NOTE:
ALL WORK CONDUCTED IN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT THROUGH THE CITY OF PALOS VERDES ENGINEERING DEPARTMENT

NOTE:
ANY NON-STANDARD ENCROACHMENTS APPROVED BY THE PLANNING COMMISSION BY WAY OF MISCELLANEOUS APPLICATION REQUIRE THE PROPERTY OWNERS TO EXECUTE A LICENSE AGREEMENT ALLOWING THE NON-STANDARD ENCROACHMENT(S), WHICH SHALL BE NOTARIZED, SUBMITTED FOR RECORDATION AT THE LOS ANGELES COUNTY REGISTRAR-RECORDER OFFICE, AND REQUIRED INSURANCE CERTIFICATES SUBMITTED TO THE CITY PRIOR TO FINALIZING PERMITS.

NOTE:
STREET IMPROVEMENT PLANS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE CITY FOR THE CONSTRUCTION OF CURB ALONG VIA BANDINI AND THE CONSTRUCTION OF ASPHALT BERM ALONG CHELSEA ROAD, HOLLYWOOD ASPHALT BERM AND CURB SHALL BE CONSTRUCTED PER CITY STANDARDS.

DRAINAGE NOTE:
DRAINAGE BY OTHERS. DRAINAGE TO FLOW AWAY FROM HOUSE. SUMP PUMP ANTICIPATED DUE TO CELLAR RETAINING WALL PERF PIPES

NOTE:
APPROXIMATE LOCATIONS OF SEWER LINE AND EXISTING SEWER TIE-IN LOCATION AS DETERMINED BY PUBLIC WORKS RECORDS

NOTE:
HARDSCAPE ON THIS SHEET FOR CONCEPTUAL PURPOSES ONLY
LANDSCAPE & HARDSCAPE PLANS BY OTHERS.

