



PROCEDURES AND GOALS

Palos Verdes Art Jury must be composed of three A.I.A. members, a City Planner and two members who have been appointed to the Art Jury because of their individual qualifications. They are charged with the responsibility of determining that plans for construction are in compliance with the Protective Restrictions and convene at scheduled meetings for this purpose. The Jury is an accepting or rejecting body. It is neither its privilege, nor its prerogative, to redesign plans submitted for review.

In order to operate successfully, there are certain standards to which the Art Jury must subscribe. It recognizes that individual tastes and requirements vary. Certainly, there is no desire to develop a stereotyped dwelling design. In fact, duplication of a previously approved plan, or even a marked resemblance to a previously approved dwelling, is a basis for disapproval.

Architectural design is the product of an architect's imagination and skill, tempered by his clients' needs and wants. With any product there are varying degrees of quality and, in the architectural product, this may range from excellence downward to mediocrity and below.

The Art Jury cannot realistically expect excellence in all plans presented for consideration, but there is a level of design quality below that the Art Jury may not accept. In those rare instances when the total concept has been rejected on the basis of design, there has generally been unanimity of decision among Art Jury members.

Fortunately, not everybody delights in the same thing...and, not everybody enjoys the same type of architecture. This is just as true of Art Jury members, but they are not permitted to allow their personal tastes to influence their judgment of design.

Palos Verdes Art Jury is bound by these restrictions and its members, disregarding their own preferences, must judge a presentation on the basis of its own merit. Training and experience have equipped them to recognize quality of design, regardless of the "nominal style" and their decisions must be made accordingly.

It is evident that the creators of the restrictions governing Palos Verdes Estates and Miraleste envisioned a community of homes patterned along the lines of Mediterranean architecture current at that time. Most of the early homes in the area consistently followed this theme and, even though the advanced architectural thinking of the era embraced the so-called "international style", the early Art Juries rejected it.

Over the ensuing years the Art Juries have relaxed the requirements of the rigid traditional format consistent with Mediterranean architecture and have permitted the more contemporary approach employing larger glass areas, etc...

At the present time, architectural trends lean toward strongly stated, unique forms with indiscriminate fenestration, sometimes referred to by its proponents as "brutal architecture".

It is the opinion of the current Art Jury that to permit this treatment in established communities such as Palos Verdes Estates and Miraleste would be as detrimental as the introduction of the international style would have been at its early inception.

Obviously, the Jury is not advocating a return to the acceptance of only traditional Mediterranean architecture, but it feels design clichés must be avoided and an attempt must be made to enforce the utilization of a more romantic approach to design.

Declaration No. 1 of Establishment of Basic Protective Restrictions, Covenants, Reservations, etc., provides as follows:

Article IV, Sec. 34 (b):

“A design must be reasonably good of its kind in order to be approved by the Art Jury. A poorly designed example of any sort of architecture, regardless of its nominal “style”, or its cost, shall be disapproved.”

Article IV, Sec. 34 (c):

“Materials, color and forms must be used honestly, actually expressing what they are, and not imitating other materials. In this hilly country, roofs will be much seen from above, and their color and form are important to the success and attractiveness of the property. The design of the building must be of such a kind or type as will, in the opinion of the Art Jury, be reasonably appropriate to its site and harmonize with its surroundings. The word “type” is used rather than “style” because attempts to reproduce “archaeological” or “period” styles shall be discouraged.”

1) THE OWNER, or his authorized agent, shall separately request a FRAMING INSPECTION by PALOS VERDES HOMES ASSOCIATION when such inspection is requested from the Building Departments of the City of Palos Verdes Estates, or when within the Miraleste area, the City of Rancho Palos Verdes or the County of Los Angeles.

2) UPON COMPLETION OF CONSTRUCTION, the owner, or his authorized agent, shall sign an APPLICATION FOR A CERTIFICATE OF COMPLETION with PALOS VERDES HOMES ASSOCIATION.

