

1133 South Hope Street

DLANC Land Use Committee Mtg.

April 23, 2014

Case Numbers:

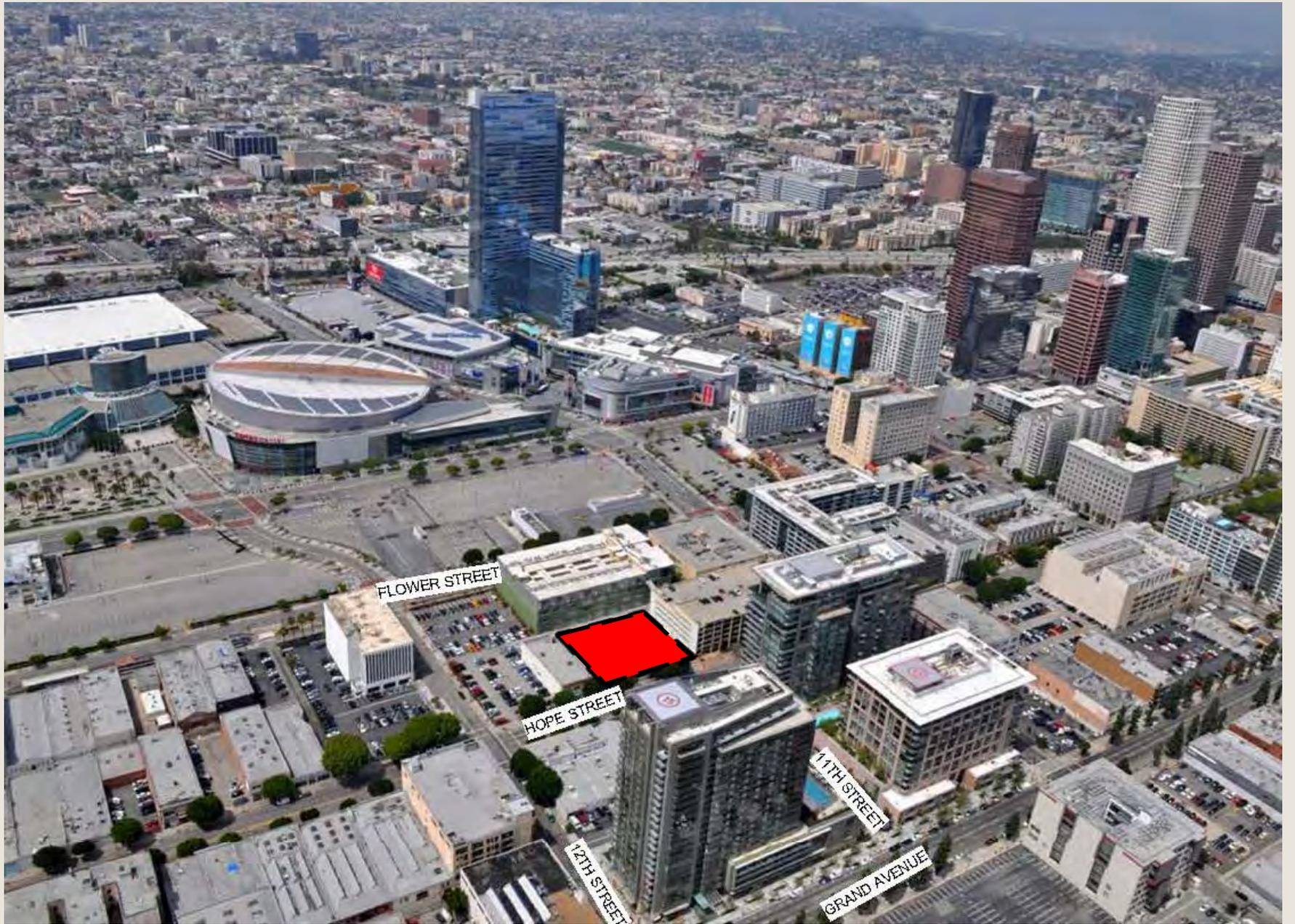
ZA-2013-4157-ZV-TDR-SPR

VTT-68095-M1

ENV-2006-8391-MND-REC1

AMACON





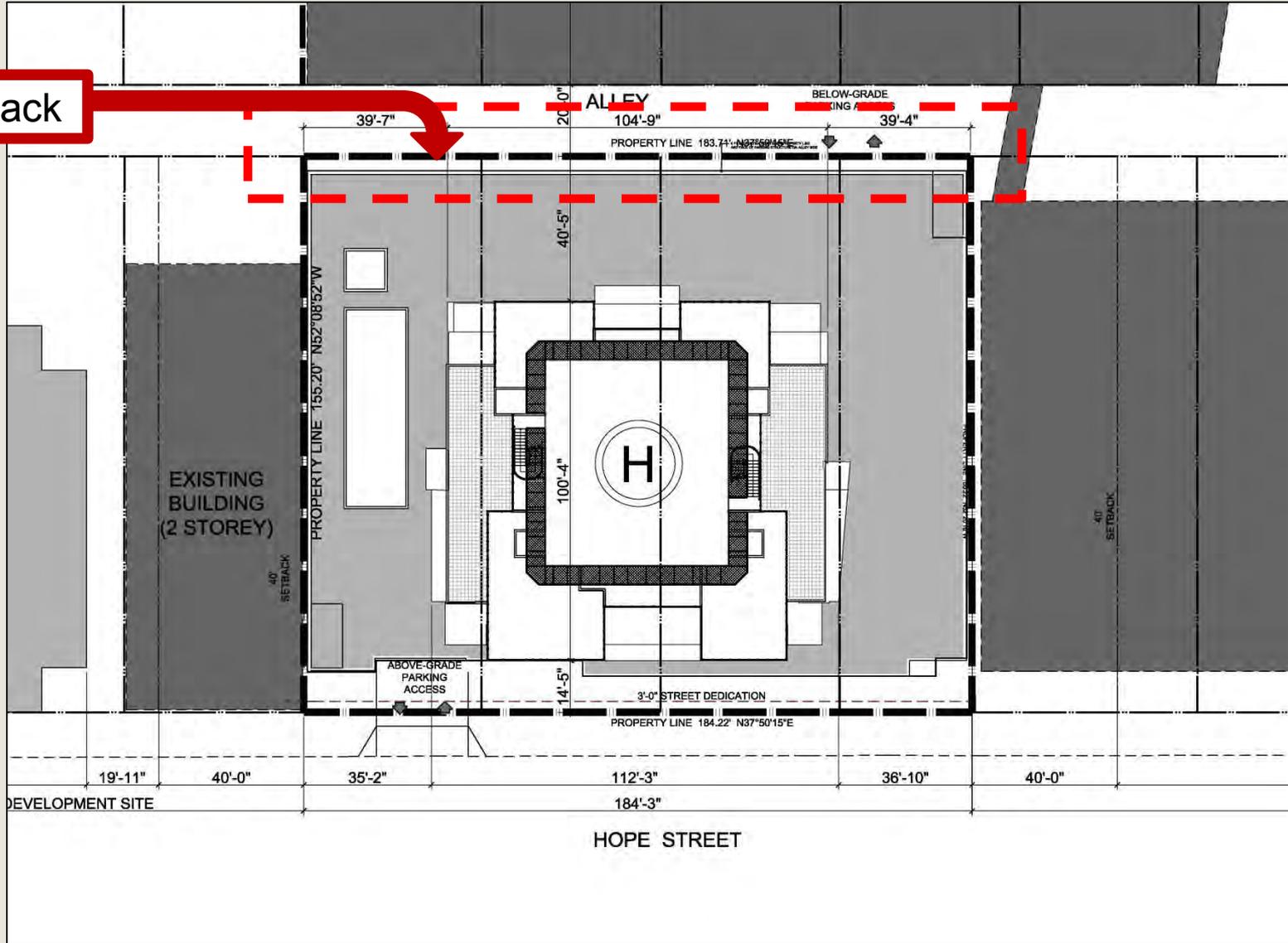


Entitlement Requests

- Modify previously approved Tract Map
 - 159 residential condos to 208 residential condos
 - Modify various conditions including parking
- Zone Variance:
 - Locate long-term bicycle parking in sub-t and above grade levels
- Transfer of Floor Area (less than 50,000 SF)
- Site Plan Review
- Reconsideration of previously approved Mitigated Negative Declaration (MND)

