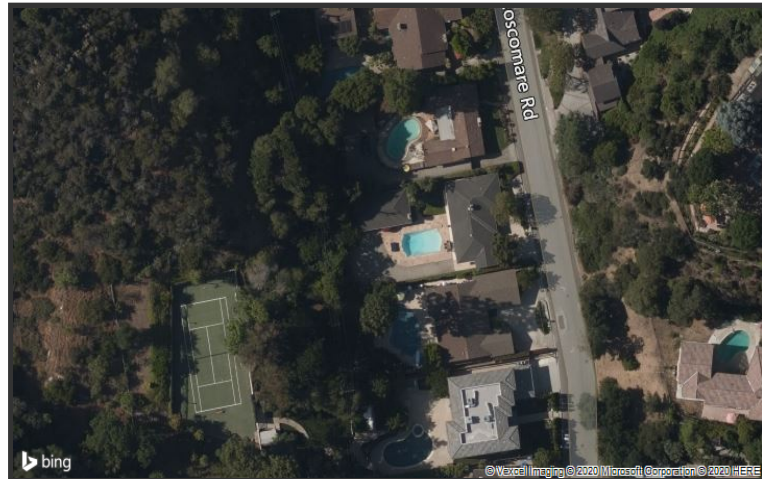


1715 Roscomare Rd, Los Angeles, CA 90077

Existing Conditions

APN:	4377016006
Zone:	RE15-1-H
Lot Size:	15,619 sq.ft.
Building Size:	1,595 sq.ft.
Year Built:	1950
Hillside:	Yes
Historic Zone:	No
Specific Plan:	No



72% UnderBuilt®

Maximum Single Family Residence Design Parameters

Max Residential Floor Area [1]

Allowed Per Zone 4,821 sq.ft. (Estimated)

New Construction

Design Bonus Up to 964 sq.ft. using available Bonus options.

Max Area **5,785 sq.ft.**

Addition / Remodel

Addition Area You may add 3,226 sq.ft. of floor area to this property

Max Area **4,821 sq.ft.**

Design Guidelines

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 With Sloped Roof: 36 ft., With Flat Roof: 30 ft.

Lot Coverage NaN sq. ft.

Setbacks [2]

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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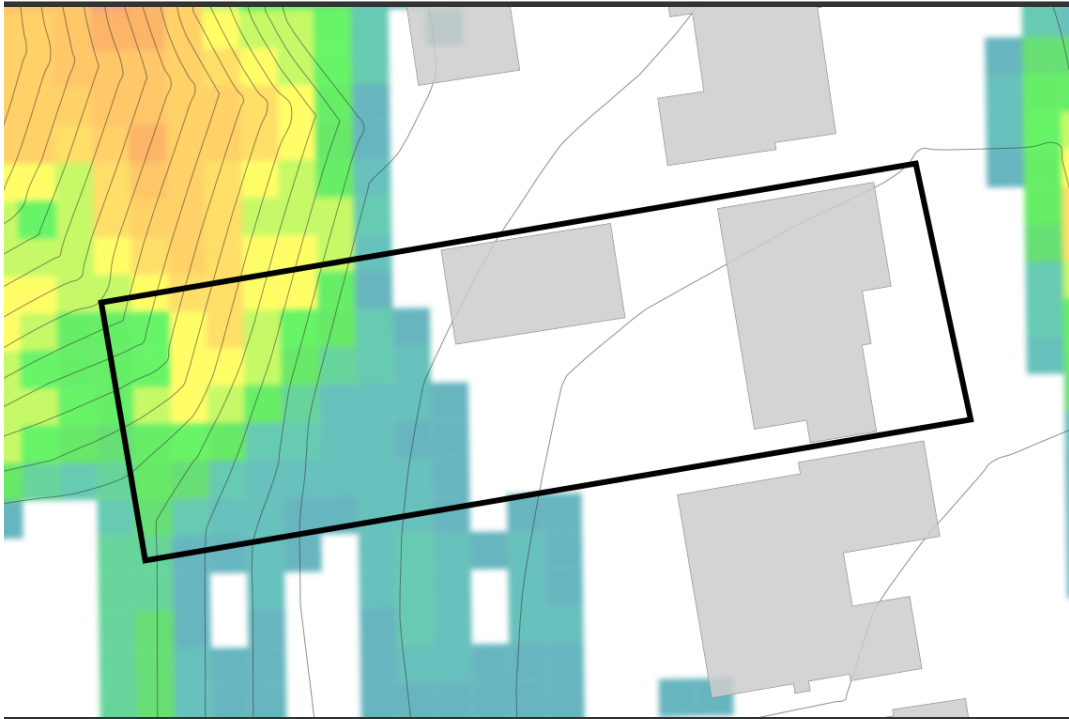
9255 W. Sunset Blvd., #1000, West Hollywood, CA 90069 info@ames-peterson.com

Residential
Mixed-Use
Commercial
Multi-Family

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1715 Roscomare Rd, Los Angeles, CA 90077

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




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0 - 15%	15 - 30%	30 - 45%	45 - 60%	60 - 100%	100% +

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