Following final inspection, PALOS VERDES HOMES ASSOCIATION shall be notified when corrections, if required, have been accomplished and re-inspection will be performed.*

Telephone: 310-373-6721 Fax: 310-373-9115

***NOTE:** The Protective Restrictions governing this property provide that occupancy prior to the issuance of a CERTIFICATE OF COMPLETION AND COMPLIANCE by PALOS VERDES HOMES ASSOCIATION places the property in a condition of Non-Compliance and subject to possible legal action to compel the return of the property to a condition of completion and compliance.

The above does not, nor is it intended to, preclude the requirement of inspections by the City of Palos Verdes Estates, the City of Rancho Palos Verdes or the County of Los Angeles.

All fees are due and payable when plans are submitted.

PERSONAL APPEARANCES: The Art Jury may require the Architect and owner to come in on a personal appearance if the plans have not been approved in concept after the 2nd submission. Fee will be waived.

If additional personal appearances are requested by the Architect a \$350.00 fee, payable before the appearance, will be required. The Architect will be informed as to when he is scheduled to appear before the Art Jury.

Palos Verdes Art Jury agenda for the Monday night meetings closes at 4:00 p.m. on the Thursday before the meeting.

CITY OF PALOS VERDES - PALOS VERDES HOMES ASSOCIATION

NO SIGNS OR BILLBOARDS OF ANY CHARACTER SHALL BE ERECTED, POSTED, PASTED OR DISPLAYED UPON OR ABOUT ANY RESIDENTIAL PROPERTY EXCEPT A “FOR SALE” OR “FOR RENT” SIGN APPROVED BY THE ART JURY. ANY SIGN MAY BE REMOVED FROM A BUILDING SITE BY A HOMES ASSOCIATION INSPECTOR.

TO OBTAIN A BUILDING PERMIT

Plans shall have approval of Palos Verdes Art Jury. All pages that are submitted for the building permit are to be included in the set for the Art Jury. A complete set, including structural details will be kept as records with the Palos Verdes Homes Association.

GENERAL INFORMATION FOR SUBMITTING PLANS FOR APPROVAL

Information on specific protective restrictions, etc., for any particular building site may be obtained by calling Palos Verdes Homes Association offices, (310) 373-6721. A visit to the Homes Association Offices is requested when discussing the specifics concerning development of a building site. Minimum front setbacks, rear yards, side yards and side-line setbacks must be observed.

In single family dwelling use zones, not more than 30% of the area of the building site may be covered with roofed structures. Changes desired in the exterior architecture or grading plan shall be submitted to the Art Jury for approval before the work of making such changes is started.

A set of plans shall include a plot plan, floor plan, foundation plan, roof plan and all elevations; also, large scale details of eave, rake, doors, windows and all exterior architectural features. Included with plans should be colored photographs showing the relationship of the site with adjacent building sites and/or structures, the streets(s), and photos of the entire house. The plot plan shall be based on a survey made by a licensed land surveyor not more than two (2) years prior to the submission of plans. The survey shall include to the centerline of the street and to fifteen (15) feet outside the rear and side lot lines; it shall show existing contours at one foot intervals, elevations at proper locations of tip of street curb or edge of street pavement, if there is no curb; location and elevation of any and all walls, curbs, pavement, buildings or structures within (15) feet of the property to be improved. The plot plan shall show the location of all improvements proposed, including building, walls fences, driveways, walks and trash yard areas, sanitary sewer connection, finish floor grades, existing and finish contours at one (1) foot intervals. The plot plan scale shall be 1/8" =1' unless the area of the site is too large for this scale to be practicable. All permanent bench marks shall be shown.

