

3434 WESLEY ST

Wednesday, October 12, 2016



3434 WESLEY ST



3434 WESLEY ST

SITE PHOTOS

3434 Wesley Project Description

3434 Wesley Street is a 5-story mixed-use building located in Culver City's Commercial General Corridor on a cul-de-sac accessed off Washington Blvd to the north and the Expo Line bike path to the south. Adjacent to the Culver City Metro station, this transit-oriented-development sits on a 15,000 SF undeveloped site within an urban context composed of a variety of building types and scales. Its massing connects the large scale of commercial buildings to the north and the small scale of residential buildings to the east. The project's hybrid program supplements the neighborhood's diverse commercial and residential activities.

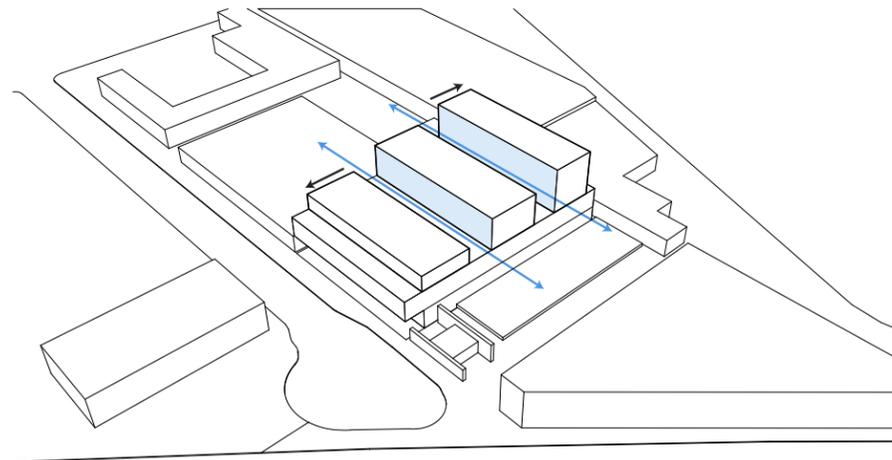
The 100' wide frontage along Wesley Street is set back generously to create a covered plaza that engages the street and forms an inviting public space. Colorful hexagonal pavers on the sidewalk and plaza continue into the building to create a fluid indoor/outdoor transition. A gallery and café on the ground level and creative office spaces on the second floor comprise the podium, laying the groundwork for 15 apartments above. By carving away and stepping down the mass towards the street, the design provides cross-ventilation, optimal natural light and generous common and private outdoor spaces. Light wells are carved into the podium to bring natural light down to the lobby, gallery, and creative offices below. Ground floor parking

is tucked away behind the gallery and leads to two levels of subterranean parking. Apartments are clustered into three bars separated by wide bands of outdoor space that allow each unit to be individually accessed from common exterior circulation paths. The unit mix includes studios and one-bedroom apartments with dedicated private outdoor spaces, two-story two-bedroom "townhouses" with a balcony and private roof deck, and loft units with a mezzanine and balcony. Under the density bonus incentive, one of the residential units is dedicated to a very low income tenant. An elevated walkway on the fourth floor connects the common roof deck with the townhouse and loft units.

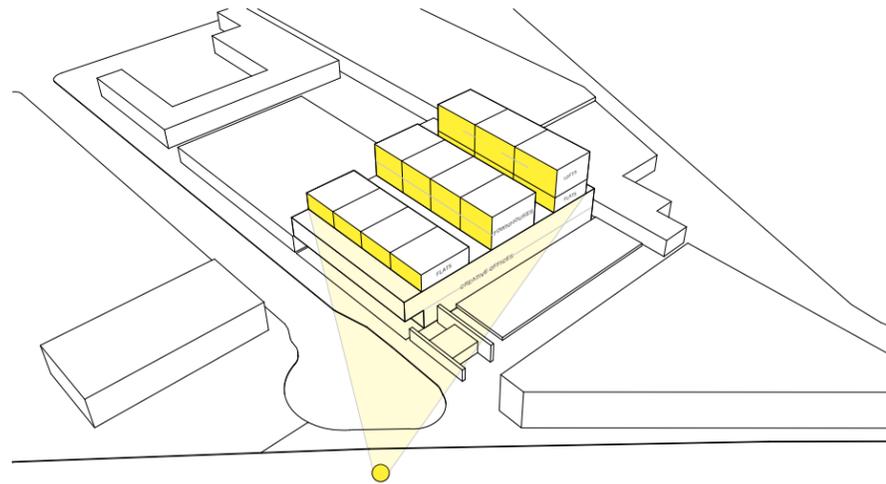
By delineating the project's carved out massing, a white metal panel skin emphasizes the bold and porous form of this singular building. Within this clarity and purity of the building's geometry, material nuances in the building envelope respond to the site's environmental and urban context. On the north and south elevations, the perforated and solid metal panels have a unique vertical pattern. This panel patterning wraps around the corners of the envelope and expands and contracts throughout the east and west elevations to create deep shadows and give texture to the building.

Varying degrees of transparency and opacity in the metal panel perforation size and pattern further articulate the playful texture of the building. Natural light animates the building's skin throughout the day and various trees, plants and shading devices throughout the building, further activate the spaces.

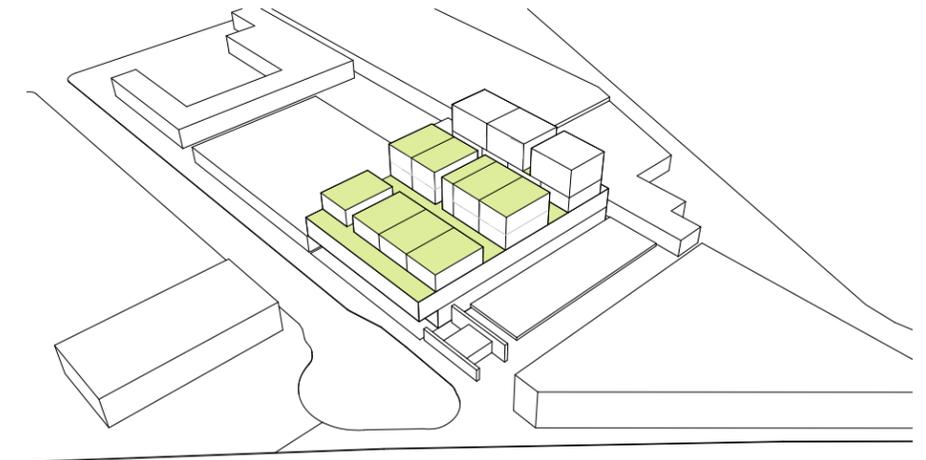
The landscape design for 3434 Wesley Street emphasizes a California friendly palette with a variegated paving pattern which enlivens the streetscape and terraces of the project. As seen from Wesley Street and the Expo line, the landscape features bright, sculptural accents, placed on a surface of hexagonal pavers that range in color from green to yellow to white. The streetscape allows for a social space to overflow from the gallery and café programs with fixed seating, bike parking and street level planting. The upper common terraces feature a gradient of textural plantings that emphasize chartreuse accents and frame the shared residential terraces.



CROSS VENTILATION



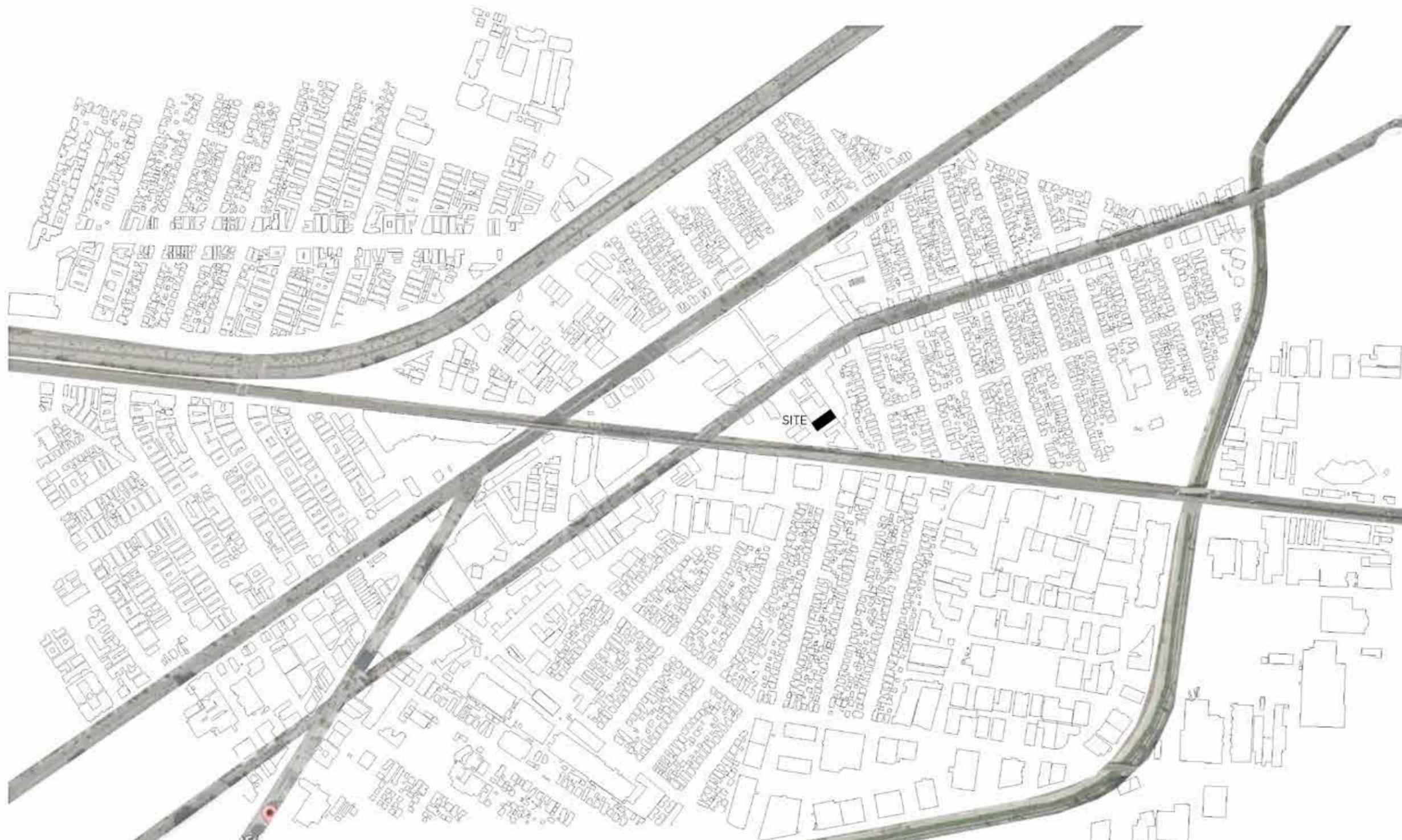
NATURAL LIGHT / SUN EXPOSURE



OUTDOOR SPACES

3434 WESLEY ST

PROJECT DESCRIPTION



3434 WESLEY ST

GREATER URBAN CONTEXT: MULTIPLE GRIDS



3434 WESLEY ST

FIGURE GROUND: VARIETY IN SCALE, URBAN FABRIC

PROJECT SUMMARY

PROJECT ADDRESS 3434 WESLEY ST, CULVER CITY, CA 90232
 ZONING CLASSIFICATION (IG) INDUSTRIAL GENERAL
 PROPOSED ZONING (CG) COMMERCIAL GENERAL
 LOT AREA 15,000 SF PR .34 ACRES
 HEIGHT LIMIT 56' PER CHANGE TO CG ZONE
 ZONING SETBACKS CG ZONE 17.220 TABLE 2-6
 COMMERCIAL DISTRICT DEVELOPMENT
 STANDARDS, NO SIDES ADJACENT TO
 RESIDENTIAL ZONE, NO ALLEY
 STREET NONE REQUIRED
 SIDE NONE REQUIRED
 REAR NONE REQUIRED

ALLOWABLE DENSITY 35 UNITS PER ACRE
 0.34 ACRES * 35 = 12 UNITS
 SB1818 DENSITY BONUS 6% VERY LOW INCOME UNITS = 22.5%
 DENSITY BONUS
 11.9 x 0.06 = 0.7 (1 VLI UNIT)
 11.9 x 0.225 = 2.6 (3 ADDITIONAL UNITS)

TOTAL PROPOSED UNITS 15 UNITS

UNIT SUMMARY:
 UNIT 301 1BR 725 SQ.FT
 UNIT 302 1BR 725 SQ.FT
 UNIT 303 1BR 725 SQ.FT
 UNIT 304 1BR 725 SQ.FT
 UNIT 305 2BR 1,196 SQ.FT
 UNIT 306 2BR 1,196 SQ.FT
 UNIT 307 2BR 1,196 SQ.FT
 UNIT 308 2BR 1,308 SQ.FT
 UNIT 309 0BR 580 SQ.FT
 UNIT 310 1BR 740 SQ.FT
 UNIT 311 1BR 710 SQ.FT
 UNIT 312 0BR 565 SQ.FT
 UNIT 413 0BR 1,067 SQ.FT
 UNIT 414 0BR 1,080 SQ.FT
 UNIT 415 0BR 1,080 SQ.FT

PER 17.400.065 MIXED USE DEVELOPMENT
 G. RESIDENTIAL DEVELOPMENT STANDARD
 1. MIN RESIDENTIAL UNIT SIZE TABLE 4-3
 STUDIO 500 SF MIN.
 1 BEDROOM 700 SF MIN.
 2 BEDROOM 900 SF MIN.
 3 BEDROOM 1,100 SF MIN.

