

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

Pamela Sattler

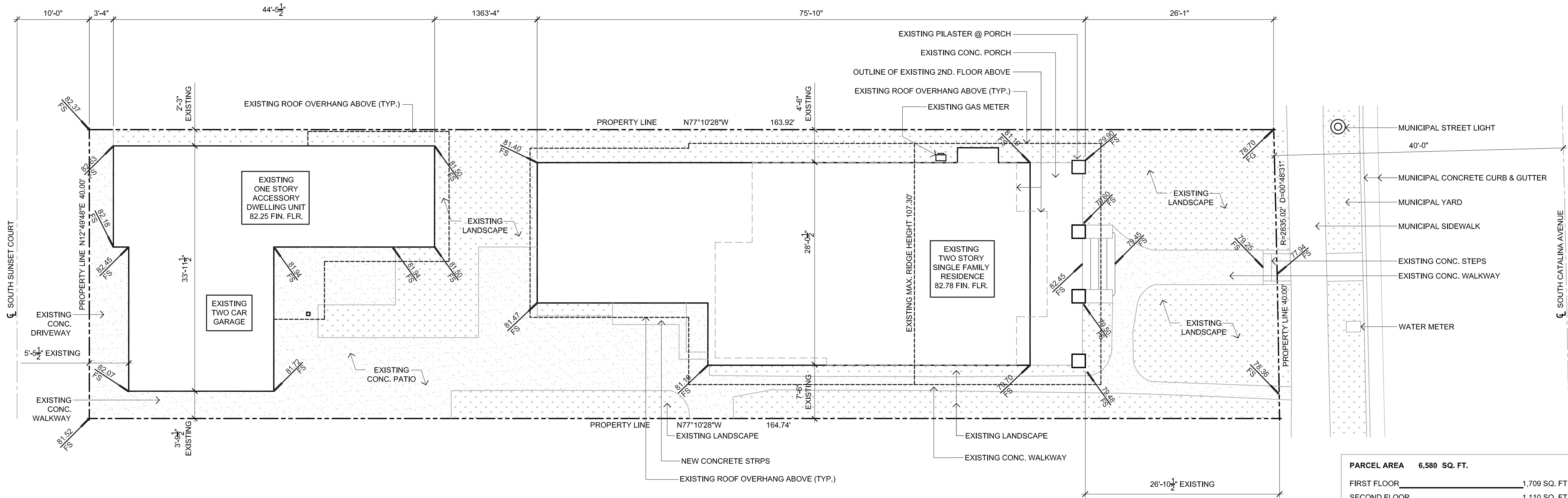
519 South Catalina Avenue

Redondo Beach, California 90277

[illegible]

SITE PLAN

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



PARCEL AREA	6,580 SQ. FT.
FIRST FLOOR	1,709 SQ. FT.
SECOND FLOOR	1,110 SQ. FT.
DETACHED GARAGE	401 SQ. FT.
DETACHED ACCESSORY DWELLING UNIT	622 SQ. FT.
TOTAL GROSS FLOOR AREA	3,842 SQ. FT. (EXISTING)
FLOOR AREA RATIO: 3,842 SQ. FT./ 6,580 SQ. FT. = 0.58 (EXISTING)	

OTTOLIA & BARNES

Architecture

Domingo Ottolia, AIA C27790
Dorothy Barnes-Ottolia, AIA C28714

5533 Boyridge Road
Rancho Palos Verdes, California 90275
T: (310) 375-0107
F: (310) 802-3804
E: dco@OBAstudio.com



Architect's electronic or digital seal or signature is effective only as to that version of this document as originally published by Architect. Architect is not responsible for any subsequent modification, corruption, or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact Architect.

No.	Submissions/Revisions	Date
-----	-----------------------	------

1		
---	--	--

Remodel & repair of a single family residence
& detached garage and accessory dwelling unit for:
Pamela Sattler
519 South Catalina Avenue
Redondo Beach, California 90277

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 others 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 drawings or specifications shall constitute conclusive evidence of acceptance of restrictions.

date: 10-09-25

project number: 2502

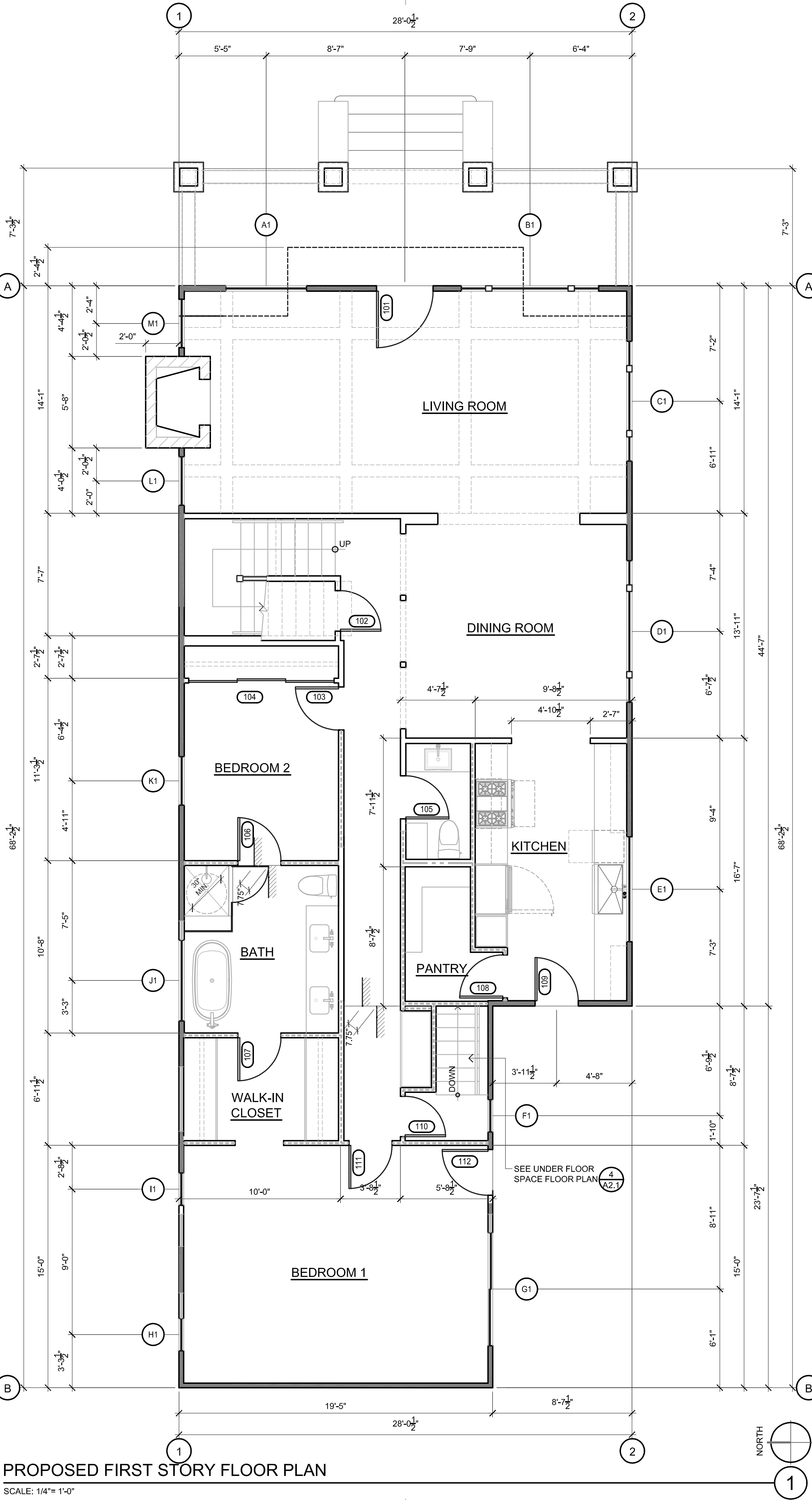
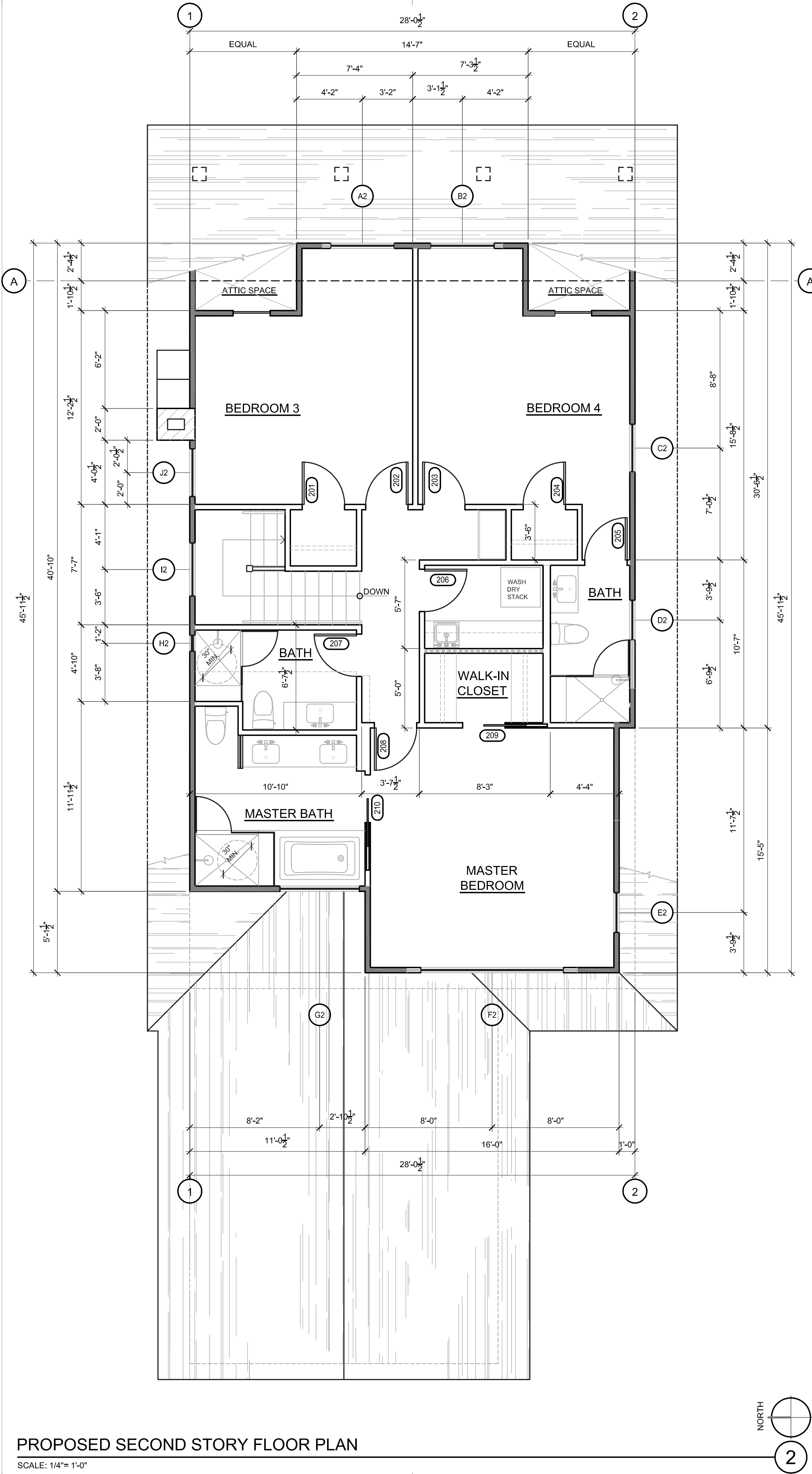
sheet title:

Site Plan

sheet number:

A1.1

1. **Introduction**



NOTES

1. SMOKE ALARM W/ BATTERY BACKUP TO BE PERMANENTLY WIRED TO HOUSE CIRCUIT- THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.

2. CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP TO BE PERMANENTLY WIRED TO HOUSE CIRCUIT- THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.

3. NOT USED

4. 30" HIGH BUILT-IN VANITY

5. ROTATING CAROUSEL (LAZY SUSAN)

6. 36" HIGH CABINET & COUNTER

7. 36" HIGH COUNTER (BAR)

8. FULL-HEIGHT CABINET

9. LINE OF UPPER CABINETS ABOVE

10. 42" HIGH GUARDRAIL

11. 34"-36" HIGH HANDRAIL. HANDRAIL SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY.

12. 36" WIDE, COUNTER DEPTH REFRIGERATOR - PER OWNER

13. 30" COOK TOP & VENTILATION HOOD ABOVE - PER OWNER

14. WALL OVENS - PER OWNER

15. DISHWASHER - PER OWNER

16. KITCHEN SINK & FAUCET - PER OWNER

17. LAVATORY & FAUCET - PER OWNER

18. UTILITY SINK & FAUCET - PER OWNER

19. NEW ULTRA-LOW FLUSH TOILET. TANK-TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.6 GALLONS - PER OWNER

20. TUB & FAUCET - PER OWNER

21. SHOWER HEAD & SHOWER VALVES - PER OWNER. SHOWERS & SHOWER-TUBS TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.

22. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS. SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.

23. TEMPERED, FRAMELESS GLASS SHOWER ENCLOSURE.

24. CLOTHES DRYER - PER OWNER. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14 WITH 2 ELBOWS. THIS SHALL BE REDUCED 2" FOR EVERY ELBOW IN EXCESS OF 2 - MINIMUM OF 4" Ø, OR PER MANUFACTURER'S REQUIREMENTS

25. WASHER - PER OWNER.

26. 65 GAL. ELECTRIC HEAT PUMP WATER HEATER. WATER HEATER SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. INSTALL WATER HEATER PER MANUFACTURER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2022 CALIFORNIA PLUMBING CODE.

27. EXISTING FORCED AIR UNIT - PROVIDE MIN.30" SQ. CLEAR SPACE IN FRONT OF SERVICE SIDE OF UNIT.

28. LINE OF SOFFIT ABOVE.

29. 36" X 36" ATTIC ACCESS ABOVE

30. LINE OF BALCONY ABOVE

31. LINEAR SHOWER DRAIN .

32. NEW 200 AMP ELECTRICAL PANEL

33. CLOSET SHELF AND POLE

34. NEW INSULATED METAL GARAGE DOOR

35. NEW RESIDENTIAL ELEVATOR.

36. EXISTING BEAMS ABOVE

37. WHOLE HOUSE WATER FILTER

38. NEW FORCED AIR UNIT

39. EXISTING ACCESS DOOR

40. 2x 4 FLAT FURRING STUDS

41. RECESSED MEDICINE CABINET - PER OWNER

NOTES

A. 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 PLUMBING PERMIT IS REQUIRED).

B. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION

C. PROVIDE 72" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER - RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

D. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)

E. CARBON MONOXIDE ALARM IS REQUIRED PER (420.6, R315)

F. 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 STORY. (907.2.11.2, R314.3)

G. THE POWER SOURCE FOR SMOKE DETECTORS SHALL BE AS FOLLOWS:
IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING & SHALL BE EQUIPPED WITH A BATTERY BACKUP. (907.2.11.4,R314.4).

H. CARBON MONOXIDE ALARM IS REQUIRED PER 420.4 & R315.

I. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (2406.4, R308.4)

- INGRESS AND EGRESS DOORS.
- PANELS IN SLIDING OR SWINGING DOORS.
- DOORS FOR ENCLOSURES FOR HOT TUBS, BATHTUBS AND SHOWERS (ALSO GLAZING ENCLOSING THESE COMPARTMENTS WITHIN 5 FEET OF STANDING SURFACE.
- IF WITHIN 2 FEET OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5 FEET OF STANDING SURFACE.
- IN WALL ENCLOSING STAIRWAY LANDING.
- GUARDS AND HANDRAILS.

WALL LEGEND

1

AD1

EXISTING EXTERIOR WALL TO REMAIN

2x STUD WALL @ 16" O.C.

WI NEW R-13 BATT INSULATION

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.

1

AD1

NEW EXTERIOR WALL

2x STUD WALL @ 16" O.C TO MATCH EXISTING.

WI NEW R-13 BATT INSULATION

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.

2

AD1

EXISTING INTERIOR WALL TO REMAIN

2x STUD WALL @ 16" O.C. WI NEW R-13 BATT INSULATION

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

2

AD1

NEW INTERIOR WALL TO REMAIN

2x STUD WALL @ 16" O.C. WI NEW R-13 BATT INSULATION

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

2

AD1

NEW INTERIOR WALL TO REMAIN

2x STUD WALL @ 16" O.C. WI NEW R-13 BATT INSULATION

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

OTTOLIA & BARNES

Architecture

Domingo Ottolia, AIA C27790
Dorothy Barnes-Ottolia, AIA C28714

5533 Boyridge Road
Rancho Palos Verdes, California 90275
T: (310) 375-0107
F: (310) 802-3804
E: dco@OBStudio.com

LICENSED ARCHITECT

C-27790

APRIL 30, 2021

RENEWAL DATE

STATE OF CALIFORNIA

Architect's electronic or digital seal or signature is effective only as to that version of this document as originally published by Architect. Architect is not responsible for any subsequent modification, corruption, or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact Architect.

No. Submissions/Revisions

Date

-

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

Pamela Sattler

519 South Catalina Avenue
Redondo Beach, California 90277

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 others 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 drawings or specifications shall constitute conclusive evidence of acceptance of restrictions.

date: 10-09-25

project number: 2502

sheet title:

Proposed 1st. & 2nd. Story Floor Plans

sheet number: A2.2



Architect's electronic or digital seal or signature is effective only as to that version of this document as originally published by Architect. Architect is not responsible for any subsequent modification, corruption, or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact Architect.

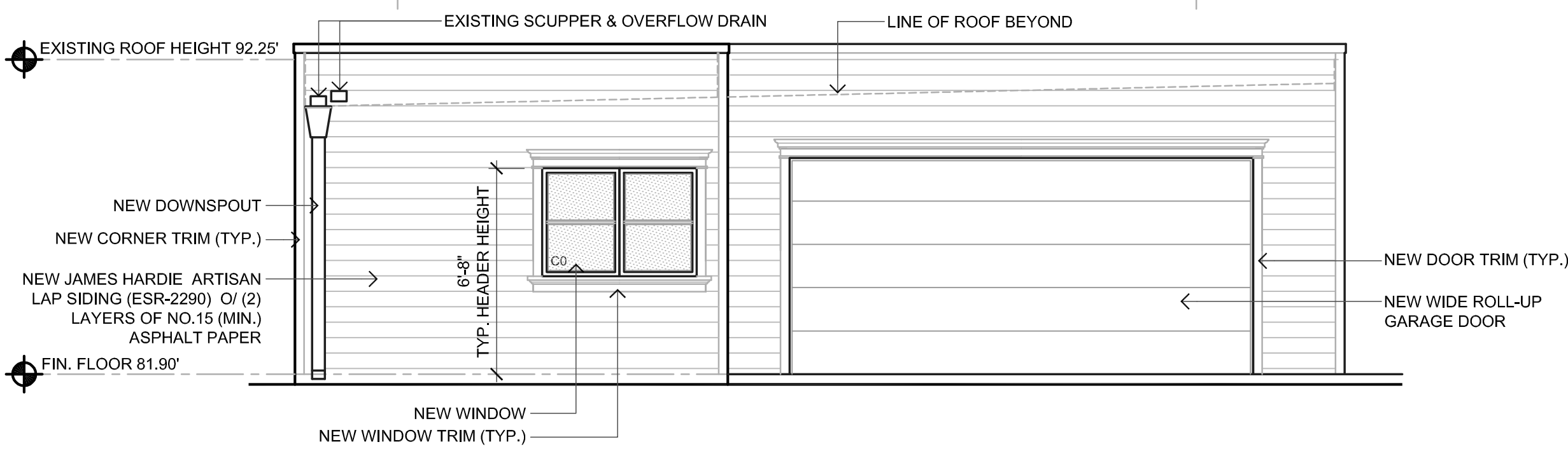
No.	Submissions/Revisions	Date
-----	-----------------------	------