GENERAL INFORMATION FOR SUBMISSION OF PLANS TO PALOS VERDES ART JURY

- 1) It is the Applicant's responsibility to verify all required setbacks, easements, and deed restrictions with the Palos Verdes Homes Association.
- 2) Original submission fee covers three preliminaries and two working drawing submissions.
- 3) **PERSONAL APPEARANCE:** \$350.00 will be charged for all non-requested personal appearances. Personal Appearance meetings are once a month and have five (5) openings. Architect or designer of record must be in attendance. **"No fee" personal appearances (when invited by the Art Jury) will be given first priority.**
- 4) A PVHA building permit will be issued for Art Jury approved plans that have been granted a permit (if required) by the City of Palos Verdes Estates or City of Rancho Palos Verdes.
- 5) Plan Submittals for new homes will expire 18 months from final PVHA Art Jury Approval of working drawings or twelve (12) months from the date of issue of the PVHA building permit. All other submissions are good for twelve (12) months from final Art Jury Approval. Proposed landscaping must be completed within six (6) months after obtaining final approval for occupancy or prior to the expiration of PVHA Art Jury approval.
- 6) **Extensions.** The property owner must submit an application thirty (30) days or more prior to expiration of approval for a six (6) month extension. Expired applications will be assessed all new fees. No credit can be extended.
- 7) **ALL SUBMITTALS MUST BE ORIGINAL DRAWINGS PREPARED BY THE APPLICANT OR DESIGNATED PERSON. THE CITY OF PALOS VERDES ESTATES REQUIRES PLANS TO BE PREPARED AND SIGNED BY AN ARCHITECT LICENSED IN THE STATE OF CALIFORNIA OR A LICENSED CIVIL ENGINEER WHEN THE TOTAL VALUE OF A COMPLETED STRUCTURE EXCEEDS \$4,000.00.**

ALL PLANS SUBMITTED FOR PRELIMINARY REVIEW SHALL BE ACCOMPANIED BY:

- 1) **A completed Application for Art Jury Approval and fee due at time of submission.**
- 2) **8x10 (8 1/2" x 11 color prints) minimum color photographs of the building site, properties at either side and across the street. For additions, provide photos of entire house as well as the houses on each side and across the street.**
- 3) **All submissions to be highlighted in yellow by the Architect.**
- 4) **All submissions must include a plot plan, separate roof plan, elevations and floor plans**
- 5) **Site sections through adjacent properties if required by Neighborhood Compatibility**

PLANS FOR PRELIMINARY REVIEW AND WORKING DRAWINGS REVIEW (PLOT PLAN - 1/8 SCALE)

- 1) Owner's name. Legal description of building site, i.e., Lot, Block and Tract numbers. Address of property.
- 2) The total lot area, area of building footprint. Total building coverage and percent of total coverage, excluding the area of the typical eave overhang.
- 3) The total square footage of each floor; itemize living area, garage area and covered porches.
- 4) Indicate location of sewer line and connection from house to sewer lateral on plot plan.
- 5) Survey must be signed by a licensed surveyor or registered engineer and dated within two (2) years prior to the date of submission of plans. Locate house on lot by dimension, (foundation to lot line) and show required setback lines at front, sides and rear yards. To figure side yards, see next page. Provide top of wall elevations.
- 6) Provide plot plan with a solid line showing building walls as they interface the ground and roof overhang as a dotted line. Eave overhang may project 40% maximum into sideyard. Provide separate roof plan showing the walls below as a dotted line. Show gutters and downspouts on roof plan and on elevations.
- 7) When possible, the plot plan shall be prepared on the original topographical survey or duplicate thereof and shall indicate natural and finished contours at one foot (1') intervals, extending fifteen feet (15') outside property lines and to the centerline of the street. Show curb or edge of paving grades. Show floor elevation of adjacent houses. If plot plan is not prepared on the engineer's topographical map, transfer all information on topography to architect's plot plan including natural grade contours and finished grade contours at one foot (1'0") intervals, spot elevations, dimensions etc.
- 8) Show calculations to verify basement.
- 9) Show subsurface drainage system picking up gutter, down spouts pool deck drains, patio drains, yard drains, tennis court drains and terminations at property line. Show top of grade and flow line grades and method of discharging the runoff.
- 10) Design driveway to City standard. Driveway approach - City STD #ST10.
- 11) Submit grading sections, if required by City for over 250 cubic yards of cut and fill as per City requirements.
- 12) Driveway grades should be less than 20% and a relatively flat parking area provided in front of the garage. See City STD plan #ST18.

