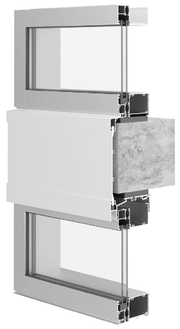
Appendix A4

Project Site Plans

HELICOPTER PAD AND MECHANICAL ROOMS



4 MATERIAL: COMPOSITE METAL PANEL SLAB CAP
COLOR: WHITE

7 MATERIAL: GLASS FROSTED
COLOR: N/A

LARGE
architecture

1000 N. LA BREA AVE
West Hollywood, CA 90038

OWNER
1014 N La Brea Owner, LLC

CONSULTANTS

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1551 SOUTH ROBERTSON BLVD
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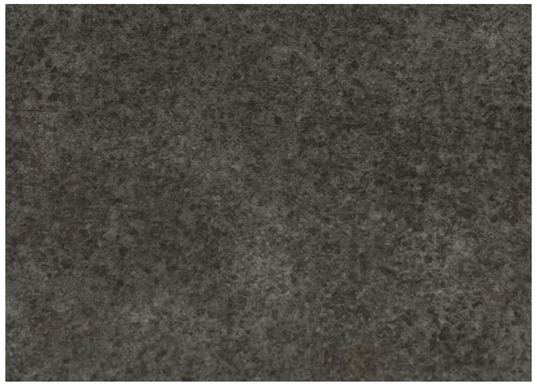
ACOUSTICAL
VENEKLASEN ASSOCIATES
1711 SIXTEENTH STREET
SANTA MONICA, CA 90404
TEL: 310.450.1733

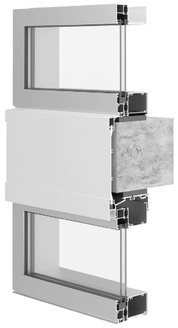
BUILDING DETAILS

1 **MATERIAL:** COMPOSITE WOOD LOOK METAL PANEL
COLOR: LIGHT WOOD

2 **MATERIAL:** PLASTER
COLOR: WHITE

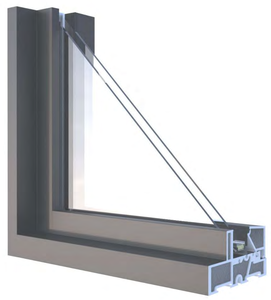


3 **MATERIAL:** COMPOSITE METAL PANEL
COLOR: SHALE GREY



4 **MATERIAL:** COMPOSITE METAL PANEL SLAB CAP
COLOR: WHITE

5 **MATERIAL:** COMPOSITE WOOD LOOK METAL MULLION
COLOR: LIGHT WOOD



6 **MATERIAL:** WINDOW WALL ASSEMBLY
COLOR: GREY

7 **MATERIAL:** GLASS FROSTED
COLOR: N/A

8 **MATERIAL:** CLEAR GLAZING
COLOR: N/A

9 **MATERIAL:** TILE
COLOR: CREAM

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MATERIALS PALETTE

01 INGRADE UPLIGHT

02 RECESSED DOWNLIGHT

03 LINEAR SURFACE MOUNT

04 LOW LEVEL LANDSCAPE

05 WALL PACK

ENTRY PLAZA

LIGHTING DESIGN INTENT:

THE INTERNALLY LIT LOBBY WILL PROVIDE A GLOWING EFFECT ONTO THE PLAZA. SIGNAGE TO BE MINIMALLY LIT WITH UPLIGHTS SHINING ONTO THE NUMERALS. MINIMAL LANDSCAPE UPLIGHTS WILL PROVIDE A SAFE AND WELCOMING ENTRY PLAZA WITHOUT EXCESS LIGHT POLLUTION.

MARKET STOREFRONT

LIGHTING DESIGN INTENT:

MARKET LIGHTING TO BE BY TENANT. SIGNAGE AND ENTRANCES TO BE LIT PRIMARILY BY LOCALIZED DOWNLIGHTS.

