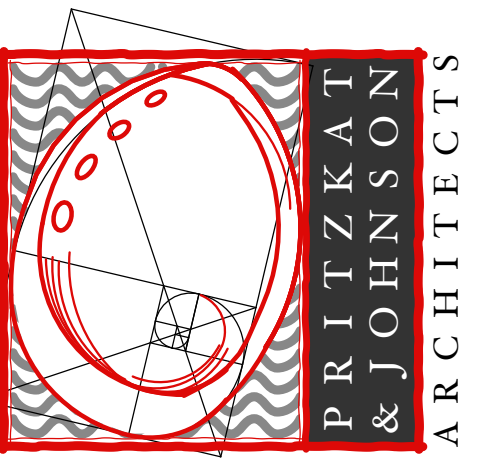




ADDITION & REMODEL TO THE RESIDENCE OF:

KIM DAVIDSON

510 Garnet Street Redondo Beach California



MILES E. PRITZKAT
ARCHITECT

KEITH B. JOHNSON
ARCHITECT

www.pritzkatjohnson.com

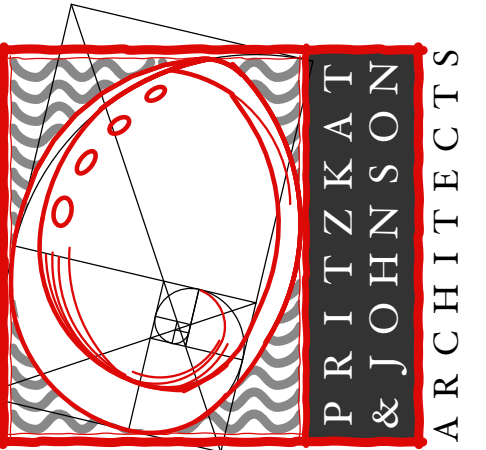
306 VISTA DEL MAR
SUITE A
REDONDO BEACH
CALIFORNIA
90277

TEL: 310.375.7700
FAX: 310.375.4375

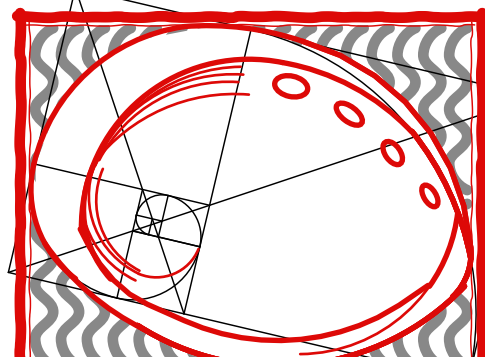
ADDITION & REMODEL TO THE RESIDENCE OF:

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GARNET STREET



PRITZKAT & JOHNSON
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306 VISTA DEL MAR, SUITE A
REDONDO BEACH,
CALIFORNIA 90277

info@pritzkatjohnson.com
310.375.7700

ADDITION & REMODEL TO
THE RESIDENCE OF:

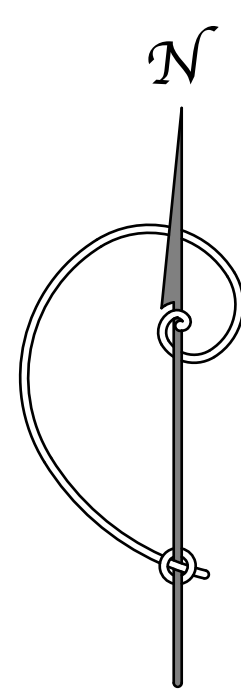
**KIM
DAVIDSON**

510 Garnet Street
Redondo Beach
California 90277

THESE PLANS ARE **NOT** TO BE
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ENGINEER OR HAVE "PERMIT
SET" PRINTED ON THEM IN
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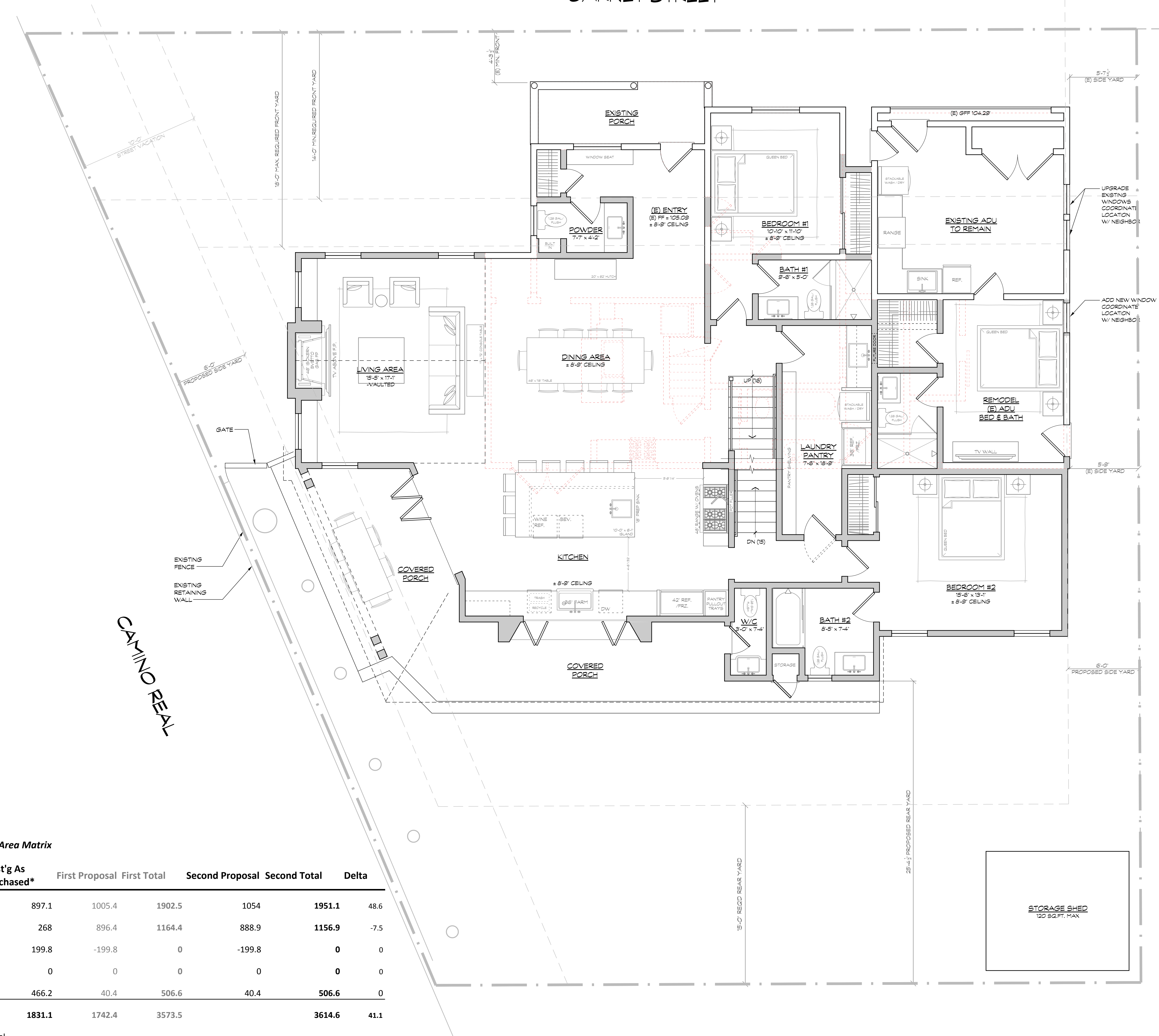
REVISIONS

No.	Date	DESCRIPTION



LEGEND

	NEW STUD WALLS
	EXISTING VENEER
	CRIPPLE WALL
	EXISTING WALLS
	REMOVED WALLS

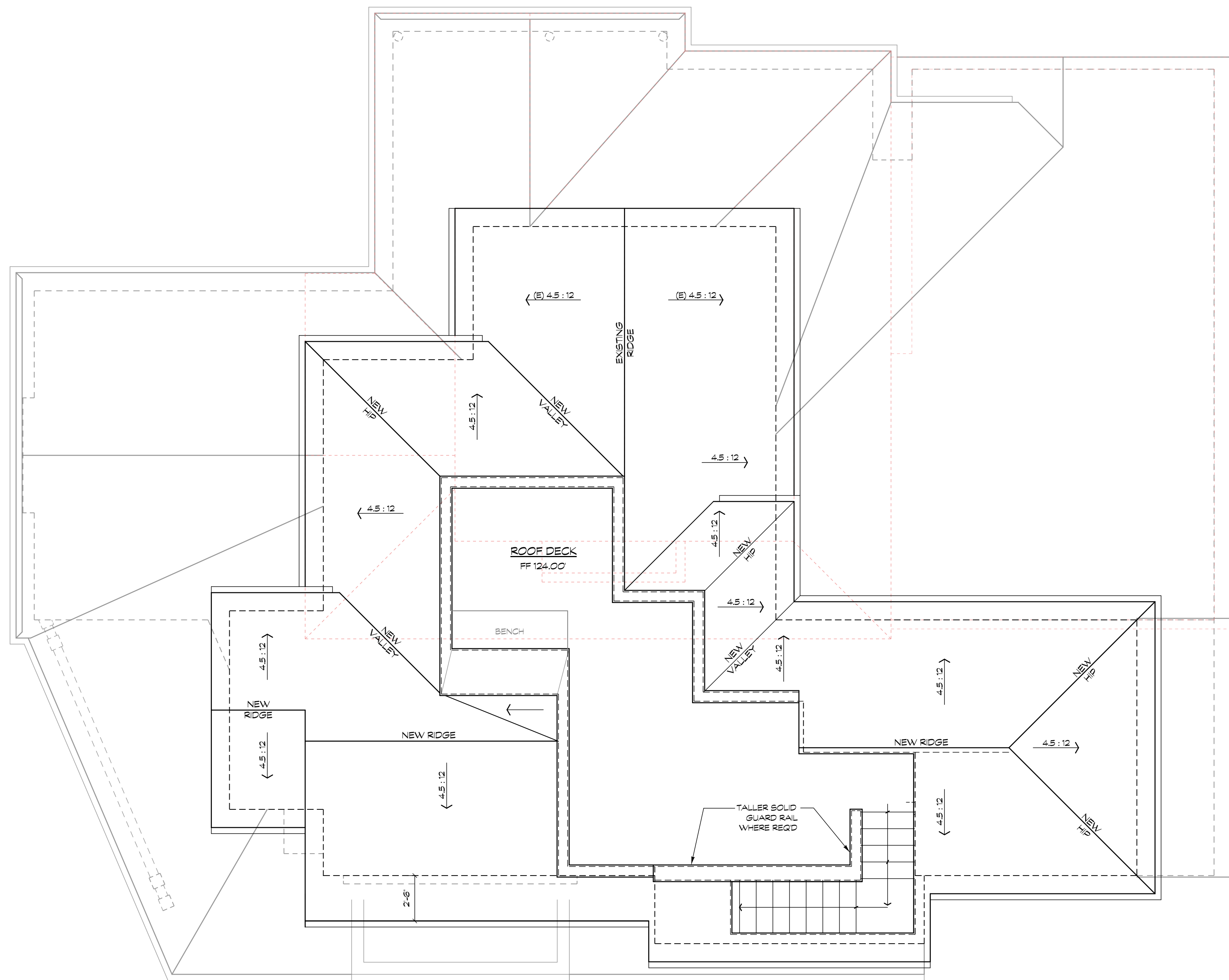


MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

510 Garnet Proposed Area Matrix

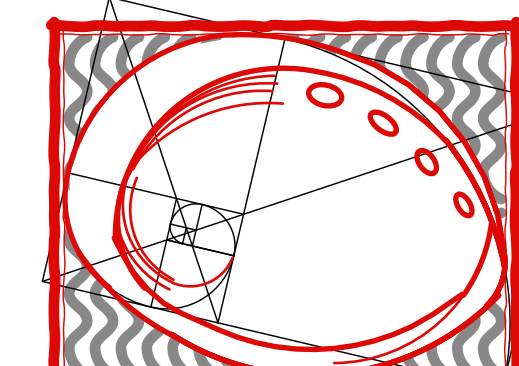
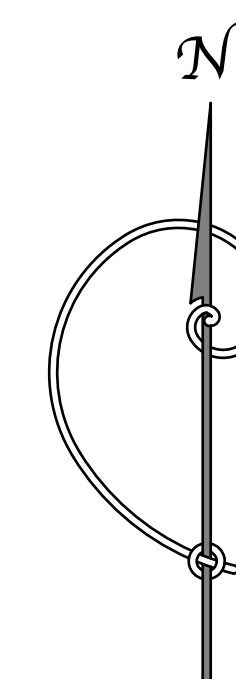
Location	Exist'g As Purchased*	First Proposal	First Total	Second Proposal	Second Total	Delta
First Floor	897.1	1005.4	1902.5	1054	1951.1	48.6
Second Floor	268	896.4	1164.4	888.9	1156.9	-7.5
Second Floor Nooks	199.8	-199.8	0	-199.8	0	0
Garage	0	0	0	0	0	0
ADU	466.2	40.4	506.6	40.4	506.6	0
Total	1831.1	1742.4	3573.5	40.4	3614.6	41.1