REQUIRED ON WORKING DRAWINGS

- 13) Indicate North arrow on **all** floor plan sheets.
- 14) All elevations identify as North, South, East and West, with all materials rendered and labeled. Include all courtyard elevations. Natural grade lines shown as dotted lines and finish grades shown as solid lines.
- 15) **SINGLE FAMILY RESIDENTIAL WORKING DRAWINGS SHALL BE 1/4" SCALE, (PLOT PLAN SHALL BE 1/8" SCALE).**
- 16) Provide details of all exterior architectural features and cross-reference on elevation sheet. No key notes to be used on elevation sheet. Label each condition on elevation.
- 17) Details drawings:
 - A. With a wood door sill use a 2" maximum vertical dimension from finished inside surface to finished outside surface.
 - B. With a metal door sill use a 1/2" vertical dimension from finished inside surface to finished outside surface.
 - C. Provide head, sill and jamb details for all conditions. Provide muntin details for divided lite windows. Cross reference with all conditions on elevation.
- 18) All exposed concrete block shall be 8" x 8" x 16", scored horizontally or vertically, or 8" x 8" x 8" units, or 4" high units, subject to Art Jury approval. 6" high slumpstone units may be approved in some cases. In general, 4" high units are preferred.

- 19) Trash collection area shall be designed as an integral part of the structure and will be required to be built. Enclosing fences or walls shall be not less than forty-two inches (42") or as necessary to screen trash from adjacent properties.
- 20) Dimension chimney completely on elevations. Minimum in least dimension is 2'6" in masonry, 3'0" in stone. Fireplaces to be gas appliance only or masonry. No wood burning non masonry fireplaces will be accepted. Label floor plan as to type.
- 21) Front door minimum in width 3'-6". Call out dimension on floor plan as well as schedules.
- 22) Indicate all under floor and attic vents on elevations. The Art Jury recommends that louvre vents or "E" vents be used rather than wire mesh vents.
- 23) When conditions are such that the underside of a deck is visible, use minimum 4x deck joists, or conceal from the underside.
- 24) Remove swimming pools, spa, and tennis courts from plans if applications and fees are not submitted. Make no indication on plans for any improvements as "future".
- 25) Submit location, size and elevation of electrical panels over 200 amps. When exposed to the exterior, the panel may be required to be remotely located. If transformer and other exterior equipment are proposed, show their location, size, and enclosure information.
- 26) For addition: NOTE ON PLAN: "All details will match existing", if existing are to remain. Provide drawn detail of each condition - head, sill, and jamb.
- 27) Note on Plan: Stucco finish to be smooth, sand float finish, or submitted for approval.
- 28) Aluminum windows and screen assemblies as well as skylights to be anodized to a dark color or otherwise color treated.

TO FIGURE SIDELINE SETBACK

Based on a 50' lot width or smaller, minimum required sideyards must be a total of 15'. Anything in excess must be 1/10 of a foot for every foot over 50' on either side.

<u>One Story:</u>	5' min.
<u>Two Story:</u>	7' min.
<u>Two 1/2 Story:</u>	8' min.
<u>Three Story:</u>	10' min.

Minimum side yard requirement increases as building height or number of stories increases and as lot width increases and can be no closer than one-third.

EXAMPLE:

112' wide lot	
- 50' (basic)	
<u>62' = 6.2' for one side; 6.2' for the other side</u>	Can come no closer than 1/3 required when lot is wider than the minimum of 50'
12.4' (total both sides)	
<u>+15' (minimum required)</u>	
27.4' Total side yard required for a 112' wide lot	1/3 = 9.13' is closest for one side
	Must have 18.27' on other side, or anywhere in between.