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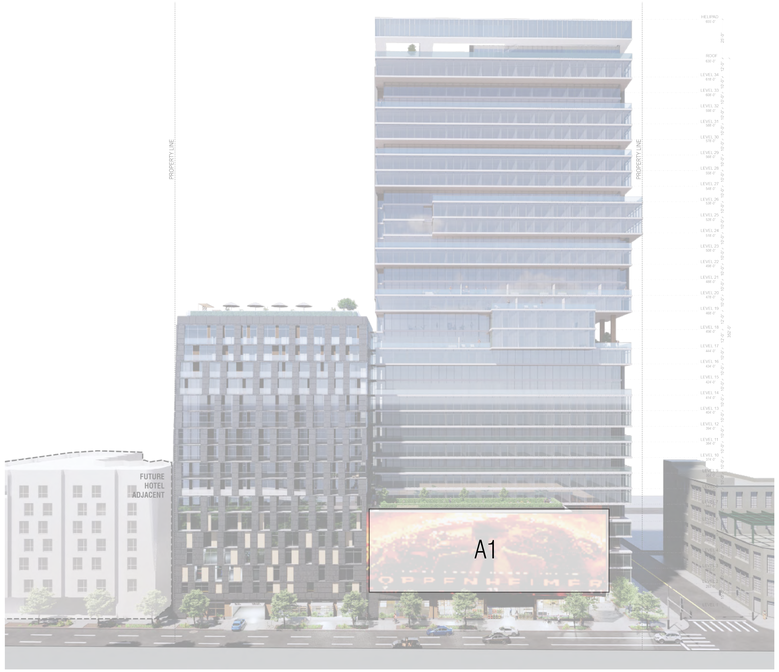
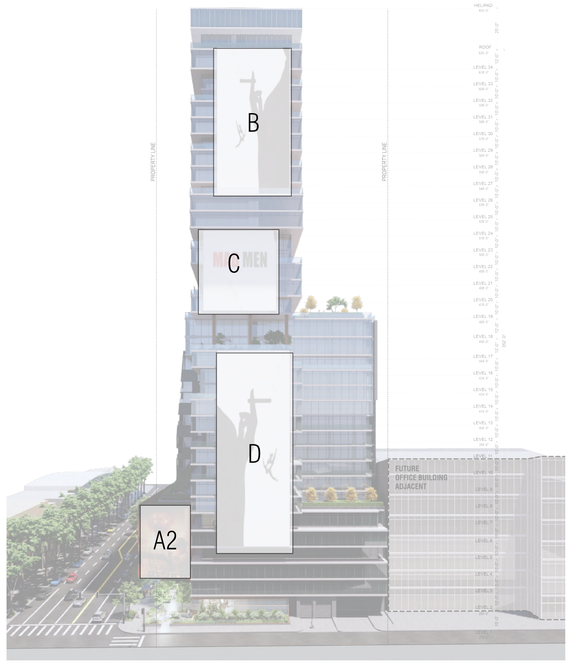


LA BREA AVE

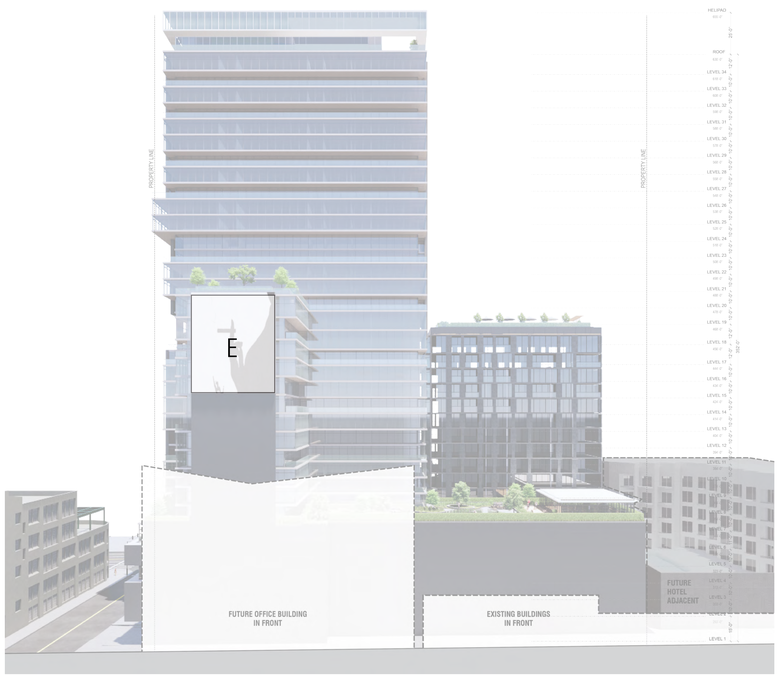
BILLBOARD A1 [ANGLED BILLBOARD] 140'-0" X 48'-0"



