

CODE INFORMATION

OCCUPANCY: R-1 HOTEL
 ACCESSORY USES: A ASSEMBLY (SCREENING ROOM)
 A ASSEMBLY (EXTERIOR PATIOS)
 A ASSEMBLY (RETAIL)
 E EDUCATIONAL (L1 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: 180'-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 (G)

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

CODE INFORMATION 12

ZONING INFORMATION 9

OWNER

XX
 XX
 XX

ARCHITECT

STANTON ARCHITECTURE
 1501 MARIPOSA ST
 SUITE 328
 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 168 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	26427 SF	TYPE 1B	
LEVEL 1	11347 SF	TYPE 1B	
LEVEL 2	8315 SF	TYPE 1B	
	46089 SF		
LEVEL 3	10358 SF	TYPE 3A	ZONE 1
LEVEL 4	9675 SF	TYPE 3A	ZONE 1
LEVEL 5	9416 SF	TYPE 3A	ZONE 1
LEVEL 6	9416 SF	TYPE 3A	ZONE 1
LEVEL 7	8114 SF	TYPE 3A	ZONE 1
	46980 SF		
LEVEL 3	7998 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)	

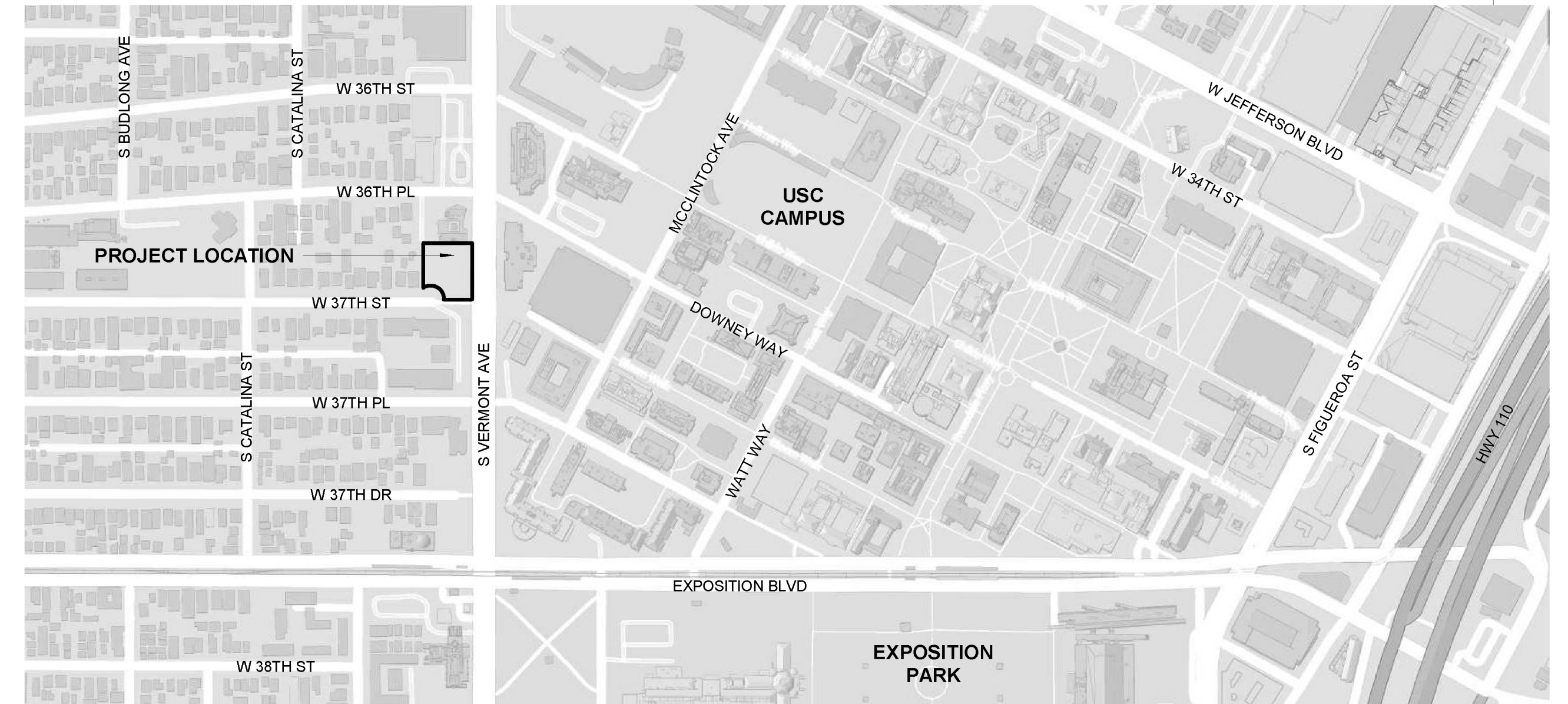
GROSS SQUARE FOOTAGE 10

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

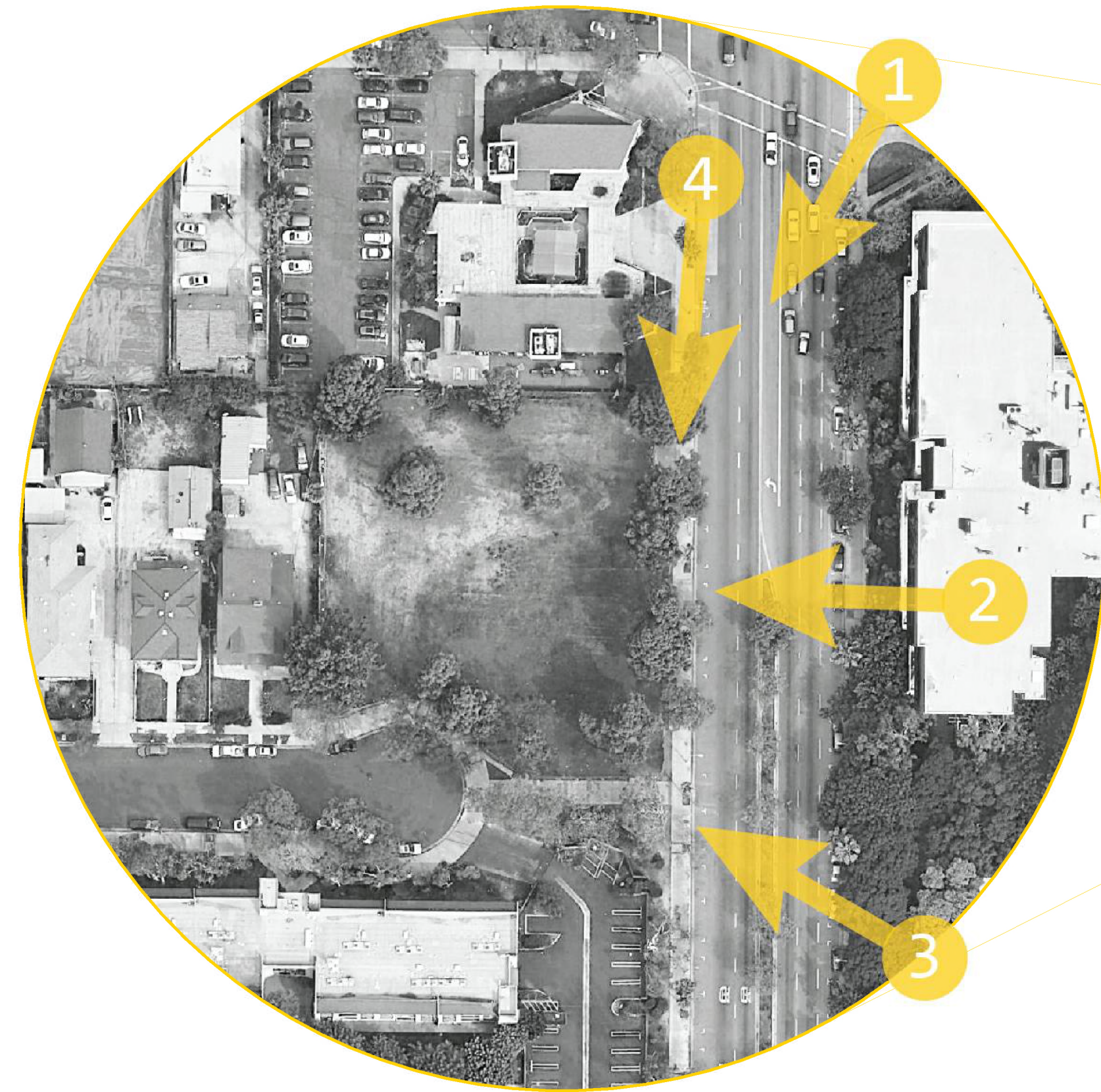
SHEET LIST 7



RENDERING 2

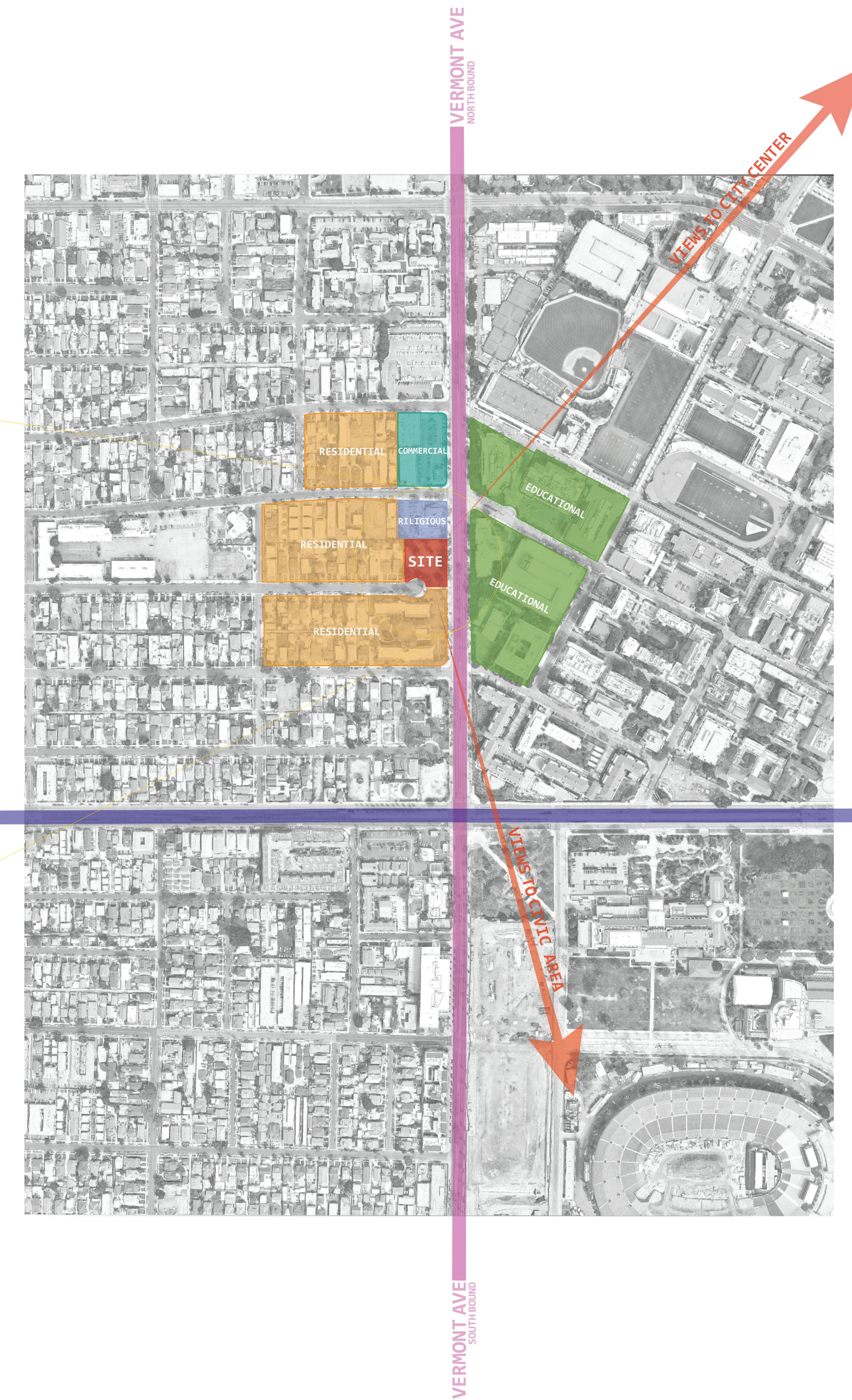


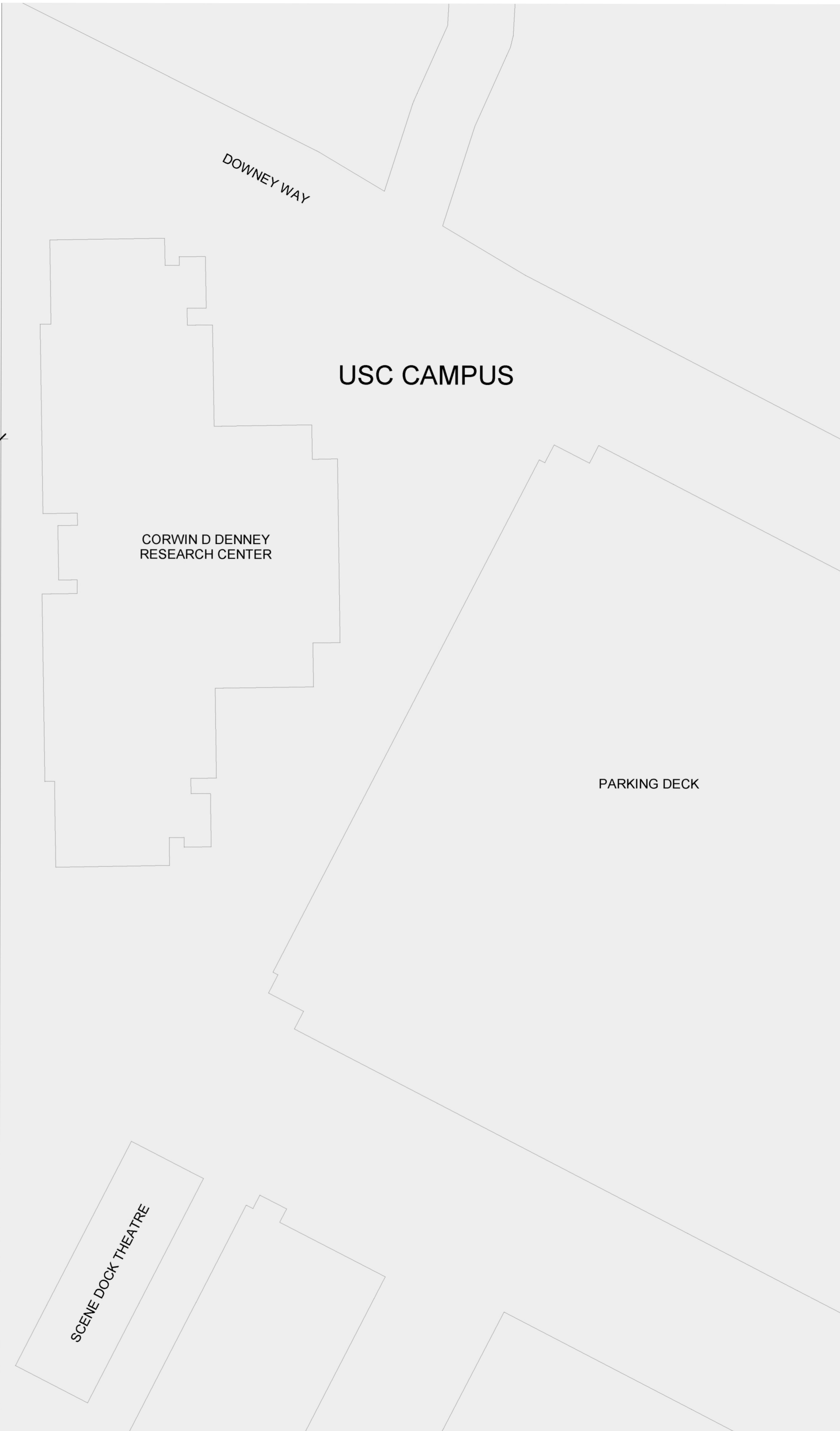
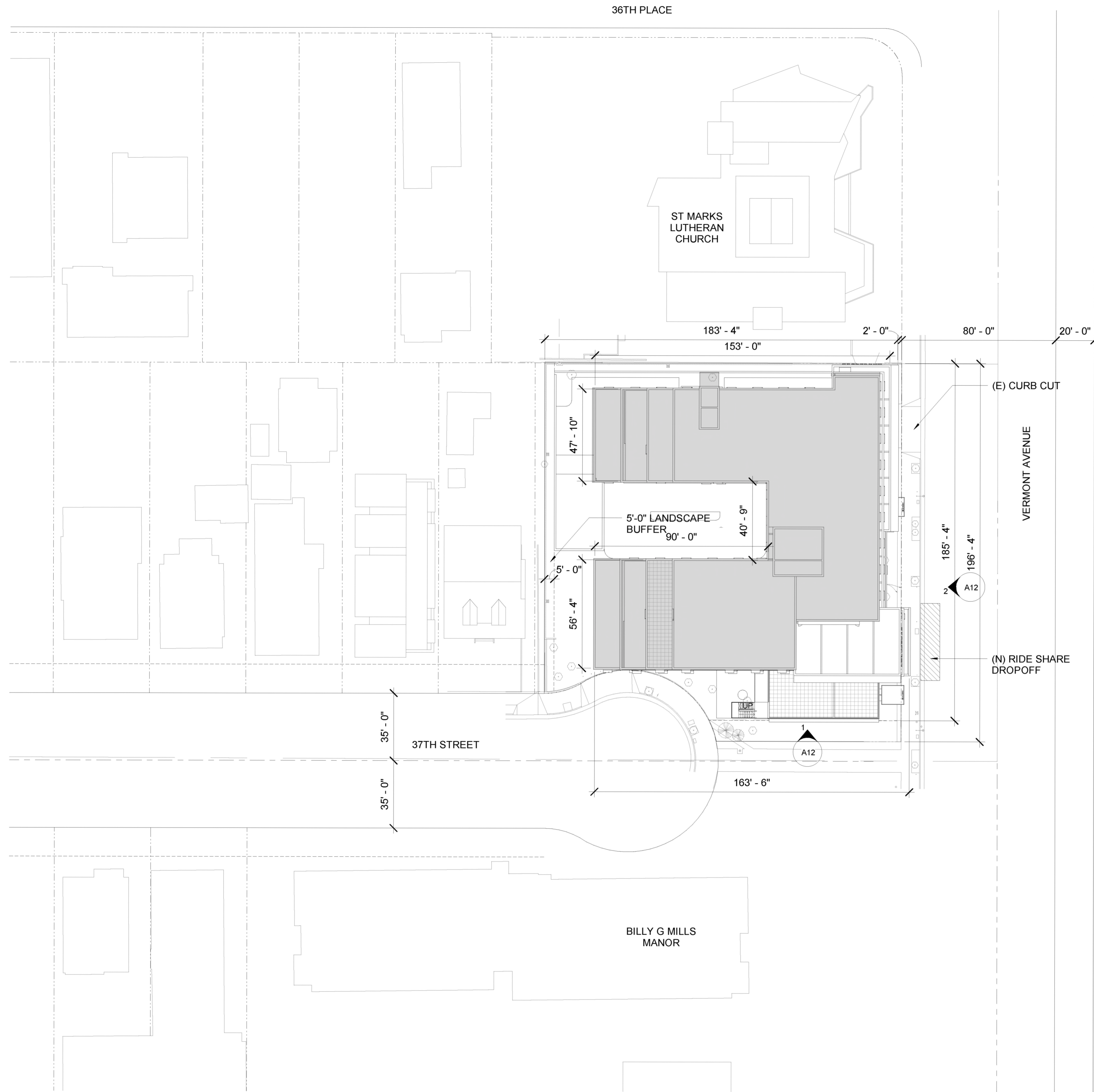
VICINITY MAP 1

