

TILDEN STUDY CENTER

AHT Architects, Inc.
June 16, 1998

SCHEMATIC EXERCISE

Tilden Study Center
06.16.98

1. Density

The minimum lot area as required by zoning/planning is:
800sf per dwelling unit and
400sf per guest room

Interpretation of the code indicates that the Tilden program contains 16 guest rooms. $16 \times 400\text{sf} = 6,400\text{sf}$.

The estimated total lot area is approximately 20,800sf.

$$20,800\text{sf} - 6,400\text{sf} = 14,400\text{sf}$$

The area of site remaining--after deducting that required for guest rooms--divided by the density allowed for dwelling units provides the maximum number of rentable dwelling units allowed on the site:

$$14,400\text{sf} / 800\text{sf} = 18$$

Thus, **18 dwelling units are allowed.**

However, the density turns out not to be the most critical factor. The physical dimensions of the site along with height restrictions make it difficult to provide more than nine (9) dwelling units.

2. F.A.R.

The maximum floor area allowed by zoning may not exceed three (3) times the net site area.

The net site area is approximately 12,500sf.

$$3 \times 12,500\text{sf} = \mathbf{37,500\text{sf max. floor area}}$$

Some of this area must be used to accommodate Open Space and Walkway requirements.

The proposed floor area of this exercise is approximately 33,200sf.

3. Parking

2.5 parking spaces are required for each dwelling unit
1.5 parking spaces are required for each guest room

$$9 \text{ dwelling units} = 23 \text{ spaces}$$

$$16 \text{ guest rooms} = 24 \text{ spaces}$$

47 total parking spaces required

56 total parking spaces provided in this exercise

Of the required spaces, 1 space for each 4 rooms and or dwelling units shall be for visitors. 25 rooms and dwelling units require seven visitor's spaces.

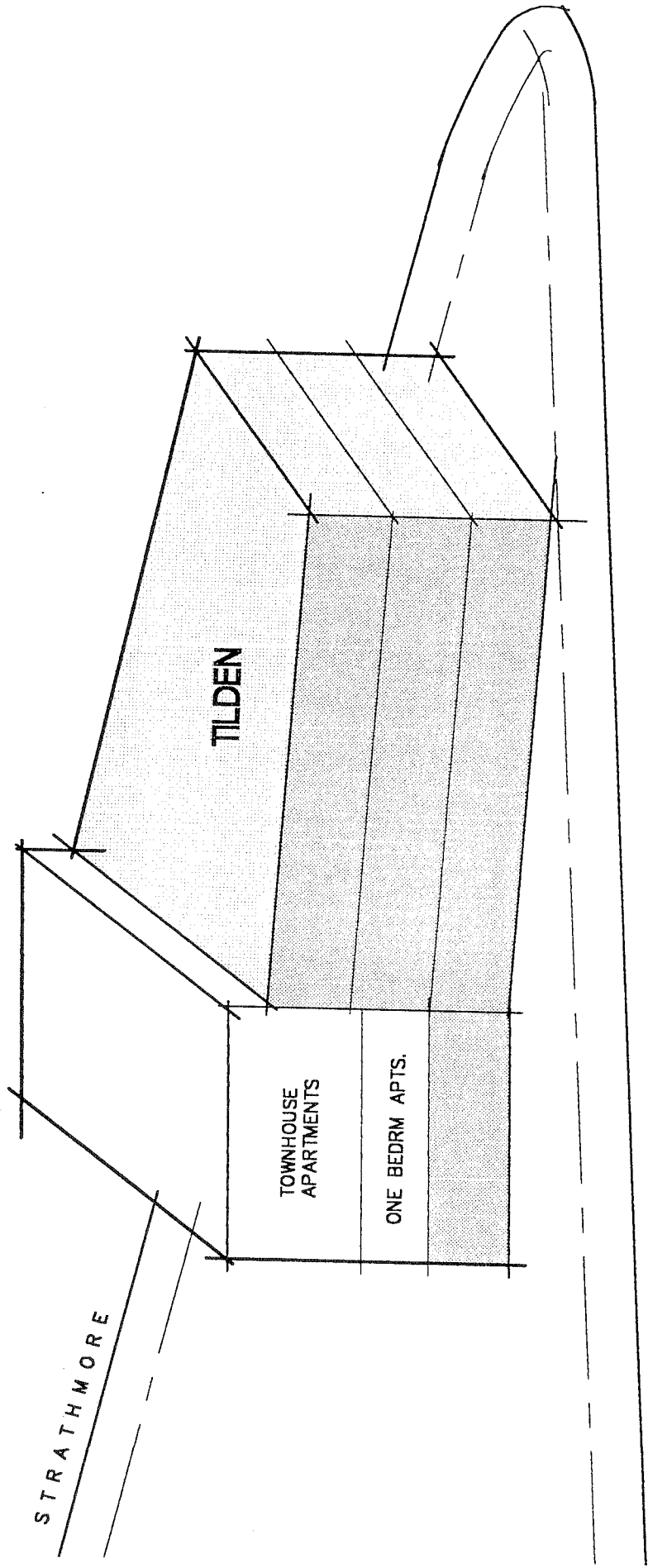
4. Open Space

The specific plan for this area requires 100sf of Open Space for each guest room and 200sf of open space for each dwelling unit.

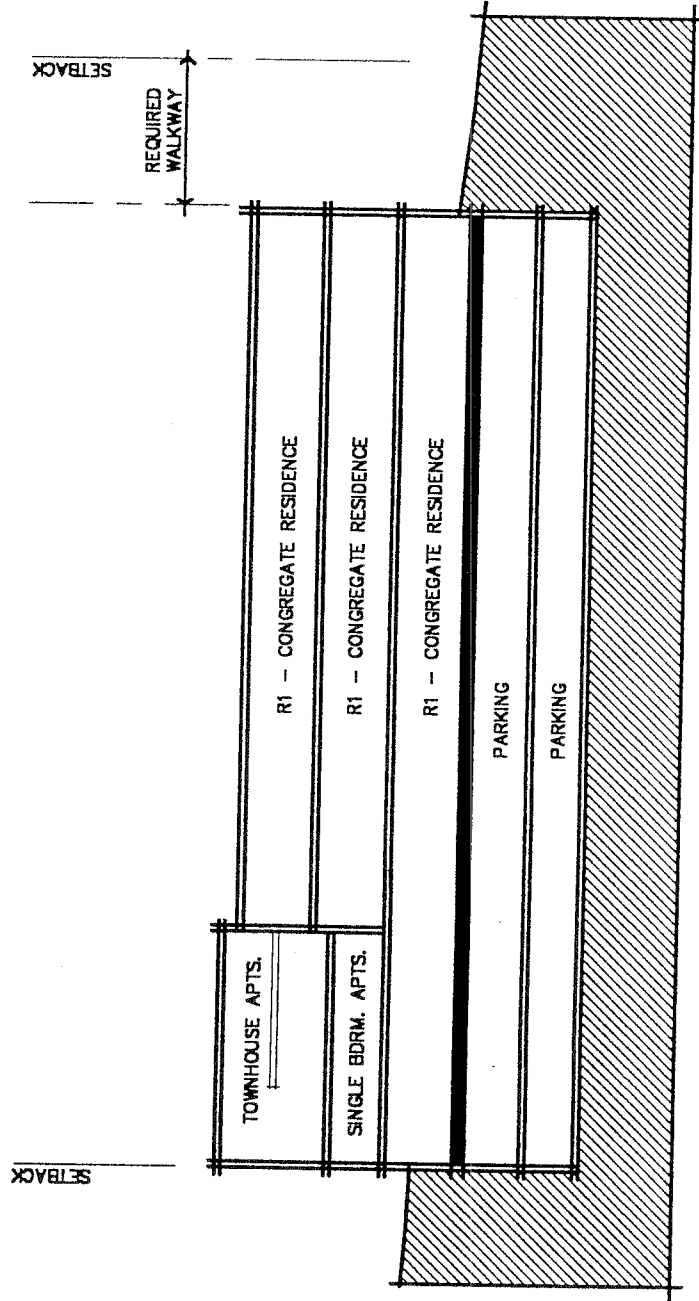
9 dwelling units x 200sf = 1,800sf

16 guest rooms x 100sf = 1,600sf

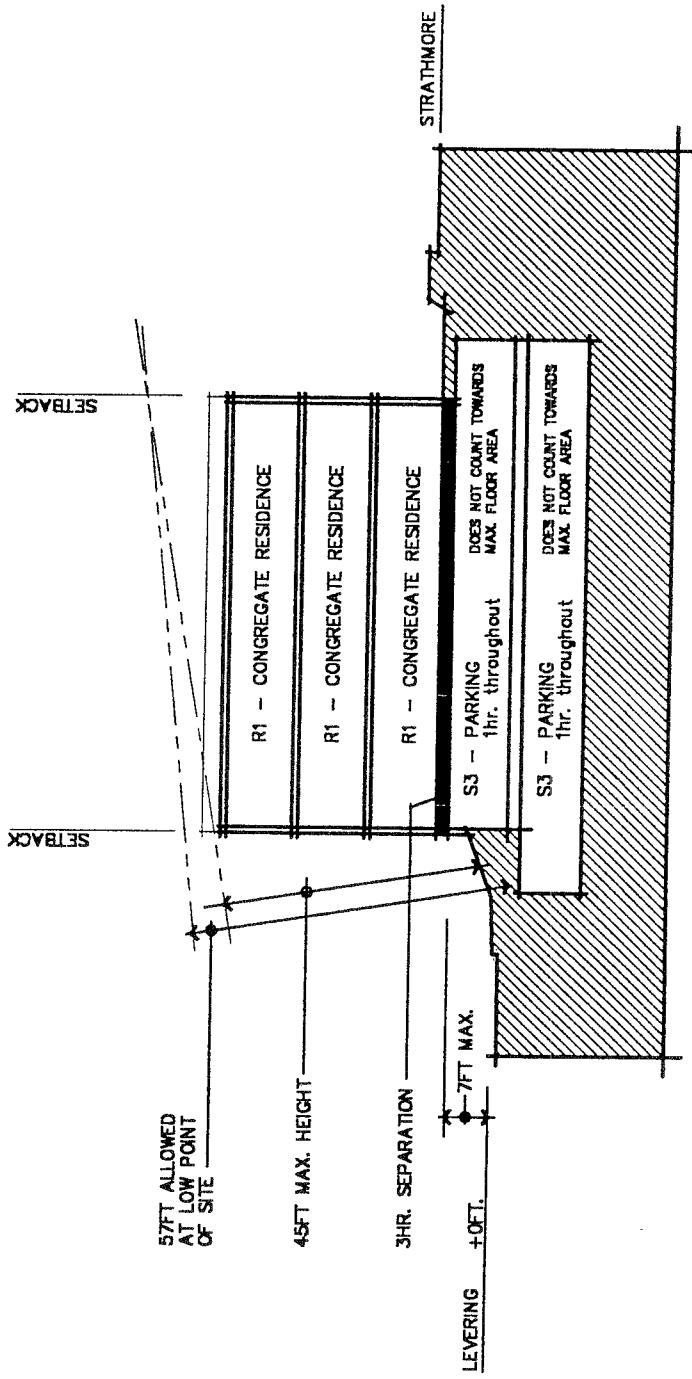
1,800sf + 1,600sf = 3,400sf of Open Space required.



