

CODE INFORMATION

OCCUPANCY: R-1 HOTEL
 ACCESSORY USES: A ASSEMBLY (SCREENING ROOM)
 A ASSEMBLY (EXTERIOR PATIOS)
 A ASSEMBLY (RETAIL)
 E EDUCATIONAL (1 DAYCARE)

BUILDING TYPE: 3A (LEVELS 3-7)
 ALLOWABLE HEIGHT: 85'-0"
 PROPOSED HEIGHT: 75'-0"

ALLOWABLE STORIES: 5
 PROPOSED STORIES: 5

ALLOWABLE AREA: 58,140 SF (29,070 SF PER FLOOR)
 PROPOSED AREA: SEE 10/A00 BELOW

BUILDING TYPE: 1B (LEVELS 1-2)
 ALLOWABLE HEIGHT: 187'-0"
 PROPOSED HEIGHT: 75'-0"

ALLOWABLE STORIES: 8
 PROPOSED STORIES: 7

ALLOWABLE AREA: 135,048
 PROPOSED AREA: SEE 10/A00 BELOW

PARCEL INFORMATION

ADDRESS: 3685 S VERMONT AVE
 LOS ANGELES CA, 90007

LOT: FR2
 BLOCK: NONE
 PIN: 120B197 1114
 APN: 5040030905

ZONING: C2-2D-CPIO
 COMMUNITY PLAN AREA: SOUTH LOS ANGELES
 SUB AREA: TOD HIGH (C)

LOT AREA (SF): 33,762 SF

HEIGHT LIMIT: 120 FT
 TRANSITIONAL HEIGHT REQUIRED
 CPIO SEC III-3.A.4 (a)

STORY LIMIT: 8 STORIES
 SETBACKS (C2): NONE REQUIRED

FLOOR AREA RATIO: 4.1 = 135,048 SF MAX
 CPIO TABLE III-3

BIKE PARKING REQUIRED: 10 SHORT TERM, 10 LONG TERM
 BIKE PARKING PROPOSED: 10 SHORT TERM, 10 LONG TERM

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ZONING INFORMATION 9

OWNER

XX
 XX
 XX

ARCHITECT

STANTON ARCHITECTURE
 1501 MANIPOSA ST
 SUITE 329
 SAN FRANCISCO, CA 94107

CONTACT: DANIEL OSBORNE
 dosborne@stantonarchitecture.com

LANDSCAPE ARCHITECT

COURTLAND STUDIO
 LANDSCAPE ARCHITECTURE
 505 E COLORADO BLVD, MEZZ C
 PASADENA CA, 91101

CONTACT: PAUL LEWIS
 office@courtlandstudio.com

PROJECT NARRATIVE

THE PROPOSED PROJECT WILL SIT ON THE VACANT SITE WHICH WAS PREVIOUSLY THE BETHUNE LIBRARY, DIRECTLY TO THE WEST OF USC CAMPUS. THE BUILDING WILL BE A NEW, 7 STORY TOURIST HOTEL, INCORPORATING 188 GUESTROOMS, GROUND FLOOR RETAIL, AND UNDERGROUND PARKING.

UPPER LEVEL TERRACES WILL PROVIDE VIEWS TO DOWNTOWN LA TO THE NORTH AND EXPOSITION PARK TO THE SOUTH.

PARKING IS ACCESSED FROM VERMONT AVE, AND COMBINES 20 ABOVE GRADE STALLS AND 50 BELOW GRADE STALLS FOR A TOTAL OF 70 PARKING STALLS.

PROJECT TEAM 11

PROJECT NARRATIVE 8

LEVEL 0	28427 SF	TYPE 1B		
LEVEL 1	11347 SF	TYPE 1B		
LEVEL 2	8315 SF	TYPE 1B		
	48089 SF			
LEVEL 3	10358 SF	TYPE 3A	ZONE 1	
LEVEL 4	9675 SF	TYPE 3A	ZONE 1	
LEVEL 5	9418 SF	TYPE 3A	ZONE 1	
LEVEL 6	9418 SF	TYPE 3A	ZONE 1	
LEVEL 7	8114 SF	TYPE 3A	ZONE 1	
	48960 SF			
LEVEL 3	7996 SF	TYPE 3A	ZONE 2	
LEVEL 4	8017 SF	TYPE 3A	ZONE 2	
LEVEL 5	7235 SF	TYPE 3A	ZONE 2	
LEVEL 6	7235 SF	TYPE 3A	ZONE 2	
LEVEL 7	4802 SF	TYPE 3A	ZONE 2	
	35286 SF			
TOTAL	101,928 SF			(NOT INCLUDING SUB-GRADE PARKING)
PROPOSED FAR	3,02.1			(101,928 SF/33,762 SF)

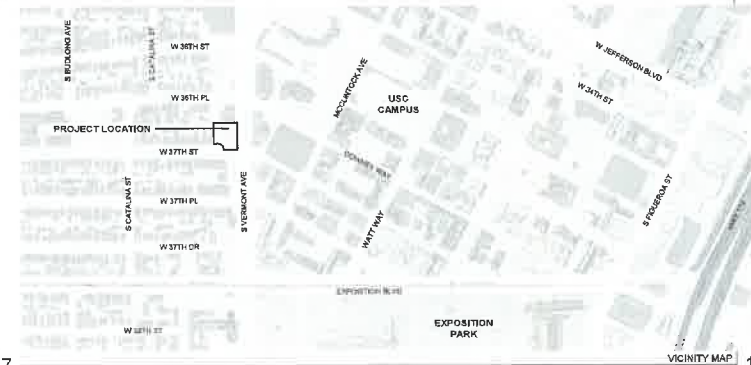
A00	TITLE
A01	SITE INFORMATION
A10	SITE SURVEY
A11	SITE PLAN
A12	SITE ELEVATIONS
A20	BASEMENT LEVEL FLOOR PLAN
A21	LEVEL 1 FLOOR PLAN
A22	LEVEL 2 FLOOR PLAN
A23	LEVEL 3 FLOOR PLAN
A24	LEVEL 4 FLOOR PLAN
A25	LEVEL 5 FLOOR PLAN
A26	LEVEL 6 FLOOR PLAN
A27	LEVEL 7 FLOOR PLAN
A28	LEVEL 8 ROOF PLAN
A30	EAST ELEVATION
A31	SOUTH ELEVATION
A32	WEST ELEVATION
A33	NORTH ELEVATION
A40	BUILDING SECTIONS
A41	BUILDING SECTIONS
A42	BUILDING SECTIONS
A50	RENDERINGS
A51	RENDERINGS
L1.0	LANDSCAPE PLAN
L1.1	3RD FLOOR TERRACE
L1.2	7TH FLOOR TERRACE

