



**10301-10395 JEFFERSON**



**DOWNSTREAM JEFFERSON**

**10/03/2023**



# PROJECT NARRATIVE

**Project: 10301 - 10395 Jefferson Blvd.**

The project site is a single story creative office and business park along Jefferson Blvd. and backed by Ballona Creek. Developer RedCar Properties is planning on updating the project site to include second story office space, updated parking layouts and new exterior landscaping and outdoor patio areas. The newly landscaped areas will have new patios and be designed for pedestrian use as well as building tenants to dine, congregate or enjoy green space.

The front of the project is mostly visible to vehicular traffic along Jefferson Blvd with parking at the front and sides of the project so it was determined that the rear public spaces of the building at 10301 made for the most engaging and publicly accessible locations for artwork. Working with the architecture and landscaping design teams LBP and RedCar determined a location within the landscaped areas to house a single sculpture.

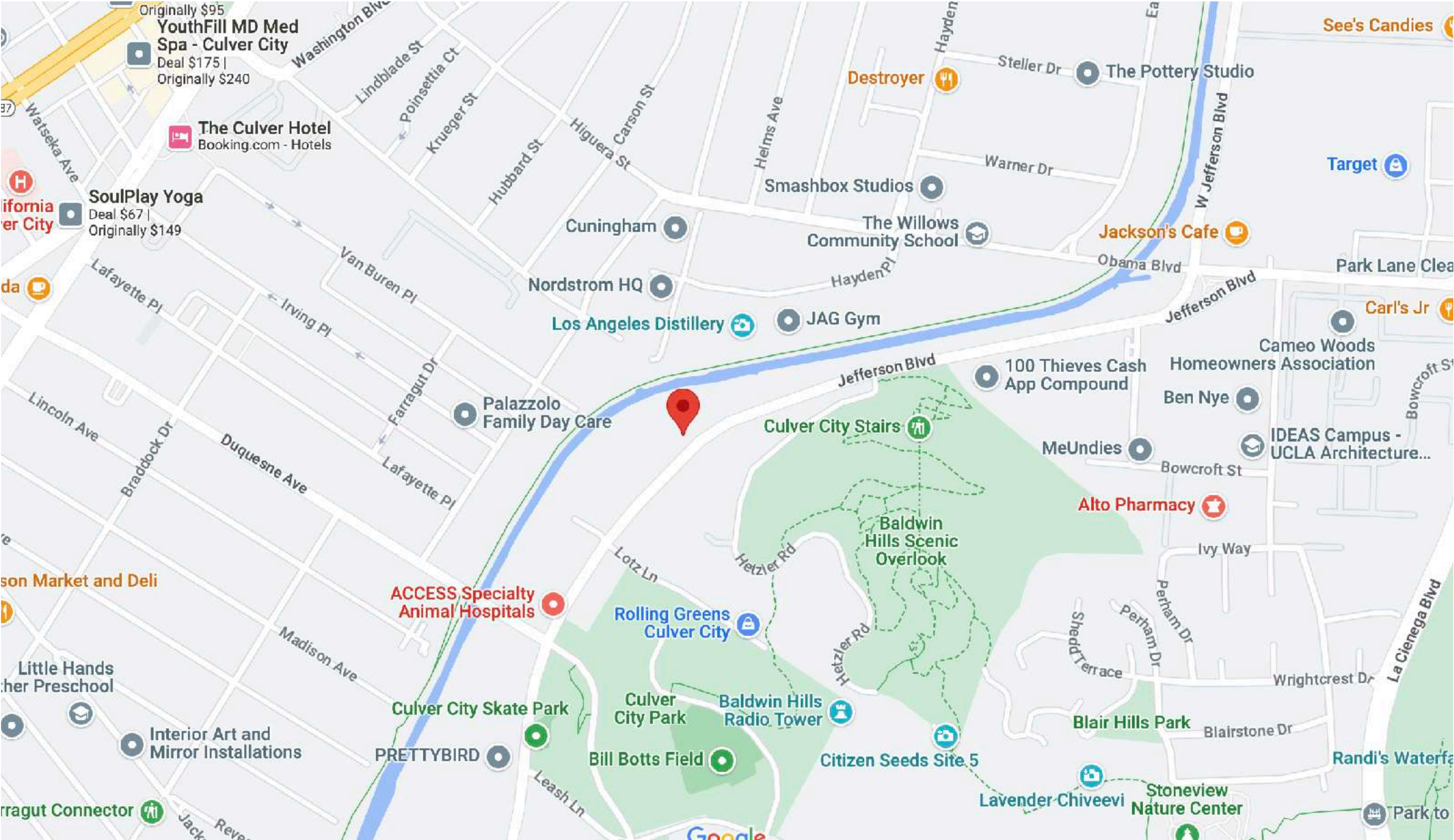
LeBasse Projects then presented a range of artists that our team felt had experience managing and accomplishing sculptural installations of this scale and budget. This list included: April Banks, Tofer Chin, Trulee Hall, Nina Chanel Abney, Hou de Sousa, The de la Torre Brothers, Erin Miller Wray and received concepts from Forma Studios, Yoskay Yamamoto and Yelena Filipchuk.

