

PLOT PLAN

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

MILES E. PRITZKAT ARCHITECT

KEITH B. JOHNSON ARCHITECT

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THESE PLANS ARE **NOT** TO BE USED FOR CONSTRUCTION UNLESS THEY ARE WET STAMPED BY ARCHITECT OR ENGINEER OR HAVE "PERMIT **SET"** PRINTED ON THEM IN THE SPACE ABOVE

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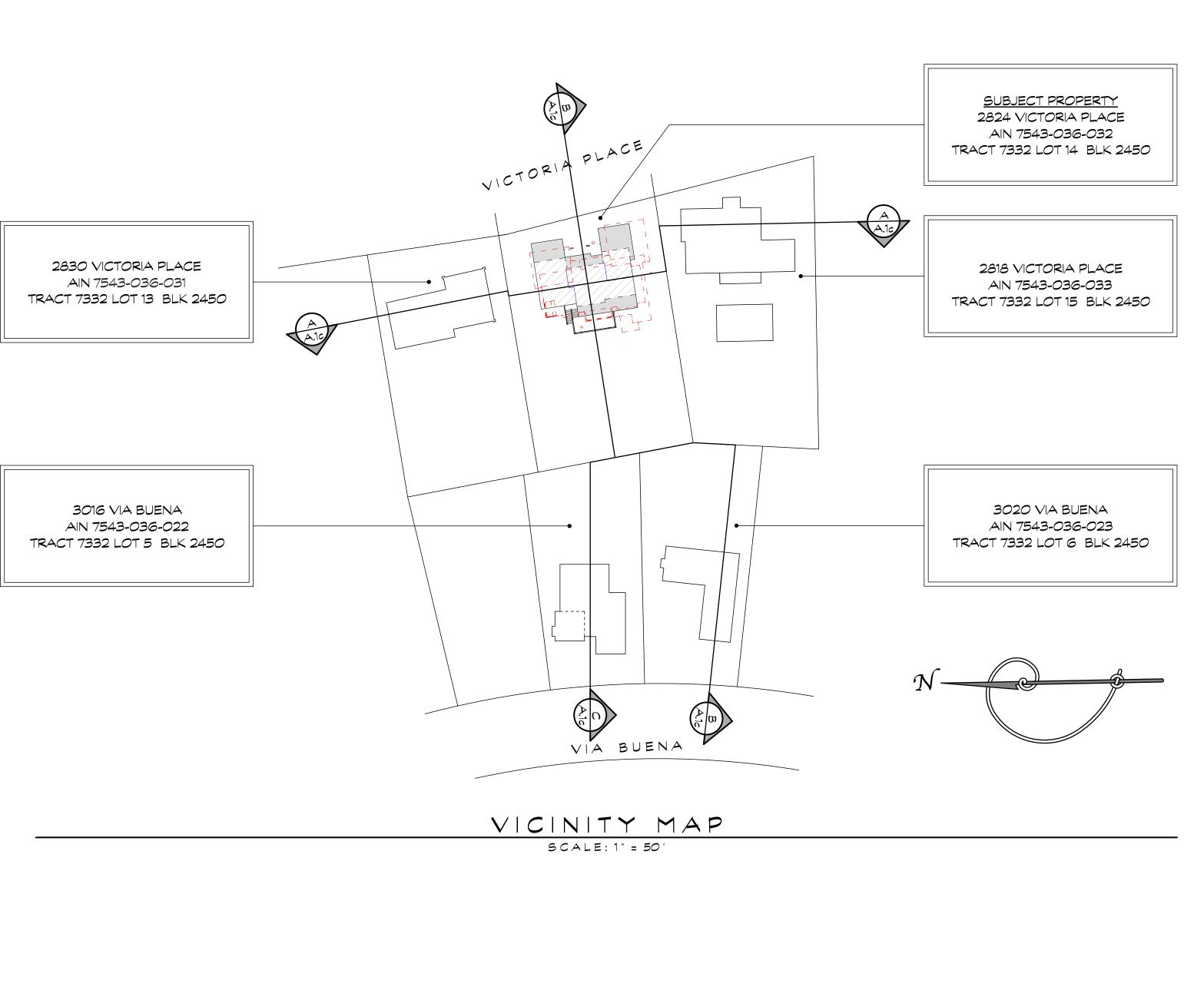
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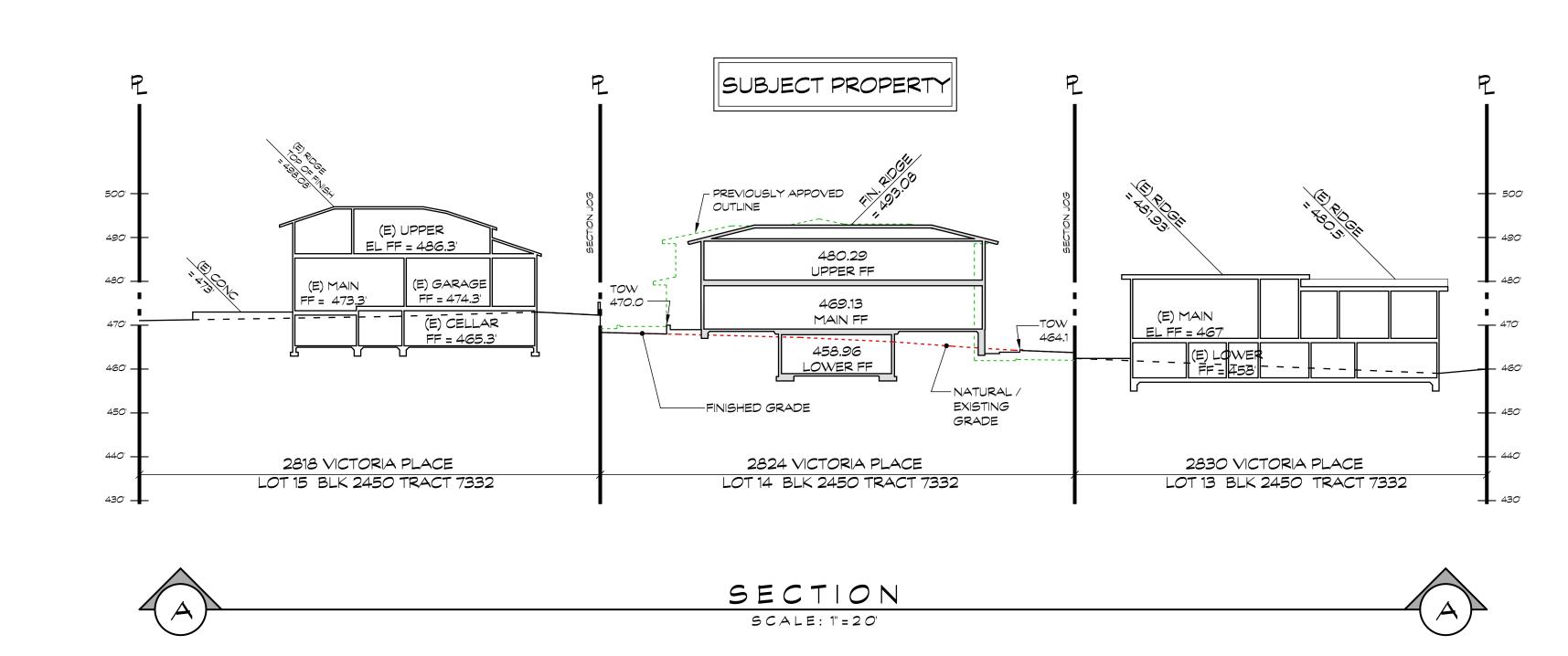
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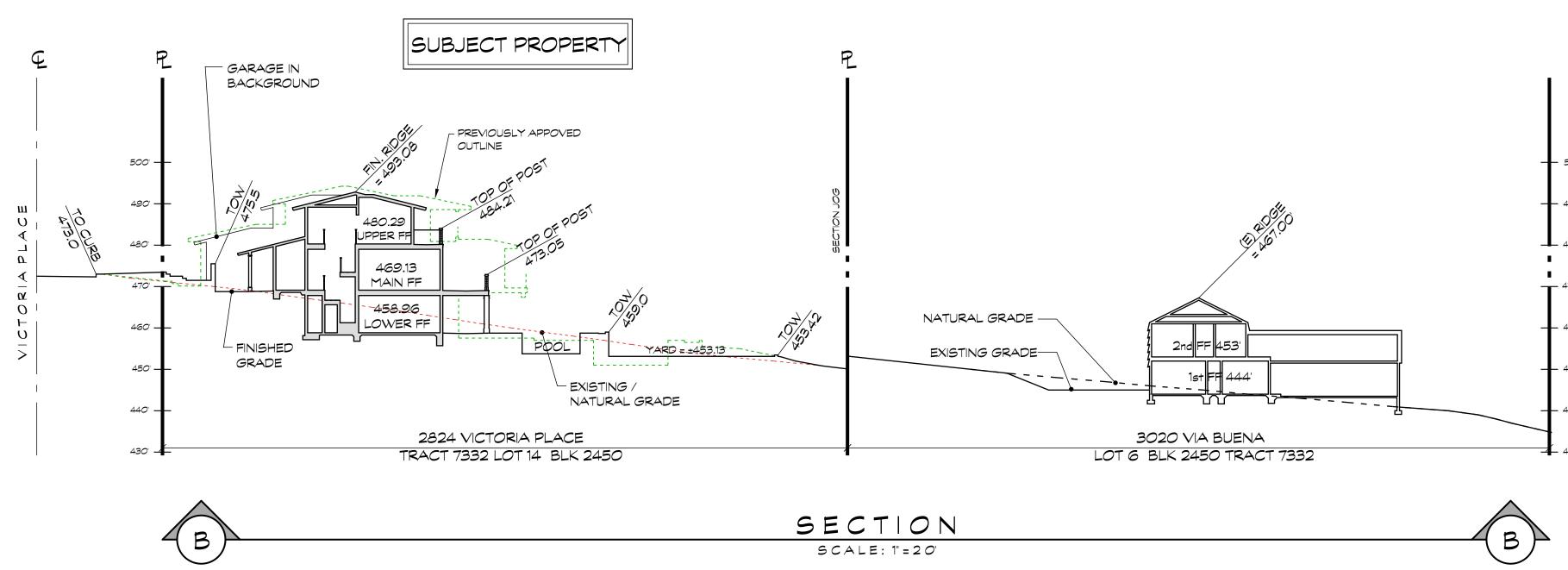
