



VO RESIDENCE
OWNER: ELIZABETH VO
PROJECT: VO RESIDENCE

ARCHITECT: ANX ARCHITECTS, INC.
10000 WILSON AVENUE, SUITE 100
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.ANXARCHITECTS.COM

STRUCTURAL ENGINEER: ANDERSON ENGINEERING
10000 WILSON AVENUE, SUITE 100
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.ANDERSONENGINEERING.COM

M/E/P ENGINEER: AMB CONSULTING ENGINEERS
10000 WILSON AVENUE, SUITE 100
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.AMBENGINEERS.COM

MECHANICAL ENGINEER: PETER SPARKLEY PE INC.
10000 WILSON AVENUE, SUITE 100
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.PETERSPARKLEYPE.COM

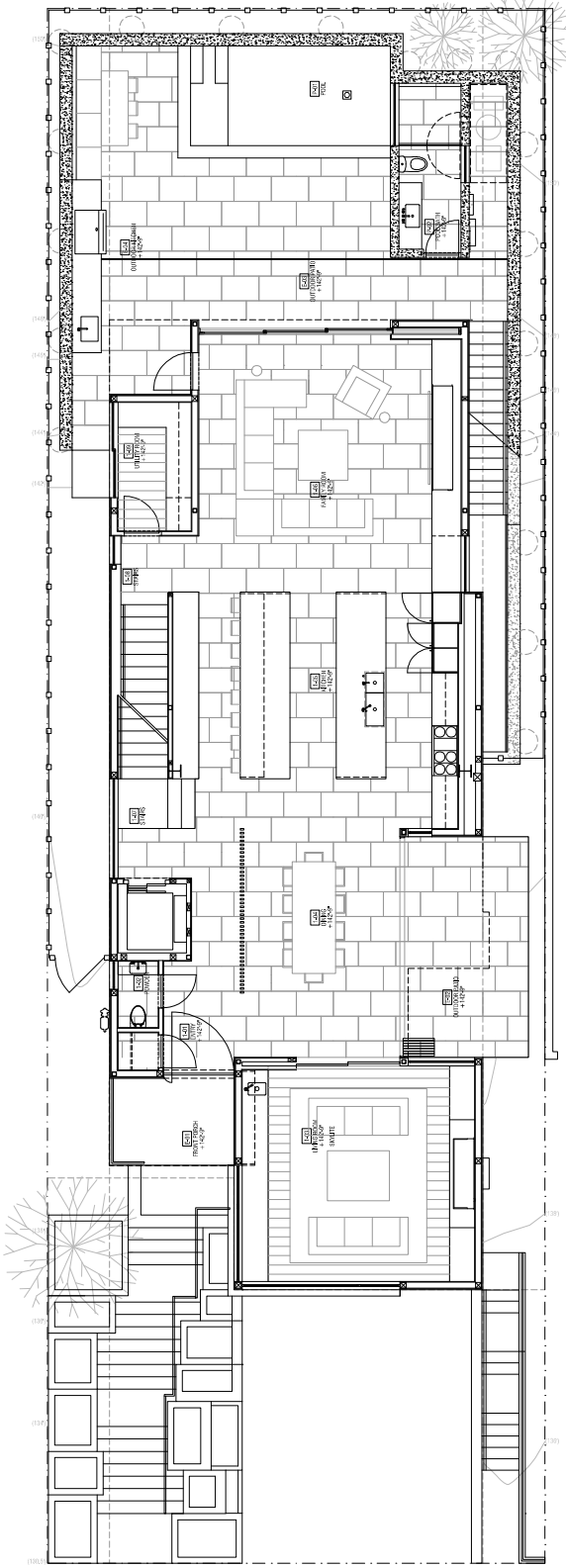
ELECTRICAL ENGINEER: BOWEN SCOTT ELECTRICAL INC.
10000 WILSON AVENUE, SUITE 100
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.BOWENSCOTTELECTRICAL.COM

MECHANICAL ENGINEER: HUBBARD ENGINEERS
10000 WILSON AVENUE, SUITE 100
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.HUBBARDENGINEERS.COM



