

ADDRESS :
217 S. MCCADDEN PL, LOS ANGELES - CA - 90004

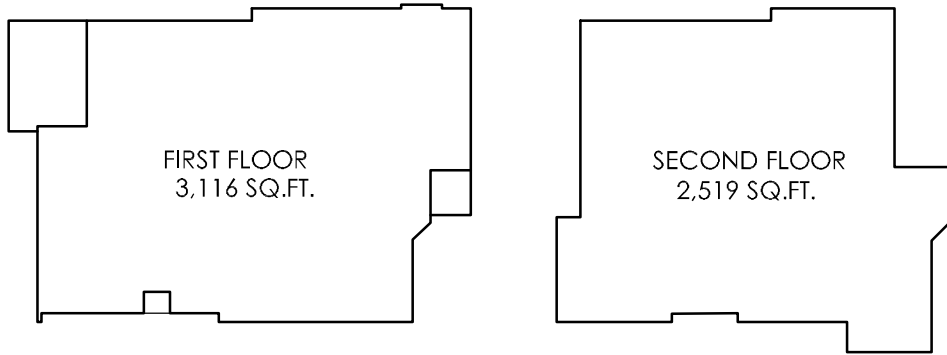
LEGAL DESCRIPTION

TRACT: TR 8320
BLOCK: ---
LOT: 72
ARB: NO
MODIFIER: NO
PIN NUMBER: 138 B 185 477
APN: 55130280020
ZONING: RE 9-1-HPOZ
ZONING INFORMATION (ZI): ZI-2391 BASELINE MANSIONIZATION

MAXIMUM R.F.A. : 40% LOT : 4,868.68 SQ.FT. (LOT AREA : 12,171.7 SQ.FT.)
20 % RESIDENTIAL R.F.A. : 5,842.416 SQ.FT.

EXISTING FOOTPRINT : 1,846 SQ.FT. EXISTING LOT COVERAGE: 15 %
PROPOSED FOOTPRINT : 4,276 SQ.FT. PROPOSED LOT COVERAGE : 35 %

BASE FLOOR : 3,362 SQ.FT. SECOND FLOOR : 2,519 SQ. FT. = 74 % BASE FLOOR



ZONING SQ. FT. SUMMARY			
LOT AREA :		12,171.7 SQ.FT.	
	EXISTING	ADDITION	TOTAL
BASEMENT		1,461 SQ.FT.	1,461 SQ.FT.
GARAGE		400 SQ.FT.	400 SQ.FT.
DETACHED ACCESSORY BLDG		200 SQ.FT.	200 SQ.FT.
COVERED PORCHES			246 SQ.FT.
FIRST FLOOR		1,737 SQ.FT.	3,116 SQ.FT.
SECOND FLOOR		1,348 SQ.FT.	2,519 SQ.FT.
RESIDENTIAL GRAND TOTAL		2,908 SQ.FT.	5,635 SQ.FT.

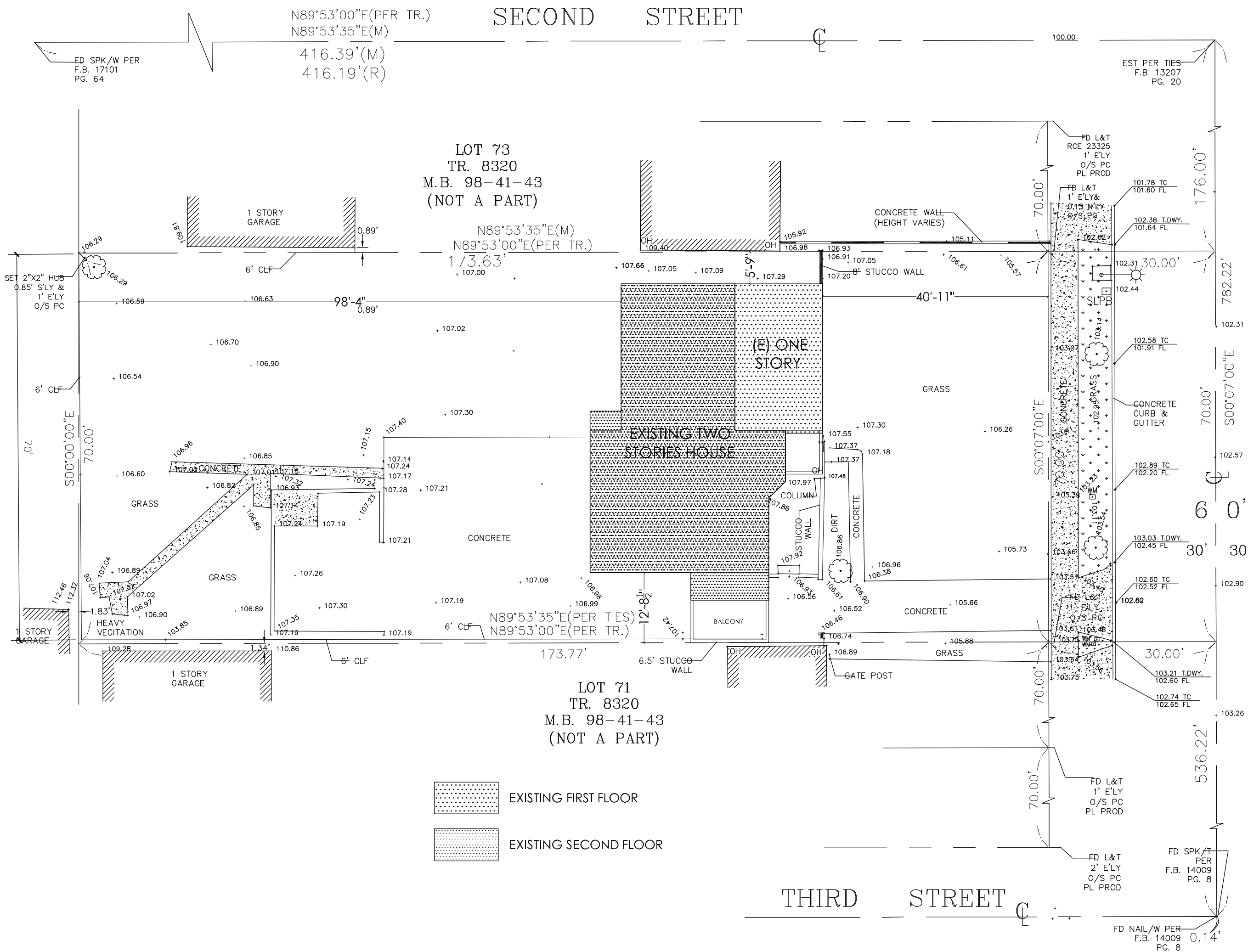
GROSS SQ. FT. SUMMARY			
	EXISTING	ADDITION	TOTAL
BASEMENT		1,461 SQ.FT.	1,461 SQ.FT.
GARAGE		400 SQ.FT.	400 SQ.FT.
DETACHED ACCESSORY BLDG		200 SQ.FT.	200 SQ.FT.
FIRST FLOOR		1,379 SQ.FT.	3,116 SQ.FT.
SECOND FLOOR		1,348 SQ.FT.	2,519 SQ.FT.
RESIDENTIAL GRAND TOTAL		4,188 SQ.FT.	7,096 SQ.FT.

