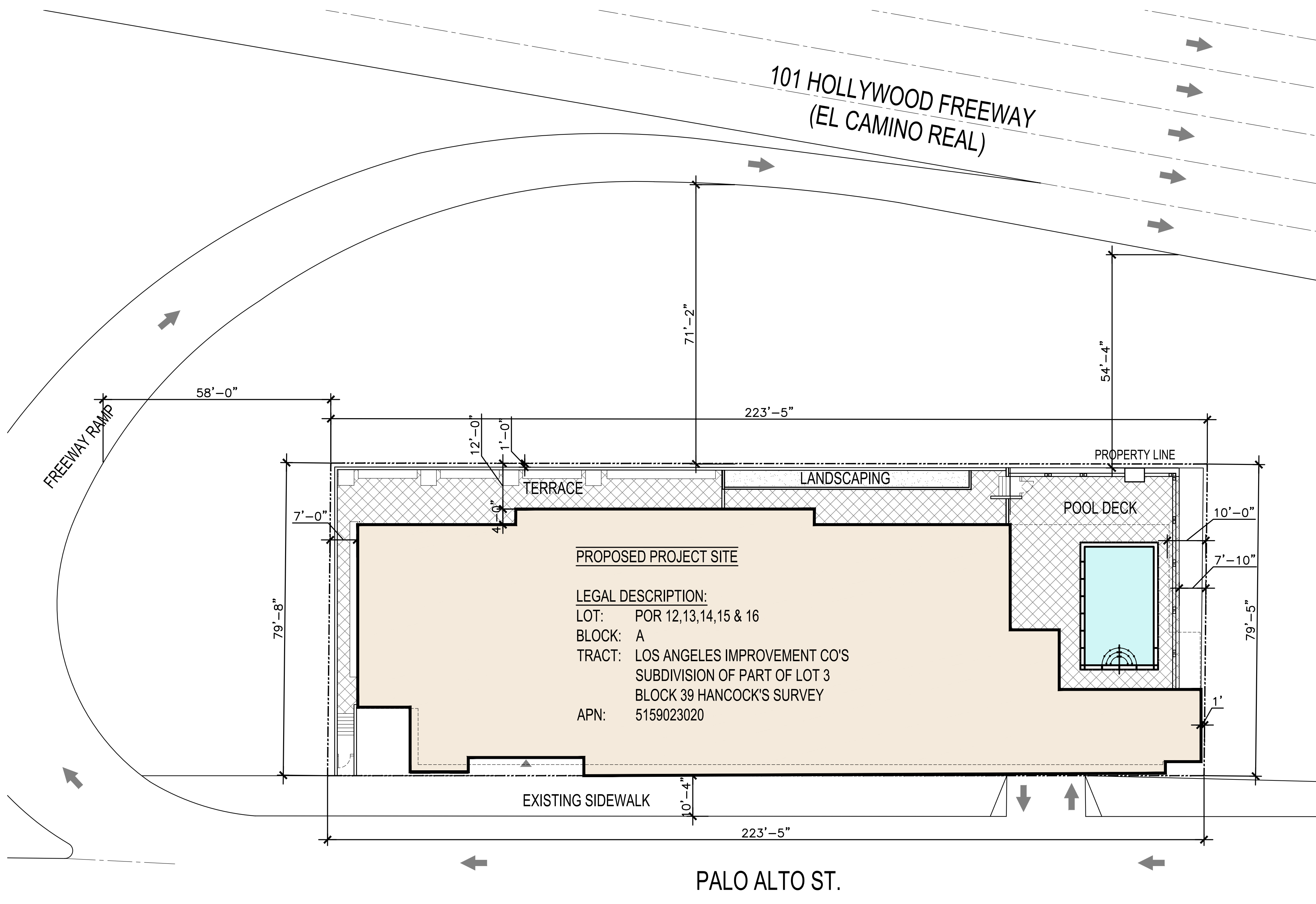


**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**
SUPPLEMENTAL
CF 17-0186

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2015-3313-ZC-ZV-CU-SPR	ENV-2015-3314-MND	CD13 – O'FARRELL
PROJECT ADDRESS:		
1625 WEST PALO ALTO STREET		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
JOJO PEWSAWANG	213-978-1214	JOJO.PEWSAWANG@LACITY.ORG

NOTES / INSTRUCTION(S):	
<p>Revised set of plans dated April 19, 2017 in order to include a Color and Material Palette page</p>	
TRANSMITTED BY:	TRANSMITTAL DATE:
Claudia Rodriguez Council Liaison	04/20/2017



PROPOSED PROJECT SITE

LEGAL DESCRIPTION:

LOT: POR 12,13,14,15 & 16
 BLOCK: A
 TRACT: LOS ANGELES IMPROVEMENT CO'S
 SUBDIVISION OF PART OF LOT 3
 BLOCK 39 HANCOCK'S SURVEY
 APN: 5159023020

PALO ALTO INN - PROJECT SUMMARY	
PROJECT ADDRESS:	1625 W. PALO ALTO STREET, LOS ANGELES, CA 90026
LEGAL DESCRIPTION:	LOT: POR 12,13,14,15 & 16 BLOCK: A
TRACT:	LOS ANGELES IMPROVEMENT CO'S SUBDIVISION OF PART OF LOT 3 BLOCK 39 HANCOCK'S SURVEY
APN NO.:	5159023020
ZONING:	R4-1VL (COMMERCIAL ZONE)
EXISTING LAND USE:	VACCANT
PROPOSED LAND USE:	HOTEL
TOTAL SITE AREA:	17,773 SF
PROPOSED FAR:	2.78
LOT COVERAGE:	73%

HARDSCAPE AREA PROVIDED:	3,959 SF	22%
SOFTSCAPE AREA PROVIDED:	1,126 SF	6%
TOTAL LANDSCAPED AREA PROVIDED:	5,085 SF	
LANDSCAPING (% OF SITE) PROVIDED:	28%	

HOTEL INFORMATION						
LEVELS	KING	DBL QUEEN	QQ ADA	SUITE	TOTAL KEYS	AREA (*NET SF)
(1) GROUND	6	4			10	10,860
(2) SECOND	13	8	2	3	26	12,870
(3) THIRD	13	8	2	3	26	12,870
(4) FOURTH	13	8	2	3	26	12,870
TOTAL	45	28	6	9	88	49,470
	51%	32%	7%	10%		

*NOTE: SQUARE FOOTAGE CALCULATION = THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, POOL AREAS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

CAR PARKING REQUIRED	
1-30 GUESTROOMS (1 PER GUESTROOM)	30
31-60 GUESTROOMS (0.5 PER GUESTROOM)	15
61-88 GUESTROOMS (0.33 PER GUESTROOM)	9
TOTAL	54

CAR PARKING PROVIDED					
	STANDARD	COMPACT	ACCESSIBLE	TANDEM	TOTAL
TOTAL PROVIDED	14	18	3	16	51
	27.5%	39.5%	6%	31%	

BIKE PARKING REQUIRED	
SHORT TERM BICYCLE PARKING (1 PER 20 GUESTROOMS & 1 PER 2,000 SF BAR / DINING)	6
LONG TERM BICYCLE PARKING (1 PER 20 GUESTROOMS & 1 PER 2,000 SF BAR / DINING)	6
TOTAL REQUIRED	12

BIKE PARKING PROVIDED	24
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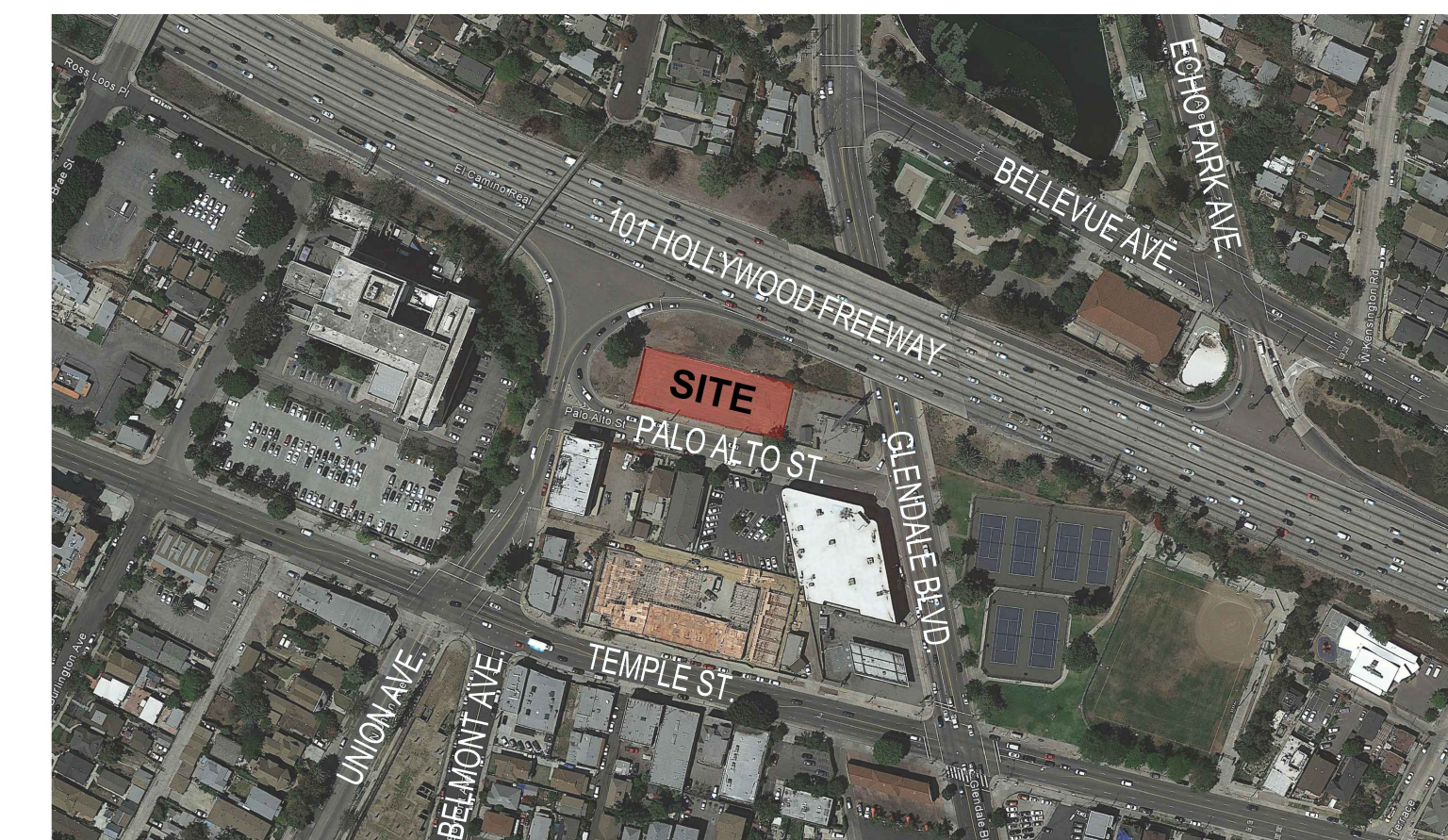
NOTE: IN ADDITION TO THE REQUIRED BIKE PARKING, EVERY 4 BIKE PARKING SPACES SHALL REPLACE 1 CAR PARKING SPACE.

