



VIEW OF PCH ELEVATION

12/4/2025 12:28:15 PM



1544 20th Street S4, CA
1-310-394-4045
info@dfhaa.com
www.dfhaa.com

architecture
interior
landscape
planning

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN
REVIEW SET
DECEMBER 3, 2025

RENDERING

Scale:

By: Author

Project No:
2518

Page No:
T-0.01



INTERSECTION OF PCH & PEARL

12/4/2025 12:28:15 PM



INTERSECTION OF PCH & PEARL

12/4/2025 12:28:18 PM



LOOKING NORTH ALONG PCH

12/4/2025 1:08:27 PM



1544 20th Street S4, CA
1-818-394-4045
info@dfhaa.com
www.dfhaa.com

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN
REVIEW SET
DECEMBER 3, 2025

RENDERING

Scale:

By: Author

Project No:
2518

Page No:
T-0.04



LOOKING SOUTH ALONG PCH



LOOKING SOUTH AT INTERSECTION OF PCH & PEARL

ABBREVIATIONS

A/C

AIR CONDITIONING

A.C.

ASPHALTIC CONCRETE

A.D.

AREA DRAIN

A.F.F.

ABOVE FINISH FLOOR

ALUM.

ALUMINUM

B.B.

BREAD BOARD

BD.

BOARD

BLDG.

BUILDING

BLKG.

BLOCKING

BOT.

BOTTOM

C.L.

CENTER LINE

CLG.

CEILING

CLR.

CLEAR

C.M.U.

CONCRETE MASONRY UNIT

COL.

COLUMN

CONC.

CONCRETE

CONC. BLK.

CONCRETE BLOCK

CONST.

CONSTRUCTION

CONT.

CONTINUOUS

DIA.

DIAMETER

DIM.

DIMENSION

DN.

DOWN

D.S.

DOWN SPOUT

DTL.

DETAIL

DWG.

DRAWING

(E)

EXISTING

ELEC.

ELECTRIC

E.V.

ELECTRIC VEHICLE

ELEV.

ELEVATION

EQ.

EQUAL

EQUIP.

EQUIPMENT

EXIST.

EXISTING

EXT.

EXTERIOR

F.F.

FINISH FLOOR

F.G.

FINISH GRADE

FIN.

FINISH

FLR.

FLOOR

F.O.C.

FACE OF CONCRETE

F.O.M.

FACE OF MASONRY

F.O.S.

FACE OF STUD

FP.

FIREPLACE

FT.

FEET

FTG.

FOOTING

G.

GAS

GALV.

GALVANIZE

GL.

GLASS

GYP.

GYPSUM

H.B.

HOSE BIBB

H.C.

HOLLOW CORE

HD.

HEAD

HT.

HEIGHT

H.V.A.C.

HEATING, VENTILATING & AIR CONDITIONING

H.W.

HOT WATER

INT.

INTERIOR

LAV.

LAVATORY

LT.

LIGHT

MAX.

MAXIMUM

M/C

MEDICINE CABINET

MECH.

MECHANICAL

MFGR.

MANUFACTURER

MIN.

MINIMUM

MTL.

METAL

NORTH

NORTH

(N)

NEW

N.I.C.

NOT IN CONTRACT

NO.

NUMBER

N.T.S.

NOT TO SCALE

O.C.

ON CENTER

OPNG.

OPENING

OPP.

OPPOSITE

P.A.

PLANTING AREA

P.C.

PRE-CAST CONCRETE

P.

POWER POLE

PL.

PLATE

P.L.

PROPERTY LINE

PLYWD.

PLYWOOD

PLMB.

PLUMBING

PR.

PAIR

PT.

PAINT

R.

RISER

R.A.

RETURN AIR

RAD.

RADIUS

R.D.

ROOF DRAIN

RECP.

RECEPTACLE

REF.

REFRIGERATOR

REINF.

REINFORCED

REQD.

REQUIRED

REV.

REVISION

RF.

ROOF

RM.

ROOM

R.O.

ROUGH OPENING

S.A.

SUPPLY AIR

S.C.

SOLID CORE

S.D.

STORM DRAIN

S.F.

SQUARE FEET

SHTG.

SHEATHING

SHT. MTL.

SHEET METAL

SIM.

SIMILAR

S/S

STAINLESS STEEL

STL.

STEEL

STR.

STRUCTURAL

SUBFLR.

SUB FLOOR

SUSP.

SUSPENDED

T.

TREAD

T & G

TONGUE AND GROOVE

THK.

THICK

T.O.

TOP OF

TYP.

TYPICAL

U.G.

UNDERGROUND

U.O.N.

UNLESS OTHERWISE NOTED

U.N.O.

UNLESS NOTED OTHERWISE

UNF.

UNFINISHED

W.

WATER

W.C.

WATER CLOSET

WD.

WOOD

W.H.

WATER HEATER

W.I.

WROUGHT IRON

W/O

WITHOUT

W.O.

WHERE OCCURS

W.P.

WATER PROOF

W.W.M.

WELDED WIRE MESH

H.W.

HOT WATER

INT.

INTERIOR

LAV.

LAVATORY

LT.

LIGHT

MAX.

MAXIMUM

M/C

MEDICINE CABINET

MECH.

MECHANICAL

MFGR.

MANUFACTURER

MIN.

MINIMUM

SYMBOLS LEGEND

SYMBOL

DESCRIPTION

()

EXISTING CONDITION

+461.0'

T.O.P.

NEW OR REQUIRED POINT ELEVATION LOCATION

(+461.0')

T.O.P.

EXISTING POINT ELEVATION LOCATION

268

EXISTING CONTOUR LINE

320

NEW CONTOUR LINE

MATCH LINE, SHADED PORTION SIDE SHOWN

LEVEL LINE, CONTROL POINT OR DATUM

PROPERTY LINE, BOUNDARY LINES

CENTER LINE, EXTERIOR ELEVATION LINES

OUTLINE OF OBJECTS ABOVE, FIXTURES N.I.C.

OUTLINE OF HIDDEN OBJECTS BELOW

EXISTING CONSTRUCTION TO BE REMOVED

BUILDING SECTION REFERENCE DRAWING NUMBER

SIM

DETAIL NUMBER REFERENCE DRAWING NUMBER

WALL SECTION OR ELEVATION NUMBER REFERENCE DRAWING NUMBER

DOOR NUMBER

WALL/FLOOR REFERENCE

WINDOW NUMBER

MATERIAL REFERENCE

COLOR REFERENCE

EQUIPMENT NUMBER

REVISION

PROJECT NORTH (MAGNETIC NORTH ARROW ON PLOT SITE PLAN ONLY)

REFERENCE GRIDS

DIM

DIMENSION TO FACE OF FINISH/CLEAR/MINIMUM

DIM

DIMENSION TO FACE OF STUD, C/L OF CONCRETE, CMU U.N.O.

VICINITY MAP

ZONING MAP

CODES REGULATIONS, PERMITS, & STANDARDS

THI PROJECT SHALL COMPLY WITH THE FOLLOWING:

PART 1: 2025 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R.)

PART 2: 2025 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R. (2024 INTERNATIONAL BUILDING CODE, VOLUMES 1-2 OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMENDMENTS)

PART 3: 2025 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. (2023 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)

PART 4: 2025 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R. (2024 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

PART 5: 2025 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. (2024 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

PART 6: 2025 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.

PART 7: 2025 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, TITLE 24 C.C.R.

PART 9: 2025 CALIFORNIA FIRE CODE, TITLE 24 C.C.R. (2024 INTERNATIONAL FIRE CODE)

PART 11: 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 C.C.R. (CALGREEN)

PART 12: 2025 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 C.C.R.

NFPA 13: 2010 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS

NFPA 24: 2010 STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES

NFPA 72: 2010 NATIONAL FIRE ALARM AND SIGNALING CODE

FAIR HOUSING ACT DESIGN MANUAL 1998 (FHADM) WITH ANSI A117.1-2003, "FAIR HOUSING ACT SAFE HARBOR" AMERICANS WITH DISABILITIES ACT OF 2010.

ALL WORK SHALL COMPLY WITH THE FOLLOWING CITY OF REDONDO BEACH REGULATIONS, CODES AND AUTHORITIES:

A. BUILDING & SAFETY DEPT.

B. PLANNING & ZONING DEPT.

C. FIRE DEPT.

D. PUBLIC WORKS DEPT.

E. ENGINEERING DEPT.

F. RECREATION & PARKS DEPT.

PROJECT DIRECTORY

OWNER
REDONDO SEASIDE LIVING LLC
2701 190TH ST, #201
REDONDO BEACH, CA 90278
ATTN: SEEMA DHIR

ARCHITECT
DFH ARCHITECTS, LLP
1544 20TH ST.
SANTA MONICA, CA 90404
(310) 394-4045
ATTN: JAMES FISCHER

LANDSCAPE ARCHITECT
ROOTLINES LLC
LOS ANGELES, CA
(310) 874-4620

CIVIL ENGINEER
G&G STRUCTURES, INC.
24702 MARBONNE AVE.
LOMITA, CA 90717
(310) 294-8111

PROJECT SUMMARY

MIXED-USE, MIXED-INCOME STATE DENSITY BONUS PROJECT PER AB2011 & AB1287
100% PRIVATELY FUNDED

ADDRESS: 401 - 417 PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

APN: 7508-012-009 THRU 7508-012-009 (5 LOTS)

LEGAL DESCRIPTION: LOTS 14 THRU 21 & PORTIONS OF LOTS 22 & 23, BLOCK 166, TOWNSITE OF REDONDO BEACH, M.R. 39-1-17.

PROJECT DESCRIPTION: 4-STORY, (49) MIXED INCOME RENTAL DWELLING UNITS W/ GROUND FLOOR COMMERCIAL & RESIDENTIAL AMENITY SPACES, 2-LEVELS SUBTERRANEAN PARKING

LOT AREA: 33,294 SF

ZONE DESIGNATION: C-2 COMMERCIAL
MU-3 MIXED-USE PER SECTION 65913.122(J)(1) FOR ASSESSING APPLICABLE DEVELOPMENT STANDARDS (LOCAL COASTAL PLAN)

DEDICATIONS: NONE

DENSITY BONUS: AB1287

CONSTRUCTION TYPE: TYPE I-A (LEVELS P1, P2, 1ST FLOOR)
TYPE II-A (FLOORS 2-4)

PROPOSED OCCUPANCY: M MERCANTILE
A-2 ASSEMBLY
A-3 ASSEMBLY
R-2 RESIDENTIAL
S-2 STORAGE

DENSITY / FLOOR AREA (FAR)

DENSITY:

MU-3 BASE RBMC: 1,245 SF OF LOT AREA PER DWELLING UNIT, N.T.E. 35 UNIT/ACRE
33,294 SF / 1,245 = 26.7 = 27 UNITS

DENSITY BONUS : 77.5%
27 X .5 = 13.5 = 14 UNITS
27 X .275 = 7.4 = 8 UNITS
BASE = 27 UNITS
TOTAL = 49 UNITS ALLOWED

AFFORDABLE UNITS: 15% VERY LOW INCOME (VLI): 27 X .15 = 4.05 = 5 UNITS
8% MODERATE INCOME (MI): 27 X .08 = 2.16 = 3 UNITS

PROVIDED UNITS: 41 UNITS (MARKET RATE)
5 UNITS (15% VERY LOW INCOME)
3 UNITS (8% MODERATE INCOME)
49 UNIT TOTAL

FLOOR AREA (FAR) (SEE T-1.02):

BASE RBMC: 1.5 33,294 X 1.5 = 49,941 SF ALLOWED

COMMERCIAL: MIN = 0.3 (9,989 SF) MAX = 0.7 (23,305 SF) ALLOWED

PROVIDED: RESIDENTIAL = 68,422 SF / 2.06 FAR
COMMERCIAL = 17,000 SF / 0.51 FAR
TOTAL = 85,422 SF / 2.57 FAR

HEIGHT

(SEE A3.01-A4.04)

MU-3 BASE RBMC: 45FT / 3-STORIES

DB INCENTIVE: + 1-STORY

PROVIDED: 45FT / 4-STORIES

OUTDOOR LIVING SPACE

(SEE T-1.03)

REQUIRED: 200SF / DU = 49 X 200 = 9,800 SF

PRIVATE 5' X 10' MIN + 50% OPEN TO SKY
7' X 10' = 150% AREA BONUS
10' X 15' = 200% AREA BONUS

OUTDOOR 15' X 15' MIN ROOF DECK @ 15% OF AREA
20' X 20' / 20% LANDSCAPE @ 100% OF AREA BUT LIMITED TO 50% OF REQUIRED OUTDOOR LIVING SPACE = 4,900 SF MAX

INDOOR 20' X 20' / ADJACENT TO OUTDOOR AREA @ 100% OF AREA BUT LIMITED TO 25% OF REQUIRED OUTDOOR LIVING SPACE = 2,450 SF MAX

PROVIDED:
PRIVATE = 3,349 SF
INDOOR = 1,193 SF
OUTDOOR = 4,160 SF (4,900 SF MAX)
PUBLIC ROOF DECK = 598 SF
TOTAL = 9,800 SF

SETBACKS

	BASE PER AB2011	DB INCENTIVE	PROVIDED
FRONT (PCH)	0' / 10' MAX	-	3' (NONE REQ'D PER GOV'T CODE § 65912.123(d)(1)(A))
SIDE STREET (PEARL)	0' / 10' MAX	-	6' (NONE REQ'D PER AB 2011)
SIDE NORTH	1ST = 10' 2ND = 14' 3RD = 21' 4TH = 28' 0'	10' 10' 10' 10'	10' 10' 10' 10'
SIDE SOUTH	1ST = 10' 2ND = 14' 3RD = 21' 4TH = 28' 15'	10' 10' 10' 10'	10' 10' 10' 10'
REAR (RES)	1ST = 10' 2ND = 14' 3RD = 21' 4TH = 28'	10' 10' 10' 10'	10' 10' 10' 10'
REAR (COMM)	15'	10'	10'

TRASH & STORAGE

TRASH
REQUIRED: 12CF / DU = 12 X 49 = 588 CF @ MIN. OF (2) LOCATIONS

RECYCLING
REQUIRED: MIN. 48" X 54" X 72" 2 BINS/20 UNITS OR FRACTION THEREOF = 49 UNITS = 6 BINS

STORAGE
REQUIRED: 400CF / DU = 49 X 400 = 19,600 CF (9,800 SF MIN LOCATED IN PARKING GARAGE)

*PROVIDED: 49 STORAGE LOCKERS @ 400 CF MIN. = 49 X 400 = 19,600 CF
TOTAL = 19,600 CF ≥ 19,600 CF

*STORAGE FOR ALL UNITS LOCATED ON PARKING LEVELS P1 & P2.
SEE SHEETS A-2.01 & A-2.02

TYP. STORAGE UNIT DETAIL

SHEET INDEX

T-0.0	COVER SHEET
T-0.01	RENDERING
T-0.02	RENDERING
T-0.03	RENDERING
T-0.04	RENDERING
T-0.05	RENDERING
T-0.06	RENDERING
T-1.01	PROJECT DATA - ZONING
T-1.02	ZONING FLOOR AREA DIAGRAMS
T-1.03	OPEN SPACE FLOOR AREA DIAGRAMS
A-1.01	EXISTING SITE SURVEY
A-1.02	PROPOSED SITE PLAN
A-1.03	SIGNAGE PLAN
A-2.01	LEVEL P2 PLAN
A-2.02	LEVEL P1 PLAN
A-2.03	1ST FLOOR / GROUND LEVEL PLAN
A-2.04	2ND FLOOR PLAN
A-2.05	3RD FLOOR PLAN
A-2.06	4TH FLOOR PLAN
A-2.07	ROOF PLAN
A-3.01	BUILDING SECTIONS
A-3.02	BUILDING SECTIONS
A-4.01	EXTERIOR ELEVATIONS
A-4.02	EXTERIOR ELEVATIONS
A-4.05	EXTERIOR ELEVATIONS
A-4.07	EXTERIOR MATERIALS PALLETTE
C0.1	GENERAL NOTES + DETAILS
C1.0	DRAINAGE PLAN
C2.0	EARTHWORK DIAGRAM PLAN + SECTIONS
C3.0	EROSION CONTROL PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
E-1.0	LIGHTING PLAN

DB INCENTIVES & WAIVERS

INCENTIVES

- INCENTIVE TO ALLOW AN INCREASE THE FLOOR AREA RATIO (FAR) FROM 1.5 (AS PERMITTED BY RBMC 10-5.915(A)) TO 2.58
- INCENTIVE TO RBMC 10-5.1706 TO ALLOW FOR A DECREASE TO THE REQUIRED NONRESIDENTIAL PARKING (1:250 SF) FROM 68 SPACES TO 44 SPACES.
- INCENTIVE TO RBMC 10-5.1708(D)(2) TO ALLOW FOR A SHARED PARKING PROGRAM THAT DIFFERS FROM THE REQUIREMENTS OF THE CITY'S OVERLAP (SHARED) PARKING REQUIREMENTS.