REAR YARD REQUIREMENTS: 1 Story - 12', 2 Story - 15', 2½ Story - 18', 3 Story – 20'

REQUIREMENT FOR GARAGES AND ACCESSORY BUILDINGS FOR INTERIOR LOTS

If a garage is attached to the house, the sideline and sideyard setbacks as required by house shall prevail. If garage is a detached structure, it may come within 5' of side and rear property lines, except on street-to-street or corner lots. Buildings or Structures may not come within 10' of any other structures. Minimum rear yard setback must still be observed.

All lots have specific restrictions. Some lots are not permitted to have detached structures. Check with the Homes Association for the specifics of the property.

**All Working Drawings Submitted Shall Contain the Following Notes:
(Art Jury Notes must be separately labeled on plans.)**

- 1) Bring all plumbing vents within a radius of fifteen feet (15'0") through the roof at one point, and concealed from view where possible, to the satisfaction of the Building Inspector.
- 2) Submit all color samples, stucco or plaster finish, to the Palos Verdes Art Jury Prior to painting.
- 3) Submit roof material samples prior to purchase for review by Palos Verdes Art Jury.
- 4) Exterior masonry, plaster and concrete block shall be painted. Finish to be sand, float.
- 5) Approval of plans for new houses and additions over 400 square feet expires eighteen months after date of Art Jury submission and/or final approval. All other submissions expire twelve months from date of final approval of plans.
- 6) Consult Palos Verdes Homes Association requirement of Grant of Easement for underground utilities, sewer, water drainage etc.
- 7) State law requires that, upon completion of construction, the owner shall file an Application for a Certificate of Completion with the Building Department of the City of Palos Verdes Estates. (Substitute City of Rancho Palos Verdes for construction located in the Miraleste area.)
- 8) Owner or authorized agent shall file for a framing inspection and a request for a Certificate of Completion with Palos Verdes Homes Association.
- 9) Aluminum windows and screen assemblies shall be anodized to a dark color or otherwise color treated.
- 10) Any unrestrained rafter tails, exterior exposed beam ends, purlins, lookouts or similar projecting beams which are over eight inches (8") in width or thickness shall be glue laminated members. With Art Jury approval, band sawn ends may preclude the requirement of glue-laminated members.
- 11) A survey must be signed by a licensed surveyor or registered engineer and dated within two (2) years prior to the date of submission of plans.
- 12) Alternate roofing material may be required to be installed using random width shakes and butt ends staggered 3/8" – 5/8" minimum to get a random look. No uniform mechanical patterns. Rake end units not permitted. "S" tile roofs – see booster tile eave detail. Clay bird stops are not approved. Two-piece mission tile (with cover tiles set in mortar) is required for Spanish Colonial and Mediterranean structures.
- 13) **NOTE ON ELEVATION SHEET:** Muntins shall be an integral part of all windows and doors. "Snap-in/snap out" muntins not allowed. **SUBMIT SAMPLE OF WINDOW FOR ART JURY REVIEW.** Muntins may be no greater than 1¼" maximum on windows with insulated glass, since wood muntins must cover the gasket. The maximum muntin size for single panes shall be no greater than 1". Note on window schedule manufacturer and material of window. Muntin detail to be included on detail sheet.
- 14) **NOTE ON ELEVATIONS, DETAILS AND WINDOW SCHEDULES:** "sill horn at all windows to extend a maximum of 2" to a minimum of 1½" or shall match existing." Provide drawn detail indicating extended sill. Wood door stiles to be a maximum of 4 ½" width.
- 15) **NOTE ON ELEVATION SHEET:** Any deviation from approved window and door muntin light sizes **MUST** BE SUBMITTED TO FULL ART JURY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 16) **NOTE ON ELEVATION SHEET:** Any revisions to approved Art Jury plans must be submitted for review and approval prior to construction.
- 17) **NOTE ON ELEVATION SHEET and DETAIL:** Skylights shall be flat glass, curb mounted dark anodized frame, solar gray or solar bronze glass.
- 18) Exterior water heaters not acceptable.
- 19) Submit material of gutter and downspouts. Gutter detail at eave to be on plan. Ribbed downspouts are not approved.

