

## **CALIFORNIA COASTAL COMMISSION**

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# **W21b**

**5-18-0835 (MICHAEL BAKER)**

**FEBRUARY 12, 2020**

### **EXHIBITS**

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- Exhibit 1 – Project Location
- Exhibit 2 – Aerial Photo
- Exhibit 3 – Project Plans
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- Exhibit 5 – View Analysis and Visual Simulation



Subject Site

17605  
Castellammare Drive



Subject Site

# 17605 CASTELLAMMARE DR 90272



### SCOPE OF WORK

NEW 1643 SF ONE STORY SINGLE FAMILY DWELLING WITH 1368 SF BASEMENT & 695 SF ATTACHED GARAGE AND POOL

### PROJECT DATA

A.P.N.: 4416 012 022  
 ZONING: R1-1  
 SITE AREA: 3844 SF  
 BLDG USE: SINGLE FAMILY  
 OCC. GROUP: R3  
 CONST. TYPE: \*\*\* CONST TYPE \*\*\*  
 CLIMATE ZONE: 6  
 BLDG. CODE: \*\*\* BUILDING CODE \*\*\*  
 LEGAL DESCN: TR 6800  
 BLOCK NONE  
 LOT 90  
 ARB NONE

AREA CALCULATIONS:  
 LOT COVERAGE: 1812 SF (ONLY AREAS 5' ABOVE NATURAL GRADE)= 1812/3844= 47% < 50% ALLOWABLE

PER SLOPE BAND ANALYSIS:  
 FLOOR AREA 1393.28 SF  
 x 20% (SECOND TIER GREEN BUILDING BONUS)= 278 SF + 1393.28 SF= 1671.9 SF TOTAL ALLOWABLE FLOOR AREA

695 SF 4 CAR GARAGE

1368 SF BASEMENT (> 60% LESS THAN 3' BELOW NATURAL GRADE) (INCLUDES ADDITIONAL GARAGE AREA)

FIRST FLOOR 1643 SF

COVERED DECKS:  
 95 SF @ BASEMENT  
 165 SF @ ROOF  
 250 SF COVERED DECKS = 250 SF ALLOWABLE

### PROJECT TEAM

ARCHITECT  
 ARMINDA DIAZ AIA  
 d3architecture  
 5027 ALMADEN DRIVE  
 LOS ANGELES, CA 90042  
 310-995-1941

STRUCTURAL  
 BALBOA HERITAGE DEV ENG & DESIGN  
 170 E YORBA LINDA BLVD #440  
 PLACENTIA CA 92870

GEOLOGY/ GEOTECHNICAL  
 LANDPHASES CALWEST GEOTECHNICAL  
 5158 COCHRAN ST 889 PIERCE COURT  
 SIMI VALLEY CA 93066 SUITE 101  
 805-522-5174 THOUSAND OAKS CA 91360  
 818-991-7148

SURVEY/ SLOPE BAND  
 NORTH LAKE SURVEYING  
 32216 N BIG OAK LANE  
 CASTAIC CA 91384  
 661-775-9130

TITLE 24  
 TITLE 24 DATA CORP  
 633 MONTEREY TRAIL BOX 2199  
 FRAZIER PARK CA 93225-2199  
 800-237-8824  
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CIVIL  
 WEST COAST TECHNICAL CONSULTANTS INC  
 1997 E LOS ANGELES AVE C115  
 SIMI VALLEY CA 93065  
 818-216-0504  
 wctconsultantsinc@gmail.com

LANDSCAPE  
 \*\*\* LANDSCAPE ARCH \*\*\*  
 ADDRESS  
 CITY  
 PHONE  
 CONTACT

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PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM

### VICINITY MAP

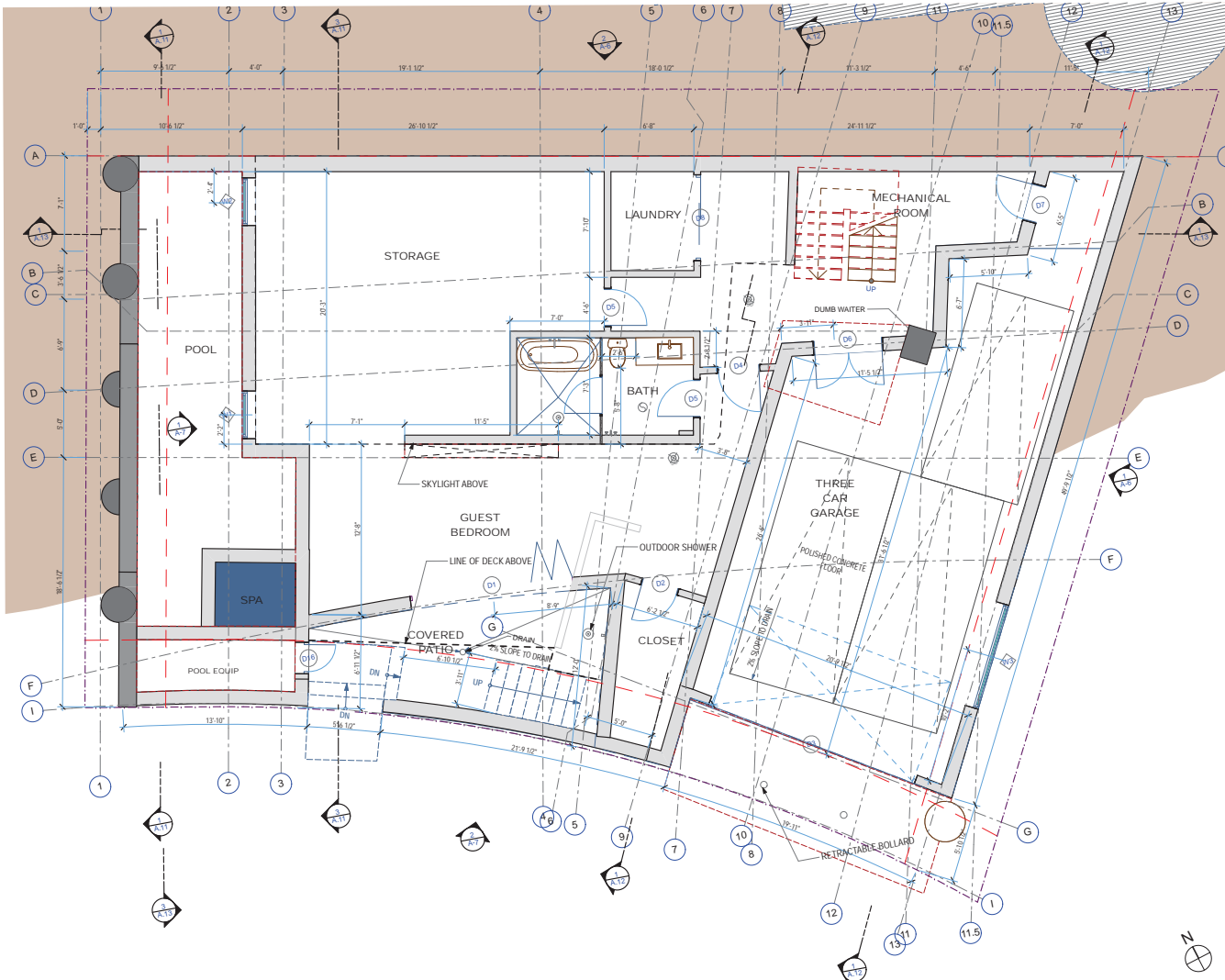


BAKER W/ SUNSET BLVD #1A  
 PACIFIC PALISADES CA 90272  
**17605 CASTELLAMMARE DR 90272**

**A.01**

Printed On: 9/9/18

TITLE SHEET / GENERAL INFO



**GREEN BUILDING NOTES:**

1. FOR EXTERIOR WALLS AND TOWER WALLS PROVIDE A MINIMUM 1/4" DIAMETER LISTED RACEWAY THAT CAN ACCOMMODATE A DEDICATED 2000A/40VDC BRANCH CIRCUIT. THE PANEL OR SERVICE CLOSING SUCH OPENINGS WITH GEMET MORTAR, CONCRETE MASONRY OR METAL PLATES. PIPING NETWORK TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
2. EYEWALLS WITH THE COMMON PARKING AREA SERVING OCCUPANCIES SHALL HAVE A COVERED PATIO WITH A MINIMUM 1/4" DIAMETER LISTED RACEWAY THAT CAN ACCOMMODATE A DEDICATED 2000A/40VDC BRANCH CIRCUIT. THE PANEL OR SERVICE CLOSING SUCH OPENINGS WITH GEMET MORTAR, CONCRETE MASONRY OR METAL PLATES. PIPING NETWORK TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
3. ROOFS WITH SLOPES < 2:12 SHALL HAVE AN SR VALUE OF AT LEAST 7.0 FOR BOTH A 3 YEAR SOLAR REFLECTANCE OF AT LEAST 0.81 AND AN THERMAL EMITTANCE OF AT LEAST 0.75. ROOFS WITH SLOPES > 2:12 SHALL HAVE AN SR VALUE OF AT LEAST 16.0 OR BOTH A 3 YEAR SOLAR REFLECTANCE VALUE OF AT LEAST 0.20 AND AN THERMAL EMITTANCE OF AT LEAST 0.75. (4.106.2)
4. THE REQUIRED HARDWARE USED TO REDUCE HEAT ISLAND EFFECTS SHALL HAVE A SOLAR REFLECTANCE VALUE OF AT LEAST 0.20 AND AN THERMAL EMITTANCE OF AT LEAST 0.75. (4.106.2)
5. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES LISTED IN TABLE 4.303.4.2.
6. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AT THE 1.0 GPM/1.5 PSI SETPOINT SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80PSI. OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO OPERATE AT THE 1.0 GPM/1.5 PSI SETPOINT.
7. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS SHALL BE WEATHER, OR SOL-BASED AND BE COMPLETED PRIOR TO FINAL INSPECTION/ APPROVAL.
8. FOR PROJECTS THAT INCLUDE LANDSCAPE WATER, THE LANDSCAPE CERTIFICATION FORM GRI-1 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION/ APPROVAL.
9. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS USING SUFFICIENT CEMENT MORTAR, CONCRETE MASONRY OR METAL PLATES. PIPING NETWORK TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
10. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER WEATHER CONDITIONS. (4.407.1)
11. ONLY A CITY OF LOS ANGELES CERTIFIED HAULER WILL BE USED FOR HAULING OF CONSTRUCTION WASTE. (4.408.1)
12. FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.502.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.409.1)
13. ALL NEW GAS PRELAPERS MUST BE DIRECTLY VENTED COMBUSTION TYPE, WOOD BURNING PRELAPERS ARE PROHIBITED PER ADG 16.445.
14. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH THE PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. (4.504.1)
15. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKING AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1.4.504.3. (4.504.2) (4.504.3)
16. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN-2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION/ APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.4)
17. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
  - A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
  - B. GREENGUARD CERTIFICATION PROGRAM.
  - C. GREENGUARD CERTIFICATION PROGRAM (PHASE 2).
  - D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)
18. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)
19. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
  - A. VOC EMISSION LIMITS DEFINED IN THE CHPS GREEN CERTIFIED PRODUCTS DATABASE.
  - B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM.
  - C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFLC) FLOORSCORE PROGRAM.
  - D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01302 (4.504.4)
  - E. NEW HARDWOOD FLOORING, PARTICULATE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5. (4.504.5)
  - F. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN-3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION/ APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.6)
  - G. A 1/4" THICK BASE OF 1/2" INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR PROPOSED SLAB ON GRADE CONSTRUCTION. (4.505.1)
  - H. A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR PROPOSED SLAB ON GRADE CONSTRUCTION. (4.505.2)
  - I. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY. (4.505.3)
  - J. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. PROVIDE THE MANUFACTURER'S CUT SHEET FOR VERIFICATION. (4.505.4)
  - K. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMAN-INITIATED SWITCH THAT IS READILY ACCESSIBLE. (4.505.1)
  - L. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA 2-2004, ANSI/ACCA 2-2009 OR ASHRAE HANDBOOKS AND WHEN THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSACCA 2-2004, ASHRAE 55 MANUAL, 9-2004. (4.507.2)

**GENERAL NOTES:**

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES, POWER POLES, PULL BOXES, TRANSFORMERS, VALVE, PUMPS, VALVES, METERS, APPURTENANCES, ETC. OR TO THE LOCATION OF THE HOODUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE PROPERLY CONNECTED TO THE EXTENSION OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING PER ORDINANCE 170.98. SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R336.4) PROVIDE STRAPPING FOR WATER HEATER. (507.3 LAR) (507.3)
4. KITCHEN SINKS, LAVATORIES, BATH TUBS, SHOWERS, SINKS, LAUNDRY TUBS AND WASHING MACHINE SINKS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4)
5. BATH TUB AND SHOWER FLOORS, WALL ABOVE BATH TUBS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)
6. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
8. WATER HEATER MUST BE STRAPPED TO WALL. (SEC 67.4 LAR)
9. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 308.
10. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000), (R314.6.2) (R314.6.2)
11. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1. OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 8 FOOT-CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.3)
13. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECEIVE WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. (R314)
14. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
15. GLAZING IN THE FOLLOWING LOCATIONS SHALL COMPLY WITH THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTION R308.6).

  - A. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE WINDOW, SLIDING WINDOW OR BIFOLD DOOR ASSEMBLY.
  - B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 60 INCHES OF THE DOOR.
  - C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
    - I. EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 1 SQUARE FOOT.
    - II. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
    - III. TOP EDGE GREATER THAN 60 INCHES ABOVE THE FLOOR.
    - IV. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
  - D. GLAZING IN A RAILING.
  - E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
  - F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING EDGE.
  - G. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
  - H. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES HORIZONTALLY OF THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF ANAPA 17.

16. PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAF SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWAPAF 17 BY THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF ANAPA 17.
17. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 3 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R302.9)
18. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET.
19. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED AT A POSITION THAT IS PROMINENT AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R310.9)
20. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 3 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.

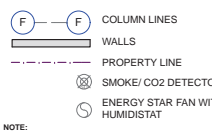
**VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) ( 701A.3.2, 7201.2, 7207)**

- A. ROOF GUTTERS SHALL BE INSTALLED WITHIN 18 INCHES OF THE EAVES AND DESIGNED TO PREVENT THE RAIN FROM TRICKLING DOWN THE EXTERIOR WALLS AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR INTO THE ATTIC AREA OF THE STRUCTURE.
- B. GUTTERS SHALL BE INSTALLED WITHIN 18 INCHES OF THE EAVES AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR INTO THE ATTIC AREA OF THE STRUCTURE.
- C. GUTTERS SHALL BE INSTALLED WITHIN 18 INCHES OF THE EAVES AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR INTO THE ATTIC AREA OF THE STRUCTURE.
- D. EXTERIOR WALLS SHALL BE PROTECTED BY INTONER RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE. (704A.2.3)
- E. EXTERIOR WALLS SHALL BE PROTECTED BY INTONER RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARDS SFM 12-7A.1 (704A.3)
- F. EXTERIOR WALLS SHALL BE PROTECTED BY INTONER RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARDS SFM 12-7A.1 (704A.3)
- G. EXTERIOR WALLS SHALL BE PROTECTED BY INTONER RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARDS SFM 12-7A.1 (704A.3)
- H. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM U-VALUE OF NOT GREATER THAN 0.30. UNITS SHALL BE TESTED ACCORDING TO ASTM E 2818, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A.2 (704A.3.2)
- I. EXTERIOR WALLS SHALL BE PROTECTED BY INTONER RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARDS SFM 12-7A.1 (704A.3)
- J. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NONCOMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.704.4.1
- K. THE UNDERSIDE OF CANTELEDRES AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE INTONER-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE. (704A.4.2)

**WATER CONSERVATION NOTES:**

1. MULTI-FAMILY DWELLINGS NOT EXCEEDING THREE STORIES AND CONTAINING 50 UNITS OR LESS SHALL INSTALL A SEPARATE METER OR SUBMETER WITH COMMON AREAS AND WITH EACH INDIVIDUAL DWELLING UNIT. (4.303.3)
2. WATER USE REDUCTION SHALL BE MET BY COMPLYING WITH ONE OF THE FOLLOWING:
  - A. PROVIDE A 20% REDUCTION IN THE POTENTIAL POTABLE WATER USE WITHIN THE BUILDING. THE REDUCTION SHALL BE BASED ON THE MAXIMUM ALLOWABLE WATER USE FOR PLUMBING FIXTURES AND FITTINGS AS REQUIRED BY THE LOS ANGELES PLUMBING CODE. CALCULATIONS DEMONSTRATING A 20% REDUCTION IN THE BUILDING WATER USE BASELINE, AS ESTABLISHED IN TABLE 4.303.4.1, SHALL BE PROVIDED, OR
  - B. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE MAXIMUM FLOW RATES SHOWN IN TABLE 4.303.4.2. OR
  - C. PLUMBING FIXTURES SHALL USE RECYCLED WATER.
3. NEW BUILDING ON A SITE WITH 500 SQUARE FEET OR MORE OF CUMULATIVE LANDSCAPE AREA SHALL HAVE SEPARATE METERS OR SUBMETERS FOR EACH LANDSCAPE AREA.
4. ADDITIONS AND ALTERATIONS ON A SITE WITH 500 SQUARE FEET OR MORE OF CUMULATIVE LANDSCAPE AREA SHALL VARY THE ENTIRE POTABLE WATER SYSTEM IS REPLACED, SHALL HAVE SEPARATE METERS OR SUBMETERS FOR OUTDOOR WATER USE.
5. IN OTHER THAN SINGLE FAMILY DWELLINGS, LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FOUNTAINS AND HOSES. (6.304)
6. PROVIDE A COVER HAVING A MANUAL OR POWER OPERATED REEL SYSTEM IN ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND DRINKING FOUNTAIN OR SPA IN ONE, AND TWO FAMILY DWELLINGS, FOR WIRELESS SHAPED POOLS WHERE IT IS FEASIBLE TO COVER 100% OF THE POOL DECK TO ITS IRREGULAR SHAPE, A MINIMUM OF 80% OF THE POOL SHALL BE COVERED. (4.304.6)
7. EXCEPT AS PROVIDED IN THIS SECTION, THE PERFORMANCE REQUIREMENTS OF STANDARDS SFM 12-7A.1 (704A.3) SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HANDRAILS AND RAILS NOT LESS THAN 1 3/8 INCH THICK WITH INTERFIELD FINISH, THAT IS NOT LESS THAN 1 1/2 INCHES THICK WITH A FINISH THAT IS NOT LESS THAN 1/2 INCHES THICK WITH INTERFIELD FINISH, ACCORDING TO ASTM E 2034. EXCEPT NONCOMBUSTIBLE OR EXTERIOR FIRE-RESISTANT TREATED WOOD THICKNESS DOCKS. (704A.3.3)
8. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NONCOMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.704.4.1
9. THE UNDERSIDE OF CANTELEDRES AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE INTONER-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE. (704A.4.2)

**LEGEND**



- NOTE:**
1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 IN NFPA 13A, (R313.12.21A17(D))
  2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.