WAIVERS

- WAIVER TO RBMC 10-5.915(E) TO INCREASE THE NUMBER OF STORIES FROM THREE (3) TO FOUR (4);
- WAIVER TO RBMC 10-5.1522(B) TO ALLOW FOR PROJECTIONS ABOVE THE PERMITTED HEIGHT (STAIRWELL AND ELEVATOR PENTHOUSE) BY A MAXIMUM OF 15'-7" ABOVE THE PERMITTED 45' HEIGHT LIMIT;
- WAIVER TO RBMC 10-5.915(F)(2)(A) TO REDUCE THE SIDE YARD SETBACK-STREET SIDE (PEARL STREET) OF A CORNER OR REVERSE CORNER LOT FROM 10 FEET TO 6 FEET; WAIVER TO GOVERNMENT CODE SECTION 65912.123(D)(3)(A)(II) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR YARD) THAT ABUT A PROPERTY THAT CONTAINS A RESIDENTIAL USE STARTING AT THE SECOND FLOOR AND EACH SUBSEQUENT FLOOR IN AN AMOUNT EQUAL TO SEVEN FEET MULTIPLIED BY THE FLOOR NUMBER;
- WAIVER TO GOVERNMENT CODE SECTION 65912.123(D)(3)(B) TO REDUCE THE SETBACK ALONG PROPERTY LINES (PORTION OF REAR YARD) THAT ABUT A PROPERTY THAT DOES NOT CONTAINS A RESIDENTIAL USE FROM 15 FEET REQUIRED TO 10 FEET

PARKING

REQUIRED PER GOV. CODE §65915(p)

RESIDENTIAL: 0-1 BR = 1 PARKING SPACE
2-3 BR = 1.5 PARKING SPACES
4 OR MORE BR - 2 PARKING SPACES

1 BED = 26 UNITS = 26 SPACES
2/3 BED = 23 UNITS = 35 SPACES
TOTAL = 61 SPACES

REQUIRED PER RBMC §10-5.1706

COMMERCIAL: 1 / 250SF = 17,000 / 250 = 68 SPACES

PROVIDED:

RESIDENTIAL: 61 (2 ACCESSIBLE, 32 EV(1 w/ ACCESS AISLE))
(IN ADDITION TO PROVIDED PARKING, A BEACH SHUTTLE SERVICE WILL BE PROVIDED TO RESIDENTS.)

COMMERCIAL: 44 (2 ACCESSIBLE, 8 EV)
(VALET PARKING WILL BE PROVIDED FOR SPECIAL EVENTS AND GATHERINGS)

TOTAL: 105 (4 ACCESSIBLE, 28 EV)

EV REQUIRED PER CALIFORNIA GREEN BUILDING CODE
COMMERCIAL
TABLE 5.106.5.3.1: 8 EV CAPABLE, 2 EVCS (EV CAPABLE W/ EVSE)
RESIDENTIAL, 20 UNITS OR MORE
4.106.4.2.2(1): 40% OF TOTAL PARKING SPACES TO BE EV READY
4.106.4.2.2(2): 10% PARKING SPACES TO BE EV READY W/ CHARGERS
4.106.4.2.2.1.(3): 1 IN EVERY 25 OF EV READY SPACES W/ CHARGERS
SHALL HAVE AN ACCESS AISLE

61x.4=24.4= 25
61x.1=6.1= 7
7x.5=3.5= 4
7/25 = .28= 1
TOTAL RES = 32

ACCESSIBLE REQUIRED PER CALIFORNIA BUILDING CODE
COMMERCIAL
TABLE 11B-208.2: 2 PARKING SPACES
RESIDENTIAL
1109A.4: 2% OF (ASSIGNED) PARKING SPACES
61x.02 = 1.22= 2
TOTAL RES = 2

ADMINISTRATIVE DESIGN

REVIEW SET

DECEMBER 3, 2025

PROJECT DATA - ZONING

Scale: As indicated

By: Author

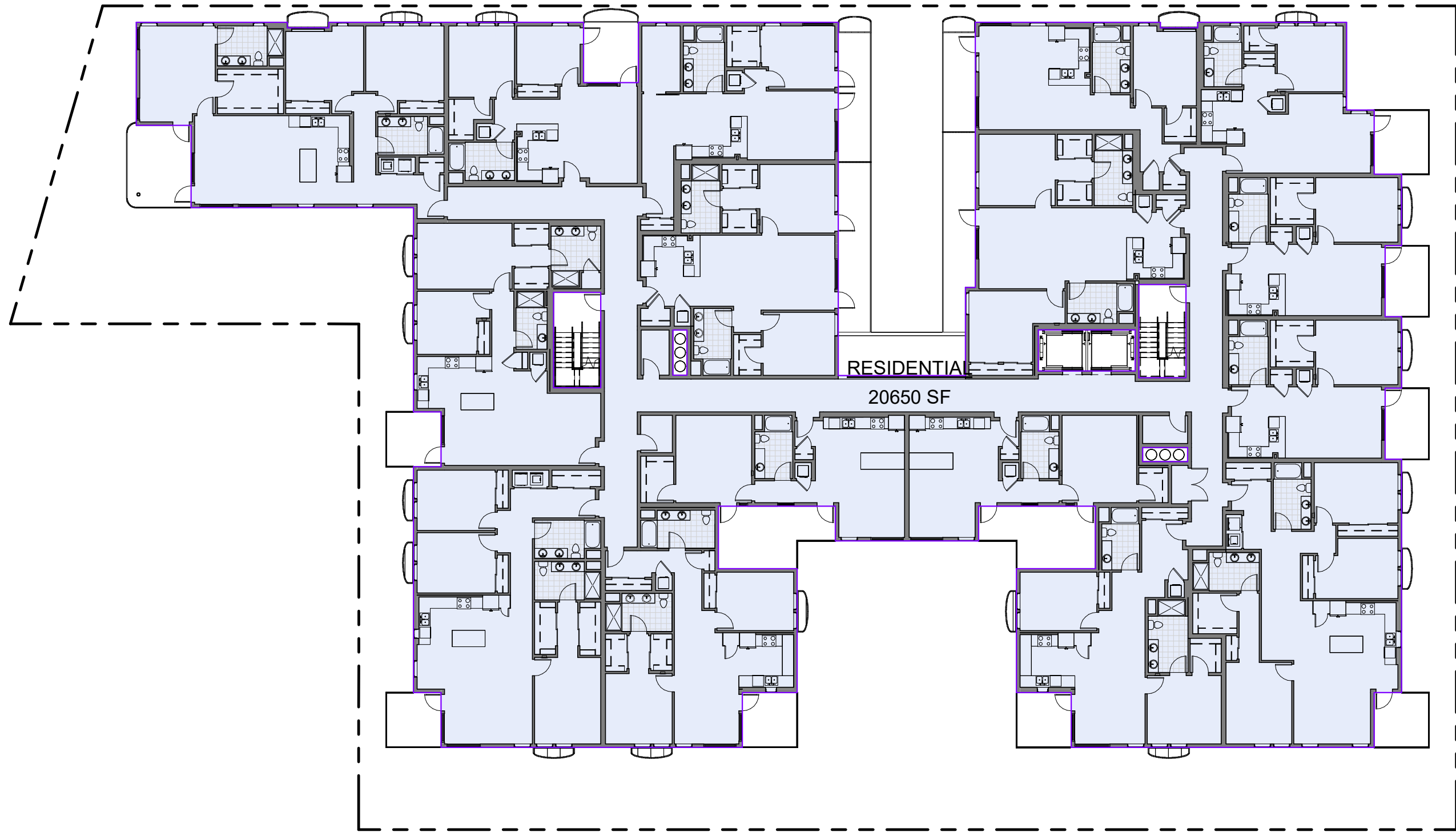
Project No: 2518

Page No:

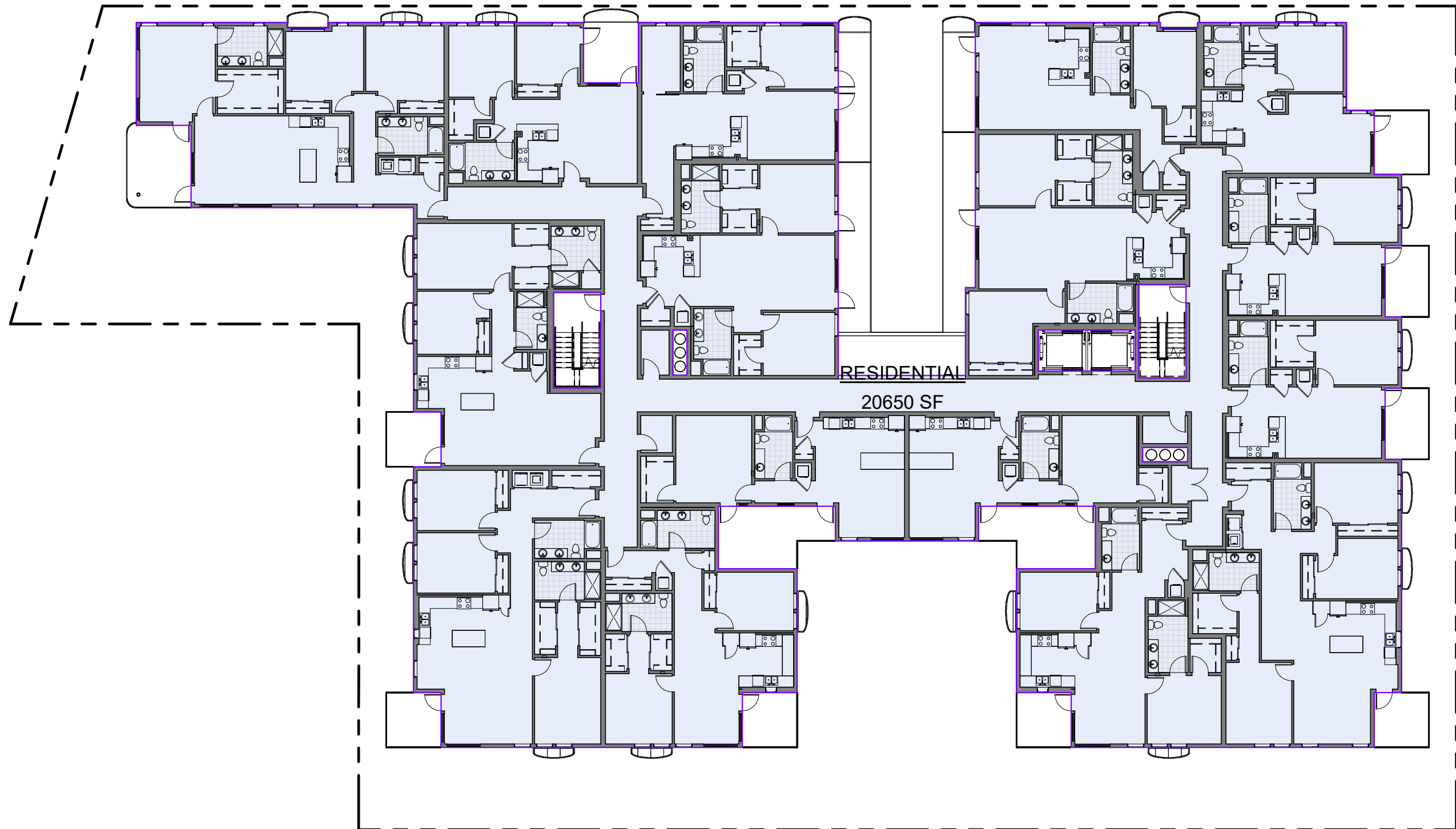
T-1.01

12/4/2025 12:28:17 PM

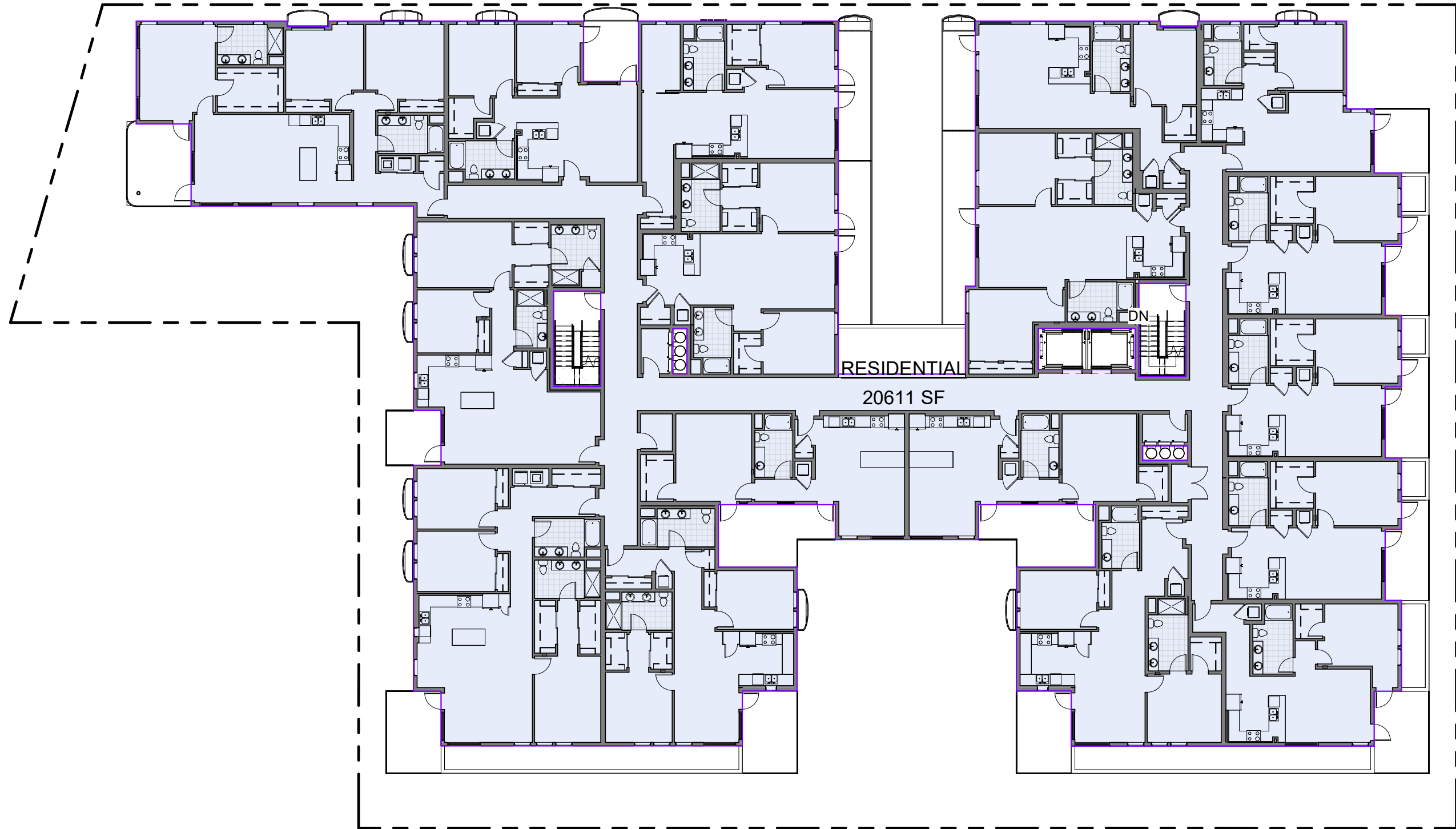
12/4/2025 12:28:22 PM



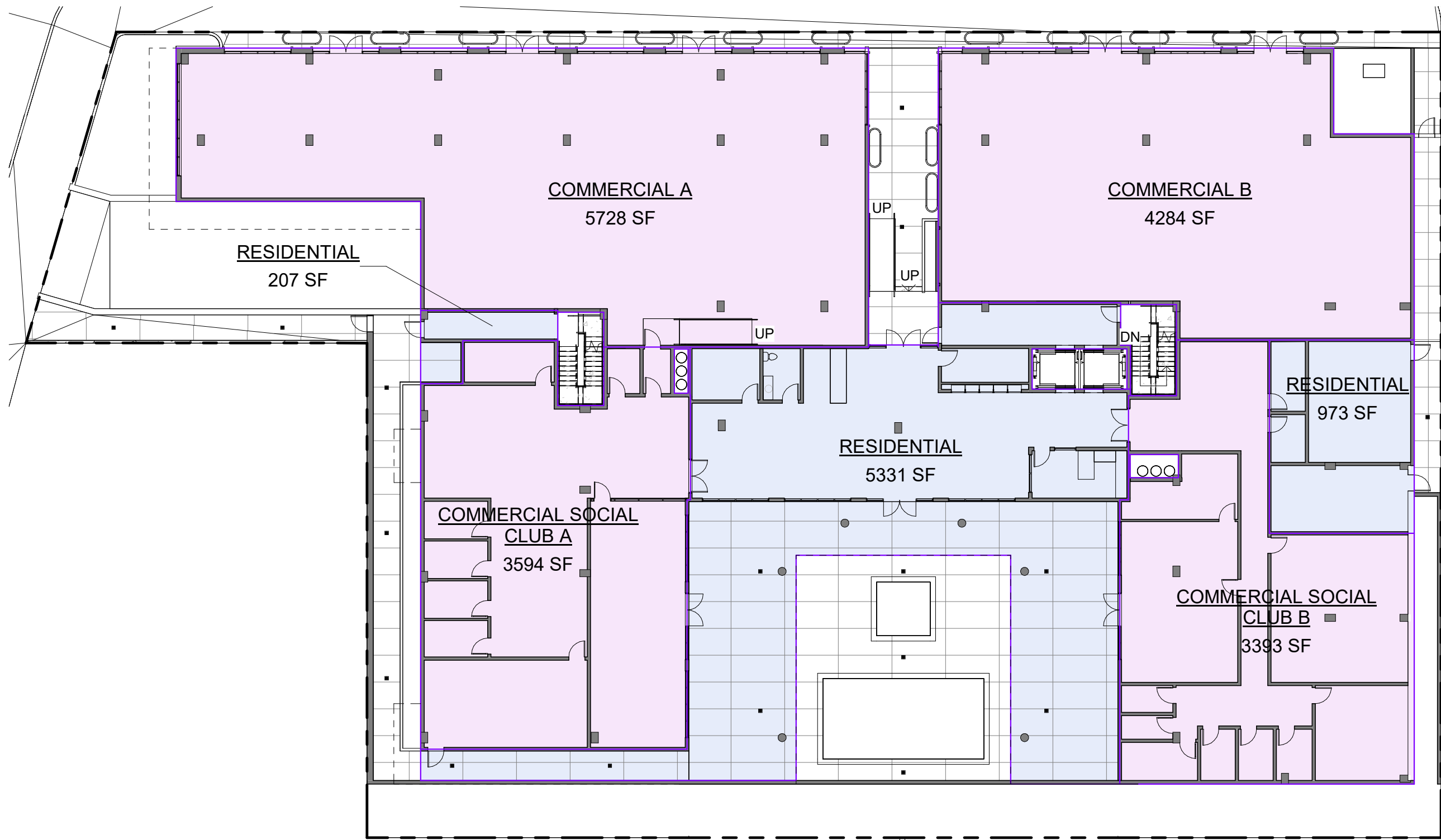
4TH FLOOR SCALE: 1" = 20'-0" 6



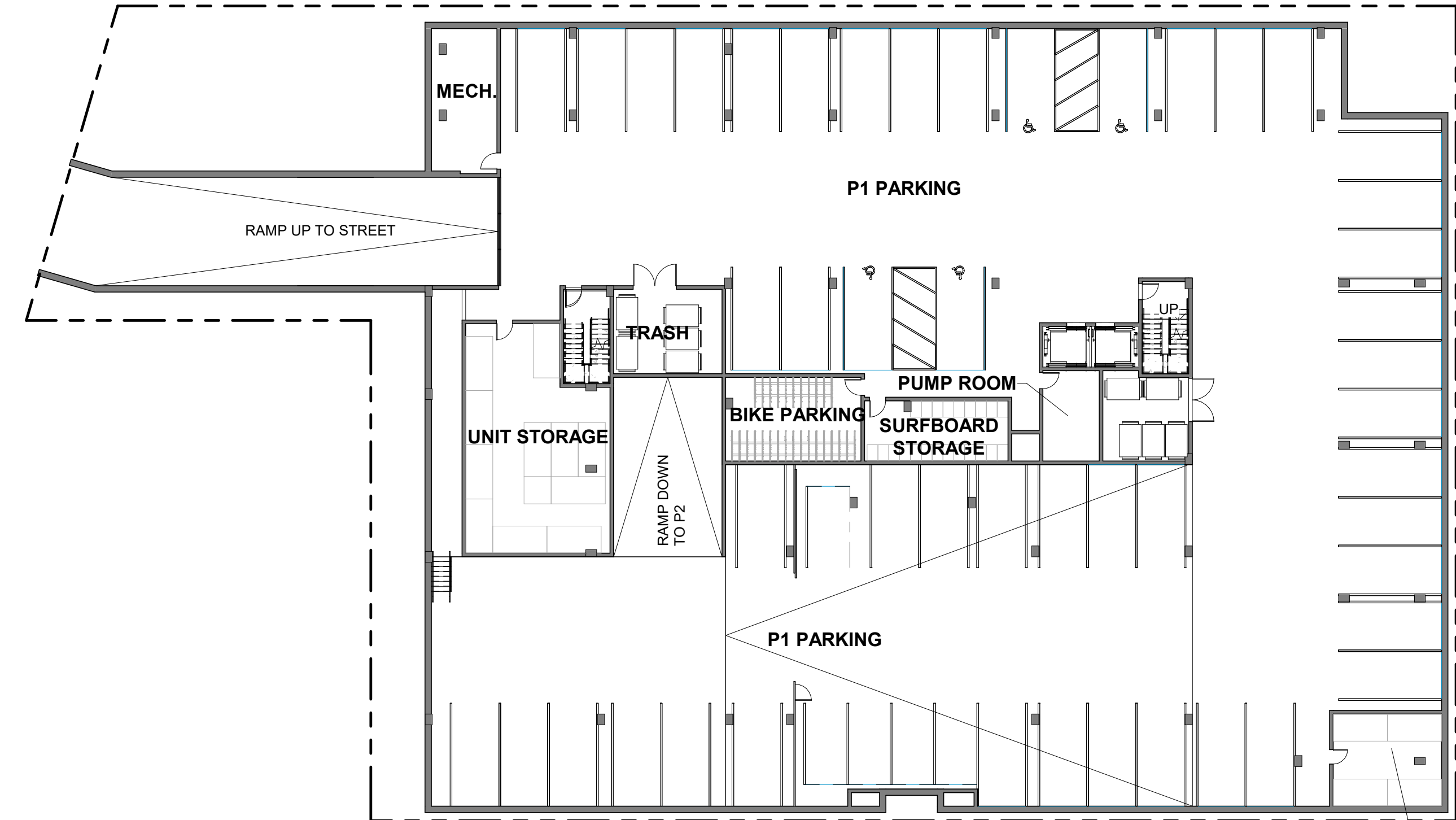
3RD FLOOR SCALE: 1" = 20'-0" 5



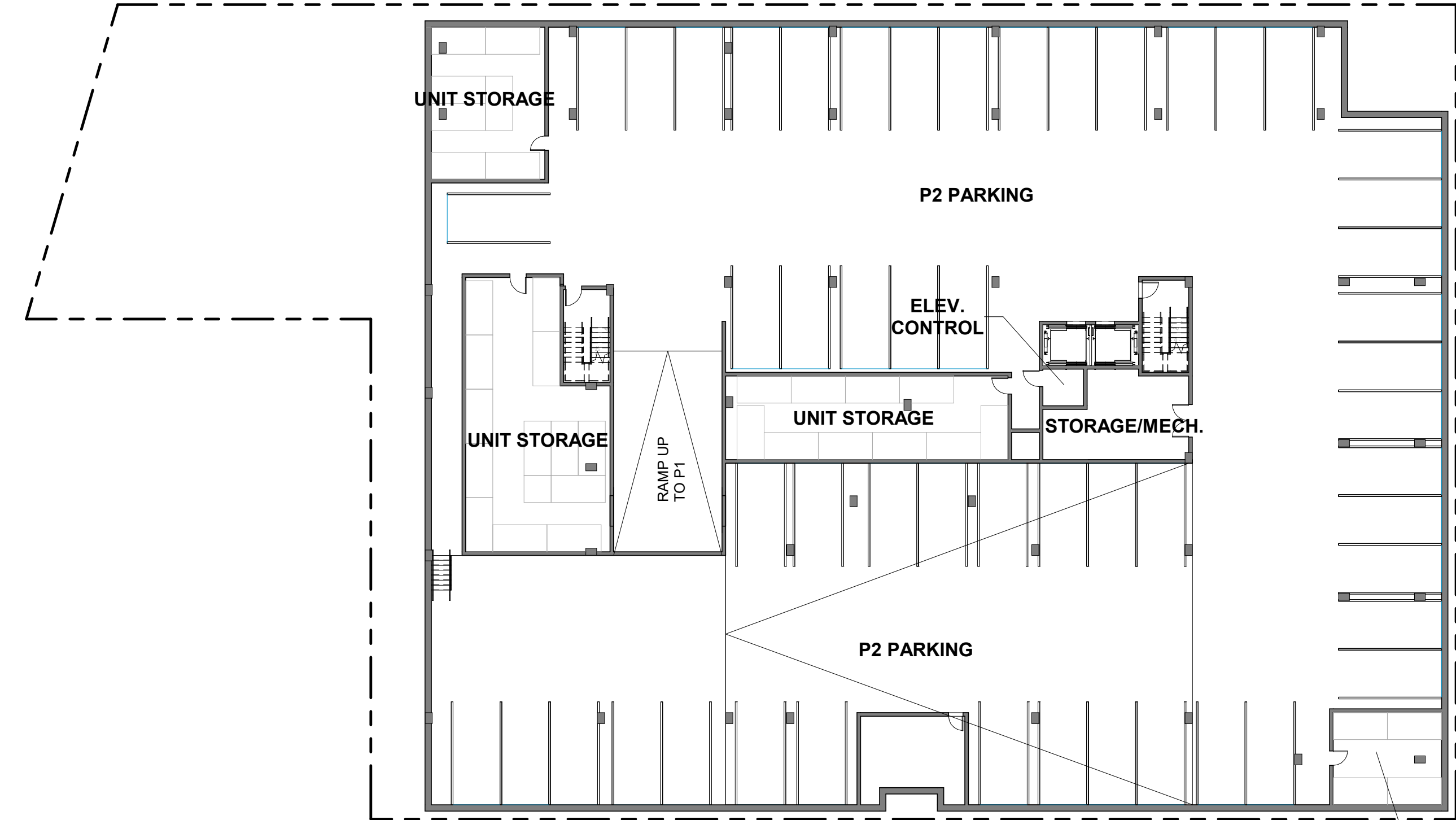
2ND FLOOR SCALE: 1" = 20'-0" 4



1ST FLOOR / GROUND LEVEL SCALE: 1" = 20'-0" 3



LEVEL P1 SCALE: 1" = 20'-0" 2



LEVEL P2 SCALE: 1" = 20'-0" 1

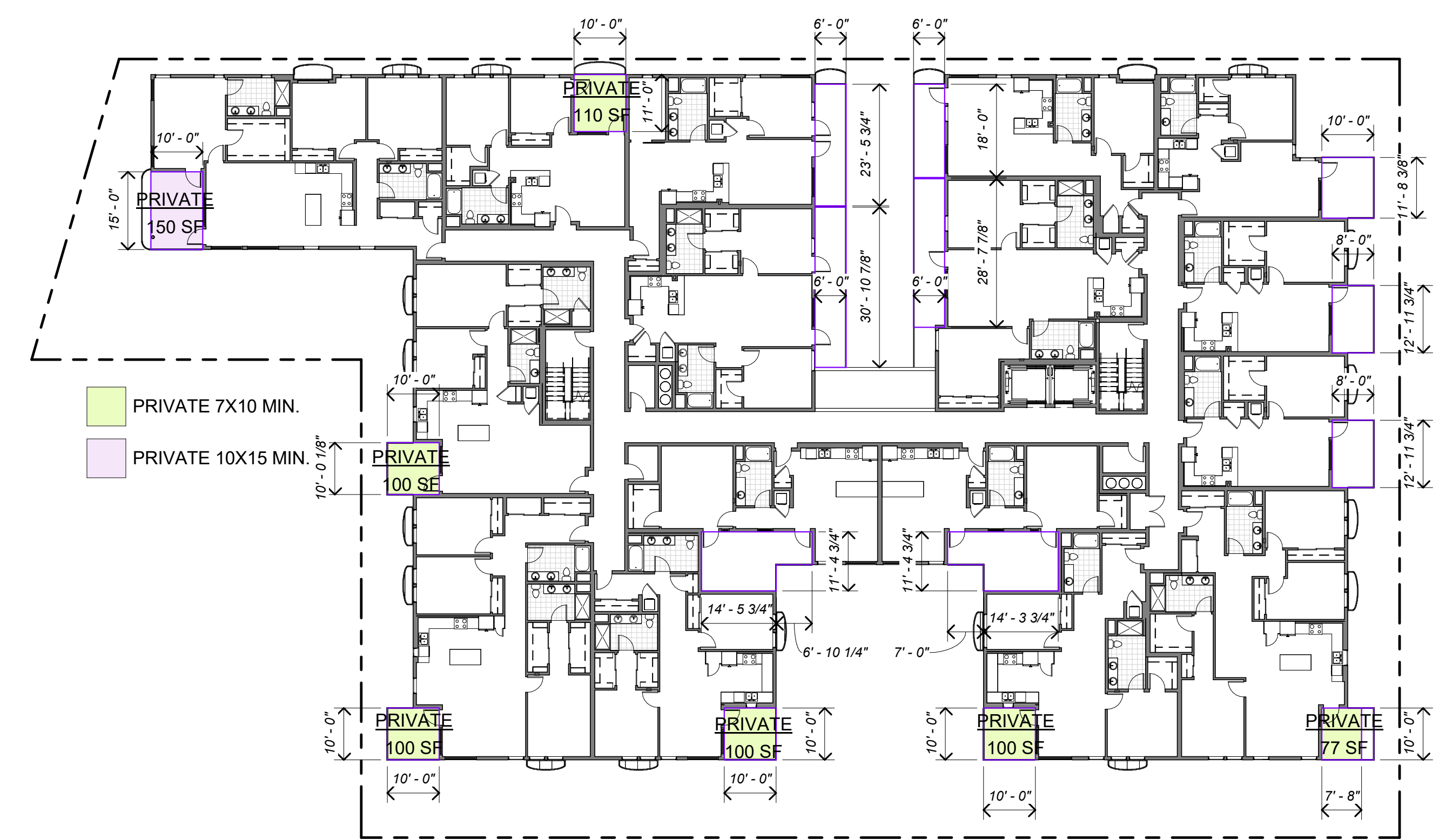
FLOOR AREA CALCULATION

AREA SCHEDULE (F.A.R.)		
LEVEL	Name	AREA
1ST FLOOR / GROUND LEVEL	COMMERCIAL A	5728 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL B	4284 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL SOCIAL CLUB A	3594 SF
1ST FLOOR / GROUND LEVEL	COMMERCIAL SOCIAL CLUB B	3393 SF
		17000 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	5331 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	207 SF
1ST FLOOR / GROUND LEVEL	RESIDENTIAL	973 SF
		6511 SF
2ND FLOOR	RESIDENTIAL	20611 SF
		20611 SF
3RD FLOOR	RESIDENTIAL	20650 SF
		20650 SF
4TH FLOOR	RESIDENTIAL	20650 SF
		20650 SF
TOTAL:		COMMERCIAL: 17,000 SF RESIDENTIAL: 68,422 SF 85,422 SF

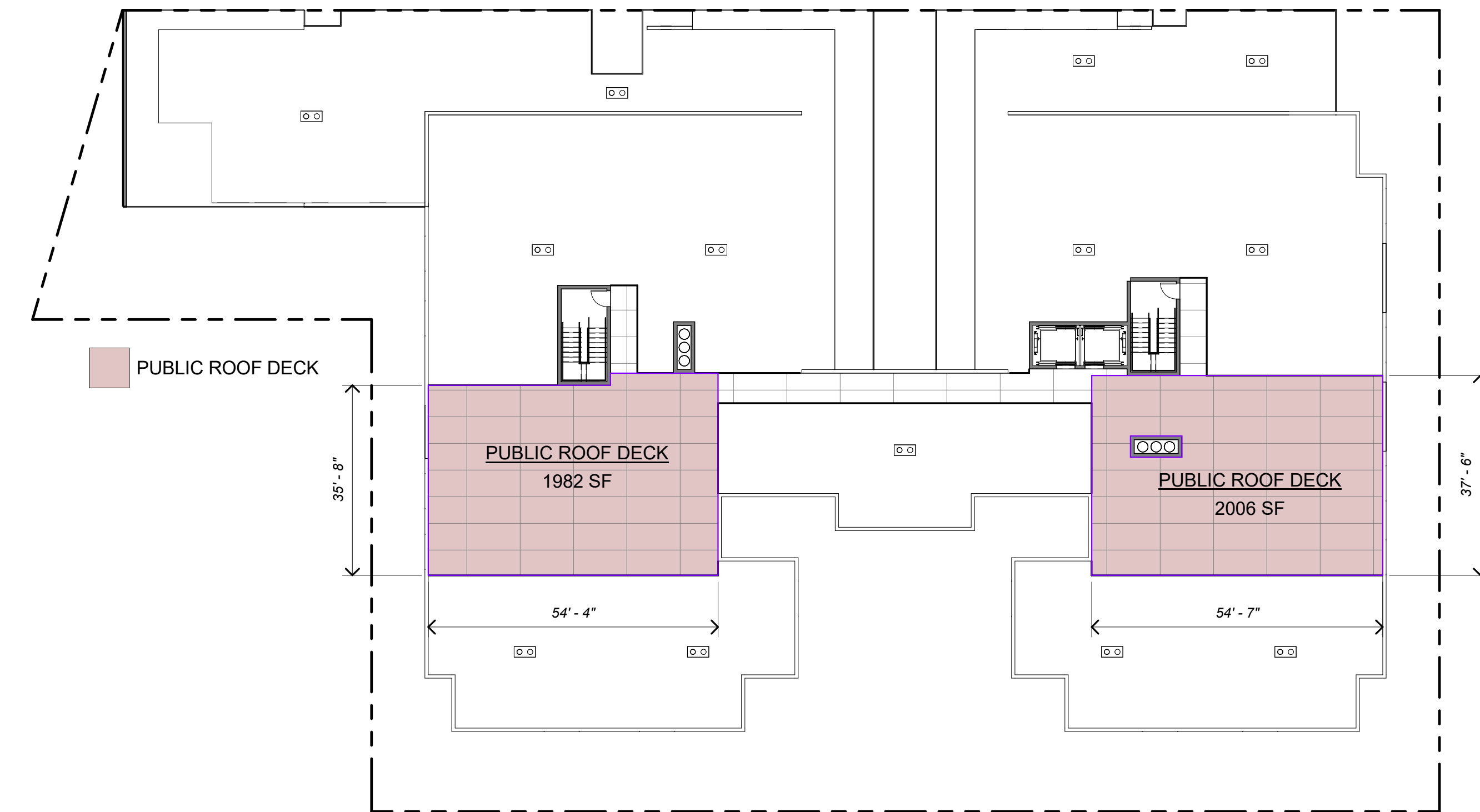
GROSS FLOOR AREA PER RBMC: In calculating gross floor area, all horizontal dimensions shall be taken from the exterior faces of walls, including covered enclosed porches, but not including the area of inner courts or shaft enclosures

MIXED USE ZONES: Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines, and lofts. Gross floor area shall not include decks, balconies, attics, basement where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two feet above the existing grade or finished grade, whichever is lower, within the front 40 feet of the lot, or basements not located within the front 40 feet of the lot. Gross floor area shall not include any area used exclusively for vehicle parking and loading, enclosed vertical shafts, or elevators

