

**CITY OF PALOS VERDES ESTATES  
REQUIRED PLAN CHECK INFORMATION**

THE FOLLOWING IS MANDATORY AND MUST BE SUBMITTED WITH THE APPLICATION

OWNER/APPLICANT: FARHAD & ROXAN BOTTLEWALLA	
PROJECT ADDRESS: 1505 VIA ARCO, PVE CA 90274	
LEGAL DESCRIPTION: LOT 17 BLOCK 17 TRACT 7538	
APPLICANT'S AGENT: ALAN MCGREGOR	PHONE: 310 308 7746
EMAIL: farhad18@cox.net	DATE: 1/29/2024

LOT SIZE:  
16,561.8 sq. ft.

ALLOWABLE FLOOR AREA:  
6,718 sq. ft. Equals the lesser of 30% (lot size) + 1,750 or 50% (lot size)

EXISTING LOT COVERAGE:

<u>4501</u> sq. ft.	<u>27.1</u> %	BUILDING
<u>3257</u> sq. ft.	<u>19.7</u> %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
<u>7758</u> sq. ft.	<u>46.8</u> %	TOTAL

PROPOSED LOT COVERAGE: (Include only added lot coverage)

<u>0</u> sq. ft.	<u>0</u> %	BUILDING
<u>1457</u> sq. ft.	<u>8.8</u> %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
<u>1457</u> sq. ft.	<u>8.8</u> %	TOTAL

TOTAL LOT COVERAGE: (Sum of existing and proposed)

<u>4501</u> sq. ft.	<u>27.1</u> %	BUILDING (Not to exceed 30%)
<u>4714</u> sq. ft.	<u>28.5</u> %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
<u>9215</u> sq. ft.	<u>35.6</u> %	TOTAL (Not to exceed 65%)

EXISTING FLOOR AREA:

<u>3378</u> sq. ft. FIRST FLOOR	<u>588</u> sq. ft. MEZZANINE
<u>          </u> sq. ft. SECOND FLOOR	<u>          </u> sq. ft. GARAGE
<u>          </u> sq. ft. BASEMENT	<u>3966</u> sq. ft. TOTAL

PROPOSED FLOOR AREA: (Include only added floor area)

<u>535</u> sq. ft. FIRST FLOOR	<u>          </u> sq. ft. MEZZANINE
<u>          </u> sq. ft. SECOND FLOOR	<u>          </u> sq. ft. GARAGE
<u>          </u> sq. ft. BASEMENT	<u>535</u> sq. ft. TOTAL

TOTAL FLOOR AREA: (Sum of existing and proposed)

<u>3913</u> sq. ft. FIRST FLOOR	<u>          </u> sq. ft. MEZZANINE
<u>          </u> sq. ft. SECOND FLOOR	<u>588</u> sq. ft. GARAGE
<u>          </u> sq. ft. BASEMENT	<u>4501</u> sq. ft. TOTAL

(Cannot exceed Allowable Floor Area)