GROSS SQUARE FOOTAGE 10

SHEET LIST 7



RENDERING 2



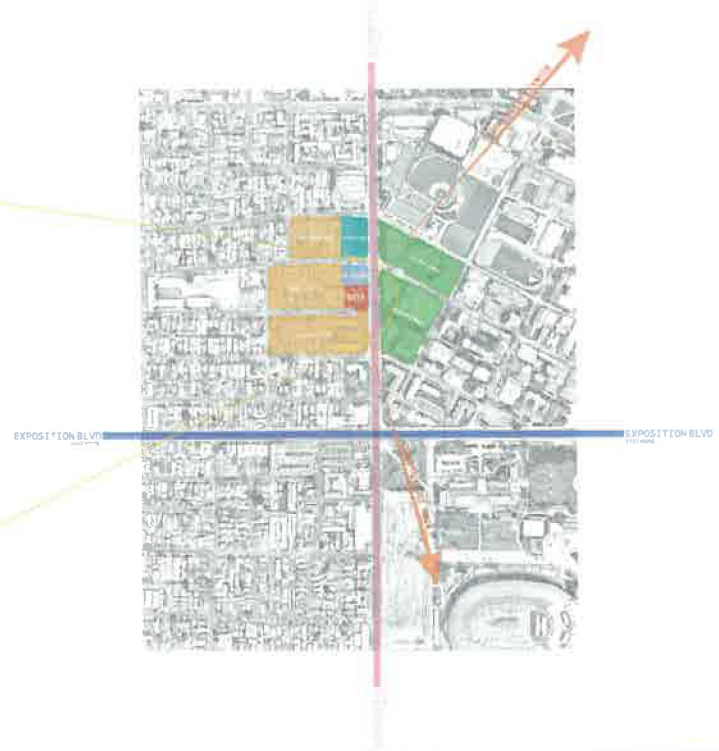
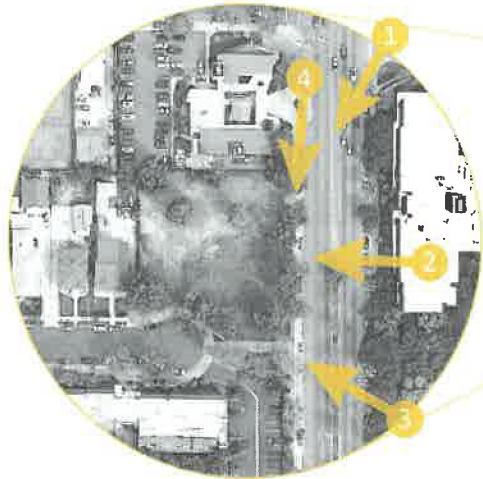
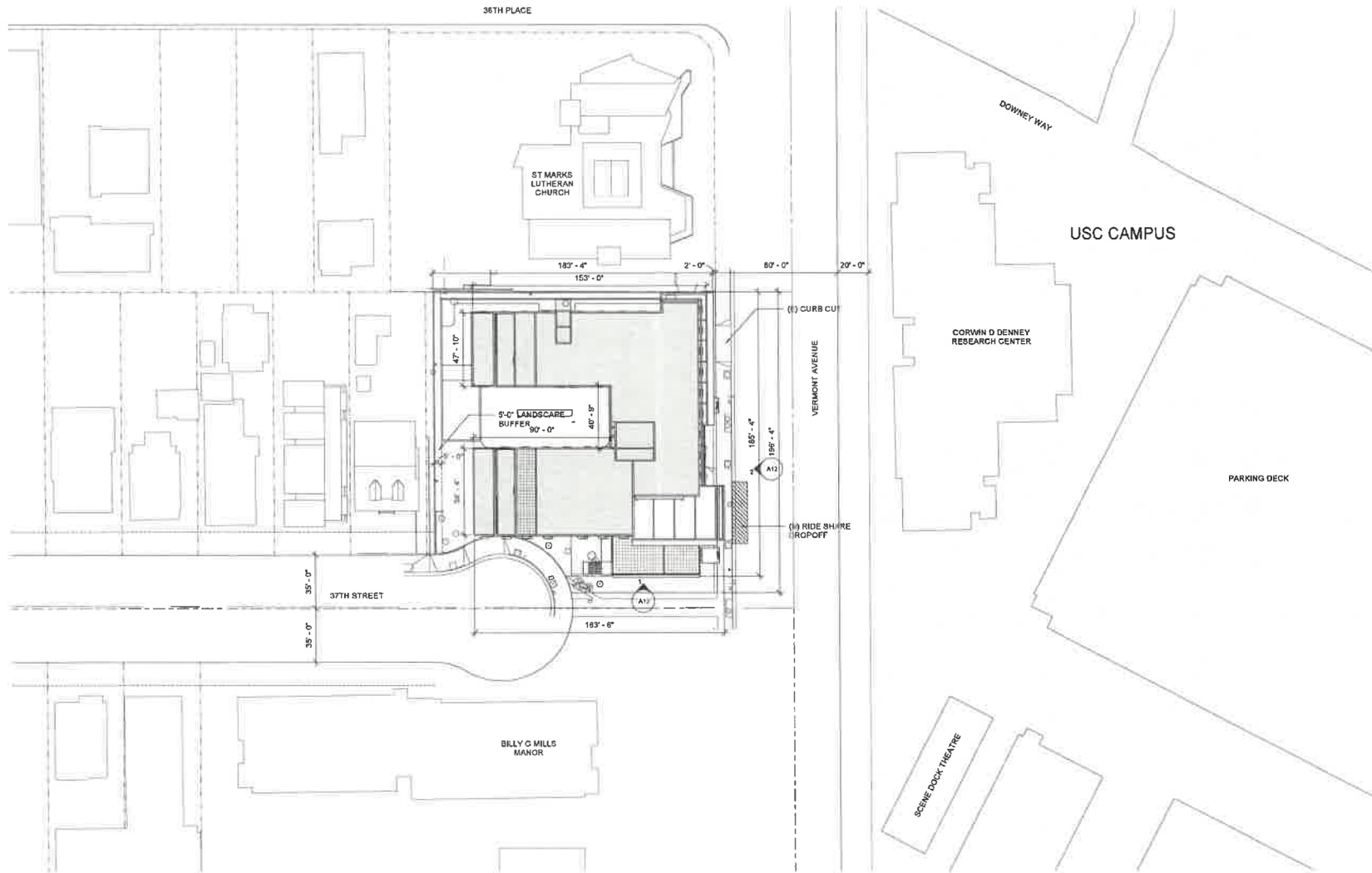


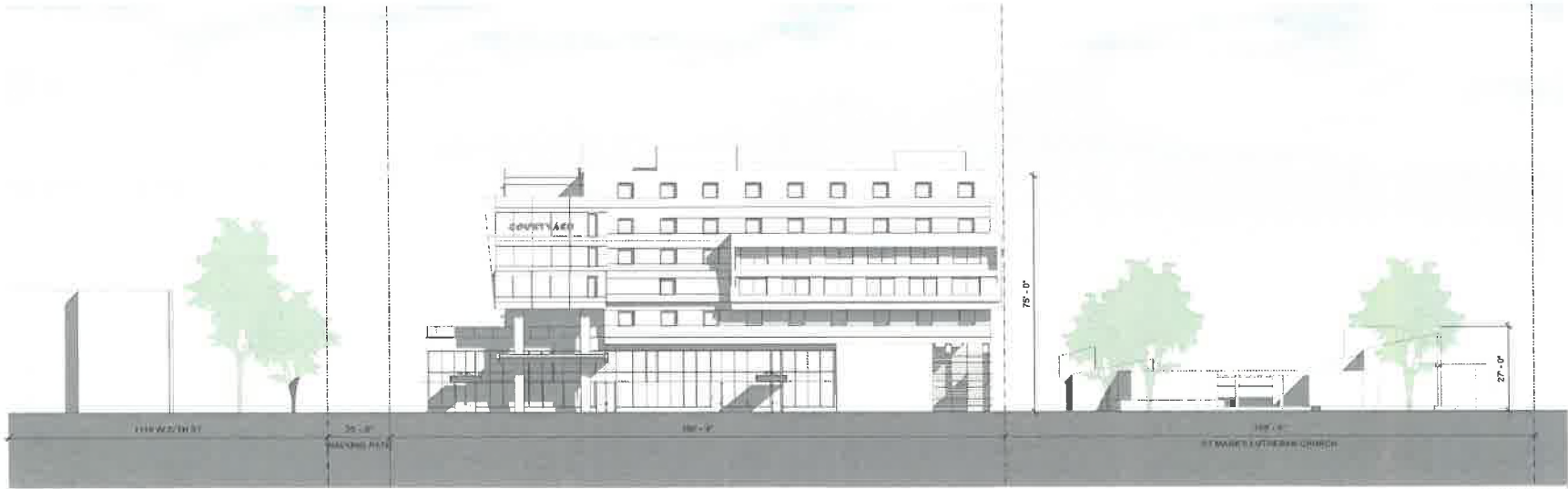
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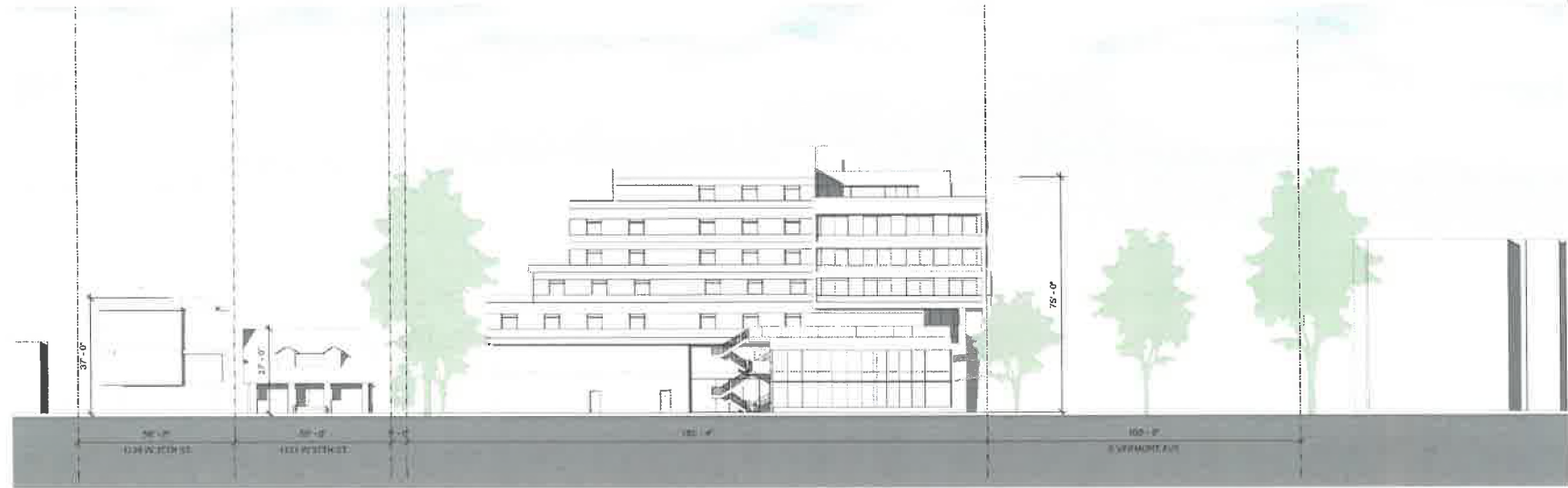
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EAST SITE ELEVATION 2



