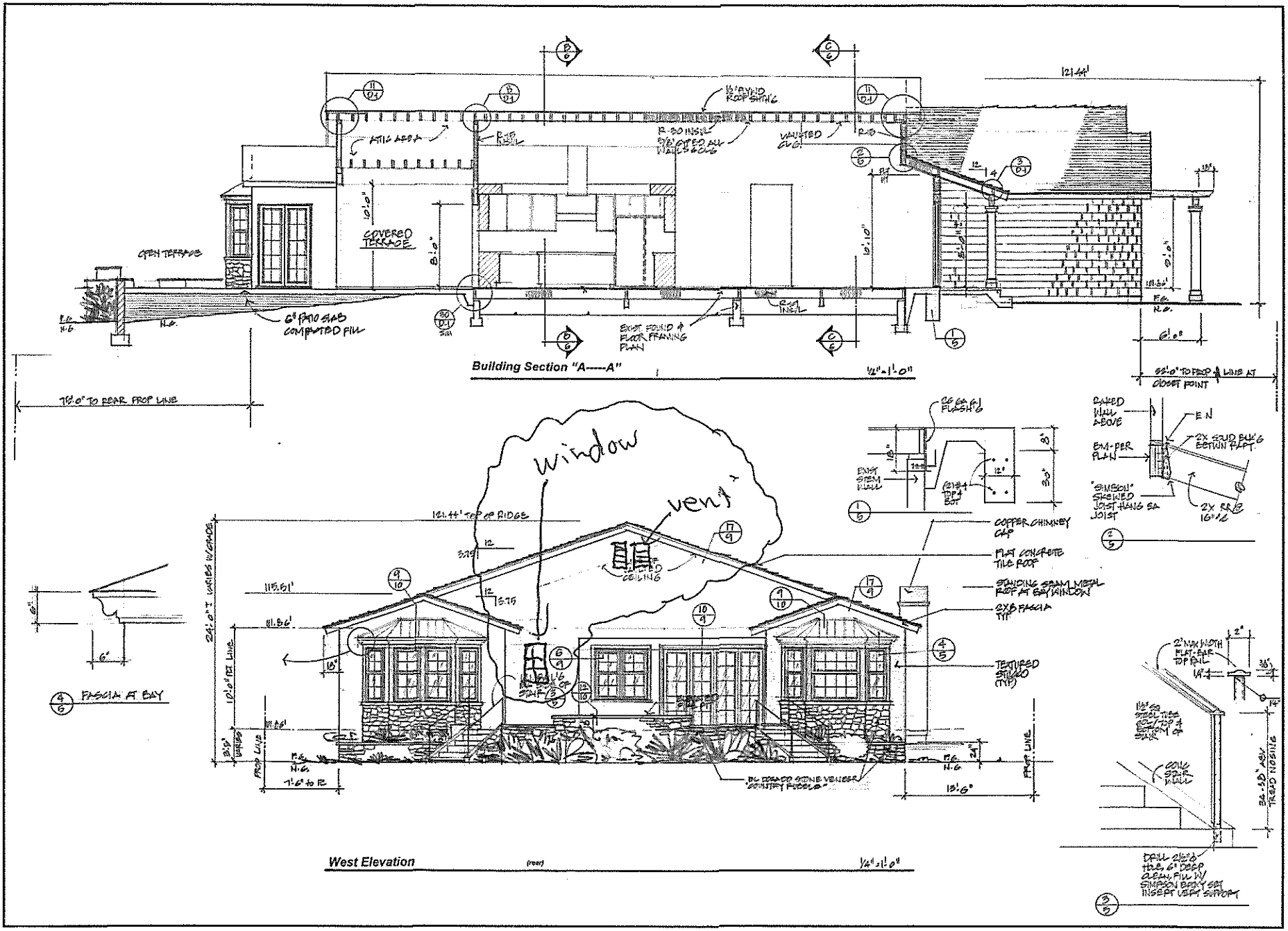


REVISIONS	BY

Phillip Bennett Architect

Architecture • Design • Planning

6552 E. Via Arboles Anaheim, California 92807
Phone 714 997-4935 Cell 714 931-6720
e-mail pbennett@pbarch.net (pbarch)

Project One-story Residence addition and remodel

For Mr and Mrs Stan and Marlayne Yocum 310-423-8803

At 2357 Via Anacapa Palos Verdes Estates, Ca 90274

Job 2357 Via Anacapa Palos Verdes Estates, Ca 90274

Date 10/11/16

Scale 1/4"=1'-0"

Drawn P.B.