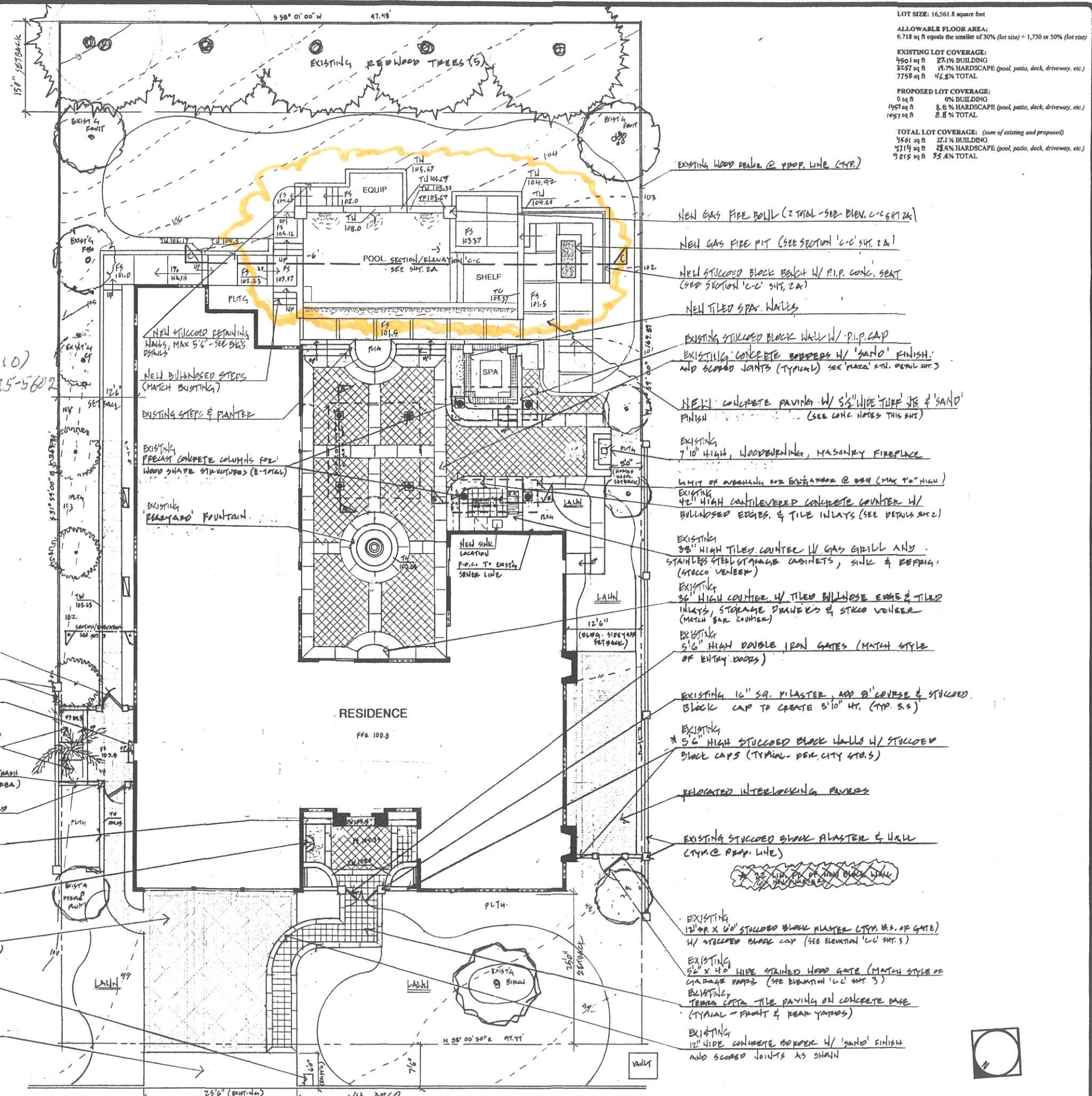


**CONSTRUCTION NOTES**

- Contractor shall comply with all applicable codes and pull all necessary permits.
- Verify location of all underground utilities prior to any excavation.
- Scale plan for all flat dimensions. Discrepancies between site and plan, or questions regarding construction details, shall be brought to the immediate attention of the Landscape Architect (714) 846-0968.
- Landscape Architect is not responsible for the structural integrity of engineered items or soils & geology.
- All concrete shall cure to min. strength of 2500 psi. Paving and conc. base for stone/tile shall be min. 4" thick (5" for driveways) w/ #3 bars horiz. 16" o.c. both ways @ center of slab. Provide min. 2" base of crushed aggregate on top of compacted & saturated subgrade. See plan for finish & crack control joints, see owner for color. Paving shall be poured to feature strips/borders, creating a "cold" joint.
- All new stucco shall match house in texture & finish.
- All surface drainage shall be directed away from house.
- Apply 2 coats of asphaltic emulsion to "dirt side" of all planter walls and adjacent house foundations. Protect waterproofing membrane w/ 1/2" thick styrofoam.
- All const. waste/debris shall be containerized in "Athens" dumpsters (888) 336-6100.
- A re-inspection fee will be charged for an inspection which is not accessible, approv'd plans not avail., or job not ready.
- Any and all deviations from the Planning Commission approv'd plans require that revised plans be submitted to the Planning Dept./Commission for review & approval.
- All General/Sub Contractors, Architects, Engineers conducting business within the City of P.V.E. are req'd to maintain a current City Business License per Municipal Code Ordinance No. 092-559 and Resolution No. 192-72.
- All work shall conform to the 2001 Calif. Building, Plumbing and Mechanical Codes and the 2004 Calif. Electrical Code.
- All foundations shall bear upon like material.
- Dust control measures; Material delivery & storage; Structure construction & painting; Concrete and Solid waste management Per BMP's CA3, CA10, CA20, CA23 & ESC21 shall be maintained throughout the duration of the project.

1. Ida Alba 1501 Via Arco, P.V.E. (310) 375-5602  
1/30/2021 Ida Alba

2. Edwin Lok 1509 Via Arco Palos Verdes 90274  
310-375-6313  
1-30-2021 *Edwin*



LOT SIZE: 16,561.8 square feet

ALLOWABLE FLOOR AREA: 6,718 sq ft equals the smaller of 30% (lot size) = 1,750 or 50% (lot size)

EXISTING LOT COVERAGE:  
4501 sq ft 27.1% BUILDING  
2577 sq ft 15.5% HARDSCAPE (pool, patio, deck, driveway, etc.)  
7758 sq ft 46.8% TOTAL

PROPOSED LOT COVERAGE:  
0 sq ft 0% BUILDING  
1457 sq ft 8.8% HARDSCAPE (pool, patio, deck, driveway, etc.)  
1457 sq ft 8.8% TOTAL

