

WILLOUGHBY

PROJECT SUMMARY:

Site Area	49,340 sf
Buildable Area (FAR 3:1)	148,020 sf
Retail	37,057 sf
Residential(169 DU)	106,650 sf
Total Project GBA	143,707 sf

PARKING:

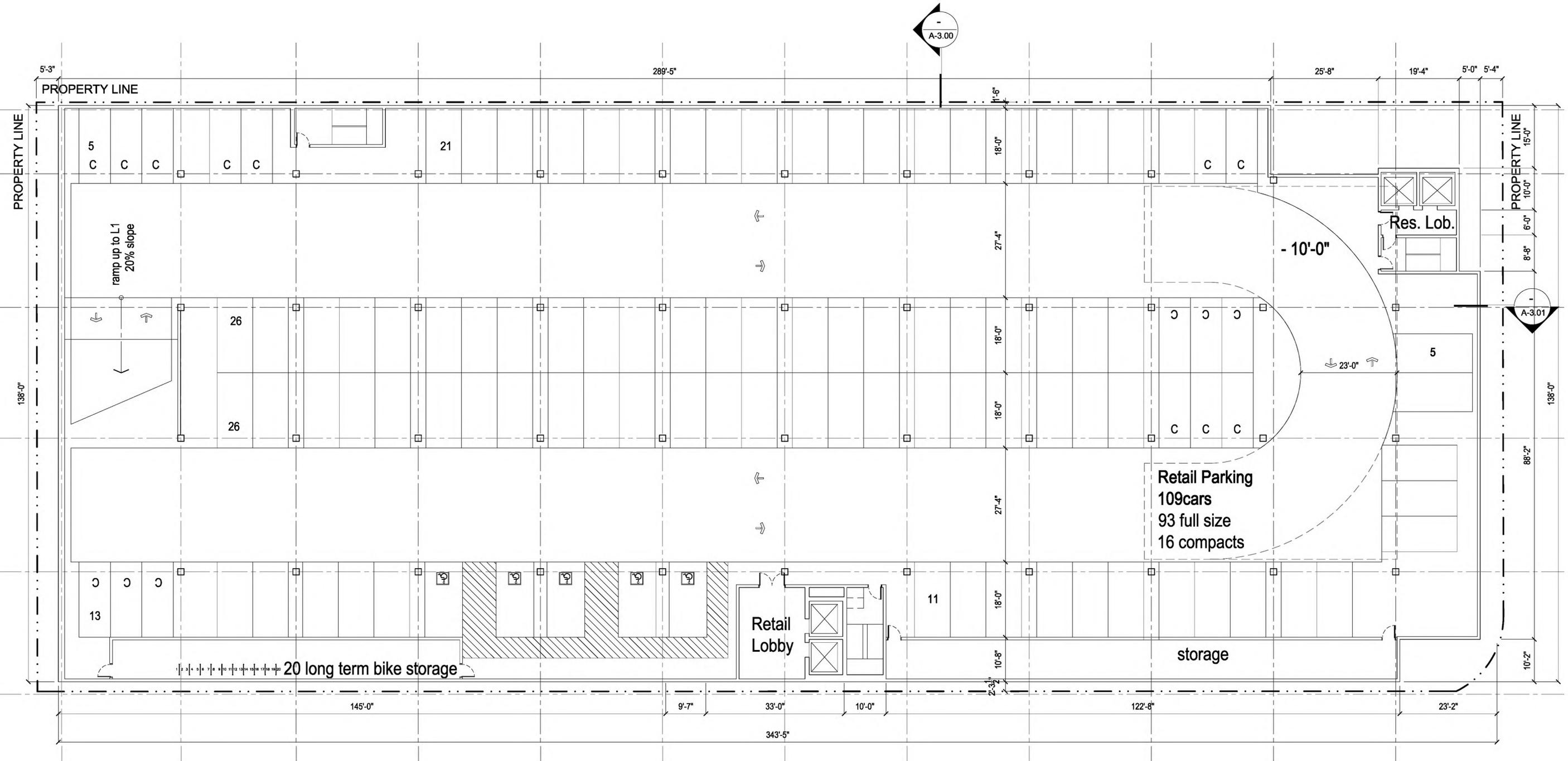
Retail	37,057 sf x 2 = 74 cars reqd.
	109 cars provided
Residential	
Studios (84)	84 x 1 car / DU = 84 cars reqd.
1 Bed Lofts (78)	78 x 1 car / DU = 78 cars reqd.
2 Bedroom (7)	7 x 2 cars / DU = 14 cars reqd.
Total Residential Cars Reqd.	176 cars reqd.
	185 cars provided

RESIDENTIAL UNIT MIX:

L2 - (4) 1bd stacked lofts, (3) standard lofts	7 du.
L4 - (23) studios, (12) standard lofts, (12) 1 bd, (1) 2 bd	48 du.
L5 - (21) studios, (12) 1 bd, (2) 2 bd	35 du.
L6 - (21) studios, (12) standard lofts, (12) 1bd, (2) 2 bd	47 du.
L7 - (19) studios, (11) 1 bd, (2) 2 bd.	32 du.
(4) stacked lofts, (84) studios, (27) lofts, (47) 1 bds, (7) 2 bds	169 du.
528 sf, average unit size	

site plan scale: 1" = 40'-0" 0' 20' 40' 60'





B1 PLAN SUMMARY:

Retail and Residential Lobbies	*462 sf
Storage / Bike Parking	*2,670 sf
Shafts + Stairs	*890 sf
Parking + Ramp	*43,612 sf
Total B1 GBA	*462 sf

Parking Provided **109 cars** (99 full size, 10 compacts)
 * area does not count towards FAR

B01 plan scale: 1 / 16" = 1'-0" 0' 8' 16' 24'



A1.00

PLAN - LEVEL B01 (-10'-0")

SCALE: 1/16" = 1'-0"

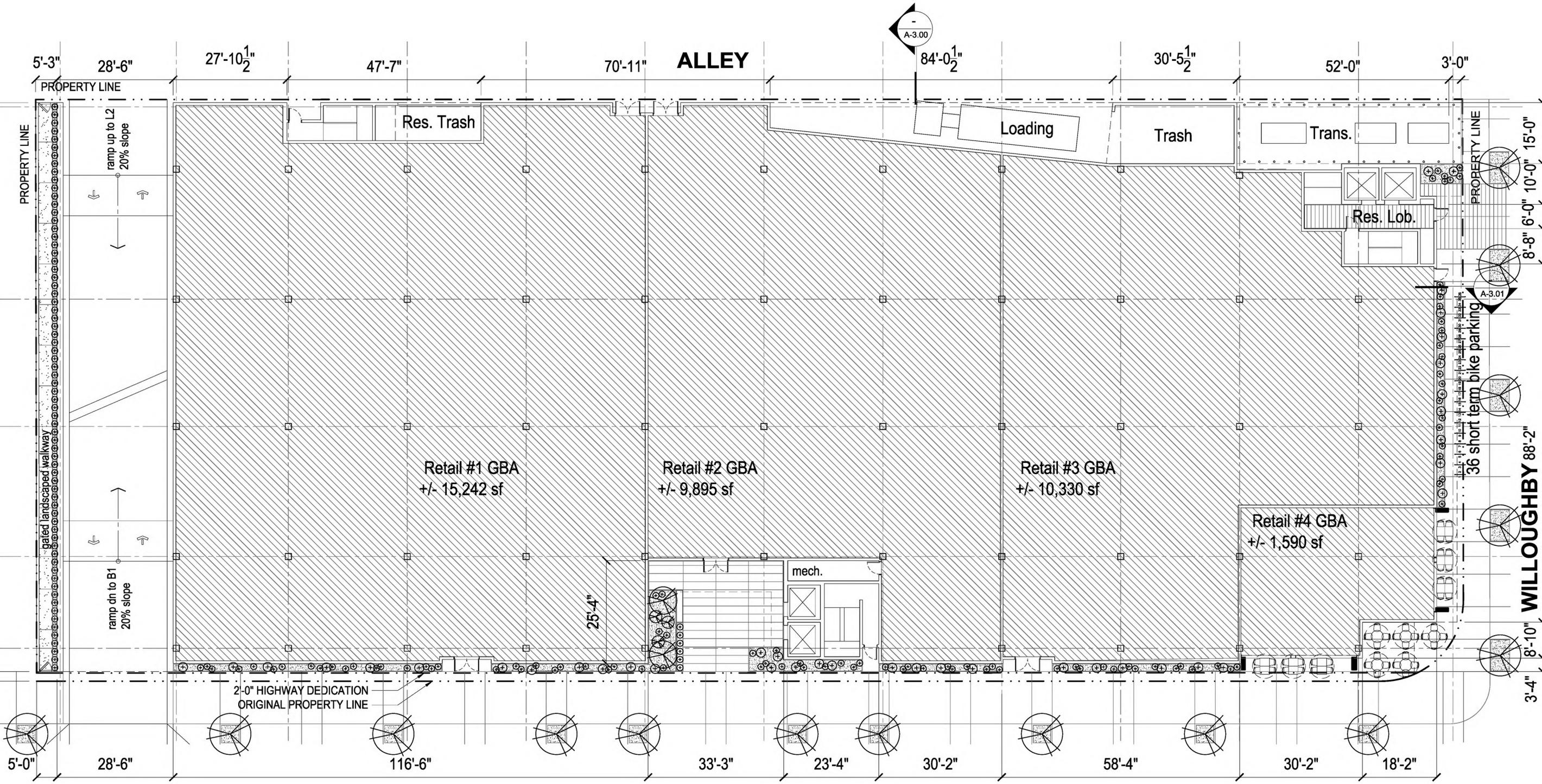
DATE: 03-26-15

904 LA BREA

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LA BREA

904 La Brea Mixed Use - Area Summary

Retail (L01)	37,057 sf
Residential (L01 - L03, L04, L05, L06, L07) - 169 units	106,650 sf
Total Area:	143,707 sf

Project Parking Analysis

Parking Required:	Retail	74 cars
	Residential	176 cars
	Total Cars Required	250 cars
Parking Provided:	B01 (Retail)	109 cars (99 full size, 10 compact)
	L02 (Residential)	91 cars (73 full size, 18 compact)
	L03 (Residential)	94 cars (73 full size, 21 compact)
	Total Cars Provided	294 cars (245 full size, 49 compact)
		(44 car surplus)

Bicycle Parking Analysis

Bicycle Parking Required:	Retail	19 long term, 19 short term bike spaces
	Residential	167 long term, 17 short term bike spaces
Bicycle Parking Provided:	Retail	20 long term, 19 short term bike spaces
	Residential	168 long term, 17 short term bike spaces

L01 plan scale: 1/16" = 1'-0" 0' 8' 16' 24'

north

A1.01

PLAN - LEVEL 01 (+0'-0")

SCALE: 1/16" = 1'-0"

