

PROPOSED:

NEW ACCESSORY DWELLING UNIT AND
GARAGE BEHIND EXISTING HISTORICAL
RESIDENCE

ADDRESS:

719 ELVIRA AVENUE
REDONDO BEACH, CA 90277

OWNER:

TERRY & LEIGH GASPAROVIC
719 ELVIRA AVENUE
REDONDO BEACH, CA 90277

LEGAL DISCRPTION:

LOT: 94
BLOCK: 5
TRACT: KNOB HILL
ASSESOR'S ID #: 7508-015-027

ZONING:

R2

TYPE OF OCCUPANCY:

R-3 / U

TYPE OF CONSTRUCTION:

V-B

LOT:

LOT: 50' X 150.00' = 7500 S.F.

SQUARE FOOTAGE:

EXIST. RESIDENCE: 1,740 S.F.
EXIST. COVERED PORCH: 142 S.F.
DEMO 2-CAR GARAGE: 420 S.F.

NEW A.D.U.: 407 S.F.

NEW 2-CAR GARAGE: 745 S.F.
NON HABITABLE STORAGE: 4,957 C.F.

TOTAL LIVING PROPOSED: 2,147 S.F.

OUTDOOR LIVING SPACE:

REQUIRED: 800 S.F.
PROVIDED: 1,164 S.F.

PARKING:

2-CAR GARAGE

FLOOD ZONE:

X

FIRE SPRINKLERS:

EXISTING RESIDENCE: NONE
NEW A.D.U.: NOT REQUIRED

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A1.1 JOB DATA, SITE PLAN
A2.1 FLOOR PLANS, ROOF PLAN
A3.1 ELEVATIONS
A4.1 SECTIONS

ALL WORK SHALL CONFORM TO THE 2019
CALIFORNIA BUILDING CODE, 2019 CALIFORNIA
RESIDENTIAL CODE, 2019 CALIFORNIA PLUMBING
CODE, 2019 MECHANICAL CODE, 2019 CALIFORNIA
ELECTRICAL CODE, 2019 CALIFORNIA GREEN
BUILDING STANDARDS, 2019 CALIFORNIA ENERGY
STANDARDS AND CITY MUNICIPAL CODES.

REVISIONS:

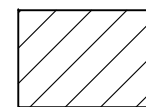
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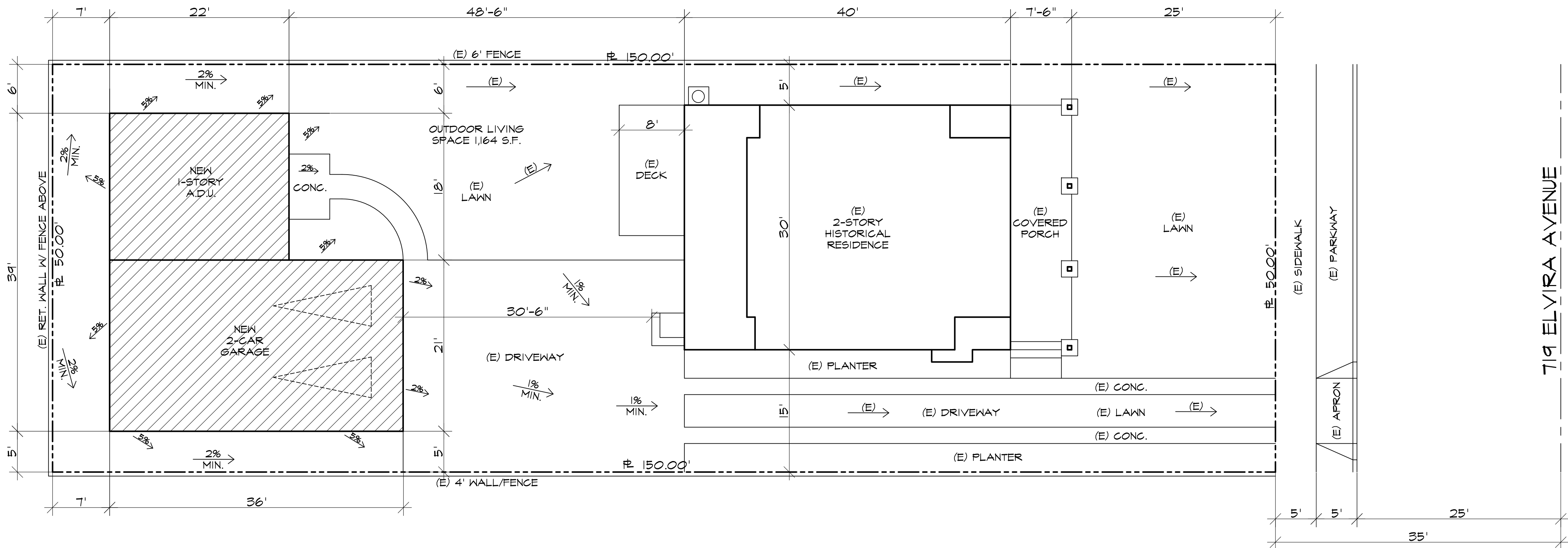
MICHAEL S. CHAMBERLAIN
310 S. PROSPECT AVE. #42
REDONDO BEACH, CA 90277
(310)316-3163

