

A – PROJECT PLANS (DIR-2023-2028-TOC-SPR-HCA)

2511 SUNSET MIXED-USE

2511 W SUNSET BLVD, LOS ANGELES CA 90026



EXHIBIT "A"

Page No. 1 of 30

Case No. DIR-2023-2028-TOC-SPR-HCA

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PATRICK TIGHE ARCHITECTURE

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www.tighearchitecture.com



SUNSET MIXED-USE

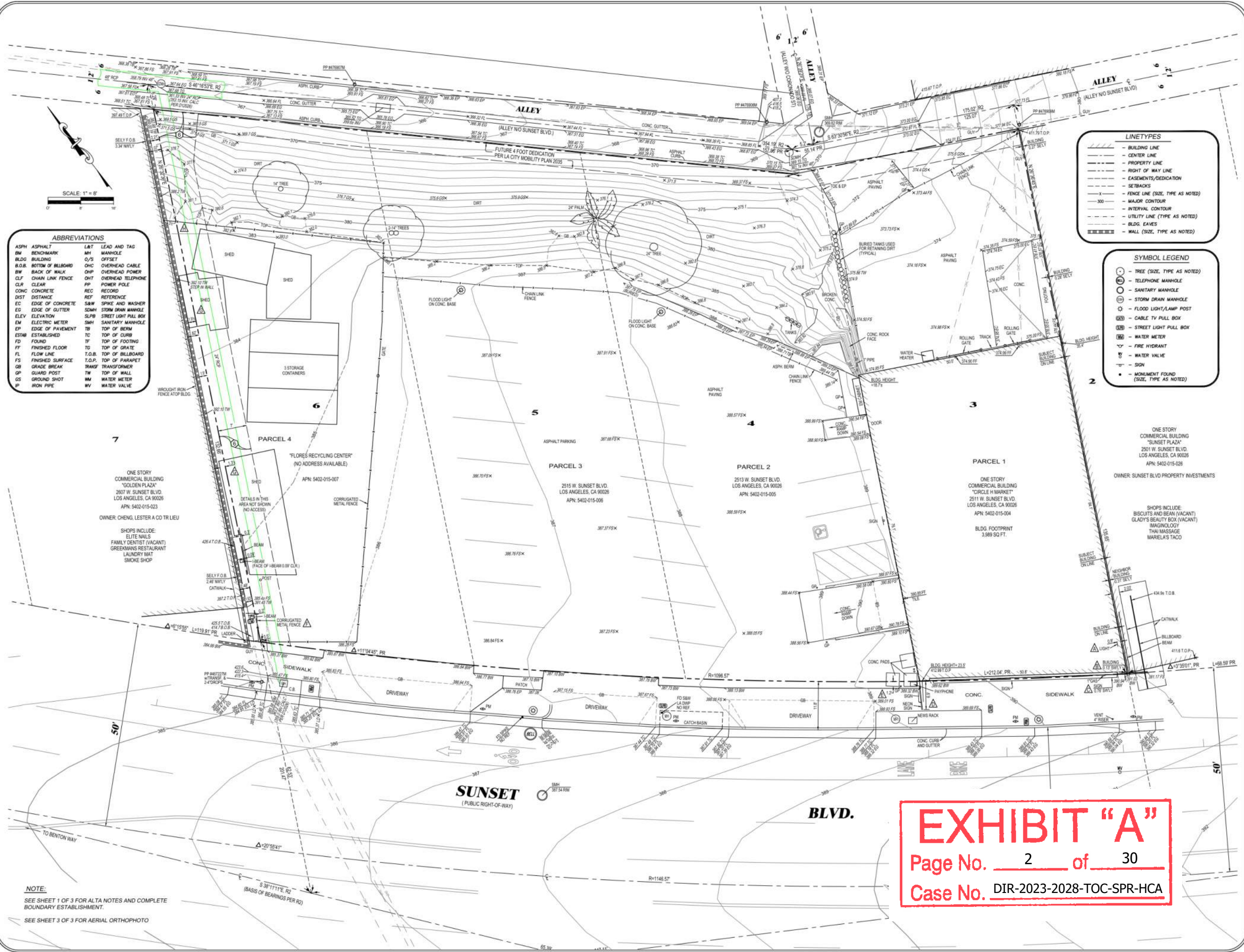
2511 W SUNSET BLVD
LOS ANGELES CA 90026

PLANNING SET

11/27/2023

COVER

G000



ABBREVIATIONS

ASPH	ASPHALT	L&T	LEAD AND TAG
BM	BENCHMARK	MH	MANHOLE
BLDG	BUILDING	O/S	OFFSET
B.O.B.	BOTTOM OF BILLBOARD	OHC	OVERHEAD CABLE
BW	BACK OF WALK	OHP	OVERHEAD POWER
CLF	CHAIN LINK FENCE	OHT	OVERHEAD TELEPHONE
CLR	CLEAR	PP	POWER POLE
CONC	CONCRETE	REC	RECORD
DIST	DISTANCE	REF	REFERENCE
EC	EDGE OF CONCRETE	S&W	SPIKE AND WASHER
EG	EDGE OF GUTTER	SDMH	STORM DRAIN MANHOLE
ELEV	ELEVATION	SLPB	STREET LIGHT PULL BOX
EM	ELECTRIC METER	SMH	SANITARY MANHOLE
EP	EDGE OF PAVEMENT	TB	TOP OF BERM
ESTAB	ESTABLISHED	TC	TOP OF CURB
FD	FOUND	TF	TOP OF FOOTING
FF	FINISHED FLOOR	TG	TOP OF GRATE
FL	FLOW LINE	T.O.B.	TOP OF BILLBOARD
FS	FINISHED SURFACE	T.O.P.	TOP OF PARAPET
GB	GRADE BREAK	TRNF	TRANSFORMER
GP	GUARD POST	TW	TOP OF WALL
GS	GROUND SHOT	WM	WATER METER
IP	IRON PIPE	WV	WATER VALVE

LINETYPES

---	BUILDING LINE
---	CENTER LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	EASEMENTS/DEDICATION
---	SETBACKS
-X-	FENCE LINE (SIZE, TYPE AS NOTED)
---	MAJOR CONTOUR
---	INTERVAL CONTOUR
---	UTILITY LINE (TYPE AS NOTED)
---	BLDG. EAVES
---	WALL (SIZE, TYPE AS NOTED)

SYMBOL LEGEND

○	TREE (SIZE, TYPE AS NOTED)
○	TELEPHONE MANHOLE
○	SANITARY MANHOLE
○	STORM DRAIN MANHOLE
⊙	FLOOD LIGHT/LAMP POST
⊙	CABLE TV PULL BOX
⊙	STREET LIGHT PULL BOX
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	SIGN
⊙	MONUMENT FOUND (SIZE, TYPE AS NOTED)

NOTE:
SEE SHEET 1 OF 3 FOR ALTA NOTES AND COMPLETE BOUNDARY ESTABLISHMENT.
SEE SHEET 3 OF 3 FOR AERIAL ORTHOPHOTO

EXHIBIT "A"

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Case No. DIR-2023-2028-TOC-SPR-HCA

REVISIONS:

DATE	BY	REVISION
1/13/23	JV	ADDED SD LINE WITH INVERTS
1/23/23	ME	REVISED SD GRADES

Client: **SIX PEAK CAPITAL**
20 W. 22ND ST., SUITE 1001
NEW YORK, NY 10010
Phone:

ALTANSPS LAND TITLE SURVEY
2511, 2513, 2515 & 2517 SUNSET BLVD.
LOS ANGELES, CA 90026
DATE: 1/23/23
JOB NO. 2207B (OLD# 1807F)

VOORHEIS & VOORHEIS, INC.
Professional Land Surveyors Since 1974
17049 Sunburst Street, Northridge, CA 91325
Phone: (818)-993-5611
mail@surveyla.com

PROJECT INFORMATION

THE NEW CONSTRUCTION CONSISTS OF A NEW 89,719 SF 5 STORY TYPE III-A MIXED-USE 121-UNIT (14 ELI UNITS) MARKET RATE AND AFFORDABLE HOUSING APARTMENT BUILDING AND 3,603 SF COMMERCIAL USE OVER 2 LEVELS OF TYPE IA SUBTERRANEAN PARKING W/ 79 PARKING SPACES, TIER 3 TOC WITH ADDITIONAL INCENTIVES ON A 27,055 SF LOT

OWNER:

SIX PEAK CAPITAL

ADDRESS:

2511 W SUNSET BLVD
LOS ANGELES, CA 90026

APN:

5402-015-007, 5402-015-006, 5402-015-005, 5402-015-004

LEGAL DESCRIPTION:

LOTS 3,4,5 & 6 IN BLOCK "A" OF GEORGE W. PALMER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 89 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT AREA:

27,055 SF

EXISTING ZONING:

[Q] C2-1VL

TRANSIT ORIENTED COMM.:

TIER 3

F.A.R.:

[SEE G021]

BASE

[1.5:1] 40,583 SF

T.O.C. INCREASE

[3.75:1] 101,456.25 SF

LOT DENSITY:

LOT AREA (27,055 SF) + 1/2 ALLEY (1,279 SF)=28,334 SF
BASE
28,334 SF / 400 SF PER D.U. (R4) = 71 (70.83) UNITS

T.O.C. INCREASE

71 + 70% = 121 (120.7) UNITS

AFFORDABLE UNITS:

TIER 3 (10%) EXTREMELY LOW INCOME UNITS
121 UNITS x 10% = 12.1 = 13 E.L.I.

HEIGHT LIMIT:

1VL HT DISTRICT - BASE
SPECIAL PROVISION (PER LAMC 12.21.1.B2)
T.O.C. INCREASE
MAX HT ALLOWED

45 FT (3 STORIES)
+ 12 FT
+ 22 FT (2 STORIES)
79 FT (5 STORIES)

SETBACKS

BASE C2
FRONT YARD:
R4->T.O.C. RAS3 SETBACKS
SIDE YARD:
REAR YARD:

REQUIRED

0 FT
8 FT
17 FT

PROVIDED

0 FT
5 FT
15 FT

T.O.C. INCENTIVES:

1. HEIGHT INCREASE +22FT (+2 STORIES)
2. REDUCTION OF SIDE AND REAR YARDS TO RAS3 ZONE REQ.
3. OPEN SPACE 25% REDUCTION

LOADING ZONE IS NOT PROVIDED PER EXEMPTION 12.21.C.6.(g)

ZONING AREA CALCS [SEE G020]		
GENERAL		
CIRCULATION	5	9,450 SF
COMMERCIAL	2	3,603 SF
LOBBY	1	913 SF
OVERHEAD PROJECTION	1	323 SF
POOL EQUIPMENT RM	1	120 SF
REC ROOM	11	9,705 SF
RESTROOM	1	59 SF
TELECOM	5	236 SF
TRASH ROOM	6	590 SF
GENERAL	33	24,999 SF
RESIDENTIAL		
1 BD	36	21,208 SF
2 BD	12	10,806 SF
STUDIO	73	29,162 SF
RESIDENTIAL	121	61,177 SF
RESIDENTIAL MEZZANINE		
1 BD	4	768 SF
2 BD	1	112 SF
STUDIO	19	2,664 SF
RESIDENTIAL MEZZANINE	24	3,544 SF
FAR TOTAL ZONING AREA	178	89,719 SF

OPEN SPACE CALCULATIONS			
REQUIRED			
UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO	54	100 SF	5,400 SF
STUDIO W/ MEZZ	19	100 SF	1,900 SF
1 BD	32	100 SF	3,200 SF
1 BD W/ MEZZ	4	125 SF	500 SF
2 BD	11	125 SF	1,375 SF
2 BD W/ MEZZ	1	175 SF	175 SF
TOTAL	121		12,550 SF
T.O.C. (-25%)			3,137 SF
TOTAL OPEN SPACE REQUIRED			9,413 SF
MAX APPLICABLE REC ROOM 25%			
9,413 SF x 25%			2,353 SF
OPEN SPACE PROVIDED			
COURTYARD			2,926 SF
REC ROOM (G)			1,158 SF
REC ROOM (H)			471 SF
REC ROOM (I)			724 SF
ROOF AREA			4,139 SF
TOTAL OPEN SPACE			9,419 SF

PARKING CALCULATIONS					
PER AB 2097 - NO PARKING IS REQUIRED					
RESIDENTIAL					
UNIT QTY	FACTOR	STD	COMP	ADA	TOTAL
121	0.5 / UNIT (T.O.C)	58	0	3	61
TOTAL RES. PARKING REQUIRED		58	0	3	61
COMMERCIAL					
AREA	FACTOR	STD	COMP	ADA	TOTAL
3,603 SF	1 / 500 SF	6	0	1	7
TOC REDUCTION (-30%)		-2	0	0	-2
TOTAL COMM. PARKING REQ'D		4	0	1	5
TOTAL PARKING PROVIDED					
RESIDENTIAL PARKING		68	3	3	74
COMMERCIAL PARKING		4	0	1	5
TOTAL PARKING PROVIDED		72	3	4	79
TOTAL PARKING PER LEVEL					
PARKING LEVEL 1 TOTAL		37	2	2	41
PARKING LEVEL 2 TOTAL		35	1	2	38