*= Seller Represented Total



UPPER ROOF PLAN
SCALE: 1/4" = 1'-0"

PROPOSED ROOF DECK AREA: 258.6 S.F.
PREVIOUS ROOF DECK AREA: 378.5 S.F.



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& JOHNSON**
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THE SPACE ABOVE

REVISIONS

No.	Date	DESCRIPTION

A.4

4/2/25, 5:45 PM



EXISTING NORTHEAST VIEW



FIRST SUBMITTAL RENDERED VIEW



SECOND SUBMITTAL RENDERED VIEW

- Roof Deck Pulled Away From Roof Edge
- Second Story Windows Restored
- Second Story Massing Simplified



EXISTING NORTHWEST VIEW



FIRST SUBMITTAL RENDERED VIEW



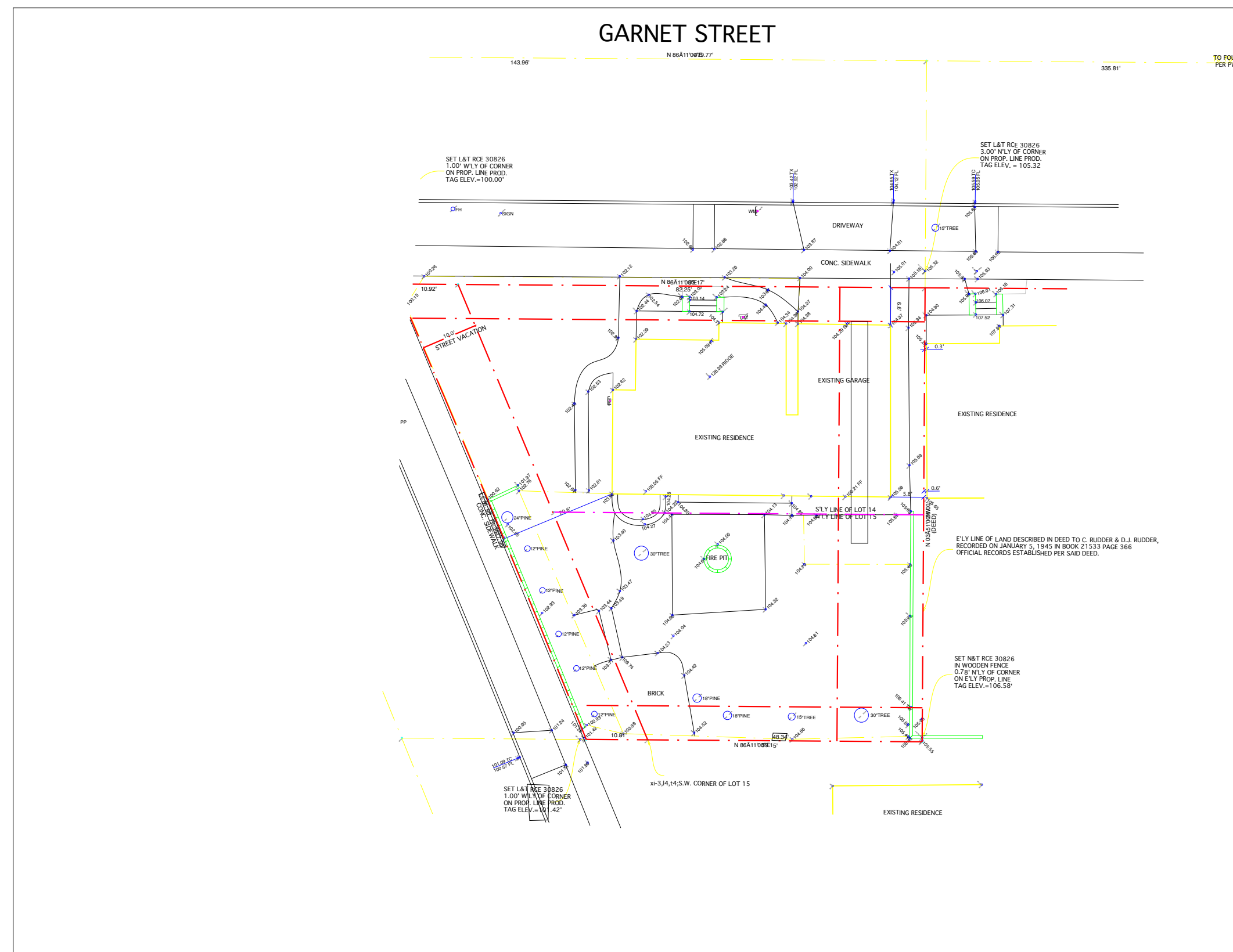
SECOND SUBMITTAL RENDERED VIEW

- Roof Deck Pulled Away From Roof Edge
- Second Story Windows Restored

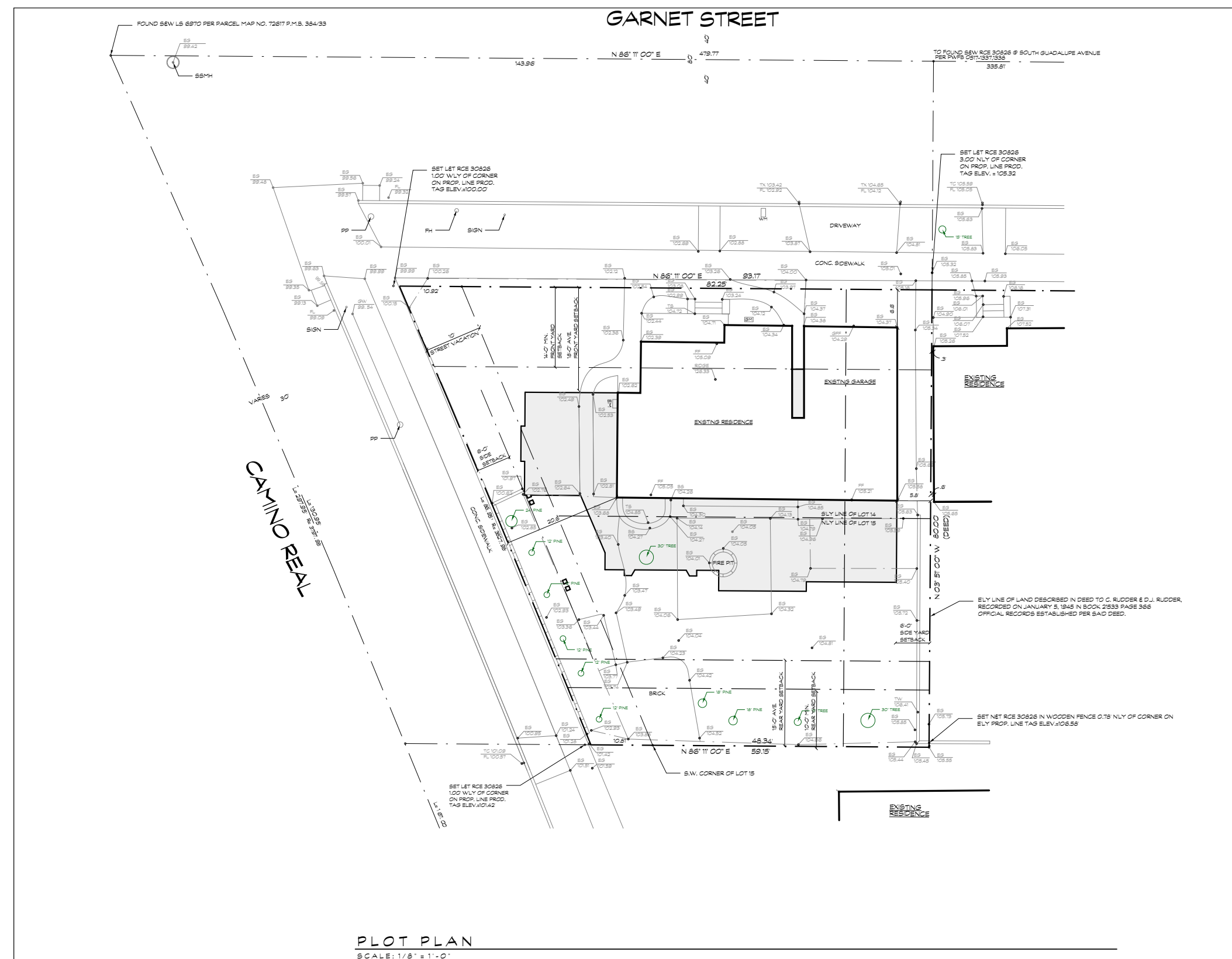
510 Garnet Street Redondo Beach California



