

3434 WESLEY ST

Wednesday, October 12, 2016



3434 WESLEY ST



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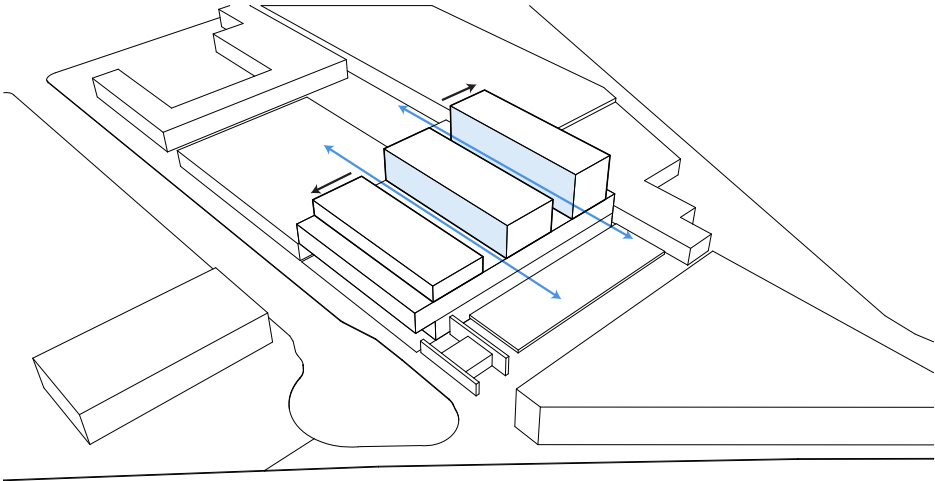
3434 WESLEY ST

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.

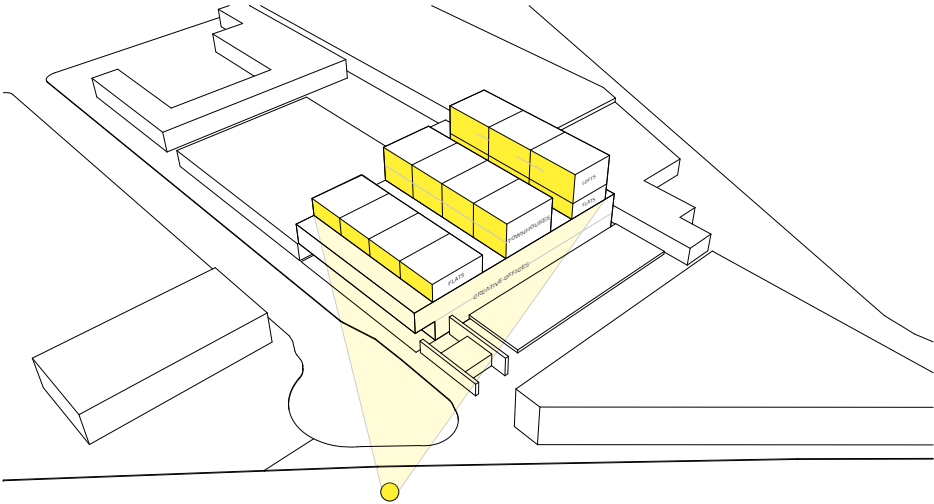
The 100’ wide frontage along Wesley Street is set back generously to create a covered plaza that engages the street and forms an inviting public space. Colorful hexagonal pavers on the sidewalk and plaza continue into the building to create a fluid indoor/outdoor transition. A gallery and café on the 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



CROSS VENTILATION

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.

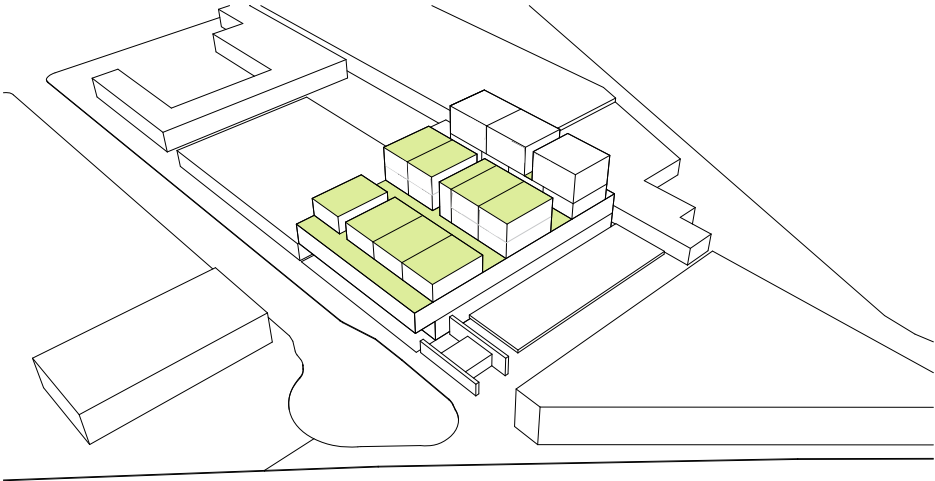
By delineating the project’s carved out massing, a white metal panel skin emphasizes the bold and porous form of this singular building. Within this clarity and purity of the building’s geometry, material nuances in the building envelope respond to the site’s environmental and urban context. On the north 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.



NATURAL LIGHT / SUN EXPOSURE

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.

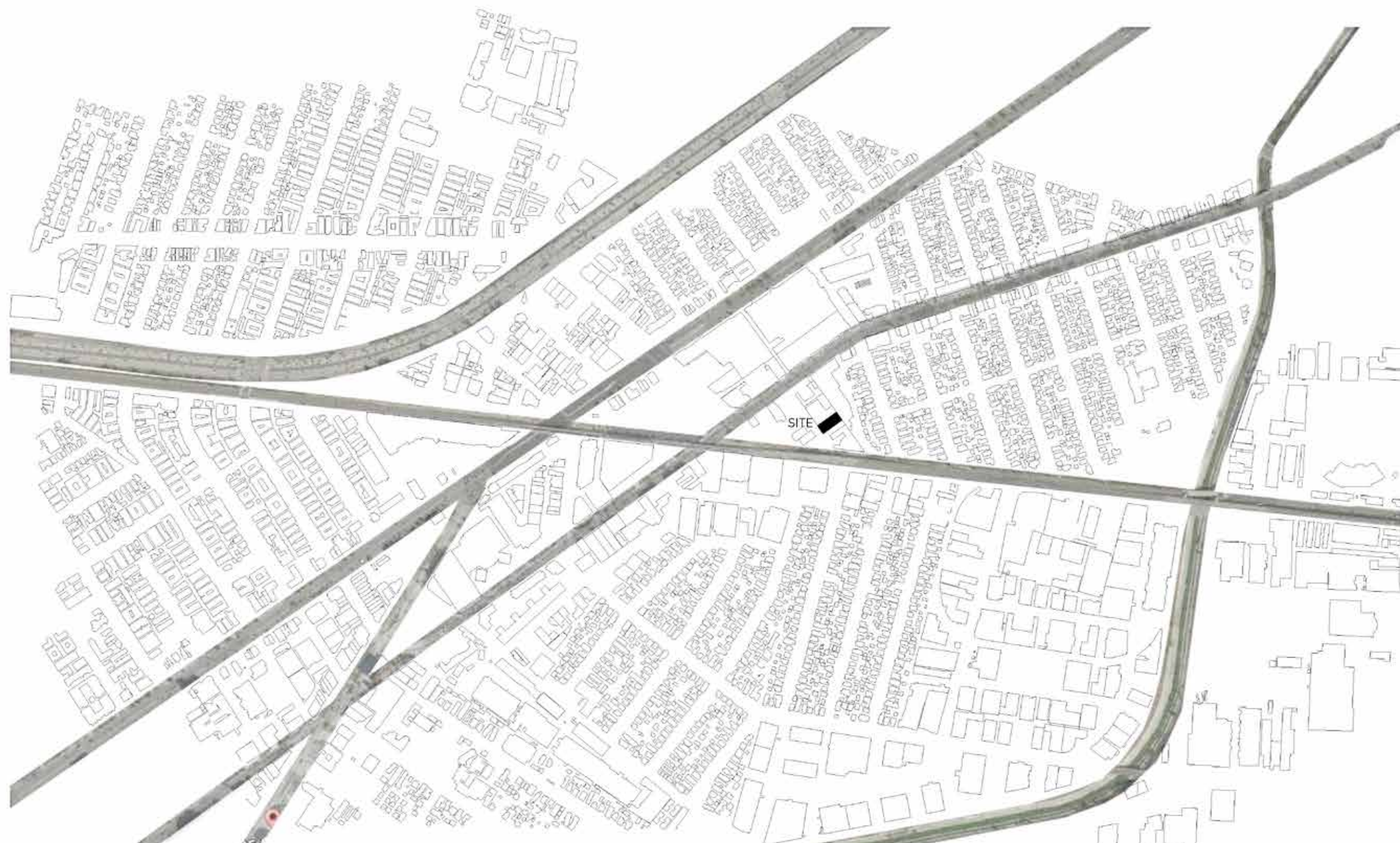
The landscape design for 3434 Wesley Street emphasizes a California friendly palette with a variegated paving pattern which enlivens the streetscape and terraces of the project. As seen from Wesley Street and the Expo line, the landscape features bright, sculptural accents, placed on a surface of hexagonal 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.



