



MENLO HOTEL
IMPERIAL HWY & MENLO AVE, HAWTHORNE, CA

CONCEPTUAL DESIGN PACKAGE

03/07/2025

SHEET INDEX:

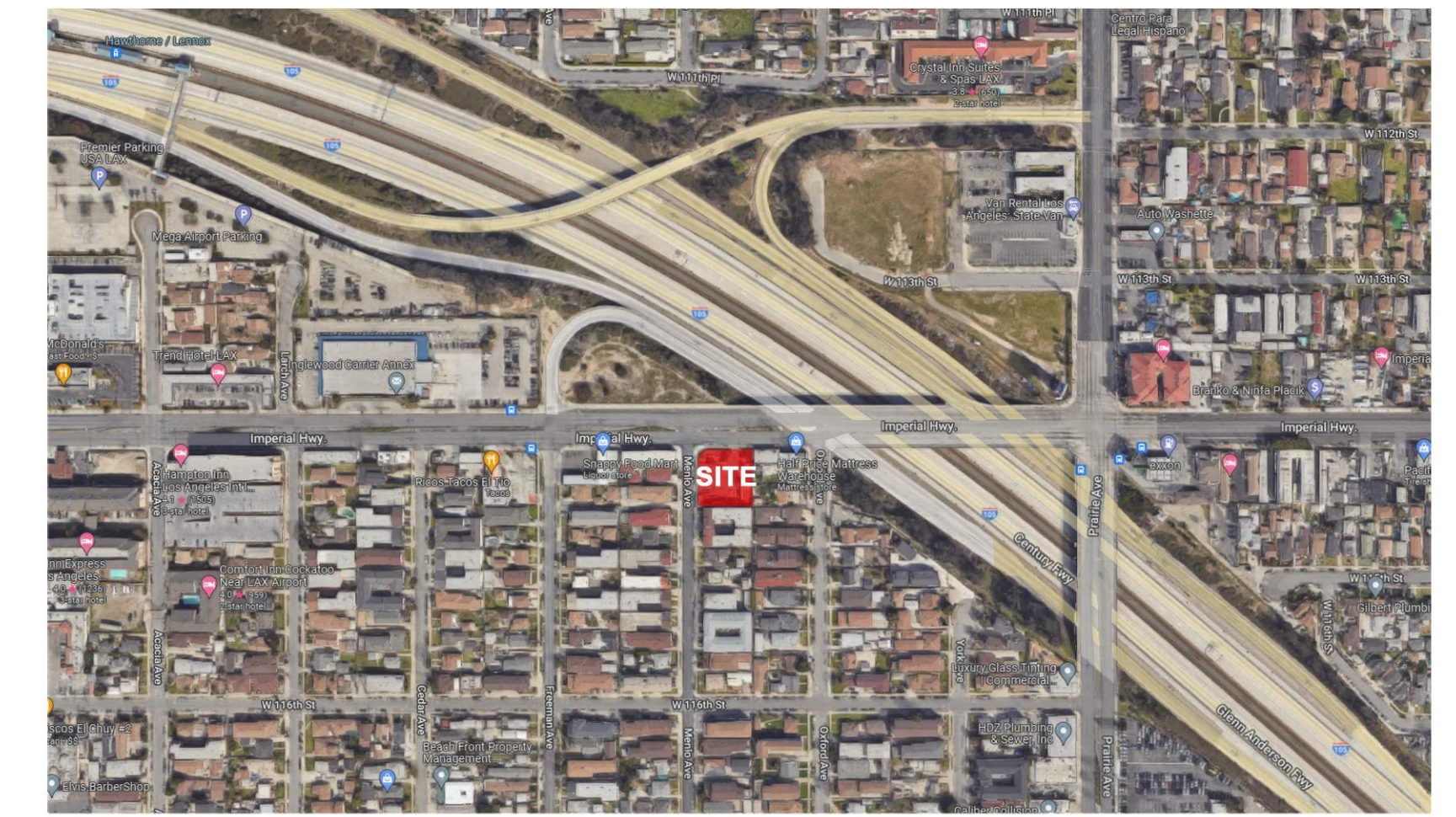
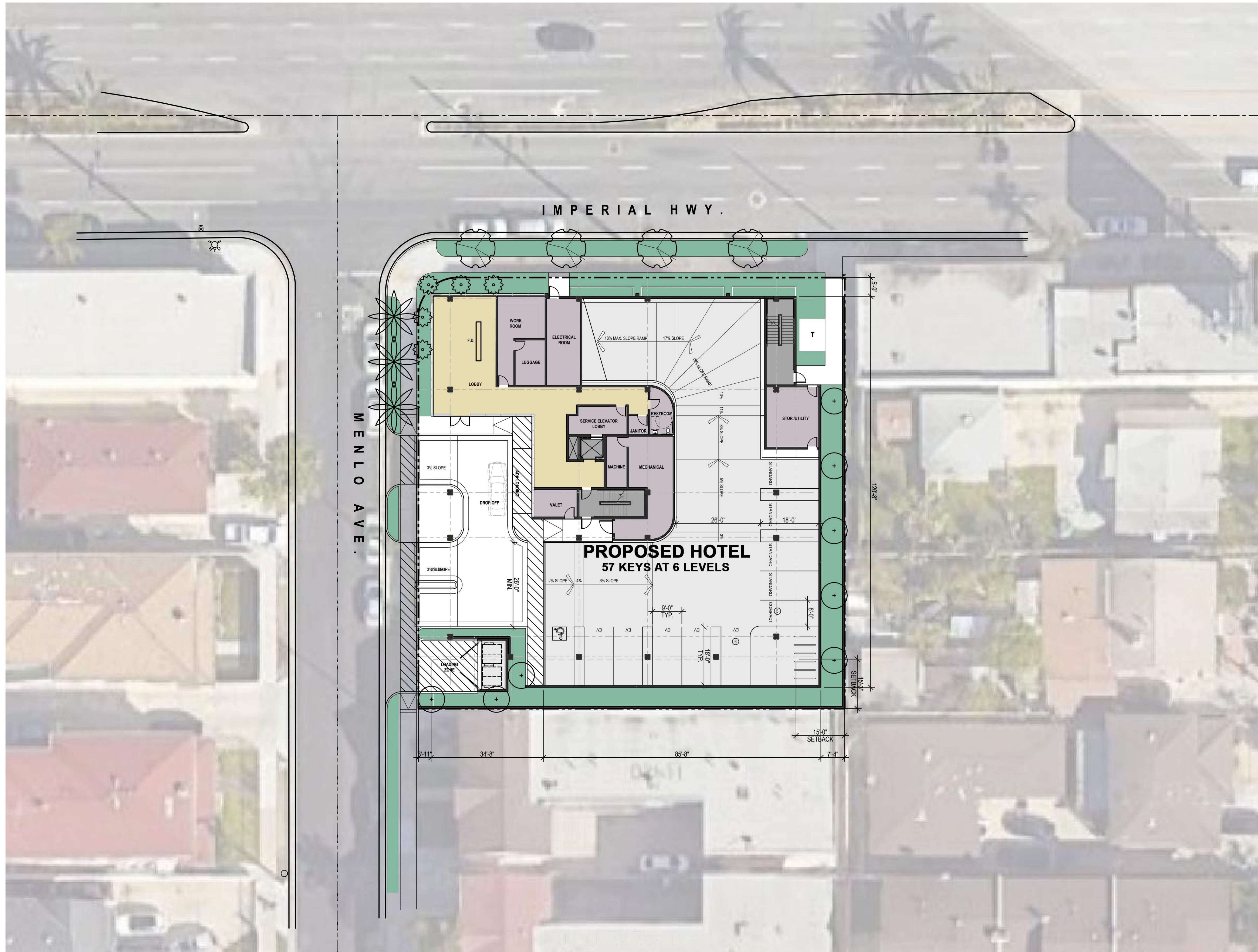
COVER SHEET

