

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 MASIONIZATION: 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

AREA OF PROPOSED ADDITION

AREA :
EXISTING: 2117 SF
PROPOSED: 992 SF + 582 SF + 484 SF= 2058 SF
TOTAL: 2117 SF+2058 SF = 4175 SF

DEX

Glen Bell

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

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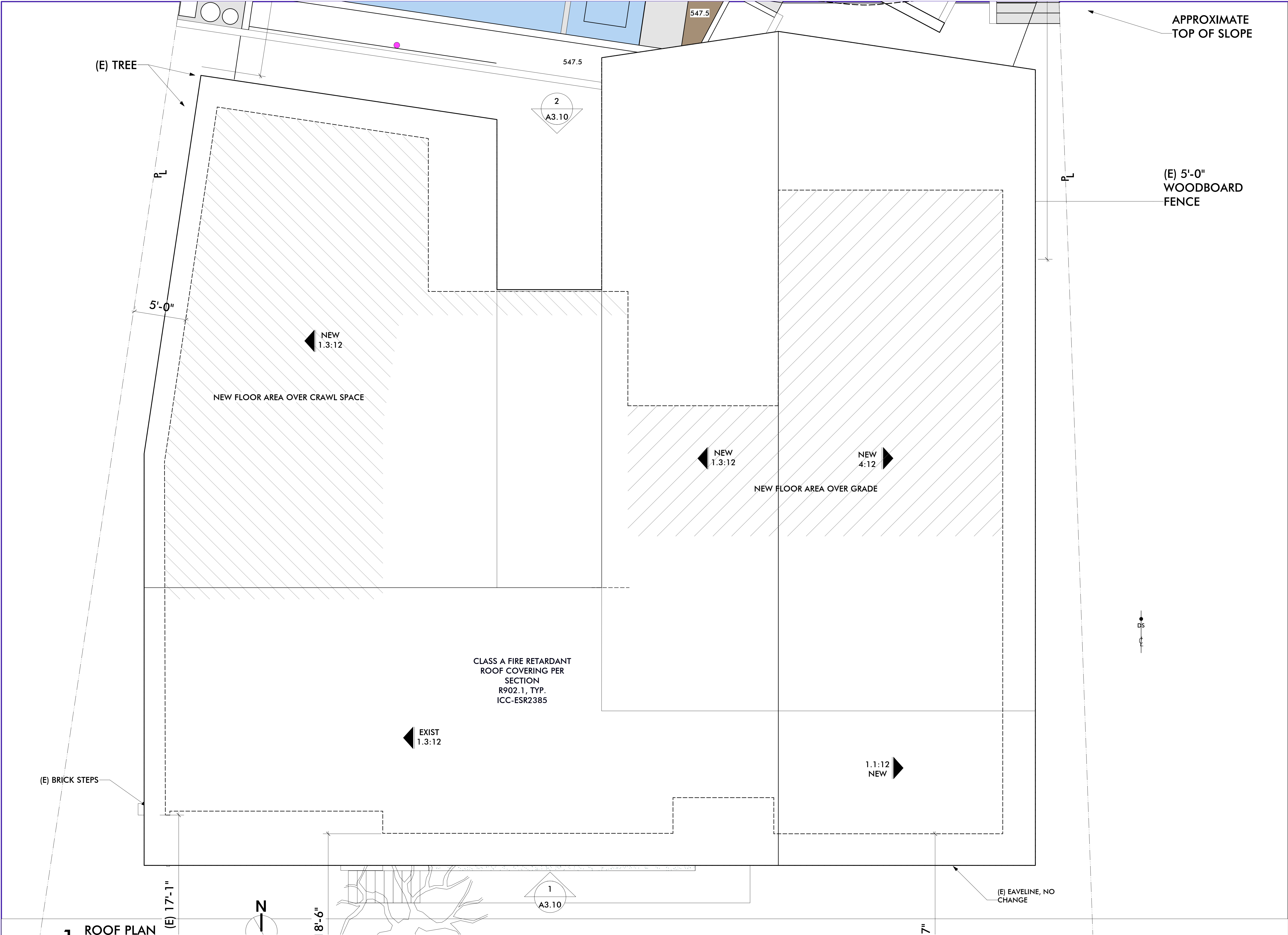
Project
El Medio Residence
1160 El Medio Avenue
Pacific Palisades, CA 90071

