5.7.20
City of Palos Verdes Estates
Planning Division
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Re: Scope of Work Letter for the Neighborhood Compatibility Application:
Subject Property Address –
2305 Via Acalones, Palos Verdes Estates, California 90274

The Proposed Scope of Work is as follows:
Proposed New Building Area –
Proposed addition of 929 square feet of addition comprising of a Main Level and Lower Main Level expansion towards the west side yard to enlarge bedrooms, extend the Kitchen towards the front yard, and extend the living room towards the rear yard. The current second floor dormer bedroom will be removed, and a newly designed Master Suite Addition floor area as shown on the plans. The Main and Lower Main Level addition is 380 square feet and the Upper Level Master Suite is 549 square feet.

A 132 square foot North Facing balcony is proposed off the Master Suite.

A 76 square foot Covered Entry Porch is proposed at the Main Level Entry.

Proposed Remodel Area as follows –
Existing 2 Car Garage at street level shall be cosmetically renovated, and a new gable roof line given. Please see A3, A4, A4.1, and A5.

The Main Level Area – The Entry, Dining Room, Kitchen, Laundry, Bedroom, and Utility Room shall be cosmetically renovated, and expanded towards the West Side Yard. Laundry Room shall be moved from the Kitchen into the Utility Room, the Old Laundry Room foot print to be integrated in to the Kitchen. Bath 1 and Bed 1 shall be reconfigured to get a Bedroom, Powder Room, and ¾ Bath. The existing roof line shall be redone due to the addition. Please see sheets A3.1, A4, A4.1, and A5 for details.

The Lower Main Level Area – The Den, Living Room, Bedroom and Bathroom shall be cosmetically renovated and reconfigured and shall become 2 Bedrooms, 1 Bathroom, and one larger Family Room. The plate height of the Family Room shall be 13’-6” and new roof lines given. Please see sheets A3.1, A4, A4.1, and A5 for details.

The Upper Level Floor – The area has a dormer bedroom with low ceilings and inefficient storage and stair access. This dormer shall be removed and a new Second Floor Master Suite designed with a Balcony as mentioned above. The existing non-conforming interior stairs shall be removed, a new stair mirroring the existing in the Dining Room constructed. The area has a new roof line. Please see sheets A3.2, A4, A4.1, and A5 for details.
Doors & Windows – All new exterior doors and windows to be replaced, relocated, or new to promote energy efficiency and capitalize on the view. 17 windows, and 9 doors.

Plumbing / Electrical / Mechanical – All utilities shall be upgraded to Code for energy efficiency and Code Compliance.

Grading – TBD

Walls / Fences / Retaining Walls – Existing to remain.

Thank you,

Jacky Sbarounis
JMS Designs