Project Submitted Dec 2013

4' Setback



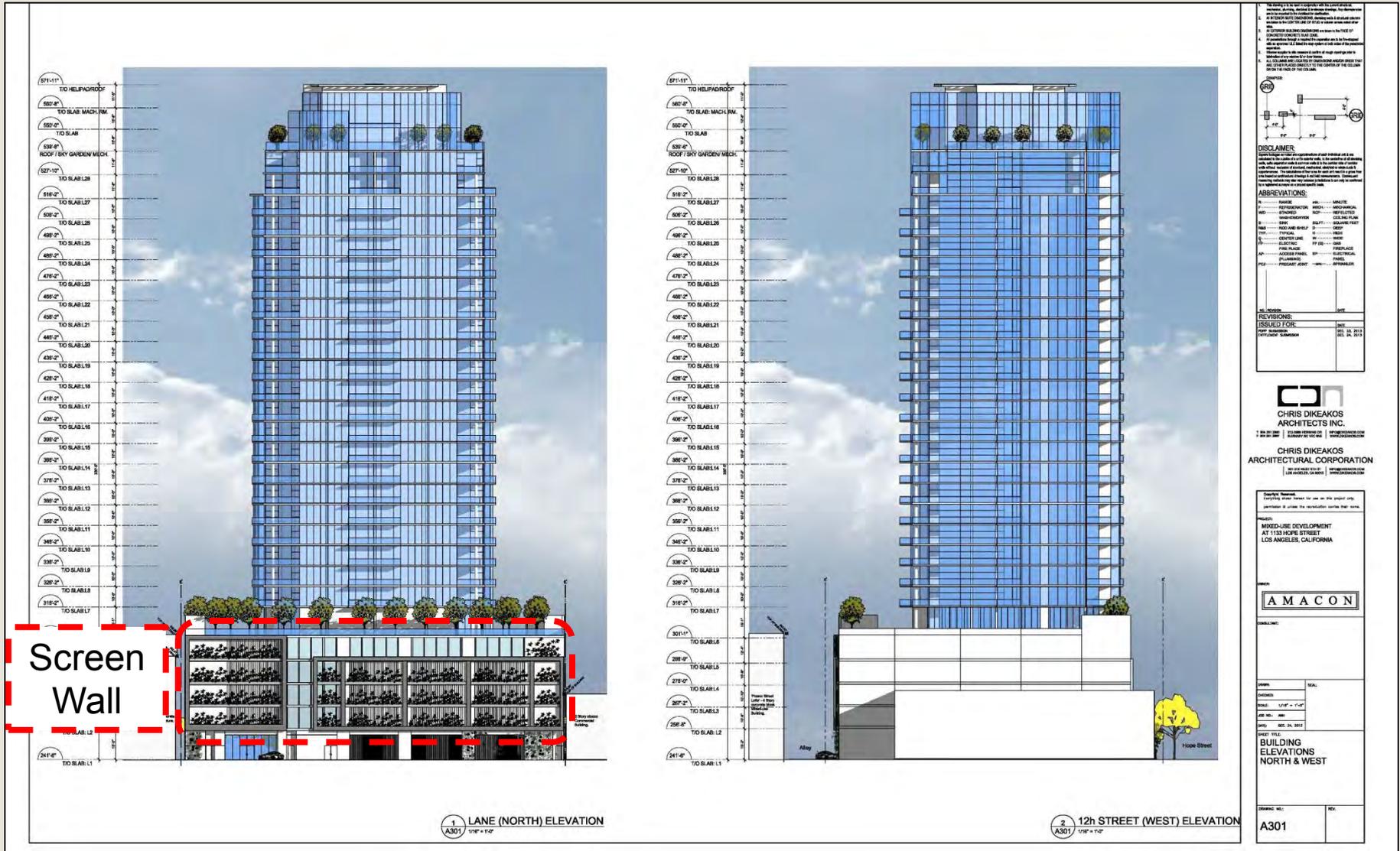
Project Submitted Dec 2013



Same Height



Project Submitted Dec 2013



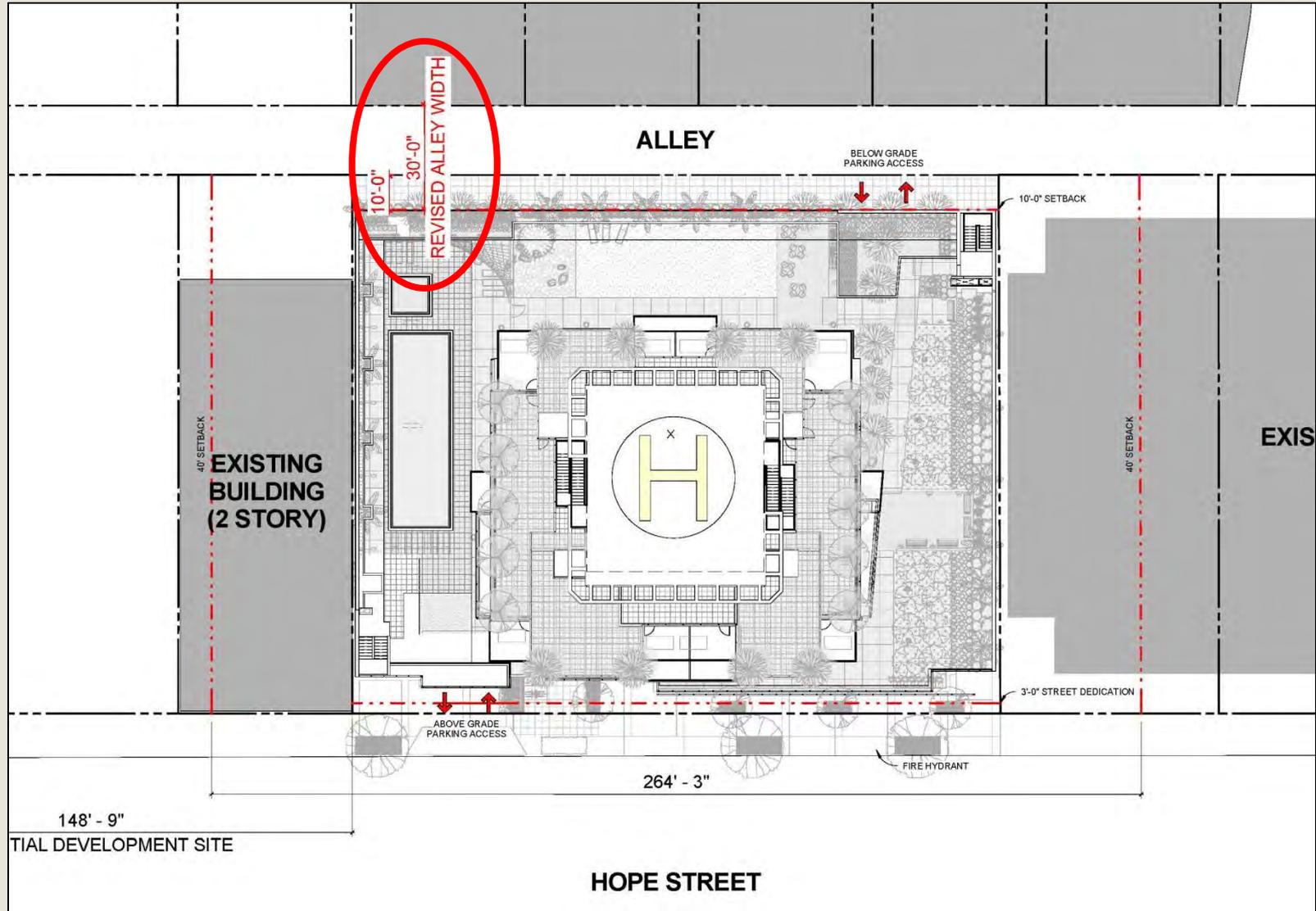
Community Outreach

- November 3, 2013 Meet with South Park BID Staff
- November 4, 2013 Meet with Flower Street Lofts Residents
- December 26, 2013 Submit Entitlement Application
- March 10, 2014 Open House Event at The Palms Restaurant
- March 18, 2014 Downtown LA Neighborhood Council (DLANC) – Land Use Committee
- April 3, 2014 Meeting with Flower Street Lofts Residents
- April 15, 2014 Meeting with Flower Street Lofts Residents
- April 16, 2014 Public Hearing

