

HOLIDAY INN EXPRESS HOTEL

12432 VALLEY BLVD. EL MONTE, CA

PROJECT TEAM

OWNER:
WELCOME INVESTMENT LLC
XIMIN ZENG
8432 MISSION DR #101
ROSEMead, CA 91770

ARCHITECT:
JWDA-MS ARCHITECTS
8432 MISSION DR #101
ROSEMead, CA 91770

PROJECT SUMMARY

LOT AREA: 45,555 SF
VACANT STREET: 14,985 SF
TOTAL AREA: 45,555+14,985= 60,540 SF
APN: 8109-018-014 & 8109-018-015
ZONING: C-3
SETBACK PROVIDED: FRONT (NORTH): 1'-8" REAR (SOUTH): 28'-0"
SIDE (EAST): 5'-6" SIDE (WEST): 13'-8"
BUILDING HEIGHT: 3 STORY AND 44'-0" WITH 8'-6" STAIR AND ELEVATOR TOWER
BUILDING AREA: 45,534 SF
FAR: 45,534 SF / 45,555 SF = 0.99

1ST FLOOR: 13,544 SF

LOBBY & CAFE	1,154 SF	PREFUNCTION	0 SF
OFFICE	1,243 SF	MEETING ROOM	123 SF
RESTAURANT	1,289 SF	HOUSEKEEPING + STORAGE	662 SF
KITCHEN	491 SF	REST ROOM	734 SF
GUEST ROOM	5,402 SF	HALLWAY	1,335 SF
GYM	516 SF		

2ND FLOOR: 15,445 SF

GUEST ROOM	12,945 SF
HOUSEKEEPING + STORAGE	423 SF
HALLWAY	2,027 SF

3RD FLOOR: 16,549 SF

GUEST ROOM	14,070 SF
HOUSEKEEPING + STORAGE	423 SF
HALLWAY	2,056 SF

TOTAL (1ST-3RD FL.): 45,537 SF
BASEMENT: 37,883 SF

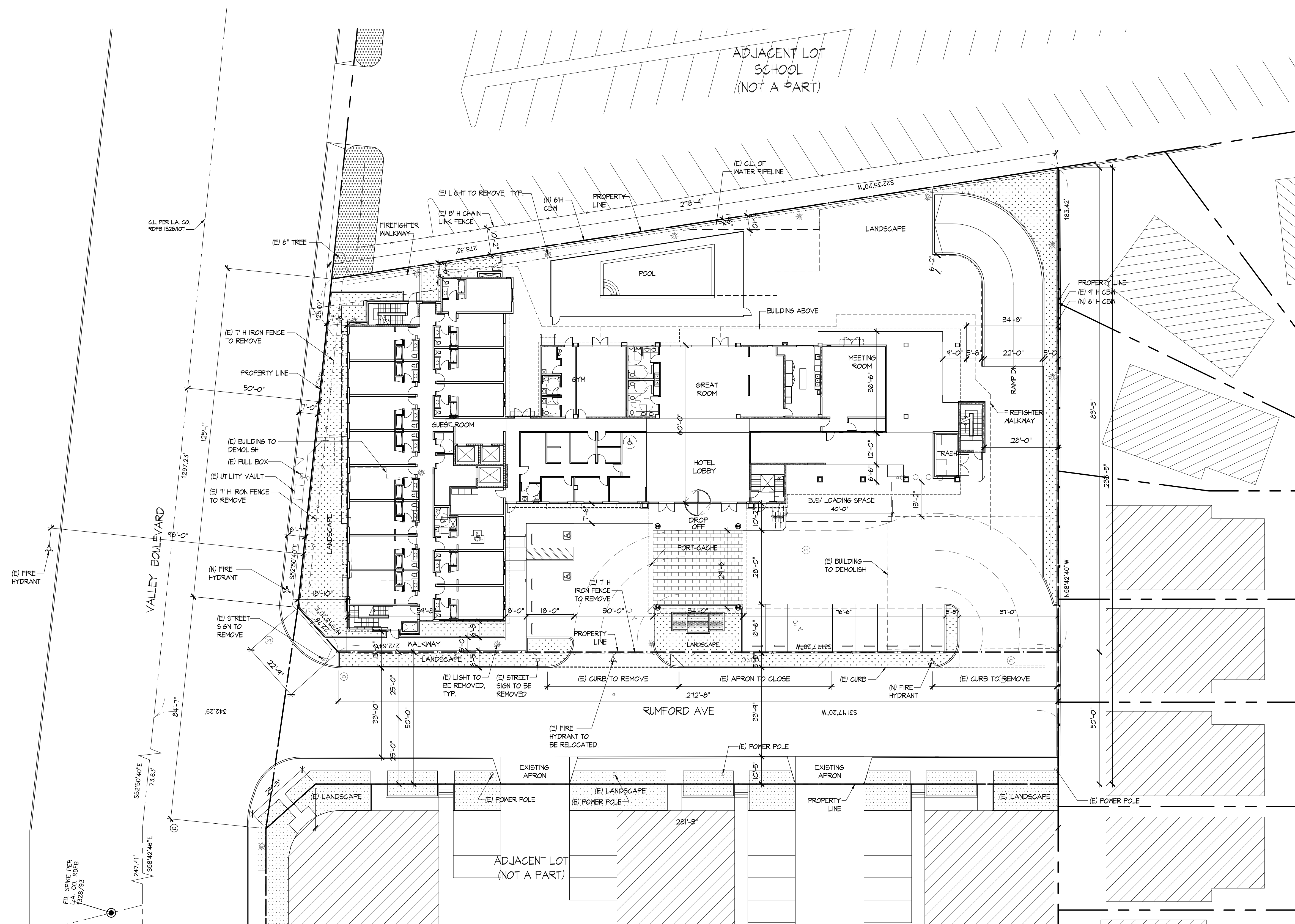
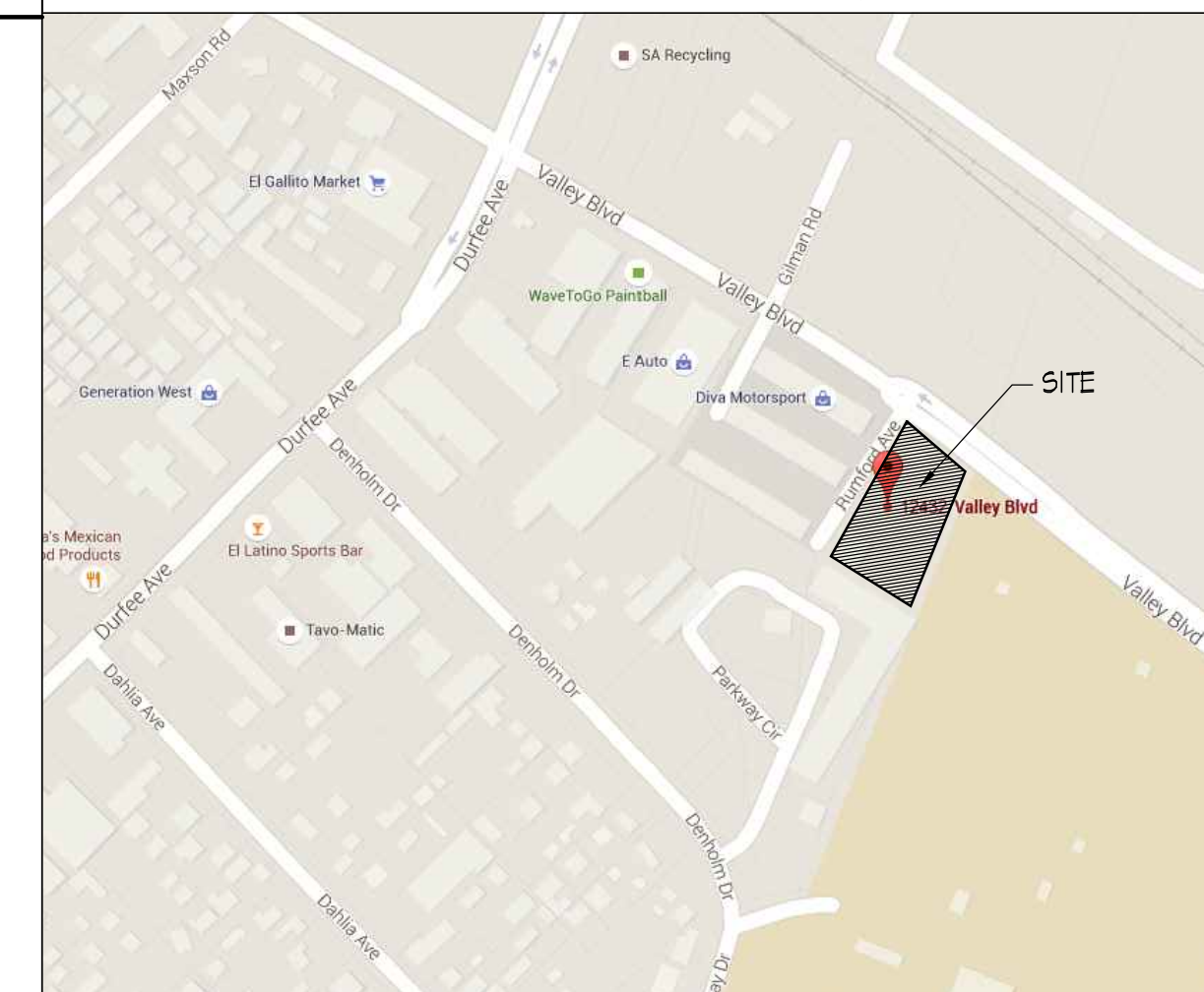
GUEST ROOM:			
FLOOR	TYPE A	TYPE B	SUBTOTAL
1ST	14	1	15
2ND	34	2	36
3RD	31	2	33
			TOTAL: 90 ROOMS

