## FILE CONTROL SHEET

PROPERTY ADDRESS 274/6 Warrior

APP. NO.	PROJECT DESCRIPTION	ACTION TAKEN	DATE CLEARED
SPR 898	ADD Dark	Clad	3/26/19
SPR NO. 8300	430 SF Second 468 SF First Floor Addition & Flr. Decks	Clrd.	115 100 MM
SPR #8300-RE	487 SF Second Floor Decks		6/15/98 / no 10/
ZON 2012-	V. A 588 SF First Flr. Addition;	clrd.	3/23/12
2002013-	New adds 54 10 \$ 39 10	Chel	
00302		Crel	1-22-13
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Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

PERMIT NO.: ZON2013-00302

APPLIED: 7/23/2013 ISSUED: 7/23/2013 EXPIRES: 1/19/2014

SITE ADDRESS: 27416 WARRIOR DR

ASSESSOR'S PARCEL NO.: 7586006016

PROJECT DESCRIPTION: Two new additions to the first floor at the rear of

the exisiting two-story residence. 54 square feet at north rear side and 39 square feet at south

rear side.

**OWNER/APPLICANT** 

MARINA S DSOUZA 13 BUGGY WHIP DR ROLLING HILLS CA 90274

PRIMARY CONTACT

TYPE OF USE: Residential, New Constr. (Single-Family) ZONING: RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Site Plan Review

		FEES	
Туре	Ву	Date	Amount
DATA	LM	7/23/2013	\$4.00
SPRM	LM	7/23/2013	\$326.00
		Total:	\$330.00


### CONDITIONS OF APPROVAL

This approval is for two new first floor additions to the rear of the existing residence. One addition is 54 square feet, and the other addition is 39 square feet.

The approved project shall maintain the setbacks depicted on the stamped approved plans, but in no case shall minimum setbacks be less than the following: 20' front, 15' rear and 5' sides.

The height of the approved project shall be as depicted on the stamped approved plans, and in no case shall the maximum height of any new construction exceed 16' above the existing pad elevation.

The approved project shall maintain a maximum of 50% lot coverage.

No grading is permitted by this approval.

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on July 22, 2013 and with the RS-5 district and site development standards of the Rancho Palos Verdes



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

PERMIT NO.: ZON2013-00302 APPLIED: 7/23/2013

APPLIED: 7/23/2013 ISSUED: 7/23/2013 EXPIRES: 1/19/2014

### **Development Code.**

In the event that a Planning Division and a Building Division requirement are in conflict, the stricter standard shall apply.

The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.

Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.

Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code.

The approved project is exempt from the requirement for a foliage analysis because the addition is under 120 square feet.

The approved project is exempt from the requirement for a neighborhood compatibility analysis.

A minimum 2-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.

At least 50% of the existing interior and exterior walls or existing square footage of the structure shall be retained by the approved project. Otherwise, any nonconformities existing at the time of Planning approval shall be corrected as a part of the project. In addition, neighborhood compatibility analysis will be required if not conducted as a part of the original Planning approval.

No construction or other development shall be permitted on extreme slopes (i.e., 35% steepness or greater).

The required front-yard setback area of the lot shall be at least fifty (50) percent landscaped.

All structures located between the front property line and the exterior facade of the existing single family residence closest to the front property line, or between the street side property line and the portion of the existing single-family residence closest to the street side property line, shall not exceed forty-two (42) inches in height.

The City strongly urges the applicant for this project to contact the Homeowners' Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Planning, Building and Code Enforcement Department of Rancho Palos Verdes.



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

PERMIT NO.: ZON2013-00302 APPLIED: 7/23/2013 ISSUED: 7/23/2013

EXPIRES: 1/19/2014

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

For Community Development Director

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER January 19, 2014 UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.



**Community Development Department** 

30940 Hawthorne Blvd, Rancho Palos Verdes, CA 90275 Phone: (310) 544-5228 Fax: (310) 544-5293 planning@rpv.com www.palosverdes.com/rpv

RESIDENTIAL PLANNING	APPLICATION		
Planning Case No: 20070	3-00302	(To be assigned by City Staff)	
Project Address: 27416 W			
APPLICATION(S) (Please check all that ap	ply):		
☐ Site Plan Review Major \$336	☐ Grading Permit	☐ Height Variation	
☐ Extreme Slope Permit	☐ Fence, Wall and Hedge Permit	☐ Revision/Amendment	
Coastal Permit Appealable or Non-appealable?	☐ Minor Exception Permit	☐ Variance	
☐ Landslide Moratorium Exception			
Other Application:			
Additional Reviews: Neighborho	od Compatibility Analysis	Foliage Analysis \$1198 7	
CONTACT INFORMATION	$V_{\scriptscriptstyle 4}$	parta Proceeding the t	
PROPERTY OWNER:	APPLICANT:	) 1	
Name Moning () SwaA	Name_KORSONT (	JWATCH, U	
Address 27416 WARMW	Address 17 N.1	RLTD ST	
City RPV State Zip	city Javyanus	State (A Zip GVV)	
Telephone 310.964.3706	Telephone 310.37	.261)	
Email	Email RGANSTEL	o bradion.	
City Business License No. (Required for arc	hitects and design professionals)		
PROJECT DESCRIPTION (Use additional property of the property o		per	

### **PROJECT INFORMATION**

A. EXISTING	<b>DEVELOPMENT</b>		•	
7061	21. Square footage of Lo	·		
	2. Square footage of tot	al existing floor area:	<i>4</i> 60 c	- 1
	First Story	Second Story 100	Garage TDy	Other
14/8	3. Square footage of exi	sting structure <b>footprint</b> (includii	ng any accessory structures	• • •
(accessory structures				
26/0	5. Square footage of exi	sting lot coverage [line A3 + line /	<b>A</b> 4]	
417				
1	- · ·		•	
Mes	_	tructures on sloping lots, please refer to	the Height Variation guidelines	vered by structure to the handout for height require.)
B. PROPOS	ED Development		•	
93\$	1. Square footage of pro	posed new floor area:		
	First Story	Second Story	Garage	
177]	2 TOTAL square footed	e of structure <b>footprint</b> (existing	. + now)	(accessory structures)
1200				
7921	3. TOTAL square footag (EXEMPT: impervious su	e of driveways, parking areas a rfaces less than 5 feet in width and/	nd impervious surfaces( or one patio areas less thar	(existing + new) n 500 square feet in areas)
37	4. TOTAL square footag	e of proposed lot coverage [line	B2 + line B3]	
40/	) \$6. Percentage of new lot	coverage [line B4 ÷ line A1 x 100]	]	
No that	6. Height of proposed st	ructure, as measured from highe	est point of exist, grade c	overed by structure to th
	highest ridgeline (for s	tructures on sloping lots, please refer to	the Height Variation guidelines	handout for height restrictions
<u>37</u>	7. Linear feet of existing (If demolishing 25% or r	interior and exterior walls nore)	3レ Linear feet of	walls to be demolished
C. GRADING	INFORMATION			
Cubic yards of	: Fill <b>N</b>	+ Cut	= TOTAL	- · · · · · · · · · · · · · · · · · · ·
Maximum heig	ht of: Fill	Cut (to bottom of f	ooting)	<u> </u>
Cubic yards of	: Import	Export		
D. HEIGHT V	ARIATION EARLY NE	IGHBORHOOD CONSULTA	TION PROCESS	
. 7				of subject parcel
		arcels under separate ownershi		
			Percentage of to	•
	_	ures within 100 foot radius		,
<del></del>	vaniber of total signatt	ires within 100 100t faulus	rercentage of to	tal (D2 ÷ D4 x 100)

### INFORMATION TO DETERMINE IF A FOLIAGE ANALYSIS IS NECESSARY 1. Does the proposed project involve an addition or structure which is 120 square feet or more in size and which can be used as a gathering space and viewing area (i.e., decks, covered patios)? Yes 🗍 2. Does the proposed project involve an addition or structure which consists of 120 square feet or more of habitable space (i.e., room expansions, additions, conversions)? Yes No 🗌 If the answer is "yes" to either question, a foliage analysis must be conducted by staff to determine if any existing foliage on the applicant's property which exceeds 16 feet or the ridgeline of the primary residence, whichever is lower, impairs a view from any surrounding properties. PROJECT SILHOUETTE WAIVER (Required for Neighborhood Compatibility Analysis & Height Variation) \_\_\_, am the owner of property located at \_ in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct: (brief project description) I understand that, pursuant to Section 17.02.040(C)(1)(d), I must construct and maintain a temporary frame as a visual aid for evaluating the impacts of the proposed structure. I hereby waive any claim against the City of Rancho Palos Verdes for any damage or injury caused by the construction of the frame or by any subsequent failure of the frame. Property Owner Signature: HAZARDOUS WASTE & SUBSTANCE STATEMENT (REQUIRED FOR ALL PROJECTS) Pursuant to California Government Code Section 65962.5(f), before a city can accept as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the city indicating whether the project and any alternatives located on a site that is included on any of the lists compiled and shall specify any list. The California Environmental Protection Agency (Cal/EPA) has compiled lists of Hazardous Waste and Substances Sites for the entire State of California, which identifies the following site in Rancho Palos Verdes (as of 8/22/2012): 30940 Hawthorne Blvd City Hall / Civic Center Envirostor ID 19970023 I have consulted the most current lists compiled pursuance to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are not contained on these Property Owner Signature:

### PROPERTY OWNER'S CERTIFICATION (REQUIRED)

I hereby certify, under penalty of perjury, that the information and materials herein and submitted with this application are true and correct.

Property Owner Signature 1



Date / / 7/13



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

PERMIT NO.: ZON2013-00302 APPLIED: 7/23/2013

APPLIED: 7/23/2013 ISSUED: 7/23/2013 EXPIRES: 1/19/2014

V COM

SITE ADDRESS: 27416 WARRIOR DR

ASSESSOR'S PARCEL NO.: 7586006016

PROJECT DESCRIPTION: Two new additions to the first floor at the rear of

the exisiting two-story residence. 54 square feet at north rear side and 39 square feet at south

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OWNER/APPLICANT

MARINA S DSOUZA 13 BUGGY WHIP DR ROLLING HILLS CA 90274 PRIMARY CONTACT

TYPE OF USE: Residential, New Constr. (Single-Family) ZONING: RS-4 (Single-Fam. 4 DU/ac)

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		FEES	
Туре	Ву	Date	Amount
DATA	LM	7/23/2013	\$4.00
SPRM	LM	7/23/2013	\$326.00
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NO	TΕ	S	
		_	

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The height of the approved project shall be as depicted on the stamped approved plans, and in no case shall the maximum height of any new construction exceed 16' above the existing pad elevation.

The approved project shall maintain a maximum of 50% lot coverage.

No grading is permitted by this approval.

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on July 22, 2013 and with the RS-5 district and site development standards of the Rancho Palos Verdes



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

PERMIT NO.: ZON2013-00302 APPLIED: 7/23/2013

ISSUED: 7/23/2013 EXPIRES: 1/19/2014

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Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

PERMIT NO.: ZON2013-00302 APPLIED: 7/23/2013 ISSUED: 7/23/2013

EXPIRES: 1/19/2014

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

For Community Development Director

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER January 19, 2014 UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.



**Community Development Department** 

30940 Hawthorne Blvd, Rancho Palos Verdes, CA 90275 Phone: (310) 544-5228 Fax: (310) 544-5293 planning@rpv.com www.palosverdes.com/rpv

RESIDENTIAL PLANNING	APPLICATION	
Planning Case No:	3-00302	(To be assigned by City Staff)
Project Address: 27416 W	ynn von	
APPLICATION(S) (Please check all that ap	ply):	
☐ Site Plan Review Major \$3306	☐ Height Variation	
☐ Extreme Slope Permit	Fence, Wall and Hedge Permit	☐ Revision/Amendment
Coastal Permit Appealable or Non-appealable?	☐ Variance	
☐ Landslide Moratorium Exception	☐ Geologic Investigation Permit	☐ Conditional Use Permit
Other Application:		
Additional Reviews: Neighborhoo	od Compatibility Analysis	Foliage Analysis \$1198 7
CONTACT INFORMATION	$V_{i}$	oda Pocemy 14 t
PROPERTY OWNER:  Name	APPLICANT: Name_RORSOTT	Bandar
Address 27416 WARMW	Address 7 7 N. 1	RUTH ST
City_RPVStateZip_	city Javyanus	State (A Zip GVV)
Telephone 310 964 . 370 (	Telephone 310-37	.261)
Email	Email RGANSTEL	o bradion.
City Business License No. (Required for arch	nitects and design professionals)	
PROJECT DESCRIPTION (Use additional property of the property o	onal paper, if needed)	p.Black

### **PROJECT INFORMATION**

A. EXISTING	G DEVELOPMENT			
2000	1. Square footage of Lot			
<u> </u>	2. Square footage of tota	l existing floor area: Second Story <u>ル</u> の	495.	2.1
1170	First Story	Second Story 1	Garage LD9	Other(accessory structures)
14/8	3. Square footage of exis	ting structure <u>footprint</u> (includi	ng any accessory structures	, attached or detached)
1200	_ 4. Square footage of drive (EXEMPT: impervious surf	eways, parking areas and imperaces less than 5 feet in width and	ervious surfaces l/or one patio areas less thar	n 500 square feet in areas)
2870	_ 5. Square footage of exis	ting lot coverage [line A3 + line	A4]	
417		lot coverage [line A5 + line A1 x		
los they	7. Height of existing struc	sture, as measured from highes uctures on sloping lots, please refer to	st point of exist, grade cov	vered by structure to the handout for height require.)
B. PROPOS	ED Development		·	
43\$	1. Square footage of prop	oosed new floor area:		
•	First Story	Second Story	Garage	Other
1771	2. TOTAL square footage	of structure <u>footprint</u> (existing	g + new)	(accessory structures)
1207	3. TOTAL square footage (EXEMPT: impervious surf	of driveways, parking areas a aces less than 5 feet in width and	nd impervious surfaces ( /or one patio areas less than	existing + new) 500 square feet in areas)
	4. TOTAL square footage	of proposed lot coverage [line	B2 + line B3]	
4.01	5. Percentage of new lot	coverage [line B4 ÷ line A1 x 100	]	
No thui	6. Height of proposed stru highest ridgeline (for str	ucture, as measured from high- uctures on sloping lots, please refer to	est point of exist. grade control the Height Variation guidelines	overed by structure to the handout for height restrictions
31	7. Linear feet of existing in (If demolishing 25% or magnetic property)	nterior and exterior walls ore)	<u> 3</u> レ Linear feet of	walls to be demolished
C. GRADING	INFORMATION			
Cubic yards of	f: Fill WA	+ Cut	= TOTAL	
Maximum heig	ht of: Fill	Cut (to bottom of	footing)	
Cubic yards of	: Import	Export		
D. HEIGHT V	ARIATION EARLY NEI	GHBORHOOD CONSULTA	TION PROCESS	
MA	1. Number of individual pa	rcels under separate ownershi	p within <b>500 foot radius</b>	of subject parcel
		rcels under separate ownershi		
	3. Number of total signatur		Percentage of to	•
	Number of total signatur		Percentage of to	,
	•			\ D : \ 100/

## INFORMATION TO DETERMINE IF A FOLIAGE ANALYSIS IS NECESSARY 1. Does the proposed project involve an addition or structure which is 120 square feet or more in size and which can be used as a gathering space and viewing area (i.e., decks, covered patios)? Yes 🗍 2. Does the proposed project involve an addition or structure which consists of 120 square feet or more of **habitable** space (i.e., room expansions, additions, conversions)? Yes If the answer is "yes" to either question, a foliage analysis must be conducted by staff to determine if any existing foliage on the applicant's property which exceeds 16 feet or the ridgeline of the primary residence, whichever is lower, impairs a view from any surrounding properties. PROJECT SILHOUETTE WAIVER (Required for Neighborhood Compatibility Analysis & Height Variation) \_\_, am the owner of property located at \_ in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct: (brief project description) I understand that, pursuant to Section 17.02.040(C)(1)(d), I must construct and maintain a temporary frame as a visual aid for evaluating the impacts of the proposed structure. I hereby waive any claim against the City of Rancho Palos Verdes for any damage or injury caused by the construction of the frame or by any subsequent failure of the frame. Property Owner Signature:\_\_ HAZARDOUS WASTE & SUBSTANCE STATEMENT (REQUIRED FOR ALL PROJECTS) Pursuant to California Government Code Section 65962.5(f), before a city can accept as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the city indicating whether the project and any alternatives located on a site that is included on any of the lists compiled and shall specify any list. The California Environmental Protection Agency (Cal/EPA) has compiled lists of Hazardous Waste and Substances Sites for the entire State of California, which identifies the following site in Rancho Palos Verdes (as of 8/22/2012): 30940 Hawthorne Blvd City Hall / Civic Center Envirostor ID 19970023 I have consulted the most current lists compiled pursuance to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are not contained on these Property Owner Signature:\_

### PROPERTY OWNER'S CERTIFICATION (REQUIRED)

I hereby certify, under penalty of perjury, that the information and materials herein and submitted with this application are true and correct.

Property Owner Signature

MI Sunza.