What We Heard

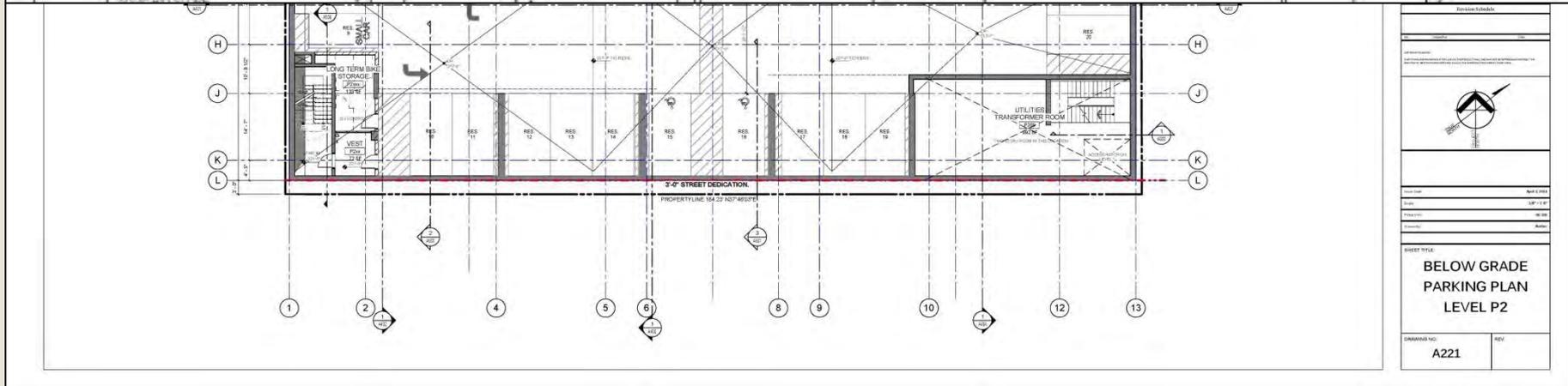
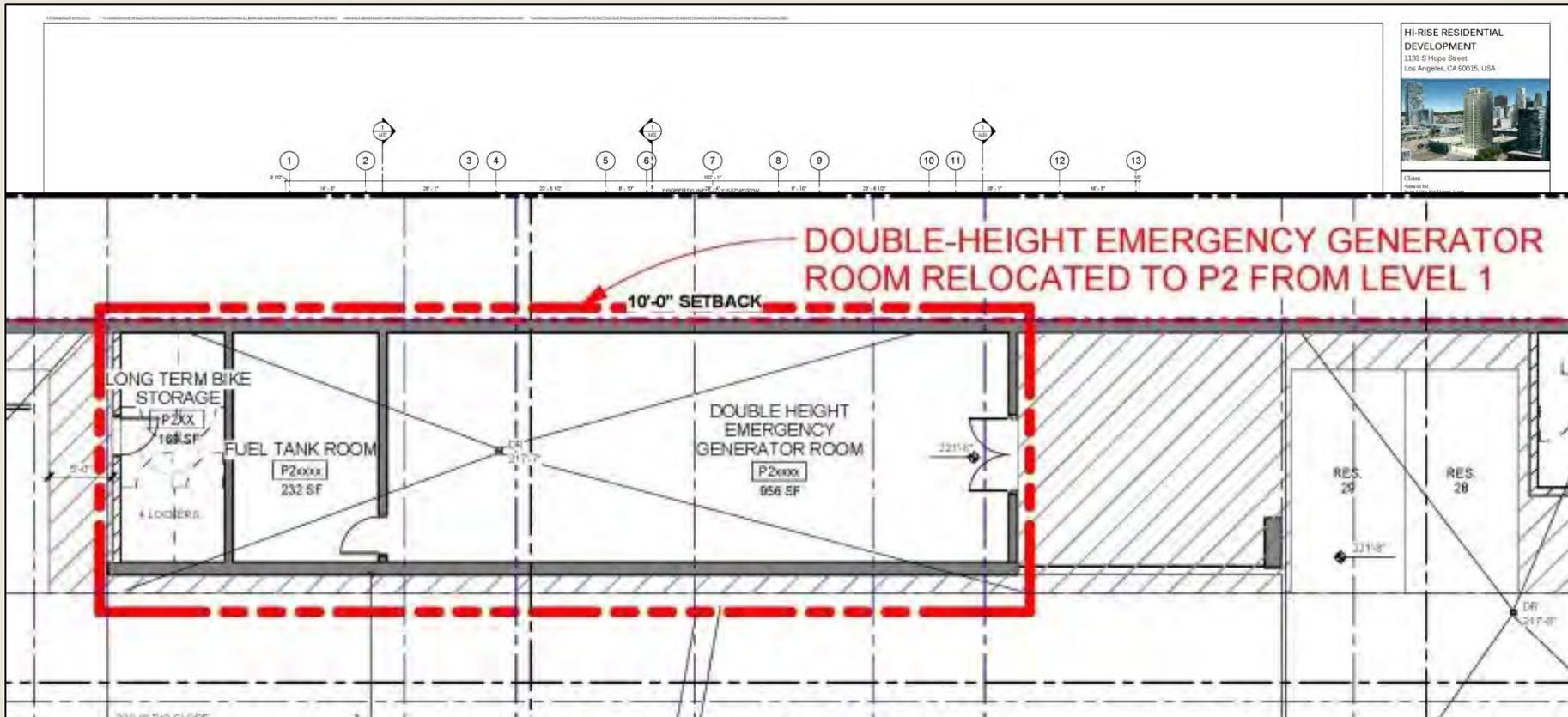
- Increase width of Alley in excess of the 20 foot standard
- Reduce height of Parking Podium (including stair tower)
- Reduce noise impact caused by Mechanical Room
- Enhance on-site Loading Area from Alley
- Include units on Podium facing Hope Street
- Consider alternate design options for Podium as it faces Flower Street Lofts building
- Include a Paseo from Hope Street to Alley
- Blocks access to hydrant on Hope Street

Revised Project Design





Client: [Redacted]
Project No: [Redacted]
Date: [Redacted]



Revision Table

NO.	DESCRIPTION	DATE

North Arrow

Scale: 1/8" = 1'-0"

DATE: [Redacted]

PROJECT: [Redacted]

DESIGNER: [Redacted]