PARKING REQUIRED: 74
PARKING PROVIDED: 24 (BASEMENT) + 13 (GROUND) = 47 (TOTAL)

FIRE SPRINKLER: YES, FIRE SPRINKLER PER SEPARATE PERMIT
PROVIDE AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3

TYPE OF CONSTRUCTION BASEMENT TYPE I-A WITH FIRE SPRINKLERS
1ST-3RD FLOOR HOTEL TYPE V-A WITH FIRE SPRINKLERS
3-HOUR HORIZONTAL SEPARATION BETWEEN TYPE I-A BLDG. AND TYPE V-A BLDG.

VICINITY MAP



FIRE NOTE:

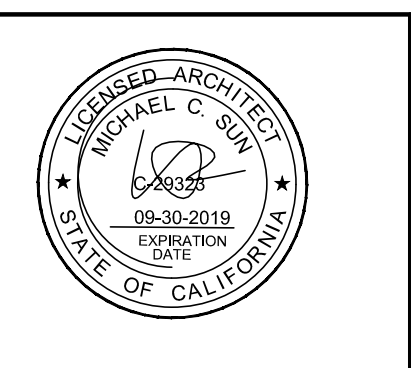
- ACCESS SHALL COMPLY WITH SECTION 503 OF THE FIRE CODE, WHICH REQUIRES ALL WEATHER ACCESS. ALL WEATHER ACCESS MAY REQUIRE PAVING.
- FIRE DEPARTMENT ACCESS SHALL BE EXTENDED TO WITHIN 150 FEET DISTANCE OF ANY EXTERIOR PORTION OF ALL STRUCTURES.
- VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION TO ALL REQUIRED FIRE HYDRANTS. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
- PROVIDE FIRE DEPARTMENT OR CITY APPROVED STREET SIGNS AND BUILDING ACCESS NUMBERS PRIOR TO OCCUPANCY.
- ADDITIONAL FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN LIEU OF SUITABLE ACCESS AND/ OR FIRE PROTECTION WATER.
- PROVIDE WATER MAINS, FIRE HYDRANTS AND FIRE FLOWS AS REQUIRED BY THE COUNTY OF LOS ANGELES FIRE DEPARTMENT, FOR ALL LAND SHOWN ON MAP WHICH SHALL BE RECORDED.
- THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 6500 GALLONS PER MINUTES AT 20 PSI FOR A DURATION OF 4 HOURS. OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND, 3 HYDRANTS FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW.
- UPGRADE/ VERIFY ALL EXISTING PUBLIC HYDRANTS.
- ALL HYDRANTS SHALL MEASURE 6"x4"x2-1/2" BRASS OR BRONZE, CONFORMING TO CURRENT ANSIA STANDARD C503 OR APPROVED EQUAL. ALL ON-SITE HYDRANTS SHALL BE INSTALLED A MINIMUM OF 25' FEET FROM A STRUCTURE OR PROTECTED BY A TWO (2) HOUR RATED FIREWALL.
- ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED OR BONDED FOR PRIOR TO FINAL MAP APPROVAL. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
- ADDITIONAL WATER SYSTEM REQUIREMENTS WILL BE REQUIRED WHEN THIS LAND IS FURTHER SUBDIVIDED AND/ OR DURING THE BUILDING PERMIT PROCESS.
- A REDUCTION IN FIRE FLOW MAY BE GRANTED WITH VERIFICATION OF AUTOMATIC FIRE SPRINKLERS INSTALLED IN ACCORDANCE TO 903.3.1.1 OR 903.3.1.2 OF CBC OR PROVIDING A CONSTRUCTION TYPE GREATER THEN TYPE VB OF THE CBC, PER B105.1 CFC.
- ADDITIONAL CONDITIONS PENDING THE INFORMATION RETURNED BY THE APPLICANT FOR PLAN REVIEW. PRESENTLY ALL OUTSTANDING CONDITIONS HAVE BEEN ADDRESSED VIA PLAN CHECK.

