

Page 2
217 S. McCadden Place

(Note: Numbers in parentheses () refer to applicable sections of the 2008 City of LA Building Code. P/B/C numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Whenever the principal building on a site is added to, altered or repaired in excess of 50 percent of its replacement value, the entire site shall be brought up to the current Code standard. (7005.9).

In the event that this condition applies, a supplemental report identifying all non-conforming conditions shall be provided with recommendations to bring the entire site into conformance with the current Code standard.

2. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports. (7005.1)

3. All recommendations of the report which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)

5. A grading permit shall be obtained for all structural fill and retaining wall backfill. (105.1.2)

6. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1550). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.701.1.2 of the Code. (7011.3)

7. Existing unconfined fill shall not be used for support of footings, concrete slabs or new fill. (1805.1)

8. Adequate temporary erosion control devices acceptable to the Department, and if applicable the Department of Public Works, shall be provided and maintained during the rainy season. (7013.1.2)

201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

9. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)

10. A structure shall be considered surcharging an excavation if the structure is located within a horizontal distance from the top of the excavation equal to the depth of the excavation. (3307.3.1)

Page 3
217 S. McCadden Place

11. Where any excavation, not addressed in the approved reports, would remove lateral support to the public way, or adjacent structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. A plot plan and cross-section(s) showing the construction type, number of stories, and location of the structures adjacent to the excavation shall be provided.

12. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)

13. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit. (3307.3.2)

14. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soils engineer shall submit a supplementary report with revised recommendations to the Department for approval.

15. Unsurcharged temporary excavations over 6 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.

16. Shoring shall be designed for a minimum EFP of 30 PCF; all surcharge loads shall be included into the design, as recommended.

17. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

18. A B-C slot cut method may be used for unsurcharged temporary excavations with each slot not exceeding 10 feet in height and not exceeding 7 feet in width, as recommended. The soils engineer shall verify in the field if the existing earth materials are stable in the slot cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.

19. Footings shall derive entire support from native undisturbed soils, as recommended.

20. The structural designer and soil engineer shall verify the adequacy of the existing footings for underpinning and for accepting additional loads from the proposed addition.

21. If the adequacy of the existing foundations cannot be verified, the new construction shall be structurally isolated and independently supported.

22. Slab on unconfined fill shall be designed as a structural slab. (7011.3 & 1805.1)

23. Slabs placed on approved compacted fill shall be at least 3/4 inches thick and shall be

Page 4
217 S. McCadden Place

reinforced with 1/2-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.

24. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3 1/2 inches thick and shall be reinforced with 1/2-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.

25. The seismic Site Class is D, as recommended in the report. The seismic Site Coefficients shall be according to the 2008 Los Angeles Building Code.

26. Cantilevered retaining walls up to 10 feet in the height shall be designed for a minimum equivalent fluid pressure (EFP) of 55 pcf, as specified on page 1 of the current referenced report. All surcharge loads shall be incorporated into the design.

27. Retained basement walls shall be designed for an net earth pressure of 60 pcf, as recommended. All surcharge loads shall be incorporated into the design.

28. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.1.1)

29. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.5.6)

30. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (1704.7)

31. Basement walls and slab shall be waterproofed with an L.A. City approved "Below-grade" waterproofing material with a research report number. (1704.2)

32. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

33. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)

34. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)

35. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to utilization in the field. (7008.3)

36. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1704.7)

Page 5
217 S. McCadden Place

37. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

38. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of shoring, protection fences and dust and traffic control will be scheduled. (108.9.1)

39. Installation of shoring, underpinning, and/or slot cutting excavations shall be performed under the continuous inspection and approval of the soils engineer and deputy grading inspector. (1704.7)

40. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Engineering Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)

NGHI AANHUA
Log No. 66081
213-482-0480

cc. Gunther Motz, Applicant.
Irvine Geotechnical, Inc.
Soil Labworks, Inc.
LA District Office

June 5, 2012
IC 08072-H

Alan Mizari
c/o Gunther Motz
8821 Ashcroft Avenue
West Hollywood, California 90048

Subject

Geotechnical Engineering Memorandum and Plan Review
Proposed Additions
Lot 72, Tract 8320
217 S. McCadden Place
Los Angeles, California

Reference: Report by Irvine Geotechnical, Inc.:

Geotechnical Engineering Exploration, Proposed Basement and Additions, Lot 72, Tract 8320, 217 S. McCadden Place, Los Angeles, California, dated November 14, 2008

Dear Mr. Mizari;

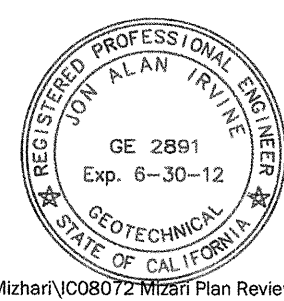
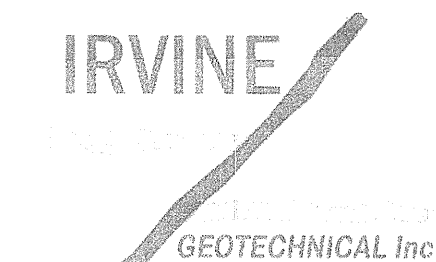
Irvine Geotechnical has prepared this geotechnical memorandum following our review of the proposed plans for the basement addition prepared by Gunther Motz Architect and Paul Pina Structural Engineer. A larger basement is proposed than was originally contemplated in our November 14, 2008 report. However, the plans appear to conform to the geotechnical engineering recommendations of original report and the Building Code. The enlarged basement and the new plans are acceptable from a geotechnical engineering standpoint. As such, we have signed and stamped the plans signifying our approval.

June 5, 2012
IC 08072-H
Page 2

Irvine Geotechnical appreciates the opportunity to provide our service on this project. Any questions concerning the data or interpretation of this or the referenced report should be directed to the undersigned.

Respectfully submitted,
Irvine Geotechnical, Inc.

on A. Irvine
E.G. 1691/G.E. 2891
R:\projects\2008\Projects\IC08072 Mizari\IC08072 Mizari Plan Review.rpt



MIZRAHI
RESIDENCE

217 MC CADDEN PL
LOS ANGELES CA - 90004

MOTZ
ARCHITECT

8821 ASHCROFT AVE
LOS ANGELES
CALIFORNIA 90048
310-859-8920



GEOLOGY & SOLIS REPORT APPROVAL LETTER

DATE: 10/12/11

N-02