

LANDSCAPE & HARDSCAPE BREAKDOWN	
PROJECT ADDRESS: 14 BRONCO DRIVE, RANCHO PALOS VERDES	
LANDSCAPED AREA:	
EXISTING PLANTED SLOPE	= 12,993 S.F.
PROPOSED LAWN AREA	= 734 S.F.
PROPOSED PLANTED AREA	= 1,200 S.F.
TOTAL LANDSCAPED AREA	= 14,927 S.F.
14,927 LANDSCAPED AREA/ 20,030 S.F. LOT SIZE = 74.5%	
HARDSCAPED AREA:	
PROPOSED HARDSCAPED AREA	= 1,219 S.F.
PROPOSED BALCONY AREA	= 900 S.F.
TOTAL PROPOSED HARDSCAPED AREA	= 2,119 S.F.
2,119 HARDSCAPED AREA/ 20,030 S.F. LOT SIZE = 10.6%	

PROJECT INFORMATION (fill in as applicable)				
A. EXISTING DEVELOPMENT				
20,030 S.F. 1. Square footage of lot				
0.5 S.F.	2. Square footage of total existing floor area			
First Story, 0.5 S.F.	Second Story, 0.5 S.F.	Garage, 0.5 S.F.	Other, 0.5 S.F.	Accessory structure
0.5 S.F. 3. Square footage of existing structure <u>including</u> any accessory structure, attached or detached.				
0.5 S.F.	4. Square footage of driveway, parking area and impervious surfaces			
0.5 S.F. 5. Square footage of existing lot coverage (see A-3 + row A-4)				
0.5 S.F. 6. Percentage of existing lot coverage (see A-3 + row A-4 = 100)				
N/A 7. Height of existing structure, as measured from highest point of grade, grade covered by structure to the highest ridge (the structure on sloping site, please refer to the height/transition guidelines for height required)				
B. PROPOSED DEVELOPMENT				
4,686 S.F. 1. Square footage of proposed new floor area				
First Story, 4,686 S.F.	Second Story, 0.0 S.F.	Garage, 0.0 S.F.	Other, 0.0 S.F.	Accessory structure
0.0 S.F. 2. TOTAL square footage of structure <u>including</u> existing + new				
0.0 S.F.	3. TOTAL square footage of driveway, parking area and impervious surfaces (existing + new)			
0.0 S.F. 4. TOTAL square footage of proposed lot coverage (see B-2 + row B-3)				
0.0 S.F. 5. Percentage of new lot coverage (see B-2 + row B-3)				
237' 10" 6. Height of proposed structure, as measured from highest point of exist. grade covered by structure to the highest ridge (the structure on sloping site, please refer to the height/transition guidelines for height required)				
0.5 S.F. 7. Linear feet of existing interior and exterior walls (if demolishing 25% or more)				
C. GRADING INFORMATION				
Cubic yards of fill	23.4 C.Y.	+ Cubic Yards of Cut	862.49 C.Y.	= TOTAL, 833.09 C.Y.
Maximum height of fill	0.0 C.Y.	Export	16' 4" MAX.	
Cubic yards of import	0.0 C.Y.	Export	833.09 C.Y.	

PROJECT INFORMATION		
PROPERTY OWNER:	TOMMY AND VAN LEE	
PROJECT ADDRESS:	14 BRONCO DRIVE, RANCHO PALOS VERDES	
LEGAL DESCRIPTION:	LOT 30, TRACT 22946	
ASSESSOR'S PARCEL NO.:	7568-019-021	
BUILDING CODE:	2019 CBC, 2019 CMC, 2019 CEC, 2019 CPC, 2019 CA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE	
ZONING:	RS-2	
LOT SIZE:	20,030 S.F.	
STORIES:	TWO	
CONSTRUCTION TYPE:	TYPE V-B	
OCCUPANCY GROUP:	RESIDENTIAL GROUP R-3, PRIVATE GARAGE GROUP U-1	
FIRE SPRINKLERS:	NO	
BUILDING AREA:	UPPER FLOOR LIVING AREA	= 2,010 S.F.
	UPPER FLOOR BALCONIES (530 + 370)	= 900 S.F.
	UPPER FLOOR COVERED PORCH	= 191 S.F.
	UPPER FLOOR 3-CAR GARAGE	= 840 S.F.
	LOWER FLOOR LIVING AREA	= 2,676 S.F.
	LOWER FLOOR BALCONIES (530 + 370)	= 900 S.F.
TOTAL LIVING AREA (2,010 + 2,676)		= 4,686 S.F.
FRONT YARD SETBACK AREA = 2,470 S.F.		
HARDSCAPE AREA IN FRONT YARD SETBACK = 880 S.F.		
880 S.F. HARDSCAPE AREA/ 2,470 S.F. FRONT YARD SETBACK AREA = 36%		

ROOF TRUSS DESIGN AND CALCULATIONS ARE PROVIDED BY:

JIM SCHUTTE
JAS CONSTRUCTION SALES
33335 SANTIAGO ROAD
ACTON, CA 93510
PHONE: 661-269-8406
EMAIL: jasconsales@gmail.com

NOTES:

- The Client must coordinate with the builder the placement of all structural elements such as beams, columns, connections, etc in order to comply with the finished architectural requirements.
- Contractor to verify all conditions in field before commencing any work. Any variations from the drawings, the engineer must be notified immediately.
- The contractor shall verify all dimensions and conditions at site.
- Unless specifically noted on these drawings, contractor shall furnish adequate shoring, bracing, etc., as required to safely execute all work, and shall be fully responsible for same.
- All work shall conform to the requirements of the Governing Building Code, latest edition, and all other applicable requirements, orders, ordinances, and regulations.
- All exposed framing members that show visible signs of damage or deterioration MUST be replaced with the same size member or larger.
- Strap water heater to the wall.
- Shown dimensions take precedence over scaled dimensions.
- Shown site plan is not a survey plan.
- THE SCOPE OF THE PROJECT IS TO BUILD A NEW TWO STORY RESIDENCE WITH ATTACHED 3-CAR GARAGE. THERE ARE FOUR BALCONIES, A COVERED PORCH AND SITE RETAINING WALLS AS INDICATED ON THESE DRAWINGS. THERE ARE TWO AIR CONDITIONING UNITS ON THE SIDE OF THE RESIDENCE BY THE GARAGE.

NOTE:

- Building is located within a very high fire hazard severity zone, and must comply with the requirements of LA County Building Code chapter 7A.

ADDITIONAL NOTES:

- The yard drainage improvements shall be inspected and certified by the engineer of record prior to final approval.
- Square footage shall be certified by a licensed surveyor or registered Engineer before approval of the foundation.
- All construction waste and debris must be containerized at all times.
- All Contractors, Architects, Designers, & Engineers shall maintain a current City Business License.
- Pre-grade meeting required with Building Inspector, Contractor, Owner or Owners agent, Sole Engineer/Geologist and Planning Department representative prior to any work commencing on the site.
- "Dust Control Measures" shall be maintained through out the duration of the project.
- Roof with truss calculations are to be submitted for city review and approval.

ENERGY NOTE:

- All the lighting outlets in the kitchen must be high efficacy luminaires.
- Solar Panels are under a separate permit.
- All the Lighting in bedrooms, laundry room, garage and utility rooms shall be high efficacy with a minimum one luminaire controlled by a manual-on, occupancy or vacancy sensor.
- Lighting in dining room, family room, living room, nook, bedrooms and closets with an area of 70 Sq.Ft. or more shall be high efficacy and shall be controlled by dimmer switch unless they are controlled by a vacancy or occupancy sensor.
- Outdoor lighting attached to the building shall be high efficacy and must be controlled by a manual ON and OFF switch and ten of the following control types: (1) Photocontrol and either a motion sensor or an automatic time switch control; or (2) Astronomical time clock control.