ALTA SURVEY

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CONCEPTUAL GRADING AND DRAINAGE PLAN



VICINITY MAP 

SITE SUMMARY

PROJECT LOCATION: IMPERIAL HWY & MENLO AVE - HAWTHORNE, CA
 CURRENT ZONING: C-R REGIONAL COMMERCIAL

SITE AREA: 0.4 AC OR ±17,424 SF

PROPOSED USE: 57 KEYS HOTEL AT 6 LEVELS

BUILDING BY FLOOR

FLOORS	KEYS	APPROX. GROSS S.F.	PARKING PROVIDED (100% VALET)	NOTES
LEVEL 6		8,999		LOUNGE, HOSPITALITY FLEX SPACE, FITNESS
LEVEL 5	19	11,483		GUESTROOMS
LEVEL 4	19	11,483		GUESTROOMS
LEVEL 3	19	11,483		GUESTROOMS
LEVEL 2		429	46	PARKING, BOH
LEVEL 1		4,010	11	PARKING, LOBBY, BOH S.F. INCLUDES STAIRS & ELEV. ONLY ACCOUNTED AT GROUND LEVEL
TOTAL	57	47,887	57	

COMMERCIAL DEVELOPMENT STANDARD

FAR: 3.5 - but greater than 1.0 requires a CUP REQUIRED 3.5 PROVIDED 2.79

HEIGHT LIMIT: None, more than 2 stories requires CUP 6 Stories

YARD SETBACKS:

15 ft from residential

PARKING REQUIRED:

1 SPACE / KEY 57

PARKING:

Standard: 9' x 18' Compact: 8' x 15' (30% max) 30%

Drive Isle:

Two ways: 90 deg; 26' min.

PARKING PROVIDED:

1ST Level Compact 1

1ST Level Standard 10

2ND Level Compact 16

2ND Level Standard 26

2ND Level Valet Spaces 4

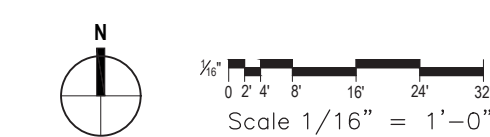
Total Parking 57



MENLO HOTEL

IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

SITE PLAN



A-1

Scale: 1/16" = 1'-0"
 Job No.: 2022-139
 Date: 03/07/2025

SITE SUMMARY				
PROJECT LOCATION: IMPERIAL HWY & MENLO AVE - HAWTHORNE, CA CURRENT ZONING: C-R REGIONAL COMMERCIAL				
SITE AREA: 0.4 AC OR ±17,424 SF				
PROPOSED USE: 57 KEYS HOTEL AT 6 LEVELS				
BUILDING BY FLOOR				
HOTEL 1				
FLOORS	KEYS	APPROX. GROSS S.F.	PARKING PROVIDED (100% VALET)	NOTES
LEVEL 6		8,999		LOUNGE, HOSPITALITY FLEX SPACE, FITNESS
LEVEL 5	19	11,483		GUESTROOMS
LEVEL 4	19	11,483		GUESTROOMS
LEVEL 3	19	11,483		GUESTROOMS
LEVEL 2		429	46	PARKING, BOH
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TOTAL	57	47,887	57	
COMMERCIAL DEVELOPMENT STANDARD				
	REQUIRED	PROVIDED		
FAR: 3.5 - but greater than 1.0 requires a CUP	3.5	2.79		
HEIGHT LIMIT: None, more than 2 stories requires CUP		6 Stories		
YARD SETBACKS: 15 ft from residential				
PARKING REQUIRED: 1 SPACE / KEY				
	57			
PARKING: Standard: 9' x 18' Compact: 8' x 15' (30% max) Drive Isle: Two ways: 90 deg: 26' min.				
		30%		
PARKING PROVIDED:				
1ST Level Compact			1	
1ST Level Standard			10	
2ND Level Compact			16	
2ND Level Standard			26	
2ND Level Valet Spaces			4	
Total Parking			57	

LEVEL 1 - AREA PROGRAM	
ROOM	FLOOR AREA - SF
LOBBY	1,456
WORK ROOM	289
LUGG	140
ELEC.	299
ELEV. LOBBY	162
JAN.	42
RESTROOM	102
MECHANICAL	426
MACHINE ROOM	114
VALET	126
STOR./UTILITY	323
STAIRS & ELEV.	531
TOTAL	4,010

LEVEL 2 - AREA PROGRAM	
ROOM	FLOOR AREA - SF
LAUNDRY/STOR.	429
TOTAL	429

LEVELS 3-5 - AREA PROGRAM				
ROOM	PER LEVEL			TOTAL
	FLOOR AREA - SF	K/Q	SUITE	
BOH.	827			
STOR.	229			
ELEC.	134			
ELEV. LOBBY	168			
CIRCULATION	1,332			
ROOMS	8,793	15	4	19
TOTAL	11,483			

LEVEL 6 - AREA PROGRAM	
ROOM	FLOOR AREA - SF
LOUNGE	1,314
HOSPITALITY 1	559
HOSPITALITY 2	516
CIRCULATION	736
FITNESS	842
RESTROOM	384
BOH./ADMIN	1,503
ROOFTOP TERR.	3,145
TOTAL	8,999

ROOM MATRIX				
LEVEL	FLOOR AREA - SF	K/Q	SUITE	TOTAL
LEVEL 6	8,999			
LEVEL 5	11,483	15	4	19
LEVEL 4	11,483	15	4	19
LEVEL 3	11,483	15	4	19
LEVEL 2	429			
LEVEL 1	4,010			
TOTAL	47,887	45	12	57
PERCENTAGE		79%	21%	100%