REVISIONS:

PRODUCT NAME:
HOLIDAY INN EXPRESS HOTEL
12432 VALLEY BLVD.
EL MONTE, CA

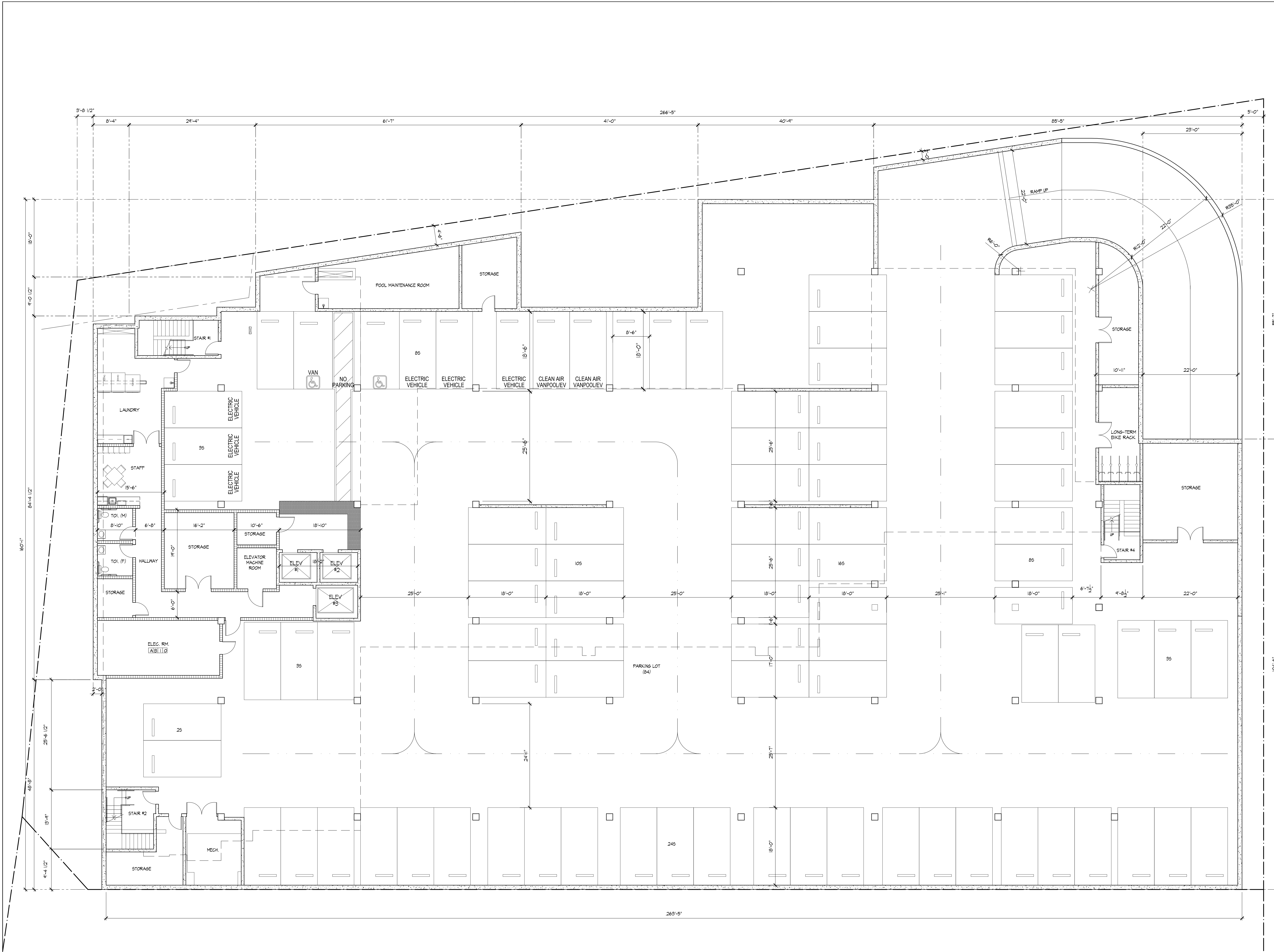
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ARCHITECTURE / INTERIOR DESIGN / PLANNING
8832 E. Mission Dr. #101
Rosemead, California 91770
Phone: (626) 288-9199 Fax: (626) 288-9199



SHEET TITLE:
TITLE SHEET AND SITE PLAN

DATE PRINTED: 05/05/2022
DATE: 05/05/2022
SCALE: 1/20" = 1'-0"
DRAWN: B419
JOB NO: B419
SHEET: A1
OF SHEETS



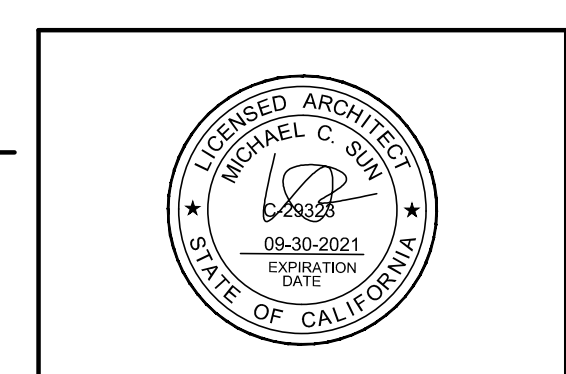
1 BASEMENT PLAN
1/8"=1'-0"

