

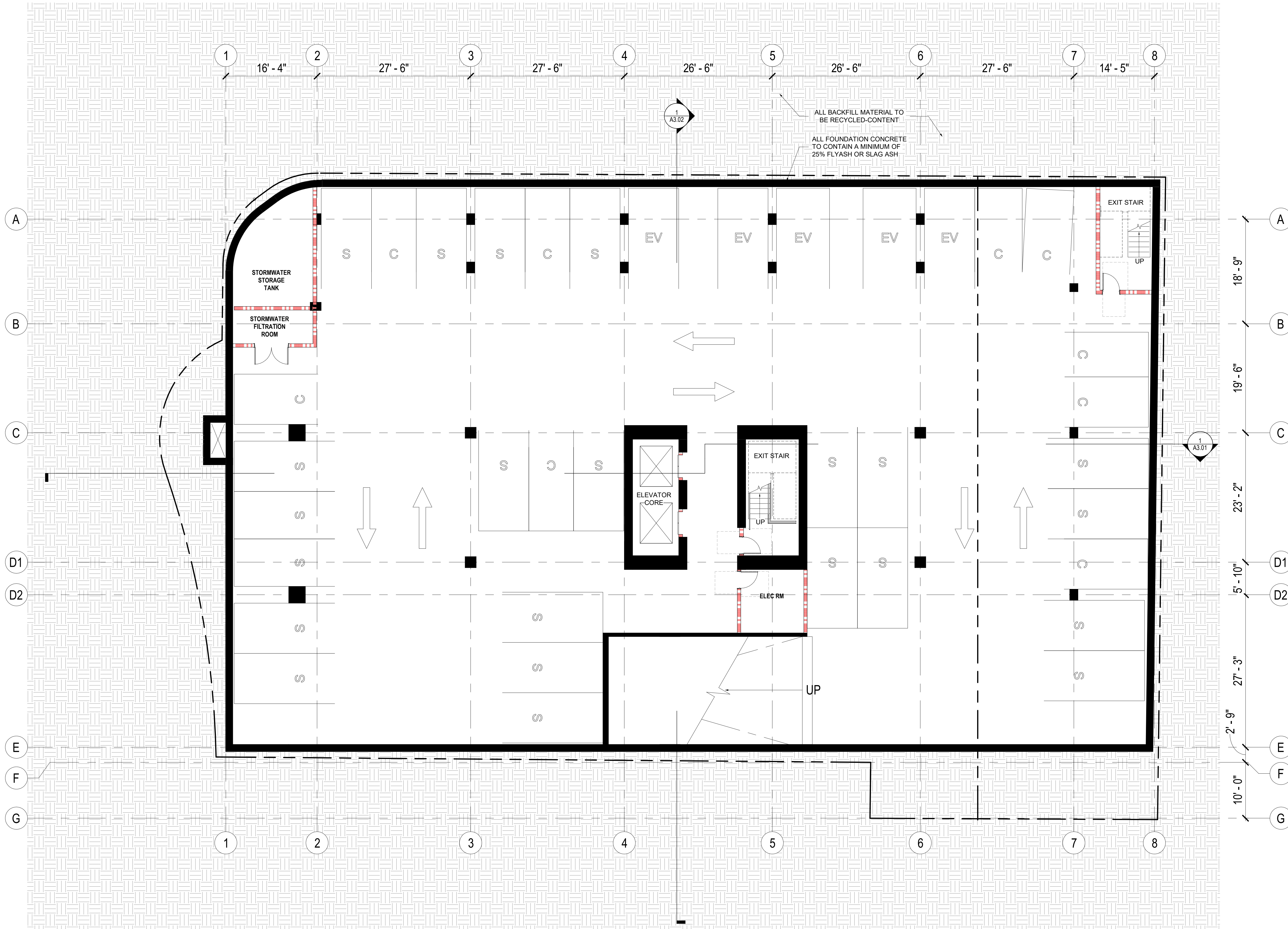
APPENDIX B

Project Plans and Drawings

JBC
 The John Buck Company
 9176 Sunset Blvd
 West Hollywood, CA 90069

Gensler

500 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601



TOTAL PARKING COUNT	
STALL TYPE	COUNT
ADA STANDARD 9'-0"	2
ADA VAN 9'-0"	2
CAV	2
CAV 9'-6"	1
CAV COMPACT	2
CAV COMPACT 8'-0"	1
CAV COMPACT 8'-0" SHORT	2
COMPACT - 8'-0" width	10
COMPACT - 8'-6" width	3
COMPACT - 9'-0" width	10
EV 9'-0"	10
EV 9'-6"	5
EV COMPACT 8'-6"	3
EV COMPACT 9'-0"	3
EV VAN	1
STANDARD 8'-6"	2
STANDARD 9'-0"	24
STANDARD 9'-6"	4
87	

+ 2 LOADING

Date	Description
12/23/2019	ENTITLEMENT PRE-SUBMITTAL
03/19/2020	ENTITLEMENT SUBMITTAL
12/04/2020	ENTITLEMENT PRE-SUBMITTAL
01/29/2021	ENTITLEMENT RE-SUBMITTAL
03/12/2021	SCHEMATIC DESIGN ISSUANCE
02/04/2022	ENTITLEMENT SUBMITTAL UPDATES