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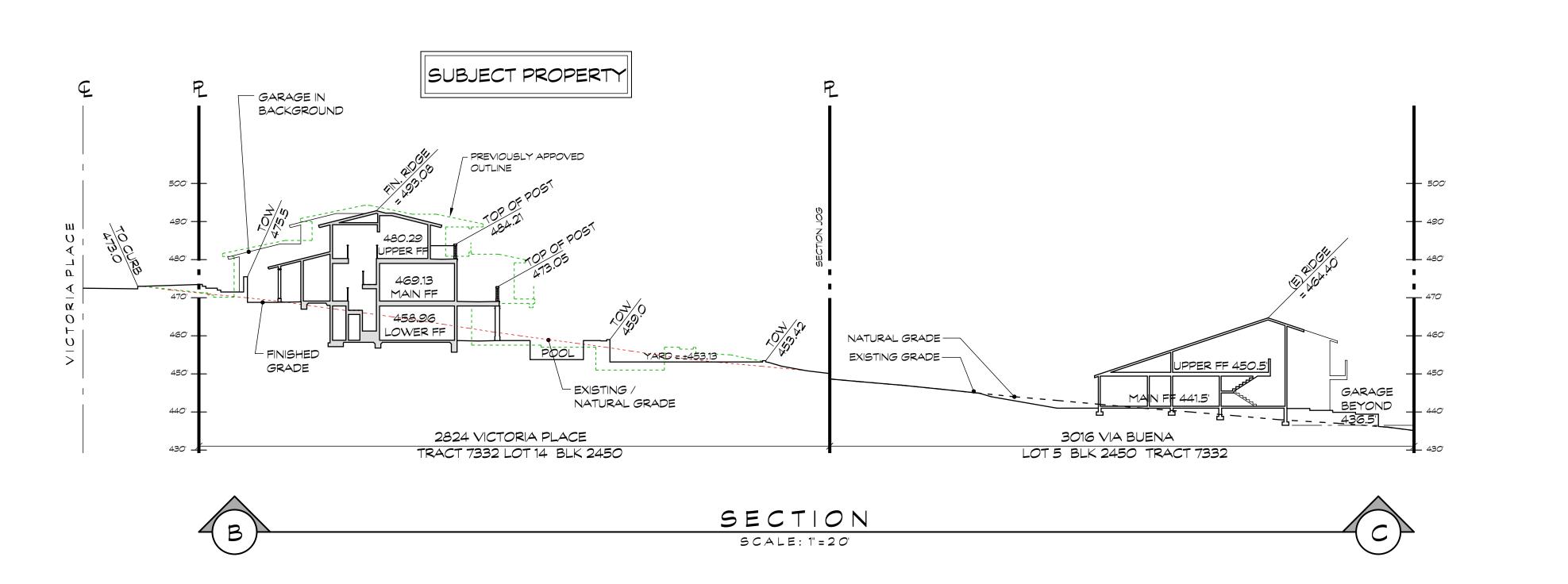
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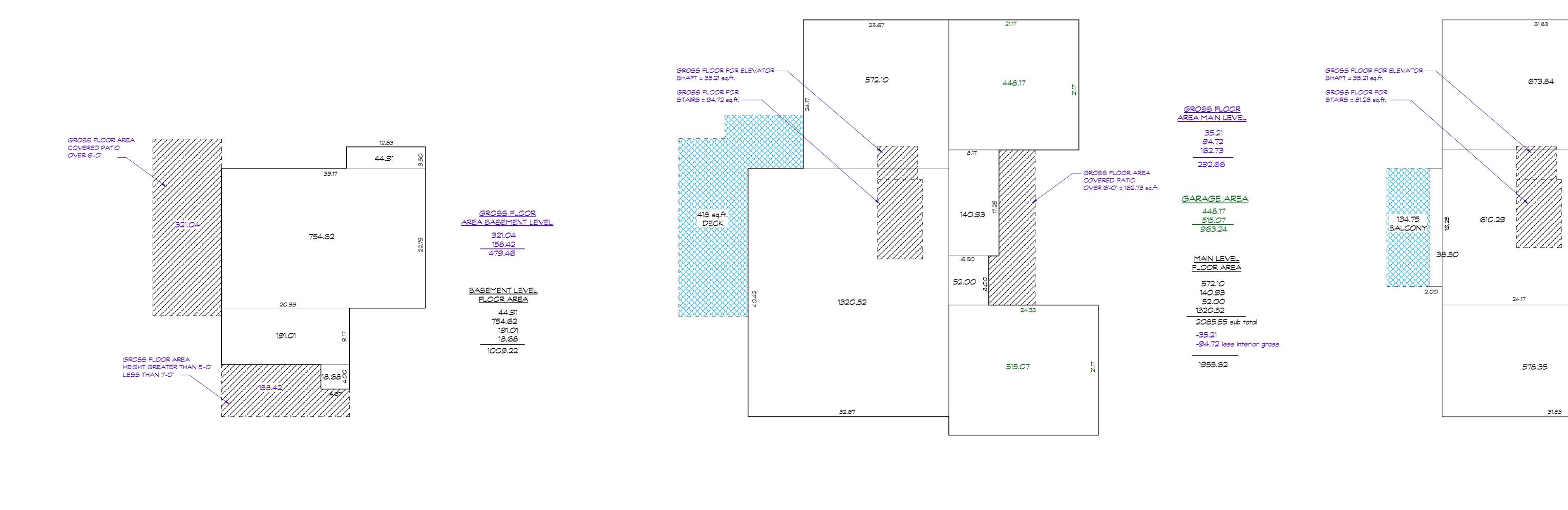
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BASEMENT LEVEL