OUTDOOR SPACES

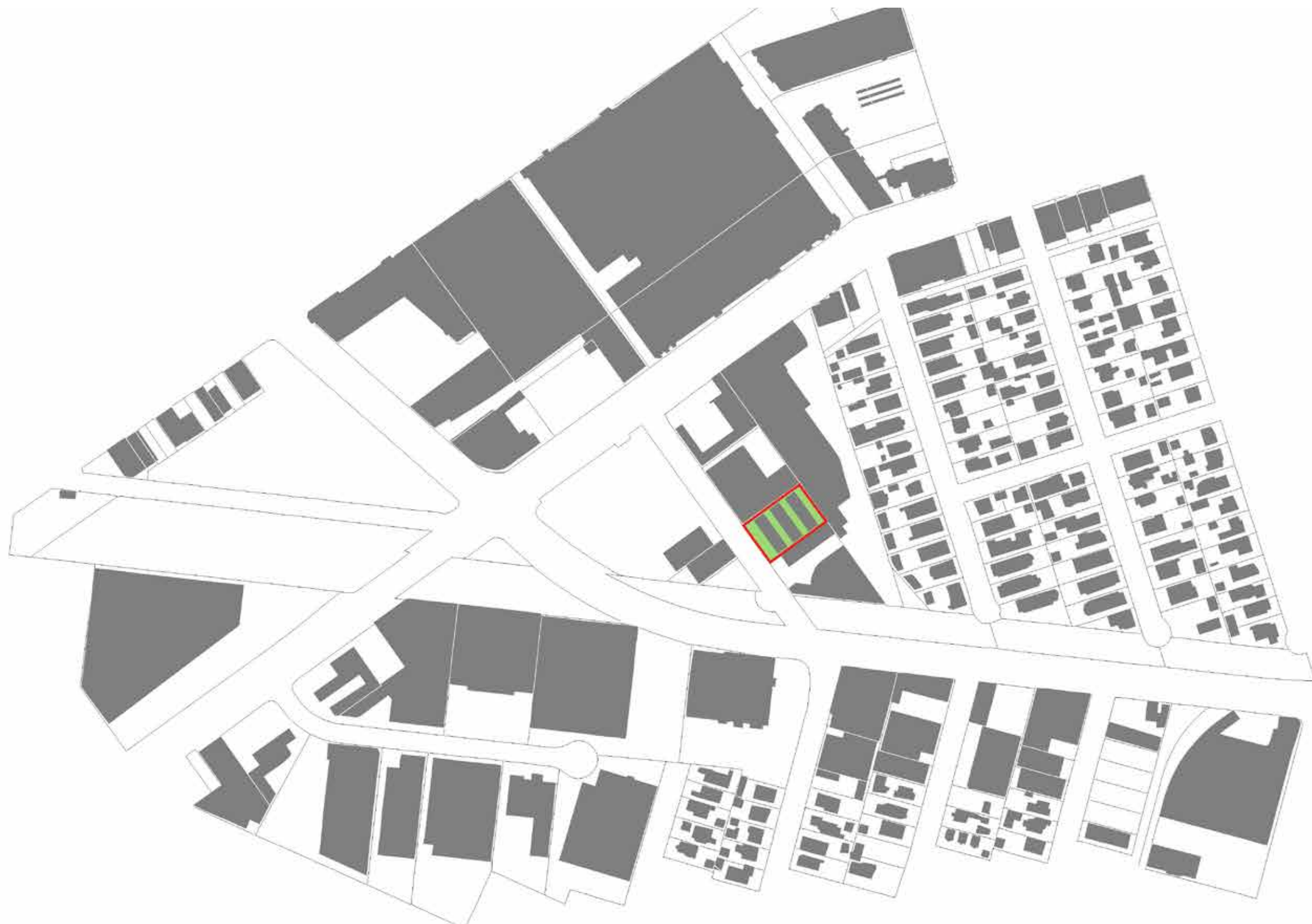
3434 WESLEY ST

PROJECT DESCRIPTION



3434 WESLEY ST

GREATER URBAN CONTEXT: MULTIPLE GRIDS



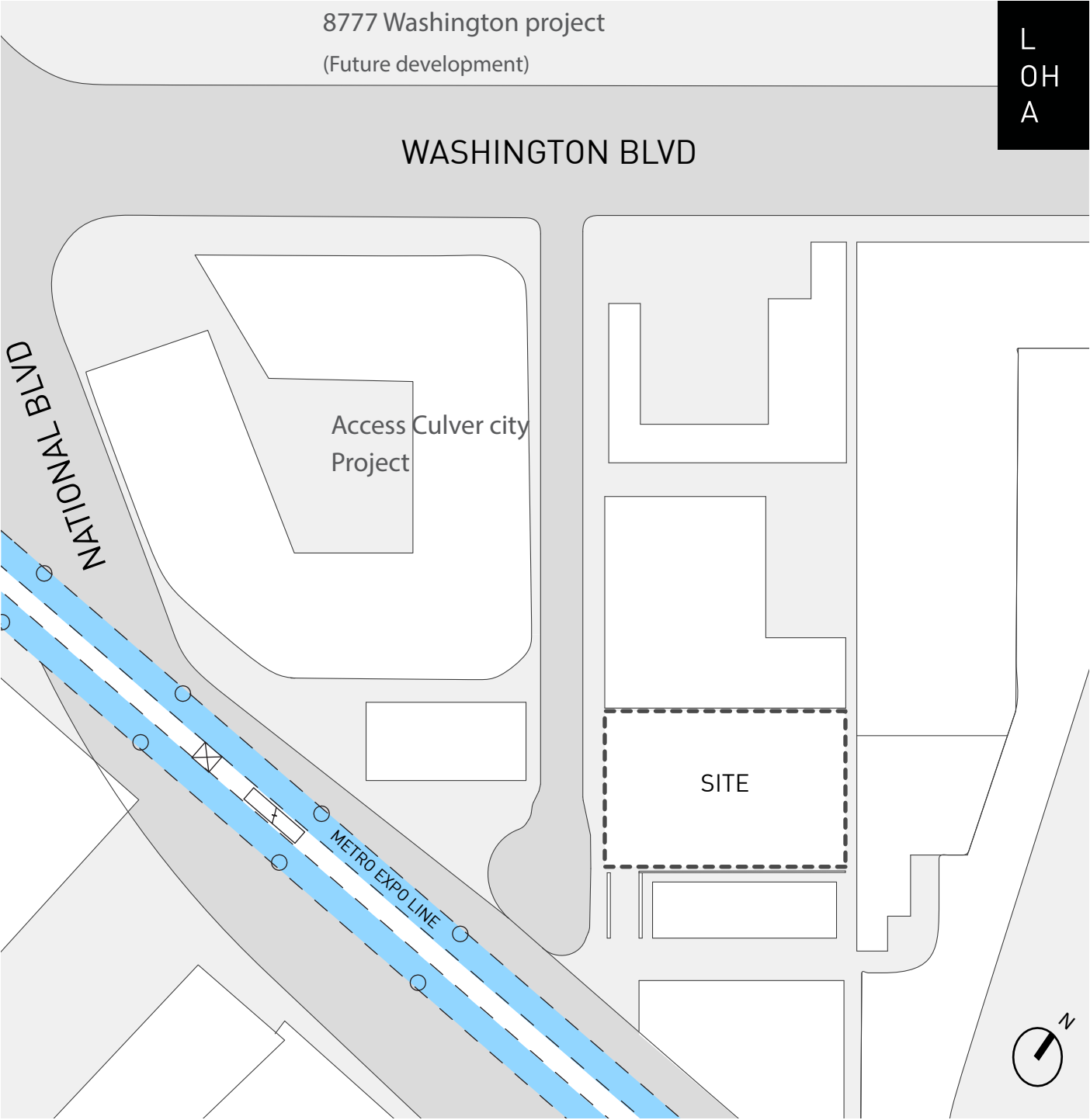
3434 WESLEY ST

FIGURE GROUND: VARIETY IN SCALE, URBAN FABRIC

PROJECT SUMMARY

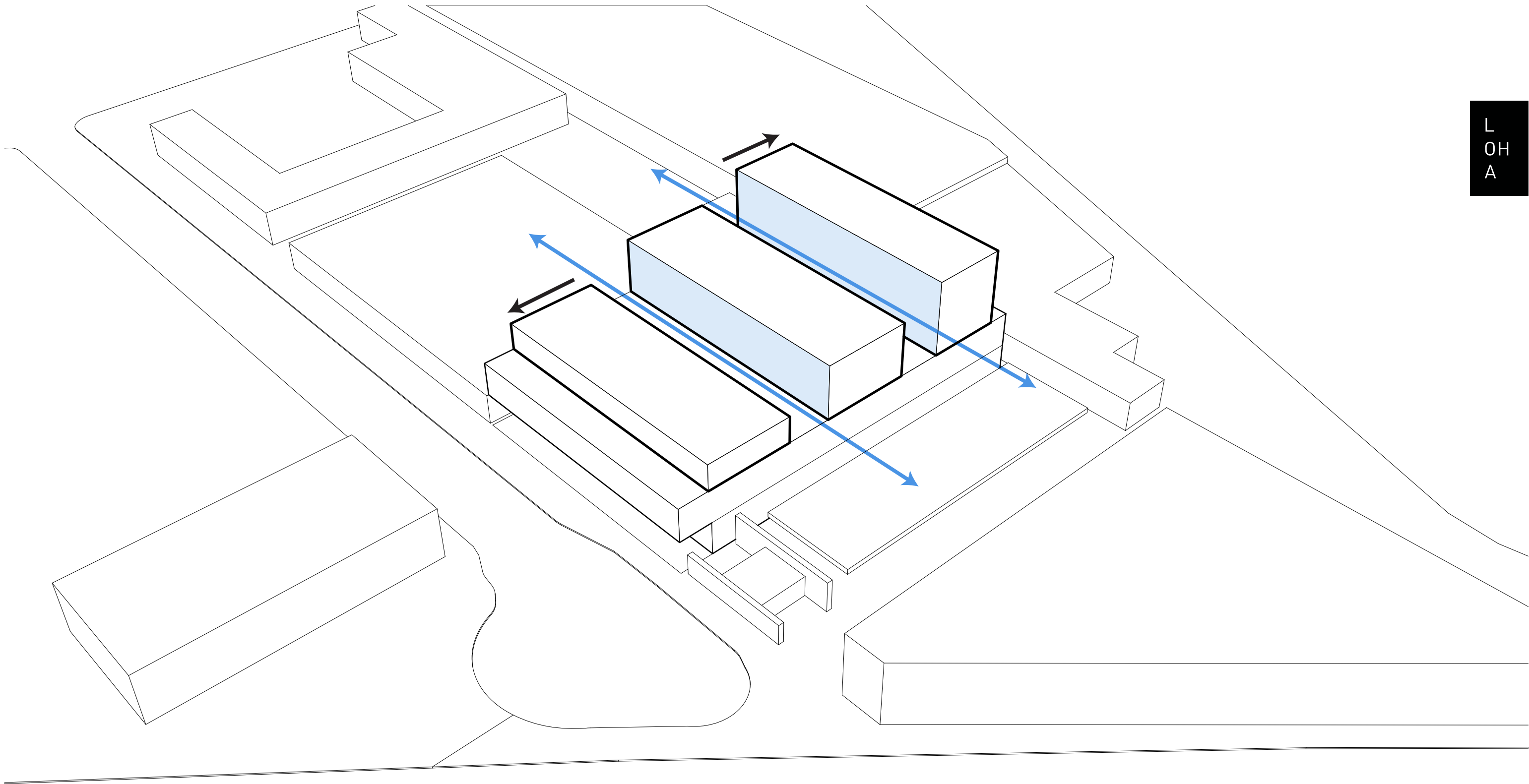
PROJECT ADDRESS	3434 WESLEY ST, CULVER CITY, CA 90232
ZONING CLASSIFICATION	(IG) INDUSTRIAL GENERAL
PROPOSED ZONING	(CG) COMMERCIAL GENERAL
LOT AREA	15,000 SF PR .34 ACRES
HEIGHT LIMIT	56' PER CHANGE TO CG ZONE
ZONING SETBACKS	CG ZONE 17.220 TABLE 2-6 COMMERCIAL DISTRICT DEVELOPMENT STANDARDS, NO SIDES 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)



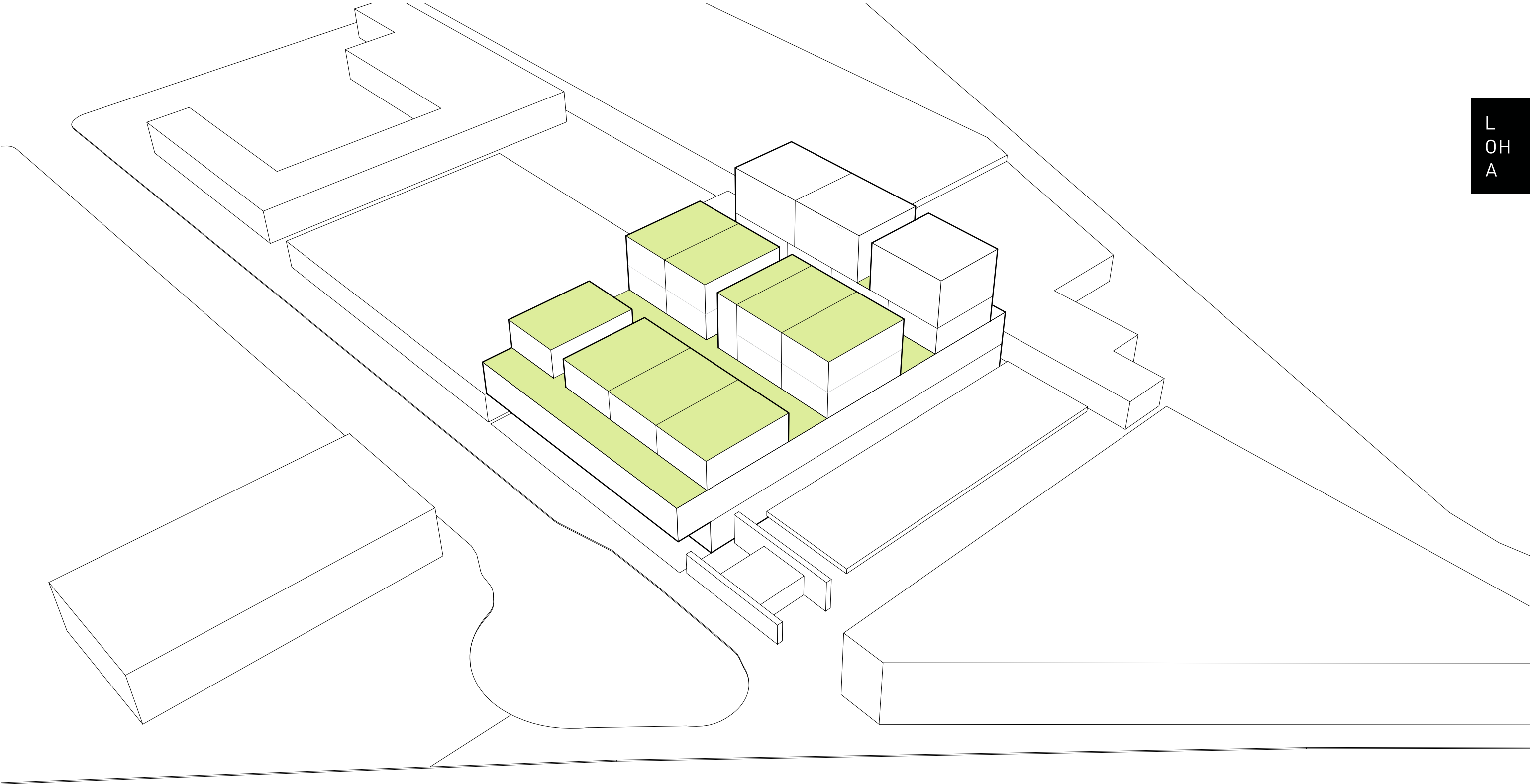
3434 WESLEY ST

EXISTING SITE PLAN
NTS



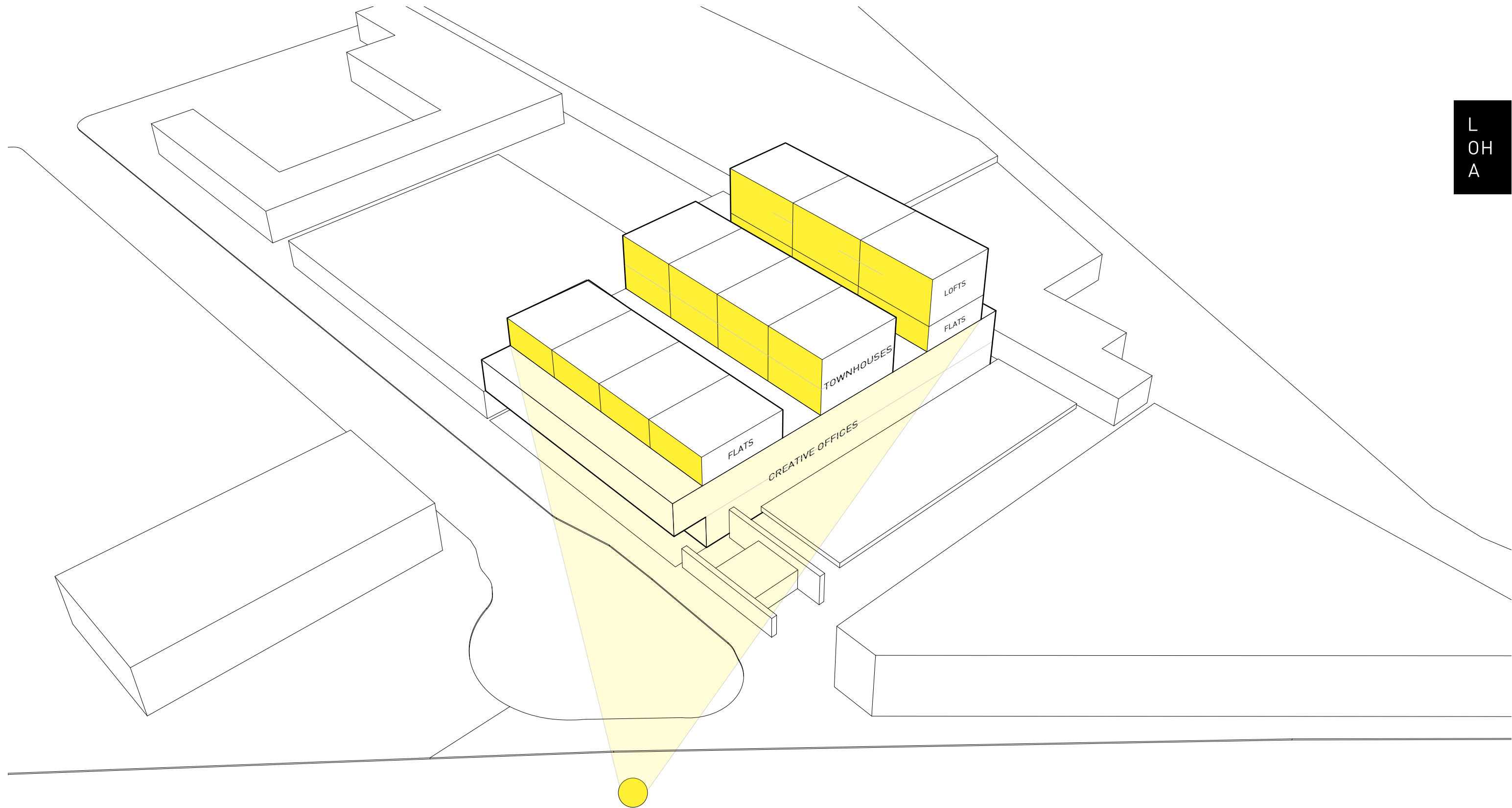
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MASSING & CROSS VENTILATION



