

PROPERTY INFORMATION

PROJECT ADDRESS: 7025 W FRANKLIN AVE
LOS ANGELES CA 90028

PROJECT OWNER: MAGIC CASTLE HOTEL LLC

PIN NUMBER: 150B181 569
LOT/PARCEL AREA (CALCULATED): 25,868.4 (SQ FT)
THOMAS BROTHERS GRID: PAGE 593 - GRID D4
ASSESSOR PARCEL NO. (APN): 5549017010
TRACT: WHITLEY HILL TRACT NO. 1
MAP REFERENCE: M B 2-71
BLOCK: NONE
LOT: FR 4
ARB (LOT CUT REFERENCE): 2
Map Sheet: 150B181

JURISDICTIONAL

COMMUNITY PLAN AREA: HOLLYWOOD
AREA PLANNING COMMISSION: CENTRAL
NEIGHBORHOOD COUNCIL: HOLLYWOOD HILLS WEST
COUNCIL DISTRICT: CD 4 - DAVID E. RYU
CENSUS TRACT #: 1897.02
LADBS DISTRICT OFFICE: LOS ANGELES METRO

PLANNING AND ZONING

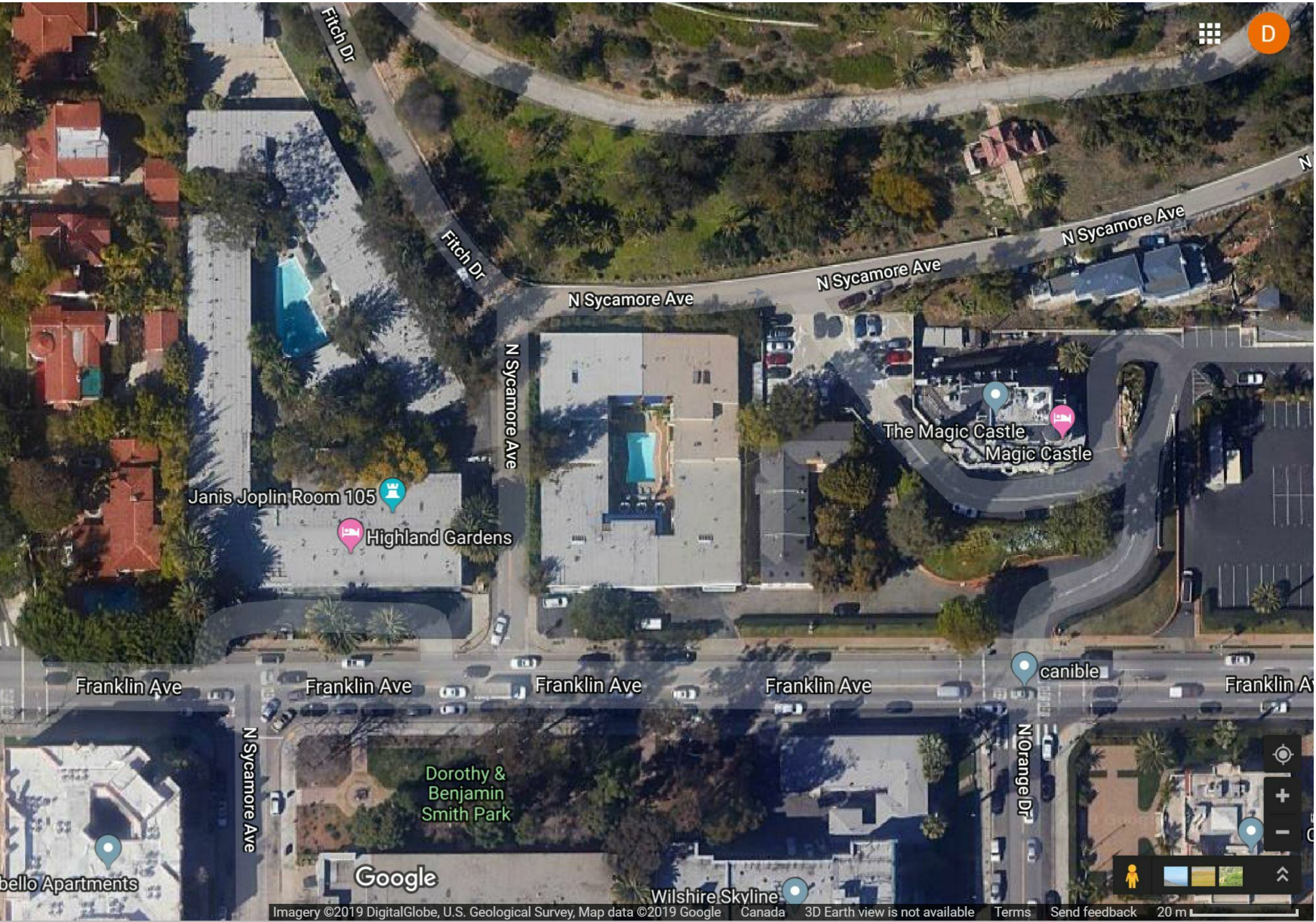
SPECIAL NOTES: NONE
ZONING: [Q]R5-1VL
ZONING INFORMATION (ZI): ZI-1352 HOLLYWOOD REDEVELOPMENT PROJECT
ZONING INFORMATION (ZI): ZI-2277 HOLLYWOOD REDEVELOPMENT PROJECT
ZONING INFORMATION (ZI): ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZONING INFORMATION (ZI): ZI-2441 ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE
ZONING INFORMATION (ZI): ZI-2433 REVISED HOLLYWOOD INJUNCTION
ZONING INFORMATION (ZI): ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
GENERAL PLAN LAND USE: HIGH MEDIUM RESIDENTIAL
GENERAL PLAN NOTE(S): YES
HILLSIDE AREA (ZONING CODE): YES

NOTE:

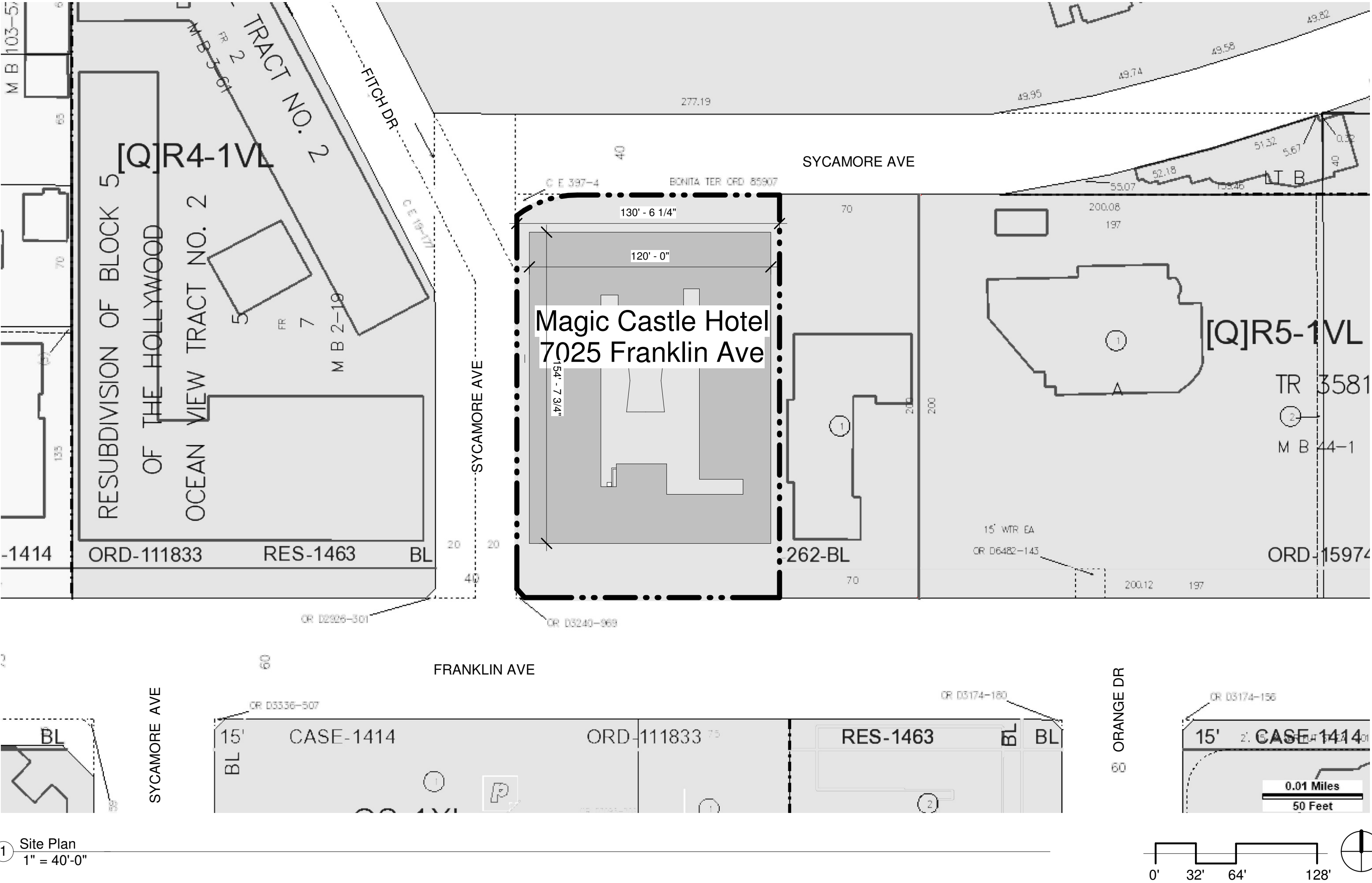
No food preparation is provided.
Continental breakfast only.

PROJECT SCOPE

Tenant improvement consisting of the installation of a new refrigerator, freezer and ice machine in an existing beverage dispensing room.