Date // 7/13



City of Rancho Palos Verdes 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

## Fees Associated With Case #: ZON2013-00302

OWN MARINA S. DSOUZA 13 BUGGY WHIP DR ROLLING HILLS, CA 90274

Fee Type	Start Date	End Date	Dept Description	Trans Revenue Code Account Number	Ci By	eated Date	Amount	Due
SPRM	11/8/2010	12/31/2020	Site Plan Review (Major)	132210	LM	7/23/2013	326.00	326.00
DATA	5/18/2009	12/31/2020	Deta Burner in B	Subtotal for Re	venue Ac	ct. 132210	326.00	
211111	3/10/2009	12/31/2020	Data Processing Fee	322-40	LM	7/23/2013	4.00	4.00
			,	Subtotal for Re	venue Ac	et. 322-40	4.00	

N.

Total Due: \$330.00

Receipt No. \_\_\_\_\_ Check No. \_\_\_\_

Description PZ Tender detail 30540 HAWTHORNE BLVD RANCHO PALOS VERDES CA Total tendered (310)377-0350 Total payment Trans date: MARINA DSOUZA

PLANNING DATA PROCESSING

\$4.00 Z0N 13 302 MANCYV THANK YOU FOR YOUR PAYMENT \*\*\* CITY OF RANCHO PALOS VERDES
\*\*\* CUSTOMER RECEIPT \*\*\* 7/23/13 01 PLANNING & ZONING 1.00 7/23/13 Quantity Receipt no: 1365 90275 Time: 13:58:16 Drawer: \$330.00 \$330.00 \$326.00 Amount 275

Check: 1305
Date: 7/23/13 01 Recpt na: 275
CHECK \$330.00
4082 PAY TO THE ORDER OF 4082
BANK OF AMERICA
NATIONAL TRUST AND SAVINGS ASSOCIATION
FOR DEPOSIT ONLY
CITY OF RANCHO PALOS VERDES
12152 - 80220



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes CA 90275

PERMIT NO.: ZON2012-00106 APPLIED: 3/23/2012 ISSUED: 3/23/2012

EXPIRES: 9/19/2012

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

SITE ADDRESS: 27416 WARRIOR DR

ASSESSOR'S PARCEL NO.: 7586006016

PROJECT DESCRIPTION: New 24 SF patio cover at the front and interior

remodel of an existing 2-story SFR.

OWNER/APPLICANT

BHUMITRA, ARUN K & MARINA S 27416 WARRIOR DR RANCHO PALOS VERDES CA 90275 PRIMARY CONTACT ROBERT GARSTEIN

2175 236TH ST **TORRANCE CA 90501** 

310-325-2611

TYPE OF USE: Residential, Add'n/Rem. (Single-Family)

**ZONING:** RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Site Plan Review

FEES				
Туре	Ву	Date	Amount	
DATA	AH	3/23/2012	\$4.00	
SPRM	AH	3/23/2012	\$326.00	
		Total:	\$330.00	

NOTES:				
	`			

### CONDITIONS OF APPROVAL

This approval is for a 1-story 24 Sf patio cover at the front and interior remodel of an existing 2-story single-family residence.

The approved project shall maintain the setbacks depicted on the stamped approved plans, but in no case shall minimum setbacks be less than the following: 20' front, 15' rear and 5' sides.

The height of the approved project shall be as depicted on the stamped approved plans, and in no case shall the maximum height of any new construction exceed 16' above the existing pad elevation.

The approved project shall maintain a maximum of 50% lot coverage.

No grading is permitted by this approval.

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on March 23, 2012 and with the RS-4 district and site development standards of the Rancho Palos Verdes **Development Code.** 

In the event that a Planning Division and a Building Division requirement are in conflict, the stricter standard shall apply.



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

PERMIT NO.: ZON2012-00106 APPLIED: 3/23/2012 ISSUED: 3/23/2012

EXPIRES: 9/19/2012

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

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Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.

The approved project is exempt from the requirement for a foliage analysis because proposed project is less than 120 SF.

The approved project is exempt from the requirement for a neighborhood compatibility analysis.

A minimum 2-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.

At least 50% of the existing interior and exterior walls or existing square footage of the structure shall be retained by the approved project. Otherwise, any nonconformities existing at the time of Planning approval shall be corrected as a part of the project. In addition, neighborhood compatibility analysis will be required if not conducted as a part of the original Planning approval.

The City strongly urges the applicant for this project to contact the Homeowners' Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Planning, Building and Code Enforcement Department of Rancho Palos Verdes.

For Community Development Director

3-23-12

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER <u>September 19, 2012</u> UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.



## City of RANCHO PALOS VERDES

**Community Development Department** 

30940 Hawthorne Blvd, Rancho Palos Verdes, CA 90275 Phone: (310) 544-5228 Fax: (310) 544-5293

> E-mail: planning@rpv.com www.palosverdes.com/rpv

### UNIFORM PLANNING APPLICATION ZON 2012 - 00106 Planning Case No: \_\_\_ Project Address: 27416 Wanner ON SUBMITTED APPLICATION(S) (Please check all that apply): □ Antenna Site Plan Review ☐ Geologic Investigation Permit Site Plan Review Major ☐ Coastal Permit ☐ Grading Permit ☐ Site Plan Review Minor Appealable / Non-appealable ☐ Conditional Use Permit ☐ Height Variation ☐ Special Construction Permit ☐ Division of Land Permit ☐ Landslide Moratorium Exception ☐ Special Use Permit ☐ Environmental Assessment □ Large Domestic Animal Permit ☐ Variance ☐ Exotic Animal Permit ☐ Lot Line Adjustment ☐ Zone Change Permit ☐ Extreme Slope Permit Minor Exception Permit ☐ Revision/Amendment General Plan Amendment ☐ Sign Permit ☐ Other **Initiation Request** Applicants: If you have any questions regarding this application or required materials, please call the Community Development Department at (310) 544-5228 or e-mail planning@rpv.com **CONTACT INFORMATION** (Please print or type) **PROPERTY OWNER** marina 75 Email Telephone

City Business License No. (architects and design professionals only)

1 1 1 1					
Structure square footage:	Yes 🔀	No 🗌	Fencing/walls:	Yes 🗌	No 🔯
Roof/Ridgeline height:	Yes 🗌	N9 🔀	Grading:	Yes 🗌	00
Skylights/Solar panels:	Yes 🗌	No X	Mechanical equipment:	Yes 🗌	No [5]
Exterior structure walls:	Yes 🗌	No 🔀	Lot coverage <sup>1</sup> :	Yes 🏻	No 🗌
Plumbing fixtures:	Yes 📉	No 🗌	Septic system:	Yes 🗌	Nō 🔼

2. **EXISTING** DEVELOPMENT & USES [Please provide a written description of the existing development and uses of the site, such as the square footage of main structure and garage, square footage of all accessory structures, number/description of rooms, lot coverage percentage<sup>1</sup>, number of single family residential units, grading quantities (cut/fill depth & cubic vardage) etc.1:

	is, grading quantities (cu	- , -		\ \ \ \ \ - \	7
EXA	25ton 12BC	idence (n	D grading	12KB 1515	1,06
59 ft	BURDENON		•	,	V
RES,	- ICT KUDAN	1140 \$ 7.	14. 1280	<b>Ø</b>	
Gray	B 500 59 6	it			
(E) D	411 - 927 Ch	f=+	-		
(E)	nous suoca	E)			
		V *	:		
				_	

3. **PROPOSED** IMPROVEMENTS & USES [Please provide a written description of the existing development and uses of the site, such as the square footage of main structure and garage, proposed square footage of all attached/detached accessory structures, number/description of rooms, lot coverage percentage<sup>1</sup>, grading quantities (cut/fill depth & cubic yardage), etc]:

(N) poncer 24 sq ft, M) Bath as pur of tracking gunago
A) often to be remoded to within (E) Nor.
Las coungs cité 700-2-3530
WT 2042 & 6502

2

Lot Coverage is defined as that portion of a lot or building site which is occupied by any building or structure, including trellises; decks over thirty inches in height (as measure from existing grade); parking areas; driveways; or impervious surfaces. Impervious surfaces less than five feet in width and/or one patio area less than five hundred square feet shall be excluded from the lot coverage calculation (please show all lot coverage calculations separately).

## HAZARDOUS WASTE & SUBSTANCE STATEMENT Section 65962.5(f) of the California Government Code requires that no application for a development project be accepted as complete unless accompanied by a signed statement indicating whether the project and any alternatives are located on a site that is included on any of the lists compiled pursuant to Government Code Section 65962.5. http://palosverdes.com/rpv/planning/planning-zoning/index.cfm The project site does *not* fall within an identified hazardous site. (If checked please proceed to next section of this application) The project site does fall within an identified hazardous site. PROJECT SILHOUETTE WAIVER The waiver below must be completed if you are required to construct a project silhouette for the Neighborhood Compatibility analysis. See attached construction criteria and certification form. I, \_\_\_\_\_, am the owner of property located at \_\_\_\_ in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct a temporary silhouette: I understand that, pursuant to Section 17.02.040(C)(1)(d), I must construct and maintain a temporary frame as a visual aid for evaluating the impacts of the proposed structure. I hereby waive any claim against the City of Rancho Palos Verdes for any damage or injury caused by the construction of the frame or by any subsequent failure of the frame. Landowner Signature Date INFORMATION TO DETERMINE IF A FOLIAGE ANALYSIS IS NECESSARY

Does the proposed project involve an addition or structure which is 120 square feet or more in size and which	can
be used as a gathering space and viewing area (i.e., decks, covered patios)?	

Yes ☐ No 🂢

Does the proposed project involve an addition or structure which consists of 120 square feet or more of <a href="https://example.com/habitable">habitable</a> space (i.e., room expansions, additions, conversions)?

Yes ☐ No 🏋

If the answer is "yes" to either question a foliage analysis must be conducted by staff to determine if any existing foliage on the applicant's property, which exceeds 16 feet or the ridgeline of the primary residence, whichever is lower, impairs a view from any surrounding properties.

### PROPERTY OWNER'S CERTIFICATION

I hereby certify, under penalty	of perjury, that	the information a	and materials	submitted	with this application
are true and correct.	•	)	,		• •

Landowner Signature



City of Rancho Palos Verdes 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

## Fees Associated With Case #: ZON2012-00106

OWN BHUMITRA, ARUN K & MARINA S 27416 WARRIOR DR RANCHO PALOS VERDES, CA 90275

APL ROBERT GARSTEIN 2175 236TH ST TORRANCE, CA 90501

RESPONSE OF THE PARTY.	* 2.2 Section and the section of the section of	THE MATERIAL PROPERTY OF THE P		COL AND MARKET STREET, AND THE PERSON AND ADDRESS OF THE PERSON AND AD				
T. Fee	Start :	End :		Trans Revenue	∷a ⊹ €Ci	eated =		
Lype	: Date :	#⊈≥# <u>D</u> ate ⊈	Description	Account Number	By.	Date:	Amount	· /FDue
SPRM	11/8/2010	12/31/2020	Site Plan Review (Major)	132210	AΗ	3/23/2012	326.00	326.00
				Subtotal for Re	evenue Ac	ct. 132210	326.00	
DATA	5/18/2009	12/31/2020	Data Processing Fee	322-40	AH	3/23/2012	4.00	4.00
				Subtotal for Re	evenue Ac	ct. 322-40	4.00	

Total Due: \$330.00

For Office Use Only

Receipt No. \_\_\_\_\_ Check No. \_\_\_\_

\$330.00 \$330.00 \$330.00 \$330,00 \$326,00 9:31:44 NATIONAL TRUST AND SAVINGS ASSOCIATION Amount PLANNING DATA PROCESSING \*\*\* THANK YOU FOR YOUR PAYMENT \*\* CITY OF RANCHO PALOS VERDES \*\*\* CUSTOMER RECEIPT \*\* n Quantity PLANNING & ZONING 1.00 SITY OF RANCHO PALOS VERDES 30940 HAWTHORNE BLVD . RANCHO PALOS VERDES CA 3/23/12 3/23/12 01 ZON 12 00105 otal tendered ender detail [ota] payment MANCYV Description PZ Frans date:



Page 1 of 2

THIS FORM, ALONG WITH TWO COPIES OF THE APPROVED PLANS, <u>MUST</u> BE SUBMITTED WHEN APPLYING FOR A BUILDING PERMIT.

, <b>.</b> .	THE TOTAL BOILDING TERMINT.						
PROJE	ECT LOCATION: 27416 Warrior D	Orive	LOT NO.: <u>48 (por.)</u> TRACT NO.: <u>30105</u>				
OWNE	R'S NAME/ADDRESS: <u>M/M Bh</u>	umitra, 27416 Warrior	Dr., RPV, CA 90275				
PROJE	ECT NO.: <u>Site Plan Review No. 83</u>	00-Revision 'A'	⊠ MINISTERIAL □ DISCRETIONARY				
PROJE	ECT DESCRIPTION: _588 SF 1s	t-floor add'ns (LR, FR a	and new BR) and 487 SF 2nd-floor decks				
Approv	al is granted subject to the follow	ing conditions:					
1.	This approval replaces and su originally approved on June 15,		of approval for Site Plan Review No. 8300,				
2.	The additions to the house shall comply with the setbacks indicated on the site plan (5' southerly side, 6' northerly side, 5' from top-of-slope at rear), but in no case shall the setbacks be less than the following:						
	Front: 20'	Sides: 5'	Rear: 5' from top of slope				
2.	The maximum eave projection allowed is six inches (6") per foot of required setback, or thirty inches (30")into the 5-foot side-yard setback.						
3.	The maximum height of all new construction shall be as shown on the approved plans (13'0" to top of 2nd-floor deck railings) and shall not exceed sixteen feet (16'0").						
4.	The minimum open space requirement of fifty percent (50%) shall be maintained.						
5.	No grading is permitted by this a	pproval.					
6.	This approval allows the addition for a total structure size of 3,39	of five hundred eighty-e 7 square feet (including	eight square feet (588 ft²) of habitable space, g ±400-square-foot garage). The maximum				

7. No individual exterior light fixture shall exceed one hundred fifty watts (150 W) and the total exterior illumination for the site shall not exceed one thousand watts (1,000 W), in compliance with Section 17.56.030 of the Rancho Palos Verdes Development Code.

(50%) times the lot size (7,089 SF).

allowable structure size for this property is 3,545 square feet, based upon the open space percentage

- 8. Unless otherwise noted in these conditions, all construction shall substantially comply with the revised plans submitted to the City on October 15, 1998, entitled "Residence Remodel, 27416 Warrior Drive, Rancho Palos Verdes, Calif." prepared by Robert Garstein of RGA, Inc. and dated January 9, 1998.
- 9. In the event that a Planning Division and a Building Division requirement are in conflict, the stricter standard shall apply.
- 10. The construction site shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.



Page 2 of 2

THIS FORM, ALONG WITH TWO COPIES OF THE APPROVED PLANS, MUST BE SUBMITTED WHEN APPLYING FOR A BUILDING PERMIT. PROJECT LOCATION: 27416 Warrior Drive LOT NO.: <u>48 (por.)</u> TRACT NO.: <u>30105</u> OWNER'S NAME/ADDRESS: \_M/M Bhumitra, 27416 Warrior Dr., RPV, CA 90275 PROJECT NO.: Site Plan Review No. 8300-Revision 'A' ☑ MINISTERIAL □ DISCRETIONARY PROJECT DESCRIPTION: 588 SF 1st-floor add'ns (LR, FR and new BR) and 487 SF 2nd-floor decks Approval is granted subject to the following conditions: 11. Permitted hours for construction are 7:00 AM to 7:00 PM, Monday through Saturday. No construction is permitted on Sundays or legal holidays. 12. On June 15, 1998, a foliage analysis was conducted for the property in conjunction with the original approval of Site Plan Review No. 8300. Staff determined that there is no existing foliage on the subject property which significantly impairs protected views from adjacent properties. However, this determination does not preclude or prevent a property owner from filing for a view restoration permit against the subject property at a future date. ☐ DUMP DEPOSIT REQUIRED ☑ BUILDING PERMIT REQUIRED The City strongly urges the applicant for this project to contact the Homeowners Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners Associations is on file with the Planning, Building, and Code Enforcement Department of Rancho Palos Verdes.

M:\USERS\KITF\WPWIN60\SITEPLAN\SPR8300A.CLR

For Director of Planning, Building, and Code Enforcement

THE APPROVAL SHALL BE NULL AND VOID AFTER 180 DAYS FROM THE DATE NOTED UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.

## RECEIVED

OCT 1 5 1998
PLANNING, BUILDING & CODE ENF.



SITE PLAN REVIEW APPLICATION NUMBER 8300-Rev. A

APPLICANT/CONTRACTOR:	LANDOWNER:
(Name): RGb TNC	(Name): ARUN & MARINA BHUMPH
(Address): 2175 W. 236TH ST. Tormana Q. 90501	(Address): 27416 Warpin Dr. Rancho Phlus Verpes (690)
Phone: Work: (310) 315-2611 Home: (310) 534-4302	Phone: Work: ( )
Project Location: 27416 Whanter	U DR
Project Description: Phatible 187	. Floor LOOFFION SINTERNAN PEN
GENERAL IN Existing Development	<u>IFORMATION</u>
1. Square footage of existing enclosed patios and garage	structure <u>footprint</u> (including any covered or ge).
403.4 2. Square footage of drivewa	ays and parking areas.
7088. 65 3. Square footage of lot.	
0001	g lot coverage [line 1 + line 2].
5. Percentage of existing op	en space. [100% - (line 4 divided by line 3)].
Proposed Development	
6. Maximum height of project grade covered by the structure of the structu	et, measured from the highest point of existing octure to ridge.
7. Maximum height of project to the lowest foundation to	ct, measured from the finished grade adjacent o ridge.

