

SITE PLOT PLAN

Project Address

6460 West Sunset Boulevard, Los Angeles, CA 90028

Legal Description

1450, 1452, 1454 N. Wilcox Avenue
Tract TR 1998; Block None; Lot FR 6; Arb None

6460, 6462 W. Sunset Boulevard
Tract TR 1998; Block None; Lot 7; Arb None

6450 W. Sunset Boulevard and 1445, 1447 N. Cole Place
Tract TR 1998; Block None; Lot FR 8; Arb None

1439, 1441, 1443 N. Cole Place and 1440 N. Wilcox Avenue
Tract Lander Tract; Block None; Lot FR 4; Arb None

1434, 1436, 1438 N. Wilcox Avenue and 1433, 1435 N. Cole Place
Tract Lander Tract No. 2; Block None; Lot FR 1; Arb None

1427 N. Cole Place and 1432, 1432½ N. Wilcox Avenue
Tract Lander Tract No. 2; Block None; Lot FR 2; Arb 1

No Address; Tract Lander Tract No. 2; Block None; Lot FR 2; Arb 2

1424, 1426, 1428 N. Wilcox Avenue and 1425 N. Cole Place
Tract Lander Tract No. 2; Block None; Lot FR 3; Arb None

1420 N. Wilcox Avenue and 1417, 1419 N. Cole Place
Tract Lander Tract No. 2; Block None; Lot FR 4; Arb None

1413 N. Cole Place and 6503 De Longpre Avenue
Tract Lander Tract No. 2; Block None; Lot 8; Arb None

Site Information

Project

Existing Zone: C4-2D-SN; C4-2D; C2-1XL
Proposed Zone: C4-2-SN; C4-2; C2-2

General Plan Designation: Regional Center Commercial
Community Plan Area: Hollywood

Building Type: Type IV-A over Type I Construction
Fire Protection: Fully Sprinklered

Height: **Top of Building** 275 ft
Top of Parapet 271 ft
Top of Habitable Floor 251 ft

Primary Structure: Reinforced cast-in-place concrete
Primary Exterior: Curtain wall, precast concrete and metal

Lot Area: SUNSET LOT 64,719 sf
DELONGPRE LOT 6,909 sf
Merger Area 2,275 sf

Total Site Area = 73,903 sf
Total Floor Area = 443,418 sf
FAR = 6:1

Parking Calculations

Parking Required

(Code minimum as required per LAMC SEC. 12.21,
State Enterprise Zone 12.21-A.4(x)(3))

Proposed Restaurant 12,386 sf (1/500sf) = 25 Stalls
Proposed Office 431,032 sf (1/500sf) = 862 Stalls

Bike Parking Required & Provided
Short Term = 49 Bikes
Long Term = 92 Bikes

Parking Stall Reduction (1:4) = 35 Stalls
Total Stalls Required = 852 Stalls

Standard Stalls Required (60%) = 512 Stalls

Parking Provided:

Proposed Commercial (B3 Level) = 164 Stalls
Proposed Commercial (B2 Level) = 173 Stalls
Proposed Restaurant/Commercial (B1 Level) = 162 Stalls
Proposed Commercial (Ground Level) = 21 Stalls
Proposed Commercial (Mezzanine Level) = 26 Stalls
Proposed Commercial (Level 03) = 370 Stalls
Proposed Commercial (Level 04) = 370 Stalls
Parking at De Longpre Parcel = 5 Stalls

Total Parking Stalls Provided = 1,291 Stalls

Compact Parking Stalls = 773 Stalls
Standard Parking Stalls = 518 Stalls

Landscaping

Per LAMC SEC. 12.40
Planting Area - 12,290 sf (443,418) = 2.8 %
Hardscaping - 49,159 sf (443,418) = 11.1 %