Job 2018-22

Sheet 5

Of Sheets

ART JURY NOTES

(All Working Drawings Submitted Shall Contain the Following Notes, Separately labeled on Plans)

1) Approval for construction expires eighteen months for New Single Family Residence after issuance of PVHA building permit. Plan Submittals for other projects expire twelve (12) months from the date of issue of the PVHA building permit. Landscaping must be completed within six (6) months after Certificate of Completion or Occupancy or prior to the expiration of PVHA Art Jury approval.
2) Consult Palos Verdes Homes Association requirement of Grant of Easement for utilities, sewer, water drainage etc. Verify and observe all required setbacks, easements, and deed restrictions.
3) Site survey must be signed by a licensed surveyor or registered engineer and dated within two (2) years prior to the date of submission of plans.
4) Submit all materials and color samples, stucco or plaster finish, to the Palos Verdes Art Jury.
5) Submit roof material samples prior to purchase for review by Palos Verdes Art Jury.
6) Exterior masonry, plaster and concrete block shall be painted. Finish to be sand float.
7) Bring all plumbing vents within a radius of fifteen feet (15'0") through the roof at one point, and concealed from view where possible, to the satisfaction of the PVHA.
8) Any unrestrained rafter tails, exterior exposed beam ends, purlins, lookouts or similar projecting beams which are over eight inches (8") in width or thickness. With Art Jury approval, band sawn ends may preclude the requirement of glue-laminated members.
9) Alternate roofing material may be required to be installed using random width shakes and butt ends staggered 3/8" – 5/8" minimum to get a random look. No uniform mechanical patterns. Rake end units not permitted. "S" tile roofs – see booster tile eave detail. Clay bird stops are not approved. Two-piece mission tile (with cover tiles set in mortar) is required for Spanish Colonial and Mediterranean structures. Covered tiles to be set in mortar, do not strike joints. Random exposure of covered tiles from 6" to 11". Submit blend of roofing tile for Art Jury approval.
10) Specify material of gutter and downspouts. Gutter detail at eave to be on plan. Ribbed downspouts are not approved.
11) Aluminum windows and screen assemblies, including skylights shall be anodized to a dark color or otherwise color treated.
12) Exterior water heaters are not approved.
13) Landscape plans to be submitted to the Art Jury for review at Working Drawings submittal. Tree trimming, removal, and replacement must be reviewed and approved by the Art Jury prior to construction. Trees to remain must be protected from any damage during construction.
14) Do not cut down existing trees without specific approval from the Art Jury.
15) All landscaping reviewed by the Art Jury will have the condition that if it becomes a view obstruction, it will be required to be trimmed by the Owner.
16) Any deviation from approved plans must have Art Jury approval prior to purchase and installation. Deviations from Art Jury plans and details will be subject to fines and corrections.
17) Framing and Final Inspection are required by the PVHA. This is in addition to inspections required by the city. Upon project completion and prior to expiration of approved plans, Owner or authorized agent to call the PVHA to schedule framing and final inspections and request for certificate of completion or to request an extension.
18) State law requires that upon completion of construction, the owner shall file an Application for a Certificate of Completion with the Building Department of Palos Verdes Estates. (Substitute City of Rancho Palos Verdes/County Building Department for Miraleste area)

•CITY OF PALOS VERDES ESTATES• STANDARD PLAN NOTES

The following notes must be incorporated into the plans.