500.11	8. Square footage of proposed new floor area.
	A. First Story = 58%. I)  B. Second Story =
W5.71	9. Square footage of proposed new structure <b>footprint</b> .
703.4	10. Square footage of driveways and parking areas.
2629.11	11. Square footage of new lot coverage [line 1 + line 9 + line 10].
<u> </u>	12. Percentage of new open space [100% - (line 11 divided by line 3)].
Grading Info	rmation
N.b.	Total volume of earth to be moved (sum of cut and fill, in cubic yards).
N.P	Maximum height of fill.
h:p	Maximum depth of cut.

If the proposed project involves earth movement (sum of cut and fill) of 20 cubic yards or greater, or a 3 foot cut or fill or greater, a separate Grading Application is required.

### Information to Determine if a Foliage Analysis is Necessary

Ne

Does the proposed project involve an addition or structure which is 120 square feet or more in size and which can be used as a gathering space and viewing area (i.e., decks, covered patios)?

Ap

Does the proposed project involve an addition or structure which consists of 120 square feet or more of habitable space (i.e., room expansions, additions, conversions)?

If the answer is "no" to both questions, the proposed project is exempt from the "foliage removal" requirements, and a foliage analysis of the applicant's property is not necessary. If the answer is "yes" to either question, a foliage analysis must be conducted by Staff prior to approval of the Site Plan Review Application to determine if any existing foliage on the applicant's property, which exceeds 16 feet or the ridgeline of the primary residence, whichever is lower, impairs a view from any surrounding properties. An additional processing fee of \$110 is required to perform the foliage analysis and the foliage analysis will generally be completed within 2 to 3 days from application submittal.

### **Public Right-Of-Way Encroachment**

N:\GROUP\PLANNING\FORMS\APPLICAT\SPR.A 5/14/98

### **FEE RECEIPT FORM**

30940 HAWTHORNE BOULEVARD RANCHO PALOS VERDES, CA 90275-5391 (310) 377-6008 • FAX (310) 377-8659

RANCHO PALOS VERDES				(310) 377-0008	TAX (310) 377-0039
DATE: 16/15/98 PAYER: PAYER:	IN BHOM	17.04	TELEPHONE:		
ADDRESS: 27416 WACTER!	k	CITY:	N A ZIP: 112	75	
JOB OWNER:		JOB ADDR	ESS On all I	200	3* 132210
OWNER'S ADDRESS:			VALIDATION (OFFICE USE ONLY) 10/15/98	C	AHT\$ 32.5 HEK 32.5 379A000 7:5
RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION(S)  # # # # # # # # # # # # # # # # # # #	3750	1-32210	PLAN CHECK FEE		1-32310
RESEARCH FEES  Address File Geology File Radius Map Other:		1-32230 1-32340	TRUST DEPOSIT		
Document/Printing	-	1-32230 1-32340	ENVIRONMENTAL EXCISE TAX		3-43741
Covenant Processing	4 0	1-32210	□ Cash	0	
Penalty (\$)		1-32220	Check No. 3667 TOTAL:	11-3,	2 = -

Calculated by

Received by

### **FEE RECEIPT FORM**



30940 HAWTHORNE BOULEVARD RANCHO PALOS VERDES, CA 90275-5391 (310) 377-6008 • FAX (310) 377-8659

DATE: 7/1/9 RECEIVED OF PAYER:		_ TELEPHONI	E:	
ADDRESS:	_ CITY:	0741	ZIP:	3*# D132310
JOB OWNER: MANA PHINTON	JOB ADDRESS OR TRACT NO.:_	1717	Warning DR	\$AMT\$ 689.04
OWNER'S ADDRESS: 2 1410 W 97700	Dr	VALIDATION (OFFICE USE ONLY)	07/02/98 RFV	CHEK 689.04 9296A000 9:01

RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION(S)####		1-32210	PLAN CHECK FEE TYPE	1681 ST	1-32310
RESEARCH FEES  Address File Geology File Radius Map Other:		1-32230 1-32340	TRUST DEPOSIT		
Document/Printing	н	1-32230 1-32340	ENVIRONMENTAL EXCISE TAX	4	3-43741
Covenant Processing		1-32210	□ Cash	204	
Penalty (\$)		1-32220 1-32330	Check No. 37 70 TOTAL	81-	
Calculated by	Received by	1	1		8

RANCHO PALOS VERDES



Page 1 of 2

THIS FORM, ALONG WITH TWO COPIES OF THE APPROVED PLANS, <u>MUST</u> BE SUBMITTED WHEN APPLYING FOR A BUILDING PERMIT.

APPLI	ING FOR A BUILDII	IG PERIVIT.	
PROJE	ECT LOCATION: 27	416 Warrior Drive	LOT NO.: <u>48 (por.)</u> TRACT NO.: <u>30105</u>
OWNE	R'S NAME/ADDRES	SS: M/M Bhumitra, 27416 V	Varrior Dr., RPV, CA 90275
PROJE	ECT NO.: Site Plan F	Review No. 8300	⊠ MINISTERIAL □ DISCRETIONARY
PROJI	ECT DESCRIPTION:	468 SF 1st-floor add'ns (L	R, FR and new BR) and 430 SF 2nd-floor decks
Approv	al is granted subject	to the following conditions:	
1.			setbacks indicated on the site plan (5' southerly side, but in no case shall the setbacks be less than the
	Front: 20'	Sides: 5'	Rear: 5' from top of slope
2.	The maximum eave (30")into the 5-foot		hes (6") per foot of required setback, or thirty inches
3.	The maximum height of all new construction shall be as shown on the approved plans (13'0" to top of 2nd-floor deck railings) and shall not exceed sixteen feet (16'0").		
4	The minimum open space requirement of fifty percent (50%) shall be maintained.		
5.	No grading is permitted by this approval.		
6.	for a total structure	e size of 3,277 square feet (i size for this property is 3,545 s	d sixty-eight square feet (468 ft²) of habitable space, ncluding ±400-square-foot garage). The maximum square feet, based upon the open space percentage

- 7. No individual exterior light fixture shall exceed one hundred fifty watts (150 W) and the total exterior illumination for the site shall not exceed one thousand watts (1,000 W), in compliance with Section 17.56.030 of the Rancho Palos Verdes Development Code.
- 8. Unless otherwise noted in these conditions, all construction shall substantially comply with the plans submitted to the City on June 11, 1998, entitled "Residence Remodel, 27416 Warrior Drive, Rancho Palos Verdes, Calif." prepared by Robert Garstein of RGA, Inc. and dated January 9, 1998.
- 9. In the event that a Planning Division and a Building Division requirement are in conflict, the stricter standard shall apply.
- 10. The construction site shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- 11. Permitted hours for construction are 7:00 AM to 7:00 PM, Monday through Saturday. No construction is permitted on Sundays or legal holidays.



Page 2 of 2

THIS FORM, ALONG WITH TWO COPIES OF THE APPROVED PLANS, MUST BE SUBMITTED WHEN APPLYING FOR A BUILDING PERMIT. PROJECT LOCATION: 27416 Warrior Drive LOT NO.: 48 (por.) TRACT NO.: 30105 OWNER'S NAME/ADDRESS: M/M Bhumitra, 27416 Warrior Dr., RPV, CA 90275 ☑ MINISTERIAL □ DISCRETIONARY PROJECT NO.: Site Plan Review No. 8300 PROJECT DESCRIPTION: 468 SF 1st-floor add'ns (LR, FR and new BR) and 430 SF 2nd-floor decks Approval is granted subject to the following conditions: 12. On June 15, 1998, a foliage analysis was conducted for the property. Staff determined that there is no existing foliage on the subject property which significantly impairs protected views from adjacent properties. However, this determination does not preclude or prevent a property owner from filing for a view restoration permit against the subject property at a future date. ☐ DUMP DEPOSIT REQUIRED ☑ BUILDING PERMIT REQUIRED The City strongly urges the applicant for this project to contact the Homeowners Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners Associations is on file with the Planning, Building, and Code Enforcement Department of Rancho Palos Verdes. Dated<sup>†</sup>: For Director of Planning, Building, and Code Enforcement

M:\USERS\KITF\WPWIN60\SITEPLAN\SPR8300.CLR

THE APPROVAL SHALL BE NULL AND VOID AFTER 180 DAYS FROM THE DATE NOTED UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.

### RECEIVED

JUN 1 1 1998 PLANNING, BUILDING & CODE ENF.



SITE PLAN REVIEW APPLICATION NUMBER

8	300
	.,- •

APPLICANT/CONTRACTOR:	LANDOWNER:		
(Name): R.G.A. INC	(Name): <u>ARUN &amp; MARINA BHUMTRA</u>		
(Address): 2175 W. 236TH STREET	(Address): 27416 WARRIOR DR		
TORRANCE, CAL. 90501	RANCHO PALOS VERDES, CA. 90274		
Phone: Work: ( 310) <u>Bi25-2611</u> Home: ( Bi10) <u>5Bi4-4302</u>	Phone: Work: ( ) Home: ( <sup>310</sup> ) <sup>541–99®8</sup>		
Project Location: 27416 WARRTOR DR.			
Project Description: PARTIAL 15T FLOOR AD	DITION AND INTERIOR REMODEL		
GENERAL II	NFORMATION		
Existing Development			
1. Square footage of existing structure <u>footprint</u> (including any covered or enclosed patios and garage).			
2. Square footage of drivew	Square footage of driveways and parking areas.		
7088.85 3. Square footage of lot.	Square footage of lot.		
4. Square footage of existin	Square footage of existing lot coverage [line 1 + line 2].		
5. Percentage of existing open space. [100% - (line 4 divided by line 3)].			
Proposed Development			
	Maximum height of project, measured from the highest point of existing grade covered by the structure to ridge (EXIST NO CHANGE)		
7. Maximum height of proje	ect, measured from the finished grade adjacent to ridge.(EXIST NO CHANGE)		

468.11	8. Square footage of proposed new floor area.		
	A. First Story = $\frac{468.11}{}$ B. Second Story =		
21,05,.71	9. Square footage of proposed new structure <b>footprint</b> .		
4013/.4	10. Square footage of driveways and parking areas.		
25/09_1(1)	11. Square footage of new lot coverage [line 1 + line 9 + line 10].		
357 65%	12. Percentage of new open space [100% - (line 11 divided by line 3)].		
Grading Infor	<u>mation</u>		
N.A.	Total volume of earth to be moved (sum of cut and fill, in cubic yards).		
N.A.	Maximum height of fill.		
N.A	Maximum depth of cut.		
	d project involves earth movement (sum of cut and fill) of 20 cubic yards or foot cut or fill or greater, a separate Grading Application is required.		
Information t	o Determine if a Foliage Analysis is Necessary		
YES	Does the proposed project involve an addition or structure which is 120 square feet or more in size and which can be used as a gathering space and viewing area (i.e., decks, covered patios)?		
	Does the proposed project involve an addition or structure which consists of 120 square feet or more of habitable space (i.e., room expansions, additions, conversions)?		

If the answer is "no" to both questions, the proposed project is exempt from the "foliage removal" requirements, and a foliage analysis of the applicant's property is not necessary. If the answer is "yes" to either question, a foliage analysis must be conducted by Staff prior to approval of the Site Plan Review Application to determine if any existing foliage on the applicant's property, which exceeds 16 feet or the ridgeline of the primary residence, whichever is lower, impairs a view from any surrounding properties. An additional processing fee of \$110 is required to perform the foliage analysis and the foliage analysis will generally be completed within 2 to 3 days from application submittal.

## **Public Right-Of-Way Encroachment**

Does the project involve any work, activity, or encroachment in the public right-of-way or bublic drainage structure?
f so, you must obtain approval from the Public Works Department prior to issuance of construction permits.
HEREBY CERTIFY, under penalty of perjury, that the information and materials submitted with this application are true and correct.
Signature of Applicant/Contractor  and Maine Bhuntha.  Signature of Landowner
Signature of Applicant/Contractor Signature of Landowner
Dated: 4/16/95 Dated: 4/16/5"
CONTRACTORS PLEASE READ AND INITIAL:
I UNDERSTAND that in order to perform work in the City of Rancho Palos Verdes, a business license must be obtained from the City's Finance Department prior to obtaining a building permit from the Building and Safety Division.

N:\GROUP\PLANNING\FORMS\APPLICAT\SPR.A 6/17/97





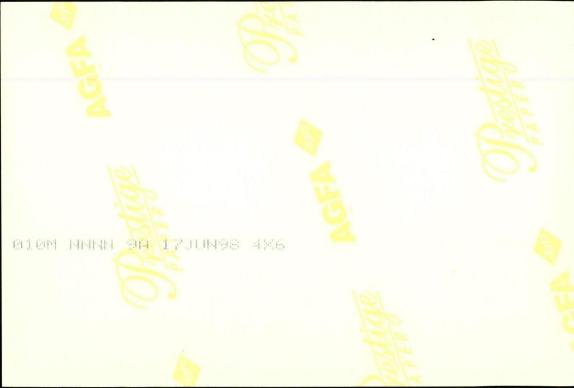












#### FEE RECEIPT FORM

30940 HAWTHORNE BOULEVARD RANCHO PALOS VERDES, CA 90275-5391 (310) 377-6008 • FAX (310) 377-8659

RANCHO PALOS VERDES	1				310) 377-6008 • FA	X (310) 377-8659
RANCHO PALOS VERDES RECEIVED OF PAYER:	ean Lyon	MINRA	TELEPHONE:	54+7938		
ADDRESS: 27416 WARMER 1	) <sub>2</sub>	CITY:	POV, CA	ZIP: 762	25	9*
JOB OWNER: SAME		JOB ADDR	RESS 27416 ()	pouce Dun		32210 MT\$ 65.0
OWNER'S ADDRESS:		1	VALIDATION (OFFICE USE ONLY)			32210 47\$ 110.0
RECEIPT FOR	AMOUNT	ACCOUNT OR TRUST FUND	RECEIPT	FOR	AMOUNT	ACCOUNT OR TRUST FUND
PLANNING APPLICATION(S)  # # # # # #	16.500	1-32210	PLAN CHECK FEE	TYPE		1-32310
RESEARCH FEES			TRUST DEPOSIT			
☐ Address File ☐ Geology File ☐ Radius Map ☐ Other:		1-32230 1-32340	OTHER FOUR	TYPE ALLS	11000	1-32210
Document/Printing		1-32230 1-32340	ENVIRONMENTAL EXC	DISE TAX		3-43741
Covenant Processing		1-32210	□ Cash	TOTAL:	11	- 40
Penalty (\$)		1-32220 1-32330	Check No.	TOTAL:	11 115	7
Calculated by	Received by	1)4	nas VID			

		Year:		
	Lice	nse 🗜		
lеу	comply	with	the	follow

17.10.020 Standards.

ing standards:

e occupations shall be permitted only in A. All atructures must comply with general appearance, setbacks, and landscaping standards

and regulations applicable to the principal zoning of the area in which located.

B. No displays, signs, and/or advertisements shall be permitted, except as allowed by Chapter 17.52 (general development and use standards-signs).

C. The permitted activity shall not be injurious to the use of neighboring property for designated purposes by reason of noise, vibration, odor, radio/electrical interference, or excessive parking or traffic problems.

D. The person conducting the profession or business must reside within the dwelling unit in which the activity is located, and such use must clearly be incidental to the residential use.

E. There shall be no employment of help other than members of the resident family. F. There shall be no use or storage of dangerous chemicals, acids, caustics, explosives, or

other such hazardous equipment or materials. G. There shall be no excessive or unsightly storage of materials and/or supplies outside.

H. There shall be no use of utilities or community facilities beyond that normal to the use

of the property for residential purposes. I HAVE READ AND I UNDERSTAND THE STANDARDS REGULATING HOME OCCUPATIONS IN

PALOS VERDES . ammunications SIGNATURE BUSINESS NAME

MARINA BHUMLTRA PRINT NAME

YELLOW-Accounting WHITE-Environmental Services

PINK-Licensee

Env. HOME OCCUPATION STANDARDS Services: License 1: 1046 17.10.020 Standards. Ho occupations shall be permitted only if the comply with the following standards: A. All structures must comply with general appearance, setbacks, and landscaping standards and regulations applicable to the principal zoning of the area in which located. B. No displays, signs, and/or advertisements shall be permitted, except as allowed by Chapter 17.52 (general development and use standards-signs). C. The permitted activity shall not be injurious to the use of neighboring property for designated purposes by reason of noise, vibration, odor, radio/electrical interference, or excessive parking or traffic problems. D. The person conducting the profession or business must reside within the dwelling unit in which the activity is located, and such use must clearly be incidental to the residential use. E. There shall be no employment of help other than members of the resident family. F. There shall be no use or storage of dangerous chemicals, acids, caustics, explosives, or other such hazardous equipment or materials. G. There shall be no excessive or unsightly storage of materials and/or supplies outside. H. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes. I HAVE READ AND I UNDERSTAND THE STANDARDS REGULATING HOME OCCUPATIONS IN THE CITY OF RANCHO PALOS VERDES . . . BUSINESS NAME SIGNATURE HARTI BHUMITRA STREET ADDRESS PRINT NAME

WHITE-Environmental Services

YELLOW-Accounting

PINK-Licensee

RV/85

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Year: 1990 License 1:

17.10.020 Standards.

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COMMUNICATIONS

BUSINESS NAME

SIGNATURE

PRINT NAME

ARUN BHUMITRA

DATE

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Services: 17.10.020 Standards.

