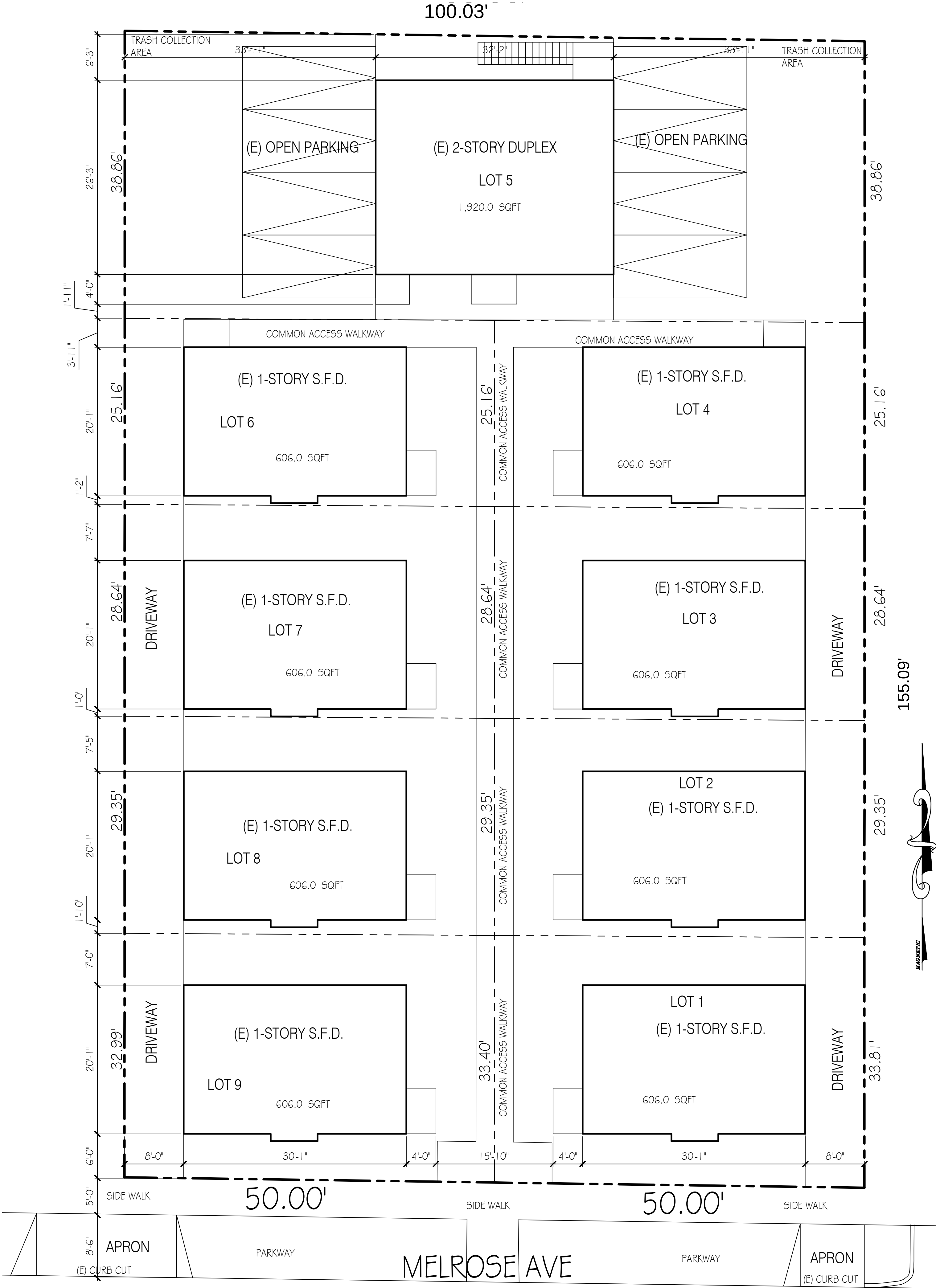


SMALL LOT AND SETBACK MATRIX						
LOT	LOT SIZE	LOT COVERAGE	WEST SETBACK	SOUTH SETBACK	NORTH SETBACK	EAST SETBACK
1	1,681.0 SF	37%	7'-7" (SY)	4'-11 1/2" (FY)	7'-5 3/4" (RY)	8'-1 1/2" (SY)
2	1,468.0 SF	42%	7'-9 3/4" (SY)	0'-3 3/4" (FY)	7'-10 1/2" (RY)	7'-11 1/2" (SY)
3	1,432.0 SF	43%	7'-11 1/2" (SY)	0'-0 1/2" (FY)	7'-5 1/2" (RY)	7'-10 1/4" (SY)
4	1,258.0 SF	49%	5'-6 1/4" (SY)	0'-3 3/4" (FY)	3'-8 1/2" (RY)	7'-9" (SY)
5	3,853.0 SF	22%	34'-0 1/2" (SY)	2'-2 1/4" (FY)	0'-2" (RY)	33'-8 1/2" (SY)
6	1,258.0 SF	49%	8'-0" (SY)	0'-3 1/2" (FY)	3'-8 1/2" (RY)	7'-11" (SY)
7	1,432.0 SF	43%	7'-10 3/4" (SY)	0'-0" (FY)	7'-6" (RY)	7'-11 3/4" (SY)
8	1,468.0 SF	42%	7'-9 1/4" (SY)	0'-3 3/4" (FY)	7'-10 1/2" (RY)	8'-0 1/2" (SY)
9	1,660.0 SF	37%	7'-7 3/4" (SY)	4'-4 3/4" (FY)	7'-7 1/4" (RY)	8'-1" (SY)

Allowable FAR 3:1
Buildable Area (100.3'-10')(155.09'-30') = 11,261.85
Max RFA 3 x 11,261.85 = 33,785.56 SF
SNAP Sec. 8.B.1 limits mixed-use and Commercial projects and is N/A to this project.

Existing FAR 0.60:1
6,768 RFA / 11,261.85 B.A.