1. All work shall conform to the 2016 California Building Code, 2016 California Residential Code, 2016 California Plumbing Code, 2016 California Mechanical Code, and the 2016 California Electrical Code, the current requirements of the Energy and county of Los Angeles Fire Code.
2. All General Contractors, Sub-Contractors, Architects, & Engineers conducting business within the City of Palos Verdes Estates are required to maintain a current City Business License as described in the Municipal Code Ordinance No. 092-559 and Resolution No. R92-72.
3. Per local requirements, the working hours are between 7:00 AM to 7:00 PM Monday through Thursday; 7:00 AM to 5:30 PM on Friday and 9:00 AM to 5:30 PM on Saturday
4. A re-inspection fee may be charged for an inspection which is not accessible, or approved plans are not on site, or job is not ready.
5. All special inspectors shall be registered with the City of Palos Verdes Estates prior to performing any inspections and shall also notify the Building Official of each job location thereafter.
6. The yard drainage improvements shall be inspected and certified by the engineer of record prior to final approval.
7. "Any and all deviations from the Planning Commission approved plans require that revised plans be submitted to the Planning department for review and approval.
8. Required retaining pool fencing must be maintained during construction or the pool shall be emptied. (As applicable)
9. "General Contractor shall provide a haul route and the size of equipment to the Building Official for review and approval prior to issuance of a building permit."
10. All Construction waste and debris must be containerized at all times & must be Athens dumpsters only (call 1-888-334-4100).
11. Dust Control Measures shall be maintained throughout the duration of the project.
12. All nailing shall be per CRC Table 602.3(1) unless otherwise noted.
13. Steel nail plates (18-gauge min.) are to be installed where plastic and/or copper piping material is within 1" of the exposed framing (CPC 312.9)
14. Penetrations through the roof or exterior wall assemblies by ducts, pipes and/or other appurtenances shall be made water tight (CPC 312.8)
15. As of March 9, 2009, state agency (AQMD) has passed a law that solid fuel burning fireplaces (wood burning) are no longer legal. Construction of such appliances or masonry units may still be constructed as such with the requirements that a complete gas burning assembly be permanently secured/attached to the fire box at final inspection.

Grading Quantities:

0	CY Cut	0	CY fill, under house and garage
0	CY Cut	45	CY fill, for hardscape items
0	CY Cut	0	CY fill, for all other yard areas
0	CY overexcavation	0	CY Recompaction

Max Cut/Fill Depth: 36" Import: 45 CY

Fire Department Plan Check Notes:

1. The required fire flow for fire hydrants at this location is 1,750 gpm, at 20 psi residual pressure for a duration of 2-hours over and above the maximum daily domestic demand. (Fire code 507.3 and Appendix B105.1(1)
2. Spacing of fire hydrants shall not exceed the distances specified in Fire Code C105 and C106. See existing fire hydrants shown on site plan sheet 1
3. All fire hydrants shall measure 6 x 4 x 2-1/2, brass or bronze, conforming to American Water Works Association Standard C-503, or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
4. At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop. The minimum clear height of the door shall not be less than 78 inches in height when measured from the top of the threshold to the bottom of the stop. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort. Residential Code R 311.2 & Building Code 1010.1.1 See door no. 11 on door schedule and floor plans
5. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Smoke alarms with integral strobes that are not equipped with a battery back-up shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. Building Code 907.2.11.6.
6. Prior to building permit final approval, the property shall be in compliance with the vegetation clearance prescribed in California Public Resources Code Section 4291. California Government Code Section 51182 and this code. Residential Code R327.1.5

Lot Coverage:

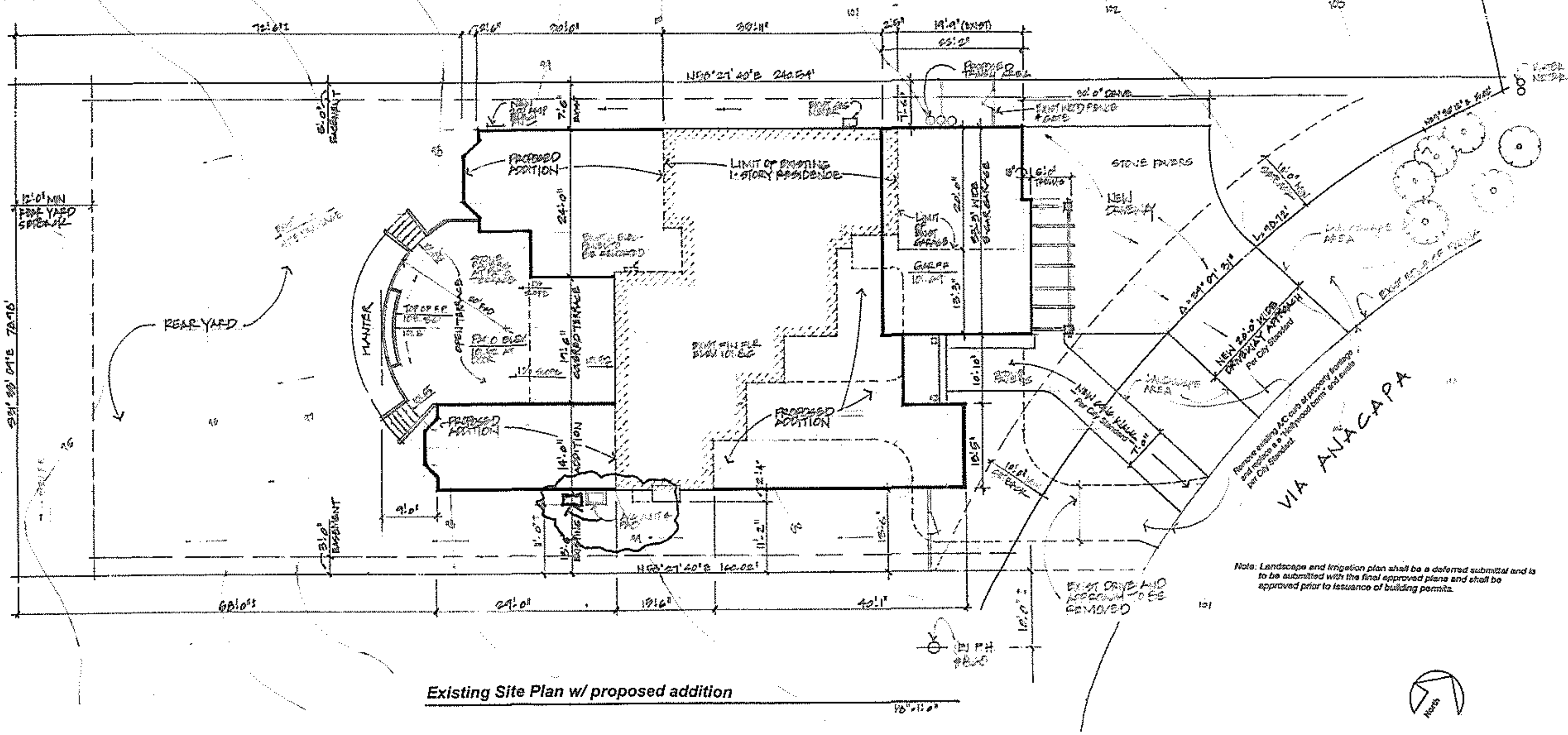
Existing floor area	2909 s.f.	
Proposed floor area	4228 s.f.	(5,416.2 allowable)

Building Coverage:

Existing	13.4%
Proposed	29.8%

Total Lot Coverage

Existing	25.3%
Proposed	42.1%



Note: Landscape and irrigation plan shall be a deferred submittal and is to be submitted with the final approved plans and shall be approved prior to issuance of building permits.

Existing Site Plan w/ proposed addition

1/8" = 1'-0"

