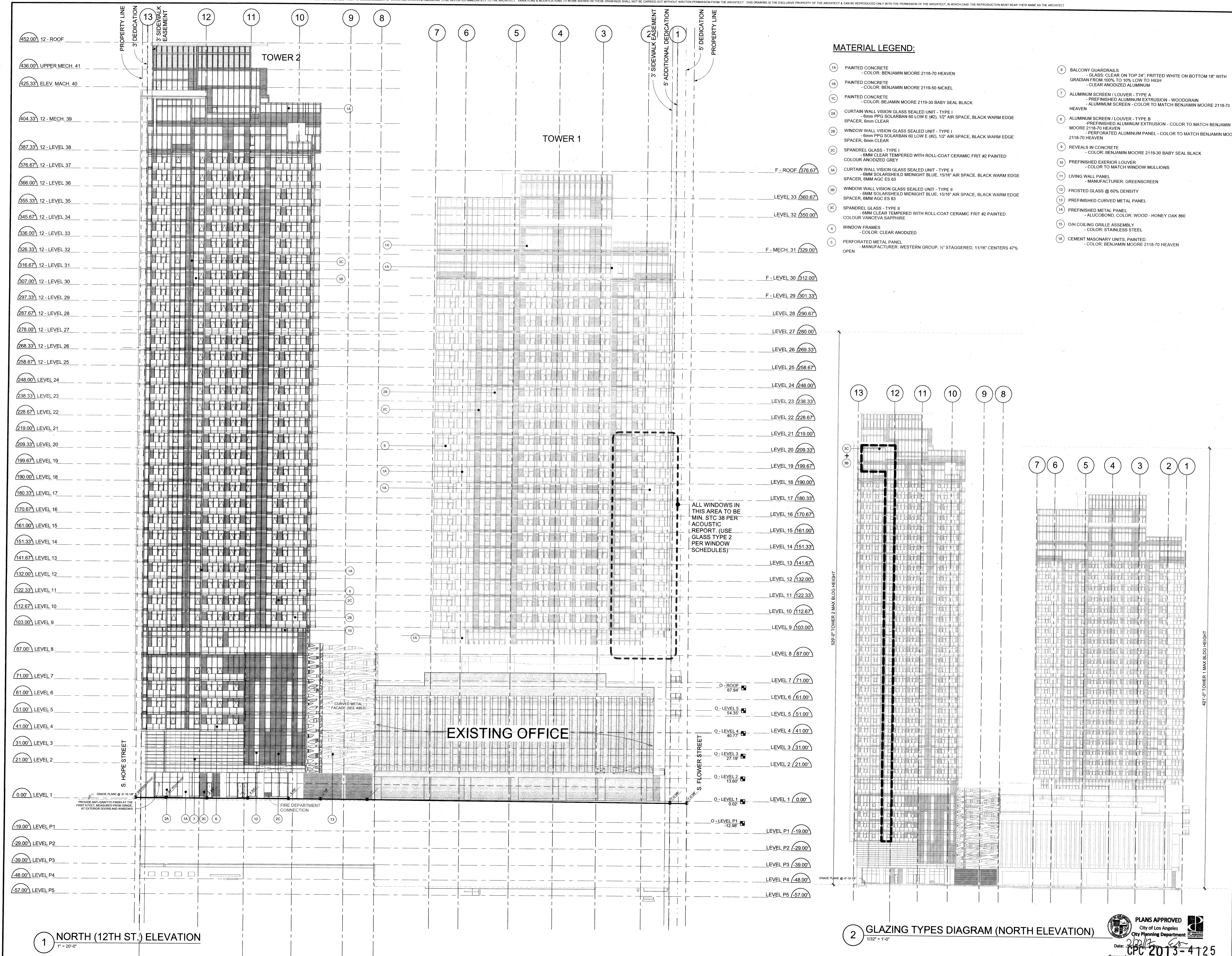




LEGEND			
WD	STACKED WASHER / DRYER	MIN	ELECTRICAL
TYP	TYPICAL	ELEC	MECHANICAL
C	CENTERLINE	SQ FT / S.F.	SQUARE FEET
AP	ACCESS PANEL	CB	CATCH BASIN
EP	ELECTRICAL PANEL	FD	FLOOR DRAIN
mm	MINUTE	PD	PLANTER DRAIN
hr	HOUR	RD	ROOF DRAIN
WS	WORK STATION	OFD	OVERFLOW ROOF DRAIN
UNO	UNLESS NOTED OTHERWISE		