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

ADDITIONAL FOOTPRINT / BUILDING COVERAGE

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

GROSS FLOOR FOR ELEVATOR —— SHAFT = 35.21 sq.ft. GROSS FLOOR FOR STAIRS = 94.72 sq.ft. —— NAT GRADE 6' BELOW/ FINISHED FLOOR = 463.13 — COVERED PATIO WITH A ROOF NOW CONSIDERED COVERAGE = 162.73 sq.ft. PERIMETER LESS THAN 6' FROM FINISHED FLOOR NAT GRADE 6' BELOW FINISHED FLOOR = 463.13 FINISHED FLOOR ABOVE IN THIS AREA = 469.13 LESS 6'-0" FOR BASE ¢ALC = 463.13 12.33 PERIMETER OVER 6' FROM FINISHED FLOOR GARAGE AREA = 964 LESS 12'-0" FOR MAX HEIGHT = 457.13 17.67 MAIN LEVEL AREA = 1,956 20.83 GROSS FLOOR AREAS = 130 ATTACHED COVERED PATIOS W/ ROOFS NOW INCLUDED IN BUILDING COVERAGE = 163 TOTAL PERIMETER = 154.17 lin.ft. BUILDING COVERAGE = 3,213 125.07 / 154.17 = 82.42% MORE THAN 1/2 PERIMETER LESS THAN 6' FROM FINISHED FLOOR BUILDING LESS THAN 12' FROM FINISHED FLOOR QUALIFIES AS BASEMENT

MAIN LEVEL

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UPPER LEVEL FLOOR AREA 673.84 610.29 38.50 578.35

1900.98 sub total -35.21 -81.28 less interior gross

<u>GROSS FLOOR</u> <u>AREA UPPER LEVEL</u>

1784.49

UPPER LEVEL

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

BASEMENT CALCULATION

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

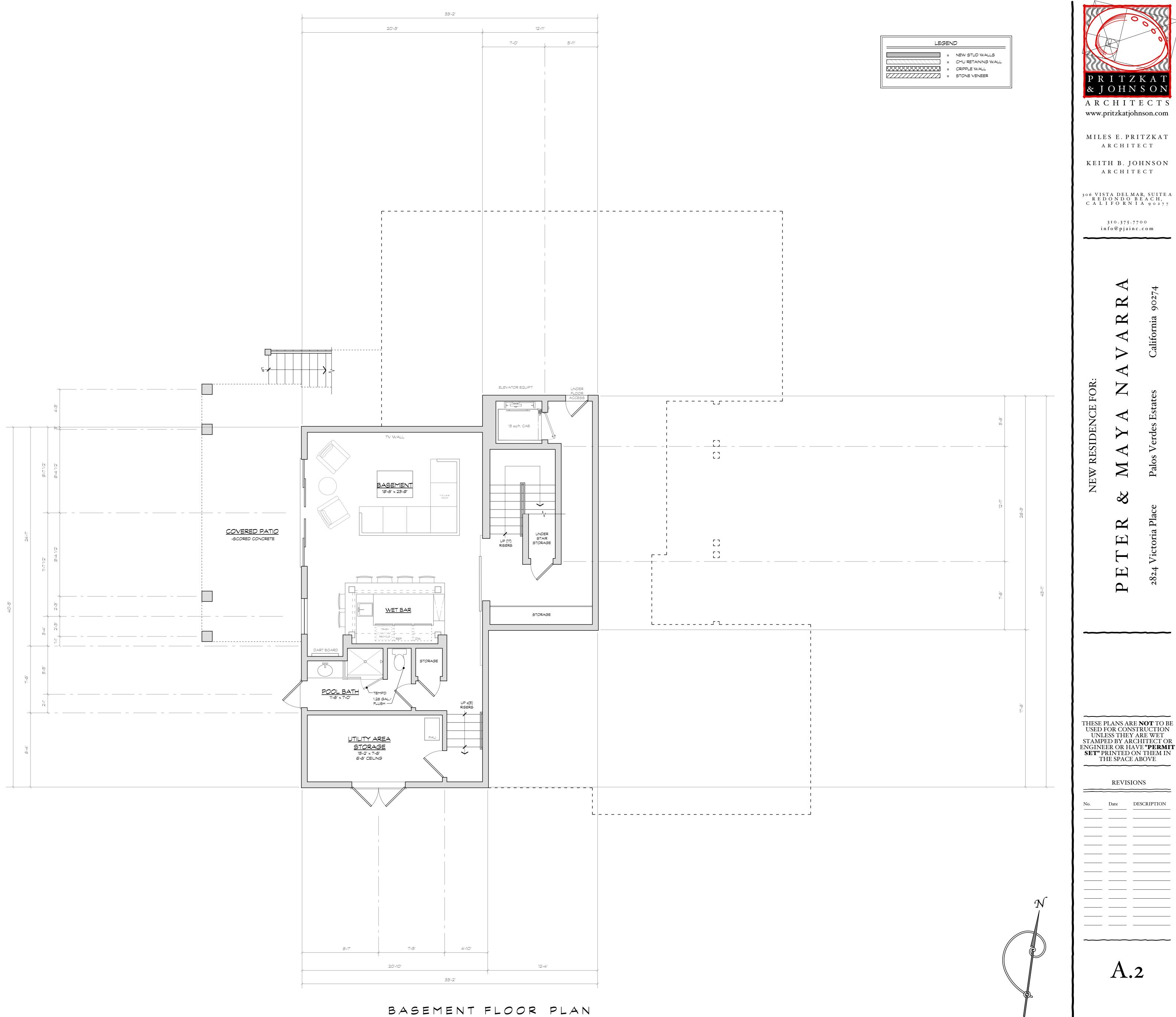
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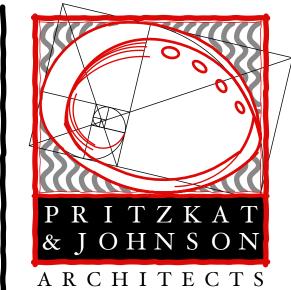
THE SPACE ABOVE

