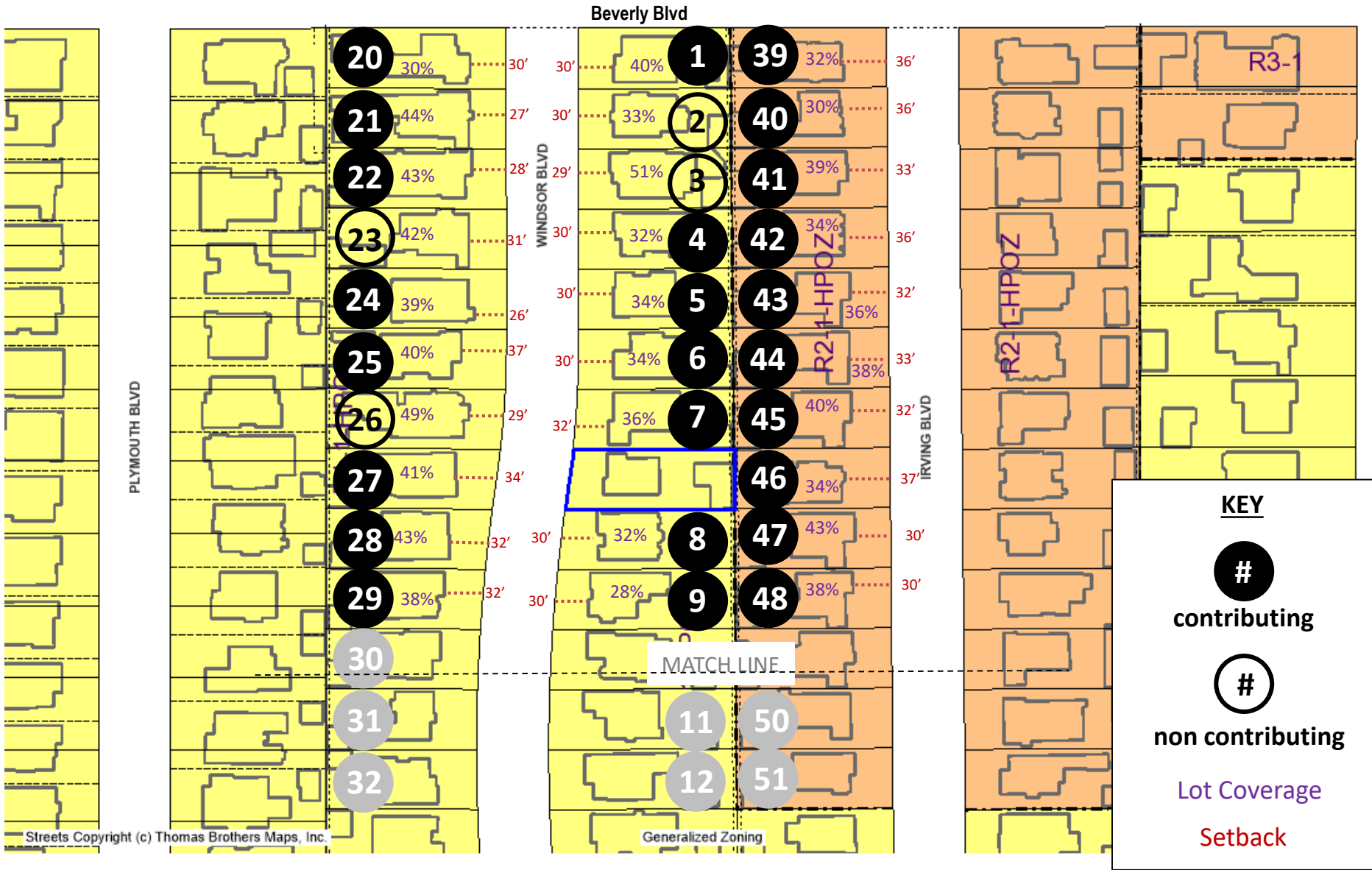
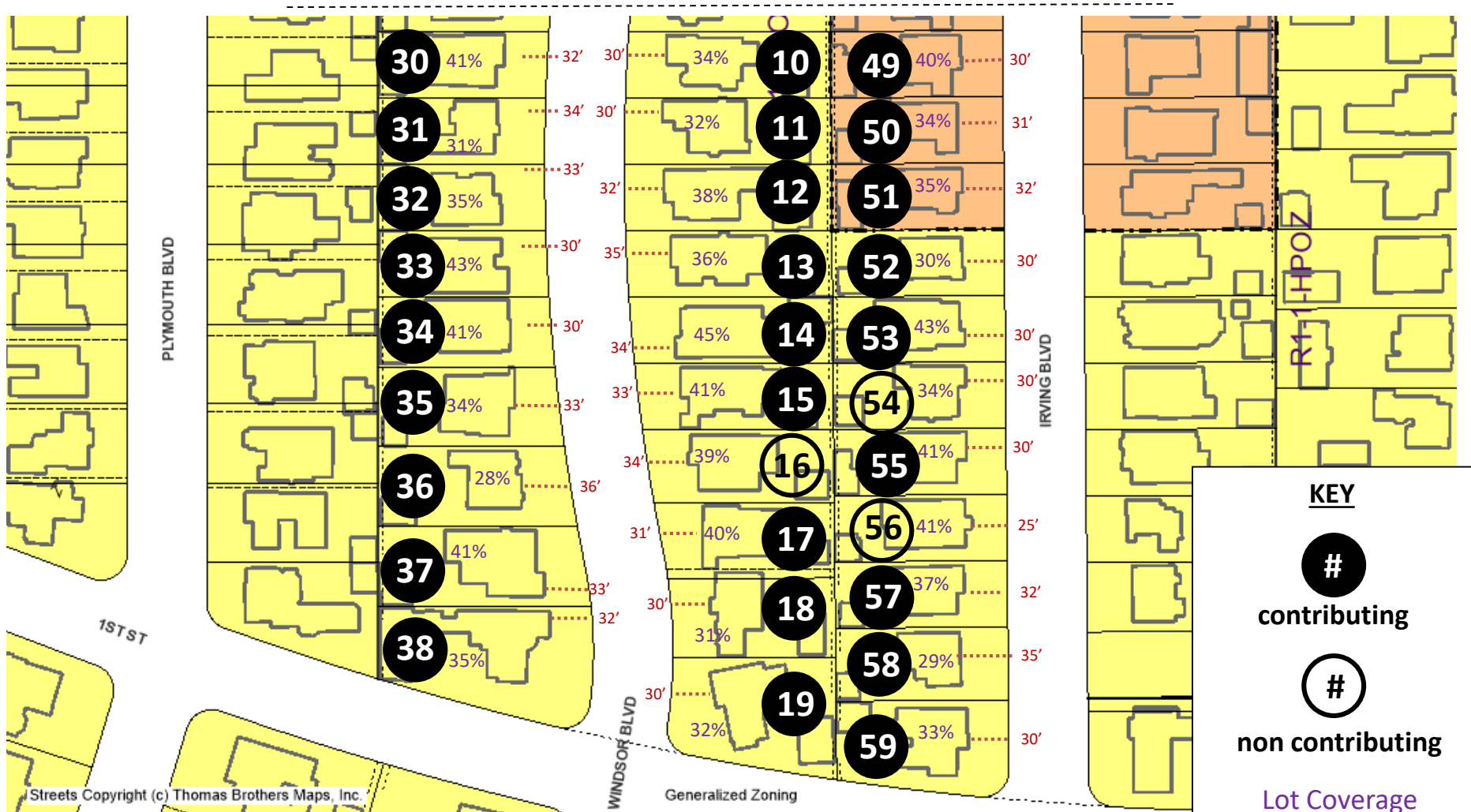
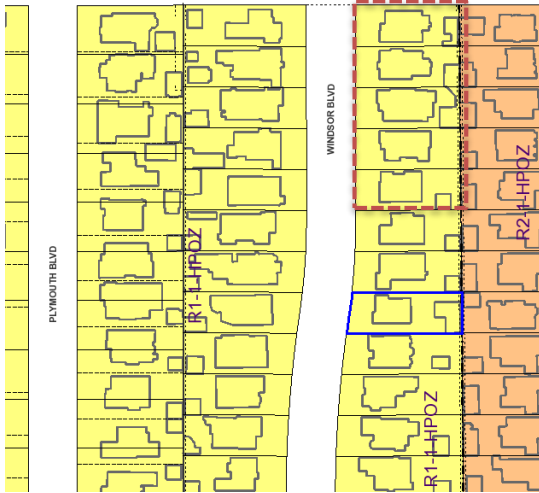


Context Analysis Examples (1 of 2)

CONTEXT ANALYSIS KEY MAP







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1- 248 N WINDSOR BLVD –Contributor – 1922
Spanish Colonial Revival
Lot Coverage: 40% Setback: 30'
of Stories: 1 Approx. Height: 14'



2- 242 N WINDSOR BLVD – Non Contributor
1922- Spanish Colonial Revival
Lot Coverage: 33% Setback: 30'
of Stories: 1 Approx. Height: 14'



3- 236 N WINDSOR BLVD – Non Contributor
1922;1990s - Post Modern-Mediterranean
Revival; Lot Coverage: 51% Setback: 29'
of Stories: 2 Approx. Height: 28'



4- 232 N WINDSOR BLVD –Contributor
1922- Spanish Colonial Revival
Lot Coverage: 32% Setback: 30'
of Stories: 1 Approx. Height: 18'



5- 226 N WINDSOR BLVD –Contributor
1922- Spanish Colonial Revival
Lot Coverage: 34% Setback: 30'
of Stories: 1 Approx. Height: 18'



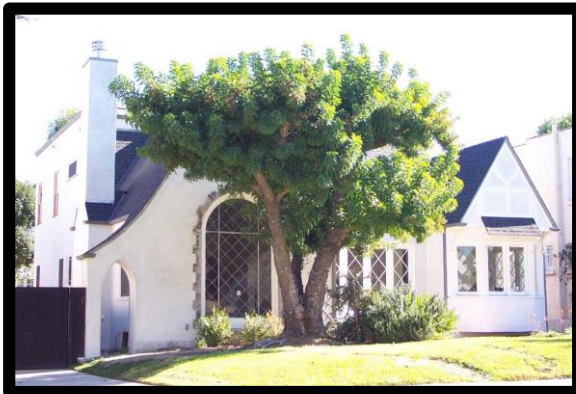
Index Photo
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6- 222 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 34% Setback: 30'
of Stories: 1 Approx. Height: 14'



7- 216 N WINDSOR BLVD – Contributor
1924- English Revival
Lot Coverage: 36% Setback: 20'
of Stories: 1 Approx. Height: 18'



8- 206 N WINDSOR BLVD – Contributor
1923- English Revival
Lot Coverage: 32% Setback: 30'
of Stories: 2 Approx. Height: 21'



