



SUNSET + WILCOX

ENTITLEMENT SUBMISSION PACKAGE

MARCH 18, 2020

Gensler SALT

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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 7,199 sf
Merger Area 2,275 sf

Total Site Area = 74,193 sf
Total Floor Area = 445,158 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 12,141 sf (1/500sf) = 24 Stalls
Proposed Office 433,175 sf (1/500sf) = 866 Stalls

Bike Parking Required & Provided
Short Term = 49 Bikes
Long Term = 93 Bikes

Parking Stall Reduction (1:4) = 35 Stalls
Total Stalls Required = 856 Stalls

Standard Stalls Required (60%) = 513 Stalls

Parking Provided:

Proposed Commercial (B3 Level) = 170 Stalls
Proposed Commercial (B2 Level) = 170 Stalls
Proposed Restaurant/Commercial (B1 Level) = 166 Stalls
Proposed Commercial (Ground Level) = 31 Stalls
Proposed Commercial (Mezzanine Level) = 24 Stalls
Proposed Commercial (Level 03) = 356 Stalls
Proposed Commercial (Level 04) = 356 Stalls
Total Parking Stalls Provided = 1,273 Stalls

Compact Parking Stalls = 753 Stalls
Standard Parking Stalls = 520 Stalls

Landscaping

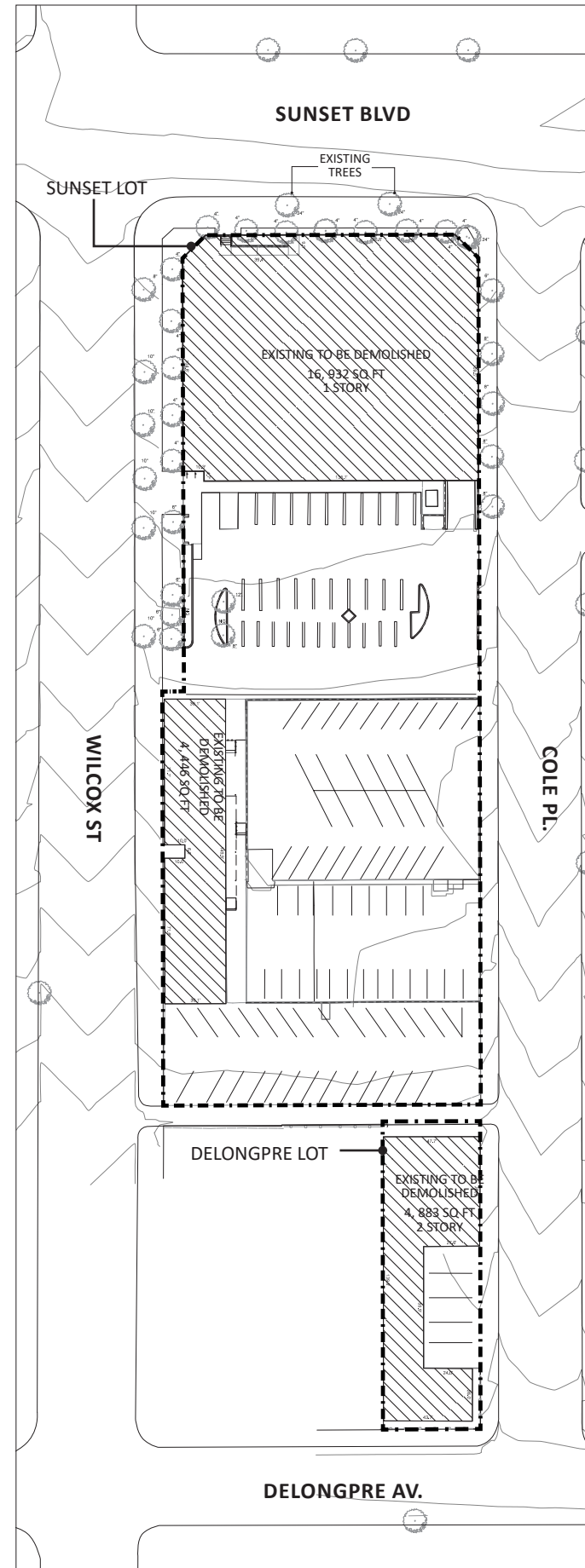
Per LAMC SEC. 12.40
Planting Area – 12,290 sf (445, 158) = 2.8 %
Hardscaping – 49,159 sf (445, 158) = 11 %

Open Space Calculation

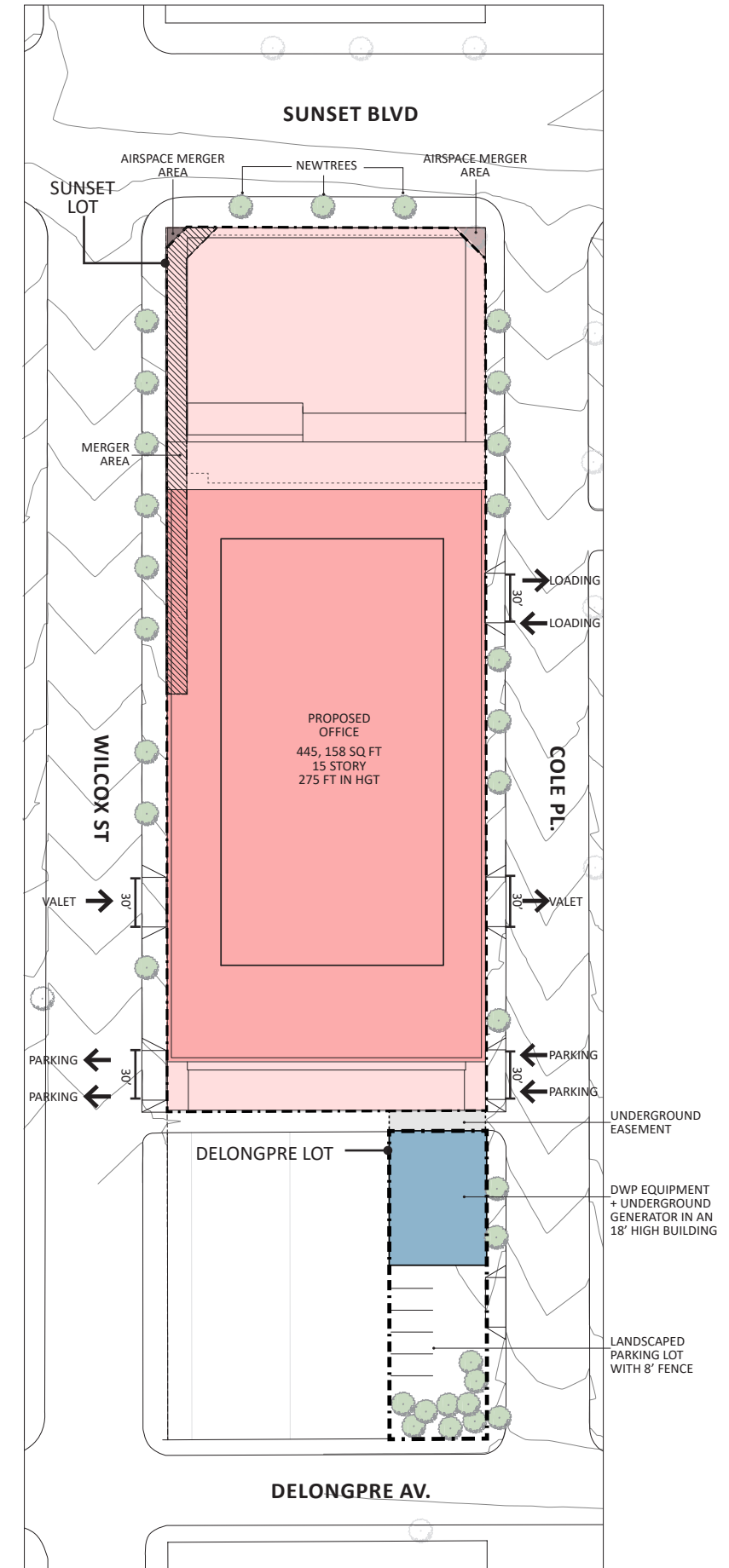
Open Space Required: None Required Per Code
Open Space Provided: 61,449 sf

Existing to be removed = 32 Trees (15 at 8" diameter or greater)
Required Trees (2 new : 1 removed) = 30 Trees
Provided Trees = 35 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

