GENERAL NOTES:

1. THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, (CALGREEN), SVBC ORD. 1219. 2022 CALIFORNIA ENERGY CODE (WITH ORD. 1167 MANDATES UNTIL 7/1/14),

2. VERIFY ALL DIMENSIONS, DO NOT SCALE DRAWINGS.

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR AND REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF HIS WORK.

4. PLOT PLAN SPACE AND SETBACK REQUIREMENTS TO BE IN ACCORDANCE WITH THE CITY OF REDONDO BEACH MUNICIPAL CODE.

LEGAL DESCRIPTION AND PROJECT BUILDING CODE DATA:

OWNER: Minifox Living Trust
PROJECT ADDRESS: 1105 Stanford Ave, Redondo Beach, CA 92878
ASSESSORS PARCEL NO. 4621-021-021
OCCUPANCY: R3/U
ZONING: R1-1VL
TYPE OF CONSTRUCTION: V/B

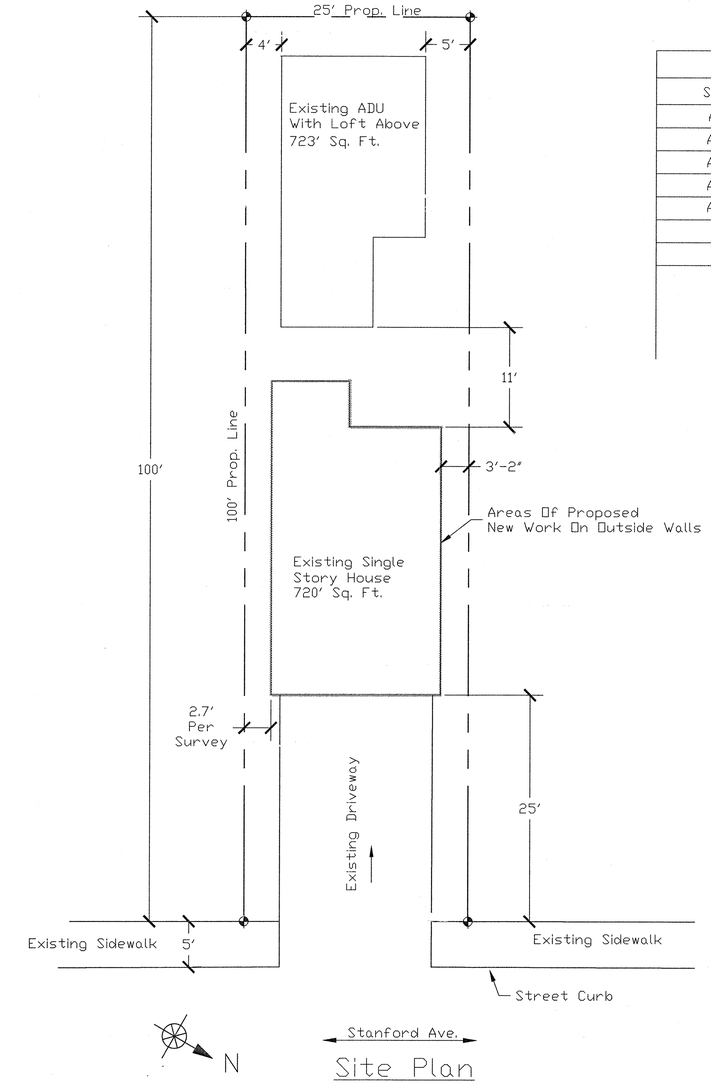
SITE DATA:

Total Lot Size = 2,500' Sq. FT.
Existing House = 720' Sq. FT.
Existing Detached ADU = 723' Sq. FT.

Combined Structures Area = 1,322' Sq. FT.
Lot To Area Ratio = 53%

PROJECT DATA AND SCOPE OF NEW WORK:

1. *Remove existing exterior stucco coating and replace with new Hardie Back Paneling on exterior walls.*
2. *Remove damaged areas of exterior plywood sheathing and replace with new on exterior walls*
3. *Remove damaged areas of wall insulation and replace With on all exterior walls.*
4. *Remove (6) existing windows and replace with title 24 compliant ones (same size as existing).*
5. *Install new fascia board around roof eaves around house.*
6. *Waterproof areas of raised foundation wall as required.*
7. *Install New Metal Roof To Replace The Existing One.*



Site Plan

SHEET INDEX	
SHT	DESCRIPTION
A1	SITE PLAN, AND SCOPE OF WORK
A2	DEMOLITION PLAN
A3	REBUILD PLAN
A4	ELEVATIONS
A5	WALL REBUILD AND WATERPROOFING DETAILS

