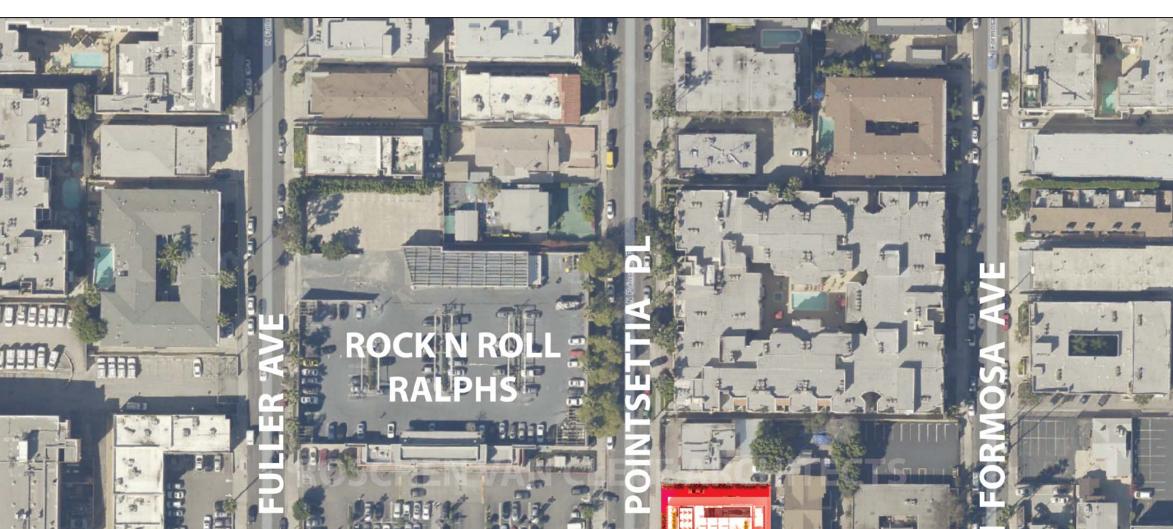
ENTITLEMENT SUBMITTAL | CHAPLIN HOTEL 7219 SUNSET BLVD LOS ANGELES, CA 90046







VICINITY MAP

TO.1 COVER SHEET | VICINITY MAP | TEAM INFORMATION

DESIGN ARCHITECT

ROSCHEN VAN CLEVE ARCHITECTS

2012 hyperion ave

losangeles, ca 90027

3 2 3 . 6 6 5 . 0 0 7 4

TO.2 DATA SHEET | PROJECT SUMMARY

TO.3 SITE PHOTOS AND INDEX

AS.1 ALTA SURVEY

AS.2 VESTING TENTATIVE TRACT

A0.1 SITE PLAN

A0.2 GROUND FLOOR PLAN

A0.3 2ND FLOOR PLAN

A0.4 3RD - 10TH FLOOR PLAN

A0.5 11TH FLOOR | ROOFTOP DECK PLAN

A0.6 PARKING LEVEL 1

A0.7 PARKING LEVEL 2

A0.8 PARKING LEVEL 3

A0.9 PARKING LEVEL 4

A2.0 WEST AND SOUTH ELEVATION

A2.1 EAST AND NORTH ELEVATION

A2.2 SECTIONS

A3.0 MATERIALS

A3.1 BUILDING RENDERINGS

LO.1 LANDSCAPE PLAN

TEAM INFORMATION

OWNER AND APPLICANT
7219-7225 WEST SUNSET, LLC
5151 WHITE OAK AVE., STE. 109
LOS ANGELES, CA 91316

LAND USE CONSULTANT
SHEPPARD MULLIN
333 SOUTH HOPE ST, 43RD FLOOR
LOS ANGELES, CA 90071
(213) 620-1780

SURVEYOR
PSOMAS
555 SOUTH FLOWER ST, STE 4300
LOS ANGELES, CA 90071
(213) 223-1400

DESIGN ARCHITECT
ROSCHEN VAN CLEVE ARCHITECTS
2012 HYPERION AVE
LOS ANGELES, CA 90027
(323) 665-0074

LANDSCAPE ARCHITECT CAMPBELL & CAMPBELL (310) 795-8234

CONTACT: DOUG CAMPBELL

NOTE: NOT FOR CONSTRUCTION

PROJECT NO.:

PROJECT SUMMARY

Project Information

Chaplin Hotel Project Name:

7219-7225 Sunset Boulevard Address: Lots 12-13, Poinsettia Place Tract Legal Description:

MB 9-64

Assessor Parcel No.: 5548-010-011

C4-1D Existing Zoning:

Neighborhood Commercial Existing Land Use:

C2-2D Proposed Zoning:

Proposed Land Use: **Neighborhood Commercial**

10,000 square feet Site Area:

Project Description

New 11-story mixed use structure to include 93 guest room hotel, ground floor restaurant, and 4 level subterranean parking structure.

Ground Floor: 4,125 SF Restaurant, hotel lobby, passenger drop-off

Second Floor: 5,352 SF Hotel registration, meeting rooms Third Floor - Eleventh Floor: 42,850 SF Hotel guest rooms, rooftop amenity deck

Amenity deck: bar, lounge, pool

Existing Allowable FAR: 1:1 (per existing D limitation)

Existing Allowable Floor Area: 10,000 square feet

Proposed FAR: 5.23:1

Existing Density 1 guest room per 200 SF **Proposed Density** 1 guest room per 107.5 SF Proposed Floor Area: 52,327 square feet

Proposed Height: 126-feet

Setbacks Requred: Side Rear Front Floors 1-2 (Mixed-Use Exception Floors 3-11 per LAMC Sec. 12.22.A.18)

Side Setbacks Provided: Rear Front

(Mixed-Use Exception Floors 1-2

per LAMC Sec. 12.22.A.18) Floors 3-11 * PREVAILING SETBACK

Number of Restaurant Seats Outdoor Indoor

100 Seats 40 Seats

Landscape Area Calculations

Ground Floor 1,072 SF Rooftop 88 SF Total Landscape Area 1,160 SF

Parking Calculations

Auto Parking Required

	Square Feet	Ratio	Req. Parking
Hotel			
1-30 Guest Rooms			30
31-60 Guest Rooms			15
61-93 Guest Rooms			11
Restaurant	2,800 SF	1 / 100 SF	28
Total Auto Parking Required			84
Auto Parking Provided			
Subterranean Garage			84
Total Auto Parking Provided			84

Bicycle Parking Required

	Ratio	Req. Parking
Hotel		
Short-Term	1 / 20 rooms	5
Long-Term	1 / 20 rooms	5
Restaurant		
Short-Term	1/2,000 SF	2
Long-Term	1/2,000 SF	2
Total Bicycle Parking Required		14
Bicycle Parking Provided		
Short-Term		7
Long-Term		7
Total Bicycle Parking Provided		14

Plans are intended to convey conceptual design intent only and cannot be relied upon as drawings for construction purposes. Executive Architect will be responsible for determining and incorporating all building codes, building systems, and other requirements needed for construction.

REVISIONS

DESIGN ARCHITECT ROSCHEN VAN CLEVE ARCHITECTS 2012 hyperion ave los angeles, ca 90027 3 2 3 . 6 6 5 . 0 0 7 4

PROJECT TITLE CHAPLIN HOTEL 7219 SUNSET BLVD LOS ANGELES, CA 90046

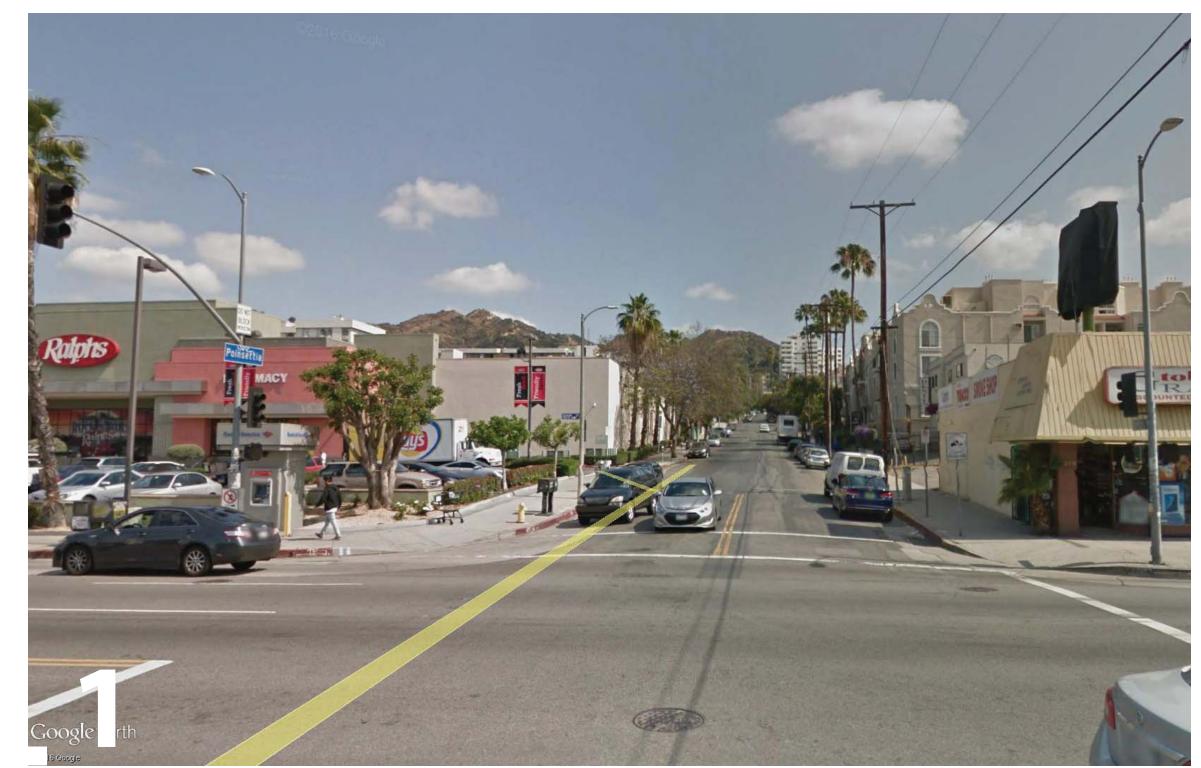
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DATE: **2-10-2017**



