

PRELIMINARY PARCEL MAP NO.

NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1 ZONE PER ORDINANCE NO. 176,354

PROJECT ADDRESS
 3129 HELMS AVENUE
 LOS ANGELES, CA 90034
 APN: 4312-007-004
LEGAL DESCRIPTION
 LOT 126, TRACT NO. 5500
 MAP BOOK 60, PAGE 42
 RECORDS OF LA COUNTY

ZONING: RD2-1
PROPOSED ZONE: SAME
LOT AREA
 GROSS AREA: 5401.2 S.F.
 NET AREA: 5176.2 S.F.
NOTES:
 1. NO OAK TREES ON SITE
 2. NOT IN HILLSIDE OR
 FLOOD HAZARD AREAS

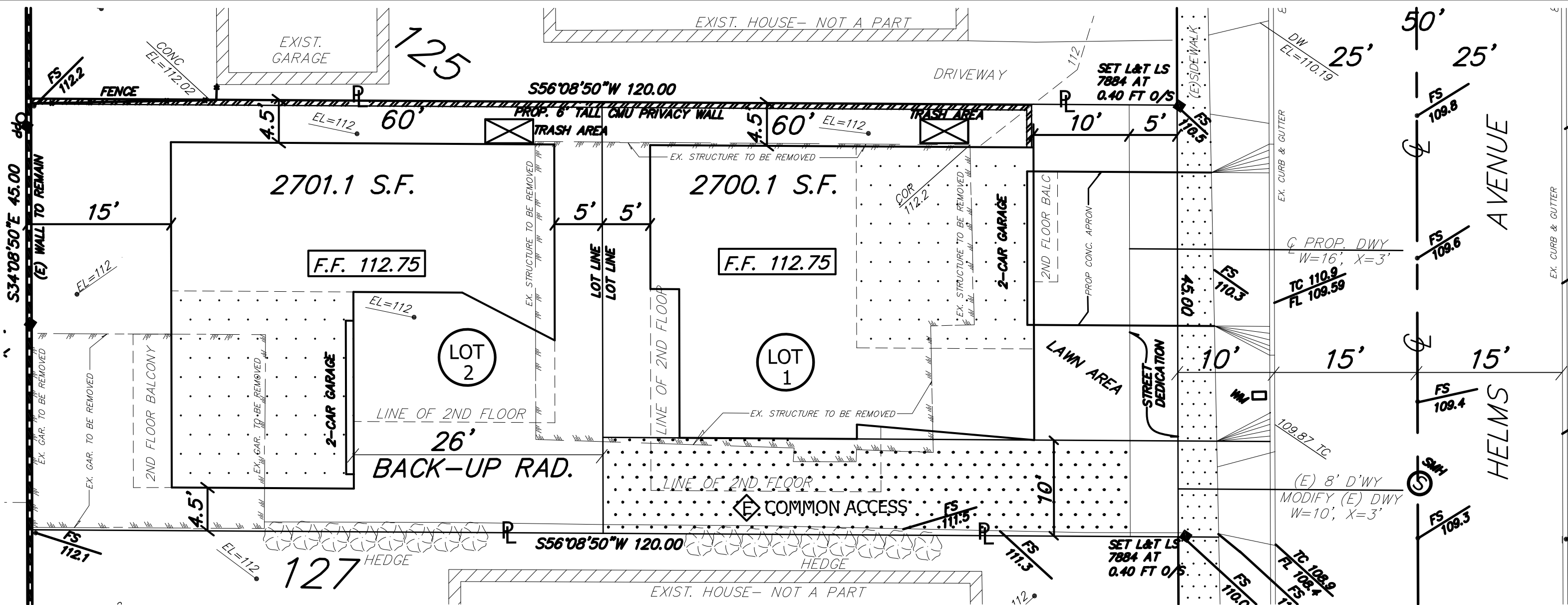
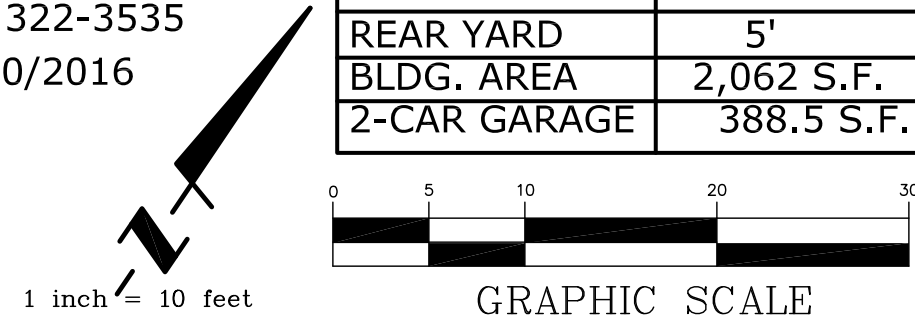
OWNE & SUBDIVIDER
 DISTRICT TEN, LLC
 10008 NATIONAL BLVD., #292
 LOS ANGELES, CA 90034
APPLICANT
 DAVID ASALI
 10008 NATIONAL BLVD., #292
 LOS ANGELES, CA 90034

