

OWNER:
MICHAEL GONZALES, SUNNY FOROOSH
1160 EL MEDIO AVE
PACIFIC PALISADES, CA 90272

PROJECT ADDRESS:
1160 EL MEDIO AVE
PACIFIC PALISADES, CA 90272

ASSESSOR INFORMATION
ASSESSOR PARCEL NUMBERS: 4420007007
PARCEL AREA (APPROXIMATE): 12,723.9
PIN NUMBER: 132B125
TRACT : TR 15944
MAP REFERENCE: MB 481-4/5
BLOCK: NONE
LOT: 7
ARB: NONE
MAP SHEET: 132B125
USE CODE: 0100 - SINGLE RESIDENTIAL

JURISDICTIONAL INFORMATION:
COMMUNITY PLAN AREA: BRENTWOOD-PAC PALISADES
AREA PLANNING COM: WEST LA

PLANNING & ZONING INFORMATION:
ZONING: RE11-1
ZI: NONE
GENERAL PLAN LAND USE: VERY LOW II RESIDENTIAL
GENERAL PLAN FOOTNOTES: YES
HILLSIDE AREA: YES
BASELINE HILLSIDE ORDINANCE: YES
BASELINE MASONIZATION: NO
SPECIFIC PLAN AREA: NONE
DESIGN REVIEW BOARD: NO
HISTORIC PRESEVATION: NO

ADDITIONAL INFORMATION:
VERY HIGH FIRE HAZARD SEVERITY ZONE: YES
SPECIAL GRADING AREA (BOE BASIC GRID MAP 1-13372): YES

DEX

Glen Bell

1608 Pacific Ave #206 P: 310.572.1502
Venice California 90291 F: 310.572.1503

studiodex.com

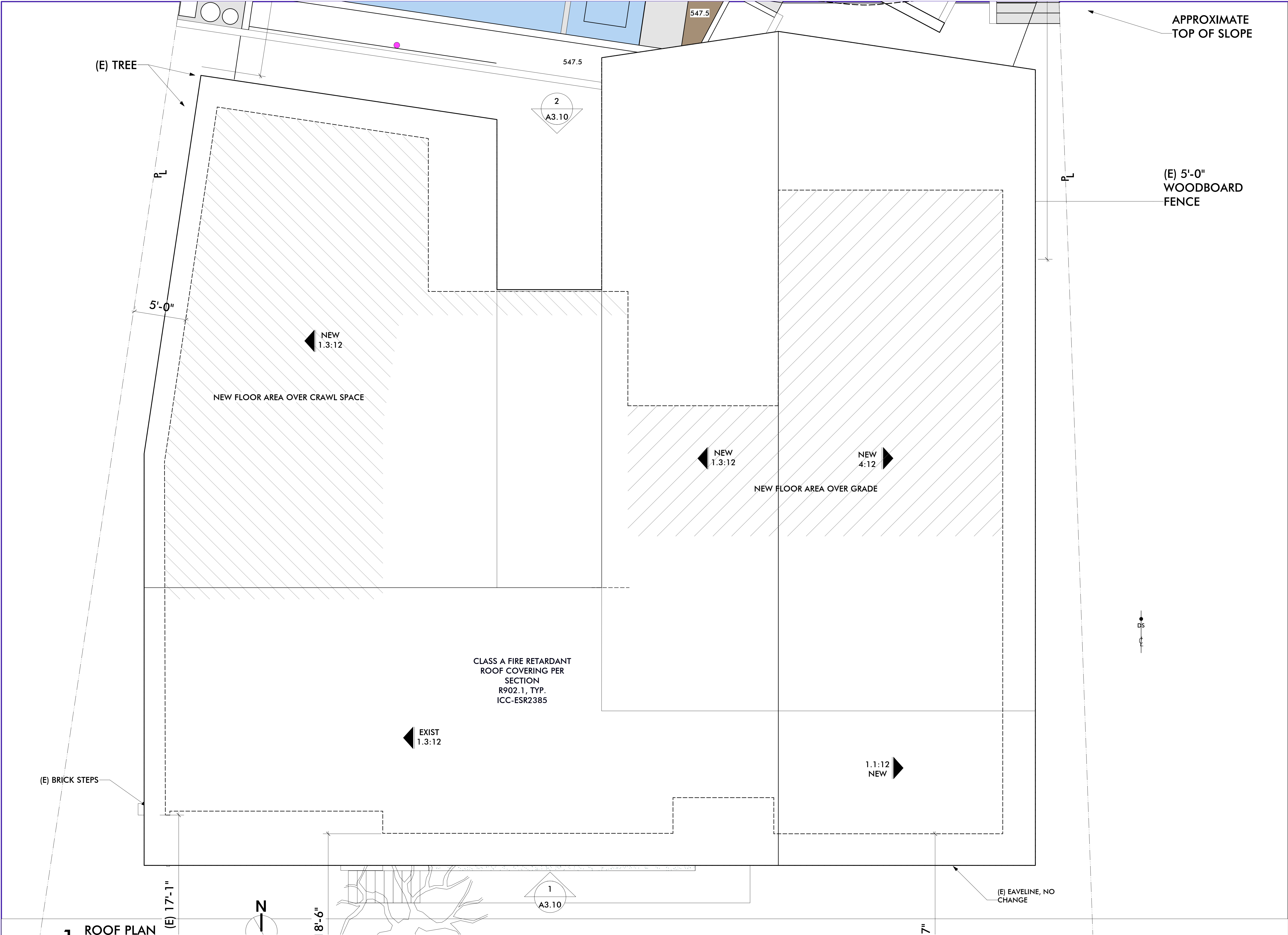
Project
El Medio Residence
1160 El Medio Avenue
Pacific Palisades, CA 90071