EXISTING & PROPOSED PLOT PLAN

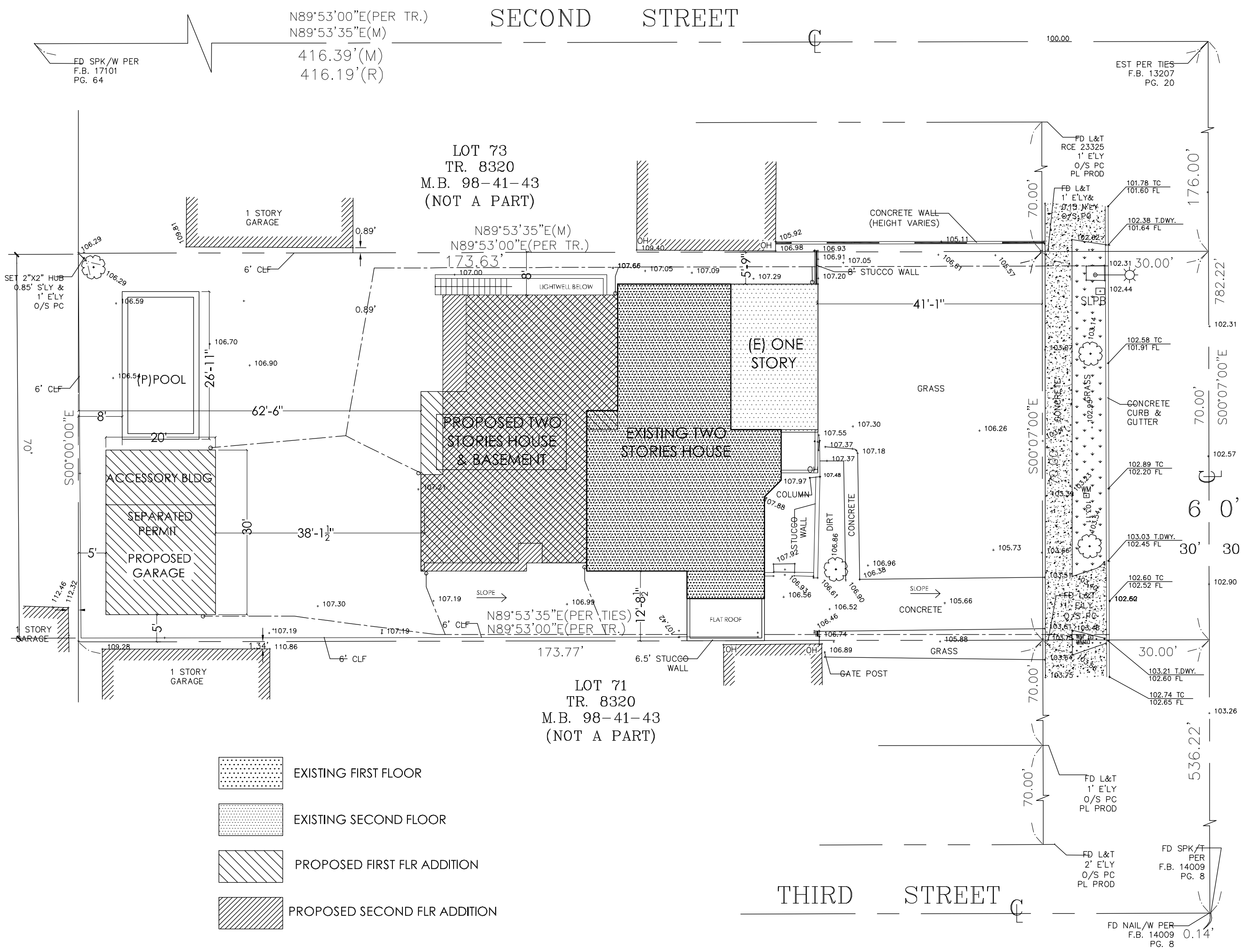
DATE: 10/12/11

SCALE: 1/16" = 1'-0"

A-0



EXISTING PLOT PLAN
1/16" = 1'-0"



PROPOSED PLOT PLAN
1/16" = 1'-0"