DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: Thursday, December 7, 2023
Time: After 8:30 a.m.*
Place: Los Angeles City Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

And via Teleconference. Information will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting cpc@lacity.org.

Public Hearing: August 16, 2023
Appeal Status: Density Bonus Off-menu incentives are not further appealable. Density Bonus On-menu incentives are appealable to City Council.

Case No.: CPC-2023-4250-DB-HCA

CEQA No.: ENV-2023-4251-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 11 – Traci Park
Community Plan Area: Palms – Mar Vista – Del Rey
Specific Plan: West Los Angeles Transportation Improvement and Mitigation Specific Plan
Certified NC: Mar Vista
Zone: R3-1

Applicant: 2662 and 2668 S. Barrington Ave, LLC

Representative: Jake Heller, JDJ Consulting Group

Expiration Date: December 17, 2023
Multiple Approval: No

PROJECT LOCATION: **2662-2668 South Barrington Avenue**

PROPOSED PROJECT: The proposed project involves the demolition of two existing single-family homes and the construction, use, and maintenance of a new 27,313 square foot, five-story, 55 feet and six inches in height residential building. The project would provide a total of 21 dwelling units with three units set aside for Very Low Income Households. A total of 39 vehicle parking spaces will be provided within an at-grade and subterranean parking levels.

REQUESTED ACTIONS:

1) Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2) Pursuant to LAMC Section 12.22 A.25, a Density Bonus to permit a housing development project consisting of 21 dwelling units, of which three (3) units will be set aside for Very Low Income households, and requesting the following Incentives:

   a. An on-menu incentive to permit an increase in floor area ratio (FAR) to allow a total FAR of 3.54:1 in the R3 Zone in lieu of the otherwise permitted 3:1 FAR;

b. An on-menu incentive to allow a 20 percent side yard set back reduction to allow a side yard setback of six (6) feet and five (5) inches in lieu of the otherwise required eight (8)-feet in the R3-1 Zone; and

c. An off-menu incentive to allow a maximum building height of 55 feet and six (6) inches in lieu of the otherwise allowed 45 feet in the R3-1 Zone and to allow increased height for portions of the building that are within 50 feet of an R1-Zoned lot.

RECOMMENDED ACTIONS:

1) **Determine,** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2) **Approve** a Density Bonus Compliance Review, pursuant to LAMC Section 12.22 A.25, to permit a housing development project consisting of 21 dwelling units, of which three (3) units will be set aside for Very Low Income households and with the following Incentives:

   a. An on-menu incentive to permit an increase in floor area ratio (FAR) to allow a total FAR of 3.54:1 in the R3 Zone in lieu of the otherwise permitted 3:1 FAR;

   b. An on-menu incentive to allow a 20 percent side yard setback reduction to allow a side yard setback of six (6) feet and five (5) inches in lieu of the otherwise required eight (8)-feet in the R3-1 Zone;

   c. An off-menu incentive to allow a maximum building height of 55 feet and six (6) inches in lieu of the otherwise allowed 45 feet in the R3-1 Zone and to allow increased height for portions of the building that are within 50 feet of an R1-Zoned lot.

3) **Adopt** the attached Conditions of Approval; and

4) **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Heather Bleemers
Senior City Planner

More Song
City Planner

Stephanie Escobar
City Planning Associate

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1299.

TABLE OF CONTENTS

PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project involves the demolition of two existing single-family homes and the construction, use, and maintenance of a new 27,313 square foot, five-story, 55 feet and six inches in height residential building. The project would provide a total of 21 dwelling units with three units set aside for Very Low Income Households. A total of 39 vehicle parking spaces will be provided within one at-grade and one subterranean parking level.

Figure 1: Rendering of the proposed project.

The ground floor features parking spaces located at the rear end of the building and residential amenities located along Barrington Avenue. Residential amenities at the ground floor level include; mailbox and Amazon locker room, lobby entrance area, storage room, bicycle storage room, electrical room, trash room, and recycle room. The ground floor also features approximately 548 square feet of landscaped areas located throughout the exterior of the building on all four sides. The second-floor features four (4) dwelling units and three (3) recreation rooms that total approximately 2,425.4 square feet of recreational space. The third-floor features five (5) dwelling units and two recreation rooms. Floors three through five consist of only residential units. The proposed project will provide 2,924 square feet of open space including a 2,324 square foot roof deck.

The project provides 38 total parking spaces with 10 EV ready spaces and four (4) EVCS parking spaces. The building includes parking within one subterranean parking garage and one at grade parking level. Parking can be accessed from an ingress/egress driveway along Barrington Avenue at the north end of the building.

Figure 2: Rendering view of the proposed project along Barrington Avenue.

The project provides a total of 2,924 square feet of open space that is countable by the zoning code, including indoor and outdoor amenities for residents. In practice, the project provides 589 square feet of private balconies, 2,324 square feet of roof deck area, 639 square feet of common open space landscaped areas and approximately 3,621 square feet of recreational space. The subject site does not contain any protected trees.

PROJECT BACKGROUND

Project Site

The subject property is a rectangular-shaped site comprised of two (2) lots parcels and half of a present alley, totaling approximately 11,998.8 square feet. The property has a street frontage of approximately 100.5 feet along Barrington Avenue. The site is currently improved with two (2) existing single-family homes (see Figure 3 below).

Figure 3: Aerial view of the subject site.

General Plan Land Use Designation and Zoning

The project site is located within the Palms – Mar Vista – Del Rey Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Medium Residential land uses with corresponding R3 and R3(PV) Zones. The project site is zoned R3-1 (as shown in Figure 4 below) and is thus consistent with the existing land use designation. The R3 zone limits the project's density to one (1) dwelling unit per 800 square feet of lot area. Additionally, the maximum Floor Area Ratio (Ratio) permitted in the R3 Zone is 3:1.

The subject site is located within a Housing Element Inventory Sites zone, a Very Low VMT zone, an Urban Agriculture Incentive zone, Outside Flood Zone and is located within 2.35 km from the Santa Monica Fault. The subject site is also located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan.

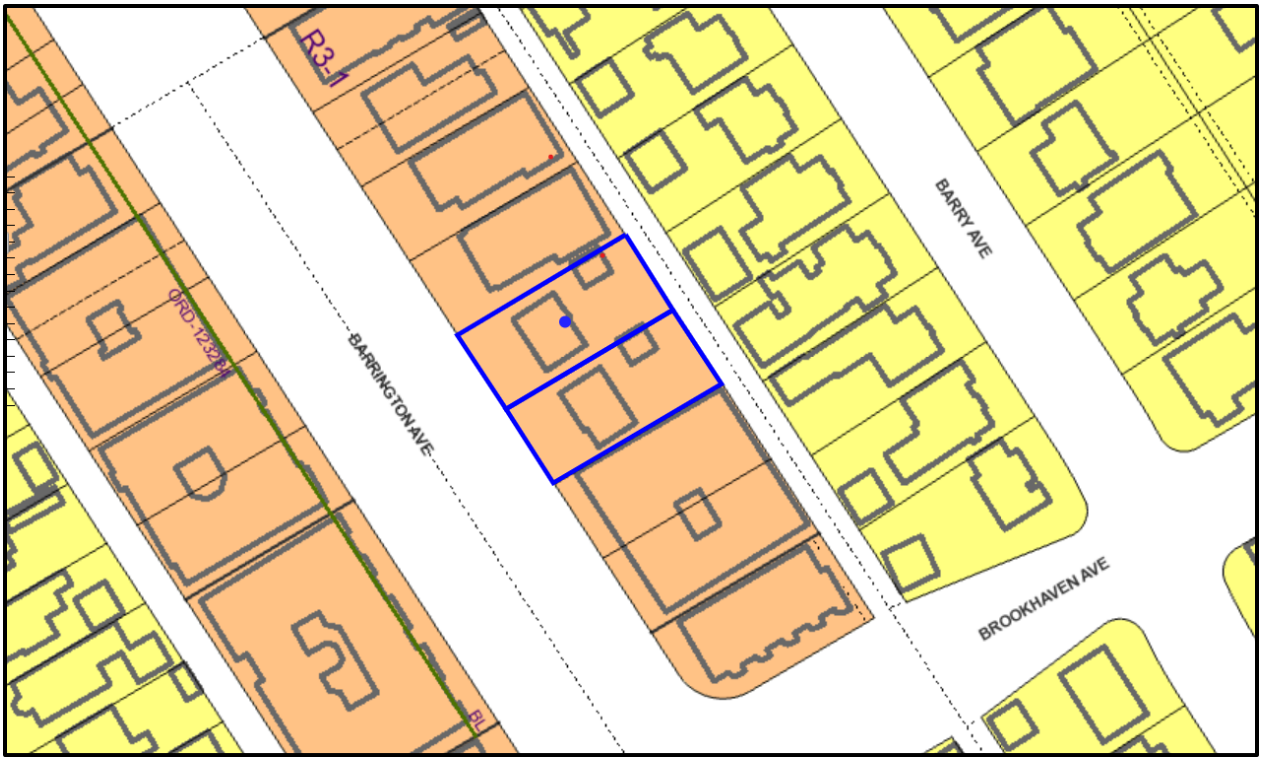


Figure 4: ZIMAS Zoning Map of the subject site.

Surrounding Properties

The surrounding area consists of medium residential and low residential properties. Properties to the north, adjacent to the subject property are zoned R3-1 with a land use designation of Medium Residential and developed with one- and two-story residential buildings. Properties to the east, adjacent to the subject property, are zoned R1V2 with a land use designation of Low Residential and developed with one-story single-family homes and a one-story senior care facility. Properties to the south, adjacent to the subject property are zoned R3-1 with a land use designation of Medium Residential and developed with one- and two-story residential buildings. Properties to the west, across Barrington Avenue, are zoned R3-1 with a land use designation of Medium Residential and developed with one- and two-story residential buildings.

Streets

Barrington Avenue, adjoining the Property to the west, is a designated Avenue I, dedicated twitch an approximately 100 foot right-of-way.

REQUESTED ENTITLEMENTS

1) Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2) Pursuant to LAMC Section 12.22 A.25, a Density Bonus to permit a housing development project consisting of 21 dwelling units, of which three (3) units will be set aside for Very Low Income households, and requesting the following Incentives:

a. An on-menu incentive to permit an increase in floor area ratio (FAR) to allow a total FAR of 3.54:1 in the R3 Zone in lieu of the otherwise permitted 3:1 FAR;

b. An on-menu incentive to allow a 20 percent side yard set back reduction to allow a side yard setback of six (6) feet and five (5) inches in lieu of the otherwise required eight (8)-feet in the R3-1 Zone; and

c. An off-menu incentive to allow a maximum building height of 55 feet and six (6) inches in lieu of the otherwise allowed 45 feet in the R3-1 Zone and to allow increased height for portions of the building that are within 50 feet of an R1-Zoned lot.

Relevant Cases

Subject Property:

There are no relevant cases on the subject property.

Surrounding Properties:

The following relevant cases were identified to be within a 1,000-foot radius of the project site and filed within the past 10 years:

Case No. CPC-2018-3430-DB-SPR: On June 13, 2019, the City Planning Commission approved a Density Bonus project with Site Plan Review to allow the demolition of existing commercial uses and the construction of a new five-story 73-unit with six units set aside for Very Low Income households, mixed-use development with 5,899 square feet of commercial uses at 11701 West Gateway Boulevard

Density Bonus / Affordable Housing Incentive Program

In accordance with California Government Code Section 65915 and LAMC Section 12.22 A.25, in exchange for setting aside a minimum percentage of the project's units for affordable housing, the project is eligible for a density bonus, reduction in parking, and incentives allowing for relief from development standards. The applicant has requested to utilize the provisions of City and State Density Bonus laws as follows:

Density

The subject property is zoned R3-1 with approximately 8,109.9 square feet of buildable area including half of the existing alleyway. The R3-1 zone limits the project's density to one (1) dwelling unit per 800 square feet of lot area. The subject property has a total lot area of 11,998.8 square feet and as such, the permitted base density on the subject property is 15 units[1]. In exchange for reserving a portion of the units for affordable housing, the applicant is entitled to a maximum 35 percent density bonus by-right. The applicant is seeking a 35 percent density bonus to allow for the proposed 21 dwelling units to be built on the site.

[1] Assembly Bill 2501 clarifies that density calculations that result in a fractional number are to be rounded up to the next whole number. This applies to base density, number of bonus units, and number of affordable units required to be eligible for the density bonus.

For the subject property, a 35 percent by-right density bonus would allow for 21 units (equal to an increase of six (6) units beyond the base density of 15 units) to be constructed on the project site. In order to qualify for the 35 percent by-right density bonus, the project would be required to set aside 11 percent of the base density, equal to two (2) units, for Very Low Income Households. The project will provide three (3) units for Very Low Income households in exchange for the requested Density Bonus, which is equivalent to 20 percent of base density and more than the required 11 percent, and therefore the project qualifies for a 35 percent density bonus.

Incentives

Pursuant to the LAMC and Government Code Section 65915, the applicant is entitled to three Incentives, in exchange for reserving at least 15 percent of the base density for affordable households. The proposed project will set aside three (3) units, equal to 20 percent of the base number of units, for affordable households. Accordingly, the applicant has requested three (3) Incentives:

1. **Floor Area Increase (On-Menu) -** The subject property is zoned R3-1which limits the property to an FAR of 3 to 1. Thus, Pursuant to LAMC Section 12.22-A,25 the applicant is requesting an On-Menu incentive to allow a FAR increase from 3:1 to 3.54:1 to allow 27,313 square feet in floor area.

2. **Side Yard Setback Reduction (On-Menu) –** The subject property is zoned R3-1 which limits the subject property to a side yard setback of eight (8) feet. Pursuant to LAMC Section 12.22-A,25 the applicant is requesting an On-Menu Incentive to allow a 20 percent side yard reduction to allow a side yard setback of six (6) feet and five (5) inches.

3. **Height Increase (Off-Menu) -** The subject property is zoned R3-1 which limits the subject property to a maximum height of 45 feet. Therefore, pursuant to LAMC Section 12.22-A,25 the applicant is requesting an Off-Menu Incentive to allow a maximum of height of 55 feet and six (6) inches in lieu of the otherwise permitted 45 feet as well as a height increase for portions of the project that are located within 50 feet of an R1 Zone.

Automobile Parking

State Density Bonus law allows for a reduction in the required amount of residential vehicle parking for eligible housing development projects with affordable units. For the request herein, the applicant is utilizing Government Code Section 65915, which as amended by Assembly Bill 744 permits the project to provide residential vehicle parking at a ratio of 0.5 onsite parking spaces per bedroom. The project is further utilizing the provisions of the LAMC to replace a maximum of 10 percent of the required amount of residential vehicle parking with bicycle parking at a ratio of four bicycle parking spaces for every one vehicle parking space replaced. Under these provisions, with the unit count and mix as proposed, the project is required to provide a minimum of 32 residential vehicle parking spaces. The project proposes to provide a total of 39vehicle parking spaces, and thus meets these requirements.

Housing Replacement

The subject property is currently developed with two (2) single family homes, as reported by the Los Angeles Housing Department. Pursuant to the Housing Crisis Act of 2019 Replacement Unit Determination dated April 20, 2023, the Los Angeles Housing Department (LAHD) has determined that one (1) unit needs to be replaced restricted to Very Low Income Household and

one (1) unit needs to be replaced restricted to Low Income Household. The proposed project will be required to comply with this determination and any additional requirements of LAHD.

PUBLIC HEARING

A public hearing on this matter with the Hearing Officer virtually via zoom meeting on Tuesday, October 3, 2023. Comments from the public hearing are documented in Public Hearing and Communications, Page P-1.

PROJECT CONSIDERATIONS

The proposed project was initially filed with a slightly different design which did not include the variation in massing and texture as shown on the rear side of the proposed building. As a result of discussions and collaboration with the community, the project team changed the design of the rear facade by introducing more texture and variation in massing. Furthermore, the applicant also made revisions to the design/renderings and added line-of-sight diagrams to address concerns regarding the privacy of next-door properties from the proposed roof deck.

CONCLUSION

Based on the public hearing and information submitted to the record, staff recommends that the City Planning Commission find, based on its independent judgment, after consideration of the entire administrative record, find that the project is categorically exempt from CEQA. Staff also recommends that the City Planning Commission approve the Density Bonus with incentives for a 35 percent density bonus, thereby approving the project as proposed. The project will result in 21 net new housing units including three (3) affordable units. The approval of the density bonus will allow the addition of three (3) Very Low-Income Households and 18 market rate units in a neighborhood that is characterized as walkable and rich in job opportunities which aligns with the City's housing and economic development goals and objectives. The project is designed to enhance the public realm and activate a pedestrian oriented street in the Palms – Mar Vista – Del Rey neighborhood with a design that incorporates citywide planning practices.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.22 A.25 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

A. Development Conditions

Density Bonus

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans dated 11/30/2023, submitted by the Applicant, stamped "Exhibit A," and /attached to the subject case file.

2. **Residential Density**. The project shall be limited to a maximum density of 21 dwelling units.

3. **Affordable Units.**

   a. A minimum of three (3) units, that is at least 15 percent of the base dwelling units permitted in the R3-1 Zone, shall be reserved as Very Low Income Households, as defined by the State Density Bonus Law per Government Code Section 65915(c)(2).

   b. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25.

4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make at least 15 percent of the site's base density units (equal to 3 units) available to Very Low Income Households, for sale or rental as determined to be affordable to such Households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's SB 8 Determination, dated April 20, 2023. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination for more information.

5. **Housing Replacement.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD), and in compliance with LAHD's April 20, 2023, SB 8 Determination Letter. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination for more information.

   On-site Restricted Affordable Units may be used to satisfy the Housing Replacement units required pursuant to SB 8 provided such units meet the income levels, to the satisfaction of LAHD.

6. Incentives.

a. **Floor Area**. The project shall be permitted an on-menu incentive to permit an increase in floor area ratio (FAR) to allow a total FAR of 3.54:1 in the R3 Zone in lieu of the otherwise permitted 3:1 FAR in the R3 Zone.

b. **Side Yard Setback.** The project shall be permitted \a 20 percent reduction to allow a side yard setback of six (6) feet and five (5) inches in lieu of the otherwise required eight (8) foot side yard setback in the R3 Zone.

c. **Height** The project shall be permitted a height increase of 11 feet and six (6) inches to allow a maximum building height of 55 feet and six (6) inches in lieu of the otherwise allowed 45 feet in the R3-1 Zone and to allow increased height for portions of the building that are within 50 feet of an R1-Zoned lot.

7. Parking:

a. Minimum residential automobile parking shall be provided consistent with the provisions of Section 65915 of the California Government Code, as amended by Assembly Bill 744, and/or the LAMC.

b. In the event that the composition of residential units (i.e. the number of bedrooms) changes, or the applicant selects a different Parking Option as provided by State Density Bonus law and the LAMC and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth by Section 65915 of the California Government Code and/or LAMC Section 12.22 A.25.

c. Bicycle Parking. Residential bicycle parking shall be provided consistent with LAMC 12.21 A.16.

d. Unbundling. Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable units which shall include any required parking in the base rent or sales price, as verified by LAHD.

e. All vehicular parking shall provide electric vehicle charging spaces and electric vehicle charging stations in compliance with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

B. <u>Administrative Conditions</u>

21. Final Plans. Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff “Final Plans”. A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

22. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval attached herein as a cover sheet and shall include any modifications or notations required herein.

23. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

24. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

25. **Approvals, Verification and Submittals**. Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

26. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

27. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

28. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

29. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

30. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.

31. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

32. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

33. **Indemnification and Reimbursement of Litigation Costs.**

    Applicant shall do all of the following:

    a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

    b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

    d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

    e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

    The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

FINDINGS

Density Bonus/Affordable Housing Incentives Compliance Findings

1. Pursuant to Section 12.22 of the LAMC and Section 65915 of the California Government Code, the City shall approve a density bonus and requested incentive(s) unless it finds that:

a. The Incentive(s) does not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low-, low-, and moderate-income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The project substantially complies with the applicable regulations, standards, and provisions of the State Density Bonus Program. The project includes 20 percent of the project's base density as Very Low Income restricted affordable units, for a total three (3) residential units. No substantial evidence has been entered into the record indicating that any of the requested Off-Menu Incentives do not result in identifiable and actual cost reductions to provide for the project's affordable housing costs (as defined in California Health and Safety Code Sections 50052.5 or 50053) and/or accommodate the restricted very low-income unit rents.

In exchange for providing at least 15 percent of the base density for Very Low-Income Households, the applicant is entitled to three (3) incentives under both Government Code Section 65915 and the LAMC. The request for FAR increase, reduced side yard setbacks and height increase qualify as requested Incentives.

Floor Area Ratio

The subject property is zoned R3-1which limits the property to an FAR of 3 to 1. Thus, pursuant to LAMC Section 12.22-A,25 the applicant is requesting an On-Menu incentive to allow a FAR increase from 3:1 to 3.54:1 to allow 27,313 square feet in floor area.

The requested increase in FAR will allow for the construction of affordable units in addition to larger-sized dwelling units. Granting of the incentive would result in a building design and construction efficiencies that provide for affordable housing costs; it enables the developer to expand the building envelope so that additional affordable units can be constructed, and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. The increased floor area allows certain fixed development costs to be spread out over more floor area resulting in a lower per-square-foot development cost. In addition, the additional floor area allows the construction of additional market rate floor area whose rents will support the operational costs of the affordable units. This Incentive supports the applicant's decision to set aside a minimum three (3) dwelling units for Very Low Income Households for 55 years.

Side Yard Setback

The subject property is zoned R3-1 which permits the subject property a side yard setback of eight (8) feet. Thus, pursuant to LAMC Section 12.22-A,25 the applicant is requesting an On-Menu incentive to allow a 20 percent reduction in required side yard setbacks to allow a setback of six (6) feet and five (5) inches in lieu of the otherwise required eight (8) foot setback.

The requested reduction in side yard setback will allow for the construction of affordable units in addition to larger-sized dwelling units. Granting of the incentive would result in a building design and construction efficiencies that provide for affordable housing costs; it enables the developer to expand the building envelope so that additional affordable units can be constructed, and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. The increased floor area allows certain fixed development costs to be spread out over more floor area resulting in a lower per-square-foot development cost. In addition, the additional floor area allows the construction of additional market rate floor area whose rents will support the operational costs of the affordable units. This Incentive supports the applicant's decision to set aside a minimum three (3) dwelling units for Very Low Income Households for 55 years.

Height

The subject property is zoned R3-1 which limits the property to maximum height of 45 feet. The project is also located within 50 feet from an R1 Zone. Thus, pursuant to LAMC Section 12.22-A,25 the applicant is requesting an Off-Menu Incentive to allow a maximum height of 55 feet and six (6) inches in lieu of the otherwise required 45 feet and to allow increased height for portions of the building that are within 50 feet of an R1-Zoned lot.

The requested incentive to allow increased height requirements will allow for the construction of affordable units within a zone that allows for such uses. Granting of the incentive would result in a building design and construction efficiencies that provide for affordable housing costs; it enables the developer to be able to utilize the sites full potential so that additional affordable units can be constructed and the overall space dedicated to residential uses is increased through the increased height from 45 maximum feet to 55 feet and six (6) inches in height. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. This Incentive supports the applicant's decision to set aside a minimum three (3) dwelling units for Very Low Income Households for 55 years.

b. ***The Incentive(s) and/or Waivers will have a Specific Adverse Impact upon public health and safety or the physical environment or any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific adverse impact upon the public health or safety.***

There is no evidence that the proposed incentives and waivers will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Accordingly, the project will not have a significant impact on any on-site resource or any resource in the surrounding area. The property is not

located on a substandard street in a Hillside area or in a Very High Fire Hazard Severity Zone, Methane Zone, or any other special hazard area; accordingly, the project will not have a specific adverse impact upon public health and safety or the physical environment. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project, and thus the requested incentives and waivers, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

c. ***The Incentive(s) and/or Waivers is/are contrary to State/federal law.***

There is no substantial evidence in the record indicating that the requested Incentives and Waivers are contrary to any State or federal laws.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A public hearing for Case No. CPC-2023-4250-DB-HCA was held by the Hearing Officer via teleconference on October 3, 2023, at approximately 10:30 a.m.

1. Attendees

The hearing was attended by approximately 12 people, including representatives of the applicant and local residents.

2. Testimony

The public testimony given for the project was given by residents from the surrounding neighborhood who were mainly concerned about the height of the project and traffic. Specifically, one member of the public Patty, was concerned with the height of the project and how it might negatively affect the solar energy she is able to capture with her roof top solar panels. Other members of the public were concerned that residents of the new proposed building would be able to look down into neighbor's yards from the proposed roof deck, that the project would be taller than other buildings in the surrounding area, that the height of the project would block airflow from the ocean, and suggestions to increase the step back at the roof deck. Comments regarding traffic were concerned for the existing high traffic on Barrington Avenue. One member of the public states that it takes them five to ten minutes to exit their driveway along Barrington Avenue because there is that much traffic. Members of the public also expressed the difficulty in finding street parking on street cleaning days.

Following public testimony, the applicant's team responded to comments. The applicant's team confirmed that the project site is zoned for multifamily uses which allows for a maximum height of 45 feet by right, versus the existing neighboring homes which are lower in height. The applicant also acknowledged the member with the solar panels and stated that they would communicate with the developer to see how much it would cost to relocate the neighbor's solar panels. The applicant also addressed the roof step back and stated that they would provided revised renderings to show the point of view from the roof. Additionally, the applicant addressed traffic concerns, parking concerns, and also stated that they would work on revisiting the design of the rear side façade of the proposed building to add the same degree of articulation as the other sides of the building. Lastly, the applicant addressed that project would aim to follow an 18-month construction timeline.

The hearing officer concluded the hearing with planning staff Urban Design Studio comments as mentioned in the Urban Design Studio section in the report above and also informed the public of the December 7th, 2023 City Planning Commission meeting date for the subject proposed project. The hearing officer also informed the public on how to become an interested party.

Written Testimony

Planning staff received written testimony from a neighbor, included in this report as Exhibit E.

Exhibit A – Plans

21-UNIT MULTIFAMILY
2662 BARRINGTON AVE
LOS ANGELES, CA 90064

1.1-EXISTING ZONING AND SITE INFORMATION

ZONING INFORMATION

1.	PROJECT ADDRESS	2662 BARRINGTON AVE, LOS ANGELES, CA 90064
2.	OWNER	2662 AND 2668 S. BARRINGTON AVE. LLC ADDRESS: 865 VIA DE LA PAZ #308 PACIFIC PALISADES, CA 90272
3.	APN#	LOT 5 = 4258007027 LOT 6 = 4258-007-028
4.	TRACT	TR 7449
5.	MAP REFERENCE	M B 127-49
6.	BLOCK	NONE
7.	LOT	LOT 5 AND LOT 6
8.	GENERAL LAND USE	MEDIUM RESIDENTIAL
9.	EXISTING UNITS	TOTAL = 2 (LOT 5 = 1 LOT 6 = 1)
10.	COMMUNITY PLAN AREA	PALMS - MAR VISTA - DEL REY
11.	SPECIFIC PLAN	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
12.	TOC DESIGNATION	NOT ELIGIBLE
13.	LOT AREA PER ZIMAS	TOTAL = 11,998.8 SF (LOT 5 = 5,499.6 SF + LOT 6 = 5,499.2 SF + HALF OF ALLEY = 1,000 SF)
14.	ZONE	R3-1
15.	BASE DENSITY	15 UNITS (ROUNDED UP FROM [11,998.5 SF / 800 SF/DU] PER ZONE R3)
16.	AFFORDABLE UNITS	15 UNITS X 15% VLI UNITS = 2.25 (ROUNDED UP) **3 VERY LOW INCOME UNITS**
17.	BASE F.A.R.	3 : 1
18.	HEIGHT LIMIT PER ZONING	45'-0"
19.	REQUIRED YARDS	
	FRONT YARD	15'-0"
	REAR YARD	15'-0" PER LAMC 12.22.C.10
	SIDE YARD	8'-0"
20.	BUILDABLE AREA	8,109.9 SF
21.	MAX BUILDABLE AREA	24,329.7 SF = 8,109.9 X 3.0

1.2-PROPOSED PROJECT ZONING INFORMATION

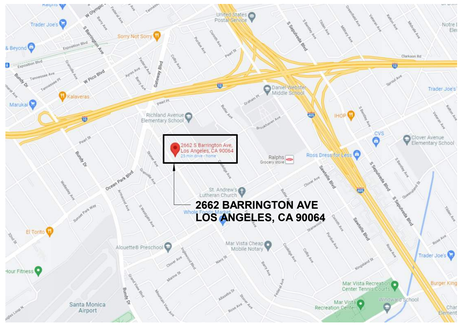
21.	SB1818 INCENTIVES (ORDINANCE 179681 AMENDING 12.22 LAMC		
22.	35% DENSITY BONUS PER 12.22 A 25 (C)(1)	21 UNITS = 15 UNITS X 1.35 (ROUNDED UP)	
A.	**PROPOSED ZONING INCENTIVES**		
23.	10' - 6" HEIGHT INCREASE PER 12.22 A 25 (F) (5) (I)	55'-6"	(45' + 10'-6")
24.	18% FAR INCREASE PER 12.22 A 25 (F) (4)(I)	3.54:1	(3:1 X 1.18)
24.1	MAX BUILDABLE AREA INCREASE	28,709	(8,109.9 X 3.54)
25.	20% S.Y. SETBACK REDUCTION PER 12.22 A 25 (F) (1)	6' - 5"	(8'- 0" X 0.8)
26.	OFF MENU INCENTIVE FOR HEIGHT INCREASE FOR A PORTION OF BUILDING LOCATED WITHIN THE 50' -0" OF R-1 LOT (LAMC 12.22 A.25 (F)(5)(II)		

1.3-PROPOSED PROJECT BUILDING INFORMATION

ADDITIONAL INFORMATION

27.	BUILDING OCCUPANCY	R2 (MULTI-FAMILY) / OVER S2 PARKING
28.	CONSTRUCTION TYPE	5-STORIES TOTAL. 4 STORIES TYPE-VA RESIDENTIAL OVER 1 STORY TYPE I-A GARAGE AT GRADE OVER TYPE I-A SUBTERRANEAN GARAGE
29.	APPLICABLE CODES	2019 CBC W/ 2020 CITY OF LA AMENDMENTS
30.	FIRE SPRINKLER	FULLY SPRINKLERED PER NFPA-13 THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM , COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV PRIOR TO INSTALLATION
31.	FIRE ALARM	MANUAL FIRE ALARM SYSTEM
32.	DEFERRED SUBMITTALS:	1) FIRE ALARM 2) FIRE SPRINKLERS NFPA-13 3) EMERGENCY RESPONDER RADIO SYSTEM

2-VICINITY MAP



3-UNIT MIX SUMMARY

UNIT SUMMARY				
UNIT	UNIT TYPE	HAB ROOMS	AREA	REQ OPEN SPACE
SECOND FLOOR				
UNIT #201	2 BDR	3	824.0 SF	125.0 SF
UNIT #202	2 BDR	3	922.9 SF	125.0 SF
UNIT #204 (MANAGER UNIT)	2 BDR	3	949.5 SF	125.0 SF
UNIT #205	2 BDR	3	855.4 SF	125.0 SF
			3,551.9 SF	500.0 SF
THIRD FLOOR				
UNIT #301	2 BDR	3	824.7 SF	125.0 SF
UNIT #302	2 BDR	3	922.8 SF	125.0 SF
UNIT #303	2 BDR (B)	4	1,228.7 SF	175.0 SF
UNIT #304	2 BDR	3	949.5 SF	125.0 SF
UNIT #305	2 BDR	3	854.3 SF	125.0 SF
			4,780.1 SF	675.0 SF
FOURTH FLOOR				
UNIT #401	2 BDR	3	824.0 SF	125.0 SF
UNIT #402	2 BDR	3	922.9 SF	125.0 SF
UNIT #403	2 BDR (B)	4	1,228.7 SF	175.0 SF
UNIT #404	2 BDR	3	949.5 SF	125.0 SF
UNIT #405	2 BDR	3	855.4 SF	125.0 SF
UNIT #406	2 BDR (B)	4	1,147.4 SF	175.0 SF
			5,928.1 SF	850.0 SF
FIFTH FLOOR				
UNIT #501	2 BDR	3	824.0 SF	125.0 SF
UNIT #502	2 BDR	3	922.9 SF	125.0 SF
UNIT #503	2 BDR (B)	4	1,228.7 SF	175.0 SF
UNIT #504	2 BDR	3	949.5 SF	125.0 SF
UNIT #505	2 BDR	3	855.4 SF	125.0 SF
UNIT #506	2 BDR (B)	4	1,147.4 SF	175.0 SF
			5,928.1 SF	850.0 SF
TOTAL			20,188.1 SF	2,875.0 SF

UNIT BREAK DOWN - DU	
UNIT TYPE	UNIT COUNT
2 BDR	16
2 BDR (B)	5
TOTAL	21

4-OPEN SPACE

1) REQUIRED OPEN SPACE

2-BEDROOM UNITS	16 UNITS	
2- BEDROOM WITH BONUS ROOM	5 UNITS	
125 SF PER 3 HABITABLE ROOMS	16 X 125 SF =	2,000 SF
175 SF PER 4 HABITABLE ROOMS	5 X 175 SF =	875 SF
REQUIRED OPEN SPACE:	**2,875 SF**	

2) PROVIDED OPEN SPACE

REC ROOM	**600 SF (<25% OF 2,875 SF)**
ROOF DECK	**2,324 SF**
TOTAL OPEN SPACE PROVIDED:	**2,924 SF (>2,625 SF)**

5-VEHICLE AND BICYCLE PARKING

VEHICLE PARKING - PER PARKING OPTION 1 / UNDER SB 1818

2 BDR =	2 STALLS
21 UNITS x 2 STALLS =	**42 PARKING MIN.**
10 % REDUCTION PER LAMC 12.22 A.25	4 (42 X 0.1 = 4.2 ROUNDED DOWN)
TOTAL REQ. PARKING	**38 (42 - 4)**

PROPOSED PARKING

PRIMARY STANDARD =	22
PRIMARY COMPACT =	9
TANDEM COMPACT =	7
TOTAL PROPOSED PARKING =	**38**
NUMBER OF THE EV READY STALLS =	**38 X 25% = 10 EV STALLS**
NUMBER OF EVCS =	**38 X 10% = 4 EVCS**

LONG TERM BICYCLE PARKING

REQUIRED

FOR 1-25 DOWELING UNITS: 1 BICYCLE PARKING PER UNIT = 21 X 1 = 21 (LAMC 12.21 A.16. (A)(1)(I))

TOTAL REQUIRED LONG TERM BICYCLE PARKING = 21

TOTAL PROPOSED LONG TERM BICYCLE PARKING = 24

SHORT TERM BICYCLE PARKING

REQUIRED

FOR 1-25 DWELLING UNITS: 1 BICYCLE PARKING PER 10 UNIT = 21 / 10 = 2.1 = (ROUNDED DOWN)**2 REQUIRED**

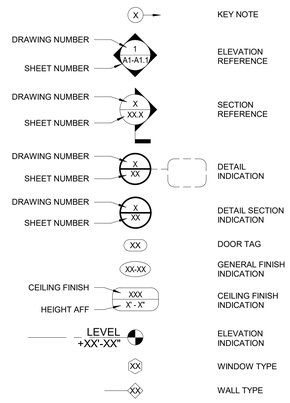
PROPOSED SHORT TERM BICYCLE PARKING **2 PROVIDED**

6-FLOOR AREA-ZONING CODE

ZONING SF SUMMARY	
FLOOR	**AREA**
1ST FLOOR	1,244.9 SF
2ND FLOOR	6,503.1 SF
3RD FLOOR	6,503.1 SF
4TH FLOOR	6,499.5 SF
5TH FLOOR	6,499.5 SF
TOTAL	27,250.1 SF

SEE SHEET T-03 FOR ZONING SQUARE FOOTAGE DIAGRAMS AND AREA SCHEDULES PER FLOOR

7-DRAFTING SYMBOLS



8-ABBREVIATIONS

(E), EX, EXIST	EXISTING	NIC	NOT IN CONTRACT
(N)	NEW	NTS	NOT TO SCALE
AFF	ABOVE FINISH FLOOR	OC	ON CENTER
B	BOTTOM	OPP	OPPOSITE
BDR	BEDROOM	PT	PRESSURE TREATED
BO	BOTTOM OF	PTD	PAINTED
C/L	CENTERLINE	R.	RISER
CBC	CALIFORNIA BUILDING CODE	RO	ROUGH OPENING
CJ	CEILING JOIST	RR	ROOF RAFTER
CL	CLOSET	RTD	RATED
CLG	CEILING	SC	SOLID CORE
CLR	CLEAR	SF	SQUARE FEET
D, DIA	DIAMETER	SIM	SIMILAR
DBL	DOUBLE	SSD	SEE STRUCTURAL DRAWINGS
DR	DOOR	ST STL	STAINLESS STEEL
EQ	EQUAL	T&G	TONGUE AND GROOVE
FF	FINISH FLOOR	T.	TREAD
FJ	FLOOR JOIST	TBD	TO BE DETERMINED
FOC	FACE OF CONCRETE	TO	TOP OF
FOM	FACE OF MASONARY	TYP	TYPICAL
FOS	FACE OF STUD	UO	UNDERSIDE OF
FOSS	FACE OF STRUCTURAL SHEATHING	UON	UNLESS OTHERWISE NOTED
GA	GAUGE	VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	W/	WITH
GL	GLASS	WD	WOOD
GWB	GYPSUM WALL BOARD	WIC	WALK-IN CLOSET
HM	HOLLOW METAL		
HR	HOUR		
N/A	NOT APPLICABLE		

09) CHAPTER 5 COMPLIANCE

1) CONSTRUCTION 4 STORIES RESIDENTIAL TYPE V-A W/ROOF DECK OVER 1 LEVEL TYPE I-A PARKING AT GRADE AND 1 LEVEL SUBTERANEAN GARAGE TYPE I-A.
2) OCCUPANCY R-2 (ABOVE GARAGE); S-2 AT GRADE FOR PARKING GARAGE
3)
4) THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

	ALLOWABLE		PROVIDED	
A. TABLE 504.3, HEIGHT ABOVE GRADE PLANE	70' MAX		54' - 6"	
B. TABLE 504.4, ALLOWABLE STORIES ABOVE GRADE PLANE	TYPE IA	TYPE VA	TYPE IA	TYPE VA
OCCUPANCY R-2 (ABOVE GARAGE); S-2 AT GRADE (GARAGE)	UNLIMITED	4	1	4
C. TABLE 506.2, ALLOWABLE AREA FOR R-2 TYPE VA WITHOUT HEIGHT INCREASE	36,000 SF		6,764 SF PER FLOOR	

GRADE PLANE = (130.47' +131.27' +131.93' + 131.96') / 4 = 131.40'
BUILDING HEIGHT FROM GRADE PLANE TO T.O. ROOF = 54' - 6"

10-SHEET INDEX

ARCHITECTURAL

THIS PROPERTY IS 100% PRIVATELY FUNDED.
THIS NOT A PUBLIC HOUSING.
THERE IS NO TAX CREDIT RECEIVED.

Drawings, Plans, Ideas & Designs - Aaron Brumer

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Aaron Brumer & Assoc, Architects
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(310) 422-9234
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(818) 859-7081
Email:mfajardo@pacificeng.net

PROJECT:
21-UNIT MULTI FAMILY BUILDING
2662 BARRINGTON AVE
LOS ANGELES, CA 90064

ISSUE	DATE	DESCRIPTION
1	1/18/2023	PZA SUBMITTAL#1
2	03/31/2023	PZA CORRECTIONS #1
3	04/17/2023	PZA CORRECTIONS #2
4	05/08/2023	PZA CORRECTIONS #3
5	06/21/2023	PLAN CHECK SUBMITTAL SET
6	09/20/2023	CITY PLANNING SUBMITTAL #2
7	10/23/2023	CITY PLANNING SUBMITTAL #3
8	11/22/2023	CITY PLANNING SUBMITTAL #4

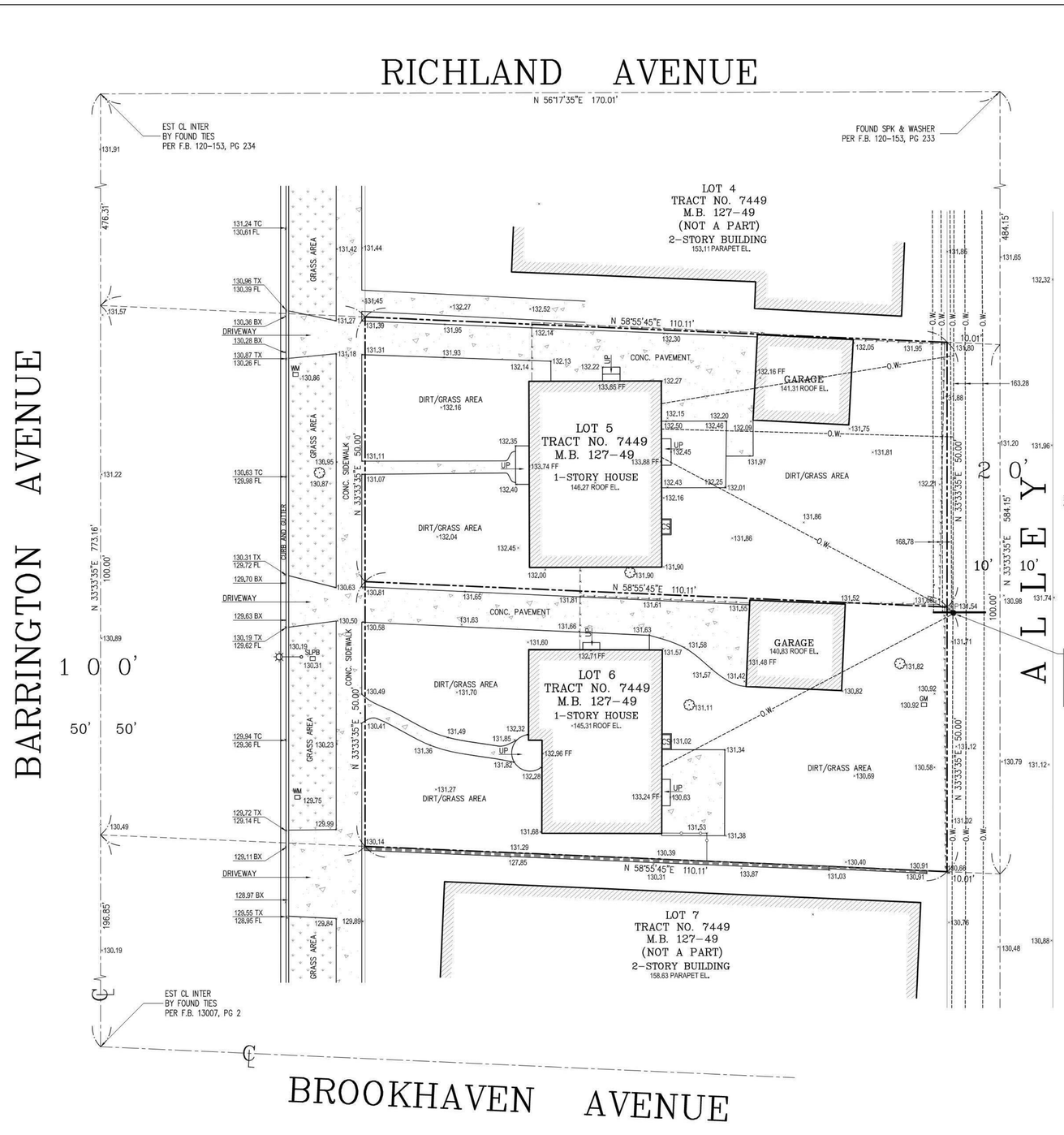
ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
COVER SHEET

T-00

2662 BARRINGTON



LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOTS 5 AND 6 OF TRACT NO. 7449 AS PER MAP RECORDED IN BOOK 127 PAGE 49 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.

APN: 4258-007-027
4258-007-028

BASIS OF BEARINGS:

THE SIDELINE BEARING NORTH 56°17'35" EAST, OF RICHLAND AVENUE, AS SHOWN ON TRACT 5498, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 90 PAGES 10 TO 11 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

LOT 5 = CONTAINING AN AREA OF 5,500.31 SQ. FT. OR 0.126 ACRE, MORE OR LESS.
LOT 6 = CONTAINING AN AREA OF 5,500.31 SQ. FT. OR 0.126 ACRE, MORE OR LESS

BENCHMARK:

BM #13-25473 (YR 2000)

FOUND 1FT E/O CURB BARRINGTON AVE; 2FT N/O BCR N/O BROOKHAVEN AVE; S END CB

ELEV. = 128.217 FT.

SURVEYOR'S NOTE:

THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS IF ANY, ARE NOT SHOWN.

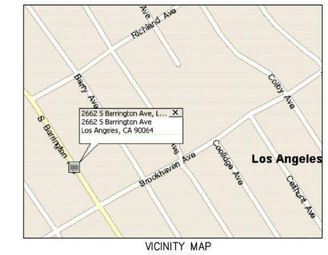
LEGEND:

APN	–	ASSESSOR'S PARCEL NUMBER
A.C.	–	ASPHALT CONCRETE
B.C.	–	BEGINNING OF CURVE
BM	–	BENCHMARK
℄/CL	–	CENTERLINE
CS	–	CRAWL SPACE
EST	–	ESTABLISH
FD	–	FOUND
FF	–	FINISH FLOOR ELEV.
FS	–	FINISH SURFACE ELEV.
INTER	–	INTERSECTION
L & T	–	LEAD & TACK
MB	–	MAP BOOK
PG	–	PAGE
P_/PL	–	PROPERTY LINE
PROD	–	PRODUCED (PROLONGED)
PWFB	–	PUBLIC WORK'S FIELD BOOK
RCE	–	REGISTERED CIVIL ENGINEER
SMH	–	SEWER MANHOLE
TX	–	TOP OF "X"
BX	–	BOTTOM OF "X"
TC	–	TOP OF CURB ELEV.
TR	–	TRACT MAP

PROPERTY LINE
CENTERLINE
BLOCK WALL
BUILDING LINE
CHAINLINK FENCE
O.W. OVERHEAD WIRES

SYMBOLS:

GAS METER
POWER POLE
SEWER MANHOLE
STREET LIGHT
STREET LIGHT BOX
TREE
WATER METER



VICINITY MAP
NOT TO SCALE

M&G CIVIL ENGINEERING AND LAND SURVEYING

REGISTERED PROFESSIONAL ENGINEER
CYNTHIA A. DE LEON
No. C-31604
Exp. 12-31-22
CIVIL
STATE OF CALIFORNIA
Cynthia A. de Leon
04/04/2023
(signed)

TITLE: TOPOGRAPHIC SURVEY
2662-2668 S BARRINGTON AVE., LOS ANGELES, CA 90064

CLIENT: MR RJ & CORY WYNN
JOB NO.: 22-19604
SCALE: 1"= 10'
DATE: 09/26/22
DESIGNED BY: F.C. / A.A.
REVISION (S):
DRAWN BY: A.A.
CHECKED BY: C.DL.
SHEET 1 OF 1 SHEET

M&G CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL. (310) 659-0871 FAX (310) 659-0845
info@mglandsur.com www.mglandsur.com

S:\DRAWINGS\22.19604.DWG (C)

ARCHITECT:
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MEP:
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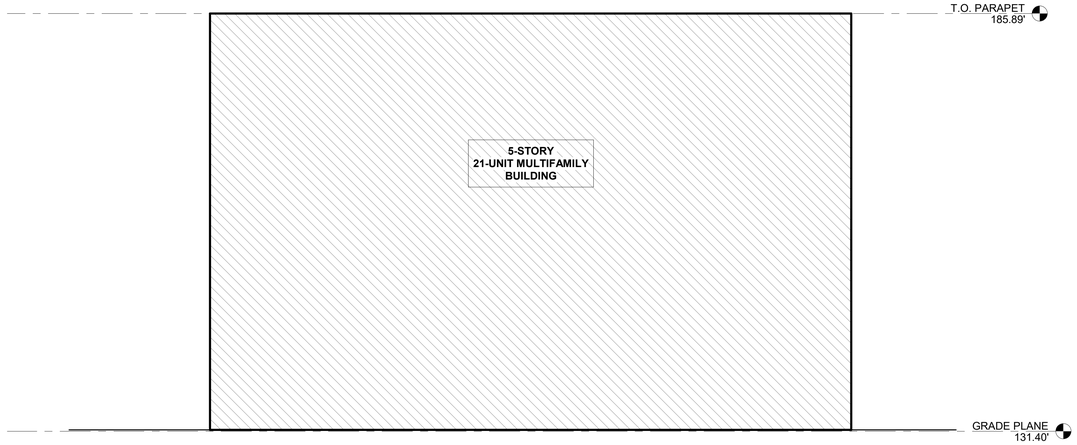
STATE OF CALIFORNIA

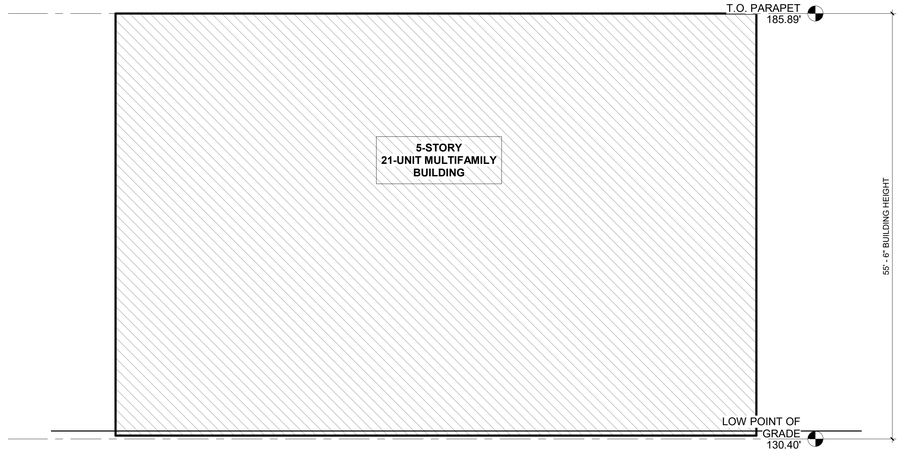
DRAWING TITLE
SURVEY

T-01

2662 BARRINGTON

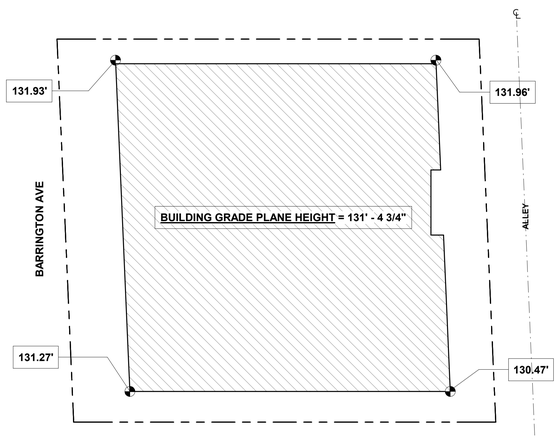


6 BUILDING GRADE PLANE - NORTH ELEVATION
1/8" = 1'-0"

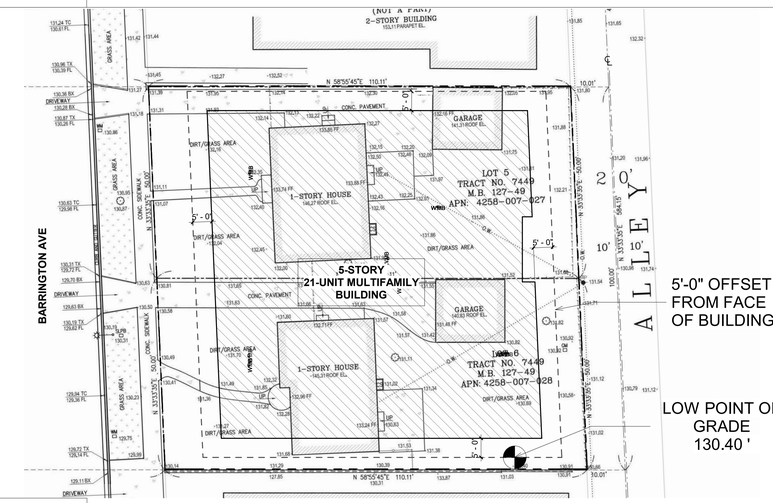


5 ZONING LOW POINT OF GRADE - NORTH ELEVATION
1/8" = 1'-0"

GRADE PLANE CALCULATIONS	
131.93' + 131.96' + 130.47' + 131.27'	525.63'
GRADE PLANE HEIGHT: 525.63' / 4	**131.40'**

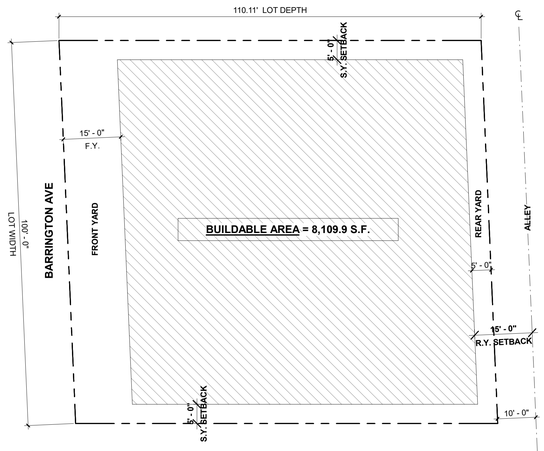


4 GRADE PLANE PLAN
1/16" = 1'-0"

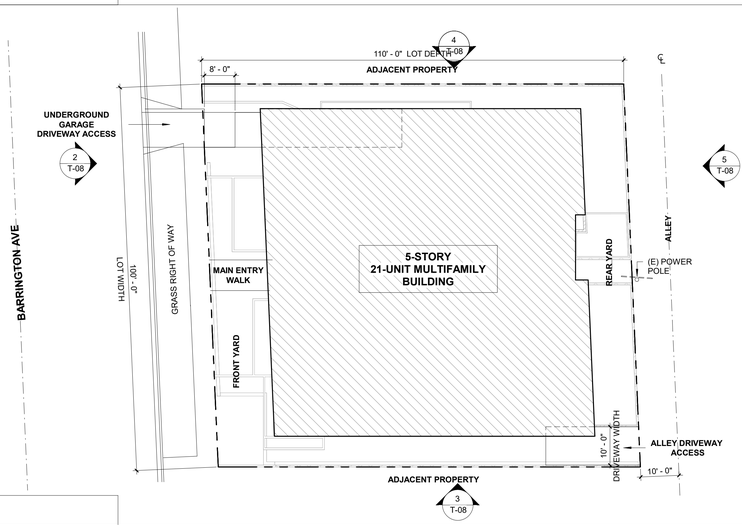


3 LOW POINT OF GRADE DIAGRAM
1/16" = 1'-0"

BUIDLABLE AREA CALCULATIONS	
110.11' + 10' (HALF OF ALLEY) - 15' F.Y. - 15' R.Y.	90.11'
100' - 5' S.Y. - 5' S.Y.	90.0'
90.11' X 90'	**8,109.9'**
BUILDABLE AREA:	**8,109.9 SF**



2 BUILDABLE AREA DIAGRAM
1/16" = 1'-0"



1 PLOT PLAN
1/16" = 1'-0"

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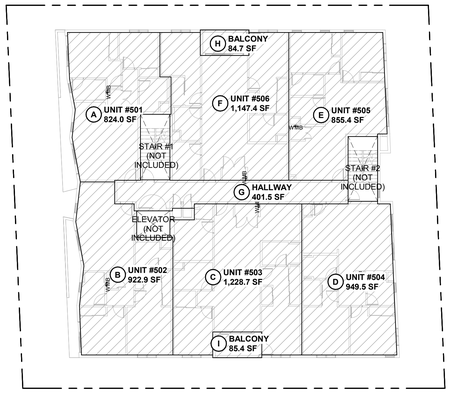
PLOT PLAN & BUILDING SITE DIAGRAMS

T-03

2662 BARRINGTON

ZONING SF CALCULATIONS

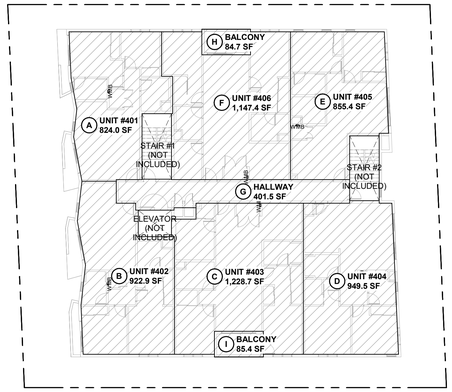
KEY TAG	BUILDING AREA	AREA
		6,499.5 SF
5TH FLOOR		
A	UNIT #501	824.0 SF
B	UNIT #502	922.9 SF
C	UNIT #503	1,228.7 SF
D	UNIT #504	949.5 SF
E	UNIT #505	855.4 SF
F	UNIT #506	1,147.4 SF
G	HALLWAY	401.5 SF
H	BALCONY	84.7 SF
I	BALCONY	85.4 SF
		6,499.5 SF
TOTAL ZONING SF		27,250.1 SF



5 1/16" = 1'-0" 5TH FLOOR - ZONING SF DIAGRAM

ZONING SF CALCULATIONS

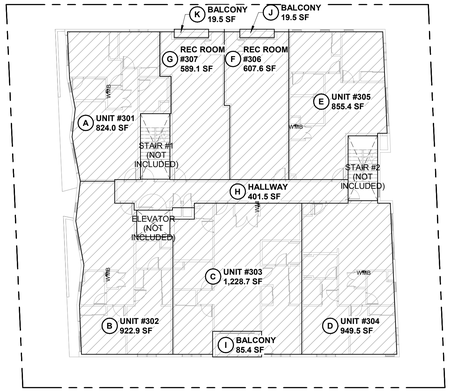
KEY TAG	BUILDING AREA	AREA
		6,503.1 SF
4TH FLOOR		
A	UNIT #401	824.0 SF
B	UNIT #402	922.9 SF
C	UNIT #403	1,228.7 SF
D	UNIT #404	949.5 SF
E	UNIT #405	855.4 SF
F	UNIT #406	1,147.4 SF
G	HALLWAY	401.5 SF
H	BALCONY	84.7 SF
I	BALCONY	85.4 SF



4 1/16" = 1'-0" 4TH FLOOR - ZONING SF DIAGRAM

ZONING SF CALCULATIONS

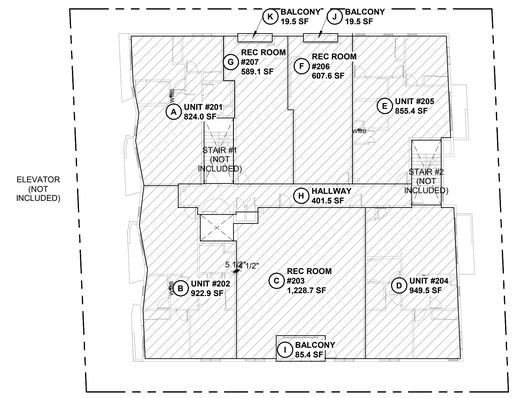
KEY TAG	BUILDING AREA	AREA
		6,503.1 SF
3RD FLOOR		
A	UNIT #301	824.0 SF
B	UNIT #302	922.9 SF
C	UNIT #303	1,228.7 SF
D	UNIT #304	949.5 SF
E	UNIT #305	855.4 SF
F	REC ROOM #306	607.6 SF
G	REC ROOM #307	589.1 SF
H	HALLWAY	401.5 SF
I	BALCONY	85.4 SF
J	BALCONY	19.5 SF
K	BALCONY	19.5 SF



3 1/16" = 1'-0" 3RD FLOOR - ZONING SF DIAGRAM

ZONING SF CALCULATIONS

KEY TAG	BUILDING AREA	AREA
		1,244.9 SF
2ND FLOOR		
A	UNIT #201	824.0 SF
B	UNIT #202	922.9 SF
C	REC ROOM #203	1,228.7 SF
D	UNIT #204	949.5 SF
E	UNIT #205	855.4 SF
F	REC ROOM #206	607.6 SF
G	REC ROOM #207	589.1 SF
H	HALLWAY	401.5 SF
I	BALCONY	85.4 SF
J	BALCONY	19.5 SF
K	BALCONY	19.5 SF



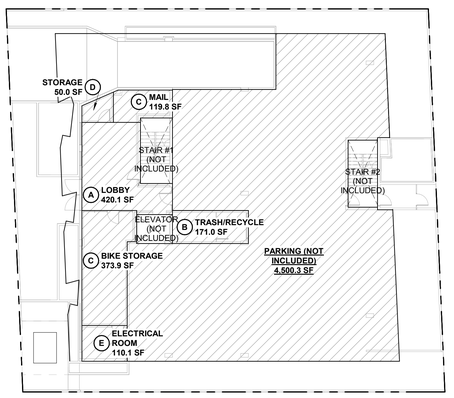
2 1/16" = 1'-0" 2ND FLOOR - ZONING SF DIAGRAM

ZONING SF CALCULATIONS

KEY TAG	BUILDING AREA	AREA
1ST FLOOR		
A	LOBBY	420.1 SF
B	TRASH/RECYCLE	171.0 SF
C	MAIL	119.8 SF
C	BIKE STORAGE	373.9 SF
D	STORAGE	50.0 SF
E	ELECTRICAL ROOM	110.1 SF

ZONING SF SUMMARY

FLOOR	AREA
1ST FLOOR	1,244.9 SF
2ND FLOOR	6,503.1 SF
3RD FLOOR	6,503.1 SF
4TH FLOOR	6,499.5 SF
5TH FLOOR	6,499.5 SF
TOTAL	27,250.1 SF



1 1/16" = 1'-0" 1ST FLOOR PARKING PLAN - ZONING SF DIAGRAM

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ZONING SQUARE FOOTAGE DIAGRAMS

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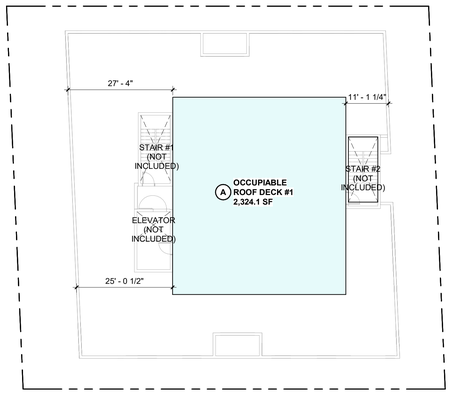
OPEN SPACE CALCULATIONS

KEY TAG	BUILDING AREA	AREA
ROOF DECK		
A	OCCUPIABLE ROOF DECK #1	2,324.1 SF
		2,324.1 SF



6 — 6TH ROOF DECK - OPEN SPACE DIAGRAM
1/16" = 1'-0"

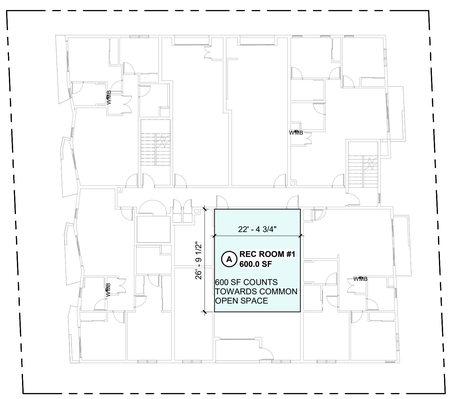
5 — FIFTH FLOOR
1/16" = 1'-0"

4 — FOURTH FLOOR
1/16" = 1'-0"

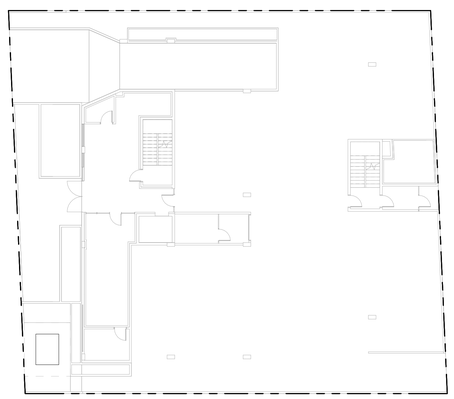
3 — THIRD FLOOR
1/16" = 1'-0"

OPEN SPACE CALCULATIONS

KEY TAG	BUILDING AREA	AREA
2ND FLOOR		
A	REC ROOM #1	600.0 SF
		600.0 SF



2 — SECOND FLOOR
1/16" = 1'-0"



1 — FIRST FLOOR
1/16" = 1'-0"

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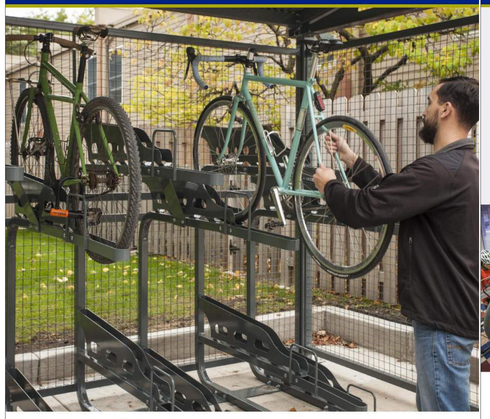
DERO DUPLEX



Double Up

The Dero Duplex doubles the capacity of your bike parking area with secure, efficient, and orderly storage. Its staggered design means that bikes enter and exit easily without entanglement. Sturdy trays with high sides keep bikes from slipping off while loading or unloading and also make the Duplex compatible with most standard u-locks.

Patent D768,545

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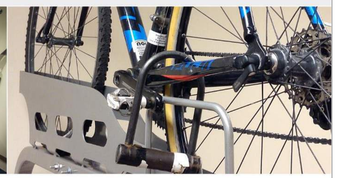
DERO DUPLEX

- Modular design fits nearly any space
- U-lock compatible
- Easy assembly
- Double your capacity



FINISH OPTIONS

Galvanized | Stainless

Powder Coat

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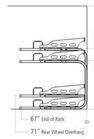
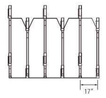
DERO DUPLEX
Submittal Sheet





CAPACITY — Varies per configuration
Minimum 6 bike system required for stability

MATERIALS — Main frame tube: 2" 11g square tube
Connector plates: 1/4" plate
Bike trays: 11g plate

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.

MOUNT OPTIONS

☐ **Surface**
Each connector plate accepts 3/8" wedge anchors.

SETBACKS — See diagrams on following page

U-lock compatible

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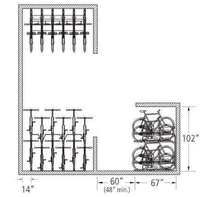
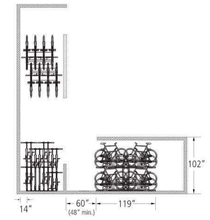
DERO DUPLEX
Installation Instructions – Setbacks for Configurations

Single sided setbacks



Double sided setbacks



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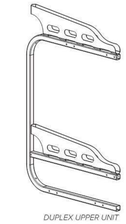
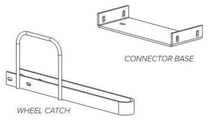
DERO DUPLEX
Installation Instructions – Parts List

DUPLEX LOWER UNIT

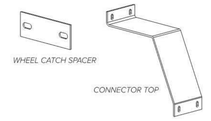


DUPLEX UPPER UNIT



CONNECTOR BASE

WHEEL CATCH



WHEEL CATCH SPACER

CONNECTOR TOP

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DERO DUPLEX
Installation Instructions

1

Place the first DUPLEX LOWER UNIT and attach CONNECTORS with hardware.

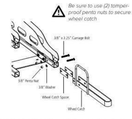
2

Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 3" away from any cracks in the base material.

3

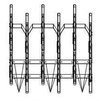
Continue repeating steps 1 and 2 as necessary.

4



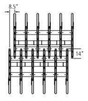
Place WHEEL CATCH and SPACERS and attach with hardware. Repeat for all trays.

5



Secure the DUPLEX ASSMBLY with 3/8" WEDGE ANCHORS. Secure at the first and last pair of bases and then every other pair of bases.

6



For double sided assemblies, simply place two single sided assemblies back to back with a 14" overlap.