Seal / Signature

NOT FOR CONSTRUCTION

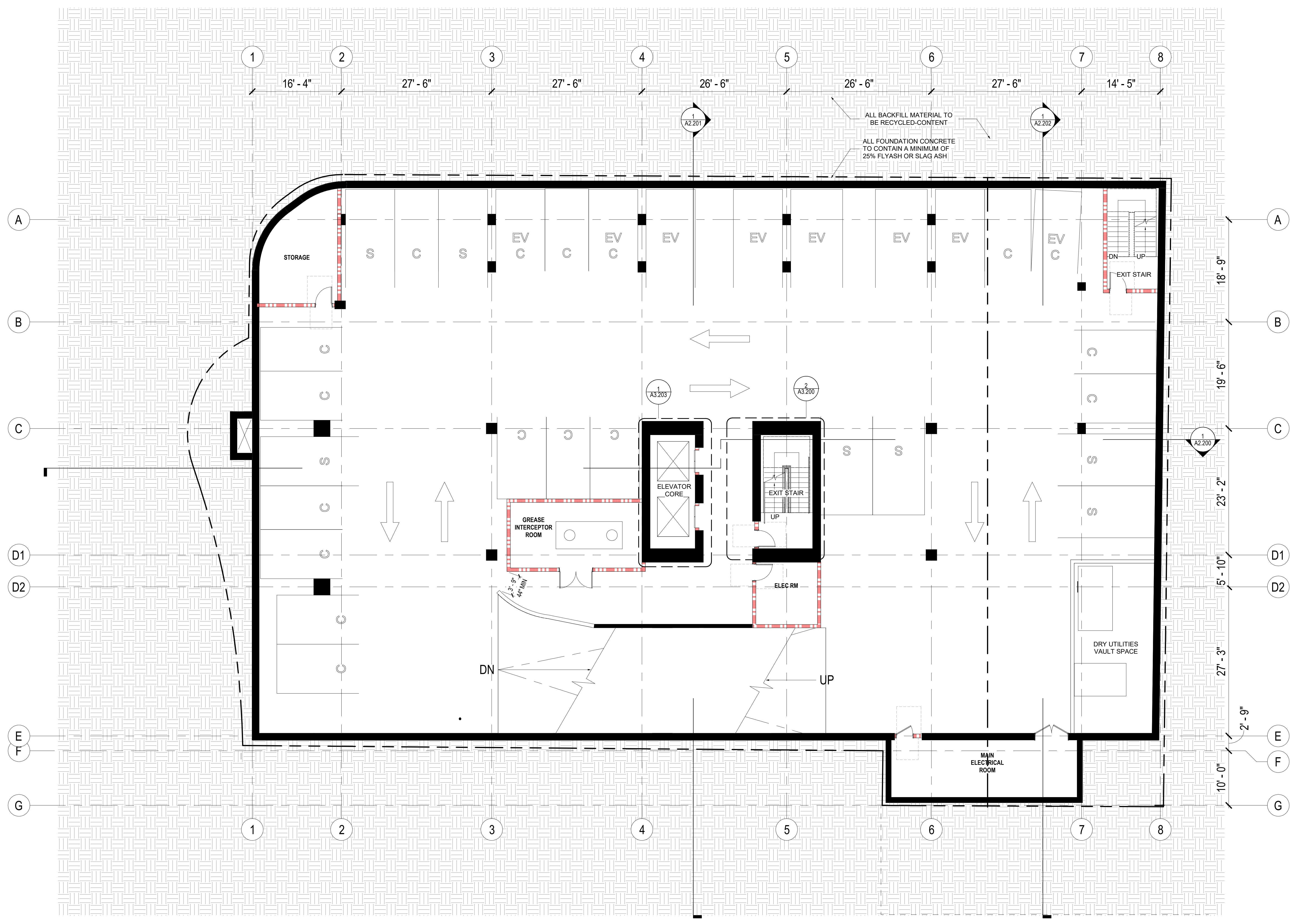
Project Name
 9176 SUNSET

Project Number
 05.2543.000

Description
 FLOOR PLAN - LOWER LEVEL 03

Scale
 1/8" = 1'-0"

A2.00



TOTAL PARKING COUNT	
STALL TYPE	COUNT
ADA STANDARD 9'-0"	2
ADA VAN 9'-0"	2
CAV	2
CAV 9'-6"	1
CAV COMPACT	2
CAV COMPACT 8'-0"	1
CAV COMPACT 8'-0" SHORT	2
COMPACT - 8'-0" width	10
COMPACT - 8'-6" width	3
COMPACT - 9'-0" width	10
EV 9'-0"	10
EV 9'-6"	5
EV COMPACT 8'-6"	3
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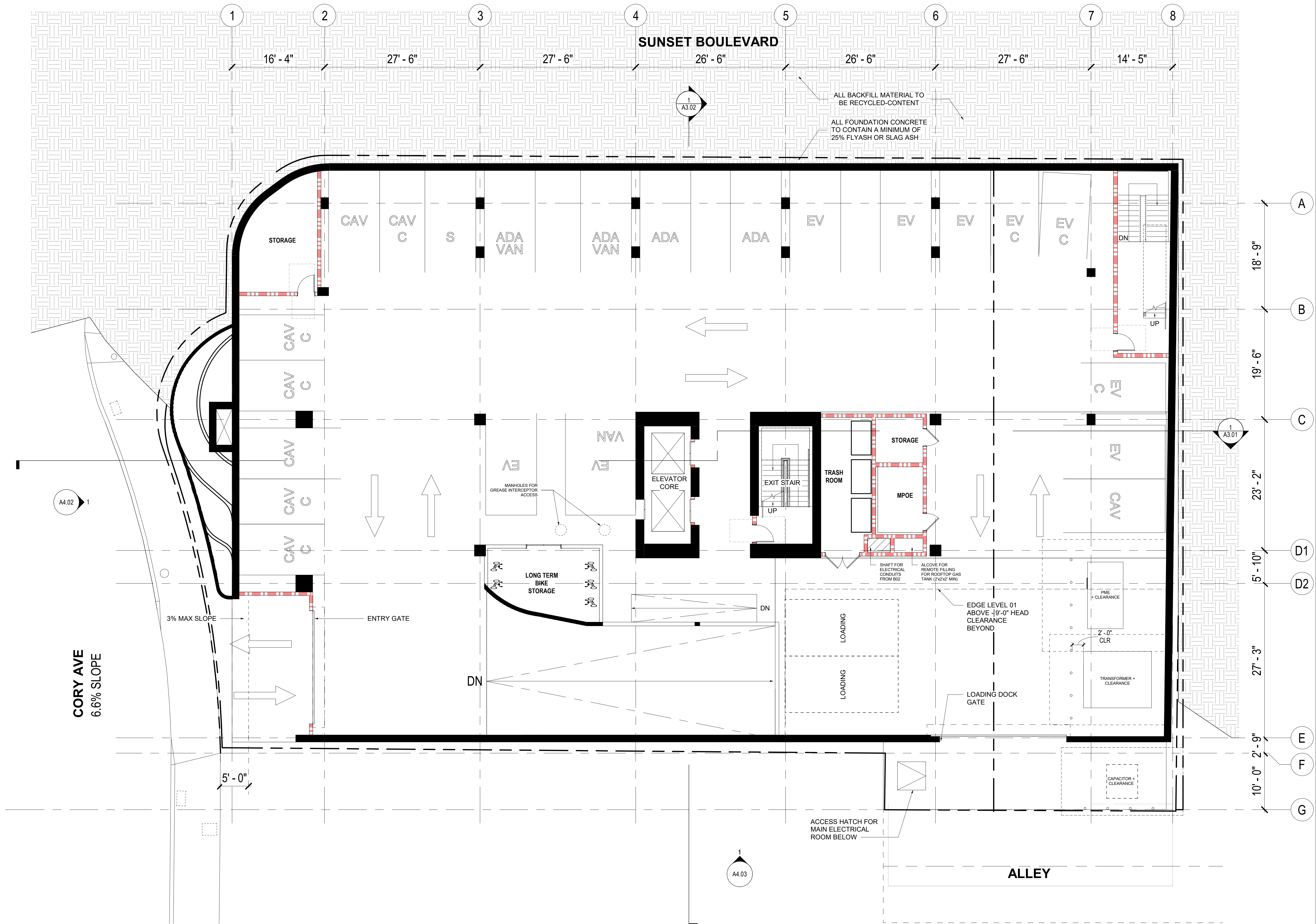
Project Name
9176 SUNSET