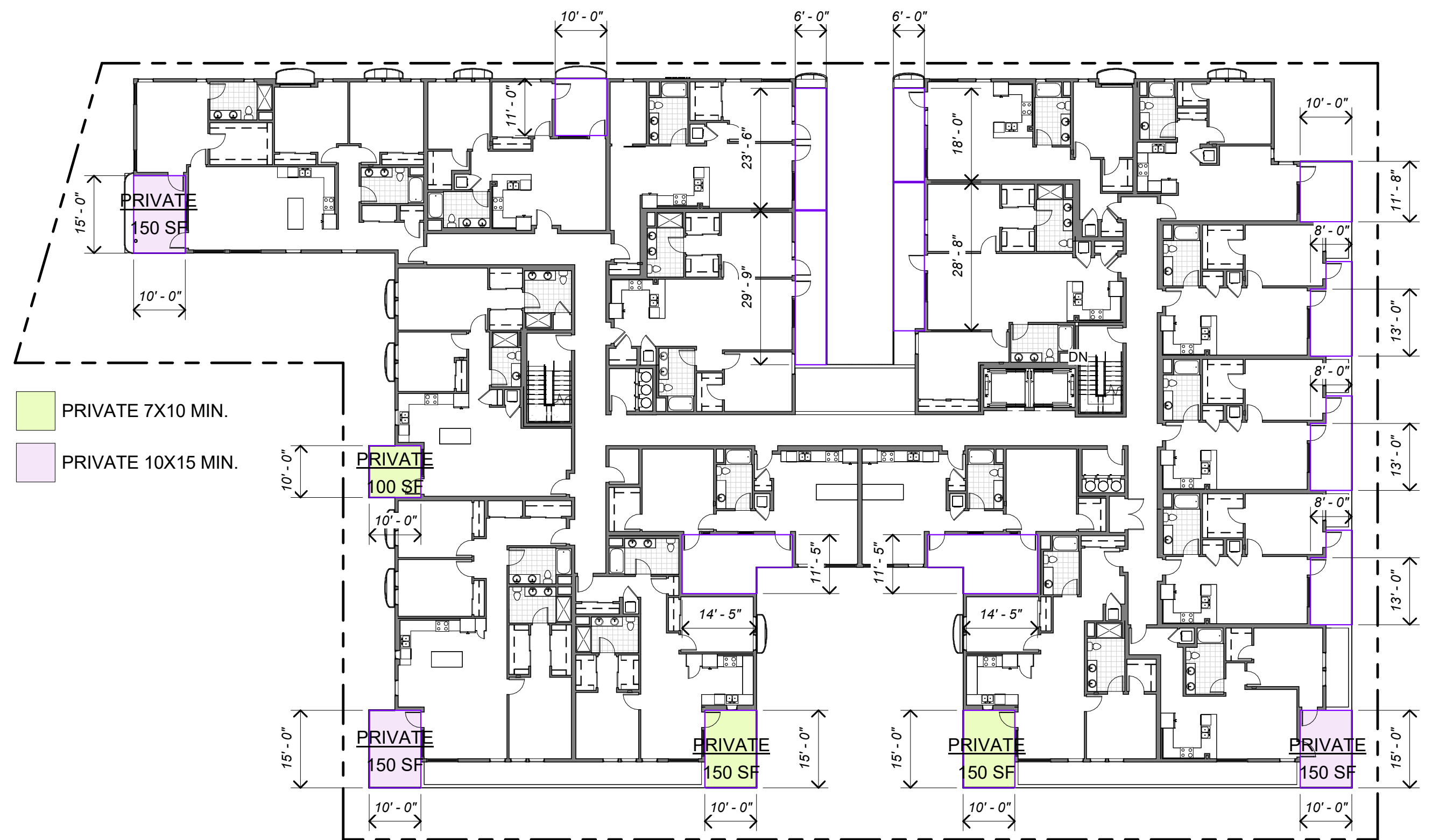
12/4/2025 12:28:28 PM



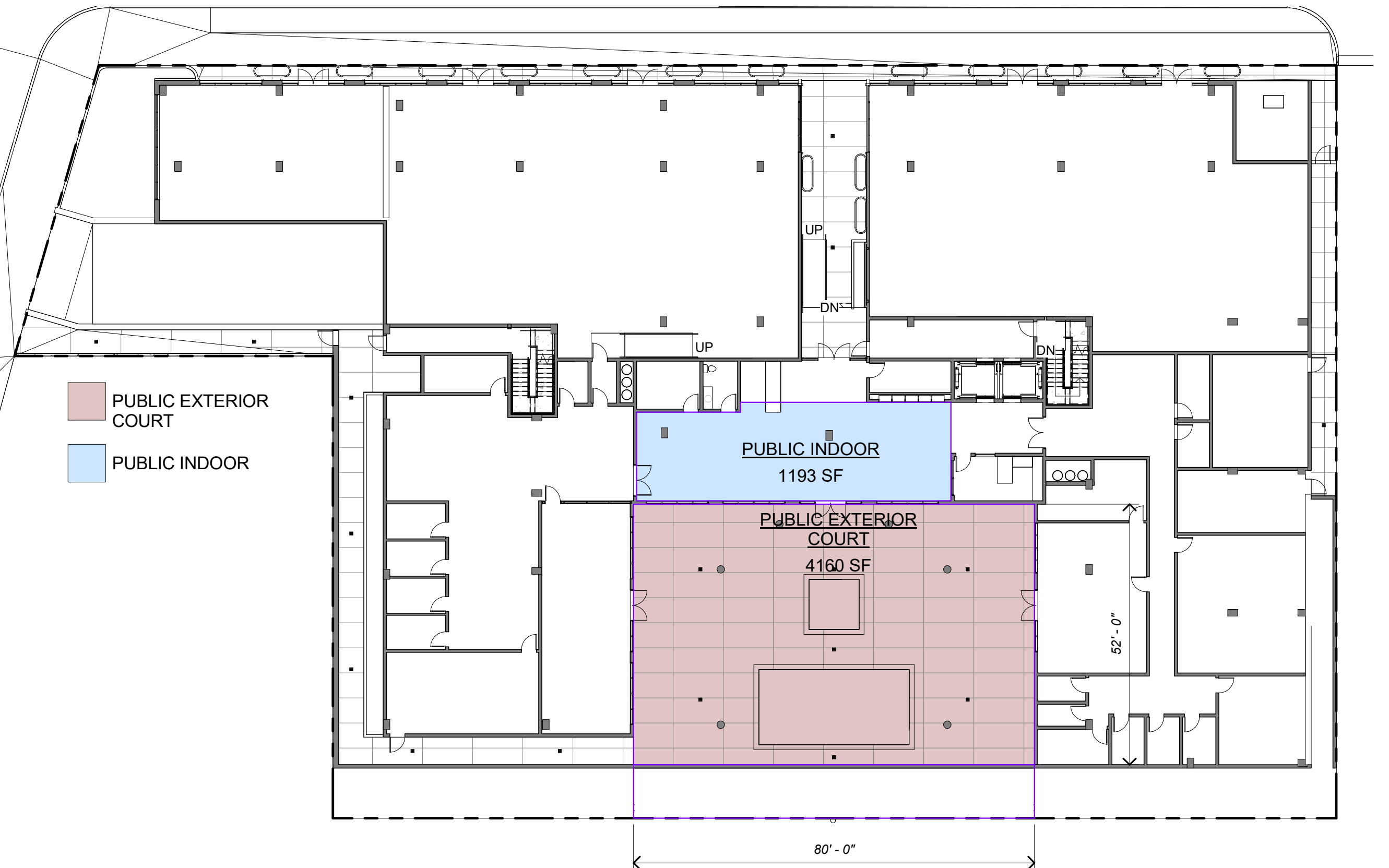
4TH FLOOR SCALE: 1" = 20'-0" 4



ROOF LEVEL SCALE: 1" = 20'-0" 5



2ND FLOOR SCALE: 1" = 20'-0" 2



1ST FLOOR / GROUND LEVEL SCALE: 1" = 20'-0" 1



3RD FLOOR SCALE: 1" = 20'-0" 3

OPEN SPACE CALCULATION

REQUIRED: 200SF / DU = 49 X 200 = 9,800 SF

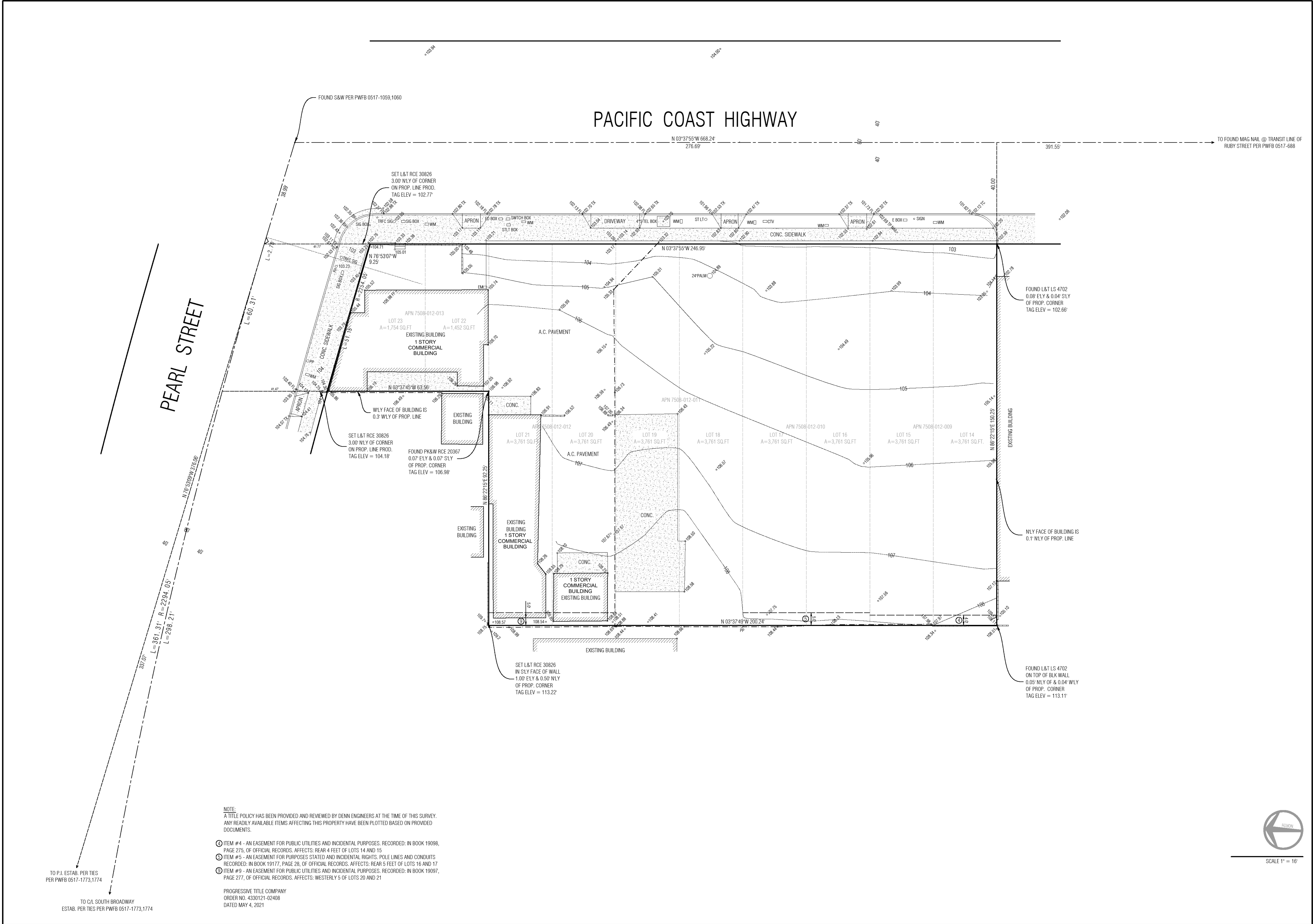
PRIVATE 5' X 10' MIN + 50% OPEN TO SKY
7' X 10' = 150% AREA BONUS
10' X 15' = 200% AREA BONUS

OUTDOOR 15' X 15' MIN ROOF DECK @ 15% OF AREA
20' X 20' / 20% LANDSCAPE @ 100% OF AREA BUT LIMITED TO 50% OF
REQUIRED OUTDOOR LIVING SPACE = 4,900 SF MAX

INDOOR 20' X 20' / ADJACENT TO OUTDOOR AREA @ 100% OF AREA BUT LIMITED TO
25% OF REQUIRED OUTDOOR LIVING SPACE = 2,450 SF MAX

PROVIDED:
PRIVATE = 3,349 SF
INDOOR = 1,193 SF
OUTDOOR = 4,160 SF (4,900 SF MAX)
PUBLIC ROOF DECK = 598 SF
TOTAL = 9,800 SF

OPEN SPACE PROVIDED - BY TYPE			
TYPE	AREA		
PRIVATE 7X10 MIN.	1574 SF	+ (150%) =	2,349 SF
PRIVATE 10X15 MIN.	750 SF	+ (200%) =	1,500 SF
PUBLIC EXTERIOR COURT	4160 SF	=	4,160 SF
PUBLIC INDOOR	1193 SF	=	1,193 SF
PUBLIC ROOF DECK	3988 SF	@ (15%) =	598 SF
		TOTAL =	9,800 SF



DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR
DARREN CHEHRAZI
RE/MAX-ESTATE PROPERTIES
1720 S. ELENA AVENUE
REDONDO BEACH, CA 90277
PHONE 310-930-6789

JOB ADDRESS
401 THRU 417 S. PACIFIC COAST HWY
REDONDO BEACH, CA 90277

LEGAL DESCRIPTION
LOTS 14 THRU 21 & PORTIONS OF LOTS 22 & 23,
BLOCK 166
TOWNSHIP OF REDONDO BEACH
M.R. 39-1-17
APN 7508-012-013/012/011/010/009

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF PROFESSIONAL LAND SURVEYORS' ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY: KW CHECK BY: XK

DRAWN ON: JUNE 14, 2021

REVISIONS
REVISED NORTHWEST CORNER SEPTEMBER 30, 2021

LEGEND

- EXISTING BUILDING
- BRICK
- CONCRETE
- EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BOR BEGINNING OF CURB RETURN
- CL CENTERLINE
- CL.F. CENTERLINE
- ELV. ELEVATION
- EM ELECTRIC METER
- FD FOUND
- FE FENCE
- FF FINISH FLOOR
- FL FLOW LINE
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- NLY PROPERTY CORNER / PROP. CORNER
- PL, PL. PROPERTY LINE / PROP. LINE
- PP POWER POLE
- PPT PARAPET
- SAW SPINE AND WASHER
- SLY SOUTHERLY
- SPK SPINE
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- STK STAKE / STAKE & TAG
- STLT / LT STREET LIGHT / LIGHT
- TC TOP OF CURB
- TW TOP OF WALL / T.O.W.
- TX / BX TOP OF / BOTTOM 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

COPYRIGHT
ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN
CONSENT OF DENN ENGINEERS SHALL BE AT THE RISK OF THE USER. DENN
ENGINEERS SHALL BE RESPONSIBLE FOR 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.

SHEET 1 OF 1
JOB NO. 21-247

NOTE:
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY.
ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED
DOCUMENTS.