9- 202 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 28% Setback: 30'
of Stories: 2 Approx. Height: 21'



10- 152 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 34% Setback: 30'
of Stories: 2 Approx. Height: 18'



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11- 146 N WINDSOR BLVD –Contributor
1923- English Revival
Lot Coverage: 32% Setback: 30'
of Stories: 2 Approx. Height: 19'



12- 140 N WINDSOR BLVD –Contributor
1922/23- English Revival- Fantasy Cottage
Lot Coverage: 38% Setback: 32'
of Stories: 2 Approx. Height: 18'



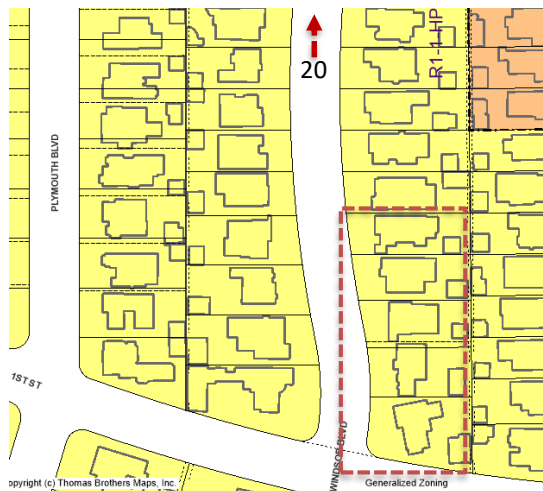
13- 136 N WINDSOR BLVD –Contributor
1922/23- Spanish Colonial Revival
Lot Coverage: 36% Setback: 35'
of Stories: 1 Approx. Height: 18'



14- 130 N WINDSOR BLVD –Contributor
1923- English Revival
Lot Coverage: 45% Setback: 34'
of Stories: 2 Approx. Height: 20'



15- 126 N WINDSOR BLVD –Contributor
1922- Spanish Colonial Revival
Lot Coverage: 41% Setback: 33'
of Stories: 1 Approx. Height: 18'



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16- 120 N WINDSOR BLVD – Non Contributor
20003- Neo Spanish Colonial
Lot Coverage: 39% Setback: 34'
of Stories: 2 Approx. Height: 28'



17- 114 N WINDSOR BLVD –Contributor
1922- Spanish Colonial Revival
Lot Coverage: 40% Setback: 31'
of Stories: 1 Approx. Height: 16'



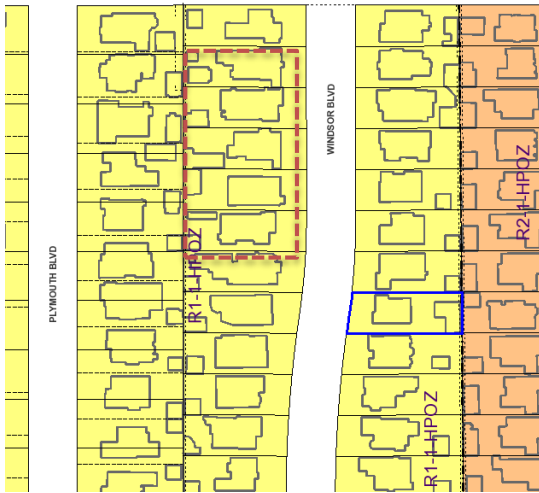
18- 110 N WINDSOR BLVD –Contributor
1923- English Revival
Lot Coverage: 31% Setback: 30'
of Stories: 2 Approx. Height: 40'



19- 100 N WINDSOR BLVD –Contributor
1923-34- English Revival
Lot Coverage: 32% Setback: 30'
of Stories: 2 Approx. Height: 29'



20- 249 N WINDSOR BLVD –Contributor
1923- Spanish Colonial Revival
Lot Coverage: 30% Setback: 30'
of Stories: 1 Approx. Height: 12'



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21- 243 N WINDSOR BLVD – Contributor
1922- Spanish Colonial Revival
Lot Coverage: 44% Setback: 27'
of Stories: 1 Approx. Height: 18'



22- 237 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 43% Setback: 28'
of Stories: 1 Approx. Height: 17'



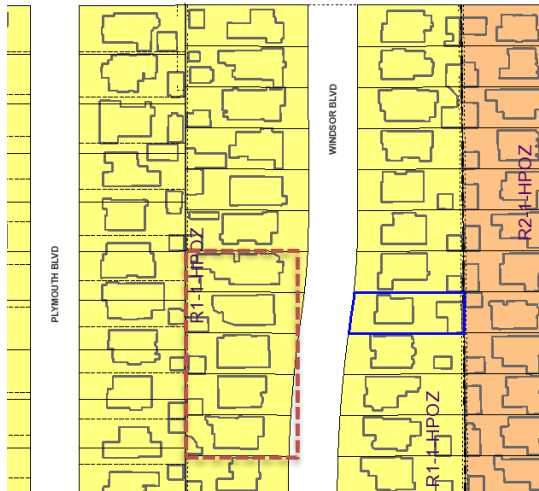
23- 233 N WINDSOR BLVD –
Non Contributor
1922 to 1950s Remodeled Eclectic
Lot Coverage: 42% Setback: 31'
of Stories: 1 Approx. Height: 16'



24- 227 N WINDSOR BLVD – Contributor
1923 – English Revival
Lot Coverage: 39% Setback: 26'
of Stories: 1 Approx. Height: 21'



25- 223 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 40% Setback: 37'
of Stories: 1 Approx. Height: 19'



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26- 217 N WINDSOR BLVD – Non Contributor
1923- Spanish Colonial Revival
Lot Coverage: 49% Setback: 29'
of Stories: 1 Approx. Height: 14'
* New 2-story under construction currently



27- 213 N WINDSOR BLVD – Contributor
1923/27- Spanish Colonial Revival
Lot Coverage: 41% Setback: 34'
of Stories: 2 Approx. Height: 21'



28- 207 N WINDSOR BLVD – Contributor
1921/22- Spanish Colonial Revival
Lot Coverage: 43% Setback: 32'
of Stories: 1 Approx. Height: 16'



29- 203 N WINDSOR BLVD – Contributor
1923- English Revival
Lot Coverage: 38% Setback: 32'
of Stories: 1 Approx. Height: 16'



30- 153 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 41% Setback: 32'
of Stories: 1 Approx. Height: 14'



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31- 147 N WINDSOR BLVD – Contributor
1923/24- Spanish Colonial Revival
Lot Coverage: 31% Setback: 34'
of Stories: 2 Approx. Height: 24'



32- 141 N WINDSOR BLVD – Contributor
1922- Spanish Colonial Revival
Lot Coverage: 35% Setback: 33'
of Stories: 1 Approx. Height: 15'



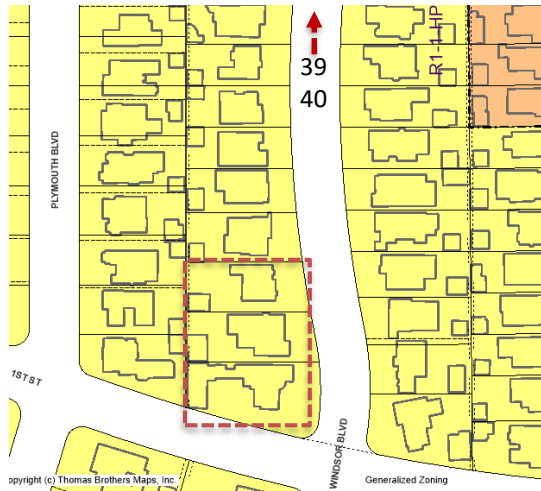
33- 135 N WINDSOR BLVD – Contributor
1926/27- Spanish Colonial Revival
Lot Coverage: 43% Setback: 30'
of Stories: 1 Approx. Height: 15'



34- 129 N WINDSOR BLVD – Contributor
1921- Spanish Colonial Revival
Lot Coverage: 41% Setback: 30'
of Stories: 1 Approx. Height: 17'
* Addition approved



35- 125 N WINDSOR BLVD – Contributor
1922- Spanish Colonial Revival
Lot Coverage: 34% Setback: 33'
of Stories: 1 Approx. Height: 16'
* Second story addition approved



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36- 119 N WINDSOR BLVD – Contributor
1923- Tudor Revival
Lot Coverage: 28% Setback: 36'
of Stories: 2 Approx. Height: 26'



37- 111 N WINDSOR BLVD – Contributor
1922- Spanish Colonial Revival
Lot Coverage: 41% Setback: 33'
of Stories: 2 Approx. Height: 25'



38- 101 N WINDSOR BLVD – Contributor
1927- Spanish Colonial Revival
Lot Coverage: 35% Setback: 32'
of Stories: 2 Approx. Height: 21'
* Second story addition under construction



39- 5012 W BEVERLY BLVD; 253 N IRVING BLVD Contributor
1923- Spanish Colonial Revival
Lot Coverage: 32% Setback: 36'
of Stories: 2 Approx. Height: 23'



40- 247 & 249 N IRVING BLVD – Contributor
1922- Spanish Colonial Revival
Lot Coverage: 30% Setback: 36'
of Stories: 2 Approx. Height: 24'



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41- 245 & 243 N IRVING BLVD– Contributor
1923- Spanish Colonial Revival
Lot Coverage: 39% Setback: 33'
of Stories: 2 Approx. Height: 23'



42- 239 & 237 N IRVING BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 34% Setback: 36'
of Stories: 2 Approx. Height: 24'



43- 235 & 233 N IRVING BLVD–Contributor
1923- Spanish Colonial Revival
Lot Coverage: 36% Setback: 32'
of Stories: 2 Approx. Height: 25'



44- 227 & 225 N IRVING BLVD– Contributor
1923- Mediterranean Revival
Lot Coverage: 38% Setback: 33'
of Stories: 2 Approx. Height: 26'



45- 223 & 221 N IRVING BLVD– Contributor
1923- Mediterranean Revival
Lot Coverage: 40% Setback: 32'
of Stories: 2 Approx. Height: 22'



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46- 219 & 217 N IRVING BLVD— Contributor
1922- Mediterranean Revival
Lot Coverage: 34% Setback: 37'
of Stories: 2 Approx. Height: 23'



47- 215 & 213 N IRVING BLVD— Contributor
1923- Mediterranean Revival
Lot Coverage: 43% Setback: 30'
of Stories: 2 Approx. Height: 22'



48- 209 & 207 N IRVING BLVD—Contributor
1923- Mediterranean Revival
Lot Coverage: 38% Setback: 30'
of Stories: 2 Approx. Height: 23'



49- 203 & 201 N IRVING BLVD— Contributor
1923- Spanish Colonial Revival
Lot Coverage: 40% Setback: 30'
of Stories: 2 Approx. Height: 22'