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

Site Plan

A0.20

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Project

El Medio Residence

1160 El Medio Avenue

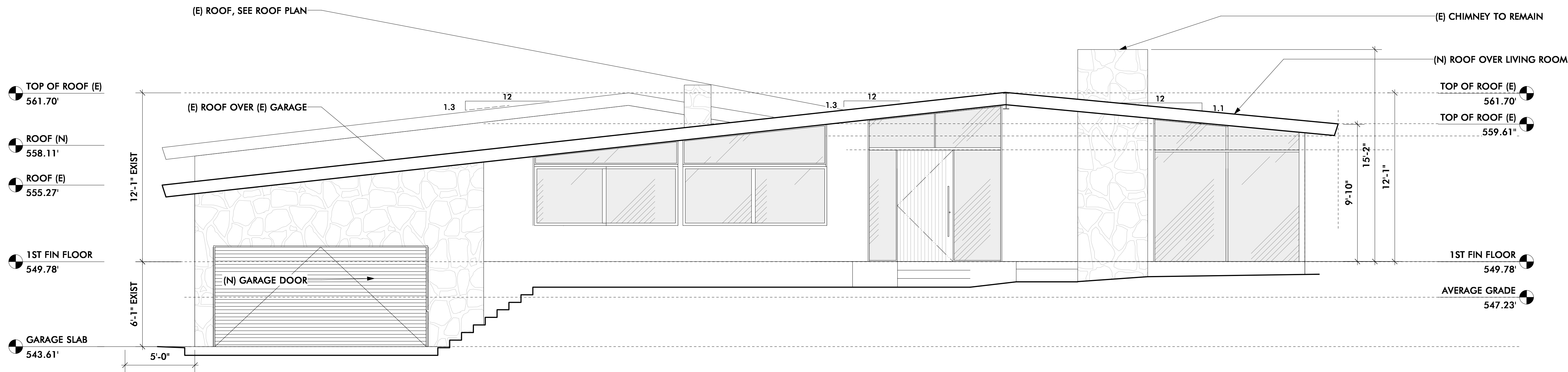
Pacific Palisades, CA 90071

Issue/Revision	Revision
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CAD File Name	Glen Bell
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Issue Date:	Plot Date