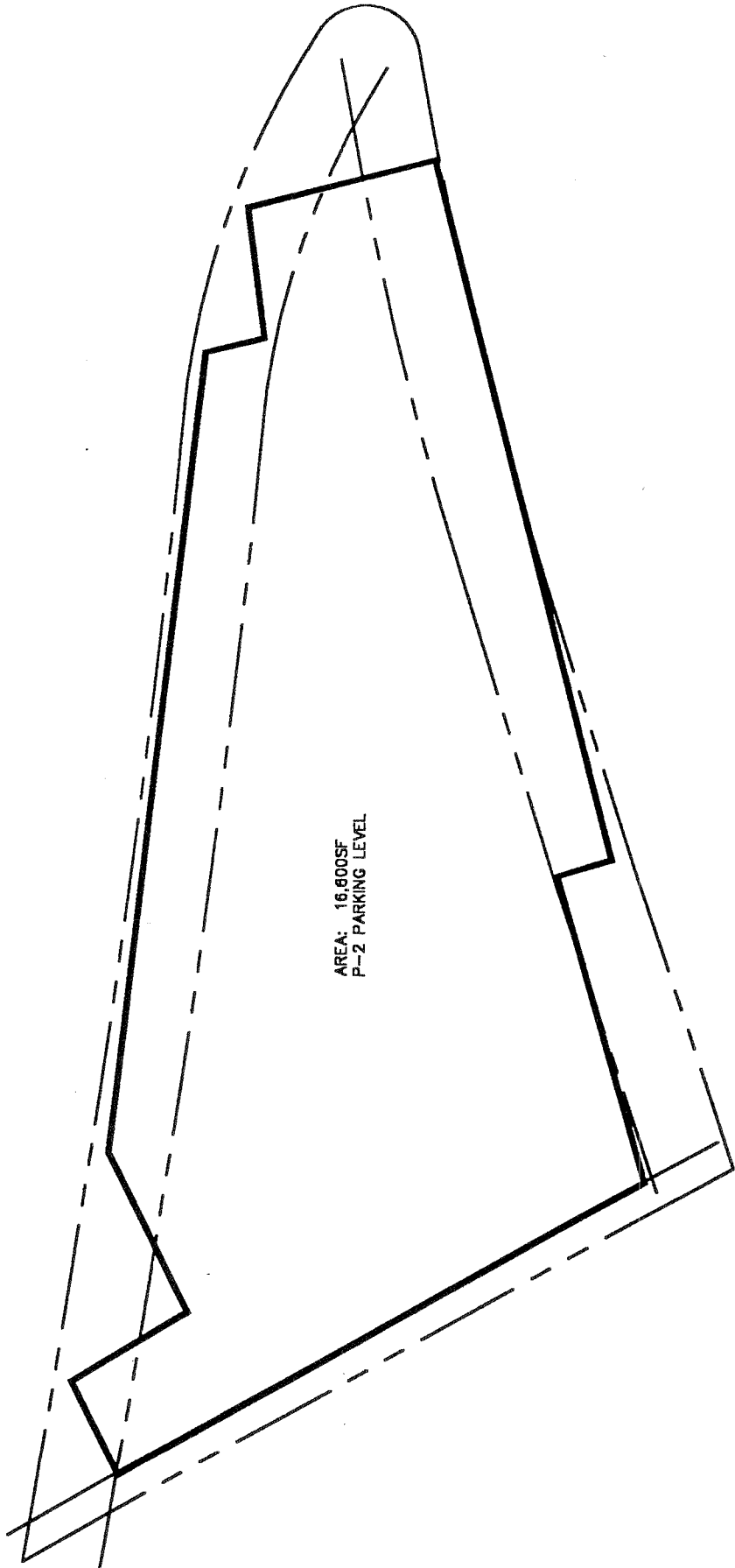
VOLUME DIAGRAM



SITE LONGITUDINAL SECTION (A)

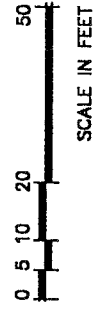


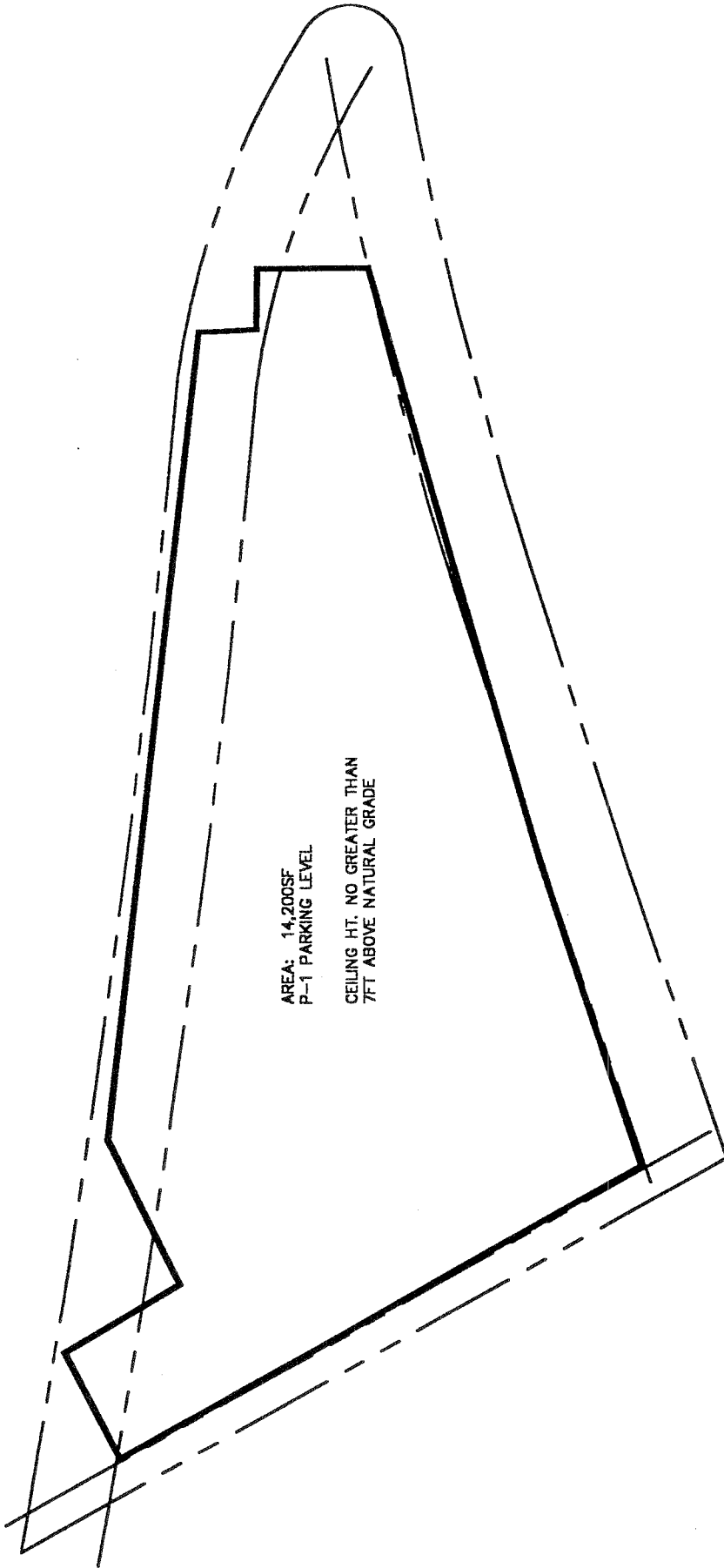
SITE CROSS SECTION (B)



AREA: 16,800SF
P-2 PARKING LEVEL

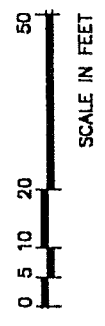
PARKING LEVEL 2

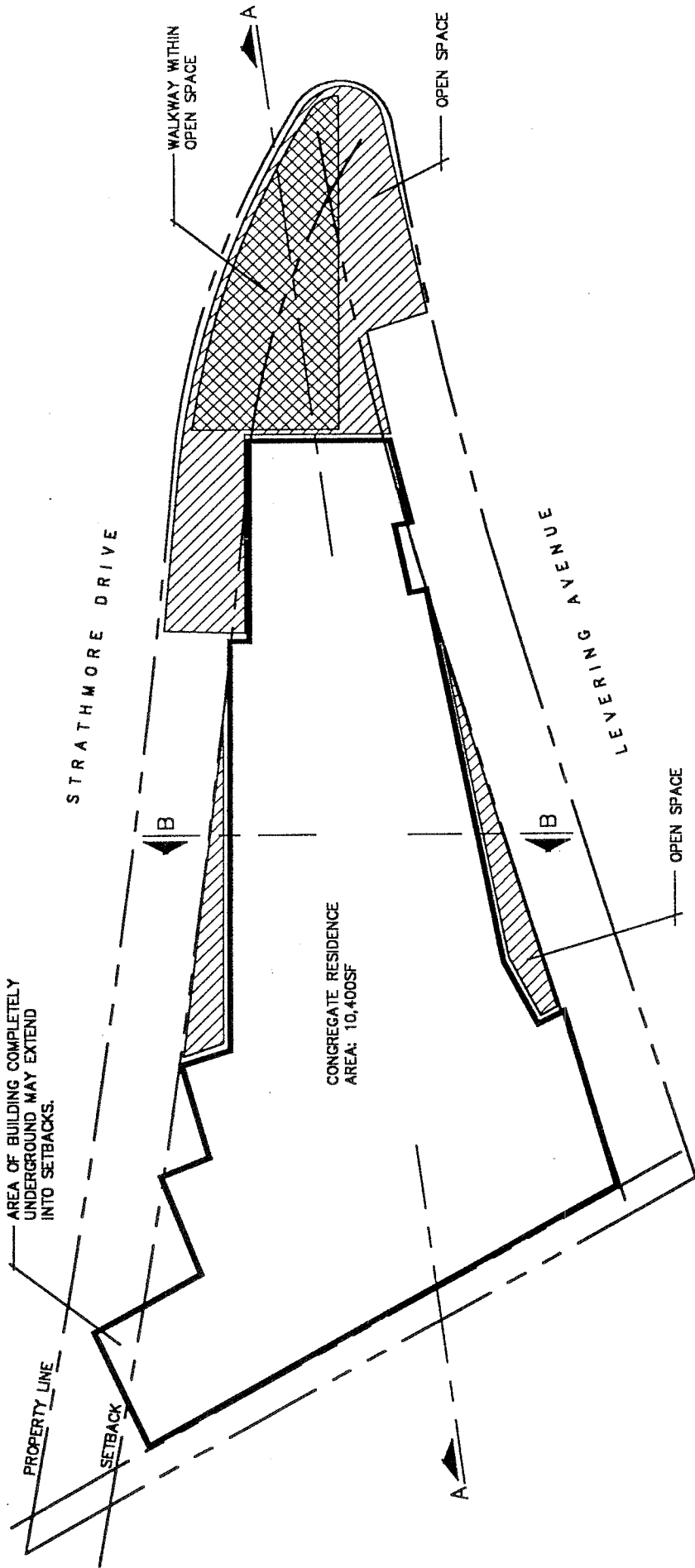




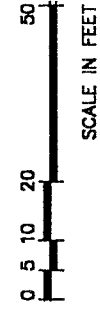
AREA: 14,200SF
P-1 PARKING LEVEL
CEILING HT. NO GREATER THAN
7FT ABOVE NATURAL GRADE