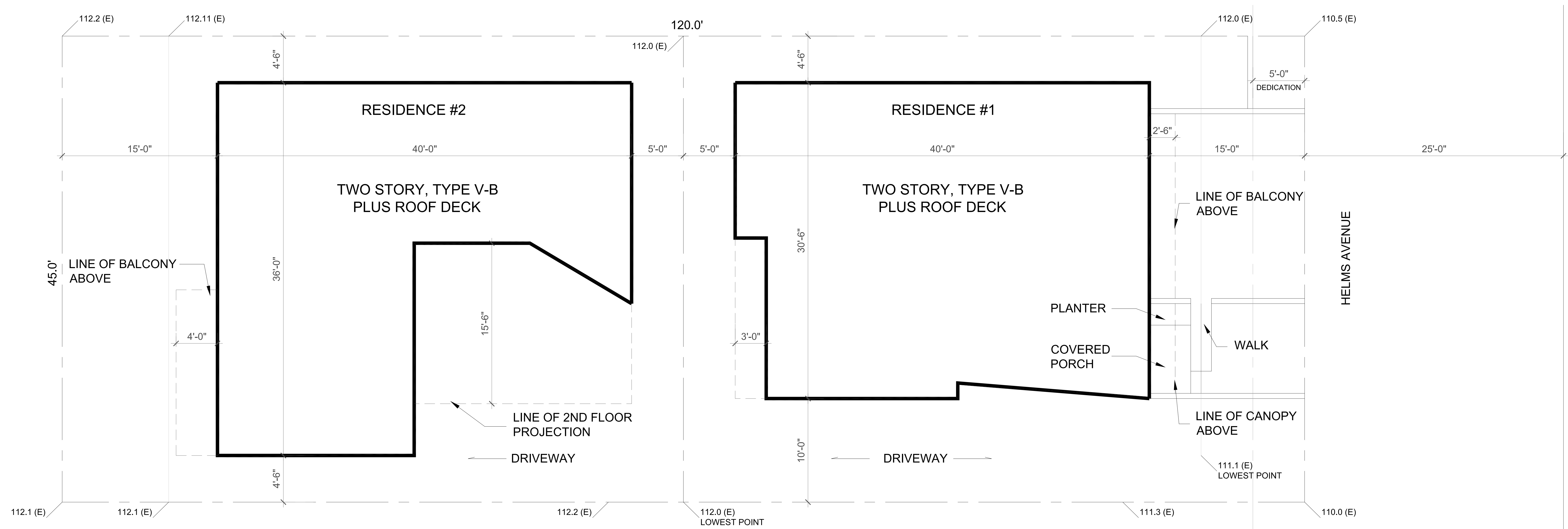
ENGINEER/ REP
 SAMARA ENGINEERING
 9100 S. SEPULVEDA BLVD
 SUITE 115
 LOS ANGELES, CA 90045
 TEL (310) 322-3535
 DATE: 4/10/2016

	LOT 1	LOT 2
GROSS AREA	2,700.1 S.F.	2,701.1 S.F.
NET AREA	2,475.1 S.F.	2,701.1 S.F.
FRONT YARD	10'	5'
N'LY SIDE YARD	4.5'	4.5'
S'LY SIDE YARD	10'	4.5'
REAR YARD	5'	15'
BLDG. AREA	2,062 S.F.	1,834 S.F.
2-CAR GARAGE	388.5 S.F.	389.5 S.F.