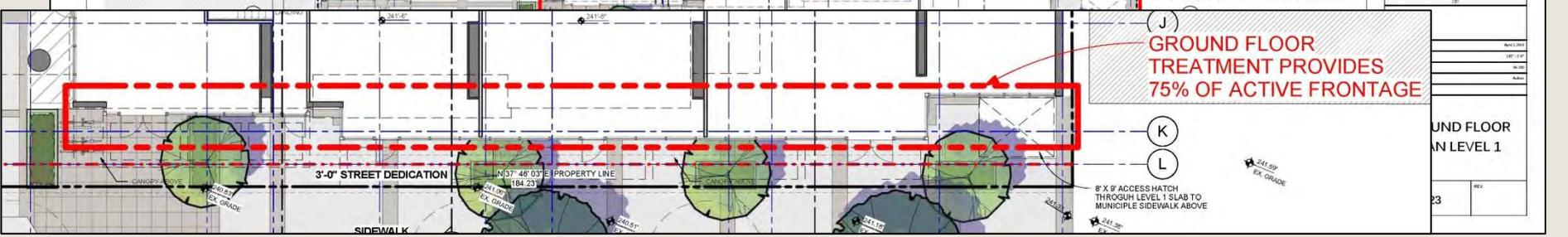
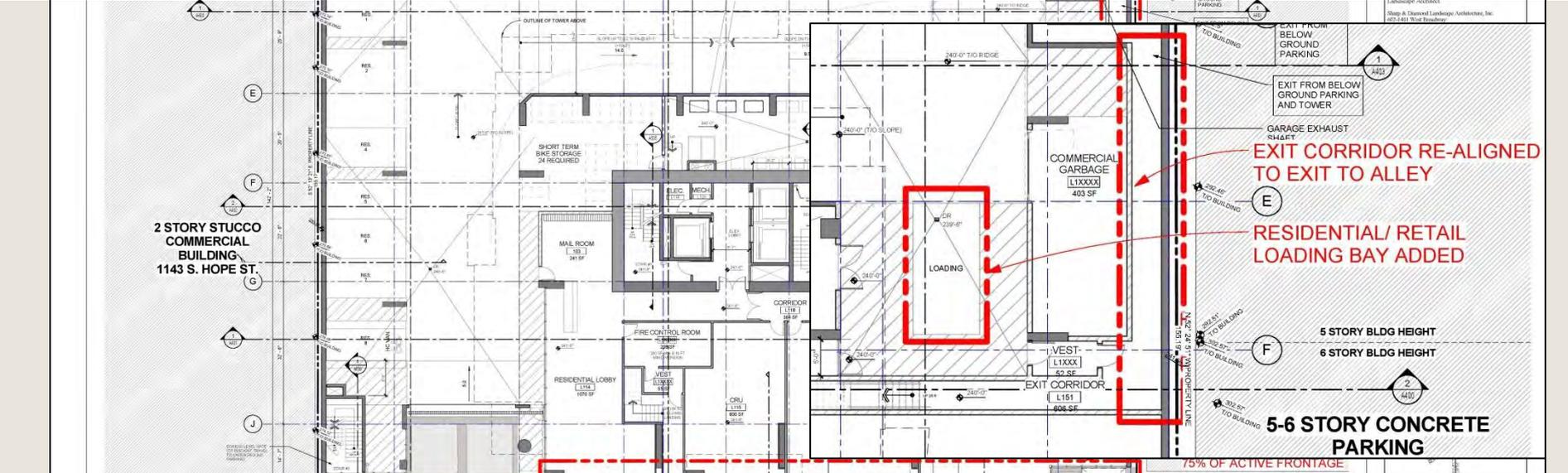
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APPROVED: [Redacted]

