Appendix G
Hydrology Report

HYDROLOGY &
HYDRAULICS REPORT

1149 Las Palmas Ave
Los Angeles, CA 90038

December 22, 2022

PREPARED FOR:

Bardas Investment Group
1015 N Fairfax Ave
West Hollywood, CA 90046

PREPARED BY:

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KH Project No.: 099909001

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References

Hydraulic Design Manual. Los Angeles County Flood Control District, March 1982.

Low Impact Development Standards Manual. County of Los Angeles Department of Public Works, February 2014.

Section 100: Introduction

100.1 Introduction

The Project site is comprised of 1.20 acres located at 1149 Las Palmas Avenue in the Hollywood Neighborhood of City of Los Angeles. It comprises of seven Assessor Parcel Numbers (APNs) including 5532-021-003, 5532-021-004, 5532-021-005, 5532-021-014, 5532-021-015, 5532-021-016, and 5532-021-017. The proposed site development includes two office developments: one three-story building with three levels of subterranean parking and one one-story building with no parking. The Project will also include landscaping, stormwater conveyance and treatment structures/utilities. This technical memorandum provides a stormwater design for the Project. It considers existing and proposed conditions and provides calculations for LID stormwater treatment.

100.2 Methodology

The Los Angeles County Department of Public Works Hydrology Map was used to determine the approximate rainfall during a 25-year storm on the site. This hydrology map contains historical rainfall data from the previous 40-80 years at 99 rainfall gauges across the County. HydroCalc was used to determine the pre- and post-development on-site flow rates. The calculations are included in Appendix A.

Existing impervious areas were assessed based on the ALTA/Topographic Survey provided by KPFF dated September 28, 2021. Proposed impervious areas are assessed based on the Architectural Plans. Existing drainage patterns are assessed in Section 100.3.

100.3 Existing Drainage Conditions

The elevation of the site ranges from approximately 302 feet above mean sea level (MSL) in the southwest corner of the site to 307 feet MSL in the northeast corner. Per the ALTA/Topographic Survey provided by KPFF, dated September 28, 2021, existing drainage is split into two drainage areas: the existing parking lot is represented by EX-1 and the existing building at 1155 Las Palmas is represented by EX-2. Stormwater runoff in EX-1 sheet flows southwest towards McCadden Place at a slope of approximately 1.5% and the stormwater runoff in EX-2 sheet flows east towards Las Palmas Avenue at a slope of approximately 1%.

The runoff from the roof areas of the existing buildings discharge at grade to McCadden place and via curb drains along Las Palmas Avenue. This runoff is then conveyed via a concrete curb and gutter south along McCadden Place and Las Palmas Avenue where it ultimately discharges into the public storm drain system. Refer to Appendix C for survey information.

The existing conditions for all 1.2 acres of the site are 100% impervious. See Table 1 for specific pre-development conditions.

See Exhibit 1 – Existing Drainage Area Map for details.

100.4 Proposed Drainage Conditions

The Project site improvements will include constructing storm drainage infrastructure, including roof drains and downspouts, to convey onsite runoff to a stormwater treatment system. The proposed stormwater treatment system will consist of an underground rainwater harvesting cistern which will treat stormwater runoff measuring up to the 85th percentile for onsite irrigation use. The Project site proposes to decrease imperviousness as shown in Table 1. See Table 1 for a summary of the Pre- and Post-Development Conditions.

Table 1: Pre- and Post-Development Conditions

Construction site area	**1.2**	**acres**
Percent impervious before construction	100	%
Percent pervious before construction	0	%
Percent impervious after construction	97	%
Percent pervious after construction	3	%

A summary of proposed drainage areas and their associated flows are as follows:

PROP-1: PROP-1 drainage area is comprised of the new, three-story office building and courtyards (97% impervious) with landscape areas located on the ground and most covered by building overhang (3% pervious open to sky). The landscape areas are comprised of landscape planters with substantial soil depth for incidental stormwater treatment and thus can be considered pervious.

This drainage tributary area has a Q_{25} flow of 2.63 cfs. The onsite runoff will be captured by the roof drains/area drains and conveyed via the stormwater pipe network to the rainwater harvesting system and associated overflow structure. Overflow is then conveyed southerly to the public storm drain system near the intersection of McCadden Place and Santa Monica Boulevard.

PROP-2: PROP-2 drainage area is comprised of the new, one-story office building (94% impervious) with landscape planters (6% pervious). The landscape areas are comprised of planters with substantial soil depth for incidental stormwater treatment and thus can be considered pervious.

This drainage tributary area has a Q_{25} flow of 0.47 cfs. Onsite runoff within this drainage area is conveyed to the same storm system described above in PROP-1. The system and overflow structures are sized to accommodate drainage from both drainage areas.

The Project will have no net impact on the total runoff for the Q_{25} from pre-development to post-development conditions. For EX-1 drainage area, the amount of existing runoff (2.63 cfs) will remain unchanged post-development as PROP-1 drainage area. EX-2 drainage area will also not change as the runoff remains at 0.47 cfs in post-development under PROP-2 drainage area. See Table 2 below for a summary of the existing and proposed drainage areas and flows. Refer to Exhibit 1 for the Existing Drainage Area Map, and Exhibit 2 for the Proposed Drainage Area Map.

Table 2: Existing and Proposed Drainage Areas and Flows

Drainage Area Number	Drainage Area (Acres)	50-year Flow (CFS)
EX-1	1.03	2.63
EX-2	0.17	0.47
Total Pre-Dev.	**1.20**	**3.10**
PROP-1	1.03	2.63
PROP-2	0.17	0.47
Total Post-Dev.	**1.20**	**3.10**

100.5 LID Design Criteria & Feasibility Analysis

Proposed peak mitigated flows and volumes have been calculated using the Los Angeles County HydroCalc Calculator. Per the Los Angeles County Department of Public Works' requirements, the peak mitigated flows and mitigated volumes are based on the 85th Percentile of rainfall or ¾" rainfall, whichever is greater. This analysis shows the 85th Percentile to be greater, which shows to be 1.0 inches.

The site includes two tributary areas: PROP-1 comprising 1.03 acres PROP-2 comprising 0.17 acres. The peak mitigated discharge volume for the total site was calculated to be 3,771 cubic feet per the LA County HydroCalc Calculator.

Per the Geotechnical Investigation performed by Feffer Geological Consulting, dated December 21, 2021, a stormwater infiltration system is not recommended at the site due to the historically high groundwater level at about 20 feet below the surface. Since a minimum of 10 feet is required from the groundwater level to the bottom of a proposed infiltration device, it is reasonable to assume that infiltration is not feasible for the Project. Refer to Appendix D for geotechnical report information.

After infiltration is deemed infeasible, City of Los Angeles requires consideration of capture and reuse prior to biofiltration. Given the presence of landscaping on site, a rainwater harvesting system is proposed for the Project. Rainwater harvesting requires sufficient landscape areas for continual irrigation need. Refer to Exhibit 2 for the total landscaping required for feasibility and Appendix A for feasibility calculations. Stormwater discharging into inlet structures on the site and via roof drains will be the rainwater harvesting system measuring up to the 85th percentile design rainfall. This stormwater will be used as irrigation across the site. Stormwater in excess of this design rainfall, will overflow via a parkway drain to the curb face.

100.6 Conclusions

The Project's proposed drainage system is designed to provide storm water control and quality measures based on the current City of Los Angeles requirements. The Project has been analyzed for adherence to Low Impact Development (LID) design requirements for stormwater treatment, along with stormwater runoff control for the 25-year (Q_{25}) storm event per the Los Angeles County requirements.

The analysis shows that the proposed development will not increase runoff from the existing development. Runoff will ultimately discharge to curb face and ultimately existing catch basins within McCadden Place and Las Palmas Avenue to the south. Since there is no net

increase to runoff in the post-development condition, it has been determined that the Project will not have negative impacts on the existing storm drain system.

100.7 Limitations

Kimley-Horn was retained to perform a limited hydrology analysis and report to support the California Environmental Quality Act analysis performed for this construction. Our assessment is based on information provided to Kimley-Horn by others (municipality staff, design team, utility company representatives, etc.) up to the date of this report.

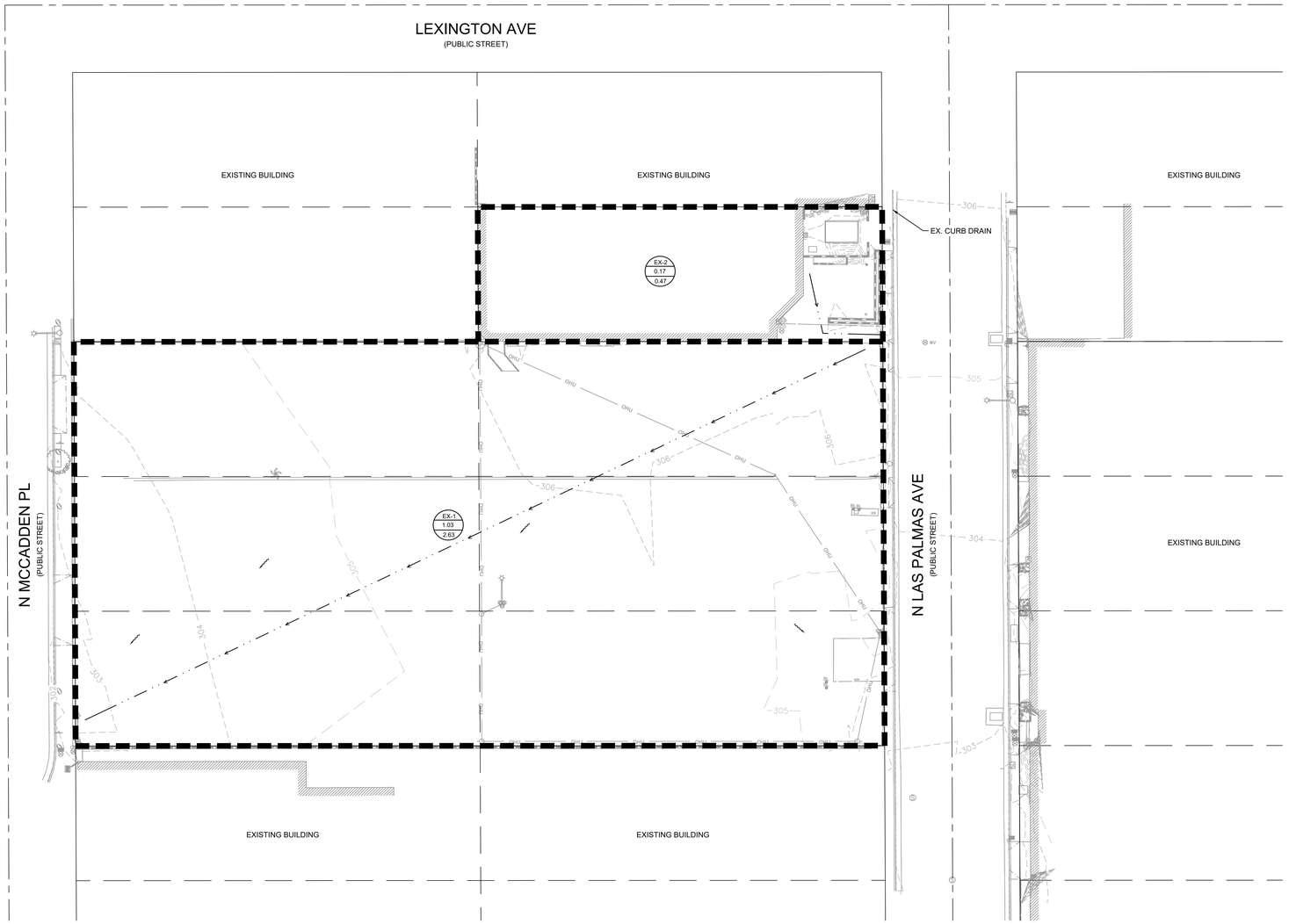
Additional analysis will be required during the design phase and includes is not limited to:

- Pipe sizing
- Gutter spread and velocity analysis
- Stormwater pump design

EXHIBIT 1

Existing Drainage Area Map

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DRAINAGE AREA LEGEND

- FLOW ARROW
- EXISTING CONTOUR
- DRAINAGE AREA
- FLOW PATH
- DRAINAGE AREA NUMBER (DA-X), DRAINAGE AREA (ACRES) (X.XX), 25 YEAR FLOW (CFS) (XX)

DRAINAGE CRITERIA

1. EXISTING DRAINAGE RESULTS PER LOS ANGELES COUNTY HYDROCALC 1.0.2:

EX-1	
TC =	6.0 MIN.
C =	0.90
I(in/hr) =	2.84 IN/HR
Q =	2.63 CFS
EX-2	
TC =	5.0 MIN.
C =	0.90
I(in/hr) =	3.09 IN/HR
Q =	0.47 CFS
Q_{TOTAL} =	3.10 CFS

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY

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KHA PROJECT	
DATE	10/13/2022
SCALE	AS SHOWN
DESIGNED BY	KS
DRAWN BY	KS
CHECKED BY	CY

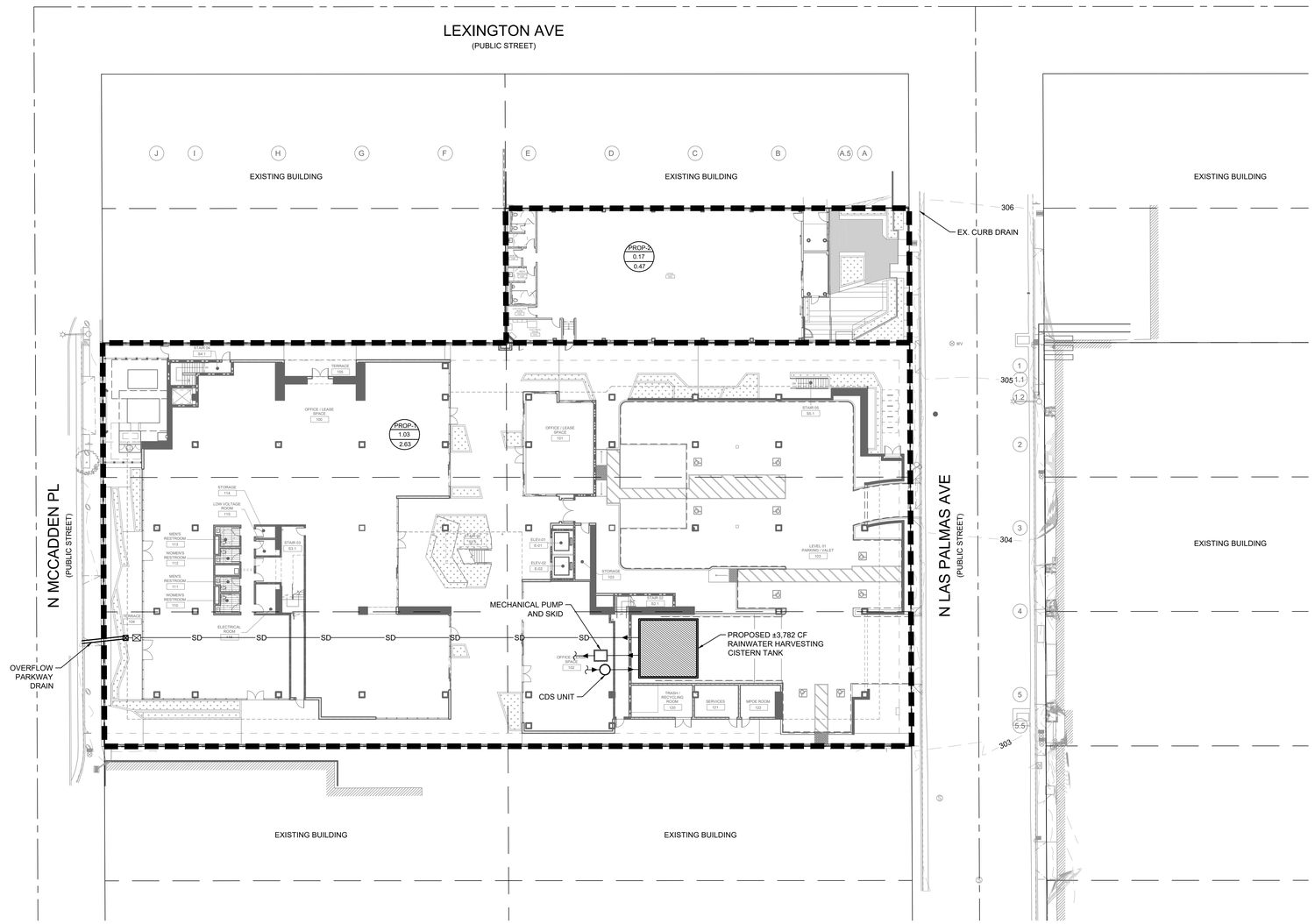
EXISTING DRAINAGE AREA MAP

1149 LAS PALMAS
LOS ANGELES CA

SHEET NUMBER
1

EXHIBIT 2

Proposed Drainage Area Map



DRAINAGE AREA LEGEND

- FLOW ARROW
- EXISTING CONTOUR
- DRAINAGE AREA
- FLOW PATH
- DRAINAGE AREA NUMBER (DA-X), DRAINAGE AREA (ACRES) (X.XX), 25 YEAR FLOW (CFS) (XX)

DRAINAGE CRITERIA

1. EXISTING DRAINAGE RESULTS PER LOS ANGELES COUNTY HYDROCALC 1.0.2:

PROP-1	
TC =	6 MIN.
C =	0.9
I$_{25YR}$ =	2.84 IN/HR
Q =	2.63 CFS
PROP-2	
TC =	5 MIN.
C =	0.9
I$_{25YR}$ =	3.09 IN/HR
Q =	0.47 CFS
Q_{TOTAL} =	3.10 CFS

LID TABULATION

TRIBUTARY AREA	BMP	SITE AREA (SF)	IMPERVIOUS AREA (SF)**	PERVIOUS AREA PROVIDED (SF)*	MITIGATION VOLUME REQUIRED (CF)	REQUIRED LANDSCAPE AREA (SF)
A	RAINWATER HARVESTING CISTERN	45,041	43,690	1,351	3,249	3,175
B		7,507	7,057	450	522	300

* PERVIOUS AREAS WERE ASSESSED BASED ON THE ARCHITECTURAL AND LANDSCAPE PLANS PROVIDED ON 8/16/2022.
** REQUIRED LANDSCAPE AREA DESCRIBES THE ADDITIONAL SQUARE FOOTAGE OF PERVIOUS LANDSCAPE NEEDED FOR CAPTURE AND REUSE FEASIBILITY

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY

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KHA PROJECT			
DATE	10/13/2022		
SCALE	AS SHOWN	DESIGNED BY	KS
		DRAWN BY	KS
		CHECKED BY	CY

PROPOSED DRAINAGE AREA MAP

1149 LAS PALMAS
LOS ANGELES CA

SHEET NUMBER
2

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APPENDIX A

HydroCalc Calculations – 25-yr Storm & 85TH Percentile

LA County Hydrology Map

1149 las palmas

PROJECT SITE

Search result

1149 North Las Palmas Avenue, Los Angeles, CA, 90038

Show more results

Zoom to

Imagery with Labels

Santa Monica Mountains

Hollywood

West Hollywood

Beverly Hills

Hancock Park

Runyon Canyon Park

Hillpark MRCA Open Space

Lake Hollywood Open Space

Cahuenga Pass

Franklin Ave

Hollywood Blvd

W Sunset Blvd

Waring Ave

Melrose Ave

Oakwood Ave

Beverly Blvd

W 1st St

W 3rd St

Wilshire Blvd

Fountain Ave

Santa Monica Blvd

Los Feliz Blvd

Avocado St

Rowena Ave

Finley Ave

Carlton Way

Burton Way

Charleville Blvd

Selma Ave

Laurel Canyon

Nichols Canyon

Coldwater Canyon

Brush Canyon

Vermont Canyon

Cahuenga Blvd

Fairfax Ave

La Brea Ave

Vine

Highland Ave

Bronson Ave

Gower St

Taft Ave

Whitley Ave

Hobart Blvd

Normandie Ave

Western Ave

Vermont Ave

Talmadge St

Maltman Ave

Robinson St

Silver Lake Blvd

Effie St

Myra Ave

Virgil Ave

Kaiser Permanente - Los Angeles Medical Center

Los Angeles City College

Paramount Studios

Wilshire Country Club

The Grove

Cromwell Ave

Tracy St

Council St

Maplewood Ave

St Andrews Pl

Sierra Dr

Doheny Dr

Robertson Blvd

San Vicente Blvd

Alfred St

Spaulding Ave

Gardner

Fuller Ave

Formosa Ave

Orange Dr

Kilkea Dr

Westmount Dr

Palm Dr

Beverly Dr

Camden Dr

Maple Dr

Oakhurst Dr

Elevado Ave

Crescent Heights Blvd

Hauser Blvd

Queens Rd

Hillcrest Rd

Loma Vista Dr

Stanley Hills Dr

Hercules Dr

Mulholland Dr

Fryman Canyon Park

Open Space

1562 ft

1329 ft

996 ft

1210 ft

565 ft

630 ft

LA County Hydrology Map

1149 las palmas

PROJECT SITE

Final 85th Percentile, 24-hr Rainfall

ID 30

CONTOUR 1.00

Zoom to

Imagery with Labels

Hollywood

West Hollywood

Beverly Hills

Hancock Park

Cahuenga Pass

Hollywood Open Space

Hillpark MRCA Open Space

Runyon Canyon Park

Fryman Canyon Park

Santa Monica Mountains

Wilshire Country Club

The Grove

Kaiser Permanente - Los Angeles Medical Center

Los Angeles City College

Franklin Ave

Hollywood Blvd

Sunset Blvd

Beverly Blvd

Wilshire Blvd

Fountain Ave

Melrose Ave

Santa Monica Blvd

Virginia Ave

Romaine St

Waring Ave

Oakwood Ave

Council St

Finley Ave

Carlton Way

Lexington Ave

Willoughby Ave

Eleanor Ave

Alden Dr

Burton Way

Clifton Way

Charleville Blvd

Gregory Way

Coldwater Canyon

Laurel Canyon

Nichols Canyon

Brush Canyon

Vermont Canyon

Cromwell Ave

Los Feliz Blvd

Avocado St

Rowena Ave

Tracy St

Hyperion Ave

Talmadge St

Effie St

Myra Ave

Maltman Ave

Robinson St

Silver Lake Blvd

Elevado Ave

Hazen Dr

Multiholland Dr

Crescent Dr

Stanley Hills Dr

Mt Olympus Dr

Hercules Dr

Loma Vista Dr

N Hillcrest Rd

Queens Rd

Selma Ave

Hawthorn Ave

W Sunset Blvd

N Fairfax Ave

N La Brea Ave

S La Brea Ave

N Mansfield Ave

De Longpre Ave

Fountain Ave

Lexington Ave

Whitley Ave

Holly Dr

N Gower St

N Beachwood Dr

Canyon Dr

N Bronson Ave

Taft Ave

N Wilton Pl

Tamarind Ave

N Normandie Ave

N Hobart Blvd

N Vermont Ave

N Virgil Ave

S Virgil Ave

S Normandie Ave

S Kingsley Dr

S Hoover St

S Hobart Blvd

S Vermont Ave

S Berendo St

N Alfred St

N Spaulding Ave

N Gardner St

N Fuller Ave

N Formosa Ave

N Orange Dr

N Highland Ave

S Highland Ave

S June St

N Kilkea Dr

N Robertson Blvd

Westmount Dr

N Palm Dr

N Sierra Dr

N Doheny Dr

N Maple Dr

N Oakhurst Dr

S Rexford Dr

S Santa Monica Blvd

Brighton Way

N San Vicente Blvd

S San Vicente Blvd

S Crescent Heights Blvd

Hauser Blvd

W 1st St

W 2nd St

W 3rd St

W 4th St

W 6th St

1562 ft

1329 ft

1210 ft

996 ft

1508 ft

630 ft

595 ft

LA County Hydrology Map

1149 las palmas

50yr Two Tenths (Rainfall)

ID 781

CONTOUR 6.00

Zoom to

PROJECT SITE

Imagery with Labels

Open Space
Cahuenga Pass
Lake Hollywood Open Space
Fryman Canyon Park
Santa Monica Mountains
Hillpark MRCA Open Space
Runyon Canyon Park
Nichols Canyon
Laurel Canyon
Coldwater Canyon
Brush Canyon
Vermont Canyon
Franklin Ave
Hollywood Blvd
Selma Ave
Hawthorn Ave
W Sunset Blvd
Fountain Ave
Lexington Ave
Virginia Ave
Eleanor Ave
Romaine St
Willoughby Ave
Waring Ave
Melrose Ave
Oakwood Ave
Beverly Blvd
W 1st St
W 2nd St
W 3rd St
W 4th St
W 6th St
Finley Ave
Cromwell Ave
Los Feliz Blvd
Avocado St
Rowena Ave
Carlton Way
Kaiser Permanente - Los Angeles Medical Center
Santa Monica Blvd
Los Angeles City College
Paramount Studios
Maplewood Ave
Council St
Fountain Ave
Wilshire Country Club
The Grove
Hancock Park
West Hollywood
Beverly Hills
Wilshire Blvd
Charleville Blvd
Clifton Way
Burton Way
Alden Dr
Elevado Ave
Brighton Way
Hauser Blvd
Silver Lake Blvd
Robinson St
Maltman Ave
Myra Ave
Effie St
Tracy St
Talmadge St
Hyperion Ave
Holly Dr
Canyon Dr
Crescent Dr
Hazen Dr
Stanley Hills Dr
Mt Olympus Dr
Hercules Dr
Lomavista Dr
N Hillcrest Rd
Queens Rd
Grand Dr
1562 ft
1329 ft
996 ft
1210 ft
895 ft
630 ft
2
101
6.9
6.4
5.8

Peak Flow Hydrologic Analysis

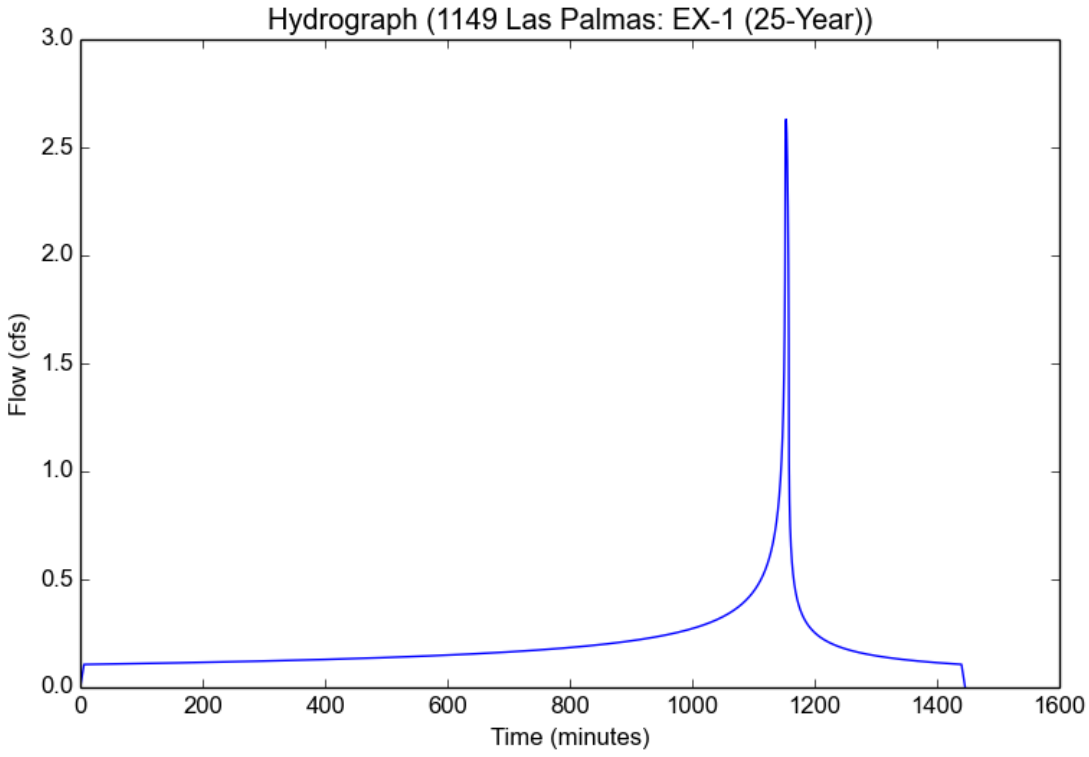
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	1149 Las Palmas
Subarea ID	EX-1 (25-Year)
Area (ac)	1.03
Flow Path Length (ft)	330.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.9
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.1802
Peak Intensity (in/hr)	2.8368
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	6.0
Clear Peak Flow Rate (cfs)	2.6297
Burned Peak Flow Rate (cfs)	2.6297
24-Hr Clear Runoff Volume (ac-ft)	0.3969
24-Hr Clear Runoff Volume (cu-ft)	17287.3712



Peak Flow Hydrologic Analysis

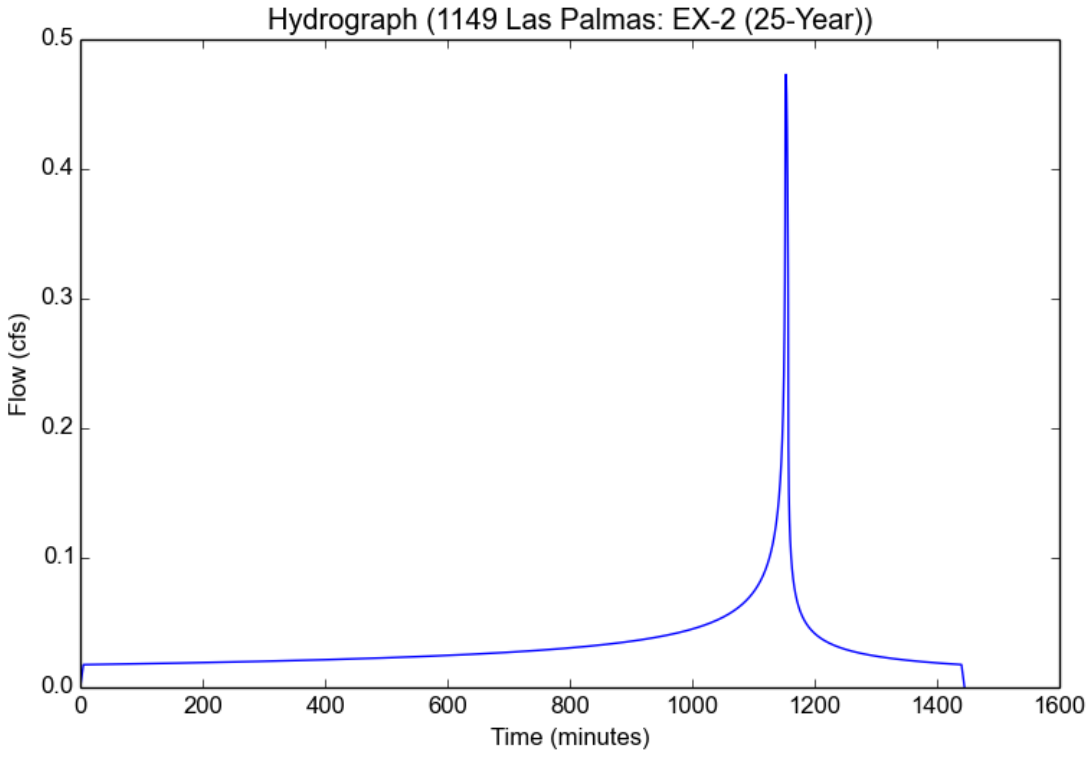
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	1149 Las Palmas
Subarea ID	EX-2 (25-Year)
Area (ac)	0.17
Flow Path Length (ft)	155.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.9
Percent Impervious	1.0
Soil Type	13
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.1802
Peak Intensity (in/hr)	3.0906
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.4729
Burned Peak Flow Rate (cfs)	0.4729
24-Hr Clear Runoff Volume (ac-ft)	0.0655
24-Hr Clear Runoff Volume (cu-ft)	2853.2551



Peak Flow Hydrologic Analysis

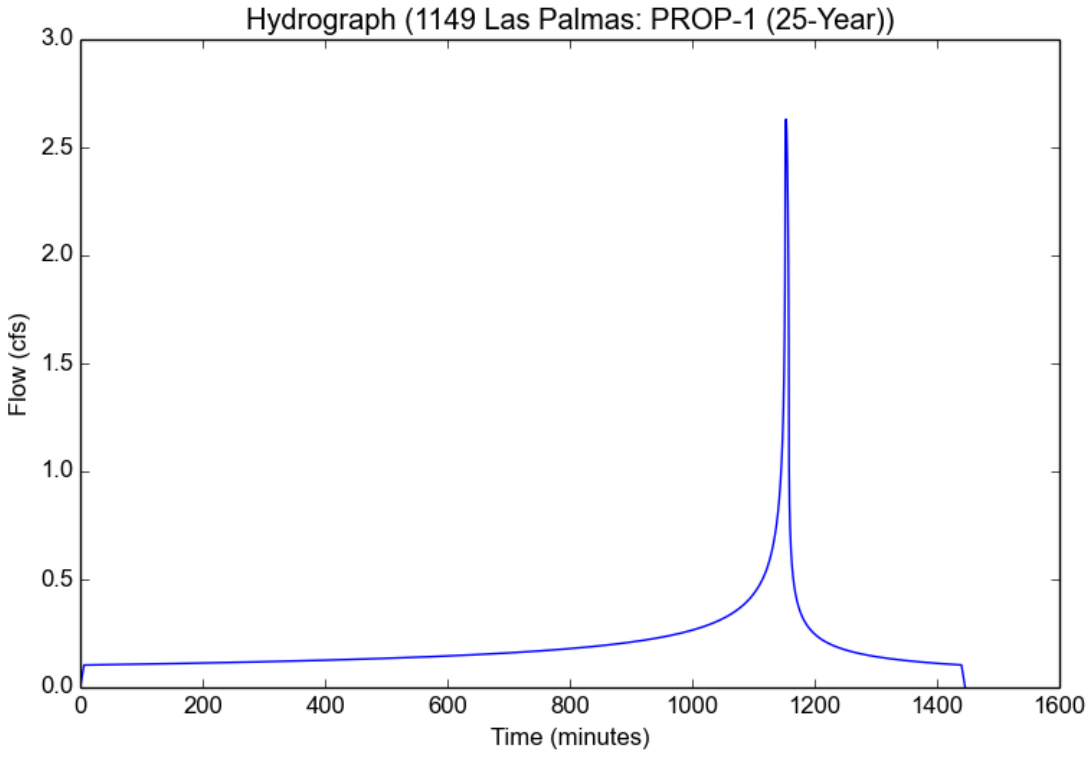
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	1149 Las Palmas
Subarea ID	PROP-1 (25-Year)
Area (ac)	1.03
Flow Path Length (ft)	330.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.9
Percent Impervious	0.97
Soil Type	13
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.1802
Peak Intensity (in/hr)	2.8368
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	6.0
Clear Peak Flow Rate (cfs)	2.6297
Burned Peak Flow Rate (cfs)	2.6297
24-Hr Clear Runoff Volume (ac-ft)	0.3872
24-Hr Clear Runoff Volume (cu-ft)	16867.824



Peak Flow Hydrologic Analysis

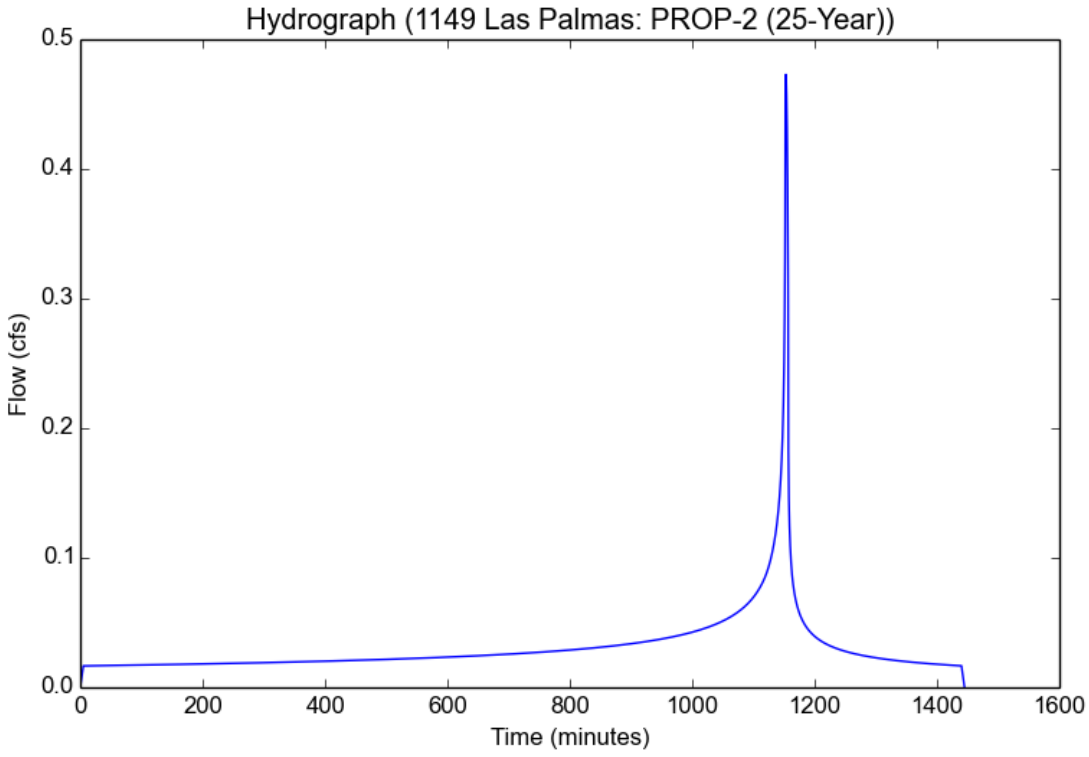
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	1149 Las Palmas
Subarea ID	PROP-2 (25-Year)
Area (ac)	0.17
Flow Path Length (ft)	155.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.9
Percent Impervious	0.94
Soil Type	13
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	5.1802
Peak Intensity (in/hr)	3.0906
Undeveloped Runoff Coefficient (Cu)	0.9
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.4729
Burned Peak Flow Rate (cfs)	0.4729
24-Hr Clear Runoff Volume (ac-ft)	0.0623
24-Hr Clear Runoff Volume (cu-ft)	2714.6578



Peak Flow Hydrologic Analysis

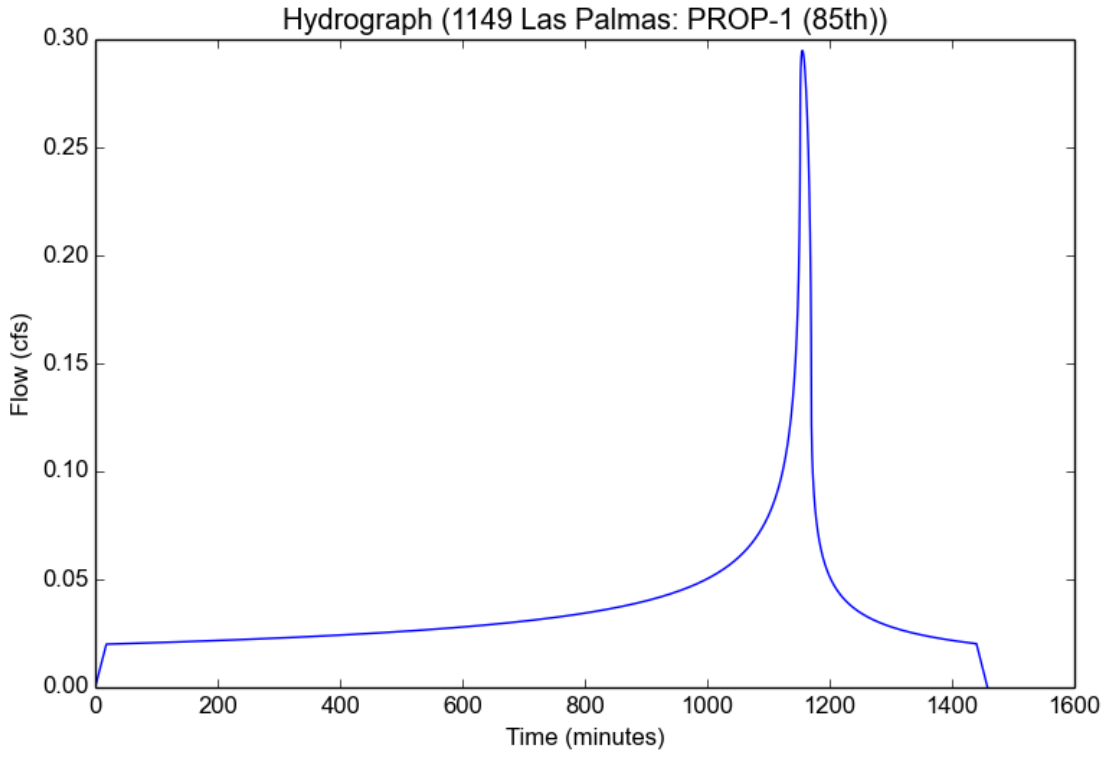
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Version: HydroCalc 1.0.3

Input Parameters

Project Name	1149 Las Palmas
Subarea ID	PROP-1 (85th)
Area (ac)	1.03
Flow Path Length (ft)	330.0
Flow Path Slope (vft/hft)	0.01
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.97
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.3268
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.876
Time of Concentration (min)	18.0
Clear Peak Flow Rate (cfs)	0.2948
Burned Peak Flow Rate (cfs)	0.2948
24-Hr Clear Runoff Volume (ac-ft)	0.0746
24-Hr Clear Runoff Volume (cu-ft)	3248.2213



Peak Flow Hydrologic Analysis

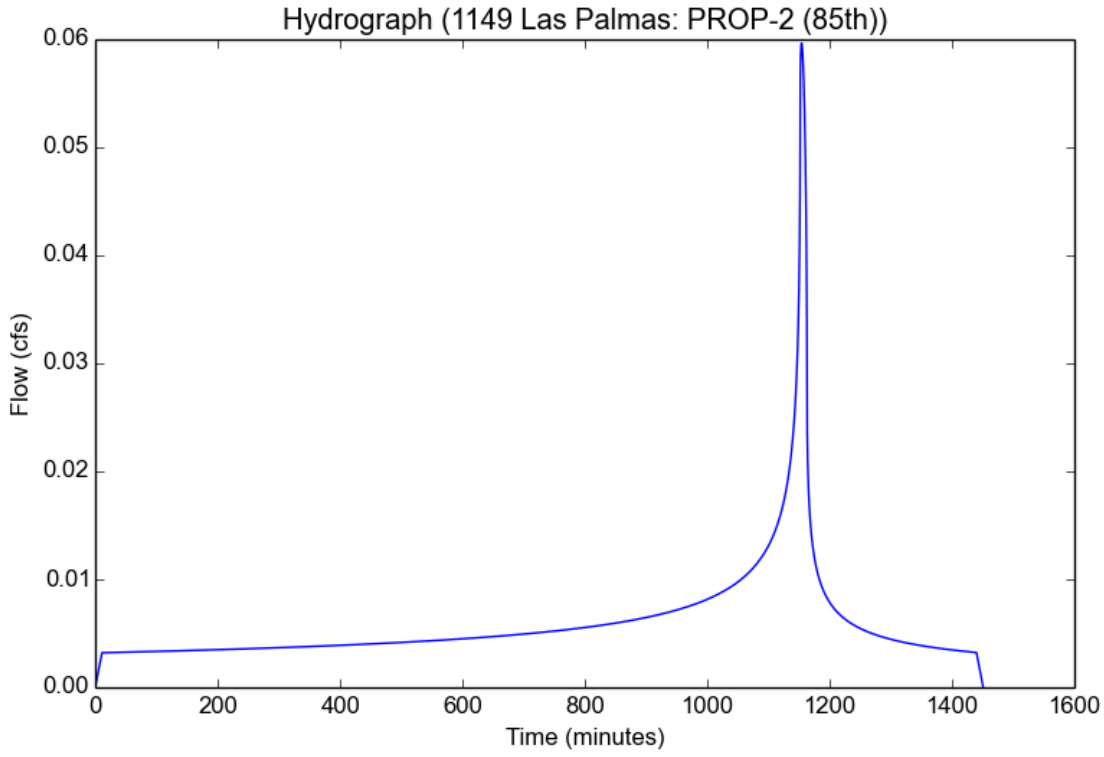
File location: K:/LDT_PLAN/XXXXXXXX 1155 Las Palmas CE_MND/05_Deliverables/Prelim Hydrology & Hydraulics Report/Appendix/A - HydroCalc Cal
Version: HydroCalc 1.0.3

Input Parameters

Project Name	1149 Las Palmas
Subarea ID	PROP-2 (85th)
Area (ac)	0.17
Flow Path Length (ft)	155.0
Flow Path Slope (vft/hft)	0.01
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.94
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.4119
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.852
Time of Concentration (min)	11.0
Clear Peak Flow Rate (cfs)	0.0597
Burned Peak Flow Rate (cfs)	0.0597
24-Hr Clear Runoff Volume (ac-ft)	0.012
24-Hr Clear Runoff Volume (cu-ft)	521.4248



CAPTURE AND USE FEASIBILITY CALCULATION

Note: Red values are inputs.
Black values are automatically calculated.
Green values are outputs.

V_{design} (CF) =	3249	CF	*(Hydrocalc 24-Hr Clear Runoff Volume)*
$A_{pervious}$ (SF) =	4525	SF	
Planting Factor =	0.40		*(ETAF per Irrigation Plans see MAWA / ETWU table L3.00)*

i. Design Volume, V_{design}

V_{design} (CF) =	3249	CF
V_{design} (gal) =	24303	gal

ii. Pervious Area, $A_{pervious}$

$A_{pervious}$ (SF) =	4525	SF

iii. Planter Factor, PF

Planting Factor =	0.40	
PF (SF) =	1810	SF

iv. $ETWU_{(7\text{-month})}$

$ETWU_{(7\text{-month})}$ (gal)=	24352	gal

v. Feasibility

$ETWU_{(7\text{-month})}$ =	24352	>	V_{design} =	24303	**, therefore** **feasible**

CAPTURE AND USE FEASIBILITY CALCULATION

Note: Red values are inputs.
Black values are automatically calculated.
Green values are outputs.

V_{design} (CF) =	522	CF	*(Hydrocalc 24-Hr Clear Runoff Volume)*
$A_{pervious}$ (SF) =	750	SF	
Planting Factor =	0.40		*(ETAF per Irrigation Plans see MAWA / ETWU table L3.00)*

i. Design Volume, V_{design}

V_{design} (CF) =	522	CF
V_{design} (gal) =	3905	gal

ii. Pervious Area, $A_{pervious}$

$A_{pervious}$ (SF) =	750	SF

iii. Planter Factor, PF

Planting Factor =	0.40	
PF (SF) =	300	SF

iv. $ETWU_{(7\text{-month})}$

$ETWU_{(7\text{-month})}$ (gal)=	4036	gal

v. Feasibility

$ETWU_{(7\text{-month})}$ =	4036	>	V_{design} =	3905	**, therefore** **feasible**

APPENDIX B

Architectural Plans



1149 LAS PALMAS

PROJECT DESCRIPTION:

	PROPOSED BUILDING CONCEPT CRITERIA
LOTS	EXISTING BUILDINGS: PARCEL A: LOTS 3-6 PARCEL B: LOT 7 PARCEL E: LOT 23 PROPOSED NEW BUILDING: PARCEL C: LOT 3 PARCEL D: LOTS 4-5 PARCEL F: LOT 22 PARCEL G: LOT 21 PARCEL H: LOT 20
FAR	1.38:1
HEIGHT (FROM LOWEST NATURAL GRADE TO TOP OF ROOF)	45'-0"/ 3 STORIES
SITE AREA	89,752 SF PER SURVEY
MAXIMUM FAR PERMITTED	1.5:1 (134,628 SF)
PROPOSED FAR	1.38:1
EXISTING TO REMAIN PARCEL A: LOTS 3-6; PARCEL B: LOT 7; PARCEL E: LOT 23)	41,728 SF
PROPOSED PROJECT SF ADDED	81,682 SF
TOTAL PROJECT SF	123,410 SF
GRADING QUANTITIES	
CUT	51,401 CY
EXPORT	51,401 CY

ZONING: [Q]M1-1VL-SN
GENERAL PLAN: LIMITED MANUFACTURING
SPECIAL ZONES:
- ENTERPRISE ZONE
- HOLLYWOOD SIGNAGE (MEDIA DISTRICT)

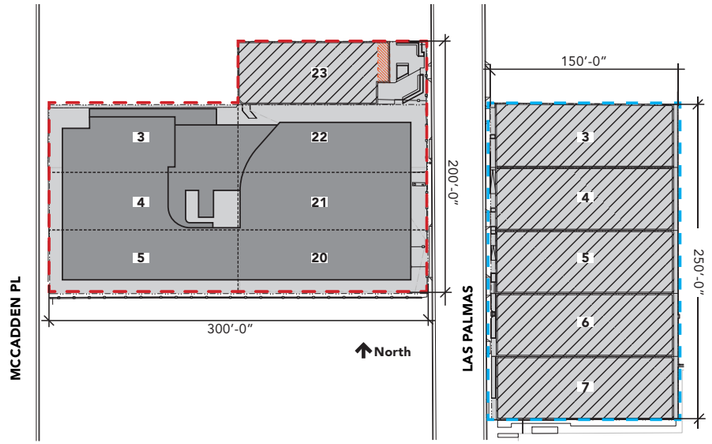
ORD 182,173 Q CONDITIONS:
1. NO 100% RESIDENTIAL DEVELOPMENT ALLOWED.
2. RESIDENTIAL USE SHALL ONLY BE PERMITTED IF A PROJECT'S MINIMUM FAR IS 0.7:1.

Q CONDITION FULFILLMENT: THE PROJECT IS NOT PROPOSING TO DEVELOP ANY RESIDENTIAL USES ON SITE.

EXISTING TREES:

SPECIES	QTY	STATUS
SYAGRUS ROMANZOFFIANA	4	KEEP
WASHINGTONIA ROBUSTA	1	REMOVE
PYRUS CALLERYANA (STREET TREE)	1	REMOVE

SITE MAP



LEGEND
- EXISTING BUILDINGS TO REMAIN
- NEW CONSTRUCTION TO EXISTING
- NEW CONSTRUCTION
- CONTIGUOUS PARCELS UNDER COMMON OWNERSHIP
- NEW SCOPE OF WORK
- NO WORK PROPOSED

SHEET INDEX

A0-000	TITLE SHEET
A0-001	PROJECT SUMMARY TABLES
A0-002	NEIGHBORHOOD PHOTOS
V0-000	SURVEY - LEGAL DESCRIPTION
V0-001	SURVEY
A1-001	EXISTING PLOT PLAN
A1-002	PROPOSED PLOT PLAN
A1-003	AXONOMETRIC DIAGRAMS
A1-010	BASEMENT LEVEL 03 PLAN
A1-011	BASEMENT LEVEL 02 PLAN
A1-012	BASEMENT LEVEL 01 PLAN
A1-013	FIRST FLOOR PLAN
A1-014	SECOND FLOOR PLAN
A1-015	THIRD FLOOR PLAN
A1-016	ROOF PLAN
A2-200	BUILDING MATERIALS
A2-201	ELEVATIONS - NEW BUILDING
A2-202	ELEVATIONS - NEW BUILDING & 1155 LAS PALMAS
A3-301	SECTIONS - NEW BUILDING
A3-302	SECTIONS - 1155 LAS PALMAS
L1-101	LANDSCAPE PLAN - 1F
L1-102	LANDSCAPE PLAN - 2F
L1-103	LANDSCAPE PLAN - 3F
L1-104	PLANTING PALLETTE SCHEDULE
L1-105	PLANTING AND MATERIALS
LL-101	LIGHTING PLAN - 1F
LL-102	LIGHTING PLAN - 2F
LL-103	LIGHTING PLAN - 3F
LL-104	LIGHTING CUTSHEET
R-001	RENDERING 1
R-002	RENDERING 2
R-003	RENDERING 3
R-004	RENDERING 4
R-005	RENDERING 5
R-006	RENDERING 6

ENTITLEMENT REQUEST:

1. SITE PLAN REVIEW PURSUANT TO LAMC SECTION 16.05 TO ALLOW THE DEMOLITION AN EXISTING PARKING LOT AND THE CONSTRUCTION OF A THREE-STORY, APPROXIMATELY 80,864-SQUARE-FOOT OFFICE BUILDING WITH THREE LEVELS OF SUBTERRANEAN PARKING, RETAIN FOUR EXISTING BUILDINGS AT 1128 TO 1146 NORTH LAS PALMAS AVENUE, AND RENOVATE AN EXISTING BUILDING AT 1155 NORTH LAS PALMAS AVENUE, CHANGE USE TO OFFICE, AND CONSTRUCT AN APPROXIMATELY 1,042-SQUARE-FOOT ADDITION ON THE GROUND FLOOR.

2. WAIVER OF DEDICATION AND IMPROVEMENT PER LAMC SECTION 12.37-I.3 TO WAIVE THE FOLLOWING DEDICATIONS AND IMPROVEMENTS PRELIMINARILY REQUIRED BY BOE:
- 5 FT DEDICATION ALONG LAS PALMAS AVE TO PROVIDE HALF RIGHT OF WAY OF 30 FT.
- 5 FT DEDICATION ALONG MCCADDEN PL TO PROVIDE HALF RIGHT OF WAY OF 30 FT.
- 1 FT WIDENING ALONG MCCADDEN PL TO PROVIDE HALF ROADWAY OF 18 FT.

PROJECT DATA:

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A

LOTS 3, 4, 5, AND 6 IN BLOCK "A" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THAT PORTION, IF ANY, INCLUDED WITHIN THE LINES OF TRACT NO. 1362, AS PER MAP RECORDED IN BOOK 18, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B

LOT 7 IN BLOCK "A" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THAT PORTION, IF ANY, INCLUDED WITHIN THE LINE OF TRACT NO. 1362 AS PER MAP RECORDED IN BOOK 18, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTRY RECORDER OF SAID COUNTY.

PARCEL C

LOT 3 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTRY RECORDER OF SAID COUNTY.