SOUTH SITE ELEVATION 1

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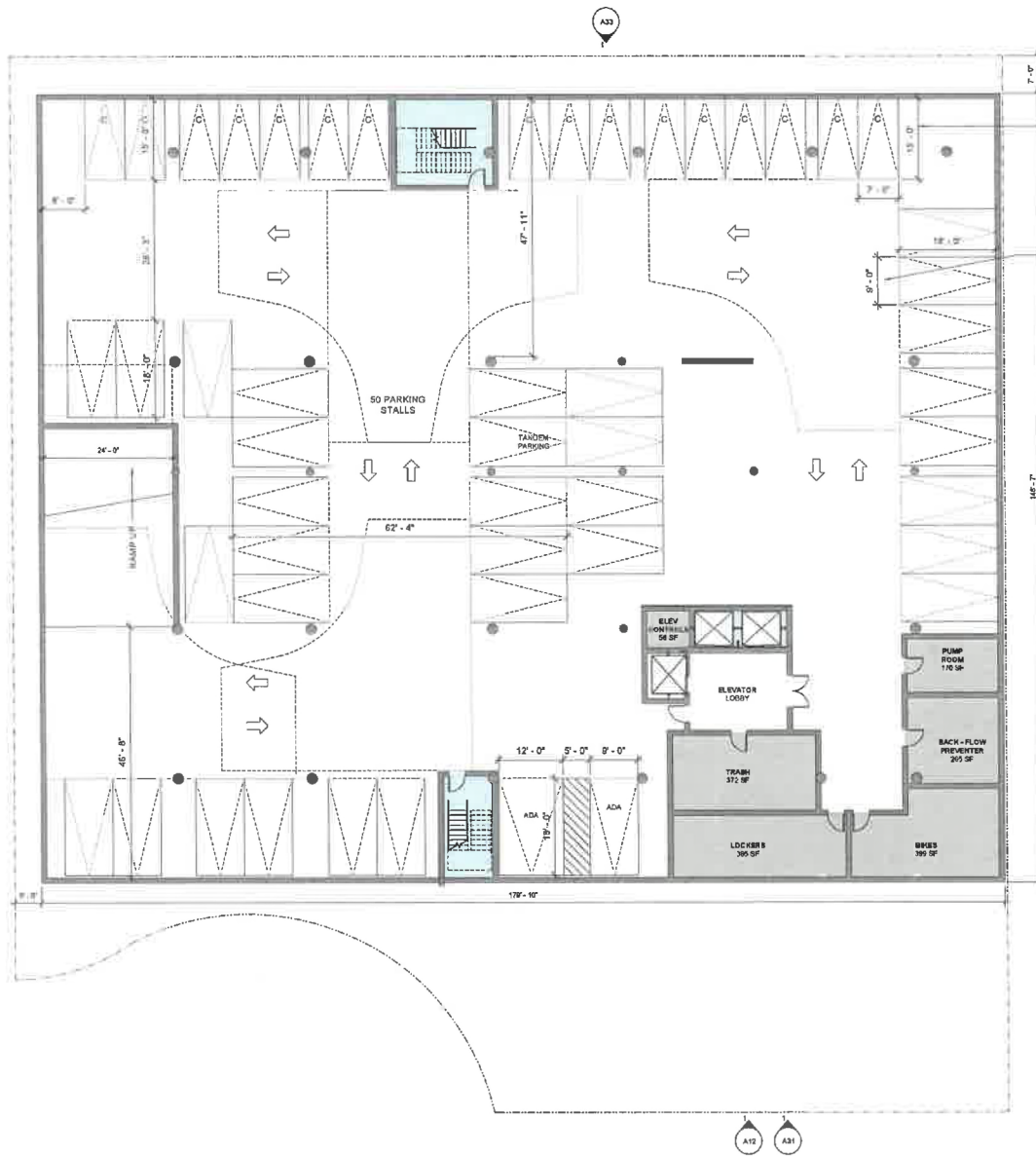


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- DAY CARE
 - PUBLIC SPACE
 - RETAIL SPACE
 - CIRCULATION
 - BACK OF HOUSE
 - GUESTROOMS
- GD DOUBLE QUEEN GUESTROOM
 - K STANDARD KING GUESTROOM
 - K3 ONE BEDROOM KING GUESTROOM SUITE

VERMONT AVENUE

W 37TH ST

20 PARKING STALLS ABOVE
50 PARKING STALLS BELOW
70 TOTAL
70 REQUIRED

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- DAY CARE
 - PUBLIC SPACE
 - RETAIL SPACE
 - CIRCULATION
 - BACK OF HOUSE
 - GUESTROOMS
- QQ DOUBLE QUEEN GUESTROOM
 - K STANDARD KING GUESTROOM
 - KS ONE BEDROOM KING GUESTROOM SUITE

33 GUESTROOMS

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- DAY CARE
 - PUBLIC SPACE
 - RETAIL SPACE
 - CIRCULATION
 - BACK OF HOUSE
 - GUESTROOMS
- 00 DOUBLE QUEEN GUESTROOM
 - K STANDARD KING GUESTROOM
 - KS ONE BEDROOM KING GUESTROOM SUITE
- 39 GUESTROOMS

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- DAY CARE
 - PUBLIC SPACE
 - RETAIL SPACE
 - CIRCULATION
 - BACK OF HOUSE
 - GUESTROOMS
- QQ DOUBLE QUEEN GUESTROOM
 K STANDARD KING GUESTROOM
 KS ONE BEDROOM KING GUESTROOM SUITE
- 35 GUESTROOMS