MENLO HOTEL

IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

SITE/BUILDING ROOM MATRIX SUMMARY

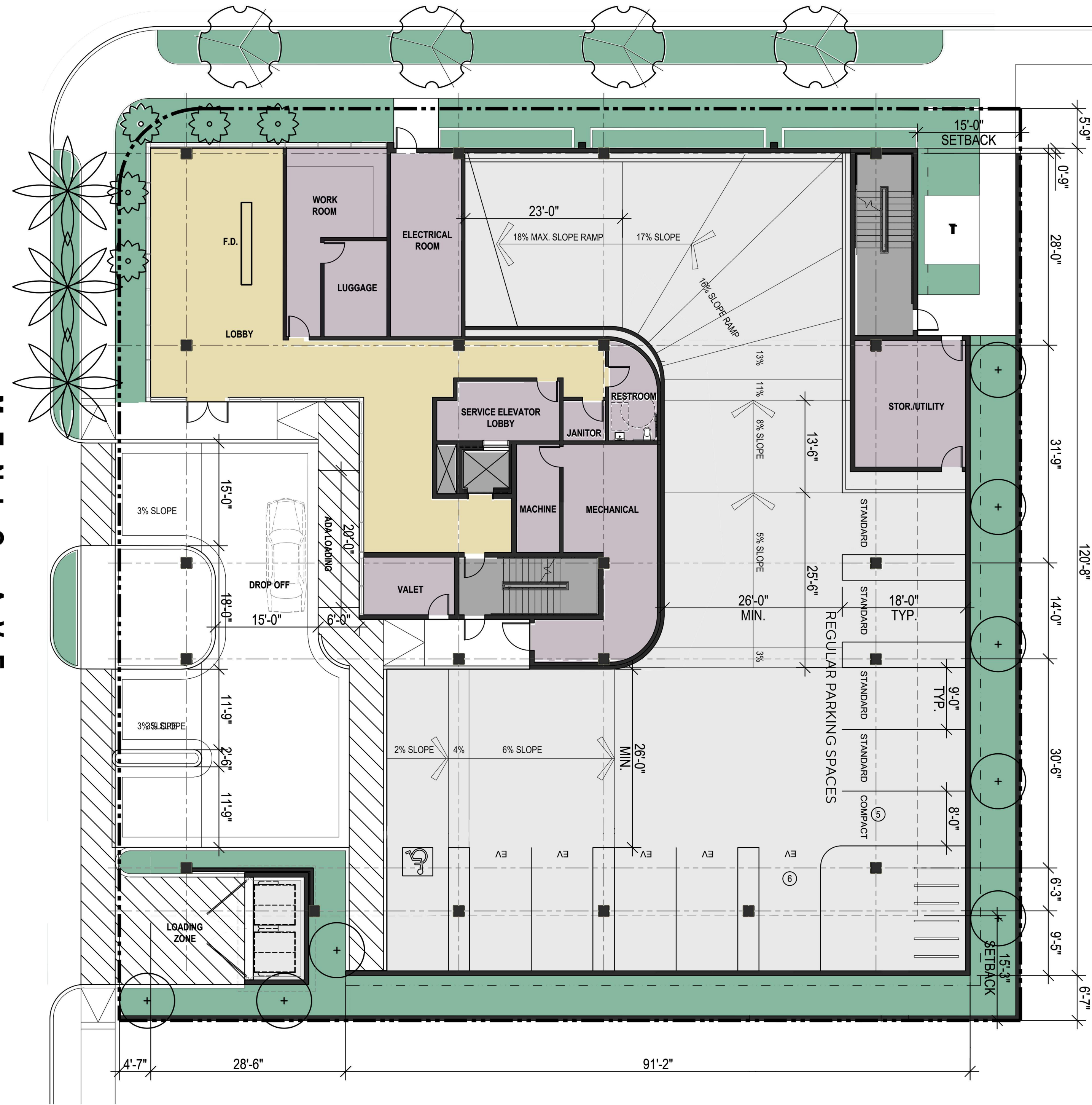


A-2

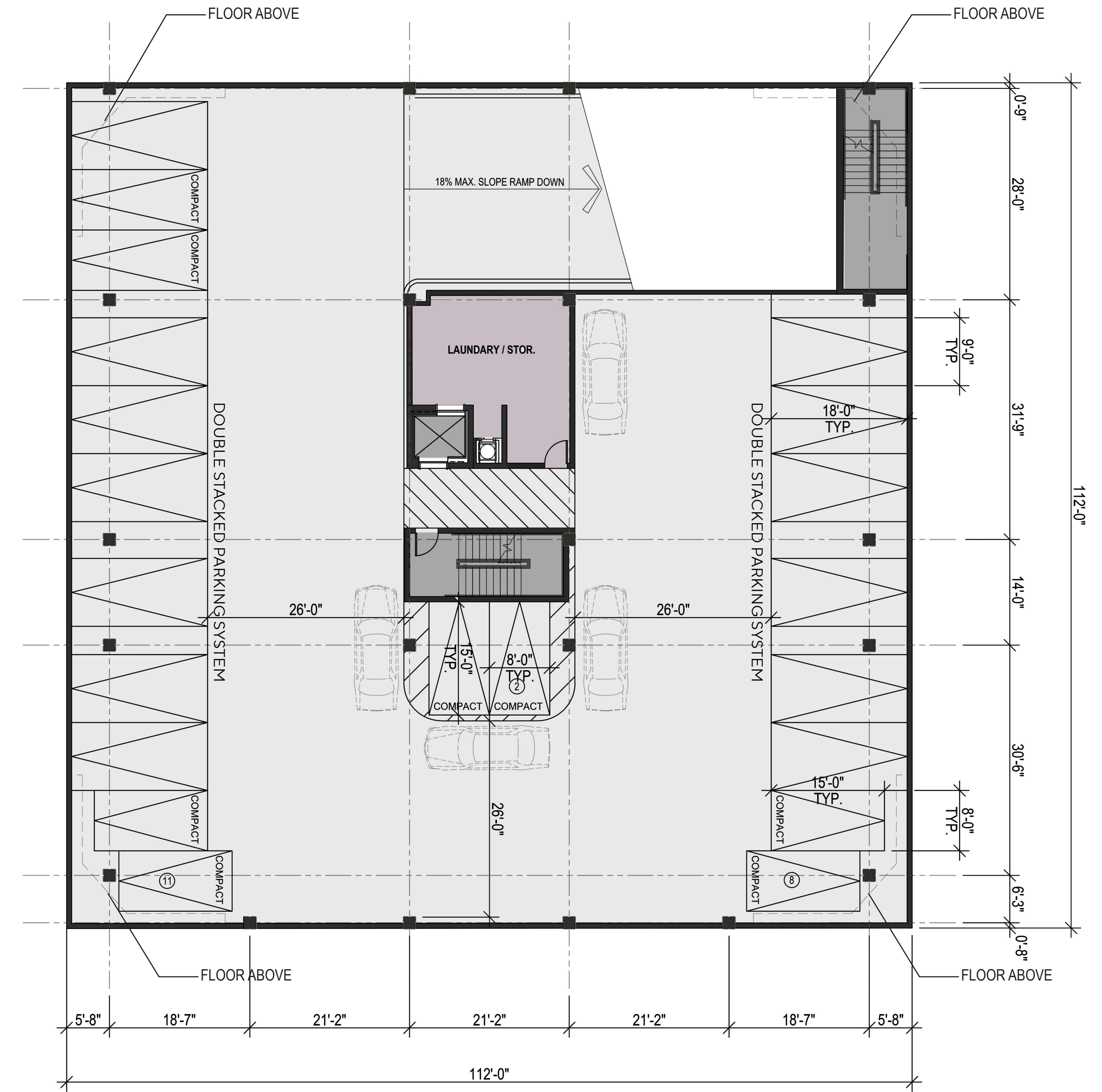
Scale
Job No. 2022-139
Date 03/07/2025

IMPERIAL HWY.

MENLO AVE.