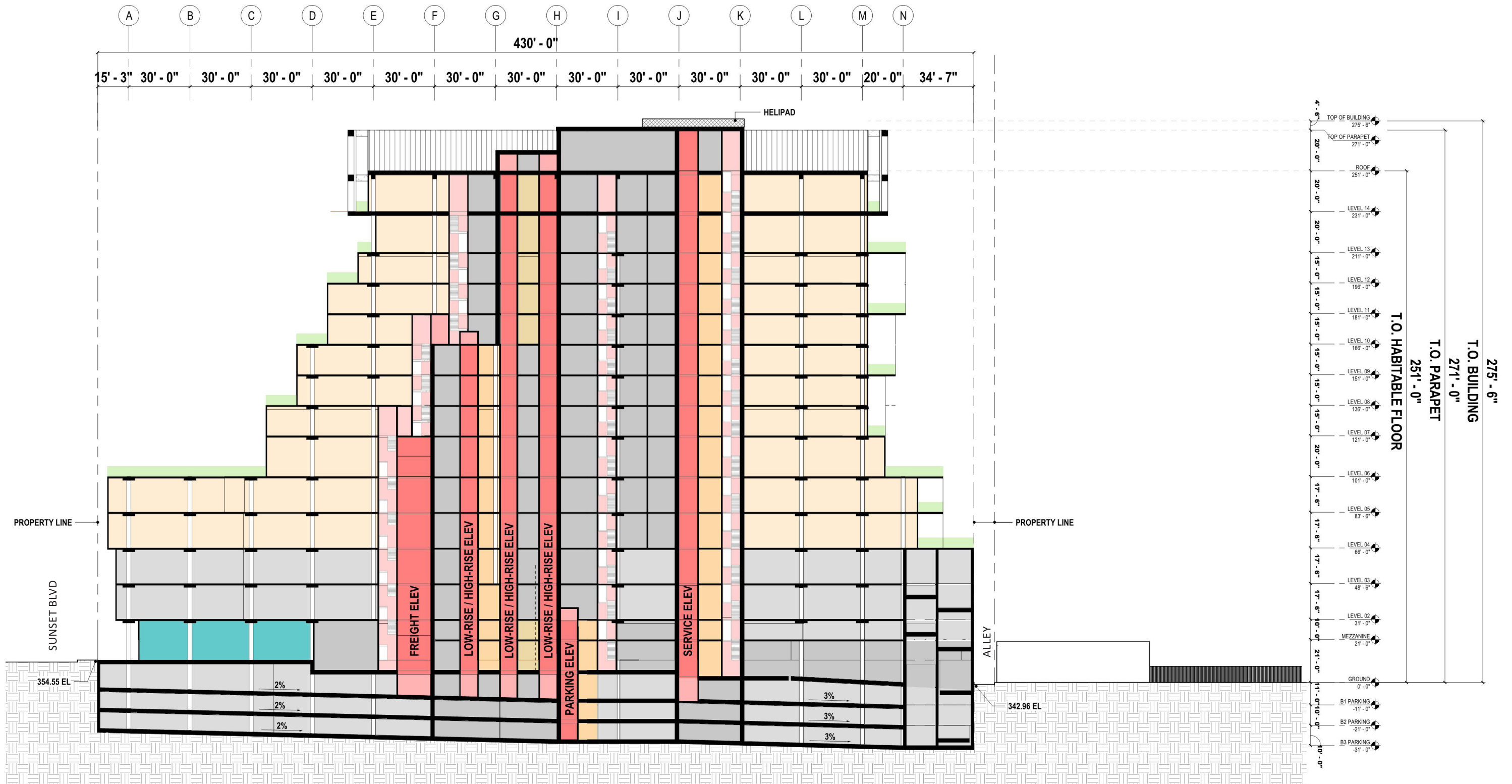


PROPOSED SITE

SCALE: 1" = 80'-0"



BUILDING SECTION DIAGRAM NORTH - SOUTH



■ RESTAURANT	■ STAIRS	■ PARKING
■ OFFICE	■ ELEVATOR	■ MEP
■ LANDSCAPE		

FLOOR PLAN DIAGRAM PARKING LEVEL B3



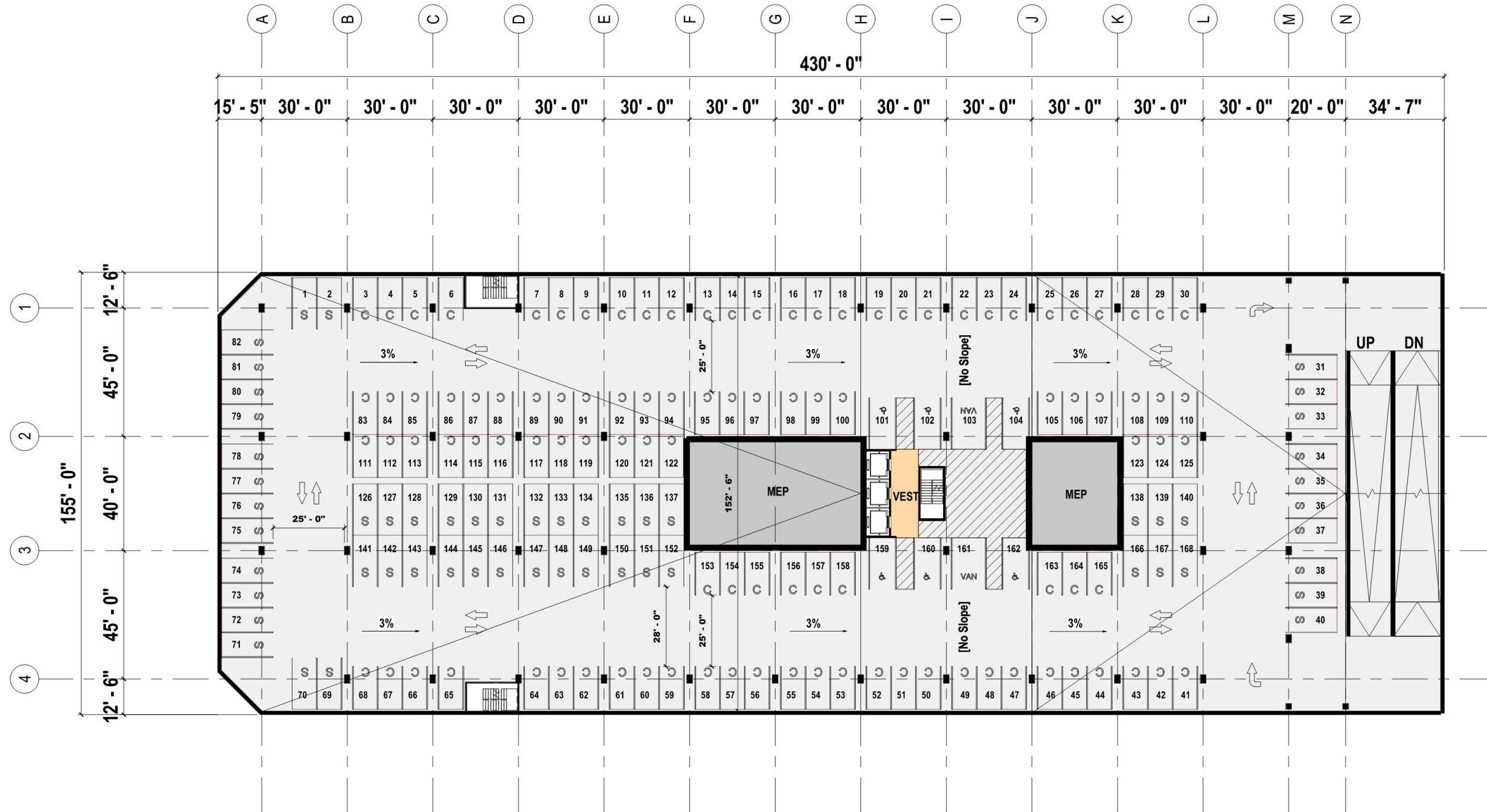
LEVEL B3
PARKING STALLS

STANDARD	56
COMPACT	104
ADA	8
TOTAL	168

SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM PARKING LEVEL B2



LEVEL B2
PARKING STALLS

STANDARD	56
COMPACT	104
ADA	8
TOTAL	168

SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM PARKING LEVEL B1



LEVEL B1
PARKING STALLS

STANDARD	58
COMPACT	110
ADA	2
TOTAL	170

SCALE: 1" = 40'-0"

FLOOR PLAN DIAGRAM GROUND LEVEL 01



LEVEL GF
PARKING STALLS

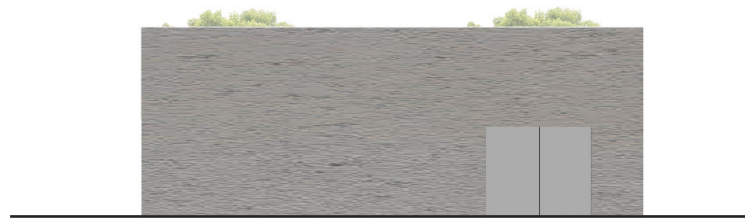
STANDARD	29
ADA	2
TOTAL	31

SCALE: 1" = 40'-0"