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ALL SITE DRAINAGE TO COMPLY WITH 2019 GRC AND DRAIN TO STREET AT 1% MIN. SLOPE OR
PROVIDE DRAINAGE SYSTEM FOR REVIEW TO GRADING DIVISION PRIOR TO FINAL. GRADE TO BE
SUCH THAT SURFACE WATER DRAINS AT A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET
(5%) OF A FOUNDATION WALL. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER
PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE
CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE. IMPERVIOUS SURFACES WITHIN 10
FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING.

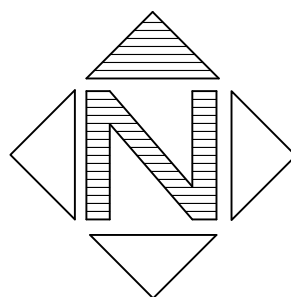


= NEW 1ST FLOOR AREA



SITE PLAN

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



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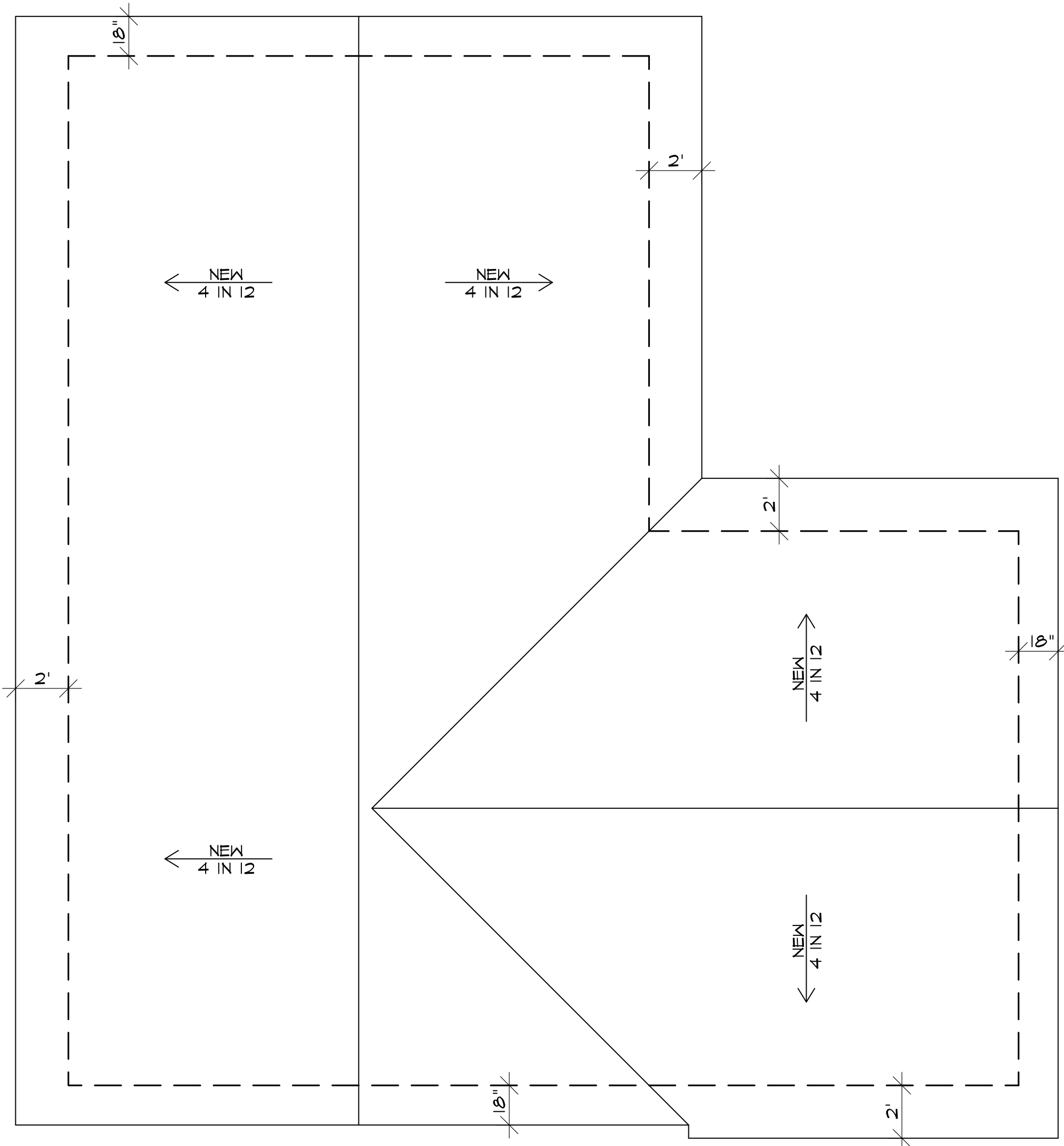
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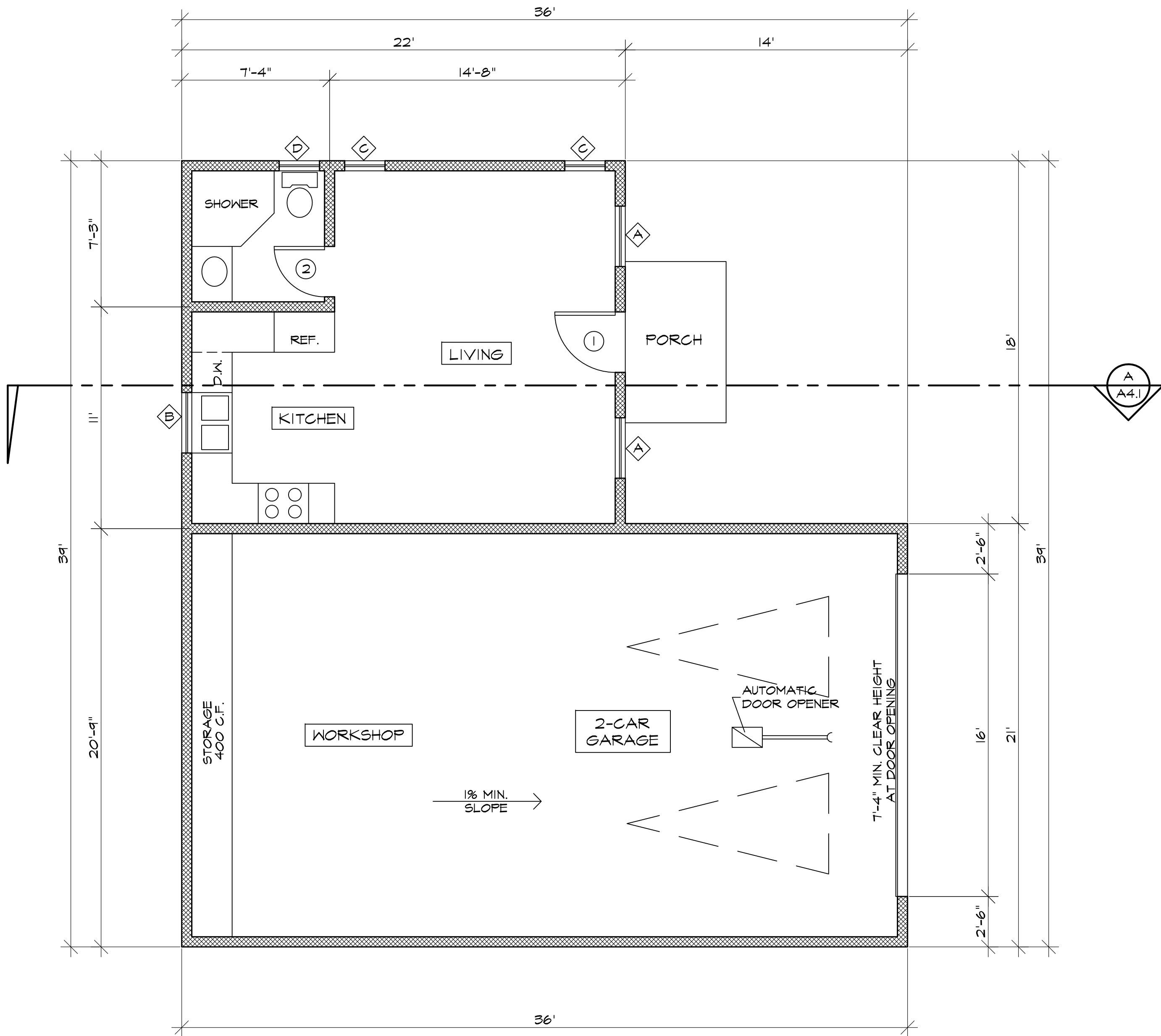
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ROOF PLAN