PARCEL D

LOTS 4 AND 5 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL E

LOT 23 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL F

LOT 22 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL G

LOT 21 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL H

LOT 20 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT ADDRESSES:

1128-1146 N LAS PALMAS AVENUE, 1139-1155 N LAS PALMAS AVENUE, 1138-1150 N MCCADDEN PLACE, LOS ANGELES, 90038

APN:

5532-021-003, 004, 005, 014, 015, 016, 017

5532-022-003, 004, 005, 006

PROPERTY OWNER/APPLICANT

LAS PALMAS AVENUE OWNER, LLC

BARDAS INVESTMENT GROUP

1015 N FAIRFAX AVE, WEST HOLLYWOOD, CA 90046

CONTACT: 323.461.8815

DESIGN ARCHITECT:

OTHERWORKS

923 E. 3RD STREET #107, LOS ANGELES, CA 90012

EXECUTIVE ARCHITECT:

HOUSE & ROBERTSON ARCHITECTS

10125 WASHINGTON BLVD, CULVER CITY, CA 90232

LANDSCAPE ARCHITECT:

KSA LANDSCAPE STUDIO

6150 WASHINGTON BLVD, CULVER CITY, CA 90232

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:

TITLE SHEET

SCALE:

NOT APPLICABLE

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A0-000**

REV NO: **0**

SEPTEMBER 2022

PROJECT INFORMATION

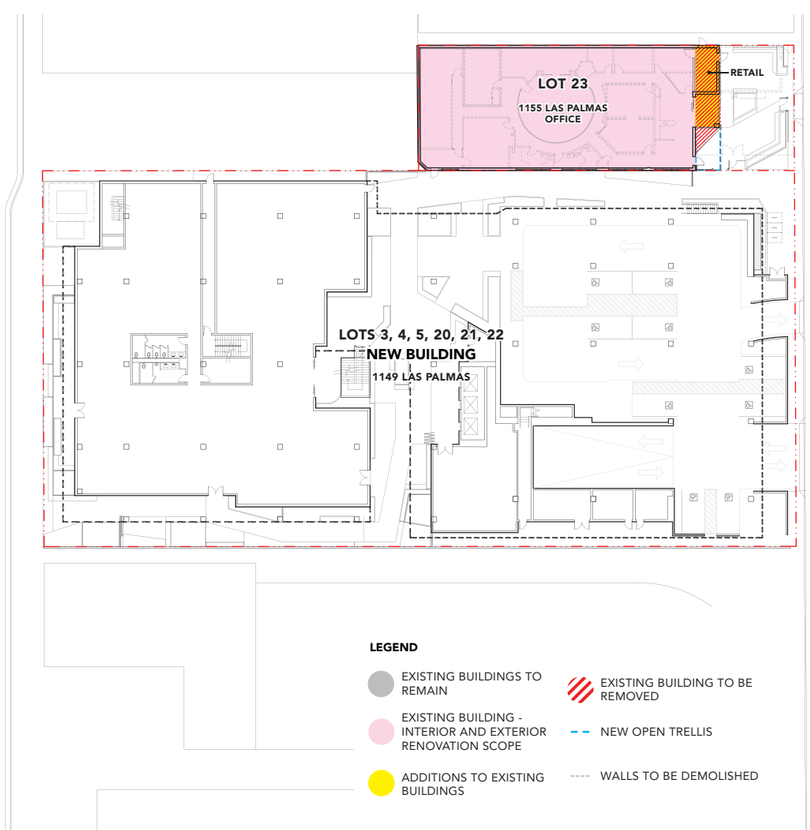
	LOT	BUILDING HEIGHT	EXISTING BUILDING AREA (SF)	PROPOSED BUILDING AREA AND USE (PROGRAM)	(SF)	NET NEW BUILDING AREA (SF)	PARKING REQUIRED PER C OF O (SPACES)		EXISTING BICYCLE PARKING ON SITE (SPACES)	NUMBER OF SEATS INDOOR/OUTDOOR (SEATS)	
PROPOSED NEW BUILDING											
1149 LAS PALMAS	PARCEL C: LOT 3 PARCEL D: LOTS 4-5 PARCEL F: LOT 22 PARCEL G: LOT 21 PARCEL H: LOT 20	+45'0" (FROM LOWEST NATURAL GRADE TO TOP OF ROOF)	0	OFFICE / PRODUCTION	80,987	80,987	N/A		0	N/A	
EXISTING BUILDINGS - CHANGE OF USE											
1155 LAS PALMAS	PARCEL E: LOT 23	+30-0"	5,498	OFFICE / P	6,058	695	PER C OF O	0	0	N/A	
				RETAIL	135					INDOOR	0
										OUTDOOR	0
EXISTING BUILDINGS TO REMAIN											
1144-1148 LAS PALMAS	PARCEL A: LOTS 3-4	+27'-6"	11,570	OFFICE / P	11,570	0	PER C OF O	0	0	N/A	
1138 LAS PALMAS	PARCEL A: LOT 5	+30'-0"	9,560	OFFICE / P	9,560	0	PER C OF O	2 LOCATED OFFSITE AT 1149 LAS PALMAS*	0	N/A	
1134-1136 LAS PALMAS	PARCEL A: LOT 6	+30'-0"	8,050	OFFICE / P	8,050	0	PER C OF O	2 LOCATED OFFSITE AT 1149 LAS PALMAS*	0	N/A	
1128 LAS PALMAS	PARCEL B: LOT 7	+27'-0"	7,050	OFFICE / P	7,050	0	PER C OF O	8 COMPACTS LOCATED OFFSITE AT 1149 LAS PALMAS*	0	N/A	

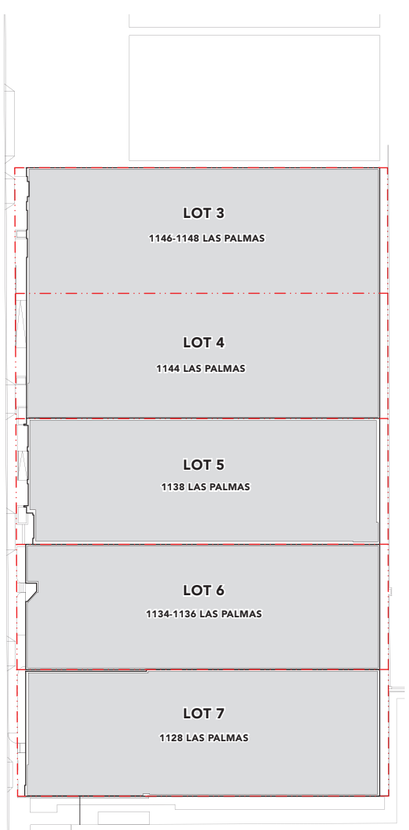
NOTES
*PARKING REQUIRED PER C OF O AT EXISTING BUILDINGS TO BE RELOCATED AT 1149 LAS PALMAS

NET NEW ANALYSIS

	EXISTING ON SITE	EXISTING TO REMAIN	PROJECT TOTAL	NET NEW
FAR AREA	41,728 SF	41,728 SF	123,410 SF	81,682 SF
PARKING SPACES	145 SPACES	0	213 SPACES	213 SPACES
BICYCLE PARKING	0	0	26 SPACES	26 SPACES
HARDSCAPE AREA (ALL LEVELS)	N/A	N/A	19,522 SF	19,522 SF
SOFTSCAPE AREA (ALL LEVELS)	N/A	N/A	4,100 SF	4,100 SF
PRIVATE OPEN SPACE	N/A	N/A	22,056 SF	22,056 SF
LANDSCAPED AREA	N/A	N/A	5,127 SF	5,127 SF

EXISTING BUILDING RENOVATION DIAGRAM





REQUIRED PARKING CALCULATION

	(PROGRAM)	(SF)	(PARKING RATIO)	REQUIRED PARKING COUNT (SPACES)
NEW BUILDING				
1149 LAS PALMAS	OFFICE	80,987	2/1,000 SF	162
EXISTING BUILDINGS PER LAMC 12.23-B.8				
1155 LAS PALMAS	EXISTING OFFICE	5,498	PER C OF O	0
	NEW OFFICE	560	2/1,000 SF	1
	NEW RETAIL	135	2/1,000 SF	1
1144 - 1148 LAS PALMAS	OFFICE	11,570	2/1,000 SF	23
1138 LAS PALMAS	OFFICE	9,560	PER C OF O	2
1134 - 1136 LAS PALMAS	OFFICE	8,050	2/1,000 SF (EXISTING)	16
1128 LAS PALMAS	OFFICE	7,050	2/1,000 SF (EXISTING)	14
SUBTOTAL REQUIRED PARKING				**219**
BIKE PARKING REDUCTION (26 BIKE PARKING SPACES/4)				**-6**
TOTAL PROVIDED PARKING				**213**
PARKING SPACES FOR CLEAN AIR VEHICLES PER TABLE 5.106.5.2				21
PARKING SPACES FOR EVCS CHARGING STATIONS PER LA CITY ORDINANCE 186485. EVSE & EVCS				64
PARKING SPACES FOR EVSE CHARGING STATIONS PER LA CITY ORDINANCE 186485. EVSE & EVCS				85

BIKE PARKING CALCULATION

	(PROGRAM)	(SF)	LONG-TERM BIKE PARKING (RATIO)	LONG-TERM BIKE PARKING SPACES)	SHORT-TERM BIKE PARKING (RATIO)	SHORT-TERM BIKE PARKING SPACES)
NEW BUILDING						
1149 LAS PALMAS	OFFICE	80,864	1/5,000 SF	17	1/10,000 SF	9
EXISTING BUILDINGS						
1155 LAS PALMAS	OFFICE	6,058	0 PER LAMC 12.21-1.16(c)			
	RETAIL	482				
1144 - 1148 LAS PALMAS	OFFICE	11,570				
1138 LAS PALMAS	OFFICE	9,560				
1134 - 1136 LAS PALMAS	OFFICE	8,050				
1128 LAS PALMAS	OFFICE	7,050				
ADDITIONAL FOR BIKE CREDIT						0
TOTAL REQUIRED BIKE PARKING						**26**
SHOWERS REQUIRED PER LAMC 91.6307						**2 PER GENDER**
LOCKERS REQUIRED PER LAMC 91.6307						**17**

FAR PER BUILDING

PROPOSED NEW BUILDING AREA PER FLOOR

ADDRESS	INTERIOR AREA (SF)	EXTERIOR COVERED AREA (SF)	COMBINED TOTAL AREA (SF)	EXISTING BUILDING AREA (SF)	NET NEW AREA (SF)
1149 LAS PALMAS					
P3	N/A	N/A	N/A		N/A
P2	N/A	N/A	N/A		N/A
P1	528	N/A	528		528
1F OFFICE	15,311	3,640	18,980	N/A	18,951
2F OFFICE	31,345	625	32,019		31,970
3F OFFICE	28,364	1,051	29,460		29,415
TOTAL NEW BUILDING AREA	**75,020**	**5,316**	**80,987**	**N/A**	**80,864**
EXISTING BUILDING AREA					
1155 LAS PALMAS (PROPOSED CHANGE OF USE)	6,193	0	6,193	5,498	695
1144 - 1148 LAS PALMAS	11,570	0	11,570	11,570	0
1138 LAS PALMAS	9,560	0	9,560	9,560	0
1134 - 1136 LAS PALMAS	8,050	0	8,050	8,050	0
1128 LAS PALMAS	7,050	0	7,050	7,050	0
TOTAL EXISTING BUILDING AREA	**42,423**	**0**	**42,423**	**41,728**	**695**
PROPOSED TOTAL PROJECT AREA	**117,790**	**5,316**	**123,410**	**41,728**	**81,906**

PROVIDED PARKING PER FLOOR

	(SPACES)
GROUND FLOOR	**9**
ADA	9
LEVEL B1	**74**
AMBULATORY	1
STANDARD	52
COMPACT	21
LEVEL B2	**87**
STANDARD	66
COMPACT	21
LEVEL B3	**43**
STANDARD	43
COMPACT	7
TOTAL PROVIDED PARKING	**213**
COMPACT STALL RATIO	5%

FAR CALCULATION

LOT AREA	89,752 SF
MAXIMUM FAR PERMITTED	134,628 SF
PROPOSED NEW BUILDING FLOOR AREA ON LOTS 3-5; 20-22	80,987 SF
EXISTING BUILDING FLOOR AREA ON LOTS 3-7; 23	42,423 SF
TOTAL FLOOR AREA	123,410 SF
AVAILABLE AREA	11,218 SF
PROPOSED FAR	**1.38**

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:
BARDAS INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:
Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:
HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:
KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
PROJECT SUMMARY TABLES

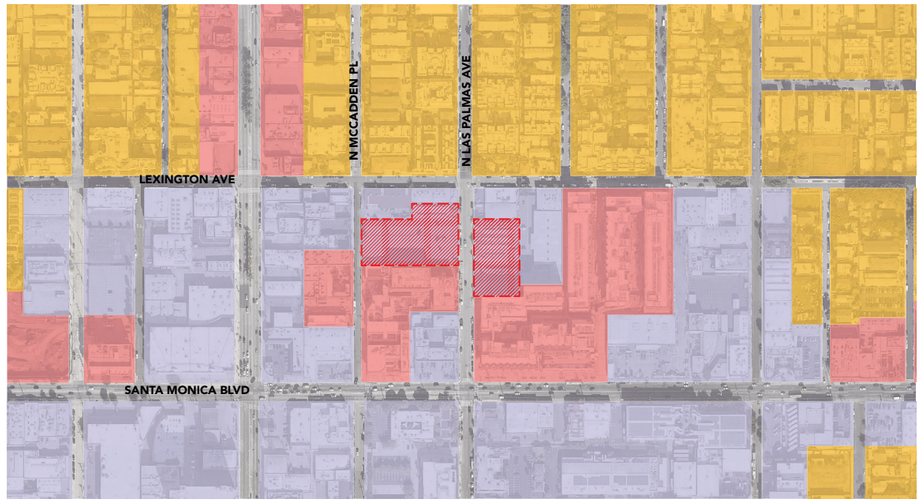
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1/32" = 1'- 0"

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A0-001**

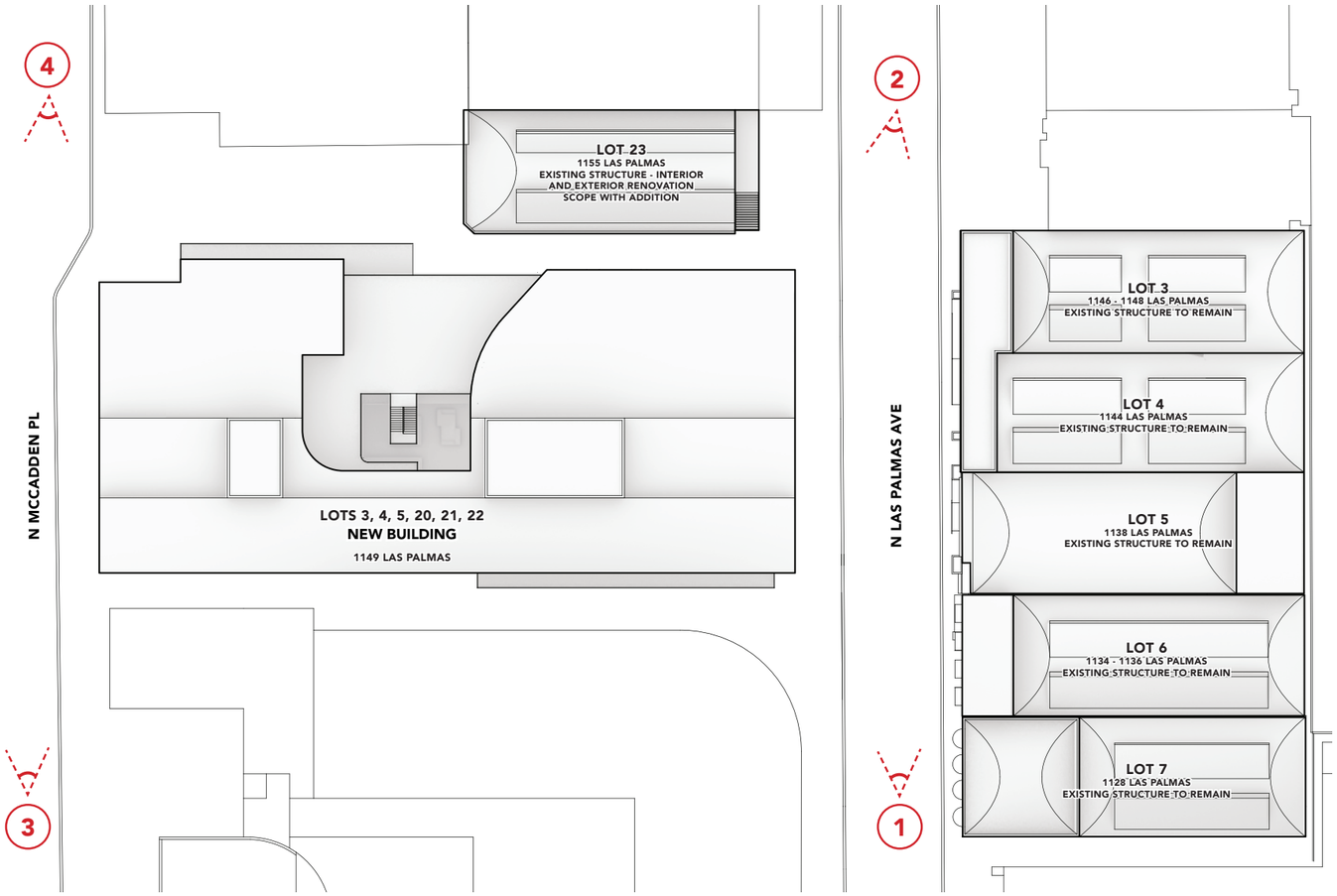
REV NO: **0**



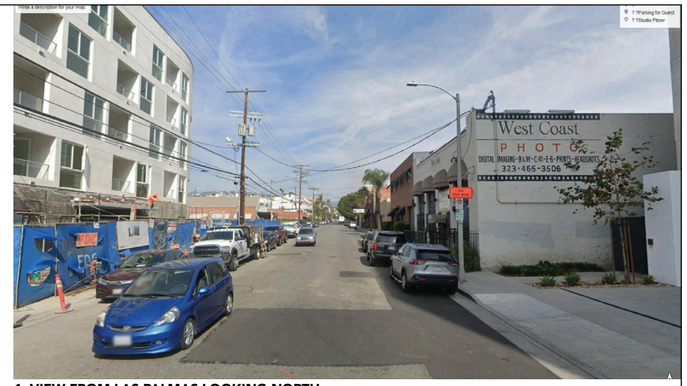
LEGEND

- RESIDENTIAL
- COMMERCIAL
- LIMITED MANUFACTURING
- PROPOSED PROJECT SITE

VICINITY ZONING PLAN



SITE PLAN WITH VIEWS NOTED



1. VIEW FROM LAS PALMAS LOOKING NORTH



2. VIEW FROM LAS PALMAS LOOKING SOUTH



3. VIEW FROM MCCADDEN LOOKING NORTH



4. VIEW FROM MCCADDEN LOOKING SOUTH

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
NEIGHBORHOOD PHOTOS

SCALE:
NOT APPLICABLE

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A0-002**

REV NO: **0**

SEPTEMBER 2022

ZONING INFORMATION

ZONING REPORT PROVIDED BY:
PARTNER ENGINEERING AND SCIENCE
DATE OF REPORT: MARCH 8, 2021
PARTNER PROJECT NUMBER: 21-308304.3

SPECIAL ZONE: HOLLYWOOD SIGNAGE
GENERAL PLAN: LIMITED MANUFACTURING

MINIMUM FRONT YARD SETBACK: NONE REQUIRED
MINIMUM SIDE YARD SETBACK: NONE REQUIRED FOR BUILDINGS USED EXCLUSIVELY FOR COMMERCIAL OR INDUSTRIAL PURPOSES

MINIMUM REAR YARD SETBACK: NONE REQUIRED FOR BUILDINGS USED EXCLUSIVELY FOR COMMERCIAL OR INDUSTRIAL PURPOSES

MAX FAR: 1.5:1

MAXIMUM HEIGHT : 45 FEET
MAXIMUM STORIES : 3 STORIES

PARKING REQUIREMENTS: 1 SPACE PER 500 S.F. FOR COMMERCIAL OFFICE, BUSINESS, RETAIL, RESTAURANT, BAR AND RELATED USES, TRADE SCHOOLS, OR RESEARCH AND DEVELOPMENT PER LAMC 12.21-A4(X)(3)

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY *DOES* PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 06037C1605F DATED SEPTEMBER 26, 2008 AND IS *NOT IN* A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON MARCH 03, 2021 BY TELEPHONE OR EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

(N1) THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE CENTERLINE OF N. LAS PALMAS AVENUE PER PARCEL MAP 2708 PMB 50/18

(N2) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
149	2	0	0	151

(N3) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT PROPERTY. PROPERTY TO SOUTH IS UNDER CONSTRUCTION AND DESIGNATED ON PLAN FOR CLARITY.

(N4) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

(N5) THE NEAREST INTERSECTING STREET, LEXINGTON BLVD. IS DESIGNATED ON SURVEY MAP FOR CLARITY.

(N6) PROPERTY AREA = 2.06 ACRES (89,752 SQ. FT.)

(N7) THE INFORMATION SHOWN ON THE SURVEY IS CORRECT AS OF THE LAST REVISION DATE.

(N8) THE PROPERTY HAS DIRECT ACCESS TO LAS PALMAS AVENUE, & McCADDEN PLACE, BOTH BEING DEDICATED PUBLIC STREETS.

(N9) THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

(N9) THE BOUNDARY CLOSES MATHEMATICALLY WITHOUT ANY GAPS, GORES OR OVERLAPS.

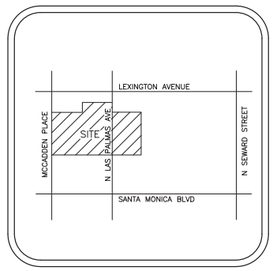
(N10) *Survey Prepared By:*

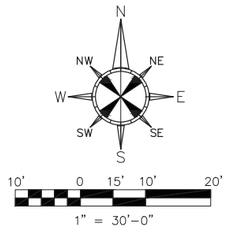
SITETECH INC.
8061 CHURCH STREET
MAIL: POX 592
HIGHLAND, CA 92346
(909) 864-3180

UTILITY NOTE

(1) THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV WHILE THE LOCATION OF UNDERGROUND UTILITIES ARE ASSUMED TO BE ACCURATE, SURVEYOR MAKES NO GUARANTEE TO THE ACTUAL LOCATION OF UNDERGROUND UTILITIES.

VICINITY MAP





SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

ITEM'S A AND B ARE NON SURVEY RELATED – NOT PLOTTED.

(1) WATER RIGHTS, CLAMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS – NOT PLOTTED – BLANKET IN NATURE.

(2) COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DOCUMENT RECORDED IN BOOK 2938, PAGE 124, IN BOOK 2919, PAGE 304, DIN BOOK 5712, PAGE 268 AND IN BOOK 2853, PAGE 77, ALL OF DEEDS – NOT PLOTTED – BLANKET IN NATURE.

ITEM # 3 IS NON SURVEY RELATED – NOT PLOTTED.

(4) INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-STREET PARKING SPACE" EXECUTED B ELIZABETH HEZLEP IN FAVOR OF THE CITY OF LOS ANGELES RECORDED MAY 03, 2002 AS RECORDING NO. 02-1025401 OF OFFICIAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

(5) INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" EXECUTED BY AVALON BAY COMMUNITIES, INC. IN FAVOR OF THE CITY OF LOS ANGELES RECORDED JULY 27, 2016 AS RECORDING NO. 20160881618 OF OFFICIAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

ITEM # 6 HAS BEEN INTENTIONALLY DELETED.

ITEM #'S 7 THROUGH 10 ARE NON SURVEY RELATED – NOT PLOTTED.

STATEMENT OF ENCROACHMENTS

E1 ADJACENT BUILDING ENCROACHES ONTO SUBJECT PROPERTY BY 0.1'

E2 BUILDING ENCROACHES ONTO ADJACENT PROPERTY BY 0.5'

E3 CHAIN LINK FENCE ENCROACHES INTO RIGHT-OF-WAY BY 0.6'

E4 UTILITY CABINET ENCROACHES ONTO ADJACENT PROPERTY BY 2.2'

E5 POWER POLE ENCROACHES ONTO SUBJECT PROPERTY BY 0.5'

E6 GUY WIRE ENCROACHES ONTO SUBJECT PROPERTY BY 1.0'

TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 3, 4, 5 AND 6 IN BLOCK 'A' OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION, IF ANY, INCLUDED WITHIN THE LINES OF TRACT NO. 1362, AS PER MAP RECORDED IN BOOK 18, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5532-022-003, APN: 5532-022-004, APN: 5532-022-005

PARCEL B:

LOT 7 IN BLOCK 'A' OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION, IF ANY, INCLUDED WITHIN THE LINE OF TRACT NO. 1362 AS PER MAP RECORDED IN BOOK 18, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5532-022-006

PARCEL C:

LOT 3 IN BLOCK 'B' OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5532-021-003

PARCEL D:

LOTS 4 AND 5 IN BLOCK 'B', OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5532-021-004, APN: 5532-021-005

PARCEL E:

LOT 23 IN BLOCK 'B' OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

APN: 5532-021-017

PARCEL F:

LOT 22 IN BLOCK 'B' OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5532-021-016

PARCEL G:

LOT 21 IN BLOCK 'B' OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5532-021-015

PARCEL H:

LOT 20 IN BLOCK 'B' OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5532-021-014

The properties described hereon are the same as the properties described in the Fidelity National Title Company Order No.: 987-30075150-1RV with an effective date of October 07, 2021 and that all easements, covenants and restrictions referenced in said Title Commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

ALTA/NSPS LAND TITLE SURVEY

FOR

1128, 1136, 1138, 1139, 1145, 1146, 1149 and 1155 N. Las Palmas Avenue and 1138, 1140 and 1142 N. McCadden Place

PARTNER PROJECT NUMBER 21-308304.4 SITE NUMBER [ ]

ALTA SURVEY BASED AND RELIED ON FIDELITY NATIONAL TITLE COMPANY POLICY OF TITLE, NUMBER 987-30075150-1RV, CONTAINING A DATE OF POLICY AND TIME OF OCTOBER 07, 2021 AT 7:30 A.M.

CERTIFICATION

TO: Deutsche Bank AG, New York Branch and its successors and/or assigns, as their interests may appear; WETU ENTERPRISES, a General Partnership, LAS PALMAS AVENUE OWNER, LLC, a Delaware limited liability company; Fidelity National Title Company, and each of their respective successors and assigns:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17 and 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 4, 2021.

DATE OF PLAT OR MAP: MARCH 26, 2021

PROPERTY ADDRESS: 1128 N LAS PALMAS AVENUE, LOS ANGELES CA 90038

BERNHARD K. MAYER
Registration No. P.L.S. 7319
In the State of: California
Field Date of Survey: 03/04/21
Revision Date: 04/09/21
Revision Date: 09/08/21
Revision Date: 10/20/21
Revision Date: 11/01/21
Revision Date: 11/01/21
Revision Date: 11/10/21
Revision Date: 11/29/21
Latest Revision Date: 12/03/21

STAMP

LICENSED LAND SURVEYOR BERNHARD K. MAYER NO. 7319 Exp. 6-30-23 STATE OF CALIFORNIA

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CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com

PARTNER Engineering and Science, Inc.®

http://www.partneresi.com/

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
SURVEY - LEGAL DESCRIPTION

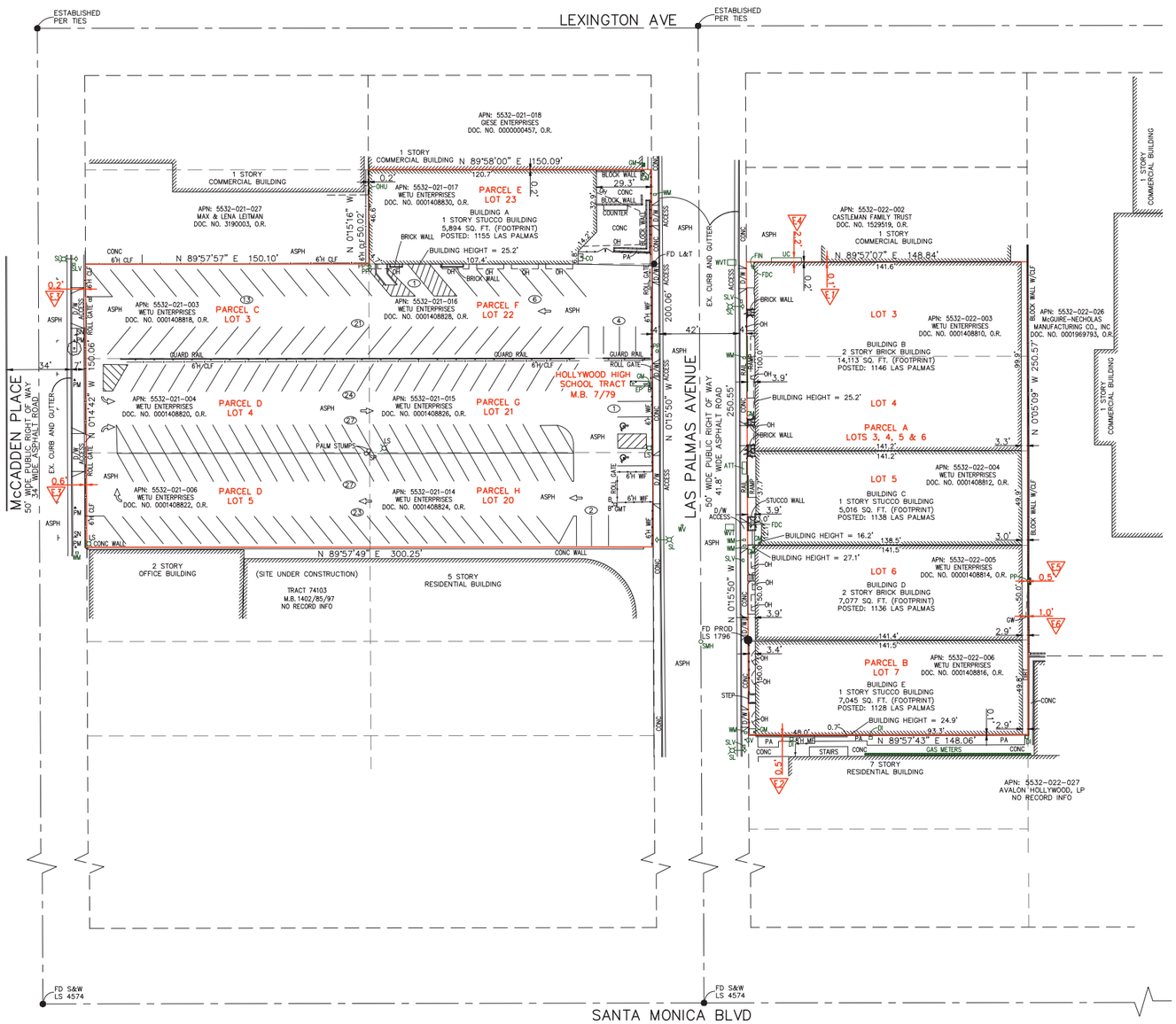
SCALE:
N.T.S.

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **V0-000**

REV NO: **0**



LEGEND

	APN	ASSESSORS PARCEL NUMBER
	ASPH	ASPHALT
○	B	BOLLARD
□	CR	CABLE TV RISER
	CONC	CONCRETE
	DOC.	DOCUMENT
□	DI	DRAIN INLET
	D/W	DRIVEWAY
▭	DCV	DETECTOR CHECK VALVE
▭	EV	ELECTRIC VAULT
○	FS	FIRE SERVICE
▭	FIN	FIRE LINE INLET
○	FDC	FIRE DEPARTMENT CONNECTION
○	FP	FLAG POLE
▭	GM	GAS METER
□	GTM	GATE MOTOR
⟋	GW	GUY WIRE
♿		HANDICAP SPACE
	H	HEIGHT
☼	LS	LIGHT STANDARD
	NO.	NUMBER
	O.R.	OFFICIAL RECORDS
	PA	PLANTER AREA
	PL	PROPERTY LINE
○	PP	POWER POLE
	SN	SIGN
○	SP	SERVICE POLE
☼	SL	STREET LIGHT
○	SMH	SEWER MANHOLE
□	SLV	STREET LIGHT VAULT
▭	UC	UTILITY CABINET
	W/	WITH
▭	WM	WATER METER
□	WVT	WATER VAULT
○	WV	WATER VALVE
		STUCCO OR BLOCK WALL – TYPICAL
	MF	METAL FENCE – TYPICAL
	WIF	WROUGHT IRON FENCE – TYPICAL
	CLF	CHAIN LINK FENCE – TYPICAL
	OH	OVERHANG
	OHU	OVERHEAD UTILITY LINE
		PAINTED HATCH AREA
⬭		PARKING SPACE COUNTER
		DECIDUOUS TREE
		PALM TREE

ALTA/NSPS LAND TITLE SURVEY

FOR

PROPERTY LOCATED AT
1128, 1136, 1138, 1139, 1145, 1146, 1149
and 1155 N. Las Palmas Avenue
and 1138, 1140 and 1142 N. McCadden Place

LATEST REVISION DATE: 11/29/21
DATE OF MAP OR PLAT: 03/26/21

PARTNER Engineering and Science, Inc.®
1761 GARRY AVENUE
SANTA ANA, CA 92705
949-930-9095
cdaniels@partneresi.com

JN: 21-339659.2

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
SURVEY

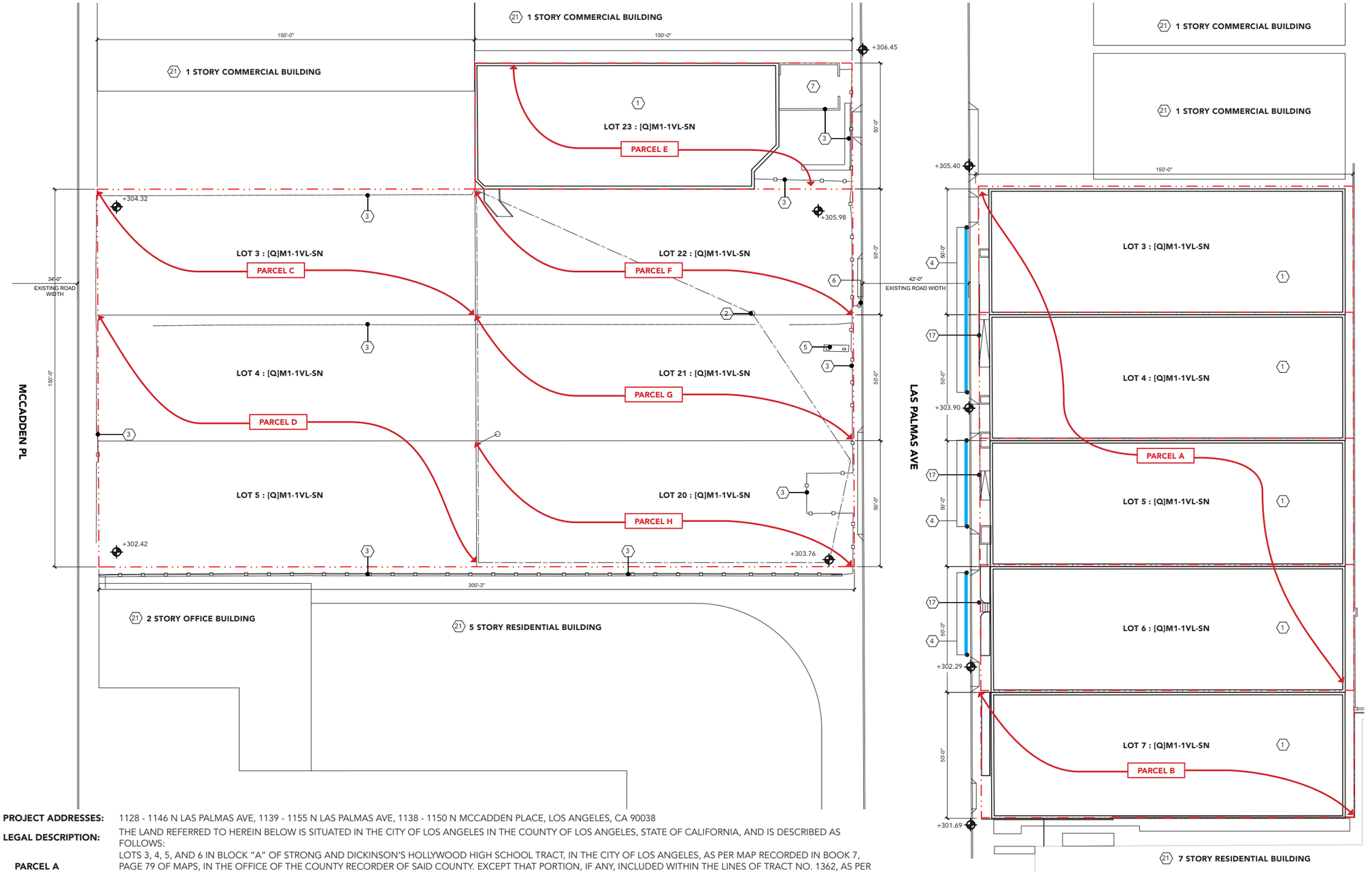
SCALE:
N.T.S.

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **V0-001**

REV NO: **0**



PROJECT ADDRESSES: 1128 - 1146 N LAS PALMAS AVE, 1139 - 1155 N LAS PALMAS AVE, 1138 - 1150 N MCCADDEN PLACE, LOS ANGELES, CA 90038

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A LOTS 3, 4, 5, AND 6 IN BLOCK "A" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THAT PORTION, IF ANY, INCLUDED WITHIN THE LINES OF TRACT NO. 1362, AS PER MAP RECORDED IN BOOK 18, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B LOT 7 IN BLOCK "A" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THAT PORTION, IF ANY, INCLUDED WITHIN THE LINE OF TRACT NO. 1362 AS PER MAP RECORDED IN BOOK 18, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTRY RECORDER OF SAID COUNTY.

PARCEL C LOT 3 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTRY RECORDER OF SAID COUNTY.

PARCEL D LOTS 4 AND 5 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL E LOT 23 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL F LOT 22 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL G LOT 21 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL H LOT 20 IN BLOCK "B" OF STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5532-021-003, 004, 005, 014, 015, 016, 017; 5532-022-003, 004, 005, 006

LEGEND

PROPERTY LINE

LOADING SPACE

EXISTING SITE PLAN 1

N.T.S.

KEYNOTES:

1. EXISTING BUILDING TO REMAIN
2. UTILITY EXTENSION POLE TO BE REMOVED
3. WALL/FENCE/PLANTER TO BE REMOVED
4. EXIST. CURB LOADING SPACES TO REMAIN
5. ELEC. METER AND CABINET TO BE RELOCATED
6. EXISTING POWER POLE TO REMAIN
7. EXISTING CHILLER TO BE RELOCATED
8. VALET DROP-OFF
9. PEDESTRIAN ACCESS
10. ADDITIONAL PARKING BELOW
11. DWP YARD
12. HIGHWAY DEDICATION
13. WALL AT PROPERTY LINE
14. BICYCLE RACK
15. DRIVEWAY ACCESS
16. ADDITION TO EXISTING BUILDING
17. EXISTING RAMP/STAIR TO REMAIN
18. EXISTING SIDEWALK WIDENED
19. FENCE/SCREEN
20. PROPOSED NEW BUILDING
21. EXISTING BUILDING TO REMAIN NOT PART OF PROJECT
22. EXISTING NON-PROTECTED TREE TO REMAIN IN PLACE
23. EXISTING NON-PROTECTED TREE TO BE REMOVED
24. EXISTING NON-PROTECTED STREET TREE TO BE REMOVED

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:

EXISTING PLOT PLAN

SCALE:

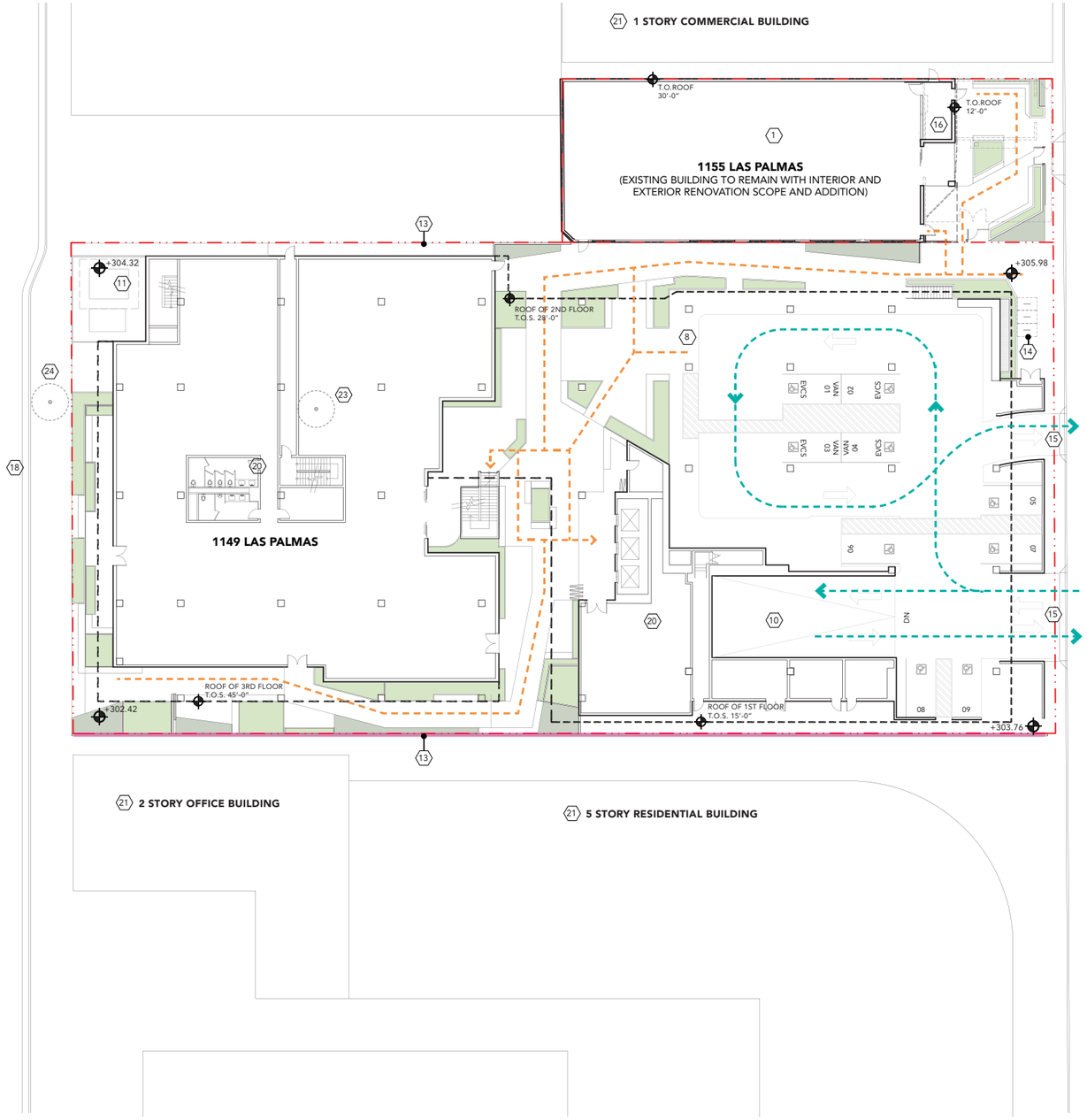
N.T.S.

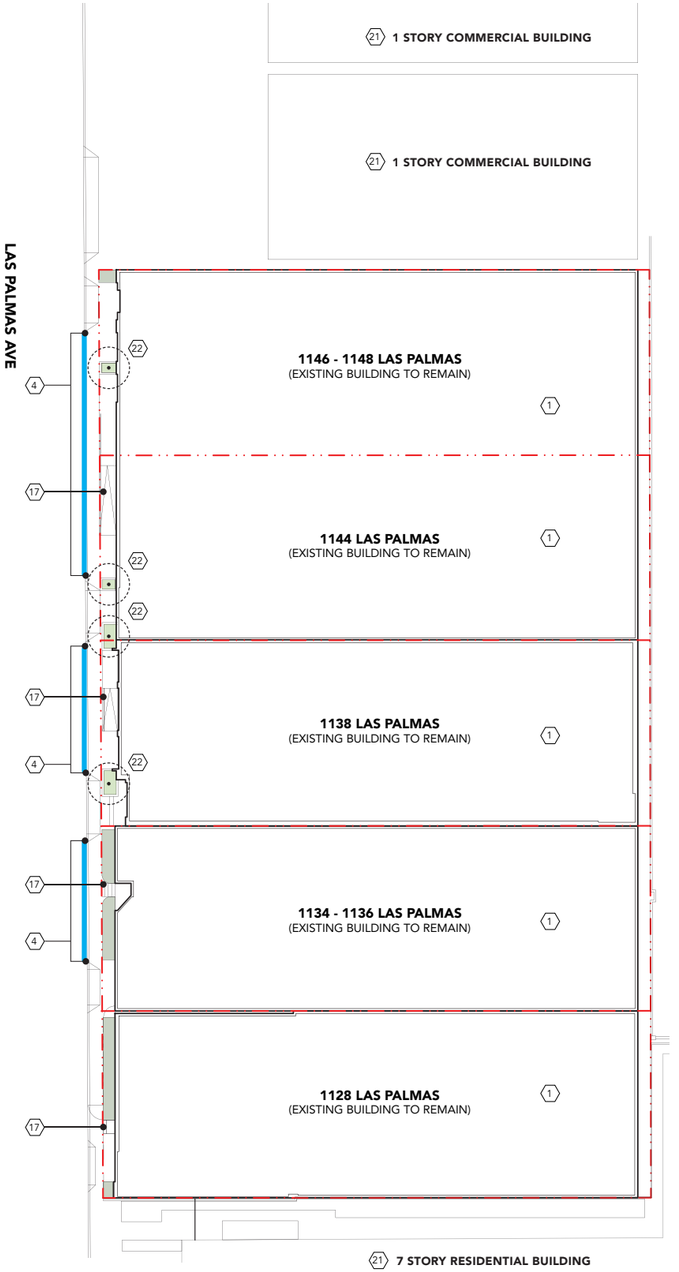
PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A1 - 001**

REV NO: **0**





FAR CALCULATION

LOT AREA	89,752 SF
MAXIMUM FAR PERMITTED	134,628 SF
PROPOSED NEW BUILDING FLOOR AREA ON LOTS 3-5; 20-22	80,864 SF
EXISTING BUILDING FLOOR AREA ON LOTS 3-7; 23	42,770 SF
TOTAL FLOOR AREA	123,634 SF
AVAILABLE AREA	10,994 SF
PROPOSED FAR	**1.38**

NET NEW ANALYSIS

	EXISTING ON SITE	EXISTING TO REMAIN	PROJECT TOTAL	NET NEW
FAR AREA	41,728 SF	41,728 SF	123,634 SF	81,906 SF
PARKING SPACES	145 SPACES	0	213 SPACES	213 SPACES
BICYCLE PARKING	0	0	26 SPACES	26 SPACES
HARDSCAPE AREA (ALL LEVELS)	N/A	N/A	19,522 SF	19,522 SF
SOFTSCAPE AREA (ALL LEVELS)	N/A	N/A	4,100 SF	4,100 SF
PRIVATE OPEN SPACE	N/A	N/A	22,056 SF	22,056 SF
LANDSCAPED AREA	N/A	N/A	5,127 SF	5,127 SF

LEGEND

- PROPERTY LINE
- (E) LOADING SPACE
- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

KEYNOTES:

1. EXISTING BUILDING TO REMAIN
2. UTILITY EXTENSION POLE TO BE REMOVED
3. WALL/FENCE/PLANTER TO BE REMOVED
4. EXIST. CURB LOADING SPACES TO REMAIN
5. ELEC. METER AND CABINET TO BE RELOCATED
6. EXISTING POWER POLE TO REMAIN
7. EXISTING CHILLER TO BE RELOCATED
8. VALET DROP-OFF
9. PEDESTRIAN ACCESS
10. ADDITIONAL PARKING BELOW
11. DWP YARD
12. HIGHWAY DEDICATION
13. WALL AT PROPERTY LINE
14. BICYCLE RACK
15. DRIVEWAY ACCESS
16. ADDITION TO EXISTING BUILDING
17. EXISTING RAMP/STAIR TO REMAIN
18. EXISTING SIDEWALK WIDENED
19. FENCE/SCREEN
20. PROPOSED NEW BUILDING
21. EXISTING BUILDING TO REMAIN NOT PART OF PROJECT
22. EXISTING NON-PROTECTED TREE TO REMAIN IN PLACE
23. EXISTING NON-PROTECTED TREE TO BE REMOVED
24. EXISTING NON-PROTECTED STREET TREE TO BE REMOVED

PROPOSED SITE PLAN 1
N.T.S.

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:
BARDAS INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:
Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:
HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:
KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
PROPOSED PLOT PLAN

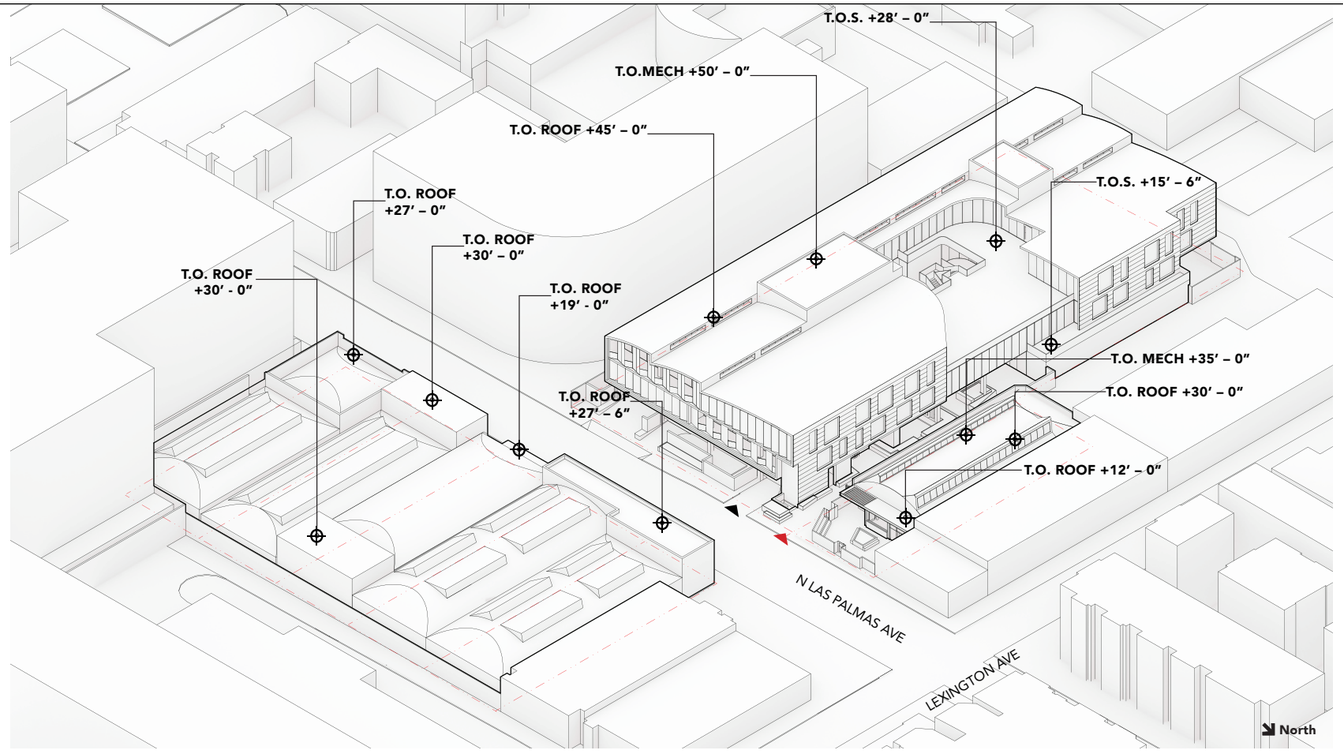
SCALE:
N.T.S.

PROJECT NO: **2103**

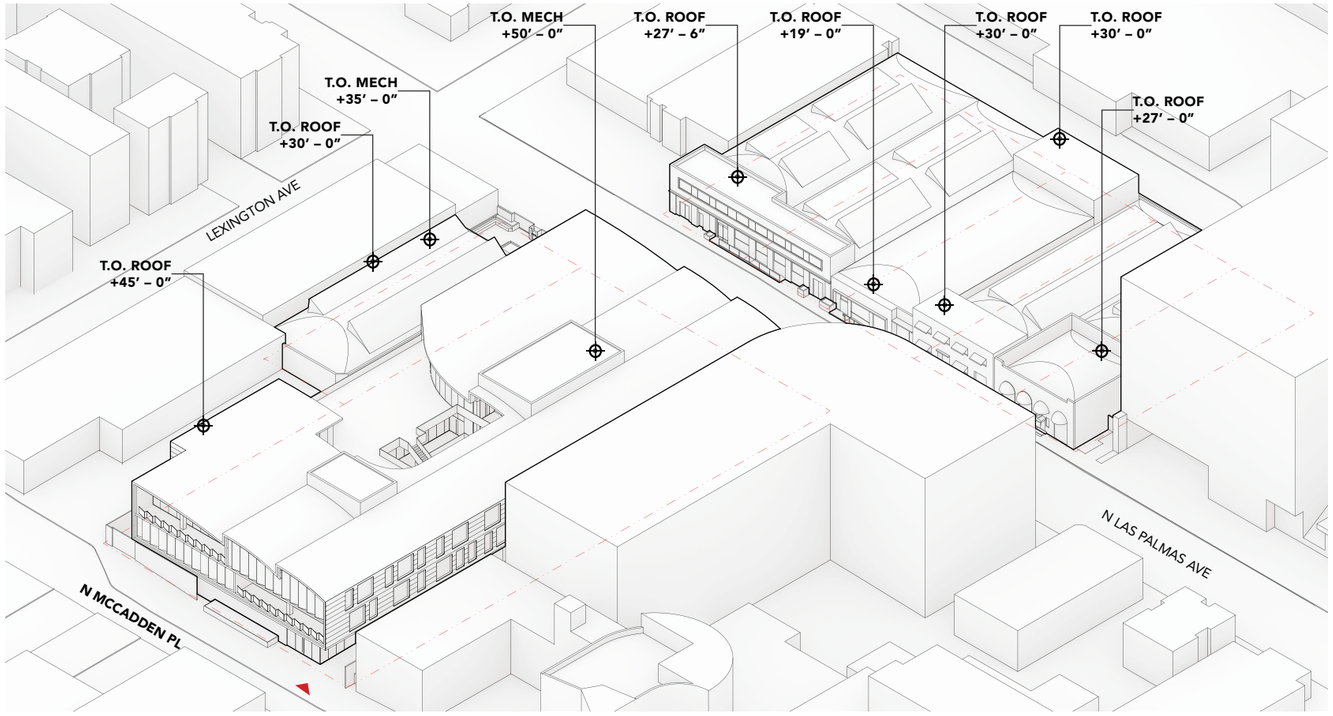
PROJECT NORTH:

DRAWING NO: **A1 - 002**

REV NO: **0**



NORTHEAST AXON VIEW 2



SOUTHWEST AXON VIEW 1

LEGEND

- PROPERTY LINES
- PEDESTRIAN ACCESS
- VEHICULAR ENTRY
- T.O.S. - TOP OF SLAB

NOTES

1. NEW BUILDING HEIGHTS ARE TAKEN FROM THE LOWEST NATURAL GRADE WITHIN 5 FEET OF THE BUILDING PERIMETER.

2. EXISTING BUILDING HEIGHTS ARE ESTIMATES BASED ON SURVEY DATA AND ARE TAKEN FROM THE LOWEST NATURAL GRADE WITHIN 5 FEET OF THE BUILDING PERIMETER.