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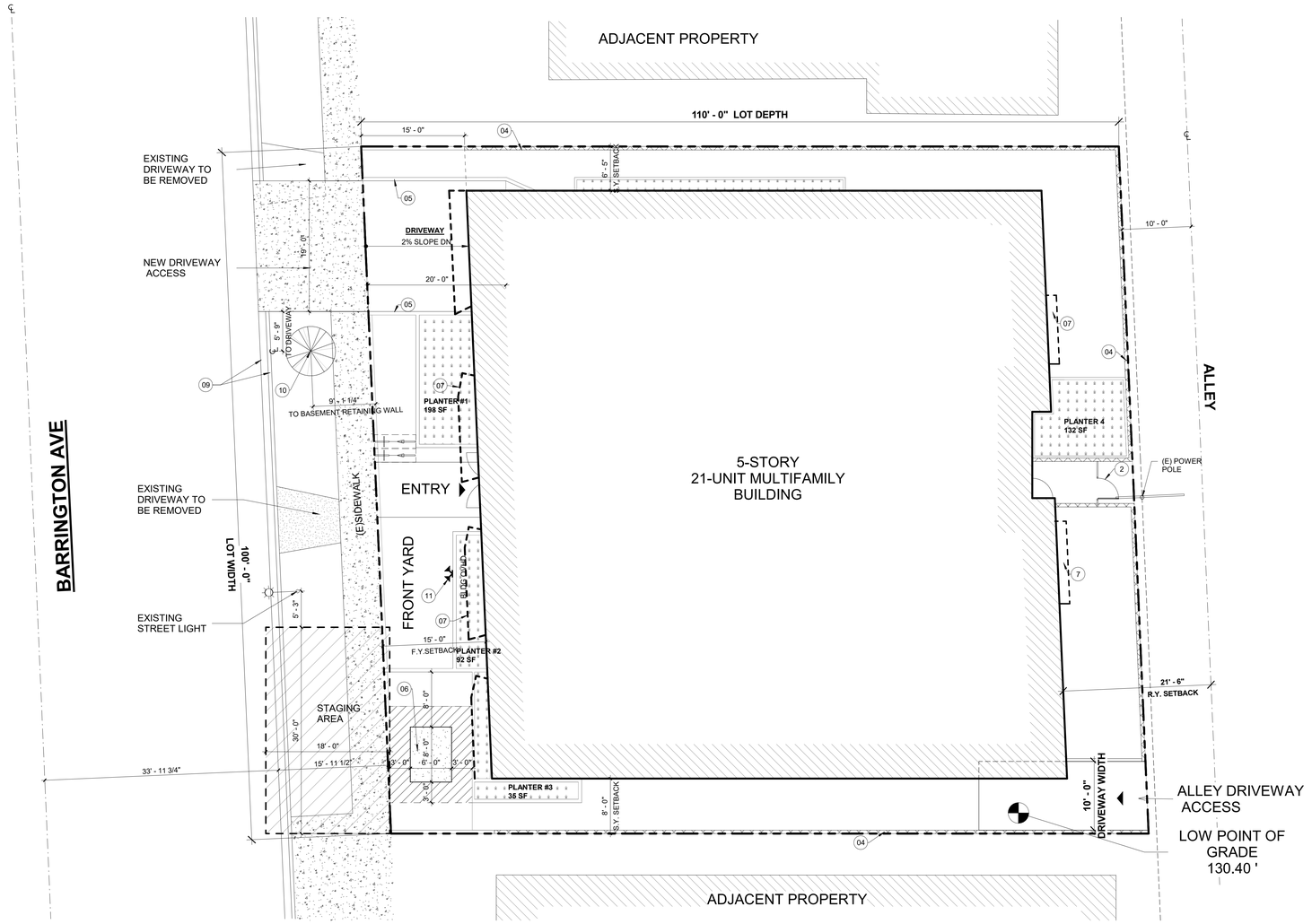
BIKE STORAGE SPECIFICICATION

T-24

2662 BARRINGTON



1 SITE PLAN
1/8" = 1'-0"

KEYNOTES

01 BI-FOLDING REMOTE GARAGE ENTRY GATE
02 3' WIDE PEDESTRIAN GATE
03 SINGLE SHORT-TERM BICYCLE PARKING SPACE, TYP.
04 6' HIGH CMU PERIMETER WALL (UNDER SEPARATE PERMIT
05 PARKING GARAGE CMU WALL
06 TRANSFORMER CONC. PAD
07 DASHLINES INDICATES THE OVERHANG ABOVE
08 UNDERGROUND GARAGE DRIVEWAY
09 (E) CURB AND GUTTER TO PROTECT IN PLACE @ CITY RIGHT OF WAY
10 (E) TREE TO PROTECT IN PLACE @ CITY RIGHT OF WAY
11 FIRE DEPARTMENT CONNECTION

LEGEND

CONCRETE WALL- SEE STRUCTURAL DRAWINGS
8" CMU WALL- SEE STRUCTURAL DRAWINGS
2 X 3 5/8" METAL STUD FURRING WALL- SEE STRUCTURAL DRAWINGS
1-HR RATED CONSTRUCTION
2-HR RATED CONSTRUCTION
PATH OF TRAVEL
"ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT; MIN 50 CFM HUMIDISTAT CONTROLLED EXHAUST FAN DUCTED TO EXTERIOR
S SMOKE DETECTOR
CM CARBON MONOXIDE DETECTOR
ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
EXIT SIGN
CSD STANDPIPE
CATCH BASIN SEE CIVIL FOR DETAILS
DOWNSPOUT
2% MAX SLOPE IN ALL DIRECTIONS

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPENCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
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5. ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
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7. SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
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9. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
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19. SOLAR READY EXCEPTION WILL BE USE INSTEAD OF PROVIDING SOLAR READY AREA ON ROOF PLAN.
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PROJECT:
21-UNIT MULTI FAMILY BUILDING
2662 BARRINGTON AVE
LOS ANGELES, CA 90064

ISSUE	DATE	DESCRIPTION
1	1/18/2023	PZA SUBMITTAL#1
2	03/31/2023	PZA CORRECTIONS #1
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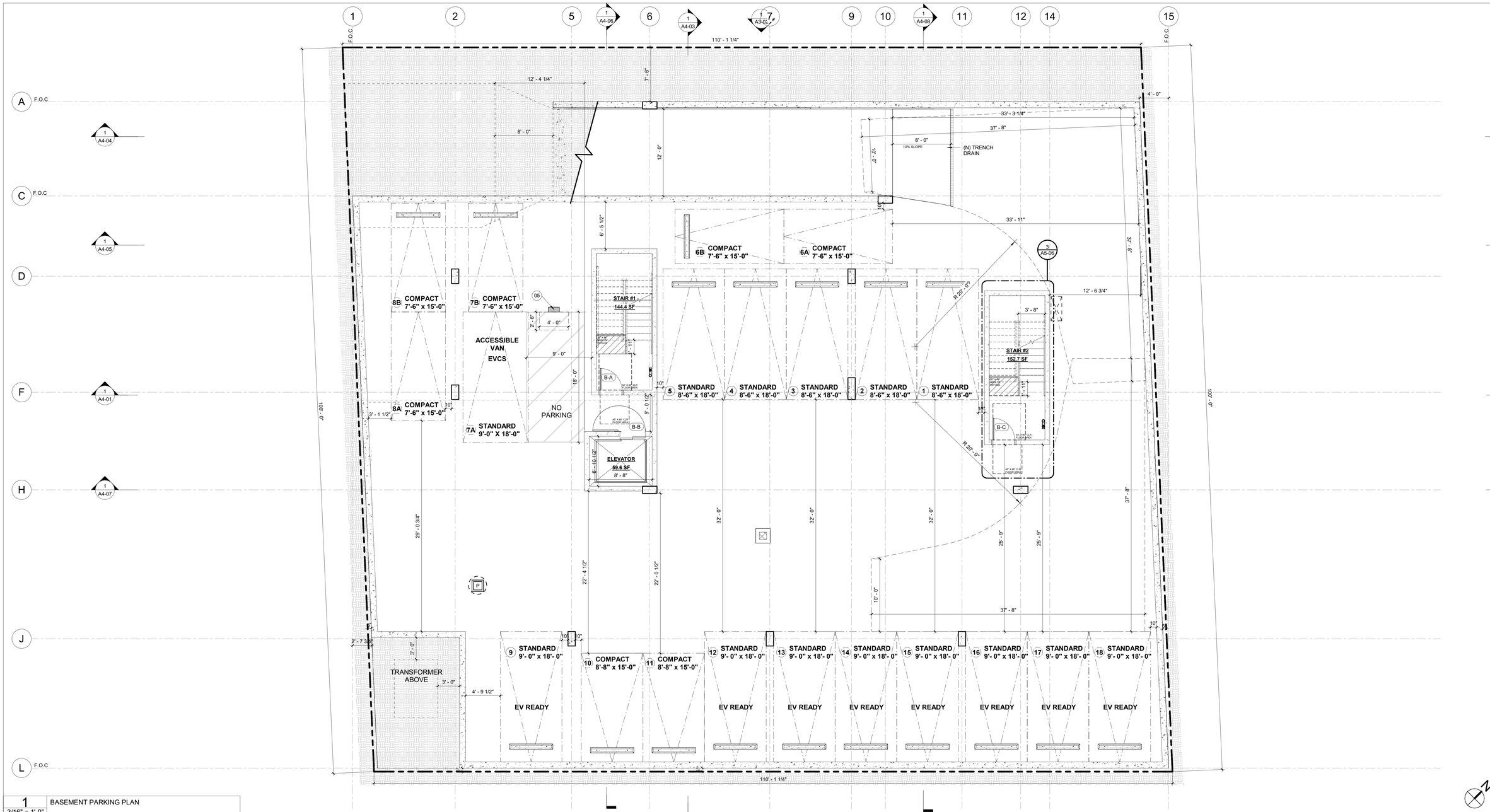
ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
SITE PLAN
FOR REFERENCE ONLY

A1-00
2662 BARRINGTON



1 BASEMENT PARKING PLAN
3/16" = 1'-0"

KEYNOTES

01 DASHED LINE INDICATES LINE OF BUILDING ABOVE
02 CATCH BASIN
03 AREA DRAIN
04 TRENCH DRAIN
05 EV CHARGER 30"X48" PARALLEL APPROACH

LEGEND

- CONCRETE WALL- SEE STRUCTURAL DRAWINGS
- 8" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 METAL STUD FURRING WALL- SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION
- 2-HR RATED CONSTRUCTION
- "ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT; MIN 50 CFM HUMIDISTAT CONTROLLED EXHAUST FAN DUCTED TO EXTERIOR
- S SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- EXIT SIGN
- CATCH BASIN SEE CIVIL FOR DETAILS
- P SUMP PUMP
- STANDPIPE

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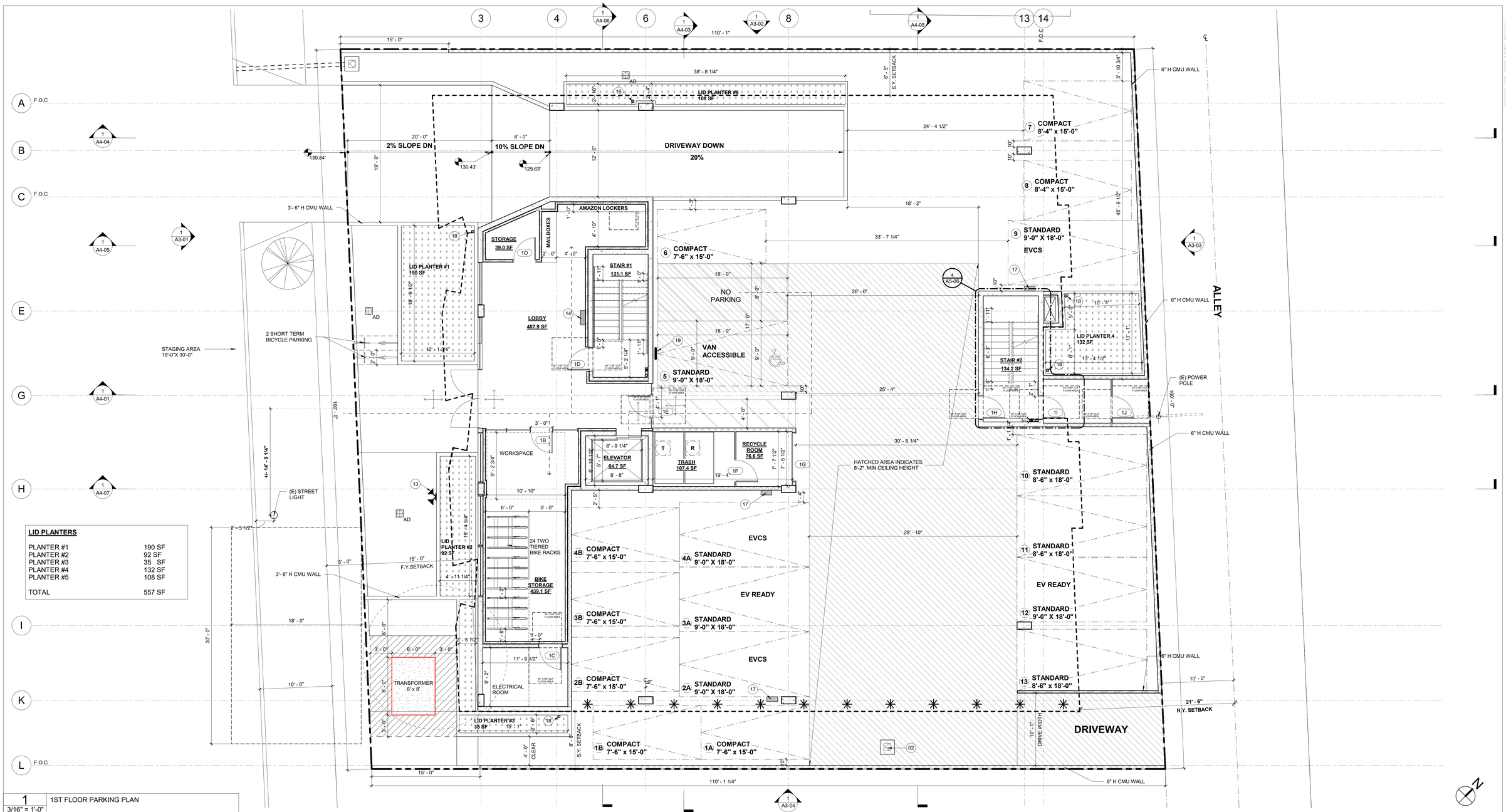
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
BASEMENT PARKING PLAN

A2-00
2662 BARRINGTON



KEYNOTES

01 DASHED LINE INDICATES LINE OF BUILDING ABOVE
02 CATCH BASIN
03 AREA DRAIN
04 42" HEIGHT BLOCK WALL
05 HOSEBIB
06 DASHED LINE INDICATES LINE OF BALCONY ABOVE
07 TRENCH DRAIN
08 1' - 2" H, 6" W CMU CURB
09 SHORT-TERM BICYCLE PARKING SPACES
10 6'-0" HIGH CMU WALL
11 BOLLARD
12 METAL SCREEN
13 FIRE DEPARTMENT CONNECTION
14 FIRE ALARM CONTROL PANEL (FACP)
15 MAIL / PACKAGES. SEE DETAIL #5 SHEET T.17
16 WATER CURTAIN
17 EV CHARGER
18 DOWNSPOUT
19 SIGNAGE PER DETAIL #7 SHEET T-18

LEGEND

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ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
EXIT SIGN
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DOWNSPOUT
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STAMP
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AARON BRUMER
No. C-30005
REN. 11-30-2023
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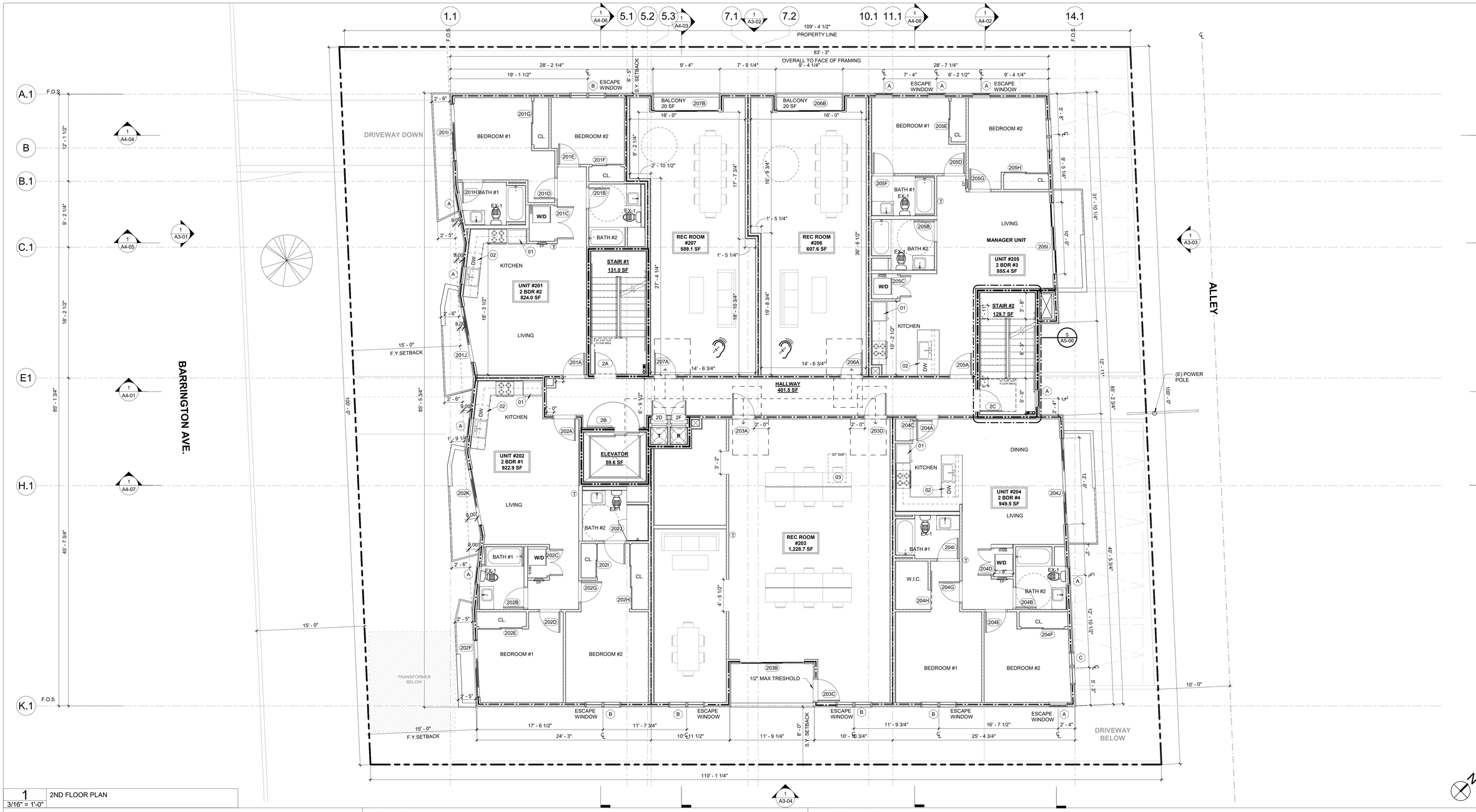
DRAWING TITLE
1ST FLOOR PLAN

A2-01

2662 BARRINGTON



1 2ND FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

01 REFRIGERATOR - SEE SHEET T.28 FOR SPECS
02 DISHWASHER - SEE SHEET T.28 FOR SPECS
03 ADA DESK - MAX HEIGHT 34"

LEGEND

- CONCRETE WALL- SEE STRUCTURAL DRAWINGS
- 8" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2 X 3 5/8" METAL STUD FURRING WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2- 2 X 4 WD STUD WALL SEE STRUCTURAL DRAWINGS
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- S SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- EXIT SIGN
- STANDPIPE
- T NEST LEARNING THERMOSTAT Part # T3008EF SEE SHEET T.28 # 3 FOR SPECIFICATION

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1	1/18/2023	PZA SUBMITTAL#1
2	03/31/2023	PZA CORRECTIONS #1
3	04/17/2023	PZA CORRECTIONS #2
4	05/08/2023	PZA CORRECTIONS #3
5	06/21/2023	PLAN CHECK SUBMITTAL SET
6	09/20/2023	CITY PLANNING SUBMITTAL #2
7	10/23/2023	CITY PLANNING SUBMITTAL #3
8	11/22/2023	CITY PLANNING SUBMITTAL #4

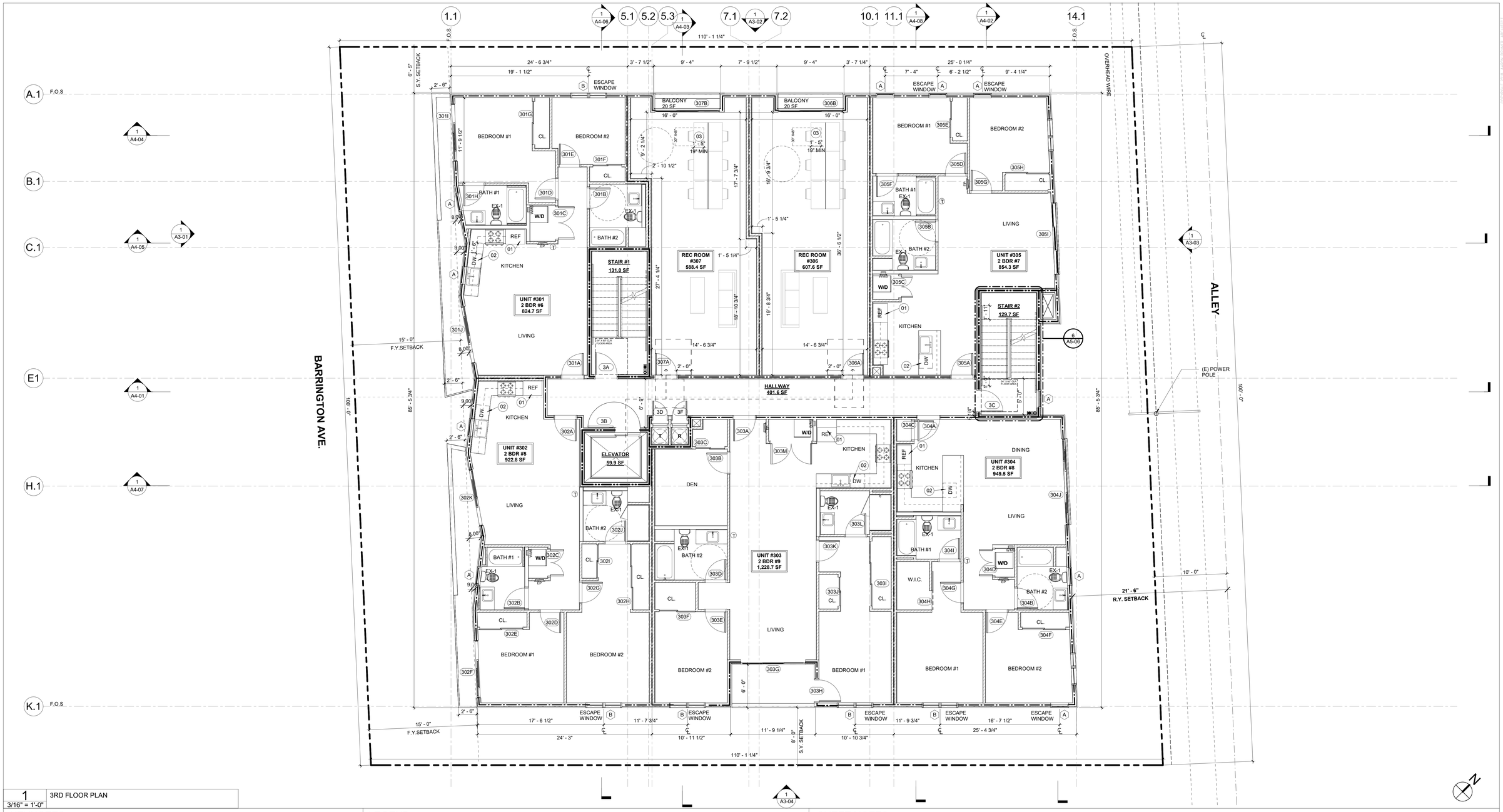
ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
2ND FLOOR PLAN

A2-02
2662 BARRINGTON

DRAWINGS & DESIGNS © AARON BRUMER & ASSOC., ARCHITECTS



1 — 3RD FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

01 REFRIGERATOR - SEE SHEET T.28 FOR SPECS
02 DISHWASHER - SEE SHEET T.28 FOR SPECS
03 ADA DESK - MAX HEIGHT 34"

LEGEND

- CONCRETE WALL- SEE STRUCTURAL DRAWINGS
- 8" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2 X 3 5/8" METAL STUD FURRING WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2- 2 X 4 WD STUD WALL SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION
- 2-HR RATED CONSTRUCTION
- "ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT; MIN 50 CFM HUMIDISTAT CONTROLLED EXHAUST FAN DUCTED TO EXTERIOR
- S — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- EXIT SIGN
- STANDPIPE
- T — NEST LEARNING THERMOSTAT Part # T3008EF SEE SHEET T.28 # 3 FOR SPECIFICATION

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPENCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
3. AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
4. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
5. ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
6. ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
7. SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
8. 1/2" MAX THRESHOLD @ ALL ACCESSIBLE DOOR LANDINGS.
9. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
10. THE ELECTRICAL SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
11. THE SERVICE PANEL OR SUBPANEL CURCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSED AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
12. EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE NOT LESS THAN (1) HOUR. (CBC 603.1)
13. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF (2) - HR, NUMBER OF STORIES CONNECTED INCLUDES ALL BASEMENTS BUT NOT ANY MEZZANINES. (CBC 713.4)
14. SHAFT ENCLOSURES THAT DO NOT EXTEND TO THE BOTTOM OF THE BUILDING SHALL COMPLY WITH A CONDITION IN CBC 713.11. (CBC 713.11)
15. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.
16. ALL ROOF RUNOFF TO DRAIN TO STORMWATER PLANTERS PER CIVIL PLANS.
17. NEW MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR.FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.(4.504.6)
18. SOLAR READY EXCEPTION WILL BE USE INSTEAD OF PROVIDING SOLAR READY AREA ON ROOF PLAN.
19. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS.
20. PROVIDE TWO-WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)

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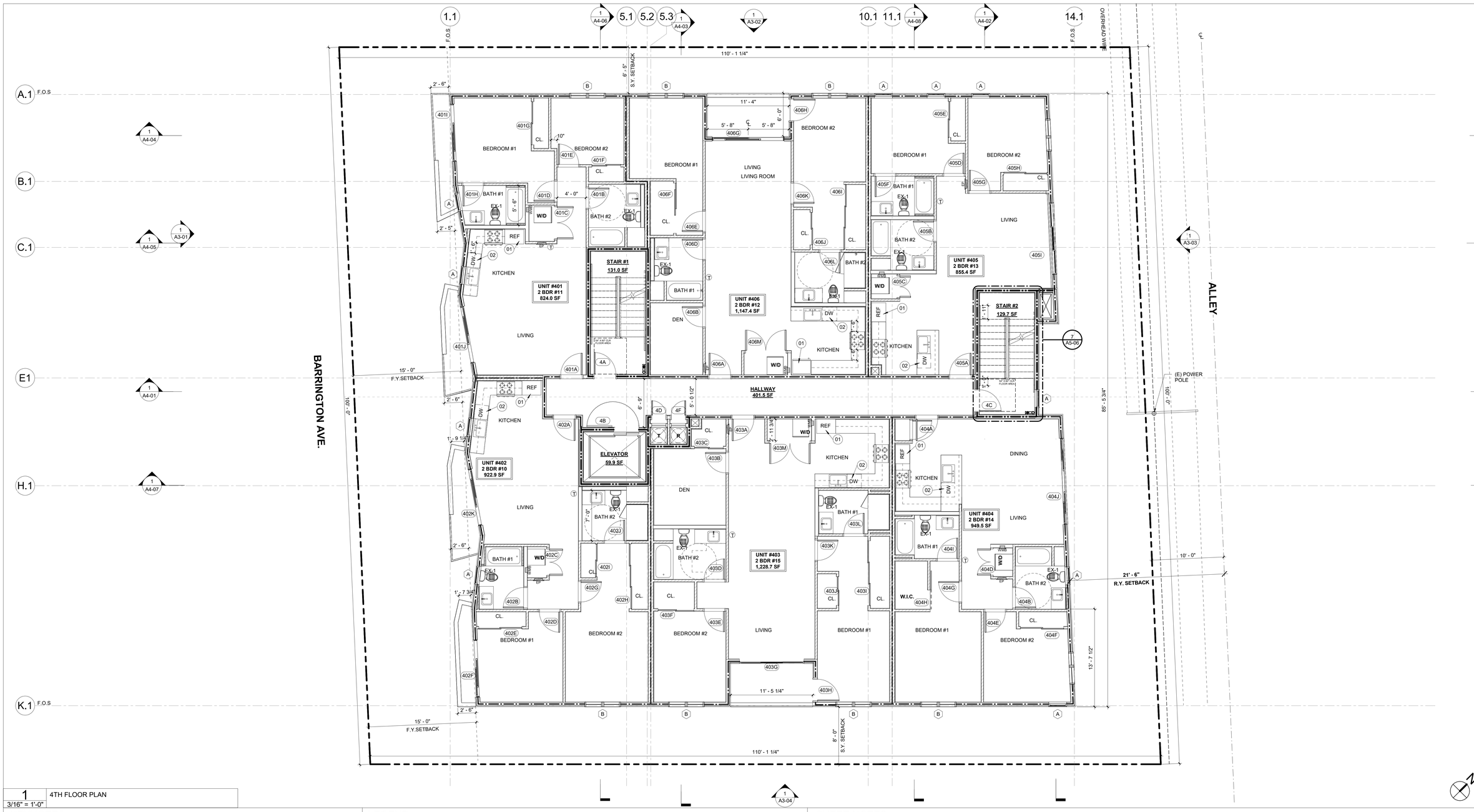
LICENSED ARCHITECT — AARON BRUMER — No. C-30005 — REN. 11-30-2023 — STATE OF CALIFORNIA

DRAWING TITLE
3RD FLOOR PLAN

A2-03
2662 BARRINGTON



1 4TH FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

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- EXIT SIGN
- STANDPIPE
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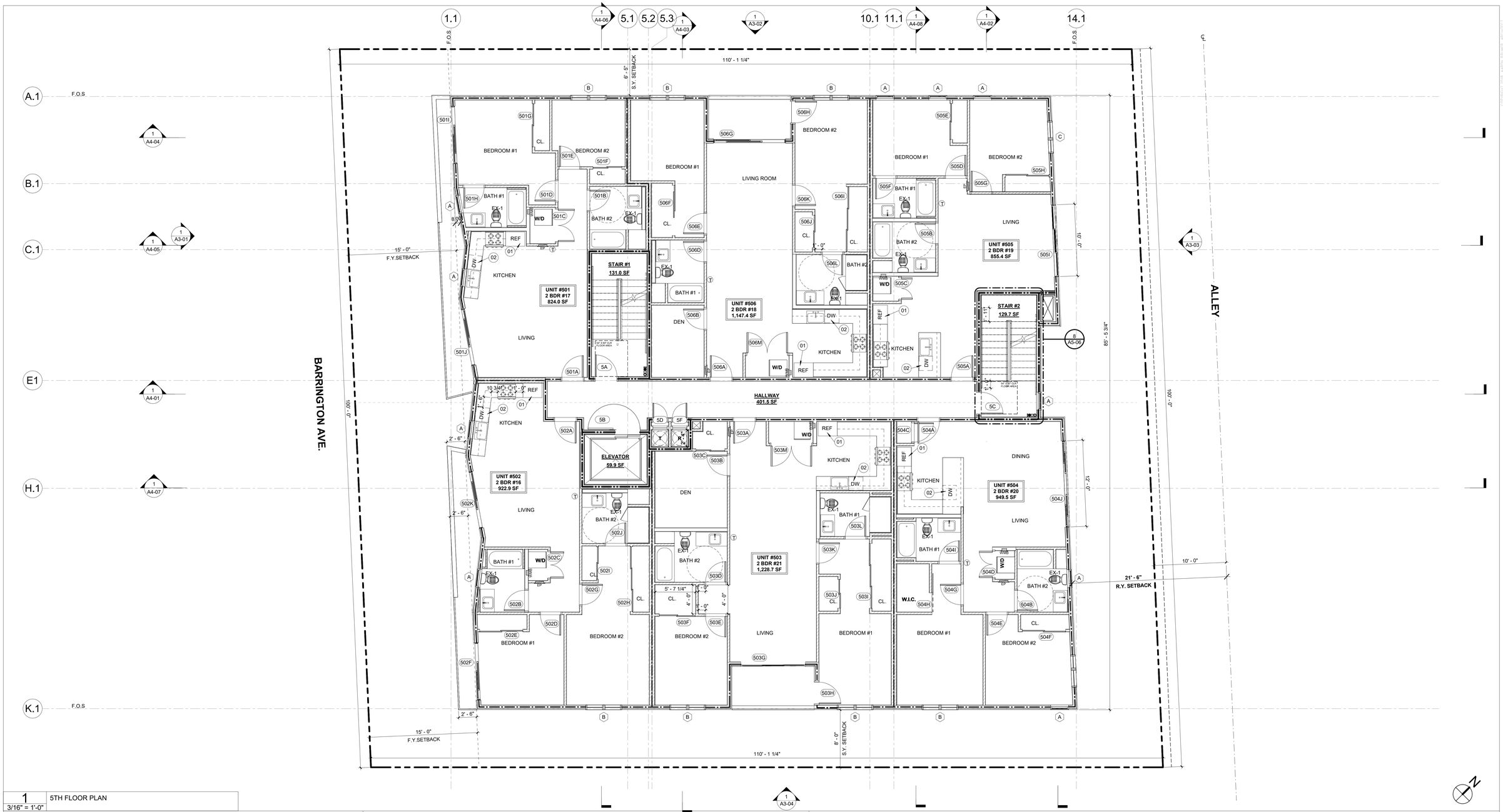
AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
4TH FLOOR PLAN

A2-04
2662 BARRINGTON

DRAWINGS & DESIGNS ARE THE PROPERTY OF ARCHITECT



1 5TH FLOOR PLAN
3/16" = 1'-0"

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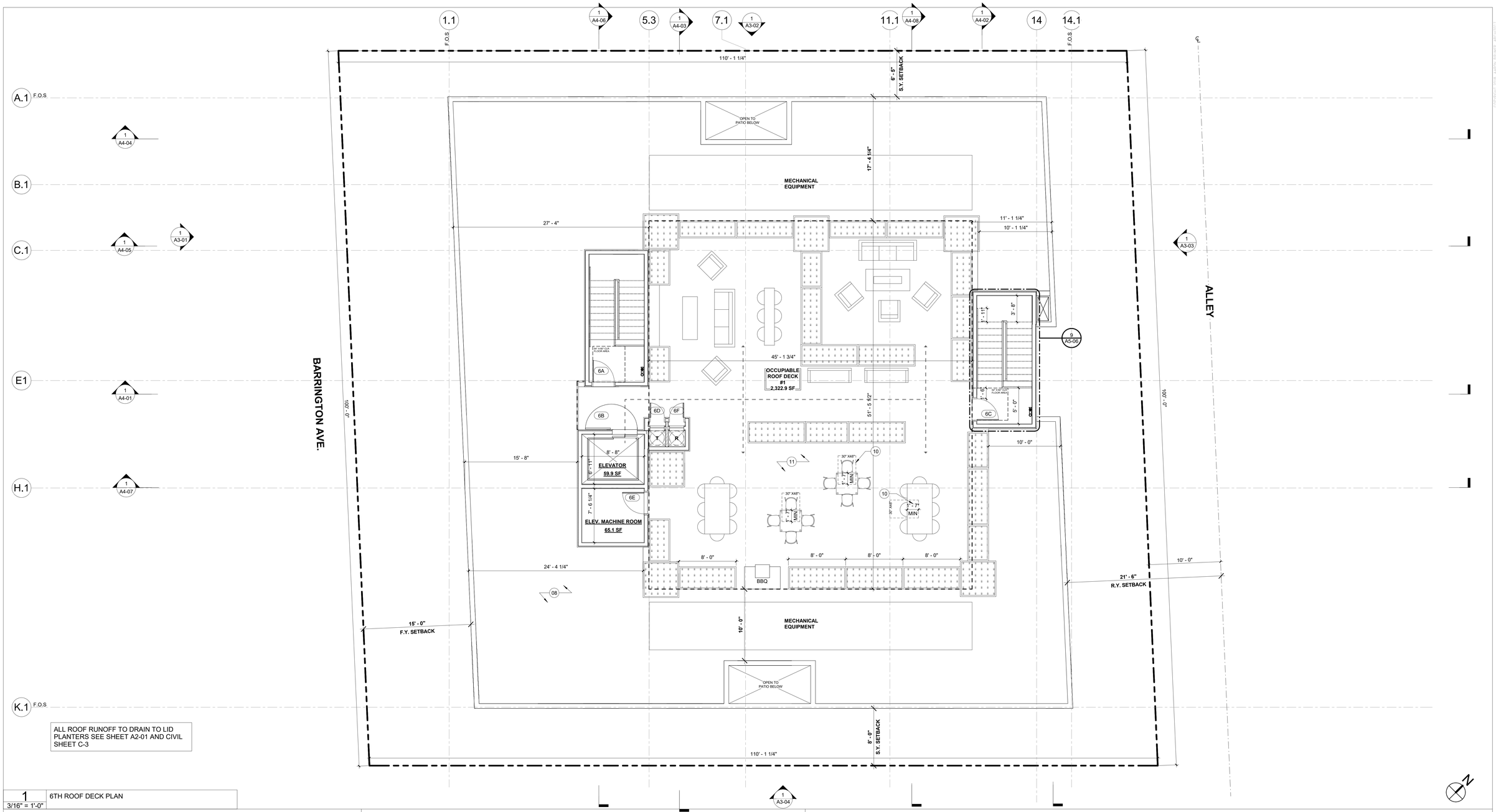
DRAWING TITLE
5TH FLOOR PLAN

-
A2-05
2662 BARRINGTON



ALL ROOF RUNOFF TO DRAIN TO LID PLANTERS SEE SHEET A2-01 AND CIVIL SHEET C-3

1 6TH ROOF DECK PLAN
3/16" = 1'-0"

KEYNOTES

01 DOWNSPOUT
02 THROUGH WALL SCUPPER. CONNECT TO DOWNSPOUT/GUTTER WHERE APPLICABLE
03 THROUGH WALL OVERFLOW SCUPPER
04 STANDPIPE
05 ELEVATOR FIRE DOOR
06 THROUGH WALL OPENING
07 HIDDEN LINE INDICATES FACE OF WALL BLW.
08 ROOFING TO BE CARLISLE SPECTRO-WELD WHITE TPO, ESR-1463, CLASS A
INITIAL SOLAR REFLECTANCE: 0.88
SOLAR REFLECTANCE AFTER 3 YEARS: 0.75
THERMAL EMITTANCE = 0.89
SRI: 111
SEE SHEET T-16 FOR SPECIFICATIONS
09 HIDDEN LINE INDICATES PROPOSED ROUTE OF ROOF DRAINAGE GUTTER SYSTEM, TYP.
10 34" MAX HEIGHT AT COUNTERS AND BARS
11 TILE TECH WOOD DECK TILES

LEGEND

CONCRETE WALL- SEE STRUCTURAL DRAWINGS
8" OR 12" CMU WALL- SEE STRUCTURAL DRAWINGS
2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
WD STUD PONY WALL- SEE STRUCTURAL DRAWINGS
1-HR RATED CONSTRUCTION- SEE SHEET 6.1 FOR DETAILS
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CRICKET
EXIT SIGN
ROOF TIE-BACK ANCHOR
STANDPIPE

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21. PROVIDE TWO-WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)

ARCHITECT:
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PROJECT:
21-UNIT MULTI FAMILY BUILDING
2662 BARRINGTON AVE
LOS ANGELES, CA 90064

ISSUE	DATE	DESCRIPTION
1	1/18/2023	PZA SUBMITTAL#1
2	03/31/2023	PZA CORRECTIONS #1
3	04/17/2023	PZA CORRECTIONS #2
4	05/08/2023	PZA CORRECTIONS #3
5	06/21/2023	PLAN CHECK SUBMITTAL SET
6	09/20/2023	CITY PLANNING SUBMITTAL #2
7	10/23/2023	CITY PLANNING SUBMITTAL #3
8	11/22/2023	CITY PLANNING SUBMITTAL #4

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
ROOF DECK PLAN

A2-06
2662 BARRINGTON

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ALL DOWNSPOUTS TO DRAIN TO LID PLANTERS SEE SHEET A2-01 AND CIVIL SHEET C-3

1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

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AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
WEST EXTERIOR ELEVATION

A3-01

2662 BARRINGTON

1 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

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AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
NORTH EXTERIOR ELEVATION

A3-02

2662 BARRINGTON

ALL DOWNSPOUTS TO DRAIN TO LID PLANTERS SEE SHEET A2-01 AND CIVIL SHEET C-3

1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"

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AARON BRUMER
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REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
EAST EXTERIOR ELEVATION

A3-03

2662 BARRINGTON

ALL DOWNSPOUTS TO DRAIN TO LID PLANTERS SEE SHEET A2-01 AND CIVIL SHEET C-3

1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

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AARON BRUMER
No. C-30005
REN. 11-30-2023
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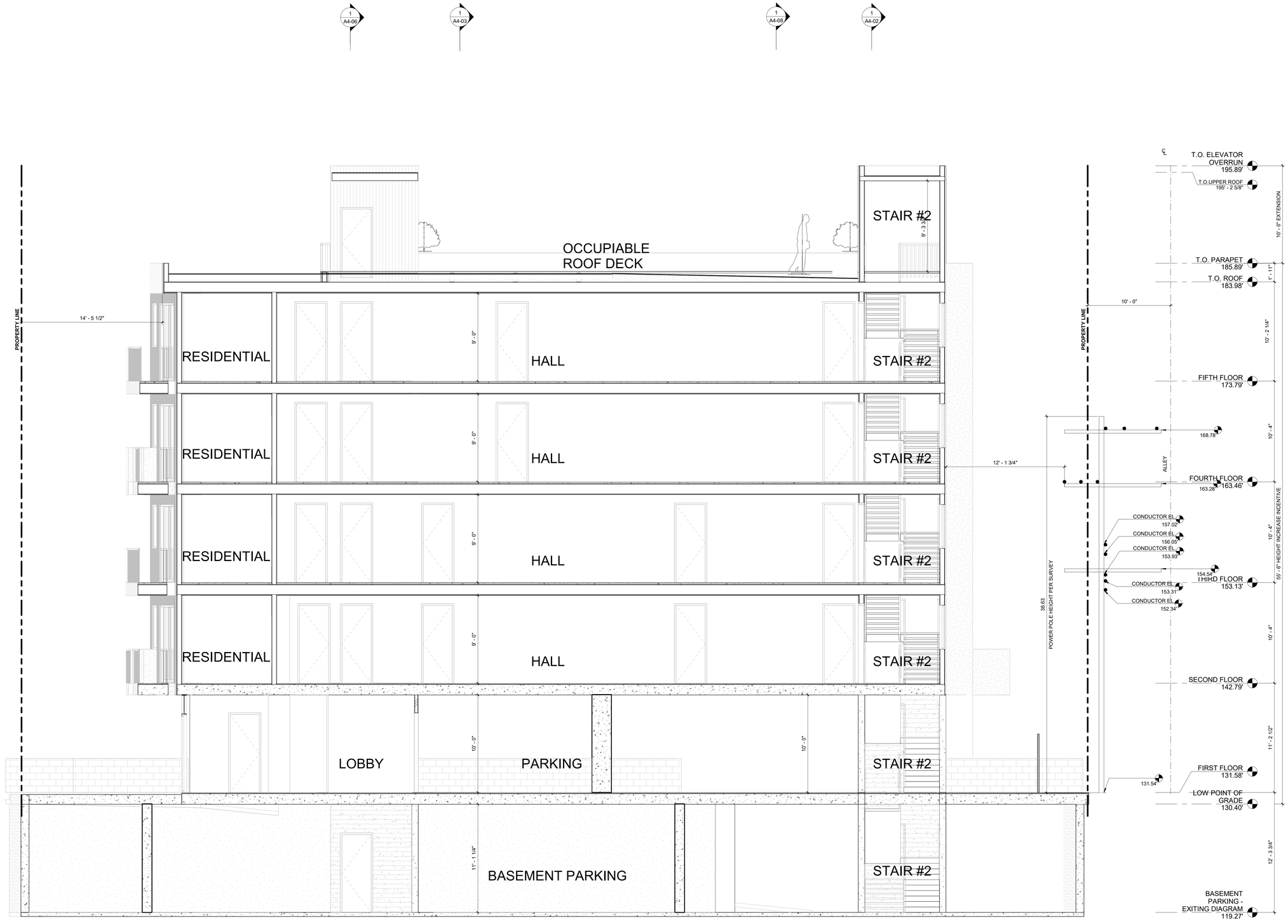
DRAWING TITLE
SOUTH EXTERIOR ELEVATION

A3-04

2662 BARRINGTON



1 BUILDING ENTRANCE SECTION
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DRAWING TITLE
BUILDING ENTRANCE SECTION

A4-01

2662 BARRINGTON

Drawings & Plans, Aaron Brumer & Associates

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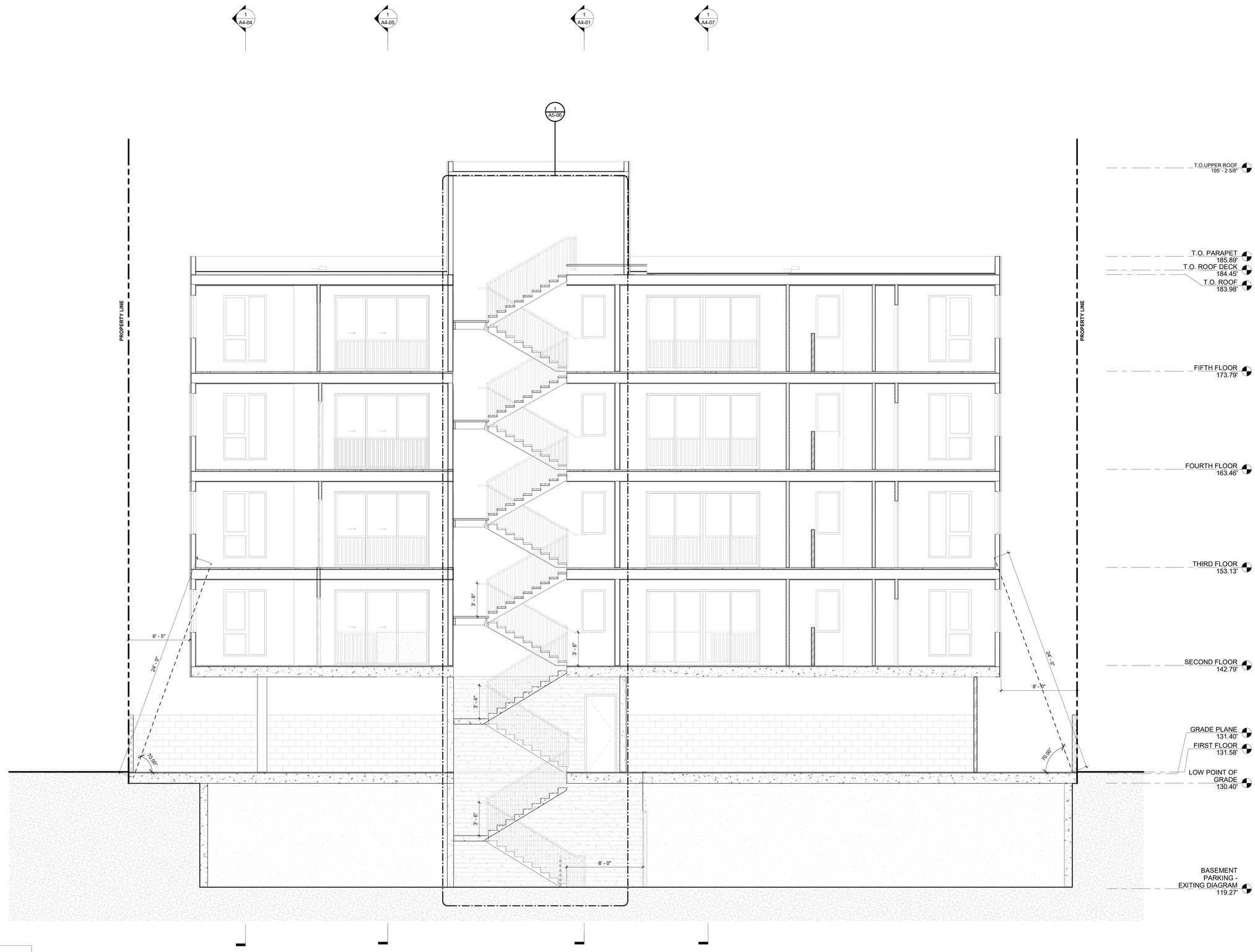

1 Section 2
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AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
LADDER DIAGRAM

A4-02

2662 BARRINGTON

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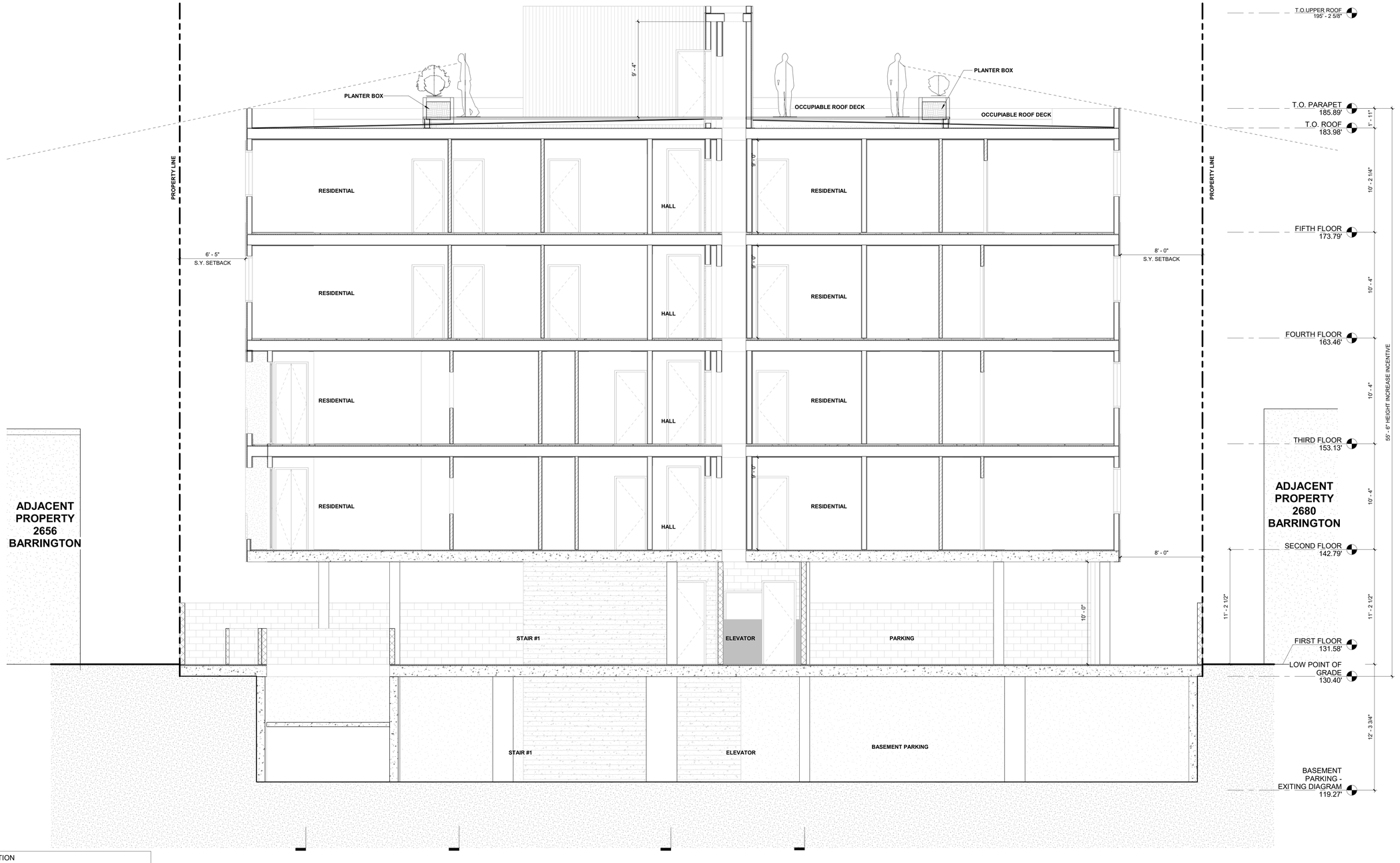
1 A4-04 | 1 A4-05 | 1 A4-01 | 1 A4-07



1 STAIR #1 SECTION
1/4" = 1'-0"

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No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
STAIR #1 SECTION

A4-03
2662 BARRINGTON

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1 PARKING RAMP SECTION
1/4" = 1'-0"

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REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
PARKING RAMP SECTION

A4-04

2662 BARRINGTON

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1 BUILDING ENTRANCE SECTION1
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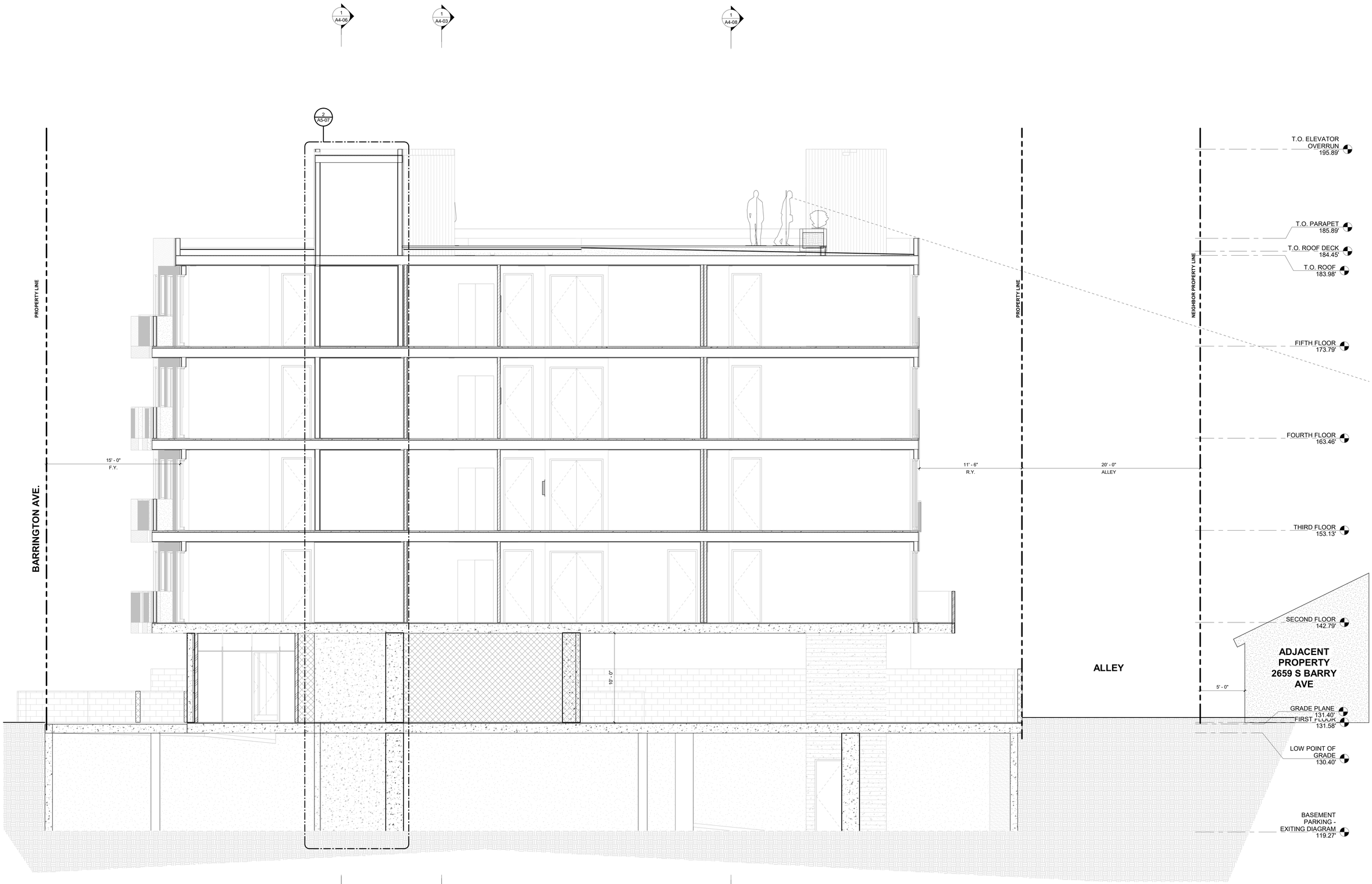
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
SECTION

A4-05
2662 BARRINGTON



1 LINE OF SIGHT DIAGRAM
1/4" = 1'-0"

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DRAWING TITLE
LINE OF SIGHT

A4-07
2662 BARRINGTON

1 LINE OF SIGHT AT CROSS SECTION
1/4" = 1'-0"

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REN. 11-30-2023
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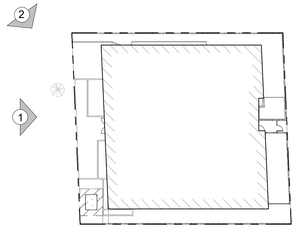
DRAWING TITLE
LINE OF SIGHT AT CROSS SECTION

A4-08
2662 BARRINGTON

2 RENDERING @ FRONT



1 RENDERING @ FRONT

ARCHITECT:
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10999 Riverside Drive, Suite 300
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Email - aaron@aaronbrumer.com

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MEP:
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Email:mfajardo@pacificeng.net

PROJECT:
21-UNIT MULTI FAMILY BUILDING
2662 BARRINGTON AVE
LOS ANGELES, CA 90064

ISSUE	DATE	DESCRIPTION
1	1/18/2023	PZA SUBMITTAL#1
2	03/31/2023	PZA CORRECTIONS #1
3	04/17/2023	PZA CORRECTIONS #2
4	05/08/2023	PZA CORRECTIONS #3
5	06/21/2023	PLAN CHECK SUBMITTAL SET
6	09/20/2023	CITY PLANNING SUBMITTAL #2
7	10/23/2023	CITY PLANNING SUBMITTAL #3
8	11/22/2023	CITY PLANNING SUBMITTAL #4

ISSUE	DATE	DESCRIPTION

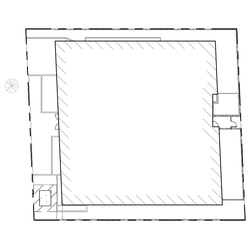
STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
3D RENDERINGS

R-01

2662 BARRINGTON

2 RENDERING @ ALLEY



1 RENDERING @ ALLEY

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ISSUE	DATE	DESCRIPTION

STAMP
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AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
3D RENDERINGS

R-02

2662 BARRINGTON

21-UNIT MULTI FAMILY BUILDING

2662 BARRINGTON AVE, LOS ANGELES, CA 90064

APN #4258-007-027

LANDSCAPE ARCHITECT

SAVAGE LAND DESIGN
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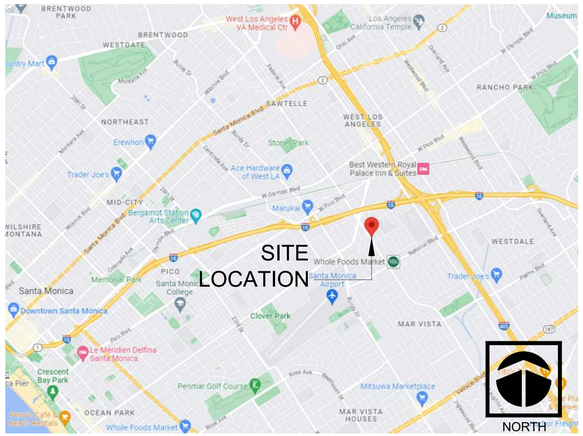
714-878-0335
MICHAEL@SAVAGELANDDESIGN.COM

VICINITY MAP



SHEET INDEX

GENERAL NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
6. A LICENSED SURVEYOR SHALL PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND ON A WEEKLY BASIS THEREAFTER. WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED.
7. IN LIEU OF SPECIAL INSPECTION BY THE DEPUTY BUILDING INSPECTOR, THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONSAND DURING REMOVAL OF SHORING.
8. THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 0 DAYS PRIOR TO STARTING THE SHORING AND EXCAVATION WORK

LANDSCAPE POINT SYSTEM	
SQUARE FOOTAGE OF SITE	11,000.62 SF
POINTS REQUIRED	15 POINTS
FEATURES/TECHNIQUES	
USE CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO) IN A MAJORITY OF LANDSCAPE AREAS	5
MAIN FINISH ELEVATION OF STRUCTURE, AT AN ELEVATION OR ABOVE OR BELOW THE FINISH ELEVATION OF THE SIDEWALK, SUCH THAT A STRAIGHT LINE PERPENDICULAR TO A STRAIGHT STREET OR RADIALLY TO A CURVED STREET, LEADING DIRECTLY TO THE MAIN PEDESTRIAN ENTRANCE OF THE STRUCTURE, IS HANDICAP ACCESSIBLE.	5
PARKWAY PLANTING , INCLUDING MEDIANS, NOT OTHERWISE CREDITED. NOT LAWN AREA (PER EACH SQUARE 50 SQUARE FEET OR FRACTION THEREOF)	45
TOTAL POINTS PROVIDED	55
WATER MANAGEMENT POINT SYSTEM	
SQUARE FOOTAGE OF SITE	11,000.62 SF
POINTS REQUIRED	200 POINTS
POINTS PROVIDED	
DRIP IRRIGATION WITH FLOW CONTROL (4)	15
AUTOMATIC IRRIGATION CONTROLLER	5
PLANTS:	
54 LANTANA MONTEVIDENSIS - TRAILING LANTANA	108
75 JUNCUS PATENS - CALIFORNIA GRAY RUSH	150
97 ALOE STRIATA- CORAL ALOE	194
TOTAL POINTS PROVIDED	472

SITE AREA:	11,000.62 SF
BUILDING FOOTPRINT:	6,862 SQ FT
POTENTIAL LANDSCAPE AREA:	4,138.62 SQ FT
LANDSCAPE PROVIDED:	2,663 SQ FT

TOTAL LANDSCAPE AREA = 2,366 SF

(GROUND LEVEL AND ROOFTOP)

TOTAL COMMON OPEN SPACE AREA = 2,322.9 SF
TOTAL COMMON OPEN SPACE LANDSCAPE AREA REQUIRED (25%) = 580.725 SF
TOTAL COMMON OPEN SPACE LANDSCAPE AREA PROVIDED = 639 SF

OPEN SPACE SUMMARY TABLE					
OPEN SPACES	PRIVATE OPEN SPACE	COMMON OPEN SPACE	RECREATION ROOMS	LANDSCAPE OPEN SPACE	PROPOSED
SF	1,575 SF	2,322.9 SF	3,540 SF	639 SF	8,076.9 SF

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PHONE: 714-878-0335
EMAIL: michael@savagelanddesign.com

21-UNIT MULTI FAMILY BUILDING

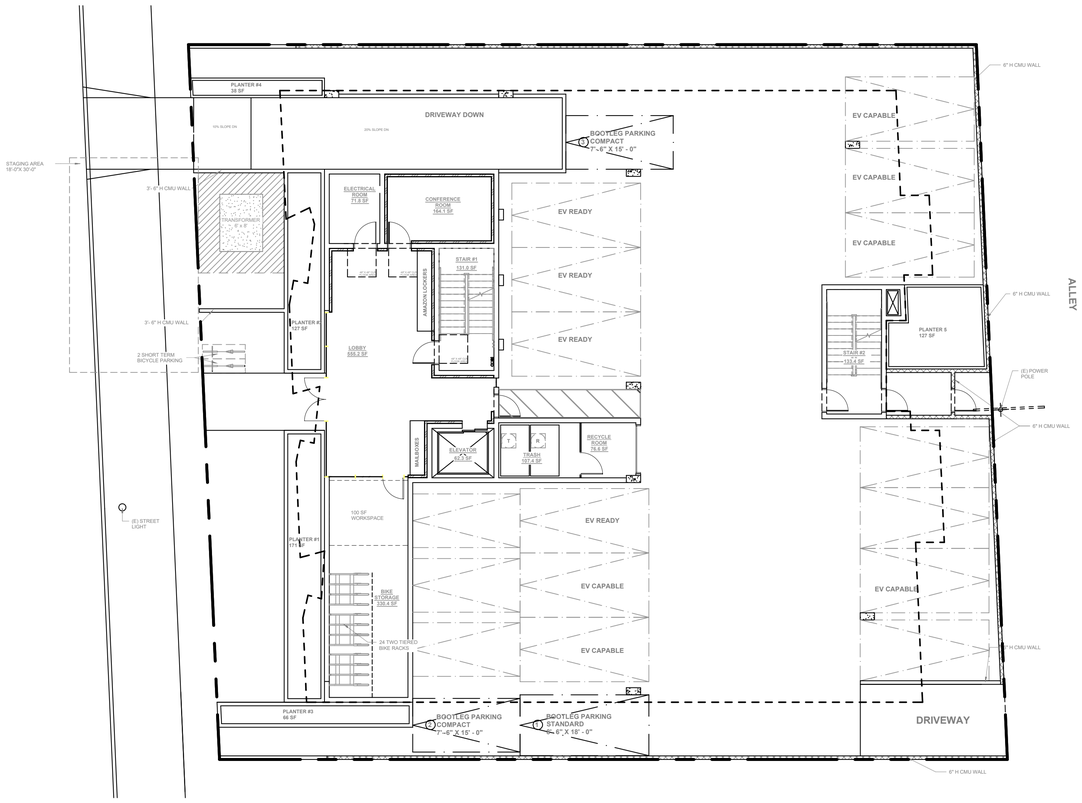
2662 BARRINGTON AVE
LOS ANGELES, CA 90064

No.	Revision / Issue	Date
1	Revision 1	04/27/23

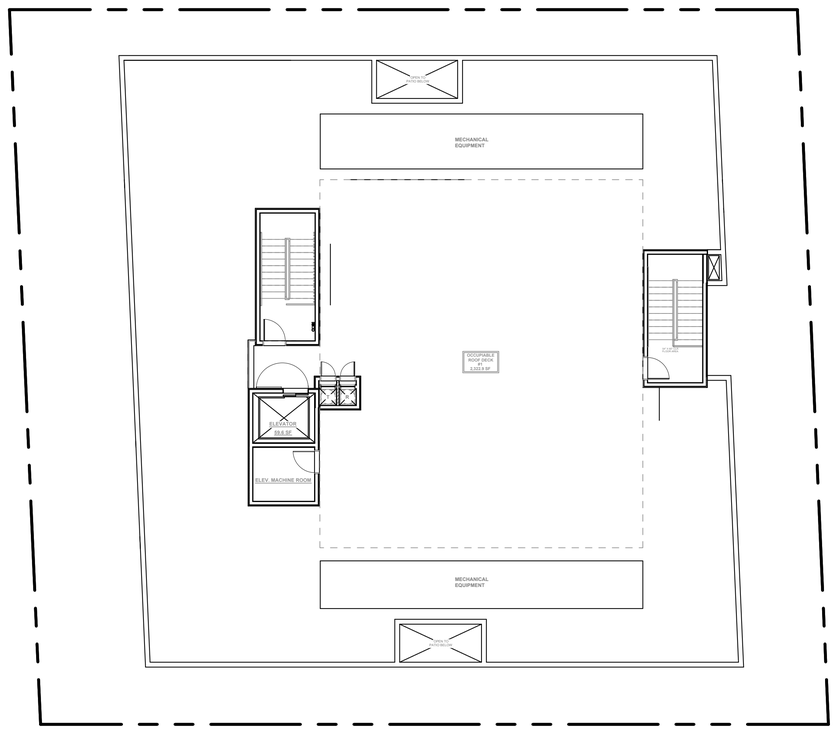
LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic. No. 4397
Signature
06-20-23
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

COVERSHEET

Date: 06-20-23
Scale:
Sheet: 1 of 12
Sheet: CS-0



SITE PLAN



ROOF PLAN

NORTH

0 5' 10' 20'

SCALE: 1"=10'-0"

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21-UNIT MULTI FAMILY BUILDING

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No.	Revision / Issue	Date
1	Revision 1	04/27/23

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic. No. 4357
Signature
06-20-23
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

EXISTING AND PROPOSED CONDITIONS

Date	06-20-23
Scale	1"=10'-0"
Sheet	2 of 12
Sheet	CP-1

FRONT VIEW

FRONT VIEW

REAR VIEW

REAR VIEW

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Michael Savage, Lic. No. 4937
Signature
06-20-23
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

BUILDING ELEVATIONS AND RENDERINGS

Date: 06-20-23	Sheet: CP-2
Scale: 1"=10'-0"	
Sheet: 3 of 12	

PLANTERS ON ROOF LEVEL

(6) 60"SQ X 42"H
(14) 96"L X 36"W X 30"H
(6) 72"L X 36"W X 30"H
(3) 60"L X 36"W X 30"H

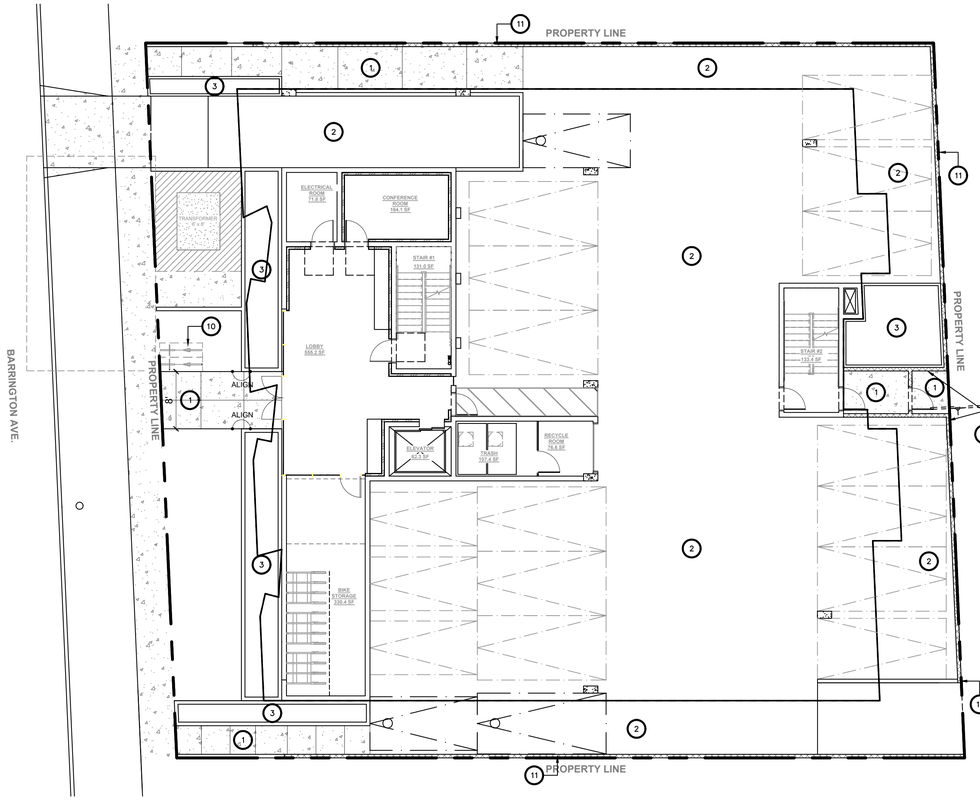
NOTE: ALL PLANTERS AVAILABLE THROUGH TOURNESOL SITEWORKS (510)-471-6269.
COLOR: BRONZE, FINISH: SMOOTH WITH DRAIN HOLES
ADJACENT RECTANGULAR PLANTERS TO HAVE SCOOP FEATURE AND SEALED WITH SCOOP CONNECTION KIT

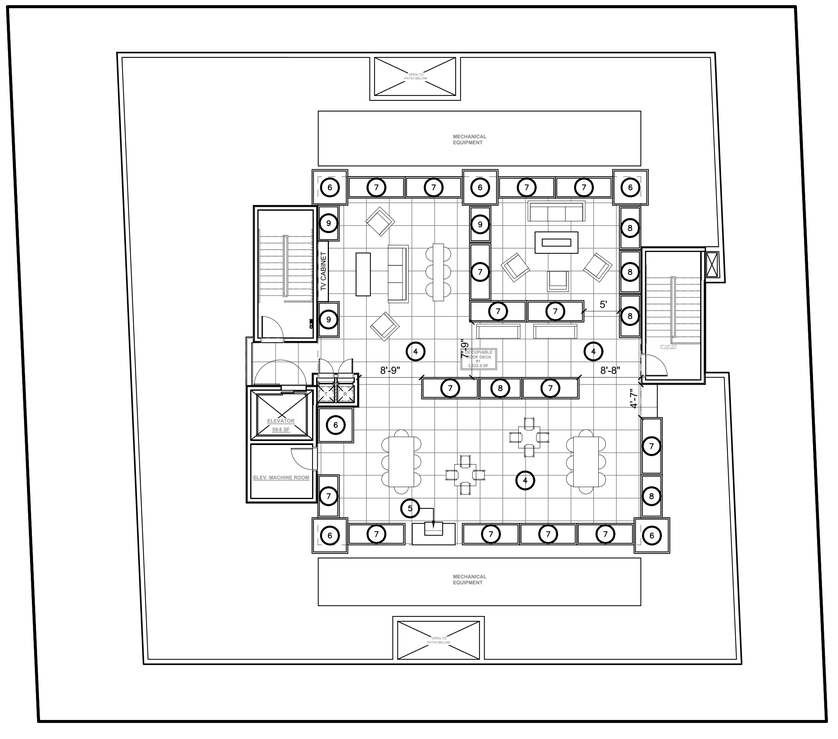
DETAILS FOR PLANTERS LOCATED ON SHEET LC-2

SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN PERMANENT PLANTERS AT LEAST 30" IN DEPTH AND LAWN OR GROUNDCOVER SHALL BE AT LEAST 12" IN DEPTH.