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

SQUARE FOOTAGE:	
A.D.U. LIVING:	407 S.F.
GARAGE:	745 S.F.
STORAGE:	653 C.F.



1ST FLOOR PLAN

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

DOOR SCHEDULE						
SYM.	SIZE	TYPE	MATERIAL	THICKNESS	GLASS AREA (SQ. FT.)	REMARKS
1	3'-0" X 6'-8"	ENTRY	WOOD	1-3/4"		DECORATIVE, TEMPERED, SOLID CORE OR EQUAL
2	2'-6" X 6'-8"	INTERIOR	WOOD	1-3/8"		

NOTE: ALL EXTERIOR DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND MAXIMUM SHGC OF 0.23

WINDOW SCHEDULE						
SYM.	SIZE	TYPE	HINGE	U-VALUE MAX.	GLASS AREA (SQ. FT.)	REMARKS
A	3'-0" X 5'-0"	WOOD	DOUBLE HUNG	0.30	15	
B	3'-0" X 4'-6"	WOOD	DOUBLE HUNG	0.30	13.5	TEMPERED
C	2'-0" X 5'-0"	WOOD	DOUBLE HUNG	0.30	10	
D	2'-0" X 5'-0"	WOOD	DOUBLE HUNG	0.30	10	TEMPERED

NOTE: ALL WINDOWS SHALL HAVE A MAXIMUM SHGC OF 0.23

REVISIONS:

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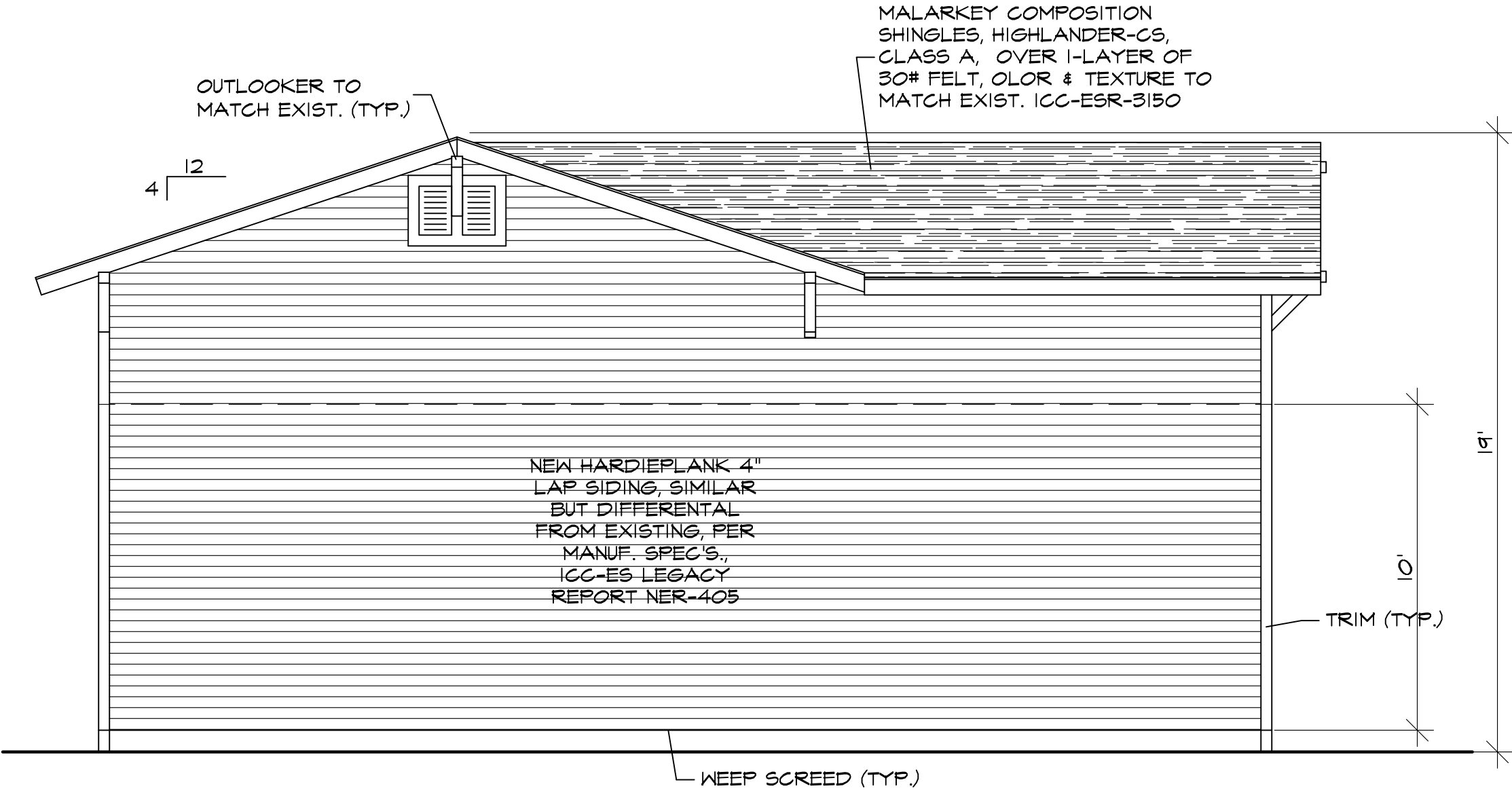
