Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	**0.40**	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	**0.35**	0.30	0.30	0.30	0.20
30 - 44.99	0.40	0.35	0.30	**0.30**	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	**0.25**	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	**0.20**	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00

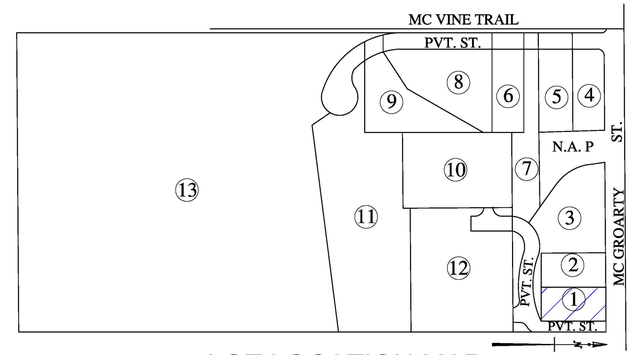
NOTES:
1. NET LOT AREA = 11,000 SF
2. ZONING = RE11-1
3. SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY UTILIZING AUTOCAD CIVIL 3D 2019 SOFTWARE.
4. TOPOGRAPHIC SURVEY DATED MARCH 3, 2014 CONDUCTED BY: JERRY M. CROWLEY, RCE 23325 ENGINEERING SERVICES 2341 W. SILVER LAKE DR. LOS ANGELES, CA 90039 323-893-7423

Slope Analysis and Maximum Residential Floor Area

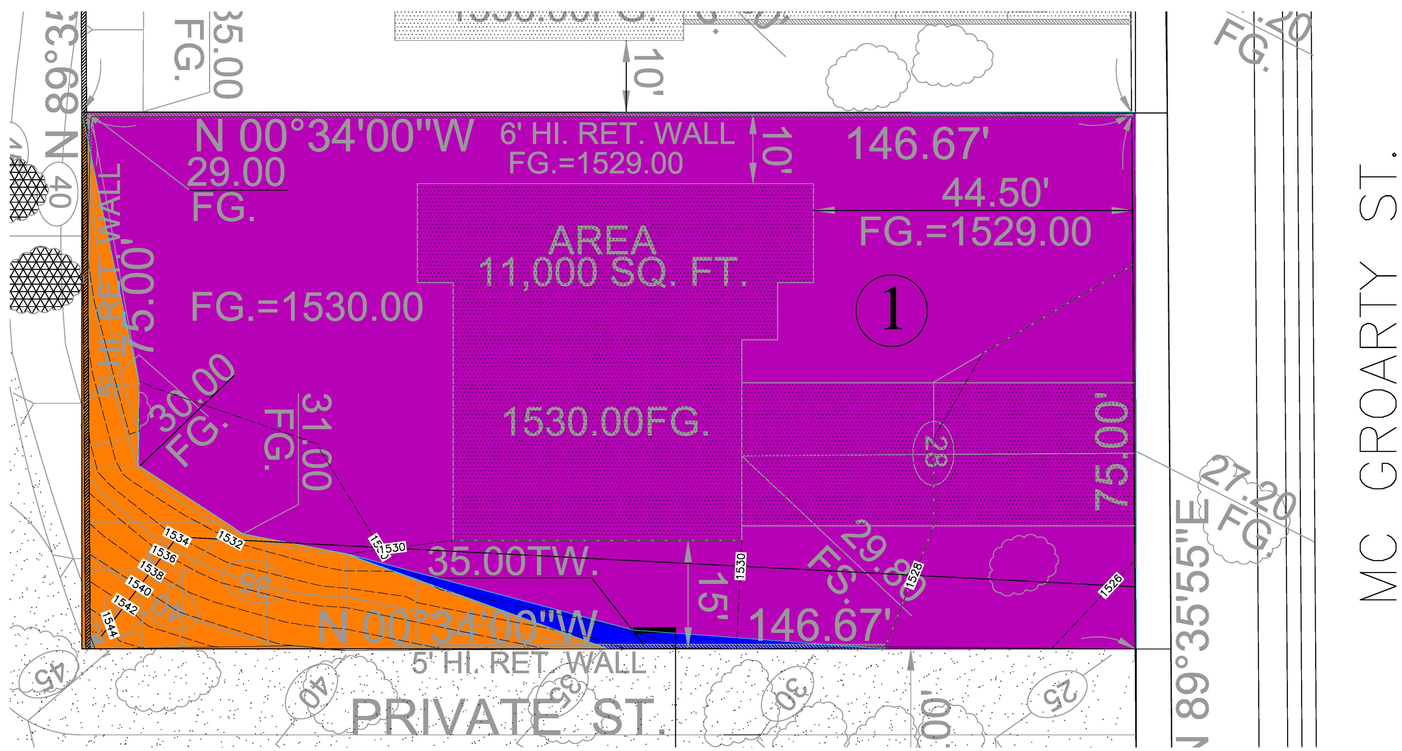
Zoning: RE11

Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

	(A)	(B)		(C)		(D)
Legend	Slope Bands(%)	Lot Area within each slope band (sq-ft). From survey/ contour map.		FAR Bold colum in Table 1		Max. Residential Floor Area allowed within each slope band
	0 - 14.99	9,710	x	0.40	x	3,884.00
	15 - 29.99	100	x	0.35	x	35.00
	30 - 44.99	1,190	x	0.30	x	357.00
	45 - 59.99	-	x	0.25	x	-
	60 - 99.99	-	x	0.20	x	-
	100 +	-	x	0.00	x	-
Maximum Residential Floor Area					=	**4,276.00**



LOT LOCATION MAP
SCALE: N.T.S



BENCH MARK
CITY OF LOS ANGELES B.M.# 02-01890
SPK IN S CURB OF DAY ST 5 FEET W OF BC CURB RET. SW COR. OF MCVINE AVE.
ELEV.=1456.852' 1960 ADJUSTMENT

REGISTERED PROFESSIONAL ENGINEER ARET BIMATI No. 64448 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

GRAPHIC SCALE 1"= 10'
0 10 20 30 40

FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD, SAN FERNANDO, CA 91430
Phone: (818) 832-1710 • Fax: (818) 832-1740

SLOPE ANALYSIS
TR 73957 – LOT 1
LOS ANGELES, CA 91040

Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	**0.40**	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	**0.35**	0.30	0.30	0.30	0.20
30 - 44.99	0.40	0.35	0.30	**0.30**	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	**0.25**	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	**0.20**	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00

NOTES:

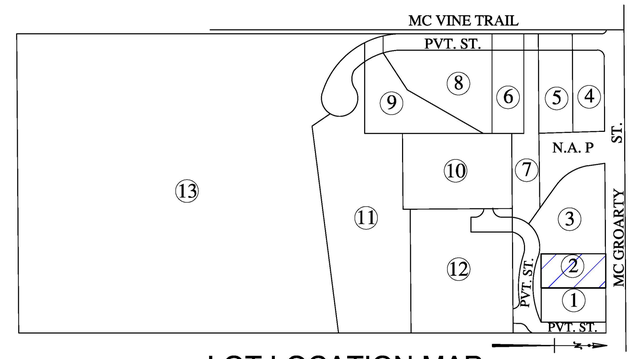
1. NET LOT AREA = 11,000 SF
2. ZONING = RE11-1
3. SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY UTILIZING AUTOCAD CIVIL 3D 2019 SOFTWARE.
4. TOPOGRAPHIC SURVEY DATED MARCH 3, 2014 CONDUCTED BY: JERRY M. CROWLEY, RCE 23325 ENGINEERING SERVICES 2341 W. SILVER LAKE DR. LOS ANGELES, CA 90039 323-893-7423

