

LOCATION MAP
NO SCALE



VIEW NORTH ON GREEN LANE



EXISTING FRONT VIEW/GREEN LANE



EXISTING FRONT VIEW



VIEW ON NORTH PROPERTY LINE



FRONT LANDSCAPING AREA

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MKO CONSULTING
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RENOVATION & ADDITION TO ITO RESIDENCE
2606 GREEN LANE, REDONDO BEACH, CA 90278

AIN: 4155-006-027

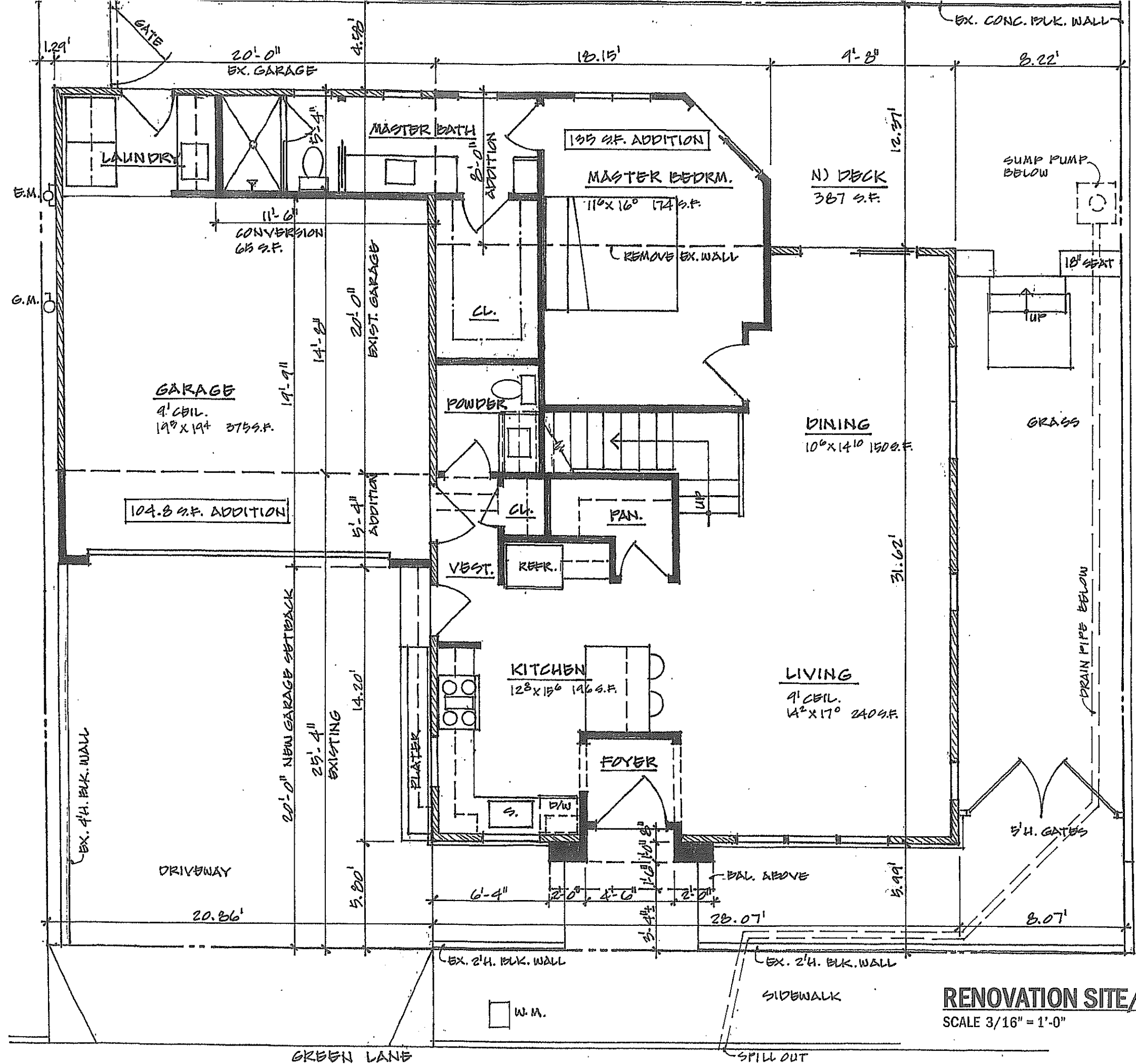
FOR: LISA ITO
310) 503-0034



LOCATION / VICINITY MAP

PHOTOS OF EXIST. RESIDENCE

PHOTOS OF THE NEIGHBORHOOD

1/10/26



 EXIST. WALL LOC.
 NEW WALL



