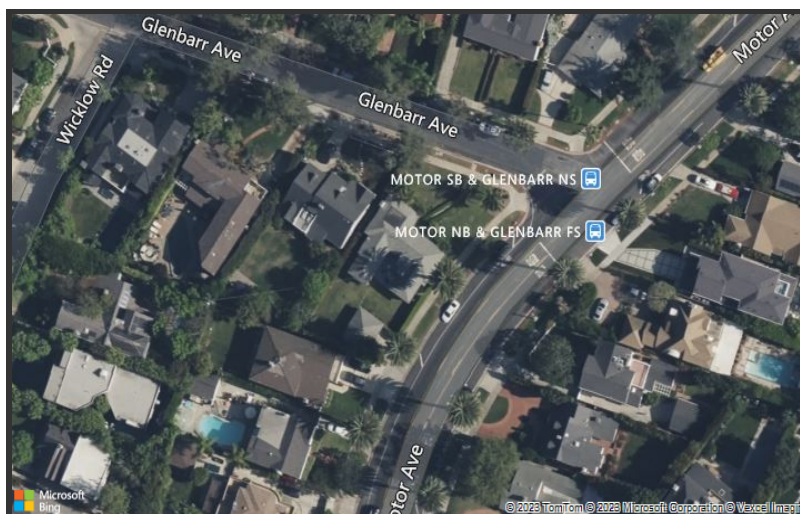


10304 Glenbarr Ave, Los Angeles, CA 90064

Existing Conditions

| | |
|----------------|--|
| APN: | 4318030001 |
| Zone: | R1-1 |
| Lot Size: | 9,799 sq.ft. |
| Building Size: | 2,183 sq.ft. |
| Year Built: | 1937 |
| Hillside: | No |
| Historic Zone: | No |
| Specific Plan: | West Los Angeles Transportation Improvement And Mitigation |



50% UnderBuilt®

Maximum Single Family Residence Design Parameters

Max Residential Floor Area ^[1]

Allowed Per Zone 4,409 sq.ft.

New Construction

Design Bonus No Design Bonus for this Zone

Max Area **4,409 sq.ft.**

Addition / Remodel

Addition Area You may add 2,226 sq.ft. of floor area to this property

Max Area **4,409 sq.ft.**

Design Guidelines

Garage Rear - 400, Front - 200 sq.ft.

Basement Any area with a ceiling of 2 ft or more above grade will count towards FA

Height With Sloped Roof: 33 ft., With Flat Roof: 28 ft.

Lot Coverage 9,799 sq. ft.

Setbacks ^[2]

Front 20% lot depth not to exceed 20 ft but not less than prevailing

Sides 5ft + 1ft for each story above second. 10% lot width if lot is less than 50 ft wide but not less than 3 ft.

Portions exceeding 14ft high with length of 45ft shall have an offset break min depth of 5ft and min length of 10ft. New construction may alter this requirement.

Back 15 ft

^{1]} Maximum Residential Floor Area is a measurement of what is permitted by current zoning regulations. However, you may increase your livable area through thoughtful design by adding square feet exempt from this calculation, ie a habitable basement etc. Please contact your local architect for more information.

^{2]} Does not apply to Corner, Key, or Flag lots



Ames-Peterson International

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Residential
Mixed-Use
Commercial
Multi-Family

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