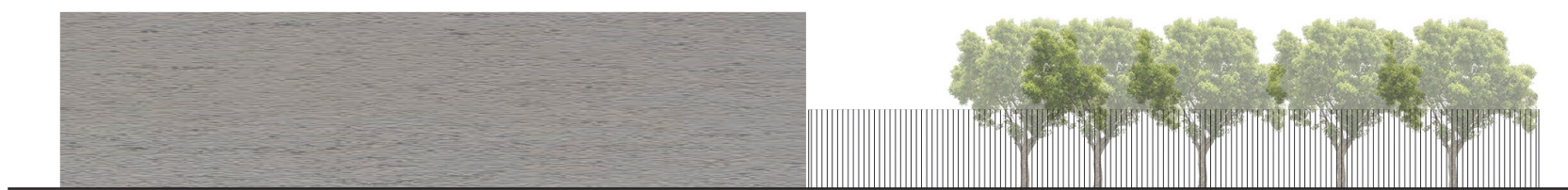


FLOOR PLAN DIAGRAM GROUND LEVEL 01 - DE LONGPRE PARCEL

NORTH ELEVATION



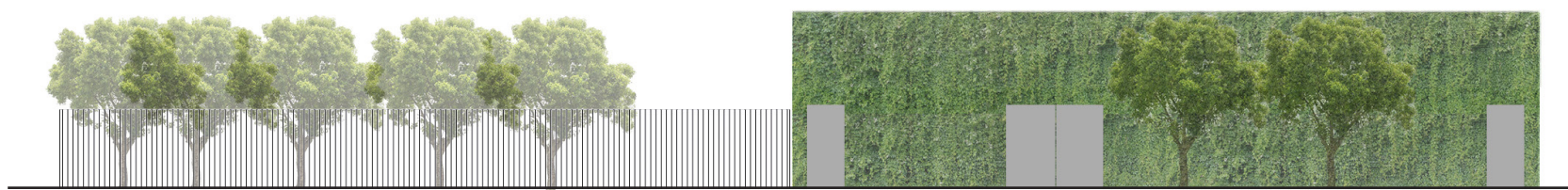
WEST ELEVATION



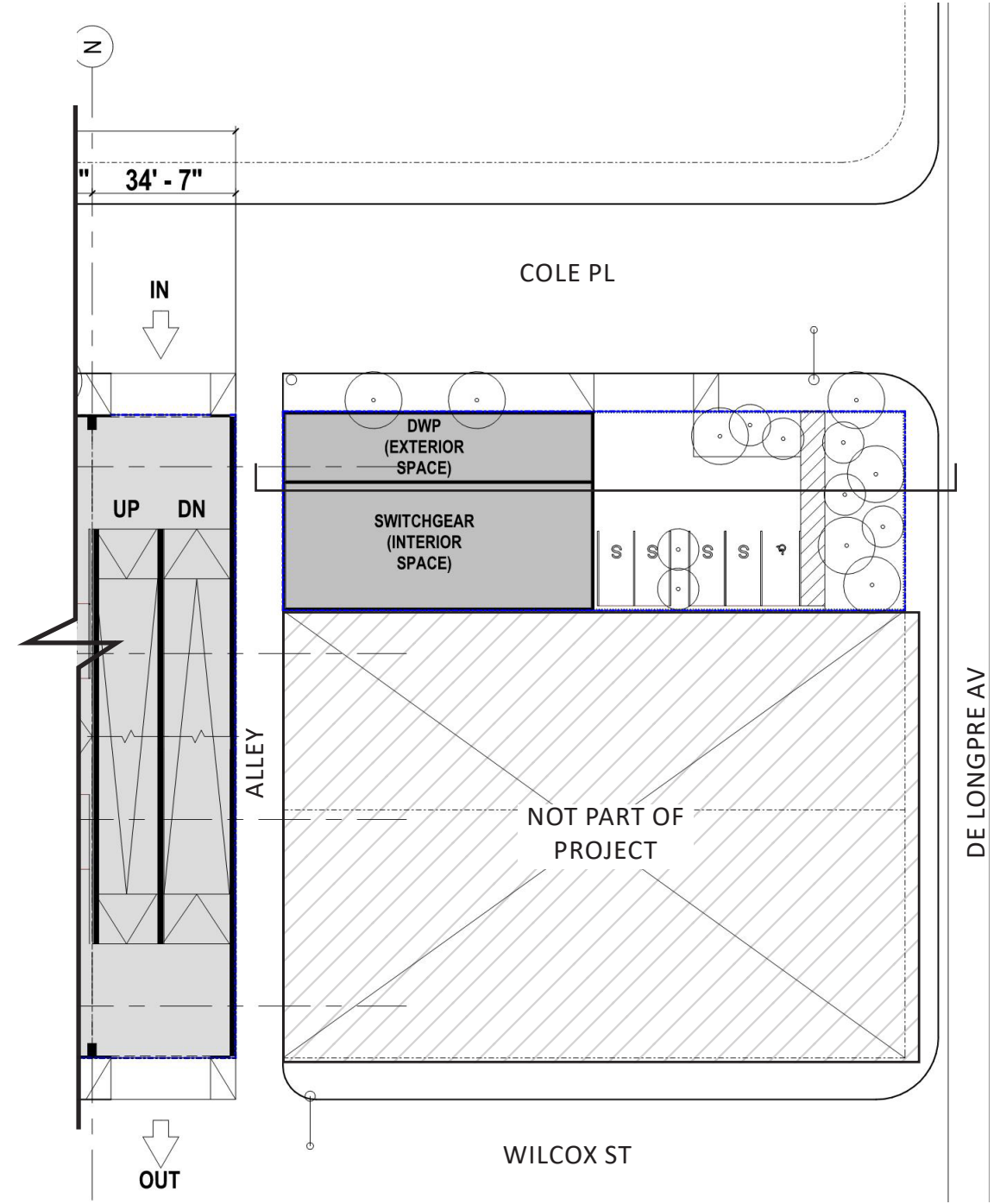
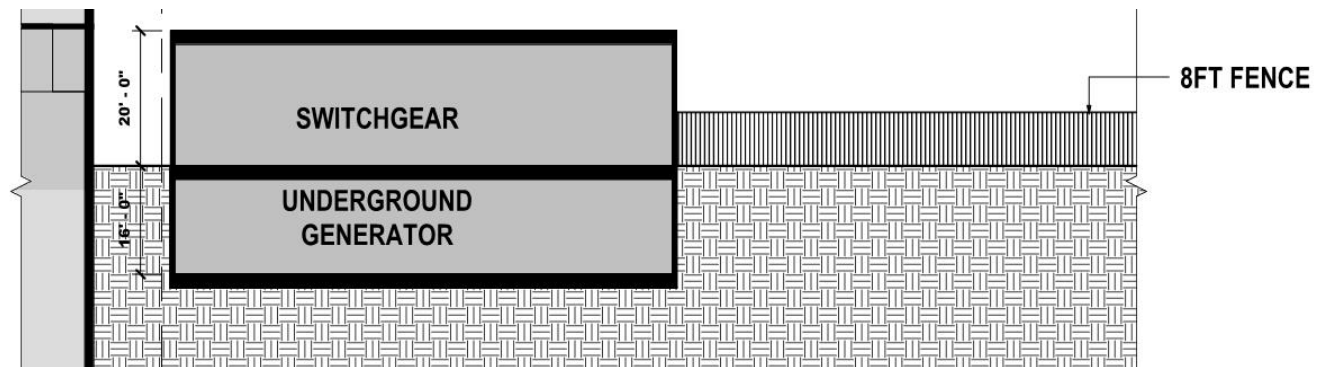
SOUTH ELEVATION



EAST ELEVATION



SECTION DIAGRAM THROUGH DE LONGPRE PARCEL



LEVEL GF PARKING STALLS	
STANDARD	29
ADA	2
TOTAL	31

SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM PARKING MEZZANINE LEVEL



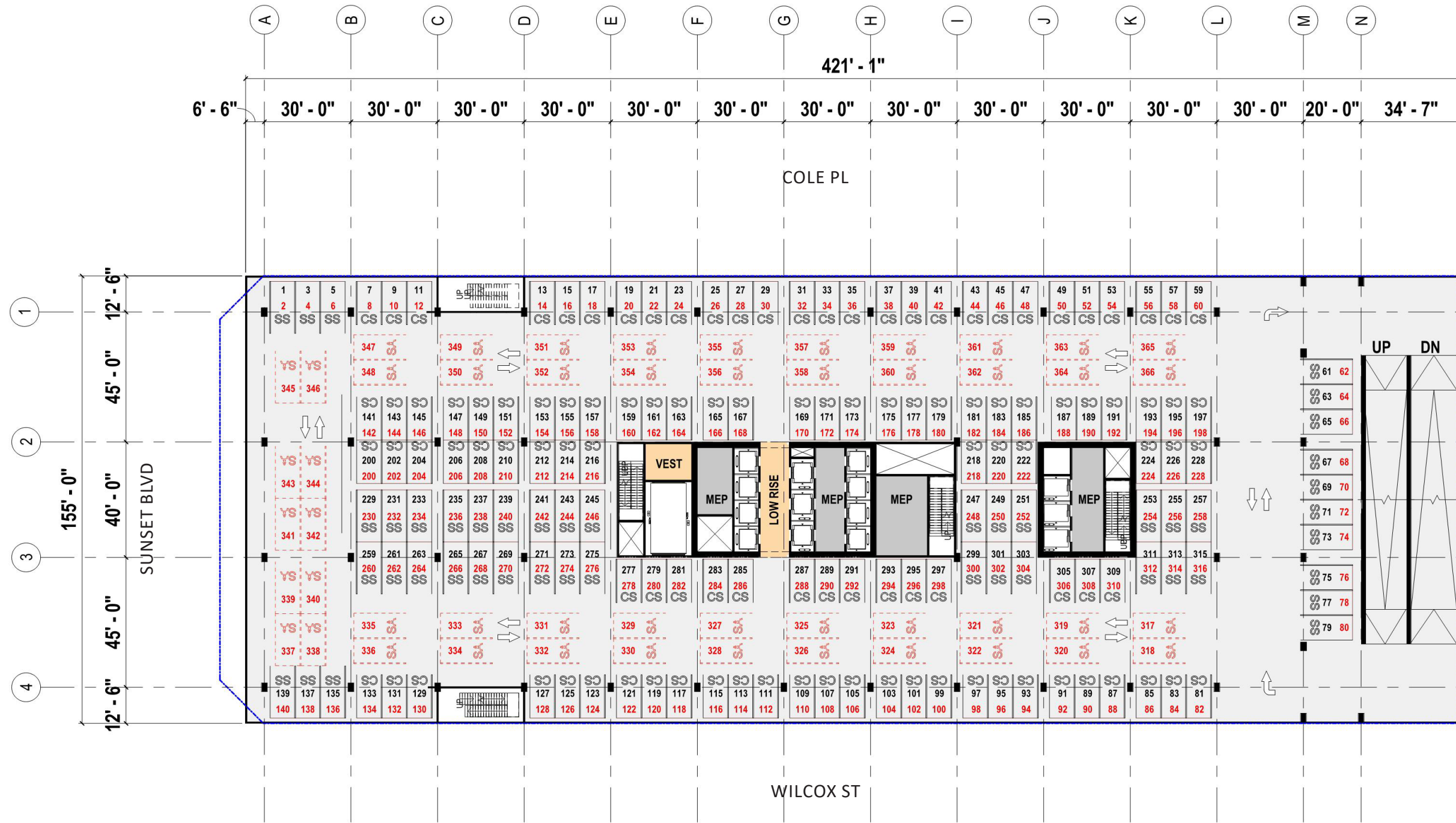
LEVEL M
PARKING STALLS

STANDARD	19
ADA	4
TOTAL	23

SCALE: 1" = 40'-0"