- ITEM #4 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED: IN BOOK 19098,
PAGE 275, OF OFFICIAL RECORDS, AFFECTS: REAR 4 FEET OF LOTS 14 AND 15
- ITEM #5 - AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS, POLE LINES AND CONDUITS
RECORDED: IN BOOK 19177, PAGE 28, OF OFFICIAL RECORDS, AFFECTS: REAR 5 FEET OF LOTS 16 AND 17
- ITEM #9 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED: IN BOOK 19097,
PAGE 277, OF OFFICIAL RECORDS, AFFECTS: WESTERLY 5 OF LOTS 20 AND 21

PROGRESSIVE TITLE COMPANY
ORDER NO. 4330121-02408
DATED MAY 4, 2021

TO P.I. ESTAB. PER TIES
PER PWFB 0517-1773,1774

TO CAL SOUTH BROADWAY
ESTAB. PER TIES PER PWFB 0517-1773,1774

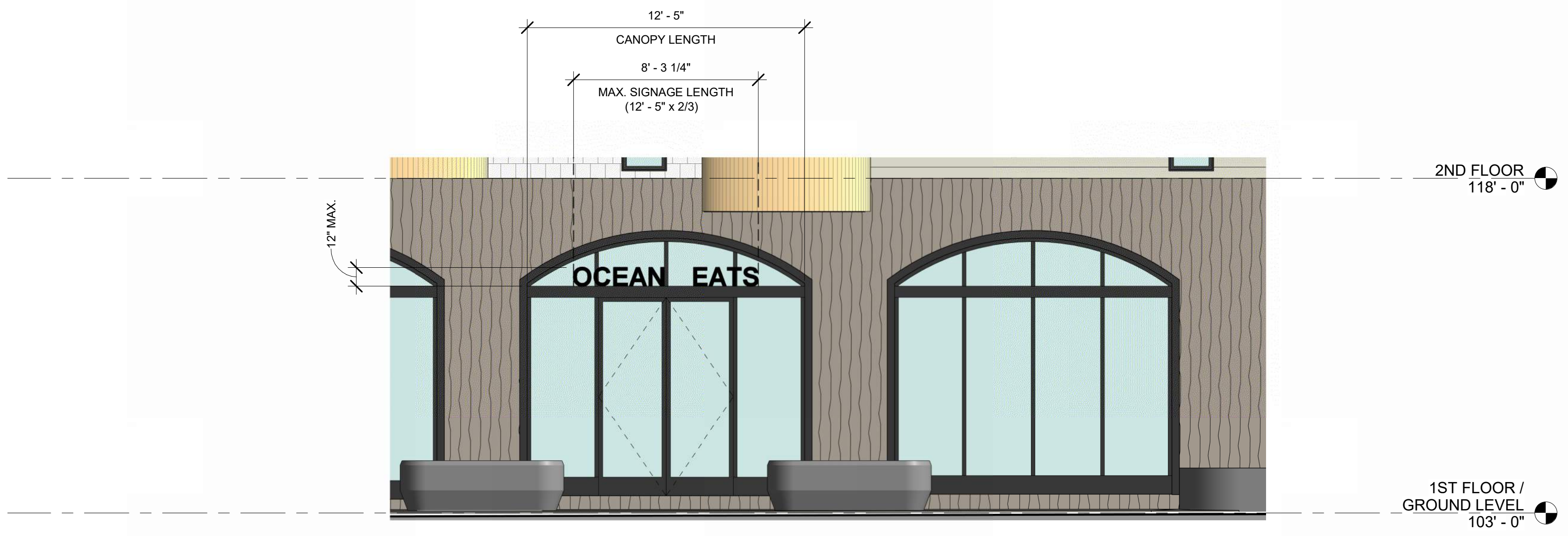
12/4/2025 12:28:05 PM



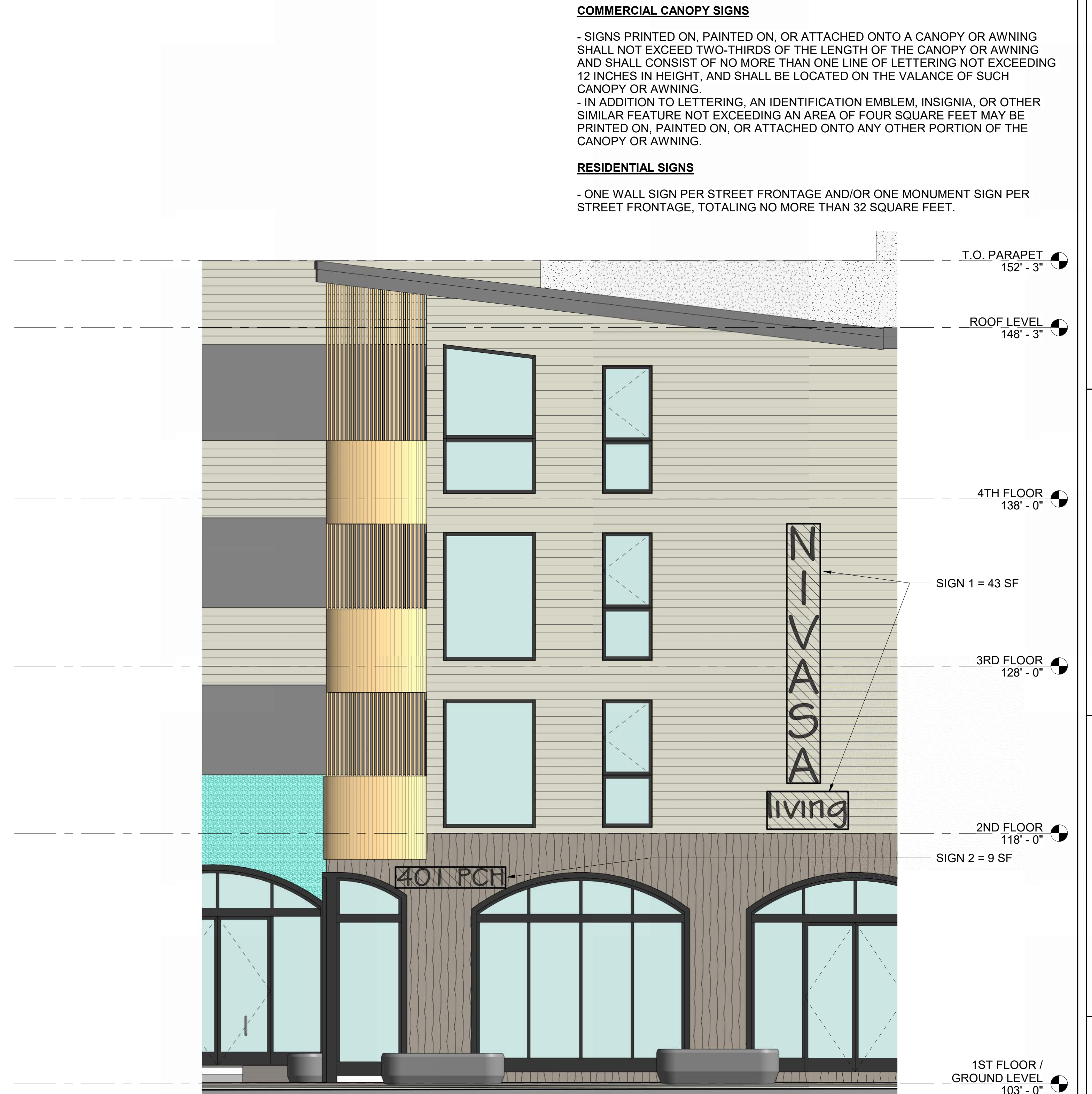
COMMERCIAL C - SIGNAGE SCALE: 1/4" = 1'-0" 4



COMMERCIAL B - SIGNAGE SCALE: 1/4" = 1'-0" 3



COMMERCIAL A - SIGNAGE SCALE: 1/4" = 1'-0" 2



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

COMMERCIAL CANOPY SIGNS

- SIGNS PRINTED ON, PAINTED ON, OR ATTACHED ONTO A CANOPY OR AWNING SHALL NOT EXCEED TWO-THIRDS OF THE LENGTH OF THE CANOPY OR AWNING AND SHALL CONSIST OF NO MORE THAN ONE LINE OF LETTERING NOT EXCEEDING 12 INCHES IN HEIGHT, AND SHALL BE LOCATED ON THE VALANCE OF SUCH CANOPY OR AWNING.

- IN ADDITION TO LETTERING, AN IDENTIFICATION EMBLEM, INSIGNIA, OR OTHER SIMILAR FEATURE NOT EXCEEDING AN AREA OF FOUR SQUARE FEET MAY BE PRINTED ON, PAINTED ON, OR ATTACHED ONTO ANY OTHER PORTION OF THE CANOPY OR AWNING.

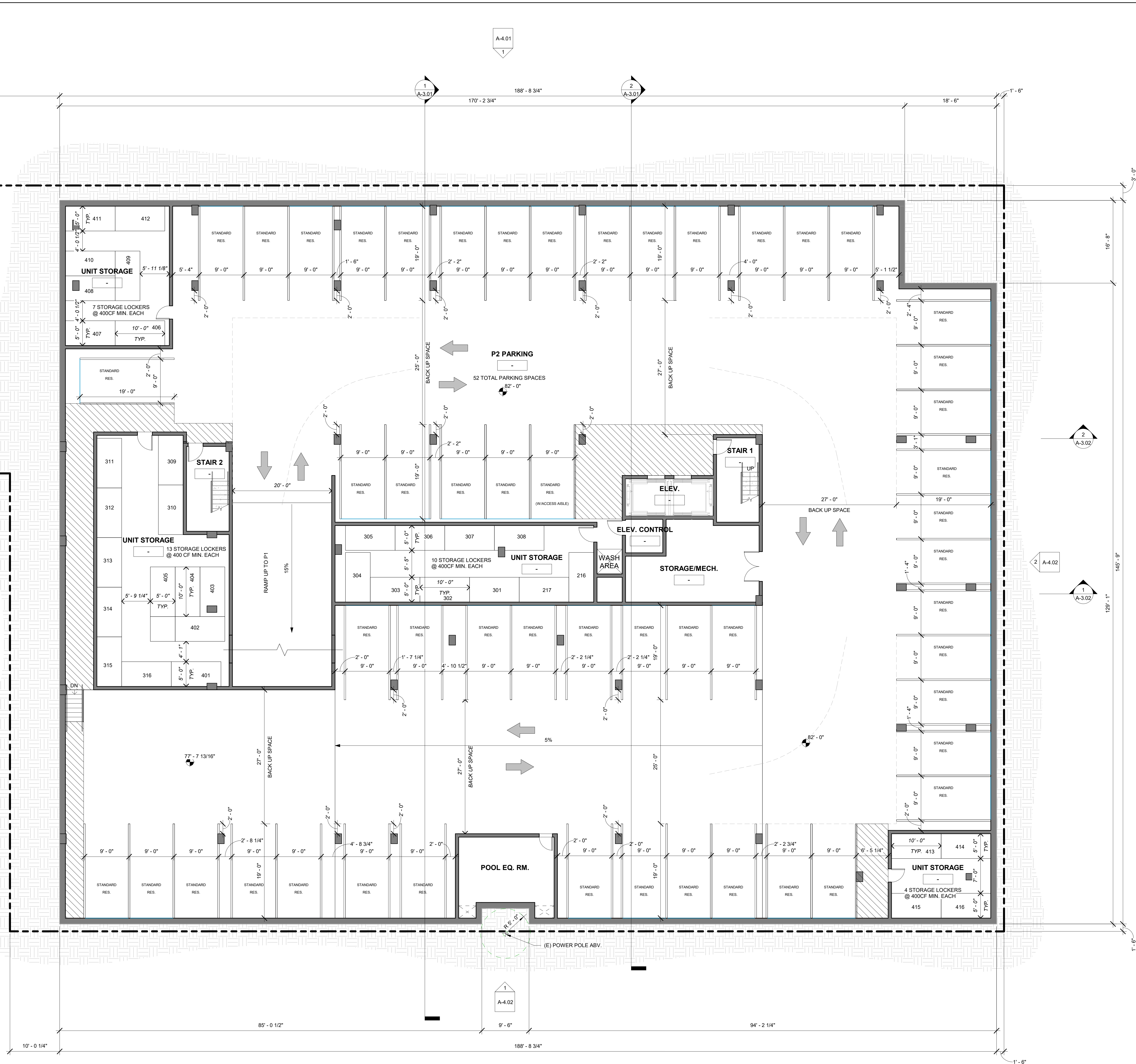
RESIDENTIAL SIGNS

- ONE WALL SIGN PER STREET FRONTAGE AND/OR ONE MONUMENT SIGN PER STREET FRONTAGE, TOTALING NO MORE THAN 32 SQUARE FEET.

12/4/2025 12:26:56 PM

PRIVATE STORAGE SPACE REQUIREMENTS PER RBMC 10-5.1515

-ALL DWELLING UNITS WITHIN A RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CUBIC FEET OF ENCLOSED, WEATHERPROOF, AND LOCKABLE PRIVATE STORAGE SPACE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MINIMUM OF 200 CUBIC FEET OF SUCH REQUIREMENT SHALL BE PROVIDED IN A SINGLE LOCATION WITHIN INDIVIDUAL STORAGE LOCKERS, CABINETS, OR CLOSETS. SUCH A SPACE SHALL HAVE A MINIMUM HORIZONTAL SURFACE AREA OF 25 SQUARE FEET AND A MINIMUM INTERIOR DIMENSION OF 42". THE SPACE, IF A WALK-IN TYPE SHALL HAVE A MINIMUM CLEAR ACCESS OPENING OF 30 INCHES BY 6 FEET-8 INCHES.



PARKING LEVEL P2

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

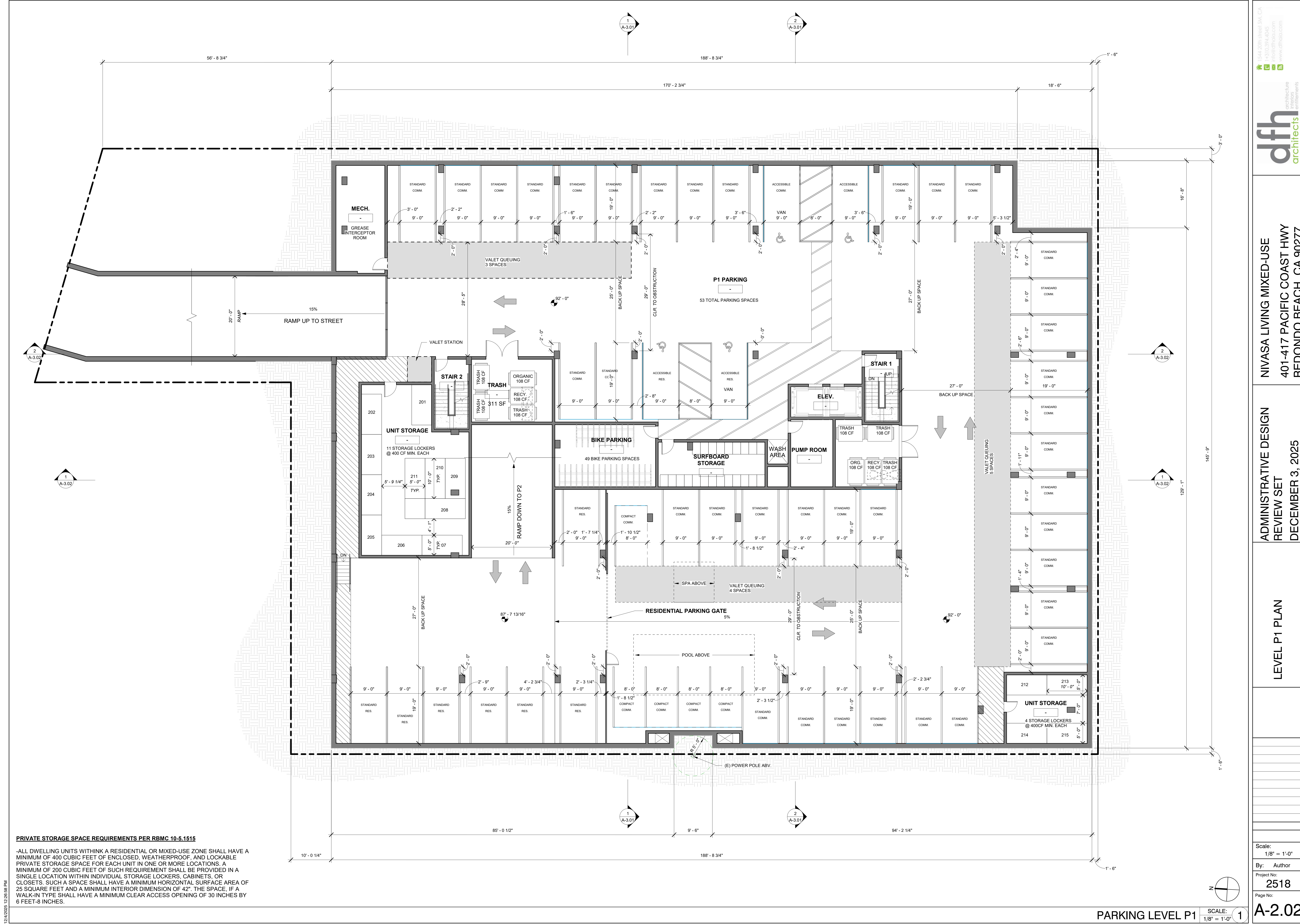
A-2.01

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN
REVIEW SET
DECEMBER 3, 2025

LEVEL P2 PLAN

dfh architects
architecture
interiors
1344 20th Street S4, CA
1-310-394-4045
info@dfha.com
www.dfha.com



PRIVATE STORAGE SPACE REQUIREMENTS PER RBMC 10-5.1515

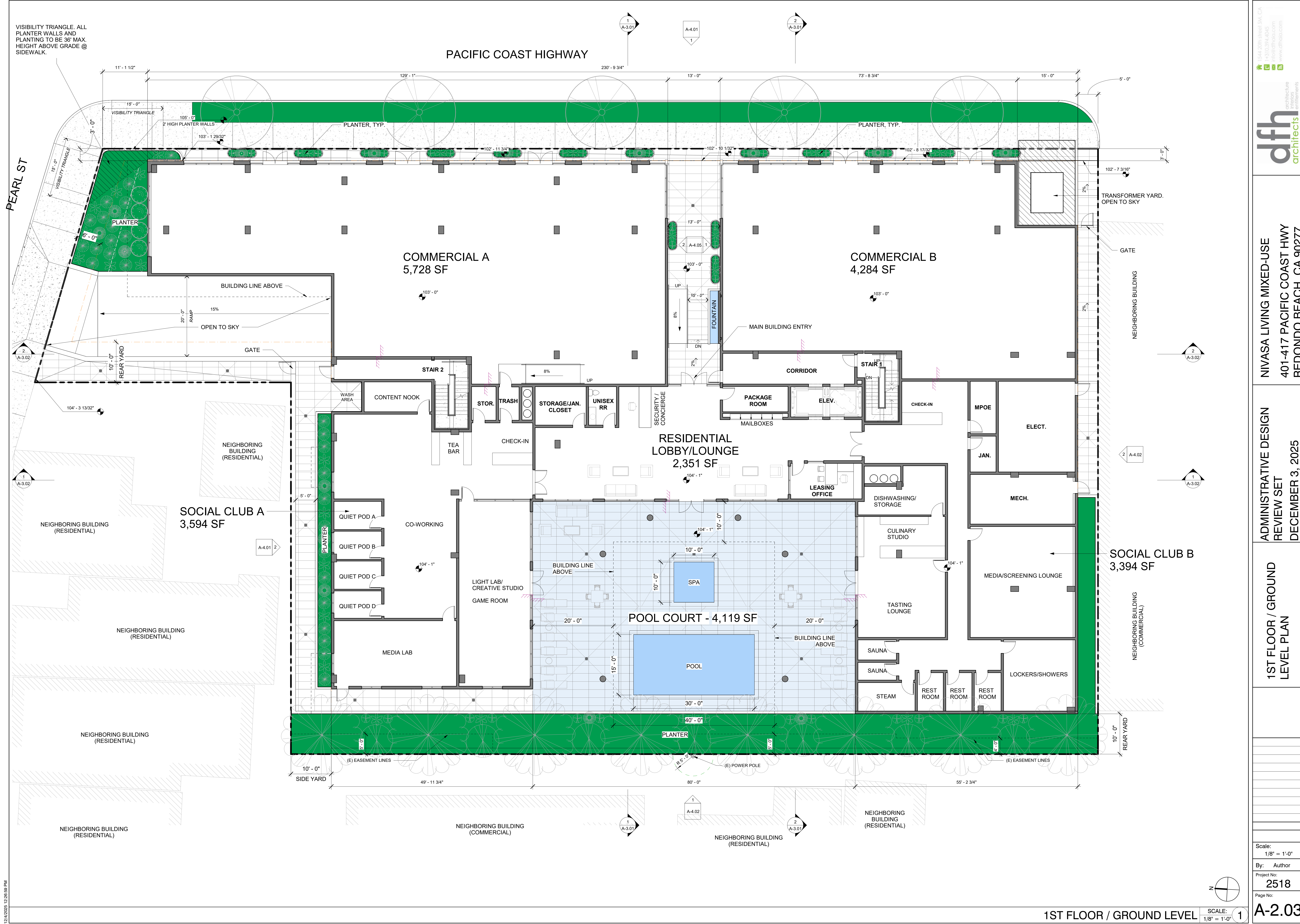
-ALL DWELLING UNITS WITHIN A RESIDENTIAL OR MIXED-USE ZONE SHALL HAVE A MINIMUM OF 400 CUBIC FEET OF ENCLOSED, WEATHERPROOF, AND LOCKABLE PRIVATE STORAGE SPACE FOR EACH UNIT IN ONE OR MORE LOCATIONS. A MINIMUM OF 200 CUBIC FEET OF SUCH REQUIREMENT SHALL BE PROVIDED IN A SINGLE LOCATION WITHIN INDIVIDUAL STORAGE LOCKERS, CABINETS, OR CLOSETS. SUCH A SPACE SHALL HAVE A MINIMUM HORIZONTAL SURFACE AREA OF 25 SQUARE FEET AND A MINIMUM INTERIOR DIMENSION OF 42". THE SPACE, IF A WALK-IN TYPE SHALL HAVE A MINIMUM CLEAR ACCESS OPENING OF 30 INCHES BY 6 FEET-8 INCHES.