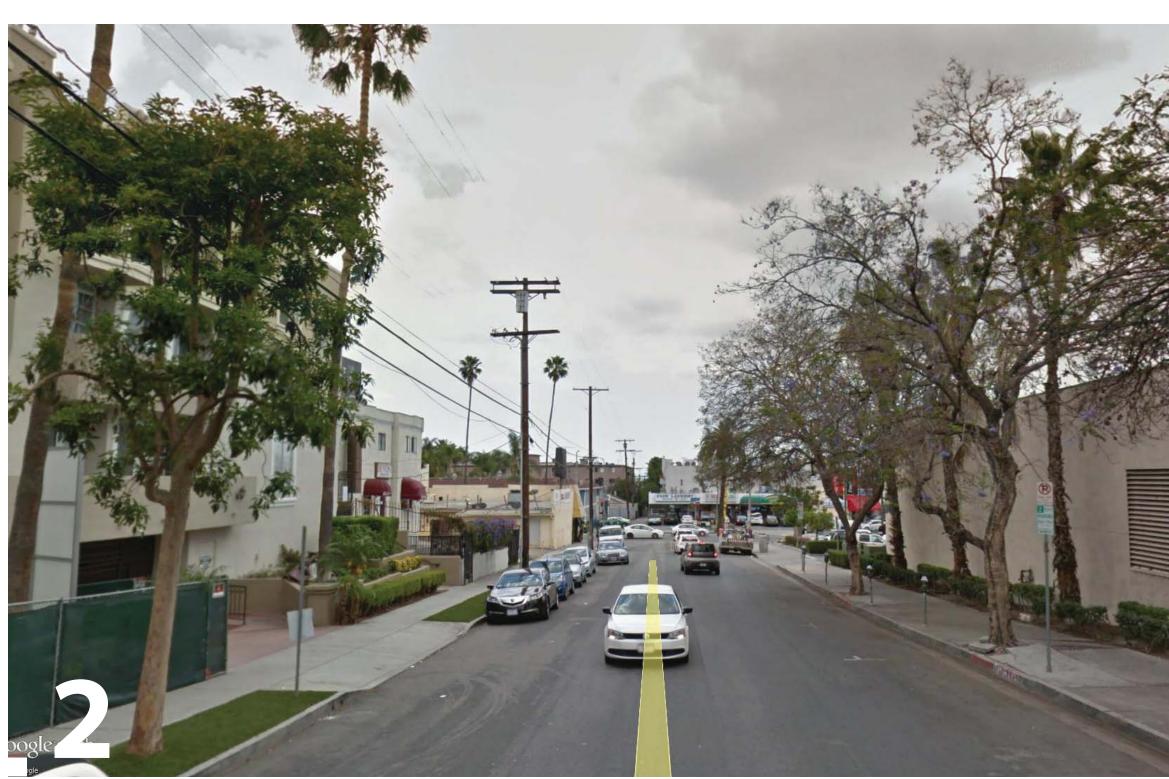
PHOTO INDEX



VIEW NORTH TOWARDS POINSETTIA PL



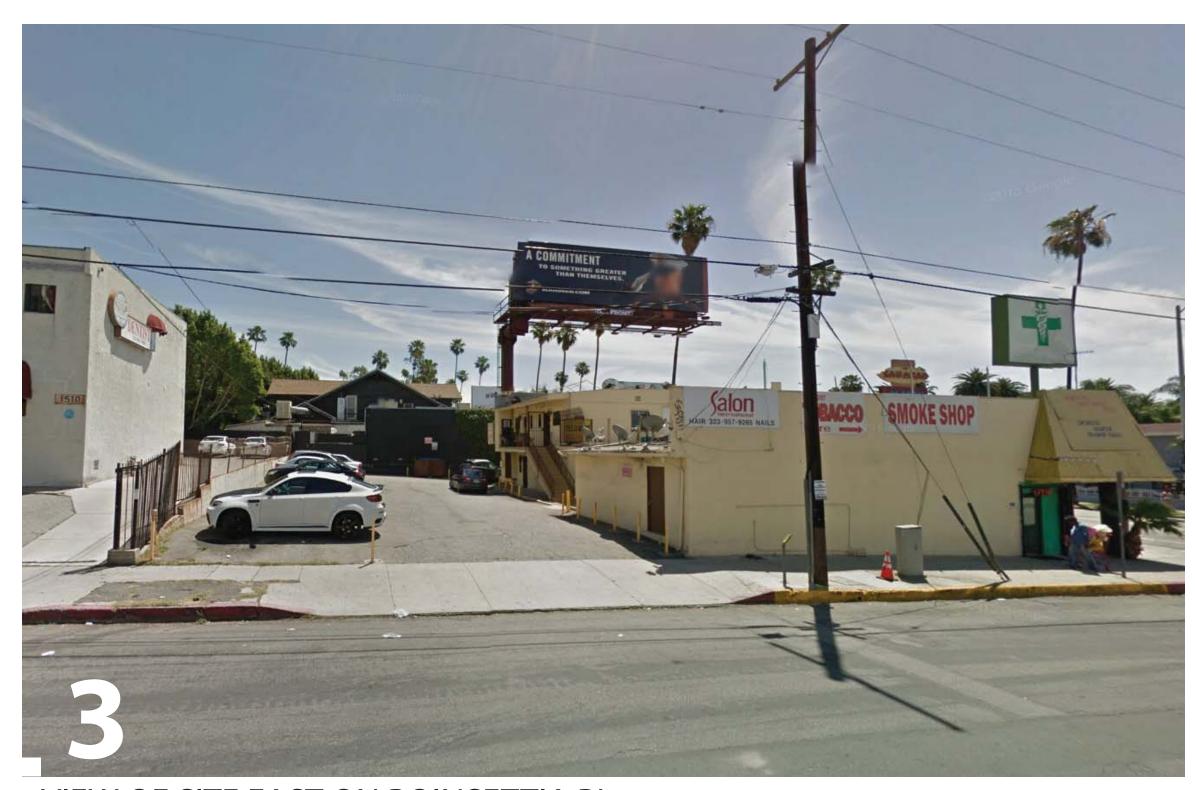
NORTHEAST VIEW OF SITE ON SUNSET BLVD



VIEW SOUTH ON POINSETTIA PL



NORTHWEST VIEW OF SITE ON SUNSET BLVD



VIEW OF SITE EAST ON POINSETTIA PL



VIEW OF SITE NORTH ON SUNSET BLVD

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REVISIONS

DESIGN ARCHITECT
ROSCHEN VAN CLEVE ARCHITECTS

2 0 1 2 h y p e r i o n a v e
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PROJECT TITLE
CHAPLIN HOTEL
7219 SUNSET BLVD
LOS ANGELES, CA 90046

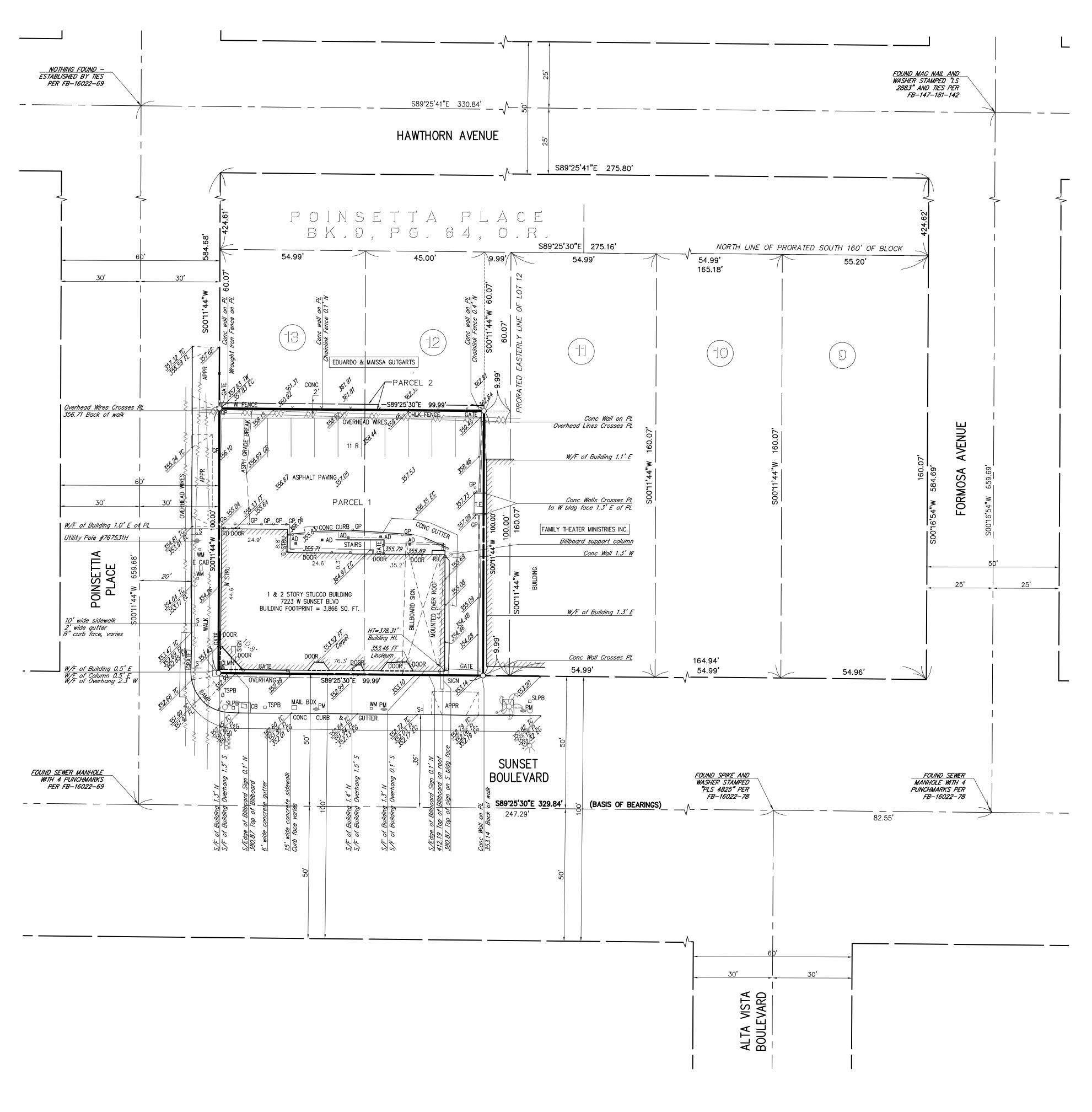
SHEET TITLE:
PHOTO SHEET

PROJECT NO.:

SCALE:
As Noted

As Noted

DATE: 2-10-2017



SURVEYOR'S CERTIFICATE:

TO: 7219-7225 WEST SUNSET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND TITLE365 COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AN INCLUDES ITEMS 2, 3, 4, 6(b), 7(a)(b1), 7(c), 8, 9, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 17, 2017.

JANUARY 25, 2017

DATE

MATTHEW ROWE, PLS 5810 **PSOMAS**

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. EITHER EXPRESSED OR IMPLIED.

DLR

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES

- 1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
- 2. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.
- 3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.

WIRE SPIKE IN N CURB SUNSET BLVD

4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

COMMENTS

BOUNDARY LINES WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY. LEGAL DESCRIPTION . . . FROM INFORMATION SUPPLIED BY CLIENT. USUALLY A TITLE POLICY OR TITLE EASEMENTS PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF": BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE

STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORT TITLE365 COMPANY PRELIMINARY TITLE REPORT NO. CA0310-16019487-38 DATED SEPTEMBER 22, 2016.

() INDICATES TITLE REPORT EXCEPTION NO.

BASIS OF BEARINGS . . THE BEARING SOUTH 89°25'30" EAST FOR THE CENTERLINE OF SUNSET BOULEVARD BETWEEN FORMOSA AVENUE AND POINSETTIA PLACE AS SHOWN ON THE MAP OF POINSETTIA PLACE, AS RECORDED IN BOOK 9, PAGE 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

. BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON THE AREA

9,999 SQ. FT. = 0.2295 ACRES

FLOOD ZONE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1605F, DATED SEPTEMBER

26, 2008, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONING AND BUILDING SETBACK . . . ZONING REPORT NOT PROVIDED.

PARKING. BASED UPON ON-SITE STRIPING, THE PARKING IS:

TOTAL REGULAR SPACES 11

EARTH WORK THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

EFFECT OF PROPERTY TAXES, ASSESSMENTS AND LIEN OF SUPPLEMENTAL TAXES.

EFFECT OF WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY

THE PUBLIC RECORDS.

EFFECT OF COVENANTS, CONDITIONS AND RESTRICTIONS PER INSTRUMENT RECORDED IN BOOK 4876 PAGE 161, OF DEEDS

EFFECT OF TERMS AND PROVISIONS OF A LEASE RECORDED JULY 28, 1954 AS INSTRUMENT NO. 3120 IN BOOK 45176 PAGE 189, O.R.

EFFECT OF TERMS AND PROVISIONS OF A LEASE RECORDED DECEMBER 6, 1960 AS INSTRUMENT NO, 3169, O.R.

EFFECT OF COVENANTS AND AGREEMENT RECORDED JANUARY 7, 1998 AS INSTRUMENT NO. 98-28026, O.R.

EFFECT OF RIGHTS OF TENANTS IN POSSESSION.

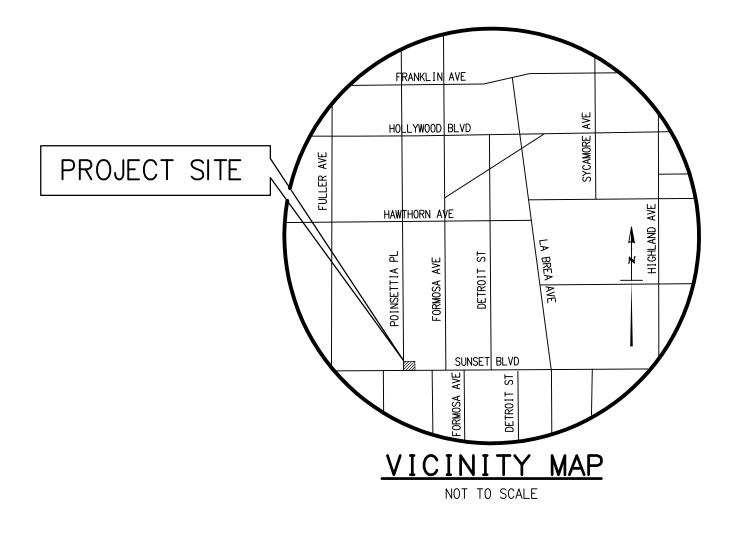
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EFFECT OF DEED OF TRUST TO SECURE AN INDEBTEDNESS RECORDED DECEMBER 17, 2015 AS INSTRUMENT NO. 20151586249, AND AN ASSIGNMENT RECORDED DECEMBER 17, 2015 AS INSTRUMENT NO. 20151586250, BOTH O.R.

EFFECT OF ABSTRACT OF JUDGMENT RECORDED JULY 13, 2016 AS INSTRUMENT NO. 20160815354, O.R.

EFFECT OF RIGHTS OF TENANTS IN POSSESSION OF SAID LAND BY REASON OF UNRECORDED LEASE.