Issue/Revision	Revision
Project ID	
CAD File Name	Filename
Drawn By	Glen Bell
Issue Date	2/20/2017
Plot Date	Plot Date

Site Plan

A0.20

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Project

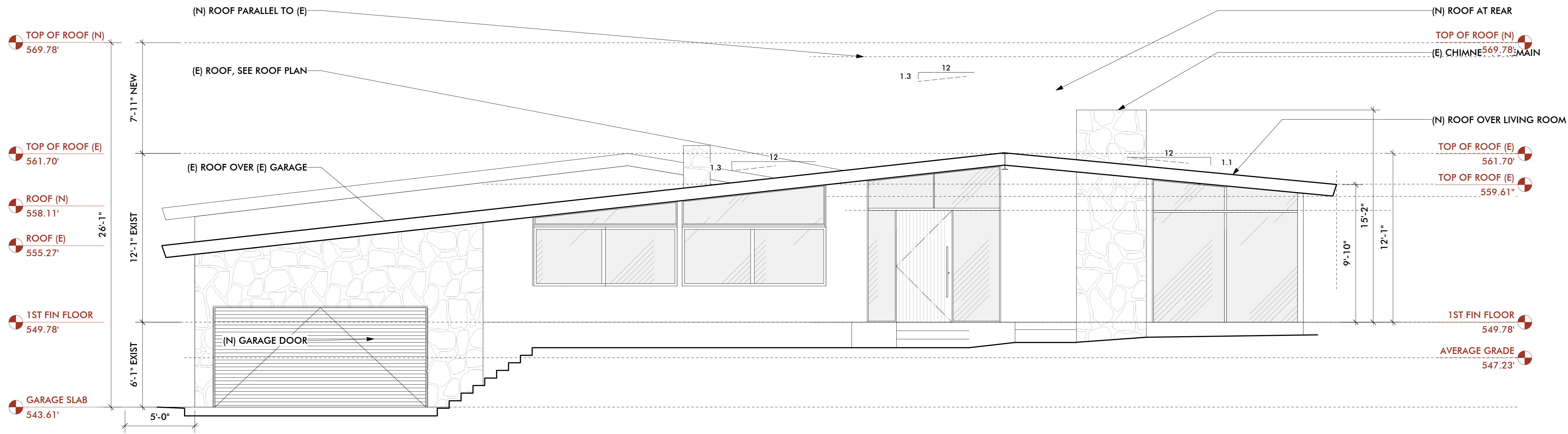
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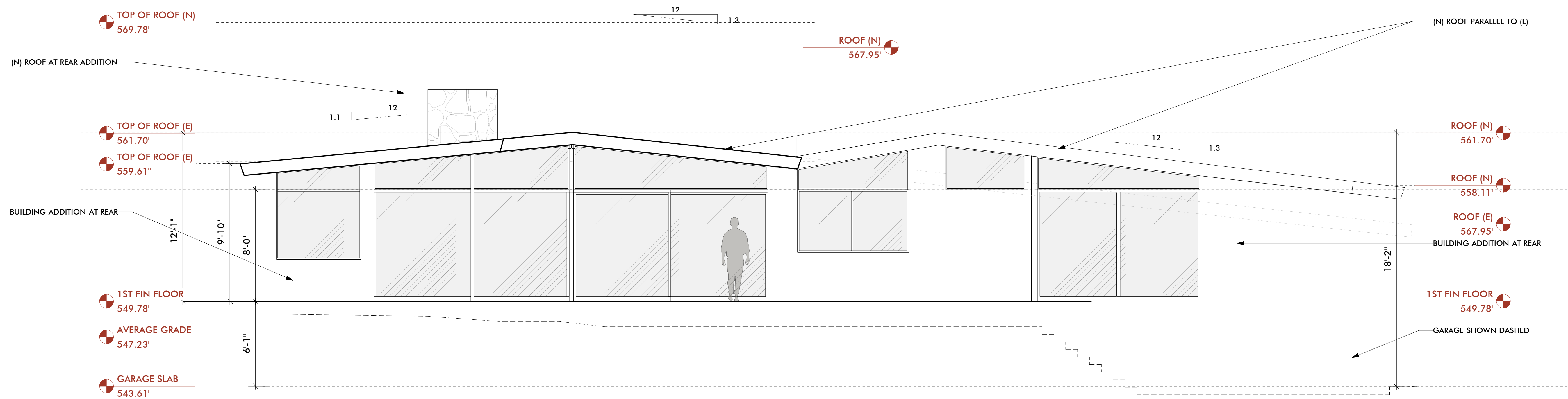
Roof Plan-1