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



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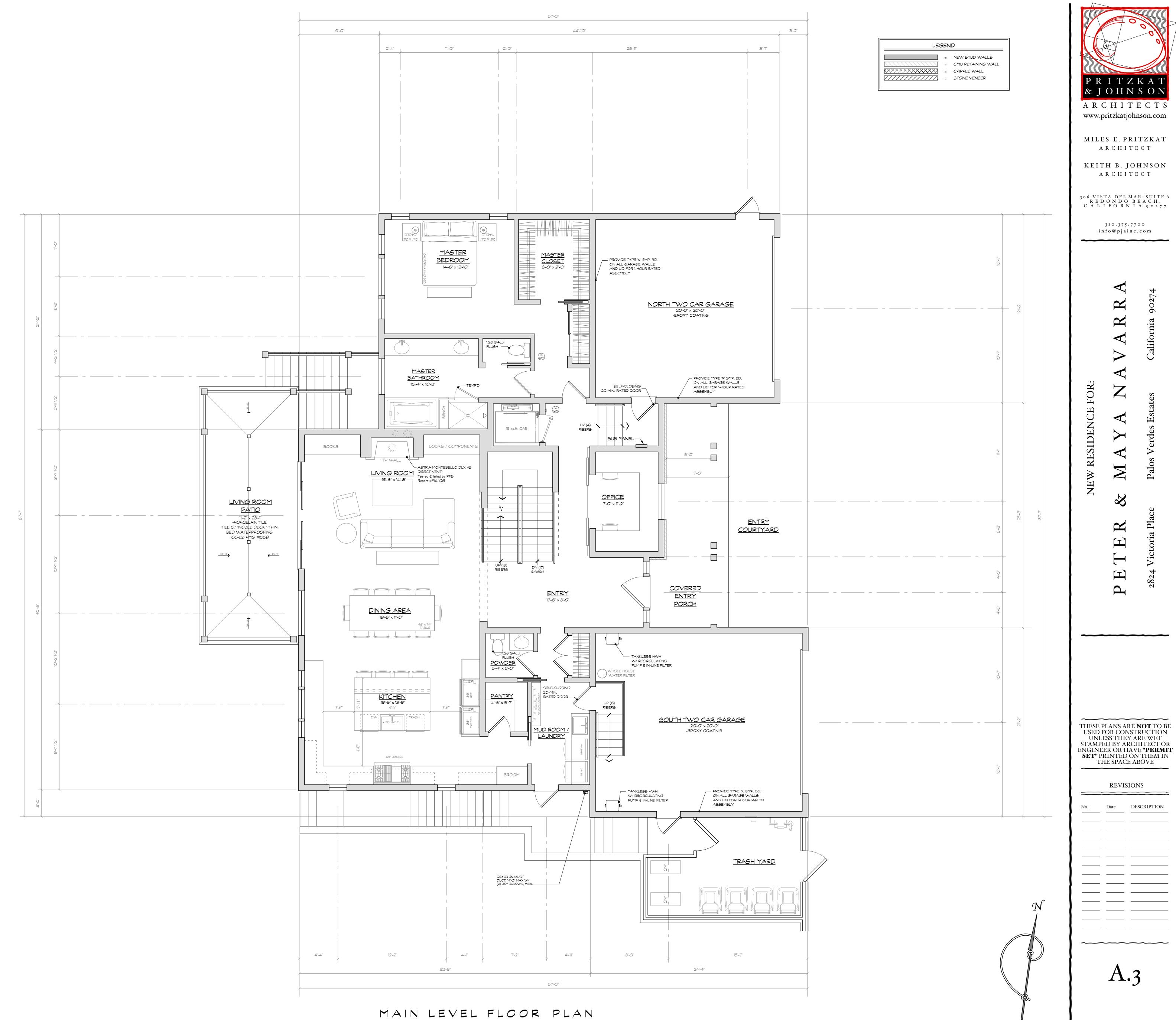
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