



W.O. 2024

May 24, 2023

Tom Veje
Executive Vice President - Construction
Caruso
101 The Grove Drive
Los Angeles, CA 90036

Subject: Assessment of Story Pole Installation at Commons at Calabasas

Tom:

Flowers & Associates, Inc. has reviewed the City of Calabasas story pole requirements for the proposed improvements at The Commons at Calabasas. The locations of the story poles and specifications related to installation are shown in the attached exhibit. As illustrated in the exhibit, story pole installations would require the following:

- Guy wires attached to each story pole, at mid-point and top, in three opposing directions, attached at 20 vertical feet on center, no more than 2 feet from the top, and no more than 75 degrees from vertical to ensure stability, and
- 3' x 3' concrete dead men weighing 900 pounds each to anchor each guy wire to the ground or other existing structure.


Because of the proposed improvements and the existing center, installation of story poles would require:

1. Anchoring of guy wires to existing buildings.
2. Dead man locations in pedestrian sidewalks
3. Guy wire/dead man locations within fire lanes. Fire lane may be impassable.
4. Dead man in parking stalls will limit parking to commercial center.

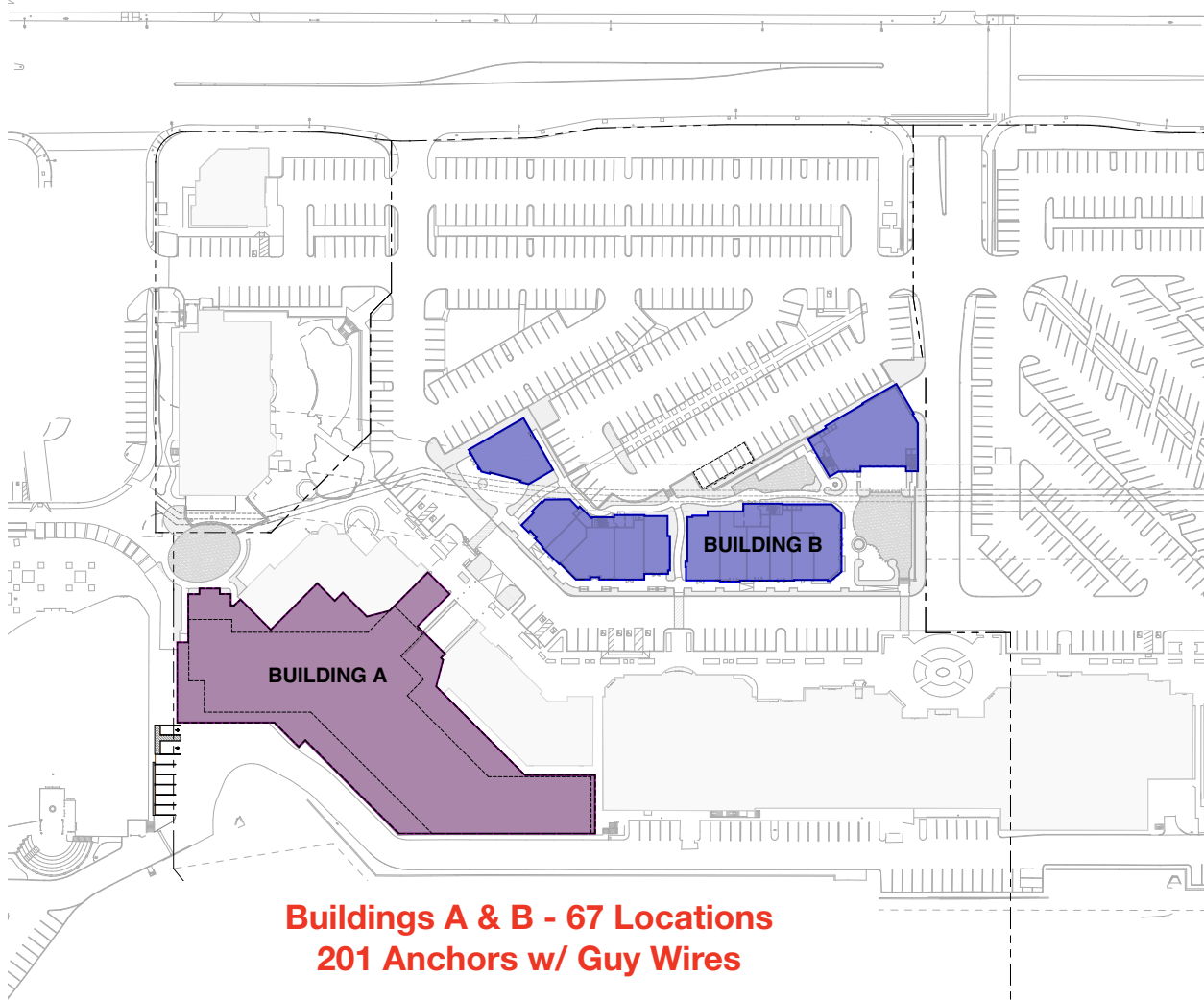
This site is an active commercial shopping center. Installation of story poles at this site will be very disruptive to existing customers and may damage existing buildings. Furthermore, the existing building may not accommodate the additional structural load of the dead men. Therefore, from an engineering perspective, it is not feasible to install story poles.