CONCRETE (WALLS, COLUMNS, FLOORS, ROOF)	
MASONRY WALLS	
PARTITION WALLS	
WALL, FLOOR, AND ROOF TYPE TAG	
ELEVATION	
EXTERIOR ELEVATION FINISH (SEE ELEVATIONS FOR DETAILED LIST)	
WINDOW TYPE TAG	
DOOR TYPE TAG	
IN-SLAB DUCTS (SEE MECHANICAL)	
UNDER SLAB DUCTS (SEE MECHANICAL)	
CONCRETE ELEVATION CHANGE (MAY BE DIFFERENT FROM THAT NOTED ON STRUCTURAL DRAWINGS TO ACKNOWLEDGE ANY CONCRETE BUILD-UP FOR SLOPES)	
STANDPIPE (REFER TO MECHANICAL DRAWINGS)	
DROPPED CEILING (SHADE INDICATED ON ENLARGED PLANS)	
CEILING TYPE TAG	
ELECTRIC VEHICLE CHARGING STATION	
INDICATES SENSOR LOCATION AND ORIENTATION (SEE STRUCTURAL)	
SMOKE DETECTOR	
SMOKE / CARBON MONOXIDE COMBINATION DETECTOR	
BATHROOM EXHAUST FAN (ENERGY STAR COMPLIANT & HUMIDISTAT CONTROLLED)	



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PROJECT:
HOPE + FLOWER MIXED-USE DEVELOPMENT

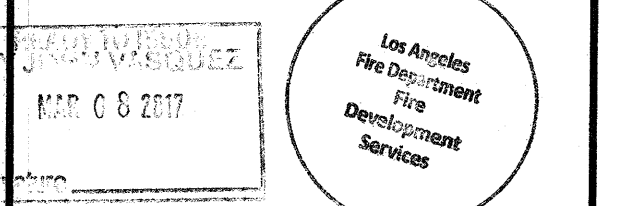
1201 S. Hope Street
Los Angeles, CA

CLIENT:
onni
group of companies

CONSULTANT:

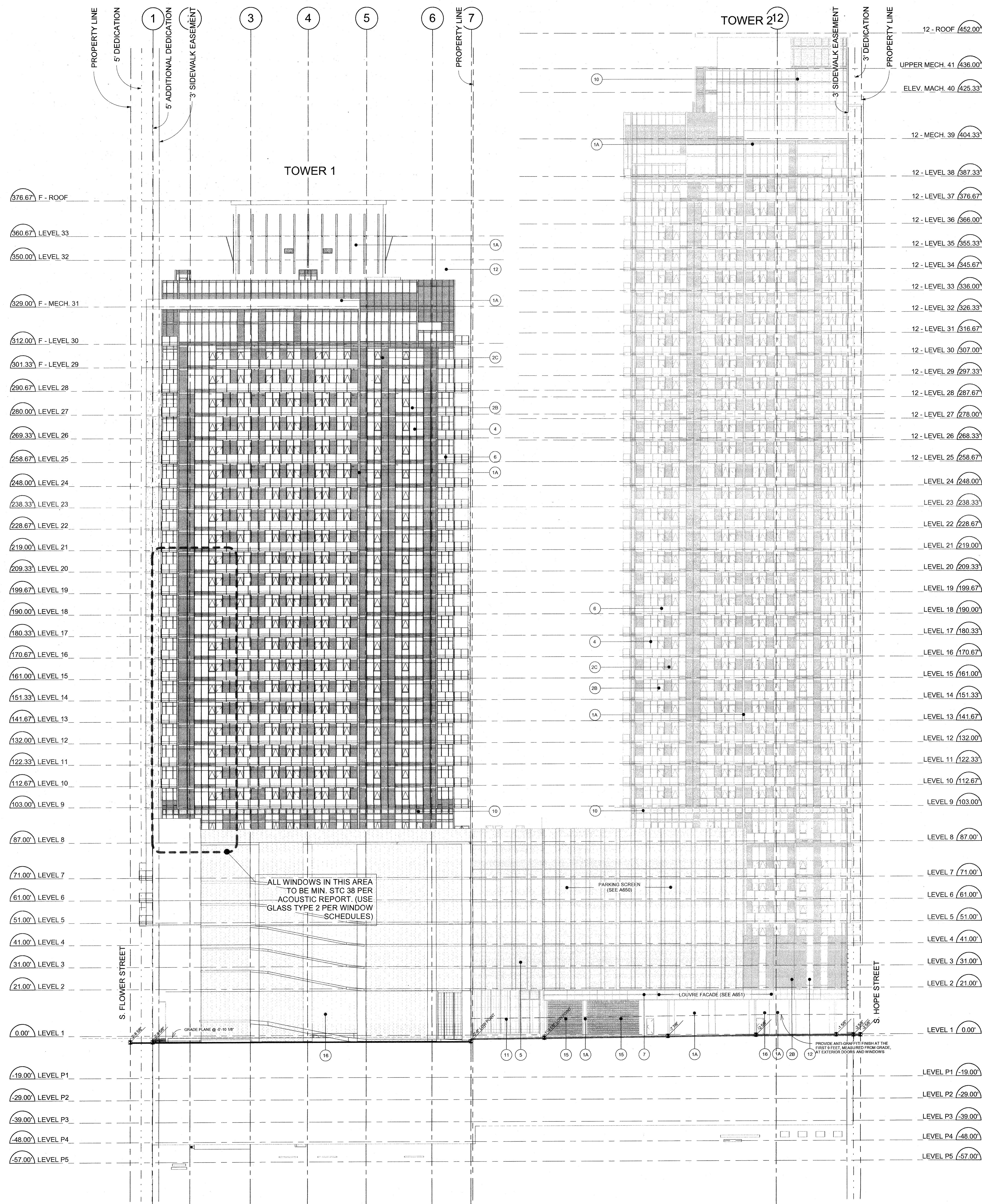
SCALE: As Indicated
DATE: FEBRUARY 20, 2017
JOB NO:

SHEET TITLE:
NORTH ELEVATION



DRAWING NO.:
A300

REVISION NO.:
-



MATERIAL LEGEND:

- 1A PAINTED CONCRETE
COLOR: BENJAMIN MOORE 2118-70 HEAVEN
- 1B PAINTED CONCRETE
COLOR: BENJAMIN MOORE 2119-50 NICKEL
- 1C PAINTED CONCRETE
COLOR: BENJAMIN MOORE 2119-30 BABY SEAL BLACK
- 2A CURTAIN WALL VISION GLASS SEALED UNIT - TYPE I
- 6mm PPG SOLARBAN 60 LOW E (#2), 1/2" AIR SPACE, BLACK WARM EDGE SPACER, 6mm CLEAR
- 2B WINDOW WALL VISION GLASS SEALED UNIT - TYPE I
- 6mm PPG SOLARBAN 60 LOW E (#2), 1/2" AIR SPACE, BLACK WARM EDGE SPACER, 6mm CLEAR
- 2C SPANDREL GLASS - TYPE I
- 6MM CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT #2 PAINTED COLOUR ANODIZED GREY
- 3A CURTAIN WALL VISION GLASS SEALED UNIT - TYPE II
- 6MM SOLARSHEILD MIDNIGHT BLUE, 15/16" AIR SPACE, BLACK WARM EDGE SPACER, 6MM AGC ES 63
- 3B WINDOW WALL VISION GLASS SEALED UNIT - TYPE II
- 6MM SOLARSHEILD MIDNIGHT BLUE, 15/16" AIR SPACE, BLACK WARM EDGE SPACER, 6MM AGC ES 63
- 3C SPANDREL GLASS - TYPE II
- 6MM CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT #2 PAINTED COLOUR VANCEVA SAPPHIRE
- 4 WINDOW FRAMES
COLOR: CLEAR ANODIZED
- 5 PERFORATED METAL PANEL
- MANUFACTURER: WESTERN GROUP, 1/2" STAGGERED, 11/16" CENTERS 47% OPEN
- 6 BALCONY GUARDRAILS
- GLASS: CLEAR ON TOP 24", FRITTED WHITE ON BOTTOM 18" WITH GRADIAN FROM 100% TO 10% LOW TO HIGH
- CLEAR ANODIZED ALUMINUM
- 7 ALUMINUM SCREEN / LOUVER - TYPE A
- PREFINISHED ALUMINUM EXTRUSION - WOODGRAIN
- ALUMINUM SCREEN - COLOR TO MATCH BENJAMIN MOORE 2118-70 HEAVEN
- 8 ALUMINUM SCREEN / LOUVER - TYPE B
- PREFINISHED ALUMINUM EXTRUSION - COLOR TO MATCH BENJAMIN MOORE 2118-70 HEAVEN
- PERFORATED ALUMINUM PANEL - COLOR TO MATCH BENJAMIN MOORE 2118-70 HEAVEN
- 9 REVEALS IN CONCRETE
- COLOR: BENJAMIN MOORE 2119-30 BABY SEAL BLACK
- 10 PREFINISHED EXTERIOR LOUVER
- COLOR TO MATCH WINDOW MULLIONS
- 11 LIVING WALL PANEL
- MANUFACTURER: GREENSCREEN
- 12 FROSTED GLASS @ 80% DENSITY
- 13 PREFINISHED CURVED METAL PANEL
- 14 PREFINISHED METAL PANEL
- ALUCOBOND, COLOR: WOOD - HONEY OAK 860
- 15 O/H COILING GRILLE ASSEMBLY
- COLOR: STAINLESS STEEL
- 16 CEMENT MASONRY UNITS, PAINTED.
- COLOR: BENJAMIN MOORE 2118-70 HEAVEN