ROMAINE STREET

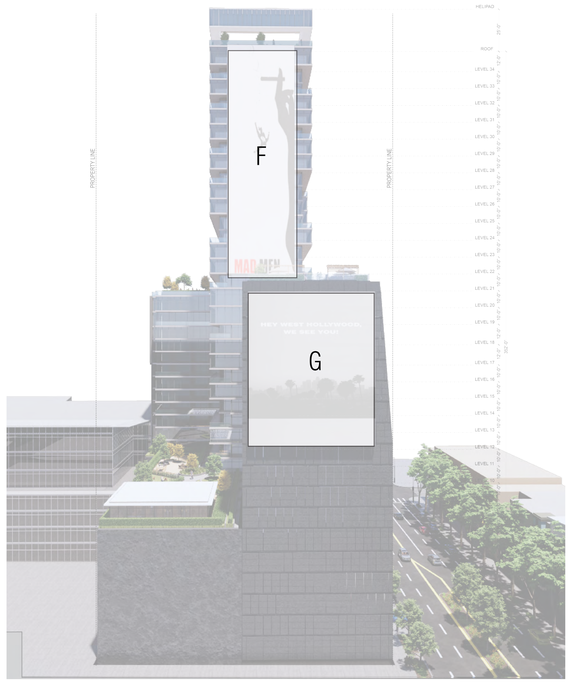
BILLBOARD A2 [ANGLED BILLBOARD] 40'-0" X 48'-0"

BILLBOARD B	**45'-0" X 90'-0"**
BILLBOARD C	**45'-0" X 50'-0"**
BILLBOARD D	**45'-0" X 120'-0"**



EAST ELEVATION

BILLBOARD E	**45'-0" X 50'-0"**



NORTH ELEVATION

BILLBOARD F	**45'-0" X 153'-0"**
BILLBOARD G	**60'-0" X 70'-0"**

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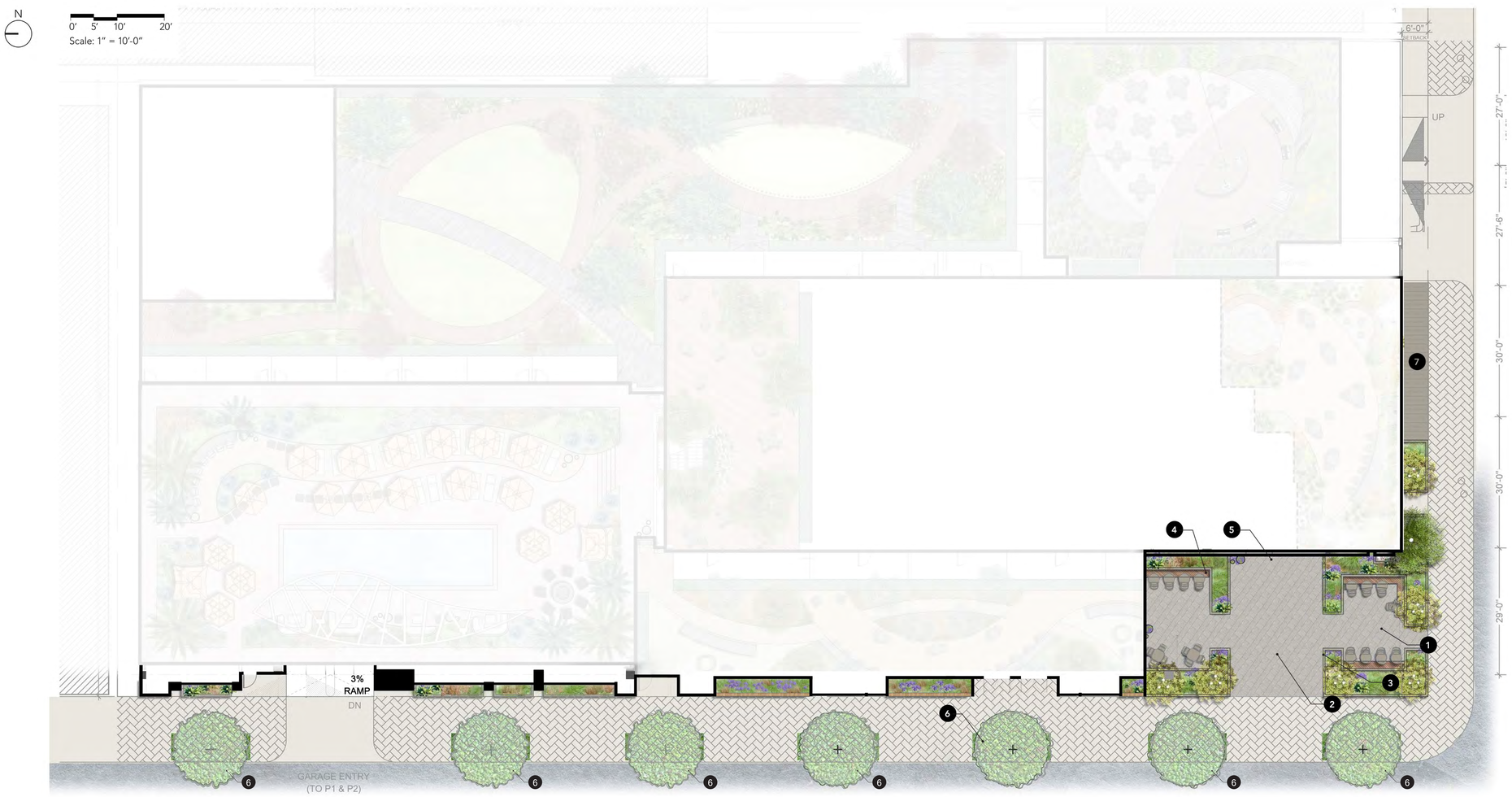
SIGNAGE
BILLBOARDS