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**A.06**

BASEMENT/ GARAGE LEVEL

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**GENERAL NOTES:**

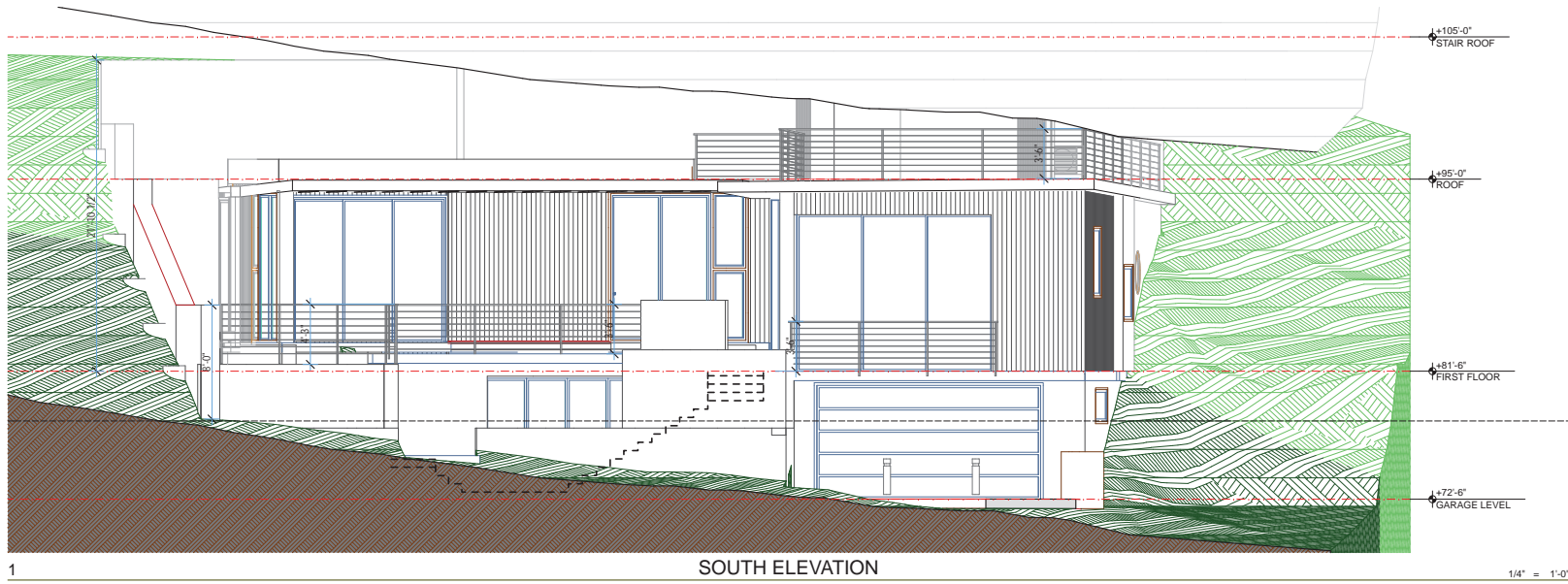
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES: POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC. OR TO THE LOCATION OF THE METER. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE MUST BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING PER ORDINANCE 170.96. SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.4) PROVIDE STRAPPING FOR WATER HEATER (R307.3 LARC).
4. KITCHEN SINKS, LAVATORIES, BATHS, SHOWERS, SINKS, BATHS, SHOWERS, TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
5. BATHROOM AND SHOWER FLOORS, WALLS AND BATHS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 8 FEET ABOVE THE FLOOR (R307.2).
6. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. UNIT LIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL AND STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
8. WATER HEATER MUST BE STRAPPED TO HALL (SEC 507.3 LARC).
9. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL308.
10. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000), (R314.6.2) WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE PROVIDED IN NEW CONSTRUCTION.
11. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 8 FOOT-CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (R303.3).
12. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITH THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. (R314)
13. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITH WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (R315)
14. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITH WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (R315)
15. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.1 (SEE EXCEPTED NOTES):
  - A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND INFOLD DOOR ASSEMBLIES.
  - B. GLAZING ADJACENT TO OR NEARER TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOORS IN A CLOSED POSITION AND SHOWN BOTTOM EDGE IS NOT LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
  - C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
    - I. EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 1 SQUARE FEET.
    - II. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
    - III. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
    - IV. ONE OR MORE VERTICAL SURFACES WITHIN 36 INCHES HORIZONTAL OF THE GLAZING.
  - D. GLAZING IN RAILINGS.
  - E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
  - F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
  - G. GLAZING WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
  - H. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES HORIZONTALLY OF THE BOTTOM TREAD.
16. PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA-U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4.0 OF AWPA-U1.
17. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 59°F AT A POINT 1 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)
18. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).
19. BUILDINGS SHALL BE PROVIDED APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1).
20. PROVIDE ANTI-GRAFFTI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.

**VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) ( 701A.3.2, 7201.2, 7207)**

- A. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF LEAFES AND DEBRIS IN THE GUTTERS.
- B. ROOF (ATTIC)/EXTERIOR WALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR EAVES AND SHALL BE INSTALLED IN EAVES AND COPINGS (704.2.1, 704.4.3.1, 704.4.2, 7207.3).
- C. EAVES SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES ABOVE THE FINISHED FLOOR OR SHALL BE PROVIDED WITH NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (704.2.3).
- D. EXTERIOR WALLS SHALL BE PROVIDED WITH RESISTANCE MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARDS SFM 12-7A.1 (704.3).
- E. EXTERIOR WALL COVERING SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF AND TERMINATE AT 2 INCHES ABOVE NON-SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704.3).
- F. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITH EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM U-VALUE OF 0.25 OR 0.25 AS SHOWN ON THE WINDOW SCHEDULE AND A MINIMUM RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2014, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A.2 (704.3.2).
- G. EXTERIOR WALLS SHALL BE PROVIDED WITH RESISTANCE MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL BE PROVIDED WITH NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANELS THAT ARE NO LESS THAN 1 3/8 INCHES THICK OR SHALL BE PROVIDED WITH RESISTANCE MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION ACCORDING TO ASTM 2014.
- H. EXTERIOR NONCOMBUSTIBLE OR EXTERIOR FIRE-RESISTANT TREATED WOOD VEHICLE ACCESS DOORS (704.3.3)
- I. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048.6) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON-COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC 704.4.1.
- J. THE UNDERSIDE OF CANTELED, OVERHANGING AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (704.4.2.1)