SCALE: 1" = 20'



LEGEND



LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 100 FEET OF LOT 13, AND THE SOUTH 100 FEET OF THE WESTERLY 45 FEET OF LOT 12, OF POINSETTIA PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGES 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE RIGHT TO PLACE A RETAINING WALL ON THE SOUTHERLY 2 FEET OF THE NORTHERLY 60 FEET OF LOT 13, AND ON THE SOUTHERLY 2 FEET OF THE NORTHERLY 60 FEET OF THE WESTERLY 45 FEET OF LOT 12, OF POINSETTIA PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGES 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID

APN: 5548-010-011

BENCHMARK CITY OF LOS ANGELES BENCH MARK NO. 13-16270 P S O M A S

JOE GEOULA 7215-7219 SUNSET BOULEVARD

JANUARY 13, 2017 1" = 20' 1GE0090100 T101

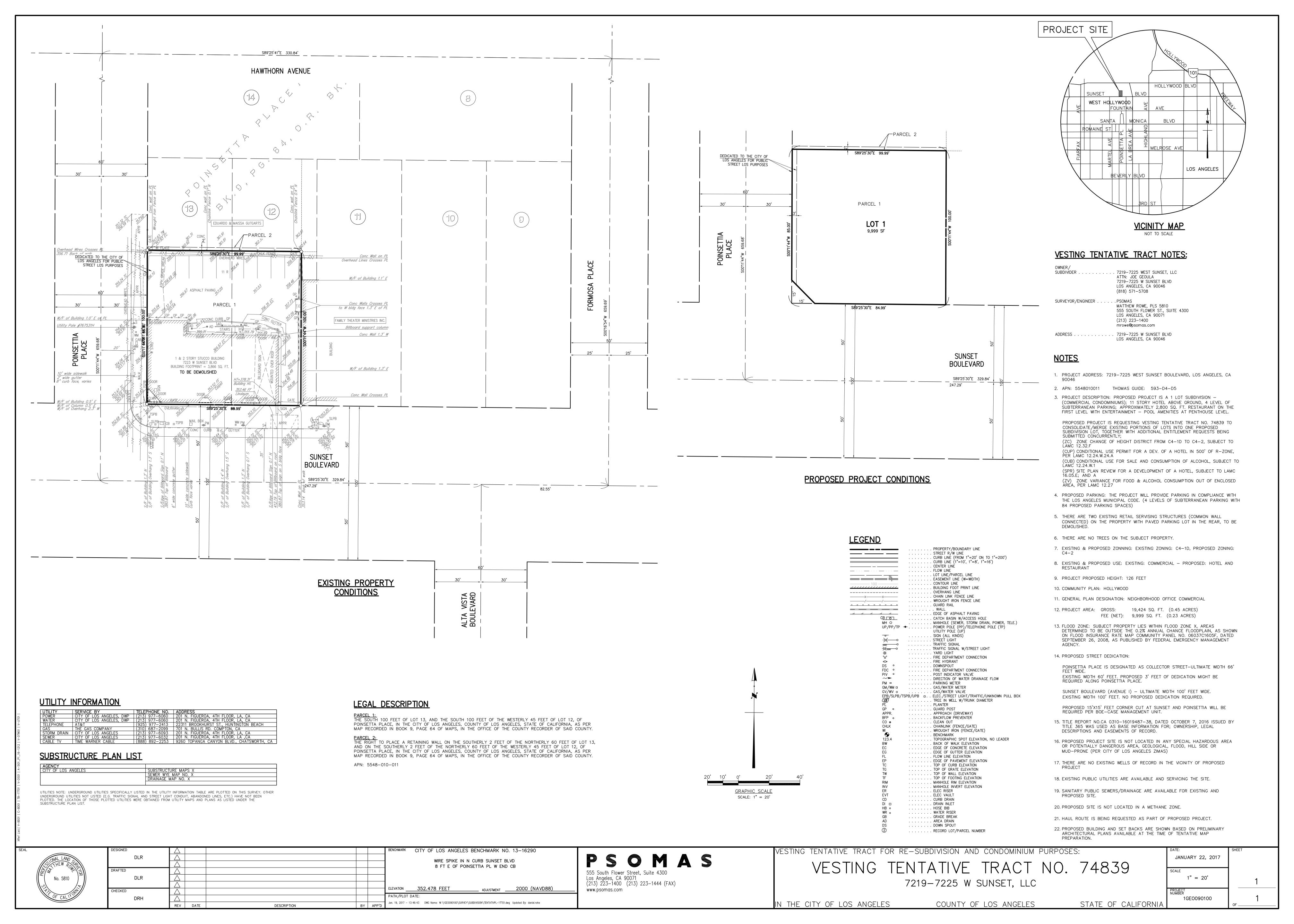
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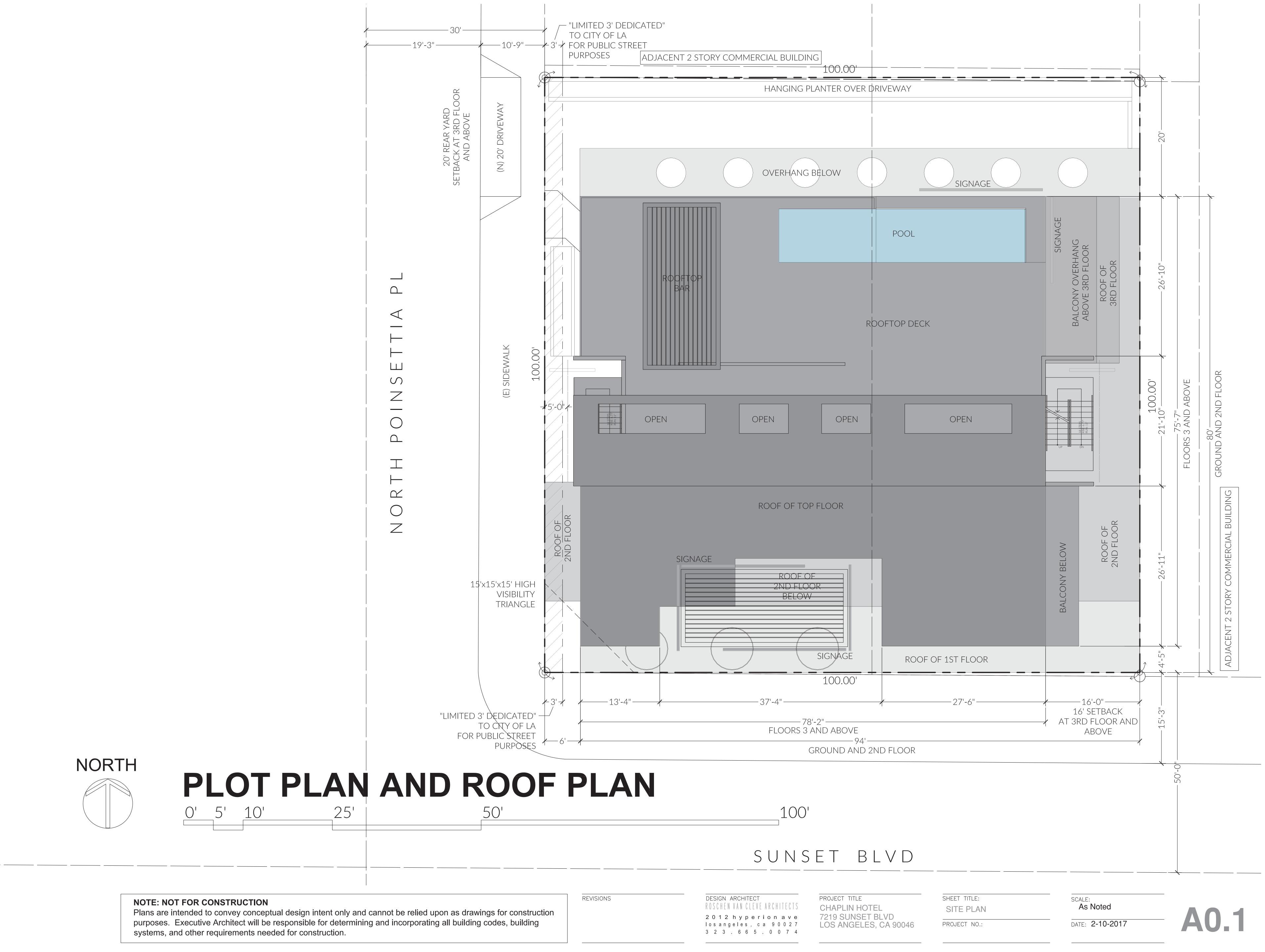
555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 fax www.psomas.com

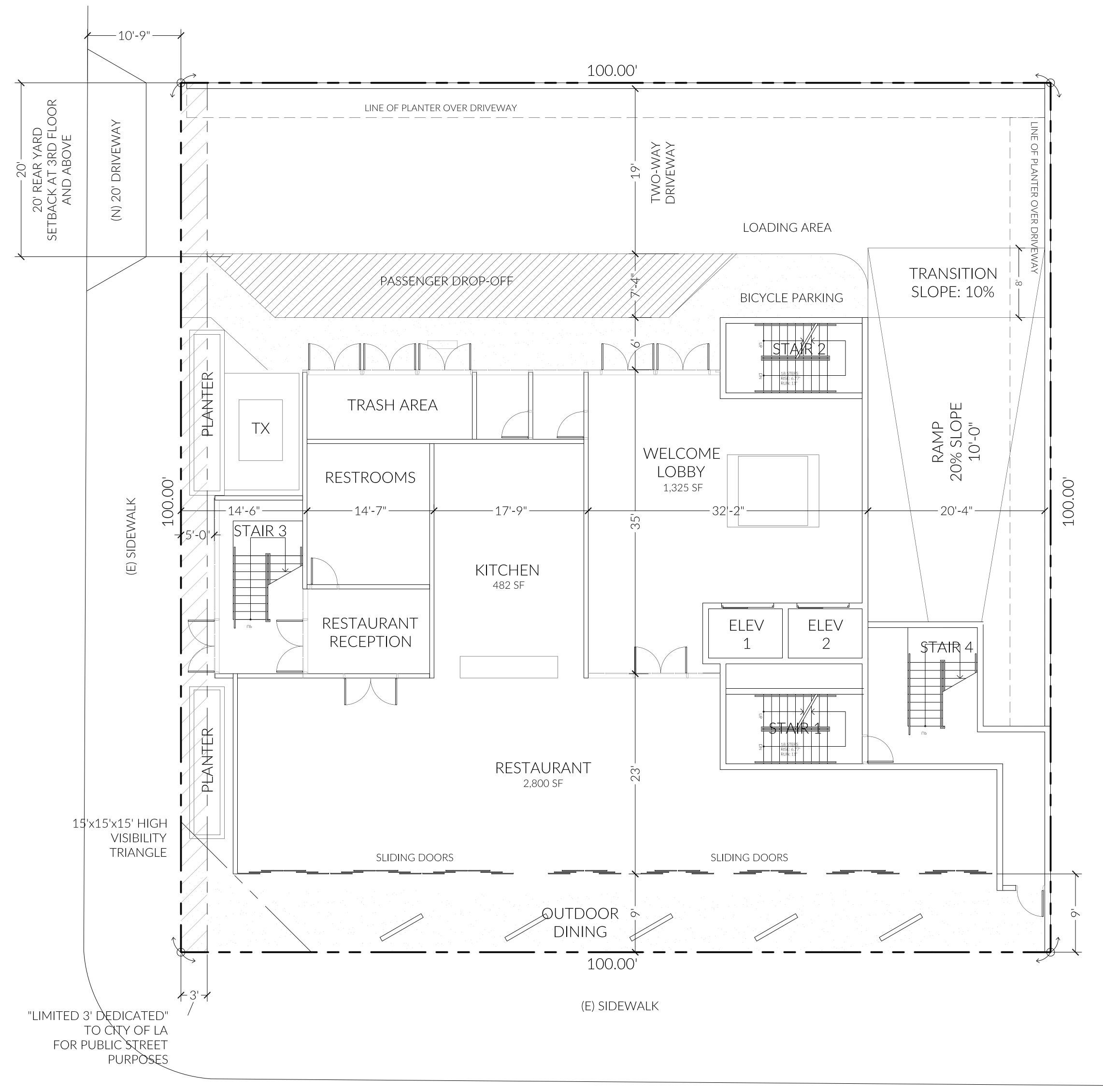
> COUNTY OF LOS ANGELES IN THE CITY OF LOS ANGELES

ALTA/NSPS LAND TITLE AND DESIGN SURVEY FOR:

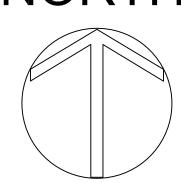
STATE OF CALIFORNIA







GROUND FLOOR PLAN



<u>0'</u> 5' <u>10'</u> 2

___100'

NOTE: NOT FOR CONSTRUCTION

Plans are intended to convey conceptual design intent only and cannot be relied upon as drawings for construction purposes. Executive Architect will be responsible for determining and incorporating all building codes, building systems, and other requirements needed for construction.