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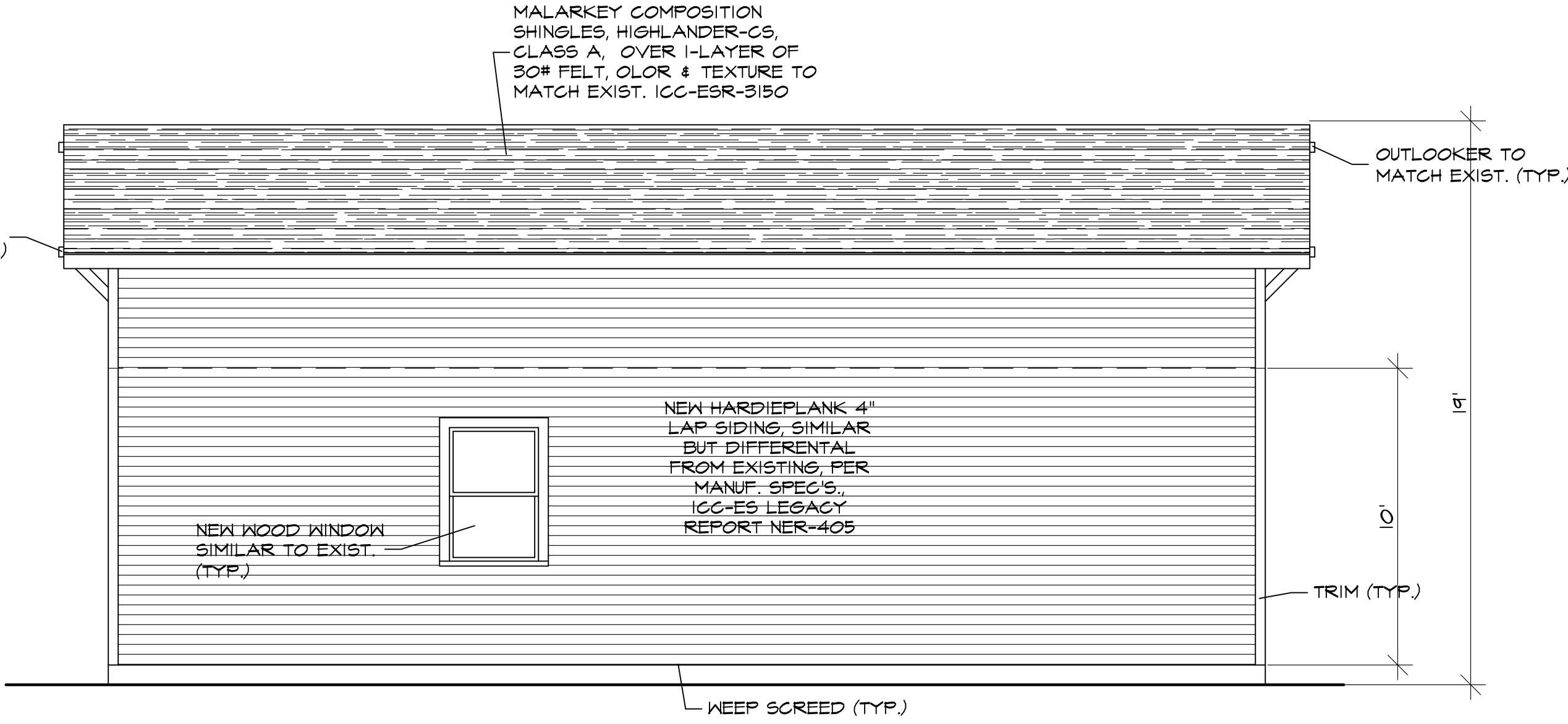
