

LADBS
LA 21512
APPROVED

MIZRAHI
RESIDENCE

217 MC CADDEN PL
LOS ANGELES CA - 90004

MOTZ
ARCHITECT

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<p>BOARD OF BUILDING AND SAFETY COMMISSIONERS MARSHALL BROWN PRESIDENT VANAJA RAYELOS VICE PRESIDENT VICTOR H. CUEVAS HELENA JUSANY ELEONORE A. WILLIAMS</p>	<p>CITY OF LOS ANGELES CALIFORNIA ANTONIO R. VILLARAIGOSA MAYOR</p>	<p>DEPARTMENT OF BUILDING AND SAFETY 201 NORTH FIGUEROA STREET LOS ANGELES CA 90012 ANDREW A. ADELMAN, P.E. SPECIAL INSPECTOR RAYMOND CHAN EXECUTIVE OFFICER</p>				
<p>GEOLOGY AND SOILS REPORT APPROVAL LETTER</p>						
<p>January 12, 2009 LOG # 66082 SOILS-GEOLOGY FILE - 2</p>						
<p>Alan Mizari 166 N Formosa Avenue Los Angeles, CA. 90036</p>						
<p>TRACT: 8320 LOT(S): 72 LOCATION: 217 S. McCadden Place</p>						
<table><tr><td>CURRENT REFERENCE REPORT/LETTER(S)</td><td>REPORT NO. IC 08072-1</td><td>DATE(S) OF DOCUMENT 11/14/2008</td><td>PREPARED BY Irvine Geotechnical, Inc.</td></tr></table>			CURRENT REFERENCE REPORT/LETTER(S)	REPORT NO. IC 08072-1	DATE(S) OF DOCUMENT 11/14/2008	PREPARED BY Irvine Geotechnical, Inc.
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<p>Soil Tests SL08.803 11/04/2008 Soil Labworks</p>						
<p>The above current referenced report providing recommendations for the proposed construction of a two-story addition with a basement and associated retaining/basement walls to be located at the southern portion of the existing residence has been reviewed by the Grading Division of the Department of Building and Safety. The site is relatively flat underlain by natural alluvium soil. The consultant recommends to support the proposed addition on conventional foundations supported on native undisturbed soils. Underpinning of existing foundation systems that are to partially support the proposed addition is also proposed.</p>						
<p>Engineering analyses provided by Irvine Geotechnical, Inc. is based on field and laboratory testing performed by Soil Labworks, Inc. Irvine Geotechnical, Inc. is accepting responsibility for use of the data in accordance to Code section 91.7008.5 of LABC.</p>						
<p>The site is not located in a designated liquefaction hazard zone, as shown on the "Seismic Hazard Zones" map issued by the State of California (Public Resources Code, Section 2690 et. Seq., Seismic Hazard Mapping Act) and, therefore, is not subject to the requirements of the State of California Public Resources Code, Section 2690 et. Seq.</p>						
<p>The referenced report is acceptable, provided the following conditions are complied with during site development:</p>						
<p>LADBS 2-6 (Rev. 7/08) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER</p>						

<p>Page 2 217 S. McCadden Place</p> <p>(Note: Numbers in parenthesis () refer to applicable sections of the 2008 City of L.A. Building Code. P/B/C numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)</p> <ol style="list-style-type: none">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.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. (7006.1)All recommendations of the report which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.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)A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)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 (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1805.1)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. (7013.12) 201 N. Figueroa Street 3rd Floor, LA (213) 482-7045The 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)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)	<p>Page 3 217 S. McCadden Place</p> <ol style="list-style-type: none">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.Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are 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)The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit. (3307.3.2)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 soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.Unsurcharged temporary excavations over 6 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.Shoring shall be designed for a minimum EFP of 30 PCF; all surcharge loads shall be included into the design, as recommended.A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.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.Footings shall derive entire support from native undisturbed soils, as recommended.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.If the adequacy of the existing foundations cannot be verified, the new construction shall be structurally isolated and independently supported.Slab on uncertified fill shall be designed as a structural slab. (7011.3 & 1805.1)Slabs placed on approved compacted fill shall be at least 3 1/4 inches thick and shall be
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<p>Page 4 217 S. McCadden Place</p> <p>reinforced with 1/2-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.</p> <ol style="list-style-type: none">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.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.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 11 of the current referenced report. All surcharge loads shall be incorporated into the design.Restrained basement walls shall be designed for at rest earth pressure of 60 pcf, as recommended. All surcharge loads shall be incorporated into the design.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. (7013.11)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)Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (1704.7)Basement walls and slab shall be waterproofed with an L.A. City approved "Below-grade" waterproofing material with a research report number. (1704.2)Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)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)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)	<p>Page 5 217 S. McCadden Place</p> <ol style="list-style-type: none">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 LADBS Building 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)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)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)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) <p><i>Neelam Girmay</i> NEELAM GIRMAY Engineering Geologist Associate II</p> <p><i>Adolfo Acosta</i> ADOLFO ACOSTA Geotechnical Engineer I</p> <p>NHG/JAA/nhg/jaa Log No. 66082 213-482-0480</p> <p>cc. Gumbier Motz, Applicant Irvine Geotechnical, Inc. Soil Labworks, Inc. LA District Office</p>
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GEOLOGY & SOILS REPORT APPROVAL LETTER

DATE: 10/12/11

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