After reviewing the artist options, their past works and talking to several about timelines, availability and budgets, RedCar's team selected local LA artist Yoskay Yamamoto to design concept options to propose for the project. Yamamoto was selected primarily for the appeal of his Contemporary Japanese and Western pop-art fusion style of artwork and for his excitement and interest in developing artwork in Culver City specifically.





# SITE LOCATION







# VISUAL DOCUMENTATION



# RENDERING





# RENDERING





# RENDERING





# RENDERING





# RENDERING







**A R T   L O C A T I O N**



SITE MAP



| PAVING |      |                               |          |        |            |        |            |           |
|--------|------|-------------------------------|----------|--------|------------|--------|------------|-----------|
| SYMBOL | CODE | DESCRIPTION                   | QTY      | DETAIL | COLOR      | FINISH | AGGREGATE  | AGG. SIZE |
|        | P-01 | TYPE 1 CIP CONC EXPOSED AGG.  | 3,306 SF | L501   | LIGHT GREY | GROUND | SNOW WHITE | 1/2"      |
|        | P-02 | TYPE 1 CIP CONC FLOATED FINES | 3,568 SF | L501   | LIGHT GREY | FLOA'D | LIGHT SAND | FINE      |

| WALLS & EDGING |      |                                   |        |         |            |                      |
|----------------|------|-----------------------------------|--------|---------|------------|----------------------|
| SYMBOL         | CODE | DESCRIPTION                       | QTY    | DETAIL  | COLOR      | FINISH               |
|                | W-01 | CMU WALL COPING (ALTERED EX WALL) | 207 LF | L601    | LIGHT GREY | CIP CONC.            |
|                | W-02 | CONC. WALL (48"H)                 | 93 LF  | L501    | LIGHT GREY | BOARD FORM           |
|                | W-03 | CONC. PLANTER WALL (18"H)         | 480 LF | L501    | LIGHT GREY | BOARD FORM           |
|                | E-01 | 1/4" STEEL (6'H)                  | 181 LF | PER MFG | RUST       | PRE WEATHERED BORCON |

| FENCES & GATES |      |                        |     |
|----------------|------|------------------------|-----|
| SYMBOL         | CODE | DESCRIPTION            | QTY |
|                | G-01 | PEDESTRIAN GATE (48"H) | 5   |
|                | G-02 | FENCE PANEL (48"H)     | 13  |

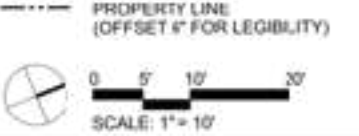
| FIXED FURNITURE |      |                  |     |
|-----------------|------|------------------|-----|
| SYMBOL          | CODE | DESCRIPTION      | QTY |
|                 | F-01 | BENCH-CONC.-6'   | 3   |
|                 | F-02 | BENCH-TIMBER-7'  | 10  |
|                 | F-03 | BENCH-TIMBER-10' | 1   |
|                 | F-04 | BENCH-TIMBER-13' | 4   |
|                 | F-05 | BOULDER-4'-4"    | 2   |
|                 | F-06 | BOULDER-2'-4"    | 2   |

| MOVEABLE FURNITURE |       |                 |     |
|--------------------|-------|-----------------|-----|
| SYMBOL             | CODE  | DESCRIPTION     | QTY |
|                    | M-01C | TIO CHAIR       | 47  |
|                    | M-02T | TRU ROUND TABLE | 16  |

| PLANTING |       |                                   |          |        |        |           |
|----------|-------|-----------------------------------|----------|--------|--------|-----------|
| SYMBOL   | SCODE | DESCRIPTION                       | QTY      | DETAIL | FACTOR | WATER USE |
|          | PL-01 | DROUGHT TOLERANT SHRUBS & GRASSES | 7,805 SF | L901   | 0.3    | LOW       |
|          | PL-02 | BROADLEAF & SPECIMEN SHRUBS       | 537 SF   | L901   | 0.5    | MEDIUM    |