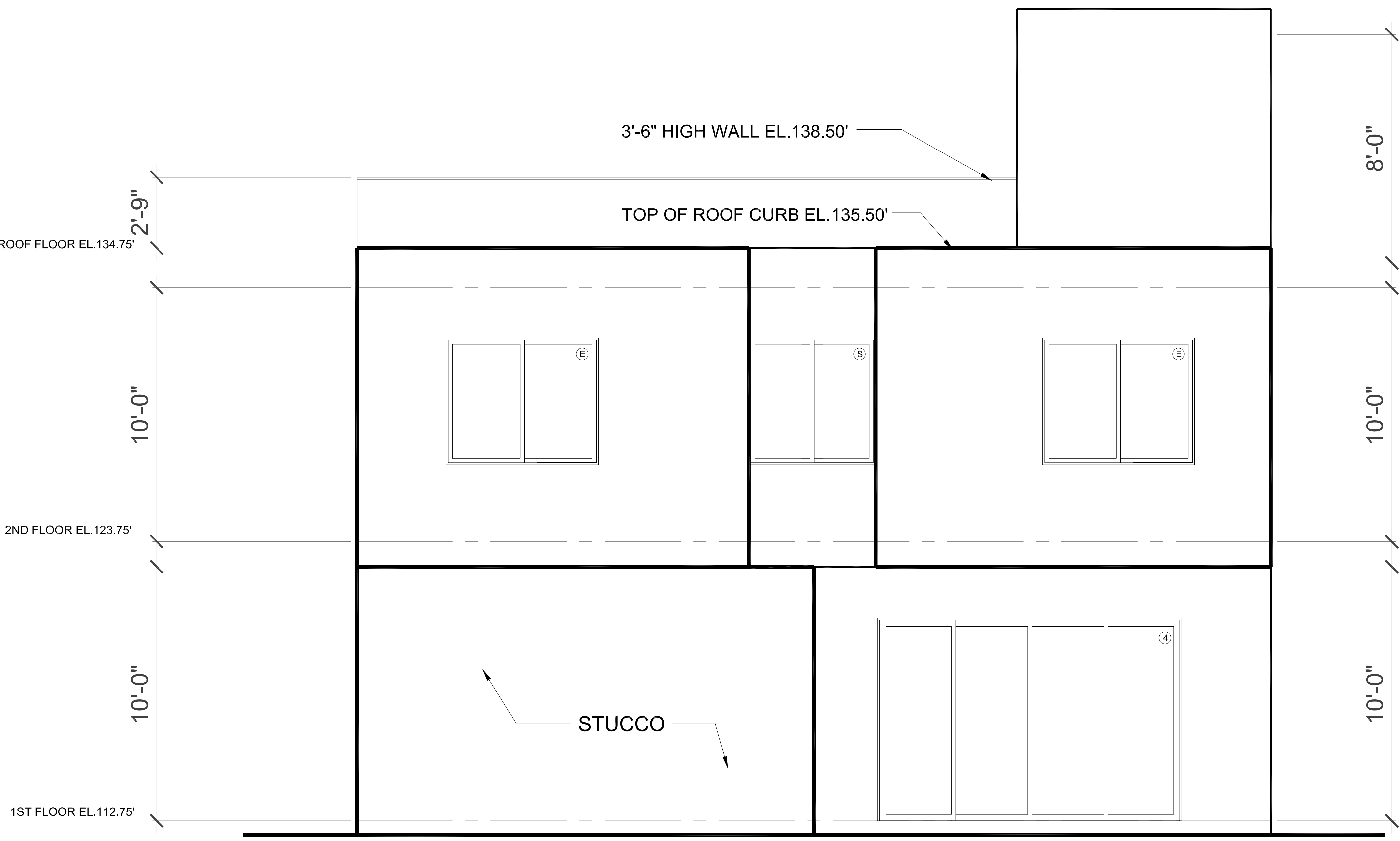
USE:
 EXISTING USE: SINGLE FAMILY HOME
 PROP. USE: 2 SINGLE FAMILY HOMES

E 10' WIDE RECIPROCAL EASEMENT FOR VEHICULAR & PEDESTRIAN ACCESS, CROSS LOT DRAINAGE, EMERGENCY ACCESS, UTILITIES & INFRASTRUCTURE PURPOSES