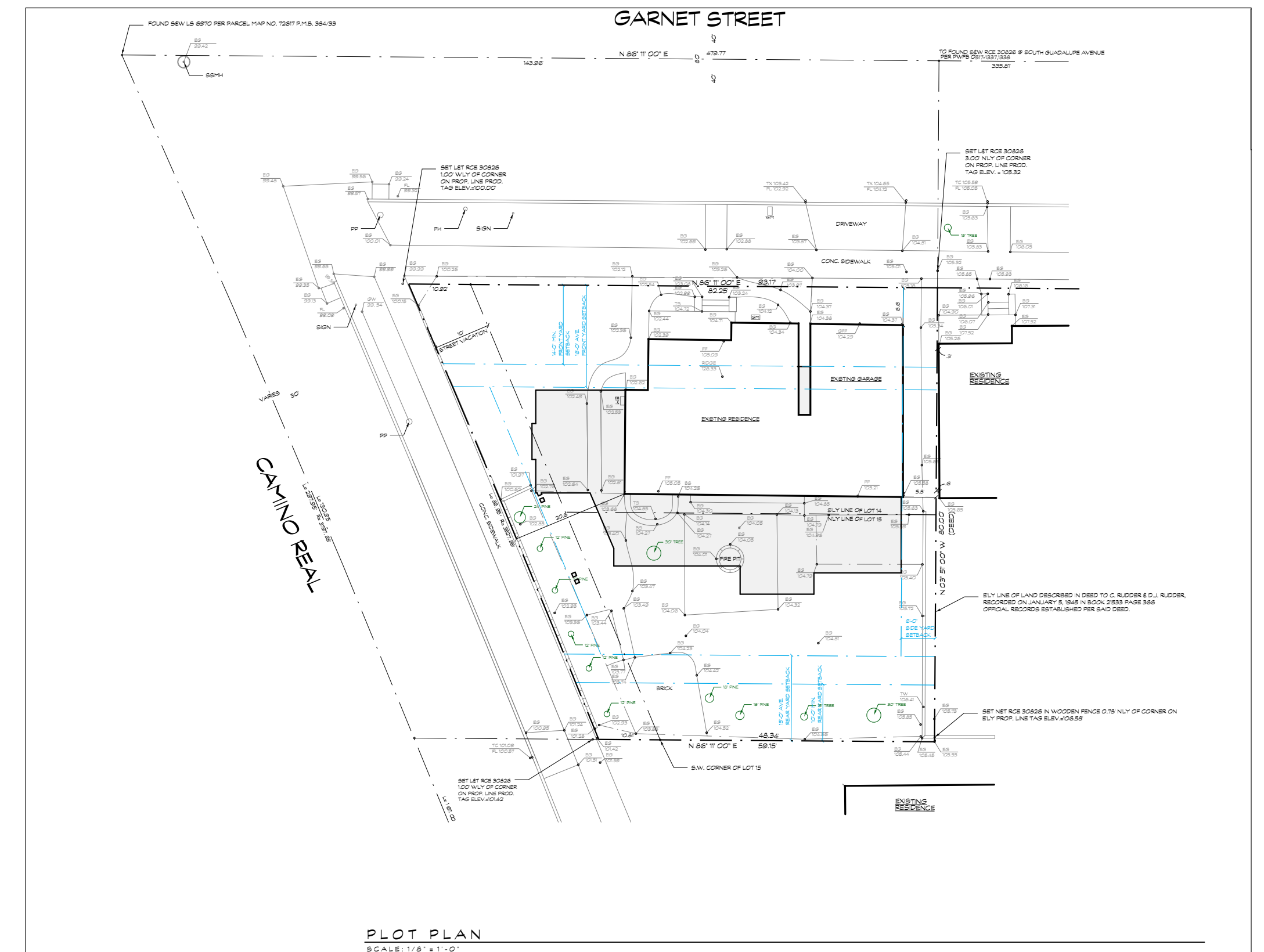
Ex. 1



EXISTING SURVEY

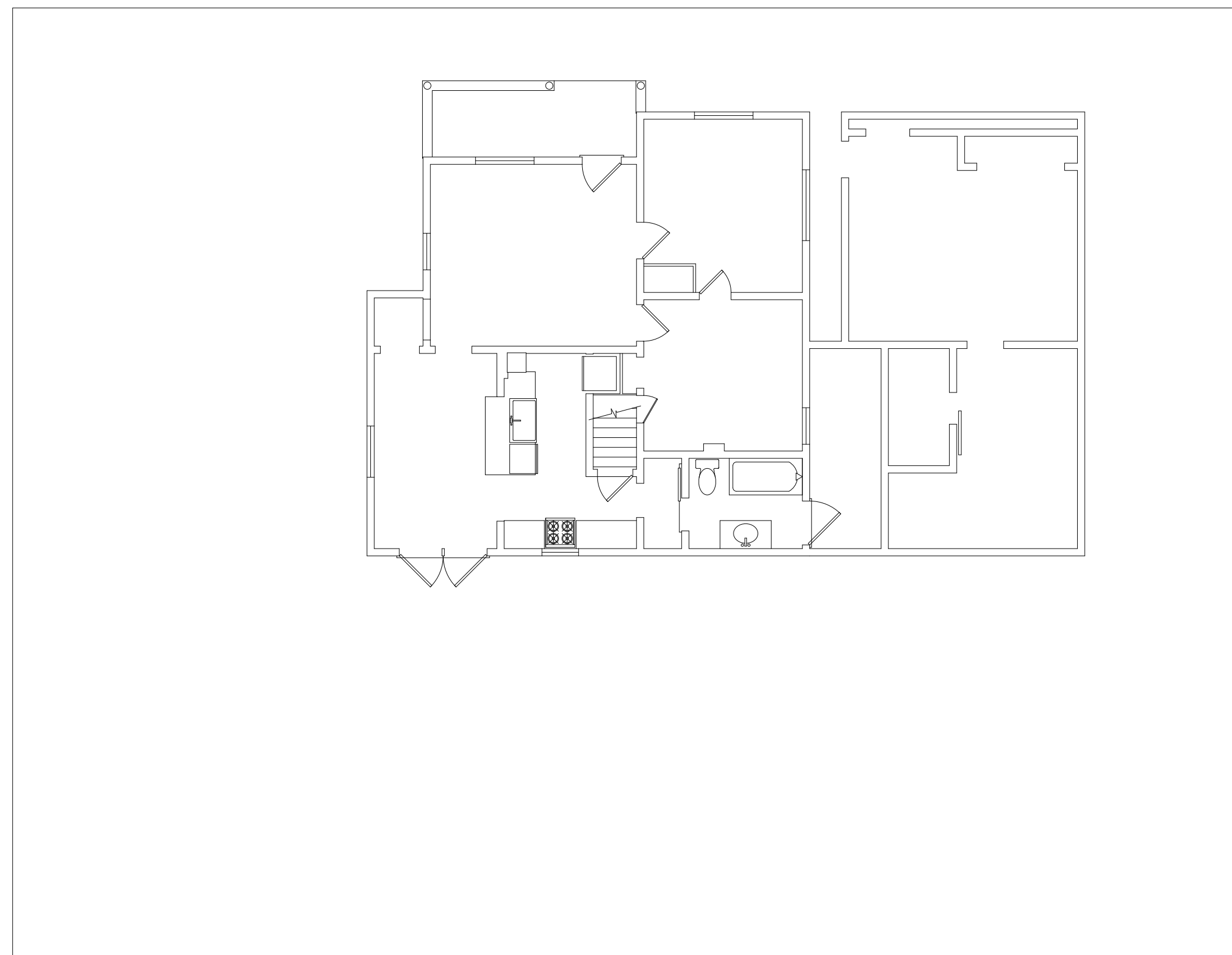


FIRST PLOT PLAN SUBMITTAL

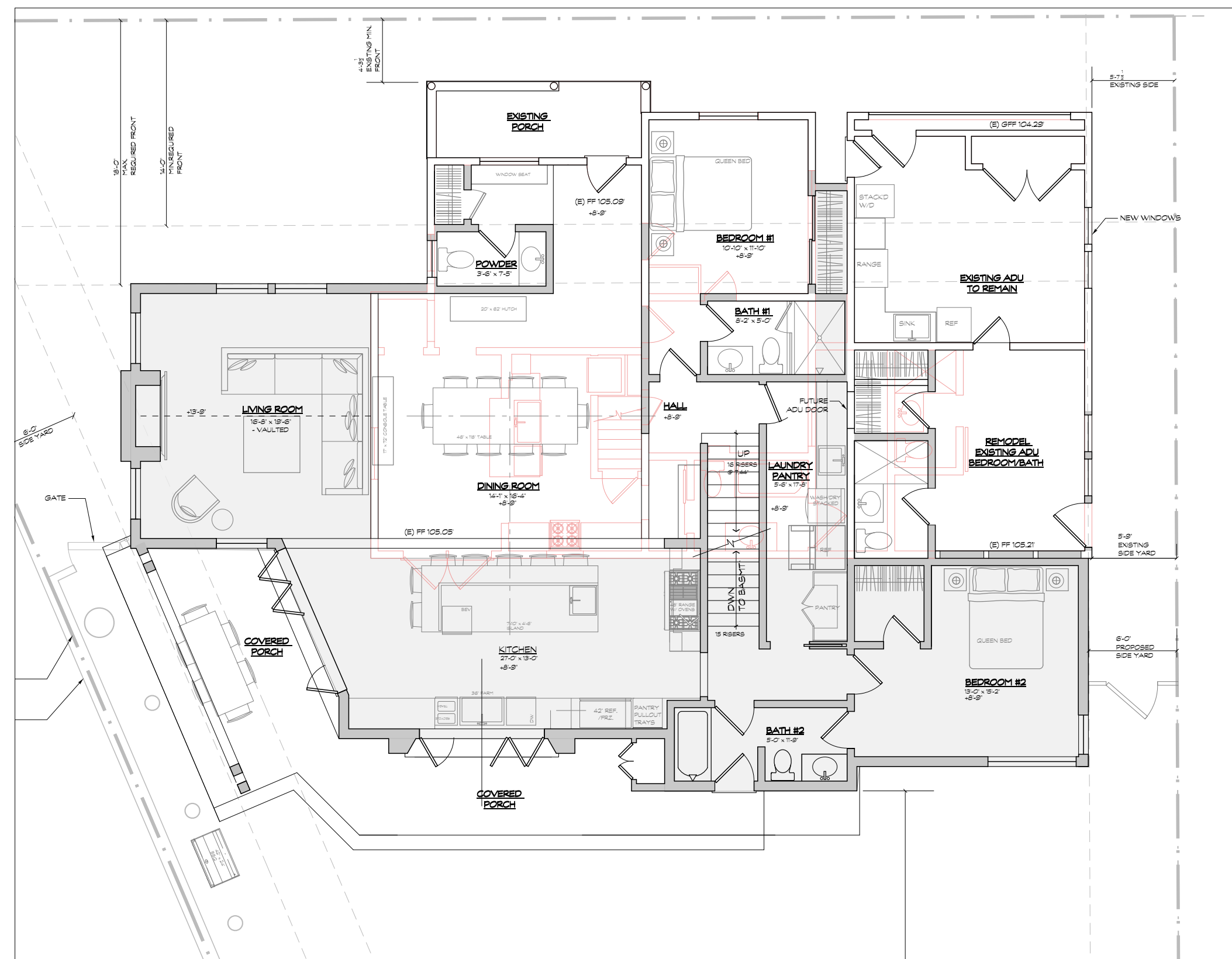


SECOND PLOT PLAN SUBMITTAL

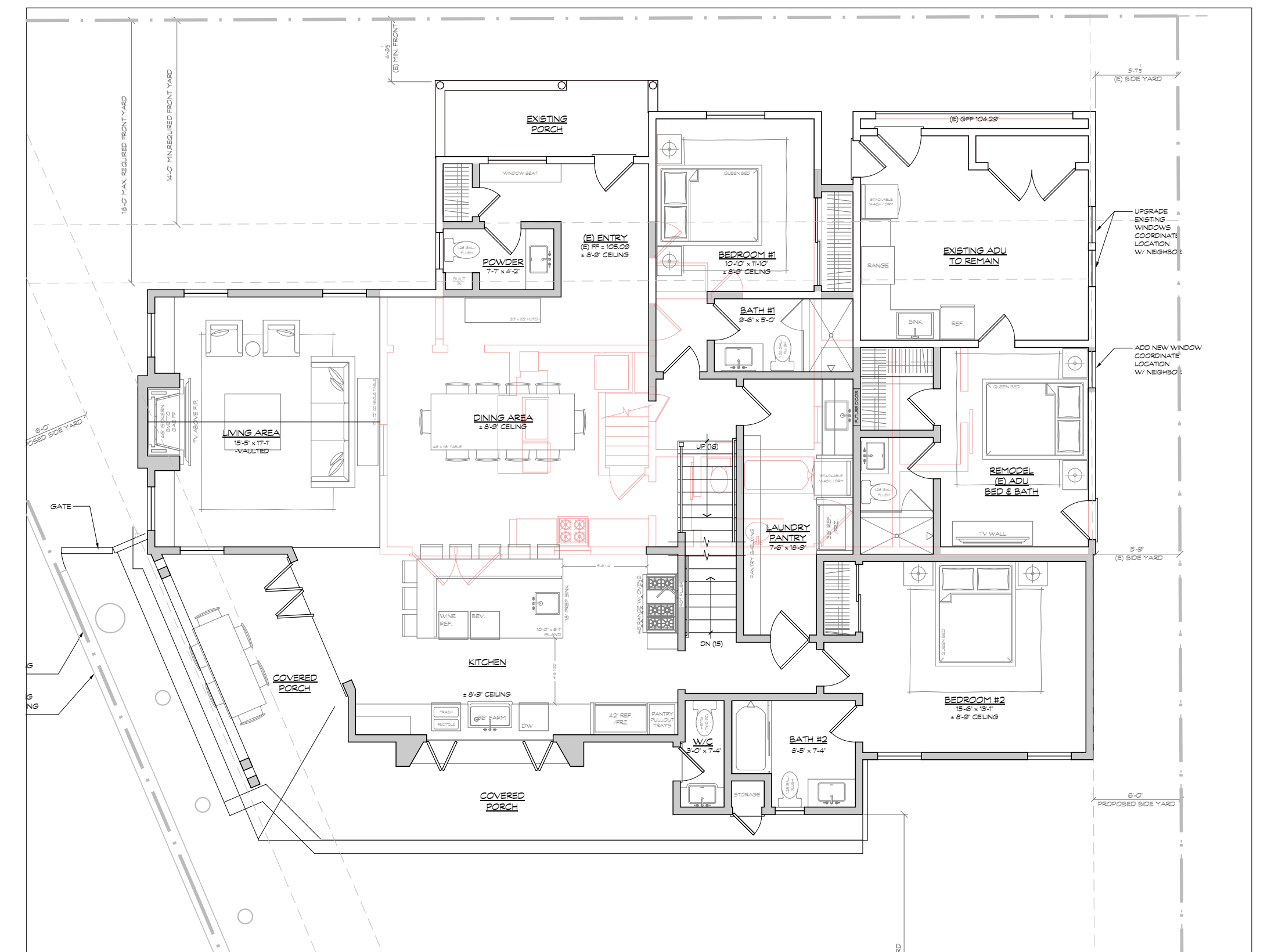
- Roof Deck Stair Located at Rear of House
- Slight Increase to Building Footprint at Rear