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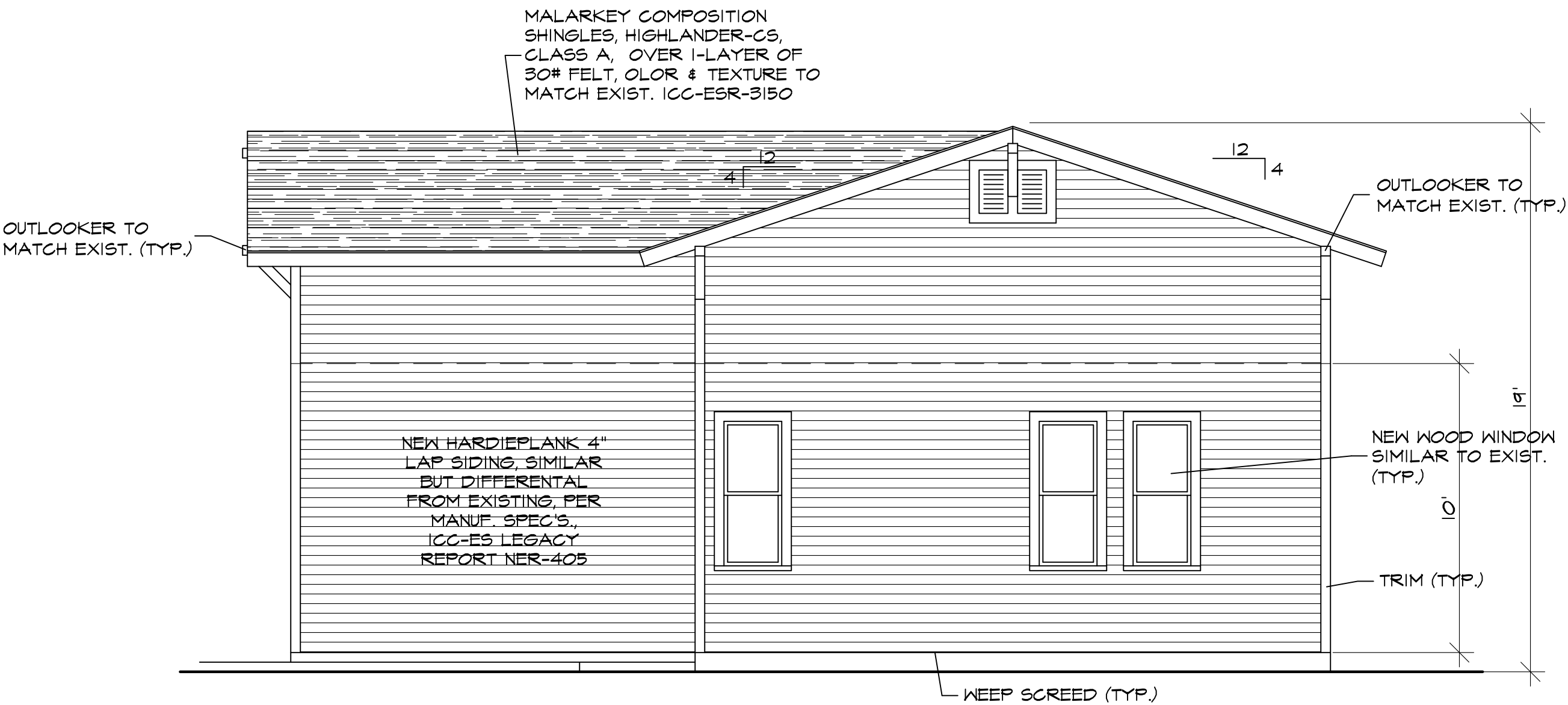
LEFT / SOUTH ELEVATION

