



Grover Hollingsworth and Associates, Inc.

July 18, 2017
GH17563-G

A and T Development LLC
c/o Pacific Crest Consultants
23622 Calabasas Road, #100
Calabasas, California 91302

Subject: Response to City of Los Angeles Review Letter, Proposed Private Street 1437 for Access to 1830 N. Blue Heights Drive; PT NE 1/4 Sec 7, T1S, R14W (Arb 23); 1830 N. Blue Heights Drive, Los Angeles, California.

Reference: Reports by Grover-Hollingsworth and Associates, Inc.: Geologic and Soils Engineering Exploration, Proposed Single-Family Dwelling, Swimming Pool and Retaining Walls, dated August 4, 2016; Response to City Correction Letter and Revised Basement Wall Designs, Proposed Residential Development, dated November 15, 2016; and Geologic and Soils Engineering Exploration, Proposed Private Street 1437, dated April 20, 2017.

City of Los Angeles: Correction Letter, dated September 13, 2016 (Log #94559); Approval Letter, dated December 14, 2016 (Log #94559-01); and Review Letter, dated May 18, 2017 (Log #97204).

Gentlemen:

This letter presents our responses to the above-referenced recent City of Los Angeles Review letter concerning the private street project. These responses follow a meeting with the reviewers on June 22, 2017. We have revised the geologic map and sections to reflect the current civil plan for the soil nail wall above Blue Heights Drive prepared by Obando and Associates, Inc., dated June 8, 2017.

Our responses are provided below on an item-by-item basis.

Engineering Geology

Geotechnical Engineering

31129 Via Colinas, Suite 707, Westlake Village, California 91362 • (818) 889-0844 • (FAX) 889-4170

Item 1: Revise the Geotechnical Map(s) to show the proposed soil nail wall. The Geotechnical Map(s) shall be based on the updated Private Street Map.

Response: As discussed above, the geologic maps have been revised to reflect the planned soil nail wall.

Item 2: Revise the Private Street Map to include all the proposed retaining, slough and soil nail walls.

Response: The current Civil Plan for the Private Street depicting the proposed retaining, slough and soil nail walls is attached.

Item 3: Justify why a reduced setback is recommended for the retaining wall foundation setback from the descending slopes.

Response: The proposed retaining walls along the downslope side of the Private Street are a maximum of 4 feet high. Those walls will be supported by friction piles and will be provided with a grade beam that extends to bedrock. Since the walls will retain a maximum of 6 to 8 feet of earth and the piles will bear in granitic bedrock, it seems unreasonable to require a horizontal foundation setback of up to 40 feet (requiring up to 30-foot-deep piles). We therefore recommended a maximum foundation setback of H/6 to 20 feet. If a greater pile depth is required by the structural engineer to resist the applied loading that greater depth will govern.

Item 4: Revise traffic surcharge recommendations in accordance with Information Bulletin P/BC 2017-141.

Response: We discussed this issue with the principal geotechnical reviewer for the City. We understand that our recommended traffic loading is acceptable, but that it must be applied to the full wall height. Since the full above and below grade wall height is less than 10 feet, our recommended design should be acceptable.

Item 5: Provide calculations to support the recommendations for temporary excavations in bedrock. Additionally, provide recommendations for traffic surcharged temporary excavations exposing fill and/or weathered bedrock.

Response: The excavations for the retaining walls along the downslope side of the roadway will locally penetrate fill. Weathered bedrock is not anticipated in the area of those walls. The fill should be trimmed to a 1:1 gradient and traffic loadings should not be allowed within 3 feet of the top of the cut. Shoring will not be used in areas of fill since the fill will be removed and recompacted upslope of the wall.

Item 6: Provide a geologic map and cross section/s showing the location of the proposed soil nail retaining system. Specify the length of the soil nails on the geologic cross-section(s) and show drainage behind the soil nail wall.

Response: The geologic maps and applicable cross sections have been revised to show the location of the soil nail facing. The soil nail lengths and spacing on the sections are in conformance with the analyses provided in our referenced report. The necessity to show drainage on the sections was discussed in our meeting and it was determined that the drainage discussion in the referenced report is sufficient.

Item 7: Provide elevations to show the location of the proposed soil-nails, including the proof and verification nails. The geologic map shall also show the location of “proof” and “verification” soil nails.

Response: The locations of the proof and verification nails will be shown on the engineered soil nail wall plans once the use of a soil nail system is conceptually approved. We provided recommendations for the spacing of proof and verification nails in our referenced report.

Item 8: Revise recommendations for instrumentation and monitoring program. No less than one inclinometer shall be installed above the soil nail wall.

Response: The need for an inclinometer was discussed in our meeting. It is our understanding that inclinometers are required by the City where structures are planned in close proximity to the soil nail wall. Any future residence on the site above the soil nail wall will be located on or near the pad which is situated 40 to 50 feet above the top of the soil nail wall. Due to the height of the descending slope, relative to the descending slope, the downslope side of any future structure will require minimum 30-foot-deep friction piles

to provide the Code-required foundation setback to the slope face. Therefore, it remains our opinion that a slope inclinometer is not necessary above the planned wall.

Item 9: *Depict on the geologic map inclinometer location(s) and any areas where not future utility lines/excavations will be recommended without prior soil engineering approval.*

Response: Utilities should not be placed under the soil nail wall or in the area titled "No Utility Zone" on the enclosed geologic maps.

Respectfully submitted,


ROBERT A. HOLLINGSWORTH
G.E. 2022/E.G. 1265



RAH:dl

Enc: City of Los Angeles Review Letter (dated May 18, 2017) (2 sheets)
USGS Design Maps Reports (6 sheets)
Geologic Map (pocket)
Geologic Map 2 (pocket)
Sections A thru I (pocket)
Private Street Civil Plan (pocket)

xc: (1) Addressee (c/o Steve Byrne)
(1) Steve Byrne via email
(2) Ameen Ayoub
(1) Ameen Ayoub via email
(2) Pacific Crest Consultants (Attention: Penny Flinn)

CITY OF LOS ANGELES

CALIFORNIA



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

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OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT REVIEW LETTER

May 18, 2017

LOG # 97204

SOILS/GEOLOGY FILE - 2

LAN

A and T Development LLC
23622 Calabasas Road, #100
Calabasas, CA 91302

PROPOSED LEGAL: PS-1437 (Private Street)

CURRENT LEGAL: NE ¼ SEC 7 T1S R14W Arbs. 22, 23, 24 and 27

LOCATION: 1830 N. Blue Heights Drive (aka 1820, 1849 and 1850 N. Blue Heights Dr.)

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soils Report	GH17563-G	04/20/2017	Grover Hollingsworth
Oversized Documents	"	"	"

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	94559-01	12/14/2016	LADBS
Response Report	GH17563-G	11/15/2016	Grover Hollingsworth
Geology/Soils Report	"	08/04/2016	"

The Grading Division of the Department of Building and Safety has reviewed the current reference report that provides recommendations for the proposed private street improvements (road widening), retaining walls and soil nail walls for Private Street Map No. 1437 (PS-1437) to support access to a 4+ story single family residence (1830 N. Blue Heights Drive) with ramp/parking structural decks, bowling alley, garage, pool, decks, retaining walls, etc. The proposed private street improvements include fill removal and recompaction grading; slope trimming/scaling to prepare the surface for soil nail walls; retaining walls and slough/impact walls with 5 foot of freeboard. The subject private street is located on several lots with easements that grant access to the subject and adjacent sites that extends from Sunset Plaza Drive to the subject lots.

The earth materials at the subsurface exploration locations consist of up to 23 feet of uncertified fill underlain by up to 5 feet of natural residual soil and granite bedrock. The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on competent bedrock.

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 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Revise the Geotechnical Map(s) to show the proposed soil nail wall. The Geotechnical Map(s) shall be based on the updated Private Street Map.
2. Revise the Private Street Map to include all the proposed retaining, slough and soil nail walls.
3. Justify why a reduced setback is recommended for the retaining wall foundation setback from the descending slopes.
4. Revise traffic surcharge recommendations in accordance with Information Bulletin P/BC 2017-141.
5. Provide calculations to support the recommendations for temporary excavations in bedrock. Additionally, provide recommendations for traffic surcharged temporary excavations exposing fill and/or weathered bedrock.
6. Provide a geologic map and cross section/s showing the location of the proposed soil nail retaining system. Specify the length of the soil nails on the geologic cross-section(s) and show drainage behind the soil nail wall.
7. Provide elevations to show the location of the proposed soil-nails, including the proof and verification nails. The geological map shall also show the location of "proof" and "verification" soil nails.
8. Revise recommendations for instrumentation and monitoring program. No less than one inclinometer shall be installed above the soil nail wall.
9. Depict on the geologic map inclinometer location(s) and any areas where no future utility lines/excavations will be recommended without prior soil engineering approval.

The geologist and 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 and/or geologist 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 a CD or flash drive, and the appropriate fees will be required for submittal.