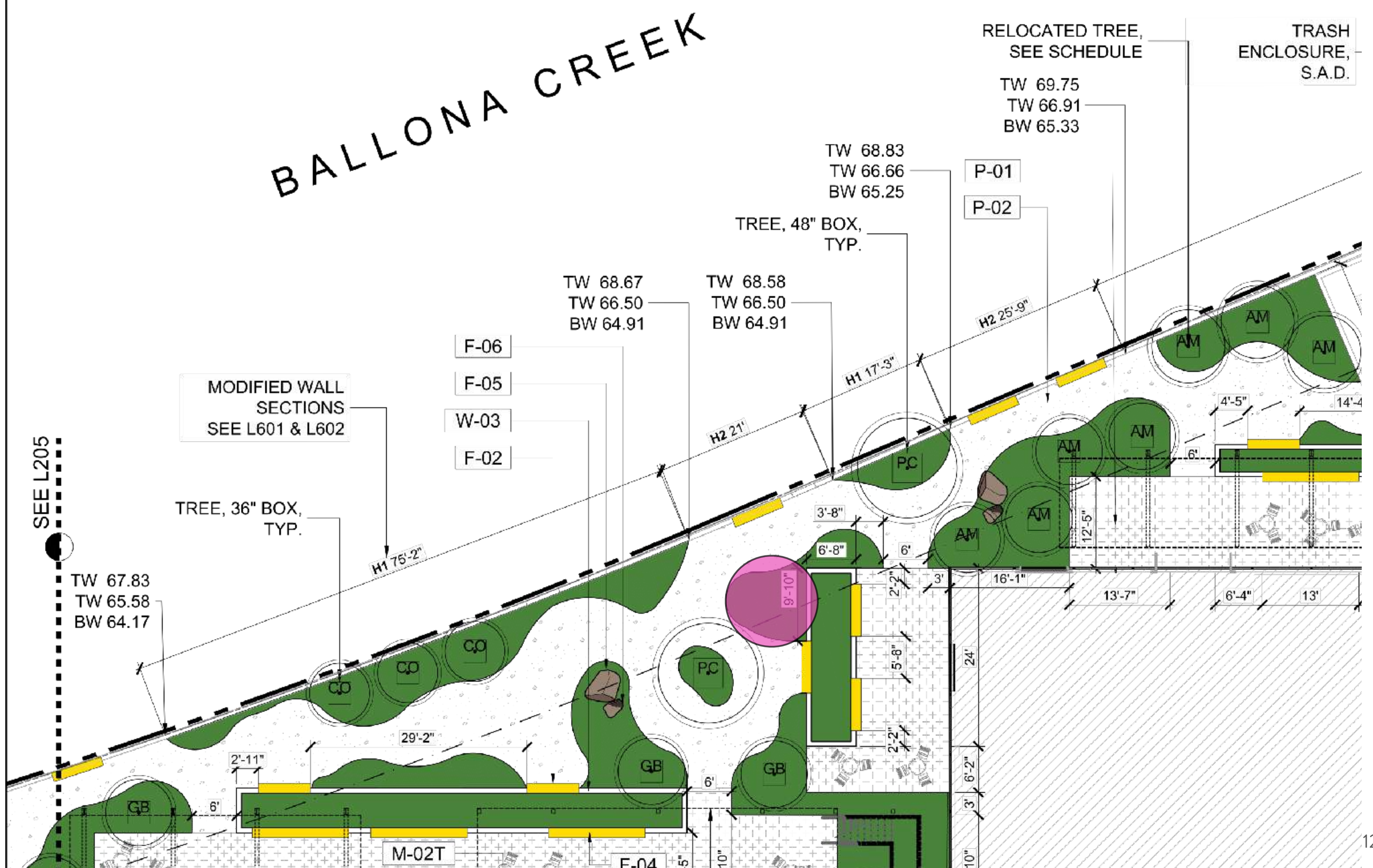
| TREES  |                  |                                     |     |        |           |
|--------|------------------|-------------------------------------|-----|--------|-----------|
| SYMBOL | SIZE/FORM        | SPECIES                             | QTY | DETAIL | WATER USE |
|        | SITE TRANS-PLANT | Arbutus menis STRAWBERRY TREE       | 7   | L902   | 0.5       |
|        | 36" MULTI-STEM   | Cercis occidentalis WESTERN REDBUD  | 6   | L902   | 0.5       |
|        | 36" STANDARD     | Ginkgo biloba MADENHAIR TREE        | 7   | L902   | 0.5       |
|        | 36" STANDARD     | Lagerstroemia indica Cape Myrtle    | 5   | L902   | 0.5       |
|        | 48" STANDARD     | Pistacia chinensis CHINESE PISTACHE | 2   | L902   | 0.5       |
|        | 36" STANDARD     | Platanus racemosa Western Sycamore  | 4   | L902   | 0.5       |

