ABBREVIATIONS

ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
DB.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.G.	CORNER GUARD
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
CNTR.	COUNTER
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
DS.	DOWNSPOUT
D.S.P.	DRY STAND PIPE
DWG.	DRAWING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL BOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXST.(E)	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLOUR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FPRF.	FIREPROOF
F.S.	FULLSIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
G.L.B.	GLU-LAM BEAM
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HCP.	HANDICAPPED
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO., #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
P.J.	PANEL JOINT
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTIC
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D/R	COMBINATION P.T.D. & P.T.R.
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
RGTR.	REGISTERED
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.P.D.	SEE PLUMBING DRAWINGS
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
S.ST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMETRICAL
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TER.	TERRAZO
T.&G.	TONGUE & GROOVE
THK.	THICK
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
TRD.	TREAD
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W/O	WITHOUT
WP.	WATERPROOF
WSCT.	WAINSCOAT
WT.	WEIGHT
&	AND
L	ANGLE
@	AT
℄	CENTERLINE
⌀	DIAMETER OR ROUND
#	POUND OR NUMBER

1902 FLAGLER LANE ADUS

1902 FLAGLER LANE, REDONDO BEACH, CA 90278

PROJECT DIRECTORY

OWNER:
CSI CAPITAL 2, LLC
MANAGING MEMBER: ELIEZER CHITRIK
239 OREGON ST.
EL SEGUNDO, CA 90254
P: 310.259.7556
E: CAMERON@LYONSTAHL.COM

ARCHITECT:
RYAN BOSTIC & ASSOCIATES, INC.
501 W OLYMPIC BLVD, UNIT 419
LOS ANGELES, CA 90015
P: 832.371.9876
E: RYAN.BOSTIC.ASSOCIATES@GMAIL.COM

STRUCTURAL ENGINEER:

TITLE 24 ENGINEER:
ENERGY PERFORMANCE SERVICES
P.O. BOX 587
BLUE LAKE, CA 95525
P: 888.828.9488
E: SERVICE@TITLE24EXPRESS.COM

GENERAL CONTRACTOR:

GOVERNING CODES

2021 INTERNATIONAL BUILDING CODE (IBC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA BUILDING STANDARDS CODE (CGBSC)
2022 CALIFORNIA ENERGY CODE (CENC)
2022 CALIFORNIA FIRE CODE (CFC)
*ALL LOCAL CODES & ORDINANCES

DEFERRED SUBMITTALS

--

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONVERSION OF AN EXISTING 1-STORY, 794 SF, 4-CAR GARAGE INTO A 794 SF ATTACHED ADU, ON A PROPERTY WITH AN EXISTING 4 UNIT MULTI-FAMILY DWELLING.

ADU SF.
- ADU - 794 SF

ADU INCLUDES THE FOLLOWING:
- LIVING ROOM
- KITCHEN
- BEDROOMS
- BATHROOMS
- LAUNDRY
- MEP

VICINITY MAP

SHEET INDEX

GENERAL
- G000 COVER
- G002 SITE PHOTOS
- G003 RENDERINGS
- G005 RECORDS & FORMS

ARCHITECTURAL
- A010 SITE PLAN
- A101 FIRST FLOOR, RCP, DEMO, & ROOF PLANS
- A200 BUILDING ELEVATIONS
- A201 BUILDING ELEVATIONS & SECTIONS

PROJECT INFORMATION

LOCATION	
PROJECT ADDRESS	1902 FLAGLER LANE REDONDO BEACH, CA 90278
APN	4156003008
TRACT	REDONDO VILLA
LOT	9
BLOCK	13
LOT SIZE	0.17 ac. (7,500 SF.)
ZONE	R-3
GENERAL PLAN	LOW DENSITY MULTI-FAMILY RESIDENTIAL
ZONING OVERLAYS	--
CODE ANALYSIS	
USE	RESIDENTIAL
TYPE OF CONST.	--
SPRINKLERS	NO (NONE EXISTING)
# OF STORIES	2 STORIES
EXISTING HEIGHT	21' - 1"
EXISTING GARAGE HEIGHT	12' - 3"
ALLOWABLE ATTACHED ADU HEIGHT	21' - 1" (25' MAX)
PROPOSED ADU HEIGHT	21' - 0"
	12' - 3" (NO CHANGE)
EXISTING SF.	4,724 SF.
PROPOSED GARAGE TO ADU CONVERSION SF.	794 SF.
TOTAL PROPOSED SF.	5,518 SF.
PARKING ANALYSIS	
EXISTING	4 COVERED SPACES 4 UNCOVERED SPACES 0 SPACES (EXEMPT)
REQUIRED ADU TOTAL PROPOSED	4 UNCOVERED SPACES

