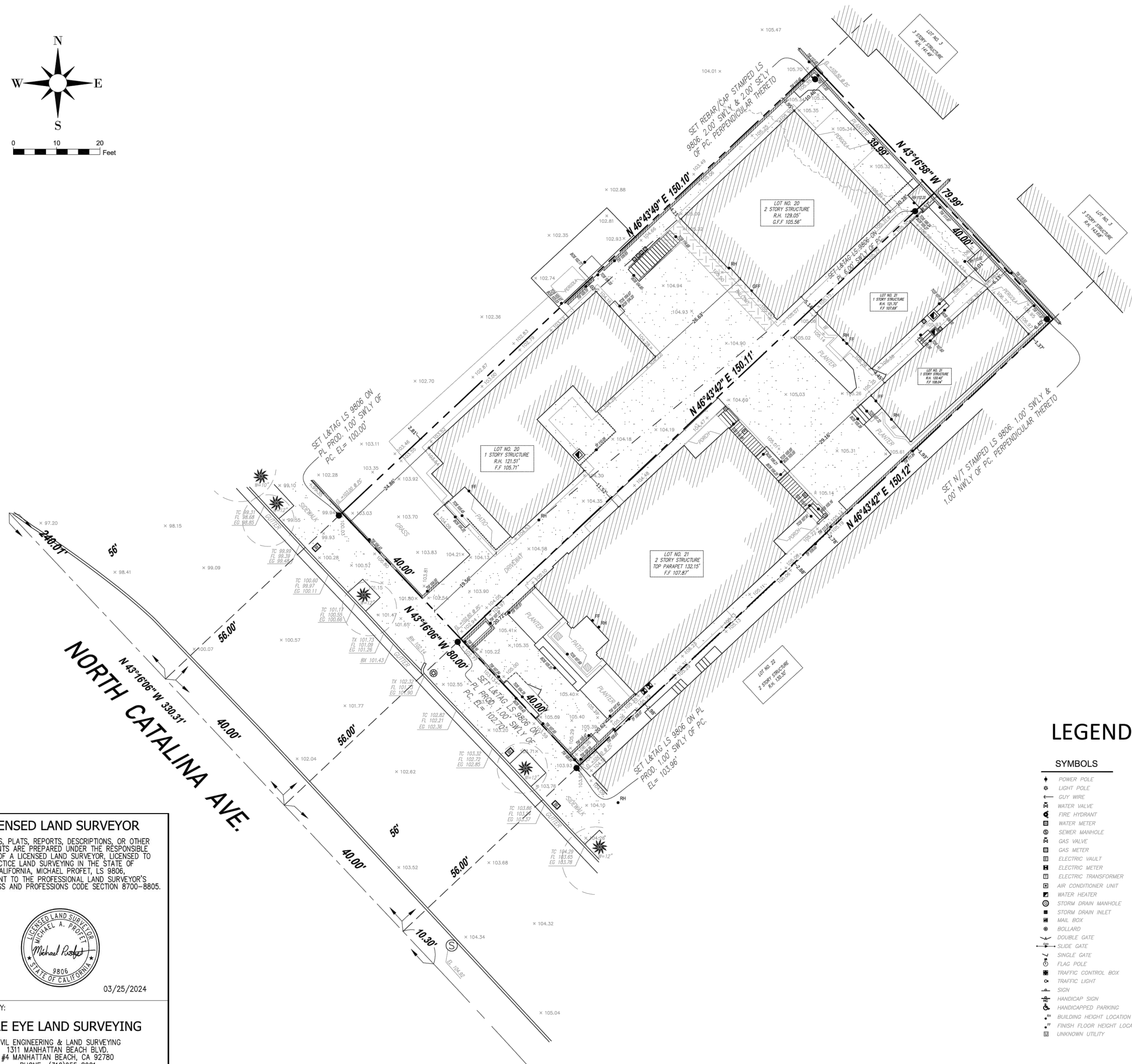
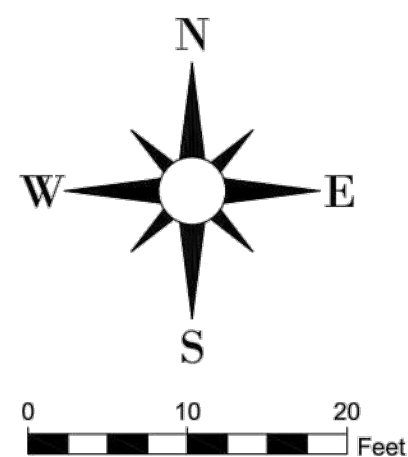
COVER SHEET AND
GENERAL NOTES

scale: NONE

A001

PROJECT NO.: 226.1
DATE: 07.23.24
DRAWN BY: MB
CHECKED BY: DK

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03/25/2024

PREPARED BY:

EAGLE EYE LAND SURVEYING

CIVIL ENGINEERING & LAND SURVEYING
1311 MANHATTAN BEACH BLVD.
#4 MANHATTAN BEACH, CA 92780
PHONE (310)955 8901

PROJECT NOTES:

NO TITLE REPORT PROVIDED, NO EASEMENTS TITLE REPORT SHOWN.

ASSUMED BENCHMARK:

L&TAG LS 9806 ON PL PROD. 1.00' SW'LY OF PC
EL= 100.00'

DATE OF REVISIONS:	#	ITEM

MAP ISSUE DATE: 03/21/2024

DRAFTED BY: M.A.P

ABBREVIATIONS :





























AB	AGGREGATE BASE
AC	ASPHALT PAVEMENT
AD	AREA DRAIN
BM	BENCHMARK
BOS	BOTTOM OF STAIRS
BOW	BACK OF WALK
BRMP	BOTTOM OF RAMP
BS	BOTTOM OF SLOPE
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CF	CURB FACE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
E	EAST
EG	EDGE OF GUTTER
EL	ELEVATION
ELM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
EPV	ELECTRIC PULL BOX
EV	ELECTRIC VALVE
EVb	ELECTRICAL VENTILATION BOX
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FIRE HYDRANT
FL	FLOW LINE
FND	FOUND
FOW	FACE OF WALK
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IP	INVERT ELEVATION
IP	IRON PIPE
LT	LEAD, TACK & TAG
LP	LEAD & TACK
MP	METAL POST
N	NORTH
NG	NATURAL GROUND ELEVATION
O/S	OFFSET
QHW	OVERHEAD WIRE
PC	PULL BOX
PB	PROPERTY CORNER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PARKING LOT LIGHT
PM	PARKING METER POST
PP	POWER POLE
PROD	PRODUCED
RCE	REGISTERED CIVIL ENGINEER
RW	RETAINING WALL
S	SOUTH
SB	SPLASH BOX
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
SL	SIGNAL PULL BOX
SLT	STREET LIGHT
SW	SPIKE & WASHER
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TELMH	TELEPHONE MANHOLE
TG	TOP OF GRATE ELEVATION
TOS	TOP OF STAIRS
TR	TREE
TS	TRAFFIC SIGNAL
TS	TOP OF SLOPE
TW	TOP OF WALL
TX/BX	TOP/BOTTOM OF X
W	WEST
WD-FENCE	WOOD FENCE
WI-FENCE	WROUGHT IRON FENCE
WV	WATER METER
WV	WATER VALVE

LEGEND & BLOCKS

SYMBOLS

- ▲ POWER POLE
- ▲ LIGHT POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- WATER TOWER
- SEWER MANHOLE
- GAS VALVE
- GAS METER
- ELECTRIC VAULT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- AIR CONDITIONER UNIT
- WATER TOWER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- MAIL BOX
- BOLLARD
- DOUBLE GATE
- SLOPE GATE
- SINGLE GATE
- FLAG POLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT
- SIGN
- HANDICAP SIGN
- HANDICAPPED PARKING
- HIGHEST HEIGHT LOCATION
- FINISH FLOOR HEIGHT LOCATION
- UNKNOWN UTILITY

HATCHING & LINE TYPE

	BRICK PAVERS
	BUILDING
	BALCONY
	ASPHALT
	CONCRETE
	CHIMNEY
	STONE PAVERS
	TILE PAVERS
	WOOD DECK
	BRICK WALL
	BUILDING LINE
	CONCRETE BLOCK WALL
	CENTER LINE
	TIN FENCE
	CURVE LINE
	GUTTER LINE
	PLANTER WALL
	PLANTER LINE
	PROPERTY LINE
	POWER LINE
	IRON FENCE
	RETAINING WALL
	ROOF LINE
	STONE WALL
	STAIRCASE LINE
	VINYL FENCE
	WOOD FENCE
	TREE
	DRIVELINE

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STATUS

SURVEY

scale:

PROJECT NO.:	226.1
DATE:	07.23.24
DRAWN BY:	
CHECKED BY:	DK



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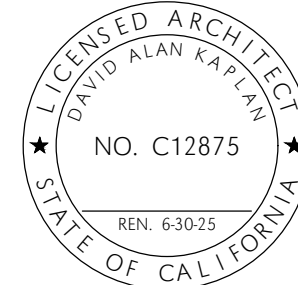
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SITE PLAN

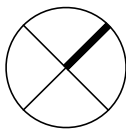
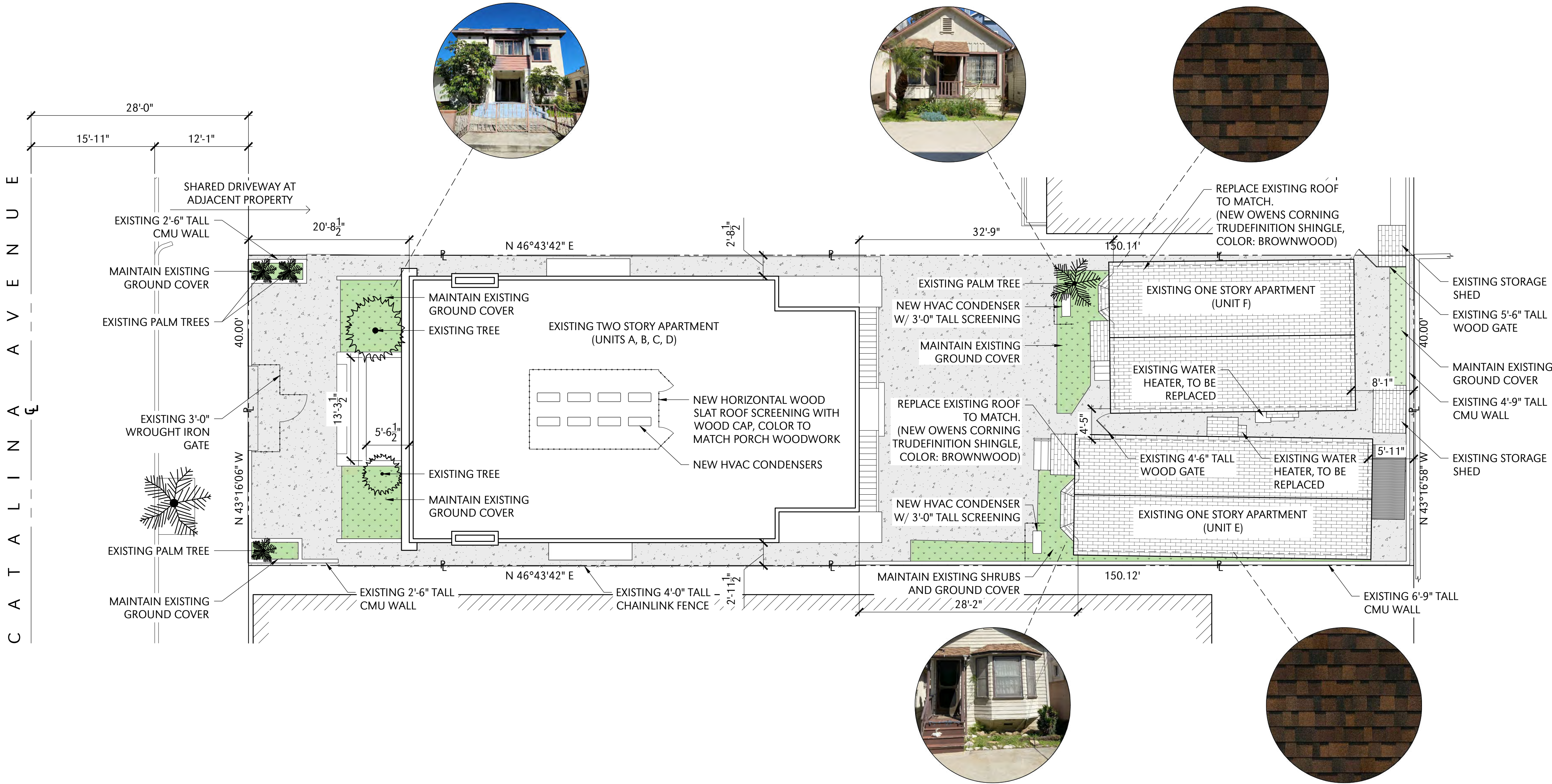
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A004