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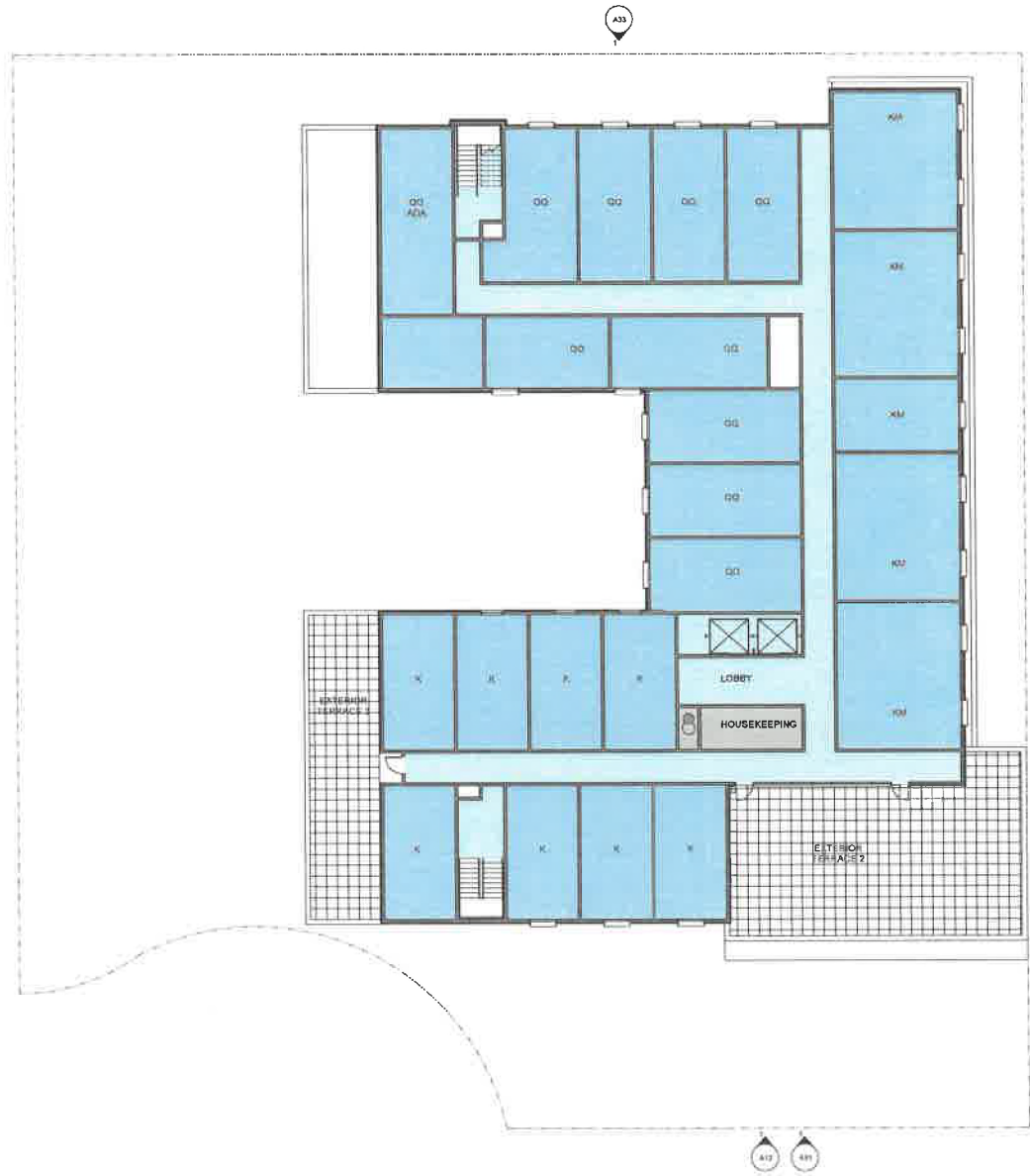


- DRY CARE
 - PUBLIC SPACE
 - RETAIL SPACE
 - CIRCULATION
 - BACK OF HOUSE
 - GUESTROOMS
- Q2 DOUBLE QUEEN GUESTROOM
 - K STANDARD KING GUESTROOM
 - K3 ONE BEDROOM KING GUESTROOM SUITE
- 35 GUESTROOMS

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- DAY CARE
 - PUBLIC SPACE
 - RETAIL SPACE
 - CIRCULATION
 - BACK OF HOUSE
 - GUESTROOMS
- DQ DOUBLE QUEEN GUESTROOM
 - K STANDARD KING GUESTROOM
 - KB ONE BEDROOM KING GUESTROOM SUITE

23 GUESTROOMS

A12
A30

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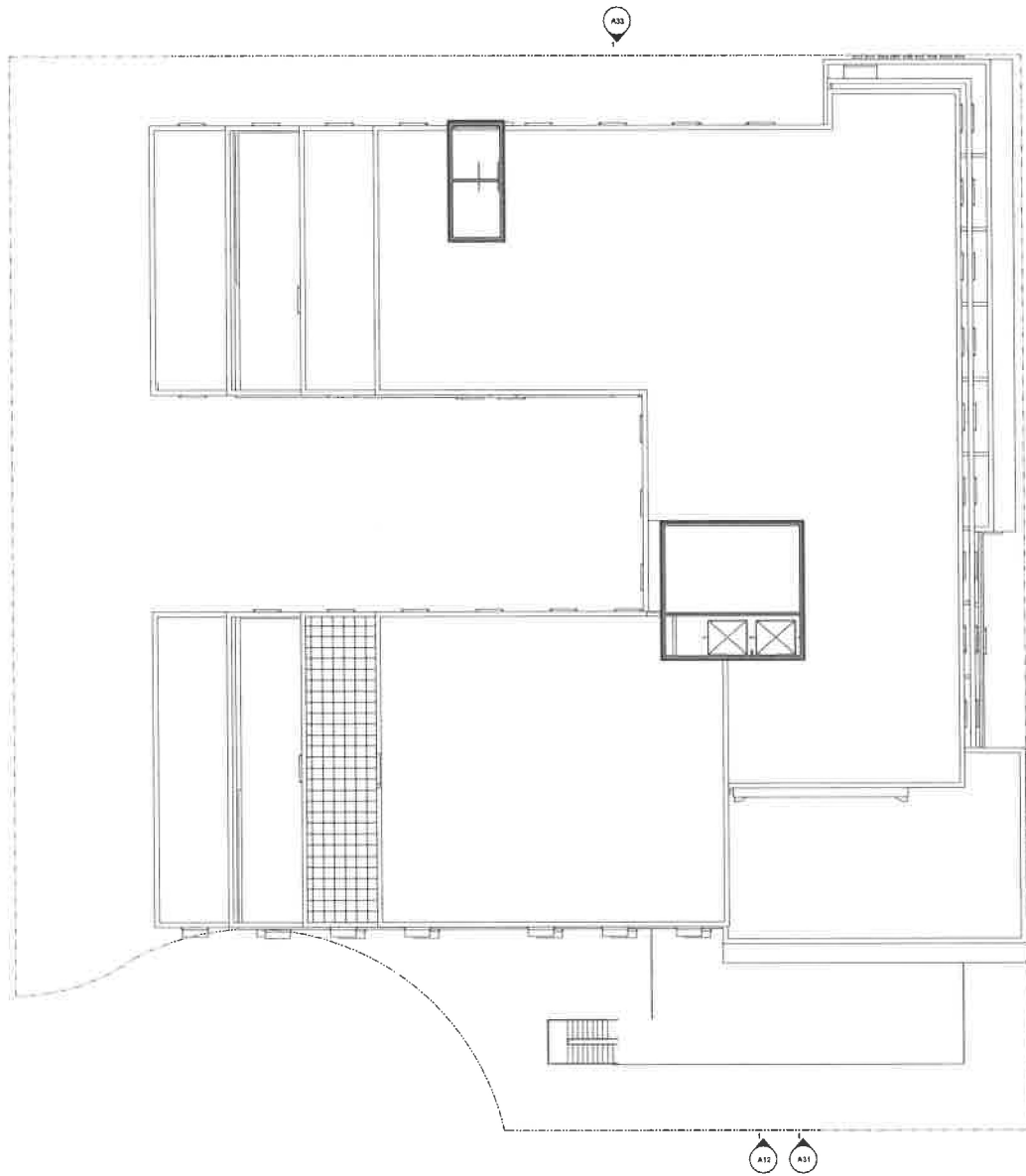