STAIRS, HANDRAILS, & GUARDRAILS NOTE:

- Enclosed usable space under stairs shall be protected with one-hour fire resistive protection.

FIRE NOTE:

- A fire sprinkler system shall be installed.
- The fire sprinkler work will be done under separate plans and permit.
- Fire sprinkler plans shall be submitted to the Fire Dept for review and approval.

(MEP) MECHANICAL ELECTRICAL AND PLUMBING NOTE:

- All Branch Circuits that supply 125 volt, single phase, 15 and 20 ampere receptacle outlets shall be protected by (AFCI) arc-fault interrupters.
- All receptacle outlets shall be tamper resistant.
- The BMP's (Best Management Procedures) will be utilized in the grading, building and final construction phases of the project.

LIST OF BMP'S (BEST MANAGEMENT PRACTICES)

- CA1 Dewatering Operations - remove sediments from ground water
- CA2 Paving Operations - reduce discharge of pollutants from paving operations.
- CA3 Structure Construction and Painting - prevent & reduce discharge from construction sites & painting projects
- CA18 Material Delivery and Storage - prevent & reduce discharge of pollutants to storm water from material delivery & storage.
- CA11 Material Use - prevent & reduce discharge of pollutants to storm water from material use.
- CA12 Spill Prevention and Control Use - prevent & reduce discharge of pollutants to storm water systems with good housekeeping.
- CA28 Solid Waste Management Use - prevent & reduce discharge of pollutants to storm water from solid waste or construction
- CA21 Hazardous Waste Management - prevent & reduce discharge of pollutants to storm water from toxic materials.
- CA32 Contaminated Soil Management - prevent & reduce discharge of pollutants to storm water from contaminated soil.
- CA33 Concrete Waste Management - prevent & reduce discharge of pollutants to storm water from concrete waste.
- CA34 Sanitary / Septic Waste Management - prevent & reduce discharge of pollutants to storm water from sanitary & septic systems.
- CA36 Vehicle and Equipment Cleaning - prevent & reduce discharge of pollutants to storm water from cleaning of vehicles and equipment.
- CA31 Vehicle and Equipment Fueling - prevent & reduce discharge of pollutants to storm water from fueling of vehicles & equipment.
- CA32 Vehicle and Equipment Maintenance - prevent & reduce discharge of pollutants to storm water from maintenance of vehicles & equipment.
- CA40 Employee / Subcontractor Training - SWPPP Storm Water Pollution Prevention Plan.
- ESC1 Scheduling - Sequencing the construction project to reduce the amount of soil exposed to erosion.
- ESC2 Preservation of Existing Vegetation - minimize damage and erosion by preserving the existing vegetation.
- ESC18 Seeding and Planting - minimize erosion with seeding and planting.
- ESC11 Mulching - for stabilizing cleared and freshly seeded areas.
- ESC20 Geotextiles and Mats for stabilization of soils
- ESC21 Dust Controls - reduce dust and soil erosion.
- ESC22 Temporary Stream Crossing - recommendations for installing a temporary culvert, fill or bridge.
- ESC23 Construction Road Stabilization - recommendations for dust and erosion control.
- ESC24 Stabilized Construction Entrance - recommendations for dust, sediment and erosion control for public streets
- ESC28 Earth Dike - temporary berm or ridge of compacted soil.
- ESC31 Temporary Drains and Swales - to divert off-site runoff around a construction site.
- ESC25 Slope Drain - temporary pipe to divert runoff from the top of a slope to the bottom without causing erosion.
- ESC4 Outlet Protection - installing rip-rap to reduce sediment in the soil.
- ESC4 Check Dam - reduce velocity of concentrated storm water flows and reduces erosion.
- ESC4 Slope Ronghering / Terracing - creates microclimates for establishing vegetation.
- ESC58 Silt Fence - for sedimentation control.
- ESC51 Storm Hole Barriers - for sedimentation control.
- ESC52 Sand Bag Barrier - for sedimentation control.
- ESC53 Brush or Rock Filter - for sedimentation control and velocity reduction.
- ESC54 Storm Drain Inlet Protection - devices which detain sediments laden runoff.
- ESC55 Sediment Trap - must excavated or bermed area for sedimentation.
- ESC56 Sediment Basin - pool created to allow excessive sediment to settle.

SHEET INDEX

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A-3	PROPOSED LOWER FLOOR PLAN
A-4	PROPOSED ROOF PLAN
A-5	ELEVATIONS
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RES2020-00330 ~ Revision 1

Project No. 14 Bronco Dr

APPROVED BY THE PLANNING DIVISION CITY OF RANCHO PALOS VERDES

by Jim with Conditions

Date: December 11, 2023 Time: 4:23:59 PM

Planner: Jim

(I warrant that the above is a true and correct copy of the original as submitted to the Planning Division City of Rancho Palos Verdes for review and approval.)

Approved for submission to Building Division Planning Check: Jim

Approved for issuance of Building Permit: Jim

CRITICAL
Height Certification Required

CRITICAL
Building Area Certification Required

CRITICAL
Setback Certification Required



Digitally signed
by Building &
Safety
Date: 2023.12.12
15:32:39 -08'00'

REVISIONS

BY	

EXECUTIVE ENGINEERING
ESTABLISHED 1988
19510 Ventura Blvd, Suite 110
Tarzana, California 91356-4254
Telephone: (818) 708 - 1962
www.executiveengineering.net



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NOTES
LEE RESIDENCE
14 BRONCO DRIVE
RANCHO PALOS VERDES, CA

10-19-23
DRAWN: RICHARD
CHECKED: HAMID
DATE: 9-7-23
JOB NO.: 223100
SHEET

A-0

PROJECT INFORMATION

PROPERTY OWNER:	TOMMY AND VAN LEE
PROJECT ADDRESS:	14 BRONCO DRIVE, RANCHO PALOS VERDES
LEGAL DESCRIPTION:	LOT 30, TRACT 22946
ASSESSOR'S PARCEL NO.:	7568-019-021
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CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY GROUP:	RESIDENTIAL GROUP R-3, PRIVATE GARAGE GROUP U-1
FIRE SPRINKLERS:	NO
BUILDING AREA:	UPPER FLOOR LIVING AREA = 2,010 S.F. UPPER FLOOR BALCONIES (530 + 370) = 900 S.F. UPPER FLOOR COVERED PORCH = 191 S.F. UPPER FLOOR 3-CAR GARAGE = 840 S.F. LOWER FLOOR LIVING AREA = 2,676 S.F. LOWER FLOOR BALCONIES (530 + 370) = 900 S.F. TOTAL LIVING AREA (2,010 + 2,676) = 4,686 S.F.
FRONT YARD SETBACK AREA = 2,470 S.F. HARDSCAPE AREA IN FRONT YARD SETBACK = 880 S.F. 880 S.F. HARDSCAPE AREA / 2,470 S.F. FRONT YARD SETBACK AREA = 36%	

Project No. 14 Bronco Dr

APPROVED BY THE PLANNING DIVISION CITY OF
RANCHO PALOS VERDES

by JIM with Conditions
Date: December 11, 2023 Time: 4:24:05 PM
Planner: JIM

Approved for submission to Building Division Plan Check: JIM
Approved for issuance of Building Permit: JIM

CRITICAL
Setback Certification Required

SITE PLAN

SITE NOTES:

1. Provide 2% minimum slope away from all structures and convey surface water to street via non-erosive devices.
2. The construction shall not restrict a 5' clear and unobstructed access to any water or power distribution facilities (power poles, pull boxes, transformers, vaults, pumps, valves, meters, appurtenances) or to the location of the hook-up. The construction shall not be within 10' of any power lines, whether or not the lines are located on the property. Failure to comply may cause delays and/or additional expenses.
3. The above Site Plan is NOT a Survey Plan.