PROJECT NO.:	226.1
DATE:	07.23.24
DRAWN BY:	BV
CHECKED BY:	DK

KEY

- EXISTING CONCRETE HARDSCAPE
- EXISTING LANDSCAPE
- EXISTING PLANTING AREA



SITE PLAN

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

1



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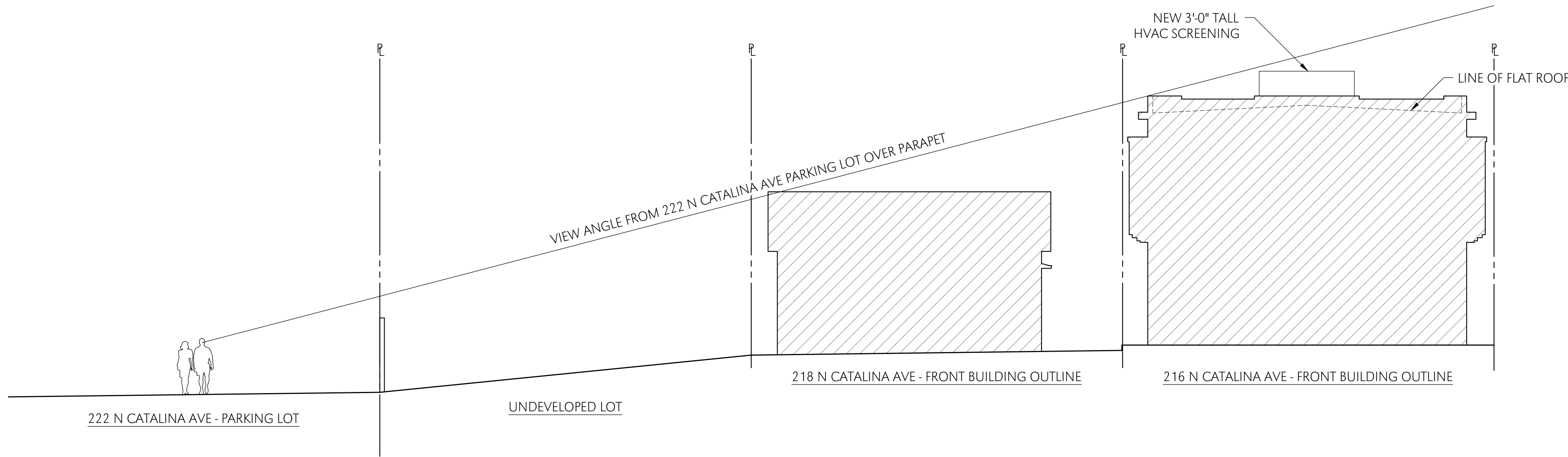
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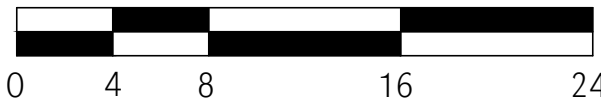
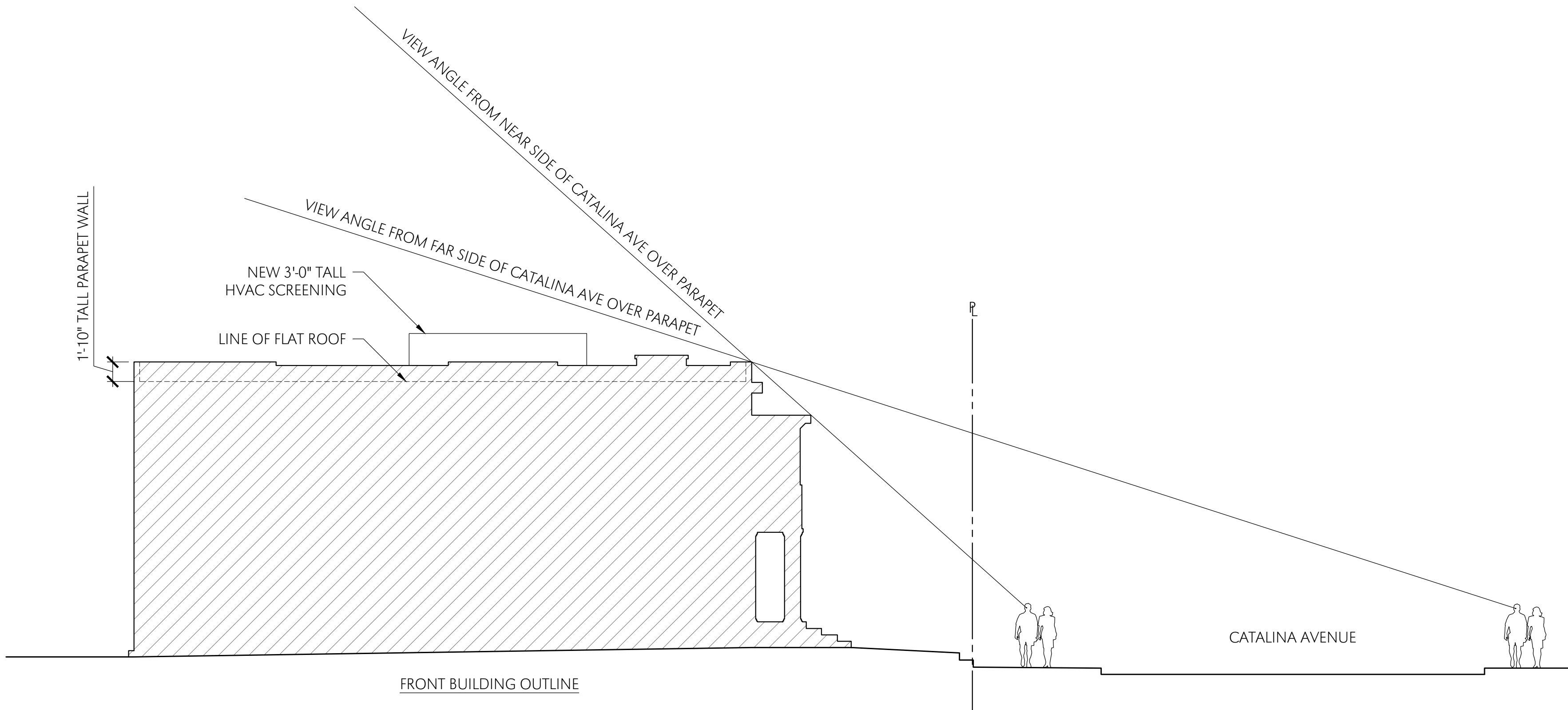
Facsimile 310.4521494



SITE ELEVATION

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

2



SITE ELEVATION

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

1

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SITE ELEVATIONS

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

A008

PROJECT NO.:	226.1
DATE:	07.23.24
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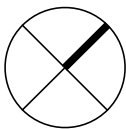
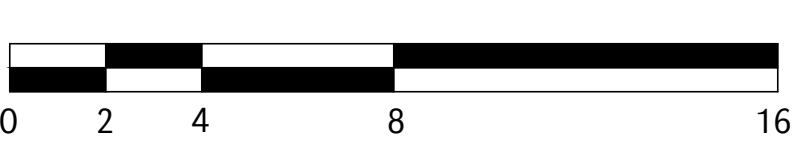
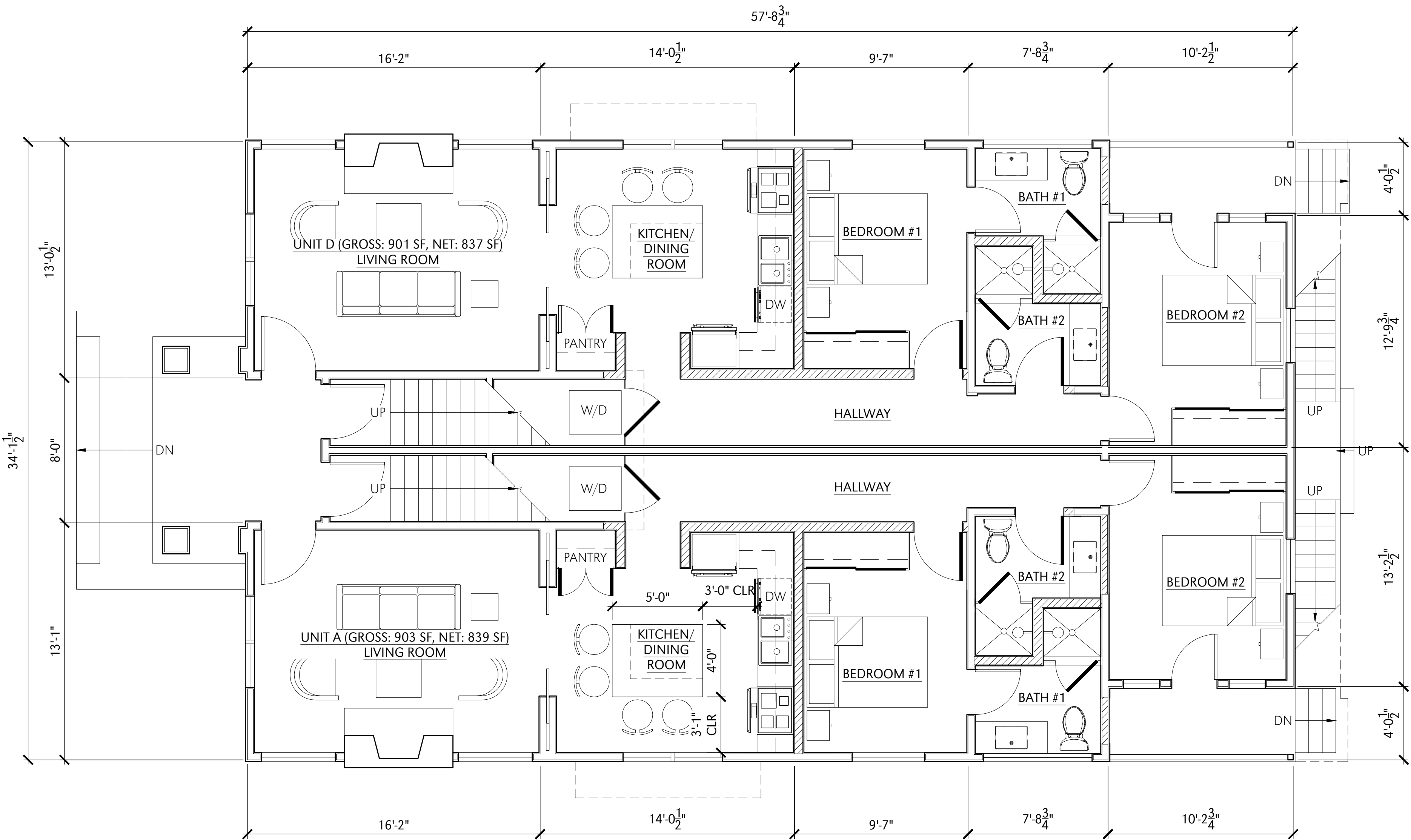
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PROPOSED FIRST FLOOR PLAN
- UNITS A & D
scale: 1/4"=1'-0"

