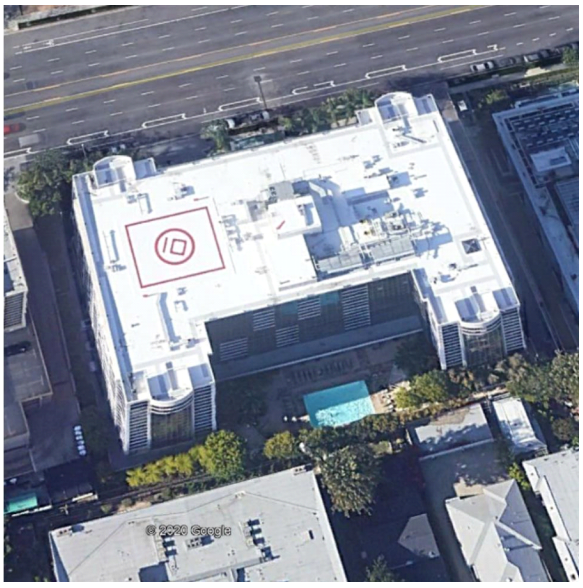
UNIVERSITY OF CALIFORNIA

BUILDING REPORT REQUIREMENTS
ASCE 41-17 TIER 1 SEISMIC EVALUATIONS

BUILDING REPORT

1) UC Campus: Los Angeles
2) Building Name: Park Wilshire Condominiums
3) Building CAAN ID: 4155
4) Auxiliary Building ID:
5) Date of Evaluation: 12/15/2020
6) Evaluation by: Englekirk, TAS
7) Seismic Performance Rating and Basis of Rating: V, ASCE 41-17 Tier 1



8) Plan Image or Aerial Photo


9) Exterior Elevation Photo

10) Site Location
    (a) Latitude Decimal Coordinates: 34.060333
    (b) Longitude Decimal Coordinates: -118.436627
11) ASCE 41-17 Model Building Type and Description
    (a) Longitudinal Direction: C1: Reinforced concrete moment-resisting frame
    (b) Transverse Direction: C1: Reinforced concrete moment-resisting frame
12) Number of Stories
    (a) Above grade: 15
    (b) Below grade: 3
13) Original Building Design Code & Year: UBC-1979
14) Retrofit Building Design Code & Year (if applicable):
15) Cost Range to Retrofit (if applicable): (Low, Medium, High or Very High): High

Comments: Units acquired by UCLA, but not the entire building. Constructed per LA City Code. Permit date 06/11/1981. Code edition inferred from building permit date -- architectural drawings refer to current code only. MBT inferred from architectural drawings (e.g., large columns, no shear walls). Building is not subject to LA non-ductile concrete building ordinance since permit is dated after 1/13/1977. Building has 15 stories, but due to no "13th story" 16 stories appear on the drawings.

BACKGROUND INFORMATION

Site Information

16) Site Class (A – F) and Basis of Assessment
- (a) Site Class: D
- (b) Site Class Basis: Unknown (Default)
- (c) Site Class Company: None
- (d) Site Class Report Date: None
- (e) Site Class Ref Page No.: None

17) Geologic Hazards
- (a) Fault Rupture (Yes, No or Unknown) and Basis of Assessment: No, CGS Maps
- (b) Liquefaction (Yes, No or Unknown) and Basis of Assessment: No, CGS Maps
- (c) Landslide (Yes, No or Unknown) and Basis of Assessment: No, CGS Maps

18) Site-specific Ground Motion Study? (Yes or No) No

Seismic design acceleration parameters of interest:	
For BSE-1N	1.365 and 0.83
For BSE-1E	0.897 and 0.516

19) Estimated Fundamental Period (seconds)
- (a) Longitudinal: 1.567
- (b) Transverse: 1.567

20) Falling Hazards Assessment Summary: None noted.

21) Structural Non-Compliances/Findings Significantly Affecting Rating Determination Summary
Significant Structural Deficiencies, Potentially Affecting *Seismic Performance Rating* Designation:

- (a) Lateral System Stress Check (wall shear, column shear or flexure, or brace axial as applicable): Yes, column shear/flexure deficiency noted
- (b) Load Path: No deficiency noted
- (c) Adjacent Buildings: No deficiency noted
- (d) Weak Story: Yes, deficiency noted
- (e) Soft Story: Yes, deficiency noted
- (f) Geometry (vertical irregularities): No deficiency noted
- (g) Torsion: No deficiency noted
- (h) Mass – Vertical Irregularity: No deficiency noted
- (i) Cripple Walls: Not Applicable
- (j) Wood Sills (bolting): Not Applicable
- (k) Diaphragm Continuity: No deficiency noted
- (l) Openings at Shear Walls (concrete or masonry): No deficiency noted
- (m) Liquefaction: No
- (n) Slope Failure: No

(o) Surface Fault Rupture: No
(p) Masonry or Concrete Wall Anchorage at Flexible Diaphragm: Not Applicable
(q) URM wall height to thickness ratio: Not Applicable
(r) URM Parapets or Cornices: Not Applicable
(s) URM Chimney: Not Applicable
(t) Heavy Partitions Braced by Ceilings: No deficiency noted
(u) Appendages: No deficiency noted

22) Brief Description of Anticipated Failure Mechanism
Given the age of the structure, it is assumed that column joint shear and column confinement details wil not be adequate. Tall first story (with a mezzanine) leads to concerns regarding a weak and/or soft story.

23) Seismic Retrofit Concept Sketches/Description (only required for buildings rated V or worse)
This is assumed to be a concrete moment frame building. Adding shear walls or adding damping is likely to be more effective than trying to strengthen and stiffen the frame.

Building Report Appendices
A) ASCE 41-17 Tier 1 Checklists (Structural only)

B) Quick Check Calculations