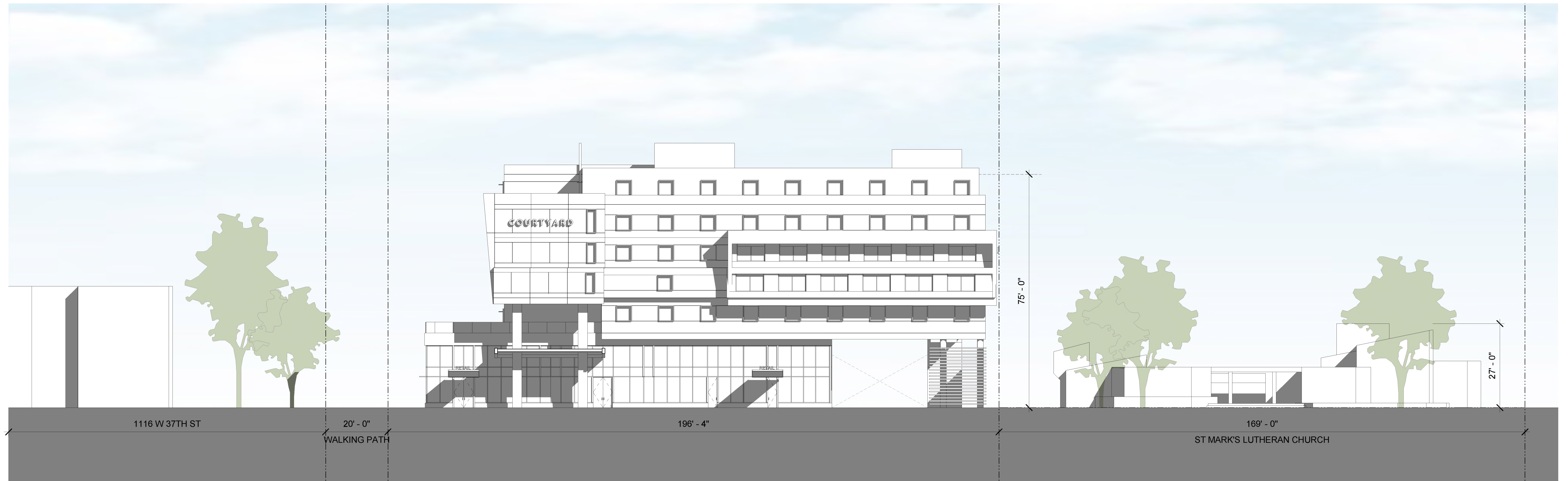


EXPOSITION BLVD WEST BOUND

EXPOSITION BLVD EAST BOUND

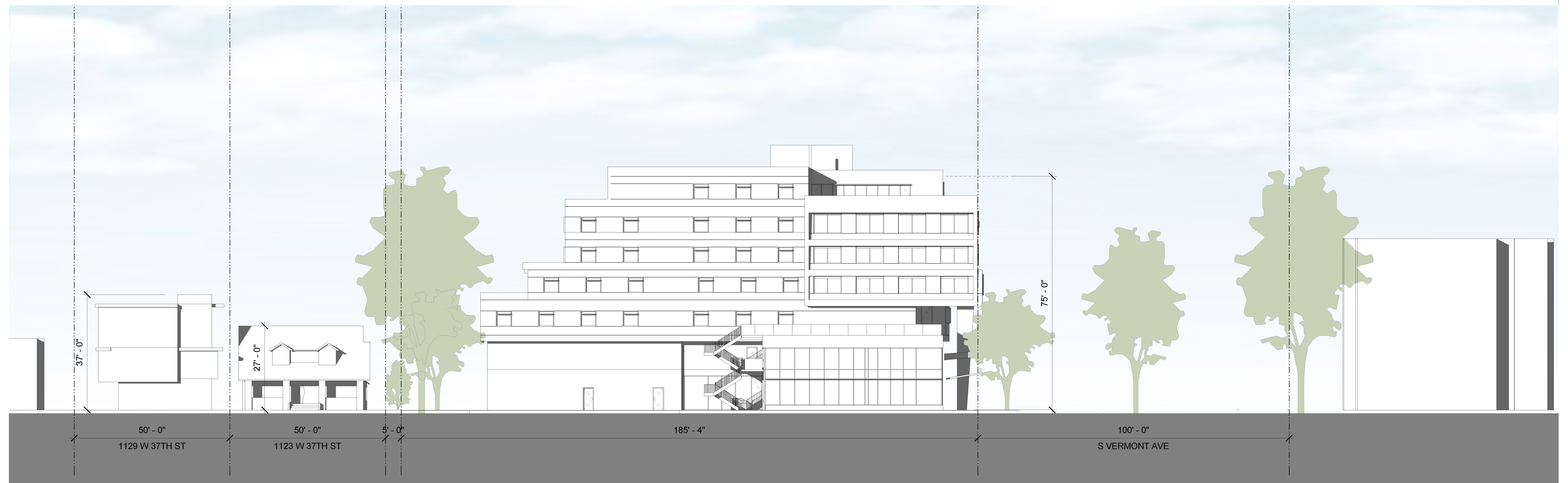






EAST SITE ELEVATION

2



SOUTH SITE ELEVATION

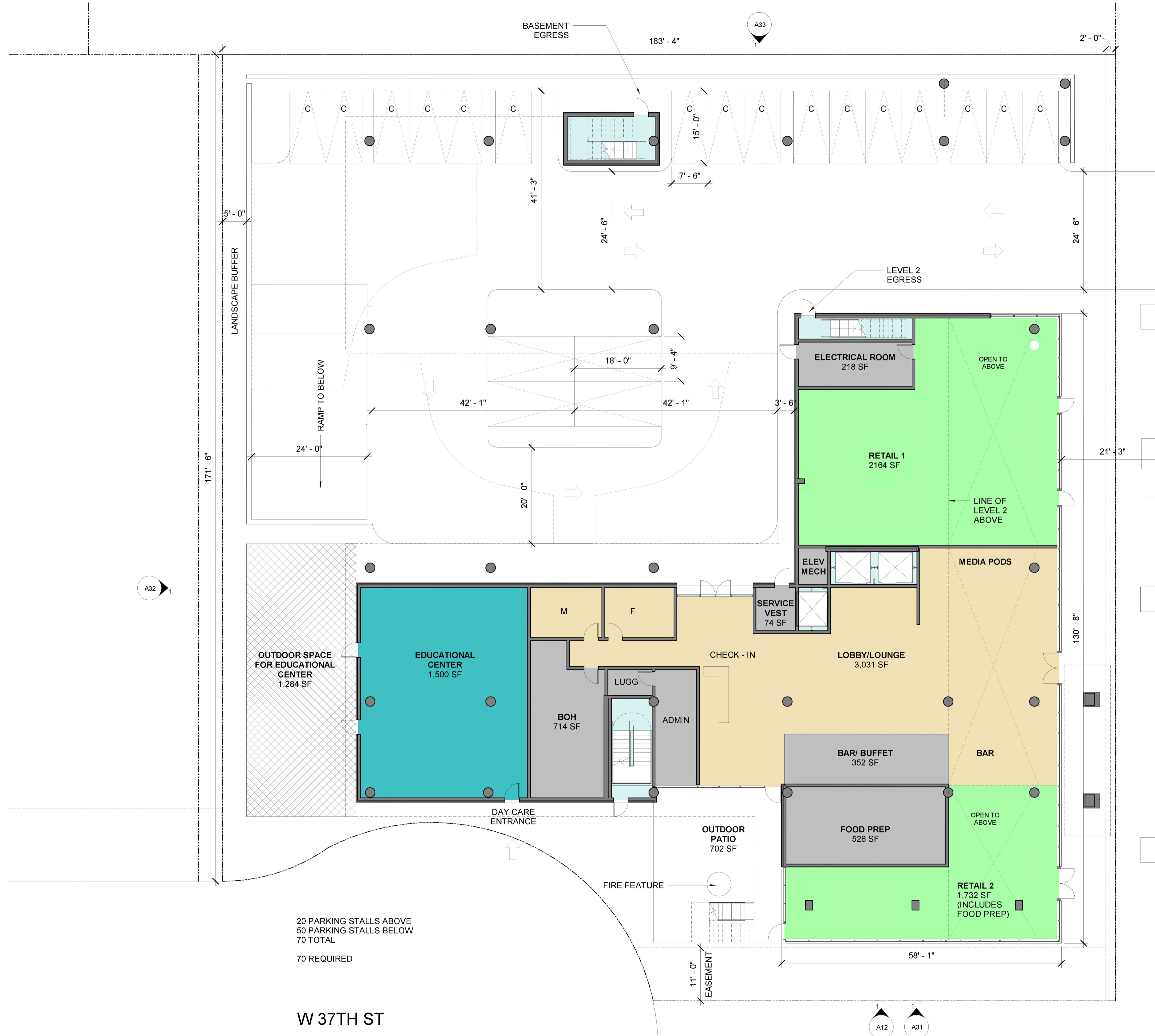
1



COMPACT PARKING SPOT
TYPICAL DIMENSIONS

STANDARD PARKING SPOT
TYPICAL DIMENSIONS

- 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



- 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



- 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
- 3 GUESTROOMS

ENTRY CANOPY AT RETAIL BELOW

MAIN ENTRY CANOPY AT HOTEL BELOW

MAIN ENTRY CANOPY AT HOTEL BELOW

A32 1

A12 2

A30 1

A12 1

A31 1

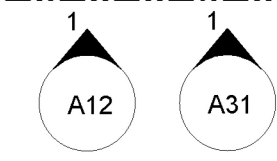
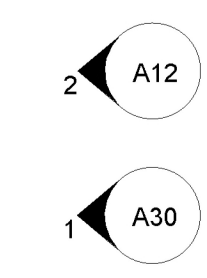


- DAY CARE
 - PUBLIC SPACE
 - RETAIL SPACE
 - CIRCULATION
 - BACK OF HOUSE
 - GUESTROOMS
- QQ** DOUBLE QUEEN GUESTROOM
 - K** STANDARD KING GUESTROOM
 - KS** ONE BEDROOM KING GUESTROOM SUITE
- 33 GUESTROOMS**