- NOTES:
- CONTRACTOR TO VERIFY ALL SQUARE FOOTAGES, MATERIALS, & QUANTITIES PRIOR TO PURCHASE.
  - OBTAIN ACCEPTANCE OF PLANT MATERIAL LOCATIONS BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF TREE BUBBLER PIPE AND HEADS.
  - SEE PLANTING ENLARGEMENT PLANS FOR PLANT SPECIES, SIZES, LOCATIONS AND QUANTITIES. PLANT CENTERS TAKE PRECEDENCE OVER QUANTITIES.
  - PLANT LOCATIONS TAKE PRECEDENCE OVER IRRIGATION VALVE BOX LOCATIONS. MOVE INSTALLED IRRIGATION VALVE BOXES CONFLICTING WITH ACCEPTED PLANT LOCATIONS.
  - FOR QUANTITY ESTIMATES PRIOR TO FULL PLANTING LAYOUT PLANS, ASSUME 40% OF TOTAL SQUARE FOOTAGE AS 5-GALLON SHRUBS, PLANTED 36" O.C., AND THE REMAINING 60% OF TOTAL SQUARE FOOTAGE AS 1-GALLON GROUND COVERS, PLANTED 18" O.C. 90TH SHALL 1 SF PLANTED PER 1 901.02.





SITE MAP







# YOSKAY YAMAMOTO



## ARTIST BIO :: YOSKAY YAMAMOTO



Born and raised in Toba, Japan, Yoskay Yamamoto moved to the United States at the age of 15. As a self-trained illustrator, Yamamoto's artistic tastes expanded as he fell in love with the urban culture of the West Coast. Yamamoto's affection and love for the West Coast lifestyle are well-reflected in his artwork, from his use of sunset color palettes to references of Americana culture and its history.

Yamamoto's sensibility allows him to capture simple, subtle joys of everyday life and highlight them through paintings, sculptures, murals, and installations.

Yamamoto has showcased his work in galleries and museums both domestically and internationally, including Los Angeles, New York, Hong Kong, Taiwan, Manila, and Paris. After spending over 20 years in California, he temporarily relocated to Phoenix, AZ, where he discovered new joy in the surrounding nature. This has extended his artwork as he has since returned to Los Angeles to continue his career.

Yamamoto's work is held in several museum collections and he was recently chosen as the official artist for Los Angeles Film Festival. Yamamoto also recently completed a site-specific installation at Facebook Headquarters.