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SIM ART TALK COMMUNICATIONS Of Bluent

BUSINESS NAME

PRINT NAME

SIGNATURE

BHUM IFE

N

SHUM ITRA

RV/85

WHITE-Environmental Services

YELLOW-Accounting

#### SITE PLAN REVIEW APPLICATION

APPLICANT:	
AB	EC Buildeaus
(name)	20112 Non Canada
(addres	
	Jan La
telepho	ne: homework
LANDOWNER:	R MCC
(name)	Di 119 CFalle
(addres	274 Ce Warrior Wy
(addres	si f f
telepho	ne: home work
Project Loca	tion:
Project Desc	ription: add Deck
General Info	rmation:
11 1	. Maximum height of project, measured from top of lowest
(1)	foundation wall to ridge.
690 2	. Square footage of project.
3	If addition, square footage of existing structure (including any covered or enclosed patios).
4	Square footage of driveways and parking areas.
7038 5	. Square footage of lot.
6	. Percentage of existing open space.
7	. Percentage of open space after development.
	Telegraphic of the state development.
Grading Info	rmation:
1	. Total square footage of graded area.
2	. Total volume of earth to be moved (sum of cut and fill,
	in yards). If greater than or equal to twenty (20) cubic yards, grading approval will be required.
3	. Amount of cut, in yards.
4	. Amount of fill, in yards.
5	
	three (3) feet in height, grading approval is required.
6	
	(3) feet in depth, grading approval is required.

Does the project involve any work, activity, or encroachment in the public right-of-way or public drainage structure?

If so, you must obtain approval from the Public Works Department prior to issuance of construction permits.

M- and	
Signature of Applicant	Signature of Landowner
Dated: 3 ~ 26 ~ 79	Dated:

7/1/78

#### CITY OF RANCHO PALSO VERDES

#### CLEARANCE

Project Location: _	77416 Was viol Wa
Lot & Tract Nos.:	
Owner's Name:	
and Address:	sme.
The City of Rancho	Palos Verdes has approved the following project:
	( ) Grading Approval #
	( ) Height Variation #
	( ) Minor Exception Permit #
	( ) Sign Permit #
	Site Plan Review #898
	()

Approval is granted subject to the following conditions:

This form, along with a copy of the approved plans, must be submitted when applying for a building permit. Building permits are issued by the Los Angeles County Building & Safety Department, 24320 Narbonne Avenue, Lomita (telephone: 325-9500).

The City strongly urges the applicant for this project to contact the Homeowners Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. Homeowners Associations are on file with the Environmental Services Department of Paraba Palas Mandas. ment of Rancho Palos Verdes.

Director of Planning City of Rancho Palos Verdes

3-26-79

City of Rancho Palos Verdes 30940 Hawthorne Boulevard (213) 377-0360



Community Development Department Planning Division 30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

PERMIT NO.: ZON2012-00106

APPLIED: 3/23/2012 ISSUED: 3/23/2012

EXPIRES: 9/19/2012

SITE ADDRESS: 27416 WARRIOR DR

ASSESSOR'S PARCEL NO. 7586006016

PROJECT DESCRIPTION: New 24 SF patio cover at the front and interior

remodel of an existing 2-story SFR.

OWNER/APPLICANT

BHUMITRA, ARUN K & MARINA S 27416 WARRIOR DR RANCHO PALOS VERDES CA 90275 PRIMARY CONTACT

ROBERT GARSTEIN 2175 236TH ST TORRANCE CA 90501

310-325-2611

TYPE OF USE: Residential, Add'n/Rem. (Single-Family)

**ZONING:** RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Site Plan Review

FEES					
Туре	Ву	Date	Amount		
DATA	AH	3/23/2012	\$4.00		
SPRM	AH	3/23/2012	\$326.00		
		Total:	\$330.00		

:	•		
 • ,		<del></del>	

#### CONDITIONS OF APPROVAL

This approval is for a 1-story 24 Sf patio cover at the front and interior remodel of an existing 2-story single-family residence.

The approved project shall maintain the setbacks depicted on the stamped approved plans, but in no case shall minimum setbacks be less than the following: 20' front, 15' rear and 5' sides.

The height of the approved project shall be as depicted on the stamped approved plans, and in no case shall the maximum height of any new construction exceed 16' above the existing pad elevation.

The approved project shall maintain a maximum of 50% lot coverage.

No grading is permitted by this approval.

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on March 23, 2012 and with the RS-4 district and site development standards of the Rancho Palos Verdes Development Code.

In the event that a Planning Division and a Building Division requirement are in conflict, the stricter standard shall apply.



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

EXPIR

PERMIT NO.: ZON2012-00106

APPLIED: 3/23/2012 ISSUED: 3/23/2012 EXPIRES: 9/19/2012

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.

Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.

The approved project is exempt from the requirement for a foliage analysis because proposed project is less than 120 SF.

The approved project is exempt from the requirement for a neighborhood compatibility analysis.

A minimum 2-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.

At least 50% of the existing interior and exterior walls or existing square footage of the structure shall be retained by the approved project. Otherwise, any nonconformities existing at the time of Planning approval shall be corrected as a part of the project. In addition, neighborhood compatibility analysis will be required if not conducted as a part of the original Planning approval.

The City strongly urges the applicant for this project to contact the Homeowners' Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Planning, Building and Code Enforcement Department of Rancho Palos Verdes.

For Community Development Director

3-23-12

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER <u>September 19, 2012</u> UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.

# PROJECT INFORMATION

Contact: MARINA DSOUZA

Address: 27416 WARRIOR DR.

RANCHO PALOS VERDES, CALIFORNIA 90275

Phone #: 310-994-3706 CELL Email: drmarina75@aol.com

Assessor's ID: 7586-006-016 Property Type: Single Family Residence Property Boundary Description: TRACT NO 30105 THAT PART W OF W LINE OF TR NO 23902 OF LOT 48 Zoning:

Construction: V-B Occ.: R-1/U-1

## PROJECT STATISTICS:

2011 CALIFORNIA BUILDING CODE (CBC), 2011 CALIFORNIA MECHANICAL CODE (CMC) 2011 CALIFORNIA PLUMBING CODE (CPC) 2011 CALIFORNIA ELECTRICAL CODE (CEC) Residential and Nonresidential 2008 Building Energy Efficiency Standards 2011 LA CITY BUILDING CODE

# **TYPICAL RESIDENTIAL NOTES:**

#### Emergency Escape and Rescue Window or Door:

- At least One Emergency window or door must be provided at basement and every sleeping room in dwelling
- The Emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.
- One operable window with an operable area of not less than 5.7 square feet, minimum clear 24" height and 20" width, and a sill height not more than 44" above the finish floor. - The area in windows and doors limited to 20 percent of the floor are of the addition plus the area of any glass that
- was eliminated in the original residence wall area where the new additions are attached. If the addition is greater than 000 square feet, then the credit for the elimimated glass areas is not allowed.

# - At least one, main exit door shall be not less than 3' in width and 6'-8" in height.

### Floor Plan:

- Provide hardwired smoke detectors in each floor in new and existing basement, hallway, stairwell, and each sleeping

- Provide hardwired smoke detectors in each new and existing sleeping room and at a point on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. - In new construction, the required Smoke detectors shall receive their primary power from building wiring and shall be

equipped w/ a battery backup. Smoke alarms may be solely battery operated when installed in existing sleeping rooms - Where more than on smoke alarm is required to be installed, the smoke alarm shall be interconnected in such a

manner that the activation of one alarm will activate all of the alarms.

- Showers and walls above bathtubs with shower heads shall be finished with a smooth, nonabsorbant surface to height not less than 70" above the drain inlet.

- Shower compartment shall have a minimum interior of 1024 sq. in. and capable of encompassing a 30 inch circle (CPC 412.7). Wall covering to be cement plaster, tile or approved equal to 70" above drain at showers or tubs with showers. Materials other than structural elements to be moisture resistant. Glass enclosure doors and panels must be fully tempered, 1/4" laminated or of an approved plastic. Swing door to outward. - Attic furnaces require an access scuttle 30" x 30" (minimum size), not more than 20' from equipment. An

unobstructed passageway 24" wide of solid continuous flooring from access to the equipment and its controls is required, and 30" solid flooring in front of unit controls.

A permanent electric outlet and lighting fixture controlled by a switch located at the required access opening shall be provided at or near the furnace

- Provide 30" clearance above range to unprotected combustiole material or 24" searance above range or open top broiler when equipped with metal ventilating hoods. Ventilating hood shall be vented to outside air. For open top broiler units show details of mechanical exhaust sustem/duct/hood/1 hour shaft when penetrating a

- Clothes dryer moisture exhaust duct is limited to 14' with 2 elbows, reduce this length by 2' for each elbow in excess - Provide two layers of Grade D paper between plywood shear panel and exterior lath.

- Show safety glazing in the following locations: Glazing in shower and tub enclosures (less than 60" above standing surface)

# Electrical:

- Kitchens: At least half the installed watege of luminaires in kitchens shall be high efficacy and the ones that are not must be switched separatly.

- Lighting in Bathrooms, Garages, Laundry Rooms an Utillity Rooms. All luminaires shall either be high efficacy or shall be controlled by an occupant sensor. - Other Rooms: All luminaires shall either be high efficacy or shall be controlled by an occupant sensor or dimmer.

Closets that are less than 70 square feet are exempt from these requirements. - Outdoor Lighting all luminaries must be mouted to the building and be high efficacy luminaries or shall be controlled by a photo-control/motion sensor combination.

- Common area lighting of multi-family units must be high efficacy or have occupancy sensors. - At least on 20 amp branch circuit shall be provided to supply bathroom receptacle outlets. Such circuits shall have no other outlets.

- At least on 20 amp branch circuit shall be provided to supply laundry receptable outlets. Such circuits shall have no otner outlets. - At least one wall switch-controlled lighting outlet shall be installed at outdoor entrances or exits.

- At least one outdoor receptacle outlet at the front and back of the dwelling unit. Outdoor receptacle and outlet, not more than 6 feet-6 inches above grade level should have a weatherproof cover and ground fault circuit

- Ground-Fault Circuit-Interrupter (GFCI) Protection for all receptacles installed in bathrooms, in garage, and receptacles to serve counter top suface installed within 6 feet of a wet bar sink or kitchen sink. -UFER ground is required at new electrical service.

-Underground Utilities Required for electrical, cable T.V. and telephone. -IAMPO approval required for one-piece lavatory.

-Arc fault circuit protection is required for all bedroom branch circuits.

-Min. 200 AMP electric service required when floor area exceeds 1,000 sq. ft. demand

load exceeds 10 kw and/or addition exceeds 50% of exisiting. Fluorescent lights are required in kitchen & bath per t-24 lighting. All new lighting must comply with t-24 2005 energy.

# Safety Glazing:

- All safety glazing shall be permanently labeled on the glass.

- Safety Glazing in ingress and egress doors, sliding doors, storm doors, unframed swinging doors, hinged shower doors, wardrobe doors and glass railings.

- Safety Glazing in glass panels within shower where the bottom exposed edge of the glazing is less than 60"

above a standing surface and drain inlet.

- Safety Glazing in glass panels within a 24" arc of door, in a closed position, where the bottom exposed edge of the glazing is less than 60" above the walking surface.

# **GENERAL NOTES:**

Building codes: all work shall conform to the latest approved governing codes and applicable laws.

2. Variations: contractor shall verify all dimensions and conditions and report any variations to the owner before proceeding with the work.

3. Contractor shall obtain all permits and pay fees as required to obtain the permits.

4. Provide exit signs at all exits required by code.

5. All dimensions are to face of stud unless otherwise noted.

6. Contractor all be responsible for repairing all damage done to property of any person or persons, on or off the premises, by the reasons of the work under this contract at no additional cost to the owner. all repairing work under this contract at no additional cost to the owner. all repairing and resurfacing of damaged areas shall be done to the satisfaction of the owner.

7. Manufactured items to be installed in accordance with manufacturer's specifications.

8. Disapproval of materials: unless otherwise indicated all materials to be demolished an removed shall become the property of the contractor and removed from the site. remove debris and rubbish as it accumulates. do not store or permit debris to accumulate on the site. debris and rubbish may not be burned at the site. if material is indicated to remain the property of the owner, dispose of such material at the direction of the owner.

9. Limits of the work: the indicated limits of work are not to be constructed by the contractor as the limit of work, but as a guide to the main areas of work involved. other work shall be carried out by the contractor where it is required to complete the project and carry out the intent of the contract.

10. Dimensions shall have preference over scale

11. Contractor shall provide all required construction barricades, per chapter 44 ubc

12. Povide fire extinguisher as required by fire department.

13. Verify all openings in the field prior to installation.

14. All interior finishes shall have a minimum flame spread classification of II.

15. Exterior walls and openings in exterior walls shall be installed by the general contractor in accordance with the approved building department contract documents.

16. Certification of foundation forms required prior to foundation inspection.

### Mechanical and Plumbing:

- A minimum of 3" diameter building/sewer drain line. Sewer lateral shall be connected, perpendicular, to main sewer line within the frontage section of main sewer line.
- Strap the water heater at upper and lower 1/3 of vertical height The lower strap shall maintain 4" above the controls. - Elements of appliance which create a glow, spark, or flame shall be located a minimum of 18" above garage
- Hose bibs and lawn sprinkler systems shall have an approved back flow prevention device. - Receptacle outlets shall be spaced at minimum 12' o.c. and shall be located within 6' of door openings(i.e.
- closet doors, ect.) and maximum 24" o.c. at each wall counter in kitchens and dining areas
- Water heater must be C.E.C listed. The first 5' of pipes closest to water tank, non-recirculating systems, must be insulated. (R4 or greater) Water heater tank insulation shall be R-12 min. - Heater shall be capable of producing 70° F temperature at 3 feet above floor level in all habitable space. Heater

shall have a thermostat that meets State requirement. -Tank-type toilets shall have a maximum flush of 1.6 gallons.

-Showers and shower-tubs shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. -Tankless water heaters shall be nationally listed and be installed in accordance with the installation instructions that were approved as part of their listing. The gas piping serving this appliance must be sized in compliance with the water heater's listed installation instructions and the 2007 California Plumbing Code.

# Allowable Lot Coverage

7,060 square ft./2 = 3,530 square ft. - 50%

# **Actual Lot Coverage**

(E) DECK-(400 square ft.) (E) PATIO-(427 square ft.) (E) SECOND FLOOR- (1,280 square ft.) (N) PORCH (24 square ft.) (E) GARAGE (508 square ft.) (E) DRIVEWAY (403 square ft.)

**TOTAL** 

3,042 square ft. = <50%

# ------L \_ \_ \_ J MATERIAL TO MATCH (E) (E) RIDGE

SHEET INDEX

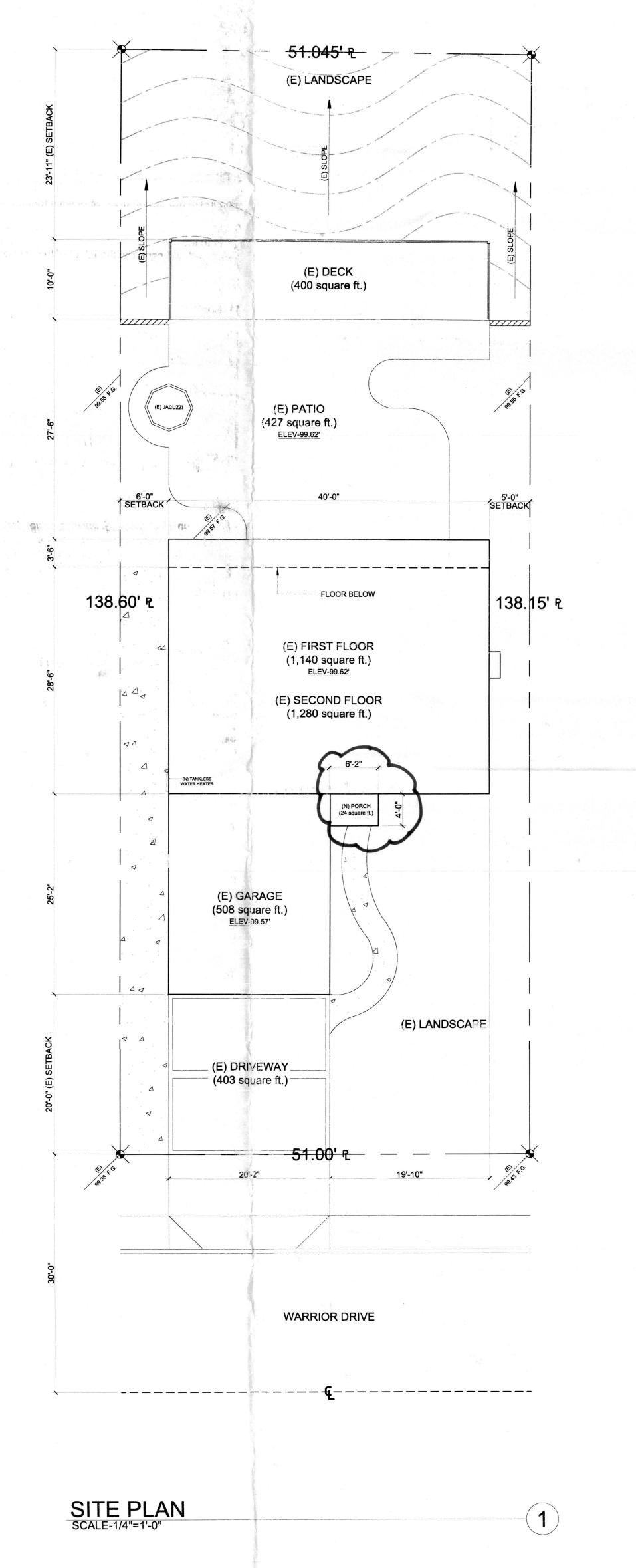
A-1 SITE PLAN, ROOF PLAN, NOTES AND STATISTICS A-2 NEW FLOOR PLANS AND EXISTING FLOOR PLANS

SHT. TITLE

A-3 ELEVATIONS

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







O PRELIMINARIES

O FOR CONSTRUCTION

FOR BIDDING

ROBERT GARSTEIN ARCHITECT 2175 236TH STREET

ARCHITECTS/PLANNERS

TORRANCE, CALIF. 90501 Email-RGarstein2@AOL.com OFFICE (310) 325-2611

FAX (310) 325-0044 ALL IDEAS, DESIGNS AND PLANS REPRODUCED ON THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY AND CREATION OF THE ARCHITECT RGA INC ROBERT GARSTEIN ARCHITECT AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF SAID. ALL

DIMENSIONS AND CONDITIONS TO BE VERIFIED.