A0.30

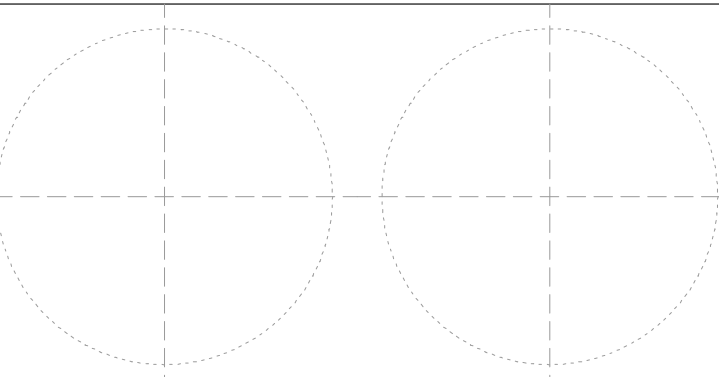
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1 ELEVATION A
1/4" = 1'-0"



2 ELEVATION B
1/4" = 1'-0"



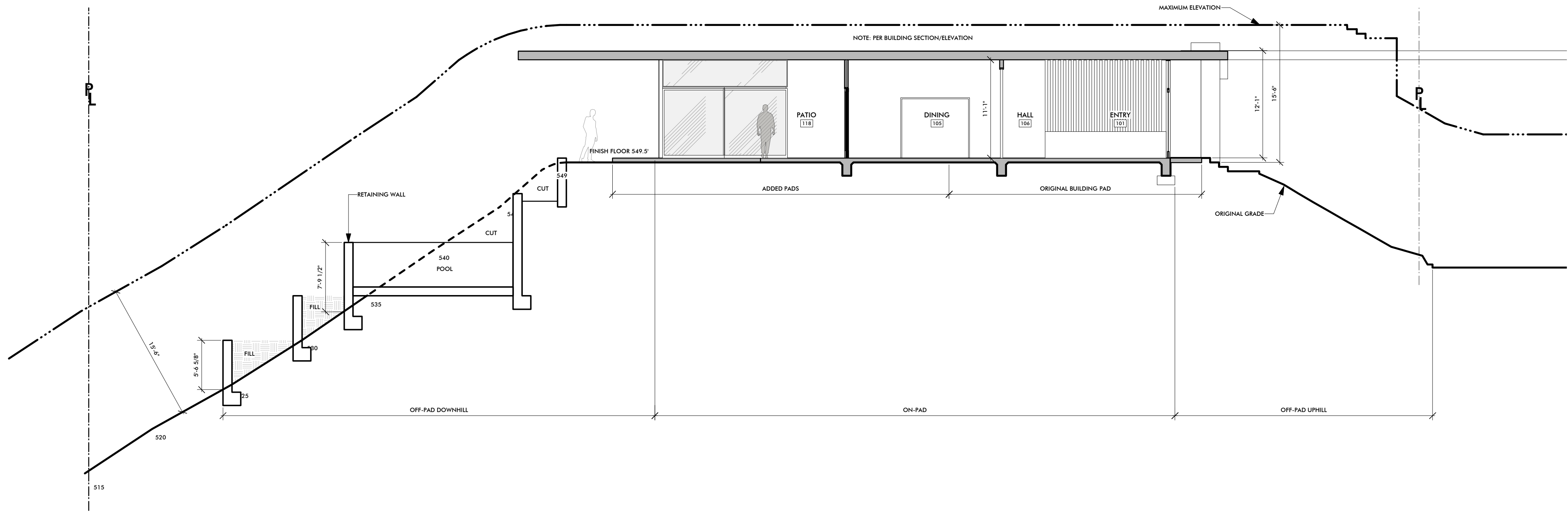
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