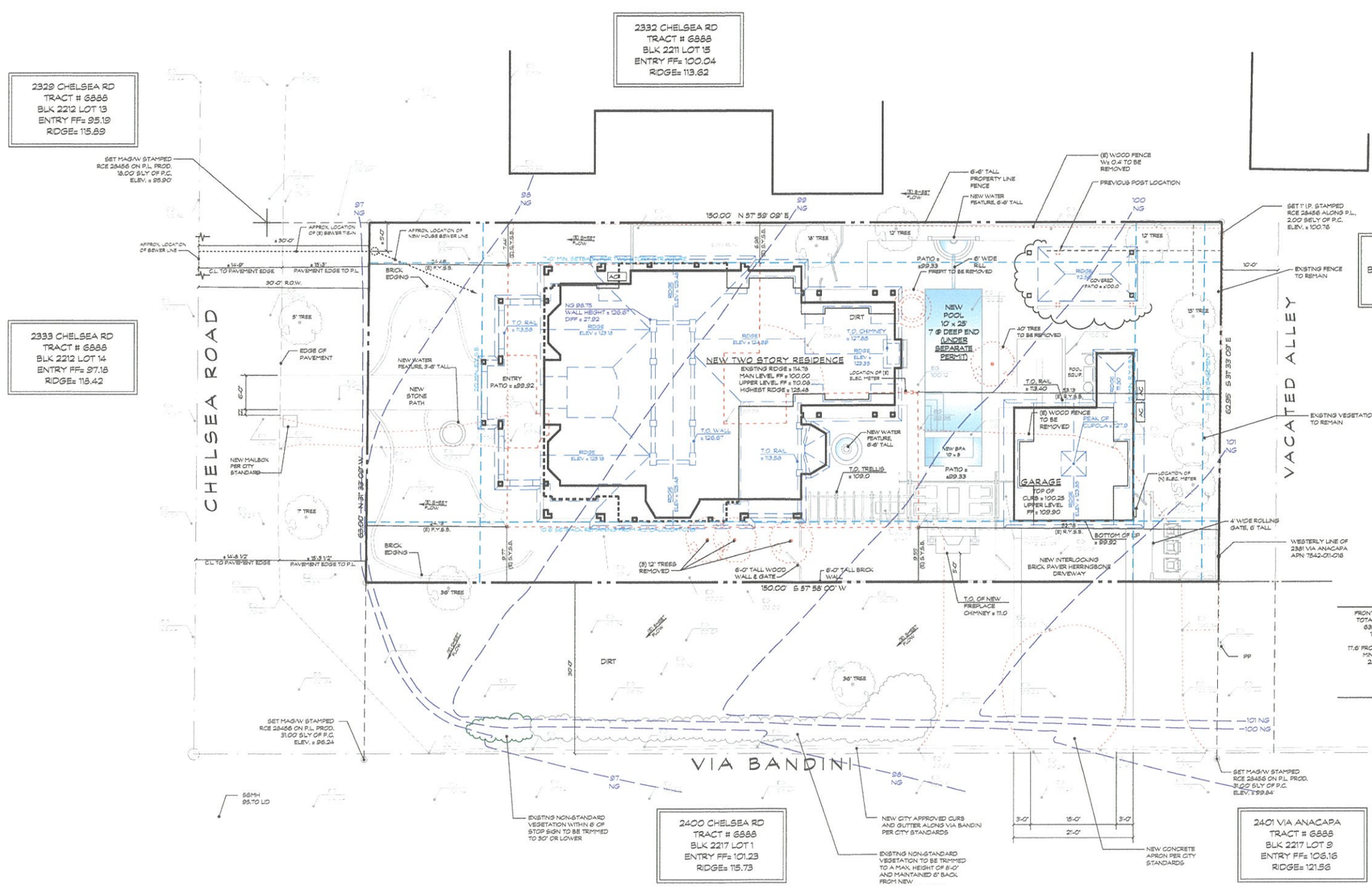
ARCHITECTS LEGEND

- NATURAL CONTOURS
- EXISTING SPOT ELEVS
- NEW CONTOURS
- EXISTING FOOTPRINT
- NEW MAIN LEVEL FOOTPRINT
- 2nd STORY OUTLINE/CANT.
- NEW HARDSCAPE
- ROOF PLAN OUTLINE

SURVEYORS LEGEND

x 108.16	EXISTING ELEVATION
108	EXISTING CONTOUR
	BLOCK WALL
	EXISTING FENCE
BOR	BEGINNING OF CURB RETURN
CL	CENTERLINE
CLR	CHANNEL
ELV	ENTRANCE
EM	ELECTRIC METER
FD	FOUND
FE	FENCE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
IRN	IRON WIRE
JET	LEAD AND TAG
MH	MANHOLE
NLY	NORTHERLY
PC	PROPERTY CORNER / PROP. CORNER
PL, PLL	PROPERTY LINE / PROP. LINE
PP	POWER POLE
PPT	PARAPET
SBW	SPIKE AND WASHER
SLY	SOUTHERLY
SPK	SPIKE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STK	STAKE / STAKE & TAG
STLT	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL / T.O.W.
TY	TOP OF DRIVEWAY APRON
WLY	WESTERLY
WM	WATER METER

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DEAN ENGINEERING FOR CLARIFICATION. DEAN ENGINEERING OFFICE HOURS ARE 10:30 TO 3:30 PM. DEAN JOB NUMBER 7-2-19



PV HOMES ASSOC. SETBACK CALCULATIONS

FRONT PROPERTY WIDTH	REAR PROPERTY WIDTH
TOTAL LENGTH = 63.00	TOTAL LENGTH = 62.95
63.00 - 50 = 13.00	62.95 - 50 = 12.95
13.00 / 10 = 1.3	12.95 / 10 = 1.295
1.3 x 1.3 = 1.5 =	1.295 x 1.295 = 1.5 =
17.6' FRONT SIDE YARD REQD	17.59' REAR SIDE YARD REQD
MIN 1/3 = 5.87 (7'-0")	MIN 1/3 = 5.86 = (7'-0")
2/3 = 11.74 (10.6')	2/3 = 11.72 (10.59')