Open Space Calculation

Open Space Required: None Required Per Code
Open Space Provided: 32,077 sf

Trees Removed

= 16 Total Trees
Street Trees = 12 Trees
On-Site Trees = 4 Trees

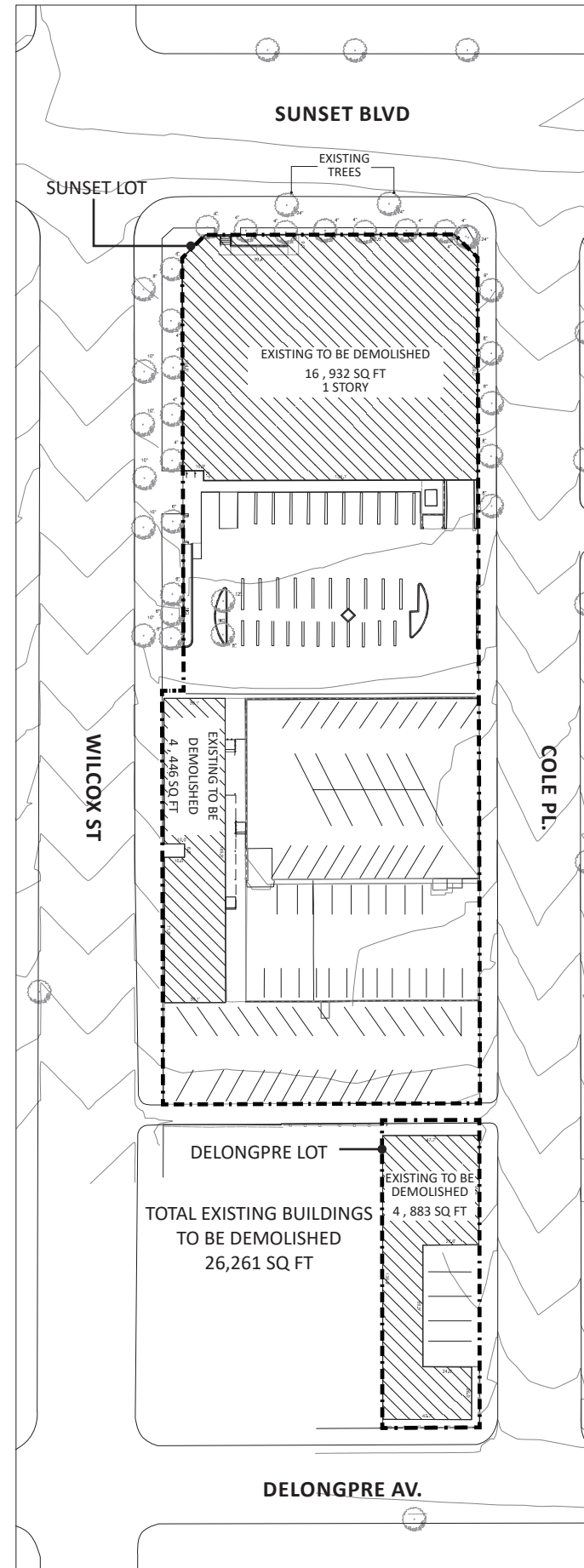
Trees Required

= 30 Total Trees
Street Trees (2:1 ratio) = 24 Trees
On-Site Trees (1:1 ratio) = 4 Trees
Surface Parking (1 Tree per 4 cars) = 2 Trees