REVISIONS

DESIGN ARCHITECT
ROSCHEN VAN CLEVE ARCHITECTS
2 0 1 2 h y p e r i o n a v e
l o s a n g e l e s , c a 9 0 0 2 7
3 2 3 . 6 6 5 . 0 0 7 4

PROJECT TITLE

CHAPLIN HOTEL

7219 SUNSET BLVD

LOS ANGELES, CA 90046

SHEET TITLE:

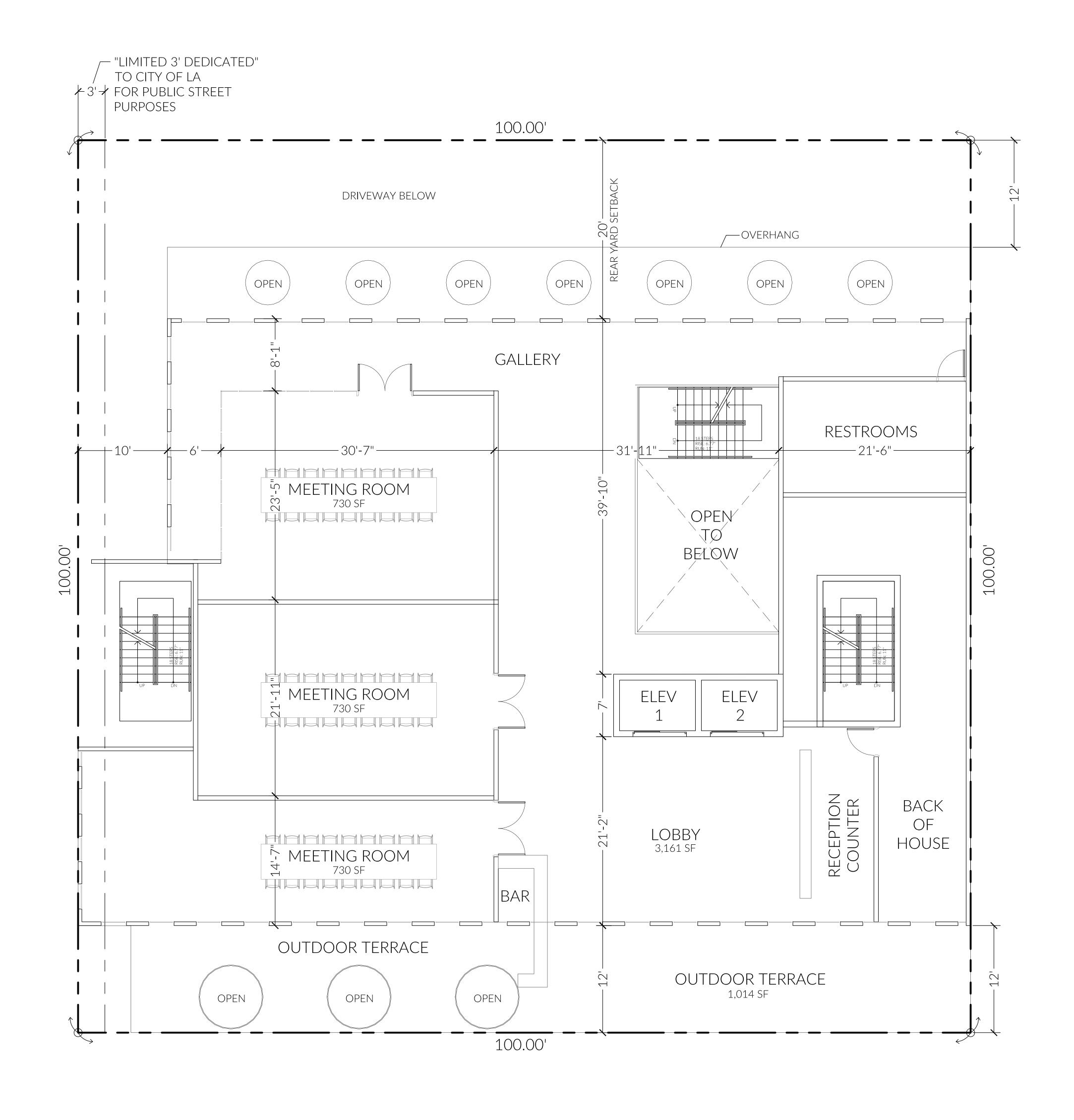
GROUND FLOOR

PROJECT NO.:

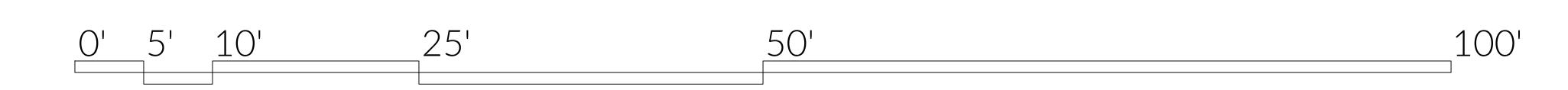
SCALE:
As Noted

DATE: 2-10-2017

A0.2



2ND FLOOR PLAN



NOTE: NOT FOR CONSTRUCTION

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REVISIONS

DESIGN ARCHITECT

ROSCHEN VAN CLEVE ARCHITECTS

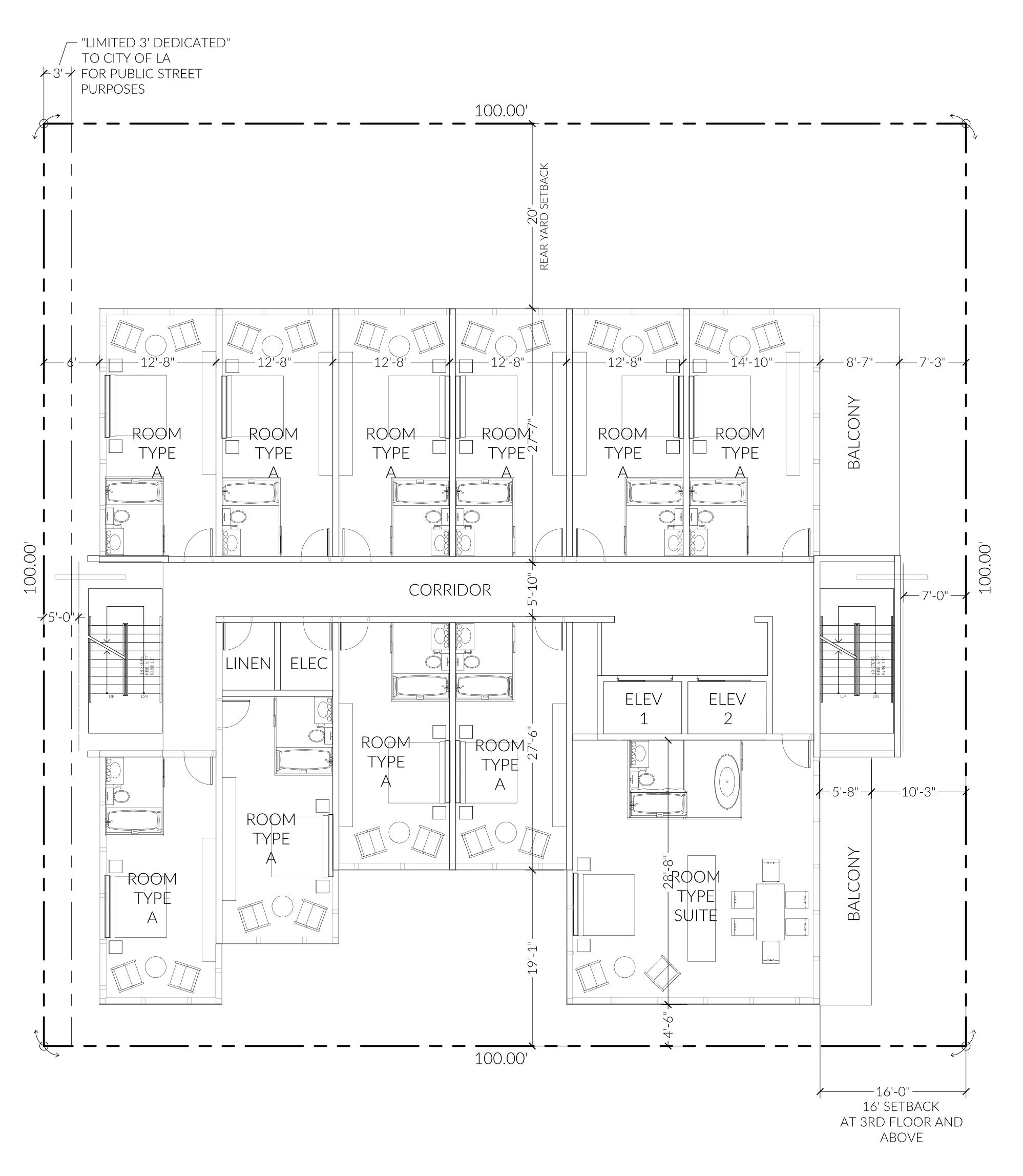
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losangeles, ca 9 0 0 2 7
3 2 3 . 6 6 5 . 0 0 7 4

PROJECT TITLE
CHAPLIN HOTEL
7219 SUNSET BLVD
LOS ANGELES, CA 90046

SHEET TITLE:

2ND FLOOR (PODIUM)

PROJECT NO.:



3RD - 10TH FLOOR PLAN

100'

NOTE: NOT FOR CONSTRUCTION

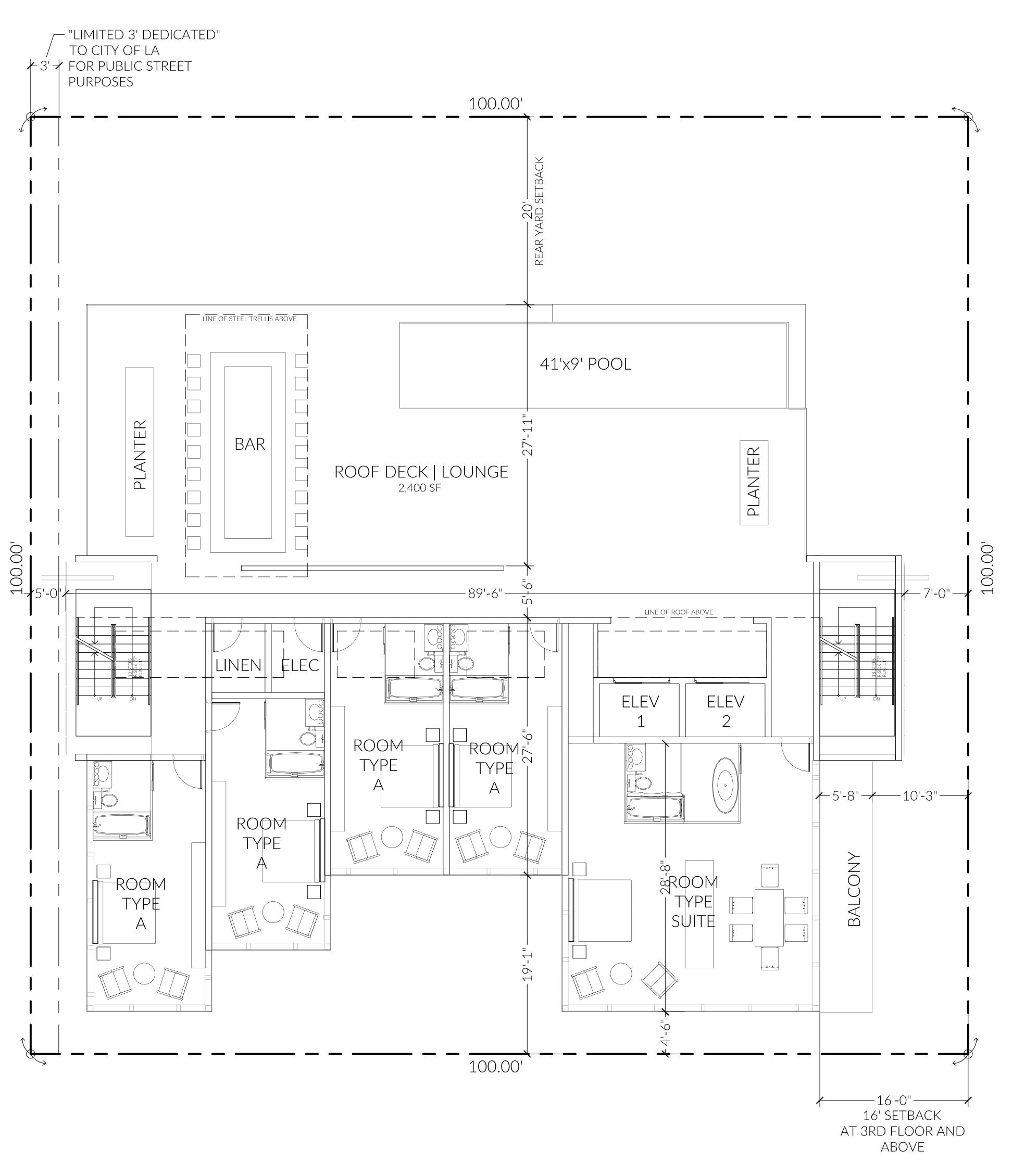
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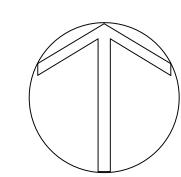
REVISIONS