SHARED AMENITIES: LOBBY : 1,120 SF
 VIEWING COURTYARD : 558 ST
 COMMON ROOF DECK : 3,040 SF

OPEN SPACE EXCEEDS REQUIREMENTS
 PER 17.400.065 MIXED USE DEVELOPMENT
 G. RESIDENTIAL DEVELOPMENT STANDARD
 3. OPEN SPACE(EACH UNIT SHALL HAVE
 MINIMUM OF 75 SF COMMON AND/OR
 PRIVATE OPEN SPACE)

COMMERCIAL SUMMARY 14,364 SF NET COMMERCIAL AREA
 (12,264SF CREATIVE OFFICE + 1,800 SF
 GALLERY + 300 SF CAFE)

PARKING SUMMARY 69 SPACES PROVIDED

Residential 8 units x 1 space per studio or 1-bed < 900 SF
 7 units x 2 spaces per 1-2 bed > 900 SF
 (tandem allowed)
 Required: 22 spaces
 Provided: 22 spaces
 incl. max 14 tandem allowed

Guest PER 17.400 PARKING STANDARD
 THE RESIDENTIAL GUEST PARKING MAY BE
 LOCATED IN THE COMMERCIAL PARKING
 AREA (1 per 4 residential units)
 Required: 3 spaces for 15 units
 Provided: 3 spaces

Commercial 1 per 350 SF
 Required: 41 spaces
 Provided: 44 spaces
 incl. 6 spaces @ 7'-10" X 18'-0"
 (per pre-PPR meeting feedback:
 discretionary modification: 10% standard stall
 width reduction on 17.6% of total parking count)

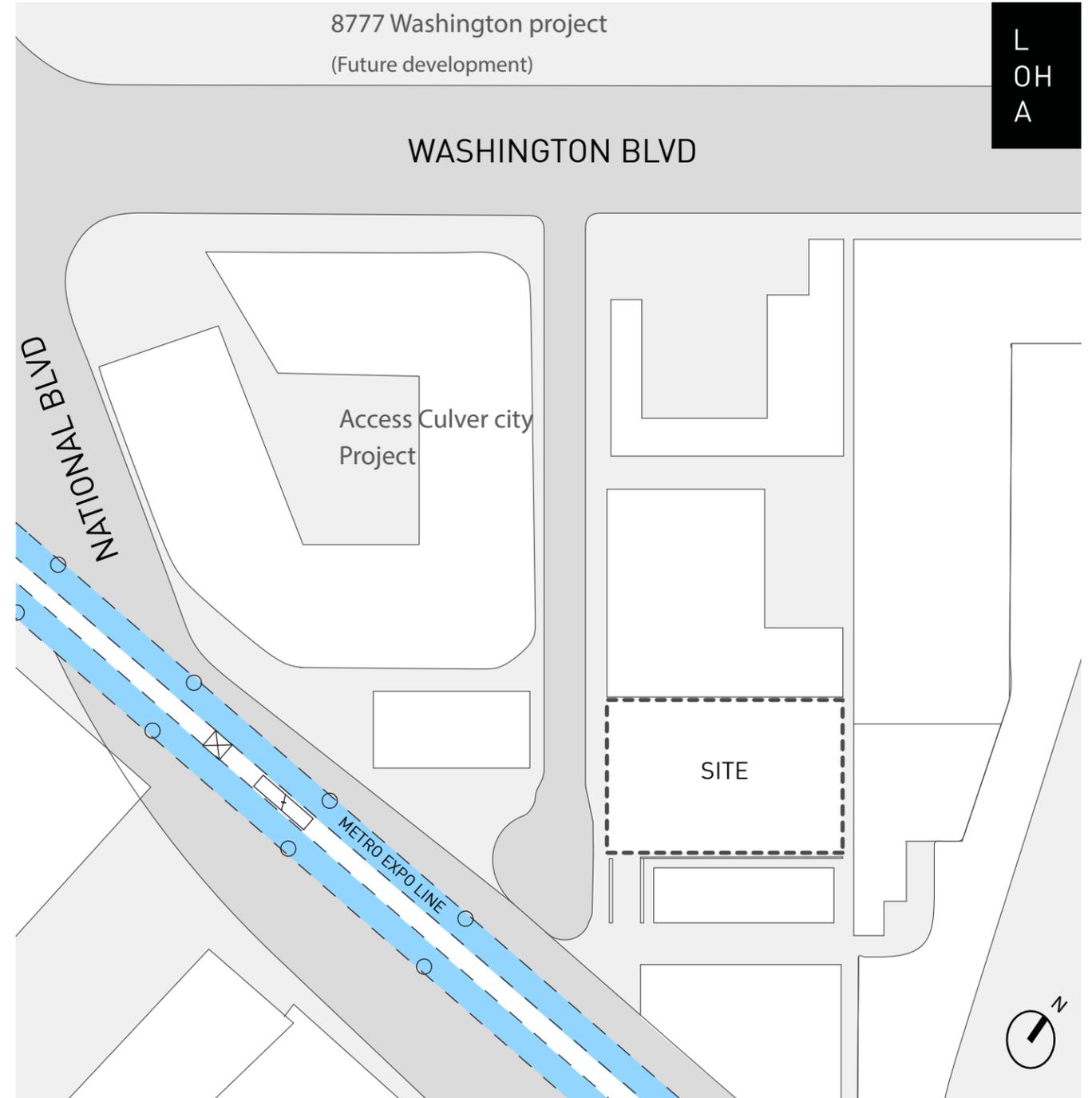
TOTAL PARKING Required: 66 spaces
 Provided: 69 spaces

Accessible Parking per ADA requirements Required: 3 spaces (for 51-75 total spaces)
 Provided: 3 spaces
 incl. 1 van accessible space

Bicycle Parking: Required: 10 spaces (per PRC comments)
 Provided: 10 spaces

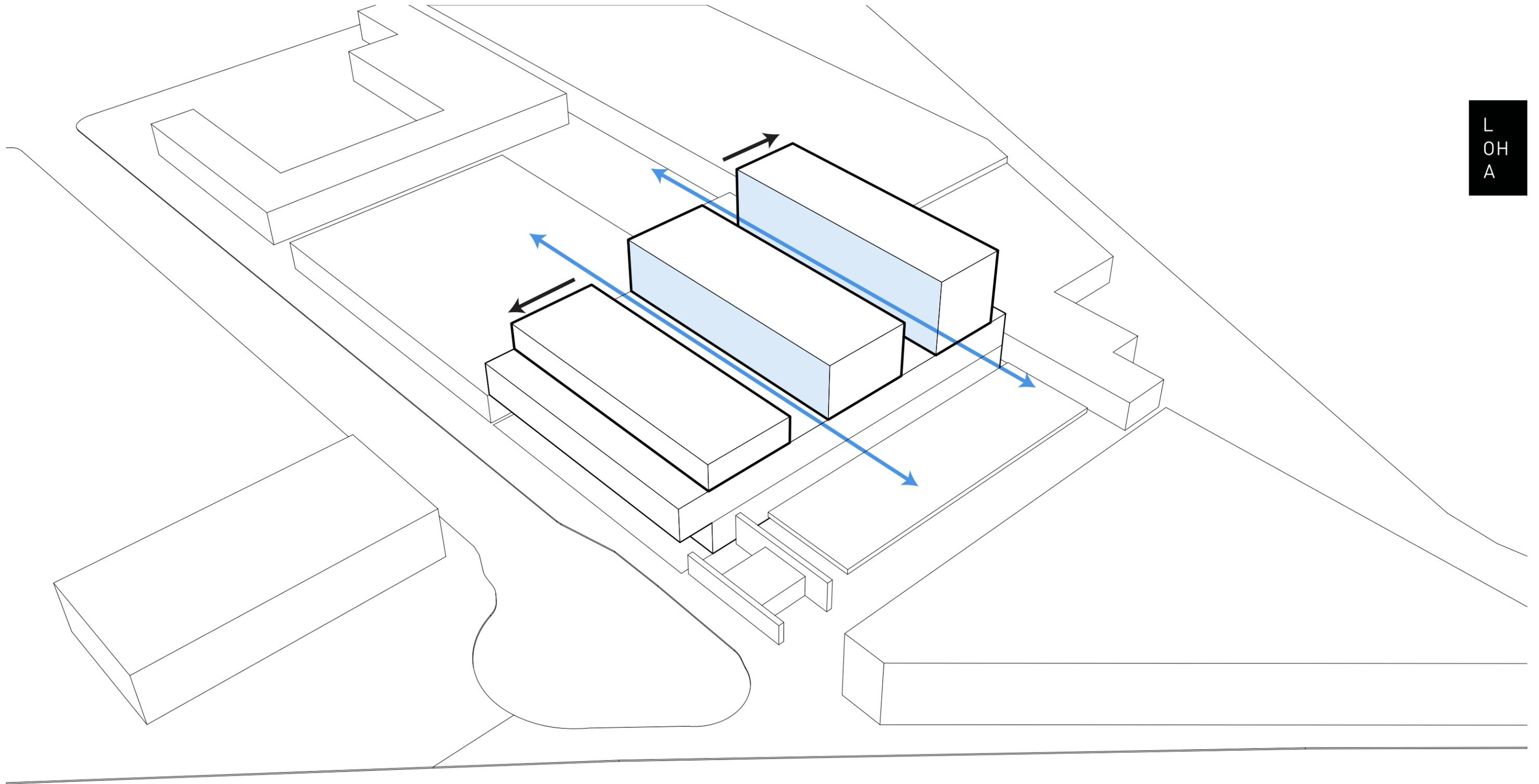
Minimum plumbing fixtures per 2013 CPC Table 422.1
 2 male WC
 1 male urinals
 1 male lavatories
 4 female WC
 2 female lavatories

Occupant Load 150 (business occupant load factor = 100 gross)



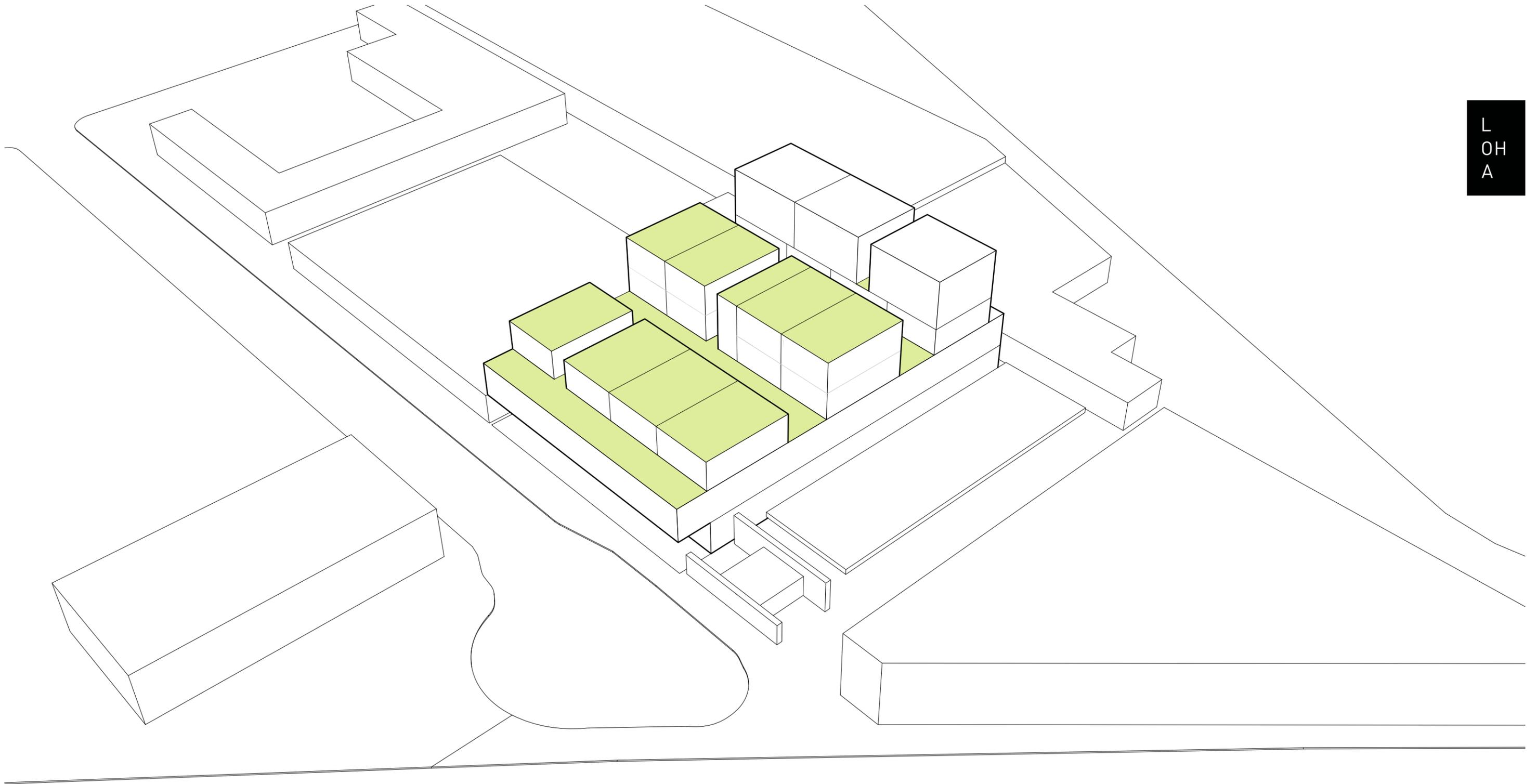
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EXISTING SITE PLAN
 NTS



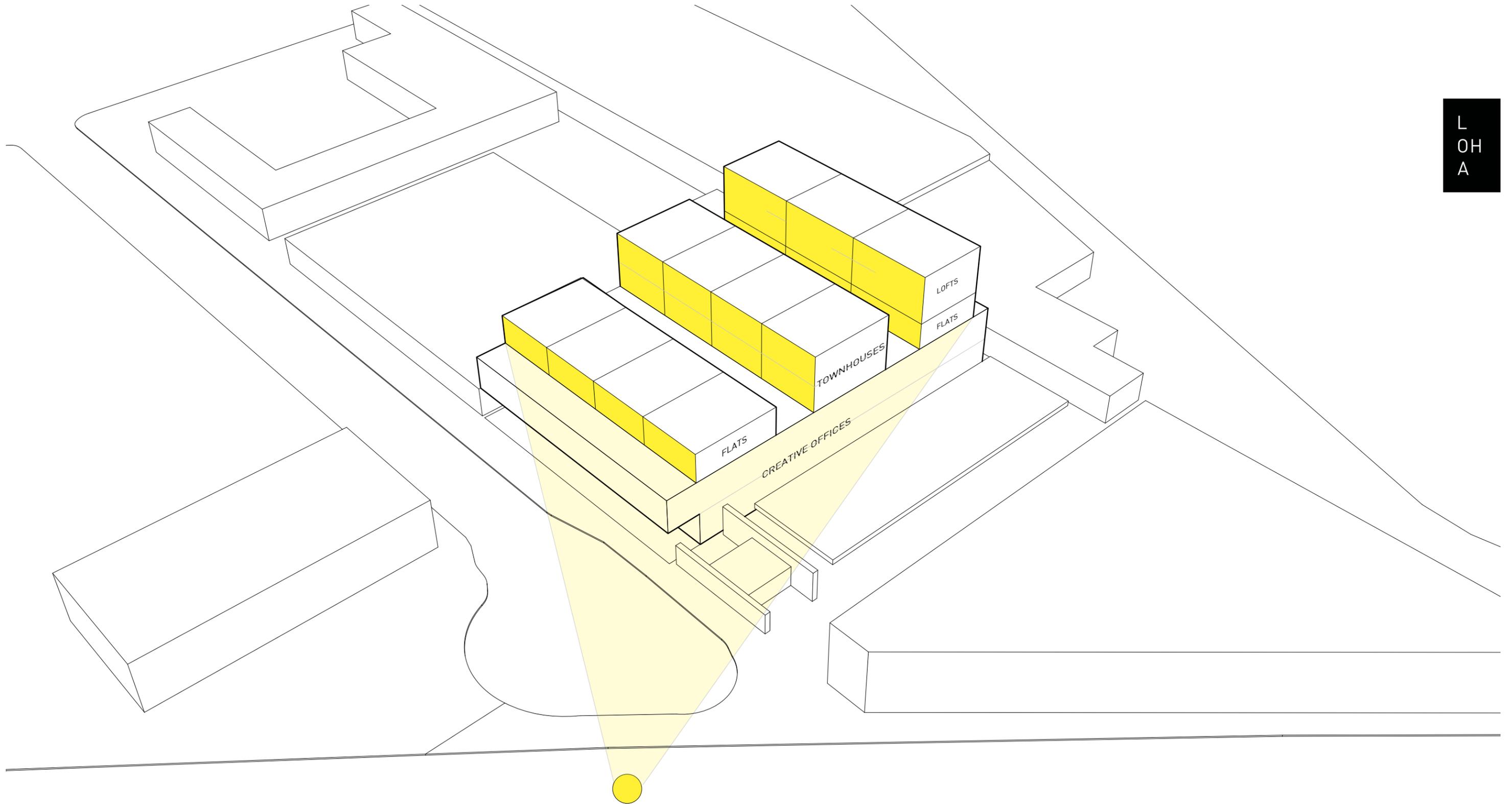
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MASSING & CROSS VENTILATION