Project Number
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Description
FLOOR PLAN - LOWER LEVEL 02

Scale
 1/8" = 1'-0"

A2.01



TOTAL PARKING COUNT	
STALL TYPE	COUNT
ADA STANDARD 9'-0"	2
ADA VAN 9'-0"	2
CAV	2
CAV 9'-6"	1
CAV COMPACT	2
CAV COMPACT 8'-0"	1
CAV COMPACT 8'-0" SHORT	2
COMPACT - 8'-0" width	10
COMPACT - 8'-6" width	3
COMPACT - 9'-0" width	10
EV 9'-0"	10
EV 9'-6"	5
EV COMPACT 8'-6"	3
EV COMPACT 9'-0"	3
EV VAN	1
STANDARD 8'-6"	2
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STANDARD 9'-6"	4
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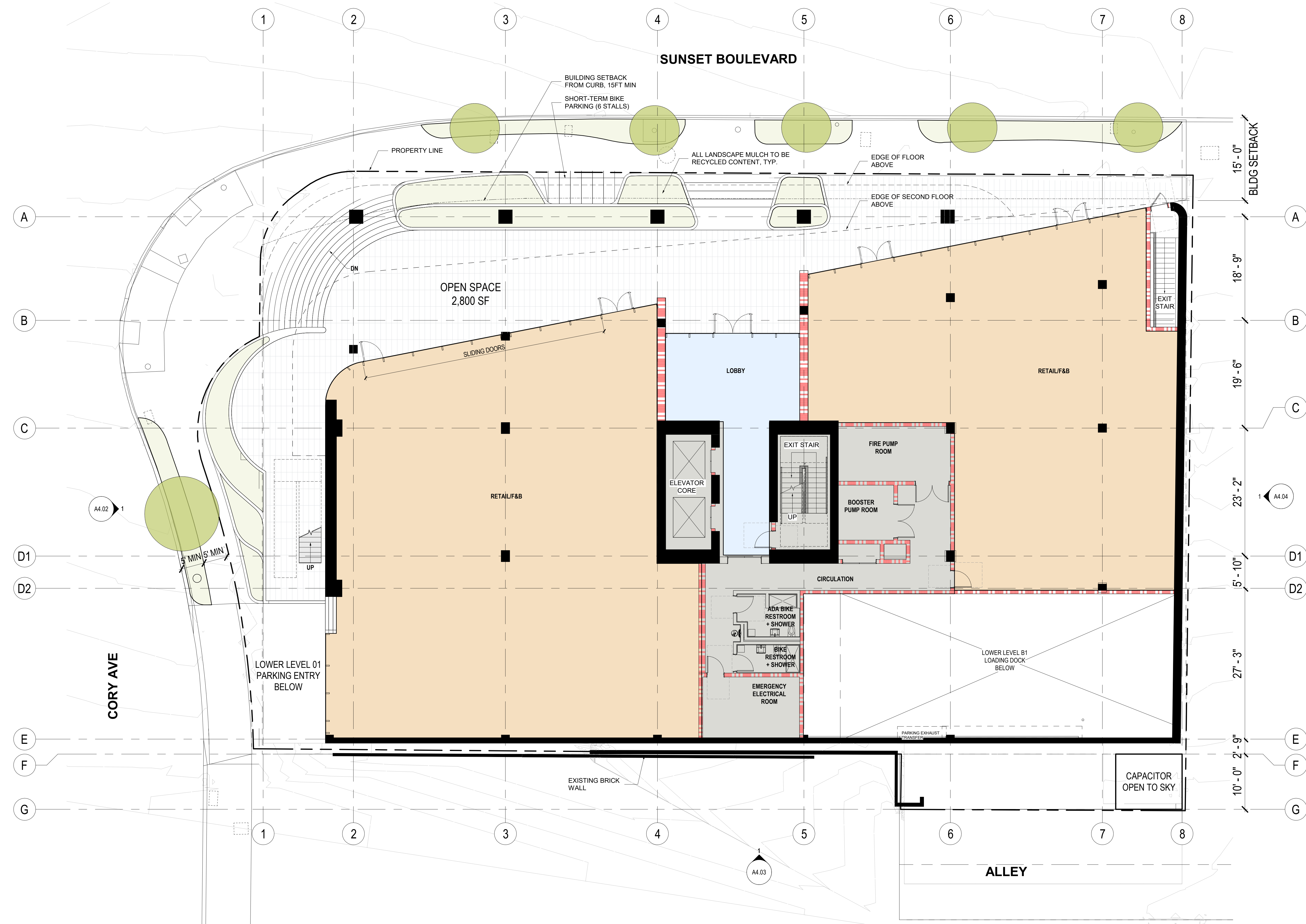
Project Name
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Project Number
05.2543.000

Description
FLOOR PLAN - LOWER LEVEL 01

Scale
1/8" = 1'-0"

A2.02



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Project Number
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Description
FLOOR PLAN - LEVEL 01

Scale
 1/8" = 1'-0"