DESIGN ARCHITECT ROSCHEN VAN CLEVE ARCHITECTS 2012 hyperion ave los angeles, ca 90027 323.665.0074

PROJECT TITLE CHAPLIN HOTEL 7219 SUNSET BLVD LOS ANGELES, CA 90046

SHEET TITLE: 3RD-10TH FLOOR PLAN PROJECT NO .:





11TH FLOOR | ROOF DECK

0' 5' 10' 25'

50'

NOTE: NOT FOR CONSTRUCTION

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REVISIONS

DESIGN ARCHITECT
ROSCHEN VAN CLEVE ARCHITECTS

2 0 1 2 h y p e r i o n a v e
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3 2 3 . 6 6 5 . 0 0 7 4

PROJECT TITLE

CHAPLIN HOTEL

7219 SUNSET BLVD

LOS ANGELES, CA 90046

SHEET TITLE:

11TH FL | ROOF DECK

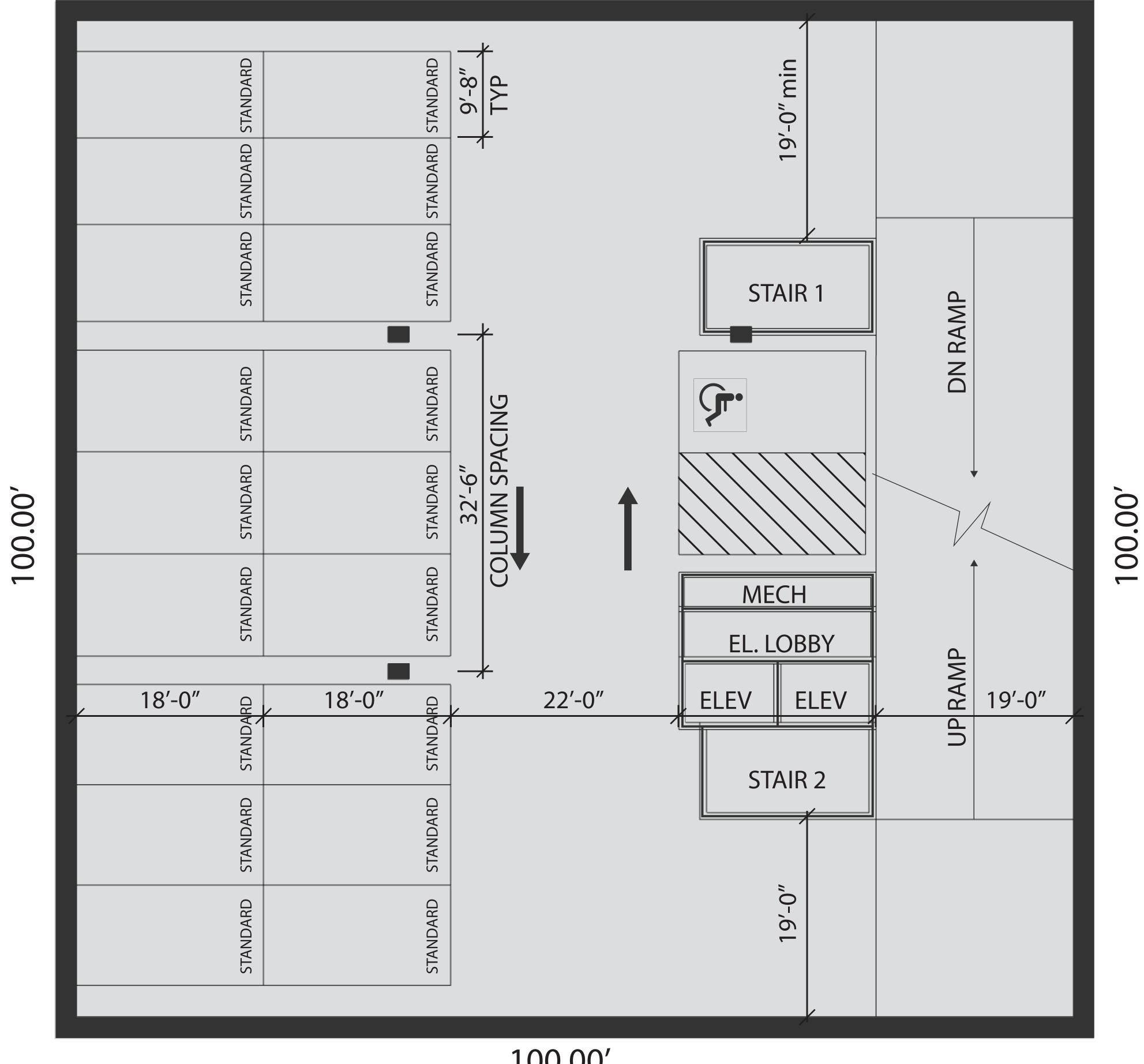
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SCALE:
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DATE: 2-10-2017

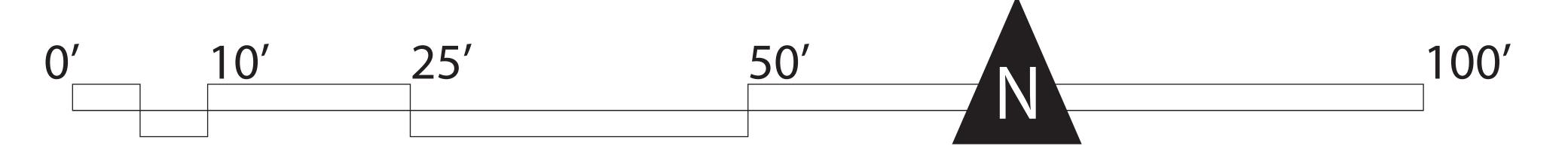
A0.5

Parking				
Hotel			56	Stalls
Restaurant		28	Stalls	
				1/100 SF
Total Stall	s Required		84	
Provide	d Parkin	g		
	Standard	Compact	Total	
Level 1	19		19	
Level 2	5	18	23	
Level 3	19		19	
Level 4	5	18	23	
	48	36	84	



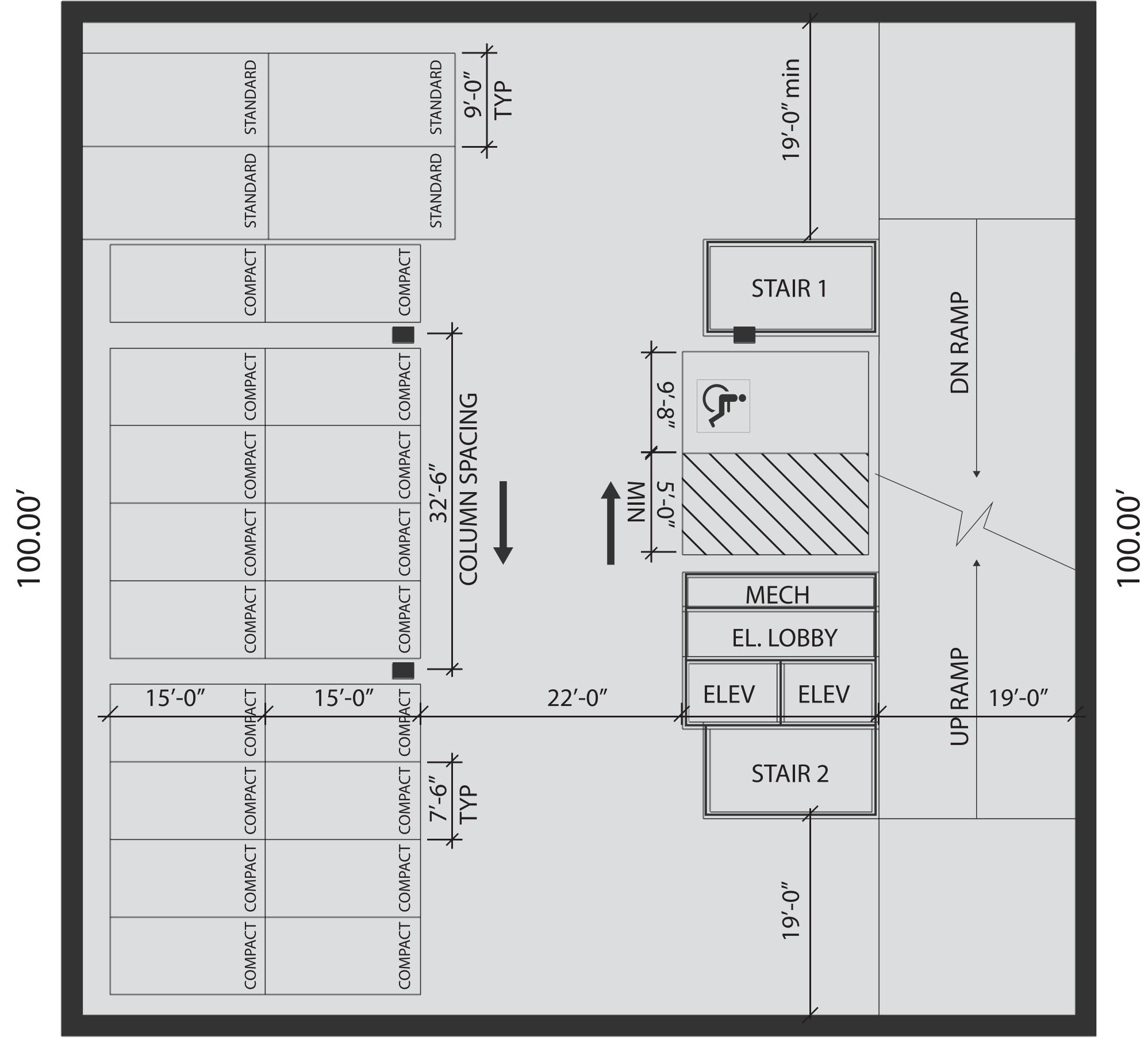
100.00'

PARKING LEVEL 1



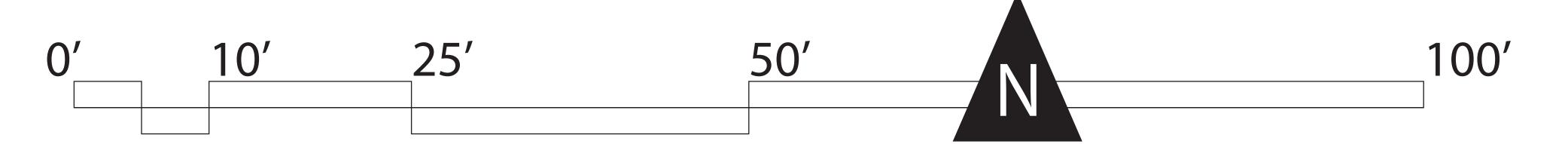
DESIGN ARCHITECT

Parking				
Hotel			56	Stalls
Restaurant		28	Stalls	
				1/100 SF
Total Stall	s Required		84	
Provided Parking				
	Standard	Compact	Total	
Level 1	19		19	
Level 2	5	18	23	
Level 3	19		19	
Level 4	5	18	23	
	48	36	84	



100.00'

PARKING LEVEL 2



NOTE: NOT FOR CONSTRUCTION

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REVISIONS

DESIGN ARCHITECT
ROSCHEN VAN CLEVE ARCHITECTS

2 0 1 2 h y p e r i o n a v e
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3 2 3 . 6 6 5 . 0 0 7 4