REVISIONS

PROJECT NAME
**EL MONTE
 HOLIDAY INN EXPRESS HOTEL**
 12432 VALLEY BLVD
 EL MONTE, CA

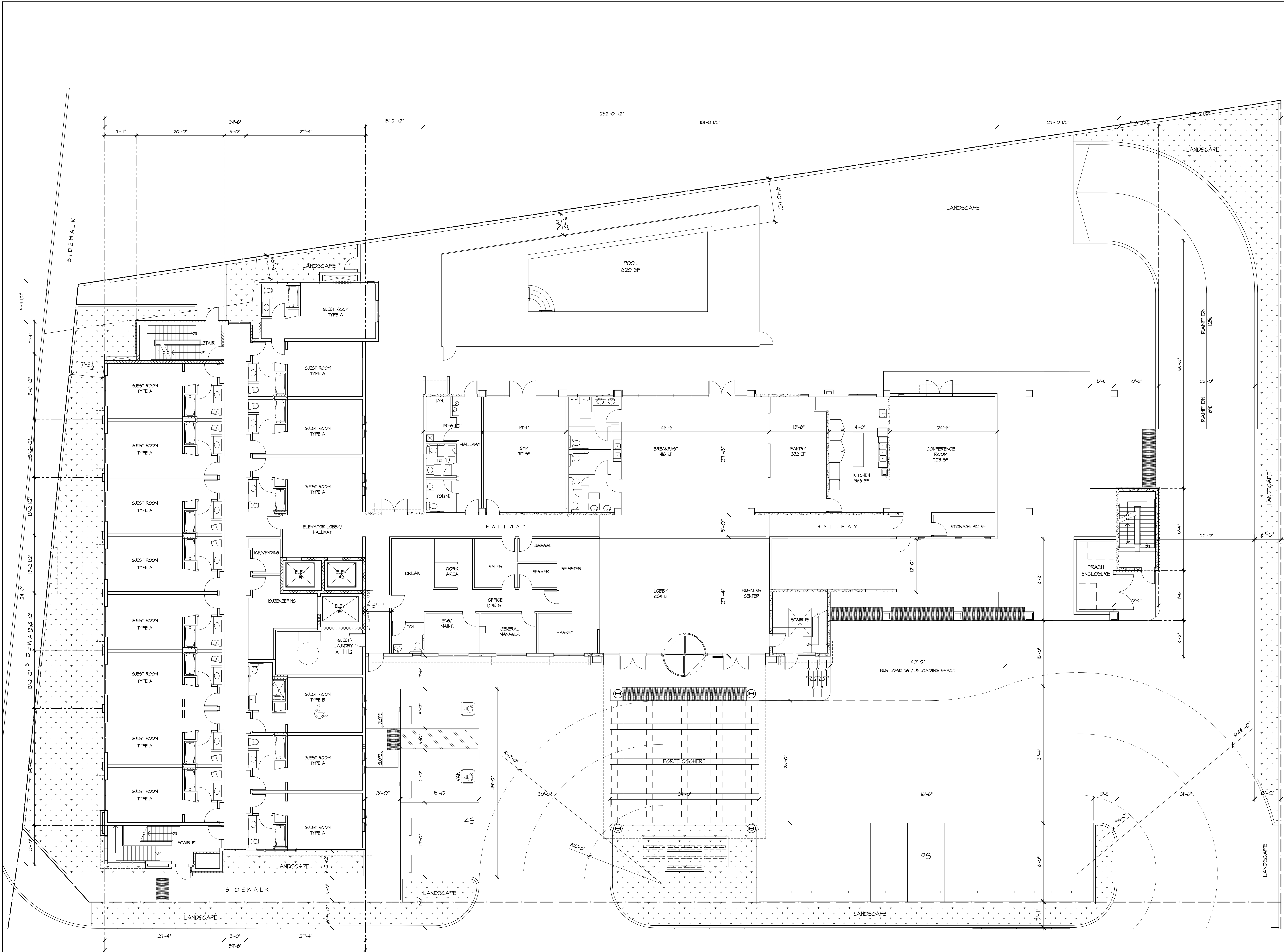
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BASEMENT PLAN

DATE PLOTTED:	05/05/2022
DATE:	05/05/2022
SCALE:	AS SHOWN
DRAWN:	
JOB NO.:	8419
SHEET:	A2-1 OF 2



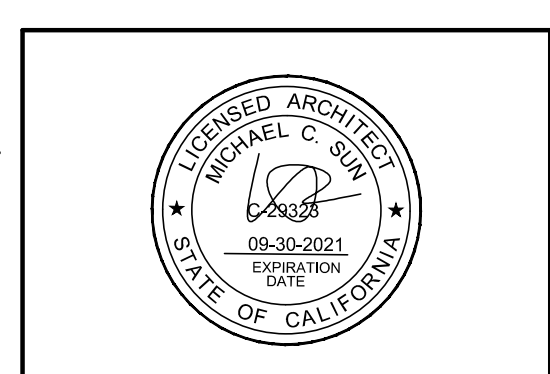
1ST FLOOR PLAN
1/8"=1'-0"
16 ROOMS

REVISIONS

PROJECT NAME
EL MONTE HOLIDAY INN EXPRESS HOTEL
12432 VALLEY BLVD
EL MONTE, CA

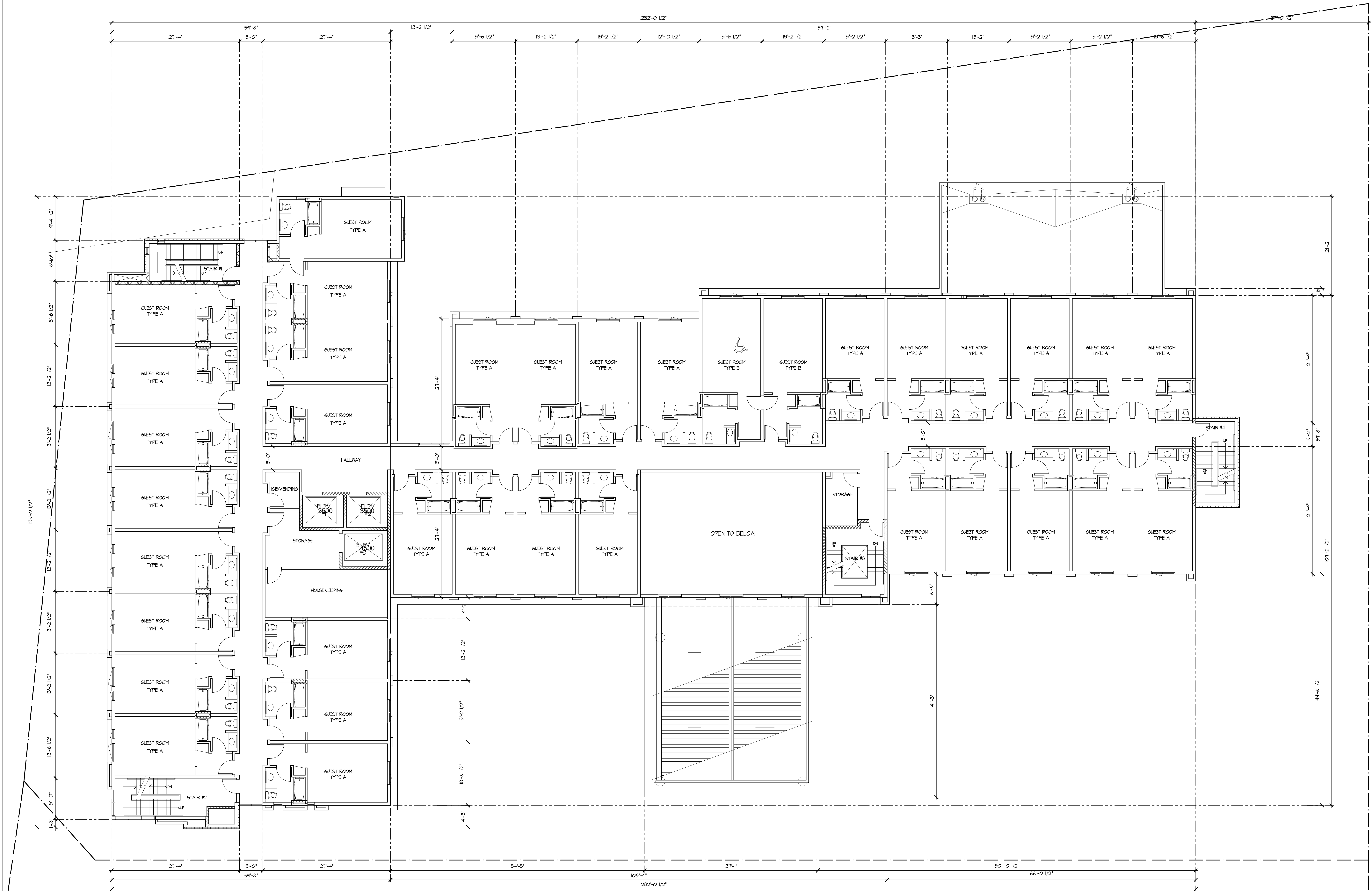
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PROJECT TITLE
FIRST FLOOR PLAN