DATE: 03-26-15

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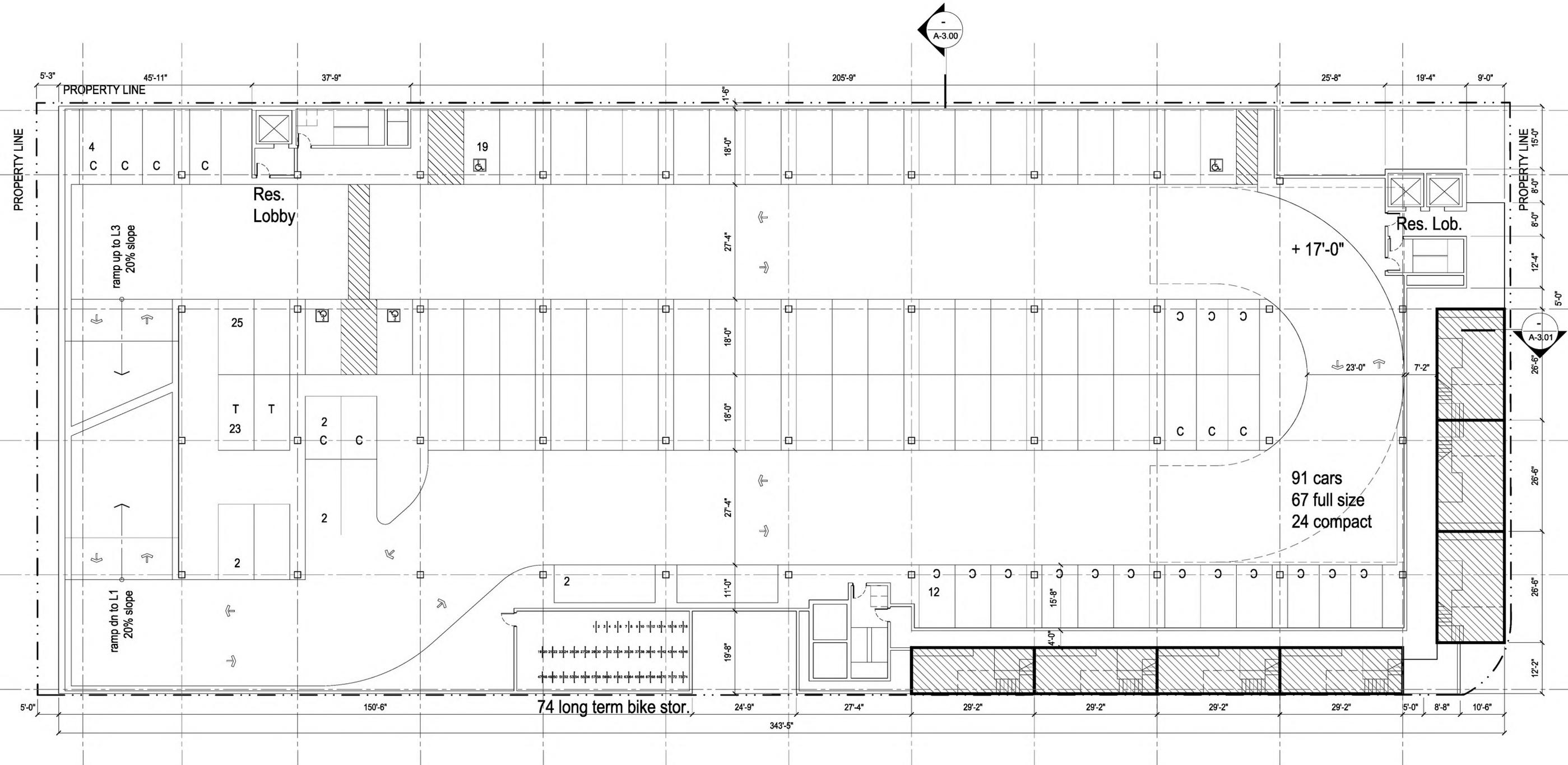
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L2 PLAN SUMMARY:

Lofts (4 narrow and 3 standard lofts)	2,540 sf
Residential Lobbies	177 sf
Loft Common Area	1,510 sf
Parking + Ramp	*38,772 sf
Total L2 GBA	4,227 sf

Parking Provided **91 cars** (73 full size, 18 compact)
 *area should not count towards FAR

L02 plan scale: 1/16" = 1'-0" 0' 8' 16' 24'



A1.02

PLAN - LEVEL 02 (+17'-0")

SCALE: 1/16" = 1'-0"

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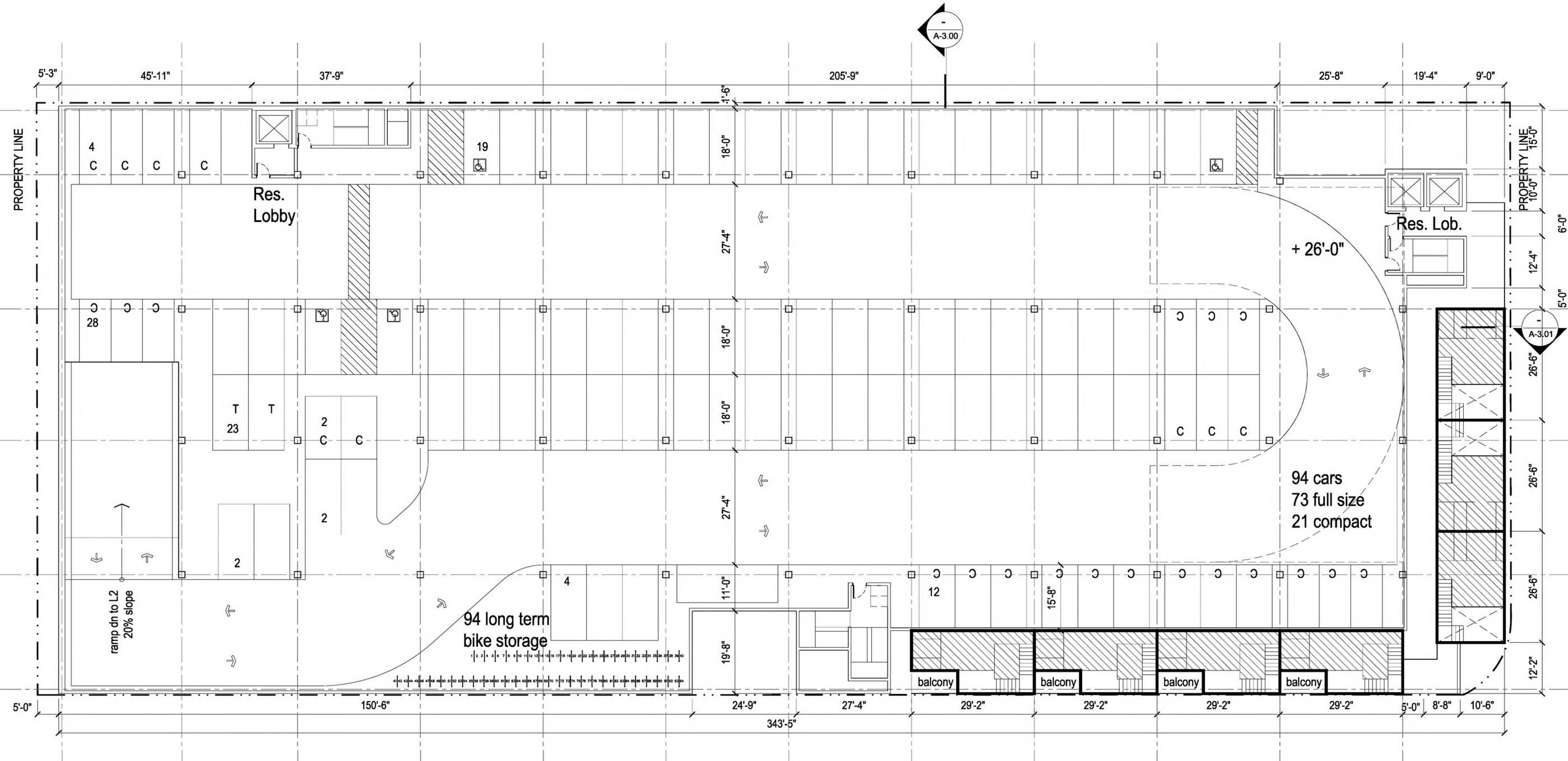
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L3 PLAN SUMMARY:

Lofts (4 narrow and 3 standard lofts)	1,860 sf
Residential Lobbies	177 sf
Parking + Ramp	*39,620 sf
Total L3 GBA	2,037 sf

Parking Provided **94 cars** (73 full size, 21 compact)
 *area should not count towards FAR

L03 plan scale: 1/16" = 1'-0" 0' 8' 16' 24'



A1.03

PLAN - LEVEL 03 (+26'-0")

SCALE: 1/16" = 1'-0"

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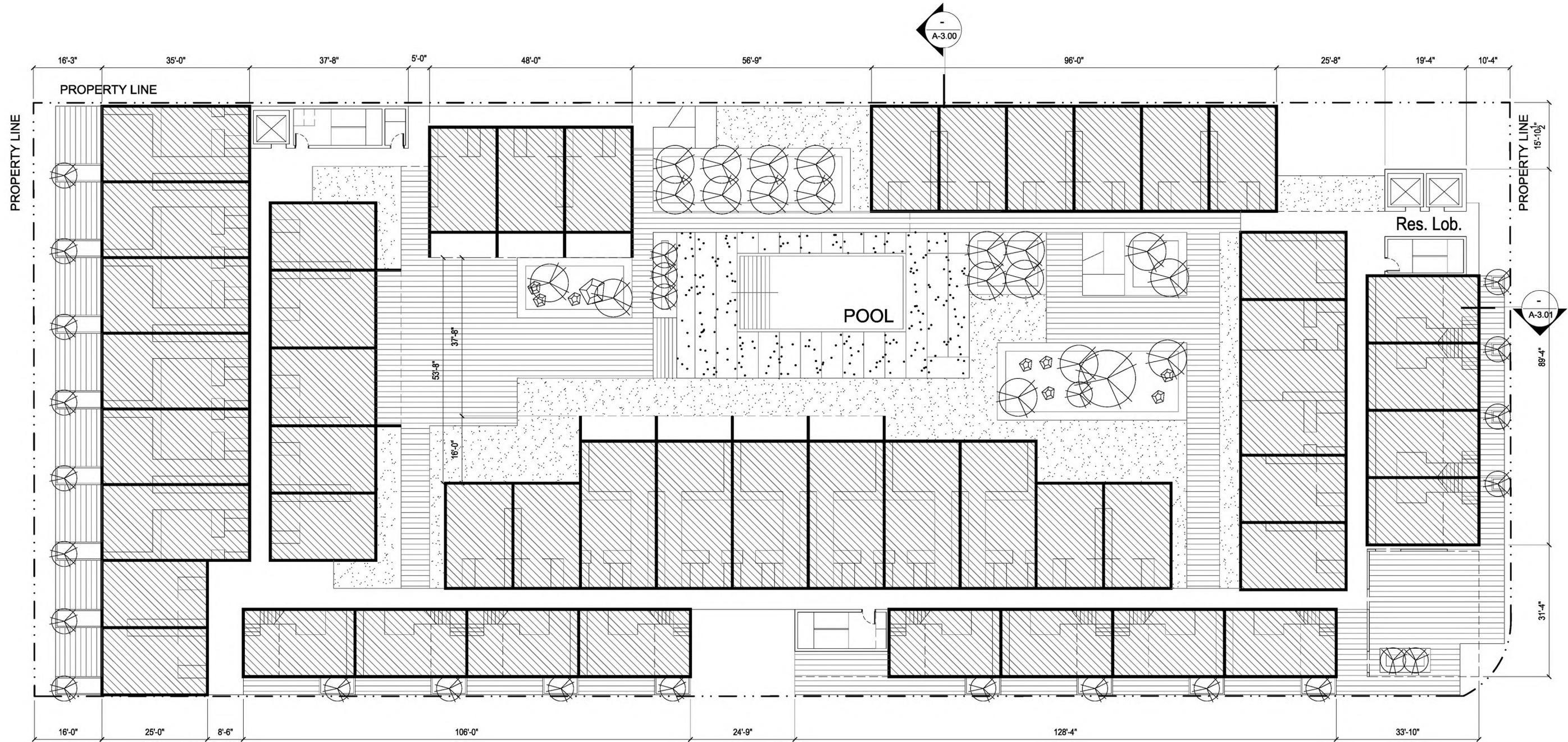
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L4 PLAN SUMMARY:

(23) Studio Units	9,320 sf
(12) Standard Loft Units (lower level)	5,040 sf
(12) 1 Bed Units	7,560 sf
(1) 2 Bed Unit	850 sf
Total GLA/NFA	21,850 sf

Covered Common Area	3,940 sf
Total L4 GBA	26,710 sf

OPEN SPACE, Required:

(84 total) Studio Units	x 100 sf/DU	8,400 sf
(78 total) 1 Bedroom Units	x 125 sf/DU	9,750 sf
(7 total) 2 Bed Units	x 175 sf/DU	1,225 sf
Total Required Open Space		19,375 sf

OPEN SPACE, Provided:

L4 Level	14,920 sf
L7 Level deck	1,075 sf
Balconies (private space)	3,500 sf
Total Provided Open Space	19,495 sf

L04 plan scale: 1/16" = 1'-0" 0' 8' 16' 24'



A1.04

PLAN - LEVEL 04 (+35'-0")

SCALE: 1/16" = 1'-0"

DATE: 03-26-15

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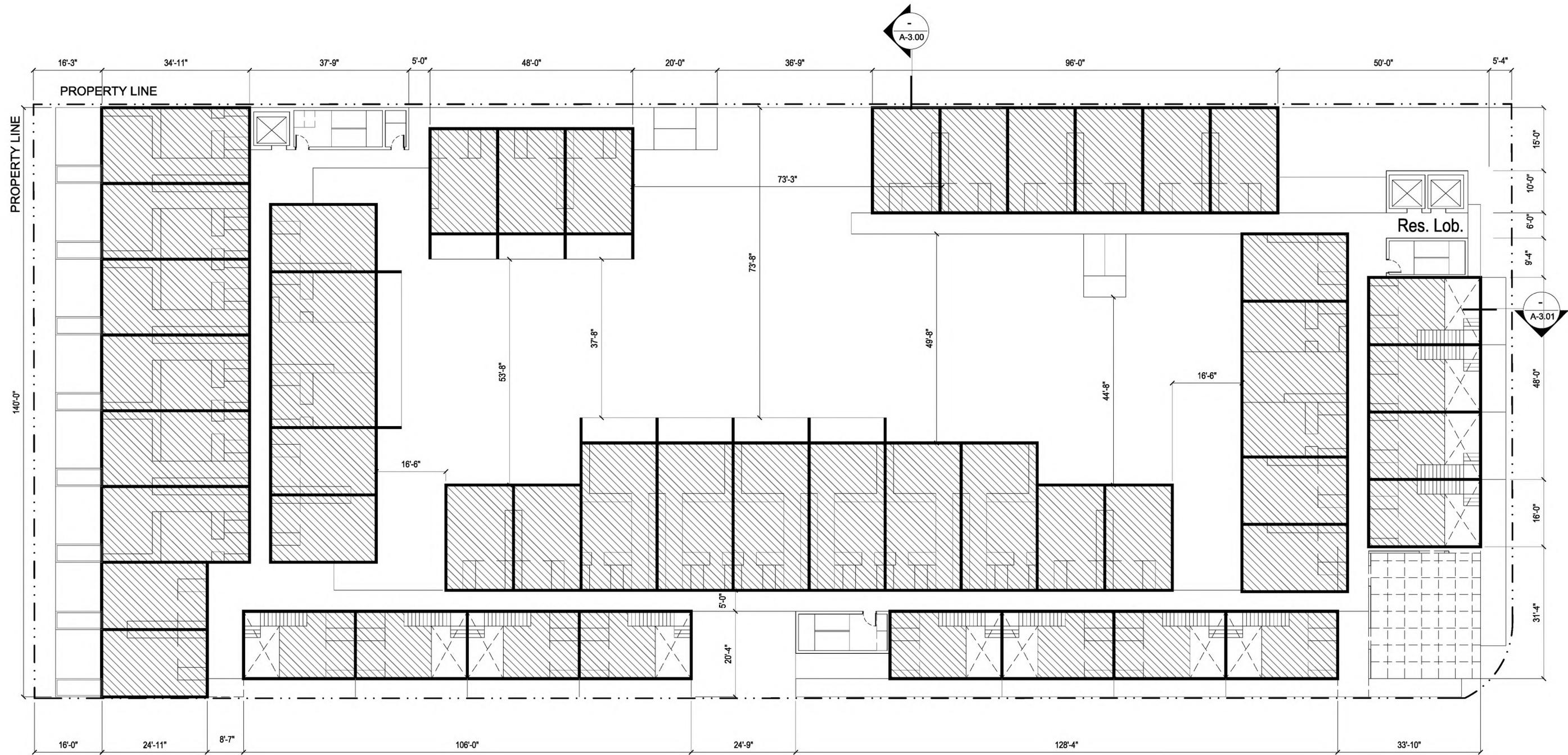
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L5 PLAN SUMMARY:

(21) Studio Units	8,400 sf
(12) Standard Loft Units (upper level)	3,120 sf
(12) 1 Bed Units	7,560 sf
(2) 2 Bed Unit	1,700 sf
Total GLA/NFA	20,780 sf

Covered Common Area	3,970 sf
Total L5 GBA	24,750 sf

L6 PLAN SUMMARY:

(21) Studio Units	8,400 sf
(12) Standard Loft Units (lower level)	5,040 sf
(12) 1 Bed Units	7,560 sf
(2) 2 Bed Unit	1,700 sf
Total GLA/NFA	22,700 sf

Covered Common Area	3,970 sf
Total L6 GBA	26,670 sf

L05 + L06 plan scale: 1/16" = 1'-0" 0' 8' 16' 24'



A1.05

PLAN - LEVEL 05 (+45'-0")
PLAN - LEVEL 06 (+55'-0")

SCALE: 1/16" = 1'-0"

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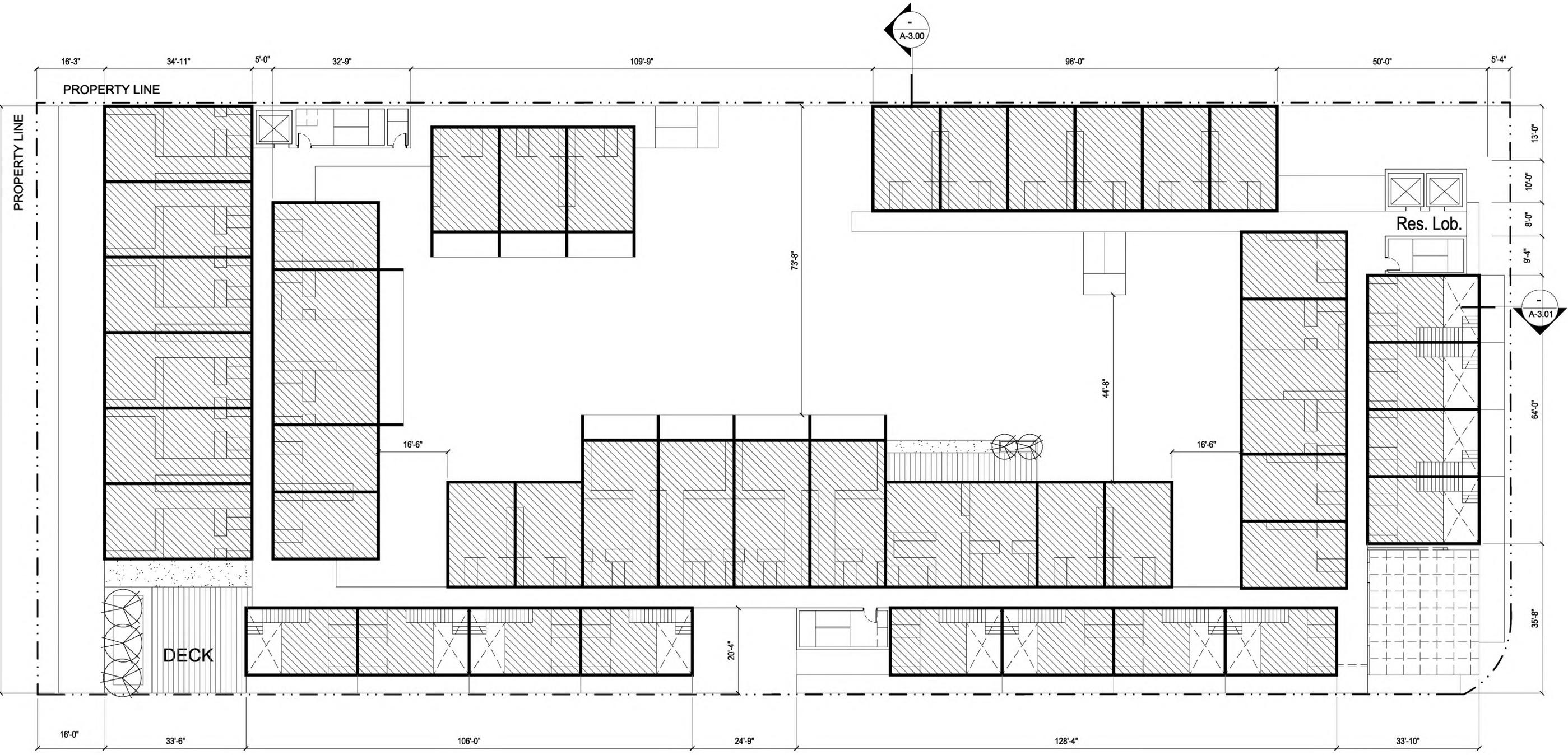
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L7 PLAN SUMMARY:

(19) Studio Units	7,600 sf
(12) Standard Loft Units (upper level)	3,120 sf
(11) 1 Bed Units	7,200 sf
(2) 2 Bed Unit	1,700 sf
Total GLA/NFA	19,620 sf

Covered Common Area	2,070 sf
Total L7 GBA	21,690 sf

RESIDENTIAL UNIT MIX:

L2 - (4) 1bd stacked lofts, (3) standard lofts	7 du.
L4 - (23) studios, (12) standard lofts, (12) 1 bd, (1) 2 bd	48 du.
L5 - (21) studios, (12) 1 bd, (2) 2 bd	35 du.
L6 - (21) studios, (12) standard lofts, (12) 1bd, (2) 2 bd	47 du.
L7 - (19 studios, (11) 1 bd, (2) 2 bd.	32 du.
(4) stacked lofts, (84) studios, (27) lofts, (47) 1 bds, (7) 2 bds	169 du.

