

NOTE: MAXIMUM RESIDENTIAL FLOOR AREA ON ANY LOT MAY BE THE PERCENTAGE OF THE LOT SIZE PER TABLE 12.21C.10-20 OR 800 SQUARE FEET, WHICHEVER IS GREATER. (12.21C.10-20)(2)

SEE ORDINANCE 184,802 FOR OTHER RESTRICTIONS AND BONUS CALCULATIONS PRIOR TO DESIGN.

THIS PLAN IS TO BE USED IN ACCORDANCE WITH THE CITY OF LOS ANGELES CITY PLANNING DEPARTMENT'S CITY PLAN CHECK PRIOR TO DESIGN.

Manufactured flat areas may be terraced within historic slopes. For the purpose of our slope band analysis, manufactured areas are shown as flat (0%-15%) and are subject to city planning interpretation.

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PARTIAL USE OF 2011 LIDAR DATA WAS USED DUE TO INACCESSIBILITY. (DASH CONTOURS)

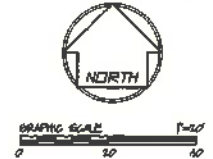
ELEVATION CONTOURS - 2 FEET, 10 FEET AND 50 FEET. THESE LAYERS ARE BASED ON ORIGINAL ELEVATION MODEL (DEM) DATASETS ACQUIRED IN 2006 FOR ALL OF LOS ANGELES COUNTY. THE DEM POSTING INTERVAL FOR ELEVATION POINTS WAS 5 FEET (1.6 METERS) WITH A VERTICAL PRECISION OF +/- 2 FEET.

SOURCE: LAR-14C PROJECT; LAYERS CREATED BY GIS SECTION IN 2007

**PLANS REVIEWED**  
City of Los Angeles  
City Planning Department

Date: 3/3/22 By: Kingsley

Approved maximum residential floor area is 18830.3 sq-ft.



PREPARED FOR:  
SHAWBY + DONALDSON  
3791 S ROBERTSON BLVD  
CULVER CITY, CA 90232  
RUSSEL SHAWBY

SECTION I. Name Applicant(s)/Property Owner(s) \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Assessor Parcel Number: 4368-026-020  
SECTION II. Project Address: 1111 LINDA FLORA DR Lot: 1717 Trace: 17080 (AB 389/40-41)  
Proposed Project Description: (describe in detail, including all proposed work and dimensions)

SECTION III. Circle the Zone of the project site in Table I and complete Worksheet I.

Table 12.21 C.10-20  
Single-Family Zone Hillside Area Residential Floor Area Ratios (FAR)

| SLOPE BANDS (%) | R1   | R2   | RE9  | RE11 | RE15 | RE20 | RE40 | RA   |
|-----------------|------|------|------|------|------|------|------|------|
| 0-14.99         | 0.45 | 0.45 | 0.40 | 0.40 | 0.35 | 0.35 | 0.25 | 0.25 |
| 15-29.99        | 0.45 | 0.40 | 0.35 | 0.35 | 0.30 | 0.30 | 0.20 | 0.20 |
| 30-44.99        | 0.40 | 0.30 | 0.30 | 0.25 | 0.25 | 0.25 | 0.15 | 0.15 |
| 45-59.99        | 0.35 | 0.30 | 0.25 | 0.25 | 0.20 | 0.20 | 0.10 | 0.10 |
| 60-99.99        | 0.30 | 0.25 | 0.20 | 0.20 | 0.15 | 0.15 | 0.05 | 0.05 |
| 100 +           | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Worksheet 1. Hillside Area Maximum Residential Floor Area Formulas

| (A)             | (B)  | (C)                                  | (D)  |
|-----------------|--|--------------------------------------|--|
| Slope Bands (%) | Lot Area within each slope band (sq-ft) from survey contour map. | FAR from the Zone circled in Table I | Max. Residential Floor Area allowed within each slope band |
| 0%-14.99%       | 33,644   | X 0.35                               | = 11,825.4   |
| 15%-29.99%      | 1,860  | X 0.30                               | = 558.0  |
| 30%-44.99%      | 852  | X 0.25                               | = 213.0  |
| 45%-59.99%      | 9,112  | X 0.20                               | = 1,822.4  |
| 60%-99.99%      | 29,160   | X 0.15                               | = 4,374.0  |
| > 100%          | 0  | X 0.00                               | = 0  |
| TOTALS          | 74,873   |                                      | Minimum Residential Floor Area = 18,830.3                  |

I, Bill James, am the licensed professional surveyor or Registered Civil Engineer in the State of California license # PLS 7020 Expiration Date: 06/30/2022 certify that all the above information is correct.

Digitally signed by Bill James Date: 2022.12.15 10:37:11 -0800

THIS MAP IS NOT INTENDED FOR DESIGN PURPOSES

**SLOPE STUDY EXHIBIT**  
1111 LINDA FLORA DRIVE  
LOS ANGELES, CA 90049