SEPTEMBER 2022

PROJECT NAME:

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923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

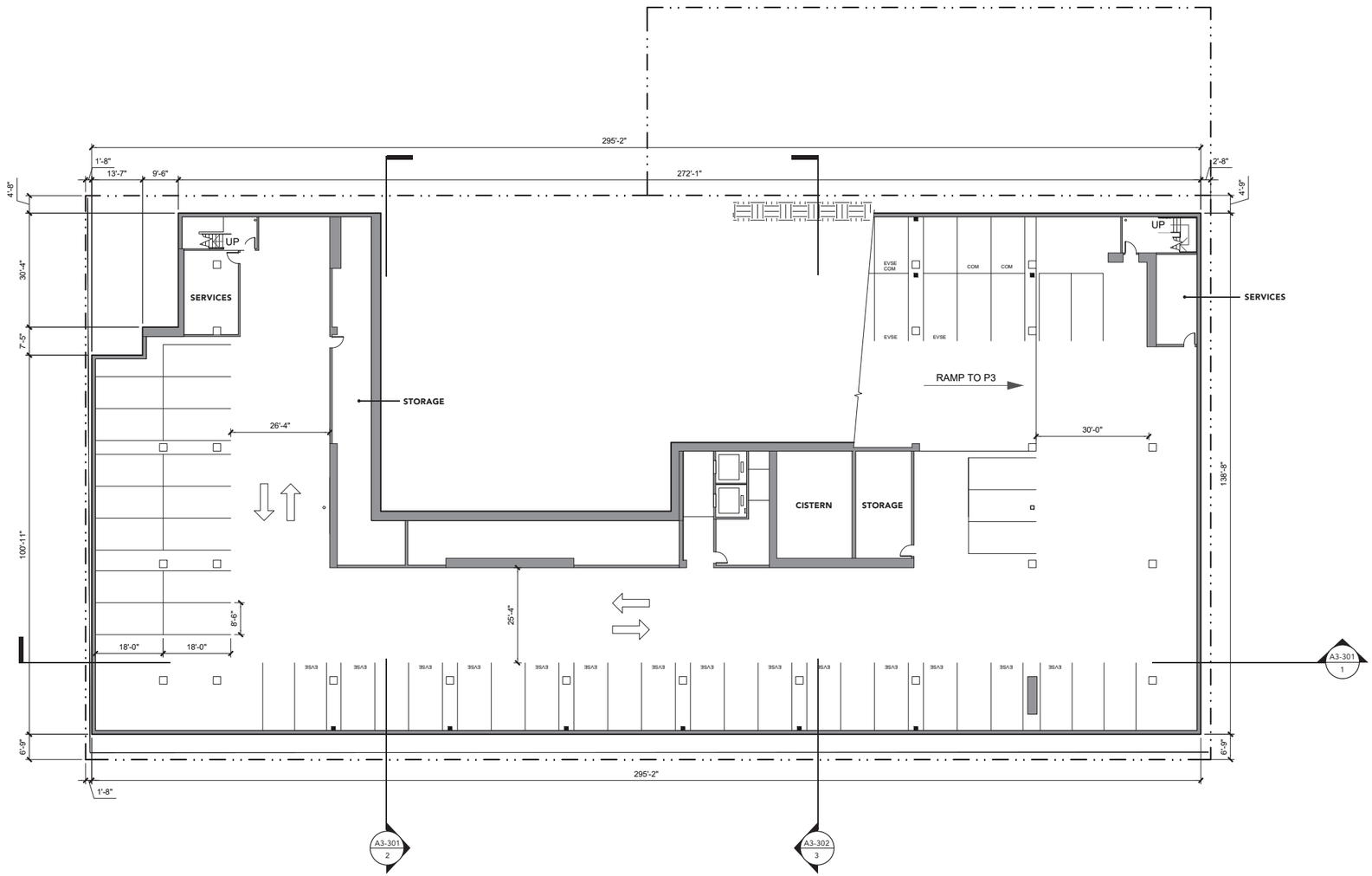
KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
AXONOMETRIC DIAGRAMS

SCALE:
NOT APPLICABLE

PROJECT NO:	PROJECT NORTH:
2103	

DRAWING NO:	REV NO:
A1-003	0



B3 GROSS AREA **30,790 SF**

BASEMENT LEVEL 03 PLAN

1/16" = 1' - 0"

North

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

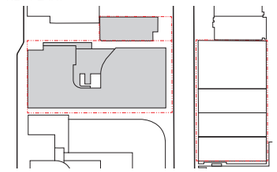
1128-1146 N LAS PALMAS AVENUE
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LOS ANGELES, CA 90038

APN:
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5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:



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Otherworks
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LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
BASEMENT LEVEL 03 PLAN

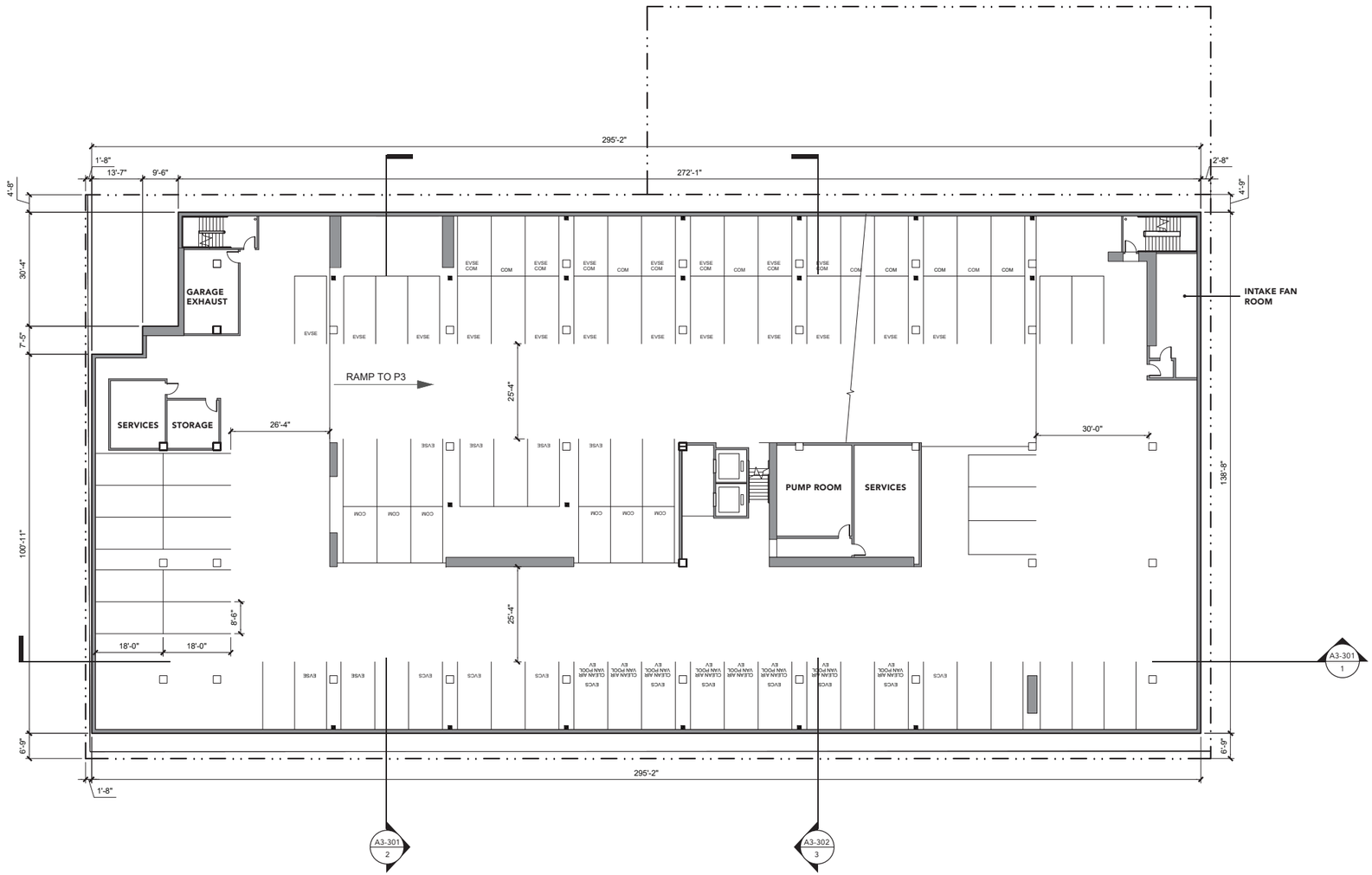
SCALE:
1/16" = 1'- 0"
0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A1-010**

REV NO: **0**



B2 GROSS AREA **38,095 SF**

BASEMENT LEVEL 02 PLAN

1/16" = 1' - 0"

North

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

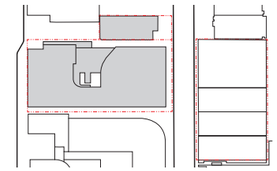
1128-1146 N LAS PALMAS AVENUE
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1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
BASEMENT LEVEL 02 PLAN

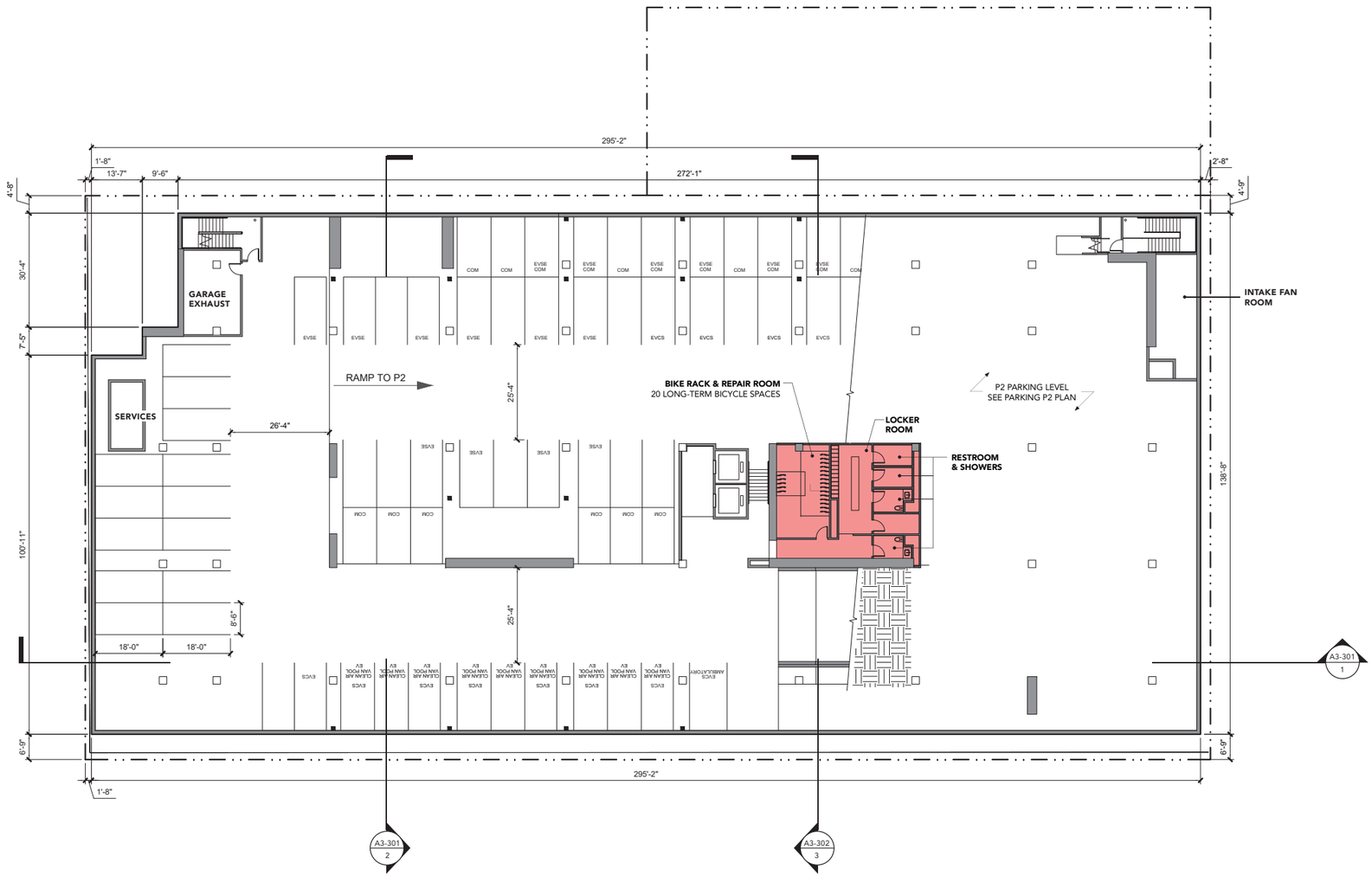
SCALE:
1/16" = 1'- 0"
0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A1-011**

REV NO: **0**



B1 GROSS AREA 38,095 SF

B1 FAR CALCULATIONS

INTERNAL AREA	528 SF
TOTAL LEVEL B1 FAR AREA	528 SF

BASEMENT LEVEL 01 PLAN

1/16" = 1' - 0"

1

North

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

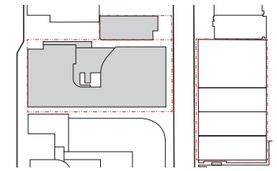
1128-1146 N LAS PALMAS AVENUE
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1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
BASEMENT LEVEL 01 PLAN

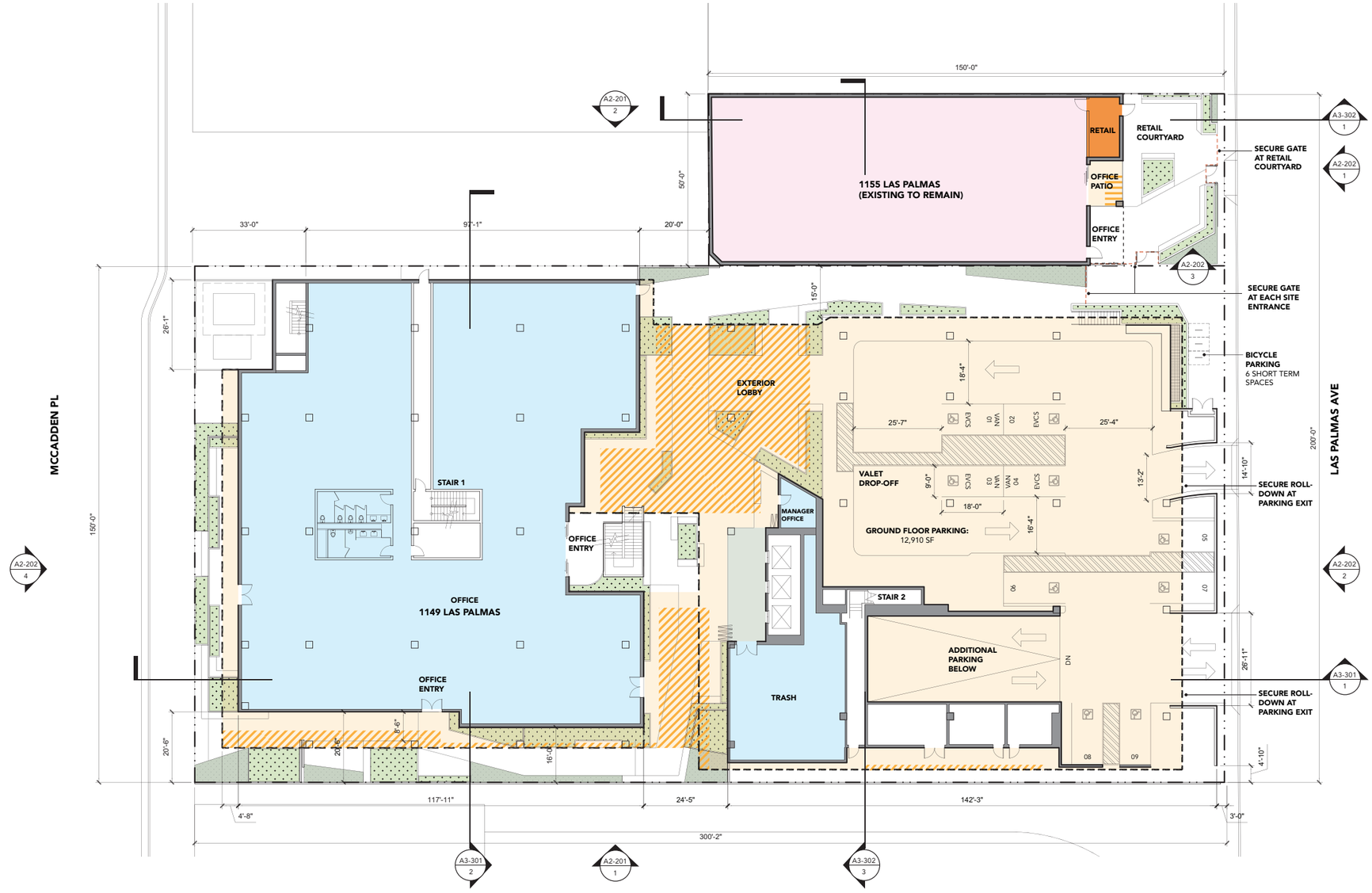
SCALE:
1/16" = 1'- 0"
0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A1-012**

REV NO: **0**



1F FAR CALCULATIONS
1155 LAS PALMAS

INTERNAL AREA RETAIL	135 SF
INTERNAL AREA OFFICE	6,058 SF
TOTAL LEVEL 1F FAR AREA	6,193 SF

1F FAR CALCULATIONS
1149 LAS PALMAS

INTERNAL AREA OFFICE	15,311 SF
COVERED EXTERIOR AREA	3,640 SF
TOTAL LEVEL 1F FAR AREA	18,951 SF

LEGEND
- WALLS TO BE DEMOLISHED
- COVERED EXTERIOR SPACE

FIRST FLOOR PLAN 1
1/16" = 1' - 0"

North

SEPTEMBER 2022

PROJECT NAME:

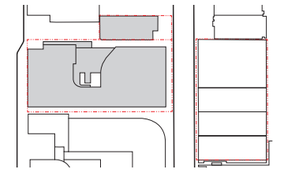
1149 LAS PALMAS

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5532-022-003, 004, 005, 006

CLIENT:
BARDAS INVESTMENT GROUP

KEY PLAN:



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EXECUTIVE ARCHITECT:
HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:
KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
FIRST FLOOR PLAN

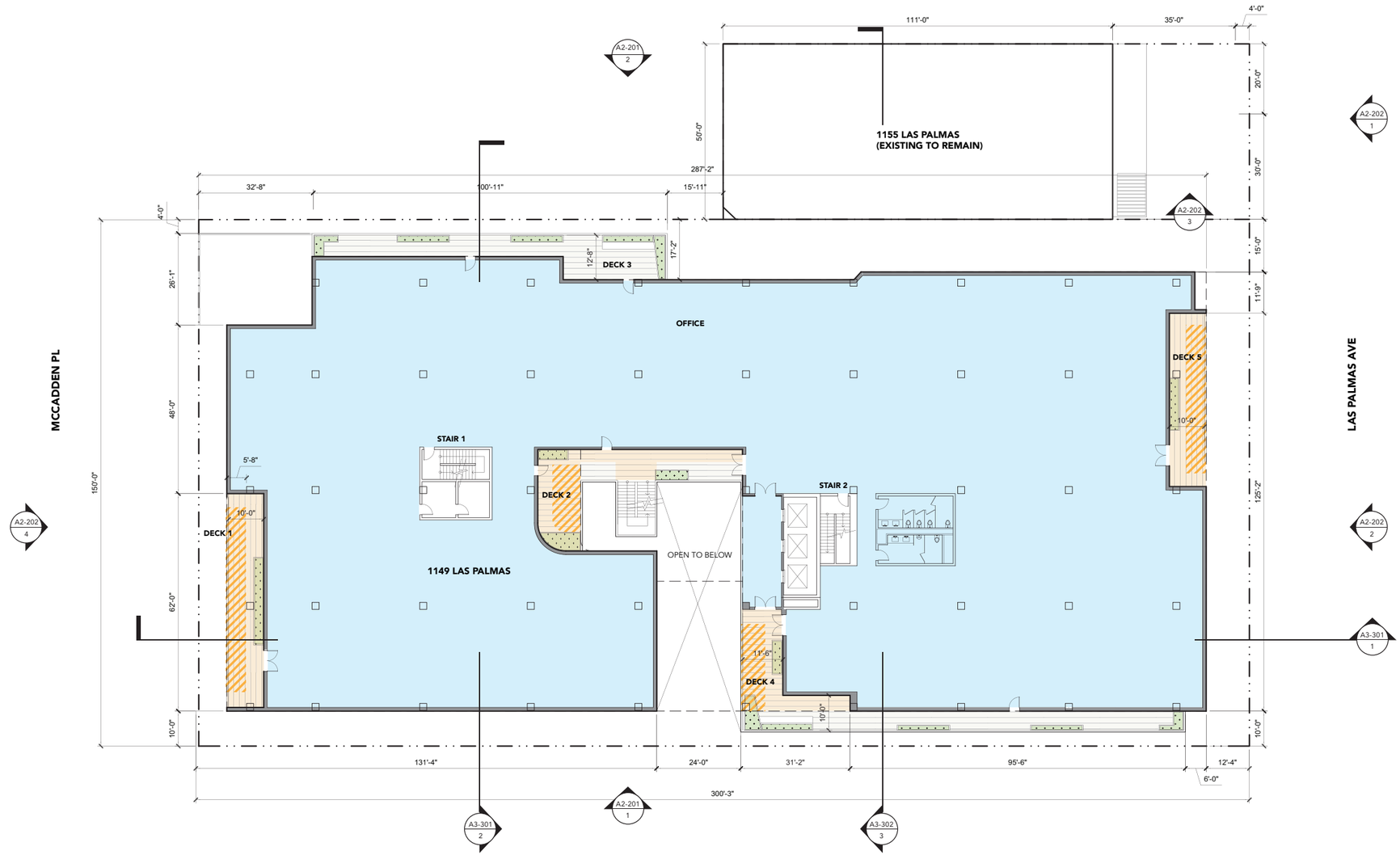
SCALE:
1/16" = 1'- 0"
0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A1-013**

REV NO: **0**



2F FAR CALCULATIONS
1149 LAS PALMAS

INTERNAL AREA OFFICE	31,345 SF
COVERED EXTERIOR AREA	625 SF
TOTAL LEVEL 2F FAR AREA	31,970 SF

LEGEND

- UNCOVERED EXTERIOR DECK
- COVERED EXTERIOR DECK

SECOND FLOOR PLAN 1

1/16" = 1' - 0"

North

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

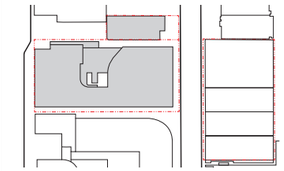
1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
SECOND FLOOR PLAN

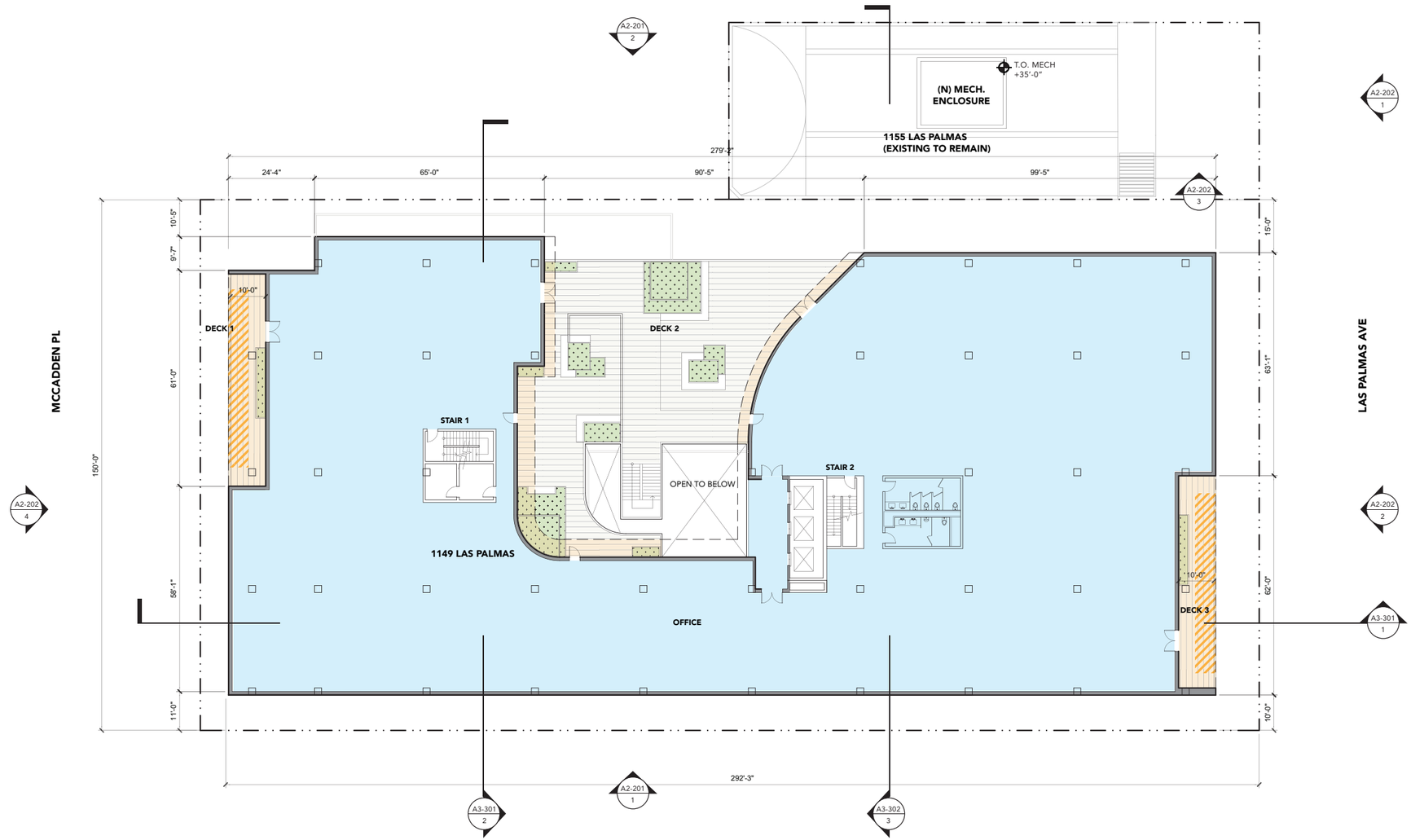
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1/16" = 1'- 0"
0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A1-014**

REV NO: **0**



3F FAR CALCULATIONS
1149 LAS PALMAS

INTERNAL AREA OFFICE	28,364 SF
COVERED EXTERIOR AREA	1,051 SF
TOTAL LEVEL 3F FAR AREA	29,415 SF

LEGEND

- UNCOVERED EXTERIOR DECK
- COVERED EXTERIOR DECK

THIRD FLOOR PLAN 1

1/16" = 1' - 0"

North

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

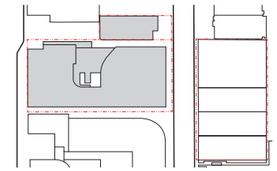
1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
THIRD FLOOR PLAN

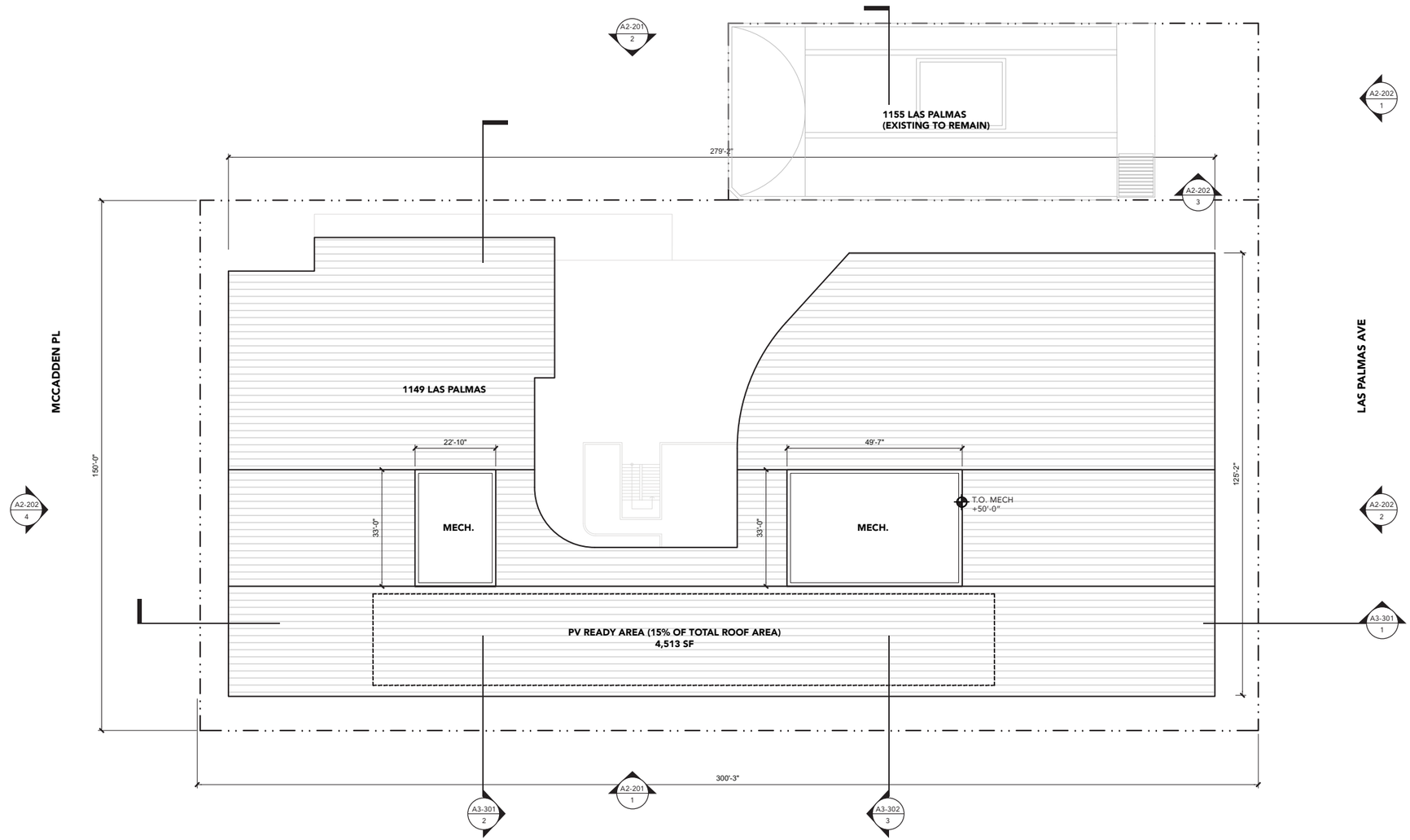
SCALE:
1/16" = 1'- 0"
0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A1-015**

REV NO: **0**



ROOF CALCULATIONS

TOTAL ROOF AREA	30,083 SF
PV READY AREA (15% OF TOTAL)	4,513 SF

ROOF PLAN 1

1/16" = 1' - 0"

North

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

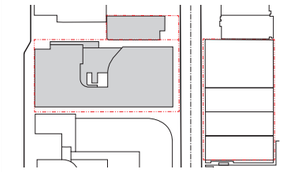
1128-1146 N LAS PALMAS AVENUE
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1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:



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Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
ROOF PLAN

SCALE:
1/16" = 1'- 0"

0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A1-016**

REV NO: **0**

SUSTAINABLE FEATURES

The project will include enhanced energy-efficiency via high-performance glazing as well as enhanced façade, roof and deck insulation values. The air conditioning system will be comprised of highly efficient Variable Refrigerant Flow systems allowing for minimal electrical consumption, particularly when the building is lightly occupied. The building systems will include enhanced filtration of outside air being delivered to the occupied areas, and operable windows and oversize folding glass walls will enhance the natural ventilation whenever weather conditions permit. Vertical circulation via the feature outdoor stair will further enhance the health and wellness of the occupants.

Water usage will be minimized via the use of ultra-low flow plumbing fixtures throughout the project. All roof, balcony and plaza deck drains will feed into a rainwater harvesting cistern, approximately 10,000-gallon capacity, to be used entirely for irrigation of the on-site landscaping.

The on-site drop-off area in the ground floor will encourage ridesharing and carpooling, while the on-site parking will include preferential parking for electric and low-emitting vehicles, and the project will provide over-code electric vehicle charging stations.



MATERIAL PALETTE



1 GFRC



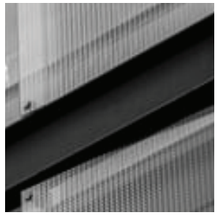
5 SIMULATED WOOD

2 ALUMINUM WINDOW FRAMES

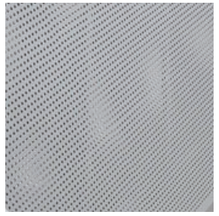


6 BOARD FORM CONCRETE

2A HIGH PERFORMANCE GLAZING



7 PAINTED STEEL



3 PERFORATED METAL



8 PAINTED STUCCO



4 METAL PANEL



9 WOOD CLAD STOREFRONT

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

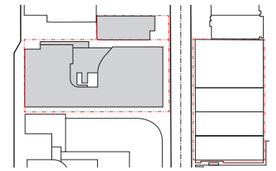
1128-1146 N LAS PALMAS AVENUE
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EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
BUILDING MATERIALS

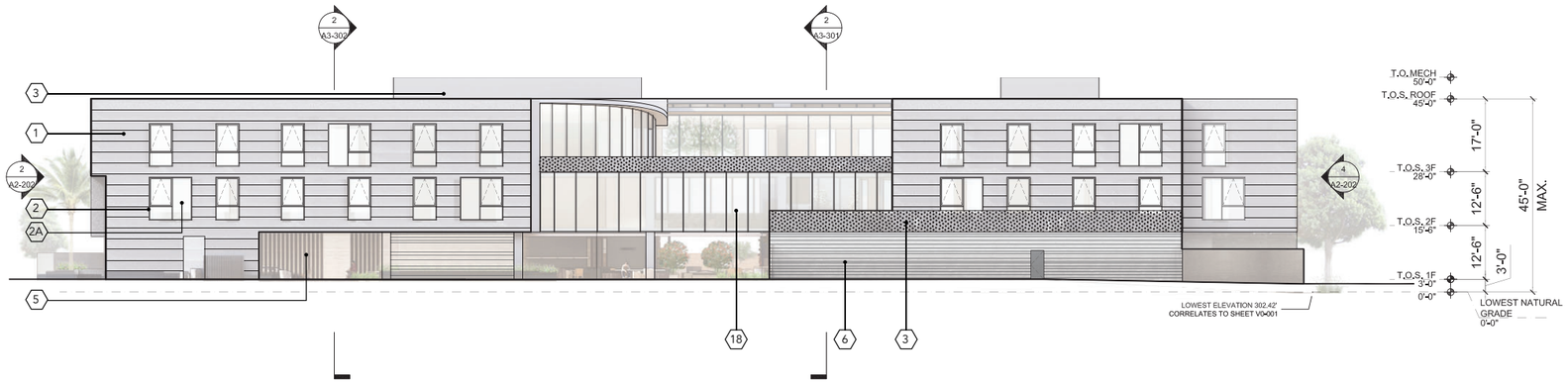
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PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A2-200**

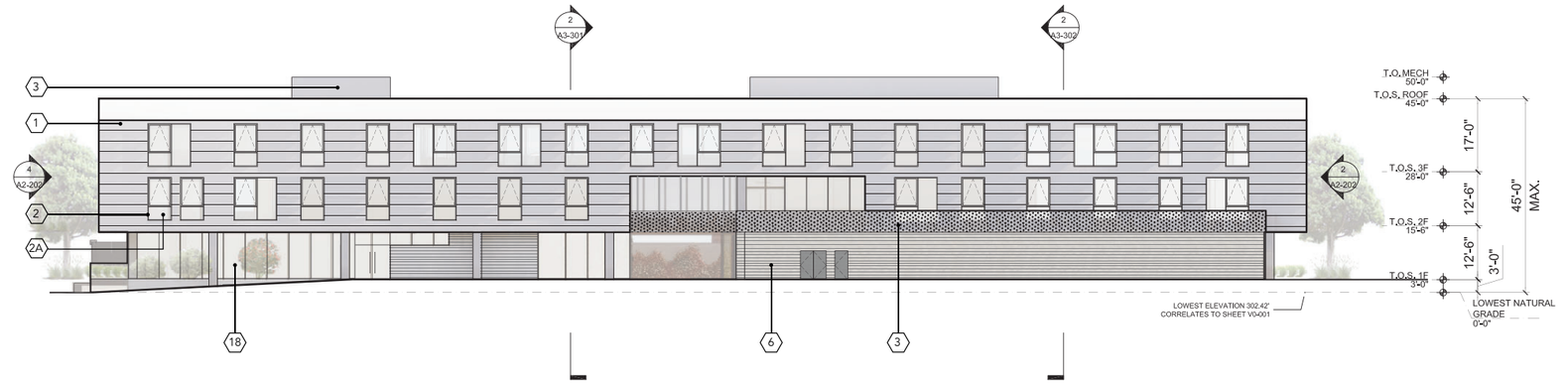
REV NO: **0**



1149 NORTH ELEVATION

1/16" = 1' - 0"

2



1149 SOUTH ELEVATION

1/16" = 1' - 0"

1

KEYNOTES:

1. GFRC
2. ALUMINUM WINDOW FRAMES
2A. HIGH PERFORMANCE GLAZING
3. PERFORATED METAL
4. METAL PANEL
5. SIMULATED WOOD
6. BOARD FORM CONCRETE
7. PAINTED STEEL
8. PAINTED STUCCO
9. WOOD CLAD STOREFRONT
10. EXISTING BRICK
11. RESURFACED BRICK
12. EXISTING STEEL WINDOW
13. NEW OPERABLE WINDOWS
14. SHOTBLAST STACK BOND CMU WALL
15. GREEN WALL
16. PAINTED CONCRETE COLUMNS
17. ACCOYA WOOD FENCE
18. WINDOW WALL
19. GLASS HANDRAIL
20. WALL AT PROPERTY LINE
21. GLASS ROLL UP DOOR
22. (N) RECONFIGURED FACADE
23. (E) BUILDING
24. (N) MECHANICAL ON EXISTING 1155

**NOTE: T.O.S, T.O.P., AND TOP OF MECHANICAL MEASUREMENTS TAKEN FROM LOWEST NATURAL GRADE

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

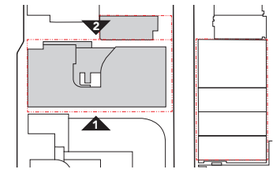
1128-1146 N LAS PALMAS AVENUE
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CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
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EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
ELEVATIONS - NEW BUILDING

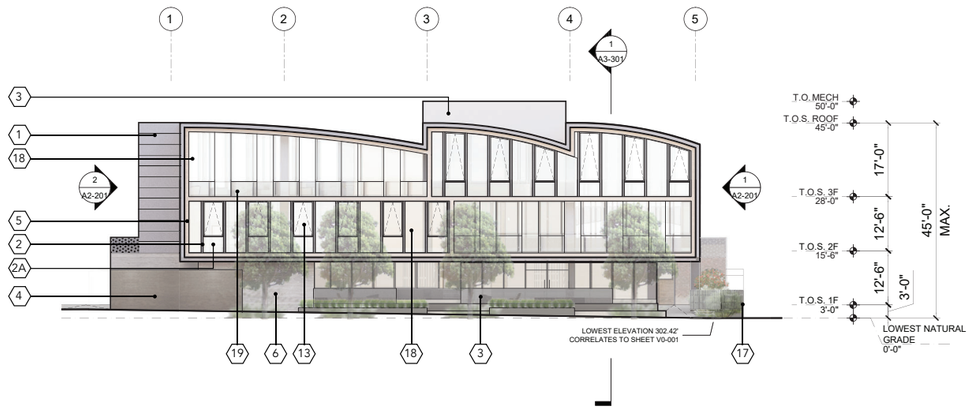
SCALE:
1/16" = 1'- 0"
0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

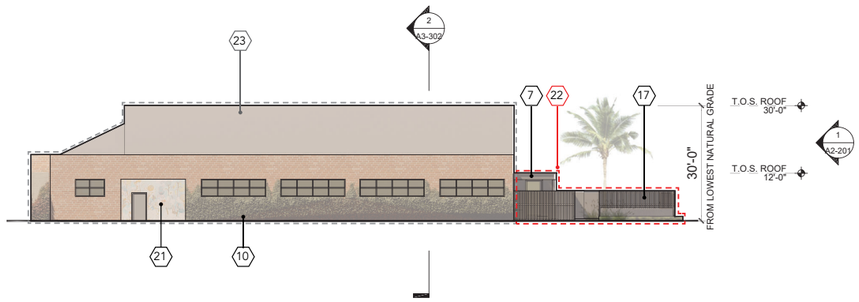
DRAWING NO: **A2-201**

REV NO: **0**



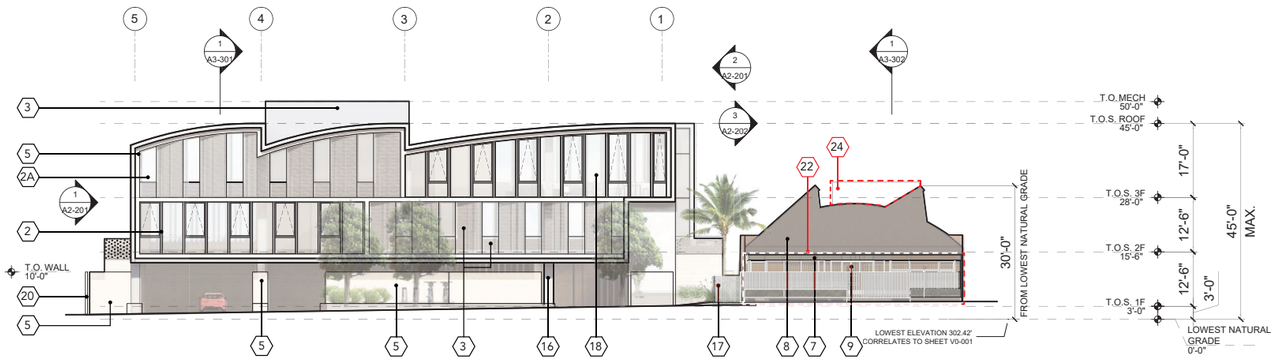
1149 WEST ELEVATION MCCADDEN PL 4

1/16" = 1' - 0"



1155 SOUTH ELEVATION 3

1/16" = 1' - 0"



1149 EAST ELEVATION LAS PALMAS AVE 2

1/16" = 1' - 0"

1155 EAST ELEVATION LAS PALMAS AVE 1

1/16" = 1' - 0"

KEYNOTES:

1. GFRC
2. ALUMINUM WINDOW FRAMES
2A. HIGH PERFORMANCE GLAZING
3. PERFORATED METAL
4. METAL PANEL
5. SIMULATED WOOD
6. BOARD FORM CONCRETE
7. PAINTED STEEL
8. PAINTED STUCCO
9. WOOD CLAD STOREFRONT
10. EXISTING BRICK
11. RESURFACED BRICK
12. EXISTING STEEL WINDOW
13. NEW OPERABLE WINDOWS
14. SHOTBLAST STACK BOND CMU WALL
15. GREEN WALL
16. PAINTED CONCRETE COLUMNS
17. ACCOYA WOOD FENCE
18. WINDOW WALL
19. GLASS HANDRAIL
20. WALL AT PROPERTY LINE
21. PAINTED PLASTER WALL
22. (N) RECONFIGURED FACADE
23. (E) BUILDING
24. (N) MECHANICAL ON EXISTING 1155

**NOTE: T.O.S, T.O.P., AND TOP OF MECHANICAL MEASUREMENTS TAKEN FROM LOWEST NATURAL GRADE

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

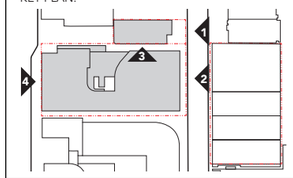
1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:

ELEVATIONS - NEW BUILDING AND 1155 LAS PALMAS

SCALE:

1/16" = 1'- 0"

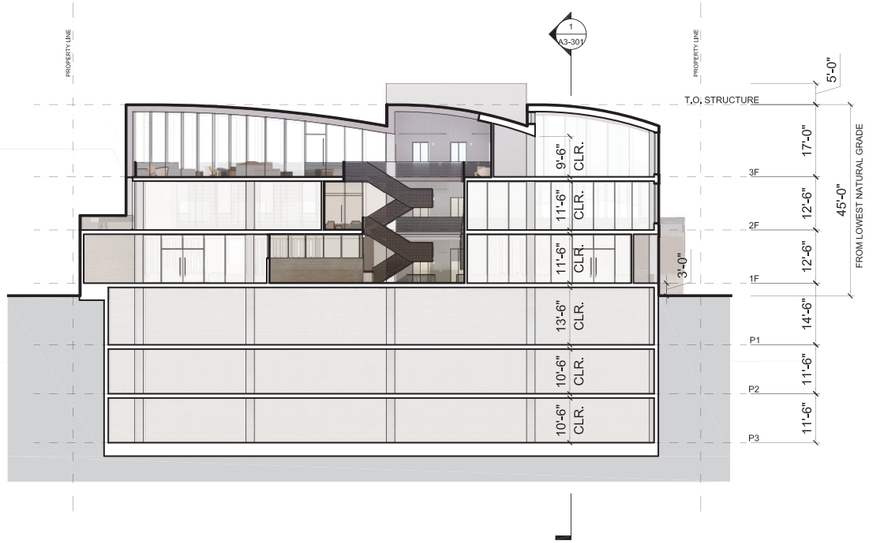
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PROJECT NO: **2103**

PROJECT NORTH:

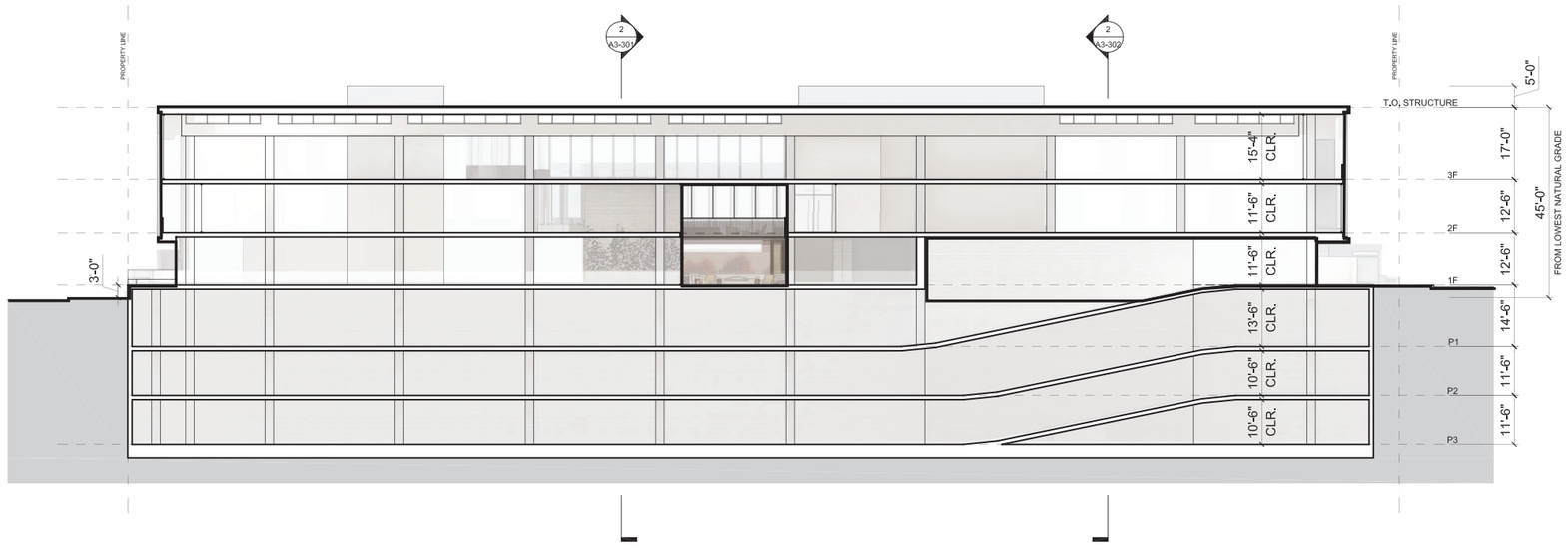
DRAWING NO: **A2-202**

REV NO: **0**



1149 NORTH-SOUTH SECTION 2

1/16" = 1' - 0"



1149 EAST-WEST LAS PALMAS AVE AND MCCADDEN PL SECTION 1

1/16" = 1' - 0"

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

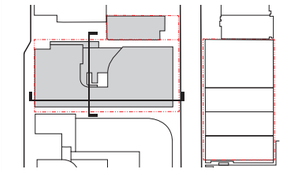
1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
SECTIONS - NEW BUILDING

SCALE:
1/16" = 1'- 0"

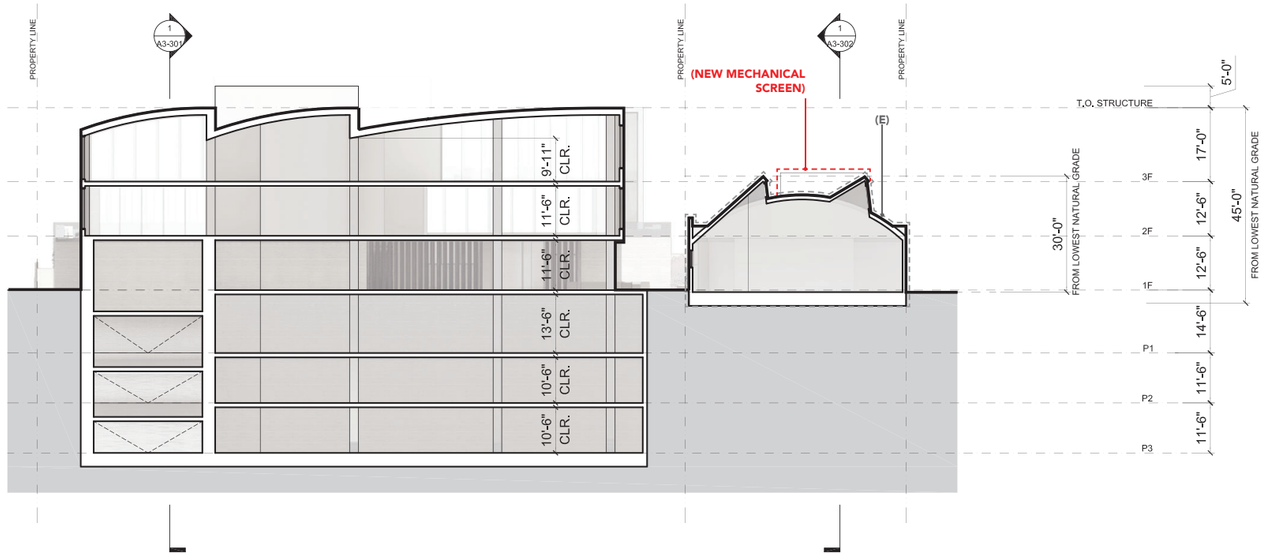
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PROJECT NO: **2103**

PROJECT NORTH:

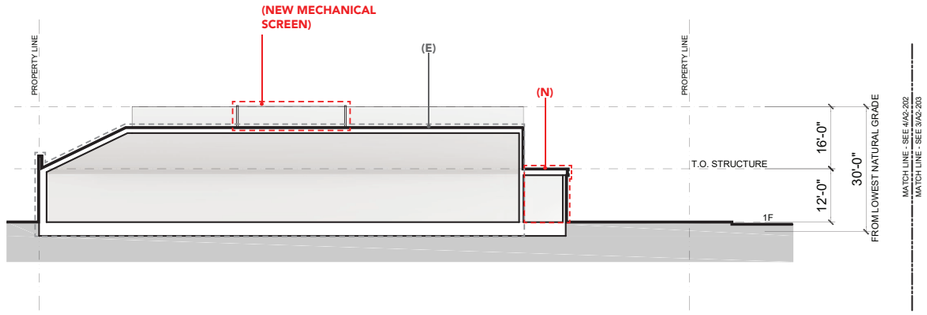
DRAWING NO: **A3-301**

REV NO: **0**



1149 NORTH SOUTH SECTION 3
1/16" = 1' - 0"

1155 NORTH SOUTH SECTION 2
1/16" = 1' - 0"



1155 EAST-WEST LAS PALMAS AVE AND MCCADDEN PL SECTION 1
1/16" = 1' - 0"

LEGEND

(E) EXISTING BUILDING AREA TO REMAIN

(N) RECONFIGURED BUILDING AREA AND FACADE

SEPTEMBER 2022

PROJECT NAME:

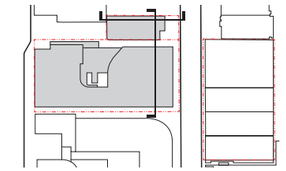
1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:
BARDAS INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:
Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:
HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:
KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
SECTIONS - 1155 LAS PALMAS

SCALE:
1/16" = 1'- 0"
0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **A3-302**

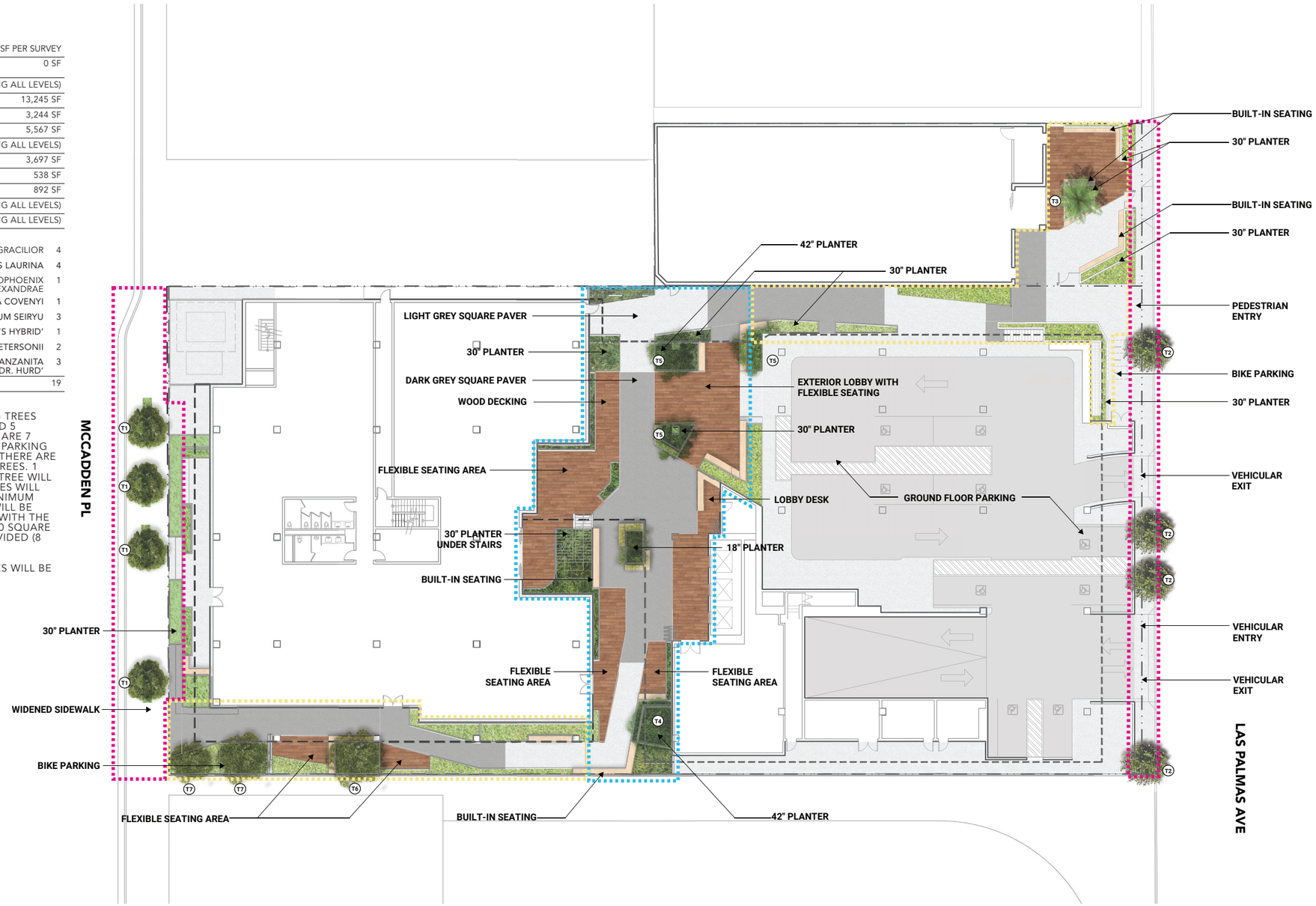
REV NO: **0**

LOT AREA		89,752 SF PER SURVEY
REQUIRED OPEN SPACE		0 SF
PRIVATE OPEN SPACE		22,056 SF (INCLUDING ALL LEVELS)
L1		13,245 SF
L2		3,244 SF
L3		5,567 SF
LANDSCAPED AREA		5,127 SF (INCLUDING ALL LEVELS)
L1		3,697 SF
L2		538 SF
L3		892 SF
HARDSCAPE AREA		19,522 SF (INCLUDING ALL LEVELS)
SOFTSCAPE AREA		4,100 SF (INCLUDING ALL LEVELS)
PROPOSED TREES		
LEVEL 1F	T1: PODOCARPUS GRACILIOR	4
	T2: TRISTANIOPSIS LAURINA	4
	T3: ARCHONTOPHOENIX ALEXANDRAE	1
	T4: ACACIA COVENYI	1
	T5: ACER PALMATUM SEIRYU	3
	T6: CALISTEMON 'CANE'S HYBRID'	1
	T7: LEPTOSPERMUM PETERSONII	2
LEVEL 3F	T8: ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	3
TOTAL TREES		19

TREES:

THE PROJECT SITE INCLUDES 6 EXISTING TREES ON SITE, INCLUDING 1 STREET TREE AND 5 EXISTING TREES ON PROPERTIES. THERE ARE 7 TREES ALONG THE EXISTING ON-GRADE PARKING LOT AND PERIMETER OF THE BUILDING. THERE ARE NO PROTECTED SPECIES OR HERITAGE TREES. 1 EXISTING STREET TREE AND 1 EXISTING TREE WILL BE REMOVED. THE EXISTING STREET TREES WILL BE REPLACED AT A 2:1 RATIO WITH A MINIMUM 24" BOX REPLACEMENT TREE (4 TREES WILL BE PROVIDED). ADDITIONALLY, TO COMPLY WITH THE LANDSCAPE ORDINANCE, 1 TREE PER 500 SQUARE FEET OF PLANTING AREA SHALL BE PROVIDED (8 TREES PER 4,100 SF PLANTING AREA).

TOTAL OF NINETEEN (19) MINIMUM TREES WILL BE PROVIDED.