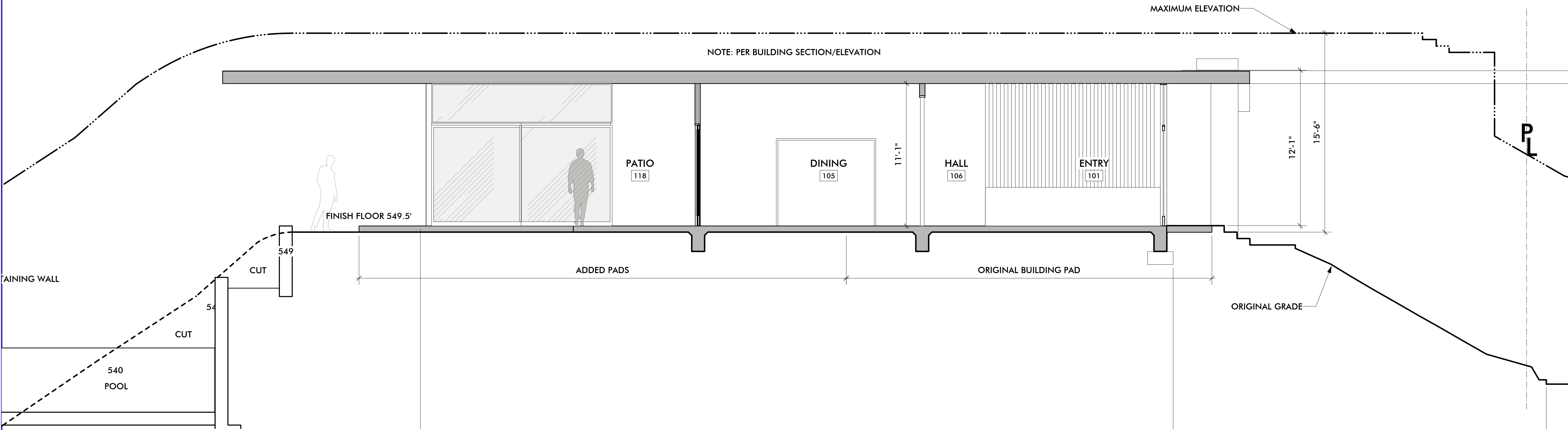
Elevations-1

A3.10

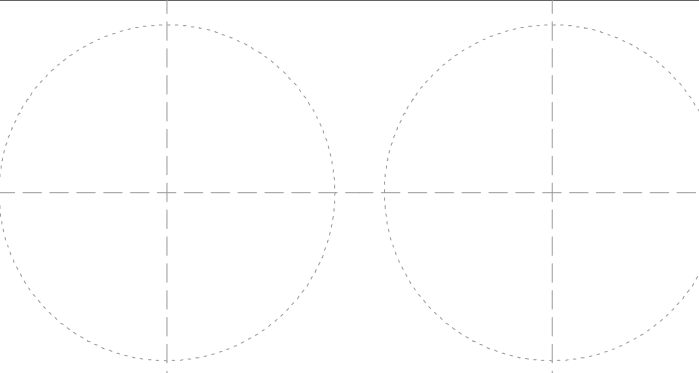
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2 SITE SECTION
1/8" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"