Slope Analysis and Maximum Residential Floor Area

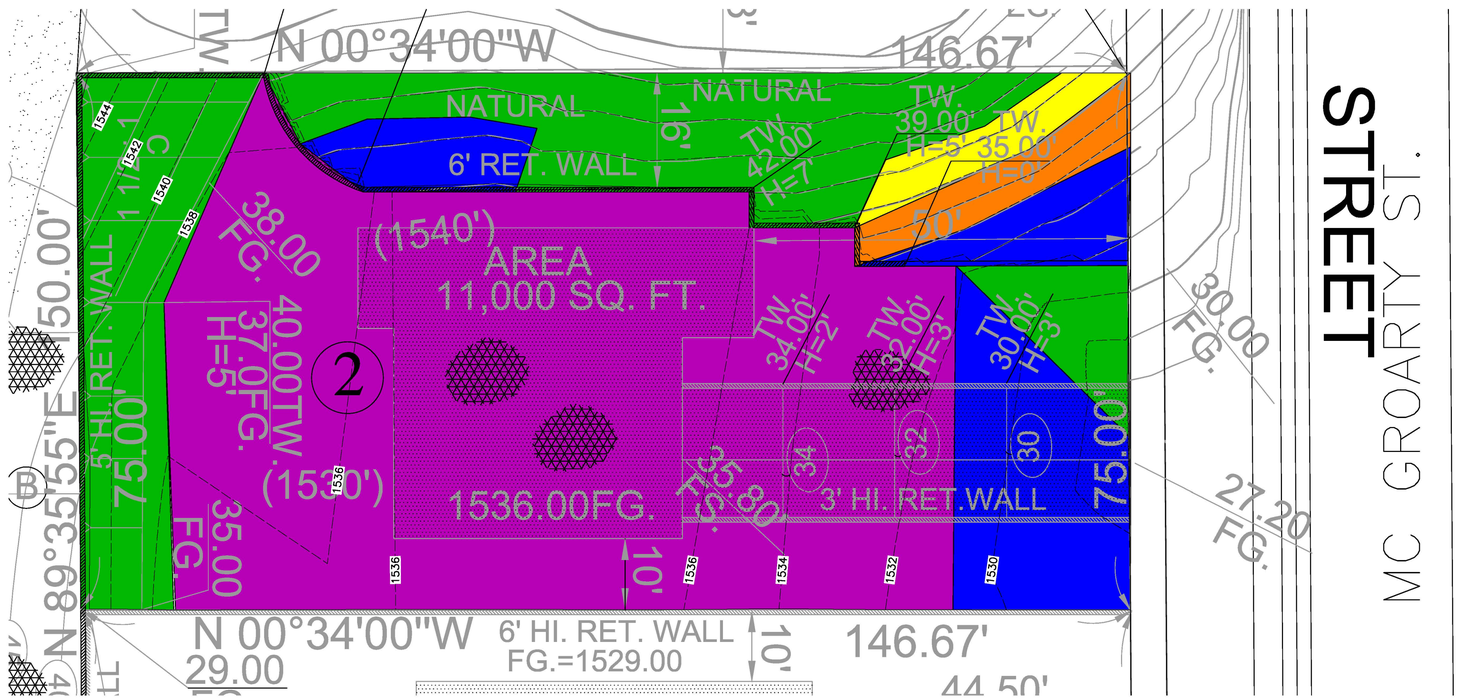
Zoning: RE11

Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

	(A)	(B)		(C)		(D)
Legend	Slope Bands(%)	Lot Area within each slope band (sq-ft). From survey/ contour map.		FAR Bold colum in Table 1		Max. Residential Floor Area allowed within each slope band
	0 - 14.99	6,290	x	0.40	x	2,516.00
	15 - 29.99	1,450	x	0.35	x	507.50
	30 - 44.99	2,770	x	0.30	x	831.00
	45 - 59.99	220	x	0.25	x	55.00
	60 - 99.99	270	x	0.20	x	54.00
	100 +	-	x	0.00	x	-
Maximum Residential Floor Area					=	**3,963.50**



LOT LOCATION MAP
SCALE: N.T.S



BENCH MARK

CITY OF LOS ANGELES B.M.# 02-01890

SPK IN S CURB OF DAY ST 5 FEET W OF BC CURB RET. SW COR. OF MCVINE AVE.

ELEV.=1456.852' 1960 ADJUSTMENT

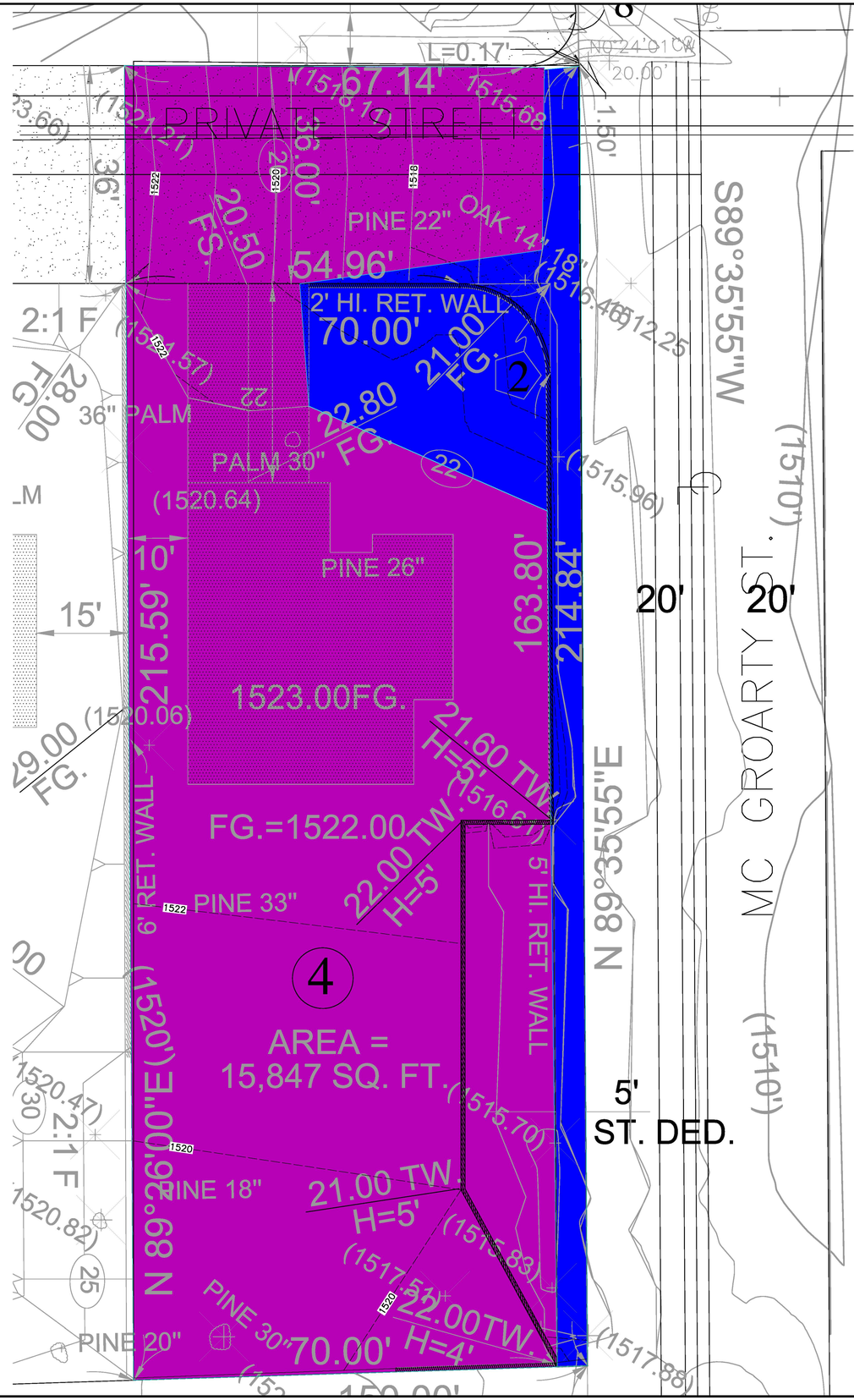
GRAPHIC SCALE 1"= 10'