LEVEL 1
100% VALET PARKING

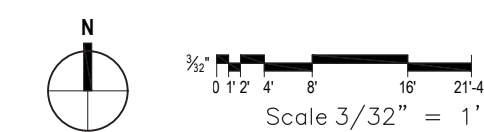


LEVEL 2
100% VALET PARKING



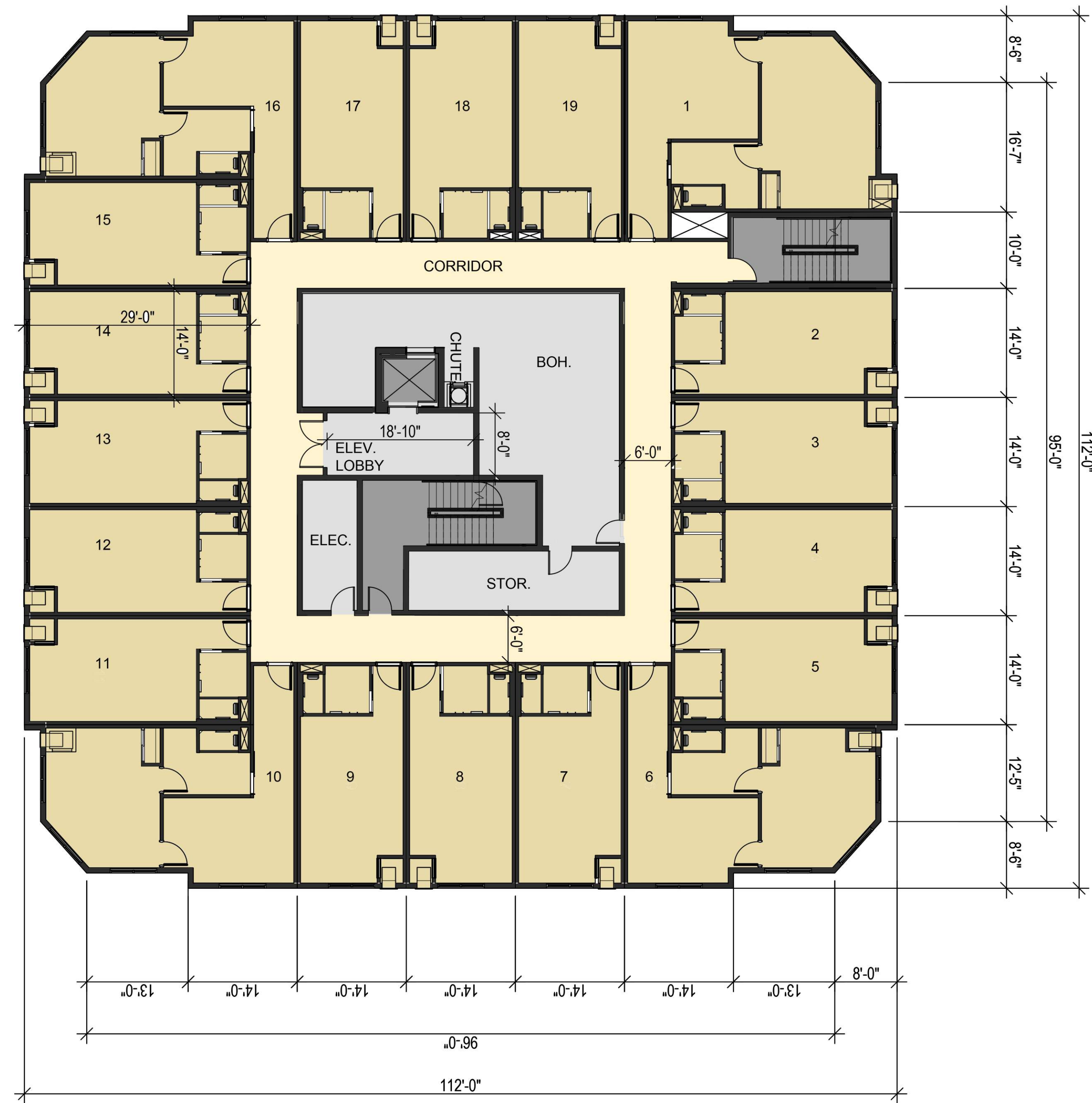
MENLO HOTEL
IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