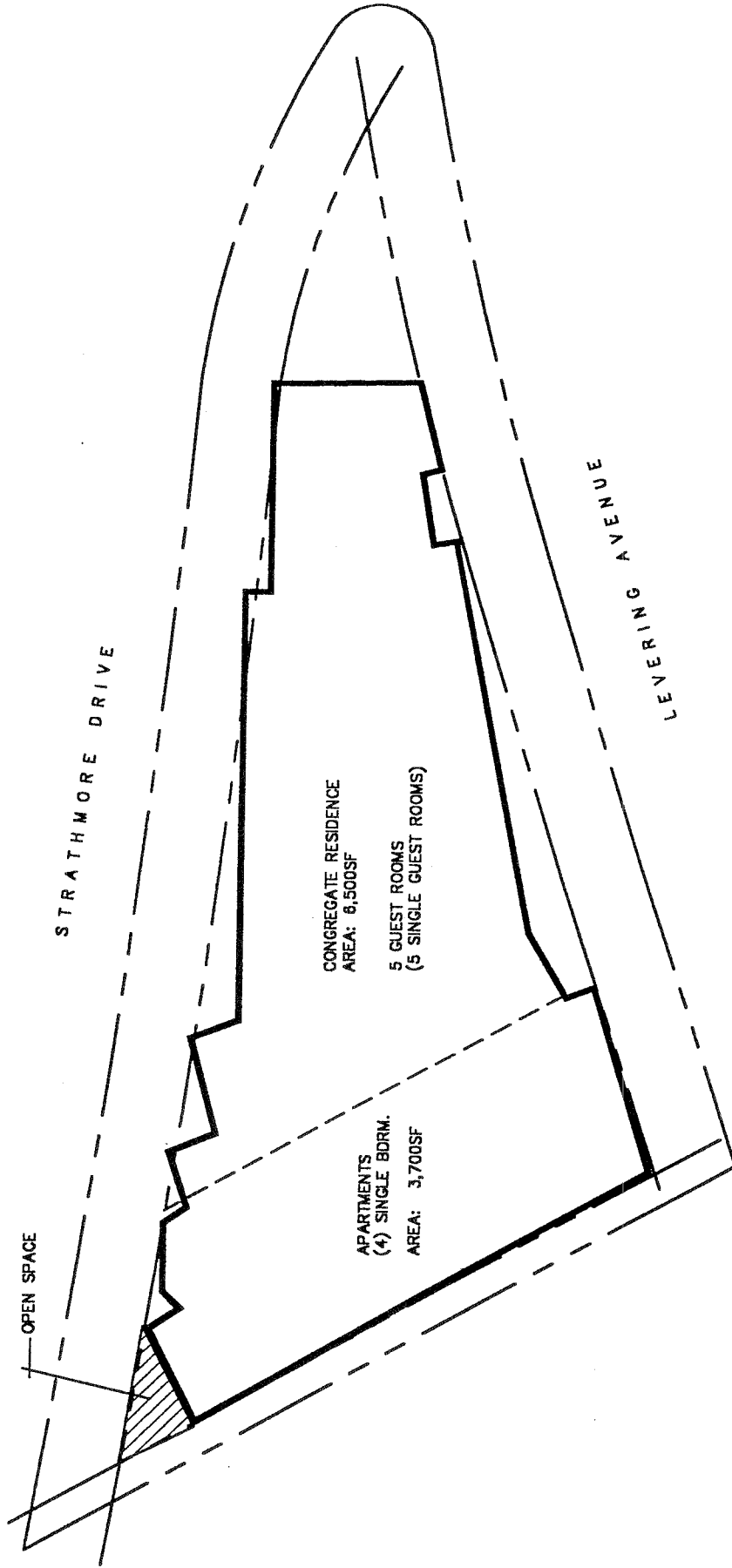
PARKING LEVEL 1





LEVEL 1



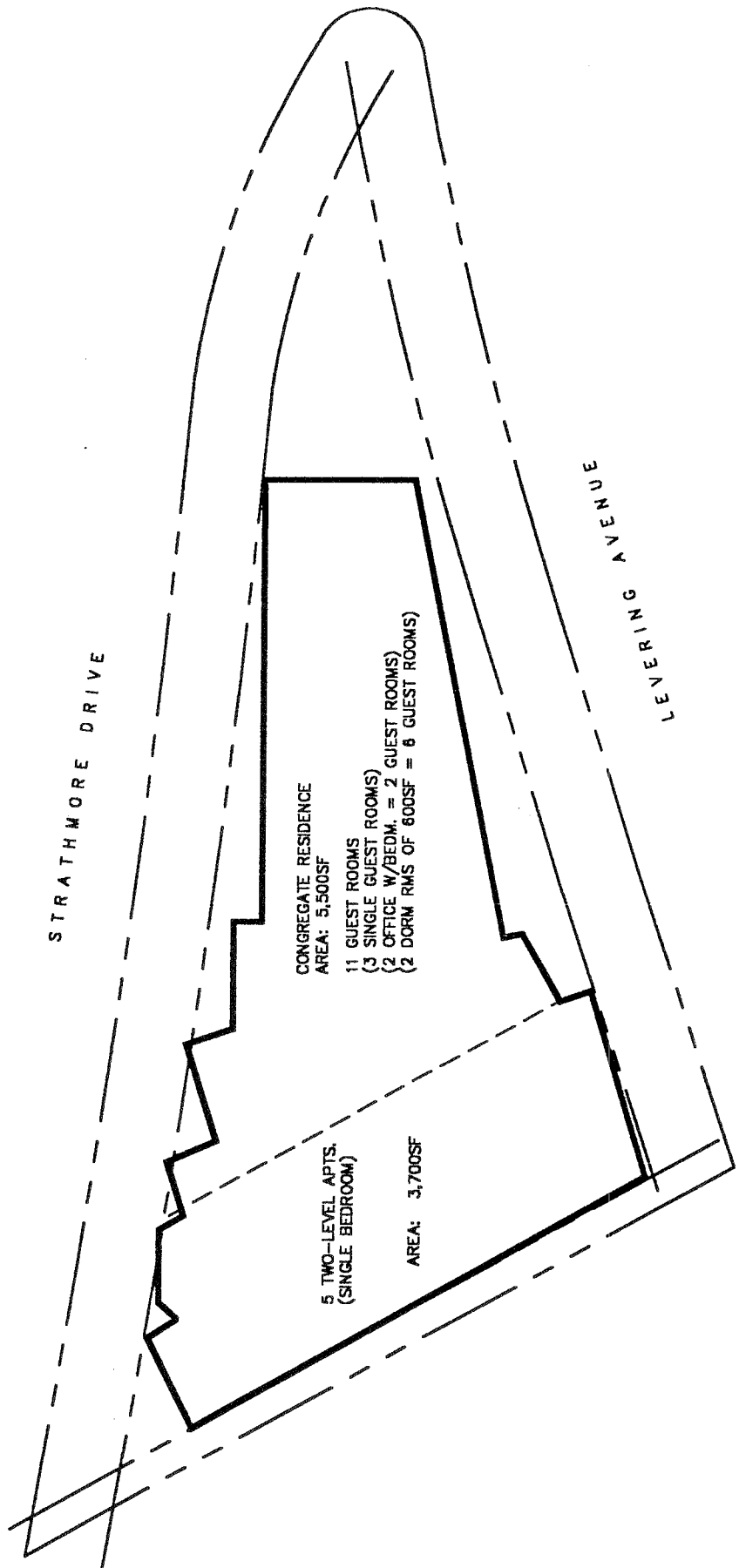


LEVEL 2



SCALE IN FEET





STRATHMORE DRIVE

LEVERING AVENUE

CONGREGATE RESIDENCE
AREA: 5,500SF
11 GUEST ROOMS
(3 SINGLE GUEST ROOMS)
(2 OFFICE W/BEDM. = 2 GUEST ROOMS)
(2 DORM RMS OF 600SF = 6 GUEST ROOMS)

5 TWO-LEVEL APTS.
(SINGLE BEDROOM)
AREA: 3,700SF



SCALE IN FEET

LEVEL 3

STRATHMORE DRIVE

LEVERING AVENUE

UPPER LEVELS OF
TWO-LEVEL APTS.