No changes from (E) are proposed

EXHIBIT "A"
Page No. 1 of 4
Case No. VTT-84762-SL / ADM-2025-1671-SLD



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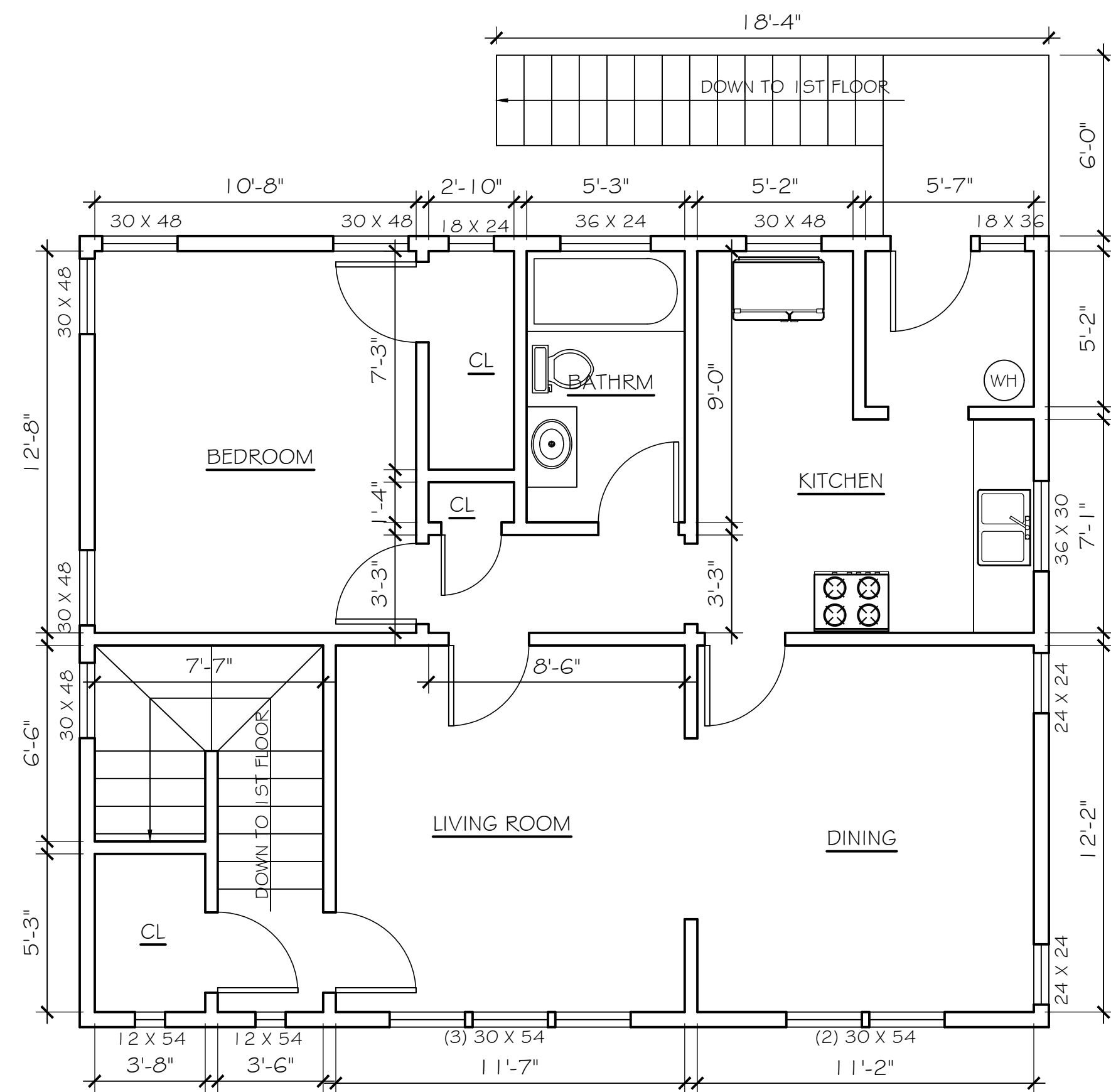