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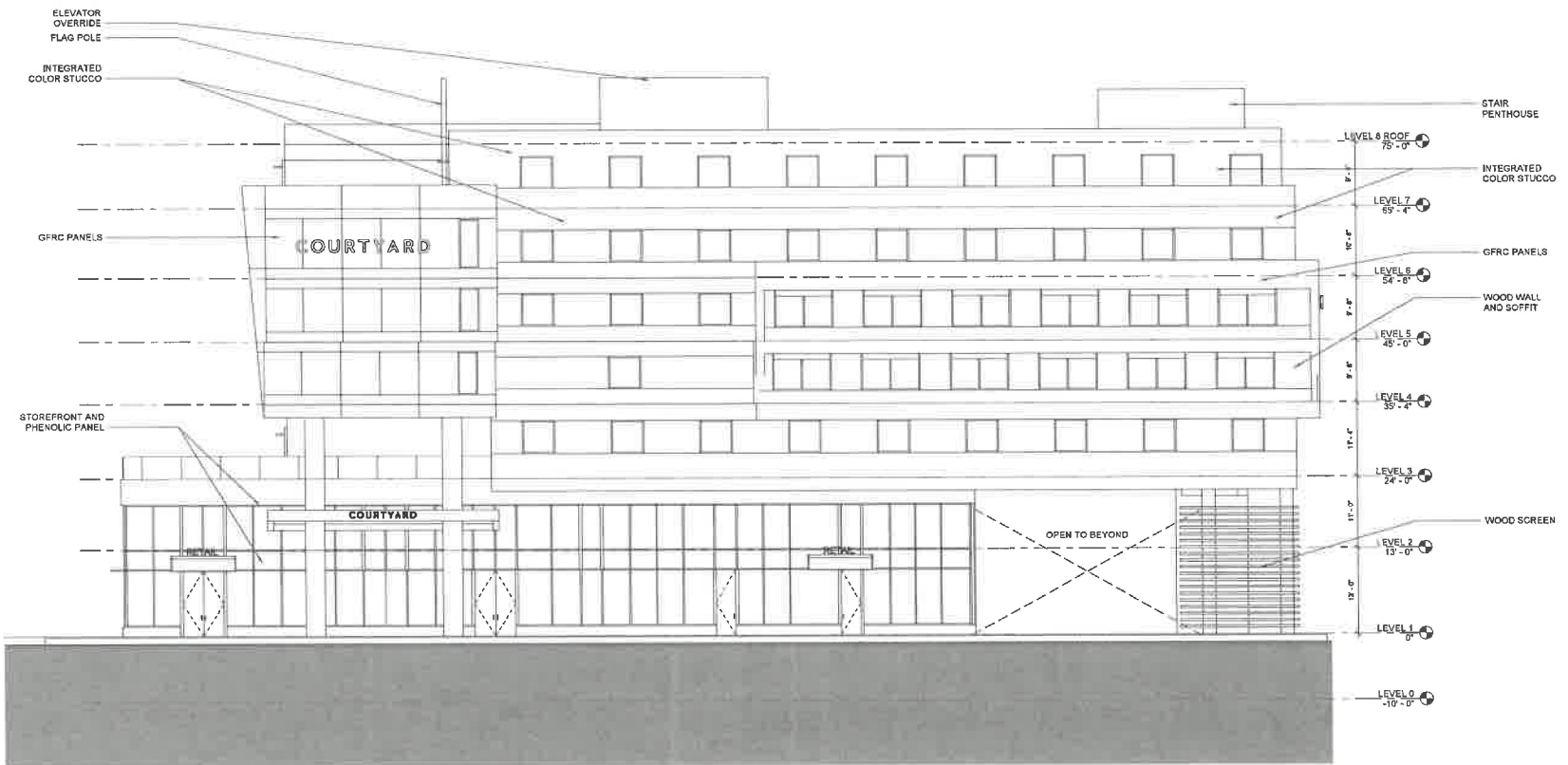


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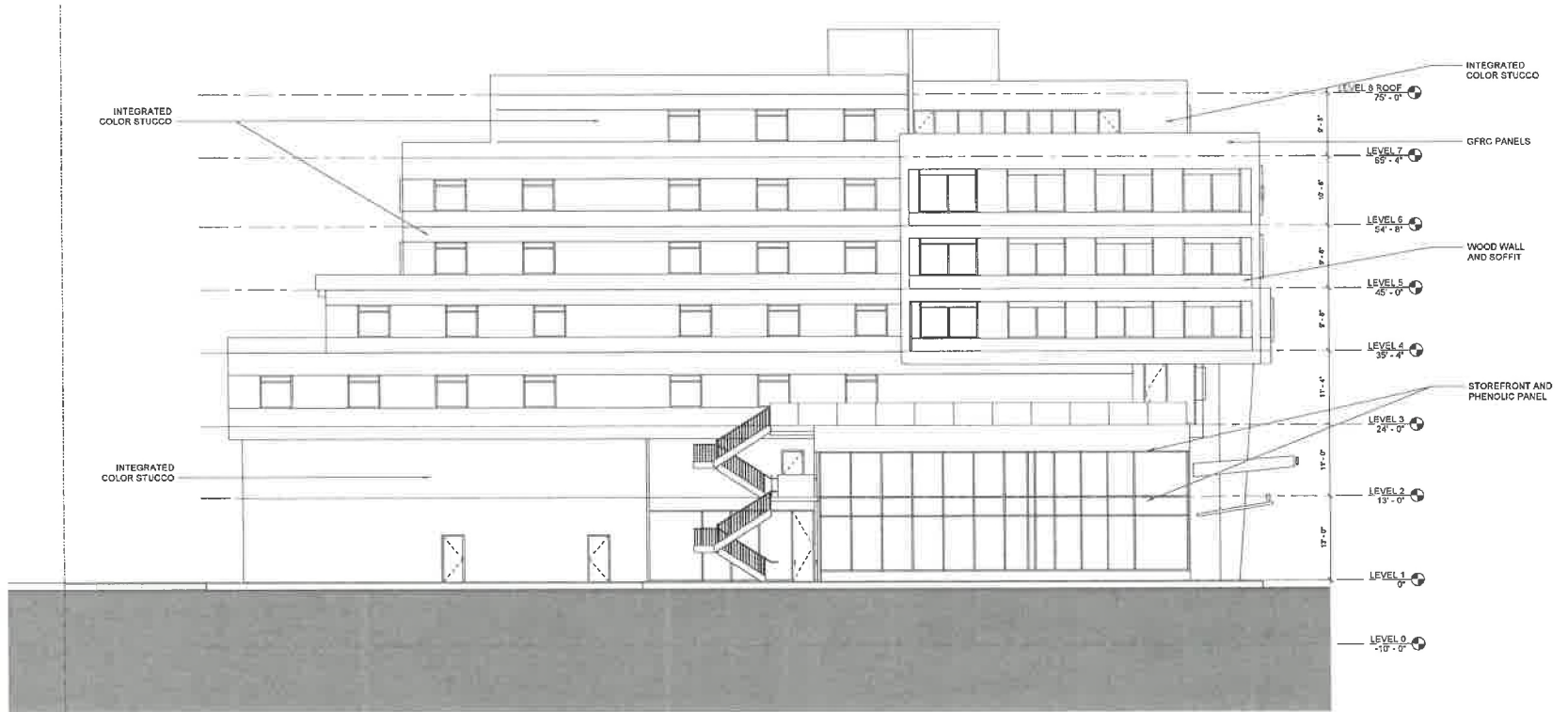
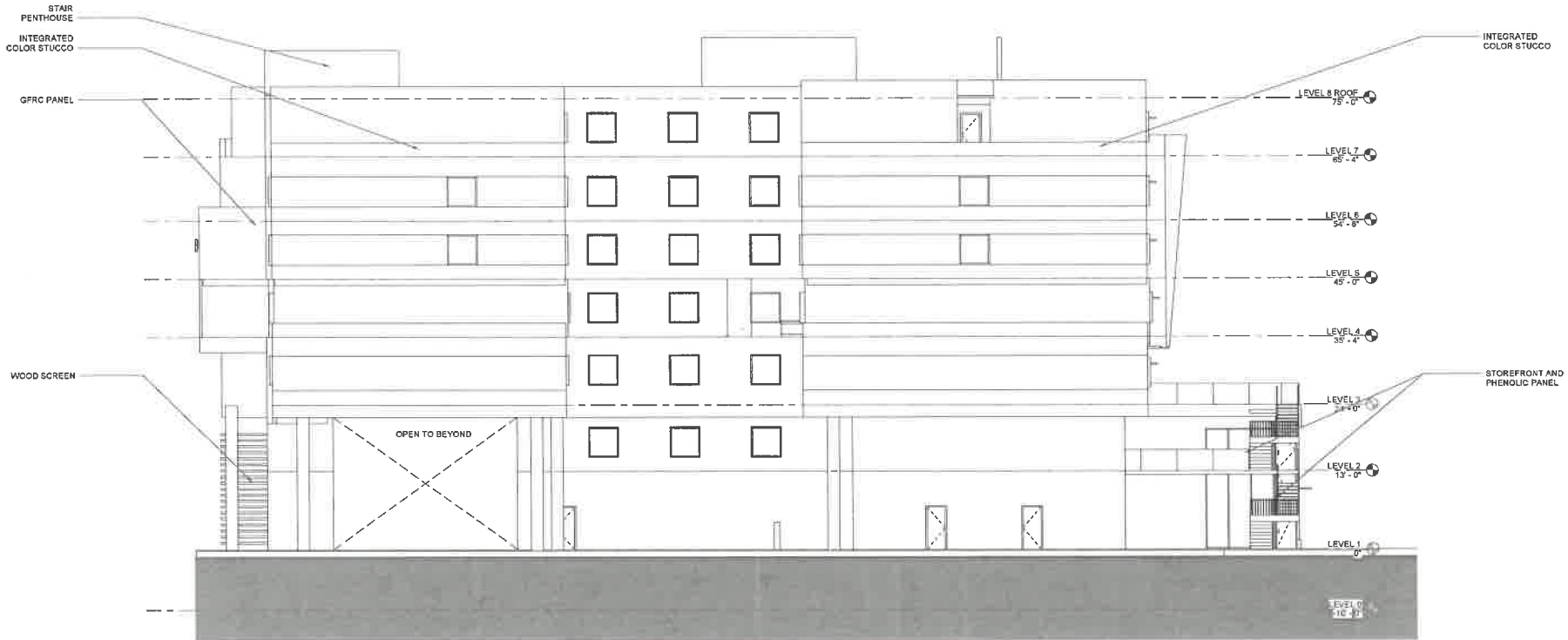