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



REAR / WEST ELEVATION

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



RIGHT / NORTH ELEVATION

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



FRONT / EAST ELEVATION

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

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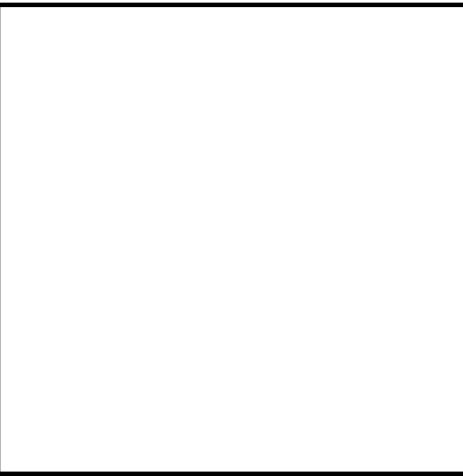
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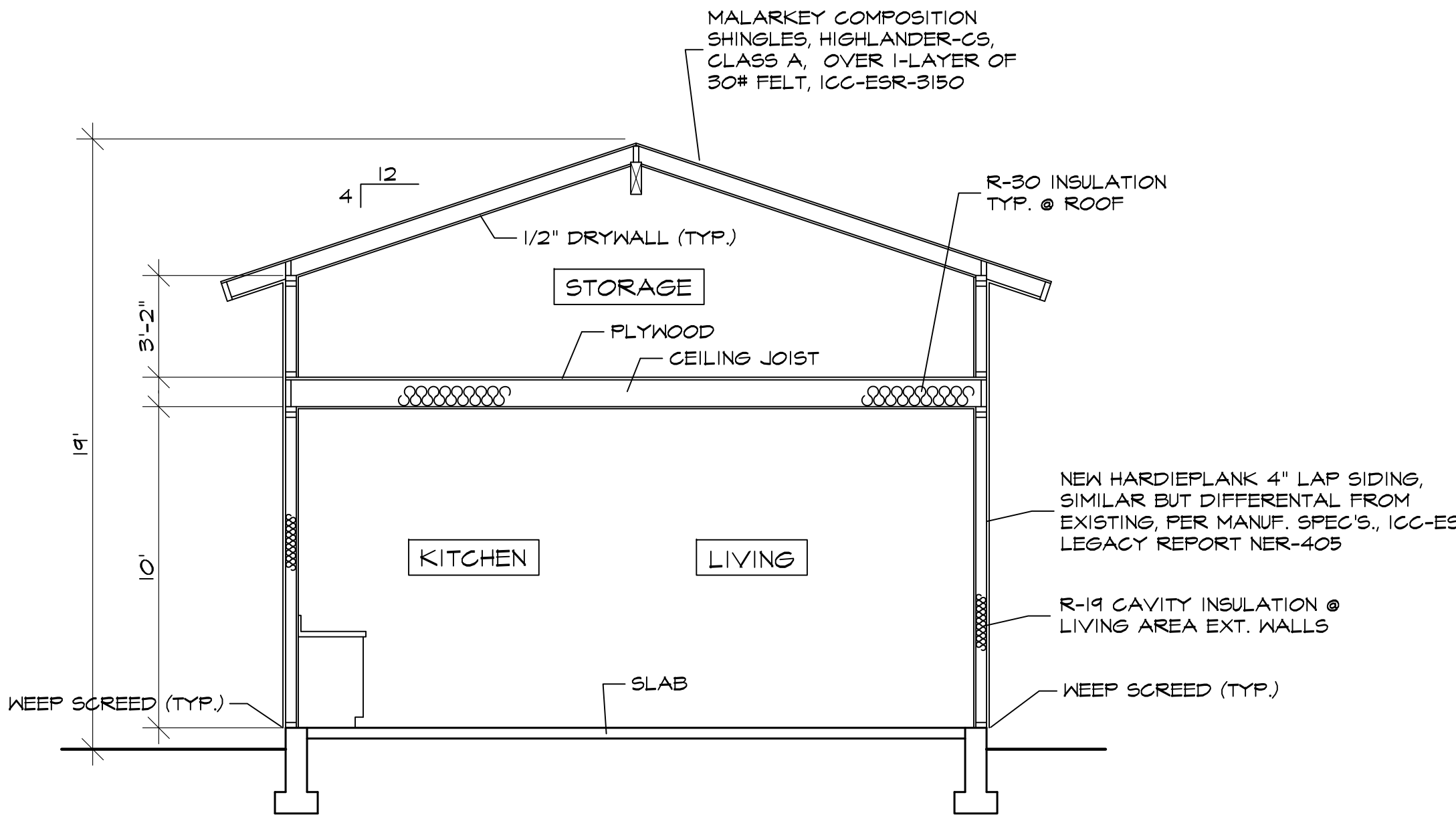
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SECTION A

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