CONSTRUCTION LEGEND

ITEM NO.	DESCRIPTION	SHEET / DETAIL
1	CONCRETE PAVING TO BE NATURAL GRAY (UNCOLORED) WITH TOPCAST 03 FINISH AND TOOLED JOINTS	LC-3 / A, B, C
2	PARKING LOT PAVING BY OTHERS	-----
3	LID PLANTERS BY OTHERS	-----
4	FLOORING MATERIAL BY OTHERS	-----
5	COYOTE READY-TO-ASSEMBLE 6' OUTDOOR KITCHEN ISLAND WITH 34" C-SERIES PROPANE GAS GRILL - COLOR: BROWN TERRA, FINISH: STACKED STONE - AVAILABLE THROUGH BBQGUYS 1-(866)-887-1029	-----
6	PREFABRICATED SQUARE PLANTER - 60"SQ X 42"H	LC-3 / D
7	PREFABRICATED RECTANGULAR PLANTER - 96"L X 36"W X 30"H	LC-3 / D
8	PREFABRICATED RECTANGULAR PLANTER - 72"L X 36"W X 30"H	LC-3 / D
9	PREFABRICATED RECTANGULAR PLANTER - 60"L X 36"W X 30"H	LC-3 / D
10	SHORT TERM BICYCLE PARKING - DUMOR, MODEL: BIKE RACK 83 SERIES - 83-00 / S-2, POWDER COATED FINISH, SURFACE MOUNT, COLOR TO BE HUNTER GREEN	-----
11	PERIMETER WALLS BY OTHERS	-----





NORTH

0 5' 10' 20'
SCALE: 1"=10'-0"

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21-UNIT MULTI FAMILY BUILDING

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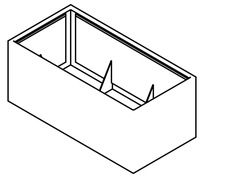
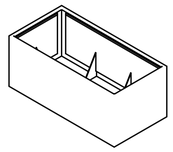
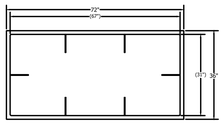
LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic. No. 4397
Signature
06-20-23
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

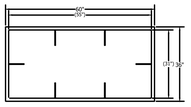
CONSTRUCTION LAYOUT PLAN

Date: 06-20-23
Scale: 1"=10'-0"
Sheet: 4 of 12
Sheet: LC-1



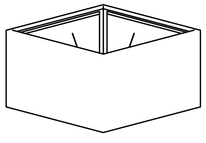


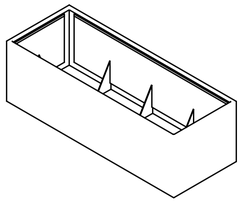


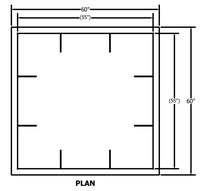


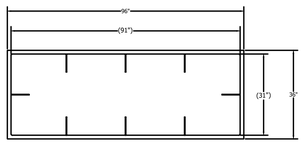
WILSHIRE WR-723630

WILSHIRE WR-603630









WILSHIRE WR-600F

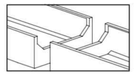
WILSHIRE WR-963630

PREFABRICATED PLANTERS — D

Tournesol SITEWORKS

Scoop

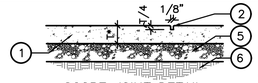
Scoop is a feature added to Wilshire Collection planters that allows multiple individual modular units to appear to form a continuous planting area. Adjacent planter walls are lowered and may be sealed in the field with the recommended Scoop Connection Kit, which allows for a continuous layer of soil and planting above.



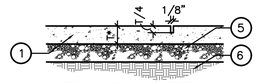
Cast-in Accessory Pockets

Tournesol Siteworks can customize a standard planter with pockets to hold lighting, audio, electrical, or junction boxes. We can cast in sliding or swinging doors, creating hidden spaces for irrigation controls or storage access.

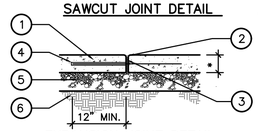
Cast-in Accessory Pocket. Insert light housing. Finished product.



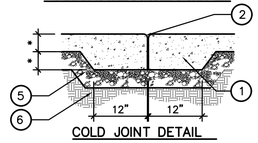
SCORE JOINT DETAIL



SAWCUT JOINT DETAIL



EXPANSION JOINT DETAIL



COLD JOINT DETAIL

1. CONCRETE PAVING - REFER TO PRODUCT AND MATERIALS SCHEDULE SHEET LC-1 FOR SPECIFICATION.
2. 1/4" RADIUS NOSE ALL EDGES (TYP.)
3. 3/8" THICK ASPHALT IMPREGNATED FIBER EXPANSION JOINT WITH H-CAP. FILL JOINT WITH POLYSULFIDE IMPREGNATED CAULKING. CAULKING COLOR TO MATCH ADJACENT PAVING. RECESS 1/8" FROM FINISH SURFACE.
4. #4 SLIP DOWEL @ 18" O.C. EMBED 12" EACH WAY. SLEEVE ONE END ONLY.
5. SUBBASE PER GEOTECHNICAL REPORT
6. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTES:

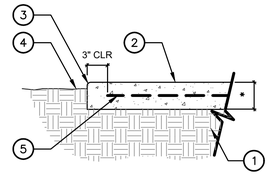
1. SAMPLES OF EXPANSION JOINTS & SCORE LINES SHALL BE REPRESENTED IN ON-SITE FLAT WORK SAMPLES.
2. FINAL STEEL REINFORCING PER GEOTECHNICAL REPORT.
3. CONTROL/SCORE JOINTS, COLD JOINTS AND EXPANSION JOINTS OCCUR AS INDICATED ON PLANS.
4. DEPTH OF SCORE LINES & SAW CUT JOINTS SHALL BE 1" MIN. AND T/4 (THICKNESS OF CONCRETE DIVIDED BY 4) TYPICAL.

* REFER TO GEOTECHNICAL REPORT FOR THICKNESS.

PAVING JOINTS — A

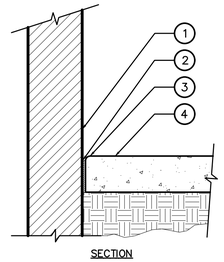
1. COMPACTED SUBGRADE- REFER TO THE GEOTECHNICAL REPORT FOR SUBBASE REQUIREMENTS
2. INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST 03 FINISH
3. 1/4" RADIUS ON ALL EDGES
4. FINISH GRADE, 1" @ TURF AREAS, 2" @ SHRUB AREAS
5. STEEL REINFORCING (IF REQUIRED IN THE GEOTECHNICAL REPORT)

NOTE: SEE LC-1 FOR MATERIALS AND FINISHES



* 3 1/2" THICK IN PEDESTRIAN AREAS, 5 1/2" THICK IN VEHICULAR AREAS UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT FOR THICKNESS

CONCRETE PAVING — B



SECTION

1. ARCHITECTURAL WALL
2. 3/8" THICK ASPHALT IMPREGNATED FIBER EXPANSION JOINT WITH H-CAP. FILL JOINT FLUSH WITH POLYSULFIDE IMPREGNATED CAULKING. CAULKING COLOR TO MATCH ADJACENT PAVING. RECESS 1/8" FROM FINISH SURFACE.
3. 1/4" RADIUS
4. ADJACENT CONCRETE PAVING

NOTE:
REFER TO MATERIALS SCHEDULE SHEET LC-1 FOR ALL COLORS, MATERIALS, FINISHES AND SPECIFICATIONS.

PAVING JOINTS — C

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CONSTRUCTION DETAILS

Date	06-20-23
Scale	1"=10'-0"
Sheet	5 of 12
Sheet	LC-2

GENERAL IRRIGATION NOTES

1. ALL CITY AND STATE LAWS, RULES AND REGULATION GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND PAVING, ETC.

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE MAIN LINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORESEEN BELOW GRADE CONDITIONS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

6. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY

7. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

9. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE USE OF RAIN-BIRD PRESSURE COMPENSATING SCREENS "PCS", SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

10. 120 VAC POWER SOURCE FOR THE CONTROLLER SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FORM THE ELECTRICAL SOURCE TO THE CONTROLLER.

11. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

12. ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.

13. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

14. FINAL LOCATION OF THE AUTOMATIC CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1-INCH ABOVE FINISH GRADE.

16. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.

17. AFTER RECEIVING NOTIFICATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, THE IRRIGATION CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/4-INCH ABOVE FINISH GRADE.

18. ALL EQUIPMENT INSTALLED IN VALVE BOXES SHALL BE INSTALLED PER DETAIL DRAWINGS WITHOUT CUTTING SIDE WALLS OF THE VALVE BOX. CUT VALVE BOXES WILL BE REPLACED WITH NEW VALVE BOXES AS INSPECTED BY THE OWNERS AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S OWN EXPENSE.

19. ALL LEAD WIRES SHALL BE #14 GAUGE AND BLACK IN COLOR. ALL COMMON WIRES SHALL BE #14 GUAGE AND WHITE IN COLOR. TWO (2) EXTRA WIRES SHALL BE PROVIDED FOR EACH GROUP OF FIVE (5) VALVES AND LOOPED IN A NEARBY VALVE BOX WITH A 2' MIMIMUM COIL.

20. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

21. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING FOR PIPE.

22. THE CONTRACTOR SHALL ALLOW FOR AN ASSORTMENT OF VARIABLE ADJUSTABLE NOZZLES (VAN) TO BE INSTALLED IN AREAS WHERE STANDARD PATTERN NOZZLES ARE NOT APPLICABLE.

23. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

24. "HEAT BRAND" THE TOPS OF THE VALVE BOX LIDS WITH THE APPROPRIATE IDENTIFICATION. REFER TO THE IRRIGATION SPECIFICATIONS.

25. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

26. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

27. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

28. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

29. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

30. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

31. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

32. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

WATER CONSERVATION STATEMENT

THE SYSTEM IS DESIGNED TO ACHEIVE CONSERVATION AND EFFICIENCY IN WATER USE BY PROVIDING ANTI-DRAIN DEVICES TO PREVENT LOW HEAD DRAINAGE, RAIN SENSOR/ INTERRUPT SWITCH THAT PREVENTS THE SYSTEM FROM ACTIVATING DURING RAIN EVENTS, PRESSURE COMPESATING DEVICES AND LOW VOLUME HEADS TO REDUCE WATER CONSUMPTION.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

I AGREE WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

X_____
LANDSCAPE ARCHITECT

Appendix B – Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

SECTION A. HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Hydrozone*	Zone / Valve	Irrigation Method**	Area (sq ft.)	% of LA
A - IRRIGATED LANDSCAPE	A2, A3, B1	D	1592	67.29%
B - LID PLANTERS	A5	D	534	22.57%
C - TREES (LOW)	A4	B	160	6.76%
D- TREES (MED)	A1	B	80	3.38%
	Total		2366	100%

* Hydrozone
HW = High Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants

** Irrigation Method
B = Bubbler MS = Microspray
D = Drip S = Spray
O = Other R = Rotor

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	952.10
Total Area	2366
Average ETAF	0.40

MAWA
{Eto)(0.62)[(0.55 x LA) + (0.3 x SLA)]
MAWA = 50.10 *0.62*0.55 * 2366
50.10 * 0.62 * 1301.30
TOTAL = 40420.98

All Landscape Areas	
Total ETAF x Area	952.10
Total Area	2366
Average ETAF	0.40

ETWU TOTAL
{Eto)(0.62)(ETAFxLA)
ETWU = 50.10 * 0.62 * 952.10
TOTAL = 28346.95

IRRIGATION ESTABLISHMENT SCHEDULE:

CIMIS Station # Los Angeles
Reference Eto

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2.2	2.7	3.7	4.7	5.5	5.8	6.2	5.9	5	3.9	2.6	1.9

SYSTEM INFORMATION

Station	Plant Factor	Efficiency	Application Area	Precip. Rate	GPM	Run Days	Cycles Per Day		Establish Run Days	Establish Cycles	Hydrozone
1	0.4	0.81	**1602**	0.1202	2	4	1	BUBBLER	4	1	B
2	0.3	0.81	**2061**	0.3738	8	4	1	DRIP	4	1	B
3	0.3	0.81	**1696**	0.2612	4.6	4	1	DRIP	4	1	B
4	0.3	0.81	**80**	4.8150	4	4	1	BUBBLER	4	1	C
5	0.4	0.81	**203**	2.1822	4.6	4	1	DRIP	4	1	A
6	0.3	0.81	**1679**	0.2925	5.1	4	1	DRIP	4	1	B

POST ESTABLISHMENT MAINTENANCE SCHEDULE

Station	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Days Per Week	Cycles Per Day
1	136	166	228	290	339	357	382	364	308	240	160	117	4	1
2	33	40	55	70	82	86	92	88	74	58	39	28	4	1
3	47	57	79	100	117	123	132	125	106	83	55	40	4	1
4	3	3	4	5	6	7	7	7	6	4	3	2	4	1
5	7	9	13	16	19	20	21	20	17	13	9	6	4	1
6	42	51	70	89	104	110	118	112	95	74	49	36	4	1
Total	267	327	449	570	667	703	752	716	606	473	315	230	MINUTES	
Grand Total												**6076**	MINUTES	

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto) **50.10** LOS ANGELES

Regular Landscape Areas	Hydrozone # / Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sqft)	ETAF x Area	Estimated Total Water Use (ETWU) (d)
IRRIGATED LANDSCAPE	A	0.3	DRIP	0.81	0.37	1592	589.6	18315.08
LID PLANTERS	B	0.4	DRIP	0.81	0.49	534	263.7	8191.16
TREES (LOW)	C	0.3	BUBBLER	0.81	0.37	160	59.3	1840.71
TREES (MED)	D	0.4	BUBBLER	0.81	0.49	80	39.5	0.00
				TOTAL	1.73	2366	952.10	28346.95
						ETWU TOTAL		28346.95
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)*		40420.98

[a]**Hydrozone # / Planting Description**
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b]**Irrigation Method**
overhead, spray, or drip

[c]**Irrigation Efficiency**
0.75 for spray head
0.81 for drip

[d]**ETWU (Annual Gallons Required) =**
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

eMAWA (Annual Gallons Allowed) =
{Eto)(0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

IRRIGATION SCHEDULING DATA

THE FOLLOWING, BASED ON HISTORICAL DATA, IS FOR REFERENCE ONLY. PERFORMANCE VALUES ARE ACCURATE FOR CONTROLLER PROGRAMMING. ACTUAL WATERING TIMES MUST BE ADJUSTED FOR SOIL TYPE, EXPOSURE, MATURITY OF PLANT MATERIAL, AND SEASONAL WATERING CONDITIONS.

SYSTEM DATA REFERENCE INFORMATION:

SYSTEM DESIGN RATE OF APPLICATION:	1.5 IN./WEEK	(PEAK)
HISTORICAL SEASONAL Eto:	50.10 IN./ YEAR	
PEAK MONTHLY Eto:	6.2 IN./ MO.	
PEAK DAILY ETo (JULY) REQUIREMENT:	0.20 IN./ DAY	
PEAK WEEKLY ETo (JULY) REQUIREMENT:	1.40 IN./WK.	
Peak WeeK ETo (1 WEEK OF TIME WITHIN 6 DAYS OF JULY):	0.24 IN./DAY	
IRRIGATION SYSTEM EFFICIENCY RATING (IE) - DRIPLINE/ BUBBLER:	0.81 81%	
PRECIPITATION RATE - DRIPLINE:	0.6 IN./HR.	
LOW SHRUB WATER USE PLANT FACTOR:	0.3 (LOW)	
MODERATE SHRUB WATER USE PLANT FACTOR:	0.4 (LOW)	
TREE WATER USE PLANT FACTOR:	0.3 (LOW)	
TREE WATER USE PLANT FACTOR:	0.4 (MODERATE)	
VINES WATER USE PLANT FACTOR:	0.4 (MODERATE)	

EVAPOTRANSPIRATION ADJUSTMENT FACTOR

LANDSCAPE COEFFICIENT - LOW SHRUB SPRAY (PLANT WATER USE/ IE (.3/.75))	0.4	
LANDSCAPE COEFFICIENT - LOW SHRUB DRIPLINE (PLANT WATER USE/ IE (.3/.81))	0.37	
LANDSCAPE COEFFICIENT - MODERATE SHRUB DRIPLINE (PLANT WATER USE/ IE (.4/.81))	0.49	
LANDSCAPE COEFFICIENT - LOW TREE BUBBLER (PLANT WATER USE/ IE (.3/.81))	0.37	
LANDSCAPE COEFFICIENT - MODERATE TREE BUBBLER (PLANT WATER USE/ IE (.4/.81))	0.49	
LANDSCAPE COEFFICIENT - HIGH TURF SPRAY (PLANT WATER USE/ IE (.75/.75)	1.00	
LANDSCAPE COEFFICIENT - MODERATE VINES BUBBLER (PLANT WATER USE/ IE (.4/.81))	0.49	
ADJUSTED - LOW SHRUB SPRAY PEAK (JULY) WEEK Eto:	0.08 IN./DAY	0.56 IN./WK.
ADJUSTED - LOW SHRUB DRIPLINE PEAK (JULY) WEEK Eto:	0.07 IN./DAY	0.52 IN./WK.
ADJUSTED - MODERATE SHRUB DRIPLINE PEAK (JULY) WEEK Eto:	0.10 IN./DAY	0.69 IN./WK.
ADJUSTED - LOW TREE BUBBLER PEAK (JULY) WEEK Eto:	0.07 IN./DAY	0.52 IN./WK.
ADJUSTED - MODERATE TREE BUBBLER PEAK (JULY) WEEK Eto:	0.10 IN./DAY	0.69 IN./WK.
ADJUSTED - HIGH TURF SPRAY PEAK (JULY) WEEK Eto:	0.20 IN./DAY	1.40 IN./WK.
ADJUSTED - MODERATE VINES BUBBLER PEAK (JULY) WEEK Eto:	0.10 IN./DAY	0.69 IN./WK.

AS A GENERAL RULE, WATER IRRIGATION TIMES ARE APPROXIMATELY 30% OF PEAK SUMMER SCHEDULE. SPRING AND FALL ARE APPROXIMATELY 70% OF PEAK SUMMER SCHEDULE. REFER TO MONTHLY WEATHER DATA BELOW.

ETo REPLACEMENT VALUES

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
2.2	2.7	3.7	4.7	5.5	5.8	6.2	5.9	5	3.9	2.6	1.9	50.1

DAILY Eto VALUES:

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
0.071	0.096	0.119	0.157	0.177	0.193	0.200	0.190	0.167	0.126	0.087	0.061	

MONTHLY PERCENTAGE (OF TOTAL YEAR)

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
4.4%	5.4%	7.4%	9.4%	11.0%	11.6%	12.4%	11.8%	10.0%	7.8%	5.2%	3.8%	100.0%

MONTHLY PERCENTAGE (OF PEAK JULY)

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
35.5%	43.5%	59.7%	75.8%	88.7%	93.5%	100.0%	95.2%	80.6%	62.9%	41.9%	30.6%	

ESTABLISHMENT SCHEDULE

Station	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Days Per Week	Cycles Per Day
1	68	83	114	145	169	179	191	182	154	120	80	59	4	2
2	16	20	27	35	41	43	46	44	37	29	19	14	4	2
3	23	29	39	50	58	62	66	63	53	41	28	20	4	2
4	1	2	2	3	3	3	4	3	3	2	1	1	4	2
5	4	5	6	8	9	10	11	10	8	7	4	3	4	2
6	21	26	35	45	52	55	59	56	47	37	25	18	4	2
Total	133	164	224	285	334	352	376	358	303	237	158	115	MINUTES	
Grand Total												**3038**	MINUTES	

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name: 21-UNIT MULTI FAMILY BLDG		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address: 2662 BARRINGTON AVE	Parcel, tract or lot number, if available.	
City: LOS ANGELES	Latitude/Longitude (optional)	
State: CALIFORNIA	Zip Code: 90064	

Property Owner or his/her designee:

Name: MICHAEL SAVAGE	Telephone No.: 714-878-0335	
	Fax No.	
Title: PRESIDENT	Email Address: MICHAEL@SAVAGELANDDESIGN.COM	
Company: SAVAGE LAND DESIGN	Street Address: 680 LANGSDORF DR, STE 202B	
City: FULLERTON	State: CALIFORNIA	Zip Code: 92831

Property Owner
"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____
Property Owner Signature Date

Please answer the questions below:
1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE
"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print): MICHAEL SAVAGE	Telephone No.: 714-878-0335	
	Fax No.	
Title: PRESIDENT	Email Address: MICHAEL@SAVAGELANDDESIGN.COM	
License No. or Certification No.: RLA 4397		
Company: SAVAGE LAND DESIGN	Street Address: 680 LANGSDORF DR, STE 202B	
City: FULLERTON	State: CALIFORNIA	Zip Code: 92831

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING
Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT
Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT
Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.
Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

IRRIGATION MAINTENANCE SCHEDULE:

1. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING REPLENISHING MULCH; FERTILIZING; PRUNING; AND WEEDING IN ALL LANDSCAPE AREAS.

2. WHENEVER POSSIBLE, REPAIR OF THE IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENT SPECIFICATION.

IRRIGATION AUDIT SCHEDULE:

1. AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA LANDSCAPE AUDITOR HANDBOOK.

2. AUDITS SHALL BE CONDUCTED BY A STATE CERTIFIED LANDSCAPE IRRIGATION AUDITOR AT LEAST ONCE EVERY FIVE YEARS AND SUBMITTED TO THE LOCAL WATER PURVEYOR.

SOIL SPECIFICATION / ANALYSIS SAMPLE:

1. PROVIDE SOIL SPECIFICATIONS IF IMPORT SOIL OR PROVIDE SOIL ANALYSIS IF USING ON SITE SOIL. THE SOIL INFORMATION MUST INCLUDE: SOIL TEXTURE (% OF ORGANIC MATTER), INFILTRATION RATE (OR ESTIMATED RANGE), PH & TOTAL SOLUBLE SALTS, INDICATE IF MULCH, SOIL AMENDMENTS OR OTHER MATERIAL WILL BE USED OR REQUIRED.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

sn/indemnify

SAVAGE LAND DESIGN
Landscape Architecture • Land Planning • Design
680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
PHONE: 714-878-0335
EMAIL: michael@savagelanddesign.com

21-UNIT MULTI FAMILY BUILDING

2662 BARRINGTON AVE
LOS ANGELES, CA 90064

No.	Revision / Issue	Date
1	Revision 1	04/27/23

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic. No. 4397
Signature
06-20-23
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

IRRIGATION NOTES AND CALCULATIONS

Date: 06-20-23
Scale:
Sheet: 6 of 12
Sheet: LI-1

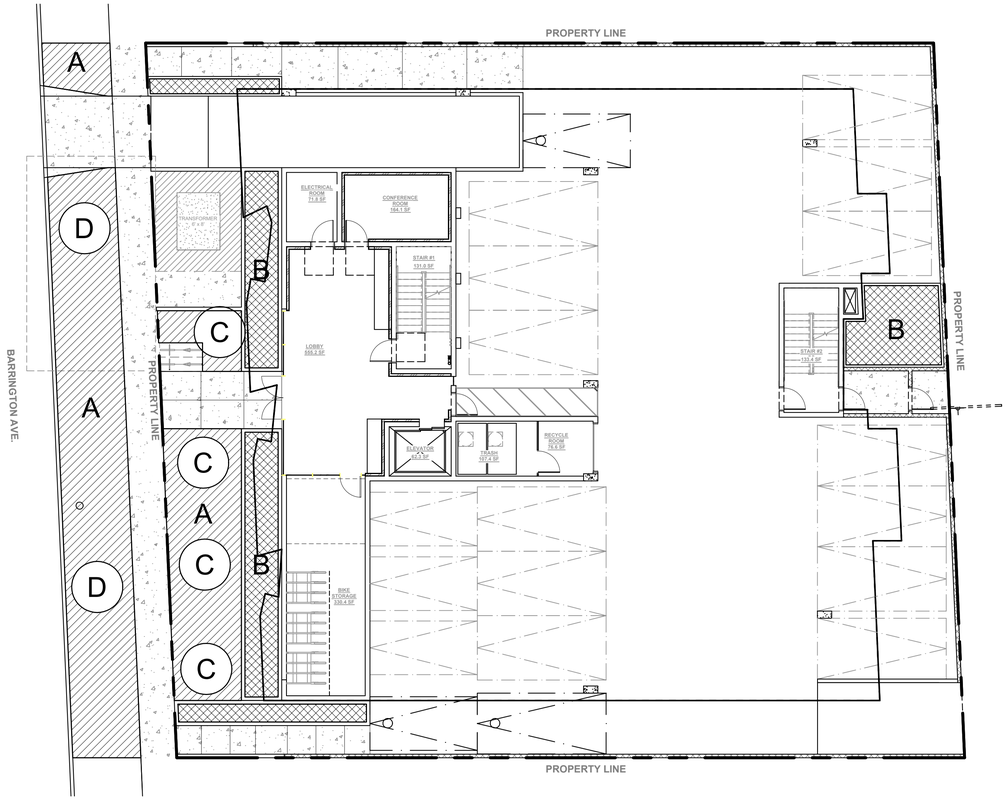
HYDROZONE # / PLANTING DESCRIPTION	UNIT AREA (SF)	% OF TOTAL LANDSCAPE AREA	WATER USE CLASSIFICATION	HYDROZONE BASIS	EXPOSURE	HYDROZONE DESCRIPTION	IRRIGATION METHOD	IRRIGATION DEVICE MANUFACTURER	ZONE PRESSURE (PSI)	ZONE FLOW (GPM)	PRECIP. RATE	VALVE NUMBER	NUMBER AND TYPE OF OUTLET
A - IRRIGATED LANDSCAPE	1592	67.29%	L	PL	SUN/PART SUN	SHRUBS	D	HUNTER	30	17.7	1.07	A2, A3, B1	1732 LF DRIPLINE
B - LID PLANTERS	534	22.57%	L	PL	SUN/PART SUN	SHRUBS	D	HUNTER	30	4.6	0.83	A5	451 LF DRIPLINE
C - TREES (LOW)	160	6.76%	L	PL	SUN/PART SUN	TREES	B	HUNTER	30	4	2.41	A4	8 BUBBLERS
D- TREES (MED)	80	3.38%	M	PL	SUN/PART SUN	TREES	B	HUNTER	30	2	2.41	A1	4 BUBBLERS

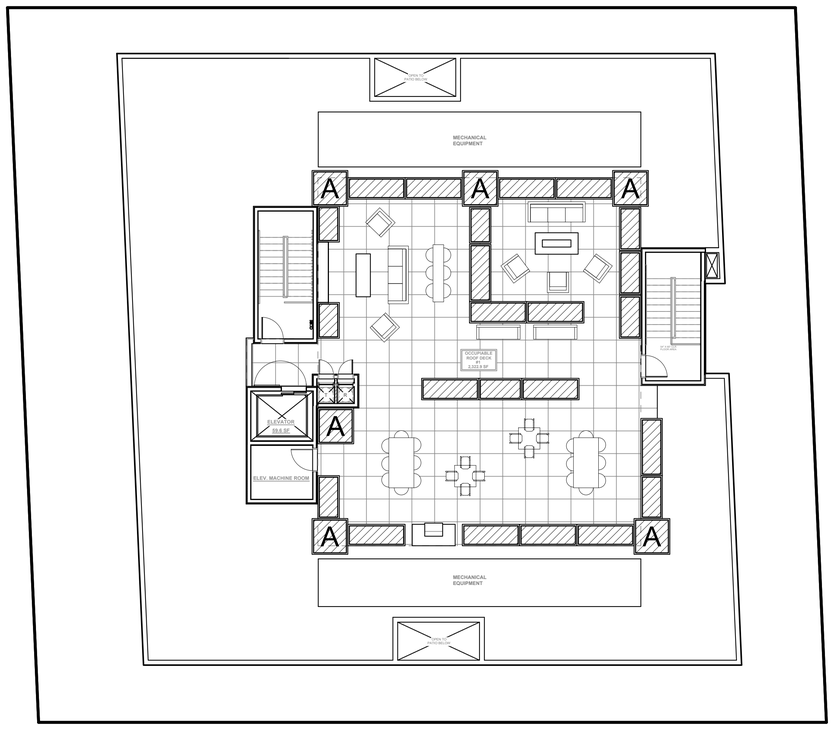
WATER USE CLASSIFICATION	
T	TURF
H	HIGH
M	MODERATE
L	LOW

BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES

HYDROZONE BASIS	
PL	PLANT TYPE
IR	IRRIGATION METHOD
SU	SUN EXPOSURE
SL	SLOPE

IRRIGATION METHOD	
D	DRIP
R	SMALL ROTOR
B	BUBBLER
SP	SPRAY





NORTH

0 5' 10' 20'

SCALE: 1"=10'-0"

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21-UNIT MULTI FAMILY BUILDING

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No.	Revision / Issue	Date
1	Revision 1	04/27/23

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Michael Savage, Lic. No. 4397
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IRRIGATION HYDROZONES

Date	06-20-23
Scale	1"=10'-0"
Sheet	7 of 12

Sheet: LI-2

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RAD.	P.S.I.	G.P.M.
●	RAINBIRD	1806-SAM-PRS-PA80-1402	POP-UP BUBBLER	2'	25	.50
	HUNTER	HDL-06-18-CV	ON SURFACE DRIPLINE - INLET PRESSURE 30 PSI			
	HUNTER	ECO-MAT-17	BELOW GRADE DRIPLINE - INLET PRESSURE 30 PSI			
	APPROVED	PVC SCH 40	IRRIGATION SLEEVE (SEE NOTES FOR SIZE)			
	APPROVED	PVD CLASS 200	LATERAL LINE PIPE			
	APPROVED	PVC SCH 40	MAIN LINE PIPE (1")			
	HUNTER	PGV-101-ASV	1" ANTI-SIPHON VALVE W/ FLOW CONTROL			
	HUNTER	ACZ-101-40	1" ACZ GLOBE VALVE W/ 1" H1100 FILTER SYSTEM			
●	HUNTER	PCZ-101-40	1" PCZ VALVE W/ 1" H1100 FILTER SYSTEM			
	HUNTER	PGV-101G	1" GLOBE VALVE W/ FLOW CONTROL			
3	HUNTER	CONTROLLER ASSEMBLY	REFER TO IRRIGATION NOTES FOR INFORMATION			
4	HUNTER	CONTROLLER ASSEMBLY	REFER TO IRRIGATION NOTES FOR INFORMATION			
	NIBCO	T-113-K	ISOLATION GATE VALVE (LINE SIZE)			
		FLUSH VALVE ASSEMBLY	SEE DETAIL C, SHEET LI-4			
	FEBCO	825YA	3/4" REDUCED PRESSURE BACKFLOW ASSEMBLY IN LOCKING ENCLOSURE			
	RAINBIRD	100-PEB	1" MASTER VALVE			
F	RAINBIRD	FS100P	FLOW SENSOR			
	NELSON	7642	QUICK COUPLER VALVE (LINE SIZE)			
PR	ZURN WILKINS	1-70XL	1" WATER PRESSURE REDUCING VALVE (FNPT) - 45 PSI			

IRRIGATION NOTES

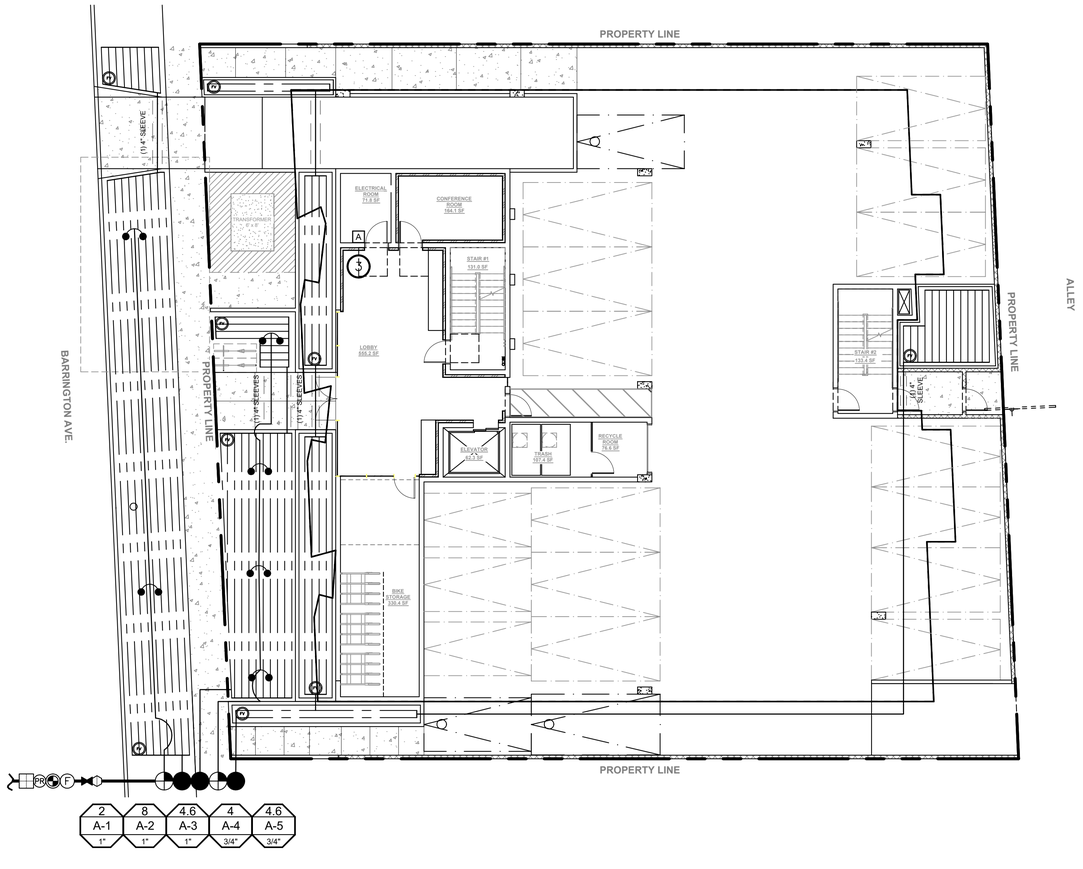
1. DESIGN PRESSURE: 30 PSI
   ACTUAL STATIC PRESSURE: 127/101 PSI
2. CONTRACTOR SHALL PROVIDE BALL VALVE BETWEEN POINT OF CONNECTION AND CONTROL VALVE MANIFOLD. PRESSURIZED MAINLINE FROM POINT OF CONNECTION TO CONTROL VALVE SHALL BE PVC SCHEDULE 80.
3. CONTRACTOR SHALL PROVIDE (1) I-CORE IC-600-SS 6 STATION OUTDOOR CONTROLLER WITH (1) ICM-600 EXPANSION MODULES AND (1) WSS-SEN WIRELESS SOLAR SYNC SENSOR. INSTALL PER MANUFACTURE'S INSTRUCTIONS.
4. CONTRACTOR SHALL PROVIDE (1) HUNTER PC-400-STATION OUTDOOR CONTROLLER. CONTRACTOR SHALL PROVIDE (1) WSS-SEN WIRELESS SOLAR SYNC SENSOR. INSTALL PER MANUFACTURE'S INSTRUCTIONS.
5. CONTRACTOR SHALL PROVIDE 3/4" COPPER MAIN LINE WITH BALL VALVE.
6. FOR ROOF TOP LANDSCAPE, ALL LATERAL LINES SHALL BE 3/4" COPPER.
7. CONTRACTOR SHALL PROVIDE DRAIN CONNECTIONS FROM PLANTERS TO ROOF DRAIN SYSTEM.

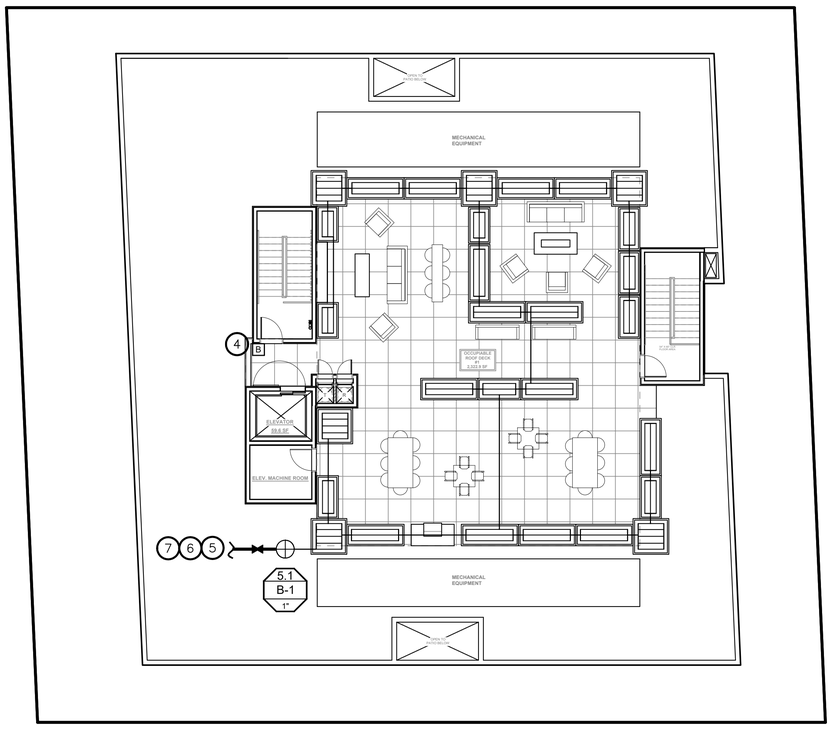
CONTROLLER VALVE CALL-OUT

GALLONS PER MINUTE
CONTROLLER STATION NUMBER
CONTROL VALVE SIZE

CONSTRUCTION NOTES

1. THIS PROJECT WILL COMPLY WITH: 2007 CBC, CPC, AND 2007 CEC AND 2008 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
2. THE HOUSE STREET NUMBER WILL BE VISABLE FROM THE STREET.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.





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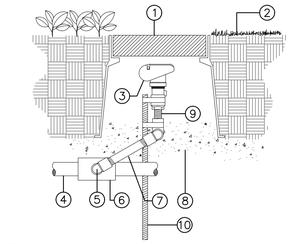
IRRIGATION LAYOUT PLAN

Date: 06-20-23	Sheet: LI-3
Scale: 1"=10'-0"	
Sheet: 8 of 12	

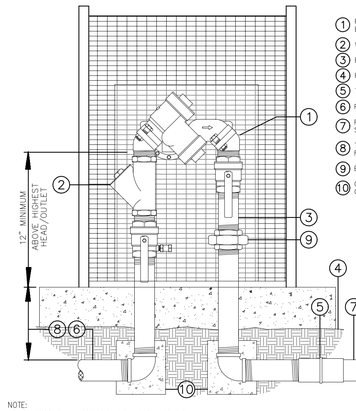
QUICK COUPLER VALVE — J



1. 10" ROUND VALVE BOX WITH LOCKING BOLT LID
2. FINISH GRADE
3. QUICK COUPLING VALVE
4. PRESSURE SUPPLY LINE
5. PVC STREET ELL (2 REQUIRED)
6. PVC ELL
7. 12" LONG PVC SCH. 80 THREADED NIPPLE
8. ONE (1) CU. FT. 3/4" CRUSHED ROCK SUMP
9. PVC SCH. 80 THREADED CLOSE NIPPLE
10. 36" #4 REBAR STAKE WITH (2) SPRINKLER TIES OR STAINLESS STEEL HOSE CLAMPS

NOTE: INSTALL 12" FROM HARDSCAPE.

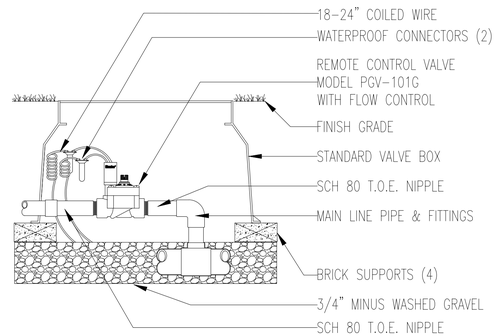
REDUCED PRESSURE BACKFLOW ASSEMBLY — G



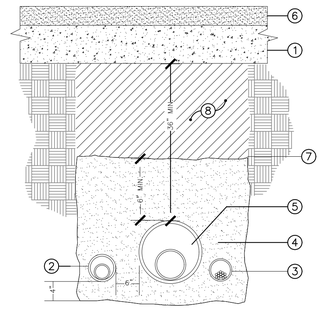
1. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
2. WYE STRAINER
3. BRASS FISER
4. FINISH GRADE
5. THREADED BY SLIP COUPLING
6. FROM WATER SOURCE
7. PVC PRESSURE SUPPLY LINE, SEE SPECIFICATIONS
8. TRENCH DEPTH, REFER TO SPECIFICATIONS
9. BRASS UNION
10. ONE CUBIC FOOT CONCRETE STABILIZER

NOTE:
CONTRACTOR SHALL PROVIDE LOCKING ENCLOSURE AND CONCRETE PAD. COLOR SHALL BE DARK GREEN

CONTROL VALVE ASSEMBLY — D

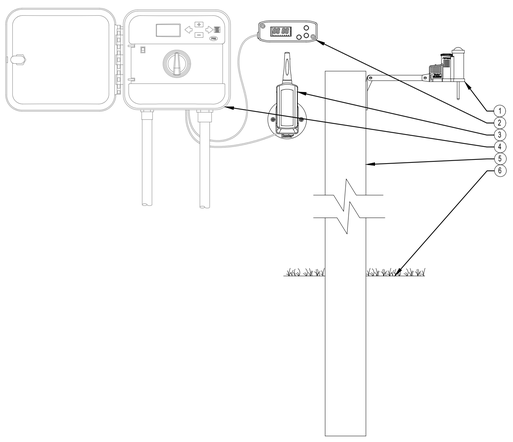


TRENCHING UNDER HARDSCAPE — A



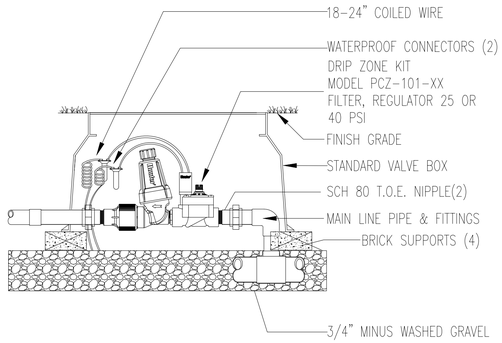
1. SUBGRADE
2. LATERAL LINE (IN SLEEVE)
3. CONTROL WIRES (IN CONDUIT)
4. CLEAN GRANITE SAND
5. PRESSURE SUPPLY LINE (IN SLEEVE)
6. FINISH SURFACE
7. SOIL SEPARATOR
8. 90% CLEAN BACK-FILL

WIRELESS SOLAR SYNC — H

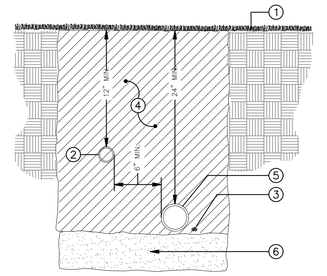


LEGEND:
1. SOLAR SYNC WIRELESS SENSOR
2. SOLAR SYNC MODULE
3. SOLAR SYNC WIRELESS RECEIVER
4. SOLAR SYNC COMPATIBLE CONTROLLER
5. POST OR SUITABLE MOUNTING SURFACE
6. FINISHED GRADE

DRIP VALVE ASSEMBLY — E



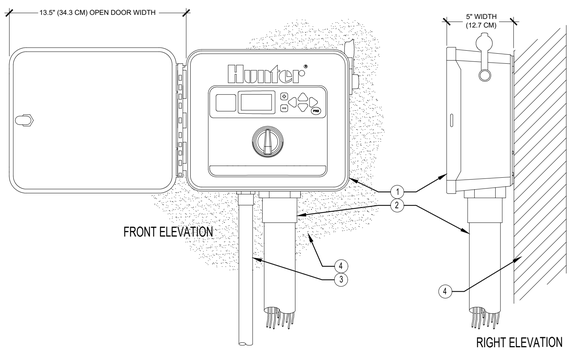
TRENCHING IN LANDSCAPE — B



1. FINISH GRADE
2. LATERAL LINE
3. CONTROL WIRES
4. CLEAN BACKFILL (REFER TO SPECIFICATIONS)
5. PRESSURE SUPPLY LINE
6. SAND BEDDING (REFER TO SPECIFICATIONS)

INSTALL ALL CONTROL WIRE ON THE UNDERSIED OF THE PRESSURE SUPPLY LINE

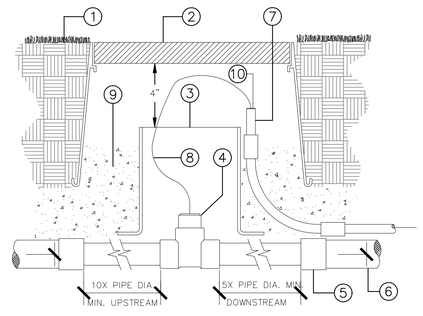
IRRIGATION CONTROLLER AND SENSOR - WALL MOUNT — I



LEGEND:
1. IRRIGATION CONTROLLER (I CORE) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

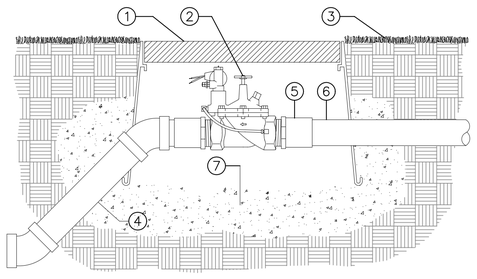
NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

FLOW SENSOR — F



1. FINISH GRADE
2. RECTANGULAR VALVE BOX
3. 8" DIA. CL 160 PVC SLEEVE BOTTOM TO BE FLARED AND CONTACT TOP OF PRESSURE SUPPLY LINE
4. FLOW SENSOR, REFER TO PLANS FOR MODEL NUMBER AND SIZE
5. PVC REDUCING COUPLER (2 REQUIRED)
6. PVC PRESSURE SUPPLY LINE
7. 3/4" ELECTRICAL CONDUIT
8. BELDEN #9889 CABLE FROM SENSOR LEADS TO DATA DECODER, REFER TO PLANS FOR LOCATION
9. 3/4" GRAVEL SUMP 1 CU. FT.
10. CONDUIT BUSHING

MASTER VALVE — C



1. RECTANGULAR PLANSTIC VALVE BOX GREEN IN COLOR WITH PURPLE RECYCLED LABEL ON LID
2. ELECTRIC REMOTE CONTROL VALVE
3. FINISH GRADE
4. PRESSURE SUPPLY LINE
5. PVC MALE ADAPTOR (2 REQUIRED)
6. PVC PRESSURE SUPPLY LINE FROM BASKET STRAINER
7. 3/4" CRUSHED ROCK SUMP (ONE CUBIC FOOT)

NOTE: VALVE SHALL HAVE A MINIMUM OF 4" CLEARANCE FROM THE BOTTOM OF THE VALVE BOX LID, AND 2" MINUMUM CLEARANCE FROM THE BOTTOM OF VALVE AND TOP OF GRAVEL SUMP.

NOTE: ALL PIPE AND FITTINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

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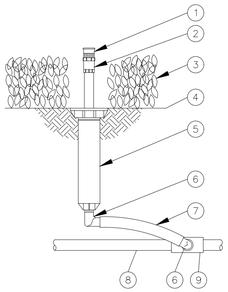
IRRIGATION DETAILS

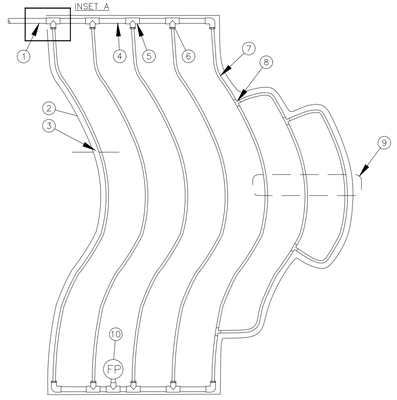
Date: 06-20-23
Scale:
Sheet: 9 of 12
Sheet: LI-4

POP UP BUBBLER | I



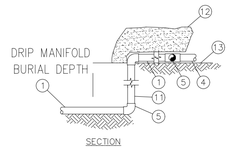
1. PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
2. PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
3. PLANT MATERIAL
4. FINISH GRADE/TOP OF MULCH
5. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
6. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
7. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
8. PVC LATERAL PIPE
9. PVC SCH 40 TEE OR ELL

INLINE DRIP TUBING ON GRADE - CURVED LAYOUTS | D

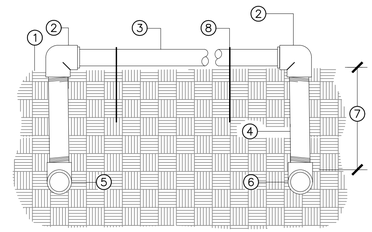


1. PVC SUPPLY PIPE FROM CONTROL VALVE (SIZEPER PLAN)
2. PERIMETER IF IRRIGATED AREA.
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING:
7. ON-SURFACE DRIPLINE:
8. BARB X BARB INSERT TEE:
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. FLUSH VALVE LOCATION
11. PVC RISER PIPE
12. 2"-3" DEPTH OF MULCH
13. FINISH GRADE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

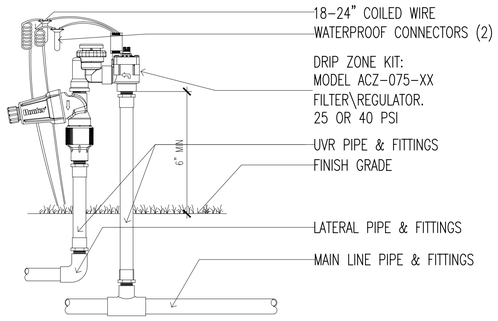


INLINE DRIP TUBING ON GRADE | A



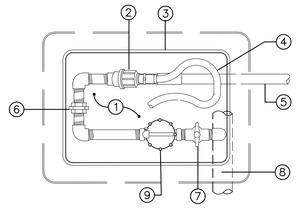
1. FINISH GRADE
2. THREAD X COMPERSSION ELBOW
3. SUBSURFACE TUBING, INSTALL ON GRADE AND STAKE AT 2' O.C. USING SALCO DTS-30-750 TUBING STAKES.
4. 10" THREADED PVC SCH. 40 RISER
5. PVC SCH. 40 TEE (S X S X T) IN EXHAUST HEADER TO FLUSH VALVE ASSEMBLY
6. PVC SCH. 40 TEE (S X S X T) IN INTAKE HEADER
7. HEADER DEPTH REFER TO SPECIFICATIONS
8. SALCO DTS-30-750 TUBING STAKES

CONTROL VALVE ASSEMBLY (DRIP) | G



NOTE
ANTI-SIPHON VALVES SHOULD BE INSTALLED 6-12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

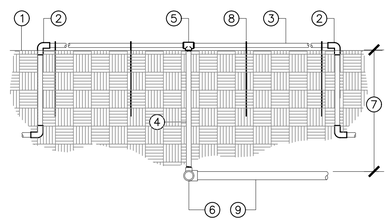
DRIP VALVE ASSEMBLY | E



1. 3/4" CRUSHED GRAVEL SUMP 2 CUBIC FEET (INSTALL SOIL SEPARATOR FABRIC OVER SUMP)
2. AGRICULTURAL PRODUCTS INC. MODEL 4E-3/4-FILTER WITH 150 MESH SCREEN
3. RECTANGULAR VALVE BOX, GREEN IN COLOR WITH PURPLE RECYCLED LABEL RIVETED ON THE LID. BRAND LID WITH CONTROLLER AND STATION NUMBER. VALVE BOX TO REST ON GRAVEL SUMP
4. 18" X 12" DIA. FLEX HOSE-CONNECT TO FILTER FLUSH PORT
5. PVC LATERAL LINE PIPE
6. PVC UNION (LINE SIZE)
7. PVC BALL VALVE (LINE SIZE)
8. PRESSURE SUPPLY LINE
9. ELECTRIC REMOTE CONTROL VALVE IRRITROL 700 ULTRA FLOW SERIES

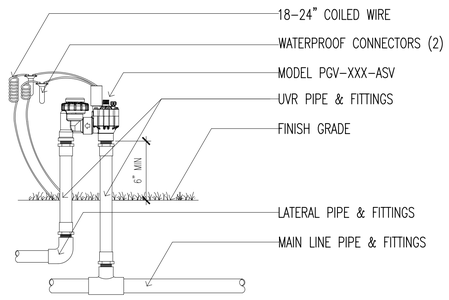
NOTE: ALL PIPE AND FITTINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

INLINE DRIP TUBING ON GRADE | B



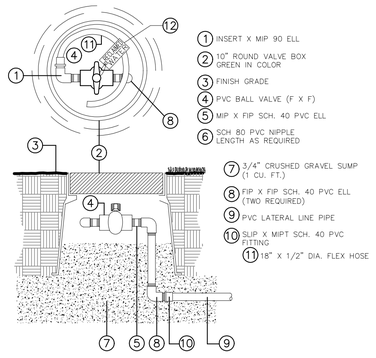
1. FINISH GRADE
2. 3/4" PVC SCH 40 COMPRESSION BY SLIP ELBOW TO 3/4" PVC NIPPLE TO FLUSH VALVE ASSEMBLY.
3. NETAFIM TECHLINE DRIPPER TUBE ON GRADE AND STAKE AT 4' O.C. USING NETAFIM TLS6 SOIL STAPLE.
4. 12" THREADED PVC SCH. 40 RISER
5. PVC SCH. 40 TEE (S X S X T) WITH COMPRESSION FITTINGS
6. PVC SCH. 40 TEE (S X S X T) IN LATERAL LINE PIPE
7. LATERAL LINE DEPTH, REFER TO SPECIFICATIONS
8. NETAFIM TLS6 SOIL STAPLE
9. LATERAL LINE PIPE

CONTROL VALVE ASSEMBLY | H



NOTE
ANTI-SIPHON VALVES SHOULD BE INSTALLED 6-12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

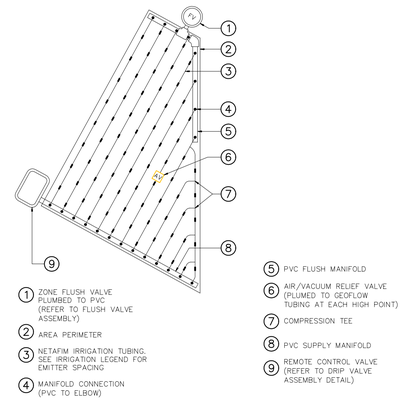
FLUSH VALVE | F



1. INSERT X MIP 90 ELL
2. 10" ROUND VALVE BOX GREEN IN COLOR
3. FINISH GRADE
4. PVC BALL VALVE (F X F)
5. MIP X FIP SCH. 40 PVC ELL
6. SCH 80 PVC NIPPLE LENGTH AS REQUIRED
7. 3/4" CRUSHED GRAVEL SUMP (1 CU. FT.)
8. FIP X FIP SCH. 40 PVC ELL (TWO REQUIRED)
9. PVC LATERAL LINE PIPE
10. SLIP X MIPT SCH. 40 PVC FITTING
11. 18" X 1/2" DIA. FLEX HOSE

NOTE: ALL PIPE AND FITTINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

INLINE DRIP TUBING LAYOUT | C



1. ZONE FLUSH VALVE PLUMBED TO PVC (REFER TO FLUSH VALVE ASSEMBLY)
2. AREA PERIMETER
3. NETAFIM IRRIGATION TUBING. SEE IRRIGATION LEGEND FOR EMITTER SPACING
4. MANIFOLD CONNECTION (PVC TO ELBOW)
5. PVC FLUSH MANIFOLD
6. AIR/VACUUM RELIEF VALVE (PLUMED TO GEOFLOW TUBING AT EACH HIGH POINT)
7. COMPRESSION TEE
8. PVC SUPPLY MANIFOLD
9. REMOTE CONTROL VALVE (REFER TO DRIP VALVE ASSEMBLY DETAIL)

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21-UNIT MULTI FAMILY BUILDING

2662 BARRINGTON AVE
LOS ANGELES, CA 90064

No.	Revision / Issue	Date
1	Revision 1	04/27/23

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic. No. 4357
Signature
06-20-23
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

IRRIGATION DETAILS

Date	06-20-23
Scale	
Sheet	10 of 12
Sheet	LI-5

PLANTING LEGEND

SYMBOL	DESCRIPTION		SIZE/SPACING	QTY.	WUCOLS	MATURE SIZE (HXW)	TIME TO MATURITY	HYDROZN.
SHRUBS								
	SENECIO SERPENS	BLUE CHALKSTICKS	4" POT @ 12" O.C.	508	L	1' X 2.5'	1-3 YRS	A
	ALOE STRIATA	CORAL ALOE	1 GAL @ 18" O.C.	67	L	18" X 1-2'	1-3 YRS	A
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GAL @ 3' O.C.	16	L	2-3' X 2-4'	2-4 YRS	A
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL @ 3' O.C.	11	L	2-3' X 3-4'	2-4 YRS	A
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	5 GAL @ 4' O.C.	54	L	1-2' X 3-5'	4-6 YRS	A
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL @ 3' O.C.	75	L	2-3' X 2-3'	4-6 YRS	A
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL @ 3' O.C.	14	M	4-6' X 3-4'	4-6 YRS	A
TREES								
	CALODENDRUM CAPENSE	CAPE CHESTNUT	24" BOX	2	M	25' X 30'	5-10 YRS	B
	CHITALPA X TASHKENTENSIS	CHITALPA	24" BOX	2	L	25-35' X 30'	10-15 YRS	C
	MELALEUCA QUINQUENERVIA	PAPER BARK TREE	24" BOX	2	L	20-40' X 15-25'	10-15 YRS	C

ROOF LEVEL PLANTING LEGEND

SYMBOL	DESCRIPTION		SIZE/SPACING	QTY.	WUCOLS	MATURE SIZE (HXW)	TIME TO MATURITY	HYDROZN.
SHRUBS								
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL @ 12" O.C.	63	L	1' X 2.5'	1-3 YRS	A
	ALOE STRIATA	CORAL ALOE	1 GAL @ 18" O.C.	30	L	18" X 1-2"	1-3 YRS	A
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL @ 3' O.C.	19	L	2-3' X 3-4'	2-4 YRS	A
	PHORMIUM 'GOLDEN RAY'	GOLDEN RAY NEW ZEALAND FLAX	5 GAL @ 3' O.C.	39	L	2-3' X 3-4'	2-4 YRS	A
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL @ 3' O.C.	9	L	4-6' X 3-6'	2-4 YRS	A

TREE CALCULATIONS

(1) 24" BOX TREE PER 4 DWELLING UNITS
NUMBER OF DWELLING UNITS: 21 UNITS

TREES REQUIRED: 6 TREES
TREES PROVIDED: 6 TREES
GROUND LEVEL: 6 TREES
ROOF LEVEL: 0 TREES

(1) 24" BOX TREE PER 500 SQUARE FEET OF FRONT YARD LANDSCAPE AREA

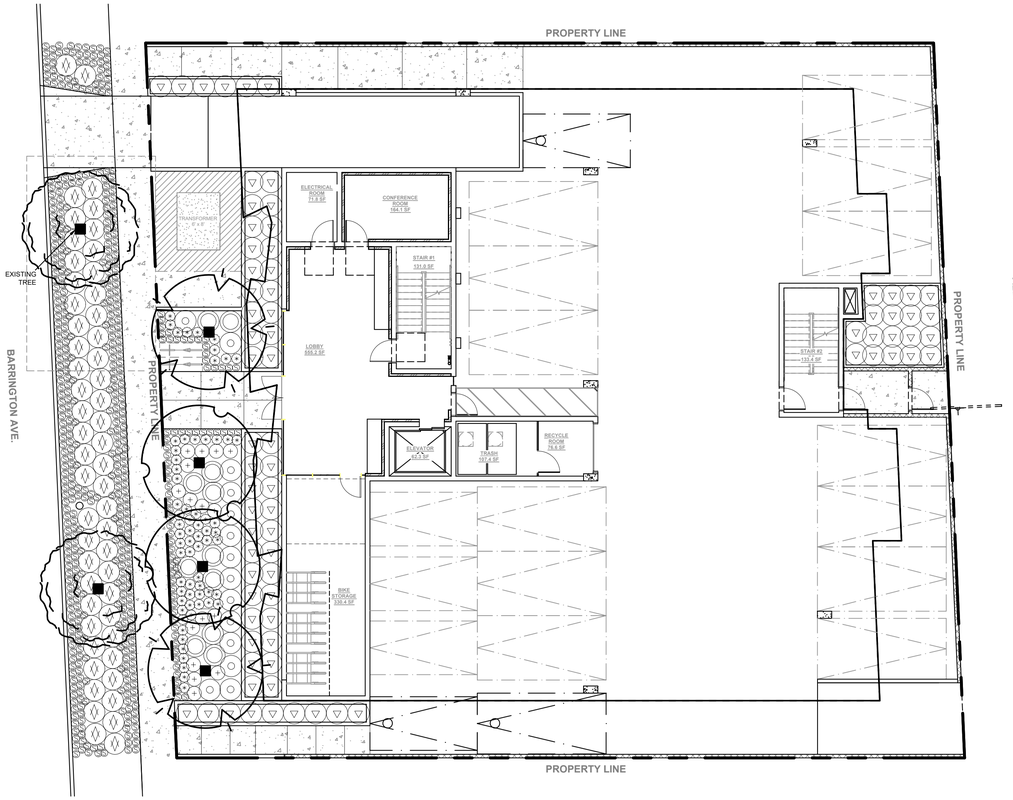
FRONT YARD LANDSCAPE AREA: 835 SF
TREES REQUIRED: 2 TREES
TREES PROVIDED: 4 TREES

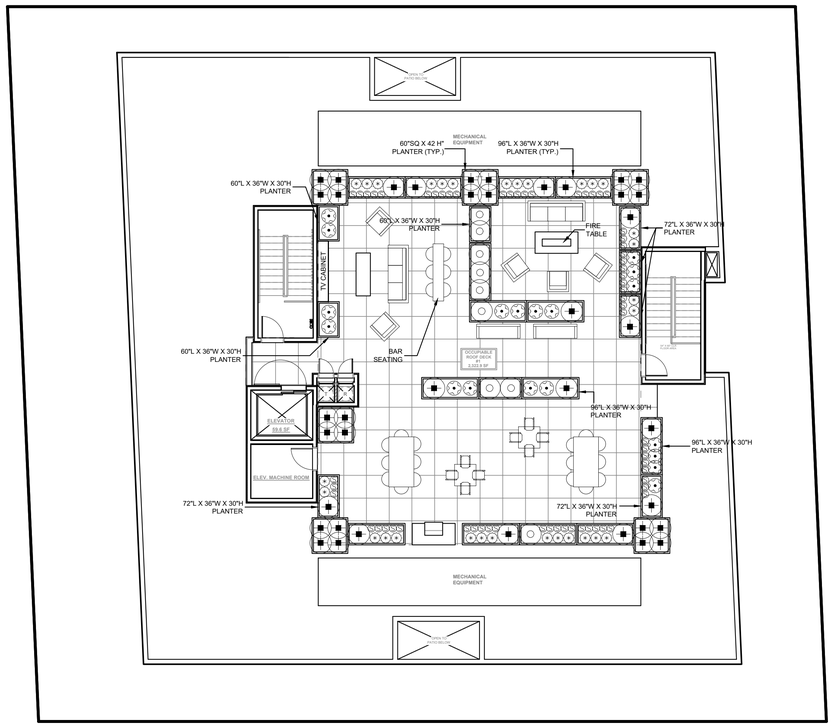
COMMON OPEN SPACE CALCULATIONS

MINIMUM REQUIRED COMMON OPEN SPACE
LANDSCAPE AREA: 25% OF COMMON OPEN SPACE

COMMON OPEN SPACE AREA: 2322.9 SF

COMMON OPEN SPACE LANDSCAPE AREA REQUIRED: 580.725 SF
COMMON OPEN SPACE LANDSCAPE AREA PROVIDED: 639 SF
GROUND LEVEL COMMON OPEN SPACE LA: 0 SF
ROOF LEVEL COMMON OPEN SPACE LA: 639 SF





NORTH

0 5' 10' 20'
SCALE: 1"=10'-0"

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PLANTING LAYOUT PLAN

Date: 06-20-23
Scale: 1"=10'-0"
Sheet: 11 of 12
Sheet: LP-1

1. THE CONTRACTOR SHALL PROVIDE A WEED ABATEMENT PROGRAM TO ALL LANDSCAPE PLANTING AREAS PRIOR TO PLANTING, PER THE LANDSCAPE SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROVIDE THE OWNER'S AUTHORIZED REPRESENTATIVE WITH PHOTOGRAPHS OF ALL PLANT MATERIALS NOT PROVIDED BY THE OWNER FOR APPROVAL PRIOR TO PURCHASE AND DELIVERY.

3. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

4. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.

5. ALL PLANT MATERIAL, UPON INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL BEAR LABELS VERIFYING SPECIES AND VARIETY TO MATCH THOSE ON THE PLANT LIST. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL DEEMED TO BE UNACCEPTABLE BOTH AT THE TIME OF DELIVERY OR AFTER DELIVERY IF THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IS NOT ON SITE AT THE TIME OF DELIVERY.

6. ALL SHRUB AREAS SHALL BE COVERED EVENLY WITH A THREE INCH (3") MIN. LAYER OF "0-2 FOREST FLOOR" AVAILABLE THRU: AGUINAGA FERTILIZER INC. OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

7. NO SHRUB PLANTING SHALL TAKE PLACE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETE, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS PROPERLY GRADED/PREPARED AND THE WORK APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. TREES SHALL BE SET PRIOR TO IRRIGATION SYSTEM INSTALLATION. CONTRACTOR IS RESPONSIBLE TO VERIFY APPROPRIATE FINAL GRADES PRIOR TO SETTING TREES.

8. TOP OF ROOTBALL FOR TREES AND SHRUBS SHALL BE A MIN. 2" ABOVE THE FINISH GRADE AT THE ORIGINAL PLACE OF GROWTH. REFER TO PLANTING SPECIFICATIONS.

9. THE CONTRACTOR SHALL PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH TYPE AND SIZE DESIGNATED ON THE DRAWINGS.

10. THE CONTRACTOR SHALL PROVIDE A 90 DAY MAINTENANCE PERIOD AFTER COMPLETION AND OWNER ACCEPTANCE OF PLANTING AND IRRIGATION WORK.

11. THE CONTRACTOR SHALL NOT BEGIN SAID MAINTENANCE PERIOD WITHOUT RECEIVING WRITTEN CONSENT FROM THE OWNER AND/OR HIS AUTHORIZED REPRESENTATIVE.

12. ALL WATERING BASINS SHALL BE REMOVED AT THE END OF THE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.

13. QUANTITIES LISTED ON THE CONSTRUCTION DRAWINGS OR THE PLANTING LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES LISTED ON THE PLANS.

14. WHERE POSSIBLE TREES SHALL BE KEPT A MINIMUM OF 5'-0" FROM WALLS, FENCES, SIDEWALKS, CONCRETE CURBS AND ANY HARDSCAPE IN GENERAL. IF NOT POSSIBLE CONTACT THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE FOR EXACT PLACEMENT.

15. FINISH GRADE IN SHRUB AREAS SHALL BE 2" BELOW PAVED SURFACES, 3" WHERE BARK MULCH IS TO BE USED, AND LAWN AREAS SHALL BE 1" BELOW PAVED SURFACES. ALL PLANTING AREAS SHALL DRAIN AT 2% MINIMUM UNLESS OTHERWISE NOTED ON THE GRADING PLANS.

16. INSTALL LINEAR ROOT BARRIERS FOR ALL TREES WITHIN 5' OF ANY CONCRETE FLAT WORK, CURB, GUTTER, UTILITY, STRUCTURES, ETC. ROOT BARRIER SHALL BE AS SPECIFIED WITHIN THE PROJECT SPECIFICATIONS AND INSTALLED PER DETAIL THIS SHEET.

17. CONTRACTOR SHALL ADHERE TO ANY SPECIAL WORKING CONDITIONS, IE. NOISE, TIME OF WORK, LIMIT OF WORK, ETC. SET FORTH BY THE COUNTY OF ORANGE, AND/OR OTHER GOVERNING AGENCIES, AND TO COORDINATE WITH THE GENERAL CONTRACTOR FOR ADDITIONAL INFORMATION/REQUIREMENTS.

18. AGRONOMIC SOIL ANALYSIS WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. SOIL TEST SHALL INCLUDE A PERCOLATION TEST AND DRAINAGE RECOMMENDATIONS.

19. SOIL PREPARATION AND BACKFILL FOR PLANTING PITS SHALL BE AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT. CONTRACTOR SHALL INCLUDE COST FOR BACKFILL AND SOIL PREPARATION IN HIS BID.

20. SOIL AMENDMENTS SHALL BE APPLIED PER AGRONOMIC SOIL REPORT SPECIFICATIONS.

21. ON-GRADE TREES 24" BOX SIZE OR LARGER SHALL RECEIVE AN AUGURED SUMP AS DESCRIBED IN THE TREE PLANTING DETAILS, OR OTHER DRAINAGE METHOD AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT.

22. APPLY PRE-EMERGENT HERBICIDE ("EPTAM" OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS TO SHRUB AREAS ONLY. APPLY 1"-2" WATER FOLLOWING APPLICATION. CONTACT HERBICIDE ("RAD-E-CATE 35" OR EQUAL) SHALL BE APPLIED TO LAWN AREAS ONLY FOLLOWING A 14 DAY MOISTENING PERIOD TO ENCOURAGE WEED GERMINATION. REMOVE ALL WEEDS AND RESIDUE FROM SITE.

23. ALL ROOTBALLS SHALL BE THOROUGHLY WATERED PRIOR TO INSTALLATION.

24. ALL PLANTING SHALL CONFORM WITH ALL LOCAL CODES AND REGULATIONS.

25. FINAL LOCATION OF ALL TREES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION/ PIT EXCAVATION.

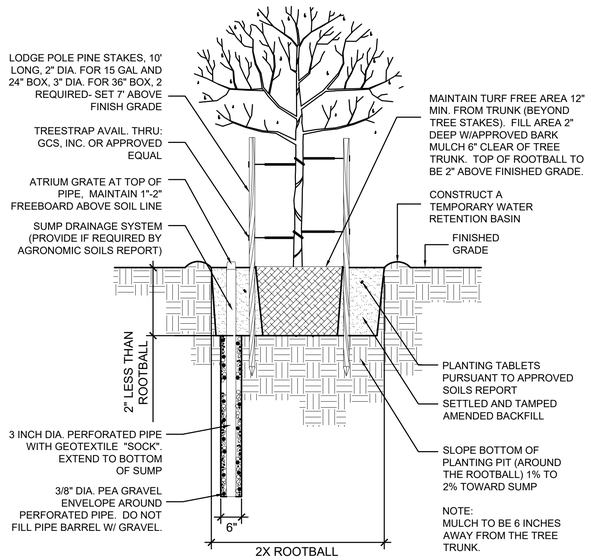
26. CONTRACTOR SHALL LIST ANY DOLLAR AMOUNT FOR ADDITIONAL PLANT MATERIALS THAT ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.

27. THE CONTRACTOR SHALL INCLUDE IN HIS BID COSTS AS NECESSARY FOR PENETRATING THROUGH HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE AND PALM PLANTING PITS. THE PENETRATION THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE HARD PAN LAYER BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL DEVISE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM PLANTING PITS. THE LANDSCAPE CONTRACTOR WILL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.

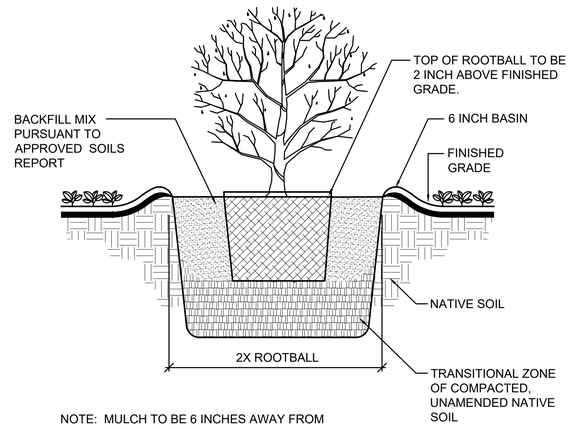
28. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

29. PLANT MATERIAL SIZES SPECIFIED IN THE PLANTING LEGEND SHALL MEET THE GENERAL SIZE STANDARDS OF HEIGHT, SPREAD, AND OTHER RELEVANT DATA FOR THE ACCORDING CONTAINER SIZES AS SPECIFIED BY THE PLANT SIZE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

GENERAL PLANTING NOTES



TREE STAKING B



NOTE: MULCH TO BE 6 INCHES AWAY FROM THE SHRUB STEM.

ALTERNATE SOLUTION: ONLY EXCAVATE TO NATIVE SOIL TO MINIMIZE COMPACTION AND HELP PREVENT THE ROOTBALL FROM SINKING, IT IS RECOMMENDED THAT THE ROOTBALL EITHER BE PLACED ON GRADE WITHIN THE PLANTING PIT OR THAT THE PLANTING PIT BE DUG 2" SHALLOWER THAN THE ROOTBALL. FINISH GRADE TO BE MOUNDED/CROWNED UP OVER ROOTBALL.

SHRUB PLANTING A

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21-UNIT MULTI FAMILY BUILDING

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No.	Revision / Issue	Date
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LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic. No. 4397
Signature
06-20-23
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STATE OF CALIFORNIA

PLANTING DETAILS

Date: 06-20-23
Scale:
Sheet: 12 of 12
Sheet: LP-2

Exhibit B

Environmental Documents

Findings & Justification

CEQA: Class 32 Exemption

2662-2668 S Barrington Avenue Los Angeles

Proposed Development

Demolition of two existing single family homes (SFHs) and construction, use, and maintenance of a 5-story, approximate 55'-6" in height building. The proposed residential project would include 21 units, 18 market-rate and 3 affordable housing units. The project would provide approximately 27,313.5 SQFT of new floor area, containing all two (2) bedroom units, including 20% of the base density set aside as affordable housing for very low income (VLI) households, with at-grade and subterranean parking providing 39 on-site vehicular parking spaces.

FINDINGS FOR CEQA GUIDELINES
(Pursuant to Article 19, Section 15332 of the CEQA Guidelines)

The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

CLASS 32 EXEMPTION CRITERIA

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
    a. The site has a General Plan Land Use Designation of Medium Residential. The property is classified in the R3 Zone, with lot area requirements of 1 dwelling unit per 800 square feet of surface land area per LAMC Section 12.10 C 4, and includes the use of half the adjoining alley areas per LAMC Section 12.22 C 10 for a total of 11,998.8 square feet of surface land area, so would yield 15 by-right units. Pursuant to LAMC Section 12.22 A 25 (c) (7), the City's Density Bonus program allows fractional density calculations to round units up, so the site would have 15 base units. A 35% density bonus is permitted per LAMC Section 12.22 A 25 (c) (1), in exchange for the provision of an 11% affordable set-aside of the base units reserved for VLI households. Based on the incentive, the applicant would be allowed to construct 6 additional density bonus units for up to 21 total project units. In return, the proposed project is obliged to, and will, reserve at least 11% (2 units) of the base units, and is indeed setting aside 20% (3 units) for VLI households. Therefore, the project aligns with the conditions of the City's Density Bonus Program.
    b. The proposed development abides by all relevant provisions of LAMC Section 12.22 A 25, and the development will further the housing goals and strategies of

the Palms – Mar Vista – Del Rey Community Plan by supplying a combination of market rate and affordable housing to accommodate the area's population. The proposed property is classified in the R3 Zone and in Height District No. 1. The regulations implemented by the Zoning Code restrict the potential of development allowed at the R3 Zone density to a 15-foot front yard pursuant to LAMC Section 12.10 C 1, an 8-foot side yard pursuant to LAMC Section 12.10 C 2, and a 3:1 FAR pursuant to LAMC Section 12.21.1. By setting aside at least 15% (2.25 units) of the project's base units for VLI households for 55 years, the project is eligible for up to three additional incentives, 1) increase in Floor Area Ratio to 3.54:1, 2) 20% reduced side yard setback to 6' - 5", and 3) increase in building height up to 55'-6"

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses
    a. The project is well within the city limits. The total lot area of the subject property is approximately 10,998.85 sq. ft.

3. The project site has no value as habitat for endangered, rare, or threatened species.
    a. The site has existing structures and hardscaping and is surrounded on all sides by other developments . Also, there are no protected trees on site. The subject property has no value as a habitat for endangered, rare, or threatened species

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality
    a. The project will be subject to Regulatory Compliance Measures including compliance relating to the City's Noise Ordinance, pollutant discharge, dewatering, and storm water mitigation

5. The site can be adequately served by all required utilities and public services
    a. The project site will be adequately served by all public utilities and services given that the project site is surrounded by urban uses, is served by existing infrastructure, and is consistent with the General Plan.

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June 2, 2023

Mr. Cory Wynn and Mr. RJ Wynn
2662 and 2668 S. Barrington Ave., LLC
865 Via de la Paz #308
Pacific Palisades, CA 90272

Subject:
Barrington Avenue Multi-Family Project – Focused Air Quality, Greenhouse Gas, and Energy Impact Study, City of Los Angeles, CA

Dear Mr. Cory Wynn and Mr. RJ Wynn:

MD Acoustics, LLC (MD) has completed a focused Air Quality, Greenhouse Gas, and Energy Impact Evaluation for the proposed 2662-2668 S. Barrington Avenue Multi-Family Project located in the City of Los Angeles, CA. The purpose of this focused study is to evaluate the air quality, greenhouse gas, and energy construction and operational emissions generated by the proposed project and to compare the project emissions to South Coast Air Quality Management District's (SCAQMD) thresholds of significance as it relates to residential and commercial uses and consistency to the City's General Plan. A list of definitions and terminology is located in Appendix A.

1.0 Project Description

The Project Site is approximately 0.28 acres and is currently occupied by existing single-family residential uses. The Project includes construction of a new five-story multifamily residential building including 21 units. The Project would include a total of 39 residential vehicular parking spaces. The proposed project site plan is in Appendix B.

Land uses and the closest existing sensitive receptors surrounding the site include multi-family residential uses adjacent to the northwest and southeast, South Barrington Avenue adjacent to the southwest, and single-family residential uses to the northeast.

2.0 AQ/GHG Thresholds of Significance

2.1 AQ Significance Thresholds

Project emissions were compared to both regional and localized SCAQMD's thresholds of significance for construction and operational emissions[1,2].

2.2 GHG Significance Thresholds

The project emissions were compared to the SCAQMD's 3,000 $MTCO_2e$ draft threshold for all land uses[3].

3.0 Evaluation Procedure/Methodology

MD utilized the latest version of CalEEMod (2022.1.1.13) to calculate both the construction and operational emissions from the project site[4]. Project construction is modeled to commence no earlier than

[1] https://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf
[2] https://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds
[3] https://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ghg-significance-thresholds/page/2

August 2023 and be completed by January 2024. Construction assumes demolition, site preparation, grading, building construction, paving, and architectural coating. CalEEmod defaults were utilized. Assumptions and output calculations are provided in Appendix C.

4.0 Local Ambient Conditions

The project site is located in South Coast Air Basin (SCAB) in the Northwest Los Angeles County Coastal Source Receptor Area (SRA) 2[5]. The nearest air monitoring station to the project site is the Los Angeles – North Main Street Monitoring Station. Historical air quality data for the vicinity can be found both at CARB and SCAQMD's websites[6,7]. Temperature and historical precipitation data can be found at the WRCC[8].

5.0 Findings

The following outlines the emissions for the project:

5.1 Regional Construction Emissions

The construction emissions for the project would not exceed the SCAQMD's daily emission thresholds at the regional level as indicated in Table 1, and therefore the impact would be considered less than significant.

Table 1: Regional Significance – Construction Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Demolition						
On-Site[2]	0.54	4.99	5.91	0.01	0.46	0.24
Off-Site[3]	0.05	0.32	0.92	0.00	0.19	0.05
Total	**0.59**	**5.31**	**6.83**	**0.01**	**0.65**	**0.29**
Site Preparation						
On-Site[2]	0.54	5.02	5.57	0.01	0.48	0.27
Off-Site[3]	0.02	0.03	0.41	0.00	0.07	0.02
Total	**0.56**	**5.05**	**5.98**	**0.01**	**0.55**	**0.29**
Grading						
On-Site[2]	1.28	12.60	11.40	0.02	2.73	1.56
Off-Site[3]	0.52	28.94	11.51	0.14	6.31	1.88
Total	**1.80**	**41.54**	**22.91**	**0.16**	**9.04**	**3.44**
Building Construction						
On-Site[2]	0.58	5.93	7.00	0.01	0.28	0.26
Off-Site[3]	0.07	0.17	1.29	0.00	0.22	0.06
Total	**0.65**	**6.10**	**8.29**	**0.01**	**0.50**	**0.32**
Paving						
On-Site[2]	0.53	4.52	5.32	0.01	0.21	0.19
Off-Site[3]	0.08	0.30	1.22	0.00	0.27	0.06
Total	**0.61**	**4.82**	**6.54**	**0.01**	**0.48**	**0.25**
Architectural Coating						
On-Site[2]	25.44	0.91	1.15	0.00	0.03	0.03
Off-Site[3]	0.01	0.02	0.19	0.00	0.04	0.01

[4] https://www.caleemod.com/
[5] https://www.aqmd.gov/docs/default-source/default-document-library/map-of-monitoring-areas.pdf?sfvrsn=6
[6] https://www.aqmd.gov/home/library/air-quality-data-studies/historical-data-by-year
[7] https://www.arb.ca.gov/adam/
[8] https://www.wrcc.dri.edu/summary/Climsmsca.html

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Total	**25.45**	**0.93**	**1.34**	**0.00**	**0.07**	**0.04**
Total of overlapping phases[4]	**26.06**	**5.75**	**7.88**	**0.01**	**0.55**	**0.29**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Thresholds	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.13
[2] On-site emissions from equipment operated on-site that is not operated on public roads.
[3] Off-site emissions from equipment operated on public roads.
[4] Architectural coatings and paving phases may overlap.

5.2 Localized Construction Emissions

Utilizing the construction equipment list and associated acreages per 8-hour day provided in the SCAQMD "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b), the maximum number of acres disturbed in a day would be 1.5 acres during grading (as shown in Table 2 below); however, as the project is less than one acre, the project emissions have been compared to the 1-acre per day localized significance threshold.

Table 2: Maximum Number of Acres Disturbed Per Day[1]

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Site Preparation	Graders	1	0.5	0.5
	Tractors/Loaders/Backhoes	1	0.5	0.5
Total Per Phase				**1.0**
Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Tractors/Loaders/Backhoes	1	0.5	0.5
Total Per Phase				**1.5**

Notes:
[1.] Source: CalEEMod output and South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds. http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2

None of the analyzed criteria pollutants would exceed the LST emission thresholds at the nearest sensitive receptors as shown in Table 3. Therefore, the impact would be less than significant from construction.

Table 3: Localized Significance – Construction Emissions (lbs/day)

Phase	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Demolition	4.99	5.91	0.46	0.24
Site Preparation	5.02	5.57	0.48	0.27
Grading	12.60	11.40	2.73	1.56
Building Construction	5.93	7.00	0.28	0.26
Paving	4.52	5.32	0.21	0.19
Architectural Coating	0.91	1.15	0.03	0.03
Total for overlapping construction phases	11.36	13.47	0.52	0.48
SCAQMD Threshold[2]	**103**	**562**	**4**	**3**
Exceeds Threshold?	No	No	No	No

Notes:
[1] Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for one-acre (see Table 2), to be conservative, in Northwest Los Angeles County Coastal Source Receptor Area (SRA 2).
[2] The nearest sensitive receptors are the multi-family residential uses located approximately 10 feet (~3 meters) to the northwest and southeast of the project site; therefore, the 25-meter threshold was utilized.

5.3 Regional Operational Emissions

The operating emissions were based on year 2024, which is the anticipated opening year for the project. The CalEEMod default project trips and vehicle miles traveled (VMTs) were used.

The summer and winter emissions created by the proposed project's long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table 4. The data in Table 3 shows that the operational emissions for the project would not exceed the SCAQMD's regional significance thresholds.

Table 4: Regional Significance – Operational Emissions (lbs/day)

	Pollutant Emissions (pounds/day)[1]					
Activity	**VOC**	**NOx**	**CO**	**SO2**	**PM10**	**PM2.5**
Area Sources[2]	0.58	0.01	1.19	0.00	0.00	0.00
Energy Usage[3]	0.00	0.05	0.02	0.00	0.00	0.00
Mobile Sources[4]	0.33	0.27	2.72	0.01	0.21	0.04
Total Emissions	**0.91**	**0.33**	**3.93**	**0.01**	**0.21**	**0.04**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.13
[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3] Energy usage consists of emissions from on-site natural gas usage.
[4] Mobile sources consist of emissions from vehicles and road dust.

5.4 Localized Operational Emissions

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed project is a residential project and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

5.5 GHG Emissions

Table 5 outlines the construction and operational GHG emissions for the project. The project's emissions are below (137.94 $MTCO_2e$) the SCAQMD's draft screening threshold of 3,000 $MTCO_2e$ for all land uses and; therefore, the impact is less than significant.

Table 5: Opening Year Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)[1]					
	Bio-CO2	NonBio-CO_2	CO_2	CH_4	N_2O	CO_2e
Area Sources[2]	0.00	0.36	0.36	0.00	0.00	0.36
Energy Usage[3]	0.00	32.70	32.70	0.00	0.00	32.80
Mobile Sources[4]	0.00	92.20	92.20	0.01	0.00	93.70
Solid Waste[6]	1.38	0.00	1.38	0.14	0.00	4.84
Water[7]	0.25	1.67	1.92	0.03	0.00	2.74
Construction[8]	0.00	3.45	3.45	0.00	0.00	3.50
Total Emissions	1.63	130.38	132.01	0.18	0.00	**137.94**
SCAQMD Draft Screening Threshold						**3,000**
Exceeds Threshold?						**No**

Notes:
[1] Source: CalEEMod Version 2022.1.1.13
[2] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
[3] Energy usage consist of GHG emissions from electricity and natural gas usage.
[4] Mobile sources consist of GHG emissions from vehicles.
[5] Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
[6] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
[7] Construction GHG emissions based on a 30-year amortization rate.

5.6 Consistency with Applicable Plans

Consistency with the City's General Plan

The project site is located in the City of Los Angeles. The project site has a current land use classification of Medium Residential according to the Zone Information and Map Access Systen (ZIMAS). The proposed project is a multi-family residential building with 21 units. Therefore, the proposed project is consistent with the land use and zoning designations of the City's General Plan and Community Plan.

The project will be subject to the policies and ordinances pertaining to air quality and climate change in the City's General Plan. Although the project would generate greenhouse gas emissions, either directly or indirectly, these emissions are short-term and not considered to have a significant impact on the environment. Furthermore, project emissions have demonstrated that they will be below any significant thresholds as outlined by SCAQMD.

In addition, as shown below, the project's GHG impacts have been evaluated by assessing the project's consistency with applicable statewide, regional, and local GHG reduction plans and strategies.

Consistency with the City of Los Angeles' Sustainable City pLAn and Green New Deal

The proposed project could have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The applicable plan for the proposed project is the L.A. Green New Deal Sustainable city pLAn 2019, which is an update to the City of Los Angeles' Sustainable City pLAn (Plan) adopted by the City in April 2015. The Green New Deal Sustainable City pLAn establishes visions for the City in thirteen topic areas including environmental justice, renewable energy, local water, clean and healthy buildings, housing and

development, mobility and public transit, zero emission vehicles, industrial emissions and air quality monitoring, waste and resource recovery, food systems, urban ecosystems and resilience, prosperity and green jobs, and lead by example.

Project consistency with all of the applicable targets within the Green New Deal Sustainable City pLAn are assessed in Table 6. As shown in Table 6, the project is consistent with the applicable targets within the Green New Deal Sustainable City Plan.

Table 6: Project Consistency with the City of Los Angeles Green New Deal[1]

Targets	Consistency Analysis
Environment	
Renewable Energy	
LADWP will supply 55% renewable energy by 2025; 80% by 2036; and 100% by 2045.	Not Applicable. This target calls for LADWP to utilize renewable energy in their supply. However, the proposed project is to follow the California Green Building Standards Code (proposed Part 11, Title 24) adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development which includes energy efficiency (in excess of the California Energy Code requirements). The project will be required to include these mandatory standards.
Increase cumulative MW by 2025; 2035; and 2050 of: -Local solar to 900-1,500 MW; 1,500-1,800 MW; and 1,950 MW -Energy storage capacity to 1,654-1,750 MW; 3,000 MW; and 4,000 MW -Demand response (DR) programs to 234 MW (2025) and 600 MW (2035)	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
Local Water	
Source 70% of L.A.'s water locally and capture 150,000 acre ft/yr of stormwater by 2035.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.

Recycle 100% of all wastewater for beneficial reuse by 2035.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
Reduce potable water use per capita by 22.5% by 2025; and 25% by 2035; and maintain or reduce 2035 per capita water use through 2050.	Consistent. The project will comply with all applicable City ordinances and CAL Green requirements.
Clean and Healthy Buildings	
All new buildings will be net zero carbon by 2030; and 100% of buildings will be net zero carbon by 2050.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
Reduce building energy use per sq.ft. for all building types 22% by 2025; 34% by 2035; and 44% by 2050.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
Mobility and Public Transit	
Increase the percentage of all trips made by walking, biking, micro-mobility / matched rides or transit to at least 35% by 2025; 50% by 2035; and maintain at least 50% by 2050	Consistent. The proposed project in close proximity to existing transit and development. The project is a residential use and is surrounded by other residential uses.
Reduce VMT per capita by at least 13% by 2025; 39% by 2035; and 45% by 2050.	Consistent. The proposed project is in close proximity to existing transit and development. The project is a residential use and is surrounded by other residential uses.

Zero Emission Vehicles	
Increase the percentage of electric and zero emission vehicles in the city to 25% by 2025; 80% by 2035; and 100% by 2050.	Consistent. The City's Building Code requires the proposed building to provide conduit for on-site electric vehicle charging stalls, which the project is to provide in the proposed parking garage.
Waste and Resource Recovery	
Increase landfill diversion rate to 90% by 2025; 95% by 2035; and 100% by 2050.	Consistent. The proposed project is required to have recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341).
Eliminate organic waste going to landfill by 2028.	Consistent. The proposed project is required to have recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341).
Increase proportion of waste products and recyclables productively reused and/or repurposed within L.A. County to at least 25% by 2025; and 50% by 2035.	Consistent. The proposed project is required to have recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341).
Notes: [1] Source: City of Los Angeles Green New Deal Sustainable City pLAn, 2019.	

Additional relevant plans and polices that govern climate change include:
Executive Orders S-305 and B-30-15;
AB 32 Scoping Plan;
SCAG's Regional Transportation Plan/Sustainable Communities Strategy;
City of Los Angeles Climate LA Implementation Plan; and
City of Los Angeles Building Ordinance

Consistency with Executive Orders S-03-05 and B-30-15

Executive Orders S-3-05 and B-30-15 are orders from the State's Executive Branch for the purpose of reducing GHG emissions. These strategies call for developing more efficient land-use patterns to match population increases, workforce, and socioeconomic needs for the full spectrum of the population. The project includes elements of smart land use as it is well-served by transportation infrastructure and near public transit.

Although the project's emissions level in 2050 cannot be reliably quantified, statewide efforts are underway to facilitate the State's achievement of that goal and it is reasonable to expect the project's emissions profile to decline as the regulatory initiatives identified by ARB in the First Update are implemented, and other technological innovations occur. As such, given the reasonably anticipated decline in project emissions once fully constructed and operational, the project is consistent with the Executive Order's horizon-year goal. Therefore, the project is consistent with Executive Orders S-3-05 and B-30-15.

Consistency with AB32 Scoping Plan

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California,

improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (California Air Resources Board 2008). The measures in the Scoping Plan have been in place since 2012.

This Scoping Plan calls for an "ambitious but achievable" reduction in California's greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from today's levels. In May 2014, the CARB released its *First Update to the Climate Change Scoping Plan* (CARB 2014). This *Update* identifies the next steps for California's leadership on climate change. In November 2017, the CARB released the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State's climate goals, and includes a description of a suite of specific actions to meet the State's 2030 GHG limit. The 2017 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets.

As the latest, 2017 Scoping Plan builds upon previous versions, project consistency with applicable strategies of both the 2008 and 2017 Plan are assessed in Table 7. As shown in Table 7, the project is consistent with the applicable strategies within the Scoping Plan.

Table 7: Project Consistency with CARB Scoping Plan Policies and Measures[1]

2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The project will be compliant with the current Title 24 standards.
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on

	planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the project that are required to comply with the measures will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The project will comply with all applicable City ordinances and CAL Green requirements.

2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	Project Compliance with Recommended Action
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	Consistent. The project will be compliant with the current Title 24 standards.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	Consistent. The project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.

Notes:
[1] Source: CARB Scoping Plan (2008 and 2017)

Consistency with SCAG's 2020-2045 RTP/SCS

At the regional level, the 2020-2045 RTP and Sustainable Communities Strategy represent the region's Climate Action Plan that defines strategies for reducing GHGs. In order to assess the project's potential to conflict with the RTP/SCS, this section analyzes the project's land use profile for consistency with those in the Sustainable Communities Strategy. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as SCAG's Sustainable Communities Strategy, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals.

Table 8 demonstrates the project's consistency with the Actions and Strategies set forth in the 2020-2045 RTP/SCS. As shown in Table 8, the project would be consistent with the GHG reduction related actions and strategies contained in the 2020-2045 RTP/SCS.

Table 8: Project Consistency with SCAG 2020-2045 RTP/SCS[1]

Actions and Strategies	Responsible Party(ies)	Consistency Analysis
Land Use Strategies		
Reflect the changing population and demands, including combating gentrification and displacement, by increasing housing supply at a variety of affordability levels.	Local Jurisdictions	Consistent. The proposed project is a residential development on a currently vacant site; therefore, it will not displace existing housing.
Focus new growth around transit.	Local Jurisdictions	Consistent. The proposed project is a residential development that would be consistent with the 2020 RTP/SCS focus on growing near transit facilities.
Plan for growth around livable corridors, including growth on the Livable Corridors network.	SCAG, Local Jurisdictions	Consistent. The proposed project is a residential development that would be consistent with the 2020 RTP/SCS focus on growing along the 2,980 miles of Livable Corridors in the region.
Provide more options for short trips through Neighborhood Mobility Areas and Complete Communities.	SCAG, Local Jurisdictions	Consistent. The proposed project would help further jobs/housing balance objectives. The proposed project is also consistent with the Complete Communities initiative that focuses on creation of mixed-use districts in growth areas.
Support local sustainability planning, including developing sustainable planning and design policies, sustainable zoning codes, and Climate Action Plans.	Local Jurisdictions	Not Applicable. This strategy calls on local governments to adopt General Plan updates, zoning codes, and Climate Action Plans to further sustainable communities. The proposed project would not interfere with such policymaking and would be consistent with those policy objectives.
Protect natural and farmlands, including developing conservation strategies.	SCAG, Local Jurisdictions	Consistent. The proposed project is a residential development in an existing residential community that would help reduce demand for growth in urbanizing areas that threaten green fields and open spaces.

Transportation Strategies		
Preserve our existing transportation system.	SCAG, County Transportation Commissions, Local Jurisdictions	Not Applicable. This strategy calls on investing in the maintenance of our existing transportation system. The proposed project would not interfere with such policymaking.
Manage congestion through programs like the Congestion Management Program, Transportation Demand Management, and Transportation Systems Management strategies.	County Transportation Commissions, Local Jurisdictions	Consistent. The proposed project is a residential development that will minimize congestion impacts on the region because of its proximity to public transit and general density of population and jobs.
Promote safety and security in the transportation system.	SCAG, County Transportation Commissions, Local Jurisdictions	Not Applicable. This strategy aims to improve the safety of the transportation system and protect users from security threats. The proposed project would not interfere with such policymaking.
Complete our transit, passenger rail, active transportation, highways and arterials, regional express lanes goods movement, and airport ground transportation systems.	SCAG, County Transportation Commissions, Local Jurisdictions	Not Applicable. This strategy calls for transportation planning partners to implement major capital and operational projects that are designed to address regional growth. The proposed project would not interfere with this larger goal of investing in the transportation system.
Technological Innovation and 21st Century Transportation		
Promote zero-emissions vehicles.	SCAG, Local Jurisdictions	Consistent. While this action/strategy is not necessarily applicable on a project-specific basis, the City's Building Code requires the proposed building to provide conduit for on-site electric vehicle charging stalls, which the project is to provide in the proposed parking garage.
Promote neighborhood electric vehicles.	SCAG, Local Jurisdictions	Consistent. While this action/strategy is not necessarily applicable on a project-specific basis, the City's Building Code requires the proposed building to provide conduit for on-site electric vehicle charging stalls, which the project is to provide in the proposed parking garage.
Implement shared mobility programs.	SCAG, Local Jurisdictions	Not Applicable. This strategy is designed to integrate new technologies for last-mile and alternative transportation programs. The proposed project would not interfere with these emerging programs.

Notes:
[1] Source: Southern California Association of Governments; 2020–2045 RTP/SCS, May 2020.

Consistency with the City of Los Angeles ClimateLA Implementation Plan

The "ClimateLA" plan focuses on transportation, energy, water use, land use, waste, open space and greening, and economic factors to achieve emissions reductions. The project is required to comply with CALGreen and the City's Green Building Code, as well as solid waste diversion policies administered by CalRecycle, and has immediate access to significant public transit, pedestrian, and bicycle facilities. Therefore, the project is consistent with the "ClimateLA" plan.

Consistency with the City of Los Angeles Green Building Ordinance

The Los Angeles Green Building Ordinance requires that all projects filed on or after January 1, 2014 comply with the current Los Angeles Green Building Code as amended to comply with the 2016 and 2019 CALGreen Codes. Mandatory measures under the Green Building Ordinance that would help reduce GHG emissions include short- and long-term bicycle parking measures; designated parking measure; and electric vehicle supply wiring. The project provides short-term and long-term bicycle parking spaces and on-site electric automobile charging stations as well as EV capable spaces in the parking garage as required per the City's Building Code. The Green Building Ordinance also includes measures that would increase energy efficiency on the project site, including installing Energy Star rated appliances and installation of water conserving fixtures, that the project is required to comply with. Therefore, the project is consistent with the Los Angeles Green Building Ordinance.

5.7 Energy Analysis

Information from the CalEEMod 2022.1.1.13 Daily and Annual Outputs contained in the air quality and greenhouse gas analyses above was utilized for this analysis. The CalEEMod outputs detail project related construction equipment, transportation energy demands, and facility energy demands.

Construction Energy Demand

Construction Equipment Electricity Usage Estimates

Electrical service will be provided by the Los Angeles Department of Water and Power (LADWP). Based on the 2017 National Construction Estimator, Richard Pray (2017)[9], the typical power cost per 1,000 square feet of building construction per month is estimated to be $2.32. The project plans to develop the site with a 20,181 square foot building including 21 multi-family residential dwelling units over the course of approximately 6 months. Based on Table 9, the total power cost of the on-site electricity usage during the construction of the proposed project is estimated to be approximately $280.92. As shown in Table 9, the total electricity usage from Project construction related activities is estimated to be approximately 5,108 kWh.[10]

Table 9: Project Construction Power Cost and Electricity Usage

Power Cost (per 1,000 square foot of building per month of construction)	Total Building Size (1,000 Square Foot)[1]	Construction Duration (months)	Total Project Construction Power Cost
$2.32	20.181	6	$280.92

Cost per kWh	Total Project Construction Electricity Usage (kWh)
$0.06	5,108

[9] Pray, Richard. 2017 National Construction Estimator. Carlsbad : Craftsman Book Company, 2017.
[10] LADWP's Small Commercial & Multi-Family Service (A-1) is approximately $0.06 per kWh of electricity Southern California Edison (SCE). Rates & Pricing Choices: General Service/Industrial Rates. https://library.sce.com/content/dam/sce-doclib/public/regulatory/historical/electric/2020/schedules/general-service-&-industrial-rates/ELECTRIC_SCHEDULES_GS-1_2020.pdf

*Assumes the project will be under the A-1 Small Commercial & Multi-Family Service rate under LADWP. https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-financesandreports/a-fr-electricrates/a-fr-er-stcommindrates?_adf.ctrl-state=4uqberzct_4&_afrLoop=958662023680086

Construction Equipment Fuel Estimates

Using the CalEEMod data input, the project's construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB's 2017 Emissions Factors Tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 hp-hr-gal.[11] As presented in Table 10 below, project construction activities would consume an estimated 6,850 gallons of diesel fuel.

Table 10: Construction Equipment Fuel Consumption Estimates

Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/day	Total Fuel Consumption (gal diesel fuel)[1]
Demolition	10	Concrete/Industrial Saws	1	8	33	0.73	193	104
	10	Rubber Tired Dozers	1	1	367	0.4	147	79
	10	Tractors/Loaders/Backhoes	2	6	84	0.37	373	202
Site Preparation	1	Graders	1	8	148	0.41	485	26
	1	Tractors/Loaders/Backhoes	1	8	84	0.37	249	13
Grading	2	Graders	1	6	148	0.41	364	39
	2	Rubber Tired Dozers	1	6	367	0.4	881	95
	2	Tractors/Loaders/Backhoes	1	7	84	0.37	218	24
Building Construction	100	Cranes	1	4	367	0.29	426	2,301
	100	Forklifts	2	6	82	0.2	197	1,064
	100	Tractors/Loaders/Backhoes	2	8	84	0.37	497	2,688
	5	Cement and Mortar Mixers	4	6	10	0.56	134	36
	5	Pavers	1	7	81	0.42	238	64
Paving	5	Rollers	1	7	36	0.38	96	26
	5	Tractors/Loaders/Backhoes	1	7	84	0.37	218	59
	5	Air Compressors	1	6	37	0.48	107	29
	10	Concrete/Industrial Saws	1	8	33	0.73	193	104
	10	Rubber Tired Dozers	1	1	367	0.4	147	79
Architectural Coating	10	Tractors/Loaders/Backhoes	2	6	84	0.37	373	202
CONSTRUCTION FUEL DEMAND (gallons of diesel fuel)								**6,850**

Notes:
[1]Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhp-hr/gal) for engines less than 750 hp. (Source: https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf)

Construction Worker Fuel Estimates

It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the construction worker trips would generate an estimated 32,053 VMT. Vehicle fuel efficiencies for construction workers were estimated in the air quality and greenhouse gas analysis using information generated using CARB's EMFAC model (see Appendix C for

[11] Aggregate fuel consumption rate for all equipment was estimated at 18.5 hp-hr/day (from CARB's 2017 Emissions Factors Tables and fuel consumption rate factors as shown in Table D-21 of the Moyer Guidelines: (https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf).

details). Table 11 shows that an estimated 1,036 gallons of fuel would be consumed for construction worker trips.

Table 11: Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	10	10.00	18.5	1,850	30.95	59.8
Site Preparation	1	5.00	18.5	93	30.95	3.0
Grading	2	7.50	18.5	278	30.95	9.0
Building Construction	100	15.10	18.5	27,935	30.95	902.6
Paving	5	17.50	18.5	1,619	30.95	52.3
Architectural Coating	5	3.02	18.5	279	30.95	9.0
Total Construction Worker Fuel Consumption						**1,035.6**

Notes:
[1]Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.13 defaults.

Construction Vendor/Hauling Fuel Estimates

Tables 12 and 13 show the estimated fuel consumption for vendor and hauling during building construction and architectural coating. With respect to estimated VMT, the vendor and hauling trips would generate an estimated 15,639 VMT. For the architectural coatings it is assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles.[12] Tables 12 and 13 show that an estimated 2,219 gallons of fuel would be consumed for vendor and hauling trips.

Table 12: Construction Vendor Fuel Consumption Estimates (MHD Trucks)[1]

Phase	Number of Days	Vendor Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	10	0.00	10.2	0	9.22	0
Site Preparation	1	0.00	10.2	0	9.22	0
Grading	2	0.00	10.2	0	9.22	0
Building Construction	100	2.24	10.2	2,285	9.22	248
Paving	5	5.00	10.2	255	9.22	28
Architectural Coating	5	0.00	10.2	0	9.22	0
Total Vendor Fuel Consumption						**275**

Notes:
[1] Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.13 defaults.

[12] Vendors delivering construction material or hauling debris from the site during grading would use medium to heavy duty vehicles with an average fuel consumption of 9.22 mpg for medium heavy-duty trucks and 6.74 mpg for heavy heavy-duty trucks (see Appendix C for details).

Table 13: Construction Hauling Fuel Consumption Estimates (HHD Trucks)[1]

Phase	Number of Days	Hauling Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	10	3	20	580	6.74	86
Site Preparation	1	0	20	0	5.74	0
Grading	2	313.0	20	12,520	6.74	1,858
Building Construction	100	0	20	0	6.74	0
Paving	5	0	20	0	6.74	0
Architectural Coating	5	0	20	0	6.74	0
Total Construction Hauling Fuel Consumption						**1,944**

Notes:
[1]Assumptions for the hauling trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.13 defaults.

Construction Energy Efficiency/Conservation Measures

Construction equipment used over the approximately 6-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. In addition, the CARB Airborne Toxic Control Measure limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Furthermore, the project has been designed in compliance with California's Energy Efficiency Standards and 2019 CALGreen Standards.

Construction of the proposed residential development would require the typical use of energy resources. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

Operational Energy Demand

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Transportation Fuel Consumption

The largest source of operational energy use would be vehicle operation of customers. The site is located in an urbanized area just in close proximity to downtown Los Angeles.

Using the defaults VMT estimates from CalEEMod, it is assumed that the average vehicle miles traveled was 8.355 miles for all vehicle categories. As the proposed project is a residential project, it was assumed that vehicles would operate 365 days per year. Table 14 shows the worst-case estimated annual fuel

consumption for all classes of vehicles from autos to heavy-heavy trucks.[13] Table 14 shows that an estimated 11,882 gallons of fuel would be consumed per year for the operation of the proposed project.

Table 14: Estimated Vehicle Operations Fuel Consumption

Vehicle Type	Vehicle Mix	Number of Vehicles	Average Trip (miles)[1]	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
Light Auto	Automobile	47.6	8.355	397	31.82	12.49	4,558
Light Truck	Automobile	5.1	8.355	43	27.16	1.58	575
Light Truck	Automobile	16.8	8.355	140	25.6	5.49	2,002
Medium Truck	Automobile	15.9	8.355	133	20.81	6.40	2,336
Light Heavy Truck	2-Axle Truck	3.4	8.355	28	13.81	2.05	748
Light Heavy Truck 10,000 lbs +	2-Axle Truck	0.8	8.355	7	14.18	0.50	182
Medium Heavy Truck	3-Axle Truck	1.0	8.355	9	9.58	0.91	332
Heavy Heavy Truck	4-Axle Truck	2.7	8.355	22	7.14	3.14	1,148
Total		93.4	-	780	--	32.55	--
Total Annual Fuel Consumption							**11,882**

Notes:
[1]Based on the size of the site and relative location, trips were assumed to be local rather than regional.

Trip generation and VMT generated by the proposed project are consistent with other similar residential uses of similar scale and configuration. That is, the proposed project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. Therefore, project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Facility Energy Demands (Electricity and Natural Gas)

The annual natural gas and electricity demands were provided per the CalEEMod output and are provided in Table 15.

Table 15: Project Mitigated Annual Operational Energy Demand Summary[1]

Natural Gas Demand	kBTU/year
Apartments High Rise	208,433
Total	208,433

Electricity Demand	kWh/year
Apartments High Rise	68,953
Total	68,953

Notes:
[1]Taken from the CalEEMod 2022.1.1.13 annual output.

As shown in Table 15, the estimated electricity demand for the proposed project is approximately 68,953 kWh per year. In 2021, the residential sector of the County of Los Angeles consumed approximately 20,937 million kWh of electricity.[14] In addition, the estimated natural gas consumption for the proposed project is approximately 208,433 kBTU per year. In 2021, the residential sector of the County of Los

[13] Average fuel economy based on aggregate mileage calculated in EMFAC 2017 for opening year (2023). See Appendix A for EMFAC output.
[14] California Energy Commission, Electricity Consumption by County. https://ecdms.energy.ca.gov/elecbycounty.aspx

Angeles consumed approximately 1,138 million therms of gas.[15] Therefore, the increase in both electricity and natural gas demand from the proposed project is insignificant compared to the County's 2021 demand.

Renewable Energy and Energy Efficiency Plan Consistency

Regarding federal transportation regulations, the project site is located in an already developed area. Access to/from the project site is from existing roads. These roads are already in place so the project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

6.0 Conclusions

Construction and operational project emissions were evaluated and compared to both regional and localized SCAQMD's thresholds of significance. In addition, project GHG emissions were evaluated and compared to SCAQMD's draft threshold of 3,000 MTCO2e per year for all land uses. Project emissions are anticipated to be below SCAQMD's thresholds of significance with no mitigation. Therefore, the impact is less than significant.

Furthermore, neither construction nor operation of the project would result in wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources. The proposed project does not include any unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities and is a residential project that is not proposing any additional features that would require a larger energy demand than other residential projects of similar scale and configuration. The energy demands of the project are anticipated to be accommodated within the context of available resources and energy delivery systems. The project would therefore not cause or result in the need for additional energy producing or transmission facilities. The project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California. The Project has been designed in compliance with California's Energy Efficiency Standards and 2019 CALGreen Standards. The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency; therefore, impacts would be less than significant.

[15] California Energy Commission, Gas Consumption by County. http://ecdms.energy.ca.gov/gasbycounty.aspx

MD is pleased to provide this focused Air Quality, Greenhouse Gas, and Energy Impact Evaluation. If you have any questions regarding this analysis, please don't hesitate to call us at (805) 426-4477.

Sincerely,
MD Acoustics, LLC

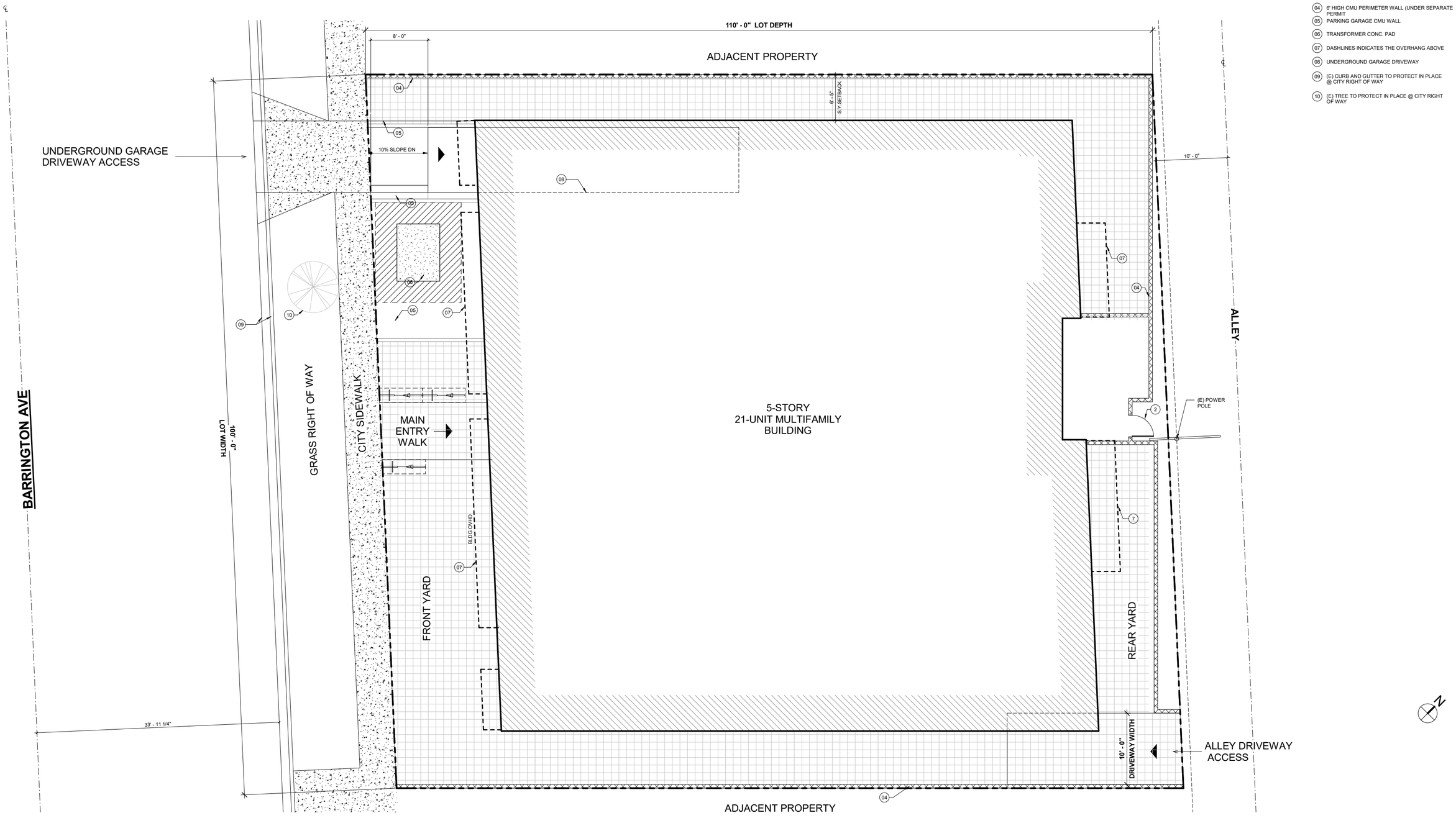
Tyler Klassen, EIT
Air Quality Specialist

Appendix A

Glossary of Terms

AQMP	Air Quality Management Plan
CAAQS	California Ambient Air Quality Standards
CARB	California Air Resources Board
CEQA	California Environmental Quality Act
CFCs	Chlorofluorocarbons
CH_4	Methane
CNG	Compressed natural gas
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2e	Carbon dioxide equivalent
DPM	Diesel particulate matter
GHG	Greenhouse gas
HFCs	Hydrofluorocarbons
LST	Localized Significant Thresholds
$MTCO_2e$	Metric tons of carbon dioxide equivalent
$MMTCO_2e$	Million metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NOx	Nitrogen Oxides
NO_2	Nitrogen dioxide
N_2O	Nitrous oxide
O_3	Ozone
PFCs	Perfluorocarbons
PM	Particle matter
PM10	Particles that are less than 10 micrometers in diameter
PM2.5	Particles that are less than 2.5 micrometers in diameter
PMI	Point of maximum impact
PPM	Parts per million
PPB	Parts per billion
RTIP	Regional Transportation Improvement Plan
RTP	Regional Transportation Plan
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SF_6	Sulfur hexafluoride
SIP	State Implementation Plan
SOx	Sulfur Oxides
SRA	Source/Receptor Area
TAC	Toxic air contaminants
VOC	Volatile organic compounds
WRCC	Western Regional Climate Center

Appendix B
Site Plan



1 SITE PLAN
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234
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PROJECT:
21-UNIT MULTI FAMILY BUILDING
2662 BARRINGTON AVE
LOS ANGELES, CA 90064

ISSUE	DATE	DESCRIPTION
1	1/18/2023	PZA SUBMITTAL#1
2	03/31/2023	PZA CORRECTIONS #1
3	04/17/2023	PZA CORRECTIONS #2

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2023
STATE OF CALIFORNIA

DRAWING TITLE
SITE PLAN
FOR REFERENCE ONLY

A1-00
2662 BARRINGTON

Appendix C

CalEEMod Output & EMFAC2017 Data

Barrington Multifamily Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Barrington Multifamily
Construction Start Date	8/1/2023
Operational Year	2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	20.2
Location	2662 S Barrington Ave, Los Angeles, CA 90064, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4458
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.13

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Apartments High Rise	21.0	Dwelling Unit	0.28	20,181	0.00	—	62.0	—
Parking Lot	39.0	Space	0.00	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.80	41.5	22.9	0.16	0.87	11.5	12.4	0.83	4.20	5.03	—	24,208	24,208	1.40	3.55	51.3	25,353
Mit.	1.80	41.5	22.9	0.16	0.87	8.16	9.03	0.83	2.62	3.45	—	24,208	24,208	1.40	3.55	51.3	25,353
% Reduced	—	—	—	—	—	29%	27%	—	38%	31%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	25.4	6.11	8.09	0.01	0.29	0.27	0.50	0.26	0.07	0.31	—	1,585	1,585	0.07	0.04	0.04	1,595
Mit.	25.4	6.11	8.09	0.01	0.29	0.27	0.50	0.26	0.07	0.31	—	1,585	1,585	0.07	0.04	0.04	1,595
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.37	1.99	2.44	< 0.005	0.09	0.13	0.22	0.08	0.04	0.12	—	581	581	0.03	0.03	0.26	591
Mit.	0.37	1.99	2.44	< 0.005	0.09	0.11	0.20	0.08	0.03	0.11	—	581	581	0.03	0.03	0.26	591
% Reduced	—	—	—	—	—	15%	9%	—	23%	7%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.07	0.36	0.45	< 0.005	0.02	0.02	0.04	0.01	0.01	0.02	—	96.2	96.2	< 0.005	< 0.005	0.04	97.8
Mit.	0.07	0.36	0.45	< 0.005	0.02	0.02	0.04	0.01	0.01	0.02	—	96.2	96.2	< 0.005	< 0.005	0.04	97.8
% Reduced	—	—	—	—	—	15%	9%	—	23%	7%	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.80	41.5	22.9	0.16	0.87	11.5	12.4	0.83	4.20	5.03	—	24,208	24,208	1.40	3.55	51.3	25,353
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.66	6.11	8.09	0.01	0.29	0.22	0.50	0.26	0.05	0.31	—	1,585	1,585	0.07	0.03	0.03	1,595
2024	25.4	5.77	7.98	0.01	0.26	0.27	0.49	0.24	0.07	0.29	—	1,580	1,580	0.07	0.04	0.04	1,590
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.20	1.99	2.44	< 0.005	0.09	0.13	0.22	0.08	0.04	0.12	—	581	581	0.03	0.03	0.26	591
2024	0.37	0.17	0.23	< 0.005	0.01	0.01	0.01	0.01	< 0.005	0.01	—	43.9	43.9	< 0.005	< 0.005	0.02	44.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2023	0.04	0.36	0.45	< 0.005	0.02	0.02	0.04	0.01	0.01	0.02	—	96.2	96.2	< 0.005	< 0.005	0.04	97.8
2024	0.07	0.03	0.04	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.27	7.27	< 0.005	< 0.005	< 0.005	7.33

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.80	41.5	22.9	0.16	0.87	8.16	9.03	0.83	2.62	3.45	—	24,208	24,208	1.40	3.55	51.3	25,353
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.66	6.11	8.09	0.01	0.29	0.22	0.50	0.26	0.05	0.31	—	1,585	1,585	0.07	0.03	0.03	1,595
2024	25.4	5.77	7.98	0.01	0.26	0.27	0.49	0.24	0.07	0.29	—	1,580	1,580	0.07	0.04	0.04	1,590
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.20	1.99	2.44	< 0.005	0.09	0.11	0.20	0.08	0.03	0.11	—	581	581	0.03	0.03	0.26	591
2024	0.37	0.17	0.23	< 0.005	0.01	0.01	0.01	0.01	< 0.005	0.01	—	43.9	43.9	< 0.005	< 0.005	0.02	44.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.04	0.36	0.45	< 0.005	0.02	0.02	0.04	0.01	0.01	0.02	—	96.2	96.2	< 0.005	< 0.005	0.04	97.8
2024	0.07	0.03	0.04	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.27	7.27	< 0.005	< 0.005	< 0.005	7.33

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	0.91	0.31	3.93	0.01	0.01	0.20	0.21	0.01	0.04	0.04	9.85	810	820	1.04	0.03	2.50	857
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.80	0.32	2.54	0.01	0.01	0.20	0.21	0.01	0.04	0.04	9.85	782	792	1.04	0.03	0.21	827
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.86	0.32	3.31	0.01	0.01	0.19	0.20	0.01	0.03	0.04	9.85	766	776	1.04	0.03	1.12	812
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.16	0.06	0.60	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	1.63	127	128	0.17	< 0.005	0.19	134

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.33	0.25	2.72	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	600	600	0.03	0.02	2.35	610
Area	0.58	0.01	1.19	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	3.19	3.19	< 0.005	< 0.005	—	3.20
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	197	197	0.02	< 0.005	—	198
Water	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Waste	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	0.91	0.31	3.93	0.01	0.01	0.20	0.21	0.01	0.04	0.04	9.85	810	820	1.04	0.03	2.50	857
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.33	0.27	2.52	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	574	574	0.03	0.03	0.06	583

Area	0.47	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	197	197	0.02	< 0.005	—	198
Water	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Waste	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	0.80	0.32	2.54	0.01	0.01	0.20	0.21	0.01	0.04	0.04	9.85	782	792	1.04	0.03	0.21	827
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.31	0.26	2.47	0.01	< 0.005	0.19	0.20	< 0.005	0.03	0.04	—	557	557	0.03	0.02	0.97	566
Area	0.54	0.01	0.81	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	2.18	2.18	< 0.005	< 0.005	—	2.19
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	197	197	0.02	< 0.005	—	198
Water	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Waste	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	0.86	0.32	3.31	0.01	0.01	0.19	0.20	0.01	0.03	0.04	9.85	766	776	1.04	0.03	1.12	812
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.06	0.05	0.45	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	92.2	92.2	0.01	< 0.005	0.16	93.7
Area	0.10	< 0.005	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.36	0.36	< 0.005	< 0.005	—	0.36
Energy	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	32.7	32.7	< 0.005	< 0.005	—	32.8
Water	—	—	—	—	—	—	—	—	—	—	0.25	1.67	1.92	0.03	< 0.005	—	2.74
Waste	—	—	—	—	—	—	—	—	—	—	1.38	0.00	1.38	0.14	0.00	—	4.84
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	0.16	0.06	0.60	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	1.63	127	128	0.17	< 0.005	0.19	134

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.33	0.25	2.72	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	600	600	0.03	0.02	2.35	610
Area	0.58	0.01	1.19	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	3.19	3.19	< 0.005	< 0.005	—	3.20
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	197	197	0.02	< 0.005	—	198
Water	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Waste	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	0.91	0.31	3.93	0.01	0.01	0.20	0.21	0.01	0.04	0.04	9.85	810	820	1.04	0.03	2.50	857
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.33	0.27	2.52	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	574	574	0.03	0.03	0.06	583
Area	0.47	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	197	197	0.02	< 0.005	—	198
Water	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Waste	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	0.80	0.32	2.54	0.01	0.01	0.20	0.21	0.01	0.04	0.04	9.85	782	792	1.04	0.03	0.21	827
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.31	0.26	2.47	0.01	< 0.005	0.19	0.20	< 0.005	0.03	0.04	—	557	557	0.03	0.02	0.97	566
Area	0.54	0.01	0.81	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	2.18	2.18	< 0.005	< 0.005	—	2.19
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	197	197	0.02	< 0.005	—	198
Water	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Waste	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	0.86	0.32	3.31	0.01	0.01	0.19	0.20	0.01	0.03	0.04	9.85	766	776	1.04	0.03	1.12	812

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.06	0.05	0.45	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	92.2	92.2	0.01	< 0.005	0.16	93.7
Area	0.10	< 0.005	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.36	0.36	< 0.005	< 0.005	—	0.36
Energy	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	32.7	32.7	< 0.005	< 0.005	—	32.8
Water	—	—	—	—	—	—	—	—	—	—	0.25	1.67	1.92	0.03	< 0.005	—	2.74
Waste	—	—	—	—	—	—	—	—	—	—	1.38	0.00	1.38	0.14	0.00	—	4.84
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	0.16	0.06	0.60	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	1.63	127	128	0.17	< 0.005	0.19	134

3. Construction Emissions Details

3.1. Demolition (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.54	4.99	5.91	0.01	0.21	—	0.21	0.20	—	0.20	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	0.25	0.25	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.01	0.14	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.82	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	144	144	0.01	< 0.005	0.61	147
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.27	0.10	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.02	—	208	208	0.01	0.03	0.47	218
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.80	3.80	< 0.005	< 0.005	0.01	3.86
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.69	5.69	< 0.005	< 0.005	0.01	5.97
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.63	0.63	< 0.005	< 0.005	< 0.005	0.64
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.94	0.94	< 0.005	< 0.005	< 0.005	0.99

3.2. Demolition (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.54	4.99	5.91	0.01	0.21	—	0.21	0.20	—	0.20	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	0.25	0.25	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.14	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.82	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	144	144	0.01	< 0.005	0.61	147
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.27	0.10	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.02	—	208	208	0.01	0.03	0.47	218
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.80	3.80	< 0.005	< 0.005	0.01	3.86
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.69	5.69	< 0.005	< 0.005	0.01	5.97
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.63	0.63	< 0.005	< 0.005	< 0.005	0.64
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.94	0.94	< 0.005	< 0.005	< 0.005	0.99

3.3. Site Preparation (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.54	5.02	5.57	0.01	0.27	—	0.27	0.25	—	0.25	—	858	858	0.03	0.01	—	861

Dust From Material Movement	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.41	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	72.2	72.2	< 0.005	< 0.005	0.31	73.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.19	0.19	< 0.005	< 0.005	< 0.005	0.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.54	5.02	5.57	0.01	0.27	—	0.27	0.25	—	0.25	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	0.21	0.21	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.41	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	72.2	72.2	< 0.005	< 0.005	0.31	73.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.19	0.19	< 0.005	< 0.005	< 0.005	0.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	0.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	12.6	11.4	0.02	0.60	—	0.60	0.55	—	0.55	—	1,713	1,713	0.07	0.01	—	1,719
Dust From Material Movement	—	—	—	—	—	5.46	5.46	—	2.59	2.59	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.61	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	108	108	< 0.005	< 0.005	0.46	110
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.48	28.9	10.9	0.14	0.28	5.93	6.21	0.28	1.59	1.86	—	22,387	22,387	1.33	3.53	50.8	23,524
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.57	0.57	< 0.005	< 0.005	< 0.005	0.58
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.17	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	123	123	0.01	0.02	0.12	129
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.10
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	20.3	20.3	< 0.005	< 0.005	0.02	21.3

3.6. Grading (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	12.6	11.4	0.02	0.60	—	0.60	0.55	—	0.55	—	1,713	1,713	0.07	0.01	—	1,719
Dust From Material Movement	—	—	—	—	—	2.13	2.13	—	1.01	1.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56

Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.61	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	108	108	< 0.005	< 0.005	0.46	110
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.48	28.9	10.9	0.14	0.28	5.93	6.21	0.28	1.59	1.86	—	22,387	22,387	1.33	3.53	50.8	23,524
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.57	0.57	< 0.005	< 0.005	< 0.005	0.58
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.17	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	123	123	0.01	0.02	0.12	129
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.10
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	20.3	20.3	< 0.005	< 0.005	0.02	21.3

3.7. Building Construction (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	1.54	1.82	< 0.005	0.07	—	0.07	0.07	—	0.07	—	340	340	0.01	< 0.005	—	341
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.28	0.33	< 0.005	0.01	—	0.01	0.01	—	0.01	—	56.2	56.2	< 0.005	< 0.005	—	56.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.08	1.24	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	218	218	0.01	0.01	0.93	222
Vendor	< 0.005	0.09	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	73.5	73.5	< 0.005	0.01	0.20	76.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.09	1.05	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	207	207	0.01	0.01	0.02	209
Vendor	< 0.005	0.09	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	73.5	73.5	< 0.005	0.01	0.01	76.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.29	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	54.6	54.6	< 0.005	< 0.005	0.10	55.4
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	19.1	19.1	< 0.005	< 0.005	0.02	19.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.05	9.05	< 0.005	< 0.005	0.02	9.17
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.17	3.17	< 0.005	< 0.005	< 0.005	3.30
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	1.54	1.82	< 0.005	0.07	—	0.07	0.07	—	0.07	—	340	340	0.01	< 0.005	—	341
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.28	0.33	< 0.005	0.01	—	0.01	0.01	—	0.01	—	56.2	56.2	< 0.005	< 0.005	—	56.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.08	1.24	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	218	218	0.01	0.01	0.93	222
Vendor	< 0.005	0.09	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	73.5	73.5	< 0.005	0.01	0.20	76.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.09	1.05	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	207	207	0.01	0.01	0.02	209
Vendor	< 0.005	0.09	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	73.5	73.5	< 0.005	0.01	0.01	76.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.29	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	54.6	54.6	< 0.005	< 0.005	0.10	55.4
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	19.1	19.1	< 0.005	< 0.005	0.02	19.9

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.05	9.05	< 0.005	< 0.005	0.02	9.17
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.17	3.17	< 0.005	< 0.005	< 0.005	3.30
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.4	20.4	< 0.005	< 0.005	—	20.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.38	3.38	< 0.005	< 0.005	—	3.39
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.09	0.96	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	202	202	0.01	0.01	0.02	205
Vendor	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	72.5	72.5	< 0.005	0.01	0.01	75.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.21	3.21	< 0.005	< 0.005	0.01	3.26
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.13	1.13	< 0.005	< 0.005	< 0.005	1.18
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	0.54
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.19	0.19	< 0.005	< 0.005	< 0.005	0.20
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.4	20.4	< 0.005	< 0.005	—	20.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.38	3.38	< 0.005	< 0.005	—	3.39
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.09	0.96	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	202	202	0.01	0.01	0.02	205
Vendor	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	72.5	72.5	< 0.005	0.01	0.01	75.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.21	3.21	< 0.005	< 0.005	0.01	3.26
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.13	1.13	< 0.005	< 0.005	< 0.005	1.18
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	0.54

Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.19	0.19	< 0.005	< 0.005	< 0.005	0.20
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.53	4.52	5.32	0.01	0.21	—	0.21	0.19	—	0.19	—	823	823	0.03	0.01	—	826
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.10	1.12	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	234	234	0.01	0.01	0.03	237
Vendor	< 0.005	0.20	0.10	< 0.005	< 0.005	0.04	0.05	< 0.005	0.01	0.01	—	161	161	0.01	0.02	0.01	168
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.26	3.26	< 0.005	< 0.005	0.01	3.30
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.21	2.21	< 0.005	< 0.005	< 0.005	2.31
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.54	0.54	< 0.005	< 0.005	< 0.005	0.55
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.38
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.53	4.52	5.32	0.01	0.21	—	0.21	0.19	—	0.19	—	823	823	0.03	0.01	—	826
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.10	1.12	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	234	234	0.01	0.01	0.03	237
Vendor	< 0.005	0.20	0.10	< 0.005	< 0.005	0.04	0.05	< 0.005	0.01	0.01	—	161	161	0.01	0.02	0.01	168
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.26	3.26	< 0.005	< 0.005	0.01	3.30
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.21	2.21	< 0.005	< 0.005	< 0.005	2.31