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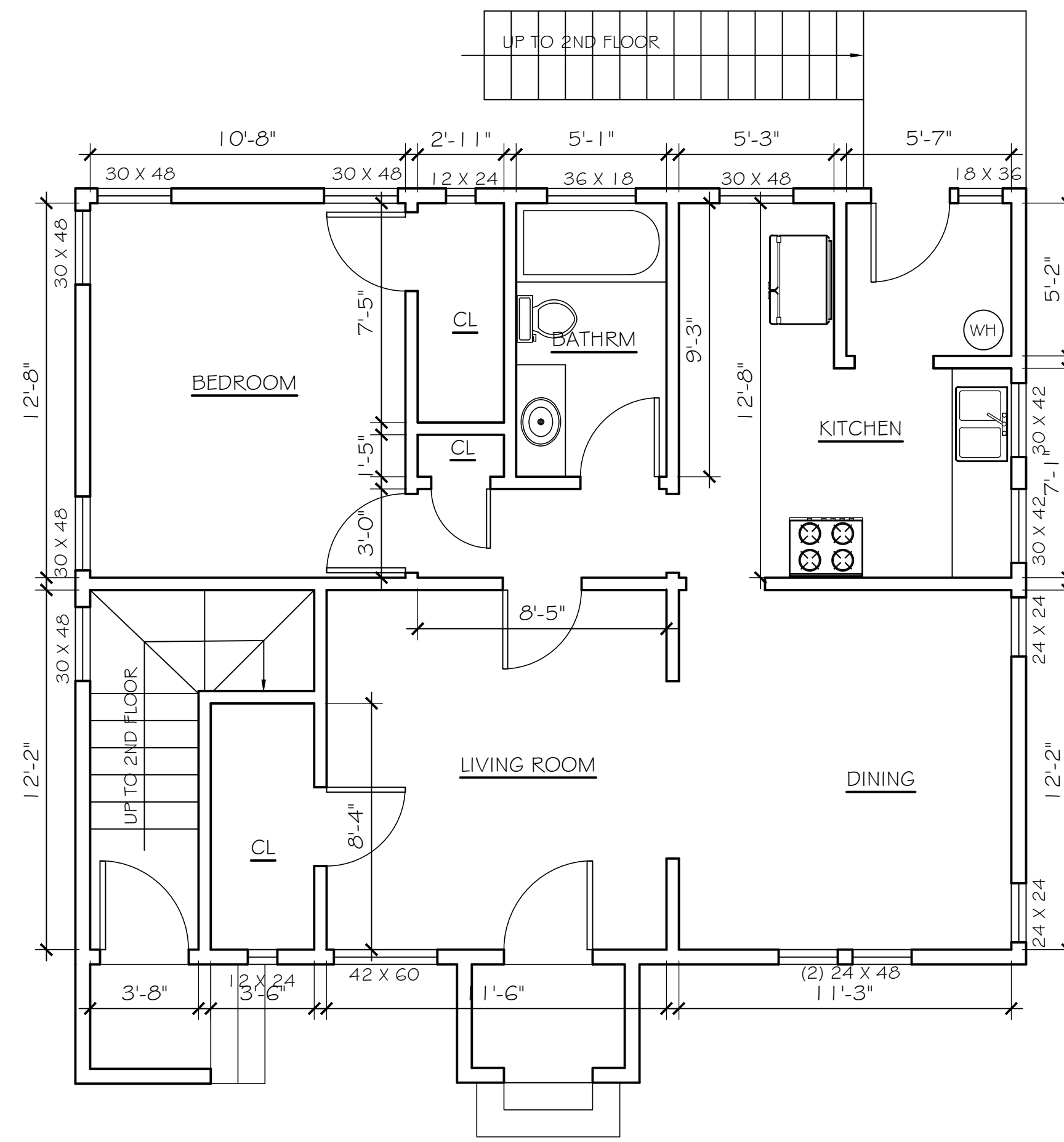
Owner: Melrose Ten LLC
5250 Lankershim Blvd, Ste 500
North Hollywood, CA 91601
Phone #:
E-mail:

Scope of Work:
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