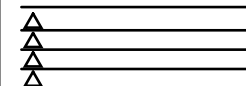


ENVIROTECHNO  
INTERACTIVE ARCHITECTURE - INTERIOR DESIGN

116 SOUTH CATALINA AVE, SUITE 102  
REDONDO BEACH, CA 90277  
voice: 310.379.9716  
e-mail: luis@envirotechno.com  
website: envirotechno.com



ARCHITECTURAL STAMP:

CLIENT TITLE:  
**KRIKORIAN RESIDENCE**  
2729 VIA OLEADAS  
PALOS VERDES ESTATES, CALIFORNIA

PROJECT TITLE:  
**KRIKORIAN RESIDENCE**  
2729 VIA OLEADAS  
PALOS VERDES ESTATES, CALIFORNIA

**SITE PLAN**  
COASTAL WAIVER REVIEW 07/09/2021  
MINOR MODIFICATION REQUEST

JOB NO: 20-016  
DATE: 06-08-2021  
SCALE: AS NOTED  
DRAWN BY: RR  
CHECKED BY: LdM  
SHEET NO:

**A1.0**

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

THE FOLLOWING IS MANDATORY AND MUST BE SUBMITTED WITH THE APPLICATION

OWNER/APPLICANT: George Krikorian	
PROJECT ADDRESS: 2729 Via Oleadas	
LEGAL DESCRIPTION: LOT 7	BLOCK TRACT 6888
APPLICANT'S AGENT: Luis de Moraes - AIA	PHONE: 310.488-8769
EMAIL: luis@envirotechno.com	DATE: 7/12/21

LOT SIZE:  
35,533 sq. ft.

ALLOWABLE FLOOR AREA:  
12,410 sq. ft. Equals the lesser of 30% (lot size) + 1,750 or 50% (lot size)

EXISTING LOT COVERAGE:

8,906	sq. ft.	23	%	BUILDING
11,508	sq. ft.	32	%	HARDSCAPE (Pool, patio, deck, driveway, etc.)
19,604	sq. ft.	55	%	TOTAL

PROPOSED LOT COVERAGE: (Include only added lot coverage)

0	sq. ft.		%	BUILDING
0	sq. ft.		%	HARDSCAPE (Pool, patio, deck, driveway, etc.)
0	sq. ft.		%	TOTAL

TOTAL LOT COVERAGE: (Sum of existing and proposed)

8,906	sq. ft.	23	%	BUILDING (Not to exceed 30%)
11,508	sq. ft.	32	%	HARDSCAPE (Pool, patio, deck, driveway, etc.)
19,604	sq. ft.	55	%	TOTAL (Not to exceed 65%)

EXISTING FLOOR AREA:

8,096	sq. ft.	FIRST FLOOR		sq. ft.	MEZZANINE
	sq. ft.	SECOND FLOOR	1,235	sq. ft.	GARAGE
2,860	sq. ft.	BASEMENT	12,191	sq. ft.	TOTAL