NOTES:

1. The Client must coordinate with the builder the placement of all structural elements such as beams, columns, connections, etc. in order to comply with the finished architectural requirements.
2. Contractor to verify all conditions in field before commencing any work. Any variations from the drawings, the engineer must be notified immediately.
3. The contractor shall verify all dimensions and conditions at site.
4. Unless specifically noted on these drawings, contractor shall furnish adequate shoring, bracing, etc., as required to safely execute all work, and shall be fully responsible for same.
5. All work shall conform to the requirements of the Governing Building Code, latest edition, and all other applicable requirements, orders, ordinances, and regulations.
6. All exposed framing members that show visible signs of damage or deterioration MUST be replaced with the same size member or larger.
7. Stop water header to the wall.
8. Show drainage lines precedence over scaled dimensions.
9. Shown site plan is not a survey plan.
10. THE SCOPE OF THE PROJECT IS TO BUILD A NEW TWO STORY RESIDENCE WITH ATTACHED 3-CAR GARAGE. THERE ARE FOUR BALCONIES, A COVERED PORCH AND SITE RETAINING WALLS AS INDICATED ON THESE DRAWINGS. THERE ARE TWO AIR CONDITIONING UNITS ON THE SIDE OF THE RESIDENCE BY THE GARAGE.

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SITE PLAN FOR RES4FOOL
LEE RESIDENCE
14 BRONCO DRIVE
RANCHO PALOS VERDES, CA.

10-19-23
DRAWN: JCW
CHECKED: HAMID
DATE: 9-7-23
PROJECT: 223100
SHEET

A-1

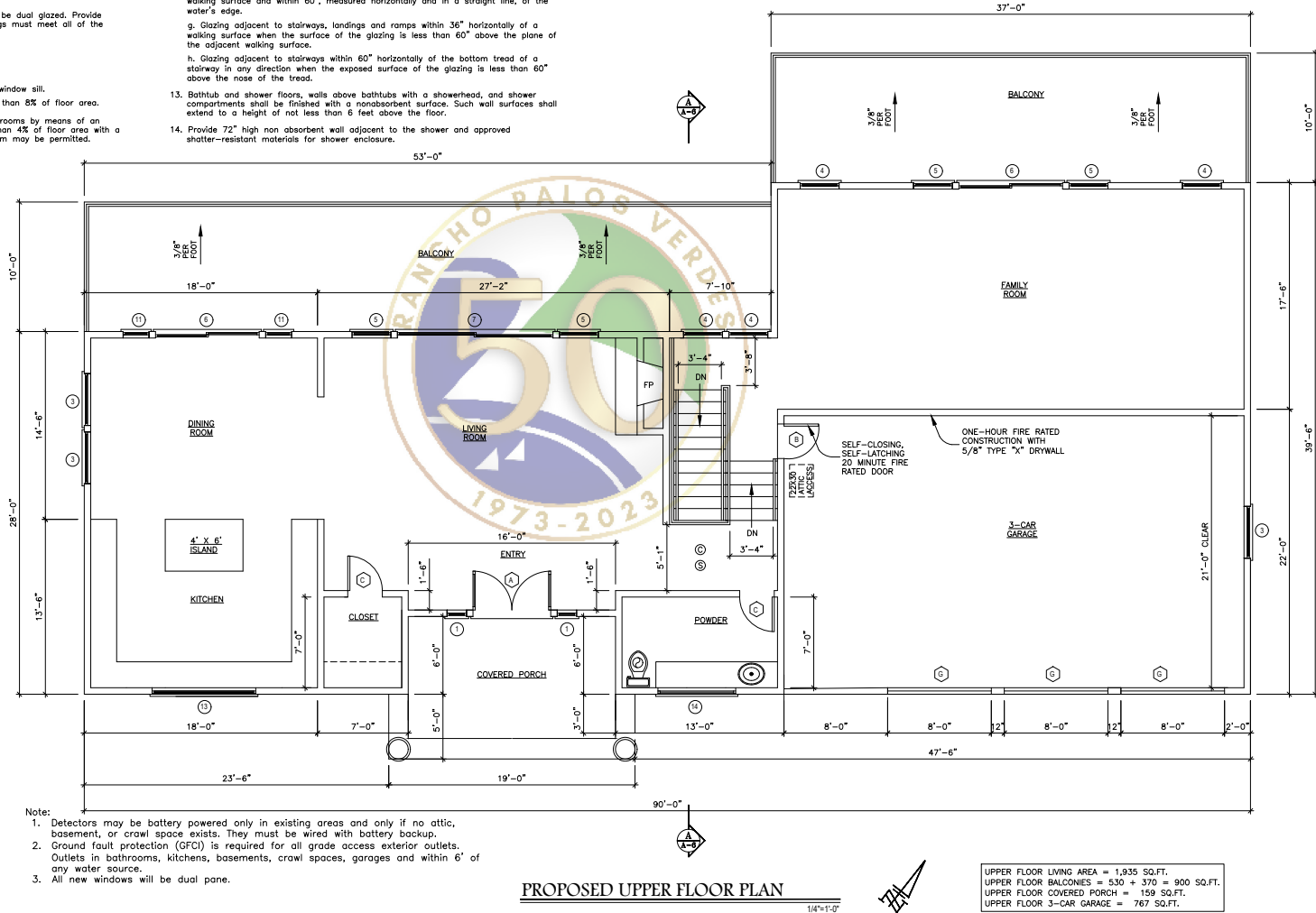
11 SHEETS

NOTES

- The client must coordinate, with the builder, the placement of all structural elements such as beams, columns, connections, etc. in order to comply with the finished architectural requirements.
- The Contractor to verify all existing conditions in the field before commencing any work. If there are any variations from the drawings, then the Engineer must be notified.
- The Contractor shall verify all dimensions and conditions at the site.
- Unless specifically noted on these drawings, the Contractor shall furnish adequate shoring, bracing, etc., as required to safely execute all work, and shall be fully responsible for same.
- All work shall conform to the requirements of the Governing Building Code, latest edition, and all other applicable requirements, orders, ordinances and regulations.
- All exposed framing members that show visible signs of damage or deterioration MUST be replaced with the same size member or larger.
- Strap water heater to wall.
- Shown dimensions take precedence over scaled dimensions.
- Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- Window Notes:
All new windows to be dual glazed. Glazed doors shall be dual glazed. Provide emergency egress from sleeping rooms. Window openings must meet all of the following requirements:
a. A minimum 24" clear height.
b. A minimum 20" clear width.
c. A net openable area of at least 5.7 square feet.
d. A maximum distance of 44" from finished floor to window sill.
e. Provide natural light in habitable rooms of not less than 8% of floor area.
- Provide natural ventilation in habitable rooms and bathrooms by means of an openable exterior wall opening with an area not less than 4% of floor area with a minimum of 5 square feet. Mechanical ventilating system may be permitted.

- Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3.
a. Fixed and operable panels of swinging, sliding and bifold door assemblies.
b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24" arc of the door in a closed position and whose bottom edge is less than 60" above the floor or walking surface.
c. Glazing in an individual fixed or operable panel that meets all of the following conditions:
1) Exposed area of an individual pane greater than 9 square feet.
2) Bottom edge less than 18" above the floor.
3) Top edge greater than 36" above the floor.
4) One or more walking surfaces within 36" horizontally of the glazing.
d. Glazing in railings.
e. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60" measured vertically above any standing or walking surface.
f. Glazing in fences or walls adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60" above a walking surface and within 60", measured horizontally and in a straight line, of the water's edge.
g. Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface when the surface of the glazing is less than 60" above the plane of the adjacent walking surface.
h. Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60" above the nose of the tread.
- Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.
- Provide 72" high non absorbent wall adjacent to the shower and approved shatter-resistant materials for shower enclosure.

