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City of Los Angeles - Department of Building and Safety
GRADING PRE-INSPECTION REPORT

Address: **10201 W Pico Blvd (90035)**
CD: **5** Grad Dist.: **STGRDW15** Log No.: **LA03523** Permit Application: **04010-10000-03627**

Purpose: **DWP SUB-STATION** Property Posted: **Yes** Posting Date: **08/11/2004**
GPI Fees Paid: **Yes** Posting Fees Paid: **Yes**

TRACT: **TR 51502**
BLOCK: **N/A** LOT(S): **LT 1** ARB: COUNTY REF. NO.:

INSPECTORS REPORT OF FIELD CONDITIONS

Approved Graded Lot: **No**	Bearing Value: **Table 18.1.A**
Fill over 100 feet: **No**	Buttress Fill:
Slope of Surface: **Ascending**	Natural Soil Classification Per Table 18.1.A
Cut: ° Height: ft	**silty clay**
Fill: ° Height: ft	Expansive Soil: **Yes**
Natural: 1° Height: 1 ft	Slide Area: **No**
Sewer Available: **Yes**	PSDS Sized Per Code: **N/A**
Site **Above** Street	Roof Gutters:
Condition of Street for Drainage Purposes **A/C**	Recommended Termination of Drainage **to street**
Driveway Grade: % **Existing**	Maximum Rough Grade Allowed: %

GRADING APPROVAL TO ISSUE PERMIT(S)
X OK TO ISSUE. SEE BELOW FOR COMMENTS.
DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

CONDITIONS & REQUIREMENTS PRECEDENT TO ISSUING PERMIT

1. A grading permit is required for excavation and backfill.
2. A retaining wall permit is required. .
3. OSHA permit required for vertical cuts 5 feet or over..
X 4. All footings shall be founded in undisturbed natural soil per Code.
X 5. Comply with the provisions of Section 91.1804.4 for expansive soil conditions.
X 6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
7. report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
8. Incorporate all recommendations of the approved report(s) and Department letters dated into the plans, to sign plans.
9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3.
10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1806.5.2.
11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1806.5.3.
12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1806.5.4.
13. Department approval is required for construction of on or over slopes steeper than 2 horizontal to 1 vertical.
14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
16. A Registered Deputy Inspector is required for .
17. All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
18. Specify on the plans: "The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector."
19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained.
20. All cut or fill slopes shall be no steeper the 2:1 (26 degrees).
21. Stake and flag the property lines in accordance with a licensed survey map.
22. Approval required by the Department of for .

ADDITIONAL REQUIREMENTS

Inspector Signature	Inspector, Office, Phone	Date
	Alex Velazquez, West L.A. , 310-575-8033	**08/11/2004**

http://10.8.3.38/gpi.nsf/029ecc330c820b3f88256bd5007ecfb7?OpenForm&ParentUNID=1'..! 10/5/2004

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GRADING/SLOPES

22. All new fill slopes shall be no steeper than 2:1. (7011.2)
23. All new cut slopes in bedrock shall be no steeper than ______ and/or no steeper than any unsupported bedding planes, foliation planes, continuous joints or faults. (7010.2)
24. All nonconforming street cut slopes shall be trim-graded back to a slope gradient no steeper than ____ or retained by a designed retaining wall.
(25) A grading permit shall be obtained.
(26) 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.
(27) For grading involving import or export of more than 1000 cubic yards of earth materials within the *grading hillside area*, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Grading Section. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period. (7006.7.4)
(28) Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Department and the Department of Public Works, for any grading work in excess of 200 cu yd. (7007.1)

DRAINAGE

(29) All roof and pad drainage shall be conducted to the street in an acceptable manner; water shall not be dispersed on to descending slopes without specific approval from the Grading Section and the consulting geologist and soil engineer. (7013.10)
30. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device.
31. All deck drainage shall be collected and conducted to an approved location in a non-erosive device, or the deck shall be constructed with open-spaced flooring.
(32) All deck drainage shall be collected and conducted to an approved location in a non-erosive device.

POOLS

33. The proposed swimming pool shall be designed for a freestanding condition. (P/BC 2001-01)
34. Pools adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one-fourth the vertical height of the slope, but need not exceed 7.5 feet. (1806.5.4)

TEMPORARY EXCAVATIONS/RETAINING WALLS

(35) The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.
36. A supplemental report shall be submitted to the Grading Section containing recommendations for shoring, underpinning, and sequence of construction in the event that any excavation would remove lateral support to the public way or adjacent structures.
(37) Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3301.2.1)
(38) Unsurcharged temporary excavations may be cut vertical up to a height of 5 feet. Portions of the excavation above this height shall be trimmed to no steeper than 1:1 (horizontal to vertical), as recommended.
39. Slot cuts using the A-B-C method, shall be no wider than____ feet, no higher than_____ feet, for _____
(40) Suitable arrangements shall be made with the Department of Public Works for the proposed removal of support and/or retaining of slopes adjoining the public way, as applicable.
(41) Retaining walls up to a maximum height of 45 feet with a (level backfill) / ~~(backslope angle no steeper than~~ ______) shall be designed for a minimum equivalent fluid pressure AS SHOWN ON PAGE 3 OF THE ADDENDUM REPORT, DATED 5/5/04.
(42) All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.
43. The rear yard retaining walls located at the toe of the ascending slope shall be provided with a minimum freeboard of ________ as recommended.
44. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
(45) All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Installation of the subdrain system shall be inspected and approved by the soil engineer and the City grading/building inspector.