50- 153 N IRVING BLVD— Contributor
1923- Spanish Colonial Revival
Lot Coverage: 34% Setback: 30'
of Stories: 2 Approx. Height: 24'



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51- 147 N IRVING BLVD– Contributor
1923- Spanish Colonial Revival
Lot Coverage: 35% Setback: 32'
of Stories: 1 Approx. Height: 20'



52- 143 N IRVING BLVD– Contributor
1923- Spanish Colonial Revival
Lot Coverage: 30% Setback: 30'
of Stories: 1 Approx. Height: 16'



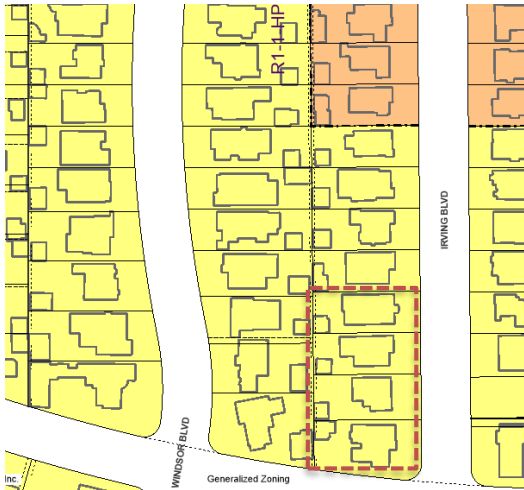
53- 137 N IRVING BLVD– Non Contributor
1923/90- Post Modern Remodel
Lot Coverage: 43% Setback: 30'
of Stories: 2 Approx. Height: 23'



54- 133 N IRVING BLVD– Contributor
1922- Spanish Colonial Revival
Lot Coverage: 34% Setback: 30'
of Stories: 2 Approx. Height: 23'



55- 127 N IRVING BLVD– Contributor
1923- English Revival
Lot Coverage: 41% Setback: 30'
of Stories: 2 Approx. Height: 23'
* Two story addition permitted & completed



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56- 121 N IRVING BLVD– Non Contributor
1922/23; 1990s–
Post Modern-Spanish Colonial Revival
Lot Coverage: 41% Setback: 25’
of Stories: 1 Approx. Height: 18’



57- 117 N IRVING BLVD– Contributor
1923- Spanish Colonial Revival
Lot Coverage: 37% Setback: 32’
of Stories: 1 Approx. Height: 20’



58- 111 N IRVING BLVD– Contributor
1923- Mediterranean Revival
Lot Coverage: 29% Setback: 35’
of Stories: 2 Approx. Height: 23’

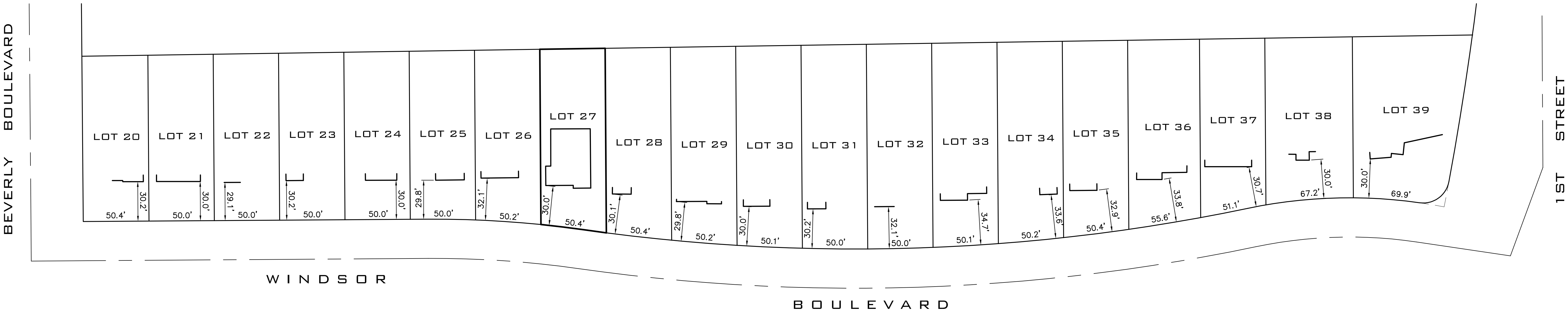


59- 101 N IRVING BLVD– Contributor
1922- English Revival
Lot Coverage: 33% Setback: 30’
of Stories: 2 Approx. Height: 24’

212 Windsor Blvd - Context Analysis

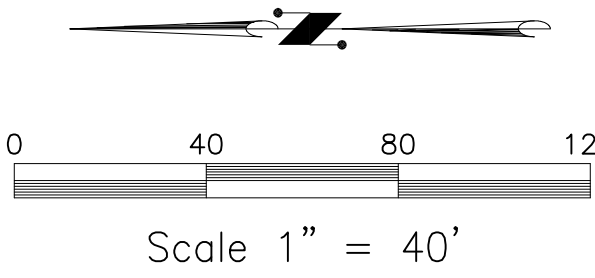
Map #	Address	Lot	Contributor	Structure Type	212 Windsor Context Analysis Lot Area	Footprint	Lot Coverage	Setback	Approx. Height	Approx. Stories
1	248 N WINDSOR BLVD	20	yes	SFD	6,383	2,548	40%	30	14	1.0
2	242 N WINDSOR BLVD	21	no	SFD	6,346	2,111	33%	30	14	1.0
3	236 N WINDSOR BLVD	22	no	SFD	6,366	3,221	51%	29	28	2.0
4	232 N WINDSOR BLVD	23	yes	SFD	6,387	2,034	32%	30	18	1.0
5	226 N WINDSOR BLVD	24	yes	SFD	6,407	2,172	34%	30	18	1.0
6	222 N WINDSOR BLVD	25	yes	SFD	6,438	2,157	34%	30	14	1.0
7	216 N WINDSOR BLVD	26	yes	SFD	6,573	2,389	36%	32	18	1.0
8	206 N WINDSOR BLVD	28	yes	SFD	7,211	2,298	32%	30	21	2.0
9	202 N WINDSOR BLVD	29	yes	SFD	7,488	2,060	28%	30	21	2.0
10	152 N WINDSOR BLVD	30	yes	SFD	7,679	2,606	34%	30	18	2.0
11	146 N WINDSOR BLVD	31	yes	SFD	7,784	2,522	32%	30	19	2.0
12	140 N WINDSOR BLVD	32	yes	SFD	7,805	2,988	38%	32	18	2.0
13	136 N WINDSOR BLVD	33	yes	SFD	7,740	2,822	36%	35	18	1.0
14	130 N WINDSOR BLVD	34	yes	SFD	7,590	3,421	45%	34	20	2.0
15	126 N WINDSOR BLVD	35	yes	SFD	7,354	2,985	41%	33	18	1.0
16	120 N WINDSOR BLVD	36	no	SFD	7,715	2,980	39%	34	28	2.0
17	114 N WINDSOR BLVD	37	yes	SFD	6,576	2,620	40%	31	16	1.5
18	110 N WINDSOR BLVD	38	yes	SFD	8,299	2,614	31%	30	40	2.0
19	100 N WINDSOR BLVD	39	yes	SFD	10,214	3,229	32%	30	29	2
20	249 N WINDSOR BLVD	1	yes	SFD	7,521	2,282	30%	30	12	1
21	243 N WINDSOR BLVD	2	yes	SFD	7,502	3,331	44%	27	18	1
22	237 N WINDSOR BLVD	3	yes	SFD	7,504	3,218	43%	28	17	1
23	233 N WINDSOR BLVD	4	no	SFD	7,506	3,167	42%	31	16	1
24	227 N WINDSOR BLVD	5	yes	SFD	7,508	2,953	39%	26	21	1
25	223 N WINDSOR BLVD	6	yes	SFD	7,499	2,995	40%	37	19	1
26	217 N WINDSOR BLVD	7	no	SFD	7,377	3,605	49%	29	14	1
27	213 N WINDSOR BLVD	8	yes	SFD	7,095	2,942	41%	34	21	2
28	207 N WINDSOR BLVD	9	yes	SFD	6,774	2,923	43%	32	16	1
29	203 N WINDSOR BLVD	10	yes	SFD	6,529	2,506	38%	32	16	1
30	153 N WINDSOR BLVD	11	yes	SFD	6,367	2,633	41%	32	14	1
31	147 N WINDSOR BLVD	12	yes	SFD	6,314	1,934	31%	34	24	2
32	141 N WINDSOR BLVD	13	yes	SFD	6,263	2,213	35%	33	15	1
33	135 N WINDSOR BLVD	14	yes	SFD	6,373	2,757	43%	30	15	1
34	129 N WINDSOR BLVD	15	yes	SFD	6,938	2,873	41%	30	17	1
35	125 N WINDSOR BLVD	16	yes	SFD	8,203	2,779	34%	33	16	1
36	119 N WINDSOR BLVD	17	yes	SFD	8,712	2,442	28%	36	26	2
37	111 N WINDSOR BLVD	18	yes	SFD	9,348	3,839	41%	33	25	2
38	101 N WINDSOR BLVD	19	yes	SFD	12,296	4,361	35%	32	21	2
39	5012 W BEVERLY BLVD; 253 N IRVING BLVD	40	yes	duplex	6,510	2,100	32%	36	23	2
40	247 & 249 N IRVING BLVD	41	yes	duplex	6,500	1,962	30%	36	24	2
41	245 & 243 N IRVING BLVD	42	yes	duplex	6,500	2,529	39%	33	23	2
42	239 & 237 N IRVING BLVD	43	yes	duplex	6,500	2,227	34%	36	24	2
43	235 & 233 N IRVING BLVD	44	yes	duplex	6,500	2,327	36%	32	25	2
44	227 & 225 N IRVING BLVD	45	yes	duplex	6,500	2,446	38%	33	26	2
45	223 & 221 N IRVING BLVD	46	yes	duplex	6,500	2,617	40%	32	22	2
46	219 & 217 N IRVING BLVD	47	yes	duplex	6,500	2,199	34%	37	23	2
47	215 & 213 N IRVING BLVD	48	yes	duplex	6,500	2,765	43%	30	22	2
48	209 & 207 N IRVING BLVD	49	yes	duplex	6,500	2,448	38%	30	23	2
49	203 & 201 N IRVING BLVD	50	yes	duplex	6,500	2,583	40%	30	22	2
50	153 N IRVING BLVD	51	yes	duplex	6,500	2,191	34%	31	24	2
51	147 N IRVING BLVD	52	yes	SFD	6,500	2,246	35%	32	20	1
52	143 N IRVING BLVD	53	yes	SFD	6,500	1,978	30%	30	16	1
53	137 N IRVING BLVD	54	no	SFD	6,500	2,818	43%	30	23	2
54	133 N IRVING BLVD	55	yes	SFD	6,500	2,223	34%	30	23	2
55	127 N IRVING BLVD	56	yes	SFD	6,500	2,669	41%	30	23	2
56	121 N IRVING BLVD	57	no	SFD	6,500	2,678	41%	25	18	1
57	117 N IRVING BLVD	58	yes	SFD	6,500	2,373	37%	32	20	1
58	111 N IRVING BLVD	59	yes	SFD	7,150	2,088	29%	35	23	2
59	101 N IRVING BLVD	60	yes	SFD	8,700	2,889	33%	30	24	2
	Average overall				7141	2642	37%	31	20	2
	Existing House		yes	Single Family	6,860	2,370	35%	30	17.8	1
	Proposed House			Single Family	6,860	2,194	32%	30	25.3	2

PREVAILING SETBACK EXHIBIT



NOTE:
1. FRONTAGE DISTANCES
PER RECORD MAPS.