## PAST WORK



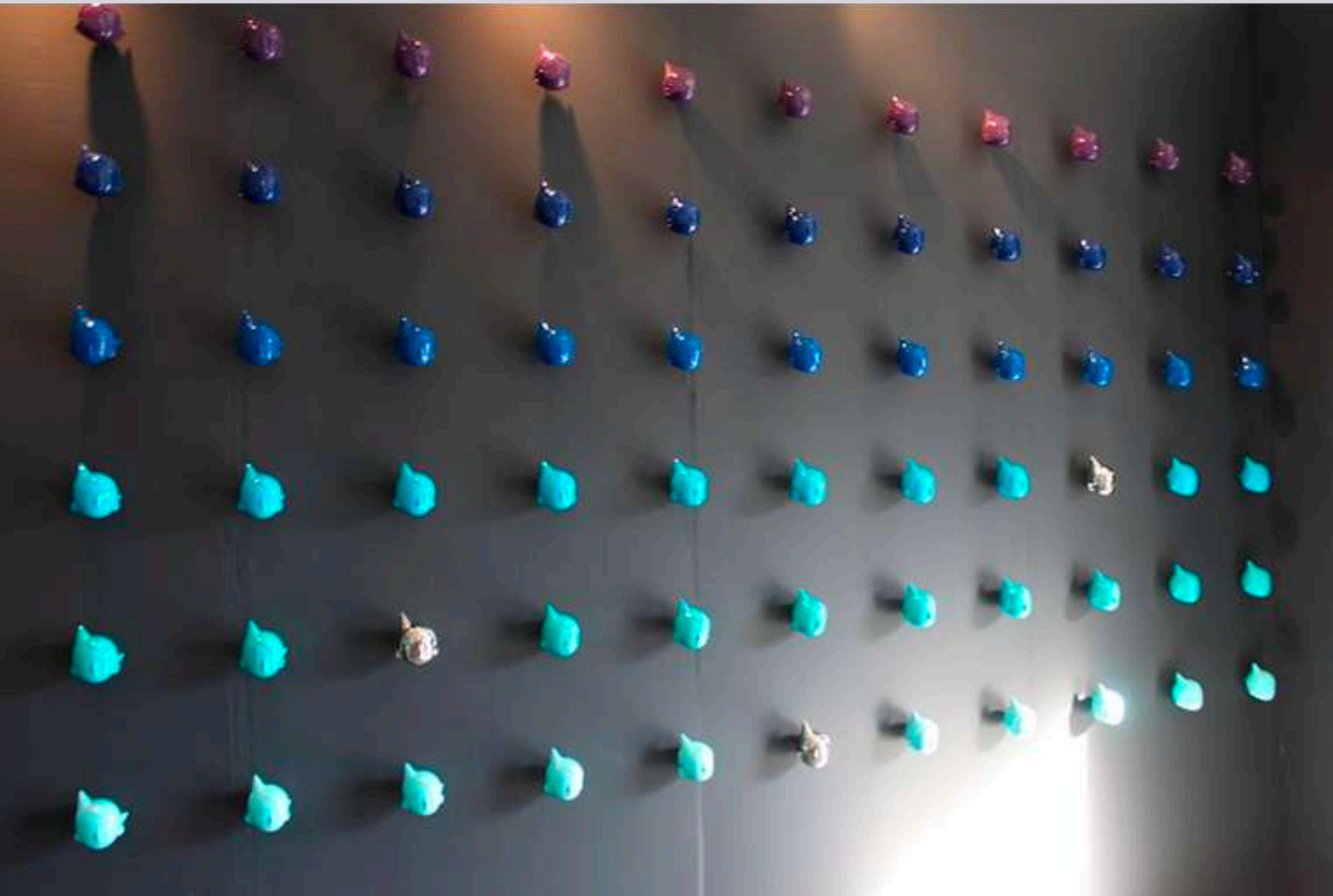


## PAST WORK





## PAST WORK



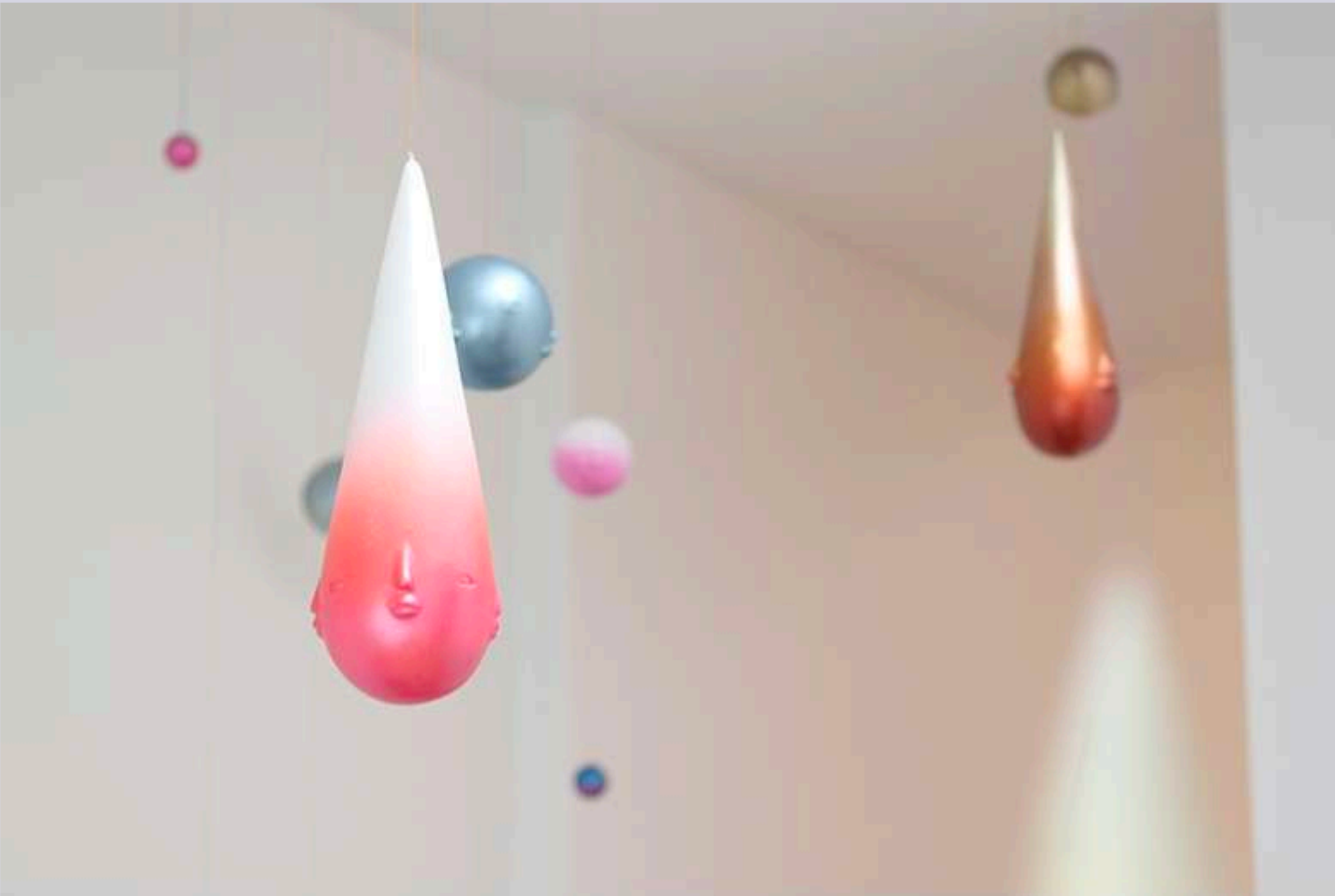


## PAST WORK





## PAST WORK





# ARTIST STATEMENT



**"Daydream Blossom"** stands as a public sculpture, a tribute to the rich Japanese-American heritage, and a celebration of the lively spirit within Culver City.

As a Japanese immigrant navigating the intricate world of Southern California's art scene, I sought to honor my roots and community. The sculpture draws its inspiration from the Japanese-American nurseries that hold a deep-seated place in the history of Southern California's Japanese-American community.

These nurseries served as a cornerstone industry, enabling Japanese immigrants to not only survive but thrive in their new surroundings, laying the foundation for their integration into their adopted communities. The flower adorning the character's head symbolizes the ever-blooming artistic expressions within this vibrant artistic community.

My creative journey began in Los Angeles, and Culver City specifically provided the ideal environment for me to explore and discover my creative voice. My first gallery exhibitions as an artist were in Culver City, and Culver City was the home for my artwork as I discovered myself as an artist.

It is a surreal and deeply meaningful experience to have the opportunity to contribute my art to this neighborhood, one that holds immense personal and professional significance for me.



# CONCEPT RENDERING

*Detail:*

*Material: Cast Bronze*  
*Size: 7' Tall x 5' W*





# CONCEPT RENDERING

*Detail:*

*Material: Cast Bronze*  
*Size: 7' Tall x 5' W*





Conservation Assessment Report:

**Client:** Beau K. Basse  
LeBasse Projects  
(m) 1.310.283.1733

**Project:** Yoskay Yamamoto Sculpture

**Materials:** Cast Bronze

**Location:** Culver City, CA

**Date of Report:** July 14, 2023

Project Summary:

Silverlake Conservation has been asked to review materials and siting of the planned public sculpture in Culver City by the artist Yoskay Yamamoto. The purpose of this review is to offer long-term care and maintenance recommendations. The image below gives the scale and potential surrounding environment of this artwork.