- 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

39 GUESTROOMS





- 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

2 A12
1 A30

1 A12 1 A31



- 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

2 A12

1 A30

1 A12

1 A31

A32 1

A33 1

A33

A32

A12

A30

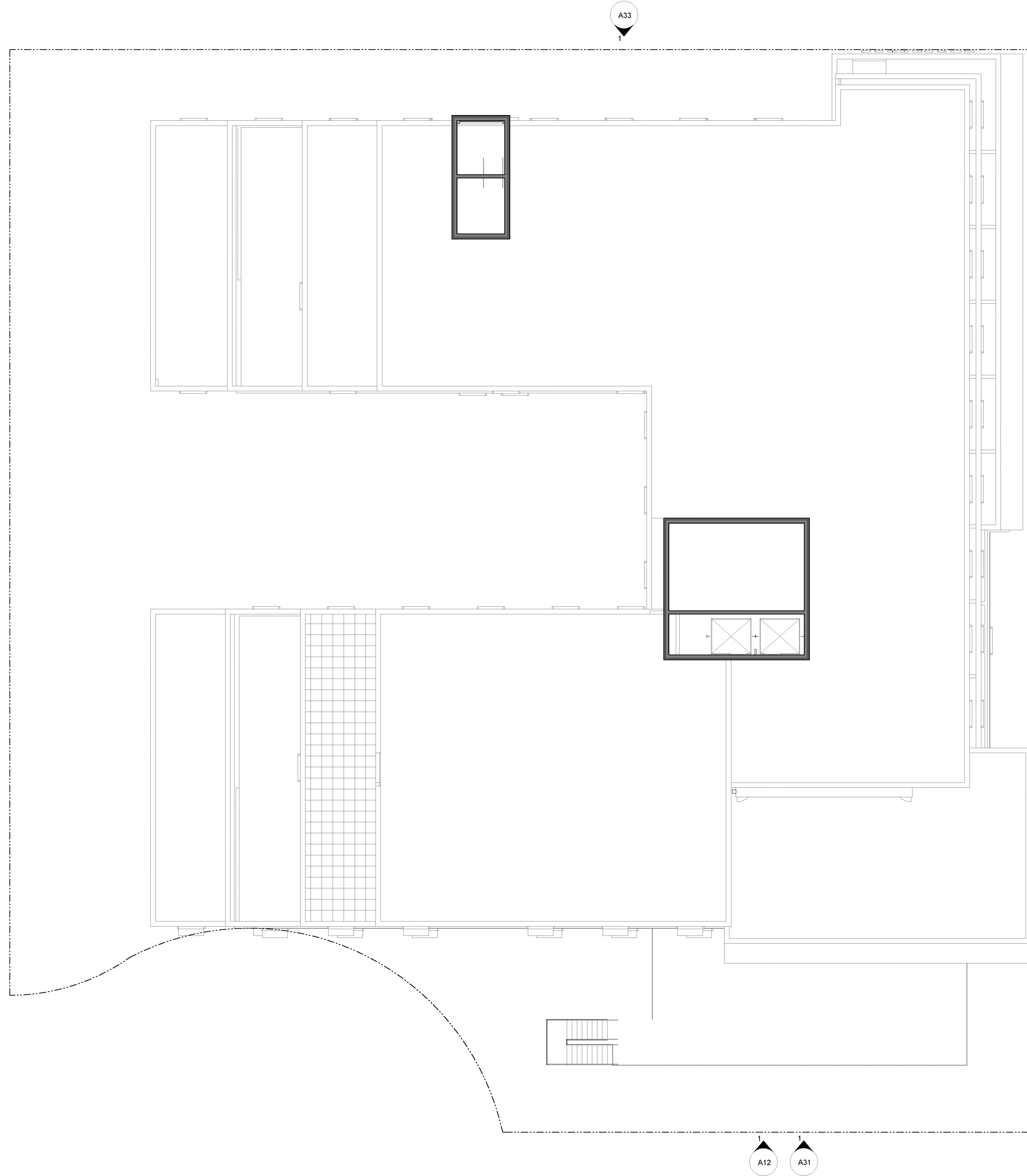
A12

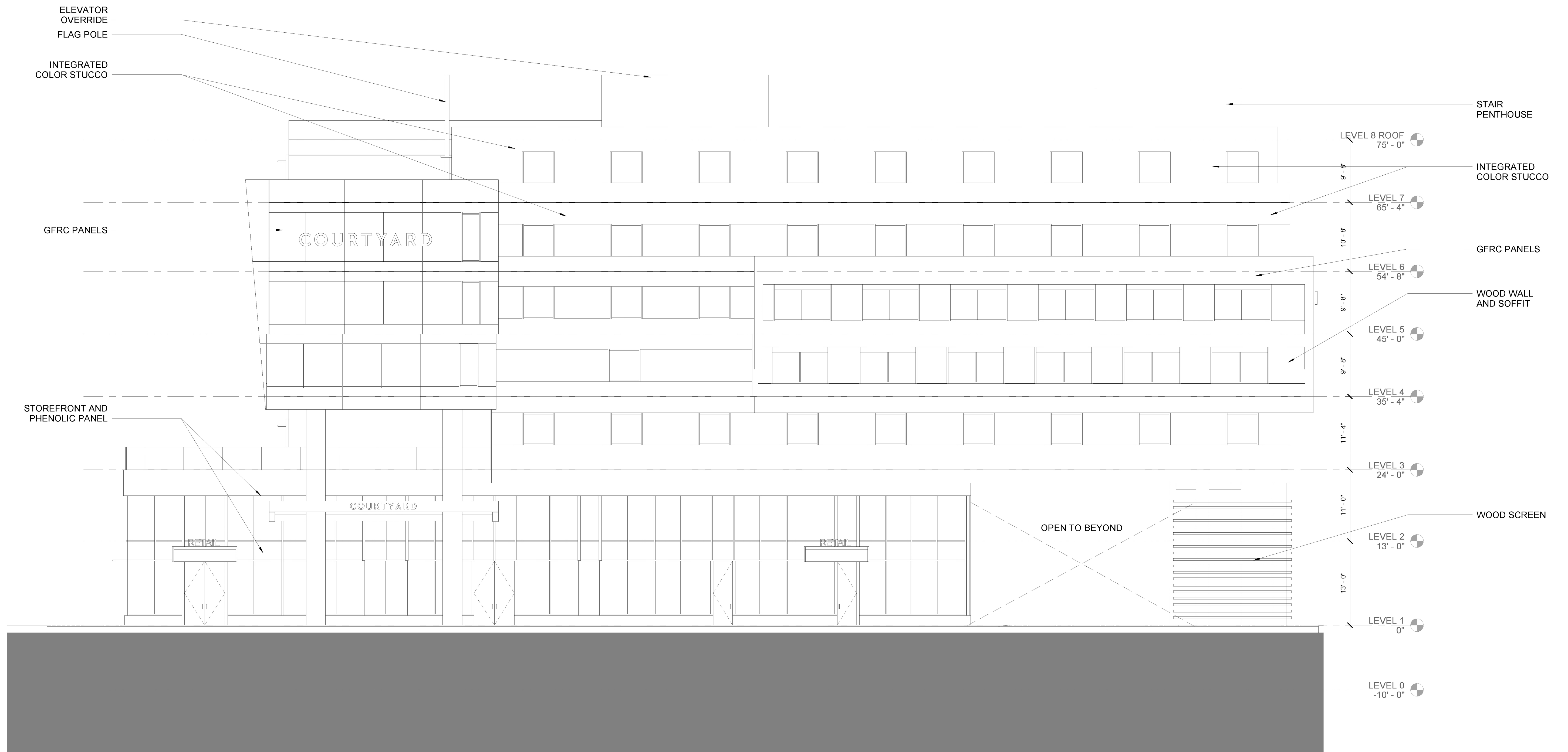
A31

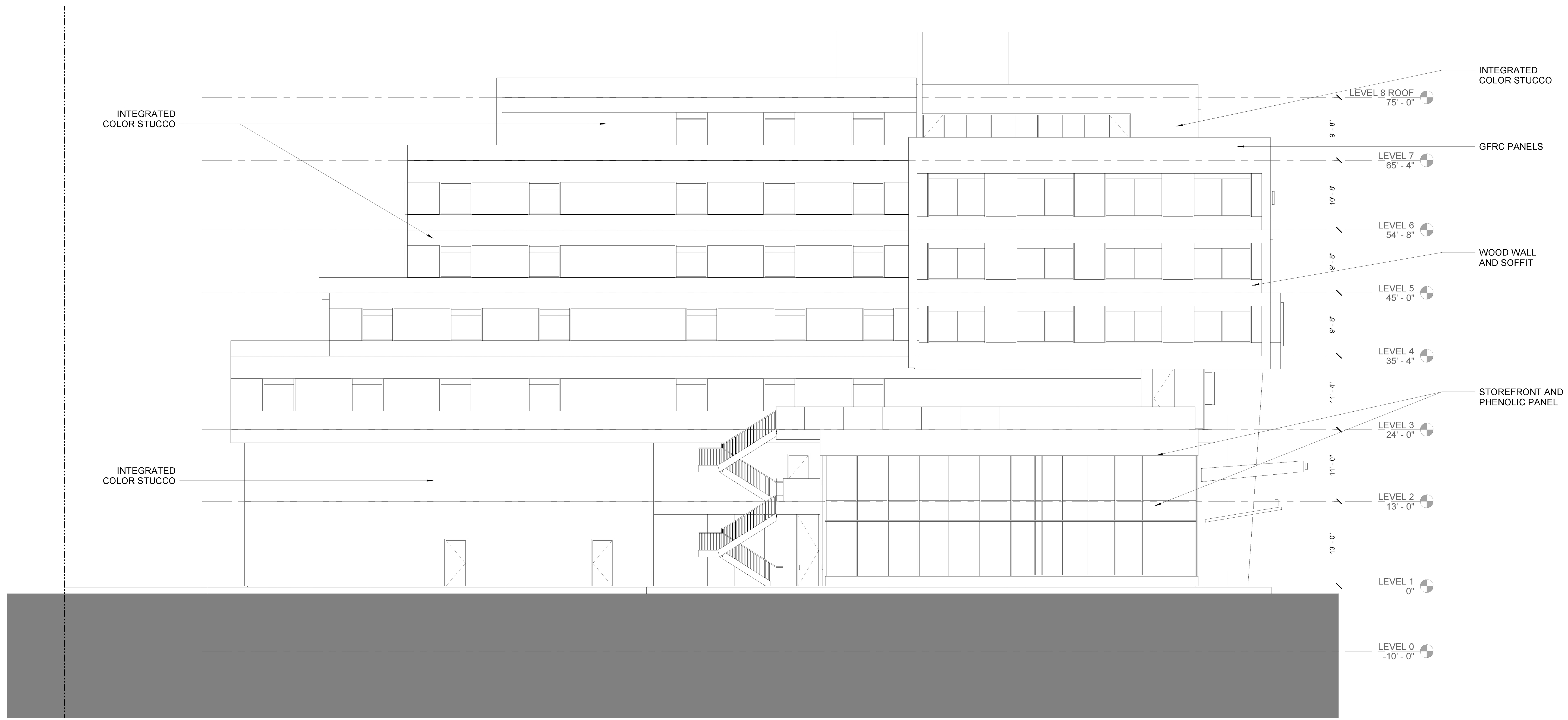


- DAY CARE
 - PUBLIC SPACE
 - RETAIL SPACE
 - CIRCULATION
 - BACK OF HOUSE
 - GUESTROOMS
- QQ** DOUBLE QUEEN GUESTROOM
 - K** STANDARD KING GUESTROOM
 - KM** ONE BEDROOM KING GUESTROOM SUITE

