

General Notes

1. GENERAL CONTRACTOR + SUBCONTRACTORS SHALL READ ALL THE NOTES ON THESE PLANS (SET) PRIOR TO SIGNING ANY CONTRACT AND CONSTRUCTION. IF ANY ADDITIONAL INFORMATION ARE REQUIRED TO CLARIFY THE CONTRACTOR SHALL ASK THE ARCHITECT. SEE GENERAL NOTES FOR MORE INFORMATION.

2. AQMD NOTIFICATION IS REQUIRED 10 DAYS BEFORE BEGINNING ANY DEMOLITION WORK. REQUIRED FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT. PROVIDE PROOF OF NOTIFICATION (MAIL WITH RETURN RECEIPT) 10 DAYS BEFORE BUILDING PERMIT IS ISSUED, OR COMPLETE ASBESTOS NOTIFICATION WAIVER.

3. ALL BUILDING FEATURES PROJECTING INTO REQUIRED SETBACKS SHALL BE INSTALL PER CODE.

4. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS,DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THE PROPOSED BUILDING PERMIT IS ISSUED.

5. SOILS REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND EARTHWORK AS REQUIRED PER CODE

6. STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 12" IN THE AREA OCCUPIED BY THE BUILDING.

7. ALL HOSE BIBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON DEVICE.

8. ALL WINDOW COVERINGS REQUIRED BY CFIR, FORM SHALL BE POSTED PRIOR TO FINAL INSPECTION.

9. WRITTEN APPROVAL FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD), (714)396-2000 PER RULE 1403 FOR THE PROPER DISPOSAL OF ASBESTOS. ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE UTILIZED FOR LANDSCAPE IRRIGATION BACK FLOW PREVENTION DEVICES.

11. VERIFY CLEARANCES WITH OVERHEAD UTILITY LINES FROM ALL PERMANENT AND TEMPORARY STRUCTURE INCLUDING SCAFFOLDING AND OTHER WORKING AREAS DURING CONSTRUCTION. CLEARANCE TO BE 8 FT. HORIZONTAL AND 12 FT. VERTICAL. VERIFY WITH SOUTHERN CALIFORNIA EDISON CO. BEFORE COMMENCING CONSTRUCTION.

12. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES. THE ARCHITECT IS NOT RESPONSIBLE FOR SITE GRADING OR DRAINAGE. CONTRACTOR SHALL CONSULT A LICENSED CIVIL ENGINEER.

14. IT IS THE GENERAL CONTRACTORS/BUILD, CONTRACTOR RESPONSIBILITY TO VERIFY THAT THE BUILDING IS WITHIN THE HEIGHT LIMIT PRIOR TO FRAMING THE ROOF RAFTERS. CONTACT THE CIVIL SURVEY CONSULTANTS.

15. ALL EXISTING SURFACE DRAINAGE WHICH IS ALTERED DUE TO NEW BUILDING ADDITION SHALL BE MODIFIED TO PROVIDE AND TERMINATE AT PUBLIC RIGHT OF WAY VIA -NON EROSVIE DEVISE PER CITY HAVING JURISDICTION. NO SURFACE WATER SHALL CROSS OVER NEIGHBORING PROPERTY LINE.

16. CONTRACTOR TO SCHEDULE APPOINTMENT WITH SOUTHERN CALIFORNIA EDISON FOR TEMPORARY POWER AND LOCATION OF SERVICE.

17. CONTRACTOR SHALL POST THE INSTALLATION CERTIFICATE (CF-6R) FORM AND INSULATION CERTIFICATE (IC-1) FORM IN A CONSPICUOUS LOCATION OR KEPT WITH X PLANS AND MADE AVAILABLE TO THE INSPECTOR.

18. CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA GUIDE TO HOME COMFORT AND EMERGY SAVINGS, CF-1R, ME-1R, CF-6R AND IC-1 FORM TO THE BUILDING OWNER.

19. PROVIDE UNDERGROUND DRAINAGE SYSTEM FOR DOWN SPOUTS, PLANTER AREAS, x AND ALL AREAS REQUIRING POSITIVE DRAINAGE.

20. SLOPE ALL PROPOSED SURFACE WATER RUNOFF TOWARDS STREET. CONTRACTOR TO CONFIRM AND VERIFY 1% MIN. SLOPE REQUIRED. NO SURFACE RAIN WATER RUNOFF AND OR IRRIGATION RUNOFF SHALL CROSS OVER NEIGHBORING PROPERTIES.

21. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IS SUCH A POSITION AS TO BE PLAINLY VISIBLE & LEGIBLE FROM STREET. PER CRC SECTION 519.1

22. THIS BUILDING SITE SHALL COMPLY WITH PROTECTION OF PEDESTRIANS DURING CONSTRUCTION. PER CRC SECTION 318.3

23. THE BLDG. SHALL COMPLY WITH SECURITY REQMTS.

24. COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE.

25. LOCATION OF SERVICES SHALL BE APPROVED BY SOUTHERN CALIFORNIA EDISON COMPANY, GAS COMPANY AND ALL OTHER UTILITY COMPANIES.

26. CONTRACTOR SHALL SUBMIT TEMPORARY SHORING PLAN (UNDER SEPARATE PERMIT) WHERE OCCURS.

27. ALL WORK IN THE PUBLIC RIGHT OF WAY MUST BE ACCOMPANIED BY AN ENCROACHMENT PERMIT ISSUED BY THE PUBLIC WORKS DEPARTMENT.



CITY OF REDONDO BEACH DEVELOPMENT STANDARDS	
R-3, R-3A DISTRICTS (LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL)	
DENSITY	LOTS WITH LESS THAN 5,000 SQUARE FEET OF AREA: One dwelling unit LOTS WITH AREAS OF 5,000 SQUARE FEET OR GREATER: One dwelling unit for each 2,490 square feet of lot area
OUTDOOR LIVING SPACE REQUIRED	SINGLE-FAMILY DWELLING: 300 square feet CONDOMINIUMS/MULTIPLE-FAMILY DWELLINGS: 350 square feet per dwelling unit (See RBMC Section 10-2.1912 for a description of qualified outdoor living space)
PROPERTY LINE SETBACKS	FRONT AN AVERAGE OF 18-FEET, WITH A MINIMUM SETBACK OF 14-FEET
	REAR AN AVERAGE OF 15-FEET, WITH A MINIMUM SETBACK OF 15-FEET
	SIDE 5-FEET (See RBMC Section 10-2.513(E) for exceptions to this basic requirement)
BUILDING HEIGHT	Maximum of 30-feet, with no more than 2-stories
PARKING REQUIRED	SINGLE-FAMILY DWELLING: 2-spaces within an enclosed garage CONDOMINIUMS: 2-spaces per unit within an enclosed private or common parking garage MULTIPLE-FAMILY DWELLINGS: 2-spaces per unit, with at least 1-space within an enclosed private or common parking garage VISITOR PARKING (Multiple-Family/Condominium developments on lots 30-feet in width or greater): 2-3 dwelling units: 1 space 4-6 dwelling units: 2 spaces 7-10 dwelling units: 3 spaces 11+ dwelling units: 1 space for each 3 dwelling units (See Article 8 of the Redondo Beach Municipal Code for design standards)

NOTE:

THE CERTIFICATE OF APPROPRIATENESS PROCESS IN 2016 COMMITTED TO VARIOUS RESTORATION EFFORTS ON THE SFR INCLUDING, BUT NOT LIMITED TO:

1. REMOVAL OF ALL STUCCO AND THE RESTORATION OF THE WOOD SIDING UNDERNEATH.

2. REPLACEMENT OF NON-ORIGINAL OPENINGS WITH HISTORICALLY ACCURATE OPENINGS.

3. RESTORATION OF THE LEFT, SOUTHERN PORTION OF THE FRONT PORCH.

4. SANDING AND REPAINTING THE FRONT PORCH COLUMNS.

Remodel and additon to an existing single family Residence plus new detached living unit and garages

Neal and Doreen Moody

517 S. Catalina Ave. Redondo Beach, CA

STRUCTURAL OBSERVATION NOTE:
THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT OF RECORD TO PERFORM THE STRUCTURAL OBSERVATION.

CITY, STATE, NATIONALLY APPLICABLE CODES
BUILDING SHALL COMPLY WITH CALIFORNIA TITLE-24 2013 CALIFORNIA BUILDING CODE, CALIF. GREEN BUILDING CODE, CALIF. RESIDENTIAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, STATE OF CALIFORNIA AND CITY OF HAVING JURISDICTION.