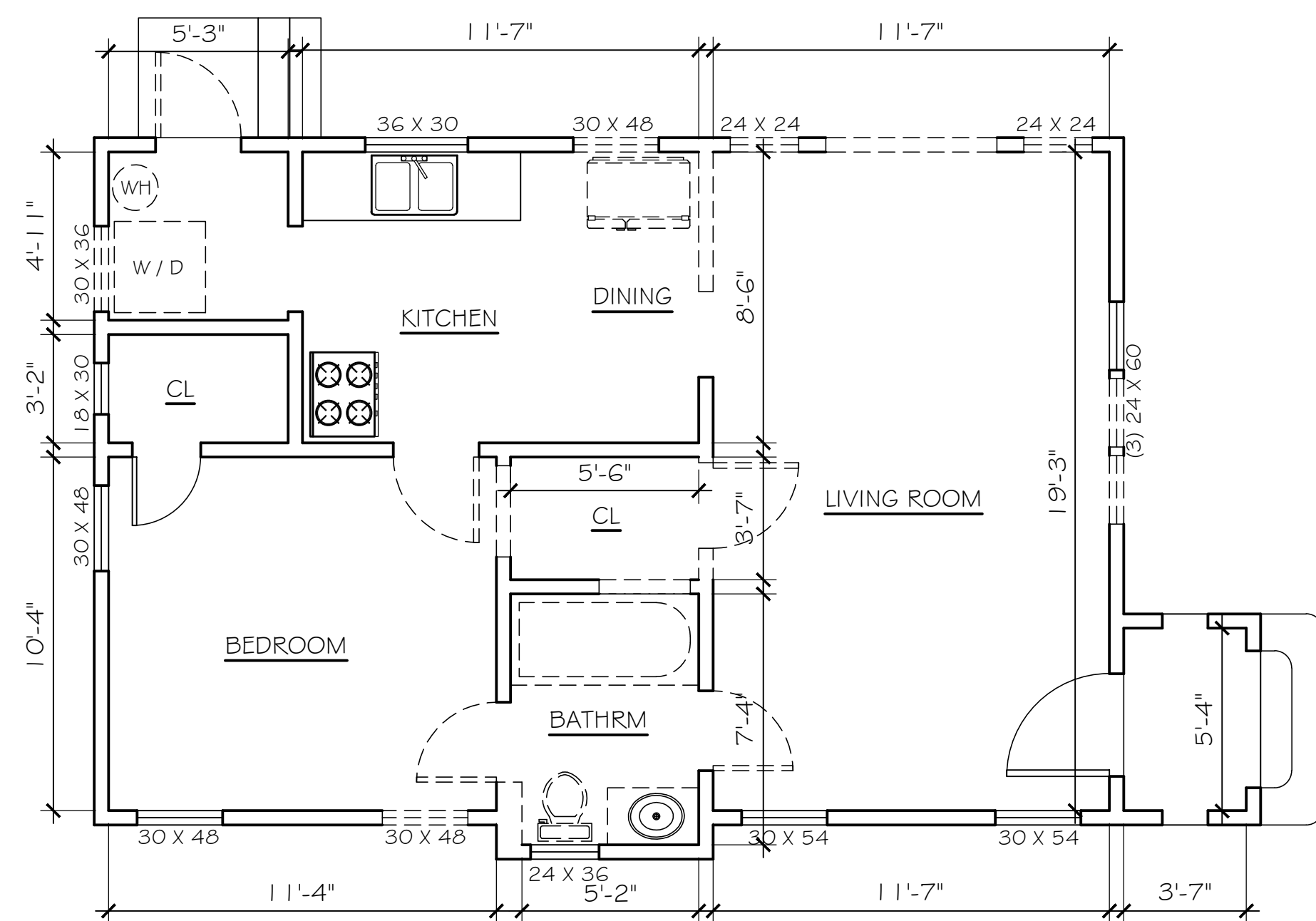


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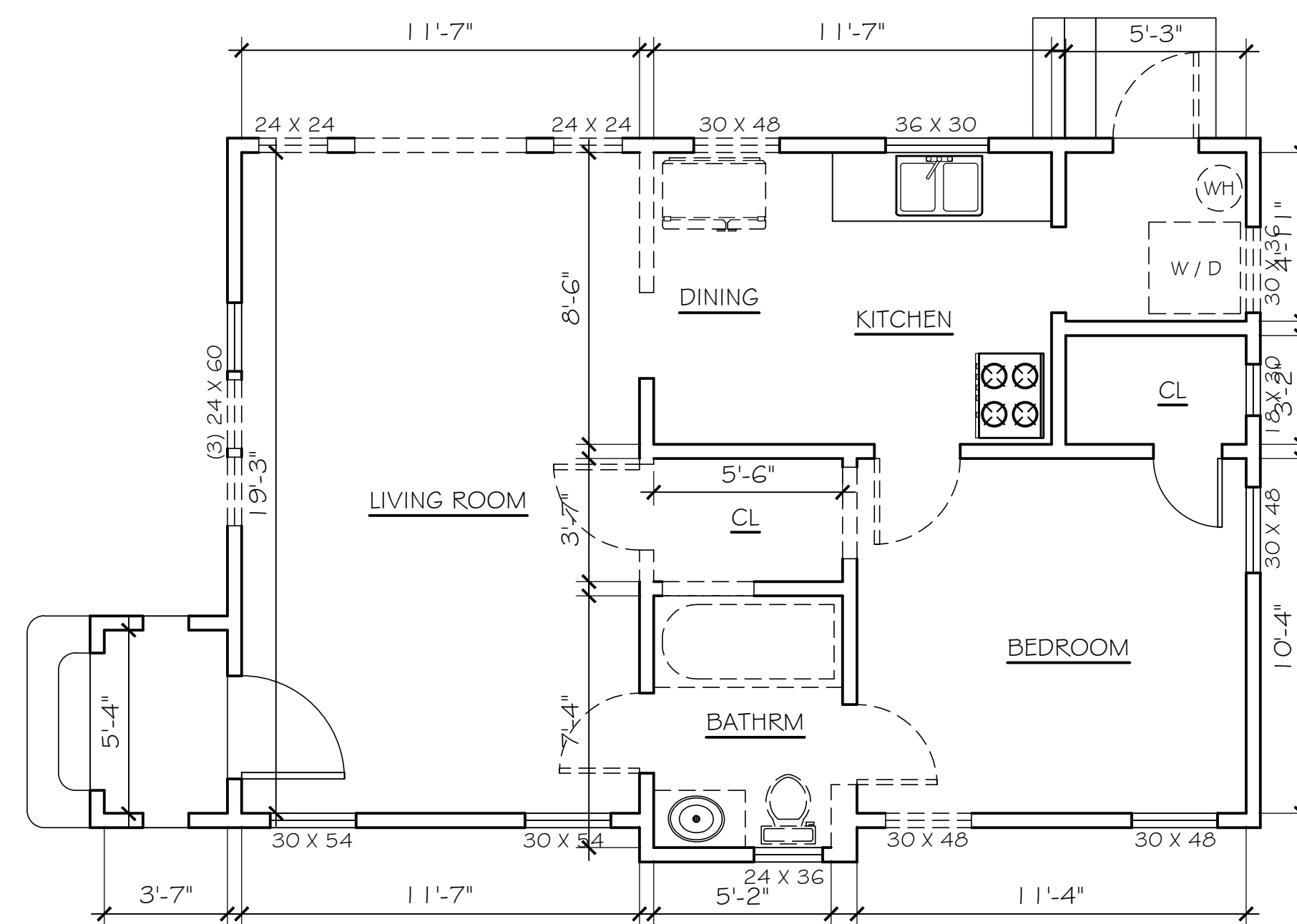


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EXHIBIT "A"
Page No. 2 of 4