EXISTING FIRST FLOOR PLAN

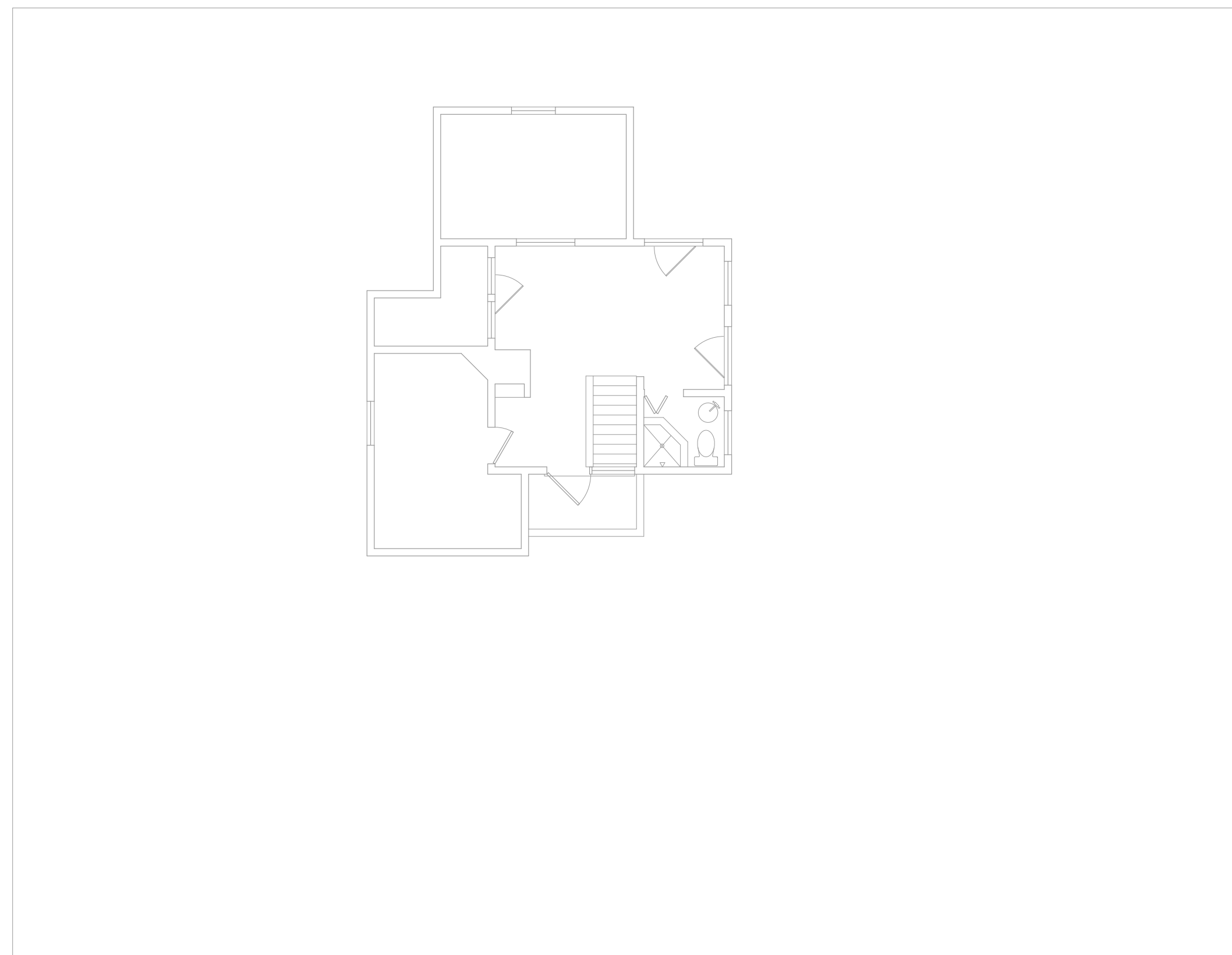


FIRST FIRST FLOOR PLAN SUBMITTAL

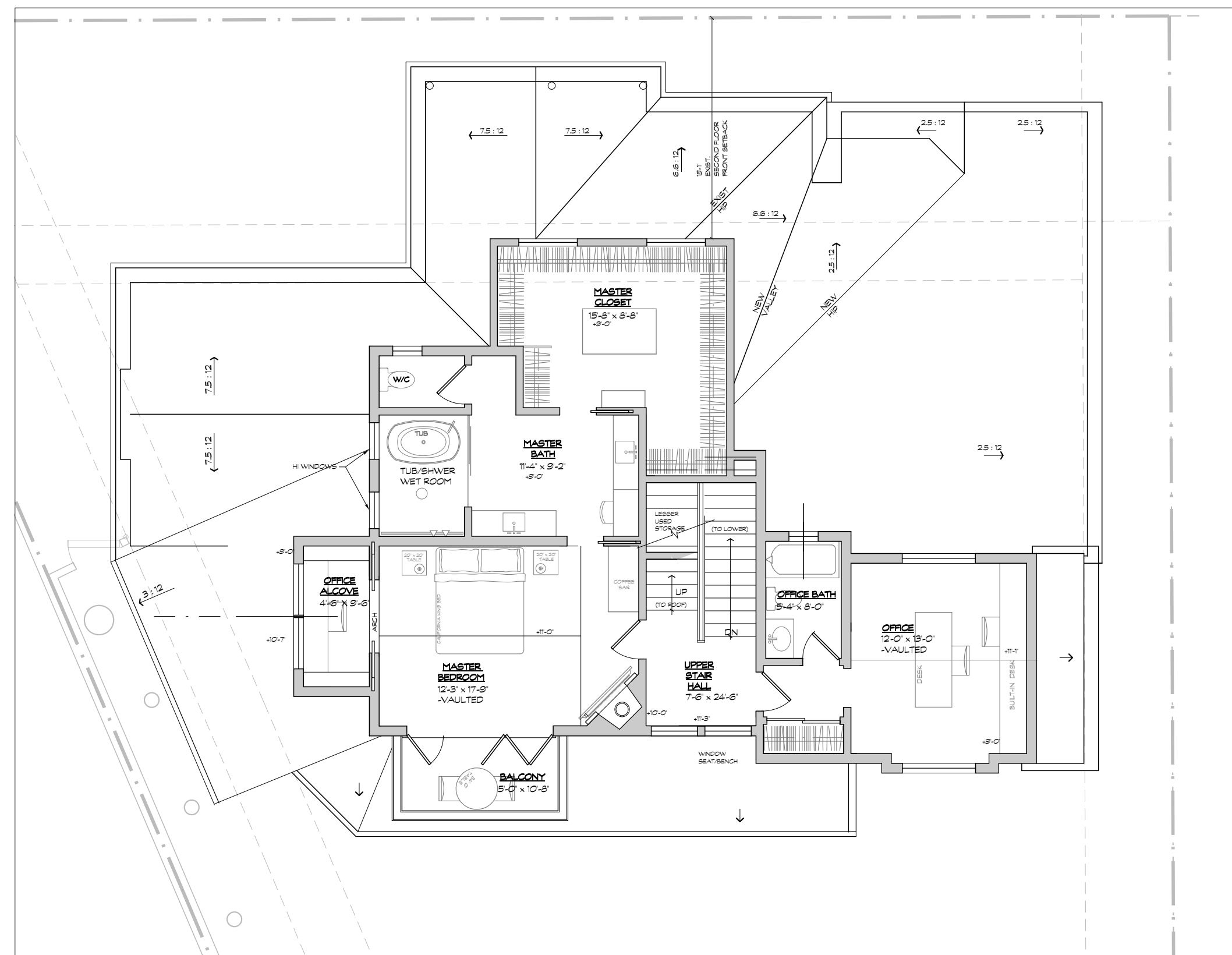


SECOND FLOOR PLAN SUBMITTAL

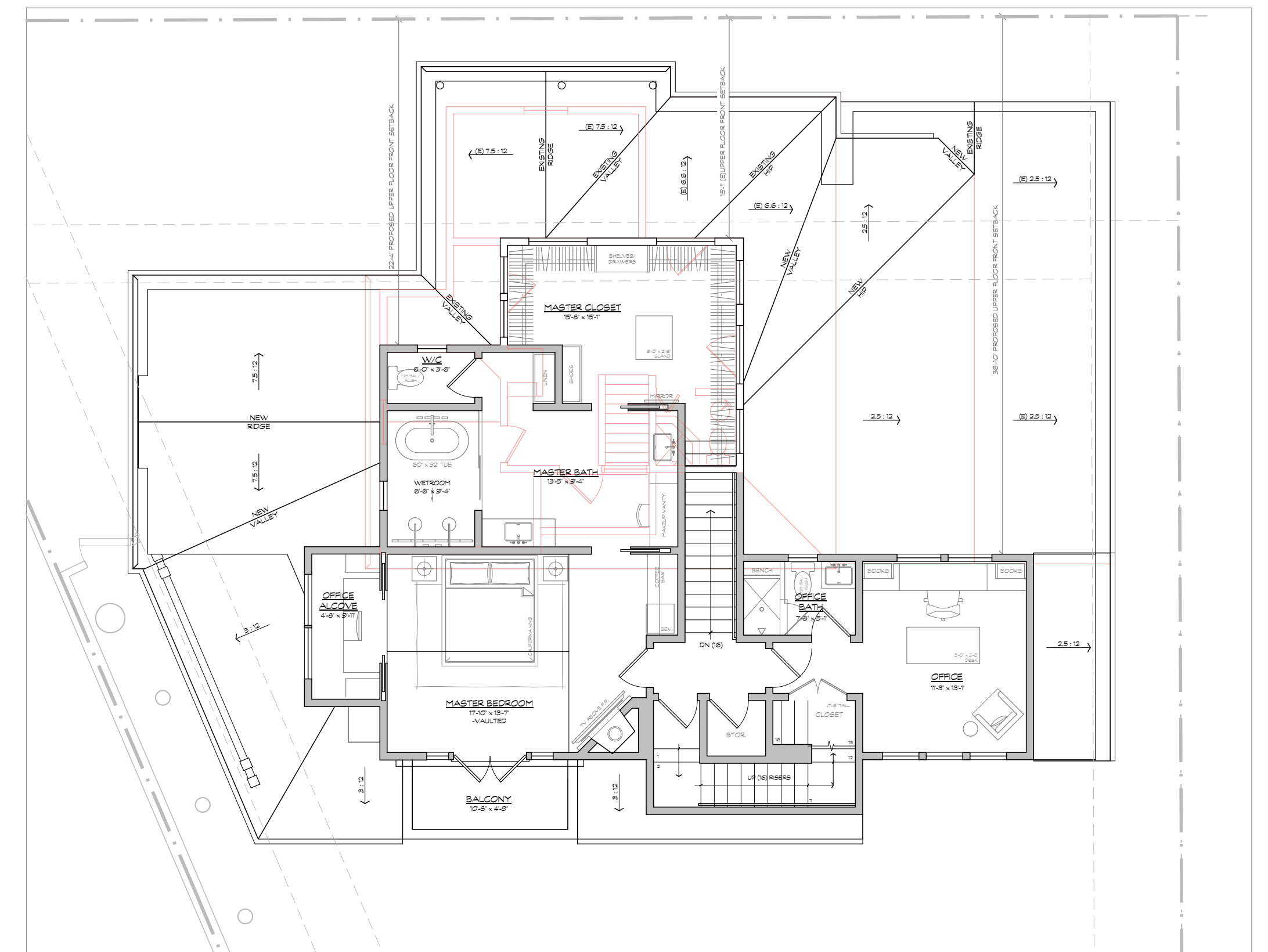
- Roof Deck Stair Located at Rear of House
- Slight Increase to Footprint at Rear Under Roof Stair
- Plan Adjustments Made to Remove Massing at 2nd Floor