A2.03



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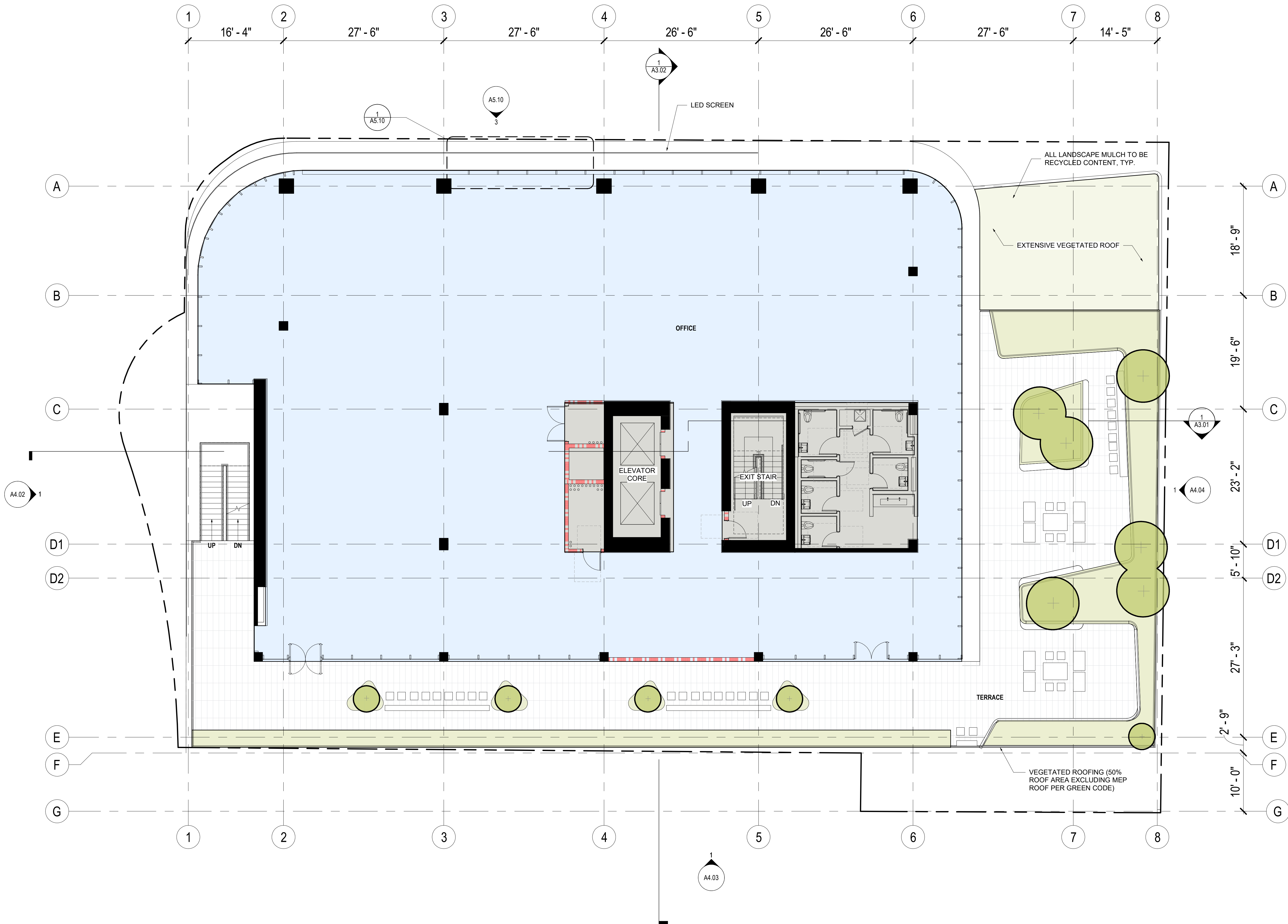
Project Name
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Project Number
 05.2543.000

Description
 FLOOR PLAN - LEVEL 02

Scale
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A2.04



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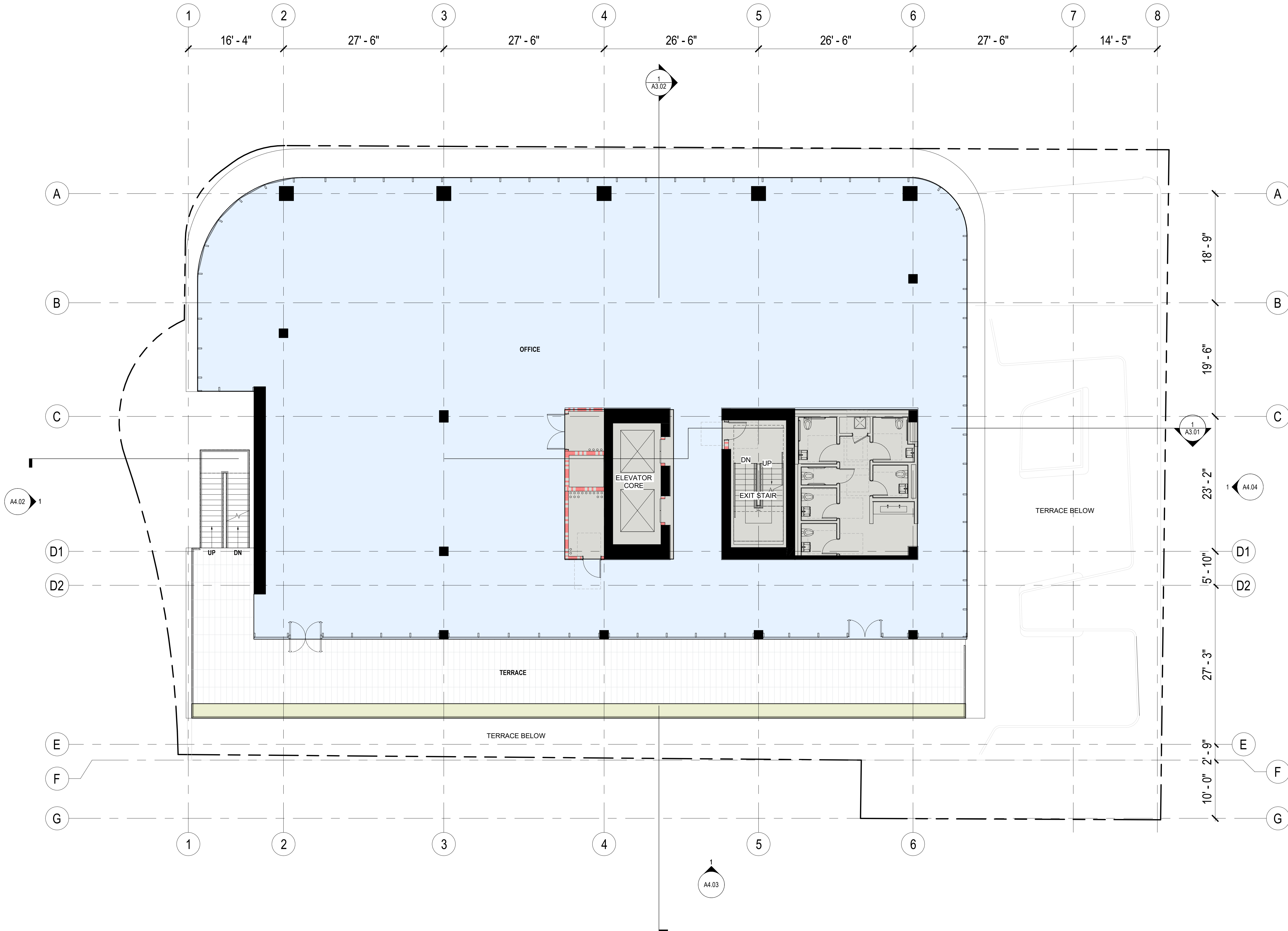
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9176 SUNSET

Project Number
05.2543.000

Description
FLOOR PLAN - LEVEL 03

Scale
 1/8" = 1'-0"