NATURAL GRADE VS. SURVEY

ORIGINAL PLANS FF = 172
SURVEY FF = 100

72 SUBTRACTED FROM NAT GRADE #s

PLOT PLAN

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

LEGAL DESCRIPTION

LOT 15 BLOCK 2211 TRACT 6888
APN 7542-011-015

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NEW RESIDENCE FOR:

THOMAS & MARY MADELINE DELPONTI

2336 Chelsea Road Palos Verdes Estates California 90274

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REVISIONS

No.	Date	DESCRIPTION

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EGRESS WINDOWS

1. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQUARE FEET.
2. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24"
3. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20"
4. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A BOTTOM CLEAR OPENING HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.

DIMENSION PLAN NOTES:

1. MEASUREMENTS TAKEN FROM FACE OF STUD OR CENTER OF WALL, U.N.O.

2. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES FOUND IN THE FIELD OR IF ADDITIONAL DIMENSIONS ARE NEEDED

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS

1. PROVIDE APPROVED SMOKE ALARMS AND CARBON MONOXIDE DETECTORS IN CONFORMANCE WITH CBC AT ALL EXISTING BEDROOMS AND HALLS OUTSIDE OF BEDROOMS.

2. IN NEW CONSTRUCTION THE REQ'D SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL BE INTERCONNECTED. SMOKE ALARMS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING SLEEPING ROOMS AND HALLWAYS.

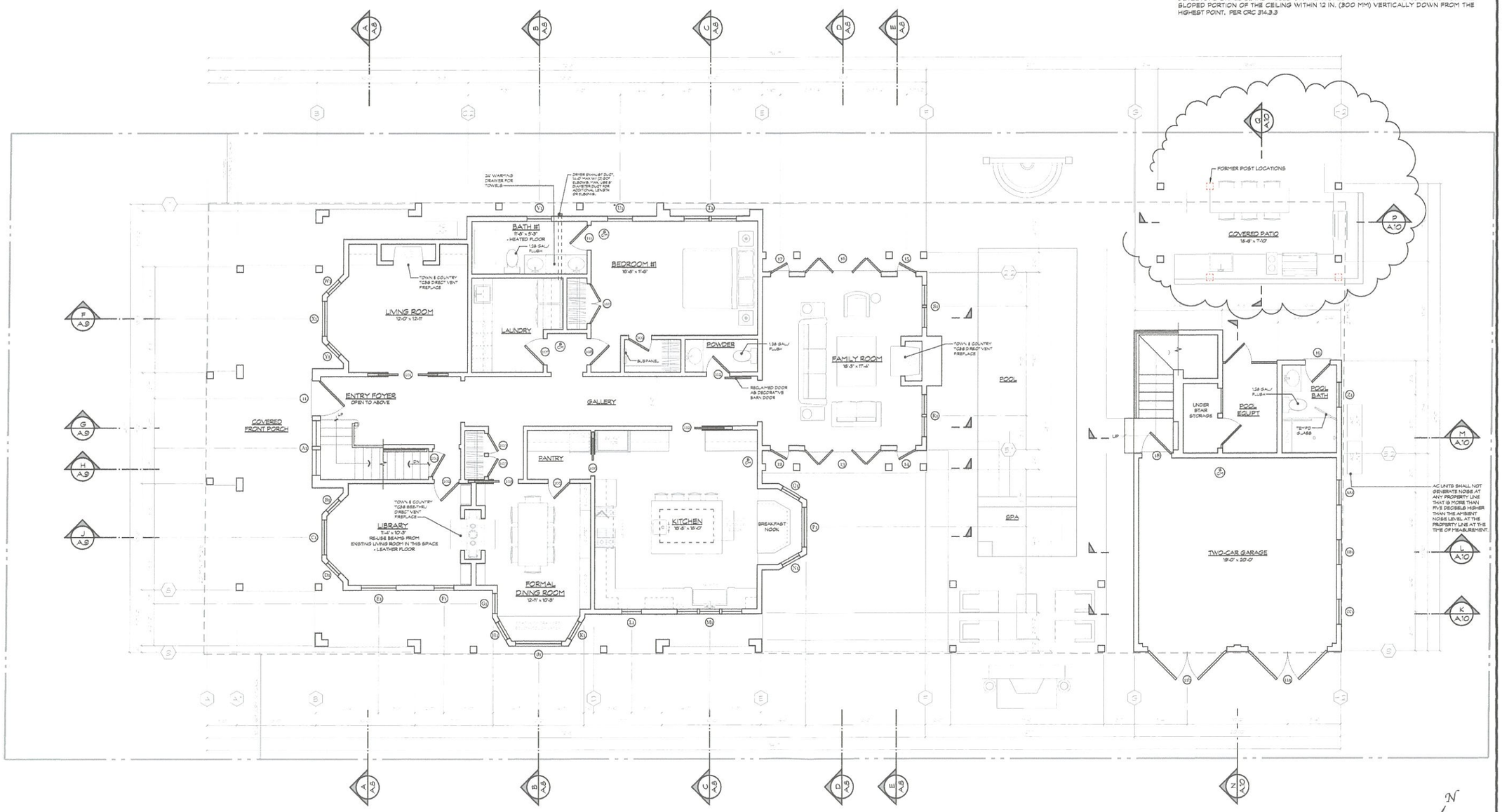
3. WHERE MORE THAN ONE SMOKE ALARM OR CARBON MONOXIDE DETECTOR IS REQUIRED TO BE INSTALLED, THE SMOKE ALARM OR CARBON MONOXIDE DETECTOR SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.

4. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN GROUP R OCCUPANCIES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 420.8 FOR GROUP R-1 AND R-2 OCCUPANCIES, AND RESIDENTIAL BUILDING CODE R315 FOR GROUP R-3 ONLY.

5. SINGLE-STATION AND MULTI-STATION SMOKE ALARMS SHALL BE INSTALLED IN GROUP R OCCUPANCIES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN FIRE CODE 907.2.11 AND BUILDING CODE 907.2.11 FOR GROUP R-1 AND R-2 OCCUPANCIES; AND RESIDENTIAL BUILDING CODE 314 FOR GROUP R-3 ONLY.

6. SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE (WITH EXCEPTION OF PERMITTED IONIZATION SMOKE ALARMS). PER CRC 314.3.3

7 . FOR TRAY-SHAPED CEILINGS (COFFERED CEILINGS), SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED ON THE HIGHEST PORTION OF THE CEILING OR ON THE SLOPED PORTION OF THE CEILING WITHIN 12 IN. (300 MM) VERTICALLY DOWN FROM THE HIGHEST POINT. PER CRC 314.3.3



LEGEND
- NEW STUD WALLS
- VENEER
- CRIPPLE WALL
- EXISTING WALLS
- REMOVED WALLS

N

MAIN LEVEL FLOOR PLAN

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

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FIRE DEPARTMENT NOTES FOR ROOF MATERIALS

1. ALL ROOF COVERINGS SHALL BE CLASS 'A' AS SPECIFIED IN BUILDING CODE 1505.2. WOOD SHINGLE AND WOOD-SHAKE ROOFS ARE PROHIBITED IN VERY HIGH FIRE HAZARD SEVERITY ZONES REGARDLESS OF CLASSIFICATION. BUILDING CODE 704A.1.2

2. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN .019-INCH (NO.26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

3. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.5.94 AND BUILDING CODE 705A.4)

7. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH MIN 1/16" INCH OPENINGS, AND SHALL NOT EXCEED 1/8" INCH. (RESIDENTIAL CODE R327.6.1 AND BUIDING CODE 708A.1)

ROOF NOTES

1. THE FINISHED RIDGE HEIGHT (INCLUDING ROOFING MATERIAL) SHALL NOT EXCEED THE HEIGHT LISTED ON THE PLOT PLAN.

2. ROOF PITCH PER ROOF PLAN

3. COORDINATE ROOFING, SHEET METAL WORK AND CHIMNEY WORK TO PROVIDE A COMPLETE WATERPROOF INSTALLATION.

4. PAINT ALL EXPOSED SHEET METAL, VENTS, CRICKETS, ETC. TO MATCH COLOR OF TILES IN CONFORMANCE WITH PAINTING SPECIFICATIONS.

5. THE RIDGE HEIGHT SHALL BE CERTIFIED BY A LICENSED SURVEYOR ON A FORM PROVIDED BY THE CITY PRIOR TO APPROVAL OF THE ROOF FRAMING/SHEATHING BY THE PALOS VERDES ESTATES BUILDING AND SAFETY DEPT.

6. ROOFING MATERIAL SHALL NOT EXCEED 8 POUNDS PER SQUARE FOOT.

SPECIFIC ROOF NOTES

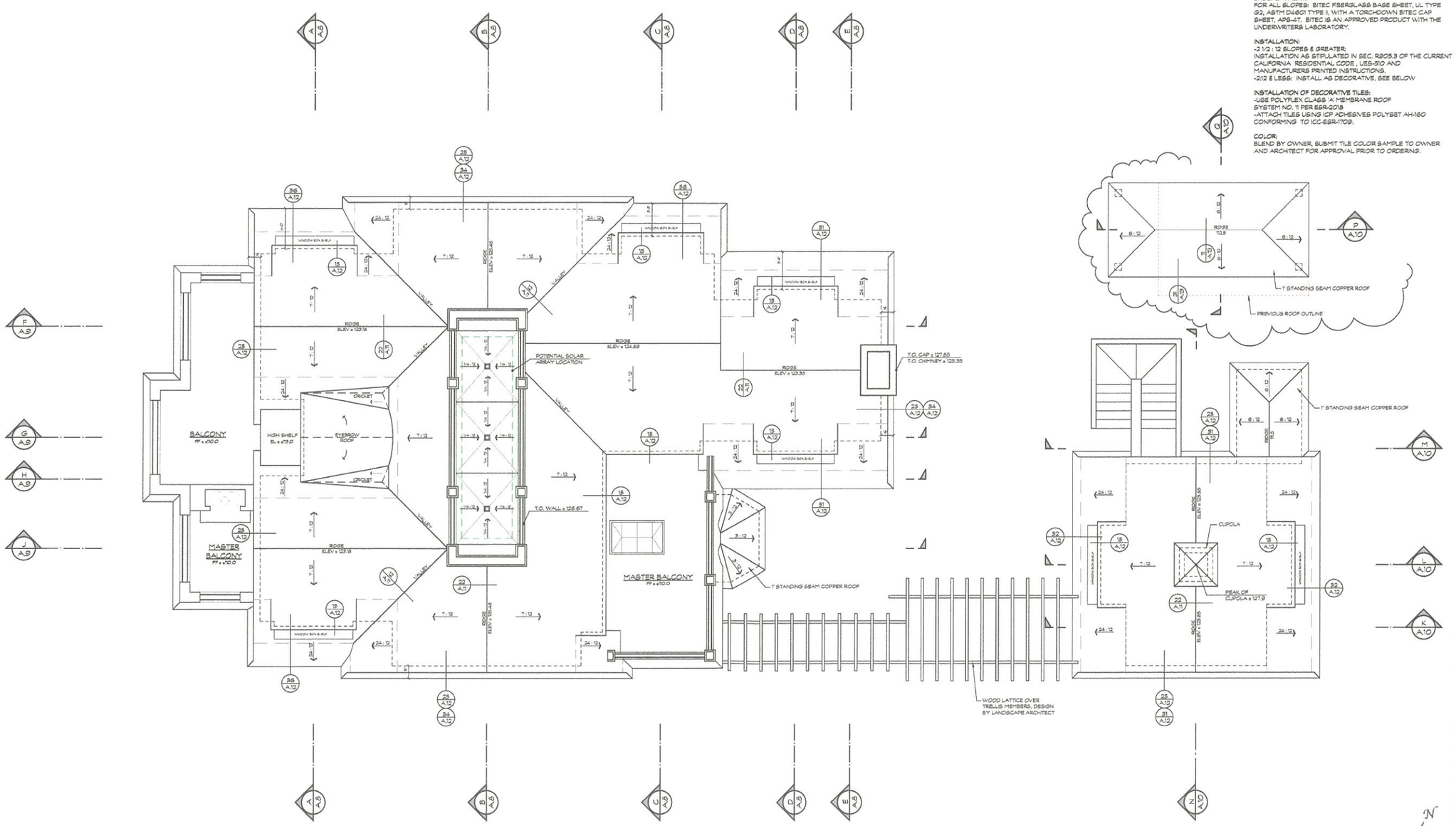
MATERIAL:
NEW ROOF TO CONSIST OF CEDARLITE 600 CEMENTITIOUS ROOFING, MANUFACTURED BY BORAL ROOFING, ICC ESR-1647, TO BE A CLASS 'A' ROOF.