**WATER CONSERVATION NOTES:**

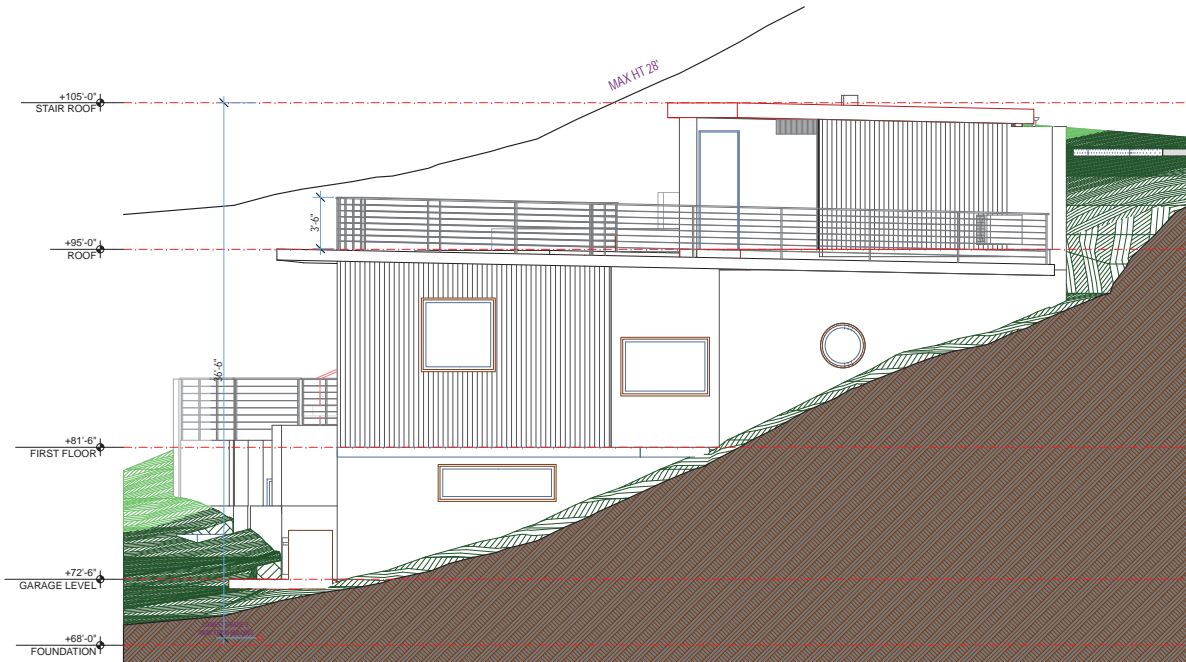
1. MULTI-FAMILY DWELLINGS NOT EXCEEDING THREE STORIES AND CONTAINING 50 UNITS OR LESS SHALL INSTALL A SEPARATE METER OR SUBMETER WITH CONDUITS AND WITH EACH INDIVIDUAL DWELLING UNIT. (A.303.3)
2. WATER USE REDUCTION SHALL BE MET BY COMPLYING WITH ONE OF THE FOLLOWING:
  - A. PROVIDE A 20% REDUCTION IN THE MAXIMUM POTABLE WATER USE WITH THE BUILDING. THE REDUCTION SHALL BE BASED ON THE MAXIMUM ALLOWABLE WATER USE FOR PLUMBING FIXTURES AND FITTINGS AS REQUIRED BY THE LOS ANGELES PLUMBING CODE. CALCULATIONS DEMONSTRATING A 20% REDUCTION IN THE BUILDING WATER USE BASELINE, AS ESTABLISHED IN TABLE A.303.4.1, SHALL BE PROVIDED.
  - B. NEW FIXTURES AND FITTINGS SHALL COMPLY WITH THE MAXIMUM FLOW RATES SHOWN IN TABLE 4.303.4.2. OR EXCEPTED FIXTURES SHALL USE RECYCLED WATER.
  - C. PLUMBING FIXTURES SHALL USE RECYCLED WATER.
3. NEW BUILDING ON A SITE WITH 500 SQUARE FEET OR MORE OF CUMULATIVE LANDSCAPE AREA SHALL HAVE SEPARATE METERS OR SUBMETERS FOR OUTDOOR USE.
4. ADDITIONS AND ALTERATIONS ON A SITE WITH 500 SQUARE FEET OR MORE OF CUMULATIVE LANDSCAPE AREA AND WHERE THE ENTIRE POTABLE WATER SYSTEM IS REPLACED, SHALL HAVE SEPARATE METERS OR SUBMETERS FOR OUTDOOR WATER USE.
5. IN OTHER THAN SINGLE FAMILY DWELLINGS, LOCKS SHALL BE INSTALLED ON ALL FULLY ACCESSIBLE EXTERIOR FOUNTAIN AND HOSE BIBS. (6.304.4)
6. PROVIDE A COVER HAVING A MANUAL OR POWER OPERATED REEL, SYSTEM IN ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA IN ONE- AND TWO-FAMILY DWELLINGS, FOR IRREGULAR SHAPED POOLS WHERE IT IS FEASIBLE TO COVER 100% OF THE POOL DECK TO ITS IRREGULAR SHAPE. A MINIMUM OF 80% OF THE POOL SHALL BE COVERED. (4.304.6)
7. EXCEPT AS PROVIDED IN THIS SECTION, THE FINISH SURFACE OF LANDSCAPE AREA, ALTERNATE WASH PIPING SHALL BE INSTALLED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRASSY AREA.
8. EXCEPT AS PROVIDED IN THIS SECTION, WHERE CITY RECYCLED WATER IS AVAILABLE WITHIN 200 FEET OF THE PROPERTY LINE, WATER CLOSETS, URINALS, FLOORING AND HEATING IN THE BUILDING SHALL BE SUPPLIED FROM RECYCLED WATER AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LOS ANGELES PLUMBING CODE. (4.303)
9. IN NEW BUILDINGS OF 25 STORIES OR LESS, THE COOLING TOWERS SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - A. SHALL HAVE A MINIMUM OF 4 CYCLES OF WATER REUSE.
  - B. A MINIMUM OF 50% OF THE MAKEUP WATER SUPPLY TO THE COOLING TOWERS SHALL COME FROM NON-POTABLE WATER SOURCES, INCLUDING TREATED WASTEWATER. (4.304.1)
  - C. IN NEW BUILDINGS OF 25 STORIES, THE COOLING TOWERS SHALL COMPLY WITH ALL OF THE FOLLOWING:
    - I. SHALL BE IN-GROUND AND UNDERGROUND.
    - II. 100% OF THE MAKEUP WATER SUPPLY TO THE COOLING TOWERS SHALL COME FROM NON-POTABLE WATER SOURCES, INCLUDING TREATED WASTEWATER.
    - III. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, DEVELOP AND CONSTRUCT A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER. (4.304.2)
  - D. PROVIDE HOT WATER SYSTEM COMPLYING WITH ONE OF THE FOLLOWING:
    - I. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES.
    - II. WHERE A HOT WATER RECIRCULATION OR ELECTRIC RESISTANCE HEAT TRACE WIRE SYSTEM IS INSTALLED, THE BRANCH FROM THE RECIRCULATION OR RESISTANCE HEAT TRACE WIRE TO THE FIXTURE SHALL CONTAIN A MAKEUP TRAP. THE FIXTURE SHALL NOT EXCEED THE DISTANCES SPECIFIED IN TABLE 3.8.5 OF THE 2013 CALIFORNIA ENERGY CODE RESIDENTIAL APPENDIX.
    - III. THE HOT WATER RECIRCULATION OR RESISTANCE HEAT TRACE WIRE SHALL BE INSTALLED AND INSULATED IN ACCORDANCE WITH SECTION RA3.2.6 OF THE 2013 CALIFORNIA ENERGY CODE RESIDENTIAL APPENDIX. LOS ANGELES PLUMBING CODE SECTION 610.4 VERIFICATION SYSTEM (6.104)
    - IV. THE HOT WATER RECIRCULATION OR RESISTANCE HEAT TRACE WIRE SHALL BE INSTALLED AND INSULATED IN ACCORDANCE WITH SECTION RA3.2.6 OF THE 2013 CALIFORNIA ENERGY CODE RESIDENTIAL APPENDIX. LOS ANGELES PLUMBING CODE SECTION 610.4 VERIFICATION SYSTEM (6.104)
10. THE HOT WATER SUPPLY PIPING FROM THE WATER HEATER TO THE FIXTURES SHALL TAKE THE MOST DIRECT PATH.
11. THE HOT WATER SUPPLY PIPING FROM THE WATER HEATER TO THE FIXTURES SHALL NOT EXCEED THE DISTANCES SPECIFIED IN TABLE 3.8.5 OF THE 2013 CALIFORNIA ENERGY CODE RESIDENTIAL APPENDIX.
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1

SOUTH ELEVATION

1/4" = 1'-0"



2

EAST ELEVATION

1/4" = 1'-0"