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G000	COVER
SURVEY	
C-0	SURVEY
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G008	RENDERINGS
G009	RENDERINGS
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G521	NORTH ELEVATION RENDER
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SECTIONS	
G600	SHORT SECTION
G610	LONG SECTION
LANDSCAPE	
L100	LANDSCAPE

BICYCLE PARKING CALCULATIONS		
RESIDENTIAL BICYCLE PARKING REQUIRED		
TYPE	LONG	SHORT
1-25 UNITS	1 / UNIT 25 REQ'D	1 / 10 UNITS 2.5 REQ'D
26-100 UNITS	1 / 1.5 UNIT 50 REQ'D	1 / 15 UNITS 5 REQ'D
101-121 UNITS	1 / 2 UNITS 10 REQ'D	1 / 20 UNITS 1 REQ'D
TOTAL REQ'D	85 LONG TERM	9 SHORT TERM
COMMERCIAL BICYCLE PARKING REQUIRED		
REQUIRED:	1 PER 2,000 SF	1 PER 2,000 SF
	2 LONG TERM	2 SHORT TERM
BICYCLE PARKING PROVIDED		
RESIDENTIAL	85 LONG TERM	9 SHORT TERM
COMMERCIAL	2 LONG TERM	2 SHORT TERM
TOTAL	87 LONG TERM	11 SHORT TERM

EXHIBIT “A”

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SUNSET MIXED-USE

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PLANNING SET

11/27/2023

RENDERINGS

ENLARGED SUNSET ELEVATION
PERSPECTIVE

G007



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SUNSET MIXED-USE
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PLANNING SET
11/27/2023

RENDERINGS
SUNSET ELEVATION TWILIGHT

G008



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PLANNING SET

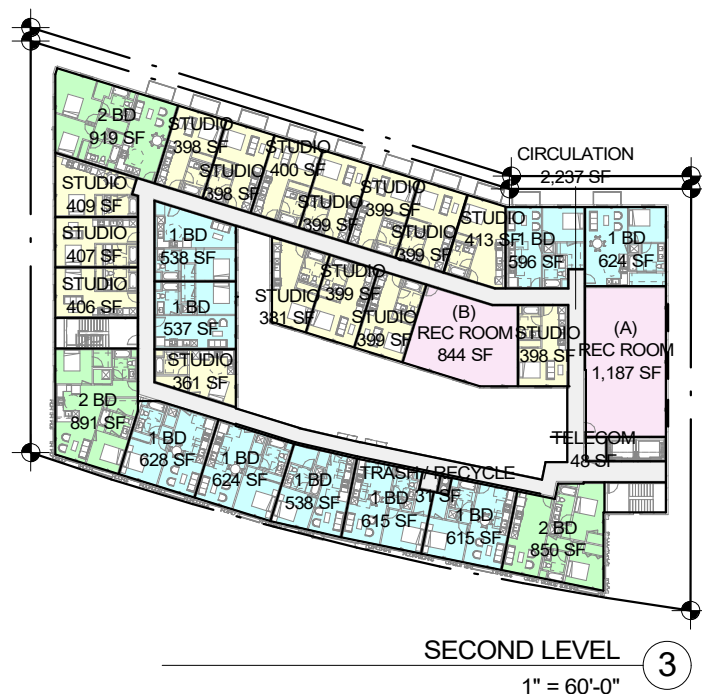
11/27/2023

RENDERINGS

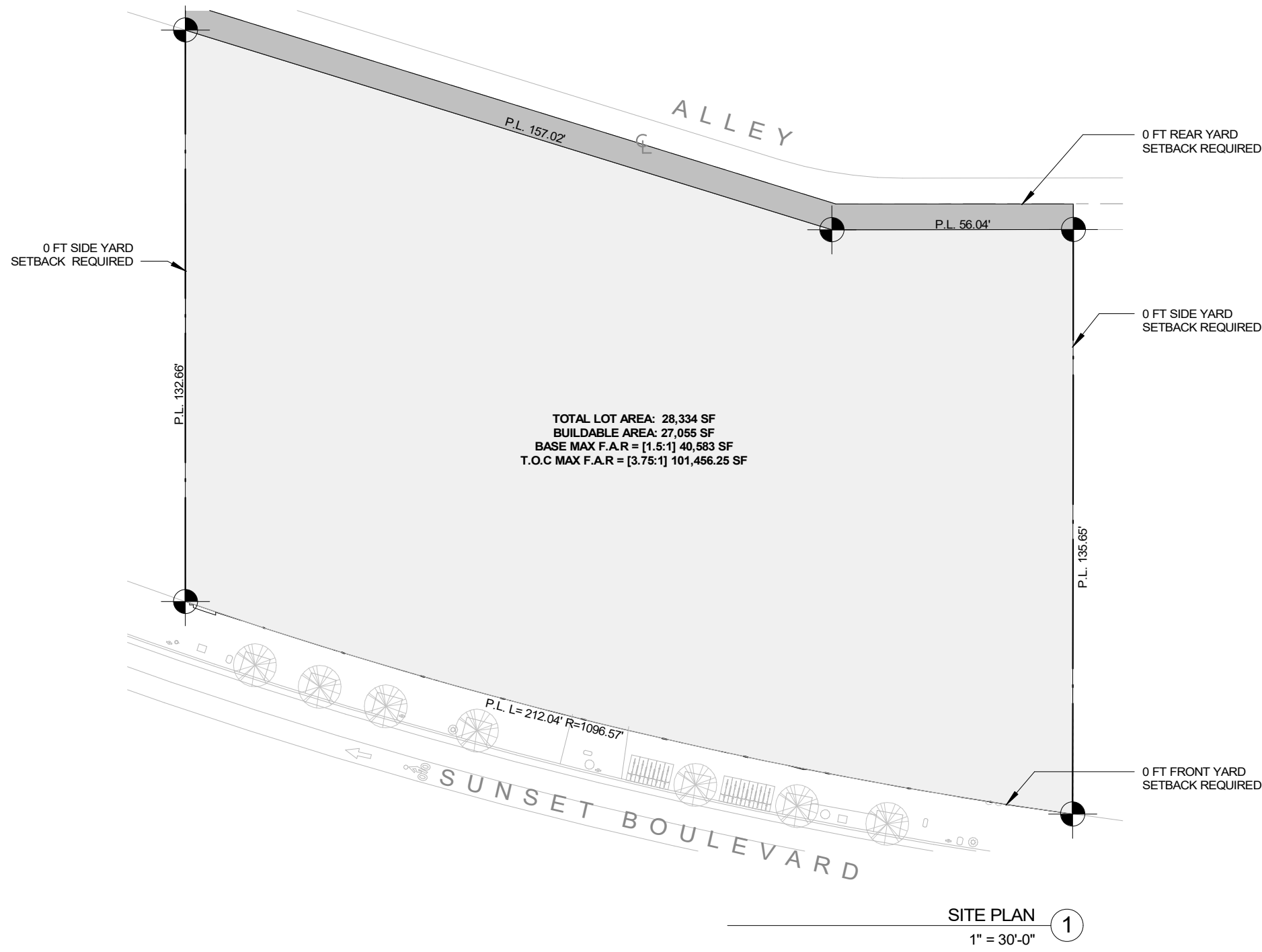
SUNSET ELEVATION DAYTIME

G009

Case No. DIR-2023-2028-TOC-SPR-HCA



ZONING AREA CALCS [SEE G020]		
GENERAL		
CIRCULATION	5	9,450 SF
COMMERCIAL	2	3,603 SF
LOBBY	1	913 SF
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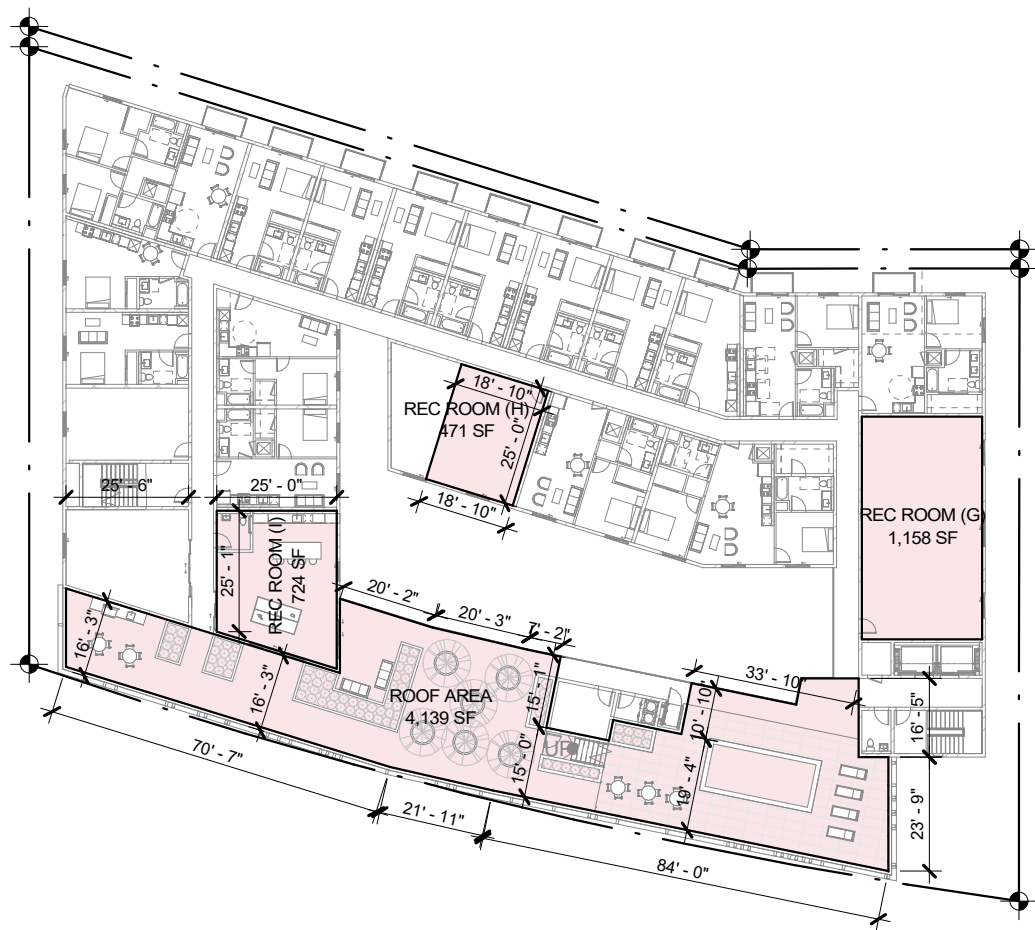
SITE DENSITY CALCULATIONS	
TOTAL LOT AREA	27,055 SF
DENSITY LOT AREA (27,055 SF) + 1/2 ALLEY (1,279 SF)=28,334 SF BASE 28,334 SF / 400 SF PER D.U. (R4) = 71 (70.83) UNITS T.O.C. INCREASE 71 + 70% = 121 (120.7) UNITS	
121 TOTAL UNITS PROVIDED	

FLOOR TO AREA RATIO (FAR)	
BUILDABLE AREA	27,055 SF
BASE 27,055 SF X 1.5 = 40,583 SF MAX. ALLOWED T.O.C. INCREASE 27,055 SF X 3.75 = 101,456.25 SF PROPOSED	

EXHIBIT "A"

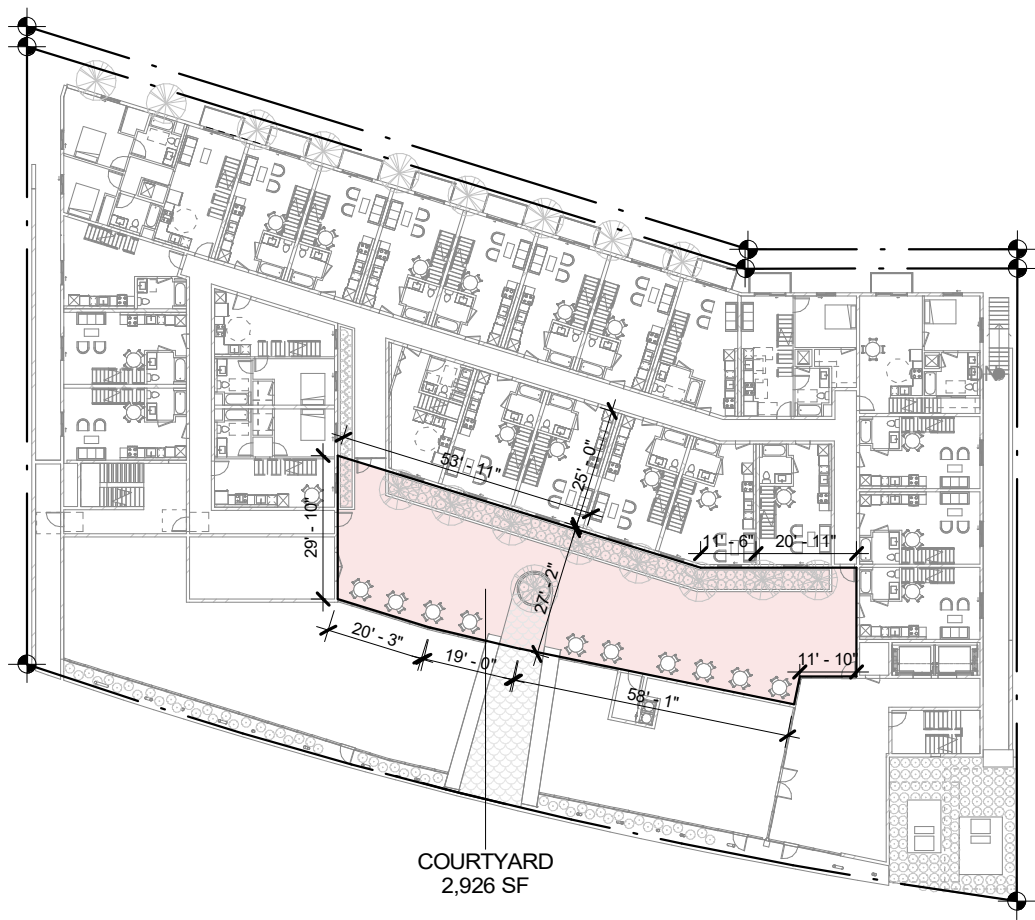
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FIFTH LEVEL PLAN
1" = 40'-0"

