VICINITY MAP

BUILDING CODE DATA

APPLICABLE CODES

SCALE: N.T.S.

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA MECHANICAL, PLUMBING, ELECTRICAL CODES - CURRENT LOS ANGELES ENERGY (TITLE 24) CODE, 2016 CFC, 2017 LACoFC (LA COUNTY FIRE CODE)

GENERAL NOTES

A) ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE CRC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THE CITY

- B) SEPARATE PERMITS ARE REQUIRED FOR MECHANICAL, ELECTRICAL, AND PLUMBING.
- C) A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING.
- D) WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- E) TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE.
- F) THE FINISH GRADE SHALL SLOPE A MIN. OF 2% TO A POINT 10 FEET FROM BUILDING FOUNDATION.

(E) PARCEL INFORMATION

SINGLE FAMILY RESIDENCE		STORIES:	2
BEDS:	3	ROOM COUNT:	9
BATHS:	2	POOL:	NO
FLOORS:	2	LOT SIZE:	8,410 S.F.
YEAR BUILT:	1962	TRACT #: 7143	LOT 14 BLK 6
SQ. FT.:	1,858	PARCEL #:	7537-020-01

VICTOR LI DIRECT: (310) 886-9564 4224 VIA VALMONTE EMAIL: vicli98@yahoo.com

PROPOSED ENTRY ELEVATION

PALOS VERDES ESTATES, CA 90274 HEISLER DESIGN GROUP, LLC OFFICE: (818) 821-3404 DIRECT: (843) 422-2098 LOS ANGELES, CA 90078 EMAIL: heislerdesigngroup@aol.com www.heislerdesigngroup.com

SCALE: N.T.S.

PROJECT TEAM

ARTHUR BENDER PLAN B CONSTRUCTION, INC. EMAIL: planbconstruction@sbcglobal.net 12439 MAGNOLIA BLVD.#118 VALLEY VILLAGE, CA 91607 LICENSE # B-912676

EMAIL: karla@lcegroupinc.com

EMAIL: tim@timothyjohnla.com

EMAIL: simon@americanfireinc.com

www.lcegroupinc.com

DIRECT: (323) 632-8384

OFFICE: (310) 591-8223

(N) RETAINING WALL---

SCOPE OF WORK

OFFICE: (310) 838-1325 JN STRUCTURAL ENGINEERING EMAIL: ioseph@instructural.com 3679 MOTOR AVE. SUITE 201 LOS ANGELES, CA 90034 www.jnstructural.com OFFICE: (805) 497-1244 LC ENGINEERING GROUP, INC.

THOUSAND OAKS, CA 91360 TIMOTHY J. PALCIC TimothyJohnLA VILLAGE GREEN, L.A., CA 90016 CA LICENSE # 4213

889 PIERCE COURT, SUITE 101

AMERICAN FIRE PROTECTION <u>SPRINKLERS</u> SYSTEMS, INC. 5113 E. WASHINGTON BLVD. COMMERCE, CA 90040

SCOPE OF WORK

A SINGLE - FAMILY DWELLING ADDITION / REMODEL FOR

THELIRESIDENCE

4224 VIA VALMONTE

PALOS VERDES ESTATES, CA 90274

OWNER: VICTOR LI

- DEMO (E) INTERIOR / EXTERIOR WALLS AS SHOWN. - DEMO. (E) DRIVEWAY, HARDSCAPE, & LANDSCAPE PER SITE PLAN. REMOVE EXIST. WINDOWS & DOORS @ RESIDENCE.

- CONSTRUCT (N) UPPER LEVEL HEATED ADDITION. NEW CONC. ROOF TILES, SIDING, & FIRE SPRINKLERS @ ENTIRE

- INSTALL (N) DRIVEWAY, CURB CUT & HARDSCAPE PER SITE PLAN. - INSTALL (N) PATIOS, BALCONIES, WALKWAYS & STEPS PER PLAN.

- INSTALL (N) CAB.'S / COUNTERS / APPLIANCES AS SHOWN. - INSTALL (N) FLOORING & FINISHES @ ENTIRE RESIDENCE.

MECHANICAL, & PLUMBING TO BE FILED

AREA OF 1,858 S.F.

(E) RETAINING WALL—

(A-1.0)

- RENOVATE EXIST. PORTION OF RESIDENCE PER PLAN, INCLUDING

- INSTALL (N) DOORS & WINDOWS PER PLAN.

(N) CONC. STEPS W/ —

CURB @ SIDE YARD TO

REPLACE EXISTING

UNDER SEPARATE APPLICATIONS.