PROJECT TITLE

CHAPLIN HOTEL

7219 SUNSET BLVD

LOS ANGELES, CA 90046

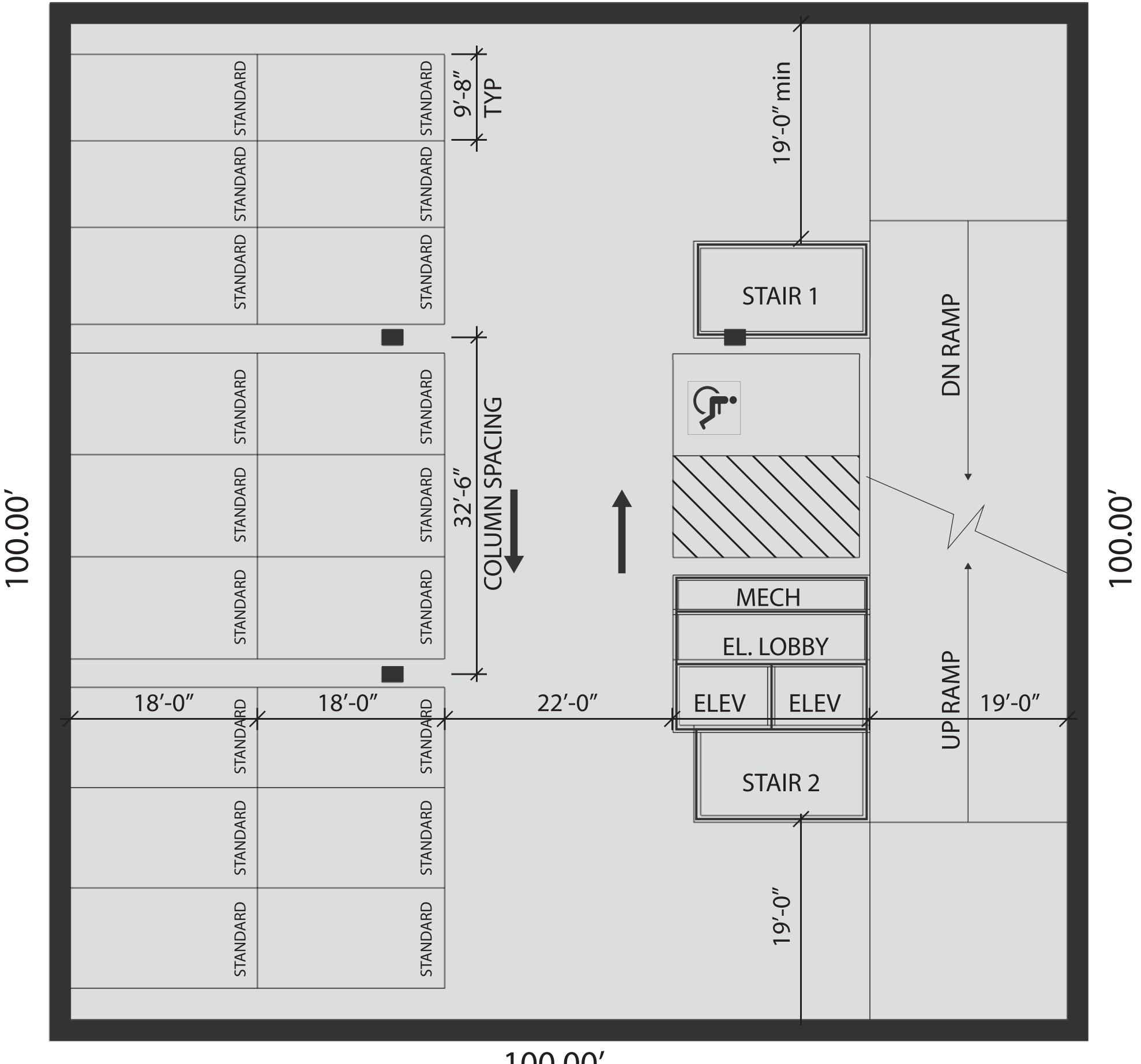
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PARKING LEVEL 2
PROJECT NO.:

SCALE:
As Noted

DATE: 2-10-2017

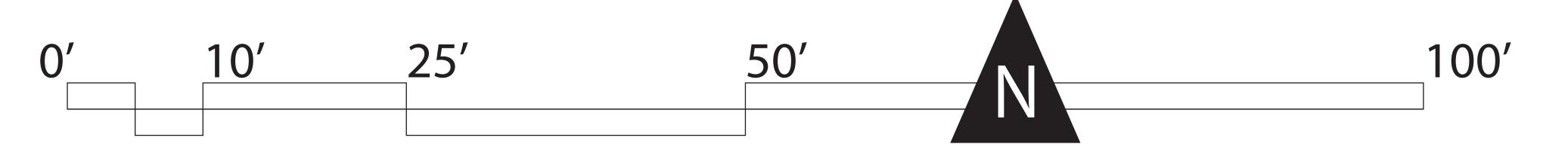
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Parking				
Hotel			56	Stalls
Restaurant		28	Stalls	
				1/100 SF
Total Stalls Required		84		
Provide	d Parkin	g		
	Standard	Compact	Total	
Level 1	19		19	
Level 2	5	18	23	
Level 3	19		19	
Level 4	5	18	23	
	48	36	84	



100.00'

PARKING LEVEL 3



Plans are intended to convey conceptual design intent only and cannot be relied upon as drawings for construction purposes. Executive Architect will be responsible for determining and incorporating all building codes, building systems, and other requirements needed for construction.

REVISIONS

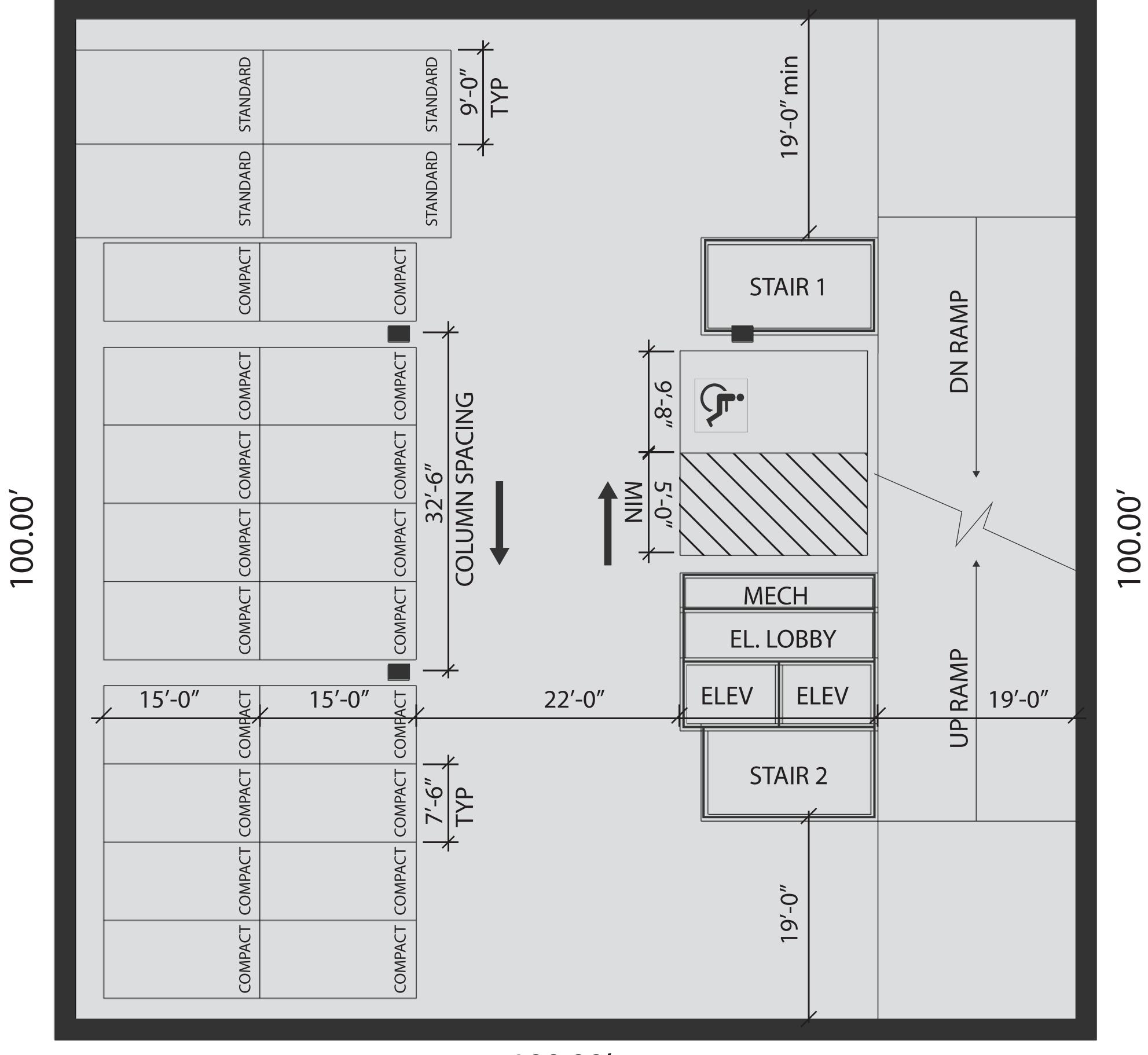
ROSCHEN VAN CLEVE ARCHITECTS 2012 hyperion ave los angeles, ca 90027 323.665.0074

DESIGN ARCHITECT

PROJECT TITLE CHAPLIN HOTEL 7219 SUNSET BLVD LOS ANGELES, CA 90046

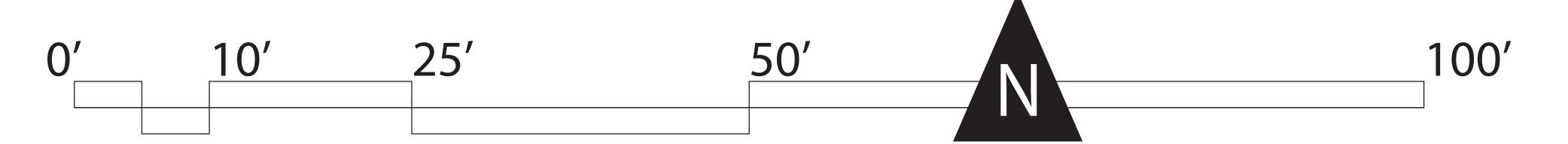
SHEET TITLE: **PARKING LEVEL 3** PROJECT NO.:

Parking				
Hotel			56	Stalls
Restaurant			28	Stalls
				1/100 SF
Total Stall	s Required		84	
Provide	d Parkin	g		
	Standard	Compact	Total	
Level 1	19		19	
Level 2	5	18	23	
Level 3	19		19	
Level 4	5	18	23	
	48	36	84	



100.00'

PARKING LEVEL 4



NOTE: NOT FOR CONSTRUCTION

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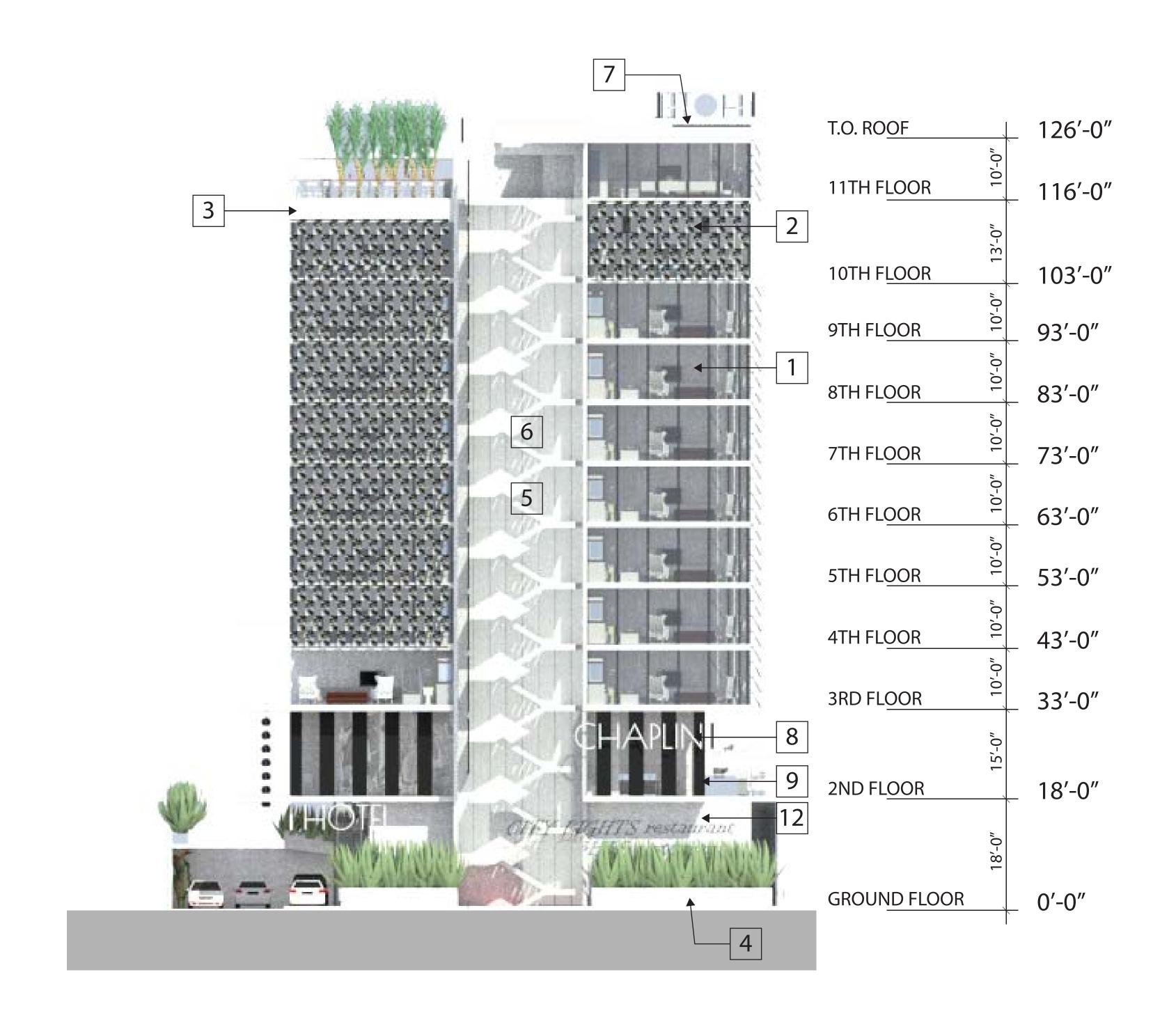
REVISIONS