If you have any questions or need additional information, please contact the undersigned. Thank you for your cooperation.

Sincerely,
FLOWERS & ASSOCIATES, INC.

By: 
Robert Schmidt, PE

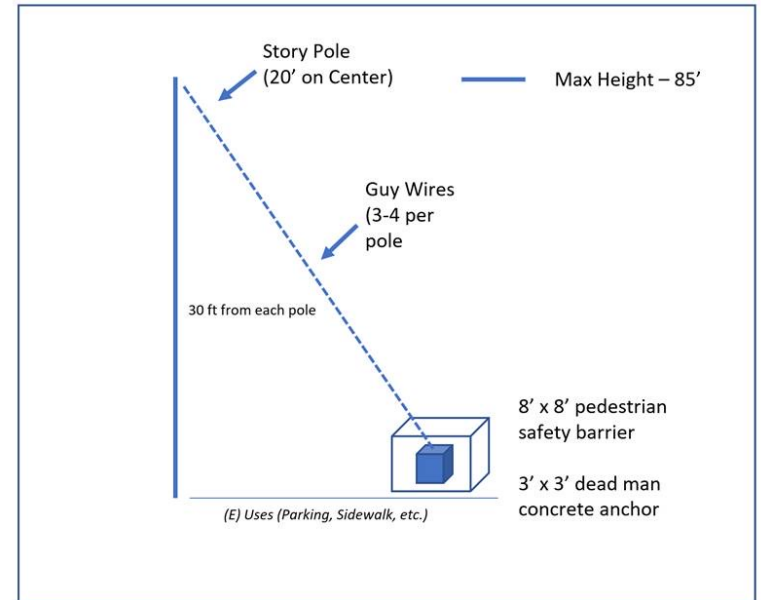
Encl.



**Buildings A & B - 67 Locations
201 Anchors w/ Guy Wires**

**See below for story pole location detail
at each building**

- Story pole installations require guy wires attached to each story pole, at mid-point and top, in three opposing directions.
- Each guy wire must be anchored to the ground or other existing structure.
- Guy wires are to be attached at 20 vertical feet on center, and no more than 2 feet from the top.
- Guy wires should not exceed 75 degrees from vertical to ensure stability.