- An approved Seismic Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.
- Indicates smoke detectors typical.
Smoke detectors shall be provided as follows:
a. In new construction smoke detectors shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story.
b. In existing construction smoke detectors may be battery operated, installed in locations as specified on plans.
- Indicates Energy Star compliant exhaust fan. It must be ducted to terminate to the outside of the building and be controlled by a humidistat, 50 cfm minimum.
- An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms and on every level of a dwelling unit including basements.



Note:

- Detectors may be battery powered only in existing areas and only if no attic, basement, or crawl space exists. They must be wired with battery backup.
- Ground fault protection (GFCI) is required for all grade access exterior outlets. Outlets in bathrooms, kitchens, basements, crawl spaces, garages and within 6' of any water source.
- All new windows will be dual pane.

PROPOSED UPPER FLOOR PLAN

1/4"=1'-0"



REVISIONS BY

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PROPOSED UPPER FLOOR PLAN
LEE RESIDENCE
14 BRONCO DRIVE
RANCHO PALOS VERDES, CA

10-19-23

DRAWN: RICHARD

CHECKED: HAMID

DATE: 8-31-23

PROJECT: 223100

SHEET

A-2

11

CP SHEETS

NOTES

- The client must coordinate, with the builder, the placement of all structural elements such as beams, columns, connections, etc. in order to comply with the finished architectural requirements.
- The Contractor to verify all existing conditions in the field before commencing any work. If there are any variations from the drawings, then the Engineer must be notified.
- The Contractor shall verify all dimensions and conditions at the site.
- Unless specifically noted on these drawings, the Contractor shall furnish adequate shoring, bracing, etc., as required to safely execute all work, and shall be fully responsible for same.
- All work shall conform to the requirements of the Governing Building Code, latest edition, and all other applicable requirements, orders, ordinances and regulations.
- All exposed framing members that show visible signs of damage or deterioration MUST be replaced with the same size member or larger.
- Strap water heater to wall.
- Shown dimensions take precedence over scaled dimensions.
- Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- Window Notes:
All new windows to be dual glazed. Glazed doors shall be dual glazed. Provide emergency egress from sleeping rooms. Window openings must meet all of the following requirements:
a. A minimum 24" clear height.
b. A minimum 20" clear width.
c. A net operable area of at least 5.7 square feet.
d. A maximum distance of 44" from finished floor to window sill.
e. Provide natural light in habitable rooms of not less than 8% of floor area.
- Provide natural ventilation in habitable rooms and bathrooms by means of an operable exterior wall opening with an area not less than 4% of floor area with a minimum of 5 square feet. Mechanical ventilating system may be permitted.

Project No. 14 Bronco Dr

APPROVED BY THE PLANNING DIVISION CITY OF

RANCHO PALOS VERDES

By Jlem with Conditions

Date: December 11, 2023 Time: 4:24:11 PM

Planner: jlem

All other drawings and changes or alterations on this set of plans without written permission from the Planning Division. Approved by VSD after 180 days, unless otherwise specified in the Conditions of Approval.

This valid unless accompanied by a completed Planning Division Form.

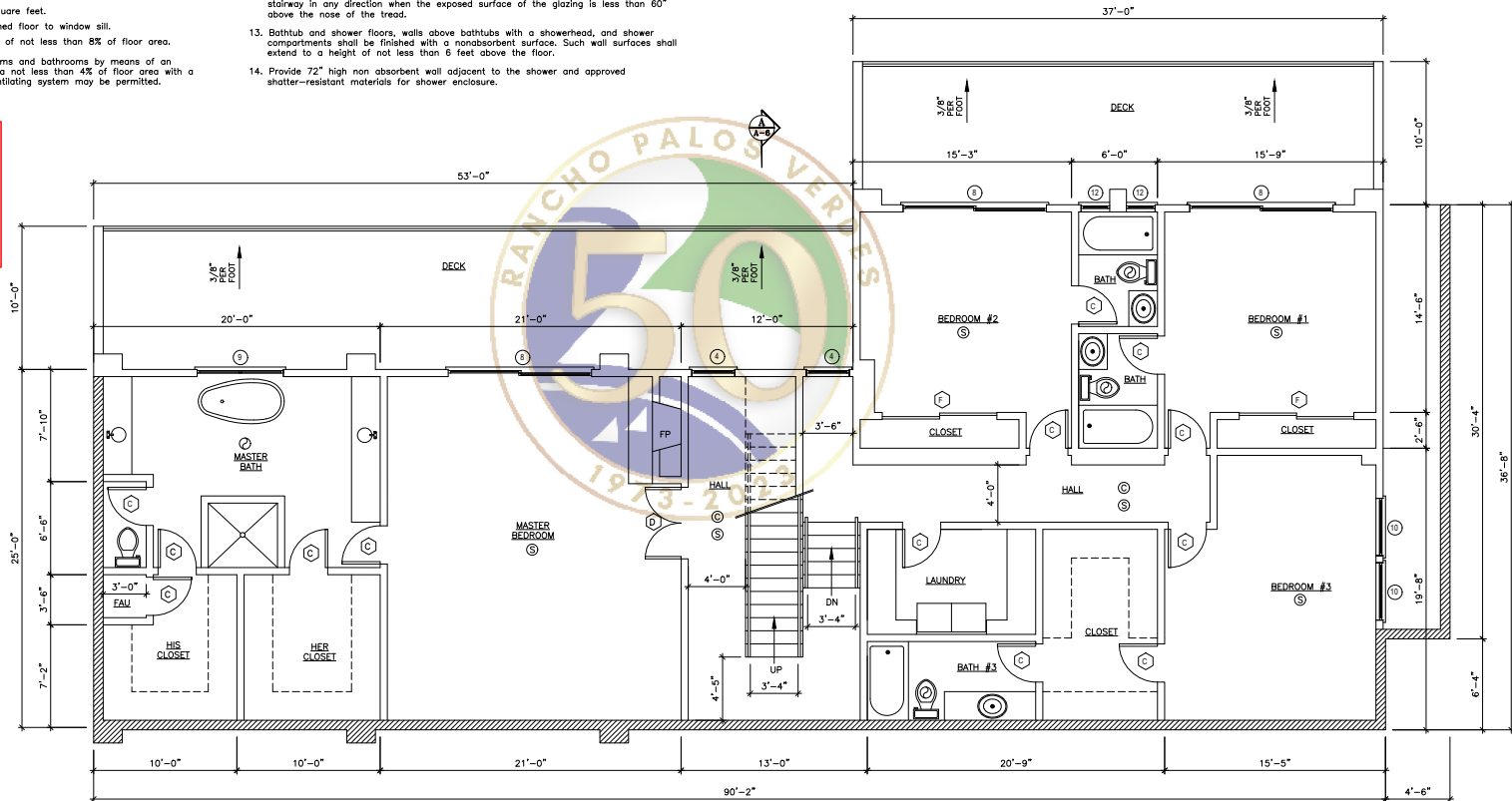
Approved for submit to Building Division Plan Check: jlem

Approved for issuance of Building Permit: jlem

CRITICAL
Building Area Certification Required

- Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3.
a. Fixed and operable panels of swinging, sliding and bifold door assemblies.
b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24" arc of the door in a closed position and whose bottom edge is less than 60" above the floor or walking surface.
c. Glazing in an individual fixed or operable panel that meets all of the following conditions:
1) Exposed area of an individual pane greater than 9 square feet.
2) Bottom edge less than 18" above the floor.
3) Top edge greater than 36" above the floor.
4) One or more walking surfaces within 36" horizontally of the glazing.
d. Glazing in railings.
e. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60" measured vertically above any standing or walking surface.
f. Glazing in fences or walls adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60" above a walking surface and within 60", measured horizontally and in a straight line, of the water's edge.
g. Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface when the surface of the glazing is less than 60" above the plane of the adjacent walking surface.
h. Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60" above the nose of the tread.
- Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.
- Provide 72" high non absorbent wall adjacent to the shower and approved shatter-resistant materials for shower enclosure.

