

HOLIDAY INN EXPRESS
2250 W PICO BLVD
LOS ANGELES CA 90006

PROJECT TEAM

OWNER:
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ARCHITECT:
JWDA
8432 E. MISSION DR. #101
ROSENHEAD, CA 91770
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PROJECT SUMMARY

SCOPE OF WORK: DEMOLISH EXISTING SUPERMARKET BUILDING
NEW CONSTRUCTION OF TWO 6-STORY HOTEL BUILDING
WITH TOTAL 125 ROOMS, AND 11,228 SF BUILDING AREA

PROJECT ADDRESS: 2268 W. PICO BLVD.
LOS ANGELES, CA 90006

APN: LOT A: 5056-001-003, LOT B: 5056-001-025

ZONING: G2-1, RD15-1 ZONE (APPLY FOR ZONE CHANGE TO G2-2)

LOT AREA (GROSS): LOT A: 1,930 SF, LOT B: 20,415 SF, TOTAL: 28,345 SF

LOT AREA (NET): LOT A: 1,234 SF, LOT B: 18,594 SF, TOTAL: 25,828 SF (AFTER DEDICATION)

DEDICATION: PICO BLVD.: 3 FT. ALLEY: 4 FT. BOTH SIDE

ARAPAHOE ST.: 5 FT. CORNER CUT: 15 FT. x 15 FT.

YARD SETBACKS:

	REQUIRED	PROVIDED
FRONT (PICO):	0 FT.	1'-4" FT.
SIDE (ARAPAHOE ST.):	0 FT.	1'-5" FT.
SIDE (ALLEY):	0 FT.	0 FT.
B2 SIDE (WEST, IF):	5 FT.	5 FT.
B2 SIDE (WEST, 2ND ABOVE):	5'-6"-2 1/4" FT.	1 FT.
B1 REAR (SOUTH, IF):	15 FT.	15 FT.
B2 REAR (SOUTH, 3RD ABOVE):	15'-6"-3 1/4" FT.	15 FT.

BUILDING HEIGHT: 82'-0" MAX (6 FLOORS)
82'-0" x 15'-0" (TO ROOF SHEATHING) + 4'-0" (STAIR TOWER)
76'-6" x 73'-0" (TO ROOF SHEATHING) + 3'-6" PARAPET (MINIMUM VARYING HEIGHT)

LOT COVERAGE: 21,950 SF. / 25,828 SF. = 85%

BUILDING AREA:	STUDIO	ADA	SUITE	SUBTOTAL
1ST FL.	4,015+1,454= 5,469 SF	0	0	0
2ND FL.	3,875+6,571= 10,446 SF	15	2	4
3RD-6TH FL.	3,875+6,552= 10,427 SF	20	0	6
TOTAL:	11,228 SF	45	2	28
BASEMENT LEVEL 1:	16,545 SF			
BASEMENT LEVEL 2:	16,545 SF			

F.A.R.: 11,228 SF. / 25,828 SF. = 2.44

DENSITY REQUIREMENT: 25,828/200 = 129 ROOMS

ROOM PROVIDED: 125 ROOMS (124 OK.)

PARKING REQUIREMENT: 50'1" x 30'1" / 2 + (125-50-30)1" / 3 = 67

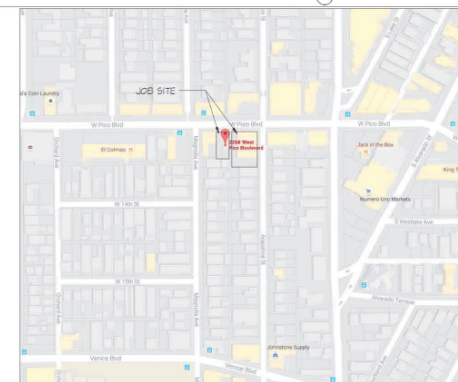
PARKING PROVIDED: 15 STANDARD, 47 COMPACT, 31 HANDICAPPED, 6 PROVIDED 84 COMPACT RATIO: 35%

BICYCLE PARKING: SHORT-TERM: 6 (IF) LONG-TERM: 6 (BI)

SHEET SCHEDULE

T-1 TITLE SHEET/ SITE PLAN/ 1ST FLOOR PLAN
A1-B1 BASEMENT LEVEL 1 AND LEVEL 2 FLOOR PLAN
A1-M MEZZANINE
A1-2 2ND FLOOR PLAN
A1-3 3RD-6TH FLOOR PLAN
A1-4 ROOF FLOOR PLAN
A1-5 GUESTROOM FLOOR PLAN
A2-1 ELEVATIONS
A2-2 ELEVATIONS
A3-1 SECTION
L-1 1ST FLOOR CONCEPTUAL LANDSCAPE PLAN
L-2 2ND FLOOR CONCEPTUAL LANDSCAPE PLAN