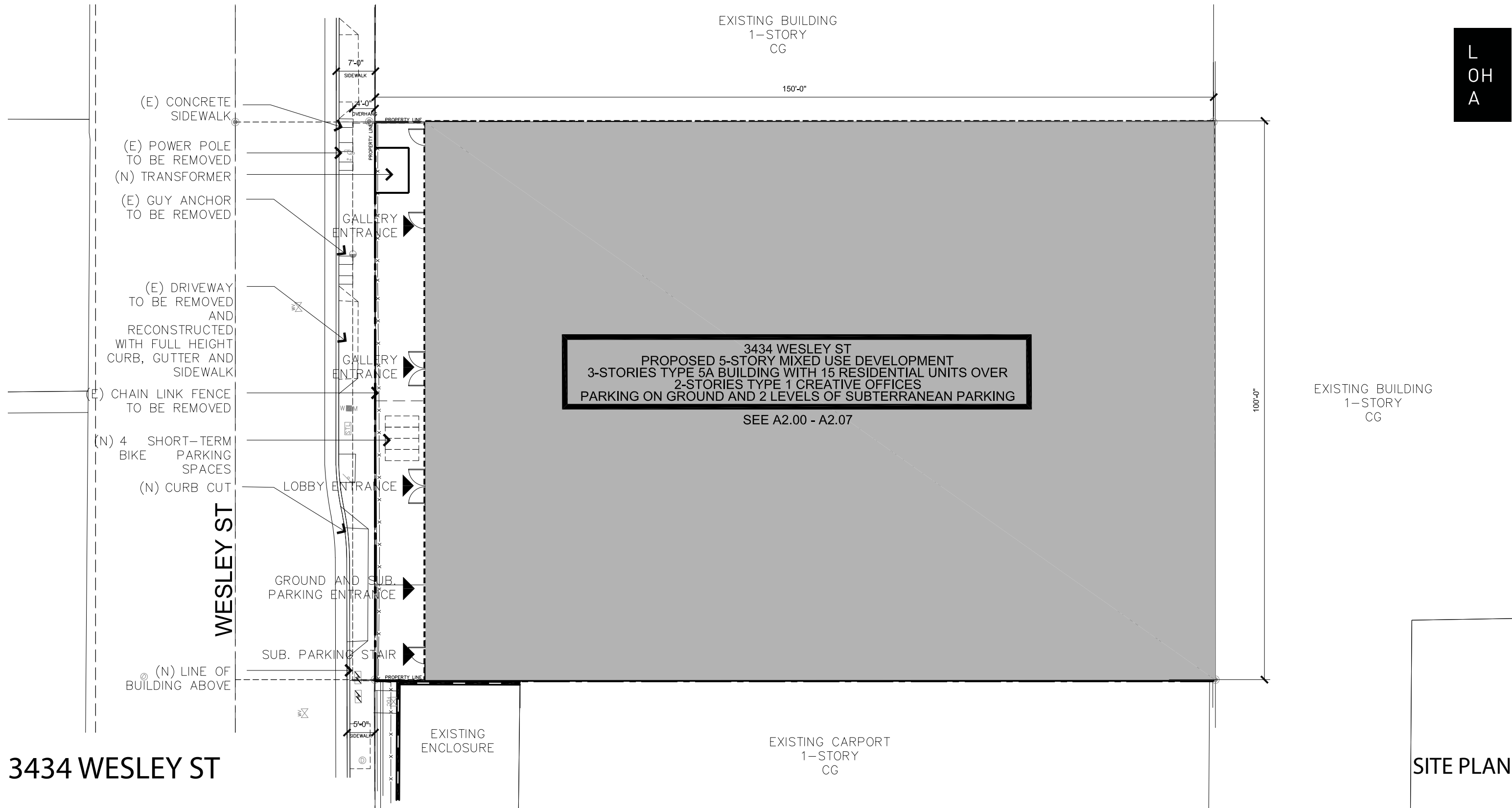
3434 WESLEY ST

MASSING CUTS & OPEN SPACE



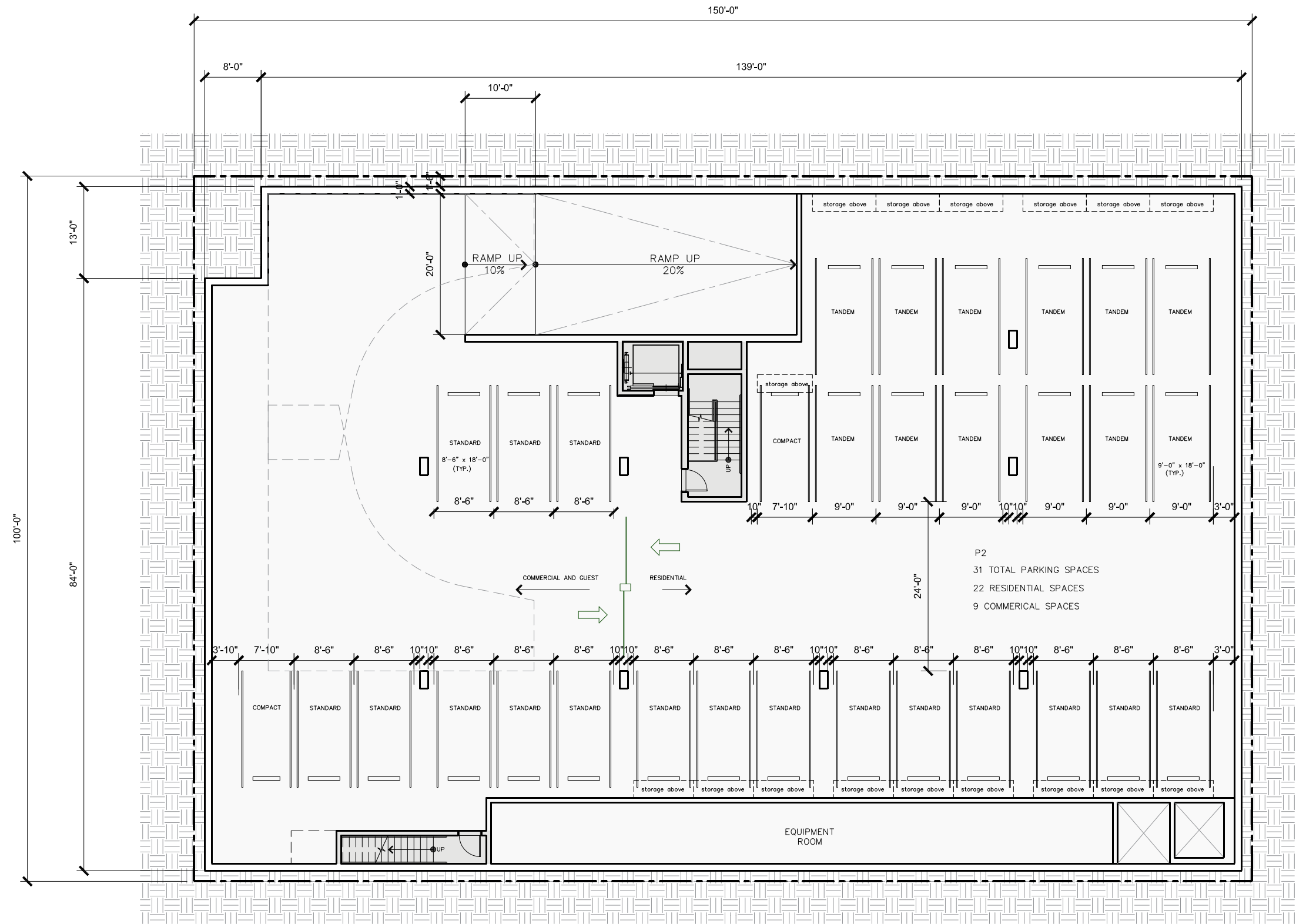
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UNIT ORGANIZATION & SOUTHERN EXPOSURE



3434 WESLEY ST

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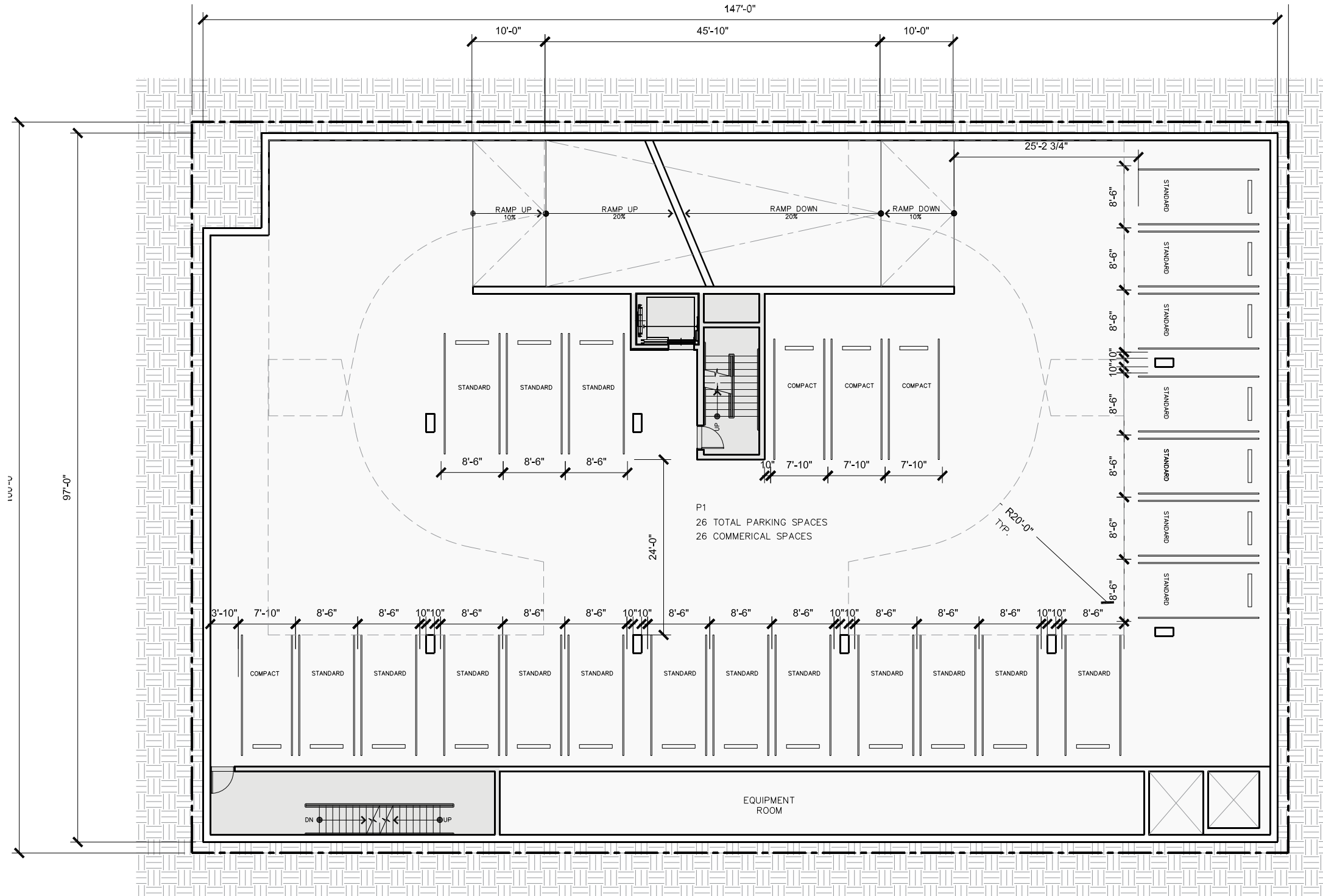


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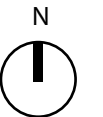


FLOOR PLANS
PARKING LEVEL 2

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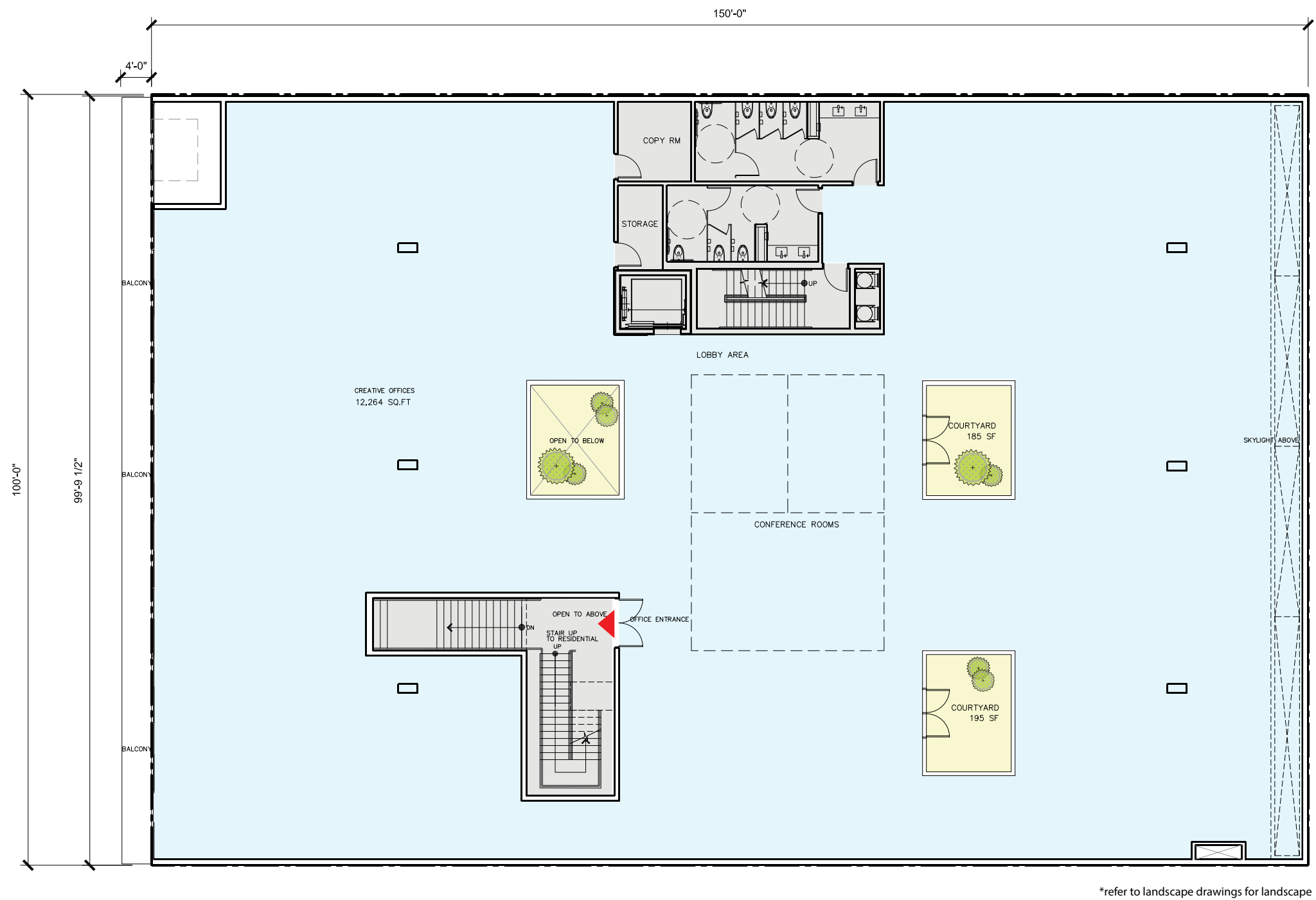
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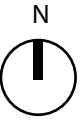
FLOOR PLANS