ARCHITECTURAL

- A-0 VICINITY AND SUMMARY
- A-0.1 VICINITY MAP
- A-0.2 EXISTING CONDITION
- A-0.3 EXISTING CONDITION
- A-0.4 SITE SURVEY/TOPOGRAPHY
- A-1.0 PARKING PLAN
- A-1.0a DELIVERY VAN TURNING DIAGRAM
- A-1.0b GUEST CAR TURNING DIAGRAM
- A-1.1 GROUND FLOOR PLAN
- A-1.3 TYPICAL FLOOR PLAN
- A-1.4 ROOF PLAN
- A-2.0 SECTIONS
- A-3.0 ELEVATIONS
- A-3.1 ELEVATIONS
- A-5.0 RENDERING
- A-5.1 RENDERING

LANDSCAPE

- L-1 CONCEPTUAL LANDSCAPE PLAN
- L-2 PLANT IMAGERY



SITE PLAN AND ADJOINING LAND USES
 SCALE: 1/16" = 1'-0"

VICINITY MAP
 SCALE: N.T.S.

VICINITY MAP AND SUMMARY

PALO ALTO INN
 1625 W. PALO ALTO STREET
 LOS ANGELES, CALIFORNIA

04/19/2016
 JOB # 1436




A-0

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PALO ALTO INN
1625 W. PALO ALTO STREET
LOS ANGELES, CALIFORNIA

VICINITY MAP
SCALE: NTS

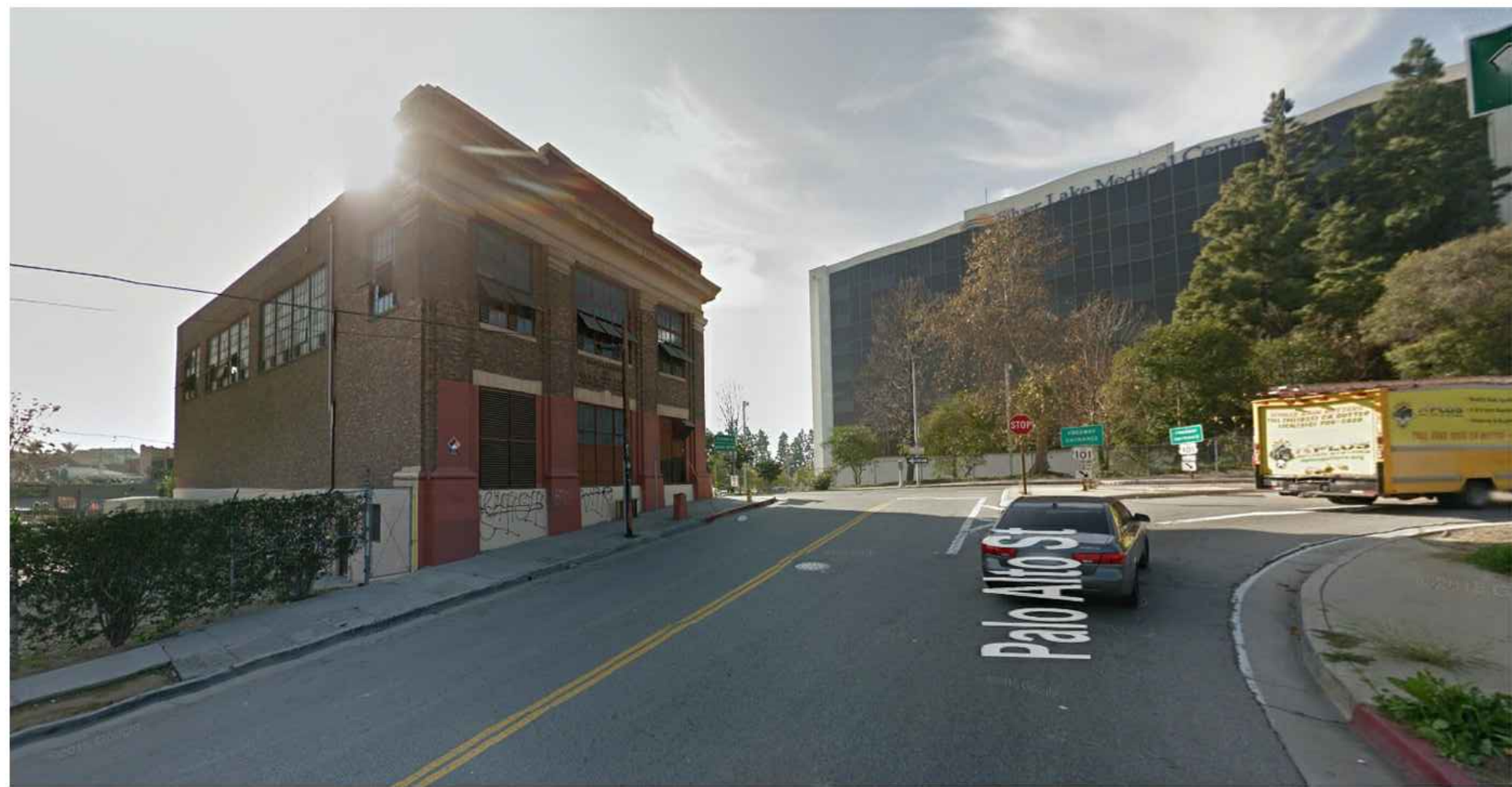

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A-0.1



EXISTING SITE



1

PALO ALTO STREET



2

PALO ALTO STREET



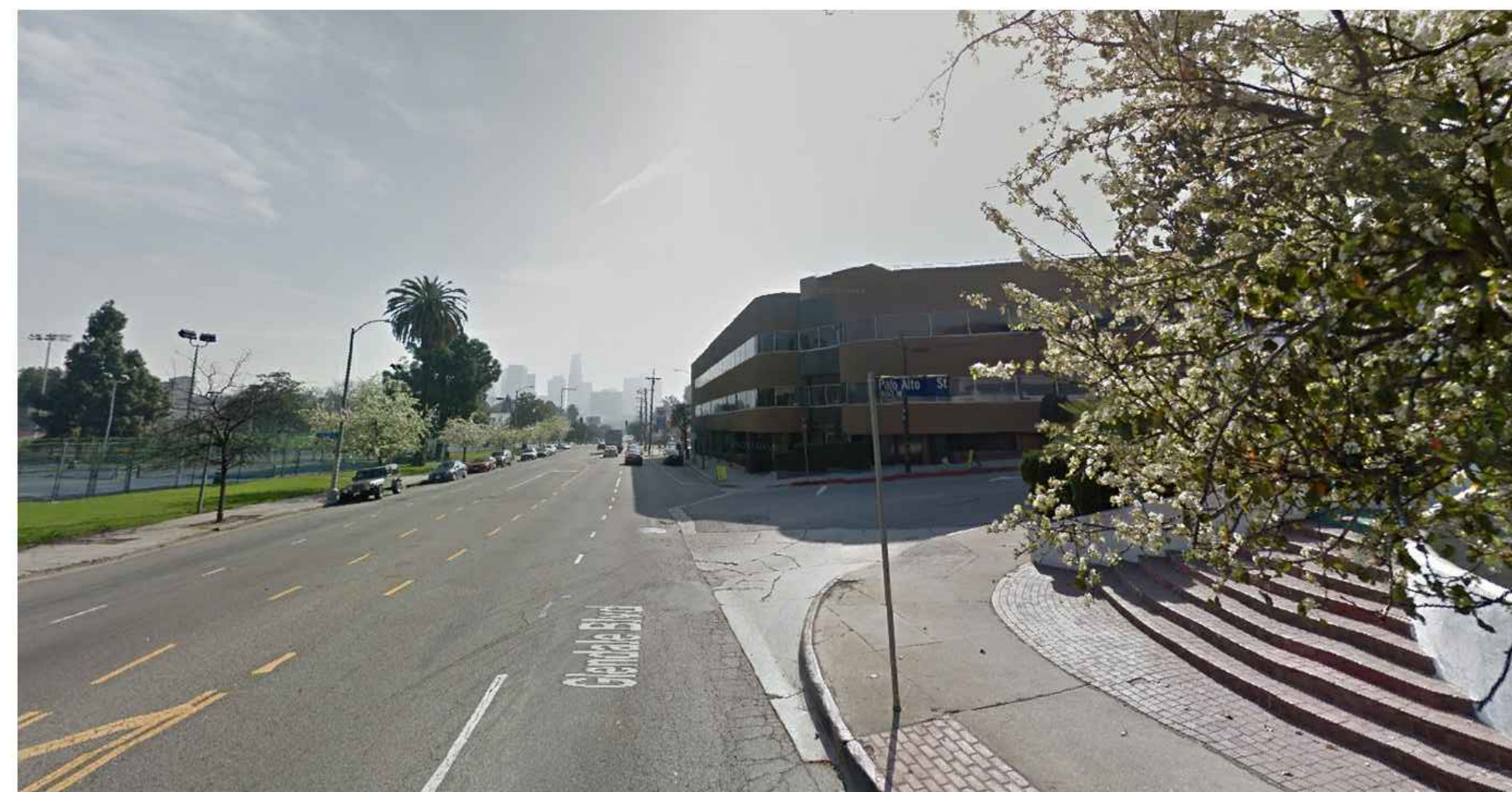
3

PALO ALTO STREET



4

BELMONT AVE



5

GLENDALE BLVD



KEY MAP

PALO ALTO INN
1625 W. PALO ALTO STREET
LOS ANGELES, CALIFORNIA

EXISTING CONDITIONS

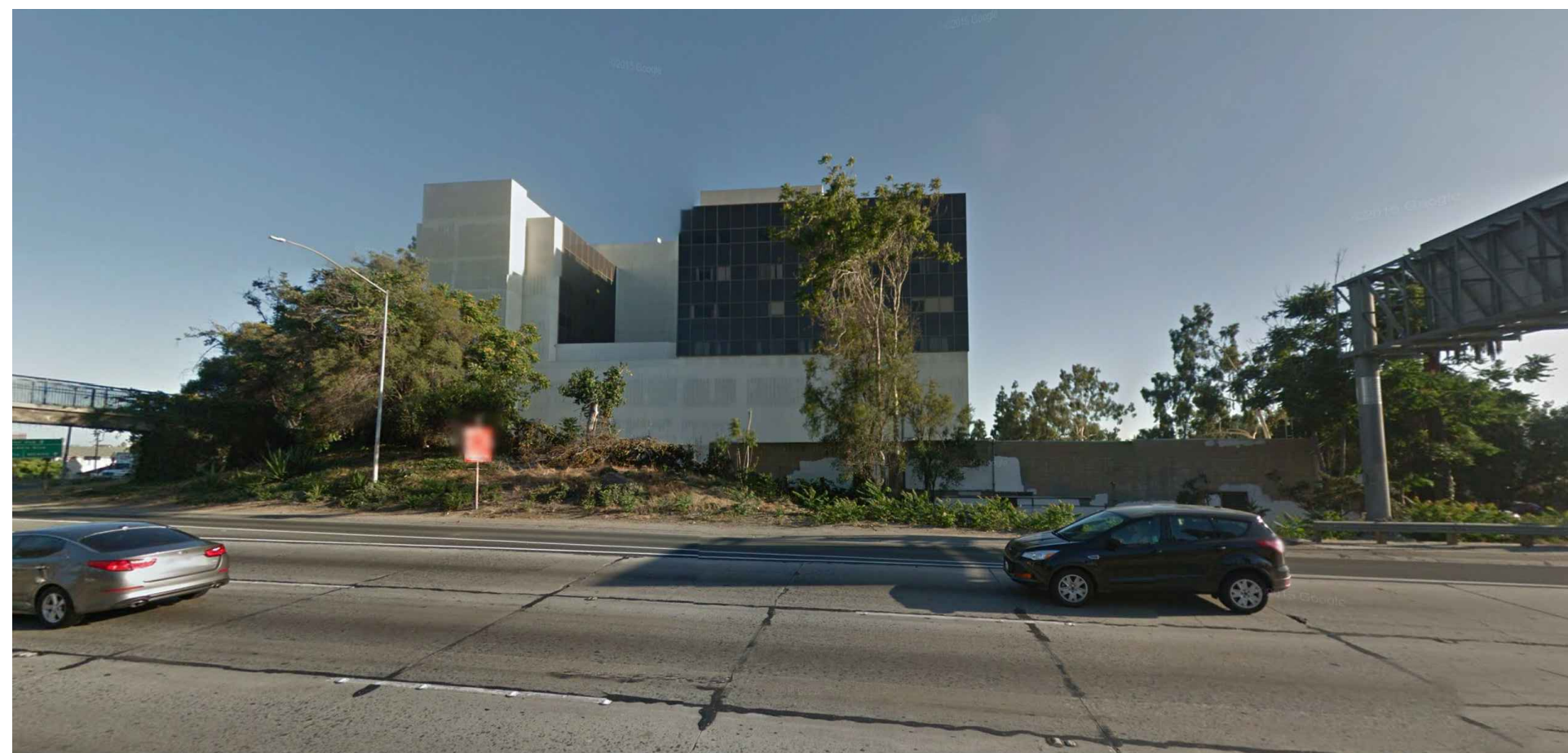
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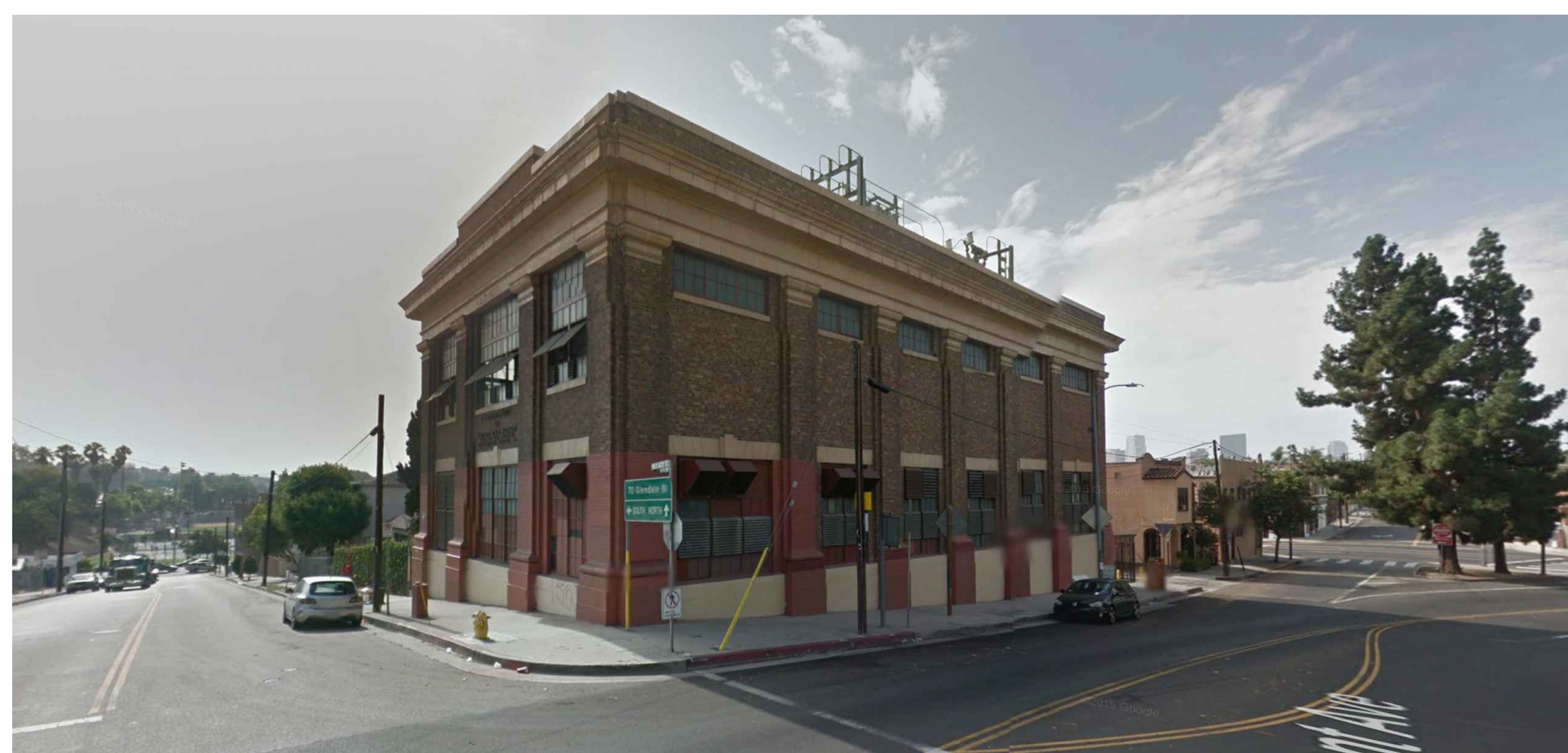
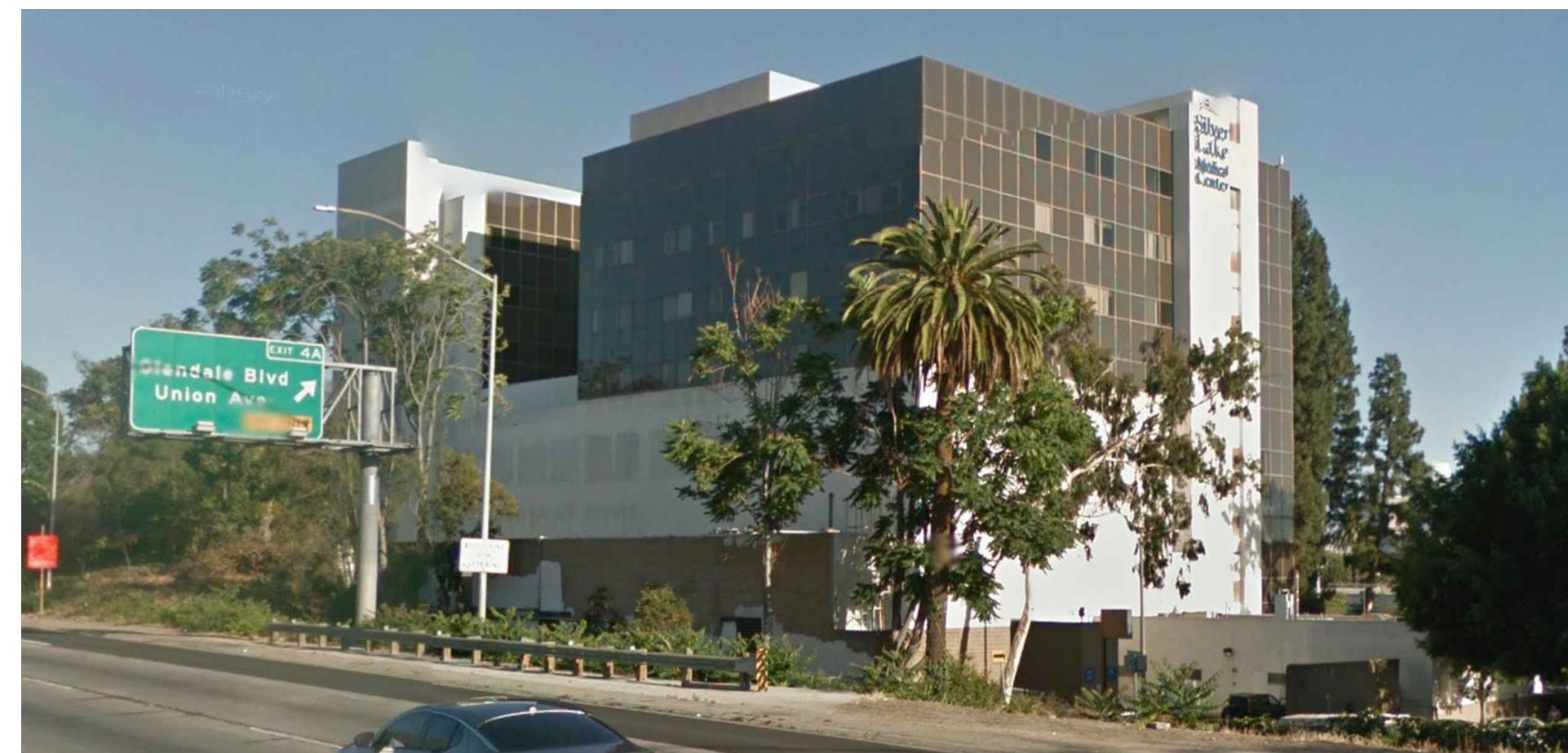
A-0.2