- An approved Sismic Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.
- Indicates smoke detectors typical.
Smoke detectors shall be provided as follows:
a. In new construction smoke detectors shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story.
b. In existing construction smoke detectors may be battery operated, installed in locations as specified on plans.
- Indicates Energy Star compliant exhaust fan. It must be ducted to terminate to the outside of the building and be controlled by a humidistat. 50 cfm minimum.
- An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms and on every level of a dwelling unit including basements.



Note:

- Detectors may be battery powered only in existing areas and only if no attic, basement, or crawl space exists. They must be wired with battery backup.
- Ground fault protection (GFCI) is required for all grade access exterior outlets. Outlets in bathrooms, kitchens, basements, crawl spaces, garages and within 6' of any water source.
- All new windows will be dual pane.

PROPOSED LOWER FLOOR PLAN

1/4"=1'-0"

LOWER FLOOR LIVING AREA = 2,765 SQ.FT.
LOWER FLOOR BALCONIES = 530 + 370 = 900 SQ.FT.

REVISIONS BY

EXECUTIVE ENGINEERING
ESTABLISHED 1988
19510 Ventura Blvd, Suite 110
Tarzana, California 91356-4234
Telephone: (818) 708 - 1962
www.executiveengineering.net



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PROPOSED LOWER FLOOR PLAN
LEE RESIDENCE
14 BRONCO DRIVE
RANCHO PALOS VERDES, CA

10-19-23

DRAWN: RICHARD
CHECKED: HAMID
DATE: 8-31-23
JOB NO.: 223100
SHEET

A-3

11 SHEETS

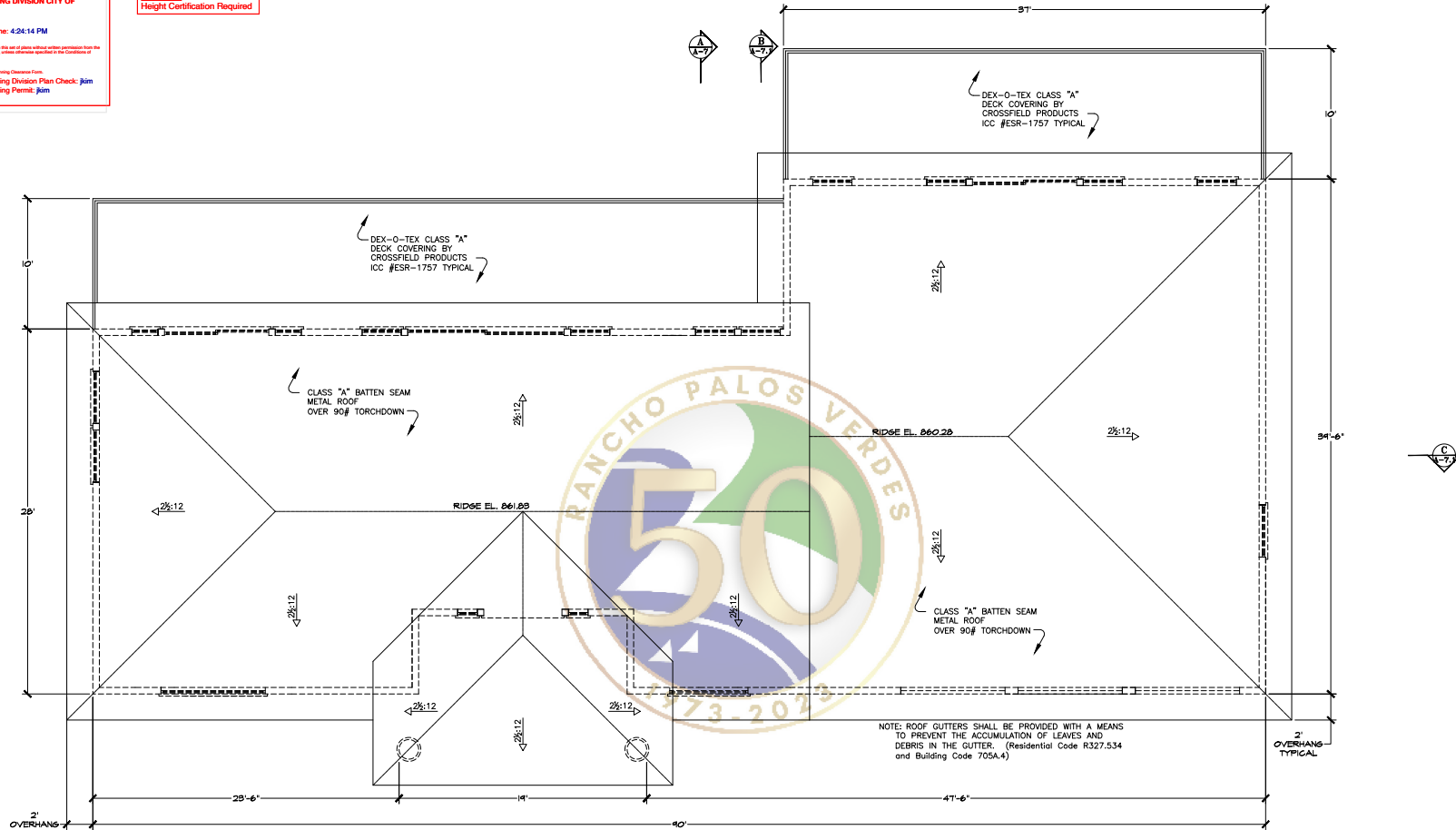
Project No. 14 Bronco Dr

APPROVED BY THE PLANNING DIVISION CITY OF
RANCHO PALOS VERDES
by Jim with Conditions
Date: December 11, 2023 Time: 4:24:14 PM

Planner: Jim
I, the undersigned, certify that the information on this set of plans was obtained from the
following sources and is true and correct to the best of my knowledge and belief.

Approved for issuance of Building Permit: Jim
Approved for issuance of Building Permit: Jim

CRITICAL
Height Certification Required



ROOF TRUSS DESIGN AND
CALCULATIONS ARE PROVIDED BY:

JIM SCHUTTE
JAS CONSTRUCTION SALES
33336 SANTIAGO ROAD
ACTON, CA 93510
PHONE: 661-269-8406
EMAIL: jasconsales@gmail.com

NOTE: ROOF VALLEY FLASHINGS SHALL
BE NOT LESS THAN 0.019-INCH
(No. 26 GALVANIZED SHEET GAGE)
CORROSION-RESISTANT METAL
INSTALLED OVER A MINIMUM
36-INCH WIDE UNDERLAYMENT
CONSISTING OF ONE LAYER OF No.
72 ASTM CAP SHEET MEETING
RUNNING THE FULL LENGTH OF THE
VALLEY. (Residential Code R327.5.3
and Building Code 705A.3)

PROPOSED ROOF PLAN

1/4"=1'-0"

ATTIC VENTILATION

NEW ATTIC AREA:	2,570 SQ.FT.
REQUIRED VENT RATIO:	1/150
REQUIRED VENT AREA:	17.0 SQ.FT.
DESIGN VENT AREA: 68' x 3" RIDGE VENT	17.0 SQ.FT.
REQUIRED VENT AREA RATIO IS 1/150 OF THE ATTIC AREA. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH A MINIMUM 1/8 INCH OPENINGS AND SHALL NOT EXCEED 1/4 INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (Residential Code R327.6.1 and Building Code 705A.1) VENTS TO HAVE A NET FREE AREA OF 1 SQUARE FOOT EACH.	