ILLUSTRATIVE PLAN



SITE ELEMENTS

1. Raised Painted Metal Planters
2. Integrated Wood Benches
3. Mounded "Dune" Planting for Buffer from Street
4. Flexible Site Furniture
5. Hard-piped Irrigated Planter Pots
6. New Street Trees (*Platanus 'Columbia'*)
7. Bike Parking

HARDSCAPE

Integral Color Concrete Paving
Rebel Grey with Blue Aggregate
Davis Colors

Accent Pavers
Ivory Coastal 12x24 Pavers
Ackerstone

Sidewalk Concrete Paving
Natural Grey Concrete

PLANTING

Symbol	Botanical Name Common Name	Size	Quantity
	Trees		
	Melaleuca nesophila Pink Melaleuca	36" Box	4
	Agonis flexuosa Peppermint Tree	60" Box	1
	Shrubs		
	Shrub Mix		645 SF
	Aristida purpurea	1 gal	25%
	Bouteloua gracilis	1 gal	25%
	Limonium perezii	5 gal	20%
	Muhlenbergia lindheimeri	5 gal	30%

IRRIGATION

Irrigated Area

Shrub Mix	645 SF	sub-surface drip tubing

Notes:

1. All shrubs are low water use and do not require distinct hydrozones
2. Each tree to recieve (2) bubblers, on separate valve from shrubs

INSPIRATION

California Coast

Coastal Dunes

HARDSCAPE PALETTE

Accent Pavers

Integral Color Concrete

PLANT PALETTE

Pink Melaleuca Water Use: L
Melaleuca nesophila

Sea Lavender Water Use: L
Limonium perezii

Purple Three Awn Water Use: L
Aristida purpurea

Peppermint Tree Water Use: L
Agonis flexuosa

Blue Muhly Water Use: L
Muhlenbergia lindheimeri

Blue Grama Grass Water Use: L
Bouteloua gracilis

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LANDSCAPE
ENTRY PLAZA
GROUND LEVEL

ILLUSTRATIVE PLAN

SITE ELEMENTS

1. Raised Painted Metal Planters for Privacy
2. Flexible Natural Lawn Area
3. Artificial Turf Pet Relief Area
4. 36" High Pet Area Fence
5. Cast in Place Concrete Seatwalls

HARDSCAPE

Stone Pavers
Jebel Baton Pavers
Eco Outdoor

Wood Decking
Benchmark Ash Decking
Thermory

Artificial Pet Relief Turf
SYN Fescue 343
SYN Lawn

PLANTING

Symbol	Botanical Name Common Name	Size	Quantity
	Trees		
	Cercis occidentalis Western Redbud	36" Box	19
	Arbutus 'Marina' Strawberry Tree	48" Box	7
	Shrubs		
	Shrub Mix		3,715 SF
	Carex divulsa	1 gal	30%
	Dryopteris arguta	5 gal	20%
	Frangula californica	15 gal	25%
	Heuchera maxima	5 gal	25%
	Turf Area		1,340 SF
	Rhizomatous Tall Fescue	sod	100%