Roof Plan-1

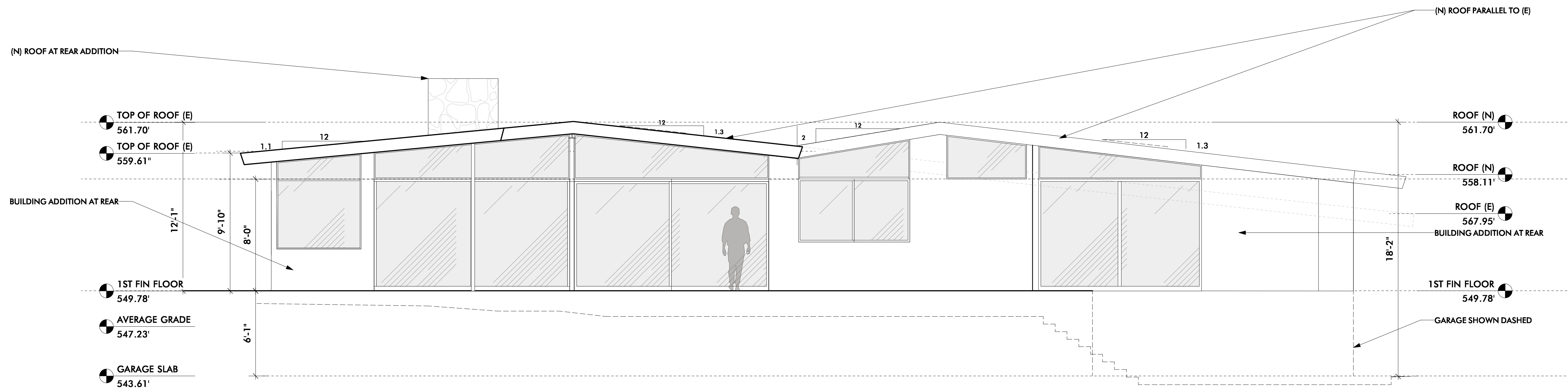
A0.30

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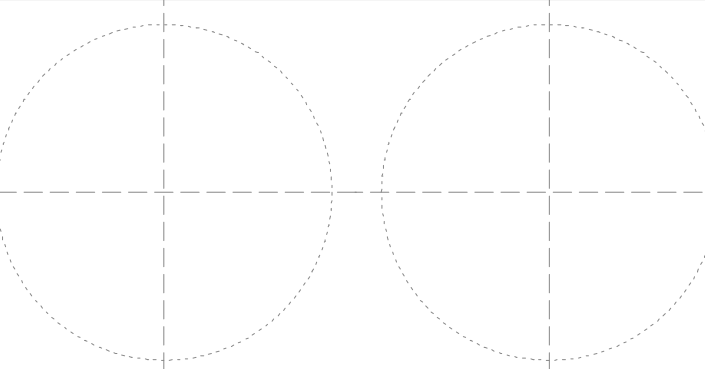
1 ELEVATION A

1/4" = 1'-0"



2 ELEVATION B

1/4" = 1'-0"



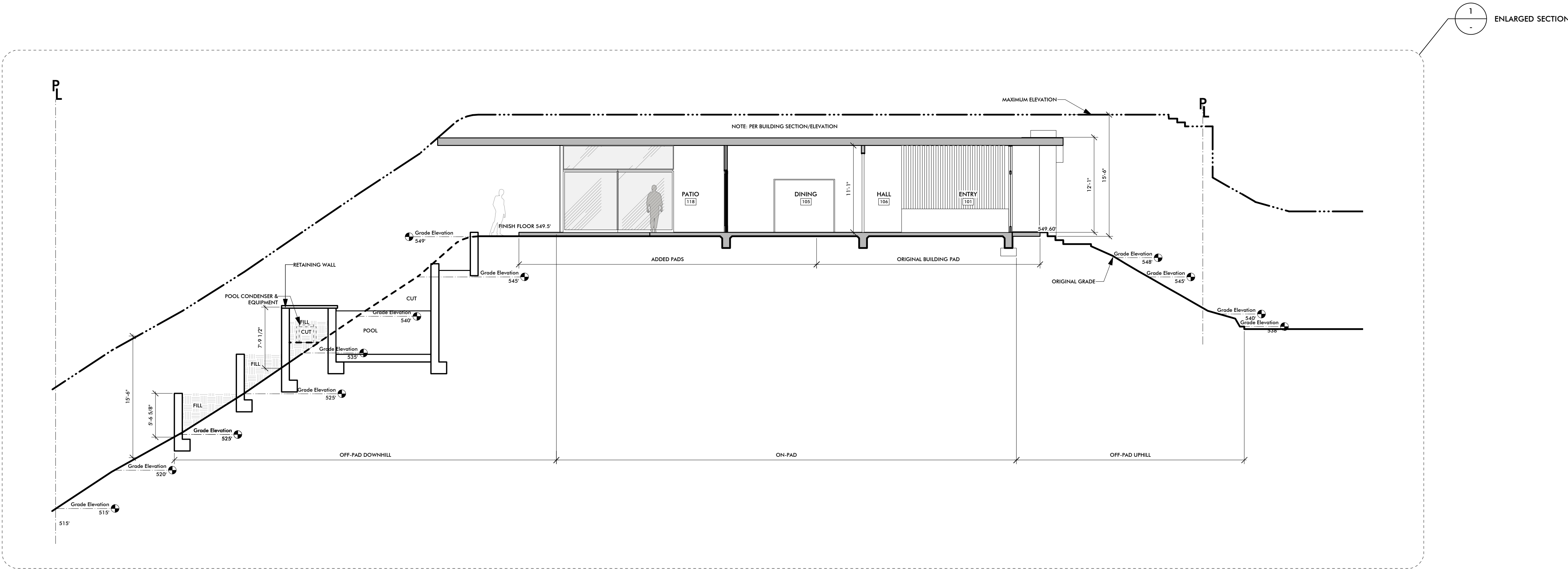
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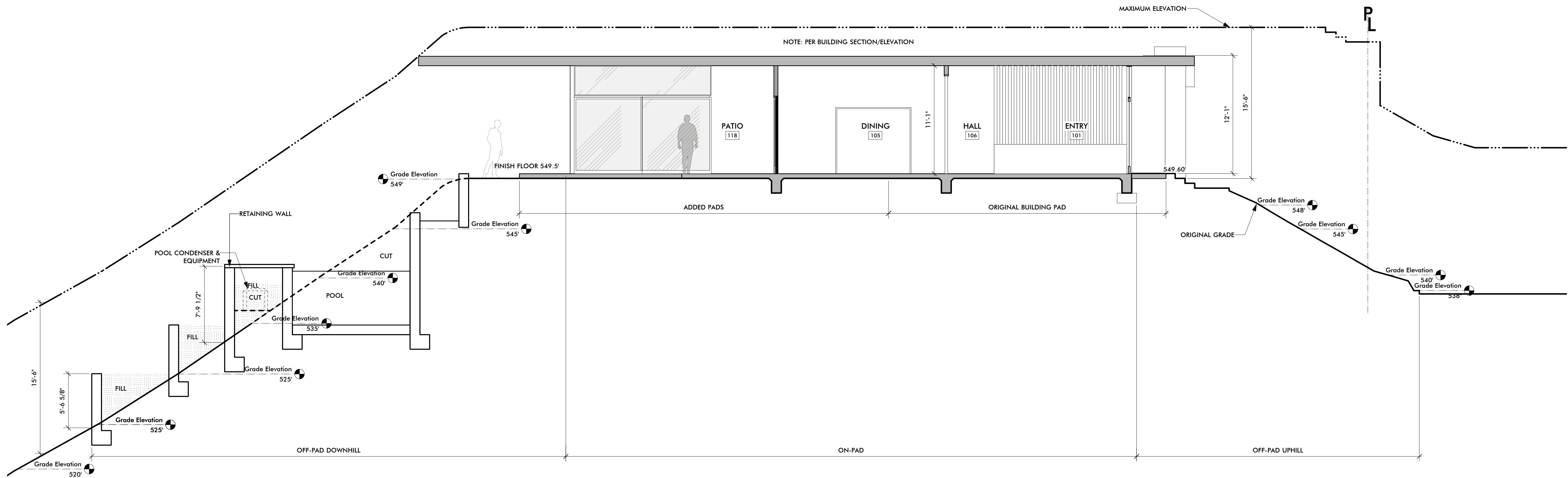
Elevations-1