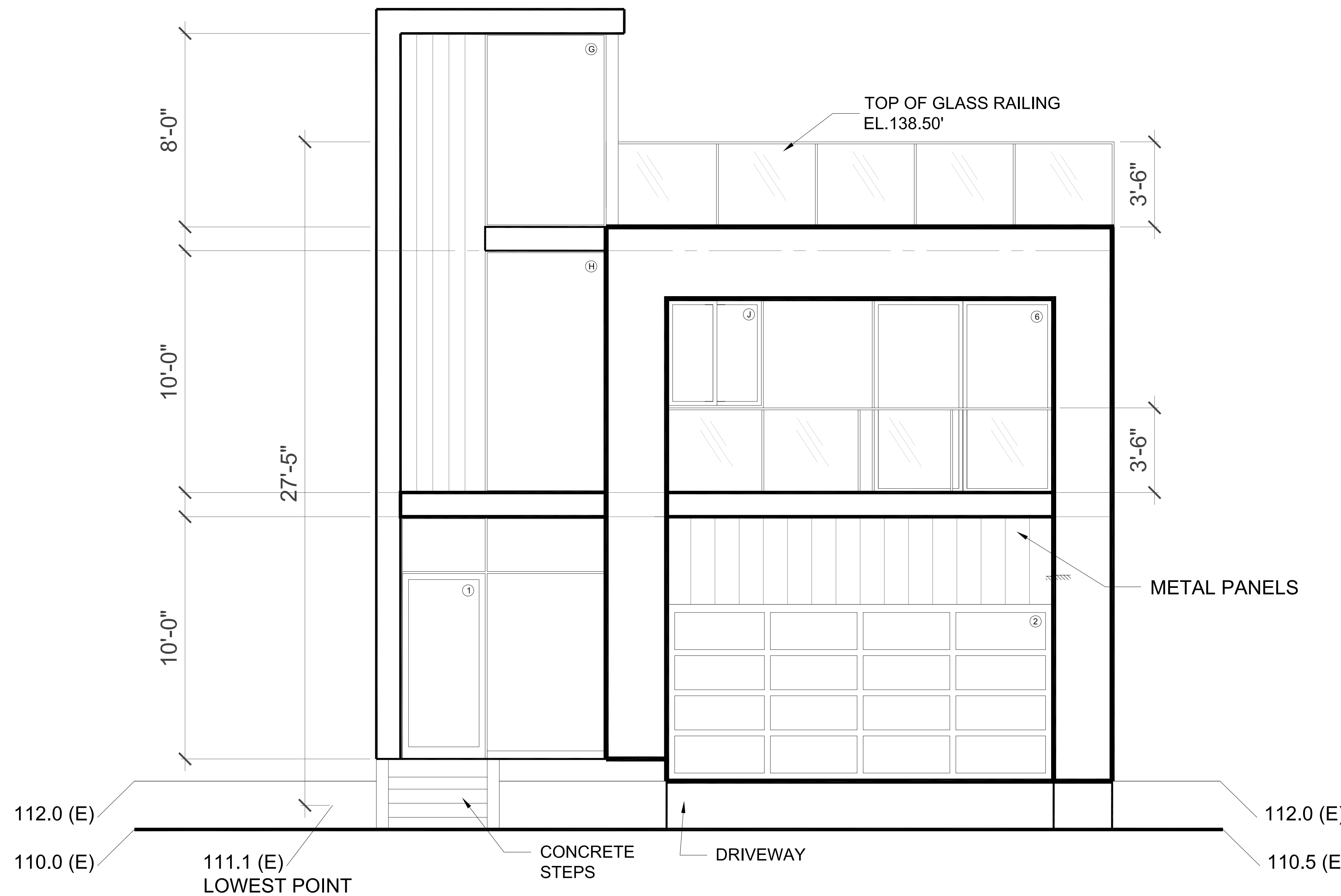




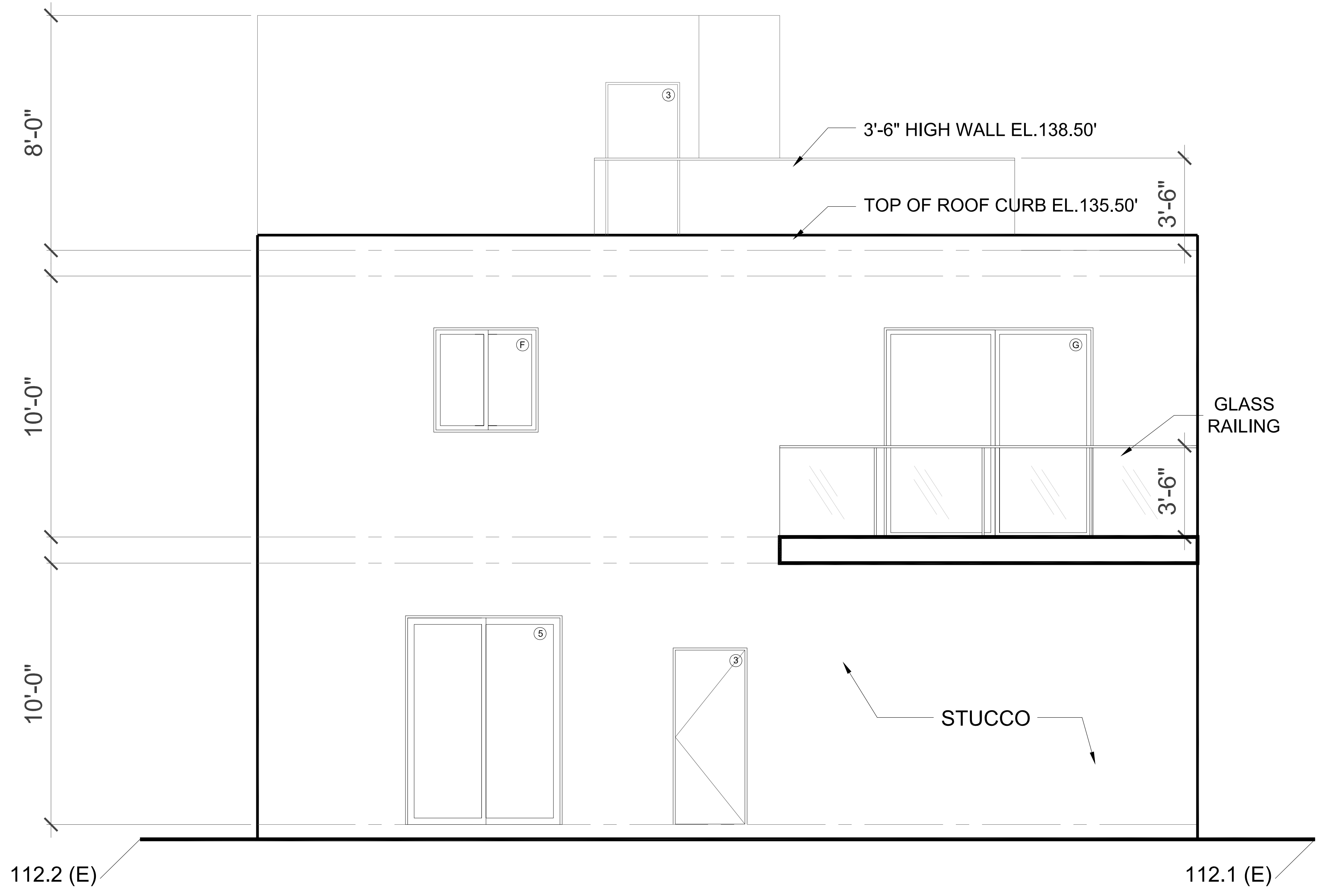
PLOT PLAN