BAKER  
W. SUNSET BLVD. #1A  
PACIFIC PALISADES CA 90272

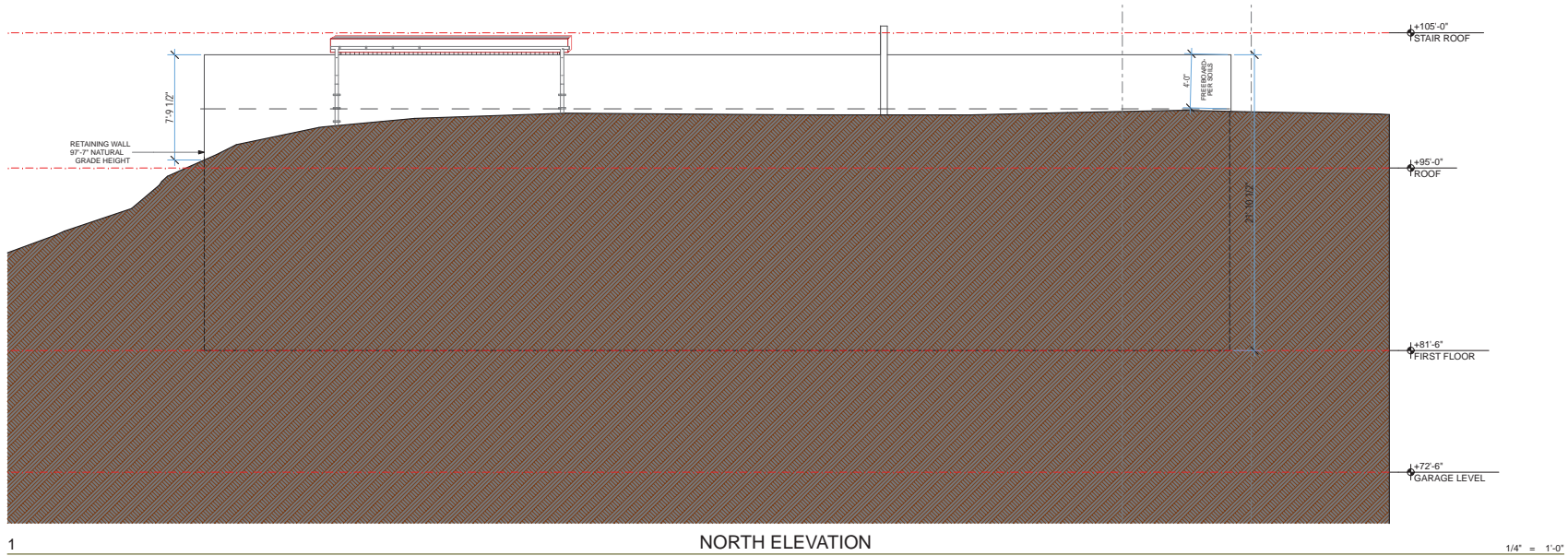
17605 CASTELLAMMARE DR 90272

BUILDING ELEVATIONS

A.09

Printed On: 9/9/18

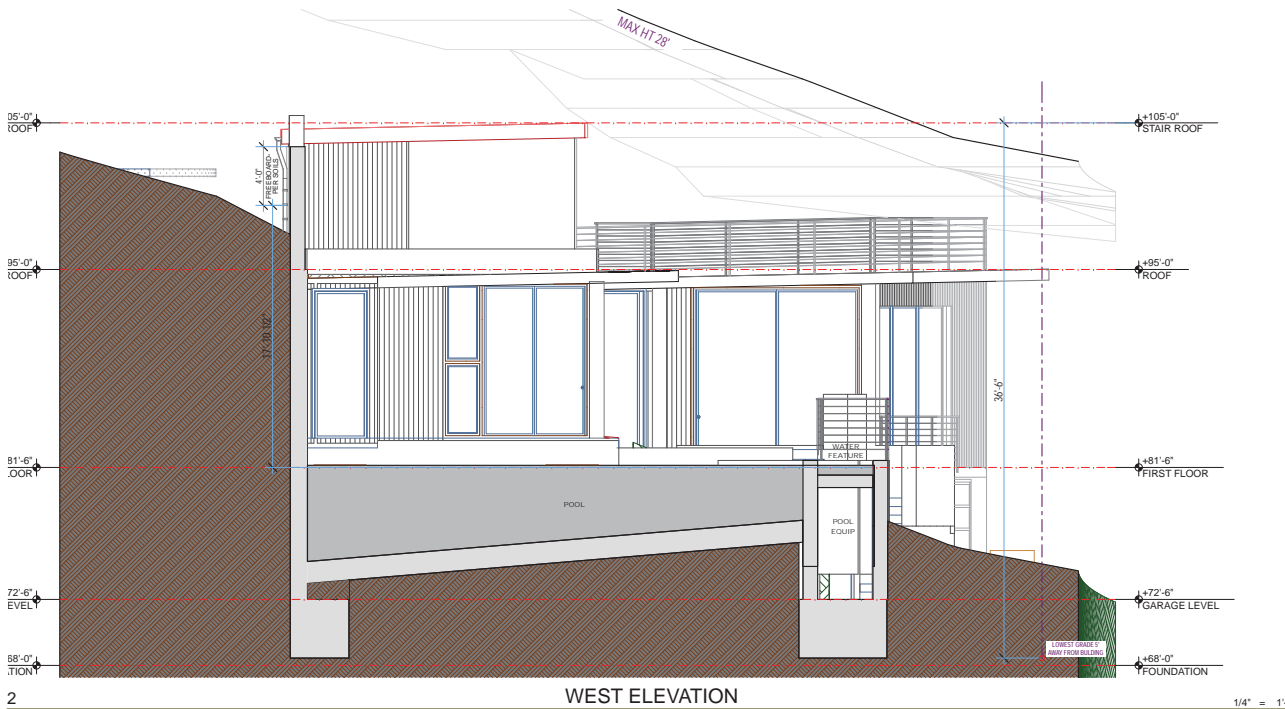




1

NORTH ELEVATION

1/4" = 1'-0"



2

WEST ELEVATION

1/4" = 1'-0"

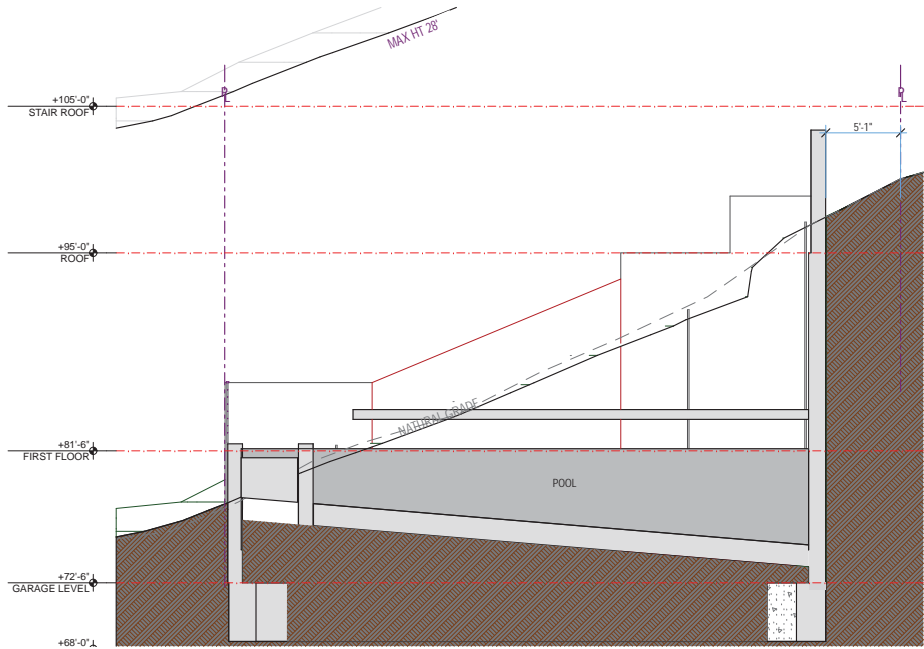
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W. SUNSET BLVD. #1A  
PACIFIC PALISADES CA 90272

17605 CASTELLAMMARE DR 90272

BUILDING ELEVATIONS

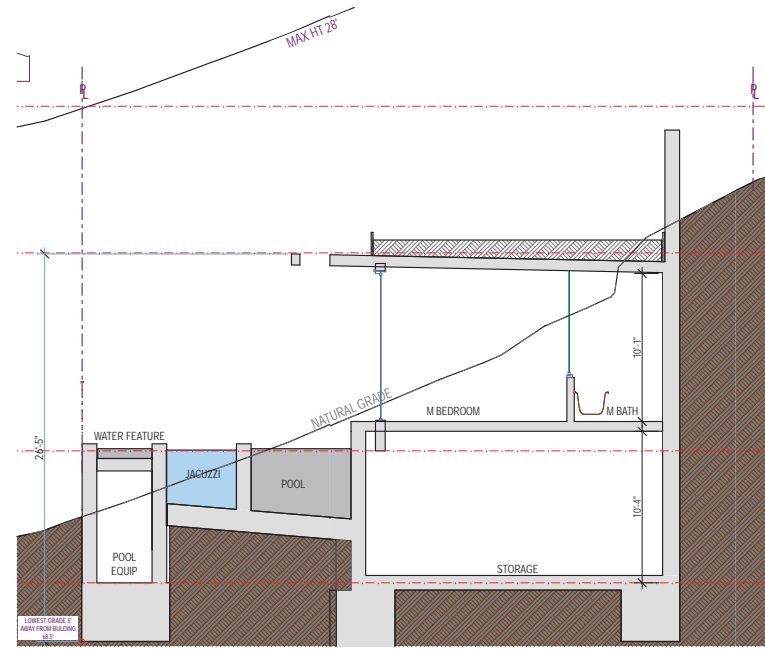
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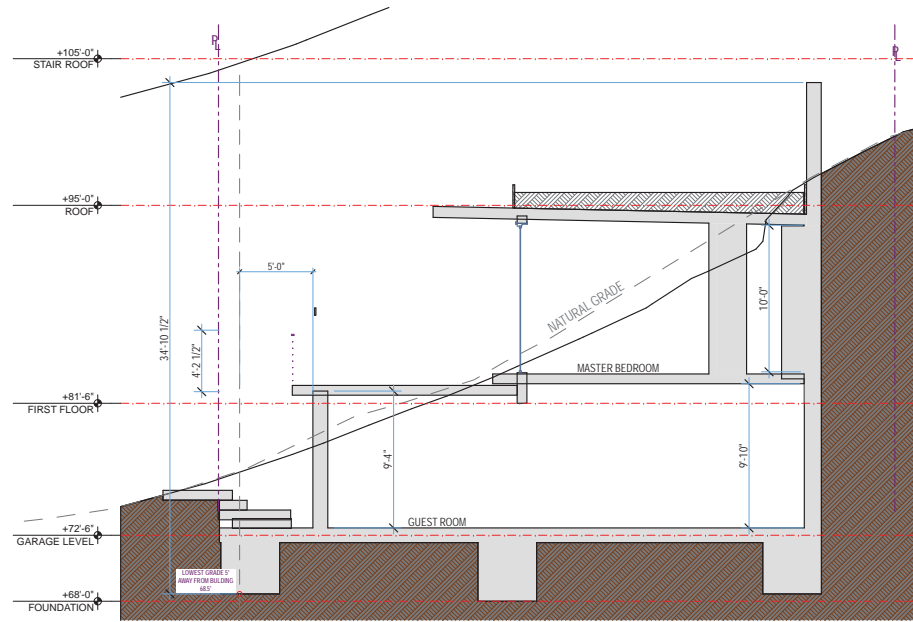
BUILDING SECTION