PARKING LEVEL 1

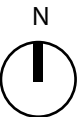
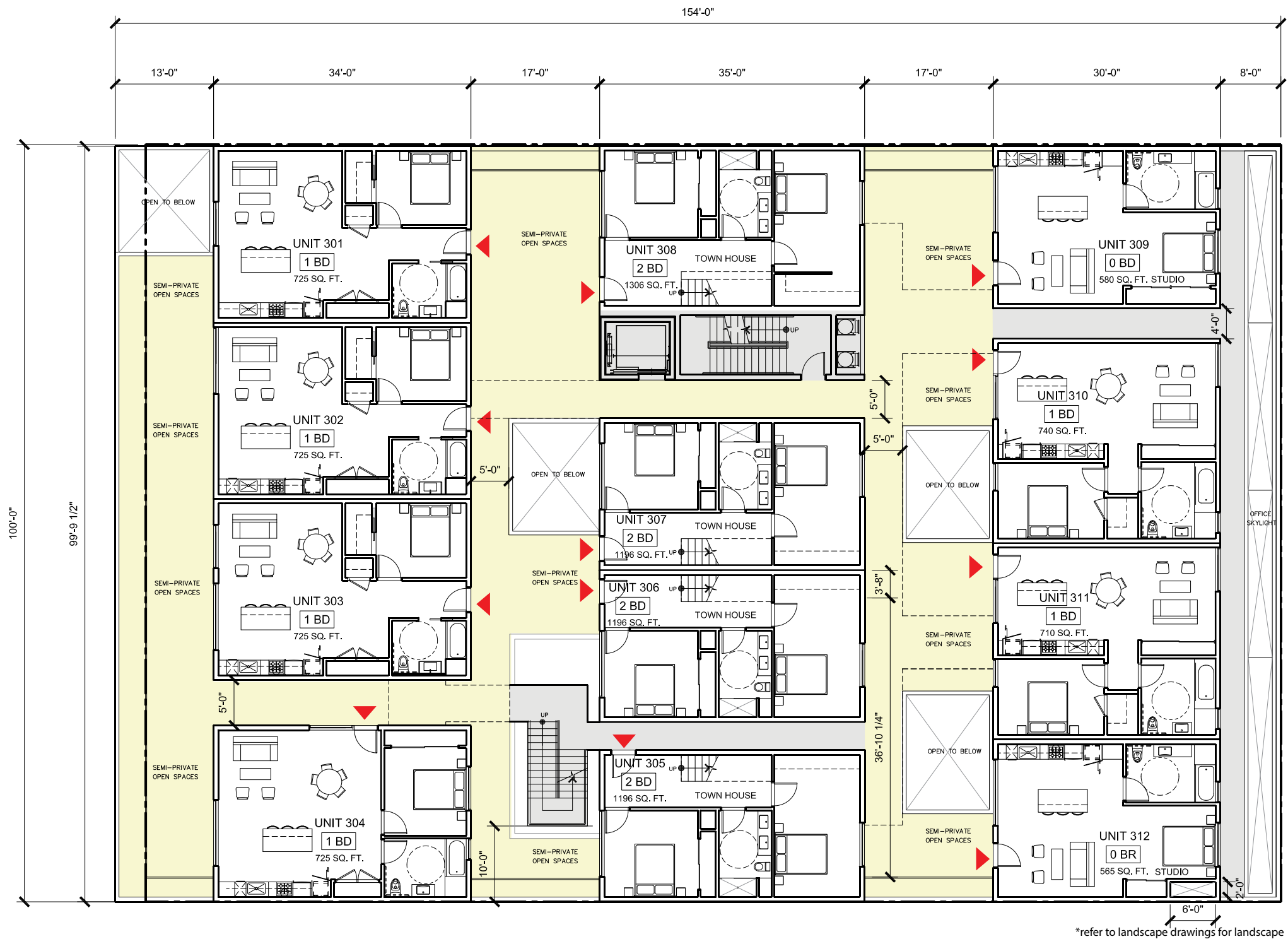
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3434 WESLEY ST

