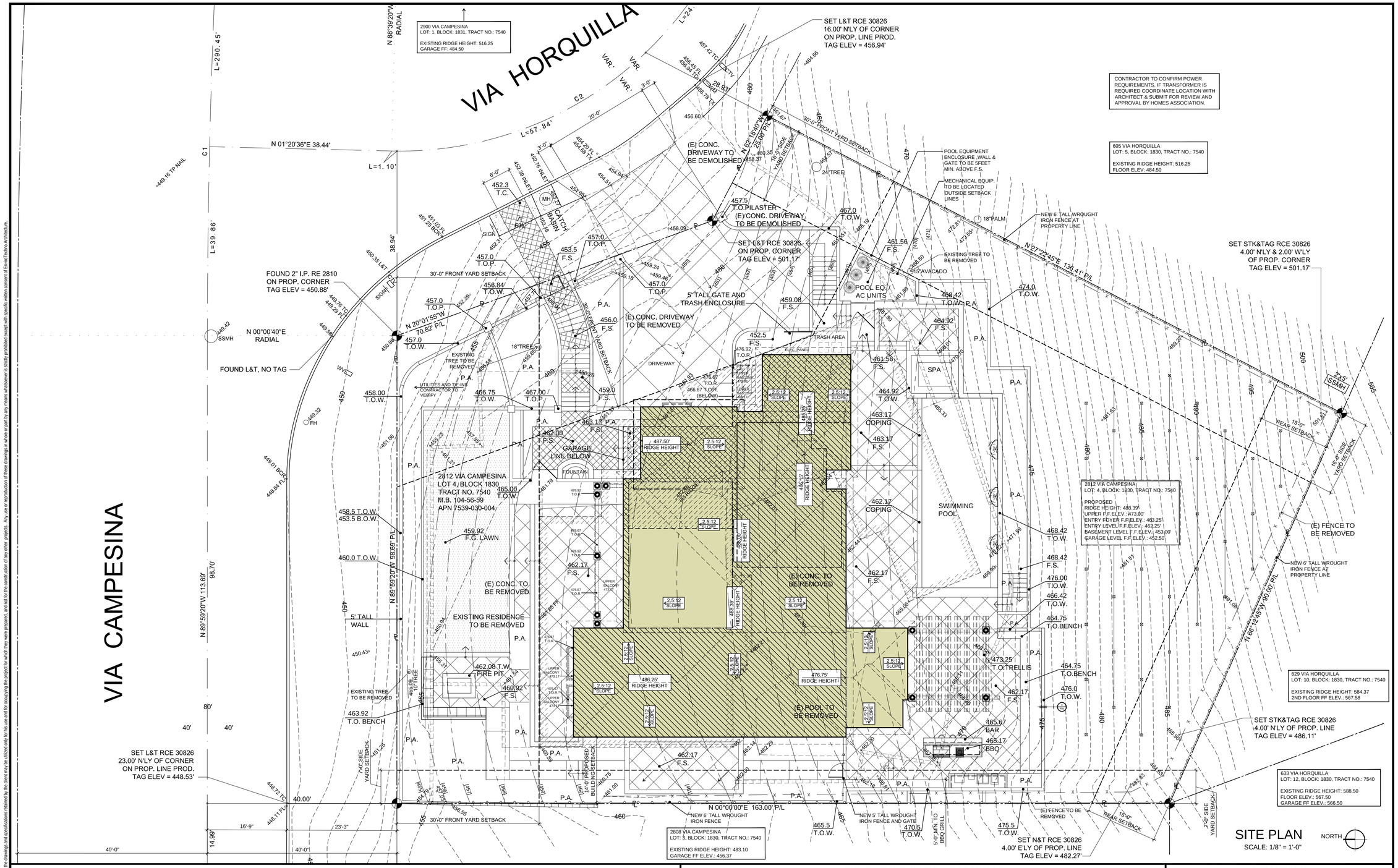

SITE PLAN

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

PROJECT INFORMATION

OWNER: CALIFORNIA CUSTOM HOMES, INC.
205 PIER AVENUE, SUITE 201
HERMOSA BEACH, CA 90254

CONTACT:
MR. RAJU CHHABRIA
VOICE: (310) 493-9533

ARCHITECT: ENVIROTECHNO ARCHITECTURE
13101 WASHINGTON BOULEVARD - 404
LOS ANGELES, CALIFORNIA 90066

CONTACT:
MR. LUIS DE MORAES, AIA
VOICE: (310) 377-7873
EMAIL: luis@envirotechno.com