CASEY LEE JENSEN
Engineering Geologist Associate II


DAN L. STOICA
Geotechnical Engineer I

CLJ/DLS:clj/dls
Log No. 97204
213-482-0480

cc: Chris Drugan, Applicant
Grover Hollingsworth and Associates, Inc., Project Consultant
LA District Office

USGS Design Maps Summary Report

User-Specified Input

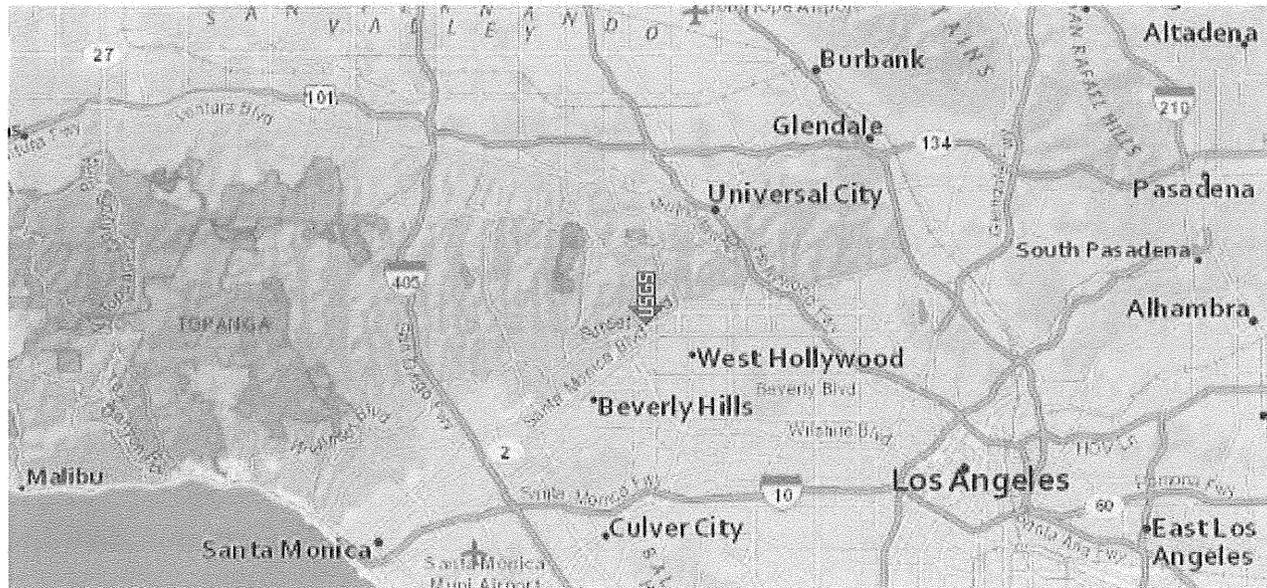
Report Title BLUE HEIGHTS DRIVE
Tue March 8, 2016 18:44:08 UTC

Building Code Reference Document ASCE 7-10 Standard
(which utilizes USGS hazard data available in 2008)

Site Coordinates 34.10304°N, 118.38004°W

Site Soil Classification Site Class C - "Very Dense Soil and Soft Rock"

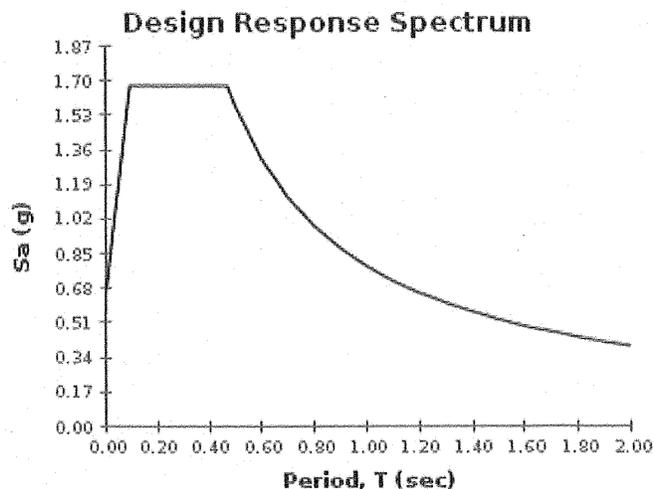
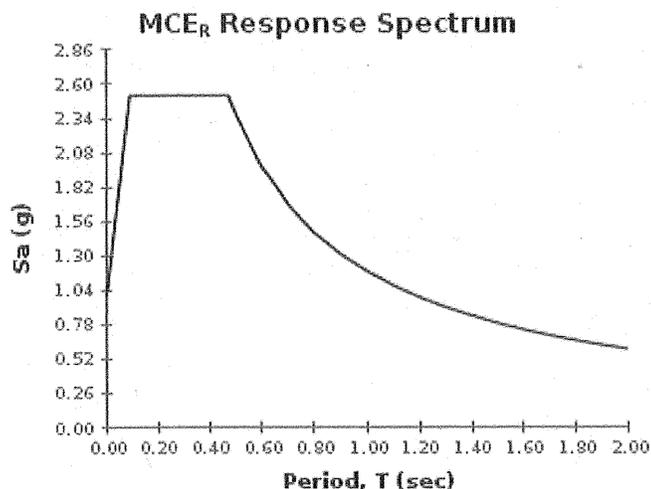
Risk Category I/II/III



USGS-Provided Output

$S_s = 2.513 \text{ g}$	$S_{MS} = 2.513 \text{ g}$	$S_{DS} = 1.675 \text{ g}$
$S_1 = 0.909 \text{ g}$	$S_{M1} = 1.181 \text{ g}$	$S_{D1} = 0.788 \text{ g}$

For information on how the S_s and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.



For PGA_M , T_L , C_{RS} , and C_{R1} values, please [view the detailed report](#).

USGS Design Maps Detailed Report

ASCE 7-10 Standard (34.10304°N, 118.38004°W)

Site Class C – “Very Dense Soil and Soft Rock”, Risk Category I/II/III

Section 11.4.1 — Mapped Acceleration Parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain S_s) and 1.3 (to obtain S_1). Maps in the 2010 ASCE-7 Standard are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 11.4.3.

From Figure 22-1 ^[1]

$$S_s = 2.513 \text{ g}$$

From Figure 22-2 ^[2]

$$S_1 = 0.909 \text{ g}$$

Section 11.4.2 — Site Class

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class C, based on the site soil properties in accordance with Chapter 20.

Table 20.3-1 Site Classification

Site Class	\bar{v}_s	\bar{N} or \bar{N}_{ch}	\bar{s}_u
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf
Any profile with more than 10 ft of soil having the characteristics:			
<ul style="list-style-type: none"> • Plasticity index $PI > 20$, • Moisture content $w \geq 40\%$, and • Undrained shear strength $\bar{s}_u < 500$ psf 			
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

For SI: 1ft/s = 0.3048 m/s 1lb/ft² = 0.0479 kN/m²

Section 11.4.3 — Site Coefficients and Risk-Targeted Maximum Considered Earthquake (MCE_R) Spectral Response Acceleration Parameters

Table 11.4-1: Site Coefficient F_a

Site Class	Mapped MCE _R Spectral Response Acceleration Parameter at Short Period				
	$S_s \leq 0.25$	$S_s = 0.50$	$S_s = 0.75$	$S_s = 1.00$	$S_s \geq 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_s

For Site Class = C and $S_s = 2.513$ g, $F_a = 1.000$

Table 11.4-2: Site Coefficient F_v

Site Class	Mapped MCE _R Spectral Response Acceleration Parameter at 1-s Period				
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_1

For Site Class = C and $S_1 = 0.909$ g, $F_v = 1.300$

Equation (11.4-1):

$$S_{MS} = F_a S_s = 1.000 \times 2.513 = 2.513 \text{ g}$$

Equation (11.4-2):

$$S_{M1} = F_v S_1 = 1.300 \times 0.909 = 1.181 \text{ g}$$

Section 11.4.4 — Design Spectral Acceleration Parameters

Equation (11.4-3):

$$S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3} \times 2.513 = 1.675 \text{ g}$$

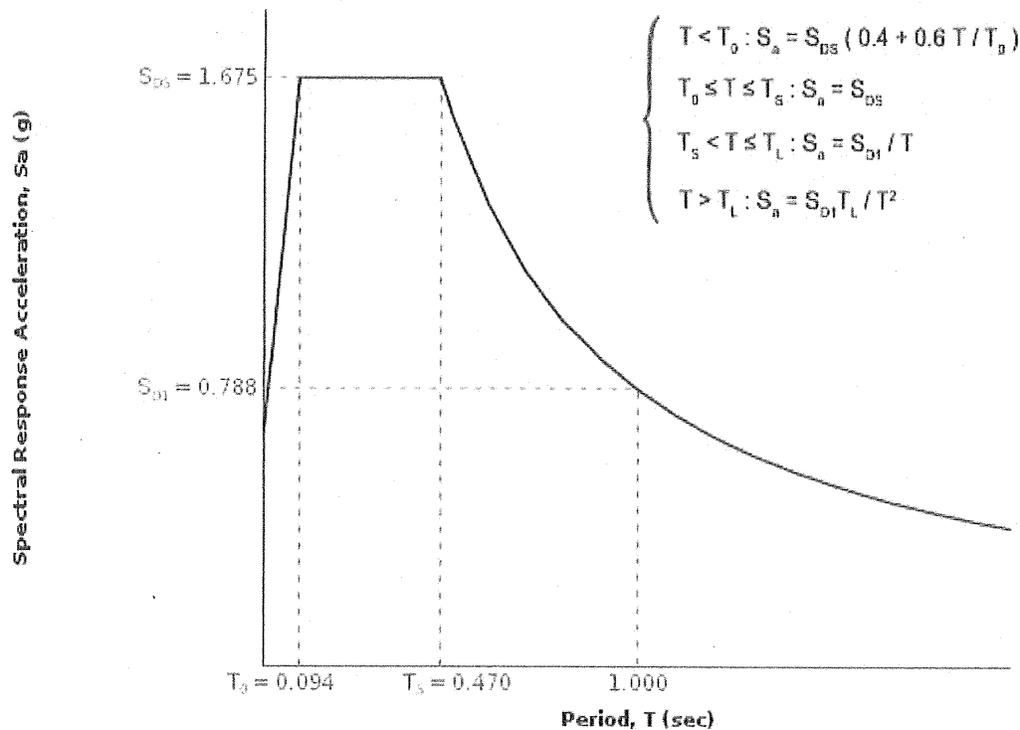
Equation (11.4-4):

$$S_{D1} = \frac{2}{3} S_{M1} = \frac{2}{3} \times 1.181 = 0.788 \text{ g}$$

Section 11.4.5 — Design Response Spectrum

From Figure 22-12 ^[3] $T_L = 8$ seconds

Figure 11.4-1: Design Response Spectrum



Section 11.8.3 — Additional Geotechnical Investigation Report Requirements for Seismic Design Categories D through F