VICINITY MAP





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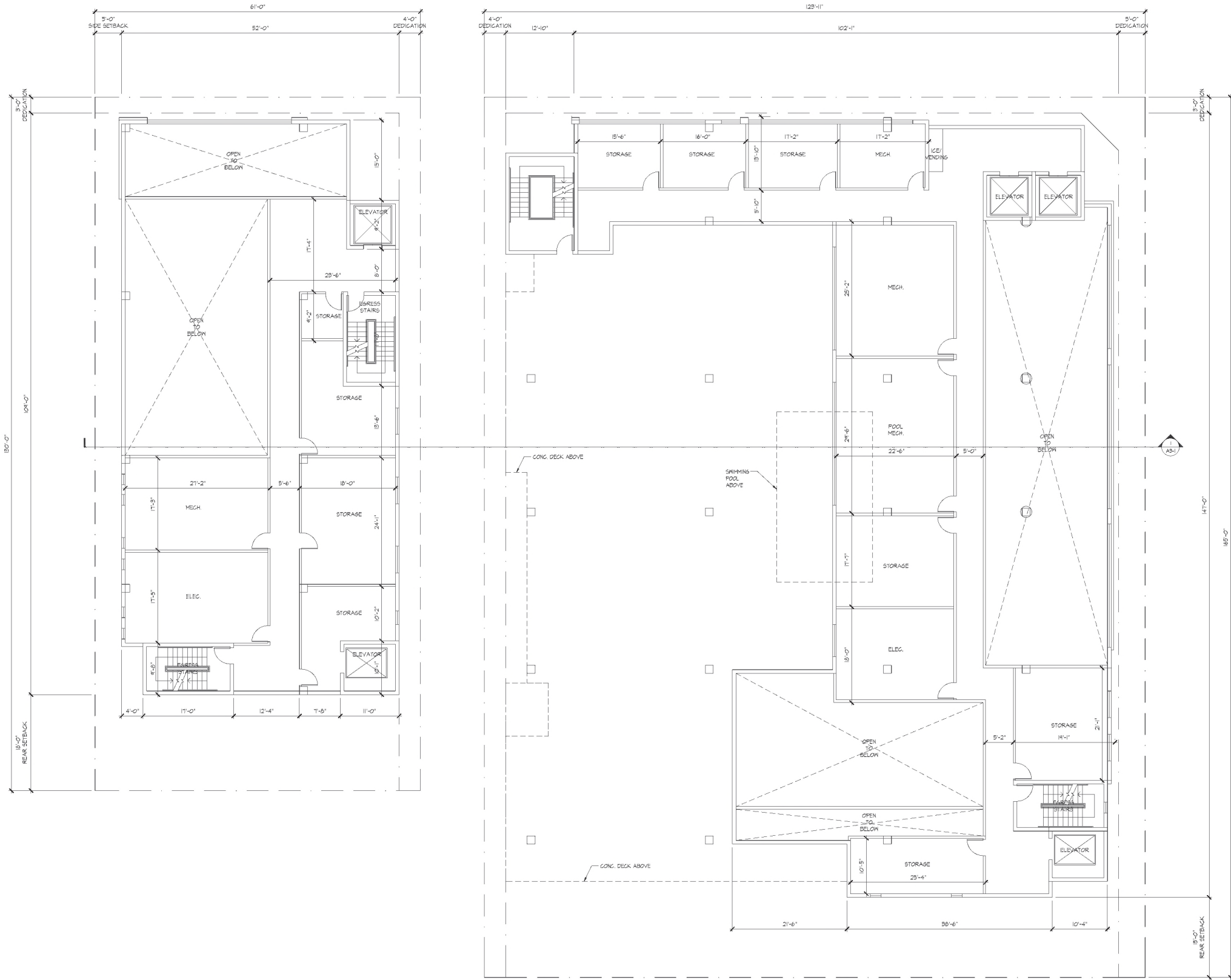
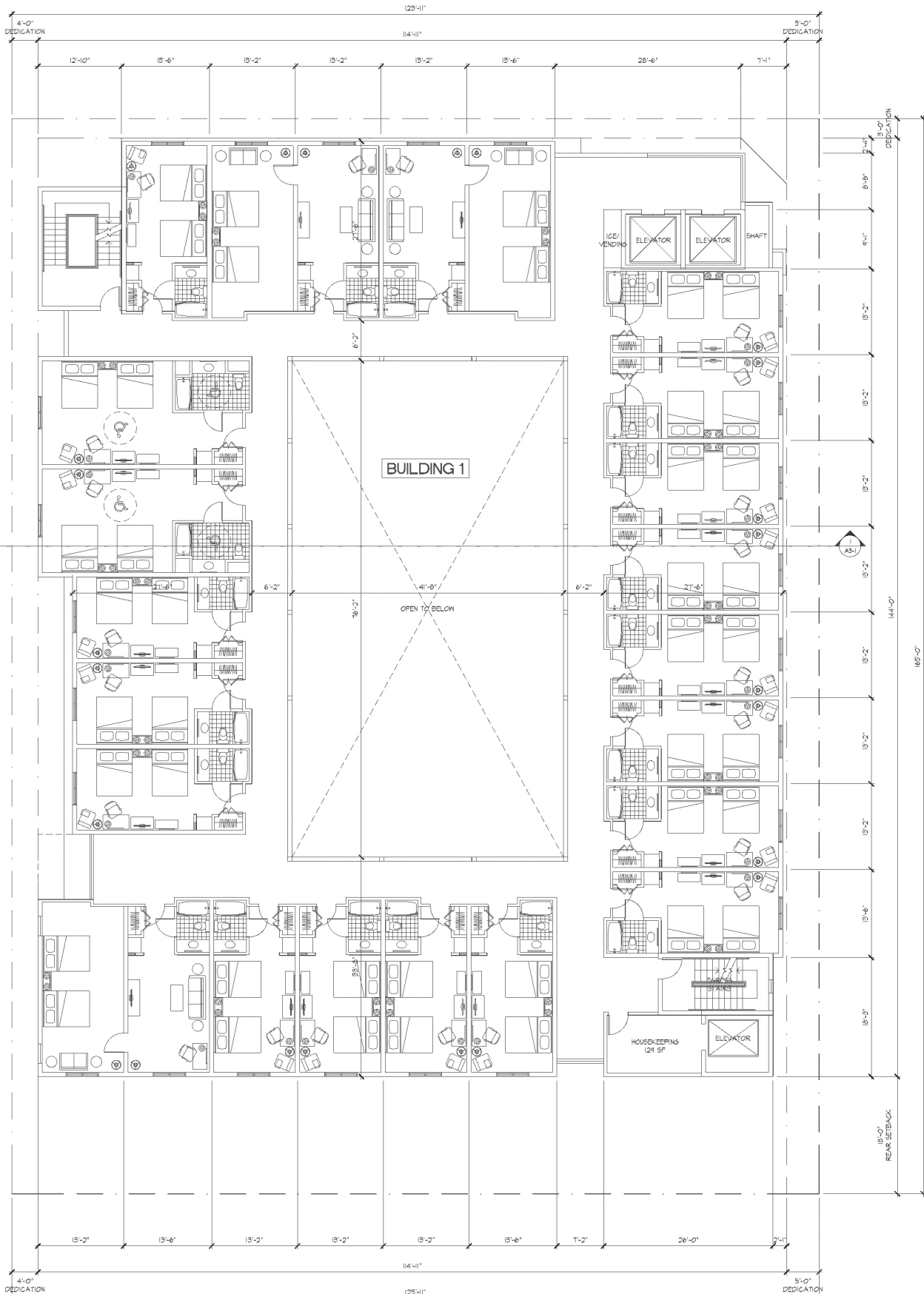
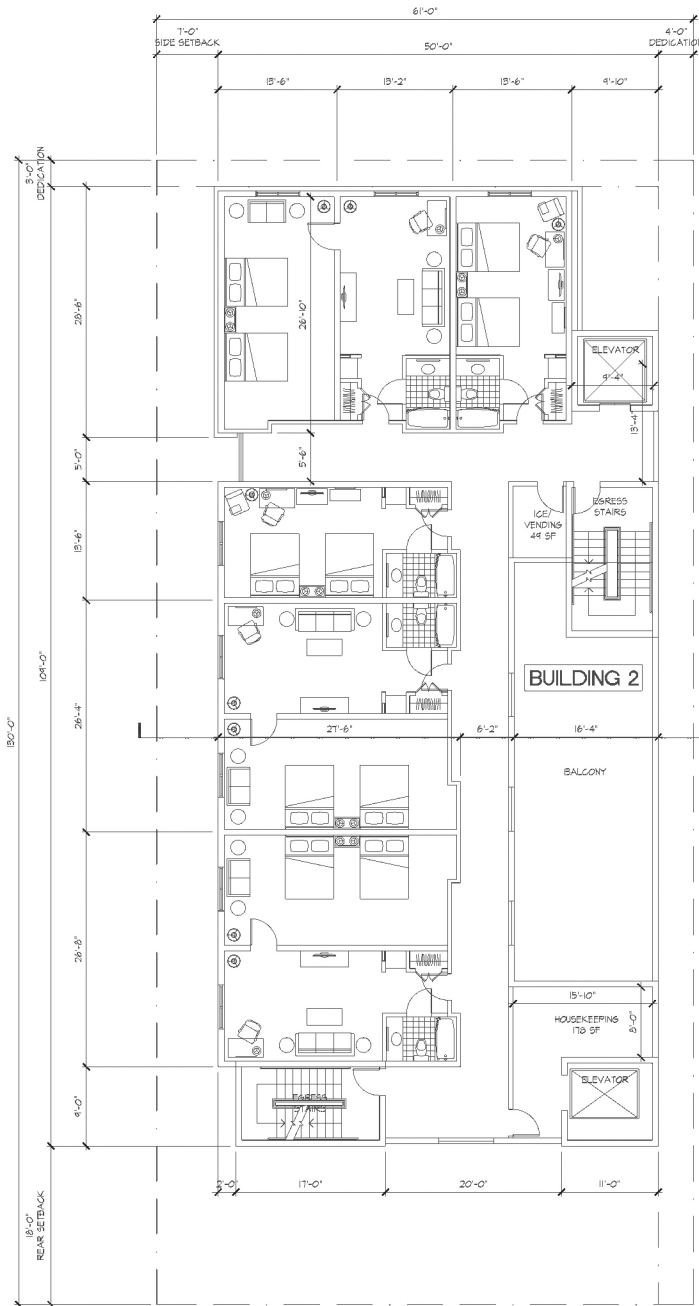