1		
---	--	--



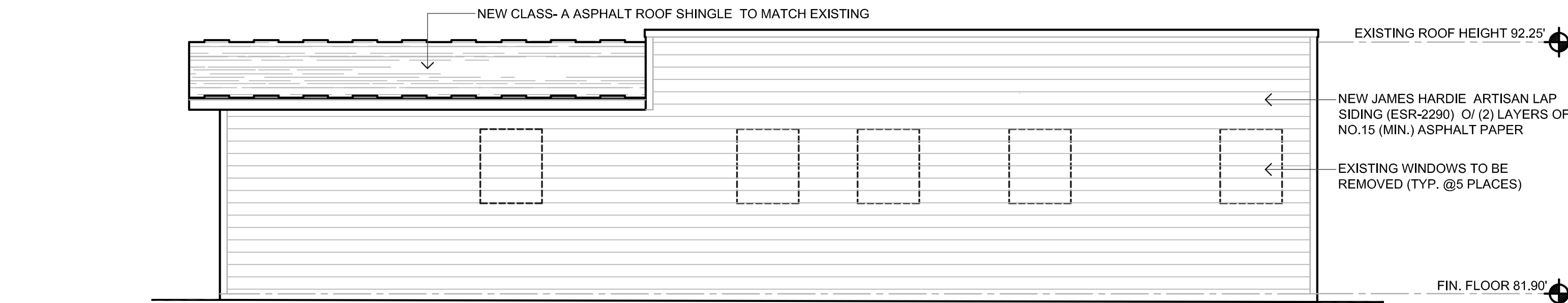
SOUTH GARAGE / ADU ELEVATION

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



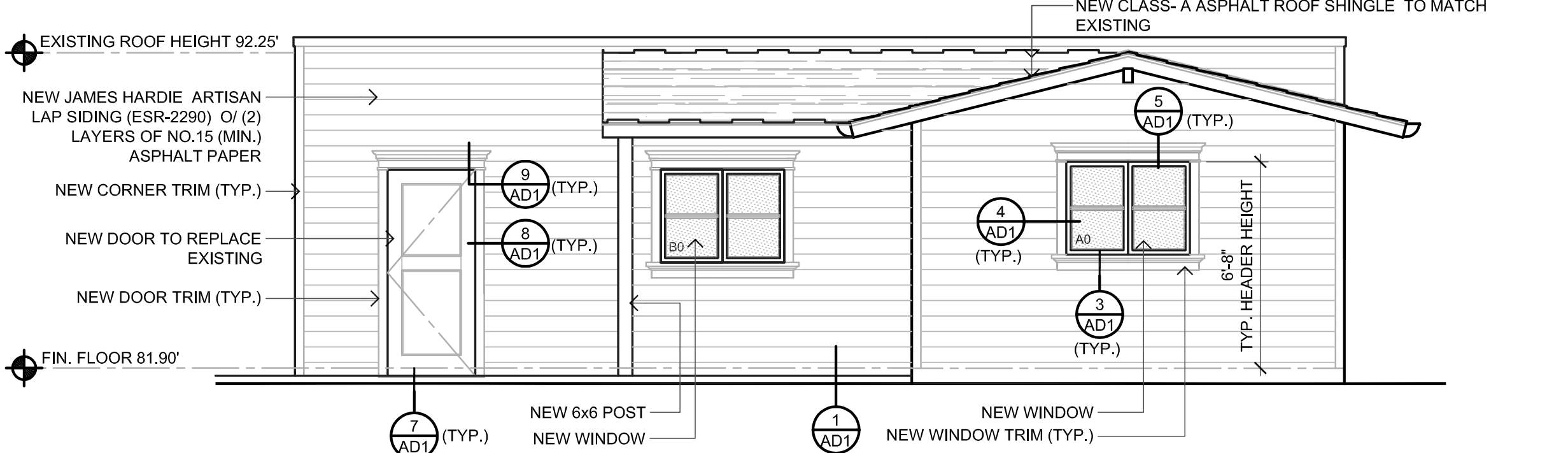
WEST GARAGE / ADU ELEVATION

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



NORTH GARAGE / ADU ELEVATION

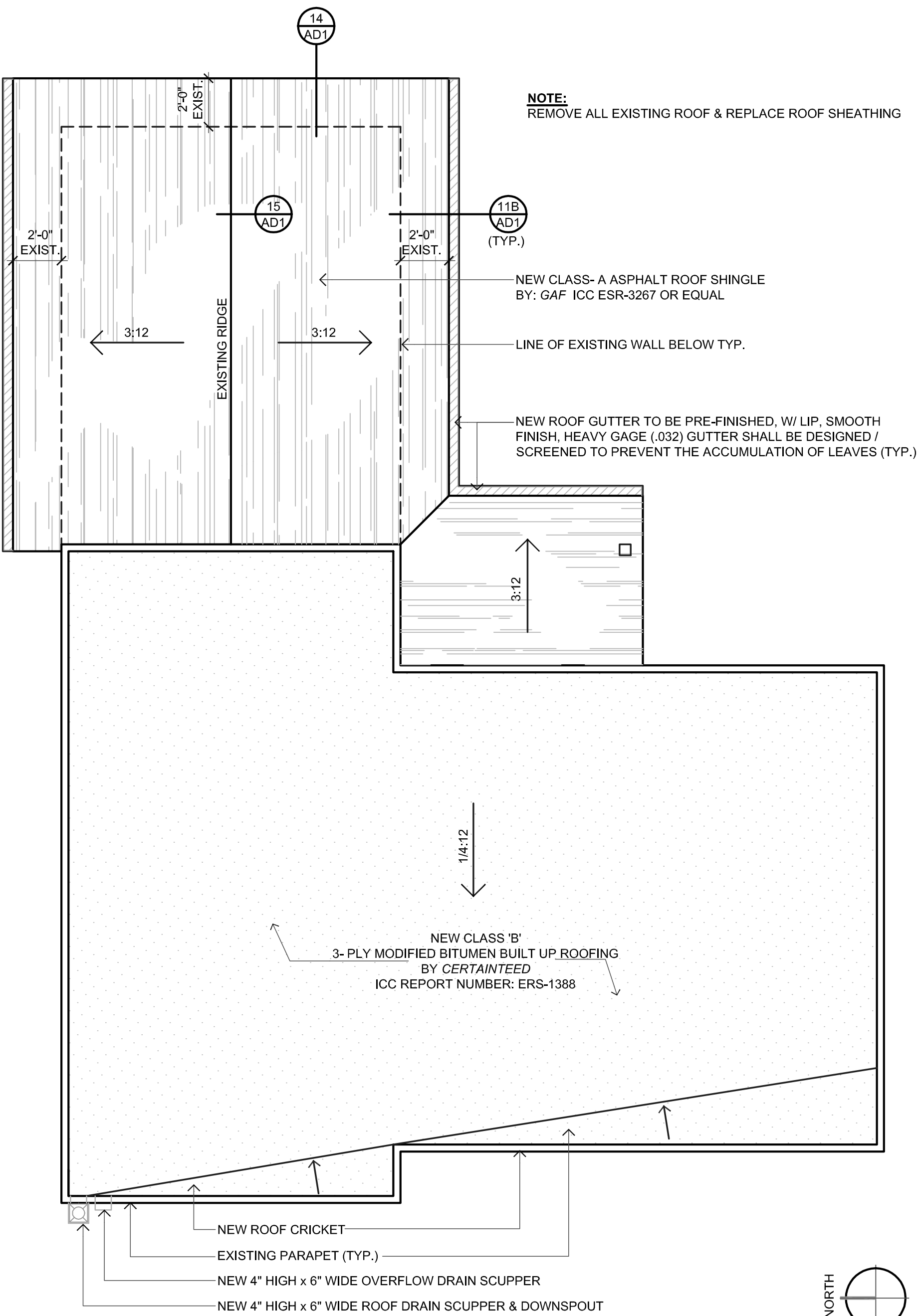
SCALE: 1/4"= 1'-0"



EAST GARAGE / ADU ELEVATION

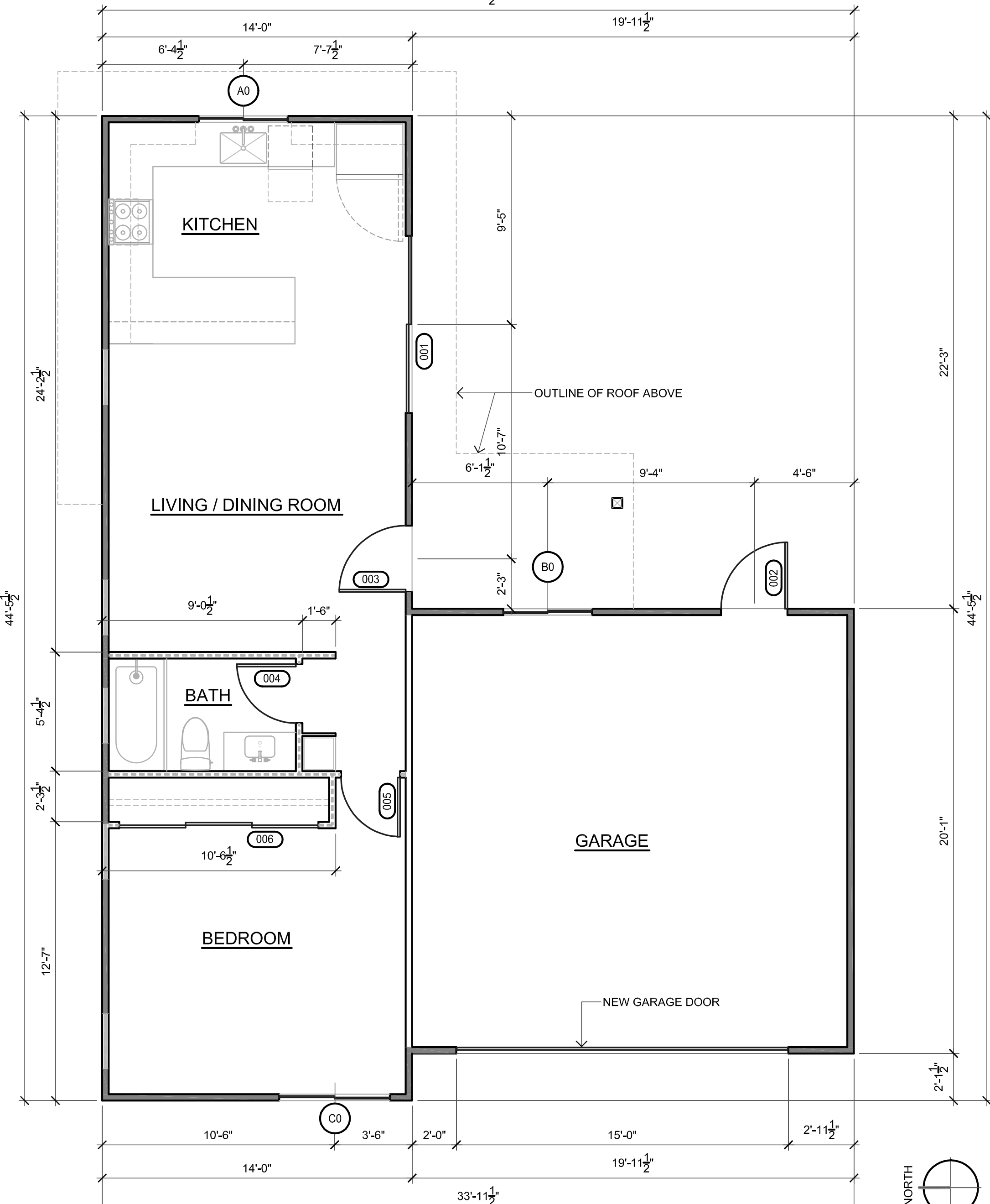
SCALE: 1/4"= 1'-0"

WALL LEGEND		
	EXISTING EXTERIOR WALL TO REMAIN	
2x STUD WALL @ 16" O.C. W/ NEW R-13 BATT INSULATION		
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.		
	NEW EXTERIOR WALL	
2x STUD WALL @ 16" O.C. TO MATCH EXISTING. W/ NEW R-13 BATT INSULATION		
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.		
	EXISTING INTERIOR WALL TO REMAIN	
2x STUD WALL @ 16" O.C. W/ NEW R-13 BATT INSULATION		
INTERIOR SURFACE: NEW 5/8" THK. TYPE X GYPSUM WALLBOARD W/ USE WATER RESISTANT WALLBOARD (PURPLE BOARD) @ BATHROOMS, KITCHEN.		
	NEW INTERIOR WALL TO REMAIN	
2x STUD WALL @ 16" O.C. W/ NEW R-13 BATT INSULATION		
INTERIOR SURFACE: NEW 5/8" THK. TYPE X GYPSUM WALLBOARD W/ USE WATER RESISTANT WALLBOARD (PURPLE BOARD) @ BATHROOMS, KITCHEN.		
	EXISTING WALL TO BE REMOVED	