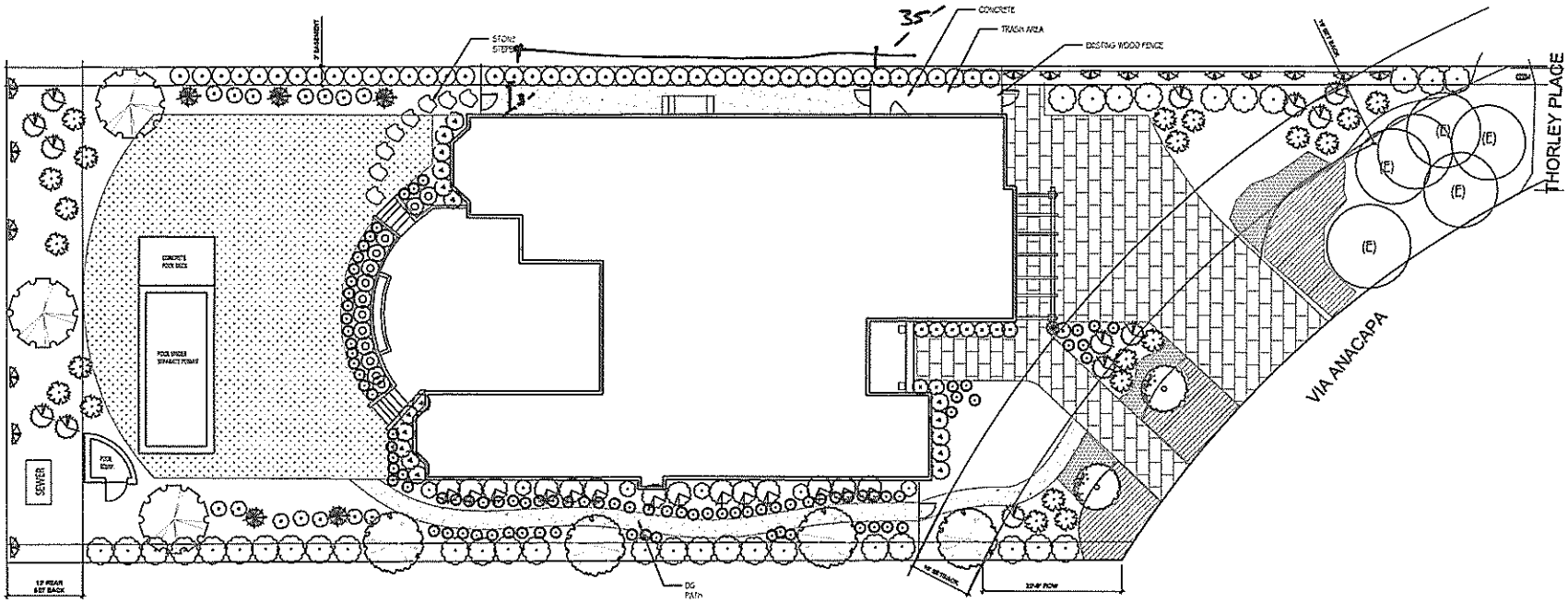
REVISIONS	BY

Phillip Bennett Architect
Architecture • Design • Planning
6552 E. Via Arboles Anaheim, California 92807
Phone 714 937-4350 Cell 714 931-6720
e-mail [illegible]

Project: One-story residence addition and remodel
For: Mr and Mrs Stan and Malayne Yocum 310 428-6363
At: 2003 Beechum Drive Rancho Palos Verde, Ca 90275
Job: 2357 Via Anacapa Palos Verdes Estates, Ca 90274

Date	4-17-2018
Scale	None
Drawn	P.B.
Job	2016-22
Sheet	1
Of	Sheets

MR. AND MRS. YOCUM
2357 VIA ANACAPA
PALOS VERDES ESTATES, CA 90274
LEGAL DESCRIPTION: LOT 31 , BLOCK 2211 , TRACT 6888
APN: 7542-011-011



WATER CONSERVATION ORDINANCE INFORMATION
OWNER: STAN AND BARBARA YOCUM
2357 VIA ANACAPA
PALOS VERDES ESTATES, CA 90274

LEGAL DESCRIPTION: LOT 31 , BLOCK 2211 , TRACT 6888
APN: 7542-011-011

LOT AREA: 15,554 SQ.FT
BUILDING SQ.FT : 6,094 SQ.FT
TOTAL HARDSCAPE: 2,815 SQ.FT
TOTAL LANDSCAPE AREA: 8,513 SQ.FT
TOTAL LANDSCAPE AREA IRRIGATED: 5,663 SQ.FT

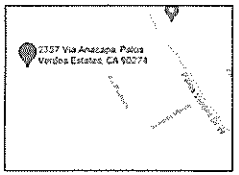
PROJECT TYPE: NEW SINGLE FAMILY RESIDENTIAL

WATER SUPPLY: POTABLE

WATER PURVEYOR: CALIFORNIA WATER SERVICE
2632 West 237th Street
Torrance, CA 90505
(310) 257-1400

ANY PLANTING OR HARDSCAPE ON CITY RIGHT OF WAY WILL BE REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY.
ALL PLANTING THAT GROWS TO HEIGHT THAT BECOMES A VIEW OBSTRUCTION, WILL BE REQUIRED TO BE TRIMMED.
ALL LANDSCAPING WITHIN THE CITY RIGHT OF WAY SHALL NOT EXCEED 20" IN HEIGHT.

VICINITY MAP



CITY OF PALOS VERDES ESTATES
REQUIRED PLAN CHECK INFORMATION

THE FOLLOWING IS MANDATORY AND MUST BE SUBMITTED WITH THE APPLICATION

OWNER/APPLICANT:	STAN & BARBARA YOCUM
PROJECT ADDRESS:	2357 VIA ANACAPA
LEGAL DESCRIPTION:	LOT 31 BLOCK 2211 TRACT 6888
APPLICANT'S AGENT:	JESSICA CENTENO PHONE: 310/768-4050
EMAIL:	JESSICA@CENTENOINC.COM DATE: 6-10-21

LOT SIZE: 15,554 sq. ft.