A: STREET PLANTING PALETTE


PODOCARPUS GRACILIOR
FERN PODOCARPUS


TRISTANIOPSIS LAURINA
WATER GUM


ARCHONTOPHOENIX ALEXANDRAE
KING PALM


LOMANDRA 'LIME TUFF'
MAT RUSH


SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS


ACACIA COGNATA 'ACCOG01'COUSIN ITT
ACACIA

B: TRANSITION ZONE PLANTING PALETTE


CALLISTEMON 'CANE'S HYBRID'
CANE'S BOTTLEBRUSH


LEPTOSPERMUM PETERSONII LEMON-SCENTED TEATREE


PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY


ASPARAGUS DENSIFLORUS 'MYERS'
FOXTAIL FERN


OTATEA ACUMINATA AZTECORUM
DWARF MEXICAN WEEPING BAMBOO


GREVILLEA LANIGERA 'COASTAL GEM'
COASTAL GEM WOOLLY GREVILLEA


DIANELLA CAERULEA 'DBB03' PP #17,998
CASSA BLUE™ FLAX LILY


CLIVIA MINIATA 'SAN MARCOS YELLOW'
SELECT YELLOW CLIVIA


LOMANDRA 'LIME TUFF'
MAT RUSH

C: CENTRAL ZONE PLANTING PALETTE


ACACIA COVENYI
BLUE BUSH


ACER PALMATUM SEIRYU
SEIRYU JAPANESE MAPLE


ASPARAGUS DENSIFLORUS 'MYERS'
FOXTAIL FERN


PELARGONIUM CORDIFOLIUM
HEARTLEAF GERANIUM


CLIVIA MINIATA 'SAN MARCOS YELLOW'
SELECT YELLOW CLIVIA


ACACIA COGNATA COUSIN ITT
LITTLE RIVER WATTLE


GREVILLEA LANIGERA 'COASTAL GEM'
COASTAL GEM WOOLLY GREVILLEA


OTATEA ACUMINATA AZTECORUM
DWARF MEXICAN WEEPING BAMBOO


PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY


ANIGOZANTHOS 'BUSH PEARL'
DWARF PINK KANGAROO PAW


LAVANDULA DENTATA VAR. CANDICAN
GRAY LEAVED FRENCH LAVENDER


DIANELLA CAERULEA 'DBB03' PP #17,998
CASSA BLUE™ FLAX LILY


LEUCADENDRON HAWAII SUNRISE
ROYAL HAWAIIAN

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

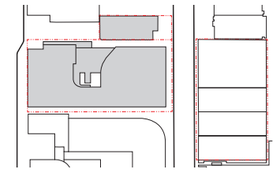
1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

ARTIFACT
AGENCY ARTIFACT LANDSCAPE + URBANISM
5522 W. PICO BLVD.
LOS ANGELES, CA 90019
310.908.1763

DRAWING TITLE:
LANDSCAPE PLAN - 1F

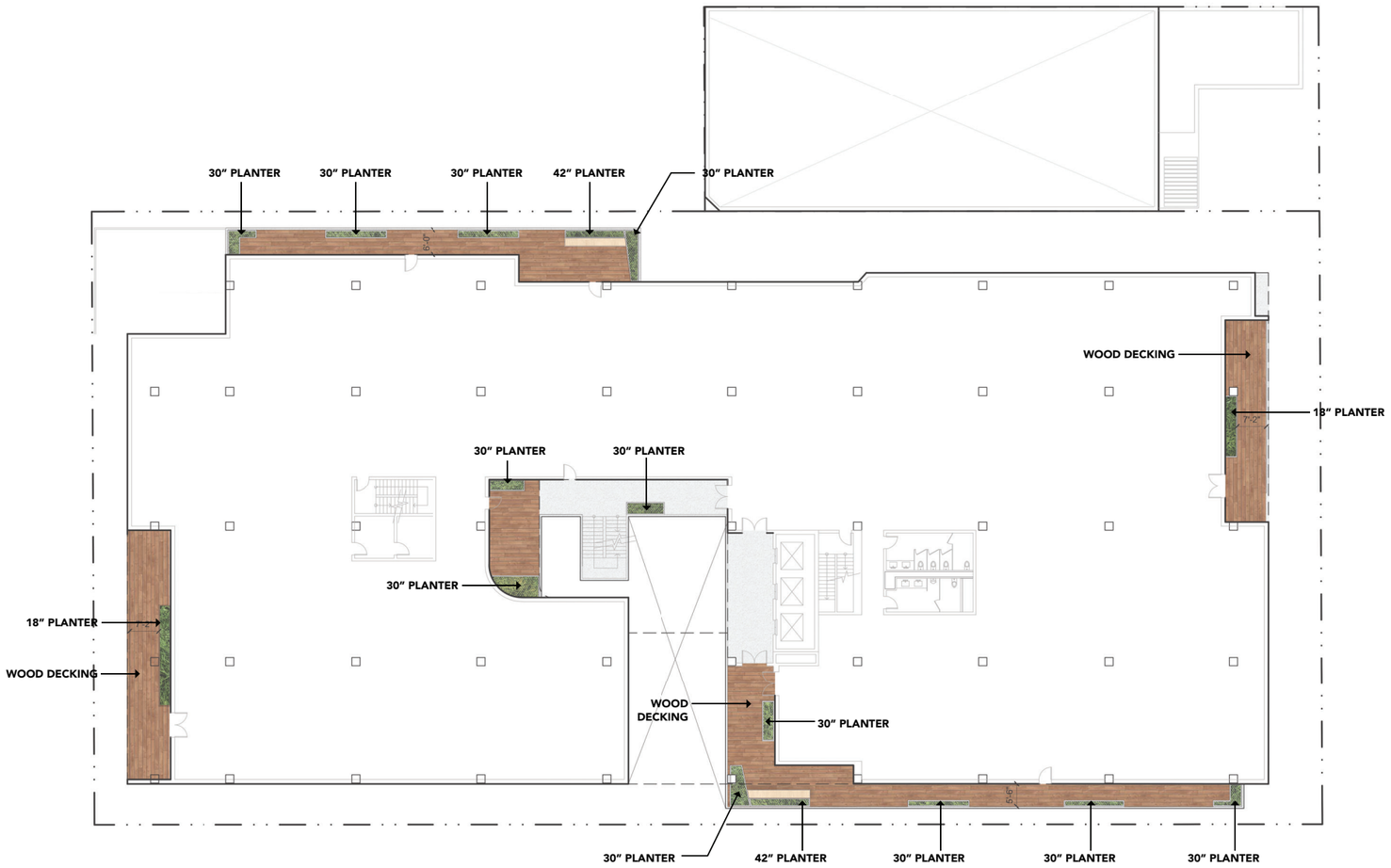
SCALE:
1/16" = 1'- 0"
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PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **L1-101**

REV NO: **0**



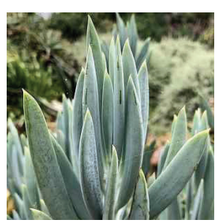
SECOND FLOOR PLANTING PALETTE


CRASSULA ARBORESCENS SSP. UNDULATIFOLIA
RIPPLE JADE

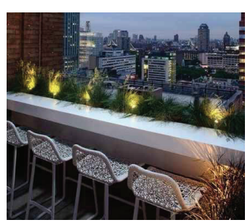

CRASSULA OVATA 'BLUE BIRD'
JADE PLANT


LOMANDRA CONFERTIFOLIA 'MISLIMRA'
LEADING™ LIME MIST LOMANDRA


LOROPETALUM CHINENSE
FRINGE FLOWER


SENECIO FICOIDES 'MOUNT EVEREST' PP #22,188
MOUNT EVEREST BIG BLUE CHALKSTICKS


SENECIO MANDRALISCAE
KLEINIA


BAR SEATING



*** ACTUAL DECKS TO BE DESIGNED BY FUTURE TENANT. DESIGN PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

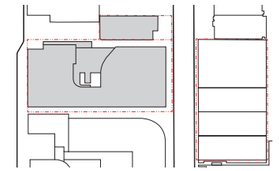
1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:

LANDSCAPE PLAN - 2F

SCALE:

1/16" = 1'- 0"

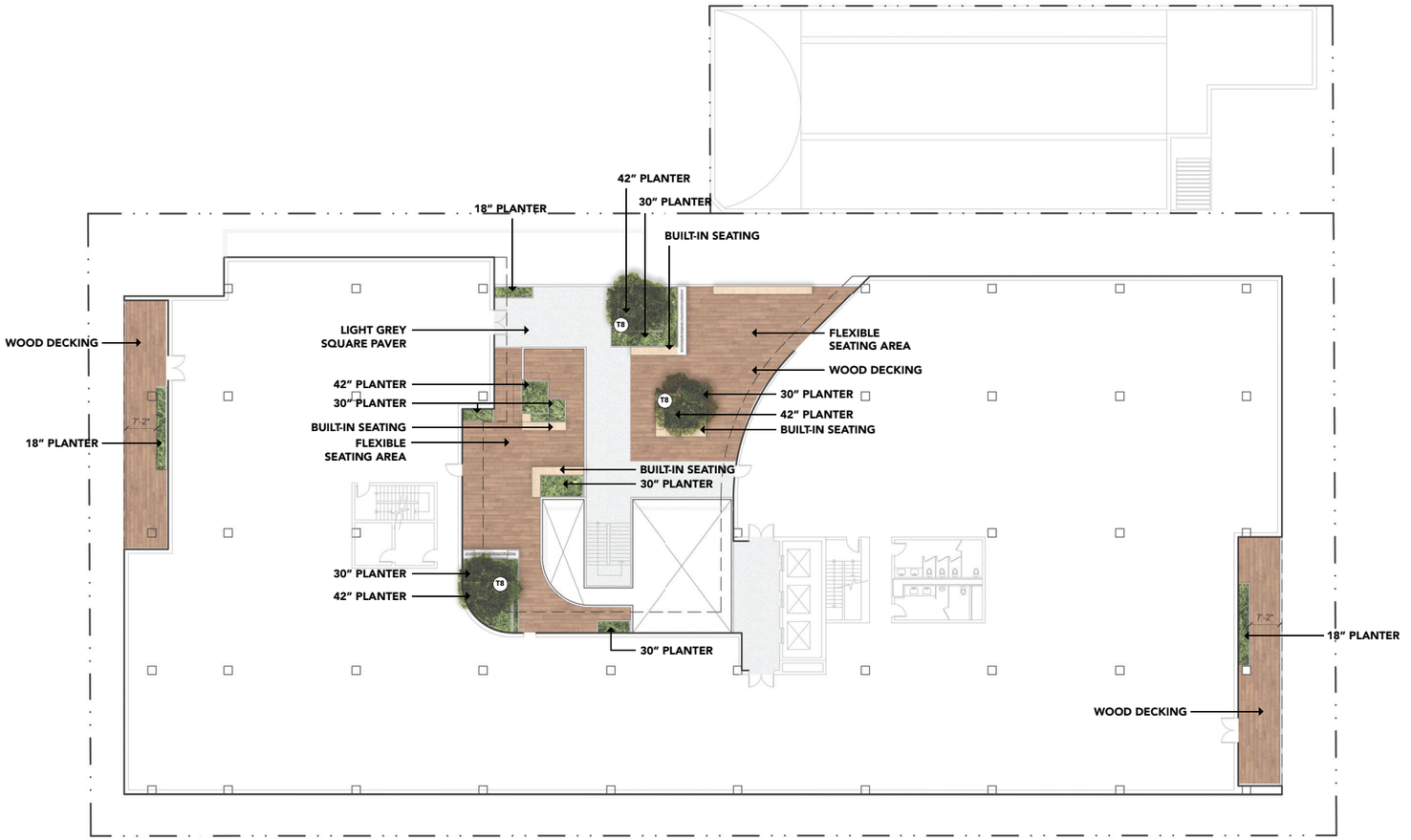
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PROJECT NO: **2103**

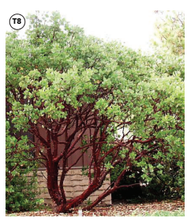
PROJECT NORTH:

DRAWING NO: **L1-102**

REV NO: **0**



ROOF DECK PLANTING PALETTE

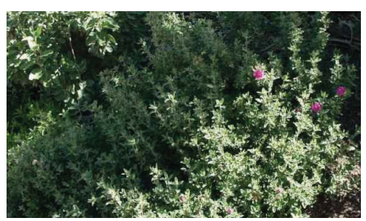


ARCTOSTAPHYLOS MANZANITA 'DR. HURD'
DR. HURD MANZANITA


BALLOTA PSEUDODICTAMNUS
GRECIAN HOREHOUND


CISTUS PURPUREUS
PURPLE-FLOWERED ROCK ROSE


CISTUS SALVIIFOLIUS 'PROSTRATUS'
SAGELEAF ROCKROSE


CISTUS X PULVERULENTUS 'SUNSET'
MAGENTA ROCKROSE


LEUCADENDRON 'HAWAII SUNRISE' PP31,705
SUNRISE ROYAL HAWAIIAN CONE BUSH


SANTOLINA ROSMARINIFOLIA
GREEN SANTOLINA

*** ACTUAL DECKS TO BE DESIGNED BY FUTURE TENANT. DESIGN PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

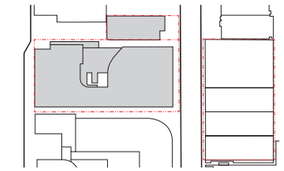
1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:

LANDSCAPE PLAN - 3F

SCALE:

1/16" = 1'- 0"

0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **L1-103**

REV NO: **0**

PLANTING SCHEDULE

GROUND FLOOR - STREET ZONE

TREE SCHEDULE

MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	CALIFORNIA NATIVE	WATER USE
T1	24" BOX	PODOCARPUS GRACILIOR	FERN PODOCARPUS	-			MEDIUM
T2	24" BOX	TRISTANIOPSIS LAURINA	WATER GUM	-			MEDIUM
T3	24" BOX	ARCHONTOPHOENIZ ALEXANDRAE	KING PALM	-			MEDIUM

SHRUB & VINE SCHEDULE

MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	CALIFORNIA NATIVE	WATER USE
S1	5 GAL	LOMANDRA 'LIME TUFF'	MAT RUSH	18"			LOW
S2	1 GAL	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	12"			LOW
S3	5 GAL	ACACIA COGNATA 'ACCOG 01'	COUSIN ITT ACACIA	24"			LOW

GROUND FLOOR - CENTRAL ZONE

TREE SCHEDULE

MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	CALIFORNIA NATIVE	WATER USE
T4	24" BOX	ACACIA CONENYI	BLUE BUSH	-			LOW
T5	24" BOX	ACER PALMATUM SEIRYU	SEIRYU JAPANESE MAPLE	-			MEDIUM

SHRUB & VINE SCHEDULE

MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	CALIFORNIA NATIVE	WATER USE
S4	5 GAL	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	12"			MEDIUM
S5	15 GAL	PELARGONIUM CORDIFOLIUM	HEARTLEAF GERANIUM	36"			MEDIUM
S6	5 GAL	CLIVIA MINIATA 'SAN MARCOS YELLOW'	SELECT YELLOW CLIVIA	12"			MEDIUM
S7	5 GAL	ACACIA COGNATA COUSIN ITT	LITTLE RIVER WATTLE	36"			LOW
S8	5 GAL	GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM WOOLLY GREVILLEA	36"			LOW
S9	24" BOX	OTATEA ACUMINATA AZTECORUM	DWARF MEXICAN WEEPING BAMBOO	36"			MEDIUM
S10	1 GAL	ANIGOZANTHOS 'BUSH PEARL'	DWARF PINK KANGAROO PAW	12"			MEDIUM
S11	5 GAL	LAVADULA DENTATA VAR. CANDICAN	GRAY LEAVED FRENCH LAVENDER	36"			LOW
S12	5 GAL	DIANELLA CAERULEA 'DBBOS' PP #17,988	CASSA BLUE FLAX LILY	30"			LOW
S13	5 GAL	LEUCADENDRON HAWAII SUNRISE	ROYAL HAWAIIAN	24"			LOW
V1	4" BOX	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	12"			MEDIUM

GROUND FLOOR - TRANSITION ZONE

TREE SCHEDULE

MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	CALIFORNIA NATIVE	WATER USE
T6	24" BOX	CALLISTEMON 'CANE'S HYBRID'	CANE'S BOTTLEBRUSH	-			LOW
T7	24" BOX	LEPTOSPERMUM PETERSONII	LEMON-SCENTED TEA TREE	-			LOW

SHRUB & VINE SCHEDULE

MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	CALIFORNIA NATIVE	WATER USE
S14	24"	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	12"			MEDIUM
S12	5 GAL	DIANELLA CAERULEA 'DBBOS' PP #17,988	CASSA BLUE FLAX LILY	30"			LOW
S6	5 GAL	CLIVIA MINIATA 'SAN MARCOS YELLOW'	SELECT YELLOW CLIVIA	12"			MEDIUM
S1	5 GAL	LOMANDRA 'LIME TUFF'	MAT RUSH	18"			LOW
S8	5 GAL	GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM WOOLLY GREVILLEA	36"			LOW
S9	24" BOX	OTATEA ACUMINATA AZTECORUM	DWARF MEXICAN WEEPING BAMBOO	36"			MEDIUM
V1	4" BOX	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	12"			MEDIUM

3RD FLOOR

TREE SCHEDULE

MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	CALIFORNIA NATIVE	WATER USE
T8	24" BOX	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	-			LOW

SECOND FLOOR

SHRUB & VINE SCHEDULE

MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	CALIFORNIA NATIVE	WATER USE
S15	5 GAL	CRASSULA ARBORESCENS SSAP. UNDULATIFOLI	RIPPLE JADE	24"			LOW
S16	5 GAL	CRASSULA OVATA 'BLUE BIRD'	JADE PLANT	24"			LOW
S17	1 GAL	LOMANDRA CONFERTIFOLIA 'MISLIMRA'	LEADING LIME MIST LOMANDRA	12"			LOW
S18	15 GAL	LOROPETALUM CHINENSIS	FRINGE FLOWER	36"			MEDIUM
S19	1 GAL	SENECIO FICOIDES 'MOUNT EVEREST' PP#22,188	MOUNT EVEREST BIG BLUE CHALKSTICKS	12"			LOW
S20	1 GAL	SENECIO MANDRALISCAE	KLEINIA	12"			LOW

THIRD FLOOR

SHRUB & VINE SCHEDULE

MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	CALIFORNIA NATIVE	WATER USE
S21	5 GAL	BALLOTA PSEUDODICTAMNUS	GRECIAN HOREHOUND	18"			LOW
S22	1 GAL	CISTUS x PURPUREUS	PURPLE-FLOWERED ROCK ROSE	36"			LOW
S23	5 GAL	CISTUS SALVIFOLIUS 'PROSTRATUS'	SAGELEAF ROCKROSE	36"			LOW
S24	5 GAL	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCKROSE	36"			LOW
S25	5 GAL	LEUCADENDRON 'HAWAII SUNRISE' PP31,705	SUNRISE ROYAL HAWAIIAN CONE BUSH	24"			LOW
S26	1 GAL	SANTOLINA ROSARINIFOLIA	GREEN SANTOLINA	12"			LOW

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
PLANTING PALETTE SCHEDULE

SCALE:
NOT APPLICABLE

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **L1-104**

REV NO: **0**

GROUND FLOOR - STREET ZONE PLANTING PALETTE


PODOCARPUS GRACILIOR
FERN PODOCARPUS


TRISTANIOPSIS LAURINA
WATER GUM

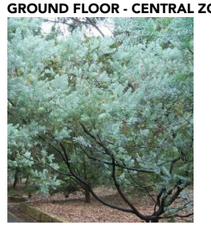

ARCHONTOPHOENIX ALEXANDRAE
KING PALM

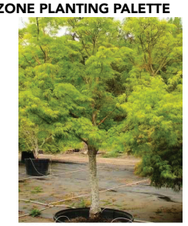

LOMANDRA 'LIME TUFF'
MAT RUSH


SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS


ACACIA COGNATA 'ACCOG01'
COUSIN ITT ACACIA

GROUND FLOOR - CENTRAL ZONE PLANTING PALETTE


ACACIA COVENYI
BLUE BUSH

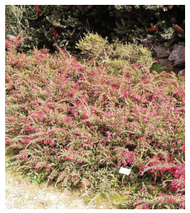

ACER PALMATUM SEIRYU
SEIRYU JAPANESE MAPLE


ASPARAGUS DENSIFLORUS 'MYERS'
FOXTAIL FERN


PELARGONIUM CORDIFOLIUM
HEARTLEAF GERANIUM


CLIVIA MINIATA 'SAN MARCOS YELLOW
SELECT YELLOW CLIVIA


ACACIA COGNATA COUSIN ITT
LITTLE RIVER WATTLE


GREVILLEA LANIGERA 'COASTAL GEM'
COASTAL GEM WOOLLY GREVILLEA


OTATEA ACUMINATA AZTECORUM
DWARF MEXICAN WEEPING BAMBOO

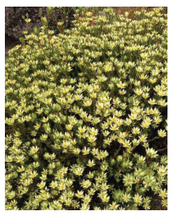

PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY


ANIGOZANTHOS 'BUSH PEARL'
DWARF PINK KANGAROO PAW

GROUND FLOOR - TRANSITION ZONE PLANTING PALETTE


LAVANDULA DENTATA VAR. CANDICAN
GRAY LEAVED FRENCH LAVENDER


DIANELLA CAERULEA 'DBB03' PP #17,998
CASSA BLUE™ FLAX LILY


LEUCADENDRON HAWAII SUNRISE
ROYAL HAWAIIAN


CALLISTEMON 'CANE'S HYBRID'
CANE'S BOTTLEBRUSH


LEPTOSPERMUM PETERSONII
LEMON-SCENTED TEATREE


PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY

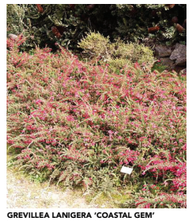

DIANELLA CAERULEA 'DBB03' PP #17,998
CASSA BLUE™ FLAX LILY


CLIVIA MINIATA 'SAN MARCOS YELLOW
SELECT YELLOW CLIVIA

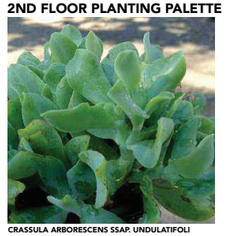

LOMANDRA 'LIME TUFF'
MAT RUSH

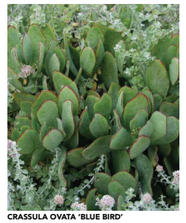

ASPARAGUS DENSIFLORUS 'MYERS'
FOXTAIL FERN

2ND FLOOR PLANTING PALETTE

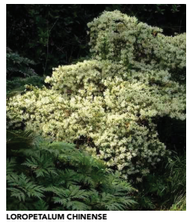

GREVILLEA LANIGERA 'COASTAL GEM'
COASTAL GEM WOOLLY GREVILLEA


OTATEA ACUMINATA AZTECORUM
DWARF MEXICAN WEEPING BAMBOO


CRASSULA ARBORESCENS SSAP. UNDULATIFOLI
RIPPLE JADE


CRASSULA OVATA 'BLUE BIRD'
JADE PLANT


LOMANDRA CONFERTIFOLIA 'MISLIMRA'
LEADING™ LIME MIST LOMANDRA


LOROPETALUM CHINENSE
FRINGE FLOWER


SENECIO FICOIDES 'MOUNT EVEREST' PP
#22,188
MOUNT EVEREST BIG BLUE CHALKSTICKS


SENECIO MANDRALISCAE
KLEINIA

3RD FLOOR PLANTING PALETTE


ARCTOSTAPHYLOS MANZANITA 'DR. HURD'
DR. HURD MANZANITA


BALLOTA PSEUDODICTAMNUS
GRECIAN HOREHOUND


CISTUS PURPUREUS
PURPLE-FLOWERED ROCK ROSE


CISTUS SALVIIFOLIUS 'PROSTRATUS'
SAGELEAF ROCKROSE


CISTUS X PULVERULENTUS 'SUNSET'
MAGENTA ROCKROSE


LEUCADENDRON 'HAWAII SUNRISE' PP31,705
SUNRISE ROYAL HAWAIIAN CONE BUSH

SANTOLINA ROSMARINIFOLIA
GREEN SANTOLINA

HARDSCAPE PALETTE

CLASS A RATED WOOD DECKING

LIGHT ZONE PAVERS

DARK ZONE PAVERS

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
PLANTING AND MATERIALS

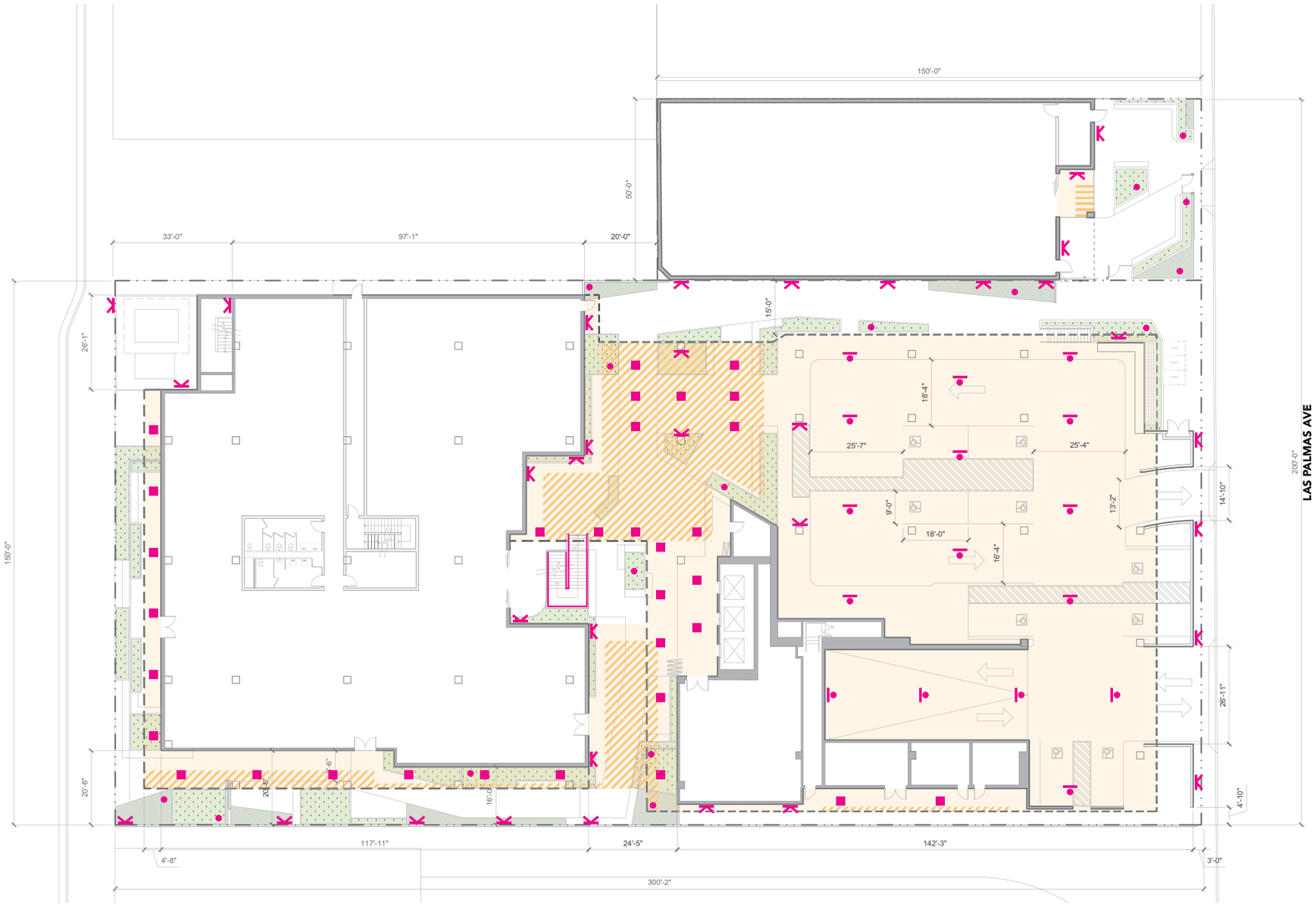
SCALE:
NOT APPLICABLE

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **L1-105**

REV NO: **0**



LIGHTING KEY

- F1 LINEAR LED LIGHT
- L1 LINEAR LED INTEGRATED
- S1 TREE/LANDSCAPE BULLET LIGHT
- S2 DOWN LIGHT
- W1 WALL LIGHT SCONCE

FIRST FLOOR LIGHTING PLAN 1

1/16" = 1' - 0"

North

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

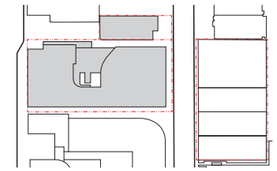
1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
LIGHTING PLAN - 1F

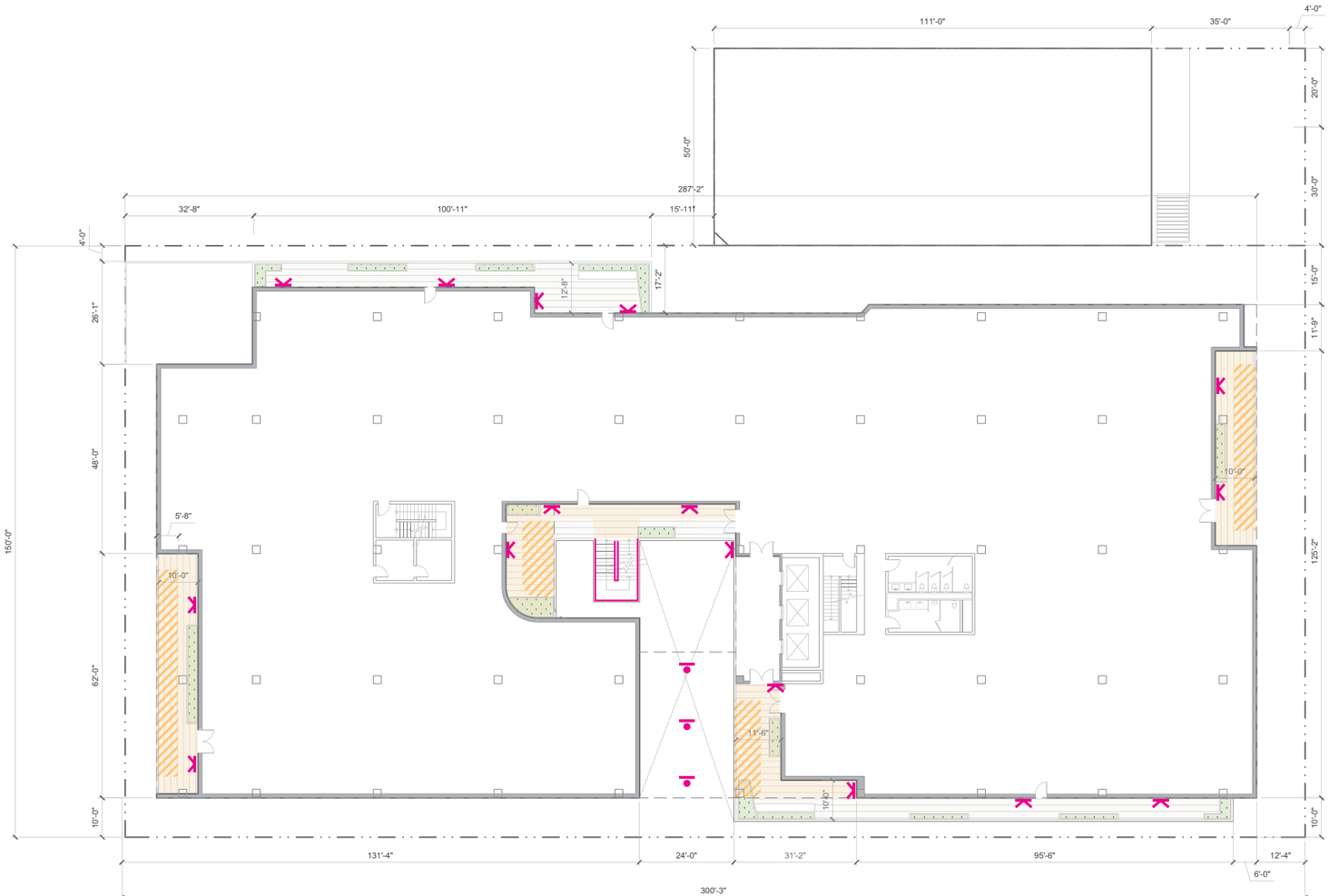
SCALE:
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0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **LL-101**

REV NO: **0**



LIGHTING KEY

- F1 LINEAR LED LIGHT
- L1 LINEAR LED INTEGRATED
- S1 TREE/LANDSCAPE BULLET LIGHT
- S2 DOWN LIGHT
- W1 WALL LIGHT SCONCE

SECOND FLOOR LIGHTING PLAN 1

1/16" = 1' - 0"

North

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

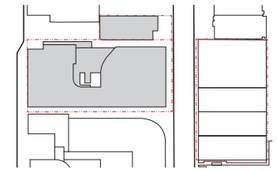
1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
LIGHTING PLAN - WEST 2F

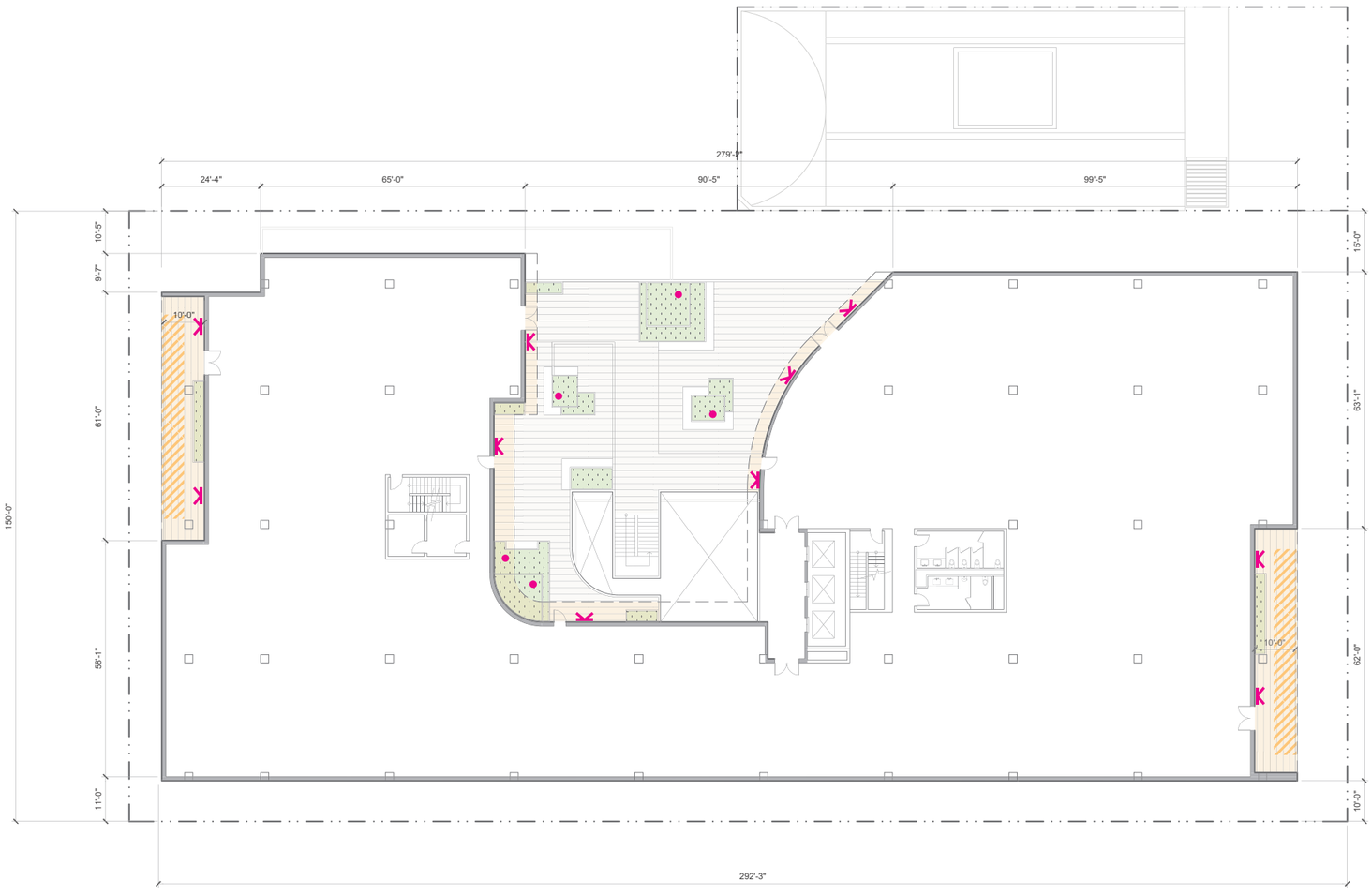
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0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **LL-102**

REV NO: **0**



LIGHTING KEY

- F1 LINEAR LED LIGHT
- L1 LINEAR LED INTEGRATED
- S1 TREE/LANDSCAPE BULLET LIGHT
- S2 DOWN LIGHT
- W1 WALL LIGHT SCONCE

THIRD FLOOR LIGHTING PLAN

1/16" = 1' - 0"

1

North

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

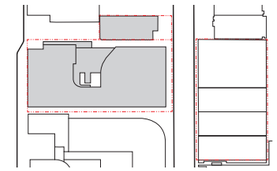
1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:



NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
LIGHTING PLAN - WEST 3F

SCALE:
1/16" = 1'- 0"
0 5 10 25 50

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **LL-103**

REV NO: **0**

TYPE F1
LINEAR LED LIGHT

TYPE - F1

MARK ARCHITECTURAL LIGHTING™



Slot 4 LED
Direct/Indirect Wall

The Slot LED family of luminaires offers an unparalleled package of performance and features for your next lighting project. Precision lumen DIRECTIR optics deliver optimized light where needed for ceilings and walls. With other key features such as simplified installation, seamless controls integration and superior LED color constancy, the Slot LED family from Mark Lighting offers exceptional quality and design flexibility.

Type:

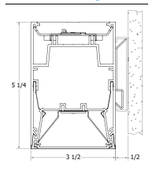
Project:

Catalog Number:
DO NOT TYPE HERE. Autopopulated field.

Specification Features

Housing
Nominal 3.5" x 3.75" extruded aluminum housing
Finish
White, Black or Silver powdercoat
Reflector
Formed steel with high reflectance white.
Distribution/Shielding
Extruded 90% transmissive acrylic lens with a textured surface providing diffuse illumination and a uniform appearance for direct lambertian distribution (No Optics). Wall Graze (WG) distribution options incorporate co-extruded lenses. Shielding is available as an external blade louver for WG option, or an internal blade louver in lieu of lambertian distribution diffuser. Clear Acrylic dustcover (DC) is available for the indirect distribution only.
LED Components
Linear: Nichia®- 757 series LED chips (>80 CRI)
Electrical
Long-life LEDs, coupled with high-efficiency drivers, provide superior quantity and quality of illumination for extended service life. 80% LED lumen maintenance at 60,000 hours (L80/60,000).
Color Consistency
The Acuity Brands circuit boards for the linear LED components use a precise binning algorithm which creates a consistent color temperature from board to board. The color a variation of no greater than a 2.5 Step MacAdam (2.5SDCM) along the black body locus from board to board.
Driver
eldoLED® driver provides natural dimming with smooth, continuous and flicker-free deep dimming. Supports operation between 120VAC and 277 VAC, with low inrush current (NEMA 410) and THD < 20%. Meets FCC Title 47 C.F.R. 15 Class A or Class B requirements. Lutron high performance driver options also available.
Certification
CSA tested to UL 1598 standards, assembled in the USA. Damp location listed.
Listings
DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
Warranty
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Note: *Actual performance may differ as a result of end-user environment and application.*
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Technical Drawing



Direct/Indirect Wall

Fixture Performance

4FT INDIVIDUAL (35K)	DIRECT			
Lumens Output	400LMF	600LMF	800LMF	1000LMF
Delivered Lumens	1725	2589	3398	3850
Input Watts	15.4	23.6	32	37.2
Lumen/Watt	112	110	106	103

4FT INDIVIDUAL (35K)	INDIRECT			
Lumens Output	1600LMF	1800LMF	11000LMF	11200LMF
Delivered Lumens	2567	3341	4445	5326
Input Watts	16.8	22.1	30.2	37
Lumen/Watt	153	152	147	144

** Consult factory for customized lumen output and wattage between 350LMF and 1300LMF.*

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

markglighting.com | 800-705-SERV (7378) | ©2014-2021 Acuity Brands Lighting, Inc. All Rights Reserved. We reserve the right to change design, materials and finish in any way that will not alter installed appearance or reduce function and performance.

S4LWD WALL 04/07/21

TYPE S2
DOWN LIGHT

TYPE - S2

Voilà
4" Cuboid Surface

LUMENWERX

Project: _____

Type: _____



Voila 4" Cylinders feature innovative Hyflex™ optics for precise beam control. Voila Cylinders are offered in square form factor in three height options, all with on-board and remote driver options. The Voila COB source matches other Lumenwerx luminaires, with 90 CRI and 2-step color consistency, and is available with Chromawerx SOLA and DUO. Complete Voila offering includes 2" and 4" apertures; downlights, adjustables, and wall washers; round and square trim; and cylinders.

Performance

LUMEN OUTPUT	WATTS	EFFICACY lm/W
1136 lm	14 W	95 lm/W
1813 lm	20 W	91 lm/W

* Lumen's packages are assuming 350K, 80 CRI, 30° beam, square white baffle

Delivered Lumens for Round White Flush (IP)
Baffles at 35K

CRI	90 CRI							
BEAM	10	20	30	40	50	60	75	90
Low - 13.8 W	1297	1303	1410	1424	1379	1363	1333	1302
Medium - 19.7 W	1676	1508	1912	1933	1871	1849	1808	1766

Aperture Size
3.55" (Square)

Baffle Position
Flush, ½" & 1" regress baffles

Height
4.5", 6", 9"

Mounting Types
Surface

Cylinder & Cuboid Finishes
Textured matte white
Textured matte black
Custom RAL

Color Temperatures
2700K
3000K
3500K
4000K
SOLA
DUO

Delivered 1152-1849 lm
14-20 Watts, up to 99 lm/W

Integral Drivers
0-10V, TRIAC & ELV

Remote Drivers
0-10V, TRIAC & ELV
eldoLED
Lutron
DMX
Remote emergency battery pack

CHROMAWERX

3737 Cote Vertu St.-Laurent, Quebec, Canada H4S 2C9
T (514) 225-4304 F (514) 931-4862
www.lumenwerx.com

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VOILA4-CUBOID-SURFACE-SPEC-REV10 April 21, 2021

Intertek

SEPTEMBER 2022

TYPE L1
LINEAR LED INTEGRATED

TYPE - L1

Kurba Horizontal | Flexible LED strip - 24 VDC

optic arts by lutron



Kurba Horizontal is a direct view, small profile, energy efficient and flexible LED strip suitable for wet locations capable of horizontal bends up to 2.5" radius. Built with robust factory made power feeds or joiners, Kurba Horizontal mounts to a specifically designed aluminum extruded channel.

Applications:
Outdoor wet location

Operating voltage
24 VDC

Operating temperature
-4° F to 113° F
(-20° C to 45° C)

Average life
50,000 hours

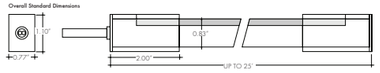
Dimming
low voltage dimmer and class 2 dimming power supply required

Approvals
Class 2 wet listed, IP67

Warranty
3 years

cULus LISTED | RoHS Compliant | dimmable

Overall Standard Dimensions



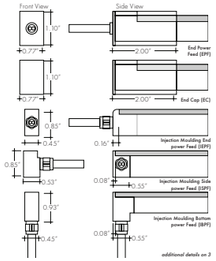
Technical information

Model	KBM-XX
LEDS/ft	22
Light output at 3000K	122 lm/ft
Average power consumption at 4'	3.4 W/ft
Ordering increment	3.28"
Maximum run length (in series)	26 ft

CCT Info/Lumen Multiplier

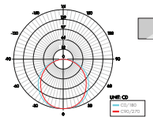
Color temperature	Multiplier (referenced from 3000K)
2400K	1.00
2700K	1.03
3000K	1.00
3500K	1.09
4000K	1.10

Section Start/End Powerfeed option



additional details on 3

CANDLE POWER DISTRIBUTION (41K)



Beam Angle
113°

Ordering code

MODEL	CCT	SECTION START		SECTION END		LENGTH
KBM-F-H	24K	EPF	-	EC	-	
KBMF-H - Kurba medium flat horizontal	24K - 2400K 27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K	EPF - End power feed (9" wire lead) EC - End cap IEPF - Injection Moulding End power feed (9" wire lead) IBPF - Injection Moulding Bottom power feed (9" wire lead) ISPF - Injection Moulding Side power feed (9" wire lead) IEC - Injection Moulding End cap		EPF - End power feed (9" wire lead) EC - End cap IEPF - Injection Moulding End power feed (9" wire lead) IBPF - Injection Moulding Bottom power feed (9" wire lead) ISPF - Injection Moulding Side power feed (9" wire lead) IEC - Injection Moulding End cap		view table above for ordering increment, for additional information reference page 3

TYPE W1
WALL LIGHT SCONCE

TYPE - W1

architectural area lighting

RND
WALL MOUNT

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

PURSUIT DOWN


Pursuit Down Light RND

RELATED PRODUCTS
RNI RNID

FEATURES

- 2', 3', 4', 6' & 8' Housing Lengths
- Sections can be joined for runs up to 150' with seamless lens
- IP66 Rated
- Symmetric, Asymmetric, Wall Graze & Wall Wash Distributions
- "L", "T" & "X" illuminated connectors for custom shapes
- NX Distributed Intelligence & SiteSync enabled for wireless control
- Output up to 1,500 lm/ft
- Surface, fixed arm, pendant, wall & mullion mounting options

cULus LISTED | DLC DesignLights Consortium® See Certification Specifications | IK08

CONTROL TECHNOLOGY

SiteSync | NX DISTRIBUTED INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION
- The housing enclosure are diecast while the rest of housing is extrusion AL6063-T5
- Standard configurations have an extrusion Acrylic lens, clear or diffused. No glass lens.
- All internal and external hardware is stainless steel
- Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers have greater than a 0.9 power Factor and less than 20% harmonic distortion
- Luminaires will have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J

ELECTRICAL (CONTINUED)
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control

CONTROLS
- Button photo control for dusk to dawn energy savings
- Photocell is factory installed in accessory housing. For multiple/continuous row applications, one fixture is supplied with a photocell to operate multiple luminaires.
- Dimming Occupancy Sensor-SCP

SITESYNC™
- SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/products/sitesync for more details.

NX DISTRIBUTED INTELLIGENCE™
- Hubbell Control Solutions' NX Distributed Intelligence™ lighting control platform utilizes a Distributed Network Architecture (DNA) that connects intelligent devices including luminaires, controllers, panels, occupancy
- sensors, photocells, wall switches and dimmers, creating a system with an unmatched level of reliability, scalability and simplicity
- Photocell adapter includes an internal twist lock receptacle. Photocell by others.

CERTIFICATIONS
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations.
- IP66 Rated
- RoHS Compliant
- ANSI C136.31-2010 Vibration tested and compliant 1.5G
- IEC 60262 Mechanical Impact Code IK08.
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 5/29/2022=>=0. See Buy American Solutions.

WARRANTY
- See L6L Standard Warranty for additional information

KEY DATA	
LUMEN RANGE	823–14,232
WATTAGE RANGE	13–317
EFFICACY RANGE (LPW)	50–115
LIFE (HOURS)	NA
INPUT CURRENT RANGE (mA)	320–2,000 mA
EPA	0.74–2.93

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701 Millennium Blvd • Greenville, SC 29607 / Tel 888.6781000 / Website www.aal.net

HUBBELL Lighting

TYPE S1
TREE / LANDSCAPE BULLET LIGHT

TYPE - S1

ARTISTAR LED (INTEGRAL TRANSFORMER) IP66 RATED

DATE: PROJECT: TYPE:
CATALOG NUMBER LOGIC:



**Please see Adjust-a-Lume photometry to determine desired intensity.*

***Base height limited to 6" max with Brass and Stainless Steel Canopy.*

CATALOG NUMBER LOGIC	
Example: B - AR - LED - TR - e64 - NSP - A9 - BLP - 12 - 11 - A - 12 - PP	
MATERIAL	
(Blank) - Aluminum	B - Brass S - Stainless Steel
SERIES	
AR - ArtiStar	
SOURCE	
LED - with Integral Driver	
SOURCE	
TR - Integral Transformer	
LED TYPE	
e64 - 7W LED/2700K	e66 - 7W LED/4000K
e65 - 7W LED/3000K	e74 - 7W LED/Amber
OPTICS	
NSP - Narrow Spot (13°)	MFL - Medium Flood (23°)
SP - Spot (16°)	WFL - Wide Flood (31°)
ADJUST-E-LUME OUTPUT INTENSITY**	
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1	
FINISH (See page 2 for full-color swatches)	
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)	
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)	
Also available in RAL Finishes	
Brass Finishes (MAC, POL, MIT)	
Stainless Steel Finishes (MAC, POL)	
LENS TYPE	
12 - Soft Focus	13 - Rectilinear
SHIELDING	
11 - Honeycomb Baffle	
CAP STYLE	
A - 45°	
B - 90°	
C - Flush Lens	
D - 45° Less Weephole (Interior use only)	
E - 90° Less Weephole (Interior use only)	
F - 90° with Flush Lens	
BASE HEIGHT	
6" (Standard)	12", 18", & 24" with Anchor Base
MOUNTING OPTION	
PP - 18" Power Pipe Stake Mount	
SF - Stability Flange (For use with Power Pipe)	
WM - Wall or Ceiling Mount with 5" dia. Machined Canopy**	

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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01/06/2020 SKU-669 SLB001908

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
LIGHTING CUTSHEET

SCALE:
NOT APPLICABLE

PROJECT NO: **2103**

PROJECT NORTH:

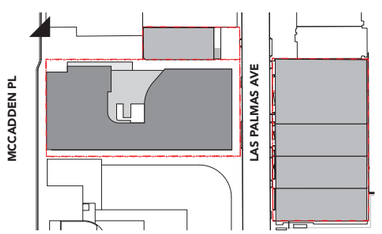
DRAWING NO: **LL-104**

REV NO: **0**

☐ PHOTOMETRY
☐ BROCHURE
☐ DELIVERED LUMENS
☐ DIMENSIONAL DRAWINGS



AERIAL VIEW FROM THE CORNER OF LEXINGTON AND MCCADDEN



KEY PLAN

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
RENDERING -1

SCALE:
NOT APPLICABLE

PROJECT NO: **2103**

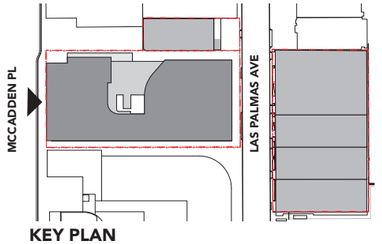
PROJECT NORTH:

DRAWING NO: **R-001**

REV NO: **0**



VIEW FROM MCCADDEN PL



KEY PLAN

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
RENDERING - 2

SCALE:
NOT APPLICABLE

PROJECT NO: **2103**

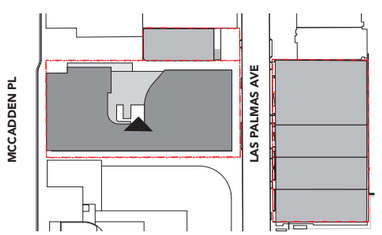
PROJECT NORTH:

DRAWING NO: **R-002**

REV NO: **0**



VIEW FROM MAIN BUILDING COURTYARD



KEY PLAN

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
RENDERING - 3

SCALE:
NOT APPLICABLE

PROJECT NO: **2103**

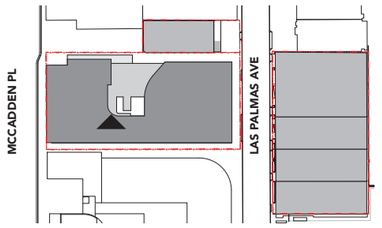
PROJECT NORTH:

DRAWING NO: **R-003**

REV NO: **0**



VIEW FROM MAIN BUILDING ROOF DECK



KEY PLAN

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
RENDERING - 4

SCALE:
NOT APPLICABLE

PROJECT NO: **2103**

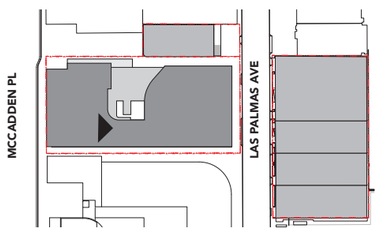
PROJECT NORTH:

DRAWING NO: **R-004**

REV NO: **0**



VIEW FROM MAIN BUILDING, THIRD FLOOR INTERIOR



KEY PLAN

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
RENDERING - 5

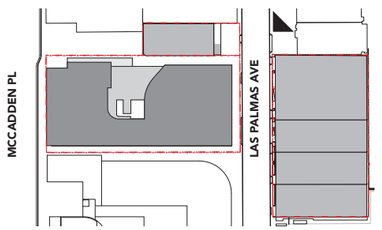
SCALE:
NOT APPLICABLE

PROJECT NO:	PROJECT NORTH:
2103	

DRAWING NO:	REV NO:
R-005	**0**



EYE LEVEL VIEW FROM LEXINGTON AND LAS PALMAS



KEY PLAN

SEPTEMBER 2022

PROJECT NAME:

1149 LAS PALMAS

1128-1146 N LAS PALMAS AVENUE
1139-1155 N LAS PALMAS AVENUE
1138-1150 N MCCADDEN PLACE
LOS ANGELES, CA 90038

APN:
5532-021-003, 004, 005, 014, 015, 016, 017
5532-022-003, 004, 005, 006

CLIENT:

BARDAS
INVESTMENT GROUP

KEY PLAN:

NO.	DESCRIPTION	DATE

DESIGN ARCHITECT:

Otherworks
923 E. 3RD STREET, SUITE 107
LOS ANGELES, CA 90013

EXECUTIVE ARCHITECT:

HRA House & Robertson ARCHITECTS

LANDSCAPE ARCHITECT:

KSA Inc. Landscape Studio
6150 Washington Boulevard
Culver City, CA 90232

DRAWING TITLE:
RENDERING - 6

SCALE:
NOT APPLICABLE

PROJECT NO: **2103**

PROJECT NORTH:

DRAWING NO: **R-006**

REV NO: **0**

APPENDIX C

Survey

DESIGN SURVEY

COMMENTS

SITE ADDRESS. . . . . 1138 – 1142 NORTH MCCADDEN PLACE, 1128 – 1155 NORTH LAS PALMAS AVENUE, LOS ANGELES, CA

APN'S. 5532-022-003, 5532-022-004, 5532-022-005, 5532-022-006, 5532-021-003, 5532-021-004, 5532-021-005, 5532-021-014, 5532-021-015, 5532-021-016, 5532-021-017

BASIS OF BEARINGS . . . THE BEARING OF N 00°15'15" E ALONG THE CENTERLINE OF McCADDEN PLACE, AS SHOWN ON TRACT 74103, BOOK 1402 PG 88, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK . . . . . BENCHMARK: 12-19110
DESCRIBED BY LACo – WIRE SPIKE 3.7FT S OF S CURB SANTA MONICA BLVD 28FT E OF E CURB LINE LAS PALMAS AVE SE COR CB

NGVD 1929 (Ft) ELEV = 289.306 YEAR ADJUSTED: 1985

UTILITIES . . . . . ALL OBSERVED UTILITIES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. THEY ARE FOR INFORMATION ONLY. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OR ACCURACY OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

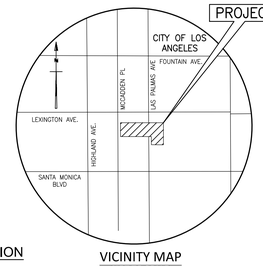
DATE OF SURVEY . . SEPTEMBER 22ND AND 23RD 2021

LINETYPES

BUILDING LINE/HATCH
BUILDING OVERHANG
BRICK LINE/HATCH
CONC LINE/HATCH
CHAINLINK FENCE
CURB FACE WITH BACK OF CURB (0.5' O/S)
FLOWLINE
GRADEBREAK
WALL
WIRE FENCE
WROUGHT IRON FENCE
PROPERTY LINE
POTENTIAL RIGHT OF WAY LINE
CENTERLINE
EASEMENT LINE
LOT LINE
RIGHT OF WAY LINE
OVERHEAD UTILITY LINE

ABBREVIATIONS

AC	ASPHALT CONCRETE	ELEV	ELEVATION	NTS	NOT TO SCALE	TPB	TRAFFIC PULLBOX
APR	APRON	ELEC.	ELECTRICAL	℄	PROPERTY LINE	TYP.	TYPICAL
ARV	AIR VENT	ELP	ELECTRICAL PANEL	PCL	PARCEL	UNK	UNKNOWN
ASPH	ASPHALT	ELV	ELECTRICAL VAULT	PWFB	PUBLIC WORKS FIELD BOOK (LA COUNTY)	VCP	VITRIFIED CLAY PIPE
AD	AREA DRAIN	EOC	EDGE OF CONCRETE	R/W	RIGHT-OF-WAY	VLT	VAULT
BL	BOLLARD	EOP	EDGE OF PAVEMENT	RCP	REINFORCED CONC. PIPE	WIF	WROUGHT IRON FENCE
BW	BACK OF WALK	FDC	FIRE DEPARTMENT CONNECTION	RET WALL	RETAINING WALL (CONCRETE)	WL	WALL
℄	CENTERLINE	FF	FINISHED FLOOR	SCO	SEWER CLEANOUT	WVLT	WATER VAULT
CATV	CABLE TV	FL	FLOW LINE	SD	STORM DRAIN	WV	WATER VALVE
CD	CURB DRAIN	FS	FINISHED SURFACE	SDMH	STORM DRAIN MANHOLE	WDF	WOOD FENCE
CB	CATCH BASIN	GB	GRADE BREAK	SLPB	STREET LIGHT PULLBOX	XMR	TRANSFORMER
CBW	CONCRETE BLOCK WALL	GI MH	GREASE INTERCEPTOR MANHOLE	SS	SANITARY SEWER	N'LY	NORTHERLY
CLF	CHAIN LINK FENCE	GV	GAS VALVE	SSMH	SANITARY SEWER MANHOLE	S'LY	SOUTHERLY
COL.	COLUMN	INV	INVERT OF PIPE	SSM	STANDARD SURVEY MONUMENT WELL	E'LY	EASTERLY
COM.	COMMUNICATIONS	JB	JUNCTION BOX	SWK	SIDEWALK	W'LY	WESTERLY
CONC.	CONCRETE	LACo	LOS ANGELES COUNTY	TC	TOP OF CURB	NE'LY	NORTHEASTERLY
D/W	DRIVEWAY APRON	LA	LANDSCAPE AREA	TG	TOP OF GRATE	NW'LY	NORTHWESTERLY
DI	DROP INLET	LIP	LIP OF GUTTER	TRW	TREE WELL	SE'LY	SOUTHEASTERLY
EG	EDGE OF GUTTER	MH	MANHOLE	TS	TRAFFIC SIGNAL	SW'LY	SOUTHWESTERLY
		NS	NEWSPAPER STAND	TSCB	TRAFFIC SIGNAL CABINET		



VICINITY MAP
(NOT TO SCALE)

DIP INFORMATION

INV EL. 10"ø RCP = 295.68'
INV EL. 10"ø RCP = 295.63'
① SEWER MANHOLE (NTS) RIM ELEV = 302.73'

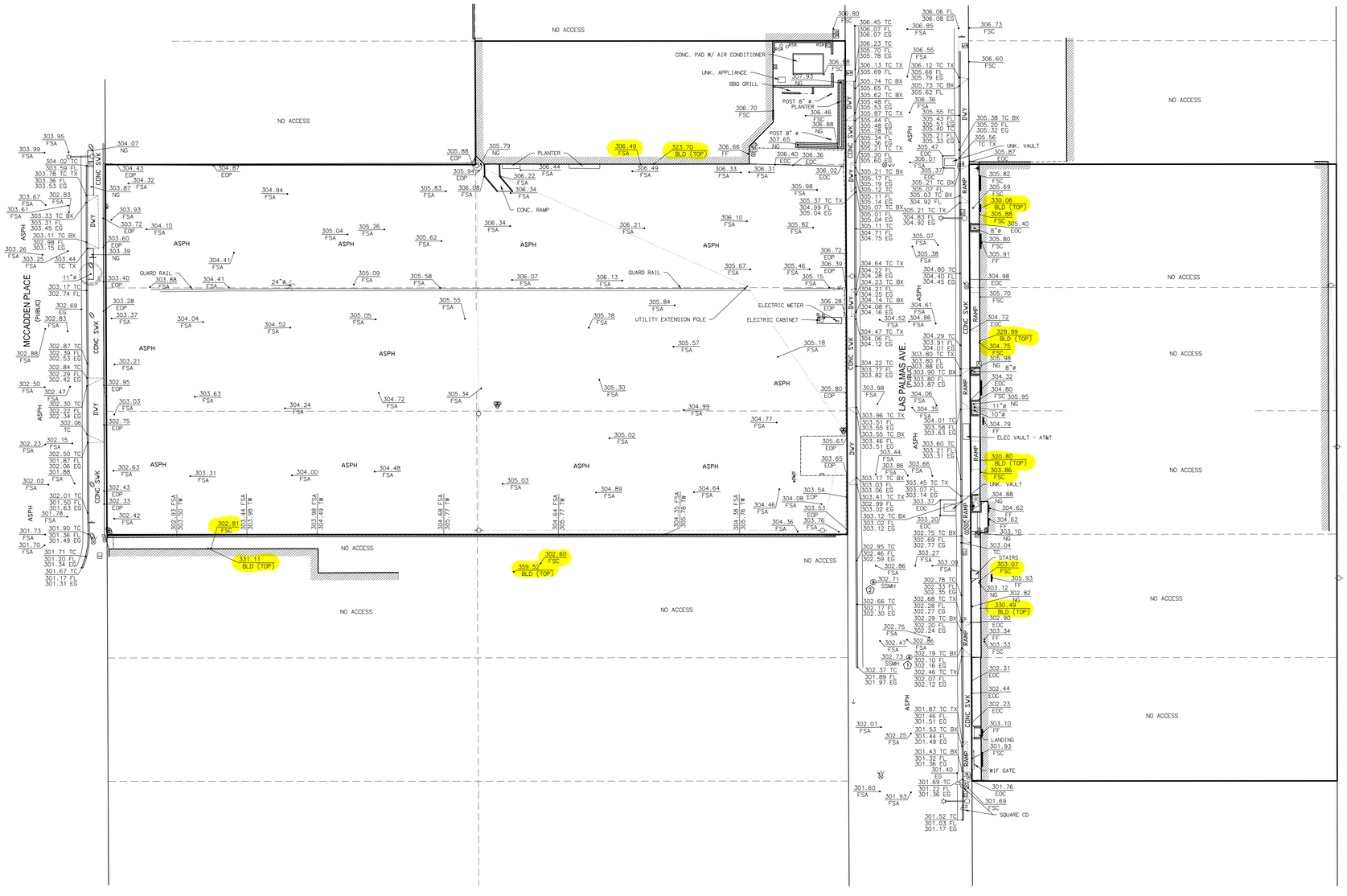
INACCESSIBLE DURING SURVEY
② SEWER MANHOLE (NTS) RIM ELEV = 302.71'

EXCEPTIONS

(FROM FIDELITY NATIONAL TITLE COMPANY ORDER NO.: 002-30061562-JS3 DATED JANUARY 28TH, 2021 7:30AM)
NO EXCEPTIONS FORM THE ABOVE REFERENCED TITLE REPORT WERE FOUND TO BE PLOTTABLE.

