



VIRGINIA AVE DEVELOPMENT

01.07.2025



SITE ANALYSIS

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

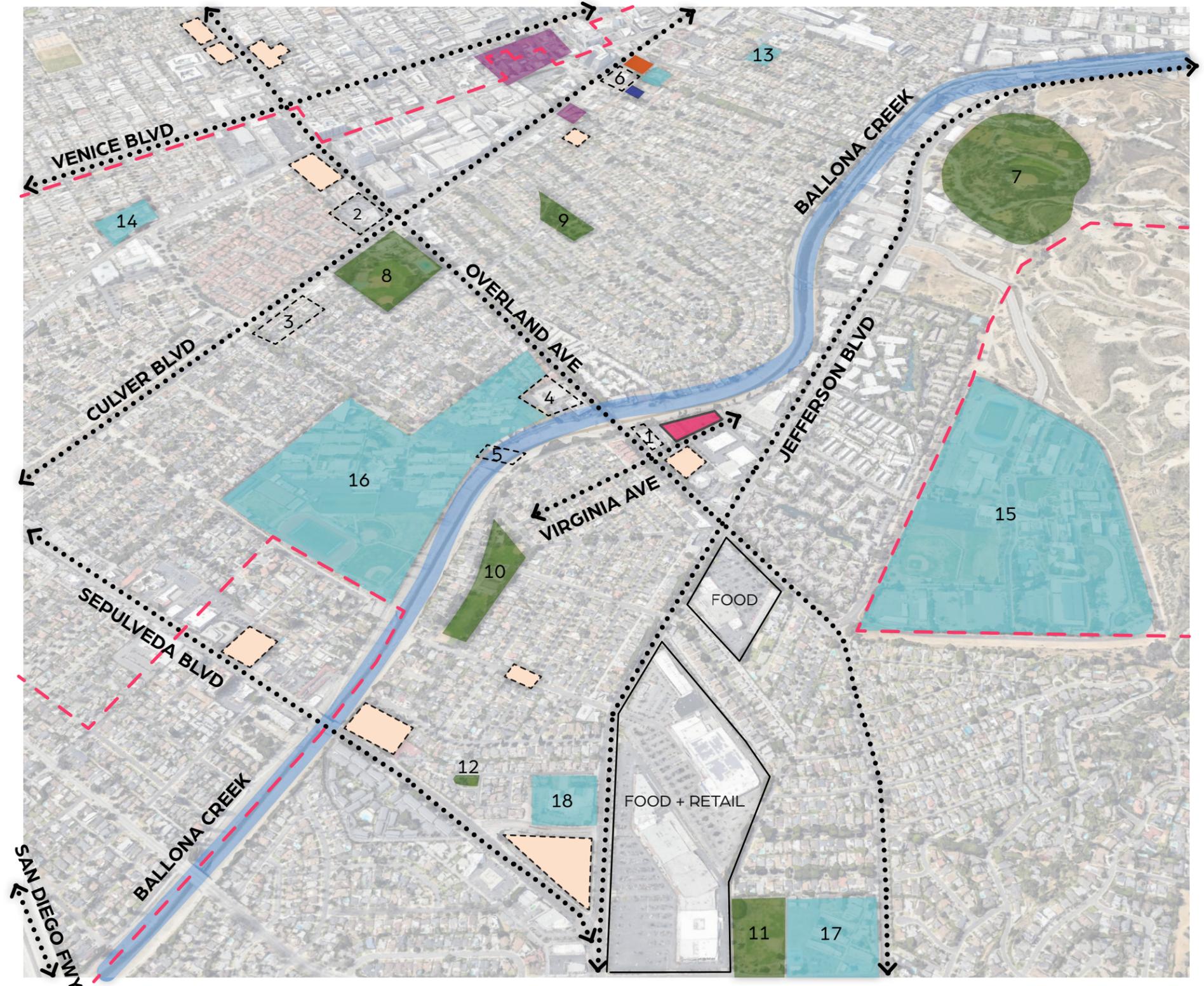
- 1 Roze Room Hospice
- 2 Senior Center
- 3 The Wende Museum
- 4 Culver City Julian Dixon Library
- 5 Ballona Creek Bridge
- 6 Culver City Hall