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.54	0.54	< 0.005	< 0.005	< 0.005	0.55
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.38
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	25.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	0.35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.02	0.19	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	40.5	40.5	< 0.005	< 0.005	< 0.005	41.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	0.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	25.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	0.35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.02	0.19	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	40.5	40.5	< 0.005	< 0.005	< 0.005	41.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	0.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	0.33	0.25	2.72	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	600	600	0.03	0.02	2.35	610
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.33	0.25	2.72	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	600	600	0.03	0.02	2.35	610
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	0.33	0.27	2.52	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	574	574	0.03	0.03	0.06	583
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.33	0.27	2.52	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	574	574	0.03	0.03	0.06	583
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	0.06	0.05	0.45	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	92.2	92.2	0.01	< 0.005	0.16	93.7
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.06	0.05	0.45	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	92.2	92.2	0.01	< 0.005	0.16	93.7

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	0.33	0.25	2.72	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	600	600	0.03	0.02	2.35	610
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Total	0.33	0.25	2.72	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	600	600	0.03	0.02	2.35	610
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	0.33	0.27	2.52	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	574	574	0.03	0.03	0.06	583
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.33	0.27	2.52	0.01	< 0.005	0.20	0.21	< 0.005	0.04	0.04	—	574	574	0.03	0.03	0.06	583
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	0.06	0.05	0.45	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	92.2	92.2	0.01	< 0.005	0.16	93.7
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.06	0.05	0.45	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	92.2	92.2	0.01	< 0.005	0.16	93.7

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	130	130	0.01	< 0.005	—	131
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	130	130	0.01	< 0.005	—	131

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	130	130	0.01	< 0.005	—	131
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	130	130	0.01	< 0.005	—	131
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	21.6	21.6	< 0.005	< 0.005	—	21.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	21.6	21.6	< 0.005	< 0.005	—	21.7

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	130	130	0.01	< 0.005	—	131
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	130	130	0.01	< 0.005	—	131
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	130	130	0.01	< 0.005	—	131
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	130	130	0.01	< 0.005	—	131
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	21.6	21.6	< 0.005	< 0.005	—	21.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	21.6	21.6	< 0.005	< 0.005	—	21.7

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	66.8	66.8	0.01	< 0.005	—	67.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	66.8	66.8	0.01	< 0.005	—	67.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	66.8	66.8	0.01	< 0.005	—	67.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Total	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	66.8	66.8	0.01	< 0.005	—	67.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.1
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.1

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	66.8	66.8	0.01	< 0.005	—	67.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	66.8	66.8	0.01	< 0.005	—	67.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	66.8	66.8	0.01	< 0.005	—	67.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	66.8	66.8	0.01	< 0.005	—	67.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.1
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.1

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.43	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.11	0.01	1.19	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.19	3.19	< 0.005	< 0.005	—	3.20
Total	0.58	0.01	1.19	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	3.19	3.19	< 0.005	< 0.005	—	3.20
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.43	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectu Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.47	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consume r Products	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectu ral Coatings	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscap e Equipme nt	0.01	< 0.005	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.36	0.36	< 0.005	< 0.005	—	0.36
Total	0.10	< 0.005	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.36	0.36	< 0.005	< 0.005	—	0.36

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consume r Products	0.43	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectu ral Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscap e Equipme nt	0.11	0.01	1.19	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.19	3.19	< 0.005	< 0.005	—	3.20

Total	0.58	0.01	1.19	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	3.19	3.19	< 0.005	< 0.005	—	3.20
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.43	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.47	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	< 0.005	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.36	0.36	< 0.005	< 0.005	—	0.36
Total	0.10	< 0.005	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.36	0.36	< 0.005	< 0.005	—	0.36

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	0.25	1.67	1.92	0.03	< 0.005	—	2.74
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.25	1.67	1.92	0.03	< 0.005	—	2.74

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	1.50	10.1	11.6	0.15	< 0.005	—	16.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	0.25	1.67	1.92	0.03	< 0.005	—	2.74
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.25	1.67	1.92	0.03	< 0.005	—	2.74

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2

Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	1.38	0.00	1.38	0.14	0.00	—	4.84
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	1.38	0.00	1.38	0.14	0.00	—	4.84

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	8.35	0.00	8.35	0.83	0.00	—	29.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	1.38	0.00	1.38	0.14	0.00	—	4.84
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	1.38	0.00	1.38	0.14	0.00	—	4.84

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	8/1/2023	8/15/2023	5.00	10.0	—
Site Preparation	Site Preparation	8/16/2023	8/17/2023	5.00	1.00	—
Grading	Grading	8/18/2023	8/20/2023	5.00	2.00	—

Building Construction	Building Construction	8/21/2023	1/8/2024	5.00	100	—
Paving	Paving	1/9/2024	1/16/2024	5.00	5.00	—
Architectural Coating	Architectural Coating	1/17/2024	1/24/2024	5.00	5.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37

Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	2.90	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	313	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	15.1	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	2.24	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	5.00	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

Architectural Coating	—	—	—	—
Architectural Coating	Worker	3.02	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	2.90	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	313	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	15.1	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	2.24	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT

Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	5.00	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	3.02	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	40,866	13,622	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	2,500	—
Site Preparation	—	—	0.50	0.00	—

Grading	—	5,000	1.50	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments High Rise	—	0%
Parking Lot	0.00	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2023	0.00	690	0.05	0.01
2024	0.00	690	0.05	0.01

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments High Rise	93.4	95.1	75.4	33,255	716	729	578	254,780
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year

Apartments High Rise	93.4	95.1	75.4	33,255	716	729	578	254,780
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments High Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Apartments High Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0

No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
40865.715	13,622	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments High Rise	68,953	690	0.0489	0.0069	208,433

Parking Lot	0.00	690	0.0489	0.0069	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments High Rise	68,953	690	0.0489	0.0069	208,433
Parking Lot	0.00	690	0.0489	0.0069	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments High Rise	782,750	0.00
Parking Lot	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments High Rise	782,750	0.00
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments High Rise	15.5	—
Parking Lot	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments High Rise	15.5	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments High Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments High Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments High Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments High Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	7.85	annual days of extreme heat
Extreme Precipitation	4.85	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A

Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	48.5
AQ-PM	67.0
AQ-DPM	95.8
Drinking Water	52.7
Lead Risk Housing	62.8
Pesticides	0.00
Toxic Releases	76.3
Traffic	98.5
Effect Indicators	—

CleanUp Sites	27.6
Groundwater	59.9
Haz Waste Facilities/Generators	86.2
Impaired Water Bodies	0.00
Solid Waste	86.5
Sensitive Population	—
Asthma	14.2
Cardio-vascular	23.9
Low Birth Weights	19.6
Socioeconomic Factor Indicators	—
Education	38.9
Housing	74.0
Linguistic	56.9
Poverty	24.4
Unemployment	0.00

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	62.41498781
Employed	78.94264083
Median HI	64.24996792
Education	—
Bachelor's or higher	83.53650712
High school enrollment	100
Preschool enrollment	67.21416656

Transportation	—
Auto Access	41.51161299
Active commuting	55.48569229
Social	—
2-parent households	79.08379315
Voting	87.21929937
Neighborhood	—
Alcohol availability	30.91235724
Park access	56.15295778
Retail density	26.7419479
Supermarket access	88.3485179
Tree canopy	63.6596946
Housing	—
Homeownership	61.5167458
Housing habitability	57.48748877
Low-inc homeowner severe housing cost burden	31.10483767
Low-inc renter severe housing cost burden	41.76825356
Uncrowded housing	73.51469267
Health Outcomes	—
Insured adults	63.91633517
Arthritis	53.0
Asthma ER Admissions	93.2
High Blood Pressure	50.4
Cancer (excluding skin)	24.3
Asthma	86.2
Coronary Heart Disease	54.4
Chronic Obstructive Pulmonary Disease	76.7

Diagnosed Diabetes	68.9
Life Expectancy at Birth	81.9
Cognitively Disabled	96.9
Physically Disabled	85.5
Heart Attack ER Admissions	85.2
Mental Health Not Good	80.9
Chronic Kidney Disease	73.0
Obesity	78.7
Pedestrian Injuries	51.7
Physical Health Not Good	74.9
Stroke	64.5
Health Risk Behaviors	—
Binge Drinking	50.7
Current Smoker	81.1
No Leisure Time for Physical Activity	79.1
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	47.4
Elderly	19.9
English Speaking	43.3
Foreign-born	50.6
Outdoor Workers	76.9
Climate Change Adaptive Capacity	—
Impervious Surface Cover	33.0
Traffic Density	96.8
Traffic Access	87.4

Other Indices	—
Hardship	17.5
Other Decision Support	—
2016 Voting	46.6

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	42.0
Healthy Places Index Score for Project Location (b)	75.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Per site plan
Operations: Hearths	No hearths

Source: EMFAC2017 (v1.0.3) Emissions Inventory
Region Type: Air District
Region: South Coast AQMD
Calendar Year: 2023
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Region	Calendar Y	Vehicle Cat	Model Year	Speed	Fuel	Population	VMT	Trips	Fuel Consumption	Fuel Consumption	Total Fuel Consumption	VMT	Total VMT	Miles Per Gallon	Vehicle Class
South Coas	2023	HHDT	Aggregate	Aggregate	Gasoline	75.10442936	8265.097	1502.689	1.936286145	1936.286145	1913466.474	8265.097	13656273.03	7.14	**HHD**
South Coas	2023	HHDT	Aggregate	Aggregate	Diesel	109818.6753	13648008	1133618	1911.530188	1911530.188		13648008			
South Coas	2023	LDA	Aggregate	Aggregate	Gasoline	6635002.295	2.53E+08	31352477	7971.24403	7971244.03	8020635.698	2.53E+08	255180358.3	31.82	**LDA**
South Coas	2023	LDA	Aggregate	Aggregate	Diesel	62492.97958	2469816	297086.6	49.3916685	49391.6685		2469816			
South Coas	2023	LDA	Aggregate	Aggregate	Electricity	150700.3971	6237106	751566	0	0		6237106			
South Coas	2023	LDT1	Aggregate	Aggregate	Gasoline	758467.6481	27812996	3504563	1023.913006	1023913.006	1024279.466	27812996	27821405.09	27.16	**LDT1**
South Coas	2023	LDT1	Aggregate	Aggregate	Diesel	360.7799144	8408.618	1256.88	0.366459477	366.4594769		8408.618			
South Coas	2023	LDT1	Aggregate	Aggregate	Electricity	7122.93373	303507.5	35798.19	0	0		303507.5			
South Coas	2023	LDT2	Aggregate	Aggregate	Gasoline	2285150.139	85272416	10723315	3338.798312	3338798.312	3356536.438	85272416	85922778.34	25.60	**LDT2**
South Coas	2023	LDT2	Aggregate	Aggregate	Diesel	15594.68309	650362.8	76635.83	17.73812611	17738.12611		650362.8			
South Coas	2023	LDT2	Aggregate	Aggregate	Electricity	28809.63735	917592.8	145405.4	0	0		917592.8			
South Coas	2023	LHDT1	Aggregate	Aggregate	Gasoline	174910.3847	6216643	2605904	583.3851736	583385.1736	811563.1022	6216643	11211395.79	13.81	**LHDT1**
South Coas	2023	LHDT1	Aggregate	Aggregate	Diesel	125545.0822	4994753	1579199	228.1779285	228177.9285		4994753			
South Coas	2023	LHDT2	Aggregate	Aggregate	Gasoline	30102.75324	1034569	448486.2	111.5753864	111575.3864	209423.5025	1034569	2969599.008	14.18	**LHDT2**
South Coas	2023	LHDT2	Aggregate	Aggregate	Diesel	50003.13116	1935030	628976.5	97.84811618	97848.11618		1935030			
South Coas	2023	MCY	Aggregate	Aggregate	Gasoline	305044.5141	2104624	610089	57.849018	57849.018	57849.018	2104624	2104623.657	36.38	**MCY**
South Coas	2023	MDV	Aggregate	Aggregate	Gasoline	1589862.703	55684188	7354860	2693.883526	2693883.526	2744536.341	55684188	57109879.73	20.81	**MDV**
South Coas	2023	MDV	Aggregate	Aggregate	Diesel	36128.1019	1425691	176566.9	50.65281491	50652.81491		1425691			
South Coas	2023	MDV	Aggregate	Aggregate	Electricity	16376.67653	537591.7	83475.95	0	0		537591.7			
South Coas	2023	MH	Aggregate	Aggregate	Gasoline	34679.50542	330042.9	3469.338	63.26295123	63262.95123	74893.26955	330042.9	454344.9436	6.07	**MH**
South Coas	2023	MH	Aggregate	Aggregate	Diesel	13122.69387	124302	1312.269	11.63031832	11630.31832		124302			
South Coas	2023	MHDT	Aggregate	Aggregate	Gasoline	25624.3151	1363694	512691.3	265.2060557	265206.0557	989975.6425	1363694	9484317.768	9.58	**MHDT**
South Coas	2023	MHDT	Aggregate	Aggregate	Diesel	122124.488	8120623	1221858	724.7695868	724769.5868		8120623			
South Coas	2023	OBUS	Aggregate	Aggregate	Gasoline	5955.291639	245774	119153.5	48.07750689	48077.50689	86265.88761	245774	579743.8353	6.72	**OBUS**
South Coas	2023	OBUS	Aggregate	Aggregate	Diesel	4286.940093	333969.8	41558.29	38.18838072	38188.38072		333969.8			
South Coas	2023	SBUS	Aggregate	Aggregate	Gasoline	2783.643068	112189.6	11134.57	12.19474692	12194.74692	39638.85935	112189.6	323043.5203	8.15	**SBUS**
South Coas	2023	SBUS	Aggregate	Aggregate	Diesel	6671.825716	210853.9	76991.94	27.44411242	27444.11242		210853.9			
South Coas	2023	UBUS	Aggregate	Aggregate	Gasoline	957.7686184	89782.63	3831.074	17.62416327	17624.16327	17863.66378	89782.63	91199.2533	5.11	**UBUS**
South Coas	2023	UBUS	Aggregate	Aggregate	Diesel	13.00046095	1416.622	52.00184	0.239500509	239.5005093		1416.622			
South Coas	2023	UBUS	Aggregate	Aggregate	Electricity	16.11693886	1320.163	64.46776	0			1320.163			

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June 4, 2023

Mr. Cory Wynn and Mr. RJ Wynn
2662 and 2668 S. Barrington Ave., LLC
865 Via de la Paz #308
Pacific Palisades, CA 90272

Subject: Barrington Ave. Multifamily Residential Development – Cat32 Exemption Noise Impact Assessment – Los Angeles, CA

Dear Mr. Wynn and Mr. Wynn:

MD Acoustics, LLC (MD) has completed a noise impact assessment for the proposed Multifamily Residential Development project located at 2662-2668 S. Barrington Ave. in the City of Los Angeles, CA. The Project has filed for a Categorical 32 Exemption (Cat32) in which an "Infill" Categorical Exemption (CEQA Guideline Section 15332) exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the local General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. It may apply to residential, commercial, industrial, and/or mixed-use projects.

This noise assessment intends to demonstrate the Project's compliance with applicable noise regulations and lack of significant noise impacts. A list of definitions and terminology is located in Appendix A.

1.0 Project Description and Assessment Overview

The Project Site is approximately 12,000 square feet. The Project includes the construction of a new multifamily residential 5-story building containing 21 residential dwelling units. The Project would include a total of 39 parking stalls in a subterranean parking garage. The Project includes on-site amenities such as a roof deck courtyard. The proposed project site plan is in Exhibit B.

Land uses and the closest existing sensitive receptors surrounding the site include single-family residential uses to the northeast and multifamily residential uses to the northwest, southeast, and southwest. The closest airport is the Santa Monica Airport. The Project is outside of the 60 CNEL contours. The proposed project location is in Exhibit A.

2.0 Local Acoustical Requirements and CEQA Guidelines

The City of Los Angeles has outlined the following within the Los Angeles Municipal Code as it relates to noise regulation:

> Per Section 111.03, the minimum ambient level for all residential zones is 50 dBA from 7AM to 10PM and 40 dBA from 10PM to 7AM.

Per Section 112.02, air conditioning, refrigeration, and heating equipment cannot cause a noise level to exceed the ambient noise level on the premises of another occupied property by more than 5 dB.

Per Section 112.05(A), construction machinery must not exceed 75 dBA at 50 feet.

Per Section 41.40, construction must occur between the hours of 7 AM and 9 PM on Monday through Friday and 8 AM to 6 PM on Saturday. Construction may not occur on Sundays or national holidays.

According to CEQA guidelines, the Project would have a potential impact if it resulted in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b) Generation of excessive groundborne vibration or groundborne noise levels?

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?

3.0 Study Method and Procedure

3.1 Ambient Noise Measurements

One (1) 1-hour ambient noise measurement was conducted at the project site on May 31, 2023. The sound level meter measured the Leq, Lmin, Lmax, and other statistical data (e.g., L2, L8…). The noise measurement was taken to determine the existing ambient noise levels. Noise data indicates that traffic and residential noise are the primary sources of noise impacting the site and the adjacent uses. This assessment utilizes the ambient noise data as a basis and compares project operational levels to said data.

The results of the short-term noise data are presented in Table 1.

Table 1: Short-Term Measurement Summary, dBA

Location	Start Time	Stop Time	Leq	Lmax	Lmin	L(2)	L(8)	L(25)	L(50)	L(90)
NM1	9:01 AM	10:01 AM	54.7	71.5	40.7	61.8	57.2	54.5	52.2	46.2

Notes:
1. Short-term noise monitoring locations are illustrated in Appendix B.

Noise data indicates the ambient noise level is 55 dBA Leq near the project site and surrounding area. Additional field notes and photographs are provided in Appendix B.

For this evaluation, MD has compared the Project's projected noise levels to the existing ambient level.

3.2 FHWA Traffic Noise Model

The traffic noise analysis utilizes the Federal Highway Administration (FHWA) Traffic Noise Model, together with several key construction parameters. Key input speed, site conditions, average daily traffic (ADT), and vehicle mix data. The modeling does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Existing traffic counts were taken from the City of Los Angeles Department of Transportation.

The traffic noise model indicated that the existing noise level due to South Barrington Avenue traffic is 70 dBA CNEL at the nearest residences. See Appendix C.

3.3 FHWA Construction Noise Model

The construction noise analysis utilizes the FHWA Roadway Construction Noise Model methodology, together with several key construction parameters. Key inputs include distance to the sensitive receiver, equipment usage, % usage factor, and baseline parameters for the project site. The Project was analyzed based on the different construction phases. The FHWA has compiled data regarding the noise-generated characteristics of typical construction activities and is presented in Table 2.

Table 2: RCNM Measured Noise Emission Reference Levels[1]

Type	Typical Noise Level at 50 Feet (dBA)
Concrete Saw	90
Dozer	82
Grader	85
Tractor	84
Roller	80
Crane	81
Man Lift	75
Concrete Mixer Truck	79
Air Compressor	78

Notes:
[1] Referenced Noise Levels from the FHWA RCNM.

3.3 Construction Vibration Model

Construction activities can produce vibration that may be felt by adjacent land uses. The construction of the proposed Project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary vibration source during construction may be from a bulldozer. A large bulldozer has a vibration impact of 0.089 inches per second peak particle velocity (PPV) at 25 feet which is likely perceptible but below any risk of architectural damage.

The fundamental equation used to calculate vibration propagation through average soil conditions and distance is as follows:

$$PPV_{equipment} = PPV_{ref} (25/D_{rec})^{n}$$

Where: PPV_{ref} = reference PPV at 25ft.

D_{rec} = distance from equipment to receiver in ft.
n = 1.1 (the value related to the attenuation rate through ground)

The thresholds from the Caltrans Transportation and Construction Induced Vibration Guidance Manual provide general thresholds and guidelines as to the vibration damage potential from vibratory impacts.

4.0 Traffic Noise Level Projections

Traffic noise along South Barrington Avenue will be the main source of noise impacting the project site and the surrounding area. The Project projects 95 daily trips per CalEEMod.

It takes a change of 3 dB or more to hear an audible difference which would occur with a doubling of traffic. The Project is anticipated to increase the existing noise level by less than 1 dB due to an increase in traffic, and therefore the impact is less than significant.

5.0 Project Operational Noise Level Projections

On-site operational noise includes a transformer and HVAC. All HVAC equipment is located on the rooftops of the building with one unit per household. Equipment will be at least 25 feet away from the nearest residence to the north. The maximum sound power level from a single unit is 76 dBA. At 28 feet away, the sound pressure level is estimated to be 50 dBA. Assuming the worst case of all 21 units running simultaneously, the sound level is 61 dBA. According to Section 112.02 in the City's Municipal Code, noise due to air conditioning equipment is prohibited if it exceeds the ambient noise level by 5 dBA. The estimated minimum hourly nighttime ambient noise level of the surrounding residential properties is 44 dBA. The Project must have 3' walls at least 2 lbs. per square foot between the units and the nearest residential property line, which will provide a 15 dB reduction resulting in a level of 46 dBA. The noise due to the HVAC units operating simultaneously will increase the ambient noise level by 4 dBA, thus meeting the City's code. See Appendix D.

Per ANSI and NEPA requirements for transformer noise, transformers must be no louder than 65 dBA at 6 feet. Transformers must be shielded by walls at least 2 lbs. per square foot to stay below the nighttime limit.

Operational noise complies with Section 112.02 of the Los Angeles Municipal Code. The impact is, therefore, less than significant.

6.0 Construction Noise Impact

6.1 Construction Noise Projections

The degree of construction noise may vary for different areas of the project site and also vary depending on the construction activities. Noise levels associated with the construction will vary with the different phases of construction. Table 3 presents the construction noise levels at sensitive receptors with the implementation of 15 dB mufflers on all heavy equipment. See Appendix E for calculations.

Table 3: Projected Construction Noise Levels (dBA, Lmax)[1]

Location	Phase	Construction Noise Level	Exceeds Significant Threshold?
Adjacent Residential Properties	Demo	72	No
	Site Prep	69	No
	Grade	70	No
	Build	69	No
	Pave	69	No
	Arch Coat	59	No

Assuming the implementation of 15 dB mufflers on all heavy equipment, the regulatory noise level limit of 75 dBA is never exceeded during each phase of construction at 50 feet from the source. The impact is, therefore, less than significant.

6.2 Construction Vibration Projections

Bulldozers should not get closer than 10 feet to the nearest residential buildings surrounding the project site. At a distance of 10 feet, a large bulldozer would yield a worst-case 0.244 PPV (in/sec), which will be perceptible but sustainably below any risk of damage (0.5 in/sec PPV is the threshold of old residential structures). The impact is less than significant if the noise reduction measures in Section 6.3 are taken. See Appendix E for calculations.

6.3 Construction Noise and Vibration Reduction Measures

Construction operations must follow the City's Noise Ordinance, which states that construction, repair or excavation work performed must occur within the permissible hours. To further ensure that construction activities do not disrupt the adjacent land uses, the following measures should be taken:

1. Construction shall occur during the hours of 7AM to 9PM on weekdays and 8AM to 6PM on Saturdays.
2. All construction equipment shall be equipped with mufflers.
3. The contractor shall locate equipment staging areas as far as possible, away from the sensitive receptors.
4. Heavy equipment shall not come closer than 10' to existing buildings.
5. Idling equipment shall be turned off when not in use.
6. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

7.0 Conclusions

The Project will be compliant with the City's noise ordinance and CEQA guidelines with the implementation of the noise reduction measures listed in Section 6.3. In addition, the Project will not generate a noise impact during operation. In addition, the Project will not generate a noise impact during operation. The Project is within 2 miles of the Santa Monica airport but does not fall within the 60 dBA CNEL contour. MD is pleased

to provide this noise assessment for the proposed Project. If you have any questions regarding this analysis, please call our office at (805) 426-4477.

Sincerely,
MD Acoustics, LLC

Rachel Edelman
Acoustical Consultant

Claire Pincock, INCE-USA
Acoustical Consultant

Exhibit A
Location Map

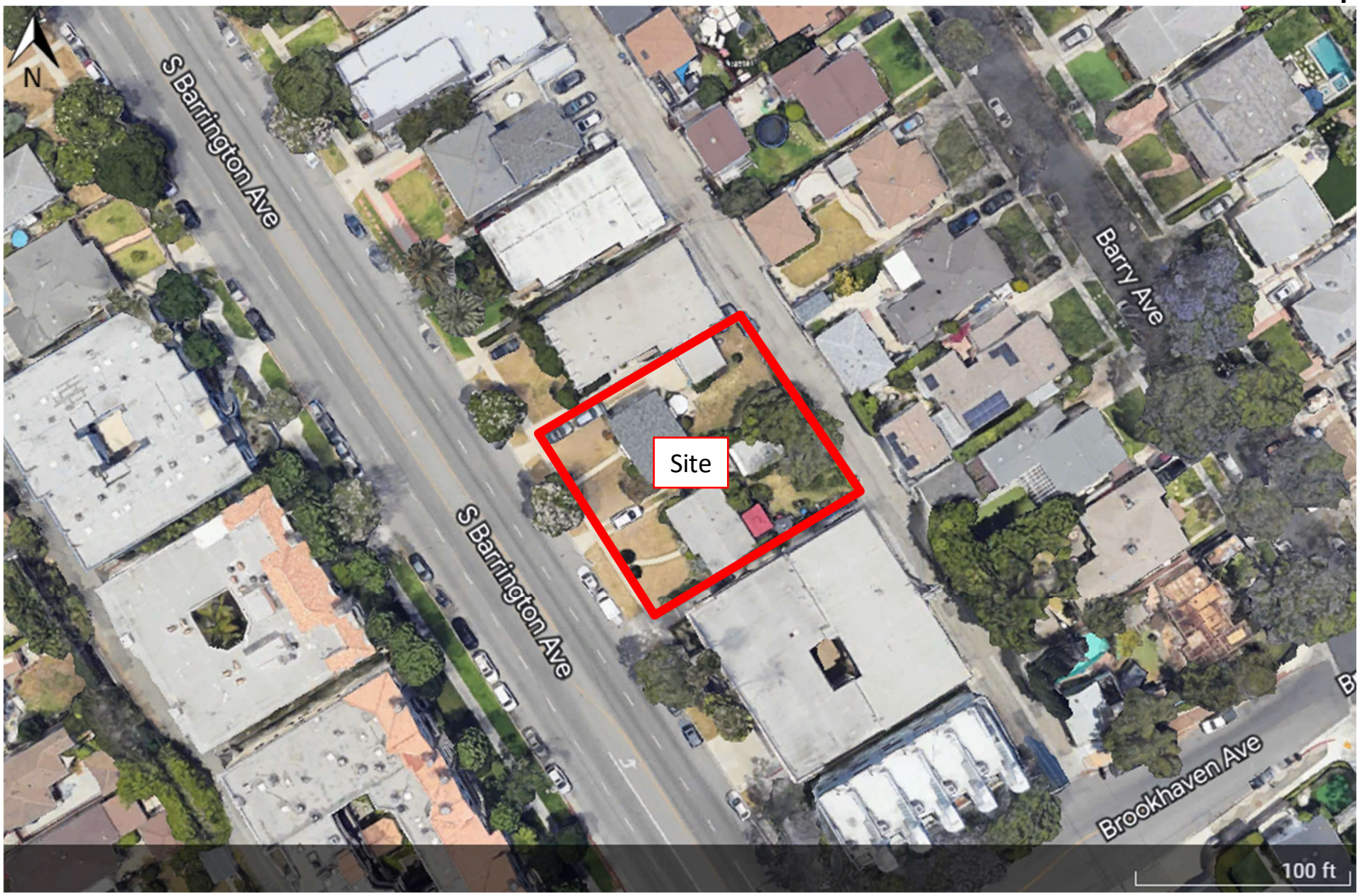
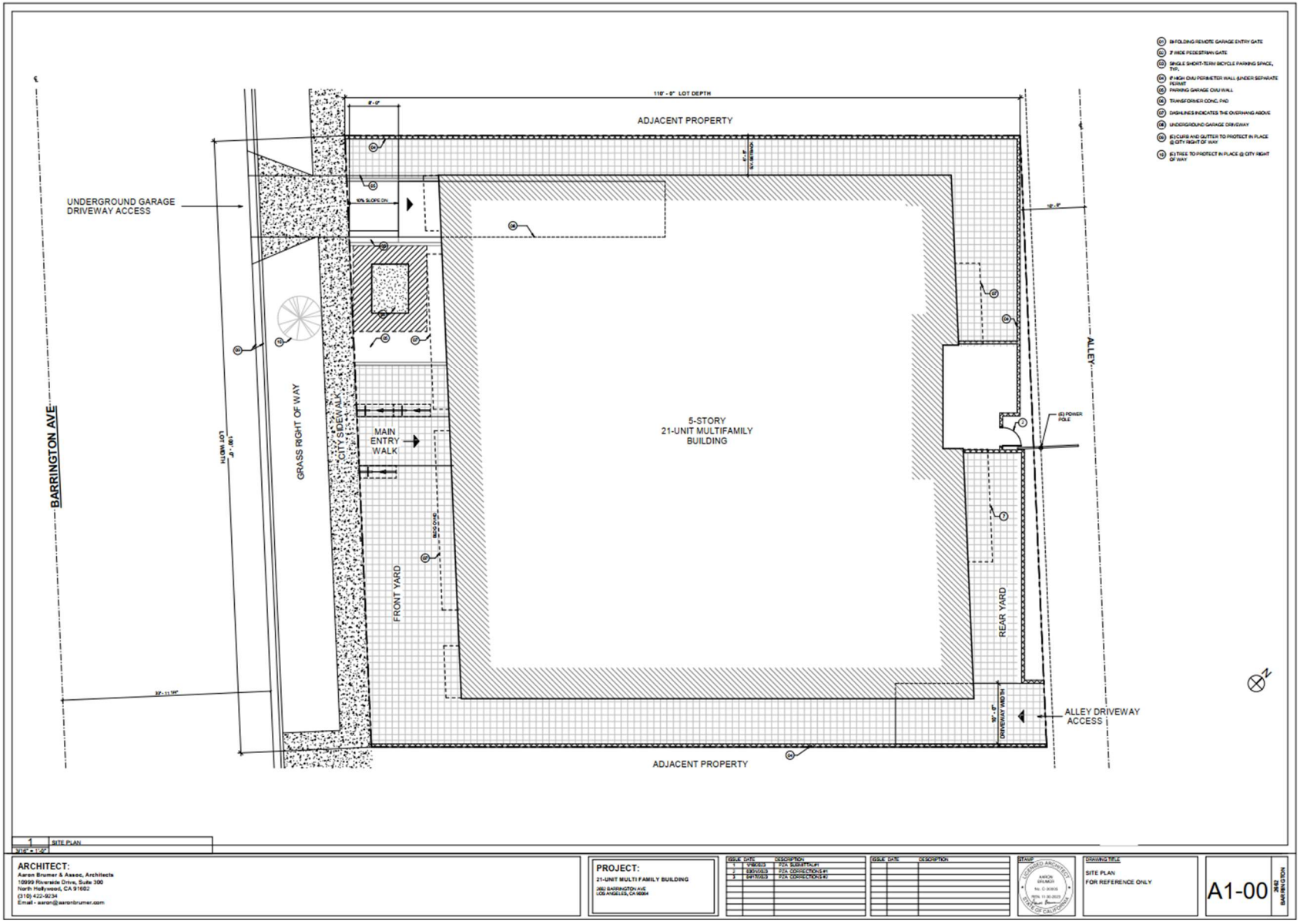


Exhibit B
Site Plan



Appendix A

Glossary of Acoustical Terms

Glossary of Terms

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high-frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after the addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time-varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking, or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly L50, L90, L99, etc.

Noise: *A*ny unwanted sound or sound which is undesirable because it interferes with speech and hearing or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Noise Criteria (NC) Method: This metric plots octave band sound levels against a family of reference curves, with the number rating equal to the highest tangent line value as demonstrated in Figure 1.

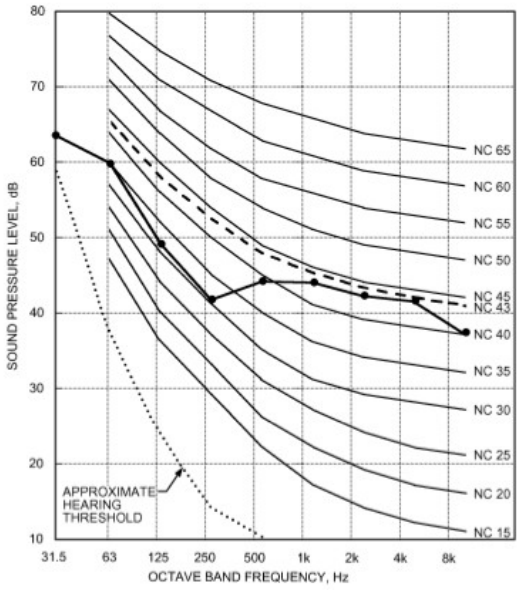
Percent Noise Levels: See L(n).

Room Criterion (RC) Method: When sound quality in the space is important, the RC metric provides a diagnostic tool to quantify both the speech interference level and spectral imbalance.

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

FIGURE 1: Sample NC Curves and Sample Spectrum Levels



***Sound Transmission Class (STC*)**: To quantify STC, a Transmission Loss (TL) measurement is performed in a laboratory over a range of 16 third-octave bands between 125 – 4,000 Hertz (Hz). The average human voice creates sound within the 125 – 4,000 Hz 1/3rd octave bands.

STC is a single-number rating given to a particular material or assembly. The STC rating measures the ability of a material or an assembly to resist airborne sound transfer over the specified frequencies (see ASTM International Classification E413 and E90). In general, a higher STC rating corresponds with a greater reduction of noise transmitting through a partition.

STC is highly dependent on the construction of the partition. The STC of a partition can be increased by: adding mass, increasing or adding air space, and adding absorptive materials within the assembly. The STC rating does not assess low-frequency sound transfer (e.g. sounds less than 125 Hz). Special consideration must be given to spaces where the noise transfer concern has lower frequencies than speech, such as mechanical equipment and or/or music. The STC rating is a lab test that does not take into consideration weak points, penetrations, or flanking paths.

Even with a high STC rating, any penetration, air-gap, or “flanking path can seriously degrade the isolation quality of a wall. Flanking paths are the means for sound to transfer from one space to another other than through the wall. Sound can flank over, under, or around a wall. Sound can also travel through common ductwork, plumbing, or corridors. Noise will travel between spaces at the weakest points. Typically, there is no reason to spend money or effort to improve the walls until all weak points are controlled first.

Outdoor Living Area: Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).

Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

Appendix B
Field Sheet

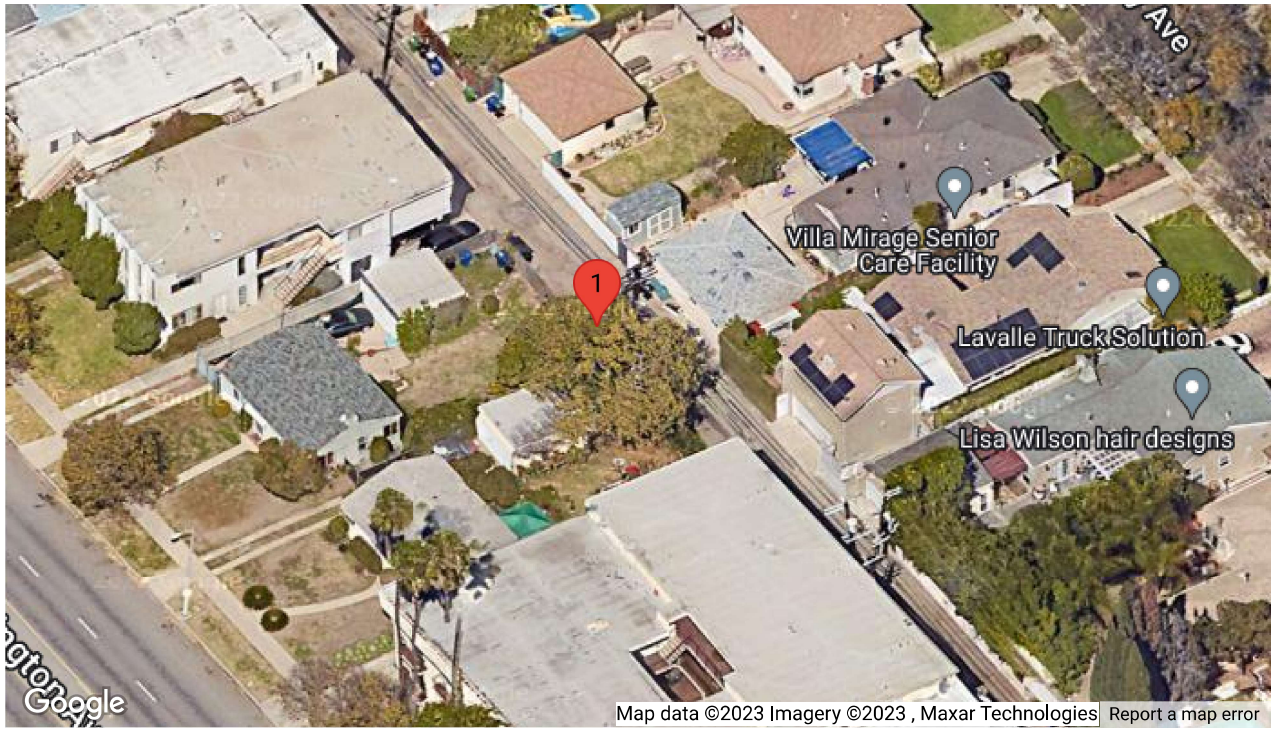
1-Hour Noise Measurement Datasheet

Project Name:	2662 Barrington Noise Cat32
Project: #/Name:	1144-2023-001
Site Address/Location:	2662 S Barrington
Date:	05/24/2023
Field Tech/Engineer:	Jason Schuyler/ Claire Pincock

Site Observations:

Overcast Temps in the mid 60°F winds 1-3MPH.

Sound Meter:	XL2, NTI	**SN:**	A2A-08562-E0
Settings:	A-weighted, slow, 1-sec, 1-hour interval		
Site Id:	NM1		



MD ACOUSTICS

1-Hour Noise Measurement Datasheet - Cont.

Project Name: 2662 Barrington Noise Cat32

Site Address/Location: 2662 S Barrington

Site Id: NM1

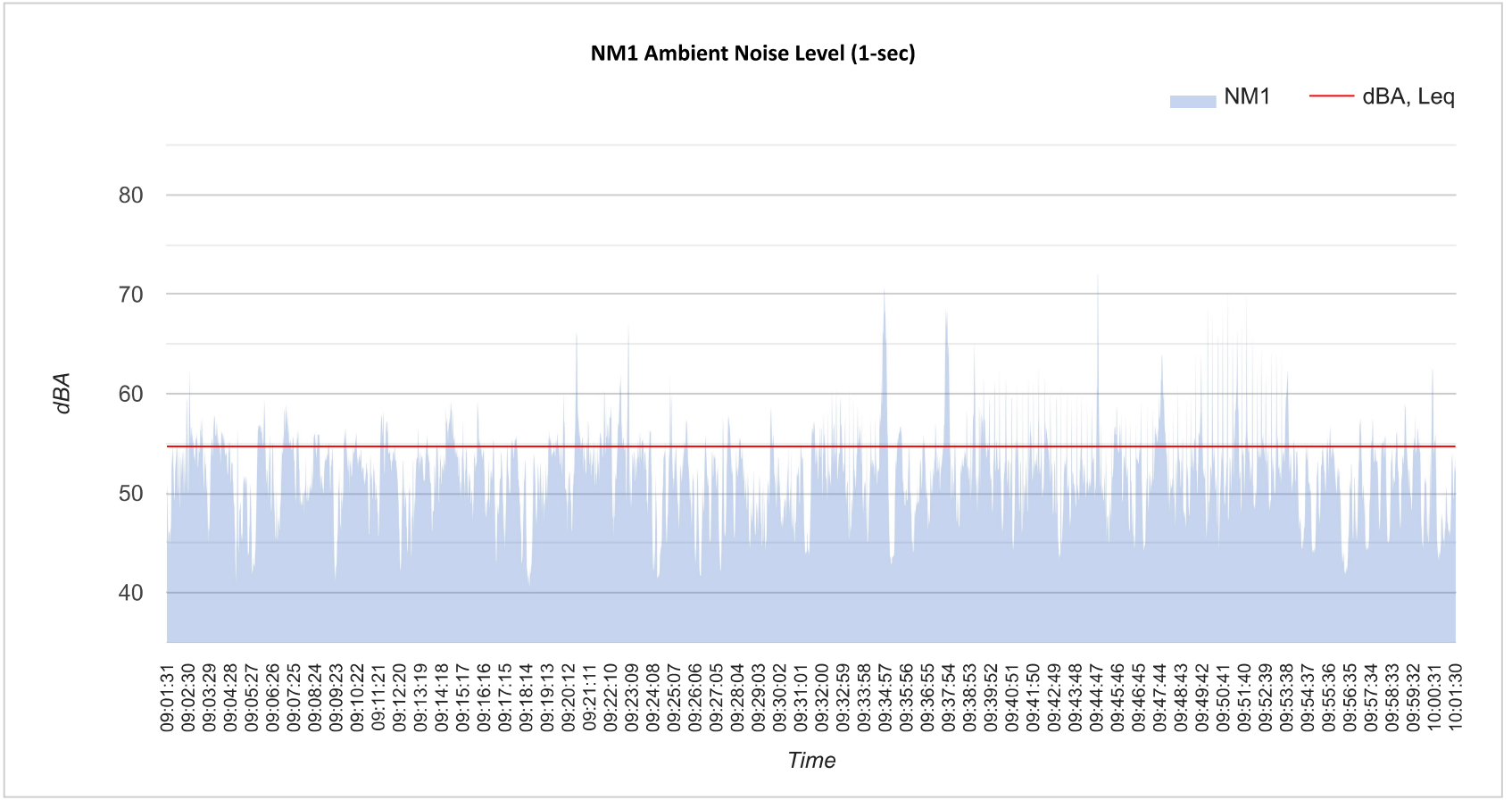
Figure 1: NM1

Table 1: Baseline Noise Measurement Summary

Location	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
NM1	9:01 AM	10:01 AM	54.7	71.5	40.7	61.8	57.2	54.5	52.2	46.2

1-Hour Noise Measurement Datasheet - Cont.

Project Name:	2662 Barrington Noise Cat32	**Site Topo:**	Buildings 1-4 stories tall	**Noise Source(s) w/ Distance:**	
Site Address/Location:	2662 S Barrington	**Meteorological Cond.:**	61F winds 1-3Mph		road noise and residential noise
Site Id:	NM1	**Ground Type:**	buildings and asphalt		



MD ACOUSTICS

Appendix C
Traffic

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: BARRINGTON NOISE CAT32 JOB #: 1144-2023-00
ROADWAY: BARRINGTON AVE Existing DATE: 2-Jun-23
LOCATION: NEAREST RESIDENCES ENGINEER: R. Edelman

NOISE INPUT DATA - Existing

ROADWAY CONDITIONS

ADT =	27,400
SPEED =	35
PK HR % =	10
NEAR LANE/FAR LANE DIS	46
ROAD ELEVATION =	0.0
GRADE =	1.0 %
PK HR VOL =	2,740

RECEIVER INPUT DATA

RECEIVER DISTANCE =		50
DIST C/L TO WALL =		50
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER		0
PAD ELEVATION =		0.5
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.775	0.129	0.096	0.9742
MEDIUM TRUCK	0.848	0.049	0.103	0.0184
HEAVY TRUCKS	0.865	0.027	0.108	0.0074

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	44.53	- -
MEDIUM TRUCKS	4.0	44.42	- -
HEAVY TRUCKS	8.0	44.47	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.1	67.2	65.4	59.3	68.0	68.6
MEDIUM TRUCKS	61.6	60.0	53.7	52.1	60.6	60.8
HEAVY TRUCKS	62.8	61.4	52.4	53.6	62.0	62.1
NOISE LEVELS (dBA)	70.6	68.8	65.9	61.0	69.5	70.0

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.1	67.2	65.4	59.3	68.0	68.6
MEDIUM TRUCKS	61.6	60.0	53.7	52.1	60.6	60.8
HEAVY TRUCKS	62.8	61.4	52.4	53.6	62.0	62.1
NOISE LEVELS (dBA)	70.6	68.8	65.9	61.0	69.5	70.0

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	50	158	501	1584
LDN	45	142	449	1419

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: BARRINGTON NOISE CAT32 JOB #: 1144-2023-00
ROADWAY: BARRINGTON AVE Existing Plus Project DATE: 2-Jun-23
LOCATION: NEAREST RESIDENCES ENGINEER: R. Edelman

NOISE INPUT DATA - Existing + Project

ROADWAY CONDITIONS

ADT =	27,495
SPEED =	35
PK HR % =	10
NEAR LANE/FAR LANE DIS	46
ROAD ELEVATION =	0.0
GRADE =	1.0 %
PK HR VOL =	2,750

RECEIVER INPUT DATA

RECEIVER DISTANCE =		50
DIST C/L TO WALL =		50
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER		0
PAD ELEVATION =		0.5
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.775	0.129	0.096	0.9742
MEDIUM TRUCK	0.848	0.049	0.103	0.0184
HEAVY TRUCKS	0.865	0.027	0.108	0.0074

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	44.53	- -
MEDIUM TRUCKS	4.0	44.42	- -
HEAVY TRUCKS	8.0	44.47	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.1	67.2	65.4	59.4	68.0	68.6
MEDIUM TRUCKS	61.6	60.1	53.7	52.2	60.6	60.8
HEAVY TRUCKS	62.8	61.4	52.4	53.6	62.0	62.1
NOISE LEVELS (dBA)	70.6	68.8	65.9	61.0	69.5	70.0

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.1	67.2	65.4	59.4	68.0	68.6
MEDIUM TRUCKS	61.6	60.1	53.7	52.2	60.6	60.8
HEAVY TRUCKS	62.8	61.4	52.4	53.6	62.0	62.1
NOISE LEVELS (dBA)	70.6	68.8	65.9	61.0	69.5	70.0

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	50	159	503	1590
LDN	45	142	450	1424

Appendix D

Noise Calculations Input/Output

Submittal Data Sheet

4.0 Ton VRV-IVS Heat Pump

RXTQ48TAVJUA

FEATURES

- Variable Refrigerant Temperature (VRT) technology allows VRV IV S series to deliver improved efficiencies and year round comfort
- Improved efficiencies with SEER values up to 18.0 and HSPF values up to 10.0
- Engineered with highly reliable Daikin Swing compressors
- All inverter compressors to increase efficiency and avoid starting current rush
- Can provide heating down to -4°F
- Added safety with optional auto changeover to auxiliary heat
- Easier installation with over 60% weight reduction compared to VRV III S

BENEFITS

- Single-phase technology enables installation in light commercial and residential applications
- Broader diversity with up to 9 indoor units connectivity
- Space saving compact design
- Design flexibility with long piping lengths up to 984ft total and 49ft vertical separation between indoor units
- Designed with reduced MOP to optimize installation costs
- Backed by best in class 10-years Parts Limited Warranty and 10-years Replacement Compressor Limited Warranty*

R-410A INVERTER

INTERTEK ETL LISTED C US

VRV IV

AHRI CERTIFIED

Not actual equipment, but similar one is likely to be used for each unit

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Data Sheet

4.0 Ton VRV-IVS Heat Pump

RXTQ48TAVJUA

PERFORMANCE			
Outdoor Unit Model No.	RXTQ48TAVJUA	Outdoor Unit Name:	4.0 Ton VRV-IVS Heat Pump
Type:	Heat Pump		
Rated Cooling Conditions:	Indoor (°F DB/DB): 80 / 67 Ambient (°F DB/WB): 95 / 75	Rated Heating Conditions:	Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43
Rated Piping Length(ft):	25		
Rated Height Difference (ft):			
Rated Cooling Capacity (Btu/hr):	45,500	Rated Heating Capacity (Btu/hr):	49,500
Cooling Input Power (kW):	4.85	Heating Input Power (kW):	4.00
EER (Non-Ducted/Ducted):	10.30 / 9.40	Heating COP (Non-Ducted/Ducted):	/
SEER (Non-Ducted/Ducted):	18.00 / 16.00	HSPF (Non-Ducted/Ducted):	10.0 / 9.0
Max/Min Cooling Capacity (Btu/hr):	/	Max/Min Heating Capacity (Btu/hr):	

OUTDOOR UNIT DETAILS			
Power Supply (V/Hz/Ph):	208-230 / 60 / 1	Compressor Stage:	Inverter
Power Supply Connections:		Capacity Control Range (%):	14 - 100
Min. Circuit Amps MCA (A):	29.1	Airflow Rate (H) (CFM):	2682
Max Overcurrent Protection (MOP) (A):	35	Gas Pipe Connection (inch):	5/8
Max Starting Current MSC(A):		Liquid Pipe Connection (inch):	3/8
Rated Load Amps RLA(A):	19	Sound Pressure (H) (dBA):	58
Dimensions (HxWxD) (in):	39 x 37 x 12-5/8	Sound Power Level (dBA):	76
Net Weight (lb):	176		

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

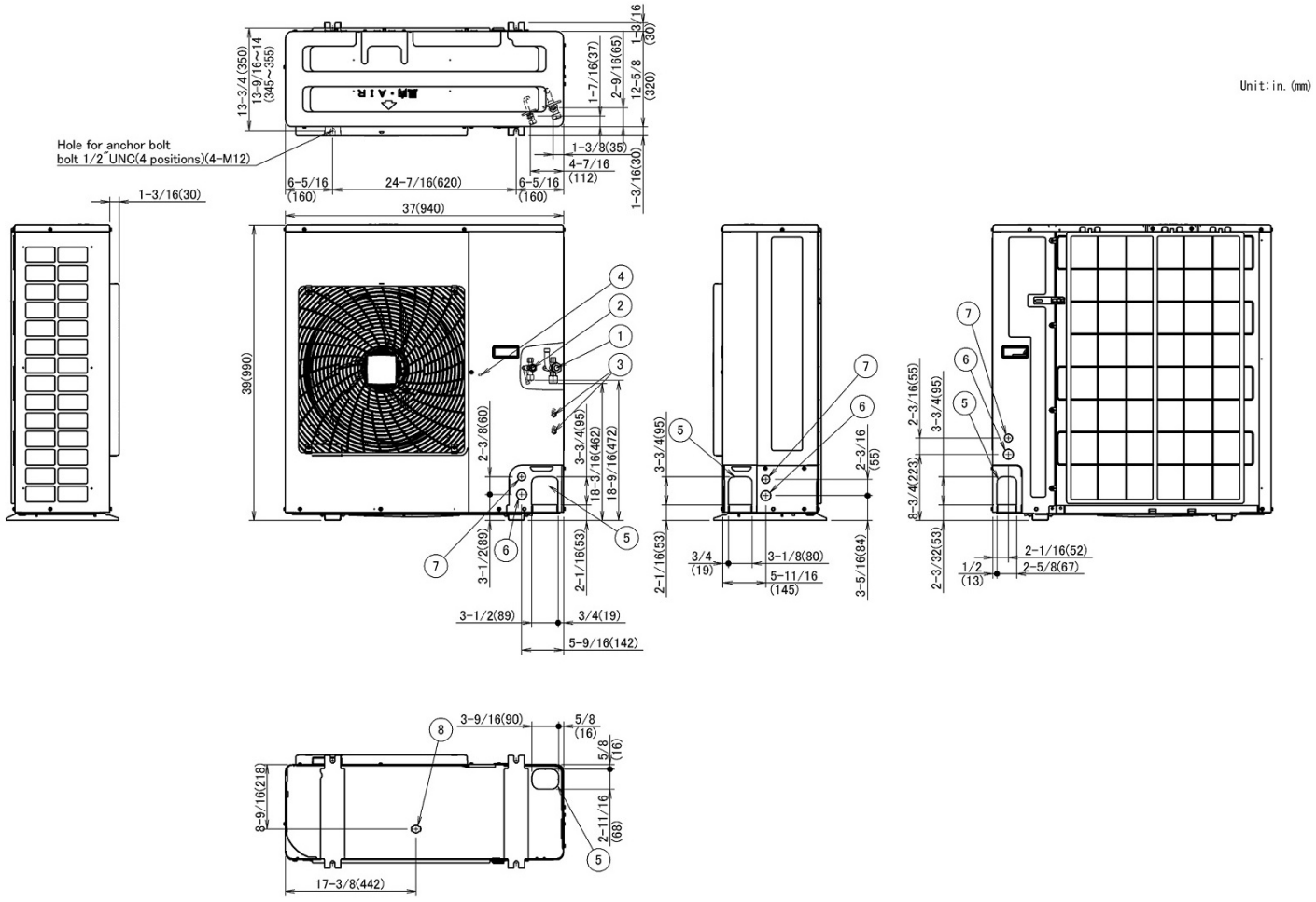
Submittal Data Sheet

4.0 Ton VRV-IVS Heat Pump

RXTQ48TAVJUA

SYSTEM DETAILS			
Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	23 - 122
Holding Refrigerant Charge (lbs):	7.5	Heating Operation Range (°F WB):	-4 - 60
Additional Charge (lb/ft):		Max. Pipe Length (Vertical) (ft):	98
Pre-charge Piping (Length) (ft):		Cooling Range w/Baffle (°F DB):	-
Max. Pipe Length (Total) (ft):	984	Heating Range w/Baffle (°F WB):	-
Max Height Separation (Ind to Ind ft):			

DIMENSIONAL DRAWING



(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Appendix E

Construction Noise and Vibration Calculations

Receptor - Commercial property to the north

Construction Phase Equipment Item	# of Items	Item Lmax at 50 feet, dBA[1]	Edge of Site to Receptor, feet	Center of Site to Receptor, feet	Item Usage Percent[1]	Ground Factor[2]	Usage Factor	Receptor Item Lmax, dBA	Recptor. Item Leq, dBA
SITE PREP									
Tractor	1	84	10	50	40	0.66	0.40	102.6	80.0
Grader	1	85	10	50	40	0.66	0.40	103.6	81.0
							Log Sum	103.6	83.6
DEMO									
Dozer	1	82	10	50	40	0.66	0.4	100.6	78.0
Tractor	2	84	10	50	40	0.66	0.4	102.6	80.0
Concrete Saw	1	90	10	50	20	0.66	0.2	108.6	83.0
								108.6	86.7
GRADE									
Dozer	1	82	10	50	40	0.66	0.40	100.6	78.0
Grader	1	85	10	50	40	0.66	0.40	103.6	81.0
Tractor	1	84	10	50	40	0.66	0.40	102.6	80.0
								103.6	84.6
BUILD									
Crane	1	81	10	50	16	0.66	0.16	99.6	73.0
Man lift	2	75	10	50	20	0.66	0.20	93.6	68.0
Tractor	2	84	10	50	40	0.66	0.40	102.6	80.0
								102.6	83.7
PAVE									
Paver	1	77	10	50	50	0.66	0.50	95.6	74.0
Tractor	1	84	10	50	40	0.66	0.40	102.6	80.0
Concrete Mixer Truck	4	79	10	50	40	0.66	0.40	97.6	75.0
Roller	1	80	10	50	20	0.66	0.20	98.6	73.0
								102.6	84.4
ARCH COAT									
Compressor (air)	1	78	10	50	40	0.66	0.40	96.6	74.0
								96.6	74.0

[1]FHWA Construction Noise Handbook: Table 9.1 RCNM Default Noise Emission Reference Levels and Usage Factors

VIBRATION LEVEL IMPACT

Project:	Barrington Noise Cat32		Date: 6/2/23
Source:	Large Bulldozer		
Scenario:	Unmitigated		
Location:	Adjacent residences		
Address:	2662-2668 S. Barrington Ave		

PPV = PPVref(25/D)^n (in/sec)

DATA INPUT

Equipment = Type	2	Large Bulldozer	INPUT SECTION IN BLUE
PPVref =	0.089	Reference PPV (in/sec) at 25 ft.	
D =	10.00	Distance from Equipment to Receiver (ft)	
n =	1.10	Vibration attenuation rate through the ground	

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

DATA OUT RESULTS

PPV =	**0.244**	IN/SEC	OUTPUT IN RED

BYER GEOTECHNICAL, INC.

March 7, 2023
BG 23694

2662 and 2668 S Barrington Ave, LLC
865 Via De La Paz, #308
Pacific Palisades, California 90272

Attention: Mr. RJ Wynn

Subject

Transmittal of Geotechnical Engineering Exploration
Proposed Five-Story Residential Building over One Subterranean Parking Level
Lots 5 and 6, Tract 7449
2662 and 2668 South Barrington Avenue
Los Angeles, California

Dear Mr. Wynn:

Byer Geotechnical has completed our report dated March 7, 2023, which describes the geotechnical engineering conditions with respect to the proposed project. The reviewing agency for this document is the City of Los Angeles, Department of Building and Safety (LADBS). The reviewing agency requires two unbound copies, one with a wet signature, a USB drive (PDF format), an application form, and a filing fee. Copies of the report have been distributed as follows:

(1) Addressee (E-mail and Mail)
(3) Aaron Brumer & Associates Architects, Attention: Aaron Brumer (E-mail and Mail)
(1) Aaron Brumer & Associates Architects, Attention: Sara Milani (E-mail)
(1) JDJ Consulting, Attention: Jake Heller (E-mail)

It is our understanding that Mr. Aaron Brumer will file the report and USB drive with the LADBS. Please review the report carefully prior to submittal to the governmental agency. Questions concerning the report should be directed to the undersigned. Byer Geotechnical appreciates the opportunity to offer our consultation and advice on this project.

Very truly yours,
BYER GEOTECHNICAL, INC.

Raffi S. Babayan
Senior Project Engineer

BYER GEOTECHNICAL, INC.

GEOTECHNICAL ENGINEERING EXPLORATION
PROPOSED FIVE-STORY RESIDENTIAL BUILDING OVER
ONE SUBTERRANEAN PARKING LEVEL
LOTS 5 AND 6, TRACT 7449
2662 AND 2668 SOUTH BARRINGTON AVENUE
LOS ANGELES, CALIFORNIA
FOR 2662 AND 2668 S. BARRINGTON AVE, LLC
BYER GEOTECHNICAL, INC., PROJECT NUMBER BG 23694
MARCH 7, 2023

1461 East Chevy Chase Drive, Suite 200 • Glendale, California 91206 • tel 818.549.9959 • fax 818.543.3747 • www.byergeo.com

GEOTECHNICAL ENGINEERING EXPLORATION
PROPOSED FIVE-STORY RESIDENTIAL BUILDING OVER
ONE SUBTERRANEAN PARKING LEVEL
LOTS 5 AND 6, TRACT 7449
2662 AND 2668 SOUTH BARRINGTON AVENUE
LOS ANGELES, CALIFORNIA
FOR 2662 AND 2668 S. BARRINGTON AVE, LLC
BYER GEOTECHNICAL, INC., PROJECT NUMBER BG 23694
MARCH 7, 2023

INTRODUCTION

This report has been prepared per our signed Agreement and summarizes findings of Byer Geotechnical, Inc., geotechnical engineering exploration performed on the subject site. The purpose of this study is to evaluate the nature, distribution, engineering properties, and geologic hazards of the earth materials underlying the site with respect to construction of the proposed project. This report is intended to assist in the design and completion of the proposed project and to reduce geotechnical risks that may affect the project. The professional opinions and advice presented in this report are based upon commonly accepted exploration standards and are subject to the AGREEMENT with TERMS AND CONDITIONS, and the GENERAL CONDITIONS AND NOTICE section of this report. No warranty is expressed or implied by the issuing of this report.

PROPOSED PROJECT

The scope of the proposed project was determined from consultation with Mr. Jake Heller of JDJ Consulting, and the preliminary plans prepared by Aaron Brumer & Associates Architects, dated January 18, 2023. Final plans have not been prepared and await the conclusions and recommendations of this report. The project consists of the construction of a five-story residential building over one subterranean parking level. The ground floor will consist of a concrete-frame structure that will include parking spaces and building amenities. The upper four levels will consists

of wood-frame residential units. The footprint of the proposed building is planned to occupy almost the entire site. One elevator is planned within the central portion of the proposed building. Retaining walls ranging from 11 to 15 feet high are planned to support the excavation for the subterranean parking level. In addition, retaining walls up to six feet high will be required to support the excavation for the pit portion of the elevator, below the subterranean parking level. An access ramp to the subterranean parking level is planned in the northwest corner of the proposed building via Barrington Avenue. In addition, access to the ground floor parking is planned in the southeast corner of the proposed building via the northeast-bounding (rear) alley. The existing one-story residences and associated improvements are to be removed from the site.

RESEARCH

Research of agency records was conducted to locate previous geotechnical reports for the subject site. No reports were located.

EXPLORATION

The scope of the field exploration was determined from our initial site visit and consultation with Mr. Jake Heller. The preliminary plans prepared by Aaron Brumer & Associates Architects, dated January 18, 2023, were a guide to our work on this project. Exploration was conducted using techniques normally applied to this type of project in this setting. This report is limited to the area of the exploration and the proposed project as shown on the enclosed Site Plan and cross sections. The scope of this exploration did not include an assessment of general site environmental conditions for the presence of contaminants in the earth materials and groundwater. Conditions affecting portions of the property outside the area explored are beyond the scope of this report.

Exploration was conducted on February 8, 2023, with the aid of a limited-access, track-mounted hollow-stem-auger drill rig. It included drilling three borings to approximate depths of 26½ to 41½ feet below existing grade. Samples of the earth materials were obtained and delivered to our soils engineering laboratory for testing and analysis. The borings tailings were visually logged by the project soils engineer. Following drilling and sampling, the borings were backfilled and mechanically tamped.

Office tasks included laboratory testing of selected soil samples, review of published maps and photos for the area, review of our files, review of agency files, preparation of cross sections, preparation of the Site Plan, engineering analysis, and preparation of this report. Earth materials exposed in the borings are described on the enclosed Log of Borings. Appendix I contains a discussion of the laboratory testing procedures and results. The proposed project and the locations of the borings are shown on the enclosed Site Plan. Subsurface distribution of the earth materials and the proposed project are shown on Sections A and B.

SITE DESCRIPTION

The subject property consists of two contiguous, rectangular-shaped, and partially-graded lots that are located within the northwest portion of the Los Angeles Basin, in the West Los Angeles section of the city of Los Angeles, California (34.0264° N Latitude, 118.4412° W Longitude). As depicted on the enclosed Aerial Vicinity Map, the property is bounded by an alley on the northeast, Barrington Avenue on the southwest, a two-story apartment building over a partial subterranean parking level on the southeast, and a two-story at-grade apartment building on the northwest. The property is located approximately one-quarter of a mile south of the Santa Monica (10) Freeway and 0.6 miles west of the San Diego (405) Freeway. Two, one-story residences and associated detached garages (Circa 1937) currently occupy central and east portions of the site. Front and rear yards comprise the remaining portions of the site. The surrounding area has been developed generally with single- and multi-family residential buildings.

Past grading on the site has consisted of preparing minor grading to prepare level pads for the existing structures. Vegetation on the site consists of a manicured lawn and planter areas, as well as a few trees around the existing structures. Surface drainage is by sheetflow runoff down the contours of the land to the west towards the street.

GROUNDWATER

Groundwater was encountered in Borings 1 and 3 at approximate depths of 34 and 33 feet below existing grade, respectively (average elevation 99.0). In *Seismic Hazard Zone Report 023,* the California Geological Survey (CGS) has estimated the historically-highest groundwater level at the site was on the order of 40 feet below ground surface (CGS, 1998), as shown on the enclosed Historic-High Groundwater Map.

Seasonal fluctuations in groundwater levels occur due to variations in climate, irrigation, development, and other factors not evident at the time of the exploration. Groundwater levels may also differ across the site. Groundwater can saturate earth materials causing subsidence or instability of slopes.

METHANE ZONES

The City of Los Angeles Ordinance No. 175790 established methane mitigation requirements and includes construction standards to control methane intrusion into buildings. The subject property is not mapped within either a Methane Zone or Methane Buffer Zone.

EARTH MATERIALS

Fill

Fill was not encountered during the subsurface exploration. Fill may be present locally and is expected to be minor. Any fill will be removed during the excavation for the subterranean parking level.

Alluvium (Qa/Qal)

Natural alluvium, derived from the Santa Monica Mountains, underlies the subject site and was encountered in the borings. The alluvium is approximately 30 feet thick across the subject site. The alluvium consists of layers of sandy silt, silt, and clay that are generally olive- to dark olive-brown, moist to very moist, and medium stiff to stiff.

Older Alluvium (Qom/Qm)

Older alluvium deposits, also known as marine deposits of Pleistocene age, underlie the subject property and were encountered beneath the alluvium in Borings 1 and 3. The older alluvium consists of poorly- to well-graded gravelly sand that is dark olive-gray to dark gray, very moist to saturated, and medium dense to very dense, with varying amounts of fine- to coarse-grained gravel. A very stiff layer of dark olive-brown silt is present at an approximate depth of 40 feet, beneath the gravelly sand layer.

GENERAL SEISMIC CONSIDERATIONS

Regional Faulting

The subject property is located in an active seismic region. Moderate to strong earthquakes can occur on numerous local faults. The United States Geological Survey, California Geological Survey (CGS), private consultants, and universities have been studying earthquakes in southern California for several decades. Early studies were directed toward earthquake prediction and estimation of the effects of strong ground shaking. Studies indicate that earthquake prediction is not practical and not sufficiently accurate to benefit the general public. Governmental agencies now require earthquake-resistant structures. The purpose of the code seismic-design parameters is to prevent collapse during strong ground shaking. Cosmetic damage should be expected.

Southern California faults are classified as "active" or "potentially active." Faults from past geologic periods of mountain building that do not display evidence of recent offset are considered "potentially active." Faults that have historically produced earthquakes or show evidence of movement within the past 11,000 years are known as "active faults." No known active faults cross the subject property, and the property is not located within a currently-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2000). Therefore, the potential for surface rupture onsite is considered very low.

The known regional local active and potentially-active faults that could produce the most significant ground shaking on the site include the Santa Monica, Newport-Inglewood, Hollywood, Malibu Coast, and Anacapa-Dume Faults. Another fault that is located near the site is the Puente Hills blind thrust; however, this fault is considered inactive (ICBO, 1998). Fifty-two faults were found within a 100-kilometer-radius search area from the site using EZ-FRISK V8.07 computer program. The results of seismic-source analysis are listed in Appendix II. The closest mapped "active" fault is the Santa Monica Fault, a Type B fault that is located 1.6 kilometers (1 mile) north of the site. The Santa Monica Fault is capable of producing a maximum moment magnitude of 7.4 and an average slip rate of 1.0 ± 0.5 millimeters per year (Cao et al., 2003). The San Andreas Fault, a Type A fault,

is located 65.6 kilometers (40.8 miles) northeast of the site. General locations of regional active faults with respect to the subject site are shown on the enclosed Regional Fault Map (Appendix II).

Seismic Design Coefficients

The following table lists the applicable City of Los Angeles Building Code seismic coefficients for the project:

SEISMIC COEFFICIENTS (2023 City of Los Angeles Building Code - Based on ASCE Standard 7-16)		
Latitude = 34.0264° N Longitude = 118.4412° W	Short Period (0.2s)	One-Second Period
Earth Materials and Site Class from Table 20.3.3, ASCE Standard 7-16	Alluvium / Older Alluvium - D	
Mapped Spectral Accelerations from Figures 22-1 and 22-2	S_s = 1.959 (g)	S_1 = 0.698 (g)
Site Coefficients from Tables 11.4-1 and 11.4-2	F_A = 1.0	F_V = 1.7 (g)
Maximum Considered Spectral Response Accelerations from Equations 11.4-1 and 11.4-2	S_{MS} = 1.959 (g)	S_{M1} = 1.187 (g)
Design Spectral Response Accelerations from Equations 11.4-3 and 11.4-4	S_{DS} = 1.306 (g)	S_{D1} = 0.791 (g)
Maximum Considered Earthquake Geometric Mean (MCE_G) Peak Ground Acceleration, adjusted for Site Class effects	PGA_M = 0.920 (g)	

Reference: American Society for Civil Engineers, **ASCE 7 Hazard Tool,** https://asce7hazardtool.online/

The mapped spectral response acceleration parameter for the site for a 1-second period (S_1) is less than 0.75g. The design spectral response acceleration parameters for the site for a 1-second period (S_{D1}) is greater than 0.20g, and/or the short period (S_{DS}) is greater than 0.50g. Therefore, the project is considered to be in Seismic Design Category D.

The principal seismic hazard to the proposed project is strong ground shaking from earthquakes produced by local faults. Modern buildings are designed to resist ground shaking through the use of shear panels, moment frames, and reinforcement. Additional precautions may be taken, including strapping water heaters and securing furniture to walls and floors. It is likely that the subject property will be shaken by future earthquakes produced in southern California.