Vicinity



PROJECT

MAGIC CASTLE HOTEL

7025 Franklin Avenue
Los Angeles CA 90028

Daniel Congdon
310.922.3887
Los Angeles

VARIOUS
PROJECTS
ARCHITECTURE + DESIGN

MAGIC CASTLE HOTEL

7025 Franklin Avenue
Los Angeles CA 90028

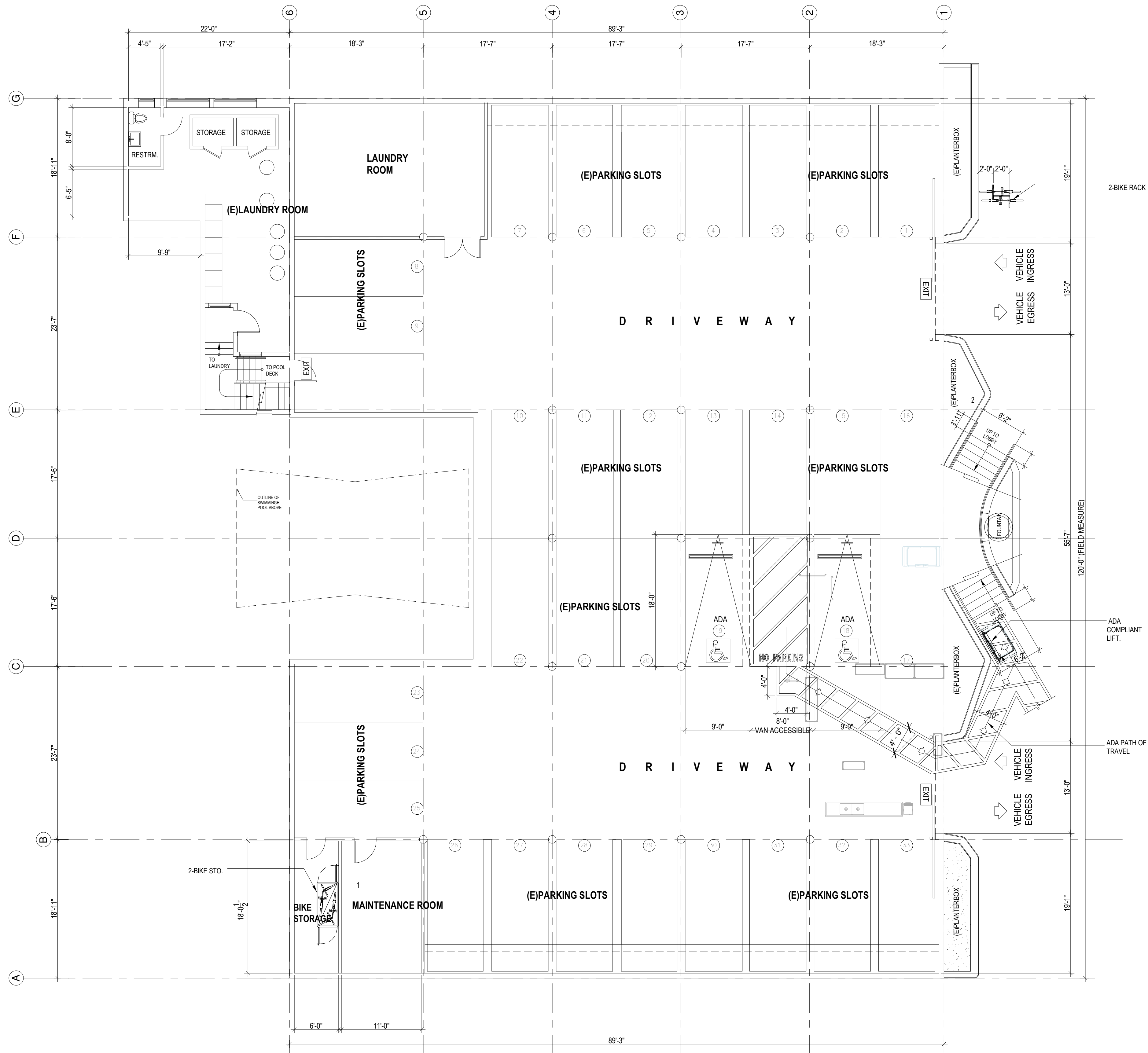
ISSUE DATES	NOTES
11/04/19	

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-01



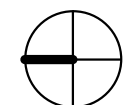
AVAILABLE PARKING

PROVIDED = (E)31 - STD.
(E) 2 - ADA

4 BICYCLE SPACES = (E) 1 - STD.

TOTAL PARKING = 34 SPACES

① Level 0
1/8" = 1'-0"