BEST MANAGEMENT PRACTICE (BMP)

- ALL PERSONS WORKING AT THE SITE SHOULD OBTAIN, READ AND UNDERSTAND THE BEST MANAGEMENT PRACTICES PAMPHLET FOR THE TYPE OF CONSTRUCTION BEING DONE.
- STOCKPILES OF SOIL DEBRIS CEMENT SAND TOP-SOIL ETC MUST BE COVERED WITH WATERPROOF MATERIAL OR BERMED TO PREVENT BEING WASHED AWAY.
- FUELS OILS PAINTS SOLVENTS AND OTHER LIQUID MATERIALS MUST BE KEPT INSIDE BERMED AREAS. SPILLS MUST NOT BE WASHED INTO THE STREET.
- WASTE CONCRETE MUST NOT BE WASHED INTO THE STREET, STORM DRAINS OR PUBLIC RIGHT OF WAY. ALL DUST AND SLURRY FROM CONCRETE CUTTING MUST ME REMOVED USING WET DRY VAC OR EQUIVALENT.
- TRASH AND OTHER CONSTRUCTION SOLID WASTE MUST BE PLACED IN A COVERED TRASH RECEPTACLE. ERODED SOIL FROM DISTURBED SLOPES MUST BE CONTAINED USING BERM SILT FENCES SETTING BASINS OR GOOD EROSION MANAGEMENT PRACTICES.
- WASH WATER FOR CLEANING CONSTRUCTION EQUIPMENT MUST BE KEPT ON-SITE WITHIN A CONTAINMENT AREA.

CONTACTS AND CONSULTANTS
ARCHITECT:
GTA DESIGN GROUP ARCHITECTS INC.
GOITOM TEKLETSION
2100 N. SEPULVEDA BLVD, #44
310-546-5550
LICENSE NUMBER: C31925

CONSULTANTS:
STRUCTURAL ENGINEER:

CIVIL SURVEYOR:
DENN ENGINEERS
3914 DEL AMO BLVD, ST 921
TORRANCE CA, 90503 TEL. 310-542-9433

Project Data

Project Description

Remodel on existing residence, addition at the front existing historix SFR, new detached garage and unit above

Site Address

517 S. Catalina Ave. Redondo Beach, CA

Legal Description

LOT 7 BLOCK 189 TOWNSITE OF REDONDO BEACH
M.R. 39-1-17 APN 7508-005-007

Zoning:

R3

Construction Type: V-B,
Sprinklered, Contractor to submit plans
for approval under separate permit

Occupancy / Group

R-3 / U

Units: 2

Stories: 2

Lot Area

6,540 sq.ft.

MAX FLOOR AREA:

Area Calculations in sq.ft.

	Front Unit	Rear Unit	TOTAL
First Floor Existing	1,268		1,268
First Floor New	164	26	190
Second Floor Existing	1081		1,081
Second Floor New	164	1,166	1,330
Total Living Area	2,677	1,192	3,869
1st Fir Deck	144		144
2nd Fir Deck	35	188	223
Garages			1,018
Storage Divided	634 CF	728 CF	488

Height Calculations

Lot Coverage

Lot Coverage: 6,540 / 2,918 = 45%

Open Space

Front		
Total Required Open Space	350 sq.ft.	Storage Req
Actual Open Space		Storage Provided
Rear		
Total Required Open Space	350 sq.ft.	
Actual Open Space		
Setback Area		
Front		
Total Required Setback Area	540 sq.ft.	
Actual Setback Area		
Rear		
Total Required Setback Area	359.7 sq.ft.	
Actual Setback Area		

Sheet List

Sheet Number	Sheet Name
A001	Title Sheet
A002	Notes
A100	Site & Roof Plans
A201	First Floor Plans
A202	Second Floor Plans
A301	Elevations Front Unit
A401	Elevations Rear Unit
A501	Sections
A601	Existing Structure
C-1	LID & Drainage Plan
C-2	Details
L1	Planting Plan
L2	Irrigation Details
L3	Specification
S-1	Survey

VICINITY MAP

CTA
DESIGN GROUP

Architects
Landscape Architects
Planners

2100 N. Sepulveda Blvd.
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Manhattan Beach, CA
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Tel (310) 546-5550

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www.gtaarchitects.net

LICENSED ARCHITECT
GOITOM TEKLETSION
Exp. 7-31-25
C31925
STATE OF CALIFORNIA

Client (Owner's) Name
NEAL MOODY
Project Name & Location
Neal and Doreen Moody
517 S. Catalina Ave.
Redondo Beach, CA

Drawing Name
Title Sheet

Project number
14-6055

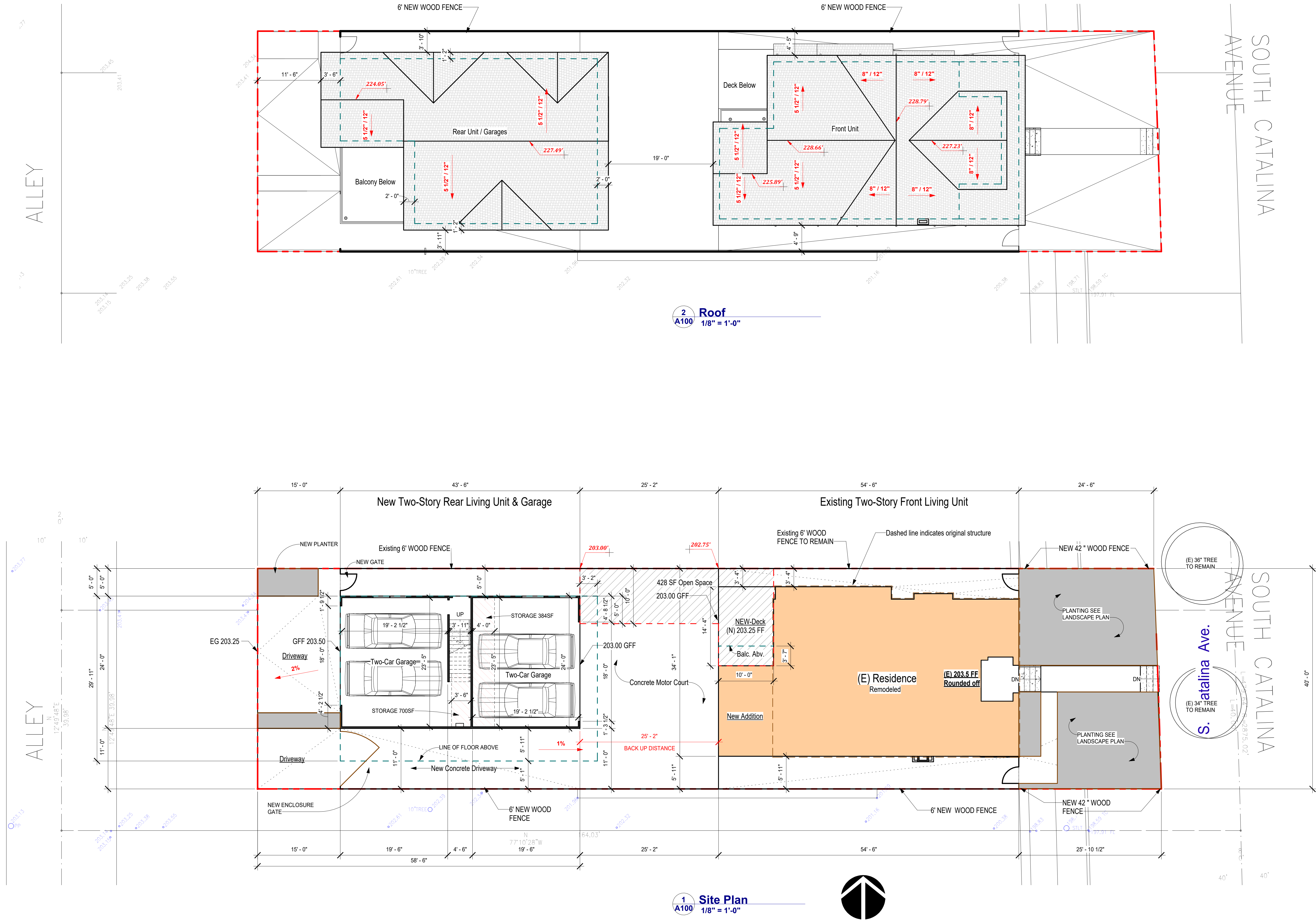
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Date
01-27-23

Revision:
No. Description Date

Drawing Number
A001

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Client (Owner's) Name
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Project Name & Location
Neal and Doreen Moody
517 S. Catalina Ave.
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Drawing Name
Site & Roof Plans

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Scale
1/8" = 1'-0"

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Revision:		
No.	Description	Date