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



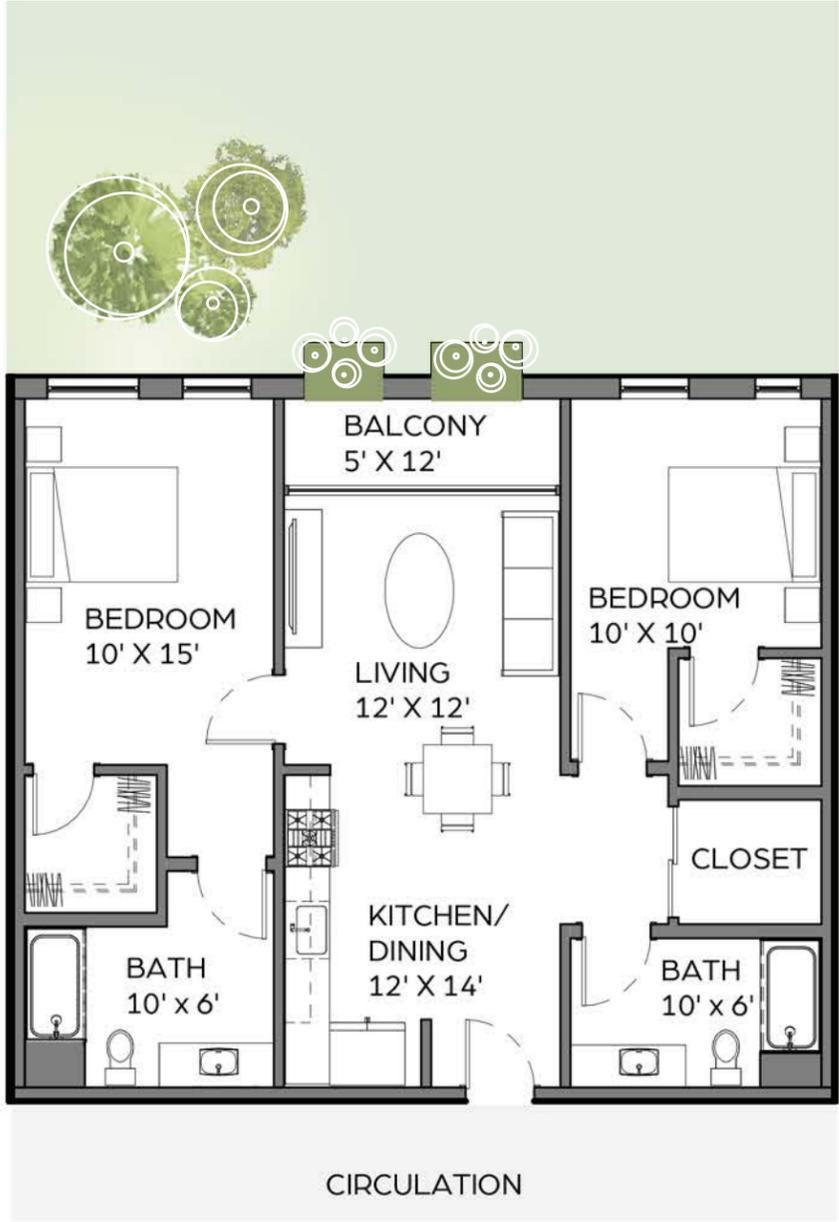
ASSOCIATION IMAGES



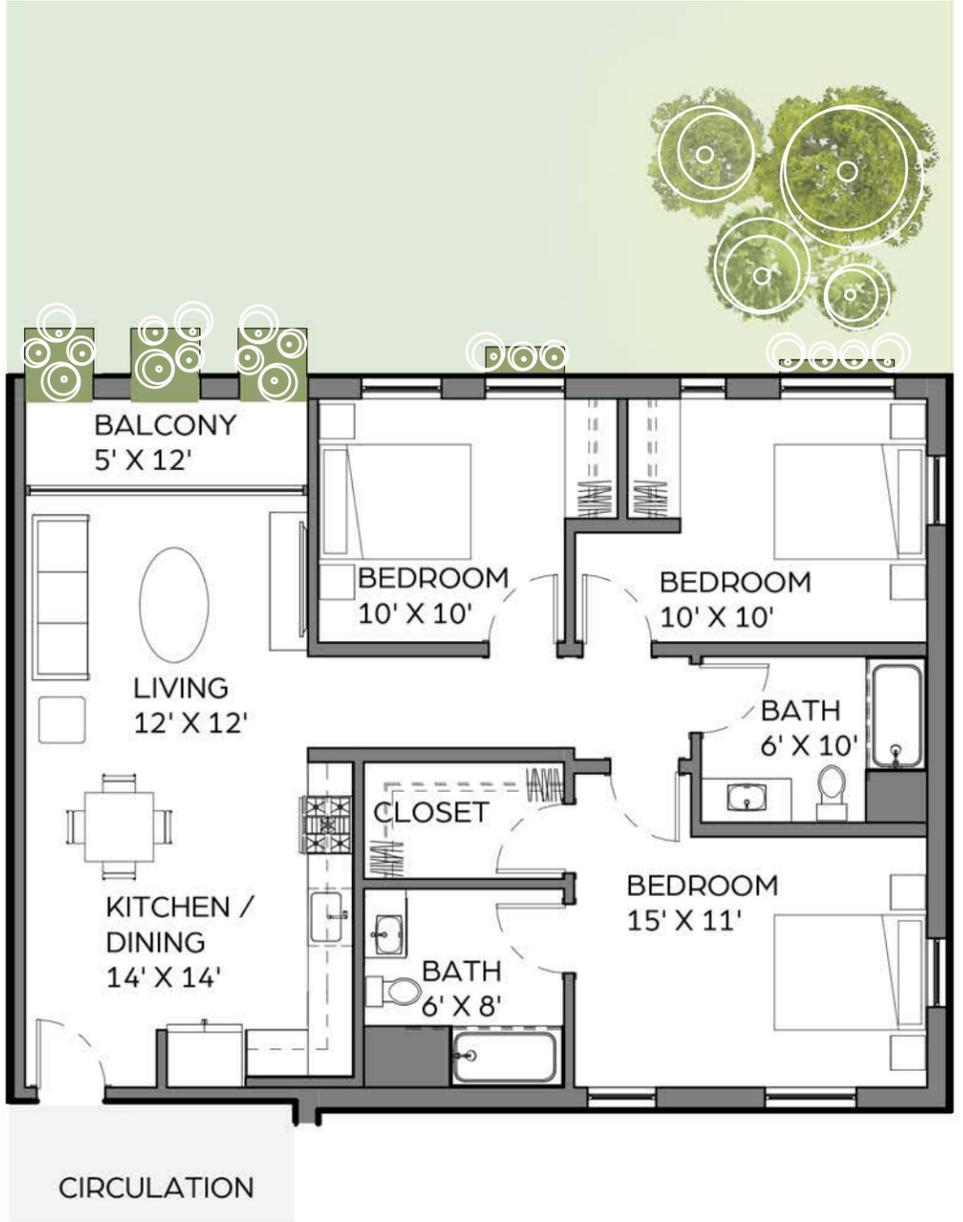