UNDERLAYMENT:
FOR ALL SLOPES: BITEC FIBERGLASS BASE SHEET, UL TYPE G2, ASTM D4601 TYPE II, WITH A TORCHDOWN BITEC CAP SHEET, APS-4T. BITEC IS AN APPROVED PRODUCT WITH THE UNDERWRITERS LABORATORY.

INSTALLATION:
-2 1/2 : 12 SLOPES & GREATER:
INSTALLATION AS STIPULATED IN SEC. R905.3 OF THE CURRENT CALIFORNIA RESIDENTIAL CODE , UBS-510 AND MANUFACTURERS PRINTED INSTRUCTIONS.
-2:12 & LESS: INSTALL AS DECORATIVE, SEE BELOW

INSTALLATION OF DECORATIVE TILES:
-USE POLYFLEX CLASS 'A' MEMBRANE ROOF SYSTEM NO. 11 PER ESR-2018
-ATTACH TILES USING ICP ADHESIVES POLYSET AH-150 CONFORMING TO ICC-ESR-1709.

COLOR:
BLEND BY OWNER, SUBMIT TILE COLOR SAMPLE TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING.



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

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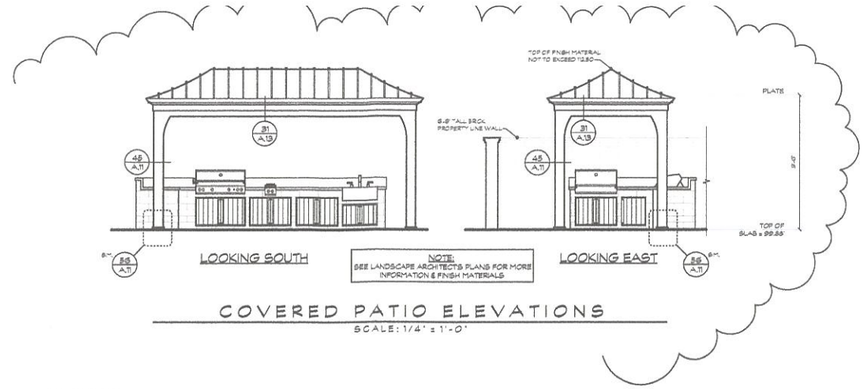