A104

PROJECT NO.: 226.1
DATE: 07.23.24
DRAWN BY: BDS
CHECKED BY:



PROPOSED FIRST FLOOR PLAN - UNITS A & D

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

1



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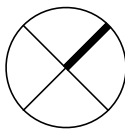
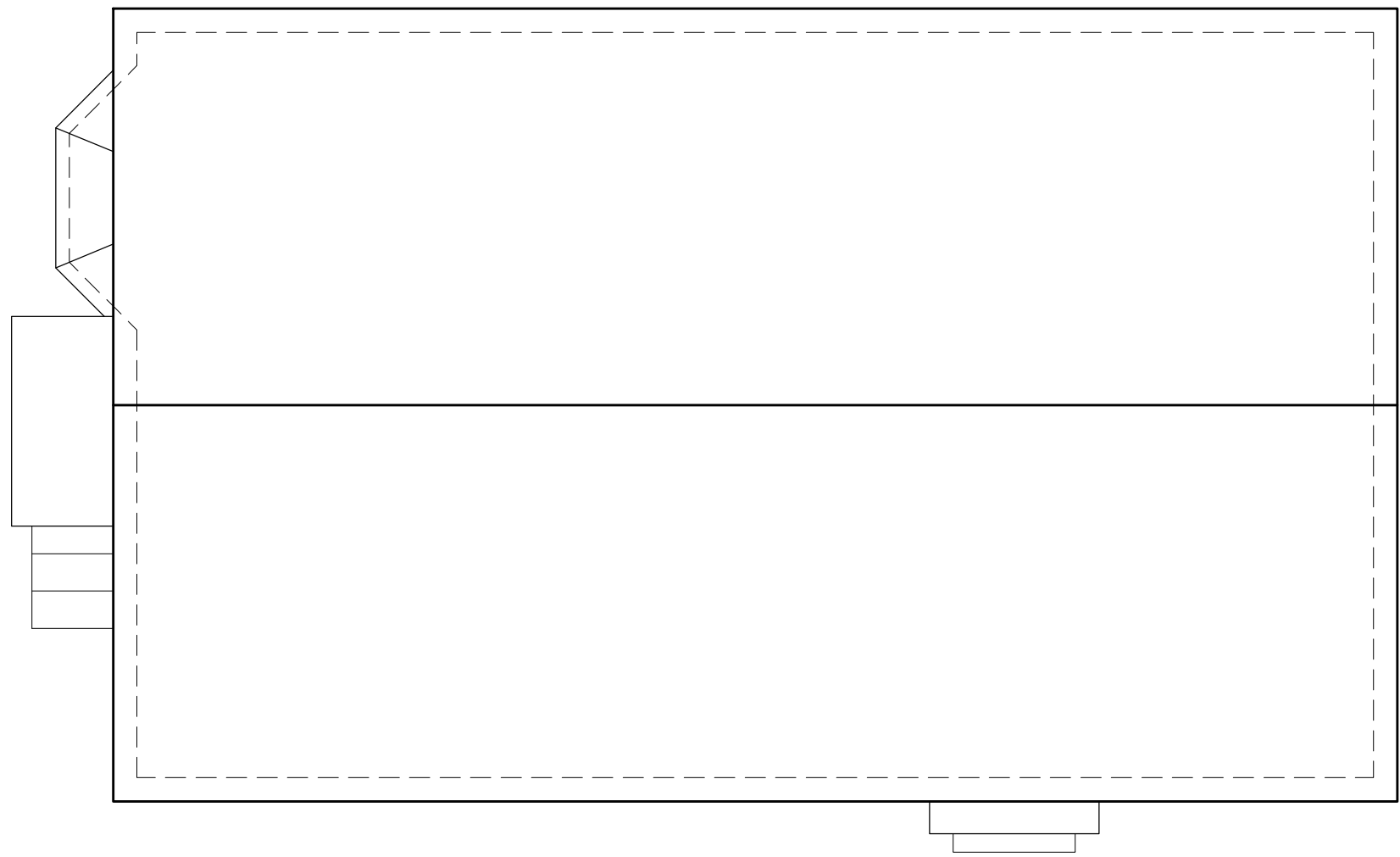
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**PROPOSED FIRST FLOOR PLAN
& ROOF PLAN - UNITS E & F**
scale: 1/4"=1'-0"

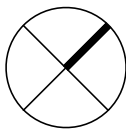
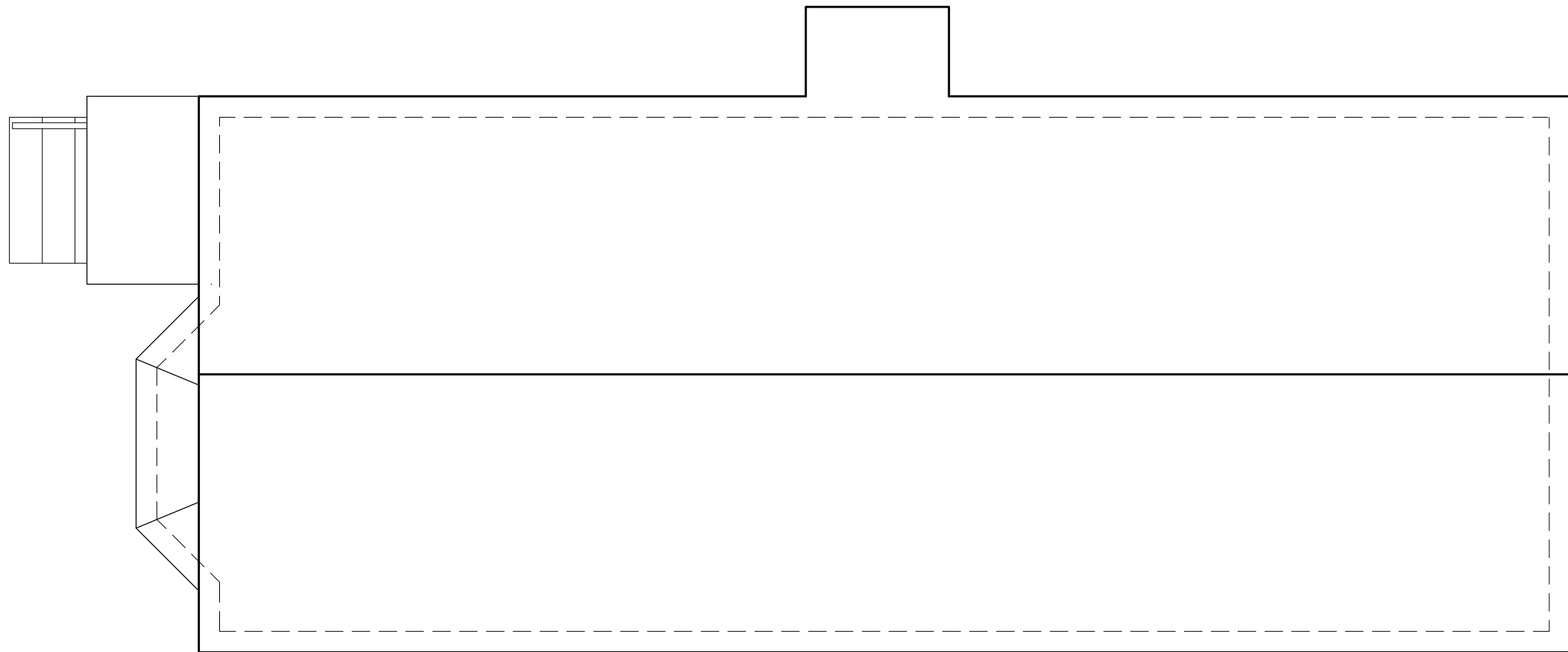
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DRAWN BY:	BDS
CHECKED BY:	



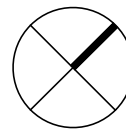
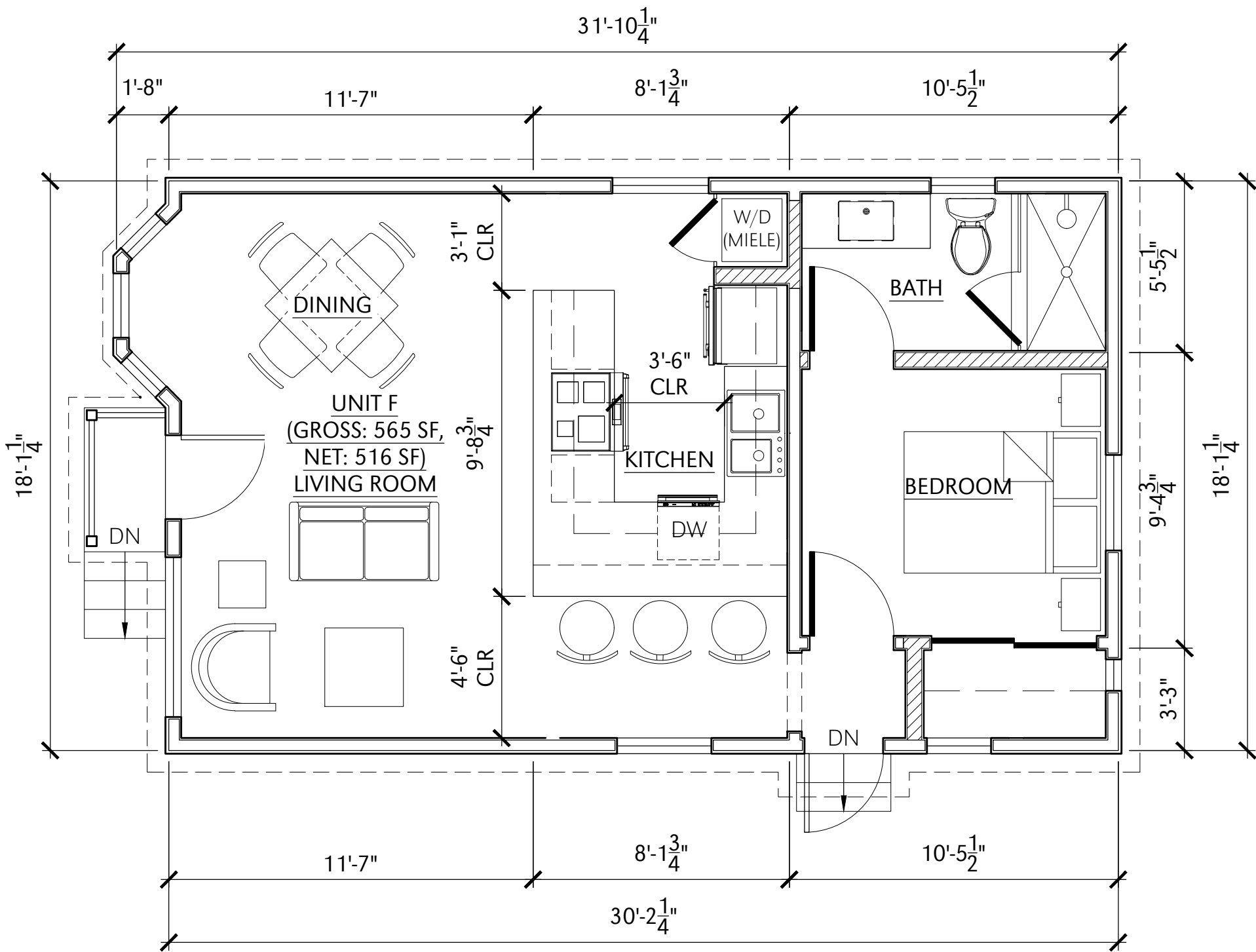
PROPOSED ROOF PLAN - UNIT F
scale: 1/4" = 1'-0"