Drawing Number

A100

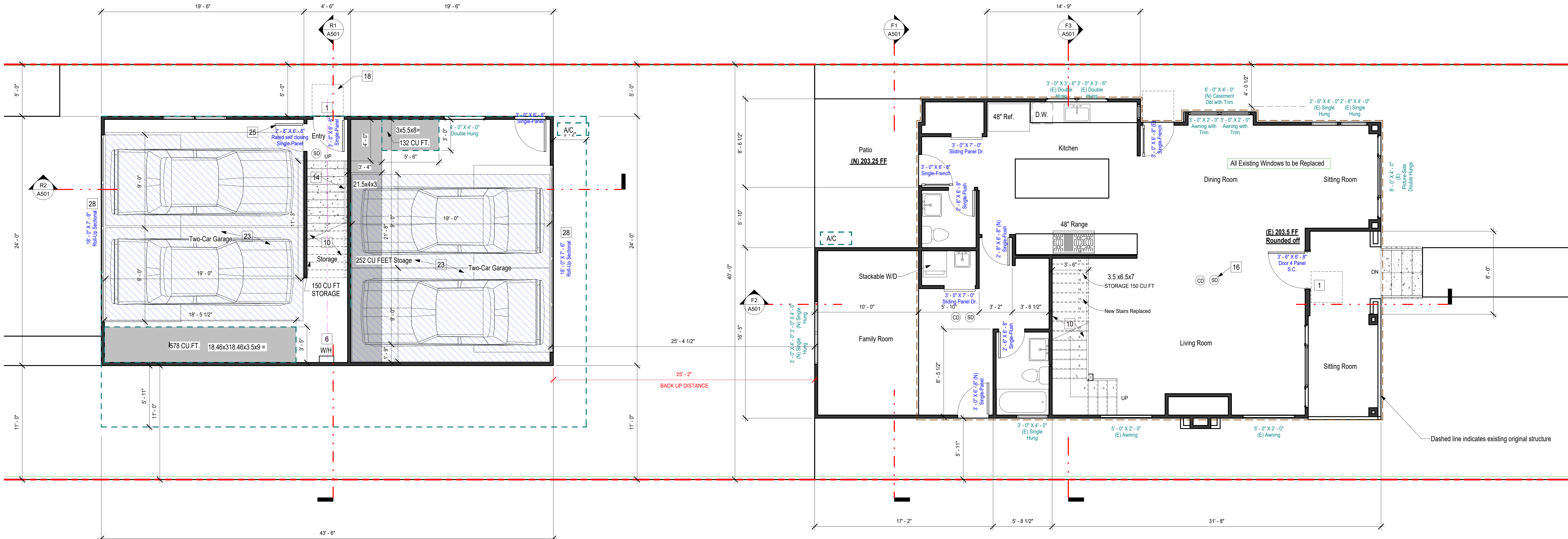
Floor Plan Key Notes

- FRONT ENTRANCE/EXIT DOOR MUST BE MIN. 32" (MAX 48") CLR. OPENING WIDTH 1-3/4" MIN. THICK SOLID CORE. DEAD BOLT MUST BE OPERABLE FROM INSIDE THE HOUSE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE AND EFFORT.
- 100 SQ. IN. OF VENT AREA THROUGH WALL/DOOR TO VENT LAUNDRY ROOM.
- TUBSHOWER: 5'-0" BATH TUB W/ SHOWER. PROVIDE NON-ABSORBENT FINISH @ WALLS NOT LESS THAN 7'-0" ABOVE DRAIN INLET. PROVIDE TEMPERED GLASS ENCLOSURE. WALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 70 INCHES ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.04 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIA. CIRCLE.
- LIGHTING 12" MIN AWAY FROM SHELVES AND PROVIDE COVER FOR PROTECTION OF COMBUSTIBLE MATERIALS. IF PROVIDE STORAGE CABINETS ABOVE AND/OR SHELVING ABOVE.
- FAU UNIT. REFER TO ENERGY CALCULATION FOR SIZE AND MANUFACTURE. PROVIDE GAS + 110V SET ON 18" HIGH WOOD FRAMED PLATFORM.
- GAS OR ELECTRIC TANKLESS HOT WATER HEATER. CONTINUOUS BURNING GAS PILOT LIGHT ARE PROHIBITED.
- PROVIDE SHELF AND POLE ASSEMBLY AT ALL CLOSETS AND WALK IN CLOSETS.
- 30" X 24" CLEAR SPACE IN FRONT OF TOILET.
- DRYER VENT TO OUTSIDE AIR MAX 14" TOTAL LENGTH W/ MAX 90 DEG. BEND.
- ENCLOSED USABLE STAIRWAY SHALL HAVE THE WALLS AND CEILING PROTECTED ON THE ENCLOSED SIDE WITH 5/8" TYPE-X GYP. BD. 1-HR. RATED.
- FIREPLACE PRE-FABRICATED BY FIREPLACE EARTHCORE INDUSTRIES "ISOKERN". ESR-2316. INSTALL PER MANUF. REQMTS. OR APPROVED BY THE BUILDING DEPARTMENT. PROVIDE NON COMBUSTIBLE STONE OR CERAMIC TILE SURROUND AND PER CODE. INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING. **WOOD BURNING NOT PERMITTED PER A.O.M.D.**
- 14 MIN. TO MAX 40" A.F.F. MIN. INSTALL PER MANUF. REQMTS. OR EQUAL. PROVIDE NON COMBUSTIBLE STONE OR CERAMIC TILE SURROUND AND PER CODE. INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING.
- GUARDRAIL SHALL BE AT LEAST 42" HIGH. BALUSTER SHALL NOT BE PERMIT 4.375" DIAMETER TO PASS THROUGH ANY OPENING.
- HANDRAIL. HANDRAILS SHALL BE 34" TO 38" ABOVE TREAD NOSING. WITH OPENINGS LESS THAN 4 DIA. CLEAR. EMERGENCY ESCAPE AND RESCUE FROM SLEEPING ROOMS. MIN. NET CLEAR OPENING DIMENSIONS OF 24" HEIGHT, 20" CLEAR WIDTH, 5.7 SQ. FT. AREA (5.0 SQ. FT. AT GRADE FLOOR) AND 44" MAX TO BOTTOM OF CLEAR OPENING IS REQ'D.
- HARD WIRE SMOKE ALARMS WITH BATTERY BACK UP IN SLEEPING ROOMS AND CENTRALLY LOCATED IN CORRIDORS SMOKE ALARM SHALL BE LOCATED AT EACH STORY AND BASEMENT. ON THE UPPER LEVEL OF SPLIT LEVEL STORIES AND BOTH LEVELS IF SLEEPING AREA IS ON THE LOWER LEVEL. A SMOKE ALARM SHALL BE LOCATED IN CLOSE PROXIMITY TO THE STAIRWAY WHEN BEDROOMS ARE ON THE UPPER LEVEL.
- EXTERIOR WEATHERPROOF/WATERPROOFING WALKING SURFACE. SLOPE TO DRAIN MIN. 1/4" 12" BY (CROSS FIELD PRODUCTS CORP. DECK-O-TEX WEATHER WARE DECK COVERING. ES REPORT ESR #1757) INSTALLATION TO BE QUALIFIED TO INSTALL DECK-O-TEX AS SPECIFIED BY THE MANUFACTURE (ONE-HR DECK PROTECTION REQUIRED AT CONCRETE DECKS).
- LANDING AREAS ADJACENT TO DOORS SHALL HAVE A MEASURED LENGTH IN THE DIRECTION OF TRAVEL NO LESS THAN 36".
- MECHANICAL VENTILATION IN LAUNDRY, BATHROOMS, AND TOILET ROOMS SHALL BE 50 CUBIC FEET PER MINUTE. VENT TO OUTSIDE PER CODE.
- THRESHOLD HEIGHTS SHALL BE MAX 0.75" AT SLIDING DOORS AND MAX. 0.5" FOR OTHER DOORS. MAX 7.75" BELOW THE THRESHOLD HEIGHT NOT REQ'D MEANS OF EGRESS.
- STAIRS. RISER SHALL BE 4" MIN. & 7.75" MAX. RUN SHALL BE 11" MIN. HEADROOM 6'-8" MIN. WIDTH 36" MIN.
- SHOWER WITH TEMPERED GLASS ENCLOSURE & DOOR. W/ 30" DIA. MIN. CLEAR PROVIDE NON-ABSORBENT FINISH @ WALLS NOT LESS THAN 7'-0" ABOVE DRAIN INLET. PROVIDE TEMPERED GLASS ENCLOSURE. ALL SHOWERS AND TUB-SHOWER SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTAT MIXING VALVE.
- TYPICAL GARAGE NOTES: REQUIRED PARKING AREA SHALL BE PER CODE. PROVIDE 5/8" TYPE-X DRYWALL @ WALLS AND CLO. TO ACHIEVE AN 1-HR. RATING. AUTOMATIC GARAGE DOOR OPENER EQUIPMENT AND THE GARAGE DOOR ENTRANCE TO BE MIN. 7'-4" HI. CLR. LOUVERED VENTS: 14"x6". 4" AWY GARAGE FLOOR. VERIFY W/ ADJACENT GRADE. ADJUST AS REQ. PER CODE. **SLOPE SLAB FLOOR MIN. 0.5% MAX. 2% PER CODE TOWARDS THE FRONT.**
- WATERPROOF LAUNDRY FLOOR AREA AND INSTALL A FLOOR DRAIN. PROVIDE A TRAP PRIMER, INCLUDE WASHING-MACHINE DRIP PANS AND ELECTRONIC SHUTOFF VALVES THAT AUTOMATICALLY STOP THE FLOW OF WATER WHEN THEY SENSE A LEAK.
- 20 MIN. FIRE RATED DOOR. SELF-CLOSING. SELF LATCHING DOOR SHALL BE EQUIPPED WITH WEATHER STRIP AND THRESHOLD.
- EXHAUST FAN (KITCHEN AREA) FOR LOCAL VENTILATION PER CEC AND ASHRAE. MIN AIRFLOW RATE 100 CFM THIS DOOR SHALL HAVE MIN. 100 SQ. IN. OPENING FOR DRYER WAKE UP AIR.
- GARAGE DOOR SPRING SHALL BE FABRICATED FROM EITHER HARD-DRAWN SPRING WIRE OR OIL-TEMPERED WIRE. MIN. DESIGN STANDARD SHALL BE 8,000 CYCLES. PHYSICAL CYCLING TESTS SHALL BE PERFORMED AND CERTIFIED BY AN APPROVED TESTING AGENCY. EACH SPRING SHALL BE EQUIPPED WITH AN APPROVED DEVICE CAPABLE OF RESTRAINING THE SPRING OR ANY PART THEREOF IN THE EVENT IT BREAKS. CONTAINMENT DEVICE SHALL BE TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY. INSTALL PER CODE.