6



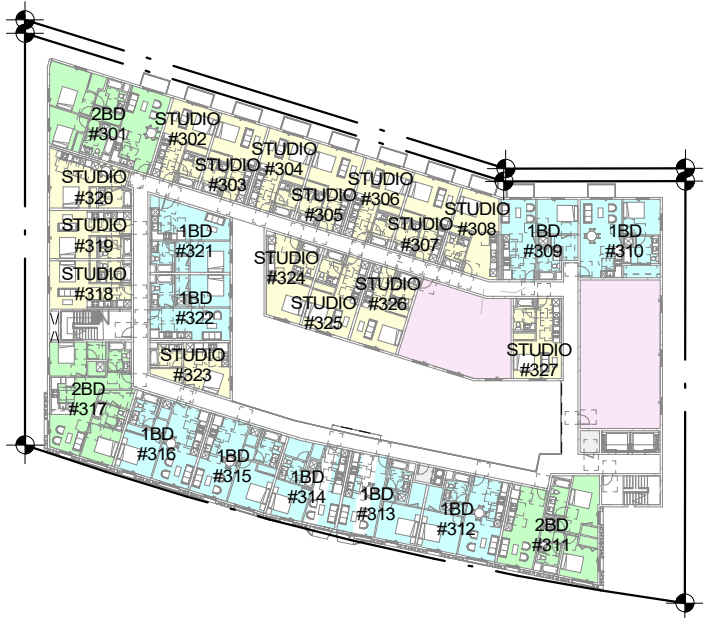
GROUND LEVEL
1" = 40'-0"

1

OPEN SPACE CALCULATIONS			
REQUIRED			
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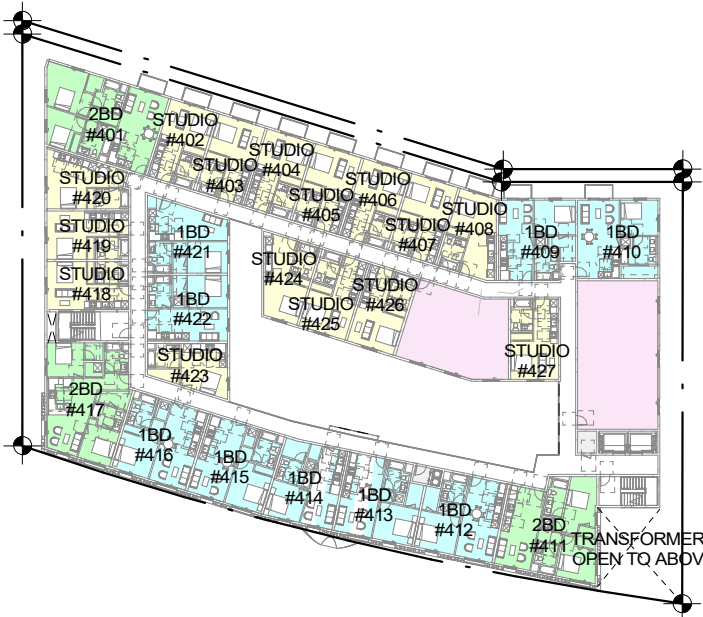
FIFTH LEVEL PLAN
1" = 60'-0" 5