RBA

Ryan Bostic & Associates, Inc.
501 W Olympic Blvd Unit 419
Los Angeles, CA 90015
740.485.2198

LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

1902 Flagler Ln. ADUS
1902 Flagler Lane
Redondo Beach, CA 90278

NO.	DESCRIPTION	DATE

SHEET TITLE
COVER

Date Issued 02/12/2026

G000

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NORTH FACADE

SOUTHWEST FACADE

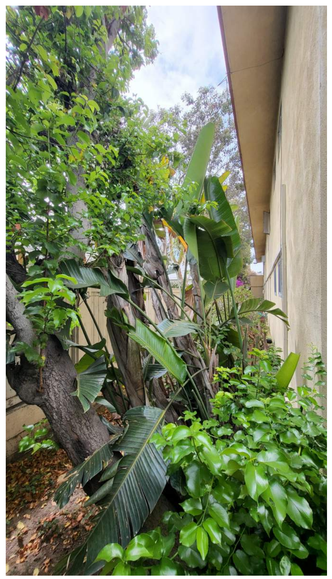
WEST FACADE

SOUTHWEST FACADE

SOUTH FACADE

SOUTHEAST FACADE

SOUTHWEST FACADE



NORTHWEST FACADE

RBA

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Los Angeles, CA 90015
740.485.2198

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RYAN ALAN BOSTIC
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04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

1902 Flagler Ln. ADUS

1902 Flagler Lane
Redondo Beach, CA 90278

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SITE PHOTOS

Date Issued 02/12/2026

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WEST ELEVATION

SOUTHWEST VIEW

NORTHWEST VIEW

SOUTH VIEW

SOUTH VIEW

SOUTHEAST VIEW

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Los Angeles, CA 90015
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LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

1902 Flagler Ln. ADUS

1902 Flagler Lane
Redondo Beach, CA 90278

NO.	DESCRIPTION	DATE

SHEET TITLE

RENDERINGS

Date Issued 02/12/2026

G003

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: CALIFORNIA
County of: LOS ANGELES

On APRIL 4, 2025 before me, ANGELA F. SANCHEZ, A Notary Public, personally appeared MAE DELL LACY who proved to me on the basis of the satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon the behalf of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____(SEAL)

I CERTIFY UNDER PENALTY OF PERJURY THAT THE ILLEGIBLE PORTION OF THIS DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS

FOR CLARITY PURPOSES

Place of Execution: Glendale Date: 5.6.25

TEDDY PONGPIYAT / TITLE OFFICER
UPWARD TITLE COMPANY / RECORDING CLERK

This page is part of your document - DO NOT DISCARD

20250298262

Pages: 0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California
05/07/25 AT 08:00AM

FEES:	31.00
TAXES:	5,527.50
OTHER:	0.00
PAID:	5,558.50

LEADSHEET

202505070210009

00025468781

015287932

SEQ: 01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

4220125-00472

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 13 IN BLOCK 9 OF REDONDO VILLA TRACT AS PER MAP RECORDED IN BOOK 10, PAGES 82 AND 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4156-003-008

*****END OF LEGAL DESCRIPTION*****

RECORDING REQUESTED BY:
Upward Title Company

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

CSI CAPITAL 2 LLC
C/O Cameron Samimi
830 S PCH, Ste D200
El Segundo, CA 90245

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 4220125-00472 **Escrow No.:** 058509MS
APN: 4156-003-008

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $1,842.50 **CITY TRANSFER TAX** $3,685.00
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Redondo Beach **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mae-Dell Lacy, Trustee of the Mae-Dell Lacy Lifetime Trust dated 1/11/1990

hereby GRANT(s) to:

CSI CAPITAL 2 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

the real property in the City of Redondo Beach, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 1902 Flagler Lane, Redondo Beach, CA 90278

