



10301-10395 JEFFERSON



10325

DOWNSTREAM JEFFERSON

9/11/2023

01 INTRO



10301-10395 JEFFERSON::

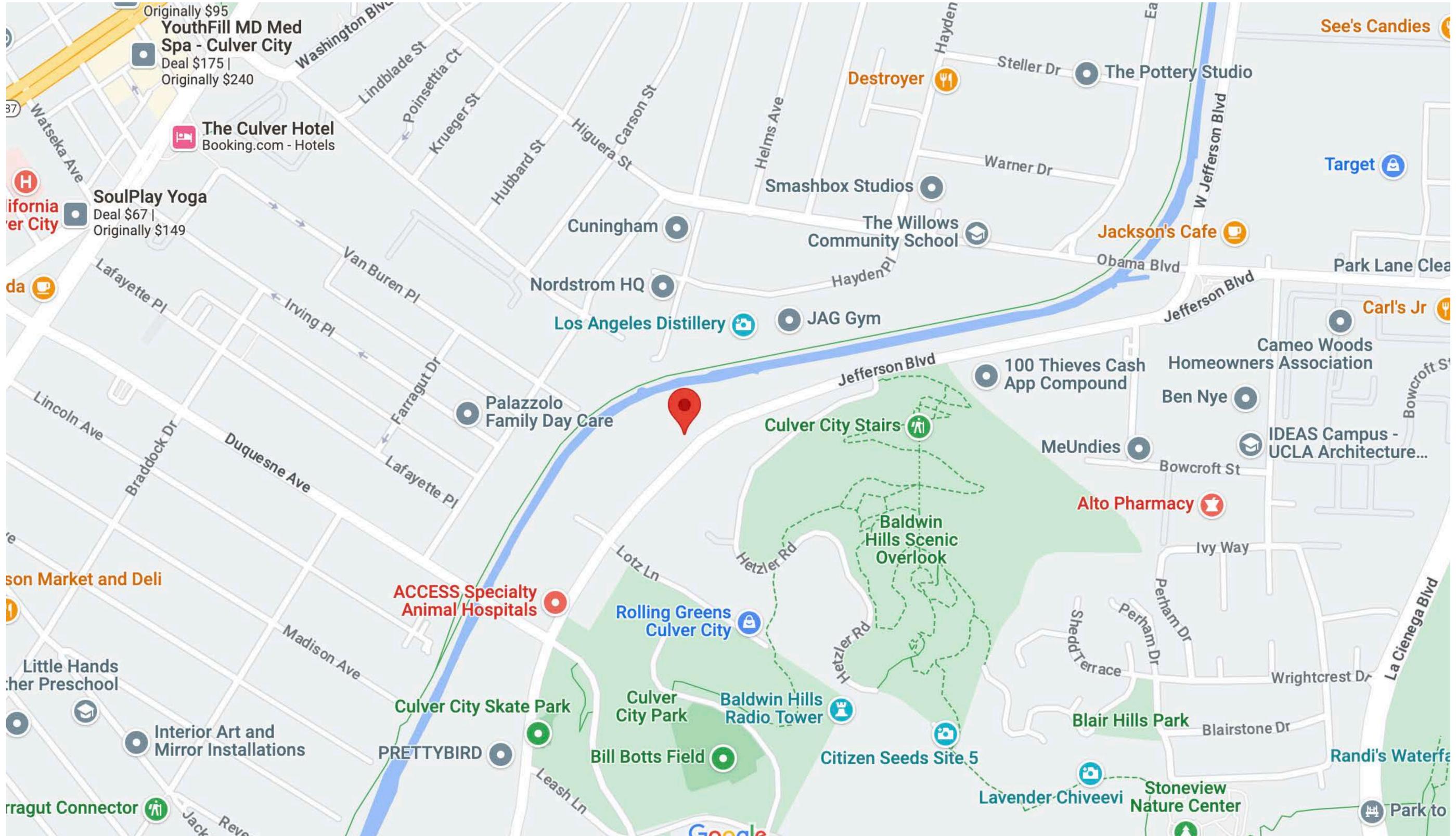
The project site consists of one parcel, totaling 164,629 square feet (3.78 acres), developed with multiple single story commercial buildings. The scope includes modifications to an existing business office complex including additional new floor areas within the interior building area, and new exterior landscaping and patio areas. It also includes site improvements including parking stackers and modification to the existing parking layout.