Building A – Section of Story Pole Attachment

Story Pole &
Guy Wires



THE COMMONS LANE
4719 COMMONS WAY
CALABASAS, CA 91302

PROPOSED OVERALL SITE PLAN



NOT TO SCALE

Typical Story Pole
20' from pole center
to dead man anchor

Building A - 31 Locations
93 Dead Man Anchors w/
Guy Wires

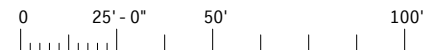
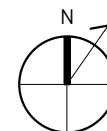
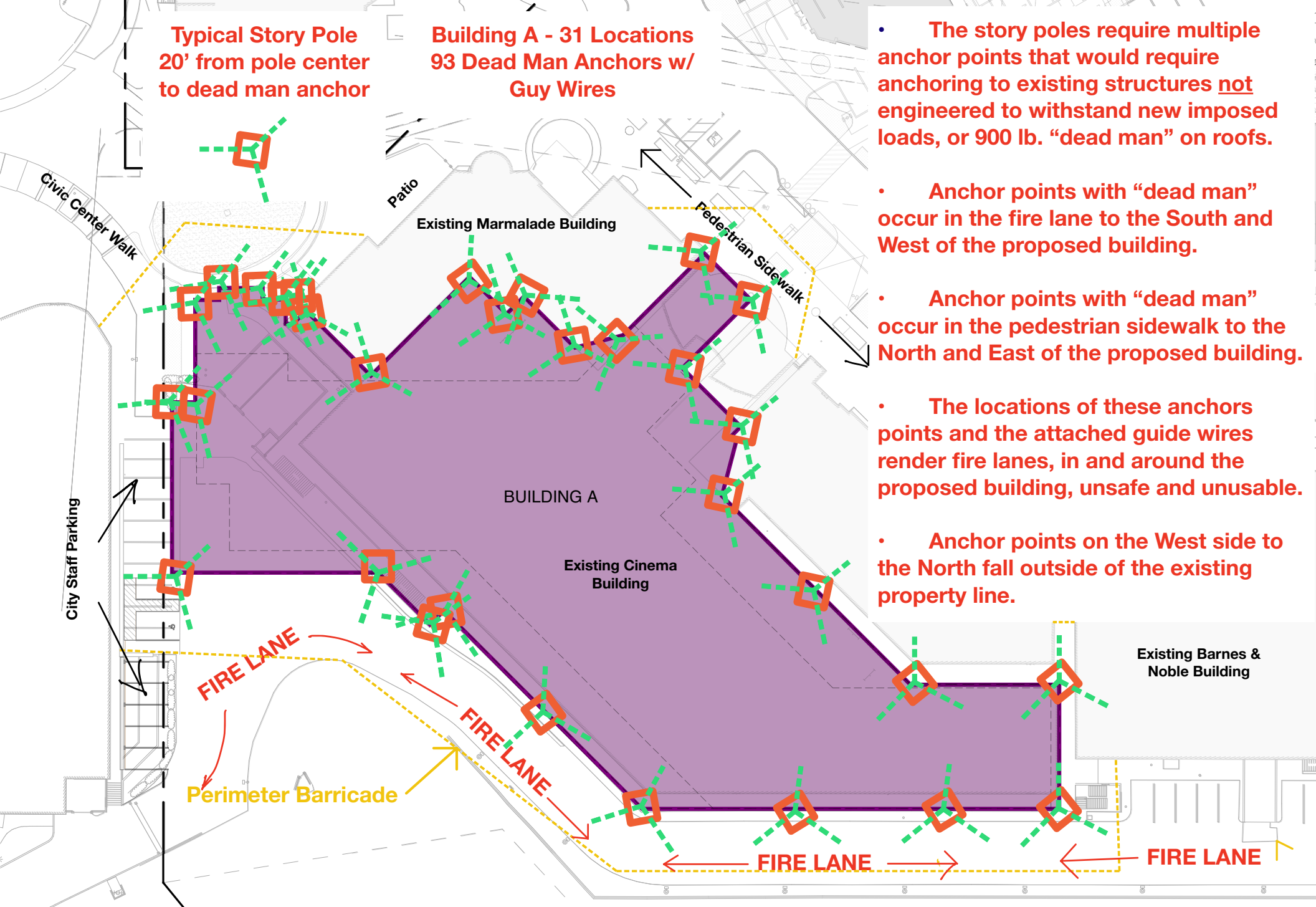
- The story poles require multiple anchor points that would require anchoring to existing structures not engineered to withstand new imposed loads, or 900 lb. “dead man” on roofs.

- Anchor points with “dead man” occur in the fire lane to the South and West of the proposed building.

- Anchor points with “dead man” occur in the pedestrian sidewalk to the North and East of the proposed building.

- The locations of these anchors points and the attached guide wires render fire lanes, in and around the proposed building, unsafe and unusable.

- Anchor points on the West side to the North fall outside of the existing property line.



Existing parking lot north of Barnes & Noble

Perimeter Barricade

Parking Lot w/ Trees, Landscape, and ADA Crosswalks and Paths of Travel

Buildings B - 36 Locations
108 Dead Man Anchors w/ Guy Wires

BUILDING B

FIRE LANE & DRIVE AISLE

FIRE LANE & DRIVE AISLE

COMMONS WAY DRIVE AISLE

Perimeter Barricade

- Anchor points along the South, West, North and East Elevations will occur in drive aisles and parking stalls.
- These “dead man” type anchors points and the attached guy wires will render the parking lot, adjacent drive aisles and fire lanes, in and around the proposed building, unsafe and unusable.