Seismic Hazard Deaggregation Analysis

A probabilistic seismic hazard deaggregation analysis was performed on the subject site. Seismic parameters were determined using currently-available earthquake and fault information utilizing data from the United States Geological Survey (USGS) Earthquake Hazards Program (USGS, 2023). An averaging of four Next Generation Attenuation relations (Abrahamson-et. al. (2014) NGA West 2 USGS 2014, Boore-et. al. (2014) NGA West 2 USGS 2014, Campbell-Bozorgnia (2014) NGA West 2 USGS 2014, and Chiou-Youngs (2014) NGA West 2 USGS 2014) was incorporated in the analysis. An average shear-wave velocity (Vs30) of 259 meters-per-second (Site Class D) was used in the analysis. Hazard deaggregation indicates a predominant modal earthquake magnitude of 6.4 (Mw) at a modal distance of 5.8 kilometers. The Peak Horizontal Ground Acceleration (PHGA) with a 10-percent probability of exceedance in 50 years is estimated to be 0.51g on the subject site. These ground motions could occur at the site during the life of the project. Results of the analysis are graphically presented in the enclosed "Seismic Hazard Deaggregation Chart" (Appendix II).

Based on a Site Class D, the MCE_G peak ground acceleration adjusted for Site Class effects, PGA_M, is 0.92g. The pseudo-static seismic coefficient (k_h) was derived according to the guidelines of the LADBS memorandum dated July 16, 2014. The horizontal pseudo-static seismic coefficient (k_h) was taken as one-third of the PGA_M (0.31g) and was used in the seismic calculations for the cantilever and restrained retaining walls.

Liquefaction

The CGS has not mapped the site within an area where historic occurrence of liquefaction or geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693 (c) would be required, as shown on the enclosed Seismic Hazard Zones Map.

Current and historic shallow groundwater levels are not present onsite. In addition, the earth materials below groundwater level consist of older alluvium deposits that are medium dense to very dense and very stiff. Therefore, the potential for liquefaction to occur at the site is considered to be very low.

Seiches and Tsunamis

Seiches are large waves generated in enclosed bodies of water, such as lakes and reservoirs, in response to ground shaking. Tsunamis are waves generated in large bodies of water by fault displacement or major ground movement. The site is not located near any lake or reservoir. Furthermore, the site is at an average elevation of 132.0 feet above mean sea level and is located approximately three miles from the Pacific Ocean shoreline. Therefore, the risk to the project from seiches or tsunamis is considered to be nil.

CONCLUSIONS AND RECOMMENDATIONS

General Findings

The conclusions and recommendations of this exploration are based upon review of the preliminary plans, review of published maps, three borings, research of available records, laboratory testing, engineering analysis, and years of experience performing similar studies on similar sites. It is the finding of Byer Geotechnical, Inc., that development of the proposed project is feasible from a

geotechnical engineering standpoint, provided the advice and recommendations contained in this report are included in the plans and are implemented during construction.

The recommended bearing material for the proposed building is firm undisturbed alluvium, which is expected at the bottom of excavation for the subterranean parking level. Conventional foundations may be used. Soils to be exposed at finished grade are expected to exhibit a low expansion potential.

Geotechnical issues affecting the project include temporary excavations ranging from 14 to 18 feet in height, including an estimate of the foundation embedment depth. Temporary shoring consisting of soldier piles and continuous lagging is recommended to facilitate the construction of the subterranean parking level and to support existing offsite improvements. Recommendations for temporary shoring are included in the "Temporary Excavations" section of this report.

Groundwater should be anticipated in the shoring pile excavations that extend below elevation 99.0. Groundwater is not anticipated in the basement and foundation excavations.

FOUNDATION DESIGN

Spread Footings

Continuous and/or pad footings may be used to support the proposed five-story building over one subterranean parking level, provided they are founded in firm undisturbed alluvium. Continuous footings should be a minimum of 12 inches in width. Pad footings should be a minimum of 24-inches square. The following chart contains the recommended design parameters.

Bearing Material	Minimum Embedment Depth of Footing (Inches)	Vertical Bearing (psf)	Coefficient of Friction	Passive Earth Pressure (pcf)	Maximum Earth Pressure (psf)
Alluvium	24	2,000	0.30	250	4,500

Increases in the bearing value are allowable at a rate of 400 pounds-per-square-foot for each additional foot of footing width or depth to a maximum of 4,500 pounds-per-square-foot. For bearing calculations, the weight of the concrete in the footing may be neglected.

The bearing value shown above is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading, which includes the effects of wind or seismic forces. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

Footings adjacent to retaining walls should be deepened below a 1:1 plane from the bottom of the lower retaining wall, or the footings should be designed as grade beams to bridge from the wall to the 1:1 plane.

All continuous footings should be reinforced with a minimum of four #4 steel bars: two placed near the top and two near the bottom of the footings. Footings should be cleaned of all loose soil, moistened, free of shrinkage cracks, and approved by the geotechnical engineer prior to placing forms, steel, or concrete.

Foundation Settlement

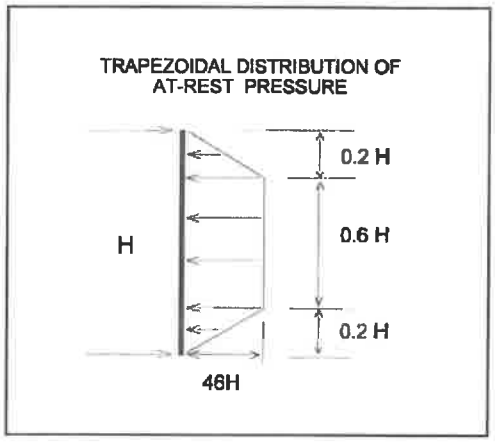
Settlement of the foundation system is expected to occur on initial application of loading. A total settlement of one-half of an inch to one inch may be anticipated. Differential settlement should not exceed one-half of an inch over a horizontal distance of 30 feet.

RETAINING WALLS

General Design

Cantilever retaining walls up to 14 feet high with a level backslope may be designed for an active equivalent fluid pressure of 43 pounds-per-cubic-foot (see Calculation Sheet #1a). Retaining walls should be provided with a subdrain or weepholes covered with a minimum of 12 inches of ¾-inch crushed gravel.

Since the elevator pit is planned below the subterranean level subgrade, covered with a concrete slab-on-grade, a subdrain system may be omitted for the elevator-pit walls. These walls should be designed for an active equivalent fluid pressure of 30 pounds-per-cubic-foot. An additional triangular pressure of 62.4 pounds-per-cubic-foot should be applied in the design of the elevator pit walls to resist hydrostatic forces.



Proposed subterranean retaining walls, which will be restrained, should be designed for the at-rest lateral earth pressure of 46H, where H is the height of the wall (see Calculation Sheet #2a). The diagram illustrates the trapezoidal distribution of earth pressure. The design earth pressures assume that the walls are free draining. Surcharge loads from vehicular traffic and adjacent buildings should be applied in the design of the restrained retaining walls. Surcharge loads may be calculated using LADBS Information Bulletin P/BC 2020-083, NAVFAC DM-7.02 Design Manual, or an equivalent method.

Subterranean retaining walls should be provided with a subdrain or weepholes covered with a minimum of 12 inches of ¾-inch crushed gravel. An alternative subdrain system, consisting of Miradrain and gravel pockets (one-cubic-foot minimum) connected to a solid pipe outlet, may be used behind the subterranean retaining walls. A sump pump will be required for basement subdrains. The gravel pockets should be excavated to penetrate the slurry backfill behind the lagging to ensure contact with the earth materials behind the lagging.

Seismic Load

Seismic analysis of the cantilever and subterranean retaining walls indicates that no additional loading due to seismic forces is required on the cantilever and restrained retaining walls, since the calculated seismic thrusts are less than the static active and at-rest design thrusts for a retained height of up to 15 feet (see Calculation Sheets #2Sa and #3Sa).

Backfill

Retaining wall backfill should be compacted to a minimum of 90 percent of the maximum dry density as determined by ASTM D 1557-12, or equivalent. Where access between the retaining wall and the temporary excavation prevents the use of compaction equipment, retaining walls should be backfilled with ¾-inch crushed gravel to within two feet of the ground surface. Where the area between the wall and the excavation exceeds 18 inches, the gravel must be vibrated or wheel-rolled, and tested for compaction. The upper two feet of backfill above the gravel should consist of a compacted-fill blanket to the surface. Restrained walls should not be backfilled until the restraining system is in place.

Foundation Design

Retaining wall footings may be sized per the "Spread Footings" section of this report.

Retaining Wall Deflection

It should be noted that non-restrained retaining walls can deflect up to one percent of their height in response to loading. This deflection is normal and results in lateral movement and settlement of the backfill toward the wall. The zone of influence is within a 1:1 plane from the bottom of the wall. Hard surfaces or footings placed on the retaining wall backfill should be designed to avoid the effects of differential settlement from this movement. Decking that caps a retaining wall should be provided with a flexible joint to allow for the normal deflection of the retaining wall. Decking that does not cap a retaining wall should not be tied to the wall. The space between the wall and the deck will require periodic caulking to prevent moisture intrusion into the retaining wall backfill.

TEMPORARY EXCAVATIONS

Temporary excavations will be required to construct the subterranean parking level of the proposed building and to support existing offsite improvements. The excavations are expected to range from 6 feet (elevator pit walls) to 18 feet in height (subterranean walls) and will expose alluvium. The alluvium is capable of maintaining unsurcharged vertical excavations up to five feet (see Calculation Sheet #4). Where vertical excavations in the alluvium exceed five feet in height, the upper portion should be trimmed to 1:1 (45 degrees).

Vertical excavations removing support from adjacent footings or adjacent to property lines will require the use of temporary shoring such as soldier piles. Design values can be found in the "Soldier Piles" section below.

The geologist should be present during grading to see temporary slopes. All excavations should be stabilized within 30 days of initial excavation. Water should not be allowed to pond on top of the excavations nor to flow toward them. No vehicular surcharge should be allowed within three feet of the top of the cut.

Soldier Piles

Drilled, cast-in-place concrete soldier piles may be utilized as temporary shoring to support excavations to construct the subterranean parking level of the proposed building and to support existing offsite improvements. The piles should be a minimum of 18 inches in diameter and a minimum of eight feet into the alluvium below the excavation. Piles may be assumed fixed at three feet into the alluvium below the excavation. The piles may be designed for a skin friction of 500 pounds-per-square-foot for that portion of pile in contact with the alluvium below the excavation. Piles should be spaced a maximum of eight feet on center. Shoring spacing may be increased up to 10 feet on center in local areas such as ramp approaches and corners of shoring. The piles may be designed for the active equivalent fluid pressures shown in the following table:

Location of Shoring	Shoring Height (feet)	Type of Surcharge	Maximum Surcharge (pounds)	Active Equivalent Fluid Pressure (pcf)	Trapezoidal Pressure Distribution	Reference
Along NE & SW Property Lines	14 - 18	Vehicle	300 (Uniform Load)	34	21H	Calculation Sheet #5
Along NW & SE Property Lines	14 - 18	Two-Story Building	2,000 (Line Load)	35	22H	Calculation Sheet #6

If rakers are incorporated in the temporary shoring system, the soldier piles should be designed for a trapezoidal distribution of the lateral earth pressures shown in the table above, where H is the shoring height.

The equivalent fluid pressure should be multiplied by the pile spacing. The piles may be included in the permanent retaining wall. Where a combination of sloped embankment and shoring is used, the pressure will be greater and must be determined for each combination.

Should groundwater be encountered in the pile excavations, it should be pumped out, or the water may be displaced by pumping concrete from the bottom with a hose. The tip of the hose shall be kept at least five feet below the concrete surface during pumping. When concrete is placed below water, the mix should be adjusted to achieve at least 1,000 pounds-per-square-inch more than the required strength.

Lateral Design

The friction value is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading, which includes the effects of wind or seismic forces. Resistance to lateral loading may be provided by passive earth pressure within the alluvium below the excavation.

Passive earth pressure may be computed as an equivalent fluid having a density of 250 pounds-per-cubic-foot. The maximum allowable earth pressure is 4,500 pounds-per-square-foot. For design of isolated piles, the allowable passive and maximum earth pressures may be increased by 100 percent. Piles spaced more than 2½-pile diameters on center may be considered isolated.

Rakers

Rakers may be used to internally brace the soldier piles. The raker bracing could be supported laterally by temporary concrete footings (deadmen) or by the permanent interior footings. For design of temporary footings or deadmen, poured with the bearing surface normal to rakers inclined at 45 degrees, a bearing value of 4,500 pounds-per-square-foot may be used, provided the shallowest point of the footing is at least one foot below the lowest adjacent grade. For design of vertical deadmen, a bearing value of 3,100 pounds-per-square-foot may be used for the bottom of the footing. The vertical wall of the footing will provide a passive earth pressure of 250 pounds-per-cubic-foot. A friction of 0.3 may be used along the base of the deadman.

Lagging

Continuous lagging is recommended between the soldier piles. The soldier piles should be designed for the full anticipated lateral pressure. However, the pressure on the lagging will be less due to arching in the soils. Lagging should be designed for the recommended earth pressure, but may be limited to a maximum value of 400 pounds-per-square-foot. The space behind lagging should be backfilled with cement slurry.

Lagging should be placed behind the front flange of the shoring steel I-beams. In some cases, the shoring is designed with the lagging behind the rear flange of the shoring steel I-beams. This is to maximize the interior area and position the walls as near the property lines as possible. During the installation of lagging behind the rear flange, the shoring is not supporting the excavation while the lagging is placed and backfilled. This can cause damage to adjacent offsite improvements, such as buildings, site walls, sidewalks, etc. If lagging is to be placed behind the rear flange of the I-beams, the lagging should be installed in slot cuts (ABC method), where lagging is installed and slurry-backfilled in the "A" slots before the "B" and "C" slots are excavated for lagging. Also, the maximum vertical height exposed should be no more than five feet.

Deflection

Some deflection of the shored embankment should be anticipated. Where shoring is planned adjacent to existing structures, it is recommended that lateral deflection not exceed one-half of an inch. For shoring not surcharged by a structure, the allowable deflection is deferred to the structural engineer. If greater deflection occurs during construction, additional bracing or anchors may be necessary to minimize deflection. If desired to reduce the deflection of the shoring, a greater active pressure could be used in the shoring design.

FLOOR SLABS

Floor slabs should be cast over firm undisturbed alluvium or approved compacted fill and reinforced with a minimum of #4 bars on 16-inch centers, each way. Slabs that will be provided with a floor covering should be protected by a polyethylene plastic vapor barrier. The barrier should be sandwiched between the layers of sand, about two inches each, to prevent punctures and aid in the concrete cure. A low-slump concrete may be used to minimize possible curling of the slab. The concrete should be allowed to cure properly before placing vinyl or other moisture-sensitive floor covering.

It should be noted that cracking of concrete slabs is common. The cracking occurs because concrete shrinks as it cures. Control joints, which are commonly used in exterior decking to control such cracking, are normally not used in interior slabs. The reinforcement recommended above is intended to reduce cracking and its proper placement is critical to the performance of the slab. The minor shrinkage cracks, which often form in interior slabs, generally do not present a problem when carpeting, linoleum, or wood floor coverings are used. The slab cracks can, however, lead to surface cracks in brittle floor coverings such as ceramic tile.

EXTERIOR CONCRETE DECKS

Decking should be cast over firm undisturbed alluvium or an approved compacted subgrade, and reinforced with a minimum of #3 bars placed 18 inches on center, each way. Decking that caps a retaining wall should be provided with a flexible joint to allow for the normal one to two percent deflection of the retaining wall. Decking that does not cap a retaining wall should not be tied to the wall. The space between the wall and the deck will require periodic caulking to prevent moisture intrusion into the retaining wall backfill. The subgrade should be moistened prior to placing concrete.

CEMENT TYPE AND CORROSION PROTECTION

A representative sample of the near-surface soil was obtained during field exploration for laboratory testing. Corrosion test results are included in Appendix I. The results indicate that concrete structures in contact with the soils onsite will have negligible exposure to water-soluble sulfates in the soil. According to Tables 19.3.1.1 and 19.3.2.1 of Section 19.3 of the ACI 318-14 Code, Type II cement may be used for concrete construction.

The results of the laboratory testing also indicate that the near-surface clayey soil onsite is considered corrosive to ferrous metals. Special mitigation measures for corrosion protection of steel and other metallic elements in contact with the soil may be required. The corrosion information presented in Appendix I of this report should be provided to the underground utility subcontractor.

DRAINAGE

Control of site drainage is important for the performance of the proposed project. Pad and roof drainage should be collected and transferred to the street or approved location in non-erosive drainage devices. Drainage should not be allowed to pond on the pad or against any foundation or retaining wall. Planters located within retaining wall backfill should be sealed to prevent moisture intrusion into the backfill. Drainage control devices require periodic cleaning, testing, and maintenance to remain effective.

Low-Impact Development (LID) Requirements

Typically, infiltration systems are utilized in areas underlain by pervious granular earth materials that have high percolation characteristics. In addition, infiltration systems are normally planned at least 10 feet from adjacent property lines or public right-of-way and 10 feet from a 1:1 plane projected from the bottom of adjacent structural foundations. The proposed building is planned to occupy the

entire site. In addition, due to the current depth of groundwater and the design depth of the foundation system, infiltration is not feasible and, therefore, is not recommended on the subject site.

As an alternative, a biofiltration system, a capture-and-reuse system, or equivalent, may be installed on the site in accordance with the City of Los Angeles Best Management Practices (City of Los Angeles, 2011). A planter box may be used to capture and treat storm-water runoff through different soil layers before discharging water to the street storm drain. The planter box should be an impermeable rigid structure that is equipped with an underdrain to prevent water infiltration to the underlying subsurface earth materials. Planter boxes may be situated aboveground and placed adjacent to buildings. Planter boxes should be designed as freestanding and for an inward equivalent fluid pressure of 43 pounds-per-cubic-foot. This fluid pressure includes possible vehicular surcharge. Byer Geotechnical, Inc., should be provided with the final plans to verify the location of the planter boxes.

Irrigation

Control of irrigation water is a necessary part of site maintenance. Soggy ground and perched water may result if irrigation water is excessively applied. Irrigation systems should be adjusted to provide the minimum water needed. Adjustments should be made for changes in climate and rainfall.

WATERPROOFING

Interior and exterior retaining walls are subject to moisture intrusion, seepage, and leakage, and should be waterproofed. Waterproofing paints, compounds, or sheeting can be effective if properly installed. Equally important is the use of a subdrain that daylights to the atmosphere. The subdrain should be covered with ¾-inch crushed gravel to help the collection of water. Landscape areas above the wall should be sealed or properly drained to prevent moisture contact with the wall or saturation of wall backfill.

PLAN REVIEW

Formal plans ready for submittal to the building department should be reviewed by Byer Geotechnical. Any change in scope of the project may require additional work.

SITE OBSERVATIONS DURING CONSTRUCTION

The building department requires that the geotechnical engineer provide site observations during grading and construction. Foundation excavations should be observed and approved by the geotechnical engineer or geologist prior to placing steel, forms, or concrete. The engineer/geologist should observe bottoms for fill, compaction of fill, temporary and soldier pile excavations, lagging installation and slurry backfill, raker footings if any, and subdrains. All fill that is placed should be approved by the geotechnical engineer and the building department prior to use for support of structural footings and floor slabs.

Please advise Byer Geotechnical, Inc., at least 24 hours prior to any required site visit. The building department stamped plans, the permits, and the geotechnical reports should be at the job site and available to our representative. The project consultant will perform the observation and post a notice at the job site with the findings. This notice should be given to the agency inspector.

FINAL REPORTS

The geotechnical engineer will prepare interim and final compaction reports upon request. The geologist will prepare reports summarizing pile excavations.

CONSTRUCTION SITE MAINTENANCE

It is the responsibility of the contractor to maintain a safe construction site. The area should be fenced and warning signs posted. All excavations must be covered and secured. Soil generated by foundation excavations should be either removed from the site or placed as compacted fill. Soil should not be spilled over any descending slope. Workers should not be allowed to enter any unshored trench excavations over five feet deep. Water shall not be allowed to saturate open footing trenches.

GENERAL CONDITIONS AND NOTICE

This report and the exploration are subject to the following conditions. Please read this section carefully; it limits our liability.

In the event of any changes in the design or location of any structure, as outlined in this report, the conclusions and recommendations contained herein may not be considered valid unless the changes are reviewed by Byer Geotechnical, Inc., and the conclusions and recommendations are modified or reaffirmed after such review.

The subsurface conditions, excavation characteristics, and geologic structure described herein have been projected from test excavations on the site and may not reflect any variations that occur between these test excavations or that may result from changes in subsurface conditions.

Fluctuations in the level of groundwater may occur due to variations in rainfall, temperature, irrigation, and other factors not evident at the time of the measurements reported herein. Fluctuations also may occur across the site. High groundwater levels can be extremely hazardous. Saturation of earth materials can cause subsidence or slippage of the site.

If conditions encountered during construction appear to differ from those disclosed herein, notify us immediately so we may consider the need for modifications. Compliance with the design concepts, specifications, and recommendations requires the review of the engineering geologist and geotechnical engineer during the course of construction.

THE EXPLORATION WAS PERFORMED ONLY ON A PORTION OF THE SITE, AND CANNOT BE CONSIDERED AS INDICATIVE OF THE PORTIONS OF THE SITE NOT EXPLORED.

This report, issued and made for the sole use and benefit of the client, is not transferable. Any liability in connection herewith shall not exceed the Phase I fee for the exploration and report or a negotiated fee per the Agreement. No warranty is expressed, implied, or intended in connection with the exploration performed or by the furnishing of this report.

THIS REPORT WAS PREPARED ON THE BASIS OF THE PRELIMINARY DEVELOPMENT PLAN FURNISHED. FINAL PLANS SHOULD BE REVIEWED BY THIS OFFICE AS ADDITIONAL GEOTECHNICAL WORK MAY BE REQUIRED.

Byer Geotechnical appreciates the opportunity to provide our service on this project. Any questions concerning the data or interpretation of this report should be directed to the undersigned.

Respectfully submitted,
BYER GEOTECHNICAL, INC.

Raffi S. Babayan
P. E. 72168

Robert I. Zweigler
G. E. 2120

RSB:RIZ:cj
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Enc: List of References (2 Pages)
Appendix I - Laboratory Testing and Log of Borings
Laboratory Testing (2 Pages)
Shear Test Diagram
Consolidation Curves (6 Pages)
Log of Borings 1 - 3 (6 Pages)
Appendix II - Calculations and Figures
Seismic Sources (2 Pages)
Seismic Hazard Deaggregation Chart (2 Pages)
Retaining Wall Calculation Sheets #1 - #3 (10 Pages)
Temporary Excavation Calculation Sheet #4
Shoring Pile Calculation Sheets #5 and #6 (4 Pages)
Aerial Vicinity Map
Regional Topographic Map
Historic Topographic Map
Regional Geologic Map ##1 and #2 (2 Pages)
Regional Fault Map
Seismic Hazard Zones Map
Historic-High Groundwater Map
Site Plan
Sections A and B (One Sheet)

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(1) Aaron Brumer & Associates Architects, Attention: Sara Milani (E-mail)
(1) JDJ Consulting, Attention: Jake Heller (E-mail)

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Software

EZ-FRISK 8.07, Fugro Consultants, Inc.

March 7, 2023
BG 23694

APPENDIX I

Laboratory Testing

March 7, 2023
BG 23694

APPENDIX I

LABORATORY TESTING

Undisturbed and bulk samples of the alluvium were obtained from the borings and transported to the laboratory for testing and analysis. The samples were obtained by driving a ring-lined, barrel sampler conforming to ASTM D 3550-01 with successive drops of the sampler. Experience has shown that sampling causes some disturbance of the sample. However, the test results remain within a reasonable range. The samples were retained in brass rings of 2.50 inches outside diameter and 1.00 inch in height. The samples were stored in close fitting, waterproof containers for transportation to the laboratory.

Moisture-Density

The dry density of the samples was determined using the procedures outlined in ASTM D 2937-10. The moisture content of the samples was determined using the procedures outlined in ASTM D 2216-10. The results are shown on the enclosed Log of Borings.

Maximum Density

The maximum dry density and optimum moisture content of the future compacted fill were determined using the procedures outlined in ASTM D 1557-12, a five-layer standard. The results are shown in the following table.

Boring	Depth (Feet)	Earth Material	USCS + Color Soil Type	Maximum Density (pcf)	Optimum Moisture %	Expansion Index
1	0 - 10	Alluvium	Sandy Silt Dark Brown	123.0	13.0	46 - Low

Expansion Test

To find the expansiveness of the soil, a swell test was performed using the procedures outlined in ASTM D 4829-11. Based upon the testing, the soil at construction grade is expected to exhibit a low expansion potential.

Shear Tests

Shear tests were performed on samples of the alluvium using the procedures outlined in ASTM D 3080-11 and a strain controlled, direct-shear machine manufactured by Soil Test, Inc. The rate of deformation was 0.025 inches-per-minute. The samples were tested in an artificially saturated condition. Following the shear test, the moisture content of the samples was determined to verify saturation. The results are plotted on the enclosed Shear Test Diagram.

APPENDIX I (Continued)

Consolidation

Consolidation tests were performed on *in situ* samples of the alluvium using the procedures outlined in ASTM D 2435-11. Results are graphed on the enclosed Consolidation Curves.

Fines Content

Sieve analysis (wash method) was performed on representative samples of the alluvium obtained from Boring 2 using the procedures outlined in ASTM D 1140-14. The tests were performed to assist in the classification of the soil and to determine the fines content (percent passing #200 sieve). The results are shown on the enclosed Log of Boring 2 and are summarized in the following table:

Results of Sieve Analysis (Wash Method) Laboratory Tests							
Boring No.	Depth (feet)	Fines Content (%)	Soil Type	Boring No.	Depth (feet)	Fines Content (%)	Soil Type
B2	15.0	68.1	Sandy Silt (ML)	B2	25.0	75.1	Silt (ML)
B2	20.0	92.5	Clay (CL)	-	-	-	-

Corrosion

A representative bulk sample of the near-surface soil was transported to Environmental Geotechnology Laboratory for chemical testing. The testing was performed in accordance with Caltrans Standards 643 (pH), 422 (Chloride Content), 417 (Sulfate Content), and 532 (Resistivity). The results of the testing are reported in the following table:

CHEMICAL TEST RESULTS TABLE

Sample	Depth (Feet)	pH	Chloride (PPM)	Sulfate (%)	Resistivity (Ohm-cm)
B2	0 - 10	7.69	180	0.022	1,400

The chloride and sulfate contents of the soil are negligible and not a factor in corrosion. The pH is near neutral and not a factor. The resistivity indicates that the soil is considered corrosive to ferrous metals.

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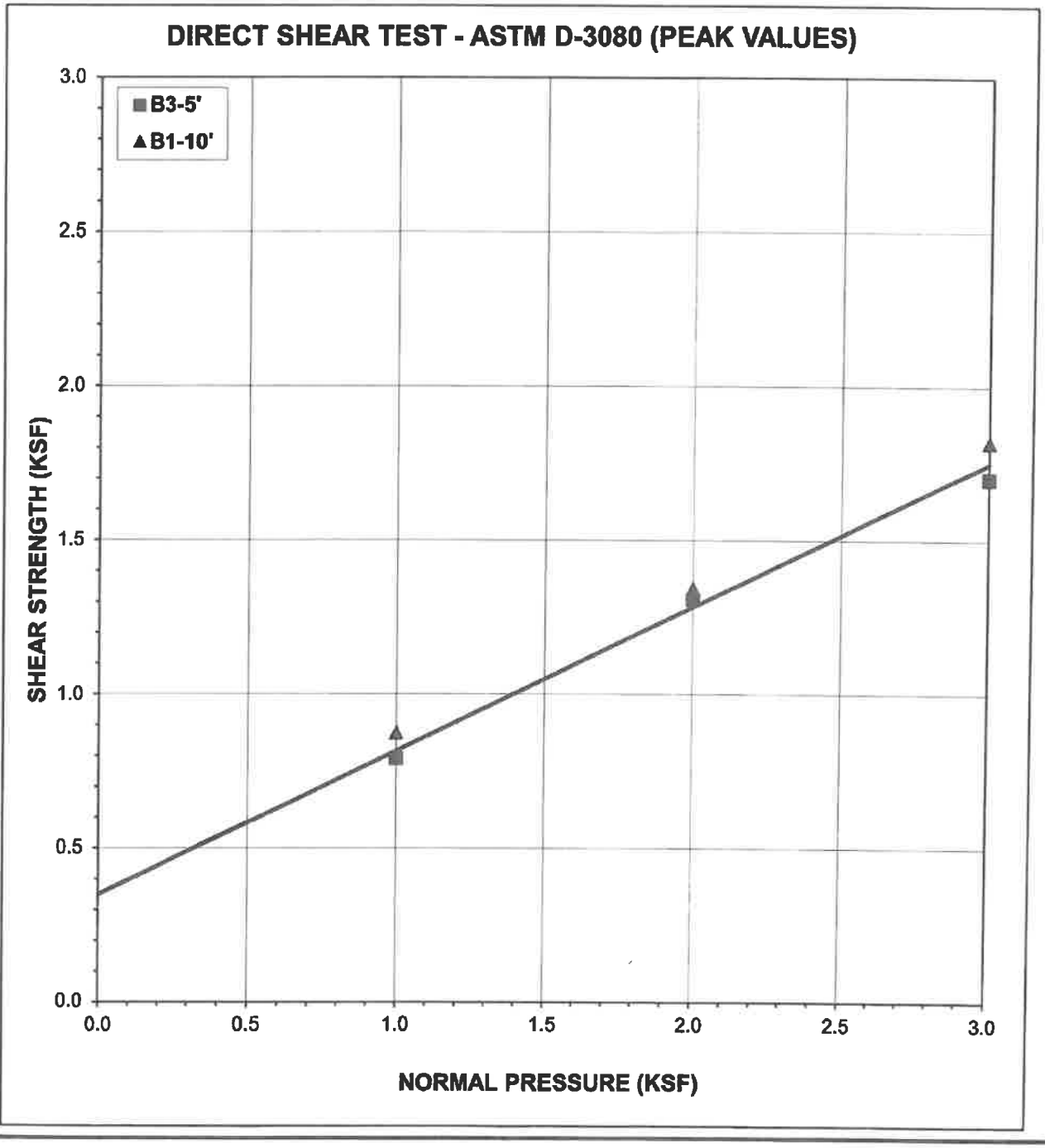
SHEAR TEST DIAGRAM #1

BG: 23694 CONSULTANT: RSB
CLIENT: 2662 and 2668 S Barrington Ave, LLC

EARTH MATERIAL: Alluvium (Saturated))

Phi Angle = 25.0 degrees
Cohesion = 350 psf

Average Moisture Content: 18.7%
Average Dry Density (pcf): 109.8
Average Saturation: 97.5%



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CONSOLIDATION CURVE #1

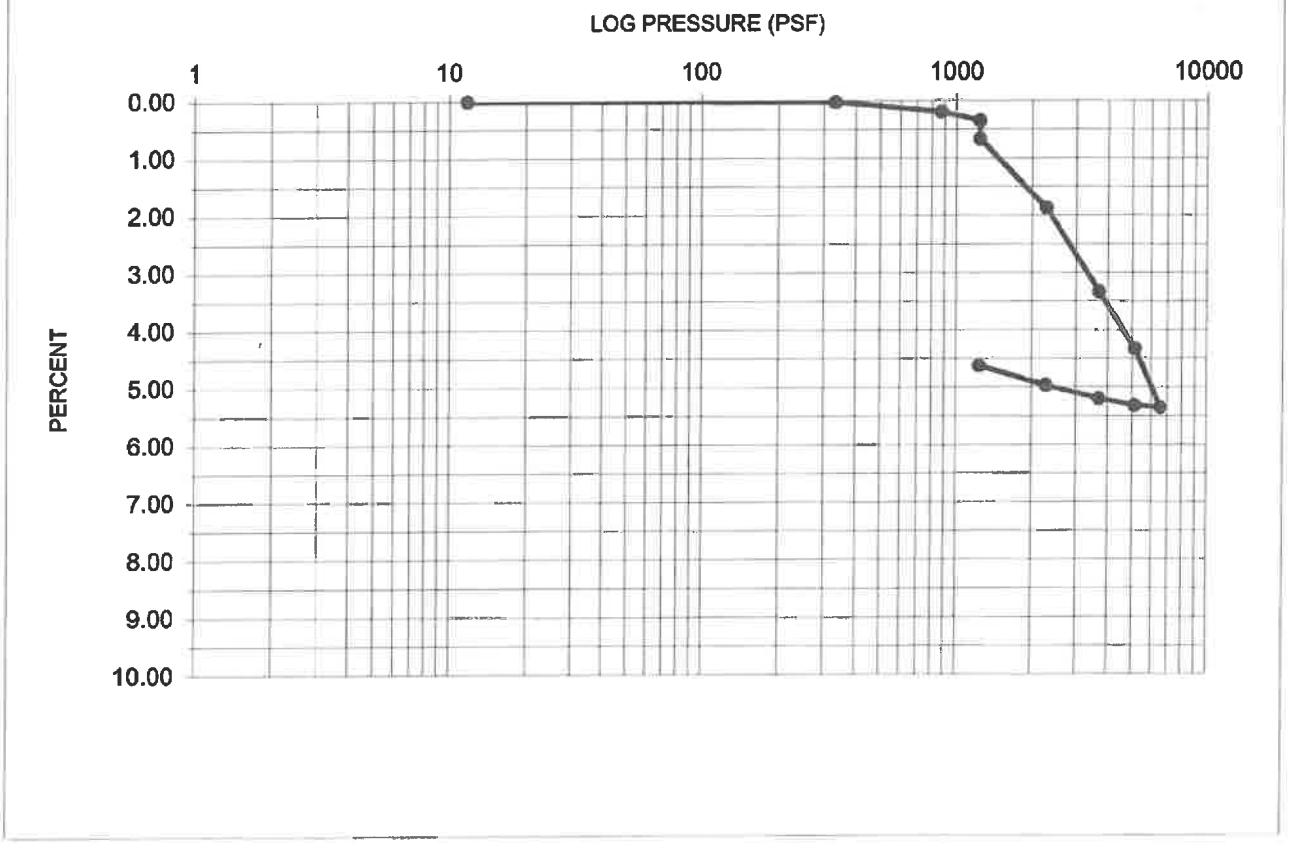
BG: **23694** ENGINEER: **RSB**

CLIENT: **2662 and 2668 S Barrington Ave, LLC**

Earth Material:	Alluvium
Sample Location:	B3-10'
Dry Weight (pcf):	108.0
Initial Moisture:	7.1%
Initial Saturation:	35.4%
Water Added at (psf)	1237

Specific Gravity:	2.65
Initial Void Ratio:	0.53
Compression Index (Cc):	0.146
Recompression Index (Cr):	0.020

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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CONSOLIDATION CURVE #2

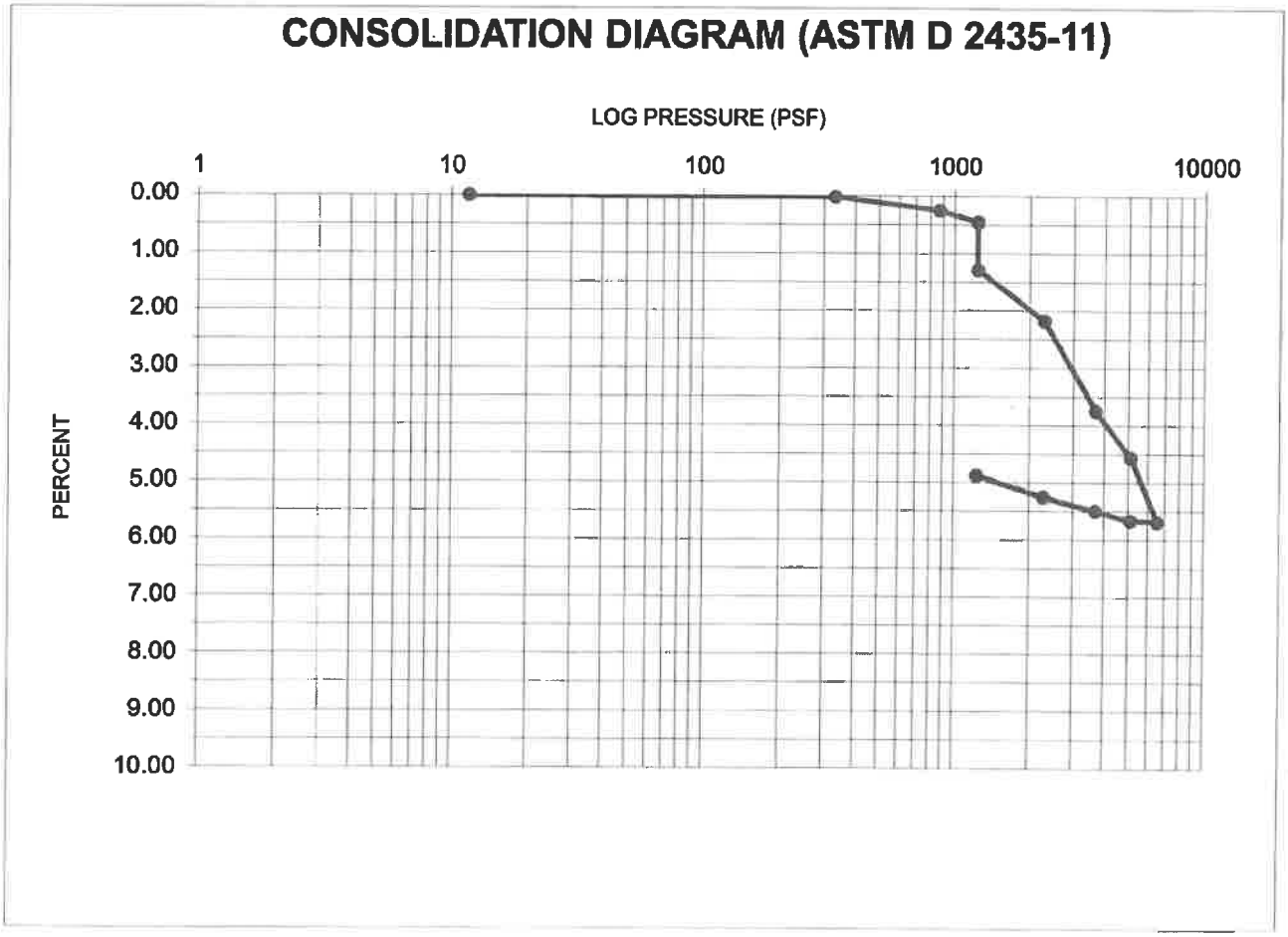
BG: **23694** ENGINEER: **RSB**

CLIENT: **2662 and 2668 S Barrington Ave, LLC**

Earth Material:	Alluvium
Sample Location:	B1-15'
Dry Weight (pcf):	108.3
Initial Moisture:	10.4%
Initial Saturation:	52.3%
Water Added at (psf)	1237

Specific Gravity:	2.65
Initial Void Ratio:	0.53
Compression Index (Cc):	0.160
Recompression Index (Cr):	0.022

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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CONSOLIDATION CURVE #3

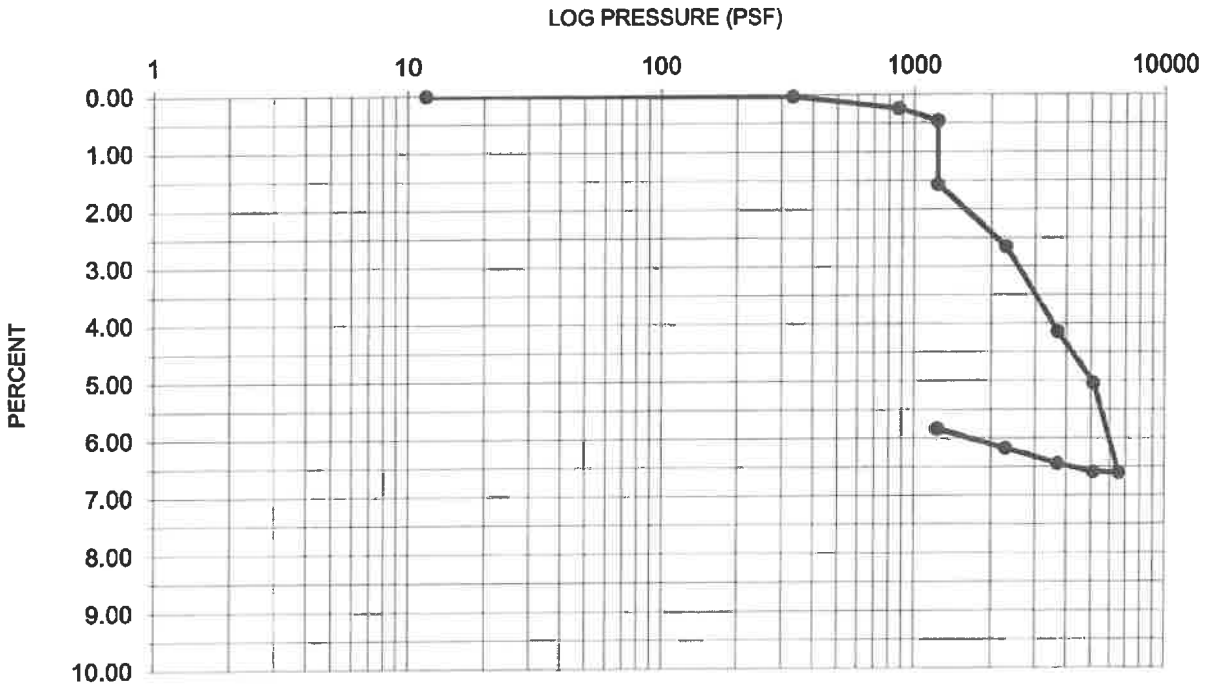
BG: **23694** ENGINEER: **RSB**

CLIENT: **2662 and 2668 S Barrington Ave, LLC**

Earth Material:	Alluvium
Sample Location:	B3-20'
Dry Weight (pcf):	99.2
Initial Moisture:	20.3%
Initial Saturation:	80.7%
Water Added at (psf)	1237

Specific Gravity:	2.65
Initial Void Ratio:	0.67
Compression Index (Cc):	0.244
Recompression Index (Cr):	0.021

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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CONSOLIDATION CURVE #4

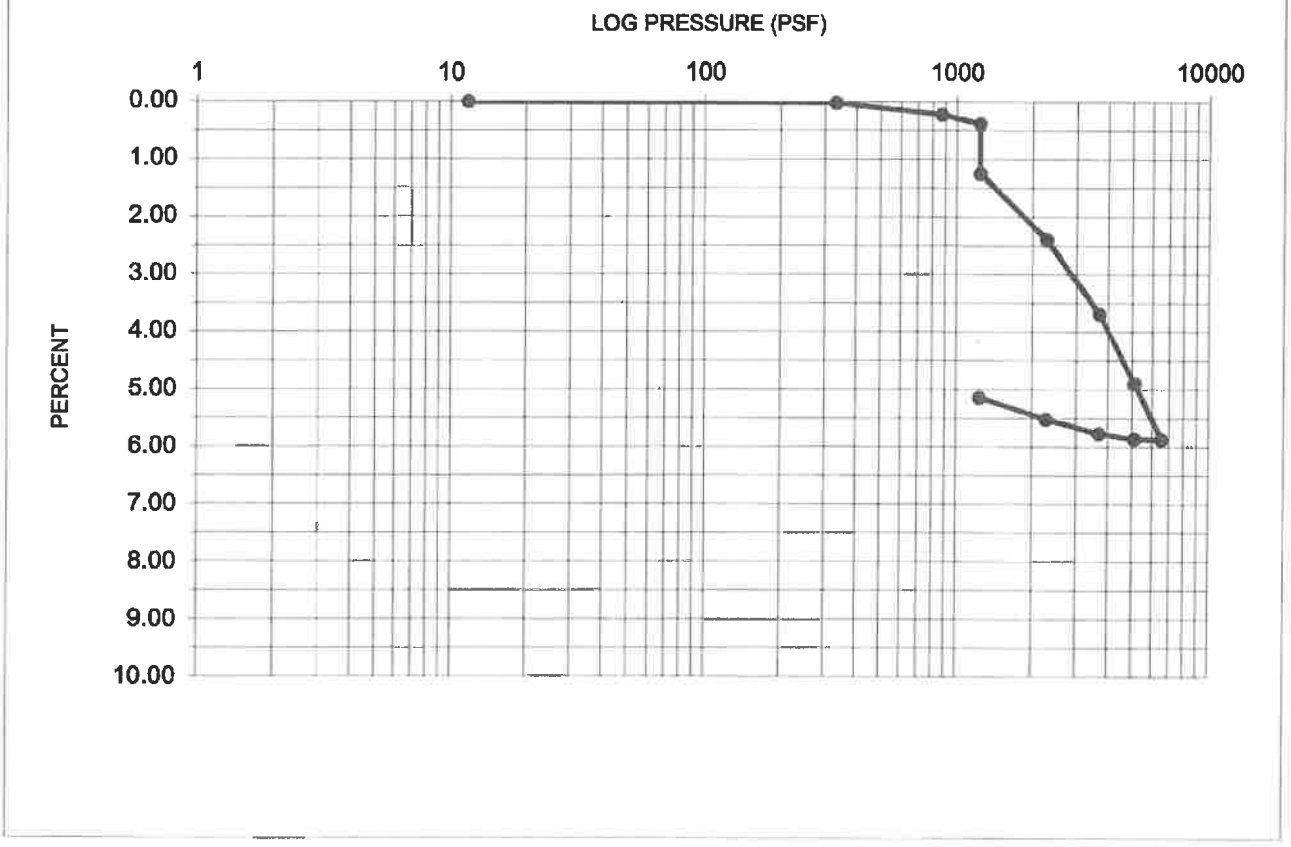
BG: **23694** ENGINEER: **RSB**

CLIENT: **2662 and 2668 S Barrington Ave, LLC**

Earth Material:	Alluvium
Sample Location:	B1-25'
Dry Weight (pcf):	105.5
Initial Moisture:	19.9%
Initial Saturation:	92.9%
Water Added at (psf)	1237

Specific Gravity:	2.65
Initial Void Ratio:	0.57
Compression Index (Cc):	0.143
Recompression Index (Cr):	0.022

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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CONSOLIDATION CURVE #5

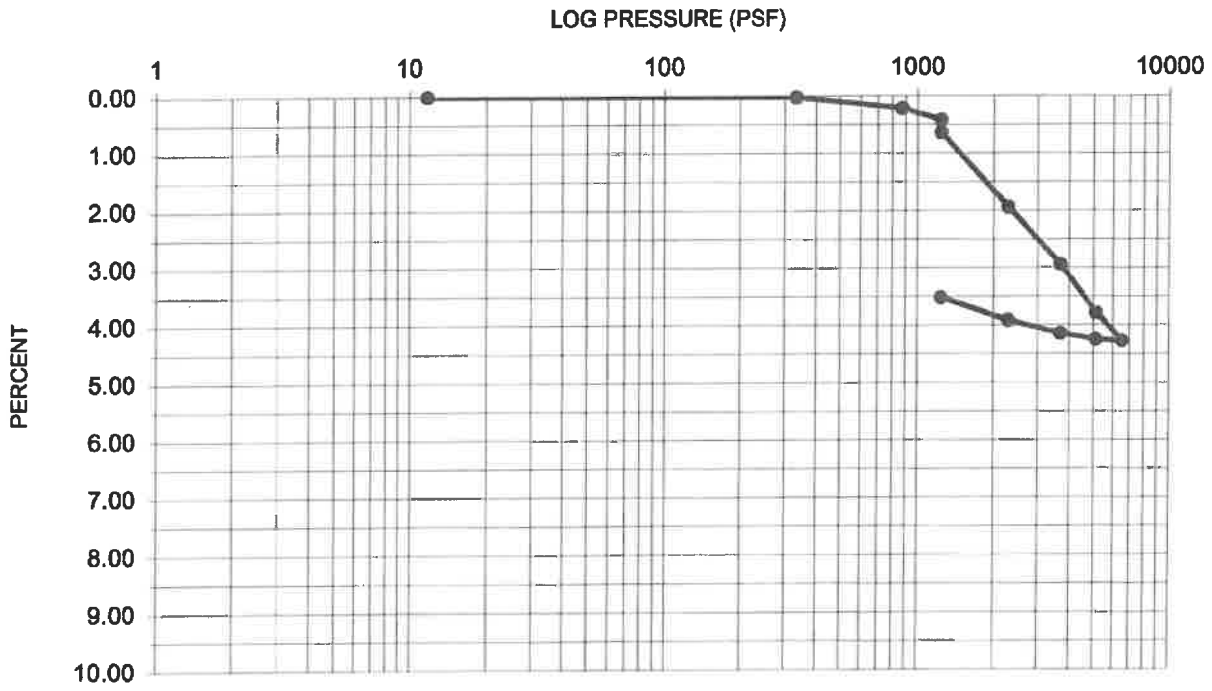
BG: **23694** ENGINEER: **RSB**

CLIENT: **2662 and 2668 S Barrington Ave, LLC**

Earth Material:	Older Alluvium
Sample Location:	B3-30'
Dry Weight (pcf):	127.9
Initial Moisture:	10.6%
Initial Saturation:	95.9%
Water Added at (psf)	1237

Specific Gravity:	2.65
Initial Void Ratio:	0.29
Compression Index (Cc):	0.078
Recompression Index (Cr):	0.020

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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CONSOLIDATION CURVE #6

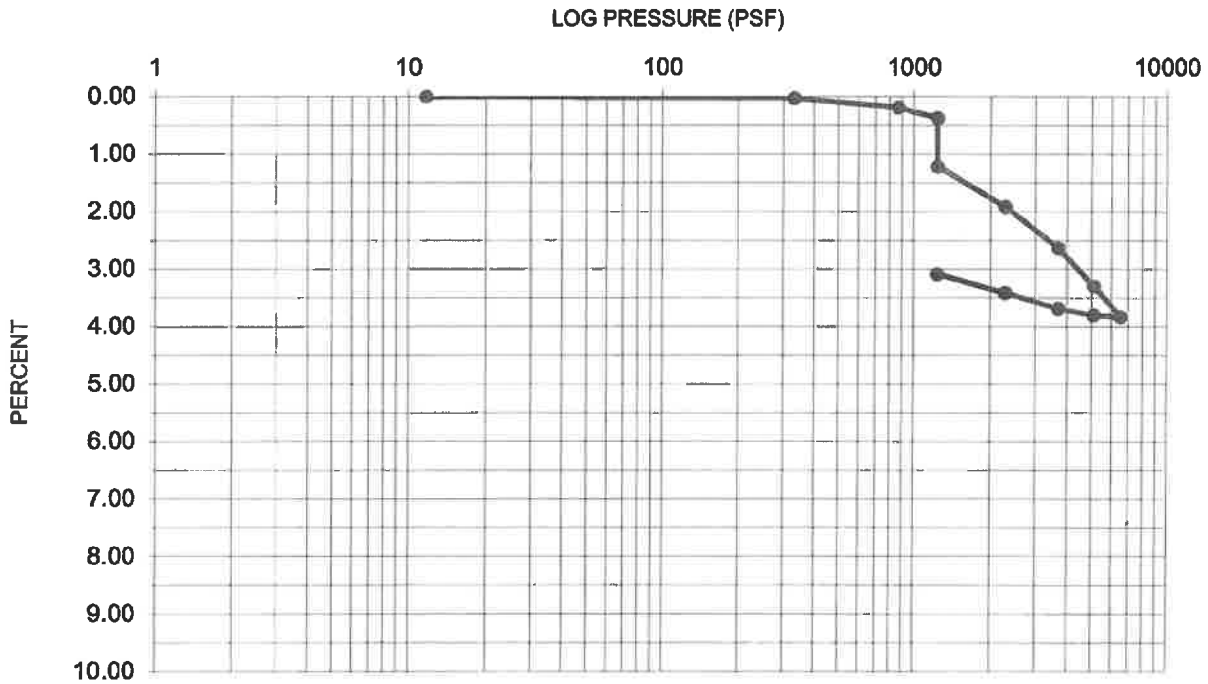
BG: **23694** ENGINEER: **RSB**

CLIENT: **2662 and 2668 S Barrington Ave, LLC**

Earth Material:	Older Alluvium
Sample Location:	B1-35'
Dry Weight (pcf):	127.3
Initial Moisture:	11.3%
Initial Saturation:	100.0%
Water Added at (psf)	1237

Specific Gravity:	2.65
Initial Void Ratio:	0.30
Compression Index (Cc):	0.065
Recompression Index (Cr):	0.017

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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LOG OF BORING B1

BG No. 23694
PAGE 1 OF 2

CLIENT 2662 and 2668 S Barrington Ave, LLC **REPORT DATE** 3/7/23 **DRILL DATE** 2/8/23
PROJECT LOCATION 2662-2668 S. Barrington Ave., Los Angeles, CA **LOGGED BY** RSB
CONTRACTOR One Way Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter
DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 132 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 18 inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	0	(ML) Surface: Grass (front lawn).		ML						
130		**ALLUVIUM (Qa):** 0 - 2.5': Sandy SILT, dark brown, moist, fine sand, trace medium sand.								
		(ML) 2.5': Sandy SILT, dark brown, moist, medium stiff, fine sand.		ML	R1	2 3 3	19.8	96.1	72.8	
	5				Bag1					Max, El, Corrosion Suite
		(ML) 5': SILT, dark yellowish-brown, moist, stiff, some fine sand, trace small slate fragments at tip of sample.		ML	R2	4 8 13	18.9	110.1	99.8	
125										
		(ML) 7.5': Sandy SILT, olive-brown, moist, stiff to very stiff, fine sand, some small slate fragments.		ML	R3	7 10 12	10.6	107.5	52.1	
	10									
		(ML) 10': Sandy SILT, olive-brown, moist, very stiff, fine sand, trace small slate fragments.		ML	R4	9 12 14	7.1	114.5	42.3	Direct Shear
120										
	15									
		(ML) 15': Sandy SILT, olive-brown, moist, stiff, fine sand, trace small slate fragments.		ML	R5	6 9 13	10.4	108.3	52.3	Consolidation
115										
	20									
		(CL) 20': CLAY, dark olive-brown, moist, stiff, some fine sand.		CL	R6	4 6 9	22.6	96.3	83.5	
110										
	25									

Bulk Sample Ring Sample

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PAGE 2 OF 2

CLIENT 2662 and 2668 S Barrington Ave, LLC **REPORT DATE** 3/7/23 **DRILL DATE** 2/8/23
PROJECT LOCATION 2662-2668 S. Barrington Ave., Los Angeles, CA **LOGGED BY** RSB
CONTRACTOR One Way Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter
DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 132 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 18 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	25	(ML) 25': Sandy SILT, dark olive-brown, moist to very moist, stiff, fine sand.		ML	R7	3 6 9	19.9	105.5	92.9	Consolidation
105										
	30	(SP) OLDER ALLUVIUM (Qom): 30': Gravelly SAND with Silt, dark olive-gray, slightly moist to moist, very dense, fine to medium sand, some coarse sand, trace fine to coarse gravel to 2" subangular.		SP	R8	10 42 50/3"	10.8	128.1	98.5	
100		▼								
	35	(SW) 35': Gravelly SAND, dark gray, saturated, medium dense to dense, fine to coarse sand, fine to coarse gravel to 1" subangular to subrounded.		SW	R9	15 26 19	11.3	127.3	100	Consolidation
95										
	40	(ML) 40': SILT, dark olive-brown, very moist, very stiff, some fine sand.		ML	R10	8 11 15	25.6	98.5	100	

End at 41.5 Feet; Groundwater at 34 Feet; No Fill.

Bulk Sample Ring Sample

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LOG OF BORING B2

BG No. 23694

CLIENT 2662 and 2668 S Barrington Ave, LLC REPORT DATE 3/7/23 DRILL DATE 2/8/23

PROJECT LOCATION 2662-2668 S. Barrington Ave., Los Angeles, CA LOGGED BY RSB

CONTRACTOR One Way Drilling DRILLING METHOD Hollow-Stem Auger HOLE SIZE 8-inch diameter

DRIVE WEIGHT 140-Pound Automatic Hammer HAMMER DROP 30 Inches ELEV. TOP OF HOLE 132 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 18 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	0	(ML) Surface: Grass (front lawn). **ALLUVIUM (Qa):** 0 - 2.5': Sandy SILT, dark brown, moist to very moist, fine sand.		ML						
130		(ML) 2.5': Sandy SILT, dark brown, moist, medium stiff, fine sand.		ML	S1	1 2 2	20.4			
	5	(ML) 5': SILT, dark brown, moist, stiff, some fine sand.		ML	S2	3 4 5	15.1			
125										
	10	(ML) 10': Sandy SILT, olive-brown, moist, stiff, fine sand.		ML	S3	4 6 8	10.4			
120										
	15	(ML) 15': Sandy SILT, olive-brown, moist, medium stiff, fine sand, trace small slate fragments, 68.1% fines.		ML	S4	3 4 3	11.2			Sieve Wash (-#200)
115										
	20	(CL) 20': CLAY, dark olive-brown, moist to very moist, stiff, trace fine sand, 92.5% fines.		CL	S5	2 3 5	24.5			Sieve Wash (-#200)
110										
	25									

Standard Penetration Test

BORING LOG BYER BY RSB - GINT STD US BYER GDT - 3/8/23 10:36 - P:\23000 - 23899\23694 WYNN\23694 BORING LOGS.GPJ

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LOG OF BORING B2

BG No. 23694
PAGE 2 OF 2

CLIENT 2662 and 2668 S Barrington Ave, LLC **REPORT DATE** 3/7/23 **DRILL DATE** 2/8/23
PROJECT LOCATION 2662-2668 S. Barrington Ave., Los Angeles, CA **LOGGED BY** RSB
CONTRACTOR One Way Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter
DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 132 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 18 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	25	(ML) 25': SILT, dark olive-brown, moist, stiff, some fine sand, 75% fines.		ML	S6	3 4 5	18.2			Sieve Wash (-#200)

End at 26.5 Feet; No Groundwater; No Fill.

BORING LOG BYER BY RSB - GINT STD US BYER.GDT - 3/8/23 10:36 - P:\23000 - 23999\23694 WYNN\23694 BORING LOGS.GPJ

Standard Penetration Test

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LOG OF BORING B3

BG No. 23694
PAGE 1 OF 2

CLIENT 2662 and 2668 S Barrington Ave, LLC **REPORT DATE** 3/7/23 **DRILL DATE** 2/8/23
PROJECT LOCATION 2662-2668 S. Barrington Ave., Los Angeles, CA **LOGGED BY** RSB
CONTRACTOR One Way Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter
DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 132 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 18 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	0	(ML) Surface: Grass (front yard).		ML						
130		**ALLUVIUM (Qa):** 0 - 2.5': Sandy SILT, dark brown, moist to very moist, fine sand.								
		(ML) 2.5': Sandy SILT, dark olive-brown, moist to very moist, medium stiff, fine sand.		ML	R1	2 3 4	23.8	93.7	82.5	
	5	(ML) 5': SILT, dark olive-brown, moist, stiff, some fine sand.		ML	R2	3 5 6	21.6	105.1	99.8	Direct Shear
125		(ML) 7.5': Sandy SILT, olive-brown, slightly moist to moist, stiff, fine sand.		ML	R3	4 9 13	9.5	97.1	35.8	
	10	(ML) 10': Sandy SILT, olive-brown, slightly moist to moist, stiff to very stiff, fine sand.		ML	R4	8 10 13	7.1	108.1	35.4	Consolidation
120										
	15	(ML) 15': Sandy SILT, olive-brown, moist, stiff, fine sand.		ML	R5	4 6 9	11.7	98.1	45.3	
115										
	20	(CL) 20': CLAY, dark olive-brown, moist, stiff, some fine sand.		CL	R6	5 6 10	20.3	99.3	80.7	Consolidation
110										
	25									

Ring Sample

BORING LOG BYER BY RSB - GINT STD US BYER GDT - 3/8/23 10:36 - P:\23000 - 23999\23694 WYNN\23694 BORING LOGS.GPJ

BYER GEOTECHNICAL, INC.

1461 E. CHEVY CHASE DR., SUITE 200
GLENDALE, CA 91206
818.549.9959 TEL
818.543.3747 FAX

LOG OF BORING B3

BG No. 23694

CLIENT 2662 and 2668 S Barrington Ave, LLC REPORT DATE 3/7/23 DRILL DATE 2/8/23

PROJECT LOCATION 2662-2668 S. Barrington Ave., Los Angeles, CA LOGGED BY RSB

CONTRACTOR One Way Drilling DRILLING METHOD Hollow-Stem Auger HOLE SIZE 8-inch diameter

DRIVE WEIGHT 140-Pound Automatic Hammer HAMMER DROP 30 Inches ELEV. TOP OF HOLE 132 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 18 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	25	(ML) 25': SILT, dark olive-brown, moist, stiff to very stiff, some fine sand.		ML	R7	8 10 12	16.7	114.6	100	
105										
	30	(SP) OLDER ALLUVIUM (Qom): 30': Silty Gravelly SAND, dark olive-brown to dark gray, slightly moist to moist, very dense, fine to medium sand, some coarse sand, trace fine to coarse gravel to 1" subangular.		SP	R8	10 26 50/5"	10.6	127.9	95.9	Consolidation
100										
	35	(SW) 35': Gravelly SAND, dark gray, saturated, very dense, fine to coarse sand, fine to coarse gravel to 1" subangular to subrounded.		SW	R9	14 22 50	24.1	96.1	88.7	
95										
	40	(ML) 40': SILT, dark olive-brown, very moist, very stiff, some fine sand.		ML	R10	11 13 18	26.3	97.4	100	

End at 41.5 Feet; Groundwater at 33 Feet; No Fill.

Ring Sample

BORING LOG BYER BY RSB - GINT STD US BYER GDT - 3/8/23 10:36 - P:\23000 - 23899\23694 WYNN\23694 BORING LOGS.GPJ

March 7, 2023
BG 23694

APPENDIX II

Calculations and Figures

SEISMIC SOURCES
EZ-FRISK V8.07

DETERMINISTIC CALCULATION
OF PEAK GROUND ACCELERATION BASED ON DIGITIZED FAULT DATA

BG: 23694 ANALYSIS DATE: 3/3/2023
CLIENT: 2662 and 2668 S Barrington Ave, LLC ENGINEER: RSB
PROJECT DESCRIPTION: Proposed 5-Story Building over 1 Subterranean Parking Level

SITE COORDINATES: LATITUDE: 34.0264
LONGITUDE: -118.4412

SEARCH RADIUS: 100 km

ATTENUATION RELATIONS: Abrahamson-et al (2014) NGA West 2 USGS 2014
Boore-et al (2014) NGA West 2 USGS 2014
Campbell-Bozorgnia (2014) NGA West 2 USGS 2014
Chiou-Youngs (2014) NGA West 2 USGS 2014

SEISMIC SOURCE SUMMARY
DETERMINISTIC SITE PARAMETERS

FAULT NAME	APPROXIMATE DISTANCE		MAXIMUM EATHQUAKE MAGNITUDE	PEAK GROUND ACCELERATION
	(km)	(mi)	(Mw)	(g)
Santa Monica	1.6	1.0	7.4	0.843
Newport-Inglewood	5.1	3.2	7.5	0.703
Hollywood	7.2	4.5	6.7	0.561
Malibu Coast	7.7	4.8	7.0	0.583
Puente Hills (LA)	10.0	6.2	7.0	0.540
Anacapa-Dume	10.3	6.4	7.2	0.546
Palos Verdes	12.3	7.6	7.3	0.492
Palos Verdes Connected	12.3	7.6	7.7	0.540
Puente Hills	14.6	9.1	7.1	0.483
Elysian Park (Upper)	16.7	10.4	6.7	0.373
Raymond	22.7	14.1	6.8	0.291
Verdugo	22.8	14.2	6.9	0.301
Northridge	25.8	16.0	6.9	0.361
Puente Hills (Santa Fe Springs)	27.6	17.1	6.7	0.279
Sierra Madre (San Fernando)	29.5	18.3	6.7	0.223
Sierra Madre Connected	29.5	18.3	7.3	0.295
Sierra Madre	29.8	18.5	7.2	0.281

FAULT NAME	APPROXIMATE DISTANCE		MAXIMUM EATHQUAKE MAGNITUDE	PEAK GROUND ACCELERATION
	(km)	(mi)	(Mw)	(g)
Santa Susana, alt 1	31.9	19.8	6.9	0.232
San Gabriel	35.6	22.1	7.3	0.252
Elsinore	36.4	22.6	7.9	0.319
Simi-Santa Rosa	38.8	24.1	6.9	0.196
Puente Hills (Coyote Hills)	39.6	24.6	6.9	0.205
Holser, alt 1	40.1	24.9	6.8	0.192
Oak Ridge Connected	43.3	26.9	7.4	0.244
Clamshell-Sawpit	43.6	27.1	6.7	0.157
Oak Ridge (Onshore)	46.2	28.7	7.2	0.213
San Jose	51.3	31.9	6.7	0.134
San Cayetano	54.3	33.7	7.2	0.173
Chino	58.0	36.0	6.8	0.121
San Joaquin Hills	59.7	37.1	7.1	0.154
Southern San Andreas	65.6	40.8	8.2	0.257
Cucamonga	65.6	40.8	6.7	0.103
Santa Ynez (East)	71.8	44.6	7.2	0.130
Santa Ynez Connected	72.1	44.8	7.4	0.147
Imp Extensional Gridded, Char, Normal	59.0	36.7	7.0	0.128
Imp Extensional Gridded, Char, Strike Slip	59.0	36.7	7.0	0.153
Imp Extensional Gridded, GR, Normal	59.0	36.7	7.0	0.129
Imp Extensional Gridded, GR, Strike Slip	59.0	36.7	7.0	0.153
Ventura-Pitas Point	73.4	45.6	7.0	0.116
Pitas Point Connected	73.4	45.6	7.3	0.142
Oak Ridge (Offshore)	74.4	46.2	7.0	0.111
Santa Cruz Island	75.6	47.0	7.2	0.123
Channel Islands Thrust	75.9	47.2	7.3	0.150
Mission Ridge-Arroyo Parida-Santa Ana	80.7	50.1	6.9	0.094
San Jacinto	85.9	53.4	7.9	0.170
Red Mountain	86.6	53.8	7.4	0.125
Cleghorn	95.3	59.2	6.8	0.070
Coronado Bank	96.2	59.8	7.4	0.108
North Channel	96.2	59.8	6.8	0.071
Pitas Point (Lower)-Montalvo	96.8	60.2	7.3	0.103
Garlock	97.5	60.6	7.7	0.134
Pleito	98.6	61.3	7.1	0.086

52 Faults found within a 100 km Search Radius.
Closest Fault to the Site: Santa Monica Distance = 1.57 km (0.98mi)
Largest Peak Ground Acceleration: 0.843 g
The San Andreas Fault is Located Aproximately 65.6 km (40.8 mi) from the Site.