TYP. WALL SECTIONS TYP. WALL SECTIONS CONSTRUCTION DETAILS CONSTRUCTION DETAILS CONSTRUCTION / RETAINING WALL DETAILS PATIO / RETAINING WALL DETAILS HARDIESHINGLE SIDING DETAILS HARDIEPLANK SIDING DETAILS INTERIOR ELEVATIONS ICC-FS REPORT - SIDING CC-ES REPORT - ROOFING FIREPLACE SPECIFICATIONS LOWER LEVEL ELEC. & LIGHTING PLAN UPPER LEVEL / MAIN LEVEL ELEC. & LIGHTING PLAN ELEC. CONSTRUCT (N) LOWER LEVEL HEATED & UNHEATED ADDITION. STRUCTURAL GENERAL NOTES STRUCTURAL NOTES / STRUCTURAL OBSERVATION FOUNDATION PLAN UPPER LEVEL FRAMING PLAN ROOF FRAMING PLAN

LANDSCAPE

L-3.10 L-3.20 L-4.0

A-3.2 A-3.3 A-3.4 A-4.0 A-4.1

A-4.3

FOUNDATION STRUCTURAL DETAILS STRUCTURAL DETAILS STRUCTURAL FRAMING DETAILS STRUCTURAL FRAMING DETAIL STRUCTURAL FRAMING DETAILS STRUCTURAL DETAILS

-3' Wide Public Utilities/

(N) CONC. PAVERS & PEA -

GRAVEL TO REPLACE (E)

AREA OF 934 S.F.

LOWER LEVEL ADDITION

_Sewage Easement

(A-1.0)

BUILDING HEIGHT - (E) 23'-2 1/2" MAX. OVERALL (N) 28'-2 1/2" MAX. OVERALL ZONE - R1-11 OCCUPANCY GROUP - R-3 / U (GARAGE) (EXIST. / NEW) TYPE "V-B" CONSTRUCTION SHORING FOUNDATION PLAN

AREA OF 174 S.F.

GARAGE ADDITION

RISERS 9 TOTAL, SUOPE

PROPERTY LINE 438.93.9' 437.0

AREA OF 128 S.F.

FIRST FLOOR ADDITION

FIRE SPRINKLERS ARE REQUIRED AND TO BE INSTALLED IN (E) PORTION OF RESIDENCE AND ADDITION TO BE SPRINKLERED (SEE FIRE SPRINKLER NOTES A-1.0)

R) REFER TO APPROVED FIRE SPRINKLER PLANS FOR LOCATION OF SPRINKLER HEADS & ANY ADDITIONAL REQUIREMENTS.

) EXISTING STRUCTURE DOES NOT HAVE FIRE SPRINKLER SYSTEM

CITY OF PALOS VERDES ESTATES

LOT COVERAGE INFORMATION

REQUIRED PLAN CHECK INFORMATION

PHONE#

THE FOLLOWING INFORMATION IS MANDATORY AND MUST BE SUBMITTED WITH THE PLAN CHECK

APPLICANT: JOHN D. HEISLER, HEISLER DESIGN GROUP, LLC PHONE# (843) 422-2098 (CELL)

BLOCK 6322

APPLICATION#

_____sq.ft. MEZZANINE

2,317 sq.ft. TOTAL*

sq.ft. MEZZANINE sq.ft. GARAGE

633 sq.ft. GARAGE

FIRE SPRINKLER NOTES:

CURB CUT TO REMAIN

(N) CONC. APRON &

CURB CUT (6' REQUIRED

DRIVEWAY APPROACH,

1/4"/FT. SLOPE MAX.)

4,062 sq.ft. TOTAL

sq.ft. MEZZANINE

1,745 sq.ft. TOTAL

459 sq.ft. GARAGE

PROJECT ADDRESS: 4224 VIA VALMONTE, PALOS VERDES ESTATES

4,202.5 equals the smaller of 30%(lot size)+1750 or 50%(lot size)

PROPOSED LOT COVERAGE: (include only added lot coverage)

2,495 sq.ft. 29.7 % BUILDING (Not To Exceed 30%)

TOTAL LOT COVERAGE: (sum of existing and proposed)

PROPOSED FLOOR AREA: (include only added floor area)

TOTAL FLOOR AREA: (sum of existing and proposed)

2,946 sq.ft. 35.1 % HARDSCAPE (pool,patio,deck,driveway,etc.)

(-530) sq.ft. (-6.3) % HARDSCAPE (pool,patio,deck,driveway,etc.)