A2.05



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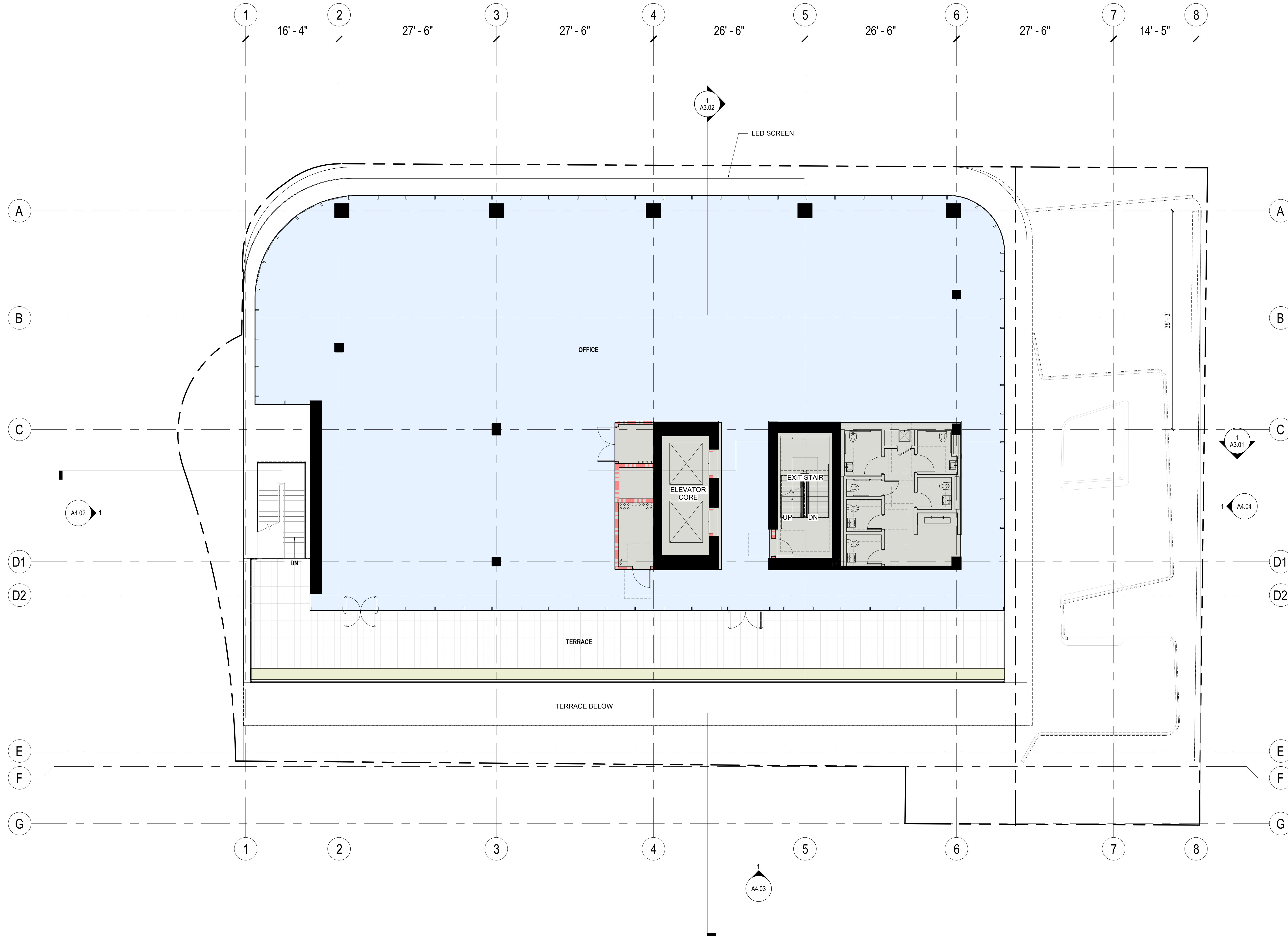
Project Name
 9176 SUNSET

Project Number
 05.2543.000

Description
 FLOOR PLAN - LEVEL 04

Scale
 1/8" = 1'-0"

A2.06



Date	Description
12/23/2019	ENTITLEMENT PRE-SUBMITTAL
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12/04/2020	ENTITLEMENT PRE-SUBMITTAL
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Seal / Signature

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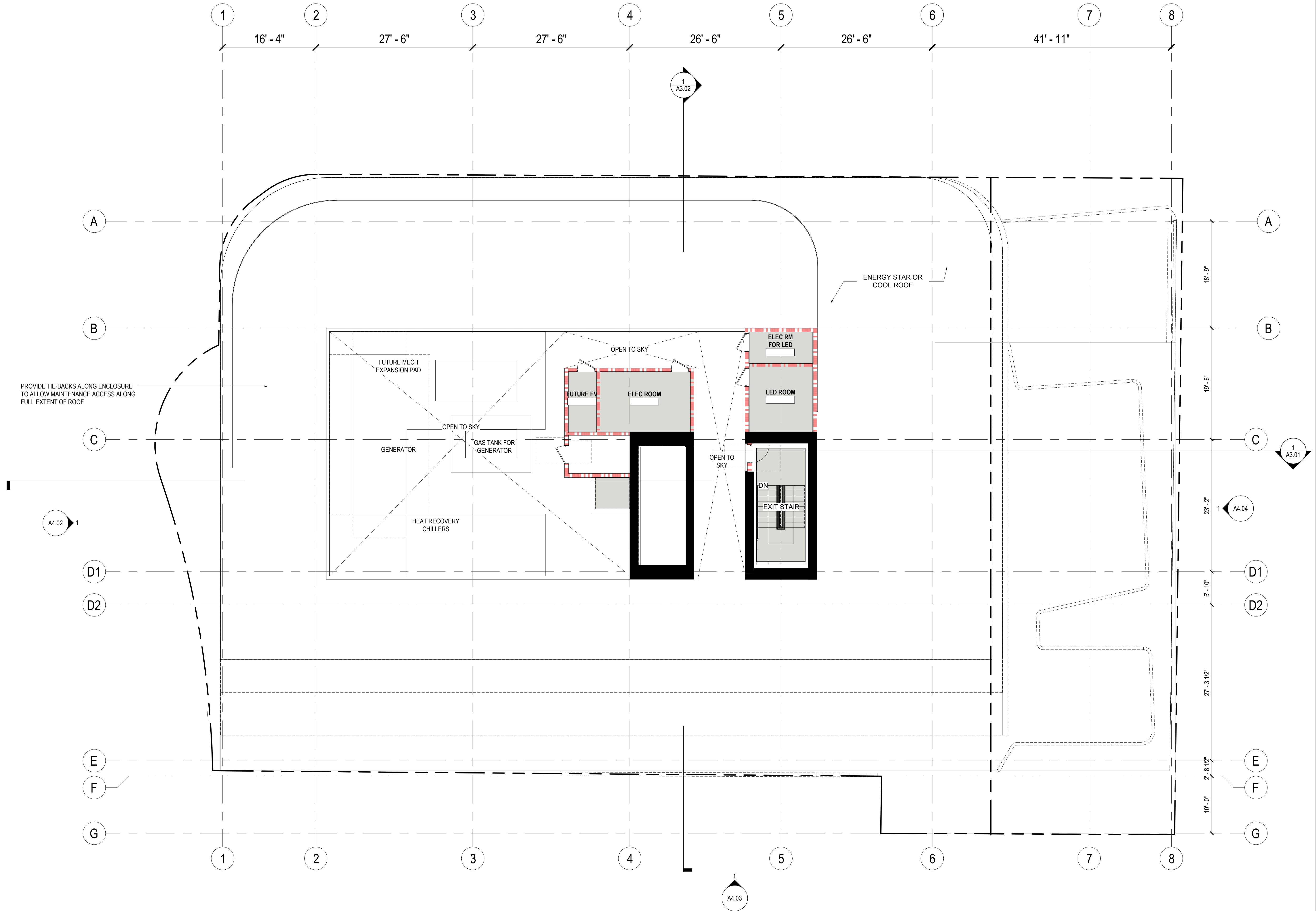
Project Name
 9176 SUNSET

