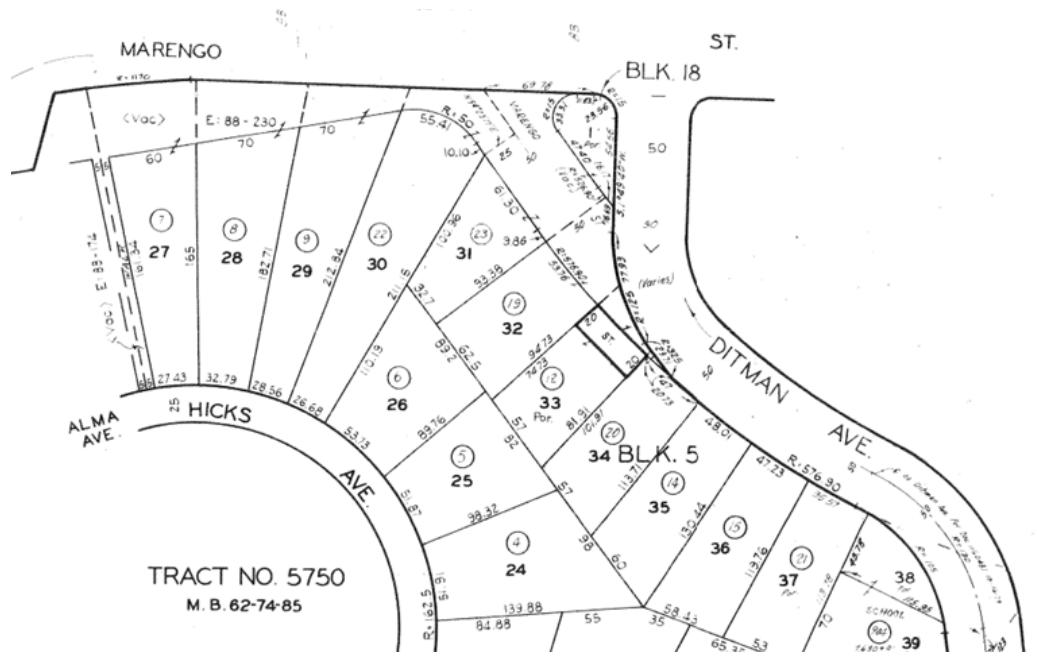
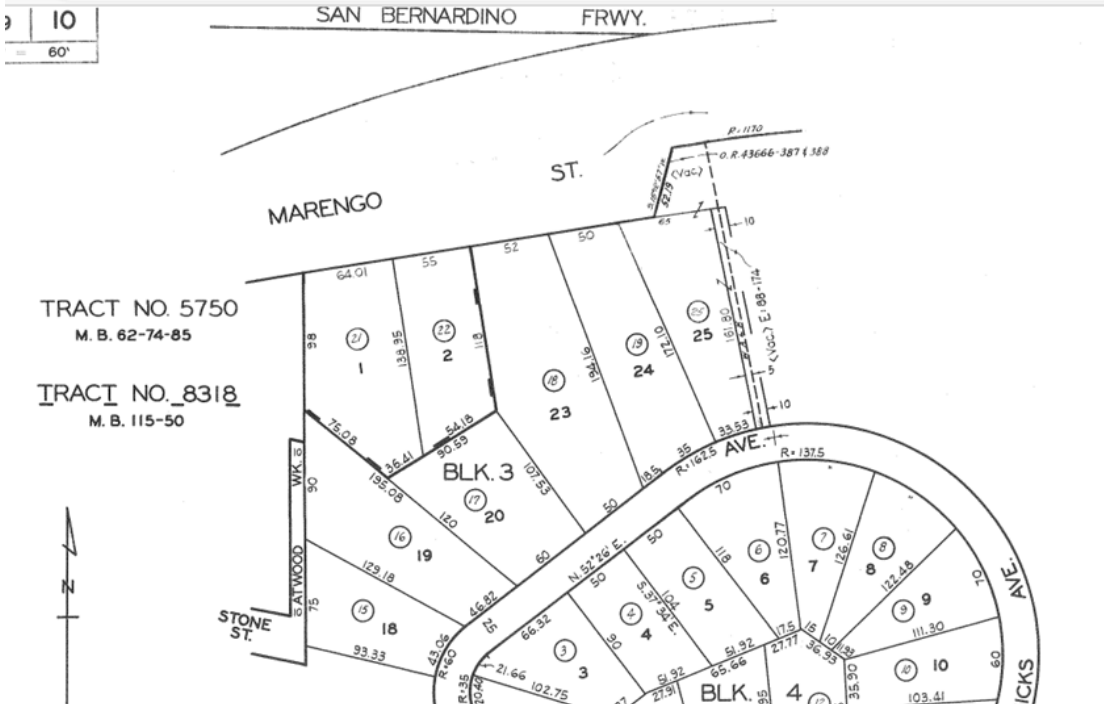