SETBACK RANGE USED	NO. OF LOTS USED	LOT DESIGNATION	FRONTAGES USED	FRONTAGE DISTANCE USED	SETBACKS USED	TOTAL SETBACK	PERCENTAGE: FRONTAGE/TOTAL FRONTAGE	STATUS > 40%	PREVAILING SETBACK
29.1 - 34.7	20	20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39	50.4, 50.0, 50.0, 50.0, 50.0, 50.0, 50.2, 50.4, 50.4, 50.2, 50.1, 50.0, 50.1, 50.2, 50.4, 55.6, 51.1, 67.2, 69.9	1046.2	30.2, 30.0, 29.1, 30.2, 30.0, 29.8, 32.1, 30.0, 30.1, 29.8, 30.0, 30.2, 32.1, 34.7, 33.6, 32.9, 33.8, 30.7, 30.0, 30.0	619.3	1046.2/1046.2=100%	PASS	619.3/20 = 31.0'



DATE	REVISIONS

PREPARED BY:



WESTCON ENGINEERING, INC.
LAND PLANNING ENGINEERING LAND SURVEYING
6355 TOPANGA CANYON BLVD., SUITE 345
WOODLAND HILLS, CA 91367
818-226-0444 VOICE 818-226-0448 FAX
E-MAIL: info@westconeng.com

PREPARED FOR:

NELA DEVELOPMENT
5532 N. FIGUEROA STREET
LOS ANGELES, CA 90042

PROJECT

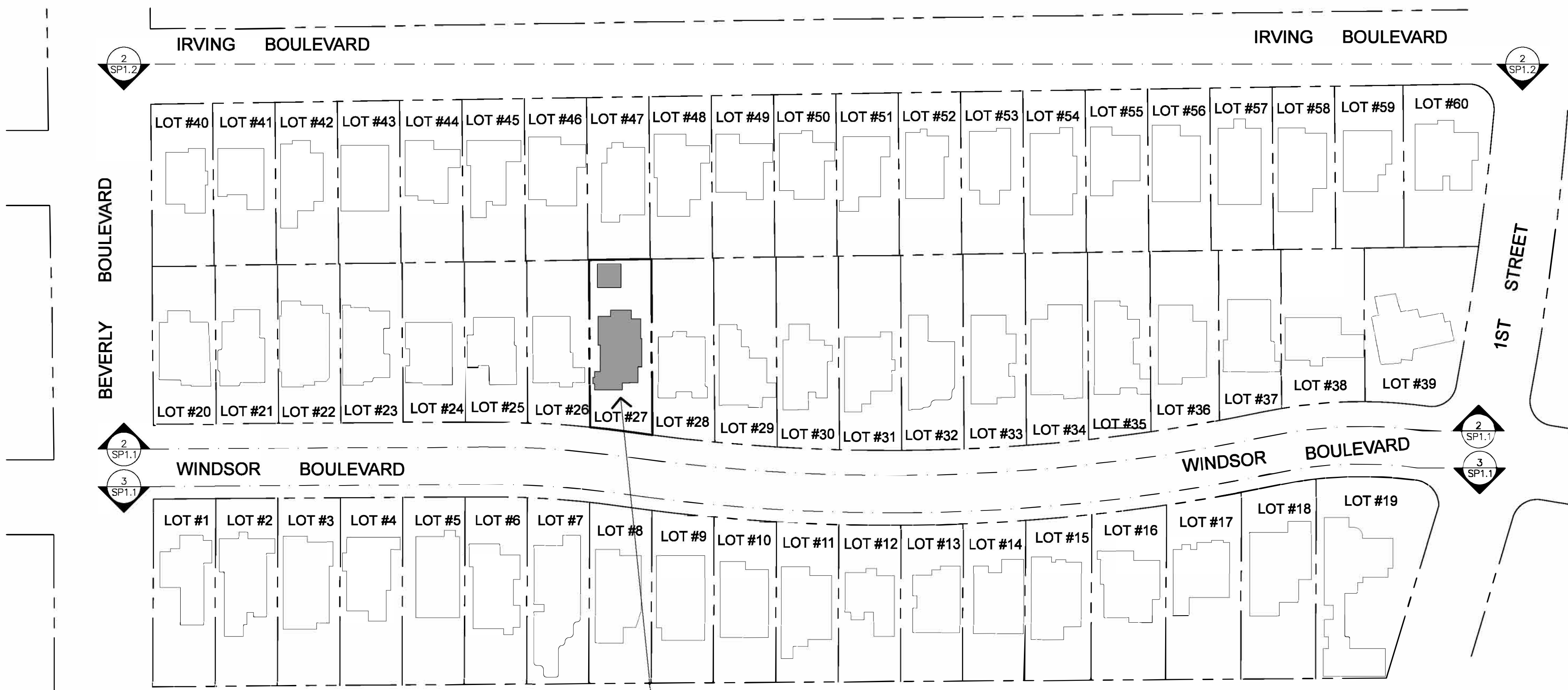
PREVAILING SETBACK
212 N. WINDSOR BOULEVARD
LOS ANGELES, CA 90004

W.O. 18-137
SCALE: 1"=40'
DATE: 05-29-18
SHEET 1 OF 1



3

BLOCK ELEVATION HEIGHT STUDY
1/16" = 1'-0"



1

BLOCK PLOT PLAN EX HB II
1/64" = 1' 0"

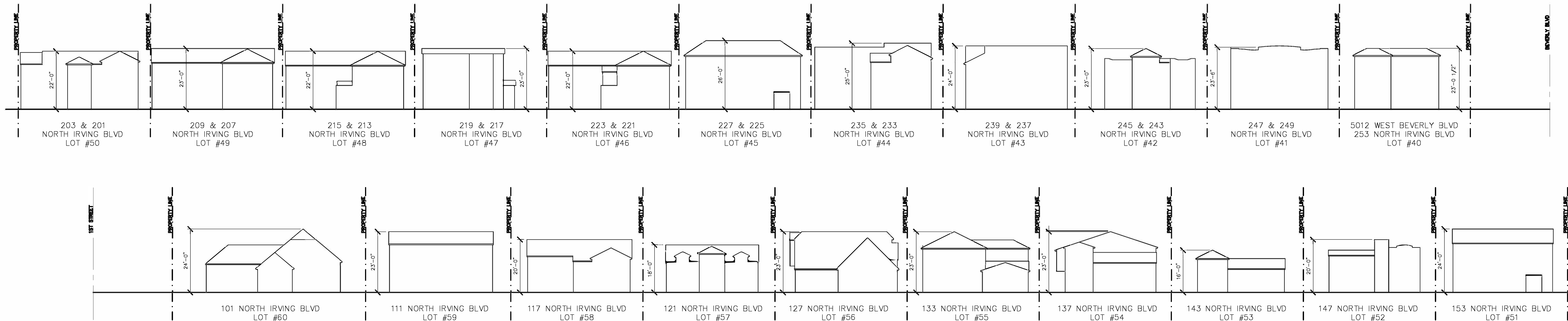
BLOCK ELEVATION HEIGHT
ANALYSIS EXHIBIT

ISSUES AND REVISIONS	
ISSUED FOR CLIENT REVIEW	20180525
ISSUED FOR HPOZ REVIEW CONSULTATION MEETING	20180716
ISSUED FOR HPOZ REVIEW CONSULTATION 2ND MEETING	20180818

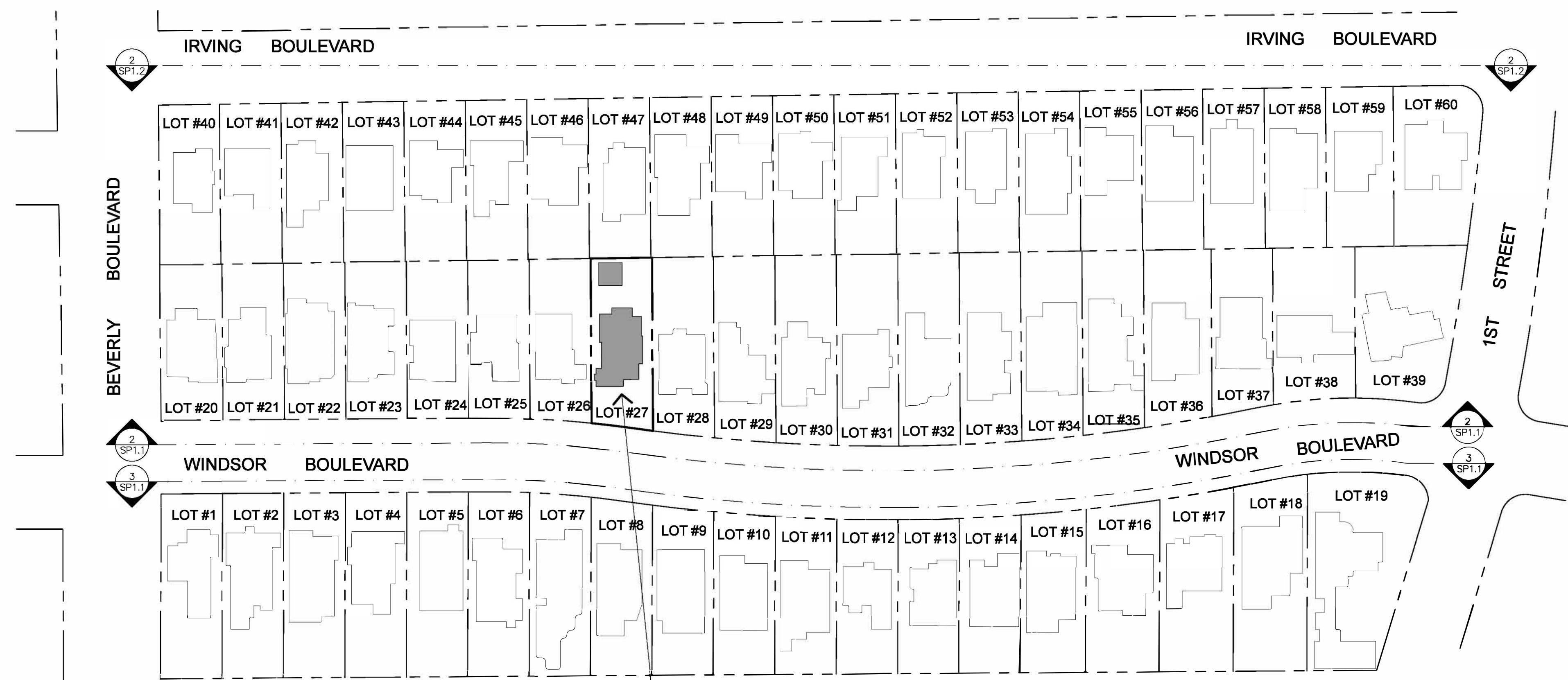
DRAWN	TC
DRAWING DATE	
SCALE	NOTED
SHEET	