> DR 9

**REVISION:** 

TIME AND DATE STAMP:

**AS NOTED** DRAWN BY: CO.DE JOB NUMBER:

SCALE:

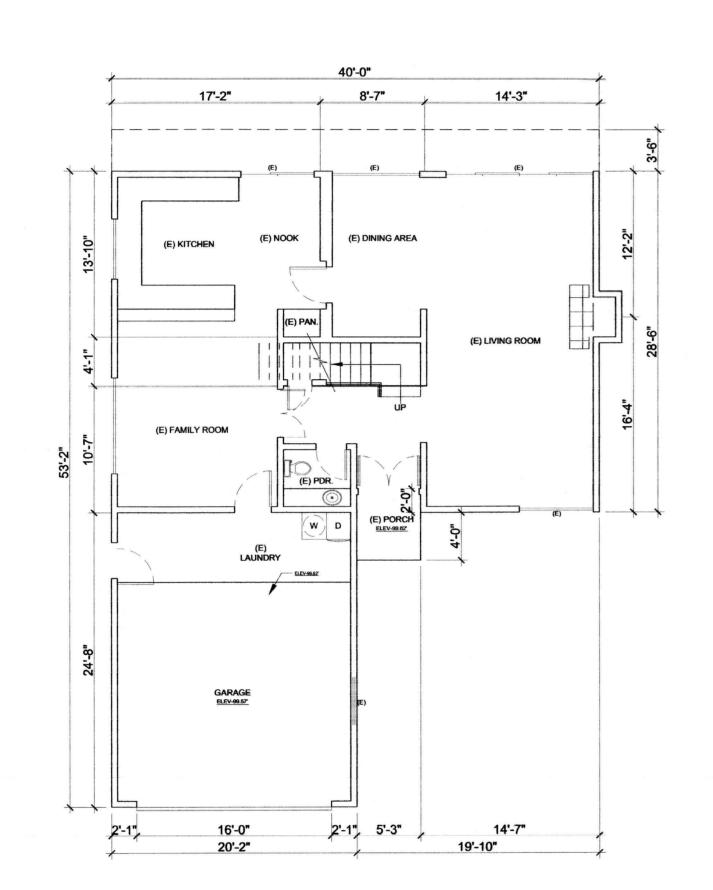
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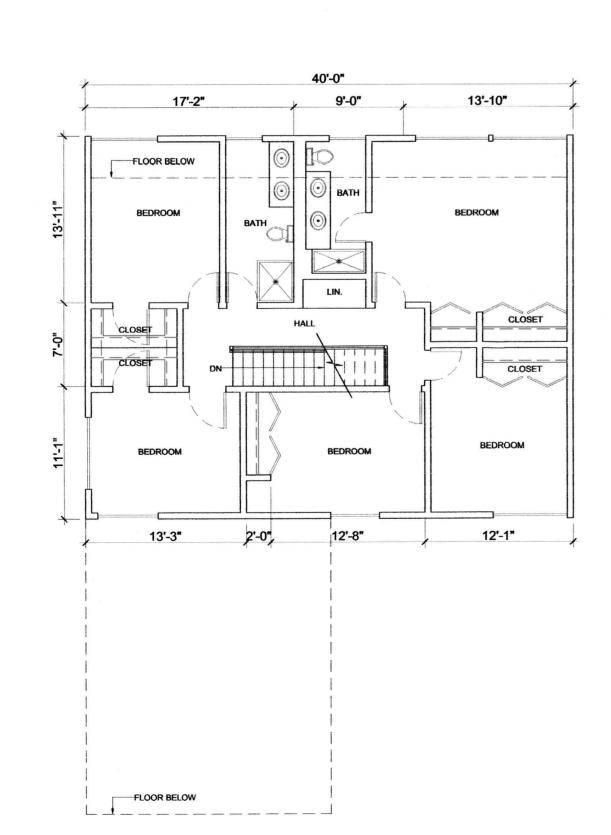
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DOOR SCHEDULE						
SYMBOL	OPENING	THICKNESS	TYPE	MATERIAL	REMARKS	
<b>1</b>	3'-0" x 6'-8"	1-3/4"	PRE-HUNG	WOOD	20 MIN. SELF-CLOSING	
<b>(2</b> )	3'-0" x 6'-8"	1-3/8"	PRE-HUNG	НСНВ		
<b>(3</b> )	2'-6" x 6'-8"	1-3/8"	PRE-HUNG	НСНВ		
4	4'-0" x 6'-8"	1-3/8"	SLIDER	НСНВ		
<b>(5)</b>	2-3'-0" x 6'-8"	1-3/8"	FRENCH			
<b>6</b>	2'-8" x 6'-8"	1-3/8"	PR-HUNG	НСНВ		
<b>(7</b> )	3'-0" x 6'-8"	1-3/4"	FRENCH		TEMPERED	
<b>(8</b> )	2'-0" x 6'-8"	1-3/8"	POCKET	WOOD		
9	2'-6" x 6'-8"	1-3/8"	PRE-HUNG	НСНВ		
<b>(10)</b>	2-2'-6" x 6'-8"	1-3/8"	PRE-HUNG			
<u>\( \begin{align*} 11 \end{align*} \) \)</u>	8'-0" x 6'-8"	1-3/8"	SLIDER			

		WINDOW S	SCHEDULE	ALL WINDOWS	TO BE TEMPERED.
SYMBOL	OPENING	TYPE	GLAZING	MATERIAL	REMARKS
(A)	3'-0" x 4'-0"	FIXED	DUAL GLAZED	VINYL	
<b>B</b>	5'-0" x 4'-0"	SLIDER	DUAL GLAZED	VINYL	
<b>©</b>	4'-0" x 4'-0"	FIXED w/ HALF CIRCLE	DUAL GLAZED	VINYL	SEE ELEVATION

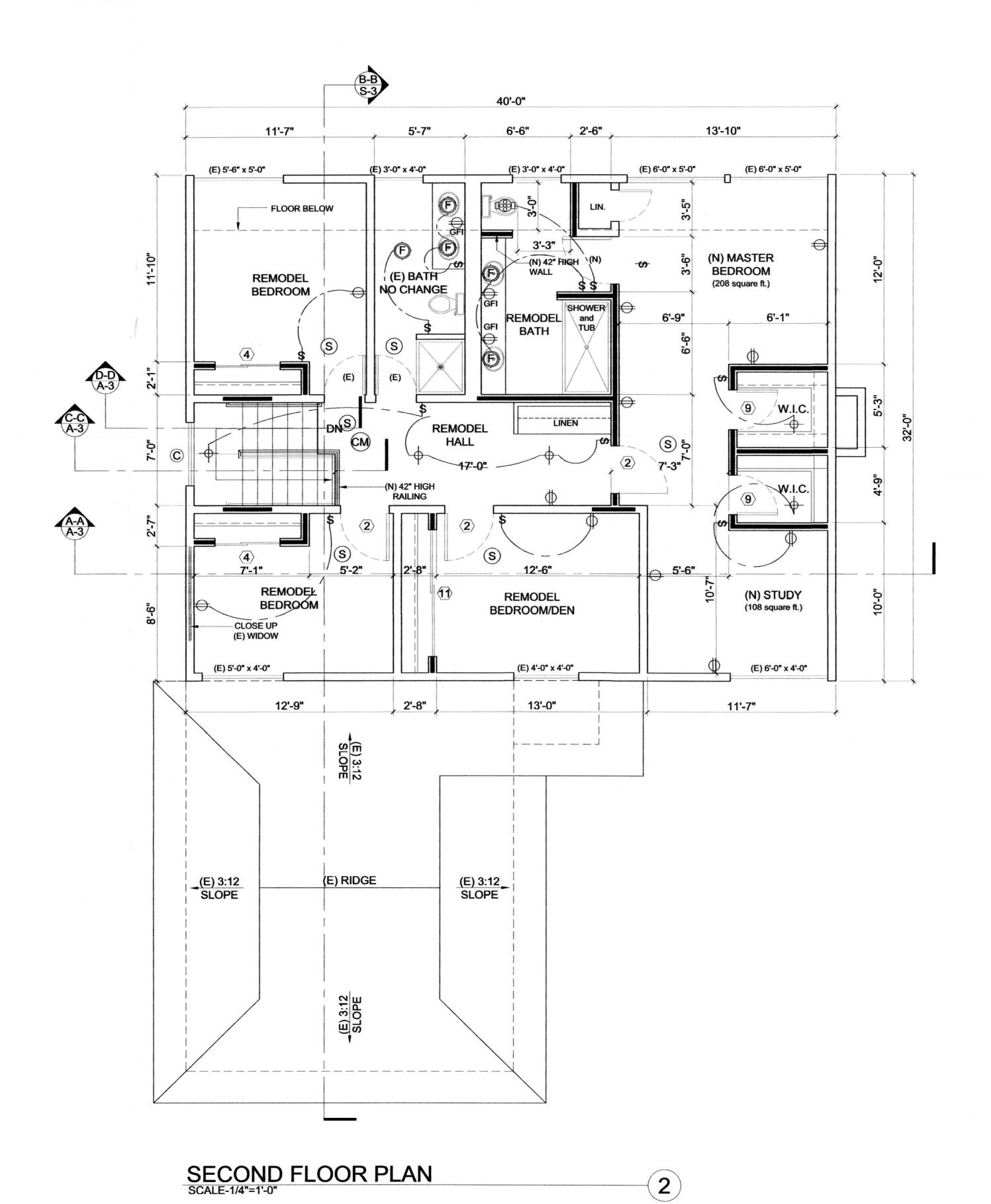


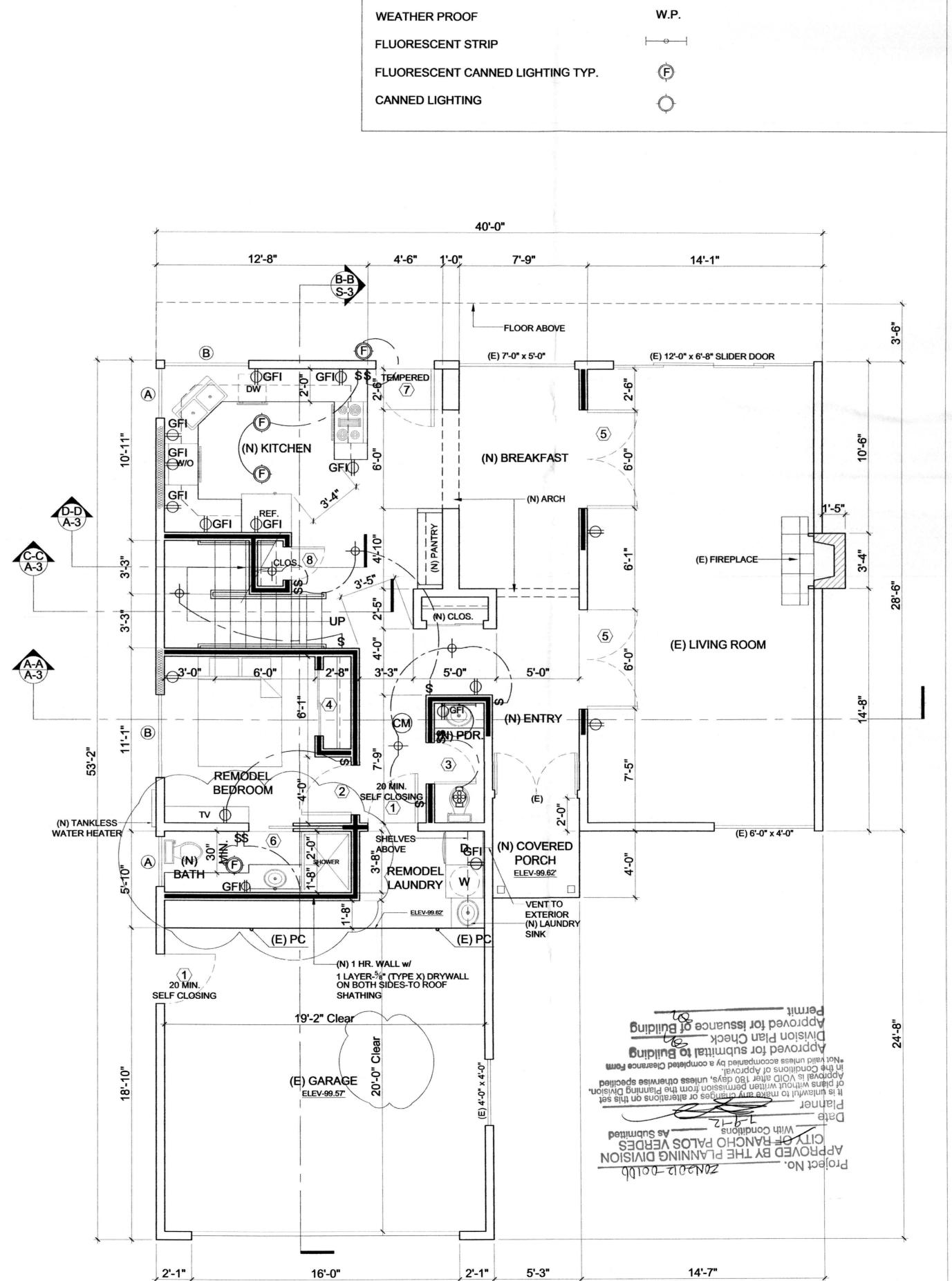




(E) SECOND FLOOR







20'-2"

FIRST FLOOR PLAN
SCALE-1/4"=1'-0"

LEGEND

WALL TO BE DEMOLISHED

SMOKE DETECTOR-HARDWIRED

CARBON MONOXIDE DETECTOR

APPOVED DIMMER SWITCH

GROUND FAULT INTERRUPTER

APPOVED MOTION SENSOR SWITCH

EXHAUST FAN w/ 4 AIR CHANGES MINIMUM

(N) EXTERIOR WALL

w/ INSULATION

(E) WALL

**SWITCH** 

PER HOUR

**EXISITING** 

DUPLEX OUTLET

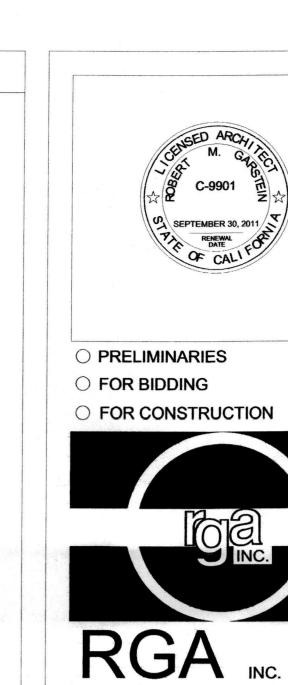
(N) INTERIOR WALL

w/ BATTERY BACK UP

\_\_\_\_\_\_

**GFI** 

19'-10"



ARCHITECTS/PLANNERS

ROBERT GARSTEIN
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PRIOR WRITTEN CONSENT OF SAID. ALL
DIMENSIONS AND CONDITIONS TO BE

VERIFIED.