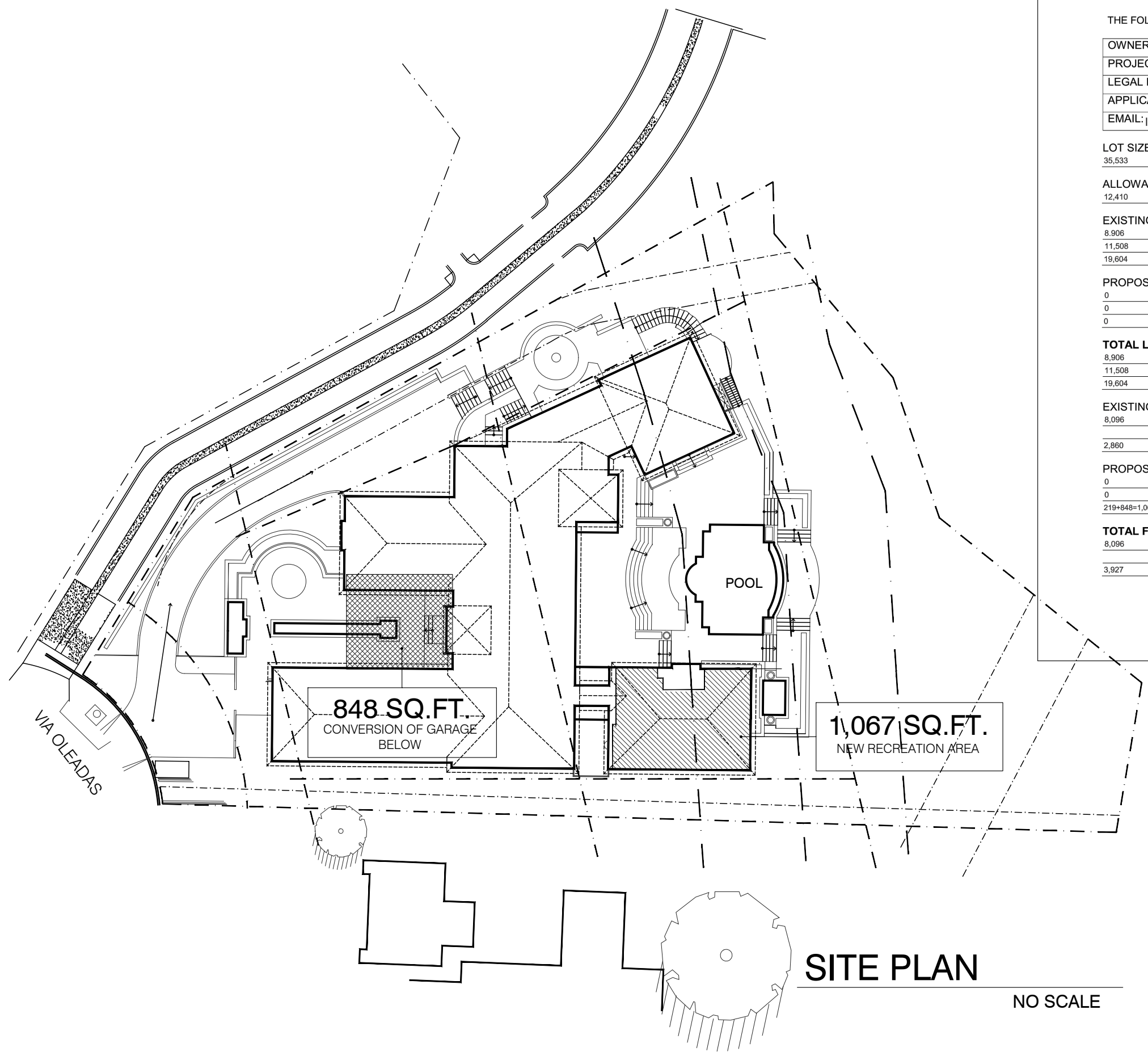
PROPOSED FLOOR AREA: (Include only added floor area)

0	sq. ft.	FIRST FLOOR		sq. ft.	MEZZANINE
0	sq. ft.	SECOND FLOOR	(848) deduct	sq. ft.	GARAGE
219+848=1,067	sq. ft.	BASEMENT	219	sq. ft.	TOTAL

TOTAL FLOOR AREA: (Sum of existing and proposed)

8,096	sq. ft.	FIRST FLOOR		sq. ft.	MEZZANINE
	sq. ft.	SECOND FLOOR	387	sq. ft.	GARAGE
3,927	sq. ft.	BASEMENT	12,410	sq. ft.	TOTAL

(Cannot exceed Allowable Floor Area)