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CITY OF REDONDO BEACH
BUILDING AND SAFETY DIVISION

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Approved by: S.S. / ISSUED D.R.
Permit No: 2024-7379
Date: 12/03/2024

LICENSED ARCHITECT
BRIAN ARTHUR NOTEWARE
C-31614
06-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

No.	Revision/Issue	Date

Firm Name and Address

MGarvey Residential Service

5364 Las Virgenes Rd.
Calabasas, CA 91302
805-223-5405

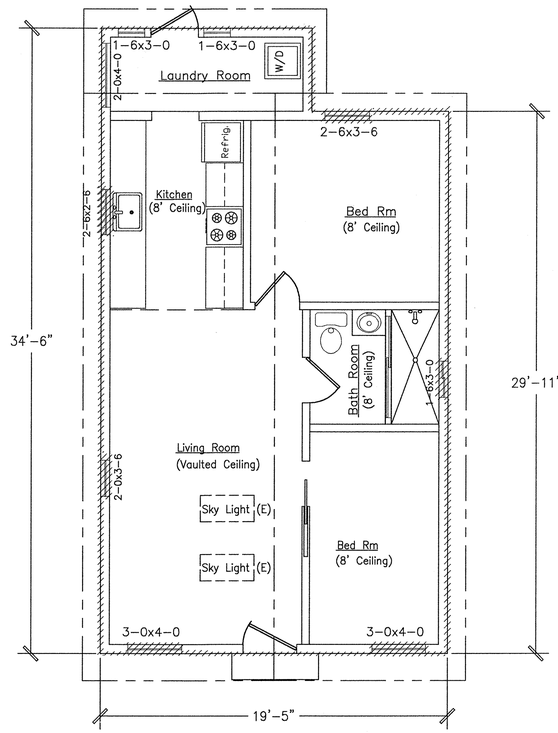
Project Name and Address

Proposed New Exterior Wall Rebuild

Owners: Minifox Living Trust
1105 Stanford Ave.
Redondo Beach, CA 92878

Project drawn by: *M. Garvey*
Date: 10/30/2024
Scale: 1/8" = 12"
Sheet: A1

USER FNAME REVDATE



Existing Floor And Demo Plan

= Existing Exterior Stucco, Sections Of Plywood Sheathing, And Inside Wall Insulation To Be Removed Around Outside Walls Of House

General Notes

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NOTEWARE
C-21314
09-30-2025
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805-223-5405

Project Name and Address

Proposed New Exterior Wall Rebuild

Owners: Minifox Living Trust
1105 Stanford Ave.
Redondo Beach, CA 92878

Project	Sheet
M. Garvey	A2
Date: 09/24/2024	
Scale: 1/4" = 1'-0"	

WINDOW SCHEDULE EXISTING HOUSE			
SYMBOL	SIZE (FEET–INCHS)	TYPE AND MODEL NO.	QTY
A	3–0 x 4–0	SINGLE HUNG WINDOW, VINYL, DUAL GLAZED, LOW EMISSION	2 NEW
B	2–0 x 3–6	SINGLE HUNG WINDOW, VINYL, DUAL GLAZED, LOW EMISSION	1 NEW
C	2–6 x 2–6	SINGLE HUNG WINDOW, VINYL, DUAL GLAZED, LOW EMISSION	1 NEW
D	2–6 x 3–6	CASEMENT WINDOW, VINYL, DUAL GLAZED, LOW EMISSION	1 NEW
E	2–6 x 3–0	SLIDER WINDOW, VINYL, DUAL GLAZED, LOW EMISSION, TEMPERED	1 NEW
F	2–0 x 4–0	FIXED WINDOW, SINGLE PANE	1 EXISTING
G	1–6 x 3–0	FIXED WINDOW, SINGLE PANE	2 EXISTING

Notes: 1. All new windows must have a U–Factor Of .30 And SHGC=0.23 rating or less.