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2 First Floor Demo
A201 1/4" = 1'-0"

1 First Floor
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Client (Owner's) Name
NEAL MOODY

Project Name & Location

Neal and Doreen Moody
517 S. Catalina Ave.
Redondo Beach, CA

Drawing Name

First Floor Plans

Project number
14-6055

Scale
1/4" = 1'-0"

Date
01-27-23

Revision:

No.	Description	Date

Drawing Number

A201

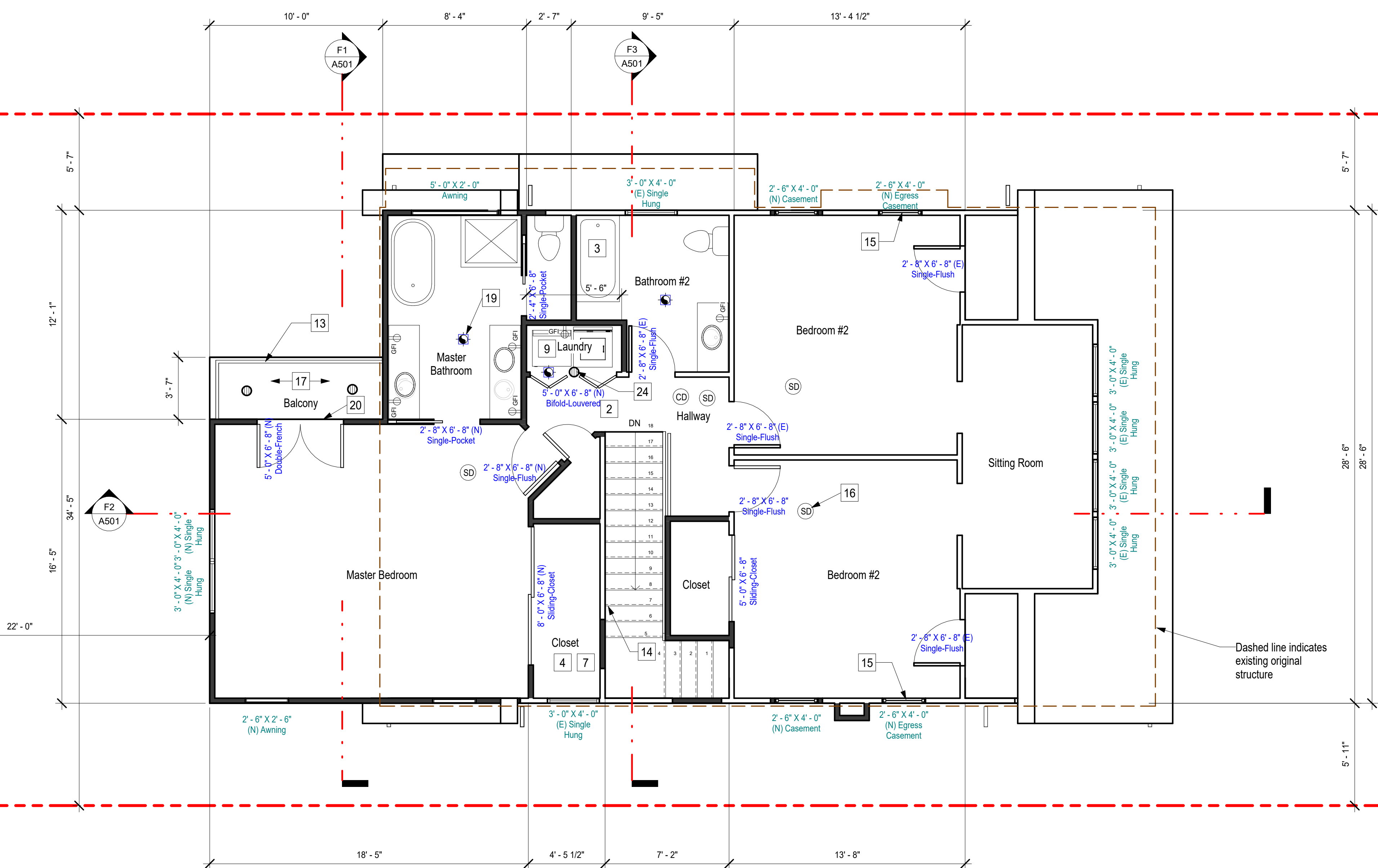
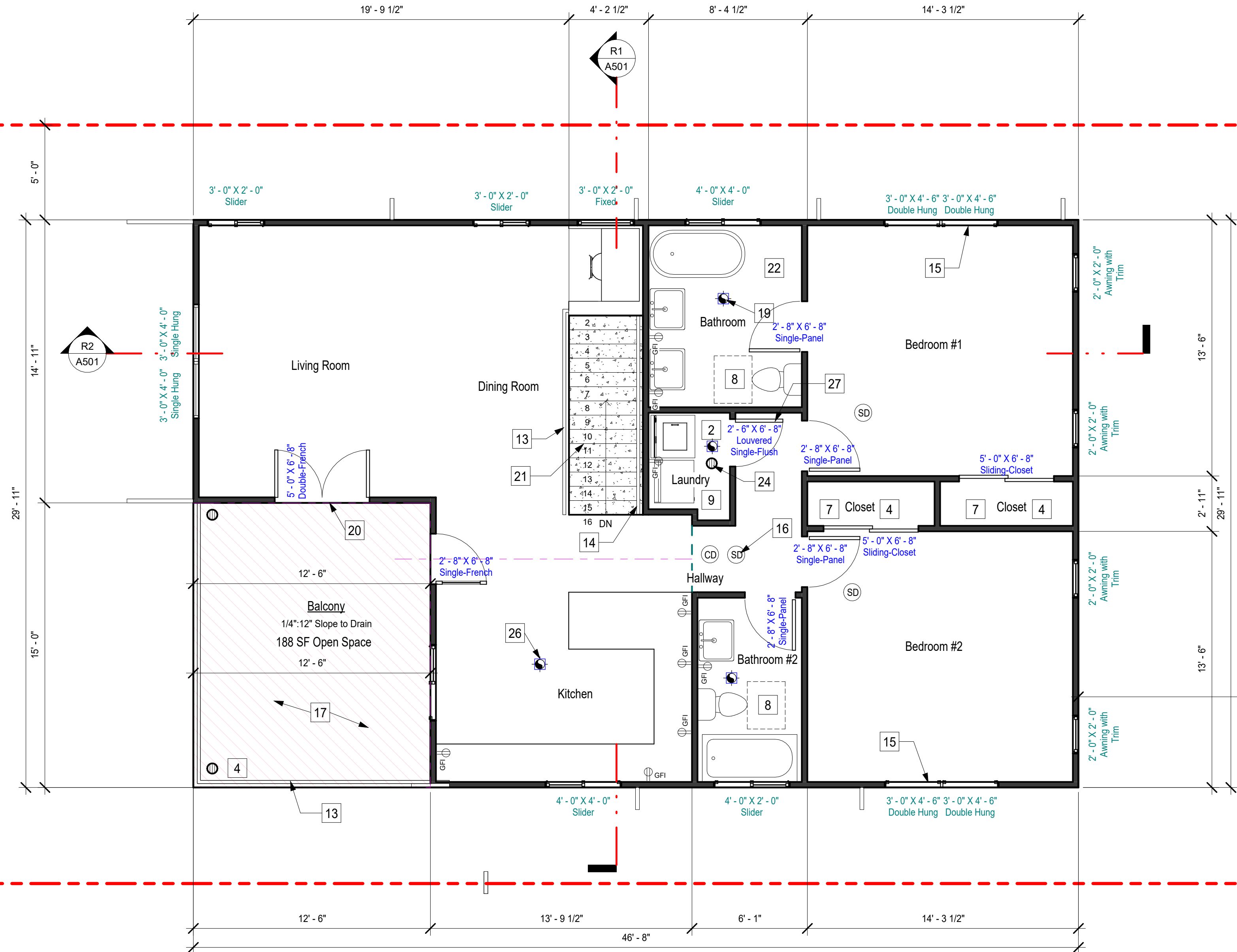
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- ENCLOSED USABLE STAIRWAY SHALL HAVE THE WALLS AND CEILING PROTECTED ON THE ENCLOSED SIDE WITH 60" TYPE-X GYP. BD. 1-HR. RATED.
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- SHOWER WITH TEMPERED GLASS ENCLOSURE & DOOR, W/ 30" DIA. MIN. CLEAR PROVIDE NON-ABSORBENT FINISH @ WALLS NOT LESS THAN 70" ABOVE DRAIN INLET. PROVIDE TEMPERED GLASS ENCLOSURE. ALL SHOWERS AND TUB-SHOWER SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTAT MIXING VALVE.
- TYPICAL GARAGE NOTES: REQUIRED PARKING AREA SHALL BE PER CODE. PROVIDE 5/8" TYPE-X DRYWALL @ WALLS AND C.G. TO ACHIEVE AN 1-HR. RATING. AUTOMATIC GARAGE DOOR OPENER EQUIPMENT AND THE GARAGE DOOR ENTRANCE TO BE MIN. 7'-4" H. CLR. LOUVERED VENTS- 14"X9", 6" ABV GARAGE FLOOR. VERIFY W/ ADJACENT GRADE, ADJUST AS REQ. PER CODE. **SLOPE SLAB FLOOR MIN. 0.5% MAX. 2% PER CODE TOWARDS THE FRONT.**
- WATERPROOF LAUNDRY FLOOR AREA, AND INSTALL A FLOOR DRAIN. PROVIDE A TRAP PRIMER, INCLUDE WASHING MACHINE DRIP PANS AND ELECTRONIC SHUTOFF VALVES THAT AUTOMATICALLY STOP THE FLOW OF WATER WHEN THEY SENSE A LEAK.
- 20 MIN. FIRE RATED DOOR, SELF CLOSING, SELF LATCHING DOOR SHALL BE EQUIPPED WITH WEATHER STRIP AND THRESHOLD.
- EXHAUST FAN (KITCHEN AREA) FOR LOCAL VENTILATION PER CEC AND ASHRAE. MIN AIRFLOW RATE 100 CFM. THIS DOOR SHALL HAVE MIN. 100 SQ. IN. OPENING FOR DRYER MAKE UP AIR.
- GARAGE DOOR SPRING SHALL BE FABRICATED FROM EITHER HARD-DRAWN SPRING WIRE OR OIL-TEMPERED WIRE. MIN. DESIGN STANDARD SHALL BE 5,000 CYCLES. PHYSICAL CYCLING TESTS SHALL BE PERFORMED AND CERTIFIED BY AN APPROVED TESTING AGENCY. EACH SPRING SHALL BE EQUIPPED WITH AN APPROVED DEVISE CAPABLE OF RESTRAINING THE SPRING OR ANY PART THEREOF IN THE EVENT IT BREAKS. CONTAINMENT DEVICE SHALL BE TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY. INSTALL PER CODE.