Case No. VTT-84762-SL / ADM-2025-1671-SLD



EXISTING FLOOR PLAN - 4069.5 / 4069 / 4067.5 / 4067
SCALE: 1/4"=1'-0"



EXISTING FLOOR PLAN - 4063.5 / 4063 / 4061.5 / 4061
SCALE: 1/4"=1'-0"

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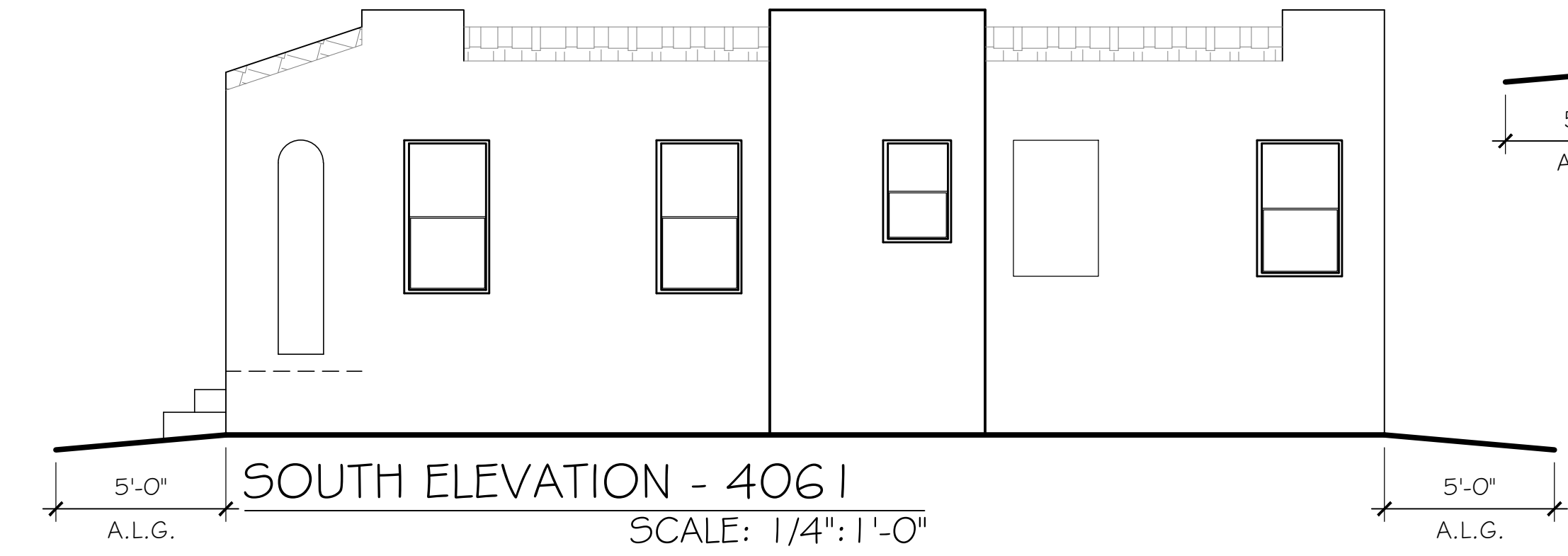
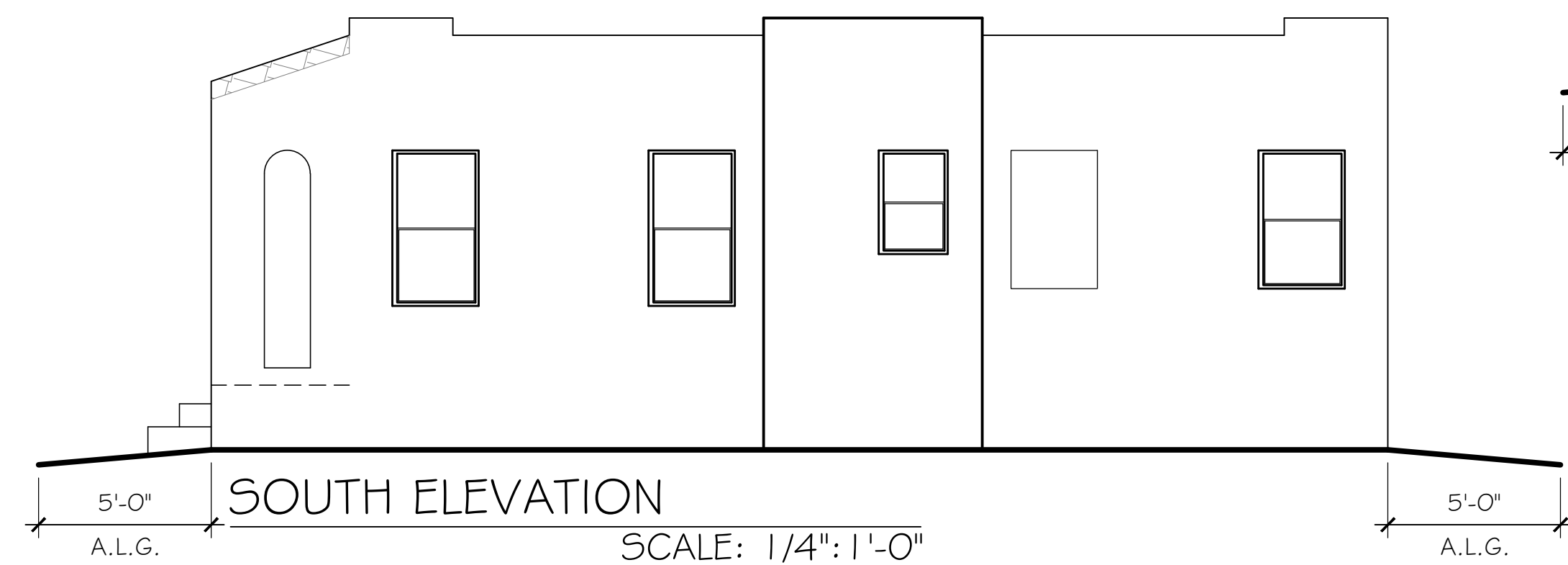
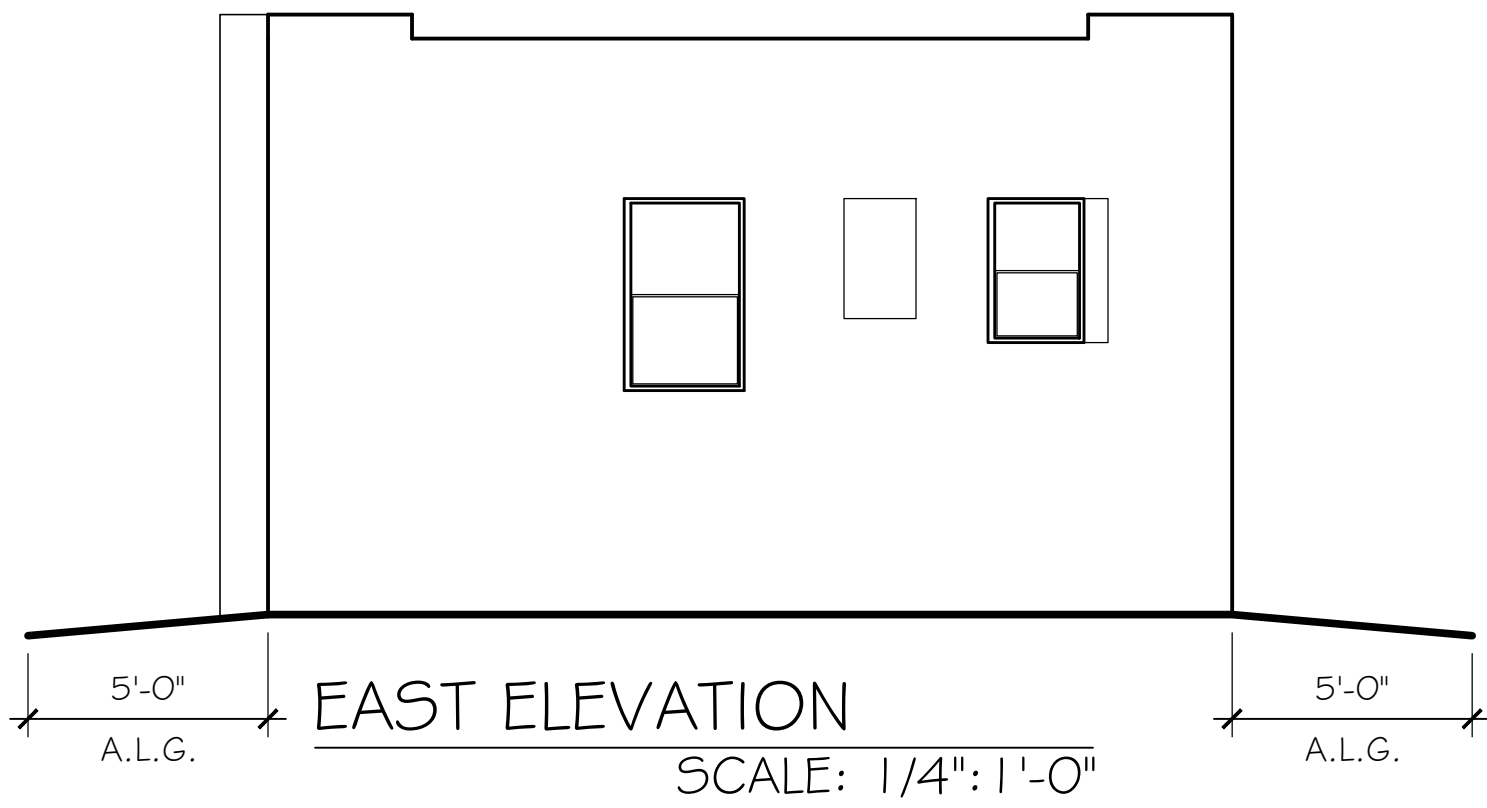
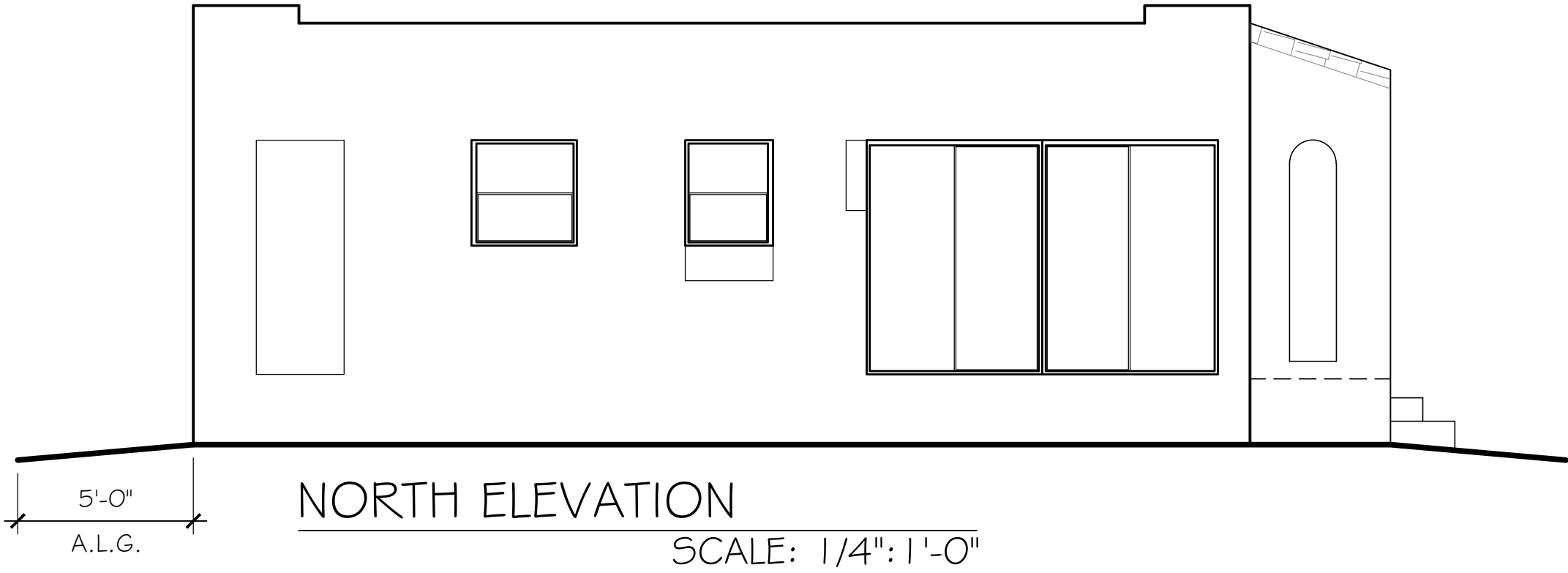
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4063.5 / 4063 / 4061.5 / 4061