L07 plan scale: 1 / 16" = 1'-0" 0" 8" 16" 24" north

A1.06

PLAN - LEVEL 07 (+65'-0")

SCALE: 1/16" = 1'-0"

DATE: 03-26-15

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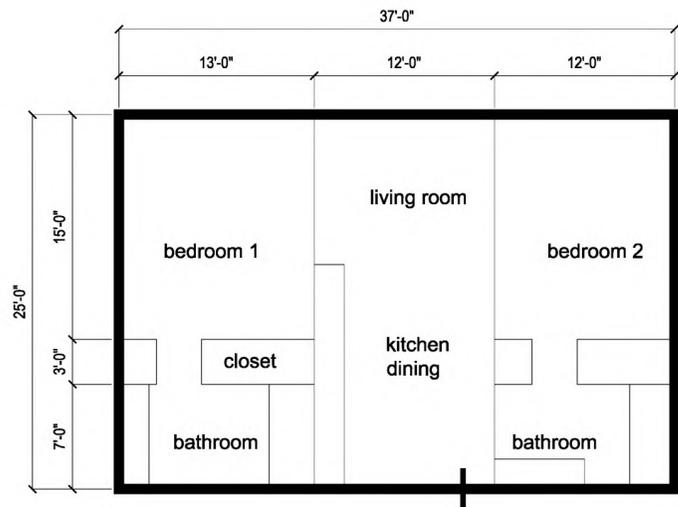
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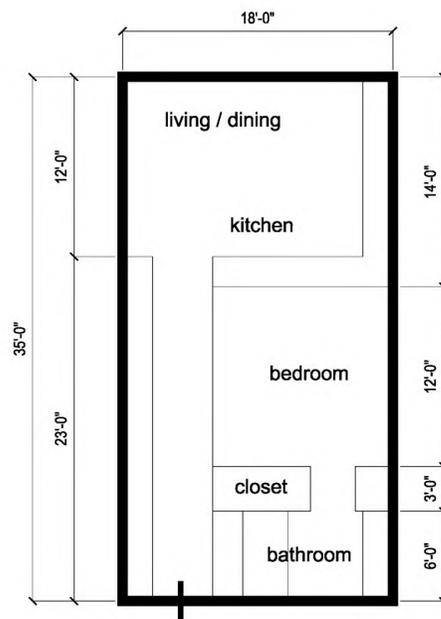
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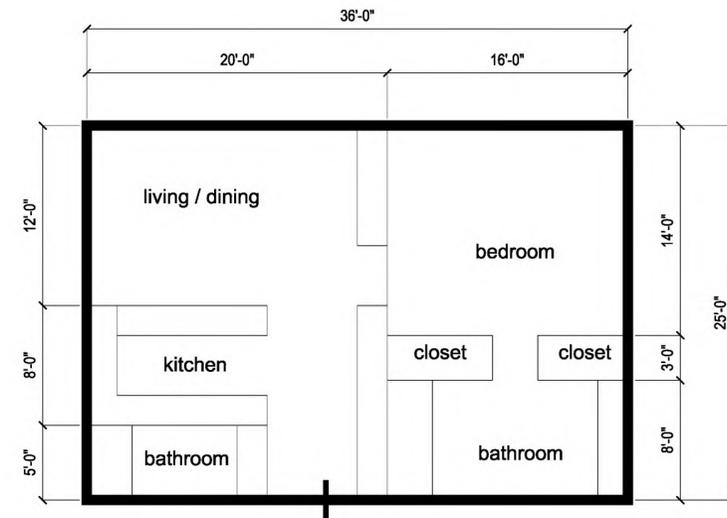
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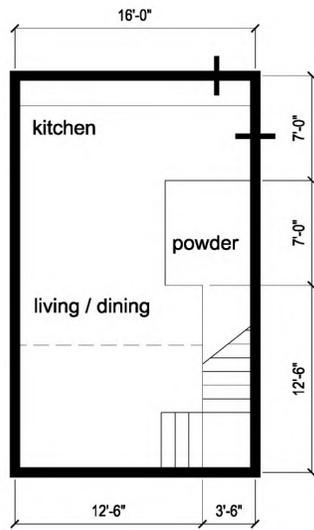
2 bed unit: 925 sf



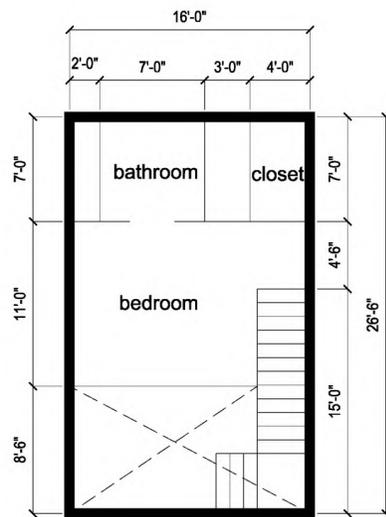
1 bed unit: 630 sf



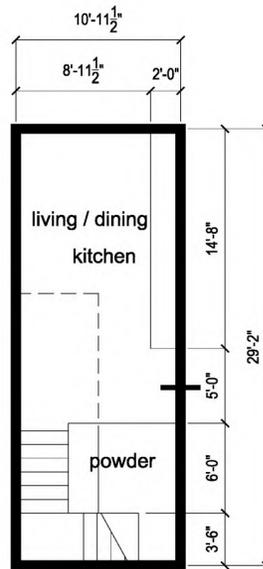
1 bed unit: 900 sf



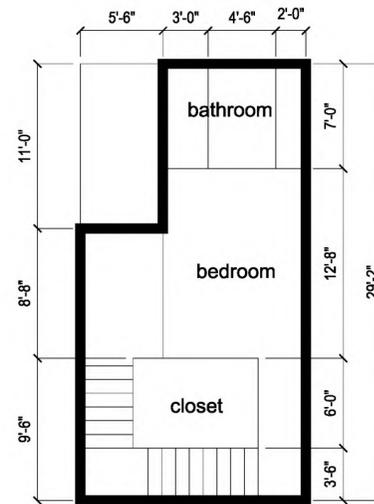
1 bed loft: lower level
420 sf



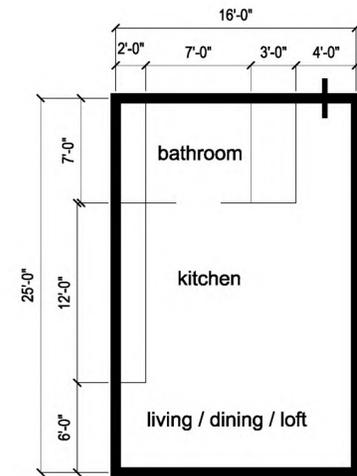
1 bed loft: upper level
260 sf



1 bed loft: lower level
320 sf

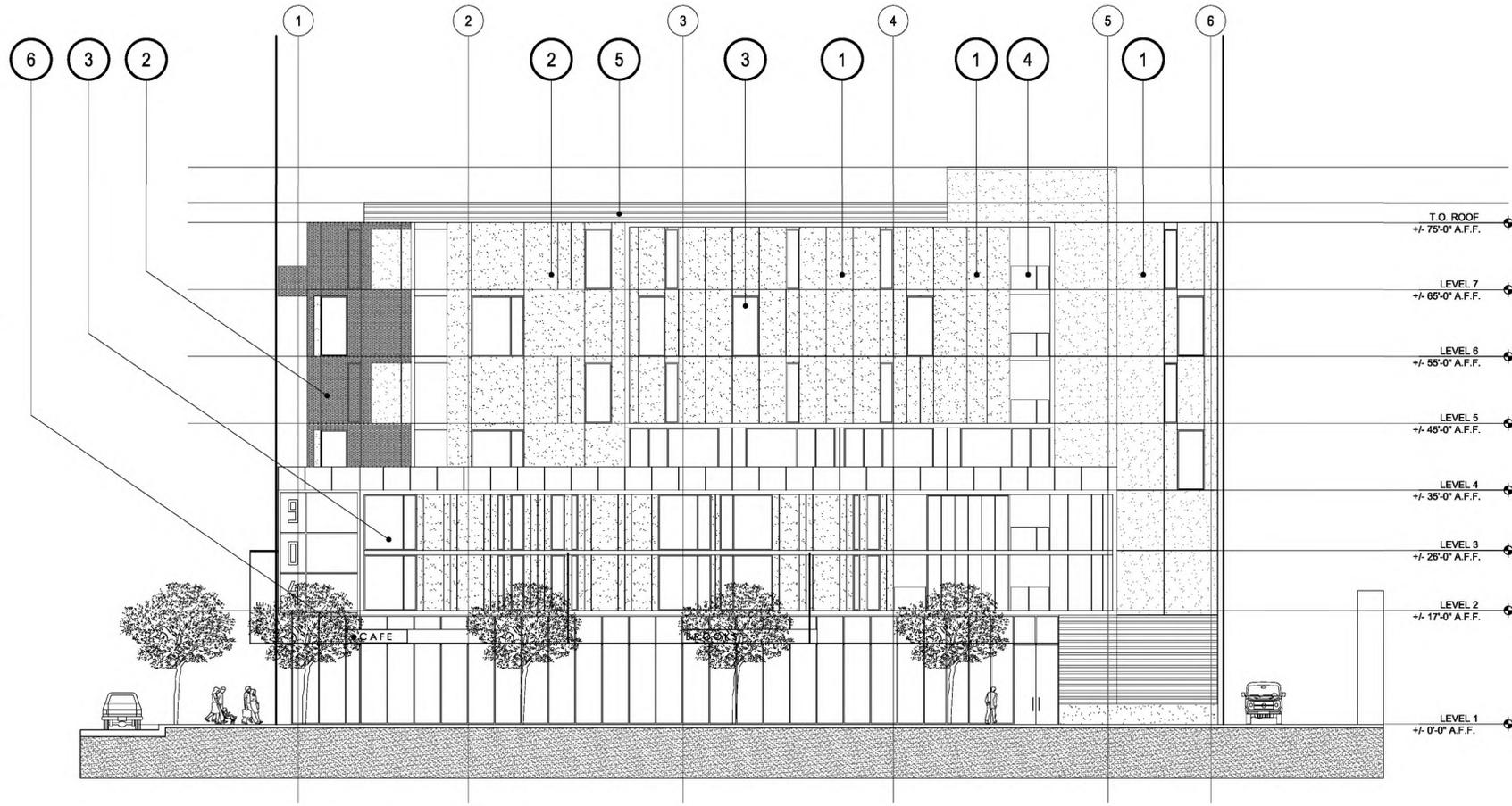


1 bed loft: upper level
270 sf



studio: 400 sf

unit plans scale: 1/8" = 1'-0" 0' 4' 8' 12'



