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CALIFORNIA



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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

July 6, 2023

LOG # 126766
SOILS/GEOLOGY FILE - 2
LIQ

Effi Bainvoll
3674 Sunset Rd #100
Las Vegas, CA 89120

TRACT: 337
LOT: 43
LOCATION: 116 - 120 W. 87th Place

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	33-6471-00	06/05/2023	AGI Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report(s) that provide(s) recommendations for the proposed 12-unit, three-story affordable housing apartment building on-grade. The site is currently occupied by a one-story fourplex that will be demolish for the new development. The earth materials at the subsurface exploration locations consist of alluvium. The consultants recommend to support the proposed structure(s) on conventional foundations bearing on [a blanket of] properly placed fill a minimum of 3 feet thick.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the report/s demonstrates that the site soils are subject to liquefaction. The earthquake induced total and differential settlements are calculated to be 0.66 and 0.44 inches, respectively. However, these settlement magnitudes are considered by the Department to be within acceptable levels. The requirements of the 2023 City of Los Angeles Building Code have been satisfied.

As of January 1, 2023, the City of Los Angeles has adopted the new 2023 Los Angeles Building Code (LABC). The 2023 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2023.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2023 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed

the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).

2. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. 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 (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
4. A grading permit shall be obtained for all structural fill (106.1.2).
5. 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. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
7. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater, except at locations where lateral over excavation is not possible, in which case the foundations may be deepened to bear in native soils, as recommended (7011.3).
8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
10. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

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

11. All loose foundation excavation material shall be removed prior to commencement of framing. (7005.3).
12. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
13. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
14. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall

be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

15. Prior to the issuance of any permit that 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).
16. Unsurcharged temporary excavation may be cut vertical up to 5 feet, as recommended.
17. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 12 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. 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.
18. All foundations shall derive entire support from a blanket of properly placed fill a minimum of 3 feet thick, as recommended and approved by the soils engineer by inspection.
19. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
20. The building design shall incorporate provisions for total anticipated differential settlements of 0.69 inches, which include 0.25 and 0.44 inches for static and seismic-induced loads, respectively. (1808.2)
21. Special provisions such as flexible or swing joints shall be made for buried utilities and drain lines to allow for differential vertical displacement.
22. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
23. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section 11.4.8, for structures on Site Class D sites with S_1 greater than or equal to 0.2, the parameter SM_1 determined by EQ. (11.4-2) shall be increased by 50%.
24. The structure shall be connected to the public sewer system per P/BC 2020-027.
25. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
26. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
27. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

28. The 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, 1705.6 & 1705.8).
29. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS 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)
30. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).
31. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
32. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS 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 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).
33. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.
34. A supplemental report shall be provided in the event any deviation to the currently proposed project configuration, as presented and as shown in the plans and cross sections included in the approved reports, is made. This shall include but not limited to: relocation, change in any dimension, change in the number of stories above or below grade of any of the proposed structures; addition of any structure(s), such as retaining walls, decks, swimming pools, driveways, access roads, living quarters, etc.; or, additional permanent grading or temporary grading for construction purposes that are not described and not shown in the plans and cross sections included in the approved reports.



ROCIO DURAN
Structural Engineering Associate II

RD/rd
Log No. 126766
213-482-0480

cc: Rana Tavanaei, Applicant
AGI Geotechnical, Inc., Project Consultant
LA District Office

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
 B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
 C. Check should be made to the City of Los Angeles.

<p>1. LEGAL DESCRIPTION Tract: <u>TR 337</u> Block: <u>NONE</u> Lots: <u>43</u></p> <p>3. OWNER: <u>EFFI BAINVOLL</u> Address: <u>3674 SUNSET RD #100</u> City: <u>LAS VEGAS</u> Zip: <u>89120</u> Phone (Daytime): <u>310-9362585</u></p>	<p>2. PROJECT ADDRESS: <u>118 W 87TH PL</u></p> <p>4. APPLICANT <u>RANA TAVANAEI</u> Address: <u>15456 VENTURA BLVD SUITE 300</u> City: <u>SHERMAN OAKS</u> Zip: <u>91403</u> Phone (Daytime): <u>818-9127005</u> E-mail address: <u>TAVANAEI.RANA@GMAIL.COM</u></p>
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5. Report(s) Prepared by: AGI 6. Report Date(s): 6/5/2023

7. Status of project: Proposed Under Construction Storm Damage
 8. Previous site reports? YES if yes, give date(s) of report(s) and name of company who prepared report(s)

9. Previous Department actions? YES if yes, provide dates and attach a copy to expedite processing.
 Dates: _____

10. Applicant Signature: RANA TAVANAEI Position: AGENT

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input type="checkbox"/> Soils Engineering		No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input type="checkbox"/> Combined Soils Engr. & Geol.		<input type="checkbox"/> Division of Land	
<input type="checkbox"/> Supplemental		Other <u>Soils.</u>	<u>363.00</u>
<input type="checkbox"/> Combined Supplemental		<input type="checkbox"/> Expedite	
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	
		Surcharge	<u>89.86</u>
ACTION BY:		TOTAL FEE	<u>452.86</u>

Fee Due: 452.86
 Fee Verified By: [Signature] Date: 6/26/23
 (Cashier Use Only)
Rec# 1613715 06/26/23

THE REPORT IS: NOT APPROVED
 APPROVED WITH CONDITIONS BELOW ATTACHED

_____	For Geology	_____	Date
_____	For Soils	_____	Date
_____		_____	
_____		_____	
_____		_____	
_____		_____	