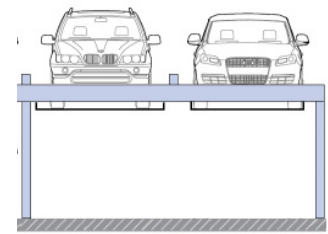
FLOOR PLAN DIAGRAM PARKING LEVEL 02



CS COMPACT STALL
 SS STANDARD STALL
 SA AISLE STACKER*

*STALLS & PARKING COUNTS IN RED INDICATE PARKING STACKERS ABOVE

DIAGRAM OF AISLE STACKERS



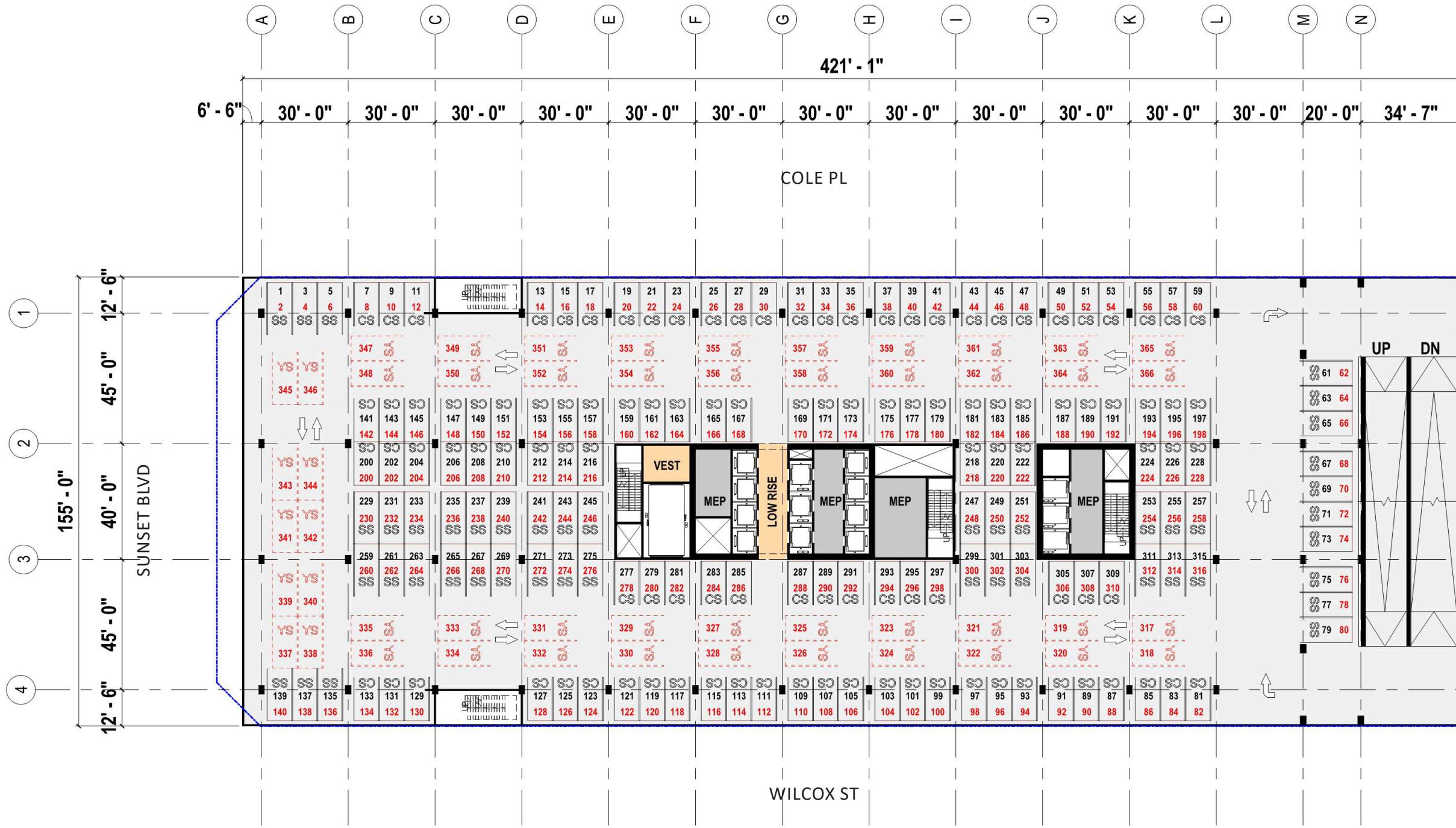
LEVEL 02
 PARKING STALLS

STANDARD	94
COMPACT	212
TOTAL	366

SCALE: 1" = 40'-0"



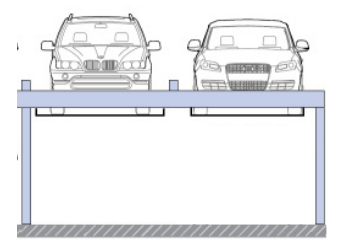
FLOOR PLAN DIAGRAM PARKING LEVEL 03



CS COMPACT STALL
 SS STANDARD STALL
 SA AISLE STACKER*

*STALLS & PARKING COUNTS IN RED INDICATE PARKING STACKERS ABOVE

DIAGRAM OF AISLE STACKERS



LEVEL 03
 PARKING STALLS

STANDARD	94
COMPACT	212
TOTAL	366

SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 04



SCALE: 1" = 40'-0"



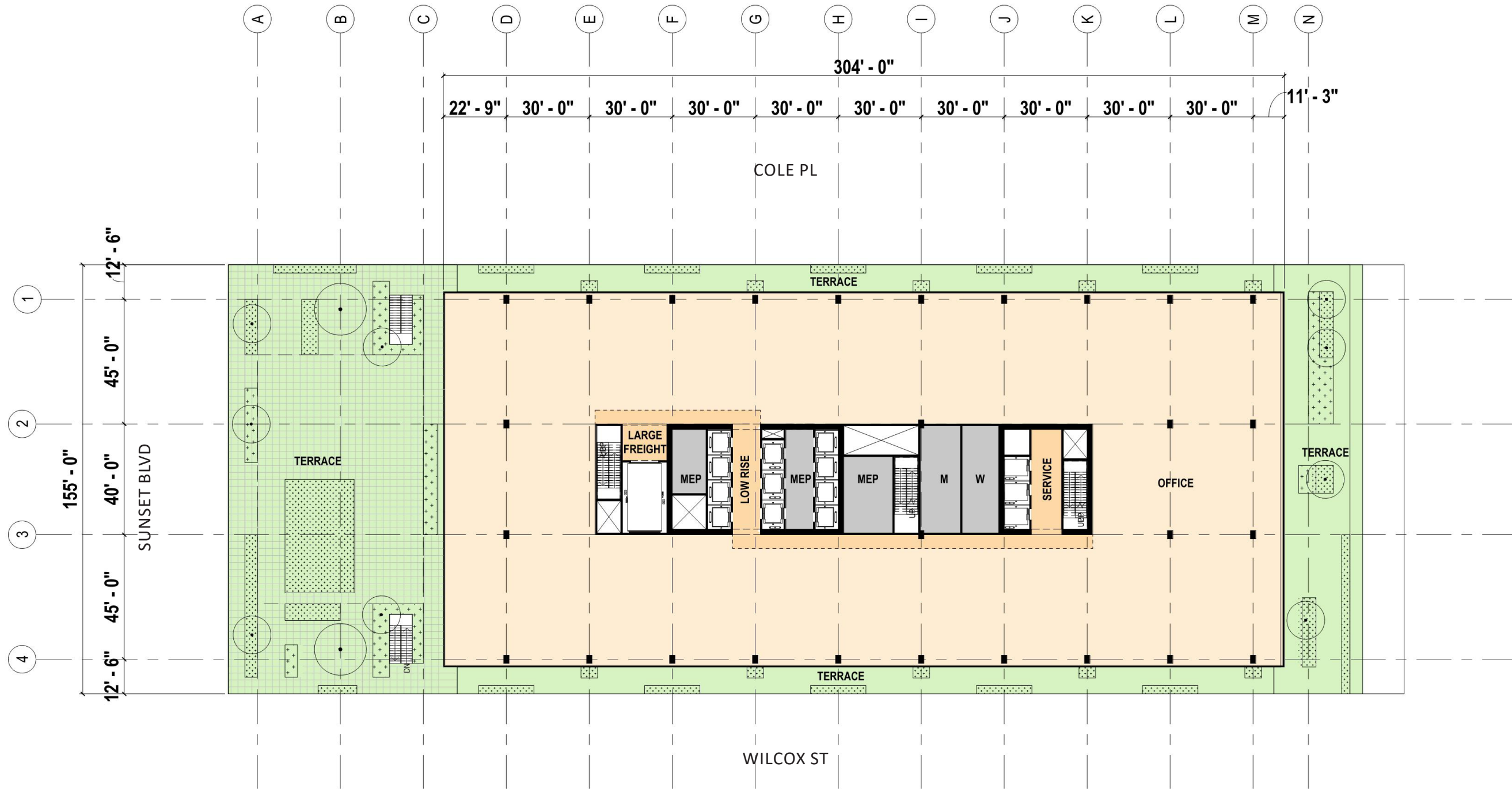
FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 05



SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CAMPUS COMMONS LEVEL 06



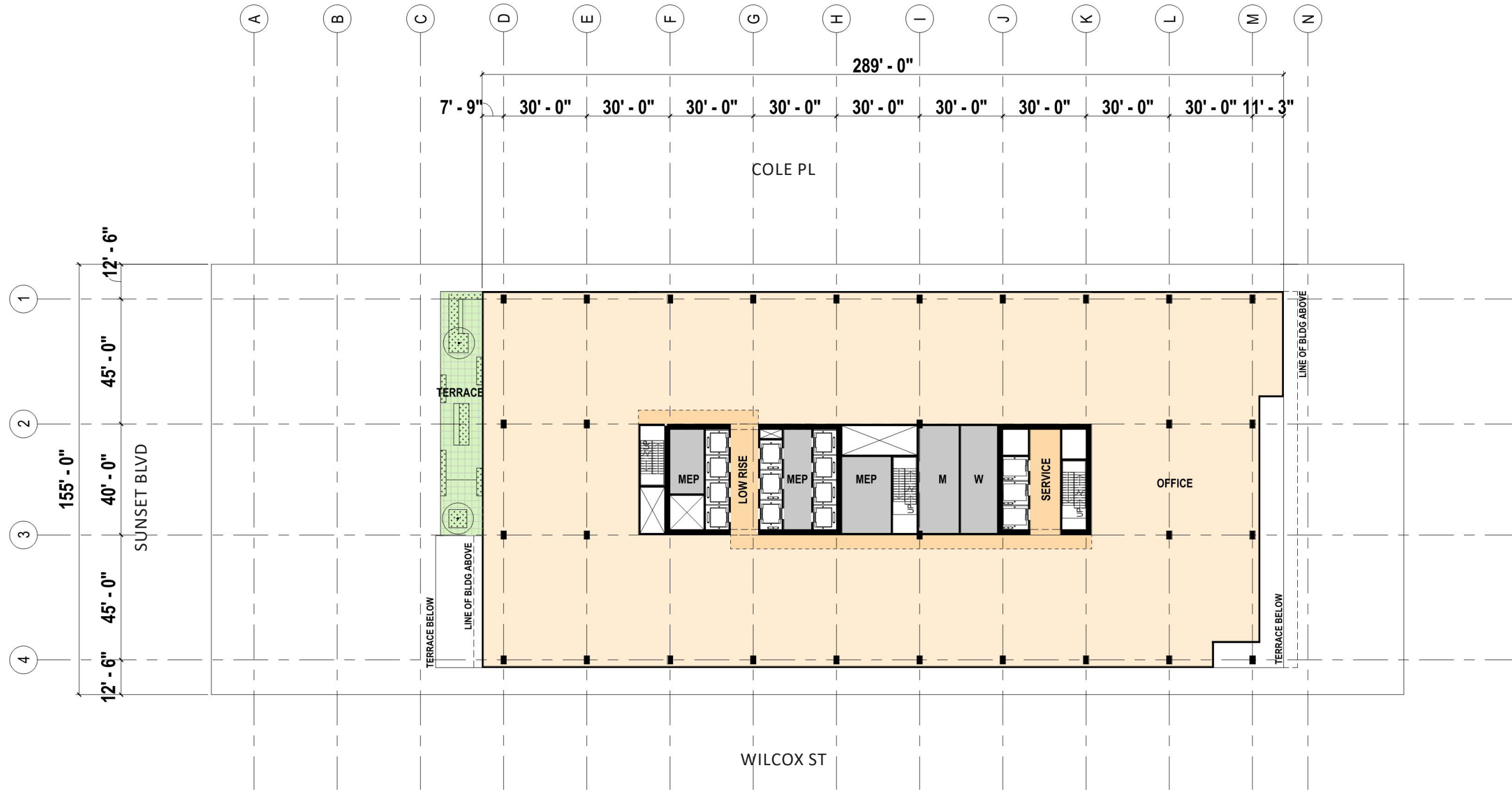
SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 07



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 08



SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 09



SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 10



SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 11



SCALE: 1" = 40'-0"



FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 12



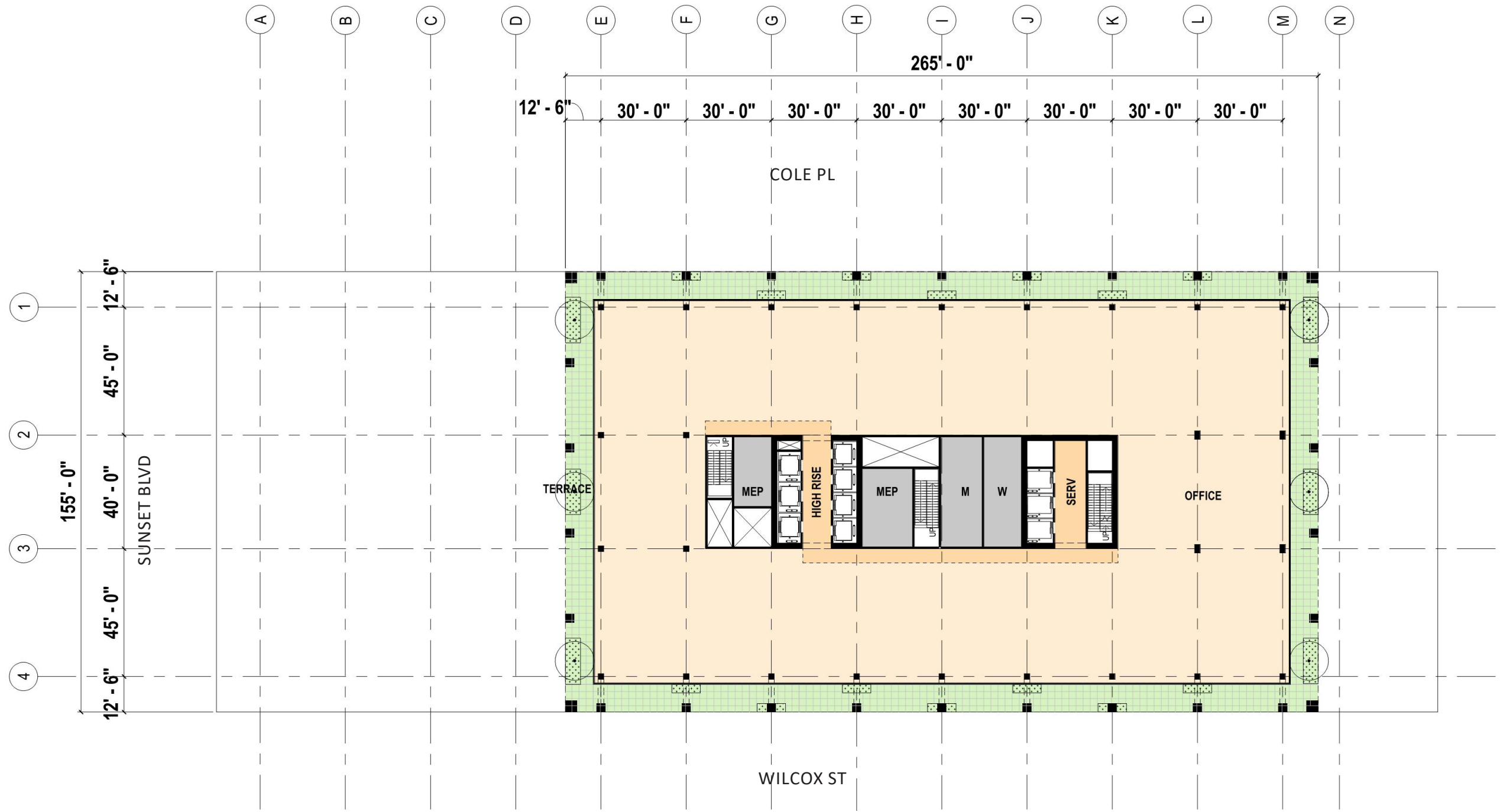
FLOOR PLAN DIAGRAM CREATIVE OFFICE LEVEL 13



SCALE: 1" = 40'-0"