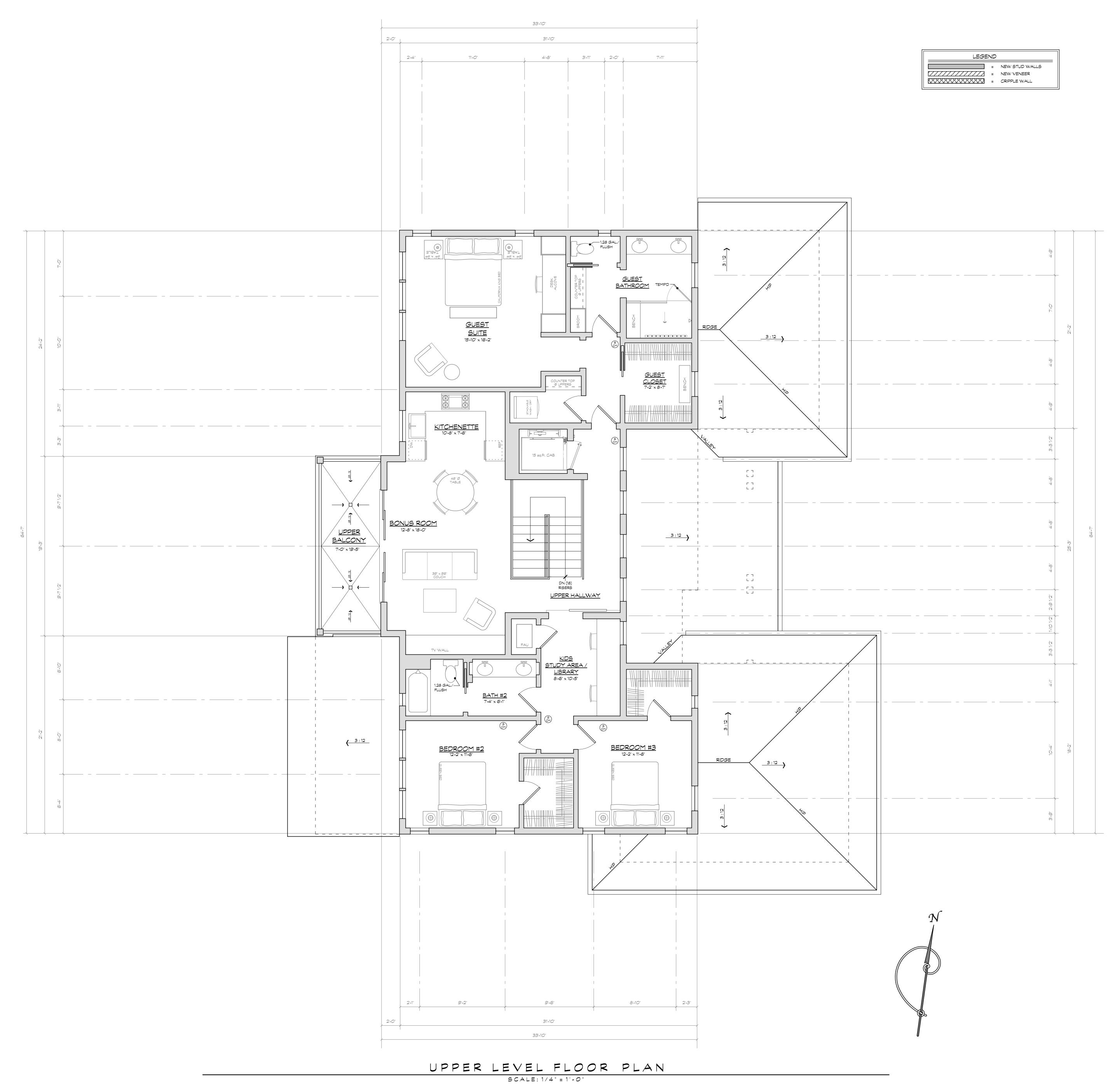
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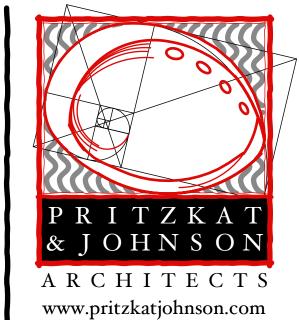


SCALE: 1/4" = 1'-0"