NOTE:

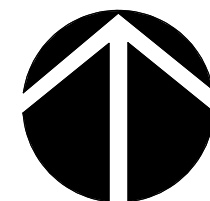
THE CERTIFICATE OF APPROPRIATENESS PROCESS IN 2016 COMMITTED TO VARIOUS RESTORATION EFFORTS ON THE SFR INCLUDING, BUT NOT LIMITED TO:

- REMOVAL OF ALL STUCCO AND THE RESTORATION OF THE WOOD SIDING UNDERNEATH.
- REPLACEMENT OF NON-ORIGINAL OPENINGS WITH HISTORICALLY ACCURATE OPENINGS.
- RESTORATION OF THE LEFT, SOUTHERN PORTION OF THE FRONT PORCH.
- SANDING AND REPAINTING THE FRONT PORCH COLUMNS.



2 A202 Second Floor Demo 1/4" = 1'-0"

R1 A202 Second Floor 1/4" = 1'-0"



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Client (Owner's) Name
NEAL MOODY
Project Name & Location
Neal and Doreen Moody
517 S. Catalina Ave.
Redondo Beach, CA

Drawing Name
Second Floor Plans

Project number
14-6055

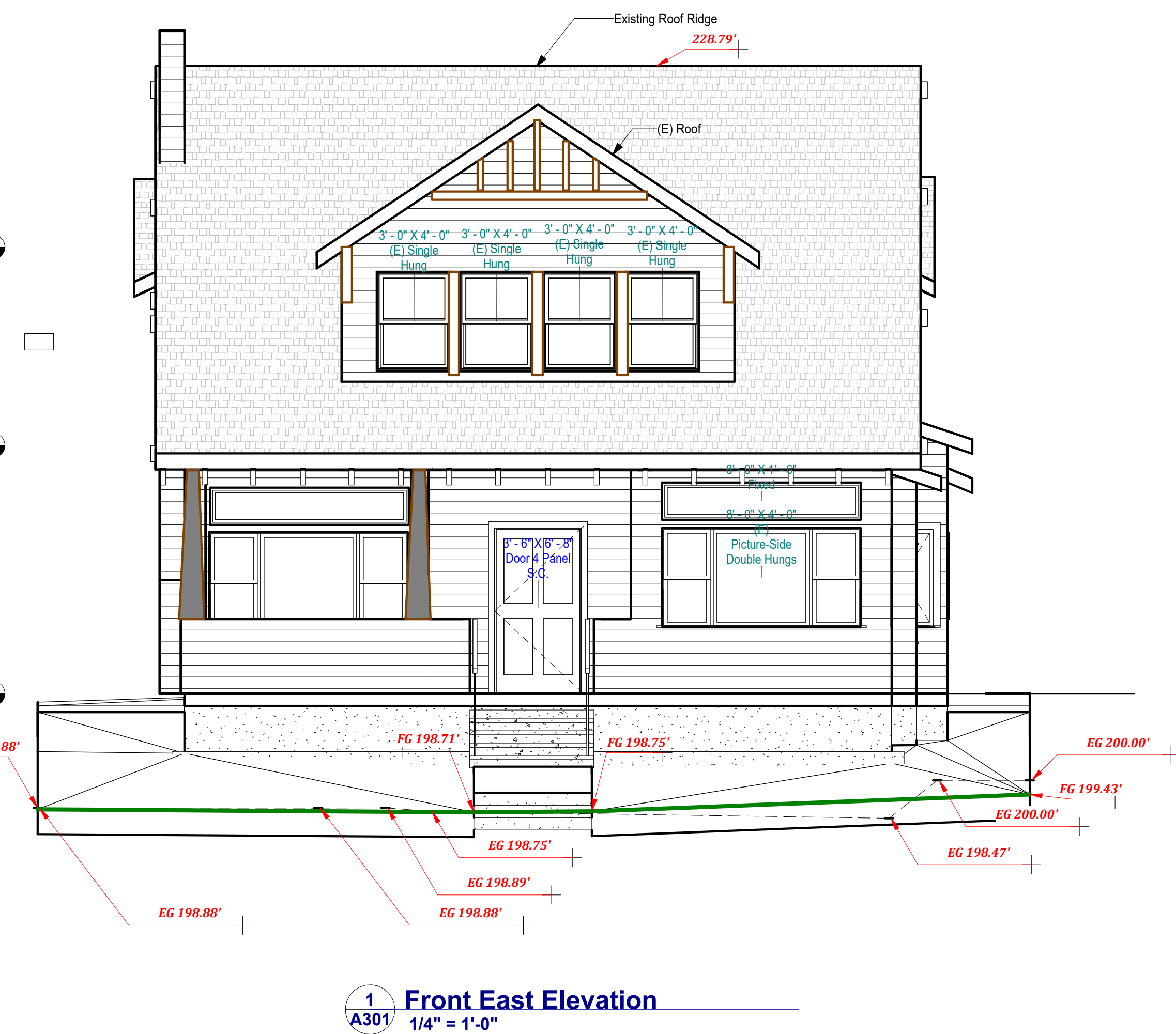
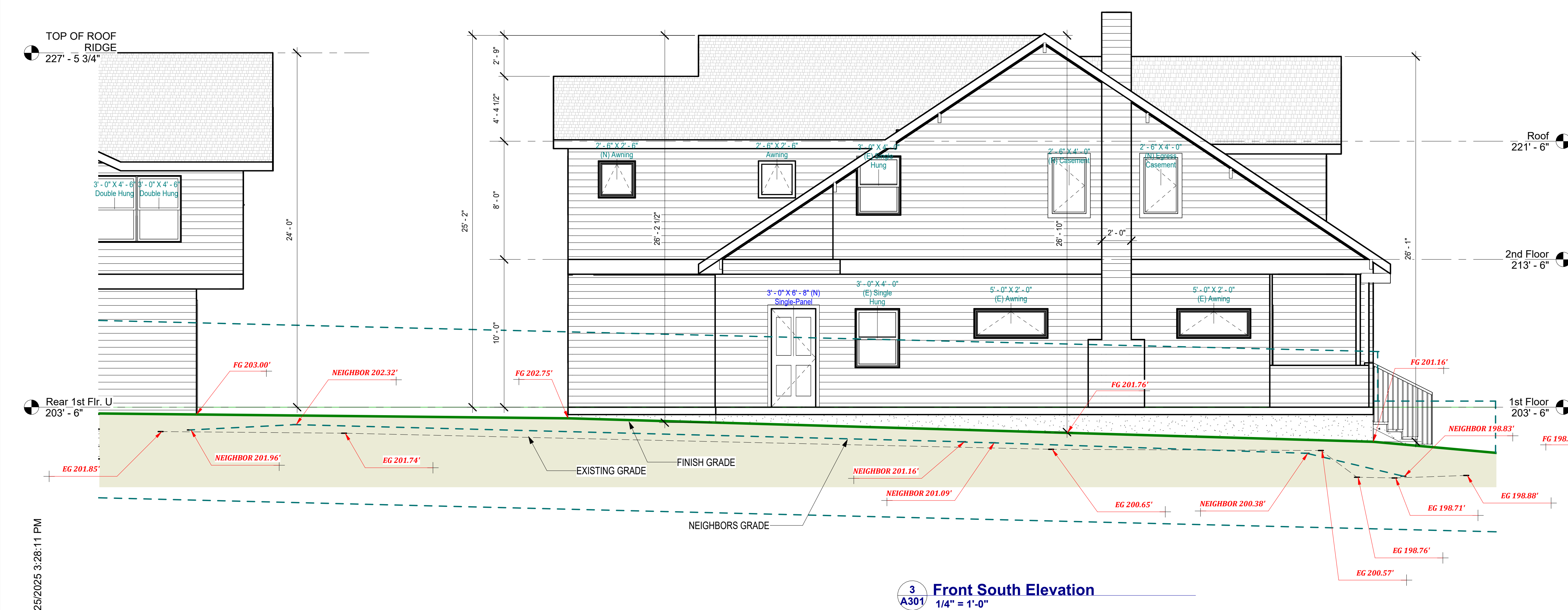
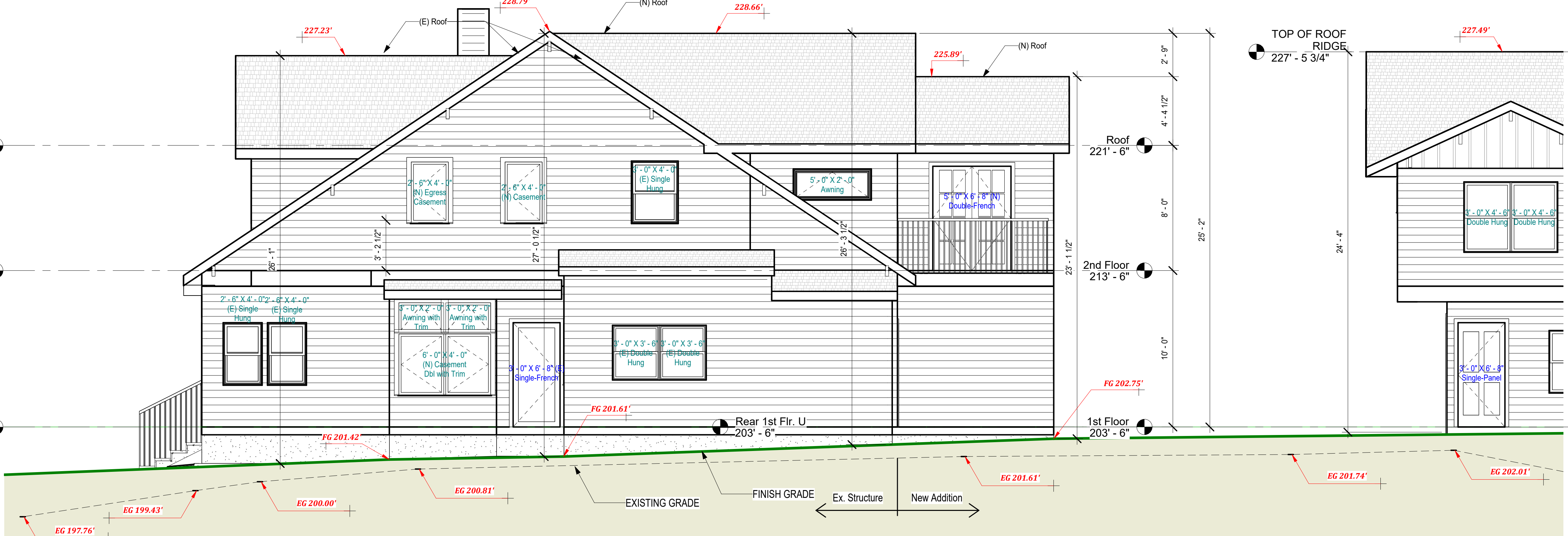
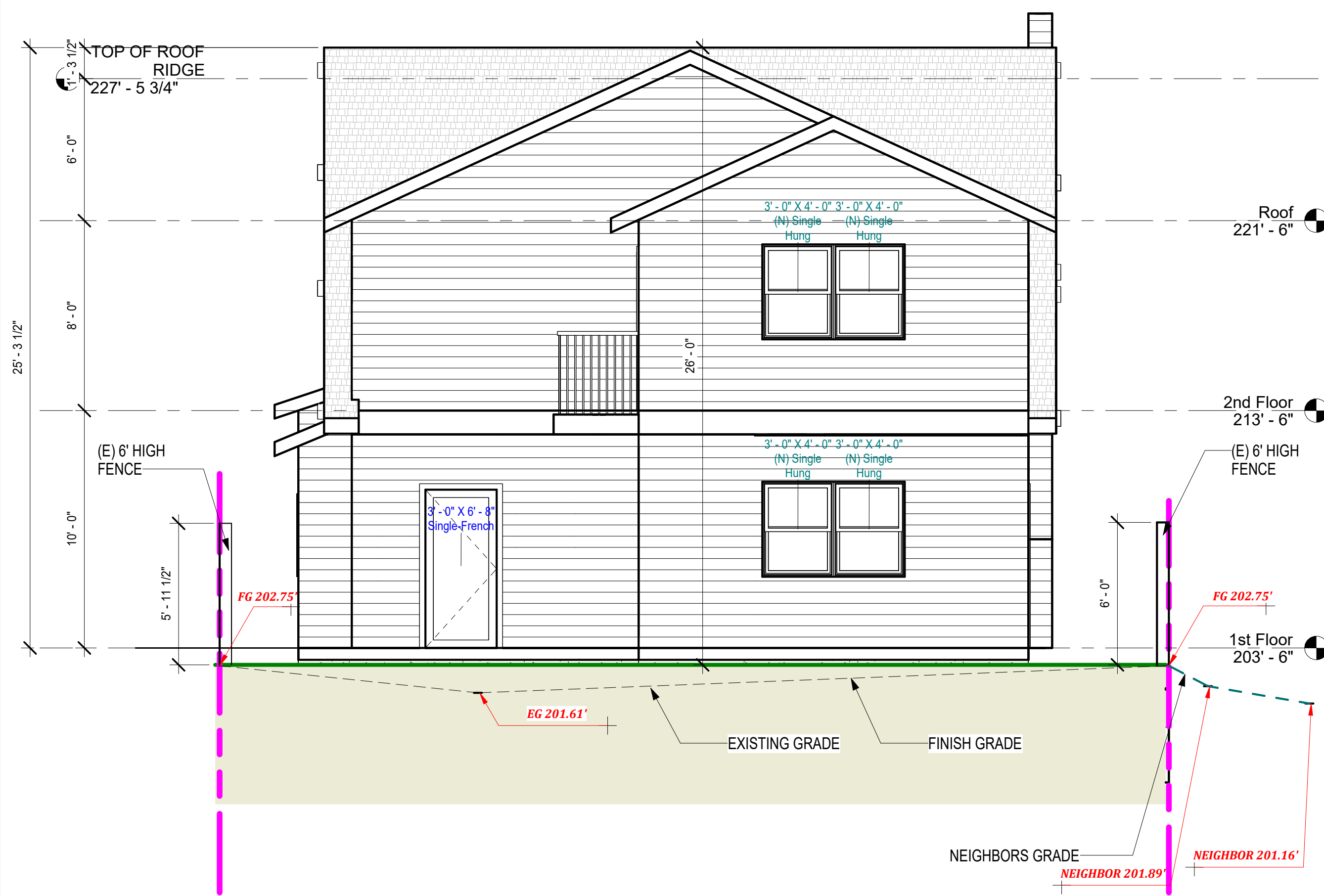
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1/4" = 1'-0"