PROJECT NO: 2023-001
SAPPHIRE
600 GARDNER STREET
REDONDO BEACH, CA 90277

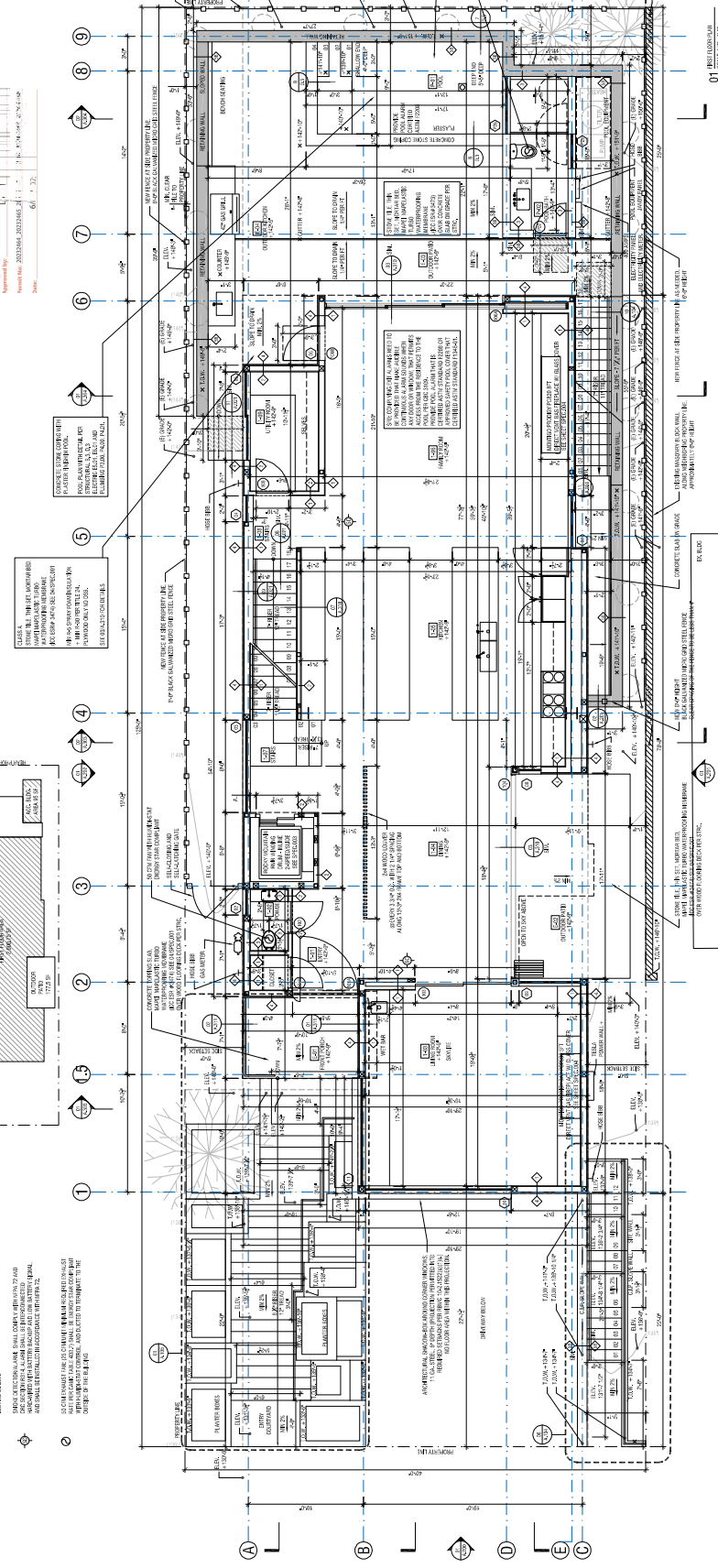
DATE: APRIL 4, 2025
SCALE: 1/4" = 1'-0"
DRAWING NO.: R.A. 101



APPROVED
REDONDO BEACH
City of Redondo Beach
Building Division
04/17/2025

PERMIT ISSUED
CITY OF REDONDO BEACH
REDONDO BEACH, CA 90277
A PERMIT TO CONSTRUCT HAS BEEN ISSUED FOR THE PROJECT DESCRIBED IN THIS DRAWING. THE PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. ANY CHANGES TO THE PROJECT MUST BE APPROVED BY THE CITY ENGINEER. THE PERMIT IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL. THE PERMIT IS NOT VALID FOR THE PROJECT IF THE PROJECT IS NOT COMPLETED WITHIN THE PERMIT TERM. THE PERMIT IS NOT VALID FOR THE PROJECT IF THE PROJECT IS NOT COMPLETED WITHIN THE PERMIT TERM.