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Case No. CPC-2018-3544-GPA-VZC-HD-CU-SPR

PROJECT NAME	HOLIDAY INN EXPRESS
PROJECT ADDRESS	2250 W. PICO BLVD LOS ANGELES CA 90006
ARCHITECT	JWDA-MS Architects ARCHITECTURE / INTERIOR DESIGN / PLANNING 8932 E. Mission Dr. #101 Rosemead, California 91770 Phone (626) 288-9199 Fax (626) 288-9199
ARCHITECT'S SEAL	
PROJECT TITLE	MEZZANINE FLOOR PLAN
DATE PRINTED	04/04/2024
DATE	
SCALE	1/8"=1'-0"
DRAWN	
JOB NO.	8442
DESIGN	
BY	AT-M
DATE	



PROJECT NAME	
HOLIDAY INN EXPRESS	
2250 W. PICO BLVD LOS ANGELES CA 90006	
JWDA-MS Architects ARCHITECTURE / INTERIOR DESIGN / PLANNING 8932 E. Mission Dr. #101 Beverly Hills, California 91770 Phone (818) 288-9199 Fax (818) 288-9199	
3RD-6TH FLOOR PLAN	
DATE PRINTED: 04/04/2024	DATE:
SCALE: 1/8"=1'-0"	DRAWN:
JOB NO: 0442	DESIGNER:
A1-3	OF

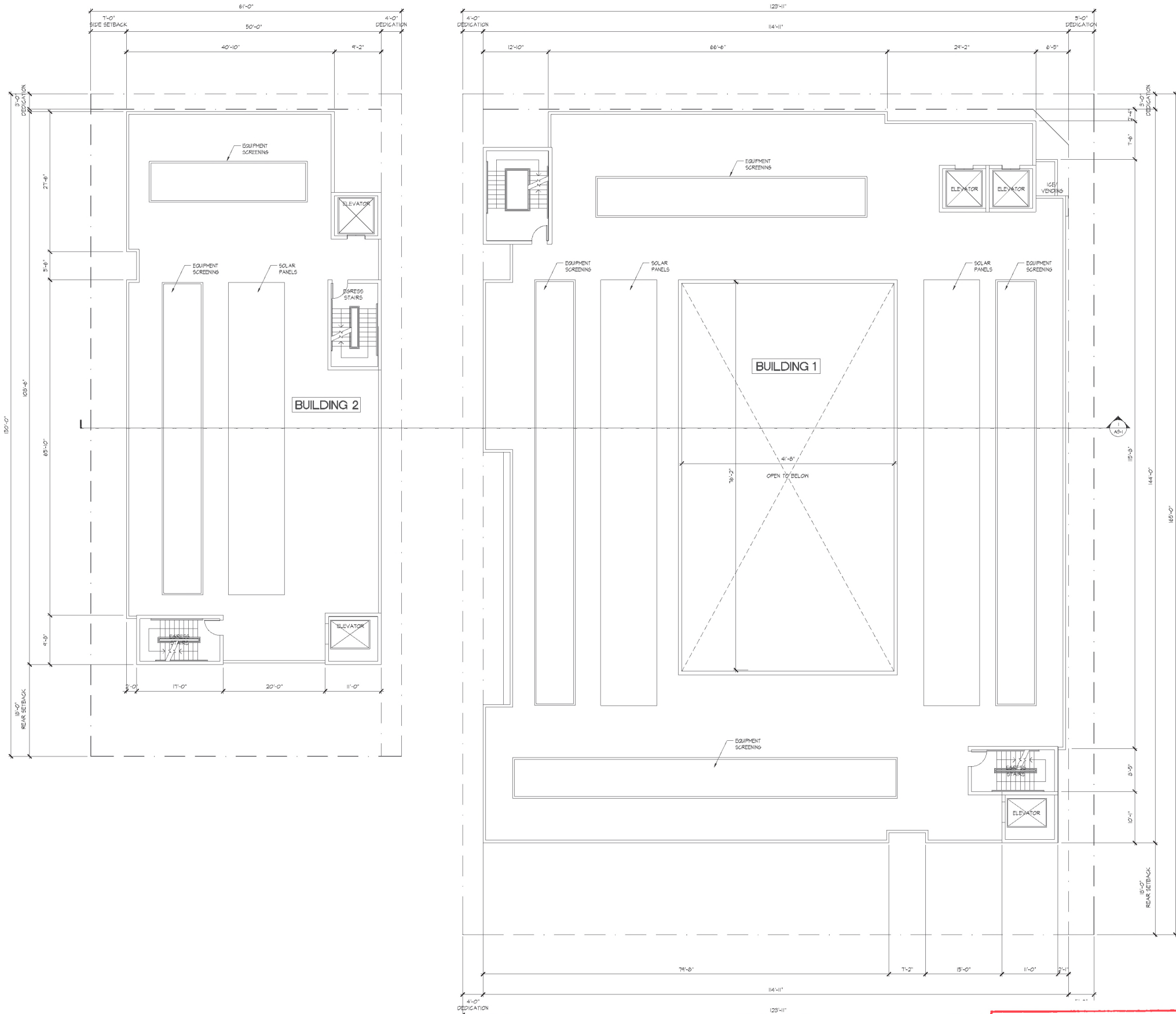
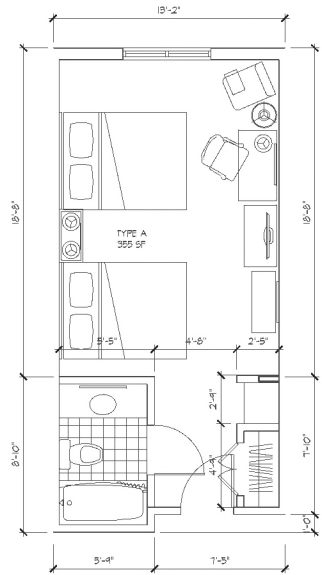
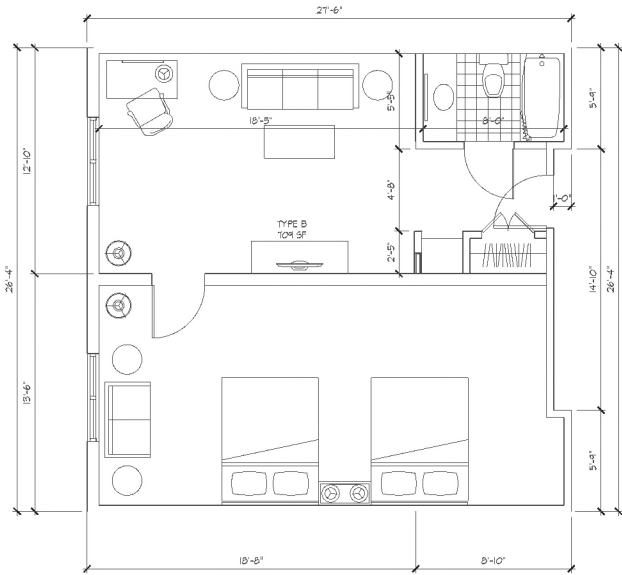