IDENTIAL REMODEL

REVISION: 5-22-12

2 5-30-12

TIME AND DATÉ STAMP:

SCALE:

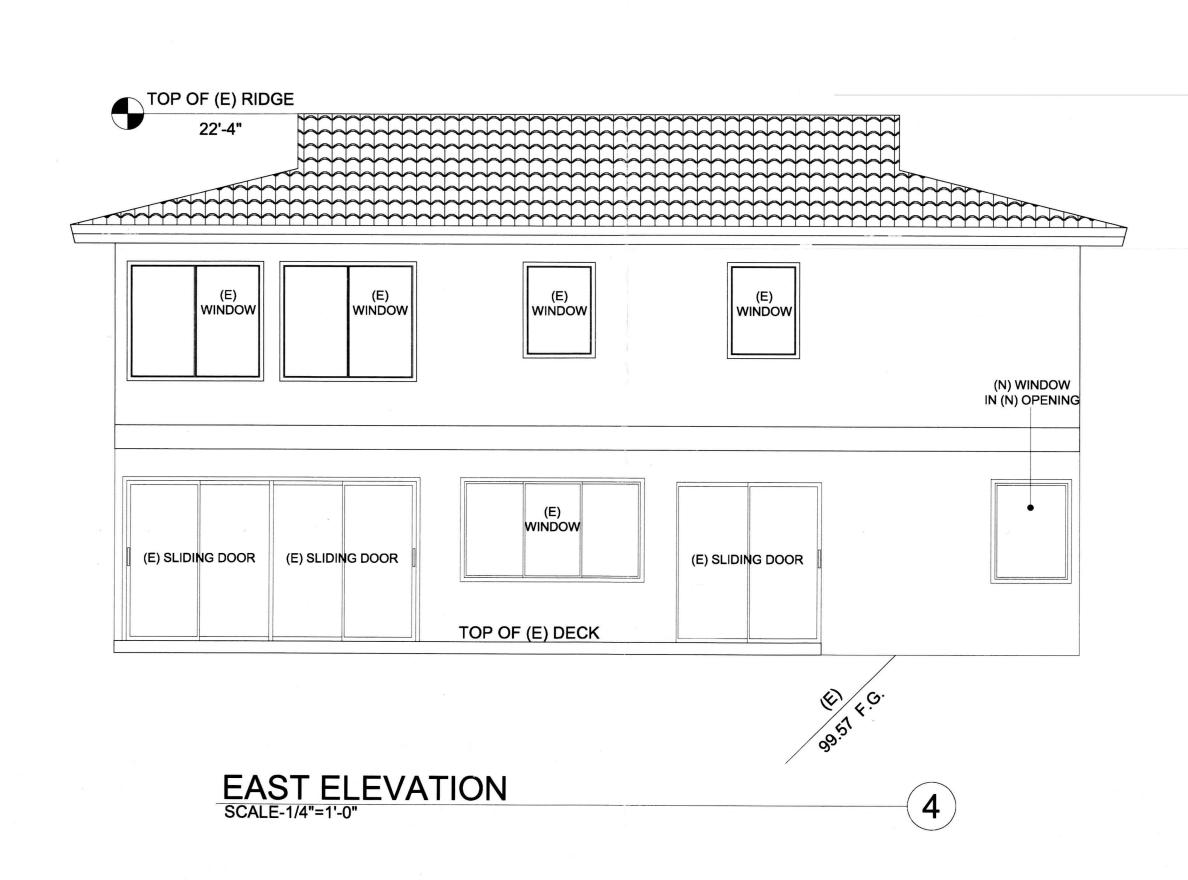
DRAWN BY:

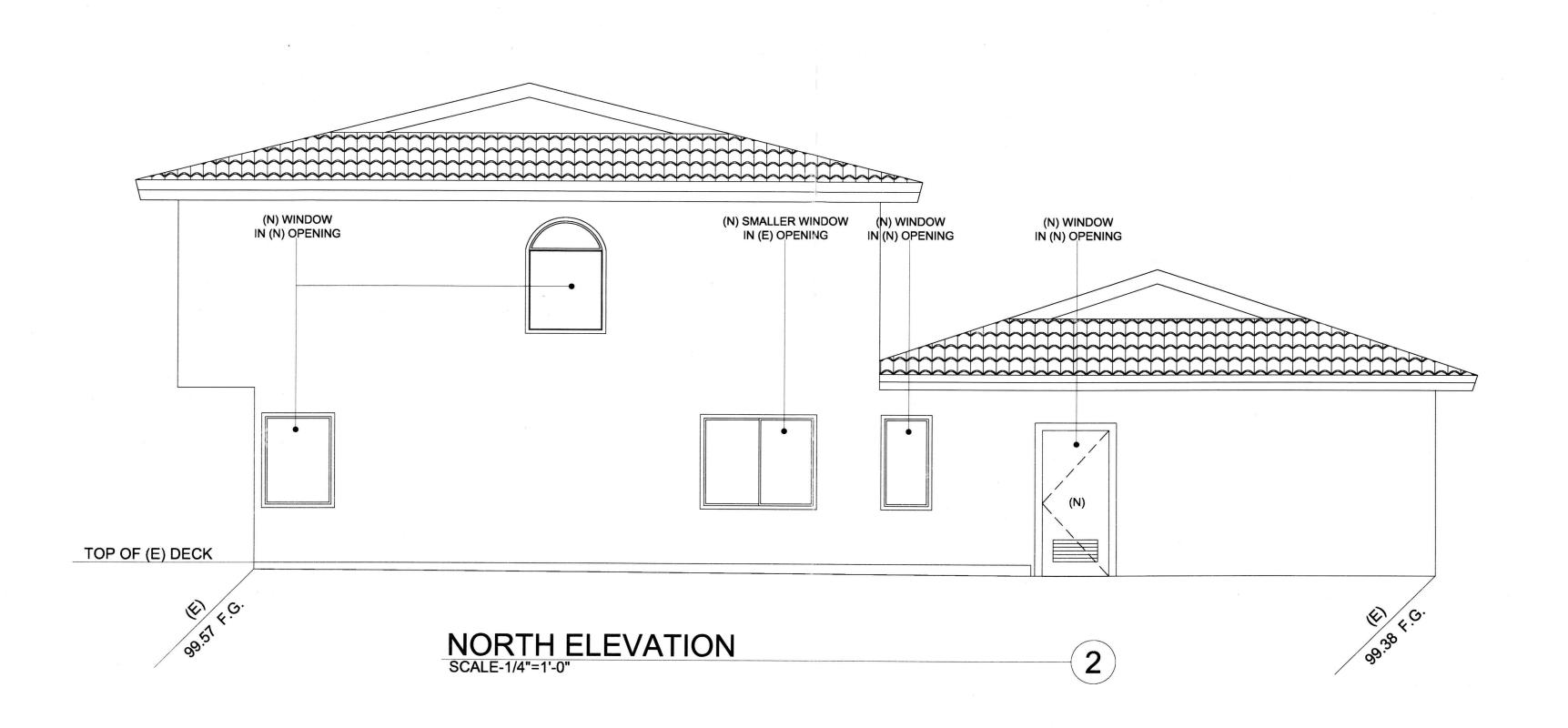
CO.DE

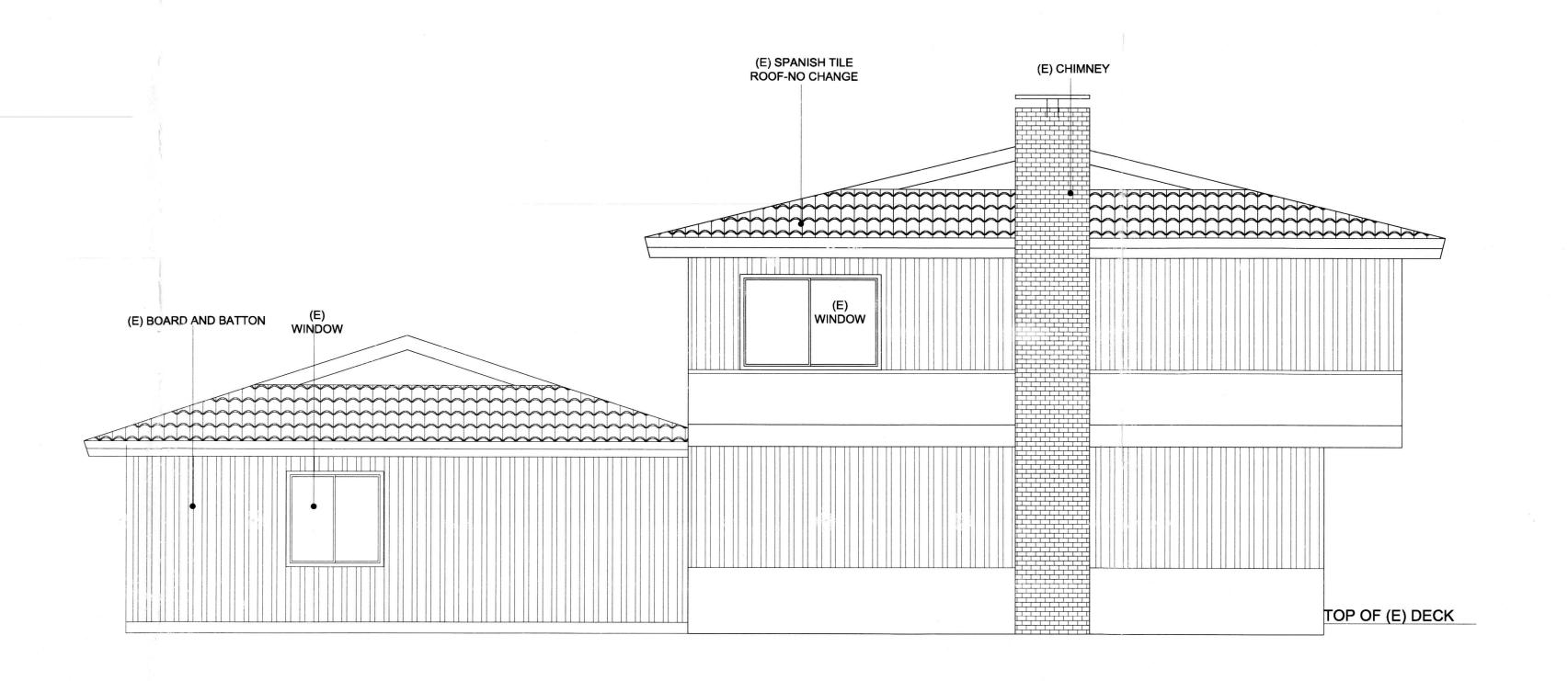
JOB NUMBER:

JOB NUMBER:

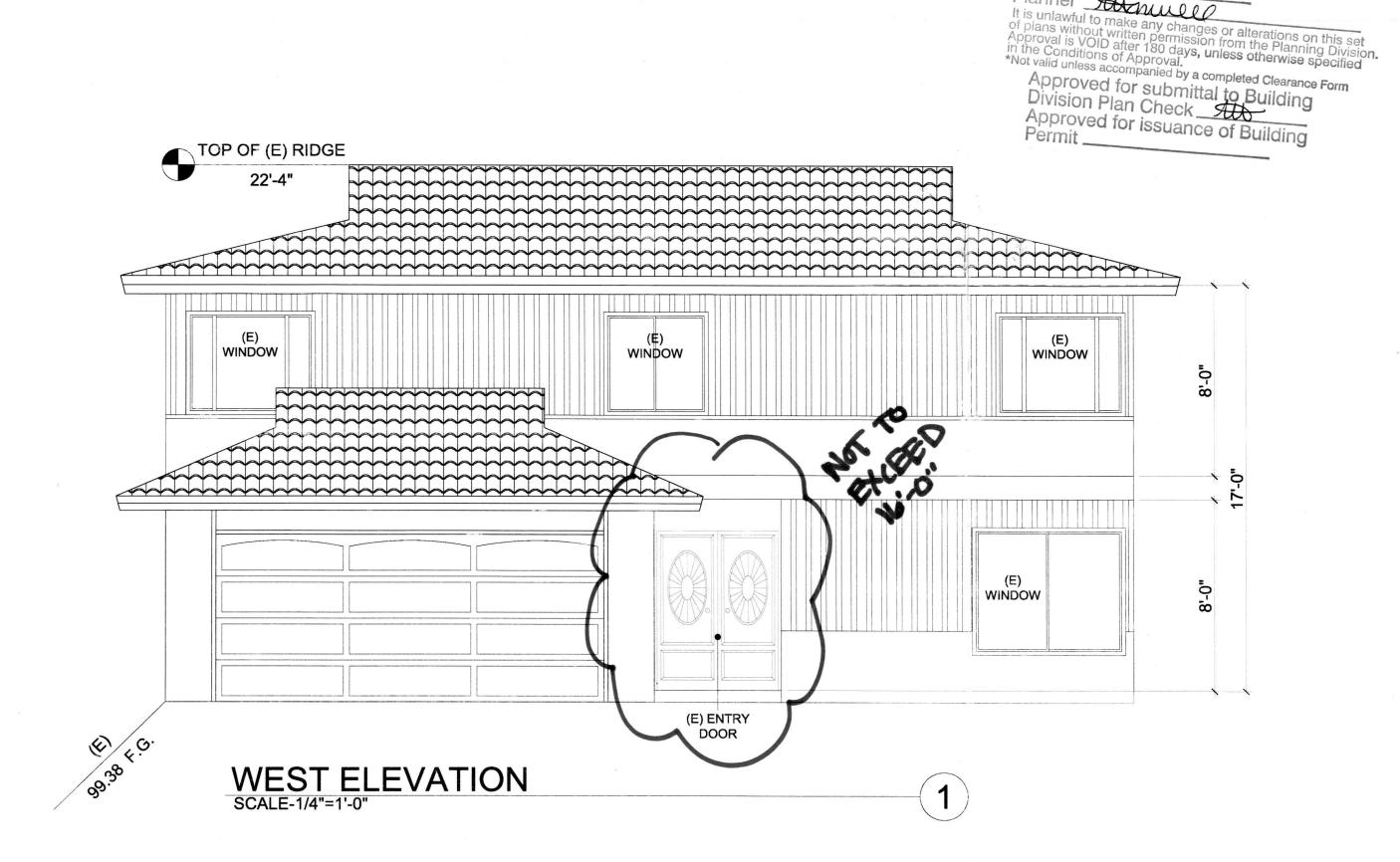
A-2













PRELIMINARIESFOR BIDDINGFOR CONSTRUCTION



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# SIDENTIAL REMODEL 27416 WARRIOR DR.

REVISION:

TIME AND DATE STAMP:

SCALE: AS NOTED

DRAWN BY: CO.DE

JOB NUMBER: 3205

A-3



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

ISSUED: 7/23/2013 EXPIRES: 1/19/2014

PERMIT NO.: ZON2013-00302 APPLIED: 7/23/2013

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

SITE ADDRESS: 27416 WARRIOR DR

ASSESSOR'S PARCEL NO.: 7586006016

PROJECT DESCRIPTION: Two new additions to the first floor at the rear of

the exisitng two-story residence. 54 square feet at north rear side and 39 square feet at south

rear side.

**OWNER/APPLICANT** 

MARINA S DSOUZA 13 BUGGY WHIP DR ROLLING HILLS CA 90274 PRIMARY CONTACT

TYPE OF USE: Residential, New Constr. (Single-Family) ZONING: RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Site Plan Review

	-	FEES	
Туре	Ву	Date	Amount
DATA	LM	7/23/2013	\$4.00
SPRM	LM	7/23/2013	\$326.00
		Total:	\$330.00

. •	•		

#### CONDITIONS OF APPROVAL

This approval is for two new first floor additions to the rear of the existing residence. One addition is 54 square feet, and the other addition is 39 square feet.

The approved project shall maintain the setbacks depicted on the stamped approved plans, but in no case shall minimum setbacks be less than the following: 20' front, 15' rear and 5' sides.

The height of the approved project shall be as depicted on the stamped approved plans, and in no case shall the maximum height of any new construction exceed 16' above the existing pad elevation.

The approved project shall maintain a maximum of 50% lot coverage.

No grading is permitted by this approval.

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED on July 22, 2013 and with the RS-5 district and site development standards of the Rancho Palos Verdes



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275 (310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

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**Development Code.** 

In the event that a Planning Division and a Building Division requirement are in conflict, the stricter standard shall apply.

The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.

Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.

Exterior residential lighting shall be in compliance with the standards of Section 17.56.030 of the Rancho Palos Verdes Development Code.

The approved project is exempt from the requirement for a foliage analysis because the addition is under 120 square feet.

The approved project is exempt from the requirement for a neighborhood compatibility analysis.

A minimum 2-car garage shall be maintained, with each required parking space being individually accessible and maintaining minimum unobstructed dimensions of 9' in width and 20' in depth, with minimum 7' vertical clearance.

At least 50% of the existing interior and exterior walls or existing square footage of the structure shall be retained by the approved project. Otherwise, any nonconformities existing at the time of Planning approval shall be corrected as a part of the project. In addition, neighborhood compatibility analysis will be required if not conducted as a part of the original Planning approval.

No construction or other development shall be permitted on extreme slopes (i.e., 35% steepness or greater).

The required front-yard setback area of the lot shall be at least fifty (50) percent landscaped.

All structures located between the front property line and the exterior facade of the existing single family residence closest to the front property line, or between the street side property line and the portion of the existing single-family residence closest to the street side property line, shall not exceed forty-two (42) inches in height.

The City strongly urges the applicant for this project to contact the Homeowners' Association or local Art Jury, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Planning, Building and Code Enforcement Department of Rancho Palos Verdes.



Community Development Department Planning Division 30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

(310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpv.com

PERMIT NO.: ZON2013-00302 APPLIED: 7/23/2013

ISSUED: 7/23/2013 EXPIRES: 1/19/2014

For Community Development Director

Date

THIS APPROVAL SHALL BE NULL AND VOID AFTER January 19, 2014 UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.