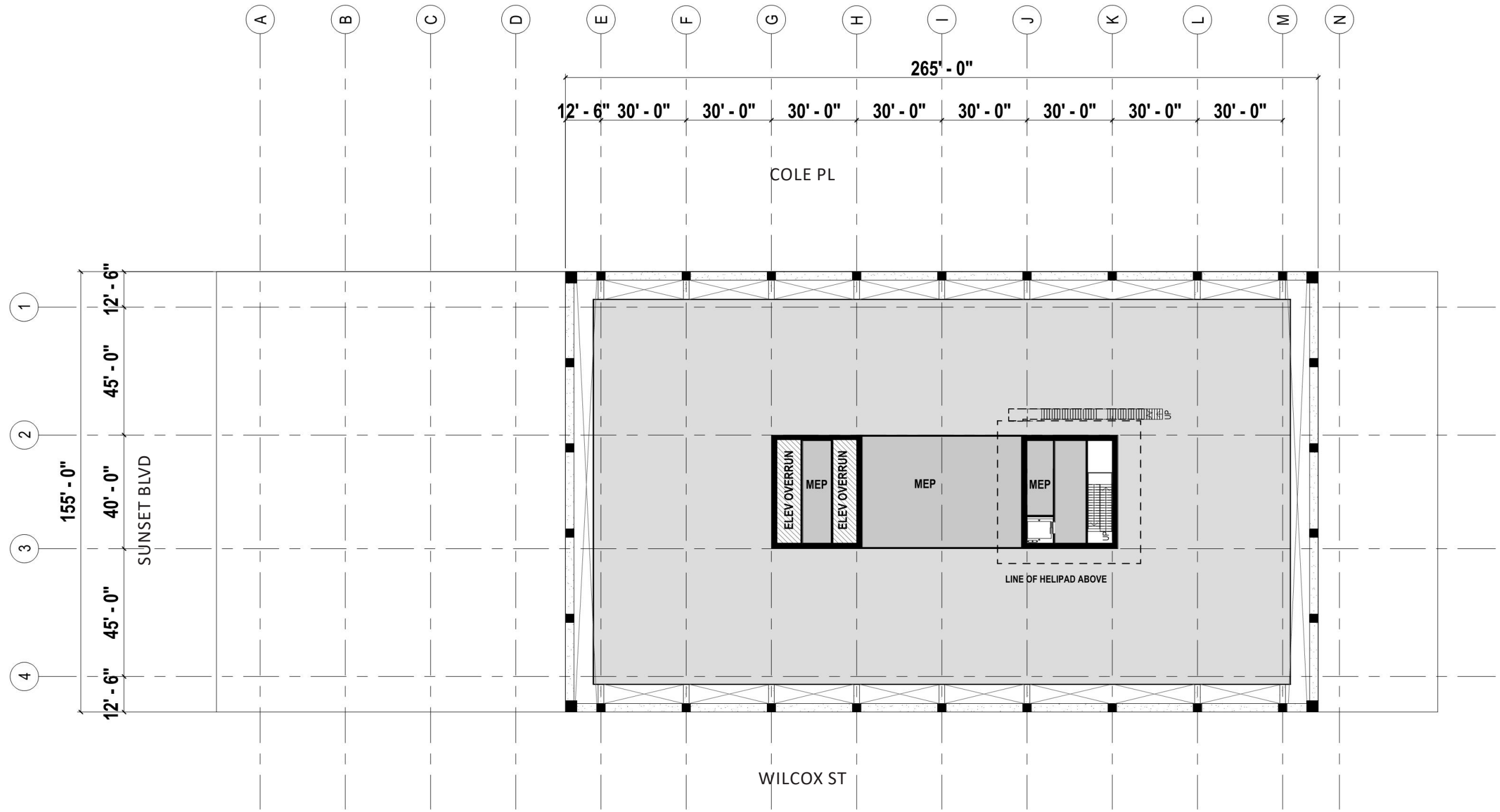
FLOOR PLAN DIAGRAM PENTHOUSE OFFICE LEVEL 14



SCALE: 1" = 40'-0"



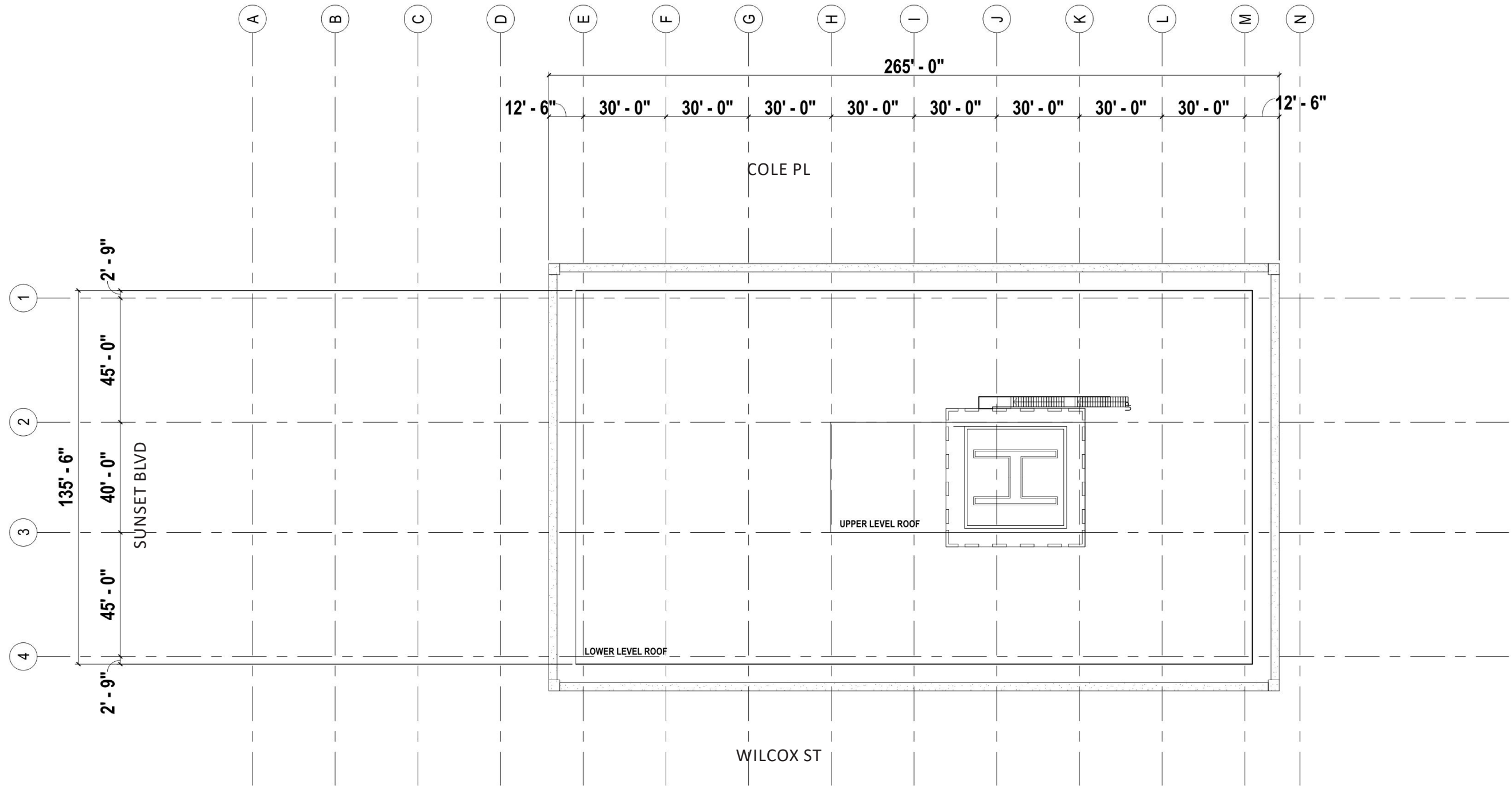
FLOOR PLAN DIAGRAM MECHANICAL ROOF



SCALE: 1" = 40'-0"