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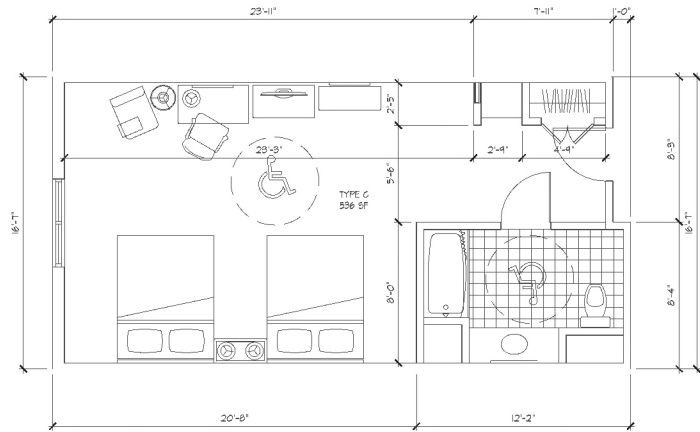
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PROJECT ADDRESS:	2250 W. PICO BLVD LOS ANGELES CA 90006
ARCHITECT:	JWDA-MS Architects ARCHITECTURE / INTERIOR DESIGN / PLANNING 8332 E. Mission Dr. #101 Rosemead, California 91770 Phone: (626) 288-9399 Fax: (626) 288-9399
ARCHITECT'S SEAL:	
PROJECT TITLE:	ROOF FLOOR PLAN
DATE:	04/04/2024
DATE:	
SCALE:	1/8"=1'-0"
DRAWN:	
JOB NO.:	8442
DESIGN:	A1-4
OF:	SHEETS



1 ROOM TYPE A FLOOR PLAN
1/4"=1'-0"



2 ROOM TYPE B FLOOR PLAN
1/4"=1'-0"



3 ROOM TYPE C FLOOR PLAN
1/4"=1'-0" (ACCESSIBLE ROOM)

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PROJECT NAME: HOLIDAY INN EXPRESS 2250 W. PICO BLVD LOS ANGELES CA 90006	
PROJECT TYPE: GUESTROOM FLOOR PLAN	
DATE: 04/04/2024	
DATE: 04/04/2024	
SCALE: 1/4"=1'-0"	
DRAWN: 0442	
JOB NO. 0442	
SHEET A1-5	
SHEET OF SHEETS	

As the undersigned Architect, I hereby certify that the plans and specifications herein were prepared by me or under my direct supervision and that I am a duly licensed Architect in the State of California. I further certify that the plans and specifications herein were prepared by me or under my direct supervision and that I am a duly licensed Architect in the State of California.

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The diagram is a floor plan showing two buildings. Building 1 is a large rectangle on the right, and Building 2 is a smaller rectangle on the left. A north arrow is positioned above Building 1, pointing upwards. A scale bar is located to the right of Building 1, indicating a distance of 100 feet. The buildings are outlined with solid lines, and their footprints are indicated by dashed lines.