Project Number
 05.2543.000

Description
 FLOOR PLAN - LEVEL 05

Scale
 1/8" = 1'-0"

A2.07



Date	Description
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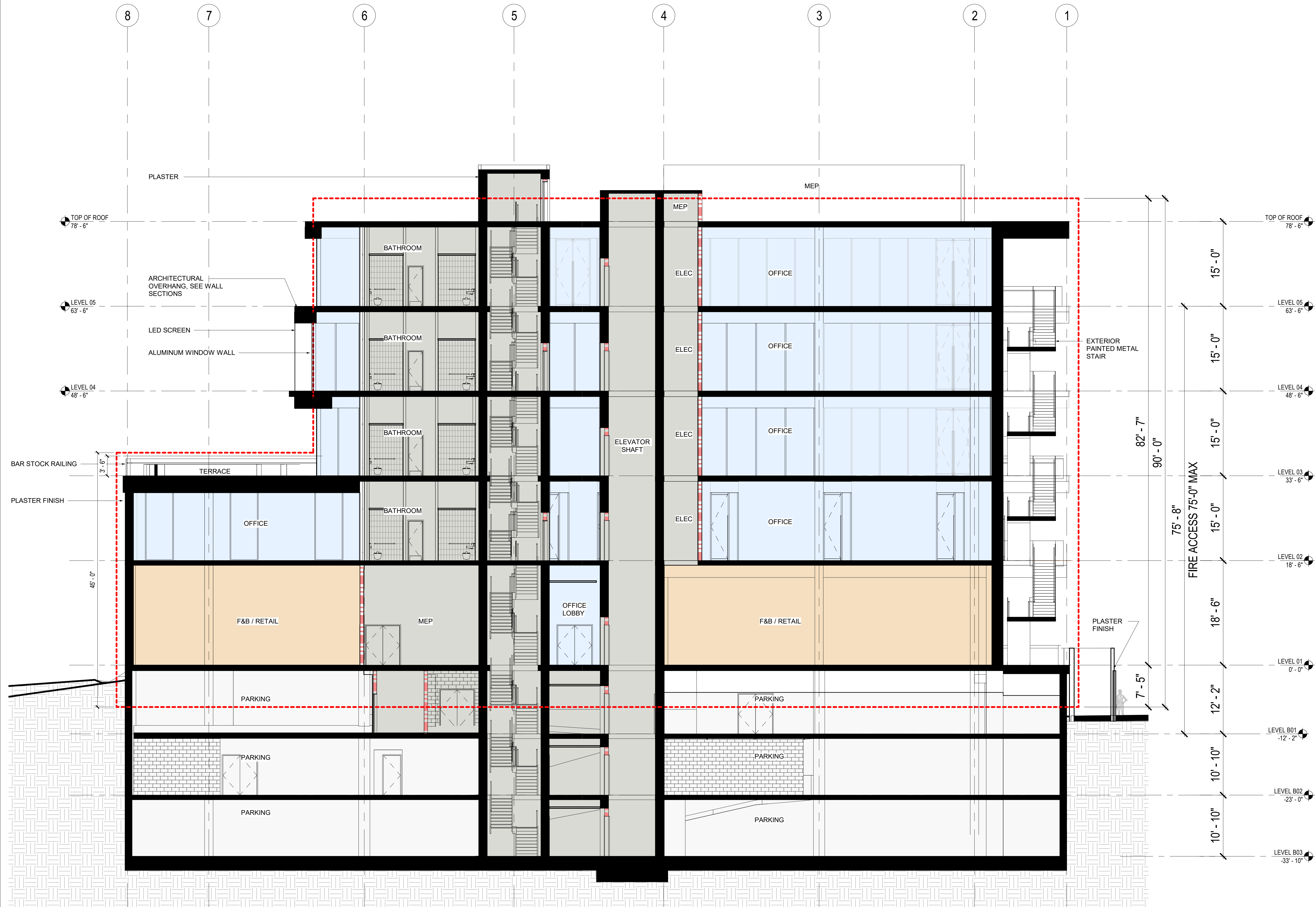
Project Name
 9176 SUNSET

Project Number
 05.2543.000

Description
 FLOOR PLAN - LEVEL 06 - ROOF

Scale
 1/8" = 1'-0"

A2.08



Date	Description
12/23/2019	ENTITLEMENT PRE-SUBMITTAL
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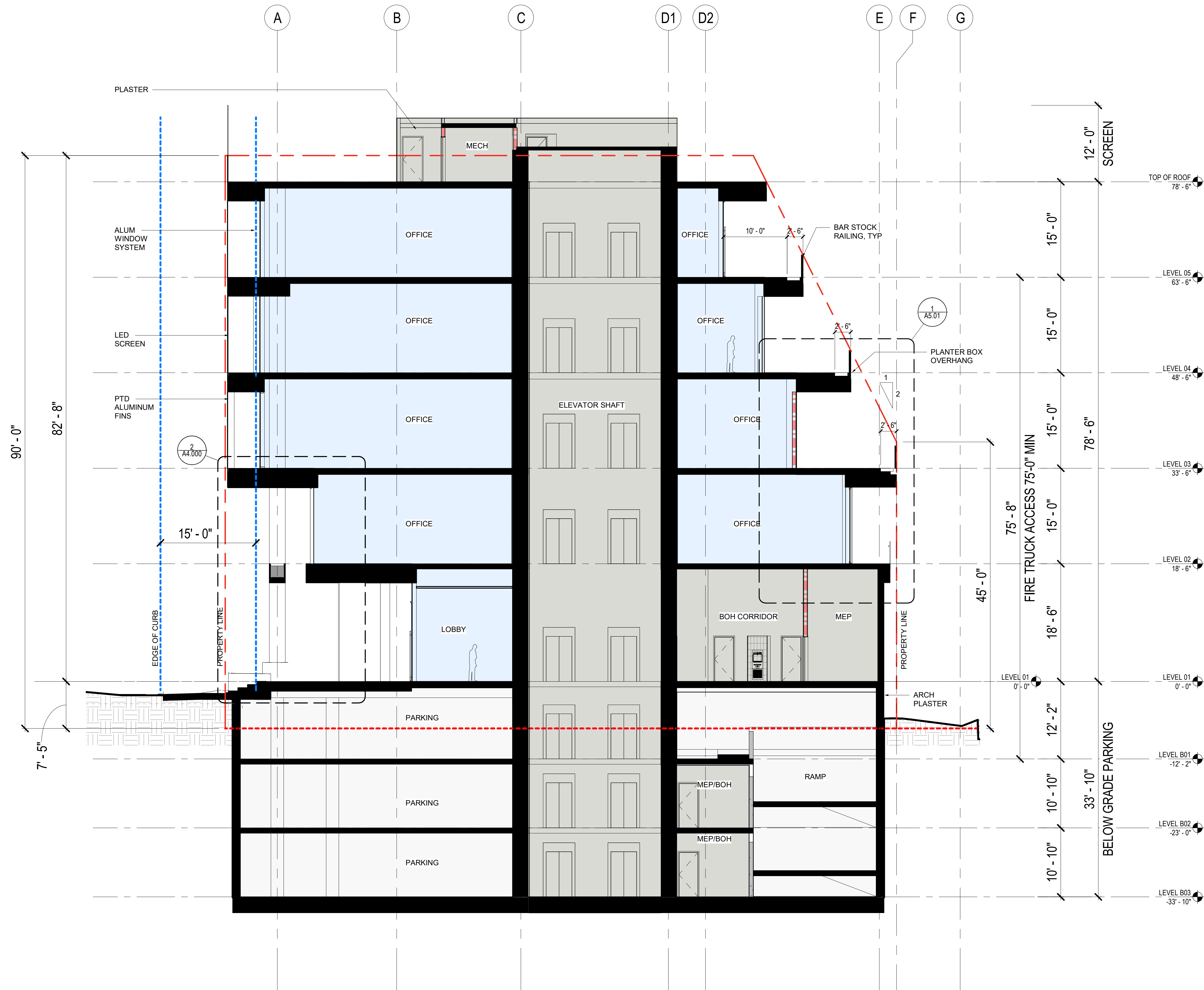
Project Name
9176 SUNSET