IMPORTANT NOTICE
Underground Service Alerts (USA) of Southern California
California Statewide Utility Map
Call 800-452-4523
At least two working days before you dig.



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Woodland Hills, California 91367
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www.executiveengineering.net

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any person, firm or corporation, for any purpose whatsoever
without the written consent of EXECUTIVE ENGINEERING.
Filing these drawings or specifications with a public agency
in no way constitutes an endorsement or approval of
the project or the design or construction of the project or
EXECUTIVE ENGINEERING.

PROPOSED ROOF PLAN
LEE RESIDENCE
14 BRONCO DRIVE
RANCHO PALOS VERDES, CA.

10-19-23

DRAWN JCW

CHECKED HAMID

DATE 9-25-23

REV NO. 223100

SHEET

A-4

11

SHEETS

Architectural elevation drawing of a building facade. The drawing shows a section of the building with a stucco finish and a window. The roof is labeled with a ridge elevation of 261.09 and a slope of 2 1/2 inches. The building's floor level is marked as FIN. FLOOR EL. 849. The existing slope is indicated as EXIST. SLOPE EL. 853.5. A section of the building is shown with a 9'-10" guardrail. The lowest natural grade is marked as LOWEST NAT. GRADE EL. 833. The drawing also shows a section of the building with a 9'-6" guardrail. The existing slope is indicated as EXIST. SLOPE EL. 837.8. The drawing includes a cross-section of the roof with a 2 1/2 inch slope and a section of the building with a 9'-10" guardrail.

Project No. 14 Bronco Dr

**APPROVED BY THE PLANNING DIVISION CITY OF
RANCHO PALOS VERDES**

by **jim** with Conditions

Date: **December 11, 2023** Time: **4:24:17 PM**

Planner: **jim**

A is intended to make any changes or alterations on this set of plans without further participation from the Planning Division. Approved as TGD after 180 days, unless otherwise specified in the Conditions of Approval.

*Not valid unless accompanied by a completed Planning Clearance Form.

Approved for Submittal to Building Division Plan Check: **jim**

Approved for Issuance of Building Permit: **jim**

CRITICAL
Height Certification Required

LEFT ELEVATION

1/4"=1'-0"

Architectural elevation drawing of a building facade. The drawing shows a two-story structure with a gabled roof. The roof ridge is labeled "RIDGE EL. 860.28". The left side of the building has a balcony with a railing, labeled "FIN. GRADE EL. 846". The main facade features a window on the upper level and a double window on the lower level. The lower level is labeled "FIN. FLOOR EL. 838.5". The right side of the building has a balcony with a railing, labeled "FIN. FLOOR EL. 846.2" and "METAL GUARDRAIL PER DETAILS 16/S-2 AND 26/S-3 TYPICAL". The ground level is labeled "NAT. GRADE EL. 834.9". Dimensions include a total height of 26'-0", a balcony height of 9'-6", and various window and roof pitches. A note indicates "STUCCO FINISH TYPICAL".

RIGHT ELEVATION

1/4"=1'-0"

IMPORTANT NOTICE
Section 4236/4237 of the Commerce Code requires a DigAlert identification number to be issued before a "Permit to Excavate" will be valid. For your DigAlert ID, call Underground Service Alert.



UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

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ELEVATIONS

LEE RESIDENCE

14 BRONCO DRIVE
RANCHO PALOS VERDES, CA.

10-19-23

DRAWN: J.C.W.

CHECKED: HAMIR

DATE: 8.31.2

JOB No.:	32210
----------	-------

SHEET

A-5

OF 11 SHEETS.

1/4"=1'-0"

CLASS "A" BATTEN SEAM
METAL ROOF
OVER 90° TORCHDOWN
METAL ROOFING RIDGE
VENT (TYPICAL)

RIDGE EL. 860.20

2 1/2 12

FIN. FLOOR
EL. 846.2

EXIST
SLOPE
EL. 840

FIN. FLOOR
EL. 835.7

NAT. GRADE EL. 834.9

LOWEST PROPOSED GRADE EL. 832

2 1/2 12

RIDGE EL. 861.89

METAL GUARDRAIL
PER DETAILS
16/S-2 AND
26/S-3 TYPICAL

FIN. FLOOR
EL. 849

EXIST
SLOPE
EL. 841

FIN. FLOOR
EL. 838.5

NAT. GRADE EL. 837.8

STUCCO
FINISH
TYPICAL

FIELD CONDITION
SKIRT WALL

LOWEST
EL. 832

GEO-
FOAM
FILL

WALL HEIGHT VARIES FROM 0' TO 8'-0"

LOWEST NAT. GRADE EL. 827.8

LOWEST NAT. GRADE EL. 832

CRITICAL
Height Certification Required

Project No. 14 Blanco Dr
APPROVED BY THE PLANNING DIVISION CITY OF
CHD PALOS VERDES
in with Conditions
December 11, 2023 Time: 4:24:20 PM
For: Betty
Division, Approved by CHD after 48-Hour review and certification required in the Conditions of

CRITICAL
Height Certification Required

1/4"=1'-0"

IMPORTANT NOTICE
Section 4236/4237 of the Environmental Code requires a DigAlert identification Number to be issued before a "Permit to Excavate" will be valid. For your DigAlert ID Number, Call Underground Service Alert
TOLL FREE 1-800-422-4133
At least two working days before you dig



UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

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LEE RESIDENCE
14 BRONCO DRIVE
RANCHO PALOS VERDES, CA.