#### Contact: MARINA DSOUZA 1st floor Address: 27416 WARRIOR DR. Remodel (E) Kitchen-170 Sq. Ft. RANCHO PALOS VERDES, CALIFORNIA 90275 Construct (N) stair-60 Sq. Ft. Remodel Bedroom-120 Sq. Ft. Phone #: 310-994-3706 CELL Demo (E) Powder room Email: drmarina75@aol.com and Construt (N) Powder 40 Sq. Ft. Assessor's ID: 7586-006-016 Construct (N) Bathroom-72 Sq. Ft. Property Type: Single Family Residence 21 Sq. Ft. (N) Covered Porch-Property Boundary Description: Convert (E) dining to (N) TRACT NO 30105 THAT PART W OF W 112 Sq. Ft. Breakfast-LINE OF TR NO 23902 OF LOT 48 (N) Garage door and Tempered Zoning: Construction: V-B Remodel Laundry @ Garage Occ.: R-1/U-1 2nd floor PROJECT STATISTICS: Remodel 3 (E) Bedrooms w/ (N) closets-116 Sq. Ft. 2011 CALIFORNIA BUILDING CODE (CBC). Remodel (E) Master Bath-107 Sq. Ft. 2011 CALIFORNIA MECHANICAL CODE (CMC) 207 Sq. Ft. Remodel (E) Master Bedroom-2011 CALIFORNIA PLUMBING CODE (CPC) Remove (E) Stair-38 Sq. Ft. 2011 CALIFORNIA ELECTRICAL CODE (CEC) Install (N) widow at stair-16 Sq. Ft. Residential and Nonresidential Windows to remain unless noted as (N) 2008 Building Energy Efficiency Standards 2011 LA CITY BUILDING CODE **TYPICAL RESIDENTIAL NOTES:** Emergency Escape and Rescue Window or Door: - At least One Emergency window or door must be provided at basement and every sleeping room in dwelling - The Emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools. - One operable window with an operable area of not less than 5.7 square feet, minimum clear 24" height and 20" width, and a sill height not more than 44" above the finish floor. - The area in windows and doors limited to 20 percent of the floor are of the addition plus the area of any glass that was eliminated in the original residence wall area where the new additions are attached. If the addition is greater than 1,000 square feet, then the credit for the elimimated glass areas is not allowed. - Hose bibs and lawn sprinkler systems shall have an approved back flow prevention device. At least one, main exit door shall be not less than 3' in width and 6'-8" in height Floor Plan: - Provide hardwired smoke detectors in each floor in new and existing basement, hallway, stairwell, and each sleeping - Provide hardwired smoke detectors in each new and existing sleeping room and at a point on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. - In new construction, the required Smoke detectors shall receive their primary power from building wiring and shall be equipped w/ a battery backup. Smoke alarms may be solely battery operated when installed in existing sleeping rooms and hallways. - Where more than on smoke alarm is required to be installed, the smoke alarm shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms. - Showers and walls above bathtubs with shower heads shall be finished with a smooth, nonabsorbant surface to height not less than 70" above the drain inlet. **LEGEND** - Shower compartment shall have a minimum interior of 1024 sq. in. and capable of encompassing a 30 inch circle (CPC 412.7). Wall covering to be cement plaster, tile or approved equal to 70" above drain at showers or tubs with showers. Materials other than structural elements to be moisture resistant. Glass enclosure doors and panels must be fully tempered, 1/4" laminated or of an approved plastic. Swing door to outward. WALL TO BE DEMOLISHED - Attic furnaces require an access scuttle 30" x 30" (minimum size), not more than 20' from equipment. An unobstructed passageway 24" wide of solid continuous flooring from access to the equipment and its controls is (N) EXTERIOR WALL required, and 30" solid flooring in front of unit controls. w/ INSULATION A permanent electric outlet and lighting fixture controlled by a switch located at the required access opening shall be (N) INTERIOR WALL - Provide 30" clearance above range to unprotected combustible material or 24" clearance above range or open top (E) WALL broiler when equipped with metal ventilating hoods. Ventilating hood shall be vented to outside air. For open top broiler units show details of mechanical exhaust sustem/duct/hood/1 hour shaft when penetrating a ceiling or floor. - Clothes dryer moisture exhaust duct is limited to 14' with 2 elbows, reduce this length by 2' for each elbow in excess - Provide two layers of Grade D paper between plywood shear panel and exterior lath. - Show safety glazing in the following locations: Glazing in shower and tub enclosures (less than 60" above standing surface) Electrical: - Kitchens: At least half the installed wattage of luminaires in kitchens shall be high efficacy and the ones that are not must be switched separatly. - Lighting in Bathrooms, Garages, Laundry Rooms an Utillity Rooms. All luminaires shall either be high efficacy or shall be controlled by an occupant sensor. - Other Rooms: All luminaires shall either be high efficacy or shall be controlled by an occupant sensor or dimmer. Closets that are less than 70 square feet are exempt from these requirements. - Outdoor Lighting all luminaries must be mouted to the building and be high efficacy luminaries or shall be controlled by a photo-control/motion sensor combination. - Common area lighting of multi-family units must be high efficacy or have occupancy sensors. - At least on 20 amp branch circuit shall be provided to supply bathroom receptacle outlets. Such circuits shall have no - At least on 20 amp branch circuit shall be provided to supply laundry receptacle outlets. Such circuits shall have no other outlets. At least one wall switch-controlled lighting outlet shall be installed at outdoor entrances or exits. - At least one outdoor receptacle outlet at the front and back of the dwelling unit. Outdoor receptacle and outlet, not more than 6 feet-6 inches above grade level should have a weatherproof cover and ground fault circuit - Ground-Fault Circuit-Interrupter (GFCI) Protection for all receptacles installed in bathrooms, in garage, and receptacles to serve counter top suface installed within 6 feet of a wet bar sink or kitchen sink. -UFER ground is required at new electrical service. -Underground Utilities Required for electrical, cable T.V. and telephone. -IAMPO approval required for one-piece lavatory -Arc fault circuit protection is required for all bedroom branch circuits. -Min. 200 AMP electric service required when floor area exceeds 1,000 sq. ft. demand load exceeds 10 kw and/or addition exceeds 50% of existing Fluorescent lights are required in kitchen & bath per t-24 lighting. All new lighting must comply with t-24 2005 energy. 20. All Branch Circuits that supply new 125 volt, single phase, 15 and 20 amprere receptacle outlets shall be protected by (AFCI) arc-fault interrupters. 21. All new receptacle outlets shall be tamper resistant. Safety Glazing: - All safety glazing shall be permanently labeled on the glass. - Safety Glazing in ingress and egress doors, sliding doors, storm doors, unframed swinging doors, hinged shower doors, wardrobe doors and glass railings. - Safety Glazing in glass panels within shower where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet. - Safety Glazing in glass panels within a 24" arc of door, in a closed position, where the bottom exposed edge of the glazing is less than 60" above the walking surface. Municipal Requirement:

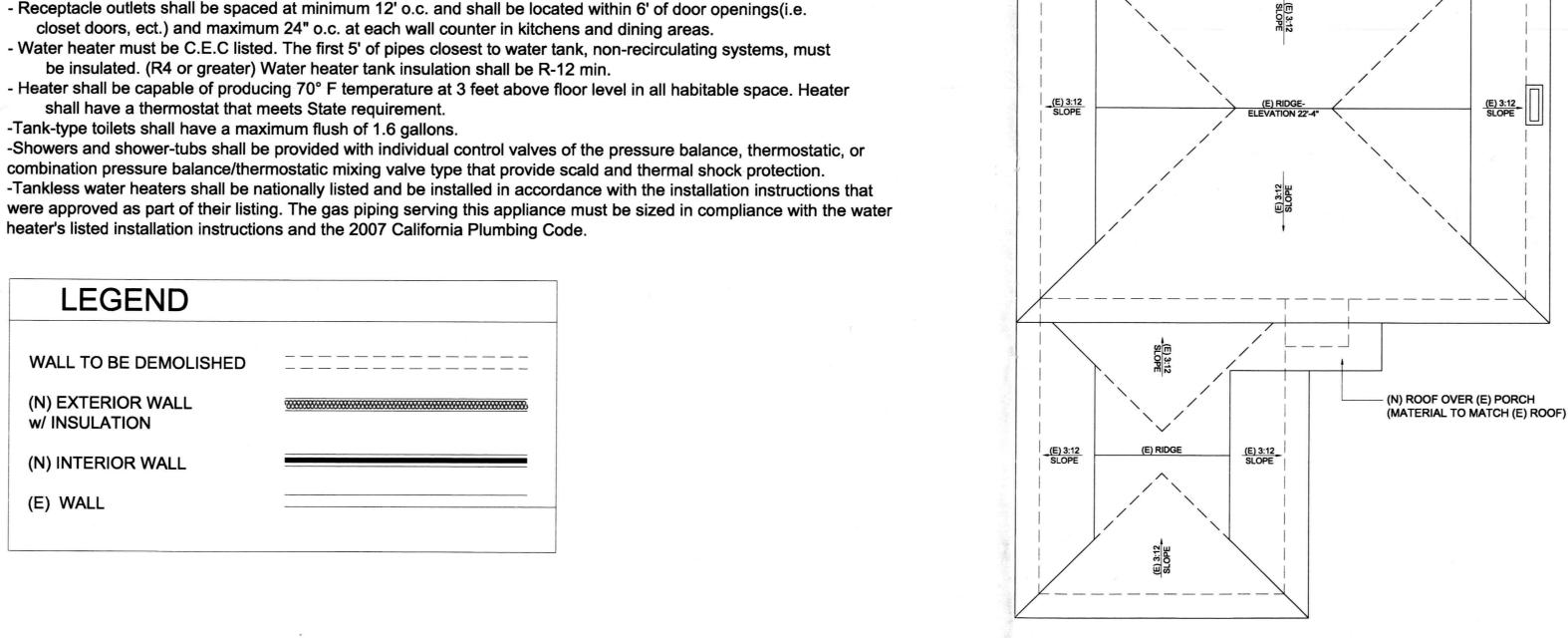
SCOPE OF WORK

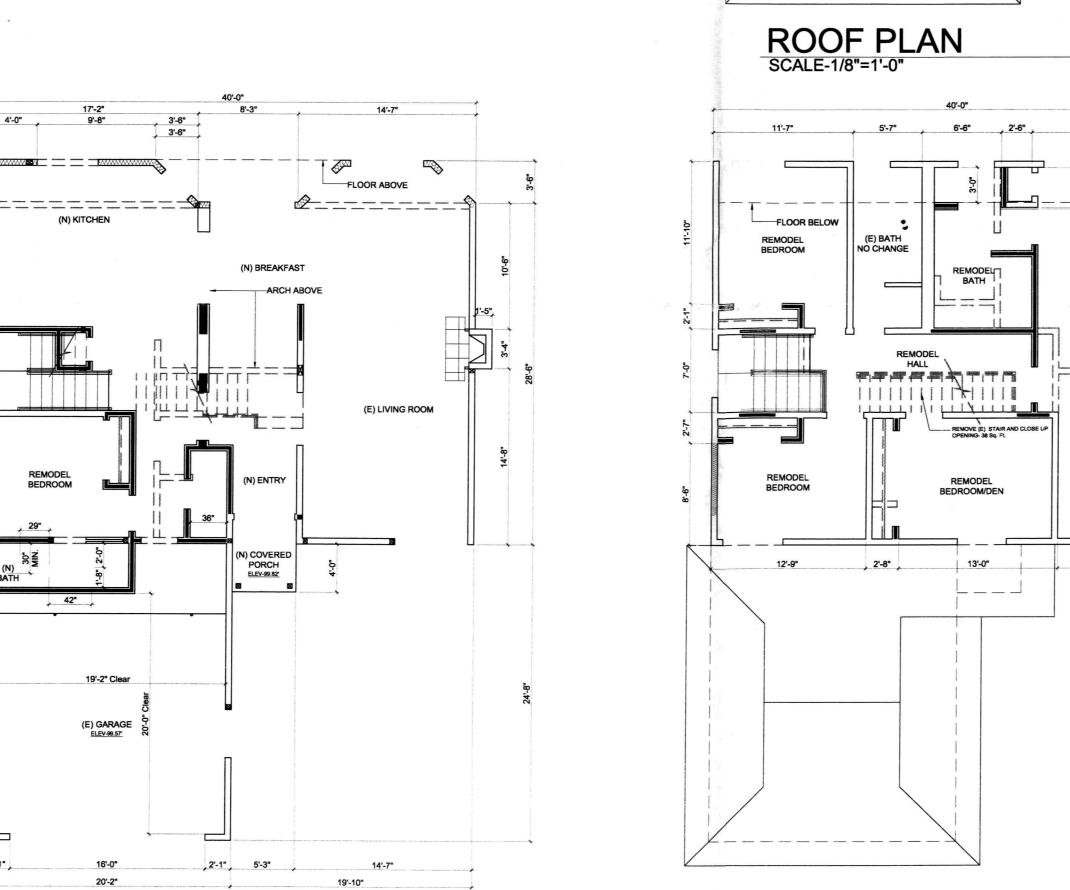
PROJECT INFORMATION

All construction waste and debris must be containerized.

7. All Contractors, Architects, Designers, & Engineers shall maintain a current City Business License.

#### **GENERAL NOTES:** SHEET INDEX 1. Building codes: all work shall conform to the latest approved governing codes and applicable laws. A-1 SITE PLAN, ROOF PLAN, NOTES AND STATISTICS A-2 PROSPOSED 1ST AND 2ND FLOOR PLANS AND 2. Variations: contractor shall verify all dimensions and conditions and report any variations to the owner before **EXISTING 1ST AND 2ND FLOOR PLANS** proceeding with the work. A-3 ELEVATIONS AND SECTIONS 3. Contractor shall obtain all permits and pay fees as required to obtain the permits A-4 TITLE 24 S-1 FOUNDATION PLAN AND NOTES 4. Provide exit signs at all exits required by code. S-2 FRAMING PLANS 5. All dimensions are to face of stud unless otherwise noted. S-3 DETAILS 1-17 S-4 SCHEDULES, NOTES AND DETAIL 18-20 6. Contractor all be responsible for repairing all damage done to property of any person or persons, on or off the premises, by the reasons of the work under this contract at no additional cost to the owner, all repairing work under this contract at no additional cost to the owner. all repairing and resurfacing of damaged areas shall be done to the satisfaction of the owner. Allowable Lot Coverage 7. Manufactured items to be installed in accordance with manufacturer's specifications. 7,060 square ft./2 = 3,530 square ft. - 50%8. Disapproval of materials: unless otherwise indicated all materials to be demolished an removed shall become the property of the contractor and removed from the site, remove debris and rubbish as it accumulates, do not store or permit **Actual Lot Coverage** debris to accumulate on the site. debris and rubbish may not be burned at the site. if material is indicated to remain the (E) DECKproperty of the owner, dispose of such material at the direction of the owner. (400 square ft.) (E) PATIO-(427 square ft.) 9. Limits of the work: the indicated limits of work are not to be constructed by the contractor as the limit of work, but as a (E) FIRST FLOOR-(1,140 square ft.) (N) ADDITION @ FIRST FLOORguide to the main areas of work involved. other work shall be carried out by the contractor where it is required to complete (71 square ft.) the project and carry out the intent of the contract. (N) PORCH (21 square ft.) REMODELED GARAGE (426 square ft.) 10. Dimensions shall have preference over scale. (E) DRIVEWAY (403 square ft.) (E) ADDITION (93 square ft.) 11. Contractor shall provide all required construction barricades, per chapter 44 ubc 2,981 square ft. = <50% 12. Povide fire extinguisher as required by fire department. 13. Verify all openings in the field prior to installation. 14. All interior finishes shall have a minimum flame spread classification of II. 15. Exterior walls and openings in exterior walls shall be installed by the general contractor in accordance with the approved building department contract documents. 16. Certification of foundation forms required prior to foundation inspection. Mechanical and Plumbing: - A minimum of 3" diameter building/sewer drain line. Sewer lateral shall be connected, perpendicular, to main sewer line within the frontage section of main sewer line. - Strap the water heater at upper and lower 1/3 of vertical height The lower strap shall maintain 4" above the controls. - Elements of appliance which create a glow, spark, or flame shall be located a minimum of 18" above garage





REMODEL BEDROOM

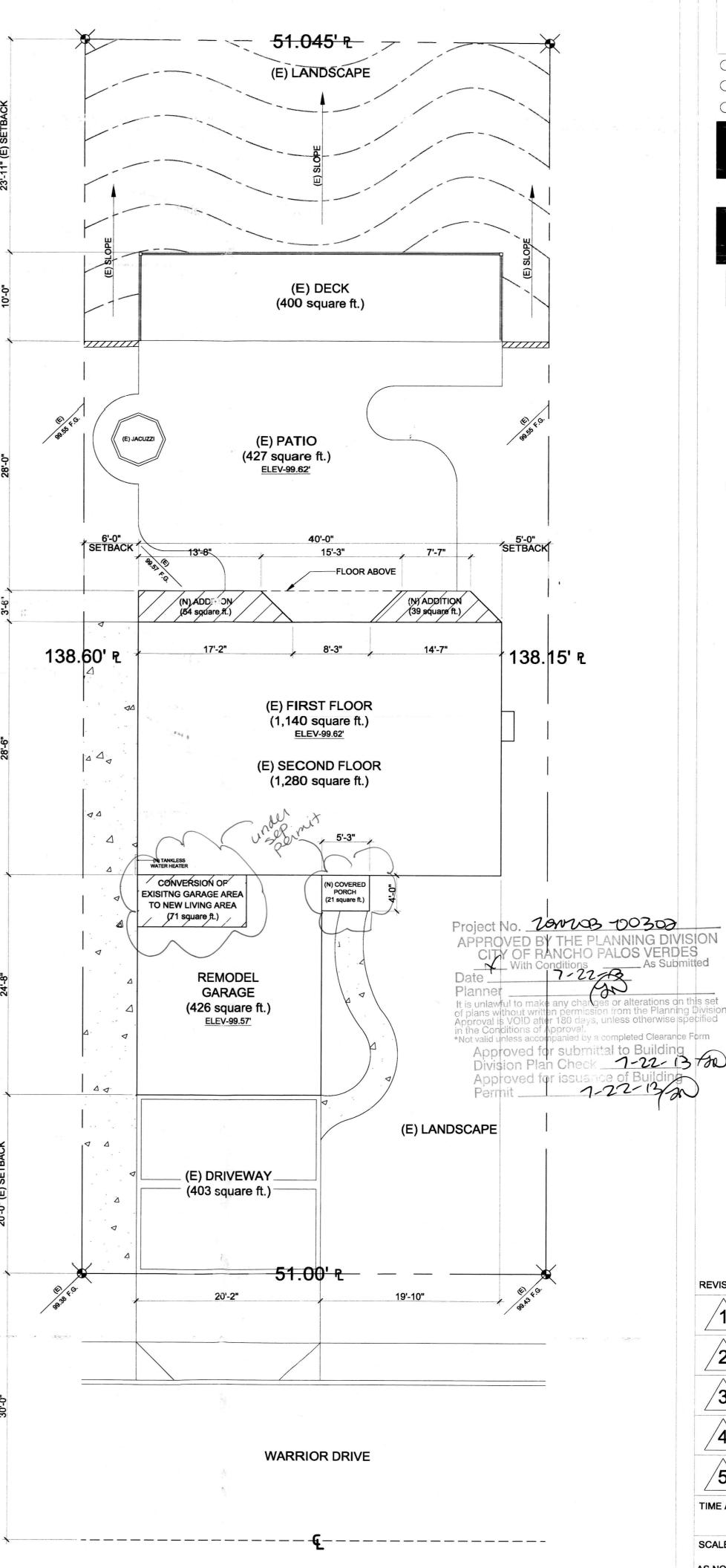
(E) GARAGE ELEV-99.57

FIRST DEMO

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

SECOND FLOOR DEMO

---- REMOVE (E) STAIR AND CLOSE UP OPENING- 38 Sq. Ft.