LEGEND

AERIAL TARGET
AIR RELEASE VALVE
AREA DRAIN (SQUARE)
AREA DRAIN (CIRCLE)
BACKFLOW PREVENTER
BOLLARD
BENCHMARK
BLOW-OFF VALVE
CURB DRAIN
CONTROL POINT
CABLE TV PULLBOX
COMMUNICATIONS PULLBOX
ELECTRONIC TEST STATION
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
FIBER OPTIC PULLBOX
GAS MANHOLE
GAS VALVE
GAS METER
GUY WIRE
GREASE INTERCEPTOR
HOSE BIB
IRRIGATION CONTROL BOX
IRRIGATION CONTROL VALVE
AREA LIGHT
MAILBOX
MONITORING WELL
PALM
PARKING METER
POST INDICATOR VALVE
ELECTRIC CABINET
ELECTRIC MANHOLE
ELECTRIC METER
UTILITY POLE
ELECTRIC PULLBOX
ROOF DRAIN
SEWER CLEAN OUT
SEWER MANHOLE
HANDICAP PARKING
SIGN
SPRINKLER
STORM DRAIN MANHOLE
STREET LIGHT
STREET LIGHT PULLBOX
TELEPHONE BOX
TELEPHONE CABINET
TELEPHONE MANHOLE
TRAFFIC PULLBOX
TRAFFIC SIGNAL CABINET
TRAFFIC SIGNAL
TREE
UNIDENTIFIED PULLBOX
UNIDENTIFIED CABINET
UNIDENTIFIED CLEAN OUT
UNIDENTIFIED MANHOLE
UNIDENTIFIED CONTROL VALVE
VENT
WATER MANHOLE
WATER METER
WATER VALVE
RISER
DETECTOR CHECK VALVE



PREPARED UNDER THE DIRECTION OF:

PRELIMINARY

ROBERT S. ROGERS, PLS 8348
buck.rogers@kpff.com

LICENSED LAND SURVEYOR ROBERT S. ROGERS No.8348 STATE OF CALIFORNIA

N
0 10' 20'
SCALE: 1"=20'

NO.	DATE	REVISIONS
6		
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3		
2		
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PROJECT #	2100671
DATE PREPARED	9/28/2021
DRAWN BY	JS
CHECKED BY	XS

1128 NORTH LAS PALMAS

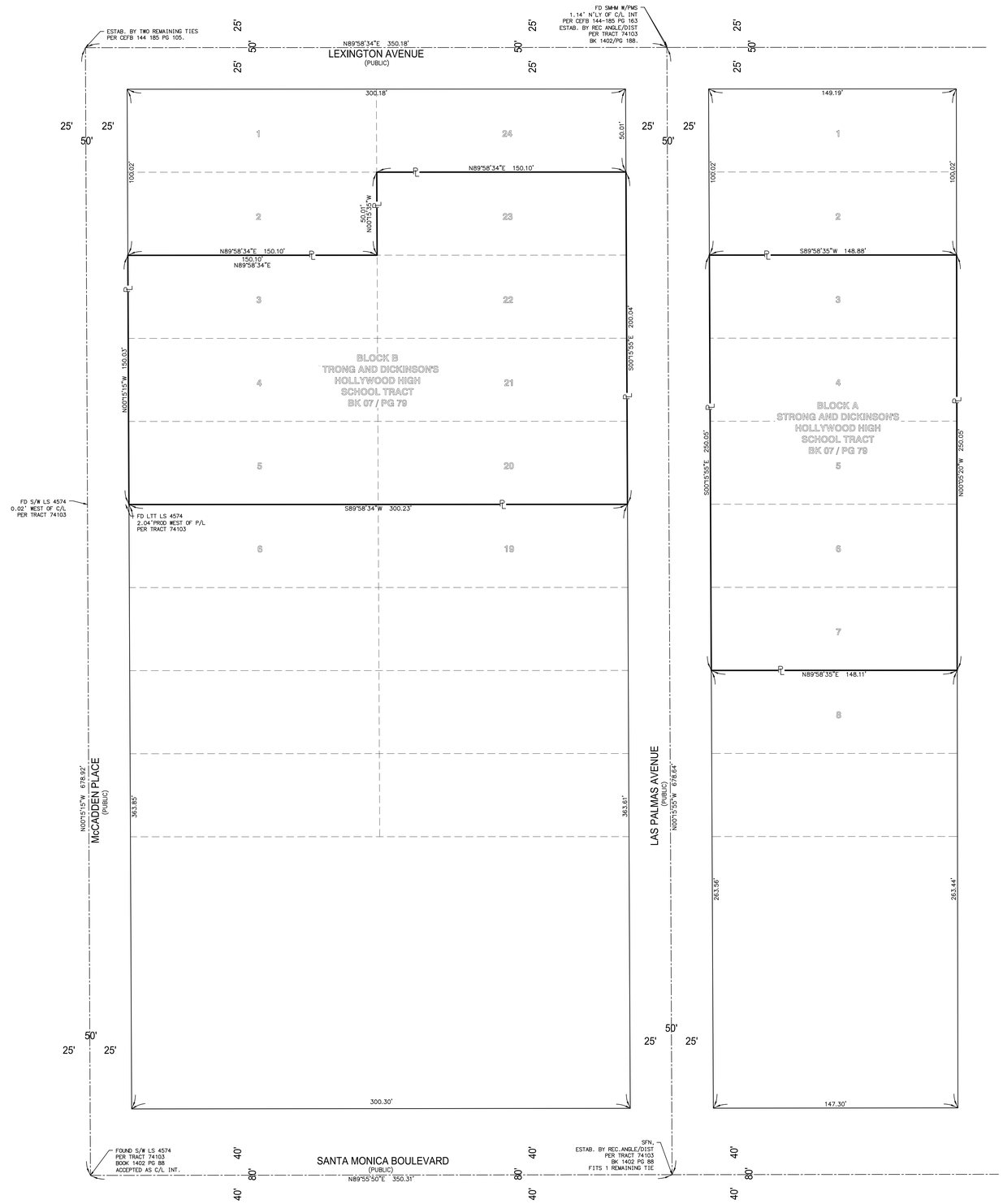
PREPARED FOR:
MR. DAVID SIMON
BARDAS INVESTMENT GROUP
1015 NORTH FAIRFAX AVENUE
WEST HOLLYWOOD, CA 90046

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SHEET 1 OF 2

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DESIGN SURVEY



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SCALE: 1"=30'

NO.	DATE	REVISIONS
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PROJECT #	2100671
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SHEET 1 OF 2

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APPENDIX D

Geotechnical Report

FEFFER
GEOLOGICAL CONSULTING

December 21, 2021

File No: 2618-14

BARDAS Investment Group
1015 N. Fairfax Avenue
West Hollywood, CA 90046

Subject: **GEOTECHNICAL INVESTIGATION**
Proposed Three Story Building Over Three Subterranean Levels
1139-1155 N. Las Palmas Avenue and 1138-1150 N. Mc Cadden Place
Los Angeles, CA 90038

TRACT: STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT
BLOCK: B LOT (S): 3/4/5/20/21/22/23

Dear BARDAS Investment Group:

As requested, Feffer Geological Consultants performed a geotechnical investigation at the subject site. The purpose of this investigation was to evaluate the geotechnical conditions at the site in the areas of the proposed construction and to provide geotechnical parameters for design and construction.

Based on our investigation, it is our opinion that the proposed construction is feasible from a geotechnical standpoint provided the recommendations contained herein are incorporated into the project plans and specifications. This report should be reviewed in detail prior to proceeding further with the planned development. When final plans for the proposed construction become available, they should be forwarded to this office for review and comment.

We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.

Joshua R. Feffer
Principal Engineering Geologist

REGISTERED PROFESSIONAL ENGINEER
KOUROSH DAN DANESHFAR
NO. 68377
EXP. 9-30-23
CIVIL
STATE OF CALIFORNIA

Dan Daneshfar
Principal Engineer
P.E. 68377

Distribution: Addressee– (1)

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this investigation was to evaluate the existing geotechnical conditions at the subject site and to provide design and construction criteria for the proposed mixed-use development.

1.2 SCOPE OF SERVICES

The scope of work performed during this investigation involved the following;

- Research and review of available pertinent geotechnical literature;
- Subsurface exploration consisting of the drilling of four borings (B1, B2, B3, B4,);
- Sampling and logging of the subsurface soils;
- Laboratory testing of selected soil samples collected from the subsurface exploration to determine the engineering properties of the soil;
- Engineering and geologic analysis of the field and laboratory data; and
- Preparation of this report presenting our findings, conclusions, and recommendations for the proposed construction.

1.3 SITE DESCRIPTION

The project site is located on the west side of Las Palmas Drive and is bounded by McCadden Place to the west (Figure 1). The subject site encompasses seven relatively level Parcels (Lots 3-5, 20-23) which have less than five feet of overall elevation change (Figure 2). The subject sites are occupied by an asphalt covered parking lots and one-story building and are surrounded by existing residential and commercial developments. A recent aerial photograph of the site is shown as Figure 3. Surface drainage is by sheet flow to the west and east towards the adjacent streets.

1.4 PROPOSED CONSTRUCTION

Based on the information provided to us, the project will consist of demolishing the existing parking lot and building and the construction of a new three-story building over three subterranean levels. A Site Plan and Cross Sections showing the proposed development are included in Appendix C.

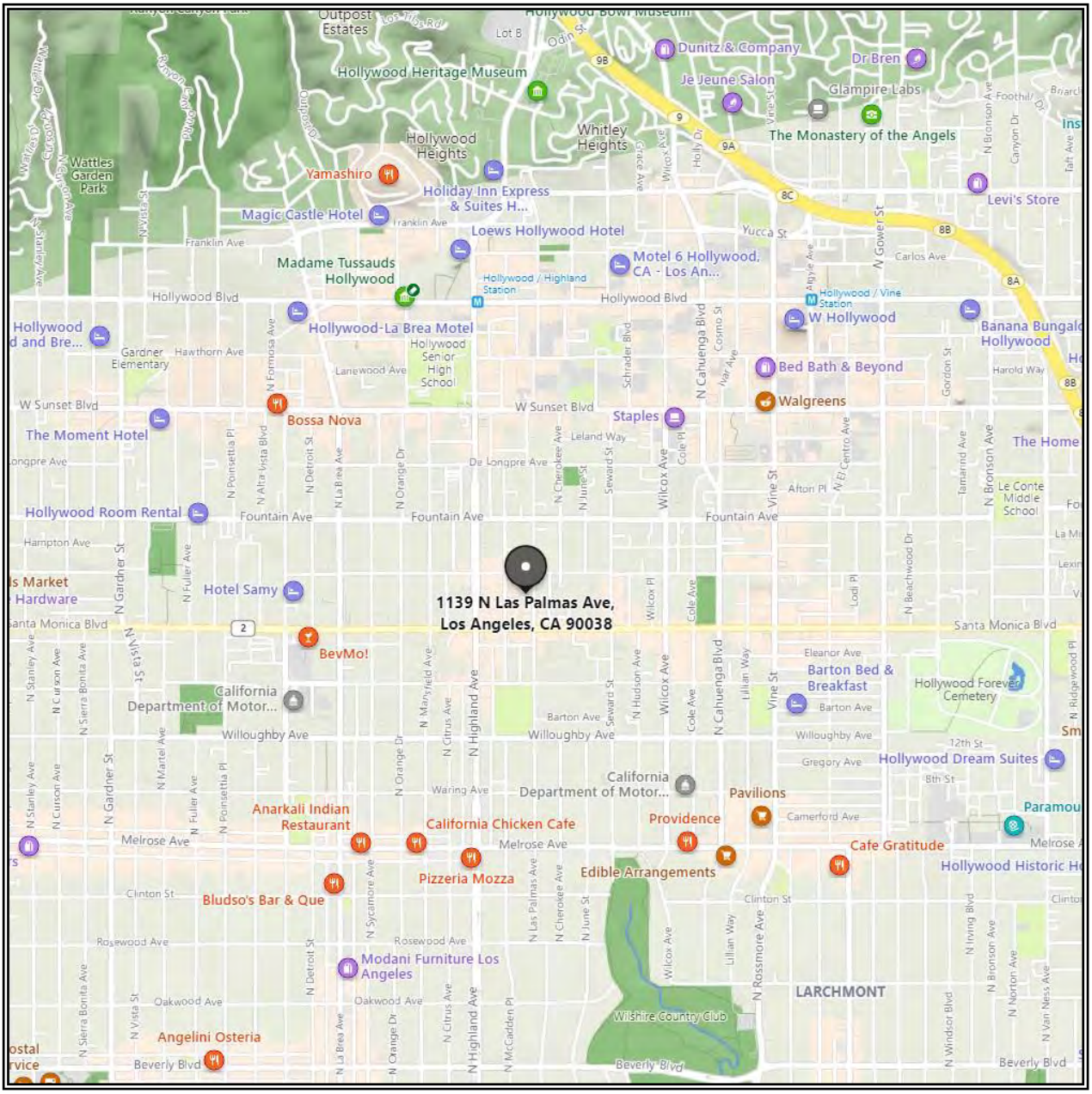


Figure 1. Location map of the subject sites.

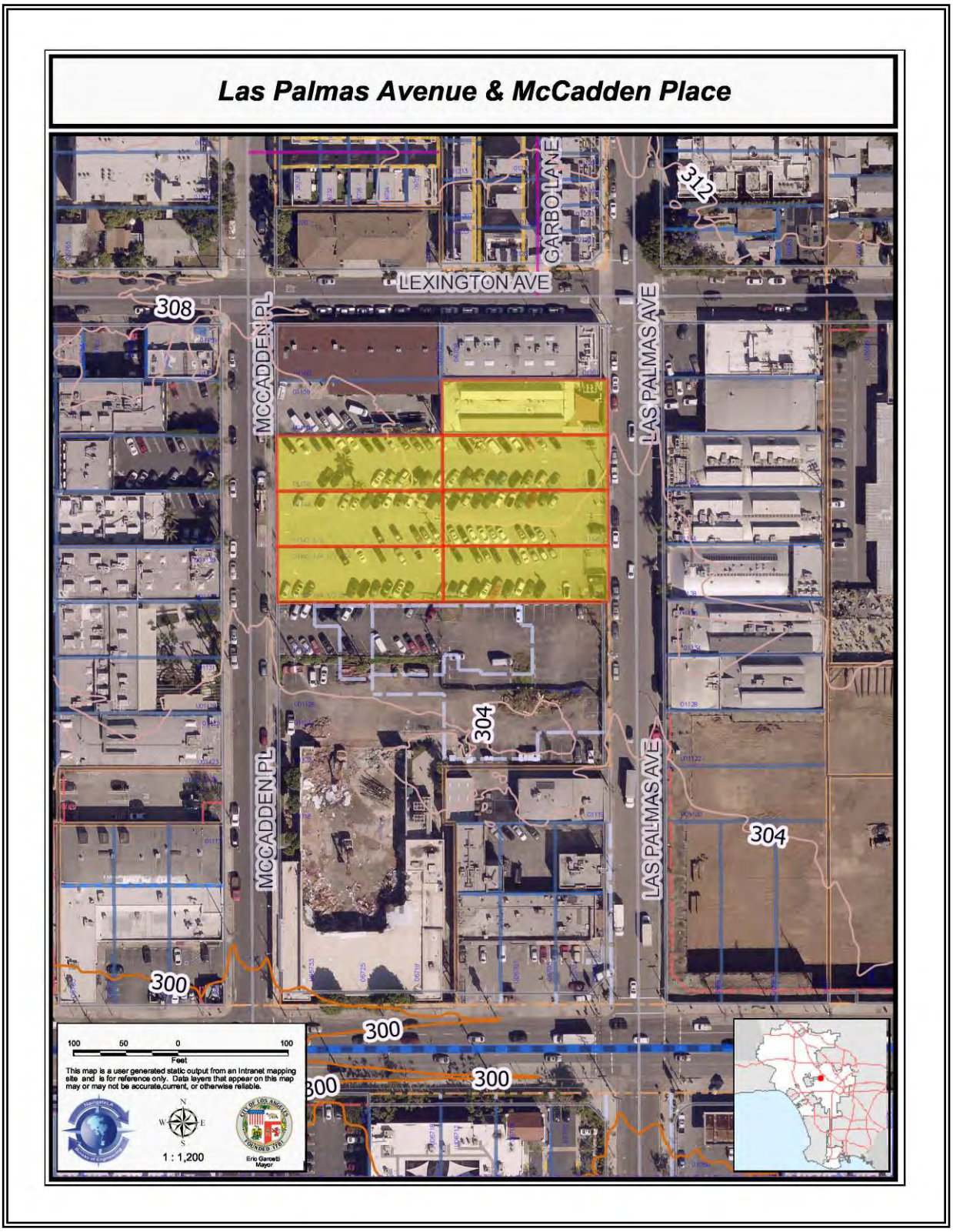


Figure 2. Aerial Photographic with topographic overlay from Navigate LA. Subject sites are highlighted.



Figure 3. Oblique Aerial Photograph of subject lots and surrounding area, sites are highlighted.

1.5 DOCUMENT REVIEW

The City of Los Angeles Building Department records were researched. The records contained the following Geologic and Soils Engineering Reports for the surrounding properties.

1118 N McCaddan Place
Leroy Crandall & Associates performed a Foundation Investigation, Dated August 23, 1960, for a Proposed Workshop Addition. The subsurface investigation consisted of excavating two borings to a maximum depth of forty-one feet below the ground surface and found a few feet of fill over alluvium. The investigation determined that stable competent alluvium was located near the ground surface and recommended that new footings be founded in the natural alluvium or in a new compacted fill cap. The report was approved by the City of Los Angeles on June 22, 1960 File #601-621 and has subsequently been constructed.

6649-6687 Santa Monica Blvd., 1120-1122 Las Palmas Ave., 6624-6648 Lexington Ave.
JB 20113-Z -Addendum Geotechnical Engineering Exploration Update, Proposed Nine-Story, Mixed-Use Development Over Subterranean Garage Parcel A, P.M. 2708, Lots 4-6, Tract 1362, Lot 28, Tonner And Garbutt's Subdivision Of The S. W. Little Tract,· And Portions Of Lots 8 And 9, And Lots 10-12 Block A, Strong And Dickinson's Hollywood High School Tract Aka Tentative Tract 067577 6649 -6687 West Santa Monica Boulevard, 1120 -1122 Las Palmas Avenue, and 6624 -6648 Lexington Avenue, Los Angeles, California, Fords Ventures, LLC, dated October 20, 2006

JB 20113-Z -Geotechnical Engineering Exploration, Proposed Multi-Story Mixed-Use Development Over Two-Level Subterranean Garage, Lots 4 and 5, Tract 1362, Lot 28, Tonner & Garbutt's Subdivision of the S. W Little Tract, and Parcel A, P.M. 2708, 6649-6665 Santa Monica Boulevard and 6650 Lexington Avenue, Los Angeles, California, dated July 7, 2005;

JB 20160-B-Geotechnical Engineering Exploration, Proposed Multi-Story Mixed-Use Development Over a Two-Level Subterranean Garage, Lot 6, Tract 1362, 6640 Lexington. Avenue, Los Angeles, California, dated August 24, 2005; and

JB 20221-H -Geotechnical Engineering Exploration, Proposed Multi-Story, Mixed-Use Building Over Subterranean Garage, Portions of Lots 8 and 9, Lots 10-12, Block A, Strong and Dickinson's Hollywood High School Tract, 6677-6687 West Santa Monica Boulevard and 1120-1122 North Las Palmas Avenue, Los Angeles, California, dated July 31, 2006.

The City of Los Angeles, Department of Building and Safety, reviewed the July 7, 2005 report by The J. Byer Group, Inc., and issued a Soils Report Correction Letter, Log# 49167, dated August 22, 2005

The City of Los Angeles, Department of Building and Safety, reviewed the October 20, 2006 report by The J. Byer Group, Inc., and issued a Soils Report Approval Letter, Log# 56506, dated February 6, 2006

The J Byer Groups investigation is located nearby on the northeast corner of Santa Monica Boulevard and Las Palmas Avenue and is bounded by Lexington Avenue to the north. Soil reports by the J. Byer Group were based on an extensive subsurface investigation for the construction of a nine-story building over two-levels of subterranean parking. The J. Byer Group determined that a few feet of fill were located over competent alluvium and recommended that conventional foundations be used for support of the new building. Groundwater was observed at a depth of 23 feet below the ground surface. The investigation was approved by the City of Los Angeles on February 5, 2006 under Log #56506.

1118-1136 N McCadden Place & 6719-6733 Santa Monica Boulevard:
Geotechnical Investigation McCadden-Los Angeles LGBT Center Proposed Construction of A Multi-Story Building Over Two Subterranean Levels NE Corner of N McCadden Place and Santa Monica Boulevard 1118-1136 N McCadden Place & 6719-6733 Santa Monica Boulevard By Feffer Geological Consulting Inc; Dated March 19, 2015

City Of Los Angeles Approval Letter Dated May 15, 2015 Log #88073 Plan Modification 1118-1136 N McCadden Place & 6719-6733 Santa Monica Boulevard By Feffer Geological Consulting Inc; Dated October 12, 2015

City Of Los Angeles Approval Letter Dated October 30, 2015 Log #90513

Shoring Pile Addendum 1118-1136 N McCadden Place & 6719-6733 Santa Monica Boulevard By Feffer Geological Consulting Inc; Dated September 21, 2016

Response To City Of Los Angeles Correction Letter Log #95541, Dated November 29, 2016 By Feffer Geological Consulting Inc; Dated February 17, 2017

City Of Los Angeles Approval Letter Dated March 15, 2017 Log #95541-01

Compaction Report I McCadden-Los Angeles LGBQT Center NE Corner of N McCadden Place and Santa Monica Boulevard 1118-1136 N McCadden Place & 6719-6733 Santa Monica Boulevard By Feffer Geological Consulting Inc; Dated February 15, 2018

City Of Los Angeles Compaction report correction List Dated February 23, 2018, 2018 Log #102100

Response To Compaction Report Correction List McCadden-Los Angeles LGBQT Center 1118 N McCadden Place Los Angeles, CA 90038 By Feffer Geological Consulting Inc; dated February 15, 2018

City Of Los Angeles Compaction report Approval List Dated May 8, 2018 Log #102100-01

1119 N. McCadden Place:
Geotechnical Investigation McCadden Campus Project – West Site Proposed Construction of Multi-Story Building 1119 N. McCadden Place, Los Angeles, CA 90038 By Feffer Geological Consulting Dated March 19, 2015

Response To City Review Letter, Letter Dated May 8, 2015 Log #88072 By Feffer Geological Consulting Dated May 29, 2015

City Of Los Angeles Approval Letter Dated June 30, 2015 Log #88072-01

Plan Modification 1119 N. McCadden Place, Los Angeles, CA 90038 By Feffer Geological Consulting Dated October 12, 2015

City Of Los Angeles Approval Letter Dated October 30, 2015 Log #90512.

Compaction Report McCadden Campus Project – West Site Proposed Construction of Multi-Story Building 1119 N. McCadden Place, Los Angeles, CA 90038 By Feffer Geological Consulting dated April 23, 2019

City Of Los Angeles Compaction report Approval List Dated May 10, 2018 Log #108195

Reports were produced by Feffer Geological Consulting. The project consisted of constructing a new multi-story building ranging from three to six stories over two subterranean levels (1118-1136 N McCadden Place & 6719-6733 Santa Monica Boulevard) and new four-story on grade building (1119 N. McCadden Place). The subsurface investigation consisted of drilling 10 borings to a maximum depth of 51.5 feet and encountered up to 5 feet fill over alluvium. It was determined that the proposed construction was feasible from a geotechnical standpoint and the recommended bearing material was the alluvium. The reports were approved by LADBS and the projects have been completed with issued certificates of occupancy.

2.0 INVESTIGATION

2.1 GENERAL

Our field investigation was performed on October 13, 2021 and consisted of a review of site conditions and exploration involving the drilling of four borings (B1-B4) and soil sampling. Our investigation also included laboratory testing of selected soil samples. A brief summary of these various tasks is provided below.

2.2 FIELD EXPLORATION

The subsurface investigation performed at the site consisted of drilling four borings by use of a hollow-stem auger drill rig. The purpose of the exploratory borings was to determine the existing subsurface conditions and to collect subsurface soil in the areas of the proposed construction and throughout the site.

The borings were drilled to a maximum depth of 51.5’ below the existing ground surface.

The earth materials encountered in the borings consisted of two feet of fill over alluvium at the sites.

A review of geological maps indicates that the material underlying the subject site is comprised of Alluvium (Qae) of Quaternary age (Figure 4).

The borings were logged by our field geologist using both visual and tactile means. Both bulk and relatively undisturbed soil samples were obtained.

The approximate locations of the Borings are shown on the attached Site Plan included in Appendix C. Detailed boring logs are presented in Appendix A.

2.3 LABORATORY TESTING

Laboratory testing was performed on representative samples obtained during our field exploration. Samples were tested for the purpose of estimating material properties for use in subsequent engineering evaluations. Testing included in-place moisture and density, hydro-response-swell/collapse, maximum density and shear strength testing. A summary of the laboratory test results is included in Appendix B.

The physical properties of the soils were tested at Soil Labworks, LLC. Chemical testing was performed at HDR Schiff. The undersigned geologist and engineer have reviewed the data and concur and accept responsibility for the data therein.

3.0 SITE GEOLOGY, SEISMICITY, POTENTIAL HAZARDS

3.1 SITE GEOLOGY

Regional Geologic Maps[1], and the subsurface exploration indicated that the property is underlain by Quaternary Age Alluvium (Qae) (Figure 4) overlain by a veneer of fill. Descriptions of the materials encountered in our exploratory borings are described below.

3.1.1 Artificial Fill (Af)

The fill consists of sandy clay to clayey sand and gravelly silty sand. The color is brown to dark brown and gray brown. The fill is moist and medium dense to dense. The fill encountered is as deep as two feet below the ground surface.

3.1.2 Quaternary Alluvium (Qae)

The alluvium consists of fine to medium-grained admixtures of silts, sands, clay and gravels, which vary from brown, yellow brown, to orange brown. The Alluvium is slightly moist to moist to wet and varies from dense to very dense. The alluvium is generally weakly horizontally layered with no significant structural planes. Generally, the alluvium becomes more granular with depth.

3.1.3 Groundwater

Groundwater was encountered during exploration at a depth of fifty-one and a half feet feet below the ground surface. Historically highest groundwater in this area of Los Angeles is estimated to be twenty feet below the ground surface (Plate 1.2, *Historically Highest Groundwater Contours and Borehole Log Data Locations, Hollywood 7½ Minute Quadrangle in Seismic Hazard Zone Report for the Hollywood Quadrangle*, SHZR-026). Groundwater observed by J. Byer Group for the nearby site was at a depth of twenty-three feet.

[1] Dibblee, T.W., 1991, Geologic Map of the Beverly Hills and Van Nuys (south ½) Quadrangle, Los Angeles County, California, Dibblee Foundation Map, DF #31.

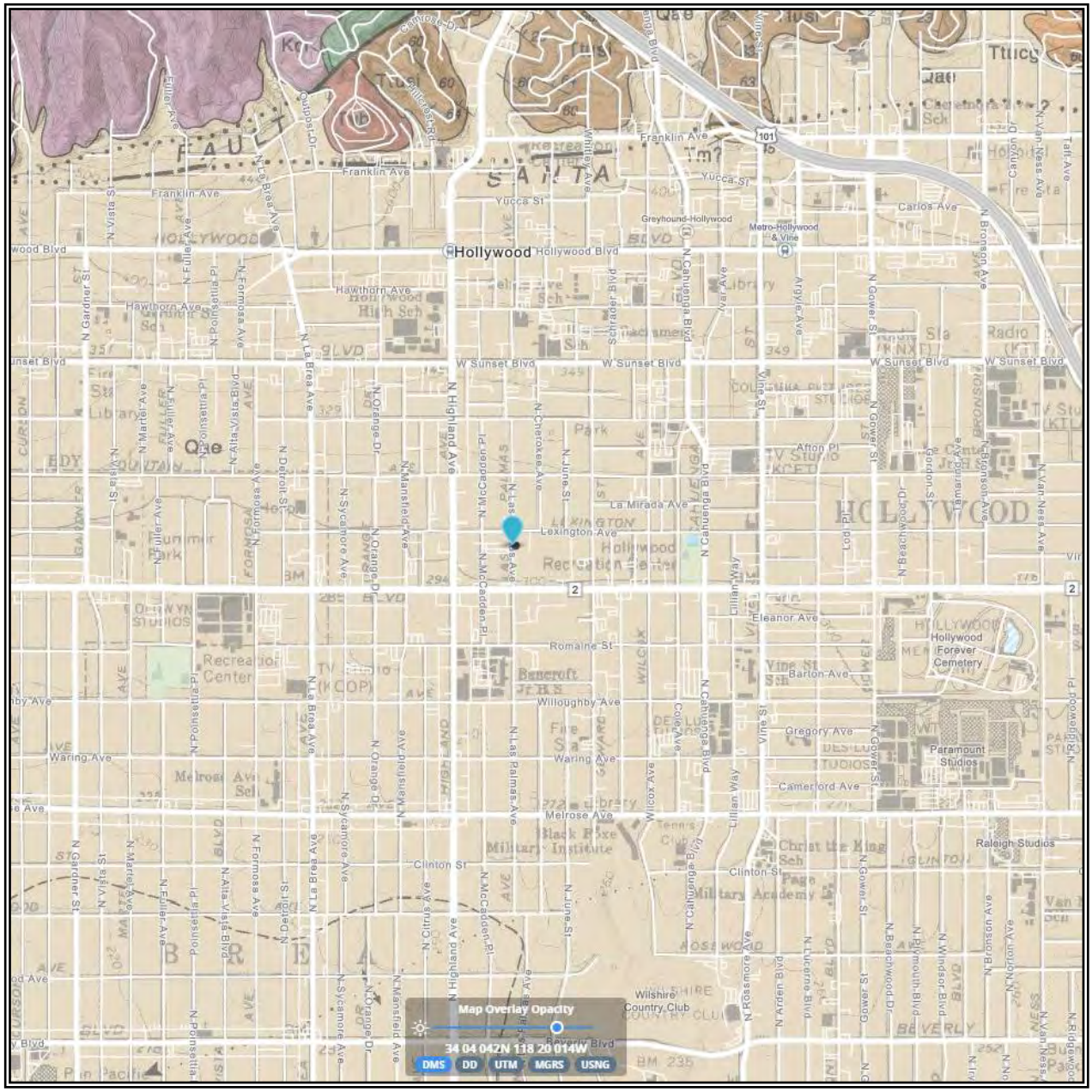


Figure 4. Portion of Dibblee Geologic Map. Site is designated by a dot.

3.2 SEISMICITY

A risk common to all areas of Southern California that should not be overlooked is the potential for damage resulting from seismic events (earthquakes). The site is located within a seismically active area, as is all of Southern California. Although we are not aware of any active faults on or within the immediate vicinity of the site, earthquakes generated on large regional faults such as the San Andreas Fault could affect the site.

The closest known potentially active faults to the site are the Santa Monica-Hollywood and Newport-Inglewood Faults, located within two kilometers. A copy of the recently published California Geological Survey Alquist Priolo Map for the Hollywood Quadrangle is included as Figure 5. As can be seen on the map the Hollywood Fault Zone is located 4,000 feet from the subject site. Since no active faults cross the property, the surface rupture hazard at the site is very low to non-existent.

As can also be seen on Figure 5, the subject site is not located within an area mapped as potentially affected by earthquake induced liquefaction or landslides. Due to the density of the underlying alluvium and the fine content of the soil and the fact that it is not located within an area identified as potentially affected by liquefaction it is our opinion that the liquefaction potential is low.

Due to the distance from the coastline the site is not susceptible to the effects of tsunamis and seiches.

3.3 2019 CALIFORNIA BUILDING CODE CONSIDERATIONS

The proposed development may be designed in accordance with seismic considerations contained in the 2019 California Building Code, Section 1613, the following parameters may be considered for design:

A ground motion hazard analysis is required (see Section 11.4.8 of ASCE /SEI 7-16) to be performed in accordance with Section 21.2 for structures on Site Class D with S1 greater than or equal to 0.2. However, as an alternative of performing the ground motion hazard analysis, a long period coefficient (Fv) of 1.7 may be utilized for calculation of Ts, provided that the value of the Seismic Response Coefficient (Cs) is determined by Equation 12.8-2 for values of the fundamental period of the building (T) less than or equal to 1.5 Ts, and taken as 1.5 times the value computed in accordance with either Equation 12.8-3 for T greater than 1.5 Ts and less than or equal to TL or Equation 12.8-4 for T greater than TL.

Mapped Spectral Response Acceleration Parameters:

	S_S	:	2.097g
	S_1	:	0.752 g
Site Class:	D	:	Stiff Soil-Default
Site Coefficients:	F_a	:	1.2
	F_v	:	1.7

Maximum Considered Earthquake Spectral Response:

Acceleration Parameters:	S_{MS}	:	2.516g
	S_{M1}	:	1.278 g

Design Spectral Response Acceleration Parameters:

S_{DS}	:	1.677g
S_{D1}	:	0.852g
PGA	:	0.898
PGA_M	:	1.078

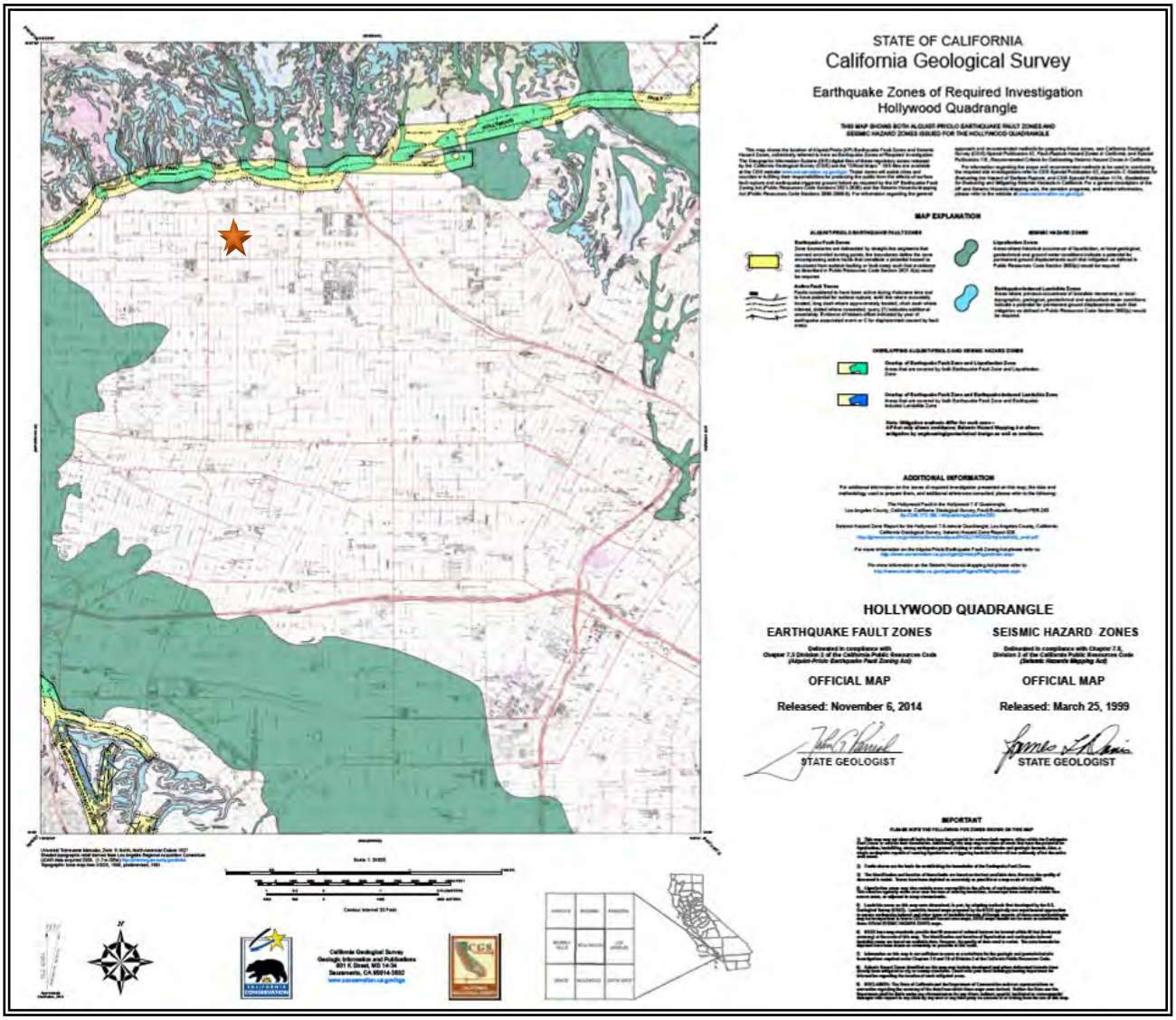


Figure 5. State of California Map showing locations of Alquist Priolo Fault Zones and areas potentially subject to Liquefaction (green) and Landslides (blue). The location of the subject site is shown with a red star.

4.0 GEOTECHNICAL CONSIDERATIONS

4.1 SUBSURFACE SOIL CONDITIONS

Subsurface materials at the site consist of alluvium below a layer of fill observed to be up to two feet at the sites. Laboratory testing indicates that the alluvium has a low potential for consolidation and hydrocollapse. The alluvium at the subject site is competent and capable of supporting engineered structures and appurtenances. The following paragraph provides general discussions about settlement and expansive soil activity.

4.2 SETTLEMENT

Our investigation indicated that the consolidation and hydrocollapse potential of the alluvium at the depth of the proposed construction is low. The in-situ dry densities are high for the samples taken at the foundation level and it is our experience that these soils have a very low potential for consolidation. Recommendations are presented below to mitigate the settlement hazard associated with consolidation of the near surface soils.

4.3 EXPANSIVE SOIL

The on-site, near surface soil was found to possess low to medium expansive characteristics based upon field soil classifications.

4.4 SLOPE STABILITY

The property has less than five feet of overall elevation change and is essentially flat. A slope stability analysis is not required for the property per City of Los Angeles Department of Building and Safety Information Bulletin P/BC 2011-49.

4.5 SURCHARGE

Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures. In addition to the recommended earth pressure, the upper ten feet of the retaining wall adjacent to streets, driveways or parking areas should be designed to resist a uniform lateral pressure of 100 pounds per square foot, acting as a result of an assumed 300 pounds per square foot surcharge behind the walls due to normal street traffic. If the traffic is kept back at least ten feet from the retaining walls, the traffic surcharge may be neglected.

4.5.1 Surcharge From Adjacent Structures

As indicated herein, additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures for retaining walls and shoring design. The following surcharge equation provided in the LADBS Information Bulletin Document No. P/BC 2020-83, maybe utilized to determine the surcharge loads on basement walls and shoring system for existing structures located within the 1:1 H:V surcharge influence zone of the excavation and basement.

Resultant lateral force: $R = (0.3*P*h2) / (x2+h2)$

Location of lateral resultant: $d = x*[(x2/h2+1) *(\tan^{-1} h/x) – (x/h)]$

Where:
R = resultant lateral force measured in pounds per foot of wall width.
P = resultant surcharge loads of continuous or isolated footings measured in pounds per foot of length parallel to the wall.
x = distance of resultant load from back face of wall measured in feet.
h = depth below point of application of surcharge loading to top of wall footing measured in feet.
d = depth of lateral resultant below point of application of surcharge loading measure in feet.
$\tan^{-1} h/x$ = the angle in radians whose tangent is equal to h/x.

The structural engineer and shoring engineer may use this equation to determine the surcharge loads based on the loading of the adjacent structures located within the surcharge influence zone.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 BASIS

Conclusions and recommendations contained in this report are based upon information provided, information gathered, laboratory testing, engineering and geologic evaluations, experience, and judgment. Recommendations contained herein should be considered minimums consistent with industry practice. More rigorous criteria could be adopted if lower risk of future problems is desired. Where alternatives are presented, regardless of what approach is taken, some risk will remain, as is always the case. Usually, the lowest risk is associated with the greatest cost.

5.2 SITE SUITABILITY

The site is within an area including completed housing and building developments. Geotechnical exploration, analyses, experience, and judgment result in the conclusion that the proposed development is suitable from a geotechnical standpoint.

It is our opinion that the site can be improved without hazard of landslide, slippage, or settlement, and improvement can occur without similar adverse impact on adjoining properties. Realizing this expectation will require adherence to good construction practice, agency and code requirements, the recommendations in this report, and possible addendum recommendations made after plan review and at the time of construction.

It should be realized that the purpose of the seismic design utilizing the above parameters is to safeguard against major structural failures and loss of life, but not to prevent damage altogether. Even if the structural engineer provides designs in accordance with the applicable codes for seismic design, the possibility of damage cannot be ruled out if moderate to strong shaking occurs as a result of a large earthquake. This is the case for essentially all structures in Southern California.

5.4 EARTHWORK

5.4.1 General

Where fill is intended for structural support, a compacted fill cap should extend at least three feet below the bottom of footings or five feet in total depth whichever is greater. If the proposed construction will require grading of the site; it should be done in accordance with good construction practice, minimum code requirements and recommendations to follow. Grading criteria are included within Appendix D.

5.4.2 Site Preparation and Grading

Based on our understanding of the proposed development, we recommend that footings for buildings with subterranean levels be founded in firm alluvium.

If utilized for support of on grade structures, a fill cap should extend a minimum of five feet below the existing ground surface and three feet below the bottom of foundations, whichever is deeper; the bottom of the fill cap should extend into competent natural soil. The fill cap should extend a minimum of five feet outside of the building footprint horizontally. The existing soil can be used for the new fill.

Prior to the start of grading operations, utility lines within the project area, if any, should be located and marked in the field so they can be rerouted or protected during site development. All debris and perishable material should be removed from the site. Although currently not anticipated, all permanent cut and fill slopes should not be constructed steeper than 2:1.

If fill is to be placed the upper six to eight inches of surface exposed by the excavation should be scarified; moisture conditioned to two to four percent over optimum moisture content and compacted to 90 percent relative compaction[2]. If localized areas of relatively loose soils prevent proper compaction, over-excavation and re-compaction will be necessary.

The existing fill can be used for the compacted fill cap. Import fill should conform to the recommendations included in Appendix D and be “similar to or better” than the existing soil.

5.4.3 Excavation Characteristics

The borings did not encounter hard earth materials. Difficult excavation conditions are not anticipated. However, loose layers of sand may be encountered that will potentially cave during excavation.

5.4.4 Groundwater and Associated Design

The groundwater below our adjacent project to the south site was located at a depth of thirty-three feet and at adjacent sites has been as high as twenty-three feet below the ground surface.

[2] Relative compaction refers to the ratio of the in-place dry density of soil to the maximum dry density of the same material as obtained by the "modified proctor" (ASTM D1557-00) test procedure.

Historical groundwater high is at a depth of twenty feet below the ground surface. Wet conditions and actual groundwater may be encountered. If groundwater is encountered, dewatering may be required during construction. Dewatering should be designed by a dewatering contractor and engineer.

The high historic groundwater level is close to the proposed base of foundations. The foundation and any portion of the building below a depth of 20 feet are required to be designed to resist hydrostatic pressures including uplift. Retaining walls below a depth of 20 feet should also be designed for hydrostatic pressures.

A mat foundation may be required to provide appropriate waterproofing and resistance to uplift. Recommendations for a mat foundation are provided below.

5.5 FOUNDATION SUPPORT

5.5.1 New Structures

All proposed footings shall be embedded within the competent alluvium, in accordance with the recommendations below. Conventional foundations could be utilized for the proposed development.

Foundation support for the new structures could be derived by utilizing a conventional, shallow foundation system embedded within the competent alluvium.

Allowable design parameters for foundations are provided below.

Minimum depth for interior and exterior footing
(Measured from lowest adjacent grade).....2 feet
Minimum embedment into approved Alluvium ..... 12 inches

Minimum width .....1.5 feet

Bearing pressure
a. Sustained loads (lbs. per square foot) .....3,000 psf

Resistance to lateral loads
a. Passive soil resistance (lbs. per cubic ft.)

Maximum allowable for Alluvium .....5,000 psf
b. Coefficient of sliding friction.....0.35

The allowable bearing pressures are for dead plus long-term live loads and include a factor-of-safety of at least 3.0.

The bearing value shown above is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or

seismic forces. When combining passive and friction for lateral resistance, the passive component should be reduced by one third.

Increases in the bearing value of the alluvium are allowable at a rate of 300 pounds per square foot for each additional foot of footing width to a maximum of 5,000 pounds per square foot. For bearing calculations, the weight of the concrete in the footing may be neglected.

All continuous footings should be reinforced with a minimum of four #4 steel bars; two placed near the top and two near the bottom of the footings. Footing excavations should be cleaned of all loose soil, moistened, free of shrinkage cracks and approved by the geologist and geotechnical engineer prior to placing forms, steel, or concrete.

Based on the anticipated building loads footings designed and constructed in accordance with the soil criteria included within the referenced report are expected to settle less than ¼ to ½ inch in a distance of 20 feet. Differential settlement is expected to be less than ¼ inch. The total and differential settlements are within acceptable and allowable tolerances for conventional foundations.

5.5.2 Mat Foundation

For purposes for waterproofing and for resisting design hydrostatic uplift due to the historical high groundwater level being at the level of the basement, a mat foundation may be appropriate. The mat will extend below the highest historical groundwater level and into over-consolidated soils. Existing water is presently at thirty-three feet below the base of the mat. For vertical capacity, the mat may be assumed to have an allowable uniform bearing capacity of 3,000 psf. The bearing value shown above is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces.

For computing deflection, a subgrade modulus of 150 kips/ft^3 may be assumed. For aesthetic reasons, the deflection should not exceed ½ inch in 30 feet. The mat is not expected to experience any differential settlement.

A rise in the groundwater table will not reduce the bearing capacity of the soils supporting the mat.

5.5.3 Deepened Foundations - Friction Piles

If required drilled, cast-in-place concrete friction piles may be used for support of structures.

Piles should be a minimum of 24 inches in diameter and a minimum of 8 feet into alluvium. Piles may be assumed fixed at three feet into alluvium. The piles may be designed for a skin friction of 400 pounds per square foot for that portion of pile in contact with the alluvium.

The friction value is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces.

Resistance to lateral loading may be provided by passive earth pressure within the alluvium and alluvium. Passive earth pressure in alluvium may be computed as an equivalent fluid having a density of 400 pounds per cubic foot.

The maximum allowable earth pressure is 4,000 pounds per square foot. For design of isolated piles, the allowable passive and maximum earth pressures may be increased by 100 percent.

The structural engineer should follow the Building Code for reduction factors, which are provided below for guidance.

In conformance with Section 1810.2.5 of the Building Code, piles in groups may be subject to reduced lateral and axial capacities to account for group effects.

For piles in groups, the following reduction factors may be assumed for group action. The lateral resistance should be reduced by the factor.

LATERAL RESISTANCE REDUCTION FACTORS FOR PILE GROUPS *AASTO BRIDGE DESIGN MANUAL 2012			
Pile Spacing in Direction of Loading D = Pile Diameter	Row 1 Leading Row	Row 2	Row 3 & above (Trailing Row)
7D	1.00	1.00	0.90
6.5D	1.00	0.97	0.87
5D	0.86	0.83	0.77
3D	0.75	0.55	0.40

* As amended by Caltrans GeoResearch Group

For piles in groups, the following reduction factors may be assumed for group action. The skin friction axial capacity should be reduced by the factor.

AXIAL CAPACITY REDUCTION FACTORS FOR PILE GROUPS	
Pile Spacing D = Pile Diameter	Group Efficiency
4.5D	0.80
3D	0.70
2D	0.55
1.5D	0.30

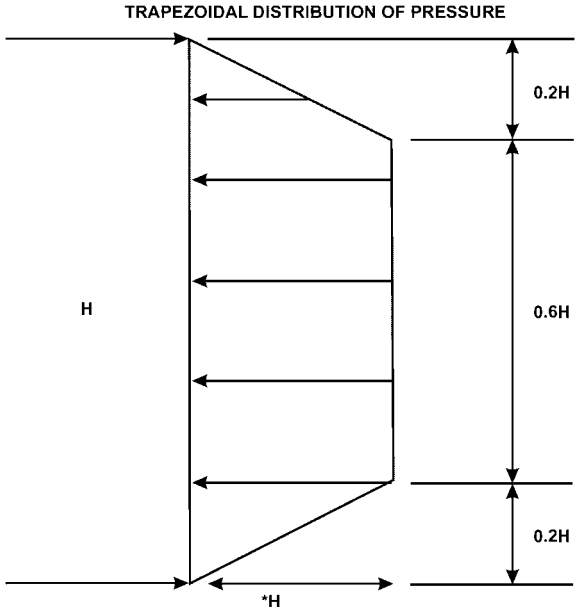
*Figure 3. NAVFAC DM 702-206

5.6 RETAINING WALLS

5.6.1 Retaining Wall

Cantilevered retaining walls up to 35 feet high that support fill, alluvium, and approved retaining wall backfill, may be designed for an equivalent fluid pressure of 55 pounds per cubic foot for level backslopes.

The design at-rest earth pressure on walls is 70 pcf. Restrained/braced retaining walls that are pinned at the top by a non-yielding floor should be for the trapezoidal pressure distribution shown on the adjacent figure of 45 H. The uniform trapezoidal pressure may be assumed over the central six tenths of the wall height. The pressure may be decreased to zero at the top and bottom of the wall.



Retaining walls should be provided with a subdrain or weepholes covered with a minimum of 12 inches of ¾ inch crushed gravel.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to below grade walls.

Cantilevered retaining walls higher than six feet need to consider a seismic surcharge from the Design Earthquake. The seismic surcharge should be calculated using a factor of safety of 1.0 with the PGA corresponding to ½ of 2/3rds of the PGA_M. The PGA_M is 1.078 and therefore the corresponding seismic design value is 0.36g.

A seismic surcharge for retaining walls designed for active conditions is considered. For a 35-foot-high retaining wall, the static design force is equal to 33.69 kips (35ft^2 *55 pcf /2).

For a ground motion of 0.36 and a FS of 1.0, the enclosed calculations indicate an unbalanced force under seismic conditions from the maximum considered earthquake is 43889.9 pounds or 43.89 kips.

Since the static design force is lower than the seismic force an additional seismic surcharge of 10 pcf should be added.

5.6.2 Retaining Wall Backfill

Retaining wall backfill should be compacted to a minimum of 90 percent of the maximum density as determined by ASTM D 1557-00. It should be pointed out that the use of heavy compaction equipment in close proximity to retaining walls can result in excess wall movement and/or soil loadings exceeding design values. In this regard, care should be taken during backfilling operations.