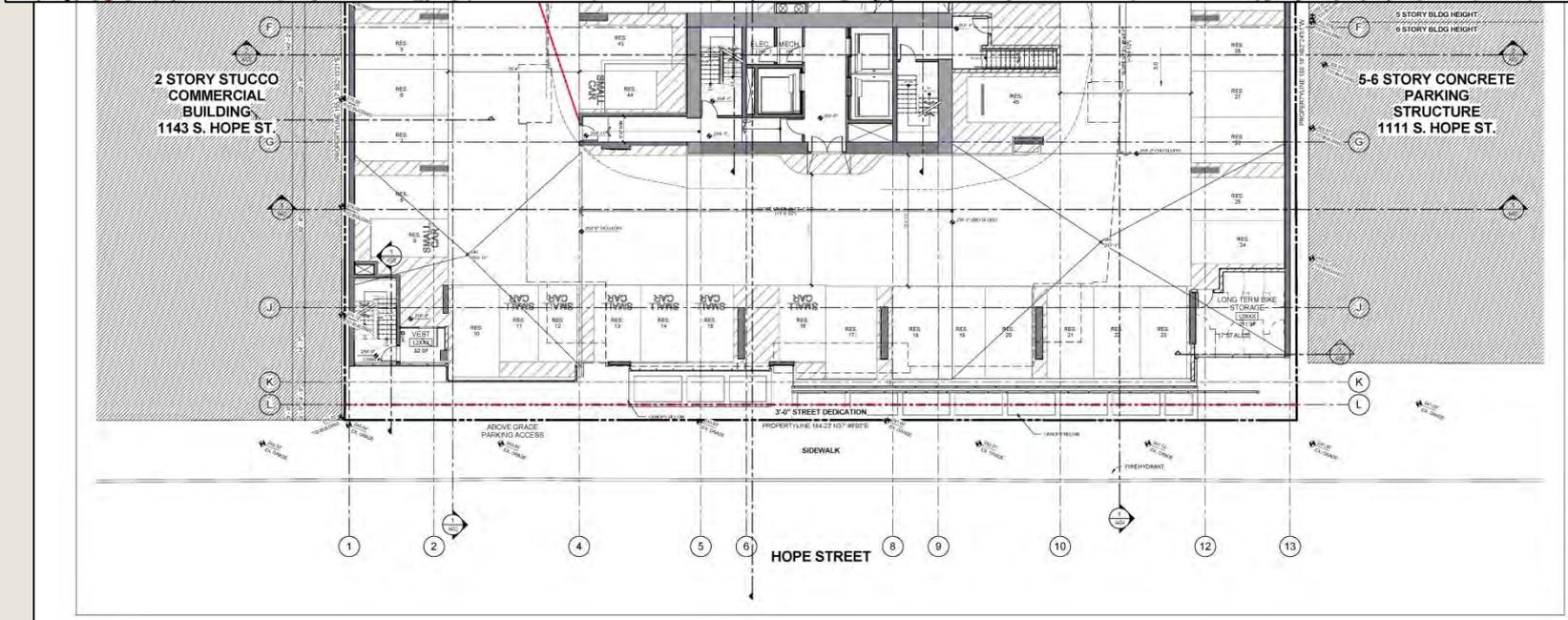
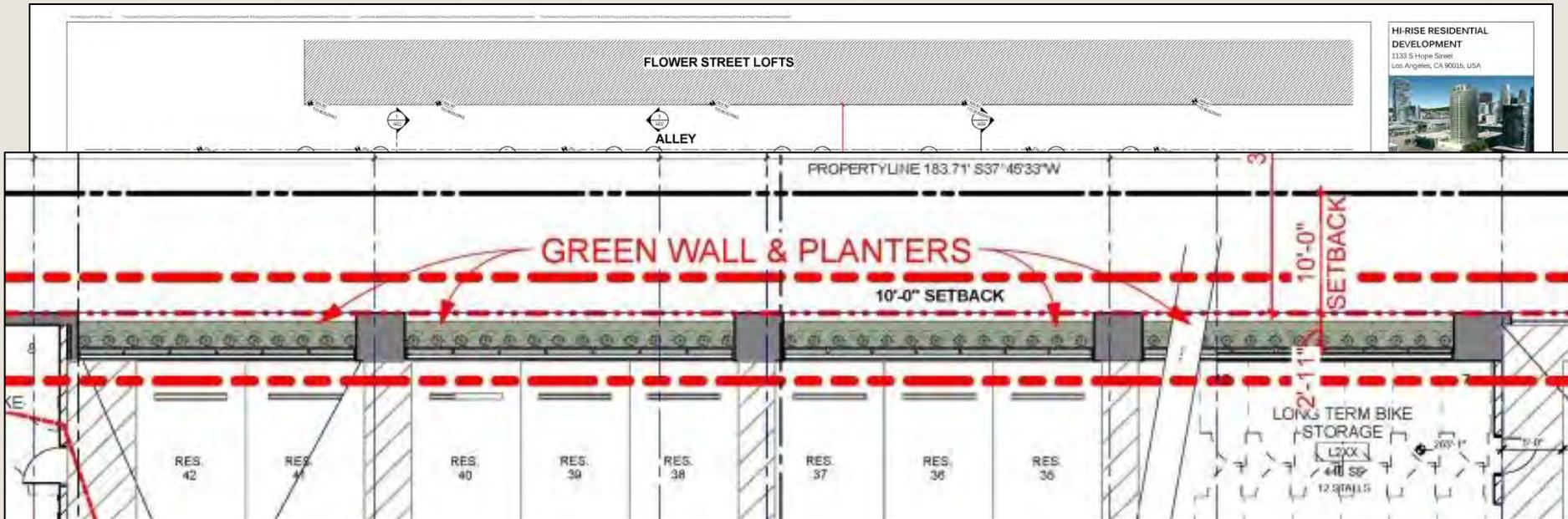
SHEET TITLE:
**BELOW GRADE
PARKING PLAN
LEVEL P2**

DRAWING NO: **A221**

REV: [Redacted]