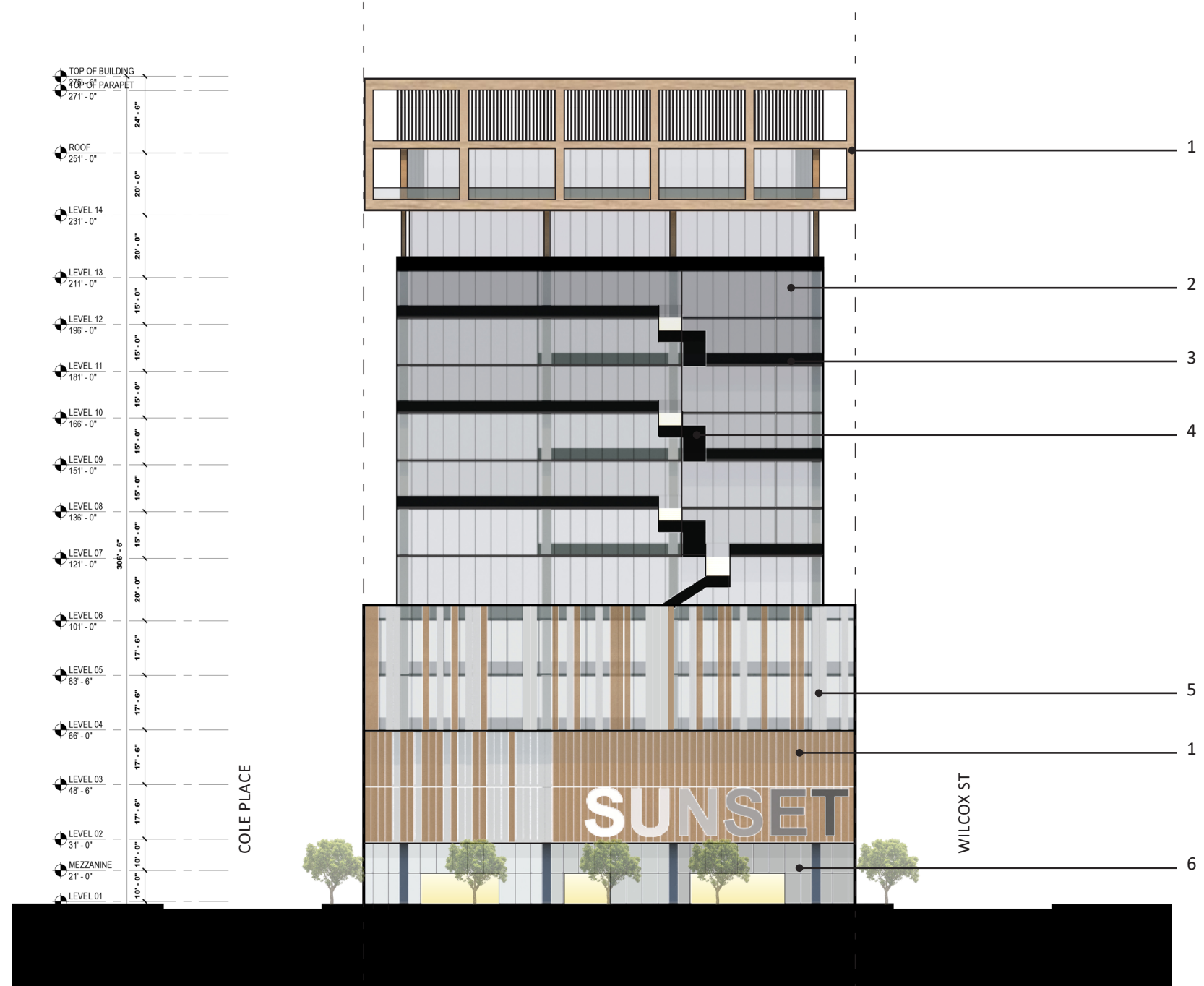
FLOOR PLAN DIAGRAM ROOF PLAN



CALCULATIONS

Level	Level Name	PARKING											PROGRAM					
		PROVIDED								REQUIRED			RETAIL FA (RESTAURANT)	OFFICE FA	TERRACES		TOTAL FA INTERIOR + COVERED TERRACES	
		SINGLE			TANDEM		STACKER			TOTAL	CODE				COVERED (FA)	OPEN (NOT FA)		
		STANDARD	ADA	COMPACT	STANDARD TANDEM	COMPACT TANDEM	STANDARD	COMPACT	CARS		BIKES SHORT-TERM	BIKES LONG-TERM						
16	Top									0 stalls								
15	Mechanical/Roof									0 stalls								
14	Office									0 stalls	60 stalls	3 stalls	6 bikes	29,905 sf		8,684 sf	29,905 sf	
13	Office									0 stalls	62 stalls	3 stalls	6 bikes	27,675 sf	3,507 sf	542 sf	31,182 sf	
12	Office									0 stalls	62 stalls	3 stalls	6 bikes	31,079 sf		1,189 sf	31,079 sf	
11	Office									0 stalls	65 stalls	3 stalls	6 bikes	32,384 sf		3,061 sf	32,384 sf	
10	Office									0 stalls	65 stalls	3 stalls	6 bikes	32,379 sf		1,189 sf	32,379 sf	
9	Office									0 stalls	68 stalls	3 stalls	7 bikes	33,839 sf		2,086 sf	33,839 sf	
8	Office									0 stalls	69 stalls	3 stalls	7 bikes	34,360 sf		1,189 sf	34,360 sf	
7	Office									0 stalls	71 stalls	4 stalls	7 bikes	35,414 sf		2,086 sf	35,414 sf	
6	Office									0 stalls	74 stalls	4 stalls	7 bikes	36,897 sf		22,813 sf	36,897 sf	
5	Office									0 stalls	116 stalls	6 stalls	12 bikes	56,347 sf	1,887 sf		58,234 sf	
4	Office									0 stalls	116 stalls	6 stalls	12 bikes	56,347 sf	1,887 sf	2,938 sf	58,234 sf	
3	Parking - Stackers	19 stalls		78 stalls	28 stalls	28 stalls	47 stalls	106 stalls	356 stalls	0 stalls	0 stalls	0 bikes					0 sf	
2	Parking - Stackers	19 stalls		78 stalls	28 stalls	28 stalls	47 stalls	106 stalls	356 stalls	0 stalls	0 stalls	0 bikes					0 sf	
1M	Parking	20 stalls	4 stalls						24 stalls	5 stalls	0 stalls	1 bikes	2,708 sf				2,708 sf	
Ground	Lobby/Parking/Loading	1 stalls	2 stalls		28 stalls				31 stalls	57 stalls	8 stalls	9 bikes	12,141 sf	14,156 sf	2,256 sf		28,553 sf	
B1	Parking	29 stalls	2 stalls	79 stalls	26 stalls	30 stalls			166 stalls									
B2	Parking	22 stalls	8 stalls	76 stalls	30 stalls	34 stalls			170 stalls									
B3	Parking	22 stalls	8 stalls	76 stalls	30 stalls	34 stalls			170 stalls									
Total		132 stalls	24 stalls	387 stalls	170 stalls	154 stalls	94 stalls	212 stalls	1,273 stalls	890 stalls	49 bikes	93 bikes	12,141 sf	423,490 sf	9,537 sf	45,777 sf	445,168 sf	