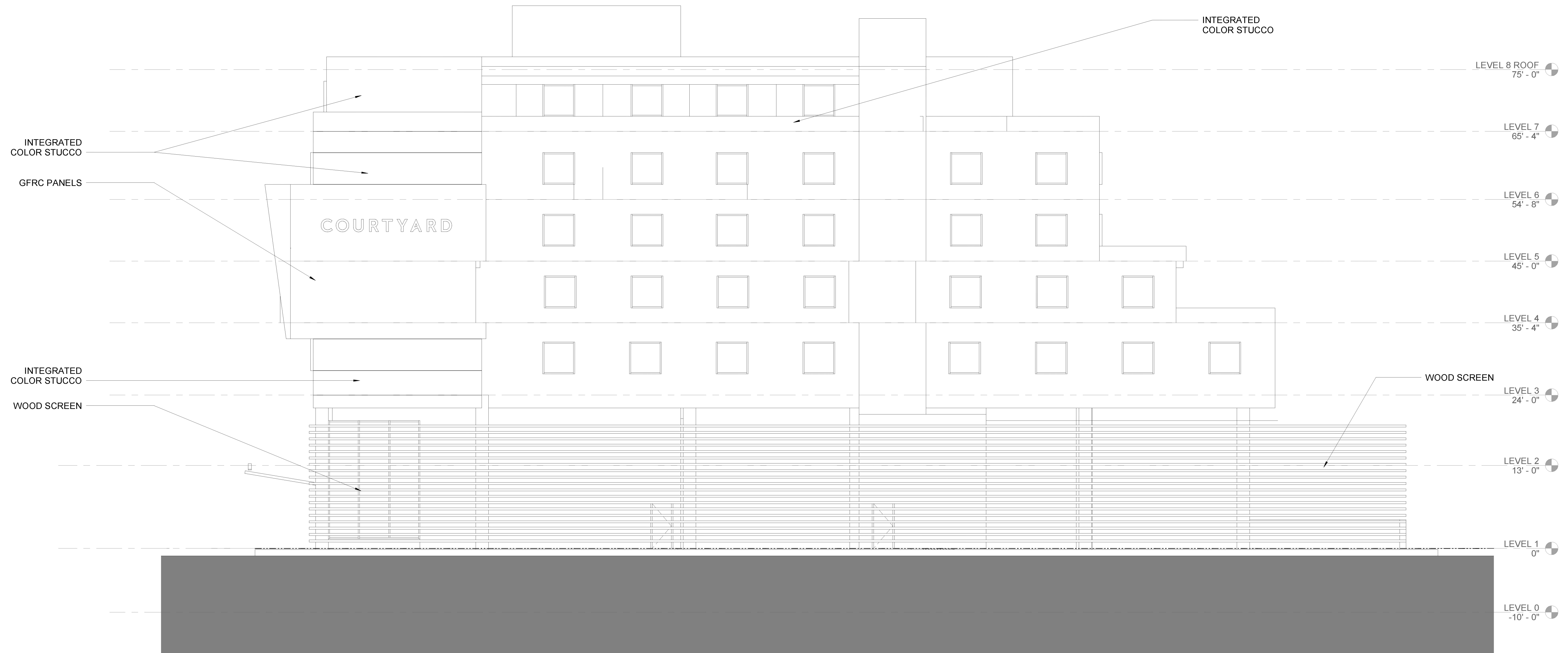
23 GUESTROOMS

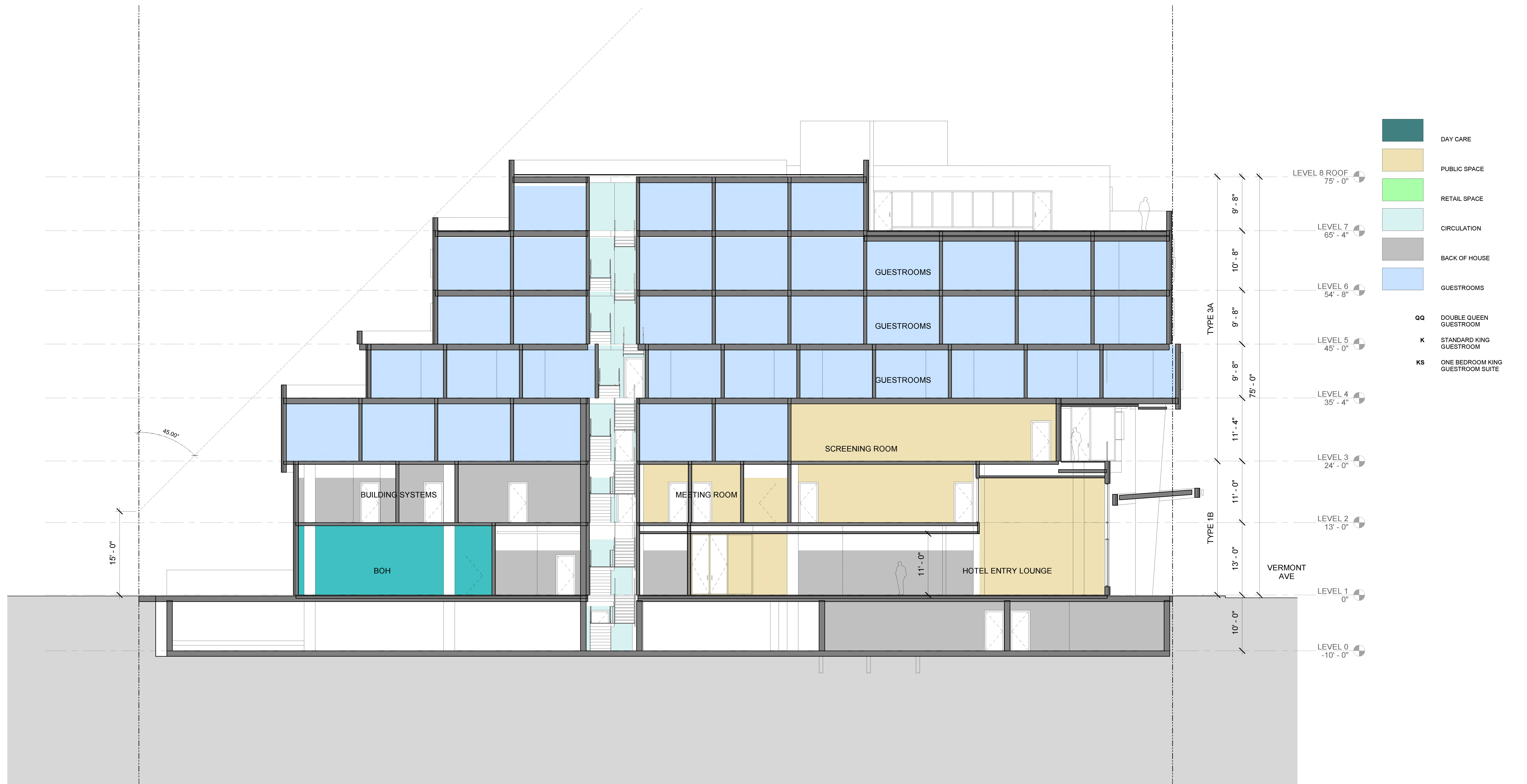


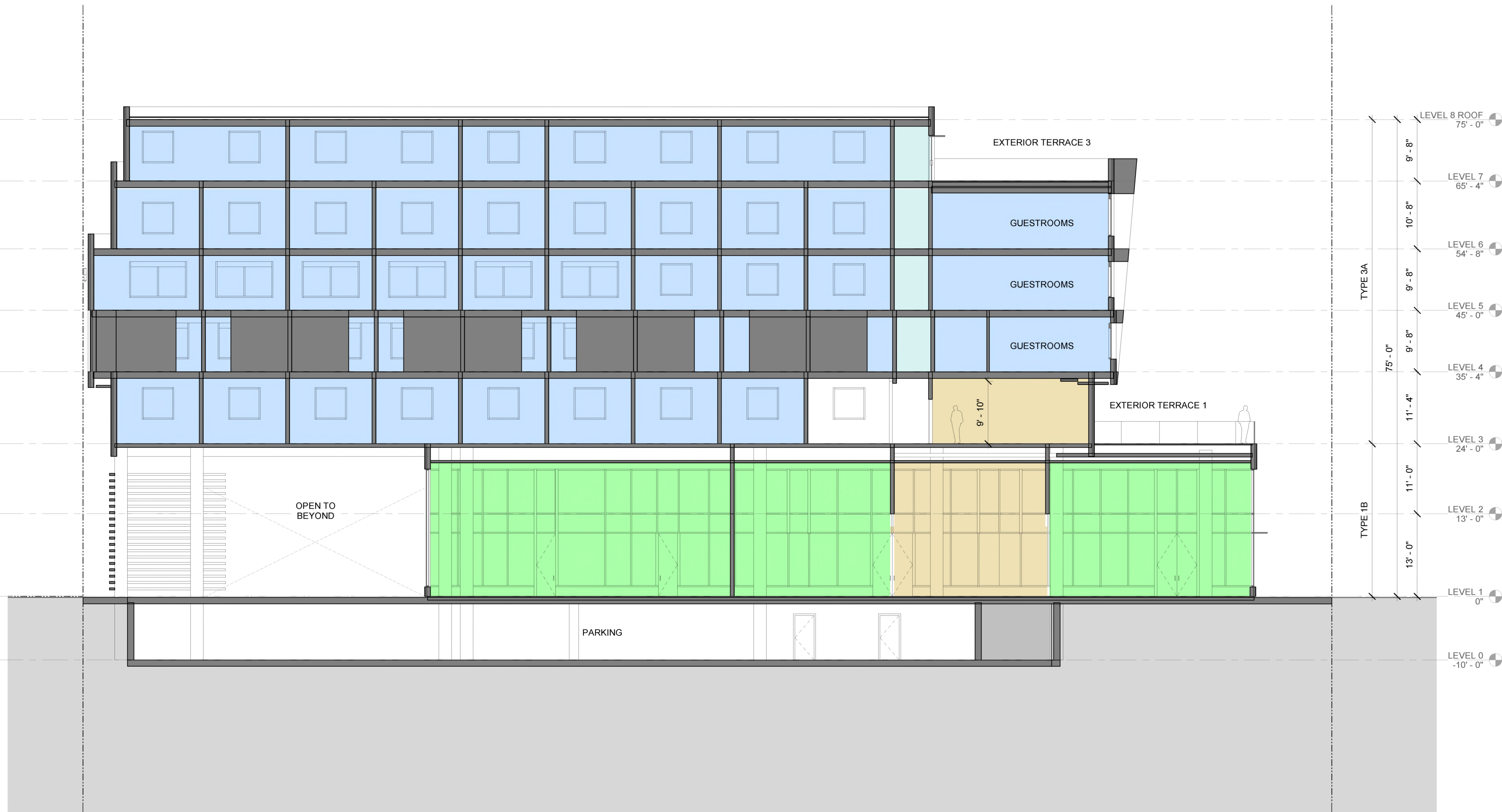








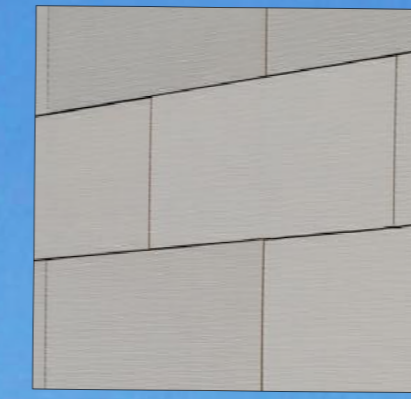




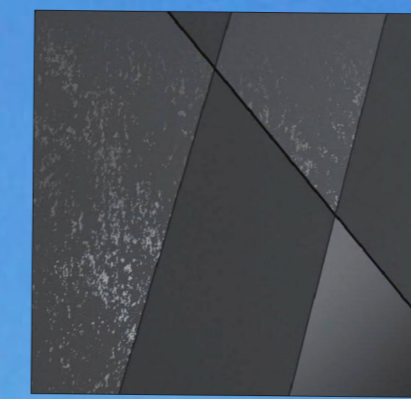
- DAY CARE
- PUBLIC SPACE
- RETAIL SPACE
- CIRCULATION
- BACK OF HOUSE
- GUESTROOMS

- QQ** DOUBLE QUEEN GUESTROOM
- K** STANDARD KING GUESTROOM
- KS** ONE BEDROOM KING GUESTROOM SUITE





1 GFRC PANELS



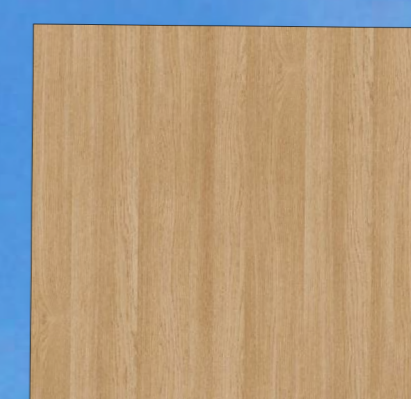
2 PHENOLIC PANELS



3 INTEGRATED COLOR STUCCO



4 STOREFRONT



5 WOOD WALL AND SOFFIT



6 WOOD SCREEN



PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Gingko biloba / Maidenhair tree	8	36" Box	M	
	Olea europaea 'Swan Hill' / Fruitless Olive	13	24" Box	L	multi-trunk
	Existing trees to remain	4			
SHRUBS					
	Callistemon viminalis 'Slim' / Slim Callistemon @ 48" o.c.	37	15g	L	
	Correa 'Dusky bells' / Australian fuchsia @ 30" o.c.	112	5g	M	
	Laurus nobilis / Sweet bay @ 36" o.c.	17	15g	L	columnar
	Phormium 'Sundowner' / Flax @ 24" o.c.	6	15g	M	
	Pittosporum tobira 'Wheeler's dwarf' / Mock orange @ 30" o.c.	110	5g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 36" o.c.	54	5g	M	