COVERED PATIO ELEVATIONS

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

PALOS VERDES ART JURY ELEVATION NOTES

1. MUNTINS SHALL BE AN INTEGRAL PART OF ALL WINDOWS AND DOORS. "SNAP-IN/SNAP-OUT" MUNTINS NOT ALLOWED. SUBMIT SAMPLE OF WINDOW FOR ART JURY REVIEW. MUNTINS MAY BE NO GREATER THAT 1-1/4" MAXIMUM ON WINDOWS WITH INSULATED GLASS; SINCE WOOD MULLIONS MUST COVER THE GASKET. THE MAXIMUM MUNTIN SIZE FOR SINGLE PANES SHALL BE NO GREATER THAN 1".

2. SILL HORN AT ALL WINDOWS TO EXTEND A MAXIMUM OF 2" TO A MINIMUM OF 1-1/2" IF APPLICABLE OR SHALL MATCH EXISTING. WOOD DOOR STILES TO BE A MAXIMUM OF 4 1/2" WIDTH.

3. ANY DEVIATION FROM APPROVED WINDOW AND DOOR MUNTIN LIGHT SIZES MUST BE SUBMITTED TO FULL ART JURY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

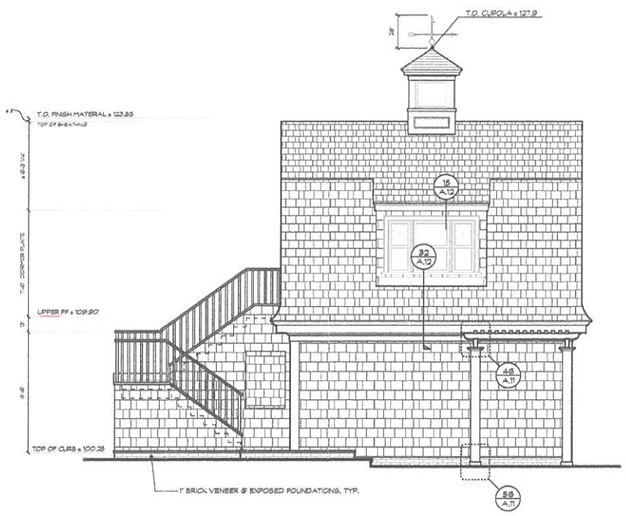
4. ANY REVISIONS TO APPROVED ART JURY PLANS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