DATED: April 3, 2025

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Title Order No.: 4220125-00472 **Escrow No.:** 058509MS **APN:** 4156-003-008

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: April 3, 2025

Mae-Dell Lacy, Trustee of the Mae-Dell Lacy Lifetime Trust dated 1/11/1990

By: Mae-Dell Lacy, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On April 4, 2025
before me, Angela F. Sanchez
A Notary Public personally appeared
Mae Dell Lacy

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

ANGELA F. SANCHEZ
Notary Public - California
Orange County
Commission # 2511772
My Comm. Expires Feb 11, 2029

RBA

Ryan Bostic & Associates, Inc.
501 W Olympic Blvd Unit 419
Los Angeles, CA 90015
740.485.2198

LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

1902 Flagler Ln. ADUS

1902 Flagler Lane
Redondo Beach, CA 90278

NO.	DESCRIPTION	DATE

SHEET TITLE

RECORDS & FORMS

Date Issued 02/12/2026

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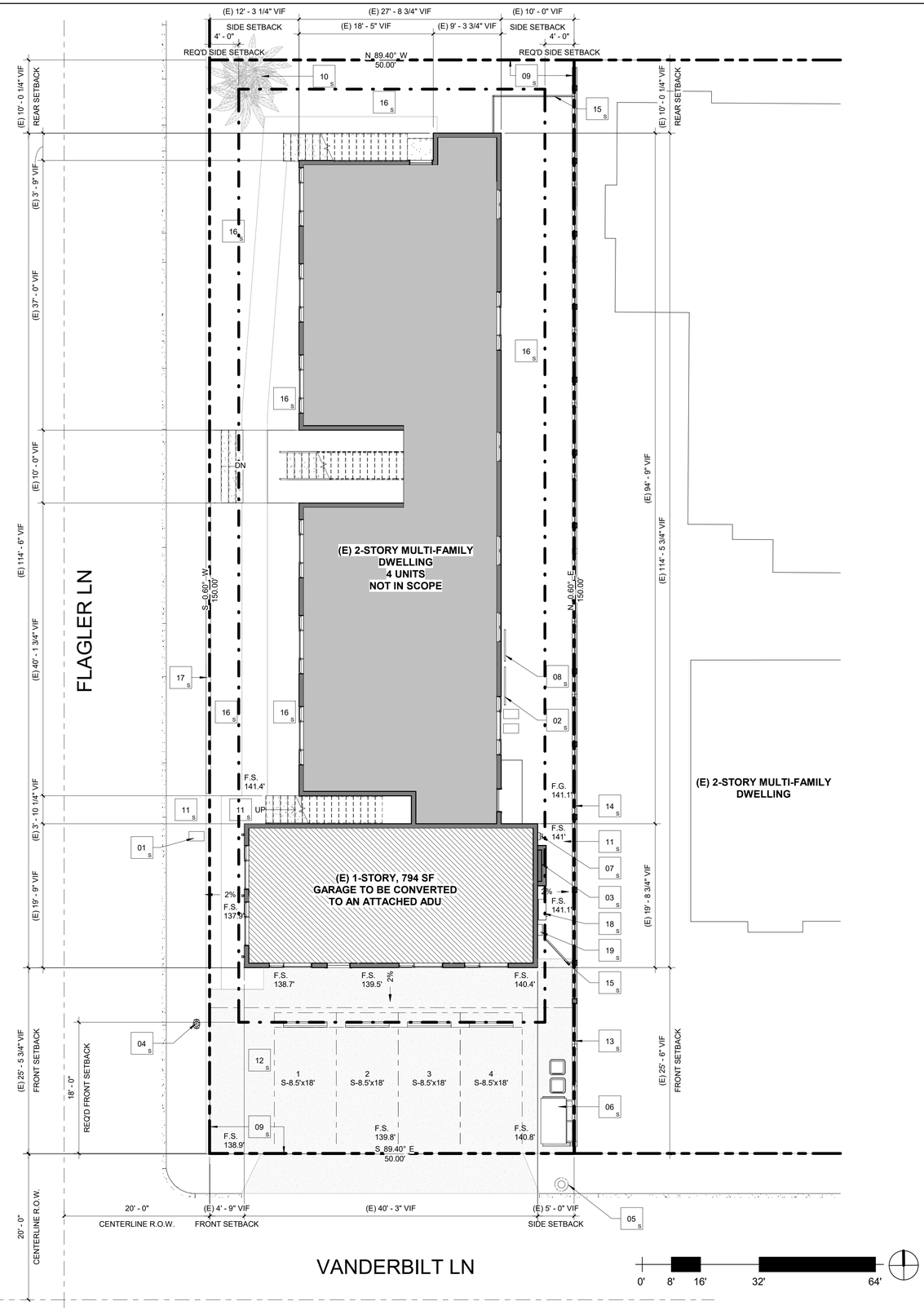