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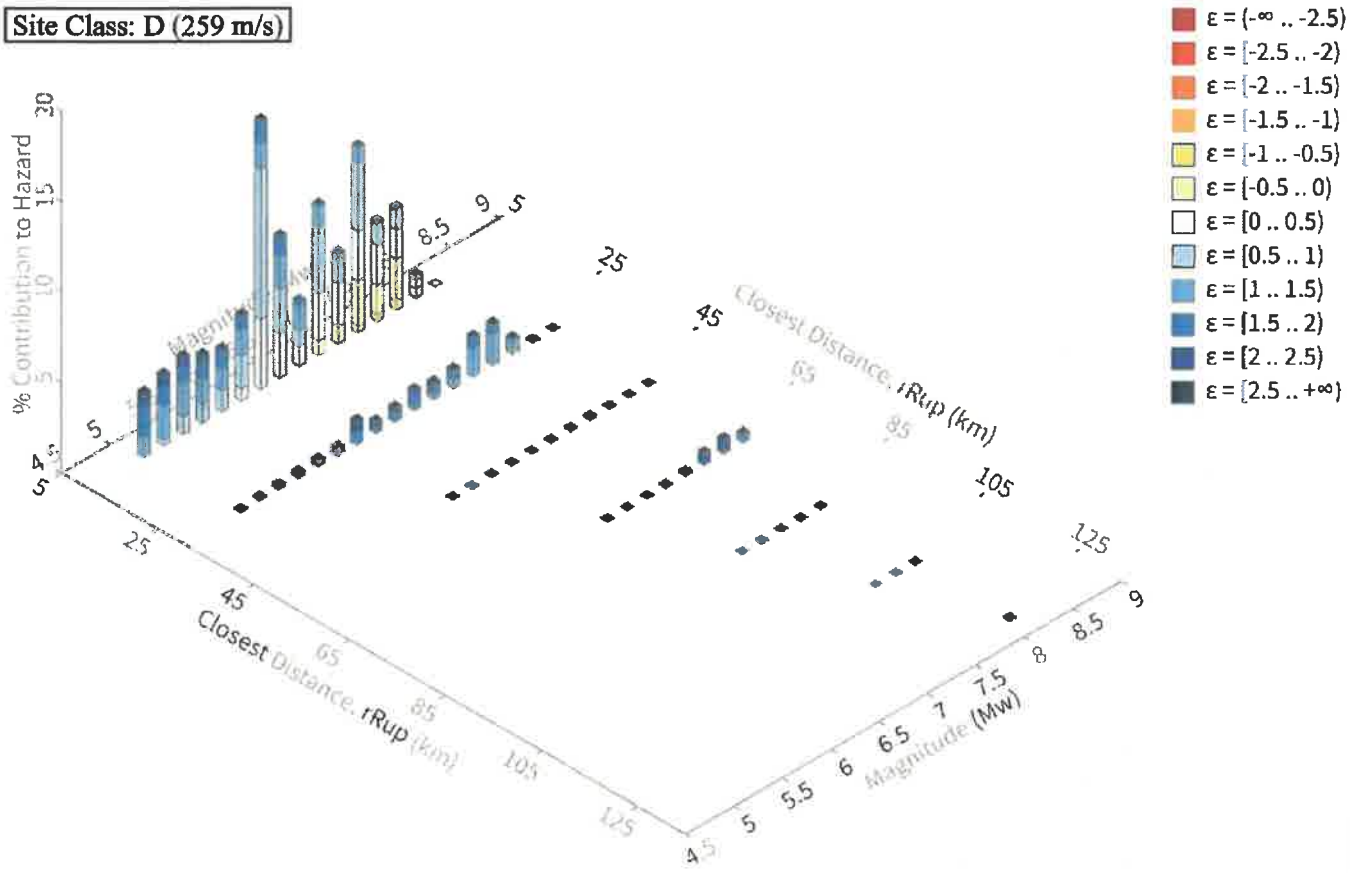
SEISMIC HAZARD DEAGGREGATION CHART
(Probability of Exceedance: 10% in 50 years)

BG: 23694 CLIENT: S2662 AND 2668 S BARRINGTON AVE, LLC

ENGINEER: RSB

REFERENCE: USGS, 2023, Earthquake Hazards Program - Unified Hazard Tool, Seismic Hazard Deaggregation, Conterminous U.S. 2014 (update) (v4.2.0) Edition, https://earthquake.usgs.gov/hazards/interactive/.

Site Class: D (259 m/s)



Summary statistics for, Deaggregation: Total

Deaggregation targets	Recovered targets	Totals
Return period: 475 yrs	**Return period:** 507.33201 yrs	**Binned:** 100 %
Exceedance rate: 0.0021052632 yr^{-1}	**Exceedance rate:** 0.0019710958 yr^{-1}	**Residual:** 0 %
PGA ground motion: 0.50710942 g		**Trace:** 0.13 %

Mode (largest m-r bin)	Mode (largest m-r-ε_0 bin)	Discretization
m: 6.34	**m:** 6.36	**r:** min = 0.0, max = 1000.0, Δ = 20.0 km
r: 6.91 km	**r:** 5.81 km	**m:** min = 4.4, max = 9.4, Δ = 0.2
ε_0: 0.77 σ	**ε_0:** 0.72 σ	**ε:** min = -3.0, max = 3.0, Δ = 0.5 σ
Contribution: 14.8 %	**Contribution:** 8.24 %	

SEISMIC HAZARD DEAGGREGATION CHART
(Probability of Exceedance: 10% in 50 years)

BG: 23694

Deaggregation Contributors

Source Set ↳ Source	Type	r	m	ε_0	lon	lat	az	%
UC33brAvg_FM32	System							34.19
Newport-Inglewood alt 2 [8]		5.34	6.62	0.52	118.390°W	34.043°N	68.43	5.69
Hollywood [2]		6.86	6.97	0.48	118.422°W	34.084°N	15.09	5.26
Santa Monica alt 2 [2]		2.75	7.10	0.05	118.460°W	34.043°N	316.51	4.60
Palos Verdes [15]		12.38	6.96	1.09	118.551°W	33.963°N	235.25	3.69
Compton [3]		10.71	7.38	-0.06	118.533°W	33.925°N	216.94	2.52
Malibu Coast alt 2 [0]		7.91	7.39	0.24	118.525°W	34.033°N	275.45	1.34
San Vicente [1]		7.27	6.76	0.57	118.402°W	34.075°N	33.73	1.34
UC33brAvg_FM31	System							33.49
Newport-Inglewood alt 1 [8]		5.38	6.57	0.56	118.389°W	34.044°N	68.23	7.38
Santa Monica alt 1 [0]		3.27	7.14	0.06	118.453°W	34.049°N	337.23	5.92
Palos Verdes [15]		12.38	6.95	1.06	118.551°W	33.963°N	235.25	3.87
Compton [3]		10.71	7.38	-0.05	118.533°W	33.925°N	216.94	3.72
Santa Susana East (connector) [1]		25.53	7.25	1.50	118.419°W	34.292°N	3.90	1.17
UC33brAvg_FM31 (opt)	Grid							16.54
PointSourceFinite: -118.441, 34.067		6.72	5.67	0.95	118.441°W	34.067°N	0.00	2.32
PointSourceFinite: -118.441, 34.067		6.72	5.67	0.95	118.441°W	34.067°N	0.00	2.32
PointSourceFinite: -118.441, 34.085		7.93	5.74	1.10	118.441°W	34.085°N	0.00	1.82
PointSourceFinite: -118.441, 34.085		7.93	5.74	1.10	118.441°W	34.085°N	0.00	1.82
PointSourceFinite: -118.441, 34.112		9.96	5.83	1.32	118.441°W	34.112°N	0.00	1.56
PointSourceFinite: -118.441, 34.112		9.96	5.83	1.32	118.441°W	34.112°N	0.00	1.56
UC33brAvg_FM32 (opt)	Grid							15.78
PointSourceFinite: -118.441, 34.067		6.71	5.68	0.94	118.441°W	34.067°N	0.00	2.07
PointSourceFinite: -118.441, 34.067		6.71	5.68	0.94	118.441°W	34.067°N	0.00	2.07
PointSourceFinite: -118.441, 34.112		10.03	5.81	1.34	118.441°W	34.112°N	0.00	1.62
PointSourceFinite: -118.441, 34.112		10.03	5.81	1.34	118.441°W	34.112°N	0.00	1.62
PointSourceFinite: -118.441, 34.085		7.90	5.76	1.09	118.441°W	34.085°N	0.00	1.56
PointSourceFinite: -118.441, 34.085		7.90	5.76	1.09	118.441°W	34.085°N	0.00	1.56

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RETAINING WALL CALCULATION

BG 23694 CLIENT: 2662 and 2668 S Barrington Ave, LLC
CONSULTANT: RSB
SHEET: #1a
Cantilevered Retaining Wall

CALCULATE THE DESIGN PRESSURE FOR PROPOSED CANTILEVERED RETAINING WALL. USE THE GENERAL TRIAL WEDGE METHOD*. APPLY THE SAFETY FACTOR TO THE COHESION AND PHI ANGLE. THE RETAINED HEIGHT, BACKSLOPE GEOMETRY, AND SURCHARGE CONDITIONS, ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE.

* FIND THE WEDGE, CHARACTERIZED BY A SINGLE STRAIGHT SLIP PLANE AND A VERTICAL TENSION CRACK, THAT MAXIMIZES THE UNBALANCED PRESSURE. MAKE NO ASSUMPTION ABOUT TENSION CRACK DEPTH. ALLOW ANY BACKSLOPE GEOMETRY AND SURCHARGE CONDITION. VARY X- AND Y-COORDINATES OF BOTTOM OF TENSION CRACK. USE PRIMARY GRID AND SECONDARY SEARCH WINDOW TO FOCUS SEARCH. USE METHODOLOGY DESCRIBED IN NAVFAC DESIGN MANUAL 7.02, 1986, PP. 59-70, AND US ARMY TECHNICAL REPORT ITL-92-11 (1992), P. 78 AND APPENDIX A

CALCULATION INPUT

Earth Material	Alluvium
Shear Diagram	#1
Cohesion, Coh	350.0 psf
Phi Angle, φ	25.0 degrees
Density, γ	125.0 pcf
Anisotropic Strength Function	NO
Restraining Device	RETAINING WALL
Type	CANTILEVERED
Retained Height, H	15 feet
Wall Friction Angle, δ	0 degrees
External Surcharge	NO
General Backslope Condition*	level
Loading	STATIC
Calculation Safety Factor, FS	1.5

* Critical wedge 'sees' only portion of regional backslope

CALCULATION OUTPUT

Trial Wedges Analyzed, Initial Search Grid	1502 trials
Trial Wedges Analyzed, Secondary Search Window	441 trials
Critical Failure Angle, α	53.6 degrees
Area of Critical Wedge	73.3 square feet
Length of Critical Failure Plane, L	12.3 feet
Depth of Critical Tension Crack	5.1 feet
Horizontal Upslope Distance to Critical Tension Crack	7.3 feet
Effective Backslope on Critical Wedge, β_{eff}	0.0 degrees
Factored Phi Angle on Slip Plane, φ'	17.3 degrees
Factored Cohesion on Critical Slip Plane, C'	233.3 psf
Weight of Critical Wedge, W	9,163 pounds
External Surcharge on Critical Wedge, V	0 pounds
Static Gravitational Driving Force, W'	9,163 pounds
Mobilized Cohesive Force, C'L	2,869 pounds
Mobilized Frictional Force, R	8,509 pounds
Calculated Unbalanced Force, P	3,341 pounds
Calculated Horizontal Unbalanced Force, P_h	3,341 pounds
Calculated Equivalent Fluid Pressure	29.7 pcf

RECOMMENDED DESIGN PARAMETERS

Design Equivalent Fluid Pressure, EFP	43.0 pcf
Design Horizontal Force	4,838 pounds

BACKSLOPE GEOMETRY AND SURCHARGE CONDITIONS*

(dist., elev)	(X, Y)	H (ft)	β (deg)	surcharge
(0,0)	(0,0)	15		
(0,15)	(0,15)			
(3,15)	(3,15)			
(13,15)	(13,15)			
(14,15)	(14,15)			
(15,15)	(15,15)			
(30,15)	(30,15)			

* X is the upslope distance from the wall; Y is the vertical distance above the base of the wall; H is wall height; β is backslope. H, β, and surcharge apply to section between two coordinates. Only first 20 coordinates are shown.

CONCLUSIONS

THE CALCULATION INDICATES THAT THE PROPOSED CANTILEVERED RETAINING WALL, WITH A RETAINED HEIGHT OF UP TO 15 FEET, MAY BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE (EFP) OF 43 POUNDS PER CUBIC FOOT.

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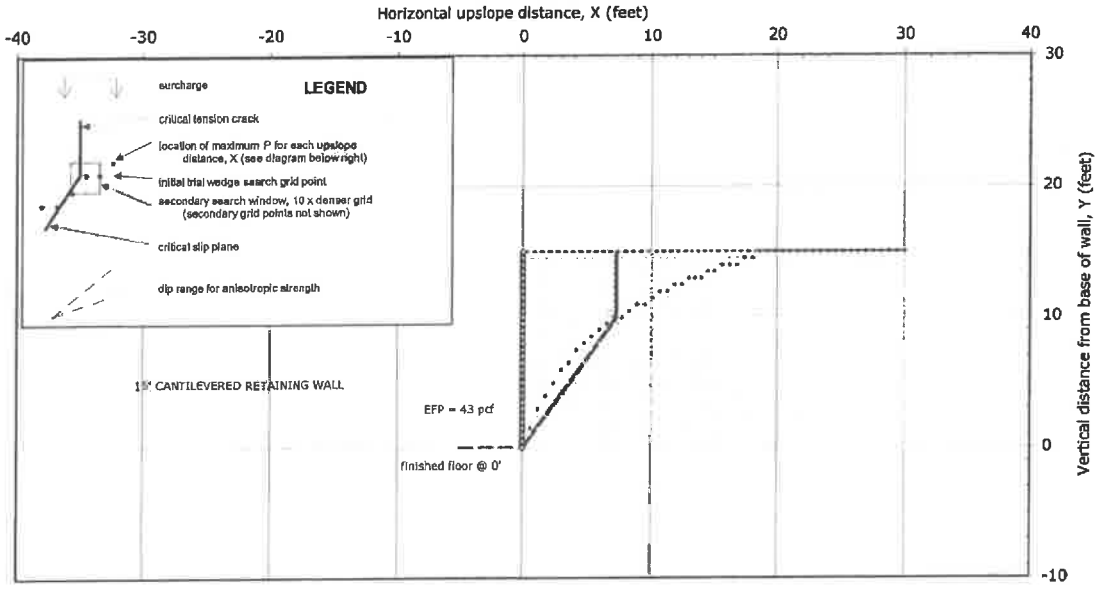
RETAINING WALL CALCULATION

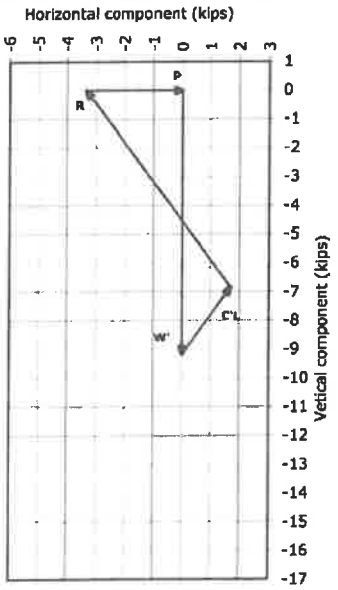
BG: 23694 CLIENT: 2662 and 2668 S Barrington Ave, LLC
CONSULTANT: RSB
SHEET: #1b
Cantilevered Retaining Wall

Cross Section and Critical Active Wedge



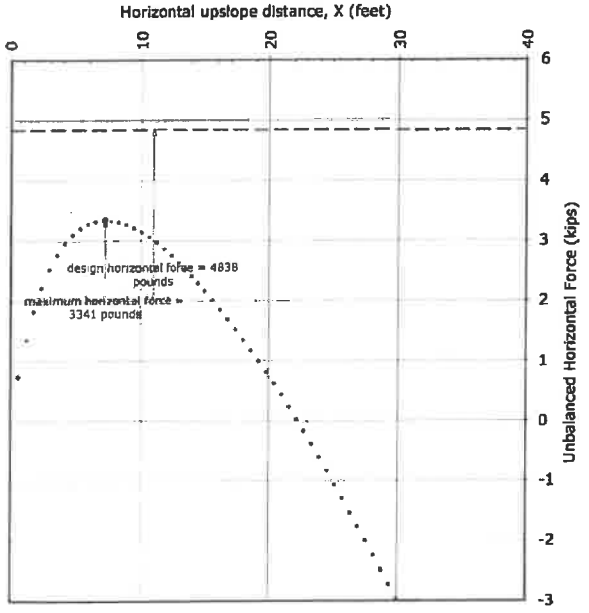
The cross section shows the surface geometry; surcharges; the range of dip for any defined anisotropic strength function; the critical trial wedge; the initial search grid; and the secondary search window. Each grid point defines the upslope coordinate of the slip plane and bottom coordinate of tension crack for a trial wedge. For each for upslope distance, X, the grid point for which the horizontal unbalanced pressure, Ph, is maximum is shown in black. The critical wedge has the maximum horizontal unbalanced pressure of all trial wedges.

Critical Wedge, Force Polygon



The polygon shows the static (gravitational) driving force, W'; the mobilized cohesive force, C'L; the mobilized frictional force, R; and the unbalanced pressure, P, for the critical wedge.

Trial Wedge, Unbalanced Horizontal Force, Ph (kips)



The maximum calculated horizontal unbalanced pressure, Ph, is plotted for each upslope distance, X. The location of the maximum Ph for each X is indicated in the cross section, above. All points from initial search grid and maximum from secondary search window are plotted.

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RETAINING WALL CALCULATION

BG **23694** CLIENT: **2662 and 2668 S Barrington Ave, LLC**
CONSULTANT: **RSB**
SHEET: **#1Sa**
Cantilevered Retaining Wall

CALCULATE THE DESIGN PRESSURE FOR PROPOSED CANTILEVERED RETAINING WALL. USE THE GENERAL TRIAL WEDGE METHOD*. APPLY THE SAFETY FACTOR TO THE COHESION AND PHI ANGLE. THE RETAINED HEIGHT, BACKSLOPE GEOMETRY, AND SURCHARGE CONDITIONS, ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE PSEUDO-STATIC (MONONOBE-OKABE) METHOD FOR SEISMIC LOADING.

* FIND THE WEDGE, CHARACTERIZED BY A SINGLE STRAIGHT SLIP PLANE AND A VERTICAL TENSION CRACK, THAT MAXIMIZES THE UNBALANCED PRESSURE MAKE NO ASSUMPTION ABOUT TENSION CRACK DEPTH ALLOW ANY BACKSLOPE GEOMETRY AND SURCHARGE CONDITION VARY X- AND Y-COORDINATES OF BOTTOM OF TENSION CRACK USE PRIMARY GRID AND SECONDARY SEARCH WINDOW TO FOCUS SEARCH USE METHODOLOGY DESCRIBED IN NAVFAC DESIGN MANUAL 7.02, 1986, PP 59-70, AND US ARMY TECHNICAL REPORT ITL-92-11 (1992), P 78 AND APPENDIX A.

CALCULATION INPUT

Earth Material	Alluvium
Shear Diagram	#1
Cohesion, Coh	350.0 psf
Phi Angle, φ	25.0 degrees
Density, γ	125.0 pcf
Anisotropic Strength Function	NO
Restraining Device	RETAINING WALL
Type	CANTILEVERED
Retained Height, H	15 feet
Wall Friction Angle, δ	0 degrees
External Surcharge	NO
General Backslope Condition*	level
Loading	SEISMIC
PGA_M	0.92 g
Pseudostatic Coefficients:	
horizontal , K_h***	0.31 g
vertical, K_v****	0.00 g
Calculation Safety Factor, FS	1

* Critical wedge 'sees' only portion of regional backslope

*** Calculated using methodology of Abrahamson and Silva (1986)
**** Kv > 0 indicates downward acceleration and upward inertial force

BACKSLOPE GEOMETRY AND SURCHARGE CONDITIONS*

(dist , elev)	(X , Y)	H (ft)	β (deg)	surcharge
(0,0)	(0,0)	15		
(0,15)	(0,15)			
(3,15)	(3,15)			
(13,15)	(13,15)			
(14,15)	(14,15)			
(15,15)	(15,15)			
(30,15)	(30,15)			

* X is the upslope distance from the wall; Y is the vertical distance above the base of the wall; H is wall height; β is backslope. H, β, and surcharge apply to section between two coordinates. Only first 20 coordinates are shown.

CALCULATION OUTPUT

Trial Wedges Analyzed, Initial Search Grid	1502 trials
Trial Wedges Analyzed, Secondary Search Window	441 trials
Critical Failure Angle, α	51.0 degrees
Area of Critical Wedge	79.0 square feet
Length of Critical Failure Plane, L	12.2 feet
Depth of Critical Tension Crack	5.5 feet
Horizontal Upslope Distance to Critical Tension Crack	7.7 feet
Effective Backslope on Critical Wedge, β_{eff}	0.0 degrees
Factored Phi Angle on Slip Plane, φ'	25.0 degrees
Factored Cohesion on Critical Slip Plane, C'	350.0 psf
Weight of Critical Wedge, W	9,873 pounds
External Surcharge on Critical Wedge, V	0 pounds
Pseudo-Static (Gravitational + Dynamic) Driving Force, Wd	10,327 pounds
Mobilized Cohesive Force, C'L	4,281 pounds
Mobilized Frictional Force, R	7,283 pounds
Calculated Unbalanced Force, P	3,518 pounds
Calculated Horizontal Unbalanced Force, P_h	3,518 pounds

RECOMMENDED DESIGN PARAMETERS

Calculated Pseudo-Static Horizontal Force	3,518 pounds
Recommended Static Horizontal Force from sheet 1a	4,838 pounds

CONCLUSIONS

THE CALCULATED STATIC FORCE EXCEEDS THE CALCULATED PSEUDO-STATIC FORCE. THEREFORE, THE RECOMMENDED DESIGN PARAMETERS ON SHEET 1A ARE SUFFICIENT.

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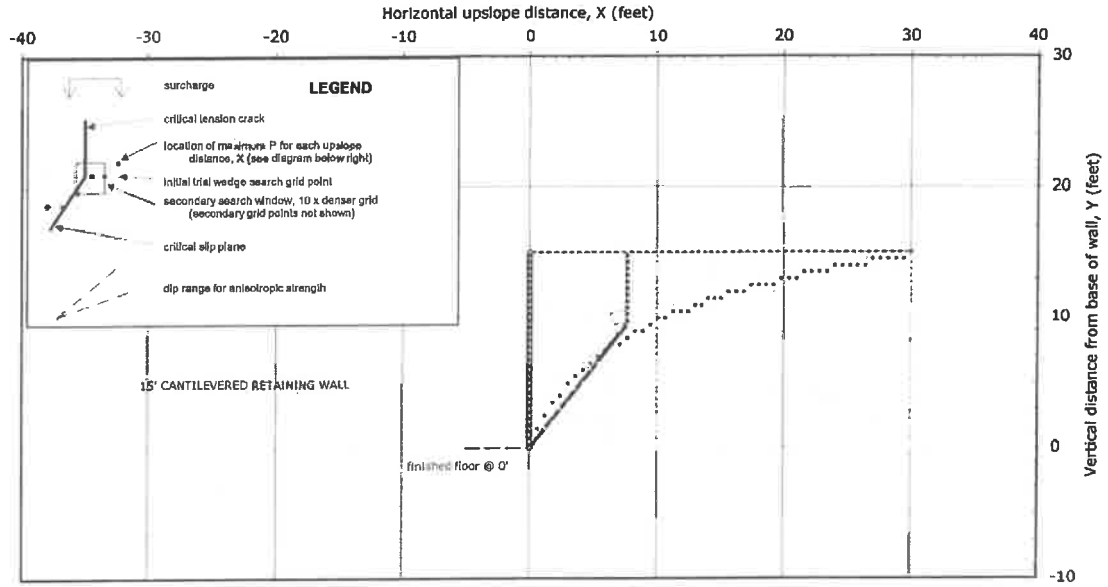
RETAINING WALL CALCULATION

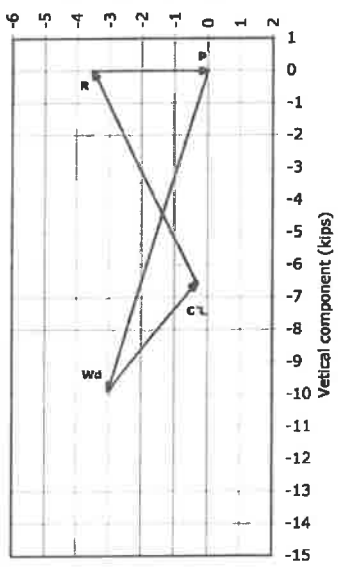
BG: 23694 CLIENT: 2662 and 2668 S Barrington Ave, LLC
CONSULTANT: RSB
SHEET: #1Sb
Cantilevered Retaining Wall

Cross Section and Critical Active Wedge



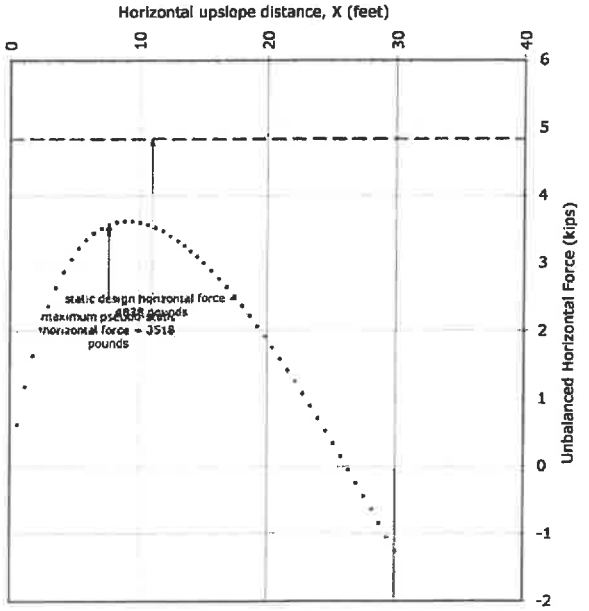
The cross section shows the surface geometry; surcharges; the range of dip for any defined anisotropic strength function; the critical trial wedge; the initial search grid; and the secondary search window. Each grid point defines the upslope coordinate of the slip plane and bottom coordinate of tension crack for a trial wedge. For each for upslope distance, X, the grid point for which the horizontal unbalanced pressure, Ph, is maximum is shown in black. The critical wedge has the maximum horizontal unbalanced pressure of all trial wedges.

Critical Wedge, Force Polygon



The polygon shows the pseudo-static (gravitational and dynamic) driving force, Wd; the mobilized cohesive force, C'L; the mobilized frictional force, R; and the unbalanced pressure, P, for the critical wedge.

Trial Wedge, Unbalanced Horizontal Force, Ph (kips)



The maximum calculated horizontal unbalanced pressure, Ph, is plotted for each upslope distance, X. The location of the maximum Ph for each X is indicated in the cross section, above. All points from initial search grid and maximum from secondary search window are plotted.

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1461 East Chevy Chase Drive, Suite 200, Glendale, CA 91206
tel 818.549.9959 fax 818.543.3747

RETAINING WALL CALCULATION

BG 23694 CLIENT: 2662 and 2668 S Barrington Ave, LLC
CONSULTANT: RSB
SHEET: #2a
Restrained Retaining Wall

CALCULATE THE DESIGN PRESSURE FOR PROPOSED RESTRAINED RETAINING WALL. USE THE GENERAL TRIAL WEDGE METHOD*. APPLY THE SAFETY FACTOR TO THE COHESION AND PHI ANGLE. THE RETAINED HEIGHT, BACKSLOPE GEOMETRY, AND SURCHARGE CONDITIONS, ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE.

* FIND THE WEDGE, CHARACTERIZED BY A SINGLE STRAIGHT SLIP PLANE AND A VERTICAL TENSION CRACK, THAT MAXIMIZES THE UNBALANCED PRESSURE. MAKE NO ASSUMPTION ABOUT TENSION CRACK DEPTH. ALLOW ANY BACKSLOPE GEOMETRY AND SURCHARGE CONDITION. VARY X- AND Y-COORDINATES OF BOTTOM OF TENSION CRACK. USE PRIMARY GRID AND SECONDARY SEARCH WINDOW TO FOCUS SEARCH. USE METHODOLOGY DESCRIBED IN NAVFAC DESIGN MANUAL 7.02, 1986, PP. 59-70, AND US ARMY TECHNICAL REPORT ITL-92-11 (1992), P. 76 AND APPENDIX A.

CALCULATION INPUT

Earth Material	Alluvium
Shear Diagram	#1
Cohesion, Coh	350.0 psf
Phi Angle, φ	25.0 degrees
Density, γ	125.0 pcf
Anisotropic Strength Function	NO
Restraining Device	RETAINING WALL
Type	RESTRAINED
Retained Height, H	15 feet
Wall Friction Angle, δ	0 degrees
External Surcharge	NO
General Backslope Condition*	level
Loading	STATIC
Calculation Safety Factor, FS	1.5

* Critical wedge 'sees' only portion of regional backslope

CALCULATION OUTPUT

Trial Wedges Analyzed, Initial Search Grid	1502 trials
Trial Wedges Analyzed, Secondary Search Window	441 trials
Critical Failure Angle, α	53.6 degrees
Area of Critical Wedge	73.3 square feet
Length of Critical Failure Plane, L	12.3 feet
Depth of Critical Tension Crack	5.1 feet
Horizontal Upslope Distance to Critical Tension Crack	7.3 feet
Effective Backslope on Critical Wedge, β_{eff}	0.0 degrees
Factored Phi Angle on Slip Plane, φ'	17.3 degrees
Factored Cohesion on Critical Slip Plane, C'	233.3 psf
Weight of Critical Wedge, W	9,163 pounds
External Surcharge on Critical Wedge, V	0 pounds
Static Gravitational Driving Force, W'	9,163 pounds
Mobilized Cohesive Force, C'L	2,869 pounds
Mobilized Frictional Force, R	8,509 pounds
Calculated Unbalanced Force, P	3,341 pounds
Calculated Horizontal Unbalanced Force, P_h	3,341 pounds
Calculated Trapezoidal Design Pressure *	18.6 H psf
Calculated At-Rest Equivalent Fluid Pressure **	72.2 pcf
Calculated At-Rest Trapezoidal Earth Pressure *	45.1 H psf

RECOMMENDED DESIGN PARAMETERS

Trapezoidal Design Pressure, TDP*	46 H psf
Design Horizontal Force	8,280 pounds

* H is restrained height, see report for diagram of trapezoidal pressure distribution
** at-rest equivalent fluid pressure is calculated as: γ (1- sin(φ))

BACKSLOPE GEOMETRY AND SURCHARGE CONDITIONS*

(dist., elev)	(X, Y)	H (ft)	β (deg)	surcharge
(0,0)	(0,0)	15		
(0,15)	(0,15)			
(3,15)	(3,15)			
(13,15)	(13,15)			
(14,15)	(14,15)			
(15,15)	(15,15)			
(30,15)	(30,15)			

* X is the upslope distance from the wall; Y is the vertical distance above the base of the wall; H is wall height; β is backslope. H, β, and surcharge apply to section between two coordinates. Only first 20 coordinates are shown.

CONCLUSIONS

THE CALCULATION INDICATES THAT THE PROPOSED RESTRAINED RETAINING WALL, WITH A RETAINED HEIGHT OF UP TO 15 FEET, MAY BE DESIGNED FOR A TRAPEZOIDAL DESIGN PRESSURE (TDP) OF 46 H POUNDS PER SQUARE FOOT, WHERE H IS THE RETAINED HEIGHT. SEE REPORT FOR DIAGRAM OF TRAPEZOIDAL PRESSURE DISTRIBUTION.

THE STATIC DESIGN IS GOVERNED BY THE AT-REST CONDITION.

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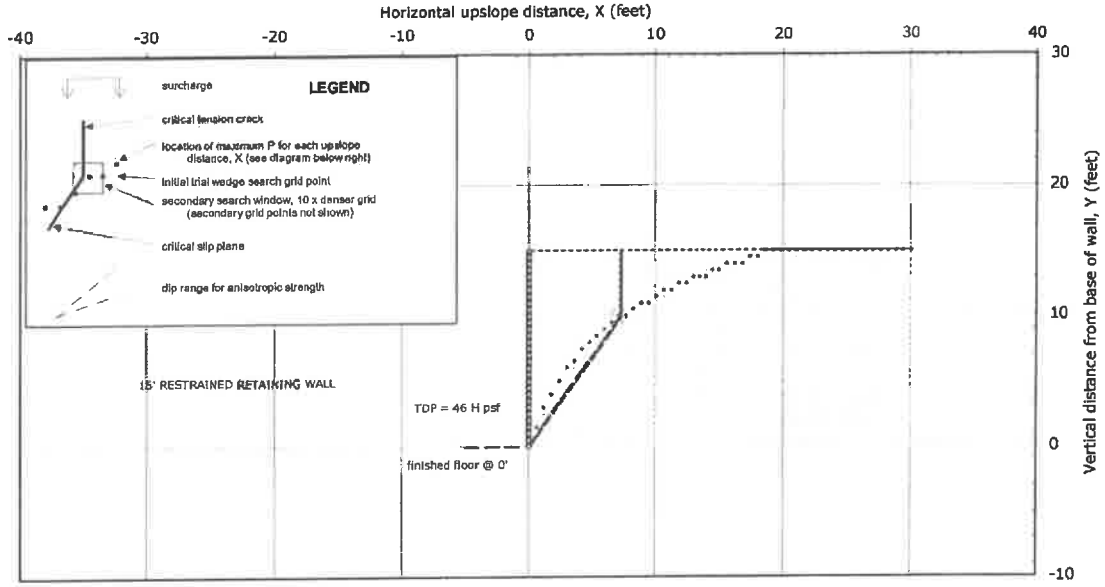
RETAINING WALL CALCULATION

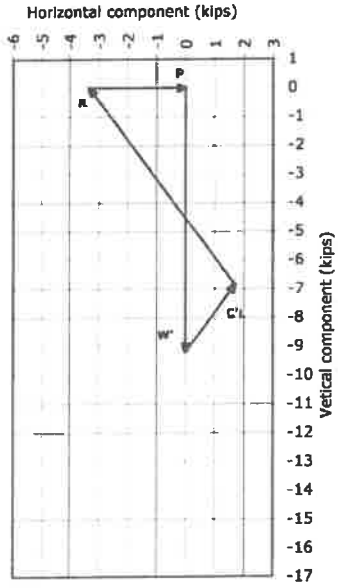
BG: **23694** CLIENT: **2662 and 2668 S Barrington Ave, LLC**
CONSULTANT: **RSB**
SHEET: **#2b**
Restrained Retaining Wall

Cross Section and Critical Active Wedge



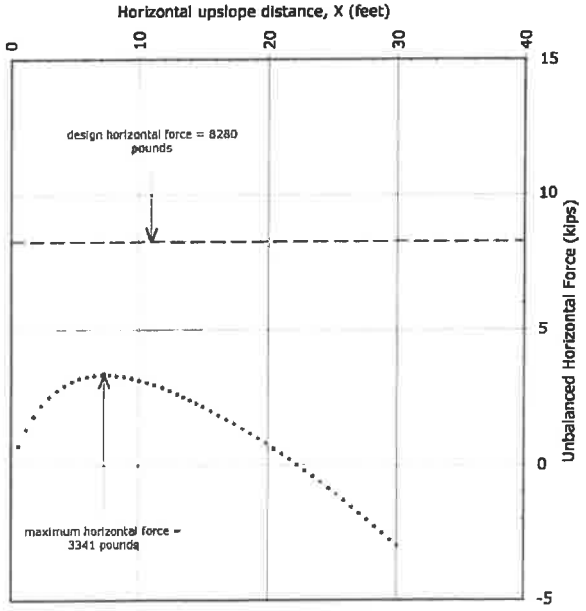
The cross section shows the surface geometry; surcharges; the range of dip for any defined anisotropic strength function; the critical trial wedge; the initial search grid; and the secondary search window. Each grid point defines the upslope coordinate of the slip plane and bottom coordinate of tension crack for a trial wedge. For each for upslope distance, X, the grid point for which the horizontal unbalanced pressure, Ph, is maximum is shown in black. The critical wedge has the maximum horizontal unbalanced pressure of all trial wedges.

Critical Wedge, Force Polygon



The polygon shows the static (gravitational) driving force, W'; the mobilized cohesive force, C'L; the mobilized frictional force, R; and the unbalanced pressure, P, for the critical wedge.

Trial Wedge, Unbalanced Horizontal Force, Ph (kips)



The maximum calculated horizontal unbalanced pressure, Ph, is plotted for each upslope distance, X. The location of the maximum Ph for each X is indicated in the cross section, above. All points from initial search grid and maximum from secondary search window are plotted.

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RETAINING WALL CALCULATION

BG 23694 CLIENT: 2662 and 2668 S Barrington Ave, LLC
CONSULTANT: RSB
SHEET: #2Sa
Restrained Retaining Wall

CALCULATE THE DESIGN PRESSURE FOR PROPOSED RESTRAINED RETAINING WALL. USE THE GENERAL TRIAL WEDGE METHOD*. APPLY THE SAFETY FACTOR TO THE COHESION AND PHI ANGLE. THE RETAINED HEIGHT, BACKSLOPE GEOMETRY, AND SURCHARGE CONDITIONS, ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE PSEUDO-STATIC (MONONOBE-OKABE) METHOD FOR SEISMIC LOADING.

* FIND THE WEDGE, CHARACTERIZED BY A SINGLE STRAIGHT SLIP PLANE AND A VERTICAL TENSION CRACK, THAT MAXIMIZES THE UNBALANCED PRESSURE. MAKE NO ASSUMPTION ABOUT TENSION CRACK DEPTH. ALLOW ANY BACKSLOPE GEOMETRY AND SURCHARGE CONDITION. VARY X- AND Y-COORDINATES OF BOTTOM OF TENSION CRACK. USE PRIMARY GRID AND SECONDARY SEARCH WINDOW TO FOCUS SEARCH. USE METHODOLOGY DESCRIBED IN NAVFAC DESIGN MANUAL 7.02, 1986, PP. 59-70, AND US ARMY TECHNICAL REPORT ITL-92-11 (1992), P. 79 AND APPENDIX A

CALCULATION INPUT

Earth Material	Alluvium
Shear Diagram	#1
Cohesion, Coh	350.0 psf
Phi Angle, φ	25.0 degrees
Density, γ	125.0 pcf
Anisotropic Strength Function	NO
Restraining Device	RETAINING WALL
Type	RESTRAINED
Retained Height, H	15 feet
Wall Friction Angle, δ	0 degrees
External Surcharge	see below
General Backslope Condition*	level
Loading	SEISMIC
PGA_M	0.92 g
Pseudostatic Coefficients:	
horizontal , K_h***	0.31 g
vertical, K_v****	0.00 g
Calculation Safety Factor, FS	1

* Critical wedge 'sees' only portion of regional backslope

*** Calculated using methodology of Abrahamson and Silva (1986)

**** Kv > 0 indicates downward acceleration and upward inertial force

CALCULATION OUTPUT

Trial Wedges Analyzed, Initial Search Grid	1502 trials
Trial Wedges Analyzed, Secondary Search Window	441 trials
Critical Failure Angle, α	48.8 degrees
Area of Critical Wedge	93.0 square feet
Length of Critical Failure Plane, L	15.3 feet
Depth of Critical Tension Crack	3.5 feet
Horizontal Upslope Distance to Critical Tension Crack	10.1 feet
Effective Backslope on Critical Wedge, β_{eff}	0.0 degrees
Factored Phi Angle on Slip Plane, φ'	25.0 degrees
Factored Cohesion on Critical Slip Plane, C'	350.0 psf
Weight of Critical Wedge, W	11,631 pounds
External Surcharge on Critical Wedge, V	2,298 pounds
Pseudo-Static (Gravitational + Dynamic) Driving Force, Wd	14,568 pounds
Mobilized Cohesive Force, C'L	5,347 pounds
Mobilized Frictional Force, R	10,826 pounds
Calculated Unbalanced Force, P	5,124 pounds
Calculated Horizontal Unbalanced Force, P_h	5,124 pounds

RECOMMENDED DESIGN PARAMETERS

Calculated Pseudo-Static Horizontal Force	5,124 pounds
Recommended Static Horizontal Force from sheet 2a	8,280 pounds

BACKSLOPE GEOMETRY AND SURCHARGE CONDITIONS*

(dist , elev)	(X , Y)	H (ft)	β (deg)	surcharge
(0,0)	(0,0)	15		
(0,15)	(0,15)			
(3,15)	(3,15)			Uniform Load: 300 psf
(13,15)	(13,15)			
(14,15)	(14,15)			
(15,15)	(15,15)			
(30,15)	(30,15)			

* X is the upslope distance from the wall; Y is the vertical distance above the base of the wall; H is wall height; β is backslope. H, β, and surcharge apply to section between two coordinates. Only first 20 coordinates are shown.

CONCLUSIONS

THE CALCULATED STATIC FORCE EXCEEDS THE CALCULATED PSEUDO-STATIC FORCE. THEREFORE, THE RECOMMENDED DESIGN PARAMETERS ON SHEET 2A ARE SUFFICIENT.

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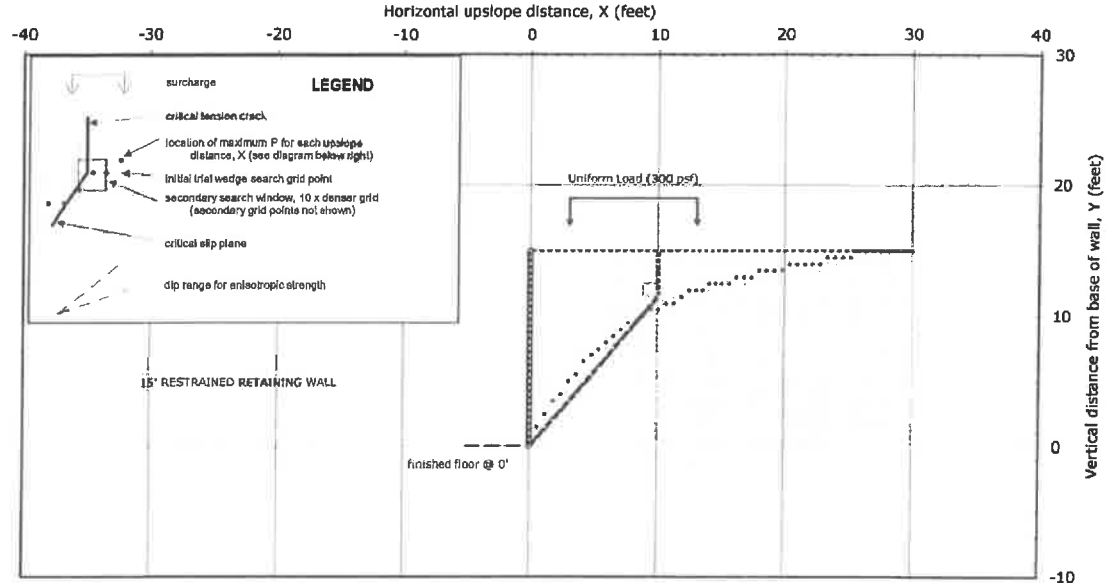
RETAINING WALL CALCULATION

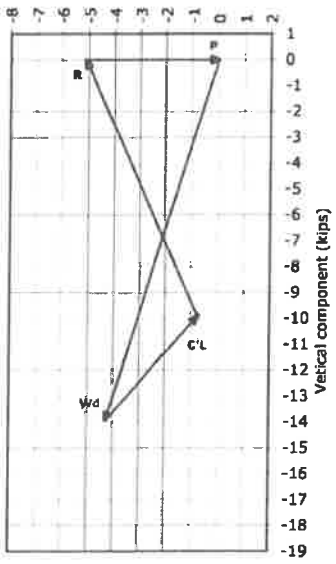
BG: 23694 CLIENT: 2662 and 2668 S Barrington Ave, LLC
CONSULTANT: RSB
SHEET: #2Sb
Restrained Retaining Wall

Cross Section and Critical Active Wedge



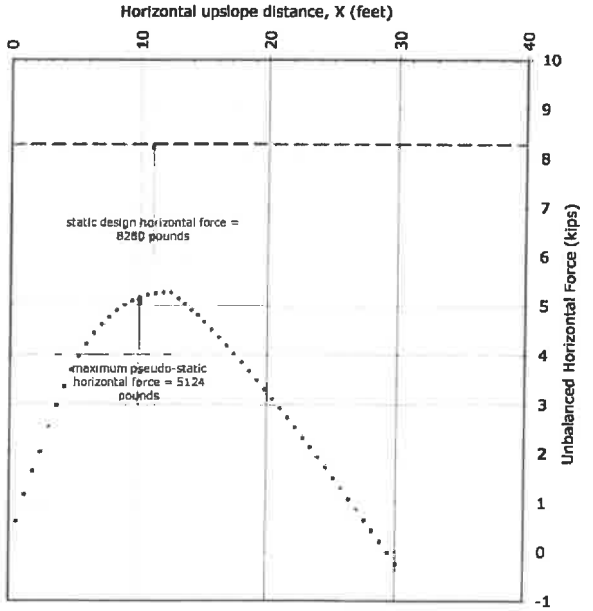
The cross section shows the surface geometry; surcharges; the range of dip for any defined anisotropic strength function; the critical trial wedge; the initial search grid; and the secondary search window. Each grid point defines the upslope coordinate of the slip plane and bottom coordinate of tension crack for a trial wedge. For each for upslope distance, X, the grid point for which the horizontal unbalanced pressure, Ph, is maximum is shown in black. The critical wedge has the maximum horizontal unbalanced pressure of all trial wedges.

Critical Wedge, Force Polygon



The polygon shows the pseudo-static (gravitational and dynamic) driving force, Wd; the mobilized cohesive force, C'L; the mobilized frictional force, R; and the unbalanced pressure, P, for the critical wedge.

Trial Wedge, Unbalanced Horizontal Force, Ph (kips)



The maximum calculated horizontal unbalanced pressure, Ph, is plotted for each upslope distance, X. The location of the maximum Ph for each X is indicated in the cross section, above. All points from initial search grid and maximum from secondary search window are plotted.

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RETAINING WALL CALCULATION

BG 23694 CLIENT: 2662 and 2668 S Barrington Ave, LLC
CONSULTANT: RSB
SHEET: #3Sa
Restrained Retaining Wall

CALCULATE THE DESIGN PRESSURE FOR PROPOSED RESTRAINED RETAINING WALL. USE THE GENERAL TRIAL WEDGE METHOD*. APPLY THE SAFETY FACTOR TO THE COHESION AND PHI ANGLE. THE RETAINED HEIGHT, BACKSLOPE GEOMETRY, AND SURCHARGE CONDITIONS, ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE PSEUDO-STATIC (MONONOBE-OKABE) METHOD FOR SEISMIC LOADING.

* FIND THE WEDGE, CHARACTERIZED BY A SINGLE STRAIGHT SLIP PLANE AND A VERTICAL TENSION CRACK, THAT MAXIMIZES THE UNBALANCED PRESSURE. MAKE NO ASSUMPTION ABOUT TENSION CRACK DEPTH. ALLOW ANY BACKSLOPE GEOMETRY AND SURCHARGE CONDITION. VARY X- AND Y-COORDINATES OF BOTTOM OF TENSION CRACK. USE PRIMARY GRID AND SECONDARY SEARCH WINDOW TO FOCUS SEARCH. USE METHODOLOGY DESCRIBED IN NAVFAC DESIGN MANUAL 7.02, 1986, PP. 59-70, AND US ARMY TECHNICAL REPORT ITL-92-11 (1992) P. 79 AND APPENDIX A

CALCULATION INPUT

Earth Material	Alluvium
Shear Diagram	#1
Cohesion, Coh	350.0 psf
Phi Angle, φ	25.0 degrees
Density, γ	125.0 pcf
Anisotropic Strength Function	NO
Restraining Device	RETAINING WALL
Type	RESTRAINED
Retained Height, H	15 feet
Wall Friction Angle, δ	0 degrees
External Surcharge	see below
General Backslope Condition*	level
Loading	SEISMIC
PGA_M	0.92 g
Pseudostatic Coefficients:	
horizontal, K_h***	0.31 g
vertical, K_v****	0.00 g
Calculation Safety Factor, FS	1

* Critical wedge 'sees' only portion of regional backslope

*** Calculated using methodology of Abrahamson and Silva (1986)
**** Kv > 0 indicates downward acceleration and upward inertial force

BACKSLOPE GEOMETRY AND SURCHARGE CONDITIONS*

(dist., elev)	(X , Y)	H (ft)	β (deg)	surcharge
(0,0)	(0,0)	15		
(0,15)	(0,15)			
(5,15)	(5,15)			Line Load: 2000 psf
(6,15)	(6,15)			
(14,15)	(14,15)			
(15,15)	(15,15)			
(30,15)	(30,15)			

* X is the upslope distance from the wall; Y is the vertical distance above the base of the wall; H is wall height; β is backslope. H, β, and surcharge apply to section between two coordinates. Only first 20 coordinates are shown.

CALCULATION OUTPUT

Trial Wedges Analyzed, Initial Search Grid	1531 trials
Trial Wedges Analyzed, Secondary Search Window	441 trials
Critical Failure Angle, α	57.7 degrees
Area of Critical Wedge	61.5 square feet
Length of Critical Failure Plane, L	11.2 feet
Depth of Critical Tension Crack	5.5 feet
Horizontal Upslope Distance to Critical Tension Crack	6.0 feet
Effective Backslope on Critical Wedge, β_{eff}	0.0 degrees
Factored Phi Angle on Slip Plane, φ'	25.0 degrees
Factored Cohesion on Critical Slip Plane, C'	350.0 psf
Weight of Critical Wedge, W	7,688 pounds
External Surcharge on Critical Wedge, V	2,111 pounds
Pseudo-Static (Gravitational + Dynamic) Driving Force, Wd	10,249 pounds
Mobilized Cohesive Force, C'L	3,933 pounds
Mobilized Frictional Force, R	7,695 pounds
Calculated Unbalanced Force, P	5,065 pounds
Calculated Horizontal Unbalanced Force, P_h	5,065 pounds

RECOMMENDED DESIGN PARAMETERS

Calculated Pseudo-Static Horizontal Force	5,065 pounds
Recommended Static Horizontal Force from sheet 3a	8,280 pounds

CONCLUSIONS

THE CALCULATED STATIC FORCE EXCEEDS THE CALCULATED PSEUDO-STATIC FORCE. THEREFORE, THE RECOMMENDED DESIGN PARAMETERS ON SHEET 3A ARE SUFFICIENT.

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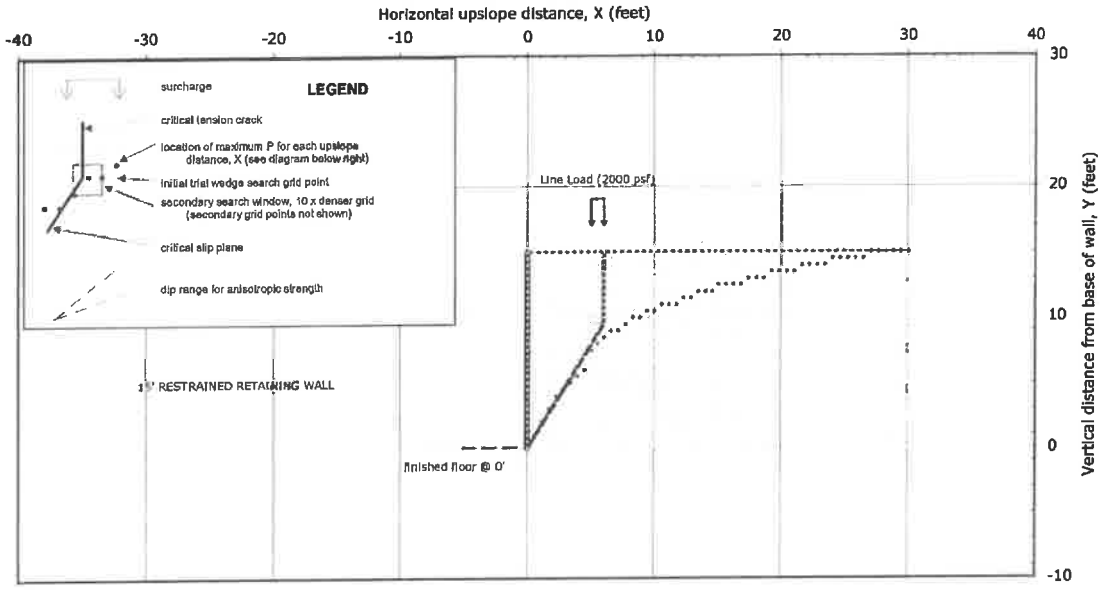
RETAINING WALL CALCULATION

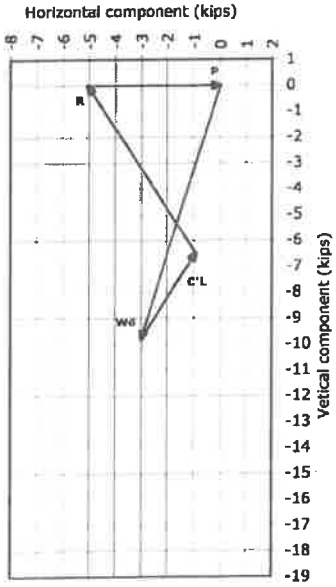
BG: **23694** CLIENT: **2662 and 2668 S Barrington Ave, LLC**
CONSULTANT: **RSB**
SHEET: **#3Sb**
Restrained Retaining Wall

Cross Section and Critical Active Wedge



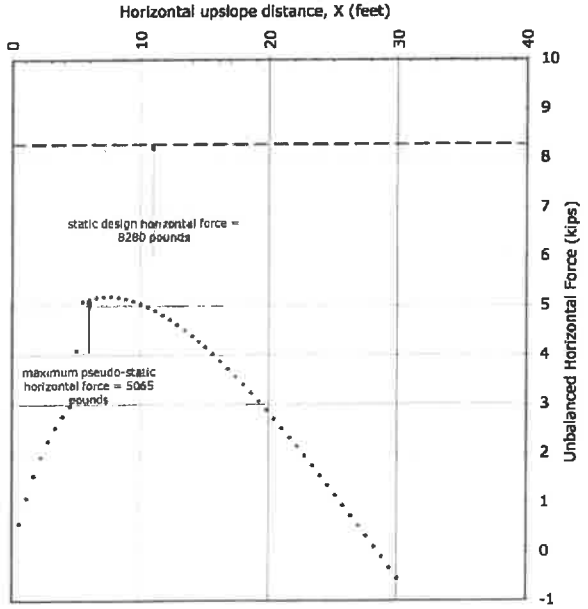
The cross section shows the surface geometry; surcharges; the range of dip for any defined anisotropic strength function; the critical trial wedge; the initial search grid; and the secondary search window. Each grid point defines the upslope coordinate of the slip plane and bottom coordinate of tension crack for a trial wedge. For each for upslope distance, X, the grid point for which the horizontal unbalanced pressure, Ph, is maximum is shown in black. The critical wedge has the maximum horizontal unbalanced pressure of all trial wedges.

Critical Wedge, Force Polygon



The polygon shows the pseudo-static (gravitational and dynamic) driving force, Wd; the mobilized cohesive force, C'L; the mobilized frictional force, R; and the unbalanced pressure, P, for the critical wedge.

Trial Wedge, Unbalanced Horizontal Force, Ph (kips)



The maximum calculated horizontal unbalanced pressure, Ph, is plotted for each upslope distance, X. The location of the maximum Ph for each X is indicated in the cross section, above. All points from initial search grid and maximum from secondary search window are plotted.

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TEMPORARY EXCAVATION HEIGHT

BG: **23694** ENGINEER: **RSB**
CLIENT: **2662 and 2668 S Barrington Ave, LLC**
CALCULATION SHEET # **4**

CALCULATE THE HEIGHT TO WHICH TEMPORARY EXCAVATIONS ARE STABLE (NEGATIVE THRUST). THE EXCAVATION HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE EARTH MATERIAL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE.

CALCULATION PARAMETERS

EARTH MATERIAL:	Alluvium	WALL HEIGHT:	5 feet
SHEAR DIAGRAM:	1	BACKSLOPE ANGLE:	0 degrees
COHESION:	350 psf	SURCHARGE:	0 pounds
PHI ANGLE:	25 degrees	SURCHARGE TYPE:	u Uniform
DENSITY:	125 pcf	INITIAL FAILURE ANGLE:	20 degrees
SAFETY FACTOR:	1.25	FINAL FAILURE ANGLE:	70 degrees
WALL FRICTION:	0 degrees	INITIAL TENSION CRACK:	1 feet
CD (C/FS):	280.0 psf	FINAL TENSION CRACK:	20 feet
PHID = ATAN(TAN(PHI)/FS) =	20.5 degrees		

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	46 degrees
AREA OF TRIAL FAILURE WEDGE	4.5 square feet
TOTAL EXTERNAL SURCHARGE	0.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	560.3 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1020 trials
LENGTH OF FAILURE PLANE	1.4 feet
DEPTH OF TENSION CRACK	4.0 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	1.0 feet
CALCULATED HORIZONTAL THRUST	**-150.8 pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**-12.1 pcf**
MAXIMUM HEIGHT OF TEMPORARY EXCAVATION	**5.0 feet**

CONCLUSIONS:

THE CALCULATION INDICATES THAT TEMPORARY VERTICAL EXCAVATIONS UP TO FIVE FEET HIGH IN ALLUVIUM, WITH LEVEL BACKSLOPE, HAVE A NEGATIVE THRUST AND ARE TEMPORARILY STABLE.

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SHORING PILE CALCULATION

BG 23694 CLIENT: 2662 and 2668 S Barrington Ave, LLC
CONSULTANT: RSB
SHEET: #5a
Cantilevered Shoring Pile

CALCULATE THE DESIGN PRESSURE FOR PROPOSED CANTILEVERED SHORING PILE. USE THE GENERAL TRIAL WEDGE METHOD*. APPLY THE SAFETY FACTOR TO THE COHESION AND PHI ANGLE. THE RETAINED HEIGHT, BACKSLOPE GEOMETRY, AND SURCHARGE CONDITIONS, ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE.

* FIND THE WEDGE, CHARACTERIZED BY A SINGLE STRAIGHT SLIP PLANE AND A VERTICAL TENSION CRACK, THAT MAXIMIZES THE UNBALANCED PRESSURE MAKE NO ASSUMPTION ABOUT TENSION CRACK DEPTH. ALLOW ANY BACKSLOPE GEOMETRY AND SURCHARGE CONDITION VARY X- AND Y-COORDINATES OF BOTTOM OF TENSION CRACK USE PRIMARY GRID AND SECONDARY SEARCH WINDOW TO FOCUS SEARCH USE METHODOLOGY DESCRIBED IN NAVFAC DESIGN MANUAL 7.02, 1986, PP. 59-70, AND US ARMY TECHNICAL REPORT ITL-92-11 (1992), P. 79 AND APPENDIX A

CALCULATION INPUT

Earth Material	Alluvium
Shear Diagram	#1
Cohesion, Coh	350.0 psf
Phi Angle, φ	25.0 degrees
Density, γ	125.0 pcf
Anisotropic Strength Function	NO
Restraining Device Type	SHORING PILE CANTILEVERED
Retained Height, H	18 feet
Wall Friction Angle, δ	0 degrees
External Surcharge	see below
General Backslope Condition*	level
Loading	STATIC
Calculation Safety Factor, FS	1.25

* Critical wedge 'sees' only portion of regional backslope

CALCULATION OUTPUT

Trial Wedges Analyzed, Initial Search Grid	1814 trials
Trial Wedges Analyzed, Secondary Search Window	441 trials
Critical Failure Angle, α	54.0 degrees
Area of Critical Wedge	111.5 square feet
Length of Critical Failure Plane, L	17.2 feet
Depth of Critical Tension Crack	4.1 feet
Horizontal Upslope Distance to Critical Tension Crack	10.1 feet
Effective Backslope on Critical Wedge, β_{eff}	0.0 degrees
Factored Phi Angle on Slip Plane, φ'	20.5 degrees
Factored Cohesion on Critical Slip Plane, C'	280.0 psf
Weight of Critical Wedge, W	13,943 pounds
External Surcharge on Critical Wedge, V	2,315 pounds
Static Gravitational Driving Force, W'	16,259 pounds
Mobilized Cohesive Force, C'L	4,825 pounds
Mobilized Frictional Force, R	14,829 pounds
Calculated Unbalanced Force, P	5,371 pounds
Calculated Horizontal Unbalanced Force, P_h	5,371 pounds
Calculated Equivalent Fluid Pressure	33.2 pcf

RECOMMENDED DESIGN PARAMETERS

Design Equivalent Fluid Pressure, EFP	34.0 pcf
Design Horizontal Force	5,508 pounds

BACKSLOPE GEOMETRY AND SURCHARGE CONDITIONS*

(dist , elev)	(X , Y)	H (ft)	β (deg)	surcharge
(0,0)	(0,0)	18		
(0,18)	(0,18)			
(3,18)	(3,18)			Uniform Load: 300 psf
(13,18)	(13,18)			
(14,18)	(14,18)			
(15,18)	(15,18)			
(30,18)	(30,18)			

* X is the upslope distance from the wall; Y is the vertical distance above the base of the wall; H is wall height; β is backslope. H, β, and surcharge apply to section between two coordinates. Only first 20 coordinates are shown.

CONCLUSIONS

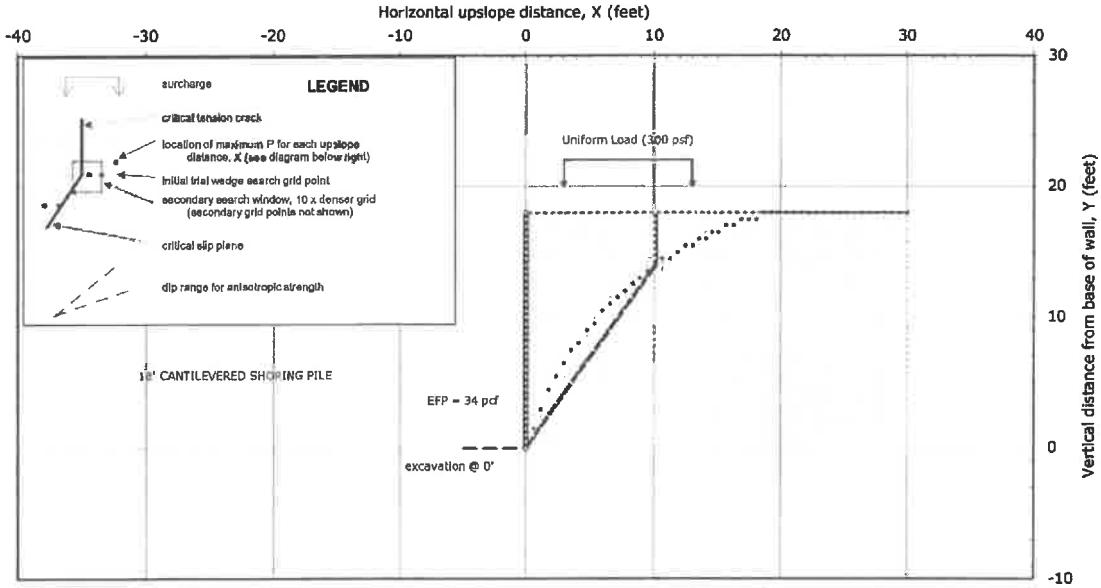
THE CALCULATION INDICATES THAT THE PROPOSED CANTILEVERED SHORING PILE, WITH A RETAINED HEIGHT OF UP TO 18 FEET, MAY BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE (EFP) OF 34 POUNDS PER CUBIC FOOT. FOR PILES, THE PRESSURE SHOULD BE MULTIPLIED BY THE PILE SPACING.

BYER
GEOTECHNICAL
INC.
1461 East Chevy Chase Drive, Suite 200, Glendale, CA 91206
tel 818.549.9959 fax 818.543.3747

SHORING PILE CALCULATION

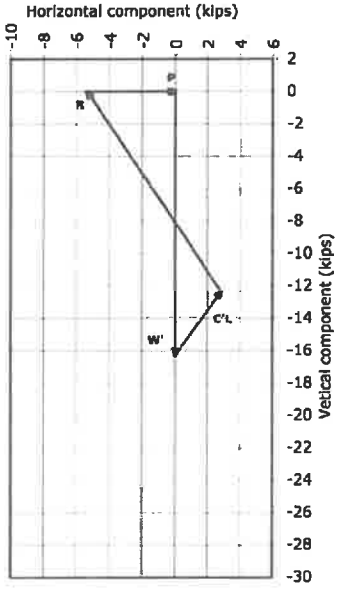
BG: 23694 CLIENT: 2662 and 2668 S Barrington Ave, LLC
CONSULTANT: RSB
SHEET: #5b
Cantilevered Shoring Pile

Cross Section and Critical Active Wedge



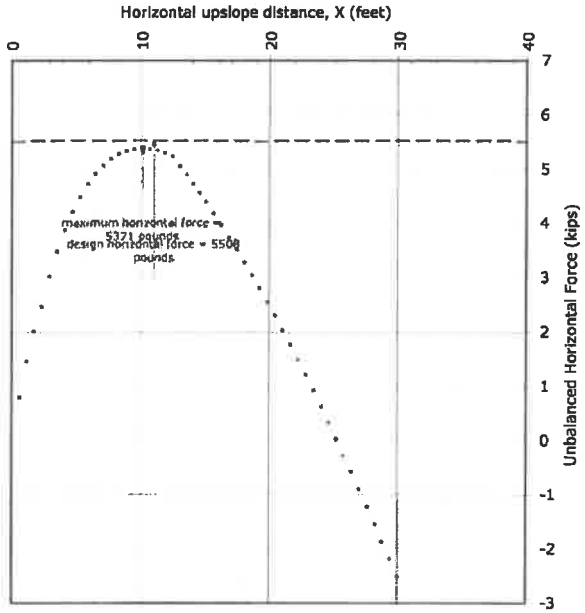
The cross section shows the surface geometry; surcharges; the range of dip for any defined anisotropic strength function; the critical trial wedge; the initial search grid; and the secondary search window. Each grid point defines the upslope coordinate of the slip plane and bottom coordinate of tension crack for a trial wedge. For each for upslope distance, X, the grid point for which the horizontal unbalanced pressure, Ph, is maximum is shown in black. The critical wedge has the maximum horizontal unbalanced pressure of all trial wedges.

Critical Wedge, Force Polygon



The polygon shows the static (gravitational) driving force, W'; the mobilized cohesive force, C'L; the mobilized frictional force, R; and the unbalanced pressure, P, for the critical wedge.

Trial Wedge, Unbalanced Horizontal Force, Ph (kips)



The maximum calculated horizontal unbalanced pressure, Ph, is plotted for each upslope distance, X. The location of the maximum Ph for each X is indicated in the cross section, above. All points from initial search grid and maximum from secondary search window are plotted.

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SHORING PILE CALCULATION

BG 23694 CLIENT: 2662 and 2668 S Barrington Ave, LLC
CONSULTANT: RSB
SHEET: #6a
Cantilevered Shoring Pile

CALCULATE THE DESIGN PRESSURE FOR PROPOSED CANTILEVERED SHORING PILE. USE THE GENERAL TRIAL WEDGE METHOD*. APPLY THE SAFETY FACTOR TO THE COHESION AND PHI ANGLE. THE RETAINED HEIGHT, BACKSLOPE GEOMETRY, AND SURCHARGE CONDITIONS, ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE.

* FIND THE WEDGE, CHARACTERIZED BY A SINGLE STRAIGHT SLIP PLANE AND A VERTICAL TENSION CRACK, THAT MAXIMIZES THE UNBALANCED PRESSURE. MAKE NO ASSUMPTION ABOUT TENSION CRACK DEPTH. ALLOW ANY BACKSLOPE GEOMETRY AND SURCHARGE CONDITION. VARY X- AND Y-COORDINATES OF BOTTOM OF TENSION CRACK. USE PRIMARY GRID AND SECONDARY SEARCH WINDOW TO FOCUS SEARCH. USE METHODOLOGY DESCRIBED IN NAVFAC DESIGN MANUAL 7.02, 1986, PP. 66-70, AND US ARMY TECHNICAL REPORT ITL-92-11 (1992), P. 79 AND APPENDIX A

CALCULATION INPUT

Earth Material	Alluvium
Shear Diagram	#1
Cohesion, Coh	350.0 psf
Phi Angle, φ	25.0 degrees
Density, γ	125.0 pcf
Anisotropic Strength Function	NO
Restraining Device	SHORING PILE
Type	CANTILEVERED
Retained Height, H	18 feet
Wall Friction Angle, δ	0 degrees
External Surcharge	see below
General Backslope Condition*	level
Loading	STATIC
Calculation Safety Factor, FS	1.25

* Critical wedge 'sees' only portion of regional backslope

CALCULATION OUTPUT

Trial Wedges Analyzed, Initial Search Grid	1849 trials
Trial Wedges Analyzed, Secondary Search Window	441 trials
Critical Failure Angle, α	60.3 degrees
Area of Critical Wedge	80.1 square feet
Length of Critical Failure Plane, L	13.1 feet
Depth of Critical Tension Crack	6.6 feet
Horizontal Upslope Distance to Critical Tension Crack	6.5 feet
Effective Backslope on Critical Wedge, β_{eff}	0.0 degrees
Factored Phi Angle on Slip Plane, φ'	20.5 degrees
Factored Cohesion on Critical Slip Plane, C'	280.0 psf
Weight of Critical Wedge, W	10,016 pounds
External Surcharge on Critical Wedge, V	2,111 pounds
Static Gravitational Driving Force, W'	12,127 pounds
Mobilized Cohesive Force, C'L	3,676 pounds
Mobilized Frictional Force, R	11,629 pounds
Calculated Unbalanced Force, P	5,619 pounds
Calculated Horizontal Unbalanced Force, P_h	5,619 pounds
Calculated Equivalent Fluid Pressure	34.7 pcf

RECOMMENDED DESIGN PARAMETERS

Design Equivalent Fluid Pressure, EFP	35.0 pcf
Design Horizontal Force	5,670 pounds

BACKSLOPE GEOMETRY AND SURCHARGE CONDITIONS*

(dist , elev)	(X , Y)	H (ft)	β (deg)	surcharge
(0,0)	(0,0)	18		
(0,18)	(0,18)			
(5,18)	(5,18)			Line Load: 2000 psf
(6,18)	(6,18)			
(14,18)	(14,18)			
(15,18)	(15,18)			
(30,18)	(30,18)			

* X is the upslope distance from the wall; Y is the vertical distance above the base of the wall; H is wall height; β is backslope. H, β, and surcharge apply to section between two coordinates. Only first 20 coordinates are shown.

