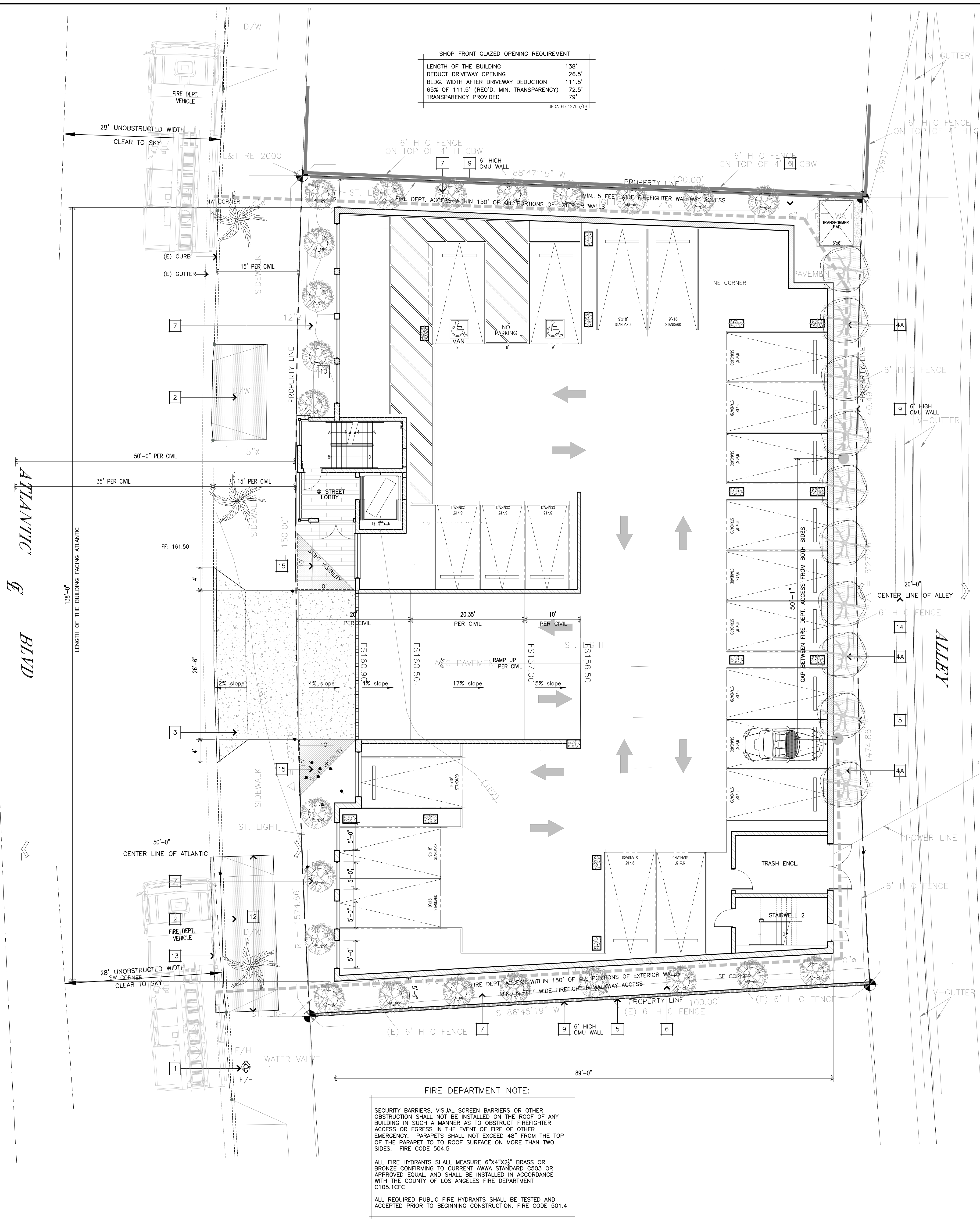


plan check submittal set:



SHOP FRONT GLAZED OPENING REQUIREMENT

LENGTH OF THE BUILDING	138'
DEDUCT DRIVEWAY OPENING	26.5'
BLDG. WIDTH AFTER DRIVEWAY DEDUCTION	111.5'
65% OF 111.5' (REQ'D. MIN. TRANSPARENCY)	72.5'
TRANSPARENCY PROVIDED	79'

UPDATED 12/05/19

**FIRE DEPARTMENT NOTE:**

SECURITY BARRIERS, VISUAL SCREEN BARRIERS OR OTHER OBSTRUCTION SHALL NOT BE INSTALLED ON THE ROOF OF ANY BUILDING IN SUCH A MANNER AS TO OBSTRUCT FIREFIGHTER ACCESS OR EGRESS IN THE EVENT OF FIRE OR OTHER EMERGENCY. PARAPETS SHALL NOT EXCEED 48" FROM THE TOP OF THE PARAPET TO ROOF SURFACE ON MORE THAN TWO SIDES. FIRE CODE 504.5

ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2" BRASS OR BRONZE CONFIRMING TO CURRENT ANKA STANDARD C503 OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT C156.10FC

ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

PLAN NOTE

- 1 EXISTING FIRE HYDRANT
- 2 TO BE CLOSED W/ STD. CURB, GUTTER & SIDEWALK.
- 3 NEW DRIVEWAY APPROACH TO PER CIVIL DWG. COMPLY WITH THE C.B.C. DISABLED ACCESS GUIDELINES AND RELOCATE ANY AFFECTED UTILITIES.
- 4 15 gallon TREE EVERY 50 SQ.FT. OF PROVIDED LANDSCAPE AREA = 35 TREES PROVIDED
- 4A TREES OF THE EVERGREEN SPECIES OF AT LEAST TEN FEET IN HEIGHT SHALL BE PLANTED IN THE LANDSCAPED BUFFER AREA AT THE REAR OF THE PROPERTY ADJACENT TO THE ALLEY. TREES SHALL BE SPACED IN SUCH A WAY AS TO PROVIDE OVERLAPPING VISUAL SCREENING. TYPICAL FOR ALL TREES ALONG THE ALLEY
- 5 PROPERTY LINE
- 6 LANDSCAPE AREA - INCL. PLANTER AREA (1,717 SQ.FT.)
- 7 PROPOSED PLANTER AREA FOR LID PURPOSE. SEE CIVIL DWG.
- 8 EXISTING FENCE WALL OF ADJOINING PROPERTY
- 9 NEW 6' HIGH CMU FENCE WALL
- 10 SHORT-TERM BICYCLE SPACE VISIBLE FROM THE STREET.
- 11 (E) TO BE REMOVED. SEE CIVIL DWG. FOR INFORMATION.
- 12 PROPOSED SIDEWALK
- 13 PROPOSED CURB & GUTTER PER CIVIL
- 14 ADDITIONAL 5' DEDICATION NOT REQUIRED PER MR. ED GERLITS, L.A. COUNTY PUBLIC WORKS (626)458-4953
- 15 10' TRIANGLE SIGHT VISIBILITY

SHEET INDEX

- A0.0 TITLE SHEET & SITE PLAN
- T-1 SURVEY
- A0.1 PICTURE OF EXISTING SITE
- A1.0 GARAGE LEVEL & 1ST FLR.
- A1.1 2ND FLR. & 3RD FLR.
- A2.0 ELEVATIONS
- A3.0 SECTIONS

PROPOSED EXPORT IS 2,250 CY. PER CIVIL GRADING

UNIT TABULATION

FIRST FLOOR	14
SECOND FLOOR	20
THIRD FLOOR	20
TOTAL No. of UNITS	54

SITE INFORMATION

PROJECT ADDRESS 1346 S. ATLANTIC BLVD. LOS ANGELES, CA 90022-5014

APN No. APN No. 6340-020-027

ZONING C-3

PARCEL LOTS 206,207, 208, 209, 210 & 211 OF TRACT No. 7066 IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 110 PAGE 13 AND 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT SIZE 14,502 SQ.FT. (0.33 ACRES)

PROJECT TEAM

OWNER SANJAY R. PATEL & JAYESH R. PATEL  
411 E. HUNTINGTON DR. SUITE 107-264  
ACADIA, CA 91006  
(626) 235-3090

ARCHITECT ARCHITECTSCK  
649 E. BROADWAY  
LONG BEACH, CA 90802  
(310) 525-6866 | ckim@architectsck.com  
CLYDE NAM KIM

SOIL ENGINEER CAL LAND ENGINEERING, INC.  
576 E. LAMBERT ROAD, BREA 92821  
(714) 671-1050 | ray@callandeng.com

PROJECT INFORMATION

- PROPOSED INFORMATION
1. DEMOLISH EXISTING STRUCTURE ON SITE
  2. APPLICATION FOR CONDITIONAL USE PERMIT FOR CONSTRUCTION OF NEW PROPOSED 3-STORY / 54 KEY HOTEL
  3. APPLICATION FOR REQUEST FOR MINOR PARKING DEVIATION TO ALLOW 30% REDUCTION ON REQUIRED NUMBER OF STALLS.
  4. THE PROPOSED HOTEL HAS 54 ROOMS WITH 21 PARKING STALLS. THE NEW HOTEL HAS BREAKFAST SERVICE (NO COOKING) FACILITY, EXERCISE ROOM.
  5. THE LOWEST REFERENCE ELEVATION FIVE FEET AWAY FROM THE PROPOSED BUILDING FACE IS SOUTH-WEST CORNER (160.87).
  6. THE PROPOSED BUILDING HEIGHT WITHIN MAX. ALLOWED 40 FEET FROM 160.87' WHICH IS 200.87' TO THE TOP OF PARAPET.