EXISTING SECOND FLOOR PLAN

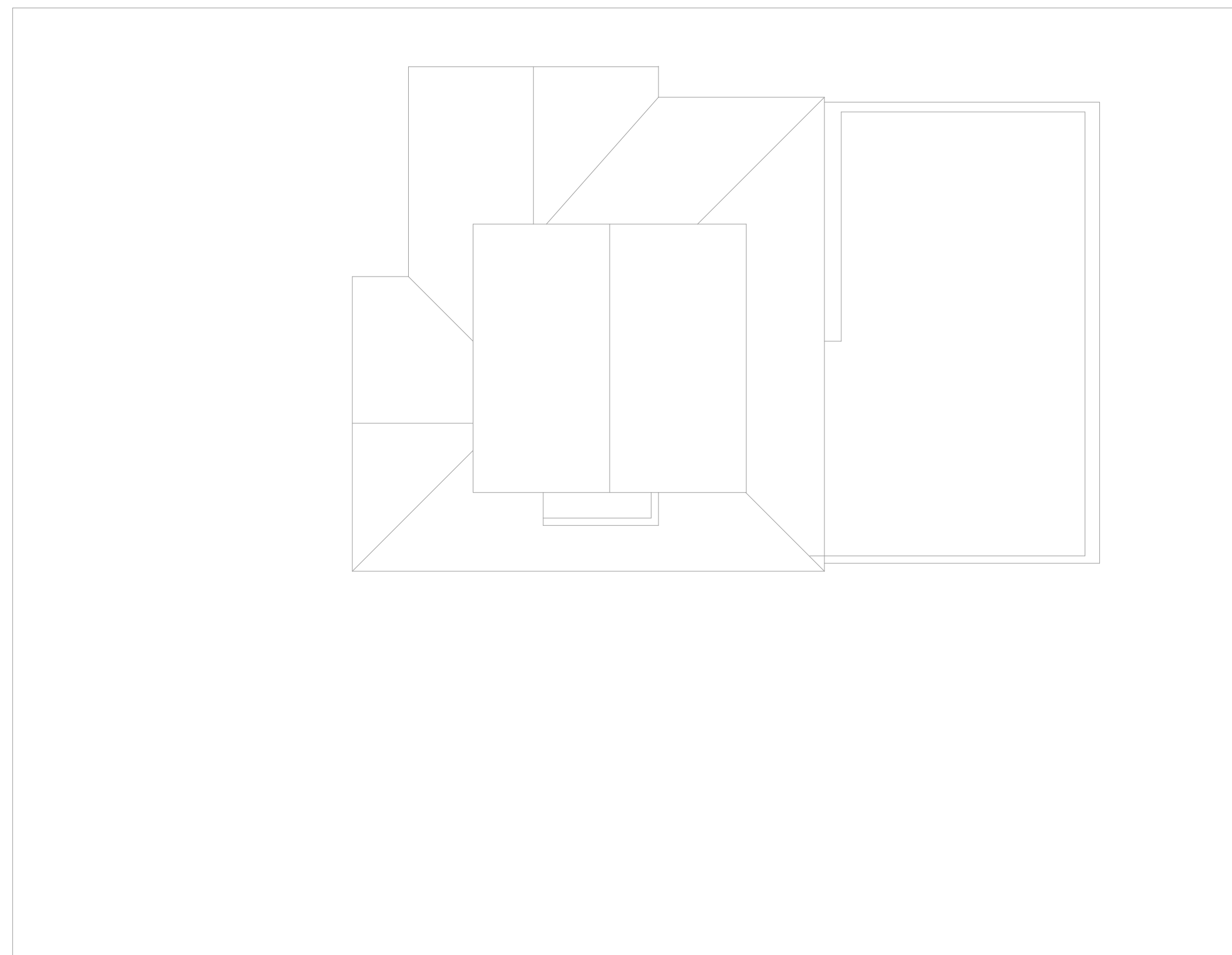


FIRST SECOND FLOOR PLAN SUBMITTAL

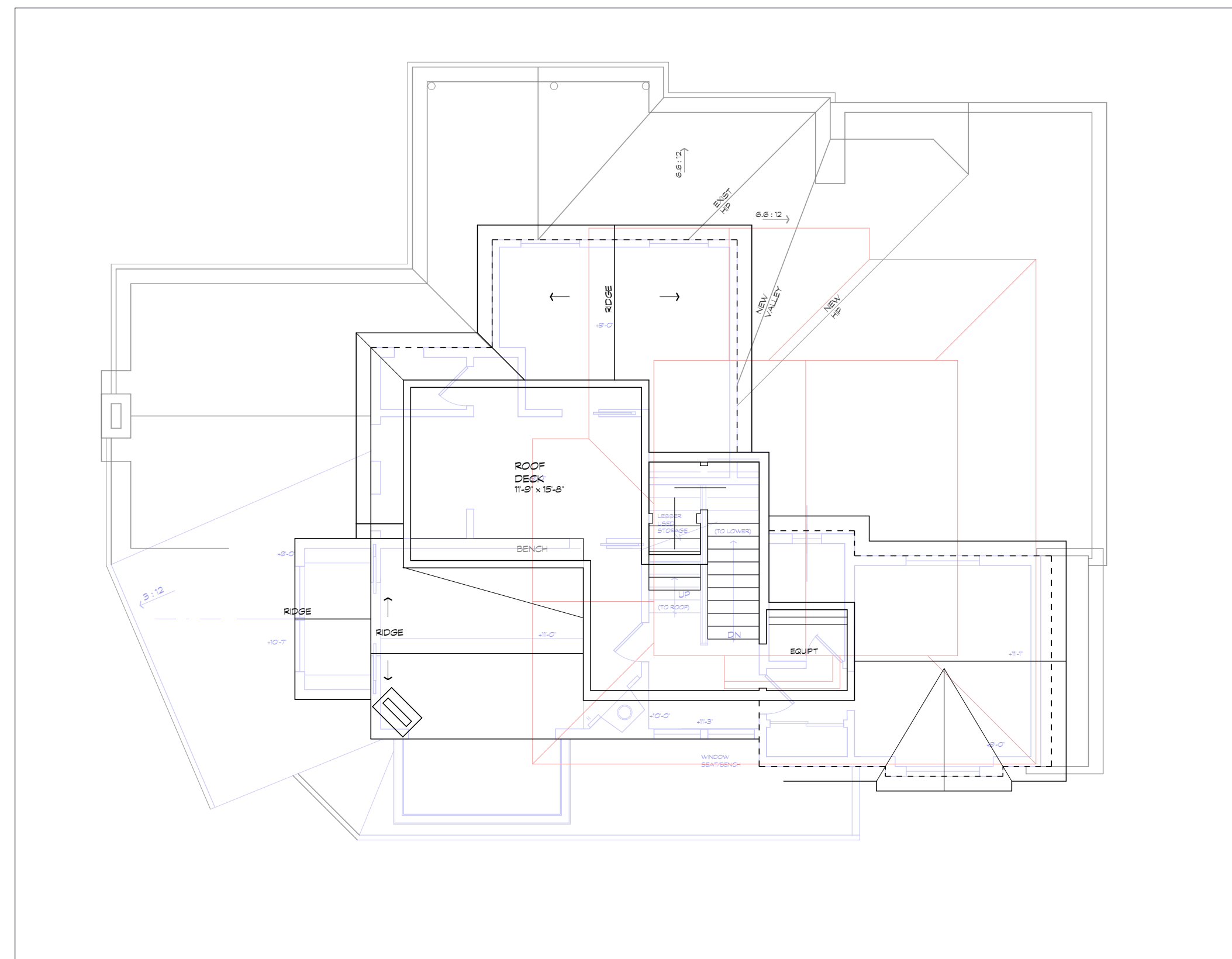


SECOND SECOND FLOOR PLAN SUBMITTAL

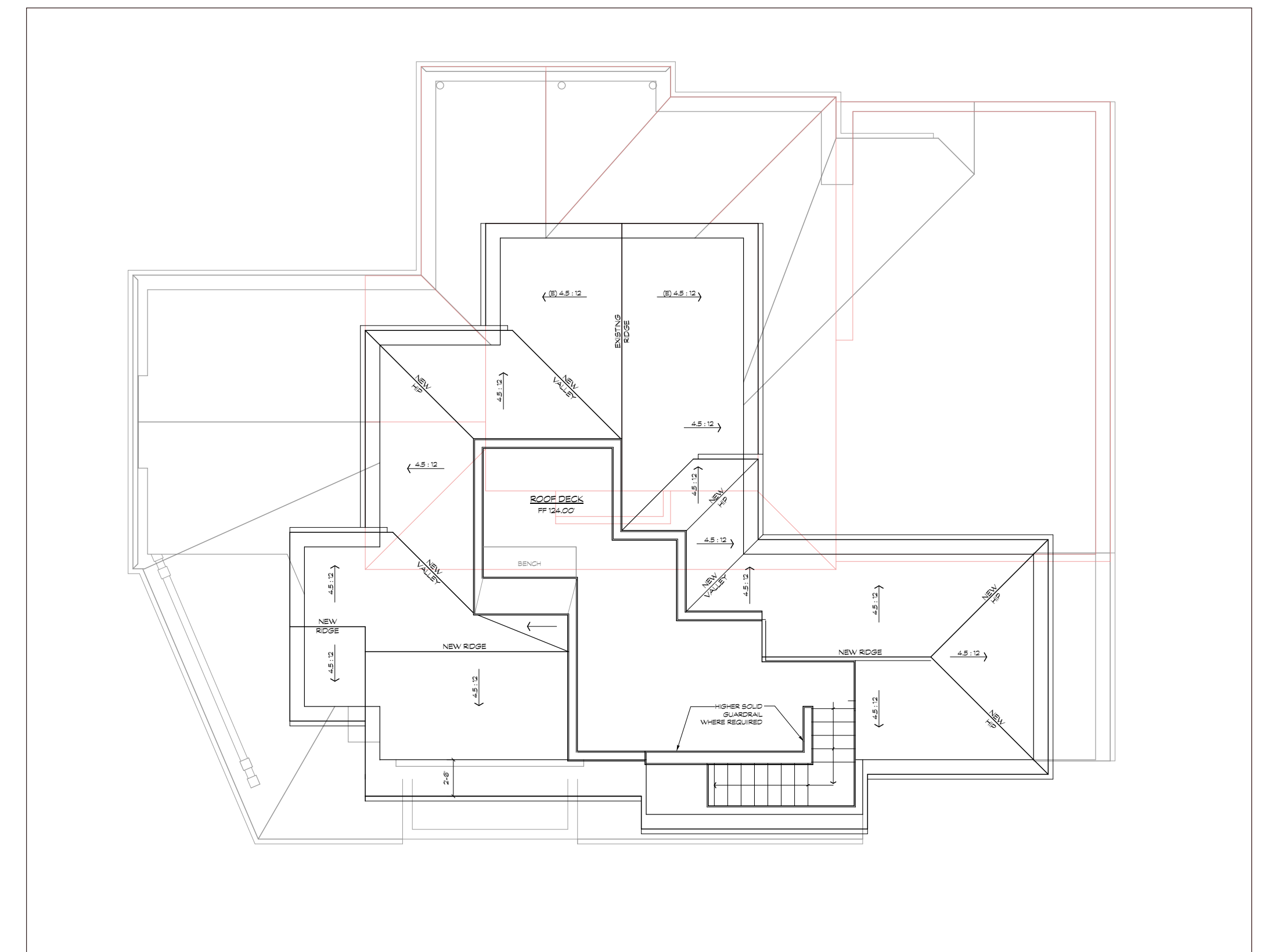
- Roof Deck Stair Located at Rear of House
- Massing Where Ex 2nd Floor Meets New Simplified
- Windows at Second Floor Restored