From **Figure 22-7** ^[4]

$$PGA = 0.976$$

Equation (11.8-1):

$$PGA_M = F_{PGA} PGA = 1.000 \times 0.976 = 0.976 \text{ g}$$

Table 11.8-1: Site Coefficient F_{PGA}

Site Class	Mapped MCE Geometric Mean Peak Ground Acceleration, PGA				
	PGA ≤ 0.10	PGA = 0.20	PGA = 0.30	PGA = 0.40	PGA ≥ 0.50
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of PGA

For Site Class = C and PGA = 0.976 g, $F_{PGA} = 1.000$

Section 21.2.1.1 — Method 1 (from Chapter 21 – Site-Specific Ground Motion Procedures for Seismic Design)

From **Figure 22-17** ^[5]

$$C_{RS} = 0.939$$

From **Figure 22-18** ^[6]

$$C_{RI} = 0.937$$

Section 11.6 — Seismic Design Category

Table 11.6-1 Seismic Design Category Based on Short Period Response Acceleration Parameter

VALUE OF S_{DS}	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \leq S_{DS} < 0.33g$	B	B	C
$0.33g \leq S_{DS} < 0.50g$	C	C	D
$0.50g \leq S_{DS}$	D	D	D

For Risk Category = I and $S_{DS} = 1.675 g$, Seismic Design Category = D

Table 11.6-2 Seismic Design Category Based on 1-S Period Response Acceleration Parameter

VALUE OF S_{D1}	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \leq S_{D1} < 0.133g$	B	B	C
$0.133g \leq S_{D1} < 0.20g$	C	C	D
$0.20g \leq S_{D1}$	D	D	D

For Risk Category = I and $S_{D1} = 0.788 g$, Seismic Design Category = D

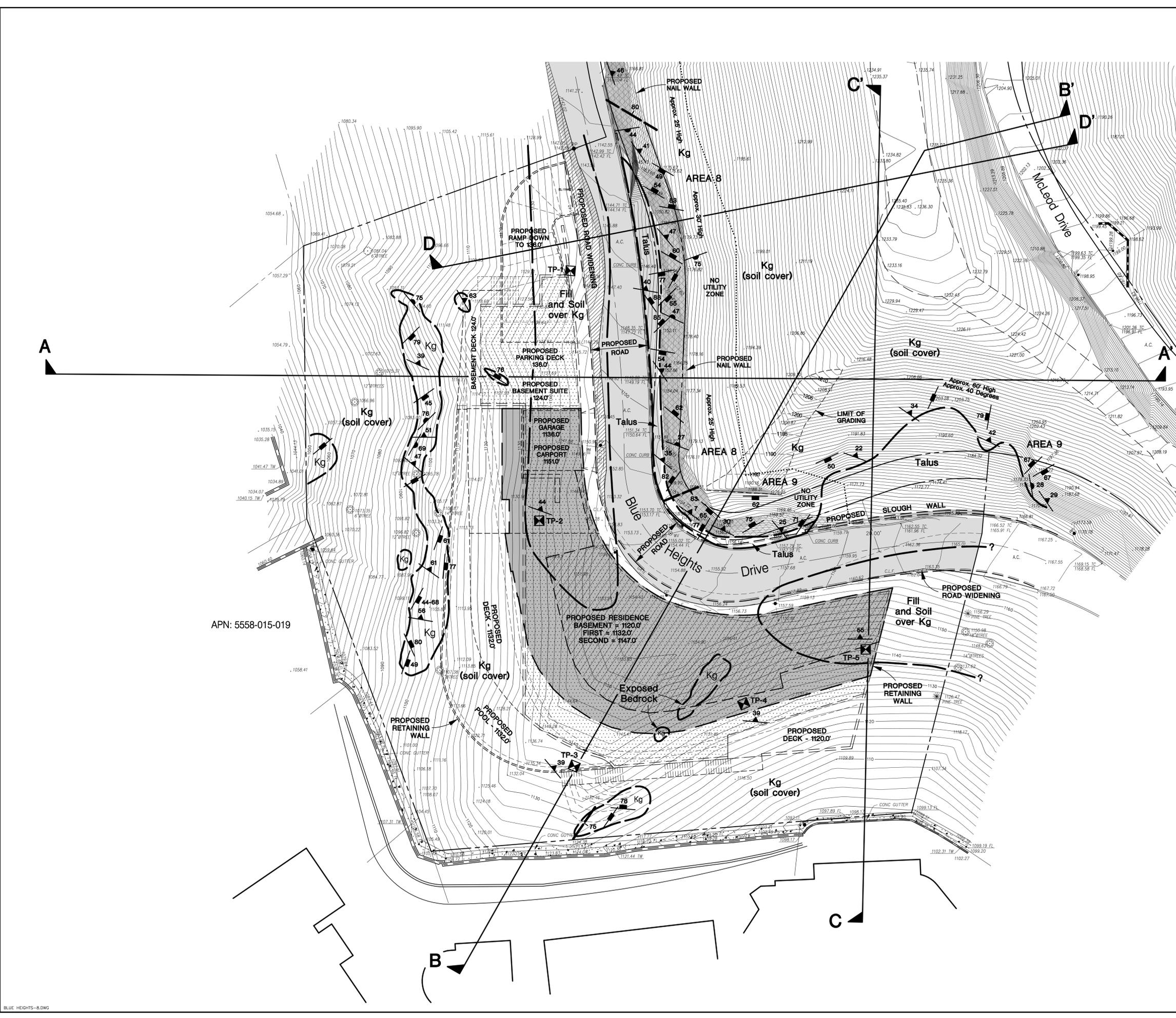
Note: When S_1 is greater than or equal to $0.75g$, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category \equiv "the more severe design category in accordance with Table 11.6-1 or 11.6-2" = E

Note: See Section 11.6 for alternative approaches to calculating Seismic Design Category.

References

1. Figure 22-1: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-1.pdf
2. Figure 22-2: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-2.pdf
3. Figure 22-12: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-12.pdf
4. Figure 22-7: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-7.pdf
5. Figure 22-17: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-17.pdf
6. Figure 22-18: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-18.pdf



APN: 5558-015-019

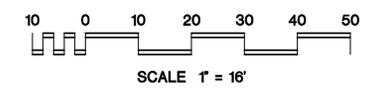
LEGEND

- TP-1 NUMBER AND APPROXIMATE LOCATION OF TEST PIT BY GROVER-HOLLINGSWORTH
- 45 STRIKE AND DIP OF FOLIATION PLANE
- 32 STRIKE AND DIP OF JOINT PLANE
- STRIKE OF VERTICAL JOINT PLANE
- 18 STRIKE AND DIP OF VEIN
- Kg CRETACEOUS GRANITE
- 80 APPROXIMATE LOCATION OF FAULT AND DIP
- APPROXIMATE GEOLOGIC CONTACT

- EXTENTS OF PROPOSED BASEMENT
- EXTENTS OF PROPOSED FIRST FLOOR
- EXTENTS OF PROPOSED SECOND FLOOR
- PROPOSED PRIVATE STREET NO. 1437
- PROPOSED LIMITS OF NAIL WALL

NOTE ON TOPOGRAPHY

CONTOURS UPSLOPE OF BLUE HEIGHTS DRIVE ARE DISPLAYED AT 1 FOOT INTERVALS
 CONTOURS DOWNSLOPE OF BLUE HEIGHTS DRIVE ARE DISPLAYED AT 2 FOOT INTERVALS