PROJECT
MAGIC CASTLE HOTEL
7025 Franklin Avenue
Los Angeles CA 90028

Daniel Congdon
310.922.3887
Los Angeles

VARIOUS
PROJECTS
ARCHITECTURE + DESIGN

MAGIC CASTLE HOTEL
7025 Franklin Avenue
Los Angeles CA 90028

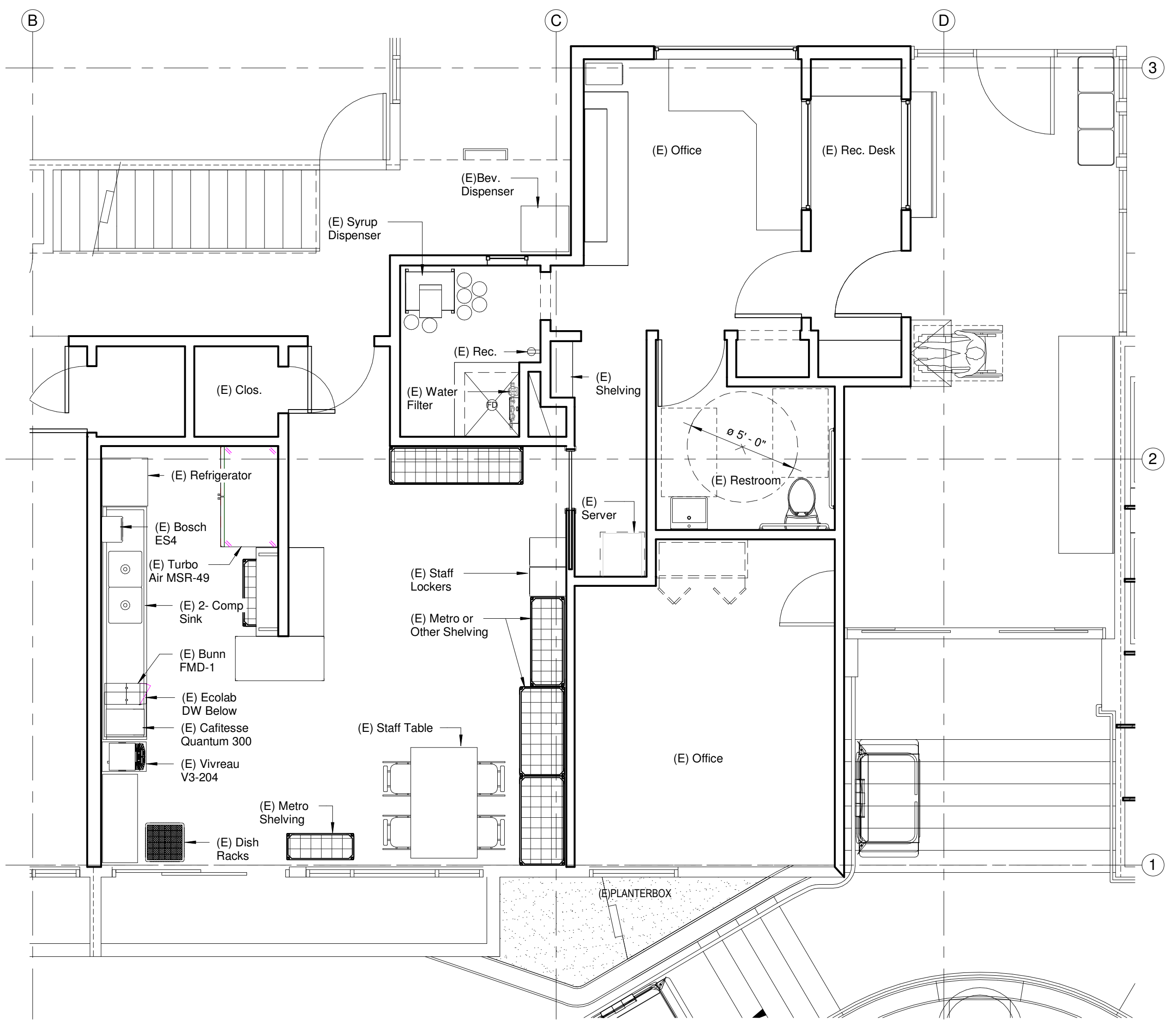
ISSUE DATES	NOTES
11/04/19	

SHEET TITLE

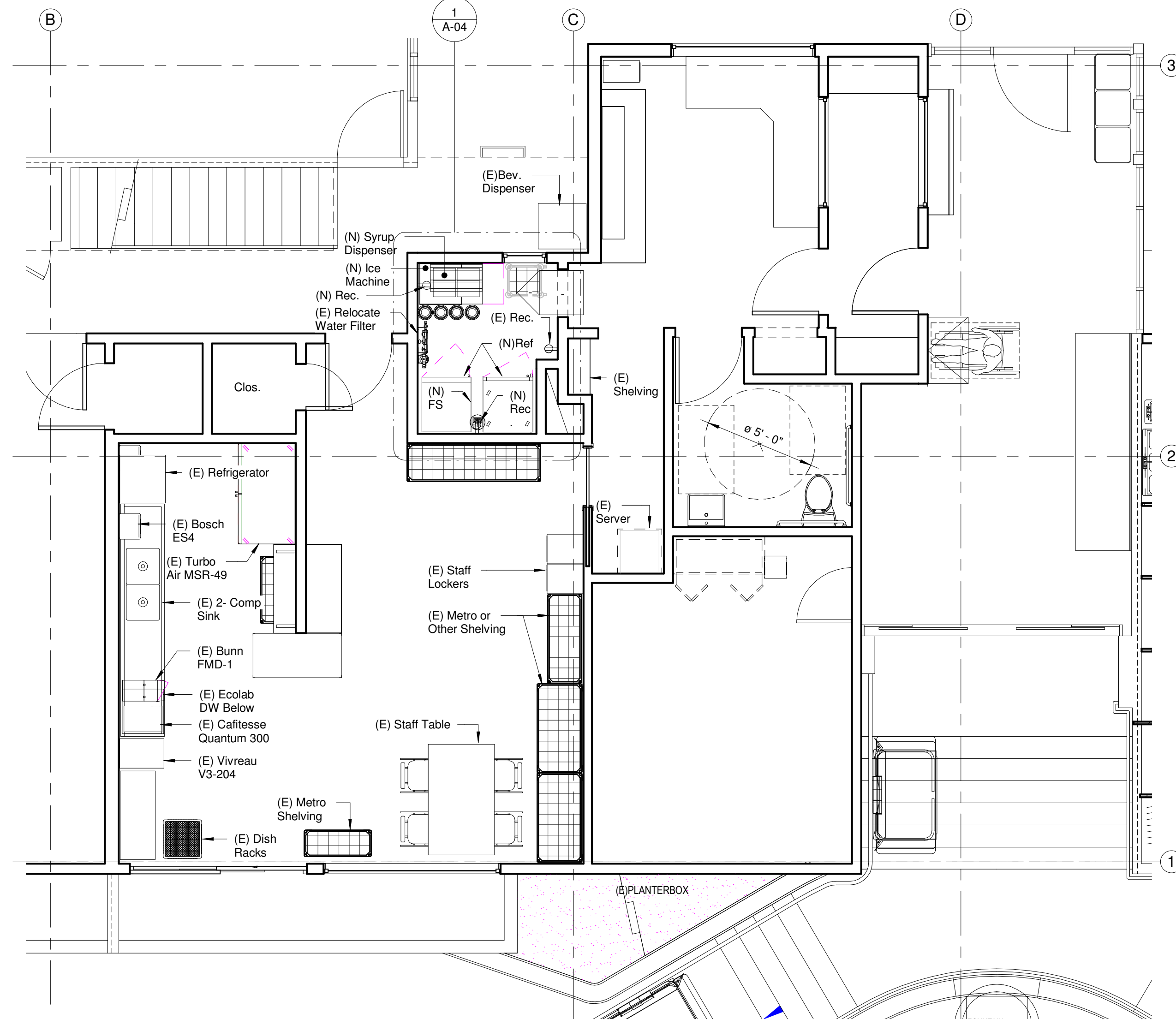
**PARKING
LEVEL**

SHEET NUMBER

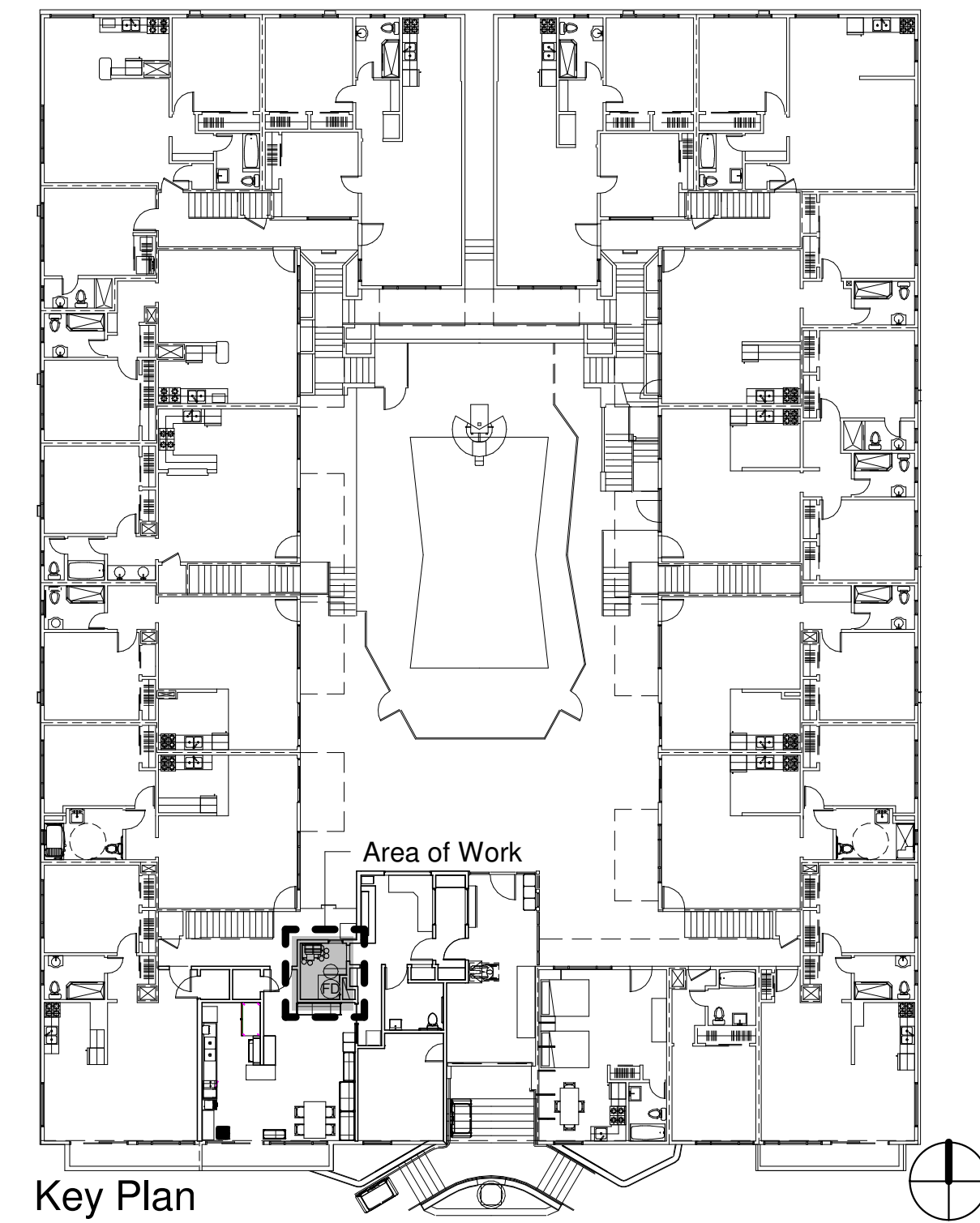
A-02



1 FL 1-Existing
1/4" = 1'-0"



2 FL 1-Proposed
1/4" = 1'-0"



Key Plan

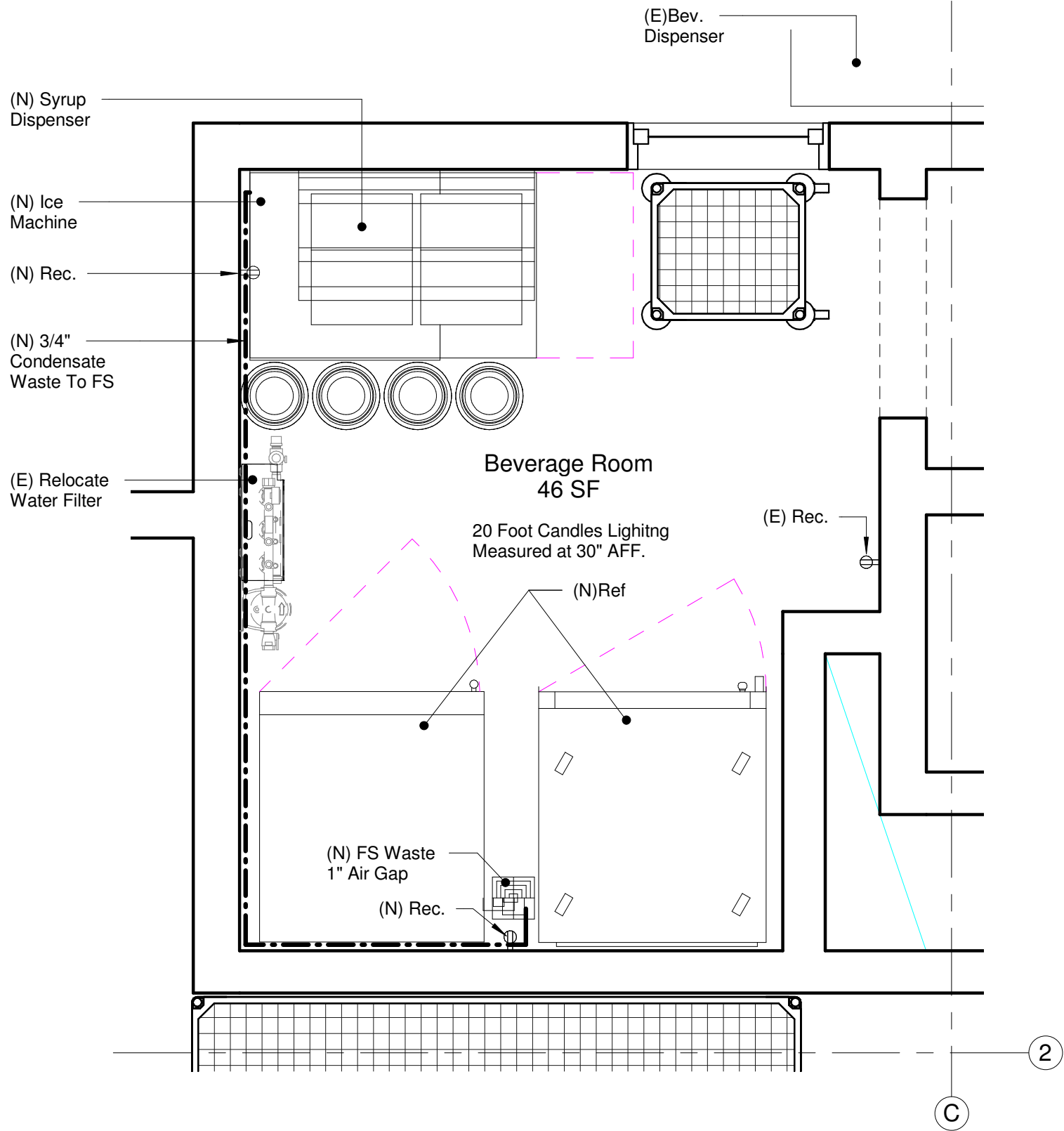
ISSUE DATES	NOTES
10/09/19	

SHEET TITLE

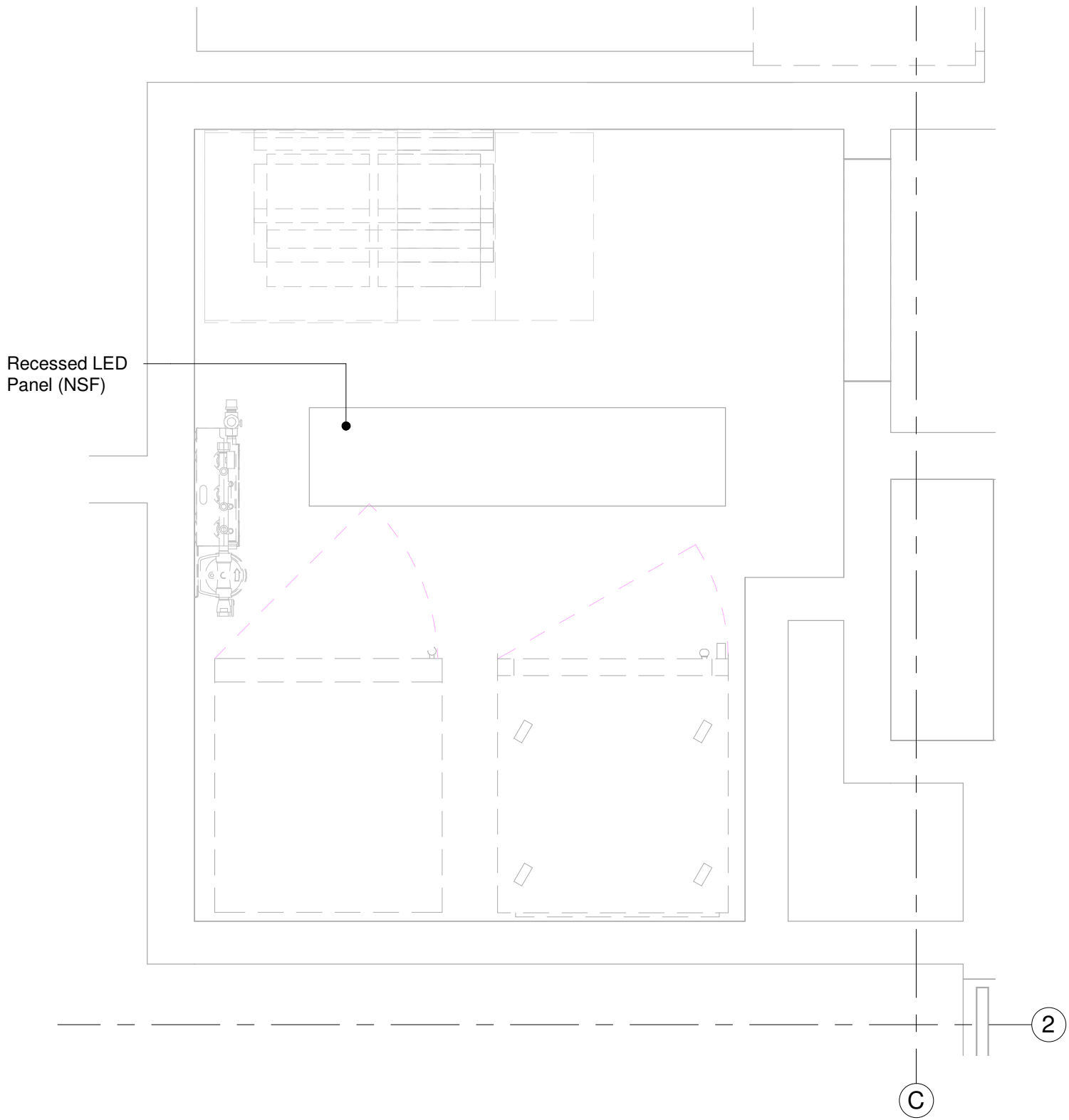
FL1
Existing-Proposed

SHEET NUMBER

A-03



1 FL 1-Proposed Beverage Room Detail
3/4" = 1'-0"



2 Beverage Room RCP
3/4" = 1'-0"



TRUE MANUFACTURING CO., INC.
U.S.A. FOODSERVICE DIVISION
2001 East Terra Lane • O'Fallon, Missouri 63366-4434 • (636)240-2400
Fax (636)272-2408 • Toll Free (800)325-6152 • Intl Fax# (001)636-272-7546
Parts Dept. (800)424-TRUE • Parts Dept. Fax# (636)272-9471 • www.truemfg.com

Project Name: _____
Location: _____
Item #: _____ Qty: _____
Model #: _____

AIA # _____
SIS # _____

Model: **T-23FG-HC-FGD01**

T-Series:
Reach-In Glass Swing Door -10°F Freezer with Hydrocarbon Refrigerant-Framed Glass Door Version 01



T-23FG-HC-FGD01

- True's glass door reach-in's are designed with enduring quality that protects your long term investment.
- Designed using the highest quality materials and components to provide the user with colder product temperatures, lower utility costs, exceptional food safety and the best value in today's food service marketplace.
- Extra large evaporator coil balanced with higher horsepower compressor and large condenser maintains -10°F (-23.3°C) cabinet temperatures. Ideally suited for both frozen foods and ice cream.