EXISTING ROOF PLAN

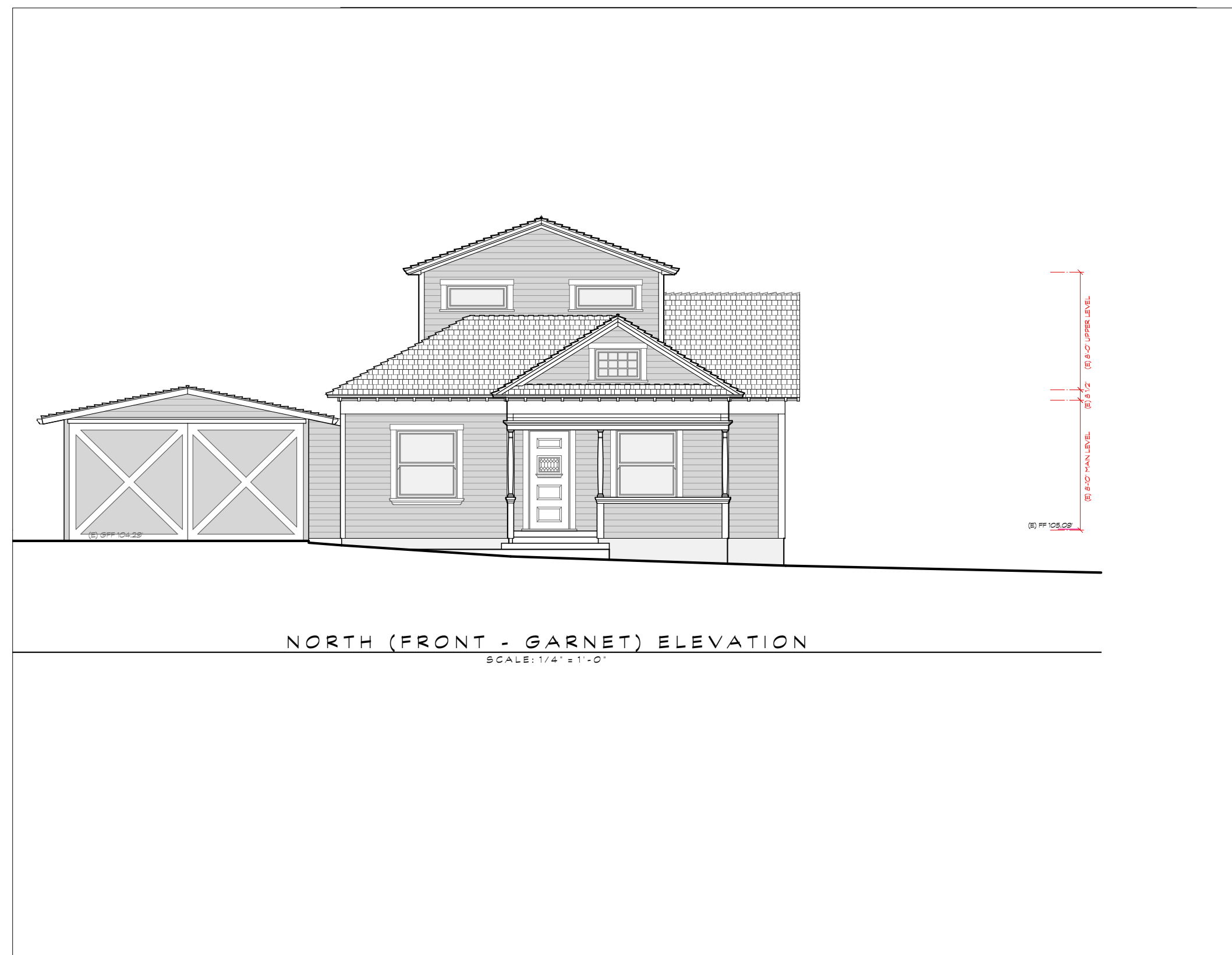


FIRST ROOF PLAN SUBMITTAL

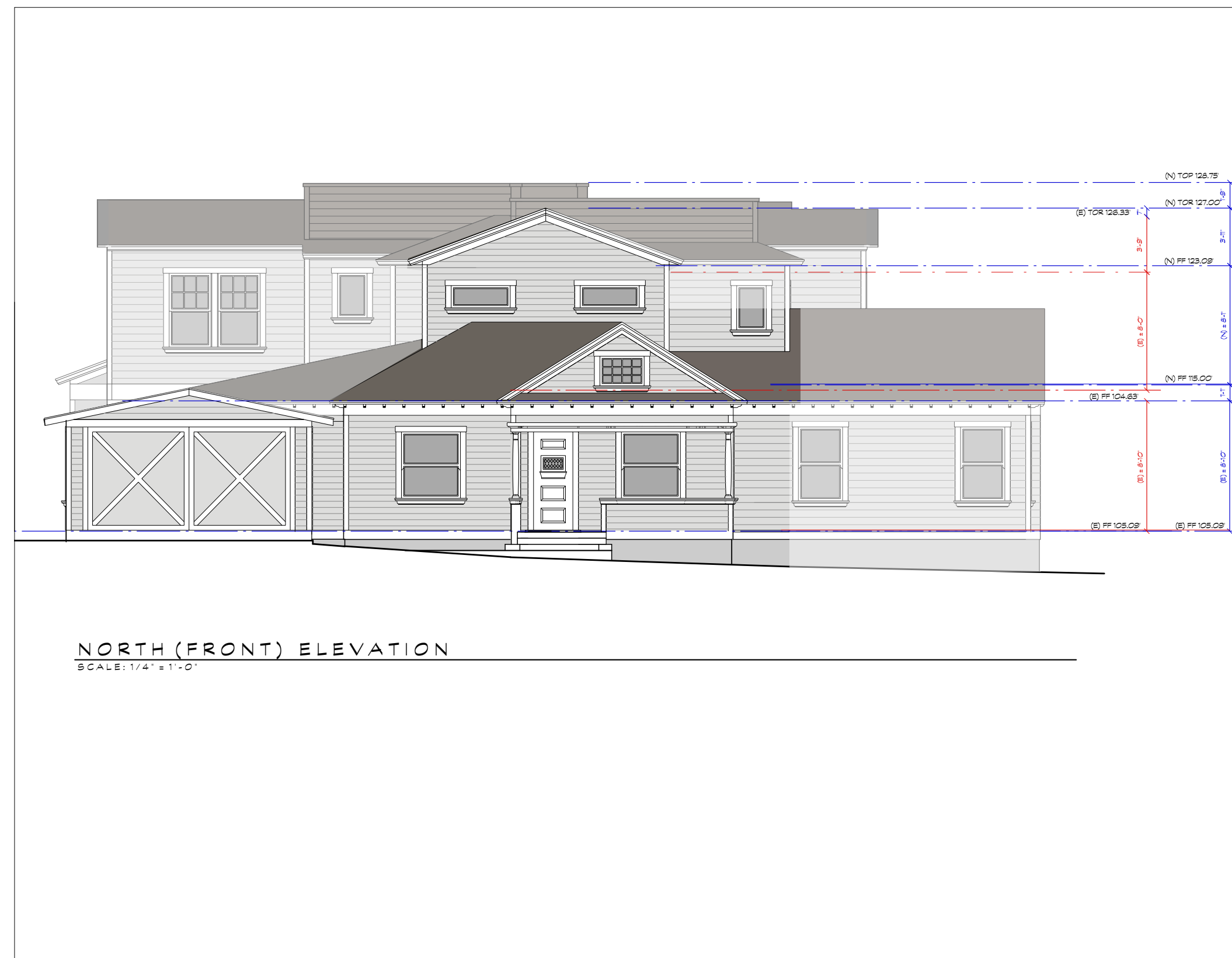


SECOND ROOF PLAN SUBMITTAL

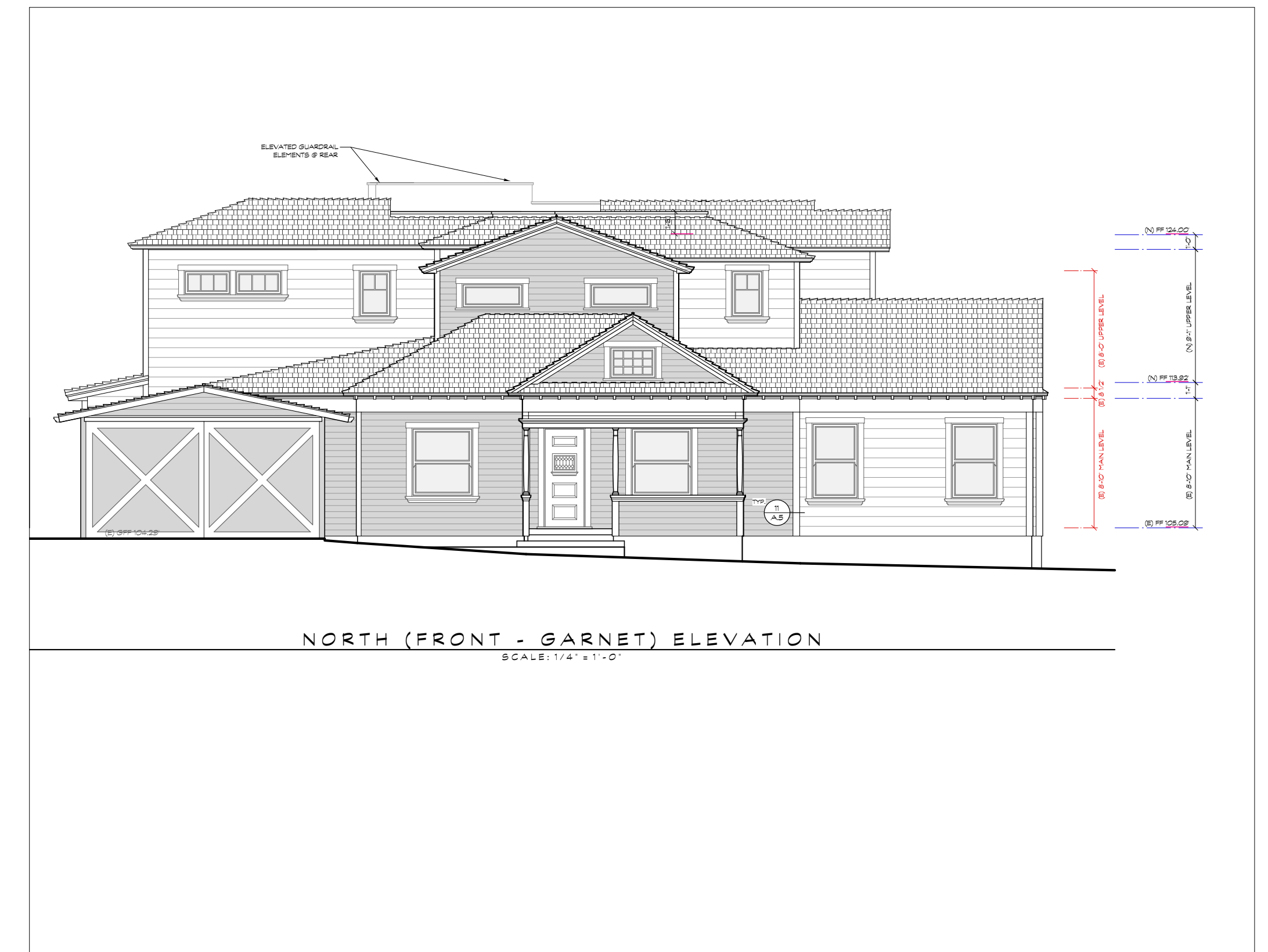
- Roof Deck Stair Pulled to the Rear of House
- Roof Deck Not Visible From Garnet
- Massing Where Ex 2nd Floor Meets New Simplified
- Roof Deck Area Reduced
- Second Story Office/Bedroom Roof Hipped



EXISTING FRONT ELEVATION



FIRST FRONT ELEVATION SUBMITTAL