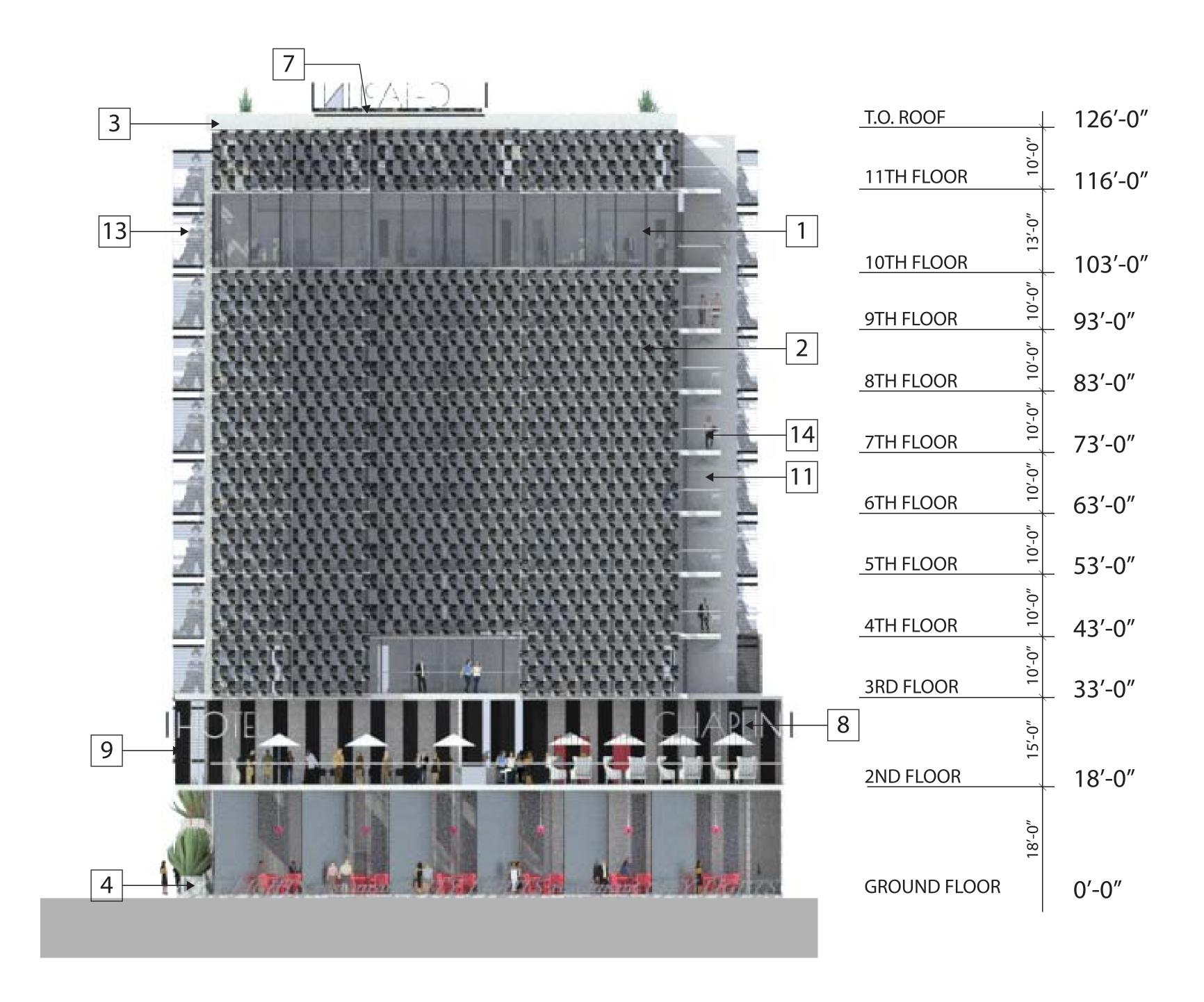
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DESIGN ARCHITECT

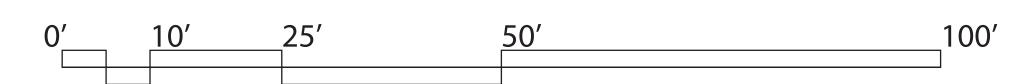
PROJECT TITLE CHAPLIN HOTEL 7219 SUNSET BLVD LOS ANGELES, CA 90046

SHEET TITLE: **PARKING LEVEL 4** PROJECT NO.:





WEST ELEVATION



MATERIALS

- 1 FLOOR TO CEILING TINTED GLAZING, BUTT JOINT MULLIONS
- 2 BRISE SOLEIL COMPOSED OF PHOTOVOLTAIC ARRAY
- 3 ARCHITECTURAL CONCRETE PAINTED WHITE
- 4 CONCRETE PLANTERS PAINTED WHITE
- 5 FROSTED GLASS PANELS
- 6 HEALTHY STAIR OPEN TO STREET, PAINTED STEEL
- 7 STEEL TRELLIS
- 8 CHANNEL LETTER SIGN WITH NEON

SOUTH ELEVATION

- 9 CONCRETE PANELS WITH LARGE OPERABLE GLASS DOORS IN BETWEEN
- 10 GLASS GUARD RAILS
- 11 CONCRETE PANELS PAINTED WHITE
- 12 WHITE SURFACE BRICK OVER CONCRETE
- 13 FROSTED GLASS IMAGES IN STEEL FRAME
- 14 CONCRETE BALCONY WITH GLASS GUARD RAIL
- 15 CERAMIC FLOOR TILE

NOTE: NOT FOR CONSTRUCTION

Plans are intended to convey conceptual design intent only and cannot be relied upon as drawings for construction purposes. Executive Architect will be responsible for determining and incorporating all building codes, building systems, and other requirements needed for construction.

REVISIONS

DESIGN ARCHITECT
ROSCHEN VAN CLEVE ARCHITECTS

2 0 1 2 h y p e r i o n a v e
l o s a n g e l e s , c a 9 0 0 2 7
3 2 3 . 6 6 5 . 0 0 7 4

PROJECT TITLE
CHAPLIN HOTEL
7219 SUNSET BLVD
LOS ANGELES, CA 90046

SHEET TITLE:

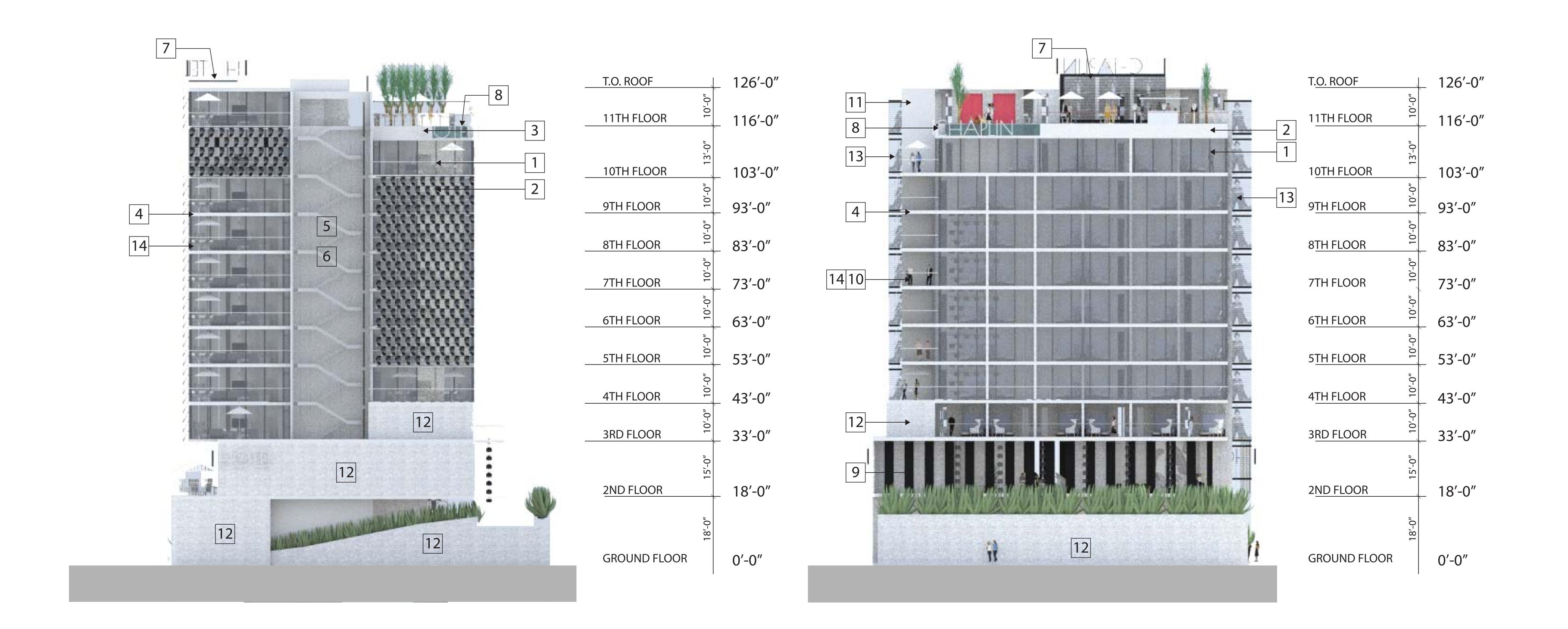
ELEVATIONS

PROJECT NO.:

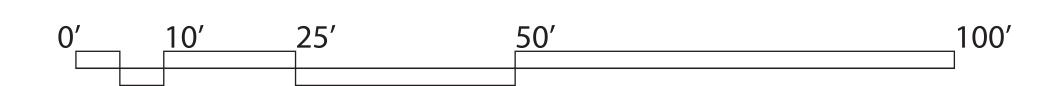
SCALE:
As Noted

DATE: **2-10-2017**

A2.0



EAST ELEVATION



NORTH ELEVATION

MATERIALS

- 1 FLOOR TO CEILING TINTED GLAZING, BUTT JOINT MULLIONS
- 2 BRISE SOLEIL COMPOSED OF PHOTOVOLTAIC ARRAY
- ARCHITECTURAL CONCRETE PAINTED WHITE
- 4 CONCRETE PLANTERS PAINTED WHITE
- 5 FROSTED GLASS PANELS
- 6 HEALTHY STAIR OPEN TO STREET, PAINTED STEEL
- 7 STEEL TRELLIS
- 8 CHANNEL LETTER SIGN WITH NEON

- CONCRETE PANELS WITH LARGE OPERABLE GLASS DOORS IN BETWEEN
- 10 GLASS GUARD RAILS
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CHAPLIN HOTEL