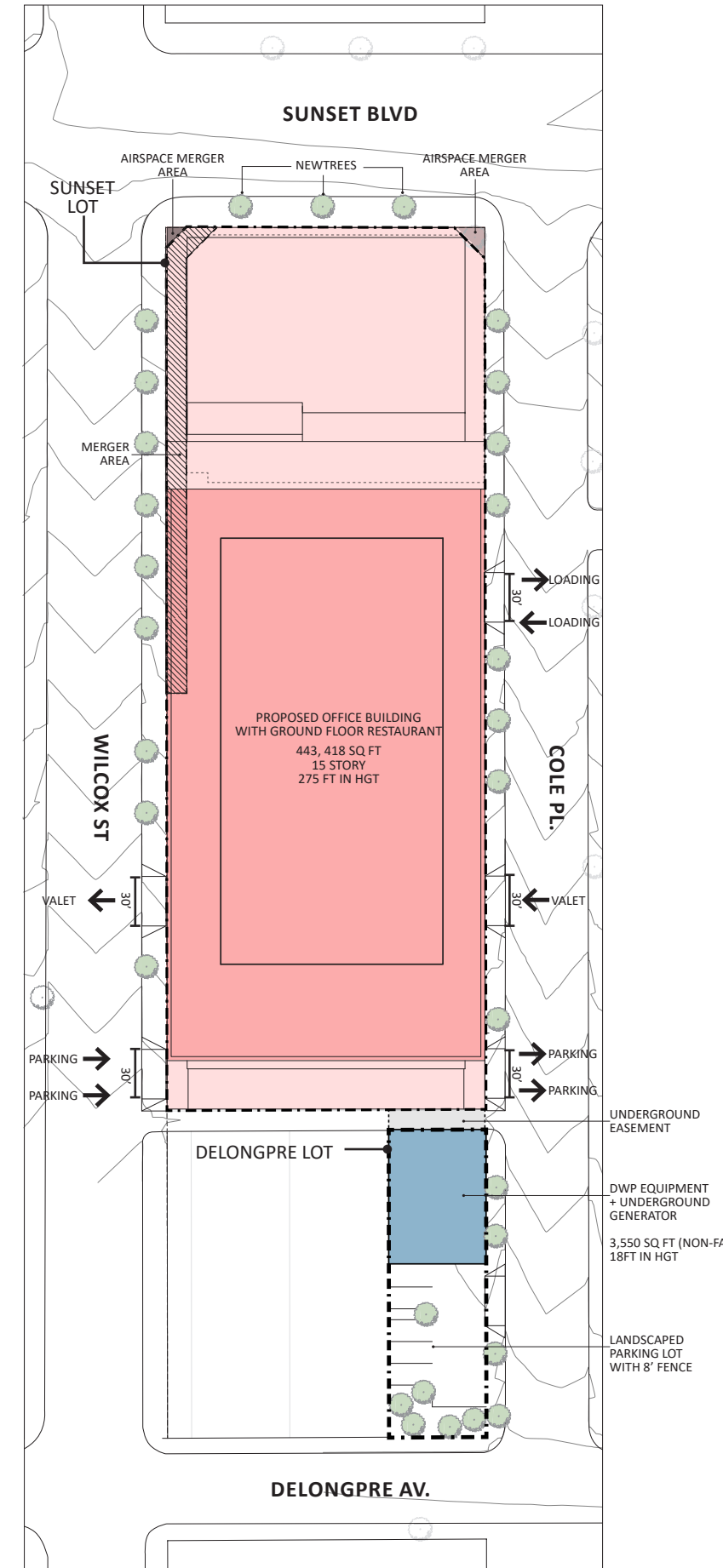
Provided Trees

= 30 Trees

- Extents of Lower Office Levels & Podium Parking
- Extents of Upper Office Levels
- ▨ Existing Buildings To Be Demolished
- ▬ Property Line
- Existing Trees
- New Trees



EXISTING SITE



PROPOSED SITE

SCALE: 1" = 80'-0"