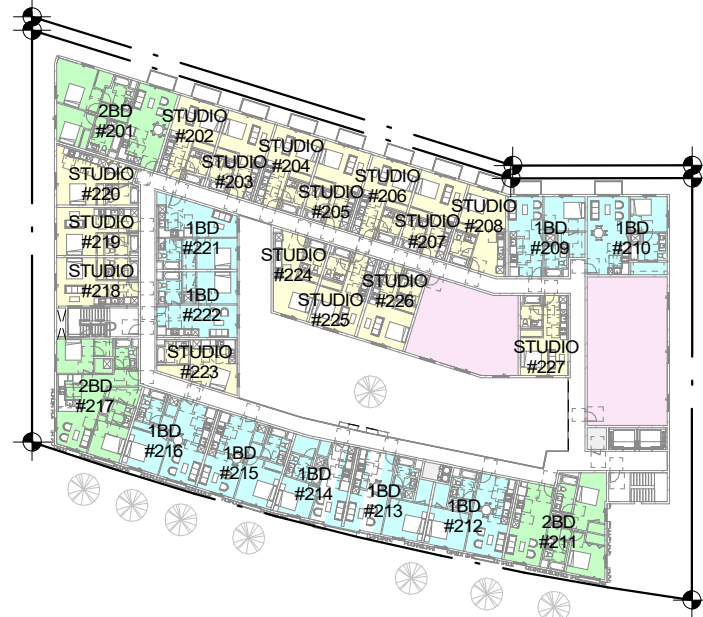
THIRD LEVEL PLAN
1" = 60'-0" 3



MEZZANINE LEVEL PLAN
1" = 60'-0" 6



FOURTH LEVEL PLAN
1" = 60'-0" 4

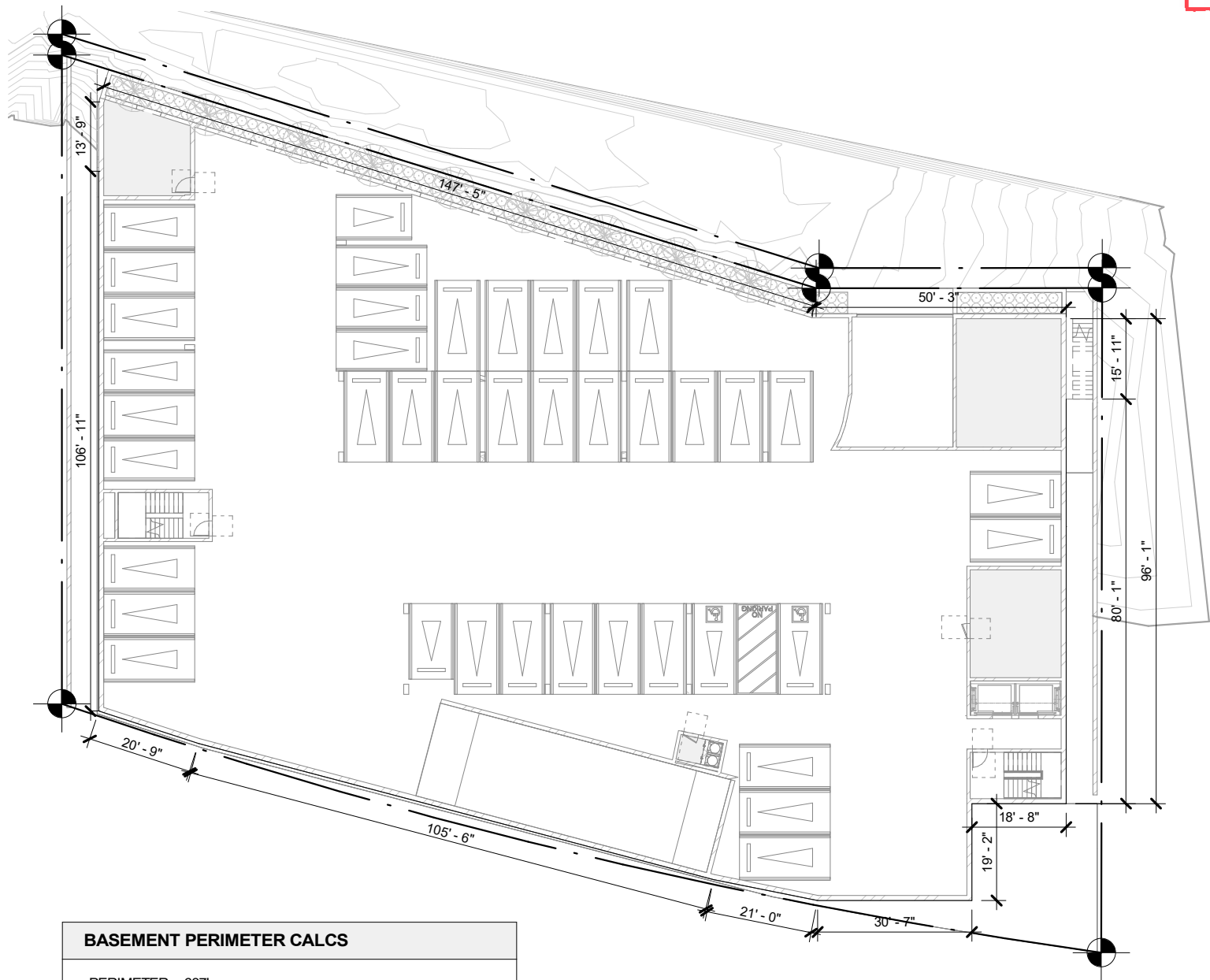


SECOND LEVEL PLAN
1" = 60'-0" 2



GROUND LEVEL PLAN
1" = 60'-0" 1

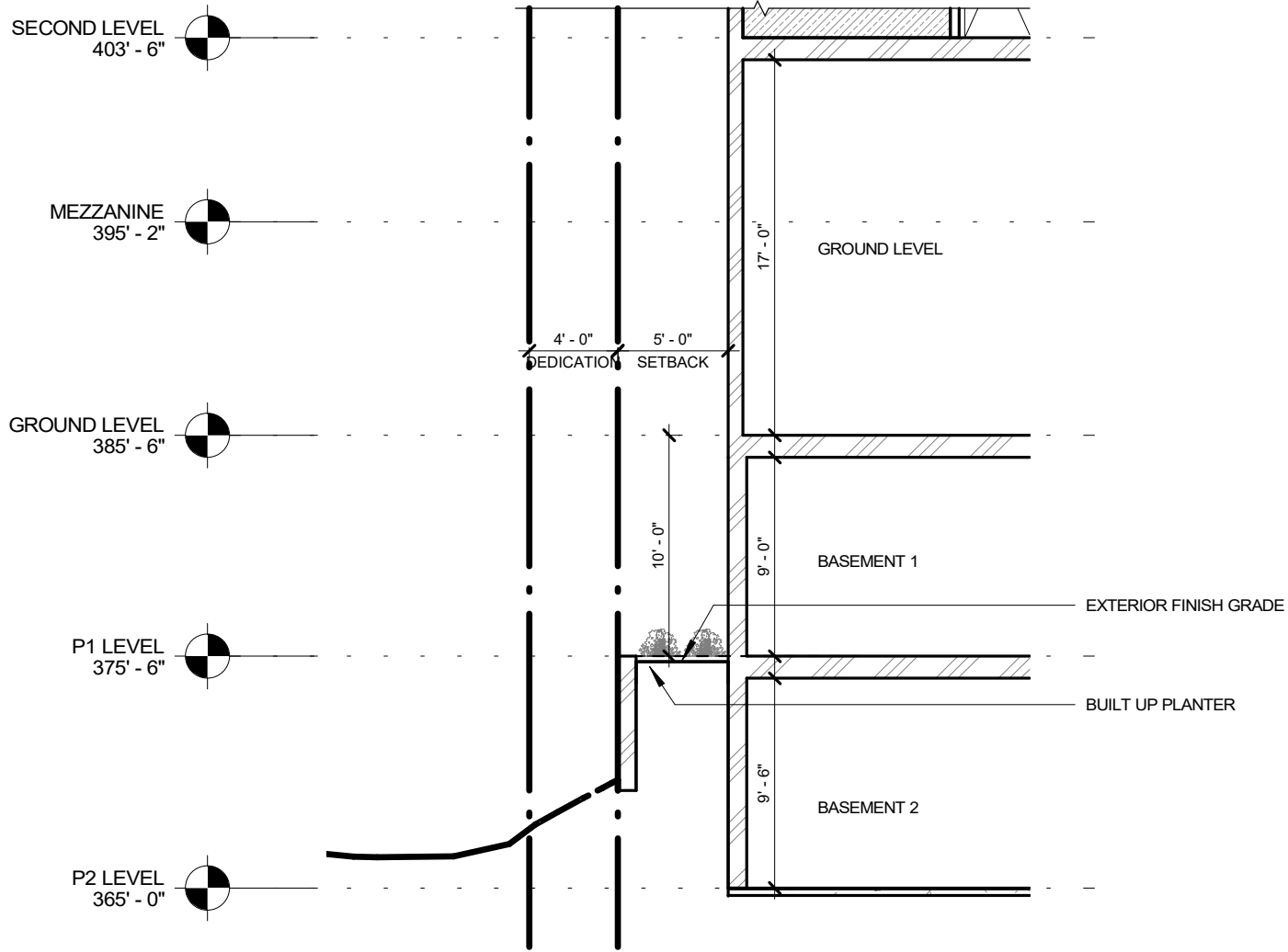
UNIT MIX			
UNIT #	UNIT TYPE	UNIT #	UNIT TYPE
GROUND LEVEL		FOURTH LEVEL	
101	2 BD	401	2 BD
102	STUDIO	402	STUDIO
103	STUDIO	403	STUDIO
104	STUDIO	404	STUDIO
105	STUDIO	405	STUDIO
106	STUDIO	406	STUDIO
107	STUDIO	407	STUDIO
108	STUDIO	408	STUDIO
109	1 BD	409	1 BD
110	1 BD	410	1 BD
111	STUDIO	411	2 BD
112	STUDIO	412	1 BD
113	STUDIO	413	1 BD
114	STUDIO	414	1 BD
115	STUDIO	415	1 BD
116	STUDIO	416	1 BD
117	1 BD	417	2 BD
118	1 BD	418	STUDIO
119	STUDIO	419	STUDIO
120	STUDIO	420	STUDIO
121	STUDIO	421	1 BD
122	STUDIO	422	1 BD
123	STUDIO	423	STUDIO
124	STUDIO	424	STUDIO
SECOND LEVEL		425	STUDIO
201	2 BD	426	STUDIO
202	STUDIO	FIFTH LEVEL	
203	STUDIO	501	2 BD
204	STUDIO	502	STUDIO
205	STUDIO	503	STUDIO
206	STUDIO	504	STUDIO
207	STUDIO	505	STUDIO
208	STUDIO	506	STUDIO
209	1 BD	507	STUDIO
210	1 BD	508	STUDIO
211	2 BD	509	1 BD
212	1 BD	510	1 BD
213	1 BD	511	STUDIO
214	1 BD	512	STUDIO
215	1 BD	513	1 BD
216	1 BD	514	1 BD
217	2 BD	515	1 BD
218	STUDIO	516	2 BD
219	STUDIO		
220	STUDIO		
221	1 BD		
222	1 BD		
223	STUDIO		
224	STUDIO		
225	STUDIO		
226	STUDIO		
227	STUDIO		
THIRD LEVEL			
301	2 BD		
302	STUDIO		
303	STUDIO		
304	STUDIO		
305	STUDIO		
306	STUDIO		
307	STUDIO		
308	STUDIO		
309	1 BD		
310	1 BD		
311	2 BD		
312	1 BD		
313	1 BD		
314	1 BD		
315	1 BD		
316	1 BD		
317	2 BD		
318	STUDIO		
319	STUDIO		
320	STUDIO		
321	1 BD		
322	1 BD		
323	STUDIO		
324	STUDIO		
325	STUDIO		
326	STUDIO		
327	STUDIO		



BASEMENT PERIMETER CALCS

PERIMETER = 637'
BELOW GRADE = 403'
63% OF PARKING LEVEL 1 IS BELOW GRADE

PARKING LEVEL -1
1" = 30'-0"



FIRST STORY DIAGRAM
1/8" = 1'-0"

HIGH ROOF LEVEL	448' - 5"
ROOF LEVEL	443' - 6"
FIFTH LEVEL	433' - 6"
FOURTH LEVEL	423' - 6"
THIRD LEVEL	413' - 6"
SECOND LEVEL	403' - 6"
MEZZANINE	395' - 2"
GROUND LEVEL	385' - 6"
P1 LEVEL	375' - 6"
LOWEST PT	369' - 5"
P2 LEVEL	365' - 0"

COMMERCIAL
LOCATED @
GROUND LEVEL

SUNSET
BOULEVARD

COMMERCIAL

NOT ENOUGH
HEIGHT TO
PROVIDE
LOADING ZONE

TWO FLOORS
BELOW THE
COMMERCIAL
SPACE

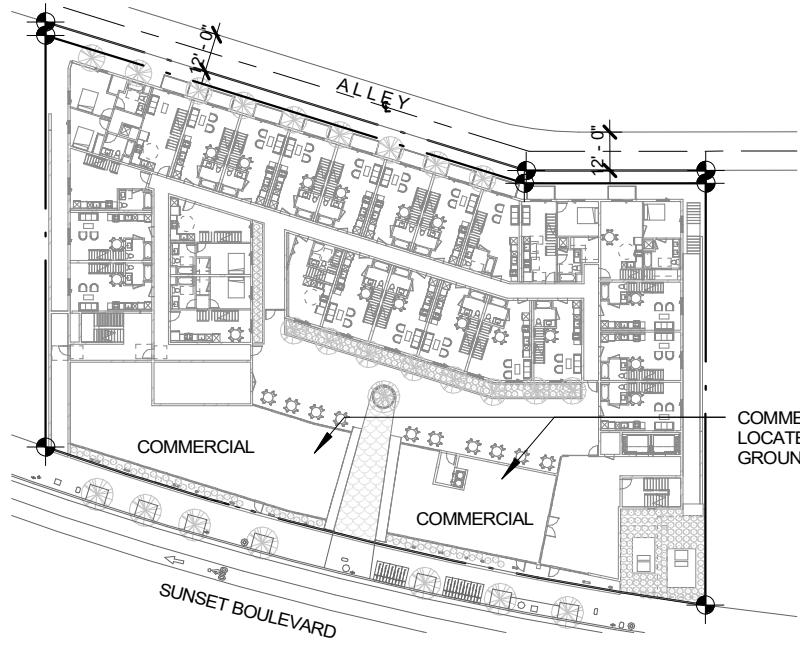
P1 LEVEL

P2 LEVEL

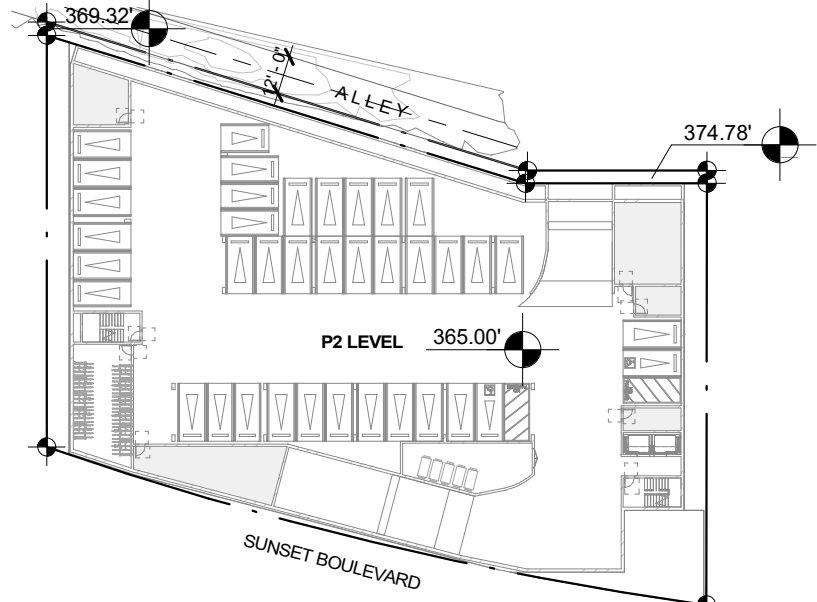
SLOPED GRADE IN 12' ALLEY DOESN'T
ALLOW US TO PLACE A LOADING ZONE
WITHOUT HAVING TO PROVIDE A RAMP TO
GET THE REQUIRED 14' HEIGHT.

ALLEY

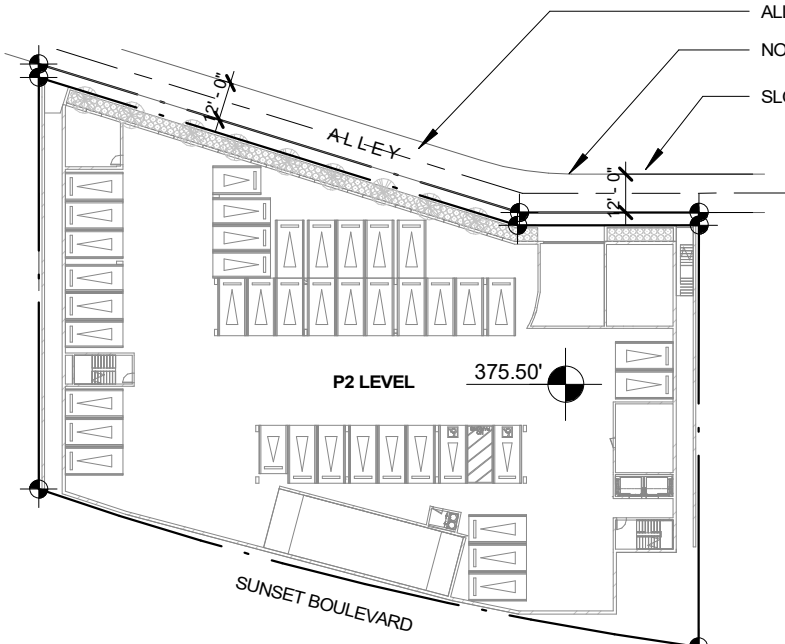
SHORT SECTION 4
1" = 30'-0"



GROUND LEVEL PLAN 3
1" = 60'-0"



PARKING LEVEL -2 1
1" = 60'-0"



PARKING LEVEL -1 2
1" = 60'-0"

ALLEY IS NOT WIDE ENOUGH FOR COMMERCIAL TRUCKS
NOT SUFFICIENT BACK UP SPACE
SLOPED GRADE IN 12' ALLEY

LOADING ZONE IS NOT PROVIDED PER EXEMPTION 12.21.C.6.(g)
(G) NO LOADING SPACE SHALL BE REQUIRED ON UNUSUALLY SHAPED LOTS, ODDLY LOCATED LOTS, OR ON HILLSIDE LOTS, WHEN WAIVED BY THE DEPARTMENT OF BUILDING AND SAFETY AS PROVIDED FOR IN SEC. 12.26-B.

• HILLSIDE CONDITION - THE COMMERCIAL AREA THE LOADING ZONE IS INTENDED TO SERVE IS AT A DIFFERENT ELEVATION. THE LOADING ZONE WOULD EITHER HAVE TO BE LOCATED ON P1 (NOT ENOUGH HEIGHT) OR P2 (TWO FLOORS BELOW THE COMMERCIAL SPACE)
• ODDLY LOCATED LOT - THE ALLEY THAT SITS ADJACENT TO THE SITE IS SUBSTANDARD AND IS ONLY 12' WIDE, 16' INCLUDING THE NEWLY PROVIDED DEDICATION. THIS IS NOT SUFFICIENT BACK UP SPACE TO BACK UP FROM AND IS ALSO NOT EASILY ACCESSIBLE. THE GRADE OF THE ALLEY ALSO DOESN'T ALLOW FOR US TO PLACE A LOADING ZONE WITHOUT HAVING TO PROVIDE SOME SORT OF RAMP TO GET THE REQUIRED 14' HEIGHT. AT BEST, THE LOADING ZONE WOULD BE AT A HALF LEVEL BETWEEN P1 AND P2 WHICH PROPOSES OTHER PROBLEMS IN GETTING EQUIPMENT OR DELIVERIES UP TO COMMERCIAL FACING SUNSET BLVD.