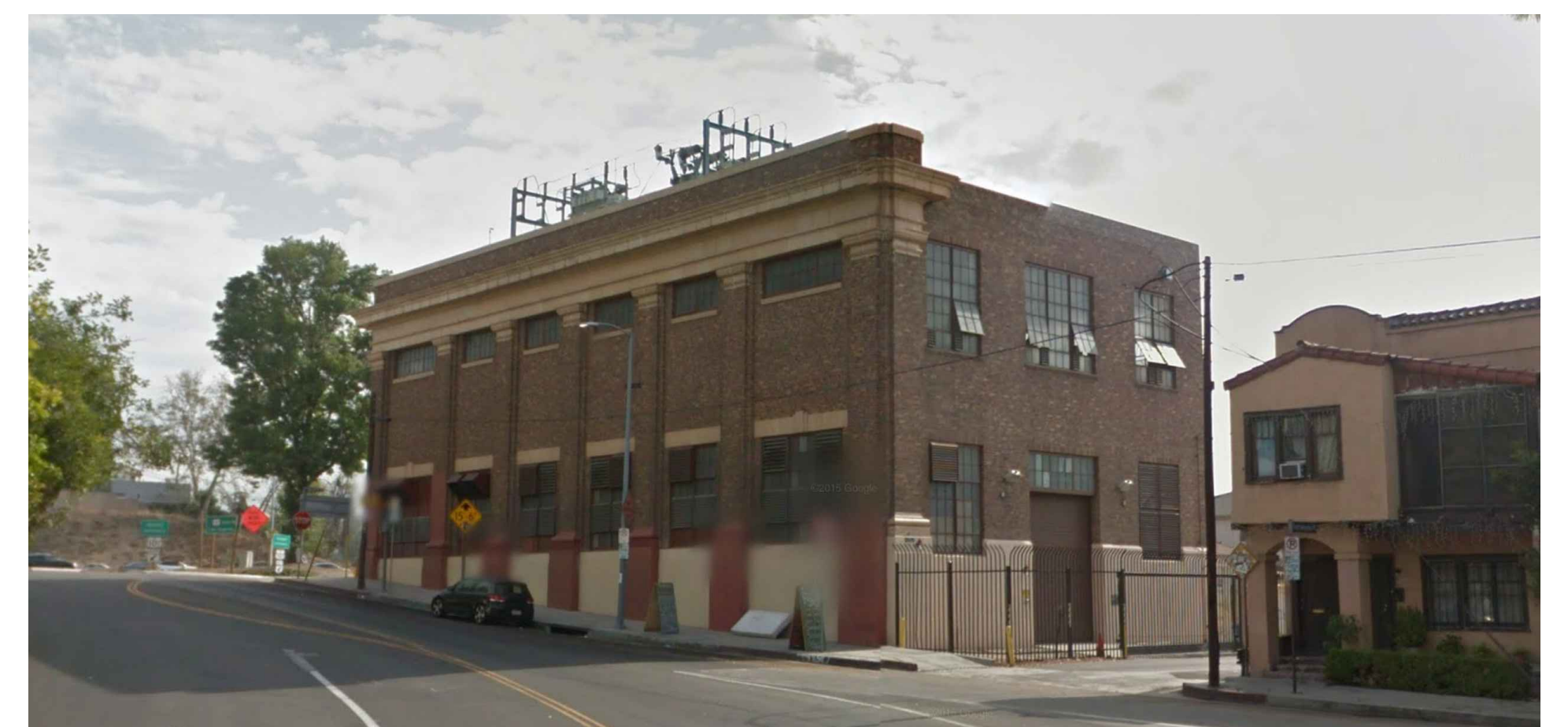
CORNER OF GLENDALE BLVD AND PALO ALTO ST.



SILVER LAKE MEDICAL CENTER



CORNER OF UNION AVE AND PALO ALTO ST.