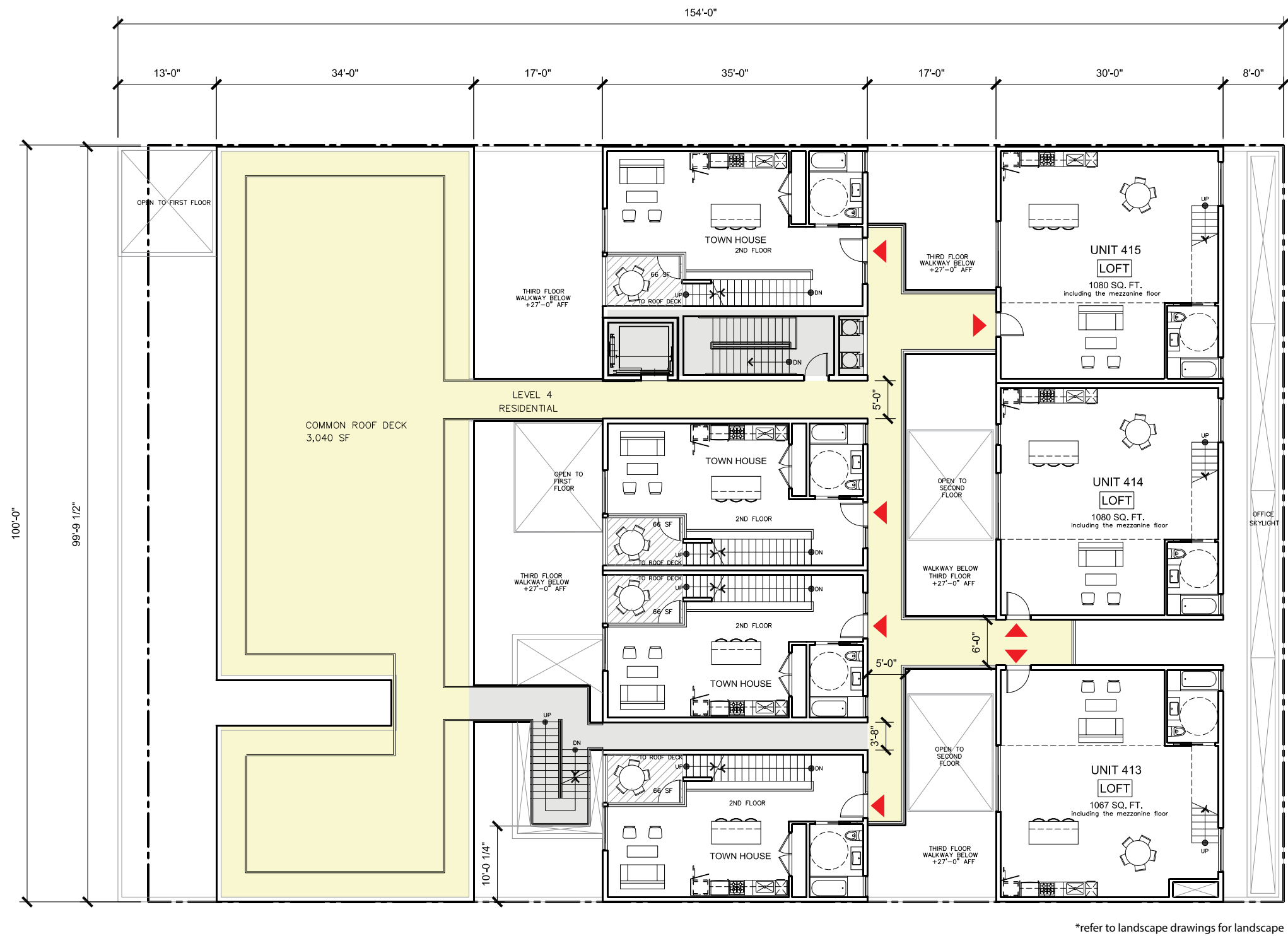


FLOOR PLANS
LEVEL 2

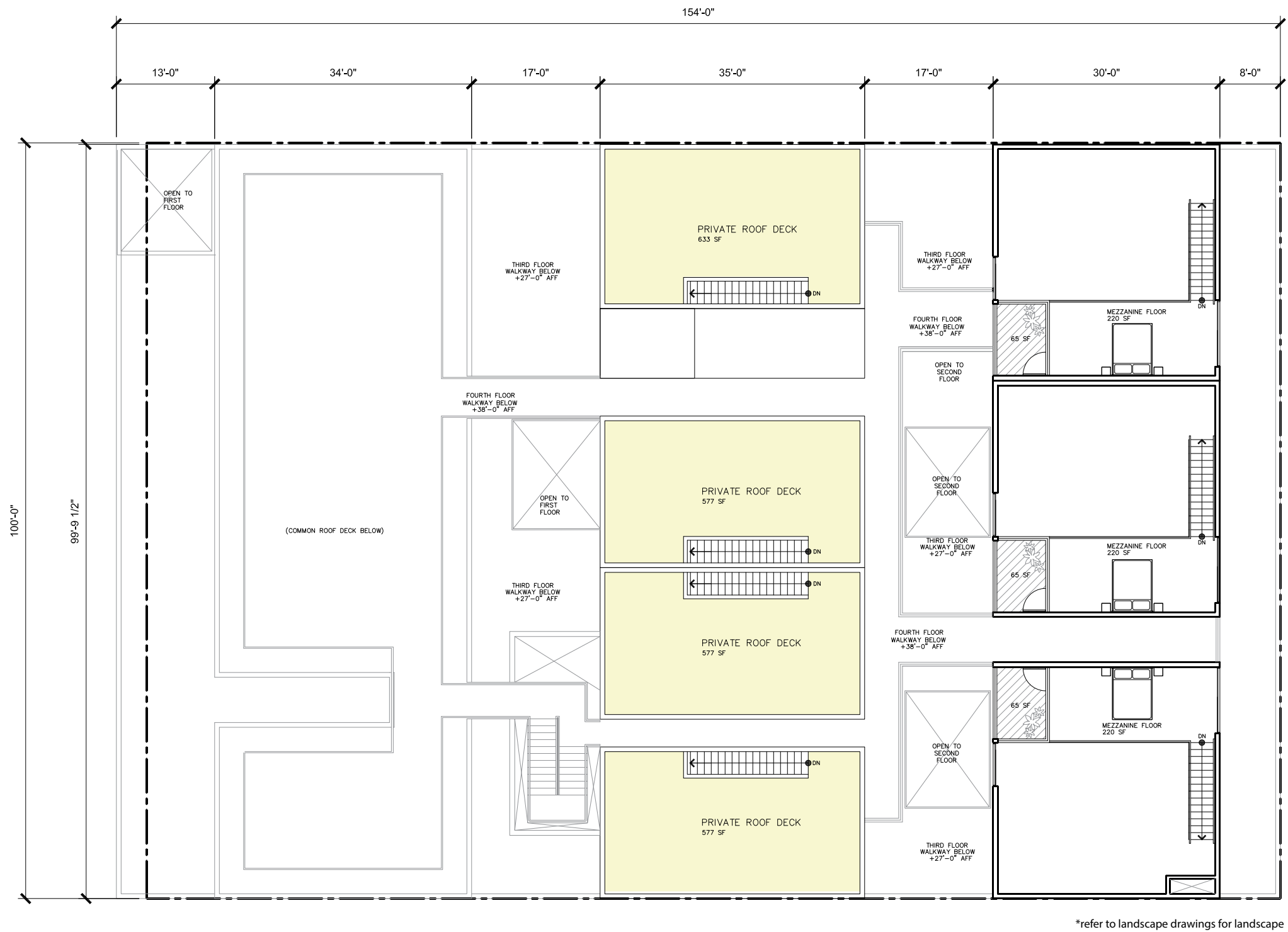


3434 WESLEY ST

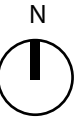
FLOOR PLANS
LEVEL 3



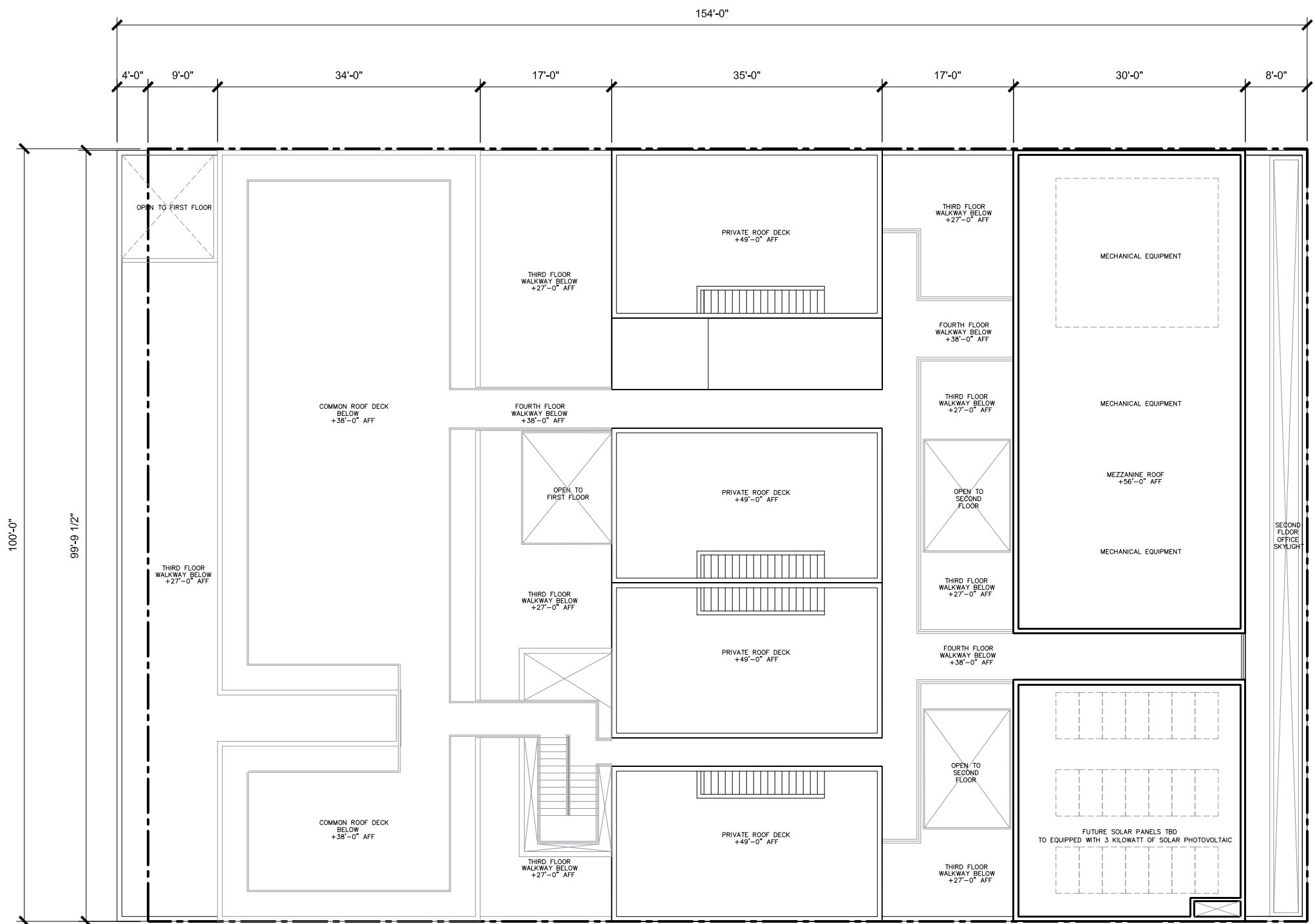
3434 WESLEY ST



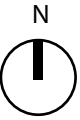
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FLOOR PLANS
LEVEL 5



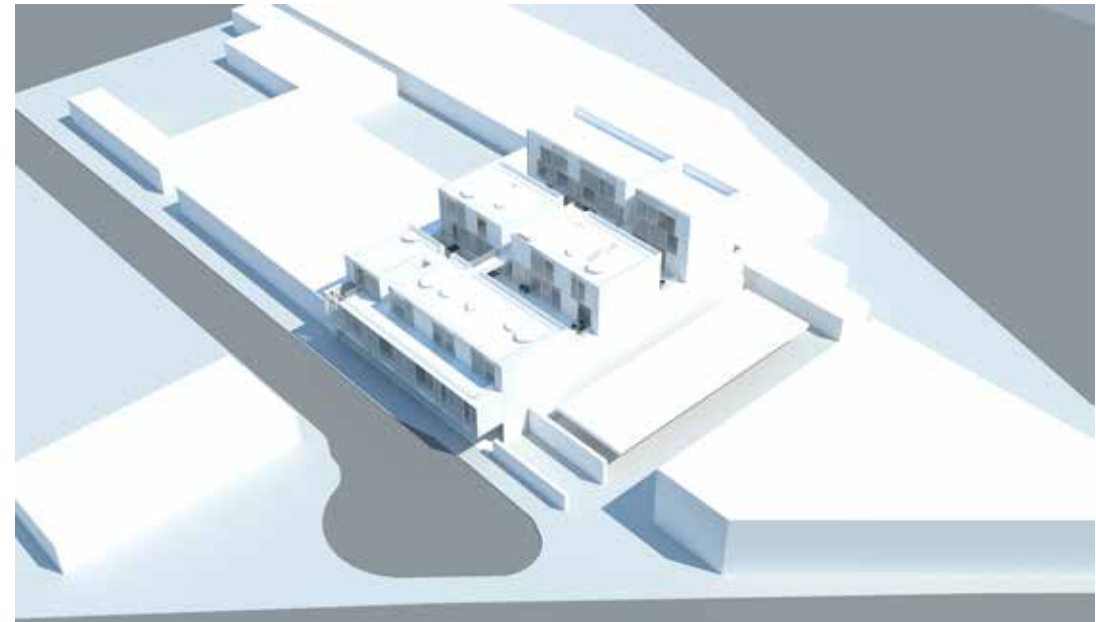
3434 WESLEY ST



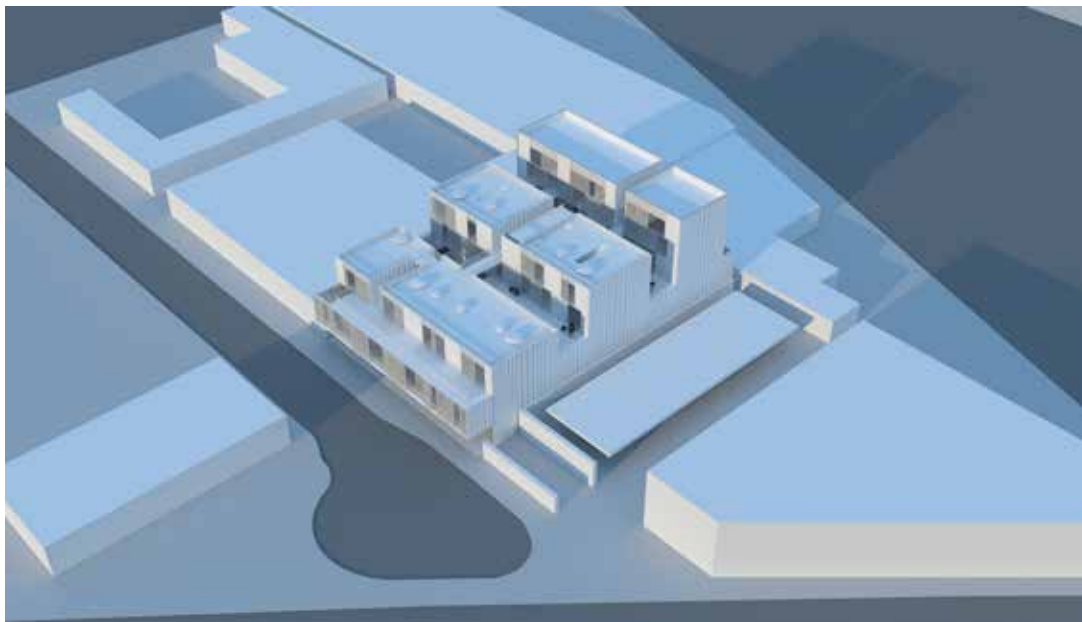
FLOOR PLANS
ROOF



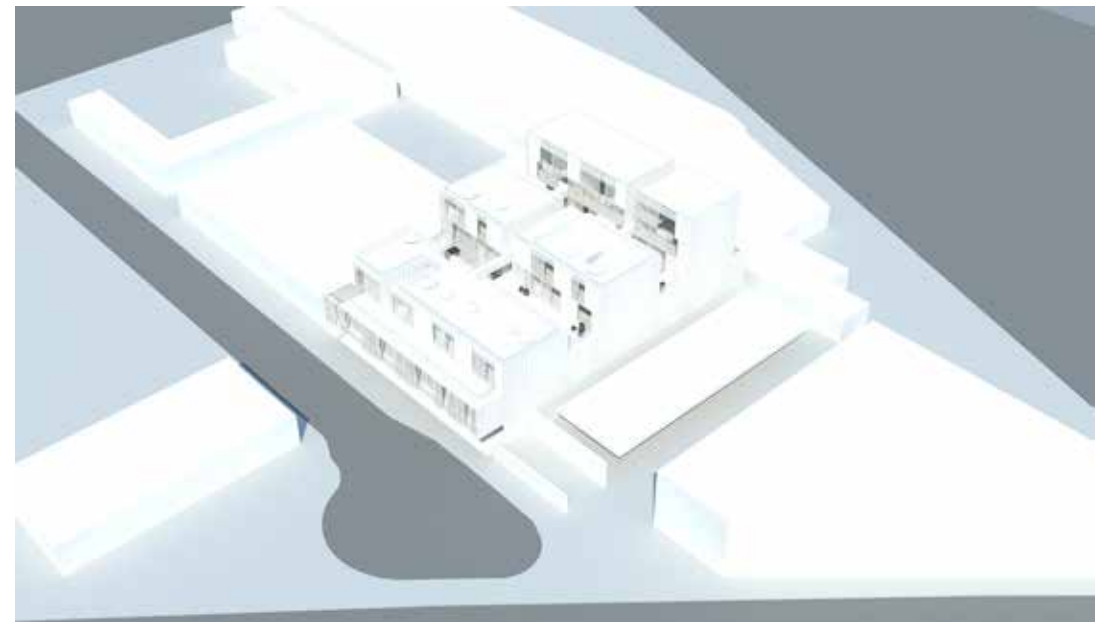
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MARCH 21ST - 11:00 AM



MARCH 21ST - 5:00 PM

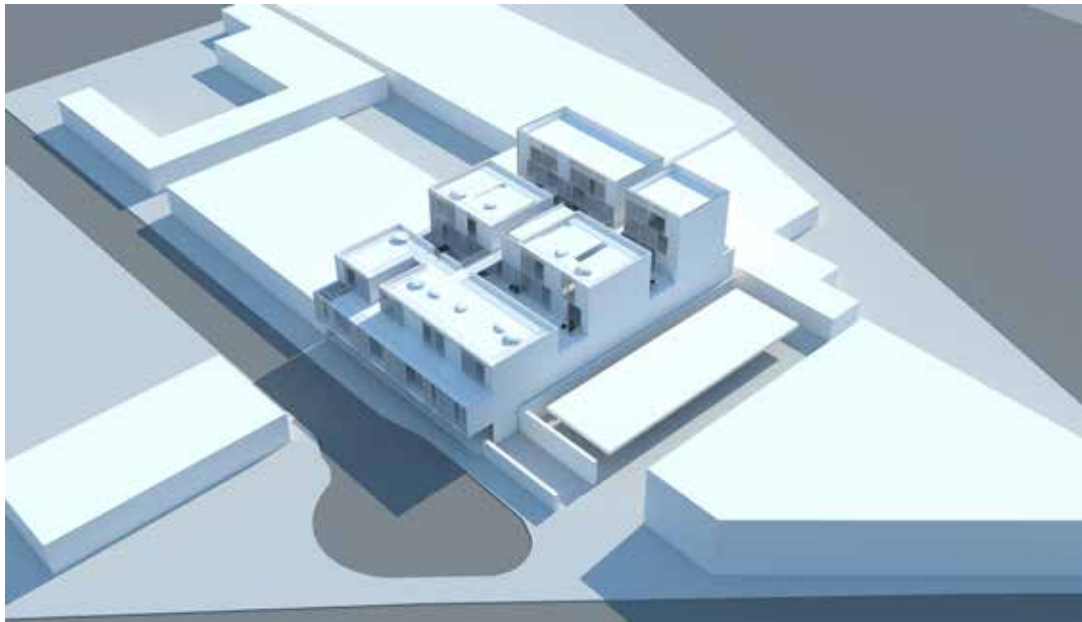


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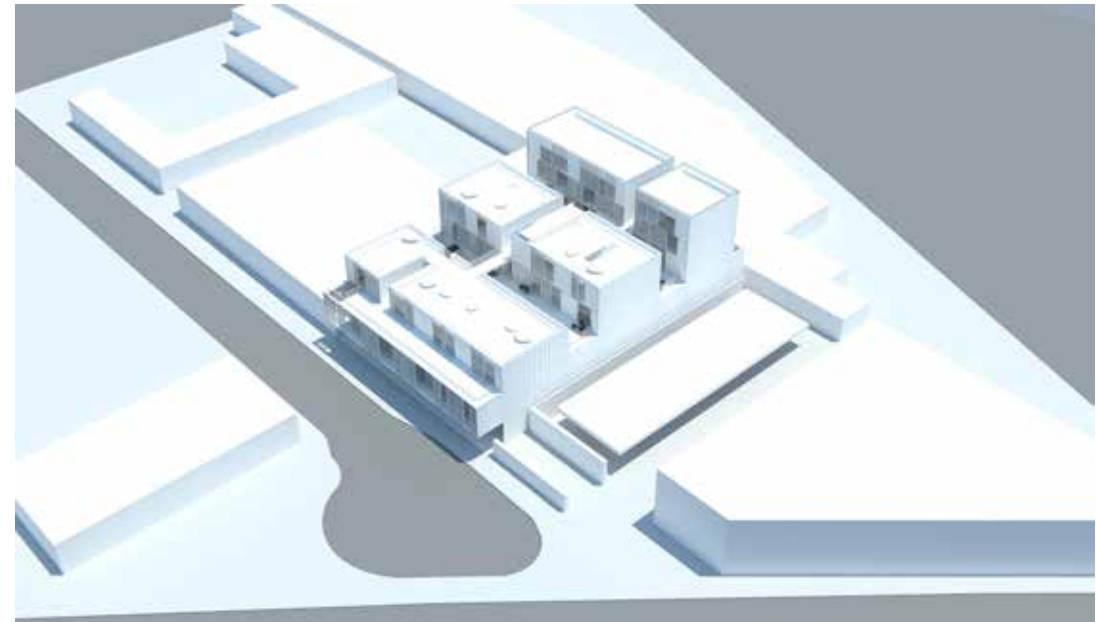