4069.5 / 4069 / 4067.5 / 4067

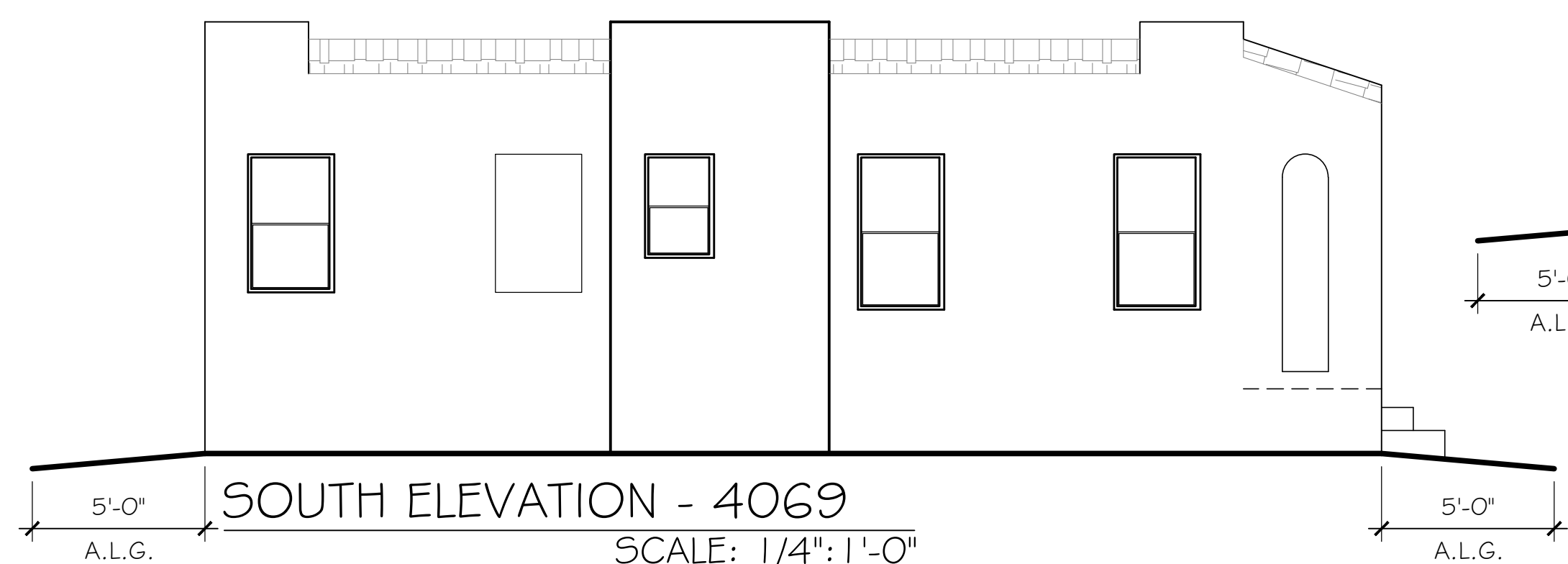
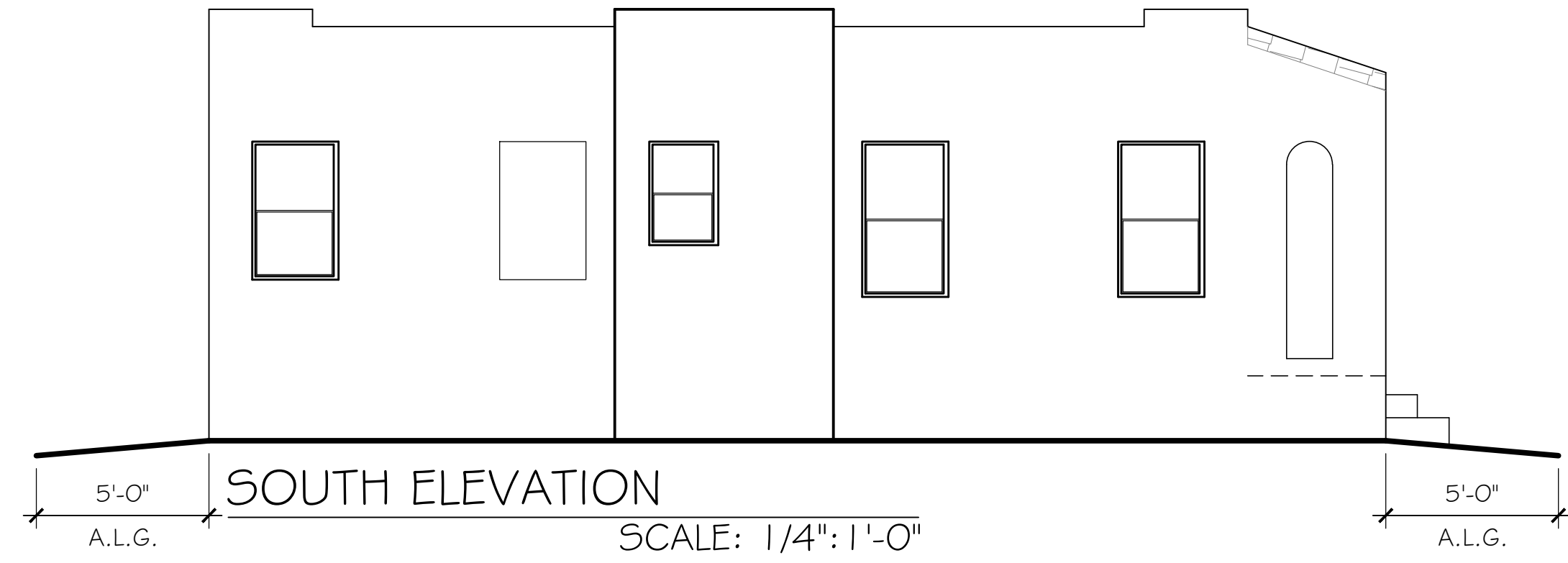
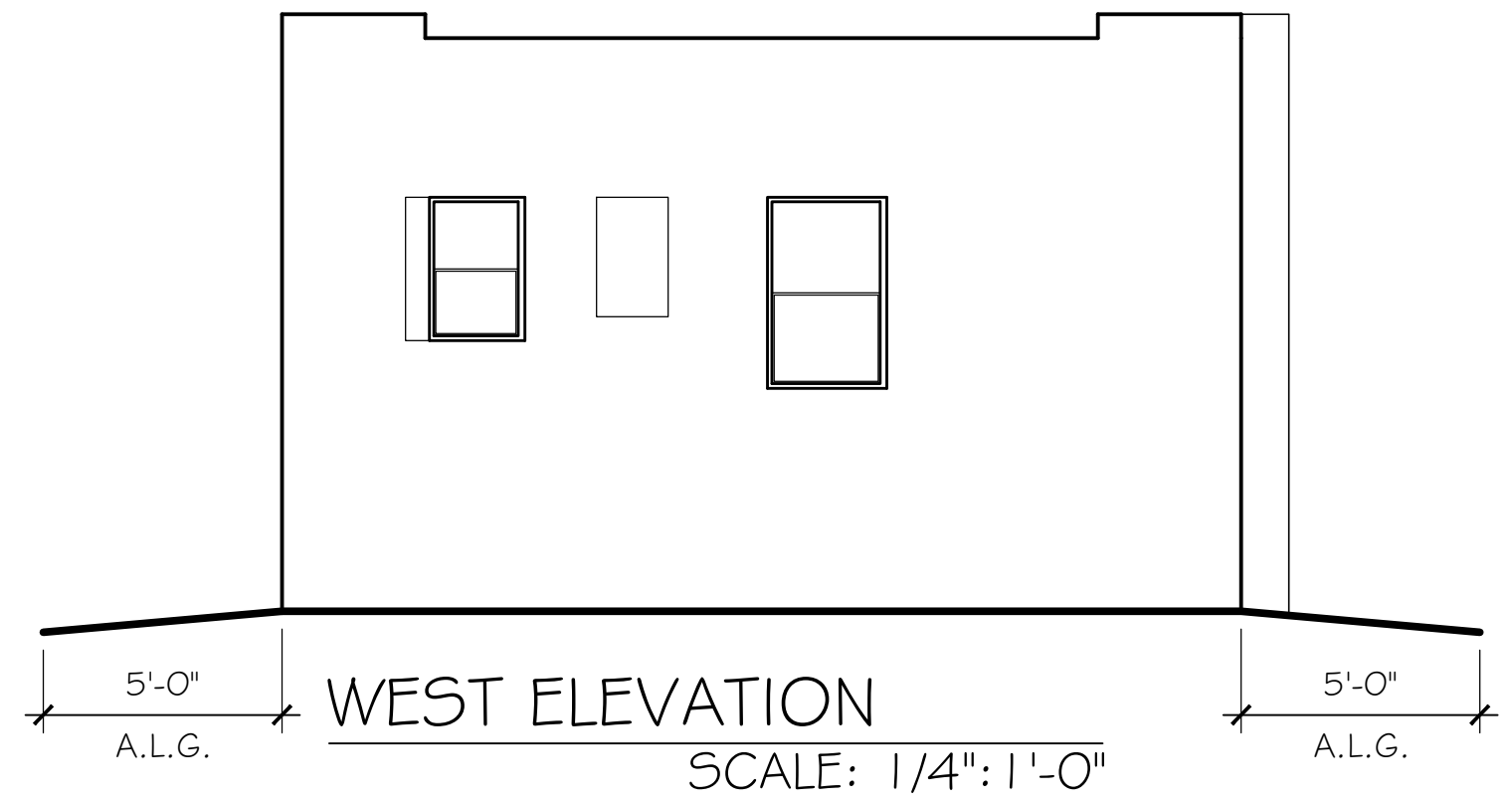
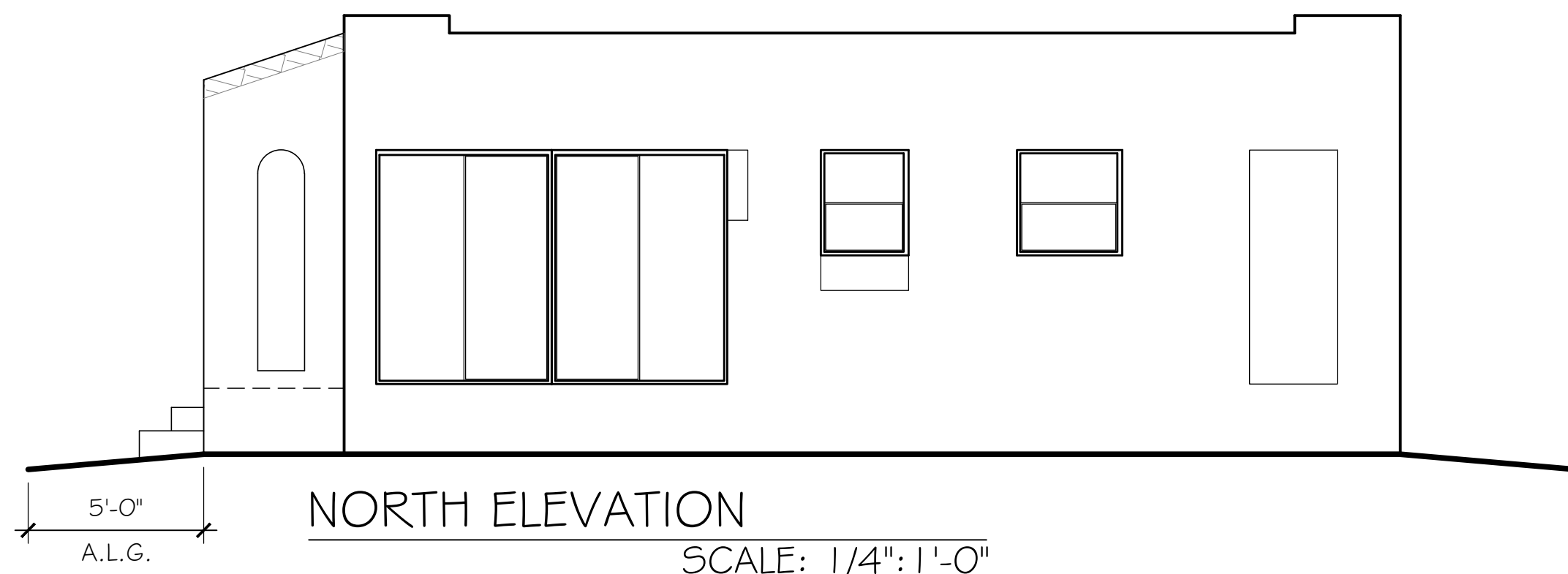


