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

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

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT REVIEW LETTER

December 5, 2023

LOG # 128534
SOILS/GEOLOGY FILE - 2

16201 Raymer Street, LLC
116 Huntington Ave., Ste. #1001
Boston, MA 02116

TRACT: P M 3408
LOT(S): B / C / D
LOCATION: 16251 (aka 16275), 16231 (aka 16239), 16201 (aka 16215, 16277) W Raymer St.

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	13918.001	09/01/2023	Leighton Consulting, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed construction of a 1-story, at grade industrial building.

The project site is relatively level and includes three lots. The existing buildings/structures will be demolished. The earth materials at the subsurface exploration locations consist of up to 3 feet of uncertified fill underlain by alluvial deposits.

The consultants recommend to support the proposed structure on conventional foundations bearing on a blanket of properly placed fill.

The review of the subject report cannot be completed at this time and will be continued upon submittal of an addendum to the report which shall include, but not be limited to, the following:

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

1. Verify the current legal description and addresses (for all lots part of the project site) with the Address Section of the Bureau of Engineering located on the Third Floor of the 201 N. Figueroa Street, City of Los Angeles offices. The project includes three parcels with multiple street addresses.

2. The Department has combined static and seismic settlement limits for the use of conventional foundations of 1½ inches for total settlements and ¾ inches for differential

settlements. If these limits are exceeded, the Department requires the use of other foundation systems or ground improvement. The report indicates total settlements up to 1 inch for static and 1 inch for seismic, and differential settlements up to 0.5 inch for static and 0.5 inch for seismic. Revise foundation recommendations.

3. The consultants indicated that the compacted fill shall extend beyond the footings at least 3 feet, where possible. Provide grading/foundation recommendations at locations where compacted fill cannot be extended 3 feet beyond the foundation footprint. (i.e., foundations adjacent to property lines or structures, in which case the foundations may be deepened to bear in native soils) (7011.3).

4. Provide recommendations for foundations on expansive soils (1808.6 and P/BC 2014-116). Note: Soils with an Expansion Index greater than 20 are considered to be expansive, in accordance with Section 1803.5.3 of the 2014 LABC. Depth of footings below the natural and finish grades shall not be less than 24 inches for exterior and 18 inches for interior footings.

5. Provide recommendations for concrete slabs on expansive soils (1808.6 and P/BC 2014-116). Note: The slabs shall be at least 3 ½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.

6. The retaining walls, although discussed in the report, do not appear to be proposed and therefore not approved at this time. If retaining walls will be part of the proposed development, submit a site plan showing the location of the walls and slope conditions, indicate the surcharge loads acting on the wall and provide calculations to support the recommended values.

The soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in flash drive, and the appropriate fees will be required for submittal.

DAN L. STOICA
Geotechnical Engineer I

DLS/dls
Log No. 128534
213-482-0480

cc: Christopher Murray, Applicant
Leighton Consulting, Inc., Project Consultant
LA District Office

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District LA | Log No. 128534

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

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

1. LEGAL DESCRIPTION
Tract: PM 3408
Block: None Lots: B, C, and D
3. OWNER: 16201 Raymer Street, LLC
Address: 116 Huntington Avenue, Ste. #1001
City: Boston, MA Zip: 02116
Phone (Daytime):

2. PROJECT ADDRESS: 16201 W. Raymer Street
4. APPLICANT Christopher Murray
Address: 21600 Oxnard St., Suite 630
City: Woodland Hills Zip: 91367
Phone (Daytime): (818) 716-2782
E-mail address: CHRIS@RAA-INC.COM

5. Report(s) Prepared by: Leighton Consulting, Inc. 6. Report Date(s): 9/1/2023

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

9. Previous Department actions? ☐ YES if yes, provide dates and attach a copy to expedite processing.
Dates:
10. Applicant Signature: Position: VP and Owner's Representative

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED		FEES
☒ Soils Engineering	363.00	No. of Lots		
☐ Geology		No. of Acres		
☐ Combined Soils Engr. & Geol.		☐ Division of Land		
☐ Supplemental		Other		
☐ Combined Supplemental		☒ Expedite		181.50
☐ Import-Export Route		☐ Response to Correction		
Cubic Yards:		☐ Expedite ONLY		
		Sub-total		544.50
		Surcharges		129.80
		TOTAL FEE		674.30

Fee Due: 674.30
Fee Verified By: Am Date: 11/7/23
(Cashier Use Only)

Receipt # 1711214

Paid on 11/7/23

ACTION BY:

THE REPORT IS: ☐ NOT APPROVED
☐ APPROVED WITH CONDITIONS ☐ BELOW ☐ ATTACHED

For Geology Date

For Soils Date

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.

BOARD OF
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SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

February 1, 2024

LOG # 128534-01
SOILS/GEOLOGY FILE - 2

16201 Raymer Street, LLC
116 Huntington Ave., Ste. #1001
Boston, MA 02116

TRACT: P M 3408
LOT(S): B / C / D
LOCATION: 16251 (aka 16275), 16231 (aka 16239), 16201 (aka 16215, 16277) W Raymer St.

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	13918.001	01/04/2024	Leighton Consulting, Inc.

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Dept. Review Letter	128534	12/05/2023	LADBS

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed construction of a 1-story, at grade industrial building.

The project site is relatively level and includes three lots. The existing buildings/structures will be demolished. The earth materials at the subsurface exploration locations consist of up to 3 feet of uncertified fill underlain by alluvial deposits.

The consultants recommend to support the proposed structure on conventional foundations bearing on a blanket of properly placed fill.

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

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

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).

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

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

4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).

5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.

6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).

7. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater. Alternatively, the foundations may be deepened to bear in native soils, as recommended (7011.3).

8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).

9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

11. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

12. A supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction in the event that any excavation would remove lateral support to the public way, adjacent property, or adjacent structures (3307.3). A plot plan and cross-section(s) showing the

construction type, number of stories, and location of the structures adjacent to the excavation shall be part of the excavation plans (7006.2).

13. Unsurcharged temporary excavation may be cut vertical up to 5 feet. Excavations over 5 feet shall be trimmed back at a uniform gradient, in accordance with OSHA requirements, as recommended.

14. All foundations shall derive entire support from a blanket of properly placed fill with a minimum thickness of 3 feet below the bottom of the footing, as recommended (and approved by the geologist and soils engineer by inspection).

15. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.

16. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).

17. Concrete floor slabs placed on expansive soil or compacted fill shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.

18. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section 11.4.8, for structures on Site Class D sites with S1 greater than or equal to 0.2, the parameter SM1 determined by EQ. (11.4-2) shall be increased by 50%. Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.

19. The structure shall be connected to the public sewer system per P/BC 2020-027.

20. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).

21. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.

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

23. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).

24. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall

be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

25. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; protection fences; and, dust and traffic control will be scheduled (108.9.1).

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

27. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

28. A supplemental report shall be provided in the event any deviation to the currently proposed project configuration, as presented and as shown in the plans and cross sections included in the approved reports, is made. This shall include but not limited to: relocation, change in any dimension, change in the number of stories above or below grade of any of the proposed structures; addition of any structure(s), such as retaining walls, decks, swimming pools, driveways, access roads, living quarters, etc.; or, additional permanent grading or temporary grading for construction purposes that are not described and not shown in the plans and cross sections included in the approved reports.



DAN L. STOICA
Geotechnical Engineer I

DLS/dls
Log No. 128534-01
213-482-0480

cc: Christopher Murray, Applicant
Leighton Consulting, Inc., Project Consultant
LA District Office