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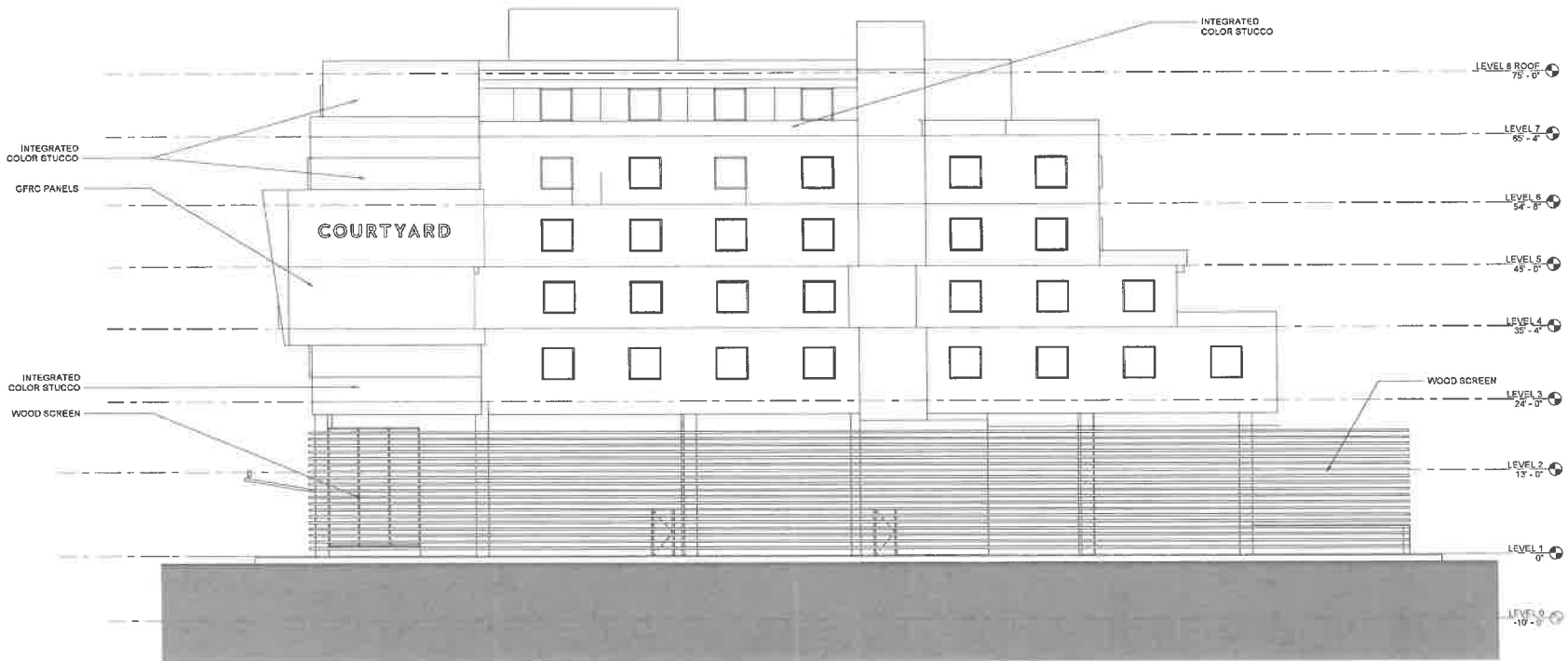


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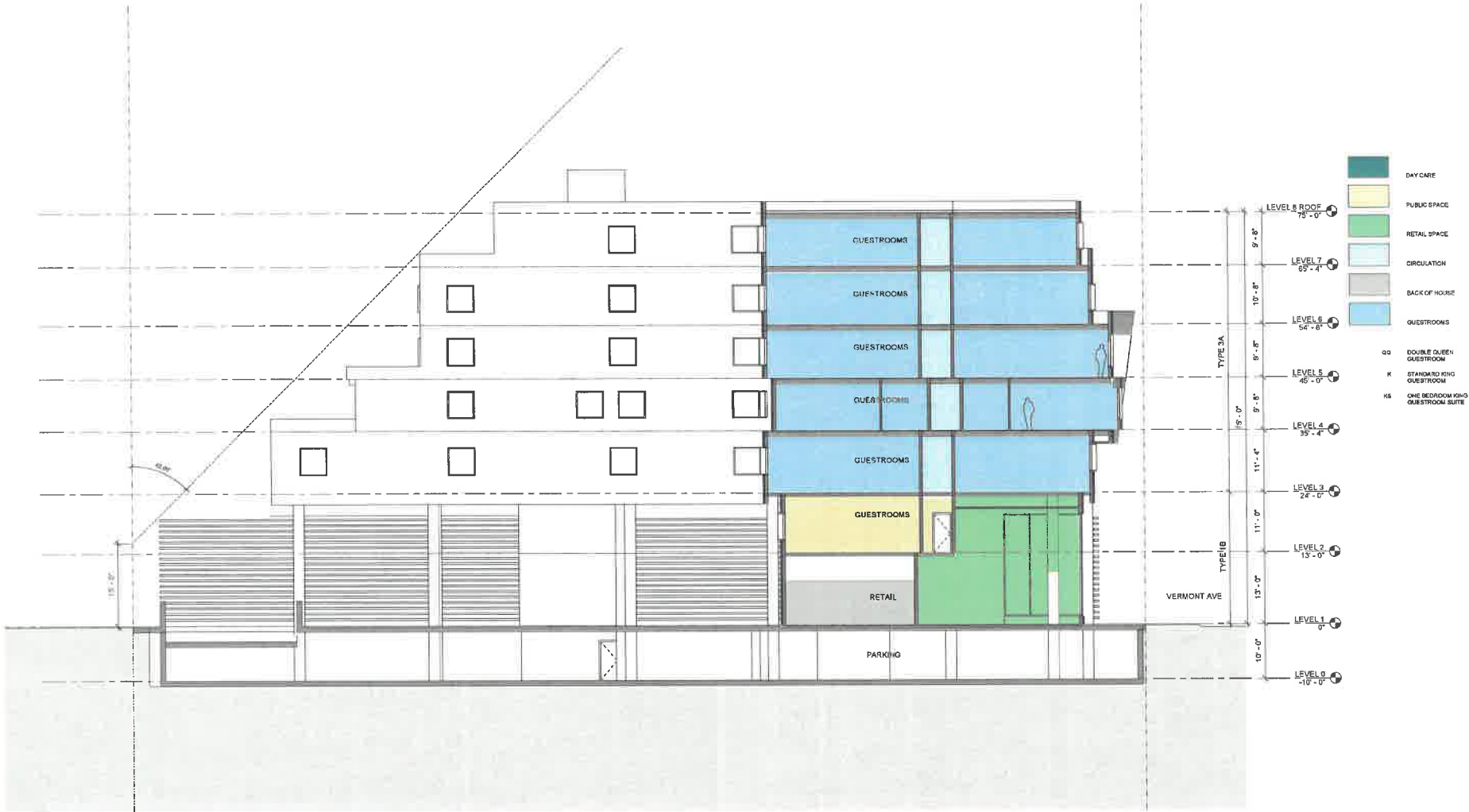