5. SKYLIGHTS SHALL BE FLAT GLASS, CURB MOUNTED DARK ANODIZED FRAME, SOLAR GRAY OR SOLAR BRONZE GLASS.

PALOS VERDES HOMES ASSOCIATION INSPECTION NOTES

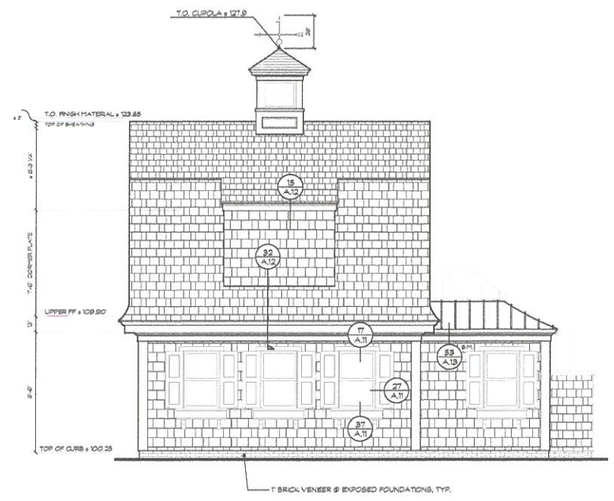
1. CALL HOMES ASSOCIATION FOR FRAMING INSPECTION ONCE WINDOWS ARE INSTALLED

2. CALL HOMES ASSOCIATION FOR FINAL INSPECTION ONCE PROJECT IS COMPLETE.



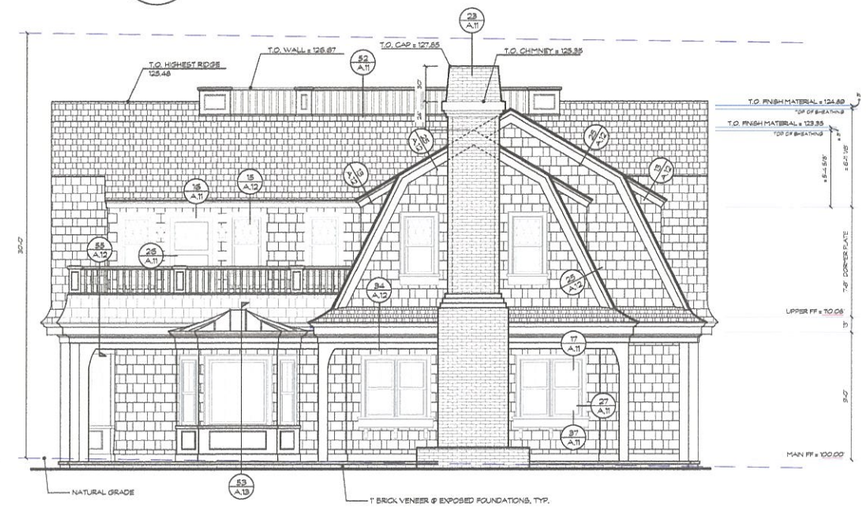
WEST ELEVATION (GARAGE)

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



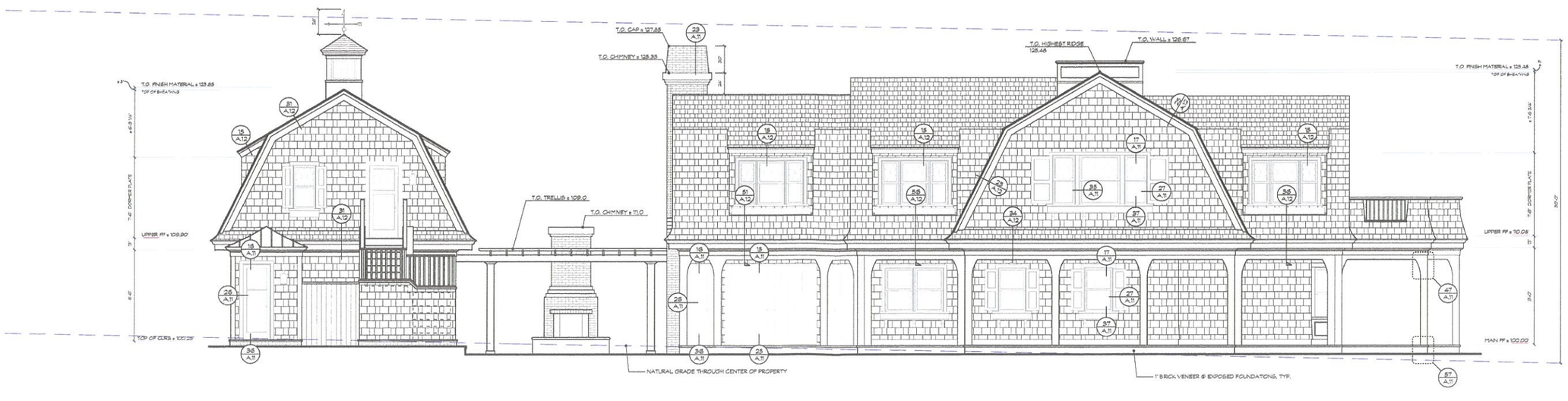
EAST ELEVATION (GARAGE)

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



EAST ELEVATION (HOUSE)

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



NORTH ELEVATION

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

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