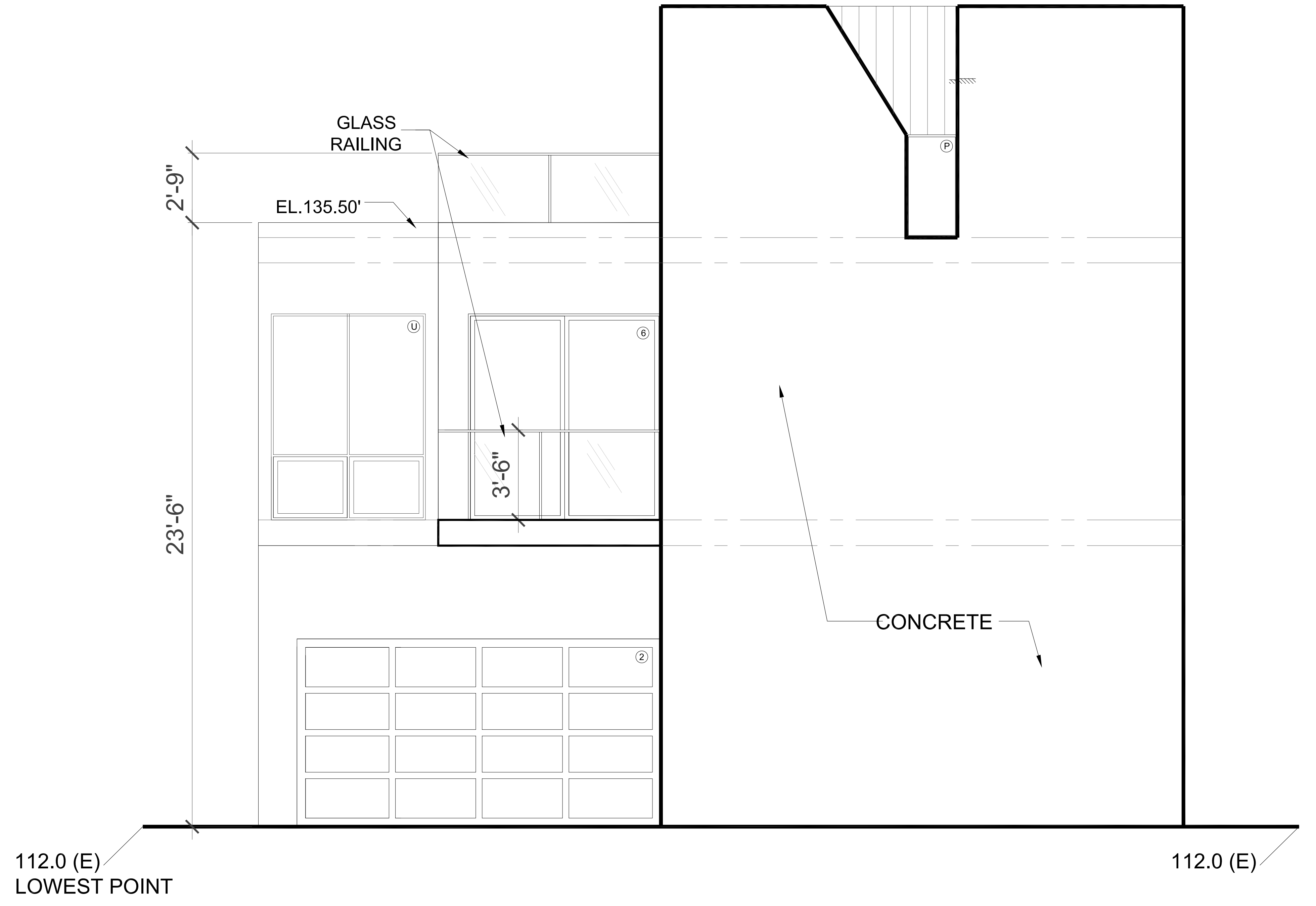
RESIDENCE #1
REAR EAST ELEVATION



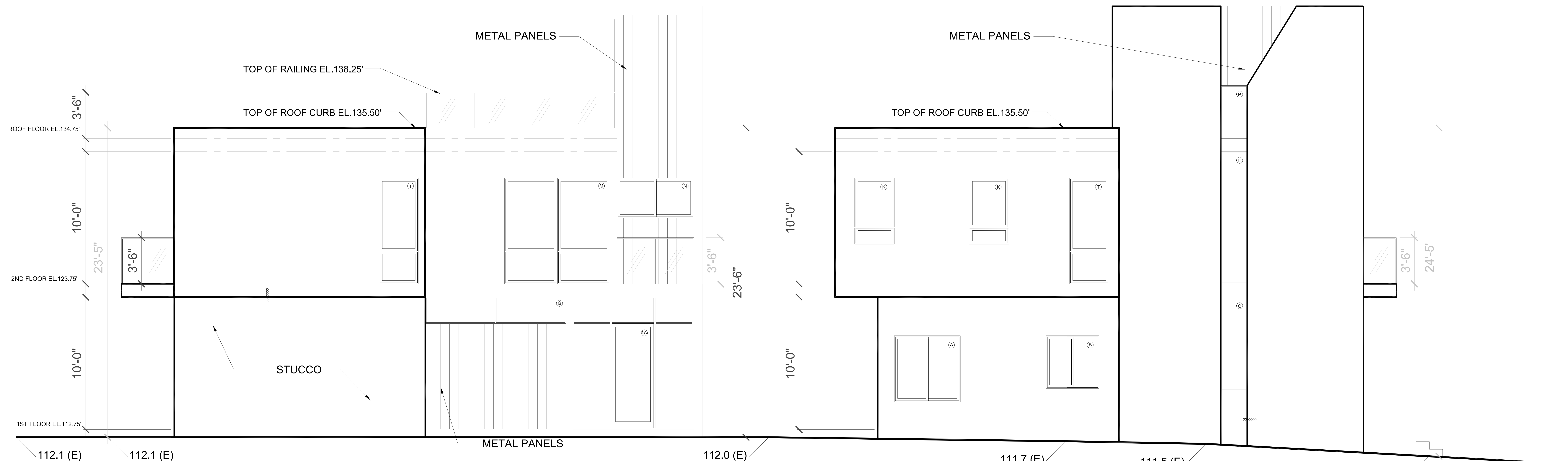
RESIDENCE #1