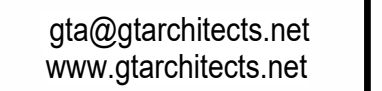
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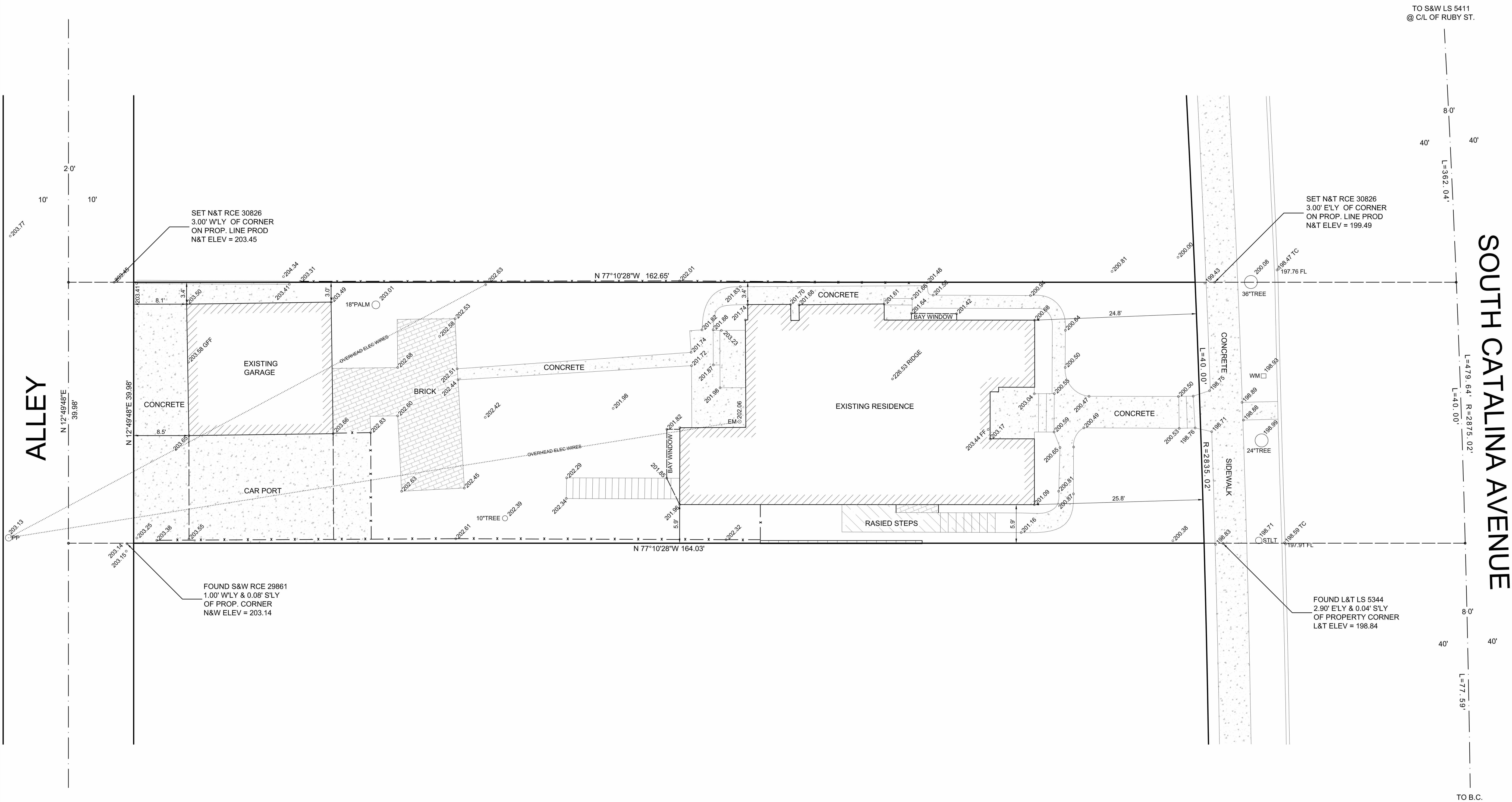
Revision:		
No.	Description	Date

Drawing Number

A202





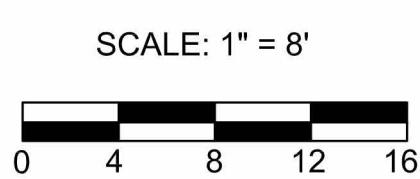
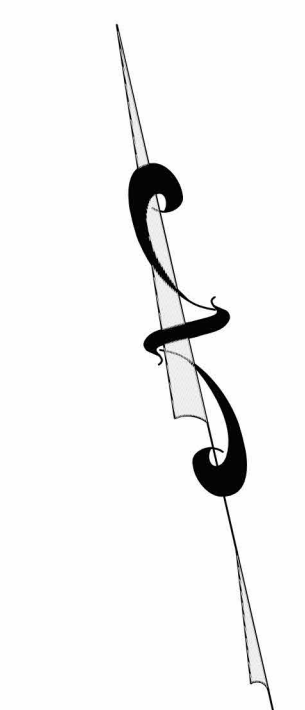


LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BEGINNING OF CURB RETURN
- C.L. CENTERLINE
- ELY. ELECTRIC METER
- FD. FOUND
- FF. FINISH FLOOR
- FH. FIRE HYDRANT
- FL. FLOW LINE
- OFF. GARAGE FINISH FLOOR
- GM. GAS METER
- GW. GUY WIRE
- L&T. LEAD AND TAG
- MH. MANHOLE
- NLY. NORTHERLY
- PC. PROPERTY CORNER
- PL, PL. PROPERTY LINE
- PP. POWER POLE
- S&W. SPIKE AND WASHER
- SLY. SOUTHERLY
- SPK. SPIKE
- SSMH. SANITARY SEWER MANHOLE
- STK. STAKE
- STLT. STREET LIGHT
- TC. TOP OF CURB
- TW. TOP OF WALL
- TX. TOP OF DRIVEWAY APRON
- WLY. WESTERLY
- WM. WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