**SITE PLAN**

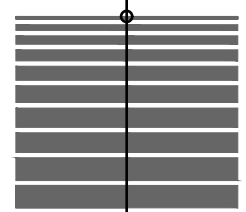
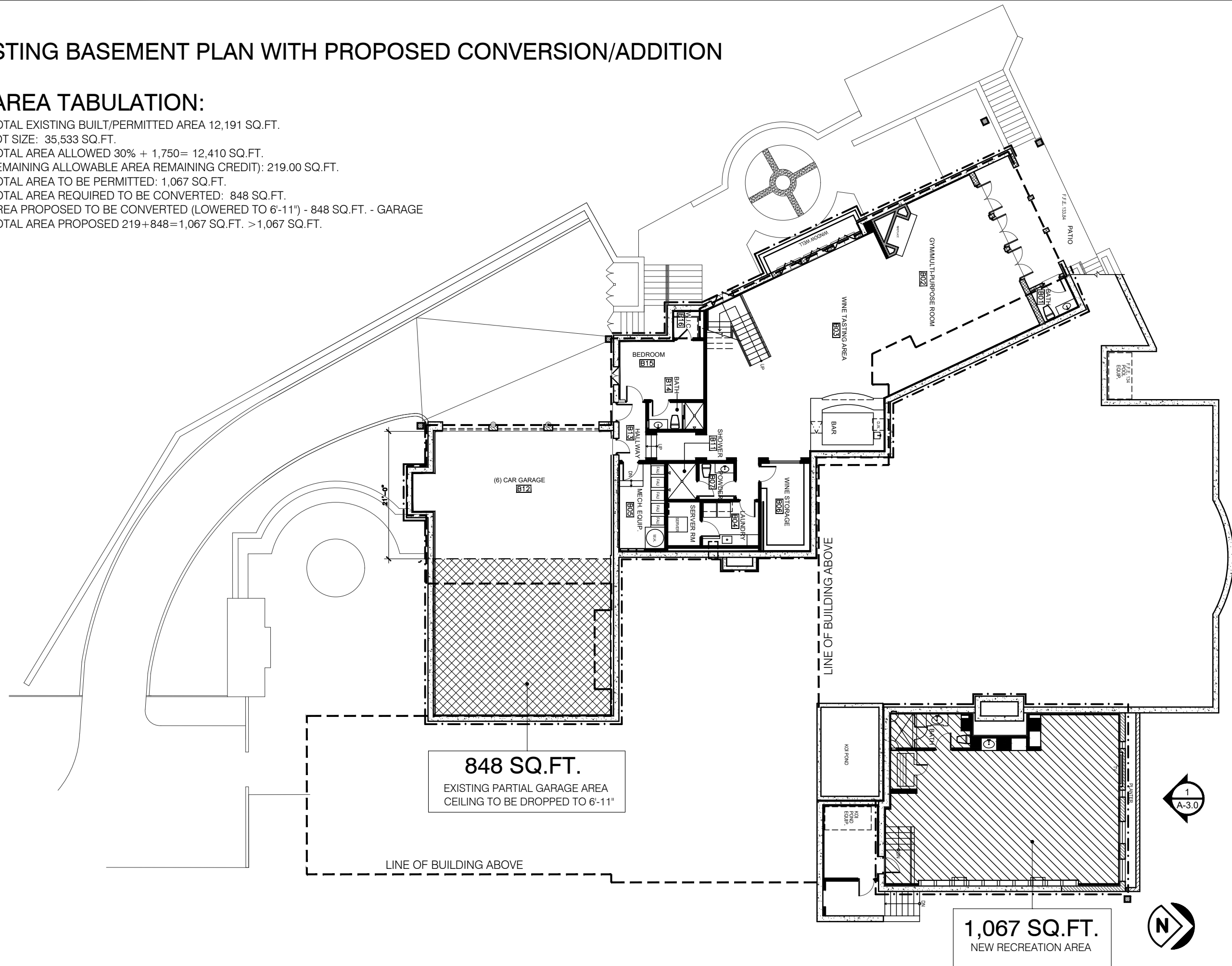
NO SCALE



