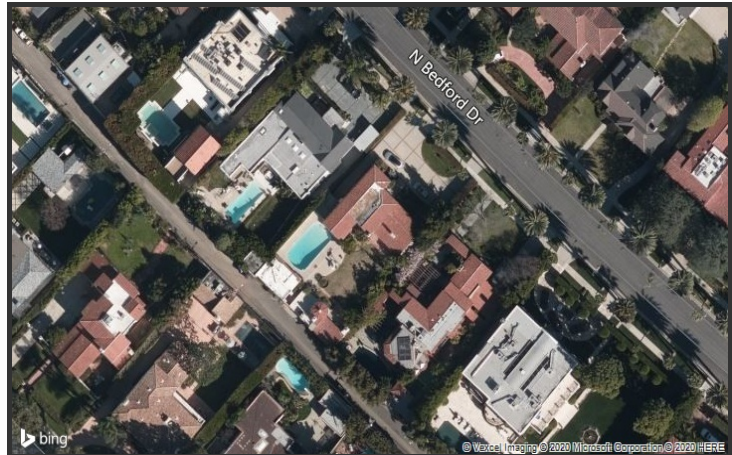


709 N Bedford Dr, Beverly Hills, CA 90210

Existing Conditions

APN: 4345014005
 Zone: BHR1
 Lot Size: 14,276 sq.ft.
 Building Size: 3,582 sq.ft.
 Year Built: 1928
 Specific Plan: Central, N Santa Monica



50% UnderBuilt®

Maximum Single Family Residence Design Parameters

Max Residential Floor Area [1]	
New Home	7,210 sq.ft.
Addition / Remodel	3,628 sq.ft.
Design Guidelines	
Parking Off-Street	3 for 4 bedroom; 4 for 5 or 6 bedrooms; 5 for 7 bedrooms; 6 for 8 bedrooms; 7 for 9+ bedrooms, Minimum 2 Covered.
Basement	Any floor level below a story which has a finished floor level that is a maximum of three feet (3') above grade at any point along the perimeter of the building facing a front or street side setback line and which has no windows exceeding eighteen inches (18") above grade at any point along such perimeter of the building
Height	Flat Roof: 28 ft unless each side setback is 10 ft + then 30 ft Sloped Roof: 28 ft unless each side setback is 10 ft + then 32 ft Sloped Roof with Ridgeline: 32 ft with average of 28 ft unless each side setback is 10 ft + then 34 ft
Setbacks [2]	
Front	Existing structure setback or prevailing for new construction
Sides	Lots 99.99 ft or less is a combined 15 ft plus 30% of lot width over 70 ft but no less than 7.5 ft each, Lots 100 ft or more are a at least 10 ft plus 10% of the width of the lot wider than 100 ft
Back	30% lot depth minus 9 ft

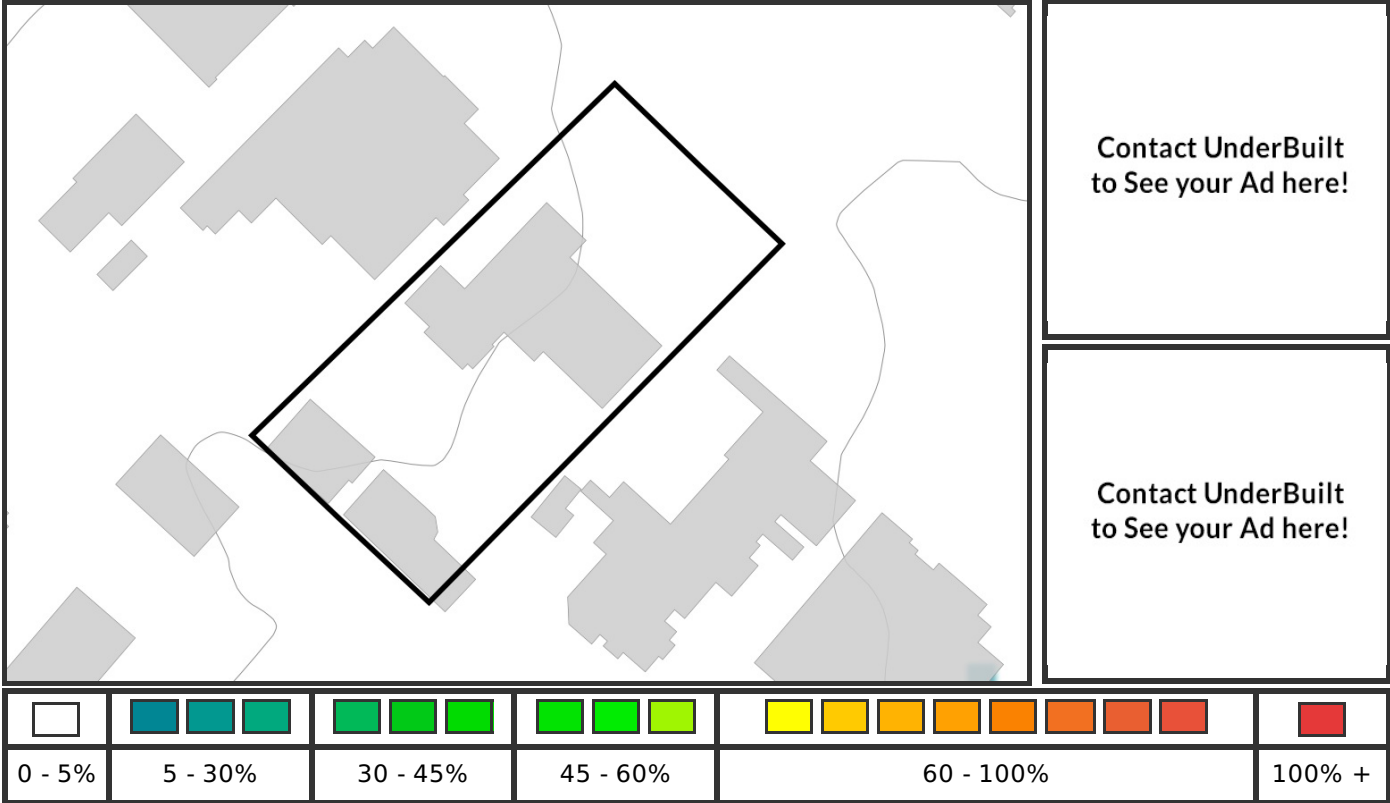
[1] Maximum Residential Floor Area is a measurement of what is permitted by current zoning regulations. However, you may increase your livable area through thoughtful design by adding square feet exempt from this calculation, ie a habitable basement etc. Please contact your local architect for more information.