MEZZANINE LEVEL ROOM AREA CALCS

1/32" = 1'-0"

2



GROUND LEVEL ROOM AREA CALCS

$$1/32'' = 1'-0''$$

1

EXHIBIT "A"

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Case No. DIR-2023-2028-TOC-SPR-HCA

MEZZ MAX ARE CALCS			
NAME	GROUND LEVEL AREA	FACTOR	MEZZ AREA MAX
STUDIO	324 SF	/ 3 =	108 SF
STUDIO	375 SF	/ 3 =	125 SF
STUDIO	387 SF	/ 3 =	129 SF
STUDIO	570 SF	/ 3 =	190 SF
STUDIO	611 SF	/ 3 =	203 SF
STUDIO	422 SF	/ 3 =	140 SF
1 BD	365 SF	/ 3 =	121 SF
1 BD	512 SF	/ 3 =	170 SF
1 BD	509 SF	/ 3 =	169 SF
1 BD	393 SF	/ 3 =	131 SF
2 BD	383 SF	/ 3 =	127 SF

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PATRICK **TIGHE** ARCHITECTURE

5757 Venice Blvd
Los Angeles, California 90019
323.424.7594
www.tighearchitecture.com



SUNSET MIXED-USE

2511 W SUNSET BLVD
LOS ANGELES CA 90026

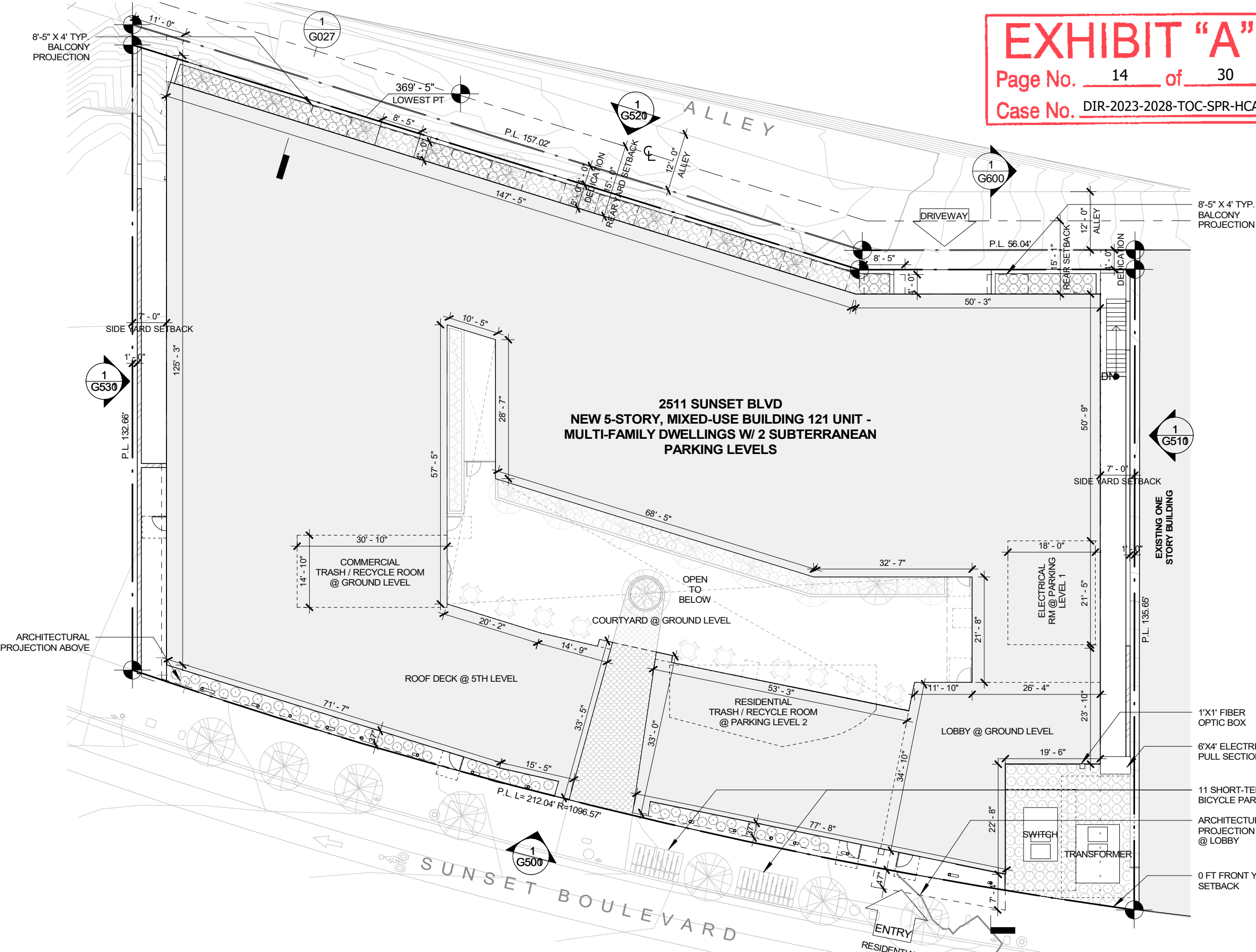
PLANNING SET

11/27/2023

MEZZANINE AREA CALCS

PHASE 2

G029



PARKING CALCULATIONS					
PER AB 2097 - NO PARKING IS REQUIRED					
RESIDENTIAL					
UNIT QTY	FACTOR	STD	COMP	ADA	TOTAL
121	0.5 / UNIT (T.O.C)	58	0	3	61
TOTAL RES. PARKING REQUIRED		58	0	3	61
COMMERCIAL					
AREA	FACTOR	STD	COMP	ADA	TOTAL
3,603 SF	1 / 500 SF	6	0	1	7
TOC REDUCTION (-30%)		-2	0	0	-2
TOTAL COMM. PARKING REQ'D		4	0	1	5
TOTAL PARKING PROVIDED		STD	COMP	ADA	TOTAL
RESIDENTIAL PARKING		68	3	3	74
COMMERCIAL PARKING		4	0	1	5
TOTAL PARKING PROVIDED		72	3	4	79
TOTAL PARKING PER LEVEL					
PARKING LEVEL 1 TOTAL		37	2	2	41
PARKING LEVEL 2 TOTAL		35	1	2	38

OPEN SPACE CALCULATIONS			
REQUIRED			
UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO	54	100 SF	5,400 SF
STUDIO W/ MEZZ	19	100 SF	1,900 SF
1 BD	32	100 SF	3,200 SF
1 BD W/ MEZZ	4	125 SF	500 SF
2 BD	11	125 SF	1,375 SF
2 BD W/ MEZZ	1	175 SF	175 SF
TOTAL	121		12,550 SF
T.O.C. (-25%)			3,137 SF
TOTAL OPEN SPACE REQUIRED			9,413 SF
MAX APPLICABLE REC ROOM 25%			
9,413 SF x 25%			2,353 SF
OPEN SPACE PROVIDED			
COURTYARD			2,926 SF
REC ROOM (G)			1,158 SF
REC ROOM (H)			471 SF
REC ROOM (I)			724 SF
ROOF AREA			4,139 SF
TOTAL OPEN SPACE			9,419 SF

ZONING AREA CALCS [SEE G020]		
GENERAL		
CIRCULATION	5	9,450 SF
COMMERCIAL	2	3,603 SF
LOBBY	1	913 SF
OVERHEAD PROJECTION	1	323 SF
POOL EQUIPMENT RM	1	120 SF
REC ROOM	11	9,705 SF
RESTROOM	1	59 SF
TELECOM	5	236 SF
TRASH ROOM	6	590 SF
GENERAL	33	24,999 SF
RESIDENTIAL		
1 BD	36	21,208 SF
2 BD	12	10,806 SF
STUDIO	73	29,162 SF
RESIDENTIAL	121	61,177 SF
RESIDENTIAL MEZZANINE		
1 BD	4	768 SF
2 BD	1	112 SF
STUDIO	19	2,664 SF
RESIDENTIAL MEZZANINE	24	3,544 SF
FAR TOTAL ZONING AREA	178	89,719 SF

EXHIBIT "A"

Page No. 15 of 30

Case No. DIR-2023-2028-TOC-SPR-HCA

ALL DESIGNS REPRESENTED BY THIS DRAWING ARE THE SOLE PROPERTY OF TIGHE ARCHITECTURE AND WERE DEVELOPED FOR USE ON THIS PROJECT ONLY. THIS DRAWING AND THE DESIGN IT REPRESENTS SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION FROM TIGHE ARCHITECTURE.



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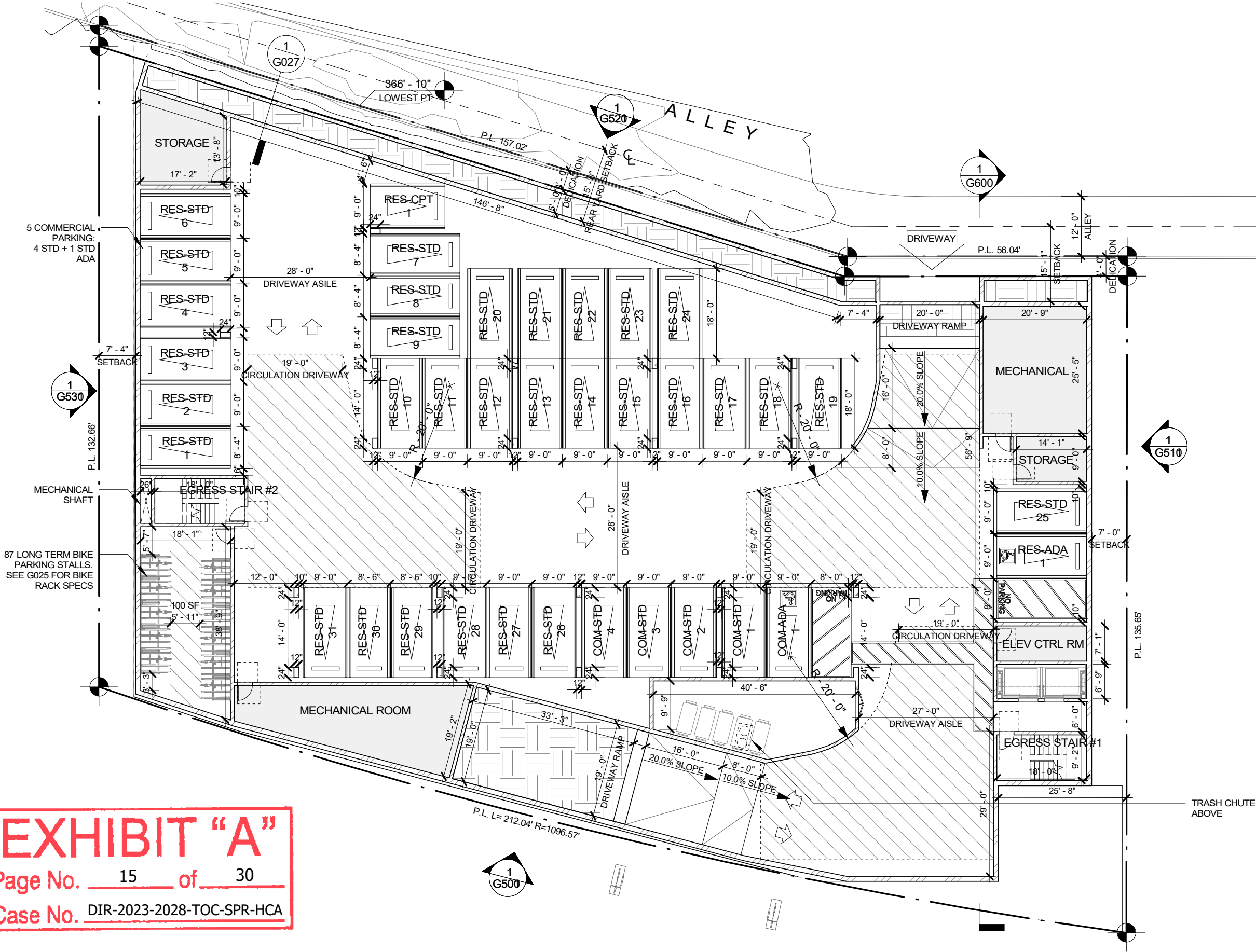
SUNSET MIXED-USE
2511 W SUNSET BLVD
LOS ANGELES CA 90026

PLANNING SET
11/27/2023

PARKING LEVEL -2
1" = 20'-0"