2. SOUTH ELEVATION scale: 1/16" = 1'-0" 0' 8' 16' 24'

BUILDING MATERIAL NOTES:

STEEL TROWELED PLASTER, PAINTED.	1
COLOR COATED PERFORATED METAL PANELS.	2
ARCADIA ALUMINUM STOREFRONT, PPG-DURANAR MEDIUM GRAY CLASSIC FINISH, WITH LOW "E" CLEAR SOLARBAN DUAL GLAZING.	3
CANTILEVERED GLASS GUARDRAIL.	4
PROFILE METAL CLADDING SCREEN, CHARCOAL COLOR.	5
EXTRUDED ALUMINUM IDENTITY SIGNAGE WITH INTEGRAL LIGHTING.	6

ALLOWABLE SIGNAGE AREA:

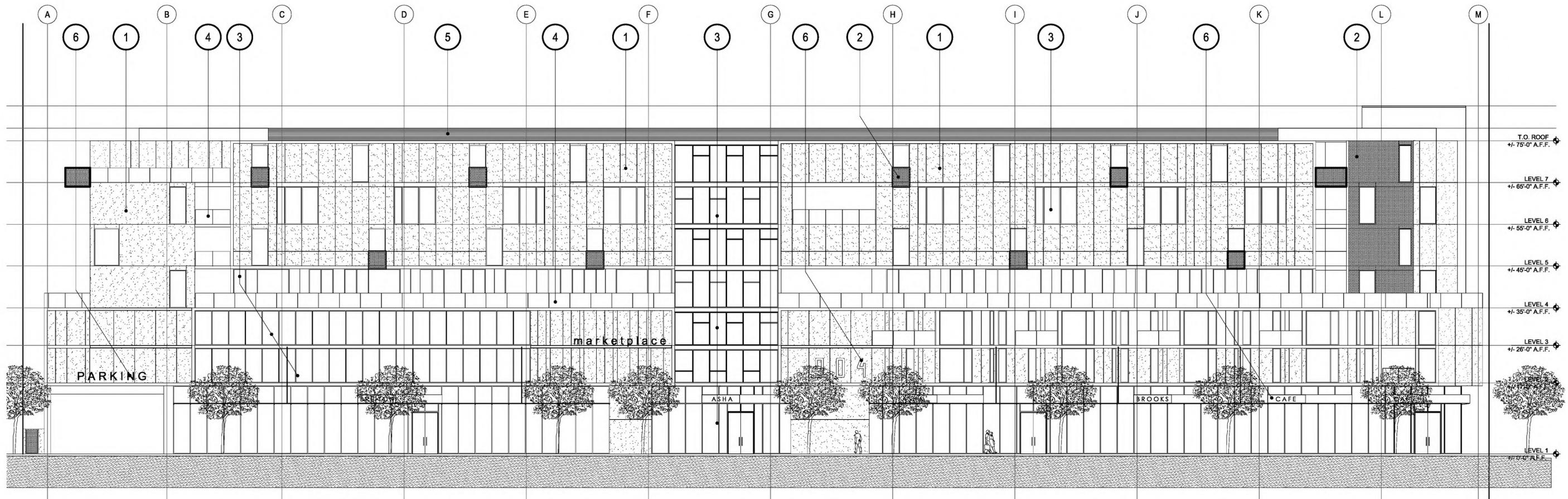
Illuminated Canopy Signs: (La Brea) 2 sf x Lin. Street Frontage (350') = 700 sf + 1 sf x Lin. Bldg Frontage (343.5') = **1,343.5 sf**
 (Willoughby) 2 sf x Lin. Street Frontage (141') = 282 sf + 1 sf x Lin. Bldg Frontage (140') = **422 sf**

Wall Signs: (La Brea) 2 sf x Lin. Street Frontage (350') = 700 sf + 1 sf x 50% Lin. Bldg Frontage (343.5') = **871.75 sf**
 (Willoughby) 2 sf x Lin. Street Frontage (141') = 282 sf + 1 sf x 50% Lin. Bldg Frontage (140') = **352 sf**

Blade Signs: (La Brea) 25 sf + 1 sf x Lin. Bldg Frontage (343.5') = **368.5 sf**
 (Willoughby) 25 sf + 1 sf x Lin. Bldg Frontage (140') = **165 sf**

Total Allowed Signage: (La Brea) 4 sf x Lin. Street Frontage (350') = **1,400 sf**
 (Willoughby) 4 sf x Lin. Street Frontage (141') = **564 sf**

SIGNAGE AREA PROVIDED:
Illuminated Canopy Signs: (Willoughby) 70 sf
Wall Signs: (Willoughby) 67.5 sf
Blade Signs: (Willoughby) 110 sf
Total Signage Provided: 247.5 sf
 Allowable Signage: 564 sf



1. WEST ELEVATION scale: 1/16" = 1'-0" 0' 8' 16' 24'

A2.01

BUILDING ELEVATIONS

SIGNAGE AREA PROVIDED:

Illuminated Canopy Signs: (La Brea) 345 sf **Wall Signs:** (La Brea) 0 sf **Blade Signs:** (La Brea) 275 sf

Total Signage Provided: 620 sf
 Allowable Signage: 1,400 sf

SCALE: 1/16" = 1'-0"

DATE: 03-31-15

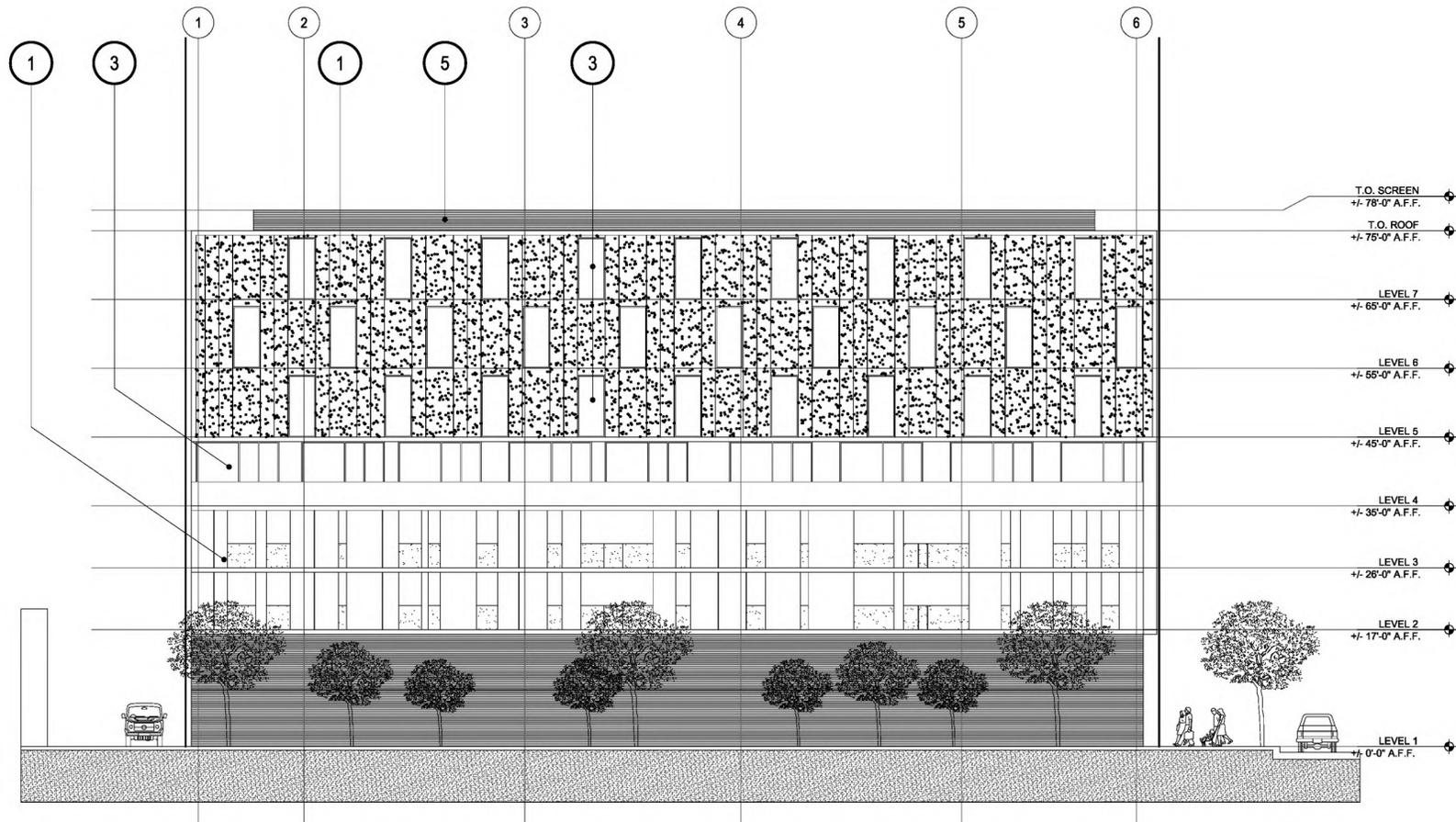
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2. NORTH ELEVATION scale: 1/16" = 1'-0" 0' 8' 16' 24'

BUILDING MATERIAL NOTES:

STEEL TROWELED PLASTER, PAINTED.	1
COLOR COATED PERFORATED METAL PANELS.	2
ARCADIA ALUMINUM STOREFRONT, PPG-DURANAR MEDIUM GRAY CLASSIC FINISH, WITH LOW "E" CLEAR SOLARBAN DUAL GLAZING.	3
CANTILEVERED GLASS GUARDRAIL.	4
PROFILE METAL CLADDING SCREEN, CHARCOAL COLOR.	5
EXTRUDED ALUMINUM IDENTITY SIGNAGE WITH INTEGRAL LIGHTING.	6

ALLOWABLE SIGNAGE AREA:

Illuminated Canopy Signs: (La Brea) 2 sf x Lin. Street Frontage (350') = 700 sf + 1 sf x Lin. Bldg Frontage (343.5') = **1,343.5 sf**
 (Willoughby) 2 sf x Lin. Street Frontage (141') = 282 sf + 1 sf x Lin. Bldg Frontage (140') = **422 sf**

Wall Signs: (La Brea) 2 sf x Lin. Street Frontage (350') = 700 sf + 1 sf x 50% Lin. Bldg Frontage (343.5') = **871.75 sf**
 (Willoughby) 2 sf x Lin. Street Frontage (141') = 282 sf + 1 sf x 50% Lin. Bldg Frontage (140') = **352 sf**

