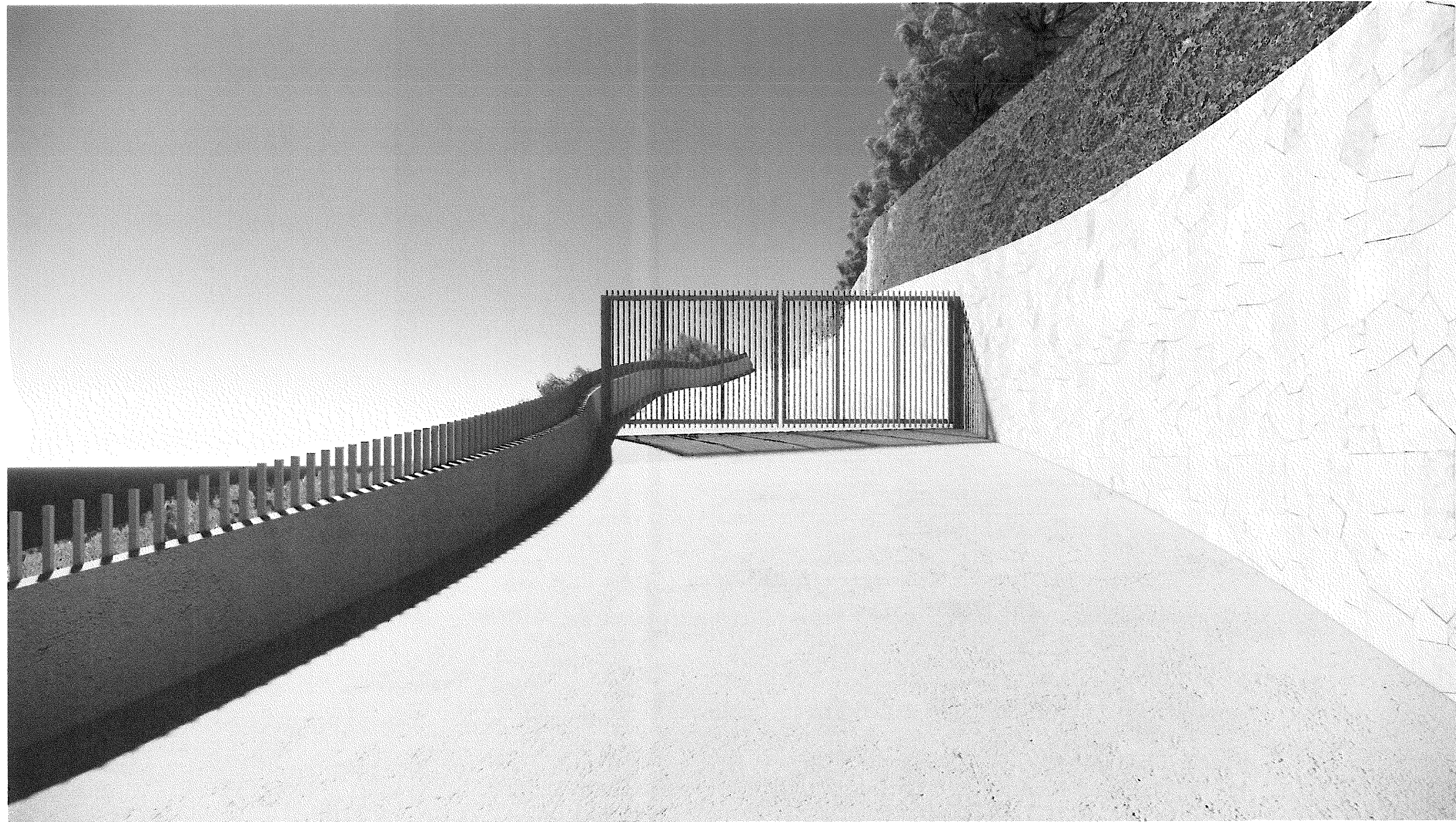


# GRANITO X



## DIRECTORY ASK

**CLIENT**  
CEDARBOIS, LLC  
C/O PLUS DEVELOPMENT, LLC  
8920 SUNSET BLVD, SUITE 200A  
WEST HOLLYWOOD, CA, 90069  
(424) 274-3881 TEL

**ARCHITECT**  
WALKER WORKSHOP  
5574 W WASHINGTON BLVD  
LOS ANGELES, CA 90016  
(323) 752-9929 TEL  
WWW.WALKERWORKSHOP.COM  
INFO@WALKERWORKSHOP.COM  
C-34639

**GEOTECHNICAL ENGINEER**  
BYER GEOTECHNICAL  
1461 E CHEVY CHASE DRIVE,  
SUITE 200  
GLENDALE, CA 91206  
(818) 549-9959 TEL

**CIVIL ENGINEER**  
LEONARD L. LISTON  
LC ENGINEERING INC.  
889 PIERCE COURT SUITE 101  
THOUSAND OAKS CA 91360  
(818) 991-7148 TEL

**STRUCTURAL ENGINEER**  
JOHN LABIB  
JLA ENGINEERING  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
(213) 239-9700 TEL  
INFO@LABIBSE.COM