FLOOR PLANS - LEVEL 1 & 2

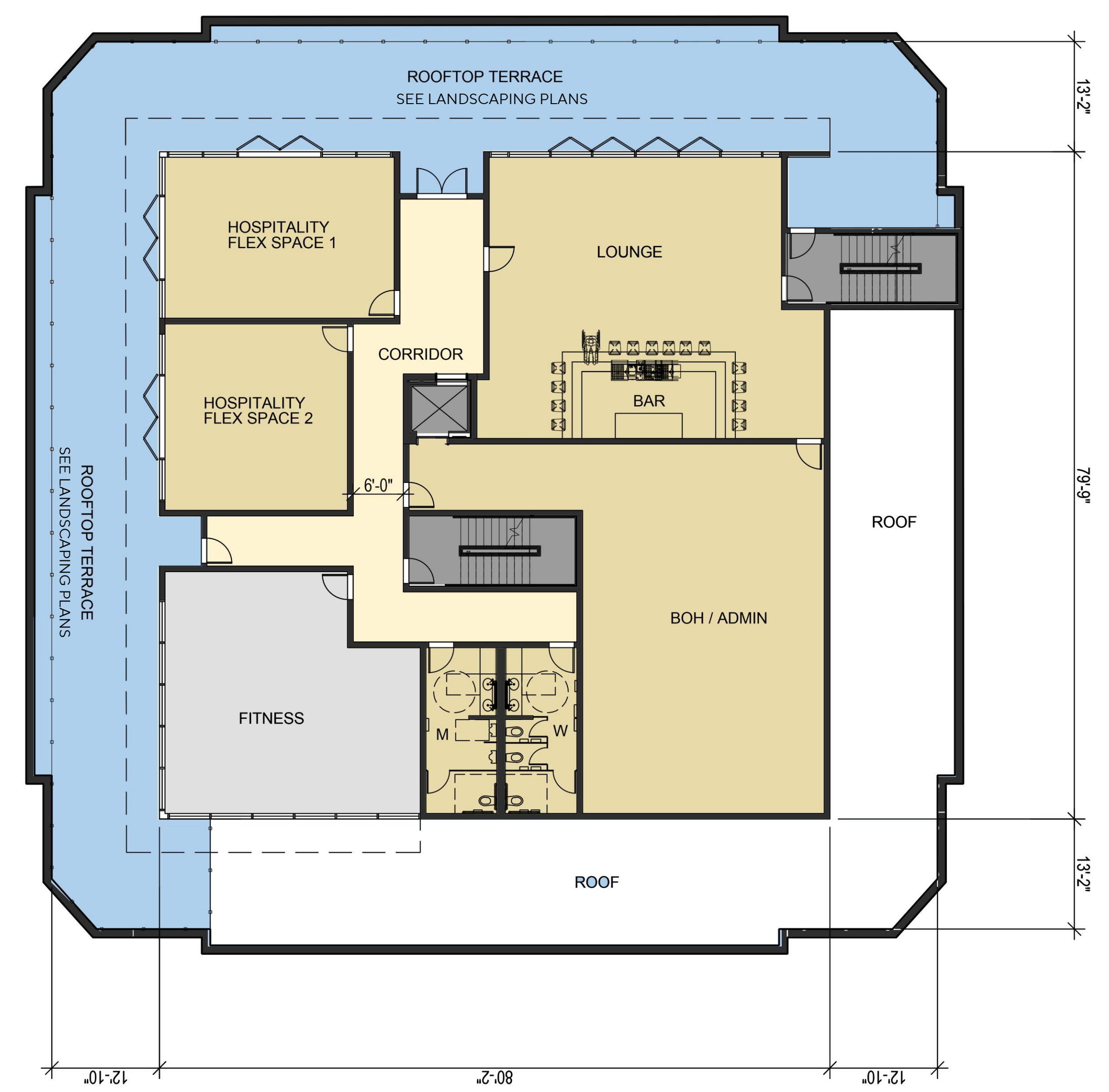


A-3

Scale: 3/32" = 1'-0"
Job No: 2022-139
Date: 03/07/2025



LEVELS 3-5

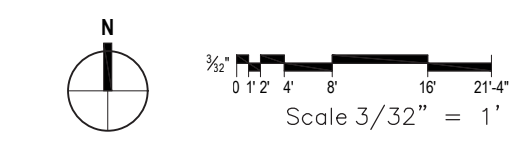


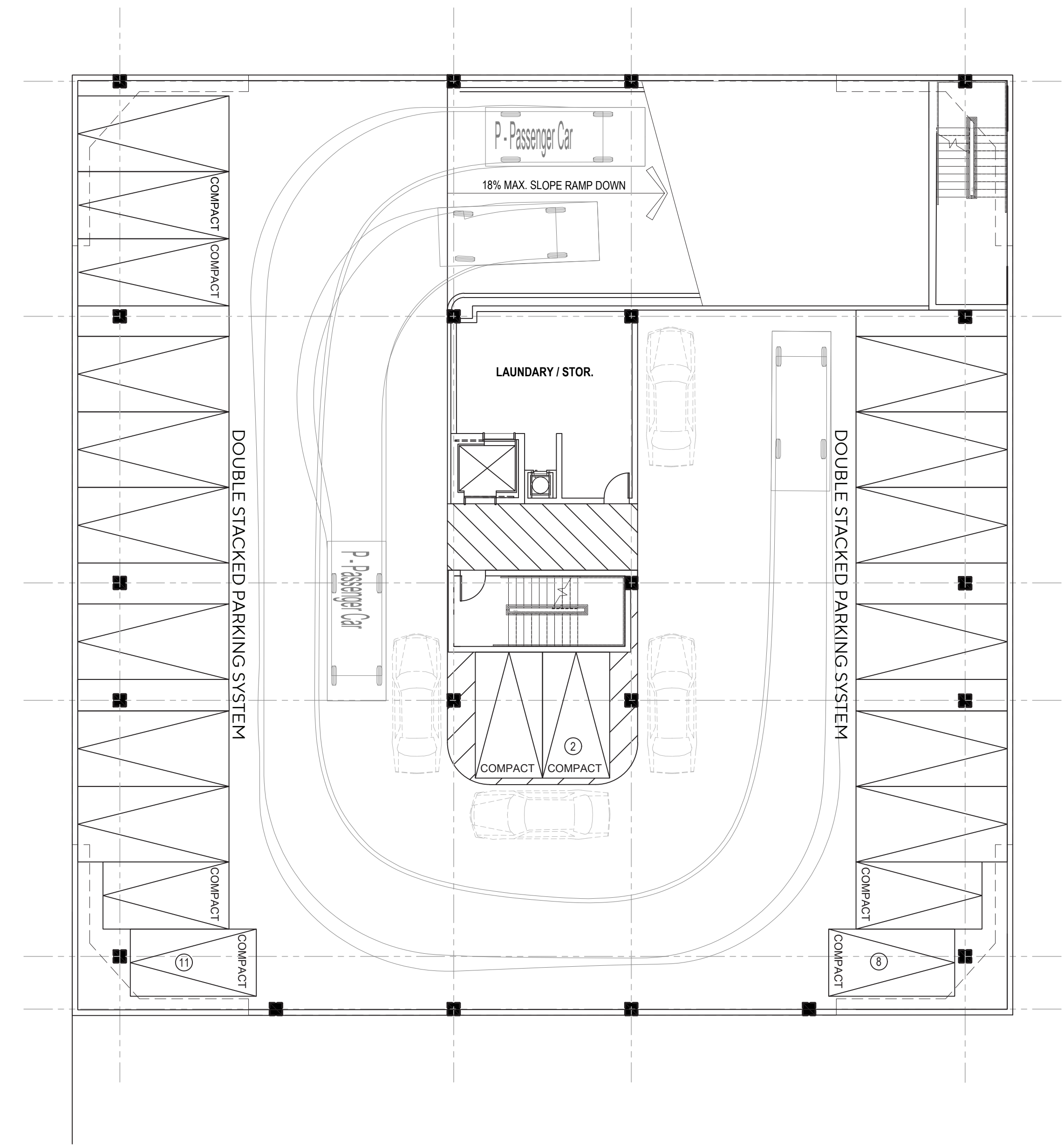
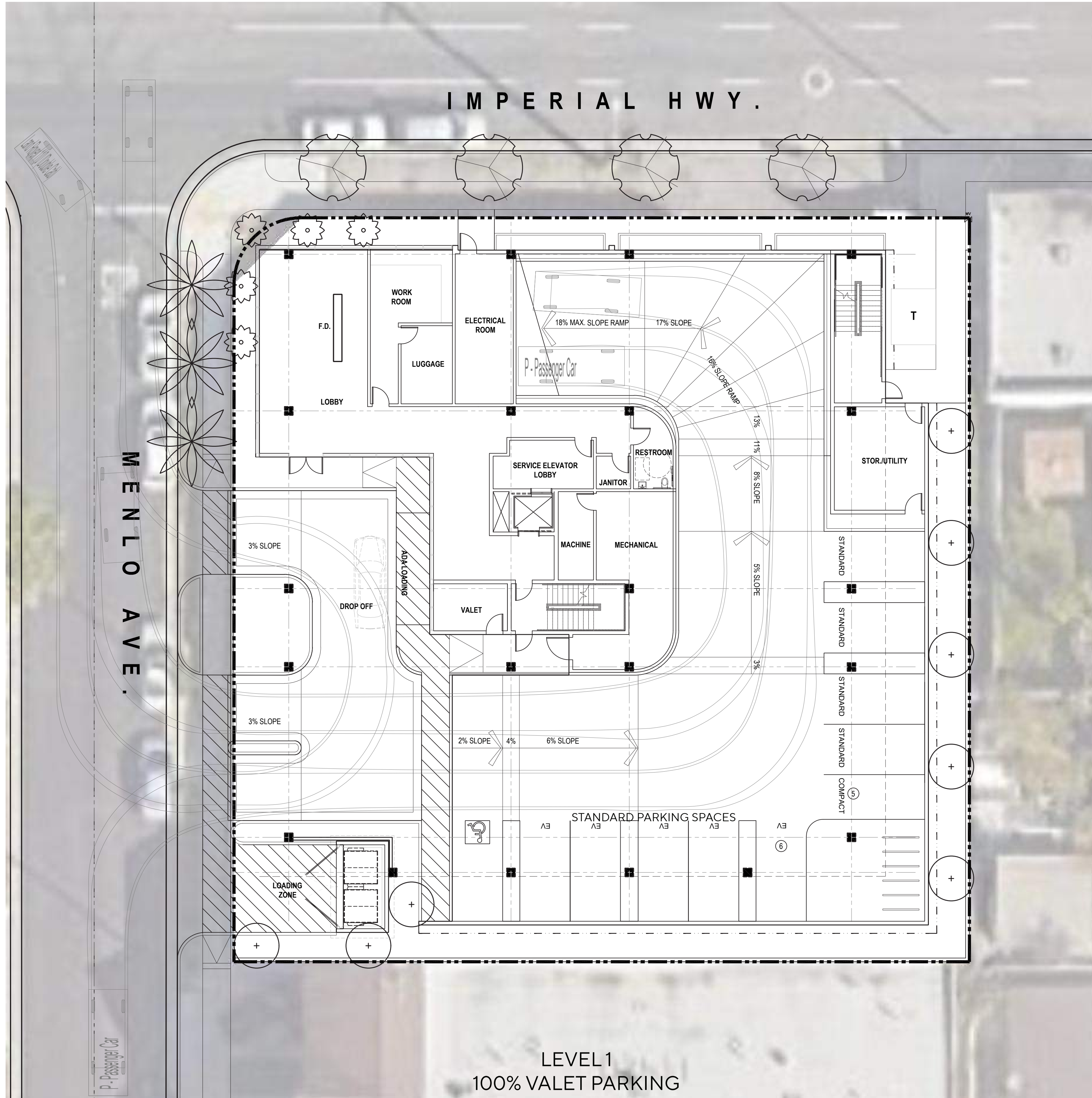
LEVEL 6 - ROOFTOP



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 IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