DRAWN:	JCW
CHECKED:	HAMIL
DATE:	8-31-2
JOB No.:	22310
SHEET	

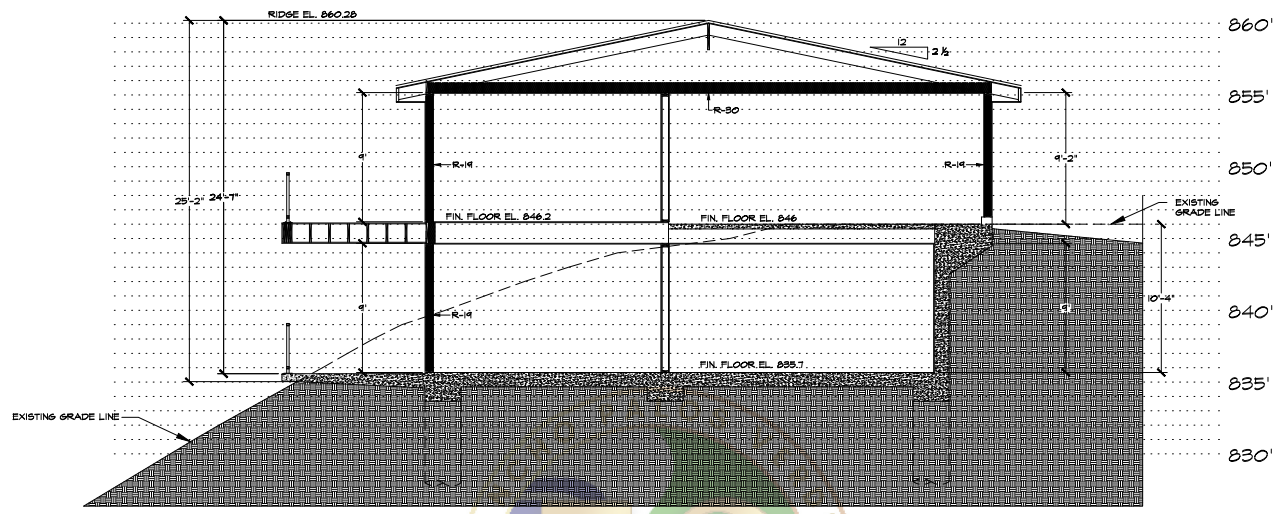
A-6

OF 11 SHEETS

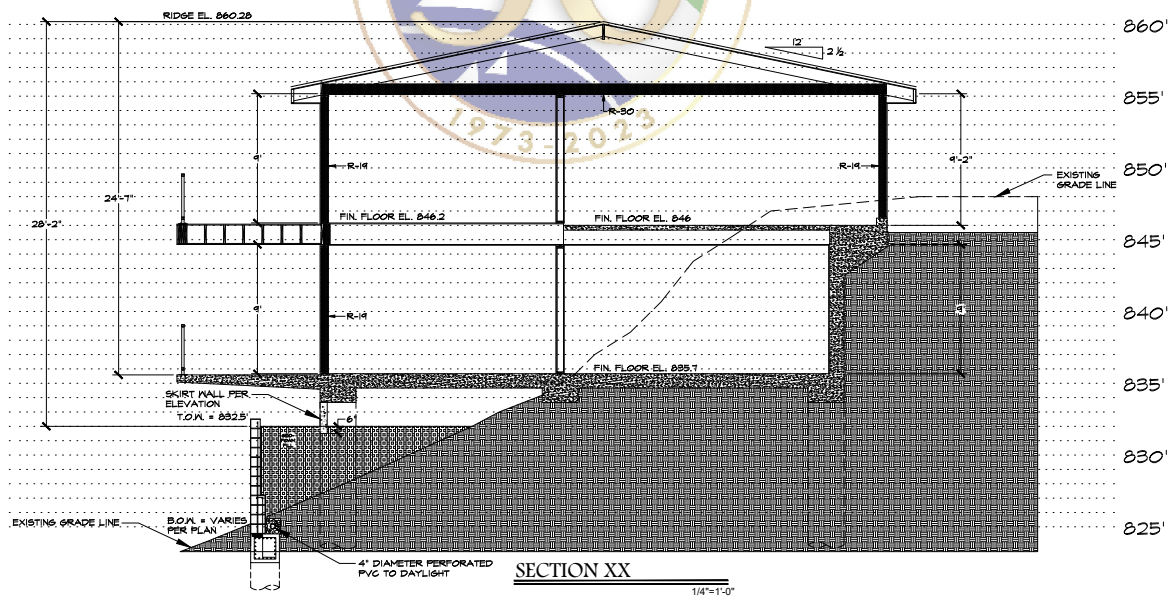
Project No. 14 Bronco Dr

APPROVED BY THE PLANNING DIVISION CITY OF RANCHO PALOS VERDES
 by Jim with Conditions
 Date: December 11, 2023 Time: 4:24:26 PM
 Planner: Jim
 Planning Division may change or withdraw on this set of plans without written permission from the Planning Division. Approval is valid only for the date, unless otherwise specified in the Conditions of Approval.
 Not valid unless accompanied by a completed Planning Division Form.
 Approved for submission to Building Division Plan Check: Jim
 Approved for Issuance of Building Permit: Jim

CRITICAL
 Height Certification Required



SECTION WW
 1/4"=1'-0"



SECTION XX
 1/4"=1'-0"

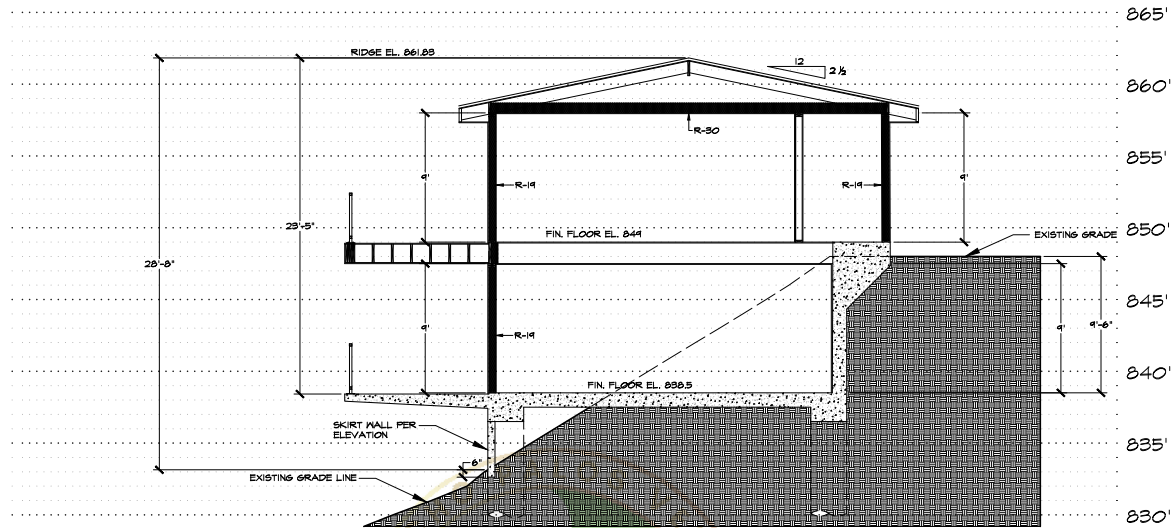
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 THESE ARE NOT A CONTRACT DOCUMENT.
 ANY CHANGES TO THESE PLANS MUST BE MADE BY THE CITY OF RANCHO PALOS VERDES.
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 IT IS THE USER'S RESPONSIBILITY TO VERIFY THE INFORMATION PROVIDED HEREIN.



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SECTIONS LEE RESIDENCE 14 BRONCO DRIVE RANCHO PALOS VERDES, CA.		
10-19-23		
DRAWN	JCW	
CHECKED	HAMID	
DATE	8-31-23	
REV No.	223100	
SHEET	A-7	
	11	SHEETS

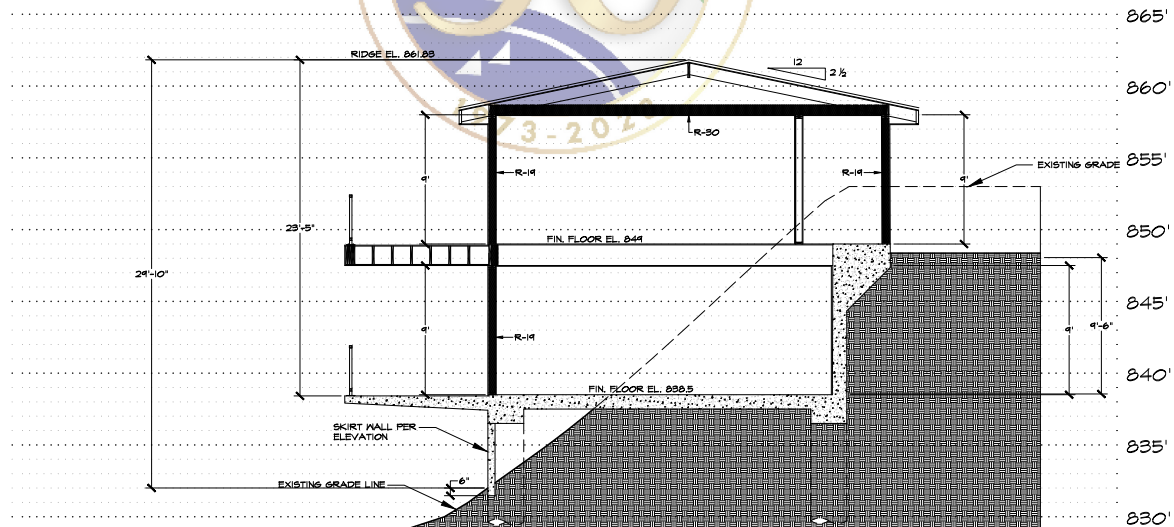
Project No. 14 Bronco Dr
 APPROVED BY THE PLANNING DIVISION CITY OF
 RANCHO PALOS VERDES
 by Jim with Conditions
 Date: December 11, 2023 Time: 4:24:30 PM
 Planner: Jim
 Planning Division requires changes or alterations to this set of plans without written permission from the
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 Approval.
 Not valid unless accompanied by a completed Planning Division Form.
 Approved for submittal to Building Division Plan Check: Jim
 Approved for issuance of Building Permit: Jim

CRITICAL
 Height Certification Required



SECTION YY

1/4"=1'-0"



SECTION ZZ

1/4"=1'-0"

IMPORTANT NOTICE
 These are NOT a Code Official seal or stamp.
 A Seal and Stamp are required for all plans.
 To be used on all plans.
 It is not a working map unless you do.