TYPICAL UNIT PLAN



1-BEDROOM UNIT
+/- 720SF



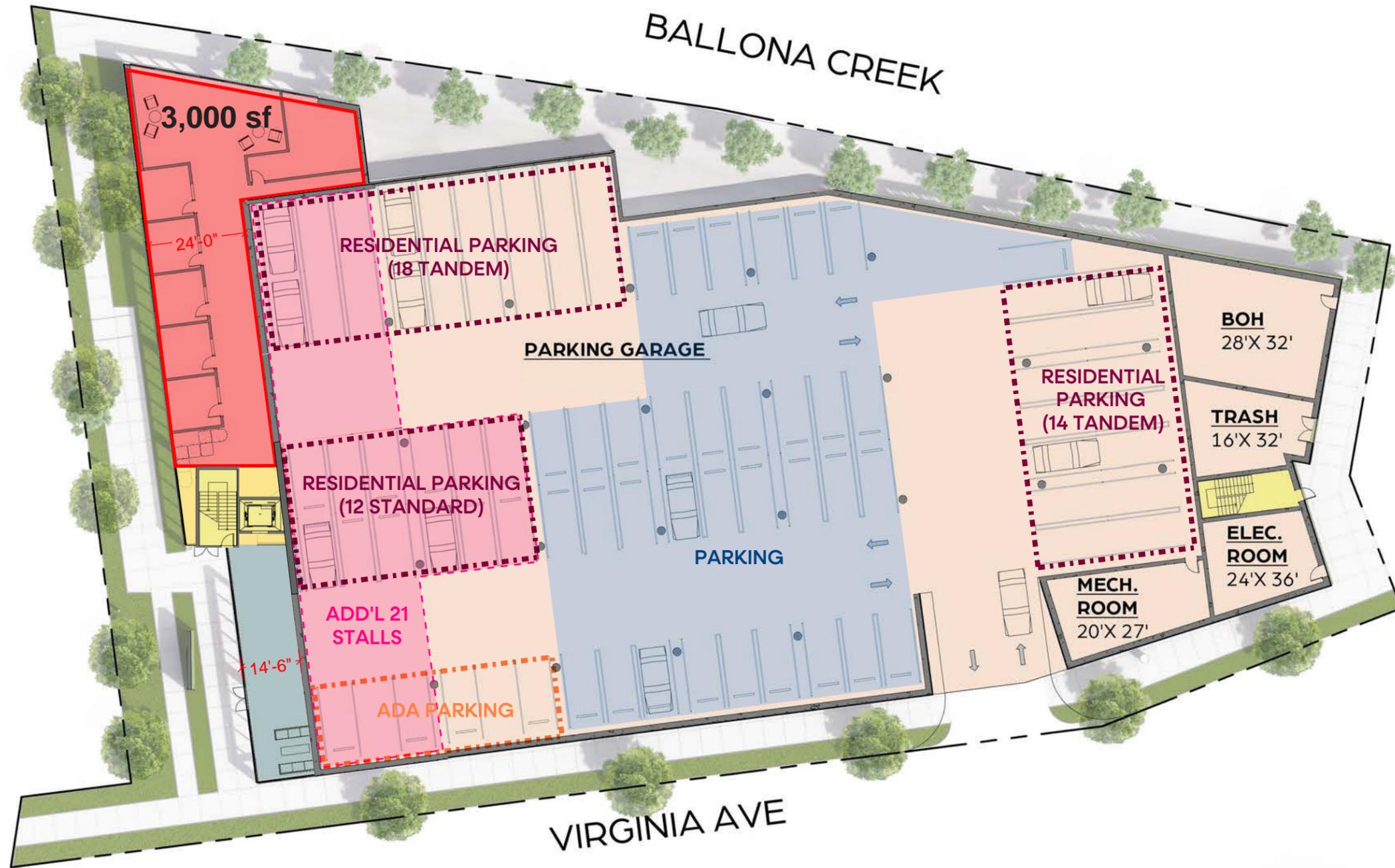
2-BEDROOM UNIT
+/- 1070SF



3-BEDROOM UNIT
+/- 1430SF