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**BLOCK ELEVATION HEIGHT
ANALYSIS EXHIBIT**



2 BLOCK ELEVATION HEIGHT STUDY
1/16" = 1'-0"



SUBJECT PROPERTY: 212 NORTH WINDSOR BLVD
PROPOSED NEW TWO STORY SINGLE FAMILY DWELLING

1 BLOCK LOT PLAN EXHIBIT
1/84" = 1'-0"

ISSUES AND REVISIONS
ISSUED FOR CLIENT REVIEW 20180525
ISSUED FOR HPOZ REVIEW CONSULTATION MEETING 20180716
ISSUED FOR HPOZ REVIEW CONSULTATION 2ND MEETING 20180818

DRAWN _____ TO _____

DRAWING DATE _____

SCALE _____ NOTED _____

SHEET _____

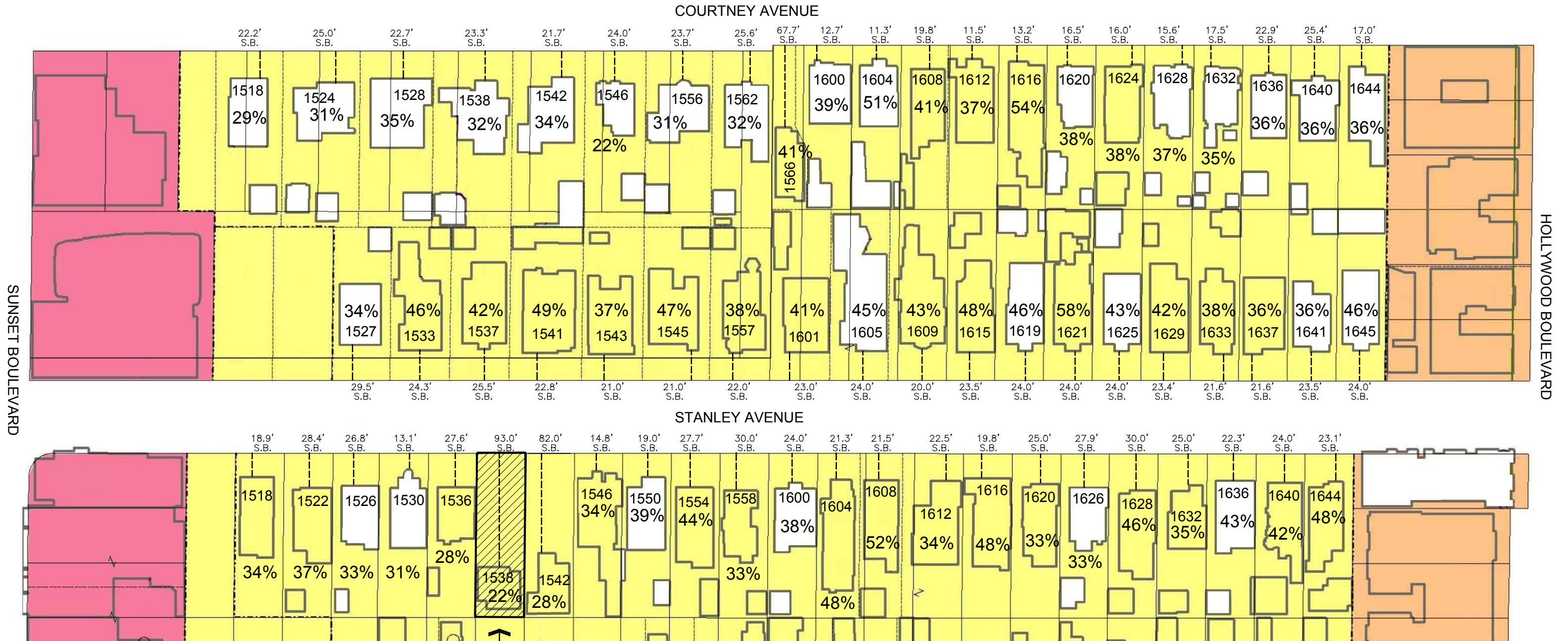
SP1.2

OF SHEETS

Context Analysis Examples (2 of 2)

LANDWORTH DEBOLSKE ARCHITECTURE
5150 WILSHIRE BOULEVARD
LOS ANGELES, CA 90036
DATE: 10/03/18

5	1	5	0	Landworth
Wilshire Boulevard				DeBolske
Los Angeles, CA				ARCHITECTURE
9	0	0	3	6



EXISTING LOT COVERAGE - 22%

- CONTRIBUTING / ALTERED CONTRIBUTING
- NON CONTRIBUTING
- SUBJECT PROPERTY



1518 N. Courtney Ave. Tudor Revival Lot Coverage: 29% Setback: 22.20' Stories: 2 Approx. Ht: 23'-0"	Contributor	1524 N. Courtney Ave. Tudor Revival Lot Coverage: 31% Setback: 25.00' Stories: 2 Approx. Ht: 25'-0"	Contributor	1528 N. Courtney Ave. American Colonial Revival Lot Coverage: 35% Setback: 22.70' Stories: 2 Approx. Ht: 23'-0"	Altered Contributor	1538 N. Courtney Ave. Other Lot Coverage: 32% Setback: 23.30' Stories: 2 Approx. Ht: 26'-0"	Altered Contributor	1542 N. Courtney Ave. Mediterranean Revival Lot Coverage: 34% Setback: 21.70 Stories: 2 Approx. Ht: 23'-0"	Contributor	1546 N. Courtney Ave. Mediterranean Revival Lot Coverage: 22% Setback: 24.00' Stories: 2 Approx. Ht: 23'-0"	Contributor	1556 N. Courtney Ave. Neoclassical Lot Coverage: 31% Setback: 23.70' Stories: 2 Approx. Ht: 25'-0"	Altered Contributor
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1562 N. Courtney Ave. Unknown / Not visible Lot Coverage: 32% Setback: 25.60' Stories: 1.5 Approx. Ht: 21'-0"	Altered Contributor	1566 N. Courtney Ave. No style Lot Coverage: 41% Setback: 67.70' Stories: 2 Approx. Ht: 23'-0"	Non Contributor	1600 N. Courtney Ave. American Colonial Revival Lot Coverage: 39% Setback: 12.70' Stories: 1 Approx. Ht: 15'-0"	Contributor	1604 N. Courtney Ave. American Colonial Revival Lot Coverage: 51% Setback: 11.25' Stories: 1.5 Approx. Ht: 21'-0"	Altered Contributor	1608 N. Courtney Ave. Tudor Revival Lot Coverage: 41% Setback: 19.8' Stories: 1.5 Approx. Ht: 21'-0"	Non Contributor	1612 N. Courtney Ave. Craftsman Lot Coverage: 37% Setback: 11.5' Stories: 1.5 Approx. Ht: 21'-0"	Non Contributor	1616 N. Courtney Ave. No Style Lot Coverage: 54% Setback: 13.1' Stories: 2 Approx. Ht: 23'-0"	Non Contributor
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1620 N. Courtney Ave. Spanish Colonial Revival Lot Coverage: 38% Setback: 16.5' Stories: 1 Approx. Ht: 15'-0"	Altered Contributor	1624 N. Courtney Ave. Other Lot Coverage: 47% Setback: 16' Stories: 2 Approx. Ht: 25'-4"	Non Contributor	1628 N. Courtney Ave. Tudor Revival Lot Coverage: 37% Setback: 15.6' Stories: 1.5 Approx. Ht: 21'-0"	Altered Contributor	1632 N. Courtney Ave. Spanish Colonial Revival Lot Coverage: 35% Setback: 17.5' Stories: 1 Approx. Ht: 15'-0"	Altered Contributor	1636 N. Courtney Ave. Spanish Colonial Revival Lot Coverage: 35% Setback: 22.9' Stories: 1 Approx. Ht: 15'-0"	Altered Contributor	1640 N. Courtney Ave. American Colonial Revival Lot Coverage: 36% Setback: 25.4' Stories: 1 Approx. Ht: 15'-0"	Altered Contributor	1644 N. Courtney Ave. American Colonial Revival Lot Coverage: 36% Setback: 17' Stories: 1.5 Approx. Ht: 21'-0"	Contributor
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1518 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 34%
Setback: 18.75'
Stories: 1.0
Non Contributor
Approx. Ht: 15'-0"



1522 N. Stanley Ave.
No Style
Lot Coverage: 37%
Setback: 28.25'
Stories: 1.0
Non Contributor
Approx. Ht: 15'-0"



1526 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 33%
Setback: 26.75'
Stories: 1.0
Contributor
Approx. Ht: 15'-0"



1530 N. Stanley Ave.
Craftsman
Lot Coverage: 31%
Setback: 13.10'
Stories: 1.0
Contributor
Approx. Ht: 15'-0"



1536 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 28%
Setback: 27.50'
Stories: 1.0
Non Contributor
Approx. Ht: 15'-0"



1538 N. Stanley Ave.
Unknown / Not visible
Lot Coverage: 28%
Setback: 82.00'
Stories: 1.0
Non Visible
Approx. Ht: 15'-0"



1546 N. Stanley Ave.
No Style
Lot Coverage: 34%
Setback: 14.75'
Stories: 1.5
Non Contributor
Approx. Ht: 21'-0"



1550 N. Stanley Ave.
Craftsman
Lot Coverage: 39%
Setback: 19.00'
Stories: 1.5
Altered Contributor
Approx. Ht: 21'-0"



1554 N. Stanley Ave.
Craftsman
Lot Coverage: 44%
Setback: 27.75'
Stories: 1.5
Non Visible
Approx. Ht: 21'-0"



1558 N. Stanley Ave.
Unknown / Not Visible
Lot Coverage: 33%
Setback: 30.00'
Stories: 1
Non Contributor
Approx. Ht: 15'-0"



1600 N. Stanley Ave.
Unknown / Not visible
Lot Coverage: 38%
Setback: 24.00'
Stories: 1
Altered Contributor
Approx. Ht: 15'-0"