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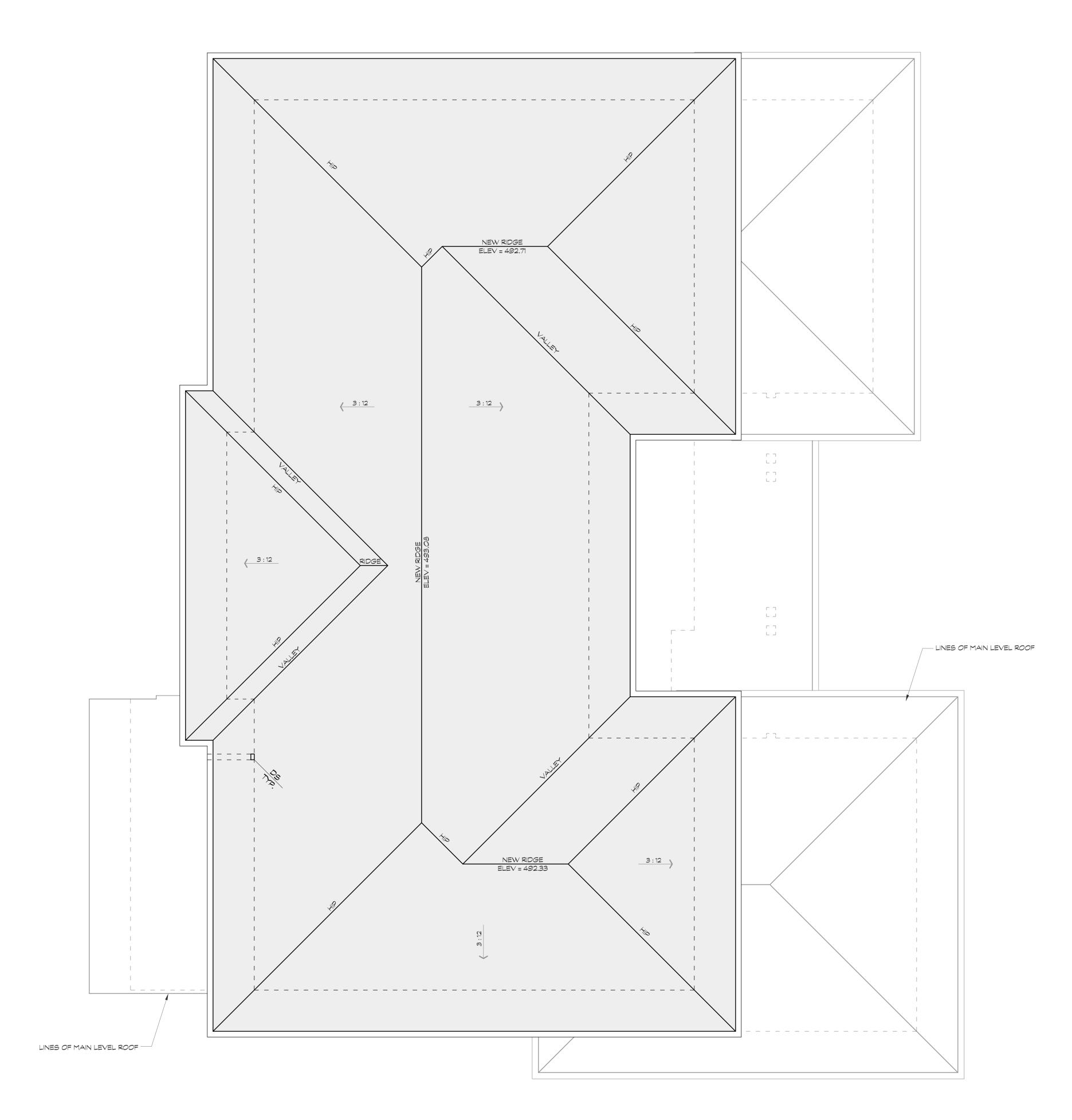
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UPPER LEVEL ROOF PLAN SCALE: 1/4" = 1'-0"

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 CONFOMANCE 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 10 POUNDS PER SQUARE FOOT.

FIRE DEPARTMENT NOTES FOR ROOF

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

(RESIDENTIAL CODE R327.534 AND BUILDING

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

LEAVES AND DEBRIS IN THE GUTTER

<u>MATERIALS</u>

CODE 705A.4)

CODE 706A.1)