REVISIONS	BY

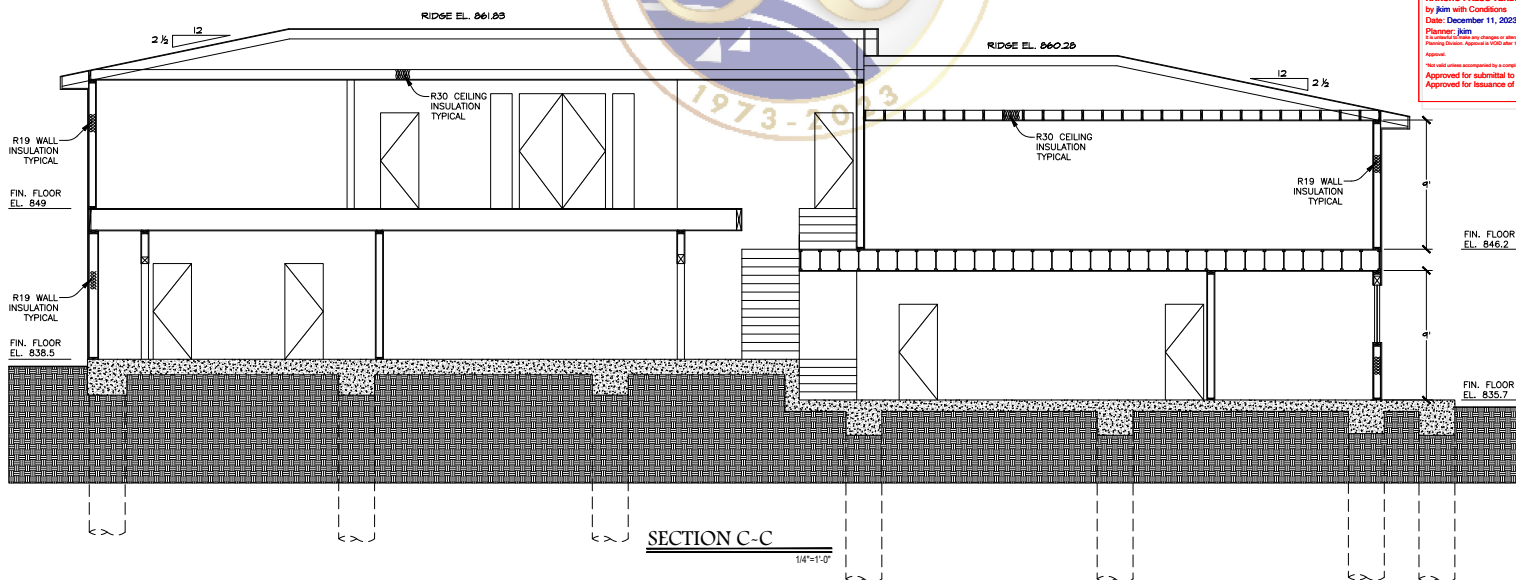
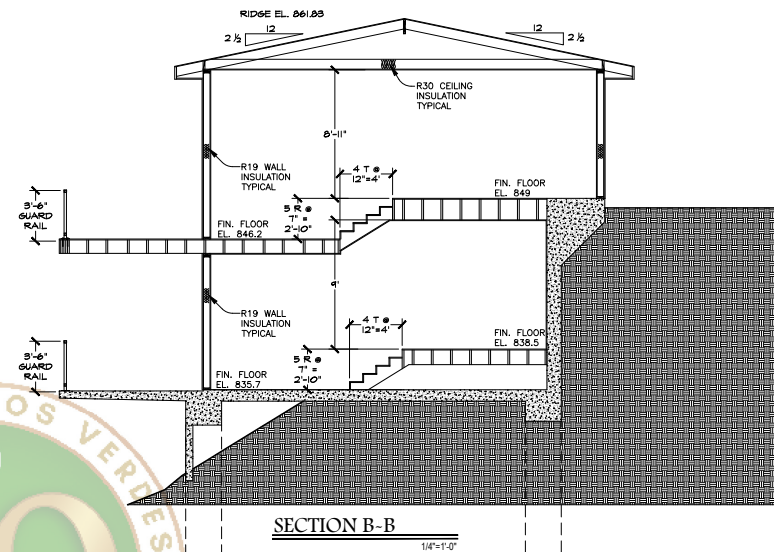
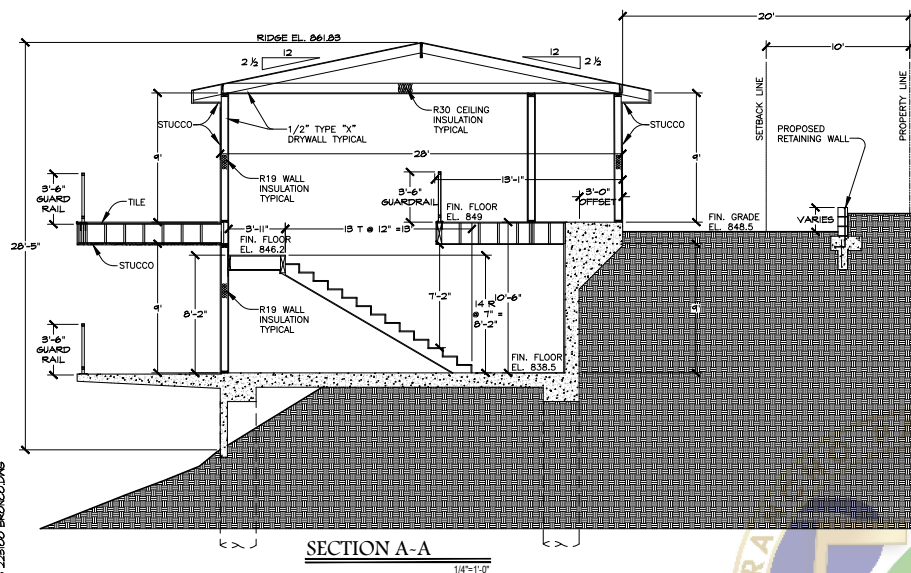
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SECTIONS
 LEE RESIDENCE
 14 BRONCO DRIVE
 RANCHO PALOS VERDES, CA.

10-19-23
DRAWN JCW
CHECKED HAMID
DATE 8-31-23
JVN No. 223100
SHEET

A-8



Project No. 14 Bronco Dr

APPROVED BY THE PLANNING DIVISION CITY OF RANCHO PALOS VERDES

by [jim](#) with Conditions

Date: December 11, 2023 Time: 4:24:34 PM

Planner: [jim](#)

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*This seal is valid when accompanied by a completed Planning Clearance Form.

Approved for submittal to Building Division Plan Check

Approved for issuance of Building Permit: [jim](#)

REVISIONS	BY
-----------	----

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ESTABLISHED 1988**
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Woodland Hills, California 91367
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STAIRS SECTIONS

LEE RESIDENCE
14 BRONCO DRIVE
RANCHO PALOS VERDES, CA.

10-19-23

DRAWN: JCW

CHECKED: HAMID

DATE: 8-31-23

223100

A-8.1

OF 11 SHEETS