

APPROVAL OF PLANS AND IMPROVEMENTS

PER DEED RESTRICTIONS:

Excerpts from “Protective Restrictions Palos Verdes Estates”, Declaration of Establishment, dated, June 26, 1923
Declaration No. 1 of Establishment of Basic Protective Restrictions, Covenants, Reservations, etc., provides as follows:

Article III, Sec. 1 Approval of Streets, Subdivisions, and General Planting

“No part of the said property and/or of any property at any time within the jurisdiction of the Art Jury or of Palos Verdes Homes Association shall be subdivided, laid out or improved by street work, buildings, structures, landscaping or planting, or its physical contours cut into, altered or changed, or any premises maintained except with the approval of the Art Jury as to a uniform and reasonably high standard of artistic result and attractiveness, in exterior and physical appearance of said property and improvements;...”

Article III, Sec. 2 Approval of Plans and Improvements

“No building, fence, wall, sidewalk, steps, awning, tent, pole or other structure, improvement, utility, parking, sculpture, or planting shall be erected, constructed, altered or maintained upon, under or above any portion of said property or of any property at any time within the jurisdiction of the Art Jury or of Palos Verdes Homes Association unless plans and specifications therefor ... shall have been submitted to, approved in writing by the Art Jury and a copy of such plans, specifications... finally approved deposited for permanent record with the Art Jury. No alteration shall be made in the exterior color or design of any structure unless written approval of such alteration shall have been obtained from the Art Jury...”

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.”

PROCEDURES AND GOALS

Per the Palos Verdes Estates Protective Restrictions, “a design shall be reasonably good of its kind”. “Kind” refers to the style or character of architecture, which is identified and defined as six different acceptable “Types” for Palos Verdes Estates in the PVHA Architect’s Handbook. Based on basic elements of architectural design and historical examples for any given “type” of architecture, a design is reviewed for consistency of massing, roof configuration, siting, fenestration arrangement, material selection and their proper usage and detailing. Consideration of balance, symmetry, proportions, rhythm, scale, and harmony are also critically examined in the evaluation of a design before a proposal can be accepted as meeting the basic standards for approval. Therefore, based on architectural history and basic design standards, the Art Jury review process is objective in its methods of forming opinions for any reviewed design.

A brief look at building in Palos Verdes Estates and Miraleste clearly indicates that a wide variety of building types have been approved by the Palos Verdes Art Jury and there is no stereotype. Designs include Spanish Colonial, Tuscan, French, Craftsman, Ranch, and Post and Beam Modern.

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.

In order to operate successfully, there are certain standards to which the Palos Verdes 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 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.

Palos Verdes Homes Association Art Jury is composed of three registered architect members and three associated professionals who have been appointed to the Art Jury because of their individual qualifications. They are tasked with the responsibility of determining that plans for construction are in compliance with the Palos Verdes Estates Protective Restrictions, design excellence, and compatibility with the surrounding community. The PVHA Art Jury convenes at scheduled meetings for this purpose. The PVHA Art Jury is an accepting or rejecting body. It is neither its privilege, nor its prerogative, to redesign plans submitted for review.

ART JURY REVIEW, APPROVAL, FRAMING AND FINAL INSPECTIONS

The Protective Restrictions governing the properties in Palos Verdes Estates and Miraleste in Rancho Palos Verdes 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.

The Art Jury agenda for the Monday night meetings closes at 4:00 p.m. on the Thursday before the meeting. Every effort will be made to review all plans in queue. However, in some cases it may not be possible to review plans in the order they are received.

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 City of Palos Verdes Estates or City of Rancho Palos Verdes building department are to be included in the set for the Art Jury. A complete set, including structural details will be kept as permit records with the Palos Verdes Homes Association. Information on specific protective restrictions, 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.