PALO ALTO INN
1625 W. PALO ALTO STREET
LOS ANGELES, CALIFORNIA

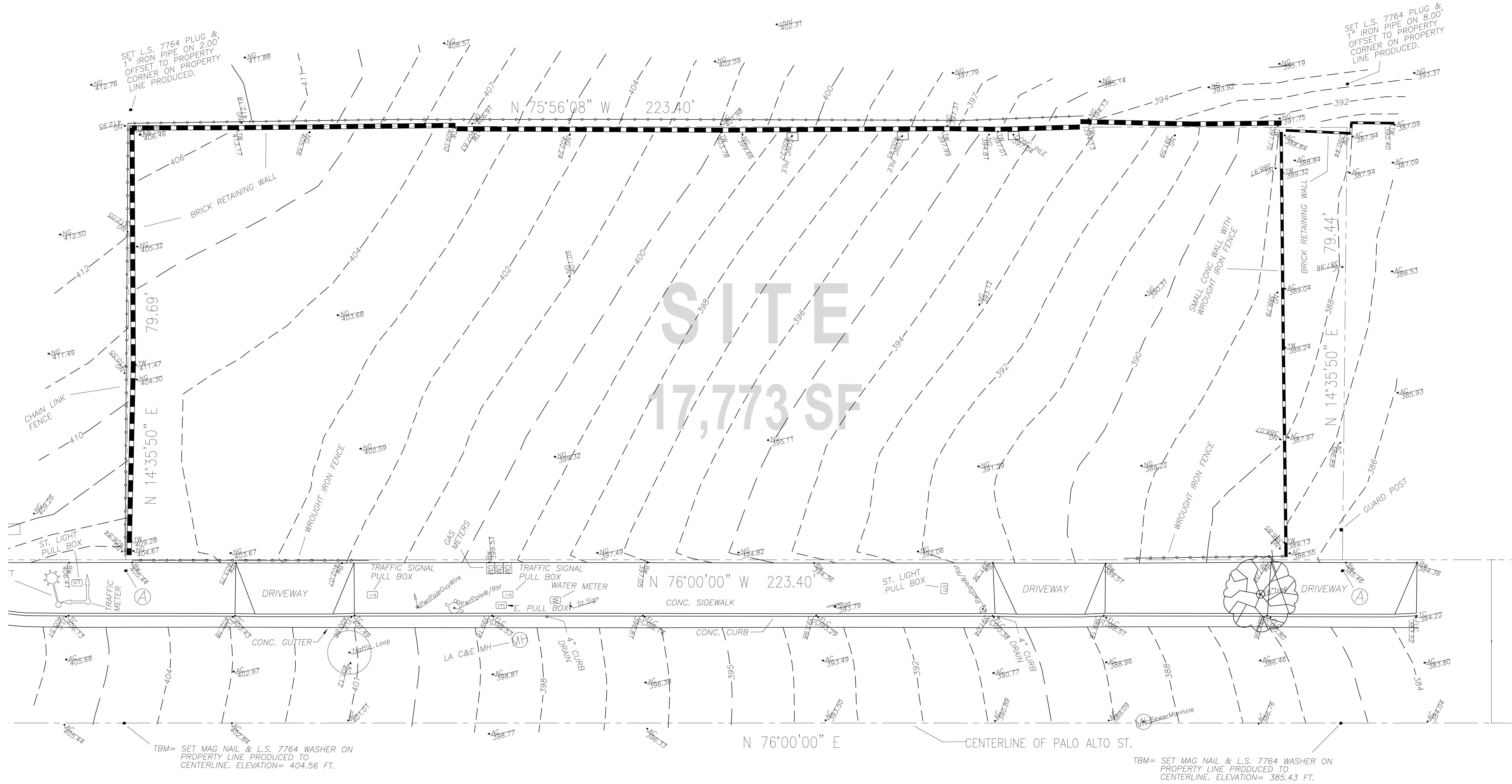
EXISTING CONDITIONS

04/19/2016
JOB # 1436

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A-0.3

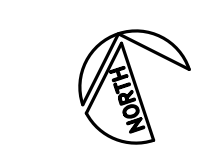
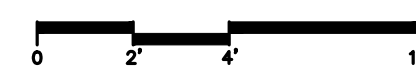
North
Scale: 1in.=10ft.



PALO ALTO INN
1625 W. PALO ALTO STREET
LOS ANGELES, CALIFORNIA

SITE SURVEY / TOPOGRAPHY

SCALE: 1/8"=1'-0"

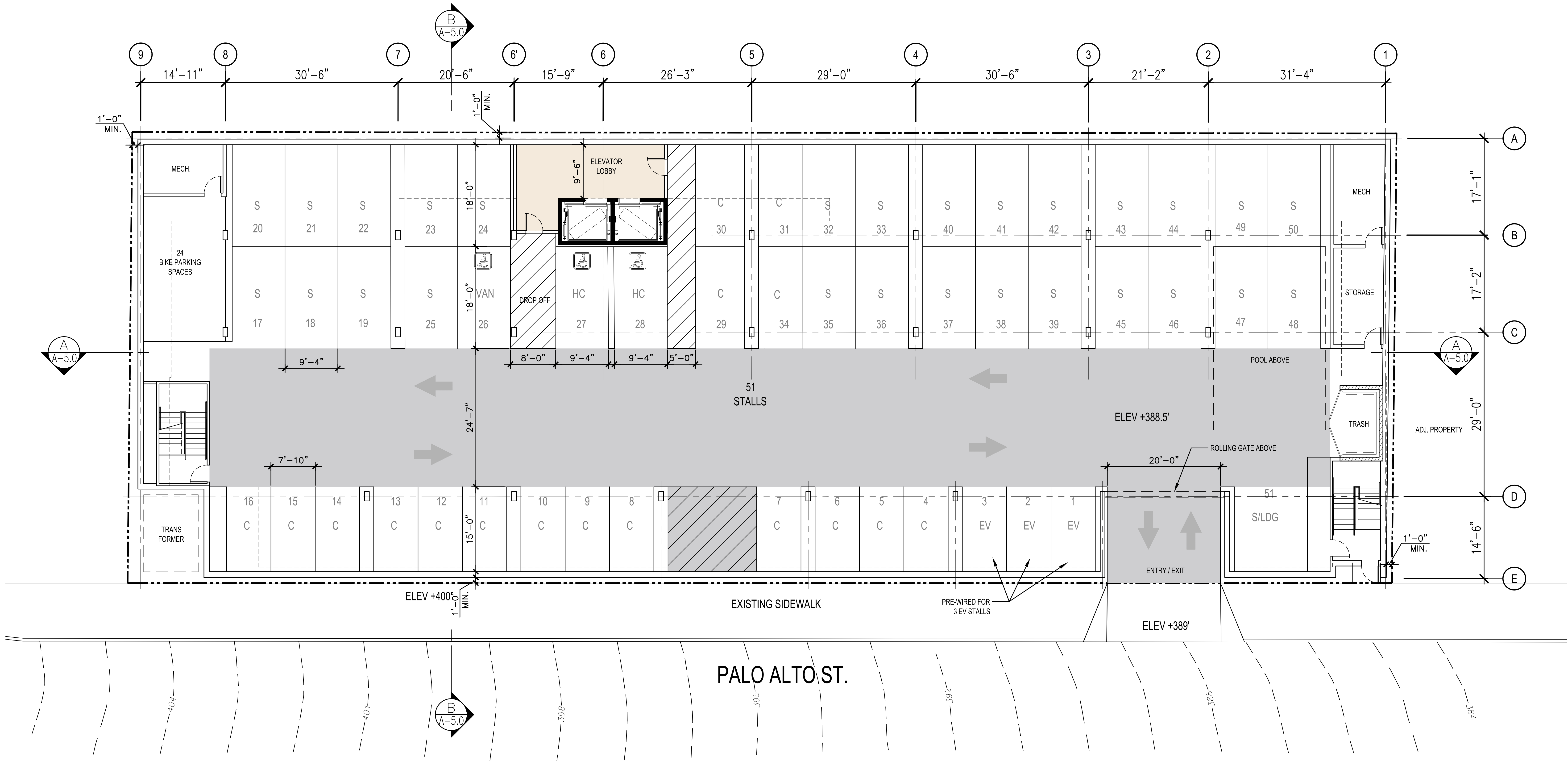


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JOB # 1436

AXISGF

A-0.4

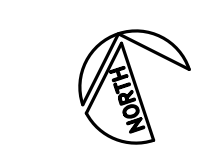
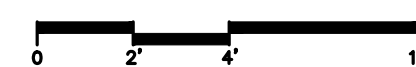
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PALO ALTO INN
 1625 W. PALO ALTO STREET
 LOS ANGELES, CALIFORNIA

PARKING PLAN

SCALE: 1/8"=1'-0"