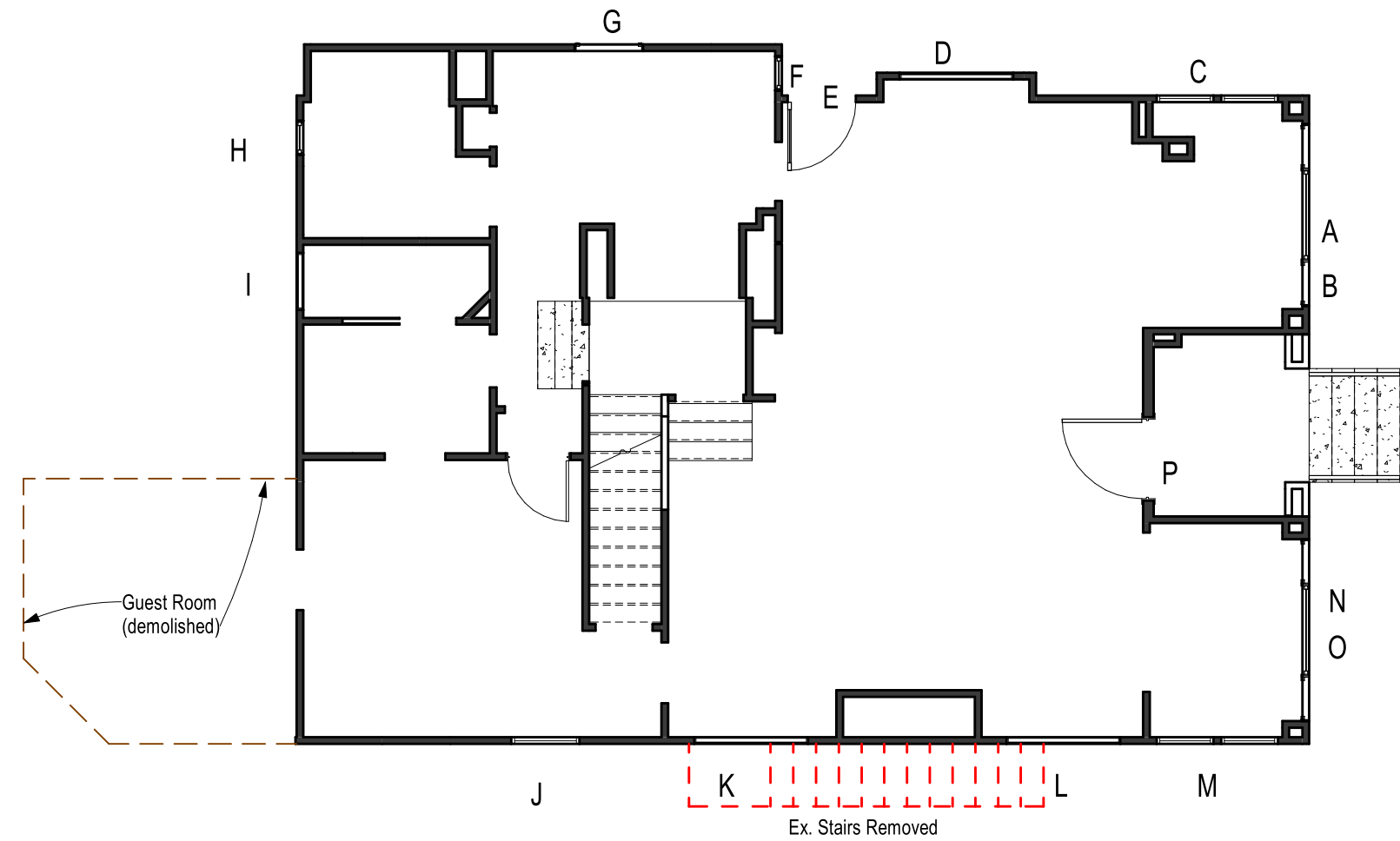
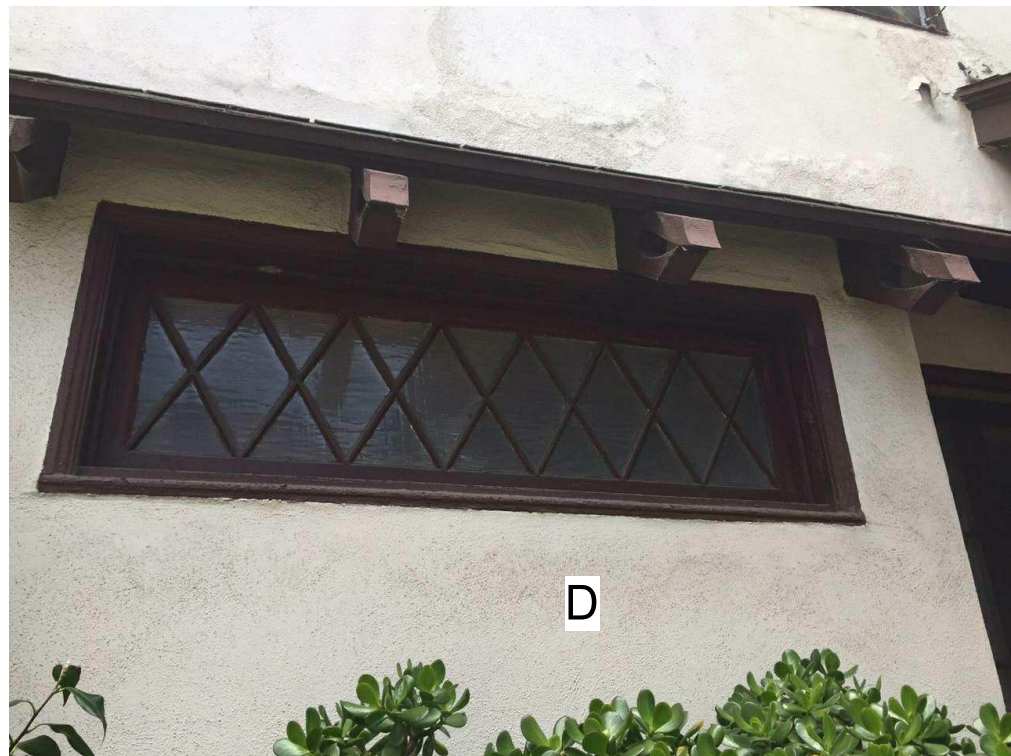


JOB ADDRESS
517 SOUTH CATALINA
REDONDO BEACH, CA.

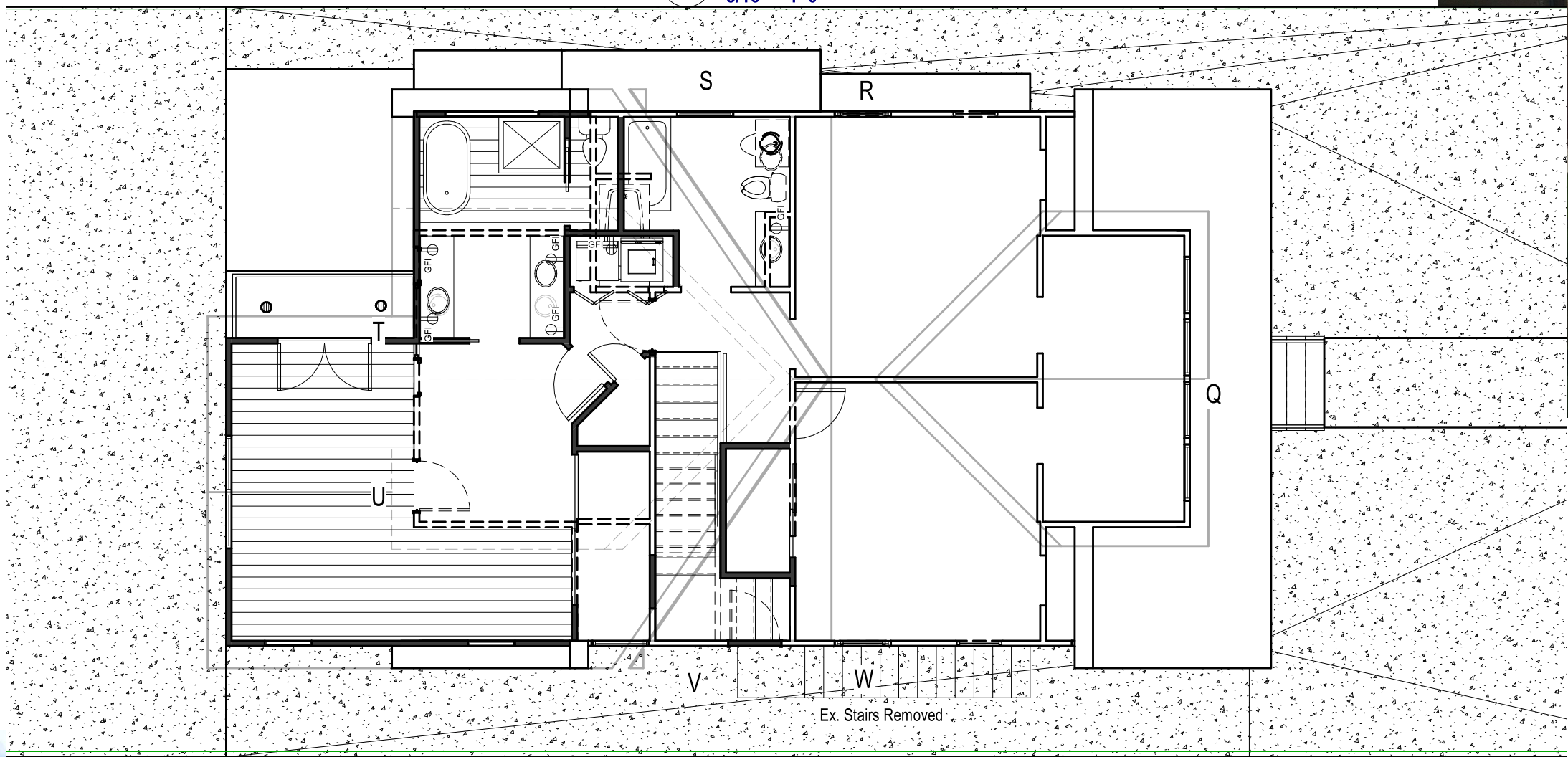
LEGAL DESCRIPTION
LOT 7
BLOCK 189
TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
APN 7508-005-007

NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

SURVEY AND TOPOGRAPHY FOR NEAL MOODY 517 SOUTH CATALINA REDONDO BEACH, CA. 90277 (310) 245-6597		GARY J. ROEHL R.C.E. 30826	
DRAWN BY: C.T.		CHECKED BY:	DATE: 10-31-14
ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS, SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.		REV	
		JOB NO.	14-517
		SHEET	1
3914 DEL AMO BLVD, SUITE 921 * TORRANCE, CA 90503 * (310) 542-9433		OF	1



1 Existing First Floor
A901 3/16" = 1'-0"



2 Existing Second Floor
A901 3/16" = 1'-0"



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Client (Owner's) Name
NEAL MOODY

Project Name & Location
Neal and Doreen Moody

517 S. Catalina Ave.
Redondo Beach, CA

Drawing Name
Existing Structure

Project number
14-6055

Scale
3/16" = 1'-0"

Date
01-27-23

Revision:	No.	Description	Date

Drawing Number

A901