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El Medio Residence
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Pacific Palisades, CA 90071

Issue/Revision	Revision
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Issue Date:	03/02/2017
Plot Date:	Plot Date

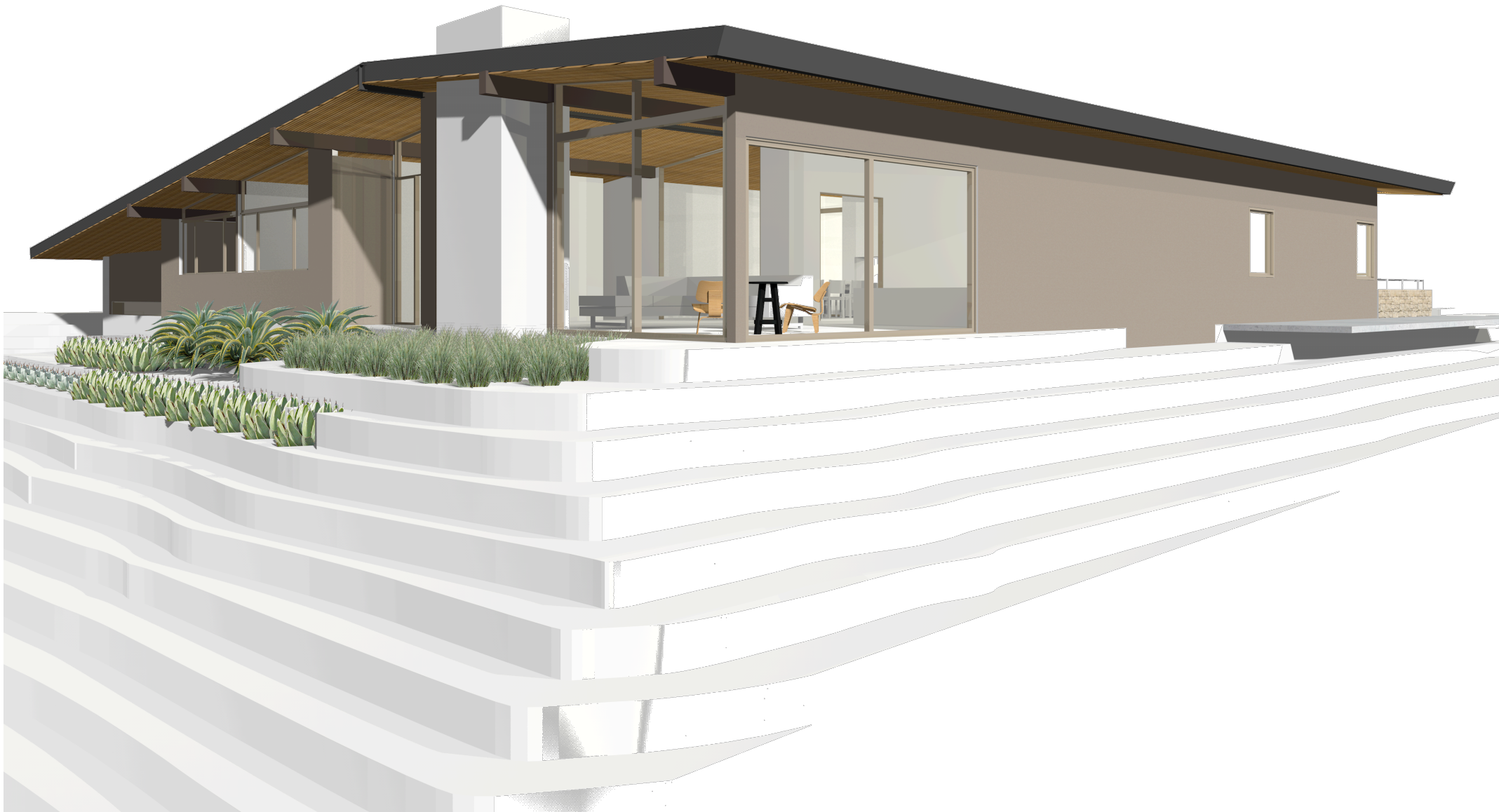
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A3.30