5.6.3 Waterproofing

Moisture affecting retaining walls is one of the most common post-construction complaints. Poorly applied or omitted waterproofing can lead to efflorescence or standing water inside the building. Efflorescence is a process in which a powdery substance is produced on the surface of the concrete by the evaporation of water. The white powder usually consists of soluble salts such as gypsum, calcite, and/or halite (common salt). Efflorescence is common to retaining walls and generally does not affect their strength or integrity.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to below grade walls. As aforementioned, the architect, structural engineer, or other qualified waterproofing consultant should develop the actual waterproofing details.

5.7 TEMPORARY EXCAVATIONS

All vertical cuts shall be inspected by our office to verify geologic continuity.

Un-shored temporary vertical cuts to a height of five feet (5') may be made in soil at the site. Un-shored cuts in soil in excess of five feet (5') soil shall be sloped at a gradient of no steeper than 1:1 (horizontal to vertical) for the portion of the excavation above the vertical cut.

5.7.1 Shoring

Shoring, if required for the cuts should be designed for an equivalent fluid pressure of 43 pcf.

Shoring may consist of cast-in-place concrete piles with wood lagging. Shoring piles should be a minimum of 18 inches in diameter and a minimum of 8 feet into alluvium below the base of the excavation. Piles may be assumed fixed 3 feet below the base of the excavation. For the vertical forces, piles may be designed for a skin friction of 400 pounds per square foot for that portion of

pile in contact with the dune deposits. Shoring piles should be spaced a maximum of 10 feet on center.

Shoring that is surcharged by traffic and/or structural loads should be designed to withstand the surcharge. Feffer Geologic is able to assist the shoring engineer in evaluating the surcharge pressure and the point of application from concentrated structural loads.

The friction value is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. Resistance to lateral loading may be provided by passive earth pressure within the alluvium below the base of the excavation.

Passive earth pressure may be computed as an equivalent fluid having a density of 400 pounds per cubic foot. The maximum allowable earth pressure is 4,000 pounds per square foot. For design of isolated piles, the allowable passive and maximum earth pressures may be increased by 100 percent. Piles spaced more than 2½ pile diameters on center may be considered isolated.

5.7.2 Earth Anchors

Tie-back anchors may be used to resist lateral loads. Pressure grouted friction anchors are recommended. For design purposes, it is assumed that the active wedge adjacent to the shoring is defined by a plane drawn at 30 degrees with the vertical through the bottom of the excavation. Friction anchors should extend at least 15 feet beyond the potential active wedge or to a greater length if necessary, to develop the desired capacities.

The capacities of the anchors should be determined by testing of the initial anchors as outlined in a following section. For preliminary design purposes, it is estimated that cast-in-place gravity anchors will develop an average value of 300 pounds per square foot. Pressure grouted and post grouted anchors will develop much higher capacities. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. If the anchors are spaced at least six feet on center, no reduction in the capacity of the anchors need be considered due to group action.

The anchors may be installed at angles of 20 to 40 degrees below the horizontal. Caving and sloughing of the anchor hole should be anticipated and provisions made to minimize such caving and sloughing. To minimize chances of caving and sloughing, that portion of the anchor shaft within the active wedge should be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill should be placed by pumping; the sand may contain a small amount of cement to facilitate pumping.

At least 10 percent of the initial anchors for a 24-hour 200 percent test and 10 percent additional anchors for quick 200 percent tests. The specific anchors selected for the 200 percent test should be representative and acceptable to the geotechnical engineer. The purpose of the 200 percent tests is to verify the friction value assumed in design. The anchors should be tested to develop twice the assumed friction value. Anchor rods of sufficient strength should be installed in these anchors to support the 200 percent test loading. Where satisfactory tests are not achieved on the initial anchors, the anchor diameter and/or length should be increased until satisfactory test results are obtained. The total deflection during the 24-hour 200 percent test should not exceed 12 inches. During the 24-hour test, the anchor deflection should not exceed 0.75 inch measured after the 200 percent test load is applied. If the anchor movement after the 200 percent load has

been applied for 12 hours is less than 0.5 inch, and the movement over the previous four hours has been less than 0.1 inch, the 24-hour test may be terminated.

For the quick 200 percent tests, the 200 percent test load should be maintained for 30 minutes. The total deflection of the anchor during the 200 percent quick tests should not exceed 12 inches; the deflection after the 200 percent test load has been applied should not exceed 0.25 inch during the 30-minute period.

All of the anchors should be pretested to at least 150 percent of the design load; the total deflection during the test should not exceed 12 inches. The rate of creep under the 150 percent test should not exceed 0.1 inch over a 15-minute period for the anchor to be approved for the design loading.

After a satisfactory test, each anchor should be locked-off at the design load. The locked-off load should be verified by rechecking the load in the anchor. If the locked-off load varies by more than 2 percent from the design load, the load should be reset until the anchor is locked-off within 2 percent of the design load.

The installation of the anchors and the testing of the completed anchors should be observed by a deputy grading inspector under the direction of the geotechnical engineer.

5.7.3 Lagging

Lagging will be required between piles. Due to arching in the soils, the pressure on the lagging will be less that on the shoring piles. It is recommended that the lagging be designed for the full design pressure but be limited to a maximum of 400 pounds per square foot. The void between the lagging and the back-cut should be slurry-filled and observed by a representative of the geotechnical engineer.

A representative of the geotechnical engineer or geologist should be present during grading to see temporary slopes. All excavations, including caissons, footings, and utility trenches, shall be properly and adequately fenced and/or covered to ensure the safety of all those working on the project.

All temporary excavations shall be stabilized as soon as possible after the initial excavation.

5.7.4 Deflection

It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. It is estimated that the deflection could be on the order of ½ inch at the top of the shored embankment. If greater deflection occurs during construction, additional bracing may be necessary to minimize settlement of adjacent buildings and utilities in adjacent street and alleys. If desired to reduce the deflection, a greater active pressure could be used in the shoring design. Where internal bracing is used, the rakers should be tightly wedged to minimize deflection. The proper installation of the raker braces and the wedging will be critical to the performance of the shoring.

5.7.6 Monitoring

Because of the depth of the excavation, some mean of monitoring the performance of the shoring system is suggested. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles and the lateral movement along the entire lengths of selected soldier piles. Also, some means of periodically checking the load on selected anchors will be necessary, where applicable.

Some movement of the shored embankments should be anticipated as a result of the relatively deep excavation. It is recommended that photographs of the existing buildings on the adjacent properties be made during construction to record any movements for use in the event of a dispute.

Monitoring of the performance of the shoring system is recommended. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all the soldier piles. Also, some means of periodically checking the load on selected anchors may be necessary.

5.8 SLAB-ON-GRADE

If a slab-on-grade is used for the interior of the building it should be a minimum of five inches thick and reinforced with No. 4 bars at 16 inches on center, both ways. The slab should be underlain by a 10-mil Visqueen plastic membrane sandwiched between two, two-inch thick layers of sand. Green Building Code requirements may supersede the recommendations above. The plastic Visqueen barrier should be sealed at all splices, around plumbing, and at the perimeter of slab areas. Every effort should be made to provide a continuous barrier and care should be taken to not puncture the membrane. The splices between layers should be generously staggered. The slab can be placed directly onto alluvium or two feet of newly compacted fill.

As described above slabs below a depth of twenty feet should be designed to resist hydrostatic uplift forces. A mat foundation may be required.

5.9 EXTERIOR FLATWORK AND AUXILIARY STRUCTURES

Whenever planned, exterior flatwork should be placed directly on alluvium or over a two-foot blanket of approved compacted fill. Five-inch net sections with #4 bars at 18 inches o.c.e.w. are also advised. Control joints should be planned at not more than twelve foot spacing for larger concrete areas. Narrower areas of flatwork such as walkways should have control joints planned at not greater than 1.5 times the width of the walkway. Recommendations provided above for interior slabs can also be used for exterior flatwork, but without a sand layer or Visqueen moisture barrier. Additionally, it is also recommended that at least 12-inch deepened footings be constructed along the edges of larger concrete areas.

Movement of slabs adjacent to structures can be mitigated by doweling slabs to perimeter footings. Doweling should consist of No. 4 bars bent around exterior footing reinforcement. Dowels should be extended at least two feet into planned exterior slabs. Doweling should be spaced consistent with the reinforcement schedule for the slab. With doweling, 3/8-inch minimum thickness expansion joint material should be provided. Where expansion joint material is provided, it should be held down about 3/8 inch below the surface. The expansion joints should be finished with a

color matched, flowing, flexible sealer (e.g., pool deck compound) sanded to add mortar-like texture. As an option to doweling, an architectural separation could be provided between the main structures and abutting appurtenant improvements.

Auxiliary structures such as trash enclosures and garden walls can be placed directly on alluvium or on a two-foot blanket of compacted fill.

5.10 CONCRETE

We recommend that the low permeable concrete be utilized at the site to limit moisture transmission through slab and foundation. If groundwater is encountered during construction pumping will be required to lower its level. Any concrete placed below the water table should have an appropriate increase of psi in accordance with the Building Code.

For this purpose, the water/cement ratio to be used at the site should be limited to 0.5 (0.45 preferred). Limited use (subject to approval of mix designs) of a water reducing agent may be included to increase workability. The concrete should be properly cured to minimize risk of shrinkage cracking. One-inch hard rock mixes should be provided. Pea gravel mixes are specifically not recommended but could be utilized for relatively non-critical improvements (e.g., flatwork) and other improvements provided the mix designs consider limiting shrinkage.

Contractors/other designers should take care in all aspects of designing mixes, detailing, placing, finishing, and curing concrete. The mix designers and contractor are advised to consider all available steps to reduce cracking. The use of shrinkage compensating cement or fiber reinforcing should be considered. Mix designs proposed by the contractor should be considered subject to review by the project engineer.

5.11 CONCRETE/SULFATE/CORROSIVITY

Testing of the sulfate content of the soil indicates that only low to moderate levels of sulfate concentrations were encountered in the soil and therefore specialized concrete is not required for the project. We recommend that the low permeable concrete be utilized at the site to limit moisture transmission through slab and foundation. The structural engineer should specify appropriate compressive strength and water-cement ratio. Limited use (subject to approval of mix designs) of a water reducing agent may be included to increase workability. The concrete should be properly cured to minimize risk of shrinkage cracking. One-inch hard rock mixes should be provided. Pea gravel mixes are specifically not recommended but could be utilized for relatively non-critical improvements (e.g., flatwork) and other improvements provided the mix designs consider limiting shrinkage.

Contractors/other designers should take care in all aspects of designing mixes, detailing, placing, finishing, and curing concrete. The mix designers and contractor are advised to consider all available steps to reduce cracking. The use of shrinkage compensating cement or fiber reinforcing should be considered. Mix designs proposed by the contractor should be considered subject to review by the project engineer.

5.12 SOIL CORROSIVITY

According to testing of the site soils, the soils should be expected to be only slightly corrosive to ferrous metals. It is recommended that a consulting corrosion engineer be retained in order to determine the most appropriate protection measures for the project site.

Recommendations that the corrosion engineer may require include the following:

- All steel and wire concrete reinforcement should have at least 3 inches of concrete cover where cast against soil.

- Below-grade ferrous metals should be given a high-quality protective coating, such as plastic tape, extruded polyethylene, hot-applied coal tar enamel, or fusion-bonded epoxy.

- On any type of pipe, coat all bare metal appurtenances such as bolts, valves, joint harnesses, or flexible couplings with a coal tar or rubber-based mastic, coal tar epoxy, moldable sealant, wax tape, or equivalent, after assembly.

- Bond below-grade ferrous metals with non-conductive type joints for electrical continuity.

- Below-grade metals should be electrically insulated (isolated) from dissimilar metals, cement-mortar coated and concrete-encased metals, and above-grade metals, by means of insulated joints.

- Metal pipes penetrating concrete structures such as floors and walls should be provided with plastic sleeves, rubber seals, or other dielectric material to prevent pipe contact with the concrete and reinforcing steel.

- Bare copper tubing should be bedded and backfilled in clean sand at least 3 inches thick surrounding the tubing. The best corrosion control for hot water copper tubing is placement above-grade. Below-grade hot water copper tubing should be encased in impermeable, unstretched, non-shrink insulation with the joints and seams sealed.

5.13 PAVEMENT DESIGN

The following pavement sections are recommended as minimums:

Traffic Index	Asphalt Thickness	Base Thickness
Light Traffic (T.I.=5) for parking stalls and driveways	3 inches	4 inches
Heavy Traffic (T.I.= 6.5) for loading docs and large truck traffic	4 inches	6 inches

Concrete pavement sections should be a minimum of 6 inches thick and reinforced with #4 bars at 18" on center. A base of 6 inches is required below concrete pavement areas. Control joints should be planned at not more than twelve foot spacing.

All pavement should be placed on a minimum two-foot-thick fill cap that is compacted to a minimum of 95% relative compaction.

5.14 DRAINAGE

Drainage should be directed away from structures via non-erodible conduits to suitable disposal areas. The Civil Engineer should design the drainage system. All enclosed planters should be provided with a suitably located drain or drains and/or flooding protection in the form of weep holes or similar. Preferably, structures should have roof gutters and downspouts tied directly to the area drainage system.

5.15 PLAN REVIEW

When detailed grading and structural plans are developed, they should be forwarded to this office for review and comment.

5.16 AGENCY REVIEW

All soil, geologic, and structural aspects of the proposed development are subject to the review and approval of the governing agency(s). It should be recognized that the governing agency(s) can dictate the manner in which the project proceeds. They could approve or deny any aspect of the proposed improvements and/or could dictate which foundation and grading options are acceptable.

5.17 SUPPLEMENTAL CONSULTING

During construction, a number of reviews by this office are recommended to verify site geotechnical conditions and conformance with the intentions of the recommendations for construction. Although not all possible geotechnical observation and testing services are required by the governing agencies, the more site reviews requested, the lower the risk of future site problems. The following site reviews are advised, some of which will probably be required by the agencies.

Preconstruction/pregrading meeting	Advised
Cut and/or shoring observation	Required
Periodic geotechnical observations and testing during grading	Required
Reinforcement for all foundations	Advised
Slab subgrade moisture barrier membrane	Advised
Slab subgrade rock placement	Advised
Presaturation checks for all slabs in primary structure areas	Required
Presaturation checks for all slabs for appurtenant structures	Advised
Slab steel placement, primary and appurtenant structures	Advised

Compaction of utility trench backfill..... Advised

Unless otherwise agreed to in writing, all supplemental consulting services will be provided on an as-needed, time-and-expense, fee schedule basis.

5.18 PROJECT SAFETY

The contractor is the party responsible for providing a safe site. This consultant will not direct the contractor's operations and cannot be responsible for the safety of personnel other than his own representatives on site. The contractor should notify the owner if he is aware of and/or anticipates unsafe conditions. If the geotechnical consultant at the time of construction considers conditions unsafe, the contractor, as well as the owner's representative, will be notified. Within this report the terminology safe or safely may have been utilized. The intent of such use is to imply low risk. Some risk will remain, however, as is always the case.

6.0 REMARKS

Only a portion of subsurface conditions have been reviewed and evaluated. Conclusions, recommendations and other information contained in this report are based upon the assumptions that subsurface conditions do not vary appreciably between and adjacent to observation points. Although no significant variation is anticipated, it must be recognized that variations can occur.

This report has been prepared for the sole use and benefit of our client. The intent of the report is to advise our client on geotechnical matters involving the proposed improvements. It should be understood that the geotechnical consulting provided, and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of the project, should be reported to this office in a timely fashion. The client is the only party intended by this office to directly receive the advice. Subsequent use of this report can only be authorized by the client. Any transferring of information or other-directed use by the client should be considered "advice by the client."

Geotechnical engineering is characterized by uncertainty. Geotechnical engineering is often described as an inexact science or art. Conclusions and recommendations presented herein are partly based upon the evaluations of technical information gathered, partly on experience, and partly on professional judgment. The conclusions and recommendations presented should be considered "advice." Other consultants could arrive at different conclusions and recommendations. Typically, "minimum" recommendations have been presented. Although some risk will always remain, lower risk of future problems would usually result if more restrictive criteria were adopted. Final decisions on matters presented are the responsibility of the client and/or the governing agencies. No warranties in any respect are made as to the performance of the project.

APPENDIX 'A'

Subsurface
Investigation Logs

LOG OF EXPLORATORY BORING

Job Number:2618-14
Project: BARDAS Investment Group

Date Performed: 11/13/21

Boring No: 1
Boring Location: Asphalt Covered Parking Lot
Las Palmas Avenue & Mc Cadden Place
Drill Type: 8” Hollow Stem CME Drill Rig

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				Artificial Fill (Af): 0-3” Asphalt Sandy clay, contains scattered rock fragments	Mottled brown, medium brown, orange brown	Firm	Moist
2.5				Quaternary Alluvium (Qa):			
5	7/8	R		Sandy clay, contain rock fragments	Mottled brown, gray brown	Stiff	Moist
7.5							
10	4/4	R		Sandy clay	Mottled brown, gray brown medium brown	Firm	Moist
12.5							
15	13/20	R		Sandy clay	Mottled brown, medium brown	Stiff	Moist
17.5							
20	16/16	R		Clayey silty sand	Mottled brown, medium brown, orange brown	Dense	Moist
22.5							
25	10/13	R		Clayey silty sand	Mottled brown, medium brown, orange brown	Dense	Moist
27.5				End At 26.5’, Af To 2’, No Ground Water, No Caving			
30							
32.5							
35							
37.5							
40							

Feffer Geological Consulting

Figure

LOG OF EXPLORATORY BORING

Job Number:2618-14
Project: BARDAS Investment Group

Date Performed: 11/13/21

Boring No: 2
Boring Location: Asphalt Covered Parking Lot
Las Palmas Avenue & Mc Cadden Place
Drill Type: 8” Hollow Stem CME Drill Rig

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				Artificial Fill (Af): 0-5” asphalt 5-6” Base Sandy clay, contains scattered gravel	Mottled brown, medium brown, orange brown	Firm	Moist
2.5				Quaternary Alluvium (Qa):			
5	9/13	R		Sandy clay, contain rock fragments	Mottled brown, dark brown, medium brown	Firm	Moist
7.5							
10	7/8	R		Clayey silty sand	Mottled brown, orange brown medium brown	Medium dense	Moist
12.5							
15	10/20	R		Clayey silty sand, gravelly silty sand, contains sub rounded rock fragments	Mottled brown, medium brown	Dense	Moist
17.5							
20	10/17	R		Sandy clay	Mottled brown, medium brown, orange brown	Firm	Moist
22.5							
25	10/20	R		Clayey silty sand	Red brown, medium brown, orange brown	Dense	Moist
27.5							
30	15/17	R		Clayey silty sand	Mottled brown, medium brown, orange brown	Dense	Very wet
32.5							
35	7/7	R		Clayey silty sand	Mottled brown, medium brown, orange brown	Dense	Wet
37.5							
40							

Feffer Geological Consulting

Figure

LOG OF EXPLORATORY BORING

Job Number:2618-14
Project: BARDAS Investment Group

Date Performed: 11/13/21

Boring No: 2
Boring Location: Asphalt Covered Parking Lot
Las Palmas Avenue & Mc Cadden Place
Drill Type: 8” Hollow Stem CME Drill Rig

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
40	13/22	R		Silty sand, sandy clay	Mottled brown, medium brown, orange brown	Dense, stiff	Moist
42.5							
45	15/23	R		Sandy clay	Mottled brown, medium brown, red brown	Stiff	Moist
47.5							
50	9/31	R		Silty sand, gravelly silty sand	Mottled brown, medium brown, orange brown	Dense	Moist
52.5				End At 51.5’, Af To 2’, No Ground Water, No Caving			
55							
60							
65							
70							
75							
80							

LOG OF EXPLORATORY BORING

Job Number:2618-14
Project: BARDAS Investment Group

Date Performed: 11/13/21

Boring No: 3
Boring Location: Asphalt Covered Parking Lot
Las Palmas Avenue & Mc Cadden Place
Drill Type: 8” Hollow Stem CME Drill Rig

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				Artificial Fill (Af): 0-4” Asphalt, 4-5” Base Silty sand, decomposed granite	Orange brown	Dense	Moist
2.5				Quaternary Alluvium (Qa):			
5	7/12	R		Sandy clay	Mottled brown, dark gray, medium brown, dark brown	Firm	Moist
7.5							
10	5/6	R		Clayey silty sand	Mottled brown, orange brown medium brown	Dense	Moist
12.5							
15	7/15	R		Clayey silty sand, sandy clay	Mottled brown, medium brown	Stiff	Moist
17.5							
20	16/22	R		Clayey silty sand	Mottled brown, medium brown, orange brown	Dense	Moist
22.5				End At 21.5’, Af To 2’, No Ground Water, No Caving			
25							
27.5							
30							
32.5							
35							
37.5							
40							

Feffer Geological Consulting

Figure

LOG OF EXPLORATORY BORING

Job Number:2618-14
Project: BARDAS Investment Group

Date Performed: 11/13/21

Boring No: 4
Boring Location: Asphalt Covered Parking Lot
Las Palmas Avenue & Mc Cadden Place
Drill Type: 8" Hollow Stem CME Drill Rig

Depth in Feet	Blows per 6"	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				Artificial Fill (Af): 0-3" Asphalt, 3-4" Base Silty sand, contains scattered debris	Medium brown, orange brown	Medium dense	Moist
2.5				Quaternary Alluvium (Qa):			
5	9/13	R		Sandy clay	Mottled dark gray, gray brown, medium brown	Stiff	Moist
7.5							
10	9/10	R		Clayey silty sand	Mottled brown, orange brown medium brown	Dense	Moist
12.5							
15	7/11	R		Sandy clay	Mottled brown, medium brown	Stiff	Moist
17.5							
20	16/16	R		Clayey silty sand, contains rock fragments	Mottled brown, medium brown, dark brown	Dense	Moist
22.5							
25	12/18	R		Silty sand	Orange brown	Dense	Moist
27.5				End At 26.5', Af To 2', No Ground Water, No Caving			
30							
32.5							
35							
37.5							
40							

Feffer Geological Consulting

Figure

APPENDIX ‘B’

Laboratory Testing

TRANSMITTAL LETTER

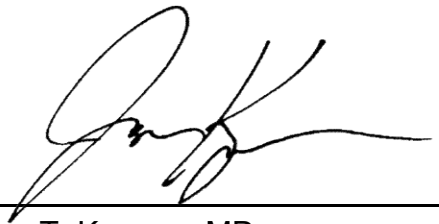
DATE: December 8, 2021

ATTENTION: **Josh Feffer**

TO: Feffer Geological Consulting
1990 S. Bundy Drive, 4th Floor
Los Angeles, CA 90025

SUBJECT: Laboratory Test Data
BARDAS Investment Group
Your #3823, HDR Lab #21-1209LAB

COMMENTS: Enclosed are the results for the subject project.



James T. Keegan, MD
Corrosion and Lab Services Section Manager

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Table 1 - Laboratory Tests on Soil Samples

Feffer Geological Consulting
BARDAS Investment Group
Your #3823, HDR Lab #21-1209LAB
8-Dec-21

Sample ID			B3 @ 4'
Resistivity		**Units**	
as-received		ohm-cm	20,800
minimum		ohm-cm	920
pH			7.8
Electrical Conductivity		mS/cm	0.36
Chemical Analyses			
Cations			
calcium	Ca^{2+}	mg/kg	70
magnesium	Mg^{2+}	mg/kg	42
sodium	Na^{1+}	mg/kg	252
potassium	K^{1+}	mg/kg	6.2
ammonium	NH_4^{1+}	mg/kg	ND
Anions			
carbonate	CO_3^{2-}	mg/kg	ND
bicarbonate	HCO_3^{1-}	mg/kg	323
fluoride	F^{1-}	mg/kg	3.6
chloride	Cl^{1-}	mg/kg	3.7
sulfate	SO_4^{2-}	mg/kg	637
nitrate	NO_3^{1-}	mg/kg	36
phosphate	PO_4^{3-}	mg/kg	ND
Other Tests			
sulfide	S^{2-}	qual	na
Redox		mV	na

Minimum resistivity and pH per CTM 643, Chloride per CTM 422, Sulfate per CTM 417

Electrical conductivity in millisiemens/cm and chemical analyses were made on a 1:5 soil-to-water extract.

mg/kg = milligrams per kilogram (parts per million) of dry soil.

Redox = oxidation-reduction potential in millivolts

ND = not detected

na = not analyzed

SL21.3823
December 15, 2021

Feffer Geological Consulting
1990 S. Bundy Drive
4th Floor
Los Angeles, California 90025

Attn: Joshua R. Feffer

Subject: Laboratory Testing

Site: 1128-1144 & 1145-1155 N Las Palmas
1138-1142 N. McCadden Place
Los Angeles, California

Job: FEFFER/BARDAS INVESTMENT GROUP – 2618-14

Laboratory testing for the subject property was performed by Soil Labworks, LLC., under the supervision of the undersigned Engineer. Samples of the earth materials were obtained from the subject property by personnel of Feffer Geological and transported to the laboratory of Soil Labworks for testing and analysis. The laboratory tests performed are described and results are attached.

Services performed by this facility for the subject property were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

Respectfully Submitted:

SOIL LABWORKS, LLC

REGISTERED PROFESSIONAL ENGINEER
JON ALAN IRVINE
GE 2891
Exp. 6-30-22
GEOTECHNICAL
STATE OF CALIFORNIA

JON A. IRVINE
G.E. 2891

Enc: Appendix

2500 Townsgate Road, Suite E, Westlake Village, California 91361
(805) 370-1338 FAX (805) 371-4693

APPENDIX

Laboratory Testing

Sample Retrieval - Drill Rig

Samples of earth materials were obtained at frequent intervals by driving a thick-walled steel sampler conforming to the most recent version of ASTM D 3550/D 3550M-17 with successive drops of a 140 pound hammer falling 30". The earth material was retained in brass rings of 2.416 inches inside diameter and 1.00 inch height. The central portion of the sample was stored in close-fitting, water-tight containers for transportation to the laboratory.

Moisture Density

The field moisture content and dry density were determined for each of the soil samples. The dry density was determined in pounds per cubic foot following ASTM 2937-17e2. The moisture content was determined as a percentage of the dry soil weight conforming to ASTM 2216-19. The results are presented below in the following table. The percent saturation was calculated on the basis of an estimated specific gravity. Description of earth materials used in this report and shown on the attached Plates were provided by the client.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation (G_s=2.65)
B1	5	Alluvium	96.8	22.4	84
B1	10	Alluvium	80.6	32.8	83
B1	15	Alluvium	108.7	20.3	100
B1	20	Alluvium	104.6	20.2	92
B1	25	Alluvium	105.9	19.0	90
B2	5	Alluvium	98.6	22.2	87
B2	10	Alluvium	103.5	17.4	77
B2	15	Alluvium	110.4	11.0	58
B2	20	Alluvium	103.5	22.5	100
B2	25	Alluvium	113.2	17.1	99
B2	30	Alluvium	99.8	23.3	94
B2	35	Alluvium	103.0	23.2	100
B2	40	Alluvium	111.9	18.2	100
B2	45	Alluvium	100.8	24.4	100
B2	50	Alluvium	115.8	15.9	99

Moisture Density (continued)

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation (G_s=2.65)
B3	5	Alluvium	100.1	21.2	86
B3	10	Alluvium	99.3	19.2	76
B3	15	Alluvium	104.0	21.9	99
B3	20	Alluvium	107.8	18.4	92
B4	5	Alluvium	103.0	22.4	98
B4	10	Alluvium	98.3	18.9	73
B4	15	Alluvium	99.9	21.5	87
B4	20	Alluvium	103.3	21.1	93
B4	25	Alluvium	114.6	13.4	80

Compaction Character

Compaction tests were performed on bulk samples of the earth materials in accordance with ASTM D1557-12(2021). The results of the tests are provided on the table below and on the "Moisture-Density Relationship", A-Plates. The specific gravity of the fill/alluvium was estimated from the compaction curves.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Maximum Dry Density (pcf)	Optimum Moisture Content (Percent)
B3	4	Fill/Alluvium	119.1	12.1

Shear Strength

The peak and ultimate shear strengths of the alluvium were determined by performing consolidated and drained direct shear tests in conformance with ASTM D3080/D3080M-11. The tests were performed in a strain-controlled machine manufactured by GeoMatic. The rate of deformation was 0.01 inches per minute. Samples were sheared under varying confining pressures, as shown on the "Shear Test Diagrams," B-Plates. The moisture conditions during testing are shown on the following table and on the B-Plates. The samples indicated as saturated were artificially saturated in the laboratory. All saturated samples were sheared under submerged conditions.

Test Pit/ Boring No.	Sample Depth (Feet)	Dry Density (pcf)	As-Tested Moisture Content (percent)
B4	5	103.0	29.6
B3	10	99.3	25.1
B2	15	110.4	27.5

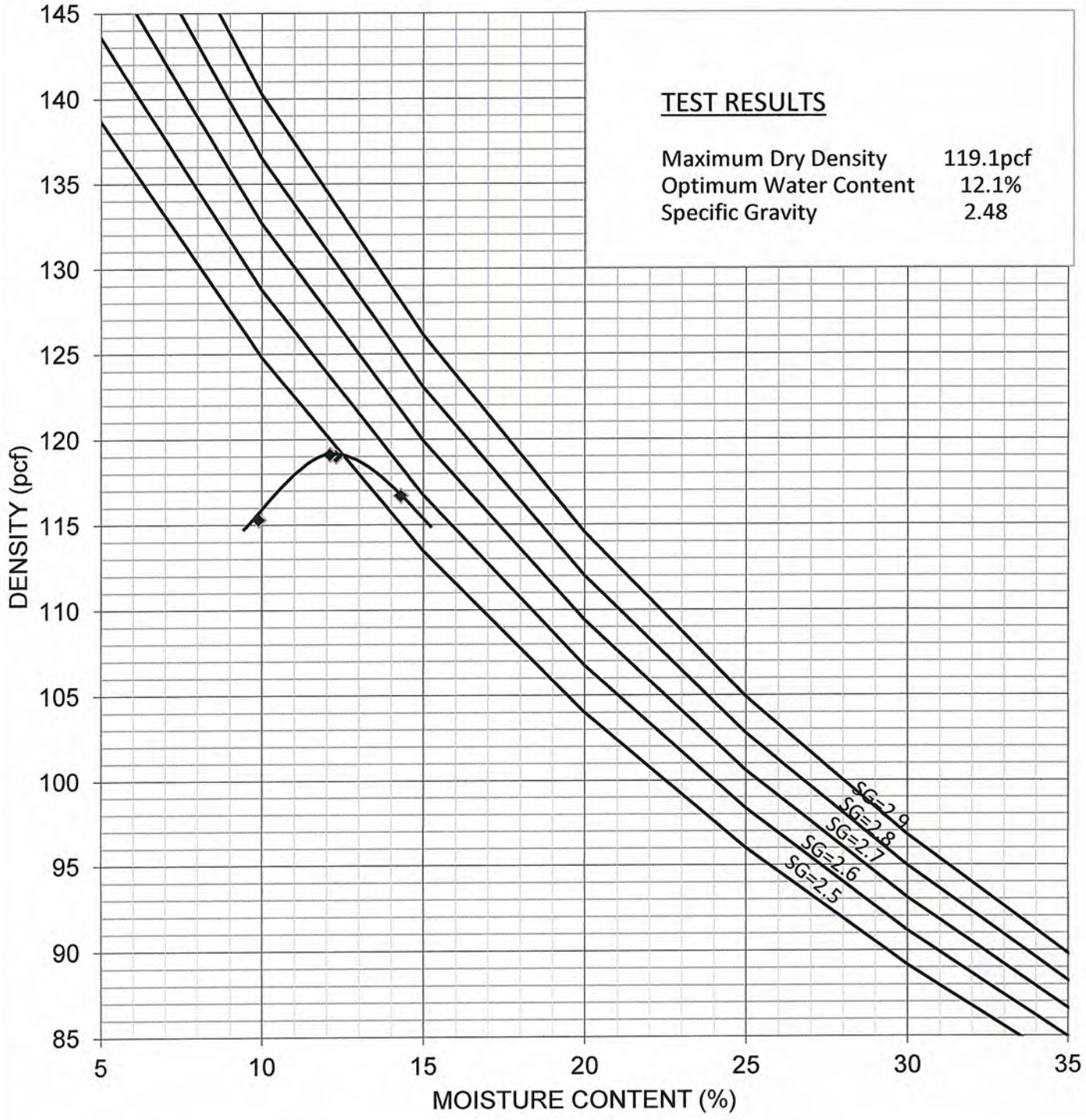
Consolidation

One-dimensional consolidation tests were performed on samples of the alluvium in a consolidometer manufactured by GeoMatic in conformance with ASTM D2435/D2435M-11(2020). The tests were performed on 1-inch high samples retained in brass rings. The samples were initially loaded to approximately ½ of the field over-burden pressure and then unloaded to compensate for the effects of possible disturbance during sampling. Loads were then applied in a geometric progression and resulting deformation recorded. Water was added at a specific load to determine the effect of saturation. The results are plotted on the "Consolidation Test," C-Plates.

SOIL LABWORKS LLC

MOISTURE-DENSITY RELATIONSHIP A-1

JN: **SL21.3823** CONSULTANT: **JAI**
CLIENT: **FEFFER/Bardas-Las Palmas & McCadden Pl**
B3 @ 4'
EARTH MATERIAL: **FILL/ALLUVIUM**



SOIL LABWORKS LLC

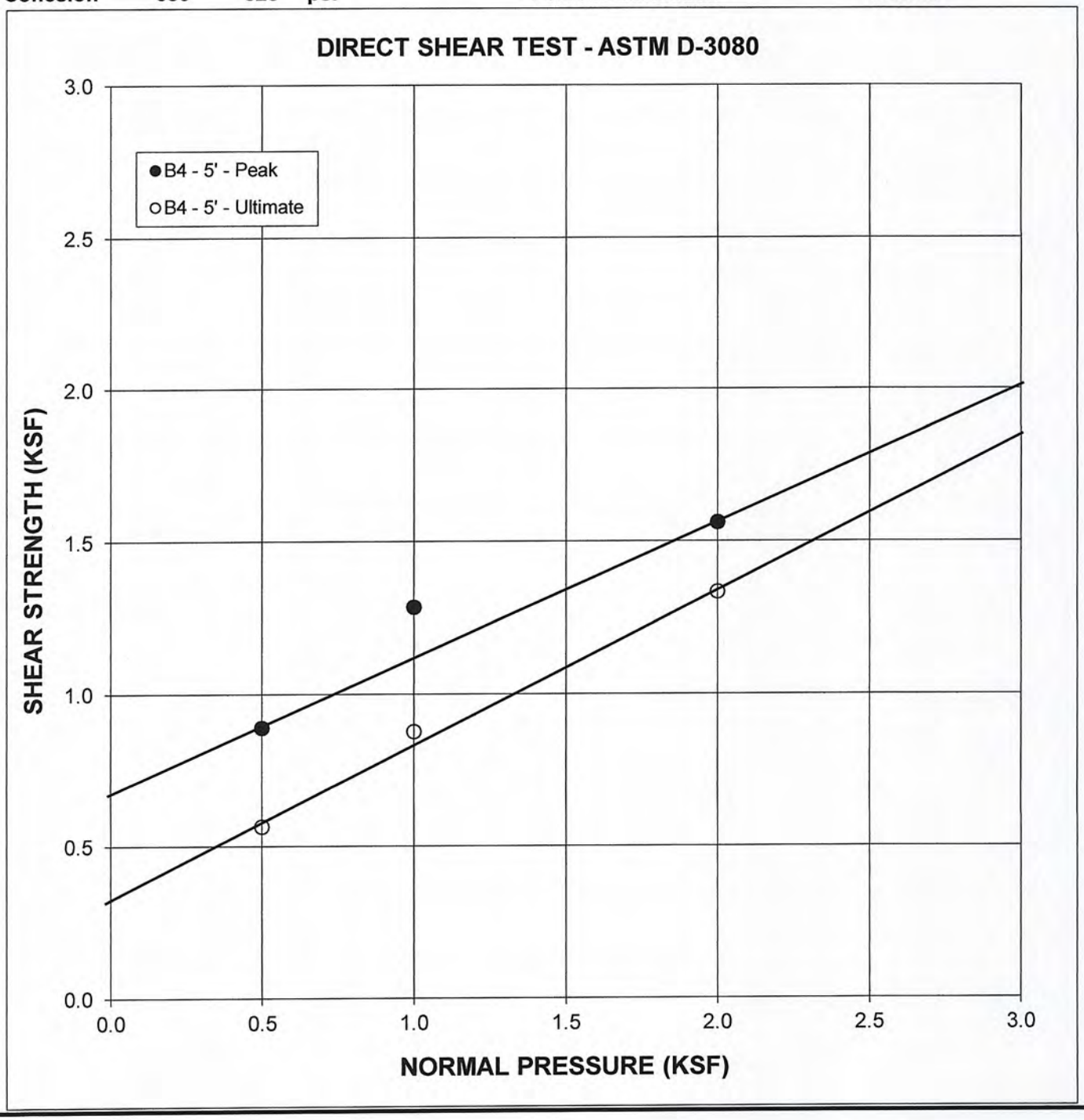
SHEAR DIAGRAM B-1

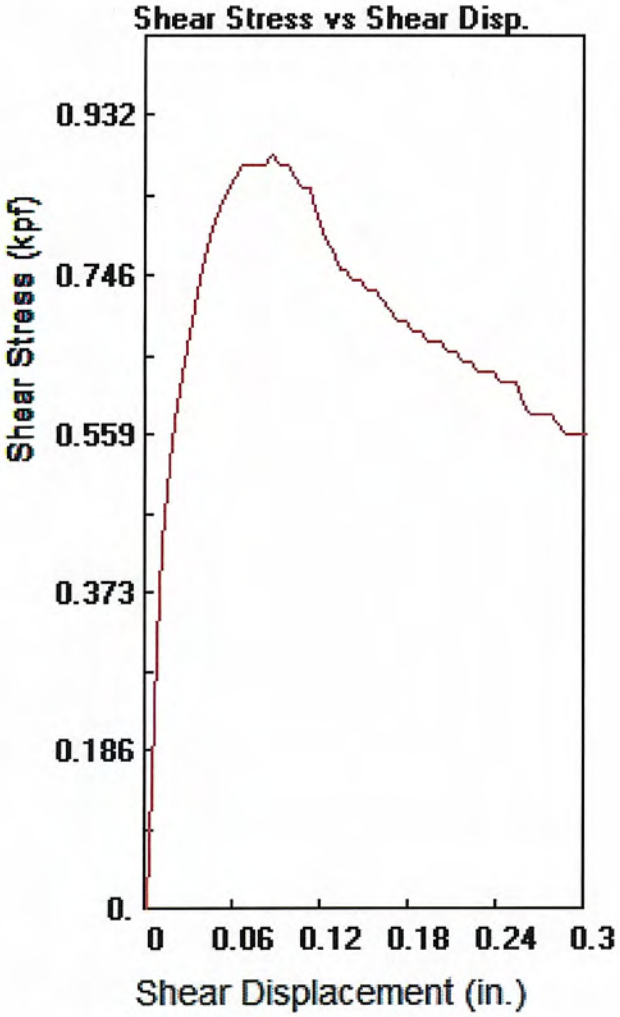
JN: **SL21.3823** CONSULTANT **JAI**
CLIENT: **Feffer/Bardas Investment Group**

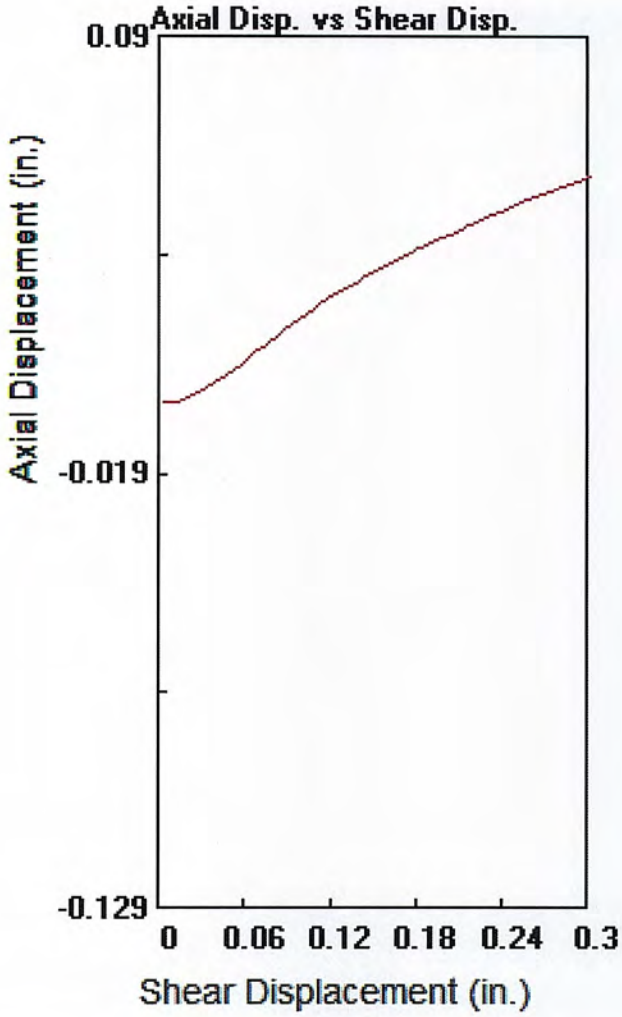
EARTH MATERIAL: **ALLUVIUM**

	PEAK	ULTIMATE	
Phi Angle	24	27	degrees
Cohesion	680	325	psf

Average Moisture Content	29.6%
Average Dry Density (pcf)	103.0
Percent Saturation	100.0%







Parameters

Client: FEFFER/BARDAS

Location: LAS PALMAS MCCADDEN PL

Job # 3823

Soil Type:ALLUVIUM

Sample: 1

Technician: BF

Boring: B4

Axial Load: 500 psf

Depth: 5 ft.

Shear Rate: 0.010 in./sec.

File: 38238455.dat

Distance: 0.30 in.

Stress at Max Def
888 0.086

Stress at Max Disp
0.296 564

Maximum Load

888 psf

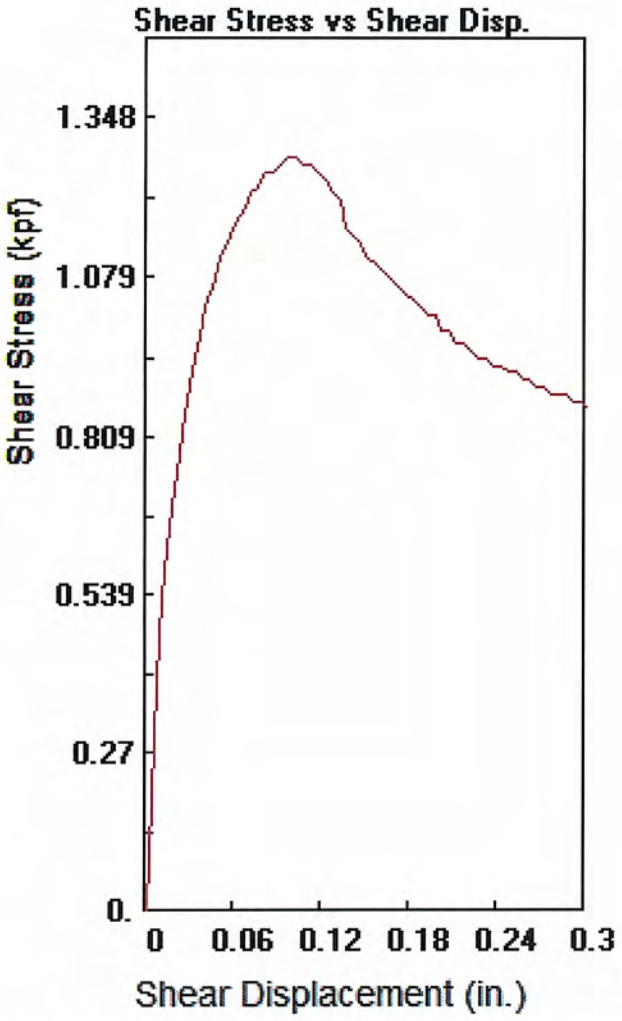
Shear Displacement at maximum Load

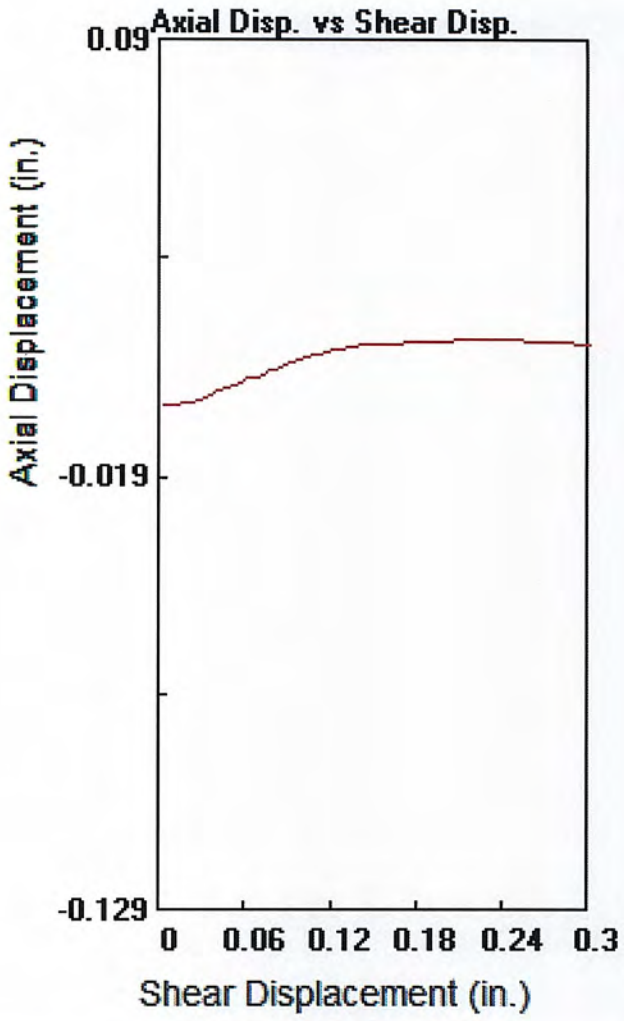
0.0856 in.

Date

12/10/2021

Soil Labworks





Parameters

Client: FEFFER/BARDAS

Location: LAS PALMAS MCCADDEN PL

Job # 3823

Soil Type:ALLUVIUM

Sample: 2

Technician: BF

Boring: B4

Axial Load: 1000 psf

Depth: 5 ft.

Shear Rate: 0.010 in./sec.

File: 3823B451.dat

Distance: 0.30 in.

Stress at Max Def
1284 0.096

Stress at Max Disp
0.296 876

Maximum Load

1284 psf

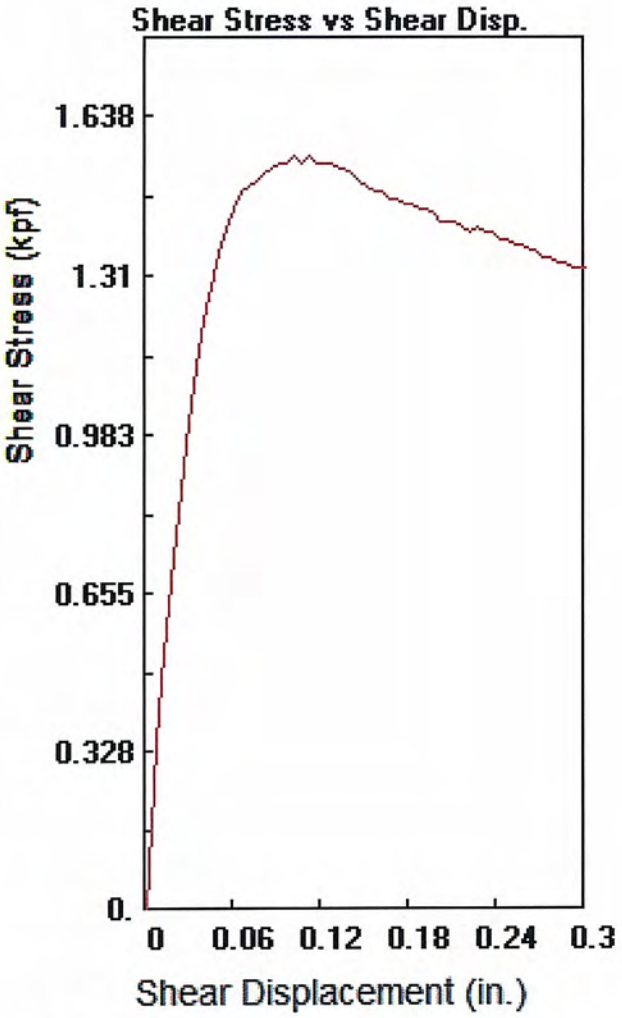
Shear Displacement at maximum Load

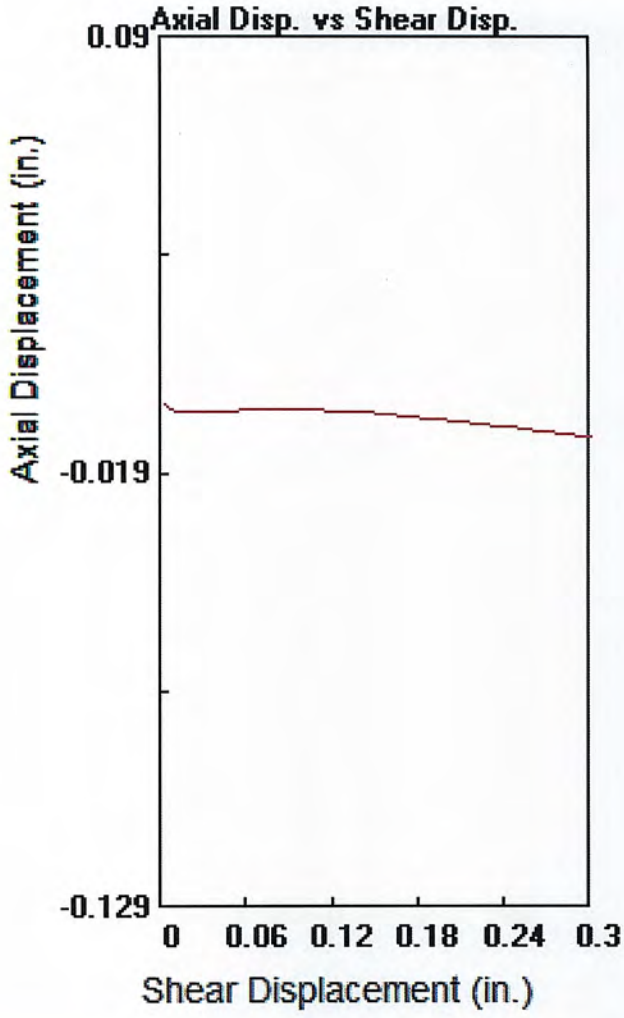
0.0955 in.

Date

12/10/2021

Soil Labworks





Parameters

Client: FEFFER/BARDAS

Location: LAS PALMAS MCCADDEN PL

Job # 3823

Soil Type:ALLUVIUM

Sample: 3

Technician: BF

Boring: B4

Axial Load: 2000 psf

Depth: 5 ft.

Shear Rate: 0.010 in./sec.

File: 3823B452.dat

Distance: 0.30 in.

Stress at Max Def
1560 0.101

Stress at Max Disp
0.296 1332

Maximum Load

1560 psf

Shear Displacement at maximum Load

0.1006 in.

Date

12/10/2021

Soil Labworks

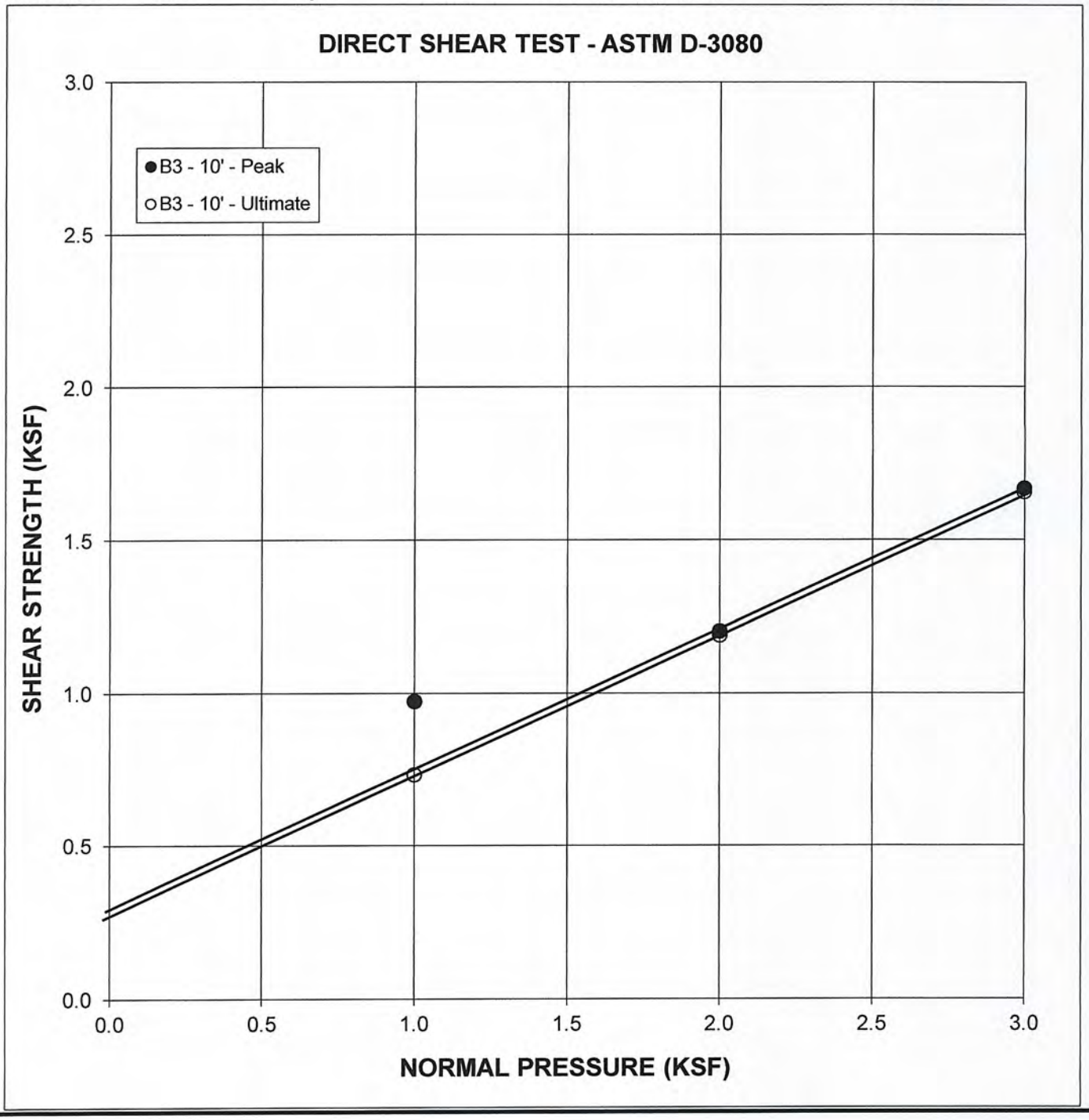
SHEAR DIAGRAM B-2

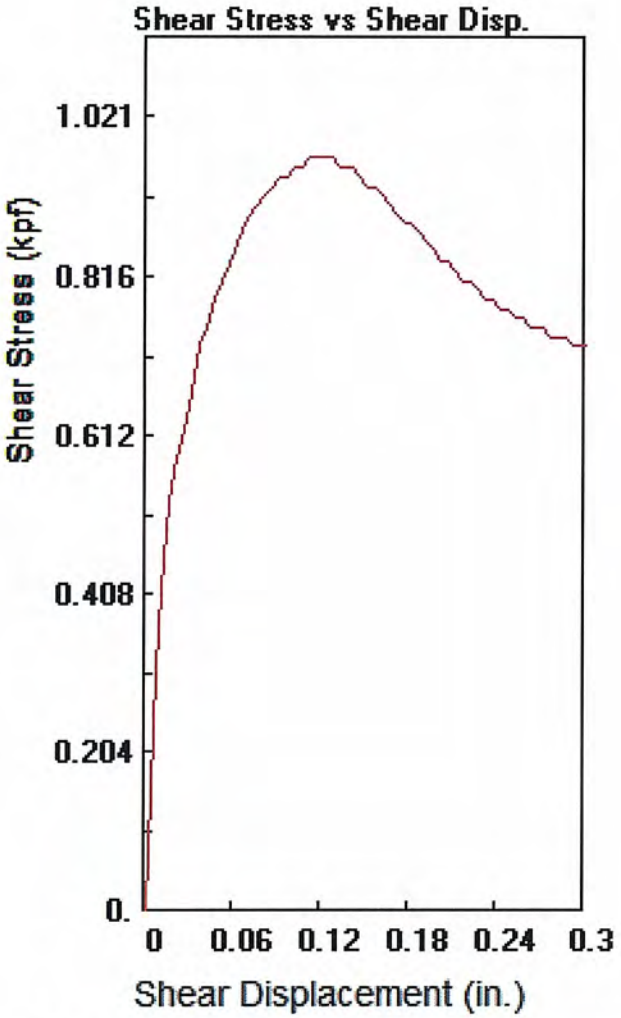
JN: **SL21.3823** CONSULTANT **JAI**
CLIENT: **Feffer/Bardas Investment Group**

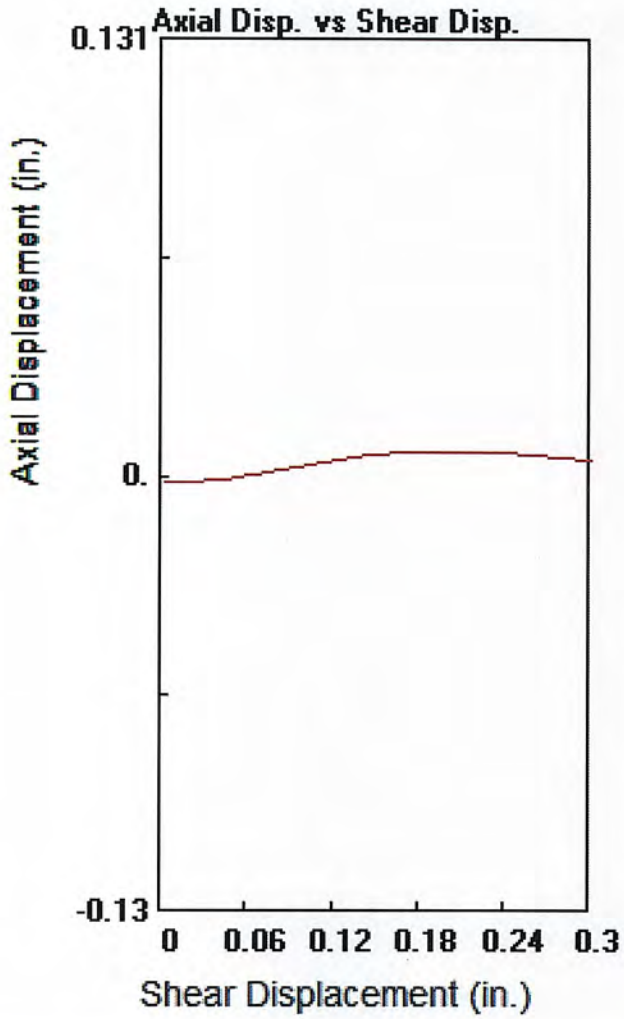
EARTH MATERIAL: **ALLUVIUM**

	PEAK	ULTIMATE	
Phi Angle	24.5	24.5	degrees
Cohesion	290	275	psf

Average Moisture Content	25.1%
Average Dry Density (pcf)	99.3
Percent Saturation	100.0%







Parameters

Client: FEFFER/BARDAS

Location: LAS PALMAS MCCADDEN PL

Job # 3823

Soil Type:ALLUVIUM

Sample: 1

Technician: BF

Boring: B3

Axial Load: 1000 psf

Depth: 10 ft.