- High capacity, factory balanced refrigeration system that maintains cabinet temperatures of -10°F (-23.3°C). Ideally suited for both frozen foods and ice cream.
- Triple pane thermal glass door.
- LED interior lighting provides more even lighting throughout the cabinet. Safety shielded.
- Adjustable, heavy duty PVC coated shelves.
- Positive seal self-closing doors. Lifetime guaranteed door hinges and torsion type closure system.
- Automatic defrost system time-initiated, temperature-terminated. Saves energy consumption and provides shortest possible defrost cycle.

Bottom mounted units feature:

- *No stoop* lower shelf.
- Storage on top of cabinet.
- Compressor performs in coolest, most grease free area of kitchen.
- Easily accessible condenser coil for cleaning.

ROUGH-IN DATA

Model	Doors	Shelves	Cabinet Dimensions (inches) (mm)			HP	Voltage	Amps	NEMA Config.	Cord Length (total ft.) (total m)	Crated Weight (lbs.) (kg)
			L	D†	H*						
T-23FG-HC-FGD01	1	3	27 686	29 3/4 756	78 3/4 1991	3/4 N/A	115/60/1	6.2 N/A	5-15P	9 2.74	330 150

† Depth does not include 1 3/4" (35 mm) for door handle.
* Height does not include 5" (127 mm) for castors or 6" (153 mm) for optional legs.

 4/19	 Printed in U.S.A.	APPROVALS:	AVAILABLE AT:



TRUE MANUFACTURING CO., INC.
U.S.A. FOODSERVICE DIVISION
2001 East Terra Lane • O'Fallon, Missouri 63366-4434 • (636)240-2400
Fax (636)272-2408 • Toll Free (800)325-6152 • Intl Fax# (001)636-272-7546
Parts Dept. (800)424-TRUE • Parts Dept. Fax# (636)272-9471 • www.truemfg.com

Project Name: _____
Location: _____
Item #: _____ Qty: _____
Model #: _____

AIA # _____
SIS # _____

Model: **T-23FG-HC-FGD01**

T-Series:
Reach-In Glass Swing Door Refrigerator with Hydrocarbon Refrigerant-Framed Glass Door Version 01