ADDITIONAL ART JURY NOTES

- 1) Approval for construction expires eighteen months after last submission.
- 2) Any deviation from approved plan must have Art Jury approval prior to purchase and installation.
- 3) State law requires that upon completion of construction, the owner shall file an Application for a Certificate of Completion with the Building Department of Palos Verdes Estates. (Substitute City of Rancho Palos Verdes/County Building Department for Miraleste area.) Also, file for final inspection with Palos Verdes Homes Association.
- 4) Landscape plans to be submitted to the Art Jury for review prior to framing inspection. Landscape plans should be submitted on a plot plan showing location of all hardscape, species of trees and bushes, container size, height. **All landscaping reviewed by the Art Jury will have the condition that if it becomes a view obstruction it will be required to be trimmed by the Homes Association.**

SWIM POOL, SPA, JACUZZI SUBMISSIONS

- 1) All plans submitted shall be accompanied by a completed Request for Art Jury Approval.
- 2) Fees are due and payable at the time of submittal.
- 3) Partial plot plan shall be 1/8" to 1" scale and shall show existing and proposed finish contours at one foot (1'0") intervals.
- 4) Deck elevations shall be related to house floor elevation and to existing and proposed finish grades. Provide top of wall or fence elevations throughout.
- 5) The location of all proposed improvements, including pool, deck, filter, heater, fencing and retaining walls shall be shown.
- 6) Location of pool equipment. Equipment shall be located a minimum of five feet (5'0") from any property line and shall be enclosed in a manner designed to reduce the noise level and to shield it from the view of neighboring properties. Indicate on plans the manner in which this will be accomplished.
- 7) No part of pool, including appurtenances, may be nearer than five feet (5'0") to any property line.

TENNIS COURT SUBMISSIONS

- 1) ***All plans submitted shall be accompanied by a completed Request for Art Jury Approval.***
- 2) The fee which is due and payable at the time of submittal.
- 3) Details of all fencing, colors.

LANDSCAPE – HARDSCAPE & PLANTING PLAN SUBMISSIONS

- 1) General submission to include completed application form, review fees paid, site photos (8.5"x11" color print), Landscape Plan Set (24"x36" format) including Site Survey (when deemed necessary).
- 2) Hardscape Plan based on current survey should show entire property at 1/8" scale with North Arrow, street(s), property lines, all required setbacks (front, back, all sides, rear yard, easements), existing conditions to remain and proposed changes clearly marked and labeled with dimensions of hardscape elements and structures.
 - a) Label all top of wall heights, natural grades, and finished grades;
 - b) Show cross section, elevation, and detail dimensions of all significant elements and grade changes
- 3) Planting Plan should show plant material on site plan with outline of residence, property line, and street. Show location of all trees including existing trees to remain and trees to be removed.
- 4) Planting Legend with plant species/material quantity, container size, botanical name, common name, mature size (height x width), water use, arrangement and pertinent description/notes for installation.

ADDITIONAL ITEMS THAT ARE NOT APPROVED BY THE ART JURY

- | | | |
|-----------------------------|-----------------------|-------------------------------|
| 1. Asphalt shingle roofing. | 3. Rake end tiles. | 5. Vinyl windows and fencing. |
| 2. Lace finish stucco. | 4. Ribbed downspouts. | 6. Windows in garage doors. |

ANYTHING ON THE PROPERTY EXTERIOR

Some items that require submittal for Art Jury review and approval prior to any work:

- 1) Exterior colors (Painting)
- 2) Roofing, Rain gutters, and Downspouts – shape and material.
- 3) Landscape (Hardscape & Planting), Tree Trimming, Removal, and Replacement. **Do not cut down existing trees without specific approval from the PVHA.**
- 4) Fencing, retaining walls, garden walls.
- 5) Front doors – Skylights – Windows/Doors including Garage doors
- 6) Check with the Homes Association prior to replacing any existing materials.