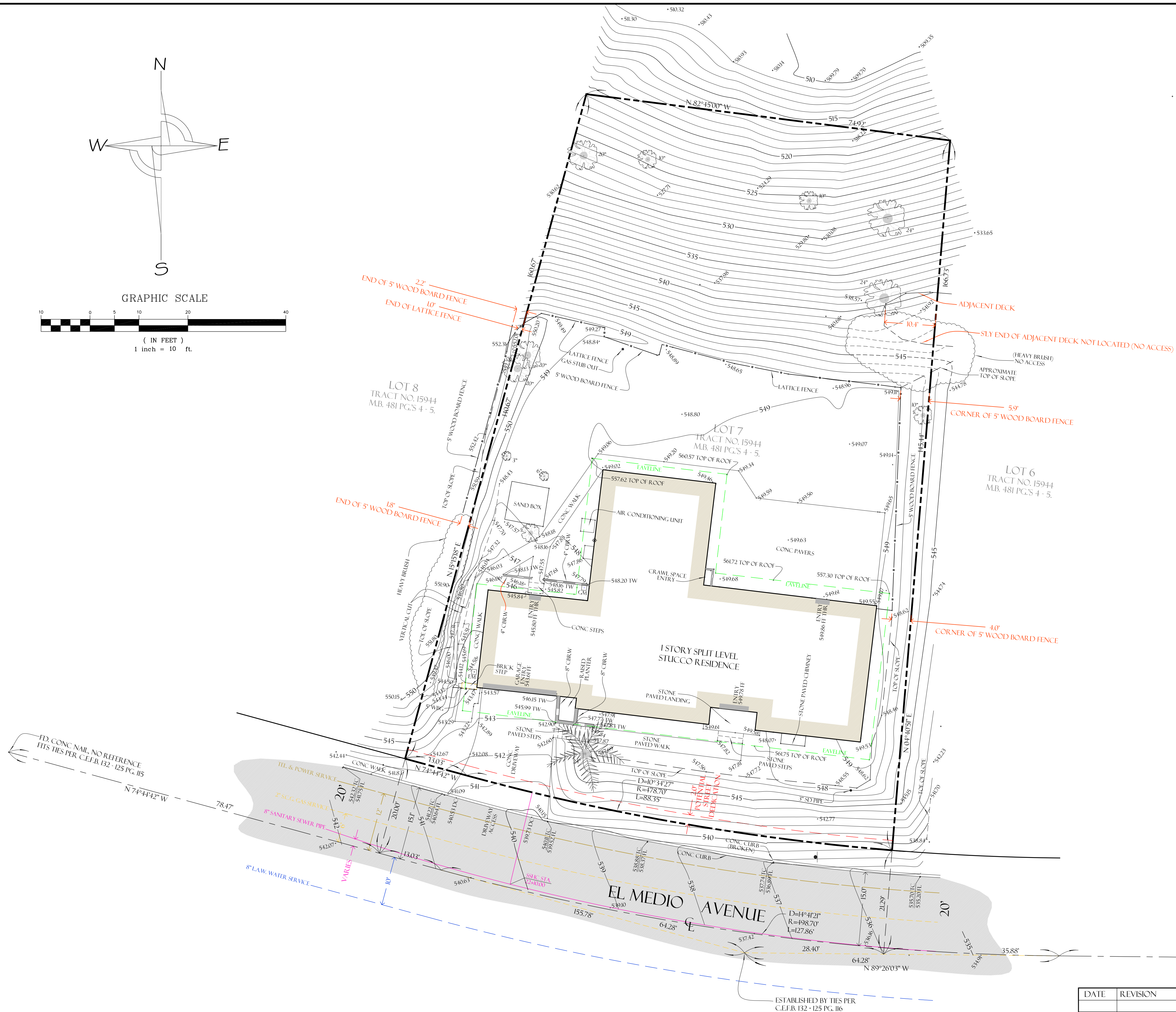
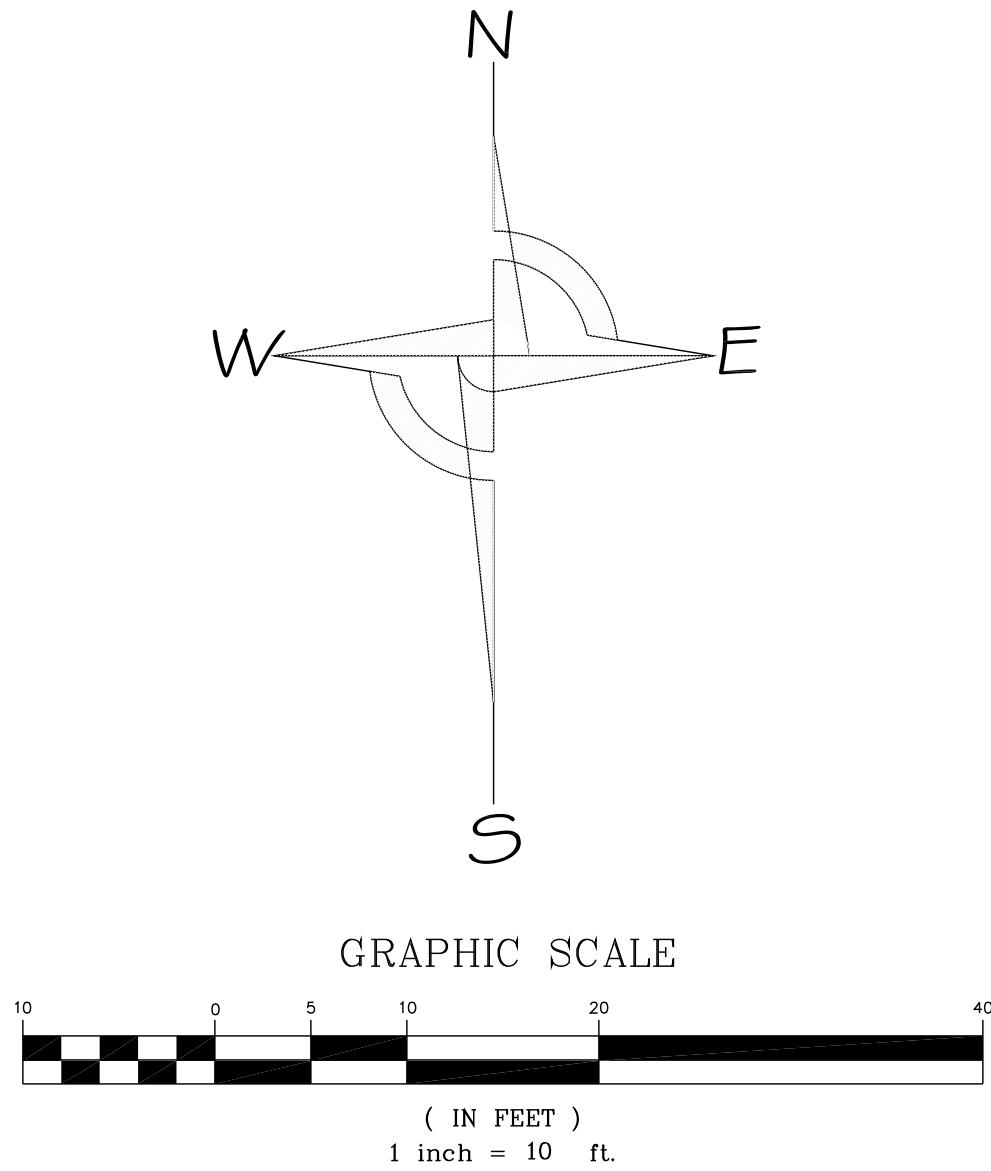
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EL MEDIO RESIDENCE
1160 El Medio Avenue
DEX STUDIO