2,416 sq.ft. 28.7 % HARDSCAPE(pool,patio,deck,driveway,etc.)

APPLICATION:

LEGAL DESCRIPTION: LOT 14

7 / 21 / 2021

LOT SIZE: 8,405 square feet

1,858 sq.ft. 22.1 % BUILDING

637 sq.ft. 7.6 % BUILDING

4,804 sq.ft. 57.2 % TOTAL

107 sq.ft. 1.3 % TOTAL

4,911 sq.ft. 58.4 % TOTAL

EXISTING FLOOR AREA:

____sq.ft. BASEMENT

867 sq.ft. FIRST FLOOR

991 sq.ft. SECOND FLOOR

sq.ft. FIRST FLOOR

934 sq.ft. BASEMENT

509 sq.ft. SECOND FLOOR

995 sq.ft. FIRST FLOOR

__sq.ft. BASEMENT

AREA OF 509 S.F.

SECOND FLOOR ADDITION

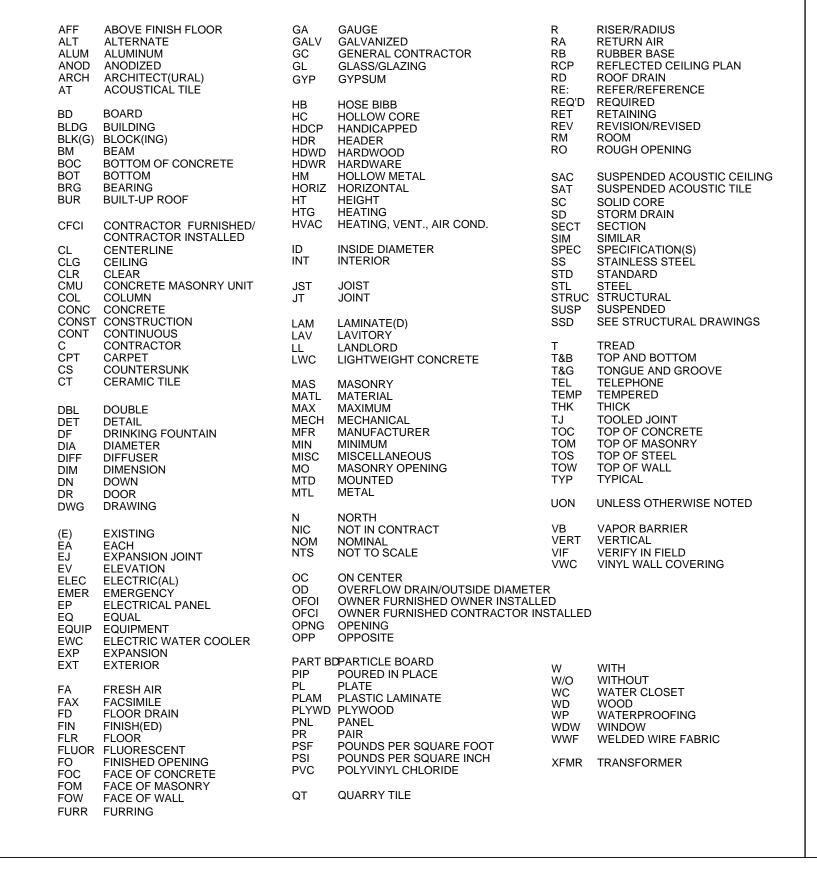
__sq.ft. SECOND FLOOR

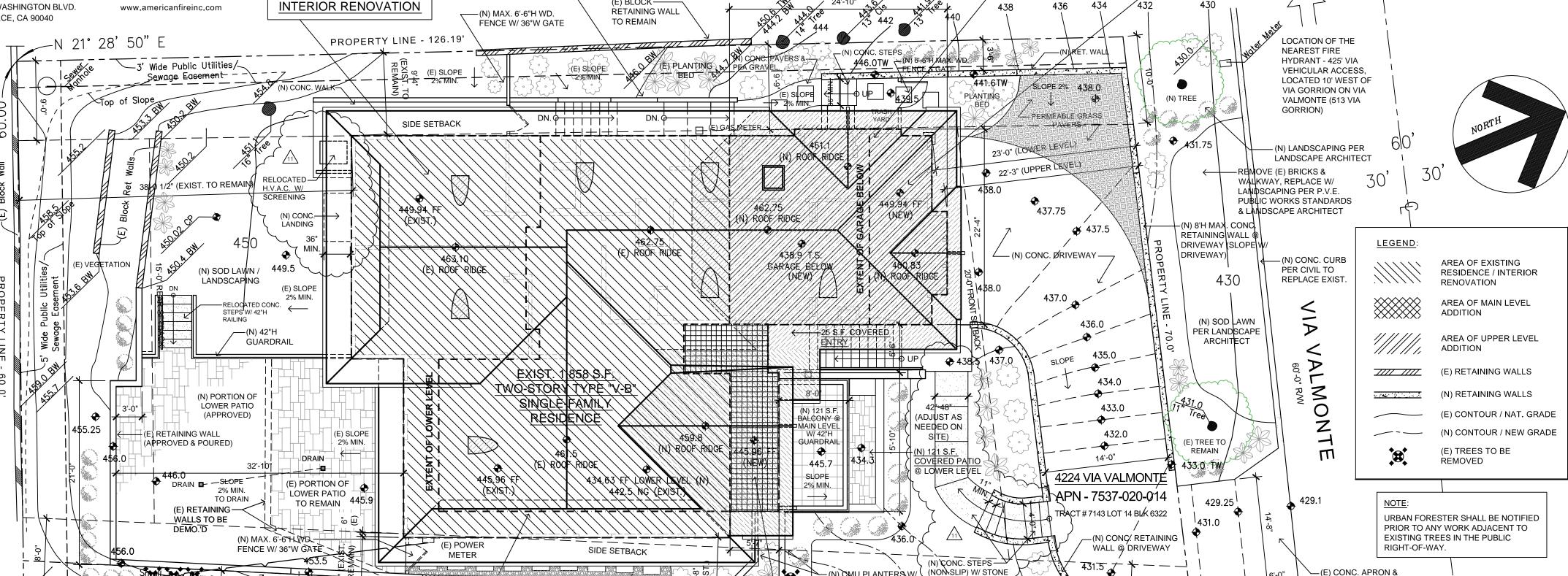
ALLOWABLE FLOOR AREA:

EXISTING LOT COVERAGE:

OWNER:

ABBREVIATIONS





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FIRE FLOW AVAILABILITY / FIRE HYDRANT LOCATION MAP

STANDARD DRIVEWAY APPROACH / CURB DETAILS

FLOOR AREA BREAKDOWNS - FLOOR AREA FLOOR AREA BREAKDOWNS - GROSS FLOOR AREA

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) UPPER LEVEL / MAIN LEVEL PLAN

(N) UPPER LEVEL / MAIN LEVEL PLAN