4



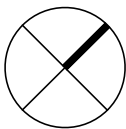
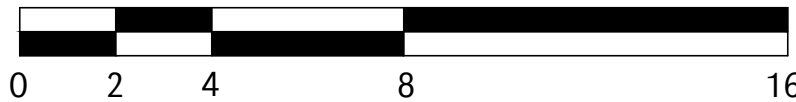
PROPOSED ROOF PLAN - UNIT E
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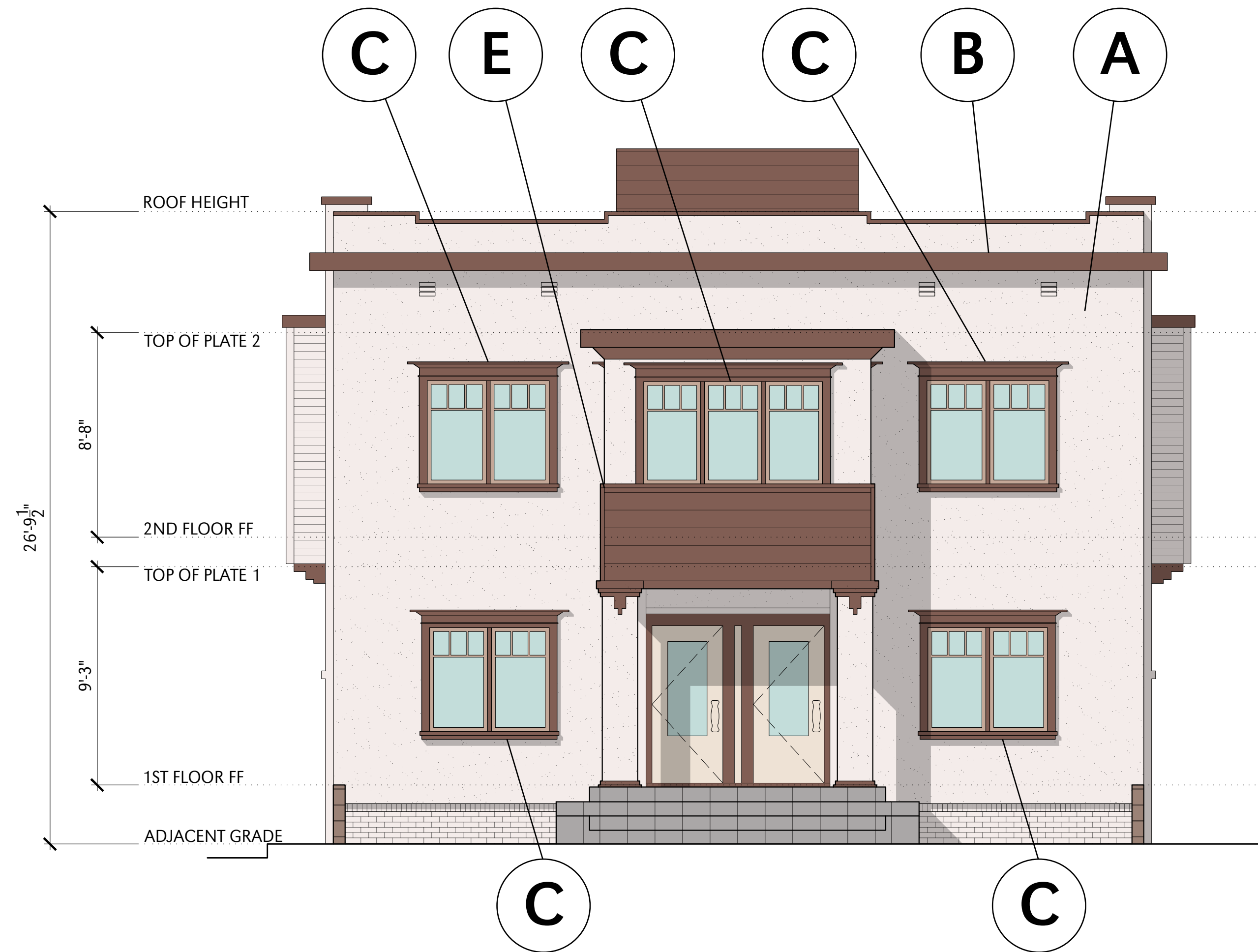
PROPOSED FIRST FLOOR PLAN - UNIT F
scale: 1/4" = 1'-0"

3



PROPOSED FIRST FLOOR PLAN - UNIT E
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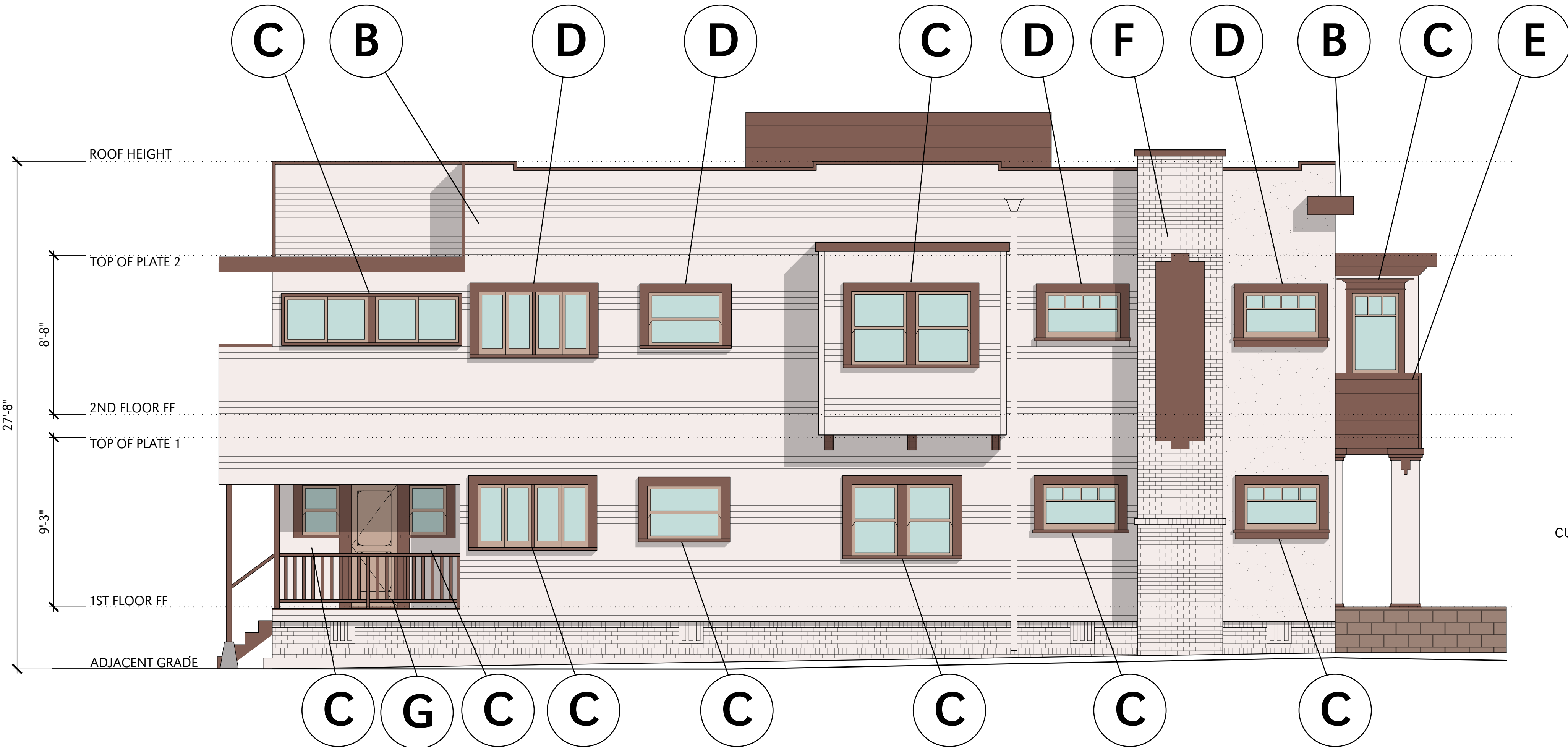
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PROPOSED WEST ELEVATION - UNITS A-D

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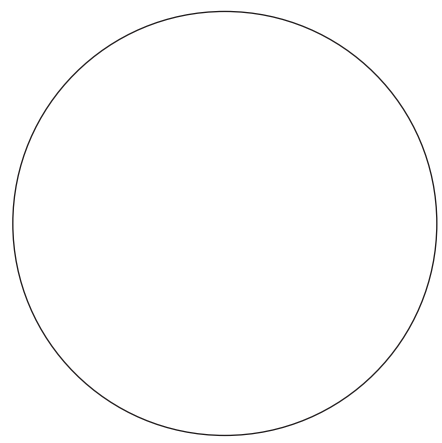


PROPOSED NORTH ELEVATION - UNITS A-D

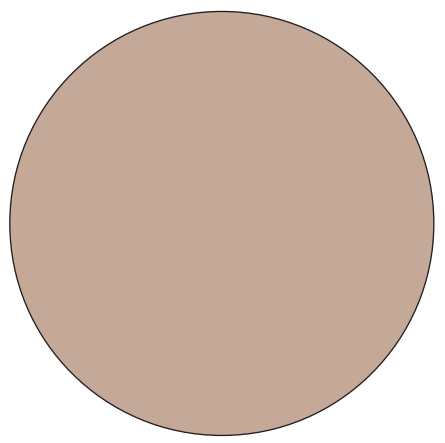
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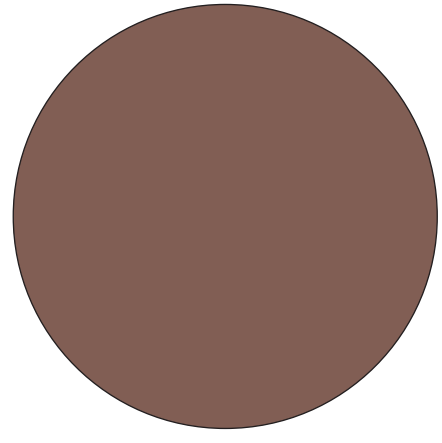
Proposed Paint Colors



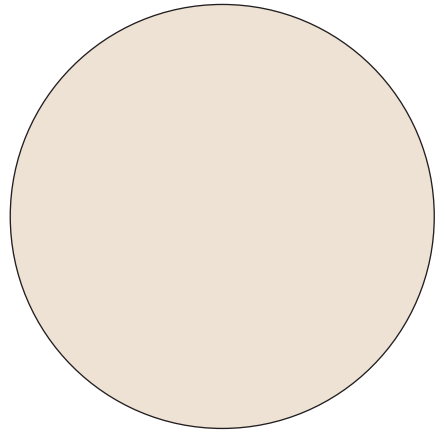
DEW380 Warm White



DEBN09 Doe Eyed



DEBN10 Organic Coffee



DE6121 Siamese Kitten

Proposed Exterior Work



A: New paint at stucco



F: Paint existing chimneys



B: Clean & paint horizontal siding & parapet cap



G: Refurbish existing exterior stairs/railings



C: Refurbish existing original wood windows



D: Replace non-original windows with custom wood windows to match original windows & existing opening size.