Shear Rate: 0.010 in./sec.

File: 3823B3101.dat

Distance: 0.30 in.

Stress at Max Def
972 0.111

Stress at Max Disp
0.296 732

Maximum Load

972 psf

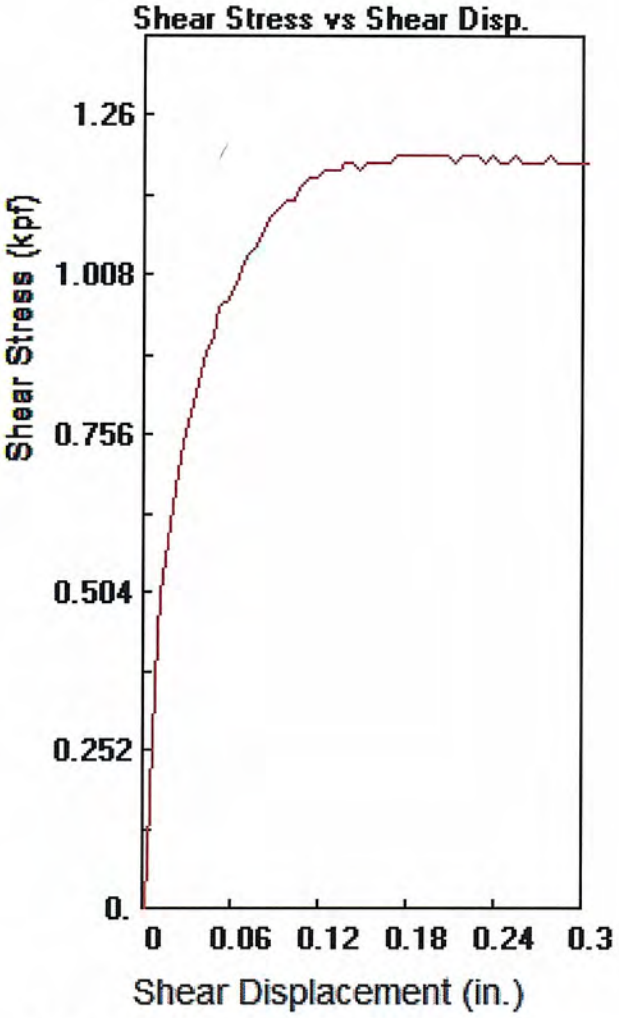
Shear Displacement at maximum Load

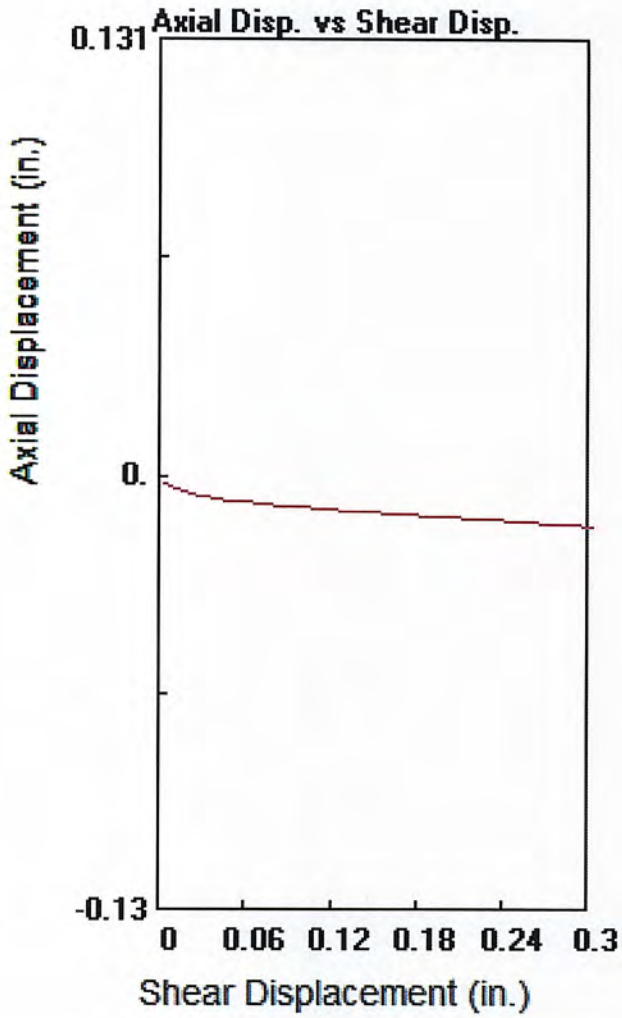
0.1106 in.

Date

12/10/2021

Soil Labworks





Parameters

Client: FEFFER/BARDAS

Location: LAS PALMAS MCCADDEN PL

Job # 3823

Soil Type:ALLUVIUM

Sample: 2

Technician: BF

Boring: B3

Axial Load: 2000 psf

Depth: 10 ft.

Shear Rate: 0.010 in./sec.

File: 3823B3102.dat

Distance: 0.30 in.

Stress at Max Def
1200 0.171

Stress at Max Disp
0.296 1188

Maximum Load

1200 psf

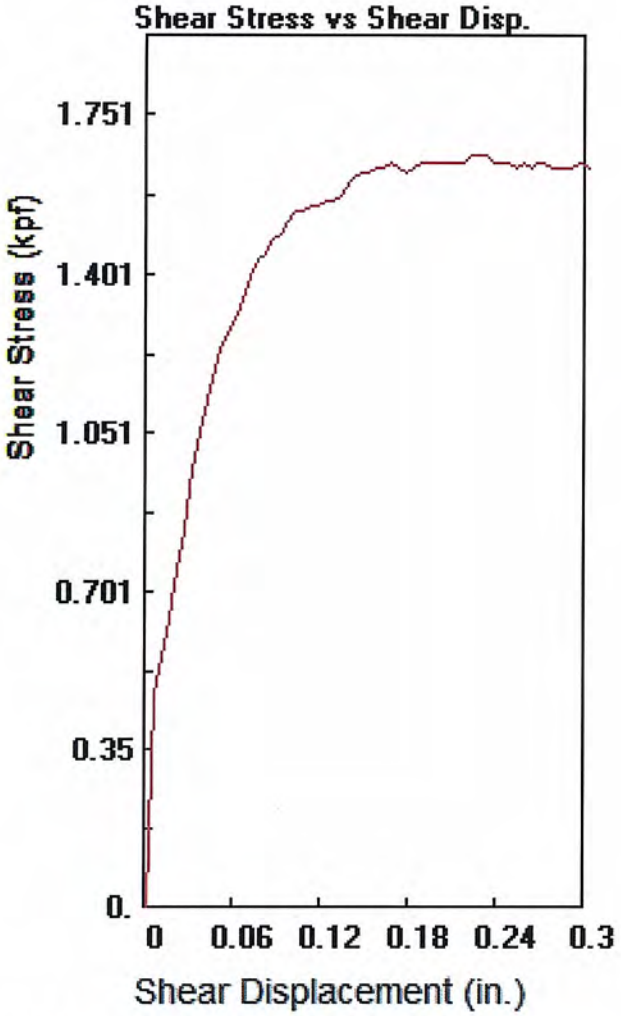
Shear Displacement at maximum Load

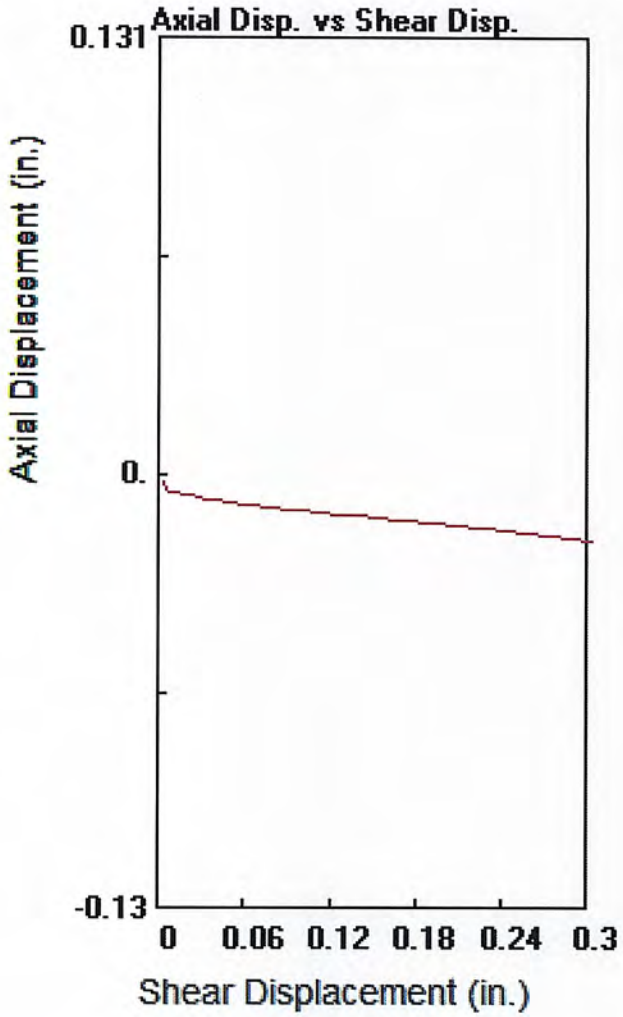
0.1707 in.

Date

12/10/2021

Soil Labworks





Parameters

Client: FEFFER/BARDAS

Location: LAS PALMAS MCCADDEN PL

Job # 3823

Soil Type:ALLUVIUM

Sample: 3

Technician: BF

Boring: B3

Axial Load: 3000 psf

Depth: 10 ft.

Shear Rate: 0.010 in./sec.

File: 3823B3103.dat

Distance: 0.30 in.

Stress at Max Def
1668 0.221

Stress at Max Disp
0.296 1656

Maximum Load

1668 psf

Shear Displacement at maximum Load

0.2207 in.

Date

12/10/2021

Soil Labworks

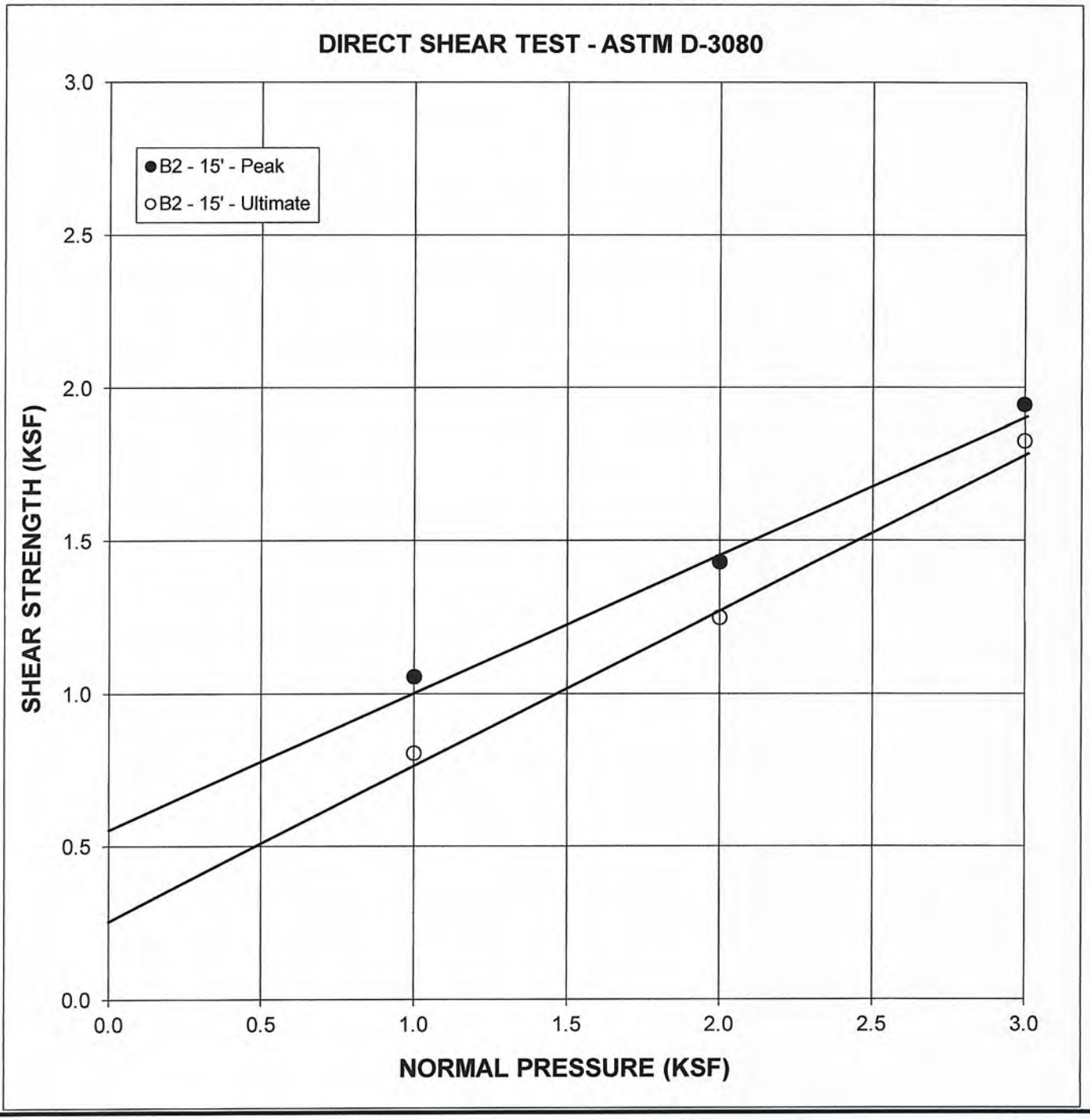
SHEAR DIAGRAM B-3

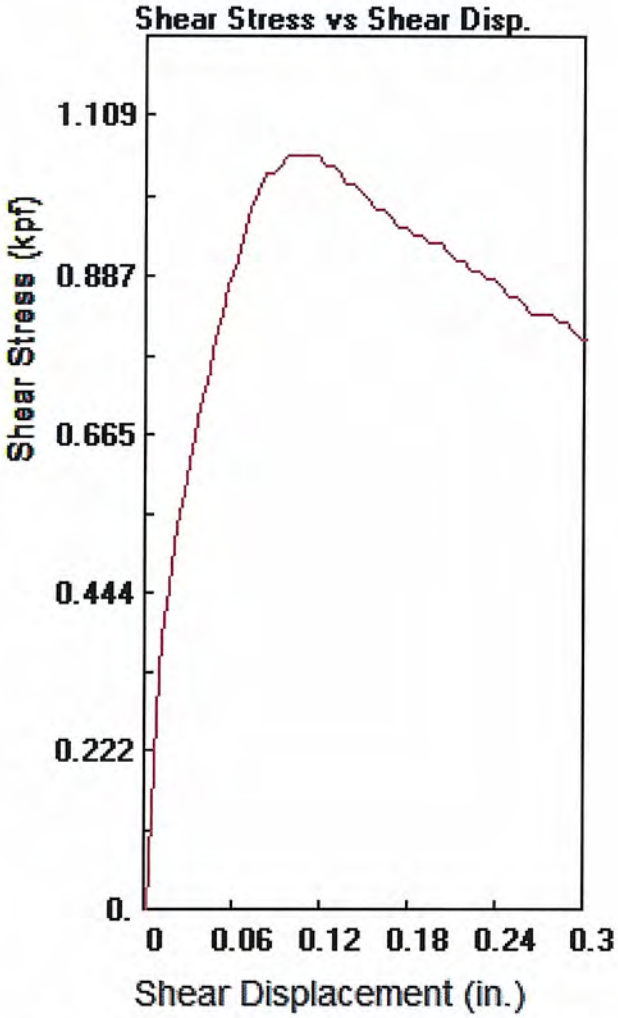
JN: **SL21.3823** CONSULTANT **JAI**
CLIENT: **Feffer/Bardas Investment Group**

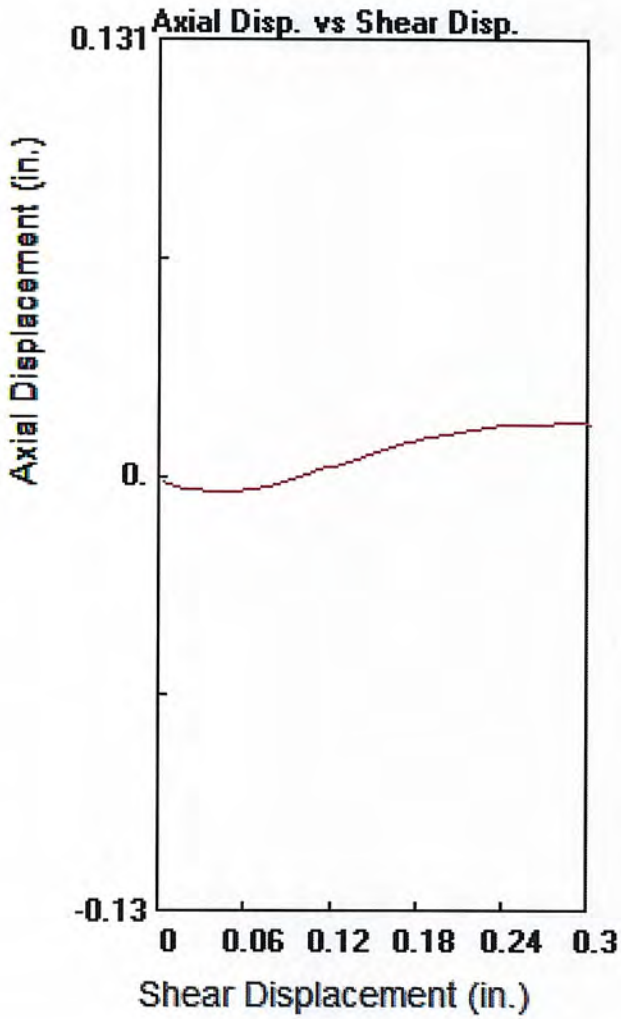
EARTH MATERIAL: **ALLUVIUM**

	PEAK	ULTIMATE	
Phi Angle	24	27	degrees
Cohesion	560	260	psf

Average Moisture Content	27.5%
Average Dry Density (pcf)	110.4
Percent Saturation	100.0%







Parameters

Client: FEFFER/BARDAS

Location: LAS PALMAS MCCADDEN PL

Job # 3823

Soil Type:ALLUVIUM

Sample: 1

Technician: BF

Boring: B2

Axial Load: 1000 psf

Depth: 15 ft.

Shear Rate: 0.010 in./sec.

File: 3823B2151.dat

Distance: 0.30 in.

Stress at Max Def
1056 0.096

Stress at Max Disp
0.296 804

Maximum Load

1056 psf

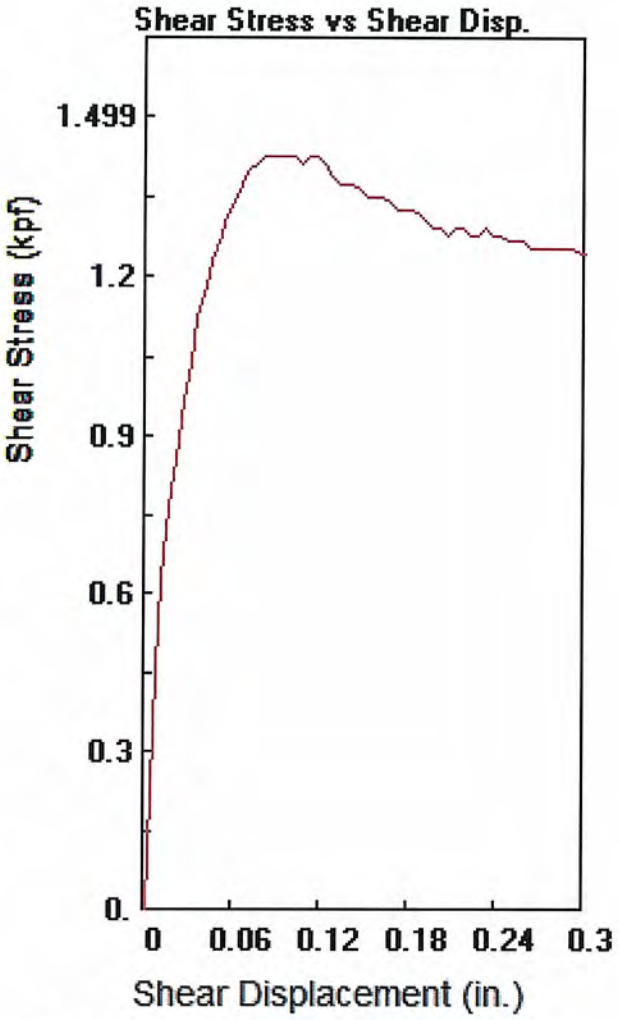
Shear Displacement at maximum Load

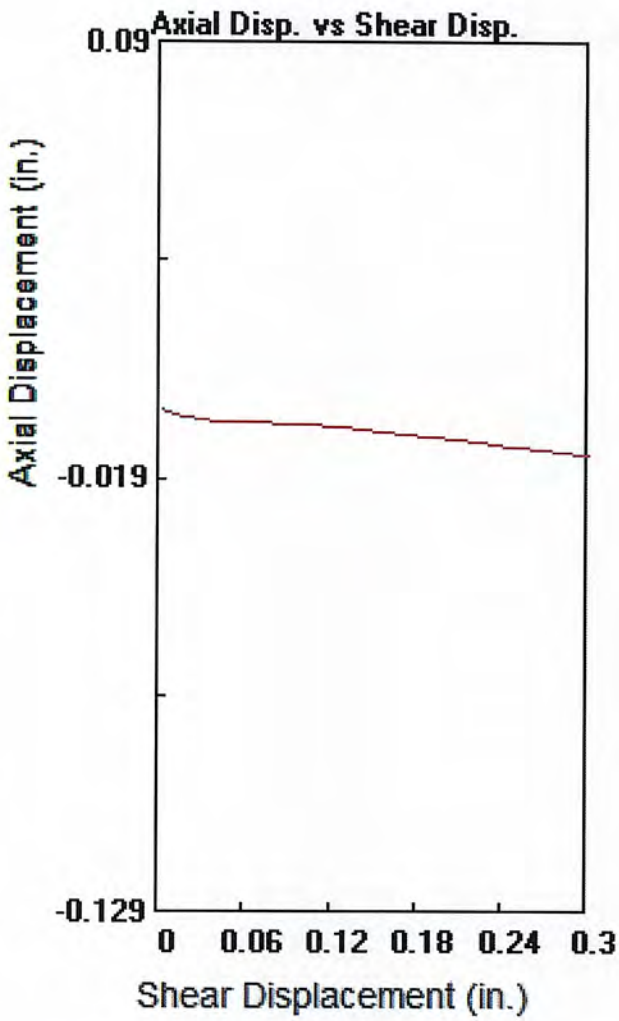
0.0955 in.

Date

12/10/2021

Soil Labworks





Parameters

Client: FEFFER/BARDAS

Location: LAS PALMAS MCCADDEN PL

Job # 3823

Soil Type:ALLUVIUM

Sample: 2

Technician: BF

Boring: B2

Axial Load: 2000 psf

Depth: 15 ft.

Shear Rate: 0.010 in./sec.

File: 3823B2152.dat

Distance: 0.30 in.

Stress at Max Def
1428 0.081

Stress at Max Disp
0.296 1248

Maximum Load

1428 psf

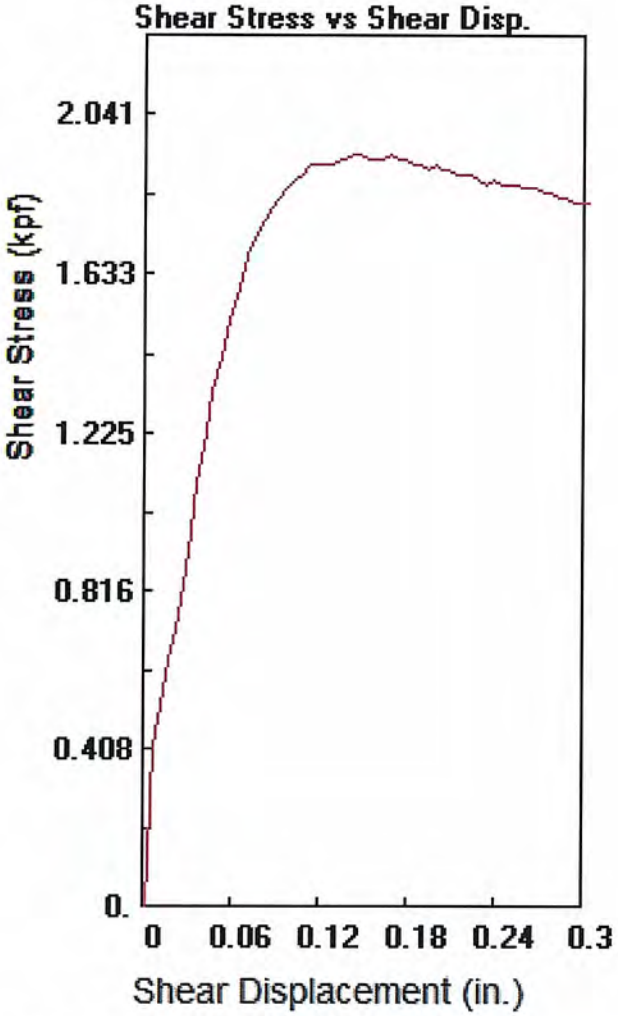
Shear Displacement at maximum Load

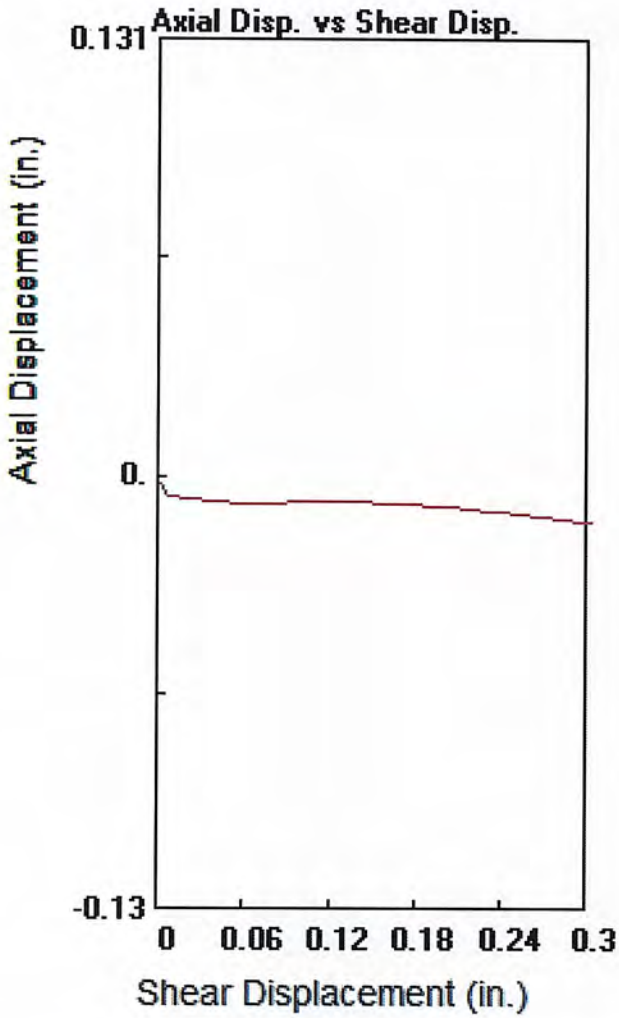
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Date

12/10/2021

Soil Labworks





Parameters

Client: FEFFER/BARDAS

Location: LAS PALMAS MCCADDEN PL

Job # 3823

Soil Type:ALLUVIUM

Sample: 3

Technician: BF

Boring: B2

Axial Load: 3000 psf

Depth: 15 ft.

Shear Rate: 0.010 in./sec.

File: 3823B2153.dat

Distance: 0.30 in.

Stress at Max Def
1944 0.141

Stress at Max Disp
0.296 1824

Maximum Load

1944 psf

Shear Displacement at maximum Load

0.1407 in.

Date

12/10/2021

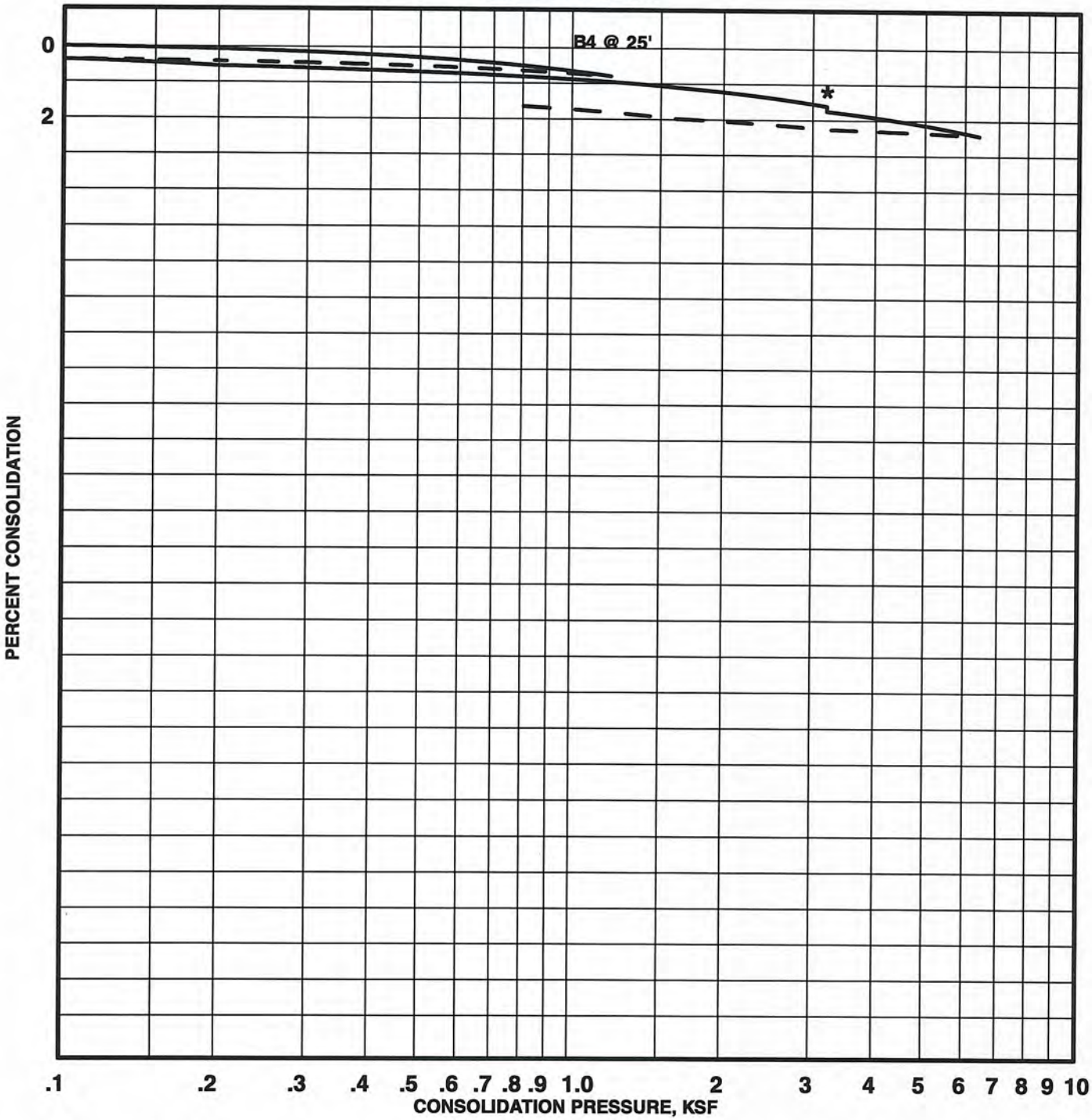
Soil Labworks

CONSOLIDATION TEST

PROJECT: 3823 FEFFER/BARBAS-LAS PALMAS AND MCCADDEN PLACE

SAMPLE: B4 @ 25'

ALLUVIUM



* Water Added

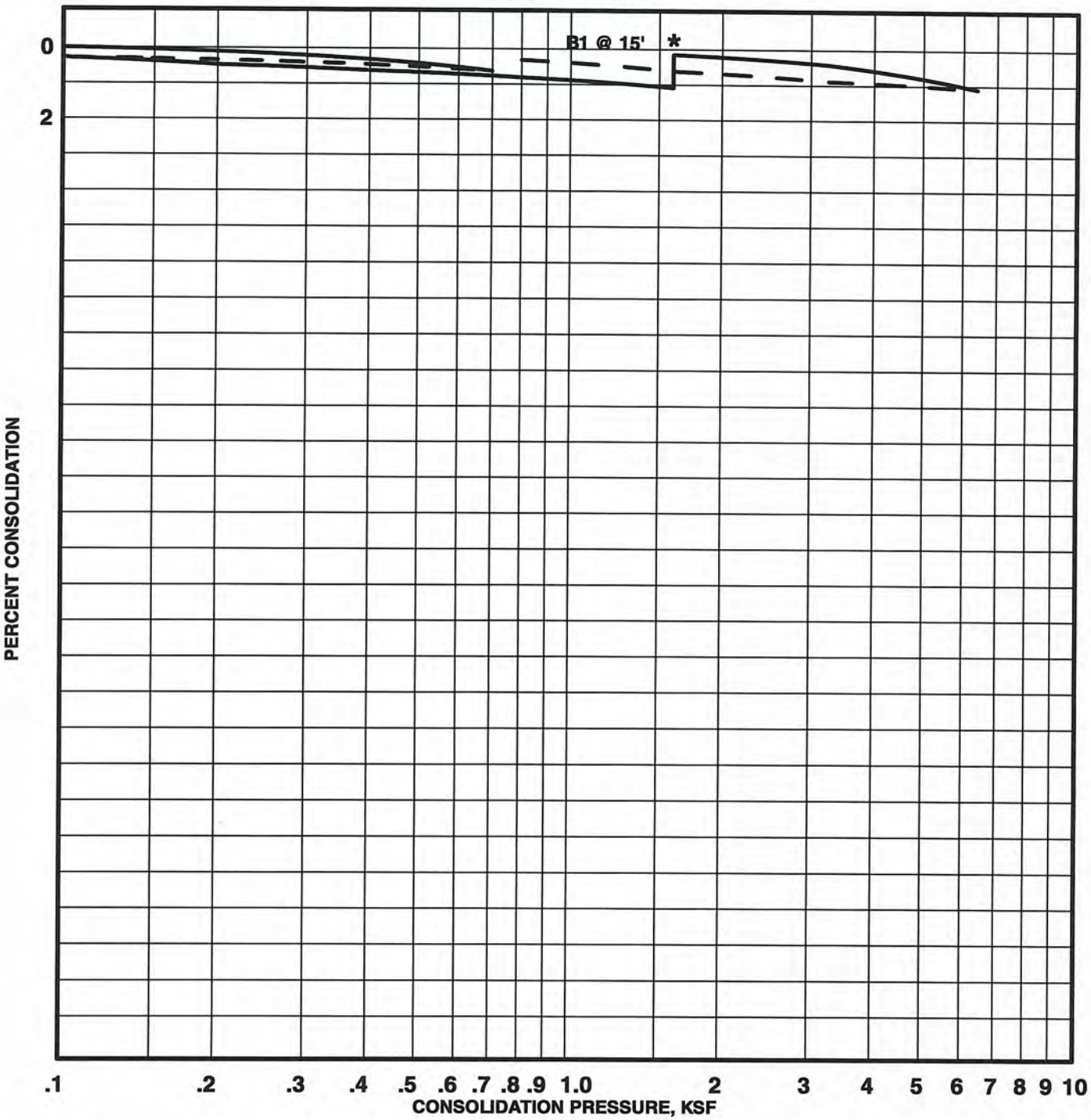
PLATE:

CONSOLIDATION TEST

PROJECT: 3823 FEFFER/BARBAS-LAS PALMAS AND MCCADDEN PLACE

SAMPLE: B1 @ 15'

ALLUVIUM



* Water Added

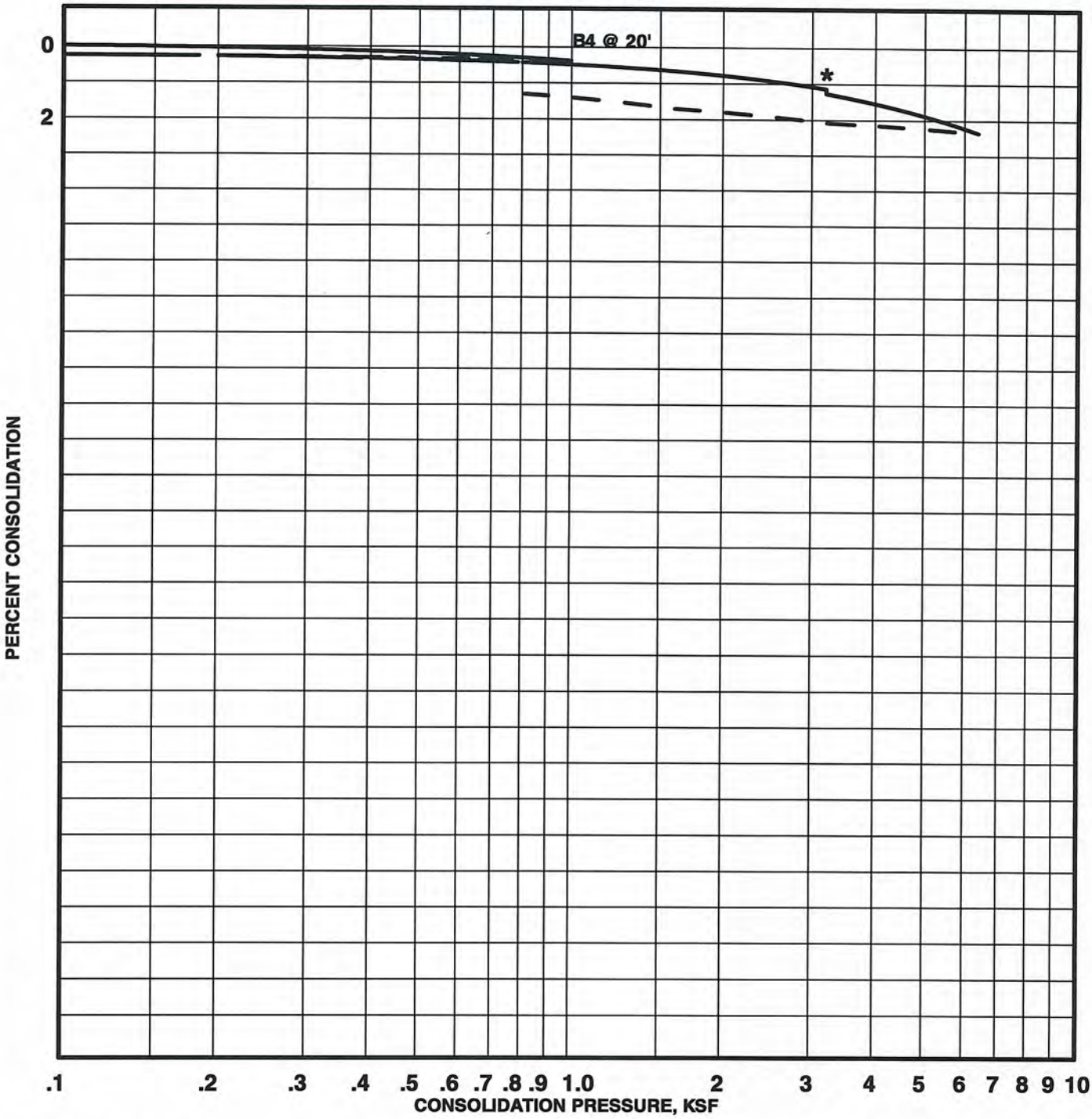
PLATE:

CONSOLIDATION TEST

PROJECT: 3823 FEFFER/BARBAS-LAS PALMAS AND MCCADDEN PLACE

SAMPLE: B4 @ 20'

ALLUVIUM



* Water Added

PLATE:

APPENDIX 'C'

Site Plan
&
Cross Sections

FEFFER GEOLOGICAL CONSULTING

SITE PLAN

NAME: BARDAS INVESTMENT GROUP

JB: 2618-14 BY: YMH

LAS PALMAS AVE

DATE: 12/20/21 SCALE: 1"=30' SITE:& MC CADDEN PL

REF: BASE MAP FROM SURVEY

FEFFER GEOLOGICAL LEGEND

B-4 LOCATION OF BORING FEFFER GEOLOGICAL

B B' CROSS SECTION LINE

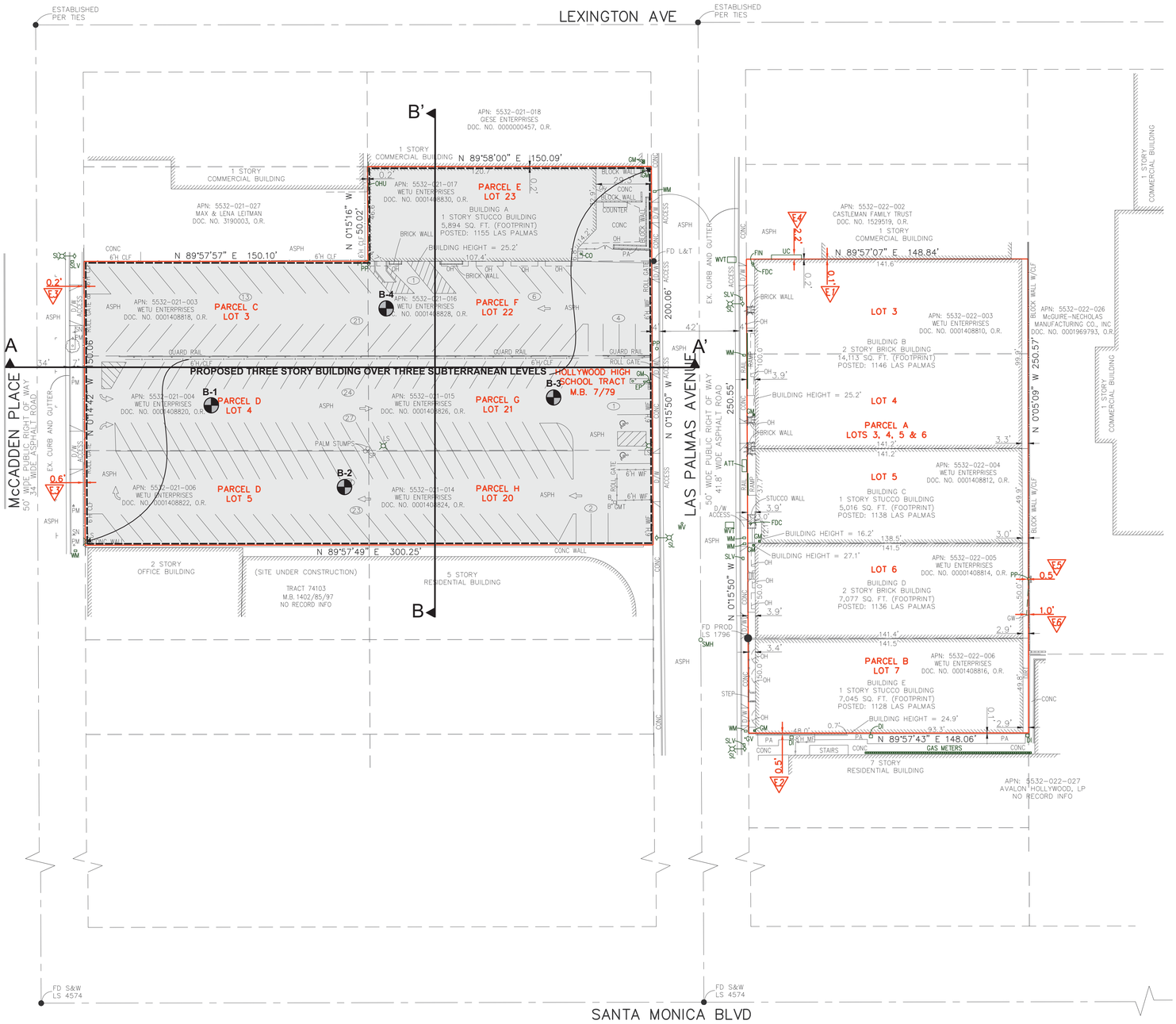
GEOLOGIC CONTACT

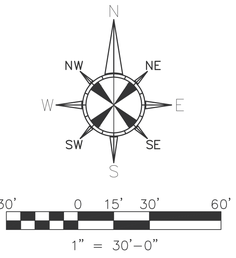
Qae QUATERNARY ALLUVIUM

Af ARTIFICIAL FILL

Qcol COLLUVIUM

Qs SOIL





LEGEND

	APN	ASSESSORS PARCEL NUMBER
	ASPH	ASPHALT
○	B	BOLLARD
□	CR	CABLE TV RISER
	CONC	CONCRETE
	DOC.	DOCUMENT
□	DI	DRAIN INLET
	D/W	DRIVEWAY
▭	DCV	DETECTOR CHECK VALVE
▭	EV	ELECTRIC VAULT
○	FS	FIRE SERVICE
▭	FIN	FIRE LINE INLET
○	FDC	FIRE DEPARTMENT CONNECTION
○	FP	FLAG POLE
▭	GM	GAS METER
□	GTM	GATE MOTOR
⟵	GW	GUY WIRE
♿		HANDICAP SPACE
	H	HEIGHT
⊗	LS	LIGHT STANDARD
	NO.	NUMBER
	O.R.	OFFICIAL RECORDS
	PA	PLANTER AREA
	PL	PROPERTY LINE
○	PP	POWER POLE
▭	SN	SIGN
○	SP	SERVICE POLE
⊗	SL	STREET LIGHT
○	SMH	SEWER MANHOLE
▭	SLV	STREET LIGHT VAULT
▭	UC	UTILITY CABINET
	W/	WITH
▭	WM	WATER METER
▭	WVT	WATER VAULT
○	WV	WATER VALVE
		STUCCO OR BLOCK WALL – TYPICAL
	MF	METAL FENCE – TYPICAL
	WIF	WROUGHT IRON FENCE – TYPICAL
	CLF	CHAIN LINK FENCE – TYPICAL
	OH	OVERHANG
	OHU	OVERHEAD UTILITY LINE
		PAINTED HATCH AREA
		PARKING SPACE COUNTER
		DECIDUOUS TREE
		PALM TREE

ALTA/NSPS LAND TITLE SURVEY

FOR

PROPERTY LOCATED AT

1128, 1136, 1138, 1139, 1145, 1146, 1149 and 1155 N. Las Palmas Avenue and 1138, 1140 and 1142 N. McCadden Place

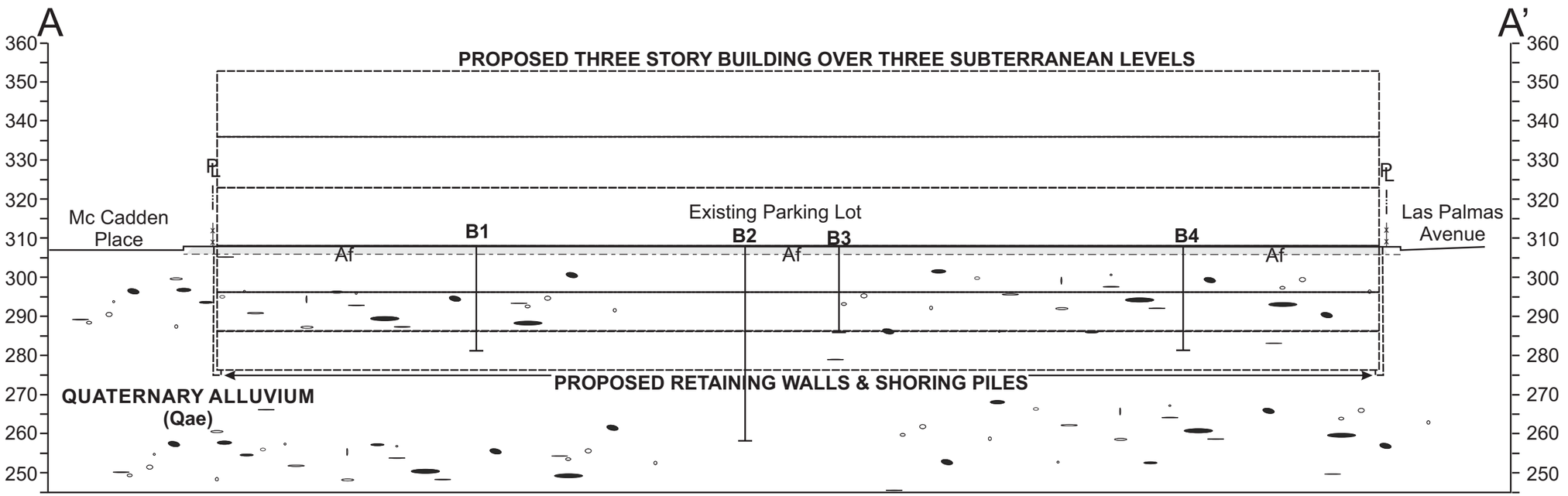
PARTNER Engineering and Science, Inc.®

1761 GARRY AVENUE
SANTA ANA, CA 92705
949-930-9095
cdaniels@partneresi.com

LATEST REVISION DATE: 11/29/21

DATE OF MAP OR PLAT: 03/26/21

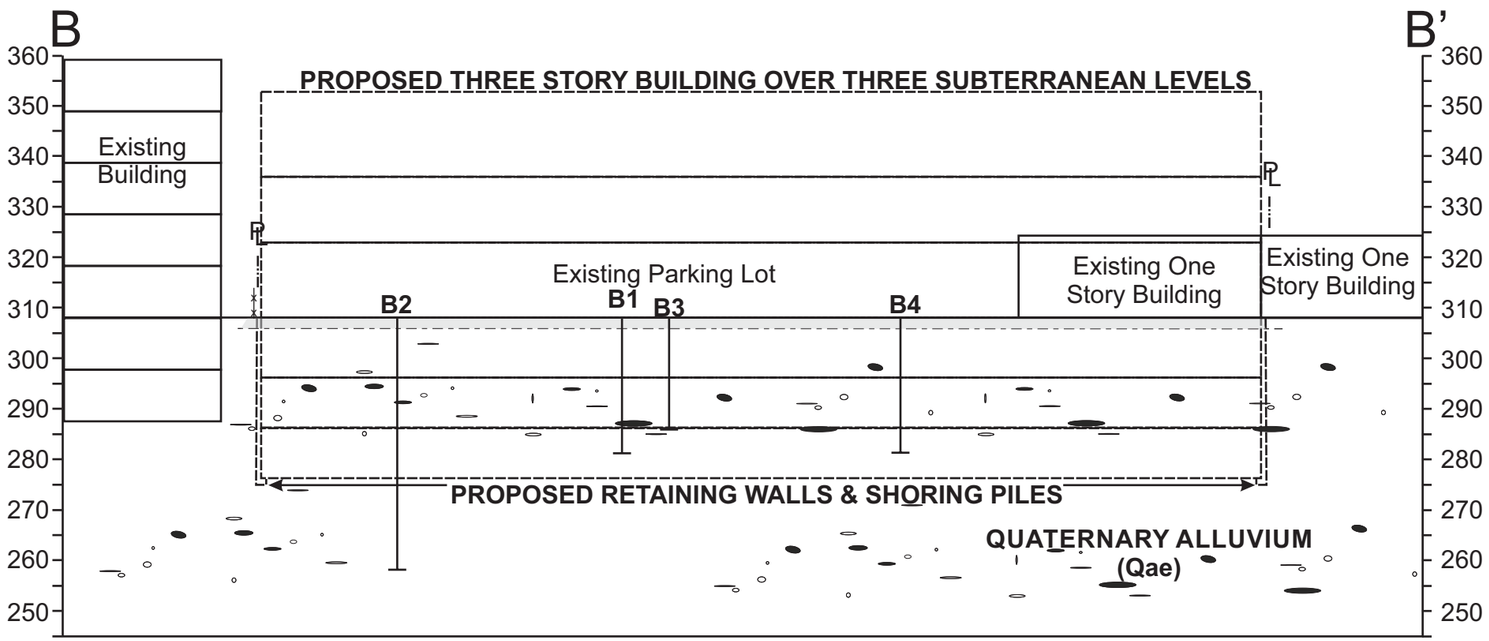
JN: 21-339659.2



FEFFER GEOLOGICAL CONSULTING

CROSS SECTION A-A'

JB: 2618-14	NAME: BARDAS INVESTMENT GROUP	BY: YMH
DATE: 12/20/21	SCALE: 1"=30'	SITE: LAS PALMAS AVE & MC CADDEN PL
REF:	TOPOGRAPHY FROM SURVEY	



FEFFER GEOLOGICAL CONSULTING

CROSS SECTION B-B'

JB: 2618-14	NAME: BARDAS INVESTMENT GROUP	BY: YMH
DATE: 12/20/21	SCALE: 1"=30'	SITE: LAS PALMAS AVE & MC CADDEN PL
REF:	TOPOGRAPHY FROM SURVEY	

APPENDIX ‘D’

Grading Specifications

STANDARD GRADING SPECIFICATIONS

These specifications present the usual and minimum requirements for grading operations performed under our supervision.

GENERAL

1) The Geotechnical Engineer and Engineering Geologist are the developer's representative on the project.

2) All clearing, site preparation or earth work performed on the project shall be conducted by the contractor under the supervision of the Geotechnical Engineer.

3) It is the contractor's responsibility to prepare the ground surface to receive the fills to the satisfaction of the Geotechnical Engineer and to place, spread, mix, water, and compact the fill in accordance with the specifications of the Geotechnical Engineer. The contractor shall also remove all material considered unsatisfactory by the Geotechnical Engineer.

4) It is the contractor's responsibility to have suitable and sufficient compaction equipment on the job site to handle the amount of fill being placed. If necessary, excavation equipment will be shut down to permit completion of compaction. Sufficient watering apparatus will also be provided by the contractor, with due consideration for the fill material, rate of placement and time of year.