1604 N. Stanley Ave.
Other
Lot Coverage: 48%
Setback: 21.25'
Stories: 2
Non Contributor
Approx. Ht: 25'-0"



1608 N. Stanley Ave.
Modern Mid-Century
Lot Coverage: 52%
Setback: 22.50'
Stories: 1.0
Non Contributor
Approx. Ht: 15'-0"



1612 N. Stanley Ave.
No Style
Lot Coverage: 34%
Setback: 22.50'
Stories: 1
Non Contributor
Approx. Ht: 15'-0"



1616 N. Stanley Ave.
Craftsan
Lot Coverage: 48%
Setback: 19.75'
Stories: 1
Non Contributor
Approx. Ht: 15'-0"



1620 N. Stanley Ave.
No Style
Lot Coverage: 33%
Setback: 25.00'
Stories: 1
Non Contributor
Approx. Ht: 15'-0"



1626 N. Stanley Ave.
Vernacular
Lot Coverage: 36%
Setback: 27.90'
Stories: 1.5
Contributor
Approx. Ht: 21'-0"



1628 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 46%
Setback: 30.00'
Stories: 1
Non Contributor
Approx. Ht: 15'-0"



1632 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 35%
Setback: 25.00'
Stories: 1
Non Contributor
Approx. Ht: 15'-0"



1636 N. Stanley Ave.
Craftsman
Lot Coverage: 43%
Setback: 22.40'
Stories: 1.5
Contributor
Approx. Ht: 21'-0"



1640 N. Stanley Ave.
Minimal Traditional
Lot Coverage: 42%
Setback: 24.00'
Stories: 1
Non Contributor
Approx. Ht: 15'-0"



1644 N. Stanley Ave.
Minimal Traditional
Lot Coverage: 48%
Setback: 23.20'
Stories: 1
Non Contributor
Approx. Ht: 15'-0"



1527 N. Stanley Ave.
Vernacular / American Colonial
Lot Coverage: 34%
Setback: 29.50'
Stories: 1 Contributor
Approx. Ht: 15'-0"



1533 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 46%
Setback: 24.25'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"



1537 N. Stanley Ave.
No Style
Lot Coverage: 42%
Setback: 25.50'
Stories: 2.0 Non Contributor
Approx. Ht: 23'-0"



1541 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 49%
Setback: 22.75'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"



1543 N. Stanley Ave.
No Style
Lot Coverage: 37%
Setback: 21.00'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"



1545 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 47%
Setback: 21.00'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"



1557 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 38%
Setback: 22.00'
Stories: 1 Non Contributor
Approx. Ht: 20'-6"



1601 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 41%
Setback: 23.00'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"



1605 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 45%
Setback: 24.00'
Stories: 1.5 Altered Contributor
Approx. Ht: 21'-0"



1609 N. Stanley Ave.
Other
Lot Coverage: 43%
Setback: 23.50'
Stories: 1.0 Non Contributor
Approx. Ht: 25'-0"



1615 N. Stanley Ave.
No Style
Lot Coverage: 48%
Setback: 23.50'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"



1619 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 58%
Setback: 24.00'
Stories: 1.5 Altered Contributor
Approx. Ht: 21'-0"



1621 N. Stanley Ave.
No Style
Lot Coverage: 58%
Setback: 24.00'
Stories: 1.5 Non Contributor
Approx. Ht: 21'-0"



1625 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 43%
Setback: 24.00'
Stories: 1.5 Contributor
Approx. Ht: 21'-0"



1629 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 42%
Setback: 23.25'
Stories: 1.5 Non Contributor
Approx. Ht: 21'-0"



1633 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 38%
Setback: 21.50'
Stories: 1 Non Contributor
Approx. Ht: 21'-0"



1637 N. Stanley Ave.
Other
Lot Coverage: 36%
Setback: 21.50'
Stories: 2 Non Contributor
Approx. Ht: 23'-0"



1641 N. Stanley Ave.
Vernacular
Lot Coverage: 36%
Setback: 23.50'
Stories: 1 Altered Contributor
Approx. Ht: 15'-0"



1545 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 46%
Setback: 24.00'
Stories: 1.5 Contributor
Approx. Ht: 21'-0"

EVALUATION	ADDRESS	STRUCTURE TYPE	LOT AREA (S.F.)	FOOTPRINT (S.F.)	LOT COVERAGE (%)	SETBACK (FT.)	APPROX. HT. (FT.)	STORIES
C	1645 N. STANLEY	SINGLE FAMILY	5645.6	2618.0	46	24.0	21.0	1.5
AC	1641 N. STANLEY	SINGLE FAMILY	5611.5	2018.0	36	23.5	15.0	1.0
NC	1637 N. STANLEY	SINGLE FAMILY						
NC	1633 N. STANLEY	SINGLE FAMILY						
NC	1629 N. STANLEY	SINGLE FAMILY						
C	1625 N. STANLEY	SINGLE FAMILY	5611.6	2438.0	43	24.0	21.0	1.5
NC	1621 N. STANLEY	SINGLE FAMILY						
AC	1619 N. STANLEY	SINGLE FAMILY	5611.6	2579.0	46	24.0	21.0	1.5
NC	1615 N. STANLEY	SINGLE FAMILY						
NC	1609 N. STANLEY	SINGLE FAMILY						
AC	1605 N. STANLEY	SINGLE FAMILY	6735.0	3669.0	45	24.0	21.0	1.5
NC	1601 N. STANLEY	SINGLE FAMILY						
NC	1557 N. STANLEY	SINGLE FAMILY						
NC	1545 N. STANLEY	SINGLE FAMILY						
NC	1543 N. STANLEY	SINGLE FAMILY						
NC	1541 N. STANLEY	SINGLE FAMILY						
NC	1537 N. STANLEY	SINGLE FAMILY						
NC	1533 N. STANLEY	SINGLE FAMILY						
C	1527 N. STANLEY	SINGLE FAMILY	6138.0	2083.0	34	29.5	15.0	1.0
NC	1644 N. STANLEY	SINGLE FAMILY						
NC	1640 N. STANLEY	SINGLE FAMILY						
C	1636 N. STANLEY	SINGLE FAMILY	5399.1	2300.0	43	22.3	21.0	1.5
NC	1632 N. STANLEY	SINGLE FAMILY						
NC	1628 N. STANLEY	SINGLE FAMILY						
C	1626 N. STANLEY	SINGLE FAMILY	5399.2	1946.0	36	27.9	21.0	1.5
NC	1620 N. STANLEY	SINGLE FAMILY						
NC	1616 N. STANLEY	SINGLE FAMILY						
NC	1612 N. STANLEY	SINGLE FAMILY						
NC	1608 N. STANLEY	SINGLE FAMILY						
NC	1604 N. STANLEY	SINGLE FAMILY						
AC	1600 N. STANLEY	SINGLE FAMILY	5398.8	2039.0	38	24.0	15.0	1.0
NC	1558 N. STANLEY	SINGLE FAMILY						
NV	1554 N. STANLEY	SINGLE FAMILY	5398.7	2393.0	44	27.7	21.0	1.5
AC	1550 N. STANLEY	SINGLE FAMILY	5398.6	2102.0	39	19.0	21.0	1.5
NC	1546 N. STANLEY	SINGLE FAMILY						
NV	1542 N. STANLEY	SINGLE FAMILY	5398.5	1499.0	28	82.0	15.0	1.0
NC	1536 N. STANLEY	SINGLE FAMILY						
C	1530 N. STANLEY	SINGLE FAMILY	5398.5	1653.0	31	13.1	15.0	1.0
C	1526 N. STANLEY	SINGLE FAMILY	5398.6	1767.0	33	26.8	15.0	1.0
NC	1522 N. STANLEY	SINGLE FAMILY						
NC	1518 N. STANLEY	SINGLE FAMILY						
C	1644 N. COURTNEY	SINGLE FAMILY	5432.0	1974.0	36	17.0	21.0	1.5
AC	1640 N. COURTNEY	SINGLE FAMILY	5399.6	1965.0	36	25.4	15.0	1.0
AC	1636 N. COURTNEY	SINGLE FAMILY	5399.6	1899.0	36	22.9	15.0	1.0
AC	1632 N. COURTNEY	SINGLE FAMILY	5399.6	1879.0	35	17.5	15.0	1.0
AC	1628 N. COURTNEY	SINGLE FAMILY	5399.6	1989.0	37	15.6	23.0	2.0
NC	1624 N. COURTNEY	SINGLE FAMILY						
AC	1620 N. COURTNEY	SINGLE FAMILY	5399.6	2026.0	38	16.5	15.0	1.0
NC	1616 N. COURTNEY	SINGLE FAMILY						
NC	1612 N. COURTNEY	SINGLE FAMILY						
NC	1608 N. COURTNEY	SINGLE FAMILY						
AC	1604 N. COURTNEY	SINGLE FAMILY	5399.6	2763.0	51	11.3	21.0	1.5
C	1600 N. COURTNEY	SINGLE FAMILY	5713.0	2247.0	39	12.7	15.0	1.0
NC	1566 N. COURTNEY	SINGLE FAMILY						
AC	1562 N. COURTNEY	SINGLE FAMILY	7250.0	2348.0	32	25.6	21.0	1.5
AC	1556 N. COURTNEY	SINGLE FAMILY	7945.0	2448.0	31	23.7	25.0	2.5
C	1546 N. COURTNEY	SINGLE FAMILY	7250.0	1587.0	22	24.0	23.0	2.0
C	1542 N. COURTNEY	SINGLE FAMILY	8700.0	2938.0	34	21.7	23.0	2.0
AC	1538 N. COURTNEY	SINGLE FAMILY	9425.0	2972.0	32	23.3	26.0	2.0
AC	1528 N. COURTNEY	SINGLE FAMILY	8699.0	3006.0	35	22.7	23.0	2.0
C	1524 N. COURTNEY	SINGLE FAMILY	9424.0	2914.0	31	25.0	25.0	2.5
C	1518 N. COURTNEY	SINGLE FAMILY	7975.0	2277.0	29	22.2	23.0	2.0
AVERAGES			6291.8	2277.9	37	24.0	19.6	1.5
NC	1538 N. STANLEY	SINGLE FAMILY	5398.5	1816.0	34	20.0	22.3	2.0