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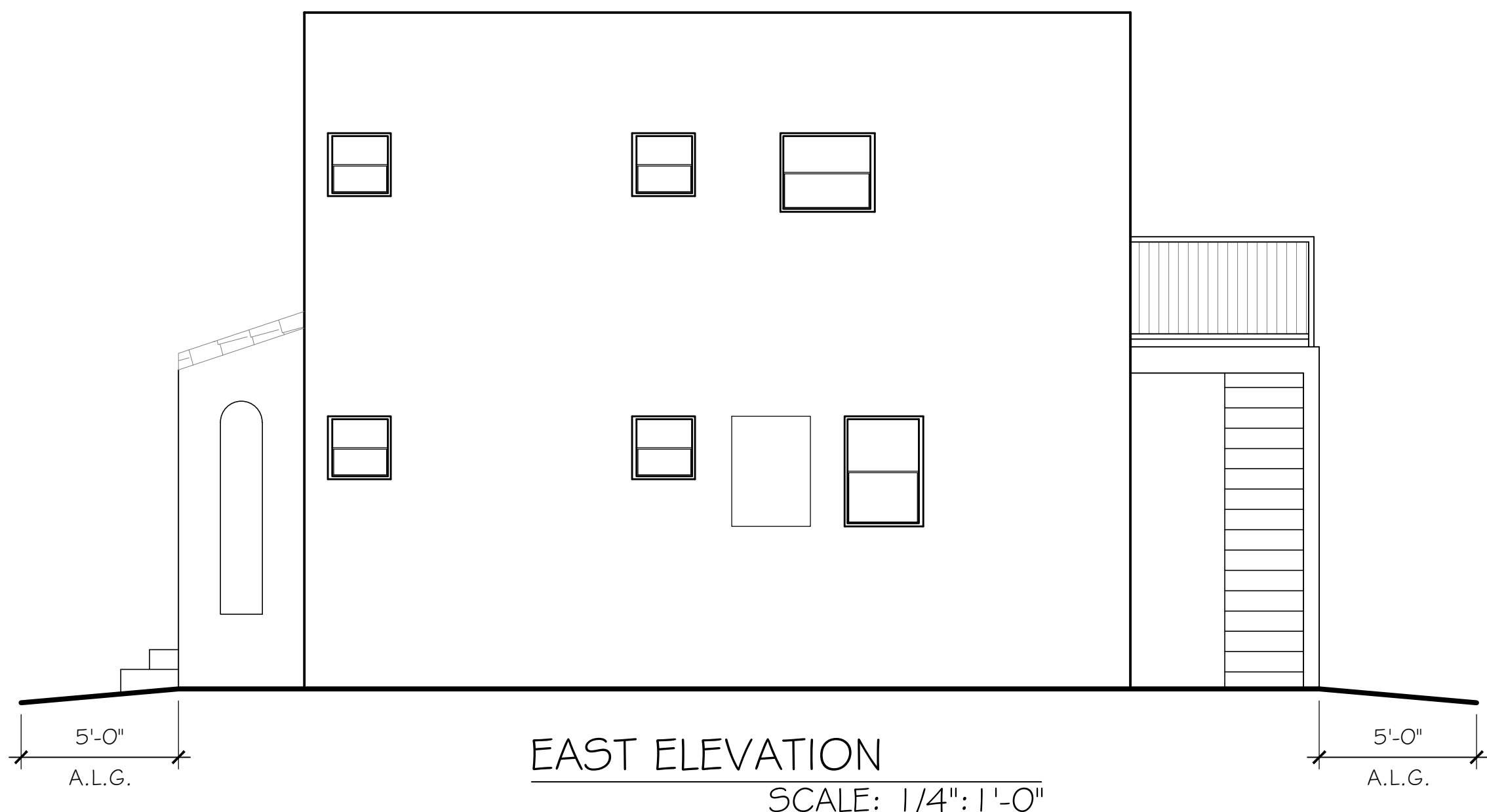
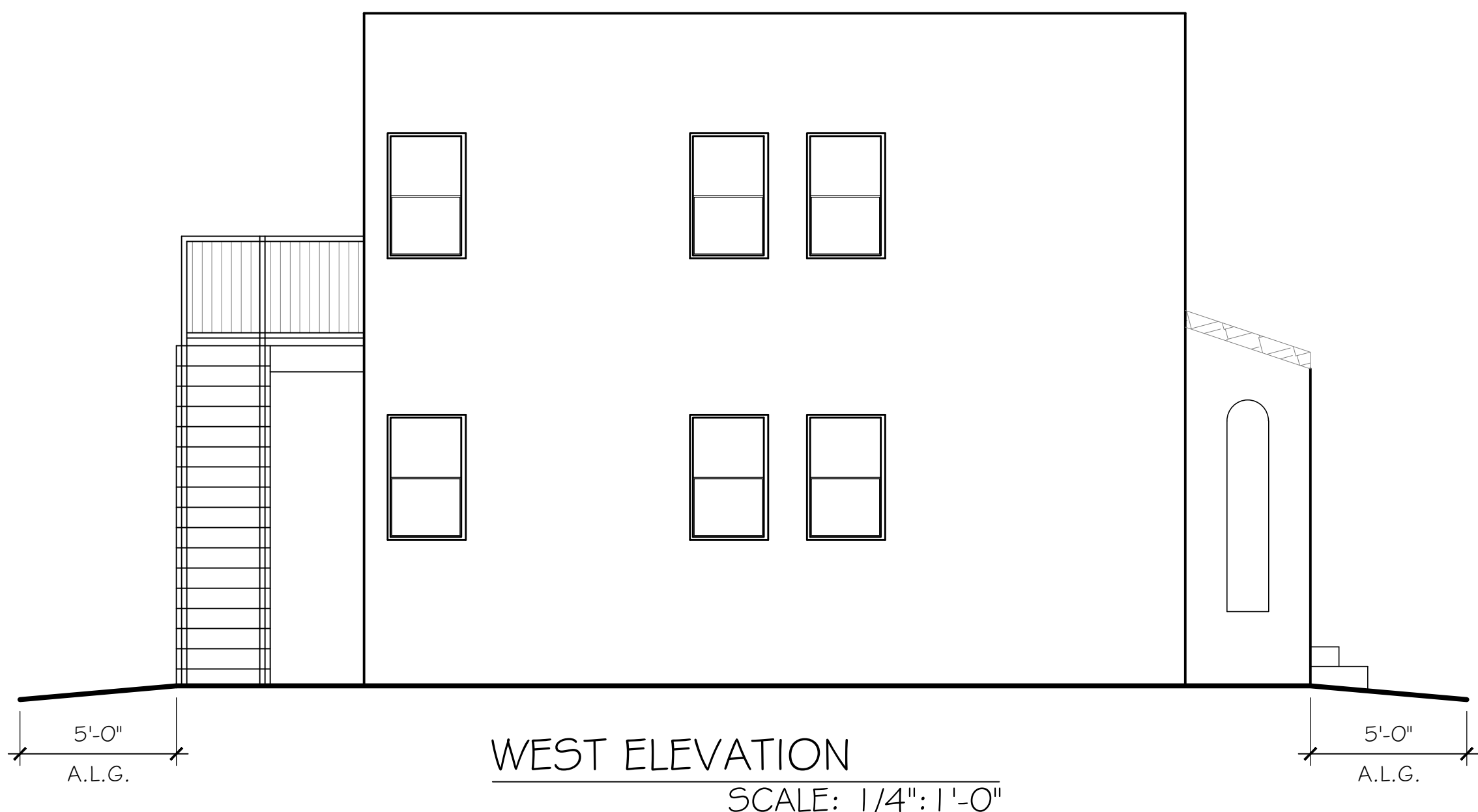
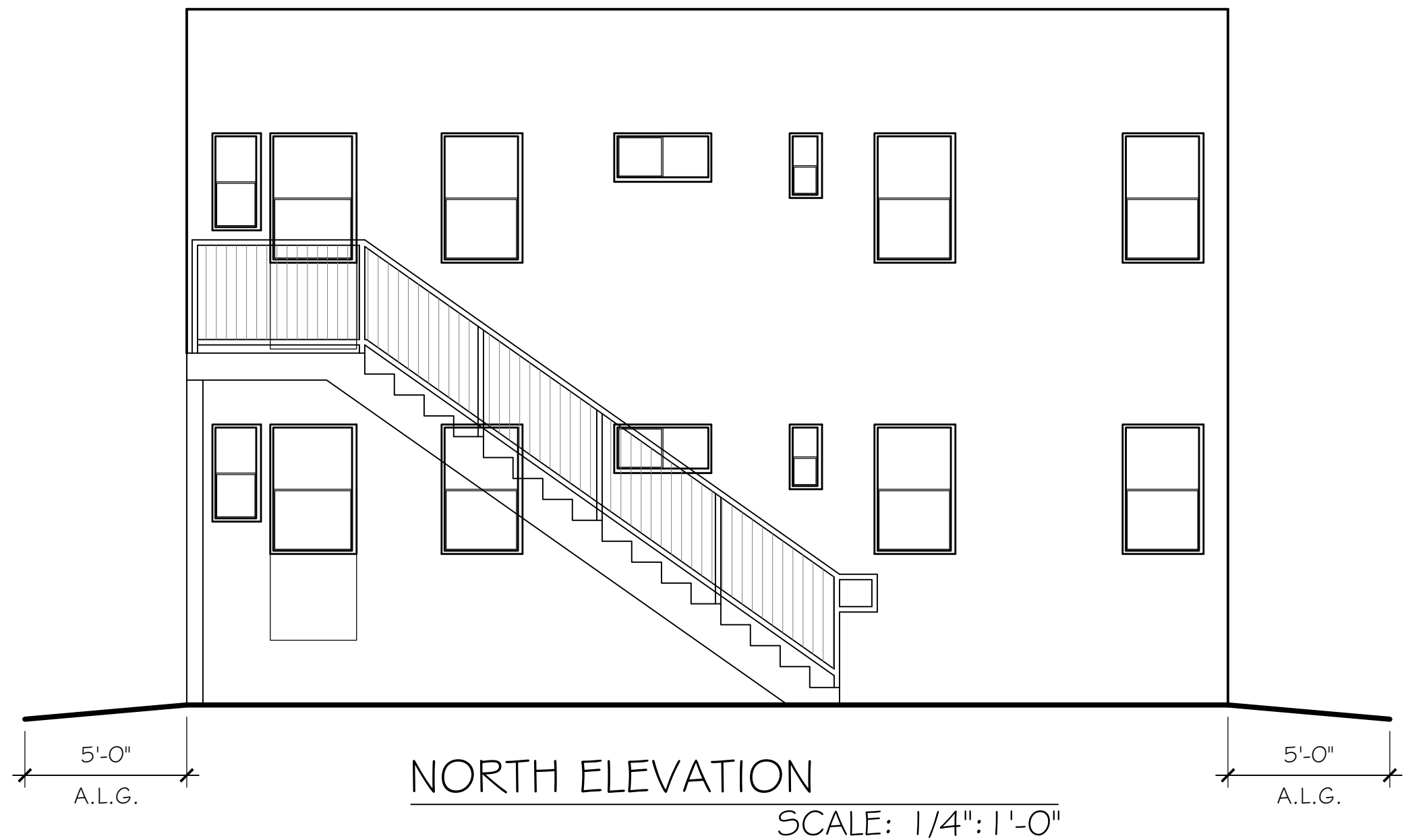
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