PROPOSED PROJECT 54 KEY HOTEL  
3 STORY OVER 1 LEVEL PARTIAL UNDERGROUND PARKING (APPROXIMATELY 5 FEET BELOW GRADE).

BUILDING AREA	FIRST FLOOR	11,525	SQ.FT.
	SECOND FLOOR	11,525	SQ.FT.
	THIRD FLOOR	11,525	SQ.FT.
	HOTEL FLOOR AREA	34,575	SQ.FT.
	PARKING LEVEL	12,150	SQ.FT.
	TOTAL BLDG. AREA*	46,725	SQ.FT.

\* HOTEL AREA + PARKING GARAGE

PARKING BY ORDINANCE REQUIRED NUMBER OF PARKING - 50% OF PROPOSED 54 KEYS = 27 STALLS

\*\* MINOR PARKING DEVIATION FOR 30% REDUCTION OF REQ'D. PARKING APPLIED (30% OF REQ'D. 27 STALLS = 8 STALLS REDUCTION)

27 STALLS (REQ'D.) - 8 STALLS (30% REDUCTION) = 19 STALLS PROVIDED PARKING = 21 STALLS

STANDARD (9'X18') 16 STALLS  
COMPACT (8'X15') 3 STALLS  
ACCESSIBLE (9'X18') 2 STALLS (1VAN HC STALL BY CBC 2016)  
TOTAL 21 STALLS

BICYCLE SPACES 2 SHORT TERM AND 2 LONG TERM BICYCLE SPACES PROVIDED.

LANDSCAPE AREA REQUIRED 10% OF 14,502 SQ.FT. = 1,450 SQ.FT. MIN. PROVIDED 1,770 SQ.FT. > 10% MIN.

BUILDING HEIGHT MAX. ALLOWED 40 FEET  
MAX. 40 FEET MEASURE FROM THE LOWEST ADJACENT GRADE TO TOP OF PARAPET.

OCCUPANCY & CONSTRUCTION TYPE	OCCUPANCY	CONSTRUCTION
	S-2	I-A PARKING GARAGE
	A-2	V-A ASSEMBLY
	A-2	V-A OFFICES, B.O.H. FOOD PREP
	R-1	V-A GUEST ROOMS

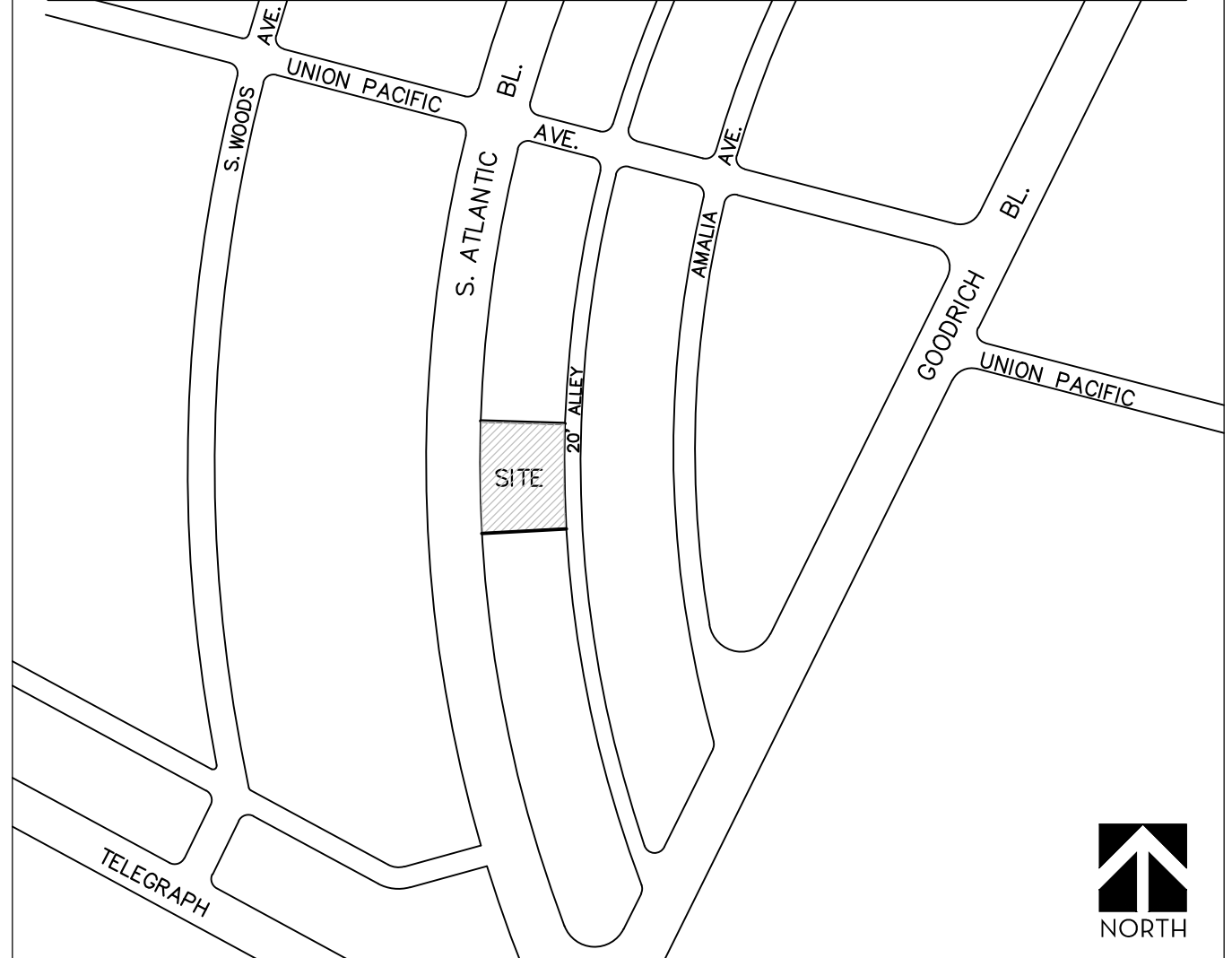
FIRE SPRINKLER SYSTEM NFPA 13 SPECIFICATIONS MIN. REQUIRED.  
PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM, FIRE DETECTION SYSTEM, FIRE SUPPRESSION SYSTEM FOR ENTIRE BUILDING.