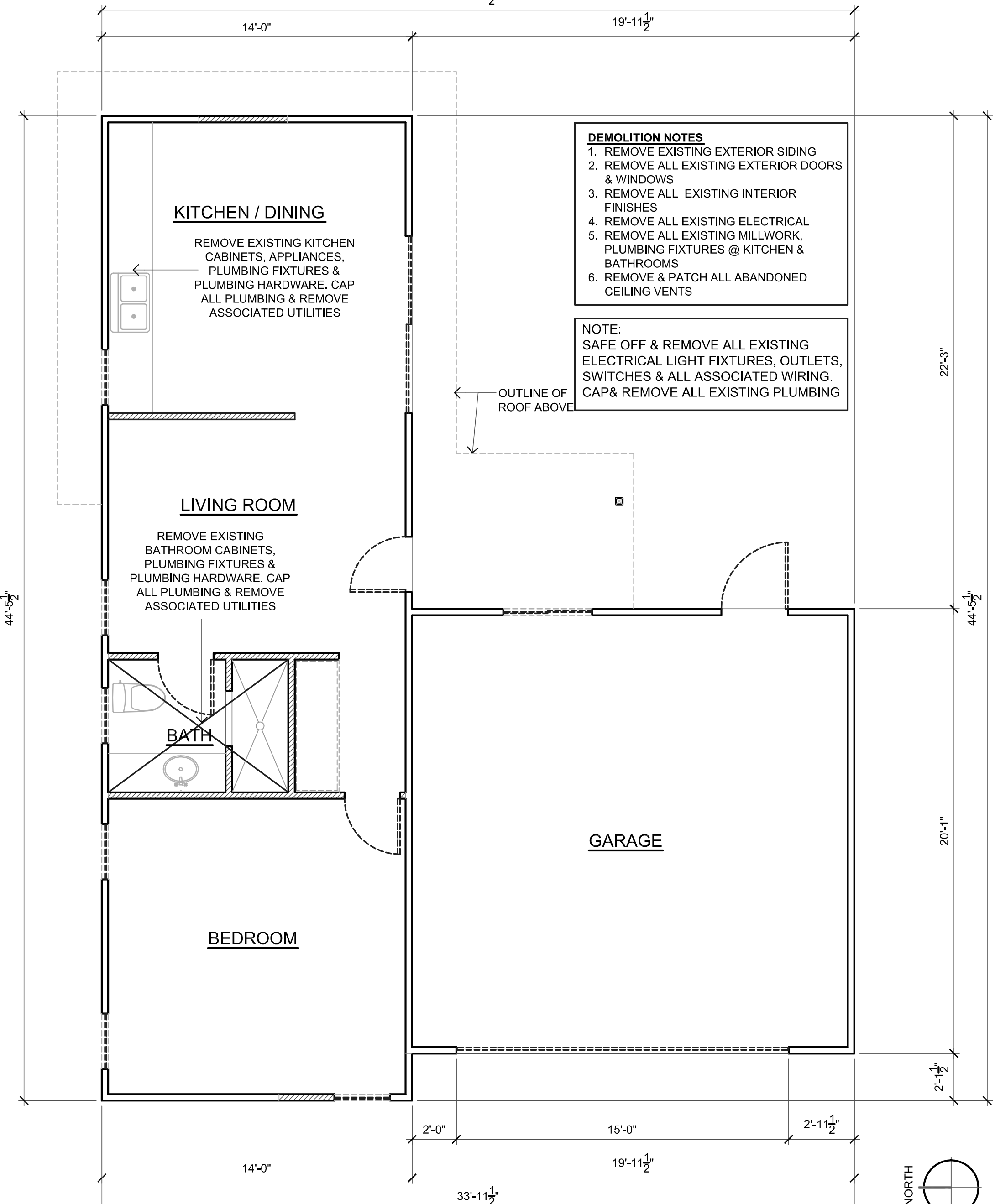
ROOF PLAN

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



PROPOSED FLOOR PLAN

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



EXISTING / DEMOLITION FLOOR PLAN

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

OTTOLIA & BARNES
Architecture
Domingo Ottolia, AIA C27790
Dorothy Barnes-Ottolia, AIA C28714

5533 Boylidge Road
Rancho Palos Verdes, California 90275
T: (310) 375-0107
F: (310) 802-3804
E: dco@OBAstudio.com

OT
DOMINGO C. OTTOLIA
C-27790
APR 10, 2021
RENEWAL
DATE
STATE OF CALIFORNIA

Architect's electronic or digital seal or signature is effective only as to that version of this document as originally published by Architect. Architect is not responsible for any subsequent modification, corruption, or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact Architect.

No.	Submissions/Revisions	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

Remodel & repair of a single family residence & detached garage and accessory dwelling unit for:
Pamela Sattler
519 South Catalina Avenue
Redondo Beach, California 90277

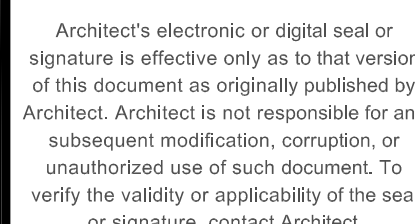
The presented drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project other than the specific project for which they have been prepared and developed, without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of restrictions.

date: 10-09-25

project number: 2502

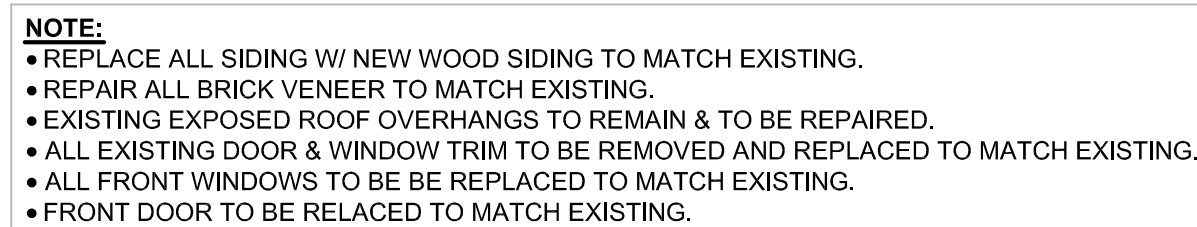
sheet title: Existing Detached Garage & ADU Plans & Exterior Elevations

sheet number: A2.4

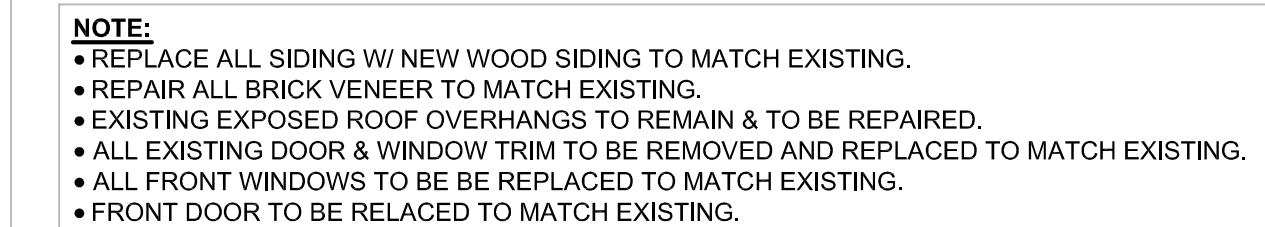
[illegible]

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 others 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 drawings or specifications shall constitute conclusive evidence of acceptance of restrictions.

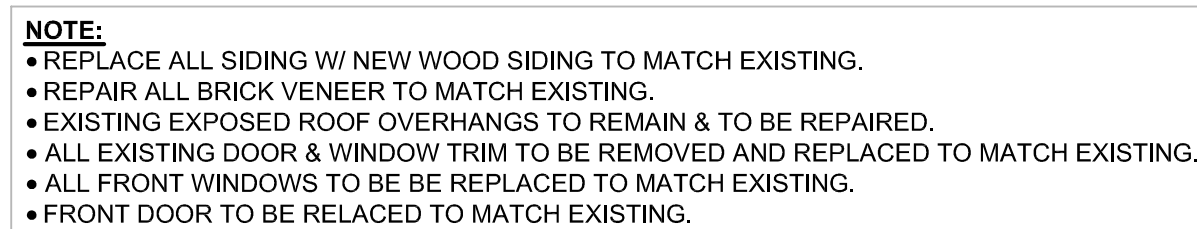
sheet number:



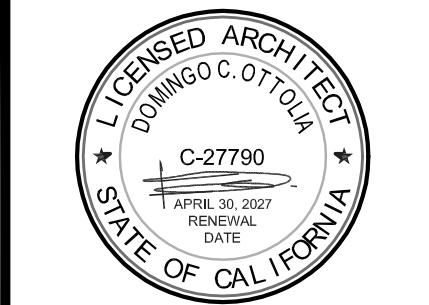
SCALE: 1/4"= 1'-0'



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



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



Architect's electronic or digital seal or signature is effective only as to that version of this document as originally published by Architect. Architect is not responsible for any subsequent modification, corruption, or unauthorized use of such document. To verify the validity or applicability of the seal

Remodel & repair of a single family residence
& detached garage and accessory dwelling unit for:
Pamela Sattler
519 South Catalina Avenue
Redondo Beach, California 90277

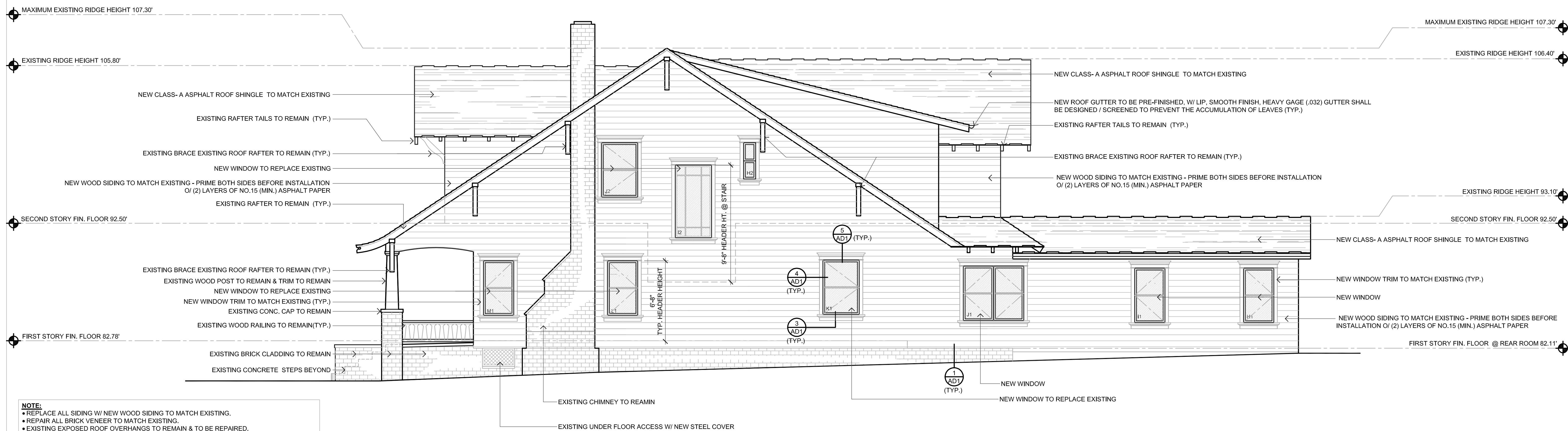
The presented drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the architect and no part thereof shall be copied disclosed to others or used in connection with any other work or project other than the specific project for which they have been prepared and developed, without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of restrictions.

sheet title:

Exterior Elevations

sheet number:

A3.2

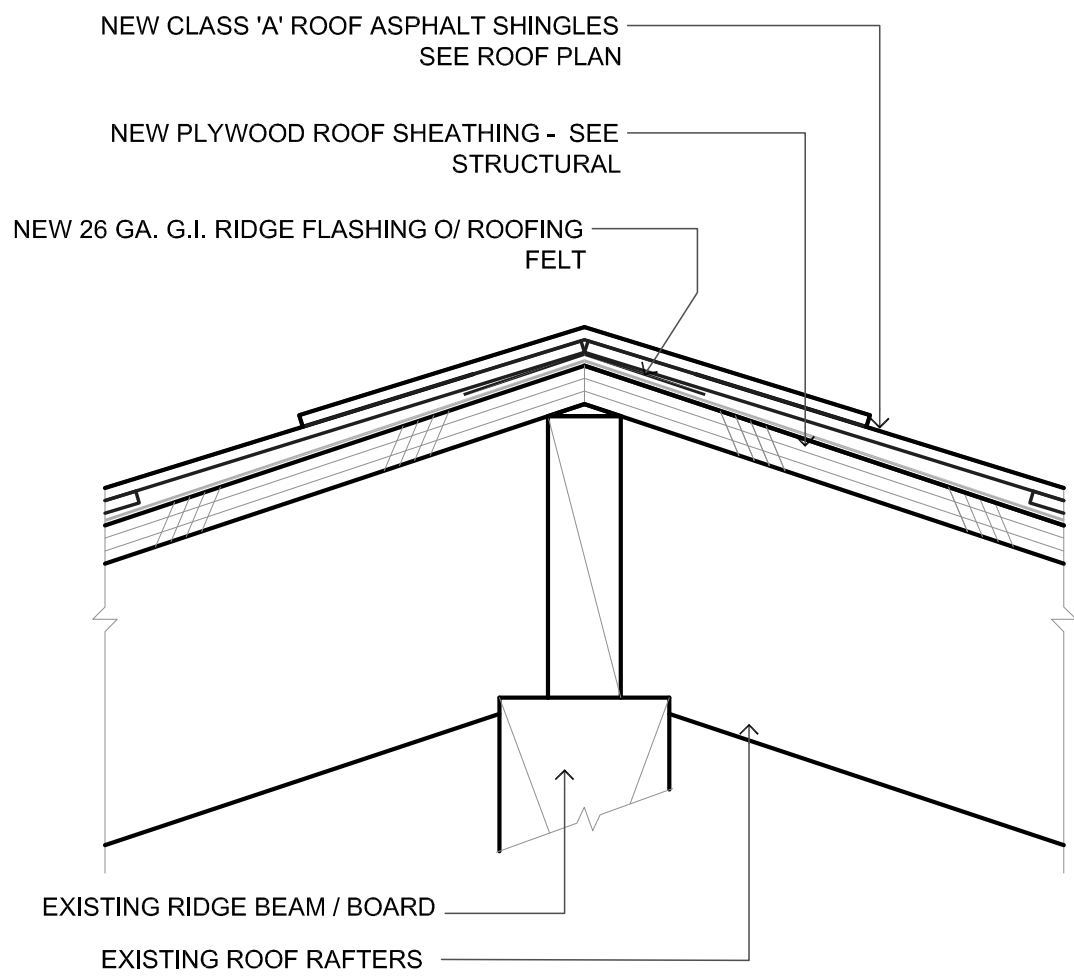


NOTE:

- REPLACE ALL SIDING W/ NEW WOOD SIDING TO MATCH EXISTING.
- REPAIR ALL BRICK VENEER TO MATCH EXISTING.
- EXISTING EXPOSED ROOF OVERHANGS TO REMAIN & TO BE REPAIRED.
- ALL EXISTING DOOR & WINDOW TRIM TO BE REMOVED AND REPLACED TO MATCH EXISTING.
- ALL FRONT WINDOWS TO BE REPLACED TO MATCH EXISTING.
- FRONT DOOR TO BE REPLACED TO MATCH EXISTING.

NORTH ELEVATION

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



RIDGE@ ASPHALT SHINGLE ROOF

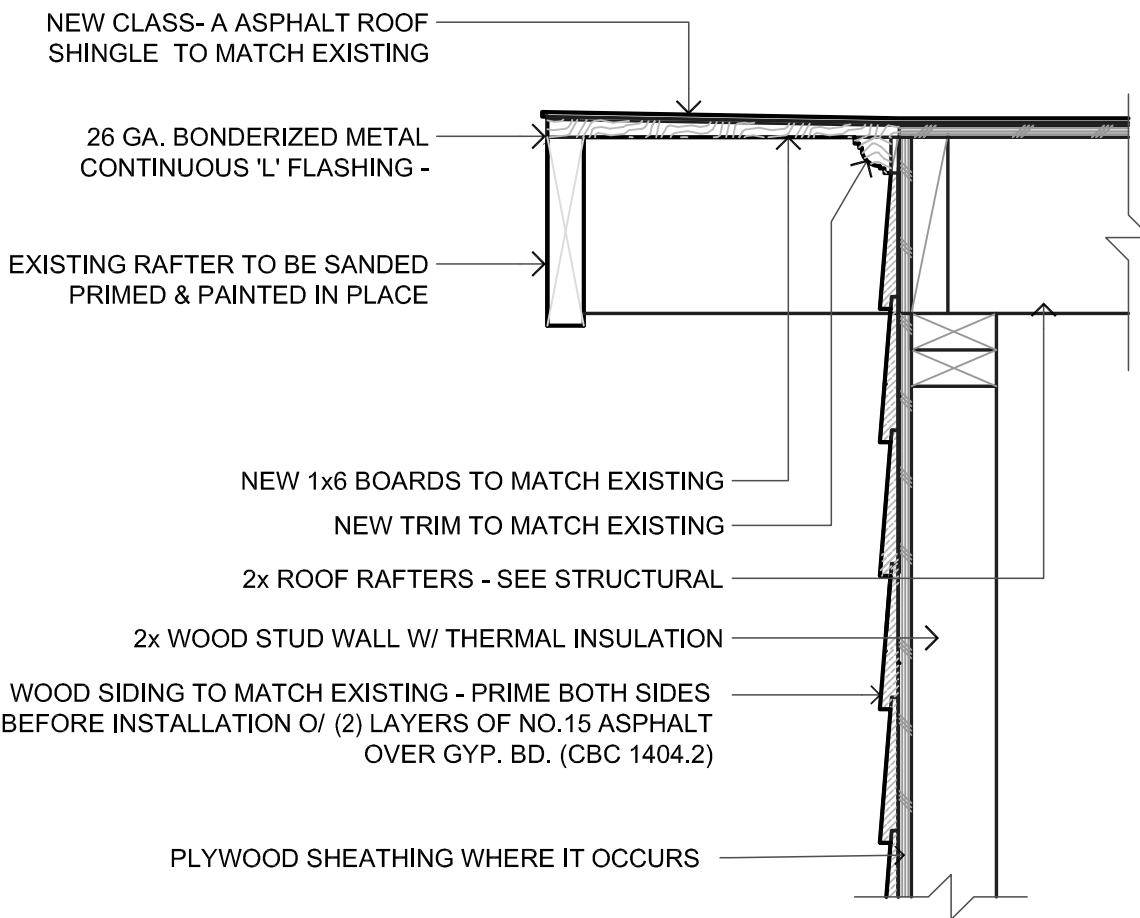
SCALE: 1 1/2"=1'-0"

15

NOT USED

SCALE: -

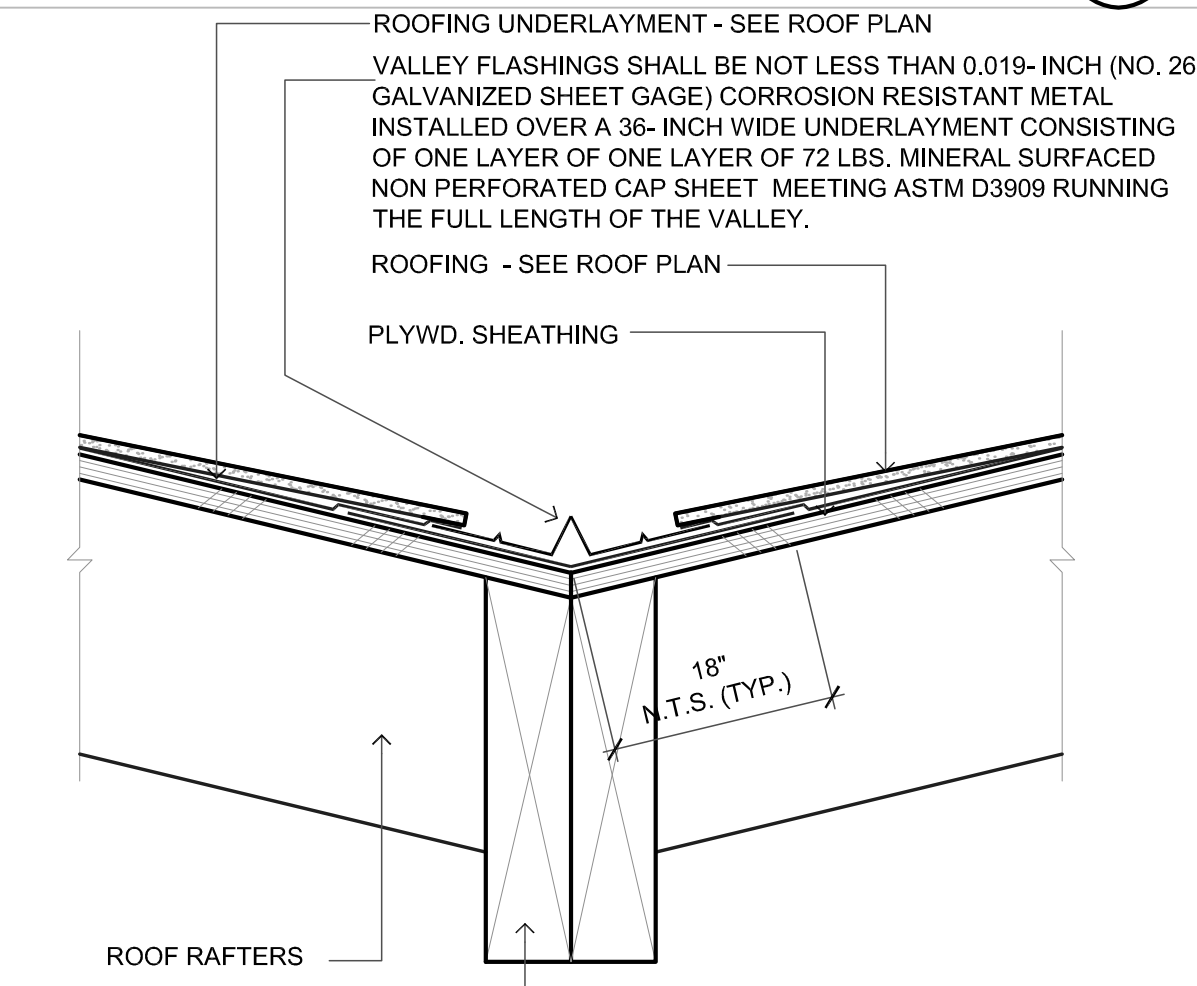
13



RAKE

SCALE: 1 1/2"=1'-0"