PROGRAM GOALS PLACEHOLDER

PROGRAM GOALS & RFQ/RFP PROCESS



SITE LOCATION





VISUAL DOCUMENTATION

RENDERING



RENDERING



RENDERING



RENDERING



RENDERING



RENDERING





ART LOCATION

SITE MAP



TW 69.08
BW 65.08

PAVING								
SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	COLOR	FINISH	AGGREGATE	AGG. SIZE
	P-01	TYPE I C/P CONC EXPOSED AGG.	3,396 SF	L501	LIGHT GREY	GROUND	SNOW WHITE	1/2"
	P-02	TYPE I C/P CONC FLOATED FINES	3,568 SF	L501	LIGHT GREY	FLOATED	LIGHT SAND	FINE

WALLS & EDGING							
SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	COLOR	FINISH	MFG
	W-01	CMU WALL COPING (ALTERED EX. WALL)	207 LF	L601	LIGHT GREY	CIP CONC.	N/A
	W-02	CONC. WALL (48"H)	93 LF	L501	LIGHT GREY	BOARD FORM	N/A
	W-03	CONC. PLANTER WALL (18"H)	493 LF	L501	LIGHT GREY	BOARD FORM	N/A
	E-01	1/4" STEEL (6"H)	181 LF	PER MFG	RUST	PRE WEATHERED	BORCON

FENCES & GATES				
SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	G-01	PEDESTRIAN GATE (48"H)	5	L502
	G-03	FENCE PANEL (48"H)	13	L502

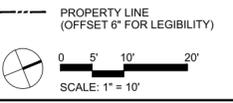
FIXED FURNITURE				
SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	F-01	BENCH-CONC.-6'	3	L702
	F-02	BENCH-TIMBER-7'	10	L602
	F-03	BENCH-TIMBER-10'	1	L701
	F-04	BENCH-TIMBER-13'	4	
	F-05	BOULDER-4'-6"	2	
	F-06	BOULDER-2'-4"	2	

MOVEABLE FURNITURE				
SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	M-01C	TIO CHAIR	47	L702
	M-02T	TIO ROUND TABLE	16	L703

PLANTING							
SYMBOL	S CODE	DESCRIPTION	QTY	DETAIL	FACTOR	WATER USE	SOIL TYPE
	PL-01	DROUGHT TOLERANT SHRUBS & GRASSES	7,805 SF	L901	0.3	LOW	TYPE 1: SANDY LOAM
	PL-02	BROADLEAF & SPECIMEN SHRUBS	537 SF	L901	0.5	MEDIUM	TYPE 1: SANDY LOAM

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

- 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. PLAN CENTERS TAKE PRECEDENCE OVER QUANTITIES.
 - PLANT LOCATIONS TAKE PRECEDENCE OVER IRRIGATION VALVE BOX LOCATIONS. MOVE INSTALLED IRRIGATION VALVE BOXES CONFLICTING WITH ACCEPTED PLAN 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. BOTH SHALL BE PLANTED PER L901-02.





Y O S K A Y Y A M A M O T O

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.

