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SOILS REPORT APPROVAL LETTER

December 5, 2023

LOG # 128545
SOILS/GEOLOGY FILE - 2

5430 Carlton, LLC
9454 Wilshire Boulevard, Suite 850
Beverly Hills, CA 90212

TRACT: PADEN TRACT (M P 16-190)
LOT(S): 15 / 16 / 17 / 18
LOCATION: 5430, 5424 (aka 5426, 5426 1/2, 5428, 5428 1/2), 5420 (aka 5420 1/2, 5422), 5416 (aka 5418) W Carlton Way

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	22403	08/21/2023	Geotechnologies, 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 7 or 8-story residential complex over 2 subterranean levels.

The project site is relatively level and includes multiple lots. The site exploration consisted of excavating two exploratory borings. The earth materials at the subsurface exploration locations consist of up to 3 feet of uncertified fill underlain by native soils. The consultants recommend to support the proposed structure(s) on conventional foundations bearing on native undisturbed soils.

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

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

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).
2. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

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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/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. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
7. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
8. 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).
9. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. 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)
10. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction.
11. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
12. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
13. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

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14. Unsurcharged temporary excavation may be cut vertical up to 5 feet. For excavations over 5 feet, the portion of the excavation above the vertical cut shall be trimmed back at a uniform gradient not exceeding 1:1 (horizontal to vertical), as recommended.
15. Shoring shall be designed for the lateral earth pressures specified in the section titled "Lateral Pressure" starting on page 27 of the 08/21/2023 report; all surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
16. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.
17. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer
18. All foundations shall derive entire support from native undisturbed soils, as recommended (and approved by the geologist and soils engineer by inspection).
19. Footings supported on expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
20. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).
21. 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 5 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
22. 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.
23. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 19 of the 08/21/2023 report. All surcharge loads shall be included into the design.
24. All retaining walls shall be provided with a standard surface backdrain system; all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
25. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).

26. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
27. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
28. The use of acceptable prefabricated drainage composites (also known as geosynthetic subdrain systems), as an alternative to traditionally accepted methods of draining retained earth, shall be determined during structural plan check.
29. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)
30. The structure shall be connected to the public sewer system per P/BC 2020-027.
31. The infiltration facility design and construction shall comply with the minimum requirements specified in the Information Bulletin P/BC 2020-118.
32. The construction of the infiltration system shall be provided under the inspection and approval of the soils engineer.
33. An overflow outlet shall be provided to conduct water to the street in the event that the infiltration system capacity is exceeded. (P/BC 2020-118)
34. Approval for the proposed infiltration system from the Bureau of Sanitation, Department of Public Works shall be secured.
35. A minimum distance of 10 feet (in any direction) shall be provided from adjacent proposed/existing footings to the discharge of the proposed infiltration system. A minimum distance of 10 feet horizontally shall be provided from private property lines to the proposed infiltration system.
36. The dry well area between the blank casing and the surround soils shall be sealed to a minimum depth of 15 feet below the bottom of any adjacent foundation, as recommended. Bentonite slurry (or equivalent) shall be used to prevent unintended leakage or horizontal infiltration. An emergency pump shall be provided and properly connected to the dry well in case of disfunction or overflow of the dry well.
37. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
38. 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).
39. 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

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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 upon completion of the work. (108.9 & 7008.2)

40. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; protection fences; and, dust and traffic control will be scheduled (108.9.1).
41. Installation of shoring shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
42. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-back Earth Anchors", whichever is more restrictive. [Research Report #23835]
43. 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. 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).
44. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.
45. 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. 128545

213-482-0480

cc: Gary Benjamin, Applicant
Geotechnologies, Inc., Project Consultant
LA District Office

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District	LA	Log No.	120645
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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: Paden Tract

Block: N/A Lots: 15-18

3. OWNER: 5430 Carlton, LLC

Address: 9454 Wilshire Blvd., Ste. 850

City: Beverly Hills Zip: 90212

Phone (Daytime): (323) 467-8210

2. PROJECT ADDRESS:

5416-5430 W. Carlton Wy.

4. APPLICANT Gary Benjamin, Alchemy Planning + Land Use

Address: 1110 N. Virgil Ave., #187

City: Los Angeles Zip: 90029

Phone (Daytime): (213) 479-7521

E-mail address: gary@alchemyplanning.com

5. Report(s) Prepared by: Geotechnologies, Inc.

6. Report Date(s): 8/21/23

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: [Signature]

Position: Representative

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
☒ Soils Engineering	363.00	No. of Lots	4
☐ Geology		No. of Acres	0.865
☐ Combined Soils Engr. & Geol.		☐ Division of Land	
☐ Supplemental		Other	
☐ Combined Supplemental		☒ Expedite	
☐ Import-Export Route		☐ Response to Correction	
Cubic Yards:		☐ Expedite ONLY	
		Sub-total	378.00
		Surcharge	323.74
		TOTAL FEE	701.74

Fee Due: 701.74
Fee Verified By: AM Date: 11/7/23
(Cashier Use Only)

Receipt #
1711378

Paid on
11/7/23

ACTION BY:

THE REPORT IS: ☐ NOT APPROVED

☐ APPROVED WITH CONDITIONS

☐ BELOW

☐ ATTACHED

For Geology

Date

For Soils

Date