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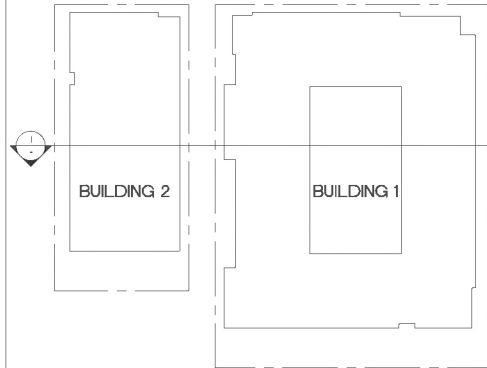
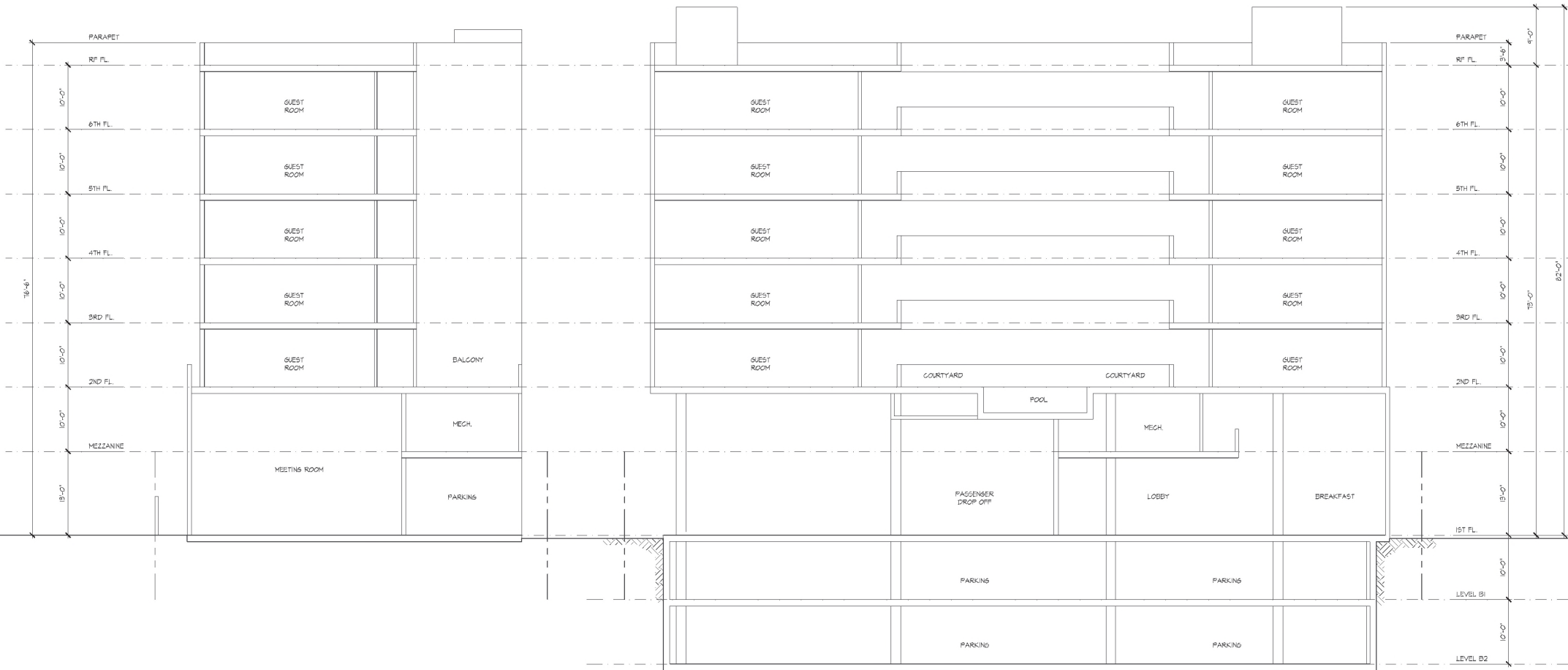
BUILDING 2

BUILDING 1

N

S

REVISED	
PROJECT NAME	
HOLIDAY INN EXPRESS	
2250 W. PICO BLVD.	
LOS ANGELES CA 90006	
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ELEVATIONS	
SHEET TITLE	
DATE PRINTED: 04/04/2024	
DATE:	
SCALE: 1/8" = 1'-0"	
DRAWN:	
JOB NO: 0442	
JOB:	



PROJECT NAME
HOLIDAY INN EXPRESS

2250 W. PICO BLVD
LOS ANGELES CA 90006

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SECTION

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Case No. CPC-2018-3544-GPA-VZC-HD-CU-SPR

DATE
PRINTED: 04/04/2024
DATE:
SCALE: 1/8"=1'-0"
DRAWN:
JOB NO: 0442
SHEET: A3-1
OF: SHEETS

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	LASERSTRODIA INDICA "MUSKOGEE"	GRAPE MYRTLE	36" BOX	TREE
	RAPHIOLEPIS INDICA "MAJESTIC BEAUTY"	INDIAN HANDBONE	36" BOX	TREE
	PRUNUS LAUROCRASSUS	SCHIPKAEANSIS	5 GAL	TREE
	RHAMNUS CALIFORNICA "SUN GAZE"	LOVEBAY FIRETHORN	5 GAL	SHRUB
	PHOTINIA X FRASERI "NANA"	FRASER PHOTINIA	5 GAL	SHRUB
	ROSEA "ICEBERG"	ICEBERG ROSE	5 GAL	SHRUBS
	PELARGONIUM PELTATUM "RED"	IVY GERANIUM	5 GAL	SHRUB
	ASAVE ATTENUATA	ASAVE	5 GAL	SHRUB
	PHORMIUM "YELLOW WAVE"	NEW ZEALAND FLAX	5 GAL	SHRUB
	SENEGIO MANDRALISCAE	BLUE CHALK STICKS	1 GAL	SHRUB
	JUNIPERUS TORULOSA "VARIEGATA"	HOLLYWOOD JUNIPER	15 GAL	SHRUB POTTED
	LISUSTRUM TEXANUM "PYRAMID"	TEXAS PRIVET	15 GAL	SHRUB POTTED (6' HT.)
	TABERNAE AVELLANEDAE	PINK TRUMPET TREE	36" BOX	TREE