Project Number
05.2543.000

Description
E/W BUILDING SECTION @ GL C

Scale
 1/8" = 1'-0"

A3.01



Date	Description
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02/04/2022	ENTITLEMENT SUBMITTAL UPDATES

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 9176 SUNSET

Project Number
 05.2543.000

Description
 N/S BUILDING SECTION @ GL 4/5

Scale
 1/8" = 1'-0"

A3.02

CODE MATRIX

THE FOLLOWING BUILDING CODES ARE REFERENCED HEREIN:

- 2019 California Building Code (CBC), as amended by the County of Los Angeles (LACBC) and adopted by the City of West Hollywood incorporating the following:
 - City of West Hollywood Municipal Code (WHMC)
 - City of West Hollywood Sunset Specific Plan & Amendments (SPP)
 - 2019 California Building Code
 - 2019 California Electrical Code
 - 2019 California Mechanical Code
 - 2019 California Plumbing Code
 - 2019 California Energy Code
 - 2019 California Green Building Code
 - 2019 California Fire Code
 - All Codes with all County of Los Angeles amendments

ITEM NO.	ORDINANCE REQUIREMENT	CODE	ARTICLE NO.	PAGE NO.	PLAN PROVISIONS
1.0 ZONING REQUIREMENTS					
	Site Area 8 - West End:	8-D	SSP Section 2, Areas-8		
	Floor Area Ratio:	2.85 FAR (2.75 Base + Minor Landmark 0.10)	SSP Section 2, Areas-8		
	Recommended Heights:	90 feet (8-D West) 45 feet (8-D East)	SSP Section 2, Areas-8		
	Allowed projections above height limits:	Mechanical rooms and enclosures: 10 ft, 15% Roof coverage Non-occupiable architectural features: 12 ft	WHMC Sec 19.20.080, Table A		
	Setback	15 feet average from curb	SSP Section 1, III.1		
	Open Space	15% of the Gross Site Area	SSP Section 1, III.1		
	Parking garage minimum height:	8'-6" clear driveways	WHMC Section 19.28.090(B4)		
2.0 OCCUPANCY REQUIREMENTS					
2.01	Building Use:	Mixed-use, non-separated occupancies	LACBC Section 508.3.3		
2.02	Building Classification				
	Primary Occupancies:	Office, Group B Restaurants, Group A-2	LACBC		
	Secondary Use - Auxiliary Use:	Enclosed Parking, Group S-2 Open Parking, Group S-2 Mechanical/Utility/Building Service Space, Group S-2	LACBC		
2.03					
2.04	Occupant Load Factor	Office / Business: 100 SF / business Retail: 60 SF / occupant Restaurant: 15 net (tables & chairs) Kitchen: 200 SF / occupant Storage / Building support: 200 SF / occupant Parking: 200SF / occupant	LACBC Table 1004.1.2		
3.0 BUILDING REQUIREMENTS					
3.01	Construction Type:	Type 1A	LACBC Table 504.3, 506.2		
3.02	Height Limitations:	Unlimited	LACBC Table 504.3, 504.4		Building is 195 feet and 5 stories tall.
3.03	Area Limitations:	Unlimited	LACBC Table 506.2		Refer to Sheet G0.102 for gross proposed building areas.
4.0 FIRE RESISTIVE RATING REQUIREMENTS - TYPE 1, FIRE RESISTIVE CONSTRUCTION					
4.01	Exterior Bearing Walls	2	LACBC Table 601		Refer to Life Safety Documents.
4.02	Exterior Non-Bearing Walls:	1 hr. if less than 20' from neighbor	LACBC Table 602		
4.03	Interior Bearing Walls:	2	LACBC Table 601		
a.	Supporting Roof only	1	LACBC Table 601		
4.04	Interior Non-Bearing Walls:	0	LACBC Table 601		
a.	All Shaft Enclosures	2	LACBC Table 707.3, 713.4		
e.	Elevator Machine Room	2	LACBC Table 3005.4		
f.	Elevator Lobby	Smoke Partition w/ 20 minute doors	LACBC Table 3006.3; Exception 2, 710		
i.	Electrical Rooms	2	LACBC		
4.05	Structural Frame	2	LACBC Table 601		
4.06	Floor Construction	2	LACBC Table 601		
4.07	Roof Construction	1	LACBC Table 601		
4.08	Occupancy Separations	0	LACBC Section 508.3		
5.0 FIRE PROTECTION EQUIPMENT					
5.01	Sprinkler Systems - Automatic Sprinkler Systems	Fully automatic fire sprinklers are required. Secondary water storage tank	LACBC Table 903.2 LACBC Section 403.3.3	Refer to MEP documents.	Approx 40,000 gallon secondary water storage tank provided
5.02	Standpipe Systems	Fire Pump Class 1 standpipe system in accordance with NFPA 14. The standpipe system is to be automatic wet and is to be designed to be pressurized by the redundant fire pump system in order to meet the standpipe pressure demand.	LACBC Section 403.3 and 913 LACBC Table 905.4.1, 905.4.2		
5.03	Fire Alarm Systems	Emergency voice/alarm communication system is required for the building	LACBC Table 907.2.1.1, 907.5		
5.04	Emergency Voice/Alarm Communication	The building will provide voice communication system per NFPA 72-2016.	LACBC Table 907.2.1.1		
5.05	Smoke Detection	Smoke detection is required.	LACBC LACBC 420, 907.2.13, and NFPA 72.		
5.06	Smoke Control and Stair Pressurization	Floor to Floor smoke control and Stair pressurization are	LACBC CCR Title 19, Division		
5.07	Fire Command Center		LACBC Section 403.4.6		
5.08	Emergency Power and Standby Power	Emergency power system required	LACBC Section 403.4.8		
5.09	Portable Fire Extinguishers	Throughout the building in accordance with 75'-0" travel distance and maximum floor area coverage based on extinguisher size	LACBC CCR Title 19, Division 1, Section 568, Table 2	Refer to Life Safety Documents.	
6.0 EXIT REQUIREMENTS					
6.01	Minimum Number of Exits for Occupancy 1-500	2 minimum per story	LACBC Table 1006.3.1		Refer to Life Safety Documents.
6.02	Maximum Travel Distance				
	Group A-2, A-3, M, R-1	250' Sprinkled	LACBC Table 1017.2		
	Group B	300' Sprinkled	LACBC Table 1017.2		
	Group S-2	400' Sprinkled	LACBC Table 1017.2		
6.03	Separation Required	1/3 max diagonal	LACBC Table 1007.1.1 (Exc		
	High-rise Separation	Lesser of 1/4 diagonal or 30'.	LACBC Section 403.5.1		
a.	Increases Permitted:				
	Exit Access Provided	250'	LACBC Table 1017.2		
6.04	Dead End Corridor	20'	LACBC 1020.4		
a.	Exceptions				
	R-1, B, F, M, S Max length (ft)	50'	LACBC Table 1020.4(2)		
6.05	Common Path of Travel				
	Group A-2, A-3, M, R-1	75'	LACBC Table 1006.2.1		
	Group B, S-2	100'	LACBC Table 1006.2.1		
6.06	Exit Widths				
a.	Egress Sizing				
	1) Stairways	Stairways shall be calculated by 0.2 inches per occupant in buildings equipped w/ automatic sprinkler system and emergency voice/alarm communication system.	1005.3.1		
	2) Other Egress Components	Other components shall be calculated by 0.15 inches per occupant in building equipped w/ automatic sprinkler system and emergency voice/alarm communication system.	1005.3.2		
6.06	Exit Discharge	A minimum of 50% of exits must discharge directly to the exterior of the building	1028.1		