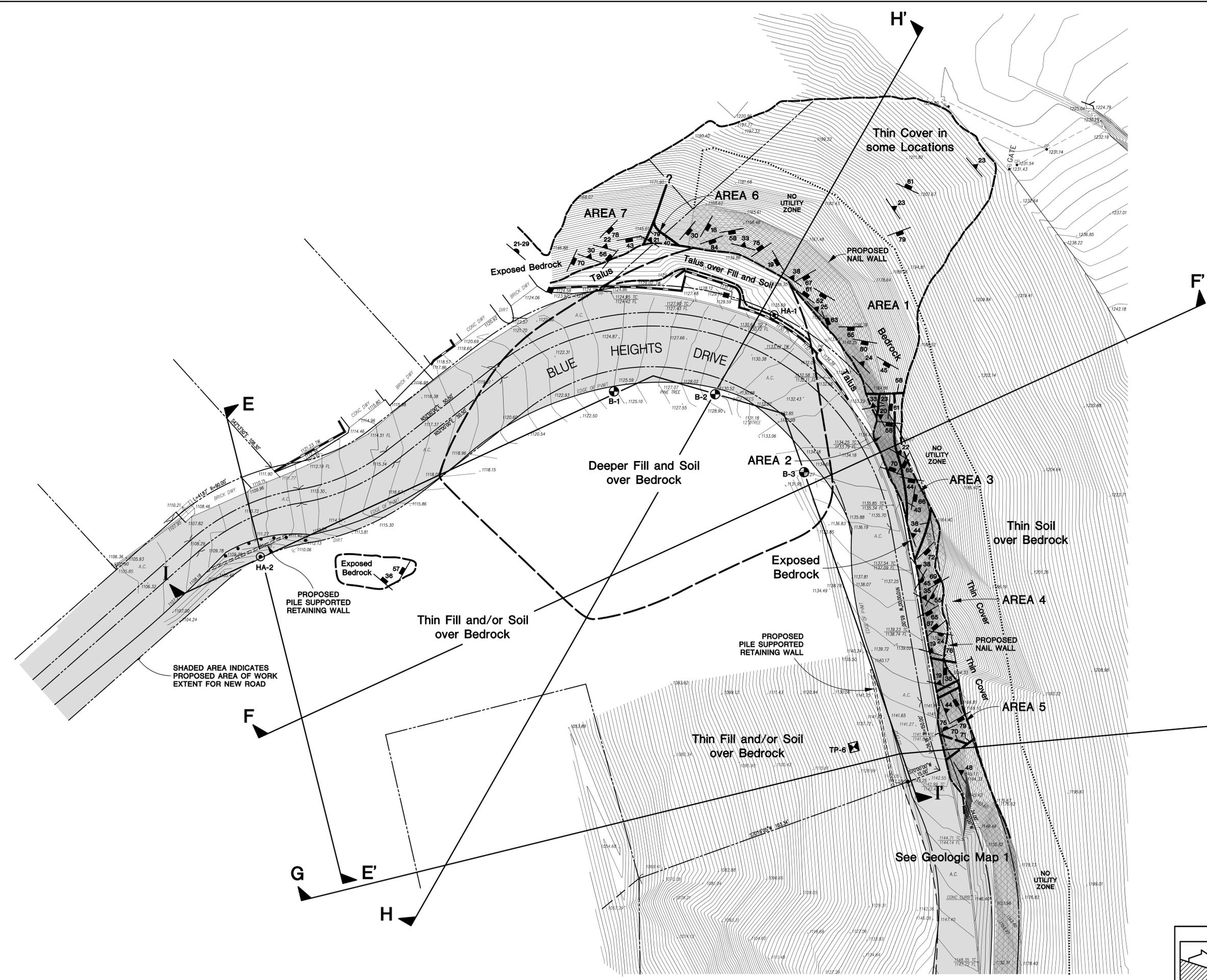


1830 N. Blue Heights Drive Los Angeles, California GEOLOGIC MAP 1

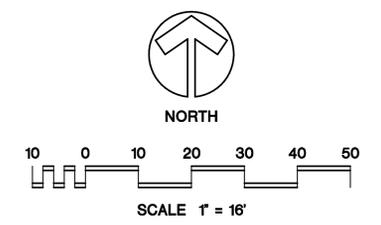
Grover-Hollingsworth and Associates, Inc. Geotechnical Consultants			
REV. 07-2017			
BY MEL	DATE 07-2016	CLIENT A&T DEVELOPMENT, LLC	
REF. SURVEY BY M&G	GH 17563-G		
CIVIL ENGINEERING	SUBJECT GEOLOGIC MAP 1		

LEGEND

-  TP-1 NUMBER AND APPROXIMATE LOCATION OF TEST PIT BY GROVER-HOLLINGSWORTH
-  B-1 NUMBER AND APPROXIMATE LOCATION OF 8 INCH DIAMETER HOLLOW STEM BORING
-  HA-1 NUMBER AND APPROXIMATE LOCATION OF BORING BY HAND AUGER
-  45 STRIKE AND DIP OF FOLIATION PLANE
-  32 STRIKE AND DIP OF JOINT PLANE
-  STRIKE OF VERTICAL JOINT PLANE
-  18 STRIKE AND DIP OF VEIN
-  Kg CRETACEOUS GRANITE
-  80 APPROXIMATE LOCATION OF FAULT AND DIP
-  APPROXIMATE GEOLOGIC CONTACT
-  PROPOSED PRIVATE STREET NO. 1437
-  PROPOSED LIMITS OF NAIL WALL

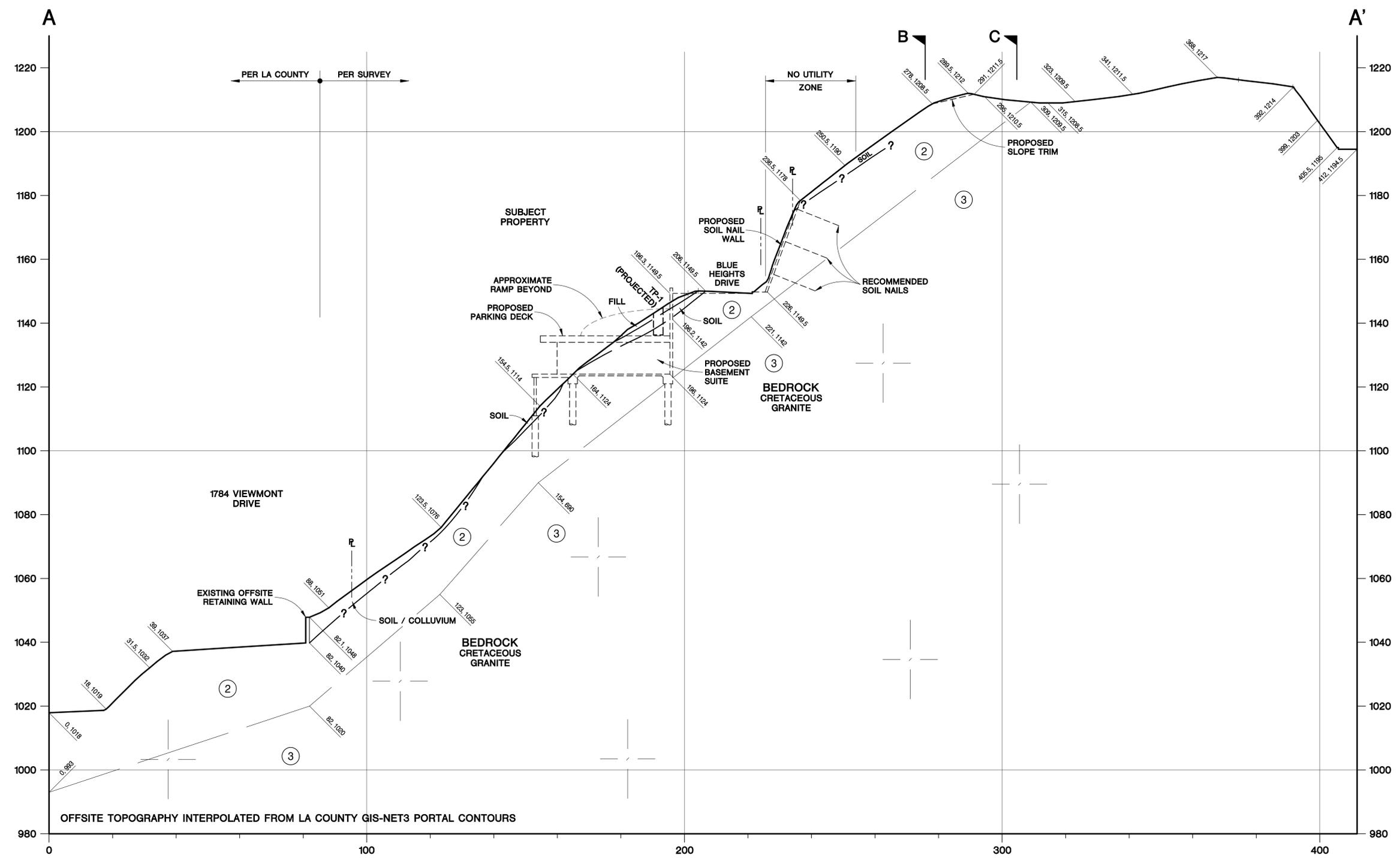


SHADED AREA INDICATES PROPOSED AREA OF WORK EXTENT FOR NEW ROAD



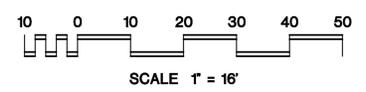
N. Blue Heights Drive Los Angeles, California GEOLOGIC MAP 2