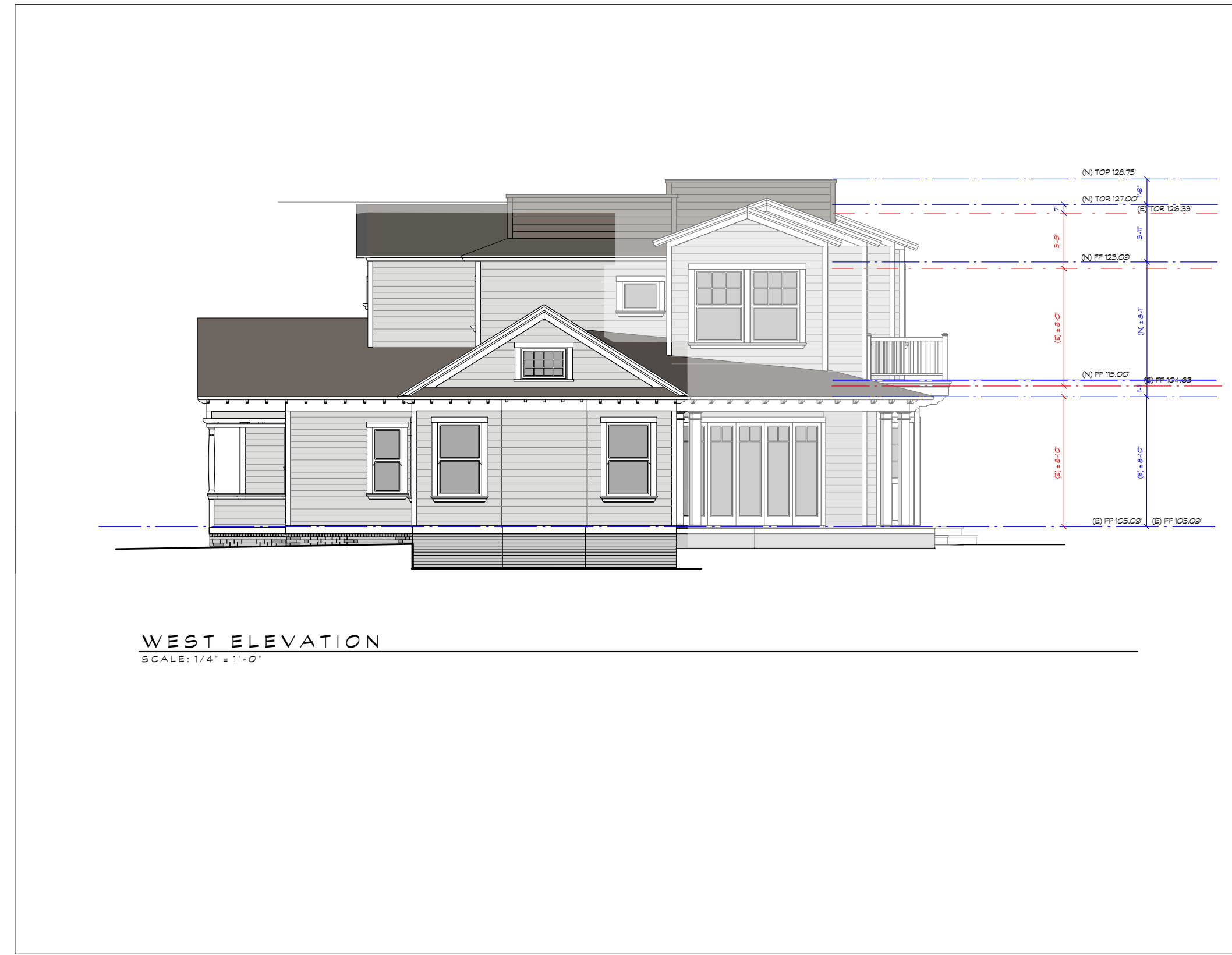


SECOND FRONT ELEVATION SUBMITTAL

- Roof Deck Not Visible From Garnet
- Massing Where Ex 2nd Floor Meets New Simplified
- Roof Deck Area Reduced
- Second Story Office/Bedroom Roof Hipped



EXISTING WEST ELEVATION

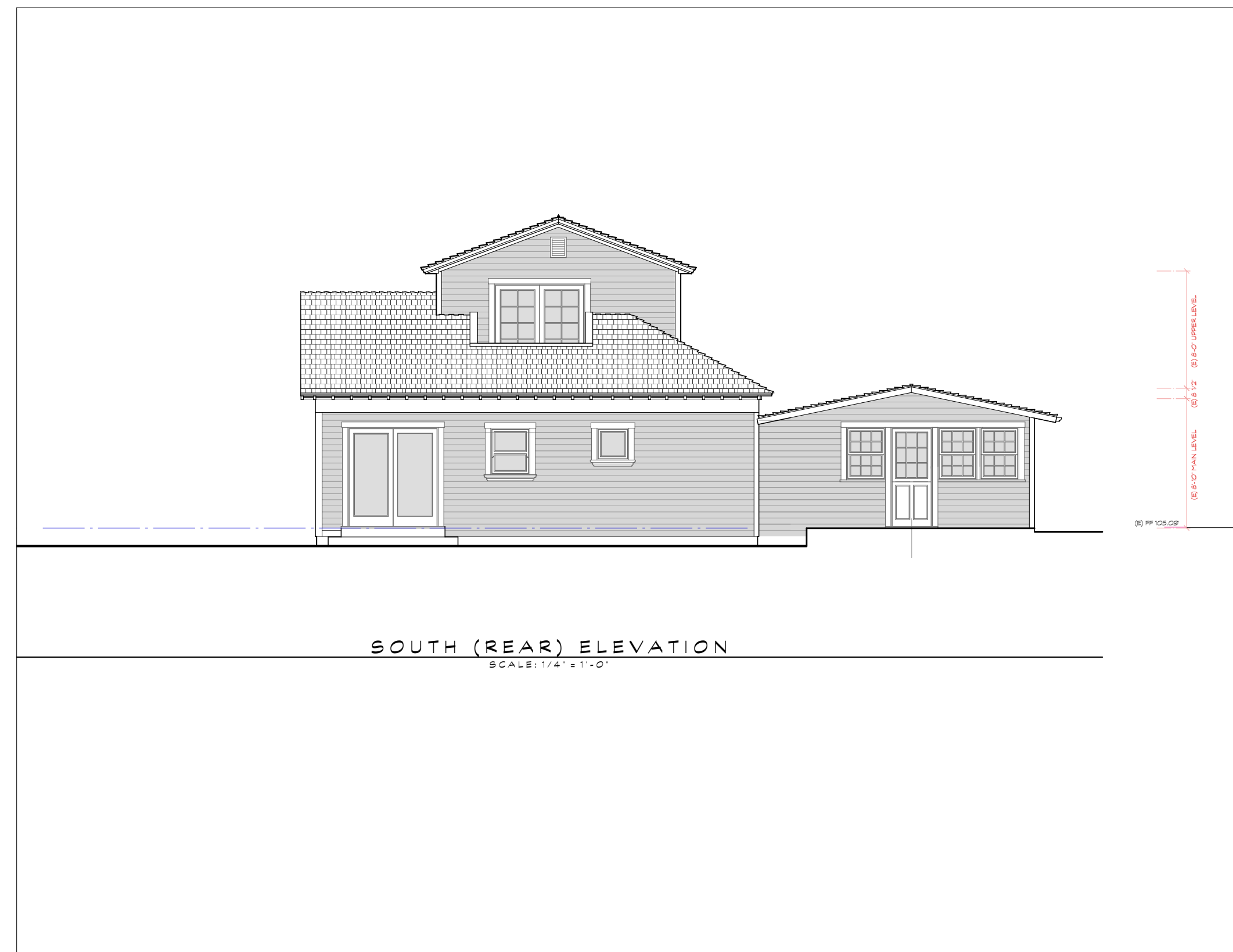


FIRST WEST ELEVATION SUBMITTAL



SECOND WEST ELEVATION SUBMITTAL

- Roof Deck Stair Pulled to the Rear of House
- Roof Deck Not Visible From Garnet
- Windows Restored At Second Floor