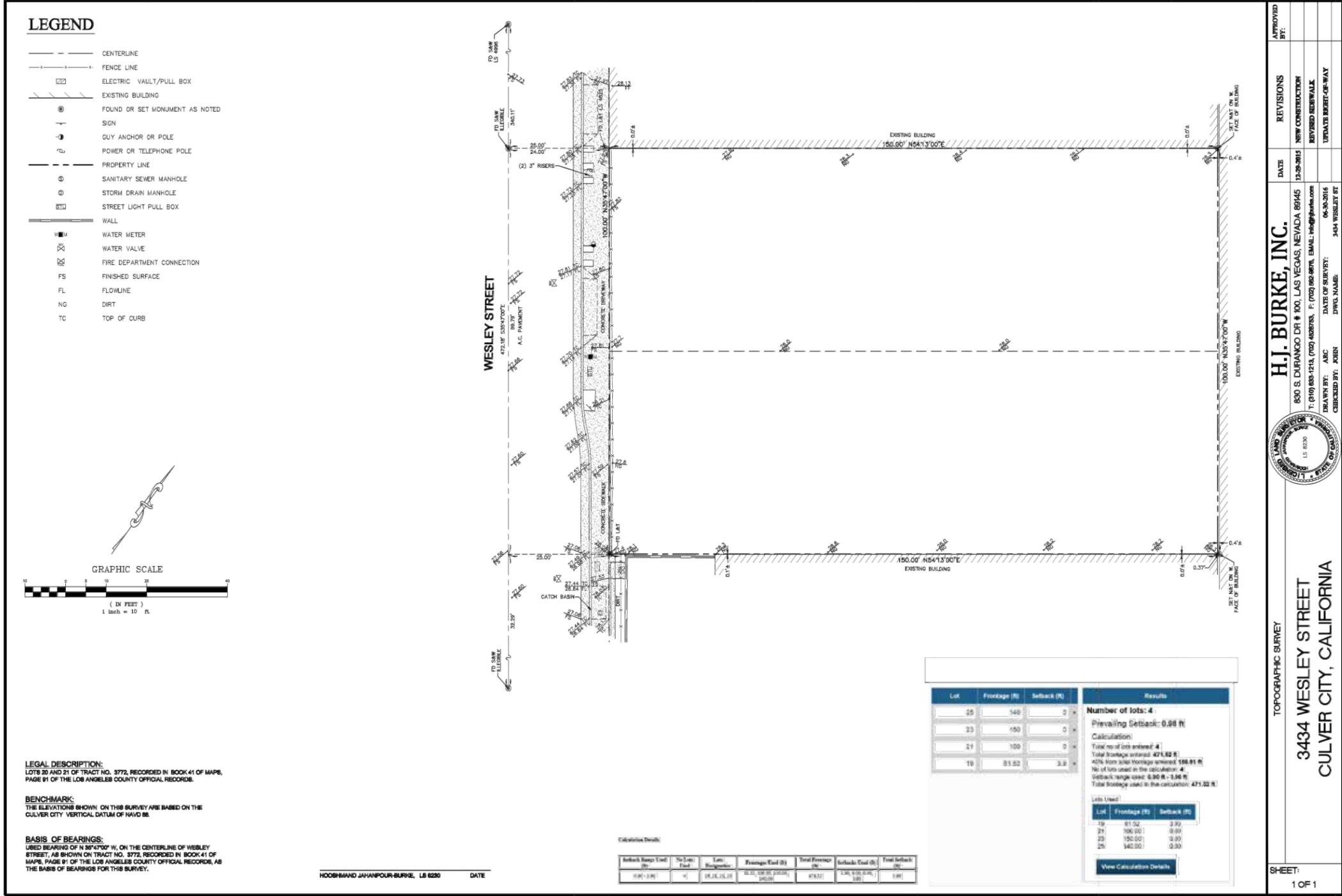
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MASSING CUTS & OPEN SPACE