TYP. LEVELS 3-5 & ROOF TOP PLAN

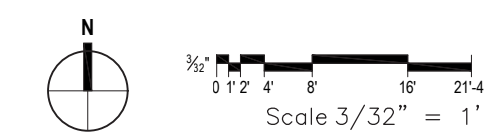




MENLO HOTEL

IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

VEHICULAR ACCESSIBILITY



A-5

Scale: 3/32" = 1'-0"
 Job No.: 2022-139
 Date: 03/07/2025



NORTH ELEVATION



SOUTH ELEVATION

KEY	DESCRIPTION
GLAZING	
GL-1	ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED
GL-2	ALUMINUM WINDOW WITH LOW E GLAZING - BLACK
METAL	
MT-1	METAL CANOPY - COLOR TO MATCH PT-4
MT-2	DECORATIVE PERFORATED METAL SCREEN
MS-1	DECORATIVE METAL SHEET
MISC	
G	GREEN SCREEN
HM	HOLLOW METAL DOORS / FRAMES PAINTED COLOR: TO MATCH ADJACENT WALL
CON	CONCRETE SCORED JOINTLESS
P	RAISED PLANTER
STUCCO	
STU-1	STUCCO 30/30 SAND FINISH OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-1
STU-2	STUCCO 30/30 SAND FINISH OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-2
STU-3	STUCCO 30/30 SAND FINISH OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-3
STU-4	STUCCO 30/30 SAND FINISH OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-4
TILES	
T-1	ARCHITECTURAL WALL PANEL, MANUF.: NICHHA, COLOR: MIRAIA- ONYX
T-2	ARCHITECTURAL WALL PANEL, MANUF.: NICHHA, COLOR: MIRAIA- GLACIER
T-3	ARCHITECTURAL WALL PANEL, MANUF.: NICHHA, COLOR: MIRAIA- SNOW
PAINT	
PT-1	DUNN EDWARDS - CLASSIC WHITE - DEHW08
PT-2	DUNN EDWARDS - EDGE OF BLACK - DE6349
PT-3	DUNN EDWARDS - SHINY NICKEL - DE6338
PT-4	DUNN EDWARDS - BLACK BAY - DEA188

NOTE:
ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT



MENLO HOTEL

IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

EXTERIOR ELEVATIONS

Scale 3/32" = 1'



A-6

Scale 3/32" = 1-0"
Job No. 2022-139
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EAST ELEVATION



WEST ELEVATION

KEY	DESCRIPTION
GLAZING	
GL-1	ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED
GL-2	ALUMINUM WINDOW WITH LOW E GLAZING - BLACK
METAL	
MT-1	METAL CANOPY - COLOR TO MATCH PT-4
MT-2	DECORATIVE PERFORATED METAL SCREEN
MS-1	DECORATIVE METAL SHEET
MISC	
G	GREEN SCREEN
HM	HOLLOW METAL DOORS / FRAMES PAINTED COLOR: TO MATCH ADJACENT WALL
CON	CONCRETE SCORED JOINTLESS
P	RAISED PLANTER
STUCCO	
STU-1	STUCCO 30/30 SAND FINISH OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-1
STU-2	STUCCO 30/30 SAND FINISH OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-2
STU-3	STUCCO 30/30 SAND FINISH OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-3
STU-4	STUCCO 30/30 SAND FINISH OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-4
TILES	
T-1	ARCHITECTURAL WALL PANEL, MANUF.: NICHIIA, COLOR: MIRAIA- ONYX
T-2	ARCHITECTURAL WALL PANEL, MANUF.: NICHIIA, COLOR: MIRAIA- GLACIER
T-3	ARCHITECTURAL WALL PANEL, MANUF.: NICHIIA, COLOR: MIRAIA- SNOW
PAINT	
PT-1	DUNN EDWARDS - CLASSIC WHITE - DEHW08
PT-2	DUNN EDWARDS - EDGE OF BLACK - DE6349
PT-3	DUNN EDWARDS - SHINY NICKEL - DE6338
PT-4	DUNN EDWARDS - BLACK BAY - DEA188

NOTE:
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MENLO HOTEL

IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

EXTERIOR ELEVATIONS

Scale 3/32" = 1'



A-7

Scale 3/32" = 1'-0"
Job No. 2022-139
Date 03/07/2025



MENLO HOTEL

IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

BUILDING SECTION 1



A-8

Scale: N.T.S.
Job No.: 2022-139
Date: 03/07/2025



MENLO HOTEL

IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

BUILDING SECTION 2



A-9

Scale: N.T.S.
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NORTH ELEVATION



NORTH ELEVATION - PREVIOUS



MENLO HOTEL

IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

DESIGN COMPARISON



A-10

Scale: N.T.S.
Job No: 2022-139
Date: 03/07/2025



MENLO HOTEL

IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

PERSPECTIVE VIEW 01



A-11

Scale: N.T.S.
Job No.: 2022-139
Date: 03/07/2025



MENLO HOTEL

IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

PERSPECTIVE VIEW 02



A-12

Scale: N.T.S.
Job No: 2022-139
Date: 03/07/2025



MENLO HOTEL

IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

PERSPECTIVE VIEW 03



A-13

Scale: N.T.S.
Job No: 2022-139
Date: 03/07/2025



MENLO HOTEL

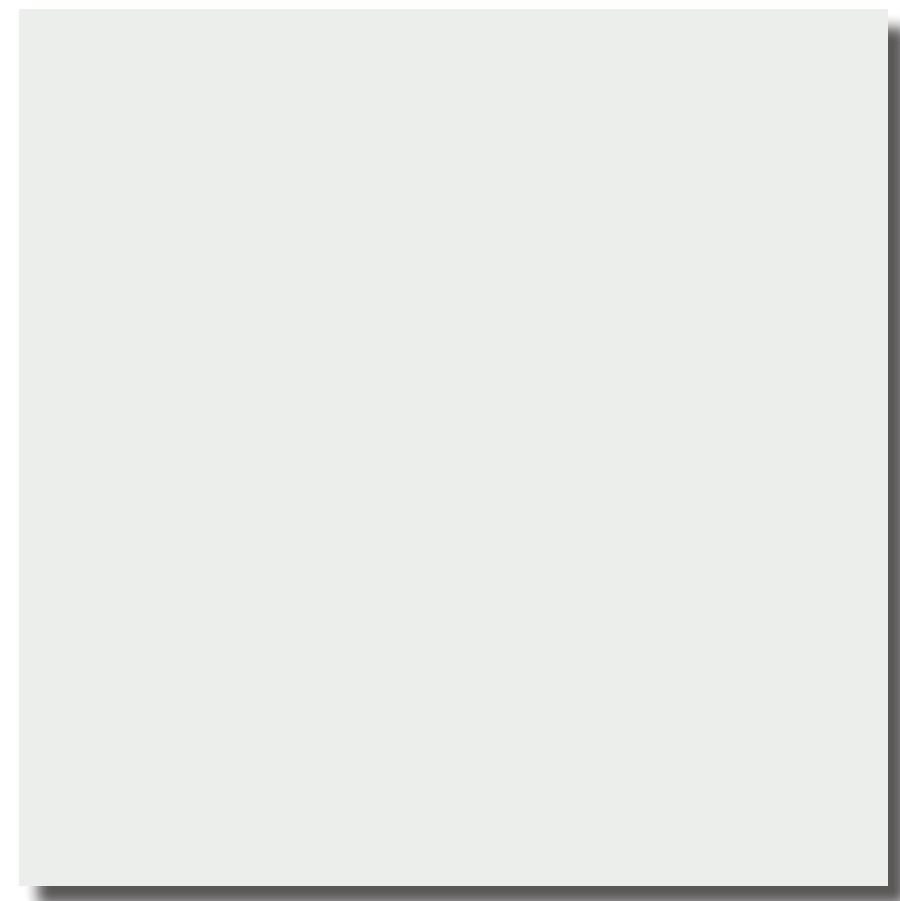
IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