AREA: 3,400SF

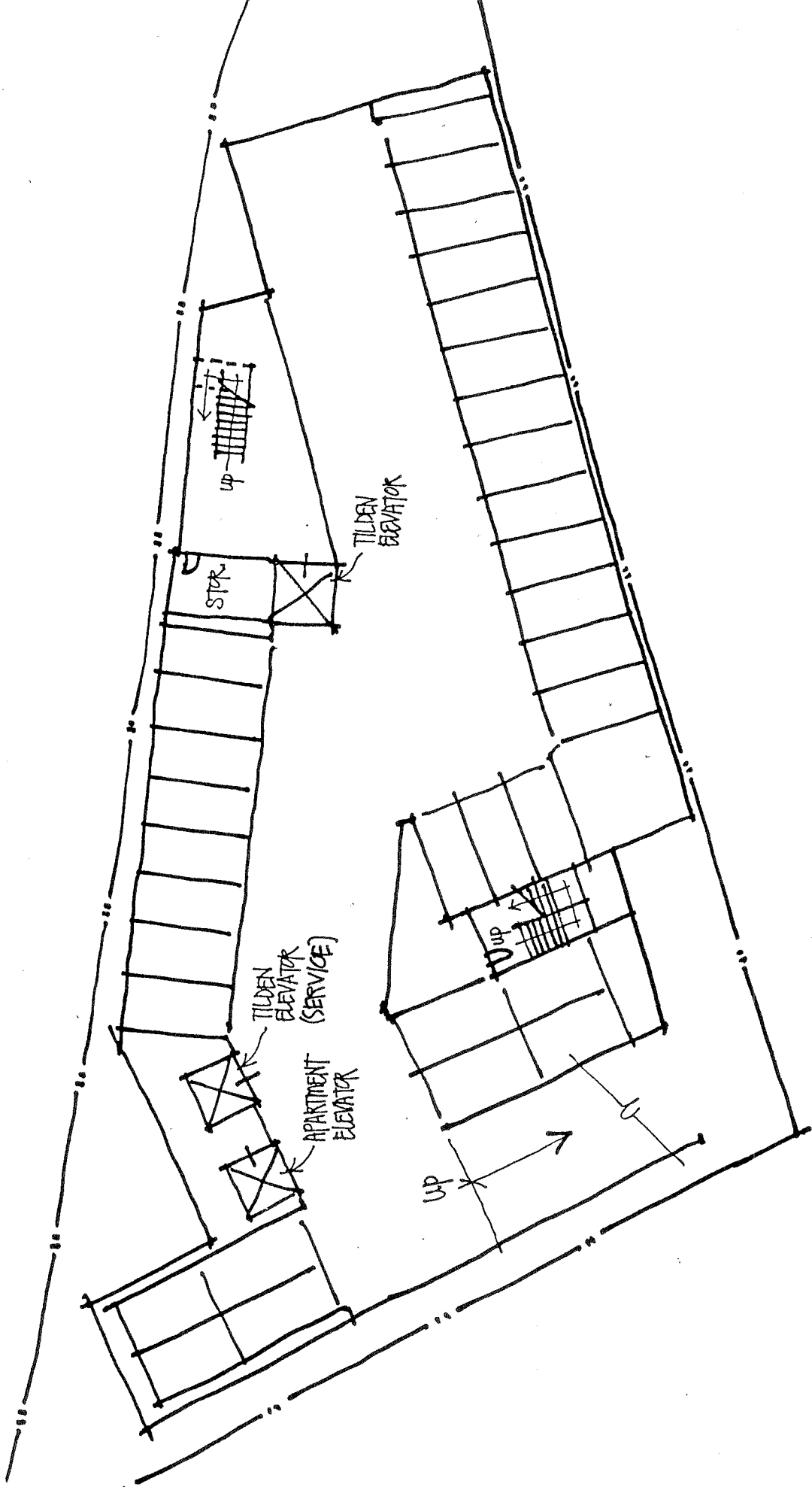
LOFTS



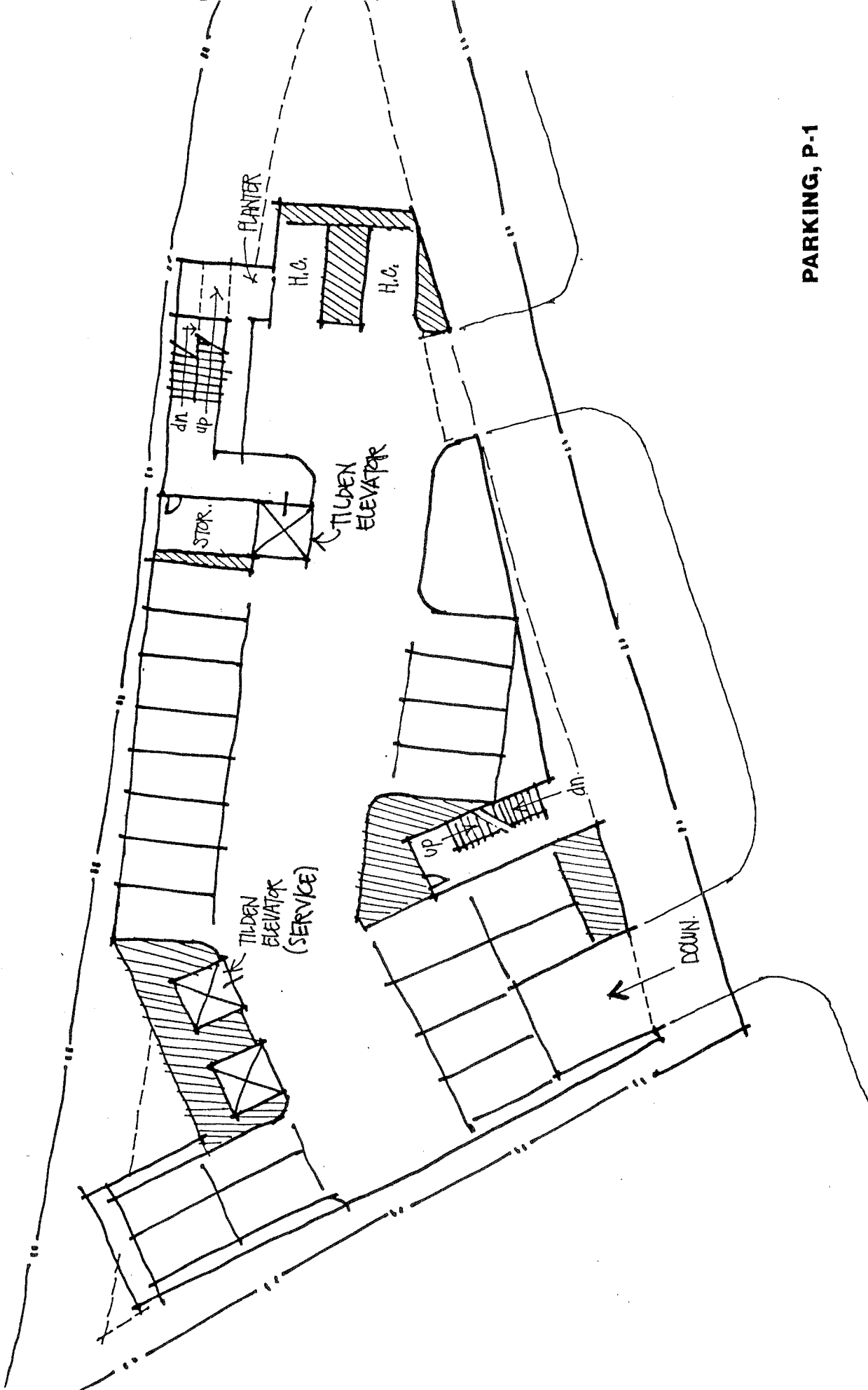
SCALE IN FEET



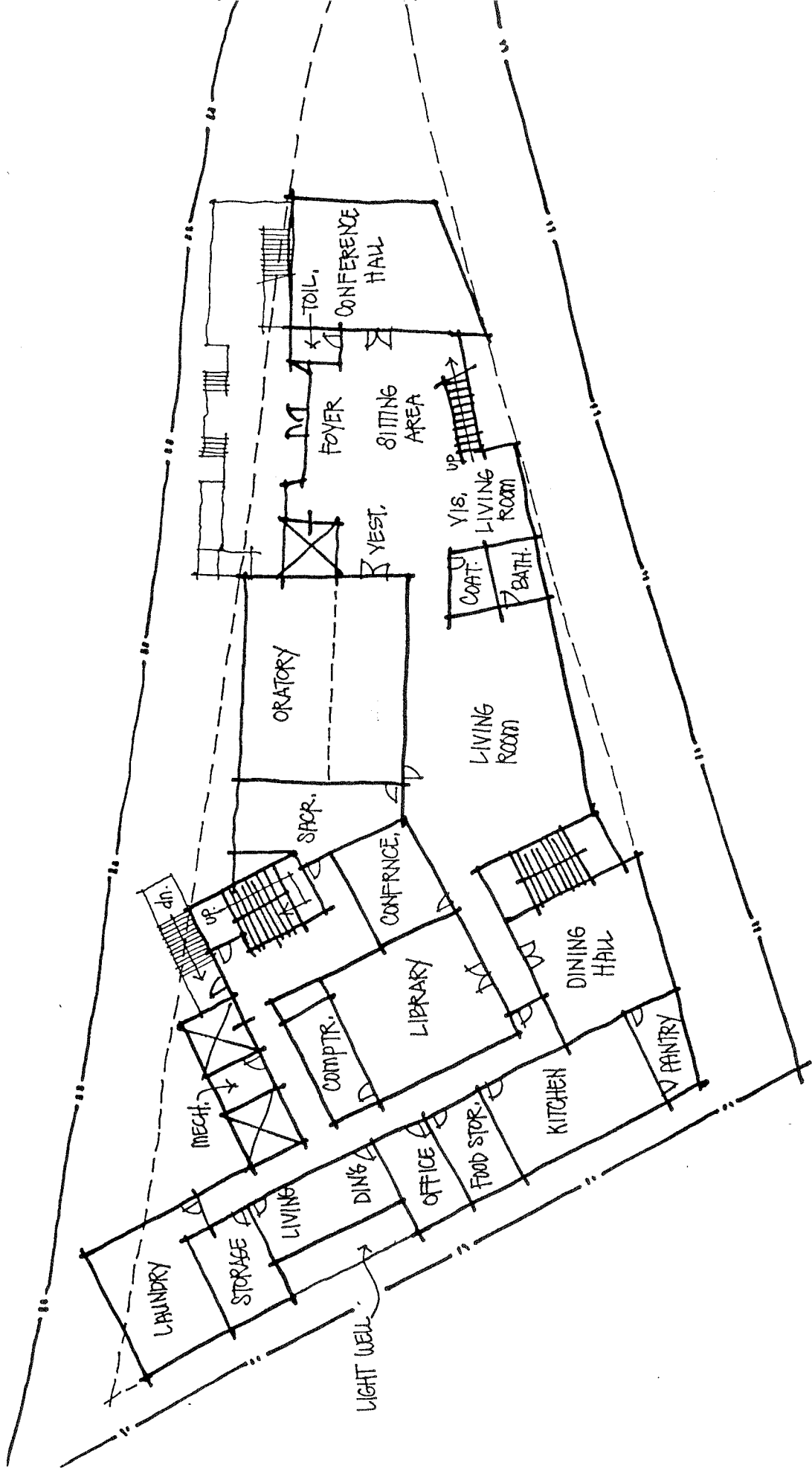
PROPOSED FLOOR PLANS



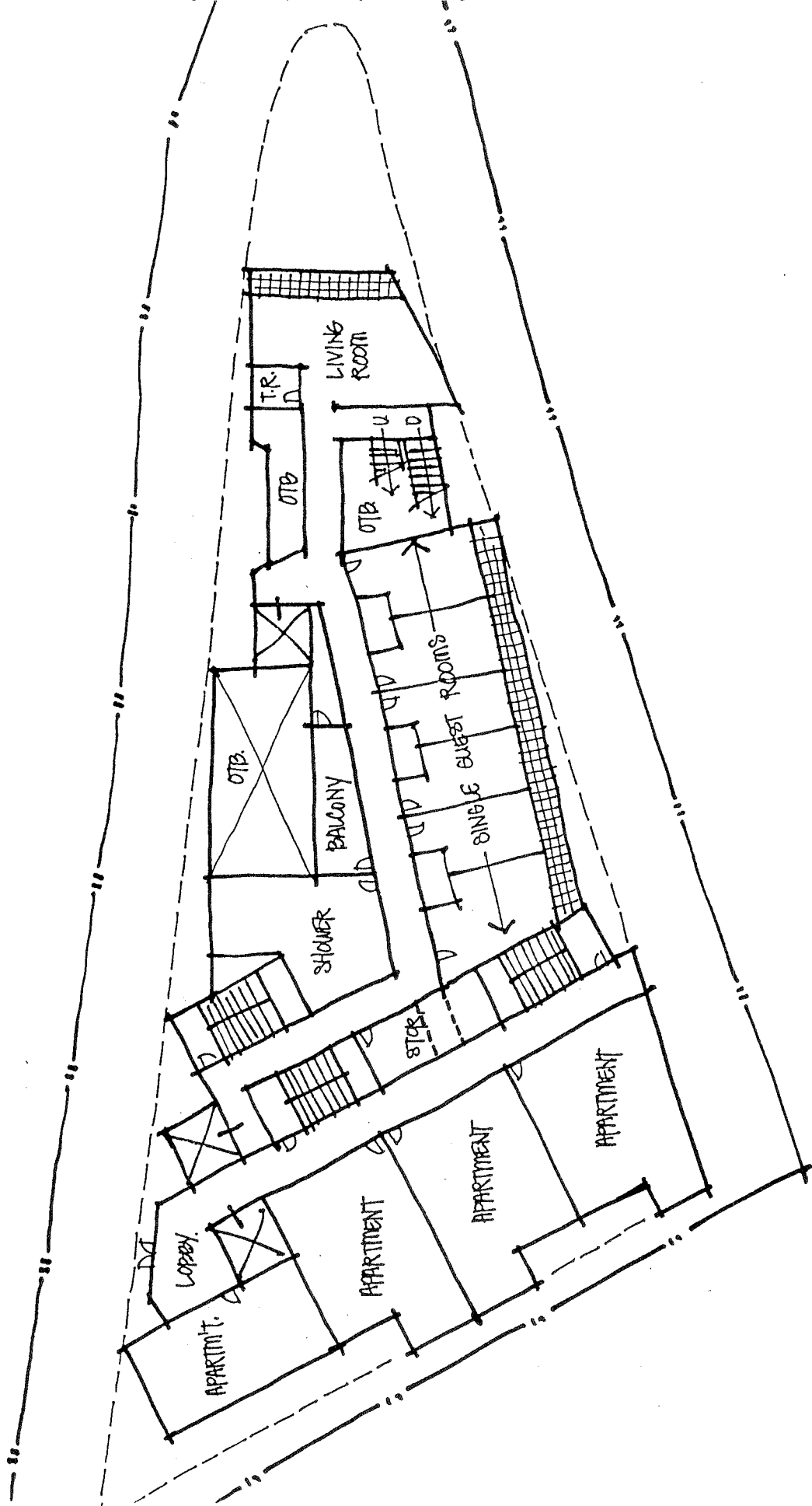
PARKING, P-2



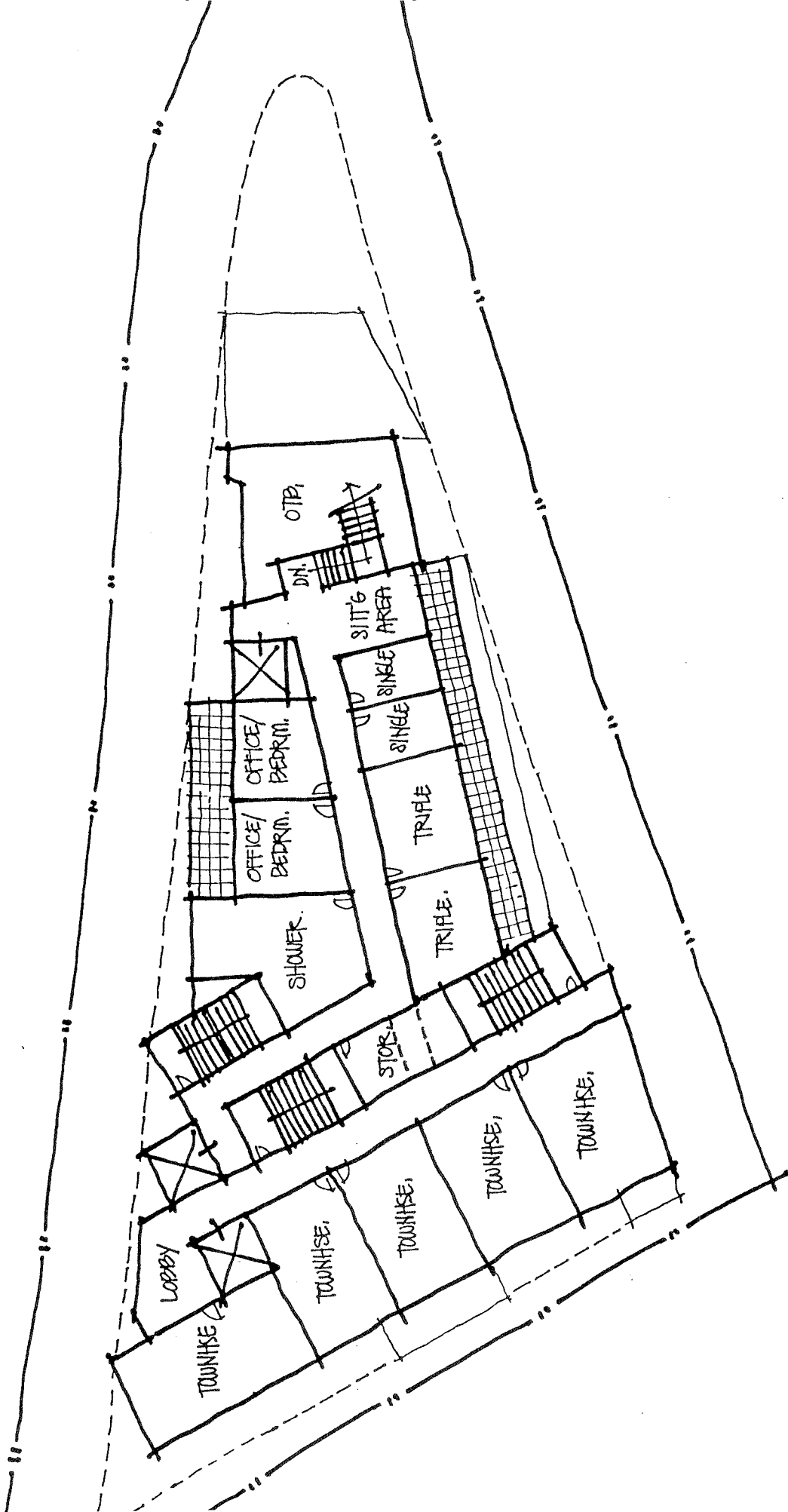
PARKING, P-1



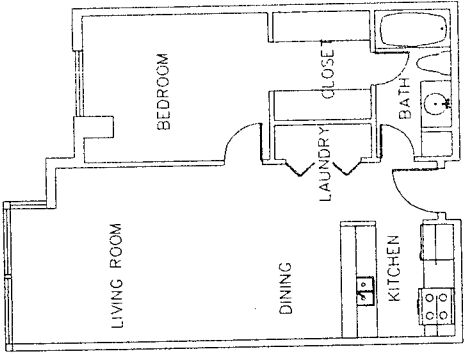
FIRST FLOOR



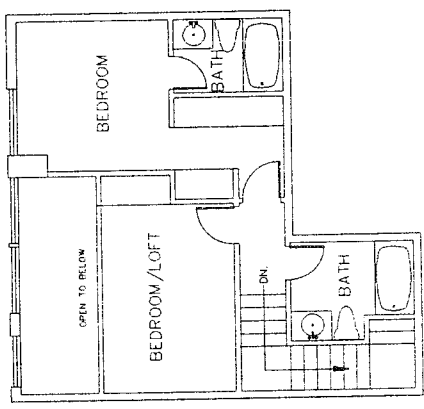
SECOND FLOOR



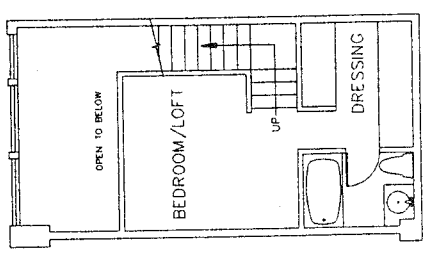
THIRD FLOOR



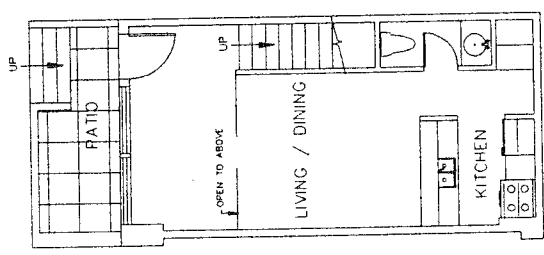
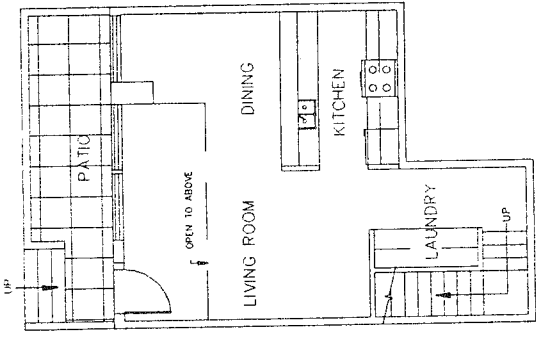
ONE BEDROOM UNIT



TWO BEDROOM TOWNHOUSE



ONE BEDROOM TOWNHOUSE



TYPICAL DWELLING UNIT LAYOUTS

CODE ANALYSIS

CODE ANALYSIS REPORT

Tilden Study Center
05.28.98

1.0 PLANNING & ZONING

- 1.10 Zoning**
Zoning: LOJ R4-1-VL-0
Specific Plan: North Westwood Village Specific Plan (NWV)
Los Angeles Municipal Code, Chapter 1

This zoning is acceptable for Multi-Unit Dwellings and/or Congregate Residences (such as dormitories)

- 1.11 Discretionary Approval**
C.U.P. (Conditional Use Permit) required under NWV

- 1.12 Design Review**
Design subject to review by:
City of Los Angeles Design Review Board
North Village Home Owner's Association

- 1.20 Setbacks**
Front Yard: 15ft with 1ft additional for each floor above 3 stories - not to exceed 20ft.

Rear Yard: Same as front yard

Side Yard: 5ft min. + 1ft for each story over (2), not to exceed 16ft. Except that where the lot is less than 50ft in width, the side yard may be reduced to 10% of that width but not less than 3ft.

