## **Terrace Garden Offers Urban Retreat**

Late last year, a high-rise, mixed-use development in the heart of downtown Los Angeles opened its verdant 4th-story terrace to residents. Culver City, CA-based ah'bé landscape architects designed the space to serve as a luxurious backyard, offering areas for privacy and outdoor entertaining. The terrace connects two high-rises, Luma and Elleven, that are part of The South Group neighborhood.

This project brims with diverse plant life, constituting a rare oasis amidst the concrete, steel, and glass of downtown. Specially designed planters and carefully selected drought-tolerant plants conserve water and energy, contributing to the project's sustainable building philosophy. The 13,000-square-foot garden's elements include a lap pool, lush landscaping, custom pre-cast curved benches, and a marble fireplace.

Designed with water and energy conservation in mind, the extensive planting area was intended to reduce the amount of hardscape and the resultant heat island created by pavement. The landscape architects incorporated a schedof-the-art irrigation system and selected plants that would help conserve water. Because of the extensive use of planters in the landscaped area, approximately 50 percent of rainfall is captured.



## 28 James Lang LaSalle Buildings Earn ENERGY

buildings managed times Lang LaSalle ENERGY STAR cer-12 states, includenter properties and excupied facilities,

STAR use 35-percent average buildings.
Communication of the economy.
Good search of the economy.
Good search of the every consumption of the every consumption of the economy.
Good search of the every search of ENERGY STARlabeled buildings is growing exponentially every year.

more news, page 16

## From plumbing to siding to fire sprinkler systems and more...



All the pieces have now come together to solve many of

today's toughest industrial and building challenges.

## FBC™ Building Solutions includes:

FlowGuard® Plumbing Systems

BlazeMaster® Fire Sprinkler Systems

Corzan® Industrial and Plumbing Systems

TempRite® HDX220 Technology

But a registered trademak of the Lubrard Corporation
is a trademak of the Lubrard Corporation
in the Lubrard Corporation 2008, all rights reserved.



specified non-metallic fire sprinkler piping system in the world.

For fire protection that's corrosion-resistant, longer learns, and easier and less costly to install, call 888-234-2436.

Or visit our website at www.blazemaster.com