SCHEMATIC FLOOR PLANS



GROUND LEVEL

- COMMUNITY SPACE
- LOBBY
- PARKING + BACK OF HOUSE
- CIRCULATION



SCHEMATIC FLOOR PLANS

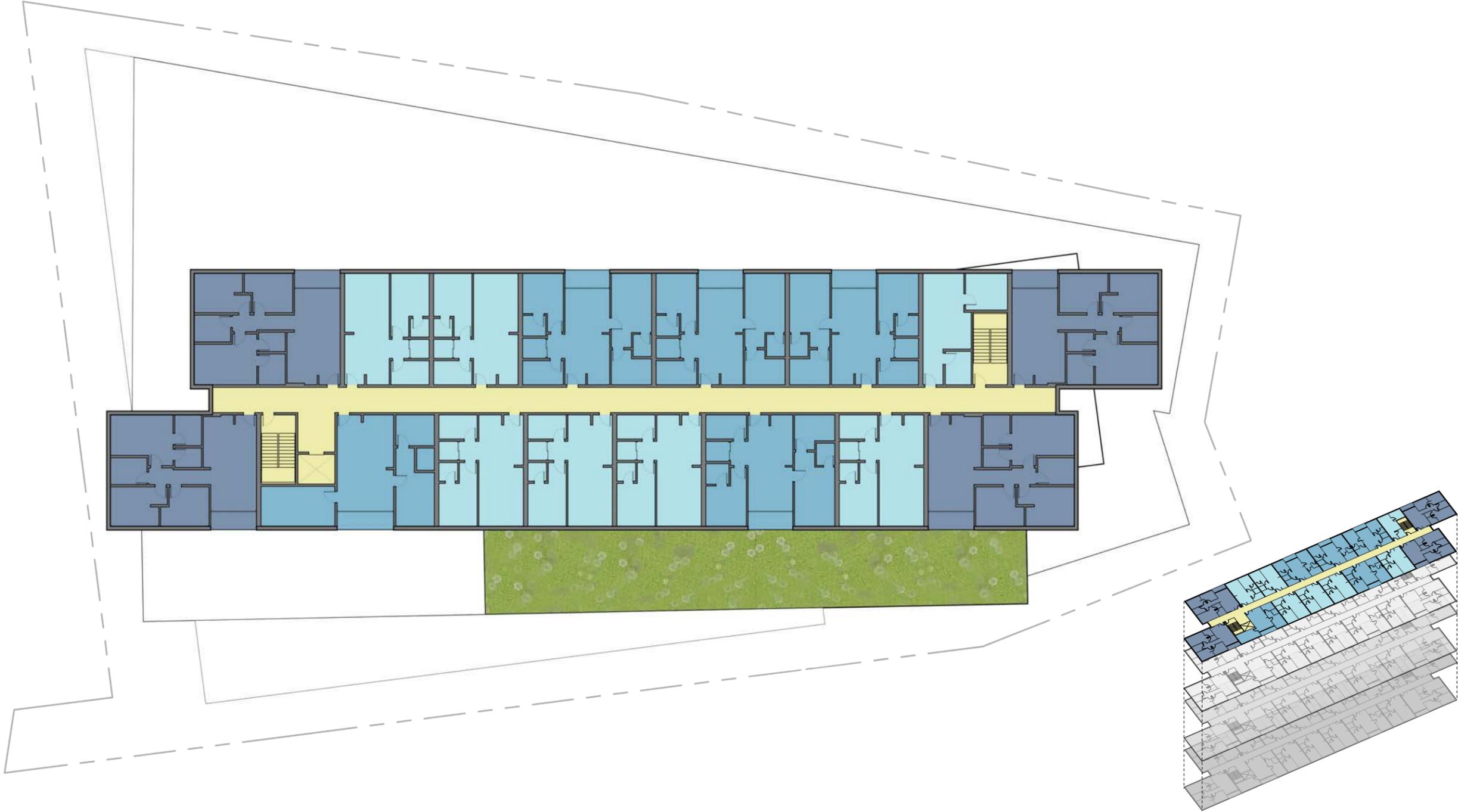


SECOND LEVEL

- 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

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

TOTAL BUILDING SF: 127,700 SF