CODE REFERENCE

THE PROJECT SHALL COMPLY WITH THE FOLLOWING CODE REFERENCE

CALIFORNIA BUILDING CODE	2016 EDITION
CALIFORNIA GREEN BUILDING STD.	2016 EDITION
CALIFORNIA MECHANICAL CODE	2016 EDITION
CALIFORNIA ELECTRICAL CODE	2016 EDITION
CALIFORNIA PLUMBING CODE	2016 EDITION
CALIFORNIA RESIDENTIAL CODE	2016 EDITION
CALIFORNIA FIRE CODE	2016 EDITION
ENERGY EFFICIENCY STD.	2016 EDITION (TITLE 24)

VICINITY MAP



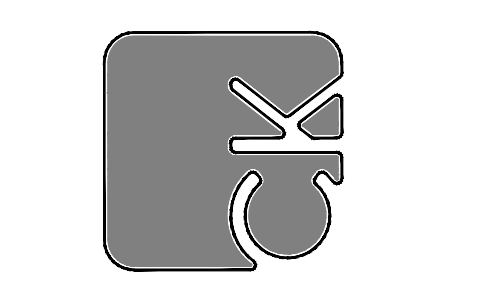
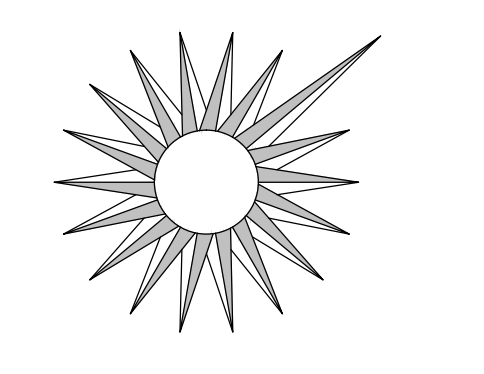
SITE PLAN | STREET LEVEL



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

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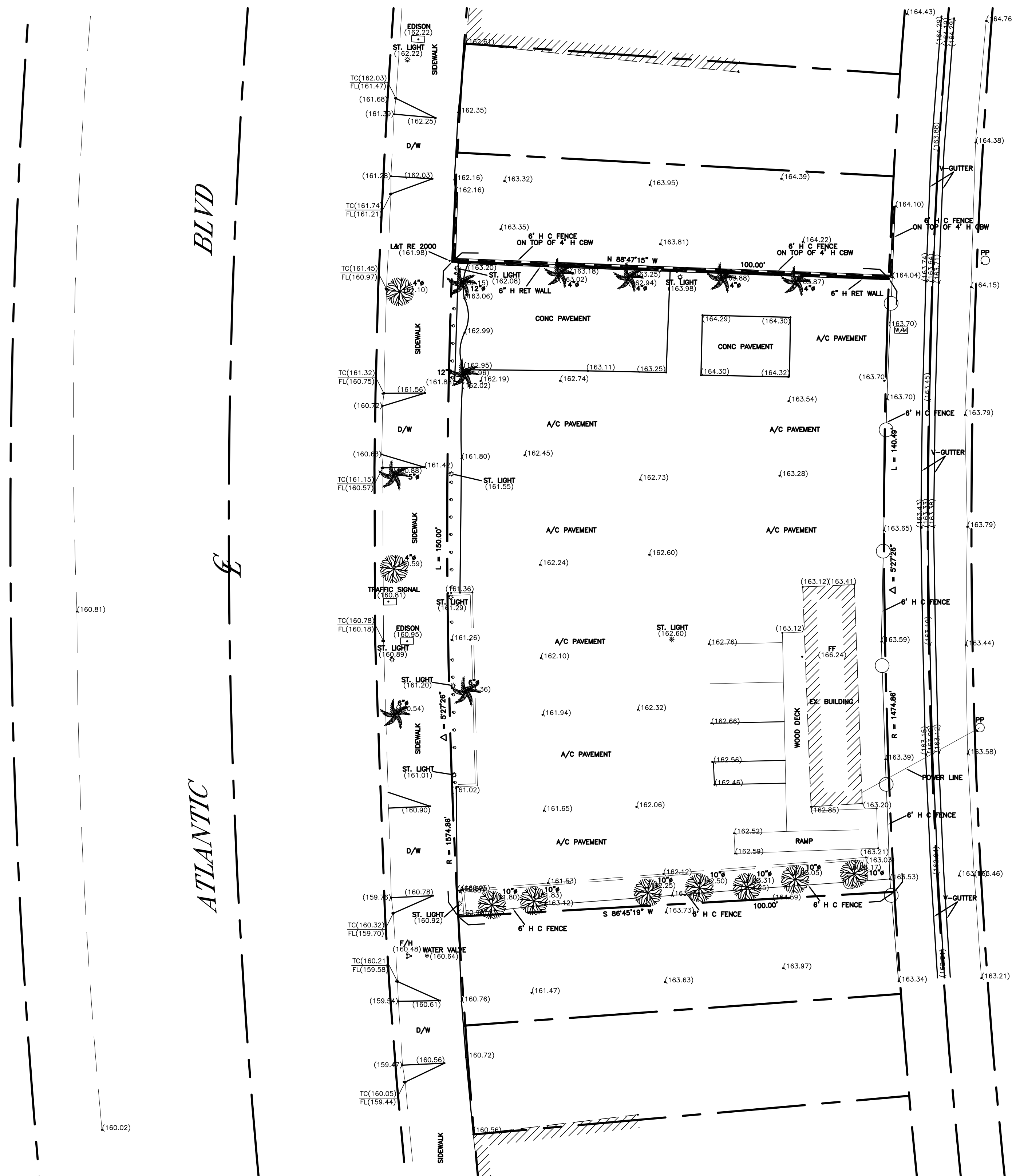
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1 310 525 6866  
ckim@architectsck.com

DESIGN CHANGE	04.05.19
DESIGN REVISION	12.05.19
PUBLIC WORKS COMMENT	02.08.21

SITE PLAN

AO.O

# TOPOGRAPHIC MAP



**SURVEYOR'S NOTES:**

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BOUNDARY SHOWN HEREON HAS BEEN ESTABLISHED BASED ON THE RECORD DATA.

**LEGAL DESCRIPTION:**

LOTS 206, 207, 208, 209, 210 AND 211 OF TRACT 7066, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 110, PAGES 13 TO 14, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

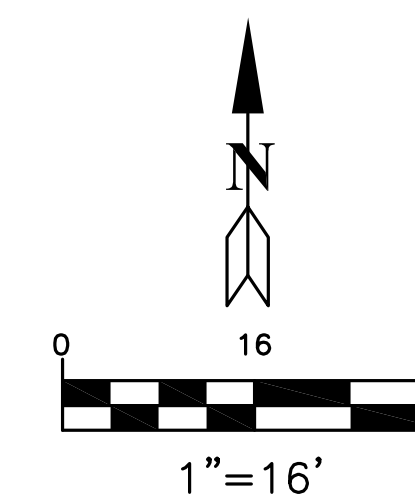
APN: 6340-020-027

**BENCHMARK:**

BENCHMARK NO. Y 10594

DPW BM TAG IN N CB 1M(3.3FT) W/O BCR @ NE COR OLYMPIC BLVD & ATLANTIC BLVD

ELEVATION: 176.260'



RELEASED

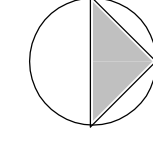
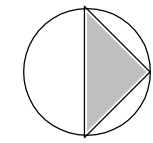
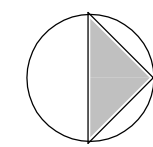
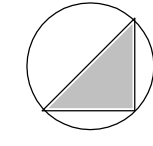
REVISIONS


**PROJECT LOCATION:**  
 1346 S. Atlantic Blvd.,  
 Los Angeles, CA

DRAWN:	JS
CHECKED:	
DATE:	03-24-2014
JOB NO.:	15-063-001
SCALE:	1"=16'
FILE NAME:	Atlantic_1346_Topo.dwg