3434 WESLEY ST

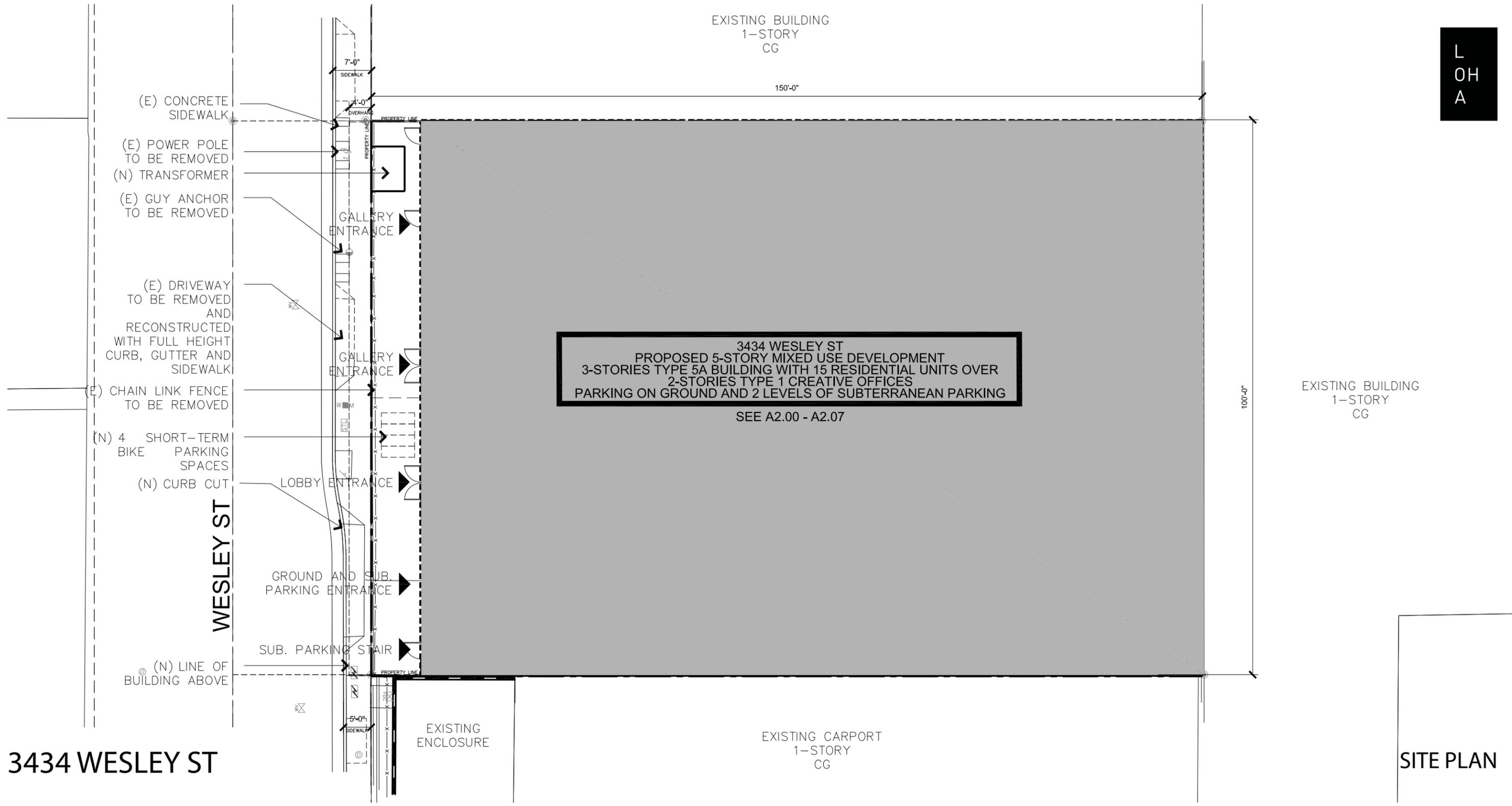
UNIT ORGANIZATION & SOUTHERN EXPOSURE



3434 WESLEY ST

SITE SURVEY

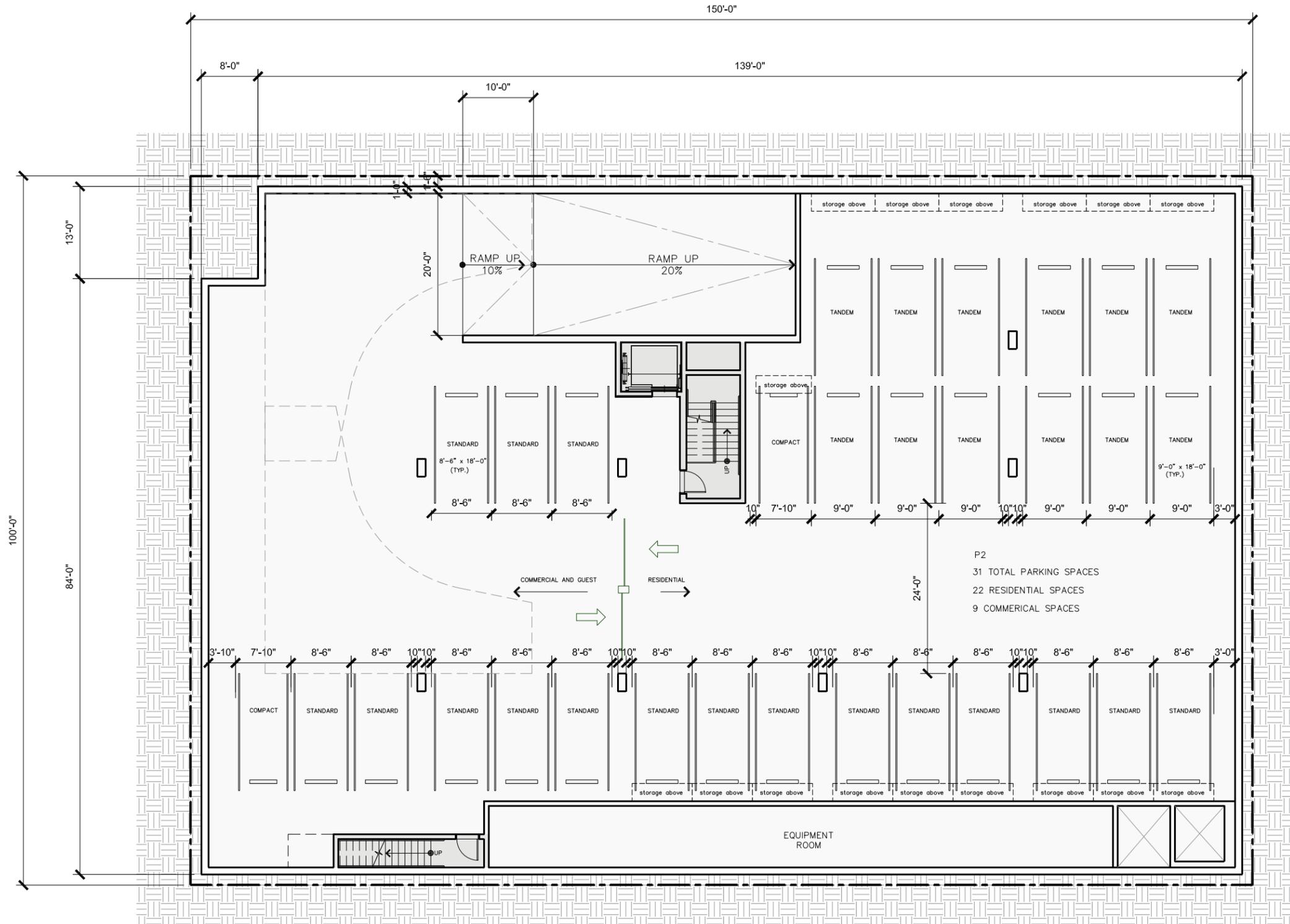




3434 WESLEY ST

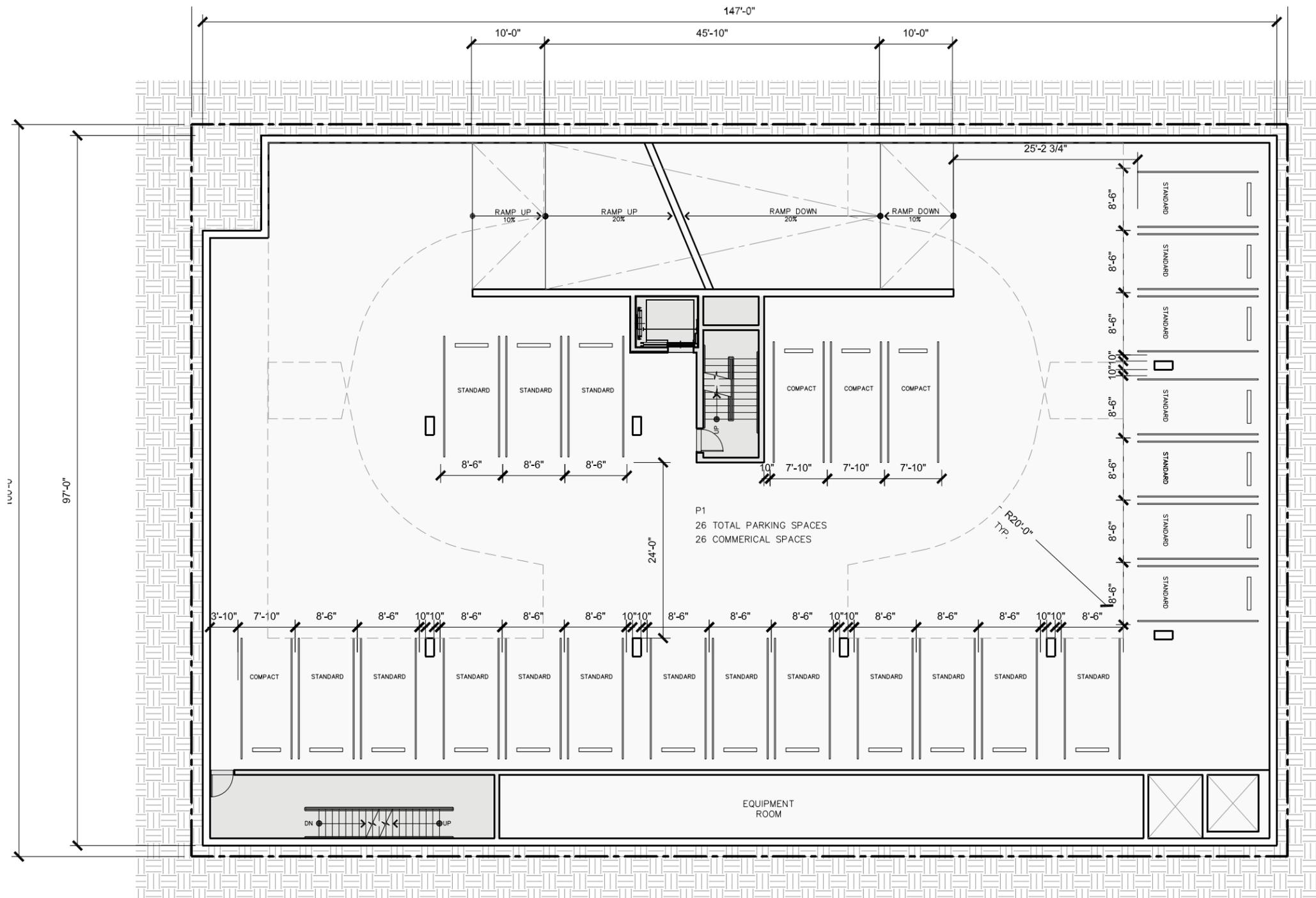
WESLEY ST

SITE PLAN



3434 WESLEY ST

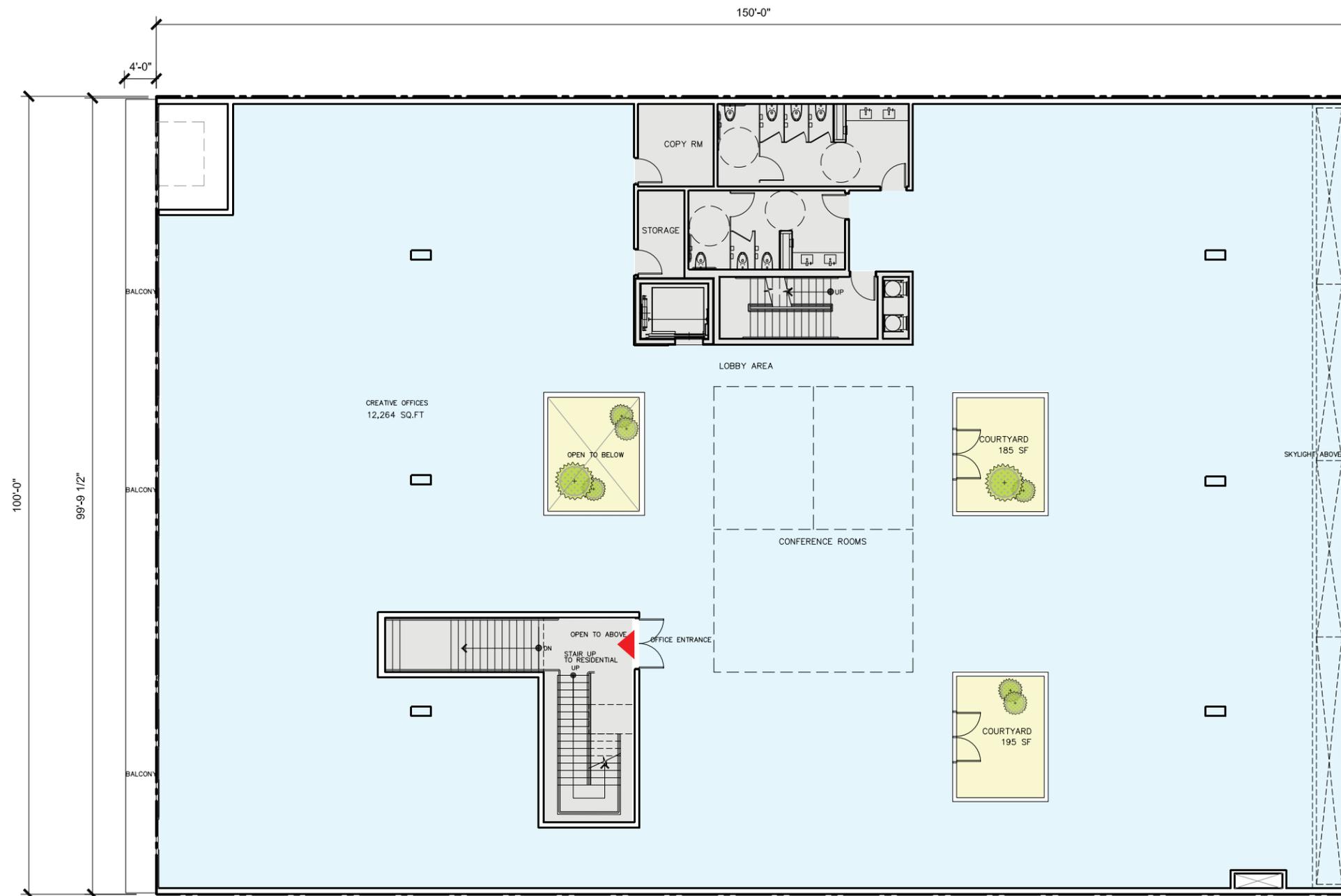
N
FLOOR PLANS
PARKING LEVEL 2



3434 WESLEY ST



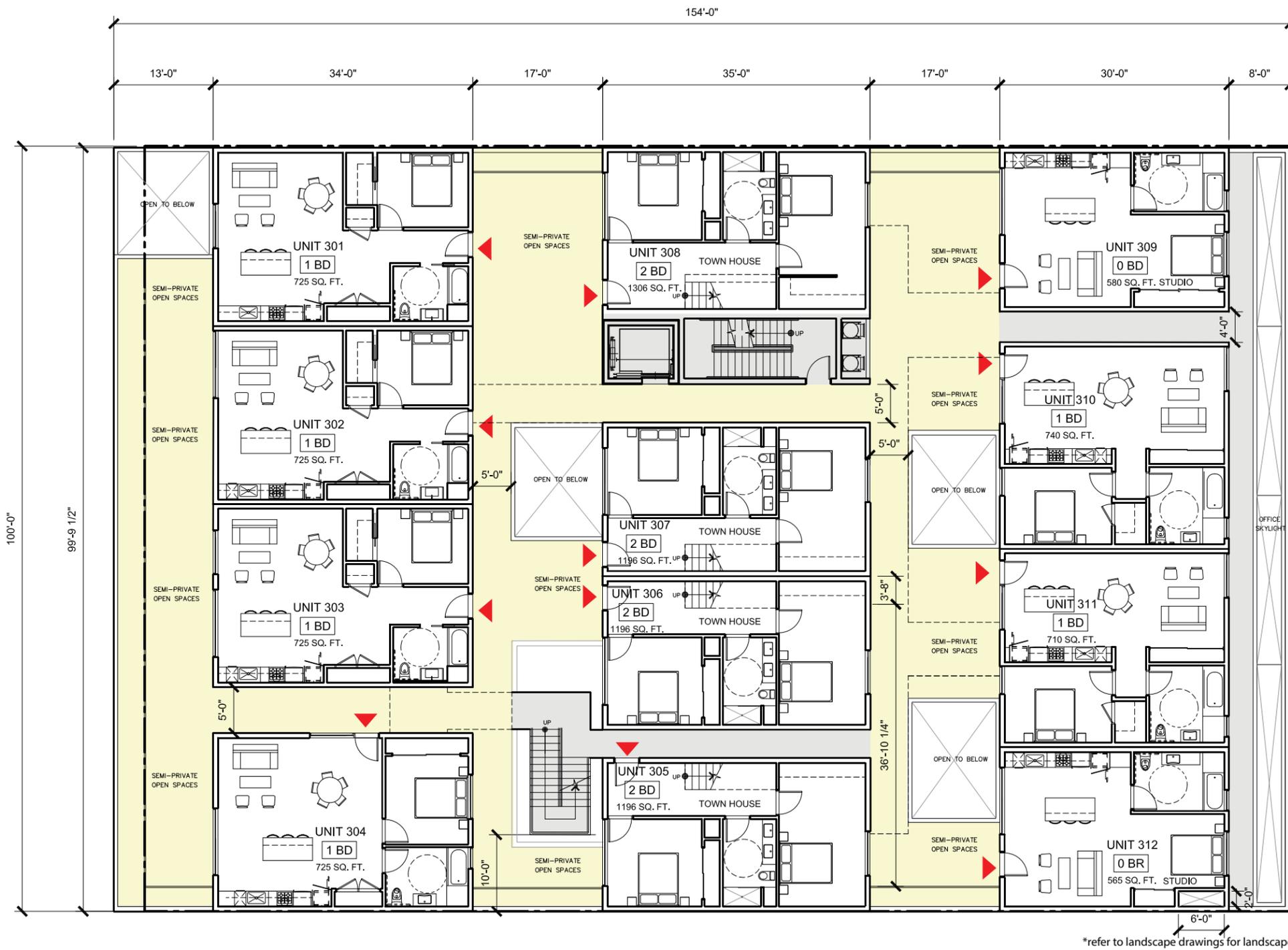
FLOOR PLANS
PARKING LEVEL 1



3434 WESLEY ST



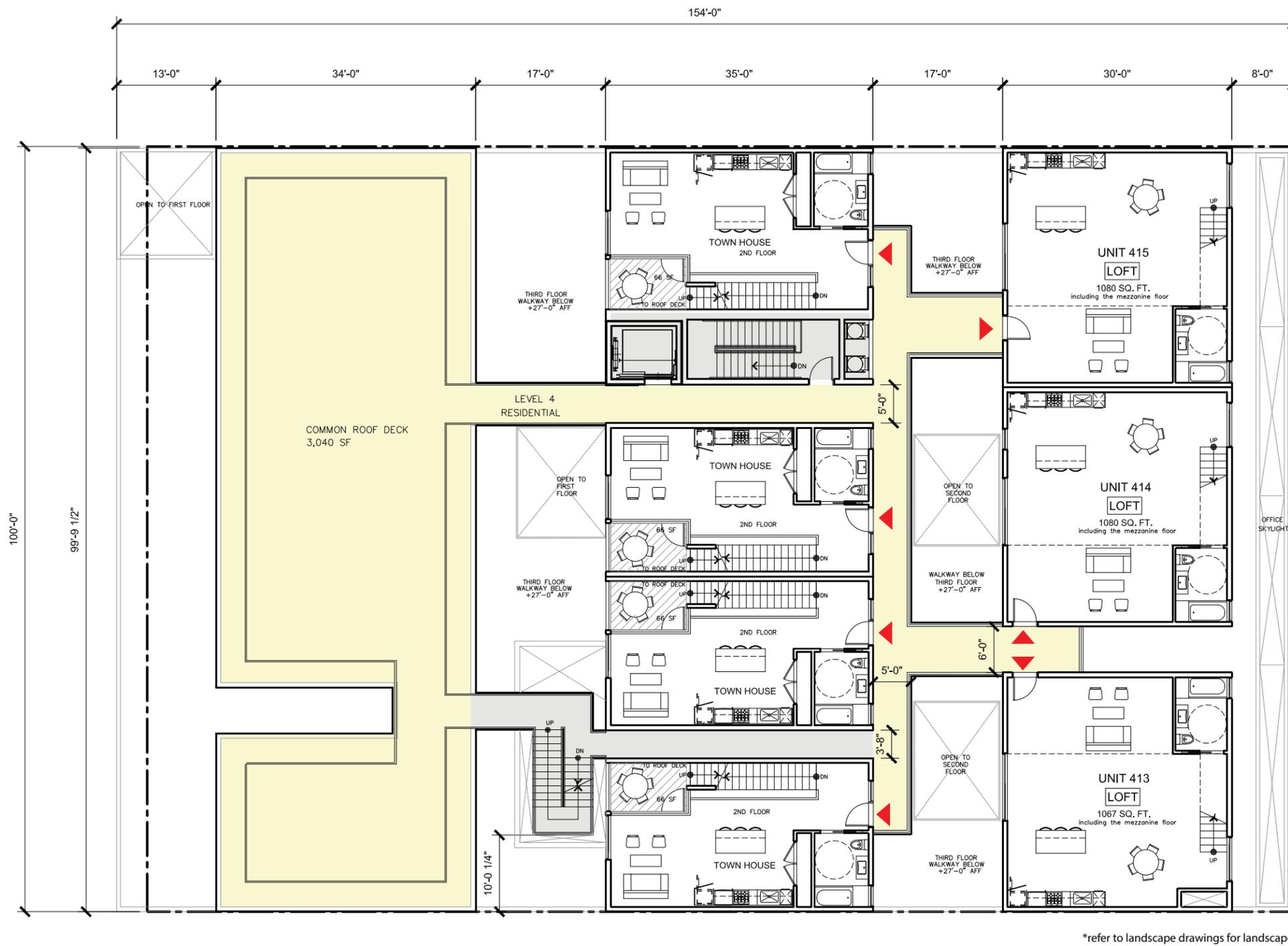
FLOOR PLANS
LEVEL 2



3434 WESLEY ST

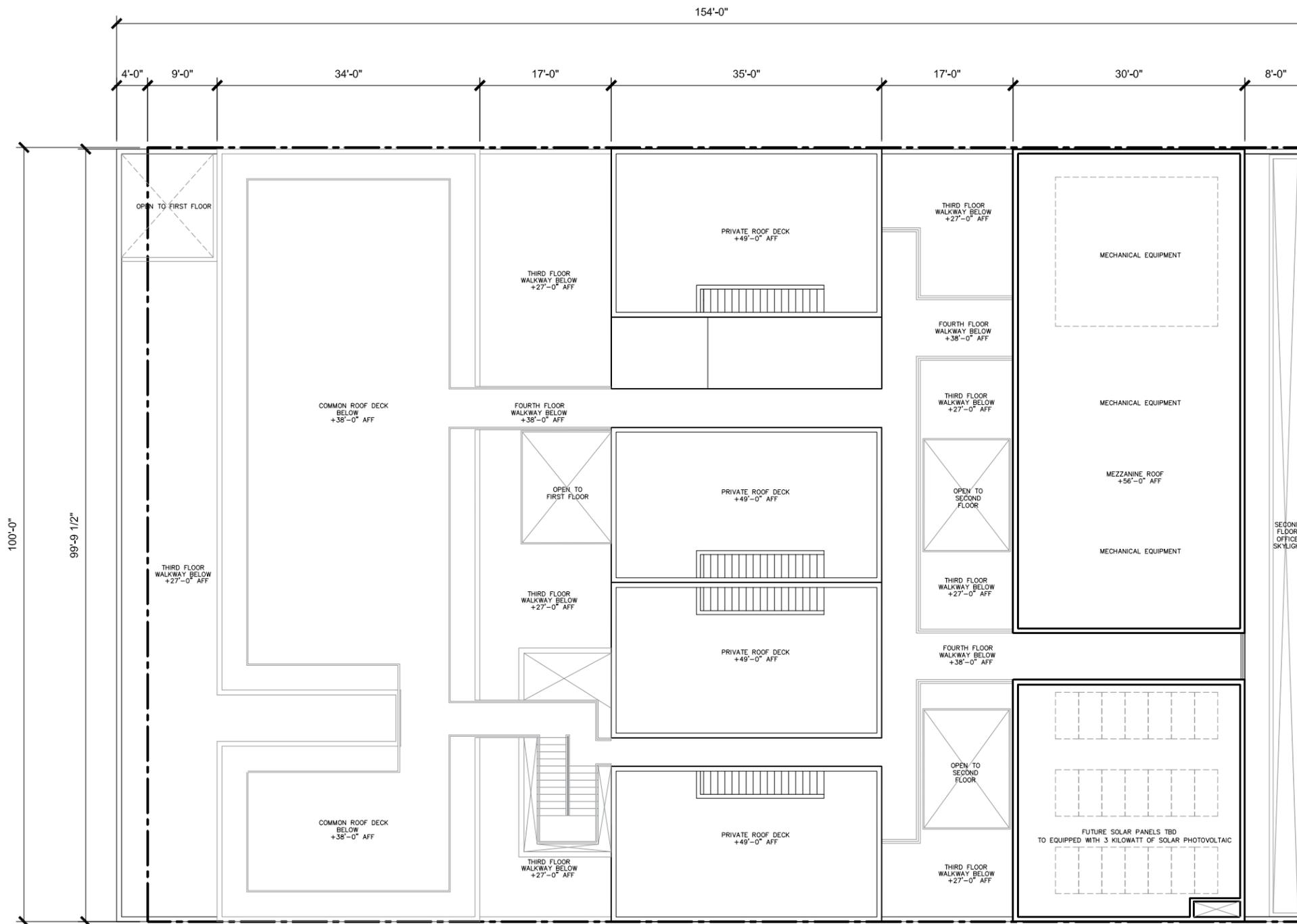