HI-RISE RESIDENTIAL DEVELOPMENT
 1133 S Hope Street
 Los Angeles, CA 90016, USA



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- 2.00

AMACON
 1143 BEECH WALKWAY
 LOS ANGELES, CA 90015

SHRUBS & LANDSCAPE ARCHITECTS INC.
 1143 BEECH WALKWAY
 LOS ANGELES, CA 90015



PROJECT:	1133 S HOPE ST.
DATE:	08/14/21
DESIGNER:	AMACON
REVISION:	0000

SHEET TITLE:	
PARKING PLAN LEVEL 2	
DRAWING NO.:	REV.:
A224	



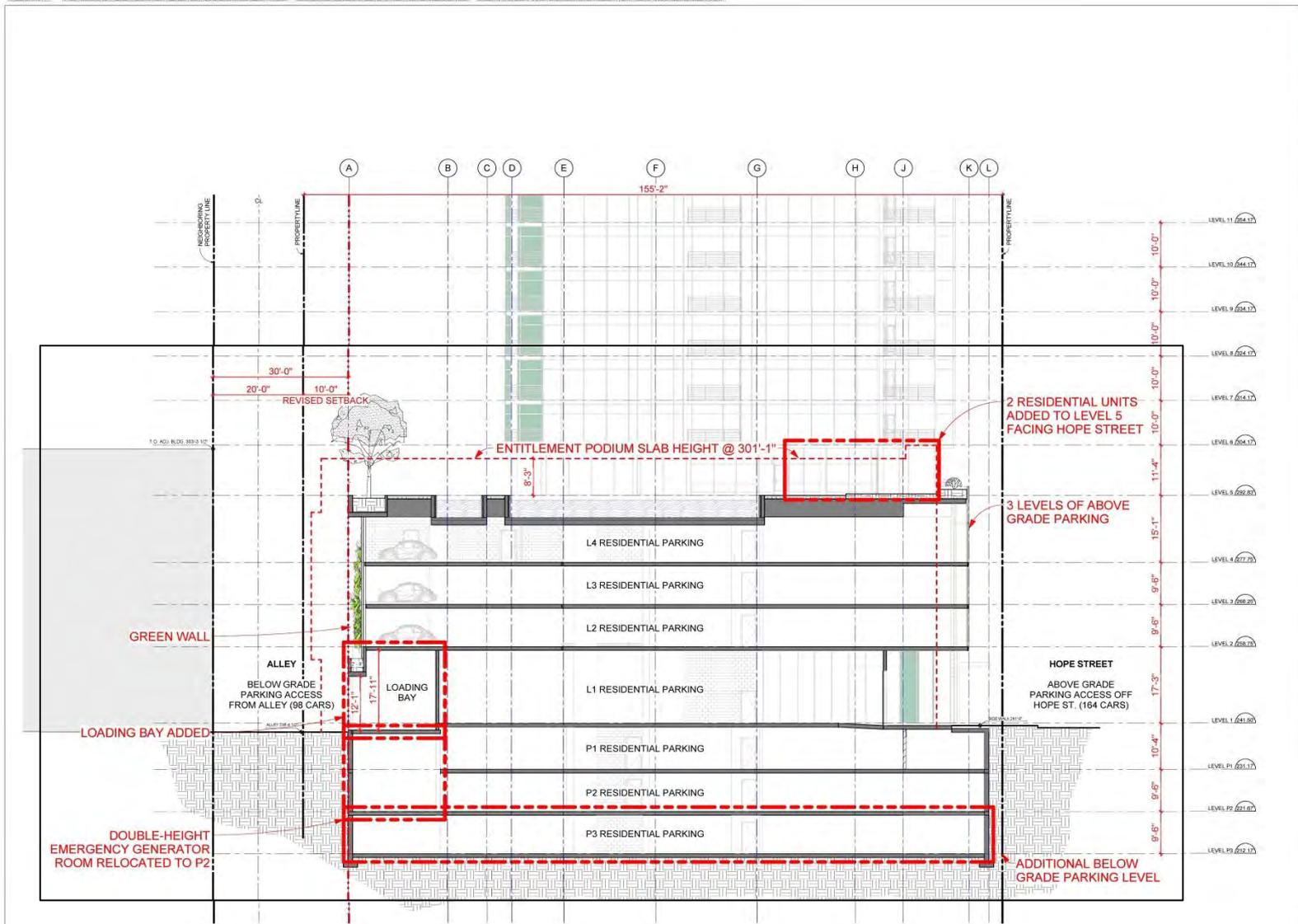
LEVEL 9	334.17'
LEVEL 8	324.17'
LEVEL 7	314.17'
LEVEL 6	304.17'
LEVEL 5	292.83'
LEVEL 4	277.75'
LEVEL 3	268.25'
LEVEL 2	258.75'
LEVEL 1	241.50'
LEVEL P1	231.17'
LEVEL P2	221.67'
LEVEL P3	212.17'

1 SOUTH ELEVATION
100' x 10'

2 WEST ELEVATION
100' x 10'

SHEET TITLE
SOUTH & WEST ELEVATION

DRAWING NO. A300	REV.
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HI-RISE RESIDENTIAL DEVELOPMENT
 1333 S Hope Street
 Los Angeles, CA 90015, USA

Client:
 Project No. 2017-001
 1333 S Hope Street
 Los Angeles, CA 90015, USA
 TEL: 404-400-7700 FAX: 404-400-7910

Architect:
 CH2M HILL + HOK, Inc.
 2000 Westwood Blvd, Suite 210
 Beverly Hills, CA 90212, USA
 TEL: 310-274-1000 FAX: 310-274-1007
 TXL: 310-274-1000

Structural Engineer:
 CH2M HILL + HOK, Inc.
 2000 Westwood Blvd, Suite 210
 Beverly Hills, CA 90212, USA
 TEL: 310-274-1000 FAX: 310-274-1007

Mechanical Engineer:
 TSC Norman & Associates
 240 Sycamore Dr., Suite 100
 Los Angeles, CA 90048, USA
 TEL: 310-400-0000

Electrical Engineer:
 Norman & Associates
 2000 W. 10th St., Vancouver V6J 1K1
 TEL: 604-736-5502

Landscape Architect:
 Sharp & Diamond Landscape Architecture, Inc.
 4601 14th Street, Vancouver
 Vancouver, British Columbia, Canada V6M 1H6
 TEL: 604-681-1300

LEGEND

NO	DRY	CONCRETE	CONCRETE
1	2	3	4
5	6	7	8
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13	14	15	16
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Project Schedule

Phase

Client

Architect

Structural Engineer

Mechanical Engineer

Electrical Engineer

Landscape Architect

Orientation

Client	Rev. 01
Phase	PH-01
Project No.	1333
Sheet No.	1333

PODIUM SECTION



HI-RISE RESIDENTIAL DEVELOPMENT
 1133 S Hope Street
 Los Angeles, CA 90015, USA



Client
 Amcon Inc.
 4000 Wilshire Blvd, Suite 200
 Los Angeles, CA 90010
 TEL: 001-404-2700 FAX: 001-404-2710

Architect
 Clark + Westwood Architects Inc.
 3800 Reseda Drive, Suite 212
 Beverly Hills, California, CA 90210
 TEL: 001-310-2040 FAX: 001-310-2047
 WWW.CLARKWESTWOOD.COM

Structural Engineer
 Okonofua Engineers & Architects
 3600 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90010
 TEL: 001-310-4822 FAX: 001-310-4822

Mechanical Engineer
 ESK Systems & Associates
 240 Specialty Dr., Vista CA 92081
 TEL: 760-565-1100

Electrical Engineer
 Hensley & Associates
 2007 40th Ave W, Vancouver V5V 1N5
 TEL: 604-263-0822

Landscaping Architect
 Shree & Dattaram Landscaping Architecture, Inc.
 4023 4th Street, Vancouver
 Vancouver, British Columbia, Canada V6H 1E6
 TEL: 604-681-5813

LEGEND

100	STAIRS	01	IRRADIATION
101	STAIRS OPEN	02	ELECTRICAL
102	TRUCK	03	MECHANICAL
1	CONCRETE	04	ROOFING
2	CONCRETE	05	MECHANICAL
3	CONCRETE	06	MECHANICAL
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97	CONCRETE	100	MECHANICAL