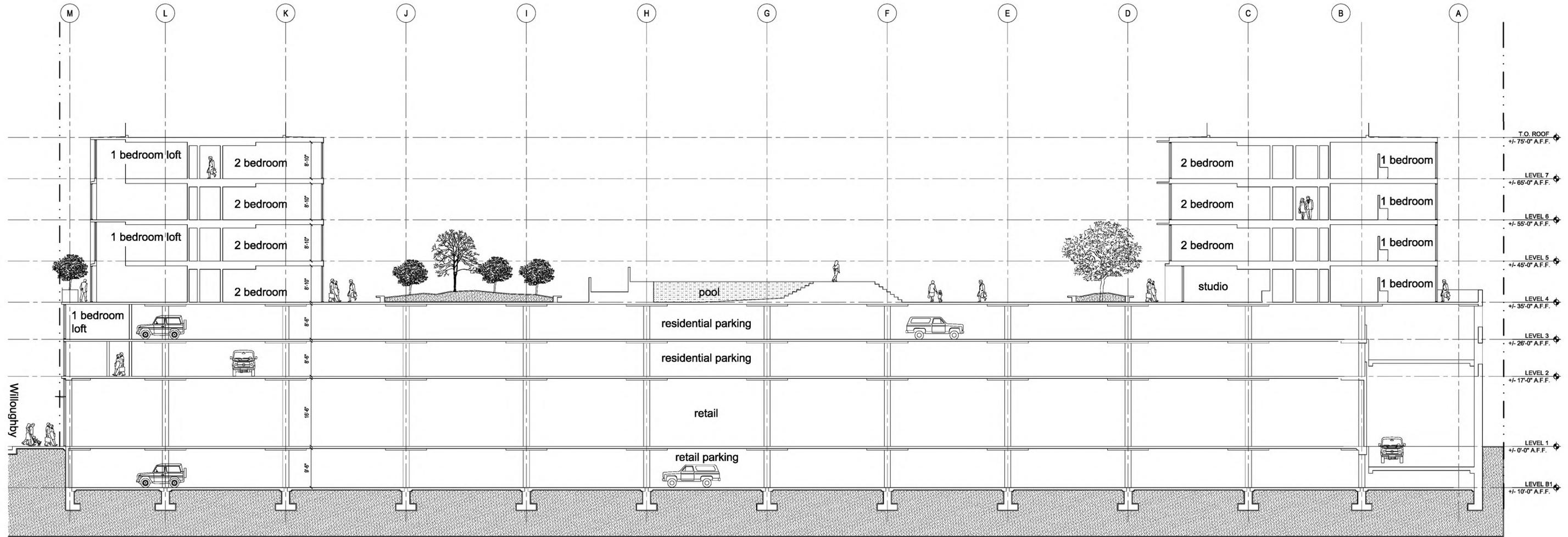
Blade Signs: (La Brea) 25 sf + 1 sf x Lin. Bldg Frontage (343.5') = **368.5 sf**
 (Willoughby) 25 sf + 1 sf x Lin. Bldg Frontage (140') = **165 sf**

Total Allowed Signage: (La Brea) 4 sf x Lin. Street Frontage (350') = **1,400 sf**
 (Willoughby) 4 sf x Lin. Street Frontage (141') = **564 sf**

SIGNAGE AREA PROVIDED:
 Total Signage Provided: **0 sf**



1. EAST ELEVATION scale: 1/16" = 1'-0" 0' 8' 16' 24'



BUILDING SECTION - A scale: 1/16" = 1'-0" 0' 8' 16' 24'

A3.00

BUILDING SECTIONS

SCALE: 1/16" = 1'-0"

DATE: 02-24-15

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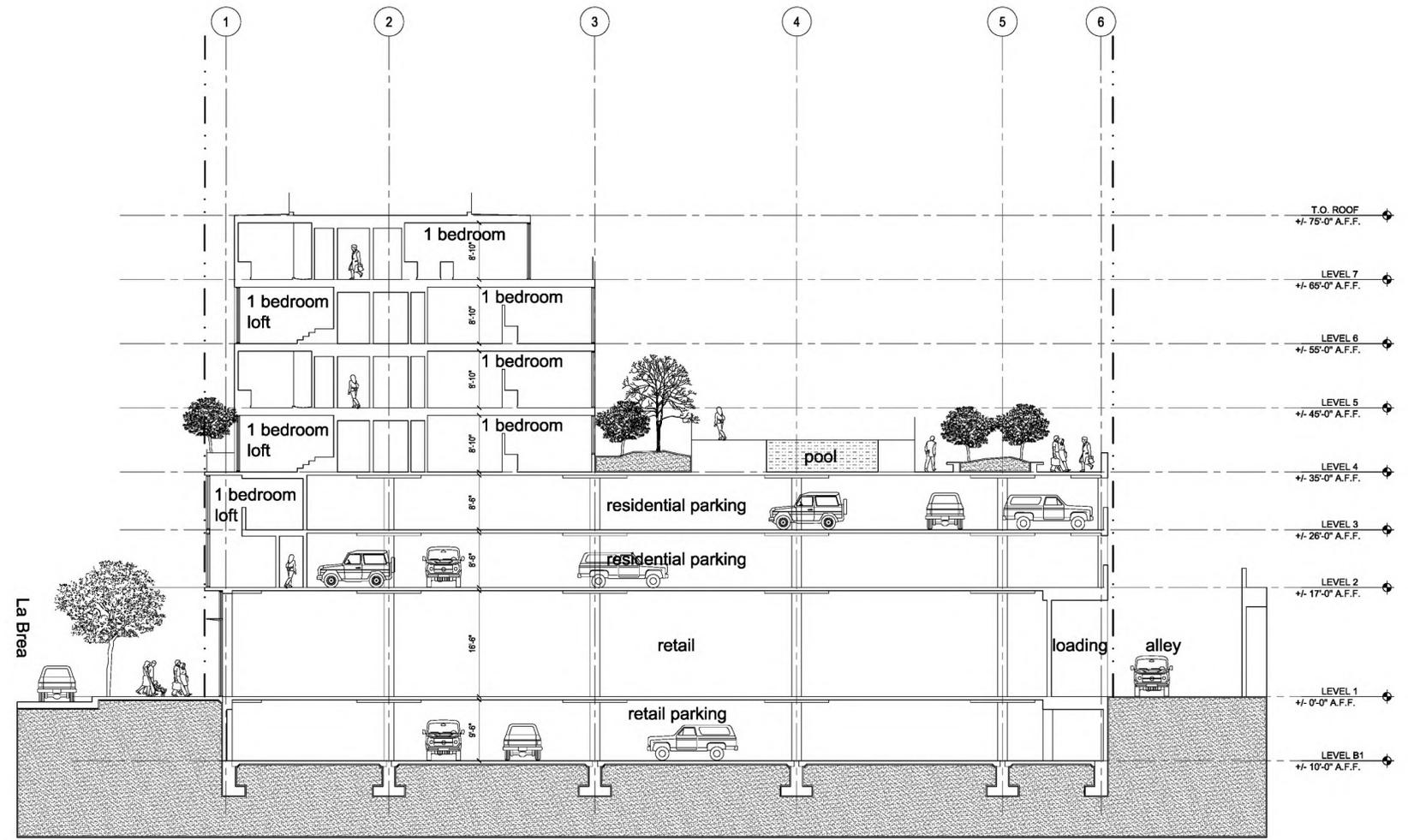
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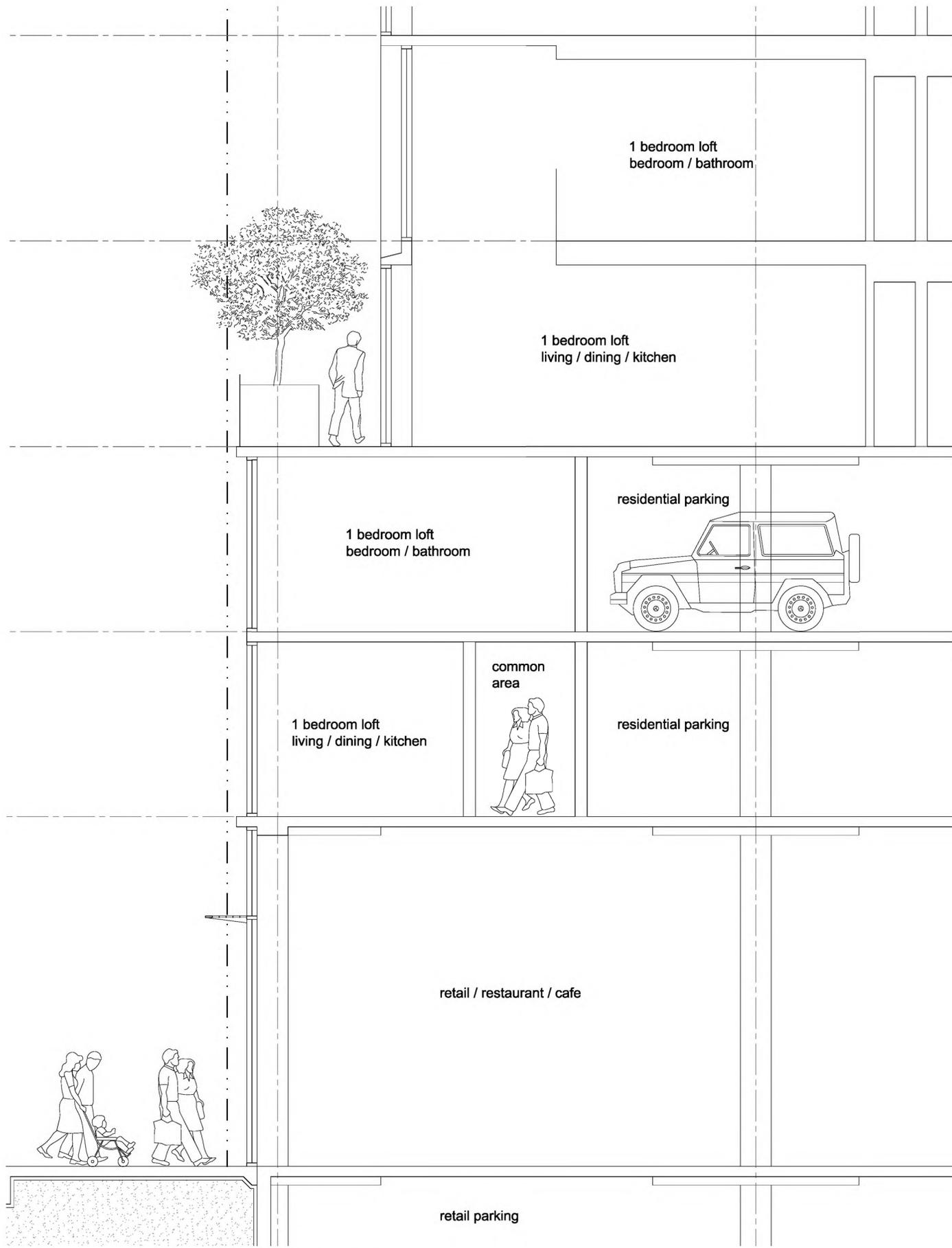
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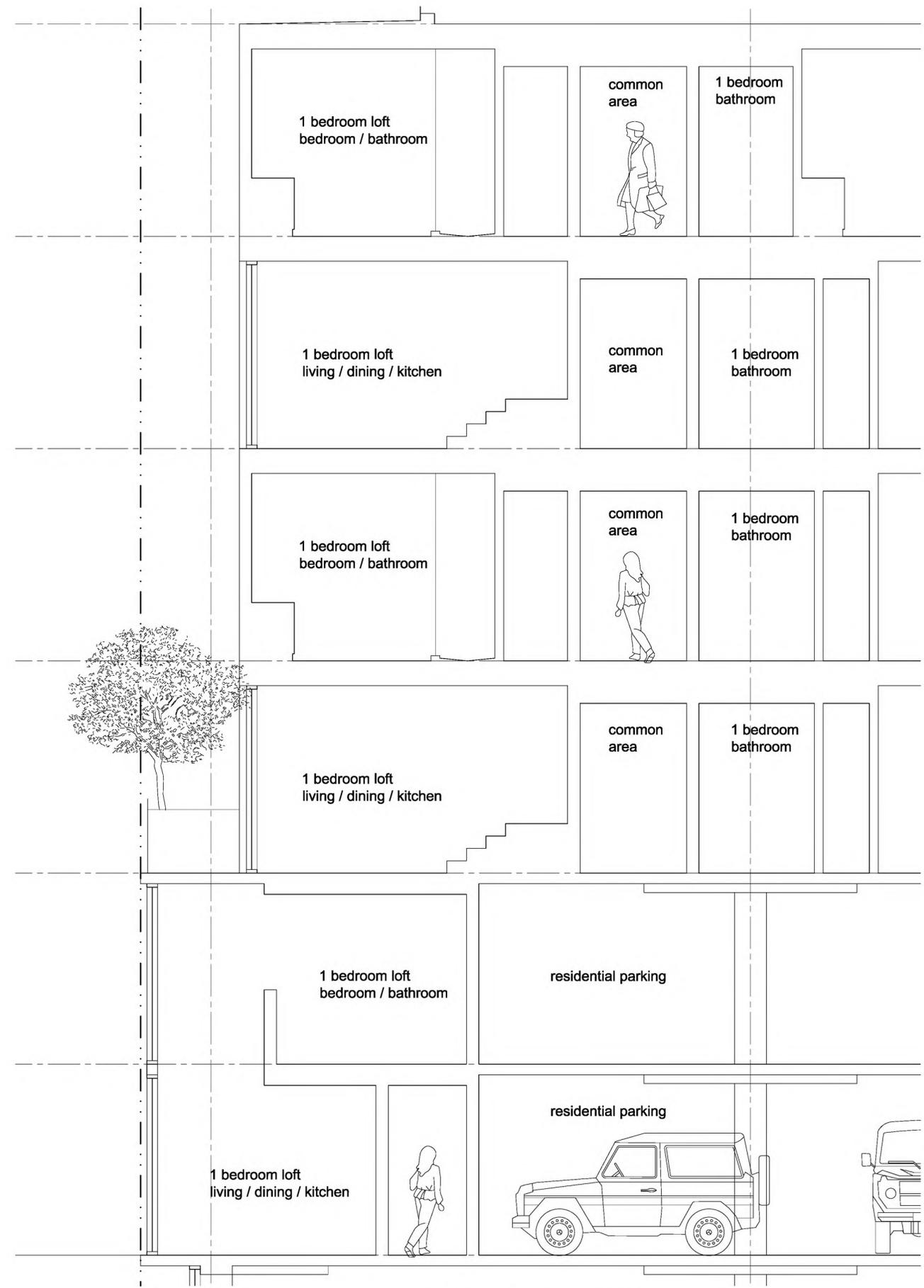
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BUILDING SECTION - A scale: 1 / 16" = 1'-0" 0' 8' 16' 24'



