



VIRGINIA AVE DEVELOPMENT

01.07.2025

SITE ANALYSIS

- Project Site
- Park
- Fire Station
- Police Station
- Education
- Medical
- Affordable Housing
- Circulation
- Culver City Boundary

1

Roze Room Hospice

2

Senior Center

3

The Wende Museum

4

Culver City Julian Dixon Library

5

Ballona Creek Bridge

6

Culver City Hall

RECREATION

7

Culver City Park

8

Veterans Memorial Park

9

Carlson Park

10

Lindberg Park

11

Blanco Park

12

Heritage Park

EDUCATION

13

Linwood E. Howe Elementary School

14

La Ballona Elementary School

15

West Los Angeles College

16

Farragut Elementary School

Culver City Middle School

Culver City High School

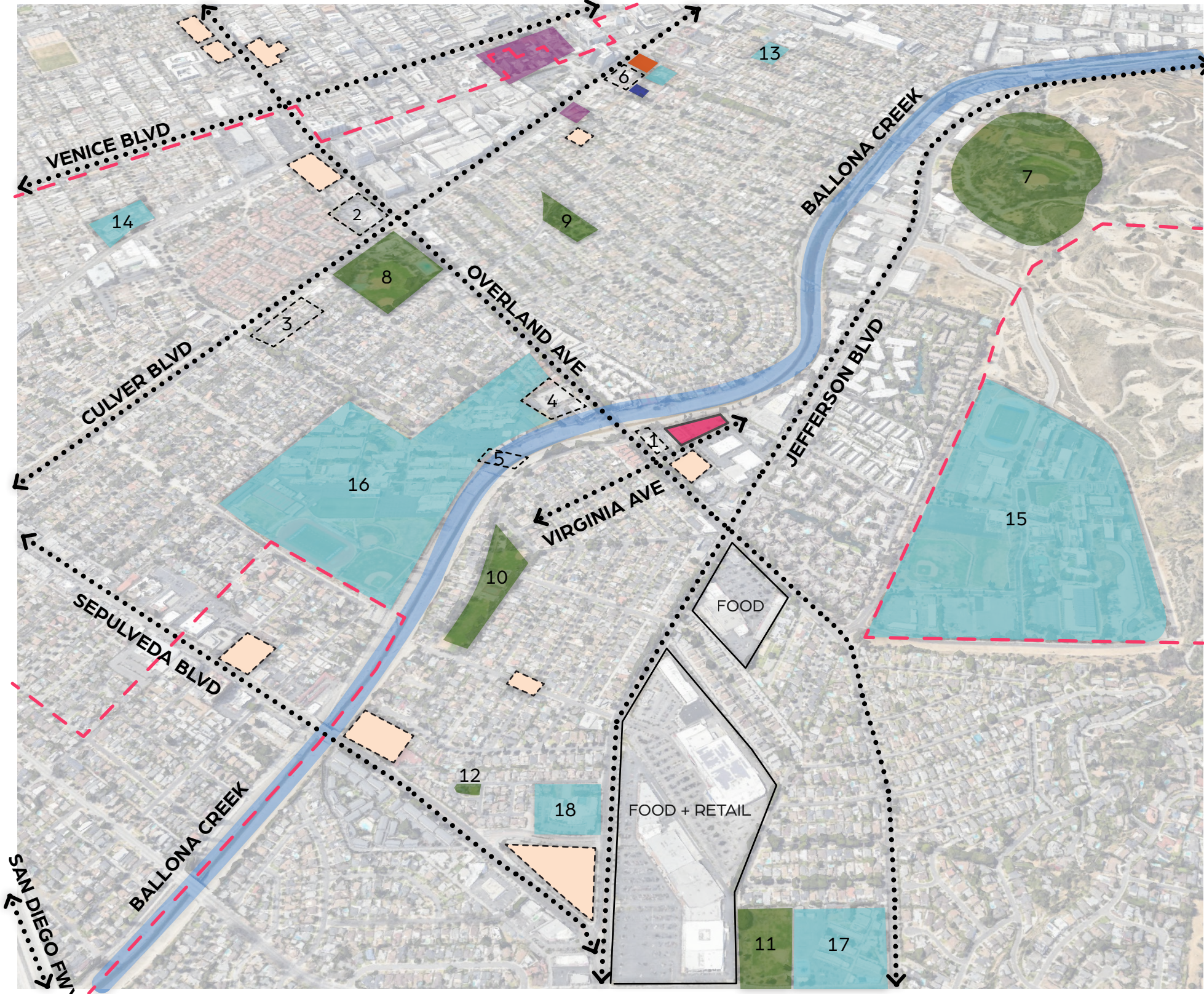
Culver City Adult School

17

El Rincon Elementary School

18

Kayne Eras Center