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LA DBS DEPARTMENT OF BUILDING AND SAFETY

City of Los Angeles
SOIL REPORT APPROVAL LIST

LOG#: 44254 DATE: 7/02/2004 SOIL/GEOLOGY FILE - 2
JOB ADDRESS: 10201 West Pico Boulevard DISTRICT OFFICE: WLA
TRACT: 51502 COUNTY REF. #: MP 1224-93/96
BLOCK: –
LOT: 1 ARB: –
CURRENT REPORT: Geotechnologies, Inc. DATED: November 10, 2003
CURRENT REPORT: Geotechnologies, Inc. (Addendum I & II) DATED: 12/01/03 & 6/10/04
OVERSIZED DOCUMENTS X-REF: ____ DATED: ______ X-REF: ____ DATED: ______
PREVIOUS REPORT: ______ DATED: ______
PREVIOUS REPORT: ______ DATED: ______

PROJECT DESCRIPTION/COMMENTS: Proposed construction of a five (5) story office building over four (4) levels of subterranean parking garage. The current project scheme will eliminate the previously proposed parking structure. According to the report, finish floor of the lowest subterranean parking level will be at an elevation of 237.83 feet. Excavation for the subterranean levels will remove the existing fill materials and conventional spread foundations founded in dense native soils are recommended in the report for structural support. Temporary excavations up to 45 feet are proposed. The report recommends shoring which consist of soldier piles designed as cantilevers piles or laterally braced utilizing drilled tie-back anchors or raker braces as recommended.

REVIEWED BY [signature] (Fred Wong) TELEPHONE (213) 482-0491
REVIEWED BY ( ) TELEPHONE

ROBERT STEINBACH - CHIEF OF GRADING DIVISION

SEISMIC HAZARD INFORMATION

LIQUEFACTION STUDY ZONE?	☐ YES	☒ NO
SEISMIC-INDUCED LANDSLIDE STUDY ZONE?	☐ YES	☒ NO
EXEMPT FROM SEISMIC HAZARD ZONE REQUIREMENTS	☒ YES	☐ NO

The geology/soil engineering report(s) have been reviewed by the Grading Section of the Department and have been found to be acceptable provided the proposed construction complies with the conditions specified in this letter. The approval of the reports does not permit the violation of any section of the Building Code, or other local ordinance or state law.

NOTE: Numbers in parenthesis ( ) refer to Code sections of the 1998 edition of the California Building Code, Information Bulletin (P/BC).

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INSTRUCTIONS

- All of the following listed and circled conditions shall apply: 1, 2, 6, 8, 12, 15, 16, 18, 25~29, 32, 35, 37, 38, 40, 41, 42, 45~51, 53, 54, 56~59, 61~67 and 69~71.
- One copy of the subject geologic/soil engineering reports and this approval letter shall be attached to the field set of plans and one copy shall be provided to the Department Plan Checker prior to issuance of the permits.

PLANS

(1) The geologist/soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.
(2) All recommendations of the report(s) which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. All conditions of the Department letter(s) dated____ shall apply, except as superseded herein.

GENERAL BUILDING

4. Buildings adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one half the vertical height of the slope, but need not exceed 15 feet. (1806.5.2)
5. Whenever the principal building on a site is added to, altered or repaired in excess of 50 percent of its replacement value, the entire site shall be brought up to the current Code standard. (7005.9)
(6) The LABC Soil Type underlying the site is S___. (Table 16 A-J)

FOOTINGS/SLABS

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 3 feet whichever is greater.
(8) All footings shall be founded in COMPETENT NATIVE SOILS as recommended.
9. The structural engineer shall verify the adequacy of the existing footings for underpinning.
10. Footings adjacent to a descending slope steeper than 3:1 in gradient shall be located a distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the face of the slope; for in-ground pools the footing setback shall be one-sixth the slope height to a maximum of 20 feet. (1806.5.3)(Figure 18-I-1)
11. Footings may be designed with a horizontal setback from the__________ of____feet, as recommended, in lieu of the standard setback prescribed by the Building Code. (1806.5.6)
(12) 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 bear the top. (1804.4)
13. Pile, caisson and/or isolated foundation ties are required by Code Section 1807.2 . Exceptions and modification to this requirement are provided in the Information Bulletin P/BC 2001-30.
14. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock. (P/BC 2001-50)
(15) Concrete floor slabs placed on approved compacted fill or expansive soil 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.
(16) Concrete floor slabs placed on expansive soil shall be placed on a 4-inch-thick fill of coarse aggregate or on a 2-inch sand bed covered 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. (1804.4)
17. Concrete floor slabs placed on uncertified fill shall be designed as structural slabs.
(18) Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill.
19. If import soils are used, no footings shall be poured until the soil engineer has submitted a compaction report containing in-place shear test data and settlement data to the Department, and obtained approval.
20. The building design shall incorporate provisions for anticipated differential settlements in excess of one-fourth inch.
21. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored.

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REVISIONS	BY
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FOX ENTERTAINMENT GROUP
LOS ANGELES, CA.
10201 WEST PICO BLVD

APPROVAL LETTERS

Date 11-08-04
Scale 1/8" = 1'-0"
Drawn JT
Checked LAB
Job No. 04-0430
Sheet SH-7
Of 7 Sheets

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