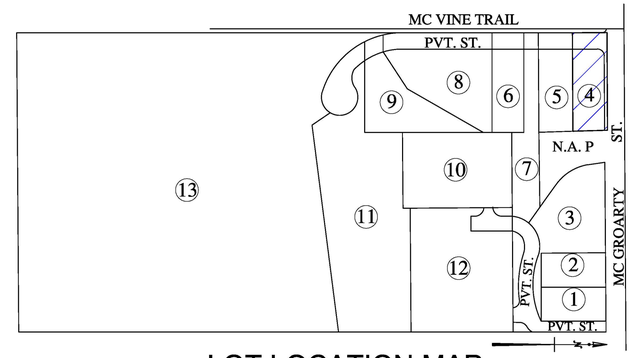
0 10 20 30 40

REGISTERED PROFESSIONAL ENGINEER ARET BINATI No. 64448 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD, SAN FERNANDO, CA 91435
Phone: (818) 832-1710 - Fax: (818) 832-1740

SLOPE ANALYSIS
TR 73957 – LOT 2
LOS ANGELES, CA 91040





LOT LOCATION MAP

SCALE: N.T.S

Slope Analysis and Maximum Residential Floor Area

Zoning: RE11

Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

	(A)	(B)		(C)		(D)
Legend	Slope Bands(%)	Lot Area within each slope band (sq-ft). From survey/ contour map.		FAR Bold colum in Table 1		Max. Residential Floor Area allowed within each slope band
	0 - 14.99	13,627	x	0.40	x	5,450.80
	15 - 29.99	2,220	x	0.35	x	777.00
	30 - 44.99	-	x	0.30	x	-
	45 - 59.99	-	x	0.25	x	-
	60 - 99.99	-	x	0.20	x	-
	100 +	-	x	0.00	x	-
Maximum Residential Floor Area					=	**6,227.80**

Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	**0.40**	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	**0.35**	0.30	0.30	0.30	0.20
30 - 44.99	0.40	0.35	0.30	**0.30**	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	**0.25**	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	**0.20**	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00

NOTES:

1. NET LOT AREA = 15,847 SF
2. ZONING = RE11-1
3. SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY UTILIZING AUTOCAD CIVIL 3D 2019 SOFTWARE.
4. TOPOGRAPHIC SURVEY DATED MARCH 3, 2014 CONDUCTED BY: JERRY M. CROWLEY, RCE 23325 ENGINEERING SERVICES 2341 W. SILVER LAKE DR. LOS ANGELES, CA 90039 323-893-7423

BENCH MARK

CITY OF LOS ANGELES B.M.# 02–01890

SPK IN S CURB OF DAY ST 5 FEET W OF BC CURB RET. SW COR. OF MCVINE AVE.

ELEV.=1456.852' *1960 ADJUSTMENT*

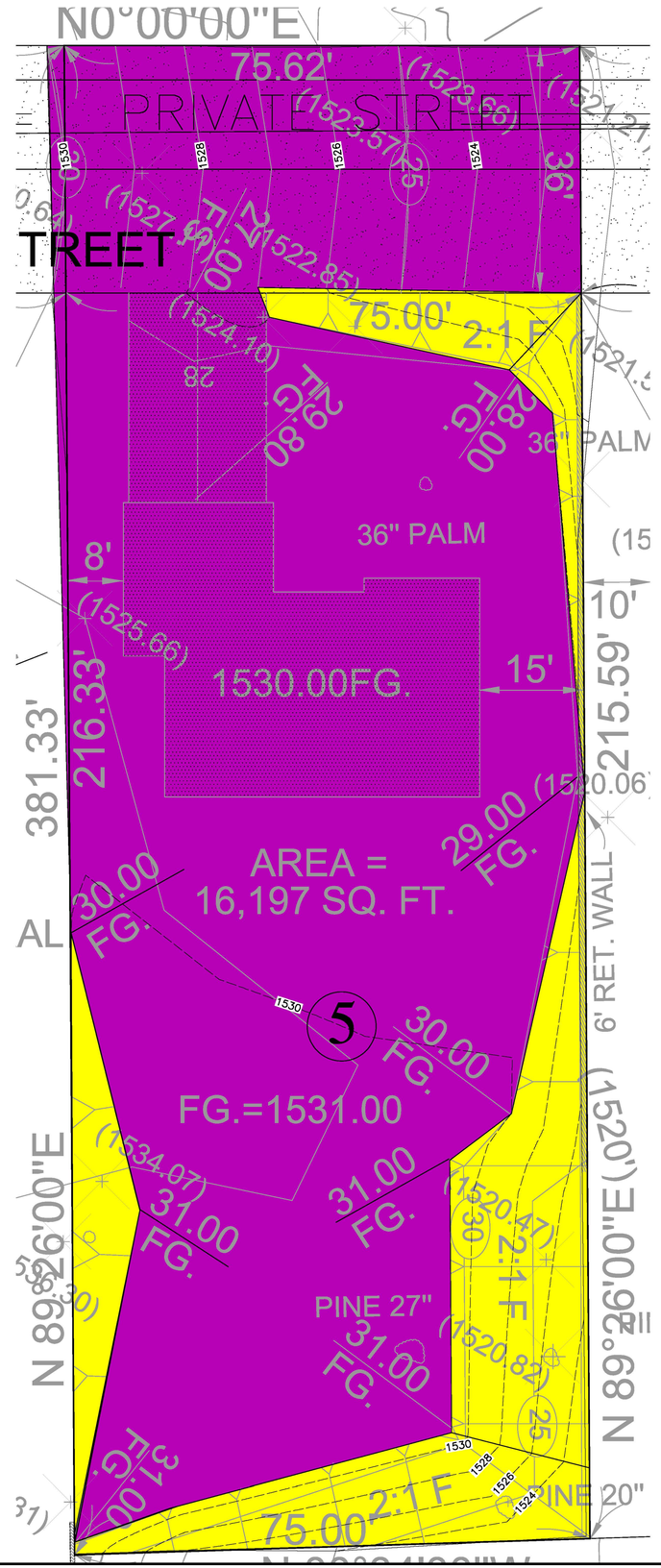
REGISTERED PROFESSIONAL ENGINEER ARET BINATI No. 64448 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

GRAPHIC SCALE 1"= 10'

0 10 20 30 40

FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD, SAN FERNANDO, CA 91430
Phone: (818) 832–1710 • Fax: (818) 832–1740

SLOPE ANALYSIS
TR 73957 – LOT 4
LOS ANGELES, CA 91040



Slope Analysis and Maximum Residential Floor Area

Zoning: RE11

Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

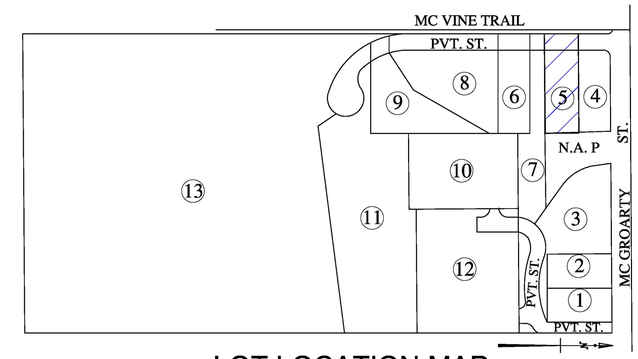
	(A)	(B)		(C)		(D)
Legend	Slope Bands(%)	Lot Area within each slope band (sq-ft). From survey/ contour map.		FAR Bold colum in Table 1		Max. Residential Floor Area allowed within each slope band
	0 - 14.99	13,220	x	0.40	x	5,288.00
	15 - 29.99	-	x	0.35	x	-
	30 - 44.99	-	x	0.30	x	-
	45 - 59.99	2,977	x	0.25	x	744.25
	60 - 99.99	-	x	0.20	x	-
	100 +	-	x	0.00	x	-
Maximum Residential Floor Area					=	**6,032.25**

Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	**0.40**	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	**0.35**	0.30	0.30	0.30	0.20
30 - 44.99	0.40	0.35	0.30	**0.30**	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	**0.25**	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	**0.20**	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00

NOTES:

1. NET LOT AREA = 16,197 SF
2. ZONING = RE11-1
3. SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY UTILIZING AUTOCAD CIVIL 3D 2019 SOFTWARE.
4. TOPOGRAPHIC SURVEY DATED MARCH 3, 2014 CONDUCTED BY: JERRY M. CROWLEY, RCE 23325 ENGINEERING SERVICES 2341 W. SILVER LAKE DR. LOS ANGELES, CA 90039 323-693-7423



LOT LOCATION MAP
SCALE: N.T.S

BENCH MARK

CITY OF LOS ANGELES B.M.# 02-01890

SPK IN S CURB OF DAY ST 5 FEET W OF BC CURB RET. SW COR. OF MCVINE AVE.