2. Rear laundry room existing windows to remain.

3. All Window Replacements Will match The Same Size As Existing Windows, And Existing Headers Will Remain.

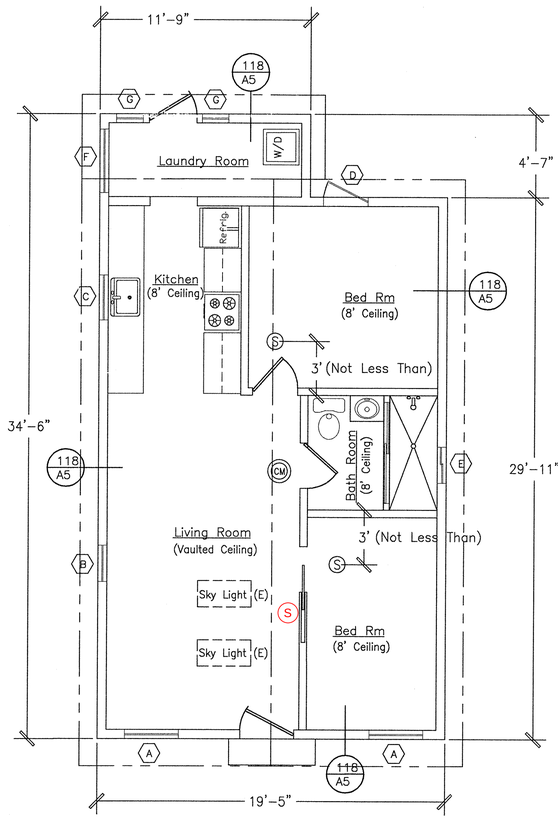
LEGEND

(CM) CARBON MONOXIDE DETECTOR

(S) SMOKE ALARM DETECTOR

1. PROVIDE A CARBON MONOXIDE ALARM IN DWELLING UNITS OR SLEEPING UNITS WITH FUEL–BURNING APPLIANCES OR ATTACHED GARAGE. HARD WIRE DETECTORS WHERE ACCESS IS AVAILABLE WITHOUT THE REMOVAL OF BUILDING FINISHES. INTER–CONNECT ALL DETECTORS WHERE ACCESS WITHOUT THE REMOVAL OF BUILDING FINISHES.

A. SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED.
B. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
C. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP.



Proposed Floor Rebuild Plan

General Notes

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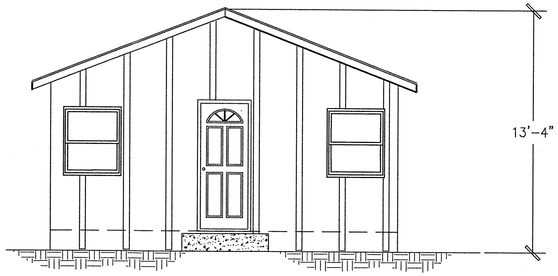
Calabasas, CA 91302
805–223–5405

Project Name and Address

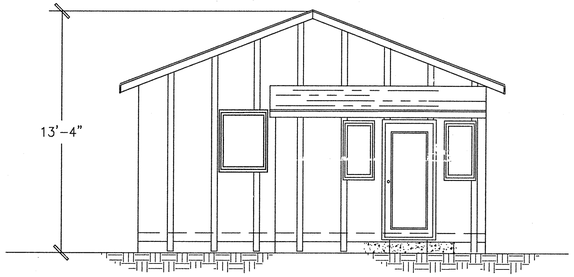
Proposed New Exterior Wall Rebuild

Owners: Minifox Living Trust
1105 Stanford Ave.
Redondo Beach, CA 92878

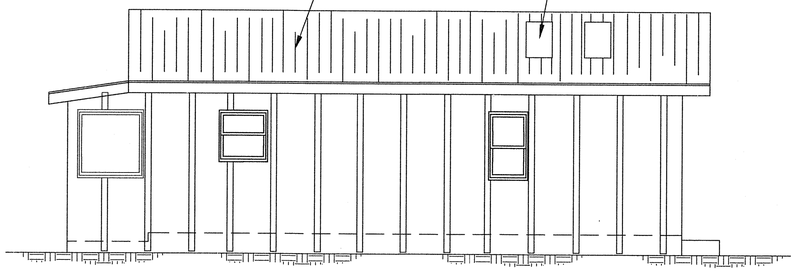
Project	Sheet
M. Garvey	A3
Date: 09/24/2024	
Scale: 1/4" = 1'–0"	



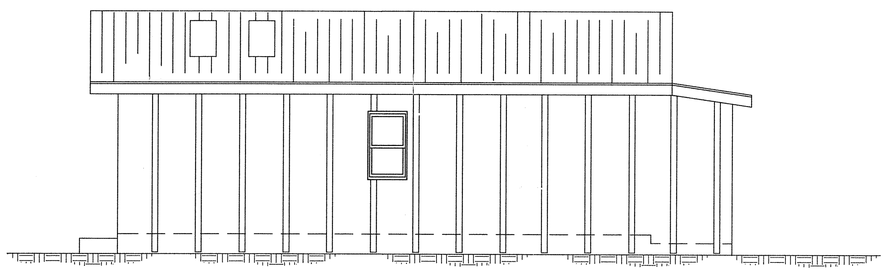
Front Elevation



Rear Elevation



Right Elevation



Left Elevation

General Notes

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Permit No: 2024-7379

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C-21514
06-30-2025
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Firm Name and Address