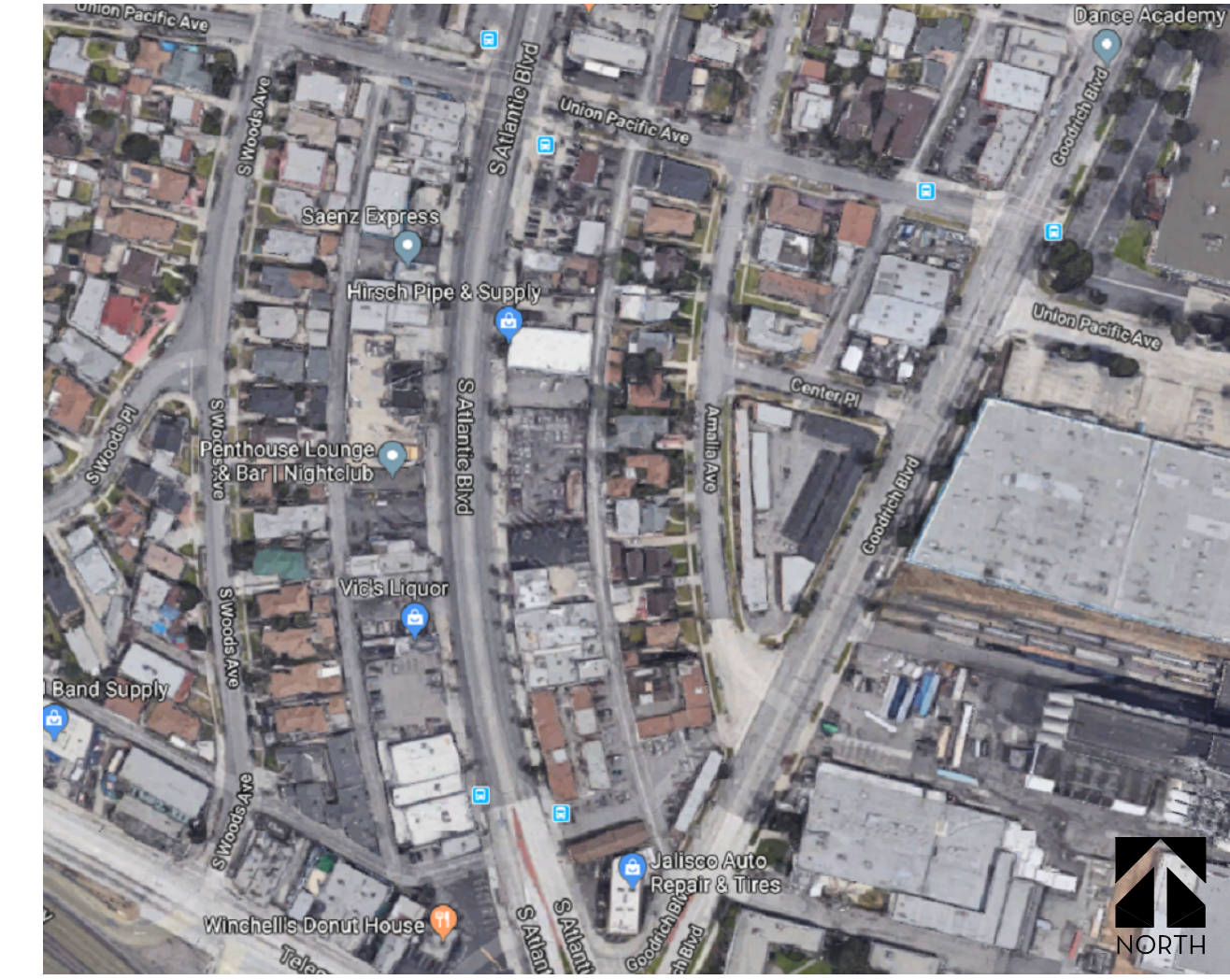
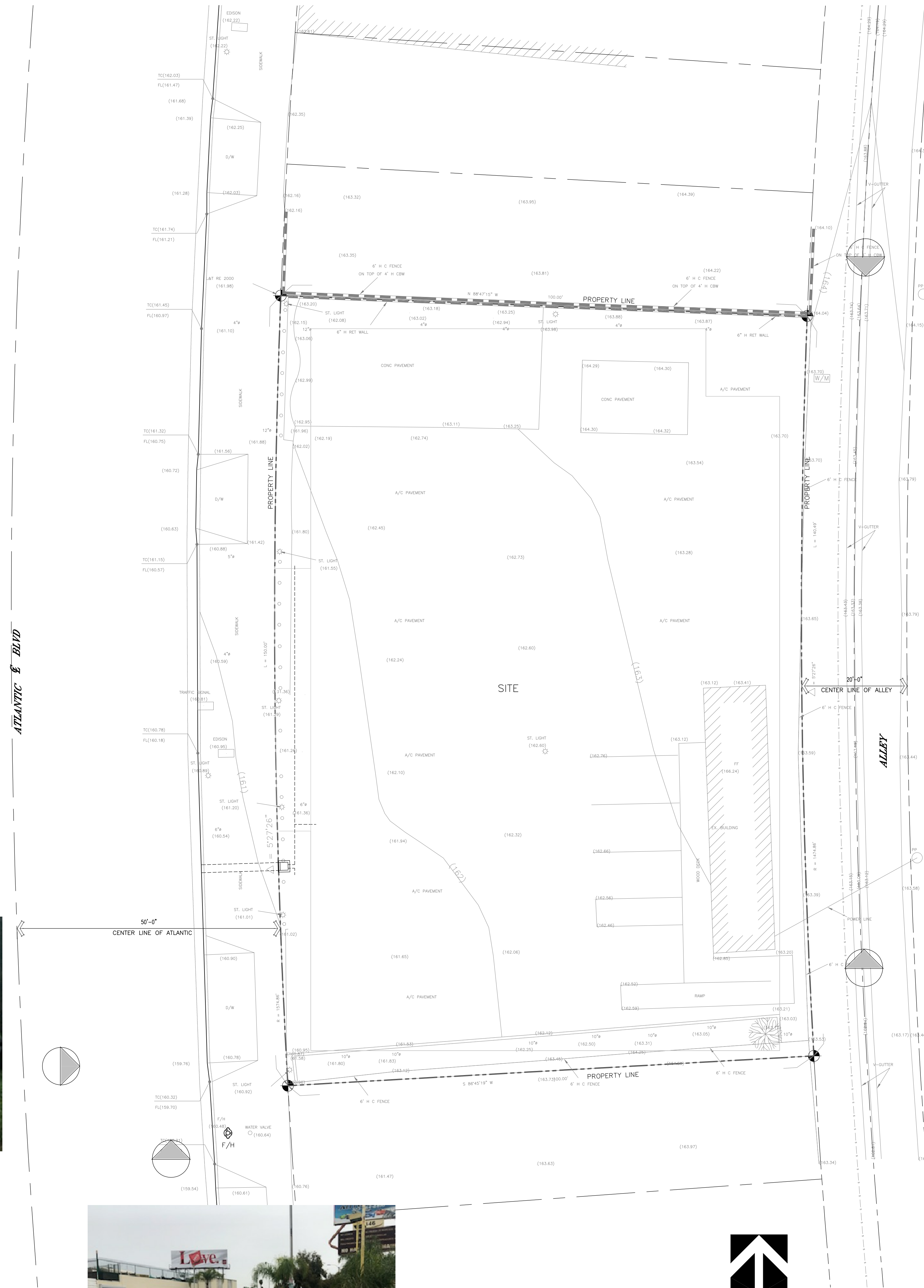
**T-1**  
 SHEET 1 OF 1 SHT.

**CALLAND ENGINEERING, INC.**  
 dba QUARTECH CONSULTANTS  
 576 E. LAMBERT ROAD, BREAA, CA 92821  
 TEL: (714) 671-1050 FAX: (714) 671-1090



PICTURE OF SITE

N.T.S.



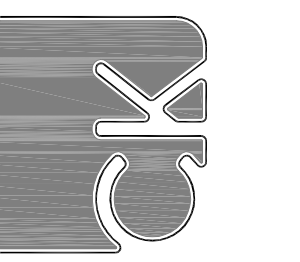
SITE

N.T.S.



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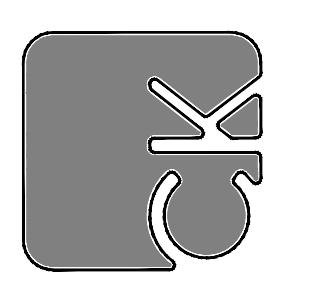
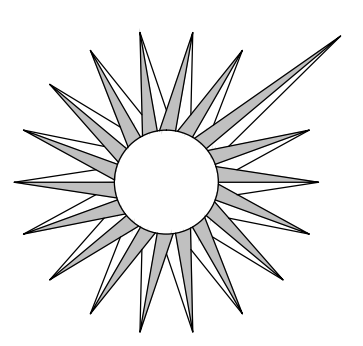
ATLANTIC HOTEL  
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PICTURE