LEGEND

WD	STACKED WASHER / DRYER	MIN	MINIMUM
TYP	TYPICAL	ELEC	ELECTRICAL
C	CENTERLINE	MECH	MECHANICAL
AP	ACCESS PANEL	SQ FT / SF	SQUARE FEET
EP	ELECTRICAL PANEL	CB	CATCH BASIN
FM	MINUTE	FD	FLOOR DRAIN
IV	HOOR	PD	PLANTER DRAIN
WS	WORK STATION	RD	ROOF DRAIN
UND	UNLESS NOTED OTHERWISE	OFD	OVERFLOW ROOF DRAIN

CONCRETE (WALLS, COLUMNS, FLOORS, ROOF)	
MASONRY WALLS	
PARTITION WALLS	
WALL, FLOOR, AND ROOF TYPE TAG	
ELEVATION	
EXTERIOR ELEVATION FINISH (SEE ELEVATIONS FOR DETAILED LIST)	
WINDOW TYPE TAG	
DOOR TYPE TAG	
IN-SLAB DUCTS (SEE MECHANICAL)	
UNDER SLAB DUCTS (SEE MECHANICAL)	
CONCRETE ELEVATION CHANGE (MAY BE DIFFERENT FROM THAT NOTED ON STRUCTURAL DRAWINGS TO ACKNOWLEDGE ANY CONCRETE BUILD-UP FOR SLOPES)	
STANDPIPE (REFER TO MECHANICAL DRAWINGS)	
DROPPED CEILING (SHADE DENOTED ON ENLARGED PLANS)	
CEILING TYPE TAG	
ELECTRIC VEHICLE CHARGING STATION	
INDICATES SENSOR LOCATION AND ORIENTATION (SEE STRUCTURAL)	
SMOKE DETECTOR	
SMOKE CARBON MONOXIDE COMBINATION DETECTOR	
BATHROOM EXHAUST FAN (ENERGY STAR COMPLIANT & HUMIDISTAT CONTROLLED)	

NO.	REVISION	YYYY.MM.DD
1	ISSUED FOR:	YYYY.MM.DD



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PROJECT: HOPE + FLOWER MIXED-USE DEVELOPMENT

1201 S. Hope Street
Los Angeles, CA

CLIENT:
onni
group of companies

CONSULTANT:

SCALE: As Indicated	SEAL:
DATE: FEBRUARY 20, 2017	
JOB NO.:	

SHEET TITLE: SOUTH ELEVATION

PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 2/21/17
Comments: CPC 2013-4125

DRAWING NO.:
A303

REVISION NO.:
-



MATERIAL LEGEND:

- 1A PAINTED CONCRETE
- COLOR: BENJAMIN MOORE 2118-70 HEAVEN
- 1B PAINTED CONCRETE
- COLOR: BENJAMIN MOORE 2119-50 NICKEL
- 1C PAINTED CONCRETE
- COLOR: BENJAMIN MOORE 2119-30 BABY SEAL BLACK
- 2A CURTAIN WALL VISION GLASS SEALED UNIT - TYPE I
- 6mm PPG SOLARBAN 60 LOW E (#2), 1/2" AIR SPACE, BLACK WARM EDGE SPACER, 6mm CLEAR
- 2B WINDOW WALL VISION GLASS SEALED UNIT - TYPE I
- 6mm PPG SOLARBAN 60 LOW E (#2), 1/2" AIR SPACE, BLACK WARM EDGE SPACER, 6mm CLEAR
- 2C SPANDREL GLASS - TYPE I
- 6mm CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT #2 PAINTED COLOUR ANODIZED GREY
- 2A CURTAIN WALL VISION GLASS SEALED UNIT - TYPE II
- 6mm SOLARSHEILD MIDNIGHT BLUE, 15/16" AIR SPACE, BLACK WARM EDGE SPACER, 6mm AGC ES 63
- 2B WINDOW WALL VISION GLASS SEALED UNIT - TYPE II
- 6mm SOLARSHEILD MIDNIGHT BLUE, 15/16" AIR SPACE, BLACK WARM EDGE SPACER, 6mm AGC ES 63
- 2C SPANDREL GLASS - TYPE II
- 6mm CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT #2 PAINTED COLOUR VANCEVA SAPPHIRE
- 4 WINDOW FRAMES
- COLOR: CLEAR ANODIZED
- 5 PERFORATED METAL PANEL
- MANUFACTURER: WESTERN GROUP, 1/2" STAGGERED, 11/16" CENTERS 47% OPEN
- 6 BALCONY GUARDRAILS
- GLASS: CLEAR ON TOP 24"; FRITTED WHITE ON BOTTOM 18" WITH GRADIAN FROM 100% TO 10% LOW TO HIGH
- CLEAR ANODIZED ALUMINUM
- 7 ALUMINUM SCREEN / LOUVER - TYPE A
- PREFINISHED ALUMINUM EXTRUSION - WOODGRAIN
- ALUMINUM SCREEN - COLOR TO MATCH BENJAMIN MOORE 2118-70 HEAVEN
- 8 ALUMINUM SCREEN / LOUVER - TYPE B
- PREFINISHED ALUMINUM EXTRUSION - COLOR TO MATCH BENJAMIN MOORE 2118-70 HEAVEN
- PERFORATED ALUMINUM PANEL - COLOR TO MATCH BENJAMIN MOORE 2118-70 HEAVEN
- 9 REVEALS IN CONCRETE
- COLOR: BENJAMIN MOORE 2119-30 BABY SEAL BLACK
- 10 PREFINISHED EXTERIOR LOUVER
- COLOR TO MATCH WINDOW MULLIONS
- 11 LIVING WALL PANEL
- MANUFACTURER: GREENSCREEN
- 12 FROSTED GLASS @ 60% DENSITY
- 13 PREFINISHED CURVED METAL PANEL
- 14 PREFINISHED METAL PANEL
- ALUCOBOND, COLOR: WOOD - HONEY OAK 860
- 15 O/H COILING GRILLE ASSEMBLY
- COLOR: STAINLESS STEEL
- 16 CEMENT MASONRY UNITS, PAINTED
- COLOR: BENJAMIN MOORE 2118-70 HEAVEN