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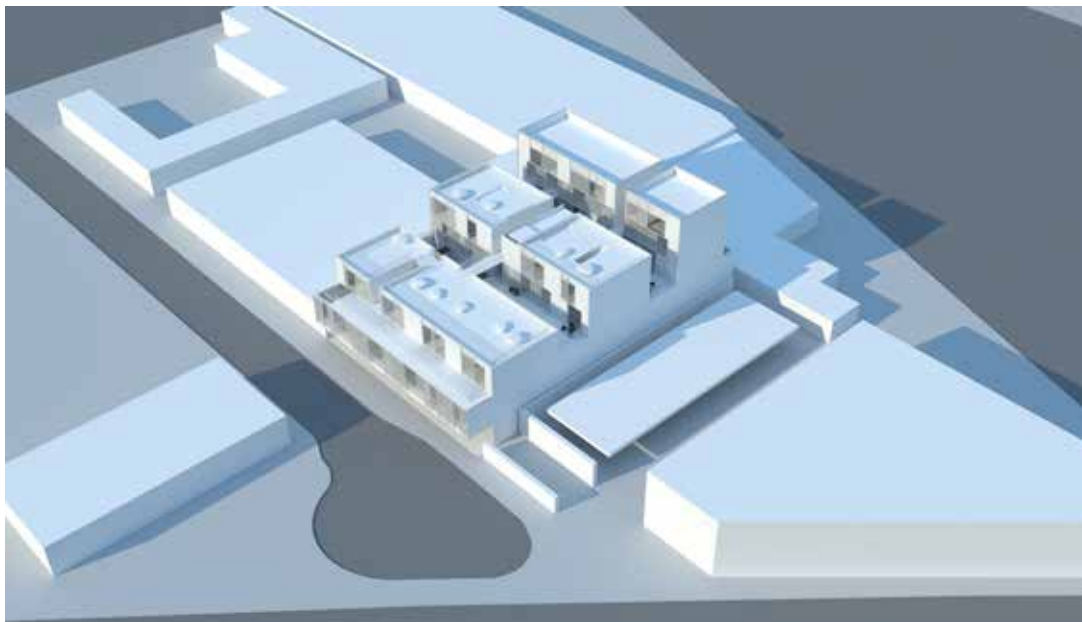
SUN STUDIES - SPRING



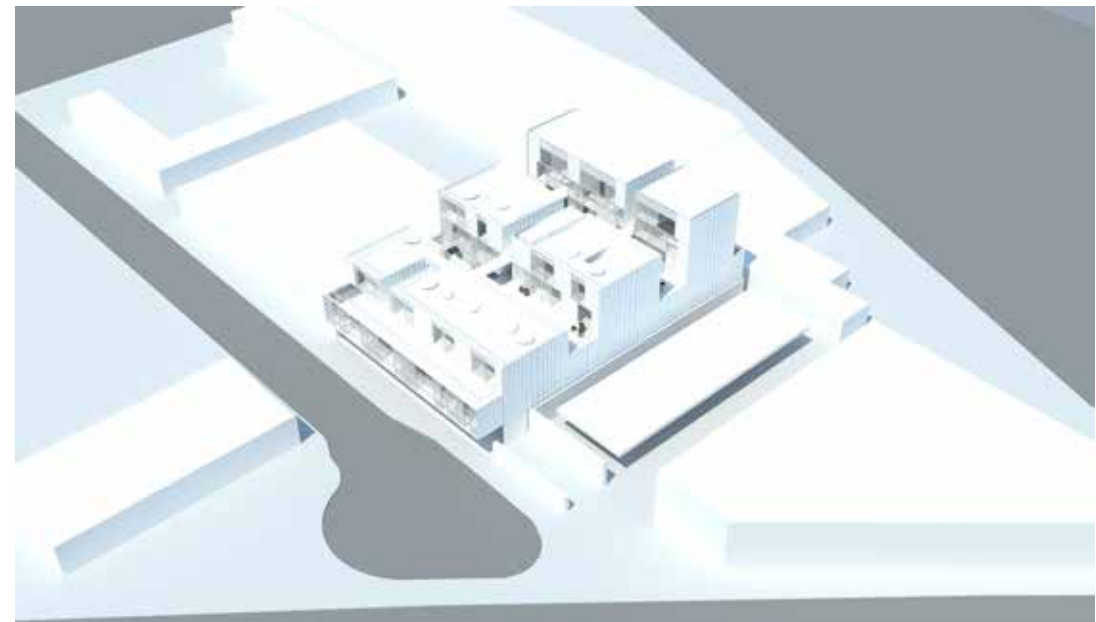
JUNE 21ST - 8:00 AM



JUNE 21ST - 11:00 AM



JUNE 21ST - 5:00 PM

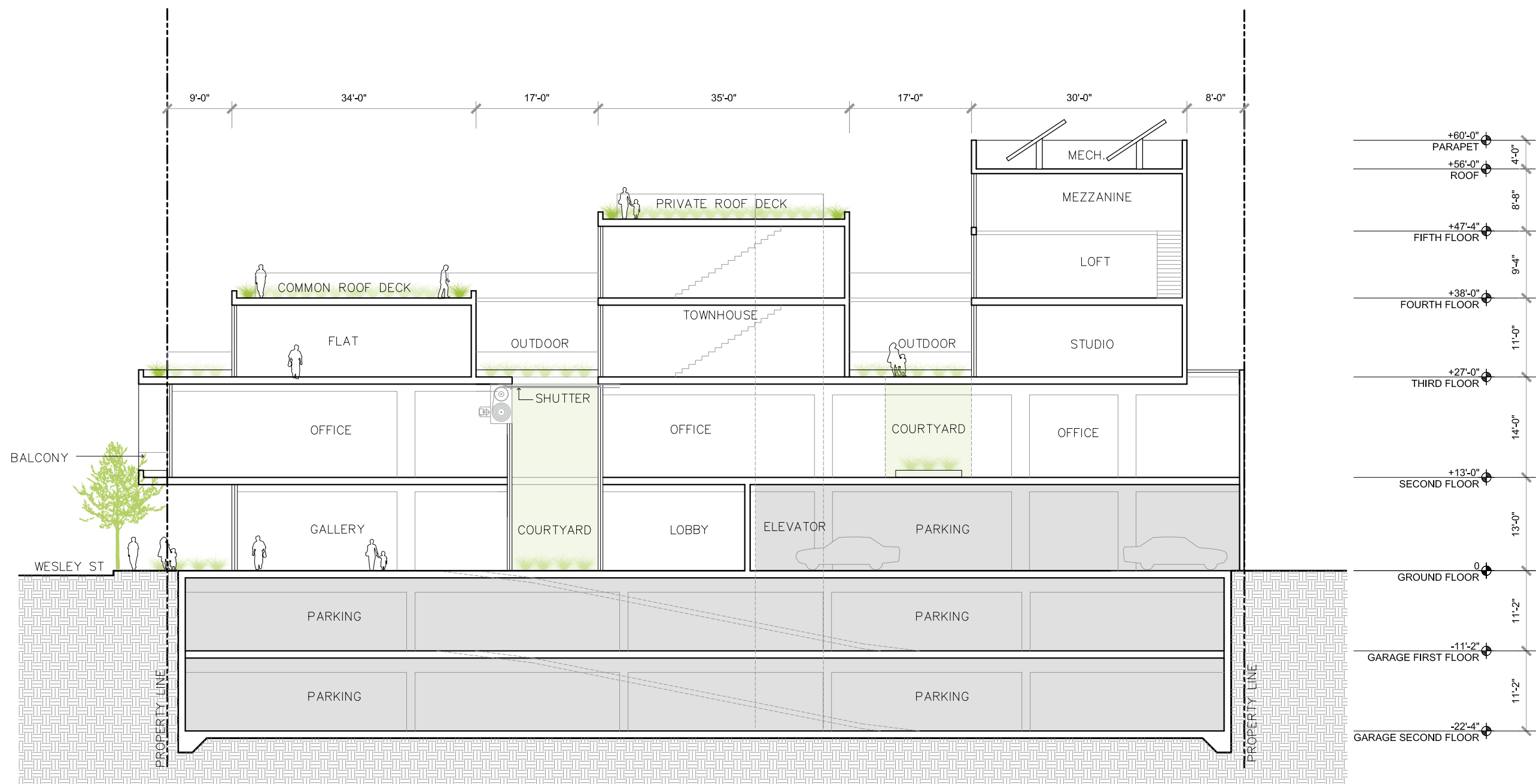


JUNE 21ST - 2:00 PM



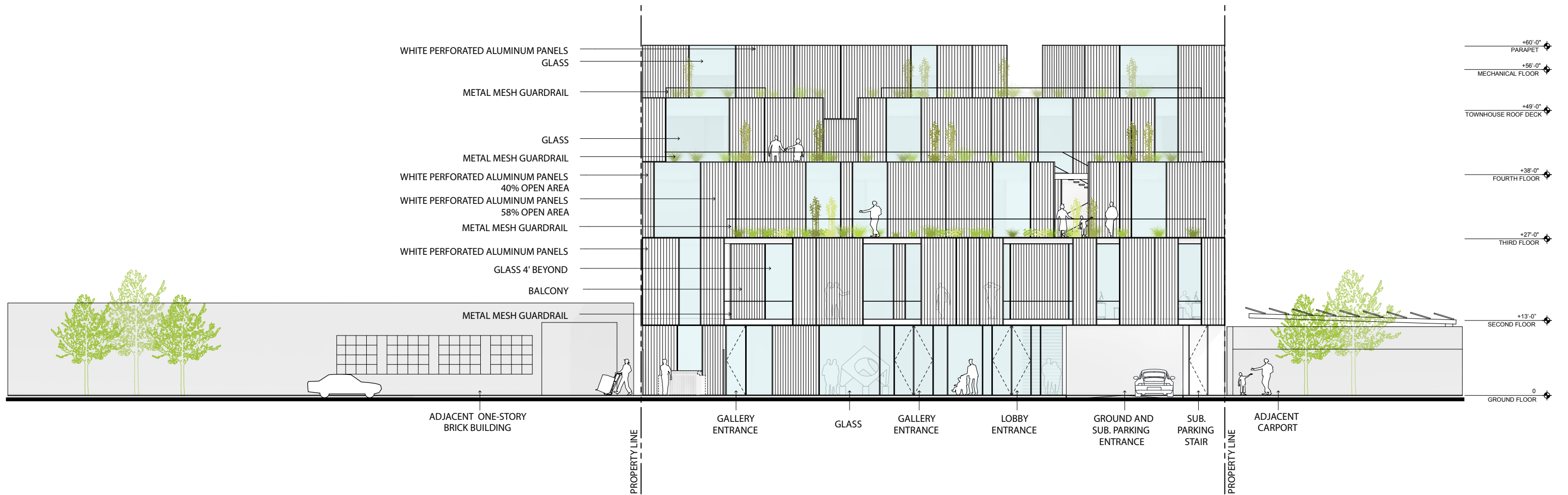
3434 WESLEY ST

SUN STUDIES - SUMMER



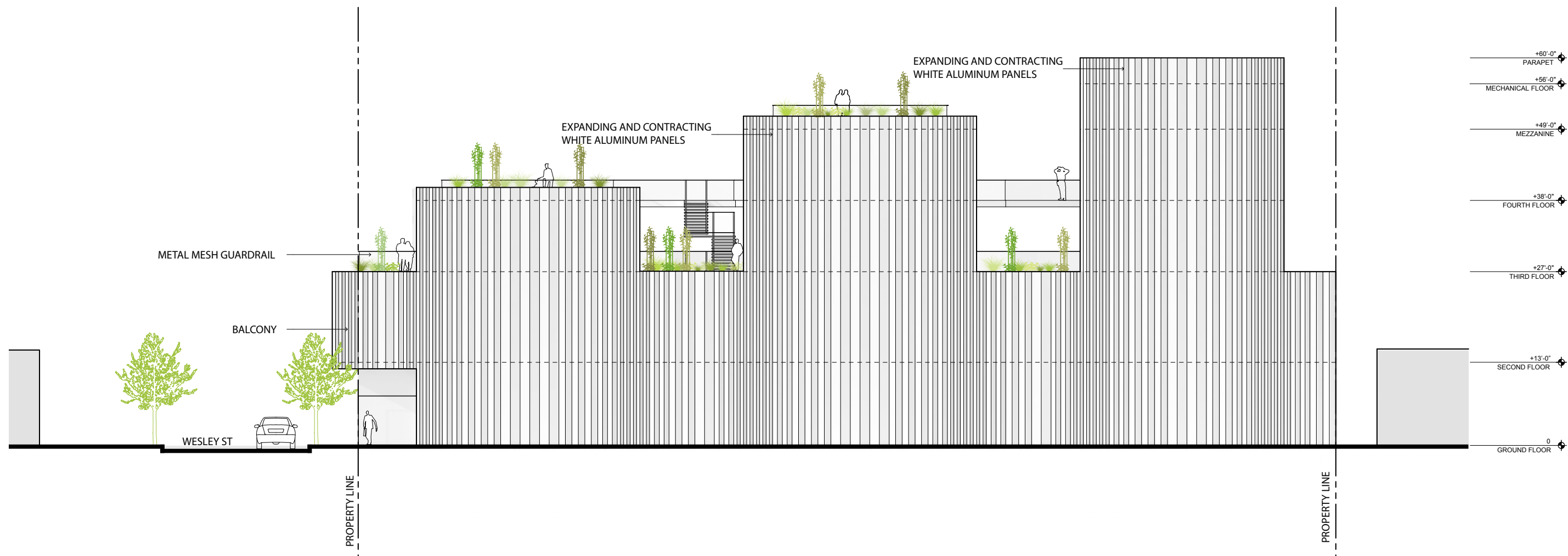
3434 WESLEY ST

DIAGRAMMATIC SECTION
N.T.S.



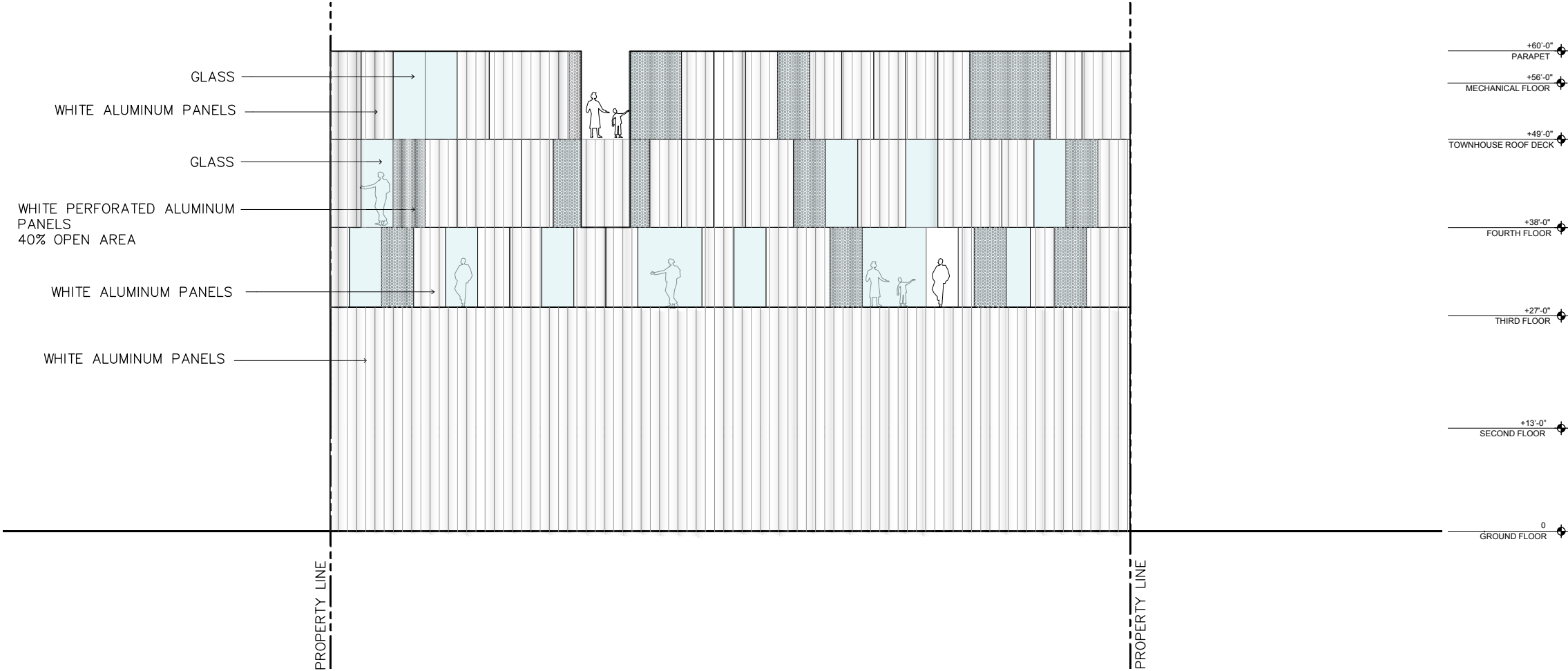
3434 WESLEY ST

DIAGRAMMATIC ELEVATION
N.T.S.



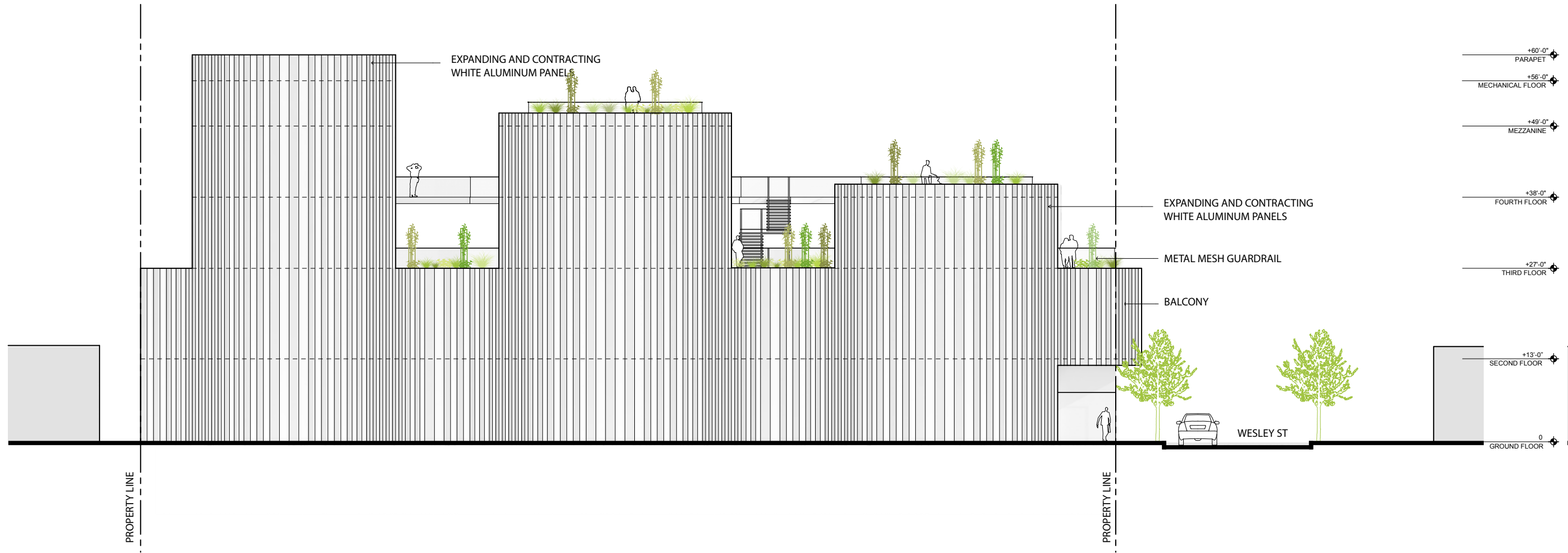
3434 WESLEY ST

DIAGRAMMATIC ELEVATION
N.T.S.



3434 WESLEY ST

DIAGRAMMATIC ELEVATION
N.T.S.

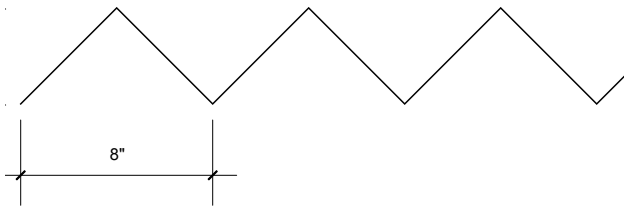


3434 WESLEY ST

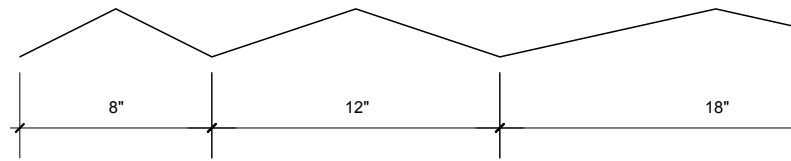
DIAGRAMMATIC ELEVATION
N.T.S.



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)

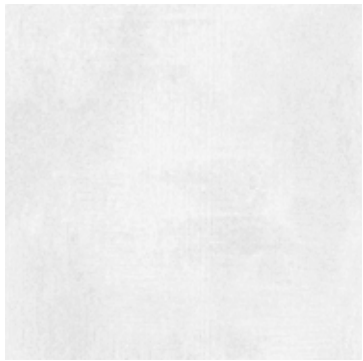
- ① White Aluminum Panel
Profile A
- ② White Perforated Aluminum Panel
Profile A
1/4" Round Holes on 5/16" Centers, Stag-
gered Pattern, 58% Open Area
- ③ White Perforated Aluminum Panel
Profile A
3/8" Round Holes on 9/16" Centers, Stag-
gered Pattern, 40% Open Area
- ④ White Aluminum Panel
Profile B



⑤ Metal Mesh Guardrail



⑥ Anodized Aluminum Frame Windows



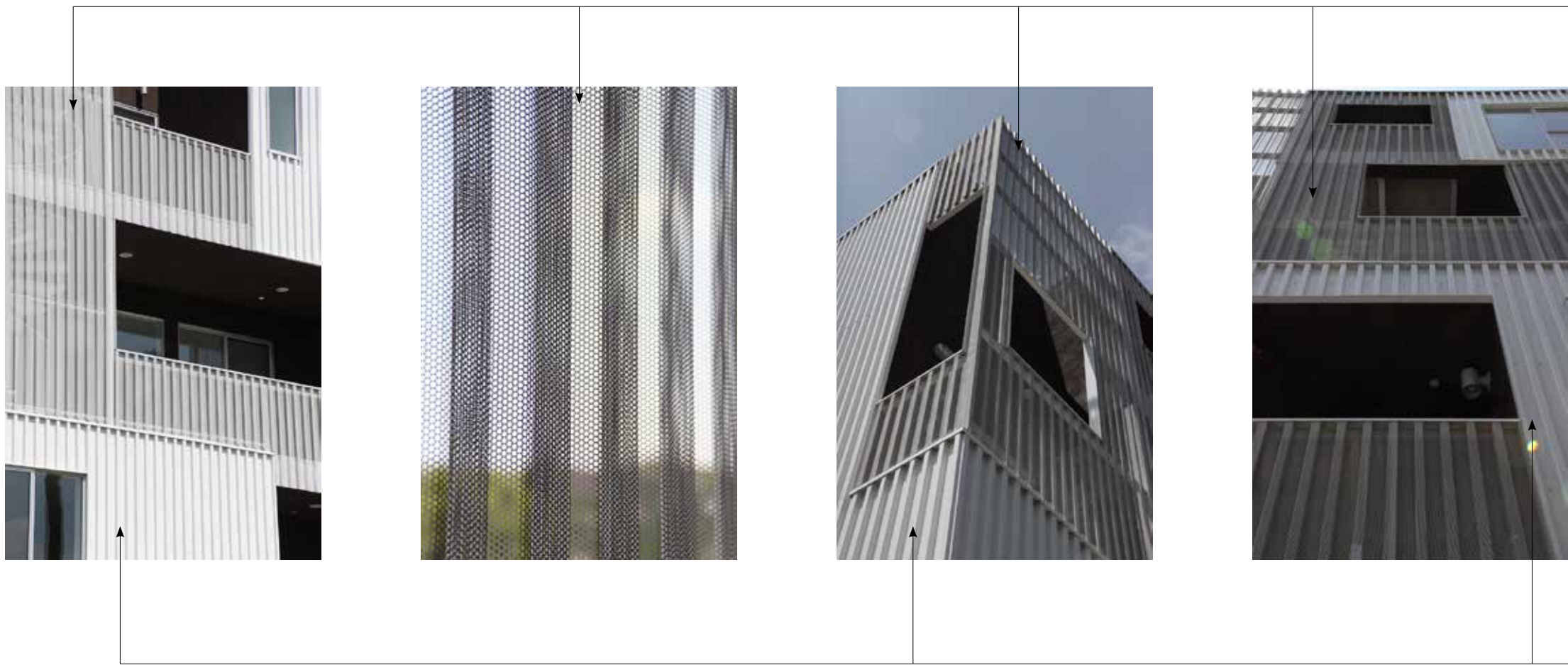
⑦ White concrete



⑧ Paver shape and texture

3434 WESLEY ST

MATERIAL BOARD
N.T.S.



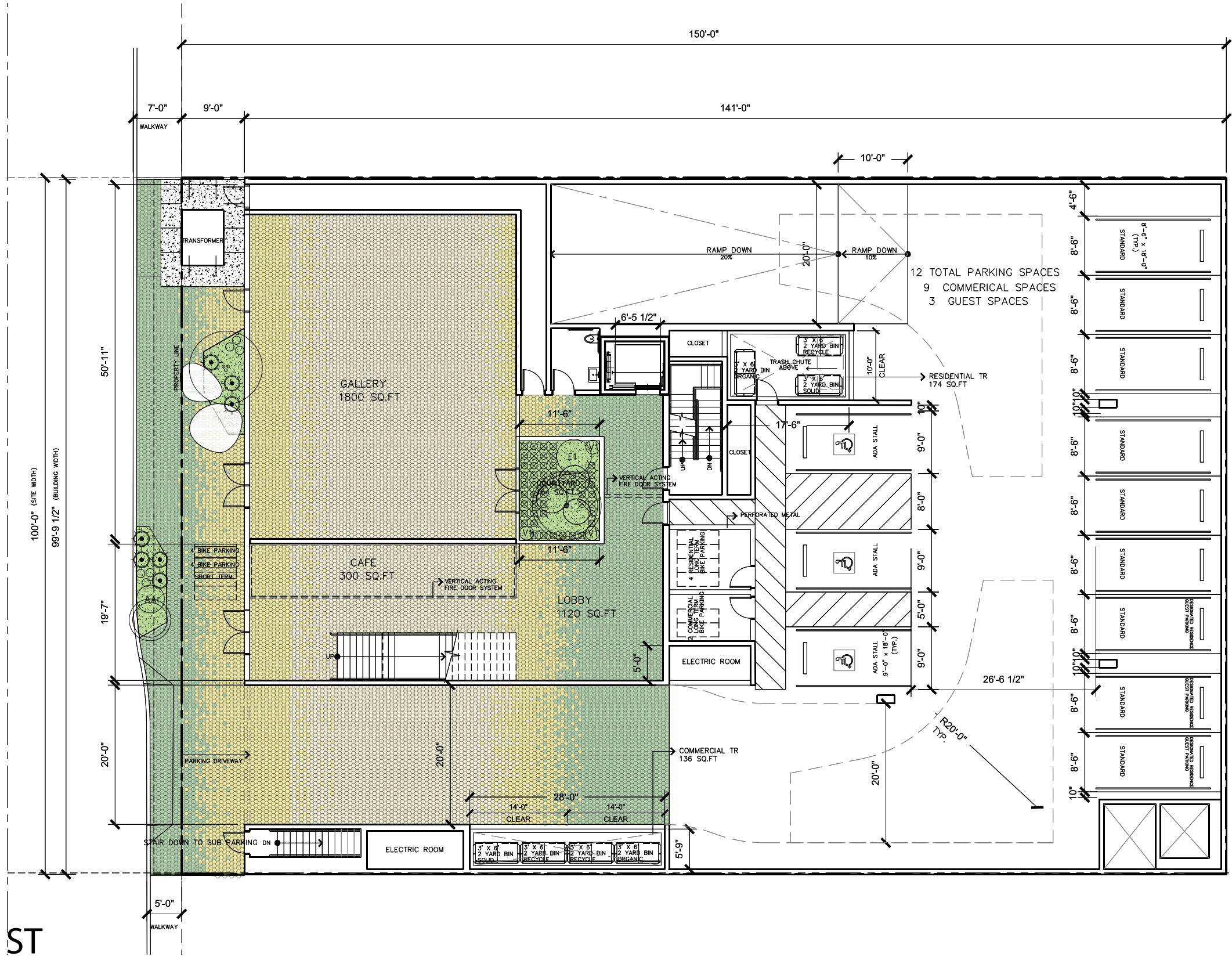
WHITE PERFORATED ALUMINUM PANEL

WHITE SOLID ALUMINUM PANEL

3434 WESLEY ST

PREVIOUS LOHA PROJECT
N.T.S.

3434 WESLEY ST



MATERIALS + AMENITIES

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

ELIUM CONDENSATUS

CANYON PRINCE

WILD RYE

ARTEMISA PYCNOPHALA

COASTAL SAGEWORT

AENIUM ARBOREUM

TREE AENIUM

ALOE ARBORESCENS

LUTEA

GOLDEN TORCH ALOE

CORYLINE AUSTRALIS

GRASS PALM

LIGHTWELL: NICHE GARDENS

FESTUCA RUBRA

CREeping RED FESCUE

EUPHORBIA VARIETY 1

EUPHORBIA VARIETY 2

SANSAVERIA VARIETIES

ARTISTOLOCHIA CALIFORNICA

DUTCHMAN'S PIPE VINE

DRACAENA DRACO

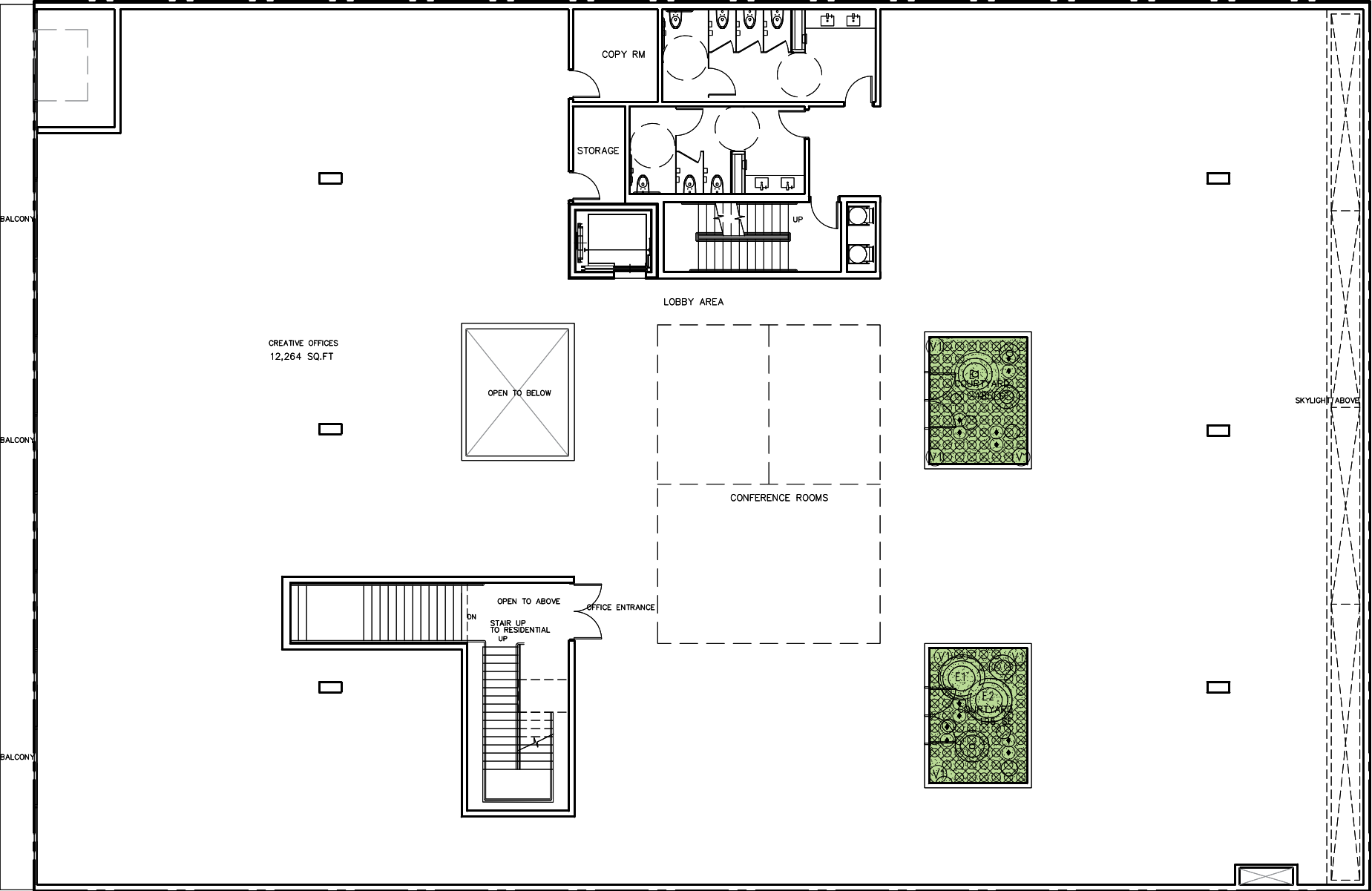
DRAGON TREE

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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 FRITZ
WILD RYE

ARTEMISIA PYCNOCERPHALA
COASTAL SAGEWORT

AEONUM ARBOREUM
TREE AEONUM

ALOE ARBORESCENS
LUTEA
GOLDEN TORCH ALOE

CORYLINE AUSTRALIS
GRASS PALM

LIGHTWELL: NICHE GARDENS

FESTUCA RUBRA
CREEPING RED FESCUE

EUPHORBIA VARIETY 1

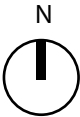
EUPHORBIA VARIETY 2

SANSAVERIA VARIETIES

ARTISTOLOCHIA CALIFORNICA
DUTCHMAN'S PIPE VINE

DRACAENA DRACO
DRAGON TREE

LOH
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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 PYCNOCERPHALA
COASTAL SAGEWORT

AEONUM ARBOREUM
TREE AEONUM

ALOE ARBORESCENS
LUTEA
GOLDEN TORCH ALOE

CORYLYNE AUSTRALIS
GRASS PALM

LIGHTWELL: NICHE GARDENS

FESTUCA RUBRA
CREEPING RED FESCUE

EUPHORBIA VARIETY 1

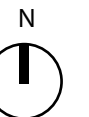
EUPHORBIA VARIETY 2

SANSAVERIA VARIETIES

ARTISTOLOCHIA CALIFORNICA
DUTCHMAN'S PIPE VINE

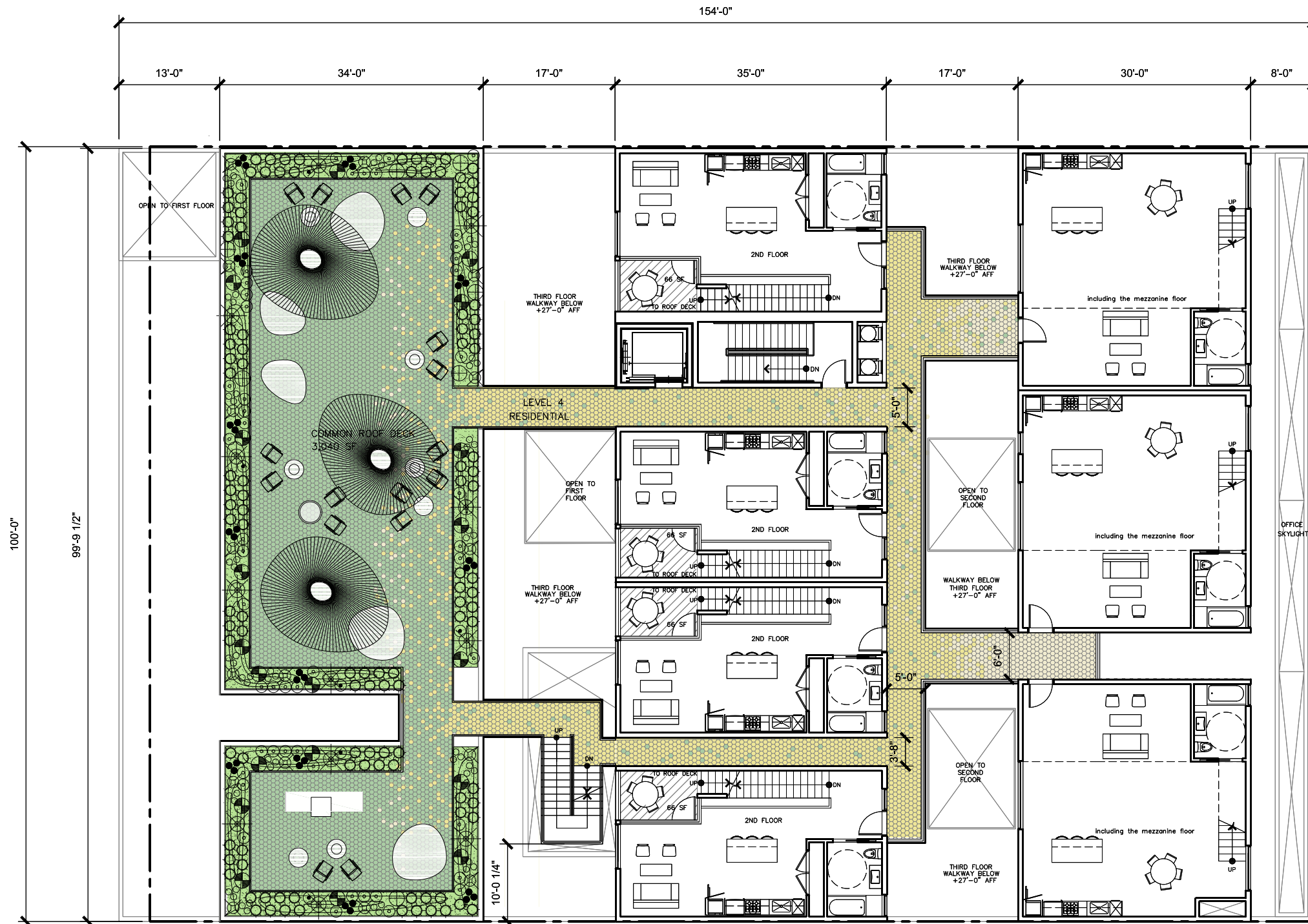
DRACAEANA DRACO
DRAGON TREE

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LANDSCAPE PLANS LEVEL3

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

AEDONUM ARBOREUM

TREE AEDONUM

ALOE ARBORESCENS

LUTEA

GOLDEN TORCH ALOE

CORDYLIN AUSTRALIS

GRASS PALM

LIGHTWELL: NICHE GARDENS

FESTUCA RUBRA

CREeping RED FESCUE

EUPHORBIA VARIETY 1

EUPHORBIA VARIETY 2

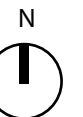
SANSAVERIA VARIETIES

ARTISTOLOCHIA CALIFORNICA

DUTCHMAN'S PIPE VINE

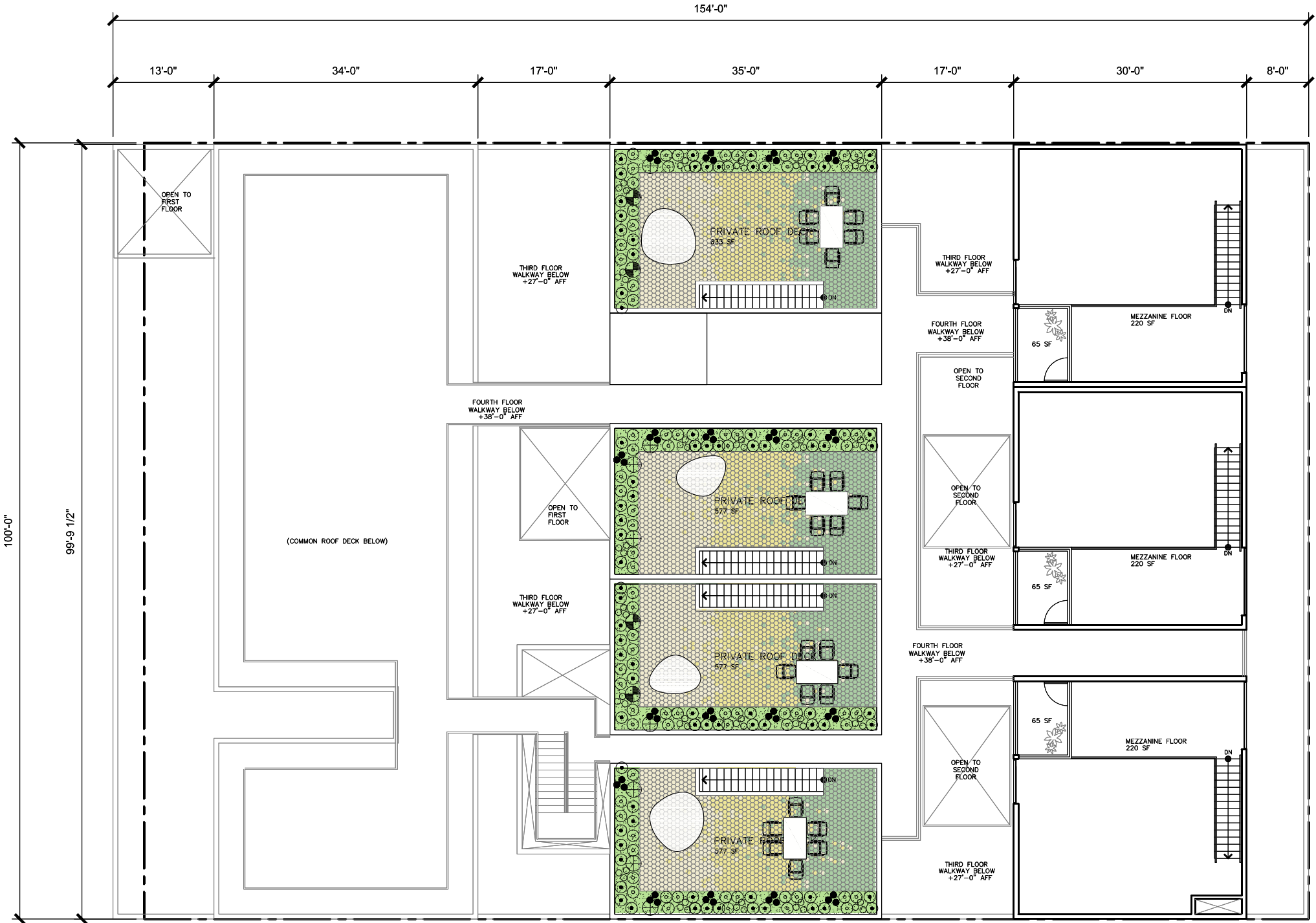
DRACAENA DRACO

DRAGON TREE



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

ELYNUS CONDENSATUS
CANYON PRINCE
WILD RYE

ARTEMISIA PYCNOCEPHALA
COASTAL SAGEWORT

AEONUM ARBOREUM
TREE AEONUM

ALOE ARBORESCENS
LUTEA
GOLDEN TORCH ALOE

CORDYLINE AUSTRALIS
GRASS PALM

LIGHTWELL: NICHE GARDENS

FESTUCA RUBRA
CREEPING RED FESCUE

EUPHORBIA VARIETY 1

EUPHORBIA VARIETY 2

SANSAVERIA VARIETIES

ARTISTOLOCHIA CALIFORNICA
DUTCHMAN'S PIPE 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	
	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 'ZWARTKOP'	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 'WHEELRI' 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	
	EUPHORBIA VARIETY 1	1 GAL.	1' o.c.	1' H x 1' W	X	.40-60	
	EUPHORBIA VARIETY 2	1 GAL.	1' o.c.	1' H x 1' W	X	.40-60	
	SANSEVERIA 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	
	DRACAEANA 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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