DATE:	05/05/2022
DATE:	05/05/2022
SCALE:	AS SHOWN
DRAWN:	8419
JOB NO.:	8419
SHEET:	A2-2 OF



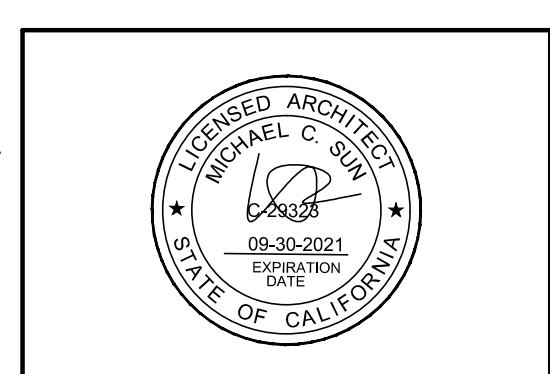
1 2ND FLOOR PLAN
1/8"=1'-0" 36 ROOMS

REVISIONS

PROJECT NAME
**EL MONTE
 HOLIDAY INN EXPRESS HOTEL**
 12432 VALLEY BLVD
 EL MONTE, CA

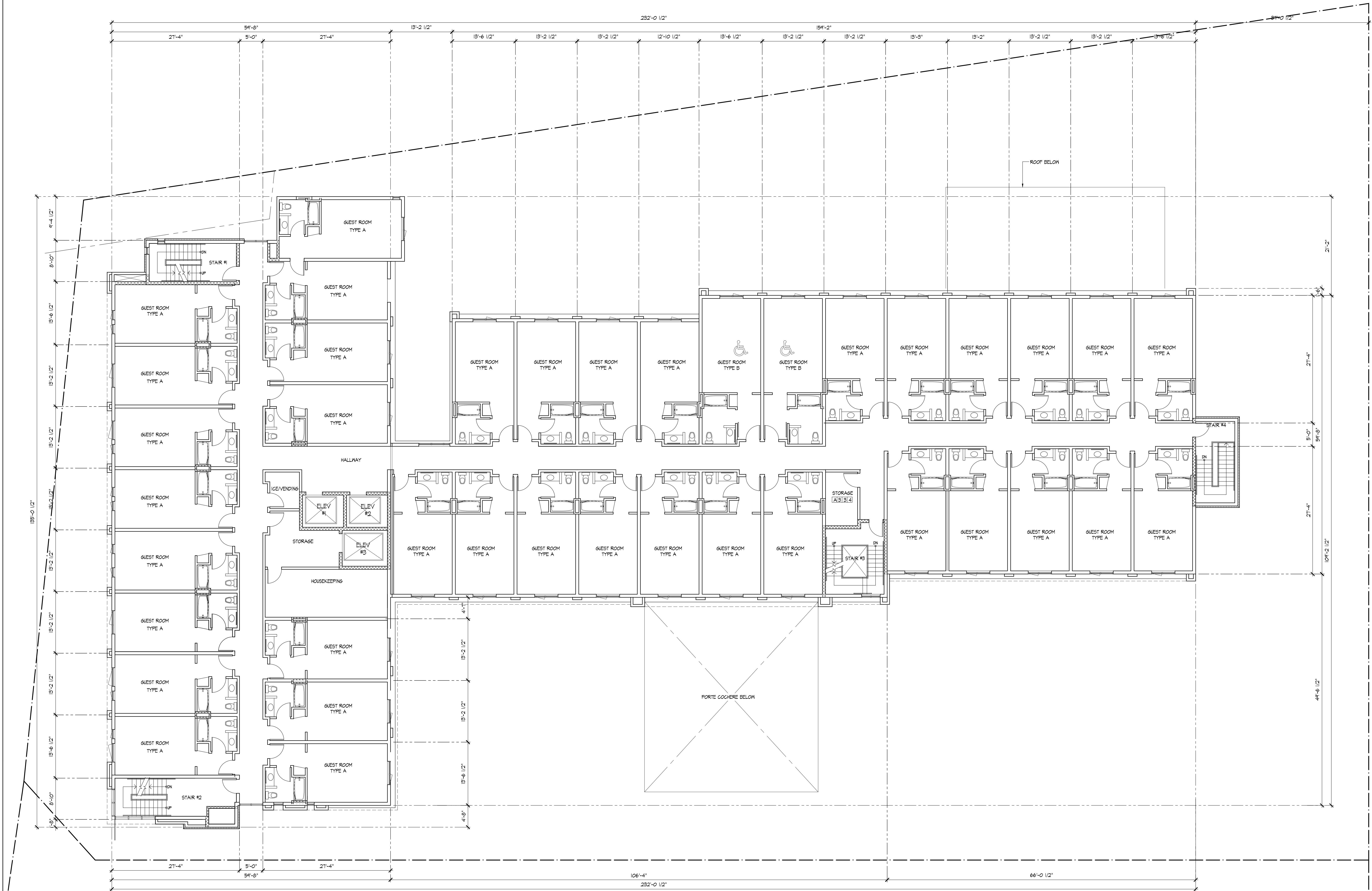
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PROJECT TITLE
2ND FLOOR PLAN