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- DAY CARE
 - PUBLIC SPACE
 - RETAIL SPACE
 - CIRCULATION
 - BACK OF HOUSE
 - GUESTROOMS
- Q0 DOUBLE QUEEN GUESTROOM
 - K STANDARD KING GUESTROOM
 - K0 ONE BEDROOM KING GUESTROOM SUITE

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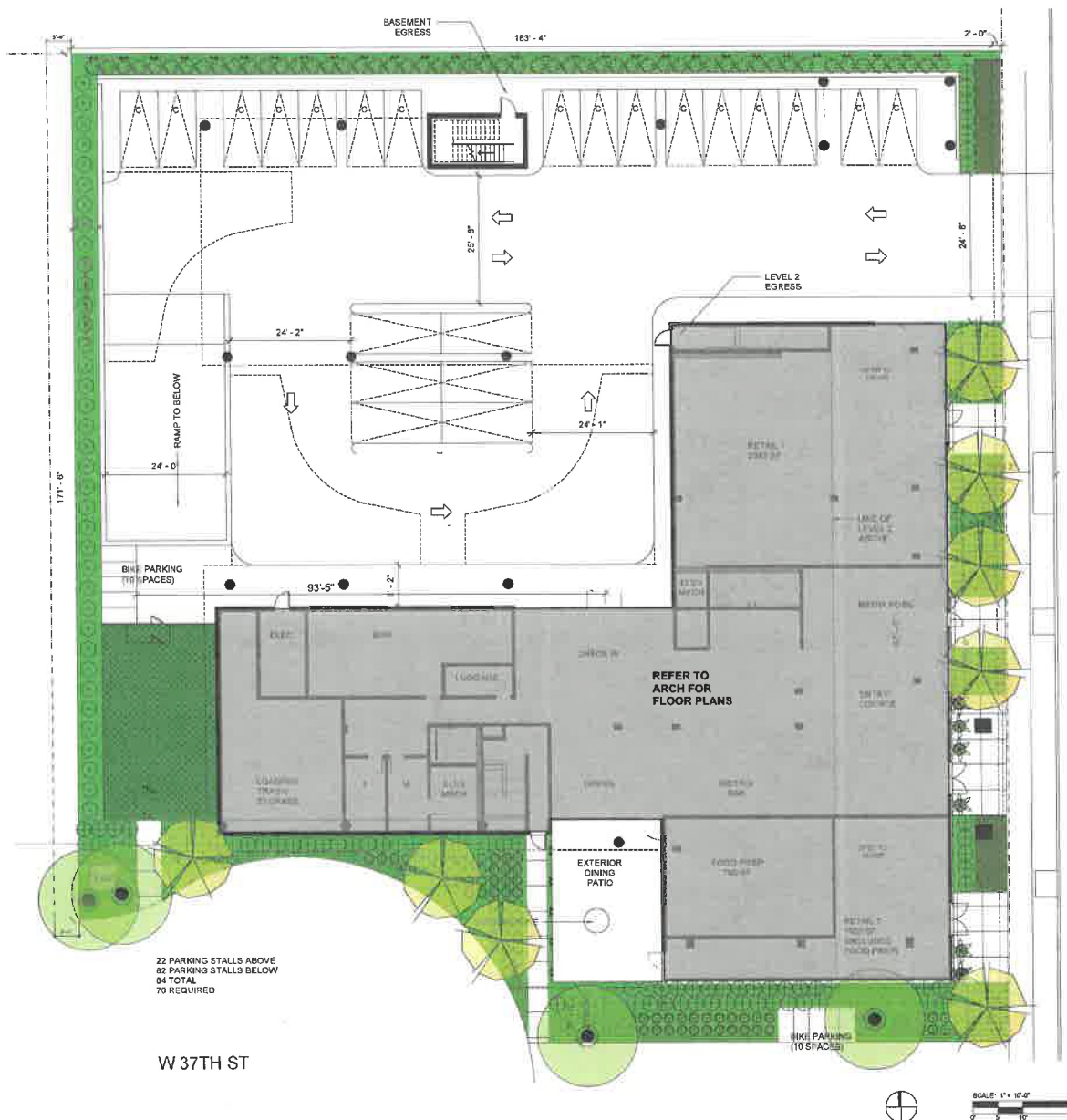
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22 PARKING STALLS ABOVE
 62 PARKING STALLS BELOW
 84 TOTAL
 70 REQUIRED

W 37TH ST

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	TREES Ginkgo biloba / Maidenhair tree	8	30" Box	M	Multi-trunk
	Olea europaea 'Savon Hill' / Olive tree	13	24" Box	L	Multi-trunk
	Prunus cistina / Prunella cistina	4			Existing trees to remain
	SHRUBS Callistemon viminalis '5m' / Elm Callistemon	37	15g	L	
	Cornus 'Dusky bark' / Australian Kousha	112	5g	M	
	Leucis nobilis / Sweet bay	17	15g	L	columnar
	Phoradendron 'Sandstone' / Flax	8	15g	M	
	Pittosporum tobira 'Wheeler's dwarf' / Mock orange	110	5g	M	
	Philadelphus 'Kandy' / Japanese philadelphus	54	5g	M	
	Rosa 'Floral carpet' / Groundcover rose	183	1g	M	
	VINES Dioscorea 'Towers' / Royal trumpet vine	30	15g	M	
	GROUND COVER Mycophorum pennsylvanicum / Myoporum	10	6ft	L	
	Rosa rugosa 'Prospira' / Trailing rosemary	0	476t	L	
	Artificial Turf	986 sf			Jack Smith @ SGS Turf (562) 400-1549
	BREWERY Green Living Roof 'F' Strip trays - sets to include	640 sf	330 trays		contract grow by Green Living Roof 715-220-0287
	Office partitions Couches and tables Furniture pieces Promotional items like Jack Smith Sewer, submittals Sewer, submittals				contract grow by Green Living Roof 715-220-0287 contract grow by Green Living Roof 715-220-0287 contract grow by Green Living Roof 715-220-0287

AREA SUMMARY

TOTAL LOT AREA = APPROX. 33,775 SF
 LANDSCAPE AREA OF PROJECT NOT INCLUDING PARKWAY = 6,861 SF
 POTENTIAL LANDSCAPE AREA = 33,775 SF (TOTAL LOT) - 28,195 SF (BUILDING) = 7,578 SF POTENTIAL LANDSCAPE
 REQUIRED TREE REPLACEMENT = 10 TREES ON SITE = 9" DIA. TRUNK TO BE REMOVED
 PROVIDE TREE REPLACEMENT = 21 TREES (140% OF REQUIRED)
 STREET TREES = 7 EXISTING STREET TREES TO REMAIN IN PLACE

VERMONT AVENUE



Architect:
 STANTON ARCHITECTURE

Client:

Project location:
 3685 VERMONT AVE.
 LOS ANGELES, CA

LANDSCAPE PLAN
 Scale: 1" = 10'
 Date: 11/27/2019 **L1.0**

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PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
(Tree symbol)	Ginkgo biloba / Maidenhair tree	8	36" Box	M	
(Tree symbol)	Olea europaea 'Sven Hill' / Fruitless olive	13	24" Box	L	multi-trunk
(Tree symbol)	Existing trees to remain	4			
SHRUBS					
(Shrub symbol)	Callistemon viminalis 'Slim' / Slim Callistemon	37	15g	L	
(Shrub symbol)	Cornus 'Dusky bells' / Australian fuchsia	112	5g	M	
(Shrub symbol)	Laurea nobilis / Sweet bay	17	15g	L	columnar
(Shrub symbol)	Phormium 'Sundowner' / Flax	8	15g	M	
(Shrub symbol)	Pittosporum lobira 'Whaler's dwarf' / Mock orange	110	5g	M	
(Shrub symbol)	Philodendron 'Xanadu' / Xanadu philodendron	54	5g	M	
(Shrub symbol)	Rosa 'Floral carpet' / Groundcover rose	180	1g	M	
(Vine symbol)	VINES				
(Vine symbol)	Dielsia 'Rivers' / Royal trumpet vine	30	15g	M	
GROUND COVER					
(Groundcover symbol)	Myoporum parviflorum / Myoporum	10	flat	L	
(Groundcover symbol)	442 sf @ 12" o.c. = 442 plants				
(Groundcover symbol)	Roemeria prostrata / Trailing rosemary	8	47ft	L	
(Groundcover symbol)	Artificial Turf	800 sf			Jack Smith @ 509 Turf (562) 400-1540
(Groundcover symbol)	GREEN ROOF				
(Groundcover symbol)	Green Living Roof (if deep trays - min to include)	640 sf	300 trays		overall green by Green Living Roof 780-550-0287 contact: Serapio Rendón www.greenlivingroof.com
(Groundcover symbol)	Asplenium nidus				
(Groundcover symbol)	Carex acutostylis				
(Groundcover symbol)	Dracaena fragrans				
(Groundcover symbol)	Ficus pumila				
(Groundcover symbol)	Philodendron 'Heart Leaf' / Jack Gerard				
(Groundcover symbol)	Sedum album				
(Groundcover symbol)	Sedum spectabile				

3rd FLOOR PLANTER BOX SIZE SCHEDULE:

SYM.	DIMENSIONS	QTY
A	L 48" X W 48" X H 38"	9

PLANTER BOX COLOR TO BE DETERMINED BY ARCHITECT.



Architect:
STANTON ARCHITECTURE

Client:

Project location:
3685 VERMONT AVE.
LOS ANGELES, CA

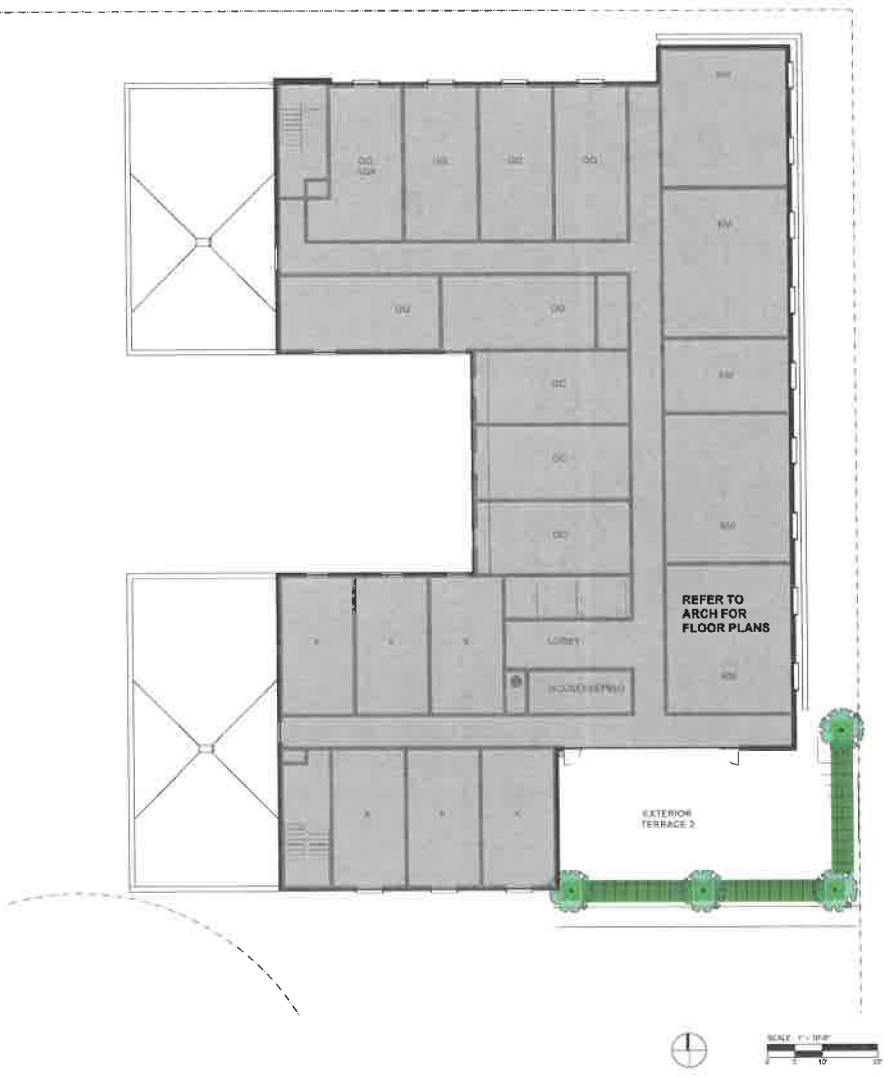
3RD FLOOR TERRACE

Scale: 1" = 10'
Date: 11/27/2019

L1.1



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PLANTING LEGEND

Symbol/Botanical Name/Common Name	Quantity	Size	WUCOLS Remarks
TREES			
Ginkgo biloba / Maidenhair tree	8	36" Box	M
Olea europaea / Olive tree / Fruitless Olive	13	24" Box	L, multi-trunk
Existing trees to remain	4		
SHRUBS			
Callistemon viminalis / Slim Callistemon	37	15g	L
Cornus 'Dusky beauty' / Anemakan furcacea	112	5g	M
Leuca rostrata / Sweet bay	17	15g	L, columnar
Phormium 'Sundowner' / Flax	8	15g	M
Pittosporum tobira 'Virens' / Dwarf Pittosporum	110	5g	M
Mock orange	37	e.c.	
Philadelphicus / Japanese philadelphicus	54	5g	M
Rose 'Flora carpet' / Groundcover rose	193	1p	M
77" o.c.			
VINES			
Daboia 'Royal' / Royal trumpet vine	30	15g	M
77" o.c.			
GROUND COVER			
Myoporum parviflorum / Myoporum	10	flat	L
442 sq ft @ 17" o.c. = 642 plants			
Ruscus aculeatus / Trailing rosemary	0	4 flat	L
130.5 sq ft @ 12" o.c. = 137 plants			
Artificial Turf	368 sq ft	Jack Smith @ SGS Turf (562) 400-1549	
GREEN ROOF			
Green Living Roof 1" deep trays - mix to include: Arabis caudata, Dianthus barbatus, Felicia glauca, Phormium tenax, Sedum album, Sedum sedum	640 sq ft	330 trays	order grown by Green Living Roof 780-290-0257 contact: Stephanie Rosales www.greenlivingroof.com

7th FLOOR PLANTER BOX SIZE SCHEDULE:

SYM.	DIMENSIONS	QTY
A	L 48" X W 48" X H 36"	4

PLANTER BOX COLOR TO BE DETERMINED BY ARCHITECT.



Architect:
STANTON ARCHITECTURE

Client:

Project location:
3685 VERMONT AVE.
LOS ANGELES, CA

7TH FLOOR TERRACES
Scale: 1" = 10'
Date: 11/27/2019 **L1.2**

GREEN ROOF TRAY MIX



Achillea millefolium / Yarrow



Carex praegracilis / California field sedge



Chondropetalum hookerianum / Small cape rush



Festuca glauca / Blue fescue



Phormium tenax / Dwarf black phormium



Sesleria autumnalis / Autumn moor grass



Sesleria caerulea / Blue moor grass

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