GENERAL INFORMATION FOR SUBMISSION OF PLANS TO PALOS VERDES ART JURY

- 1) In single family dwelling use zones, not more than 30% of the area of the building site may be covered with roofed structures.
- 2) Minimum front setbacks, rear yards, side yards and side-line setbacks must be observed. It is the Applicant's responsibility to verify all required setbacks, easements, and deed restrictions.
- 3) Structures must be located outside of setbacks and easements.
- 4) Original submission fee covers three preliminaries and two working drawing submissions.
- 5) **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) are given first priority.**
- 6) 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.
- 7) 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.
- 8) **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.
- 9) **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.**

PLANS FOR PRELIMINARY AND WORKING DRAWINGS REVIEW

- 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, covered porches, and hardscape areas.
- 4) Provide a Site Survey, stamped and signed by a professional land surveyor or legally authorized civil engineer and dated within two (2) years prior to the date of submission of plans. Show dimensions to locate house on the lot (foundation to lot line). Show all easements, required setback lines at front, sides, and rear yards. Show top of existing wall elevations and adjacent grades. See survey checklist for requirements.
- 5) Provide plot or site plan based on the recent survey with a solid line showing building walls as they interface the ground and roof overhang as a dotted line. Provide separate roof plan showing the walls below as a dotted line. Show gutters and downspouts on roof plan and on elevations.
- 6) Indicate location of sewer line and connection from house to sewer lateral on site plan.
- 7) Site plan shall be prepared based on the recent topographical survey and shall indicate finish grades and original or natural contours at (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 and grades of adjacent houses. Indicate plate heights on all elevations and section drawings. Show all the grades (natural, existing, and finish grades) of subject property and at lot lines.
- 8) Show calculations to verify basement. Supplement information with site cross section(s).
- 9) Show subsurface drainage system picking up gutter, down spouts, pool deck drains, patio drains, yard drains, sports court drains, and terminations at property line. Show top of grade and flow line grades and method of discharging the runoff.

PLANS FOR PRELIMINARY AND WORKING DRAWINGS REVIEW (continued)

- 10) Design driveway and curb cut at approach to City standard. Minimize paving where possible.
- 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.
- 13) Site Plans and Floor Plans. Indicate North arrow on **all site and floor plan** sheets. Call out and label all proposed and existing areas, new and existing conditions, materials and finishes.
- 14) Dimension all plans, elevations, and section drawings; Indicate drawing scale used. Include dimensions of finish floor elevations and wall heights, adjacent finish grades, top of structure, and plate heights. Show existing and finish grade lines on all drawings and label accordingly. **SINGLE FAMILY RESIDENTIAL WORKING DRAWINGS SHALL BE ¼" SCALE, Plot Plan at 1/8" scale.**
- 15) Elevations and Section drawings. Identify drawings as North, South, East and West, relative to compass orientation, with all materials rendered and labeled. Show all exterior walls; include all courtyard elevations. Show natural grade lines as dotted lines and finish grades shown as solid lines.
- 16) Provide details of all exterior architectural features and cross-reference details on elevation sheet. **No** key notes to be used on elevation sheet. Label each condition on elevation.
- 17) Detail Drawings. Scale must be provided on all details. Scale and dimension all architectural details and identify materials and finishes.
- 18) With a wood door sill use a 2" maximum vertical dimension from finished inside surface to finish outside surface.
- 19) With a metal door sill use a ½" vertical dimension from finished inside surface to finish outside surface.
- 20) Provide head, sill, and jamb details for all conditions showing adjacent wall trims and finishes. Provide muntin details for divided lite windows. Cross reference all conditions and detail information on elevation drawings.
- 21) 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. 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.
- 22) 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.
- 23) Front door minimum in width **3'- 6"**. Call out dimension on floor plan as well as schedules.
- 24) Stone veneer, indicate in Art Jury Notes on plan if applicable: "to be laid in a roughly coursed (horizontal) manner, so as to appear structural. All stone to be grouted flush. Grout to be natural in color or submit for approval. Prior to starting stone work, submit a photograph or sample for review. When installation is ready to start, provide a sample panel on the job and call for a site inspection."
- 25) All wrought iron railing to be hot dipped galvanized. Include in Art Jury Notes on plan if applicable.
- 26) 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.
- 27) Make no indication on plans for any improvements as "future".
- 28) 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.
- 29) Provide drawn detail of each condition for new openings (door and window): head, sill, and jamb. For Addition projects, a note on plan may be accepted in lieu of door/window detail drawing, noted on plan as: "All details will match existing", if existing details are to remain. It is typically required by the Art Jury to recess the finish face of all doors and windows from face of finished exterior wall.
- 30) When conditions are such that the underside of a deck is visible, use minimum 4x deck joists, or conceal from the underside.
- 31) Art Jury Notes must be included on plans and separately labeled.