ELEV.=1456.852' *1960 ADJUSTMENT*

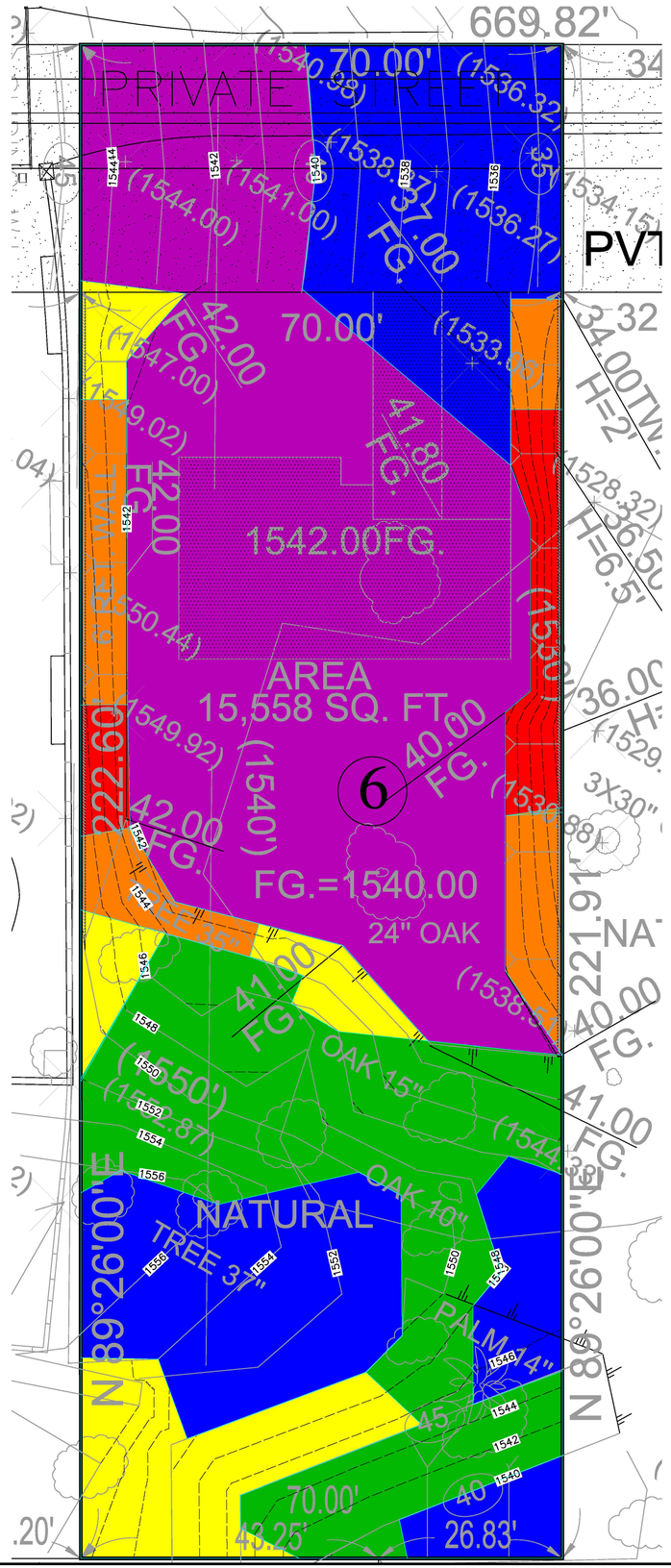
REGISTERED PROFESSIONAL ENGINEER ARET BINAKI No. 64448 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

GRAPHIC SCALE 1"= 10'

0 10 20 30 40

FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD. SAN FERNANDO, CA 91430
Phone: (818) 832-1710 • Fax: (818) 832-1740

SLOPE ANALYSIS
TR 73957 – LOT 5
LOS ANGELES, CA 91040



Slope Analysis and Maximum Residential Floor Area

Zoning: RE11

Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

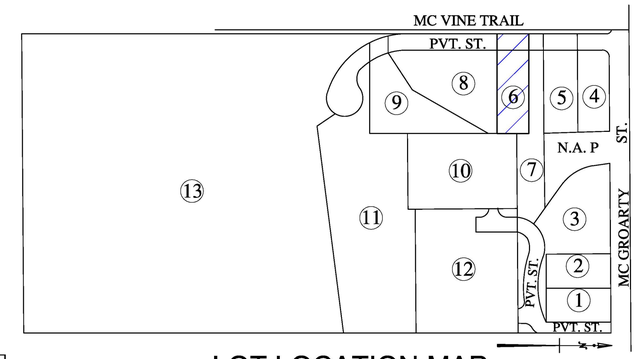
	(A)	(B)		(C)		(D)
Legend	Slope Bands(%)	Lot Area within each slope band (sq-ft). From survey/ contour map.		FAR Bold colum in Table 1		Max. Residential Floor Area allowed within each slope band
	0 - 14.99	6,356	x	0.40	x	2,542.40
	15 - 29.99	3,700	x	0.35	x	1,295.00
	30 - 44.99	2,800	x	0.30	x	840.00
	45 - 59.99	1,330	x	0.25	x	332.50
	60 - 99.99	872	x	0.20	x	174.40
	100 +	500	x	0.00	x	-
Maximum Residential Floor Area					=	**5,184.30**

Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	**0.40**	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	**0.35**	0.30	0.30	0.30	0.20
30 - 44.99	0.40	0.35	0.30	**0.30**	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	**0.25**	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	**0.20**	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00

NOTES:

1. NET LOT AREA = 15,558 SF
2. ZONING = RE11-1
3. SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY UTILIZING AUTOCAD CIVIL 3D 2019 SOFTWARE.
4. TOPOGRAPHIC SURVEY DATED MARCH 3, 2014 CONDUCTED BY: JERRY M. CROWLEY, RCE 23325 ENGINEERING SERVICES 2341 W. SILVER LAKE DR. LOS ANGELES, CA 90039 323-893-7423



LOT LOCATION MAP
SCALE: N.T.S

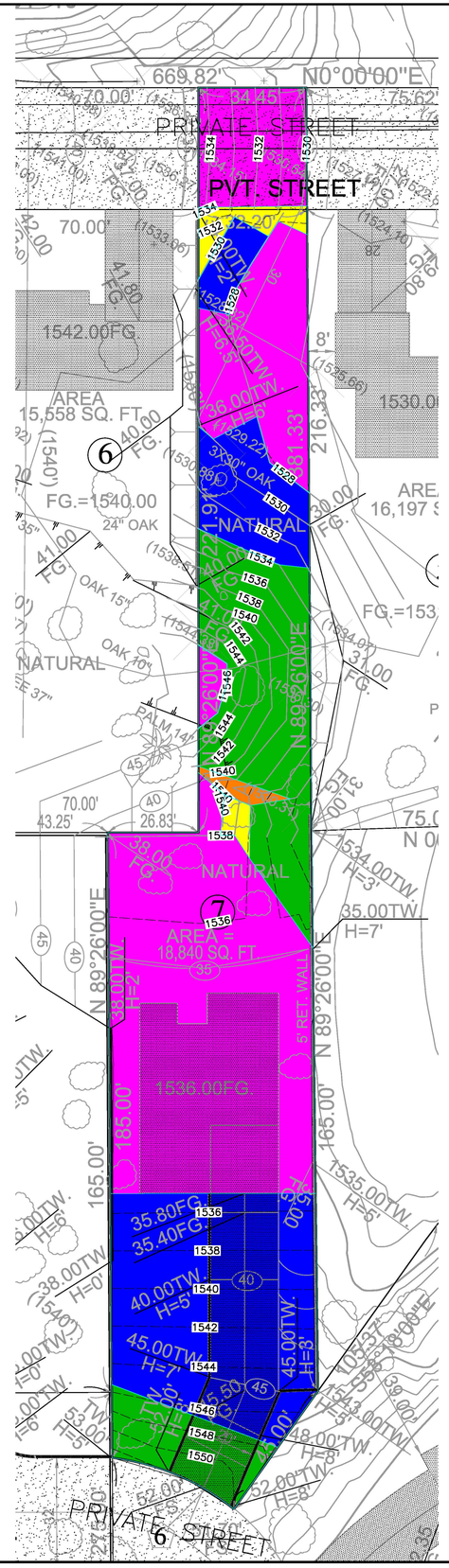
BENCH MARK
CITY OF LOS ANGELES B.M.# 02-01890
SPK IN S CURB OF DAY ST 5 FEET W OF BC CURB RET. SW COR. OF MCVINE AVE.
ELEV.=1456.852' 1960 ADJUSTMENT