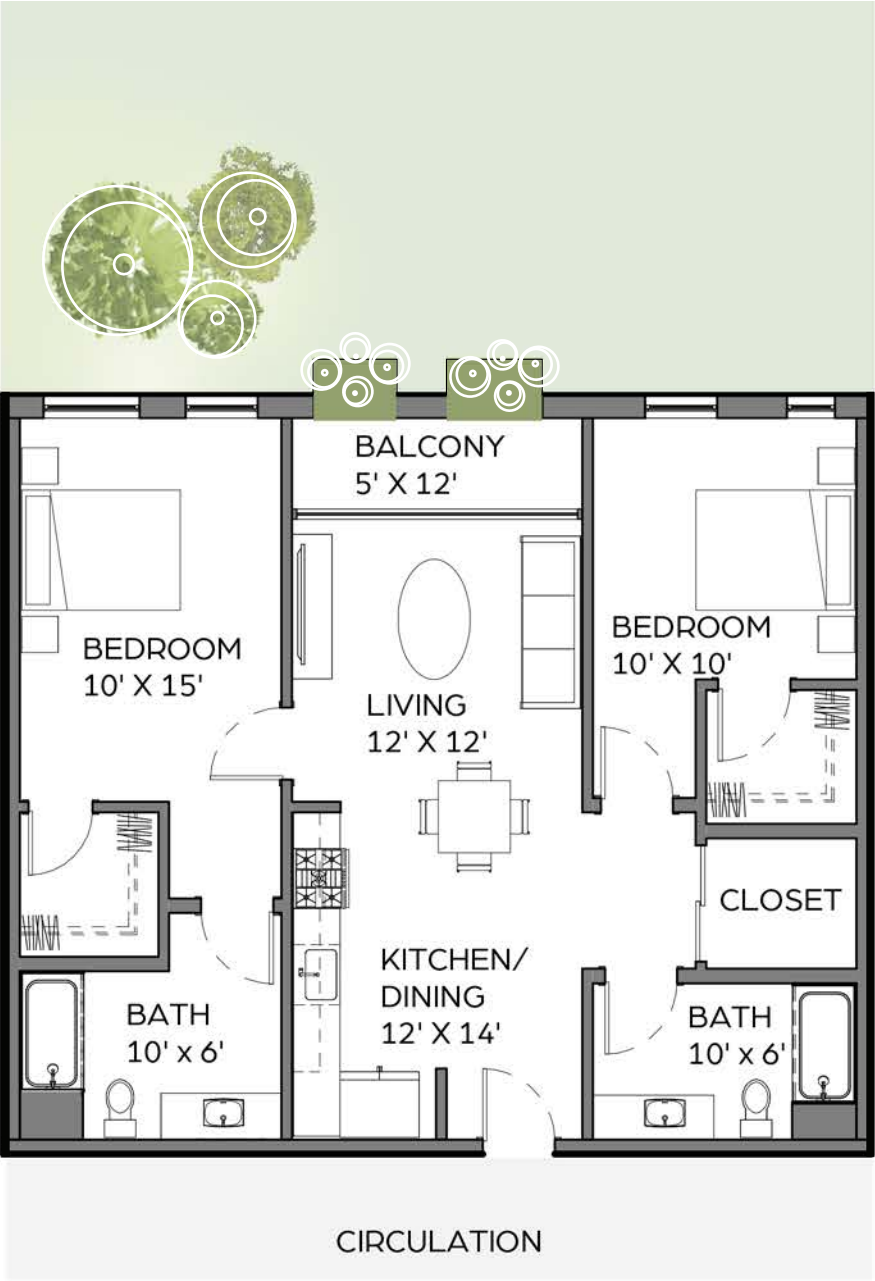
ASSOCIATION IMAGES



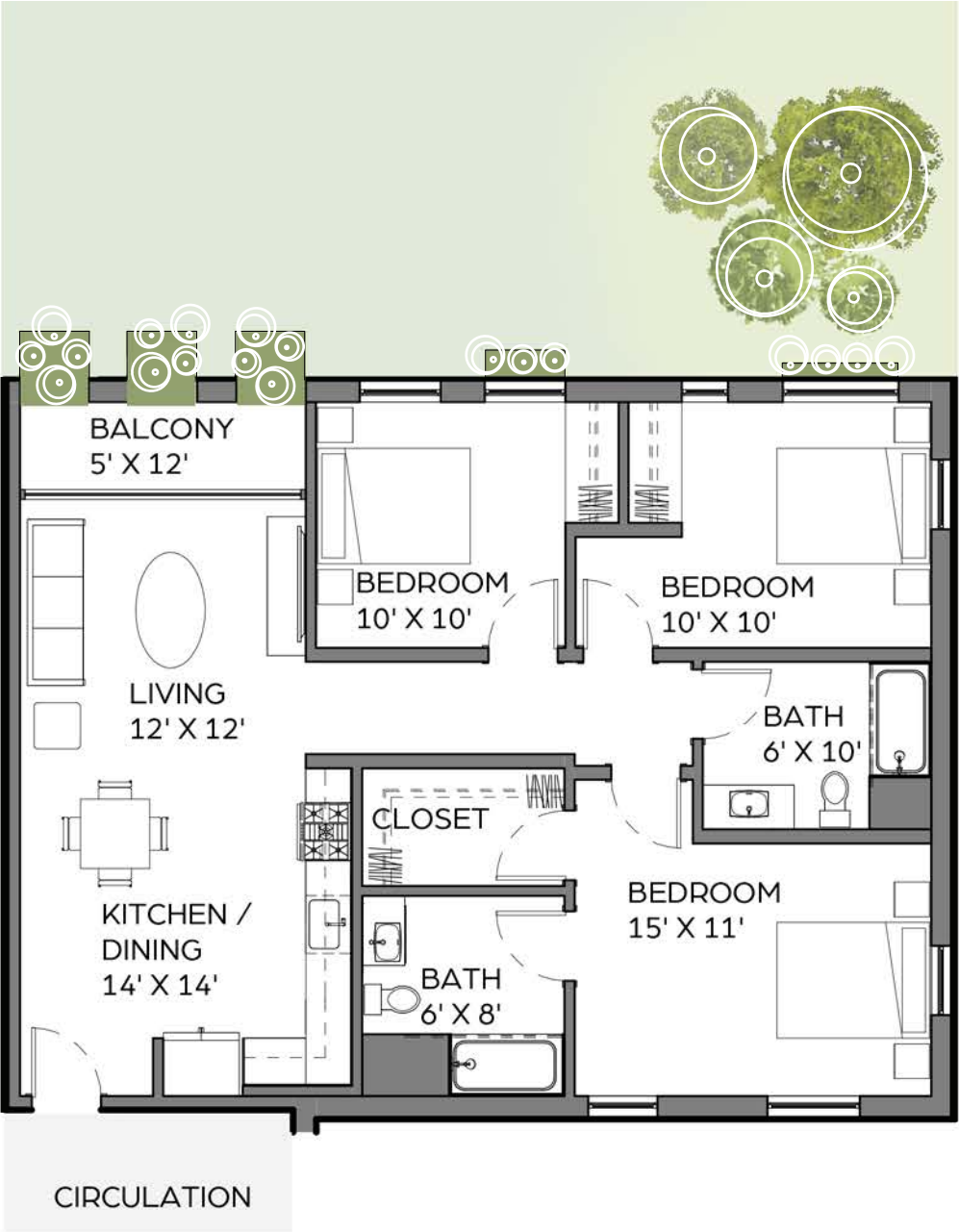
TYPICAL UNIT PLAN



1-BEDROOM UNIT
+/- 720SF



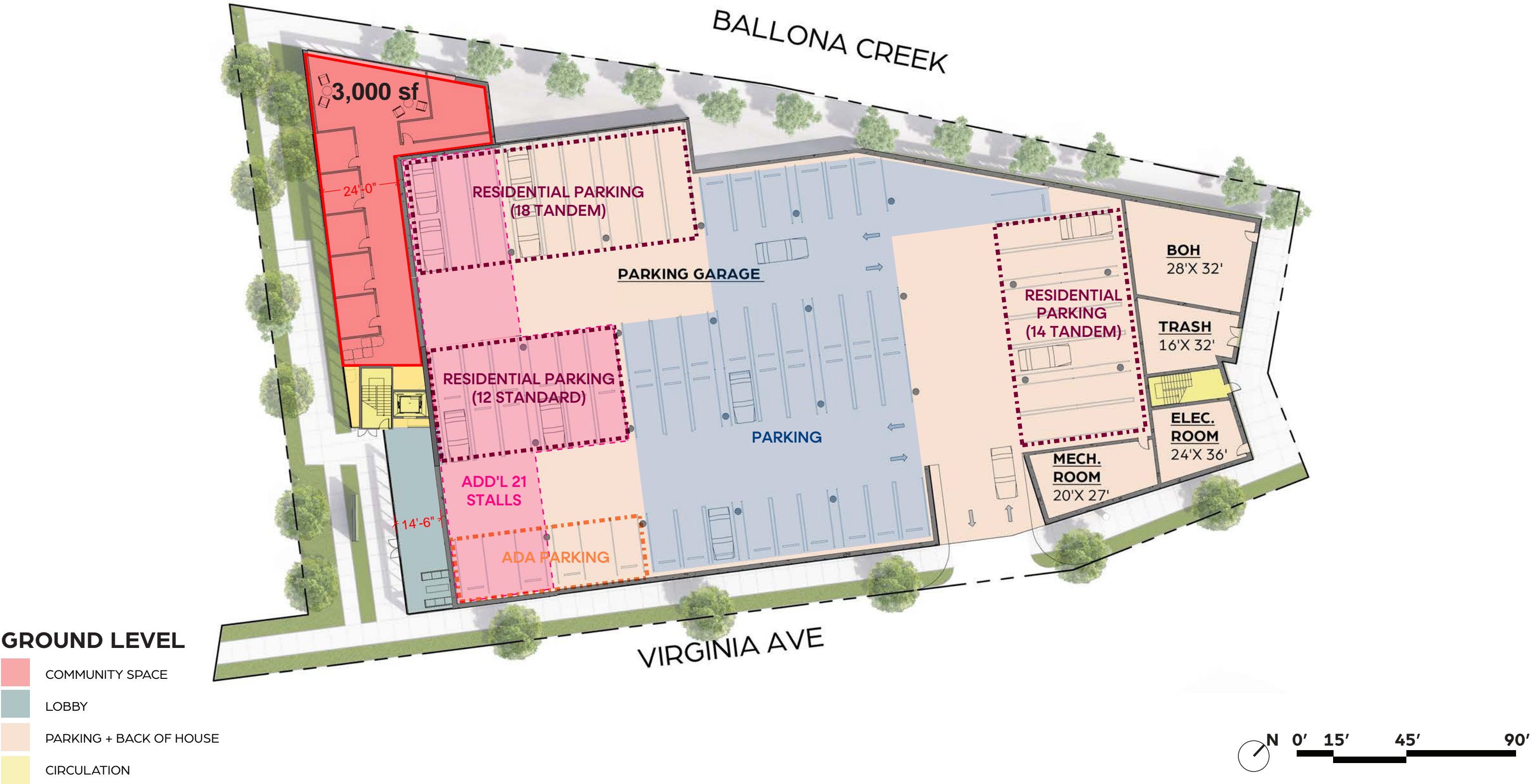
2-BEDROOM UNIT
+/- 1070SF



3-BEDROOM UNIT
+/- 1430SF



SCHEMATIC FLOOR PLANS



SCHEMATIC FLOOR PLANS

SECOND LEVEL

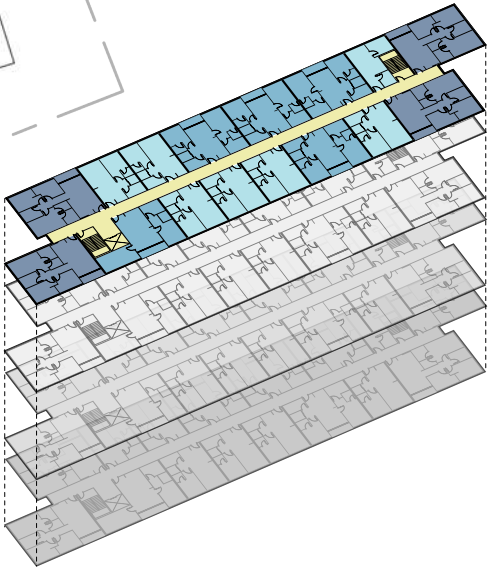
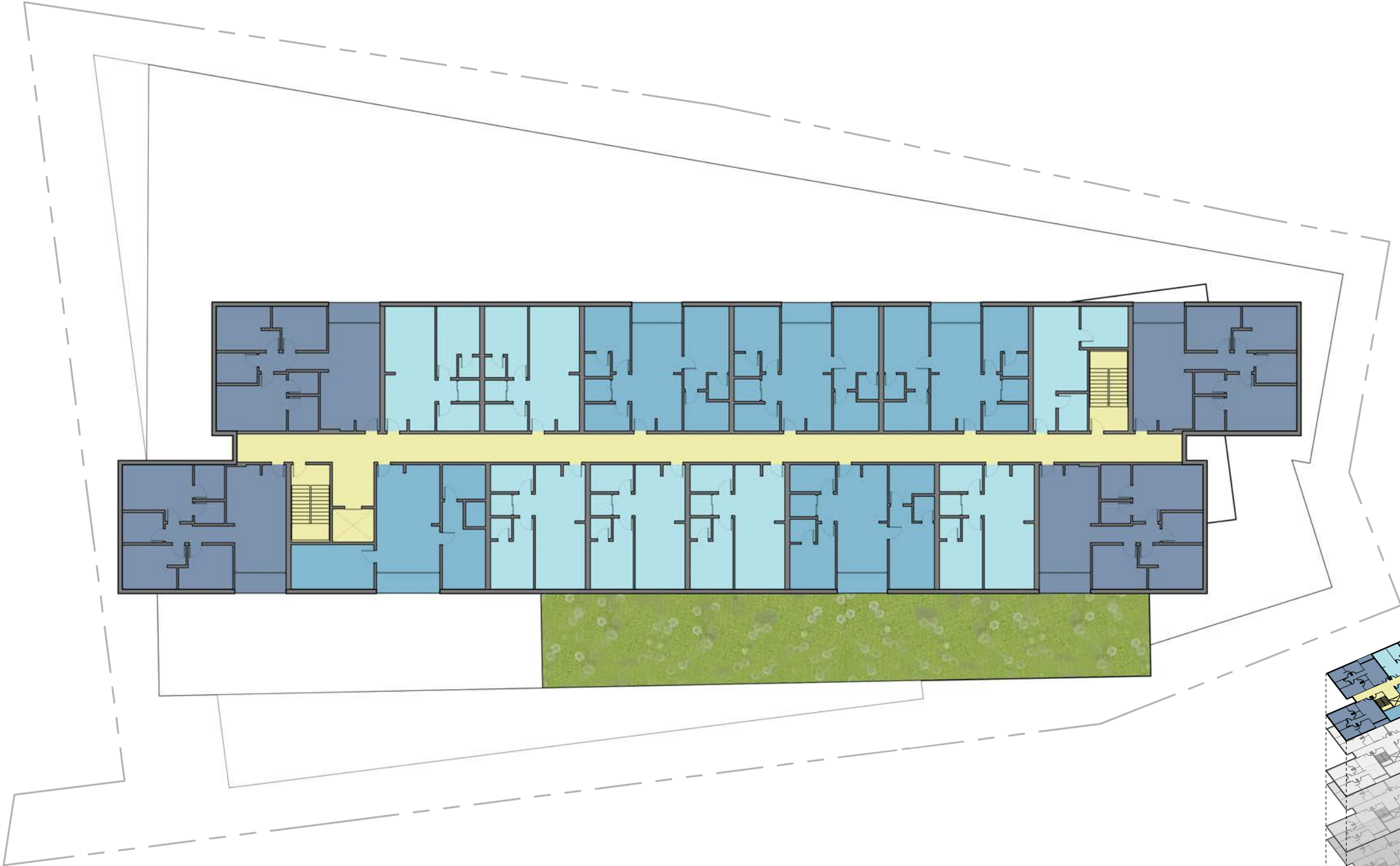
- ONE BEDROOM (6)
