

(All Working Drawings shall contain the following notes, Separately labeled on plans):

ART JURY NOTES

- 1) Expiration of plans.
 - Permit plans expire 18 months from the date of the issuance of the permit.
 - All other submissions prior to issuance of the permit expire 12 months from the date of the last submission.
 - 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.
- Extensions.
 - The property owner shall request an extension prior to the expiration of the permit. Extensions can be granted for 6 months or a year. A fee will be assessed.
 - Expired applications will be assessed all new fees. No credit can be extended.
- 2) Consult Palos Verdes Homes Association for recorded easements 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) Any deviation from approved plans must have Art Jury approval prior to purchase and installation. Deviations from Art Jury plans and details discovered after construction will be subject to fines and may require corrections in the field.
- 5) **FRAMING AND FINAL INSPECTIONS ARE REQUIRED BY THE PVHA.** PVHA inspections are separate and distinct from, and in addition to, inspections required by the city. Framing inspection should be scheduled when rough openings are framed and windows and doors are ready to be installed. Final inspections shall be scheduled upon project completion and prior to expiration of the permit. The homeowner or contractor shall call PVHA to schedule framing and final inspections at the appropriate times. A certificate of completion and compliance will be issued when final approval is granted.
- 6) 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).
- 7) Exterior concrete block shall be painted.
- 8) 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. Paint all vents to match adjacent surface.
- 9) 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.
- 10) 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.
- 11) Specify material of gutter & downspouts. Gutter detail at eave to be on plan. **Ribbed downspouts are not approved.**
- 12) Skylights shall be flat glass with a dark anodized frame. Glass shall be solar gray or solar bronze.
- 13) **Exterior water heaters are not approved.** If transformer and other exterior equipment are proposed, show their location, size, and enclosure or screening. The owner assumes responsibility to comply with Art Jury requirement to locate new transformers and utility equipment at an Art Jury approved location.
- 14) 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.

- 15) Do not cut down existing trees without specific approval from the Art Jury.
- 16) 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.
- 17) Provide window and door manufacturer and material on door and window schedules.
- 18) Muntins bars (Grids) shall be an integral part of all windows and doors, true and/or simulated divided lites. "Snap-in/snap out" muntins, not allowed. Muntins may be no greater than 1¼" maximum. Muntin detail to be included on detail sheet.
- 19) For new construction, minimum 2 X 6 studs are required at all exterior walls
- 20) Provide a note at window and door details with bullnose stucco: "All details to be constructed per Art Jury approved bullnose stucco detail."
- 21) For addition projects in which existing roof, door and window details are to remain, a note on the plan "*All details to match existing*" may be accepted at the discretion of the Art Jury.. .

THE FOLLOWING ITEMS, MATERIALS, FINISHES, ETC. ARE NOT ALLOWED:

1. **ASPHALT OR COMPOSITION SHINGLE ROOFING** (Exception: under solar panels)
2. **VINYL WINDOWS & FENCING** (Fiberglass doors and windows have been approved. Composite fencing and decking may be accepted. Consult with PVHA for approved manufacturers)
3. **SYNTHETIC or ARTIFICIAL TURF** (Discouraged in the front yard) Turf sample must be submitted for approval.
4. **REMOVAL OF ANY TREE OVER 20' WITHOUT WRITTEN APPROVAL OF PVHA** (Submit Tree Removal Application along with photos of all trees on site for Art Jury review.
5. **RAKE END TILES** (Concrete shingles that lap over gable end rafters)
6. **MANUFACTURED CLAY BIRD STOPS** (Use mortar to fill gaps in Mission or S tile eave ends)
7. **VINYL GUTTERS/DOWNSPOUTS AND RIBBED DOWNSPOUTS**
8. **AIR CONDITIONING UNITS IN SIDE YARD SETBACKS** (Can only be approved with Planning Department approval)
9. **EXTERIOR TANK TYPE WATER HEATERS** (Tankless water heaters are accepted)
10. **EXCESSIVE PAVING** (In front setback, keep paving to a minimum. Total lot coverage is limited to 65% including structures).
11. **LACE & SKIP TROWEL, CAT FACE, WORM/SWIRL AND DASH TEXTURED STUCCO FINISHES** (Stucco finish shall be fine sand/float, smooth troweled or Santa Barbara textured).
12. **ARCHED WINDOW PANELS IN GARAGE DOORS** (Squared window panels with dark translucent glass may be accepted)
13. **OVERUSE OF EXTERIOR LIGHTING** (Up-cast lighting should be used sparingly. In general, landscape lighting should be downcast)
14. **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 violating the City of PVE Sign Ordinance may be removed from a building site by a PVHA Inspector, City Code Enforcement Officer or PVE Police)
15. **DOMED SKYLIGHTS OF ANY KIND** (Skylights must be flat glass and dark bronze anodized)
16. **OVERHEAD SPORTS COURT LIGHTING**

(PROVIDE THE FOLLOWING NOTES ON EXTERIOR ELEVATION SHEETS)

ART JURY EXTERIOR ELEVATION NOTES

1. Stucco finish to be smooth, sand float finish, or submitted for approval.
2. **ANY** revisions to approved Art Jury plans and **ANY** deviation from approved window and door muntin light sizes (grids) must be submitted to the Art Jury for review and approval prior to construction. **Deviations from Art jury plans and details discovered after construction will be subject to fines and may require corrections in the field.**
3. Provide window and door manufacturer and material on door and window schedules.
4. Muntins shall be an integral part of all windows and doors. "Snap-in/snap out" muntins not allowed. Muntins may be no greater than 1¼" maximum on windows. Muntin detail to be included on detail sheet.
5. 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.
6. Wood door stiles to be a maximum of 4 ½" width
7. Skylights shall be flat glass with curb mounted dark anodized frame, Glass shall be solar gray or solar bronze.
8. Submit all materials, finishes and color samples to the Art Jury for review and approval prior to purchase including but not limited to stucco, plaster, roofing, cast stone, tile, decking, pavers, pool and spa coping and surfaces, siding, wall caps, stone veneer, paints and stains, concrete, etc. New manufactured products not previously approved will require a product review by the Art Jury.
9. Framing inspection by PVHA is required and should be scheduled when rough openings are framed and windows and doors are ready to be installed.