G200



PARKING CALCULATIONS					
PER AB 2097 - NO PARKING IS REQUIRED					
RESIDENTIAL					
UNIT QTY	FACTOR	STD	COMP	ADA	TOTAL
121	0.5 / UNIT (T.O.C)	58	0	3	61
TOTAL RES. PARKING REQUIRED		58	0	3	61
COMMERCIAL					
AREA	FACTOR	STD	COMP	ADA	TOTAL
3,603 SF	1 / 500 SF	6	0	1	7
TOC REDUCTION (-30%)		-2	0	0	-2
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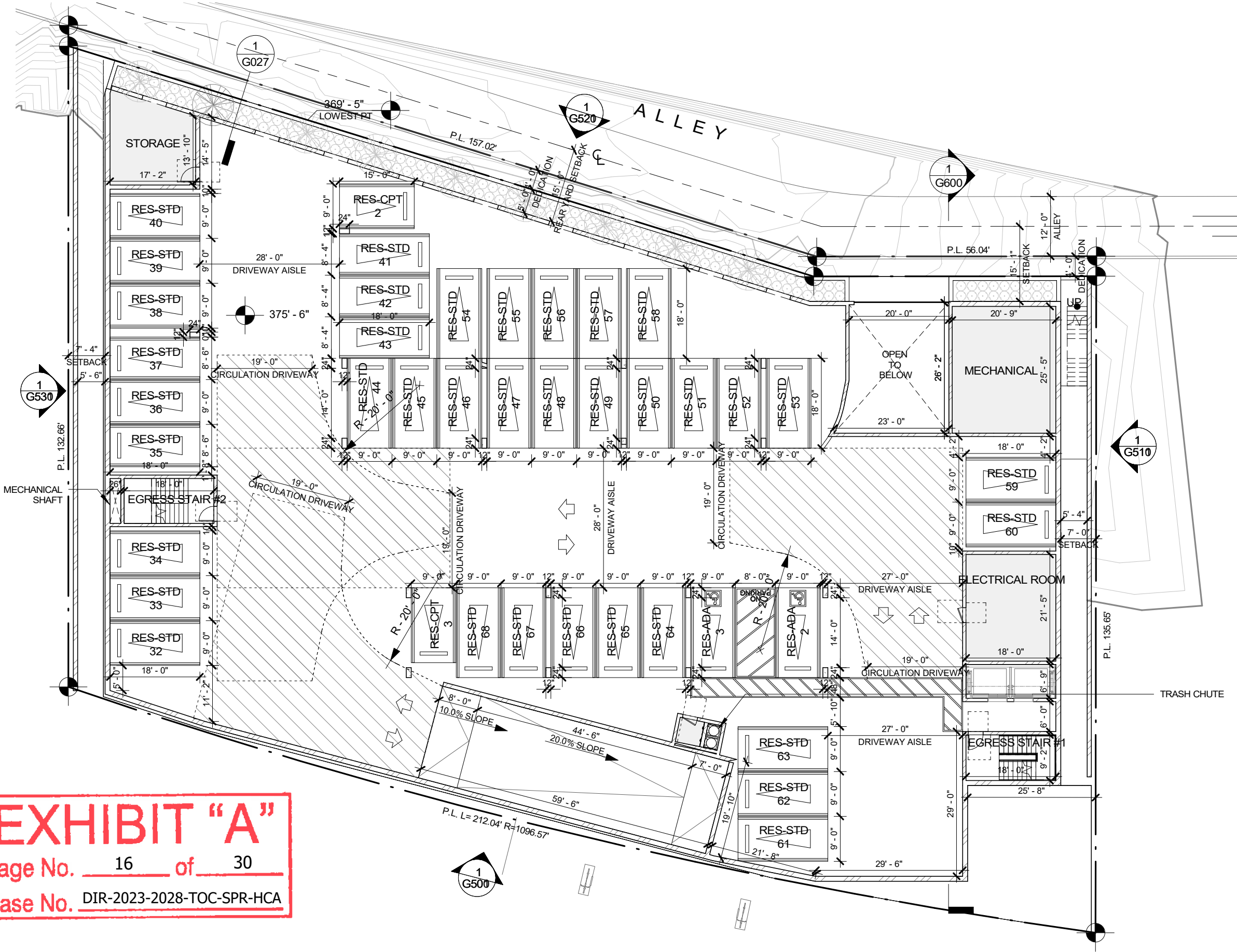
OPEN SPACE CALCULATIONS			
REQUIRED			
UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO	54	100 SF	5,400 SF
STUDIO W/ MEZZ	19	100 SF	1,900 SF
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FAR TOTAL ZONING AREA	178	89,719 SF

EXHIBIT "A"

Page No. 16 of 30

Case No. DIR-2023-2028-TOC-SPR-HCA



PARKING CALCULATIONS					
PER AB 2097 - NO PARKING IS REQUIRED					
RESIDENTIAL					
UNIT QTY	FACTOR	STD	COMP	ADA	TOTAL
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TOTAL RES. PARKING REQUIRED		58	0	3	61
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AREA	FACTOR	STD	COMP	ADA	TOTAL
3,603 SF	1 / 500 SF	6	0	1	7
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PARKING LEVEL 2 TOTAL					

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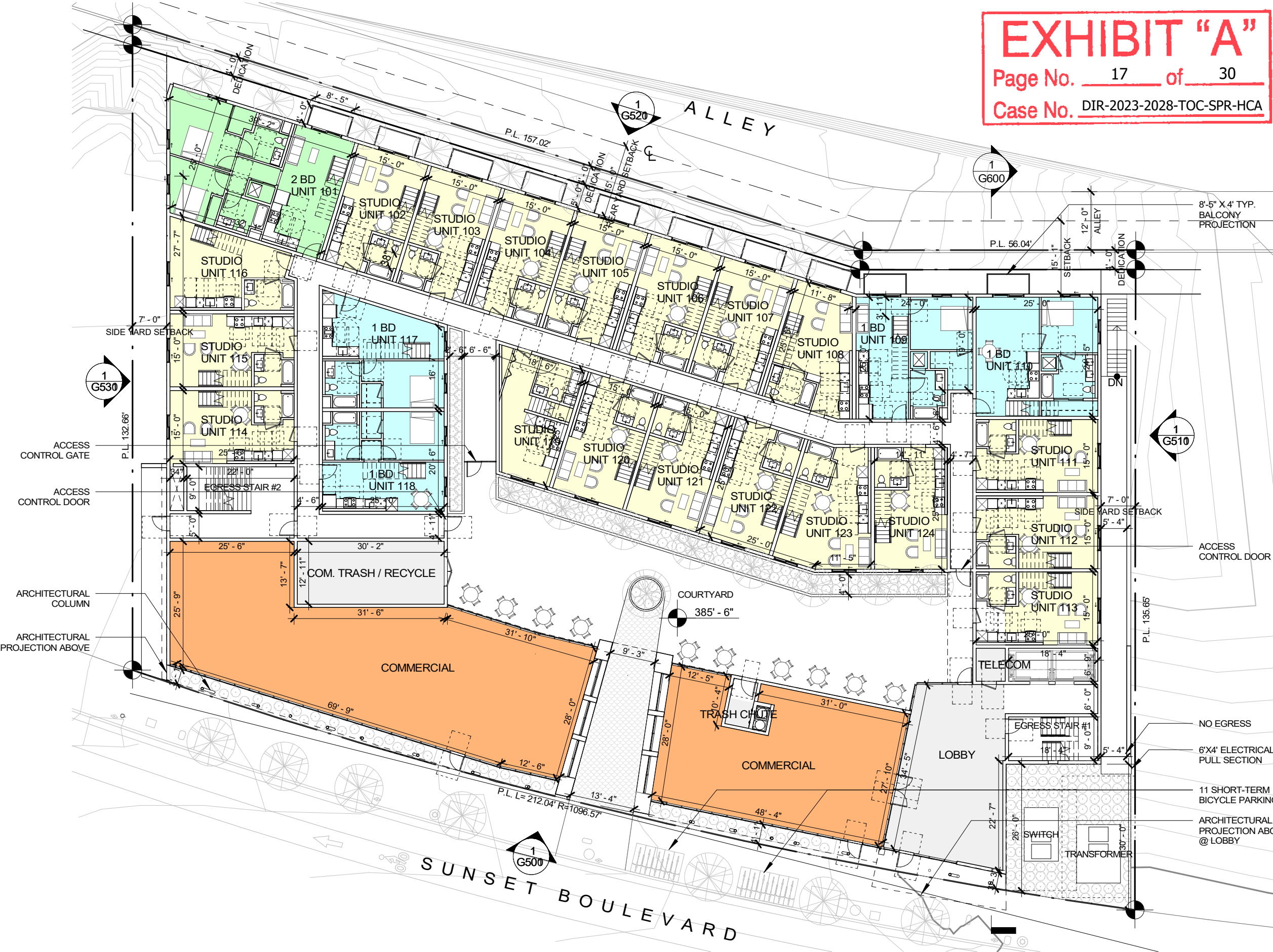




EXHIBIT "A"

Page No. 18 of 30

Case No. DIR-2023-2028-TOC-SPR-HCA

PARKING CALCULATIONS						
PER AB 2097 - NO PARKING IS REQUIRED						
RESIDENTIAL						
UNIT QTY	FACTOR	STD	COMP	ADA	TOTAL	
121	0.5 / UNIT (T.O.C)	58	0	3	61	
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AREA	FACTOR	STD	COMP	ADA	TOTAL	
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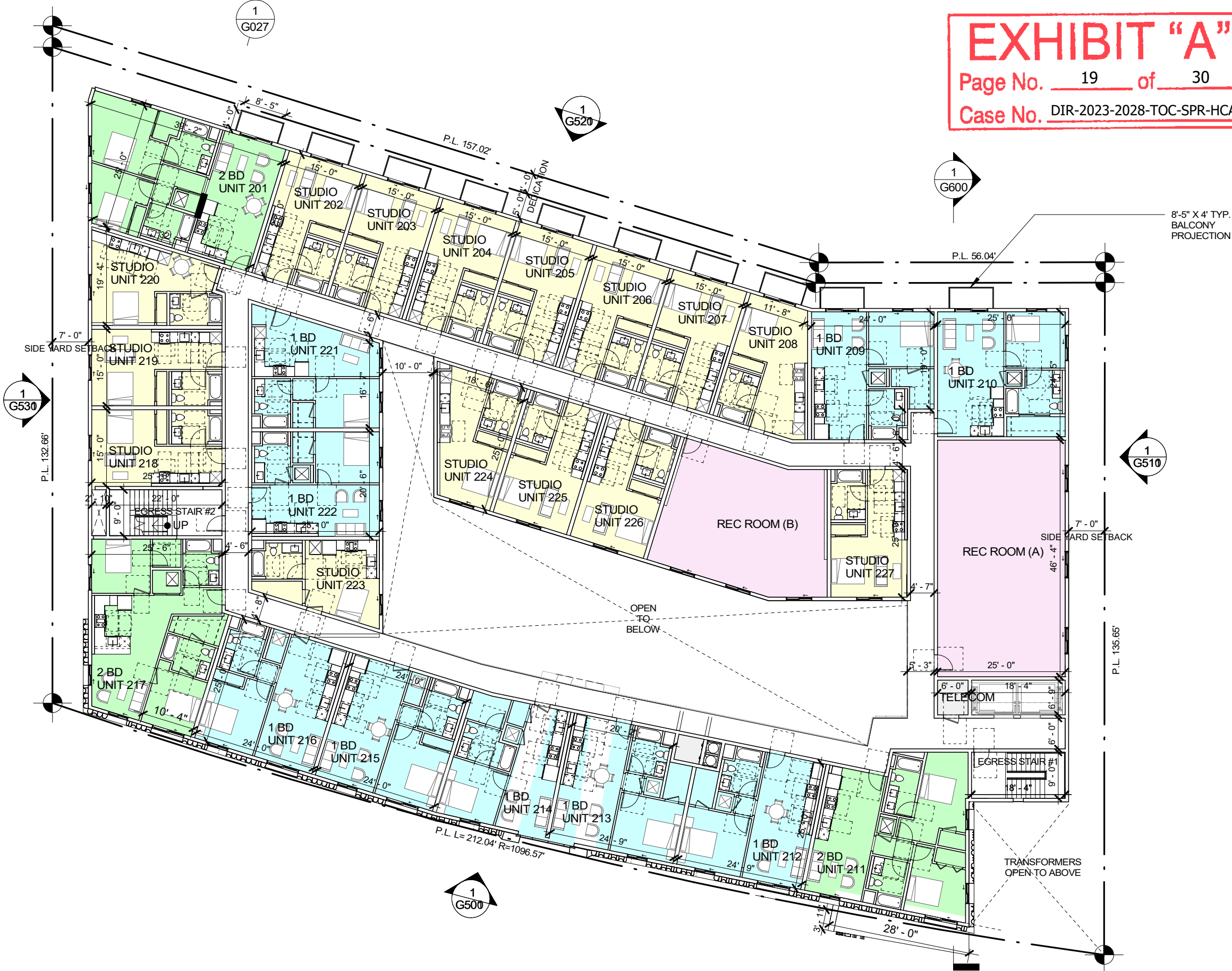
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RESIDENTIAL MEZZANINE		3,544 SF
FAR TOTAL ZONING AREA		89,719 SF

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FAR TOTAL ZONING AREA		89,719 SF

EXHIBIT "A"