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LOS ANGELES, CA 90046

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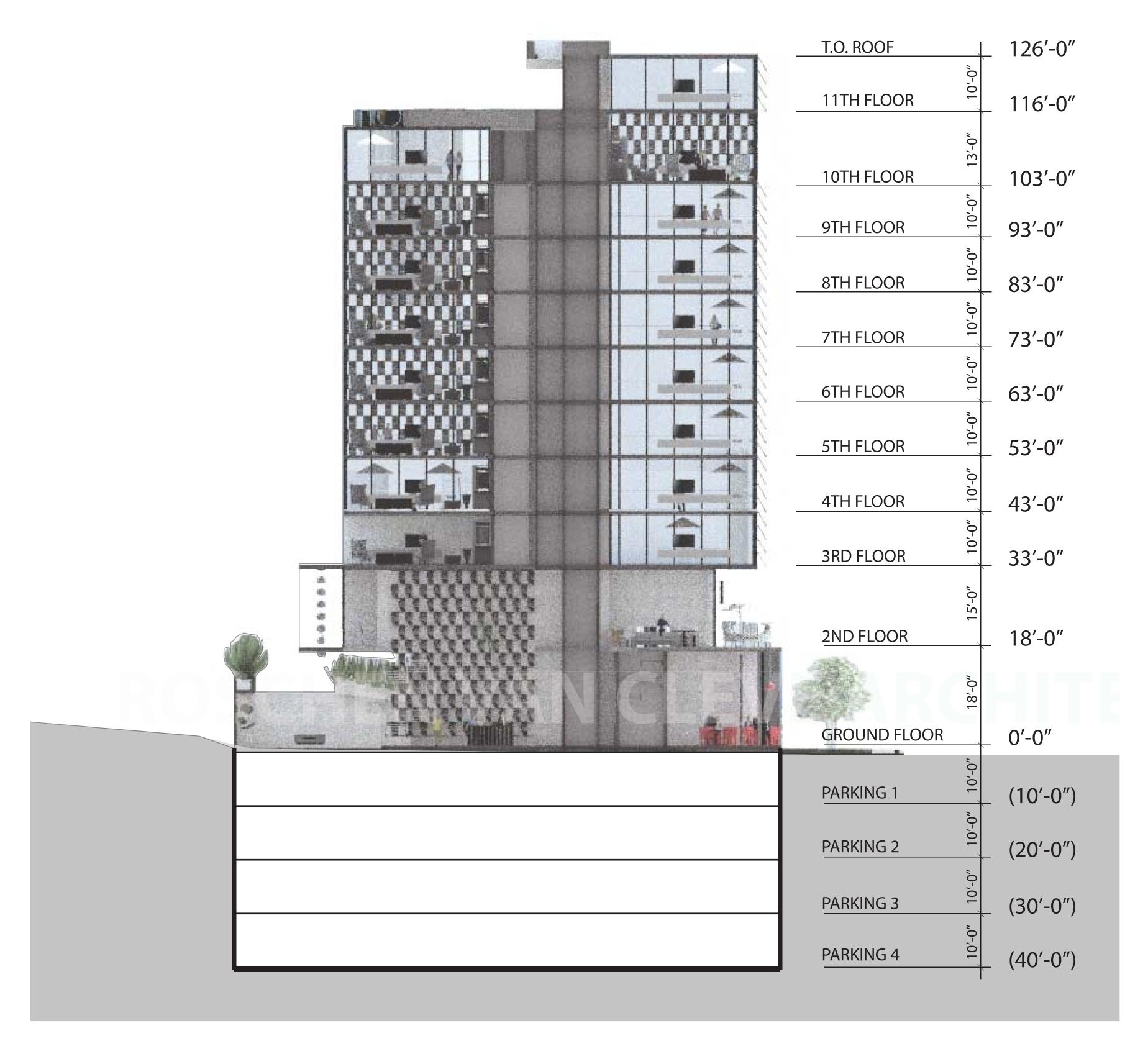
ELEVATIONS

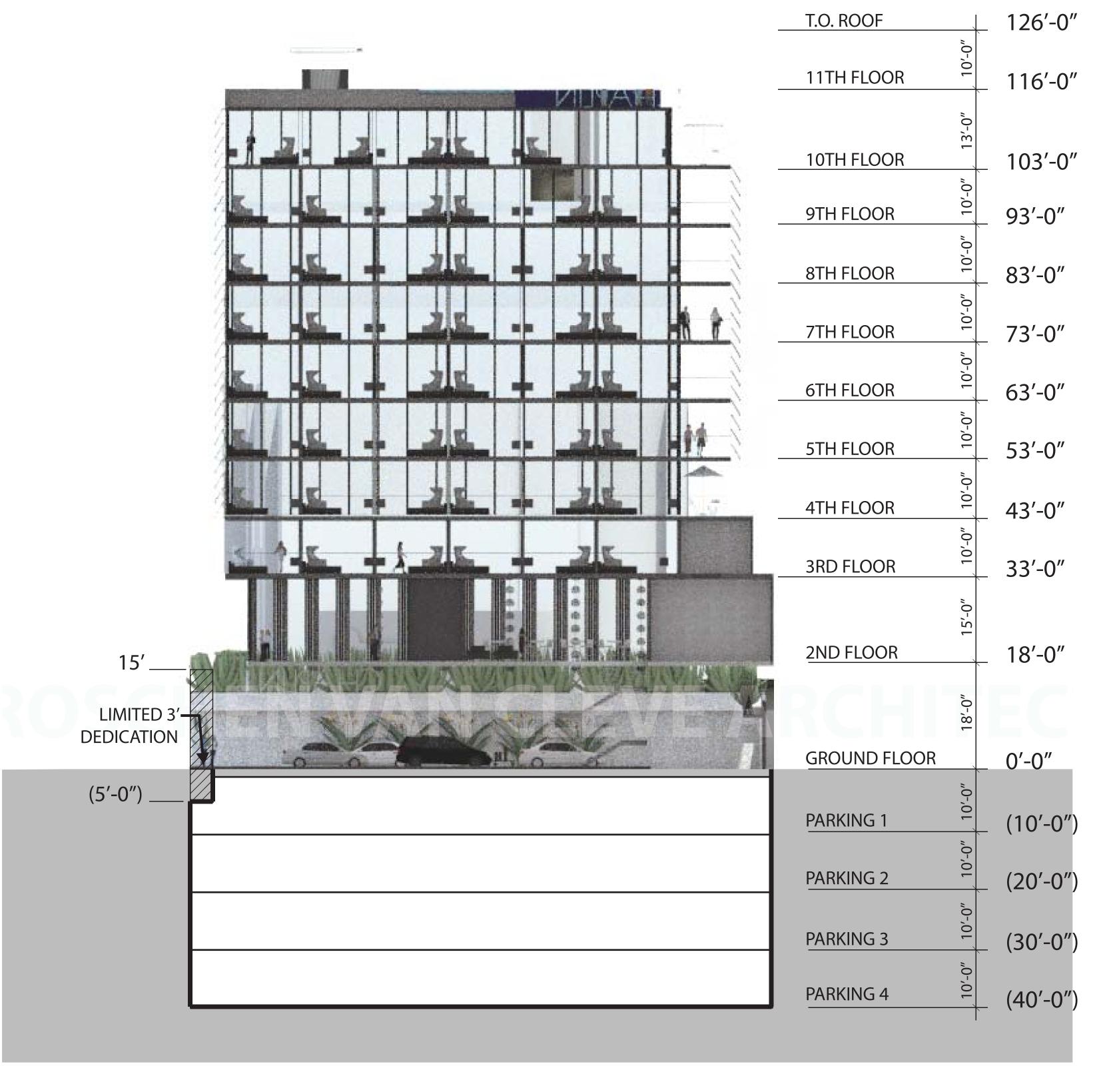
PROJECT NO.:

SCALE:
As Noted

DATE: 2-10-2017

A2.1





EAST WEST SECTION

NORTH SOUTH SECTION



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CONCRETE PANELS PAINTED WHITE

13 FROSTED GLASS IMAGES IN STEEL FRAME

CERAMIC FLOOR TILE

WHITE SURFACE BRICK OVER CONCRETE

CONCRETE BALCONY WITH GLASS GUARD RAIL



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DATE: **2-10-2017**

ROOF FLOOR PLAN



Total Landscape Area

- Ground: 1072 sq.ft.

- Roof: 88 sq.ft.

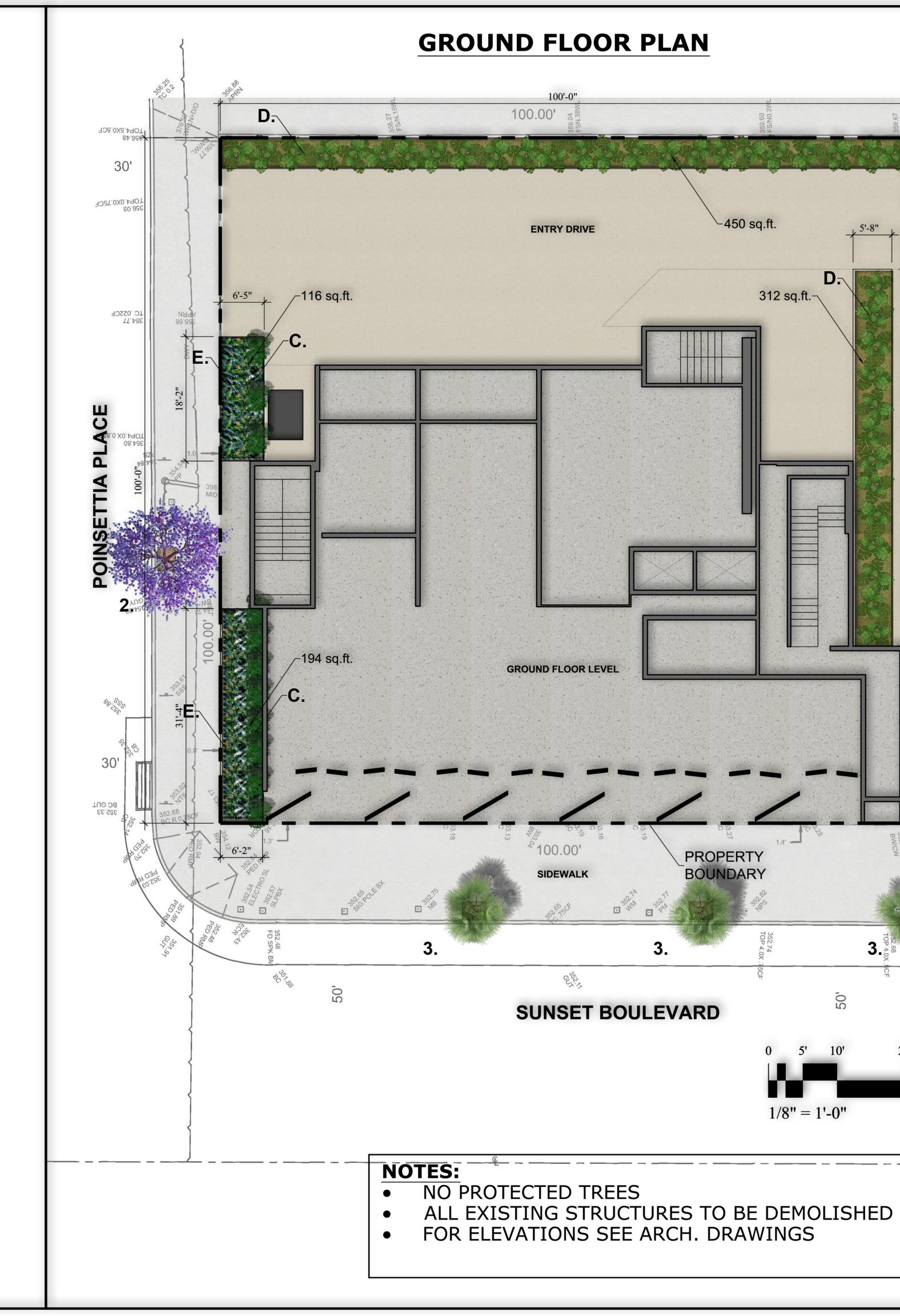
Plant List:

Trees:

- Howea forsteriana Kentia Palm 5 @ 36" BOX
- Jacaranda mimosifolia Jacaranda 1 @ 48" BOX
- 3. Washingtionia robusta Mexican Fan Palm 3 @ 15" B.T.

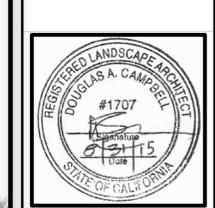
Accents/Shrubs/Groundcovers

- A. Houttuynia cordata 'Chameleon' 16 @ 15gal (Not Shown)
- B. Hylocereus undatus 'Joyce Greenlund' Dragonfruit 16 @ 15gal (Not Shown)
- Monstera deliciosa Split-leaf Philodendron 12 @ 24"BOX
- Philodendron 'Xanadu' 44@ 24" BOX
- Strelitzia reginae Bird of Paradise 12 @ 24" BOX
- F. Tracelospermum jasminoides Star Jasmine 48 @ 1gal (Not Shown)



CAMPBELL CAMPBELL

CAMPBELL & CAMPBELL Doug Campbell Landscape Architect doug@campbellcampbell.com 310.795.8234



2017_01 02/03/17 1/8"=1'-0"

PRELIMINARY

CONCEPTUAL LANDSCAPE PLAN

drawing number

1.0