DATE PLOTTED:	05/05/2022
DATE:	05/05/2022
SCALE:	AS SHOWN
DRAWN:	
JOB NO.:	8419
SHEET:	A2-3 OF 09



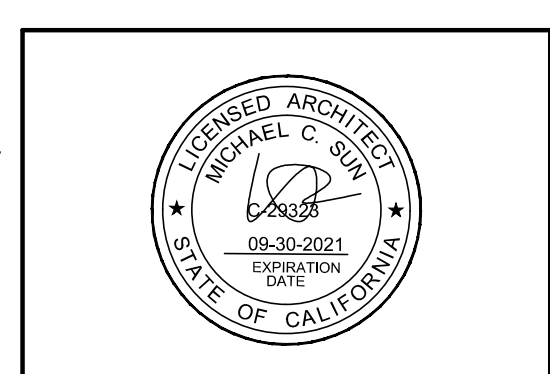
3RD FLOOR PLAN
1/8"=1'-0"
34 ROOMS

REVISIONS

PROJECT NAME
**EL MONTE
HOLIDAY INN EXPRESS HOTEL**
12432 VALLEY BLVD
EL MONTE, CA

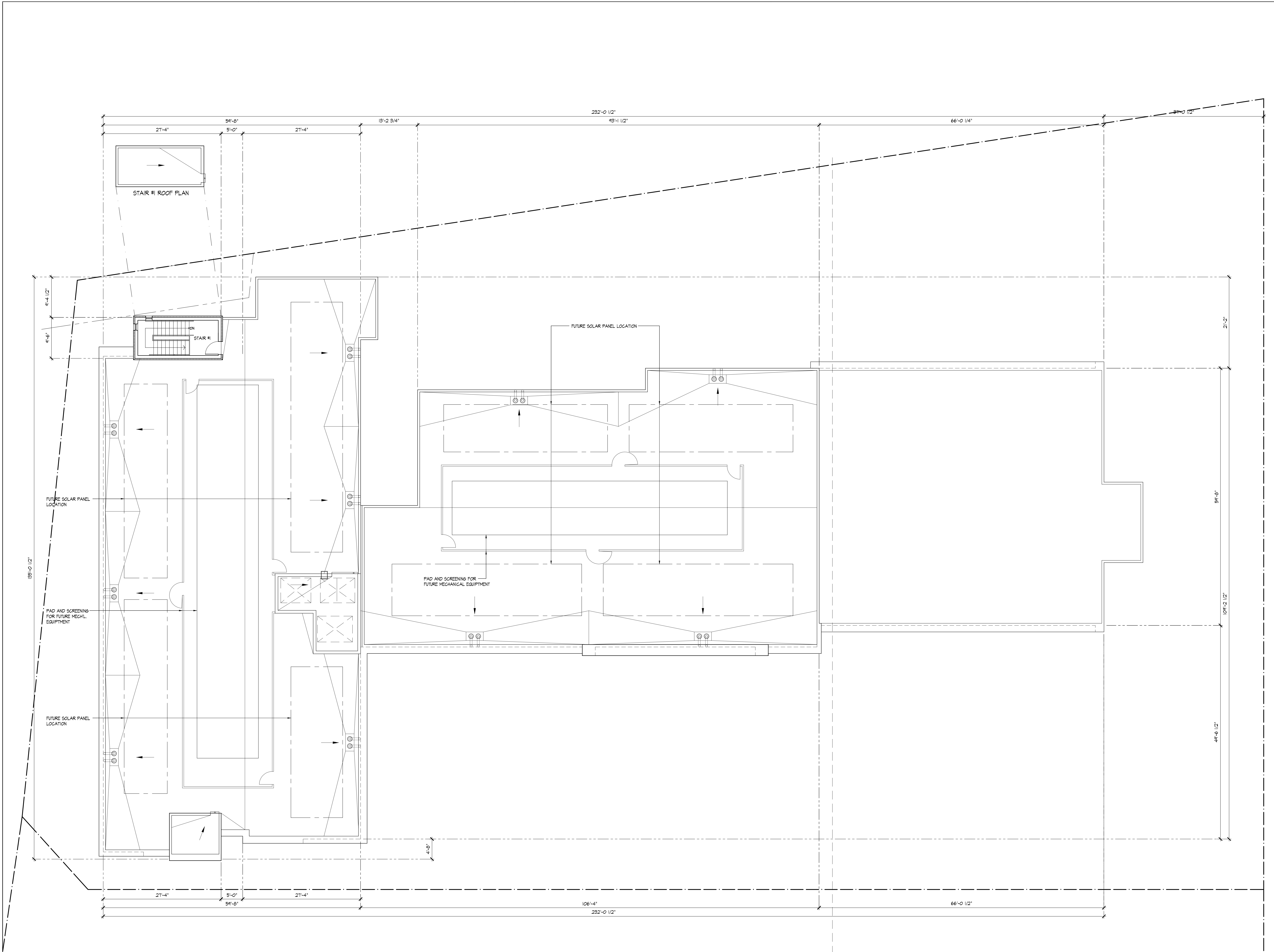
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PROJECT TITLE
3RD FLOOR PLAN

DATE:	05/05/2022
DATE:	05/05/2022
SCALE:	AS SHOWN
DRAWN:	
JOB NO.:	8419
SHEET:	A2-4



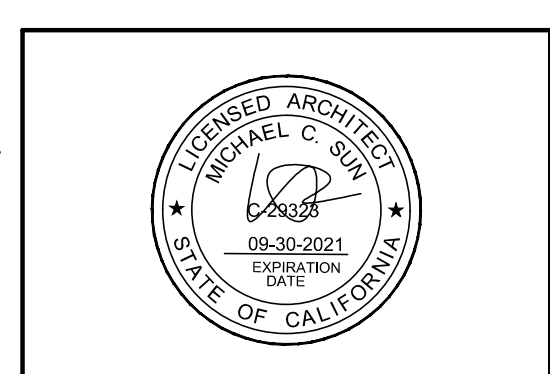
1 ROOF PLAN
1/8"=1'-0"

REVISIONS

PROJECT NAME:
**EL MONTE
 HOLIDAY INN EXPRESS HOTEL**
 12482 VALLEY BLVD
 EL MONTE, CA

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PROJECT TITLE:
ROOF FLOOR PLAN

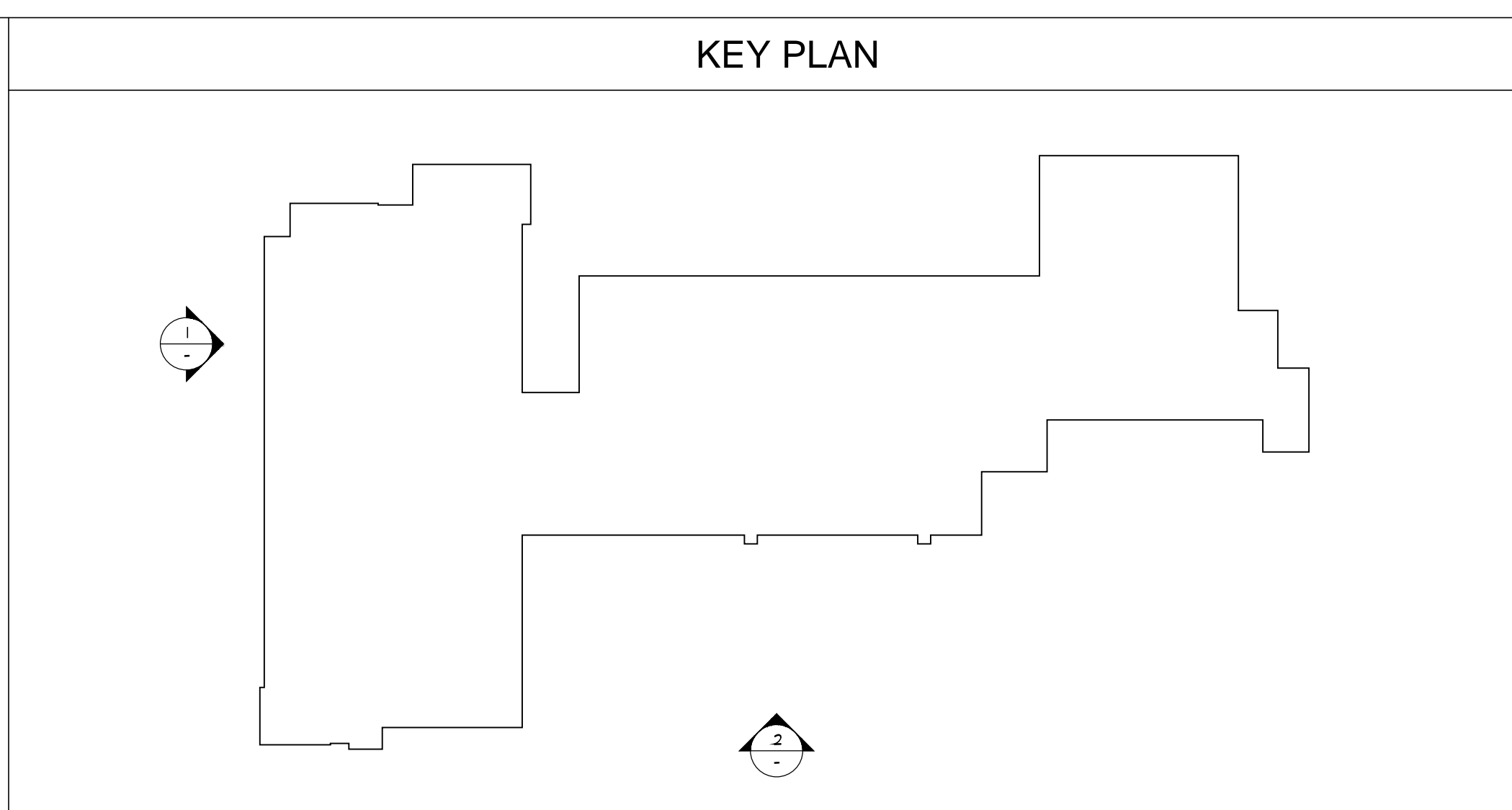
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DATE:	05/05/2022
SCALE:	AS SHOWN
DRAWN:	
JOB NO.:	8419
SHEET:	A2-5 OF 09