FLOOR PLANS
LEVEL 3



3434 WESLEY ST

FLOOR PLANS
LEVEL 4



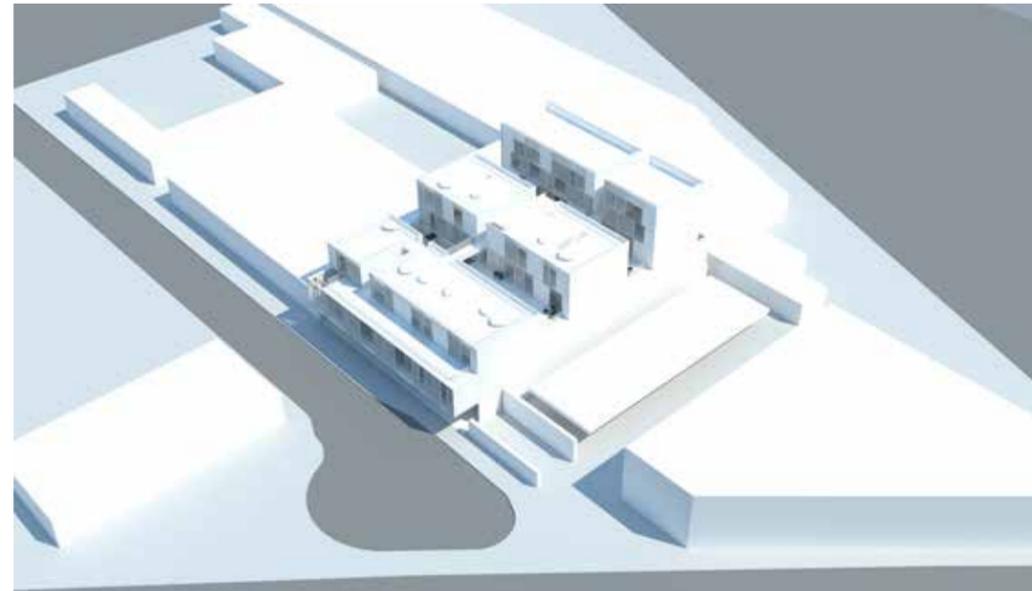
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FLOOR PLANS
ROOF



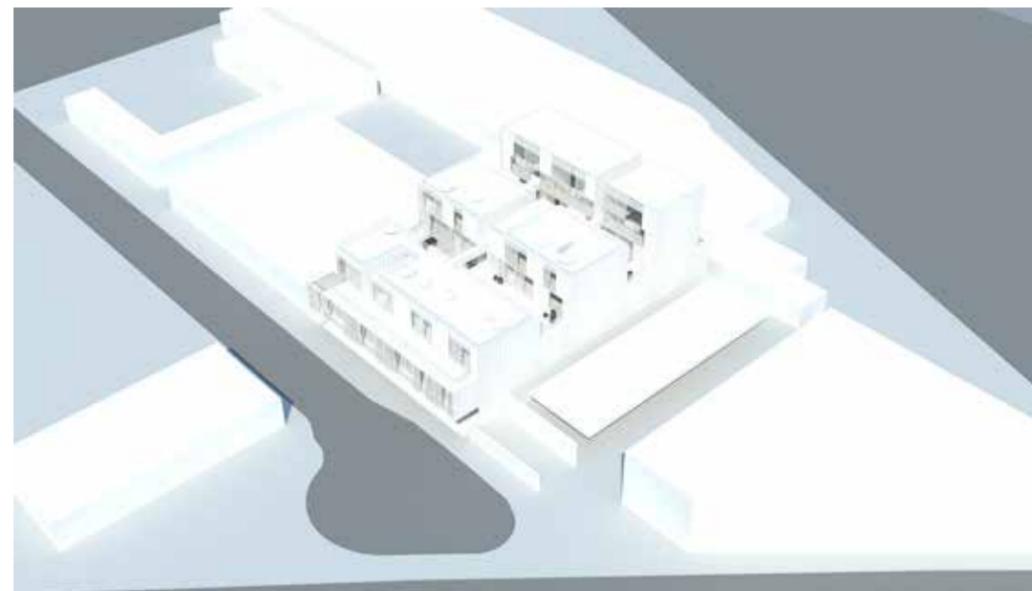
MARCH 21ST - 8:00 AM



MARCH 21ST - 11:00 AM



MARCH 21ST - 5:00 PM

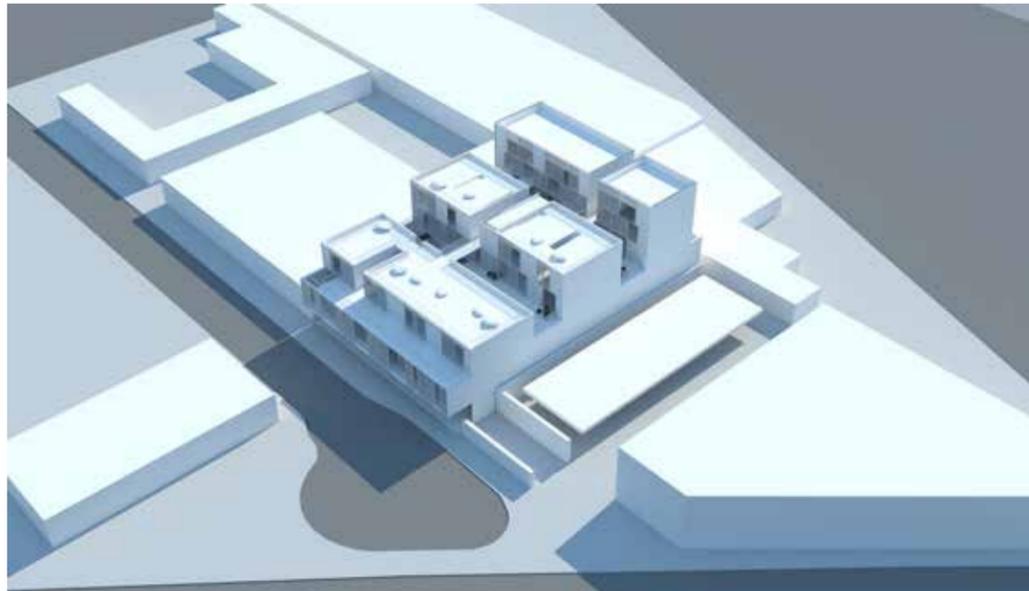


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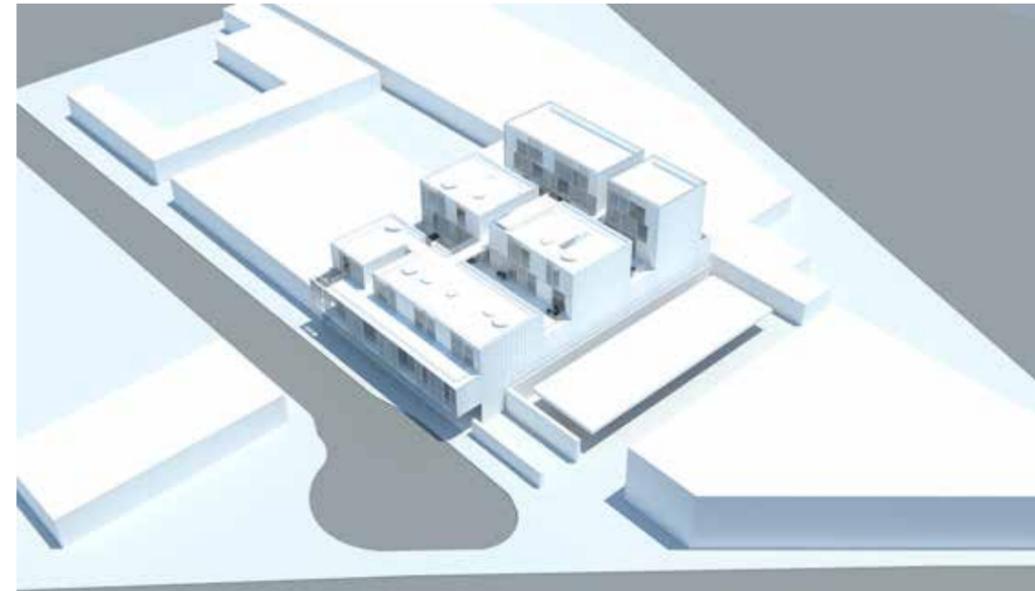


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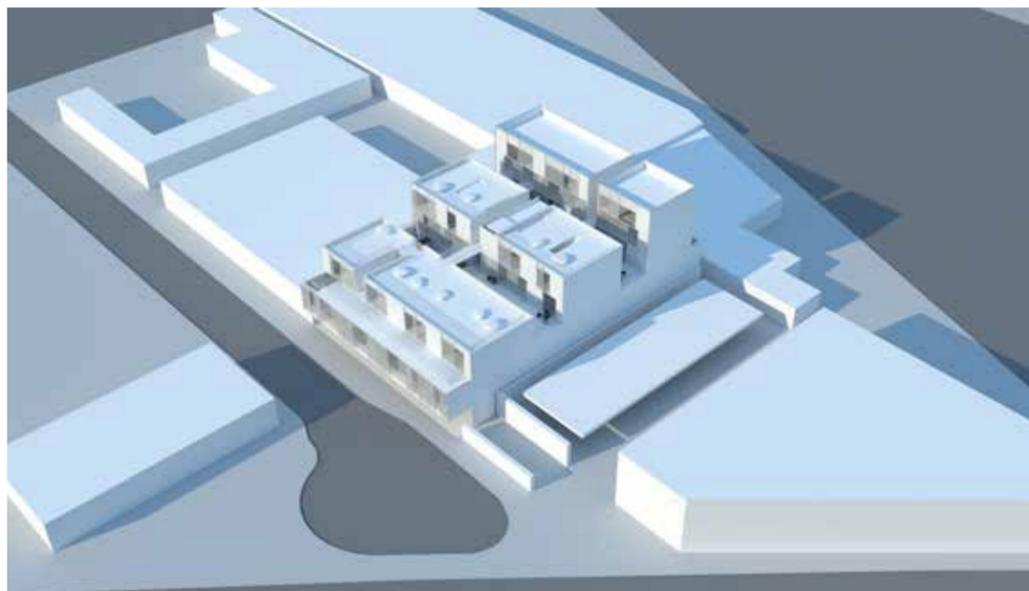
SUN STUDIES - SPRING