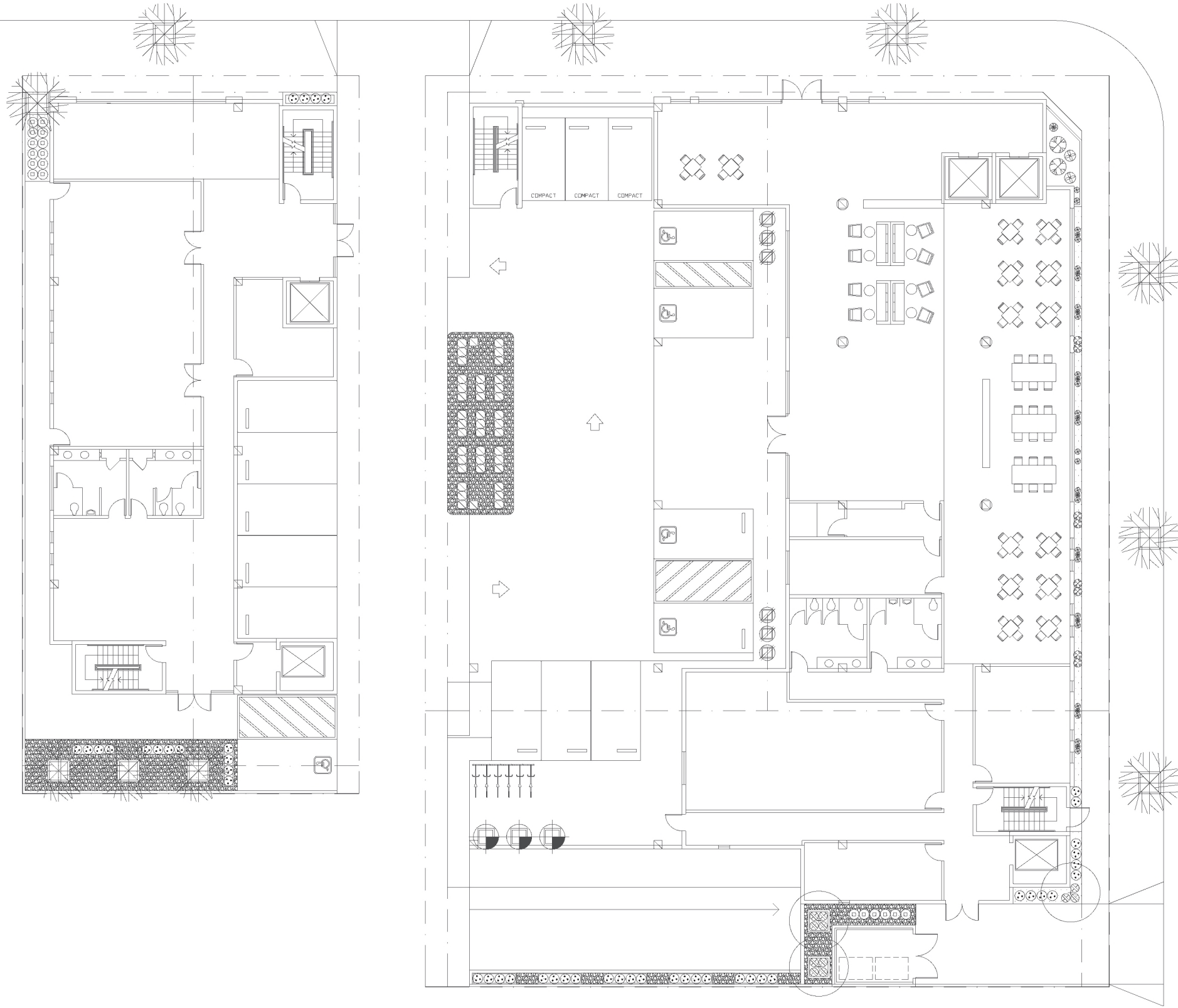


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PROJECT NAME
HOLIDAY INN EXPRESS
2250 W. PICO BLVD
LOS ANGELES CA 90006

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CONCEPTUAL LANDSCAPE PLAN
1ST FLOOR

DATE PRINTED: 04/04/2024
DATE:
SCALE:
DRAWN:
JOB NO: 0442
SHEET: L-1
OF: 08/08/25

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	LAURISTROEMIA INDICA "MUSKOGEE"	GRAPE MYRTLE	36" BOX	TREE
	RAPHIOLEPIS INDICA "MAJESTIC BEAUTY"	INDIAN HANDBONE	36" BOX	TREE
	PRUNUS LAUROCESTRUS	SCHIPKAEANSIS	5 GAL	TREE
	RHAMNUS CALIFORNIA "EYE CASE"	LOVEBOY FIRETHORN	5 GAL	SHRUB
	PHOTINIA X FRASERI "NANA"	FRASER PHOTINIA	5 GAL	SHRUB
	ROSEA "ICEBERG"	ICEBERG ROSE	5 GAL	SHRUBS
	PELLAEONUM PELTATUM "RED"	IVY GERANIUM	5 GAL	SHRUB
	ASAVE ATTENUATA	ASAVE	5 GAL	SHRUB
	PHORUM "YELLOW WAVE"	NEW ZEALAND FLAX	5 GAL	SHRUB
	SENEGIO MANDALISCALAE	BLUE CHALK STICKS	1 GAL	SHRUB
	JUNIPERUS TORULOSA "VARIEGATA"	HOLLYWOOD JUNIPER	15 GAL	SHRUB POTTED
	LISISTRUM TEXANUM "PYRAMID"	TEXAS PRIVET	15 GAL	SHRUB POTTED (6' HT.)
	TABERNAE AVELLANEDAE	PINK TRUMPET TREE	36" BOX	TREE