14



VALLEY

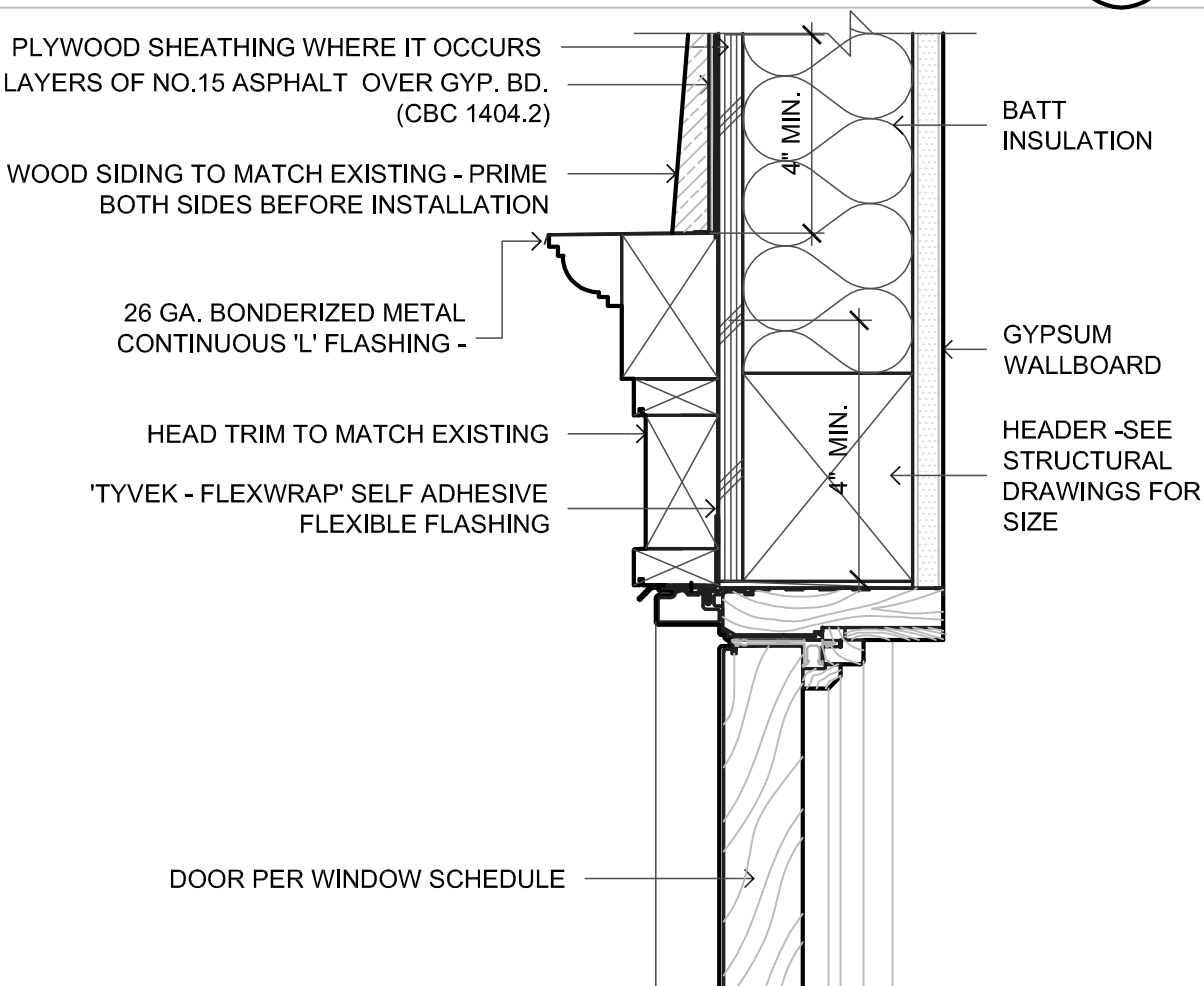
SCALE: 1 1/2"=1'-0"

12

NOT USED

SCALE: -

10



DOOR HEAD

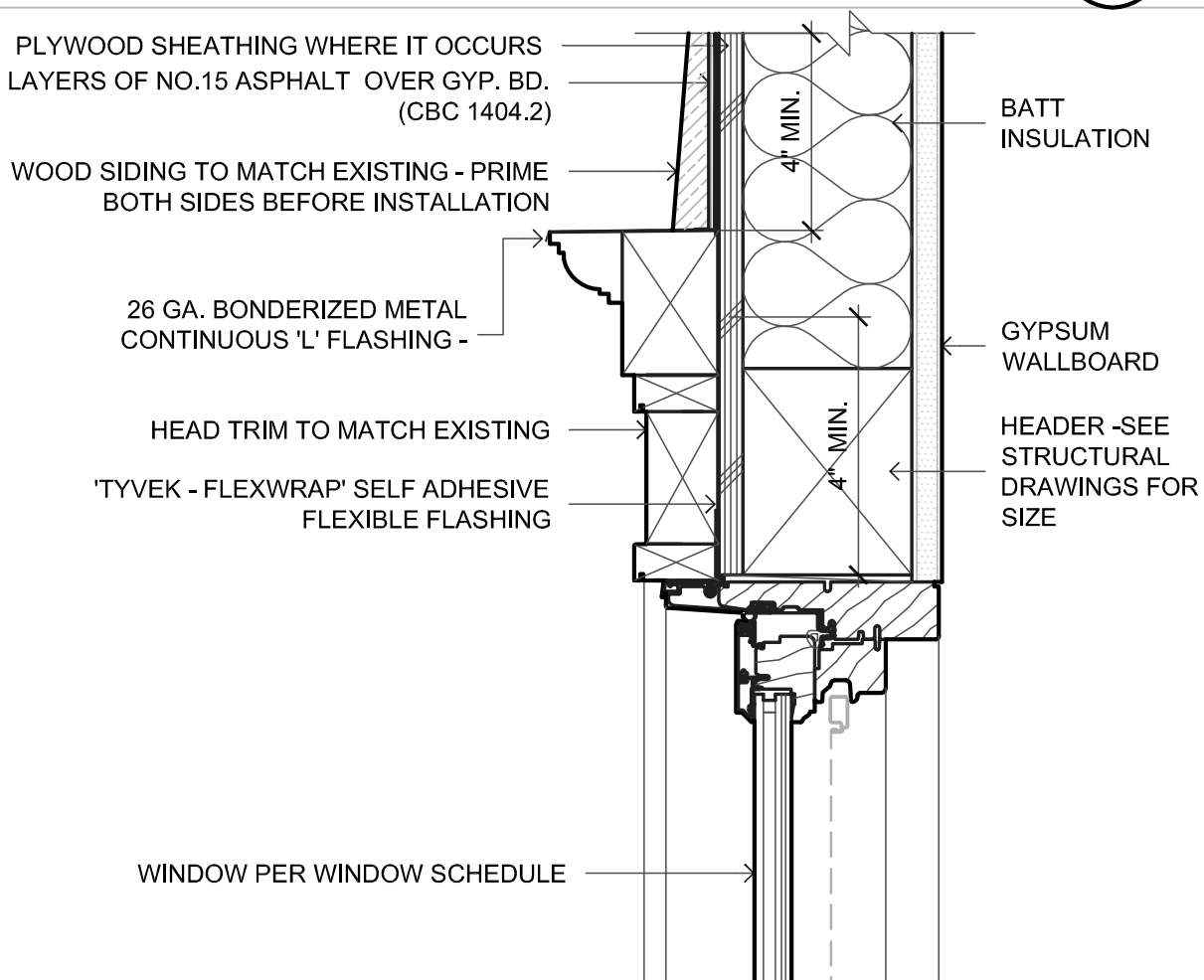
SCALE: 3"=1'-0"

9

FLASHING @ THRESHOLD

SCALE: NONE

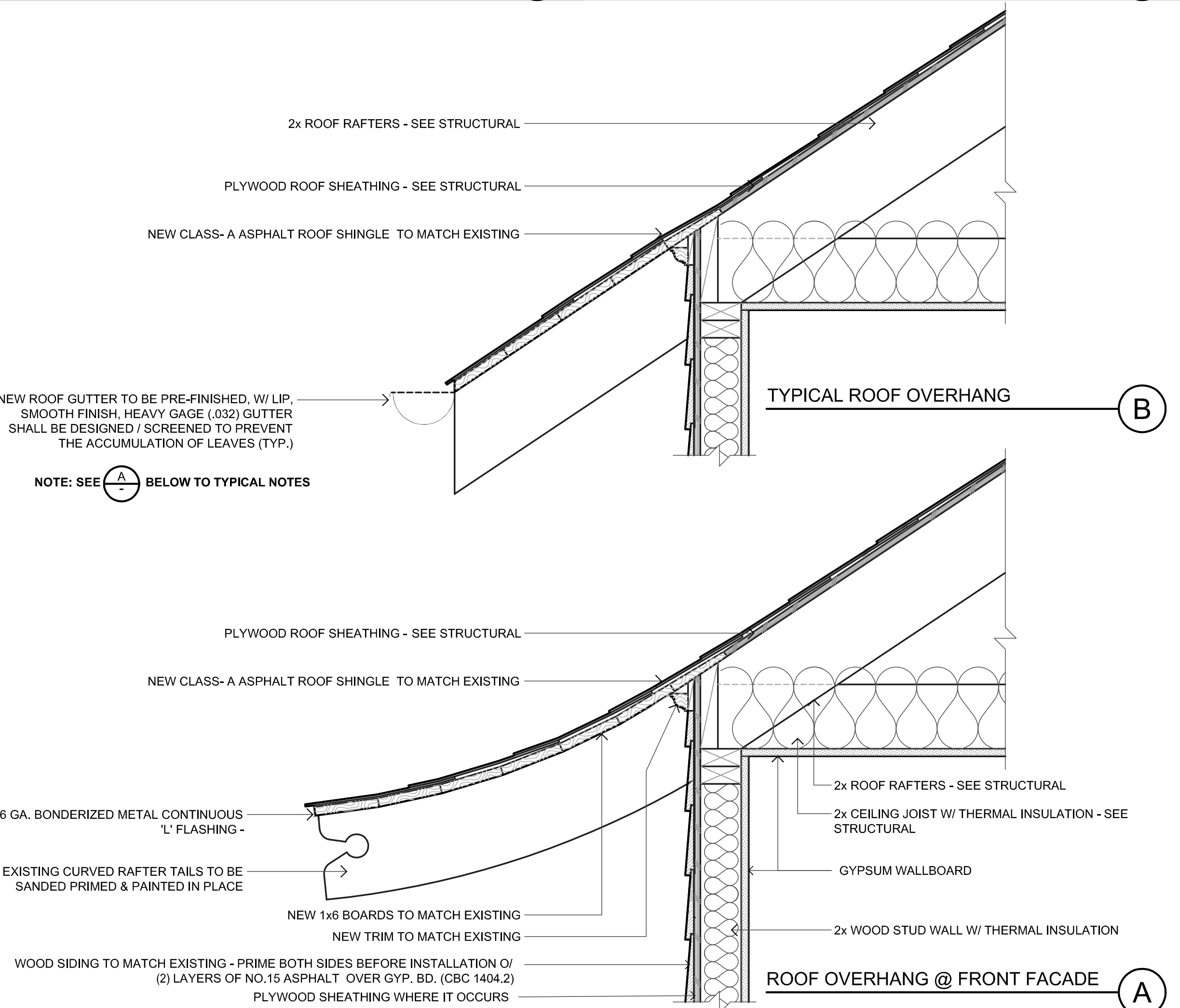
6



WINDOW HEAD

SCALE: 3"=1'-0"