1/4" = 1'-0"



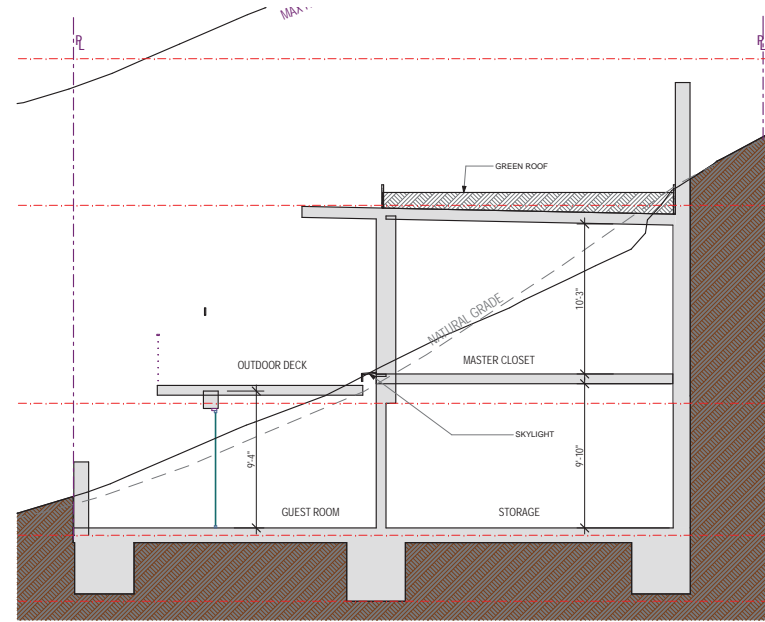
BUILDING SECTION

1/4" = 1'-0"



BUILDING SECTION

1/4" = 1'-0"



BUILDING SECTION

1/4" = 1'-0"

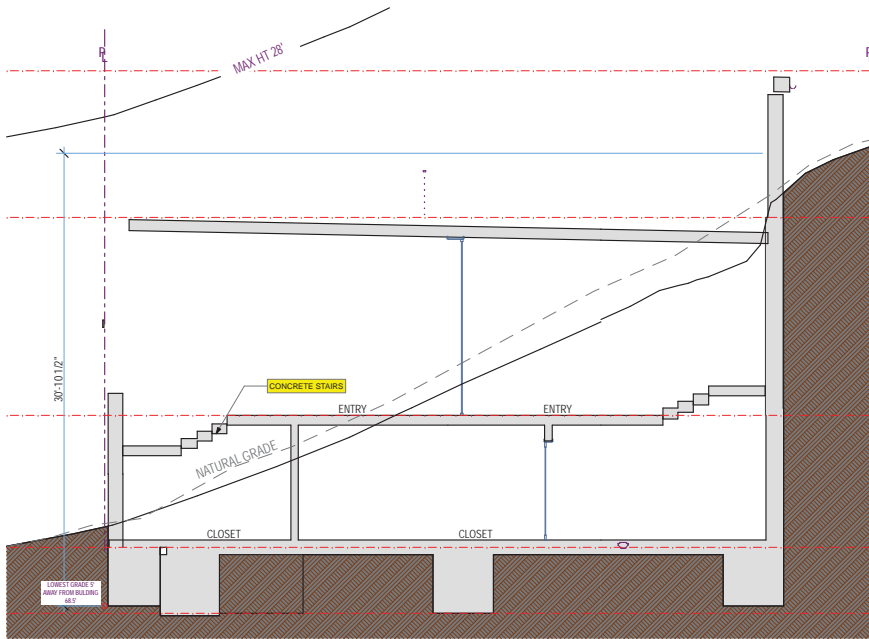
BAKER, W. SUNSET BLVD. #1A  
PACIFIC PALISADES CA 90272

**17605 CASTELLAMMARE DR 90272**

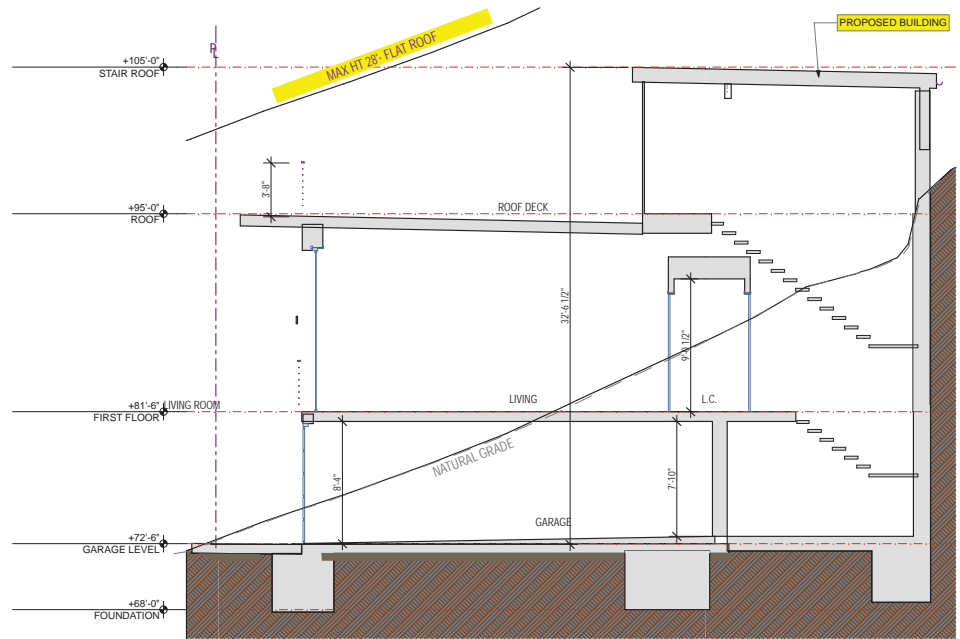
**A.11**

BUILDING SECTIONS

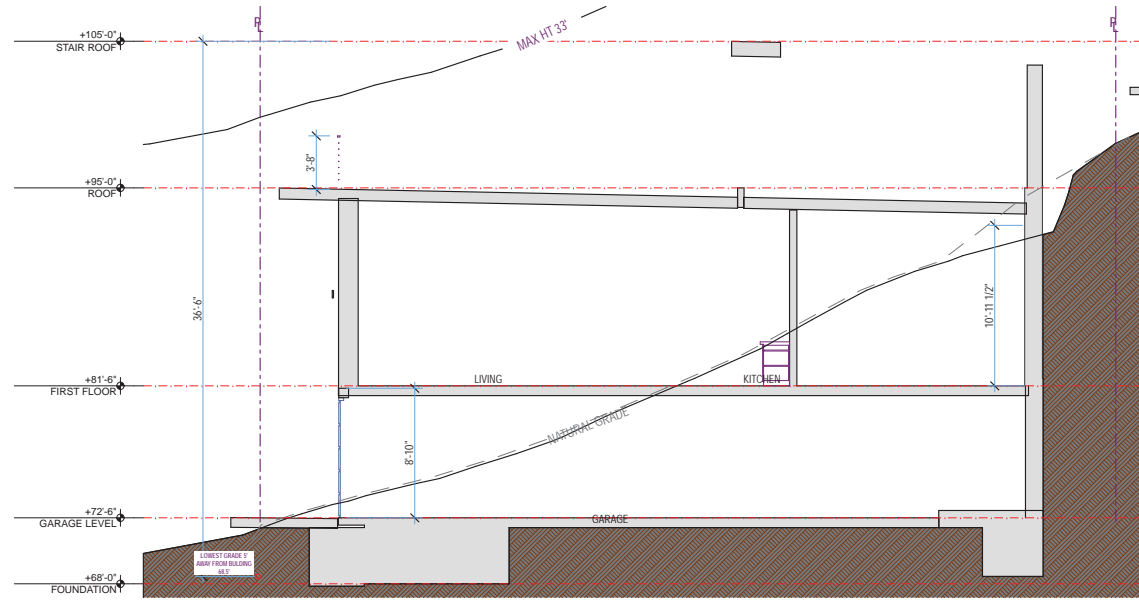
Printed On: 9/9/18



1 BUILDING SECTION 1/4" = 1'-0" 2



BUILDING SECTION 1/4" = 1'-0"