[2] Does not apply to Corner, Key, or Flag lots

This property report (this "Report") has been prepared in good faith on the basis of information provided by the sellers of the subject property and/or available from public sources and governmental agencies, without any independent verification on the part of UnderBuilt, LLC. This Report is provided "AS IS" and, accordingly, UnderBuilt, LLC does not guarantee or warrant the accuracy, reliability or completeness of the information contained in this report nor its usefulness in achieving any particular outcome or result. In connection herewith, UNDERBUILT, LLC HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, WITH REGARD TO THIS REPORT, INCLUDING ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT. Any party using this report, whether or not a Customer of UnderBuilt, LLC, is responsible for assessing the accuracy of the content of this report through such party's own personal inspection of the subject property and/or consultation with appropriate professional advisors. You should not rely on this Report when making any decisions regarding the subject property, including (without limitation) any acquisition or other investment decision regarding the subject property. UnderBuilt, LLC will not be liable, under any theory of law or equity, for any loss, damage, cost or expense incurred or arising by reason of any person, whether a customer of UnderBuilt, LLC or any other third party, using or relying upon the information contained in this Report, whether or not UnderBuilt, LLC is notified of the possibility of such loss, damage, cost or expense.

709 N Bedford Dr, Beverly Hills, CA 90210

Please Note: This property requires a professional slope analysis. Our estimate is below and not guaranteed.



Contact UnderBuilt to See your Ad here!

Contact UnderBuilt to See your Ad here!

The above chart and information therein has been supplied by the appropriate regulatory agencies. No warranties are implied or assumed on behalf of UnderBuilt or the purchasing customer. A signed and sealed copy of a report that is acceptable for permitting is available directly from a licensed professional within the state this report was created. Contact us at info@underbuilt.com or call (213) 394-0781 to be referred to these licensed professionals.

This property report (this "Report") has been prepared in good faith on the basis of information provided by the sellers of the subject property and/or available from public sources and governmental agencies, without any independent verification on the part of UnderBuilt, LLC. This Report is provided "AS IS" and, accordingly, UnderBuilt, LLC does not guarantee or warrant the accuracy, reliability or completeness of the information contained in this report nor its usefulness in achieving any particular outcome or result. In connection herewith, UNDERBUILT, LLC HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, WITH REGARD TO THIS REPORT, INCLUDING ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT. Any party using this report, whether or not a Customer of UnderBuilt, LLC, is responsible for assessing the accuracy of the content of this report through such party's own personal inspection of the subject property and/or consultation with appropriate professional advisors. You should not rely on this Report when making any decisions regarding the subject property, including (without limitation) any acquisition or other investment decision regarding the subject property. UnderBuilt, LLC will not be liable, under any theory of law or equity, for any loss, damage, cost or expense incurred or arising by reason of any person, whether a customer of UnderBuilt, LLC or any other third party, using or relying upon the information contained in this Report, whether or not UnderBuilt, LLC is notified of the possibility of such loss, damage, cost or expense.