A3.10

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



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

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Issue/Revision	Revision
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CAD File Name	Glen Bell
Drawn By	03/02/2017
Issue Date:	Plot Date
Plot Date:	

Sections-1

A3.20

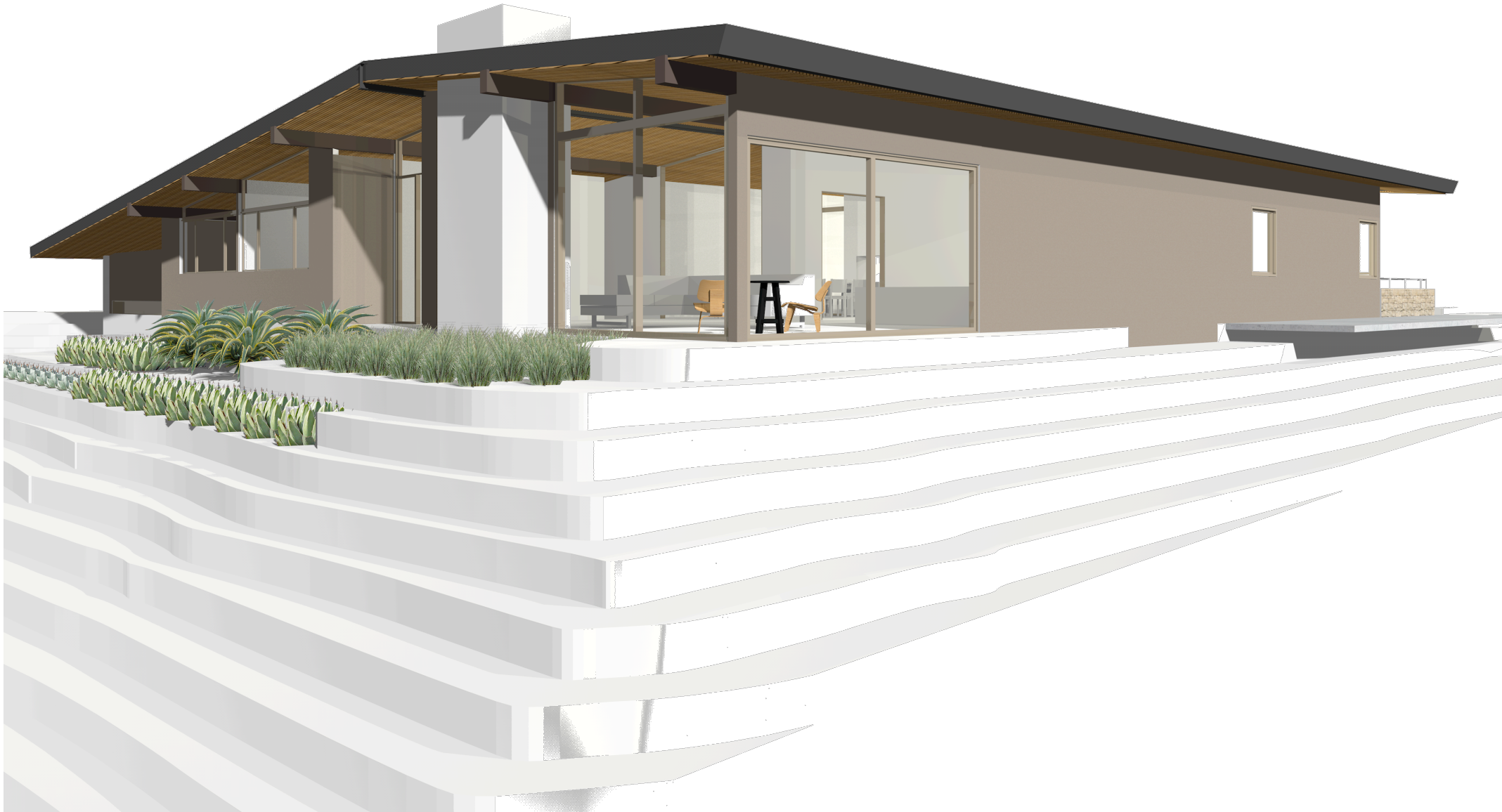
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EL MEDIO RESIDENCE
1160 El Medio Avenue
DEX STUDIO