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)

62' = 6.2' for one side; 6.2' for the other side

12.4' (total both sides)

+15' (minimum required)

27.4' Total side yard required for a 112' wide lot

Can come no closer than 1/3 required when lot is wider than the minimum of 50'

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.

POOL, SPA, WATER FEATURE SUBMISSIONS

- 1) All plans submitted shall be accompanied by a completed application form.
- 2) Fees are due and payable at the time of submittal prior to review.
- 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) Pool deck elevations shall be related to house floor elevation and to existing and proposed finish grades.
- 5) Provide top of wall or fence elevations throughout.
- 6) The location of all proposed improvements, including pool, deck, pool equipment (filter, heater), enclosures, fencing and retaining walls shall be shown.
- 7) Location of pool equipment. Equipment shall be located outside of all setbacks and easements 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.
- 8) No part of pool, including appurtenances, may be nearer than five feet (5'0") to any property line.

SPORTS COURT SUBMISSIONS

- 1) All plans submitted shall be accompanied by a completed application form.
- 2) The fee which is due and payable at the time of submittal prior to review.
- 3) Details of all fencing, materials, finishes, and colors.
- 4) Sample of materials and colors may be required.

LANDSCAPE – HARDSCAPE & PLANTING PLAN SUBMISSIONS

- 1) General submission to include completed application form, 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 and material quantity, container size, botanical name, common name, mature size (height x width), water use, arrangement and pertinent description and notes for installation.

ADDITIONAL ITEMS THAT ARE DISCOURAGED OR NOT APPROVED BY THE ART JURY

- | | | |
|-----------------------------|---------------------------------|-------------------------------|
| 1. Asphalt shingle roofing. | 4. Overuse of exterior lighting | 7. Vinyl windows and fencing. |
| 2. Excessive Paving. | 5. Rake end tiles. | 8. Windows in garage doors. |
| 3. Lace finish stucco. | 6. Ribbed downspouts. | |

ANYTHING ON THE PROPERTY EXTERIOR

Other required 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 and Doors including Garage doors
- 6) Check with the Homes Association prior to replacing any existing materials.

TYPICAL PROCEDURE FOR ART JURY REVIEW & RESUBMITTAL

- 1) Application forms must be completed and signed, and Art Jury fees paid prior to review. Minutes of Art Jury review are available after 1:30pm on Wednesday following the Art Jury review meeting. Applicant must pick up the minutes and plan checked drawings. Return prior checked drawings with resubmittals.
- 2) It is suggested that applicants clarify all corrections made or ask questions with a written reply to review minutes or letter addressed to the Art Jury prior to or as part of resubmittals.
- 3) Sample materials, finishes, color swatches, or product brochures and manufacturer cutsheets: Clearly indicate, label, and provide written descriptions of items as supplemental submission to architectural drawings. Indicate on application form and drawings all proposed materials and finish information so that all existing and proposed materials can be reviewed in context.
- 4) Printed photos on 8.5"x11" (letter size) plain paper may be used to clearly convey intended design concept, proposed materials, or installation information.

