Liu Residence
344 Via Almar
Palos Verdes Estates, CA 90274

Project Description

The proposed project located at 344 Via Almar is a 2 story single family residence over a garage/basement level. The proposed living space is 2,952 sq ft with a garage of 420 sq ft and storage area at the basement level of 621 sq ft (the ceiling height in this area is limited to less than 7 ft). The property is an uphill sloping lot and the design concept is similar to nearly all submittals of this type. There are a total of 4 bedrooms and 4 1/2 baths with an office space at the master bedroom level. The structure has been set back an additional 6 ft from each side property line at the first floor level behind the great room. The 2nd floor balcony has also been set back to provide additional privacy. This results in decreased impact of the proposal to the adjacent neighbors on either side. The design of the building is contemporary in style with consistent terracing gable type roofs and large expanses of glass facing the street and ocean view.

Jeffrey A Dahl
Architect