REGISTERED PROFESSIONAL ENGINEER ARET BINAKI No. 64448 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

GRAPHIC SCALE 1"= 10'
0 10 20 30 40

FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD, SAN FERNANDO, CA 91430
Phone: (818) 832-1710 • Fax: (818) 832-1740

SLOPE ANALYSIS
TR 73957 – LOT 6
LOS ANGELES, CA 91040



Slope Analysis and Maximum Residential Floor Area

Zoning: RE11

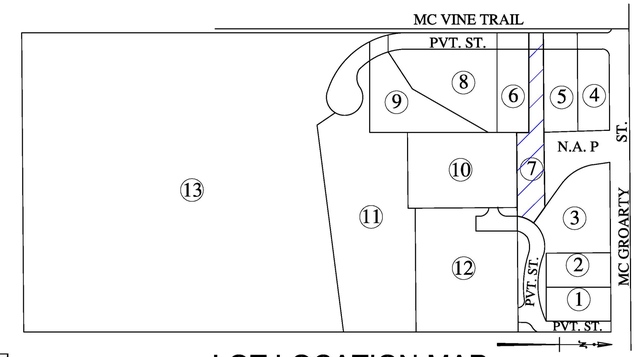
Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

Legend	(A) Slope Bands(%)	(B) Lot Area within each slope band (sq-ft). From survey/ contour map.		(C) FAR Bold colum in Table 1		(D) Max. Residential Floor Area allowed within each slope band
	0 - 14.99	9,230	x	0.40	x	3,692.00
	15 - 29.99	5,400	x	0.35	x	1,890.00
	30 - 44.99	3,700	x	0.30	x	1,110.00
	45 - 59.99	400	x	0.25	x	100.00
	60 - 99.99	110	x	0.20	x	22.00
	100 +	-	x	0.00	x	-
	Maximum Residential Floor Area				=	**6,814.00**

Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	**0.40**	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	**0.35**	0.30	0.30	0.30	0.20
30 - 44.99	0.40	0.35	0.30	**0.30**	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	**0.25**	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	**0.20**	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00

NOTES:
1. NET LOT AREA = 18,840 SF
2. ZONING = RE11-1
3. SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY UTILIZING AUTOCAD CIVIL 3D 2019 SOFTWARE.
4. TOPOGRAPHIC SURVEY DATED MARCH 3, 2014 CONDUCTED BY: JERRY M. CROWLEY, RCE 23325 ENGINEERING SERVICES 2341 W. SILVER LAKE DR. LOS ANGELES, CA 90039 323-893-7423



LOT LOCATION MAP

SCALE: N.T.S

BENCH MARK

CITY OF LOS ANGELES B.M.# 02-01890

SPK IN S CURB OF DAY ST 5 FEET W OF BC CURB RET. SW COR. OF MCVINE AVE.

ELEV.=1456.852' *1960 ADJUSTMENT*

GRAPHIC SCALE *1"= 20'*

0 20 40 60 80

REGISTERED PROFESSIONAL ENGINEER ARET BIMATI No. 64448 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD, SAN FERNANDO, CA 91430
Phone: (818) 832-1710 • Fax: (818) 832-1740

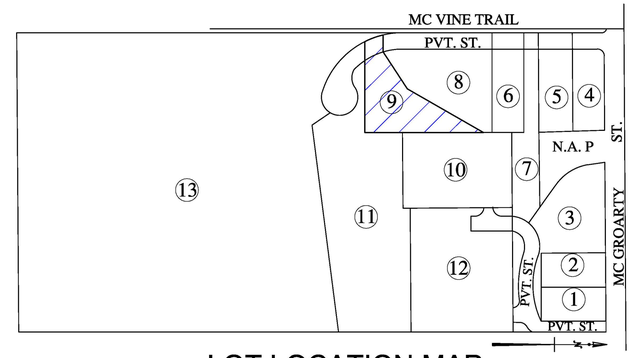
SLOPE ANALYSIS
TR 73957 – LOT 7
LOS ANGELES, CA 91040

Slope Analysis and Maximum Residential Floor Area

Zoning: RE11

Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

	(A)	(B)		(C)		(D)
Legend	Slope Bands(%)	Lot Area within each slope band (sq-ft). From survey/ contour map.		FAR Bold colum in Table 1		Max. Residential Floor Area allowed within each slope band
	0 - 14.99	15,350	x	0.40	x	6,140.00
	15 - 29.99	1,150	x	0.35	x	402.50
	30 - 44.99	570	x	0.30	x	171.00
	45 - 59.99	350	x	0.25	x	87.50
	60 - 99.99	7,100	x	0.20	x	1,420.00
	100 +	250	x	0.00	x	-
Maximum Residential Floor Area					=	**8,221.00**



LOT LOCATION MAP

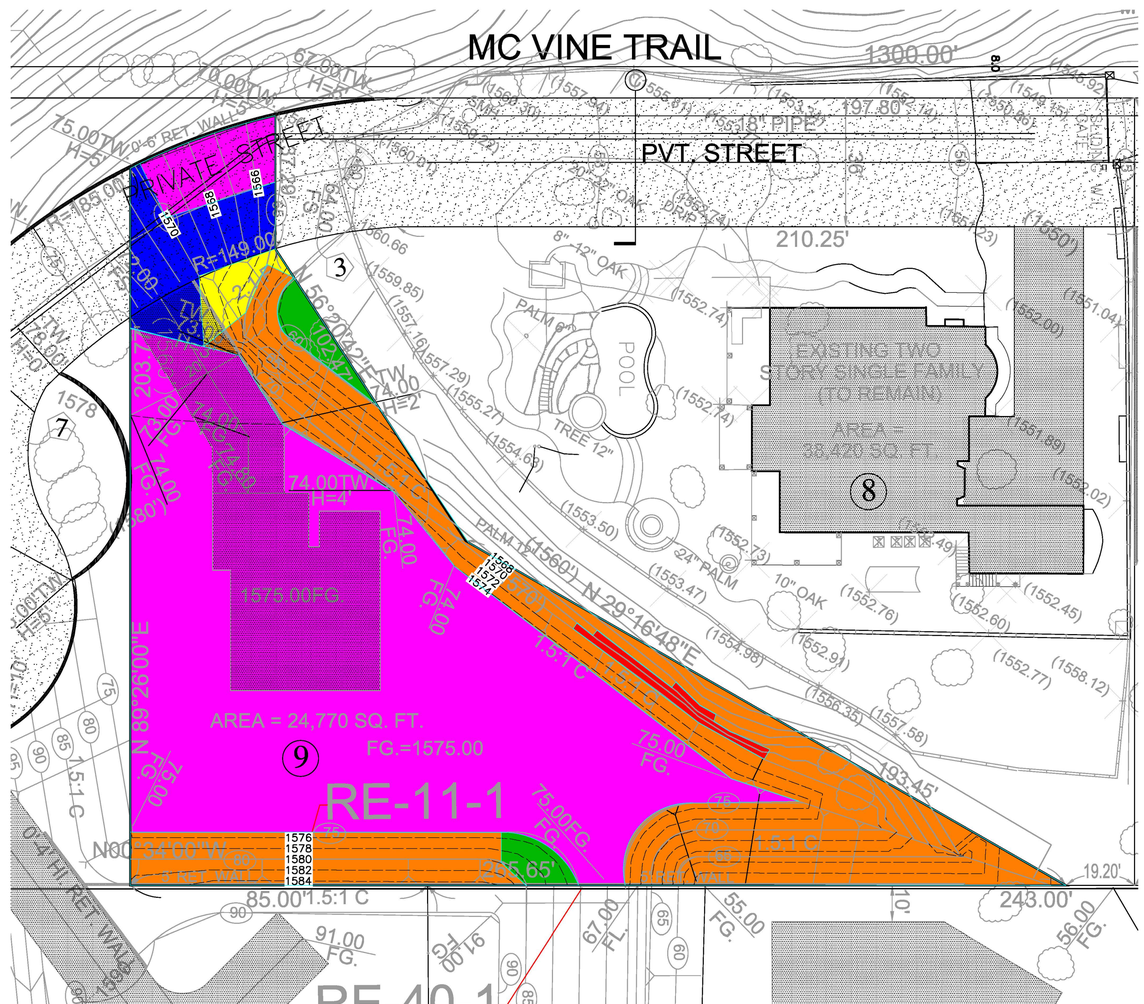
SCALE: N.T.S

NOTES:

1. NET LOT AREA = 24,770 SF
2. ZONING = RE11-1
3. SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY UTILIZING AUTOCAD CIVIL 3D 2019 SOFTWARE.
4. TOPOGRAPHIC SURVEY DATED MARCH 3, 2014 CONDUCTED BY:. JERRY M. CROWLEY, RCE 23325 ENGINEERING SERVICES 2341 W. SILVER LAKE DR. LOS ANGELES, CA 90039 323-893-7423

Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	**0.40**	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	**0.35**	0.30	0.30	0.30	0.20
30 - 44.99	0.40	0.35	0.30	**0.30**	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	**0.25**	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	**0.20**	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00



BENCH MARK

CITY OF LOS ANGELES B.M.# 02-01890

SPK IN S CURB OF DAY ST 5 FEET W OF BC CURB RET. SW COR. OF MCVINE AVE.

ELEV.=1456.852' *1960 ADJUSTMENT*

GRAPHIC SCALE *1"= 20'*

0 20 40 60 80

REGISTERED PROFESSIONAL ENGINEER ARET BINATI No. 64448 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD, SAN FERNANDO, CA 91430
Phone: (818) 832-1710 • Fax: (818) 832-1740

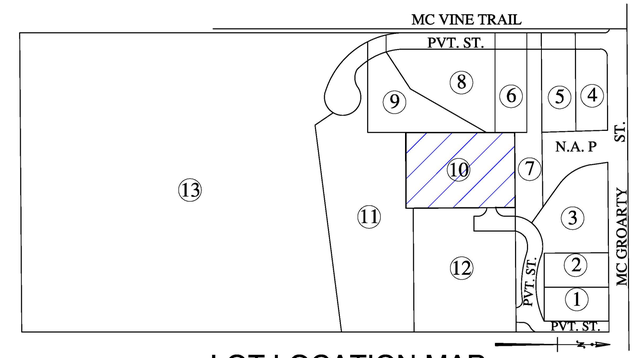
SLOPE ANALYSIS
TR 73957 – LOT 9
LOS ANGELES, CA 91040

Slope Analysis and Maximum Residential Floor Area

Zoning: RE40

Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

	(A)	(B)		(C)		(D)
Legend	Slope Bands(%)	Lot Area within each slope band (sq-ft). From survey/ contour map.		FAR Bold colum in Table 1		Max. Residential Floor Area allowed within each slope band
	0 - 14.99	19,780	x	0.35	x	6,923.00
	15 - 29.99	3,760	x	0.30	x	1,128.00
	30 - 44.99	6,045	x	0.25	x	1,511.25
	45 - 59.99	2,420	x	0.20	x	484.00
	60 - 99.99	8,090	x	0.15	x	1,213.50
	100 +	-	x	0.00	x	-
Maximum Residential Floor Area					=	**11,259.75**



LOT LOCATION MAP

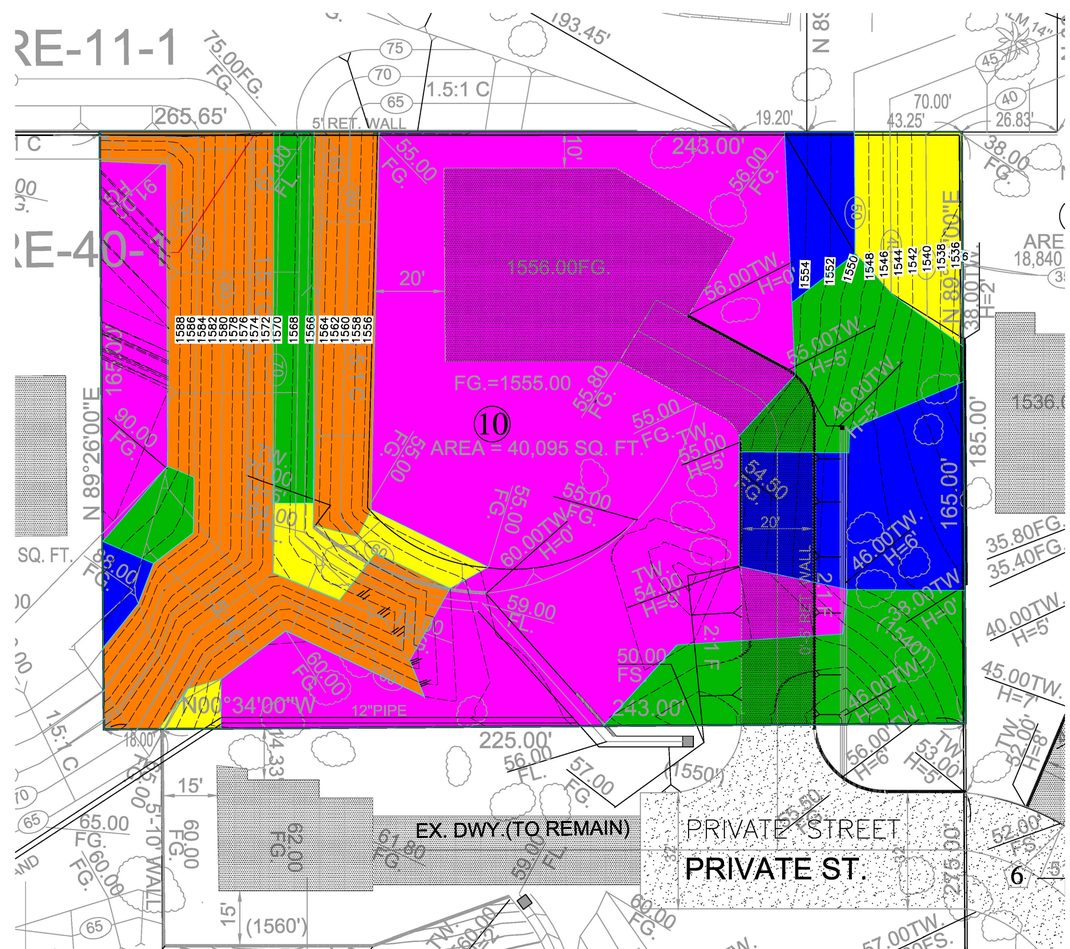
SCALE: N.T.S

NOTES:

1. NET LOT AREA = 40,095 SF
2. ZONING = RE40-1
3. SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY UTILIZING AUTOCAD CIVIL 3D 2019 SOFTWARE.
4. TOPOGRAPHIC SURVEY DATED MARCH 3, 2014 CONDUCTED BY: JERRY M. CROWLEY, RCE 23325
   ENGINEERING SERVICES
   2341 W. SILVER LAKE DR.
   LOS ANGELES, CA 90039
   323-893-7423

Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	**0.35**	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	**0.30**	0.20
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	**0.25**	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	**0.20**	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	**0.15**	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00



BENCH MARK

CITY OF LOS ANGELES B.M.# 02-01890

SPK IN S CURB OF DAY ST 5 FEET W OF BC CURB RET. SW COR. OF MCVINE AVE.