MGarvey Residential Service

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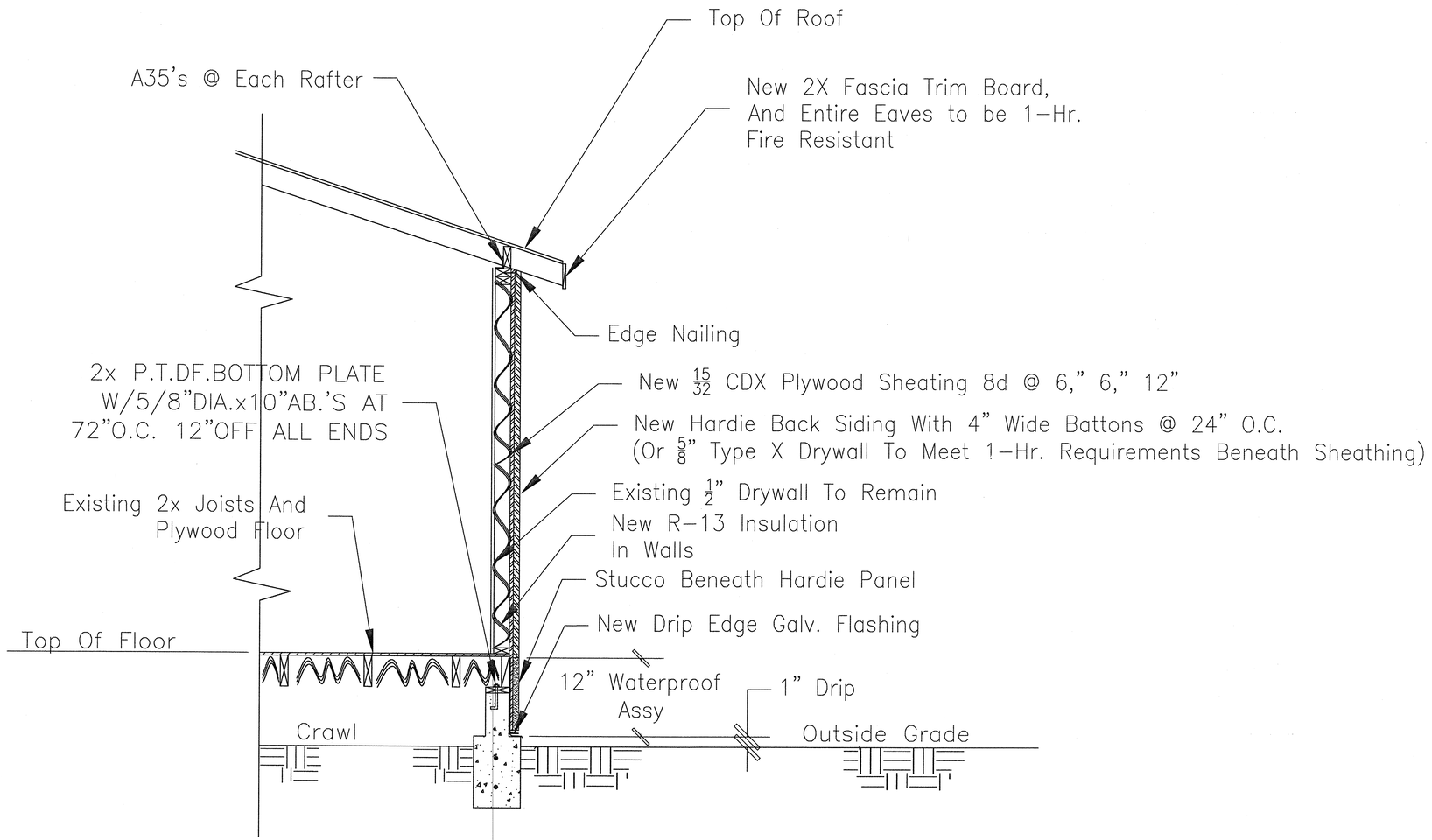
Calabasas, CA 91302
805-223-5405

Project Name and Address

Proposed New Exterior Wall Rebuild

Owners: Minifox Living Trust
1105 Stanford Ave.
Redondo Beach, CA 92878

Project	Sheet
M. Garvey	A4
Date: 09/24/2024	
Scale: 1/4" = 1'-0"	



118 Wall Rebuild And Waterproofing Detail

General Notes

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Approved by: S.S. / ISSUED D.R.
Permit No: 2024-7379
Date: 12/03/2024

LICENSED ARCHITECT
BRIAN ARTHUR NOTEWARE
C-26014
08-30-2025
RENEWAL DATE
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Firm Name and Address

MGarvey Residential Service

5364 Las Virgenes Road
Calabasas, CA 91302
805–223–5405

Project Name and Address

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Owners: Minifox Living Trust
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Redondo Beach, CA 92878

Project	Sheet
M. Garvey	A5
Date: 09/24/2024	
Scale: 1/2" = 1'-0"	