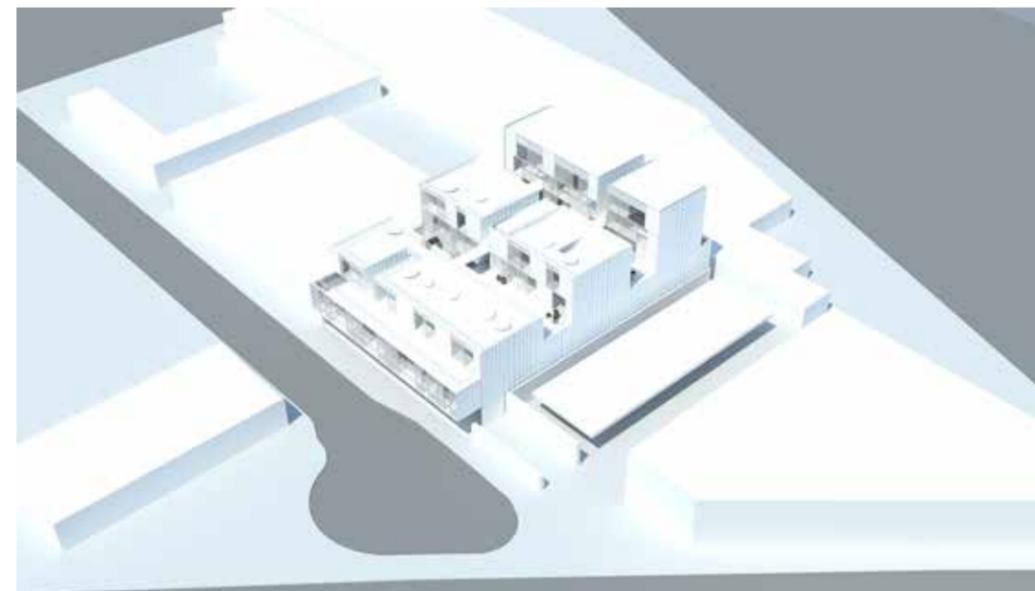
JUNE 21ST - 8:00 AM



JUNE 21ST - 11:00 AM



JUNE 21ST - 5:00 PM

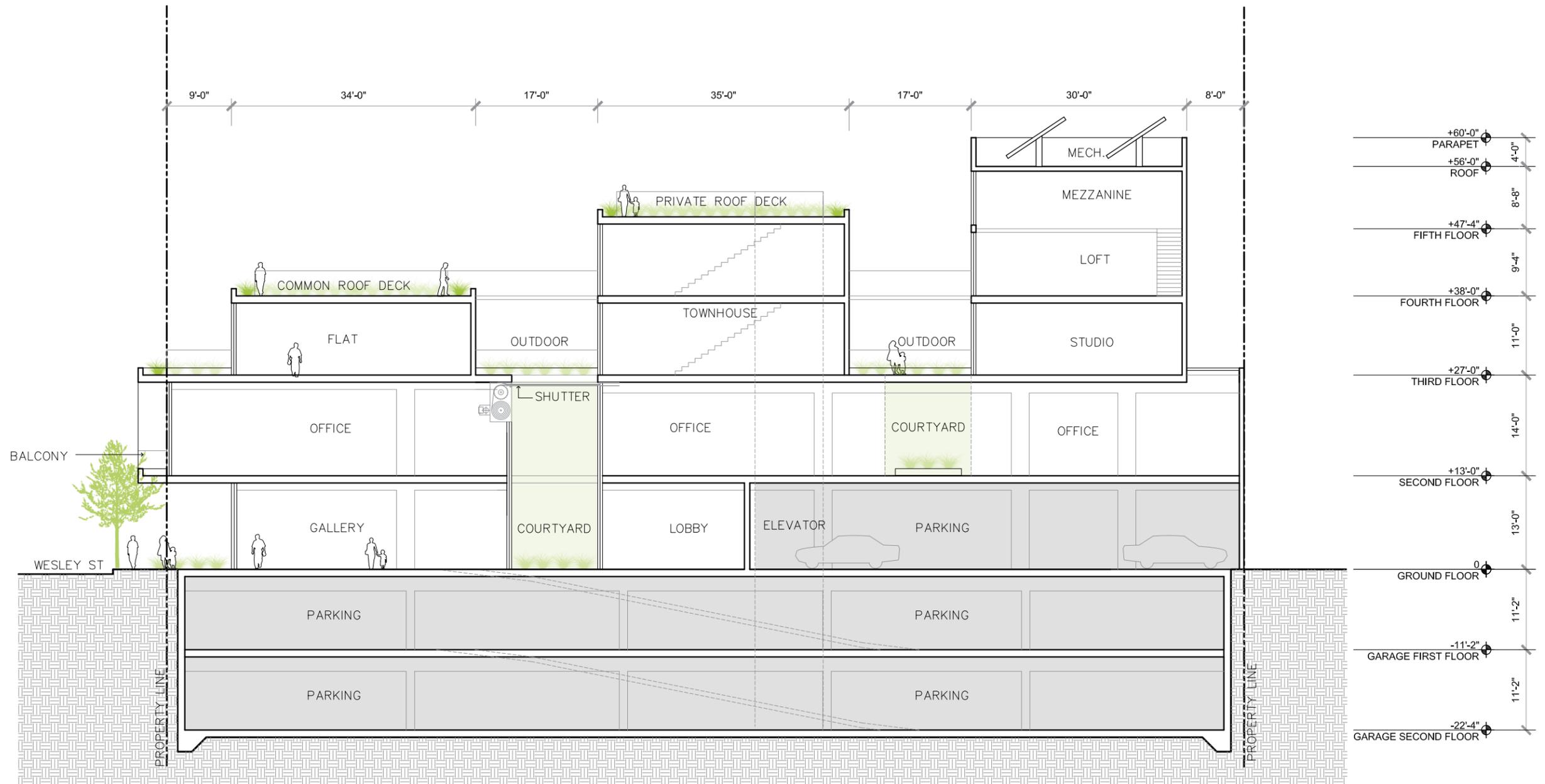


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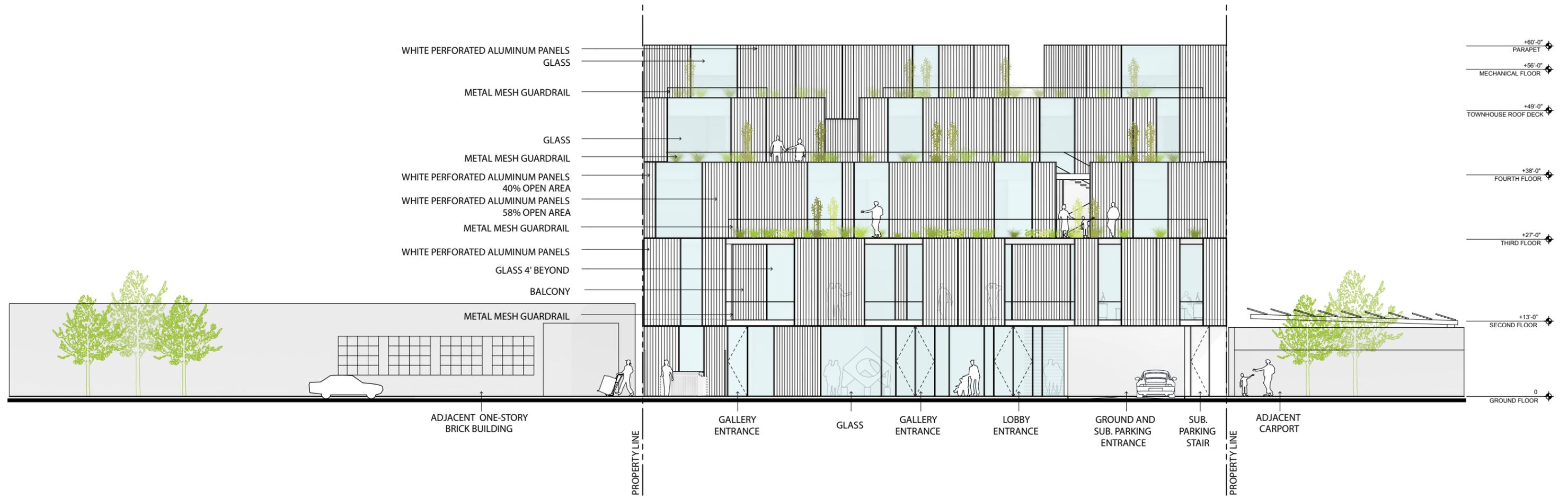
3434 WESLEY ST

SUN STUDIES - SUMMER



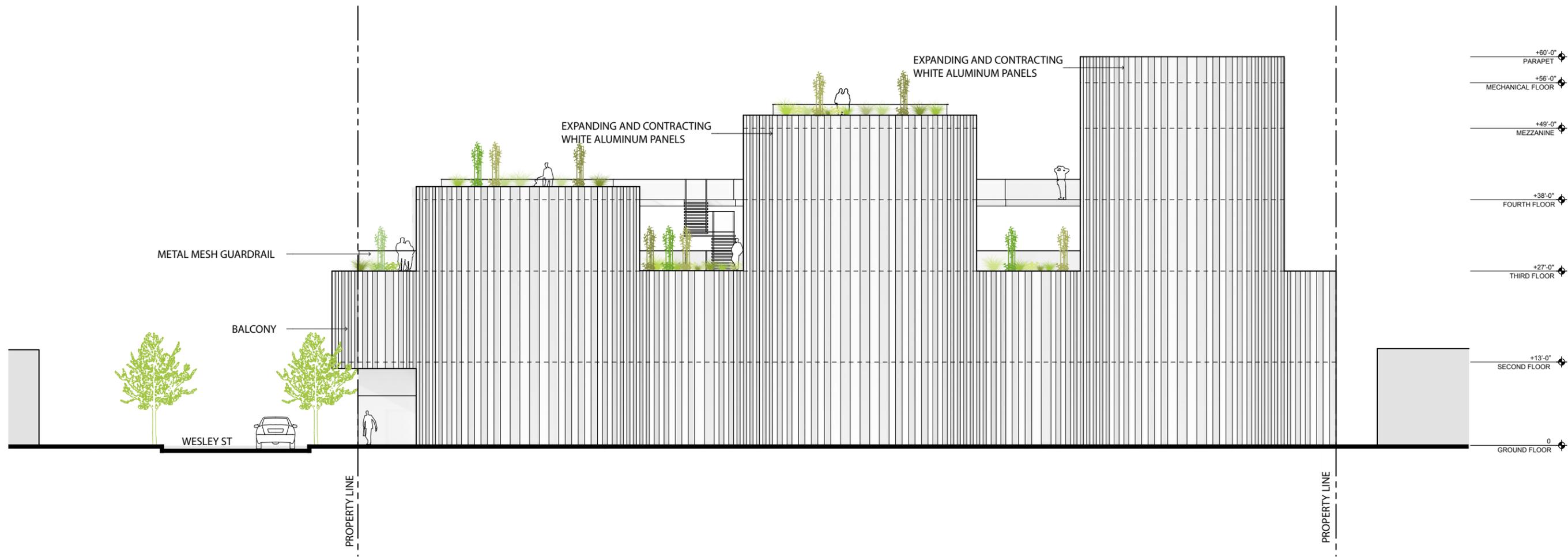
3434 WESLEY ST

DIAGRAMMATIC SECTION
N.T.S.



3434 WESLEY ST

DIAGRAMMATIC ELEVATION
N.T.S.



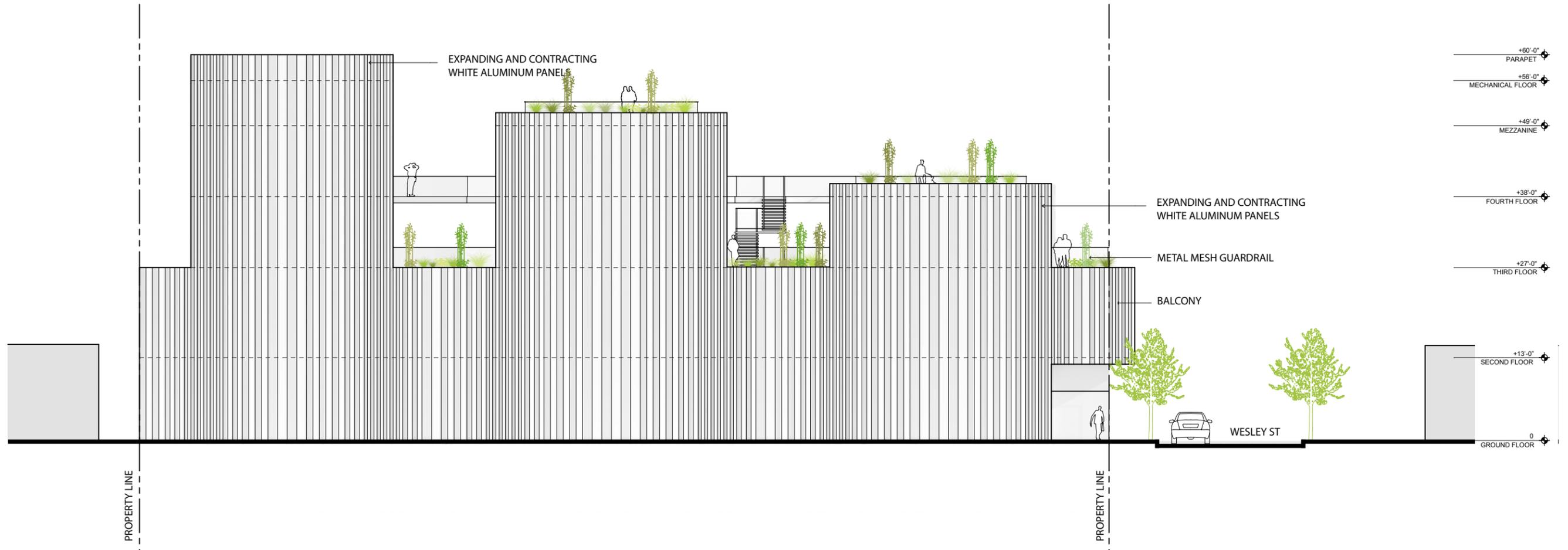
3434 WESLEY ST

DIAGRAMMATIC ELEVATION
N.T.S.



3434 WESLEY ST

DIAGRAMMATIC ELEVATION
N.T.S.

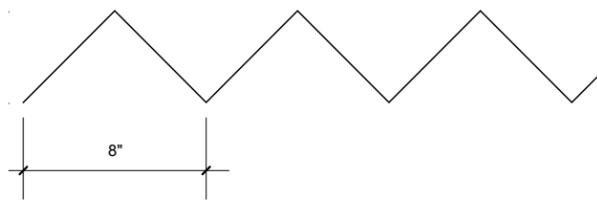


3434 WESLEY ST

DIAGRAMMATIC ELEVATION
N.T.S.