# EXISTING BASEMENT PLAN WITH PROPOSED CONVERSION/ADDITION

## AREA TABULATION:

TOTAL EXISTING BUILT/PERMITTED AREA 12,191 SQ.FT.  
 LOT SIZE: 35,533 SQ.FT.  
 TOTAL AREA ALLOWED 30% + 1,750= 12,410 SQ.FT.  
 REMAINING ALLOWABLE AREA REMAINING CREDIT): 219.00 SQ.FT.  
 TOTAL AREA TO BE PERMITTED: 1,067 SQ.FT.  
 TOTAL AREA REQUIRED TO BE CONVERTED: 848 SQ.FT.  
 AREA PROPOSED TO BE CONVERTED (LOWERED TO 6'-11") - 848 SQ.FT. - GARAGE  
 TOTAL AREA PROPOSED 219+848=1,067 SQ.FT. >1,067 SQ.FT.



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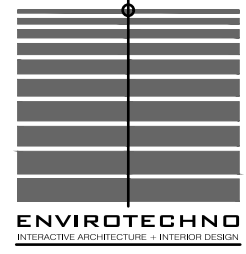
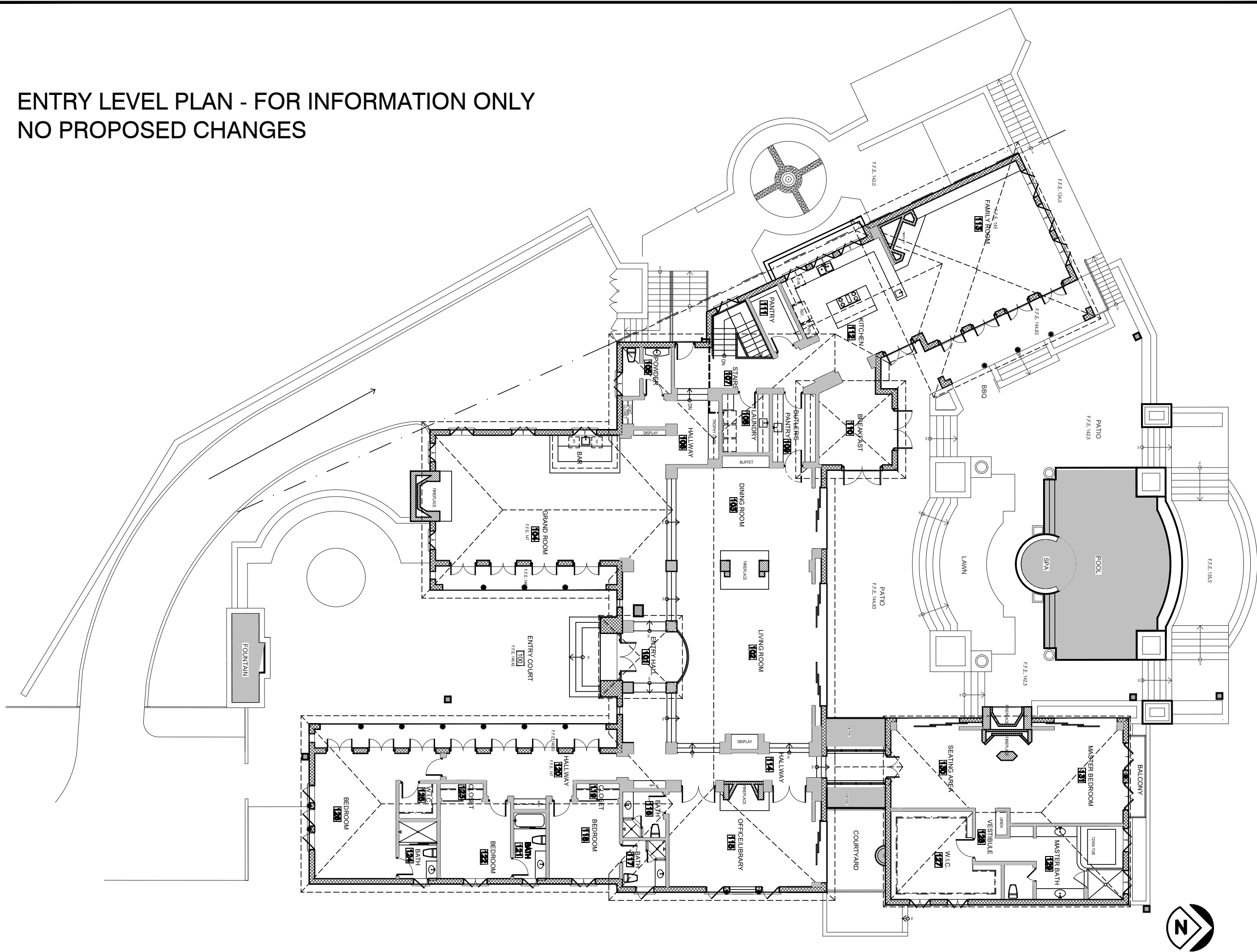
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# ENTRY LEVEL PLAN - FOR INFORMATION ONLY NO PROPOSED CHANGES