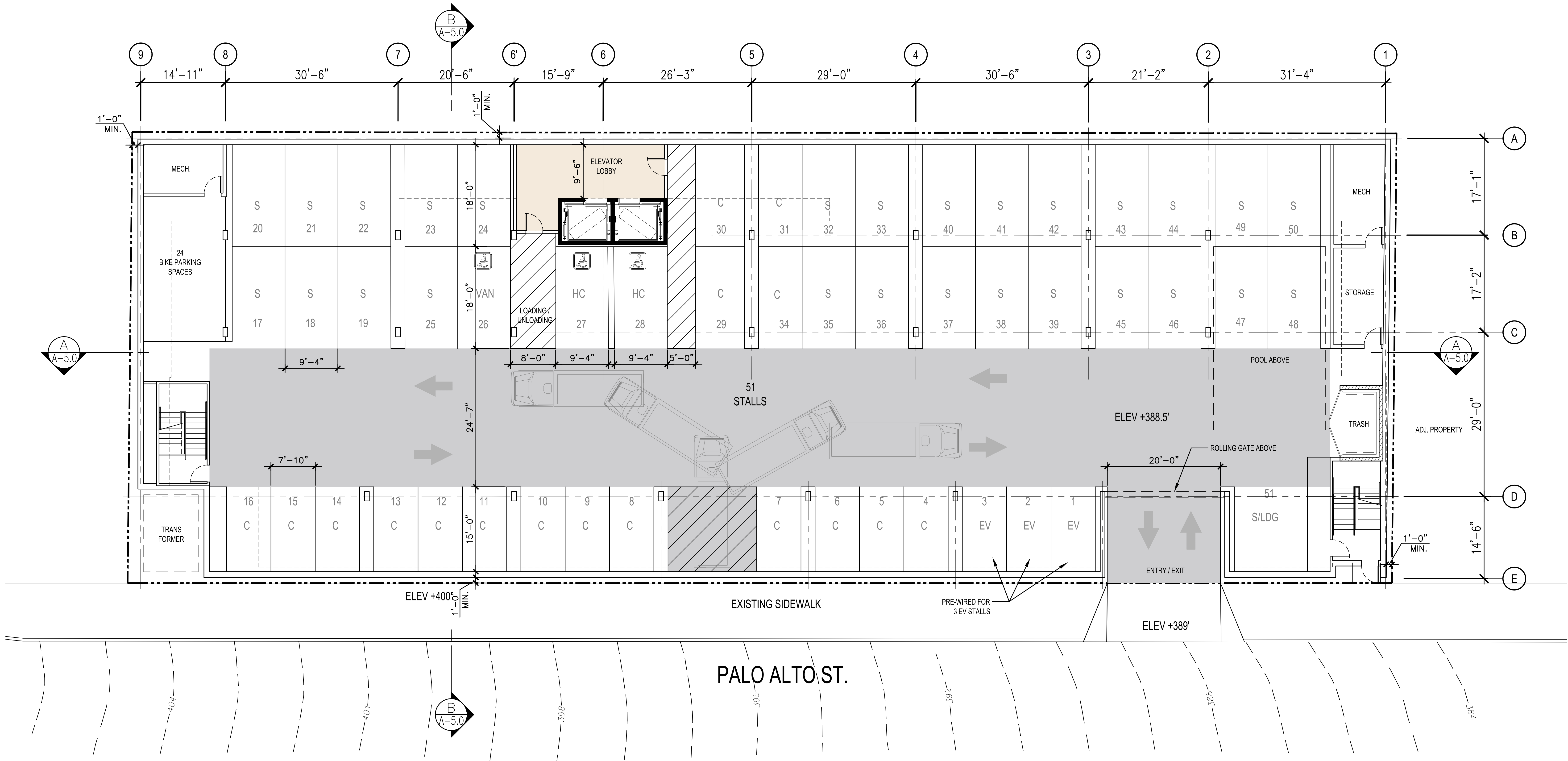


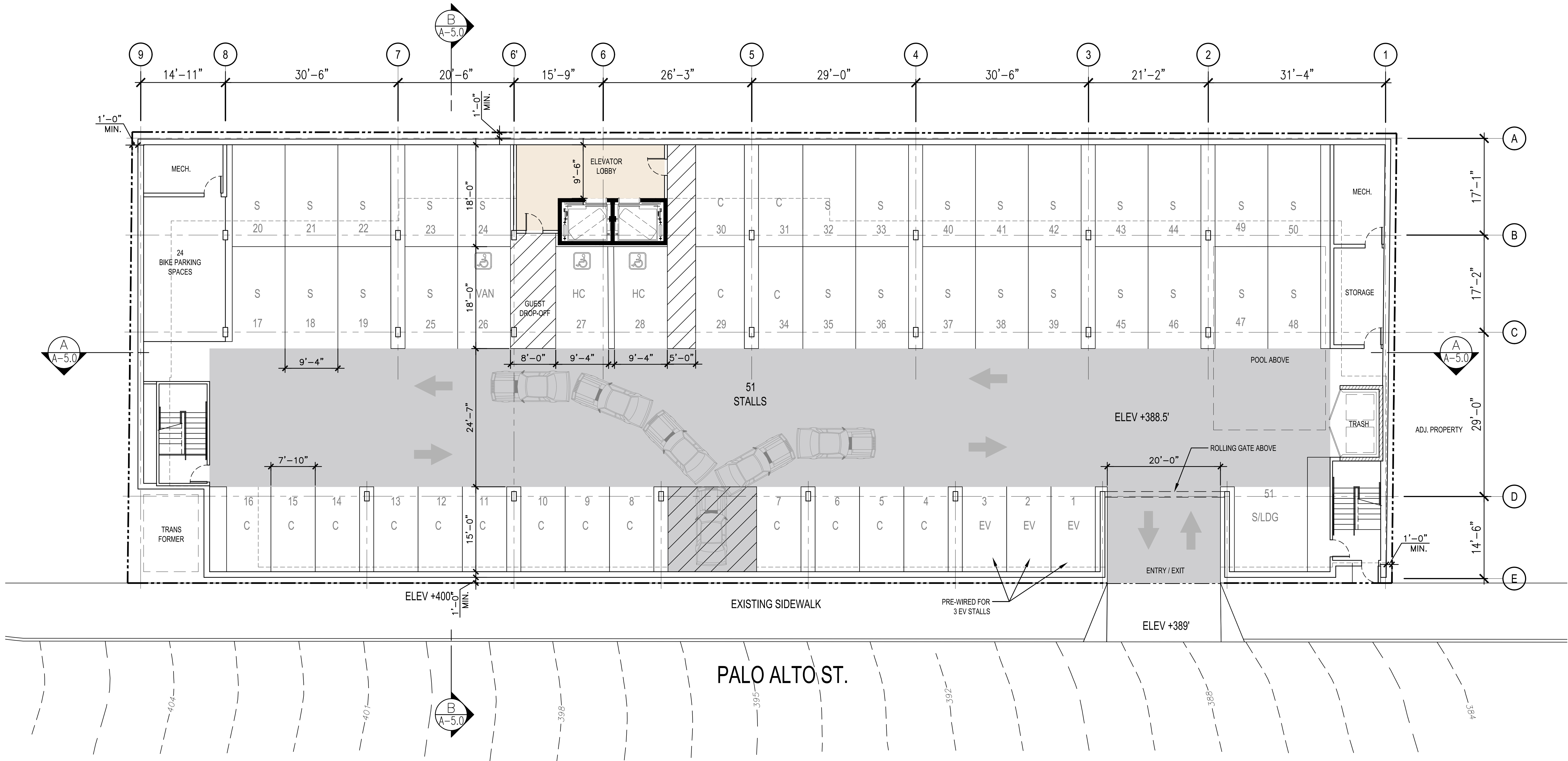
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AXISGF

A-1.0

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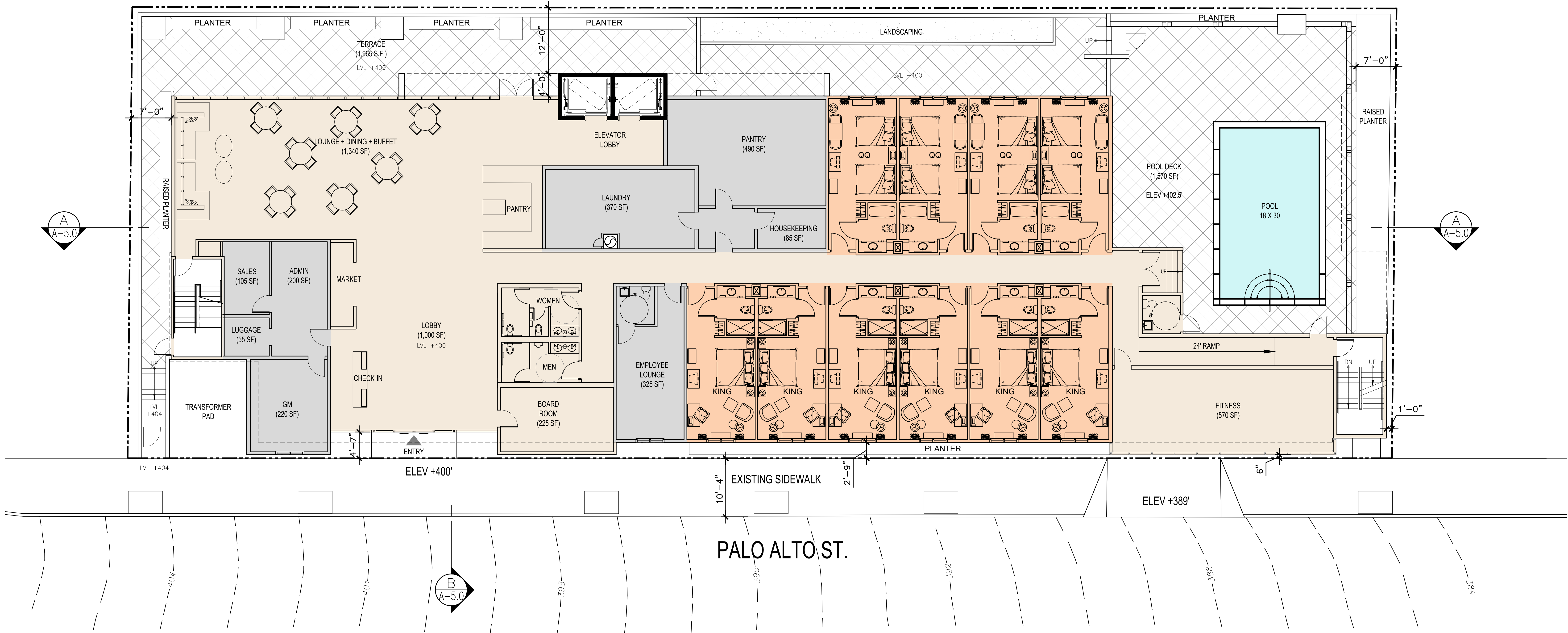


B
A-5.0

A
A-5.0

A
A-5.0

B
A-5.0



PALO ALTO INN
 1625 W. PALO ALTO STREET
 LOS ANGELES, CALIFORNIA

GROUND FLOOR PLAN

SCALE: 1/8"=1'-0"
 0 2 4 16'

