

Michelucci & Associates, Inc.
Geotechnical Consultants

ATTACHMENT F

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June 17, 2020
Job No. 18-4751.1

Mr. John Huang
Via e-mail only: huangjohnw@outlook.com
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Re: Opinion Regarding Completion of the
Proposed New Building Retaining Walls
New Addition Project
338 Kings Road
Brisbane, California

Dear Mr. Huang::

Introduction

At the request of Abraham Zavala with AZ Design and Engineering, Inc., we are providing this letter offering our opinion in reference to the construction of the new retaining walls that are currently being designed as part of the addition project at 338 Kings Road in Brisbane, California.

Discussion

In preparation for this letter, we were provided with the most recent set of design plans for the project prepared by AZ Design and Engineers, Inc., (with a latest revision date December 6, 2019), and we discussed the current status of the project with your architect, Abraham Zavala.

As you are aware, we issued a geotechnical investigation report titled, "Proposed Addition to Residence, 338 Kings Road, Brisbane, California," dated February 27, 2018 for the above referenced project. We have also been providing geotechnical consultation during the preparation of the design plans as the project has progressed. The project is to include construction of new retaining walls beneath the upslope (south) side of the proposed addition. Construction of the new walls will also allow for the creation additional near street-level parking in front of the residence.

We understand that there has been some concern raised by the nearby property owners regarding the anticipated amount of earthwork that will be necessary in order to construct the addition and the proposed retaining walls associated with the addition project.

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Conclusion/Supplemental Recommendations

In our opinion, the construction of the proposed retaining walls is feasible from a geotechnical viewpoint, provided that the following recommendations are implemented during the construction phase of the project.


Based on the results of our test borings at the site, it is highly likely that the excavation will encounter very dense sandstone that should be able to have adequate stability to support the temporary excavations. The results of our study indicate that the new wall foundations should be anchored well into the underlying hard Franciscan sandstone bedrock that was encountered in our Borings.


If the current engineering standards are implemented and incorporated in the design plans, completion of the retaining walls along with the associated subdrainage will greatly enhance the stability of the existing slope between the top of the wall and the street along Kings Road. Completion of the return walls along the east and west sides of the property will provide added stability to the side-slopes.

We do recommend that as the excavations for the retaining walls are being made, members of our staff be present so that we can inspect the excavations for the possible presence of unfavorable bedding or fracture planes. We would also recommend that the excavations be made from the top of the site and progress gradually from the rear towards the front of the property. *If unfavorable conditions are exposed as the excavations are taking place, it may be necessary to provide shoring where the unfavorable conditions are exposed.* Soil "nailing" could also be considered working from the top of the site down.

If you have any questions regarding the contents of this letter, please do not hesitate to contact our office.

Very truly yours,
MICHELUCCI & ASSOCIATES


John Petroff
Project Geologist


Joseph Michelucci
Geotechnical Engineer #593
(Expires 3/31/21)