PROJECT ADDRESS: 2812 VIA CAMPESINA
PALOS VERDES ESTATES, CA 90274

LEGAL DESCRIPTION:
LOT 4, BLOCK 1830
TRACT NO. 7540
M.B. 104-56-59
APN 7539-030-004

ZONE: R1

CONSTRUCTION TYPE: V-N OCCUPANCY: R-3

FIRE SPRINKLERS: REQUIRED FULLY SPRINKLERED - SFD + GARAGE

SCOPE OF WORK:
NEW SINGLE FAMILY RESIDENCE WITH ATTACHED 3 CAR GARAGE

LOT SIZE: 21,211 SQ.FT. *

ALLOWABLE FLOOR AREA: 8,113 SQ.FT. EQUALS THE SMALLER OF 30% (LOT SIZE) + 1750 OR 50% (LOT SIZE)

(*) LOT SIZE BASED UPON SURVEY PREPARED BY
DENN ENGINEERS, 1-26-2016

BUILDING AREA:

PROPOSED FLOOR AREA:

3,778 SQ.FT. FIRST (LOWER) FLOOR	0 SQ.FT. MEZZANINE
2,674 SQ.FT. SECOND (UPPER) FLOOR	765 SQ.FT. GARAGE
246 SQ.FT. BASEMENT	7,463 SQ.FT. TOTAL

PROPOSED GRADING: PREVIOUS GRADING: (ANY MOVEMENT OF EARTH ON THIS SITE PRIOR TO THIS APPLICATION)
CUT: N/A CUBIC YARDS
FILL: N/A CUBIC YARDS
TOTAL: N/A CUBIC YARDS
PROPOSED GRADING: (MOVEMENT OF EARTH REQUIRED FOR THIS PROJECT)
CUT: 1,562 CUBIC YARDS
FILL: 549 CUBIC YARDS
OVEREXCAVATION: 0 CUBIC YARDS
RECOMPACTION**: 0 CUBIC YARDS
TOTAL: 2,111 CUBIC YARDS

TOTAL GRADING: 2,111 C.Y.
EXPORT: 1,013 C.Y.
IMPORT: 0 C.Y.
MAXIMUM CUT HEIGHT: 10'
MAXIMUM FILL HEIGHT: 4'

LEGEND

- BASEMENT FLOOR PLAN
- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- GARAGE
- HARDSCAPE
- (130) NEW CONTOUR LINES
- 135 EXISTING CONTOUR LINES
- [135] NATURAL CONTOUR LINES
- DRAINAGE FLOW LINE
- 6'-0" HIGH W.I. FENCE AT PROP. LINE TYP.
- RAILING
- NEW DRIVEWAY
- GRASSCRETE
- PROPERTY MARKER
- TRENCH DRAIN
- CONDENSING UNITS

F.S. - FINISH SURFACE
T.O.F. - TOP OF FENCE
T.O.W. - TOP OF WALL
T.O.P. - TOP OF PILASTER
T.O.R. - TOP OF RAIL
T.O.G. - TOP OF GATE
T.O.P. - TOP OF PIER
B.O.P. - BOTTOM OF POOL
T.O.C. - TOP OF CURB
T.D. - TRENCH DRAIN
E.O.C. - EDGE OF COPING

ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
13101 WASHINGTON BOULEVARD #404
LOS ANGELES, CA. 90066
voice: 310.216.0844
e-mail: luis@envirotechno.com
website: envirotechno.com

1 02/01/2017 - MINOR MODIFICATION
2 03/10/2017
3
4

ARCHITECTURAL STAMP:

CLIENT NAME:
CALIFORNIA CUSTOM HOMES, INC.
205 PIER AVENUE, SUITE 201
HERMOSA BEACH, CA 90254

PROJECT TITLE:
2812 VIA CAMPESINA
2812 VIA CAMPESINA
PALOS VERDES ESTATES, CA 90274

SHEET TITLE:
SITE PLAN

JOB NO:	15-018
DATE:	01-04-16
SCALE:	
DRAWN BY:	ENM
CHECKED BY:	LdM
SHEET NO:	

A-1.0

ART JURY SUBMITTAL - 03/22/2017

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