1 BUILDING SECTION 1/4" = 1'-0"



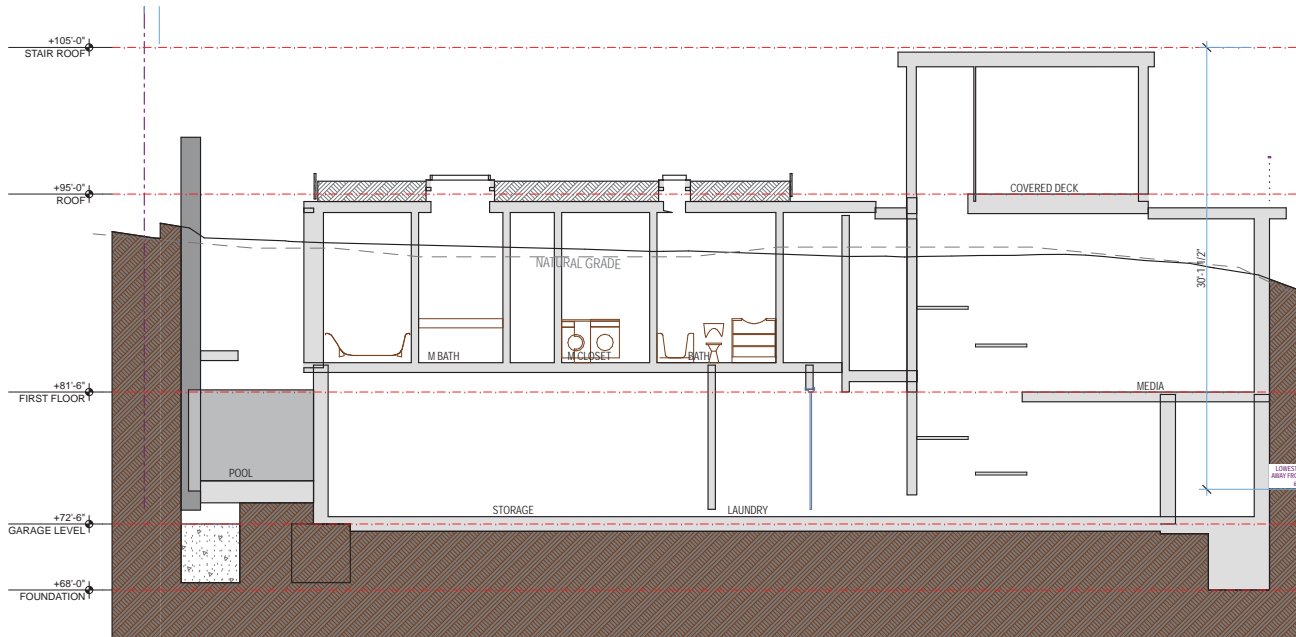
17605 CASTELLAMMARE DR 90272

BAKER, W. SUNSET BLVD. #1A  
PACIFIC PALISADES CA 90272

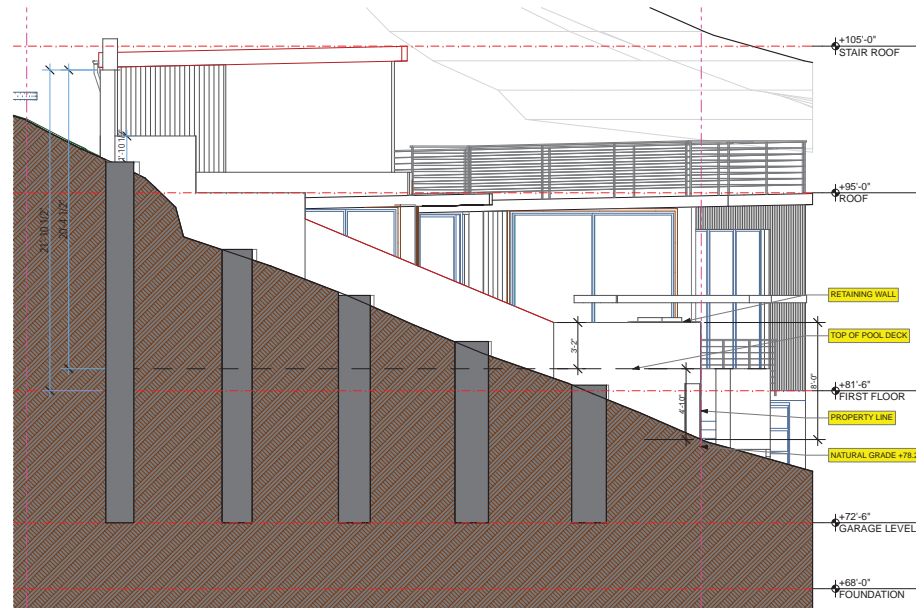
BUILDING SECTIONS

A.12

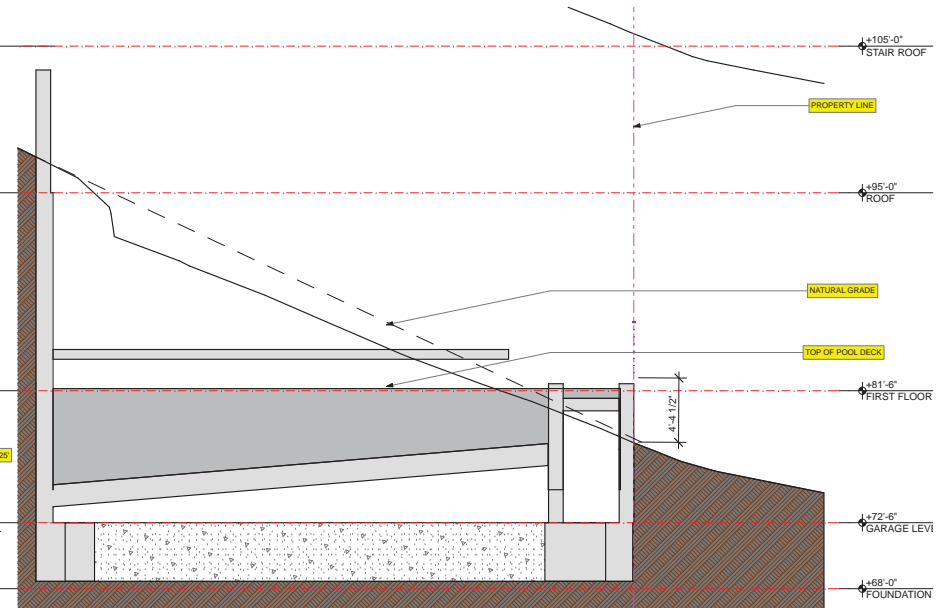
Printed On: 9/9/18



1 BUILDING SECTION 1/4" = 1'-0"



2 BUILDING SECTION 1/4" = 1'-0"



3 BUILDING SECTION 1/4" = 1'-0"

BAKER W/ SUNSET BLVD #1A  
 PACIFIC PALISADES CA 90272  
**17605 CASTELLAMMARE DR 90272**

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

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

FRANK M. BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**GEOLOGY AND SOILS REPORT APPROVAL LETTER**

June 15, 2017

LOG # 94593-02  
SOILS/GEOLOGY FILE - 2  
LAN-Exempt

Michael Baker  
17351 W. Sunset Boulevard, Unit 1A  
Pacific Palisades, CA 90272

TRACT: CASTELLAMMARE (MP 113-3/8)  
BLOCK: 10  
LOT: 12  
LOCATION: 17605 W. Castellammare Drive

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Request for Modification	25100	06/15/2017	LADBS
Soils Report	5683	04/14/2017	Calwest Geotechnical
Oversized Documents	"	"	"
Geology Report	LP1253	03/24/2017	Land Phases, Inc.
Oversized Documents	"	"	"

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Correction Letter	94593-01	01/24/2017	LADBS
Addendum Soils Report	5683	10/27/2016	Calwest Geotechnical
Addendum Geology Report	LP1253	10/14/2016	Land Phases, Inc.
Dept. Correction Letter	94593	09/19/2016	LADBS
Soils Report	5683	07/13/2016	Calwest Geotechnical
Geology Report	LP1253	06/30/2016	Land Phases, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed up to 2-story single family residence with retaining walls, soldier piles, and pool. **The subject lot is located on landslide debris in an area of active and prehistoric landslides.** The earth materials at the subsurface exploration locations consist of colluvium and landslide debris underlain by Topanga Formation siltstone and sandstone bedrock. **The consultants slope stability analysis indicates that the landslide debris underlying the subject lot does not meet the required factors of safety; therefore, soldier piles are recommended for stabilization.** The consultants also recommend to support the proposed structures on drilled-pile foundations bearing in competent bedrock below a "Geotechnical

Foundation Setback Plane (GFSP)” which corresponds with the landslide debris/bedrock contact plane.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. However, the proposed 2-story or less construction is currently exempt from seismic slope stability analysis per P/BC 2017-044.