SITE & FLOOR AREA SUMMARY

AREA 8-D (SUNSET SPECIFIC PLAN)

AREA CALCS	MAXIMUM FLOOR AREA 53,033 SF (53,033 SF = 18,608 SF LOT AREA x 2.85 FAR)			
FAR 2.85	FLOOR AREA	OPEN SPACE		
LEVEL 06 - ROOF	BOH / MEP	636		
	TOTAL	636		
LEVEL 05	OFFICE	7,638		
	RESTROOMS/MEP/CORE+SHAFTS	1,380		
	TERRACE	429		
	PLANTING AREA	330		
	TOTAL	9,018		
LEVEL 04	OFFICE	7,974		
	RESTROOMS/MEP/CORE+SHAFTS	1,358		
	TERRACE	664		
	PLANTING AREA	332		
	TOTAL	9,322		
LEVEL 03	OFFICE	9,102		
	RESTROOMS/MEP/CORE+SHAFTS	1,380		
	TERRACE	1,947		
	PLANTING AREA	1,996		
	TOTAL	10,482		
LEVEL 02	OFFICE	11,616		
	RESTROOMS/MEP/CORE+SHAFTS	1,356		
	TERRACE			
	TOTAL	12,972		
LEVEL 01	OFFICE (LOBBY)	590		
	TERRACE/PLAZA	394		
	PLANTING	228		
	RETAIL/F&B - WEST TENANT	4,569		
	RETAIL/F&B - EAST TENANT	3,323		
	BOH / MEP - OFFICE	2,002		
	BOH / MEP - for F&B/RETAIL	75		
	TOTAL	10,559		
ABOVE GROUND TOTAL		52,999		
TOTAL AREA BREAKDOWN				
	OFFICE	36,920		
	RETAIL / F&B	7,892		
	BOH / MEP / CORE+SHAFTS	8,187		
	TERRACES	3,434		
	PLANTING AREA	2,886		
OPEN SPACE CALCS				
The SSP requires that the project provides open space for a minimum of 15% of the gross site area. In the SSP, "Open space" is defined as "Both private and public areas left open and clear of building and designed to create a more pleasant and hospitable environment. Open space is landscaped and preferably includes amenities such as benches water fountains, public art, etc."				
	SITE LOT AREA (SF)	MULTIPLIER	REQUIRED (SF)	PROVIDED (SF)
OPEN SPACE	18,608	15%	2,791	6,320
PARKING CALCS				
		AREA	REQUIRED STALLS	
F&B - West Tenant	3.5 PER 1000 SF	4,569	15.00	
F&B - Outdoor seating	3.5 PER 1000 SF	350	1.00	
F&B - East Tenant (+MEP Retail SF)	3.5 PER 1000 SF	3,398	11.00	
Second Use Reduction	50% reduction of all secondary use spaces		13.50	
OFFICE	2 PER 1000 SF FIRST 25000 SF 1 PER 1000 SF (after first 25000sf)	25,000 20,032	50 20	
LOADING	1 LOADING/40,000SF	45,032	2	
TOTAL REQUIRED CAR PARKING			84	
TOTAL REQUIRED LOADING SPACES			2	
TOTAL RIDE SHARING SPACES PROVIDED (NOT REQUIRED)			2	
TOTAL PARKING PROVIDED			86	
TOTAL LOADING PROVIDED			2	
STALL TYPES	LL01	LL02	LL03	TOTAL TYPES
ADA STANDARD	4			4
ADA VAN	2			2
COMPACT (40% MAX)	9	12	13	34
STANDARD	1	10	15	26
ELECTRIC CHARGING (EV)	6	8	6	20
TOTAL PARKING	24	30	34	86
LOADING	2			2
TOTAL LOADING				2
TOTAL EV PARKING (20% OF TOTAL REQ'D PARKING)				20
BIKE PARKING CALCS				
SHORT-TERM	1 PER EA 5,000 - 9,999 SF		REQUIRED	PROVIDED
			1	1
LONG-TERM	1 PER EA ADDITIONAL 10,000 SF 1 PER 7,500 SF		5 8	5 10
TOTAL REQUIRED BIKE PARKING			14	
TOTAL BIKE PARKING PROVIDED			16	

OPEN AREA

PARKING SUMMARY

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Project Name

Sunset Jewel Box

Project Number

05.2543.000

Description

PROJECT DATA

Scale

A0.02