Note: A "Church" in a corner lot requires that the side yard adjoining another lot in an "R" zone be 10ft min. Plan Check has stated that historically any building containing a chapel has fallen under this requirement. This is open to interpretation.

- 1.30 Height Limit**
Maximum allowable height is 45ft from the lowest point 5ft from lowest grade at building line. Height is measured to highest point of roof.

- 1.40 Allowable Building Area**
In height districts designated with VL (Very Limited) as is this one, no building shall exceed three stories, nor shall it exceed 45ft in height, and the total floor area shall not exceed three times the buildable area of the lot. (LA Municipal 12.21.1-A). Estimate of net site area is 12,500sf (exclusive of setbacks and dedications): $12,500 \times 3 = 37,500$ sf max. floor area.

Minimum lot size is 400sf per guest room (NWV)
Minimum lot size is 800sf per dwelling unit (NWV)

A "dormitory" is defined as a guest room designed for **more than two (2) people**; inside of which each 100 sf shall be considered a guest room. (LA Municipal Code, Sec. 12.03) Unless, therefore, a room is designed for more than two people, it may be considered a single "Guest Room" and does not need to be broken into 100sf increments.

- 1.50 Parking / Loading**
Per specific Plan: 1.5 stalls per guest room
2.5 stalls per dwelling unit

Of the above required stalls, 1 space per each 4 guestrooms and/or dwelling units shall be visitor's parking - all parking stalls shall be standard size.

Above-ground parking is limited to one level with a ceiling height not to exceed 7ft above existing natural grade.