RENOVATION SITE/FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

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RENOVATION SITE PLAN
 RENOVATED FIRST FLOOR PLAN

1/10/26

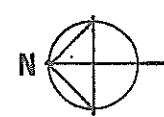
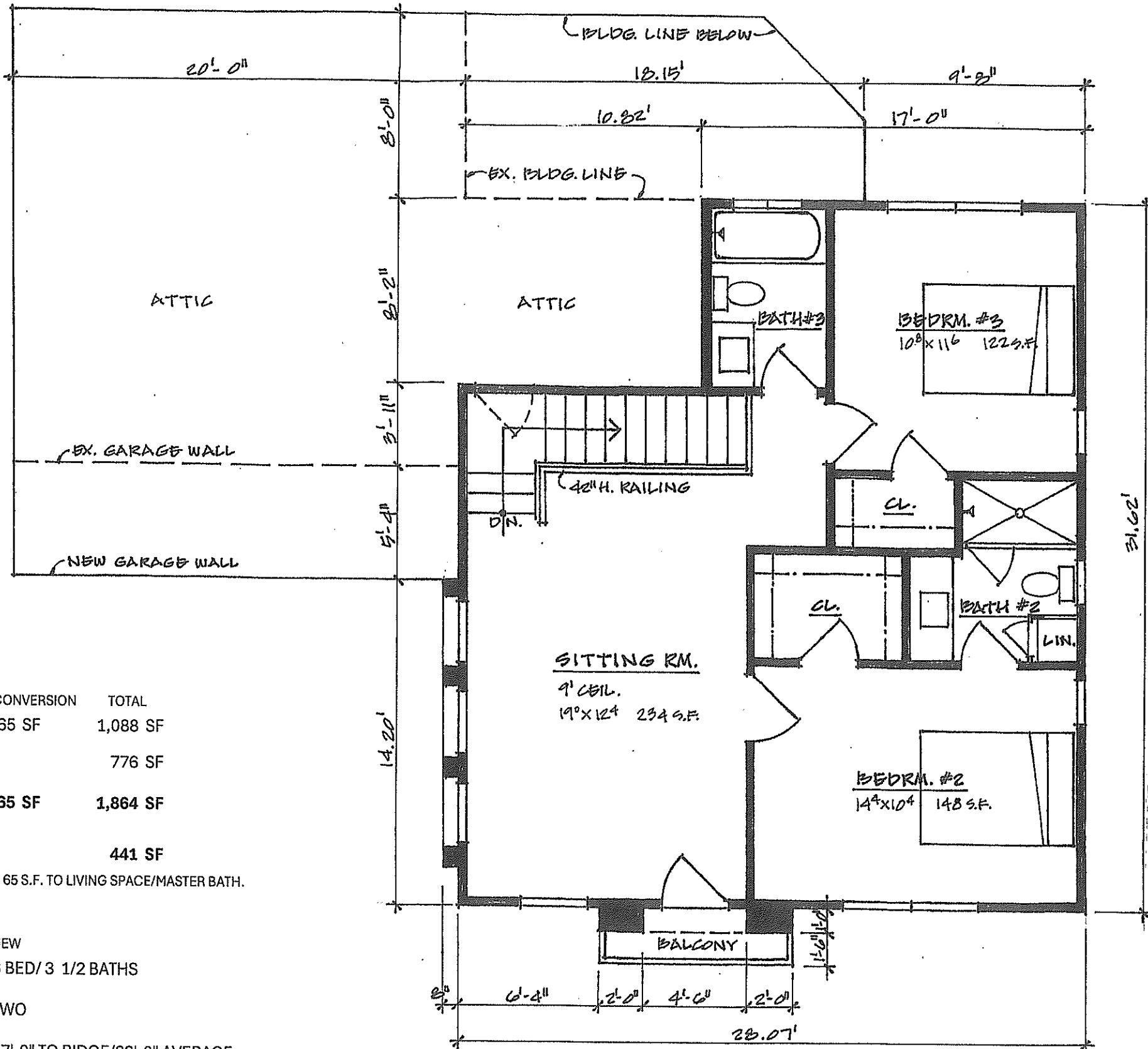
PROJECT SUMMARY

AIN: 4155-006-027
 ZONING: R-2
 LAND AREA: 2,850 S.F. (50'X57')
 OCCUPANCY: SINGLE FAMILY DWELLING

	EXISTING	NEW ADDITION	CONVERSION	TOTAL
FIRST FLOOR	888 SF	135 SF	65 SF	1,088 SF
SECOND FLOOR		776 SF		776 SF
TOTAL	888 SF	911 SF	65 SF	1,864 SF
GARAGE	393 SF	48 SF		441 SF

ADDED 104.8 S.F. BUT CONVERTED 65 S.F. TO LIVING SPACE/MASTER BATH.