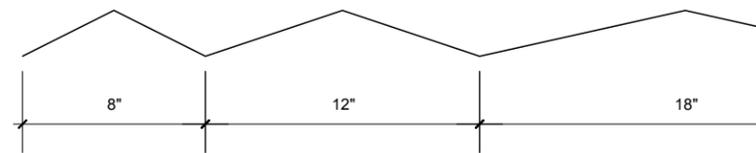


View on Wesley Street



PROFILE A - Scale 1/4"=1"

Perforated and solid aluminum panels (East & West facades)



PROFILE B - Scale 1/4"=1"

Solid aluminum panels (North & South facades)

- ① White Aluminum Panel Profile A
- ② White Perforated Aluminum Panel Profile A
1/4" Round Holes on 5/16" Centers, Staggered Pattern, 58% Open Area
- ③ White Perforated Aluminum Panel Profile A
3/8" Round Holes on 9/16" Centers, Staggered Pattern, 40% Open Area
- ④ White Aluminum Panel Profile B



⑤ Metal Mesh Guardrail



⑥ Anodized Aluminum Frame Windows



⑦ White concrete



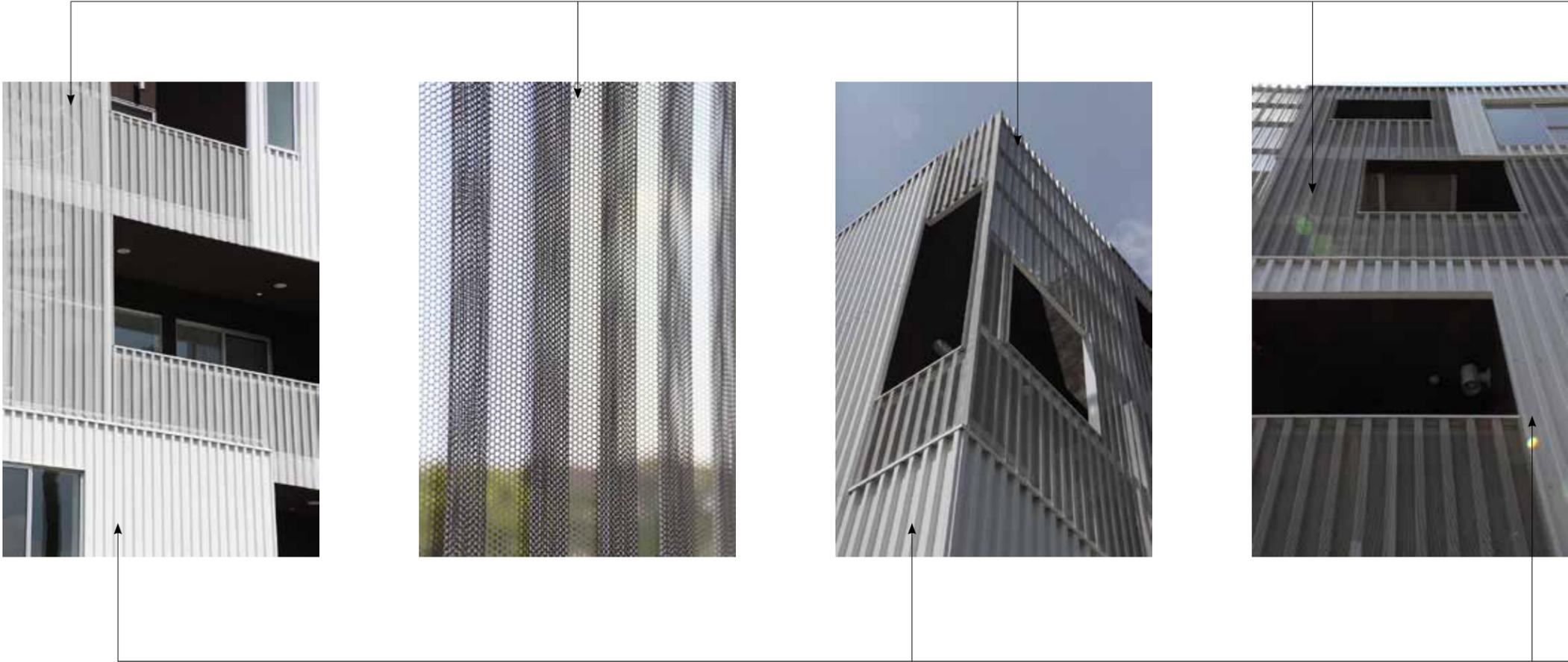
⑧ Paver shape and texture



3434 WESLEY ST

MATERIAL BOARD
N.T.S.

WHITE PERFORATED ALUMINUM PANEL

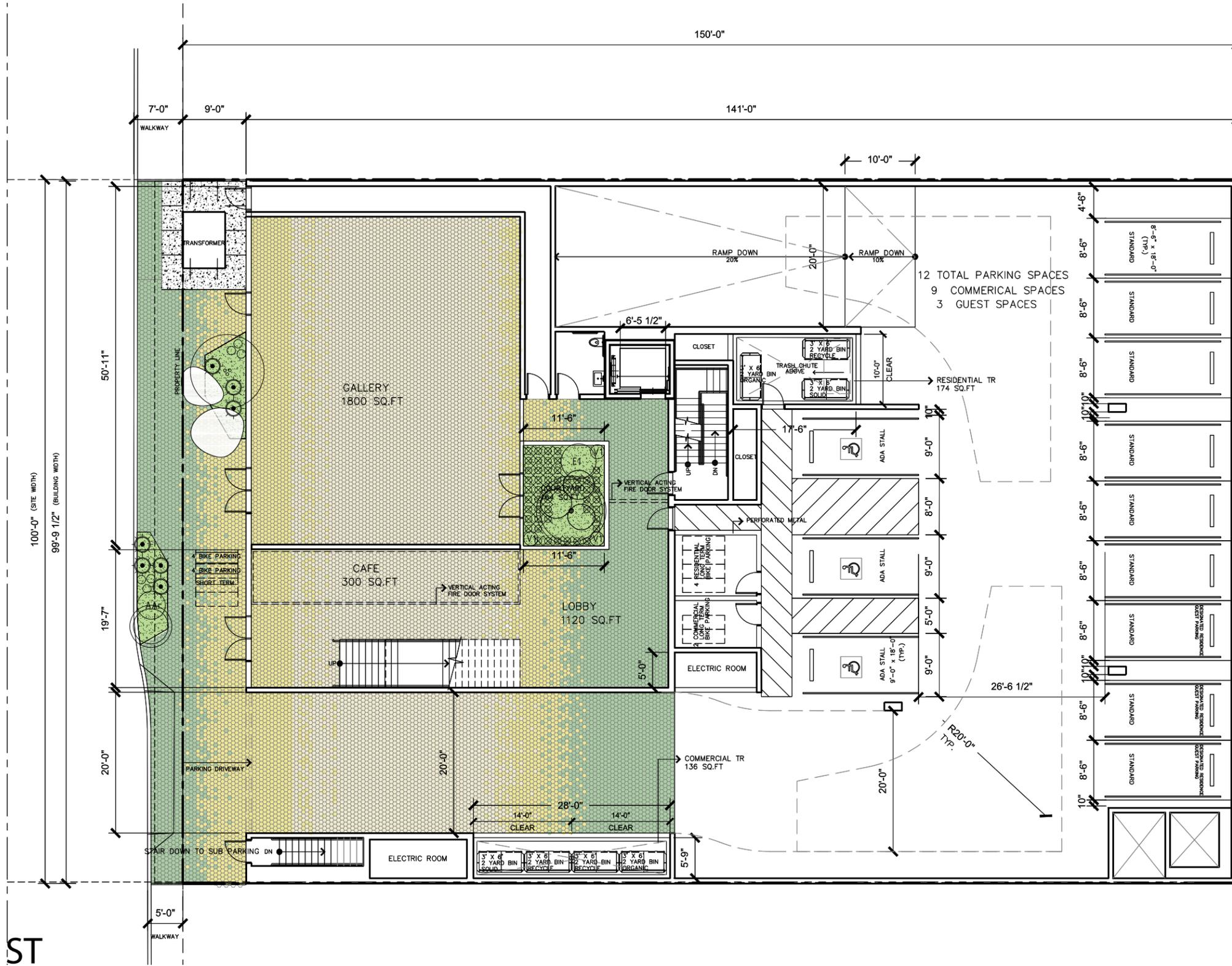


WHITE SOLID ALUMINUM PANEL

3434 WESLEY ST

PREVIOUS LOHA PROJECT
N.T.S.

3434 WESLEY ST



MATERIALS LEGEND

- MATERIALS + AMENITIES
- UNIT PAVERS
 - MULCH 1
- FURNITURE
- MOONSTONE BENCH
 - BIKE RACK
 - MOVEABLE SEATING
 - FREESTANDING POTS
 - BBQ
 - FIRE PIT
 - VINE TRELLIS

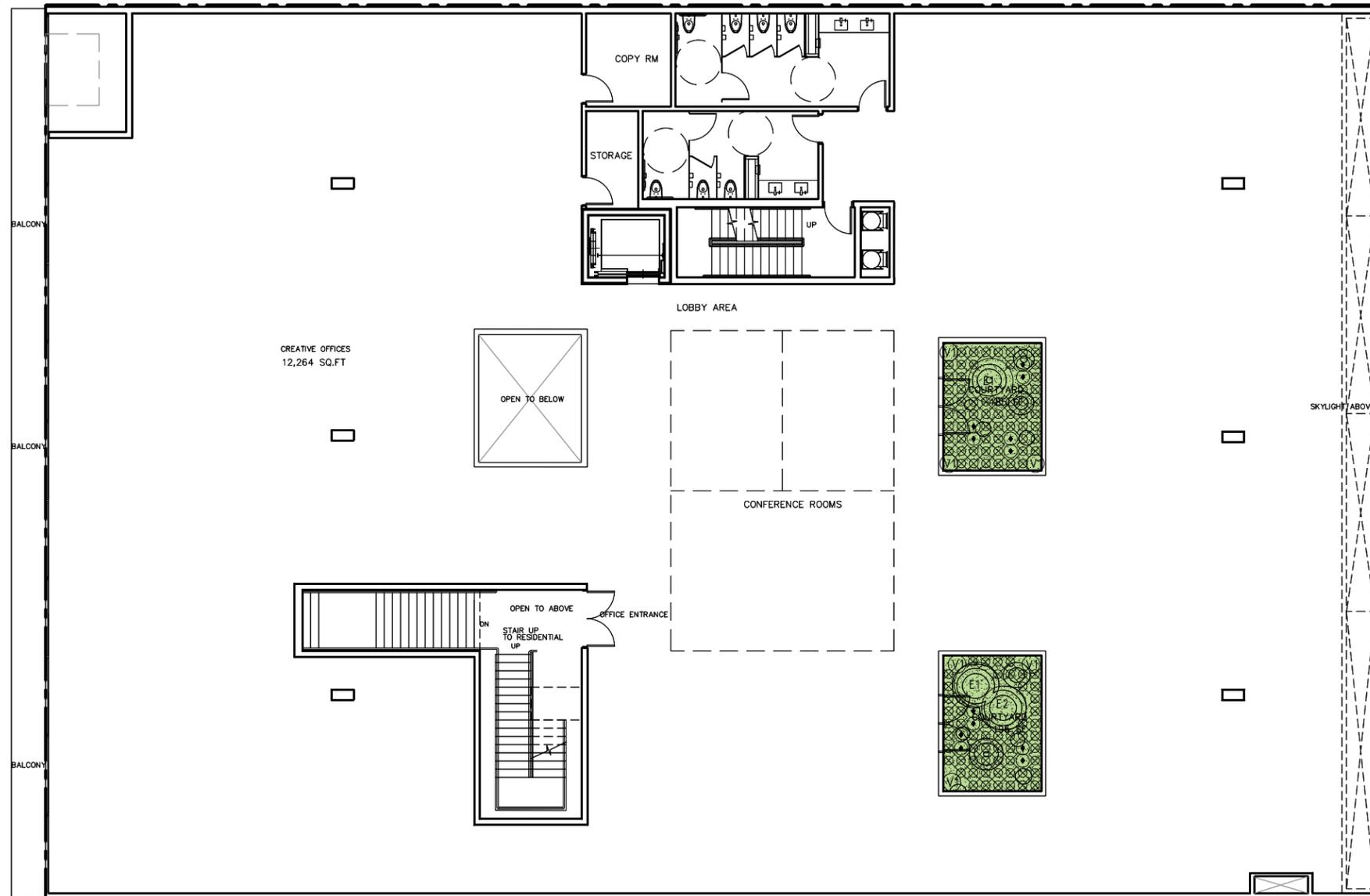
PLANTING LEGEND

- PLANTING
- MULCH 1
- STREETSCAPE
- ELIYMAUS CONDENSATUS CANYON PRINCE WILD RYE
 - ARTEMISIA PYMOCEPHALA COASTAL SAGEWORT
 - AEONIAM ARBOREUM TREE AEONIAM
 - ALICE ARBORESCENS LUTEA GOLDEN TORCH ALICE
 - CORYLYNE AUSTRALIS GRASS PALM
- LIGHTWELL: NICHE GARDENS
- FESTUCA RUBRA CREEPING RED FESCUE
 - E1 EUPHORBIA VARIETY 1
 - E2 EUPHORBIA VARIETY 2
 - SANSAVERIA VARIETIES
 - V1 ARISTOLOCHIA CALIFORNICA DUTCHMAN'S FIRE VINE
 - DRACACAENA DRACO DRAGON TREE



LANDSCAPE PLANS LEVEL 1

3434 WESLEY ST



MATERIALS LEGEND

MATERIALS + AMENITIES

-  UNIT PAVERS
-  MULCH 1
- FURNITURE**
-  MOONSTONE BENCH
-  BIKE RACK
-  MOVEABLE SEATING
-  FREESTANDING POTS
-  BBQ
-  FIRE PIT
-  VINE TRELLIS

PLANTING LEGEND

PLANTING

-  MULCH 1
- STREETSCAPE**
-  ELYMUS CONDENSATUS
CANYON PRINCE
WILD RYE
-  ARTEMISIA PYCNOCEPHALA
COASTAL SAGEWORT
-  AEONIUM ARBOREUM
TREE AEONIUM
-  ALCE ARBORESCENS
LUTEA
GOLDEN TORCH ALOE
-  CORDYLINAE AUSTRALIS
GRASS PALM

LIGHTWELL: NICHE GARDENS

-  FESTUCA RUBRA
CREEPING RED FESCUE
-  E1
EUPHORBIA VARIETY 1
-  E2
EUPHORBIA VARIETY 2
-  SANSAVERIA VARIETIES
-  ARTEMISIA CALIFORNICA
DUTCHMAN'S FIRE VINE
-  DRACAENA DRACO
DRAGON TREE



LANDSCAPE PLANS
LEVEL 2

3434 WESLEY ST



MATERIALS LEGEND

MATERIALS + AMENITIES

- UNIT PAVERS
- MULCH 1
- FURNITURE**
- MOONSTONE BENCH
- BIKE RACK
- MOVEABLE SEATING
- FREESTANDING POTS
- BBQ
- FIRE PIT
- VINE TRELLIS