Approved By: [Signature]
[Title]
[Date]



REINFORCEMENT

- 1. ALL REINFORCEMENT SHALL BE #4 UNLESS OTHERWISE NOTED.
- 2. ALL REINFORCEMENT SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
- 3. ALL REINFORCEMENT SHALL BE DEVELOPED AS SHOWN.
- 4. ALL REINFORCEMENT SHALL BE TIED TOGETHER TO FORM A RIGID FRAME.
- 5. ALL REINFORCEMENT SHALL BE PLACED WITHIN THE SPECIFIED TOLERANCES.
- 6. ALL REINFORCEMENT SHALL BE PLACED WITHIN THE SPECIFIED TOLERANCES.
- 7. ALL REINFORCEMENT SHALL BE PLACED WITHIN THE SPECIFIED TOLERANCES.
- 8. ALL REINFORCEMENT SHALL BE PLACED WITHIN THE SPECIFIED TOLERANCES.
- 9. ALL REINFORCEMENT SHALL BE PLACED WITHIN THE SPECIFIED TOLERANCES.



VO RESIDENCE

OWNER: ELIZA & DEAN YO

ARCHITECT: ANX ARCHITECTS, INC.

STRUCTURAL ENGINEER: JAMES W. HARRIS, P.E. ENGINEERING AND DESIGN, INC.

MECHANICAL ENGINEER: JAMES W. HARRIS, P.E. ENGINEERING AND DESIGN, INC.

ELECTRICAL ENGINEER: JAMES W. HARRIS, P.E. ENGINEERING AND DESIGN, INC.

PLUMBING ENGINEER: JAMES W. HARRIS, P.E. ENGINEERING AND DESIGN, INC.

GENERAL CONTRACTOR: BONE STRUCTURAL, INC.

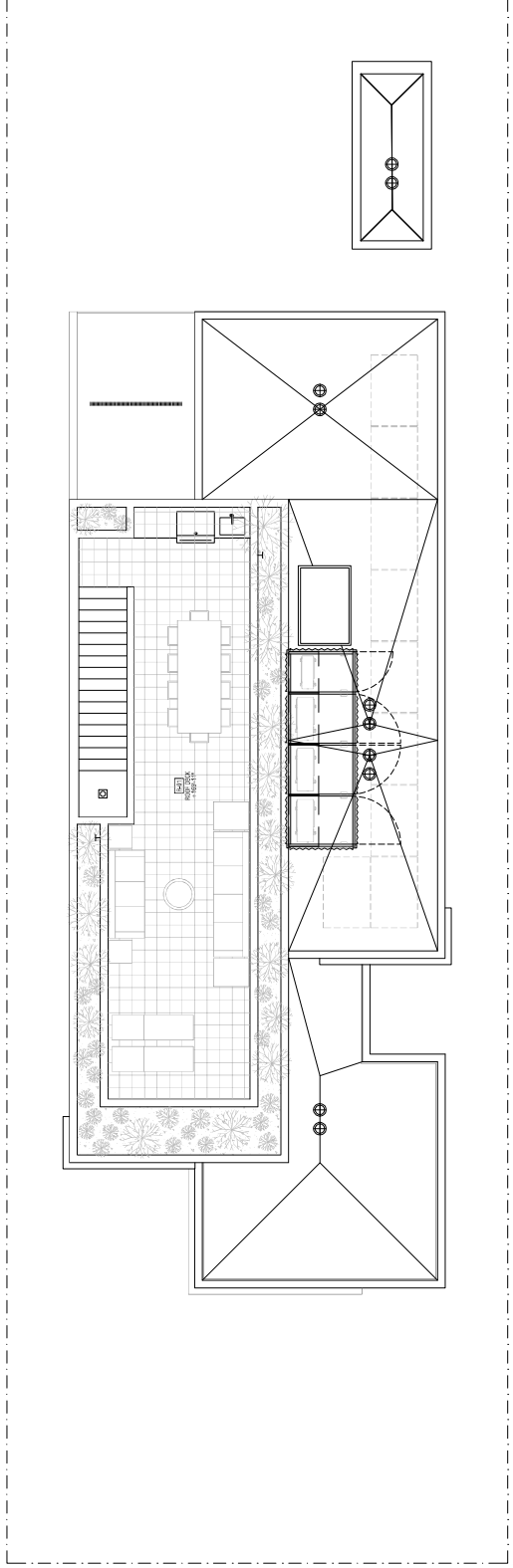
MECHANICAL CONTRACTOR: HIGHT HAPPING, INC.