ARCHITECTURAL TYPES DEFINED

Architectural types are defined within the Restrictions, as follows:

Buildings or structures shall conform to the following general requirements, subject to the discretion of the Art Jury.

TYPE I...

Shall be that distinctive type of architecture which for two decades or more has been successfully developing in California, deriving its chief inspiration directly or indirectly from Latin types, which developed under similar climatic conditions along the Mediterranean.

Color: *Generally light in tone (of shades to be approved for each individual case.)*

Materials:

Plaster or stucco exterior wall surfaces of a durable construction, or where they can be afforded, concrete stone or an approved artificial stone, are to be preferred. In rare cases an exterior finish or wood or clay products may be approved in Type I districts, but only when treated in harmony with the dominant note of neighboring buildings.

Roofs:

Low roofs are desired in Type I districts, preferably no steeper than 30 degrees and never to exceed 35 degrees maximum. They should be tile of an approved color, or, if of shingles, the natural weather tone shall be preferred. Roof, if flat, enclosed by parapet walls. Paper or other approved prepared roofing of these flat roofs to be sprinkled with gravel or other natural material, generally light in tone.

TYPE Ia...

Buildings and structures shall conform to the requirements of Type I architecture, as defined and limited in said Declaration No. 1; provided that,

- (1) a variation in design toward the so-called Colonial in buildings and structures erected and maintained upon said lots may be approved by the Art Jury;
- (2) exterior walls may be of stucco, masonry, wood products or metal, if made light in tone; and,
- (3) the main roofs shall be of fire resistant roofing material (materials which imitate wood), flat burned clay tile, slate or metal, in colors as approved by the Art Jury.

TYPE II...

Buildings and structures shall conform to the following general requirements and definitions, subject to the discretion of the Art Jury:

Type II varies from Type I in greater latitude of architectural character. Type I designs may be approved in Type II districts. However, where some special local start of a variant type is made, with the approval of the Art Jury, other nearby buildings may be required to harmonize.

Color, Materials, and Roofs:

Requirements the same in general as for Type I, with local variations subject to approval of the Art Jury. A greater use of wood exterior finish may be approved than in Type I districts, with an accompanying latitude in steepness of roof pitch. The maximum allowable pitch for story and a half houses in Type II districts shall be 40 degrees and for two story houses, 45 degrees maximum, preferably less.

TYPE IIa...

Buildings and structures shall conform to the requirements of Type II architecture as defined and limited in said Declaration No. 1; provided the main roofs of all buildings and structures erected and maintained upon said lots be of fire resistant composition roofing material (materials which imitate wood), flat burned clay tile, slate or metal, in colors as approved by the Art Jury.

TYPE IIb...

Buildings and structures shall be same as above, except Type "C" wood roof.

TYPE III...

Buildings and structures shall conform to the following general requirements and definitions subject to the discretion of the Art Jury:

Type III varies from Type II as follows, and Type II buildings will not be discouraged in Type III districts where they are made to harmonize with the adjacent improvements, but Type I buildings may not be approved.

Colors and Materials:

Colors to be varied as occasion warrants with the approval of the Art Jury. Greater use of clay products exterior finish may be approved in Type III districts.

Roofs:

A slope or pitch of as much as 60 degrees may be allowed in some cases, when not considered inharmonious with the neighboring buildings or contour of the surrounding ground.

TYPE IV...

All buildings or structures shall conform to the requirements of Type II, provided that the Bank of America reserves to itself, its successors and assigns the sole right to establish a general group design and color scheme with the approval of the Art Jury, for any and all buildings and structures to be erected in said Type IV districts, which said design shall indicate the general spacing of bays, or openings, exterior facades, roof lines, gables and towers. No buildings or structure shall be erected, constructed, altered or maintained on any lots in said district except in conformity with said design and color scheme, as interpreted by the Art Jury.