KEYNOTES-SITE PLAN

#	KEYNOTE
01	(E) WATER METER
02	(E) GAS METERS
03	(E) ELECTRICAL METERS
04	(E) FIRE HYDRANT
05	(E) UTILITY POST
06	(E) TRASH AND RECYCLING AREA
07	(N) ELECTRICAL METER
08	(N) GAS METERS, 3 TOTAL
09	PROPERTY LINE
10	(E) SITE TREE OR SHRUB TO REMAIN
11	(E) CONCRETE SIDEWALK TO REMAIN
12	(E) ASPHALT DRIVEWAY TO REMAIN
13	(E) 36" MASONRY & WOOD SITE WALL TO REMAIN
14	(E) 72" MASONRY & WOOD SITE WALL TO REMAIN
15	(E) 72" WOOD FENCE TO REMAIN, PAINTED WHITE
16	(E) LANDSCAPE AREA TO REMAIN
17	(E) 24" H MASONRY PLANTER WALL TO REMAIN
18	(N) AC CONDENSER
19	(N) TANKLESS WATER HEATER

LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT

NOTES

1. XXXX

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Redondo Beach, CA 90278

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SITE PLAN

Date Issued 02/12/2026

A010

SITE PLAN

SCALE 1/8" = 1'-0"

1

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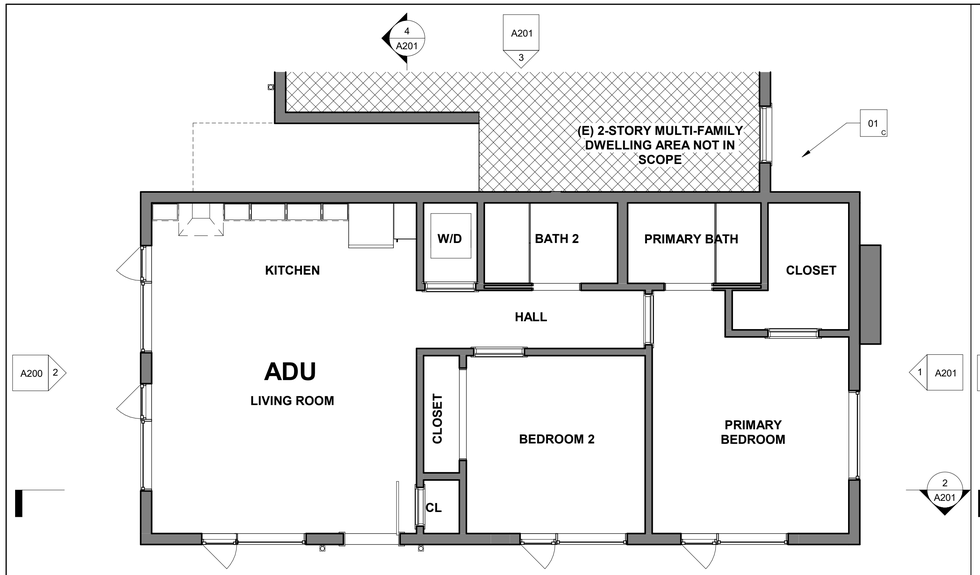
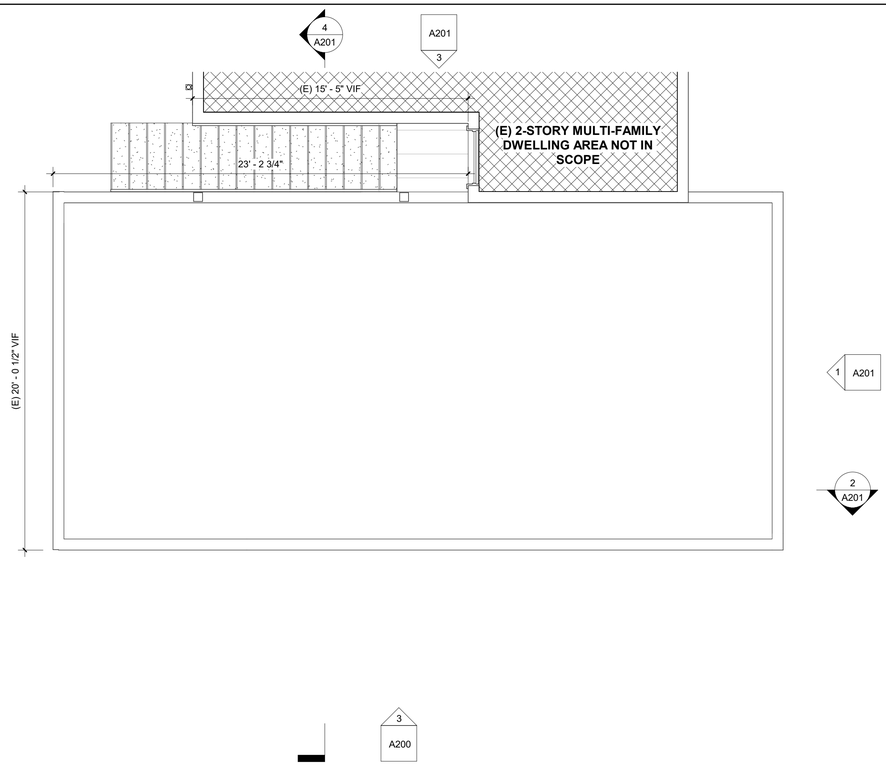
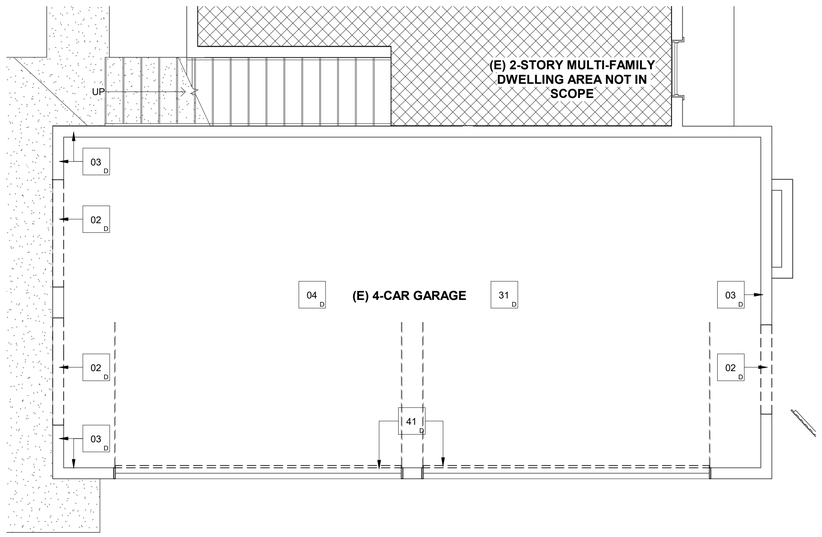