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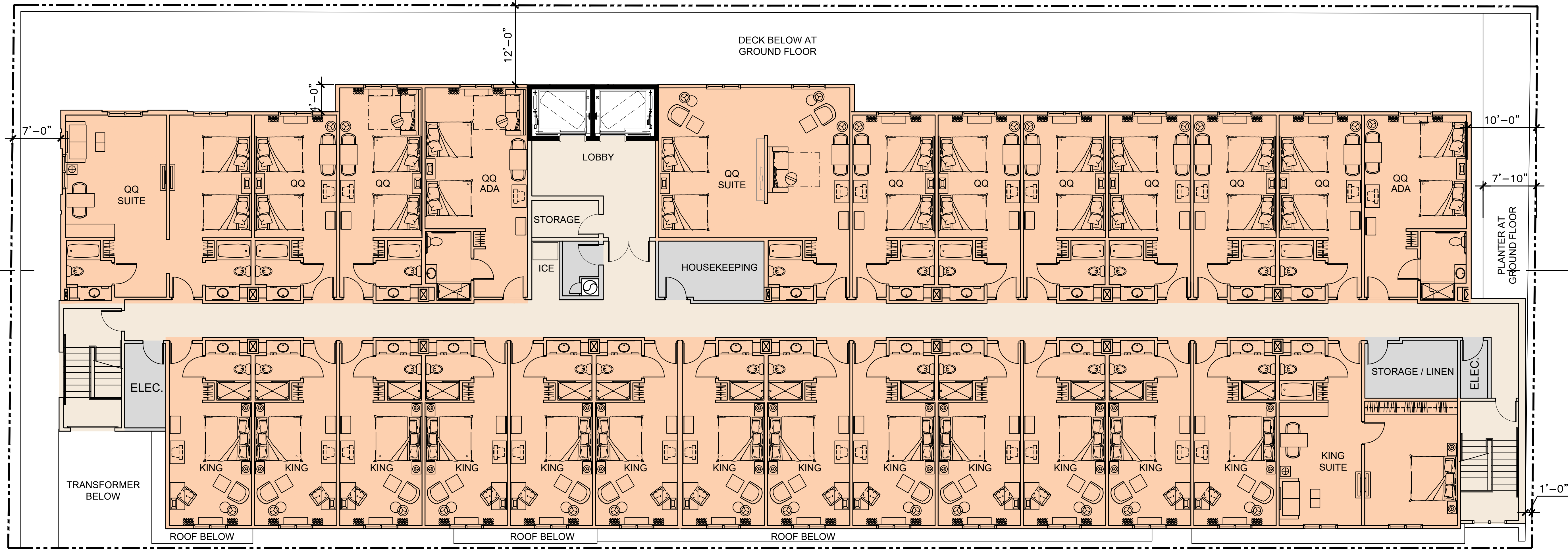
A-1.1

B
A-5.0

A
A-5.0

A
A-5.0

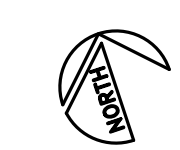
B
A-5.0



PALO ALTO INN
 1625 W. PALO ALTO STREET
 LOS ANGELES, CALIFORNIA

2ND, 3RD AND 4TH FLOOR PLAN

SCALE: 1/8"=1'-0"

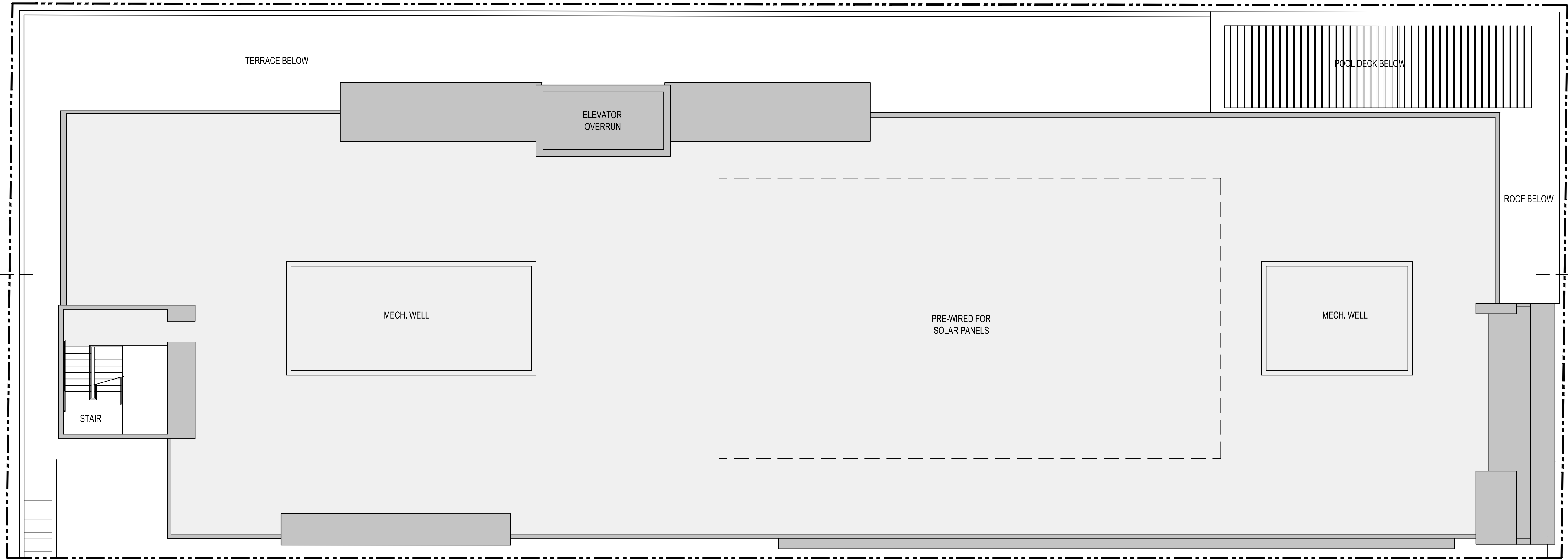
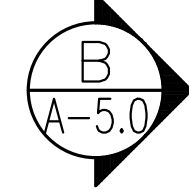
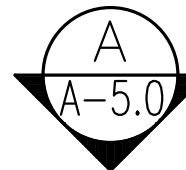
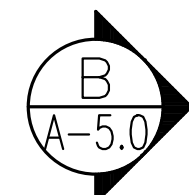


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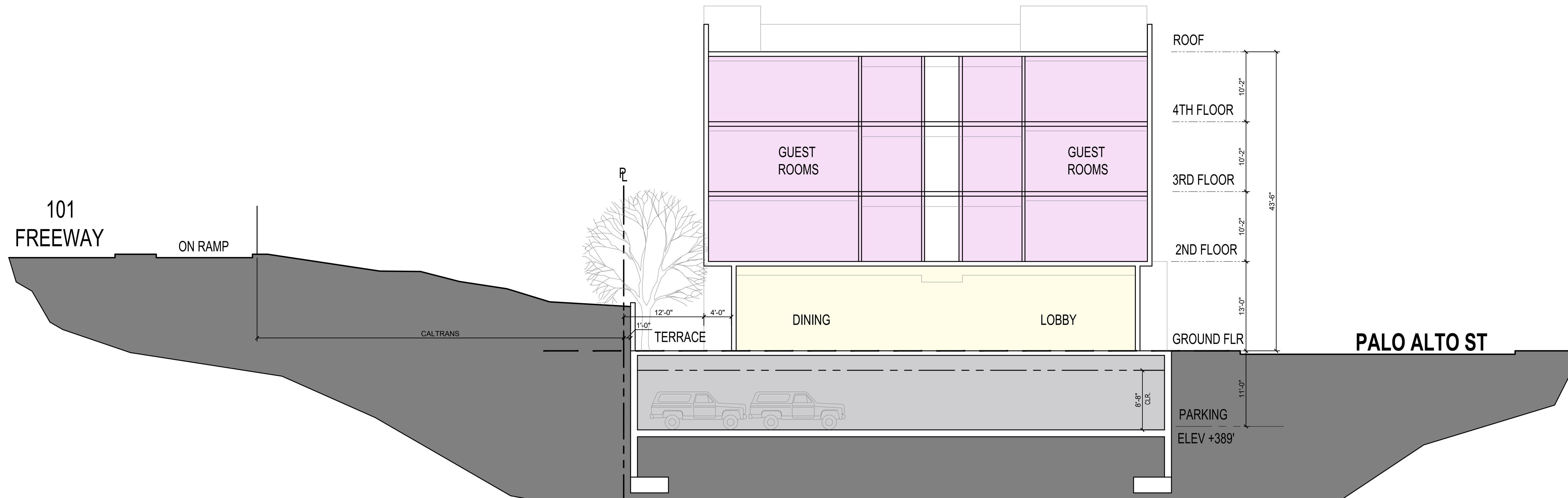
A-1.3