ELEVATIONS NORTH



NORTH ELEVATION



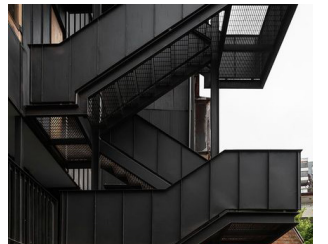
1. MASS TIMBER



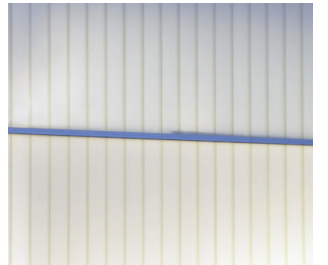
2. CURTAIN WALL



3. BLACK METAL PANELS



4. EXTERIOR STAIRS

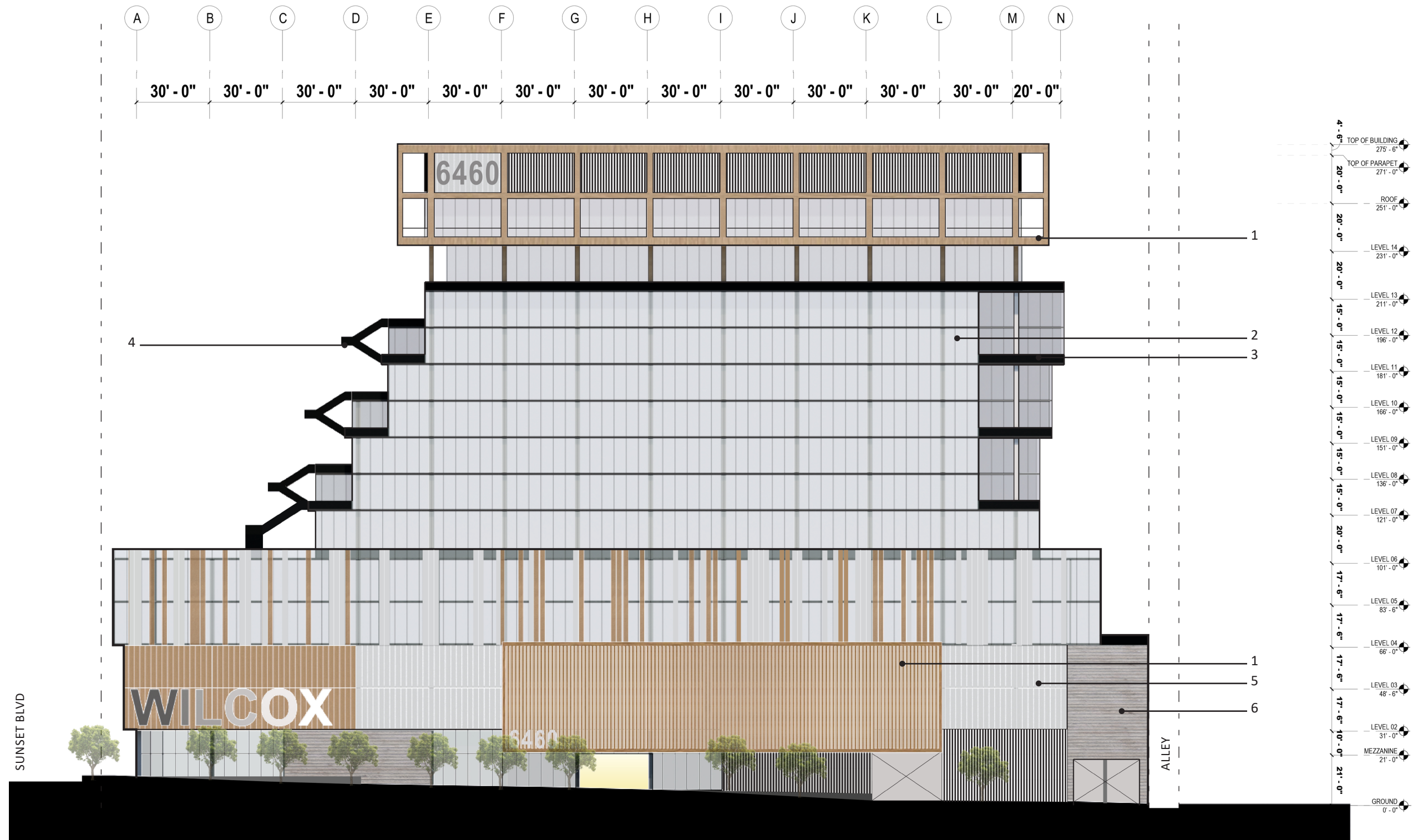


5. POLYCARBONATE



6. STOREFRONT SYSTEM

ELEVATIONS WEST



WEST ELEVATION



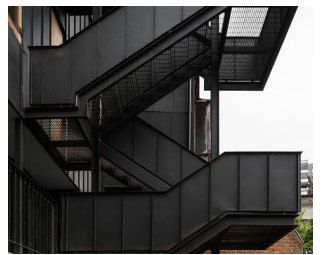
1. MASS TIMBER



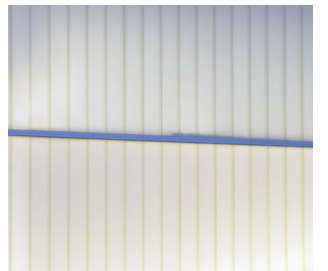
2. CURTAIN WALL



3. BLACK METAL PANELS



4. EXTERIOR STAIRS



5. POLYCARBONATE



6. BOARD FORMED CONCRETE

ELEVATIONS SOUTH



SOUTH ELEVATION



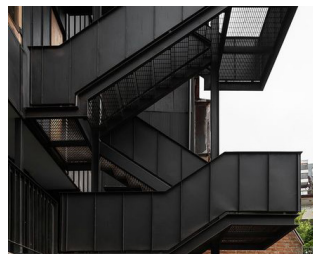
1. MASS TIMBER



2. CURTAIN WALL



3. BLACK METAL PANELS



4. EXTERIOR STAIRS

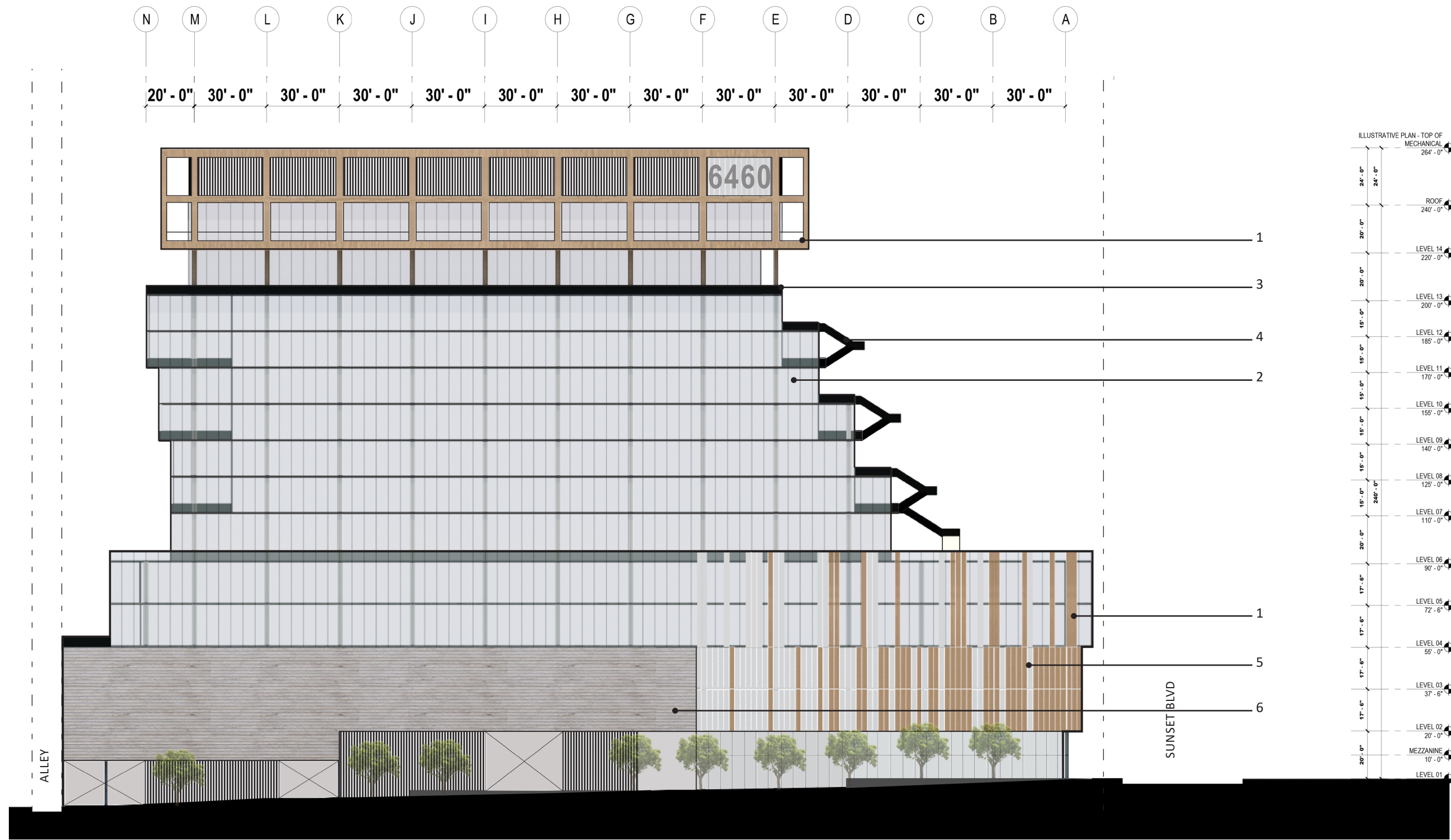


5. MASS TIMBER SCREEN



6. BOARD FORMED CONCRETE

ELEVATIONS EAST



EAST ELEVATION



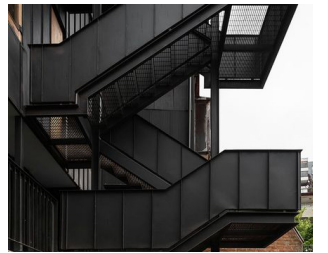
1. MASS TIMBER



2. CURTAIN WALL



3. BLACK METAL PANELS



4. EXTERIOR STAIRS



5. POLYCARBONATE



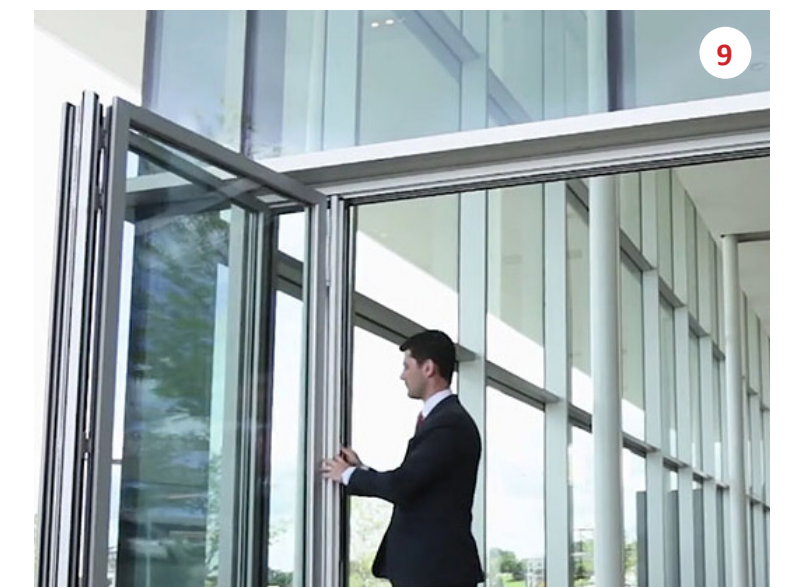
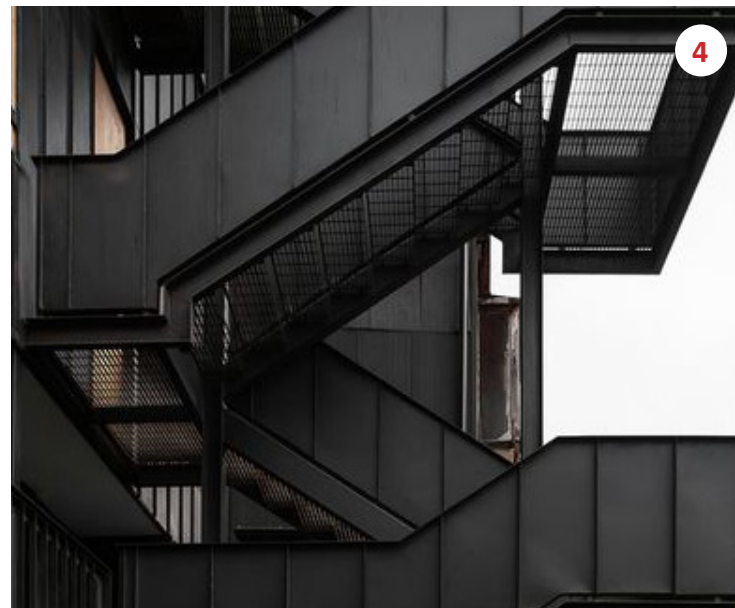
6. BOARD FORMED CONCRETE

RENDERING AERIAL VIEW LOOKING SOUTHEAST



MATERIAL PALETTE

- 1 MASS TIMBER
- 2 CURTAIN WALL SYSTEM
- 3 METAL PANEL FINISH
- 4 TRESPA
Phenolic Resin Panel
- 5 EXTERIOR STAIRS WITH BLACK GUARDRAILS
- 6 POLYCARBONATE FINISH
- 7 BOARD FORMED CONCRETE
- 8 MASS TIMBER SCREEN
- 9 STOREFRONT WINDOW WALL SYSTEM





CERCIDIUM X 'DESERT MUSEUM'
Desert Museum Palo Verde



ALOE PLICATILIS
Fan Aloe



BULBINE FRUTESCENS
Stalked Bulbine



LEUCADENDRON LINIFOLIUM
Lineleaf Conebush



AGAVE STRIATA
Narrow Leaf Century Plant



GRAPTOPETALUM PARAGUAYENSE
Ghost plant



BAILEYA MULTIRADIATA
Desert Marigold



ALOE STRIATA
Coral Aloe



MUHLENBERGIA DUBIA
Pink Muhly



PEDILANTHUS MACROCARPUS
Slipper Plant



ENCELIA FARINOSA
Brittlebush



COCCULUS LAURIFOLIUS
Platter-Leaf



PITOSPORUM TENUIFOLIUM
SILVER SHEEN



SETSUGEKKA CAMELLIA
Camellia sasanqua 'Setsugekka'



FATSIA JAPONICA
Japanese fatsia



ASPENIUM NIDUS
Birds-nest Fern



CYRTOMIUM FALCATUM
Holly Fern



NEPHROLEPIS CORDIFOLIA 'DUFFI'
Lemon Button Fern



HAKONECHLOA MACRA
Japanese Forest Grass



MAHONIA 'SOFT CARESS'
soft caress mahonia



AGAVE BLUE FLAME
Blue Flame Agave



DECKING
WOOD



PAVING
INTEGRAL COLORED CONCRETE



PLANTERS
POWDERCOATED METAL

MATERIALS PALETTE