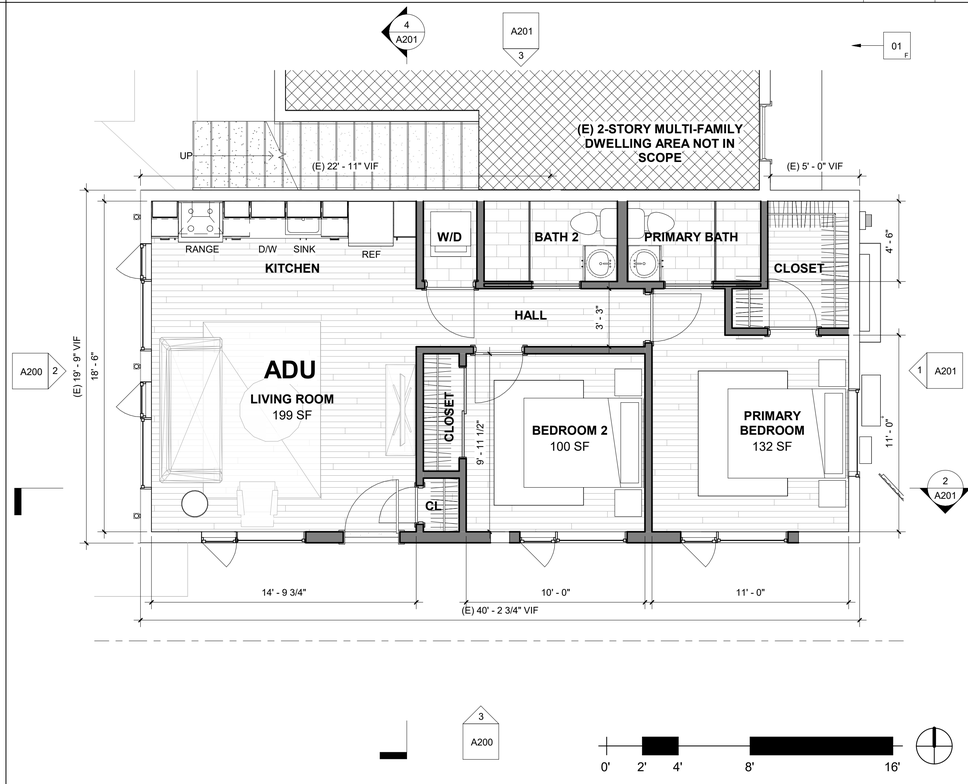
FIRST FLOOR RCP — SCALE 1/4" = 1'-0" — 4



ADU ROOF PLAN — SCALE 1/4" = 1'-0" — 2



FIRST FLOOR DEMO PLAN — SCALE 1/4" = 1'-0" — 3



ADU FIRST FLOOR PLAN — SCALE 1/4" = 1'-0" — 1

KEYNOTES-FLOOR PLAN

#	KEYNOTE
01	WATER METER
02	STREET HYDRANT
03	ELECTRICAL PANELS / METERS
04	GAS METERS

LEGEND

VIEW CALLOUT
DETAIL NUMBER
SHEET NUMBER

INTERIOR ELEVATION CALLOUT
DETAIL NUMBER
SHEET NUMBER

EXTERIOR ELEVATION CALLOUT
DETAIL NUMBER
SHEET NUMBER

SECTION CALLOUT
DETAIL NUMBER
SHEET NUMBER

01 F — KEYNOTE TAG - SEE KEYNOTES ABOVE

— WALL TAG - SEE A500 FOR WALL ASSEMBLIES

— DOOR TAG - SEE SERIES A600 FOR DOOR SCHEDULE

1i — WINDOW TAG - SEE SERIES A600 FOR WINDOW SCHEDULE

GENERAL VIEW REFERENCE
DETAIL NUMBER
SHEET NUMBER

REVISION CLOUD TAG - SEE TITLEBLOCK FOR REVISION SCHEDULE

PROPERTY LINE

SETBACK

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

NEW WALL

1 HR FIRE RATED / STC 50 UNIT SEPARATION WALL

NOTES

1. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
2. SHOWER ENCLOSURE SHALL BE TEMPERED GLASS.

WALL OPENING ANALYSIS AT EAST WALL

FIRE SEPARATION DISTANCE	5' - 0"
PROTECTION	UNPROTECTED
ALLOWABLE AREA	10%
PROPOSED AREA	3% (7 SF / 248 SF)
DOOR RATING	3/4 HR
WINDOW RATING	3/4 HR

RBA

Ryan Bostic & Associates, Inc.
501 W Olympic Blvd Unit 419
Los Angeles, CA 90015
740.485.2198

LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

1902 Flagler Ln. ADUS

1902 Flagler Lane
Redondo Beach, CA 90278

NO.	DESCRIPTION	DATE

SHEET TITLE

FIRST FLOOR, RCP, DEMO, & ROOF PLANS

Date Issued 02/12/2026

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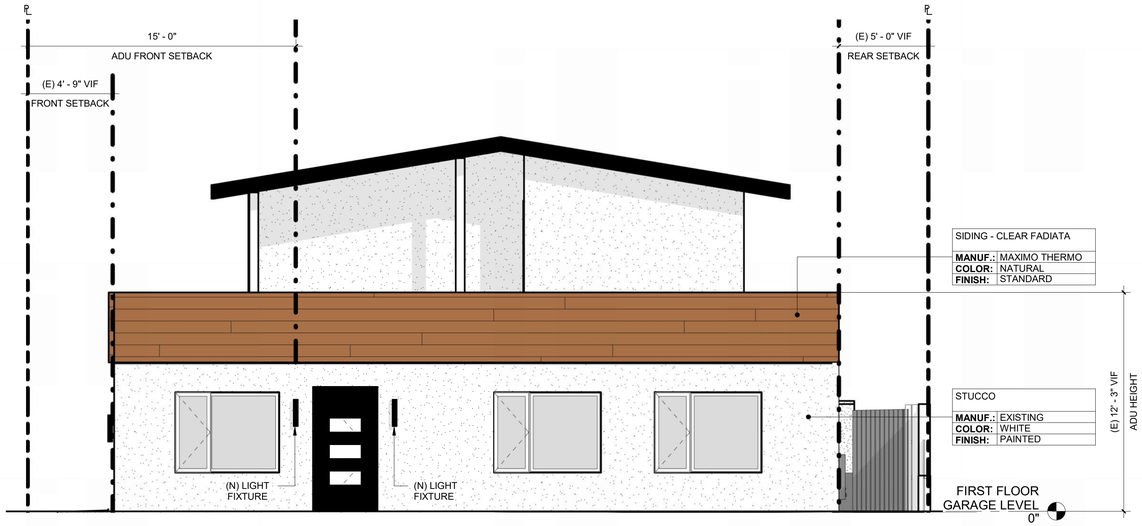
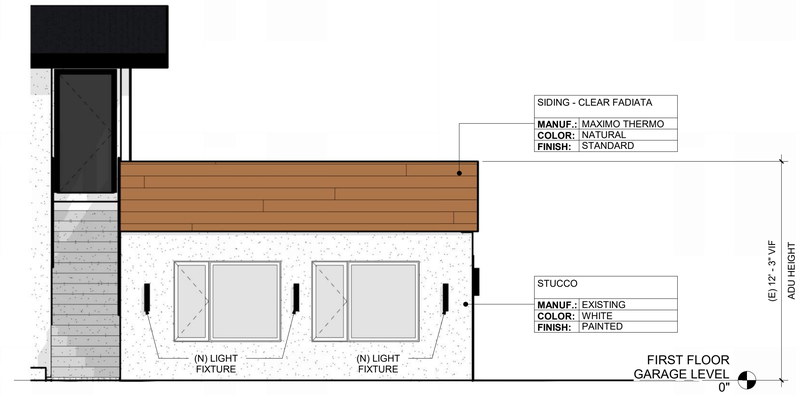


SOUTH BUILDING ELEVATION | SCALE 1/4" = 1'-0" | 3



WEST ADU ELEVATION | SCALE 1/4" = 1'-0" | 2

WEST BUILDING ELEVATION | SCALE 1/4" = 1'-0" | 1

RBA

Ryan Bostic & Associates, Inc.
501 W Olympic Blvd Unit 419
Los Angeles, CA 90015
740.485.2198

LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

1902 Flagler Ln. ADUS

1902 Flagler Lane
Redondo Beach, CA 90278

NO.	DESCRIPTION	DATE

SHEET TITLE

BUILDING ELEVATIONS

Date Issued 02/12/2026

A200

2/12/2026 11:05:15 AM

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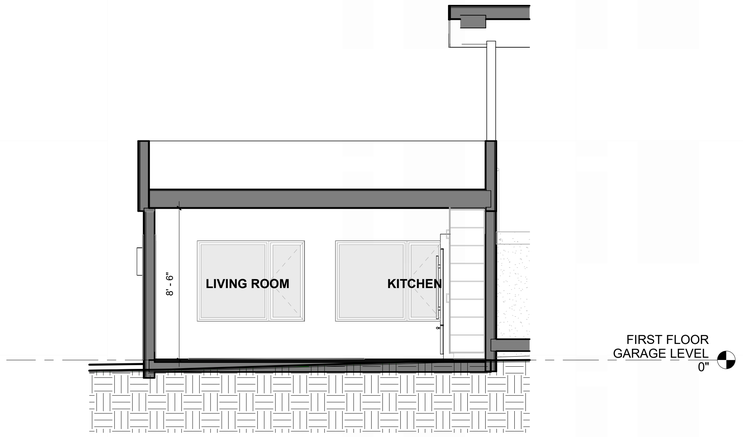
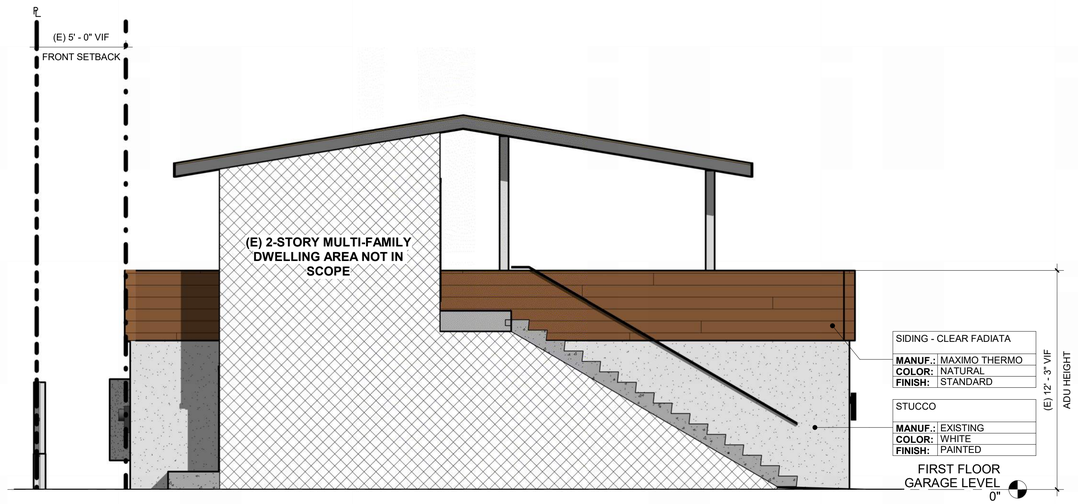
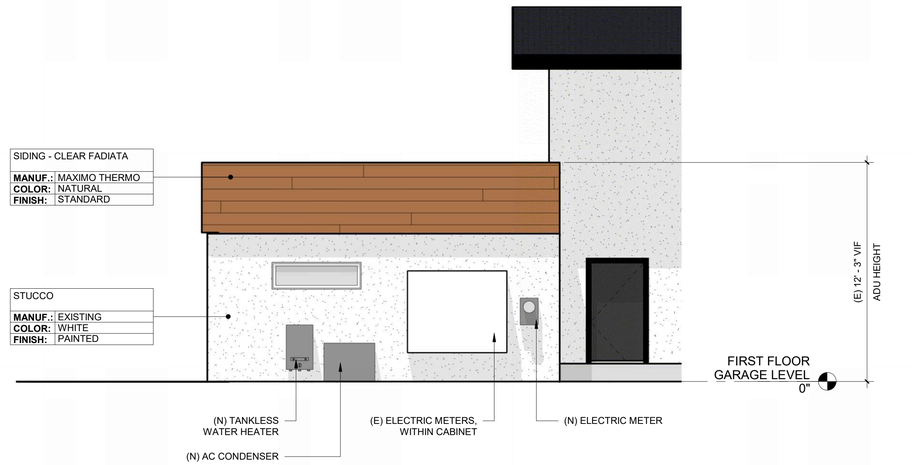


ADU SECTION B-B | SCALE 1/4" = 1'-0" | 4

ADU SECTION A-A | SCALE 1/4" = 1'-0" | 2



Elevation 1 - a | SCALE 1/4" = 1'-0" | 3



EAST ADU ELEVATION | SCALE 1/4" = 1'-0" | 1

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1902 Flagler Ln. ADUS

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Redondo Beach, CA 90278

NO.	DESCRIPTION	DATE

SHEET TITLE

BUILDING ELEVATIONS & SECTIONS

Date Issued 02/12/2026

A201

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