12/4/2025 12:26:58 PM

PARKING LEVEL P1

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

1



12/4/2025 12:28:59 PM

1344 20th Street S4, CA
1-310-394-4045
info@dfh.com
www.dfh.com

dfh

architects

interiors

NIVASA LIVING MIXED-USE

401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN

REVIEW SET

DECEMBER 3, 2025

1ST FLOOR / GROUND

LEVEL PLAN

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

By: Author

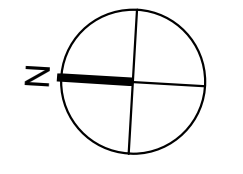
Project No:
2518

Page No:

1

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

A-2.03



2ND FLOOR PLAN

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

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN
REVIEW SET
DECEMBER 3, 2025

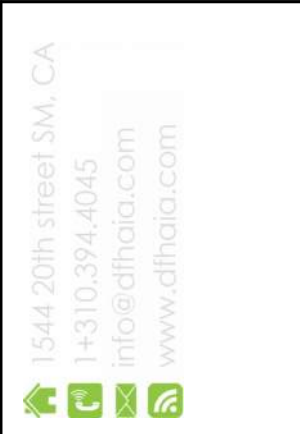
2ND FLOOR PLAN

A-2.04

12/4/2025 12:27:03 PM







dfh architects
architecture
interiors
entitlements

ADMINISTRATIVE DESIGN
REVIEW SET
DECEMBER 3, 2025

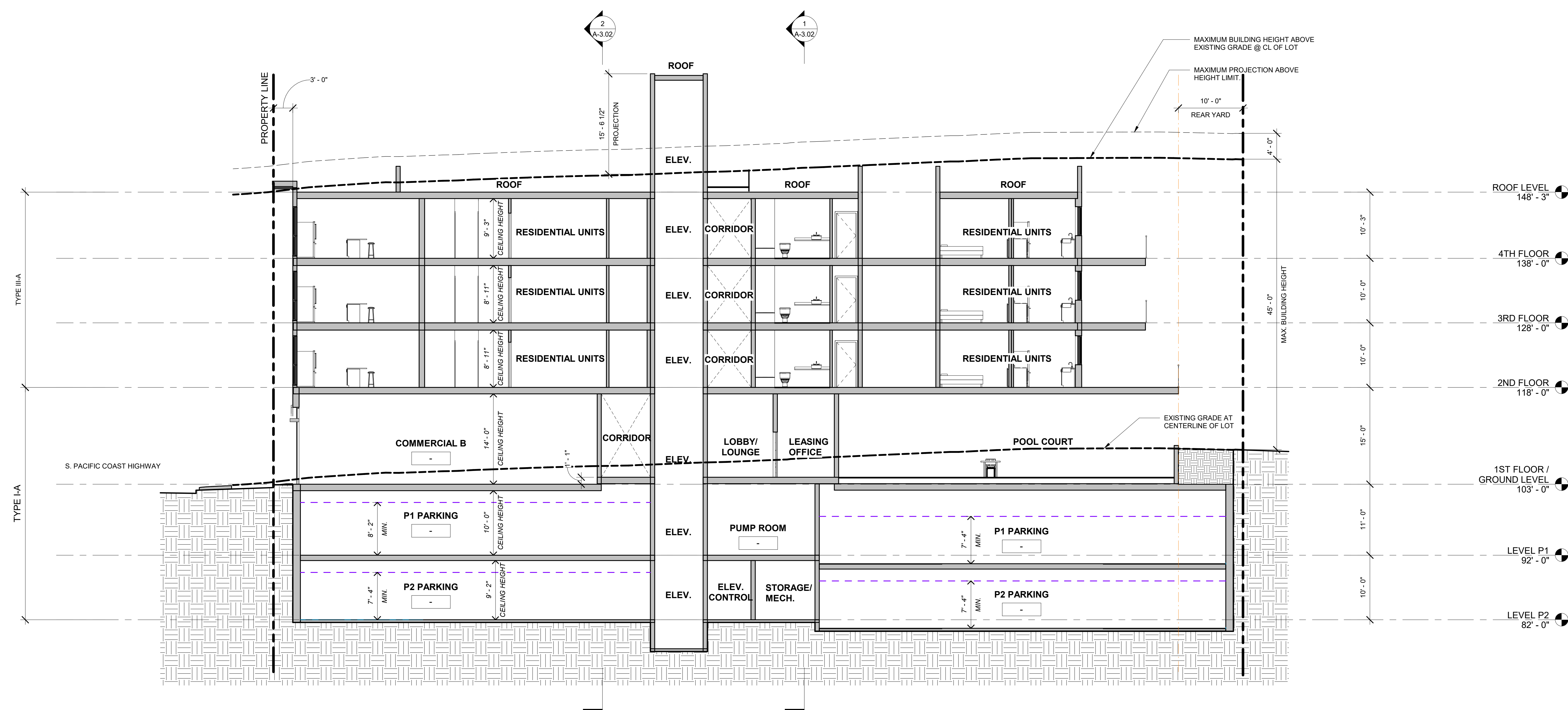
ROOF PLAN

Scale: $1/8" = 1'-0"$
By: Author
Project No: 2518
Page No:

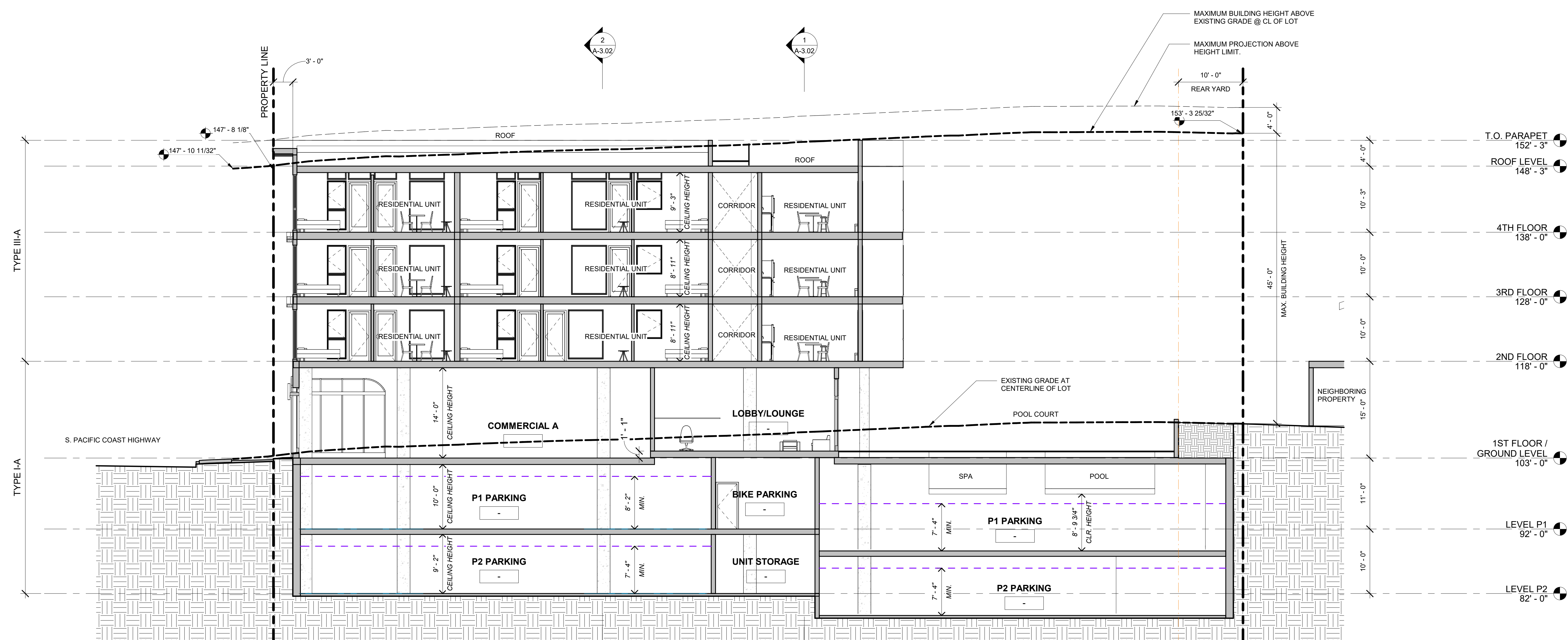
A-2.07

ROOF PLAN SCALE: $\frac{1}{8}" = 1'-0"$ 1

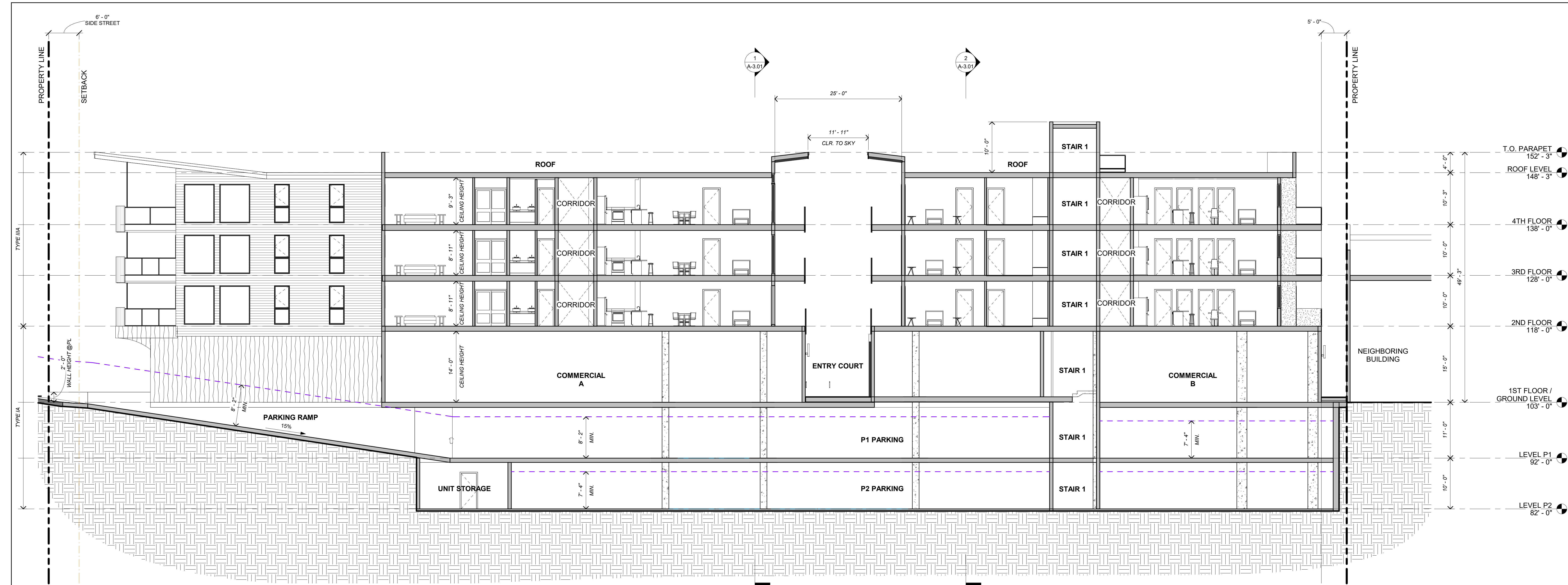
A-2.07



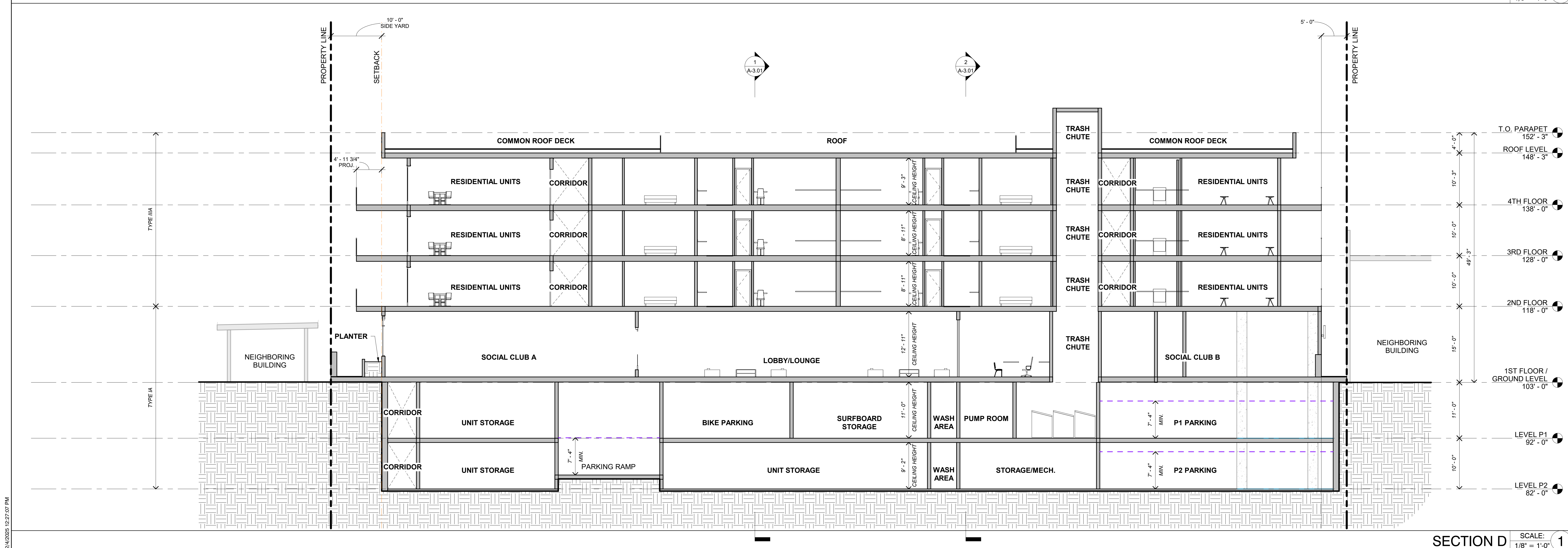
SECTION B SCALE: $\frac{1}{8}" = 1'-0"$



SECTION A	SCALE:
	$1/8" = 1'-0"$



SECTION C SCALE: 1/8" = 1'-0" 2



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



- | MATERIAL LEGEND (SEE A.4.04 FOR MATERIAL REFERENCES) | |
|---|---|
| 1 | - COMPOSITE SHINGLE SIDING - LIGHT GRAY |
| 2 | - 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY |
| 3 | - COMPOSITE SIDING & CLADDING - YELLOW TEAK |
| 4 | - EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY |
| 5 | - SHEET METAL FASCIA - STONE GRAY |
| 6 | - STOREFRONT SYSTEM - DARK BRONZE ANODIZED |
| 7 | - GLASS RAILING - DARK BRONZE |
| 8 | - NAIL-ON WINDOW - VINYL - DARK BRONZE |
| 9 | - ACCENT TILE - SEA GLASS |
| 10 | - EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - GRAY |
| 11 | - EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE |

dth architects
architecture
interiors
entitlements
t 1-310.394.4045
e info@dthra.com
www.dthra.com

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN
REVIEW SET
DECEMBER 3, 2025

EXTENSION ELEVATIONS

le:
1/8" = 1'-0"
Author
ect No:
2518
No:

-4.01



2/4/2025 12:27:34 PM



MATERIAL LEGEND (SEE A-4.04 FOR MATERIAL REFERENCES)	
1	- COMPOSITE SHINGLE SIDING - LIGHT GRAY
2	- 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY
3	- COMPOSITE SIDING & CLADDING - YELLOW TEAK
4	- EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY
5	- SHEET METAL FASCIA - STONE GRAY
6	- STOREFRONT SYSTEM - DARK BRONZE ANODIZED
7	- GLASS RAILING - DARK BRONZE
8	- NAIL-ON WINDOW - VINYL - DARK BRONZE
9	- ACCENT TILE - SEA GLASS
10	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - GRAY
11	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE

EAST ELEVATION

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

2



SOUTH ELEVATION

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

1

NIVASA LIVING MIXED-USE
401-417 PACIFIC COAST HWY
REDONDO BEACH, CA 90277

ADMINISTRATIVE DESIGN
REVIEW SET
DECEMBER 3, 2025

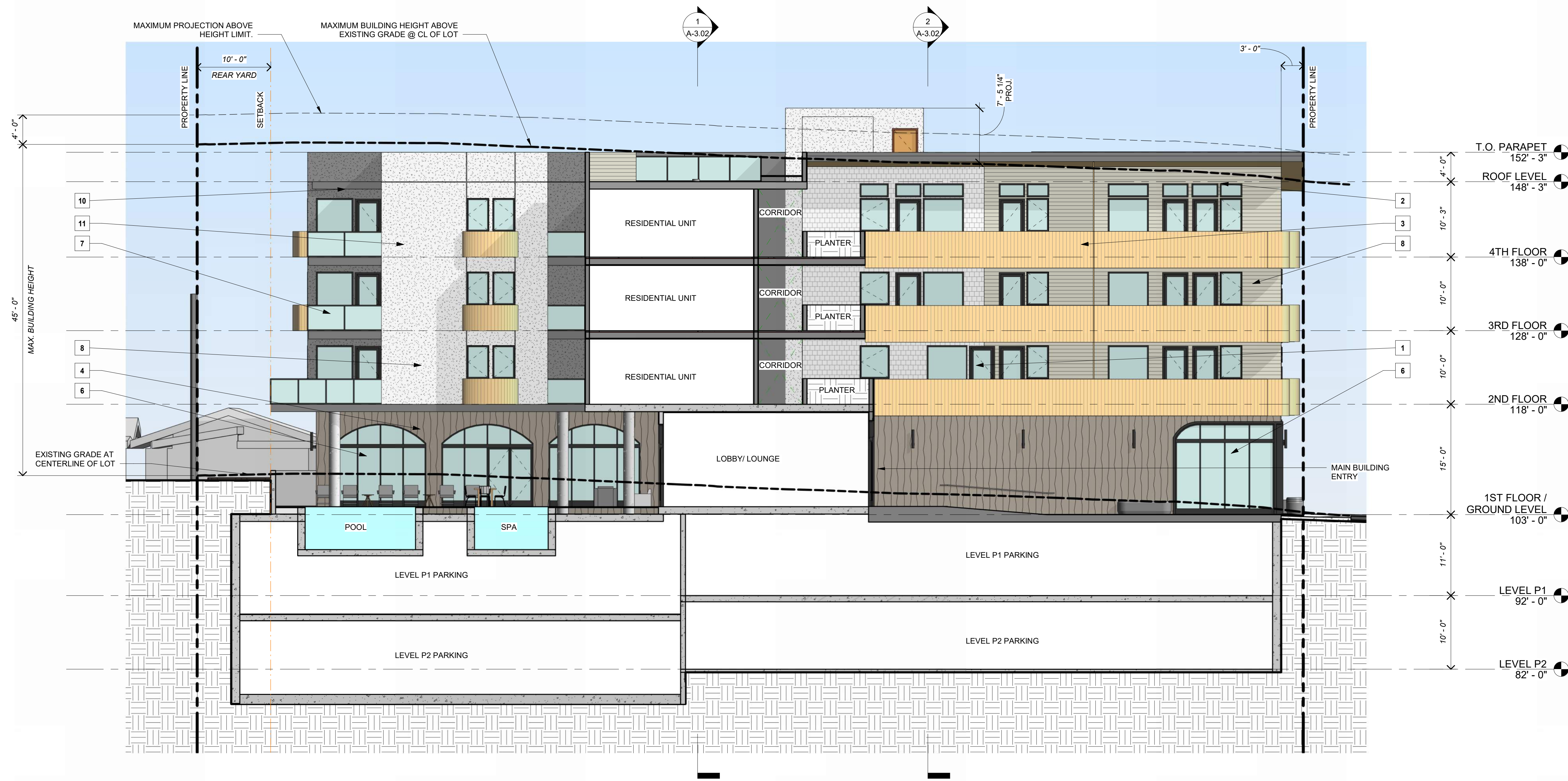
EXTERIOR ELEVATIONS

Scale:
1/8" = 1'-0"
By: Author
Project No:
2518
Page No:

A-4.02

1344 20th Street S4, CA
1-931-394-4045
info@dfh.com
www.dfh.com

dfh
architecture
interiors

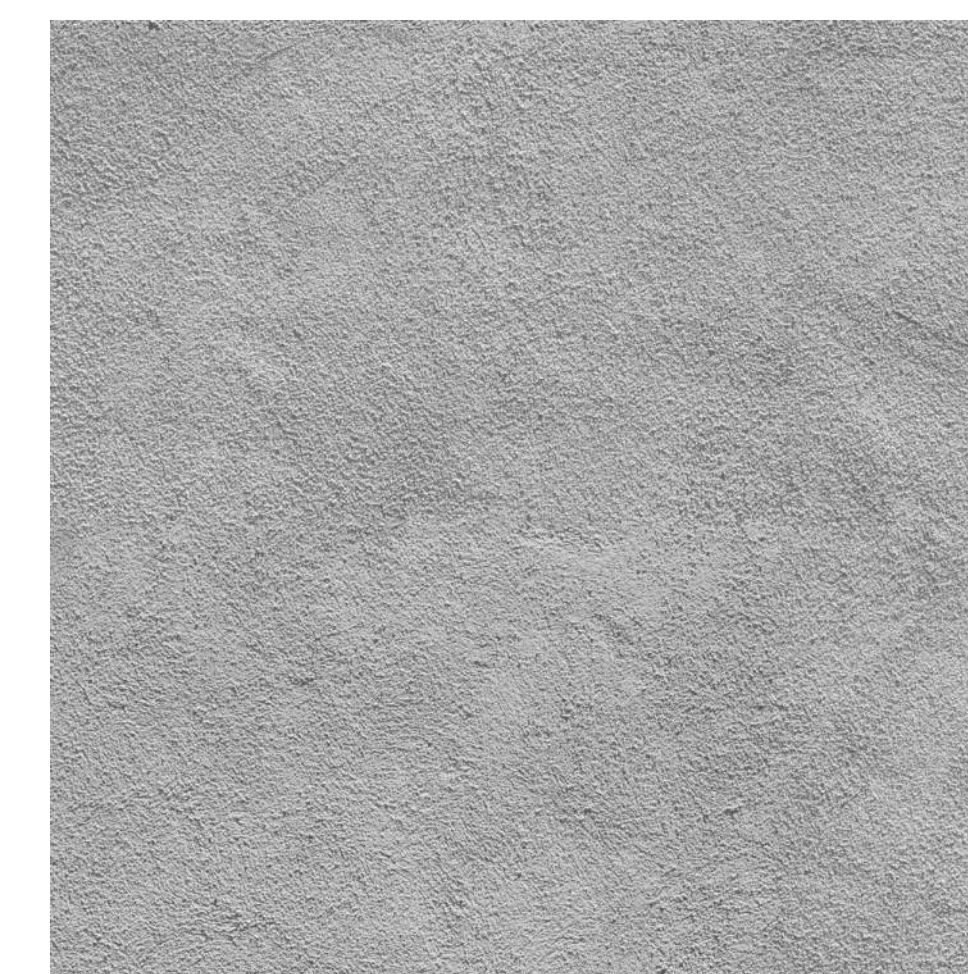
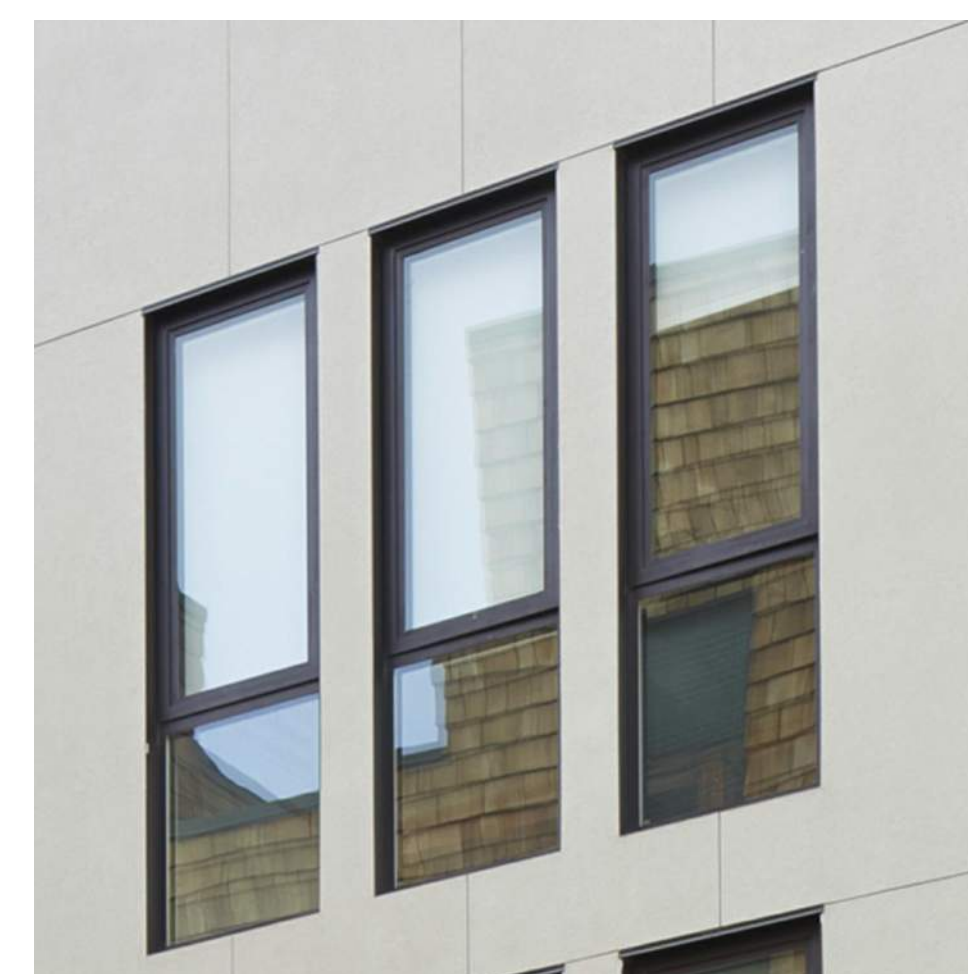
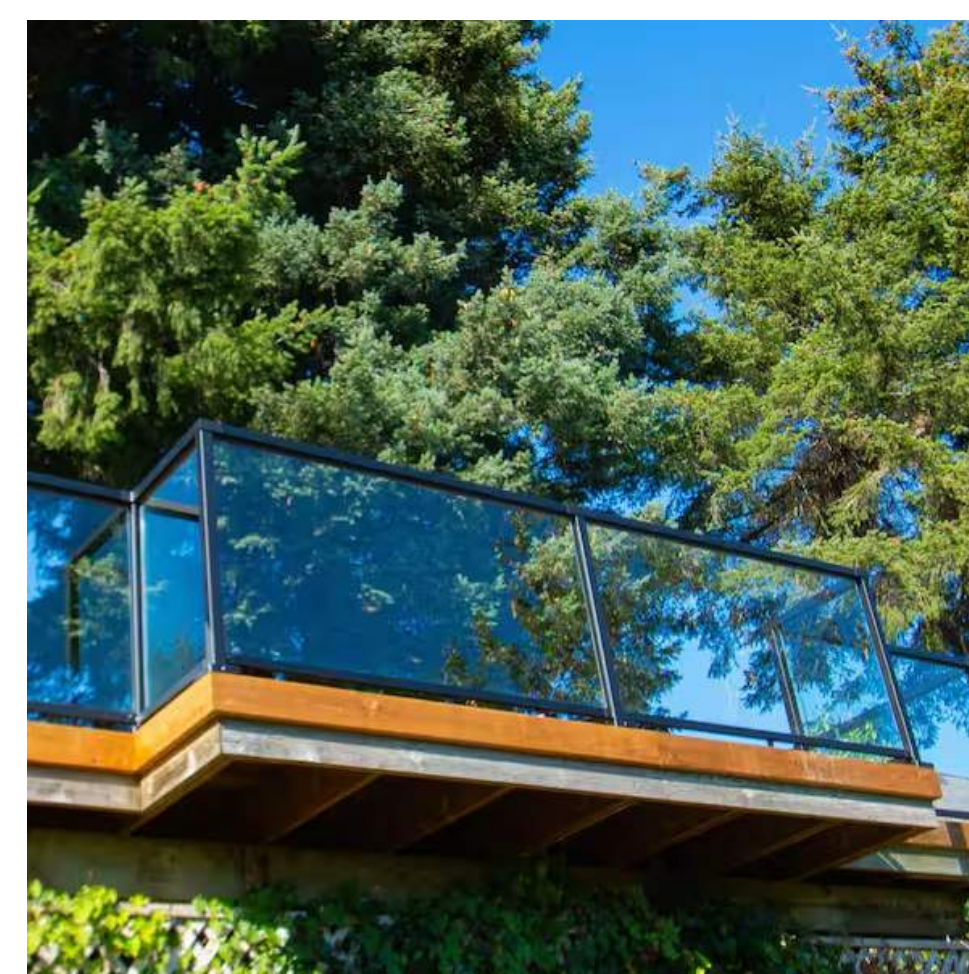


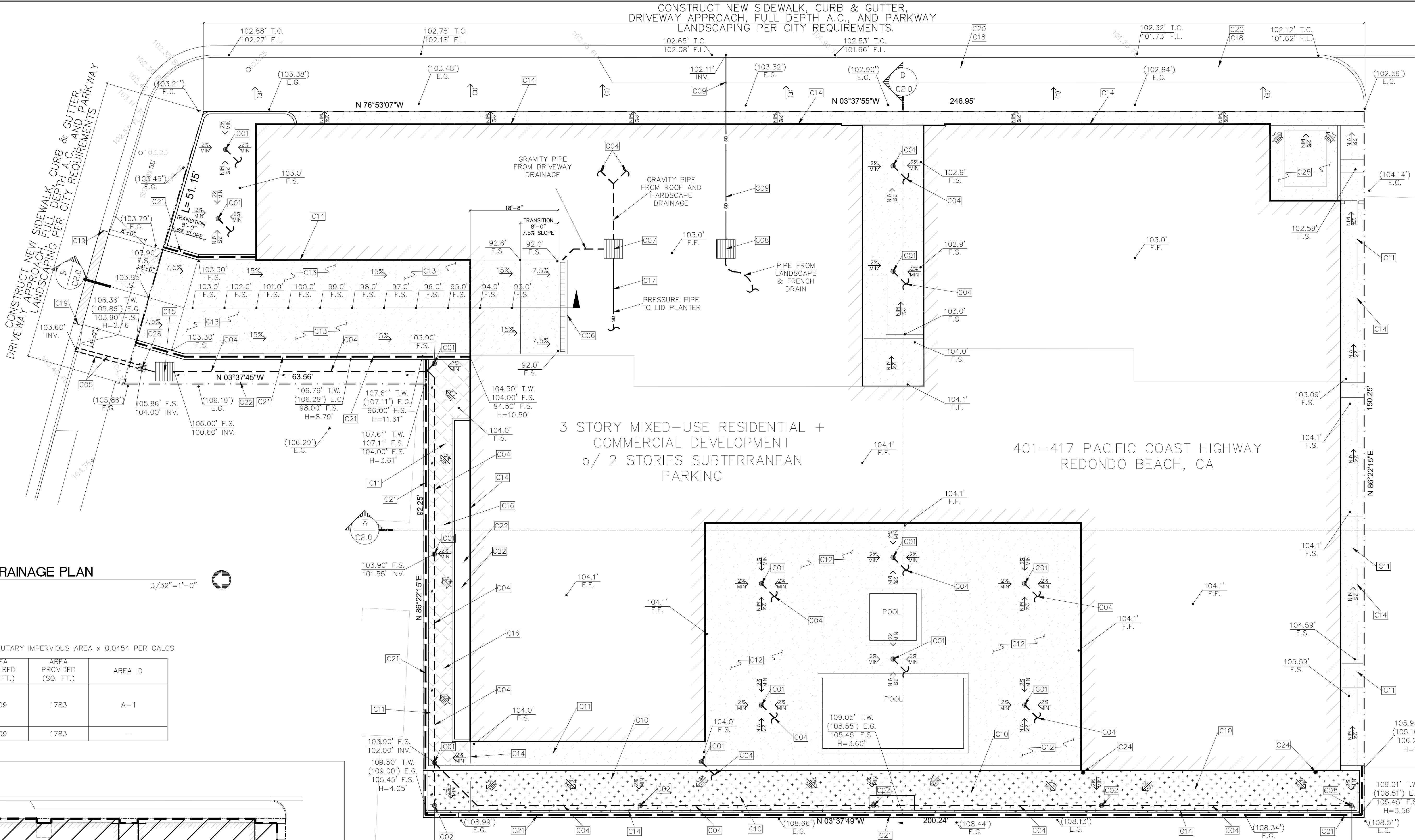
MATERIAL LEGEND (SEE A-4.04 FOR MATERIAL REFERENCES)	
1	- COMPOSITE SHINGLE SIDING - LIGHT GRAY
2	- 5/8" X 6" HORIZONTAL COMPOSITE PLANK SIDING - DARK GRAY
3	- COMPOSITE SIDING & CLADDING - YELLOW TEAK
4	- EXTERIOR CEMENT PLASTER W/ SCULPTURAL WAVE FINISH - DARK GRAY
5	- SHEET METAL FASCIA - STONE GRAY
6	- STOREFRONT SYSTEM - DARK BRONZE ANODIZED
7	- GLASS RAILING - DARK BRONZE
8	- NAIL-ON WINDOW - VINYL - DARK BRONZE
9	- ACCENT TILE - SEA GLASS
10	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - GRAY
11	- EXTERIOR CEMENT PLASTER W/ FINE ACRYLIC FINISH - WHITE

COURTYARD ELEVATION - WEST SCALE: 1/8" = 1'-0" 2



COURTYARD ELEVATION - EAST SCALE: 1/8" = 1'-0" 1





PLANTER BOX CALCULATIONS				
TRIBUTARY IMPERVIOUS AREA x 0.0454 PER CALCS				
BMP DEVICE	IMPERVIOUS AREAS (SQ. FT.)	AREA REQUIRED (SQ. FT.)	AREA PROVIDED (SQ. FT.)	AREA ID
BMP-1	31036	1409	1783	A-1
TOTAL	31036	1409	1783	-

REVISION

G&G STRUCTURES, INC.