Grover-Hollingsworth and Associates, Inc. Geotechnical Consultants			
REV. 07-2017			
BY MEL	DATE 03-2017	CLIENT A&T DEVELOPMENT, LLC	
REF. SURVEY BY M&G	GH	17563-G	
CIVIL ENGINEERING		SUBJECT GEOLOGIC MAP 2	

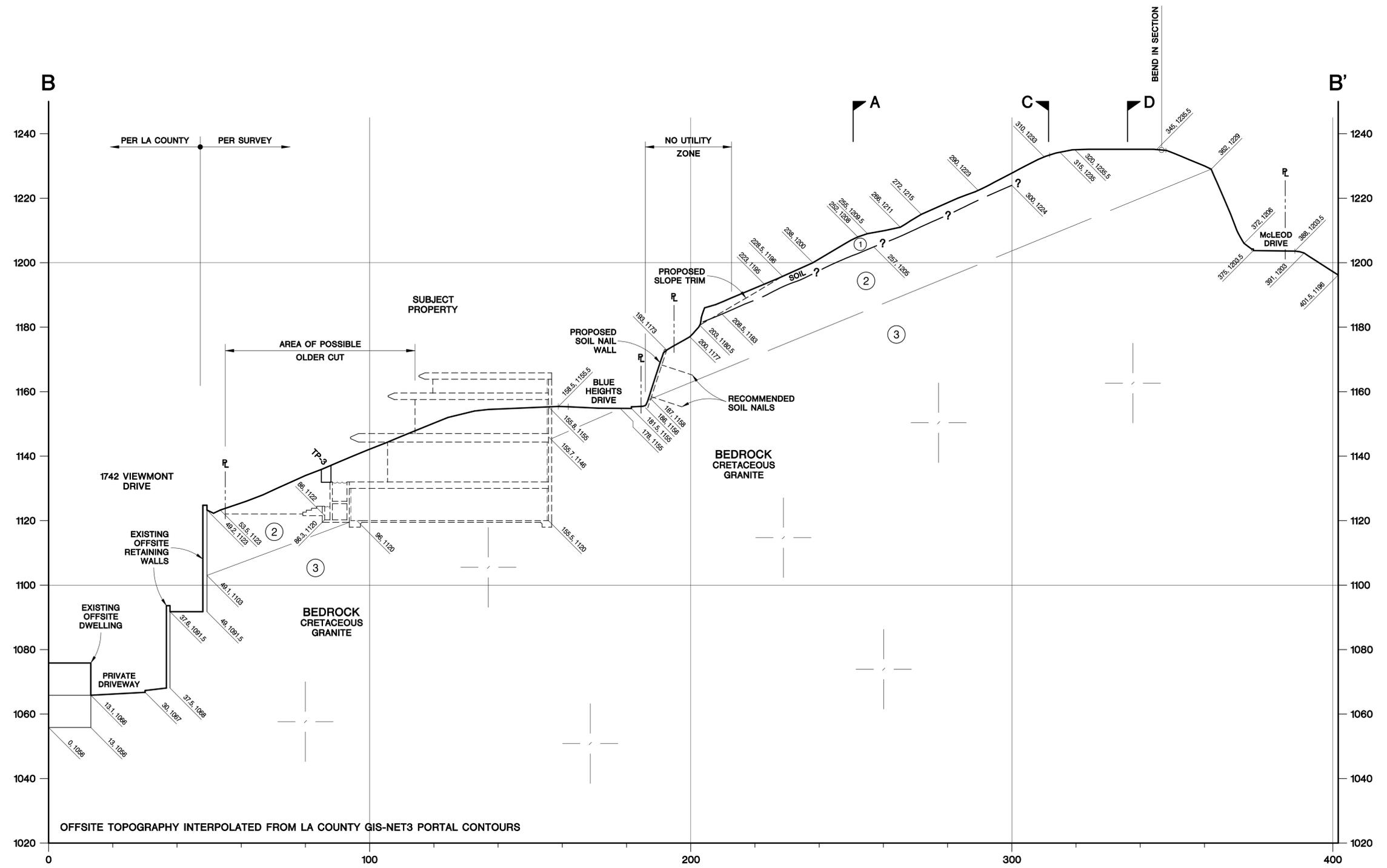


SECTION A-A'

1830 N. Blue Heights Drive
 Los Angeles, California
GEOLOGIC SECTION A

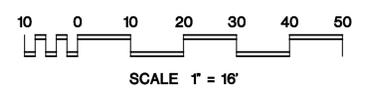


Grover-Hollingsworth and Associates, Inc. Geotechnical Consultants			
REV. 07-2017			
BY MEL	DATE 07-2016	CLIENT A&T DEVELOPMENT, LLC	
REF. GEOLOGIC MAP	GH 17563-G		
		SUBJECT GEOLOGIC SECTION A	

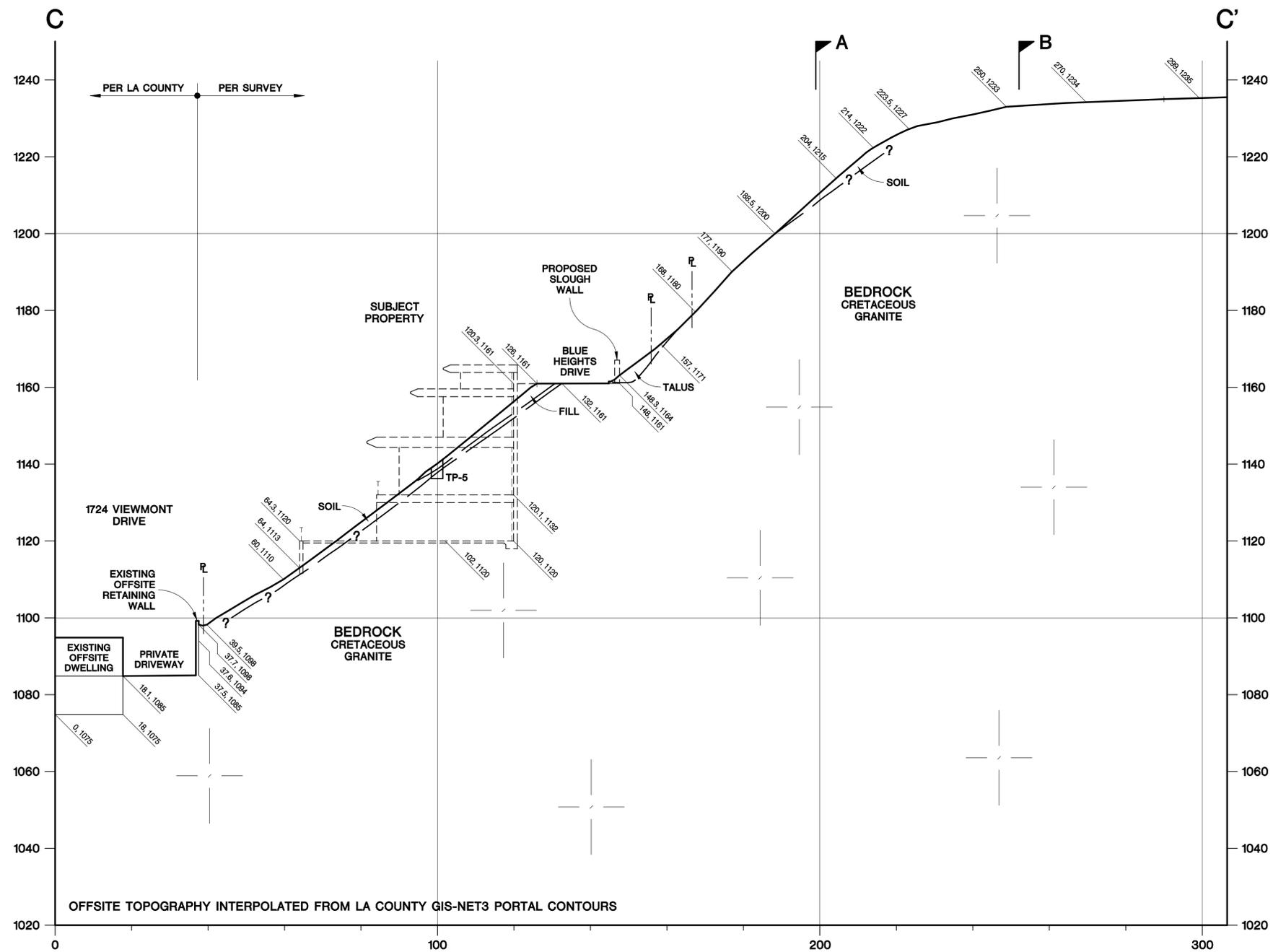


SECTION B-B'

**1830 N. Blue Heights Drive
Los Angeles, California
GEOLOGIC SECTION B**

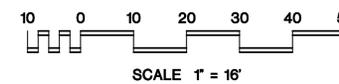


Grover-Hollingsworth and Associates, Inc. Geotechnical Consultants			
REV. 07-2017			
BY MEL	DATE 07-2016	CLIENT A&T DEVELOPMENT, LLC	
REF. GEOLOGIC MAP	GH 17563-G		
		SUBJECT GEOLOGIC SECTION B	