	Rosa 'Floral carpet' / Groundcover rose 770 sf @ 24" o.c.	193	1g	M	
VINES					
	Distictis 'Rivers' / Royal trumpet vine @ 72" o.c.	30	15g	M	
GROUND COVER					
	Myoporum parvifolium / Myoporum 442 sf @ 12" o.c. = 442 plants	10	flat	L	
	Rosmarinus prostrata / Trailing rosemary 136.5 sf @ 12" o.c. = 137 plants	9	4" flat	L	
	Artificial Turf	966 sf			Jack Smith @ SGS Turf (562) 400-1549
GREEN ROOF					
	Green Living Roof 6" deep trays - mix to include: 640 sf 320 trays	640 sf	320 trays		contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com
	Achillea millefolium				
	Carex praegracilis				
	Chondropetalum tectorum				
	Festuca glauca				
	Phormium dwarf var. 'Jack Spratt'				
	Sesleria autumnalis				
	Sesleria caerulea				

AREA SUMMARY

TOTAL LOT AREA = APPROX. 33,773 SF
 LANDSCAPE AREA OF PROJECT NOT INCLUDING PARKWAY = 5,361 SF
 POTENTIAL LANDSCAPE AREA = 33,773 SF (TOTAL LOT) - 26,195 SF (BUILDING) = 7,578 SF POTENTIAL LANDSCAPE
 REQUIRED TREE REPLACEMENT:
 15 TREES ON SITE > 8" DIA TRUNK TO BE REMOVED
 PROVIDE TREE REPLACEMENT =
 21 TREES (140% OF REQUIRED)
 STREET TREES:
 7 EXISTING STREET TREES TO REMAIN IN PLACE