CIVIL & STRUCTURAL ENGINEERING

24702 NARBONNE AVE.

LOMITA, CA 90717

TEL (310) 294-8111 FAX (310) 294-8112

G&G

sheet description

DRAINAGE PLAN

All ideas, designs, and plans indicated or represented by this drawing are the property of G&G STRUCTURES, INC. and were created and developed for use on this project. No part of this drawing shall be used by or disclosed to any other person, firm, or corporation for any purpose without the written permission of G&G STRUCTURES, INC.

PRIVATE RESIDENCE

401-417 S PACIFIC COAST HWY

REDONDO BEACH, CA 90277

date: 09/08/2025

scale: PER PLAN

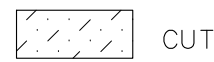
drawn by: M.A.

job no.: 25-146

sheet:

C1.0

EARTHWORK PLAN LEGEND:



CUT

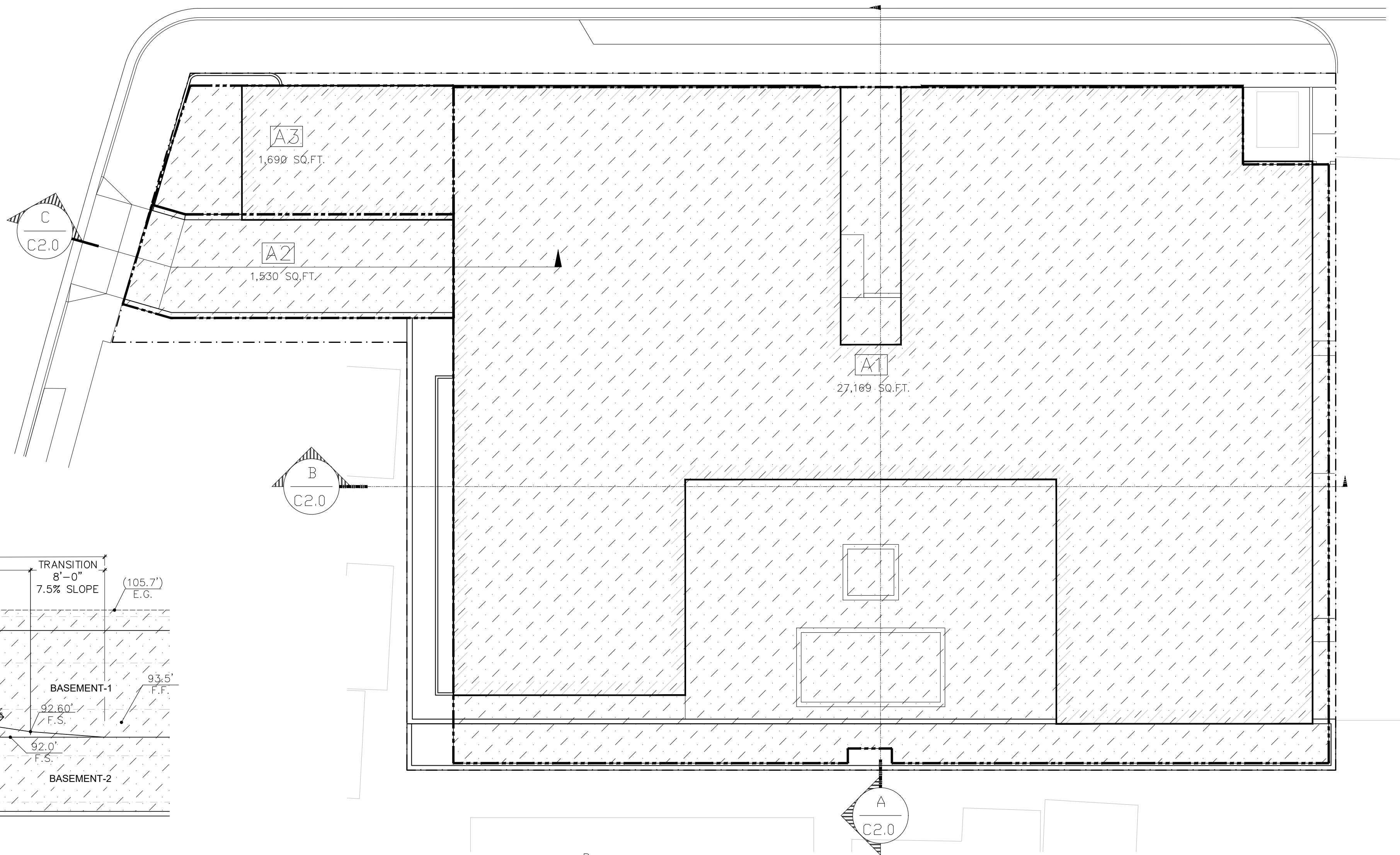
AREA ID	AVERAGE HEIGHT	PLAN AREA [SF]		VOLUME [CYD]		REMARKS
		CUT	FILL	CUT	FILL	
A1	24.10	27169	0	24251	0	BASEMENT
A2	7.40	1530	0	419	0	DRIVEWAY
A3	2.40	1690	0	150	0	FIRST FLOOR
OVERALL CUT & FILL				24820	0	
OVERALL TOTAL EXPORT [CYD]				24820		
OVERALL COMBINED (CUT & FILL) [CYD]				24820		

CYD= CUBIC YARDS
SF= SQUARE FEET
FT= FEET

* AVERAGE HEIGHT CALCULATED FROM SPOT ELEVATIONS @ 4 CORNERS.

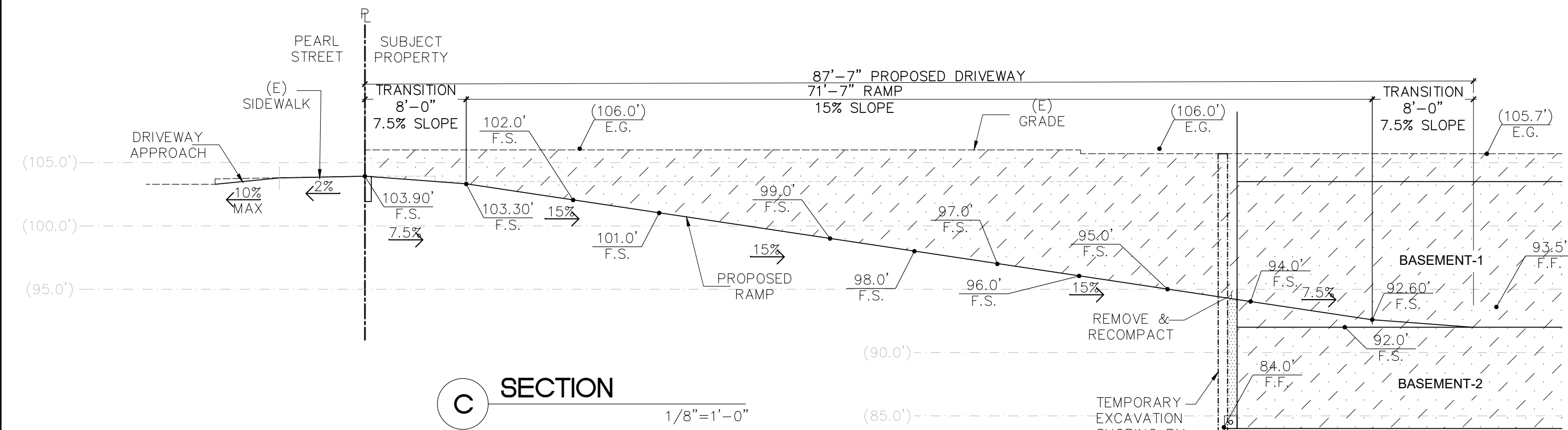
2

EARTHWORK CALCULATIONS

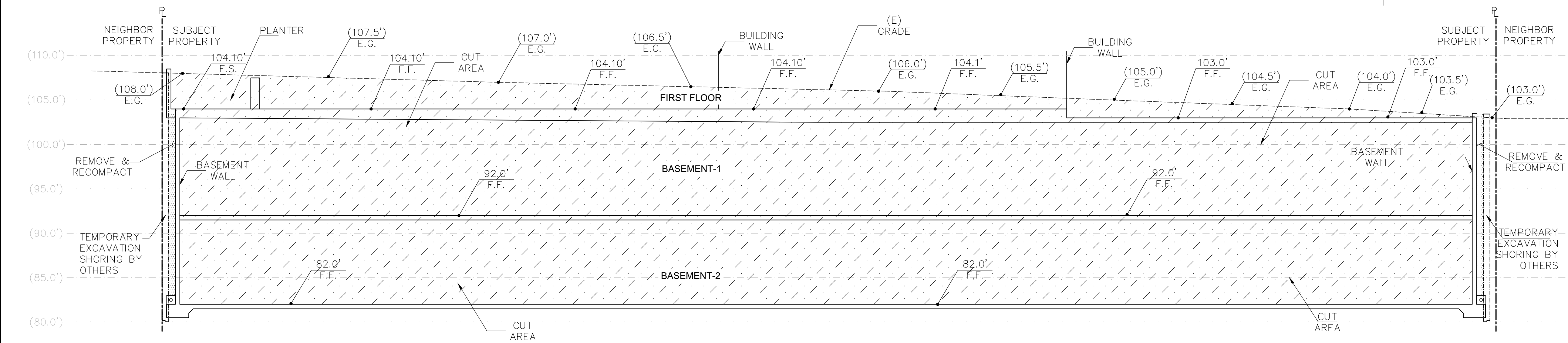


C SECTION

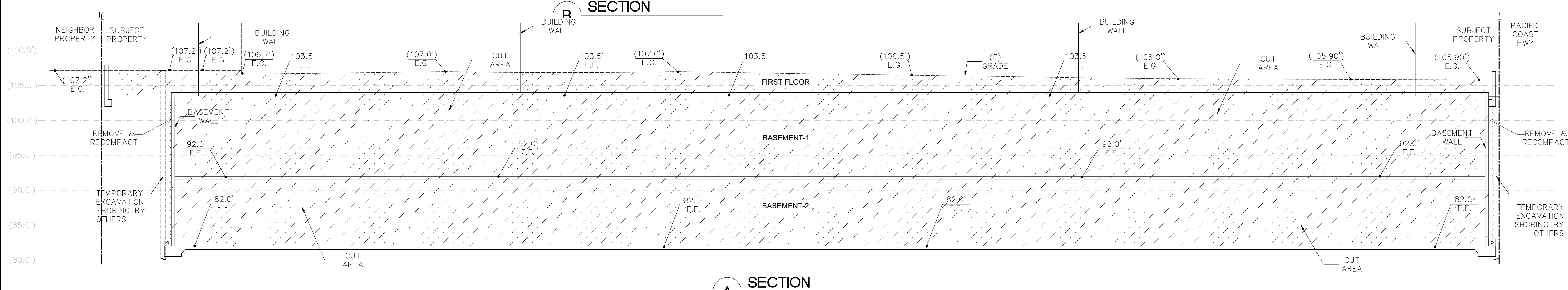
1/8"=1'-0"



R SECTION



A SECTION



REVISION

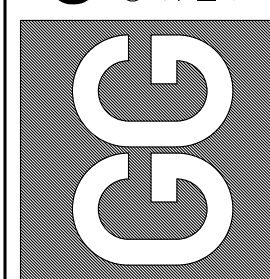
G&G STRUCTURES, INC.

CIVIL & STRUCTURAL ENGINEERING

24702 NARBONNE AVE.

LOMITA, CA 90717

TEL (310) 294-8111 FAX (310) 294-8112



sheet description

EARTHWORK DIAGRAM PLAN + SECTIONS

All ideas, designs, and plans indicated or represented by this drawing are the property of G&G STRUCTURES, INC. and were created and developed for use on the project described herein. No part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of G&G STRUCTURES, INC.

PRIVATE RESIDENCE

401-417 S PACIFIC COAST HWY
REDONDO BEACH, CA 90277

date: 09/08/2025

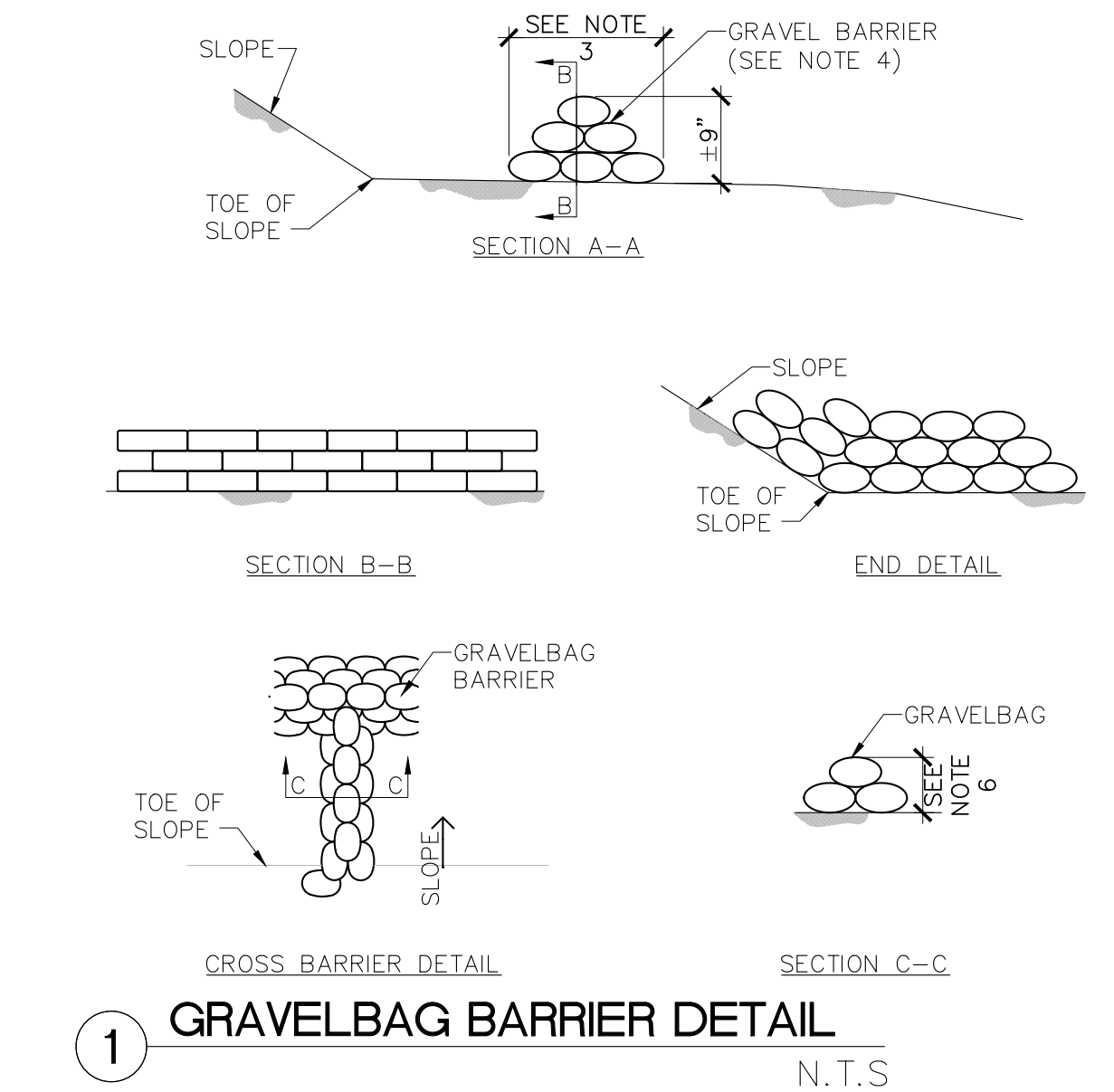
scale: PER PLAN

drawn by: M.A.

job no.: 25-146

sheet:

C2.0



C3.0



PLANT MATERIAL LEGEND

PLUMBAGO



Rachel Roth
rootlineslandscape@gmail.com
(310)874-4620

Client Info

Ben Agarwal

Address:
401-417 Pacific Coast Hwy
Redondo Beach, CA
90277

Phone:
310-877-8934

Project Name

NIVASA LIVING MIXED-USE

401-417 Pacific Coast Hwy
Redondo Beach, CA
90277

Rev	Date	Issue

Seal

Date	10/25/25
Designed By	RER
Drawn By	RER
Approve / Checked By	

Project #
Project Phase

Sheet Title

PRELIMINARY
LANDSCAPE
PLAN

Scale	$\frac{3}{32}" = 1' - 0"$
Sheet #	

L1.1

