LOT SIZE: 31,379 SF  
ALLOWABLE FLOOR AREA: 11,163 SQ FT  
EXISTING LOT COVERAGE: 5,579 SQ FT (17.7% BUILDING, 25.3% TOTAL)  
PROPOSED LOT COVERAGE: 4,200 SQ FT (13.3% HARDSCAPE, 35.8% TOTAL)  
TOTAL LOT COVERAGE: 9,779 SQ FT (22.5% BUILDING, 35.8% TOTAL)  

FLOOR AREA CALCULATIONS:

EXISTING AREA COVERAGE:
- 4,556 SF FIRST FLOOR - SQ FT MEZZANINE
- 1,012 SQ FT GARAGE
- 5,578 SQ FT BASEMENT

PROPOSED AREA COVERAGE:
- 1,491 SF FIRST FLOOR - SQ FT MEZZANINE
- 1,012 SQ FT GARAGE
- 1,491 SQ FT BASEMENT

TOTAL AREA COVERAGE:
- 6,067 SF FIRST FLOOR - SQ FT MEZZANINE
- 2,024 SQ FT GARAGE
- 7,069 SQ FT BASEMENT

MISCELLANEOUS APPLICATION CHANGES:
- Proposed vehicular gate: reconfigured pilasters not to exceed existing height. Vehicle gate will be motorized to swing into the property.
- Proposed side yard gate: reconstruction of existing site wall to be built at the same height of existing site wall and refinish.
- Proposed wood fence with gate and callbox.
- New extended driveway concrete pad & permeable path.

ALLOWABLE BUILDING HEIGHT:
- 21'-0" FT ABOVE NATURAL GRADE
- NO HEIGHT INCREASE PROPOSED
- BUILDING HEIGHT WILL DECREASE - SEE EXTERIOR ELEVATIONS A300's

APPLICABLE CODES:
- 2013 CBC
- 2013 CRC
- 2013 CPC
- 2013 CEC
- 2013 CA ENERGY CODE
- 2013 CGBC

PROJECT LOCATION:
982 Paseo La Cresta, Palos Verdes Estates CA 90274
LEGAL DESCRIPTION:
LOT 3, TRACK NO. 31329, IN THE CITY OF PALOS VERDES ESTATES, RECORD OF LOS ANGELES COUNTY, CALIFORNIA
ASSSESSOR PARCEL NUMBER: 7541-020-004
BUILDING TYPE:
SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE
ARCHITECTURAL TYPE:
TYPE II
ROOF TYPE:
CLASS "A" (VHFSZ)
OCCUPANCY:
R-3 / U
CONSTRUCTION TYPE:
TYPE V-B
NUMBER OF STORIES:
ONE STORY
MAIN STRUCTURE SETBACKS:
- FRONT YARD SETBACK: 35'-0"
- SIDE YARD SETBACK: 15'-7"
- REAR YARD SETBACK: 12'-0"

SOILS ENGINEER:
T.I.N. Engineering Company
17834 Bailey Drive
Torrance, CA 90504
(310) 371-7045
(310) 371-5856
Contact: Tony S. C. Lee, M.S., P.E.
CIVIL ENGINEER:
Bolton Engineering Corp.
25834 Narbonne Ave, Suite 210
Lomita, CA 90717
(310) 325-5580
Contact: Dan Bolton

PROJECT DATA
PROJECT CONTACTS
OWNER:
Arnaud & Sophie Solandt
5526 Valley View Road
Rancho Palos Verdes, CA 90275
ARCHITECT:
KAA Design Group
12921 West Washington Blvd.
Los Angeles, CA 90066
(310) 821-1400
(310) 821-1440
Contact: Jim Rice
GENERAL CONTRACTOR:
Jim Rice Construction Inc.
2409 Via Sobrante
P.V.E., CA 90274
(310) 373-8080
(310) 502-7611
Contact: Jim Rice
LANDSCAPE ARCHITECT:
Niver Engineering
10845 Lindbrook Drive, Suite 203
Los Angeles, CA 90024
(310) 443-8677
Contact: Ron Niver
STRUCTURAL ENGINEER:
Bolton Engineering Corp.
25834 Narbonne Ave., Suite 210
Lomita, Ca 90717
(310) 325-5580
Contact: Dan Bolton
NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL ITEMS TO BE FABRICATED OR REQUIRING CLARIFICATION REGARDING CONSTRUCTIBILITY.

2. CONTRACTOR TO CONFIRM SITE CONDITIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

3. AUTOMATIC GATE OPERATOR PER GATE CONTRACTOR. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON THE GATE MECHANISM.

4. ALL GATE HARDWARE TO BE APPROVED BY LANDSCAPE ARCHITECT & OWNER PRIOR TO PURCHASE AND INSTALLATION.