ART JURY NOTES

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

- 1) Approval for construction expires eighteen months for New Single Family Residence after issuance of PVHA building permit. Plan Submittals for other projects expire twelve (12) months from the date of issue of the PVHA building permit. Landscaping must be completed within six (6) months after Certificate of Completion or Occupancy or prior to the expiration of PVHA Art Jury approval.
- 2) Consult Palos Verdes Homes Association requirement of Grant of Easement for utilities, sewer, water drainage etc. Verify and observe all required setbacks, easements, and deed restrictions.
- 3) Site survey must be signed by a licensed surveyor or registered engineer and dated within two (2) years prior to the date of submission of plans.
- 4) Submit all materials and color samples, stucco or plaster finish, to the Palos Verdes Art Jury.
- 5) Submit roof material samples prior to purchase for review by Palos Verdes Art Jury.
- 6) Exterior masonry, plaster and concrete block shall be painted. Finish to be sand float.
- 7) Bring all plumbing vents within a radius of fifteen feet (15'0") through the roof at one point, and concealed from view where possible, to the satisfaction of the PVHA.
- 8) Any unrestrained rafter tails, exterior exposed beam ends, purlins, lookouts or similar projecting beams which are over eight inches (8") in width or thickness shall be glued laminated timber. With Art Jury approval, band sawn ends may preclude the requirement of glue-laminated members.
- 9) Alternate roofing material may be required to be installed using random width shakes and butt ends staggered 3/8" – 5/8" minimum to get a random look. No uniform mechanical patterns. Rake end units not permitted. "S" tile roofs – see booster tile eave detail. Clay bird stops are not approved. Two-piece mission tile (with cover tiles set in mortar) is required for Spanish Colonial and Mediterranean structures. Covered tiles to be set in mortar, do not strike joints. Random exposure of covered tiles from 6" to 11". Submit blend of roofing tile for Art Jury approval.
- 10) Specify material of gutter & downspouts. Gutter detail at eave to be on plan. Ribbed downspouts are not approved.
- 11) Aluminum windows & screen assemblies, including skylights shall be anodized to a dark color or color treated.
- 12) Exterior water heaters are not approved. If transformer and other exterior equipment are proposed, show their location, size, and enclosure. The owner assumes responsibility to comply with Art Jury requirement to locate new transformers and utility equipment within the property at an Art Jury approved location.
- 13) Landscape plans to be submitted to the Art Jury for review at Working Drawings submittal. Tree trimming, removal, and replacement must be reviewed and approved by the Art Jury prior to construction.
- 14) Do not cut down existing trees without specific approval from the Art Jury.
- 15) All landscaping reviewed by the Art Jury will have the condition that if it becomes a view obstruction, it will be required to be trimmed by the Owner.
- 16) Any deviation from approved plans must have Art Jury approval prior to purchase and installation. Deviations from Art Jury plans and details will be subject to fines and corrections.
- 17) Framing and Final Inspection are required by the PVHA. This is in addition to inspections required by the city. Upon project completion and prior to expiration of approved plans, Owner or authorized agent to call the PVHA to schedule framing and final inspections and request for certificate of completion or to request an extension.
- 18) State law requires that upon completion of construction, the owner shall file an Application for a Certificate of Completion with the Building Department of Palos Verdes Estates. (Substitute City of Rancho Palos Verdes/County Building Department for Miraleste area).
- 19) **NOTE ON ELEVATION SHEET:** Stucco finish to be smooth, sand float finish, or submitted for approval
- 20) **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.
- 21) **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. Note on drawing for Addition and when all trims are existing to remain: "All details will match existing". **Note on Plan** drawing at window and door details with bullnose stucco: "All details to be constructed per Art Jury approved bullnose stucco detail."
- 22) **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.
- 23) **NOTE ON ELEVATION SHEET:** Any revisions to approved Art Jury plans must be submitted for review and approval prior to construction.
- 24) **NOTE ON ELEVATION SHEET and DETAIL:** Skylights shall be flat glass, curb mounted dark anodized frame, solar gray or solar bronze glass.

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.

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, or slate, 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 roofing material (materials which imitate wood), flat burned clay tile, or slate, in colors as approved by the Art Jury.

TYPE IIb...

Buildings and structures shall be same as above, except Type “C” 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 Palos Verdes Homes Association 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.

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, 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. Supplemental submittal items may be required at the time of plan submittal and during the review process.

- General Application Requirements
 - Completed application form
 - Art Jury Review fees paid
 - Clear color photos on 8.5x11" paper showing existing residence and entire site. Label photos with subject property address, Lot Block Tract and compass orientation.
 - Drawing set 24"x36" sheets including a site survey when deemed necessary.
Note: Digital copies 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

- 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, lot area, existing structures, hardscape, and trees and all other requirements outlined in the PVHA Site Survey Checklist.

- 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. Indicate existing trees with type and size information. (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 Setback Lines (front/sides/rear); Drawn and dimensioned along 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 and 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. See PVHA Lot Coverage Area Breakdown Example. Hardscape area breakdown may be shown on Landscape plan submittal.