Page No. 21 of 30

Case No. DIR-2023-2028-TOC-SPR-HCA



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www.tighearchitecture.com



SUNSET MIXED-USE

2511 W SUNSET BLVD
LOS ANGELES CA 90026

PLANNING SET

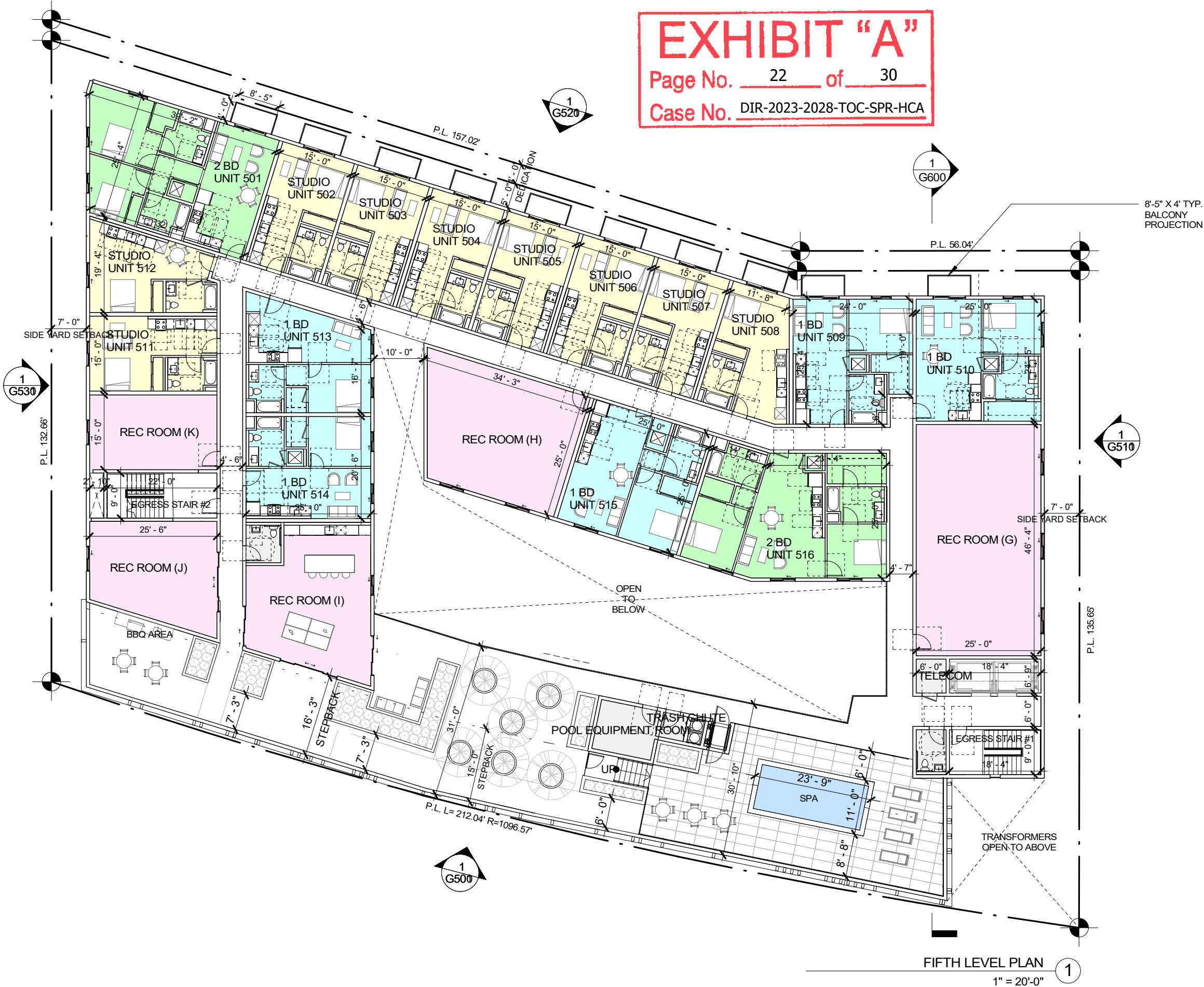
11/27/2023

FOURTH LEVEL PLAN

1" = 20'-0"



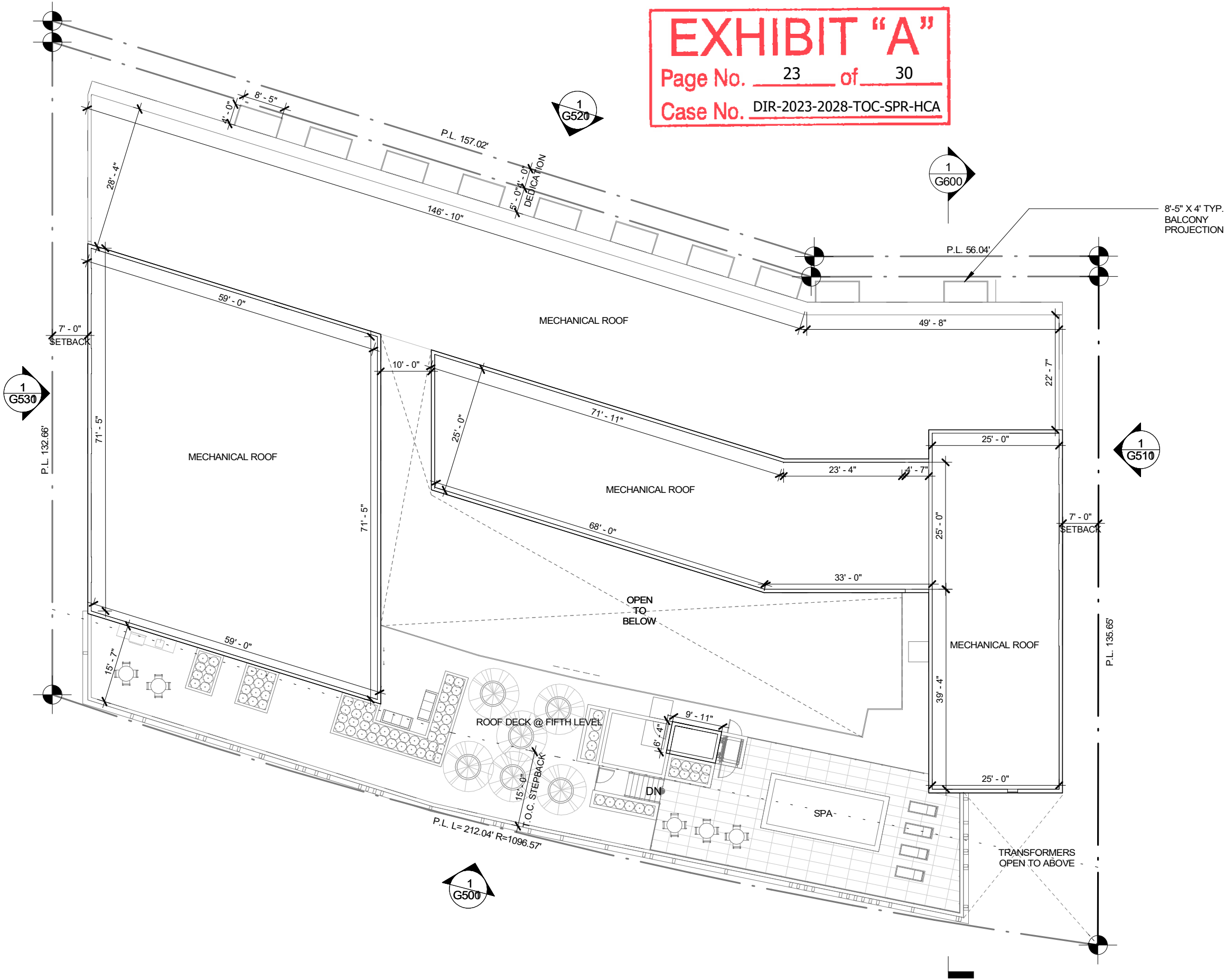
G250



PARKING CALCULATIONS						
PER AB 2097 - NO PARKING IS REQUIRED						
RESIDENTIAL						
UNIT QTY	FACTOR	STD	COMP	ADA	TOTAL	
121	0.5 / UNIT (T.O.C)	58	0	3	61	
TOTAL RES. PARKING REQUIRED		58	0	3	61	
COMMERCIAL						
AREA	FACTOR	STD	COMP	ADA	TOTAL	
3,603 SF	1 / 500 SF	6	0	1	7	
TOC REDUCTION (-30%)		-2	0	0	-2	
TOTAL COMM. PARKING REQ'D		4	0	1	5	
TOTAL PARKING PROVIDED		STD	COMP	ADA	TOTAL	
RESIDENTIAL PARKING		68	3	3	74	
COMMERCIAL PARKING		4	0	1	5	
TOTAL PARKING PROVIDED		72	3	4	79	
TOTAL PARKING PER LEVEL		STD	COMP	ADA	TOTAL	
PARKING LEVEL 1 TOTAL		37	2	2	41	
PARKING LEVEL 2 TOTAL		35	1	2	38	

OPEN SPACE CALCULATIONS			
REQUIRED			
UNIT TYPE	COUNT	REQ'D / UNIT	TOTAL REQ'D
STUDIO	54	100 SF	5,400 SF
STUDIO W/ MEZZ	19	100 SF	1,900 SF
1 BD	32	100 SF	3,200 SF
1 BD W/ MEZZ	4	125 SF	500 SF
2 BD	11	125 SF	1,375 SF
2 BD W/ MEZZ	1	175 SF	175 SF
TOTAL	121		12,550 SF
T.O.C. (-25%)			3,137 SF
TOTAL OPEN SPACE REQUIRED			9,413 SF
MAX APPLICABLE REC ROOM 25%			
9,413 SF x 25%			2,353 SF
OPEN SPACE PROVIDED			
COURTYARD			2,926 SF
REC ROOM (G)			1,158 SF
REC ROOM (H)			471 SF
REC ROOM (I)			724 SF
ROOF AREA			4,139 SF
TOTAL OPEN SPACE			9,419 SF

ZONING AREA CALCS [SEE G020]		
GENERAL		
CIRCULATION	5	9,450 SF
COMMERCIAL	2	3,603 SF
LOBBY	1	913 SF
OVERHEAD PROJECTION	1	323 SF
POOL EQUIPMENT RM	1	120 SF
REC ROOM	11	9,705 SF
RESTROOM	1	59 SF
TELECOM	5	236 SF
TRASH ROOM	6	590 SF
GENERAL	33	24,999 SF
RESIDENTIAL		
1 BD	36	21,208 SF
2 BD	12	10,806 SF
STUDIO	73	29,162 SF
RESIDENTIAL	121	61,177 SF
RESIDENTIAL MEZZANINE		
1 BD	4	768 SF
2 BD	1	112 SF
STUDIO	19	2,664 SF
RESIDENTIAL MEZZANINE	24	3,544 SF
FAR TOTAL ZONING AREA	178	89,719 SF



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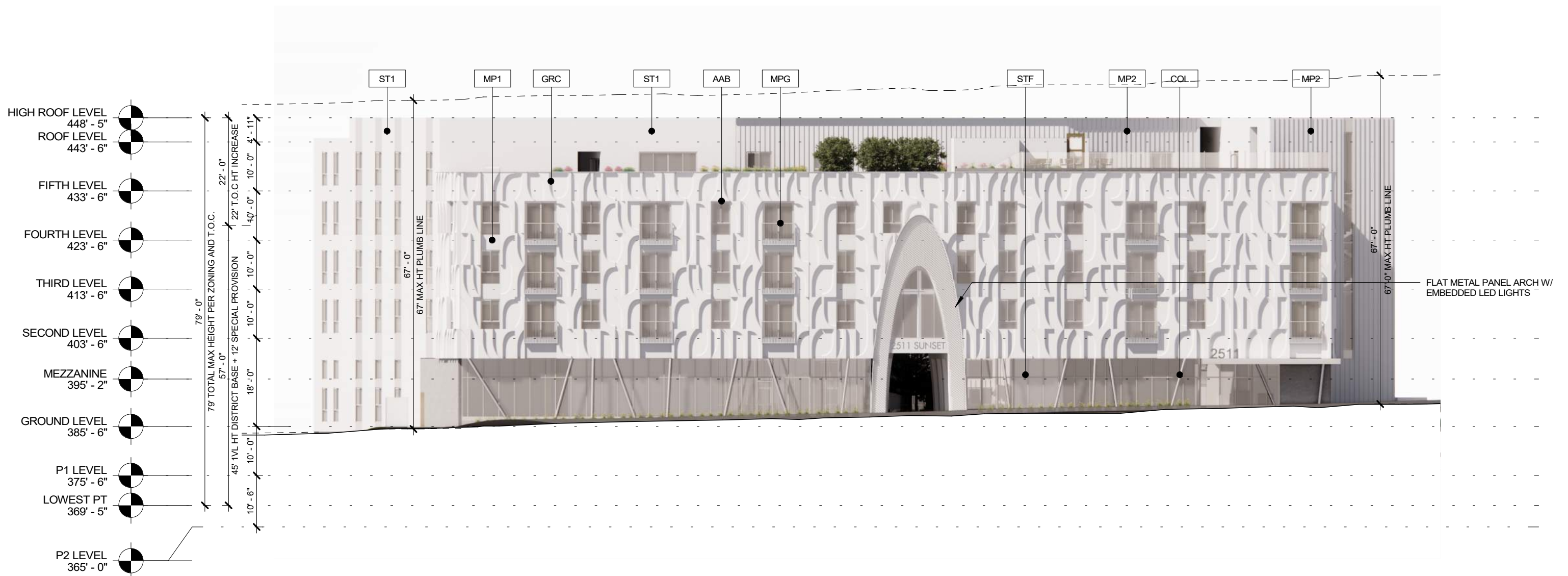


EXHIBIT "A"

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Case No. DIR-2023-2028-TOC-SPR-HCA

MATERIAL LEGEND

ST1	SMOOTH STEEL TROWELLED STUCCO / INTEGRAL WHITE
MP1	FLAT METAL PANEL / WHITE
MP2	1" STANDING SEAM METAL PANEL / WHITE
MPG	STEEL PICKET GUARDRAIL / PAINTED LT GREY
GRC	PRE-CAST GLASS FIBER REINFORCED CONCRETE PANELS
STF	CLEAR ANODIZED ALUMINUM STOREFRONT
AAB	CLEAR ANODIZED ALUMINUM WINDOWS & DOORS
CNC	CAST IN PLACE SMOOTH CONCRETE
COL	8" STL COLUMNS / PTD WHITE

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323.424.7594
www.tighearchitecture.com



SUNSET MIXED-USE

2511 W SUNSET BLVD
LOS ANGELES CA 90026

PLANNING SET

11/27/2023

SOUTH ELEVATION RENDER

1" = 20'-0"