T-23FG-HC-FGD01

- True's glass door reach-in's are designed with enduring quality that protects your long term investment.
- Designed using the highest quality materials and components to provide the user with colder product temperatures, lower utility costs, exceptional food safety and the best value in today's food service marketplace.
- Factory engineered, self-contained, capillary tube system using environmentally friendly R290 hydro carbon refrigerant that has zero (0) ozone depletion potential (ODP), and three (3) global warming potential (GWP).
- High capacity, factory balanced refrigeration system that maintains cabinet temperatures of 33°F to 38°F (5°C to 3.3°C) for the best in food preservation.
- Stainless steel front. The finest stainless available with higher tensile strength for fewer dents and scratches.
- Energy efficient, "Low-E" double pane thermal glass door.
- LED interior lighting provides more even lighting throughout the cabinet. Safety shielded.
- Adjustable, heavy duty PVC coated shelves.
- Positive seal self-closing door. Lifetime guaranteed door hinges and torsion type closure system.

Bottom mounted units feature:

- *No stoop* lower shelf.
- Storage on top of cabinet.
- Compressor performs in coolest, most grease free area of kitchen.
- Easily accessible condenser coil for cleaning.

ROUGH-IN DATA

Model	Doors	Shelves	Cabinet Dimensions (inches) (mm)			HP	Voltage	Amps	NEMA Config.	Cord Length (total ft.) (total m)	Crated Weight (lbs.) (kg)
			W	D†	H*						
T-23G-HC-FGD01	1	3	27 686	29 3/4 759	78 3/4 1991	1/4 1/4	115/60/1 230-240/50/1	2.2 1.2	5-15P ▲	9 2.74	315 143

† Depth does not include 1 3/4" (35 mm) for door handle.
* Height does not include 5" (127 mm) for castors or 6" (153 mm) for optional legs.