E: Prep & paint front porch woodwork



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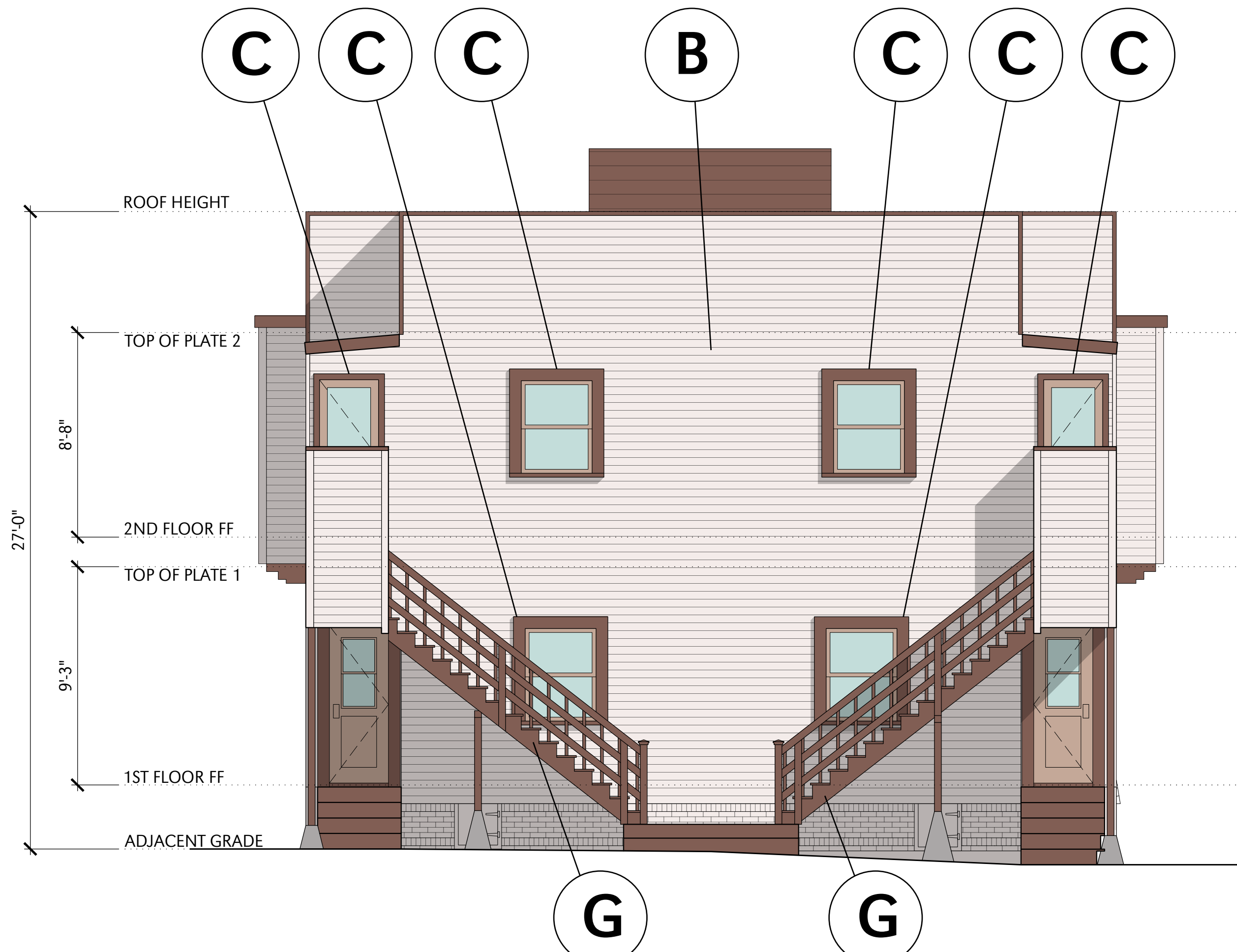
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STATUS

PROPOSED ELEVATIONS - UNITS A-D
scale: 1/4"=1'-0"

A204

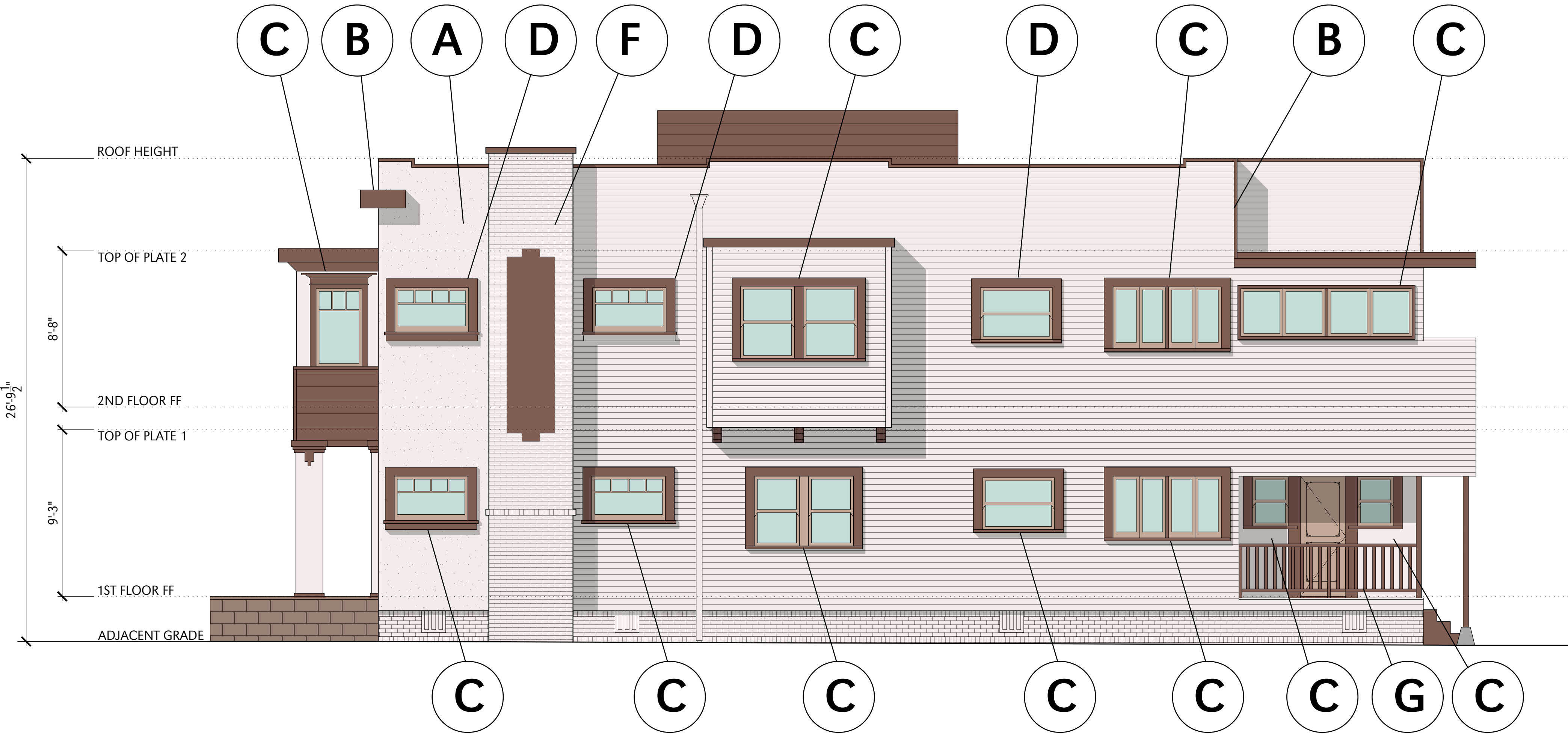
PROJECT NO.: 226.1
DATE: 07.23.24
DRAWN BY: BV
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PROPOSED EAST ELEVATION - UNITS A-D

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

2

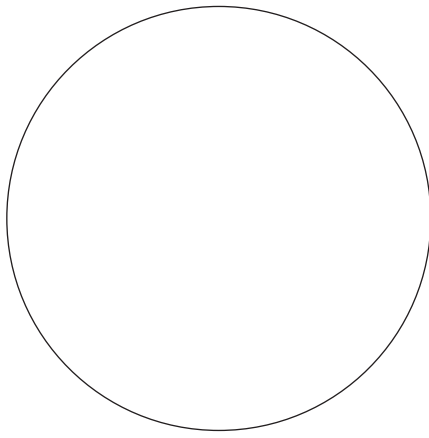


PROPOSED SOUTH ELEVATION - UNITS A-D

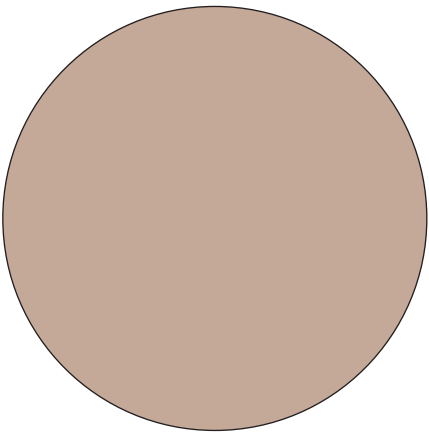
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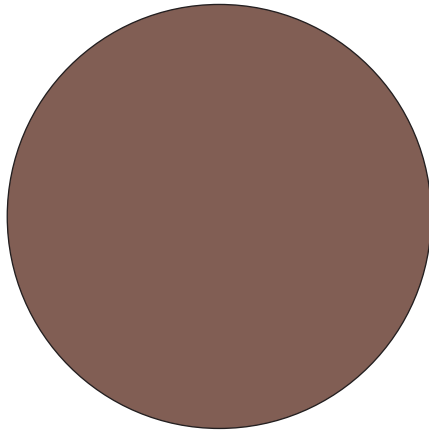
Proposed Paint Colors



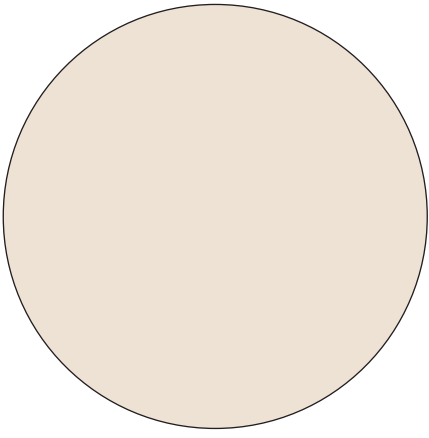
DEW380 Warm White



DEBN09 Doe Eyed



DEBN10 Organic Coffee



DE6121 Siamese Kitten

Proposed Exterior Work



A: New paint at stucco



F: Paint existing chimneys



B: Clean & paint horizontal siding & parapet cap



G: Refurbish existing exterior stairs/railings



C: Refurbish existing original wood windows



D: Replace non-original windows with custom wood windows to match original windows & existing opening size.