2 BUILDING ELEVATION
1/8"=1'-0"



1 BUILDING ELEVATION
1/8"=1'-0"



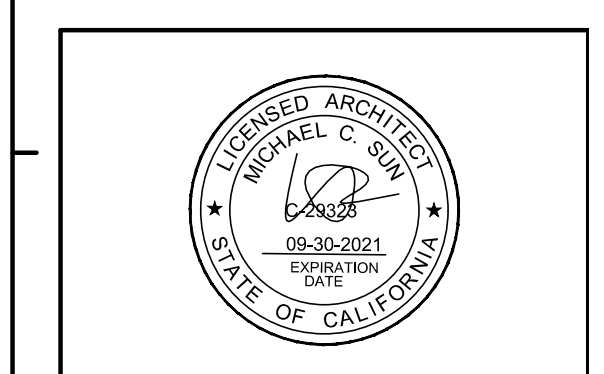
REVISIONS

△	CORRECTIONS 08/10/18

PROJECT NAME
**EL MONTE
 HOLIDAY INN EXPRESS HOTEL**
 12482 VALLEY BLVD
 EL MONTE, CA

All sizes, angles, arrangements, etc. shown on these drawings are intended to be used in connection with the construction of the building. It is the responsibility of the contractor to verify all dimensions and conditions shown by these drawings.

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PROJECT TITLE
BUILDING ELEVATIONS

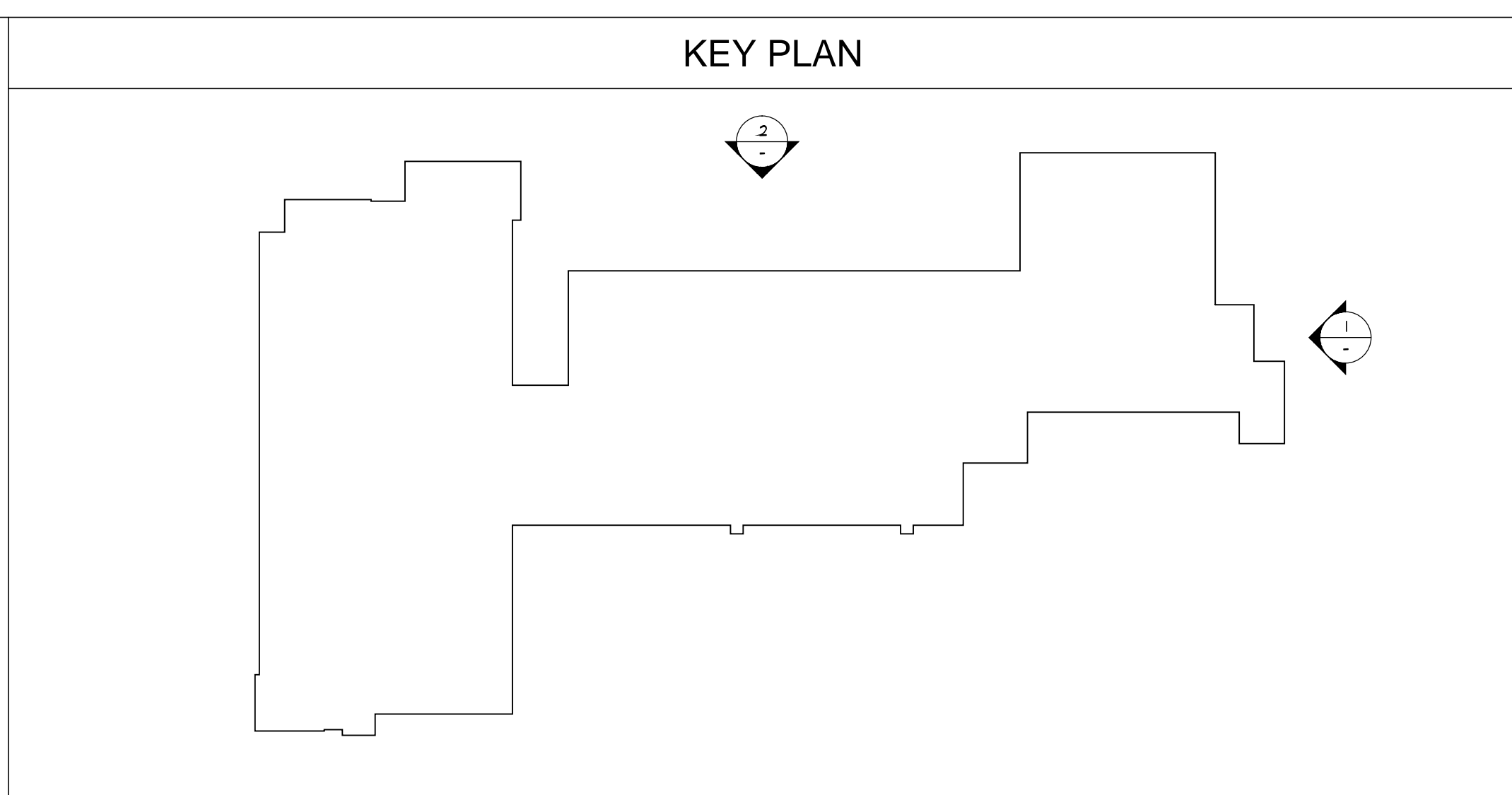
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DATE:	07/19/2018
SCALE:	AS SHOWN
DRAWN:	
JOB NO.:	8419
SHEET:	A-31 OF