LEGEND

WD	STACKED WASHER / DRYER	MIN	MINIMUM
TYP	TYPICAL	ELEC	ELECTRICAL
C	CENTERLINE	MECH	MECHANICAL
AP	ACCESS PANEL	SQ FT / S.F.	SQUARE FEET
EP	ELECTRICAL PANEL	CB	CATCH BASIN
HR	MINUTE	FD	FLOOR DRAIN
IN	INCH	PD	PLANTER DRAIN
WS	WORK STATION	RD	ROOF DRAIN
UNO	UNLESS NOTED OTHERWISE	OF RD	OVERFLOW ROOF DRAIN

CONCRETE (WALLS, COLUMNS, FLOORS, ROOF)	
MASONRY WALLS	
PARTITION WALLS	
WALL, FLOOR, AND ROOF TYPE TAG	
ELEVATION	
EXTERIOR ELEVATION FINISH (SEE ELEVATIONS FOR DETAILED LIST)	
WINDOW TYPE TAG	
DOOR TYPE TAG	
IN-SLAB DUCTS (SEE MECHANICAL)	
UNDER SLAB DUCTS (SEE MECHANICAL)	
CONCRETE ELEVATION CHANGE (MAY BE DIFFERENT FROM THAT NOTED ON STRUCTURAL DRAWINGS TO ACKNOWLEDGE ANY CONCRETE BUILD-UP FOR SLOPES)	
STANDPIPE (REFER TO MECHANICAL DRAWINGS)	
DROPPED CEILING (SHADE INDICATED ON ENLARGED PLANS)	
CEILING TYPE TAG	
ELECTRIC VEHICLE CHARGING STATION	
INDICATES SENSOR LOCATION AND ORIENTATION (SEE STRUCTURAL)	
SMOKE DETECTOR	
SMOKE CARBON MONOXIDE COMBINATION DETECTOR	
BATHROOM EXHAUST FAN (ENERGY STAR COMPLIANT & HUMIDISTAT CONTROLLED)	

NO.	REVISION	DATE
1	ISSUED FOR:	2013-01-25



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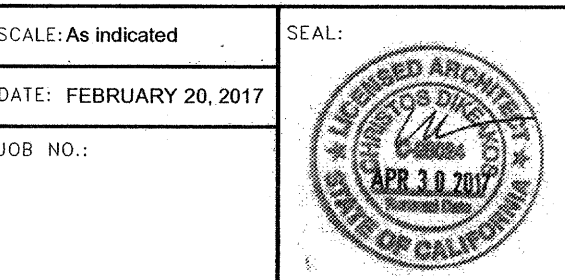
PROJECT:

**HOPE + FLOWER
MIXED-USE
DEVELOPMENT**

1201 S. Hope Street
Los Angeles, CA



CONSULTANT:

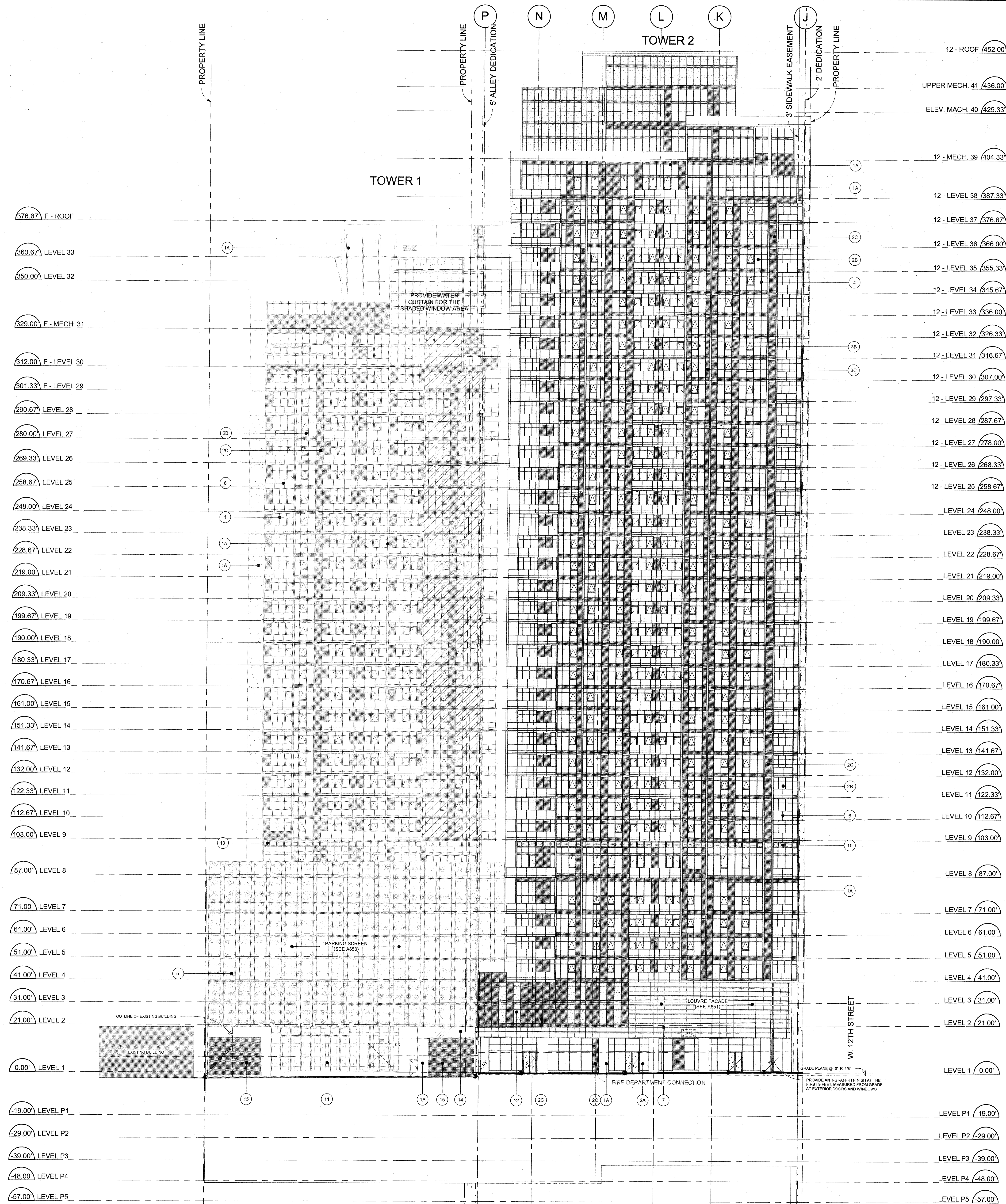


SHEET TITLE:

**WEST
ELEVATION**

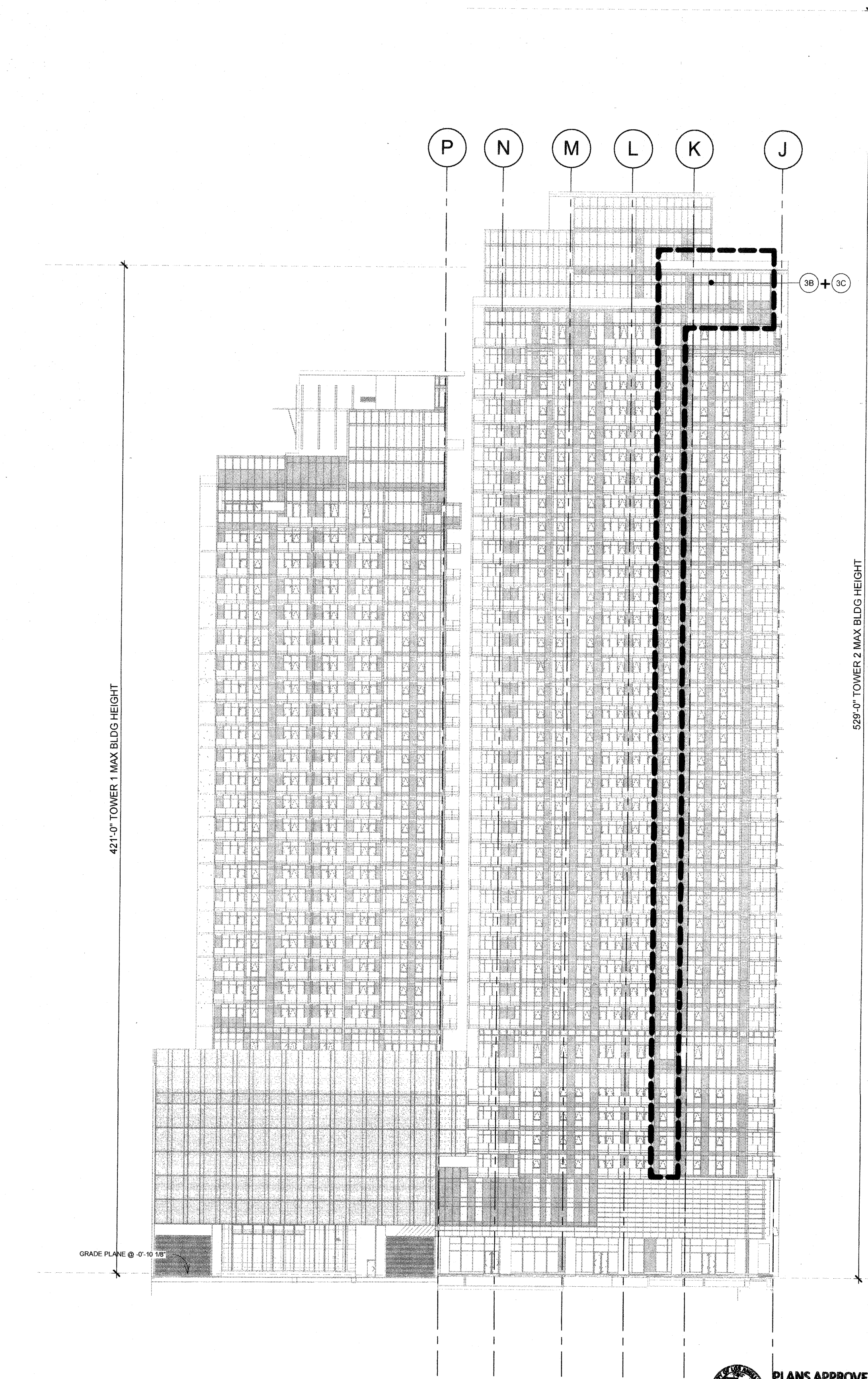


DRAWING NO.:
A302



MATERIAL LEGEND:

- 1A PAINTED CONCRETE
- COLOR: BENJAMIN MOORE 2118-70 HEAVEN
- 1B PAINTED CONCRETE
- COLOR: BENJAMIN MOORE 2119-50 NICKEL
- 1C PAINTED CONCRETE
- COLOR: BENJAMIN MOORE 2119-30 BABY SEAL BLACK
- 2A CURTAIN WALL VISION GLASS SEALED UNIT - TYPE I
- 6mm PPG SOLARBAN 60 LOW E (#2), 1/2" AIR SPACE, BLACK WARM EDGE SPACER, 6mm CLEAR
- 2B WINDOW WALL VISION GLASS SEALED UNIT - TYPE I
- 6mm PPG SOLARBAN 60 LOW E (#2), 1/2" AIR SPACE, BLACK WARM EDGE SPACER, 6mm CLEAR
- 2C SPANDREL GLASS - TYPE I
- 6mm CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT #2 PAINTED COLOUR ANODIZED GREY
- 3A CURTAIN WALL VISION GLASS SEALED UNIT - TYPE II
- 6mm SOLARSHIELD MIDNIGHT BLUE, 15/16" AIR SPACE, BLACK WARM EDGE SPACER, 6mm AGC ES 63
- 3B WINDOW WALL VISION GLASS SEALED UNIT - TYPE II
- 6mm SOLARSHIELD MIDNIGHT BLUE, 15/16" AIR SPACE, BLACK WARM EDGE SPACER, 6mm AGC ES 63
- 3C SPANDREL GLASS - TYPE II
- 6mm CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT #2 PAINTED COLOUR VANCEVA SAPPHIRE
- 4 WINDOW FRAMES
- COLOR: CLEAR ANODIZED
- 5 PERFORATED METAL PANEL
- MANUFACTURER: WESTERN GROUP, 1/2" STAGGERED, 11/16" CENTERS 47% OPEN
- 6 BALCONY GUARDRAILS
- GLASS: CLEAR ON TOP 24", FRITTED WHITE ON BOTTOM 18" WITH GRADIAN FROM 100% TO 10% LOW TO HIGH
- CLEAR ANODIZED ALUMINUM
- 7 ALUMINUM SCREEN / LOUVER - TYPE A
- PREFINISHED ALUMINUM EXTRUSION - WOODGRAIN
- ALUMINUM SCREEN - COLOR TO MATCH BENJAMIN MOORE 2118-70 HEAVEN
- 8 ALUMINUM SCREEN / LOUVER - TYPE B
- PREFINISHED ALUMINUM EXTRUSION - COLOR TO MATCH BENJAMIN MOORE 2118-70 HEAVEN
- PERFORATED ALUMINUM PANEL - COLOR TO MATCH BENJAMIN MOORE 2118-70 HEAVEN
- 9 REVEALS IN CONCRETE
- COLOR: BENJAMIN MOORE 2119-30 BABY SEAL BLACK
- 10 PREFINISHED EXTERIOR LOUVER
- COLOR TO MATCH WINDOW MULLIONS
- 11 LIVING WALL PANEL
- MANUFACTURER: GREENSCREEN
- 12 FROSTED GLASS @ 60% DENSITY
- 13 PREFINISHED CURVED METAL PANEL
- 14 PREFINISHED METAL PANEL
- ALUCOBOND, COLOR: WOOD - HONEY OAK 860
- 15 O/H COILING GRILLE ASSEMBLY
- COLOR: STAINLESS STEEL
- 16 CEMENT MASONRY UNITS, PAINTED
- COLOR: BENJAMIN MOORE 2118-70 HEAVEN



LEGEND

WD	STACKED	MIN	MINIMUM
TYP	TYPICAL	ELEC	ELECTRICAL
C	CENTERLINE	MECH	MECHANICAL
AP	ACCESS PANEL	SQ FT / S.F.	SQUARE FEET
EP	ELECTRICAL PANEL	CS	CATCH BASIN
mn	MINUTE	PD	FLOOR DRAIN
hr	HOUR	PD	PLANTER DRAIN
WS	WORK STATION	RD	ROOF DRAIN
UNO	UNLESS NOTED OTHERWISE	OFD	OVERFLOW ROOF DRAIN

CONCRETE (WALLS, COLUMNS) (FLOORS, ROOF)	
MASONRY WALLS	
PARTITION WALLS	
WALL, FLOOR, AND ROOF TYPE TAG	
ELEVATION	
EXTERIOR ELEVATION FINISH (SEE ELEVATIONS FOR DETAILS LIST)	
WINDOW TYPE TAG	
DOOR TYPE TAG	
IN-SLAB DUCTS (SEE MECHANICAL)	
UNDER SLAB DUCTS (SEE MECHANICAL)	
CONCRETE ELEVATION CHANGE: MAY BE DIFFERENT FROM THAT NOTED ON STRUCTURAL DRAWINGS TO ACCOMMODATE ANY CONCRETE BUILD-UP FOR SLOPES	
STAIRWELL (REFER TO MECHANICAL DRAWINGS)	
DROPPED CEILING (SHADE DENOTED ON ENLARGED PLANS)	
CEILING TYPE TAG	
ELECTRIC VEHICLE CHARGING STATION	
INDICATES SENSOR LOCATION AND ORIENTATION (SEE STRUCTURAL)	
SMOKE DETECTOR	
SMOKE/ CARBON MONOXIDE COMBINATION DETECTOR	
BATHROOM EXHAUST FAN (ENERGY STAR COMPLIANT & HUMIDISTAT CONTROLLED)	

NO. REVISIONS	YYYY.MM.DD
ISSUED FOR:	YYYY.MM.DD



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PROJECT:

HOPE + FLOWER MIXED-USE DEVELOPMENT

1201 S. Hope Street
Los Angeles, CA

CLIENT:

onni
group of companies

CONSULTANT:

SCALE: As indicated
DATE: FEBRUARY 20, 2017
JOB NO.:

SHEET TITLE:

EAST ELEVATION

Los Angeles
Fire Department
Development
Services

DRAWING NO.:

A301

REVISION NO.:

PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 2/20/17
Comments: CPC 2013-4125