PERSPECTIVE VIEW 04



A-14

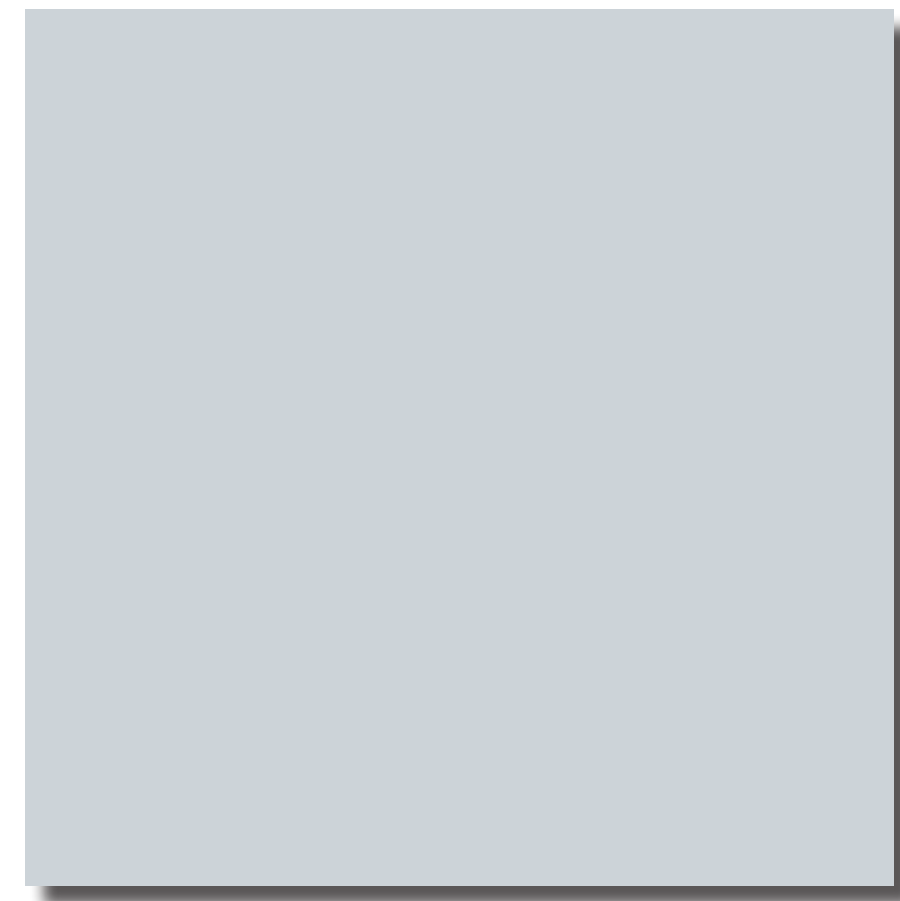
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STU-1



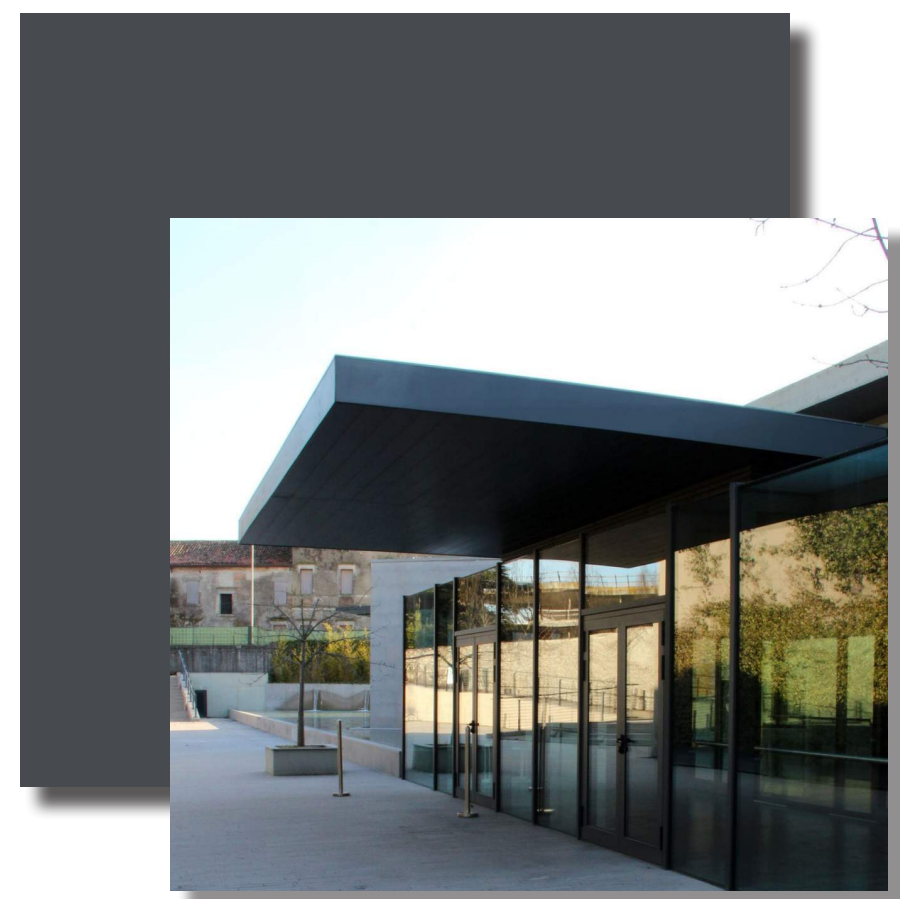
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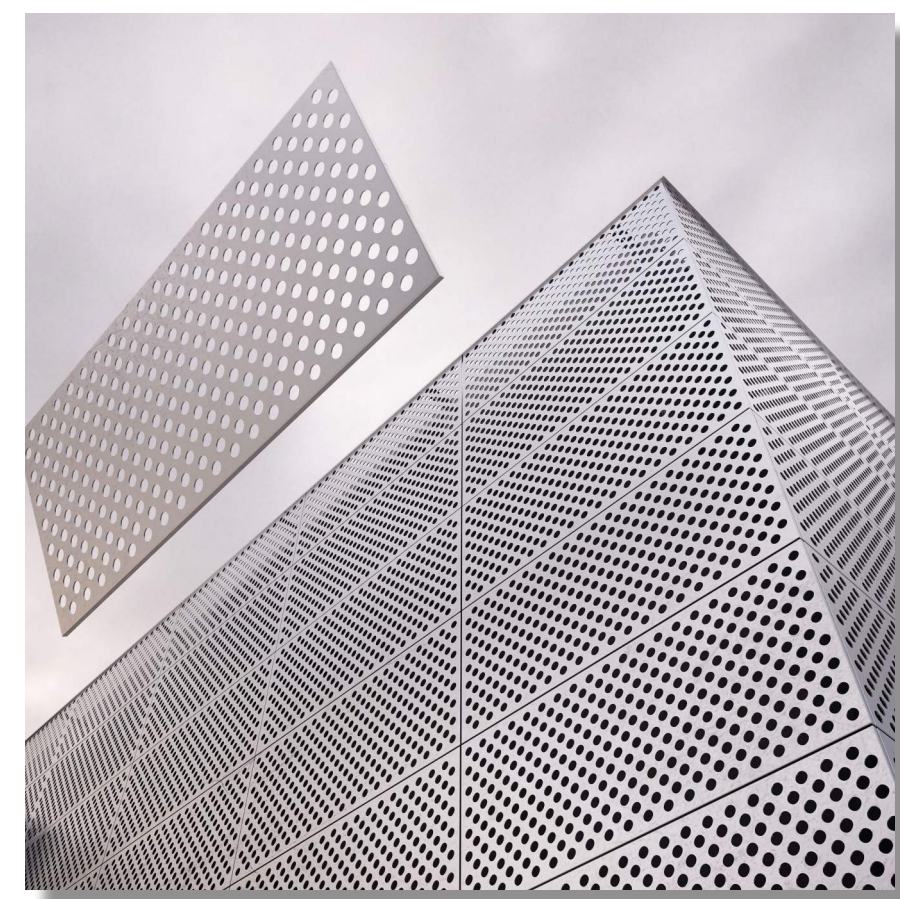
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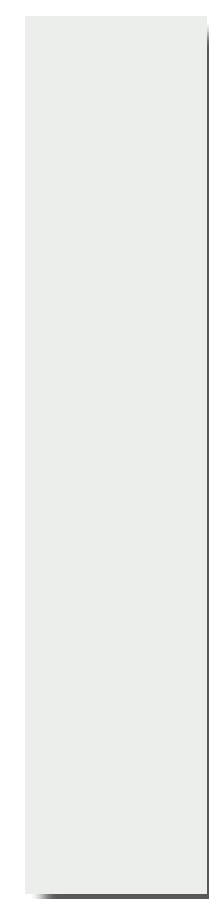
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MT-1



