

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

THE FOLLOWING IS MANDATORY AND MUST BE SUBMITTED WITH THE APPLICATION

OWNER/APPLICANT: <i>Garrett Stearns</i>		
PROJECT ADDRESS: <i>4004 Via Nivel</i>		
LEGAL DESCRIPTION:	LOT	BLOCK TRACT
APPLICANT'S AGENT:	PHONE:	[REDACTED]
EMAIL:	DATE:	<i>7/9/2011</i>

**LOT SIZE:**

*7428* sq. ft.

**ALLOWABLE FLOOR AREA:**

*3714* sq. ft. Equals the lesser of 30% (lot size) + 1,750 or 50% (lot size)

**EXISTING LOT COVERAGE:**

<u><i>2067</i></u> sq. ft.	<u><i>28</i></u> %	BUILDING
<u><i>1508</i></u> sq. ft.	<u><i>20</i></u> %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
<u><i>3575</i></u> sq. ft.	<u><i>48</i></u> %	TOTAL

**PROPOSED LOT COVERAGE: (Include only added lot coverage)**

<u><i>2067</i></u> sq. ft.	<u><i>28</i></u> %	BUILDING
<u><i>1674</i></u> sq. ft.	<u><i>22</i></u> %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
<u><i>3714</i></u> sq. ft.	<u><i>50</i></u> %	TOTAL

**TOTAL LOT COVERAGE: (Sum of existing and proposed)**

<u><i>2067</i></u> sq. ft.	<u><i>28</i></u> %	BUILDING (Not to exceed 30%)
<u><i>1674</i></u> sq. ft.	<u><i>22</i></u> %	HARDSCAPE (Pool, patio, deck, driveway, etc.)
<u><i>3714</i></u> sq. ft.	<u><i>50</i></u> %	TOTAL (Not to exceed 65%)

**EXISTING FLOOR AREA:**

_____ sq. ft. FIRST FLOOR	_____ sq. ft. MEZZANINE
_____ sq. ft. SECOND FLOOR	_____ sq. ft. GARAGE
_____ sq. ft. BASEMENT	_____ sq. ft. TOTAL

**PROPOSED FLOOR AREA: (Include only added floor area)**

_____ sq. ft. FIRST FLOOR	_____ sq. ft. MEZZANINE
_____ sq. ft. SECOND FLOOR	_____ sq. ft. GARAGE
_____ sq. ft. BASEMENT	_____ sq. ft. TOTAL

**TOTAL FLOOR AREA: (Sum of existing and proposed)**

_____ sq. ft. FIRST FLOOR	_____ sq. ft. MEZZANINE
_____ sq. ft. SECOND FLOOR	_____ sq. ft. GARAGE
_____ sq. ft. BASEMENT	_____ sq. ft. TOTAL

(Cannot exceed Allowable Floor Area)

Walking Steps

Stairs

STREET

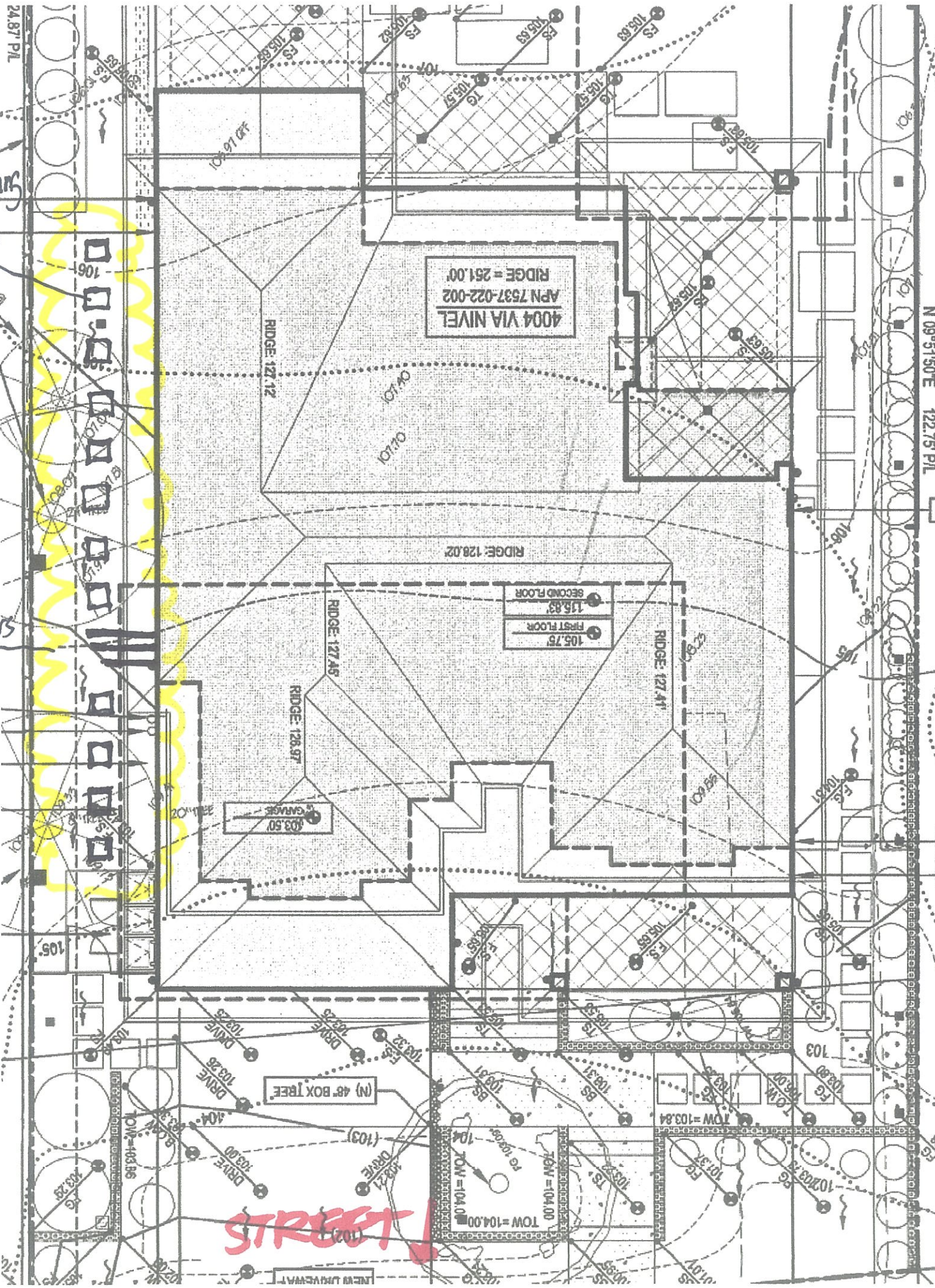
4004 VIA NIVEL  
APN 7537-022-002  
RIDGE = 251.00

FIRST FLOOR  
105.75  
SECOND FLOOR  
115.83

GARAGE  
103.50

(M) 48' BOX TREE

TOW = 104.00  
TOW = 104.00  
TOW = 103.84



N 09°51'50"E 122.75' P.L.

24.87' P.L.