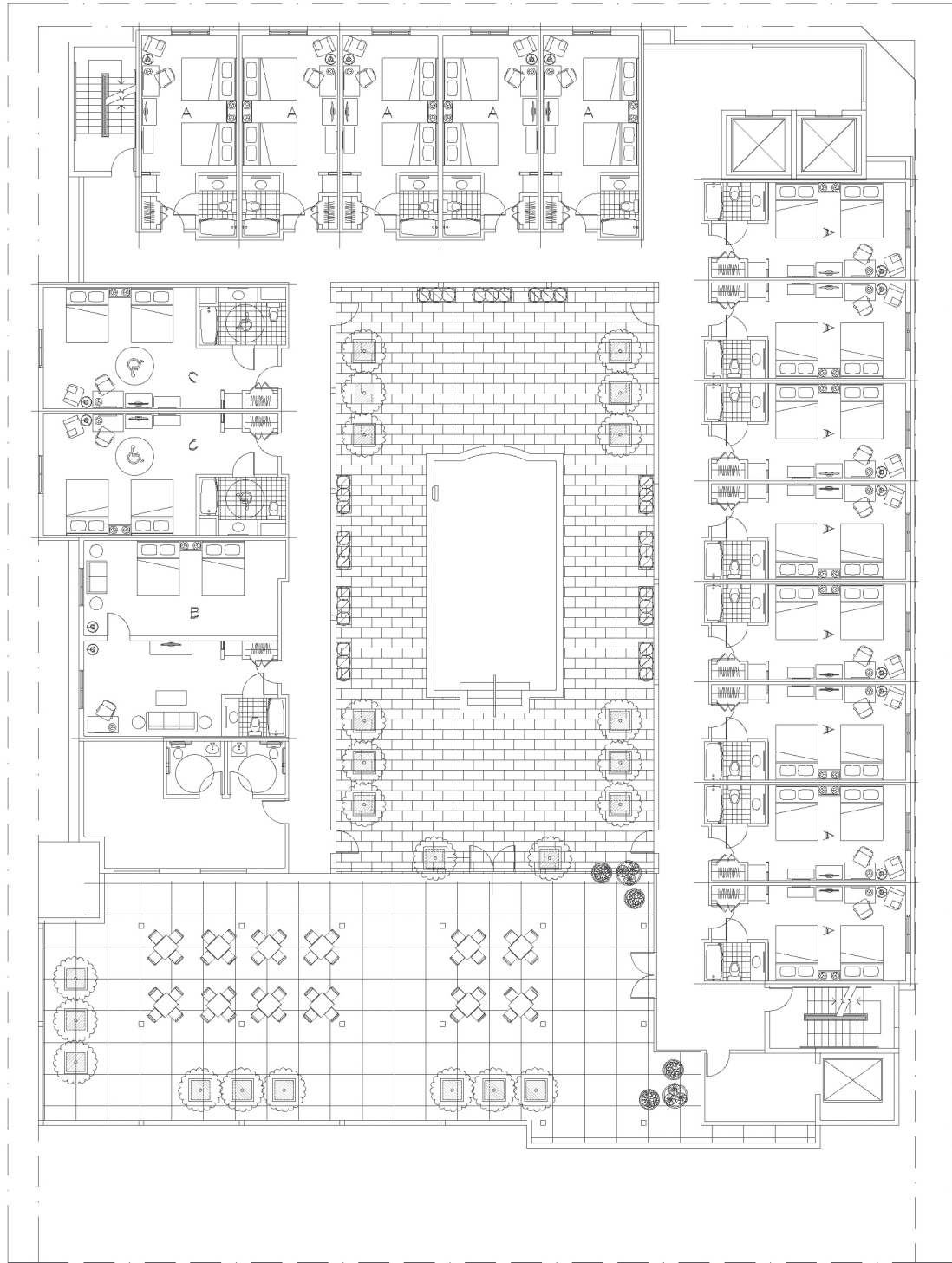
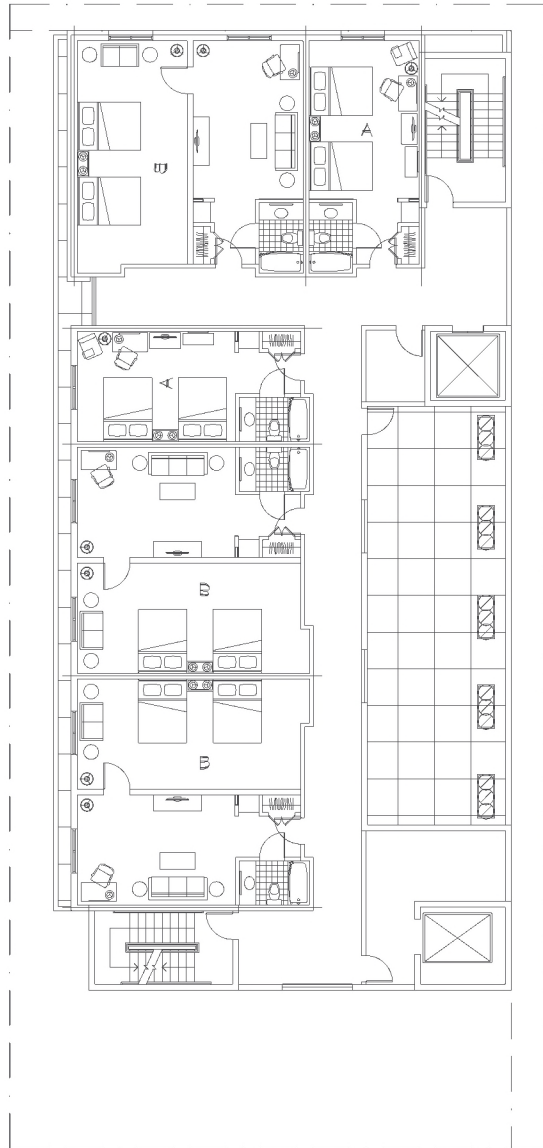


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ARTIST'S IMPRESSION

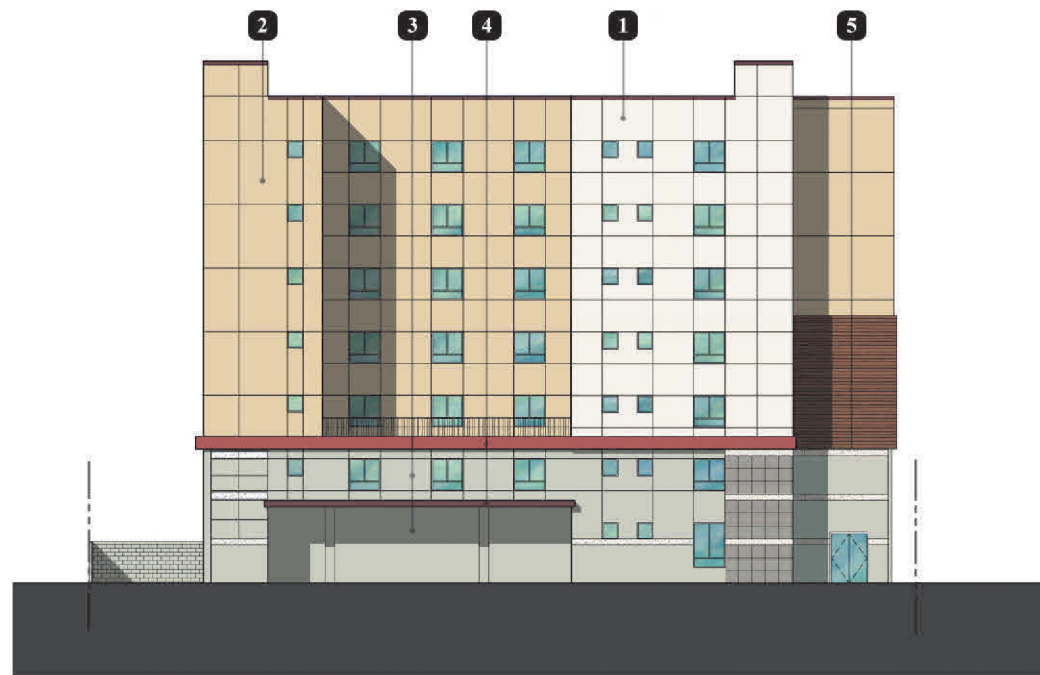
HOLIDAY INN EXPRESS
2250 W. PICO BLVD
LOS ANGELES CA 90006

THIS DRAWING IS A REPRESENTATION OF THE PROPOSED LANDSCAPE DESIGN FOR THE PROJECT. IT IS NOT A CONTRACT DOCUMENT. THE FINAL LANDSCAPE DESIGN SHALL BE DETERMINED BY THE FINAL LANDSCAPE ARCHITECTURE PLAN. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ARCHITECT.