2. BUILDING ENLARGED ELEVATION scale: 1/4" = 1'-0" 0' 2' 4' 6'



1. BUILDING WALL SECTION scale: 1/4" = 1'-0" 0' 2' 4' 6'



EYE LEVEL VIEW - FROM LA BREA

A4.01

BUILDING VIEWS

SCALE: NTS

DATE: 03-31-15

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EYE LEVEL VIEW - FROM LA BREA

A4.02

BUILDING VIEWS

SCALE: NTS

DATE: 03-31-15

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EYE LEVEL VIEW - FROM LA BREA

A4.03

BUILDING VIEWS

SCALE: NTS

DATE: 03-31-15

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AERIAL LEVEL VIEW - FROM THE POOL DECK

A4.04

BUILDING VIEWS

SCALE: NTS

DATE: 03-31-15

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EYE LEVEL VIEW - FROM THE POOL DECK

A4.05

BUILDING VIEWS

SCALE: NTS

DATE: 03-31-15

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EYE LEVEL VIEW - FROM LA BREA

A4.06

BUILDING VIEWS

SCALE: NTS

DATE: 03-31-15

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EYE LEVEL VIEW - FROM WILLOUGHBY

A4.07

BUILDING VIEWS

SCALE: NTS

DATE: 03-31-15

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EYE LEVEL VIEW - FROM THE ALLEY

A4.08

BUILDING VIEWS

SCALE: NTS

DATE: 03-31-15

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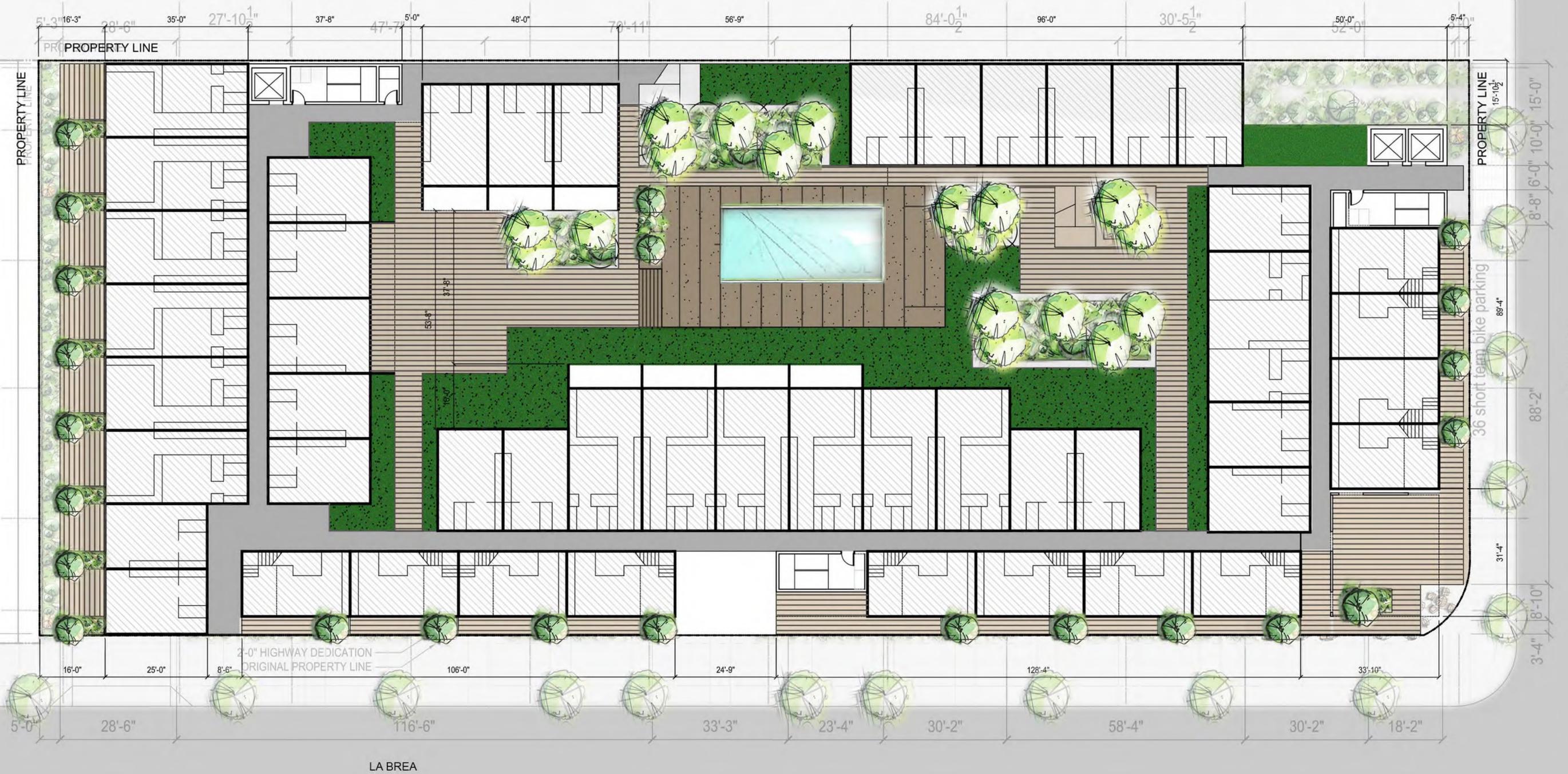
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AMENITY DECK - LANDSCAPE CONCEPT