ALLOWABLE FLOOR AREA:
[illegible] sq. ft. Equals the lesser of 30% (lot size) + 1,700 or 60% (lot size)

EXISTING LOT COVERAGE:
2,094 sq. ft. 13.4 % BUILDING
[illegible] sq. ft. [illegible] % HARDSCAPE (Pool, patio, deck, driveway, etc.)
[illegible] sq. ft. [illegible] % TOTAL

PROPOSED LOT COVERAGE: (Include only added lot coverage)
2,094 sq. ft. 13.4 % BUILDING
[illegible] sq. ft. [illegible] % HARDSCAPE (Pool, patio, deck, driveway, etc.)
[illegible] sq. ft. [illegible] % TOTAL

TOTAL LOT COVERAGE: (Sum of existing and proposed)
2,094 sq. ft. 13.4 % BUILDING (Not to exceed 30%)
[illegible] sq. ft. [illegible] % HARDSCAPE (Pool, patio, deck, driveway, etc.)
[illegible] sq. ft. [illegible] % TOTAL (Not to exceed 60%)

EXISTING FLOOR AREA:
[illegible] sq. ft. FIRST FLOOR — sq. ft. MEZZANINE
— sq. ft. SECOND FLOOR — sq. ft. GARAGE
— sq. ft. BASEMENT — sq. ft. TOTAL

PROPOSED FLOOR AREA: (Include only added floor area)
[illegible] sq. ft. FIRST FLOOR — sq. ft. MEZZANINE
— sq. ft. SECOND FLOOR [illegible] sq. ft. GARAGE
— sq. ft. BASEMENT [illegible] sq. ft. TOTAL

TOTAL FLOOR AREA: (Sum of existing and proposed)
[illegible] sq. ft. FIRST FLOOR — sq. ft. MEZZANINE
— sq. ft. SECOND FLOOR [illegible] sq. ft. GARAGE
— sq. ft. BASEMENT [illegible] sq. ft. TOTAL
(Cannot exceed Allowable Floor Area)

Grading

WALLACE LABORATORIES, LLC
365 Coral Circle
El Segundo, CA 90245
phone (310) 615-0116 fax (310) 640-6863

June 30, 2021

Jessica Centeno, Jessica@centeno-inc.com
Centeno's Nursery & Landscaping, Inc.
17514 S Figueroa
Gardena, CA 90248

RE. Soil Management Report
Yocum, 2357 Via Anacapa
Soil Sample Received 06/24/2021, Our ID No. 21-180-14

Dear Jessica

The pH is moderately alkaline at 7.60. Limestone is present. It induces iron deficiency in acid-loving plants. The salinity is modestly elevated at 2.69 millimho/cm.

Nitrogen, phosphorus, potassium, iron, manganese, zinc, copper and magnesium are high. Boron and sulfur are moderate. Vanadium is moderate.

Vanadium is competitive with iron and limits the metabolic functions of iron. Vanadium is more active in poorly aerated soil and in acidic soil.

Available sodium is modestly elevated. SAR (sodium adsorption ratio) is 2.1

The texture is clay loam. Based on the non-gravel fraction, it contains 40.5% sand, 24.5% silt and 35.0% clay. The gravel content is 18.0%.

Soil organic matter is moderate at 4.97% on a dry weight basis. The carbon/nitrogen ratio is 13.9.

The estimated rate of water percolation based on Soil Water Characteristics version 6.02.74 model developed by Keith Saxton of the USDA is moderately slow at 0.17 inches per hour for normal soil compaction. The model is based on the soil texture, percent gravel and percent soil organic matter.

Recommendations

The soil is suitable as is. Normally irrigate deeply but not frequently. Balance soil moisture with soil aeration.

For site maintenance, apply Vera or Simplot calcium ammonium nitrate (27-0-0) at 4 pounds per 1,000 square feet about once per quarter. Nitrate helps to increase soil aeration.

Soil Analyses Plant Analyses Water Analyses

Continuation, June 30, 2021, page 2

Correct iron deficiency as needed with BASF Sprint 138 Fe or other FeEDDHA chelated iron.

Monitor the site with periodic soil testing. Adjust the maintenance program as needed.

Sincerely,

Gary A. Wallace, Ph. D.
GAW:a

Soil Analyses Plant Analyses Water Analyses

COVER