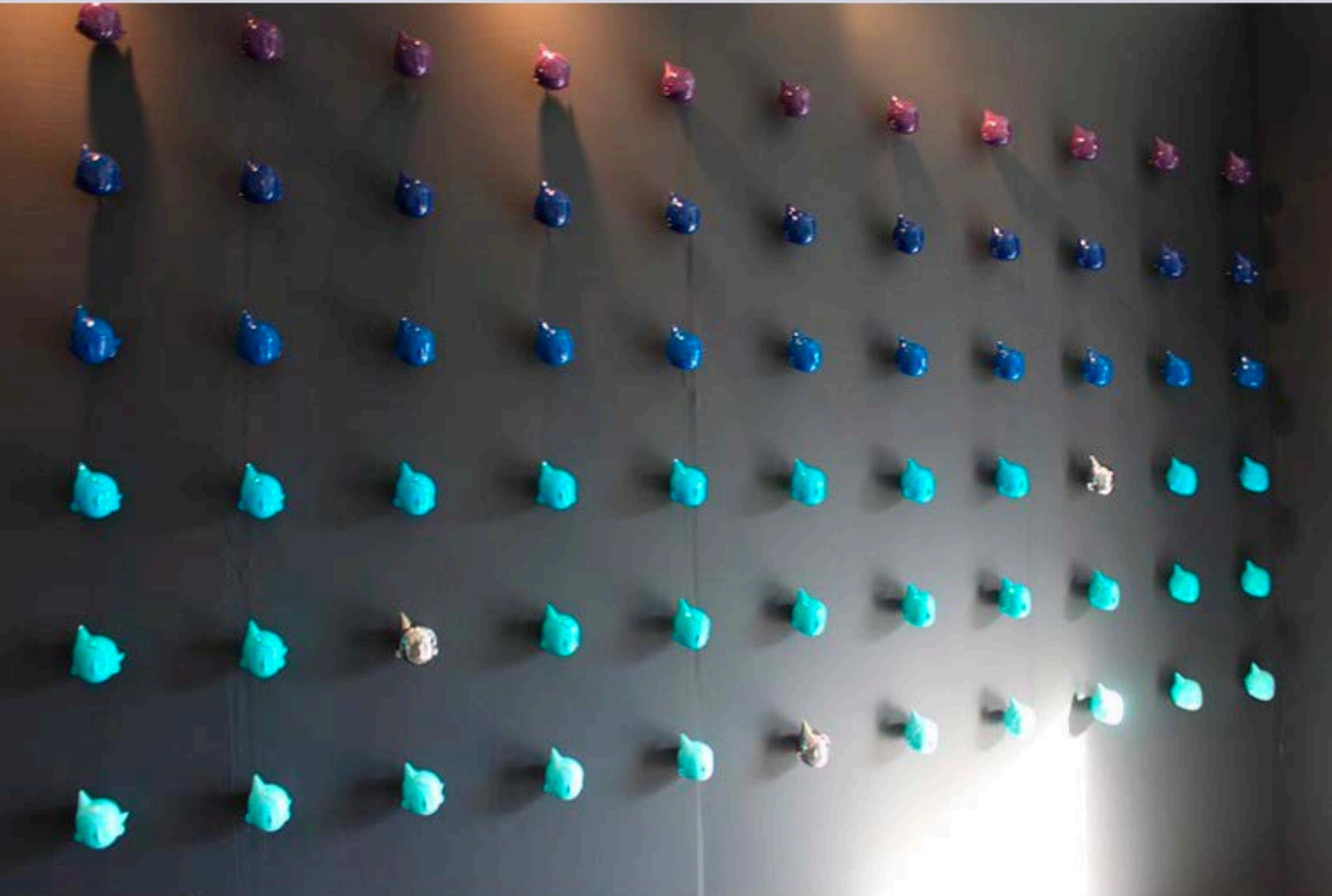
PAST WORK



PAST WORK



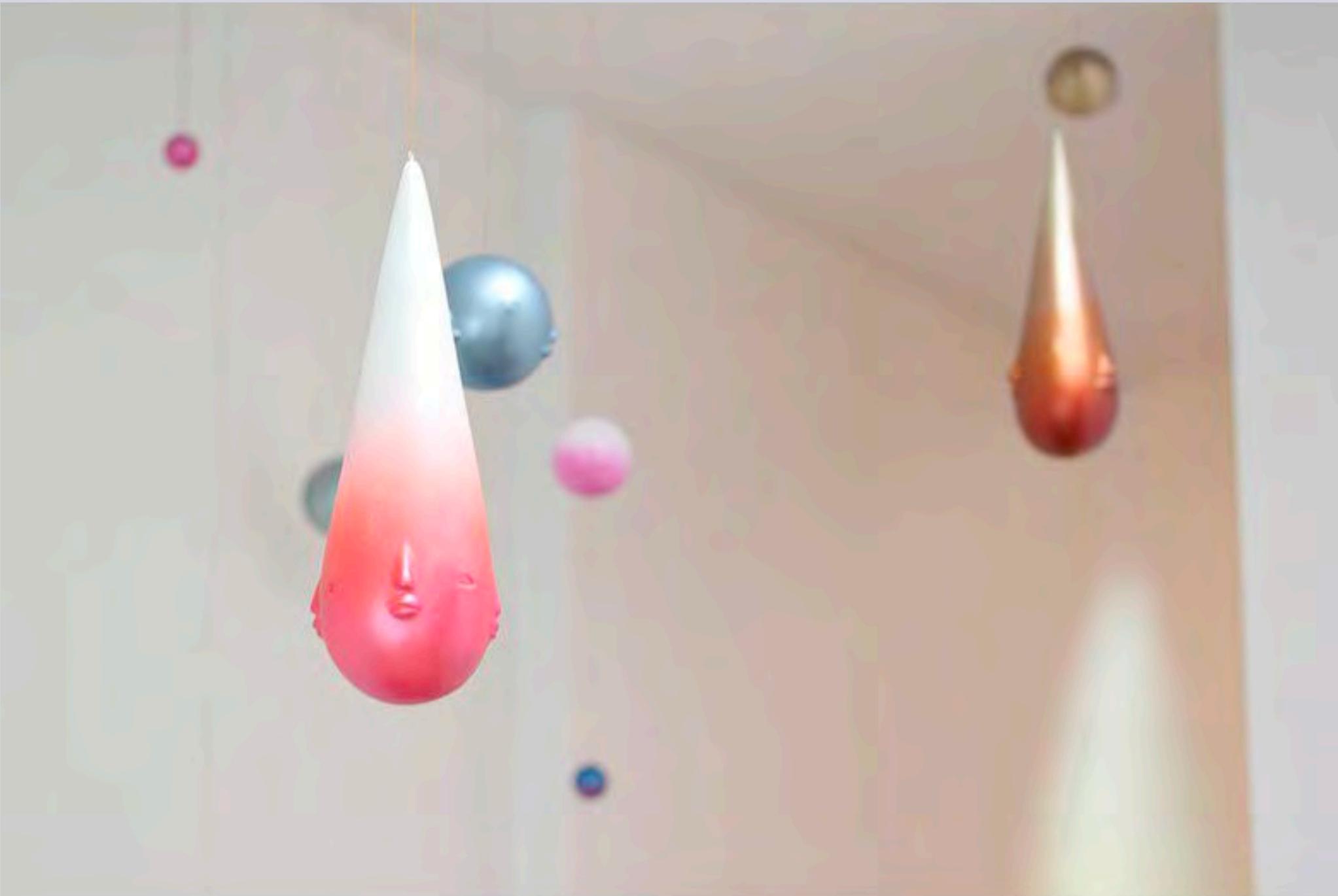
PAST WORK



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.

MATERIAL VARIATIONS



CONCEPT RENDERING

Detail:

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



CONSERVATION REPORT

Silverlake Conservation, LLC

sculpture + architecture

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	\$45,000
Engineering Approvals	\$2,500
Transport/Installation/Delivery	\$5,000
Consulting Fees	\$10,000
Conservation/Maintenace Reports	\$500
Projected Total:	\$75,000

Mandated Budget: \$40,997





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