	EXISTING	NEW
BEDROOMS/BATHS	2 BED/ 1 BATH	3 BED/ 3 1/2 BATHS
NUMBER OF STORY	ONE	TWO
BUILDING HTS.	16'-0"	27'-0" TO RIDGE/23'-0" AVERAGE
BUILDING COVERAGE	45 %	53 %
DECK	252 S.F.	387 S.F.
OPEN SPACE	848 S.F. (29.75%)	713 S.F. (25.0%)



NEW ADDITION/SECOND FLOOR PLAN
 SCALE 3/16" = 1'-0"

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SECOND FLOOR ADDITION PLAN
 PROJECT SUMMARY

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GAF Timberline Pewter Grey



Eldorado Stone, Fieldledge



16 Silver Grey
Base 200



40 Dove Grey
Base 200

Lahabra stucco Colors



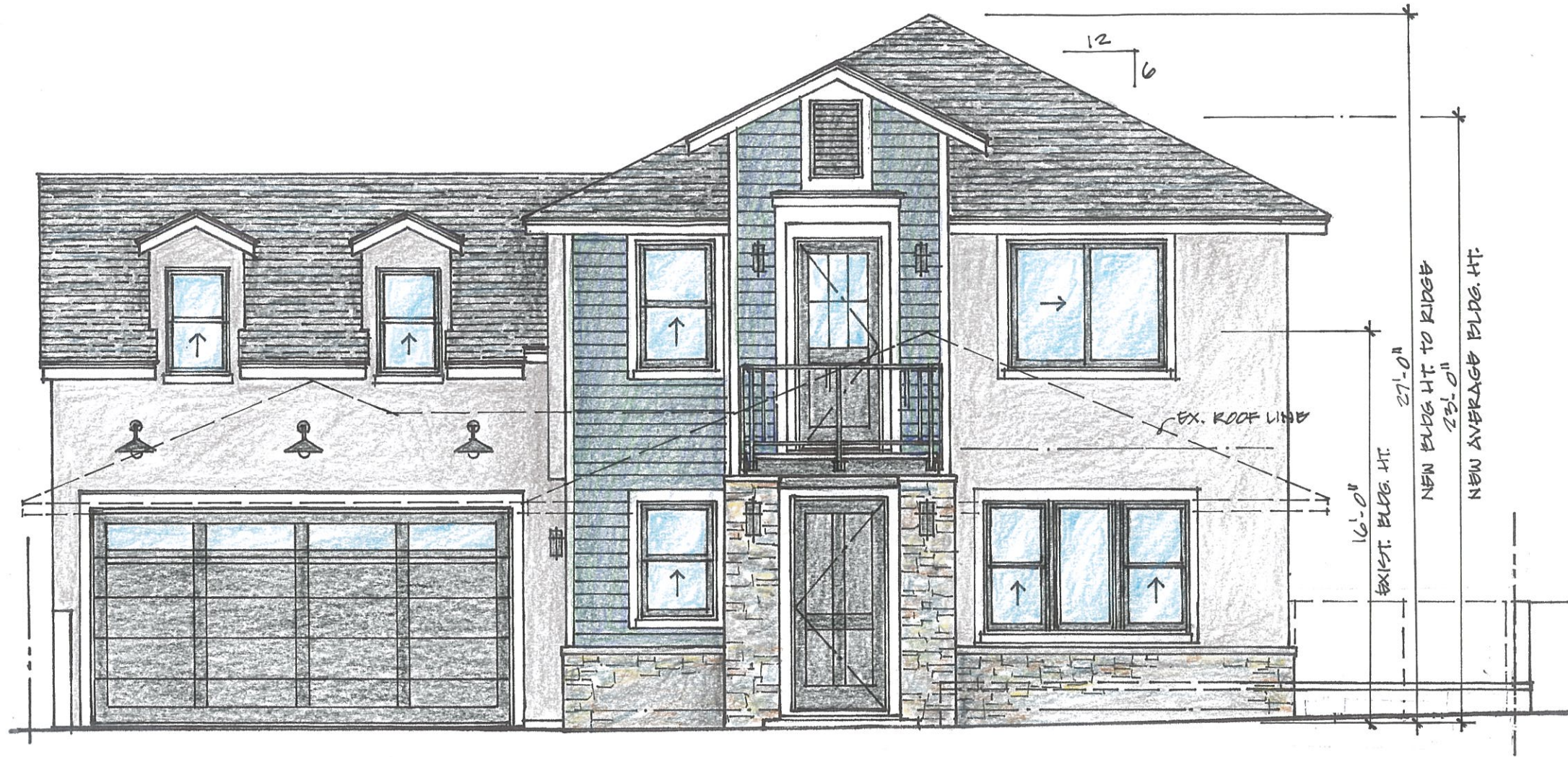
Siding Color, Christobal Blue



Arctic White
JH10-20

Trim Color, Arctic White

Exterior Lights, Metal/Matte Black



NEW FRONT/WEST ELEVATION

SCALE 3/16" = 1'-0"