Architect:
STANTON ARCHITECTURE

Client:

Project location:
3685 VERMONT AVE.
LOS ANGELES, CA

LANDSCAPE PLAN

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



PLANTING LEGEND

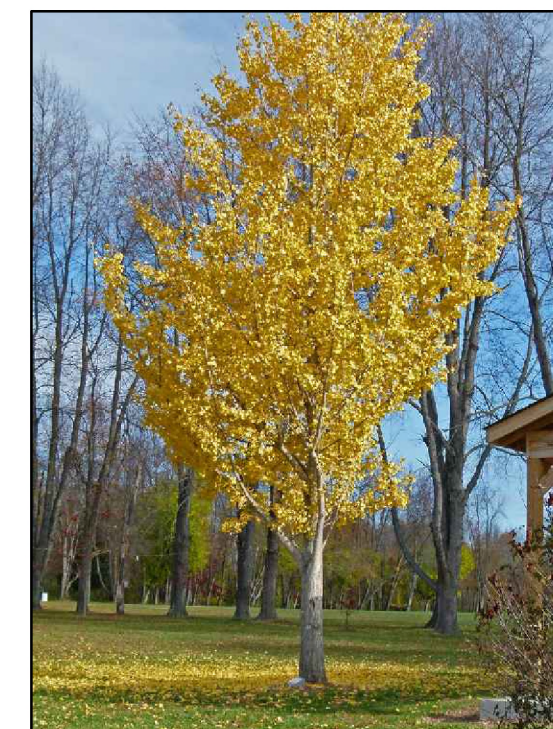
Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Ginkgo biloba / Maidenhair tree	8	36" Box	M	
	Olea europaea 'Swan Hill' / Fruitless Olive	13	24" Box	L	multi-trunk
	Existing trees to remain	4			
SHRUBS					
	Callistemon viminalis 'Slim' / Slim Callistemon @ 48" o.c.	37	15g	L	
	Correa 'Dusky bells' / Australian fuchsia @ 30" o.c.	112	5g	M	
	Laurus nobilis / Sweet bay @ 36" o.c.	17	15g	L	columnar
	Phormium 'Sundowner' / Flax @ 24" o.c.	6	15g	M	
	Pittosporum tobira 'Wheeler's dwarf' / Mock orange @ 30" o.c.	110	5g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 36" o.c.	54	5g	M	
	Rosa 'Floral carpet' / Groundcover rose 770 sf @ 24" o.c.	193	1g	M	
VINES					
	Distictis 'Rivers' / Royal trumpet vine @ 72" o.c.	30	15g	M	
GROUND COVER					
	Myoporum parvifolium / Myoporum 442 sf @ 12" o.c. = 442 plants	10	flat	L	
	Rosmarinus prostrata / Trailing rosemary 136.5 sf @ 12" o.c. = 137 plants	9	4" flat	L	
	Artificial Turf	966 sf			Jack Smith @ SGS Turf (562) 400-1549
GREEN ROOF					
	Green Living Roof 6" deep trays - mix to include: 640 sf 320 trays	640 sf	320 trays		contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com
	Achillea millefolium Carex praegracilis Chondropetalum tectorum Festuca glauca Phormium dwarf var. 'Jack Spratt' Sesleria autumnalis Sesleria caerulea				

**3rd FLOOR
PLANTER BOX SIZE SCHEDULE:**

SYM.	DIMENSIONS	QTY
A	L 48" X W 48" X H 36"	9

PLANTER BOX COLOR TO BE DETERMINED BY ARCHITECT.

TREES



Ginkgo biloba / Maidenhair tree



Olea europaea 'Swan Hill' / Fruitless olive

VINES



Distictis 'Rivers' / Royal trumpet vine

SHRUBS



Callistemon viminalis 'Slim' / Slim callistemon



Correa 'Dusky bells' / Australian fuchsia



Laurus nobilis / Sweet bay



Phormium 'Sundowner' / Flax



Pittosporum tobira 'Wheeler's dwarf' / Mock orange



Philodendron 'Xanadu' / Xanadu philodendron



Rosa 'Floral carpet' / Groundcover rose



Myoporum parviflora / Creeping myoporum

GROUND COVER



Rosmarinus prostrata / Trailing rosemary



Architect:
STANTON ARCHITECTURE

Client:

Project location:
3685 VERMONT AVE.
LOS ANGELES, CA

3RD FLOOR TERRACE

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

L1.1

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.

PLANTING LEGEND

Symbol/Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES				
Ginkgo biloba / Maidenhair tree	8	36" Box	M	
Olea europaea 'Swan Hill' / Fruitless Olive	13	24" Box	L	multi-trunk
Existing trees to remain	4			
SHRUBS				
Callistemon viminalis 'Slim' / Slim Callistemon @ 48" o.c.	37	15g	L	
Correa 'Dusky bells' / Australian fuchsia @ 30" o.c.	112	5g	M	
Laurus nobilis / Sweet bay @ 36" o.c.	17	15g	L	columnar
Phormium 'Sundowner' / Flax @ 24" o.c.	6	15g	M	
Pittosporum tobira 'Wheeler's dwarf' / Mock orange @ 30" o.c.	110	5g	M	
Philodendron 'Xanadu' / Xanadu philodendron @ 36" o.c.	54	5g	M	
Rosa 'Floral carpet' / Groundcover rose 770 sf @ 24" o.c.	193	1g	M	
VINES				
Distictis 'Rivers' / Royal trumpet vine @ 72" o.c.	30	15g	M	
GROUND COVER				
Myoporum parvifolium / Myoporum 442 sf @ 12" o.c. = 442 plants	10	flat	L	
Rosmarinus prostrata / Trailing rosemary 136.5 sf @ 12" o.c. = 137 plants	9	4" flat	L	
Artificial Turf	966 sf			Jack Smith @ SGS Turf (562) 400-1549
GREEN ROOF				
Green Living Roof 6" deep trays - mix to include:	640 sf	320 trays		contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com
Achillea millefolium				
Carex praegracilis				
Chondropetalum tectorum				
Festuca glauca				
Phormium dwarf var. 'Jack Spratt'				
Sesleria autumnalis				
Sesleria caerulea				



GREEN ROOF TRAY MIX



Achillea millefolium / Yarrow



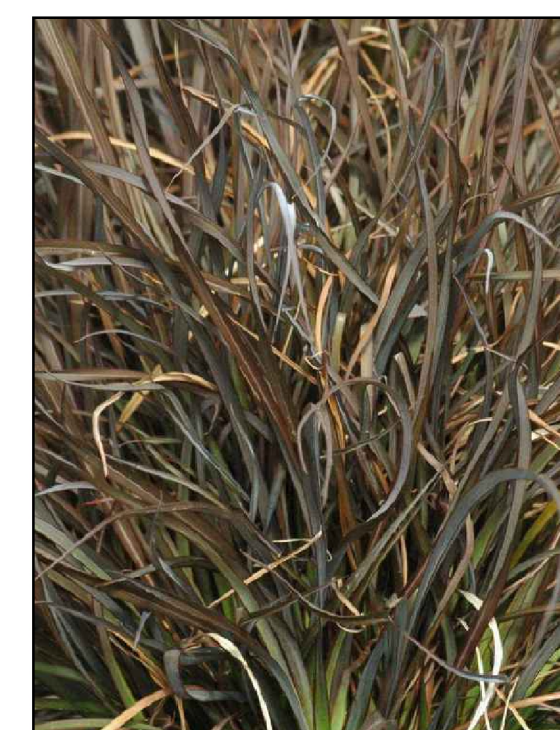
Carex praegracilis / California field sedge



Chondropetalum tectorum / Small cape rush



Festuca glauca / Blue fescue



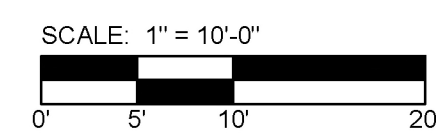
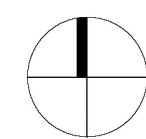
Phormium 'Jack spratt' / Dwarf black phormium



Sesleria autumnalis / Autumn moor grass



Sesleria caerulea / Blue moor grass



Architect:
 STANTON ARCHITECTURE

Client:

Project location:
 3685 VERMONT AVE.
 LOS ANGELES, CA

7TH FLOOR TERRACES

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