IRRIGATION

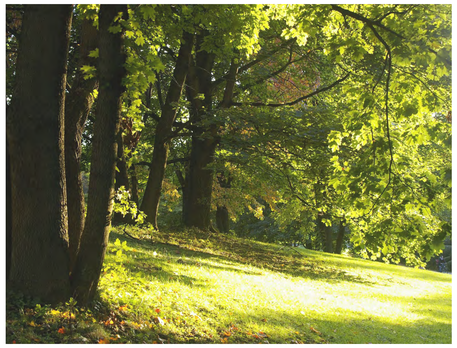
Irrigated Areas (Hydrozones)

Shrub Mix	3,715 SF	sub-surface drip tubing
Turf Area	1,340 SF	sub-surface irrigation mat

Note:
1. Each tree to recieve (2) bubblers, on separate valve from shrubs

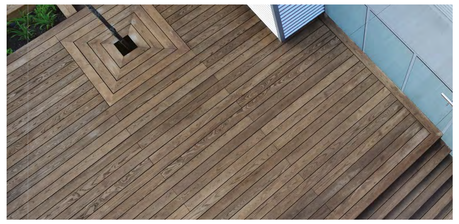
INSPIRATION

Woodland Walk


Sunny Glade

HARDSCAPE PALETTE

Stone Pavers


Wood Decking

Artificial Pet Relief Turf

PLANT PALETTE

Western Redbud Water Use: L
Cercis occidentalis

California Coffeeberry Water Use: L
Frangula californica

Island Alum Root Water Use: L
Huechera maxima

Marina Strawberry Tree Water Use: L
Arbutus 'Marina'

Coastal Wood Fern Water Use: L
Dryopteris arguta

Foothill Sedge Water Use: L
Carex divulsa

LARGE architecture

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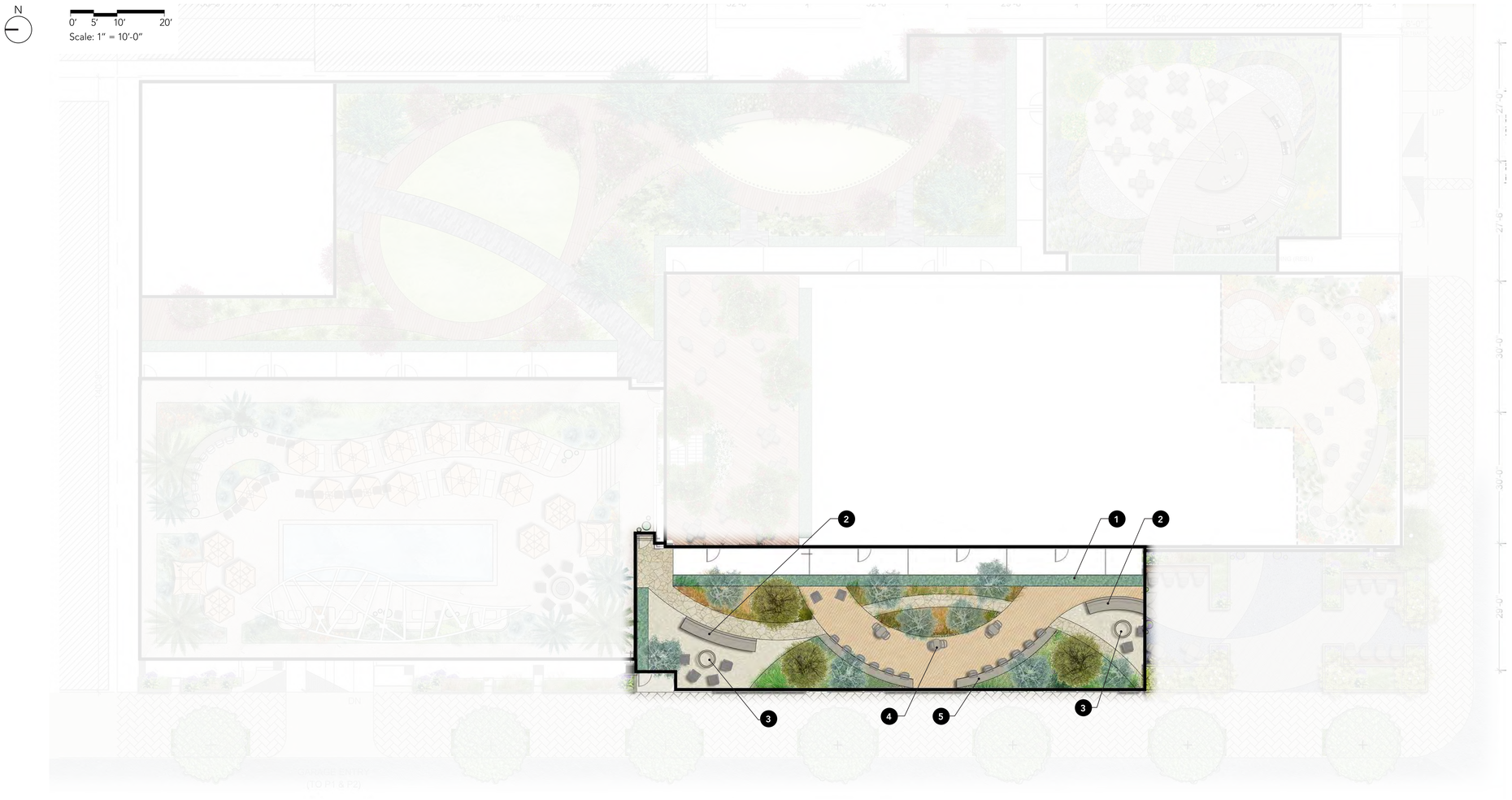
LANDSCAPE
THE GLADE
LEVEL 7