G501

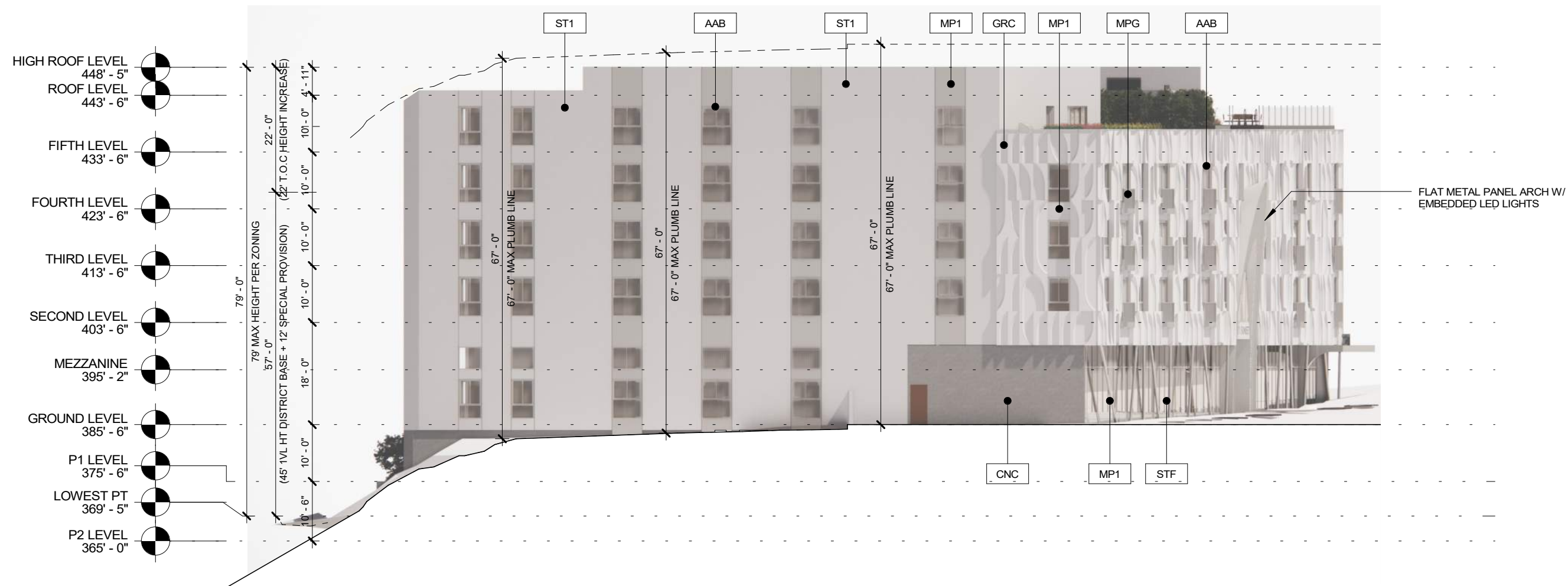


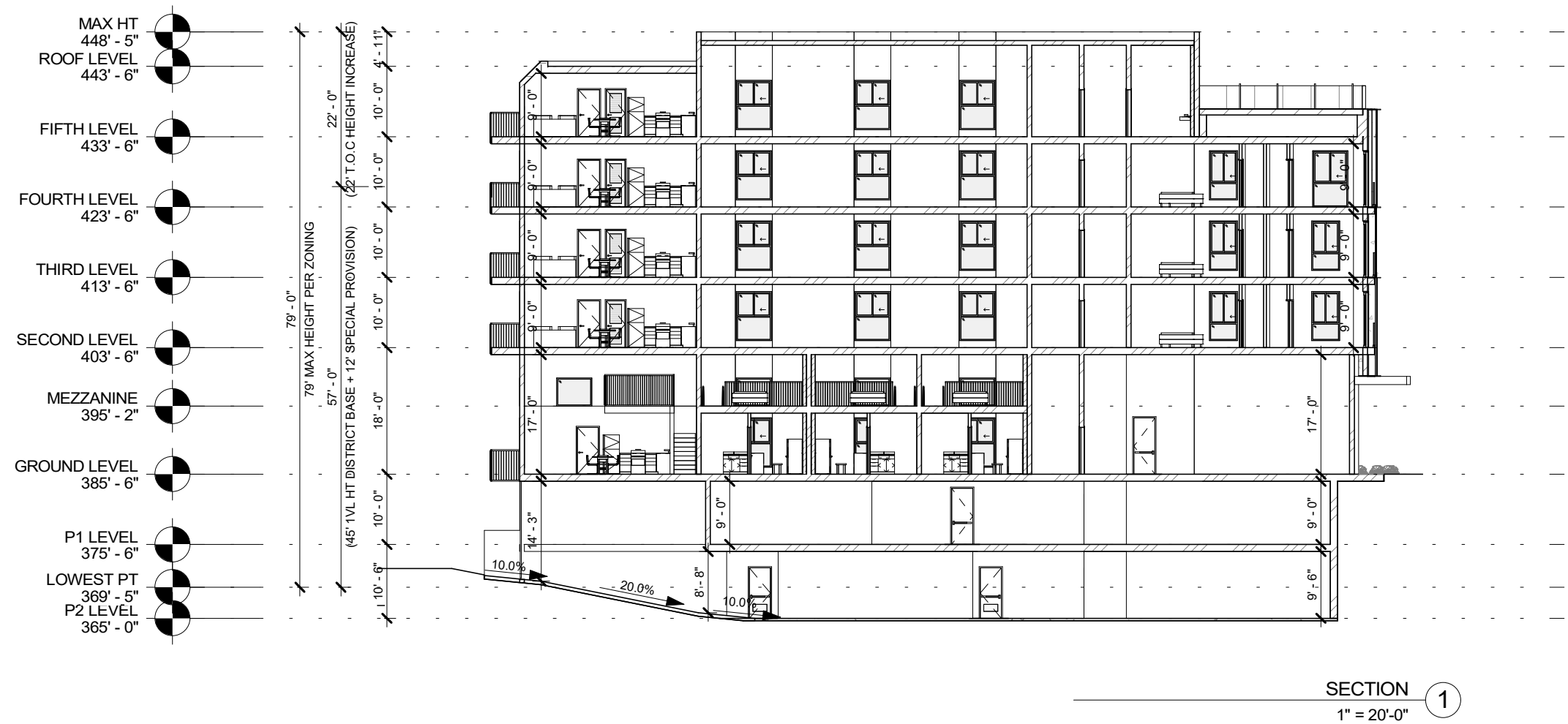
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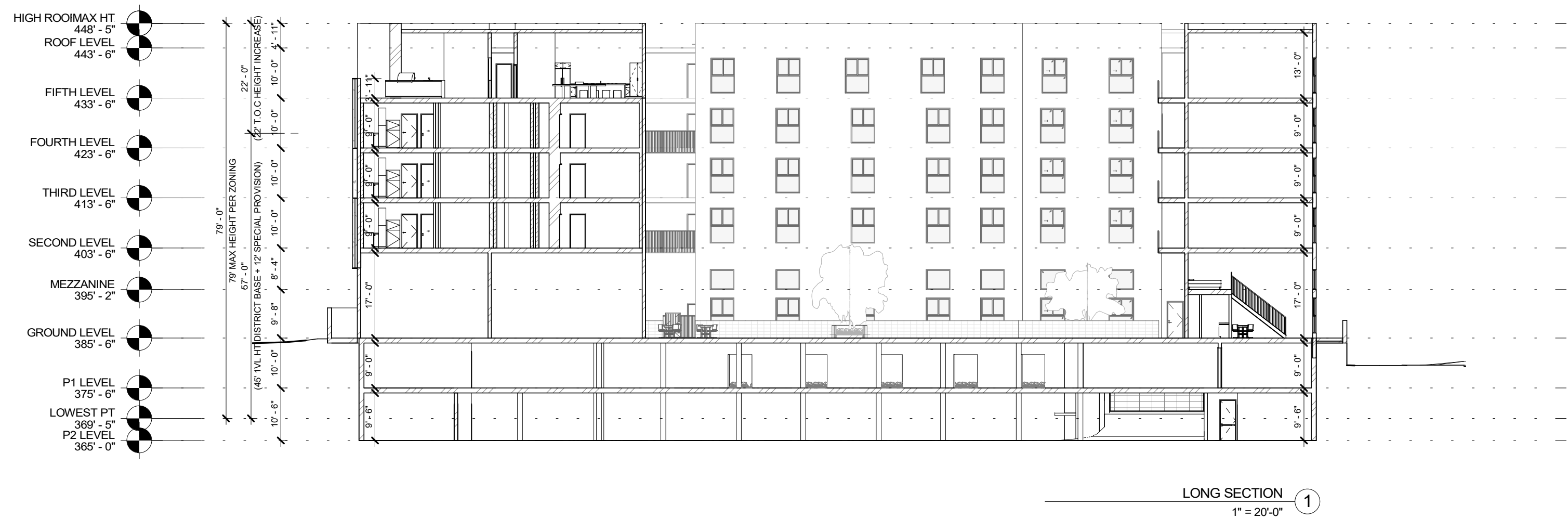
Page No. 27 of 30

Case No. DIR-2023-2028-TOC-SPR-HCA

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PLANTING LEGEND



1. BLUE OAT GRASS



2. FORTNIGHT LILY



3. CANYON PRINCE



4. AFRICAN SILVER GRASS



5. HONEYSUCKLE



6. OLIVE TREE



7. EUCALYPTUS



8. MARINA STRAWBERRY TREE

MATERIAL LEGEND



A. UNCOLORED SMOOTH CONCRETE



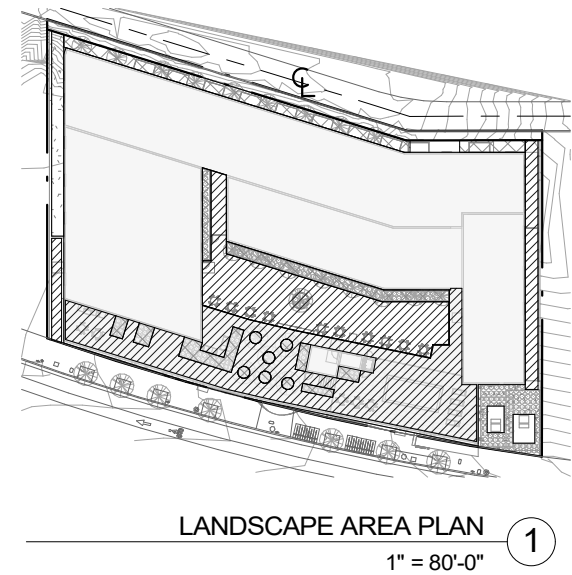
B. ROOF DECK CONCRETE PAVERS







D. CONCRETE PLANTERS WITH SEATING










E. CONCRETE PLANTERS



LANDSCAPE AREAS			
	PROPOSED BUILDING		
	PLANTER AREA		
	COURTYARD @ 2ND LVL	613 SF	
	ROOFTOP @ 5TH LVL	563 SF	
	REAR @ PARKING LVL 1	889 SF	
	TOTAL PLANTER AREA	2,065 SF	
	SOFTSCAPE AREA	724 SF	
	HARDSCAPE AREA	6,992 SF	

OPEN SPACE LANDSCAPE REQUIREMENT		
OPEN SPACE REQUIREMENT FOR SIX OR MORE DWELLING UNITS PER LAMC SECTION 12.21 G.2	121 UNITS PROVIDED	31 TREES REQUIRED & PROVIDED
25% REQ'D OF COMMON OPEN SPACE 9,413 x 50% = 4,706 REQ'D COMMON OPEN SPACE 4,706 x 25% = 1,176 SF PLANTING REQUIRED		



PLANT LEGEND											
#	SYMBOL	PLANT TYPE	BOTANICAL PLANT NAME	COMMON PLANT NAME	CONTAINER SIZE	NUMBER TO BE PLANTED	HEIGHT AND WIDTH (PLANTED)	HEIGHT AND WIDTH (MATURE)	WATER USE CLASSIFICATION OF SPECIES	DROUGHT TOLERANT	NATIVE PLANT
1		GRASS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	176	1' x 2'	2' x 3'	LOW	YES	NO
2		GRASS	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	52	1' x 2'	2' x 3'	LOW	YES	NO
3		GRASS	LEYMUS CONDENSATUS	CANYON PRINCE	1 GAL	149	2' x 4'	3' x 6'	LOW	YES	YES
4		GRASS	MISCANTHUS	SILVER GRASS	1 GAL	71	1' x 1'	2' x 2'	LOW	YES	NO
5		SHRUB	LONICERA HISPIDULA	PINK HONEYSUCKLE	1 GAL	18	2' x 4'	25' x 25'	LOW	YES	NO
6		TREE	OLEA EUROPAEA	OLIVE TREE	25" BOX	20	4' x 4'	20' x 12'	MODERATE	YES	NO
7		TREE	EUCALYPTUS	GUM TREE	25" BOX	7	5' x 4'	25' x 25'	MODERATE	YES	NO
8		TREE	ARBUTUS MARINA	MARINA STRAWBERRY	25" BOX	4	4' x 4'	20' x 12'	MODERATE	YES	NO