ELECTRICAL CONTRACTOR: HIGHT HAPPING, INC.



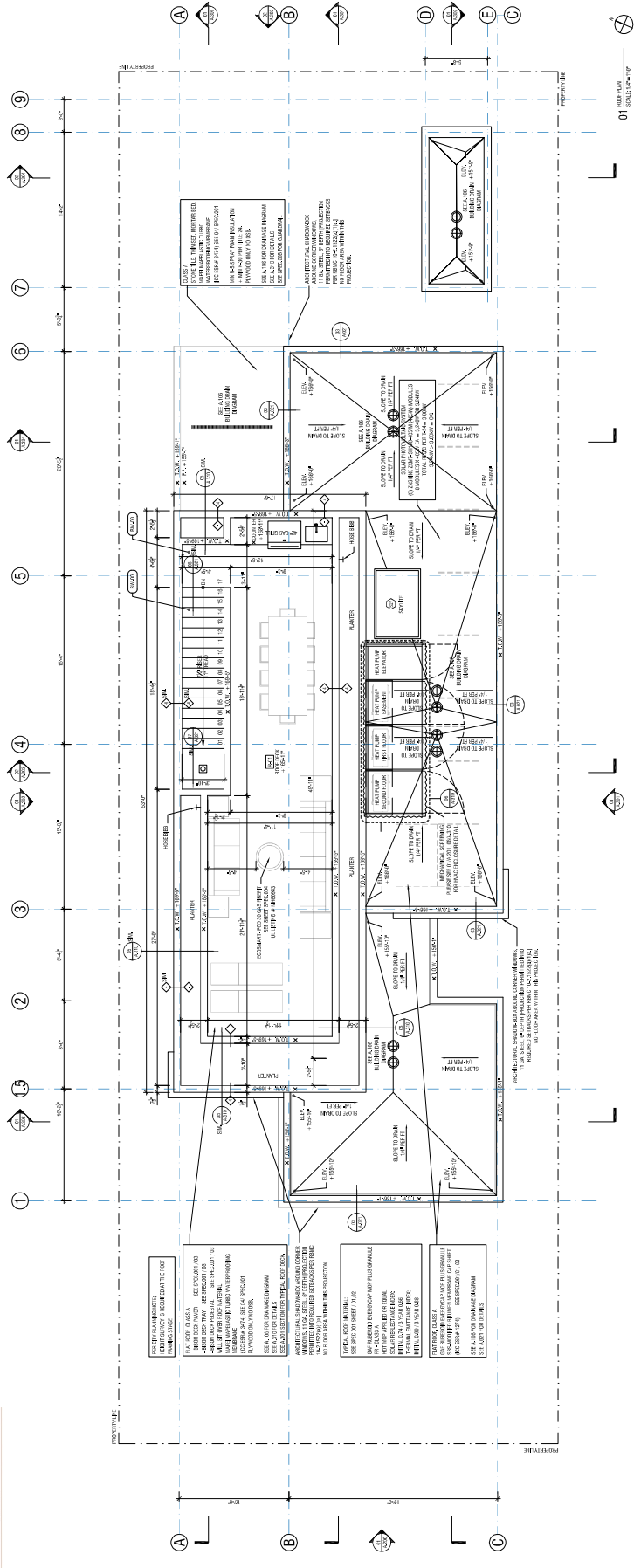
PROJECT: VO RESIDENCE
DATE: APRIL 4, 2025
SCALE: 1/4" = 1'-0"
DRAWN: M.A.K.

A.103



02 ROOF PLAN SOUTH ELEVATION

PRINT ISSUED BY: CITY OF REDONDO BEACH, BUILDING AND SAFETY DIVISION
DATE: 6/11/2025
PROJECT NO.: 20230462, 20230466, 20230467, 20230468, 20230469
DRAWN: M.A.K.



01 ROOF PLAN NORTH ELEVATION