Per LA Municipal Code: 1 stall for every 35sf of Assembly Area (Oratory) unless the assembly area is ancillary. (We shall assume for now that Oratory is ancillary)

1.60 Landscaping / Open Space

Landscape: 50% of all yards to be landscaped.

Open Space (NWV): 100sf per guestroom and 200sf per dwelling unit must be open from grade to the sky; 50% of this must be landscaped. Half of this open space may be in the front and rear yards if landscaped but none may be in side yards. 25% of open space may be on decks of the second level if those decks are a minimum of 10ft deep and 40% landscaped. Those portions of the Walkway (see 1.80 below) not in required side yards may count towards this Open Space.

1.70 Screening

Any roof-top equipment shall be fully screened from view.

1.80 Others

Walkway (NWV): The specific plan requires a pedestrian area equal to 1/5 of the property frontage (considered by city to be Strathmore) and 50ft in depth (or half the lot depth, whichever is less). Areas may be grouped or distributed along the frontage - we assume in 10ft increments - and may fall within required front yards. Hard surface may not exceed 40% and shall be stamped concrete, tile or brick. Walkway area(s) - except those within side yards - may count towards the Open Space requirements.

2.0 CONSTRUCTION REQUIREMENTS

2.10 Allowable Area (UBC Table 5B)

Unsprinklered:

Type V-1hr, R1
3 stories max. height
10,500sf max. per floor
21,000sf max. total area

Sprinklered:

(Either adds 1 story to height or doubles allowable area)

Type V-1hr, R1
3 stories max. height
21,000sf max. per floor
42,000sf max. total area

This maximum total area may be increased if, as in this case, public ways or yards extend along and adjoin (3) sides of the building. This increase shall be 2.5% for each foot by which the min. width exceeds 20ft. The yards equal approximately 38ft (15 front + 15 rear + 8 side), 18ft greater than 20ft. Thus:
 $18\text{ft} \times 2.5\% = 45\%$ allowable increase.
 45% of 42,000sf = 18,900sf

42,000sf + 18,900sf = **60,900sf** max. total area.
(This is less restrictive than LA Municipal Code,
which provides a maximum total area of 3x the
buildable lot area, or +/- 37,500sf -- See 1.40,
Allowable Buildable Area above)

or

4 stories max. height
10,500sf max. per floor
21,000sf max. total area
(This is not allowed per LA Municipal Code - no more
than 3 stories in height; see 1.40, Allowable Buildable
Area above)

Note: Area of basement does not count towards allowable
area unless it exceeds the maximum for a single story (this is
true except for restrictions on specific occupancy adjacencies
such as this one assumes - btwn. R1 and S3 - see 2.30,
Rating Requirements below).

2.20 Construction Type

V-1hr with three hour separation between R1, Residential, and
S3, Non-Open Parking Garage. (This three hour rating may
be reduced to one hour - see Rating Requirements below.)

2.30 Rating Requirements

(UBC 310.2.2) R1 Occupancies more than 2 stories or with
more than 3,000sf shall be 1hr construction throughout.

(UBC 310.2.2) Walls between guestrooms shall be 1hr
construction.

(UBC 311.2.2.1) The **three hour** separation between R1 and
S3 may be reduced to **two hours** if no repairs nor fueling
takes place in garage, and may be further reduced to **one
hour** if the area of the S3 occupancy does not exceed 3,000sf.
However, in order to exclude the proposed S3 parking levels
from the allowable floor area, the **three hour** separation
between S3 and R1 above must remain.

(UBC 303.2.2) In the Oratory, type V-1hr, A3 Occupancy, the
roof framing system is not required to be rated if open to the
assembly area and contains no concealed spaces.

3.0 FIRE & LIFE SAFETY

3.10 Occupancy

(UBC Table 3A)

Basic Occupancy: R1- Hotel and apartment houses,
congregate residences (each accommodating more than 10
persons)

Secondary Occupancy: S3 - Parking garage not classified as
S4 - More than 10% of total area.

Oratory, conference rooms, kitchen all equal less than 10% of
total area (assumed) and are thus considered ancillary uses.

3.20 Occupancy Load

(UBC Table 10A)

The following occupant load factors shall be used for each
occupancy. The maximum occupant load of each occupancy
may be determined by dividing the area of the occupancy by
its factor:

Congregate Residence	200/sf
Apartments	200/sf
Assembly (Oratory/Chapel)	7/sf
Assembly (Dining, Conference)	15/sf
Library	50/sf

- 3.30 Corridors / Exits**
(UBC 1004.2.5.2)
Non-sprinklered - max. travel distance not to exceed 200ft.
Sprinklered - max. travel distance not to exceed 250ft.

The maximum travel distance may be increased by an additional 100ft provided that the last portion of exit access occurs within a rated corridor.

- 3.40 Light & Ventilation**
(UBC 1203)
Guest rooms within congregate residences shall be provided with **natural light** by means of exterior glazed openings with an area not less than one tenth of the floor area of such rooms, with a minimum of ten square feet.
Guest rooms within congregate residences shall be provided with **natural ventilation** by means of openable exterior openings with an area of not less than one twentieth of the floor area of such rooms, with a minimum of five square feet.
(Provisions are offered by code to provide artificial ventilation in lieu of natural)

4.0 FIRE PROTECTION

- 4.10 Sprinkler Requirements**
Required in parking garage (basement over 1,500sf - UBC 904.2.2)

Required in R1 occupancy with over 20 occupants or over 2 stories in height (UBC 904.2.8)
- 4.20 Standpipes**
Not required (UBC Table 9A)

5.0 ACCESSIBILITY

- 5.10 Site / Access**
Accessible exterior routes shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible public entrance they serve.
- 5.20 Parking**
(UBC Table A-11-A)
1 thru 25 total stalls require 1 accessible.
26-50 total stalls require 2 accessible.
- 5.30 Elevators**
Route to accessible bedrooms or other accessible public areas must be accessible itself. (Elevator required)
- 5.40 Space**
Congregate Residence
In Congregate Residence occupancies containing six or more guest rooms, mult-bed rooms or spaces for more than six occupants, one of the first 30 guest rooms shall be accessible

(and shall therefore meet the requirements set forth in Chapter 11, UBC). One for each additional 100 guest rooms or fraction thereof shall also be accessible.

In addition to the accessible guest rooms, one room for "hearing impaired" persons shall be provided for buildings with 6-25 guest rooms, and 2 shall be provided for buildings with 26-50 guest rooms.

Dwelling Unit

In R1 Occupancy apartments with four or more dwelling units, all dwelling units shall be of Type B (as defined and described in Chapter 11, UBC).

Assembly

Assembly areas shall be provided with wheelchair spaces as follows: 4-25 total seats require 1 wheelchair space; 26-50 total seats require 2 wheelchair spaces; 51-300 total seats require 4 wheelchair spaces. Removable seats are permissible.

5.50 Communications

The International Symbol of Accessibility shall be provided at:

1. Accessible Parking Stalls
2. Accessible Areas of Refuge
3. Accessible Passenger Loading Zones
4. Accessible Toilet/Bathing Facilities

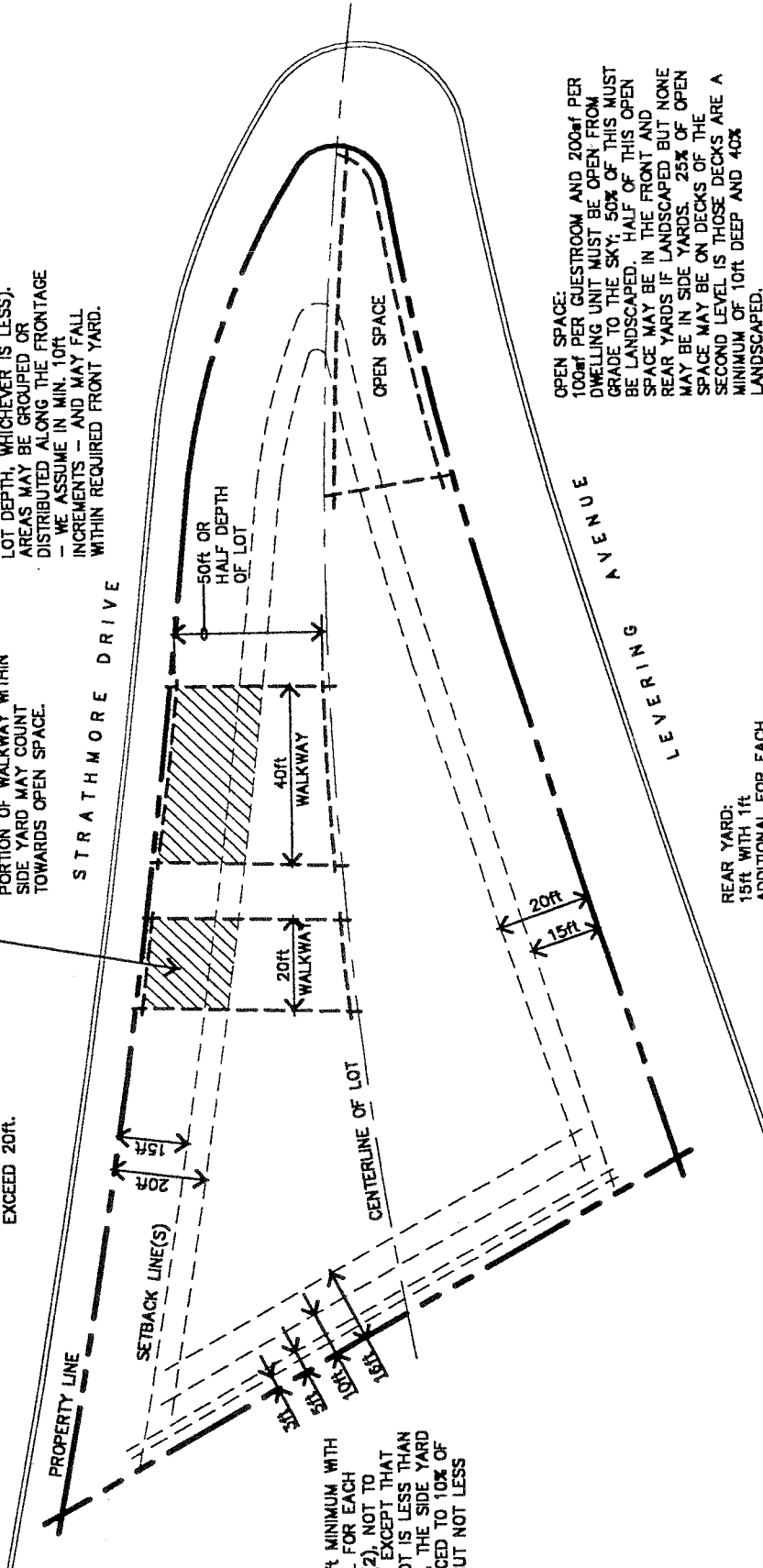
Alarm systems, when provided, shall include both visible and audible alarms.

WALKWAY:
 THE SPECIFIC PLAN REQUIRES A PEDESTRIAN AREA EQUAL TO 1/5 OF THE PROPERTY FRONTAGE (60ft IN THIS CASE ALONG STRATHMORE) AND 50ft IN DEPTH (OR HALF THE LOT DEPTH, WHICHEVER IS LESS). AREAS MAY BE GROUPED OR DISTRIBUTED ALONG THE FRONTAGE - WE ASSUME IN MIN. 10ft INCREMENTS - AND MAY FALL WITHIN REQUIRED FRONT YARD.