ILLUSTRATIVE PLAN



SITE ELEMENTS

1. Raised Painted Metal Planters for Privacy
2. Cast in Place Concrete Seatwalls
3. Cast in Place Firepits
4. Flexible Furniture
5. Raised Bar / Laptop Counter

HARDSCAPE

Wood Decking
Sassafras Wood
RobiDecking

Accent Flagstone Paving
Arizona Buckskin Flagstone
Southwest Boulder & Stone

Crushed Rock Paving
California Gold Crushed Rock
Southwest Boulder & Stone

PLANTING

Symbol	Botanical Name Common Name	Size	Quantity
	Trees		
	Olea europaea 'Swan Hill' Fruitless Olive	36" Box	8
	Prosopis x phoenix Thornless Mesquite	48" Box	3
	Shrubs		
	Low Water Shrub Mix		762 SF
	Leucadendron 'Goldstrike'	15 gal	60%
	Festuca mairei	5 gal	40%
	Medium Water Shrub Mix		453 SF
	Pennisetum spatheolatum	5 gal	50%
	Sesleria autumnalis	1 gal	50%

IRRIGATION

Irrigated Area

Low Water Shrub Mix	762 SF	sub-surface drip tubing
Medium Water Shrub Mix	453 SF	sub-surface drip tubing

Notes:
1. Each tree to recieve (2) bubblers, on separate valve from shrubs

INSPIRATION

Oak Grassland

Rock Outcrop

HARDSCAPE PALETTE

Wood Decking

Accent Flagstone Paving

Crushed Rock Paving

PLANT PALETTE

Thornless Mesquite Water Use: L
Prosopis x Phoenix

Goldstrike Conebush Water Use: L
Leucadendron 'Goldstrike'

Atlas Fescue Water Use: L
Festuca mairei

Fruitless Olive Water Use: L
Olea 'Swan Hill'

Slender Veldt Grass Water Use: M
Pennisetum spatheolatum

Autumn Moore Grass Water Use: M
Sesleria autumnalis

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LANDSCAPE
THE SAVANNA
LEVEL 7

ILLUSTRATIVE PLAN

SITE ELEMENTS

1. Cast in Place Concrete Seatwalls with Wood Caps
2. Flexible Furniture
3. Raised Bar / Laptop Counter

HARDSCAPE

Integral Color Concrete Paving
San Diego Buff w/ Topcast Finish
Davis Colors

Accent Flagstone Paving
Arizona Buckskin Flagstone Paving
Southwest Boulder & Stone

PLANTING

Symbol	Botanical Name Common Name	Size	Quantity
	Trees		
	Chamaerops humilis Mediterranean Fan Palm	36" Box	4
	Cercidium 'Desert Museum' Palo Verde	36" Box	5
	Shrubs		
	Shrub Mix		875 SF
	Senna didymobotrya	15 gal	25%
	Senna artemisioides	15 gal	25%
	Euphorbia ssp. wulfenii	5 gal	30%
	Aloe marlothii	15 gal	20%