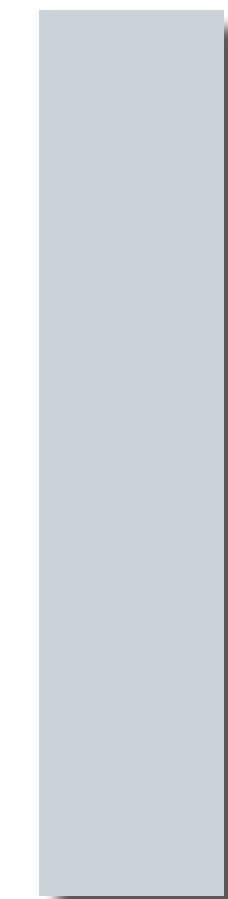
MT-2



PT-1



PT-2



PT-3



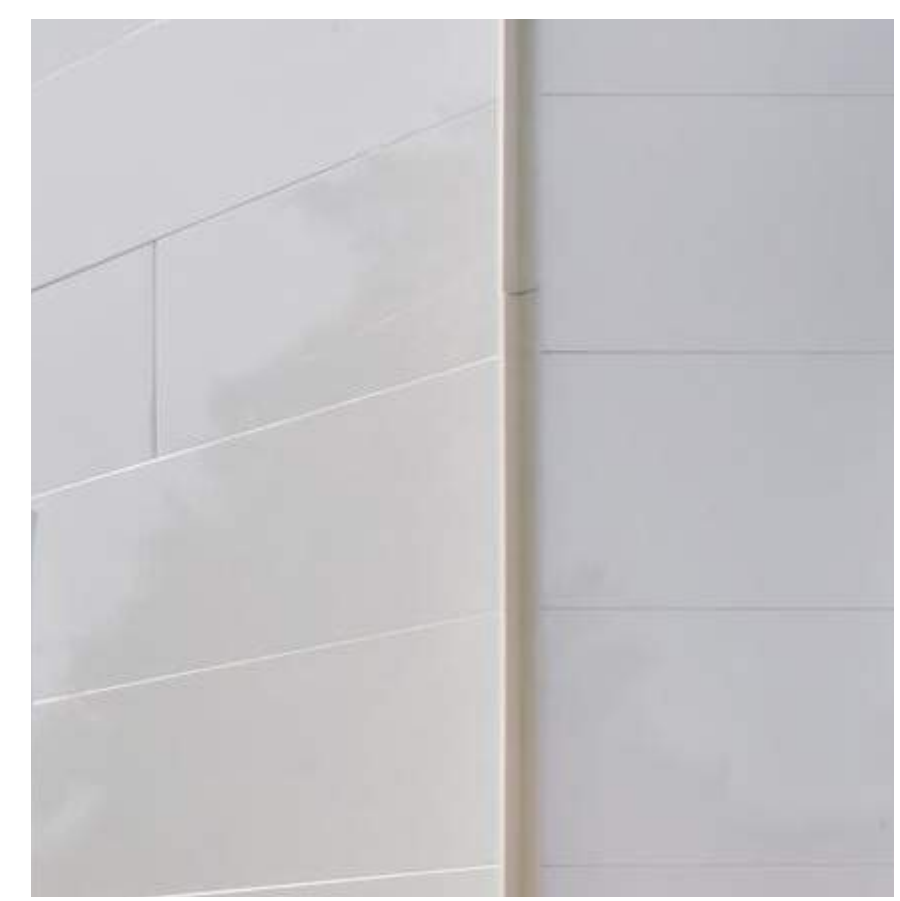
PT-4



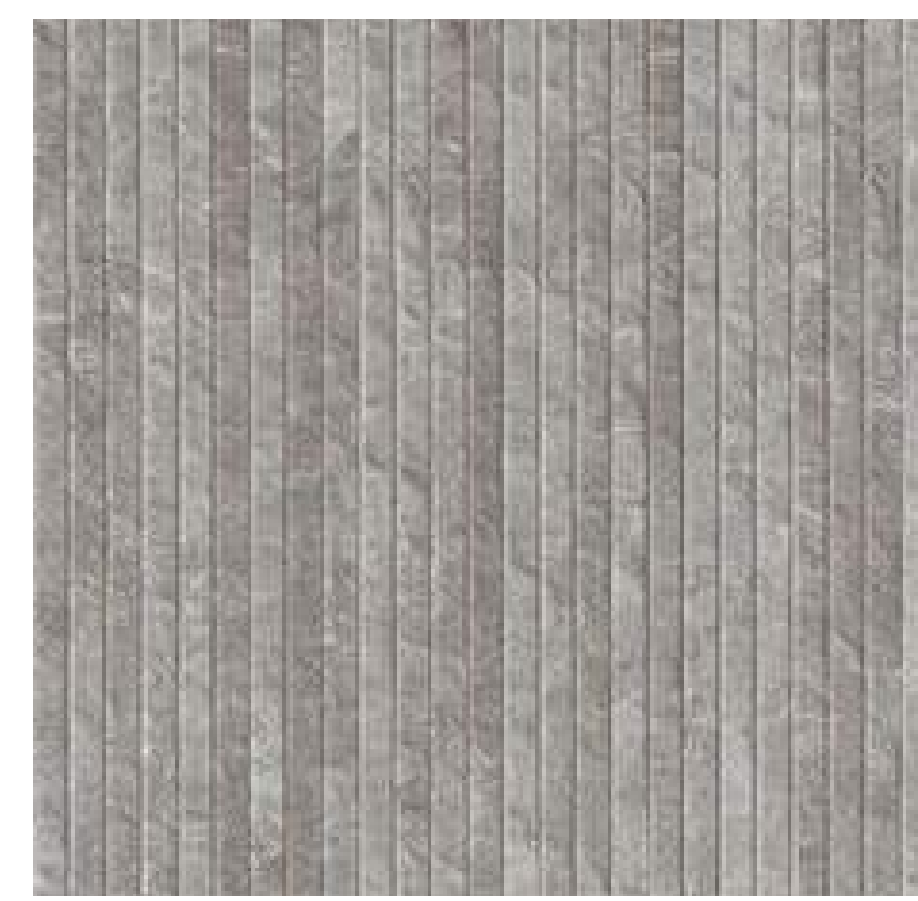
T-1



T-2



T-3



CON

KEY	DESCRIPTION
GLAZING	
GL-1	ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED
GL-2	ALUMINUM WINDOW WITH LOW E GLAZING - BLACK
METAL	
MT-1	METAL CANOPY - COLOR TO MATCH PT-4
MT-2	DECORATIVE PERFORATED METAL SCREEN
MS-1	DECORATIVE METAL SHEET
MISC	
G	GREEN SCREEN
HM	HOLLOW METAL DOORS / FRAMES PAINTED COLOR: TO MATCH ADJACENT WALL
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STU-4	STUCCO 30/30 SAND FINISH OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-4
TILES	
T-1	ARCHITECTURAL WALL PANEL, MANUF: NICHIIHA, COLOR: MIRAIA- ONYX
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NOTE:
ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT



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IMPERIAL HWY. & MENLO AVE. - HAWTHORNE, CA

COLORS & MATERIALS



A-15

Scale
Job No.
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