ELEV.=1456.852' *1960 ADJUSTMENT*

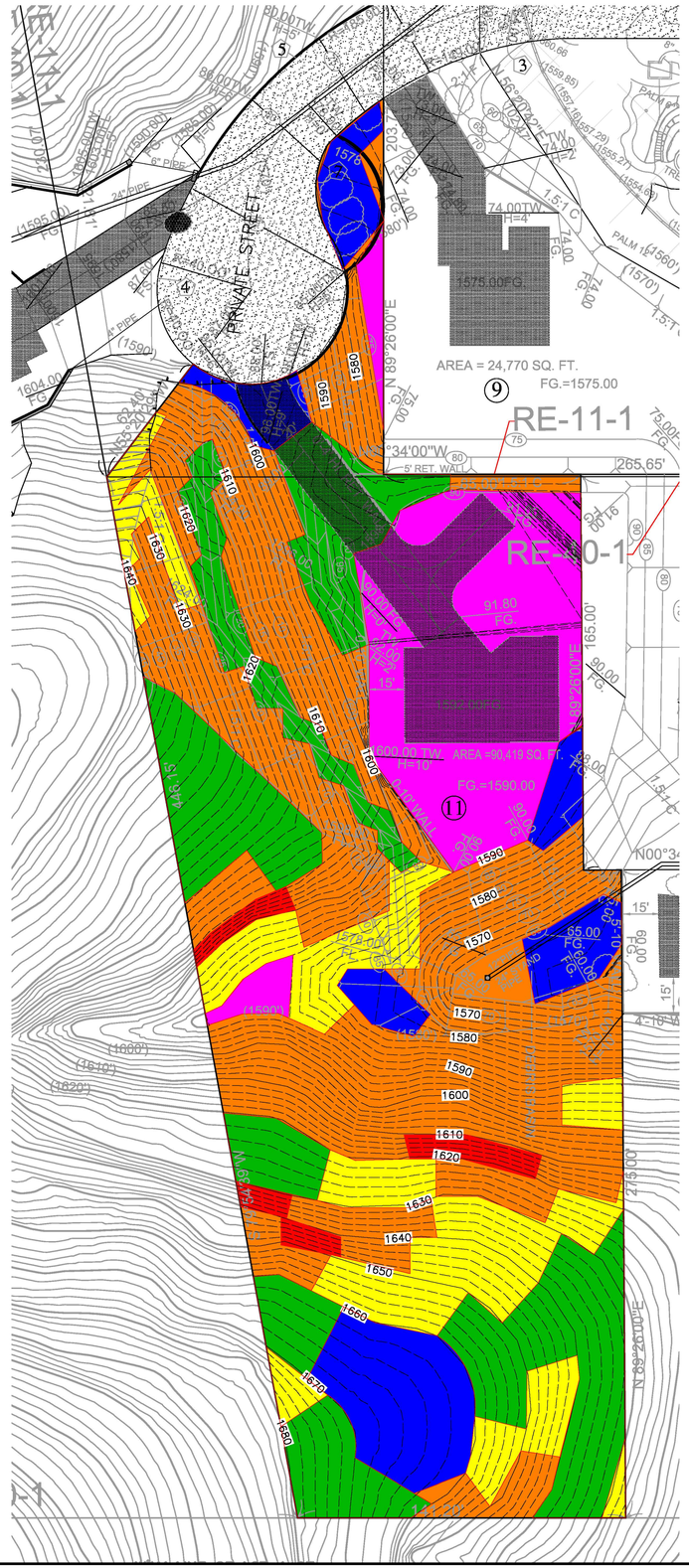
GRAPHIC SCALE 1"= 20'

0 20 40 60 80

REGISTERED PROFESSIONAL ENGINEER ARET BIYATI No. 64448 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD, SAN FERNANDO, CA 91430
Phone: (818) 832-1710 • Fax: (818) 832-1740

SLOPE ANALYSIS
TR 73957 – LOT 10
LOS ANGELES, CA 91040



Slope Analysis and Maximum Residential Floor Area

Zoning: RE40

Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

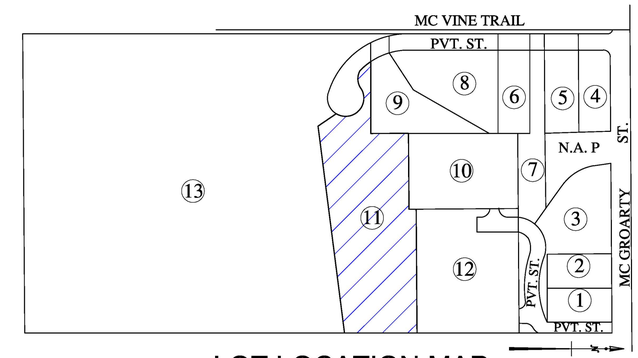
Legend	(A) Slope Bands(%)	(B) Lot Area within each slope band (sq-ft). From survey/ contour map.		(C) FAR Bold colum in Table 1		(D) Max. Residential Floor Area allowed within each slope band
	0 - 14.99	13,160	x	0.35	x	4,606.00
	15 - 29.99	8,129	x	0.30	x	2,438.70
	30 - 44.99	17,550	x	0.25	x	4,387.50
	45 - 59.99	11,150	x	0.20	x	2,230.00
	60 - 99.99	39,000	x	0.15	x	5,850.00
	100 +	1,430	x	0.00	x	-
Maximum Residential Floor Area					=	**19,512.20**

Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	**0.35**	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	**0.30**	0.20
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	**0.25**	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	**0.20**	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	**0.15**	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00

NOTES:

1. NET LOT AREA = 90,419 SF
2. ZONING = RE40-1
3. SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY UTILIZING AUTOCAD CIVIL 3D 2019 SOFTWARE.
4. TOPOGRAPHIC SURVEY DATED MARCH 3, 2014 CONDUCTED BY: JERRY M. CROWLEY, RCE 23325 ENGINEERING SERVICES 2341 W. SILVER LAKE DR. LOS ANGELES, CA 90039 323-693-7423



LOT LOCATION MAP

SCALE: N.T.S

BENCH MARK

CITY OF LOS ANGELES B.M.# 02-01890

SPK IN S CURB OF DAY ST 5 FEET W OF BC CURB RET. SW COR. OF MCVINE AVE.

ELEV.=1456.852' *1960 ADJUSTMENT*

REGISTERED PROFESSIONAL ENGINEER ARET BINATO No. 64448 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

GRAPHIC SCALE *1"= 30'*

0 30 60 90 120

FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD, SAN FERNANDO, CA 91430
Phone: (818) 832-1710 • Fax: (818) 832-1740

SLOPE ANALYSIS
TR 73957 – LOT 11
LOS ANGELES, CA 91040

Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	**0.35**	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	**0.30**	0.20
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	**0.25**	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	**0.20**	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	**0.15**	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00

NOTES:

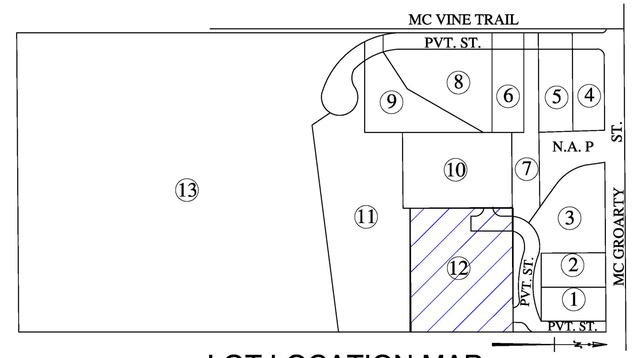
1. NET LOT AREA = 61,875 SF
2. ZONING = RE40-1
3. SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY UTILIZING AUTOCAD CIVIL 3D 2019 SOFTWARE.
4. TOPOGRAPHIC SURVEY DATED MARCH 3, 2014 CONDUCTED BY: JERRY M. CROWLEY, RCE 23325 ENGINEERING SERVICES 2341 W. SILVER LAKE DR. LOS ANGELES, CA 90039 323-893-7423

Slope Analysis and Maximum Residential Floor Area

Zoning: RE40

Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

	(A)	(B)		(C)		(D)
Legend	Slope Bands(%)	Lot Area within each slope band (sq-ft). From survey/ contour map.		FAR Bold colum in Table 1		Max. Residential Floor Area allowed within each slope band
	0 - 14.99	24,541	x	0.35	x	8,589.35
	15 - 29.99	4,415	x	0.30	x	1,324.50
	30 - 44.99	13,610	x	0.25	x	3,402.50
	45 - 59.99	8,789	x	0.20	x	1,757.80
	60 - 99.99	10,520	x	0.15	x	1,578.00
	100 +	-	x	0.00	x	-
Maximum Residential Floor Area					=	**16,652.15**



LOT LOCATION MAP
SCALE: N.T.S

BENCH MARK

CITY OF LOS ANGELES B.M.# 02-01890

SPK IN S CURB OF DAY ST 5 FEET W OF BC CURB RET. SW COR. OF MCVINE AVE.