TOTAL LOT COVERAGE: (sum of existing and proposed)  
4501 sq ft 27.1% BUILDING  
4714 sq ft 28.4% HARDSCAPE (pool, patio, deck, driveway, etc.)  
9215 sq ft 55.4% TOTAL

REVISIONS	BY
Revised per City Plan C-10, C-11, C-12	AM
Revised per City Plan C-13	AM
Revised per City Plan C-14	AM
Revised per City Plan C-15	AM
Revised per City Plan C-16	AM
Revised per City Plan C-17	AM
Revised per City Plan C-18	AM
Revised per City Plan C-19	AM
Revised per City Plan C-20	AM
Revised per City Plan C-21	AM

lic. no. 2379

**ALAN MCGREGOR**  
LANDSCAPE ARCHITECT

16332 bradbury ln., huntington beach, ca. 92647 . (714) 846-0968

CONSTRUCTION CALLOUT PLAN

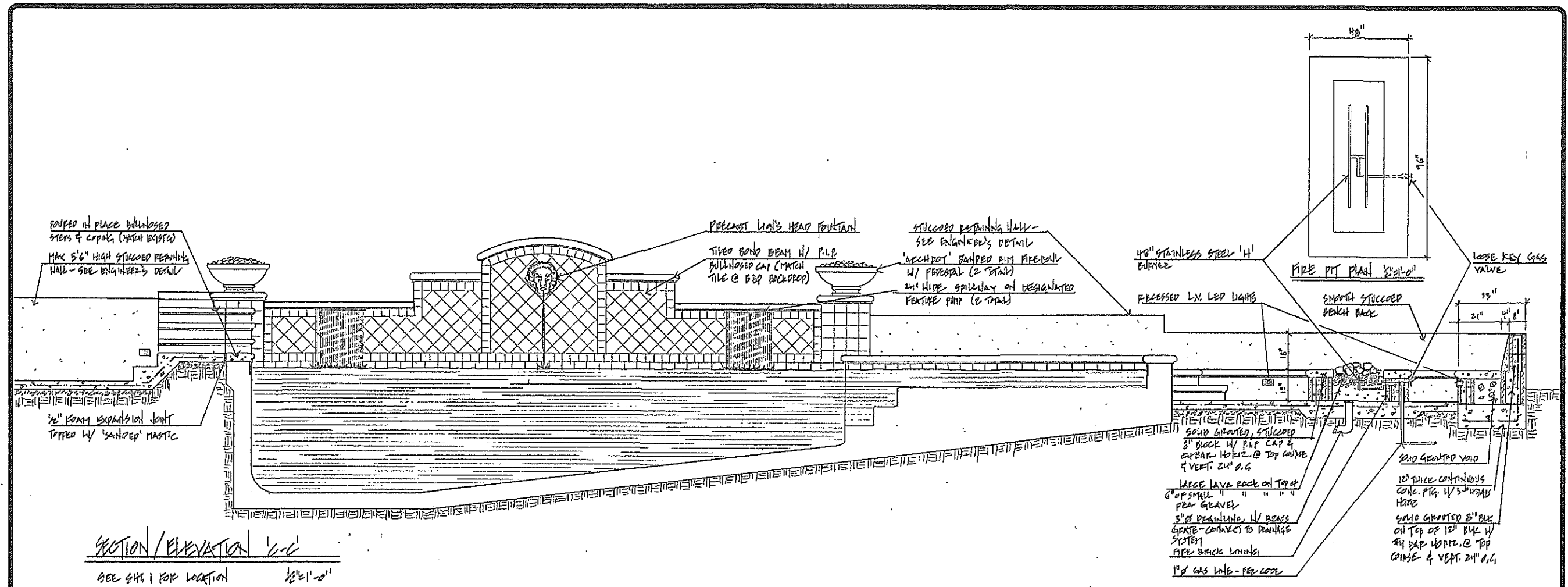
**BOTTLEWALLA RESIDENCE**

1505 VIA ARCO LOT 17, BLOCK 17, TRACT 7538 P.V.E.

DRAWN	AM
CHECKED	
DATE	11/20/07
SCALE	1/8" = 1'-0"
JOB NO.	
SHEET	1
OF SHEETS	

**NOTE:** Any planting or hardscape on City Right of Way will be required to be reviewed by the City. All planting that grows to a height that becomes a view obstruction, will be required to be trimmed.





SECTION/ELEVATION 'C-C'  
SEE SHEET FOR LOCATION 1/2" = 1'-0"

REVISIONS	BY

lic. no. 2379  
**ALAN MCGREGOR**  
 LANDSCAPE ARCHITECT

SECTION/ELEVATION 'C-C' & PIPE PIT PLAN  
**BOTTLEWALLA RESIDENCE**  
 1506 VIA ARROYO

DRAWN	AM
CHECKED	
DATE	1/27/21
SCALE	1/2" = 1'-0"
JOB NO.	
SHEET	2A
OF	SHEETS