CALCULATIONS

Level	Level Name	PROGRAM										
		INTERIOR		TERRACES			TOTAL FA			EIR STUDY FA		
		RETAIL FA (RESTAURANT)	OFFICE FA	COVERED (FA)		OPEN (NOT FA)	RETAIL FA (RESTAURANT)	OFFICE FA	TOTAL FA	RETAIL FA (RESTAURANT)	OFFICE FA	TOTAL FA
Retail FA (Restaurant)	Office FA											
15	Top							0 sf			0 sf	
14	Mechanical/Roof							0 sf			0 sf	
13	Office		28,470 sf			10,615 sf	0 sf	28,470 sf	28,470 sf	0 sf	28,470 sf	34,502 sf
12	Office		28,947 sf		2,530 sf	5,645 sf	0 sf	31,477 sf	31,477 sf	0 sf	31,477 sf	32,447 sf
11	Office		35,777 sf			810 sf	0 sf	35,777 sf	35,777 sf	0 sf	35,777 sf	30,873 sf
10	Office		36,316 sf			3,318 sf	0 sf	36,316 sf	36,316 sf	0 sf	36,316 sf	33,891 sf
9	Office		37,071 sf			810 sf	0 sf	37,071 sf	37,071 sf	0 sf	37,071 sf	31,944 sf
8	Office		37,715 sf			2,962 sf	0 sf	37,715 sf	37,715 sf	0 sf	37,715 sf	34,678 sf
7	Office		38,781 sf			810 sf	0 sf	38,781 sf	38,781 sf	0 sf	38,781 sf	33,347 sf
6	Office		39,277 sf			22,020 sf	0 sf	39,277 sf	39,277 sf	0 sf	39,277 sf	48,124 sf
5	Office		59,798 sf			2,370 sf	0 sf	59,798 sf	59,798 sf	0 sf	59,798 sf	52,906 sf
4	Office		60,018 sf		2,370 sf		0 sf	62,388 sf	62,388 sf	0 sf	62,388 sf	53,101 sf
3	Parking - Stackers		400 sf				0 sf	400 sf	400 sf	0 sf	400 sf	0 sf
2	Parking - Stackers		400 sf				0 sf	400 sf	400 sf	0 sf	400 sf	0 sf
1M	Parking		4,610 sf				0 sf	4,610 sf	4,610 sf	0 sf	4,610 sf	0 sf
Ground	Restaurants	12,386 sf	17,288 sf	400 sf	1,800 sf	12,386 sf	17,688 sf	30,074 sf	14,186 sf	17,688 sf	26,991 sf	
Lobby	Lobby/Parking/Loading											
Valet	Valet											
Ramps	Parking Ramps											
B1	Parking		288 sf				0 sf	288 sf	288 sf	0 sf	288 sf	0 sf
B2	Parking		288 sf				0 sf	288 sf	288 sf	0 sf	288 sf	0 sf
B3	Parking		288 sf				0 sf	288 sf	288 sf	0 sf	288 sf	0 sf
B3-Mech	Mech											
Total		12,386 sf	425,732 sf	0 sf	5,300 sf	51,160 sf	12,386 sf	431,032 sf	443,418 sf	14,186 sf	431,032 sf	445,218 sf

CALCULATIONS

Level	Level Name	PARKING								BIKES		
		PROVIDED								PROVIDED		
		SINGLE			TANDEM		STACKER			TOTAL	SHORT-TERM	LONG-TERM
STANDARD	ADA	COMPACT	STANDARD TANDEM	COMPACT TANDEM	STANDARD	COMPACT	AISLE STANDARD					
15	Top									0 stalls		
14	Mechanical/Roof									0 stalls		
13	Office									0 stalls		
12	Office									0 stalls		
11	Office									0 stalls		
10	Office									0 stalls		
9	Office									0 stalls		
8	Office									0 stalls		
7	Office									0 stalls		
6	Office									0 stalls		
5	Office									0 stalls		
4	Office									0 stalls		
3	Parking - Stackers	16 stalls		80 stalls	30 stalls	34 stalls	46 stalls	114 stalls	50 stalls	370 stalls		
2	Parking - Stackers	16 stalls		80 stalls	30 stalls	34 stalls	46 stalls	114 stalls	50 stalls	370 stalls		
1M	Parking	16 stalls	10 stalls							26 stalls	50 stalls	93 bikes
Ground	Restaurants	0 stalls	5 stalls		16 stalls					21 stalls		
Lobby	Lobby/Parking/Loading											
Valet	Valet											
Ramps	Parking Ramps											
B1	Parking	26 stalls	8 stalls	76 stalls	26 stalls	26 stalls				162 stalls		
B2	Parking	31 stalls	0 stalls	76 stalls	36 stalls	30 stalls				173 stalls		
B3	Parking	25 stalls	0 stalls	81 stalls	30 stalls	28 stalls				164 stalls		
B3-Mech	Mech											
Ground	DeLongpre Parcel	4 stalls	1 stalls							5 stalls		
Total		134 stalls	24 stalls	393 stalls	168 stalls	152 stalls	92 stalls	228 stalls	100 stalls	1,291 stalls	50 bikes	93 bikes