ELEV.=1456.852' 1960 ADJUSTMENT

REGISTERED PROFESSIONAL ENGINEER
ARET BITARTI
No. 64448
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

GRAPHIC SCALE 1"= 20'
0 20 40 60 80

FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD, SAN FERNANDO, CA 91430
Phone: (818) 832-1710 • Fax: (818) 832-1740

SLOPE ANALYSIS
TR 73957 – LOT 12
LOS ANGELES, CA 91040

Table 1. Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

Slope Bands (%)	R1	R5	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	**0.35**	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	**0.30**	0.20
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	**0.25**	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	**0.20**	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	**0.15**	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00

NOTES:

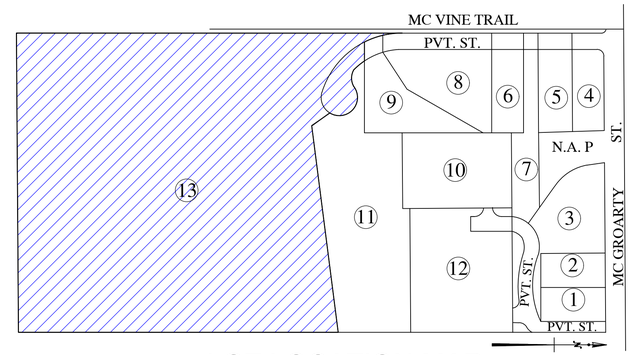
1. NET LOT AREA = 442,278 SF
2. ZONING = RE40-1
3. SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY UTILIZING AUTOCAD CIVIL 3D 2019 SOFTWARE.
4. TOPOGRAPHIC SURVEY DATED MARCH 3, 2014 CONDUCTED BY: JERRY M. CROWLEY, RCE 23325 ENGINEERING SERVICES 2341 W. SILVER LAKE DR. LOS ANGELES, CA 90039 323-893-7423

Slope Analysis and Maximum Residential Floor Area

Zoning: RE40

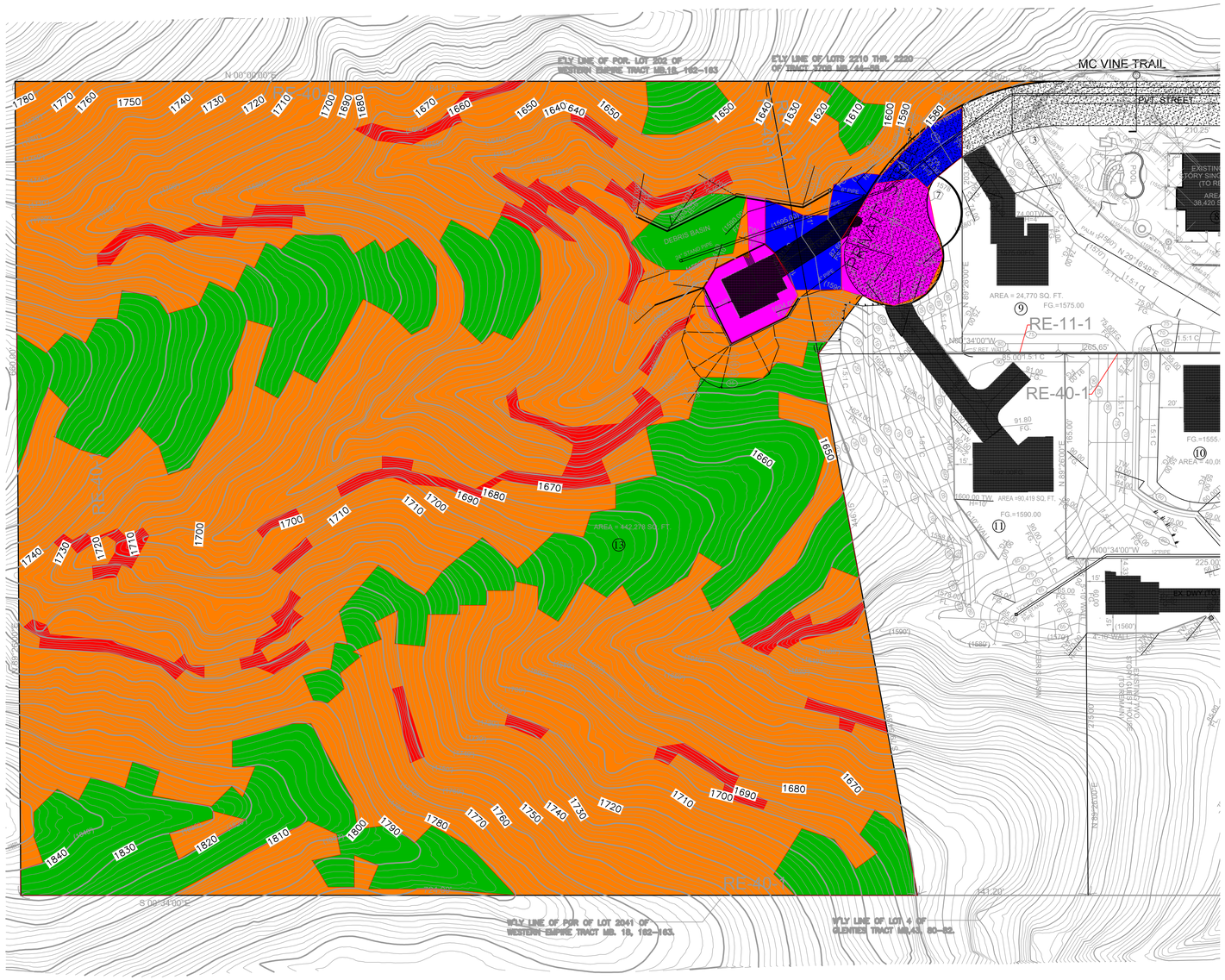
Worksheet 1. Hillside Area Maximum Residential Floor Area Formula

	(A)	(B)		(C)		(D)
Legend	Slope Bands(%)	Lot Area within each slope band (sq-ft). From survey/ contour map.		FAR Bold colum in Table 1		Max. Residential Floor Area allowed within each slope band
	0 - 14.99	10,858	x	0.35	x	3,800.30
	15 - 29.99	6,630	x	0.30	x	1,989.00
	30 - 44.99	111,065	x	0.25	x	27,766.25
	45 - 59.99	-	x	0.20	x	-
	60 - 99.99	292,450	x	0.15	x	43,867.50
	100 +	21,275	x	0.00	x	-
Maximum Residential Floor Area					=	**77,423.05**



LOT LOCATION MAP

SCALE: N.T.S



BENCH MARK

CITY OF LOS ANGELES B.M.# 02-01890

SPK IN S CURB OF DAY ST 5 FEET W OF BC CURB RET. SW COR. OF MCVINE AVE.

ELEV.=1456.852' 1960 ADJUSTMENT

REGISTERED PROFESSIONAL ENGINEER
ARET BINAKI
No. 64448
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

GRAPHIC SCALE 1"= 50'

0 50 100 150 200

FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD, SAN FERNANDO, CA 91435
Phone: (818) 832-1710 • Fax: (818) 832-1740

SLOPE ANALYSIS
TR 73957 – LOT 13
LOS ANGELES, CA 91040