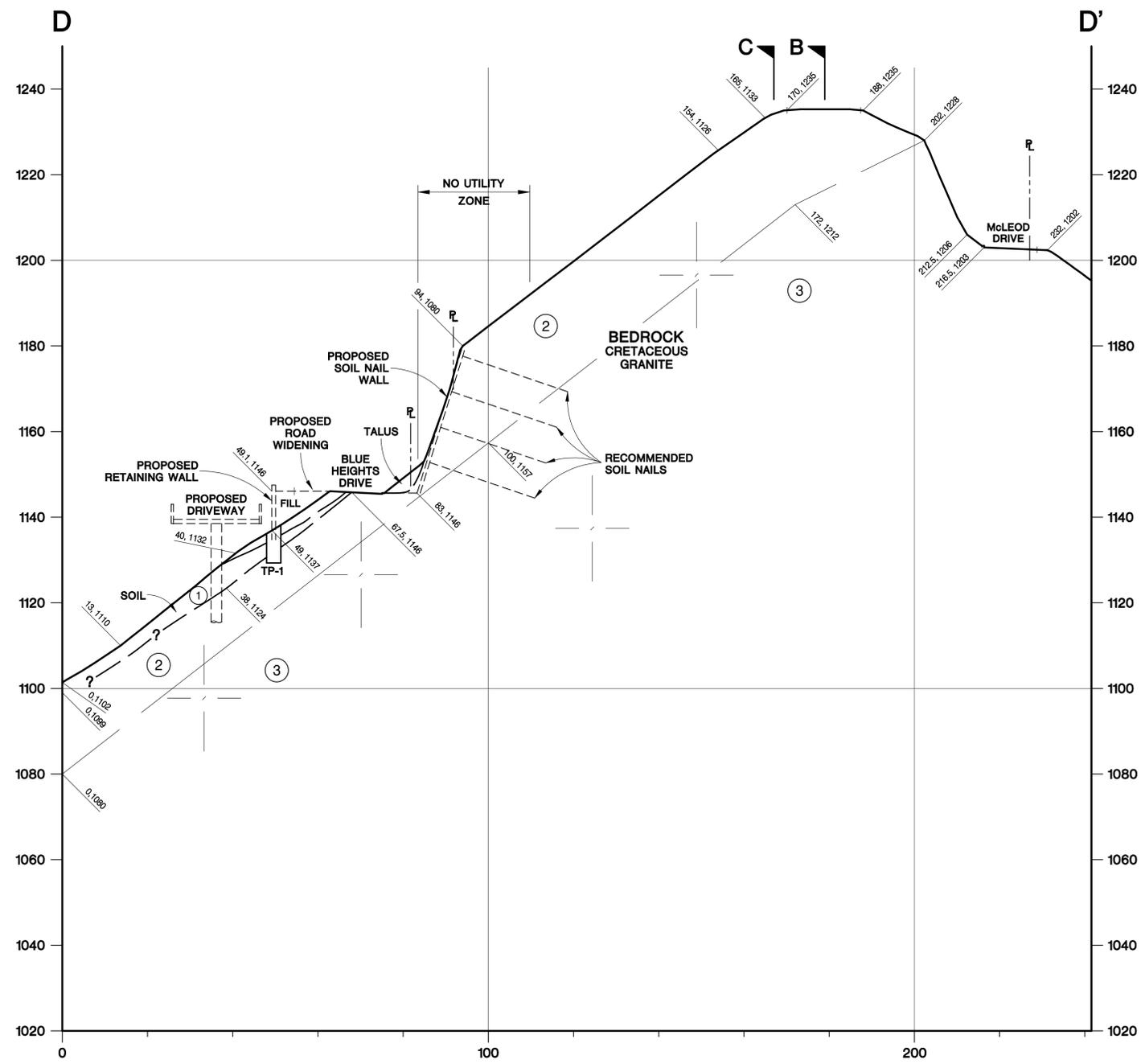


SECTION C-C'

1830 N. Blue Heights Drive
 Los Angeles, California
GEOLOGIC SECTION C

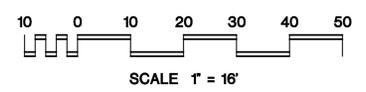


 Grover-Hollingsworth and Associates, Inc. Geotechnical Consultants			
REV. 07-2017			
BY MEL	DATE 07-2016	CLIENT A&T DEVELOPMENT, LLC	
REF. GEOLOGIC MAP	GH 17563-G		
		SUBJECT GEOLOGIC SECTION C	

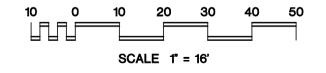
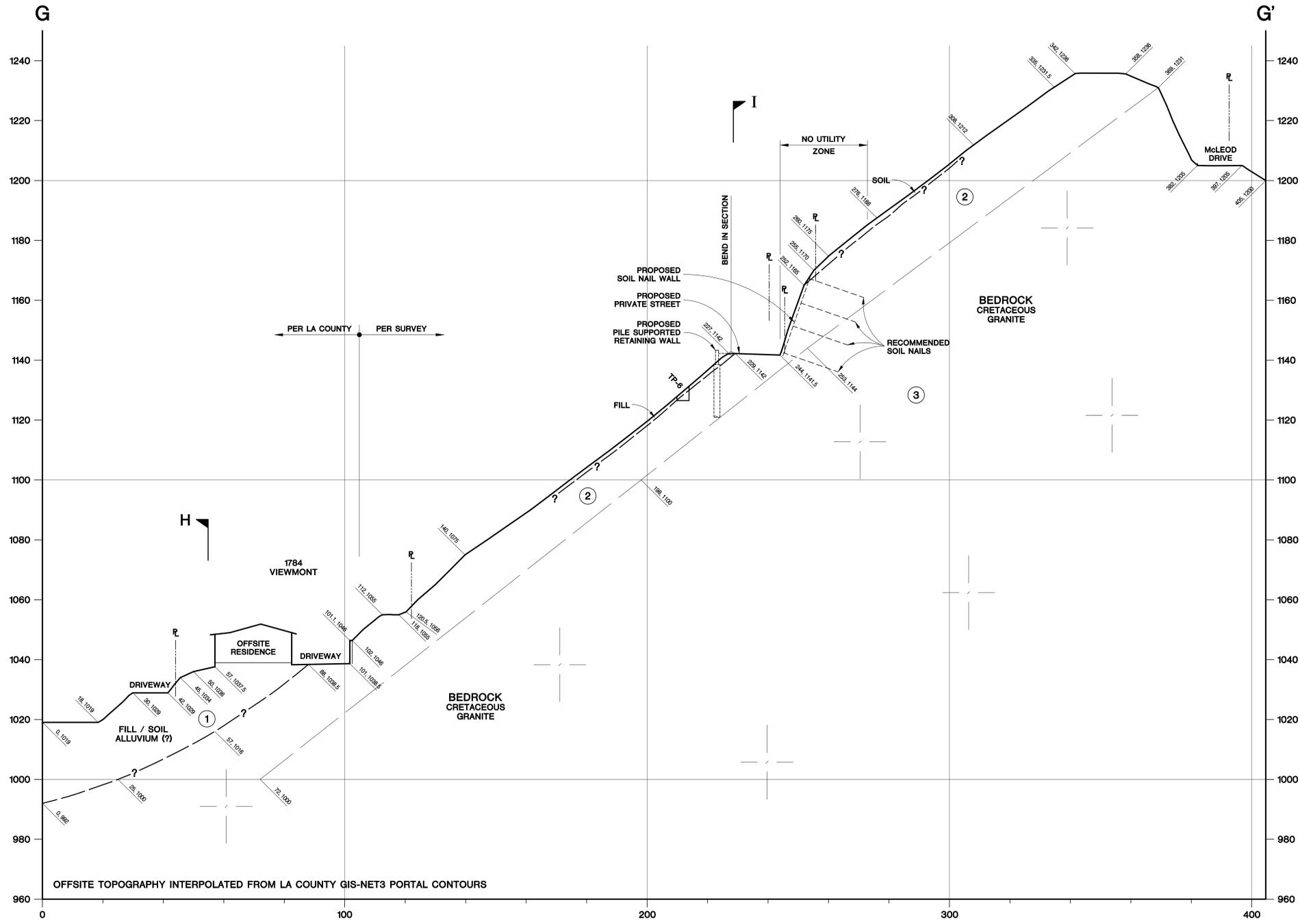


SECTION D-D'