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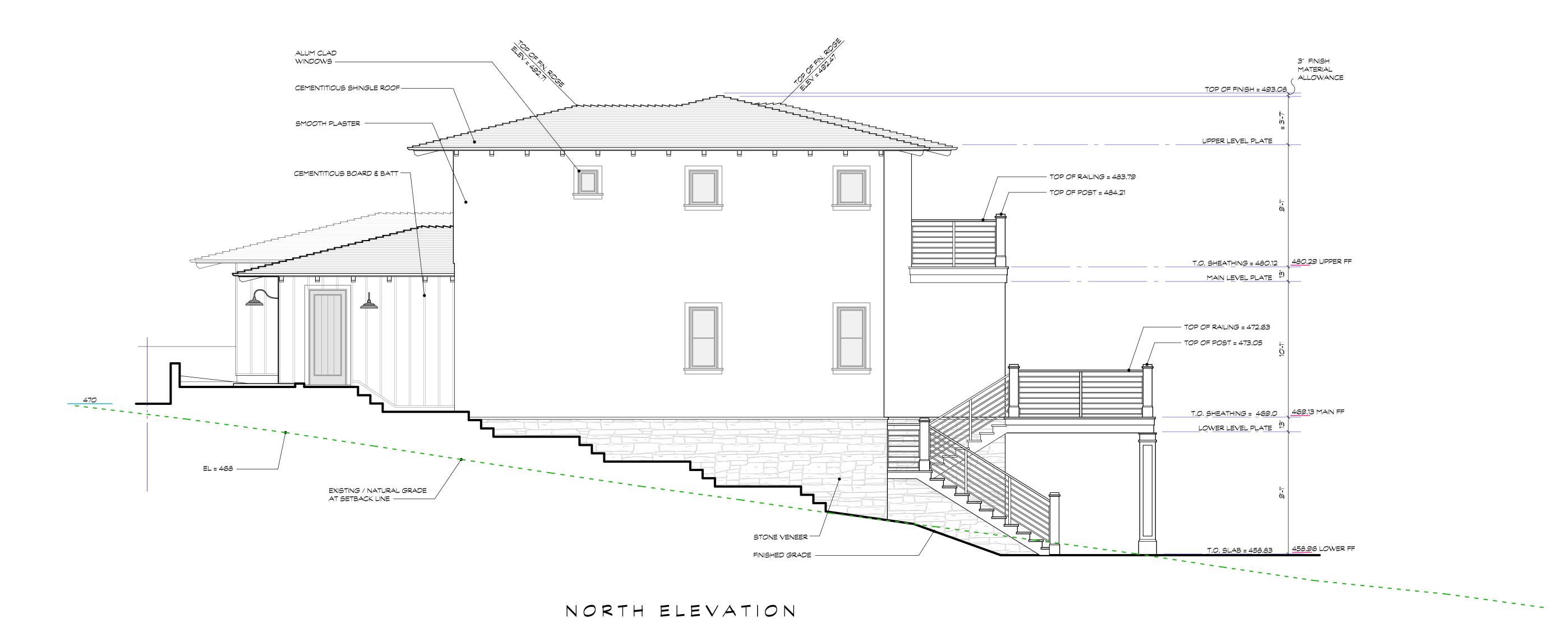
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EAST ELEVATION SCALE: 1/4" = 1'-0"



NORTH ELEVATION

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

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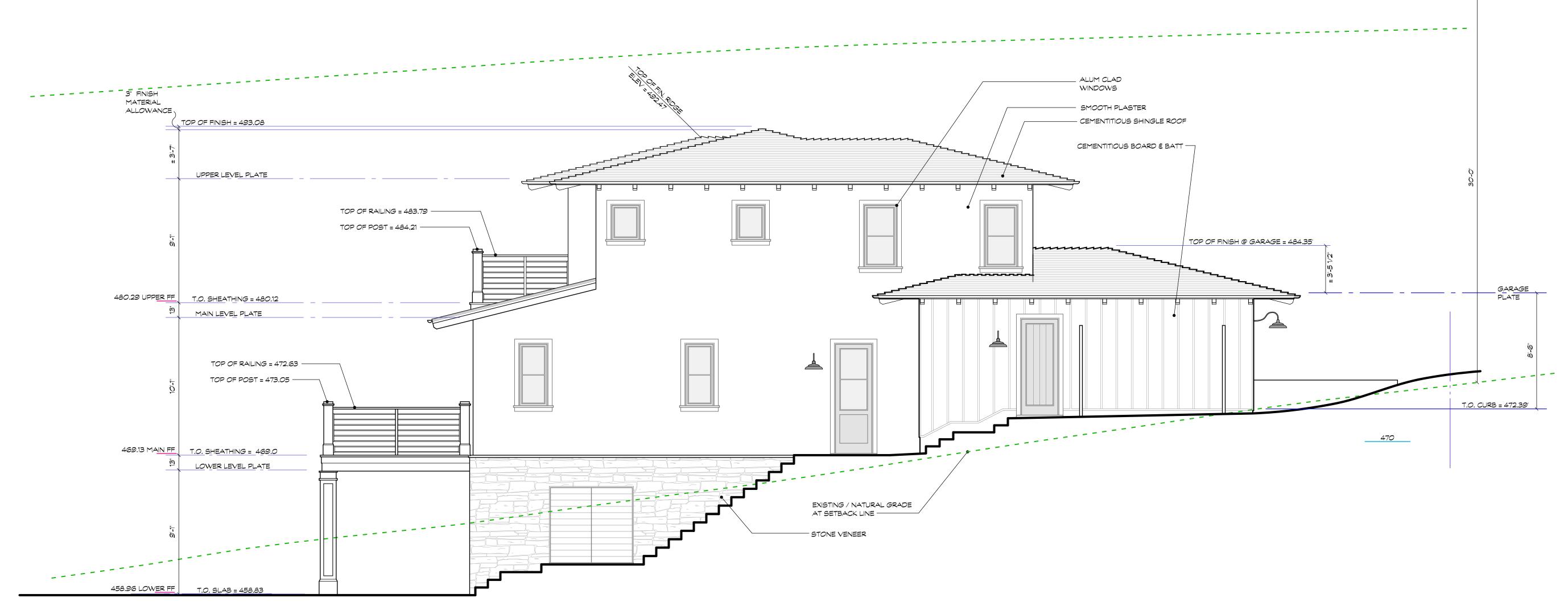
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SOUTH ELEVATION SCALE: 1/4" = 1'-0"

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