Located in Hollywood's Media District, Hollywood 959 is a premier creative office campus targeted towards the media and entertainment industry. It consists of two uniquely shaped office buildings (East and West Wings) that house offices for production, post-production and editing. The East Wing is four-stories, and the West Wing is five-stories with a two-story ‘Creative Wing’ (topped with a barrel roof with exposed steel bow trusses on the interior), evoking the atmosphere of an industrial loft space.

Designed to cater specifically to the creative office market by incorporating the latest developments in modern workplace design, the structural design incorporated large floor plates with minimum columns (and other structural obstructions), as well as exaggerated ceiling heights. This allowed for multiple office configurations and sizing, including the opportunity for exterior circulation along the window line to create a central work environment. In utilizing a highly efficient cast-in-place reinforced concrete structural system, thinner slabs and shallower beams reduced the overall building mass. Since seismic loads are linearly correlated to mass, this resulted in lower seismic loads, smaller shear walls and smaller foundations. Additionally, the effective use of high-performance concrete and high-strength reinforcing steel (rebar) minimized material quantities, which reduced the input energy and carbon footprint of the structure.

**STRUCTURAL FRAMING SYSTEM**

The two office buildings have their respected cores located in the wings of each building. Due to the Los Angeles area's high seismicity, balancing the lateral irregularity to meet demanding seismic requirements required significant effort and careful attention to detail. The diaphragm design between the various lateral resisting elements had to be carefully considered to ensure that a safe and efficient load path was provided. Once the project began construction, it was determined that underground utilities had to be relocated and several spread footings had to be shifted or stepped to accommodate the new utility lines.

The floor system in the office buildings were optimized so that there were no exterior beams in order to achieve the owner's goal of large window area and air circulation. A cast-in-place reinforced concrete beam/slab system was used for most of the floor area, allowing for large 40’x30’ bays. In select locations, two-way flat plate concrete slabs were utilized to maximize ceiling height and create a flat soffit at exposed areas. The East office building featured a large barrel vault roof with exposed trusses supported by an exposed concrete beam system.

The parking structure (8-level, 700+ parking stalls) was designed to be free of internal columns and walls to maximize openness and create a sense of security. Additionally, structural design and construction used “techniques” to maximize durability and deterioration from water and weather. It used a cast-in-place reinforced concrete beam/slab floor system, which allowed for long spans of greater than 60 feet. This framing system maximized the parking area and minimized material usage. A reinforced concrete moment frame system was located at the perimeter of the structure, sized such that the beams would also function as a vehicle barrier, further reducing the structural cost. An elevator core was located at one edge of the structure and isolated with a seismic joint, preserving the concentric seismic behavior of the moment frames used in the garage.