○ PRELIMINARIES FOR BIDDING



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DR

**REVISION:** 

5-22-12 **2**\ 5-30-12

2-19-13

4 3-1-13 7-11-13

TIME AND DATE STAMP

AS NOTED DRAWN BY:

CO.DE JOB NUMBER:

SHEET

SITE PLAN

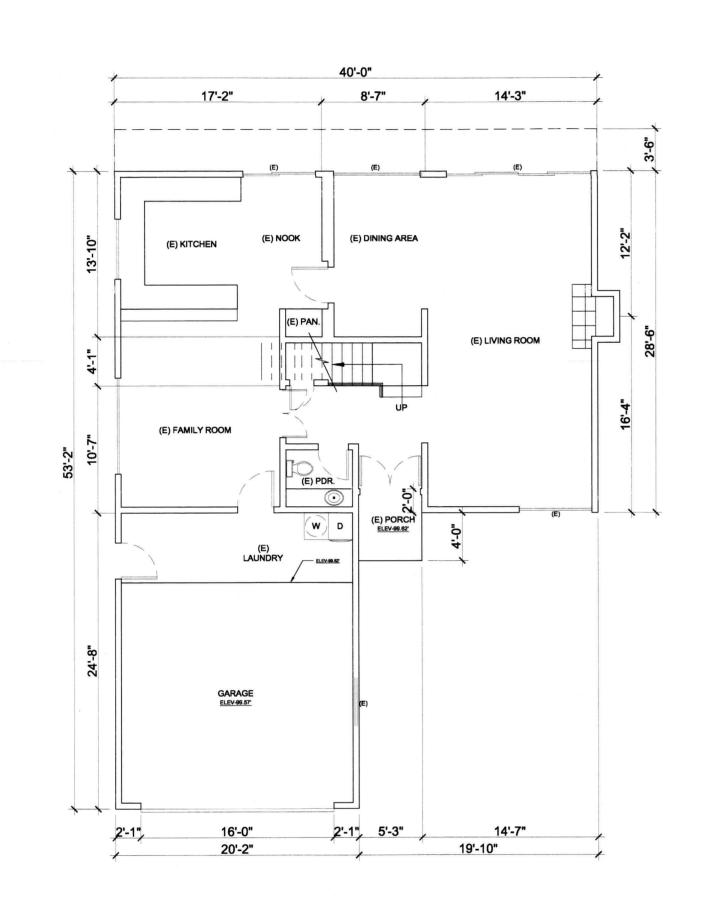
SCALE-1/8"=1'-0"

11'-7"

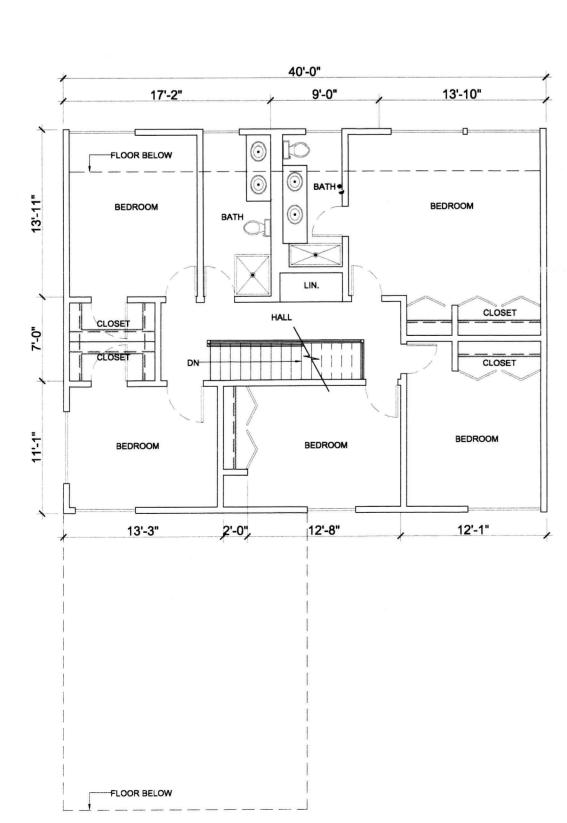
**(2**)

	DOOR SCHEDULE						
SYMBOL	OPENING	THICKNESS	TYPE	MATERIAL	REMARKS		
<b>(1)</b>	3'-0" x 6'-8"	1-3/4"	PRE-HUNG	WOOD	20 MIN. SELF-CLOSING		
<b>(2</b> )	3'-0" x 6'-8"	1-3/8"	PRE-HUNG	НСНВ			
<b>(3</b> )	2'-6" x 6'-8"	1-3/8"	PRE-HUNG	НСНВ			
<b>(4</b> )	4'-0" x 6'-8"	1-3/8"	SLIDER	НСНВ			
<b>(5)</b>	2-3'-0" x 6'-8"	1-3/8"	FRENCH				
<b>6</b>	2'-8" x 6'-8"	1-3/8"	POCKET	НСНВ			
7	3'-0" x 6'-8"	1-3/4"	FRENCH		TEMPERED		
<b>(8</b> )	2'-0" x 6'-8"	1-3/8"	PRE-HUNG	WOOD			
9	2'-6" x 6'-8"	1-3/8"	PRE-HUNG	НСНВ			
<b>(10)</b>	2-2'-6" x 6'-8"	1-3/8"	PRE-HUNG				
<u>(11)</u>	8'-0" x 6'-8"	1-3/8"	SLIDER				
<b>\(\frac{12}\)</b>	2'-0" x 6'-8"	1-3/8"	PRE-HUNG	НСНВ			

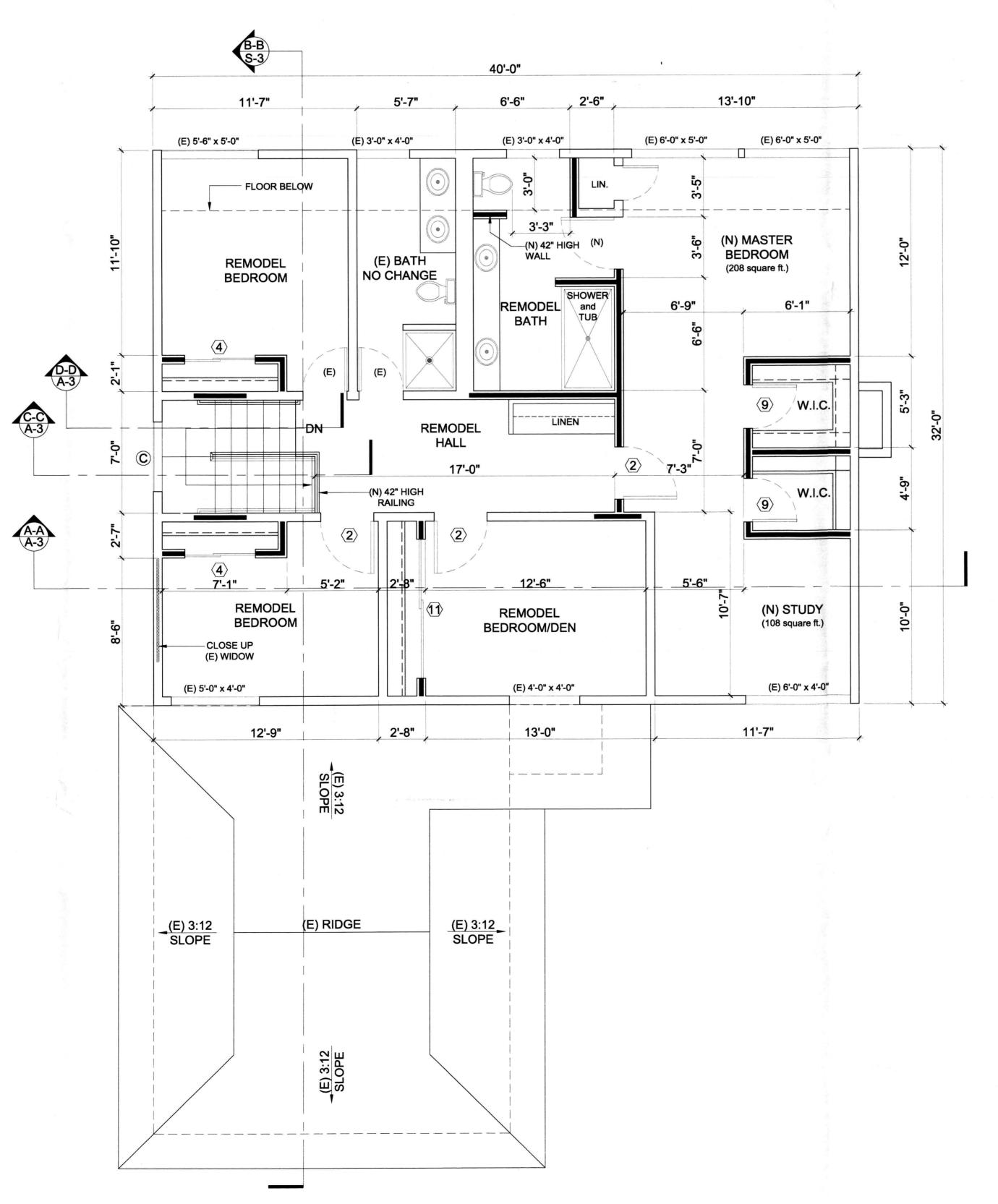
	WINDOW SCHEDULE ALL WINDOWS TO BE TEMPERED.				TO BE TEMPERED.
SYMBOL	OPENING	TYPE	GLAZING	MATERIAL	REMARKS
A	3'-0" x 4'-0"	FIXED	DUAL GLAZED	VINYL	
<b>B</b>	5'-0" x 4'-0"	SLIDER	DUAL GLAZED	VINYL	
©	4'-0" x 4'-0"	FIXED w/ HALF CIRCLE	DUAL GLAZED	VINYL	SEE ELEVATION
(D)	5'-0" x 4'-0"	GARDEN	DUAL GLAZED	VINYL	



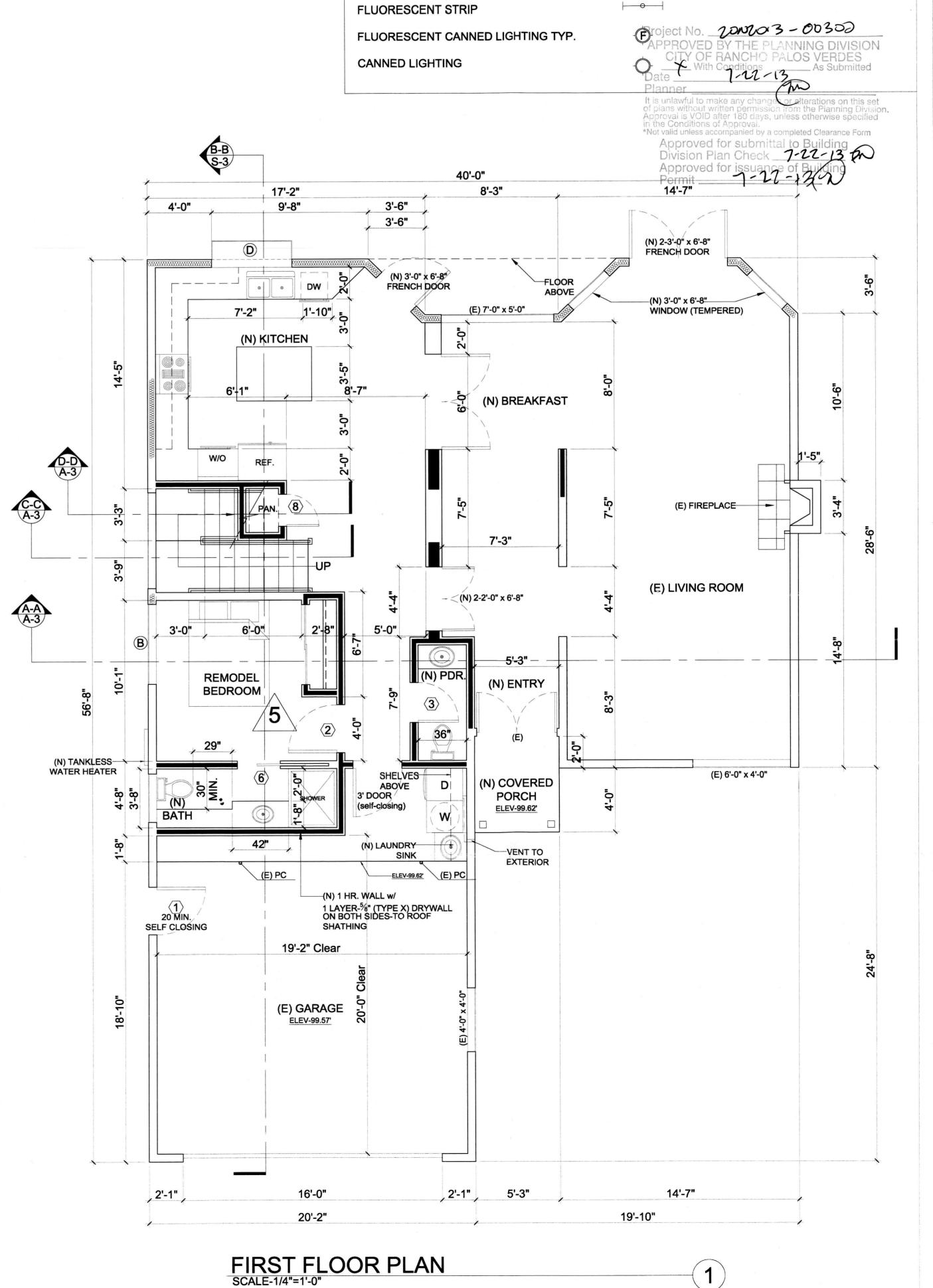












**LEGEND** 

WALL TO BE DEMOLISHED

SMOKE DETECTOR-HARDWIRED

CARBON MONOXIDE DETECTOR

APPOVED DIMMER SWITCH

GROUND FAULT INTERRUPTER

WEATHER PROOF

APPOVED MOTION SENSOR SWITCH

EXHAUST FAN w/ 4 AIR CHANGES MINIMUM

(N) EXTERIOR WALL w/ INSULATION

(N) INTERIOR WALL

w/ BATTERY BACK UP

(E) WALL

SWITCH

PER HOUR

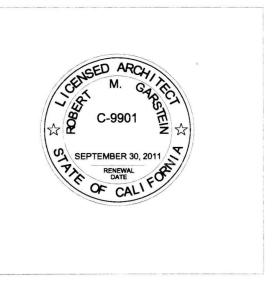
**EXISITING** 

NEW

**DUPLEX OUTLET** 

\_\_\_\_\_\_

CM



○ PRELIMINARIES O FOR BIDDING



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AS NOTED	
DRAWN BY	Y:
CO.DE	
JOB NUMB	ER:
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	SHEET