Description of Artwork:

The artwork proposed is a cast bronze form that will be installed onto a concrete pad. The drawing/schematic provided, shows plantings around the concrete pad where the sculpture will be mounted.

Executive Summary:

The Yoskay Yamamoto sculpture proposed should fare well in an outdoor environment. The materials proposed are cast bronze installed onto a concrete pad. These are known to be very stable in an outdoor environment both structurally and visually. Presumably the bronze sculpture will be given an acrylic or wax coating prior to installation. We highly recommend an additional top-coat of wax that will act as a sacrificial coating that can be replenished as needed during regular maintenance treatments. The additional coating will ensure a more uniform patina form. Outdoor bronzes inevitably change to some extent due to environmental factors, such as acid rain, but coatings will help to diminish etching from bird guano or other accretions that can mark the surface.

Mounting Recommendations:

The vulnerable areas of any outdoor metal sculpture are where the metal meets the concrete base. Any area where water can pool and rest against or underneath the metal should be mitigated. This can be done by caulking between the metal and concrete and by ensuring that the concrete is convex enough to make sure that the water will run off the concrete instead of pooling at the foot of the sculpture.

Staff Maintenance Recommendations:

- Bird guano can and should be removed using distilled water and microfiber cloths.
- No abrasive cleaning agents or methods, such as steel wool or calcium carbonate-based cleaners should be used on any of the metal surfaces.
- Keep sprinklers and plantings away from the metal and concrete pad.

Conservation Recommendations:

- Periodic (annual/bi-annual) examination of the sculpture and its mount by a Conservator.
- Annual or bi-annual cleaning and waxing of the metal elements.
- Care should be taken to avoid water pooling around the base of the sculpture by using caulk or a similar material where the metal meets the concrete.
- Regular (annual) digital photographs should be taken to monitor changes over time.
- A report that offers any further cleaning or repair recommendations should be written after sculpture maintenance treatment.

Report Prepared by: Amy Green, Conservator



**TIMELINE PLACEHOLDER**  
*TIMELINE TBD*





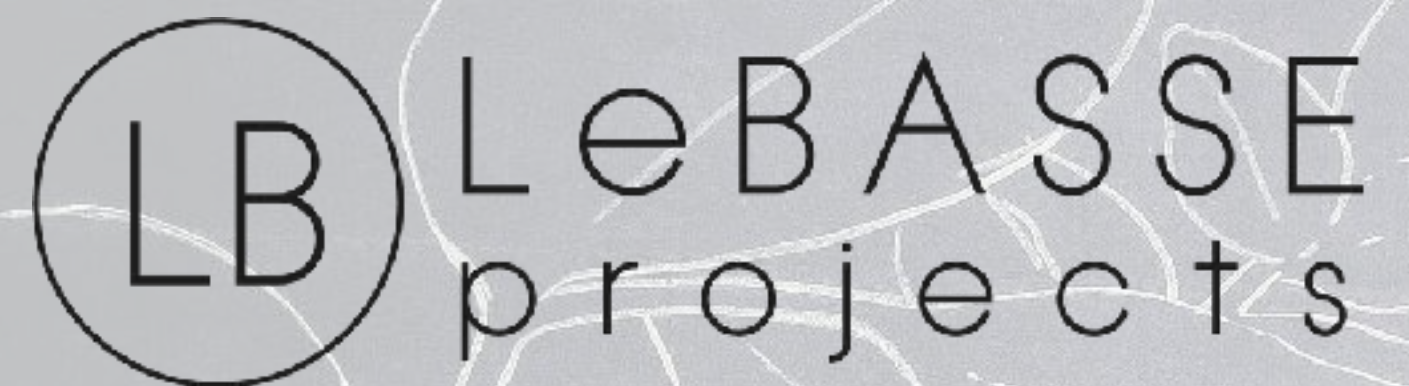
# PROJECT BUDGET

|                                 |          |
|---------------------------------|----------|
| Artist Commission               | \$12,000 |
| Fabrication                     | \$65,600 |
| Engineering Approvals           | \$2,500  |
| Transport/Installation/Delivery | \$5,000  |
| Consulting Fees                 | \$10,000 |
| Conservation/Maintenace Reports | \$500    |
| Projected Total:                | \$95,600 |

Mandated Budget: \$40,997







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