IRRIGATION

Irrigated Area

Shrub Mix	875 SF	sub-surface drip tubing

Notes:

1. All shrubs are low water use and do not require distinct hydrozones
2. Each tree to recieve (2) bubblers, on separate valve from shrubs

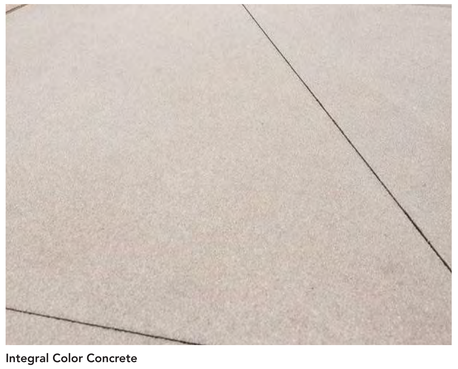
INSPIRATION

Desert Shrubs

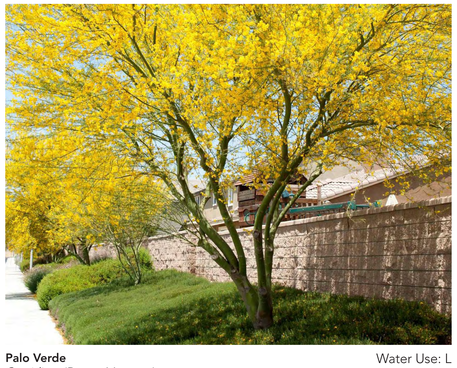
Sandy Dunes

HARDSCAPE PALETTE

Accent Flagstone Paving


Integral Color Concrete

PLANT PALETTE


Palo Verde Water Use: L
Cercidium 'Desert Museum'

Popcorn Cassia Water Use: L
Senna didymobotrya

Mediterranean Spruge Water Use: L
Euphorbia chariacas ssp. wulfenii

Mediterranean Fan Palm Water Use: L
Chamaerops humilis

Feathery Cassia Water Use: L
Senna artemisioides

Mountain Aloe Water Use: L
Aloe marlothii

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LANDSCAPE
THE DESERT
LEVEL 17

ILLUSTRATIVE PLAN

N

0' 5' 10' 20'
Scale: 1" = 10'-0"

SITE ELEMENTS

1. Custom Integrated Seating with Cushions and Lounge Tables
2. Flexible Furniture and Umbrellas
3. Raised Bar / Laptop Counter
4. Cast in Place Firepit
5. Custom Painted Metal Pergola (12' height)
6. Swimming Pool

HARDSCAPE

Integral Color Concrete Paving
Miami Buff w/ Topcast Finish
Davis Colors

Accent Pavers
Stanford Sand Coastal 3x18 Plank Pavers
Ackerstone

PLANTING

Symbol	Botanical Name Common Name	Size	Quantity
	Trees		
	Washingtonia filifera California Fan Palm	48" Box	6
	Acacia covenyi Blue Bush Acacia	36" Box	15
	Shrubs		1,685 SF
	Shrub Mix		
	Echium pininana	5 gal	25%
	Leucospermum 'Brandi Dela Cruz'	15 gal	20%
	Eucalyptus 'Moon Lagoon'	15 gal	25%
	Lomandra 'Seascape'	5 gal	30%

IRRIGATION

Irrigated Area

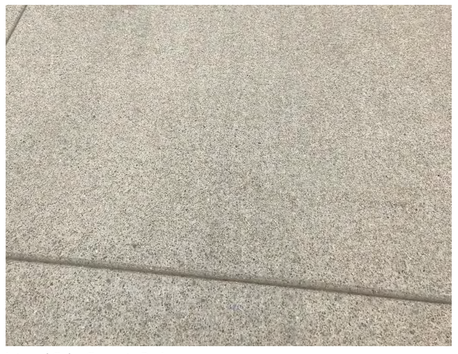
Shrub Mix	1,685 SF	sub-surface drip tubing

Notes:

1. All shrubs are low water use and do not require distinct hydrozones
2. Each tree to recieve (2) bubblers, on separate valve from shrubs