- TWO BEDROOM (4)
- THREE BEDROOM (3)
- CIRCULATION
- COMMUNITY SPACE



SCHEMATIC FLOOR PLANS

THIRD TO SIXTH LEVEL

- ONE BEDROOM
(7 PER FLOOR)
- TWO BEDROOM
(5 PER FLOOR)
- THREE BEDROOM
(4 PER FLOOR)
- CIRCULATION



PROGRAMMING

TOTAL SITE AREA
50,590 SF

TOTAL BUILDING AREA
127,700 SF

BUILDING STORIES
6

FLOOR AREA RATIO
2.52

BUILDING HEIGHT
73 FT

- ONE BEDROOM (34)
- TWO BEDROOM (24)
- THREE BEDROOM (19)

CIRCULATION
TOTAL AREA: 8,700SF

COMMUNITY SPACE I
TOTAL AREA: 2,500 SF

LOBBY
TOTAL AREA: 2,500 SF

COMMUNITY SPACE II
TOTAL AREA: 3,000 SF

HOUSING
TOTAL AREA: 80,300 SF
77 UNITS

PARKING + BUILDING SUPPORT
TOTAL AREA: 31,000 SF

TOTAL BUILDING SF: 127,700 SF

- ① MAIN ENTRANCE
- ② VEHICLE ENTRANCE
- ③ COMMUNITY GARDENS
- ④ PUBLIC ACCESS TO BALLONA CREEK
- ⑤ ROOF DECK