 4/19	 Printed in U.S.A.	APPROVALS:	AVAILABLE AT:

Equipment Schedule						
Description	Manufacturer	Model	Volts	FL Amps	Watts	Comments
Reach-In Refrigerator	TRUE	T-23G-HC-FGD01	115 V	2 A	253 W	(N)
Reach-In Freezer	TRUE	T-23FG	115 V	13 A	1495 W	(N)
Ice Bin	Scotsman	CU3030MA	115 V			(N)
Tubular Rack Shelves	Eagle Group	606297				(N)

Finish Schedule			
Base Finish	Wall Finish	Ceiling Finish	Floor Finish
6" Porcelain Cove Base	Smooth, Washable, Non-absorbent Semi-gloss Paint	Smooth, Washable, Non-absorbent Semi-gloss Paint	Smooth, Cleanable, Non-absorbent

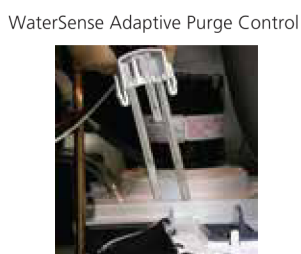
CU3030 - 300lb Self-Contained Ice Machine

Prodigy® Undercounter Cuber with Storage



Features and Benefits

- Prodigy® undercounter cubers use significantly less energy and water than other cube ice machines, exceeding Federal energy efficiency regulations.
- AutoAlert™ control panel can communicate operating status and signal when it's time to descale, sanitize and more- making upkeep easier.
- The patented WaterSense adaptive purge control delivers maximum reliability by reducing scale buildup for a longer time between cleanings.
- All external panel components are crafted for optimal aesthetic appeal through superior fit and finish.
- Preventative maintenance is simpler than ever with easily-removed door, top panel and storage bin allowing clear access to all internal components and a diagnostic code display insuring the right fix the first time.
- Includes ice scoop, 6" adjustable legs and 6" power cord.



24 Hour Volume Production

Air Cooled		Water Cooled	
Air	Water	Air	Water
70°F/21°C	90°F/32°C	70°F/21°C	90°F/32°C
50°F/10°C	70°F/21°C	50°F/10°C	70°F/21°C
313/142 lb/kg	224/102 lb/kg	347/158 lb/kg	282/128 lb/kg

Cube Ice



Certification



Warranty

- 3 years parts and labor on all components.
- 5 years parts and labor on the evaporator.
- 5 years parts on the compressor and condenser.
- Warranty valid in North, South & Central America for commercial installations.
- Contact factory for warranty in other regions.
- Residential Applications: 1 year parts and labor

Scotsman®

• 101 Corporate Woods Parkway, Vernon Hills, IL 60061 •
• 1-800-SCOTSMAN • Fax: 847-913-9844 • www.scotsman-ice.com • customer.relations@scotsman-ice.com •

PROJECT

MAGIC CASTLE HOTEL
7025 Franklin Avenue
Los Angeles CA 90028

Daniel Congdon

VARIOUS PROJECTS

MAGIC CASTLE HOTEL

7025 Franklin Avenue
Los Angeles CA 90028

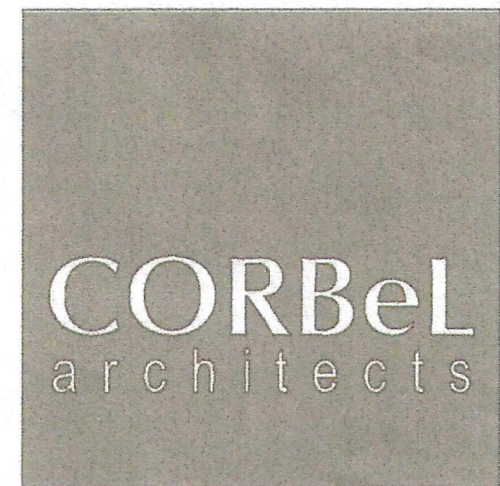
ISSUE DATES	NOTES
11/07/19	

SHEET TITLE

Proposed
Beverage
Room

SHEET NUMBER

A-01



www.corbelarchitects.com

3450 Wilshire Blvd Suite 1000
Los Angeles, California 90010
T: 213 739-9902
F: 213 739-9906

Project:

**CHANGE OF USE FROM
APARTMENT TO HOTEL**

7025 FRANKLIN AVENUE,
LOS ANGELES, CA 90028

Project Owner:

MAGIC CASTLE HOTEL, LLC

7025 FRANKLIN AVENUE,
LOS ANGELES, CA 90028

Engineer:

Architect / Engineer Seal:



THE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO	ISSUED	DATE
△	B&S CORRECTIONS	JANUARY 2018
△	ADA CORRECTIONS	JANUARY 2018