INSPIRATION

Secluded Lagoon

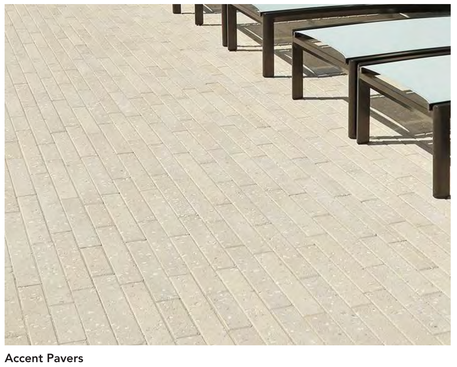

Integral Color Concrete Paving

California Fan Palm Water Use: M
Washingtonia filifera

Tower of Jewels Water Use: L
Echium pininana

Dwarf Eucalyptus Water Use: L
Eucalyptus 'Moon Lagoon'

Palm-edged Nook


Accent Pavers

Blue Bush Acacia Water Use: L
Acacia covenyi

Brandi Skyrocket Pincushion Water Use: L
Leucospermum 'Brandi Dela Cruz'

Seascape Lomandra Water Use: L
Lomandra 'Seascape'

LARGE architecture

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West Hollywood, CA 90038

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1014 N La Brea Owner, LLC

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LANDSCAPE
THE LAGOON
LEVEL 18

ILLUSTRATIVE PLAN

N

0′ 5′ 10′ 20′
Scale: 1″ = 10′-0″

SITE ELEMENTS

1. Raised Painted Metal Planter Beds
2. Countertop Prep Area with Sinks
3. Countertop Prep Area with Grills
4. Built-in Pizza Oven
5. Flexible Site Furniture
6. Catenary Lighting with Posts

HARDSCAPE

Integral Color Concrete Paving
Outback w/ Topcast Finish
Davis Colors

Accent Pavers
Driftwood 3x18 Plank Pavers
Ackerstone

Crushed Stone Paving
Chamoise Beige Crushed Stone
KRC Rock

PLANTING

Symbol	Botanical Name Common Name	Size	Quantity
	Trees		
	Citrus spp. Citrus	36″ Box	4
	Ficus carica Fig Tree	36″ Box	1
	Shrubs		
	Shrub Mix		1,485 SF
	Salvia apiana	5 gal	25%
	Lavandula multifida	5 gal	25%
	Rosmarinus officinalis	5 gal	20%
	Verbena 'De La Mina'	5 gal	30%

IRRIGATION

Irrigated Area

Shrub Mix	1,485 SF	sub-surface drip tubing

Notes:

1. All shrubs are low water use and do not require distinct hydrozones
2. Each tree to recieve (2) bubblers, on separate valve from shrubs

INSPIRATION

Rooftop Kitchen

Urban Agriculture

HARDSCAPE PALETTE

Topcast Outback Integral Color Concrete
Davis Color

Driftwood 3x18 Plank Pavers
Ackerstone

Chamoise Beige Crushed Stone Paving
KRC Rock

PLANT PALETTE

Fig Tree Water Use: M
Ficus carica

White Sage Water Use: L
Salvia apiana

Rosemary Water Use: L
Rosmarinus officinalis

Citrus Water Use: M
Citrus spp.

Fernleaf Lavender Water Use: L
Lavandula multifida

Lilac Verbena Water Use: L
Verbena 'De La Mina'

LARGE
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ILLUSTRATIVE PLAN

SITE ELEMENTS

1. Raised Painted Metal Planters
2. Flexible Site Furniture

HARDSCAPE

Wood Decking
Sassafras Wood Decking
RobiDecking

PLANTING

Symbol	Botanical Name Common Name	Size	Quantity
	Trees		
	Arbutus 'Marina' Marina Strawberry Tree	48" Box	5
	Shrubs		
	Low Water Shrub Mix		325 SF
	Salvia greggii 'Alba'	5 gal	50%
	Olea 'Little Ollie'	15 gal	50%
	Medium Water Shrub Mix		175 SF
	Jasminum laurifolium	15 gal	100%

IRRIGATION

Irrigated Area

Low Water Shrub Mix	325 SF	sub-surface drip tubing
Medium Water Shrub Mix	175 SF	sub-surface drip tubing

Notes:

1. All shrubs are low water use and do not require distinct hydrozones
2. Each tree to recieve (2) bubblers, on separate valve from shrubs

INSPIRATION

Skyline Lounge

Bird's Nest

HARDSCAPE PALETTE

Wood Decking

PLANT PALETTE

Marina Strawberry Tree Water Use: L
Arbutus 'Marina'

White Autumn Sage Water Use: L
Salvia greggii 'Alba'

Dwarf Olive Water Use: L
Olea 'Little Ollie'

Angelwing Jasmine Water Use: M
Jasminum laurifolium

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