EXISTING SIDEWALK

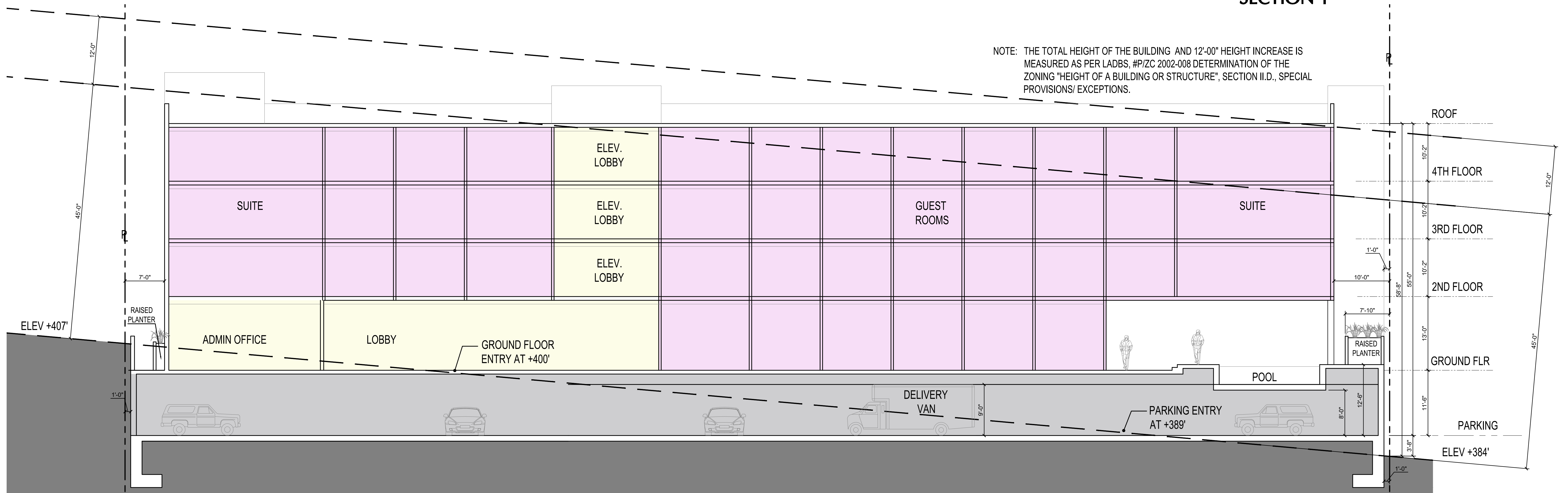
ELEV +389'

PALO ALTO ST.



SECTION 1

NOTE: THE TOTAL HEIGHT OF THE BUILDING AND 12'-0" HEIGHT INCREASE IS MEASURED AS PER LADBS, #P/ZC 2002-008 DETERMINATION OF THE ZONING "HEIGHT OF A BUILDING OR STRUCTURE", SECTION II.D., SPECIAL PROVISIONS/ EXCEPTIONS.



SECTION 2

PALO ALTO INN
1625 W. PALO ALTO STREET
LOS ANGELES, CALIFORNIA

SECTIONS
SCALE: 1/8"=1'-0"
0 2 4 16'

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AXIS GF/ A-2.0
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SOUTH ELEVATION



NORTH ELEVATION

PALO ALTO INN
 1625 W. PALO ALTO STREET
 LOS ANGELES, CALIFORNIA

ELEVATIONS

SCALE: 1/8"=1'-0"



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AXIS GFA A-3.0

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WEST ELEVATION



EAST ELEVATION



PALO ALTO INN
1625 W. PALO ALTO STREET
LOS ANGELES, CALIFORNIA

VIEW LOOKING NORTH WEST FROM 101 FREEWAY

04/19/2016
JOB # 1436

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A-5.0



PALO ALTO INN
1625 W. PALO ALTO STREET
LOS ANGELES, CALIFORNIA

VIEW LOOKING NORTH EAST FROM N. UNION AVE.

04/19/2016
JOB # 1436

AXIS GFA
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A-5.1



SOUTH ELEVATION

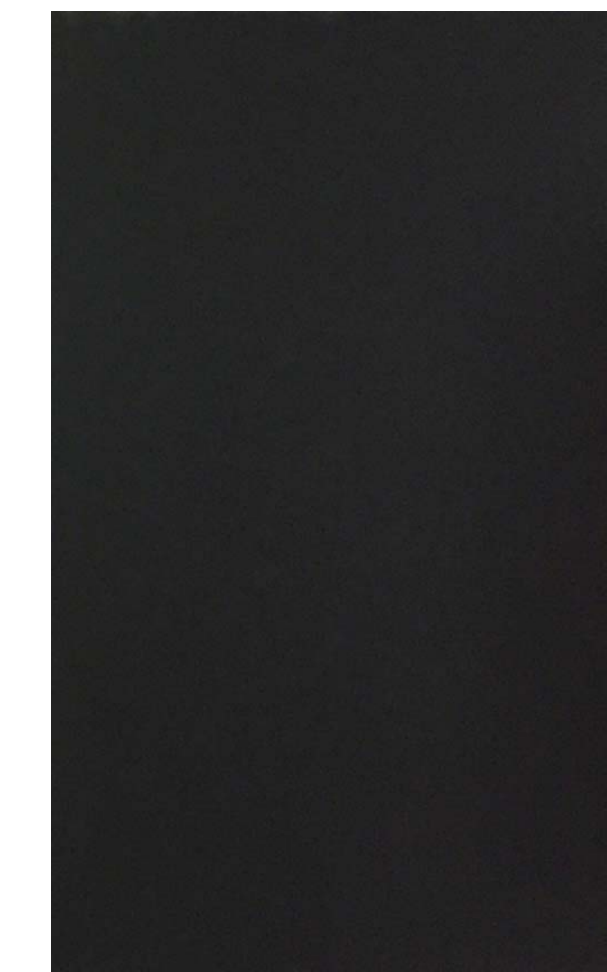


NORTH ELEVATION



M-1

STOREFRONT/ MULLIONS
FIRESTONE
SILVER METALLIC, KYNAR 500



M-2

METAL PANEL COLOR
MORIN
BLUE GRAY, 432R1690



M-2

METAL PANEL TEXTURE



G-1

LOW-E GLASS, CLEAR GLAZING
PPG
SOLARBAN 60



G-2

LOW-E GLASS, SPANDREL
PPG
SOLARBAN 60



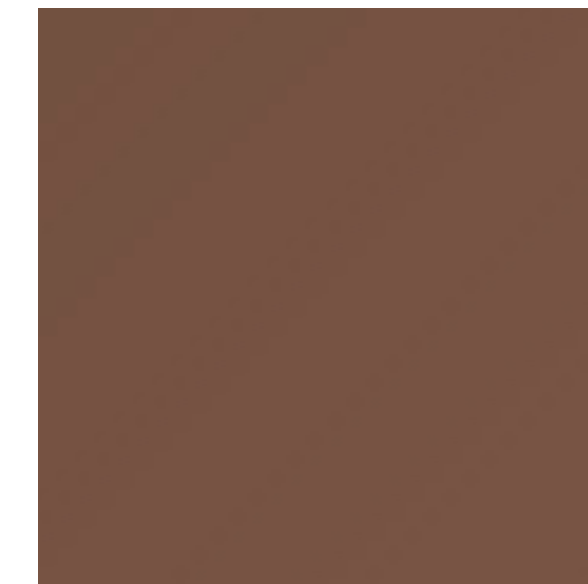
S-1

EXT. SMOOTH STUCCO
DUNN-EDWARDS
MORRO BAY, DET571



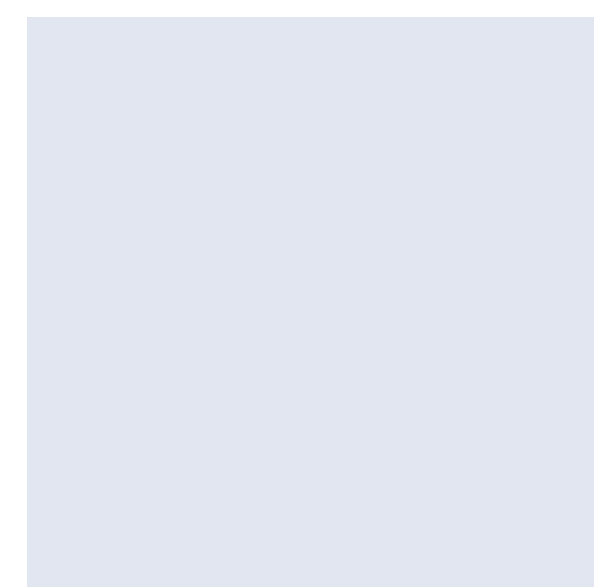
S-2

EXT. SMOOTH STUCCO
DUNN-EDWARDS
WOLVERINE, DET 610



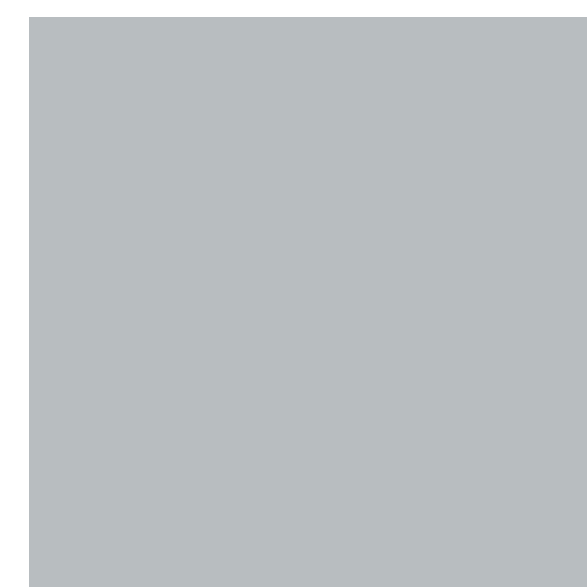
S-5

EXT. PAINT
DUNN-EDWARDS
ROXY BROWN, DE6084



S-3

EXT. SMOOTH STUCCO
BENJAMIN MOORE
WHITE HEAVEN, 2068-70



S-4

EXT. SMOOTH STUCCO
BENJAMIN MOORE
THUNDERCLOUD GRAY, 2124-40

PALO ALTO INN
1625 W. PALO ALTO STREET
LOS ANGELES, CALIFORNIA

COLOR AND MATERIAL PALETTE
OPTION 1: DET571 MORROBAY

DATE: 4/19/2017
JOB NO.: 1436



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