1830 N. Blue Heights Drive
 Los Angeles, California
GEOLOGIC SECTION D

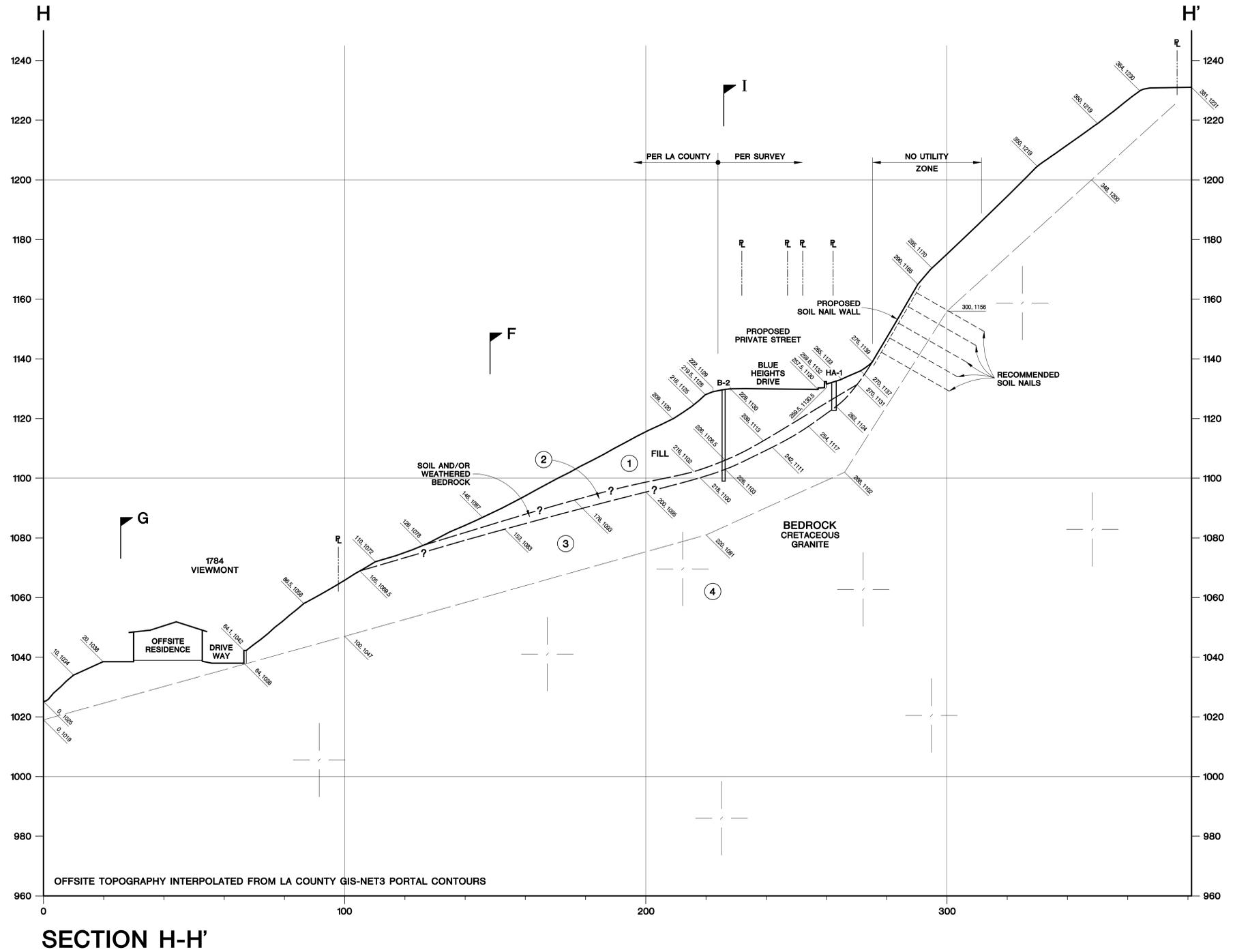


Grover-Hollingsworth and Associates, Inc. Geotechnical Consultants			
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REF. GEOLOGIC MAP	GH 17563-G		
		SUBJECT GEOLOGIC SECTION D	

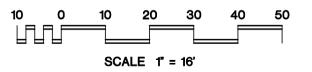


N. Blue Heights Drive
 Los Angeles, California
GEOLOGIC SECTION G

 Grover-Hollingsworth and Associates, Inc. Geotechnical Consultants			
BY	MEL	DATE	03-2017
CLIENT	A&T DEVELOPMENT, LLC		
REF.	GEOLOGIC MAP 2	GH	17563-G
		SUBJECT	GEOLOGIC SECTION G

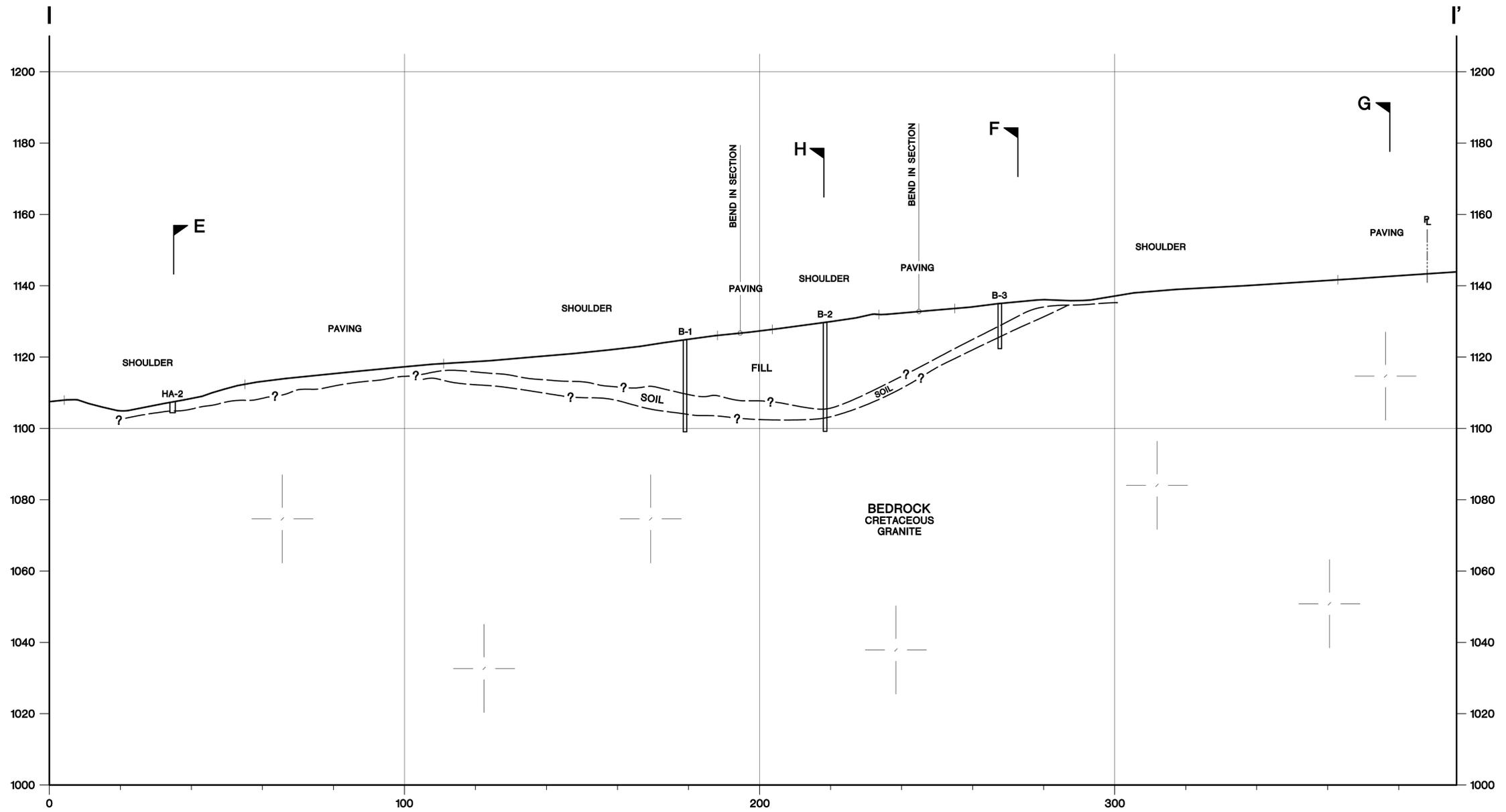


SECTION H-H'

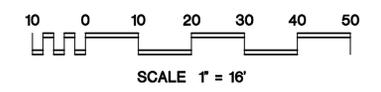


N. Blue Heights Drive
 Los Angeles, California
GEOLOGIC SECTION H

	Grover-Hollingsworth and Associates, Inc. Geotechnical Consultants		
	BY	MEL	DATE 03-2017
	REF.	GEOLOGIC MAP 2	CLIENT A&T DEVELOPMENT, LLC
			SUBJECT GEOLOGIC SECTION H



SECTION I-I'



N. Blue Heights Drive
 Los Angeles, California
GEOLOGIC SECTION I

	Grover-Hollingsworth and Associates, Inc.			
	Geotechnical Consultants			
	REV. 07-2017			
	BY MEL	DATE 03-2017	CLIENT	A&T DEVELOPMENT, LLC
	REF. GEOLOGIC MAP 2	GH 17563-G		
		SUBJECT GEOLOGIC SECTION I		

NOTES:

- EXISTING ZONE RE11-1
- COMMUNITY PLAN - HOLLYWOOD
- NEIGHBORHOOD COUNCIL- BEL AIR-BEVERLY CREST
- AREA PLANNING COMMISSION- CENTRAL
- COUNCIL DISTRICT- CD-4
- SANITARY SEWER AVAILABLE IN VIEWMONT DRIVE
- WATERLINE CONNECTION AVAILABLE IN VIEWMONT DRIVE
- SITE ADDRESS: 1830 N. BLUE HEIGHTS DRIVE HOLLYWOOD
- ASSESSOR'S PARCEL NO. 5558-015-019
- TOPOGRAPHIC SURVEY FURNISHED BY M & G CIVIL ENGINEERING AND LAND SURVEYING APRIL, 4, 2016
- TOTAL LAND AREA 43767.5 SQ FT (1.0048 AC)
- NO EXISTING STRUCTURES WITHIN PRIVATE STREET OR ON PARCEL.