PLANTING LEGEND

PLANTING

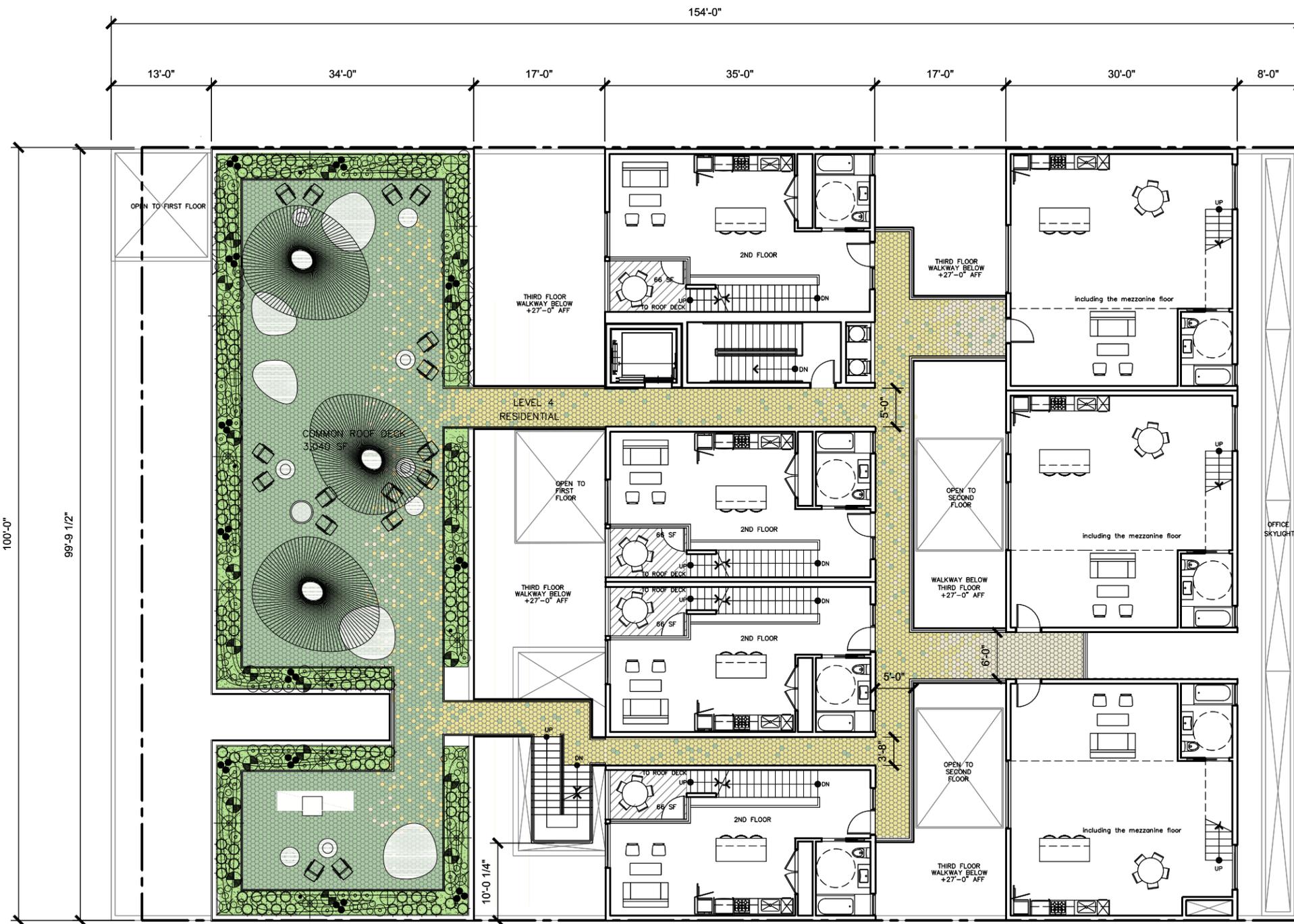
- MULCH 1
- STREETSCAPE**
- ELYMUS CONDENSATUS
CANYON PRINCE
WILD RYE
- ARTEMISIA PYCNOCEPHALA
COASTAL SAGEWORT
- AEOINIUM ARBORESCENS
TREE AEOINIUM
- ALCE ARBORESCENS
LUTEA
GOLDEN TORCH ALCE
- CORDYLINAE AUSTRALIS
GRASS PALM

LIGHTWELL: NICHE GARDENS

- FESTUCA RUBRA
CREEPING RED FESCUE
- E1
EUPHORBIA VARIETY 1
- E2
EUPHORBIA VARIETY 2
- SANSAVERIA VARIETIES
- V1
ARTISTOLOCHIA CALIFORNICA
DUTCHMAN'S FIRE VINE
- DRACAENA DRACO
DRAGON TREE



LANDSCAPE PLANS
LEVEL 3



MATERIALS LEGEND

MATERIALS + AMENITIES

-  UNIT PAVERS
-  MULCH 1
- FURNITURE**
-  MOONSTONE BENCH
-  BIKE RACK
-  MOVEABLE SEATING
-  FREESTANDING POTS
-  BBQ
-  FIRE PIT
-  VINE TRELLIS

PLANTING LEGEND

PLANTING

-  MULCH 1
- STREETSCAPE**
-  ELYMUS CONDENSATUS
CANYON PRINCE
WILD RYE
-  ARTEMISIA PYCNOCEPHALA
COASTAL SAGEWORT
-  AEOINIUM ARBORESCENS
TREE AEOINIUM
-  ALCE ARBORESCENS
LUTEA
GOLDEN TORCH ALCE
-  CORDYLINA AUSTRALIS
GRASS PALM

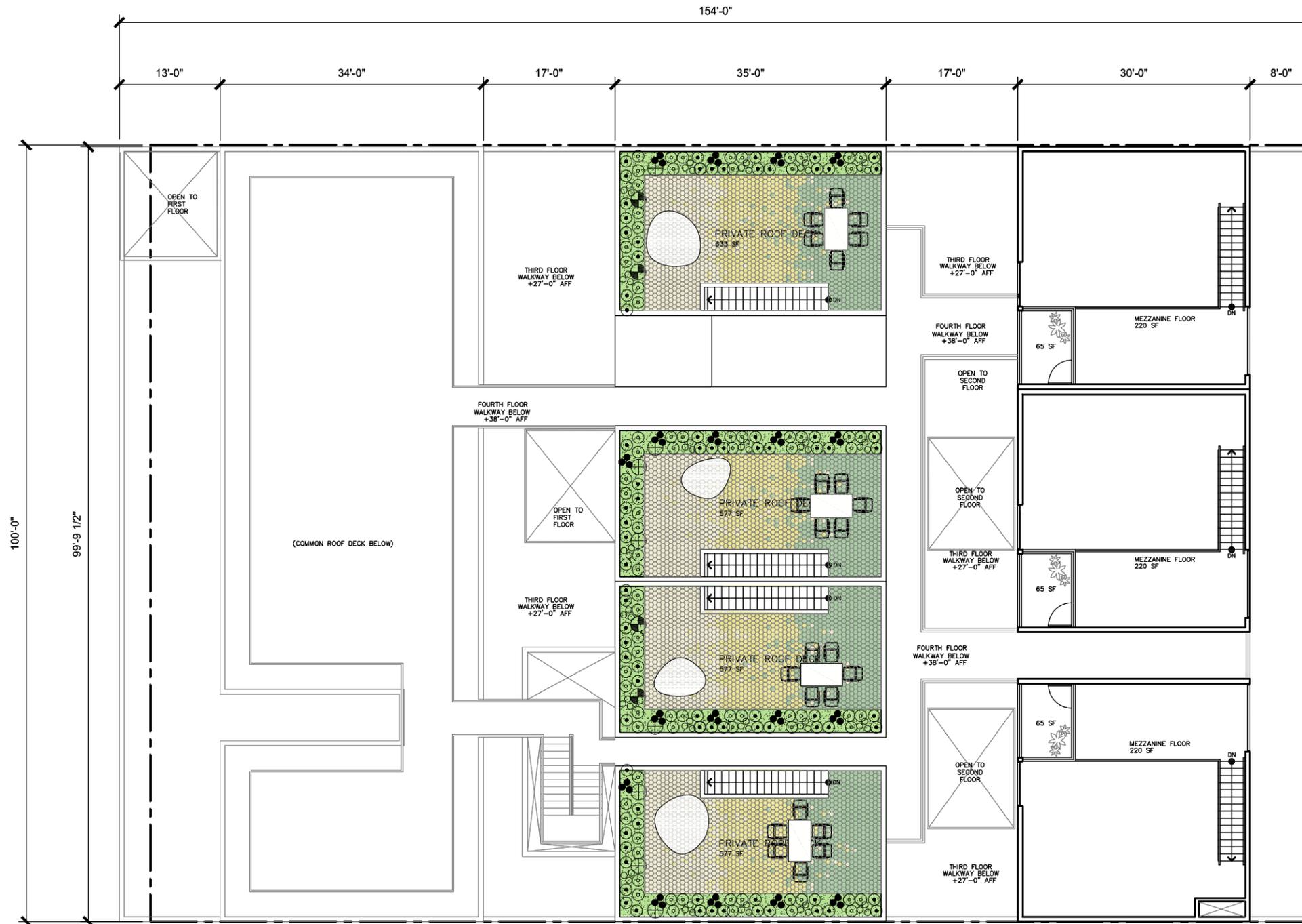
LIGHTWELL: NICHE GARDENS

-  FESTUCA RUBRA
CREEPING RED FESCUE
-  ELYTHORBIA VARIETY 1
-  ELYTHORBIA VARIETY 2
-  SANSAVERIA VARIETIES
-  ARBISTOLOCHIA CALIFORNICA
DUTCHMAN'S FIRE VINE
-  DRACAENA DRACO
DRAGON TREE



3434 WESLEY ST

LANDSCAPE PLANS
LEVEL 4



3434 WESLEY ST

MATERIALS LEGEND

MATERIALS + AMENITIES

- UNIT PAVERS
- MULCH 1
- FURNITURE**
- MOONSTONE BENCH
- BIKE RACK
- MOVEABLE SEATING
- FREESTANDING POTS
- BBQ
- FIRE PIT
- VINE TRELLIS

PLANTING LEGEND

PLANTING

- MULCH 1
- STREETSCAPE**
- ELYMUS CONDENSATUS
CANYON PRINCE
WILD RYE
- ARTEMISIA PYCNANTHA
COASTAL SAGEWORT
- Aeonium Arborescens
TREE Aeonium
- ALCE ARBORESCENS
LUTEA
GOLDEN TORCH ALCE
- CORDYLINE AUSTRALIS
GRASS PALM

LIGHTWELL: NICHE GARDENS

- FESTUCA RUBRA
CREEPING RED FESCUE
- E1
EUPHORBIA VARIETY 1
- E2
EUPHORBIA VARIETY 2
- SANSAVERIA VARIETIES
- ARTEMISIA CALIFORNICA
DUTCHMAN'S FIRE VINE
- DRACAENA DRACO
DRAGON TREE



LANDSCAPE PLANS
LEVEL 5

PLANTING SCHEDULE

SYMBOL	SCIENTIFIC NAME COMMON NAME	CONTAINER SIZE	SPACING	MATURE SIZE	QUANTITY	SPECIES * FACTOR (ks)	NOTES
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STREETSCAPE

SYMBOL	SCIENTIFIC NAME COMMON NAME	CONTAINER SIZE	SPACING	MATURE SIZE	QUANTITY	SPECIES * FACTOR (ks)	NOTES
☼	ELYMUS CONDENSATUS 'CANYON PRINCE' WILD RYE	1 GAL.	3' o.c.	3' H x 3' W	X	.10-30	
◯	ARTEMISIA PYCNOCEPHALA COASTAL SAGEWORT	1 GAL.	2' o.c.	1-2' H X 2-3' W	X	.10-30	
⊗	AEONIUM ARBOREUM TREE AEONIUM	1 GAL.	2' o.c.	2-3' H X 1-2' W	X	.10-30	
⊗ _{AAr}	ALOE ARBORESCENS 'LUTEA' GOLDEN TORCH ALOE	1 GAL.	4' o.c.	4-5' H X 6-8' W	X	.10-30	
☼	CORDYLINE AUSTRALIS GRASS PALM	15 GAL.	4' o.c.	20-30' H X 10-15' W	X	.10-30	

TERRACE EDGES + FREESTANDING POTS

☼	FESTUCA GLAUCA BLUE FESCUE	1 GAL.	2' o.c.	1,5' H x 2' W	X	.10-30	
⊙	SEDUM PACHYPHYLLUM STONECROP	1 GAL.	1' o.c.	4" H x 1' W	X	.10-30	
⊙	HYLOTELEPHIUM-SIEBOLDII SEDUM SIEBOLDII	1 GAL.	1' o.c.	4" H x 1' W	X	.10-30	
⊕	ECHEVERIA IMBRICATA NCN	1 GAL.	1' o.c.	1' H x 1' W	X	.10-30	
⊕	ECHEVERIA 'AFTERGLOW' NCN	1 GAL.	1' o.c.	1' H x 1' W	X	.10-30	
⊗	AEONIUM UNDULATUM STALKED AEONIUM	1 GAL.	2' o.c.	2-3' H X 1-2' W	53	.10-30	
⊗	AEONIUM 'ZWARKTOP'	1 GAL.	2' o.c.	3' H x 3' W	X	.10-30	
⊗	AGAVE VILMORINIANA OCTOPUS AGAVE	1 GAL.	3' o.c.	3-4' H x 3-4' W	X	.10-30	
⊗	DASYLIRION 'WHEELR' SPOON YUCCA	5 GAL.	4' o.c.	4-6' H x 3-4' W	X	0-,10	

LIGHTWELL: NICHE GARDENS

⊗	FESTUCA RUBRA CREEPING RED FESCUE	PLUGS	X	MAT	X	.40-60	
⊗ _{E1}	EUPHORBIA VARIETY 1	1 GAL.	1' o.c.	1' H x 1' W	X	.40-60	
⊗ _{E2}	EUPHORBIA VARIETY 2	1 GAL.	1' o.c.	1' H x 1' W	X	.40-60	
⊙	SANSAVERIA VARIETIES	1 GAL.	1' o.c.	1' H x 1' W	X	.40-60	
⊙	ARTISTOLOCHIA CALIFORNICA DUTCHMAN'S PIPE VINE	1 GAL.	2' o.c.	2-3' H X 1-2' W	X	.10-30	
⊙	DRACAENA DRACO DRAGON TREE	15 GAL.	NA	15-25' H x 15-25' W	X	.10-30	



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PLANTING SCHEDULE
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