TYPE V...

"Shall be a low rambling architecture appropriate to the California rancho. Generally, it should be one story in height with open porticoes or galleries, and with balconies if two stories in height. Color should be generally light in tone, of shades to be approved by the Art Jury for each individual case.

Materials:

Exterior wall surfaces should be of stucco, plaster or wood, or whitewashed brick, concrete or clay products, or stone of colors approved in advance by the Art Jury. Roofs to be of tile, shingle tile, shakes or shingles, sample of which, and of the color thereof, is to be approved by the Art Jury. Roofs to be not more than 10% of the roof area may be flat, provided that the Art Jury may approve greater flat area where decks are used for terraces."

Established for commercial buildings:

Architectural type and design, color and roof materials to be erected in this type district shall be subject to interpretation by the Art Jury

TYPE VI...

Buildings and structures erected and maintained upon said lots shall conform to the following requirements: Type VI shall be generally horizontal in line and character with low or flat roofs of a color and design approved by the Art Jury. Exterior walls shall be of materials approved by the Art Jury, including stucco, masonry, wood products or metal, generally light in color, in pastel shades approved by the Art Jury.

PLAN SUBMITTAL CHECKLIST

Depending on the nature and complexity of the project additional information will be required, in particular with a rather small project, not all the items will be required, or drawing sheets and submittal information may be combined. Applicants are encouraged to consult with the Homes Association staff for exception to any submittal requirements. Some or all of these maybe required at the time of plan submittal and during the review process depending on the scope of the project.

- General Application Requirements
 - Completed application form
 - Art Jury Review fees paid
 - Site photos [8.5x11] color print/s
 - Drawing set 24"x36" sheets including a site survey when deemed necessary.
Note: Digital copies and/or 11"x17" drawing sheet set/s may be requested as supplemental submittal.
 - Drawings must be legible, neat, and clearly labeled
 - Palos Verdes Art Jury Notes on drawings

- Photos showing all elevations of subject property, properties on both sides, across the street and behind. Label photos with address, Lot, Block, Tract, and North, South, front, rear, and side, etc.
- Survey dated within the last two (2) years showing position of house on lot and all dimensions from property line to foundation, property line to curb, and all requirements outlined herein.
- Site Plan: Site or Plot plan with all requirements outlined herein.
 - 1/8" scale site plan based on survey, (survey signed within 2 years) entire site on one sheet.
 - North arrow
 - Property lines
 - Show Existing conditions
(i.e.: locations of existing structures, hardscape elements; i.e., walls, fences, driveway, curb cuts, adjacent streets, alleys, rights of way, parkland, walks, unimproved areas, and existing trees)
 - Existing contours 2' interval minimum
 - Top of curb or edge of street called out
 - Location and dimensions of easements
 - All Required and Actual Setbacks (front/sides/rear) dimensioned the entire length of the lot
- Notes:
 1. Submit location, size, and elevation of electrical panels.
 2. If transformer and any exterior equipment are proposed, show location, size, and enclosure information.
 3. Fire Modification plans may not be submitted in lieu of Landscape Plan submittals.

- Floor Plans, Elevations, Sections and Details showing materials and finishes. Call out all conditions. Do not use keynotes.

- Elevations and Sections showing finished and natural grades. Call out all conditions. Do not use keynotes.
- Cross sections through adjoining properties, per City requirements (roof ridge, heights, finish/natural grades, finish floor heights).
- Clearly define what is new and what is existing on plot plan, floor plan, elevations, and sections.
- Separate Roof Plan with pitches. Show all roof vents and utility appurtenances.
- Lot Coverage. Show building and hardscape area breakdown on site or plot plan. Include the City of PVE Lot Coverage Information. Note: If building coverage is 28% or more, verify coverage by blocking out all livable areas and providing calculations. Hardscape area breakdown may be shown on Landscape plan submittal.