E: Prep & paint front porch woodwork



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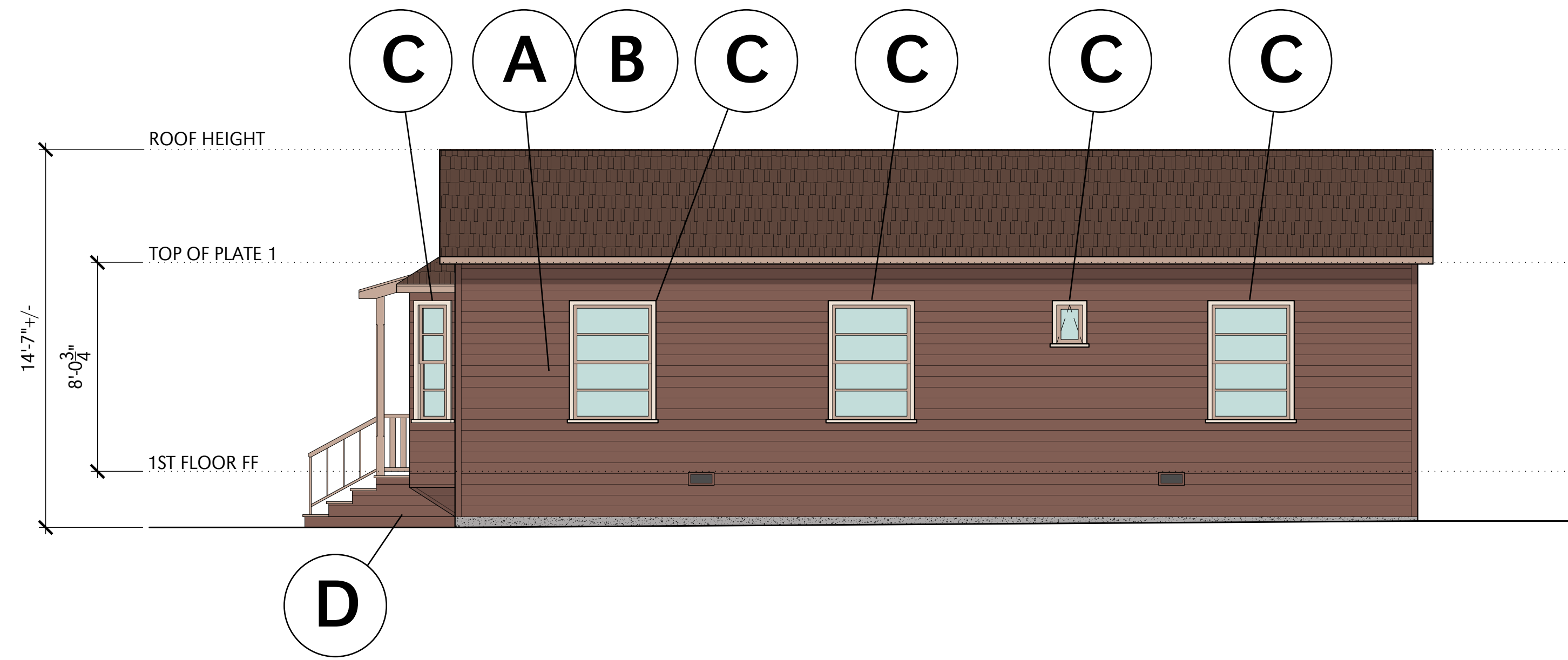
STATUS

PROPOSED ELEVATIONS - UNITS A-D

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

A205

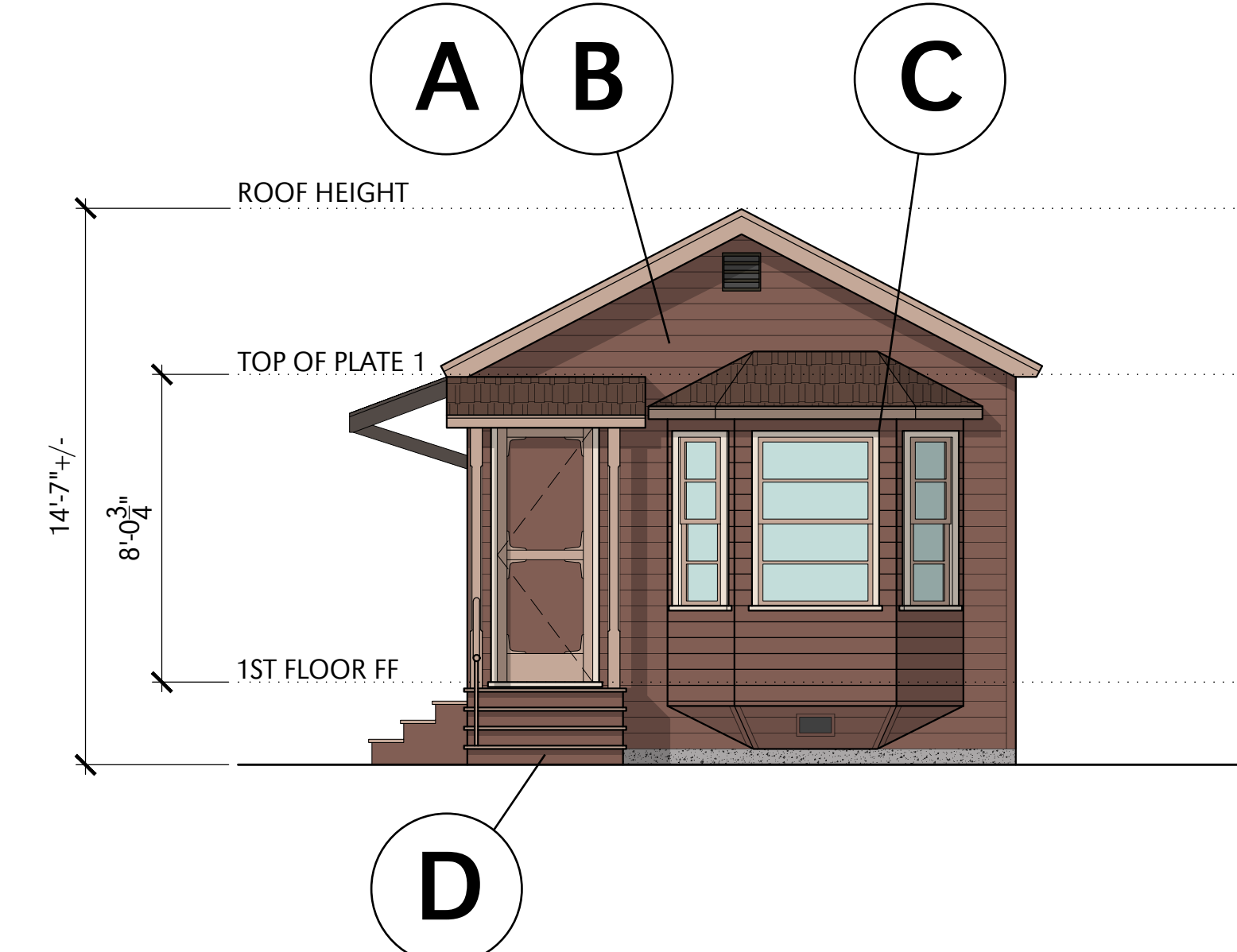
PROJECT NO:	226.1
DATE:	07.23.24
DRAWN BY:	BV
CHECKED BY:	



PROPOSED SOUTH ELEVATION - UNIT E

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

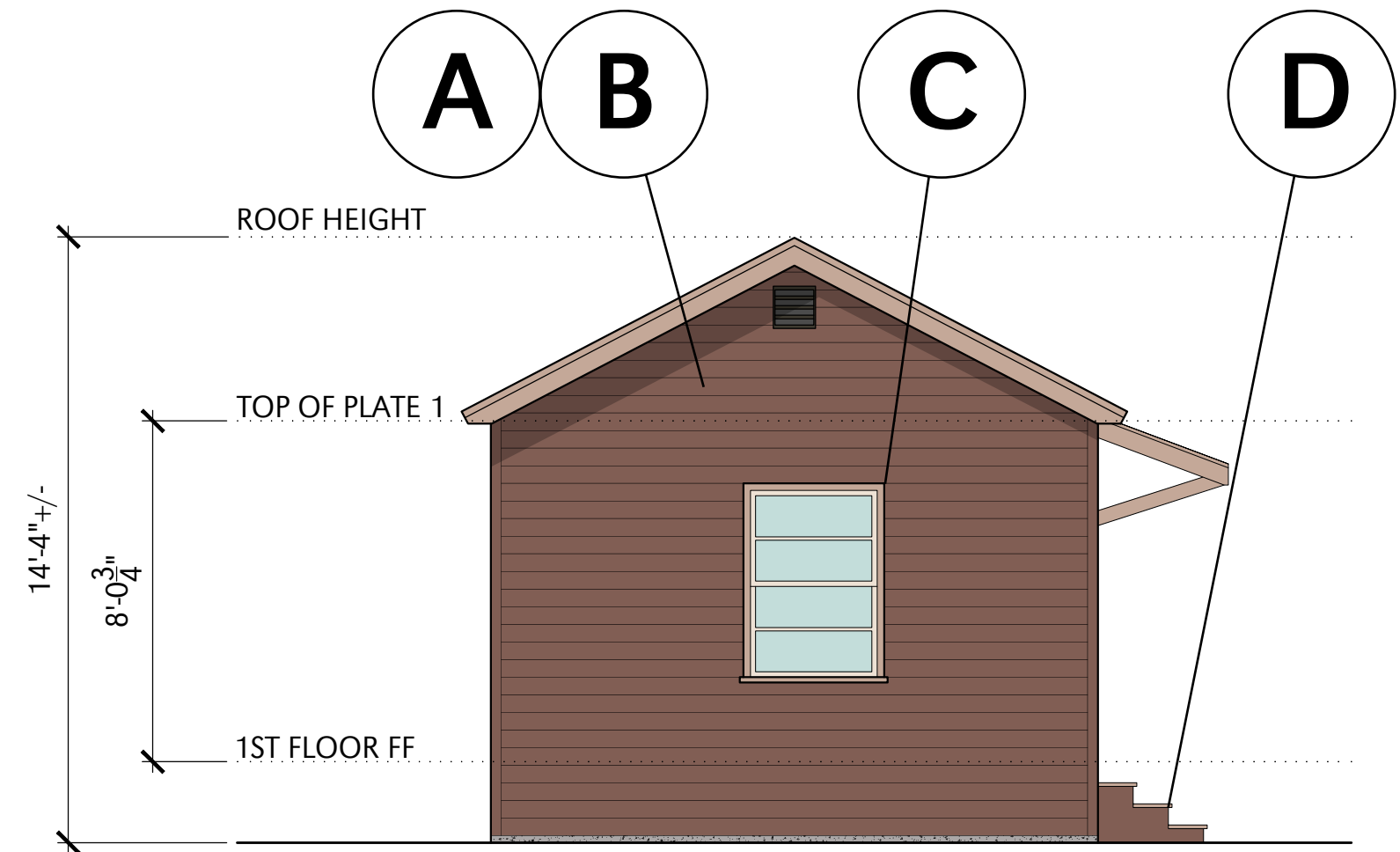
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PROPOSED WEST ELEVATION - UNIT E