STONE VENEER: ELDORADO STONE
COLOR: FEILDLEDGE, FULLY GROUTED

EXTERIOR DOORS: FIBERGLASS DOORS
COLOR: MATTE BLACK

WINDOW FRAME: VYNIL
COLOR: MATTE BLACK

RAILING: METAL/ALUMINUM
COLOR: MATTE BLACK

EXTERIOR LIGHTING: METAL
COLOR: MATTE BLACK

FRONT LOUVER: METAL/FIBERGLASS
COLOR: MATTE BLACK

OTHER LOUVERS: METAL
COLOR: STUCCO TRIM COLOR

EXTERIOR MATERIALS AND COLORS

ROOFING: CLASS 'A' COMPOSITION SHINGLE ROOF
'GAF', TIMBERLINE, NATURAL SHADOW
COLOR: PEWTER GRAY

FASCIA: CEMENT BOARD, JAMES HARDIE, OR EQUAL
COLOR: ARCTIC WHITE

STUCCO: SMOOTH FINISH CEMENT STUCCO
COLOR: LAHABRA STUCCO COLOR, SILVER GREY

STUCCO TRIM: SMOOTH FINISH CEMENT STUCCO
COLOR: LAHABRA STUCCO COLOR, DOVE GREY

LAP SIDING: CEMENT BOARD LAP SIDING
JAMES HARDIE, BEADED BOARD SELECT
COLOR: CHRISTOBAL BLUE

TRIM: CEMENT TRIM BOARD
JAMES HARDIE, TRIM BOARD
COLOR: ARCTIC WHITE

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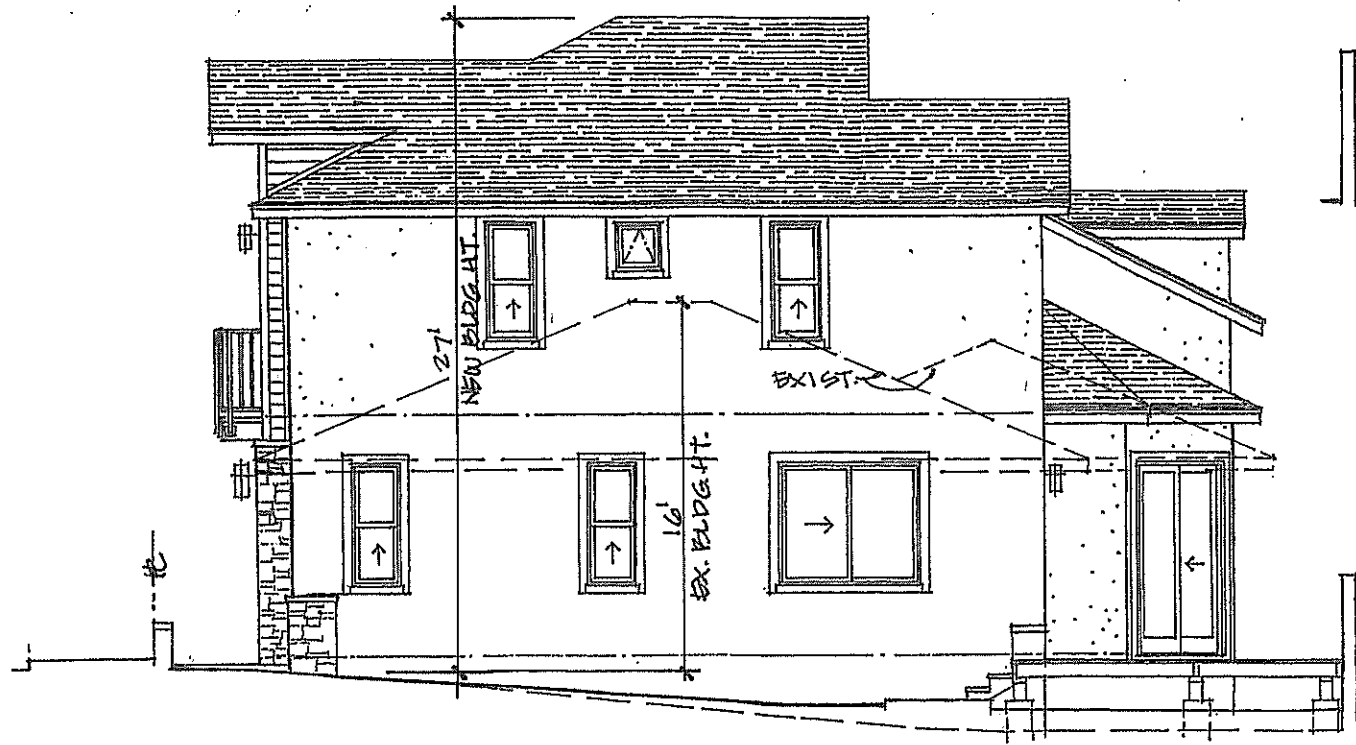
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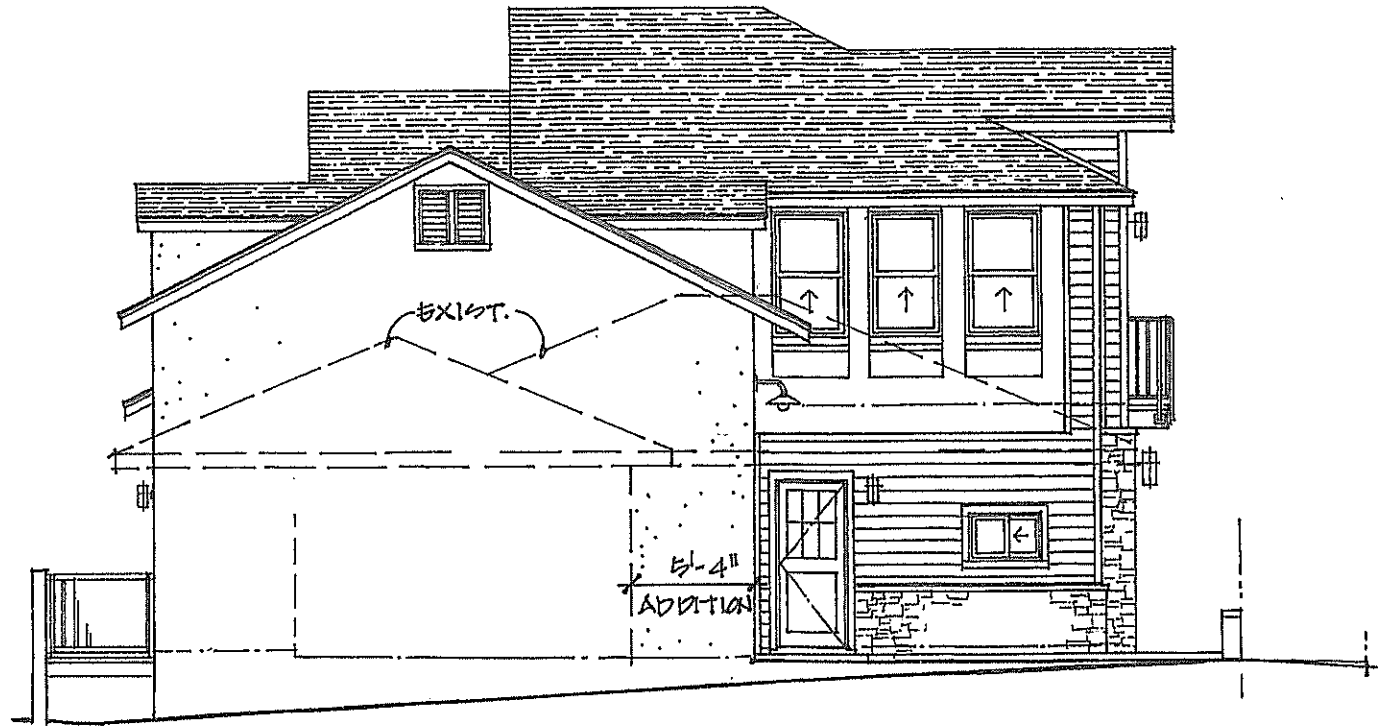
FRONT ELEVATION

MATERIALS AND COLOR CHART

1/10/26



NEW RIGHT SIDE/SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NEW LEFT SIDE/NORTH ELEVATION
SCALE 1/8" = 1'-0"



NEW REAR/EAST ELEVATION
SCALE 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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