5) A final report shall be issued by our firm outlining the contractor's conformance with these specifications.

SITE PREPARATION

1) All vegetation and deleterious materials such as rubbish shall be disposed of off-site. Soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and wasted from the site. Any material incorporated as a part of a compacted fill must be approved by the Geotechnical Engineer.

2) The Engineer shall locate all houses, sheds, sewage disposal systems, large trees or structures on the site or on the grading plan to the best of his knowledge prior to preparing the ground surface.

Any underground structures such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipe lines, or others not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer.

3) After the ground surface to receive fill has been cleared, it shall be scarified, disced or bladed by the contractor until it is uniform and free from ruts, hollows, hummocks or other uneven features which may prevent uniform compaction.

The scarified ground surface shall then be brought to optimum moisture, mixed as required, and compacted as specified. If the scarified zone is greater than twelve inches (12") in depth, the excess shall be removed and placed in lifts restricted to six inches (6").

Prior to placing fill, the ground surface to receive fill shall be inspected, tested and approved by the Geotechnical Engineer.

PLACING, SPREADING AND COMPACTION OF FILL MATERIALS

1) The selected fill material shall be placed in layers which when compacted shall not exceed six inches (6") in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to insure uniformity of material and moisture of each layer.

2) Where the moisture content of the fill material is below the limits specified by the Geotechnical Engineer, water shall be added until the moisture content is as required to assure thorough bonding and thorough compaction.

3) Where the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by blading or other satisfactory methods until the moisture content is adequate.

COMPACTED FILLS

1) Any material imported or excavated on the property may be utilized in the fill, provided each material has been determined to be suitable by the Geotechnical Engineer. Roots, tree branches or other matter missed during clearing shall be removed from the fill as directed by the Geotechnical Engineer.

2) Rock fragments less than six inches (6") in diameter may be utilized in the fill, provided:

a) They are not placed in concentrated pockets.

b) There is a sufficient percentage of fine-grained material to surround the rocks.

c) The distribution of the rocks is supervised by the Geotechnical Engineer.

3) Rocks greater than six inches (6") in diameter shall be taken off-site, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal. Details for rock disposal such as location, moisture control, percentage of rock placed, will be referred to in the "Conclusions and Recommendations" section of the geotechnical report.

If the rocks greater than six inches (6") in diameter were not anticipated in the preliminary geotechnical and geology report, rock disposal recommendations may not have been made in the "Conclusions and Recommendations" section. In this case, the contractor shall notify the Geotechnical Engineer if rocks greater than six inches (6') in diameter are encountered. The Geotechnical Engineer will than prepare a rock disposal recommendation or request that such rocks be taken off-site.

4) Representative samples of materials to be utilized as compacted fill shall be analyzed in the laboratory by the Geotechnical Engineer to determine their physical properties. If any materials other than that previously tested is encountered during grading, the appropriate analysis of this material shall be conducted by the Geotechnical Engineer as soon as possible.

Material that is spongy, subject to decay or otherwise considered unsuitable shall not be used in the compacted fill.

5) Each layer shall be compacted to a minimum of ninety percent (90%) of the maximum density in compliance with the testing method specified by the controlling governmental agency (ASTM D-1557).

If compaction to a lesser percentage is authorized by the controlling governmental agency because of a specific land use or expansive soil conditions, the area to receive fill compacted to less than ninety percent (90%) shall either be delineated on the grading plan or appropriate reference made to the area in the geotechnical report.

6) Compaction shall be by sheeps foot roller, multi-wheeled pneumatic tire roller, or other types of acceptable rollers. Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is at the specified moisture content. The final surface of the lot areas to receive slabs-on-grade should be rolled to a smooth, firm surface.

7) Field density tests shall be made by the Geotechnical Engineer of the compaction of each layer of fill. Density tests shall be made at intervals not to exceed two feet (2') of fill height provided all layers are tested. Where the sheeps foot rollers are used, the soil may be disturbed to a depth of several inches and density readings shall be taken in the compacted material below the disturbed surface. When these readings indicate the density of any layer of fill or portion thereof is below the required ninety percent (90%) density, the particular layer or portion shall be reworked until the required density has been obtained.

8) Buildings shall not span from cut to fill. Cut areas shall be over excavated and compacted to provide a fill mat of three feet (3').

FILL SLOPES

1) All fills shall be keyed and benched through all top soil, colluvium, alluvium, or creep material into sound bedrock or firm material where the slope receiving fill exceeds a ratio of five (5) horizontal to one (1) vertical, in accordance with the recommendations of the Geotechnical Engineer.

2) The key for side hill fills shall be a minimum of fifteen feet (15') within bedrock or firm materials, unless otherwise specified in the geotechnical report.

3) Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency, or with the recommendations of the Geotechnical Engineer.

4) The Contractor will be required to obtain a minimum relative compaction of ninety percent (90%) out to the finish slope face of fill slopes, buttresses, and stabilization fills. This may be achieved by either over-building

the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment, or by any other procedure which produces the required compaction.

5) All fill slopes should be planted or protected from erosion by methods specified in the geotechnical report and by the governing agency.

6) Fill-over-cut slopes shall be properly keyed through topsoil, colluvium, or creep material into rock or firm materials. The transition zone shall be stripped of all soil prior to placing fill.

CUT SLOPES

1) The Engineering Geologist shall inspect all cut slopes excavated in rock, lithified, or formation material at vertical intervals not exceeding ten feet (10').

2) If any conditions not anticipated in the preliminary report such as perched water, seepage, lenticular or confined strata of a potentially adverse nature, unfavorably inclined bedding, joints, or fault planes, are encountered during grading, these conditions shall be analyzed by the Engineering Geologist and Geotechnical Engineer; and recommendations shall be made to treat these problems.

3) Cut slope that face in the same direction as the prevailing drainage shall be protected from slope wash by a non-erosive interceptor swale placed at the top of the slope.

4) Unless otherwise specified in the geological and geotechnical report, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of the controlling governmental agencies.

5) Drainage terraces shall be constructed in compliance with the ordinances of controlling governmental agencies, or with the recommendations of the Geotechnical Engineer or Engineering Geologist.

GRADING CONTROL

1) Inspection of the fill placement shall be provided by the Geotechnical Engineer during the progress of grading.

2) In general, density tests should be made at intervals not exceeding two feet (2') of fill height or every five hundred (500) cubic yards of fill placed. These criteria will vary depending on soil conditions and the size of the job. In any event, an adequate number of field density tests shall be made to verify that the required compaction is being achieved.

3) Density tests should also be made on the surface materials to receive fill as required by the Geotechnical Engineer.

4) All clean-out, processed ground to receive fill, key excavations, subdrains, and rock disposal must be inspected and approved by the Geotechnical Engineer prior to placing any fill. It shall be the Contractor's responsibility to notify the Geotechnical Engineer when such areas are ready for inspection.

CONSTRUCTION CONSIDERATIONS

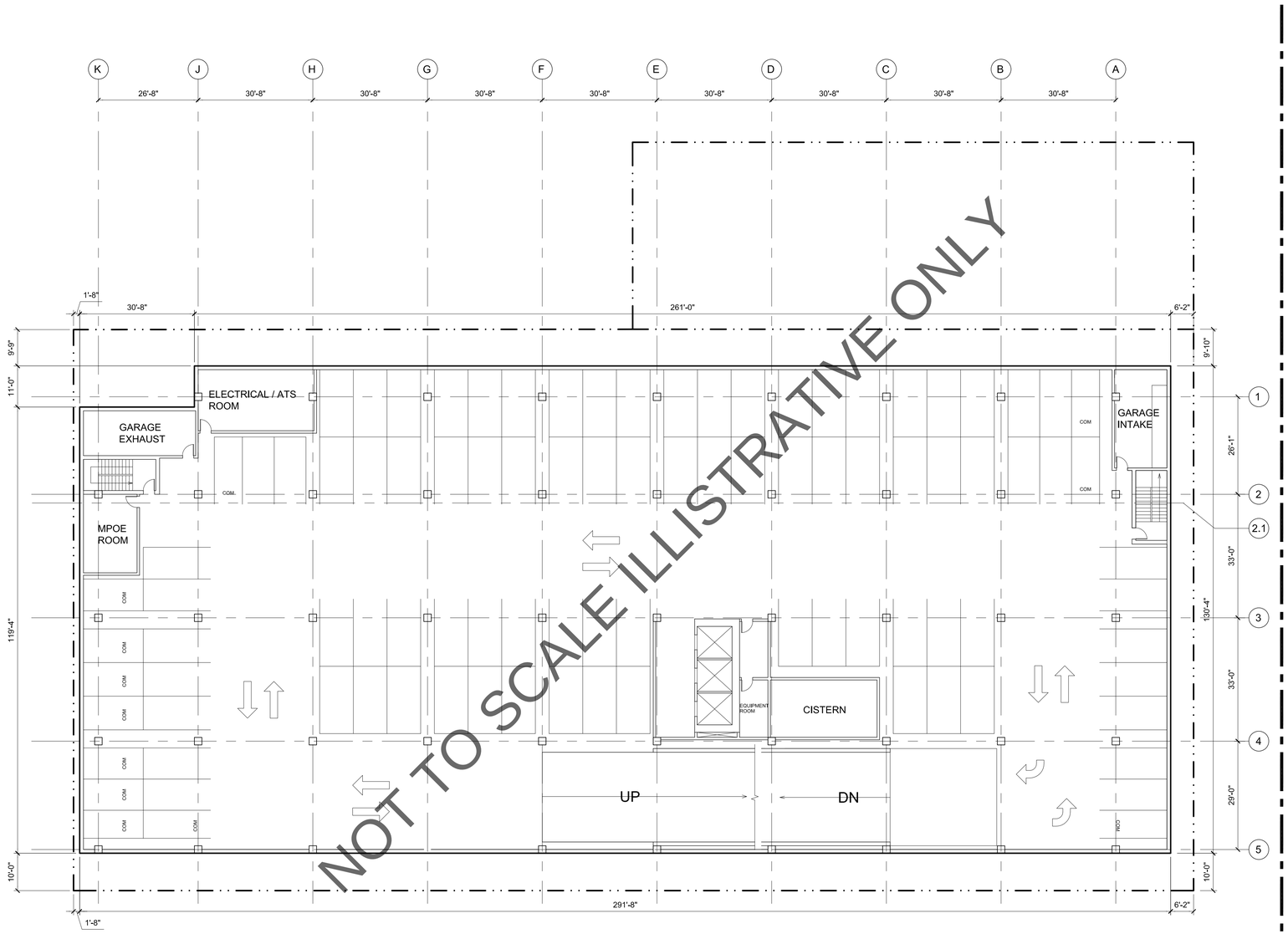
1) Erosion control measures, when necessary, shall be provided by the Contractor during grading and prior to the completion and construction of permanent drainage controls.

2) Upon completion of grading and termination of inspections by the Geotechnical Engineer, no further filling or excavating, including that necessary for footings, foundations, large tree wells, retaining walls, or other features shall be performed without the approval of the Geotechnical Engineer or Engineering Geologist.

3) Care shall be taken by the contractor during final grading to preserve any berms, drainage terraces, interceptor swales, or other devices of a permanent nature on or adjacent to the property.

APPENDIX ‘E’

Architectural Development Plans



Otherworks

923 E. 3rd Street #107
Los Angeles, CA 90013

LAS PALMAS

1149 LAS PALMAS
LOS ANGELES, CA 90038

No.	Description	Date

Drawing Title:

PARKING LEVEL 03 PLAN

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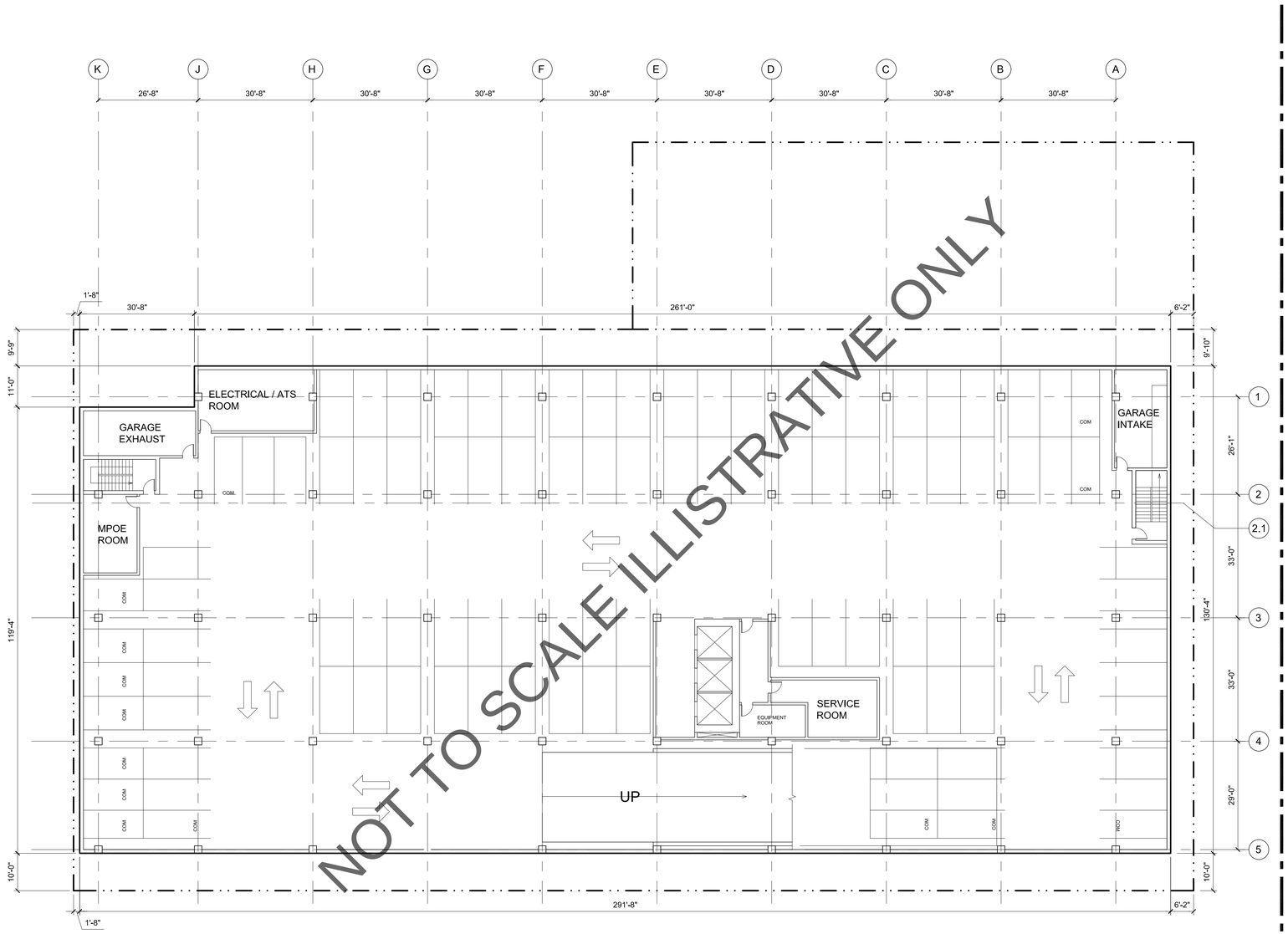
Project No: 2103

Project North:

Drawing No: **A - P3**

NOV. 11, 2021

Rev No



Otherworks

923 E. 3rd Street #107
Los Angeles, CA 90013

LAS PALMAS
1149 LAS PALMAS
LOS ANGELES, CA 90038

No.	Description	Date

Drawing Title:

PARKING LEVEL 02 PLAN

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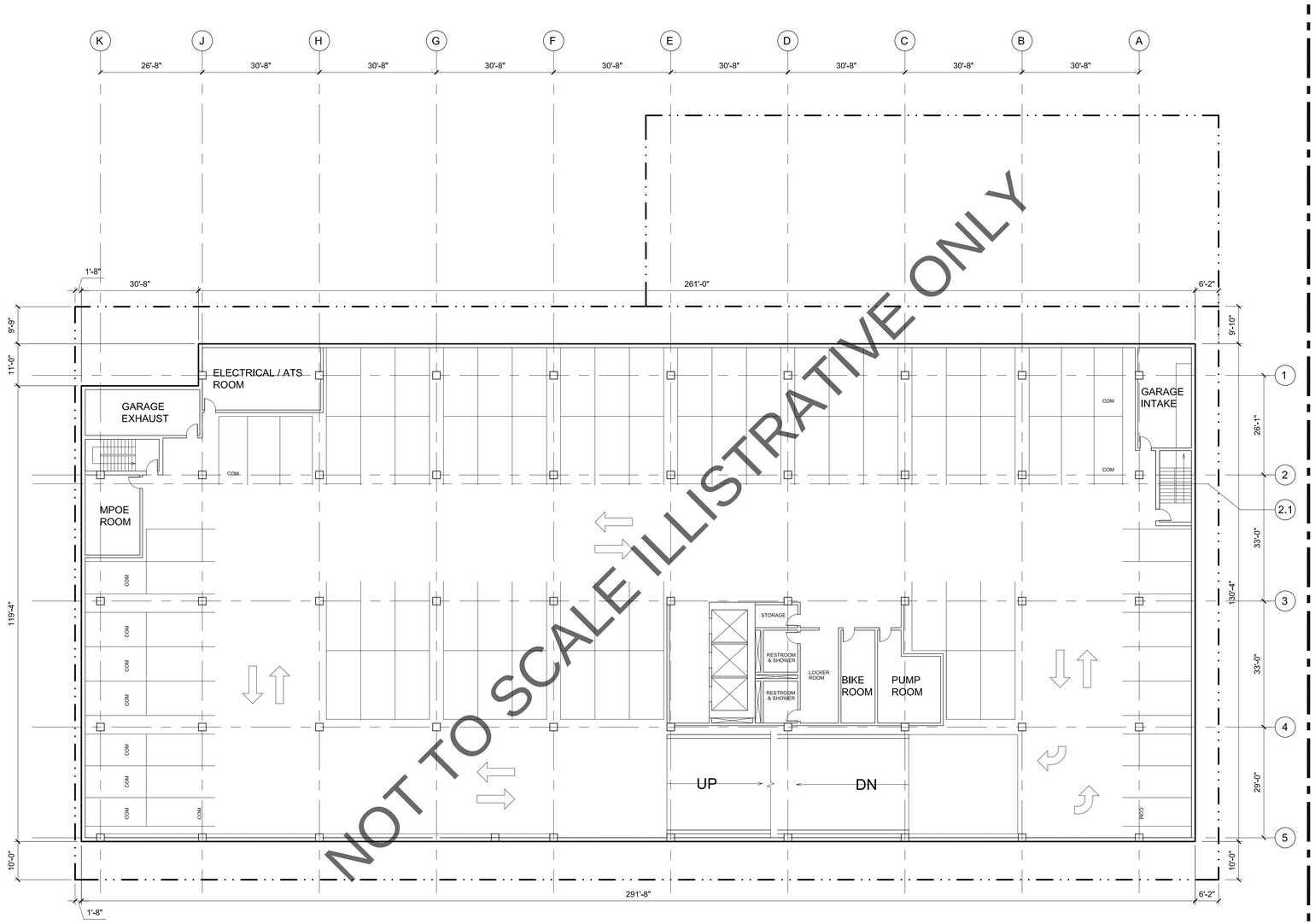
Project No: 2103

Project North:

Drawing No: **A - P2**

NOV. 11, 2021

Rev No



Otherworks
923 E. 3rd Street #107
Los Angeles, CA 90013

LAS PALMAS
1149 LAS PALMAS
LOS ANGELES, CA 90038

No.	Description	Date

Drawing Title:

PARKING LEVEL 01 PLAN

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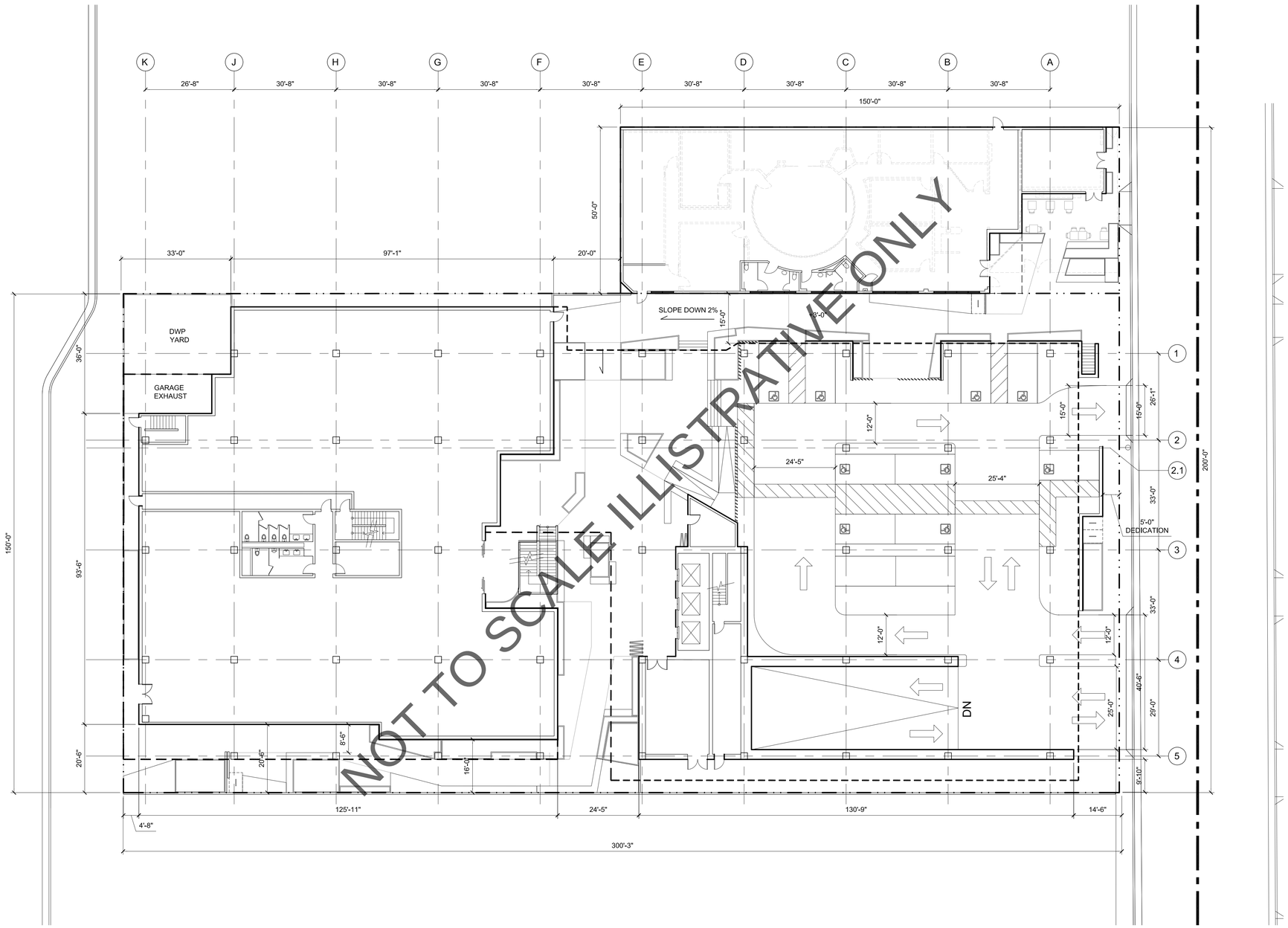
Project No: 2103

Project North:

Drawing No: **A - P1**

NOV. 11, 2021

Rev No



NOT TO SCALE ILLISTRATIVE ONLY

Otherworks
923 E. 3rd Street #107
Los Angeles, CA 90013

LAS PALMAS
1149 LAS PALMAS
LOS ANGELES, CA 90038

No.	Description	Date

Drawing Title:
GROUND FLOOR PLAN

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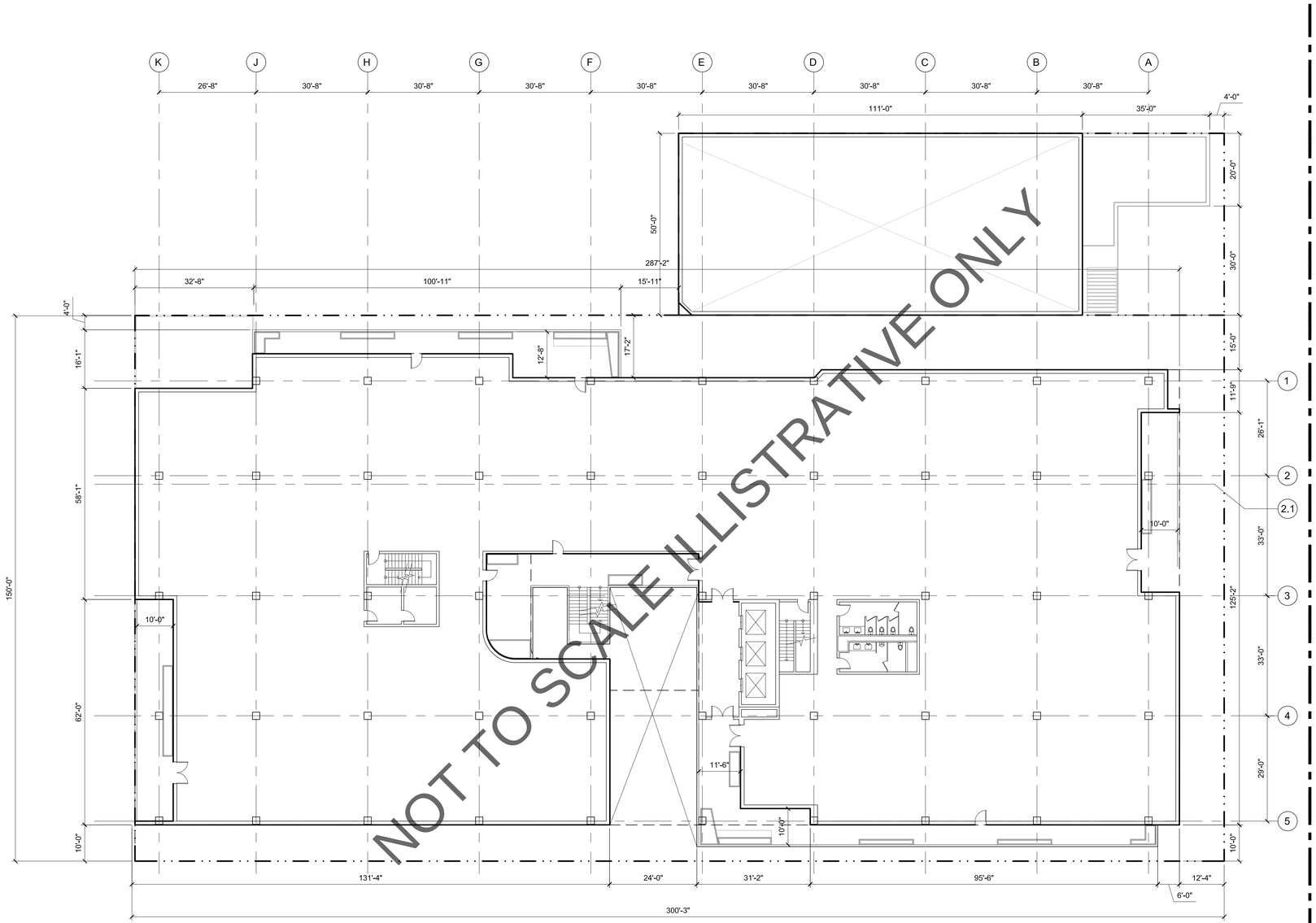
Project No: 2103

Project North:

Drawing No: **A - 101**

Rev No

NOV. 11, 2021



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Otherworks
923 E. 3rd Street #107
Los Angeles, CA 90013

LAS PALMAS
1149 LAS PALMAS
LOS ANGELES, CA 90038

No.	Description	Date

Drawing Title:
SECOND FLOOR PLAN

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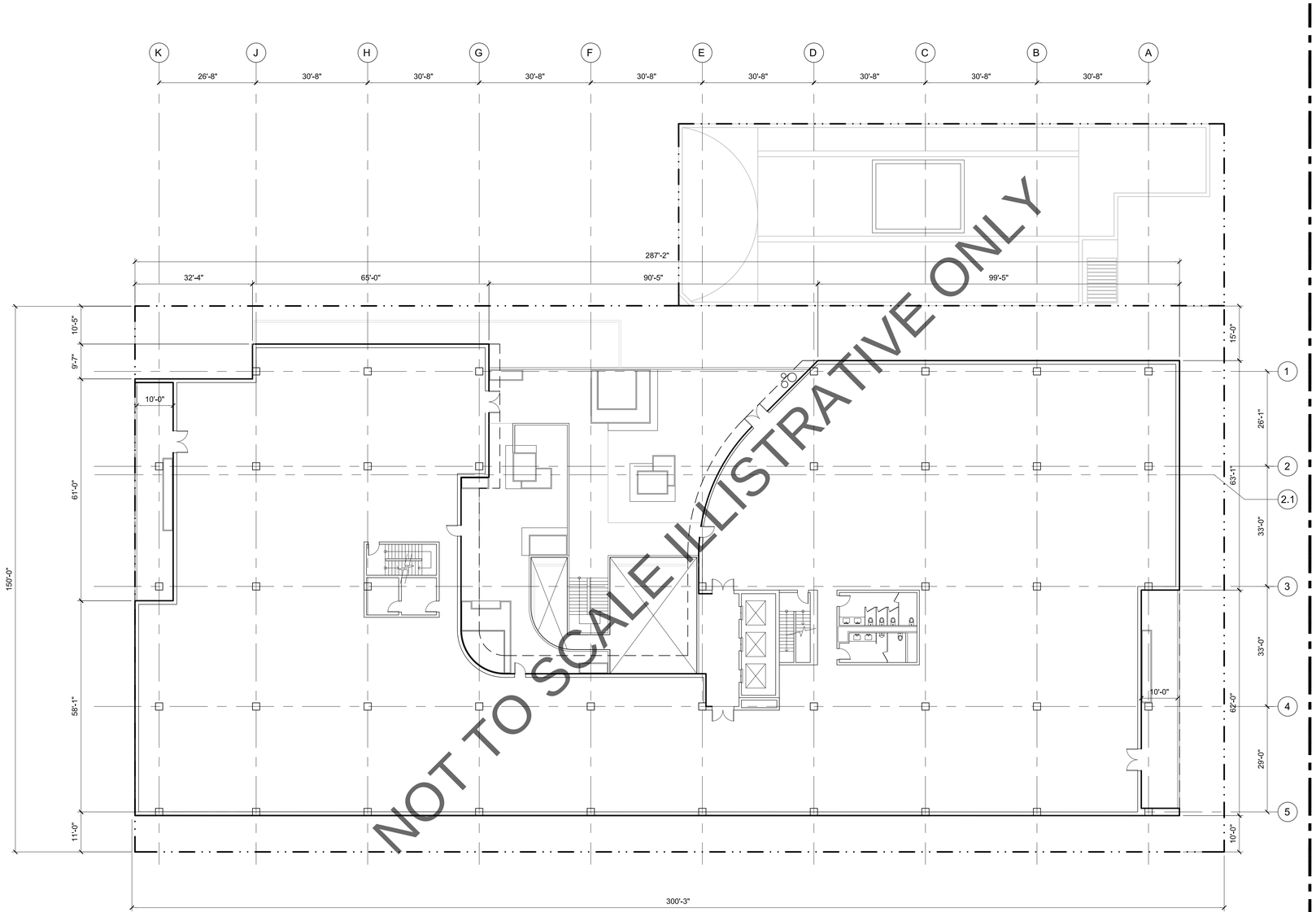
Project No: 2103

Project North:

Drawing No: **A - 102**

Rev No

NOV. 11, 2021



Otherworks
923 E. 3rd Street #107
Los Angeles, CA 90013

LAS PALMAS
1149 LAS PALMAS
LOS ANGELES, CA 90038

No.	Description	Date

Drawing Title:
THIRD FLOOR PLAN

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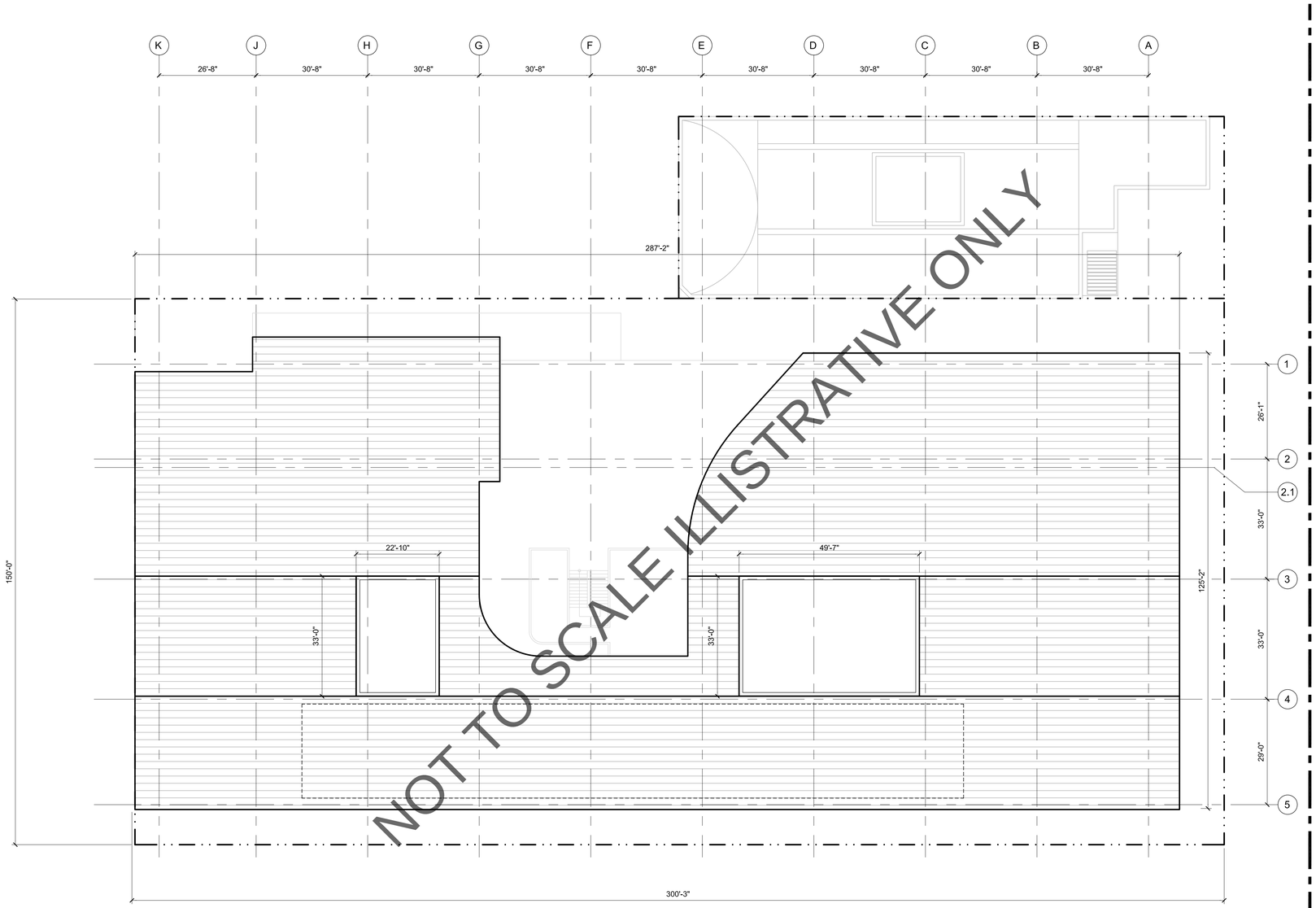
Project No: 2103

Project North:

Drawing No: **A - 103**

NOV. 11, 2021

Rev No



Otherworks
923 E. 3rd Street #107
Los Angeles, CA 90013

LAS PALMAS
1149 LAS PALMAS
LOS ANGELES, CA 90038

No.	Description	Date

Drawing Title:
ROOF FLOOR PLAN

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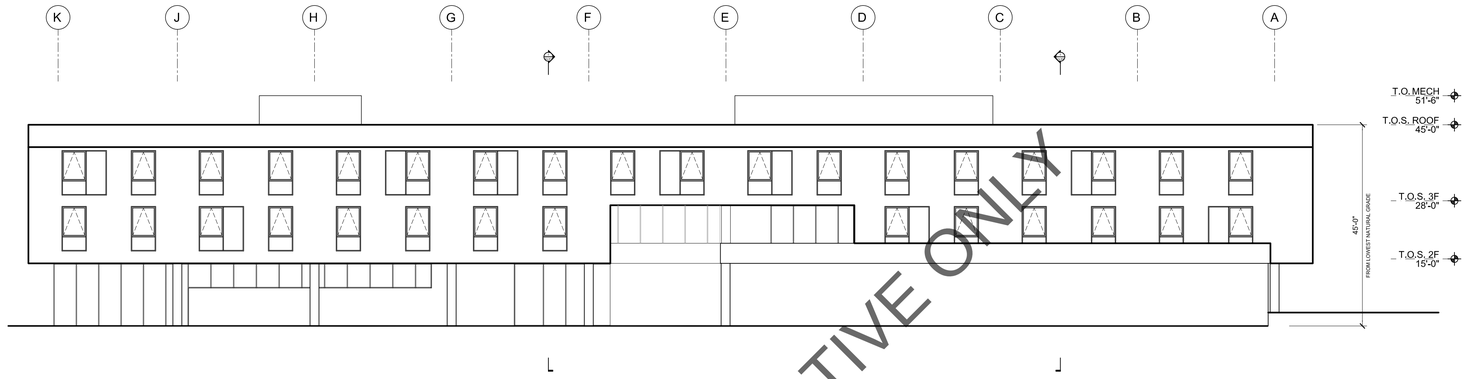
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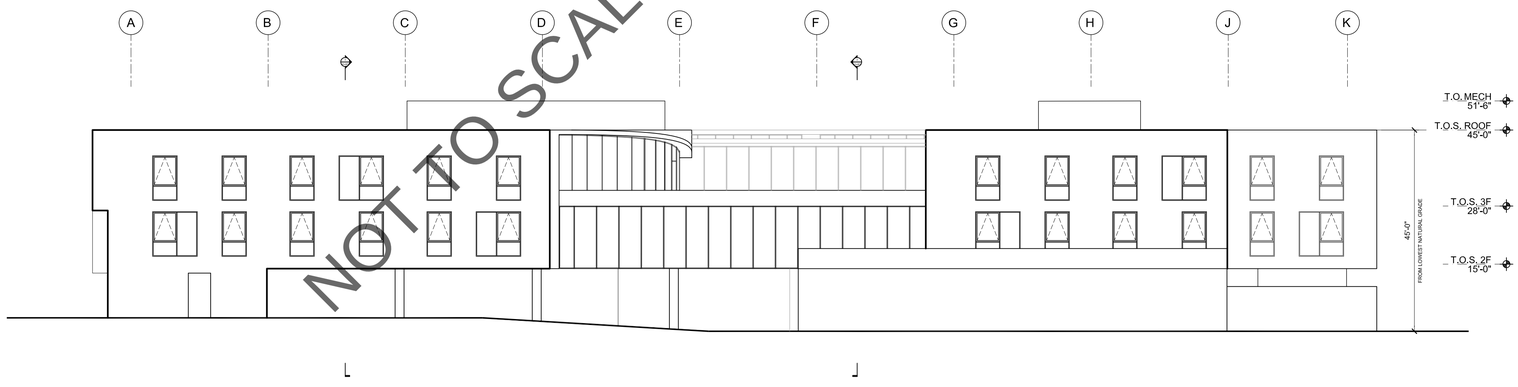
Drawing No: **A - 104**

Rev No

NOV. 11, 2021



SOUTH ELEVATION



NORTH ELEVATION

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Otherworks
923 E. 3rd Street #107
Los Angeles, CA 90013

LAS PALMAS
1149 LAS PALMAS
LOS ANGELES, CA 90038

No.	Description	Date

Drawing Title:
NORTH & SOUTH ELEVATIONS

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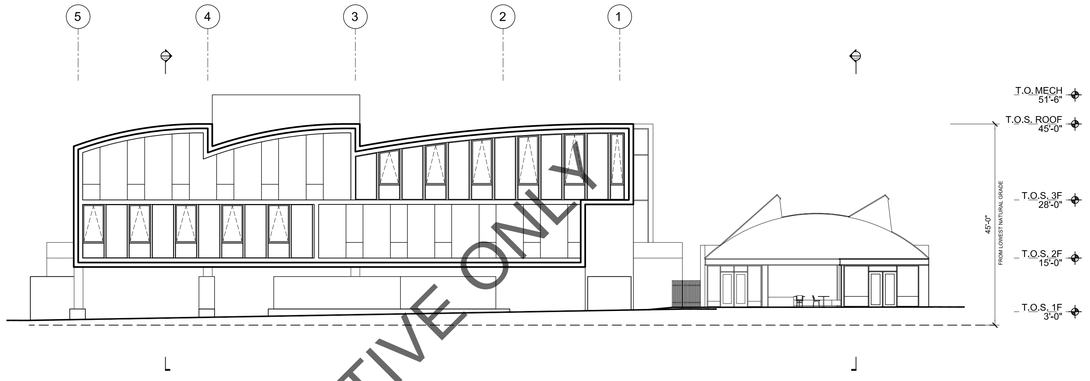
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Project North:

Drawing No:
A - 201

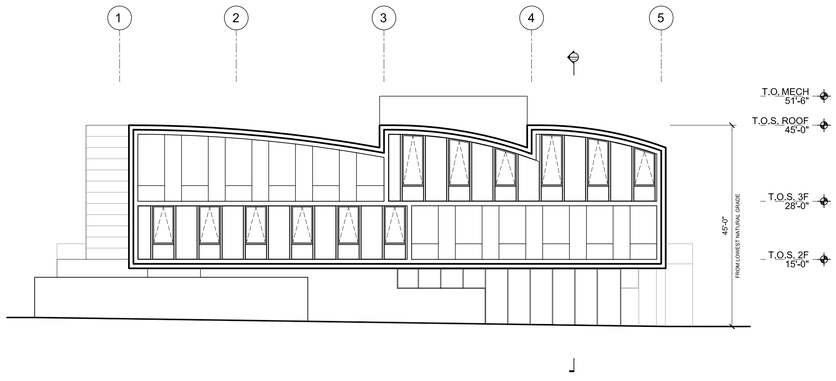
Rev No

NOV. 11, 2021



EAST ELEVATION

NOT TO SCALE ILLISTRATIVE ONLY



WEST ELEVATION

Otherworks
923 E. 3rd Street #107
Los Angeles, CA 90013

LAS PALMAS
1149 LAS PALMAS
LOS ANGELES, CA 90038

No.	Description	Date

Drawing Title:
EAST & WEST ELEVATIONS

Scale:
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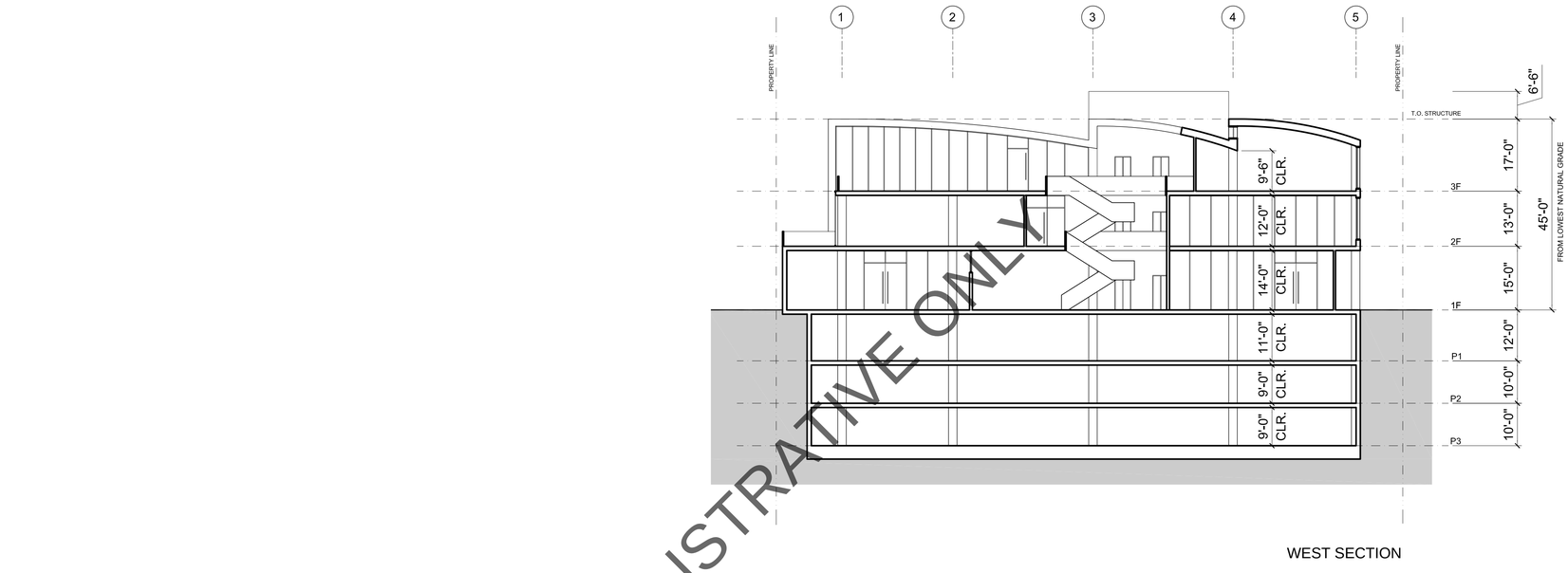
Project No:
2103

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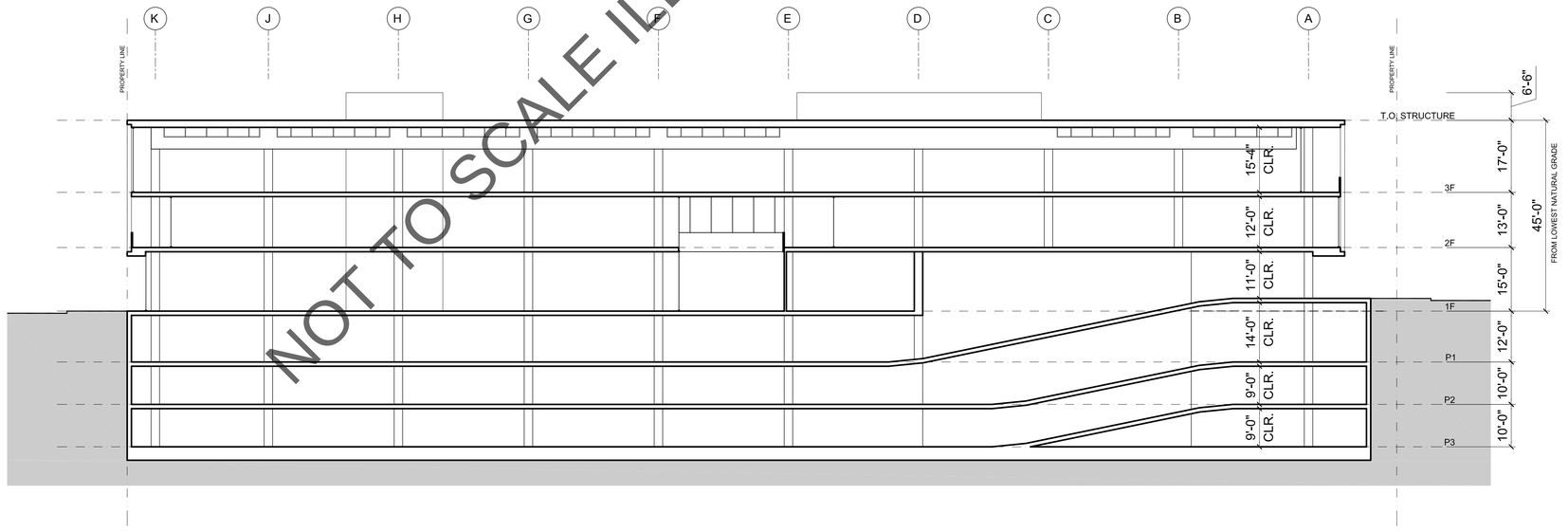
Drawing No:
A - 202

Rev No

NOV. 11, 2021



WEST SECTION



NORTH SECTION

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Otherworks
923 E. 3rd Street #107
Los Angeles, CA 90013

LAS PALMAS
1149 LAS PALMAS
LOS ANGELES, CA 90038

No.	Description	Date

Drawing Title:
BUILDING SECTIONS

Scale: 1/16" = 1'-0"

Project No: 2103

Project North:

Drawing No: A - 203

Rev No

NOV. 11, 2021

APPENDIX ‘F’

Engineering Analysis

RETAINING WALL

IC: **2618-14** CONSULT: **YMH**
CLIENT: **BARDAS Investment Group**

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Alluvium		WALL HEIGHT	35	feet
SHEAR DIAGRAM:	1		BACKSLOPE ANGLE:	0	degrees
COHESION:	325	psf	SURCHARGE:	300	pounds
PHI ANGLE:	27	degrees	SURCHARGE TYPE:	U	Uniform
DENSITY	126	pcf	INITIAL FAILURE ANGLE:	10	degrees
SAFETY FACTOR:	1		FINAL FAILURE ANGLE:	70	degrees
WALL FRICTION	10	degrees	INITIAL TENSION CRACK:	4	feet
CD (C/FS):	325.0	psf	FINAL TENSION CRACK:	35	feet
PHID = ATAN(TAN(PHI)/FS) =	27.0	degrees			
HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h)	0.36	%g			
VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v)	0	%g			

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	41	degrees
AREA OF TRIAL FAILURE WEDGE	692.6	square feet
TOTAL EXTERNAL SURCHARGE	9300.0	pounds
WEIGHT OF TRIAL FAILURE WEDGE	96562.8	pounds
NUMBER OF TRIAL WEDGES ANALYZED	1952	trials
LENGTH OF FAILURE PLANE	46.4	feet
DEPTH OF TENSION CRACK	4.6	feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	35.0	feet
CALCULATED HORIZONTAL THRUST ON WALL	**43889.9**	**pounds**

FOR A GROUND MOTION OF 0.36 AND A FS OF 1.0, THE ENCLOSED CALCULATIONS INDICATE AN UNBALANCED FORCE UNDER SEISMIC CONDITIONS FROM THE MAXIMUM CONSIDERED EARTHQUAKE IS 43889.9 POUNDS OR 43.89 KIPS.

RETAINING WALL

IC: **2618-14** CONSULT: **YMH**
CLIENT: **BARDAS Investment Group**

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Alluvium		WALL HEIGHT	35	feet
SHEAR DIAGRAM:	1		BACKSLOPE ANGLE:	0	degrees
COHESION:	325	psf	SURCHARGE:	300	pounds
PHI ANGLE:	27	degrees	SURCHARGE TYPE:	U	Uniform
DENSITY	126	pcf	INITIAL FAILURE ANGLE:	10	degrees
SAFETY FACTOR:	1.5		FINAL FAILURE ANGLE:	70	degrees
WALL FRICTION	10	degrees	INITIAL TENSION CRACK:	4	feet
CD (C/FS):	216.7	psf	FINAL TENSION CRACK:	35	feet
PHID = ATAN(TAN(PHI)/FS) =	18.8	degrees			
HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h)	0	%g			
VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v)	0	%g			

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	52	degrees
AREA OF TRIAL FAILURE WEDGE	475.0	square feet
TOTAL EXTERNAL SURCHARGE	6300.0	pounds
WEIGHT OF TRIAL FAILURE WEDGE	66152.3	pounds
NUMBER OF TRIAL WEDGES ANALYZED	1952	trials
LENGTH OF FAILURE PLANE	40.6	feet
DEPTH OF TENSION CRACK	3.0	feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	25.0	feet
CALCULATED HORIZONTAL THRUST ON WALL	**30532.4**	**pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**49.8**	**pcf**
DESIGN EQUIVALENT FLUID PRESSURE	**55.0**	**pcf**

THE CALCULATION INDICATES THAT THE PROPOSED RETAINING WALL MAY BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 55 POUNDS PER CUBIC FOOT.

SHORING PILE

IC: **2618-14** CONSULT: **YMH**
CLIENT: **BARDAS Investment Group**

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Alluvium		RETAINED LENGTH	35	feet
SHEAR DIAGRAM:	1		BACKSLOPE ANGLE:	0	degrees
COHESION:	325	psf	SURCHARGE:	300	pounds
PHI ANGLE:	27	degrees	SURCHARGE TYPE:	U	Uniform
DENSITY	126	pcf	INITIAL FAILURE ANGLE:	10	degrees
SAFETY FACTOR:	1.25		FINAL FAILURE ANGLE:	70	degrees
PILE FRICTION	10	degrees	INITIAL TENSION CRACK:	4	feet
CD (C/FS):	260.0	psf	FINAL TENSION CRACK:	35	feet
PHID = ATAN(TAN(PHI)/FS) =	22.2	degrees			
HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h)	0	%g			
VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v)	0	%g			

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	54	degrees
AREA OF TRIAL FAILURE WEDGE	440.9	square feet
TOTAL EXTERNAL SURCHARGE	5700.0	pounds
WEIGHT OF TRIAL FAILURE WEDGE	61259.3	pounds
NUMBER OF TRIAL WEDGES ANALYZED	1952	trials
LENGTH OF FAILURE PLANE	39.1	feet
DEPTH OF TENSION CRACK	3.3	feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	23.0	feet
CALCULATED THRUST ON PILE	**24385.0**	**pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**39.8**	**pcf**
DESIGN EQUIVALENT FLUID PRESSURE	**43.0**	**pcf**

THE CALCULATION INDICATES THAT THE PROPOSED SHORING PILES MAY MAY BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 43 POUNDS PER CUBIC FOOT. THE FLUID PRESSURE SHOULD BE MULTIPLIED BY THE PILE SPACING.

TEMPORARY EXCAVATION HEIGHT

IC: **2618-14** CONSULT: **YMH**
CLIENT: **BARDAS Investment Group**

CALCULATION SHEET #

CALCULATE THE HEIGHT TO WHICH TEMPORARY EXCAVATIONS ARE STABLE (NEGATIVE THRUST). THE EXCAVATION HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE EARTH MATERIAL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE.

CALCULATION PARAMETERS

EARTH MATERIAL:	Alluvium	WALL HEIGHT:	5 feet
SHEAR DIAGRAM:	1	BACKSLOPE ANGLE:	45 degrees
COHESION:	325 psf	SURCHARGE:	300 pounds
PHI ANGLE:	27 degrees	SURCHARGE TYPE:	U Uniform
DENSITY:	126 pcf	INITIAL FAILURE ANGLE:	17 degrees
SAFETY FACTOR:	1.25	FINAL FAILURE ANGLE:	70 degrees
WALL FRICTION:	0 degrees	INITIAL TENSION CRACK:	2 feet
CD (C/FS):	260.0 psf	FINAL TENSION CRACK:	5 feet
PHID = ATAN(TAN(PHI)/FS) =	22.2 degrees		

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	48 degrees
AREA OF TRIAL FAILURE WEDGE	23.6 square feet
TOTAL EXTERNAL SURCHARGE	900.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	3875.8 pounds
NUMBER OF TRIAL WEDGES ANALYZED	216 trials
LENGTH OF FAILURE PLANE	7.5 feet
DEPTH OF TENSION CRACK	4.4 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	5.0 feet
CALCULATED HORIZONTAL THRUST	**-123.1 pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**-9.8 pcf**
MAXIMUM HEIGHT OF TEMPORARY EXCAVATION	**5.0 feet**

CONCLUSIONS:

THE CALCULATION INDICATES THAT THE TEMPORARY EXCAVATIONS UP TO 5 FEET HIGH IN ALLUVIUM WITH A 1:1 BACKSLOPE HAVE A NEGATIVE THRUST AND ARE TEMPORARILY STABLE.

2618-14

1139 N Las Palmas Ave, Los Angeles, CA 90038, USA

Latitude, Longitude: 34.0918975, -118.3366343



Date	12/21/2021, 1:01:10 PM
Design Code Reference Document	ASCE7-16
Risk Category	III
Site Class	D - Default (See Section 11.4.3)

Type	Value	Description
S_S	2.097	MCE_R ground motion. (for 0.2 second period)
S_1	0.752	MCE_R ground motion. (for 1.0s period)
S_{MS}	2.516	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	1.677	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.898	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	1.078	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	2.097	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	2.338	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	2.273	Factored deterministic acceleration value. (0.2 second)
S1RT	0.752	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.838	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.754	Factored deterministic acceleration value. (1.0 second)
PGAd	0.922	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.897	Mapped value of the risk coefficient at short periods

APPENDIX 'G'

Research

See CD