EXISTING REAR ELEVATION

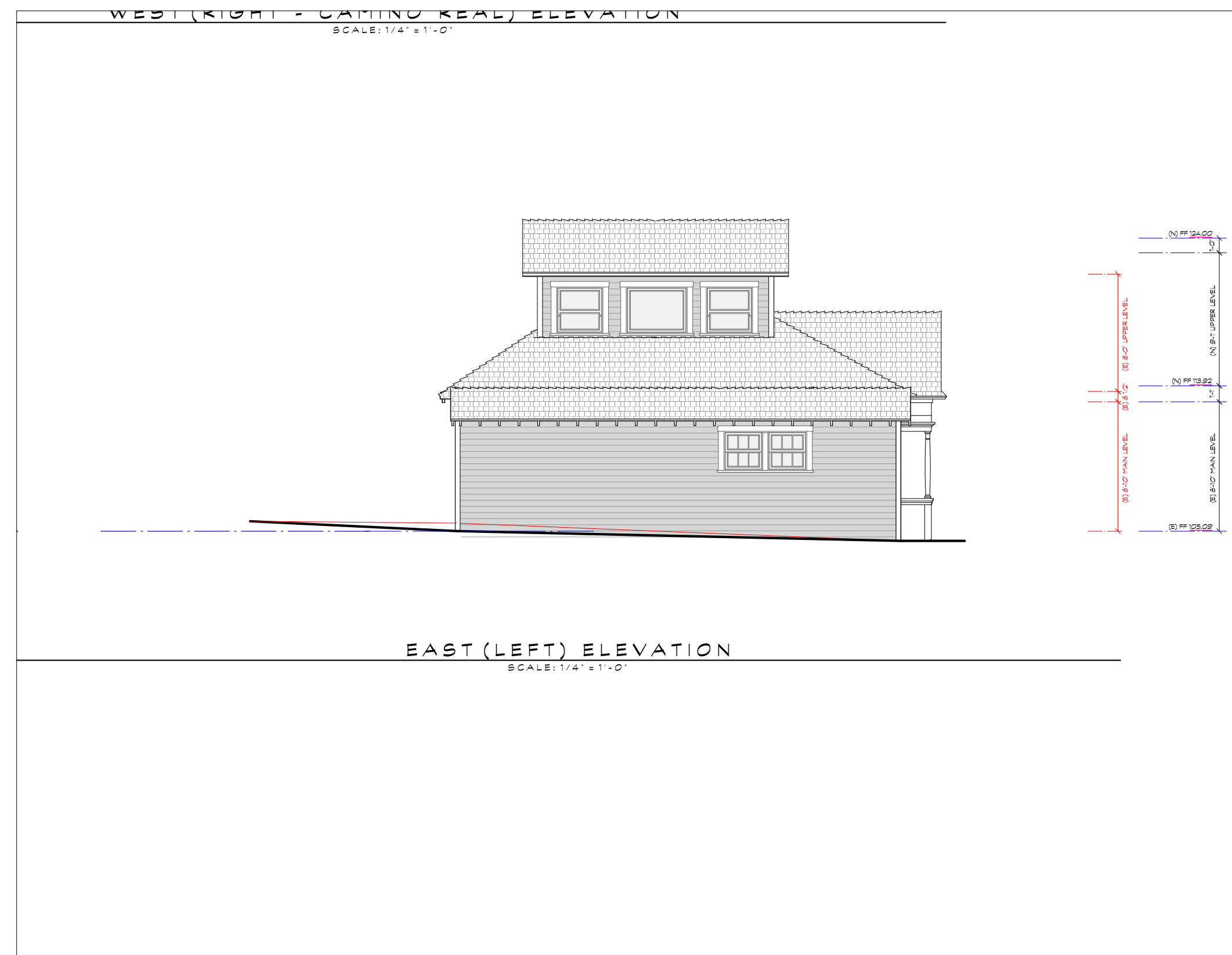


FIRST REAR ELEVATION SUBMITTAL

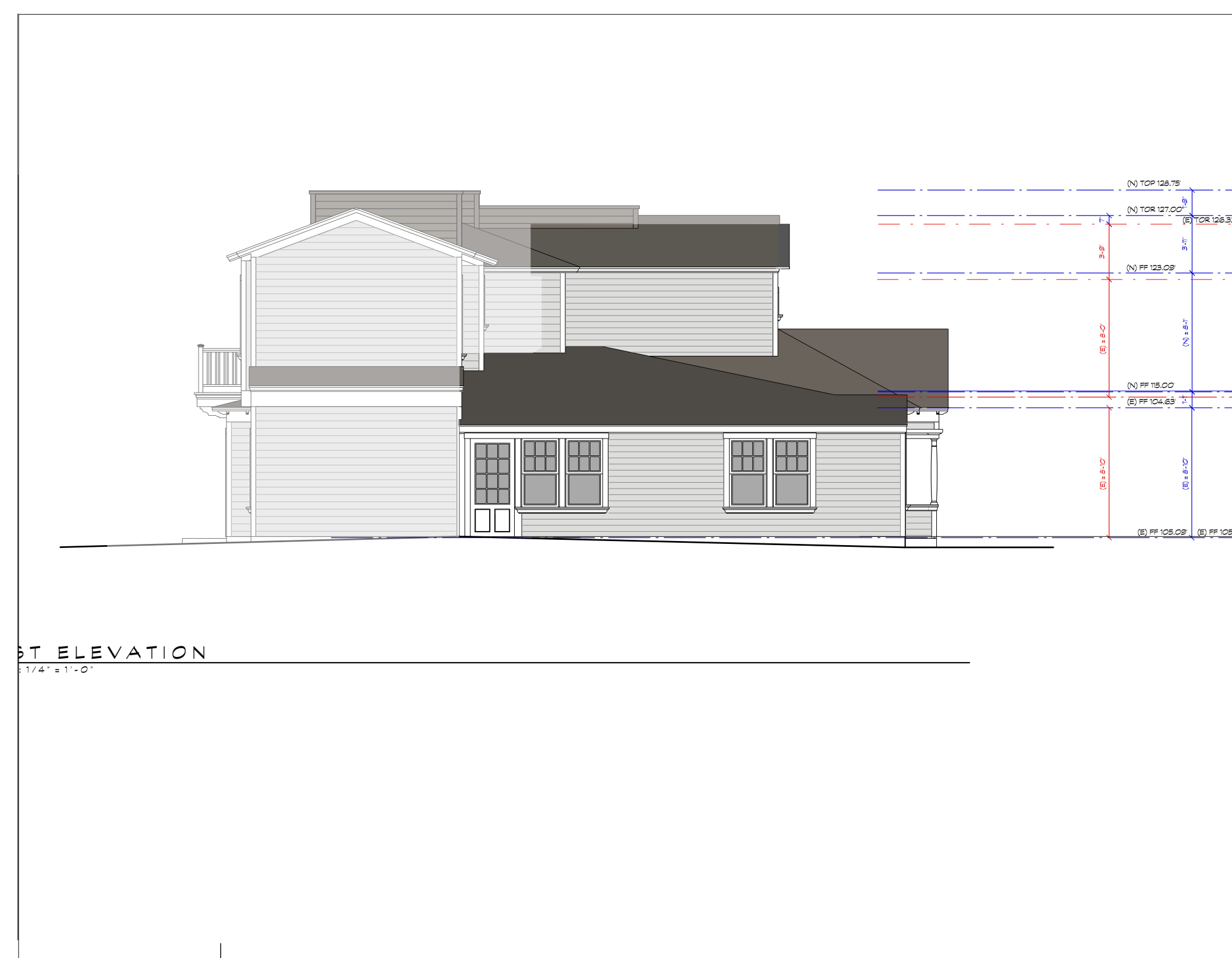


SECOND FRONT ELEVATION SUBMITTAL

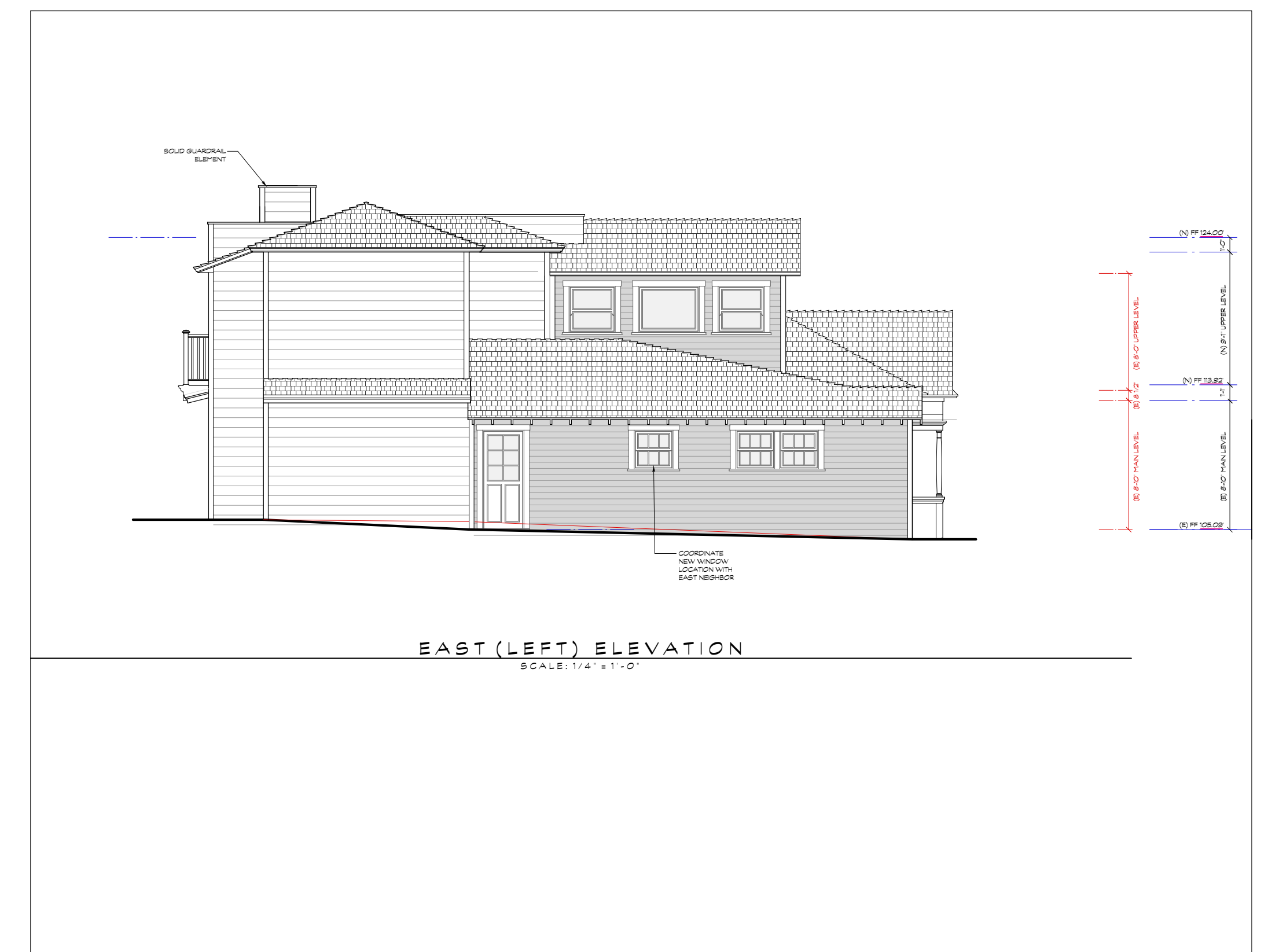
- Roof Deck Not Visible From Garnet
- Massing Where Ex 2nd Floor Meets New Simplified
- Roof Deck Area Reduced
- Higher Guardrail Element Only at Rear, Not Visible
- Second Story Office/Bedroom Roof Hipped



EXISTING EAST ELEVATION



FIRST EAST ELEVATION SUBMITTAL



SECOND EAST ELEVATION SUBMITTAL

- Roof Deck Not Visible From Garnet
- Massing Where Ex 2nd Floor Meets New Simplified
- Line Between New and Existing Second Story is Clear
- Existing Second Story Windows Restored
- Roof Deck Area Reduced
- Higher Guardrail Element Only at Rear
- Second Story Office/Bedroom Roof Hipped