Project No: 17036

Drawn By: CORBeL Team

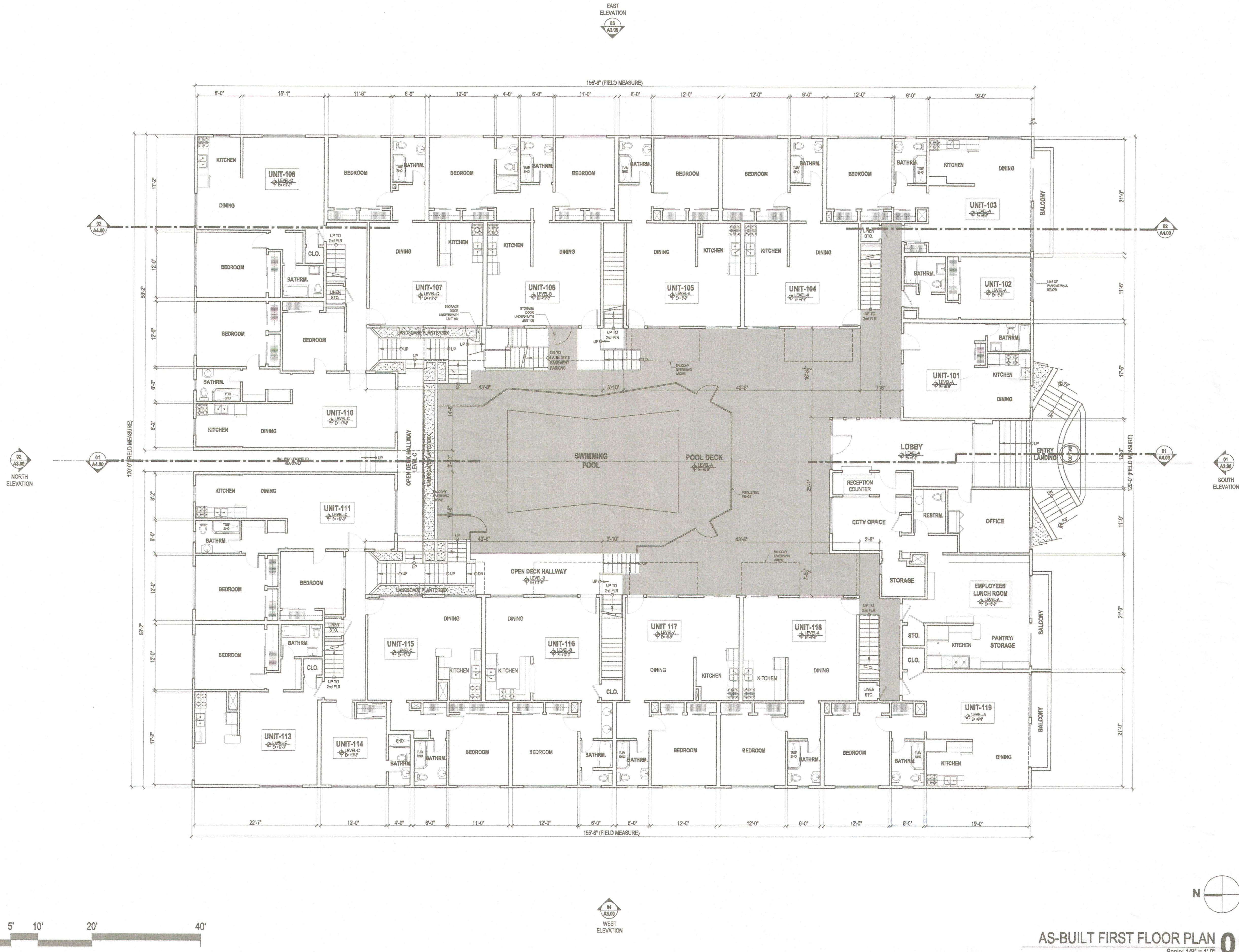
Checked By: DKM

Sheet Name:

**AS-BUILT
1st FLOOR PLAN**

Sheet No: **A2.01**

MAY 2018 - PERMIT SET



Project:

**CHANGE OF USE FROM
APARTMENT TO HOTEL**

7025 FRANKLIN AVENUE,
LOS ANGELES, CA 90028

Project Owner:

MAGIC CASTLE HOTEL, LLC

7025 FRANKLIN AVENUE,
LOS ANGELES, CA 90028

Engineer:

Architect / Engineer Seal:



THE DRAWINGS AND SPECIFICATIONS, SEAL, DESIGN AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO	ISSUED	DATE
1	B&S CORRECTIONS	JANUARY 2018
2	ADA CORRECTIONS	JANUARY 2018

Project No: 17036

Drawn By: CORBeL Team

Checked By: DKim

Sheet Name:

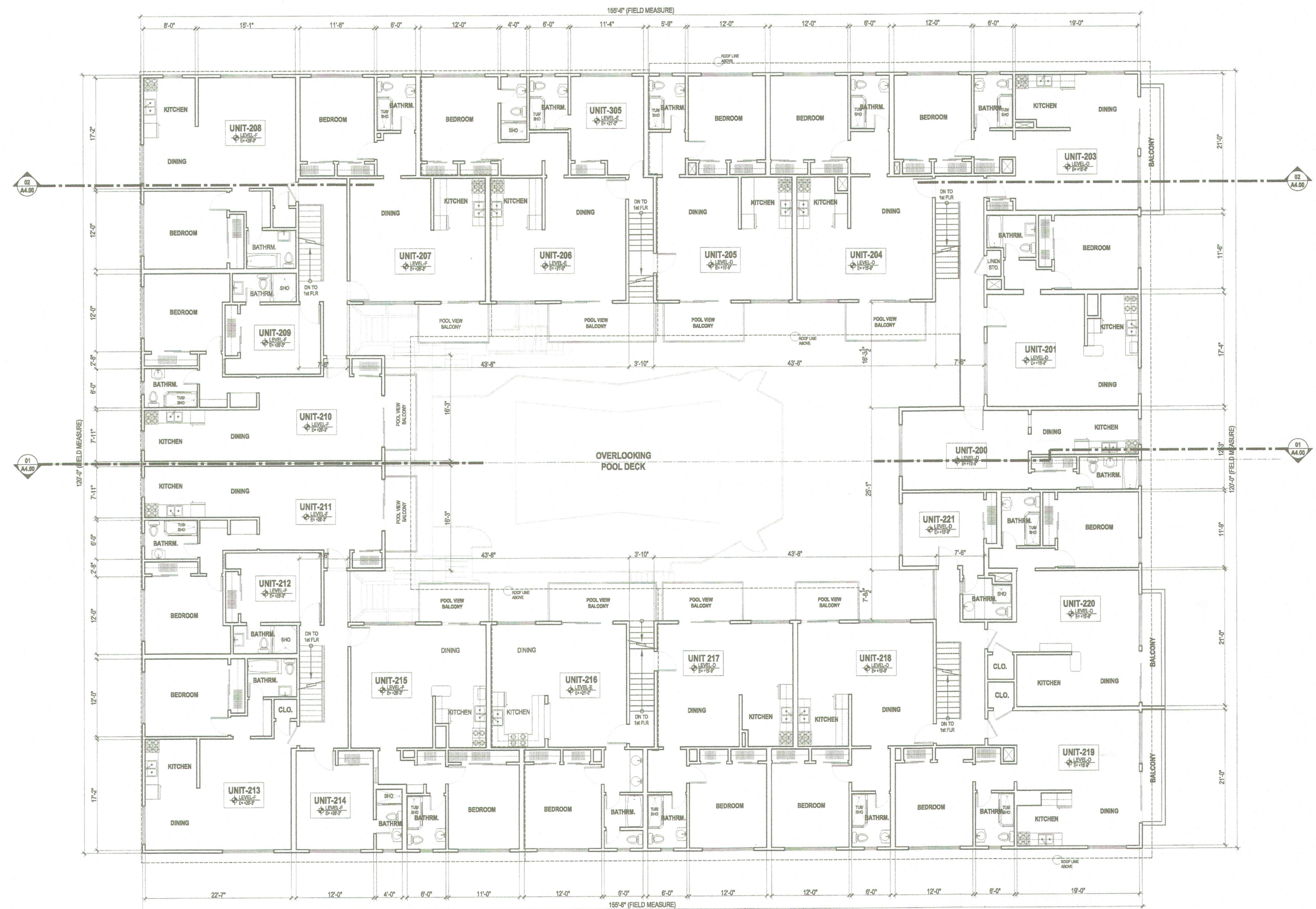
AS-BUILT
2nd FLOOR PLAN

Sheet No:

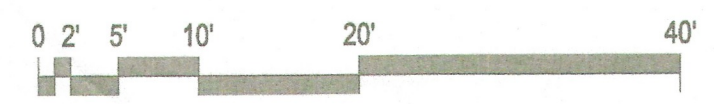
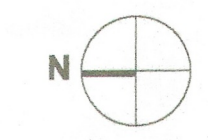
A2.02

MAY 2018 - PERMIT SET

EAST
ELEVATION
03
A4.00



WEST
ELEVATION
04
A3.00



AS-BUILT SECOND FLOOR PLAN **01**
Scale: 1/8" = 1'-0"