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PROJECT TITLE
CONCEPTUAL LANDSCAPE PLAN
2ND FLOOR

DATE
PRINTED: 04/04/2024
DATE:
SCALE:
DRAWN:
JOB NO. 0442
SHEET L-2
OF 080875



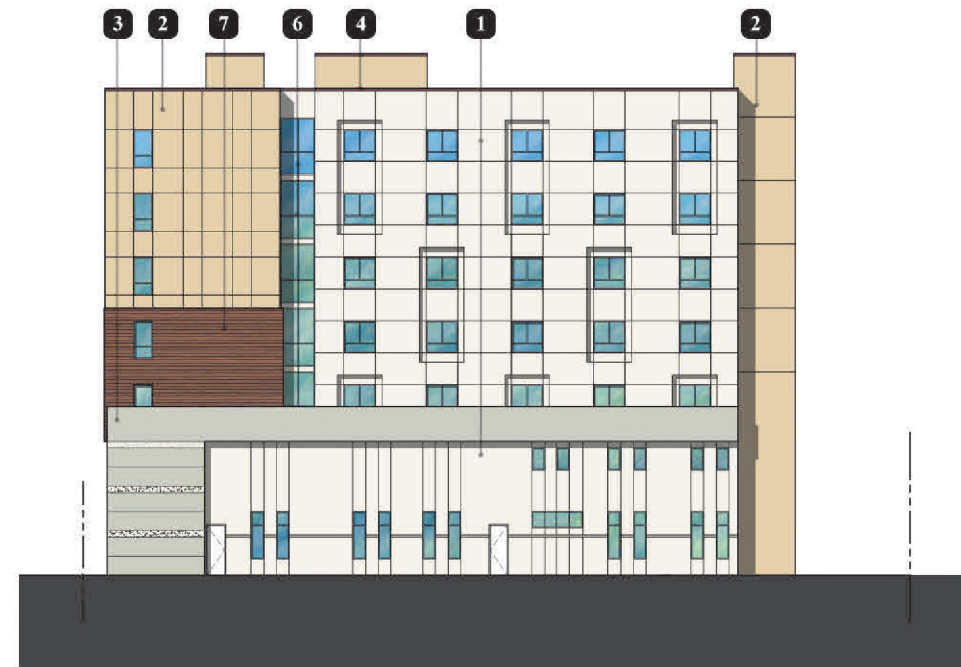
EAST FACE INTERIOR ELEVATION



EAST FRONTAGE ELEVATION (ARAPAHOE ST.)

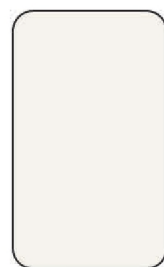


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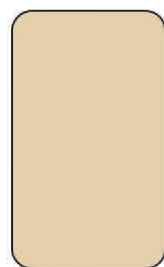


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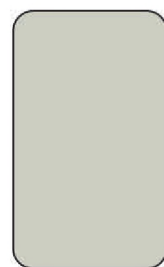
EXHIBIT "A"
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 Case No. CPC-2018-3544-GPA-VZC-HD-CU-SPR



1
 EXTERIOR CEMENT
 STUCCO 20/30
 PAINTED WITH
 DUNN EDWARDS
 FOSSIL
 DE6228 RL#516
 LOOK OR EQ.



2
 EXTERIOR CEMENT
 STUCCO 20/30
 PAINTED WITH
 DUNN EDWARDS
 NOMADIC TAUPE
 DE6192 RL#511
 LOOK OR EQ.



3
 EXTERIOR CEMENT
 STUCCO 20/30
 PAINTED WITH
 DUNN EDWARDS
 SILHOUETTE
 DE6276 RL#523
 LOOK OR EQ.



4
 EXTERIOR CEMENT
 STUCCO 20/30
 PAINTED WITH
 DUNN EDWARDS
 REVIVAL RED
 DET441 RL#738
 LOOK OR EQ.



5
 ELDORADO
 STONE
 FOGGY MEADOW
 LONGITUDE
 24 LOOK OR EQ.



6
 STOREFRONT
 ARCADIA INC
 COLOR: BLACK
 LOOK OR EQ.



7
 RESYSTA WOOD
 VANNER
 COLOR FVG C15
 DARK SIAM
 LOOK OR EQ.

LOS ANGELES HOTEL

226 WEST PICO BLVD. LOS ANGELES, CA 90006

JWDA-MS ARCHITECTS

8932 E MISSION DR #101, ROSEMEAD CA 91770
 TEL: 626-288-9199 FAX 626-288-9159



NORTH FRONTAGE ELEVATION (PICO BLVD.)



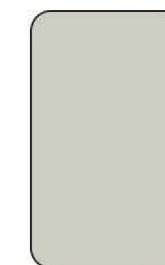
SOUTH ELEVATION



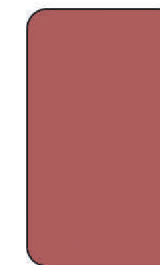
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PAINTED WITH
DUNN EDWARDS
FOSSIL
DE6228 RL#516
LOOK OR EQ.



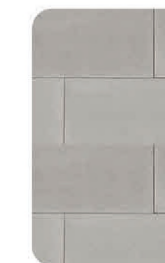
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STUCCO 20/30
PAINTED WITH
DUNN EDWARDS
NOMADIC TAUPE
DE6192 RL#511
LOOK OR EQ.



3
EXTERIOR CEMENT
STUCCO 20/30
PAINTED WITH
DUNN EDWARDS
SILHOUETTE
DE6276 RL#523
LOOK OR EQ.



4
EXTERIOR CEMENT
STUCCO 20/30 PAINTED
WITH DUNN EDWARDS
REVIVAL RED
DET441 RL#738
LOOK OR EQ.



5
ELDORADO
STONE
FOGGY MEADOW
LONGITUDE
24 LOOK OR EQ.



6
STOREFRONT
ARCADIA INC
COLOR: BLACK
LOOK OR EQ.



7
RESYSTA WOOD
VENNER
COLOR FVG C15
DARK SIAM
LOOK OR EQ.

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LOS ANGELES HOTEL

2268 PICO BLVD. LOS ANGELES, CA 90006