

**831 Teakwood Rd, Los Angeles, CA 90049**

**Existing Conditions**

APN: 4426028026  
 Zone: RE15-1-H  
 Lot Size: 9,396 sq.ft.  
 Building Size: 2,261 sq.ft.  
 Year Built: 1961  
 Hillside: Yes  
 Historic Zone: No  
 Specific Plan: No



**38% UnderBuilt®**

**Maximum Single Family Residence Design Parameters**

<b>Max Residential Floor Area</b> <sup>[1]</sup>	
Allowed Per Zone	3,019 sq.ft. (Estimated)
<b>New Construction</b>	
Design Bonus	Up to 604 sq.ft. using available Bonus options.
Max Area	<b>3,623 sq.ft.</b>
<b>Addition / Remodel</b>	
Addition Area	You may add 758 sq.ft. of floor area to this property
Max Area	<b>3,019 sq.ft.</b>
<b>Design Guidelines</b>	
Garage	Rear - 400, Front - 200 sq.ft.
Basement	Any area with a ceiling of 3 ft or more above grade for more than 40% of walls will count towards FA
Height	Wth Sloped Roof: 36 ft., Wth Flat Root: 30 ft.
Lot Coverage	NaN sq. ft.
<b>Setbacks</b> <sup>[2]</sup>	
Front	20% lot depth not to exceed 25 ft but not less than prevailing
Sides	10% lot width but not less than 5 ft + 1 ft for each 10 ft over 18 ft
Back	25% but no more than 25 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

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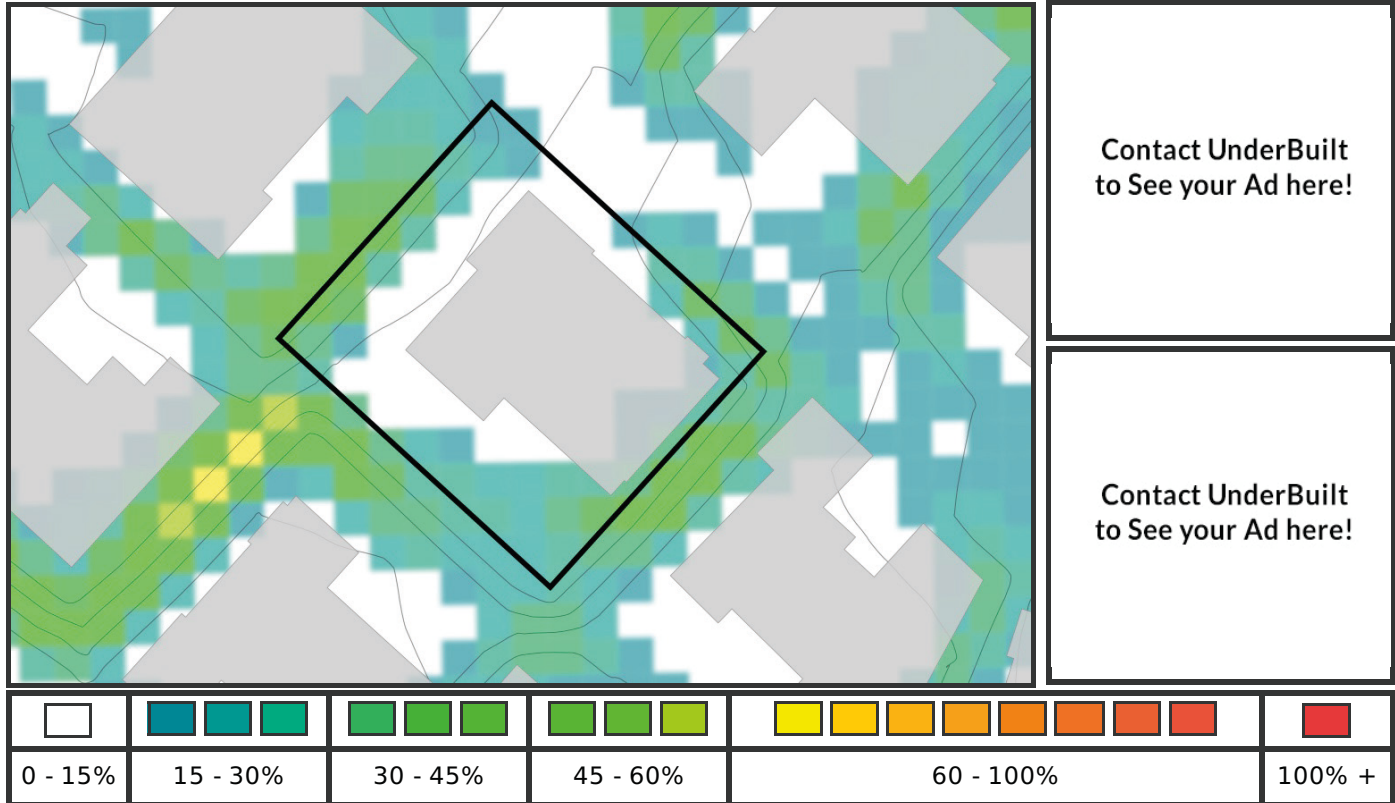
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Please Note: This property requires a professional slope analysis. Our estimate is below and not guaranteed.



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