**MEP ENGINEER**  
GREEN - MEP  
3 MACARTHUR PLACE SUITE #855  
SANTA ANA CA 98702  
(949) 232-1919 TEL  
INFO@GREENMEP.COM

**SURVEYOR**  
GEORGE BARAJAS  
GM SURVEYING  
6634 VALJEAN AVENUE  
VAN NUYS, CA 91406  
(818) 402-5461 TEL

**WATER PROOFING CONSULTANT**  
JAMES WEST  
1742 GRAND AVENUE, #6  
LONG BEACH, CA 90804  
(714) 299-3705 TEL  
JAMESWESTCONSULTANCY@CLOUD.COM

**LANDSCAPE ARCHITECT**  
ROBERT NEWLON  
3550 LAS FLORES CANYON RD  
MALIBU  
CA 90265  
(310) 924-1248 TEL  
RN@RN21.COM

**POOL CONSULTANT**  
H2O DESIGN LLC  
1831 WHITLEY AVE, SUITE 6  
LOS ANGELES, CA 90028  
(310) 704 1828 TEL  
ARIC@H2ODESIGNLLC.COM

**INTERIOR DESIGNER**  
JAMIE BUSH & CO.  
169 N LA BREA AVE D,  
LOS ANGELES, CA 90036  
(310) 289-9687  
INFO@JAMIEBUSH.COM

CLIENT & PROJECT ADDRESS  
CEDARBOIS LLC  
7875 WEST GRANITO DRIVE

## PROJECT INFORMATION ASK

**PROJECT DESCRIPTION**  
NEW 9'-0" ANODIZED ALUMINUM VEHICULAR GATE IN THE REQUIRED FYSB IN LIEU OF 3.5' ALLOWED  
NEW ACCESSORY GUARDHOUSE LOCATED WITHIN THE FRONT 55' OF THE LOT

**PROJECT ADDRESS**  
7875 WEST GRANITO DRIVE  
LOS ANGELES, CA, 90046

**OWNER**  
CEDARBOIS LLC  
C/O PLUS DEVELOPMENT LLC  
8920 SUNSET BLVD, SUITE 200A  
WEST HOLLYWOOD, CA, 90069

**LEGAL DESCRIPTION**  
LOT: 56 (ARB 2)/57 (ARB 2&3)  
TRACT: 7842  
MAP REFERENCE: MB92-21/23  
PARCEL NUMBER (APN): 5551-006-036

**ZONING INFORMATION**  
ZONING: RE40H-1-H-HCR  
HILLSIDE AREA: BHO  
SPECIFIC PLAN:  
FIRE ZONE: VERY HIGH FIRE SEVERITY ZONE  
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED, NFPA13D)

**REQUIRED SETBACKS**  
FRONT YARD: 5' + 5' STREET DEDICATION  
SIDE YARD: 12'  
REAR YARD: 25'

**LOT COVERAGE**  
LOT AREA: 103,745 SF  
LOT COVERAGE: 19,538/103,745 = 18.8%  
MAX ALLOWABLE: 37,080 SF

**RESIDENTIAL FLOOR AREA (RFA)**  
EXISTING FLOOR AREA: 17,212 SF RFA  
PROPOSED FLOOR AREA: 17,348 SF RFA (17,212 SF (per 19010-20000-00247) + 136 SF for new guardhouse)  
MAX. ALLOWABLE: 20,390 SF (PER SLOPE BAND, G0.06)

**BUILDING HEIGHT**  
MAX HEIGHT: 36'-0" >= 3:12 PITCHED ROOF / 30'-0" FLAT ROOF  
BLDG HEIGHT: 36'-0"  
DETACHED BLDG HEIGHT: N/A

**PARKING**  
REQUIRED: 2 COVERED + 3 UNCOVERED  
PROPOSED: 2 COVERED + 3 UNCOVERED

**GRADING**  
TOTAL CUT/FILL: 4895 CY CUT / 4,007 CY FILL  
TOTAL EXPORT: 888 CY

**CODES AND STANDARDS**  
CALIFORNIA BUILDING CODE 2016 EDITION W/ CITY OF LA 2017 AMDT  
CALIFORNIA GREEN BUILDING CODE 2016 EDITION W/ CITY OF LA 2017 AMDT  
CALIFORNIA MECH CODE 2016 EDITION W/ CITY OF LA 2017 AMDT  
CALIFORNIA ELEC CODE 2016 EDITION W/ CITY OF LA 2017 AMDT  
CALIFORNIA PLUMBING CODE 2016 EDITION W/ CITY OF LA 2017 AMDT  
CALIFORNIA CALIFORNIA  
+ FULLY SPRINKLERED NFPA13D THROUGHOUT - TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION +

DRAWING NAME & SCALE  
FENCE SUBMITTAL  
SCALE: 1/2" = 1'-0"

**DEFERRED SUBMITTALS**  
MECHANICAL  
ELECTRICAL  
PLUMBING  
FIRE SPRINKLERS

**EXHIBIT "A"**  
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