AREA OF WALKWAY WITHIN FRONT YARD AS WELL AS AREAS NOT WITHIN ANY YARD MAY COUNT TOWARDS THE "OPEN SPACE" REQUIREMENTS IF LANDSCAPED; HOWEVER, NO PORTION OF WALKWAY WITHIN SIDE YARD MAY COUNT TOWARDS OPEN SPACE.

FRONT YARD:
 15ft WITH 1ft ADDITIONAL FOR EACH FLOOR ABOVE 3 STORIES - NOT TO EXCEED 20ft.

STRATHMORE DRIVE



SIDE YARD: 5ft MINIMUM WITH 1ft ADDITIONAL FOR EACH STORY OVER (2); NOT TO EXCEED 16ft, EXCEPT THAT WHERE THE LOT IS LESS THAN 50ft IN WIDTH, THE SIDE YARD MAY BE REDUCED TO 10% OF THAT WIDTH BUT NOT LESS THAN 3ft.

OPEN SPACE:
 100sq ft PER GUESTROOM AND 200sq ft PER DWELLING UNIT MUST BE OPEN FROM GRADE TO THE SKY; 50% OF THIS MUST BE LANDSCAPED. HALF OF THIS OPEN SPACE MAY BE IN THE FRONT AND REAR YARDS IF LANDSCAPED BUT NONE MAY BE IN SIDE YARDS. 25% OF OPEN SPACE MAY BE ON DECKS OF THE SECOND LEVEL IS THOSE DECKS ARE A MINIMUM OF 10ft DEEP AND 40ft LANDSCAPED.

REAR YARD:
 15ft WITH 1ft ADDITIONAL FOR EACH FLOOR ABOVE 3 STORIES - NOT TO EXCEED 20ft.

SITE PLAN CODE ANALYSIS

CLARIFICATION

AHT ARCHITECTS INC.

2120 Wilshire Blvd Suite 200 ■ Santa Monica, California 90403 ■ Telephone 310.453.4431

MEETING REPORT

Date: May 26, 1998

Participants: **Chi Yang** - L.A. Department of Building & Safety (LADBS)
Manuel Funes - AHT Architects, Inc. (AHT)
William Ash - AHT Architects, Inc. (AHT)

Location: Building & Safety
201 N. Figueroa Street

Date of Meeting: May 19, 1998

Project/Number: Tilden Study Center/71601

Regarding: Preliminary Zoning, Planning and Other Issues

Summary of Conversation:

This meeting was requested by AHT to review applicable zoning requirements for a proposed 15,000sf (+/-) Congregate Residence in the city of Westwood, located at 11024 Strathmore Avenue.

1. Height Restriction

According to the North Westwood Village Specific Plan and the L.A. Municipal Code, the maximum height of any building on the Tilden Study Center site may not exceed 45ft. LADBS pointed out LAMC exception 12.21.1 - B2, which states that if the distance measured from an exterior building wall to grade exceeds 20ft, the building may exceed the maximum height by an additional 12ft.

LADBS indicated that their interpretation is that a 45ft height restriction shall be measured as a line parallel to the inclined grade, with an additional 12ft allowed at the low end of the site (see attached sketch). LADBS mentioned that this height configuration is conducive to what is usually called "stepped buildings."

2. Chapel Restrictions

AHT asked whether the oratory/chapel within the Tilden Center program, although less than 10% of the total building area, should subject the project to certain "Church" requirements such as increased side yards or additional parking. LADBS thought that the project would probably not be subject to those church restrictions; however, they recommended that AHT include a clear statement in the C.U.P. indicating that the chapel is less than 10% of the project area and is an ancillary use.

3. Density

AHT asked if there was any flexibility around the requirement for 800sf of minimum lot area per dwelling unit. LADBS interpreted the specific plan as being more strict than the municipal code and suggested that the density would have to remain at 800sf unless city planning offered to waive or reduce it, in which case, any clarifications should be clearly and completely outlined in the C.U.P.

LADBS also indicated that when calculating density, the gross lot area within the property lines should be used.

4. Dormitory

AHT asked how to calculate the number of guest rooms within the Tilden Center. LADBS suggested that these rooms might be considered dormitories, in which case the total area of all "bedrooms" should be added up and divided by 100sf. The resultant would be the number of guest rooms. AHT stated that according to the definition in the municipal code and the specific plan, a dormitory is a room designed for more than two people, and that the Tilden Center has several rooms designed for only one person. AHT suggested that the area of the rooms for only one person should not be lumped together with the rooms that are clearly dormitories, but that the dormitories may be added and divided by 100sf and the others count only as a single guest room.

LADBS raised the issue as to the manner in which one may determine whether a "guestroom" might be used by several residents - with bunk beds for instance - and suggested this issue be clarified by the zoning department.

5. Parking

LADBS stated that parking issues such as the allowance of tandems or compacts are not addressed in the specific plan and that any variance AHT wishes to request should be included as part of the C.U.P. application.

Mr. Yang,

If this report contains any discrepancies or misinterpretations, or if we have misunderstood or accidentally misrepresented the actual events or issues discussed in our meeting, please do not hesitate to call Manuel or myself at your earliest convenience.

Thank-you for your time and assistance.

By: William Ash

Date: 05.21.98

Copies to: AHT File, PW, WA, EA, MF, DT
Chi Yang - fax: (213) 977-5947

AHT ARCHITECTS INC.

2120 Wilshire Blvd Suite 200 ■ Santa Monica, California 90403 ■ Telephone 310.453.4431

MEETING REPORT

Date: May 26, 1998

Participants: Dwayne Wyatt - L.A. Department of City Planning (LADCP)
Patrick Wirz - AHT Architects, Inc. (AHT)
William Ash (AHT) - AHT Architects, Inc. (AHT)

Location: Department of City Planning
221 S. Figueroa Street

Date of Meeting: May 21, 1998

Project/Number: Tilden Study Center/71601

Regarding: Preliminary Zoning and Planning Issues

Summary of Conversation:

This meeting was requested by AHT to review applicable zoning requirements for a proposed 15,000sf (+/-) Congregate Residence in the city of Westwood, located at 11024 Strathmore Avenue.

1. Height Restriction

According to the North Westwood Village Specific Plan (NWV) and the L.A. Municipal Code (LAMC), the maximum height of any building on the Tilden Study Center site may not exceed 45ft. LAMC exception 12.21.1 - B2 states that if the distance measured from an exterior building wall to grade exceeds 20ft, the building may exceed the maximum height by an additional 12ft.

LADCP indicated that their interpretation is that a 45ft height restriction shall be measured as a line parallel to the inclined grade, with an additional 12ft allowed at the low end of the site; that is, a 45ft height restriction along Strathmore and a 45ft height restriction along Levering except at the low point, where the maximum height shall be 57ft. (See attached sketches)

LADCP noted that because the specific plan merely stated a maximum height of 45ft without exploring specifics, jurisdiction reverts to the LAMC. The above interpretation is based, therefore, on the LAMC; however, LADCP added that L.A. Bld'g & Safety is the agency in general charge of the Municipal Code.

2. Maximum No. Of Stories

LADCP stated that because no restrictions on number of stories are delineated in the specific plan, any interpretation of the number of stories should be sought from L.A. Bld'g & Safety. LADCP also indicated that this is not an issue which would be addressed through a Conditional Use Permit (C.U.P.).

3. Density

AHT asked if there was any flexibility regarding the requirement for 800sf of minimum lot area per dwelling unit as required in the NWV. LADCP

stated that although the LAMC did allow for variations of required lot area for dwelling units by number of habitable rooms, the specific plan had no such allowances and clearly required 800sf per dwelling unit. LADCP indicated that the strictest requirement of the LAMC or the specific plan should apply.

LADCP suggested two courses of action if AHT wished to pursue this issue:

- a. Apply for a "University Housing Bonus," which allows a 25% increase of Dwelling units provided that the additional 25% is made available exclusively to a University affiliate at a rental rate not to exceed that which is set by the L.A. Housing Department. AHT stated that it would research the feasibility of this bonus.
- b. Apply for a Specific Plan Exception, which LADCP stated was essentially similar to a variance.

4. **F.A.R.**

LADCP stated that the net site area as used to calculate F.A.R. shall be the gross site area minus setbacks and dedications; walkways and open space need not be subtracted.

5. **Dormitory**

LADCP and AHT agreed that the guest rooms of the Tilden Study Center program are not all necessarily dormitories. The municipal code definitions suggest a dormitory is a room designed for more than two people. Therefore, a single room designed for one or two people and/or consisting of 200sf or less may be considered a single bedroom. The number of "guestrooms" for dormitories would then be calculated at one guestroom per each 100sf of dormitory. The attached sketch and calculations show the interpretation as agreed upon by AHT and LADCP.

LADCP suggested that AHT send a similar sketch to L.A. Building & Safety to get their input on this interpretation.

6. **Chapel Requirements**

LADCP concurred that since the Oratory (Chapel) is less than 10% of the total building area and the project is primarily a residence and study center -- not a church -- any yard, parking or other requirements as applicable to a church should not apply.

7. **Parking**

LADCP stated that parking issues such as the allowance of tandems or compacts should be directed towards Building & Safety.

