DESIMONE

June 25, 2019

1750 North Vine LLC
1995 Broadway, 3rd Floor
New York, NY 10023

Attn: Joseph Mariani

Re: Hollywood Center – Gogerty Building Renovation Structural Drawing Review
6270 Yucca Street, Los Angeles, CA 90028
DeSimone Project No. 18147.04

Mr. Mariani,

Per your request, DeSimone Consulting Engineers has been retained to provide a review of the available structural drawings for the adjacent Gogerty Building renovation, in support of the draft Environmental Impact Review for the proposed Hollywood Center Development.

Our scope includes the following:

- Review available Gogerty Renovation Structural Drawings in an effort to identify the primary structural systems and identify any portions of the building that may be considered brittle or susceptible to damage due to vibration.
- Compose a letter formalizing our findings.

Our review has been based upon structural drawings dated February 23, 2001 and provided to DeSimone on October 23, 2019. As well, we have been provided with in-construction photos of the Gogerty building following interior demolition and during construction of the foundations. In addition, we have been provided with a verbal description of the original Gogerty Building during phone conversations with you.

Site and Building Description

The Gogerty building is located on the corner of Yucca Street and Vine Street adjacent to the existing Capitol Records Building in Los Angeles, California. The Gogerty building is situated North of the Capitol Records building on the same property. Although the building was constructed circa 1930s, the building was extensively renovated in 2001. The original construction of the Gogerty building structure is not fully known. However, it was conveyed to DeSimone that the original building structure was likely constructed of unreinforced brick masonry. In 2001, the interior, including all floor, roof and column structure of the building was demolished, leaving only the exterior unreinforced brick masonry façade. A stucco finish over the faced may have been applied at the time of renovation, but this is not apparent from the available information. Following this, the interior structure was fully rebuilt.

Drawing review

Following review of the structural drawings, foundation, gravity and lateral systems, including support of the existing façade could be identified.

The building includes 4 total levels. The ground floor varies in elevation, with a portion of the site below existing grade on two sides. From the corner of Yucca Street and Vine Street down to the South and North, a concrete retailing wall supports existing grade. Levels 2 and 3 are typical occupied floors and level 4 is the roof, which appears to be unoccupied.

The gravity load carrying system for the building is comprised of steel wide flange columns, supporting steel wide flange beams and concrete on metal deck floors. Concrete on metal deck occurs at levels 2, 3 and the roof.

The lateral load carrying system for the building is comprised of steel tube braced frames connected to wide flange columns and beams.

The exterior unreinforced brick masonry façade is supported by a shotcrete wall achieving positive connection with the brick masonry using epoxied dowels.

Gravity framing is supported at grade using isolated concrete spread footings. Braced frames are supported at grade using large concrete spread footings or "mat" footings. The Level 1 floor is comprised of a concrete slab on grade. At areas where the existing façade is supported by a shotcrete wall, a new concrete footing is used to support the additional load of the shotcrete wall and facade.

Commentary regarding brittle building systems and finishes
Some building finishes can be described as susceptible to damage due to structural movement. Structural movement may be caused by design events such as ground induced differential settlement, deflection of framing members due to applied loading, excessive vibration due machine operation or construction activities, or building drift due to earthquake shaking.

At the Gogerty Building, the existing unreinforced brick masonry façade that occurs around the exterior perimeter can be considered as a brittle finish. Typically, when unreinforced brick masonry façade is subjected to earthquake movement at a code-defined level per current building code, damage has occurred. However, the circa 2001 renovation resulted in structural strengthening of the unreinforced brick masonry façade using a shotcrete wall. This additional structure was observed to provide additional support to the brick masonry façade, and continuity between the main building structure (steel columns and braced frames) and brick masonry façade. It can be said, that this does result in a reduction of the damage potential to the facade. However, it cannot be said with any certainty that no damage to the façade would occur using the shotcrete wall.

Building finishes such as glazing systems or any other façade elements, other than the unreinforced brick masonry, were not found in the available drawings and not included in this review.

The structural system that is used to support the Gogerty Building is a steel-framed structure. This building system does not typically result in greater lateral movement as compared to other structural systems and greater influence to façade damage is expected. In observation of the structural detailing, it appeared that vertical movement of the framing was found not to have an influence on the façade in this building.

Should you have any further questions, please don't hesitate to contact me.

Darius Dodge, PE
Senior Project Manager
Desimone Consulting Engineers