CONCRETE ROOF TILE INSTALLATION DETAILS (N) DOOR & WINDOW SCHEDULE
(E) NORTH / EAST EXTERIOR ELEVATIONS

(N) NORTH ELEVATION @ STREET, CONSTR. DETAILS

E) SOUTH / WEST EXTERIOR ELEVATIONS

(N) SOUTH / WEST EXTERIOR ELEVATIONS

STUCCO / STONE VENEER DETAILS

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FUEL MOD APPROVAL LETTER

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) ROOF PLAN

(N) ROOF PLAN

DÉMOLITION PLANS

TÝP. WALL SECTIONS TYP. WALL SECTIONS

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SHORING GENERAL NOTES SHORING GENERAL NOTES

LANDSCAPE - HARDSCAPE PLAN

LANDSCAPE - HARDSCAPE DETAILS

LANDSCAPE PLAN / FUEL MOD. PLAN LANDSCAPE PLANTING DETAILS

STRUCTURAL DETAILS
HFX DETAILS

LANDSCAPE SECTION

LANDSCAPE SECTION

IRRIGATION PLAN

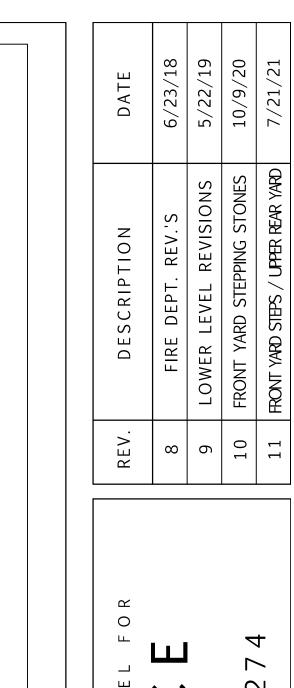
HFX DETAILS

HFX DETAILS

(N) LOWER LEVEL PLAN

SÚRVEY CERTIFICATIONS (E) LOWER LEVEL PLAN

GENERAL NOTES



7 0

EE HU 00 '4

HEISLE DESIGN GROUP DRAWN BY: CHECKED BY: 7/21/21 VARIES JOB NUMBER

SHEET of 78 sheets