A5.01

BUILDING VIEWS

SCALE: NTS

DATE: 03-31-15

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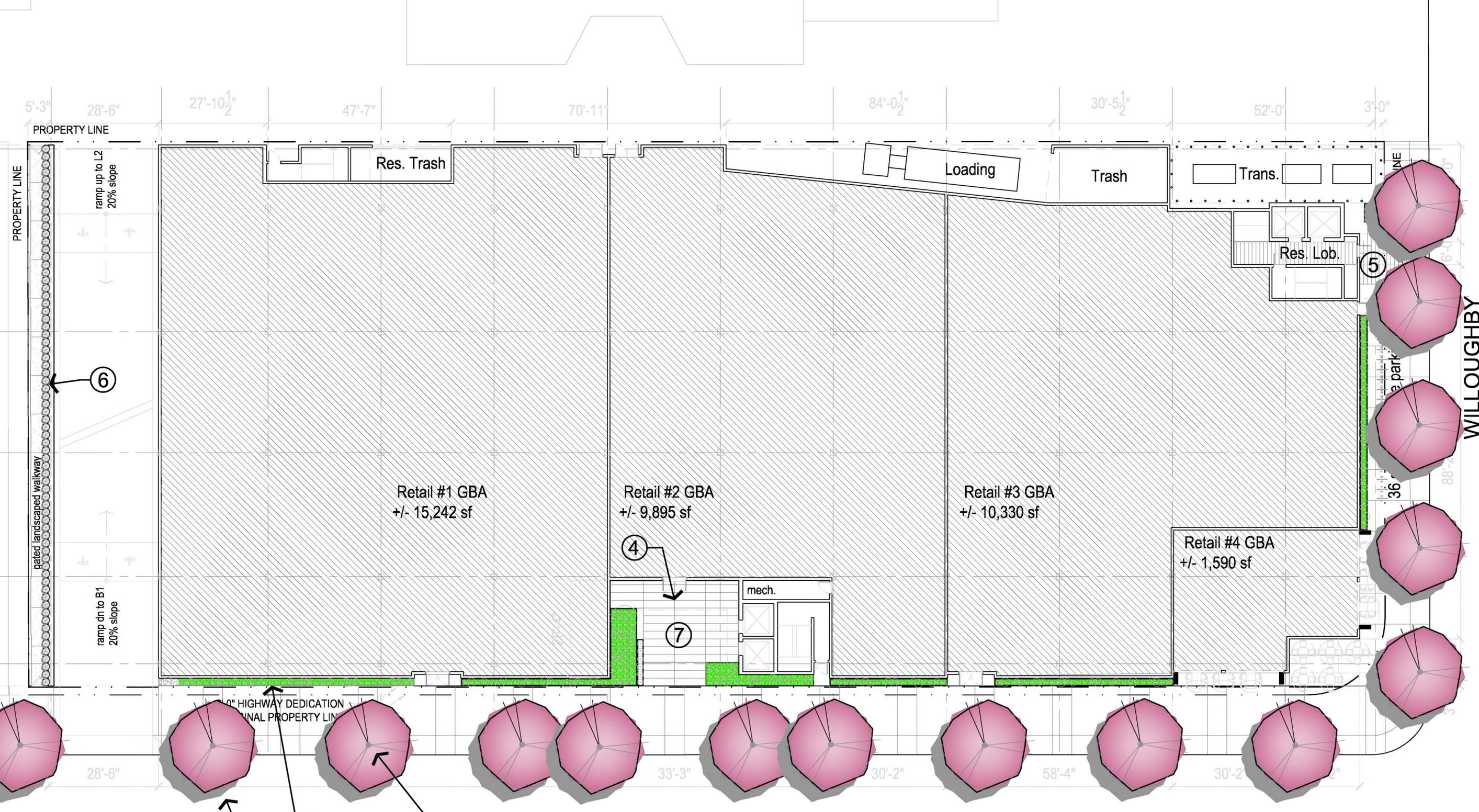
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WILLOUGHBY

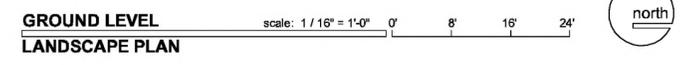


LA BREA AVENUE

- LANDSCAPE PLAN KEY:**
- 1. LANDSCAPED PARKWAY
 - 2. PLANTING AREAS
 - 3. STREET TREES
 - 4. CONCRETE PAVING
 - 5. RESIDENTIAL LOBBY
 - 6. SCREEN PLANTING
 - 7. COURTYARD

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p 818 251-9718 f 818 251-9719
email: DesignWorks@lagroupinc.com

Job No. 4363



L-1

PLAN - LEVEL 01

SCALE: 1/16" = 1'-0"

DATE: 03-26-15

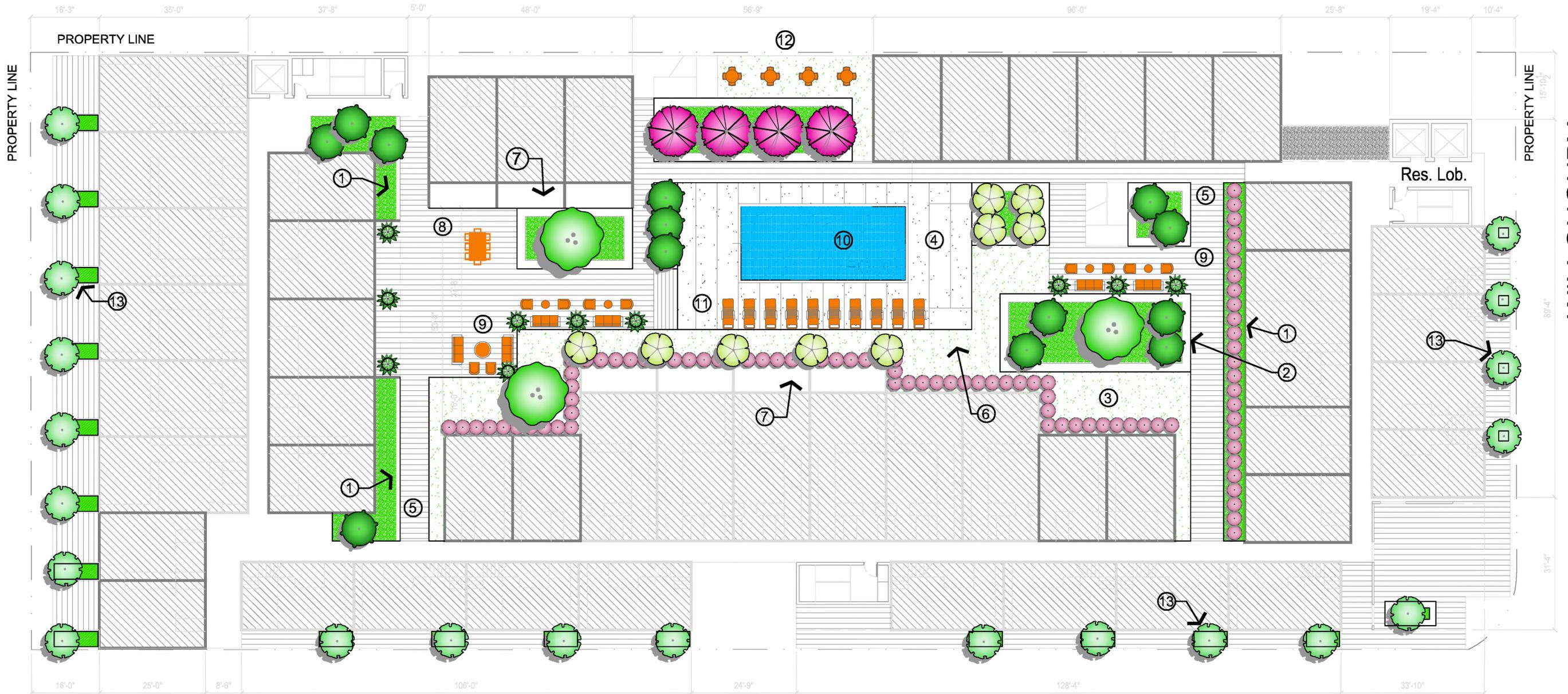
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WILLOUGHBY

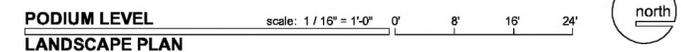
LANDSCAPE PLAN KEY:

- 1. PLANTING AREAS
- 2. 18" RAISED PLANTERS
- 3. 30" RAISED PLANTERS
- 4. POOL DECK
- 5. COLOR CONCRETE PPAVING
- 6. POOL ENCLOSURE
- 7. PRIVATE PATIO
- 8. OUTDOOR DINING AREA
- 9. LOUNGE FURNITURE & FIREPIT
- 10. SWIMMING POOL
- 11. POOLSIDE FURNITURE
- 12. OVERLOOK TERRACE
- 13. BALCONY PLANTERS



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L-2

PLAN - LEVEL 04

SCALE: 1/16" = 1'-0"

DATE: 03-26-15

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TREES



Arbutus unedo 'Marina'



Archontophoenix cunninghamiana Multi-Trunk



Arecastrum romanzoffianum



Cinnamomum camphora



Phoenix dactylifera



Prunus cerasifera 'Atropurpurea'



Tristania conferta

PLANT SCHEDULE

TREES	REMARKS
Arbutus x 'Marina' Arbutus Standard	Pottery Accent Tree
Archontophoenix cunninghamiana Multi-Trunk King Palm	Pool Deck
Arecastrum romanzoffianum Queen Palm	Site and Streetscape
Cinnamomum camphora Camphor Tree	Accent Site and Streetscape
Phoenix dactylifera Date Palm	Streetscape Accent
Prunus cerasifera 'Atropurpurea' Purple Leaf Plum	Streetscape Accent
Tristania conferta Brisbane Box	Ground Level Site

SHRUBS, GROUND COVER AND VINES



Agapanthus 'Peter Pan'



Agave x 'Blue Glow'



Chamaerops humilis



Dianella revoluta 'Little Rev'



Distictis buccinatoria



Liriope muscari 'Variegata'



Lomandra longifolia 'Breeze'

SHRUBS, GROUND COVER AND VINES

SHRUBS, GROUND COVER AND VINES	REMARKS
Agapanthus africanus 'Peter Pan' Dwarf Blue Lily of the Nile	Ground Level & Pool Deck
Agave x 'Blue Glow' Blue Glow Agave	Accent
Chamaerops humilis Mediterranean Fan Palm	Specimen Accent
Dianella revoluta 'Little Rev' Little Rev Flax Lily	Ground Level & Pool Deck
Distictis buccinatoria Blood Red Trumpet Vine	Ground Level Trellis Screen
Liriope muscari 'Variegata' Variegated Lily Turf	Ground Level
Lomandra longifolia 'Breeze' Dwarf Mat Rush	Ground Level
Nandina domestica Heavenly Bamboo	Ground Level
Nephrolepis cordifolia Tuberous Sword Fern	Ground Level
Ophiopogon japonicus Mondo Grass	Ground Level & Pool Deck
Pelargonium peltatum 'Pink' Pink Ivy Geranium	On-structure Pool Deck
Philodendron selloum 'Xanadu' Split Leaf Philodendron	Ground Level
Phormium tenax 'Maori Queen' New Zealand Flax	Streetscape Accent
Podocarpus gracilior Fern Pine	Ground Level Screen
Potentilla verna Spring Cinquefoil	Ground Level On-structure
Rhaphiolepis indica 'Ballerina' Ballerina Indian Hawthorn	Ground Level Streetscape
Rosa floribunda 'Iceberg' Iceberg Rose	Ground Level Accent
Rosa x 'Flower Carpet Coral' Rose	Ground Level & Streetscape Accent
Sedum brevifolium Green Stonecrop	Ground Level
Senecio mandraliscae 'Blue Chalk Sticks' Senecio	Streetscape
Strelitzia reginae Bird Of Paradise	Ground Level & Streetscape



Nandina domestica



Nephrolepis cordifolia



Ophiopogon japonicus



Pelargonium peltatum 'Pink'



Philodendron selloum 'Xanadu'



Phormium tenax 'Maori Queen'



Potentilla verna



Rhaphiolepis indica 'Ballerina'



Rosa floribunda 'Iceberg'



Rosa x 'Flower Carpet Coral'



Sedum brevifolium



Senecio mandraliscae 'Blue Chalk Sticks'



Strelitzia reginae - Bird of Paradise



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PLANT LIST AND IMAGES

L-3

DATE: 03-26-15

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