AGUIRRE RESIDENCE

City of Palos Verdes Estates Planning Department Site Analysis

Lot Size: 10,447.75 Sq. Ft.
Alternate Floor Area: 4890.10 Sq. Ft.

- 1893 Sq. Ft.
- 2465 Sq. Ft.
- 2276 Sq. Ft.
- 18 Hardscape (Pool, patio, deck, driveway etc.)
- 44 Total

Proposed Lot Coverage: Include only added Lot Coverage

- 132 Sq. Ft. Balcony at a Second Floor
- 1903 Sq. Ft.
- 2808 Sq. Ft. Total
- 380 Sq. Ft. First Floor
- 549 Sq. Ft. Second Floor
- 0 Sq. Ft. Basement
- 0 Sq. Ft. Mezzanine

Proposed Floor Area:

- 1.7% Building
- 1.2% Balcony
- 0.2% Basement
- 0.1% Mezzanine

Allowable Floor Area: 4890.10 Sq. Ft.

Total Lot Coverage: (sum of existing and proposed)

- 0 Sq. Ft. Basement
- 549 Sq. Ft. Second Floor
- 0 Sq. Ft. Mezzanine
- 475 Sq. Ft. First Floor

SCOPE OF WORK

- Doors & Windows - All New Exterior Doors and Windows
- Non-Conforming Stairs shall be removed, a new stair
- Dormer shall be removed and a new second floor
detail reconfigured and shall become 2 bedrooms, 1
due to the addition. Please see sheet A3.1, A4, A4.1, and A5 for details
- Main and lower main level - 380
- Upper level - 549
- Main Level Expansion (enlarge bedrooms to the west

- Master Suite designed with a balcony. The existing
- ceilings and inefficient storage and stair access. This
- shall be cosmetically renovated

- Other - Pool by others.

- Title 24 Energy Requirements

- Cal Green Requirements

- Foundation Plan & Notes
- Building Elevations and Details
- Roof Plan & Notes
- Plans & Notes
- Sheet Index

- Foundation Details
- Framing Details
- Site Plan and Notes
- Vicinity Map
- Neighborhood Compatibility and Grading Application Submittal

- Site Index

- Cover Sheet

- City of Palos Verdes Estates General Notes
- City of Palos Verdes Estates Public Works Department Details
- Survey Vondra Land Surveying

- Structural Engineering
- Custom Building Designer
- Mike Dorta
- 310-569-1709
- T: 310-328-2255

- Mr. and Mrs. John Aguirre
- 2305 Via Acalones
- Palos Verdes Estates 90274

- All ideas, designs, arrangements and plans represented by this drawing are owned by and the property of
- JMS Designs, and were developed for this specific project. They are not to be used by, disclosed to, reproduced, changed...

- Contractor to verify all dimensions and conditions and notify designer of all variations.
DIM PLAN NOTES
1. MEASUREMENTS ARE TAKEN FROM FACE OF STUD.
2. CONTACT DESIGNER IF THERE ARE ANY DISCREPANCIES FOUND IN THE FIELD OR IF ANY ADDITIONAL DIMENSIONS ARE NEEDED.

WALL LEGEND
- Existing Wall to Remain
- New Construction
- Existing Walls Removed

All ideas, designs, arrangements and plans represented by this drawing are owned by and the property of JMS Designs, and were developed for this specific project. They are not to be used by, disclosed to, reproduced, changed, or transferred without the written permission of JMS Designs. Contractor to verify all dimensions and conditions and notify designer of all variations.
Proposed Upper Level Floor Plan

1. Measurements are taken from face of stud.
2. Contact designer if there are any discrepancies found in the field or if any additional dimensions are needed.

WALL LEGEND

- Existing Wall to Remove
- NeZ Construction
- Existing Walls Repainted

All ideas, designs, arrangements and plans represented by this drawing are owned by and the property of JMS Designs, and were developed for this specific project. They are not to be used by, disclosed to, reproduced, changed, modified, or distributed without the permission of JMS Designs. Contractor to verify all dimensions and conditions and notify designer of all variations.