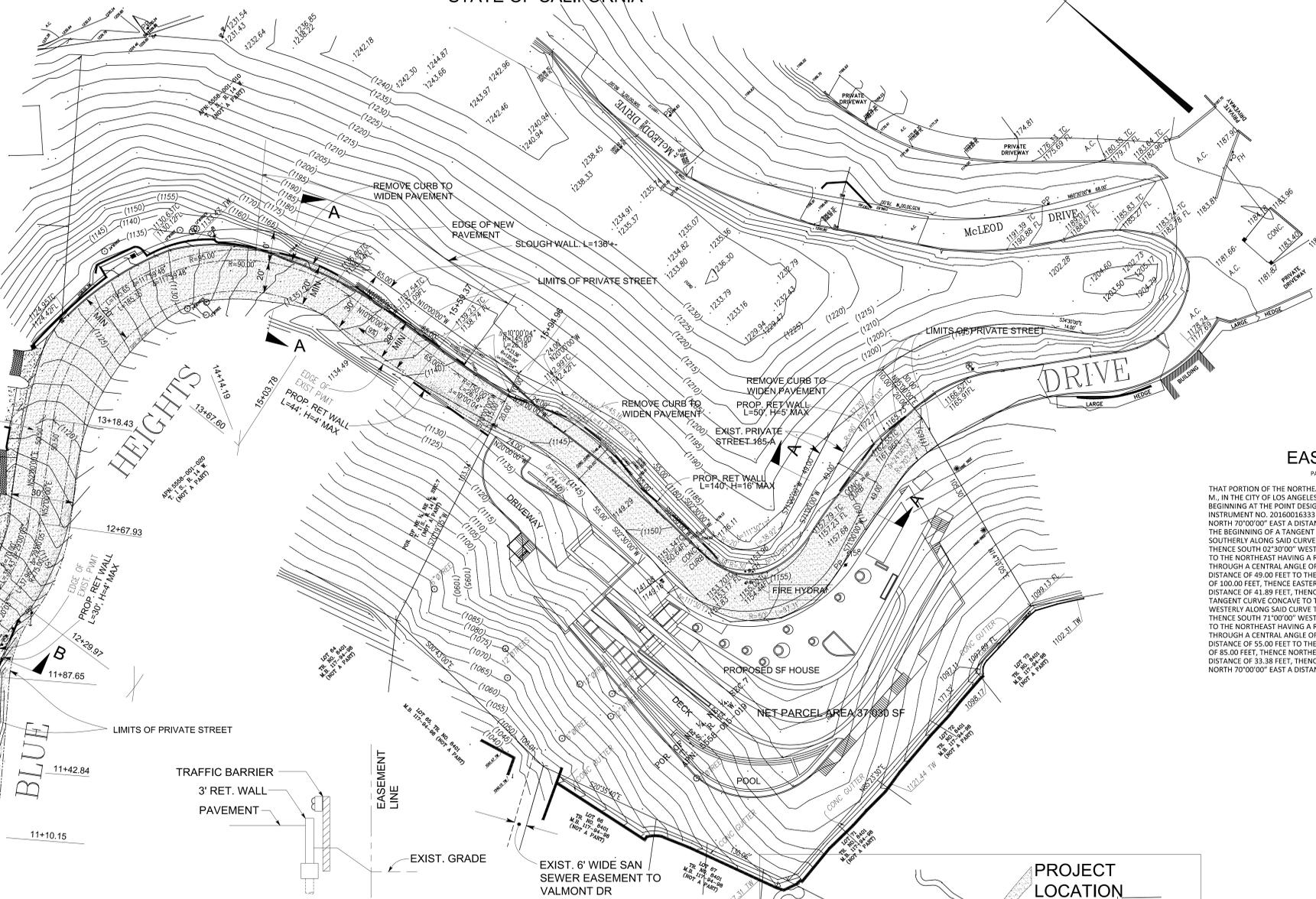
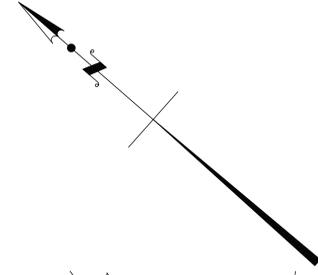
ADDITIONAL ENTITLEMENT REQUESTS:

- ZONING ADMINISTRATOR'S DETERMINATION TO ALLOW 4 RETAINING WALLS WITH MAXIMUM HEIGHTS OF 6'6", 10', 10', AND 8' RESPECTIVELY IN LIEU OF TWO 10-FOOT RETAINING WALLS OTHERWISE ALLOWED.
- ALLOW THE PROPOSED SINGLE-FAMILY DWELLING TO OBSERVE A FRONT-YARD SETBACK OF 5 FEET IN LIEU OF 25 FEET OTHERWISE ALLOWED.
- ALLOW A DRIVEWAY RAMP TO OBSERVE A MAXIMUM HEIGHT OF 17.16 FEET WITHIN THE SIDE YARD SETBACK IN LIEU OF 6 FEET OTHERWISE ALLOWED, AND 8" WITHIN THE PROPOSED FRONT YARD SETBACK IN LIEU OF 3".

THE PURPOSE OF THIS MAP IS TO OBTAIN APPROVAL OF THE PRIVATE STREET MAPS

PRIVATE STREET MAP NO. 1437

IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



OWNER
A & T DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
6423 WILSHIRE BOULEVARD
LOS ANGELES CA 90048

ATTN: MR. STEVE BYRNE
TEL: (310) 388-6900

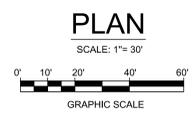
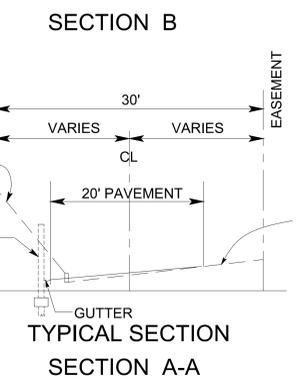
GEOTECHNICAL ENGINEER
GROVER HOLLINGSWORTH AND ASSOCIATES
31129 VIA COLINAS
SUITE 707
WESTLAKE VILLAGE CA 91362
(818) 889-0844
ATTN: ROBERT HOLLINGSWORTH

LEGEND
INDICATES ASPHALT PAVEMENT

CIVIL ENGINEER
MAP PREPARED BY:
HARVEY A. GOODMAN
CIVIL ENGINEER
834-17TH STREET
SUITE 5
SANTA MONICA CA 90403
(310) 829-1037
harvey@harveygoodman.com



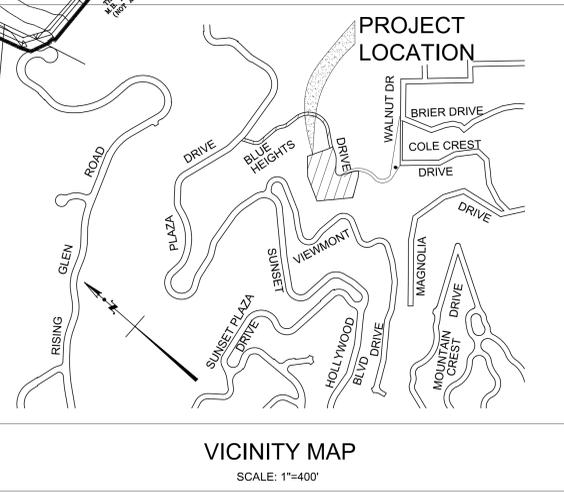
Harvey Goodman



MAP PREPARED NOVEMBER 15, 2016
MAP PREPARED NOVEMBER 15, 2016
MAP PREPARED UPDATED
DECEMBER 22, 2016
MAP UPDATED APR 14, 2017

EASEMENT LEGAL DESCRIPTION

PARCEL 1
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, S.B.B. AND M. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT DESIGNATED AS POINT "A" IN A DEED RECORDED ON JANUARY 7, 2016 AS INSTRUMENT NO. 20160016333 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, THENCE NORTH 70°00'00" EAST A DISTANCE OF 10 FEET, THENCE SOUTH 20°00'00" EAST A DISTANCE OF 24.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°29'54" AN ARC DISTANCE OF 45.16 FEET, THENCE SOUTH 02°30'00" WEST A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET, THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°30'17" AN ARC DISTANCE OF 38.92 FEET, THENCE NORTH 71°00'00" EAST A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET, THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00'03" AN ARC DISTANCE OF 41.89 FEET, THENCE SOUTH 05°00'00" WEST A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, THROUGH WHICH A RADIAL BEARS NORTH 05°00'00" EAST, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00'03" AN ARC DISTANCE OF 29.32 FEET, THENCE SOUTH 71°00'00" WEST A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°30'17" AN ARC DISTANCE OF 97.31 FEET, THENCE NORTH 02°30'00" EAST A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 85.00 FEET, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°29'54" AN ARC DISTANCE OF 33.38 FEET, THENCE NORTH 20°00'00" WEST A DISTANCE OF 24.00 FEET, THENCE NORTH 70°00'00" EAST A DISTANCE OF 20.00 FEET TO POINT "A" AND THE POINT OF BEGINNING.



N:\CENTRAL\OTHER\BLUE HEIGHTS PRIVATE STREET\TITLE RELATED\DCS\PDF Images\PARCEL 2 EASEMENTS375.png