CONCLUSIONS

THE CALCULATION INDICATES THAT THE PROPOSED CANTILEVERED SHORING PILE, WITH A RETAINED HEIGHT OF UP TO 18 FEET, MAY BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE (EFP) OF 35 POUNDS PER CUBIC FOOT. FOR PILES, THE PRESSURE SHOULD BE MULTIPLIED BY THE PILE SPACING.

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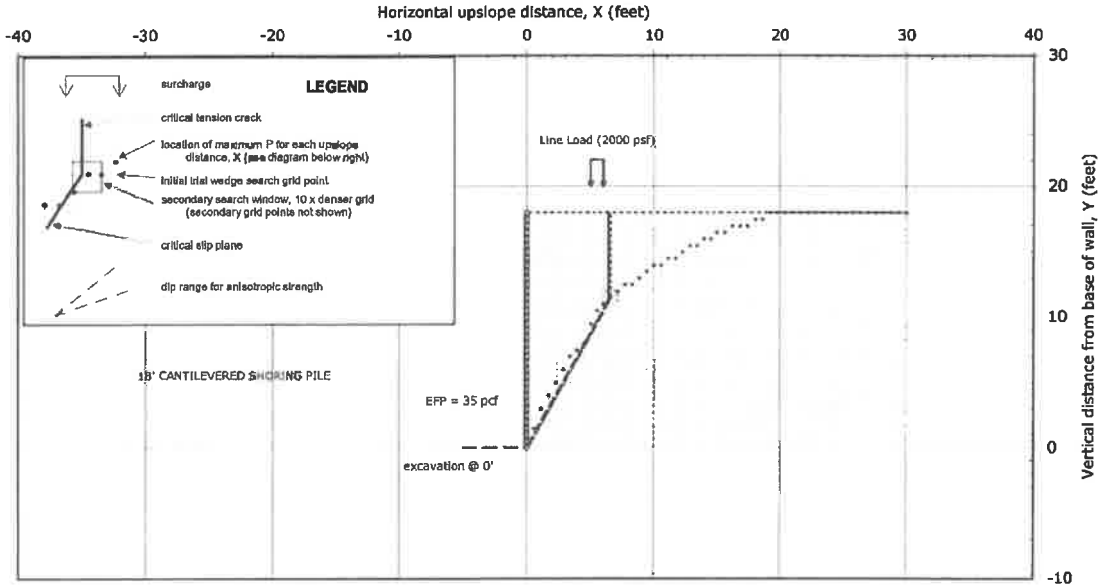
SHORING PILE CALCULATION

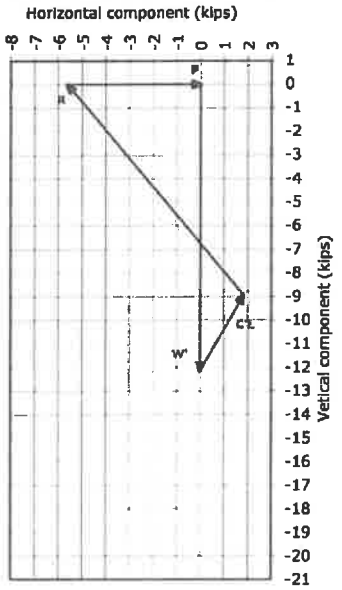
BG: 23694 CLIENT: 2682 and 2688 S Barrington Ave, LLC
CONSULTANT: RSB
SHEET: #6b
Cantilevered Shoring Pile

Cross Section and Critical Active Wedge



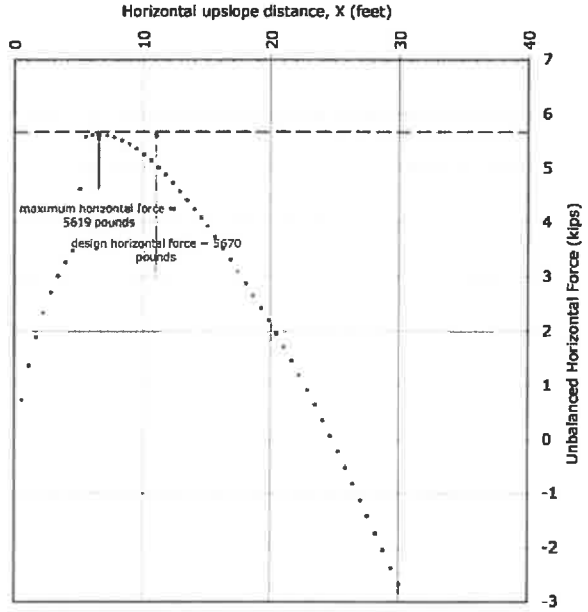
The cross section shows the surface geometry; surcharges; the range of dip for any defined anisotropic strength function; the critical trial wedge; the initial search grid; and the secondary search window. Each grid point defines the upslope coordinate of the slip plane and bottom coordinate of tension crack for a trial wedge. For each for upslope distance, X, the grid point for which the horizontal unbalanced pressure, Ph, is maximum is shown in black. The critical wedge has the maximum horizontal unbalanced pressure of all trial wedges.

Critical Wedge, Force Polygon



The polygon shows the static (gravitational) driving force, W'; the mobilized cohesive force, C'L; the mobilized frictional force, R; and the unbalanced pressure, P, for the critical wedge.

Trial Wedge, Unbalanced Horizontal Force, Ph (kips)



The maximum calculated horizontal unbalanced pressure, Ph, is plotted for each upslope distance, X. The location of the maximum Ph for each X is indicated in the cross section, above. All points from initial search grid and maximum from secondary search window are plotted.

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AERIAL VICINITY MAP

BG: 23694 2662 & 2668 S BARRINGTON AVE, LLC

CONSULTANT: RSB

DRAWN BY: AM

SCALE: 1" = 100'

REFERENCE: LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING, GIS-NET, 2013, http://gis.planning.lacounty.gov/GIS-NET_Public/Viewer.html

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REGIONAL TOPOGRAPHIC MAP

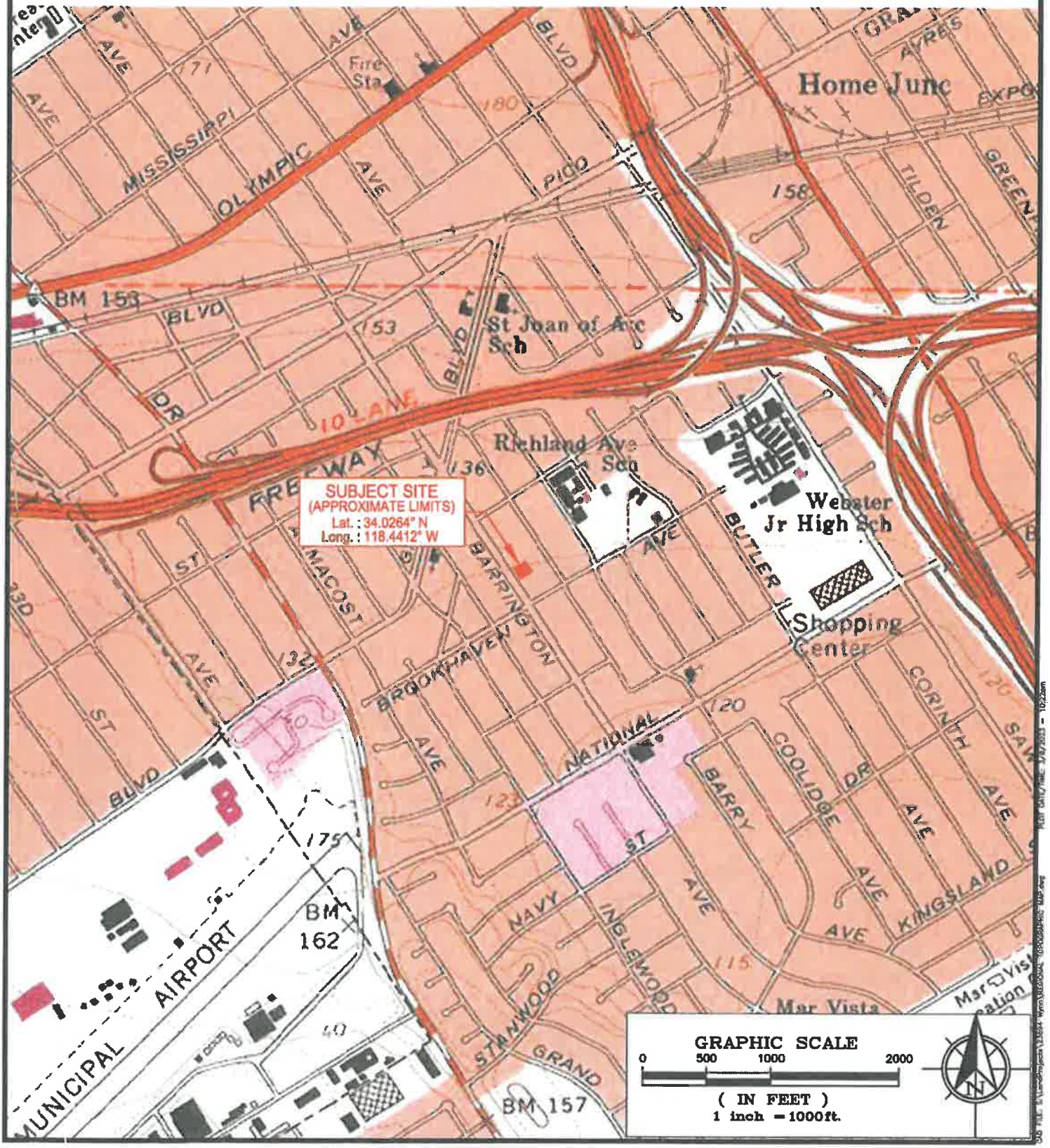
BG: 23694 2662 & 2668 S BARRINGTON AVE, LLC

CONSULTANT: RSB

DRAWN BY: AM

SCALE: 1" = 1000'

REFERENCE: USGS TOPOGRAPHIC MAP, BEVERLY HILLS 7.5-MINUTE SERIES QUADRANGLE, LOS ANGELES COUNTY, CALIFORNIA CREATED 1981.



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HISTORIC TOPOGRAPHIC MAP

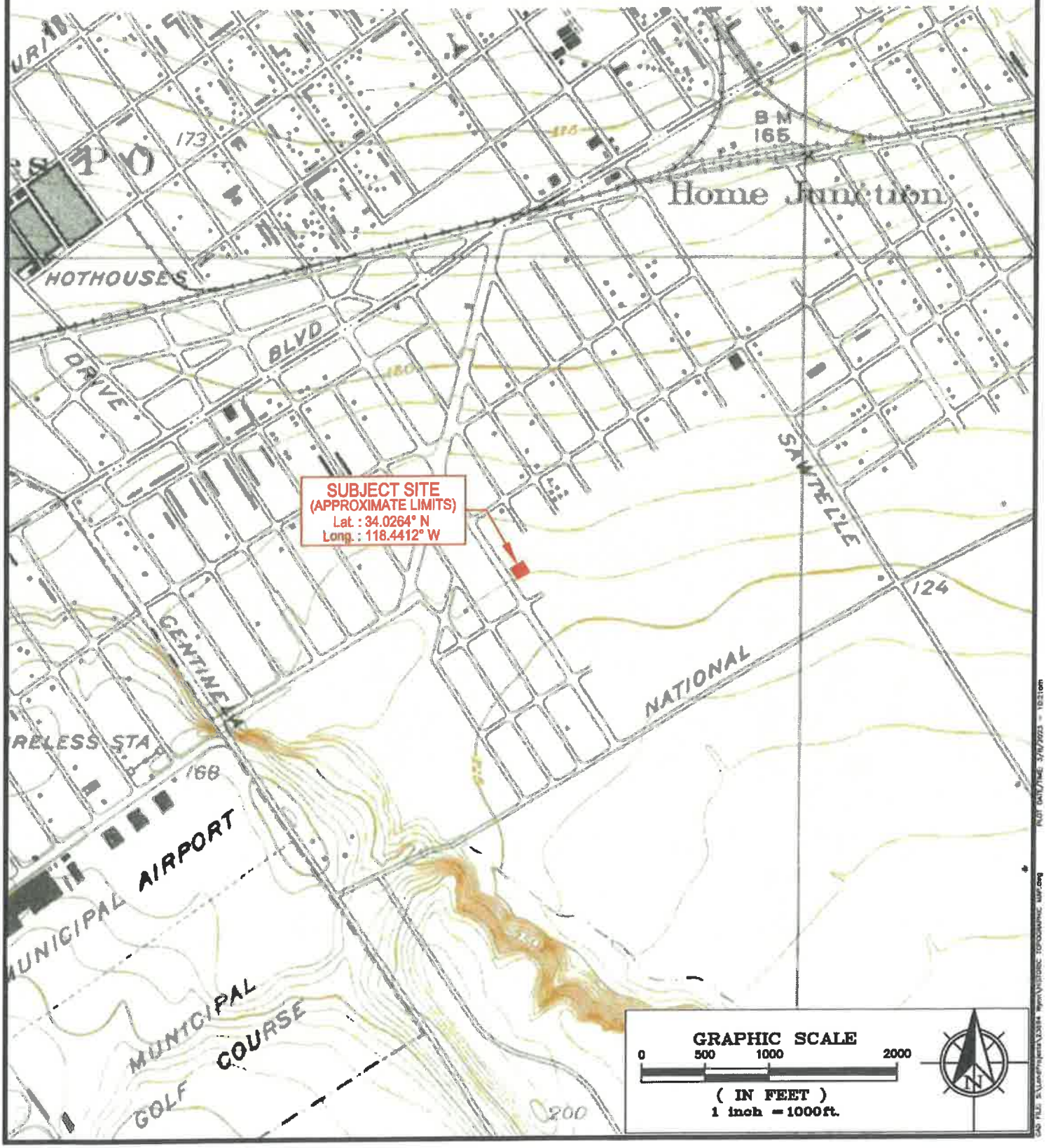
BG: 23694 2662 & 2668 S BARRINGTON AVE, LLC

CONSULTANT : RSB

DRAWN BY : AM

SCALE: 1" = 1000'

REFERENCE: USGS TOPOGRAPHIC MAP, SAWTELLE 6-MINUTE SERIES QUADRANGLE, LOS ANGELES COUNTY, CALIFORNIA CREATED 1942.



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REGIONAL GEOLOGIC MAP #1

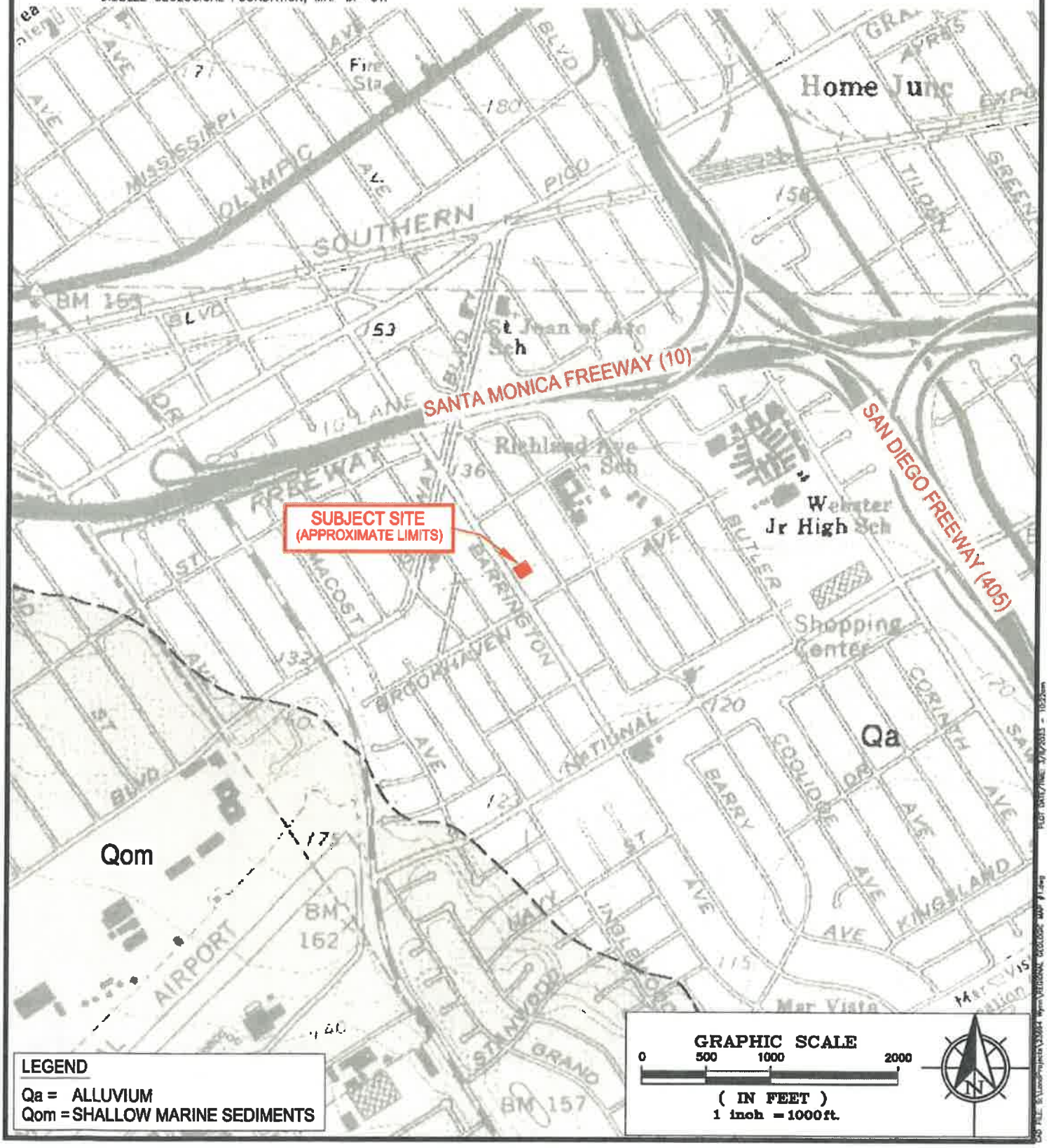
BG: 23694 2662 & 2668 S BARRINGTON AVE, LLC

CONSULTANT : RSB

DRAWN BY : AM

SCALE: 1" = 1000'

REFERENCE: DIBBLEE, T.W. (1991), GEOLOGIC MAP OF THE BEVERLY HILLS AND VAN NUYS (SOUTH 1/2) QUADRANGLES, LOS ANGELES, CALIFORNIA DIBBLEE GEOLOGICAL FOUNDATION, MAP DF-31.



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REGIONAL GEOLOGIC MAP #2

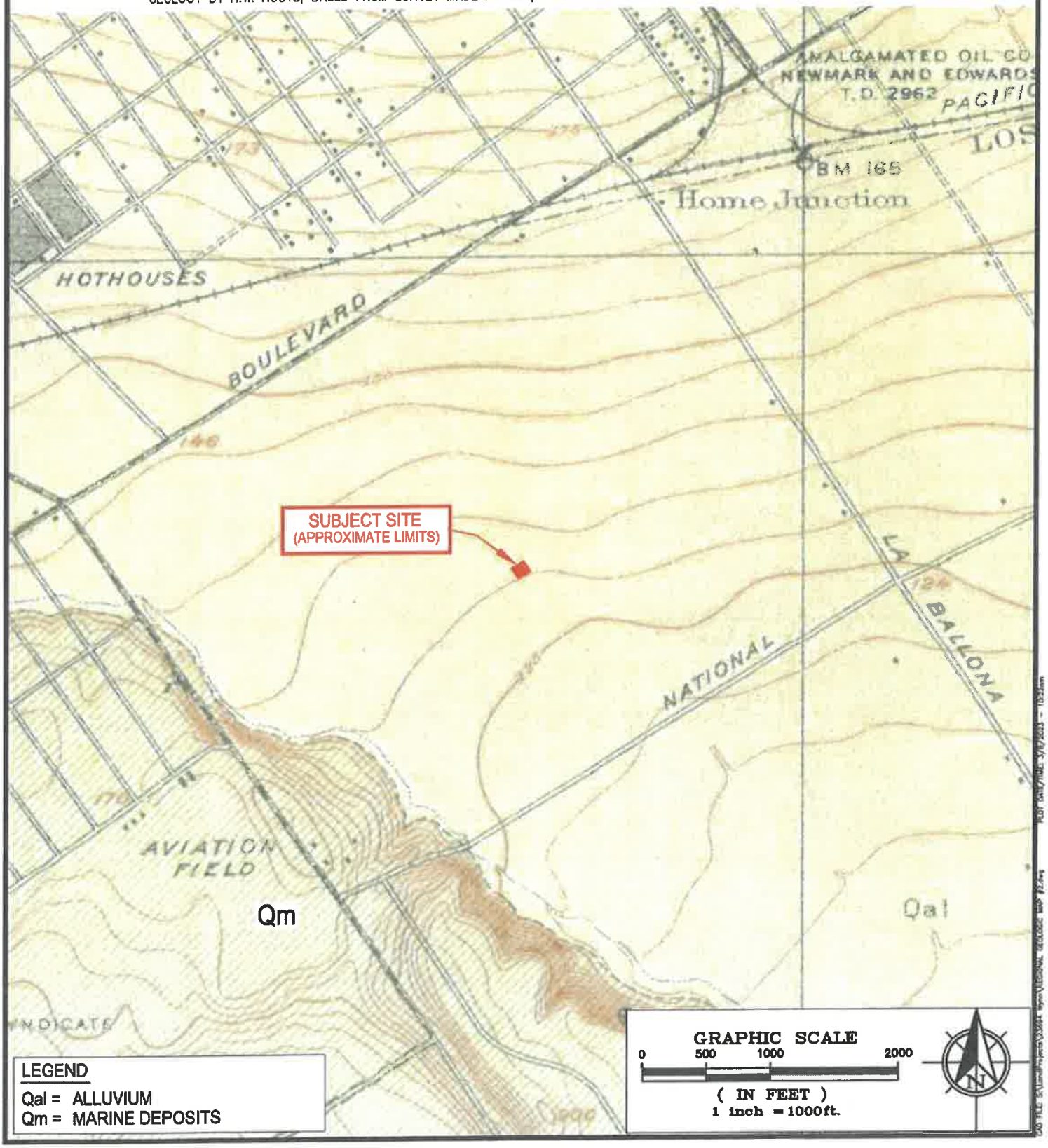
BG: 23694 2662 & 2668 S BARRINGTON AVE, LLC

CONSULTANT : RSB

DRAWN BY : AM

SCALE: 1" = 1000'

REFERENCE: GEOLOGIC MAP OF THE EASTERN PART OF THE SANTA MONICA MOUNTAINS AND ADJACENT AREAS, LOS ANGELES COUNTY, CALIFORNIA., GEOLOGY BY H.W. HOOTS, BASED FROM SURVEY MADE IN 1931, PROFESSIONAL PAPER 165-C.



LEGEND

Qal = ALLUVIUM

Qm = MARINE DEPOSITS

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REGIONAL FAULT MAP

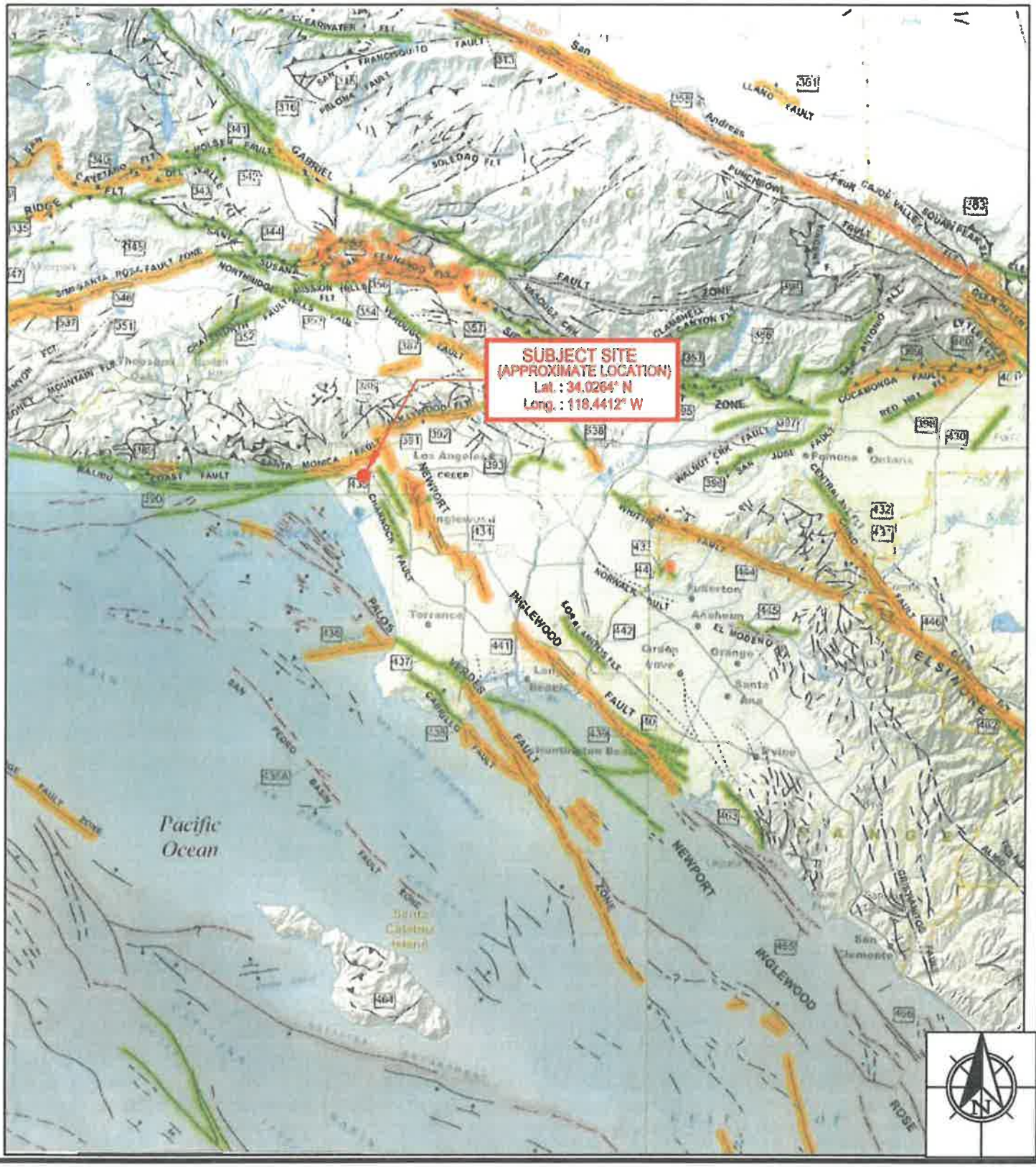
BG: 23694 2662 & 2668 S BARRINGTON AVE, LLC

CONSULTANT : RSB

DRAWN BY : AM

SCALE: 1" = 12 MILES

REFERENCE: JENNINGS, C.W., AND BRYANT, W.A.,2010, FAULT ACTIVITY MAP OF CALIFORNIA GEOLOGICAL SURVEY, 150th ANNIVERSARY, MAP No 6.



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SEISMIC HAZARD ZONES MAP

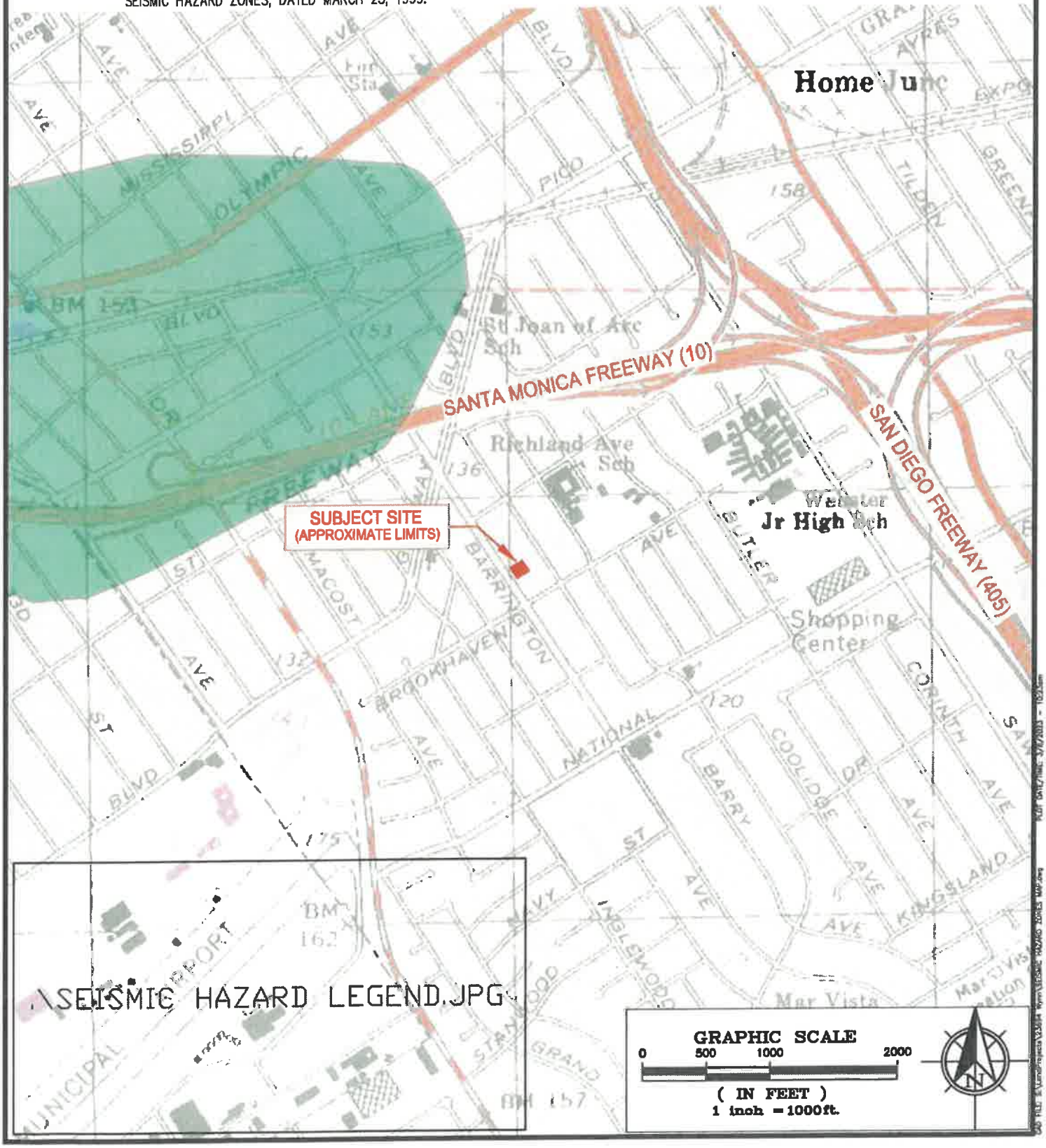
BG: 23694 2662 & 2668 S BARRINGTON AVE, LLC

CONSULTANT : RSB

DRAWN BY : AM

SCALE: 1" = 1000'

REFERENCE: EARTHQUAKE ZONES OF REQUIRED INVESTIGATION BEVERLY HILLS QUADRANGLE; EARTHQUAKE FAULT ZONES, REVISED JANUARY 11, 2018 AND SEISMIC HAZARD ZONES, DATED MARCH 25, 1999.



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HISTORIC-HIGH GROUNDWATER MAP

BG: 23694 2662 & 2668 S BARRINGTON AVE, LLC

CONSULTANT : RSB

DRAWN BY : AM

SCALE: 1" = 4000'

REFERENCE: CGS, 1998, Seismic Hazard Zone Report for the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, California, Seismic Hazard Zone Report 023, and CGS, 1998, Seismic Hazard Zone Report for the Venice 7.5-Minute Quadrangle, Los Angeles County, California, Seismic Hazard Zone Report 036.

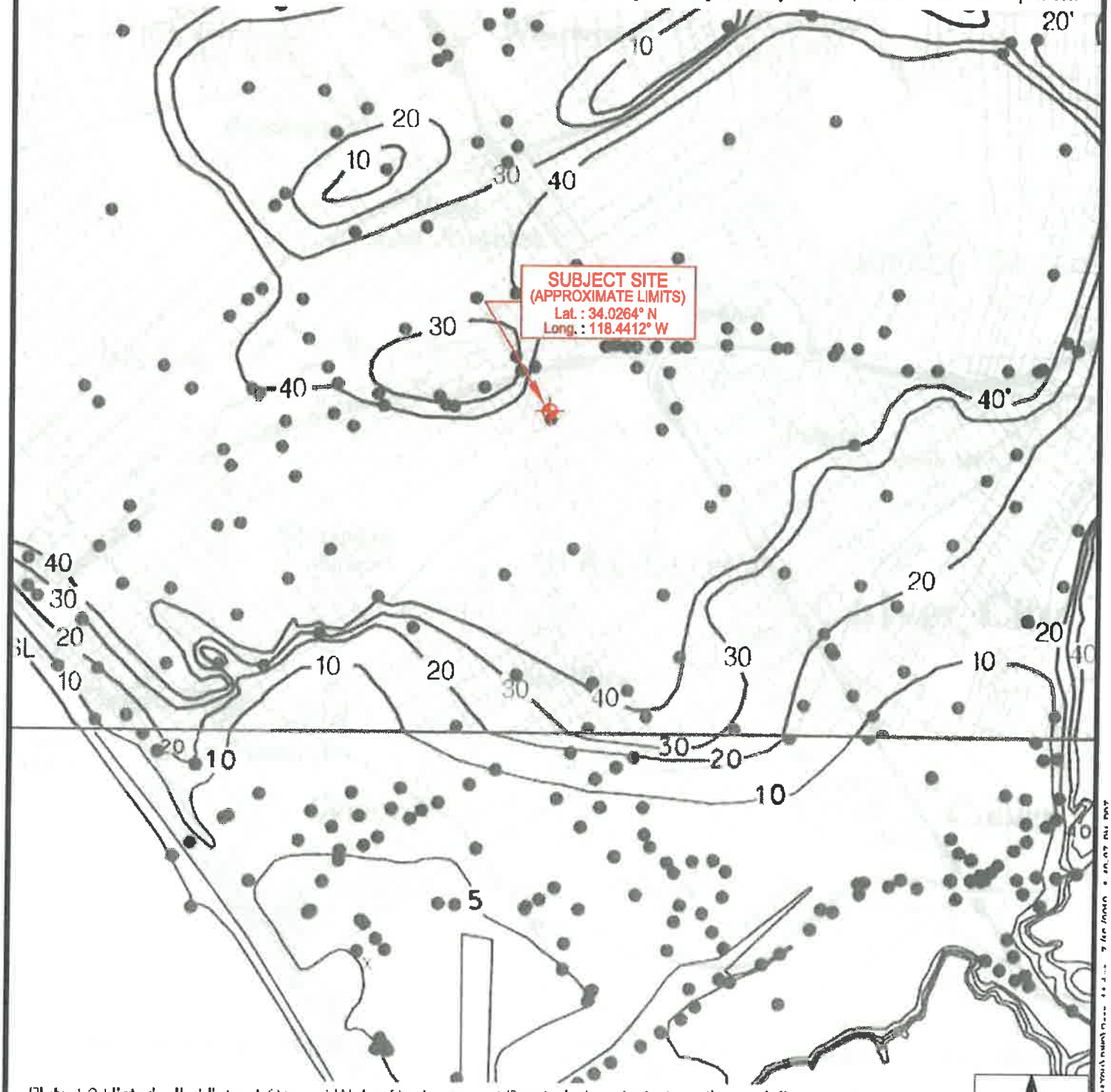
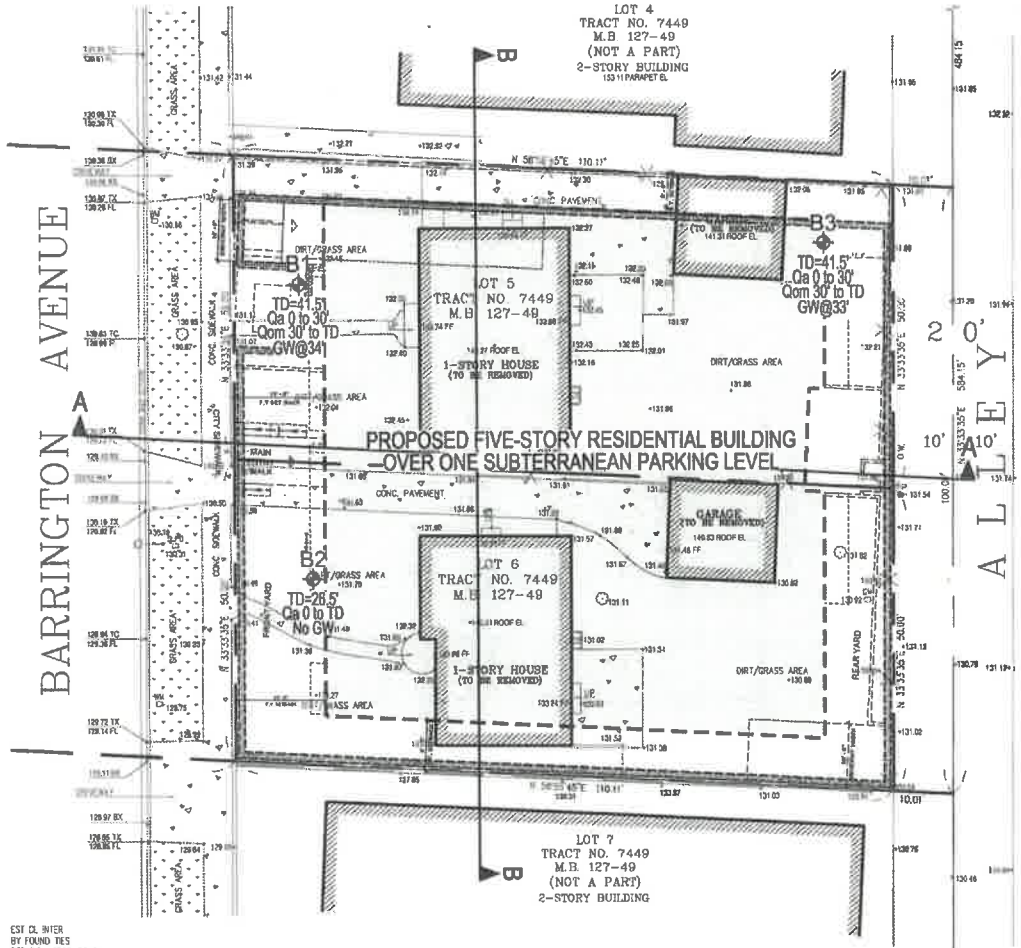


Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations, Hollywood Quadrangle.

● Borehole Site

30 Depth to ground water in feet



LEGEND

B3	LOCATION AND NUMBER OF HOLLOW-STEM AUGER BORING
TD=41.5'	TOTAL DEPTH (FEET)
Qa 0 to 30'	DEPTH OF ALLUVIUM (FEET)
Qom 30' to TD	DEPTH OF OLDER ALLUVIUM (FEET)
GW @ 33'	DEPTH TO GROUNDWATER (FEET)
B B	LINE OF CROSS SECTION

GRAPHIC SCALE

20 15 10 5 0 10 20 40

(IN FEET)

1 inch = 20 ft.

MARCH 07, 2023

REFERENCE: TOPOGRAPHIC SURVEY PREPARED BY M&G CIVIL ENGINEERING & LAND SURVEYING, DATED 09/26/2022 AND PROPOSED SITE PLAN BY AARON BRUMMER & ASSOCIATES, DATED 01/18/2023.

BYER GEOTECHNICAL INC.
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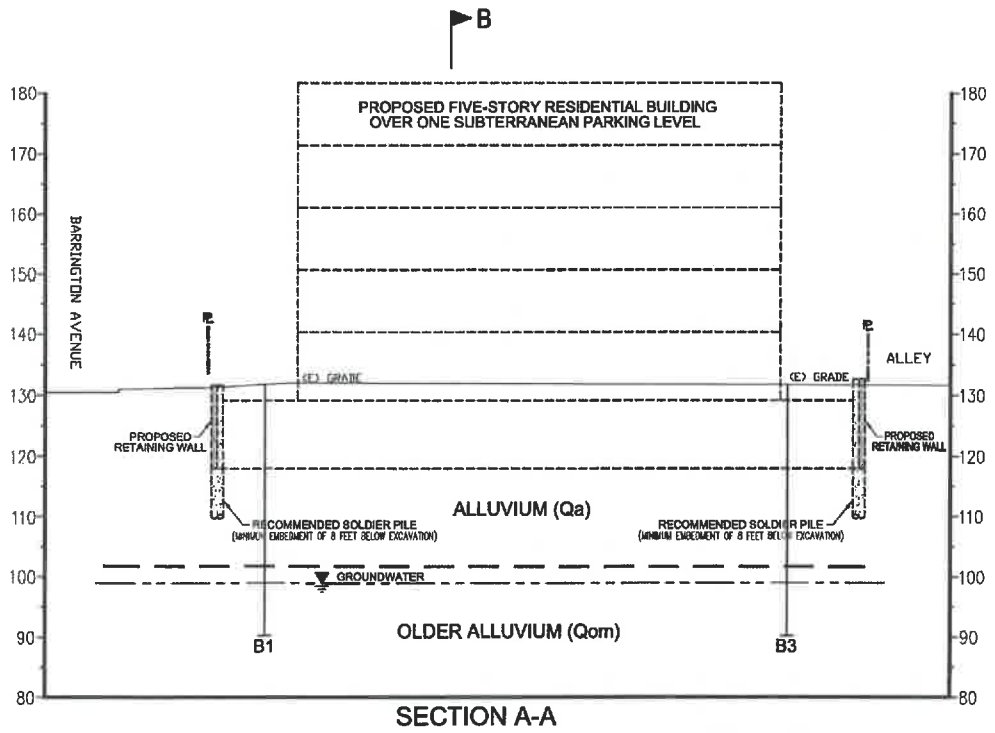
SITE PLAN

BG: 23694 2662 & 2668 S BARRINGTON AVE, LLC

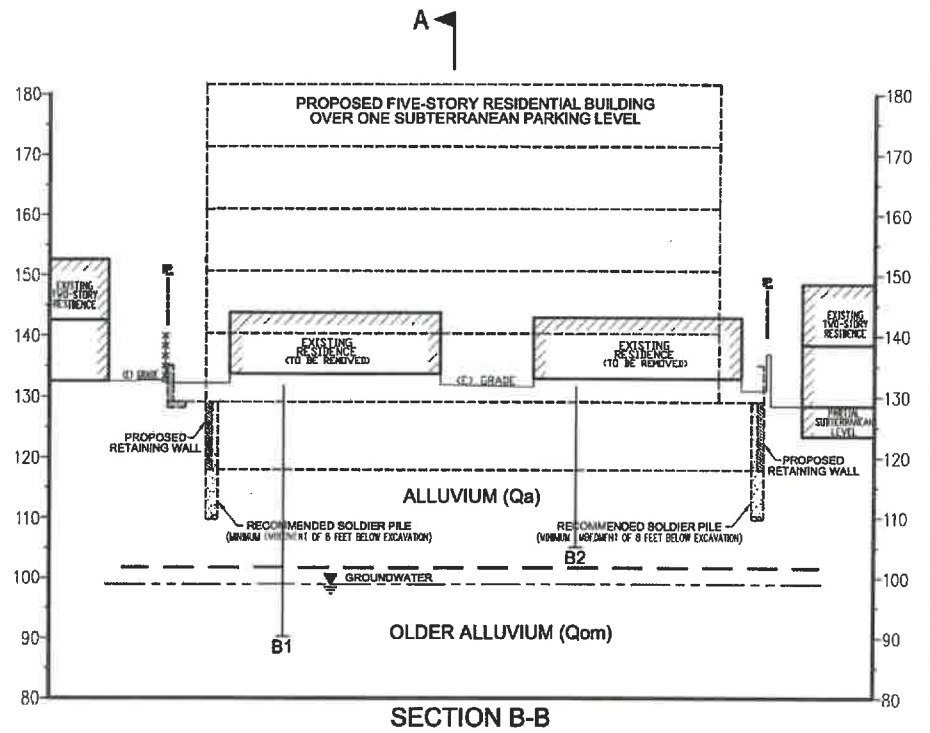
CONSULTANT : RSB

DRAWN BY : AS

SCALE: 1" = 20'



SECTION A-A



SECTION B-B

MARCH 07, 2023

BYER GEOTECHNICAL INC.
1461 E. CHEVY CHASE DR., SUITE 200
GLENDALE, CA 91206
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SECTIONS A & B

BG: 23694 2662 & 2668 S BARRINGTON AVE, LLC

CONSULTANT: RSB

DRAWN BY: AS

SCALE: 1" = 20'

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SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

April 24, 2023

LOG # 125763
SOILS/GEOLOGY FILE - 2

2662 and 2668 S Barrington Ave, LLC
865 Via De La Paz #308
Pacific Palisades, CA 90272

TRACT: 7449
LOT(S): 5 & 6
LOCATION: 2662 S. Barrington Ave.

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	BG 23694	03/07/2023	Byer Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provide recommendations for the proposed 5 story residential building over a basement area. The earth materials at the subsurface exploration locations consist of native soils. The consultants recommend to support the proposed structure(s) on conventional foundations bearing on native undisturbed soils.

As of January 1, 2023, the City of Los Angeles has adopted the new 2023 Los Angeles Building Code (LABC). The 2023 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2023.

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

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

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

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

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

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

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

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

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

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

9. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

10. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

11. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

12. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).

13. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the

actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

14. Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.

15. Shoring shall be designed for the lateral earth pressures specified on page 15 of the report; all surcharge loads shall be included into the design.

16. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.

17. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

18. All foundations shall derive entire support from native undisturbed soils, as recommended.

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

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

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

22. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 12 of the report (1610.1). All surcharge loads shall be included into the design.

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

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

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

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

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

28. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

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

30. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).

31. 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).

ALAN DANG
Structural Engineering Associate II

AD/ad
Log No. 125763
213-482-0480

cc: John Doe, Applicant
Byer Geotechnical, Inc., Project Consultant
LA District Office

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District LA | Log No. 125763

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

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

1. LEGAL DESCRIPTION
Tract: TR 7449
Block: NONE Lots: 5 AND 6
3. OWNER: 2662 AND 2668 S. BARRRINGTON AVE.LLC
Address: 865 VIA DE LA PAZ #308
City: PACIFIC PALISADES Zip: 90272
Phone (Daytime):

2. PROJECT ADDRESS: 2662 S BARRINGTON
4. APPLICANT AARON BRUMER
Address: 10999 RIVERSIDE DR. SUITE 302
City: NORTH HOLLYWOOD Zip: 91602
Phone (Daytime): (310)422-9234
E-mail address: AARON@AARONBRUMER.COM

5. Report(s) Prepared by: BYER GEOTECHNICAL INC
6. Report Date(s): MARCH 7,2023

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

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

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
☑ Soils Engineering	363.00	No. of Lots	
☐ Geology		No. of Acres	
☐ Combined Soils Engr. & Geol.		☐ Division of Land	
☐ Supplemental		Other	
☐ Combined Supplemental		Expedite	
☐ Import-Export Route		☐ Response to Correction	
Cubic Yards:		☐ Expedite ONLY	
		Sub-total	
		Surcharge	89.86
		TOTAL FEE	452.86

Fee Due: 452.86
Fee Verified By: JL Date: 4/12/23
(Cashier Use Only)

#1558158 Pd 4/13/23

ACTION BY:

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

For Geology — Date

For Soils — Date

REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with Los Angeles City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at **http://ladot.lacity.org**.
- A transportation study is not needed for the following project applications:
    - Ministerial / by-right projects
    - Discretionary projects limited to a request for change in hours of operation
    - Tenant improvement within an existing shopping center for change of tenants
    - Any project only installing a parking lot or parking structure
    - Time extension
    - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT.

SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

☐ Copy of Department of City Planning Application (CP-7771.1).

☐ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.

☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.

☐ Copy of project-specific VMT Calculator analysis results.

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Development Review Office as follows (see this map for geographical reference):

Metro	**West LA**	**Valley**
213-972-8482	*213-485-1062*	*818-374-4699*
100 S. Main St, 9th Floor	7166 W. Manchester Blvd	6262 Van Nuys Blvd, 3rd Floor
Los Angeles, CA 90012	Los Angeles, CA 90045	Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number: CPC-2023-4250-DB-HCA

Address: 2662 - 2668 S Barrington Avenue Los Angeles, CA 90064

Project Description: 21 Unit Apartment Building

Seeking Existing Use Credit (will be calculated by LADOT): Yes _____ No _____ Not sure ✓

Applicant Name: Jake Heller

Applicant E-mail: jheller@jdj-consulting.com Applicant Phone: _____

Planning Staff Initials: _____ **Date:** _____

2. PROJECT REFERRAL TABLE

	Land Use (list all)	**Size / Unit**	**Daily Trips[1]**
Proposed[1]	21 Unit Apartment Building	21 Units	100
	Total trips[1]:		

a. Does the proposed project involve a discretionary action? **Yes** ☑ **No** ☐

b. Would the proposed project generate 250 or more daily vehicle trips[2]? **Yes** ☐ **No** ☑

c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station[3]? **Yes** ☐ **No** ☑

If **YES** to **a.** and **b.** or **c.**, or to **all** of the above, the Project must be referred to LADOT for further assessment.

Verified by: Planning Staff Name: _____ Phone: _____

Signature: Joshua Jones Date: 06/30/23

[1] Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

[2] To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's VMT Calculator User Guide and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

[3] Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

	Land Use (list all)	Size / Unit	Daily Trips
Proposed	Apartment Building	21	100
	Total new trips:		100
Existing	Existing SFD	2	17
	Total existing trips:		17
	Net Increase / Decrease (+ or -)		+83

a. Is the project a single retail use that is less than 50,000 square feet? **Yes** ☐ **No** ☑
b. Would the project generate a net increase of 250 or more daily vehicle trips? **Yes** ☐ **No** ☑
c. Would the project generate a net increase of 500 or more daily vehicle trips? **Yes** ☐ **No** ☑
d. Would the project result in a net increase in daily VMT? **Yes** ☐ **No** ☑
e. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? **Yes** ☐ **No** ☑

f. Does the project trigger Site Plan Review (LAMC 16.05)? **Yes** ☐ **No** ☑

g. Project size:
- **i.** Would the project generate a net increase of 1,000 or more daily vehicle trips? **Yes** ☐ **No** ☑
- **ii.** Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☑
- **iii.** Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☑

VMT Analysis (CEQA Review)
If **YES** to **a.** and **NO** to **e.** a VMT analysis is **NOT** required.
If **YES** to both **b.** and **d.**; or to **e.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment (Corrective Conditions)
If **YES** to **c.**, a project access, safety, and circulation evaluation may be required.
If **YES** to **f.** and either **g.i.**, **g.ii.**, or **g.iii.**, an access assessment may be required.

LADOT Comments:
Fee Calculation Estimate is contingent on Applicant seeking proof of occupancy for existing use credit.

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: **Yes** ☑ **No** ☐

Fee Calculation Estimate: $108,077

VMT Analysis Required (Question b. satisfied): **Yes** ☐ **No** ☑

Access, Safety, and Circulation Evaluation Required (Question c. satisfied): **Yes** ☐ **No** ☑

Access Assessment Required (Question c., f., and either g.i., g.ii. or g.iii satisfied): **Yes** ☐ **No** ☑

Prepared by DOT Staff Name: Joshua Jones Phone: (213)485-1062

Signature: Joshua Jones Digitally signed by Joshua Jones DN: cn=Joshua Jones, o=LADOT, ou=West LA Development Review, email=joshua.jones@lacity.org, c=US Date: 2023.06.30 10:33:43 -07'00' Date: 06/30/23

DocuSign Envelope ID: 7DE59C0A-7EA9-4D72-B4B6-5A2474F2D26B

APPLICATIONS

TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application that includes changes to the building footprint, including demolition or grading permit applications, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 2662 - 2668 S Barrington Ave Los Angeles, CA 90064

Date of Field Visit: 05/18/23

Does the property contain any of the following protected trees or shrubs?

☐ **Yes** (Mark any that apply below)

- ☐ Oak, including Valley Oak *(Quercus lobota)* and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- ☐ Southern California Black Walnut (*Juglans californica*)
- ☐ Western Sycamore (*Platanus racemosa*)
- ☐ California Bay (*Umbellularia californica*)
- ☐ Mexican Elderberry (*Sambucus mexicana*)
- ☐ Toyon (*Heteromeles arbutifolia*)

☑ **No**

Does the property contain any street trees in the adjacent public right-of-way?

☐ **Yes** ☑ **No**

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?

☐ **Yes** ☑ **No**

Does the project occur within the Coastal Zone and contain any of the following trees?

☐ **Yes** (Mark any that apply below)

- ☐ Blue Gum Eucalyptus *(Eucalyptus globulus)*
- ☐ Red River Gum Eucalyptus *(Eucalyptus camaldulensis)*
- ☐ Other Eucalyptus species

☑ **No**

Tree Expert Credentials (if applicable)

Name of Tree Expert: _____

Mark which of the following qualifications apply:

- ☐ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- ☐ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- ☐ Registered consulting arborist with the American Society of Consulting Arborists

Certification/License No.: _____

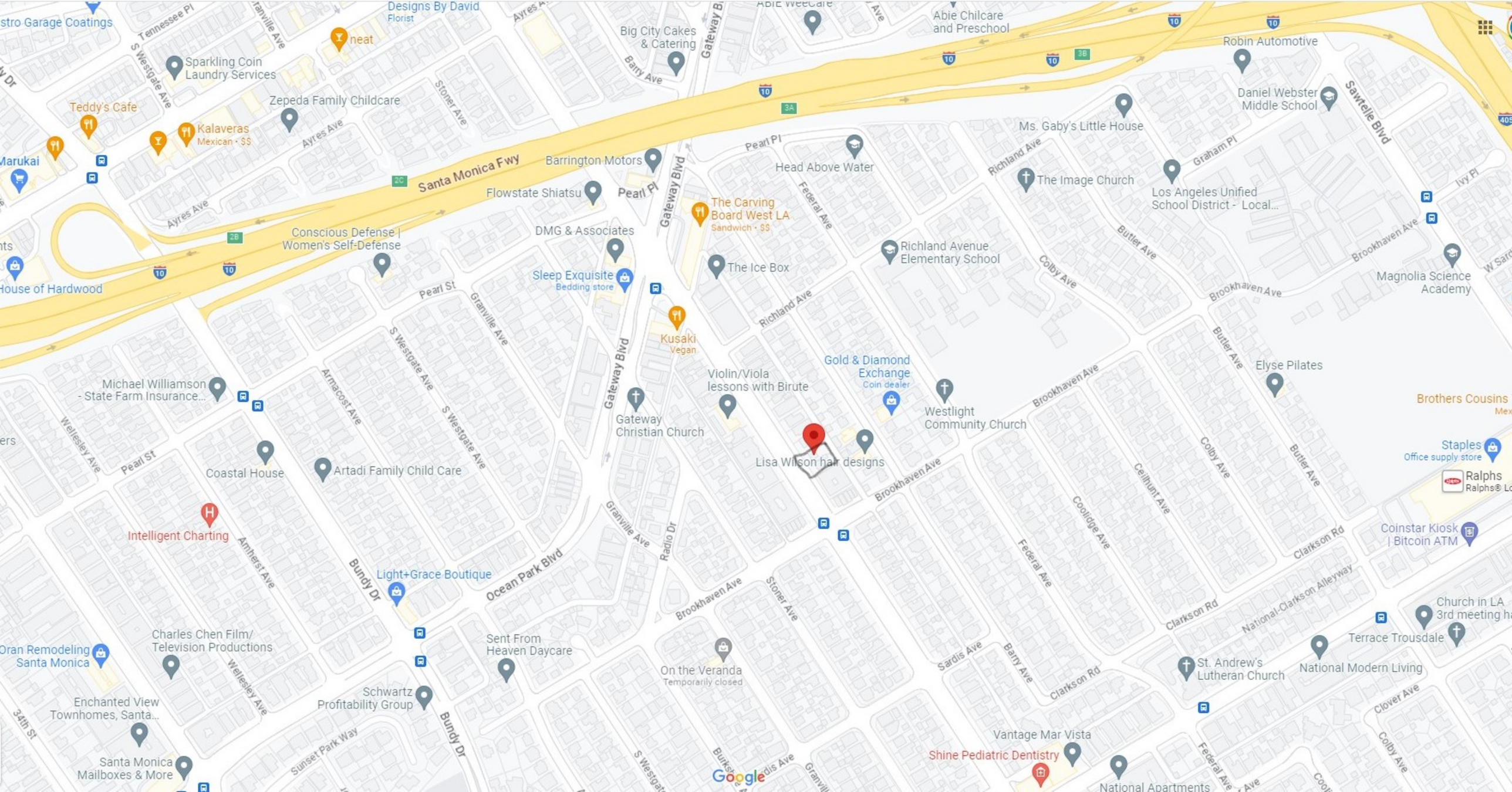
Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) RJ Wynn

Owner Signature DocuSigned by: 078720FF9A1641D... Date 05/18/23

Exhibit C – Maps
(Vicinity & Radius)


Designs By David
Florist
neat
Sparkling Coin Laundry Services
Zepeda Family Childcare
Teddy's Cafe
Kalaveras
Mexican · $$
Marukai
House of Hardwood
Santa Monica Fwy
Barrington Motors
Flowstate Shiatsu
Conscious Defense | Women's Self-Defense
DMG & Associates
Sleep Exquisite
Bedding store
Pearl St
Pearl Pl
Gateway Blvd
Granville Ave
S Westgate Ave
Armacost Ave
Ayres Ave
Stoner Ave
Barry Ave
Big City Cakes & Catering
Abie Chilcare and Preschool
Robin Automotive
Daniel Webster Middle School
Sawtelle Blvd
Ms. Gaby's Little House
Head Above Water
The Image Church
Los Angeles Unified School District - Local...
Richland Ave
Graham Pl
Ivy Pl
Brookhaven Ave
Butler Ave
Colby Ave
Federal Ave
The Carving Board West LA
Sandwich · $$
The Ice Box
Richland Avenue Elementary School
Magnolia Science Academy
Kusaki
Vegan
Gateway Christian Church
Violin/Viola lessons with Birute
Gold & Diamond Exchange
Coin dealer
Westlight Community Church
Elyse Pilates
Brothers Cousins
Lisa Wilson hair designs
Staples
Office supply store
Ralphs
Michael Williamson - State Farm Insurance...
Coastal House
Artadi Family Child Care
Intelligent Charting
Wellesley Ave
Amherst Ave
Bundy Dr
Ocean Park Blvd
Light+Grace Boutique
Radio Dr
Ceilhunt Ave
Coolidge Ave
Clarkson Rd
National-Clarkson Alleyway
Coinstar Kiosk | Bitcoin ATM
Church in LA 3rd meeting ha
Terrace Trousdale
National Modern Living
St. Andrew's Lutheran Church
Sardis Ave
Clover Ave
Charles Chen Film/ Television Productions
Oran Remodeling Santa Monica
Enchanted View Townhomes, Santa...
Santa Monica Mailboxes & More
Schwartz Profitability Group
Sent From Heaven Daycare
On the Veranda
Temporarily closed
Sunset Park Way
34th St
Vantage Mar Vista
Shine Pediatric Dentistry
National Apartments
Google

ZIMAS PUBLIC

Generalized Zoning

11/28/2023

City of Los Angeles
Department of City Planning

Address: 2662 S BARRINGTON AVE
APN: 4258007027
PIN #: 120B153 389

Tract: TR 7449
Block: None
Lot: 5
Arb: None

Zoning: R3-1
General Plan: Medium Residential

N
W E
S

Exhibit D

Site & Surrounding Area Photos

Location of photos 1 and 2

Location of photos 3,4, and 5

Location of photos 6,7,and 8

Location of photos 9,10,11, 12, and 13

Location of photos 14 and 15

1) Photo of the 2662 property from the alley

2) Photo of the neighboring property from the alley

3) Photo of the 2668 property from the rear alley

4) Location of the neighboring property from the rear alley

5) Location of the rear alley

6) Location of the 2668 Barrington property

7) Location of the neighboring property to the South

8) Location of Brookhaven and Barrington Intersection to the South

9) Location of the sidewalk heading North

10) Location of neighboring properties across the street

11) Location of neighboring property to the North

12) Location of neighboring property

13) View of both properties from the middle

14) Location of the 2662 Barrington Property

15) Location of neighboring property to the North

Exhibit E

Public Correspondence

Stephanie Escobar <stephanie.escobar@lacity.org>

Case Number CPC-2023-4250-DB-HCA

Patty Hutsler <phutsler@gmail.com> Fri, Nov 24, 2023 at 10:20 AM
To: Stephanie Escobar <stephanie.escobar@lacity.org>
Cc: phutsler@gmail.com

Hi Stephanie:

Thanks for your reply.

Here are my comments that you could include in the staff report, if you would be so kind:

- **My property at 2659 Barry Avenue is located behind the proposed 5-story project. My ADU (2661 Barry Avenue) is located across the alley and directly behind the 5-story project.**

- **In 2015 my husband and I were early adapters and purchased (*NOT* leased) 23 solar panels for the roofs of our property. 5 of the panels are on the ADU roof and 8 of the panels are on the back of the main house. More than half of the solar panels would be in shade from this 5-story project.**

- **I have a tenant living in the ADU – he has been there for over a year and is a school teacher at Santa Monica High School. His rent is low ($1700/month) and includes all his utilities and internet. I do not want to have to start charging for utilities when the solar no longer provides power.**

- **I have been driving an electric vehicle since 2020 and I have a Level Two charger for it in my garage.**

- **I understand progress and the need for more housing in Los Angeles, however *FIVE* stories will impact my finances and my tenant's finances.**

- **I have been in touch with Traci Park's office and Jeff Khau was very helpful and informative. Among other things he mentioned was the ability to file an appeal.**

- **The centerline of approach to Santa Monica Airport is just 4 houses south of this proposed 5-story project. We often hear planes and helicopters going by at night and on Santa Ana days, planes take off to the east directly over my house.**

Thank you Stephanie and I look forward to seeing the courtesy notice you will be sending out soon.

Best,

Patty Hutsler

310-709-3751

[Quoted text hidden]

Exhibit F

Department Letters

+FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

July 18, 2023

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: planning.expedited@lacity.org

FROM: Los Angeles Fire Department

SUBJECT: CPC-2023-4250.:2662 s Barrington

Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.

RECOMMENDATIONS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than

150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

c. This policy does not apply to single-family dwellings or to non-residential buildings.

Site plans shall include all overhead utility lines adjacent to the site.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

FPB #105
5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed or their responsibility for the maintenance of the devices on their lots. The future

owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.

D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of

waiting please call **(213) 482-6543**. You should advise any consultant representing you of this requirement as well.

Kristin M. Crowley
Fire Chief

David Perez, Fire Marshal
Bureau of Fire Prevention and Public Safety

DP:MRC:mrc

CPC-2023-4250.:2662 s Barrington

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: 7/26/2023

To: Charlie Rausch, Senior City Planner
Department of City Planning
200 N. Spring St., 6th Floor MS-395

From: Gil De La Cruz, P.E.
Case Management Supervisor
Private Development Division
Bureau of Street Lighting

SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS

CITY PLANNING CASE No.: CPC 2023-4250 DB HCA
2662 S BARRINGTON AVE

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street light: one (1) on Barrington Ave

NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

CC: Land Development Group MS 901
Engineering District Office: WLA

FORM GEN. 160 (Rev. 8-12)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 12, 2023

TO: Heather Bleemers, Senior City Planner
Department of City Planning

FROM: Bryan Ramirez, Street Tree Superintendent I
Bureau of Street Services, Urban Forestry Division

SUBJECT: **CPC-2023-4250-DB-HCA - 2662 S Barrington Ave.**

In regard to your request for review of this case regarding Urban Forestry requirements, it is our recommendation that:

1. **STREET TREES**

a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.

c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

BR:djm:df

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INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission's ROPs can be accessed at **http://planning.lacity.org**, by selecting "Commissions & Hearings" and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

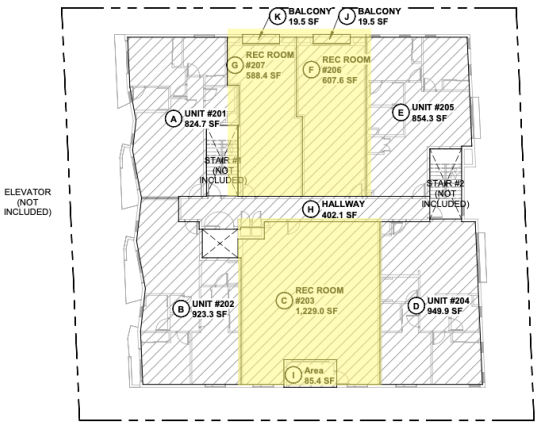
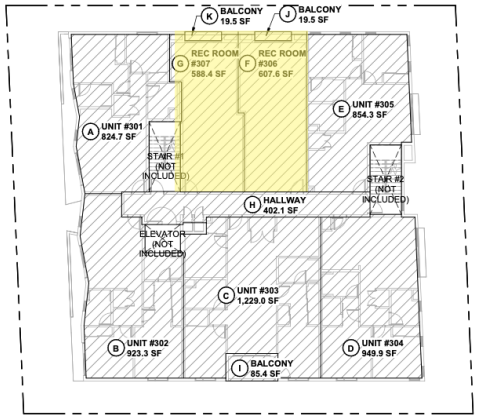
If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

Los Angeles Department of City Planning
Commission Office
cpc@lacity.org
c/o Stephanie Escobar
RE: CPC-2023-4250-DB-HCA
Development at 2662-2668 South Barrington Avenue, Los Angeles, CA 90064

Dear Commission,

The proposed plan for 2662-2668 S. Barrington Ave is presented to the city as a 21 unit complex with 3 affordable units for VLI households in order to take advantage of Density Bonus menu items (notably a set back and a greater floor area ratio.)
This plan is not being presented truthfully.
The development is actually *at least* a planned 24 unit complex. Their representative has tacitly acknowledged this in the Mar Vista Planning & Land Use Management Committee meetings. By not declaring these additional units at this time, they are depriving the community of additional affordable housing that would be required by the Density Bonus Program. See areas marked in yellow:

2nd Floor	3rd Floor
	

The off-menu item request of the additional floor above zoning height restrictions is to account for what *will be* the removed open space once these deceptive spaces are developed into units. Though the City may be restricted from preventing an on-menu item, the off-menu item for additional height is there only to carry out this fraud.

I ask the Planning Commission to reject the development as it stands and its abuse of the Density Bonus Program by denying the additional height. Our community deserves the additional affordable housing required and approving this construction hurts what could have been extra units at this location for decades.
It openly mocks a well-intentioned program for Los Angeles and California.

Thank you,
Abhay Manusmare
2656 S. Barrington Ave, Los Angeles, CA 90064

December 6, 2023

Stephanie Escobar, City Planning Associate
stephanie.escobar@lacity.org
(213) 978-1492

Dear City Planning Commission,

We are writing to you in support of the proposed 21-unit development, including 3 affordable units, at 2662-2668 South Barrington Avenue, case numbers CPC-2023-4250-DB-HCA/ENV-2023-4251-CE. We urge the city to approve the project with the Density Bonus and incentives and find it Categorically Exempt from the provisions of CEQA.

This project is in a great location for housing. It is close to a bus stop, schools, restaurants and shopping, as well as Airport Park, Mar Vista Recreation Center, and Santa Monica College's Bundy Campus. The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part. This project is a good project for Los Angeles and for the region and we urge the city to approve the project with the Density Bonus and incentives and find it Categorically Exempt from the provisions of CEQA.

Best Regards,

Jaime Del Rio

Jaime Del Rio
AHLA Director of Organizing

Tami Kagan-Abrams

Tami Kagan-Abrams
AHLA Project Director