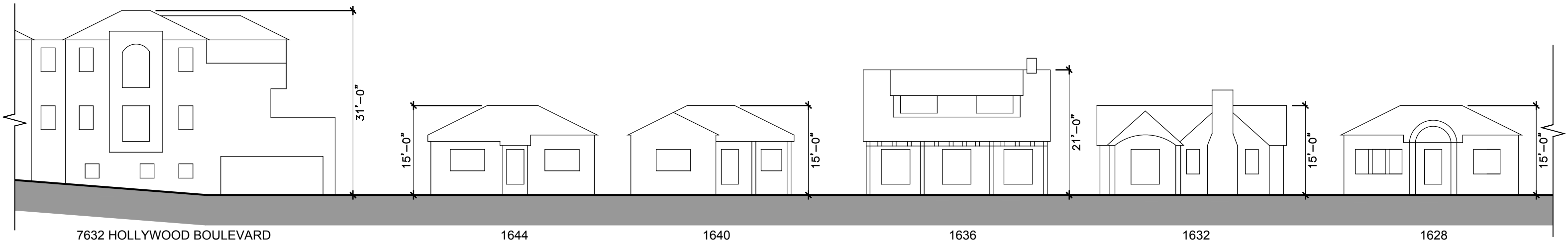
All Properties

EVALUATION	ADDRESS	STRUCTURE TYPE	LOT AREA (S.F.)	FOOTPRINT (S.F.)	LOT COVERAGE (%)	SETBACK (FT.)	APPROX. HT. (FT.)	STORIES
C	1645 N. STANLEY	SINGLE FAMILY	5645.6	2618.0	46	24.0	21.0	1.5
AC	1641 N. STANLEY	SINGLE FAMILY	5611.5	2018.0	36	23.5	15.0	1.0
C	1625 N. STANLEY	SINGLE FAMILY	5611.6	2438.0	43	24.0	21.0	1.5
AC	1619 N. STANLEY	SINGLE FAMILY	5611.6	2579.0	46	24.0	21.0	1.5
AC	1605 N. STANLEY	SINGLE FAMILY	6735.0	3669.0	45	24.0	21.0	1.5
C	1527 N. STANLEY	SINGLE FAMILY	6138.0	2083.0	34	29.5	15.0	1.0
C	1636 N. STANLEY	SINGLE FAMILY	5399.1	2300.0	43	22.3	21.0	1.5
C	1626 N. STANLEY	SINGLE FAMILY	5399.2	1946.0	36	27.9	21.0	1.5
AC	1600 N. STANLEY	SINGLE FAMILY	5398.8	2039.0	38	24.0	15.0	1.0
NV	1554 N. STANLEY	SINGLE FAMILY	5398.7	2393.0	44	27.7	21.0	1.5
AC	1550 N. STANLEY	SINGLE FAMILY	5398.6	2102.0	39	19.0	21.0	1.5
NV	1542 N. STANLEY	SINGLE FAMILY	5398.5	1499.0	28	82.0	15.0	1.0
C	1530 N. STANLEY	SINGLE FAMILY	5398.5	1653.0	31	13.1	15.0	1.0
C	1526 N. STANLEY	SINGLE FAMILY	5398.6	1767.0	33	26.8	15.0	1.0
C	1644 N. COURTNEY	SINGLE FAMILY	5432.0	1974.0	36	17.0	21.0	1.5
AC	1640 N. COURTNEY	SINGLE FAMILY	5399.6	1965.0	36	25.4	15.0	1.0
AC	1636 N. COURTNEY	SINGLE FAMILY	5399.6	1899.0	36	22.9	15.0	1.0
AC	1632 N. COURTNEY	SINGLE FAMILY	5399.6	1879.0	35	17.5	15.0	1.0
AC	1628 N. COURTNEY	SINGLE FAMILY	5399.6	1989.0	37	15.6	23.0	2.0
AC	1620 N. COURTNEY	SINGLE FAMILY	5399.6	2026.0	38	16.5	15.0	1.0
AC	1604 N. COURTNEY	SINGLE FAMILY	5399.6	2763.0	51	11.3	21.0	1.5
C	1600 N. COURTNEY	SINGLE FAMILY	5713.0	2247.0	39	12.7	15.0	1.0
AC	1562 N. COURTNEY	SINGLE FAMILY	7250.0	2348.0	32	25.6	21.0	1.5
AC	1556 N. COURTNEY	SINGLE FAMILY	7945.0	2448.0	31	23.7	25.0	2.5
C	1546 N. COURTNEY	SINGLE FAMILY	7250.0	1587.0	22	24.0	23.0	2.0
C	1542 N. COURTNEY	SINGLE FAMILY	8700.0	2938.0	34	21.7	23.0	2.0
AC	1538 N. COURTNEY	SINGLE FAMILY	9425.0	2972.0	32	23.3	26.0	2.0
AC	1528 N. COURTNEY	SINGLE FAMILY	8699.0	3006.0	35	22.7	23.0	2.0
C	1524 N. COURTNEY	SINGLE FAMILY	9424.0	2914.0	31	25.0	25.0	2.5
C	1518 N. COURTNEY	SINGLE FAMILY	7975.0	2277.0	29	22.2	23.0	2.0
AVERAGES			6291.8	2277.9	37	24.0	19.6	1.5
NC	1538 N. STANLEY	SINGLE FAMILY	5398.5	1816.0	34	20.0	22.3	2.0

Contributing / Altered Contributor Properties

EVALUATION	ADDRESS	STRUCTURE TYPE	LOT AREA (S.F.)	FOOTPRINT (S.F.)	LOT COVERAGE (%)	SETBACK (FT.)	APPROX. HT. (FT.)	STORIES
C	1645 N. STANLEY	SINGLE FAMILY	5645.6	2618.0	46	24.0	21.0	1.5
AC	1641 N. STANLEY	SINGLE FAMILY	5611.5	2018.0	36	23.5	15.0	1.0
C	1625 N. STANLEY	SINGLE FAMILY	5611.6	2438.0	43	24.0	21.0	1.5
AC	1619 N. STANLEY	SINGLE FAMILY	5611.6	2579.0	46	24.0	21.0	1.5
AC	1605 N. STANLEY	SINGLE FAMILY	6735.0	3669.0	45	24.0	21.0	1.5
C	1527 N. STANLEY	SINGLE FAMILY	6138.0	2083.0	34	29.5	15.0	1.0
C	1636 N. STANLEY	SINGLE FAMILY	5399.1	2300.0	43	22.3	21.0	1.5
C	1626 N. STANLEY	SINGLE FAMILY	5399.2	1946.0	36	27.9	21.0	1.5
AC	1600 N. STANLEY	SINGLE FAMILY	5398.8	2039.0	38	24.0	15.0	1.0
AC	1550 N. STANLEY	SINGLE FAMILY	5398.6	2102.0	39	19.0	21.0	1.5
C	1530 N. STANLEY	SINGLE FAMILY	5398.5	1653.0	31	13.1	15.0	1.0
C	1526 N. STANLEY	SINGLE FAMILY	5398.6	1767.0	33	26.8	15.0	1.0
AVERAGES			5645.5	2267.7	39	23.5	18.5	1.3
NC	1538 N. STANLEY	SINGLE FAMILY	5398.5	1816.0	34	20.0	22.3	2.0

Contributing / Altered Contributor Properties - Stanley Avenue



7632 HOLLYWOOD BOULEVARD

1644

1640

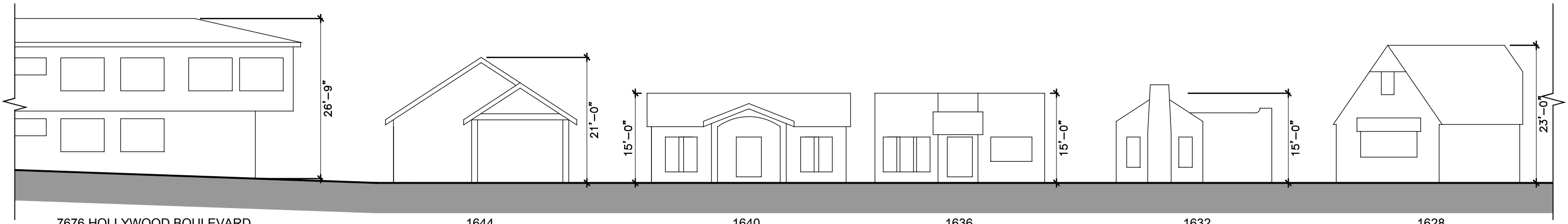
1636

1632

1628

STANLEY AVENUE (EAST)

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



7676 HOLLYWOOD BOULEVARD

1644

1640

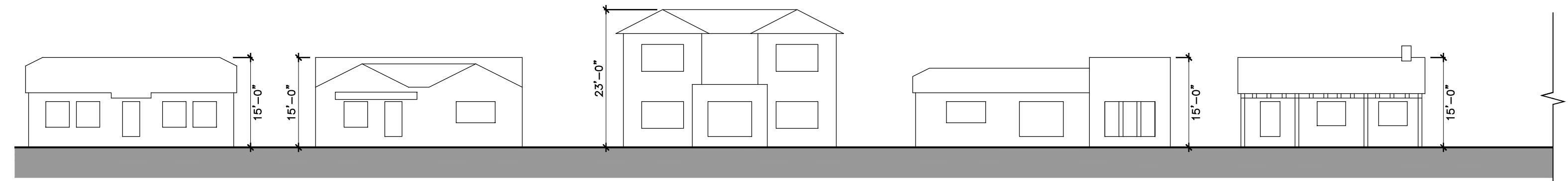
1636

1632

1628

COURTNEY AVENUE (EAST)