RENDERING
LOOKING NORTHEAST



SURVEYOR'S NOTES:

- DATE OF SURVEY: AUGUST 15, 2015.
- SITE AREA:
GROSS AREA TO CENTERLINE: 14,774.85 SQ. FT., OR 0.3392 ACRES
NET AREA: 12,710.41 SQ. FT., OR 0.2918 ACRES
NET AREA AFTER DEDICATION: 12,508.03 SQ. FT., OR 0.2871 ACRES
- BASIS OF BEARINGS:
THE BEARING, N 7° 44' 42" W OF THE CENTERLINE OF EL MEDIO AVENUE, AS SHOWN ON MAP OF TRACT NO. 15944, AS PER MAP RECORDED IN BOOK 481 PAGES 4 AND 5 OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.
- VERTICAL DATUM:
TOP OF CURB @ B.C.R. STA. #2+36.79; ELEV.#539.93 PER PROFILE PLAN NO. 15340.
- UNDERGROUND UTILITIES SHOWN HEREON ARE PER CITY OF LOS ANGELES RECORDS AND PER FIELD LOCATION AS EVIDENCED BY PAINT MARKS ON THE PAVEMENT, AND CANNOT BE GUARANTEED FOR COMPLETENESS OR ACCURACY. THEIR LOCATION SHOULD BE VERIFIED IN THE FIELD BEFORE ANY EXCAVATING.
- ZONING: REBH
- SETBACK REQUIREMENTS:
FRONT YARD: 20% LOT DEPTH, 25 FT. MAX, BUT NOT LESS THAN PREVAILING.
SIDE YARD: 10% LOT WIDTH < 50 FT.; 5 FT.; 3 FT. MIN.; + 1 FT. FOR EACH STORY OVER 2ND
REAR YARD: 25% LOT DEPTH, 25 FT. MAX.
HEIGHT: 36'
- THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.
- DISTRICT MAP NO.: 132B25
- SEWER WYE MAP NO.: 132B25
- STREET DEDICATION:
EL MEDIO AVENUE: HILLSIDE LOCAL STREET - 44' (REQ.)
POTENTIAL STREET DEDICATION
- * DEDICATIONS SHOWN HEREON ARE BASED ON NAVIGATE L.A. STREET & HIGHWAY STANDARDS AND ARE SUBJECT TO REVIEW BY BUREAU OF ENGINEERING AND DEPARTMENT OF TRANSPORTATION.*
- NOTE:
ONLY A SIGNED AND SEALED COPY OF THIS SURVEY REPRESENTS A TRUE COPY OF OUR WORK PRODUCT; ANY COPIES CREATED FROM ELECTRONIC FILES OR OTHER METHODS MUST BE COMPARED TO A SIGNED AND SEALED COPY TO ASSURE ITS ACCURACY AND COMPLETENESS.

LEGAL DESCRIPTION:

LOT 7 OF TRACT NO. 15944, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 481, PAGES 4 AND 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

APN: 442007-007

LEGEND:

- | | | | |
|------|---------------------------------|-----|---|
| AC | ASPHALTIC CONCRETE | ● | SIGN |
| CBRW | CONCRETE BLOCK RETAINING WALL | ⊕ | AREA LIGHT |
| CEFB | CITY ENGINEER FIELD BOOK | 12" | TYPICAL TREE & TRUNK DIAMETER (DRUPLINE NOT INDICATED) |
| CONC | CONCRETE | 12" | TYPICAL PALM TREE & TRUNK DIAMETER (DRUPLINE NOT INDICATED) |
| CSFB | COUNTY SURVEYOR'S FIELD BOOK | | |
| DC | DEPRESSED CURB | | |
| ELEV | ELEVATION | | |
| EM | ELECTRIC METER | | |
| FD | FOUND | | |
| FF | FINISH FLOOR | | |
| FL | FLOW LINE | | |
| GM | GAS METER | | |
| SHK | SANITARY SEWER HOUSE CONNECTION | | |
| STA | STATION | | |
| TC | TOP OF CURB | | |
| TW | TOP OF WALL | | |
| WBG | WOOD BOARD GATE | | |



PREPARED FOR:
GONZALES LAW GROUP
ATTN: MICHAEL GON ZALES
555 S. FLOWER ST. #650
LOS ANGELES, CA 90071

DATE	REVISION

ARCHITECTURAL SURVEY
1160 EL MEDIO AVENUE

IACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYS • SUBDIVISIONS • PHOTOGRAMMETRY
11145 TAMPA AVENUE STE 15B, NORTH RIDGE, CA 91326 PH 818-366-9222 FAX 818-366-4813

DATE: 08/15/15
PROJECT NO.: 15149 L.A.T.G. 63014
DRAFTED BY: P. SEARCY
CHECKED BY: M. FOX
SHEET NO.: 1 OF 1