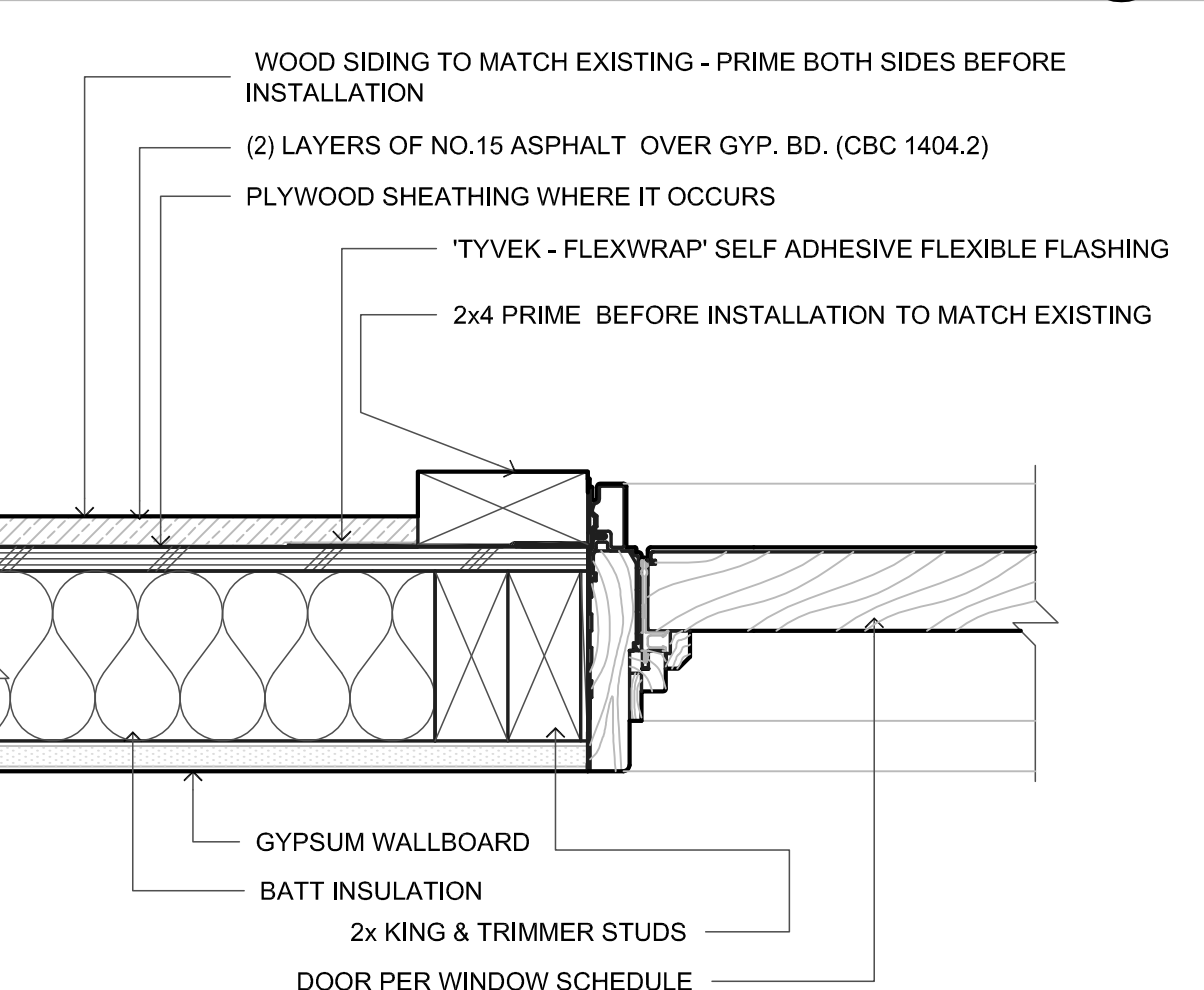
5



ROOF OVERHANG

SCALE: 1 1/2"=1'-0"

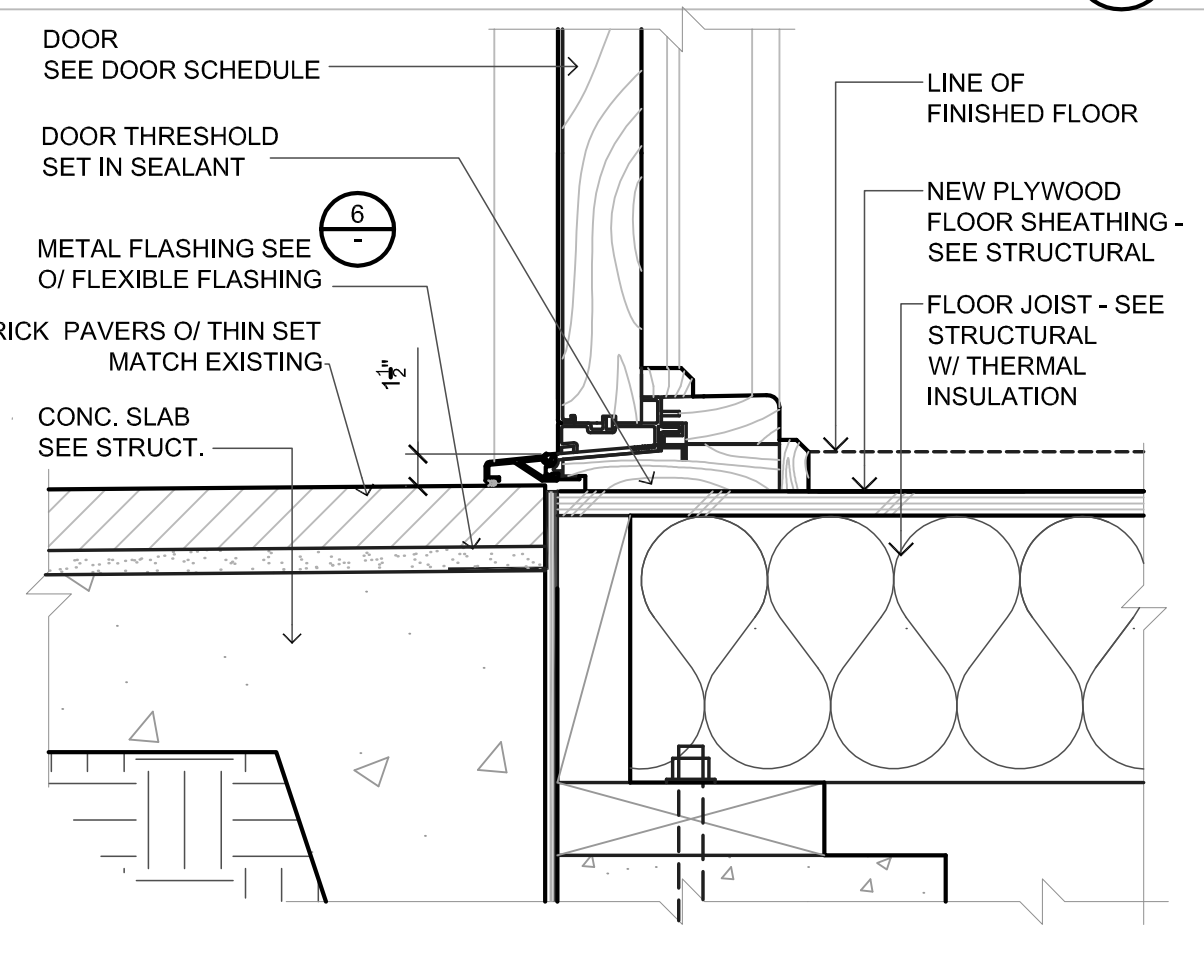
11



DOOR JAMB

SCALE: 3"=1'-0"

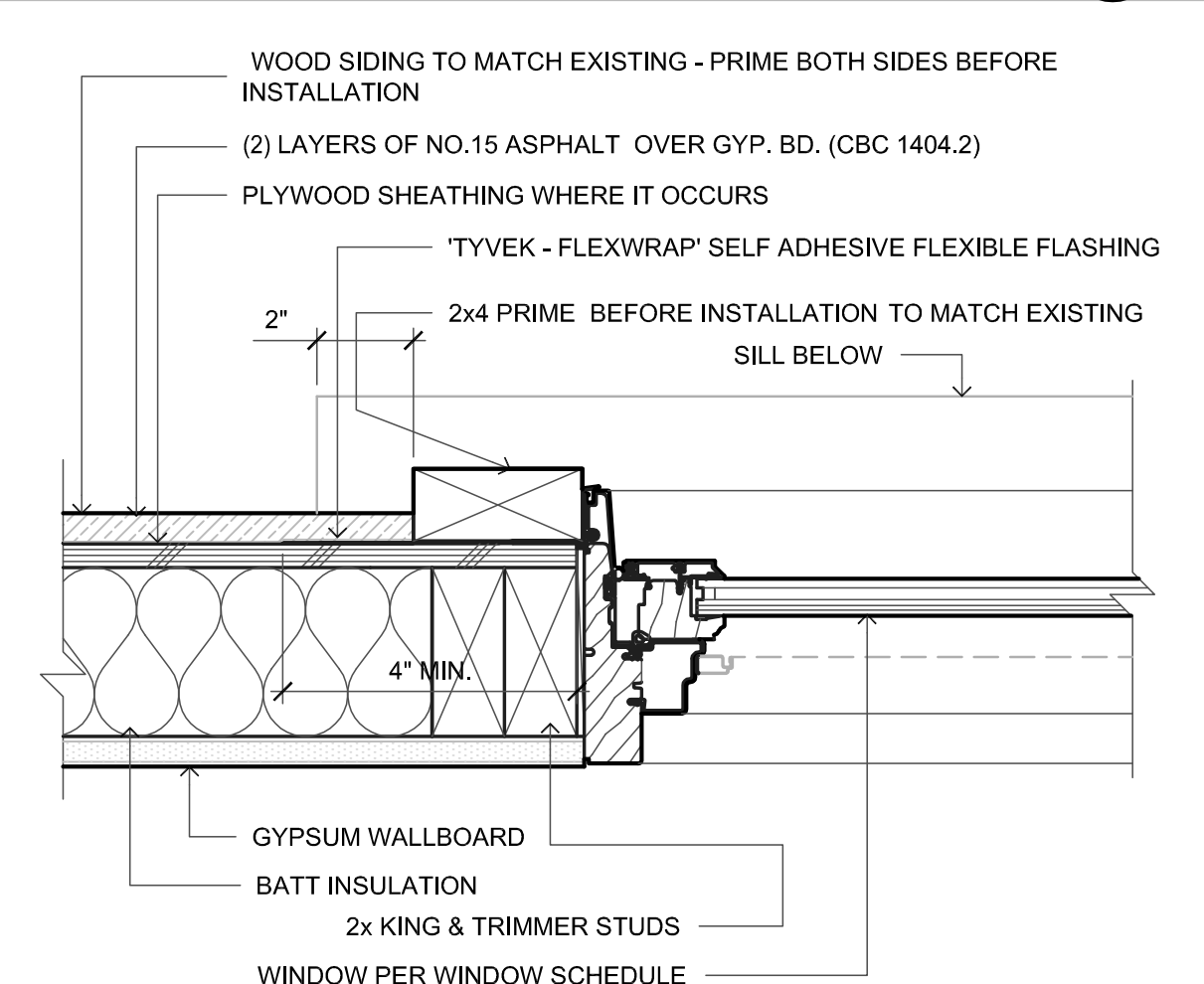
8



DOOR THRESHOLD

SCALE: 3"=1'-0"