Mr. Wyatt,

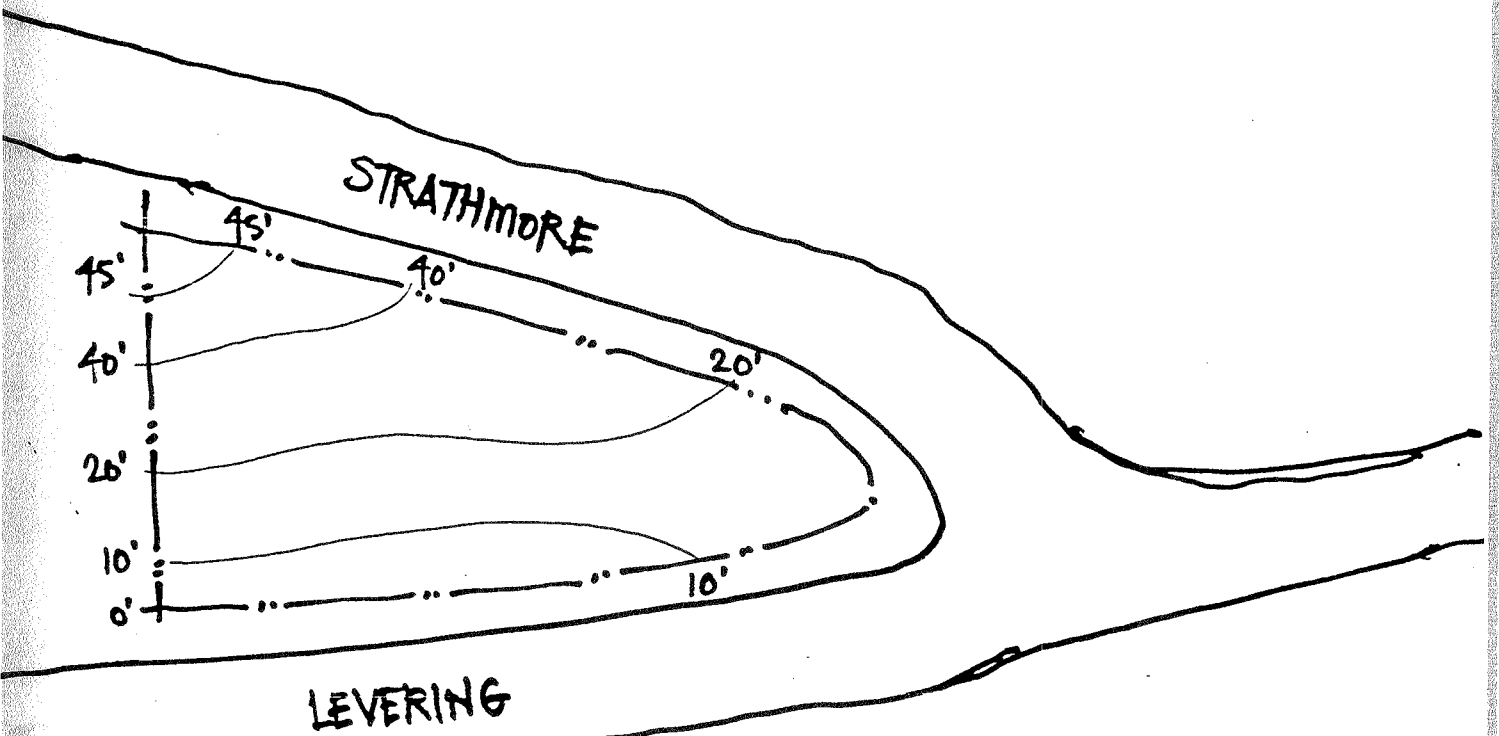
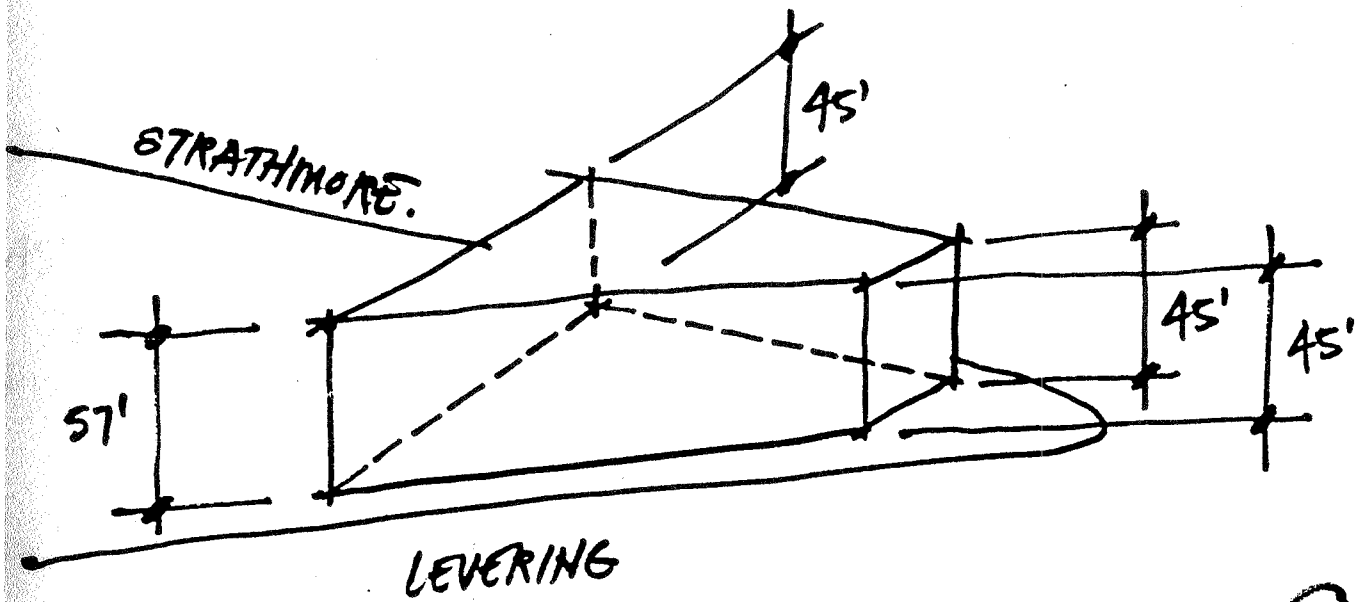
If this report contains any discrepancies or misinterpretations, or if we have misunderstood or accidentally misrepresented the actual events or issues discussed in our meeting, please do not hesitate to call Patrick or myself at your earliest convenience.

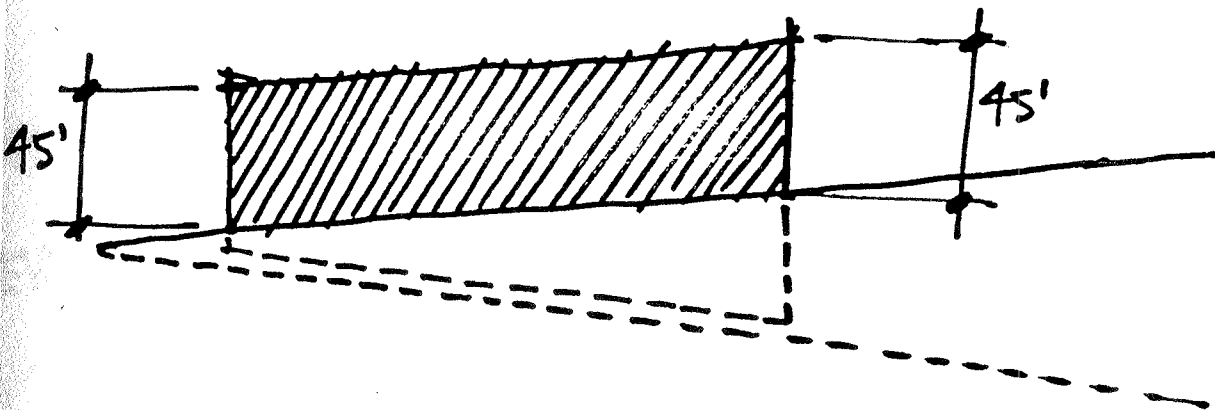
Thank you for your time and assistance.

By: William Ash

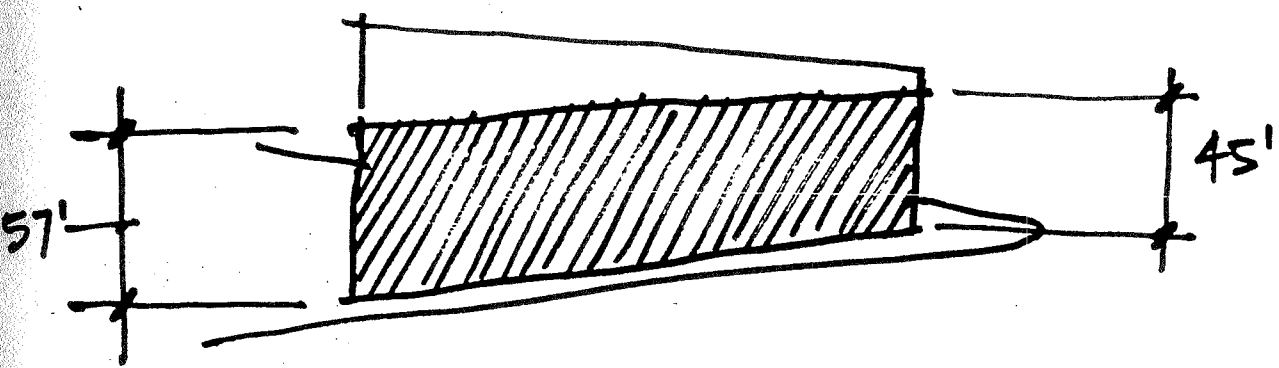
Date: 05.21.98

Copies to: AHT File, PW, WA, EA, MF, DT
Dwayne Wyatt - fax: (213) 485-8005

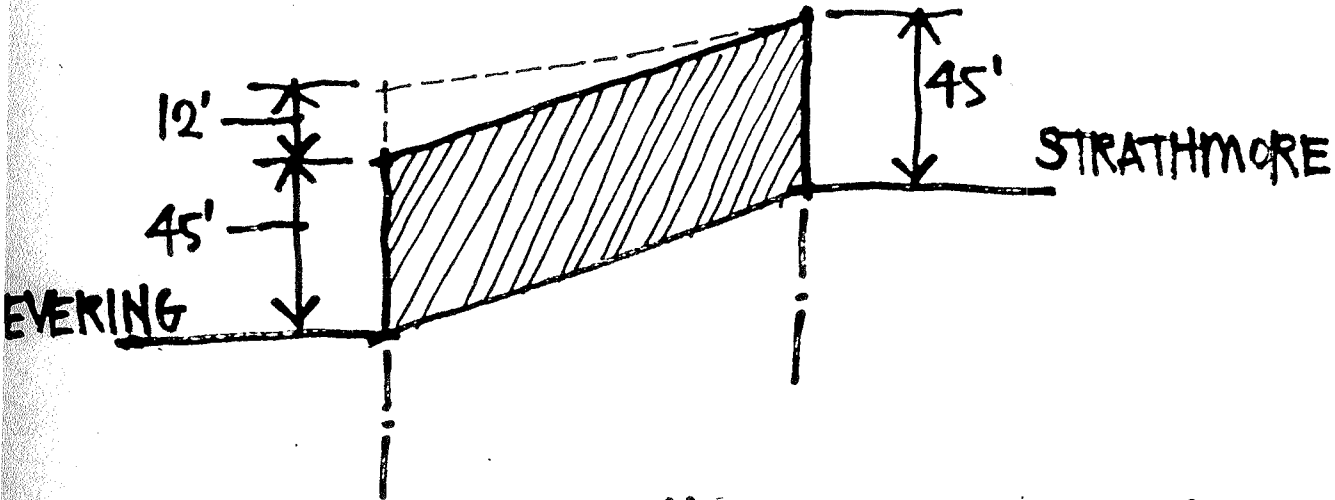




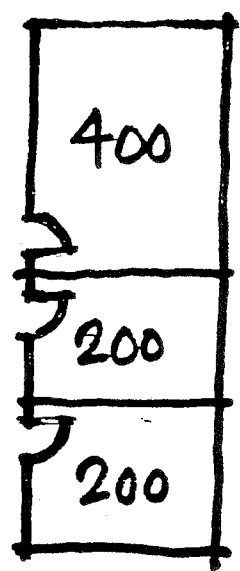
ELEVATION ALONG STRATHMORE. (3)
NTS.



ELEVATION ALONG LEVERING. (4)
NTS.



HEIGHT RESTRICTION,
SITE CROSS-SECTION (5)



400 SF = DORM ROOM
200 SF = SINGLE GUESTROOM

400 ÷ 100 = 4 GUESTROOMS
200 = 1 GUESTROOM
200 = 1 GUESTROOM

TOTAL = 6 GUEST ROOMS

DORMITORY / GUEST ROOM.

(6)