Steven G. Clark



Author:	Steve G. Clark
Check:	
Design:	
Drawn:	

SHEET TITLE
 3D VIEW - ALLEY PERSPECTIVE

DRAWING NO.	REV.
A701	



PREVIOUS 5 STORY PODIUM SLAB HEIGHT

LEVEL 5 RESIDENTIAL

EXIT STAIR ENCLOSURE REMOVED

PARKING ENTRY

RESIDENTIAL ENTRY

RETAIL FRONTAGE

HI-RISE RESIDENTIAL DEVELOPMENT

1333 S Hope Street
Los Angeles, CA 90016, USA



Client
Kiewit Inc.
Suite 900-801 Haver Street
Vancouver, BC V6B 2Y3
TEL: 604-278-7222 FAX: 604-682-1110

Architect
Chap Diamond Architects, Inc.
1087 Steeles Street, Suite 212
Toronto, ON M6K 3C6, Canada, Canada V5C 1K1
TEL: 416-291-0008 FAX: 416-291-2007
TOLLFREE: 855-284-1562

Structural Engineer
Gibson Jones Consulting Engineers
Unit: West 50 Avenue
Vancouver, British Columbia, Canada V6J 1N5
TEL: 604-731-8111 FAX: 604-731-8812

Mechanical Engineer
TSC, Nemez & Associates
240 Nevada St., Suite CA 92081
TEL: 360-562-0100

Electrical Engineer
Nemez & Associates
2300 46 Ave W., Vancouver V6J 1D3
TEL: 604-276-6562

Landscape Architect
Sharp & Diamond Landscape Architects, Inc.
602-1001 West Broadway
Vancouver, British Columbia, Canada V6H 1H6
TEL: 604-681-1310

LEGEND

100	EDUCATION	100	RECREATION
200	TYPICAL	200	ELECTRICAL
300	OVERLAP	300	MEDIA
400	ACCESSIBLE	400	SCAFFOLD
500	ELECTRICAL PANEL	500	PRE-CAST CONCRETE
600	WALL	600	CONCRETE
700	DOOR	700	CONCRETE
800	WIND BREAKER	800	CONCRETE
900	WIND BREAKER	900	CONCRETE
1000	WIND BREAKER	1000	CONCRETE

CONCRETE SLABS COLOURED
AS PER ARCHITECT

CONCRETE WALLS
AS PER ARCHITECT

CONCRETE FLOORS
AS PER ARCHITECT

CONCRETE ROOFS
AS PER ARCHITECT

CONCRETE CURBS
AS PER ARCHITECT

CONCRETE CHIMNEYS
AS PER ARCHITECT

CONCRETE STAIRS
AS PER ARCHITECT

CONCRETE TOWER
AS PER ARCHITECT



Reviewed by: _____

3D VIEW - HOPE STREET VIGNETTE

DESIGNING NO. A704

REV. _____



ALLEY ELEVATION



ALLEY VIGNETTE

HI-RISE RESIDENTIAL DEVELOPMENT
 1133 S Hope Street
 Los Angeles, CA 90015, USA



Client
 Amcon Inc.
 800 West 8th Avenue
 Vancouver, BC V6C 2E5
 TEL: 604-682-7500 FAX: 604-682-7110

Architect
 Day Habibe Architects Inc.
 2088 Hastings Street, Suite 212
 Beverly Hills, California, Canada V6C 4K3
 TEL: 604-271-2662 FAX: 604-271-2667
 EMAIL: info@dayhabibe.com

Structural Engineer
 Gannon Design Consulting Engineers
 360 West 8th Avenue
 Vancouver, British Columbia, Canada V6C 2E5
 TEL: 604-544-8822 FAX: 604-544-8822

Mechanical Engineer
 TNO Vanier & Associates
 340 Spadina Dr., Suite 408
 TEL: 709-564-1100

Electrical Engineer
 Vanier & Associates
 2009 46 Ave W, Vancouver V6V 1N3
 TEL: 604-276-2622

Landscape Architect
 Sharp & Charney Landscape Architects Inc.
 402-411 West Broadway
 Vancouver, British Columbia, Canada V6B 1R6
 TEL: 604-681-3303

LEGEND

01	CONCRETE	04	PAVING
02	SPRINKLER	05	ELECTRICAL
03	STRUCTURAL	06	MECHANICAL
04	CEILING	07	MECHANICAL
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96	MECHANICAL	99	MECHANICAL
97	MECHANICAL	100	MECHANICAL

AMACON LINE BELL + HOWE BELL
DAY HABIBE ARCHITECTS INC.

Revision Schedule

NO.	DATE	DESCRIPTION



DATE	April 15, 2014
TITLE	3D VIEW - ALLEY VIGNETTE
PROJECT	1133 S HOPE
CLIENT	AMCON

3D VIEW - ALLEY VIGNETTE

DRAWING NO.	REV.
A705	

SHARP & DIAMOND LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPLICABLE COURTESY, DEPARTMENT OF TRANSPORTATION IN WRITING TO CARRY OUT ITS OPERATIONS.

3	ISSUED FOR MEETING	14-04-14
2	ISSUED FOR 30% WORKING DRAWINGS	14-05-12
1	ISSUED FOR ENTITLEMENT SUBMISSION	13-12-20
#	SUBMISSION	VV-ANJ-03

REVISIONS



AMACON

MIXED-USE DEVELOPMENT

1135 HOPE STREET
LOS ANGELES, CALIFORNIA

Scale:	N/A
Drawn:	DS
Reviewed:	DS
Project No.:	06-360

GREEN SCREEN
SECTIONS

L3.1



PRECEDENT IMAGES

RENDERING OF PODIUM FROM ALLEY



1133 South Hope Street

DLANC Land Use Committee Mtg.

April 23, 2014

Case Numbers:

ZA-2013-4157-ZV-TDR-SPR

VTT-68095-M1

ENV-2006-8391-MND-REC1

AMACON