FRONT WEST ELEVATION



RESIDENCE #2
REAR WEST ELEVATION

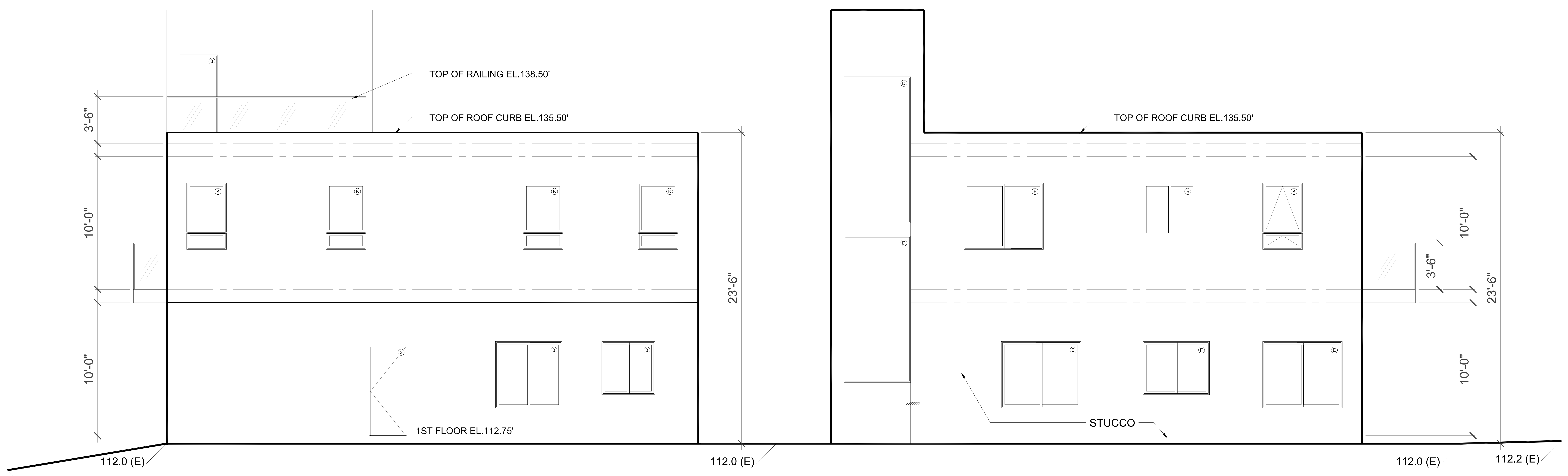


RESIDENCE #2
FRONT EAST ELEVATION



RESIDENCE #2
SOUTH ELEVATION

RESIDENCE #1



RESIDENCE #1
NORTH ELEVATION

RESIDENCE #2