2 BUILDING ELEVATION
1/8"=1'-0"



1 BUILDING ELEVATION
1/8"=1'-0"



KEY PLAN

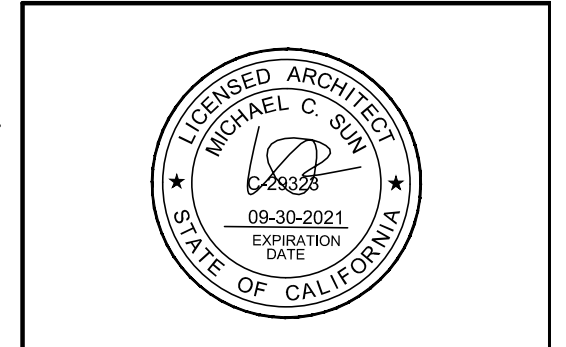
REVISIONS

△	CORRECTIONS 08/10/18

PROJECT NAME
**EL MONTE
HOLIDAY INN EXPRESS HOTEL**
12432 VALLEY BLVD
EL MONTE, CA

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PROJECT TITLE
BUILDING ELEVATIONS

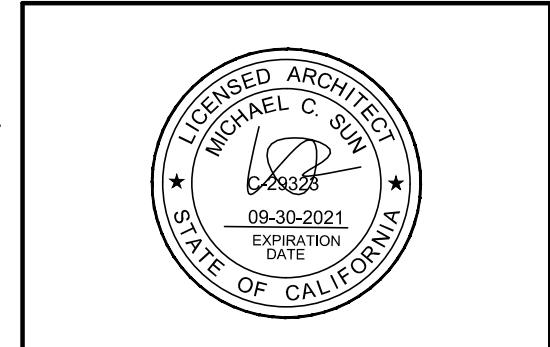
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DATE	07/19/2018
SCALE	AS SHOWN
DRAWN	
JOB NO.	8419
SHEET	A-3.2 OF

REVISIONS

PROJECT NAME:
**EL MONTE
HOLIDAY INN EXPRESS HOTEL**
12432 VALLEY BLVD
EL MONTE, CA

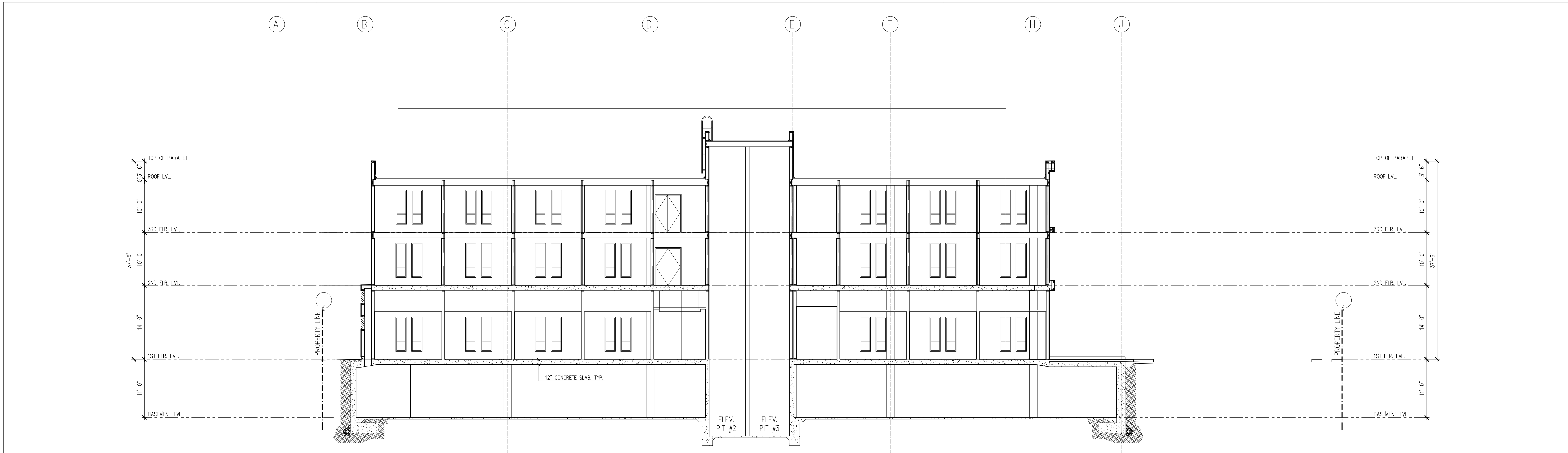
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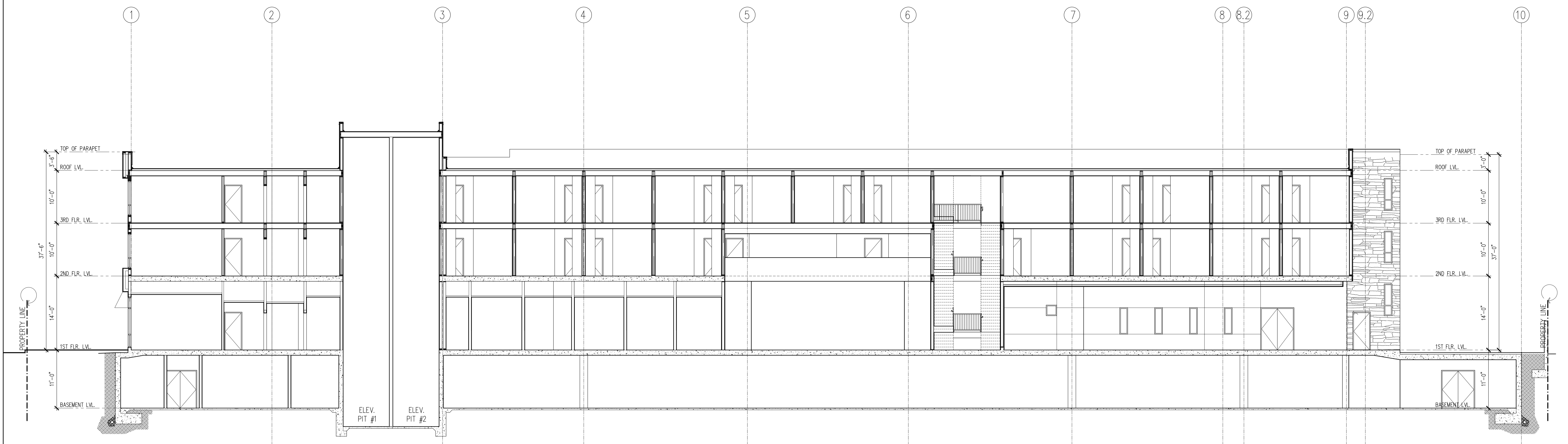


PROJECT TITLE:
BUILDING SECTIONS

DATE:	05/03/2022
DATE:	07/19/2018
SCALE:	AS SHOWN
DRAWN:	
JOB NO.:	8419
SHEET:	A-4



2 BUILDING ELEVATION
1/4"=1'-0"



1 BUILDING ELEVATION
1/4"=1'-0"