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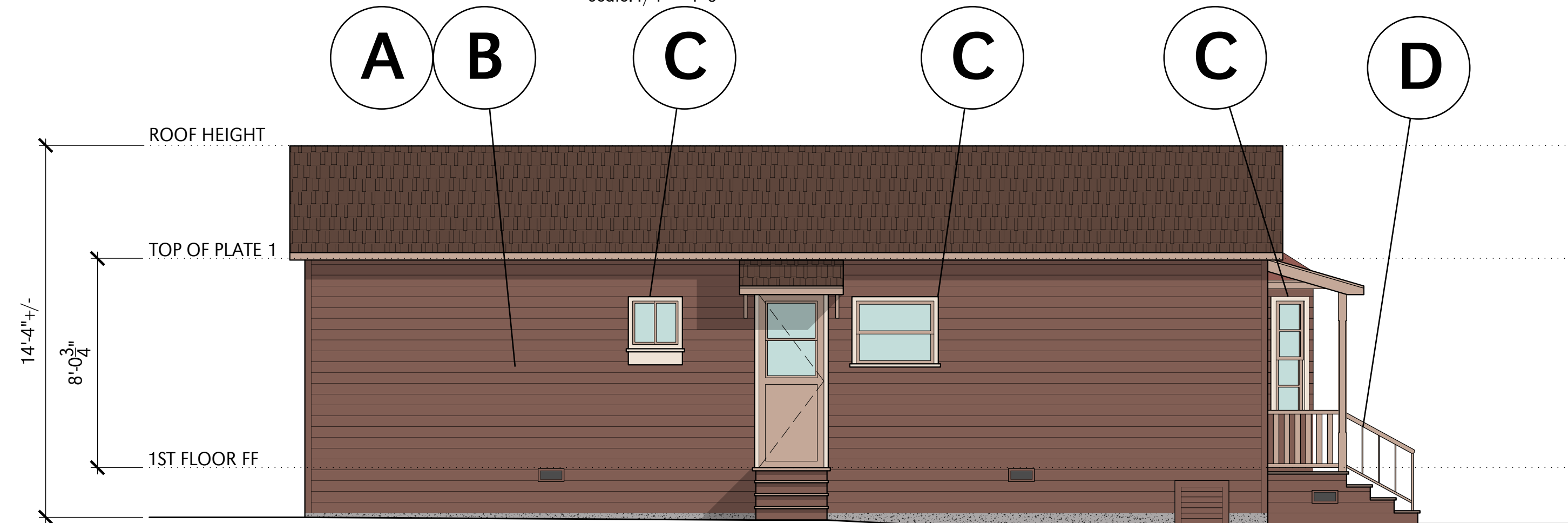
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PROPOSED EAST ELEVATION - UNIT E

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

4

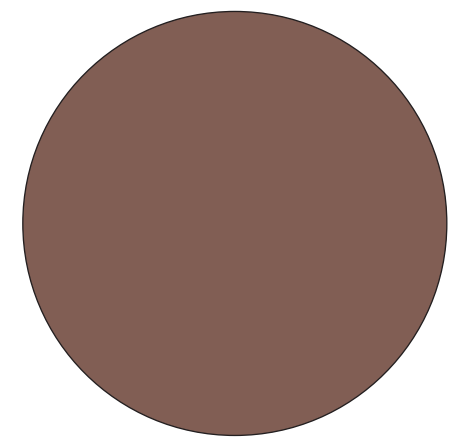


PROPOSED NORTH ELEVATION - UNIT E

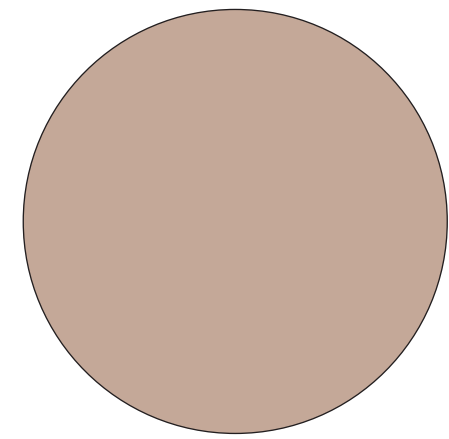
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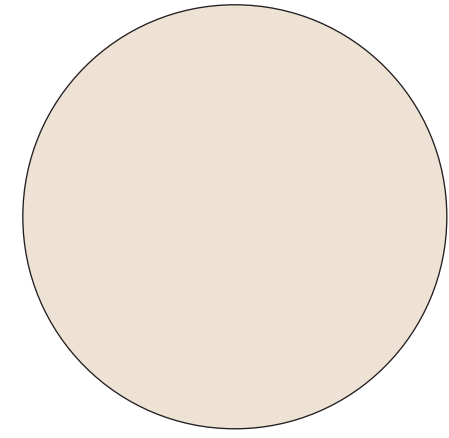
Proposed Paint Colors



DEBN10 Organic Coffee



Trim: DEBN09 Doe Eyed



Trim: DE6121 Siamese Kitten

Proposed Exterior Work



A: Evaluate & replace rotted wood on facades

B: Prep & paint wood siding



C: Refurbish existing original wood windows



D: Refurbish existing exterior stairs/railings



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2526 Eighteenth Street

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216 N CATALINA APARTMENTS

216 N Catalina Ave,
Redondo Beach, CA 90277

REVISIONS

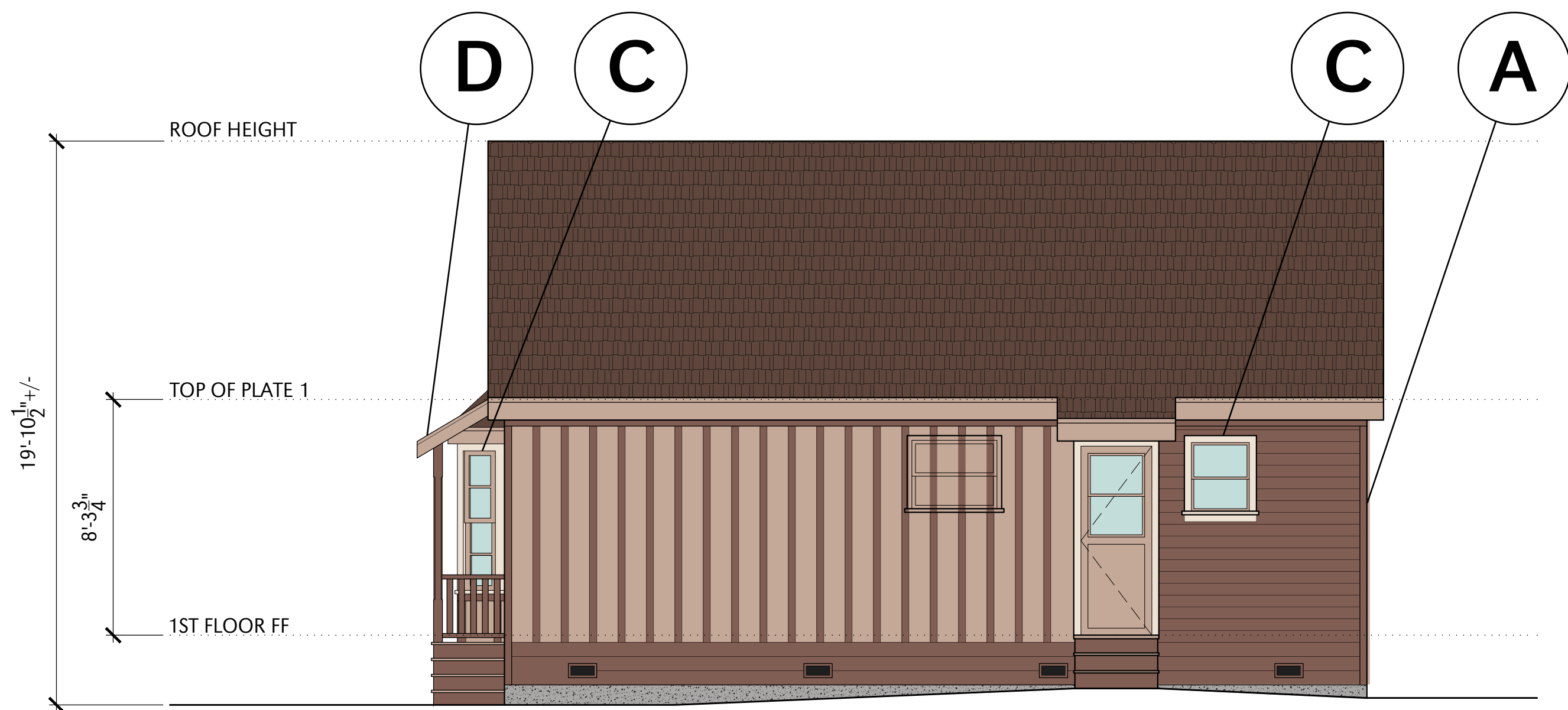
STATUS

PROPOSED ELEVATIONS
- UNIT E

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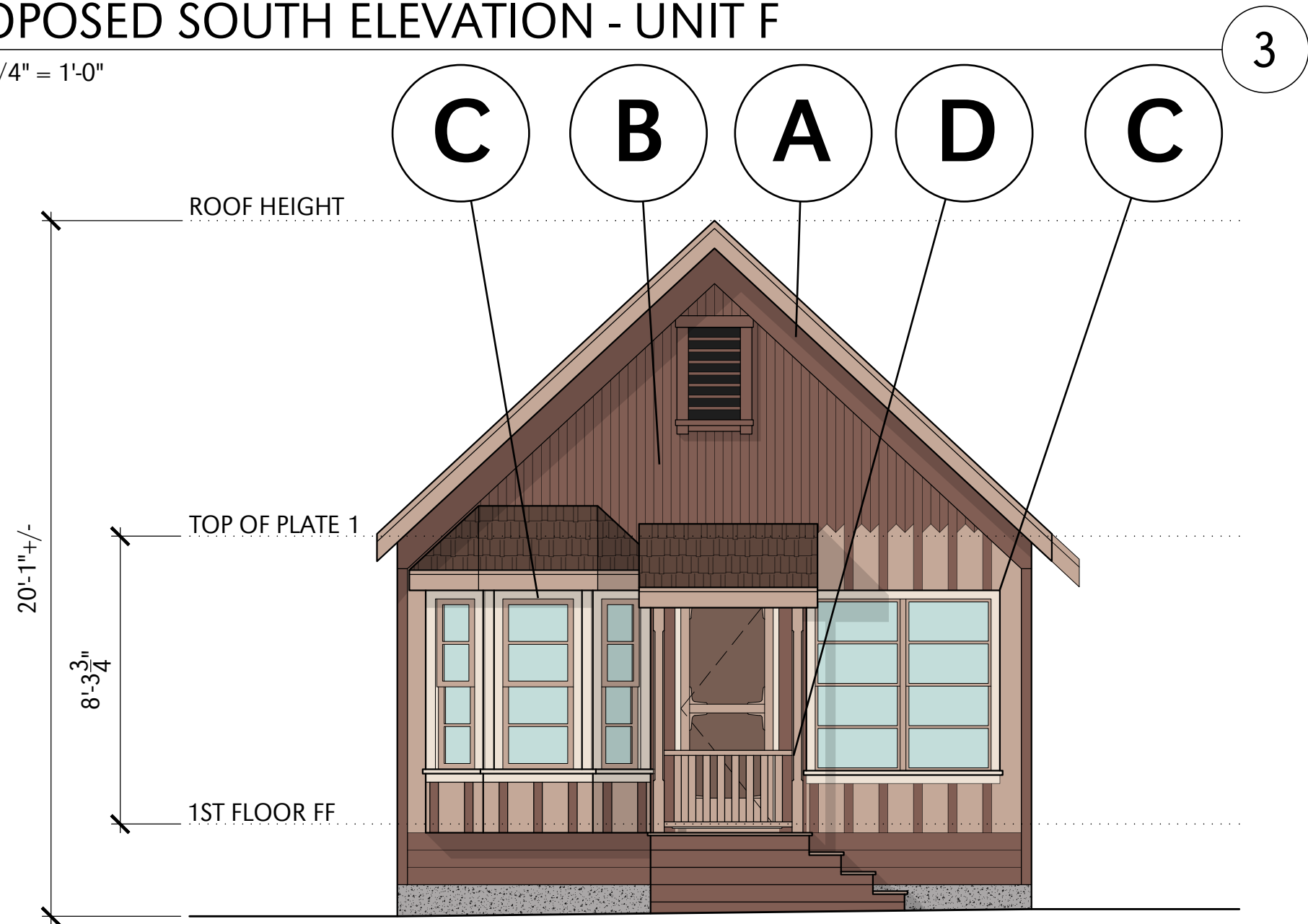
PROJECT NO.: 226.1
DATE: 07.23.24
DRAWN BY: BDS
CHECKED BY:

A206



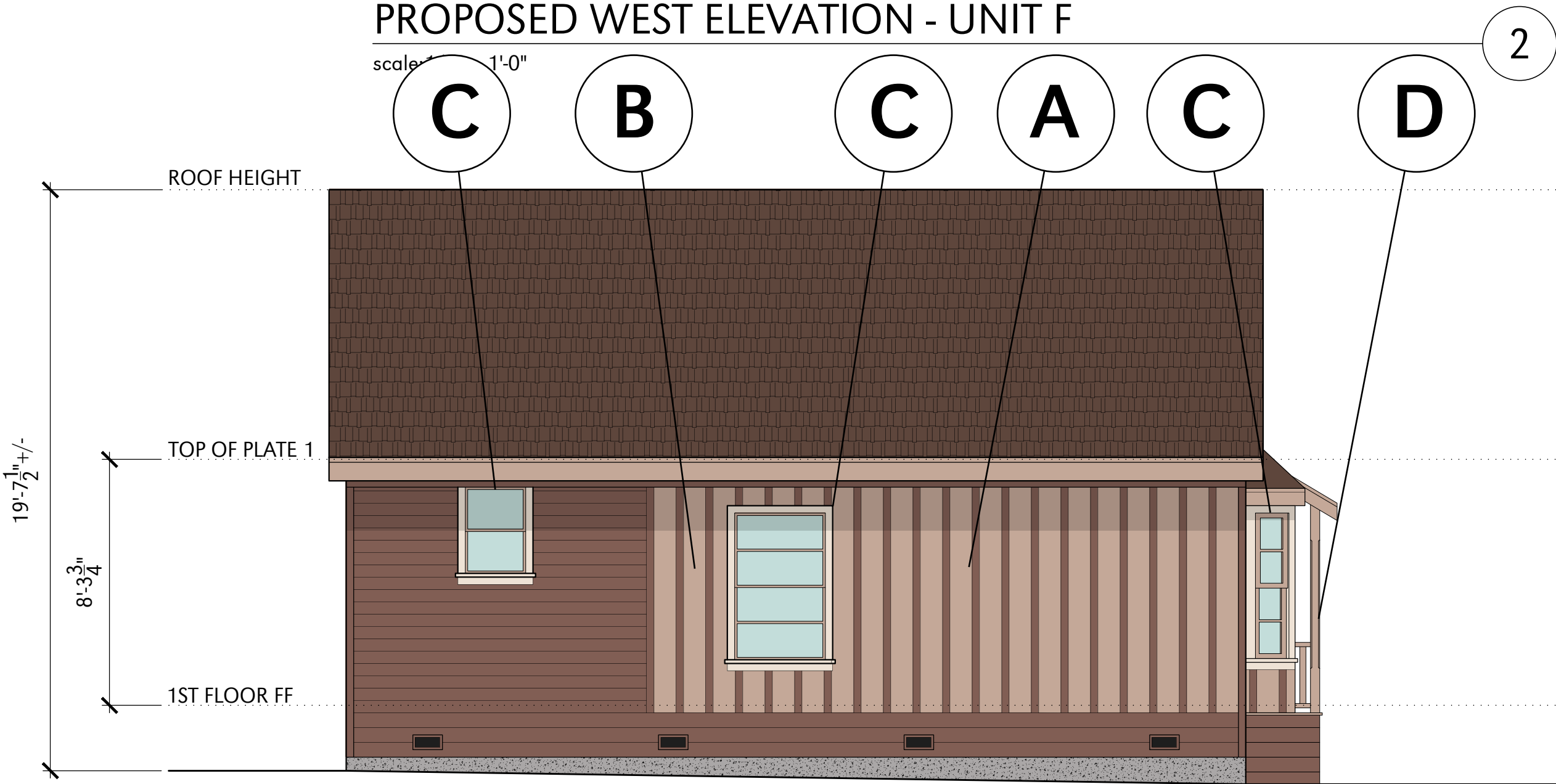
PROPOSED SOUTH ELEVATION - UNIT F

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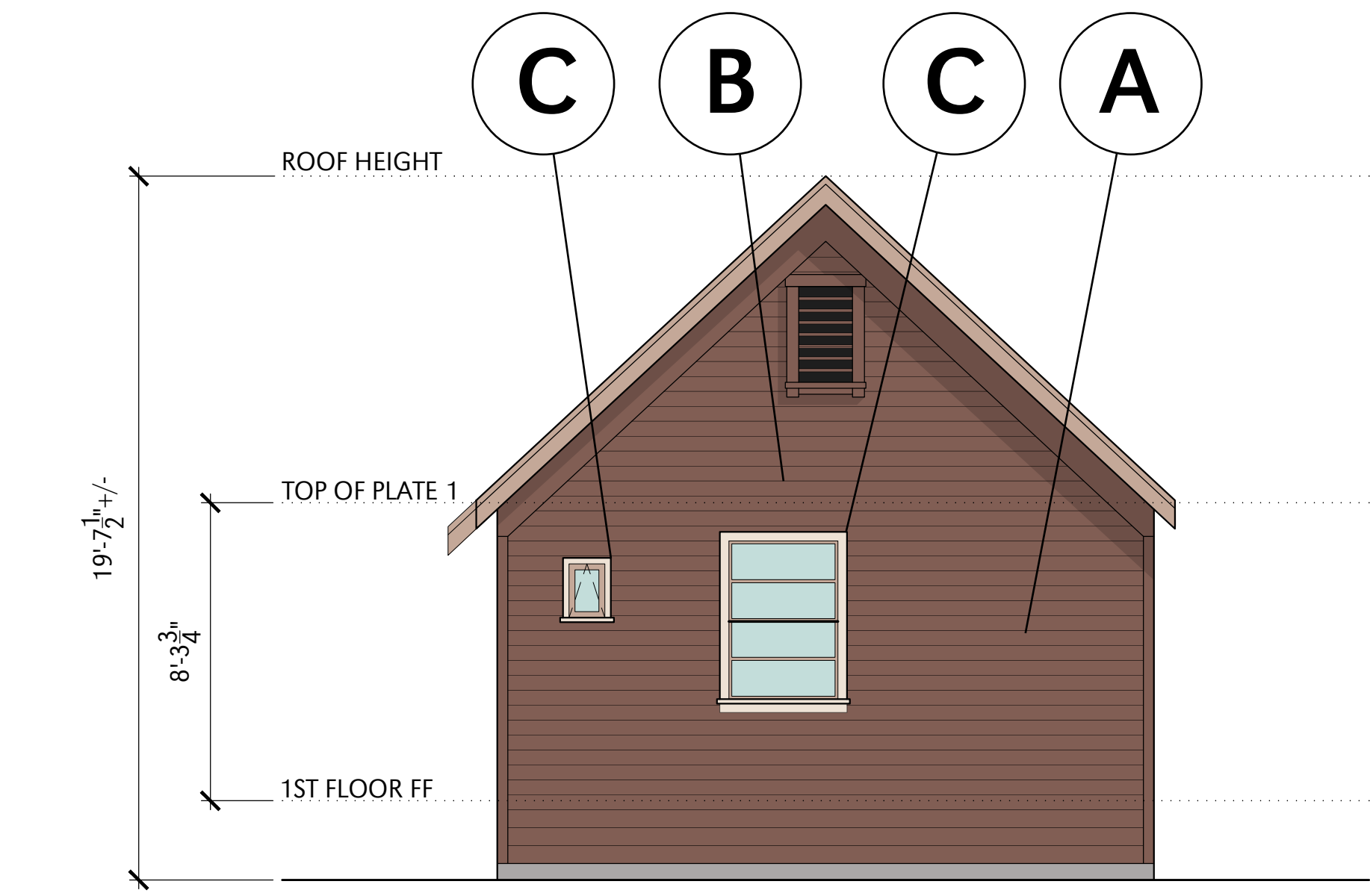
PROPOSED WEST ELEVATION - UNIT F

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



PROPOSED NORTH ELEVATION - UNIT F

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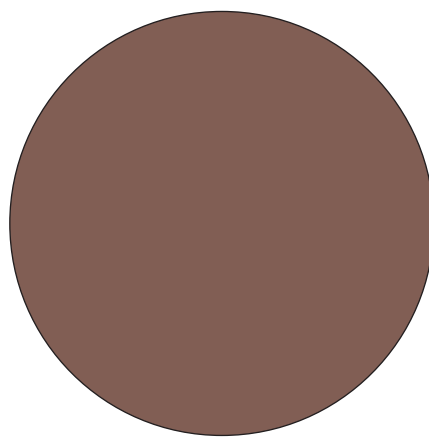


PROPOSED EAST ELEVATION - UNIT F

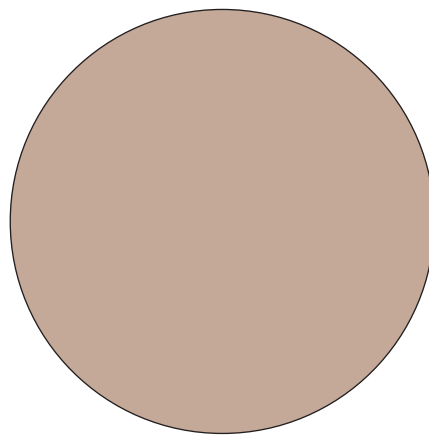
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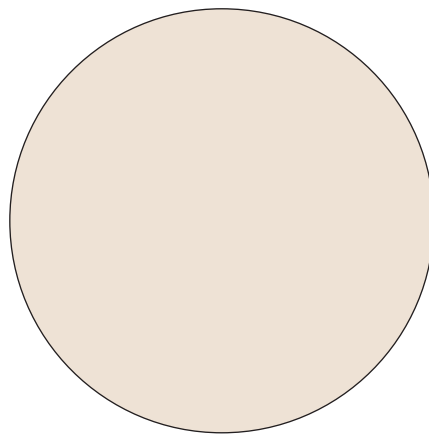
Proposed Paint Colors



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PROPOSED ELEVATIONS
- UNIT F

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

A207

PROJECT NO:	226.1
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