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 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. A request for modification of the building code to allow the existing landslide debris stabilized with piles to remain has been reviewed and approved by the department. Note: Per the Building Code,
2. The owner(s) have recorded a sworn affidavit (#20170789372) with the Office of the County Recorder attesting to their knowledge that the site is located on and in an area subject to landsliding and unstable soil with the potential for movement, sloughing and erosion; and the need for periodic maintenance (7016.4.1 & 7016.4.2) .
3. All foundations shall derive entire support from competent bedrock below all landslide debris, as recommended and approved by the geologist and soils engineer by inspection. The depth to competent bedrock shall be determined by the project geologist at a minimum of the 4 corners of the subject lot prior to drilling the other piles, as recommended.
4. A final as-built plan and geotechnical report shall be submitted to the Department upon project completion and prior to finalizing the permits. The report shall document all aspects of the construction of the stabilization piles including depth to competent bedrock below all landslide debris and downhole logs of a minimum of 4 borings shall be submitted to the Grading Division. The report shall be signed by the engineering geologist and soils engineer of record.
5. Piles shall be designed as specified and recommended on page 8 (response to item 16) and Appendix F of the 04/14/2017 report by Calwest Geotechnical.
6. Secure the notarized written consent from all owners upon whose property proposed grading/construction access is to extend, in the event off-site grading and/or access for construction purposes is required (7006.6). The consent shall be included as part of the final plans.
7. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates 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 (7006.1).
8. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

9. 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.
10. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
11. 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.
12. Existing uncertified fill, colluvium and landslide debris shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
13. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
14. 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).
15. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. 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)
16. 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).
17. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).
18. 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.
19. Unsurcharged temporary excavation may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.]
20. Shoring shall be designed for the lateral earth pressures as specified and recommended on page 6 (response to item 9) and in Appendix F of the 04/14/2017 report; all surcharge loads shall be included into the design.

21. Shoring shall be designed 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. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
22. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
23. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2).
24. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1).
25. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
26. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil, landslide debris and weathered bedrock per P/BC 2017-050.
27. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from the landslide contact plane with bedrock.
28. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a minimum strength of 1000 pounds per square inch (psi) over the design psi shall be tremied from the bottom up; an admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included (1808.8.3).
29. Existing uncertified fill, colluvium and landslide debris shall not be used for lateral support of deep foundations (1810.2.1).
30. Slabs on uncertified fill, colluvium and landslide debris shall be designed as a structural slab (7011.3).
31. The seismic design shall be based on a Site Class C as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
32. Retaining walls shall be designed for the lateral earth pressures specified on pages 5 & 6 (response to item 9) and in Appendices E & F of the 04/14/2017 report. All surcharge loads shall be included into the design.
33. The rear yard retaining walls shall be provided with a minimum freeboard/impact wall height of 4 feet designed for a minimum equivalent fluid pressure of 125 pcf, as recommended on page 8 of the 04/14/2017 report. The freeboard shall be measured above the required H/2 level setback.



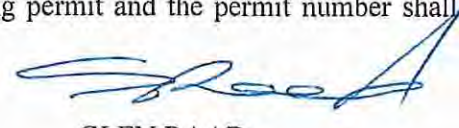
34. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the bottom of the freeboard to the bottom of the wall footing.
35. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
36. 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).
37. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
38. 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).
39. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
40. The structure shall be connected to the public sewer system per P/BC 2014-027.
41. All roof, pad and deck 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 Division and the consulting geologist and soils engineer. (7013.10)
42. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
43. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
44. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
45. The geologist and 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).
46. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1704.9)
47. 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

17605 W. Castellammare Drive

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)

48. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; underpinning; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).
49. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6).
50. 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).

  
CASEY LEE JENSEN  
Engineering Geologist Associate II

  
GLEN RAAD  
Geotechnical Engineer I

CLJ/GR:clj/gr  
Log No. 94593-02  
213-482-0480

cc: Arminda Diaz, Applicant  
Calwest Geotechnical, Project Consultant  
Land Phases, Inc., Project Consultant  
WL District Office

APPENDIX	B
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CAL WEST GEOTECHNICAL

CALIFORNIA COASTAL COMMISSION NOTICE OF INCOMPLETE APPLICATION (3<sup>RD</sup> NOTICE), APPLICATION NO. 5-18-0835, CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND ACCESSORY STRUCTURES, 17605 CASTELLAMMARE DRIVE, PACIFIC PALISADES, CALIFORNIA, DATED FEBRUARY 6, 2019.

RESPONSE TO COASTAL COMMISSION LETTER, 17605 CASTELLAMMARE DRIVE, PACIFIC PALISADES, CITY OF LOS ANGELES, CALIFORNIA, DATED DECEMBER 5, 2018, PREPARED BY CALWEST GEOTECHNICAL, PROJECT NO. 5683, DATED JANUARY 4, 2019

CALIFORNIA COASTAL COMMISSION APPLICATION STATUS LETTER-INCOMPLETE, APPLICATION NO. 5-18-0835, CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND ACCESSORY STRUCTURES, 17605 CASTELLAMMARE DRIVE, PACIFIC PALISADES, CALIFORNIA, 90272, DATED DECEMBER 5, 2018.

ADDENDUM GEOTECHNICAL ENGINEERING REPORT, RESPONSE TO THE REQUEST FOR ADDITIONAL INFORMATION LETTER, PREPARED BY THE CALIFORNIA COASTAL COMMISSION, COASTAL DEVELOPMENT PERMIT APPLICATION NO. 5-18-0835, DATED SEPTEMBER 21, 2018, PROPOSED CUSTOM SINGLE FAMILY RESIDENTIAL DEVELOPMENT, 17605 CASTELLAMMARE DRIVE, PACIFIC PALISADES AREA, CITY OF LOS ANGELES, CALIFORNIA, PREPARED BY CALWEST GEOTECHNICAL, PROJECT NO. 5683, DATED OCTOBER 1, 2018.

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY GEOLOGY AND SOILS REPORT **APPROVAL** LETTER, LOT 12, BLOCK 10, TRACT CASTELLAMMARE (MP 113-3/8), 17605 W. CASTELLAMMARE DRIVE, LOG # 94593-02, DATED JUNE 15, 2017.

ADDENDUM GEOTECHNICAL ENGINEERING REPORT #2, RESPONSE TO THE CITY OF LOS ANGELES, GEOLOGY AND SOILS REPORT CORRECTION LETTER, LOG # 94593, DATED JANUARY 24, 2017, PROPOSED CUSTOM SINGLE FAMILY RESIDENTIAL DEVELOPMENT, APN 4416-020-022, 17605 CASTELLAMMARE DRIVE, PACIFIC PALISADES AREA, CITY OF LOS ANGELES, CALIFORNIA, PREPARED BY CALWEST GEOTECHNICAL, PROJECT NO. 5683, DATED APRIL 14, 2017.

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY GEOLOGY AND SOILS REPORT CORRECTION LETTER, APN 4416-020-022, 17605 CASTELLEMARE DRIVE, PACIFIC PALISADES AREA, CITY OF LOS ANGELES, CALIFORNIA, LOG # 94593-01, DATED JANUARY 24, 2017.

ADDENDUM GEOTECHNICAL ENGINEERING REPORT, RESPONSE TO THE CITY OF LOS ANGELES, GEOLOGY AND SOILS REPORT CORRECTION LETTER, LOG # 94593, DATED SEPTEMBER 19, 2016, PROPOSED CUSTOM SINGLE FAMILY RESIDENTIAL DEVELOPMENT, APN 4416-020-022, 17605 CASTELLAMMARE DRIVE, PACIFIC PALISADES AREA, CITY OF LOS ANGELES, CALIFORNIA, PREPARED BY CALWEST GEOTECHNICAL, PROJECT NO. 5683, DATED OCTOBER 27, 2016.

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY GEOLOGY AND SOILS REPORT CORRECTION LETTER, APN 4416-020-022, 17605 CASTELLEMARE DRIVE, PACIFIC PALISADES AREA, CITY OF LOS ANGELES, CALIFORNIA, LOG # 94593, DATED SEPTEMBER 19, 2017.

GEOTECHNICAL ENGINEERING INVESTIGATION REPORT, PROPOSED CUSTOM SINGLE FAMILY RESIDENTIAL DEVELOPMENT, APN 4416-020-022, 17605 CASTELLAMMARE DRIVE, PACIFIC PALISADES AREA, CITY OF LOS ANGELES, CALIFORNIA, PREPARED BY CALWEST GEOTECHNICAL, PROJECT NO. 5683, DATED JULY 13, 2016.

ADDITIONAL REFERENCES ARE INCLUDED IN THE AFOREMENTIONED REPORTS AND COASTAL COMMISSION CORRESPONDENCE.





Proposed Home  
& Retaining Walls



Proposed Home