RENDERING
LOOKING SOUTHWEST

EL MEDIO RESIDENCE
1160 El Medio Avenue
DEX STUDIO



RENDERING
LOOKING NORTHEAST



(IN FEET)
1 inch = 10 ft.

LOT 8
TRACT NO. 15944
M.B. 481 PG.'S 4 - 5

LOT 7
CT NO. 15944
81 PG.S 4 - 5.

LOT 6
TRACT NO. 15944
M.B. 481 PG.'S 4 - 5.

1. DATE OF SURVEY: AUGUST 15, 2015

2. 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

3. BASIS OF BEARINGS:
THE BEARING N 74° 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.

4. VERTICAL DATUM:
TOP OF CURB @ B.C.R. STA. =42+36.79; ELEV.=531.93' PER PROFILE PLAN NO. 15340.

5. 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.

6. ZONING: REI-H

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.

7. DISTRICT MAP NO.: 132BI25

8. SEWER WYE MAP NO: 132BI25

9. STREET DEDICATION:
EL MEDIO AVENUE: HILLSIDE LOCAL STREET - 44' (REQ.)
2' 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. *








10. 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.

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: 4420-007-007

AC	ASPHALTIC CONCRETE
CWB	CONCRETE BLOCK RETAINING WALL
C.E.F.B.	CITY ENGINEER FIELD BOOK
CONC.	CONCRETE
CSFB	COUNTY SURVEYORS FIELD BOOK
D	DEPRESSED CURB
ELEV	ELEVATION
EM	ELECTRIC METER
FD	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
GM	GAS METER
SHC	SANITARY SEWER HOUSE CONNECTION
STA	STATION
TC	TOP OF CURB
TW	TOP OF WALL
WBG	WOOD BOARD GATE

	SIGN
	AREA LIGHT
	TYPICAL TREE & TRUNK DIAMETER (DRIP LINE NOT INDICATED)
	TYPICAL PALM TREE & TRUNK DIAMETER (DRIP LINE NOT INDICATED)
	AC PAVED
	CONCRETE PAVED
	FOOTPRINT OF EXISTING BUILDING

ESTABLISHED BY TIES PER
C.E.F.B. 132 - 125 PG. 117

ESTABLISHED BY TIES PER
C.E.F.B. 132 - 125 PG. 116

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

ARCHITECTURAL SURVEY
1160 EL MEDIO AVENUE

IACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYS • SUBDIVISIONS • PHOTOGRAMMETRY

DATE:	08-15-15
PROJECT NO.:	15-149 L.A.T.G. 630-J-4
DRAFTED BY:	P. SEARCY
CHECKED BY:	M. FOX
SHEET NO.	1 OF 1