AO.1

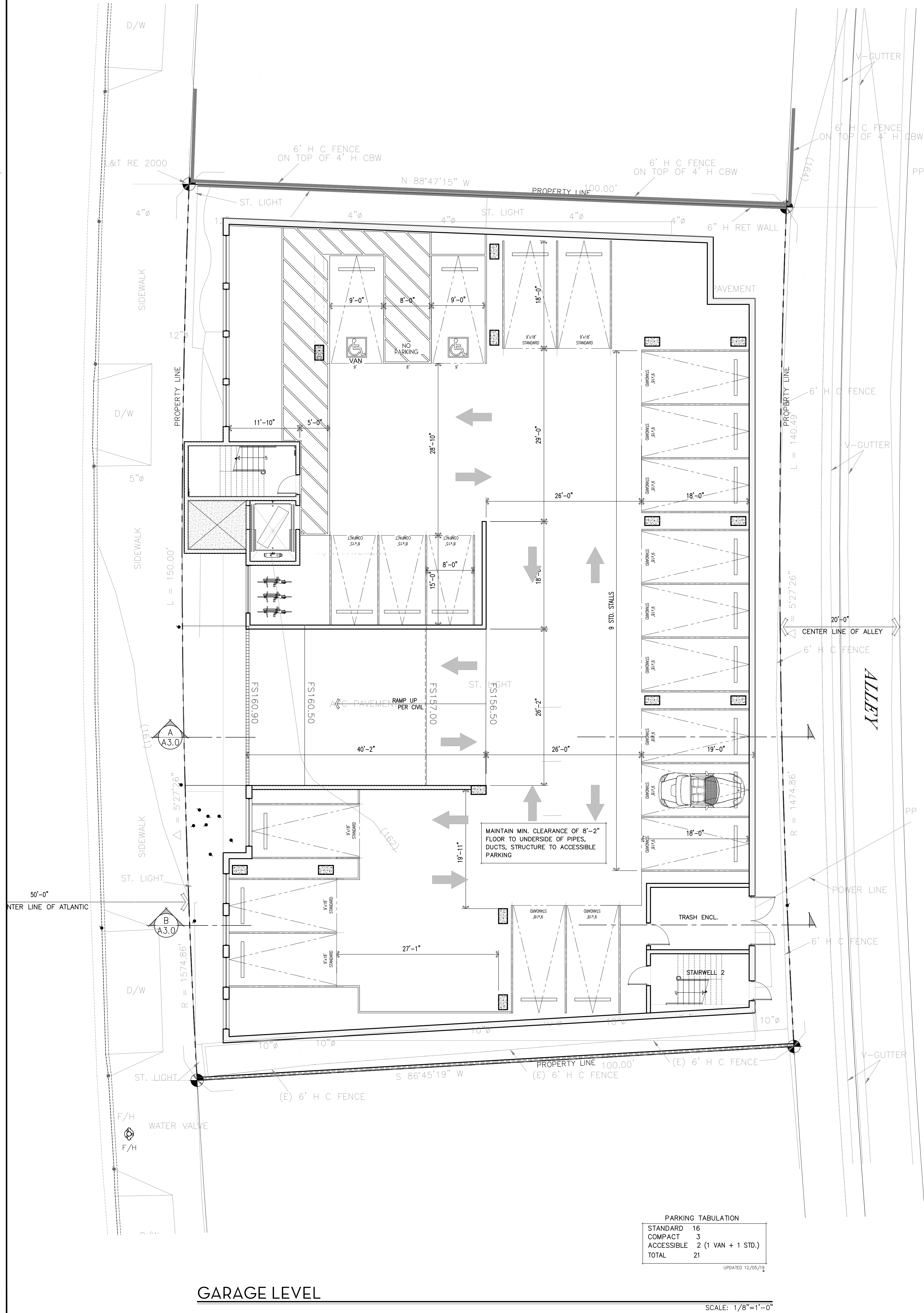


DESIGN CHANGE	04.05.19
DESIGN REVISION	12.05.19
PUBLIC WORKS COMMENT	02.08.21

PARKING & 1ST. FL.

A1.0

plan check submittal set:



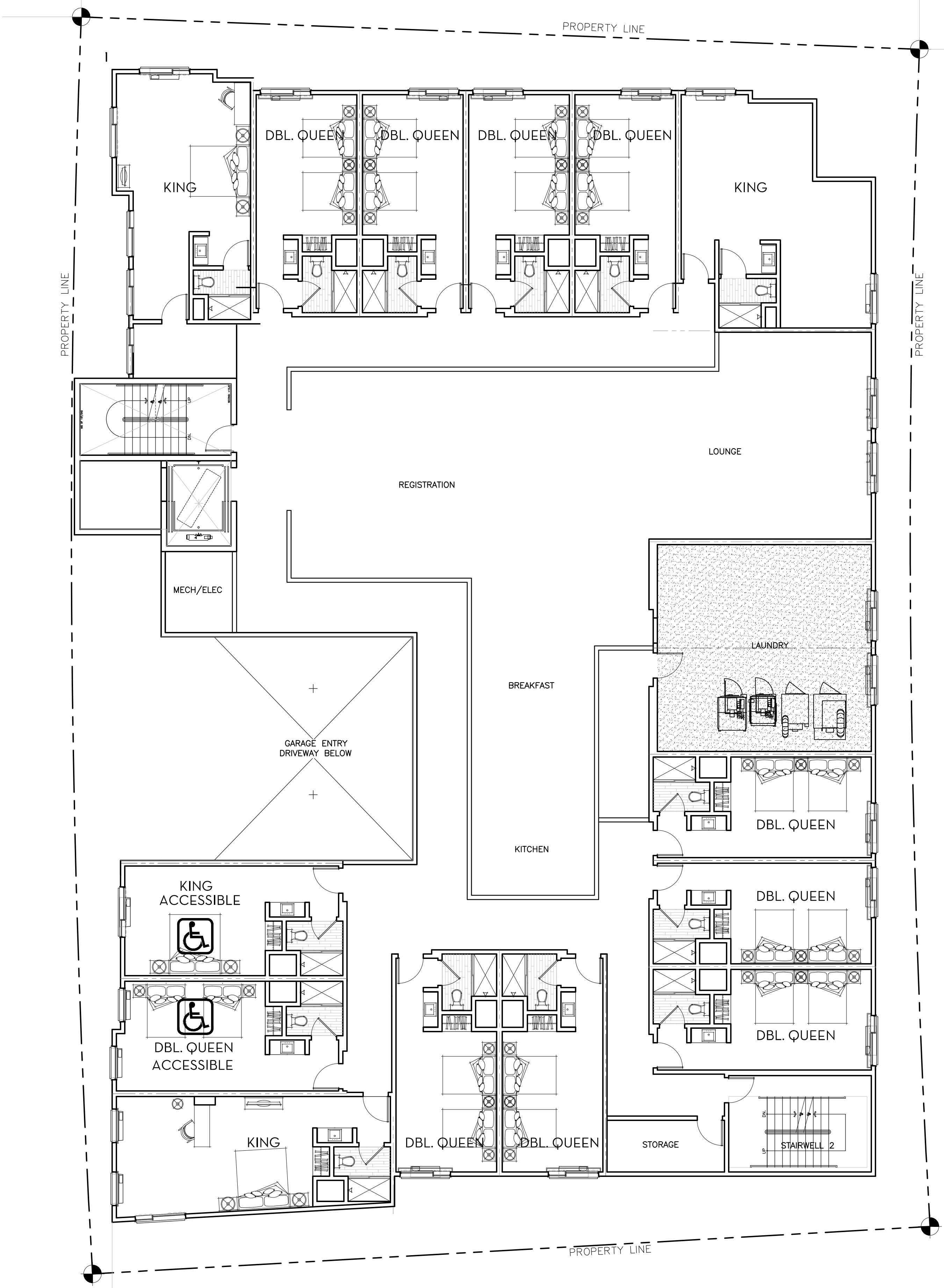
PARKING TABULATION

STANDARD	16
COMPACT	3
ACCESSIBLE	2 (1 VAN + 1 STD.)
TOTAL	21

UPDATED 12/05/19

GARAGE LEVEL

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



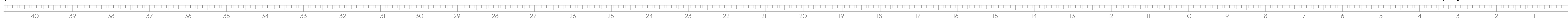
UNIT COUNT

QQ	DBL. QUEEN	9
K	KING	1
K2	KING (EXTENDED)	2
K3	ACCESSIBLE	1
K4	KING (1-BEDRM.)	1
TOTAL THIS FLOOR		14

UPDATED 12/07/19

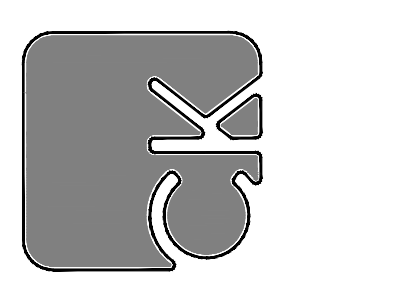
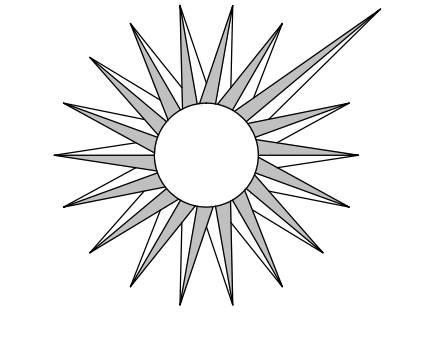
FIRST FLOOR