PLAT



SITE INVESTIGATION & CONSTRUCTION CONSIDERATIONS

Survey: The parcel is 10,450 SF total.

- North side facing Marengo St. is 70 linear feet.
- South side facing N. Alma St. is 33.5 linear feet.
- East side is 162 linear feet and the west side is 172 linear feet
 - *Challenge:* The south side at 33.5 LF. The minimum width needed to fit two townhomes side by side is 50 LF. Therefore, the structure will have to be offset from the curb a certain distance to make it fit. This will increase engineering and structural costs.

The site will be subdivided so that each two-unit building will be positioned on its own independent parcel, conforming to the R2 Zoning District standards.

The driveway requirement for this area is 25 ft. This will push the Marengo structure into the hillside and push the N. Alma structure out over the hillside. This will increase the structural engineering costs by increasing retaining walls and concrete work. Therefore, I plan to apply for a driveway waiver to decrease the necessary length from 25 ft. down to 10 ft. This has already been accomplished at a nearby development completed in 2005 (3626 City Terrace Dr. Los Angeles). I believe we have a great chance for approval. This will allow the development to save funds on engineering costs or allow the interior space to increase the square footage.

The length of the west and east sides is sufficient for the two structures and will not hinder the project. The height restriction is 35 ft, which allows for 3 levels and a flat roof. This is sufficient and will not hinder the project. The angle of the hillside is at a 47% slope. This slope is not very steep but will require the typical retaining walls and caissons for this type of structure.

SITE SOILS INVESTIGATION

The soils report was completed by NTS Geotechnical and the findings are as follows:

- The earth materials encountered on the subject site during the field exploration were identified as artificial fill (Af), native soil (Qs), and bedrock (Tfsl).
- Native soil was encountered overlying the bedrock at the locations of the exploratory excavations. The native soil generally consisted of very dark brown to reddish brown, moist, firm to stiff, silty clay to clayey silt.
- Underlying the native soil on the subject site was siltstone bedrock encountered at depths of approximately 4 to 10 feet from the ground surface at the locations of the test pits. The bedrock was observed to be yellowish brown to bluish gray, dense to very dense, massive, and moderately oxidized and fractured with the upper foot being highly weathered.