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



1527

1533

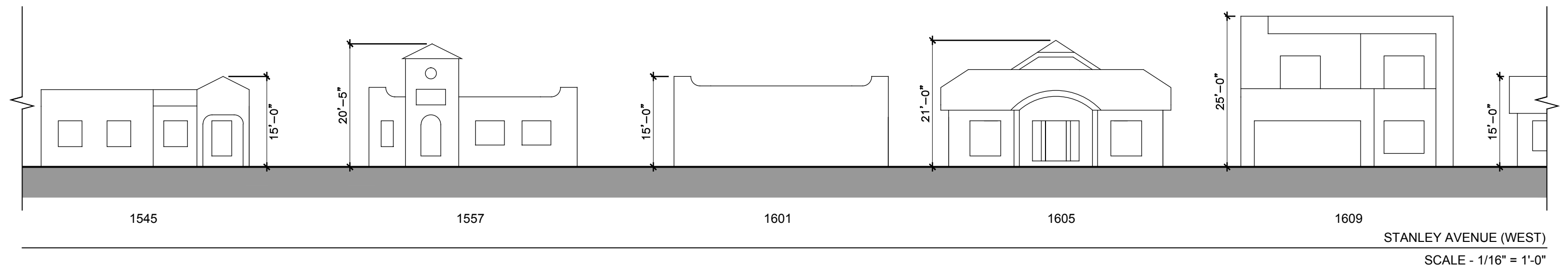
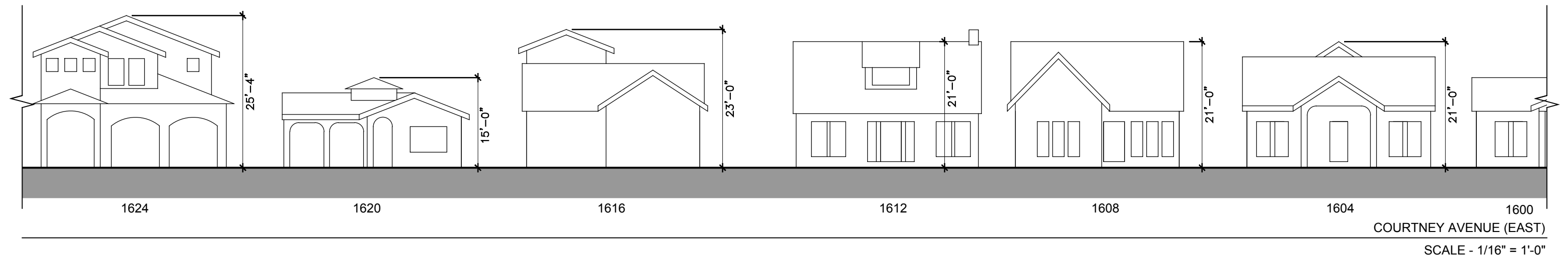
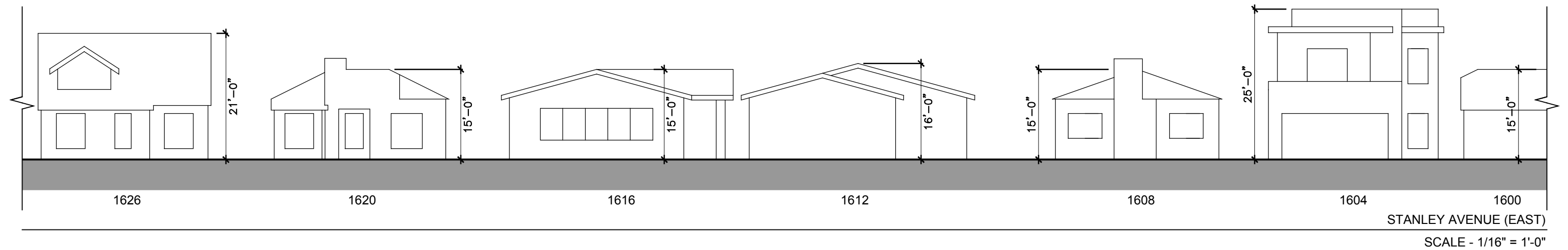
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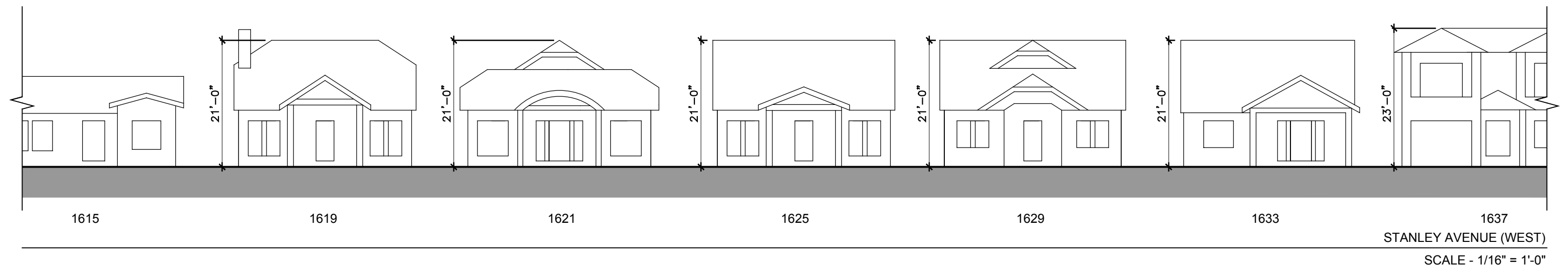
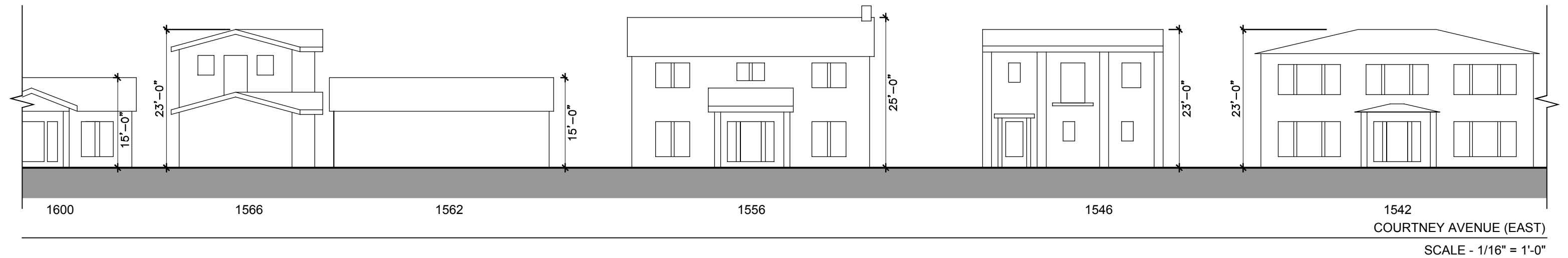
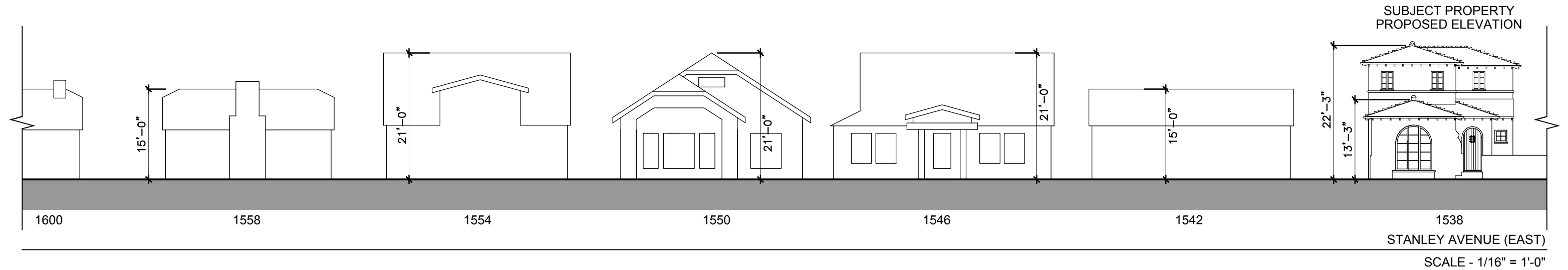
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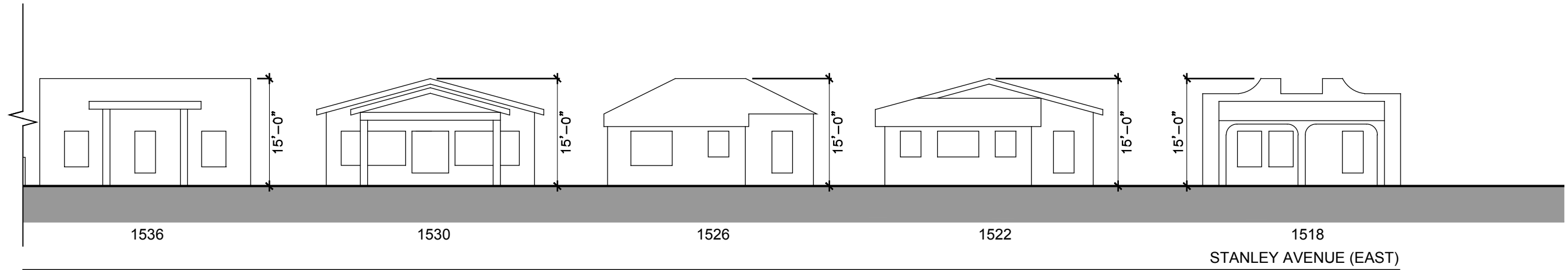
1543

STANLEY AVENUE (WEST)

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

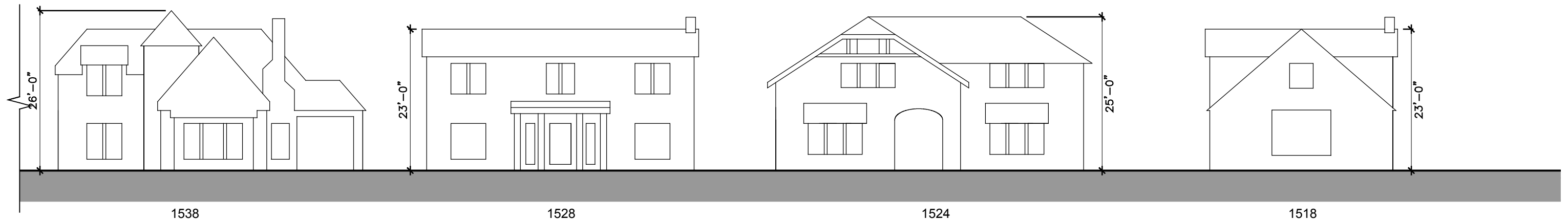






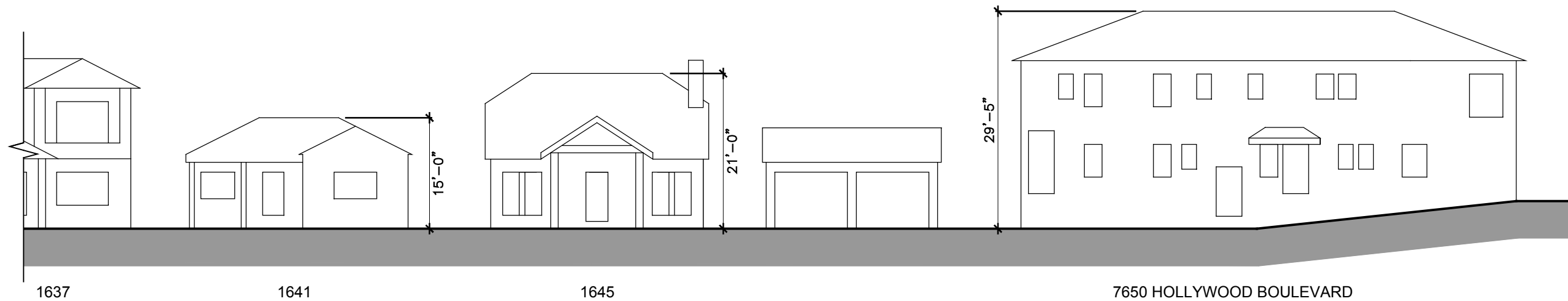
STANLEY AVENUE (EAST)

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



COURTNEY AVENUE (EAST)

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



STANLEY AVENUE (WEST)

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