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



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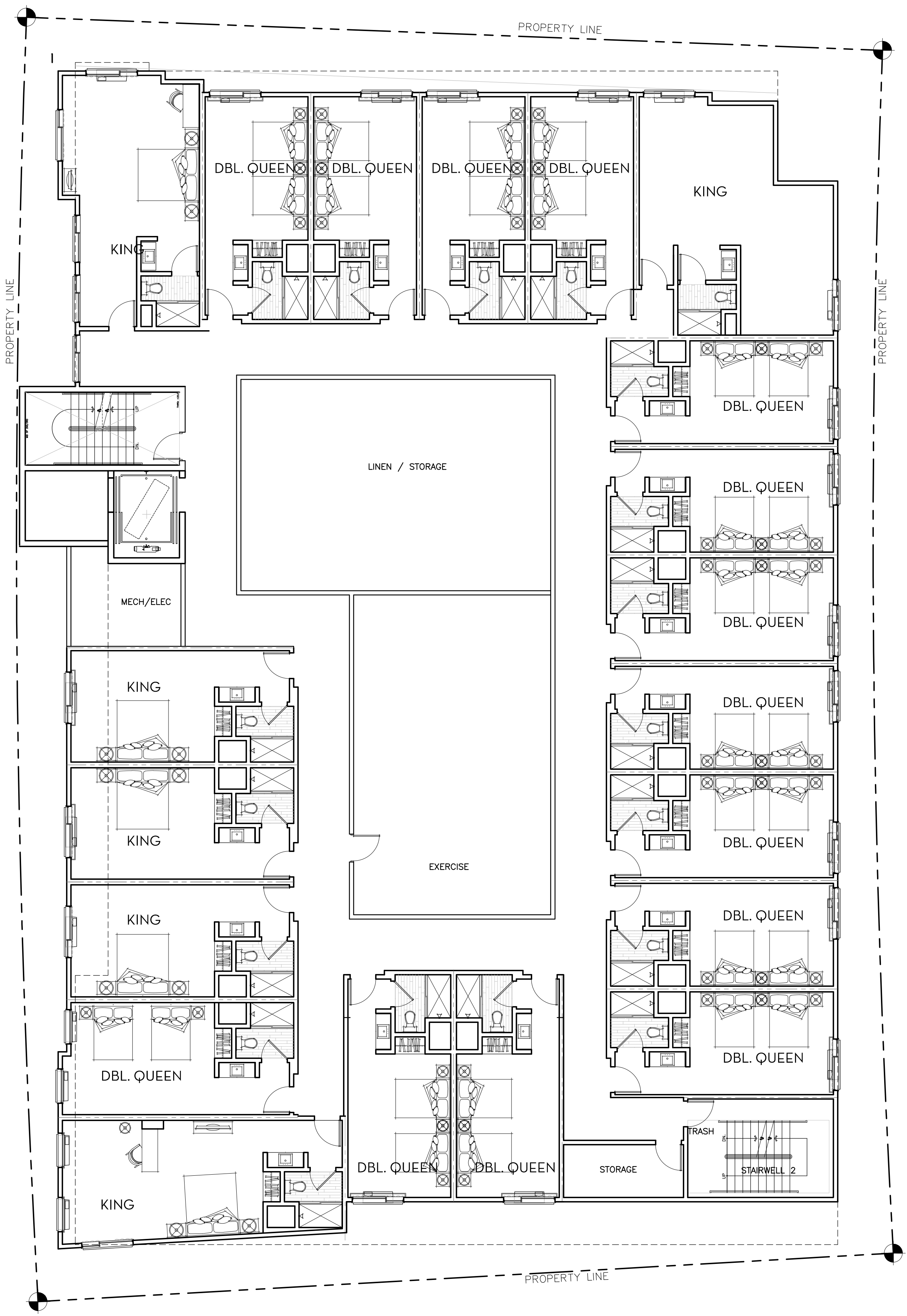
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 1 310 325 6666  
 ckim@architectsck.com

DESIGN CHANGE	04.05.19
DESIGN REVISION	12.05.19
PUBLIC WORKS COMMENT	02.08.21

2ND. FL. & 3RD. FL.

A1.1

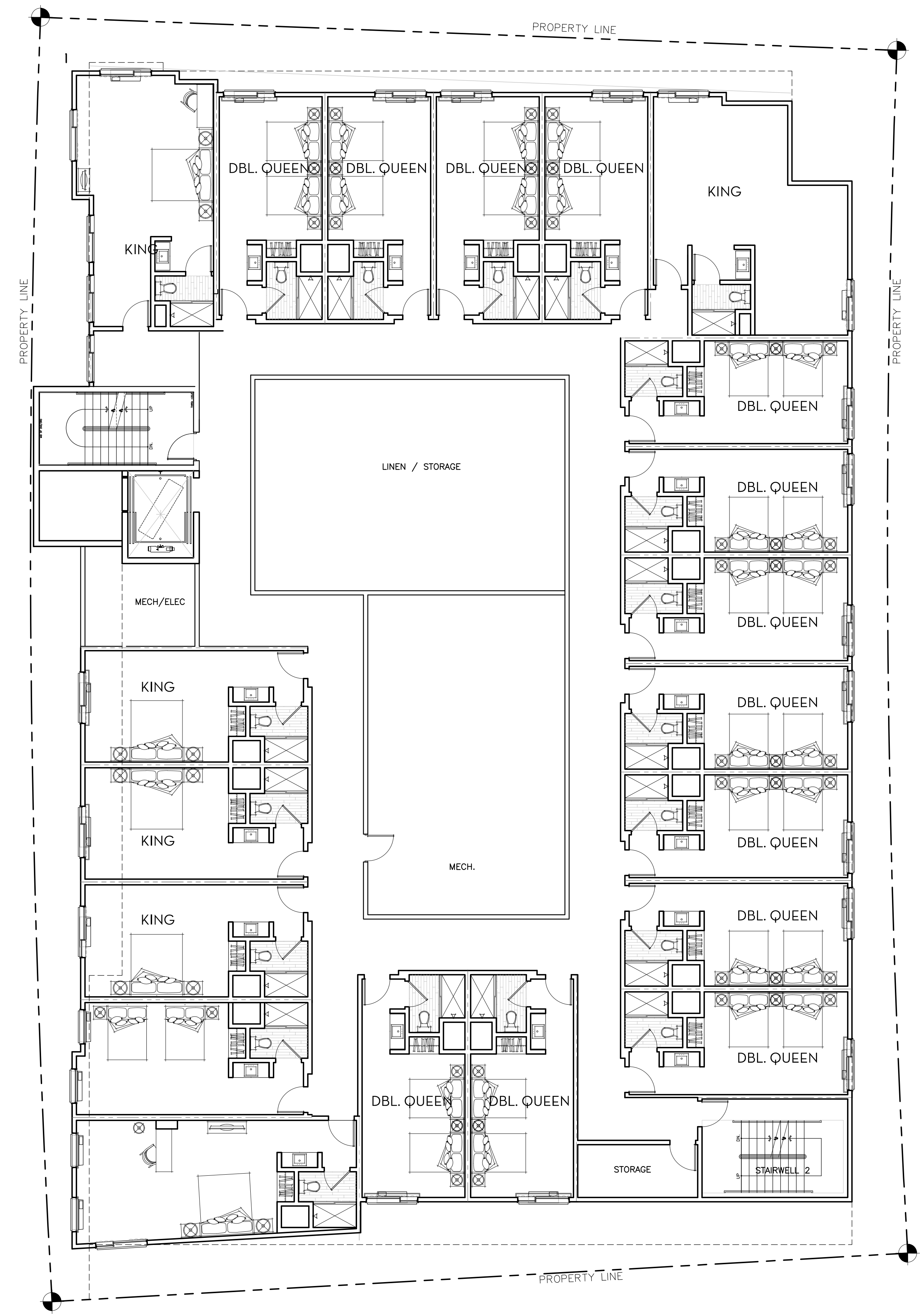
plan check submittal set:



SECOND FLOOR

UNIT COUNT		
QQ	DBL. QUEEN	11
K	KING	3
K2	KING (EXTENDED)	3
K3	ACCESSIBLE	1
K4	KING (1-BEDRM.)	2
TOTAL THIS FLOOR		20

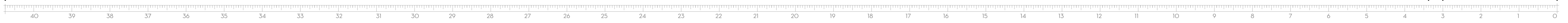
UPDATED 12/05/19  
 SCALE: 1/8"=1'-0"



THIRD FLOOR

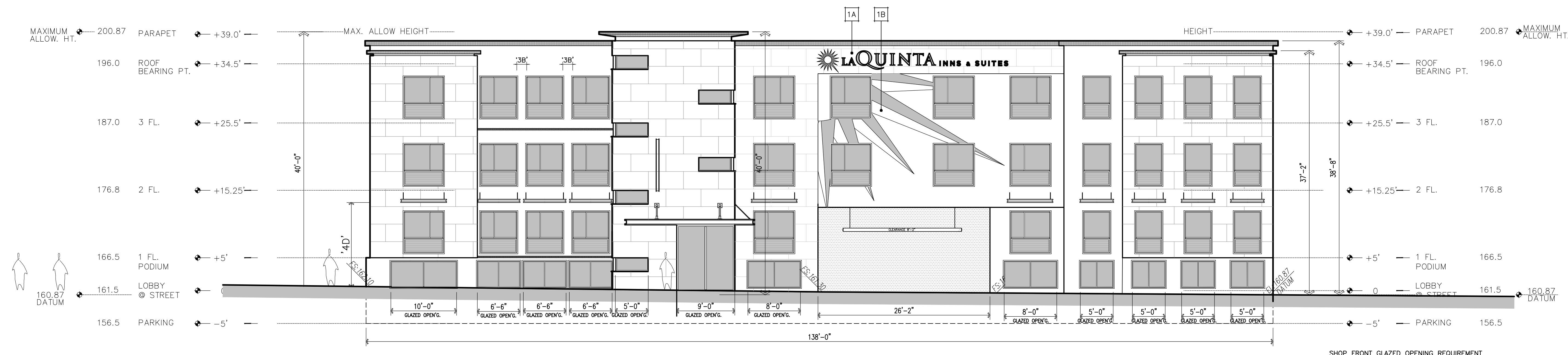
UNIT COUNT		
QQ	DBL. QUEEN	11
K	KING	3
K2	KING (EXTENDED)	3
K3	ACCESSIBLE	1
K4	KING (1-BEDRM.)	2
TOTAL THIS FLOOR		20

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



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WEST ELEVATION

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

SHOP FRONT GLAZED OPENING REQUIREMENT

LENGTH OF THE BUILDING	138'
DEDUCT DRIVEWAY OPENING	26.5'
BLDG. WIDTH AFTER DRIVEWAY DEDUCTION	111.5'
65% OF 112.5' (REQ'D. MIN. TRANSPARENCY)	72.5'
TRANSPARENCY PROVIDED	79'

UPDATED 12/05/12

ELEVATION SECTION NOTES

- A. METAL SIDING
  - B. WINDOW SYSTEM WITH PTAC GRILL
  - C. FOAM TRIM COPING
  - D. METAL EYE-BROW
  - E1. STUCCO - SMOOTH TROWEL FINISH
  - E2. STUCCO - MEDIUM DASH
  - F. METAL MARQUEE
  - G. FOAM TRIM BAND
  - H. STONE VENEER OVER CONC. WALL AT BASEMENT
  - J. SIGNAGE UNDER SEPARATE PERMIT
  - K. MTL. SCREED
  - L. CMU WALL - SPLITFACE
  - M. WROUGHT IRON GATE AT TRASH ENCLOSURE
1. DESCRIPTION
    - SHOP FRONTS ARE LARGE GLAZED OPENING IN A FACADE FILLED WITH DOORS AND TRANSPARENT GLASS IN A STOREFRONT ASSEMBLY.
  2. TRANSECT ZONE ALLOWED
    - TOD, CC, FS, AB, NC
  3. SIZE
 

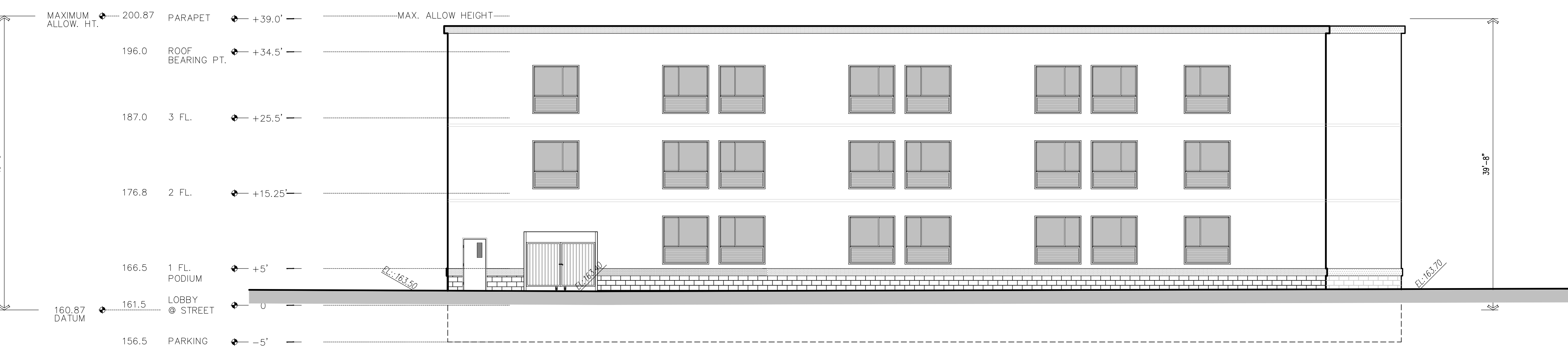
- HEIGHT, SHOP FRONTING	11 FT. MIN.	(A)
- DISTANCE BETWEEN GLAZING	2 FT. MAX.	(B)
- GROUND FLOOR TRANSPARENCY	65% MIN.	(B)
  4. AWNING
 

- HEIGHT, CLEAR	8 FT. MIN.	(D)
- DEPTH	4 FT. MIN.	(E)
- SETBACK FROM CURB	2 FT. MIN.	(E)
  5. MISCELLANEOUS
    - OPERABLE RETRACTABLE AWNING ENCOURAGED.
    - OPEN-ENDED AWNINGS ARE ENCOURAGED.
    - ROUNDED, HOOPED OR BUBBLED AWNING ARE DISCOURAGED.
    - SHOP FRONTS WITH ACCORDION-STYLE DOORS/WINDOWS OR OTHER WINDOWS THAT MAY BE OPENED TO ALLOW SPACE TO OPEN TO THE STREET ARE ENCOURAGED.
    - ACCESS COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT SHALL BE PROVIDED.

REQ'D.	PROVIDED
'3A' = FRONT OPENING 11' MIN. HEIGHT	13' HEIGHT
'3B' = BTWN GLAZING 2' MIN.	2'
'4D' = AWNING HEIGHT 8' MIN. HEIGHT / 4' DEPTH 12' HEIGHT / 4' DEPTH	

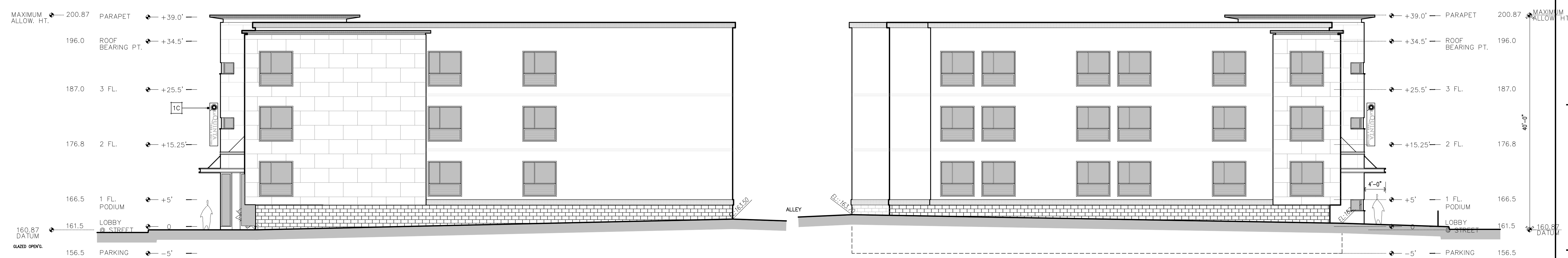
SIGNAGE CALCULATION

5250 sq.ft.x10%=525 sq.ft. sign area
1A BUILDING SIGN 55 sq.ft.
1B BUILDING SIGN 128 sq.ft.
1C BLADE SIGN 48 sq.ft.
TOTAL SIGN AREA 231 sq.ft. < 240 MAX ALLOWED *
* THEREFORE A MINOR VARIATION NOT REQUIRED.