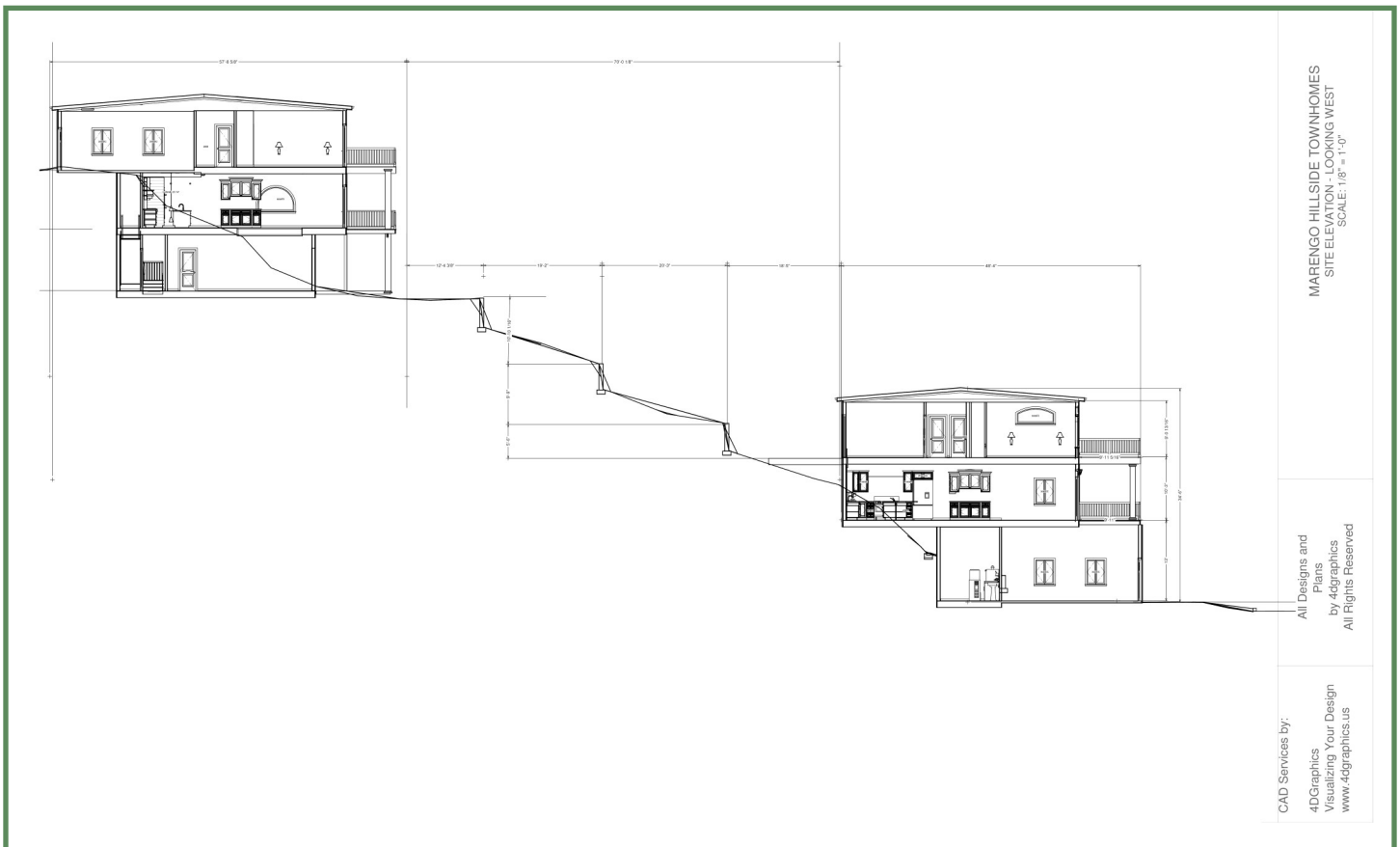
NTS Geotechnical conclusion:

Based on a review of the field and laboratory data and the engineering analysis, the proposed development is feasible from a geotechnical / geologic standpoint. The subject property can be developed without adverse impact onto or from adjoining properties providing the recommendations contained within this report are adhered to during project design and construction. The field observations indicate that the native soil and artificial fill material encountered are considered loose and compressible and are not considered suitable for the support of structural fills, foundations, slab-on-grade floor slabs, hardscape, and/or pavement without removal and replacement as compacted fill. Based on the hillside type construction which is anticipated and the relatively shallow depth to the bedrock material, it is recommended that the foundations for the proposed structure be founded in the competent bedrock material. For the proposed residence near Alma Avenue, it is recommended that the structure be supported on a pile foundation system. For the residence near Marengo Street, a deepened foundation system into competent bedrock is recommended.

Full report available for review upon request.

ARCHITECTURAL RENDERINGS

Conceptual Slope Construction



ARCHITECTURAL RENDERINGS

Conceptual Slope Construction