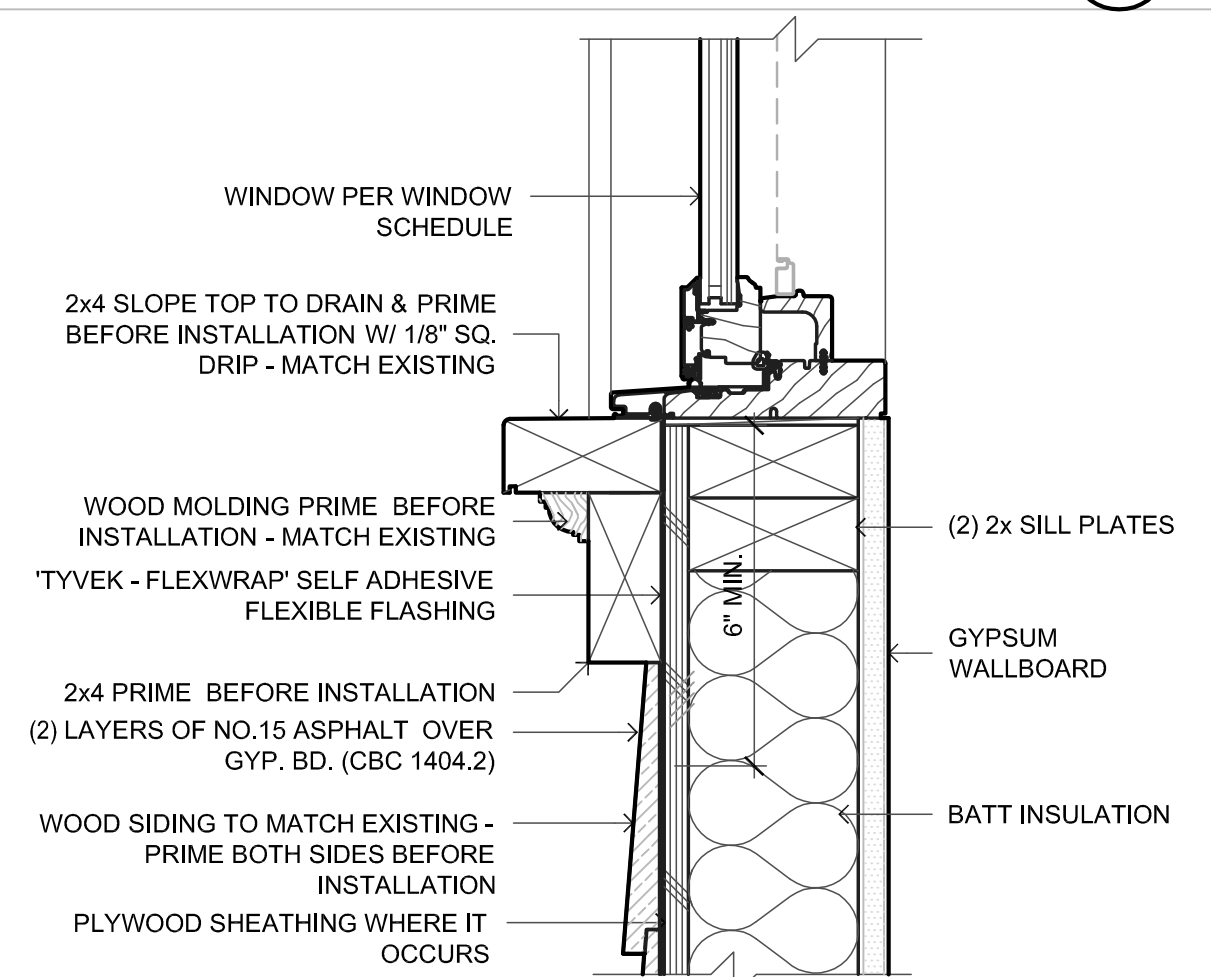
7



WINDOW JAMB

SCALE: 3"=1'-0"

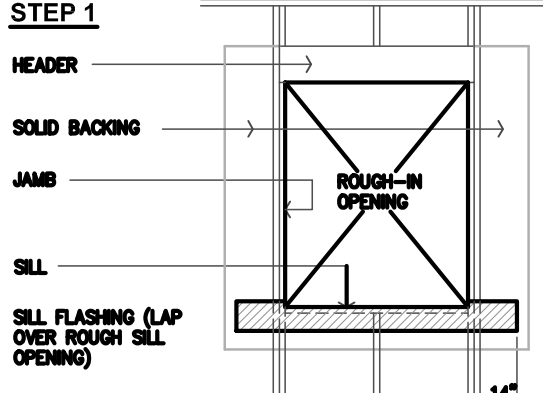
4



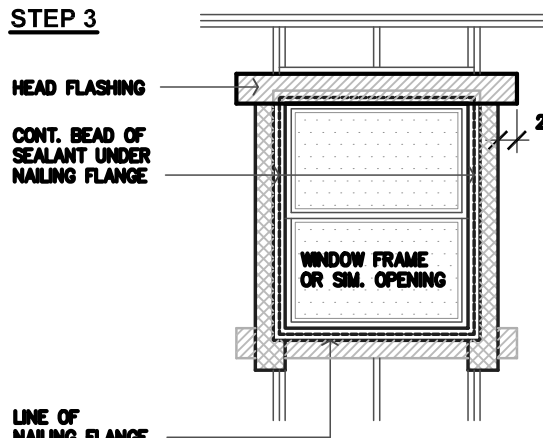
WINDOW SILL

SCALE: 3" = 1'-0"

3



- PROVIDE SOLID BACKING AT ALL AREAS WHERE COMPOSITE FLEXIBLE FLASHING MATERIAL LAPPING WILL OCCUR
- ATTACH SILL STRIP OF 12" WIDE COMPOSITE FLEXIBLE FLASHING MATERIAL (LAP SILL STRIP OVER ROUGH SILL OPENING)
- EXTEND THIS STRIP AT LEAST 14" BEYOND THE EDGE OF THE ROUGH OPENING
- ATTACH COMPOSITE FLEXIBLE FLASHING MATERIAL WITH GALVANIZED ROOFING NAILS OR CORROSION-RESISTANT STAPLES



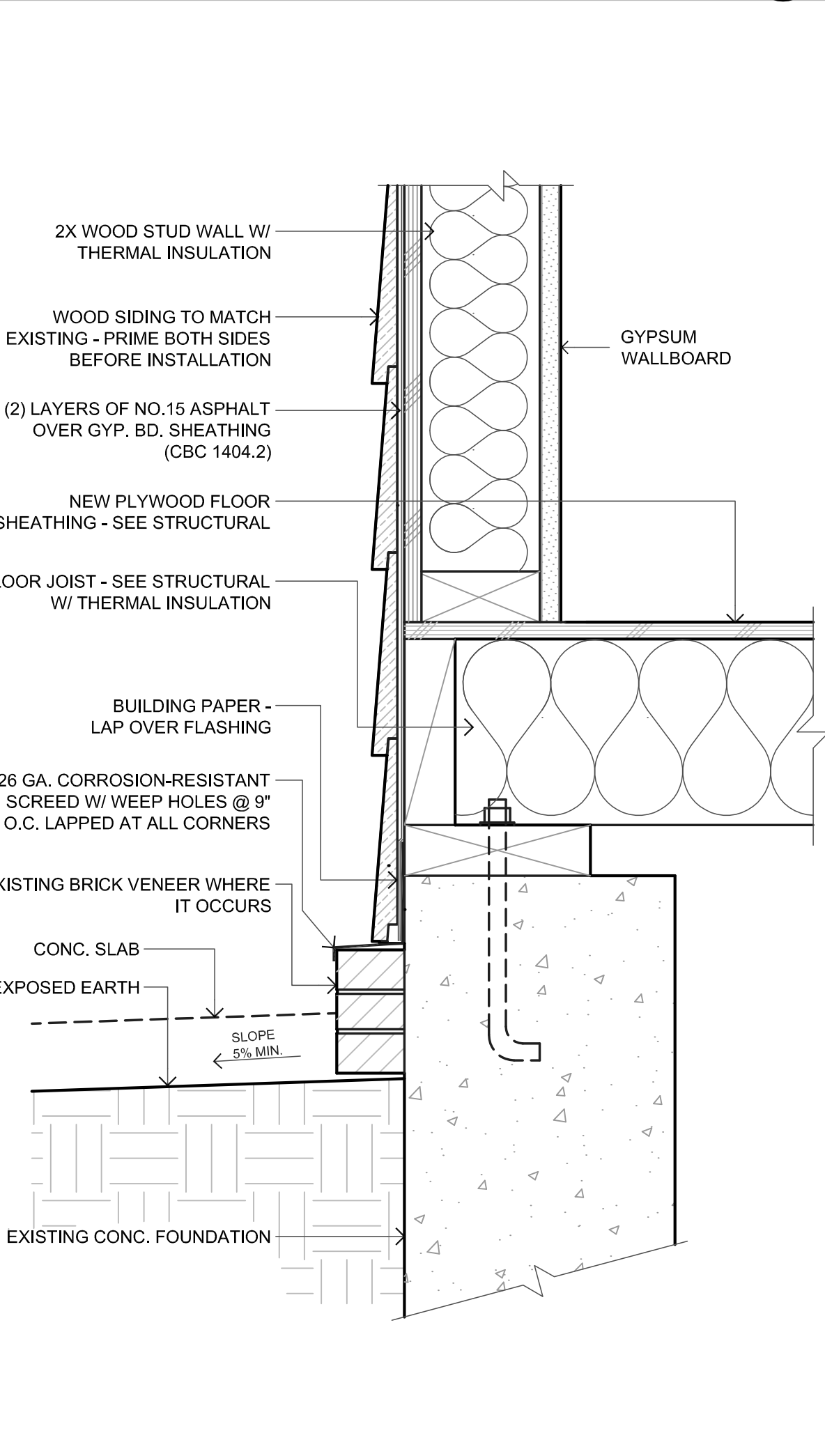
- APPLY A CONTINUOUS BEAD OF SEALANT TO THE BACK OF THE FRAME NAILING FLANGE
- PLACE AND SECURE FRAME INTO ROUGH OPENING WITH FLANGES OVER THE INSTALLED JAMB AND SILL COMPOSITE FLEXIBLE FLASHING MATERIAL
- APPLY A CONTINUOUS BEAD OF SEALANT TO THE FRONT FACE OF THE HEAD NAILING FLANGE
- ATTACH 12" WIDE STRIP OF COMPOSITE FLEXIBLE FLASHING MATERIAL OVER THE HEAD FLANGE - EXTEND THIS STRIP 2" BEYOND THE OUTER EDGE OF THE JAMB COMPOSITE FLEXIBLE FLASHING MATERIAL

- NOTES:
- SECTION 1402.2 OF THE CALIFORNIA BUILDING CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WATER-PROOF. SINCE THE C.B.C. DOES NOT OUTLINE PROCEDURES FOR WINDOW ATTACHMENT DEVICE, NOR THE WIRE BACKING, SHOULD COVER OR PENETRATE THE FLASHING MATERIAL. PERFORMAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER WIRE BACKING.
 - NO VERTICAL SPLICES IN BUILDING PAPER UNDER OR WITHIN 24-INCHES EACH SIDE OF WINDOW OPENING.
 - KEEP ALL WINDOW FASTENERS AT LEAST 3-INCHES AWAY FROM ALL CORNERS AND FIN JOINTS.
 - FASTENERS TO BE DRIVEN FLUSH, NOT COUNTER SUNK OR BENT OVER FRAMES. NO CLINCHED FASTENERS ALLOWED.
 - REPAIR TORN DAMAGED FLASHING WITH SEALANT OR AGGRESSIVE SELF-ADHERING SEAM TAPE.
 - NAILS ARE TO BE KEPT 3-INCHES FROM CORNERS AND INSTALLED EVERY 16-INCHES. NO BENT OR CLINCHED NAILS ARE ALLOWED AT WINDOW FRAME. AVOID DAMAGING WINDOW FIN BY KEEPING NAILS IN MIDDLE OF FIN.

TYPICAL FLASHING @ WINDOW (SIMILAR @ DOOR)

SCALE: NONE

2



WEEP SCREED

SCALE: 3"=1'-0"

1

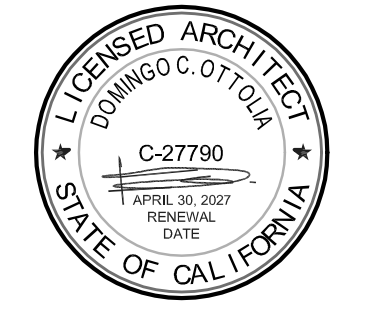
OTTOLIA & BARNES

Architecture

Domingo Ottolia, AIA C27790

Dorothy Barnes-Ottolia, AIA C28714

5533 Bayridge Road
Rancho Palos Verdes, California 90275
T: (310) 375-0107
F: (310) 802-3804
E: doc@OBAstudio.com



Architect's electronic or digital seal or signature is effective only as to that version of this document as originally published by Architect. Architect is not responsible for any subsequent modification, corruption, or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact Architect.

No. Submissions/Revisions Date

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49