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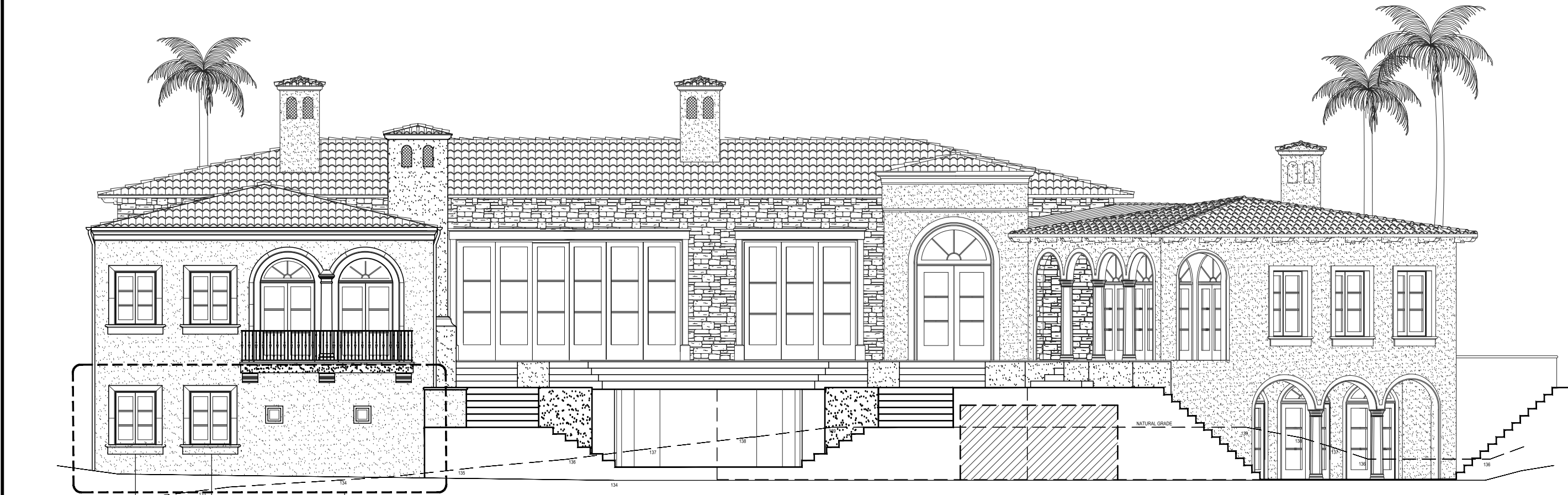
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**ENTRY LEVEL PLAN**  
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NATURAL GRADE  
 NEW WINDOW NEW WINDOW

**1,067 SQ.FT.**  
 NEW RECREATION AREA

**NORTH ELEVATION**

NO SCALE

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PROJECT TITLE:  
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**NORTH ELEVATION**  
 COASTAL WAIVER REVIEW 07/09/2021  
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