EAST ELEVATION

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



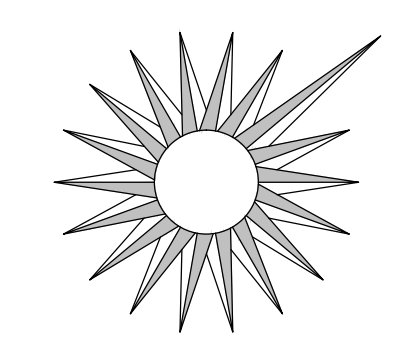
SOUTH ELEVATION

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

NORTH ELEVATION

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

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 LOS ANGELES CA

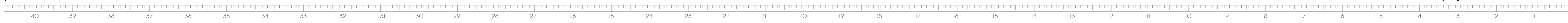


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 clm@architectsck.com

DESIGN CHANGE	04.05.19
DESIGN REVISION	12.05.19
PUBLIC WORKS COMMENT	02.08.21

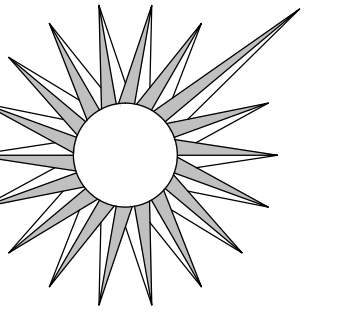
ELEVATIONS

A2.0



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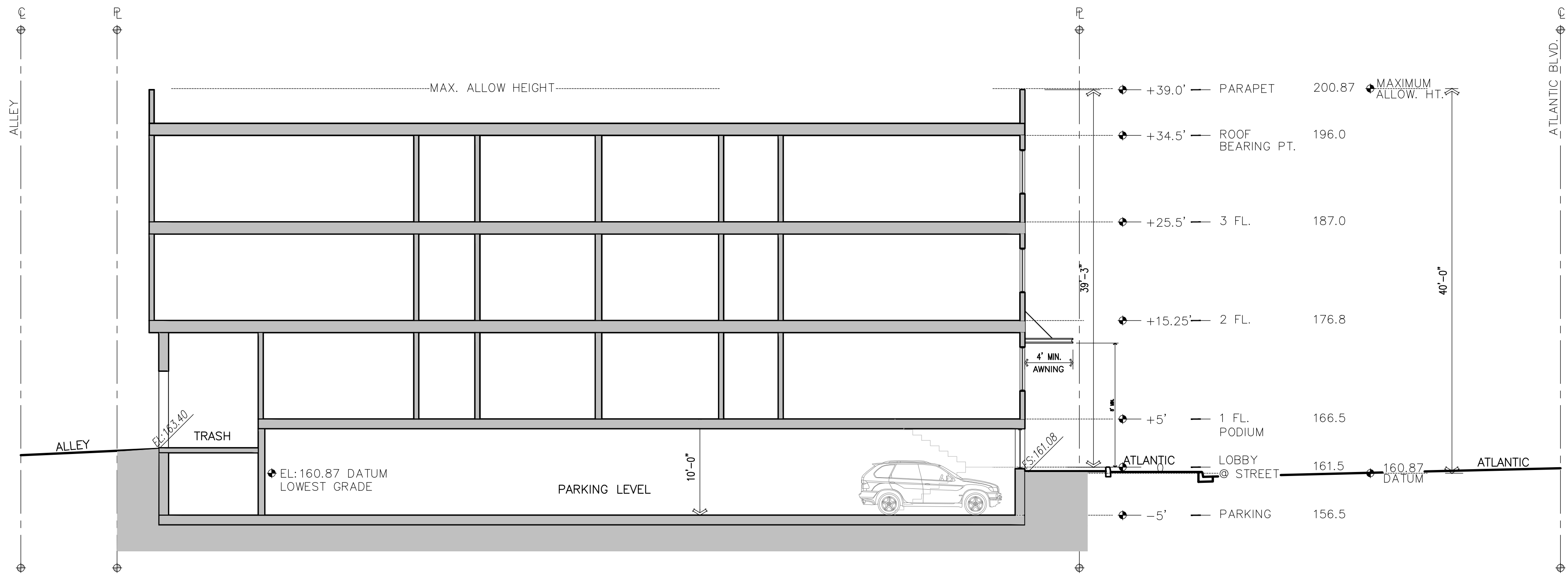


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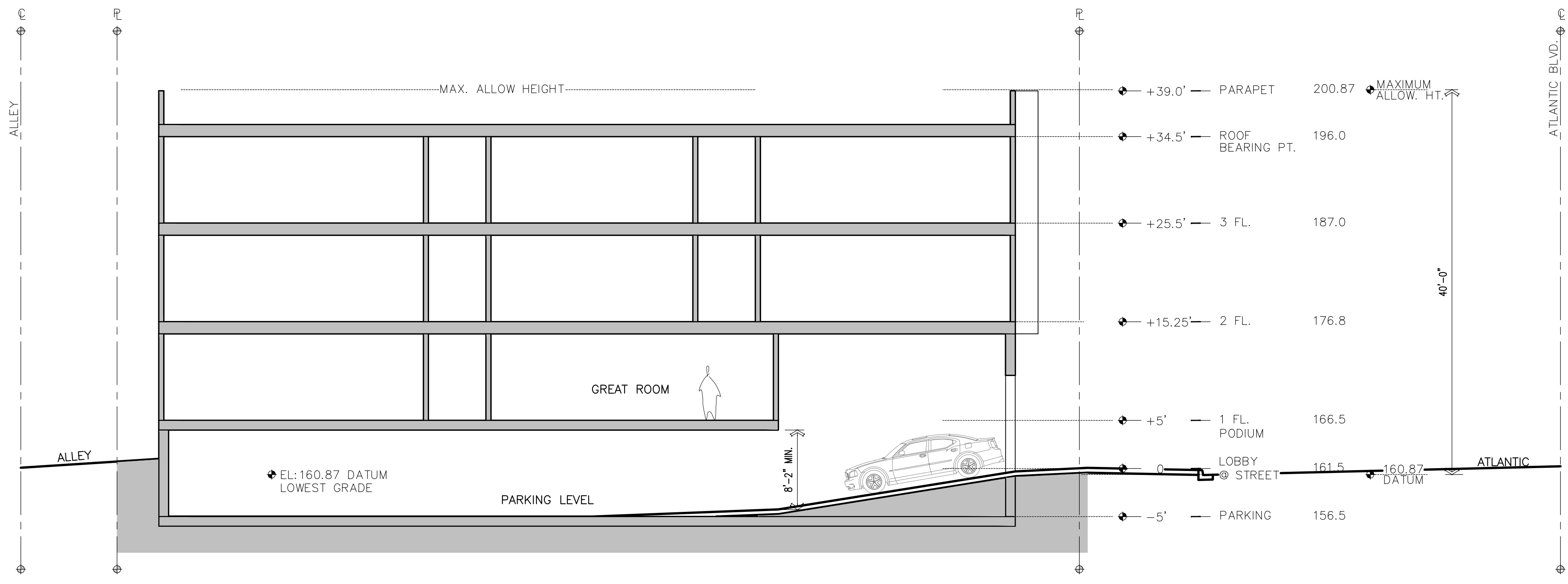
ELEVATIONS

A3.0



SECTION 'B'

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



SECTION 'A'

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

plan check submittal set:

