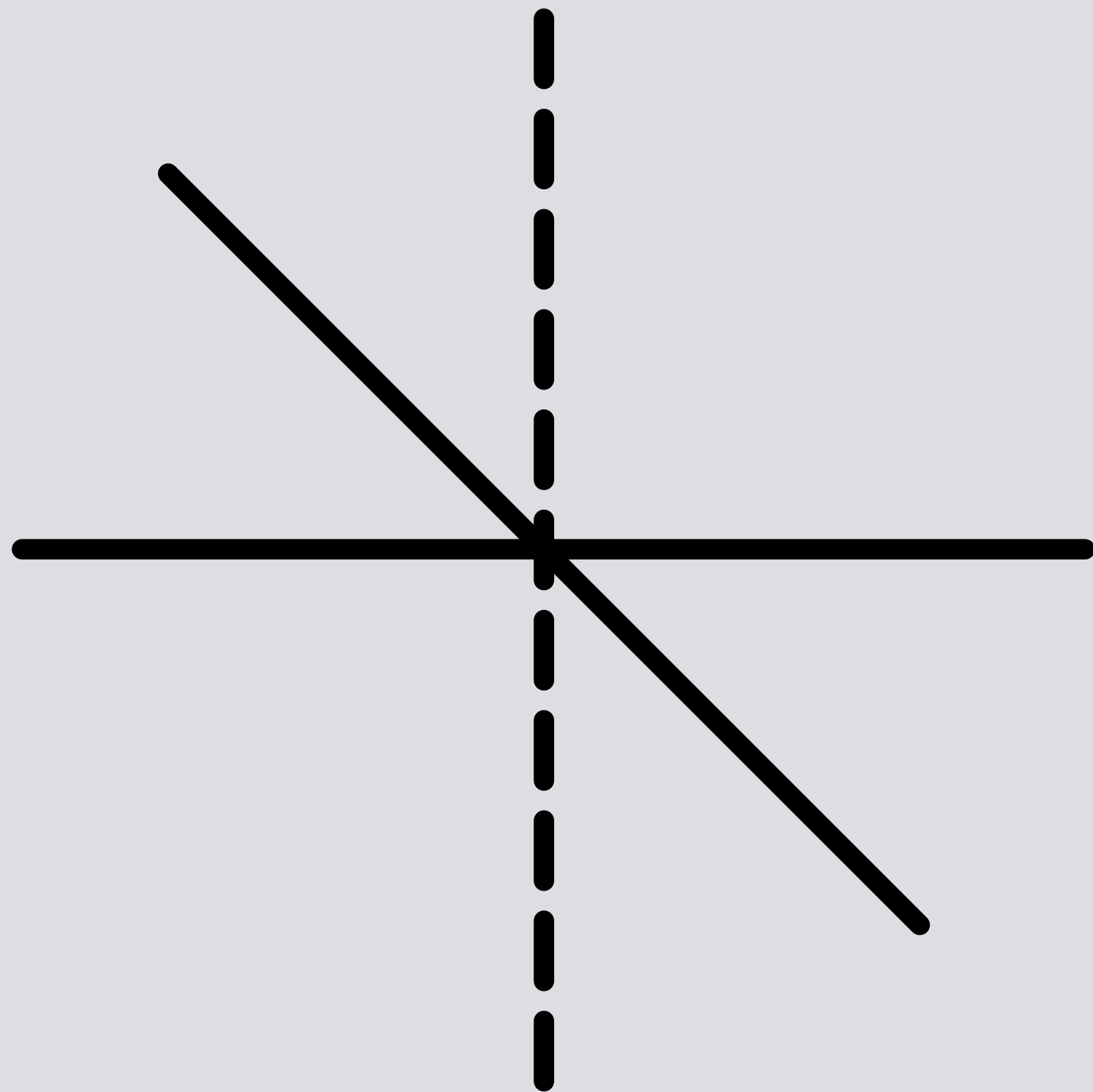


X,Y,Z-BRA / NMDA

DIFFERENCE & REPETITION IN THE CITY



FACULTY OF ARCHITECTURE, LJUBLJANA
NEIL M. DENARI
04.09.19



Superstudio, 1969 / The Continuous Monument / Economic_Social Problem



Aldo Rossi / Gallarate, 1972 / Urban_Social Problem



Peter Eisenman, 1971 / House III / Language Problem



Zebras



West Chelsea



SOM / Pepsi Cola Building, 1960



HL23



Lecture no. 328



Lecture no. 328



Lecture no. 328



Lecture no. 328



Lecture no. 328



Lecture no. 328



Lecture no. 328





Lecture no. 328



Lecture no. 328



Lecture no. 328



Lecture no. 328

West Coast: Innovation Economy
Los Angeles / Vancouver
Projects: NMDA
Neil M. Denari



Vancouver

Seattle

Portland

San Francisco

Sacramento

San Jose

Los Angeles

San Diego

Tijauna



SAV_VAN CORRIDOR

GLOBAL GDP

1 United States

2 China

3 Japan

4 Germany

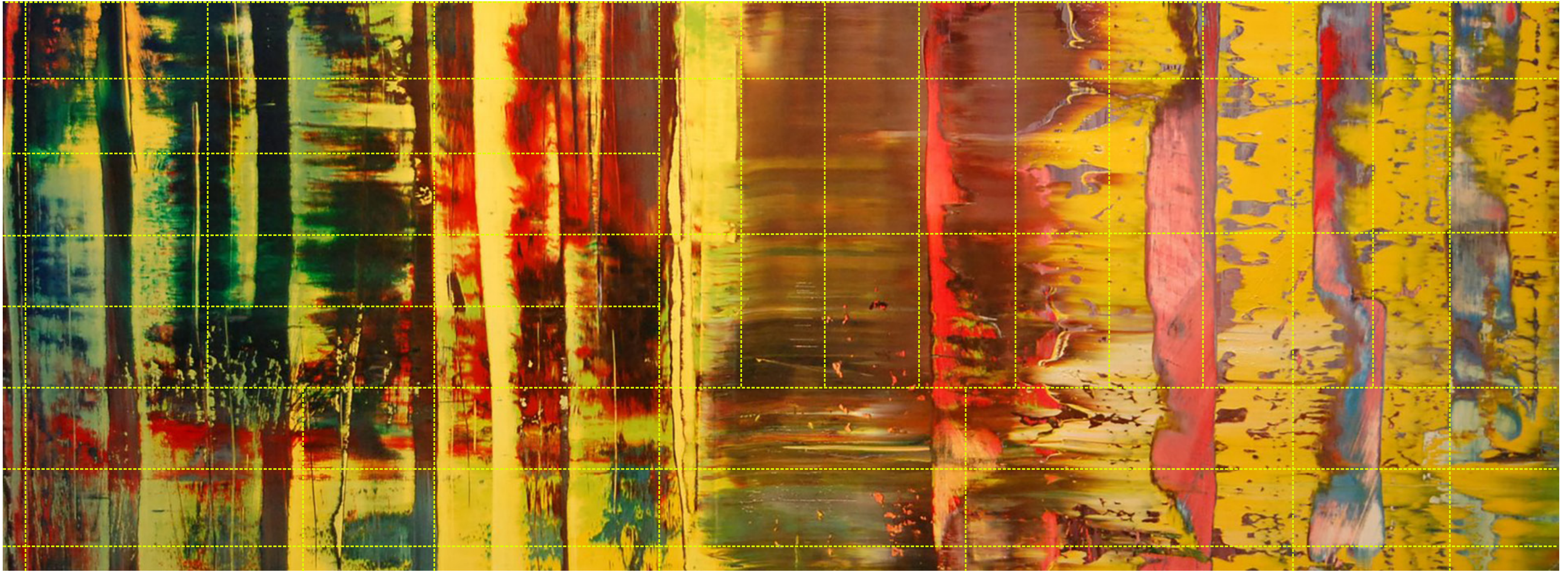
5 California **\$2.85 Trillion**



LOS ANGELES: DIFFERENCE & REPETITION



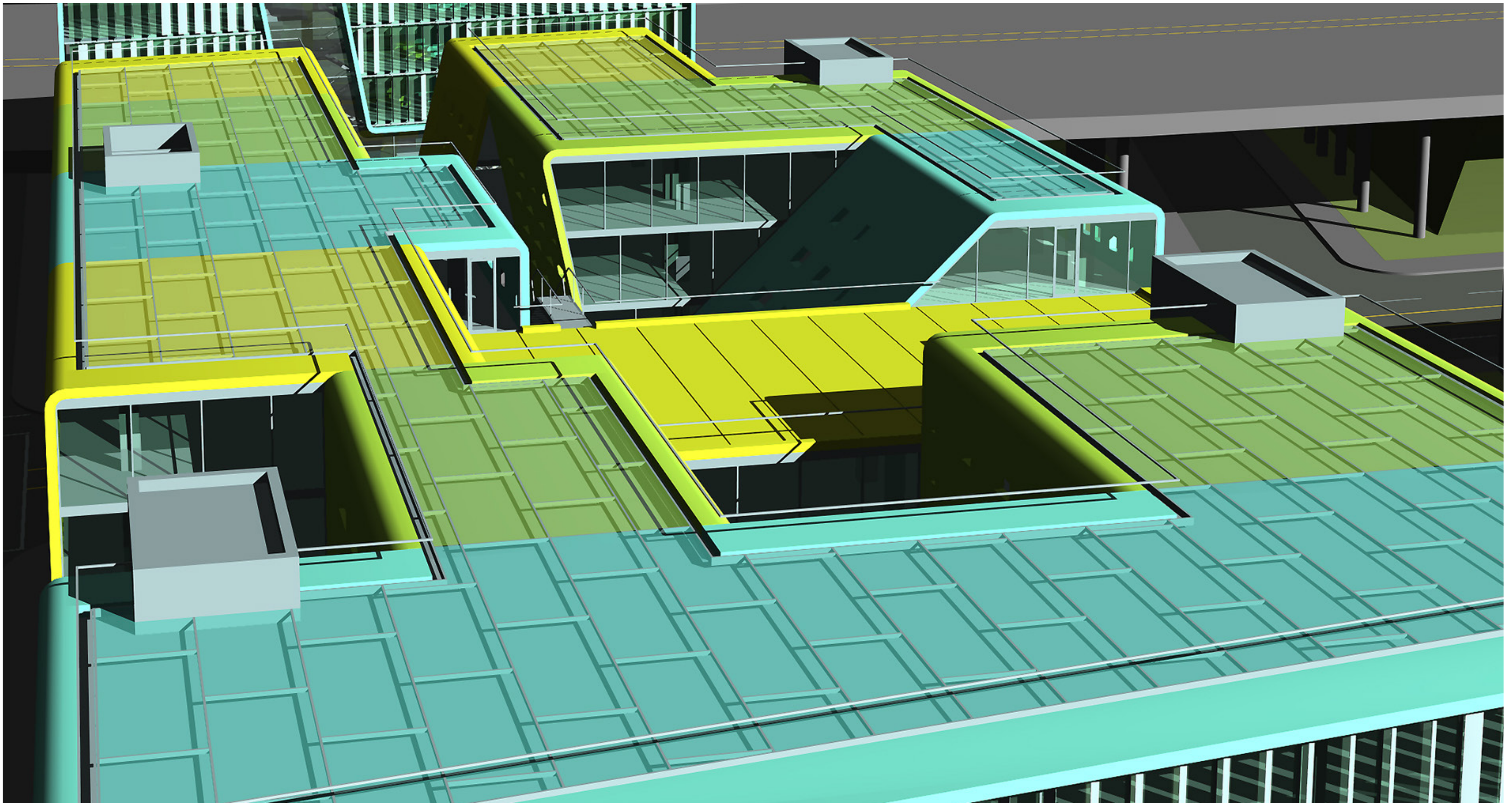
Los Angeles Grid

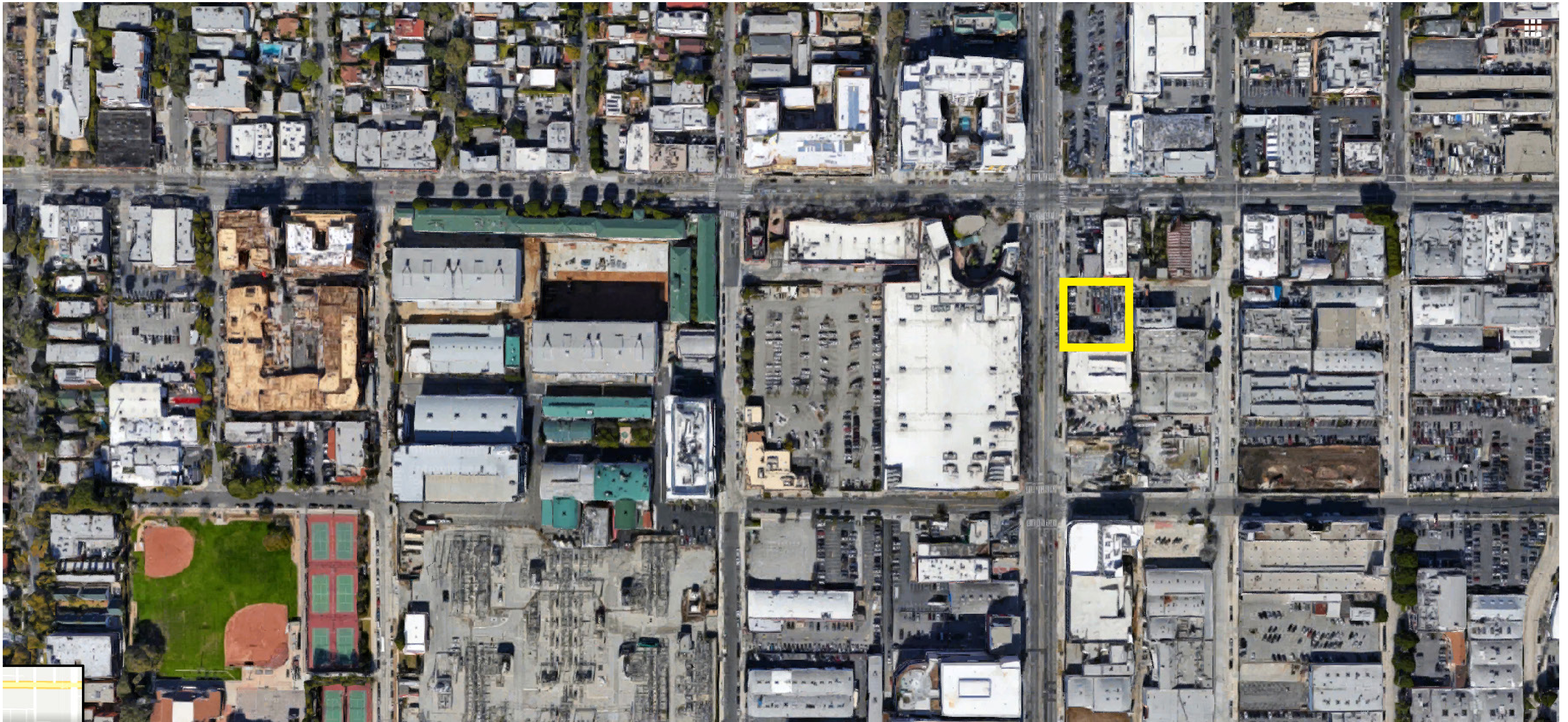


Gerhard Richter, 2000 / Abstract Painting



Pico Multi-Section Office Block / 1998







Lecture no. 328



Lecture no. 328



Lecture no. 328



Lecture no. 328



Lecture no. 328



Lecture no. 328



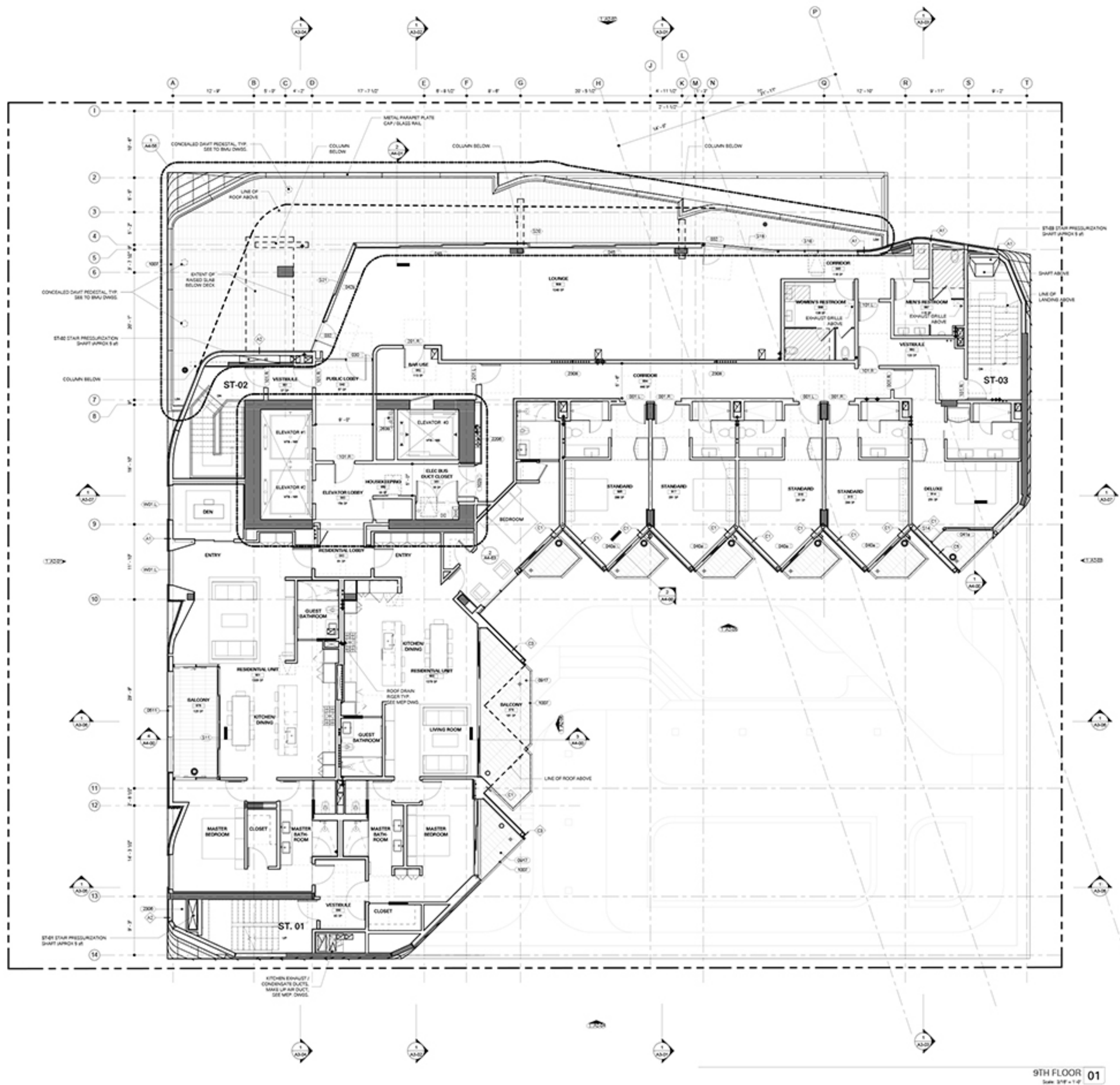
Lecture no. 328



Lecture no. 328



Lecture no. 328



- KEYNOTE LEGEND**
- 8000 EXISTING CONDITIONS
 - 8001 8" STREET LIGHT TO REMAIN
 - 8002 8" WATER METER TO REMAIN
 - 8003 16" TREE AND LANDSCAPING
 - 8004 16" BICYCLE RACK
 - 8005 16" PARKING METER TO REMAIN
 - 8006 16" TREE TO REMAIN
 - 8007 8" ELECTRIC CABINET TO REMAIN
 - 8008 8" ELECTRIC JUNCTION TO REMAIN
 - 8009 8" ELECTRIC PULLBOX TO REMAIN
 - 8010 CONCRETE
 - 8011 CONCRETE SIDEWALK AND CURB - SEE ENCL. 2000
 - 8012 STRUCTURAL FOUNDATION WALL - SEE STRUCT. DWG.
 - 8013 CONCRETE COLUMN - SEE STRUCT. DWG.
 - 8014 CONCRETE SLAB, SUP. RESISTANT METALS
 - 8015 EXTERIOR METAL, HORIZONTAL, PRIMED AND PAINTED
 - 8016 ALUMINUM COMPOSITE PANEL
 - 8017 CUSTOM FORMED METAL PANEL
 - 8018 COLE PANEL
 - 8019 PERFORATED METAL SCREEN - PRIMED AND PAINTED
 - 8020 PERFORATED METAL, MESH SCREEN - PRIMED AND PAINTED
 - 8021 PERFORATED METAL SCREEN - PRIMED AND PAINTED - REL. BALCONY
 - 8022 CUSTOM PROFILE STEEL FENCE - PRIMED AND PAINTED
 - 8023 STEEL SPATE CATALANK
 - 8024 PERFORATED ALUMINUM COMPOSITE PANEL - MESH BEYOND CURB
 - 8025 PERFORATED ALUMINUM COMPOSITE PANEL
 - 8026 EXTERIOR STAINLESS STEEL COLE GUARDRAIL
 - 8027 STAINLESS STEEL, HORIZONTAL STAINLESS STEEL GLASS SAURO RAILING
 - 8028 STAINLESS STEEL RAIL
 - 8029 WOOD PLASTICS AND COMPOSITES
 - 8030 WOOD FINISH FLOORING
 - 8031 OPENING
 - 8032 STORMDOOR SLATING
 - 8033 SLIDING GLASS DOOR
 - 8034 SHIFTABLE COLING DOOR
 - 8035 RECESSED BALCONY
 - 8036 FINED WINDOW SLAZING
 - 8037 PERFORATED WINDOW SLAZING
 - 8038 BRIDGE DOOR
 - 8039 FINISHES
 - 8040 PAINTED PLUCCO WALL
 - 8041 1/2" FLUCCO CONTROL JOINT
 - 8042 1/2" FLUCCO CONTROL JOINT
 - 8043 PERMISSIBLE FINISH - SEE LANDSCAPE DWG.
 - 8044 CERAMIC HEXAGONAL TILE
 - 8045 CONCRETE SQUARE PAVEMENT - SEE LANDSCAPE DWG.
 - 8046 CONCRETE SQUARE PAVEMENT - SEE LANDSCAPE DWG.
 - 8047 FINISHED CONCRETE WALL - METAL EXTERIOR STONE FLOOR TILE
 - 8048 LINEAR FIBER WOOD FLOOR TILE
 - 8049 CONCRETE LINEAR PAVEMENT - LIGHT GREY COLOR - SEE LANDSCAPE DWG.
 - 8050 CONCRETE LINEAR PAVEMENT - DARK COLOM - SEE LANDSCAPE DWG.
 - 8051 EXTERIOR LINEAR TILE FINISH - SEE LANDSCAPE DWG.
 - 8052 SUPPLEMENT STAINLESS STEEL, CAPTAIN ON MOTORISED TRACK
 - 8053 EXTERIOR GLASS RAILING - TOP SCULPTURAL CONCRETE FINISH - IDENTIFY DECK
 - 8054 EXTERIOR GLASS RAILING - BALCONY EQUIPMENT
 - 8055 ELECTRIC SECURITY SATE
 - 8056 BUILDING MAINTENANCE UNIT
 - 8057 16" GALS WASHER
 - 8058 16" GALS DRIPPER
 - 8059 TRIM AND/OR
 - 8060 FURNISHING
 - 8061 BICYCLE RACKS
 - 8062 CONCRETE EQUIPMENT
 - 8063 CONCRETE EQUIPMENT
 - 8064 CONCRETE EQUIPMENT
 - 8065 CONCRETE EQUIPMENT
 - 8066 CONCRETE EQUIPMENT
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 - 8095 CONCRETE EQUIPMENT
 - 8096 CONCRETE EQUIPMENT
 - 8097 CONCRETE EQUIPMENT
 - 8098 CONCRETE EQUIPMENT
 - 8099 CONCRETE EQUIPMENT
 - 8100 CONCRETE EQUIPMENT
- WALL TYPE KEY**
- STUD WALL
 - CMU WALL
 - CONCRETE WALL
 - STRUCTURAL WALL

studioneleven
243 East 3rd Street
Long Beach, California 90802
310.591.1500
www.studioneleven.com

DESIGN DEVELOPMENT COORDINATION

DESIGN ARCHITECT
NMDA
NAIL M. SHAW ARCHITECTS, INC.
400 WEST ADAMS BLVD. 2ND FL.
LOS ANGELES, CA 90013
310.591.9600
www.nmda.com

STRUCTURE
BPA Group
1001 WILSHIRE STREET, SUITE 4
PLANE, CA 90024

MECHANICAL/ELECTRICAL/PLUMBING
ama consulting engineers, p.c.
7101 W. 3RD STREET, SUITE 800
LOS ANGELES, CA 90048
310.591.1500
www.ama-engineers.com

LANDSCAPE ARCHITECT
AHBE
11111 WILSHIRE BLVD., SUITE 1000
LOS ANGELES, CA 90024
310.591.1500
www.ahbe.com

LIGHTING DESIGN
OCULUS LIGHT STUDIO
8888 GREEN VALLEY DRIVE, STE. 100
CULVER CITY, CA 90230
310.591.1500
www.oculuslightstudio.com

OWNER
1040 LA BREA LLC (LA) NA
1040 WILSHIRE BLVD. STE. 1000
LOS ANGELES, CA 90017

1040 LA BREA FACADE AND EXTERIOR PACKAGE
1040 W. LA BREA AVE.
WEST HOLLYWOOD, CA

JAN 31, 2019

Project Number: 1617

NINTH FLOOR PLAN

A1-19



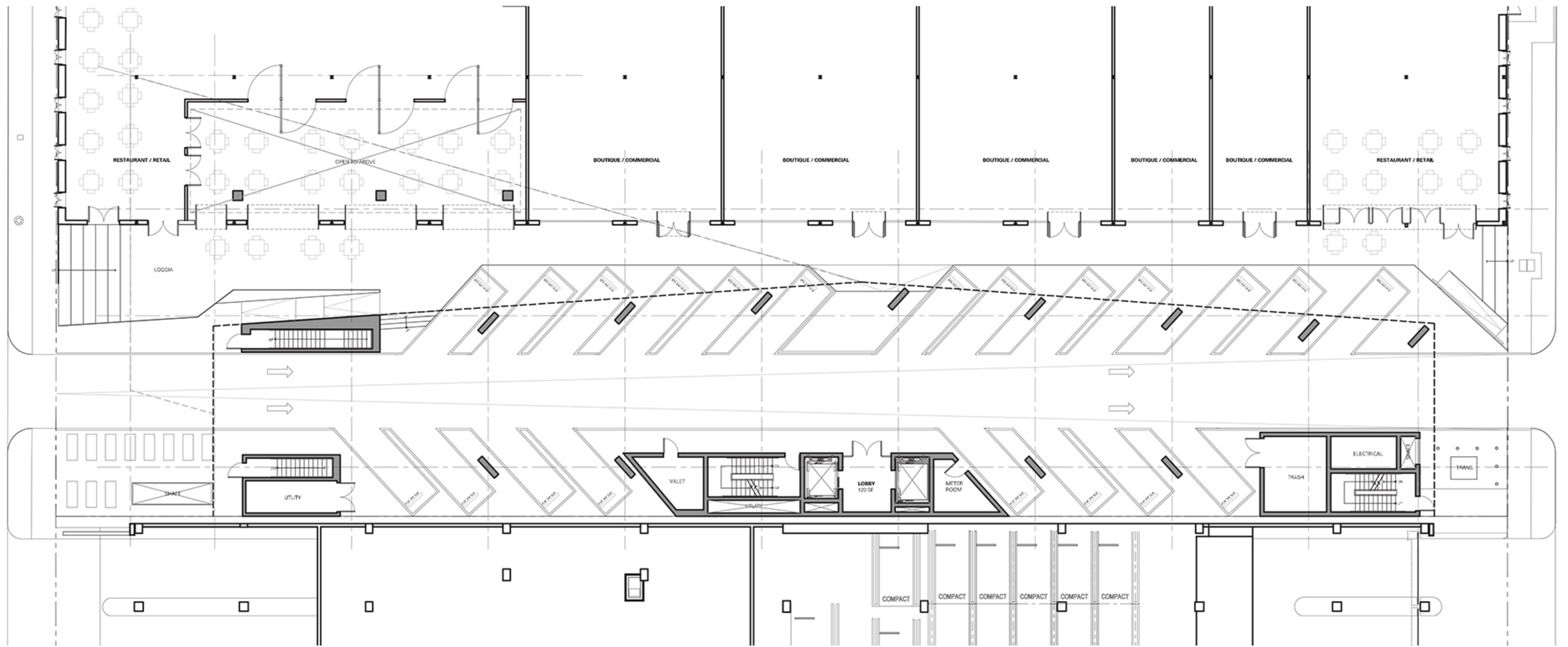
Orange Square Floating Office, 2016



Lecture no. 328

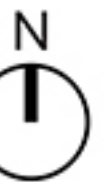


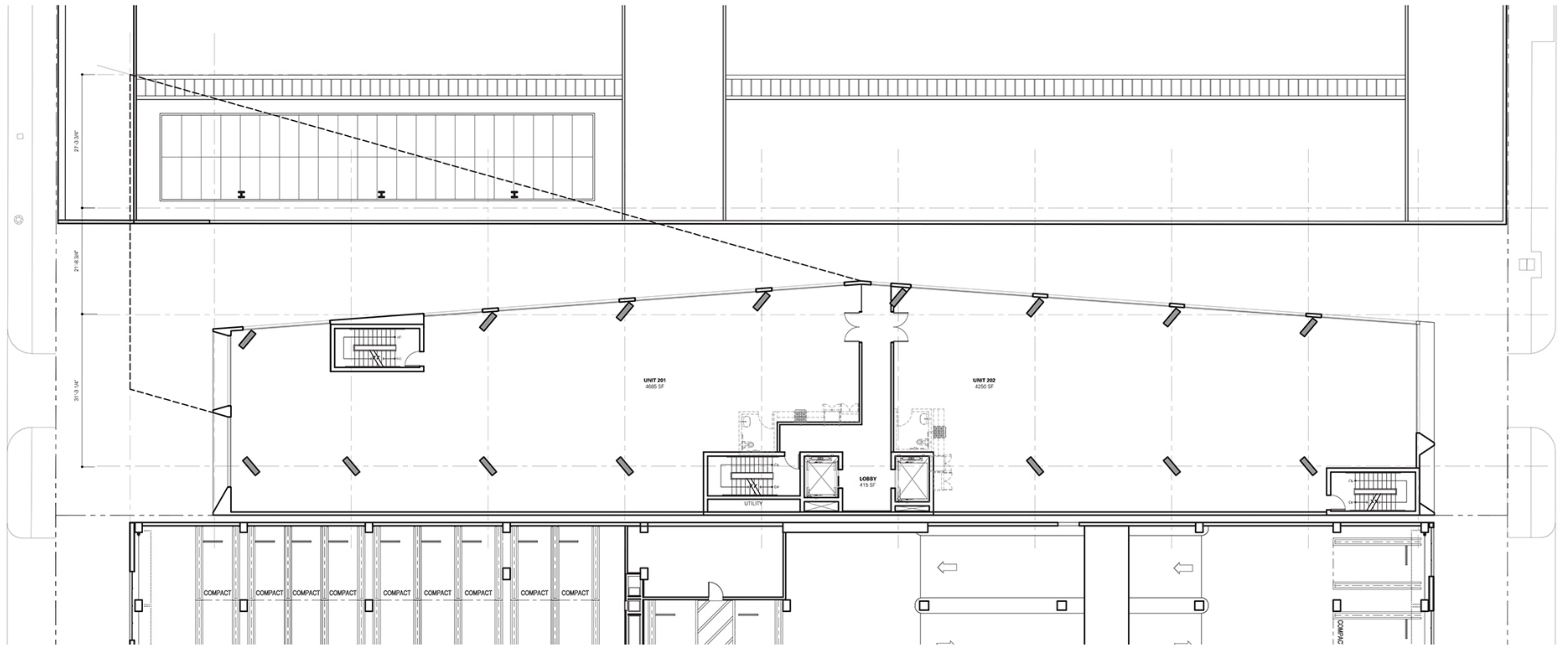
Lecture no. 328



GROUND FLOOR PLAN

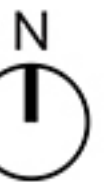
FLOOR AREA: 120 SF

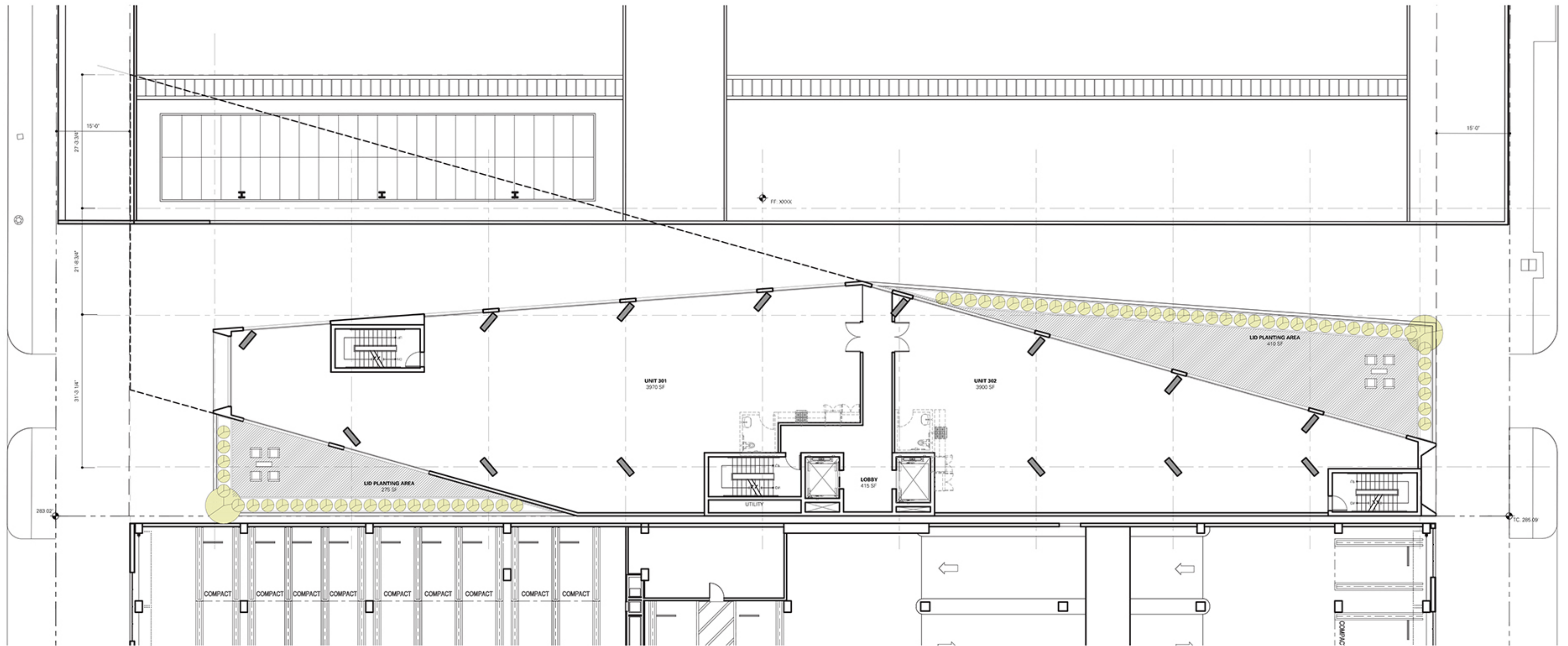




SECOND FLOOR PLAN

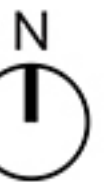
FLOOR AREA: 10,000 SF

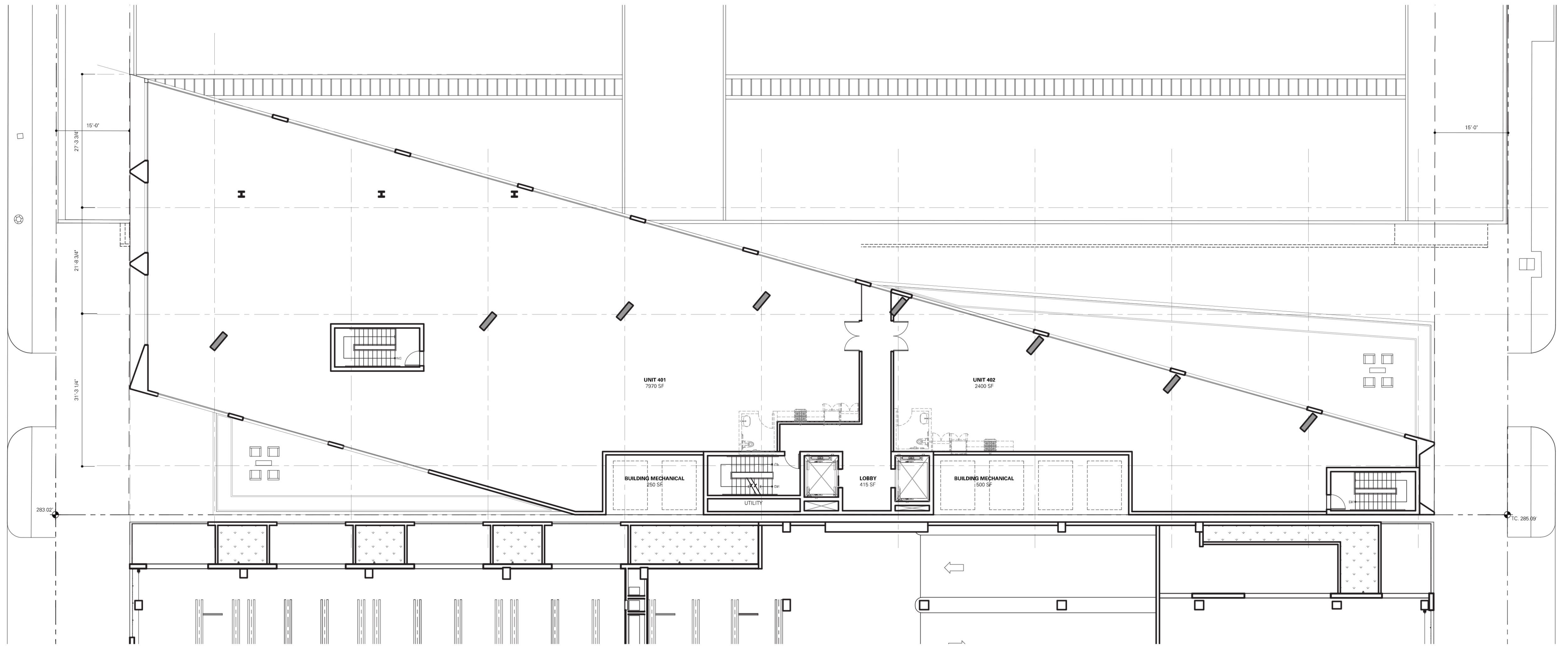




THIRD FLOOR PLAN

FLOOR AREA: 8,020 SF

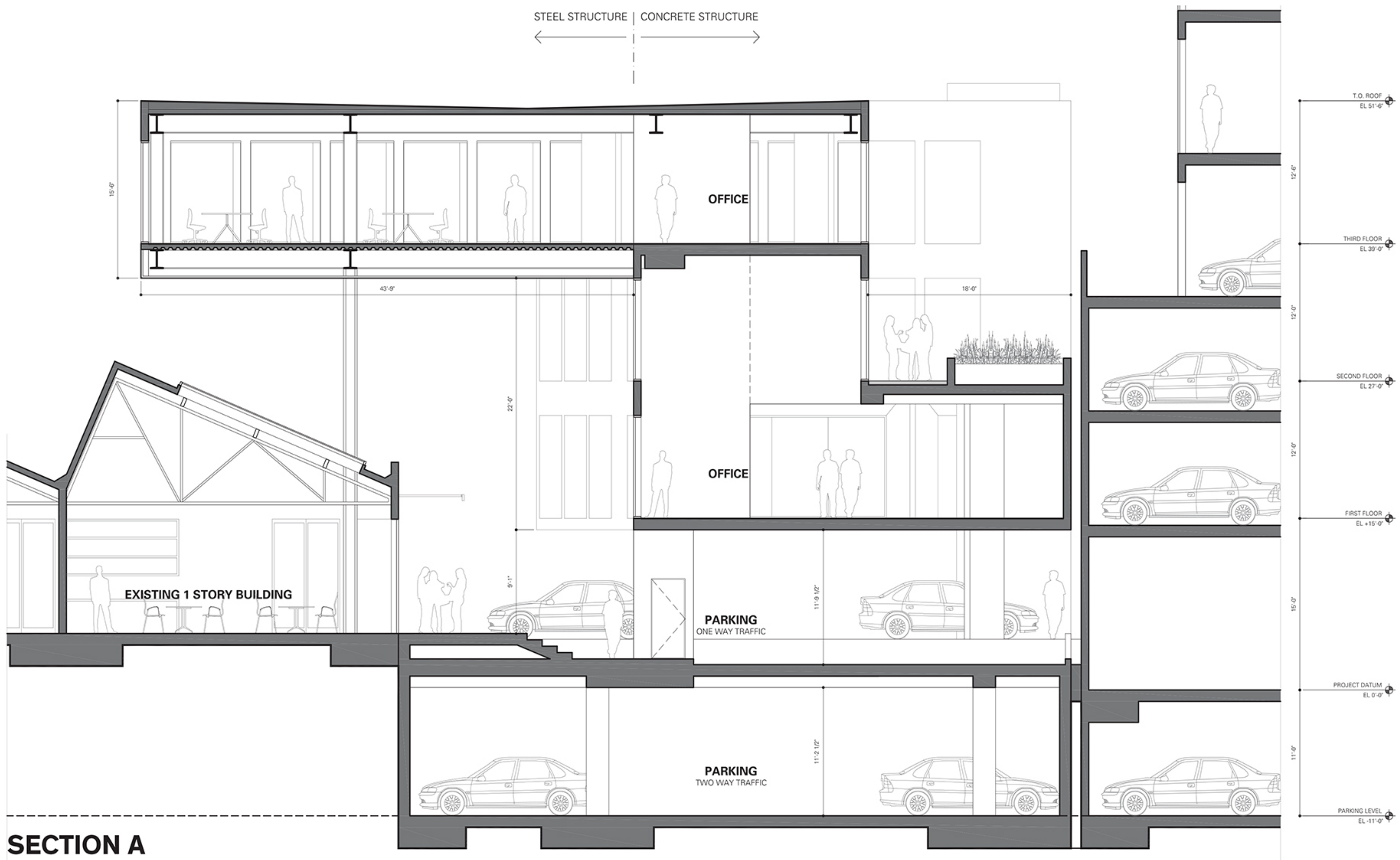




FOURTH FLOOR PLAN

FLOOR AREA: 11,300 SF





SECTION A



Lecture no. 328



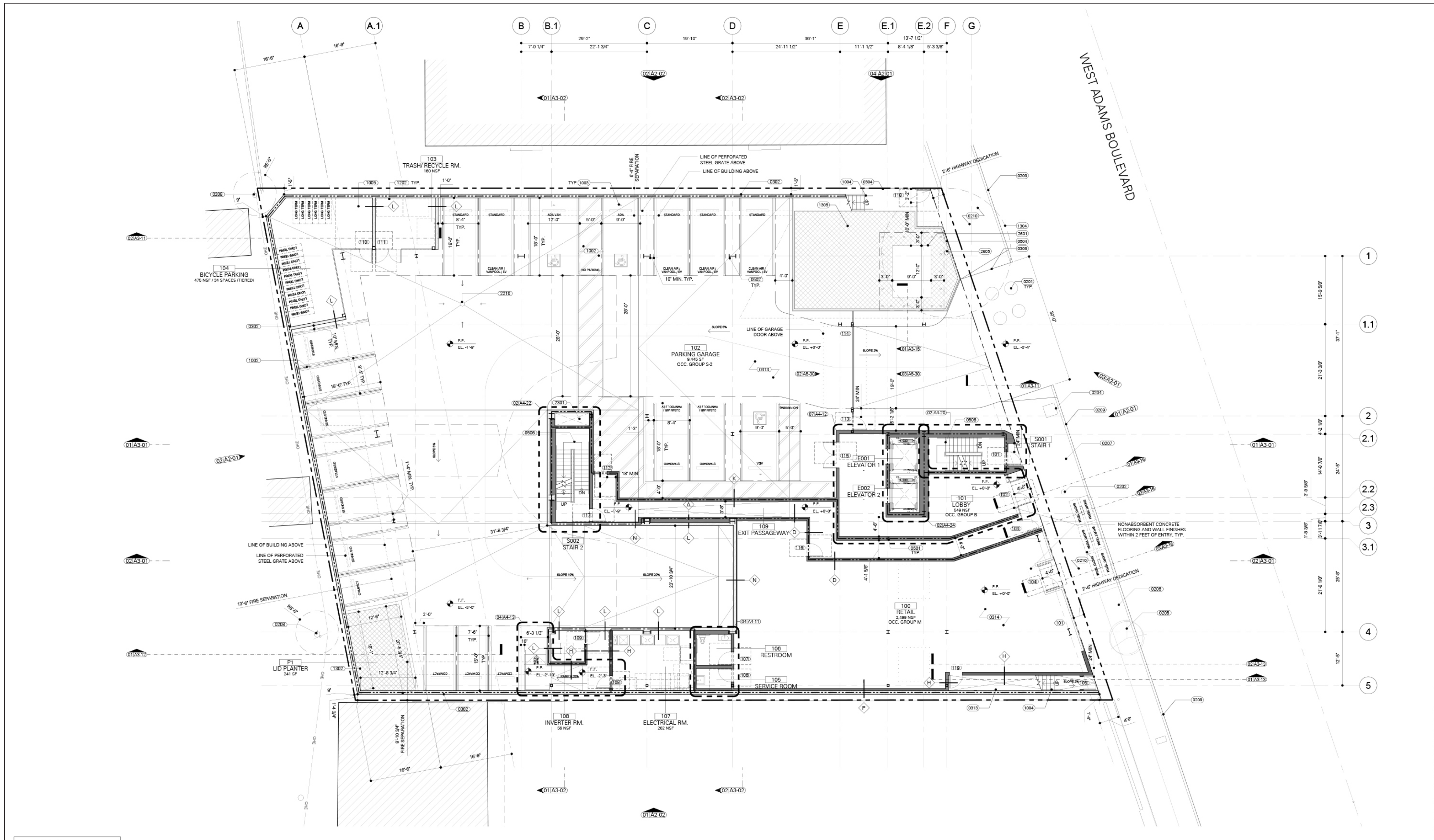
Infill Office Building / Site Aerial



Cyan Zbra, 2018



Lecture no. 328



El Segundo, CA 90245
213.229.9700

MEP ENGINEER
INNOVATIVE ENGINEERING GROUP, INC.
2301 Davidson Drive, 2nd Floor
Montreay Park, CA 91754
323.262.9199

CIVIL ENGINEER
JOHN LABB + ASSOCIATES
318 Main Street
El Segundo, CA 90245
213.229.9700

TITLE 24
INNOVATIVE ENGINEERING GROUP, INC.
2301 Davidson Drive, 2nd Floor
Montreay Park, CA 91754
323.262.9199

LANDSCAPE ARCHITECTURE
LINK LANDSCAPE ARCHITECTURE
3302 Beverly Avenue
Long Beach, CA 90805
562.982.4400

PERMIT SET

FEB. 14, 2019

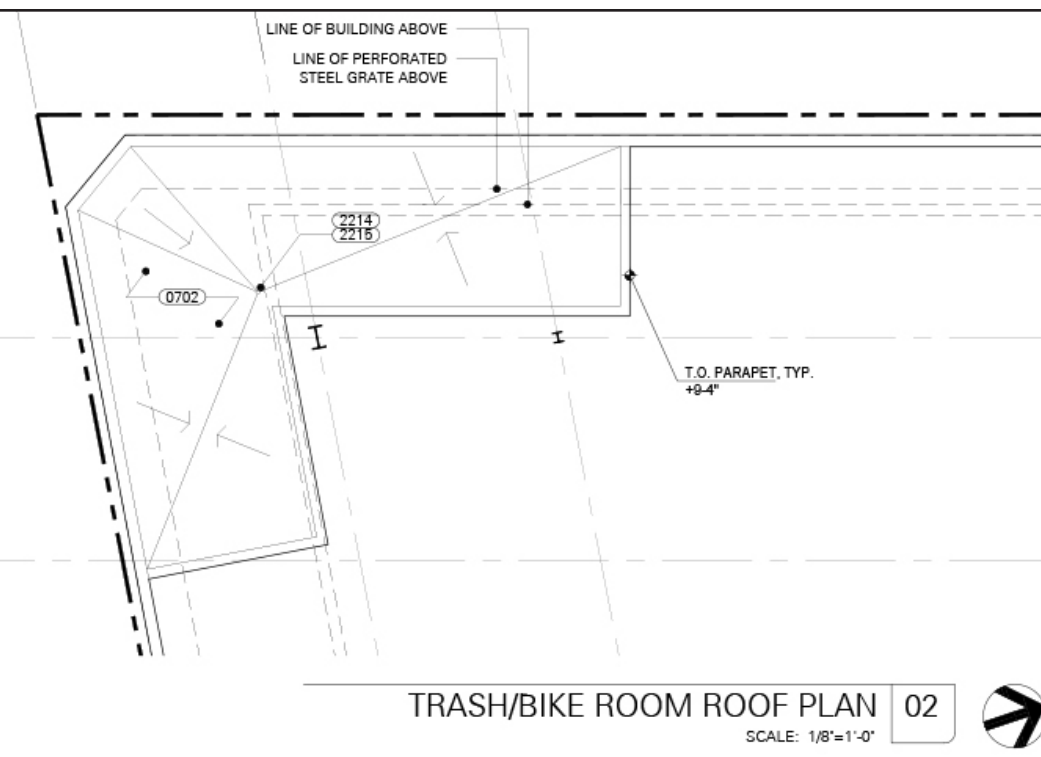
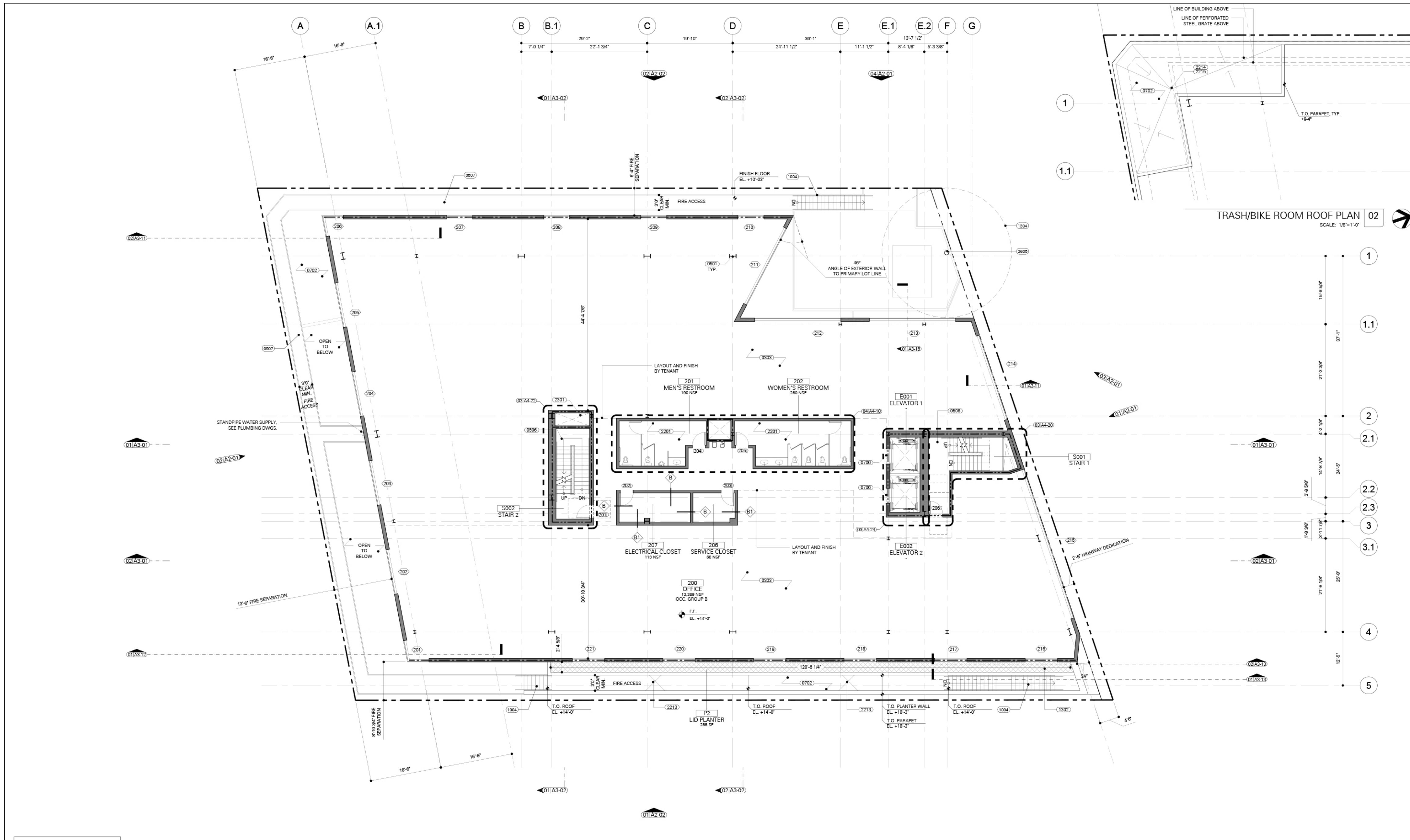
5600 WEST ADAMS BLVD.

NOTE:
The drawings and specifications and ideas, designs and arrangements represented thereby are and shall remain the property of the architect and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Keyplan:

Date	Issue
02.20.18	50% SD
03.19.18	100% SD
05.15.18	90% DD
05.27.18	100% DD

Ground Floor Plan



El Segundo, CA 90245
213.229.9700

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LANDSCAPE ARCHITECTURE
LINK LANDSCAPE ARCHITECTURE
3302 Beverly Avenue
Long Beach, CA 90805
562.982.4400

PERMIT SET

FEB. 14, 2019

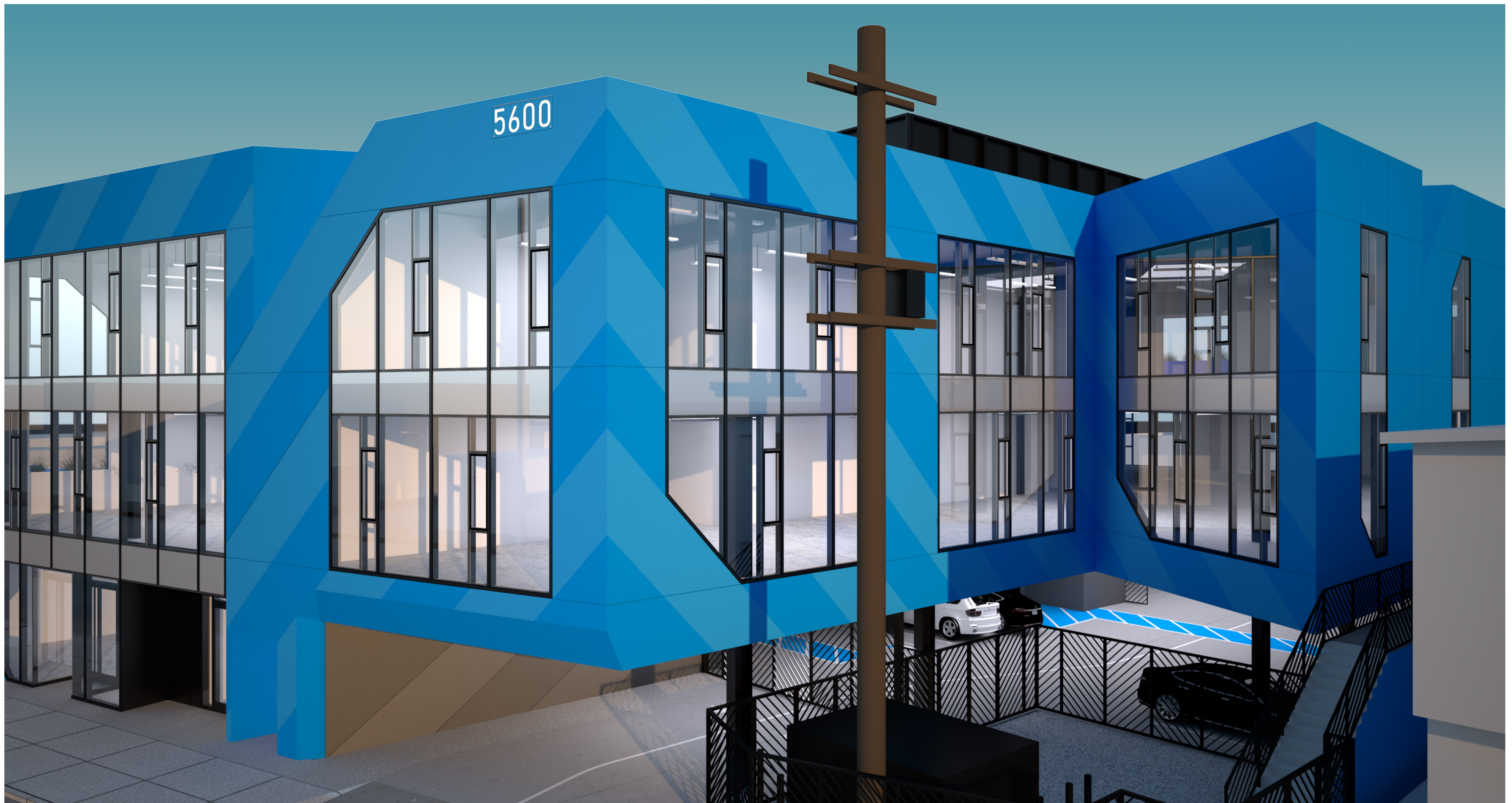
Product Name: 5600 WEST ADAMS BLVD.

NOTE:
The drawings and specifications and ideas, designs and arrangements represented thereby are and shall remain the property of the architect and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Keyplan:

Date	Issue
02.20.18	50% SD
03.19.18	100% SD
05.15.18	90% DD
05.27.18	100% DD

Level Two Plan

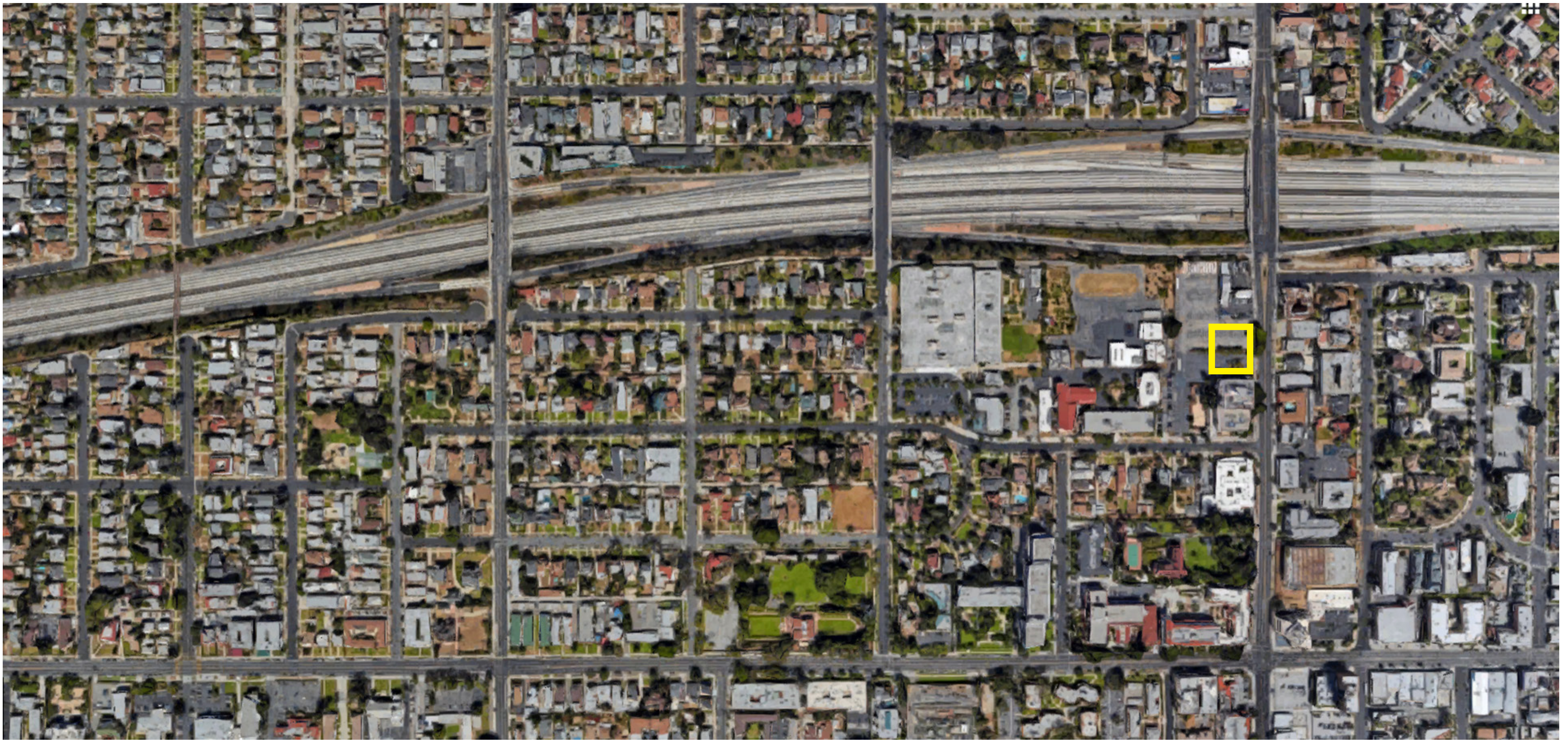


Carlow Centre for Art, 2002

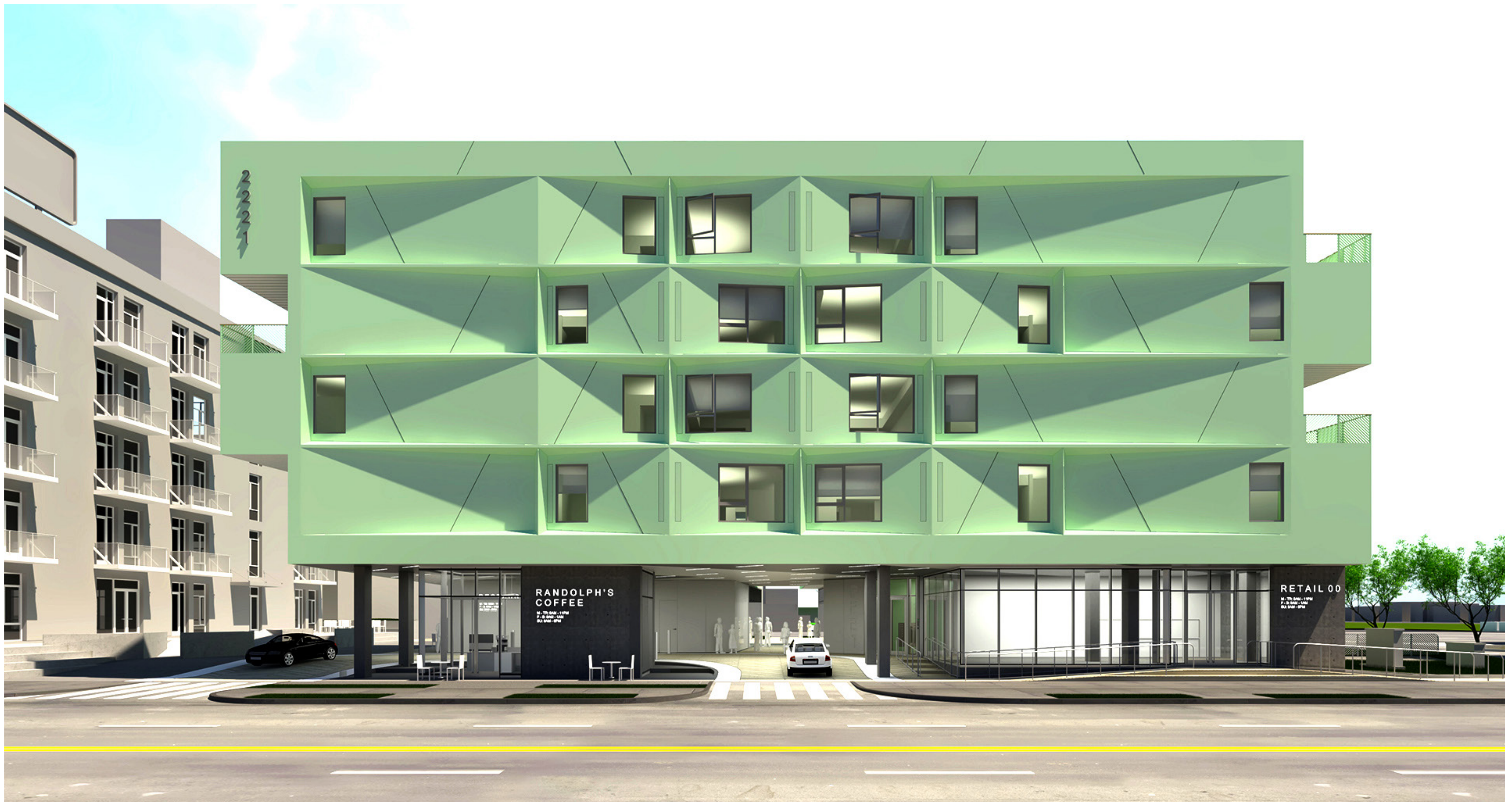


Lecture no. 328









Lecture no. 328



Lecture no. 328





Lecture no. 328



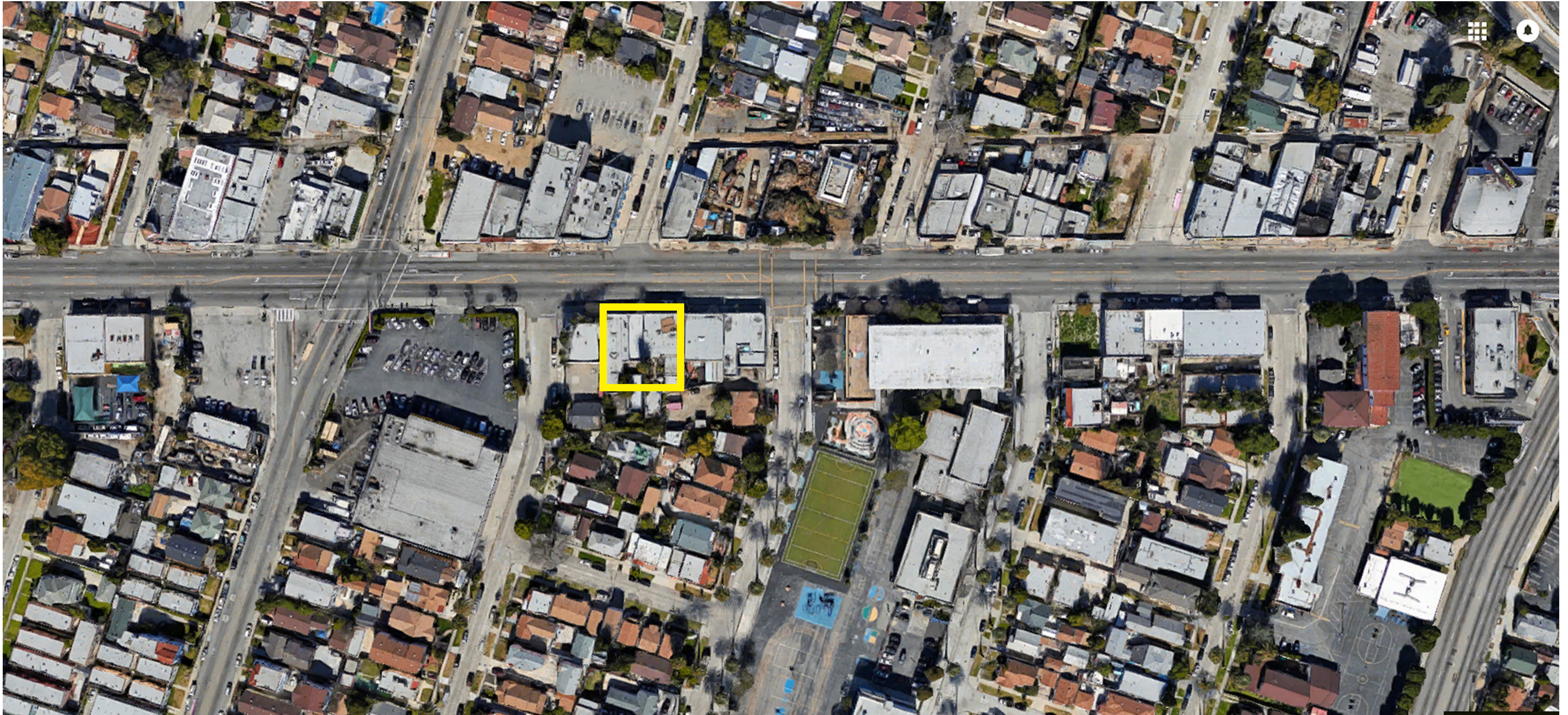
Lecture no. 328



Lecture no. 328

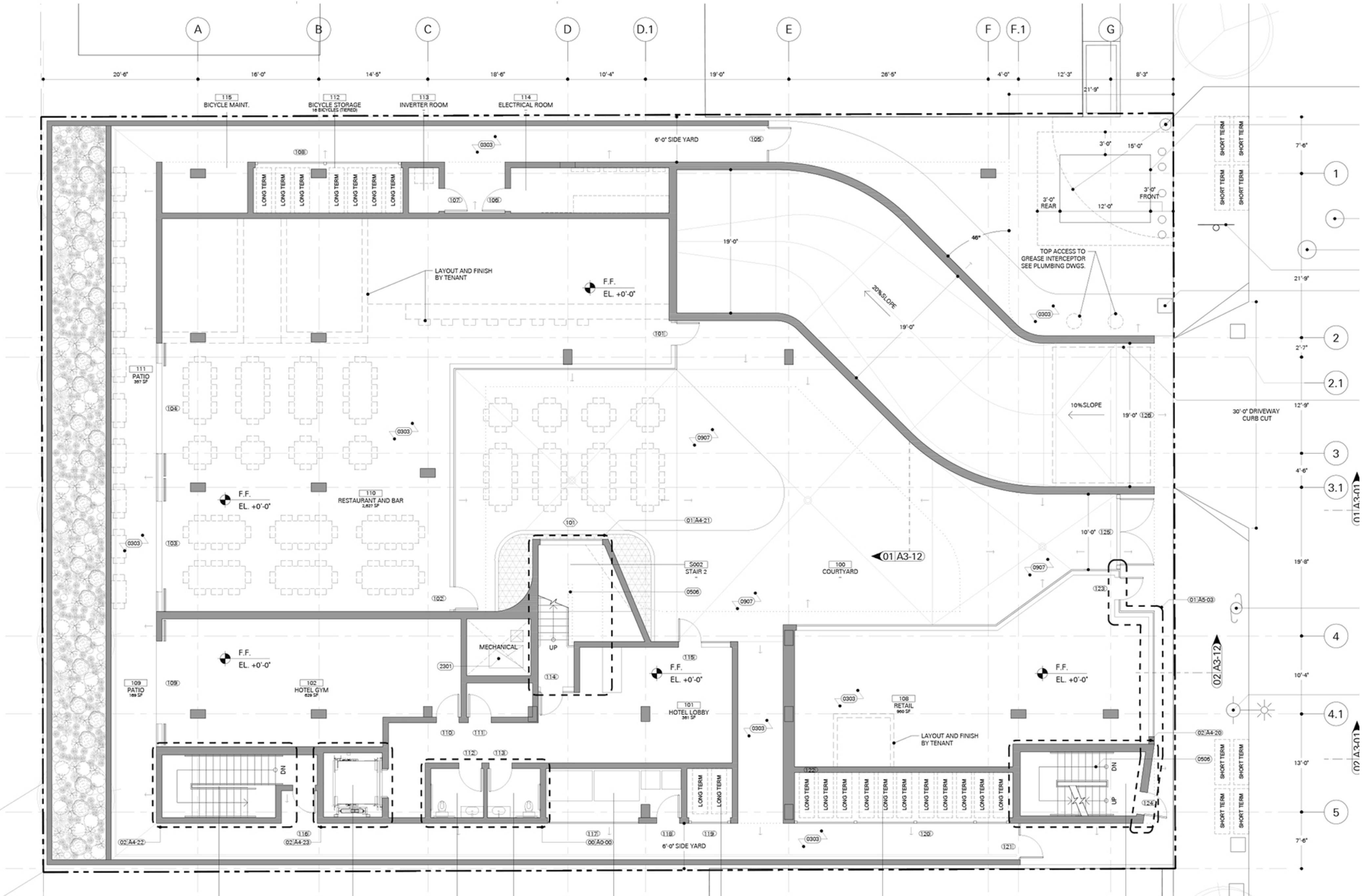


Lecture no. 328



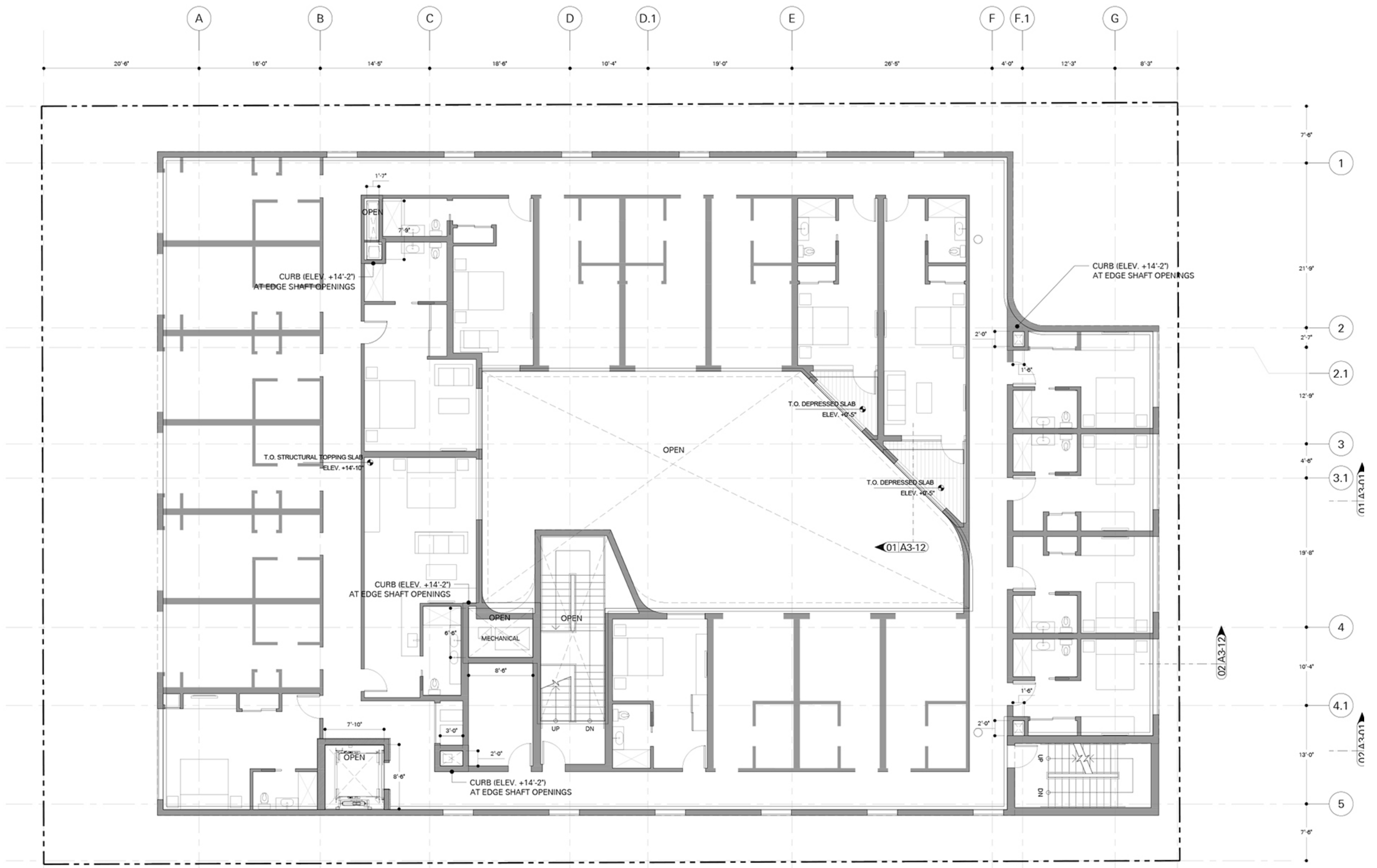
Infill Hotel / Site Aerial





Ground Floor Plan



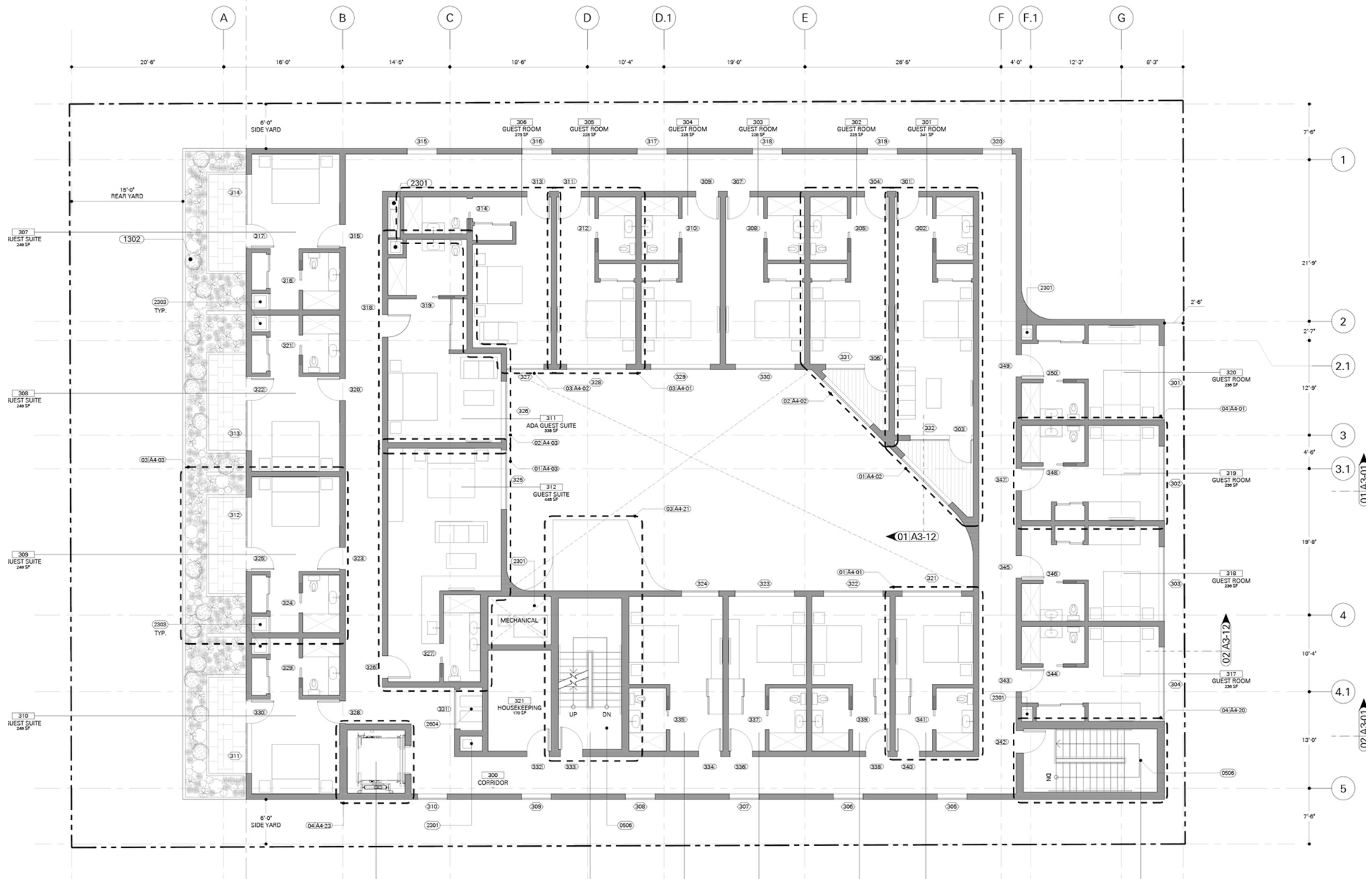


2nd Floor Plan



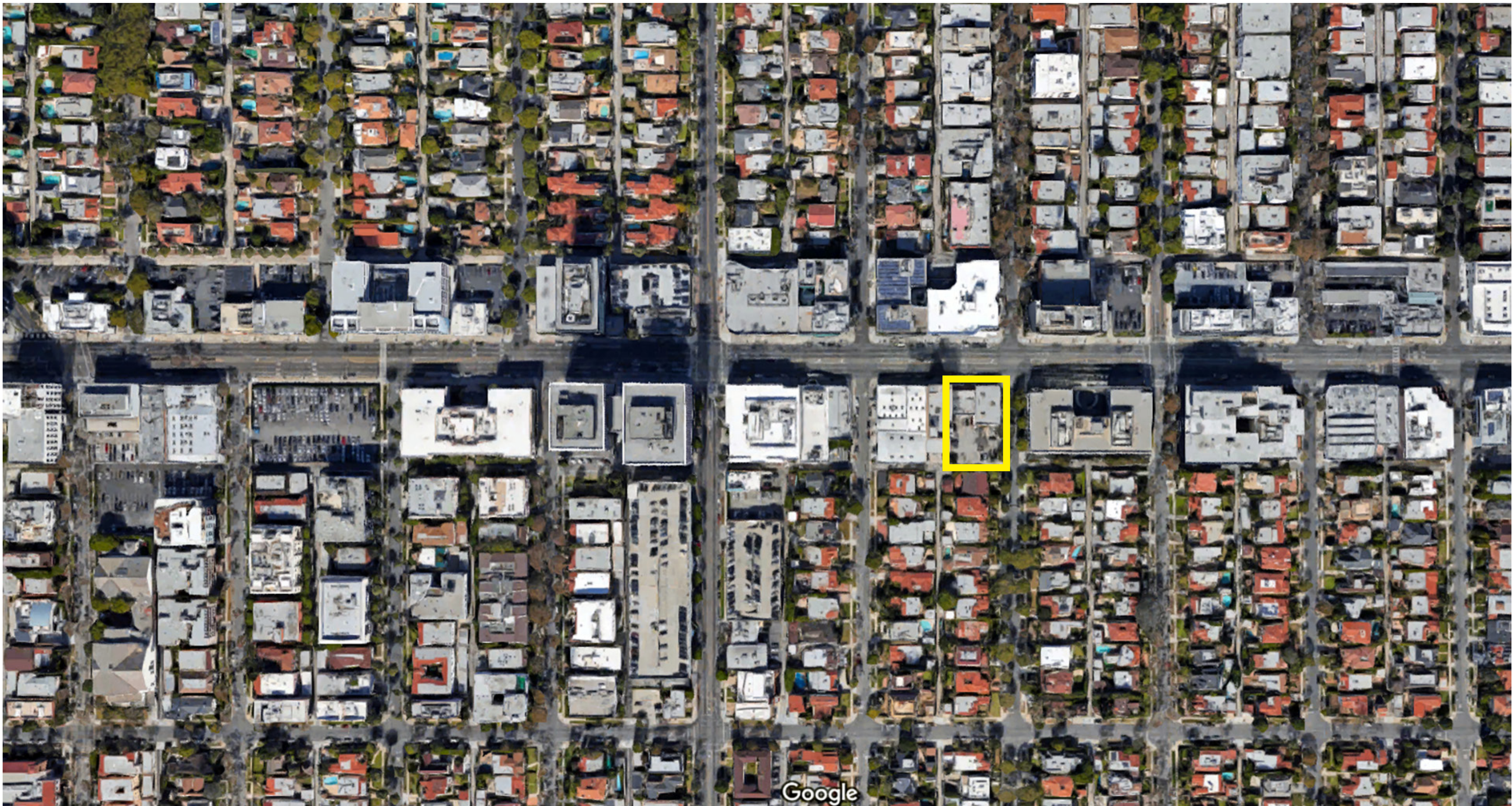
Lecture no. 328





3rd Floor Plan





Google

Wilshire Boulevard / Beverly Hills



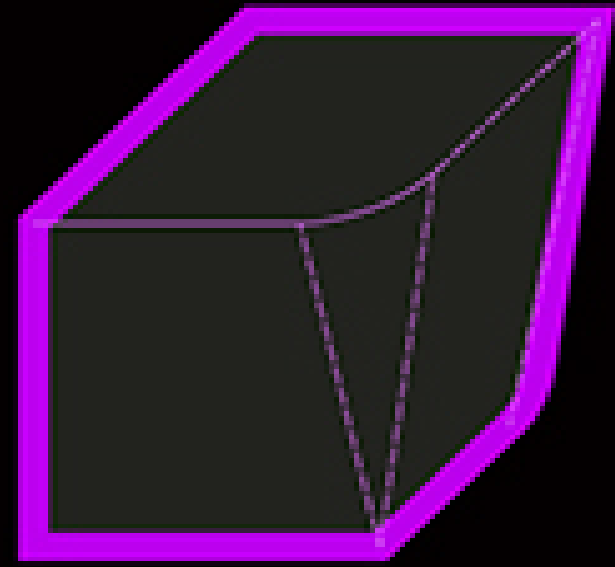
9000 Wilshire, 2017



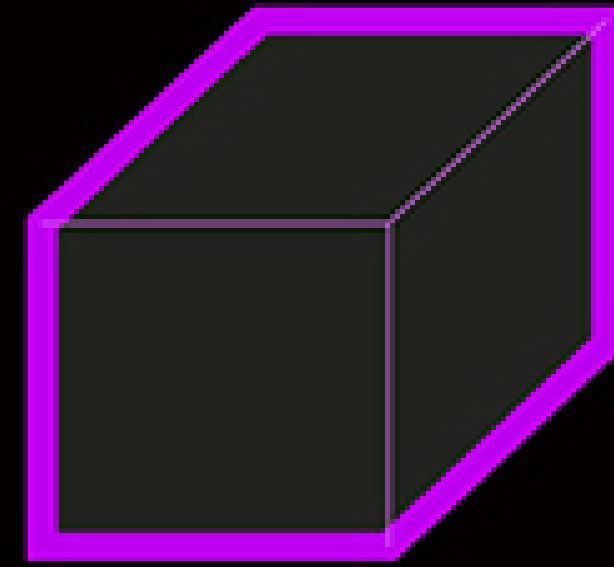
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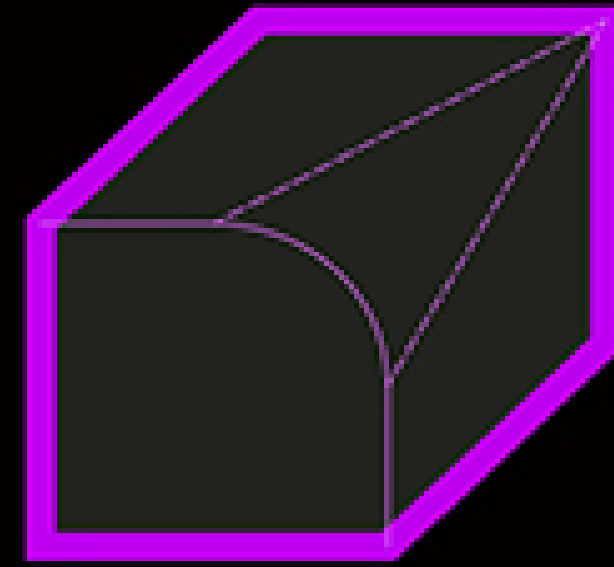
Lecture no. 328



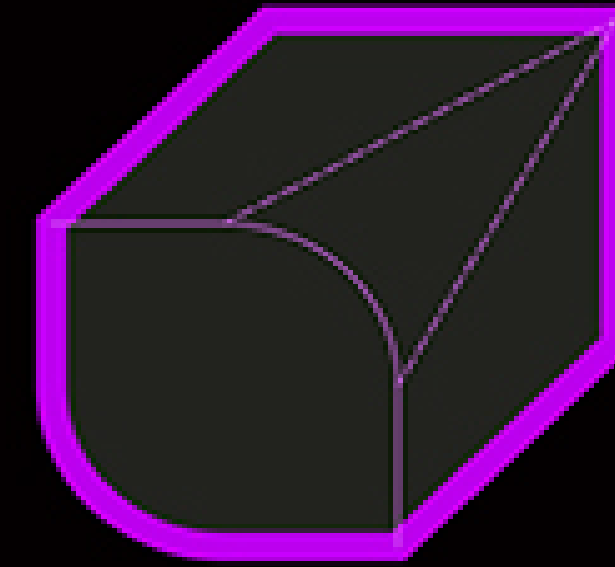
ORIGIN / P1V-CONE



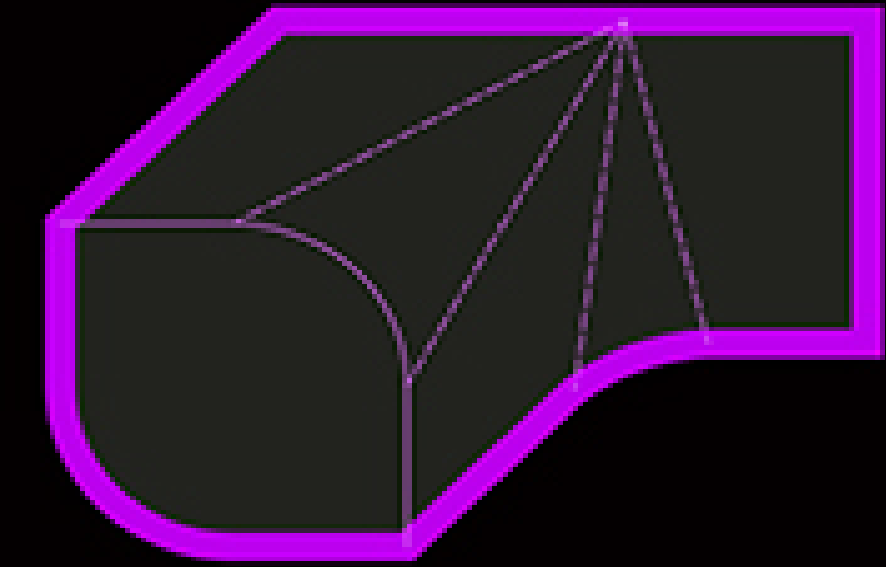
ORIGIN / CUBE 1



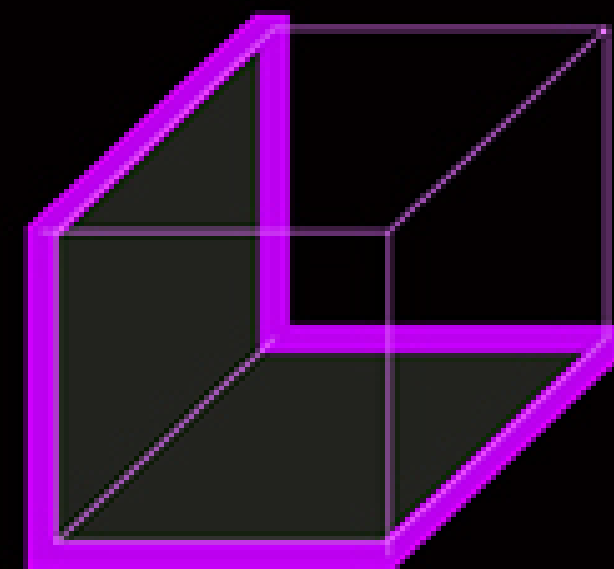
ORIGIN / E1HCONE



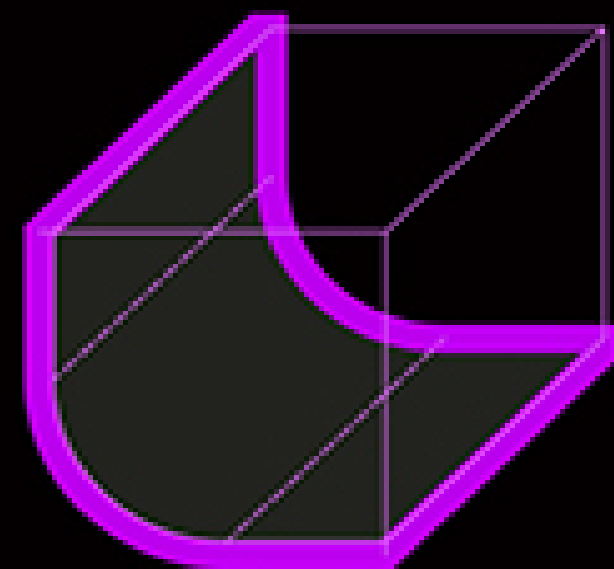
ORIGIN / E2HCONES



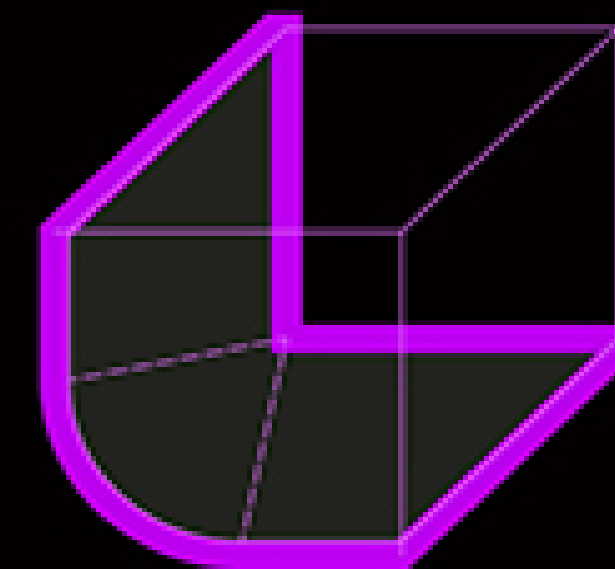
ORIGIN / E2HCONES + P1VCONE



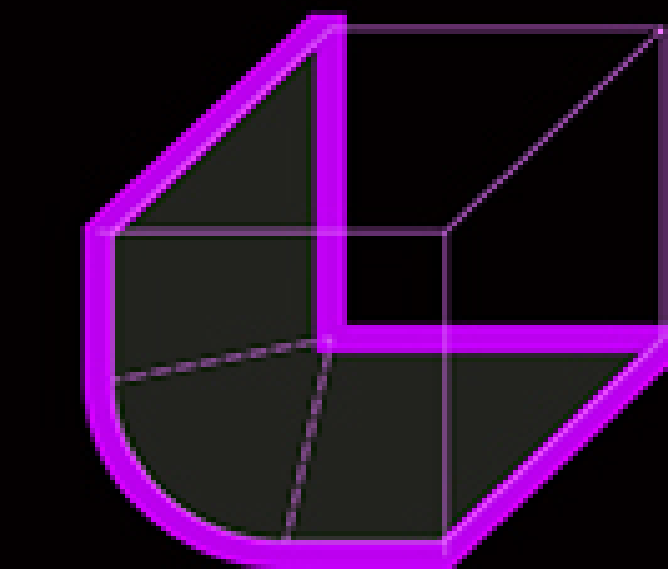
ORIGIN / 90_2PL



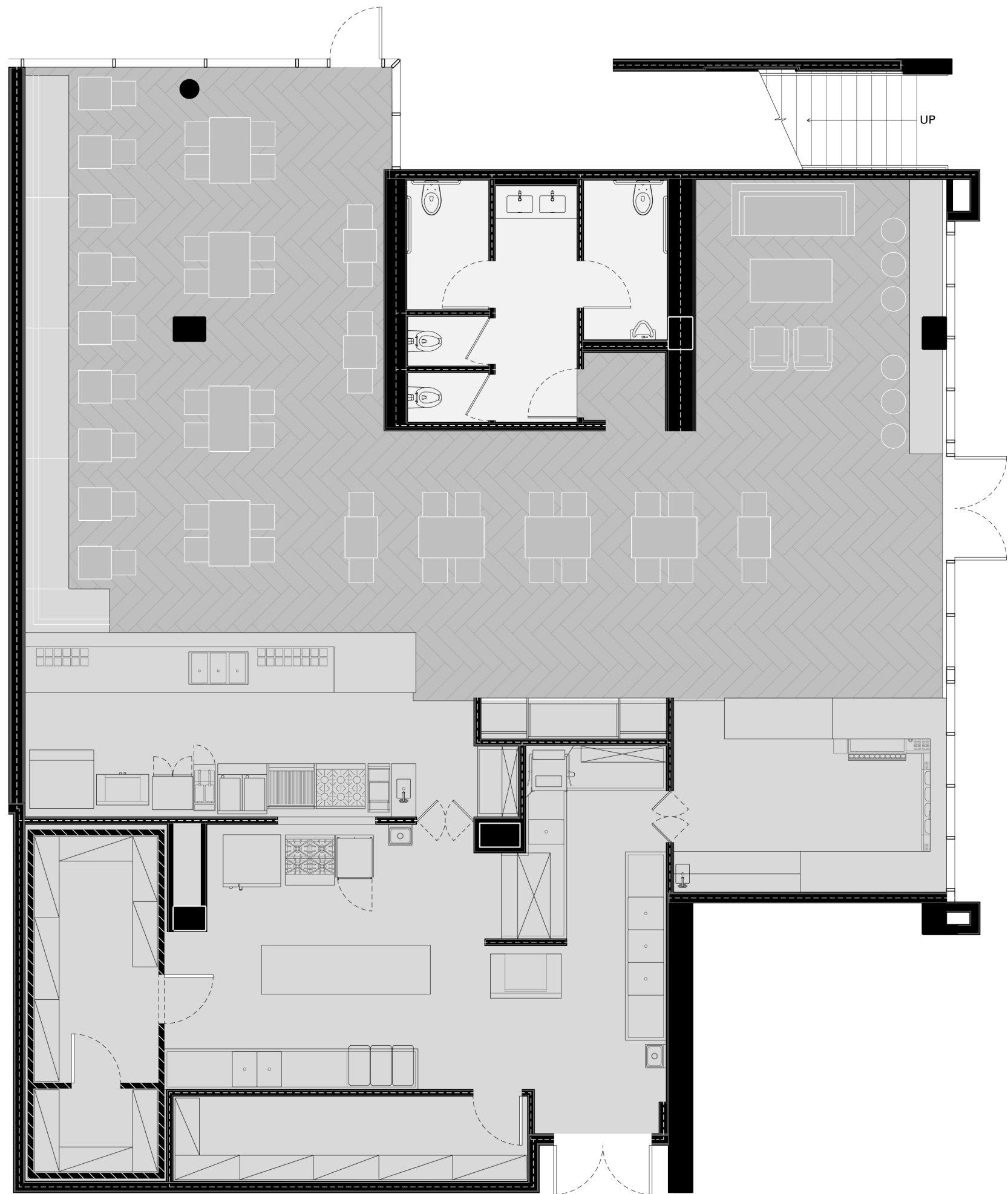
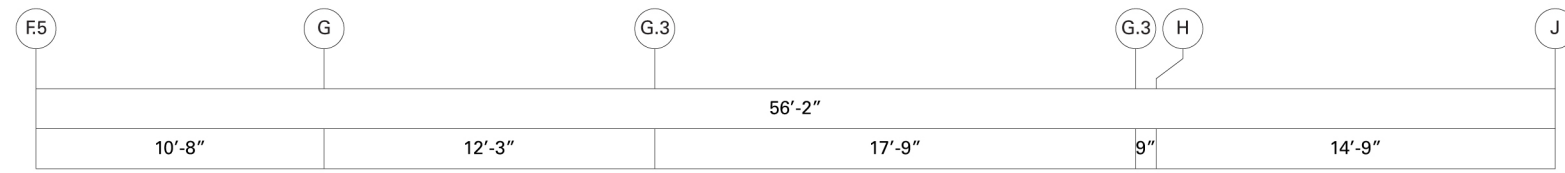
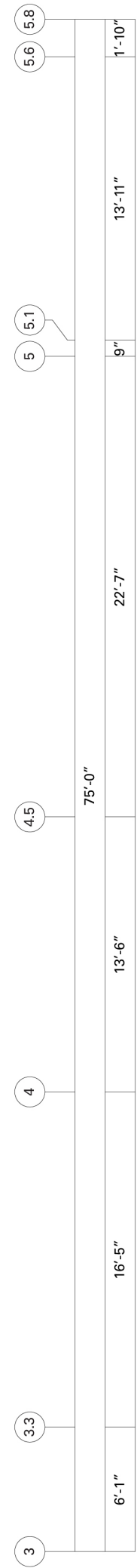
ORIGIN / QCYL_2PL

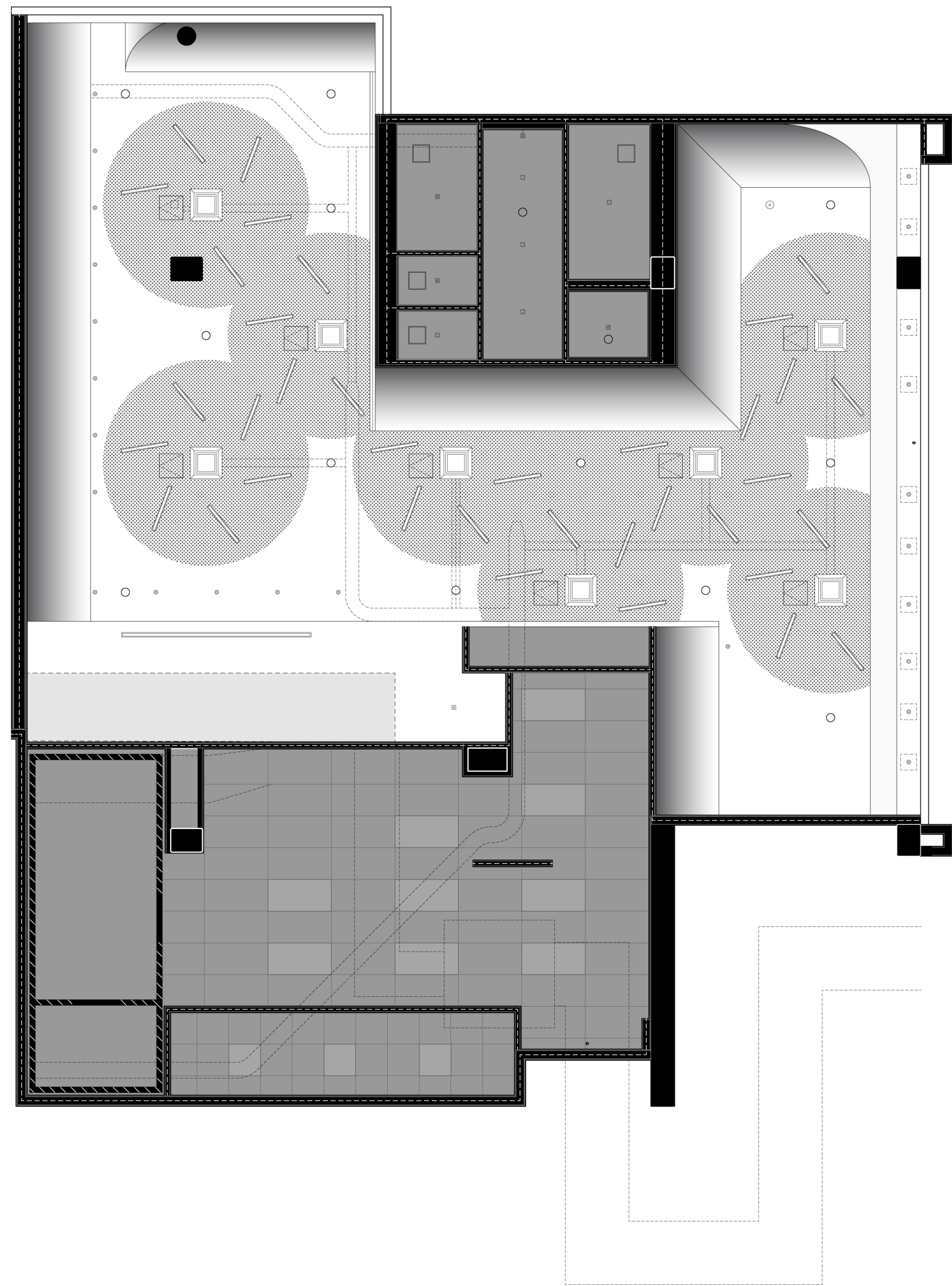
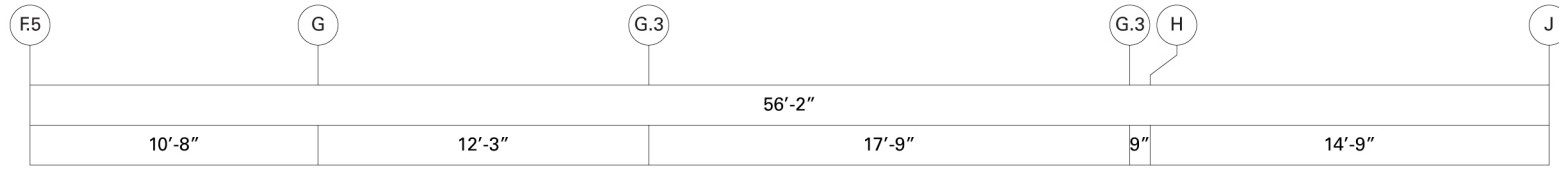
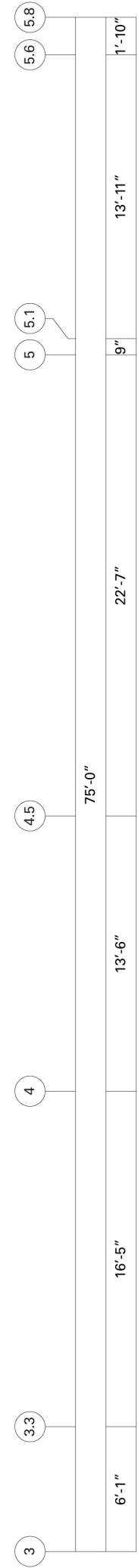


ORIGIN / E1HCONE_2PL



ORIGIN / E1HCONE_2PL







Lecture no. 328



Lecture no. 328



Lecture no. 328



Lecture no. 328



Lecture no. 325



Sycamore Arches, 2018



Lecture no. 328



Lecture no. 328



Lecture no. 328



Vancouver, BC

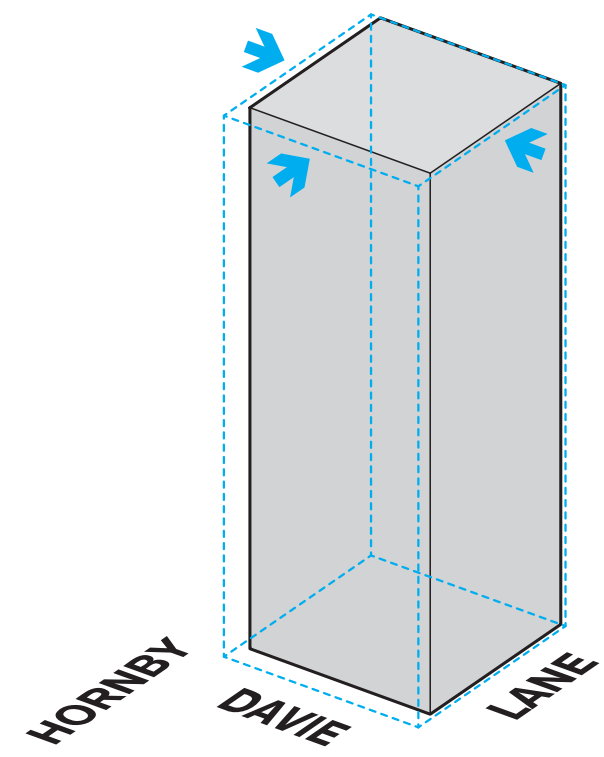


Tower D, 2019 / V 2.0



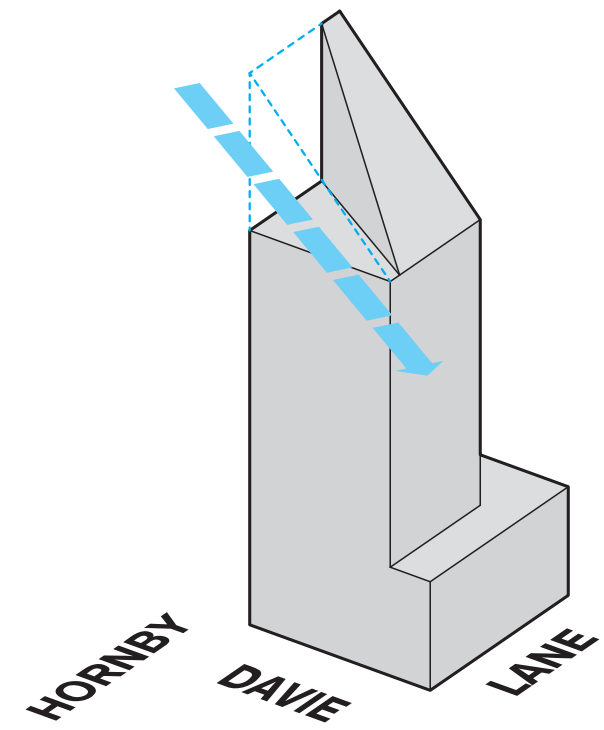


Mixed-Use Tower



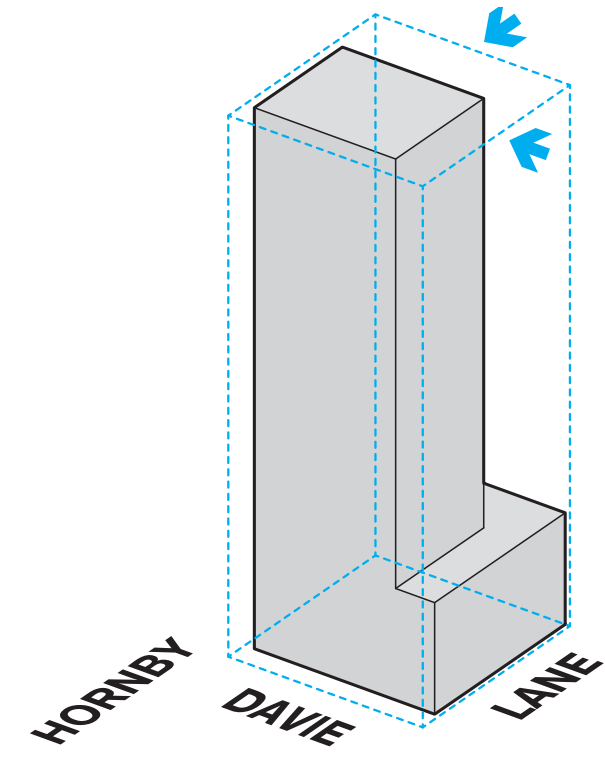
EXTRUSION OF FOOTPRINT

After required street setbacks and alignment to Tower C setback at lane, resultant footprint is extruded to maximum allowed height.



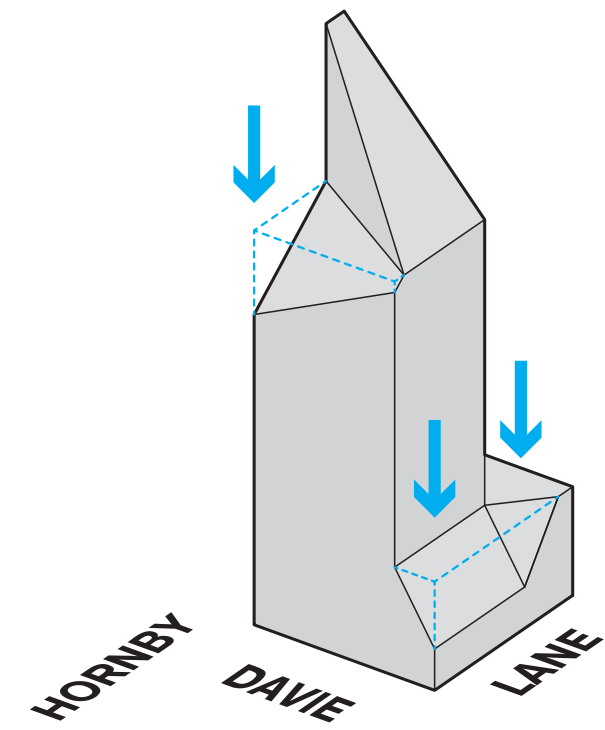
VIEW CONE ALLOWANCE

Tower is trimmed to allow for city view cone B1 (Charleston Seawall to Lions)



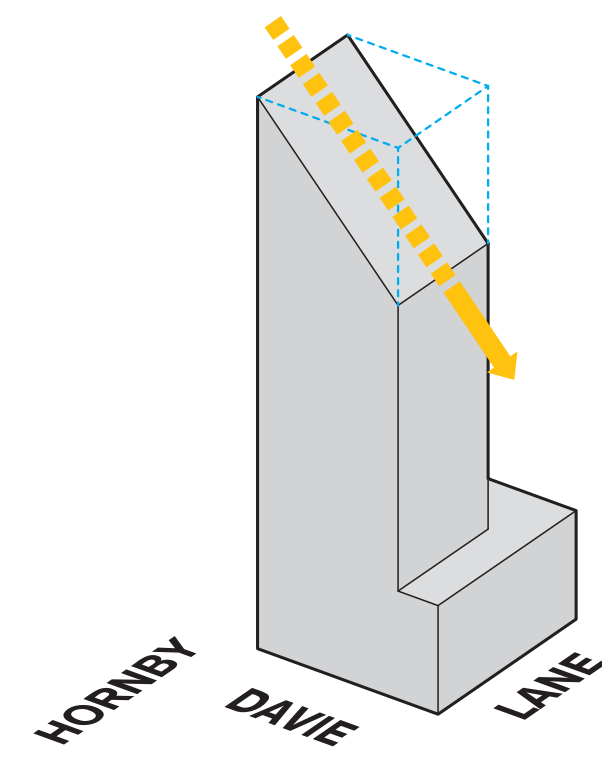
TOWER SETBACKS

80' tower separation to Tower C and 65' tower separation to office building to project west across the lane is provided.



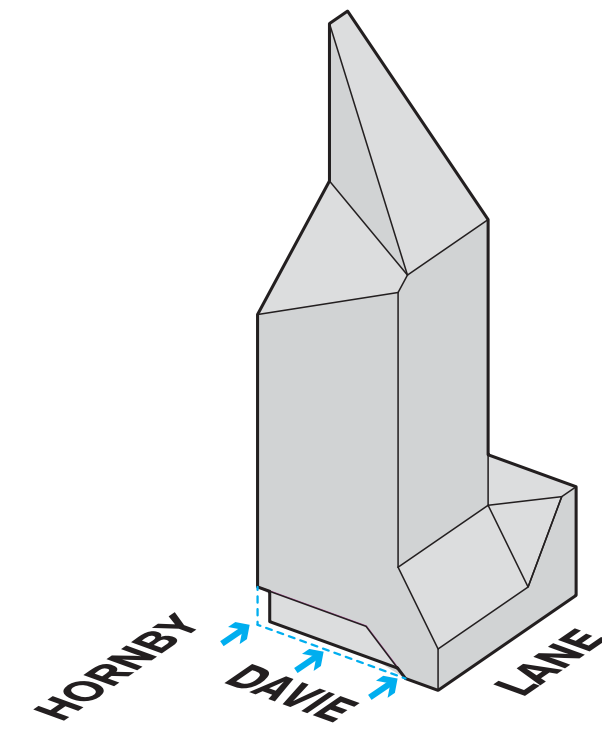
ARCHITECTURAL SLOPING

Triangular form resulting from daylight and view allowances is integrated into the design of the project to provide large amounts of green space.



SHADOW ALLOWANCE

Tower is trimmed to allow daylight onto and avoid shadow on northwest corner of intersection at Burrard and Davie per City comments (see page 25).



STREET LEVEL ACTIVATION

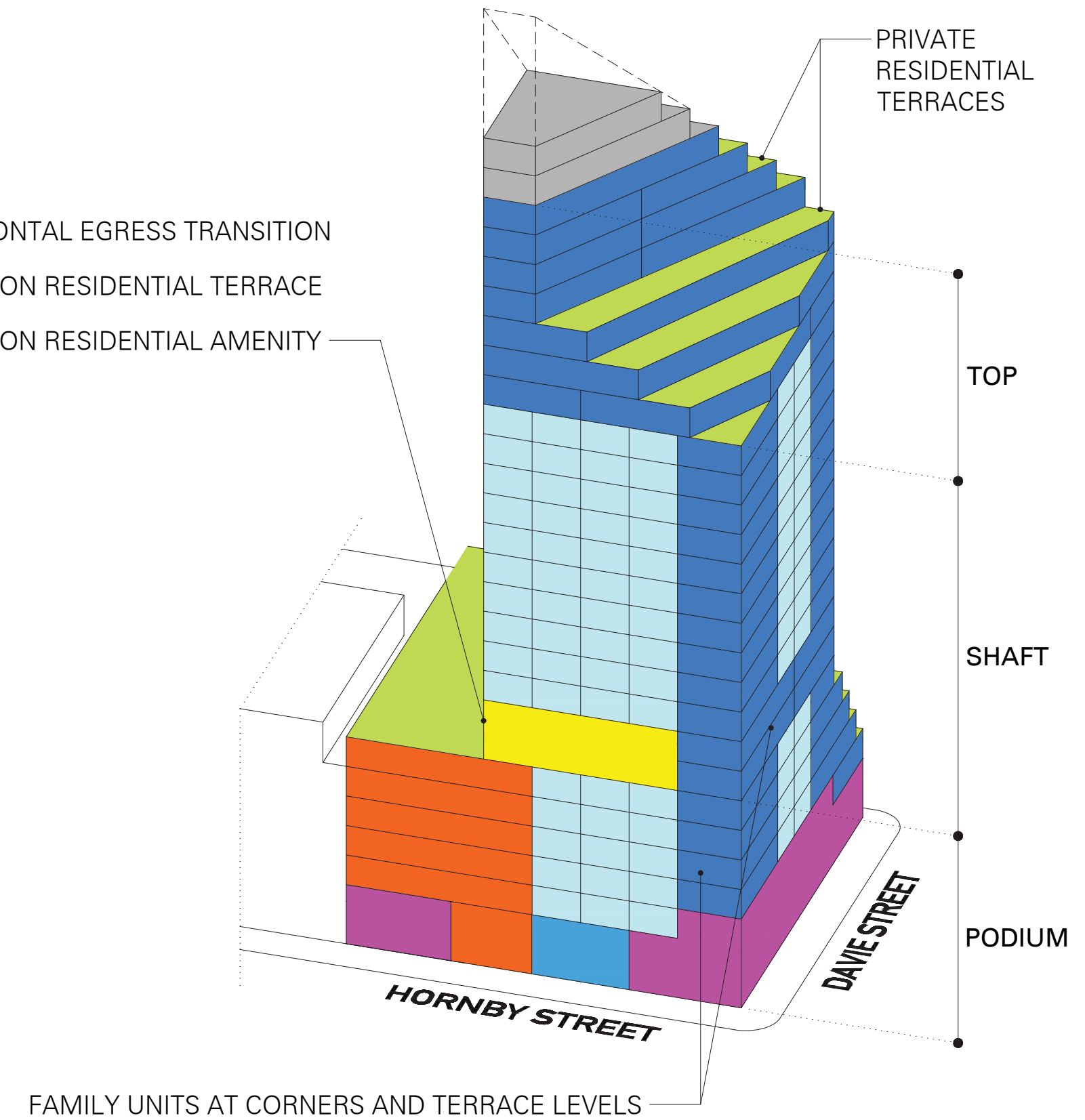
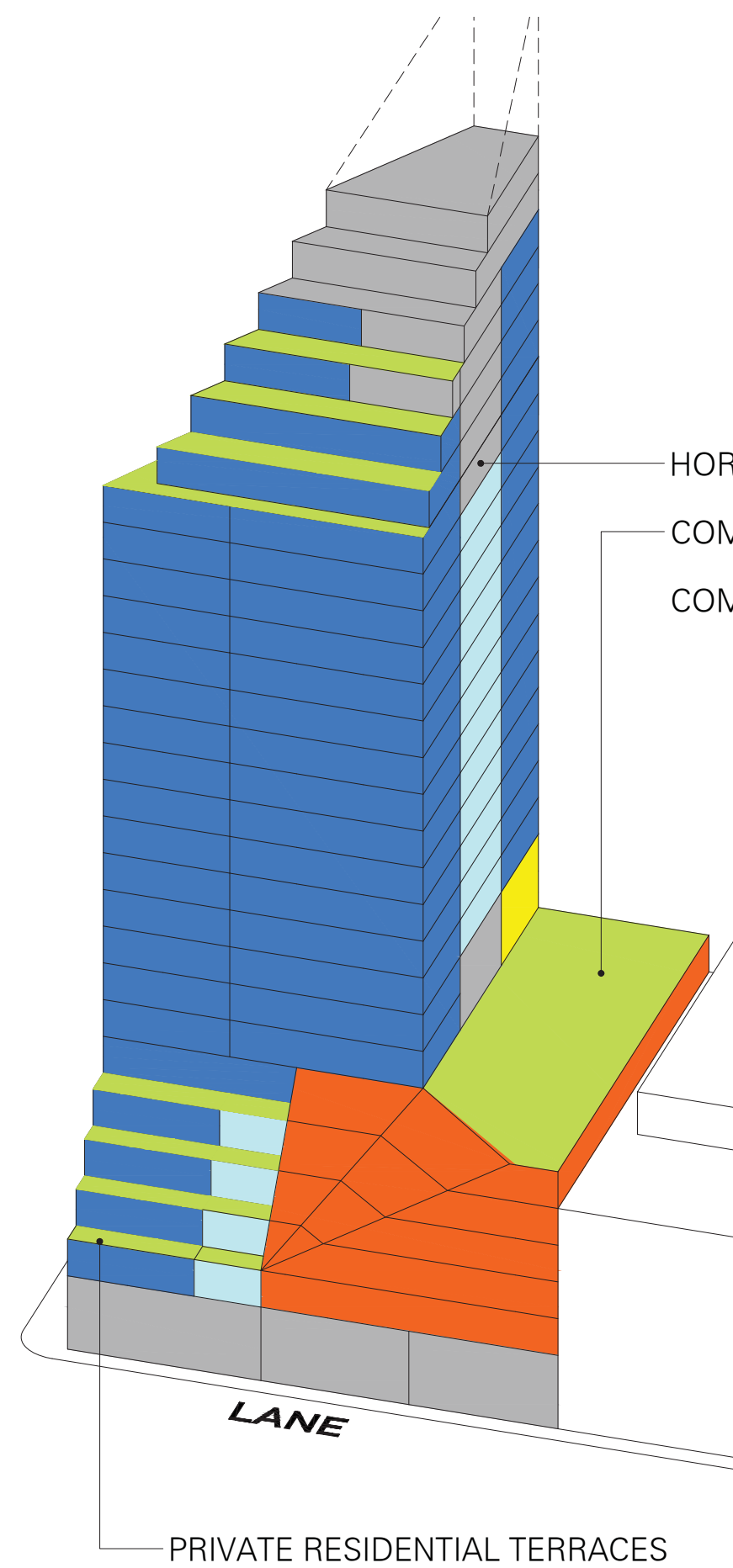
Street-scaled space with landscaping is created along Davie Street and Hornby street.

MASSING GENERATION

The project takes on a triangular shape at its top to preserve views across the city and to maintain sunlight and air penetration onto the city streetscape. This shaping technique has been incorporated into the design of the project to provide a generous amount of residential terraces at both the tower and podium.



Mixed-Use Tower



- 1 AND 2-STORY RETAIL BUILDINGS

PROPOSED USE

- 158 RENTAL APARTMENTS
- 85 STUDIOS
- 13 ONE-BEDROOMS
- 45 TWO-BEDROOMS
- 15 THREE-BEDROOMS
- LARGE RESIDENTIAL TERRACES
- RESIDENTIAL AMENITY SPACE
- LANDSCAPED RESIDENTIAL TERRACES
- 31,350 FT² OFFICE SPACE
- 4,200 FT² RETAIL SPACE
- TOTAL DENSITY OF **11.00 FSR**

- 2+ BEDROOM APARTMENTS
- STUDIO / 1 BEDROOM APARTMENTS
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- OFFICE
- RETAIL
- RESIDENTIAL TERRACE
- BUILDING SERVICE



Lecture no. 328



Lecture no. 328

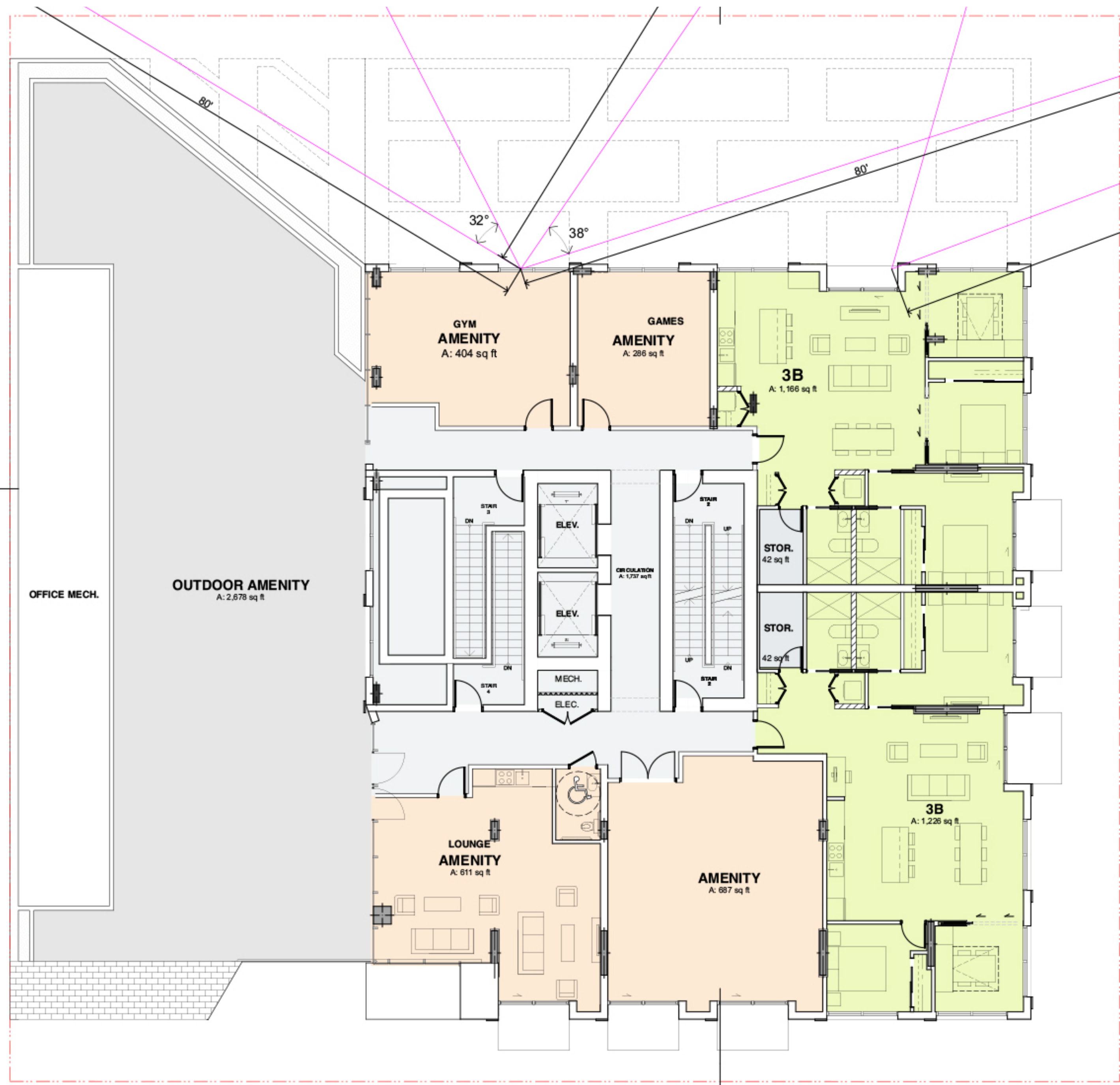


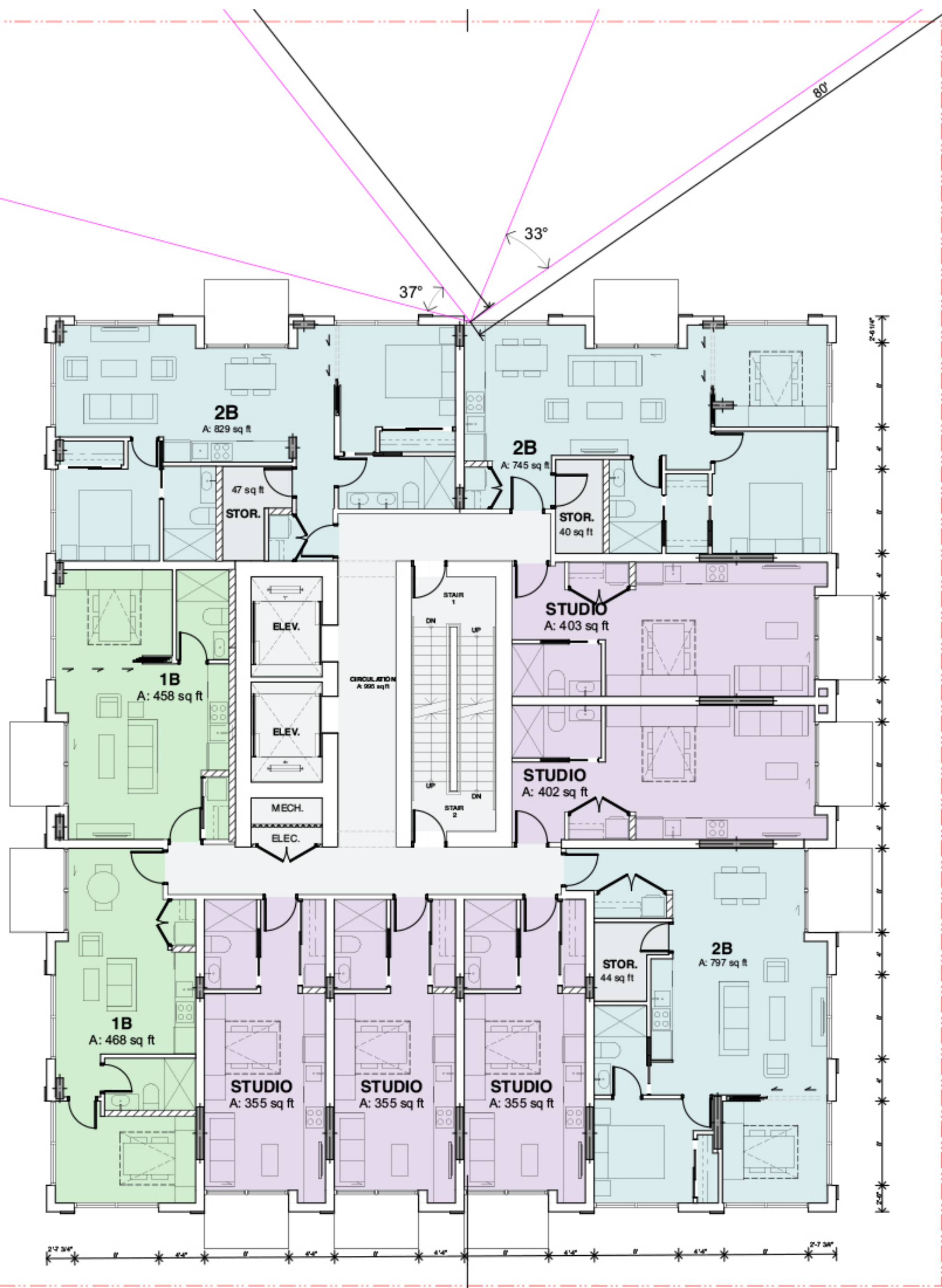
Lecture no. 328





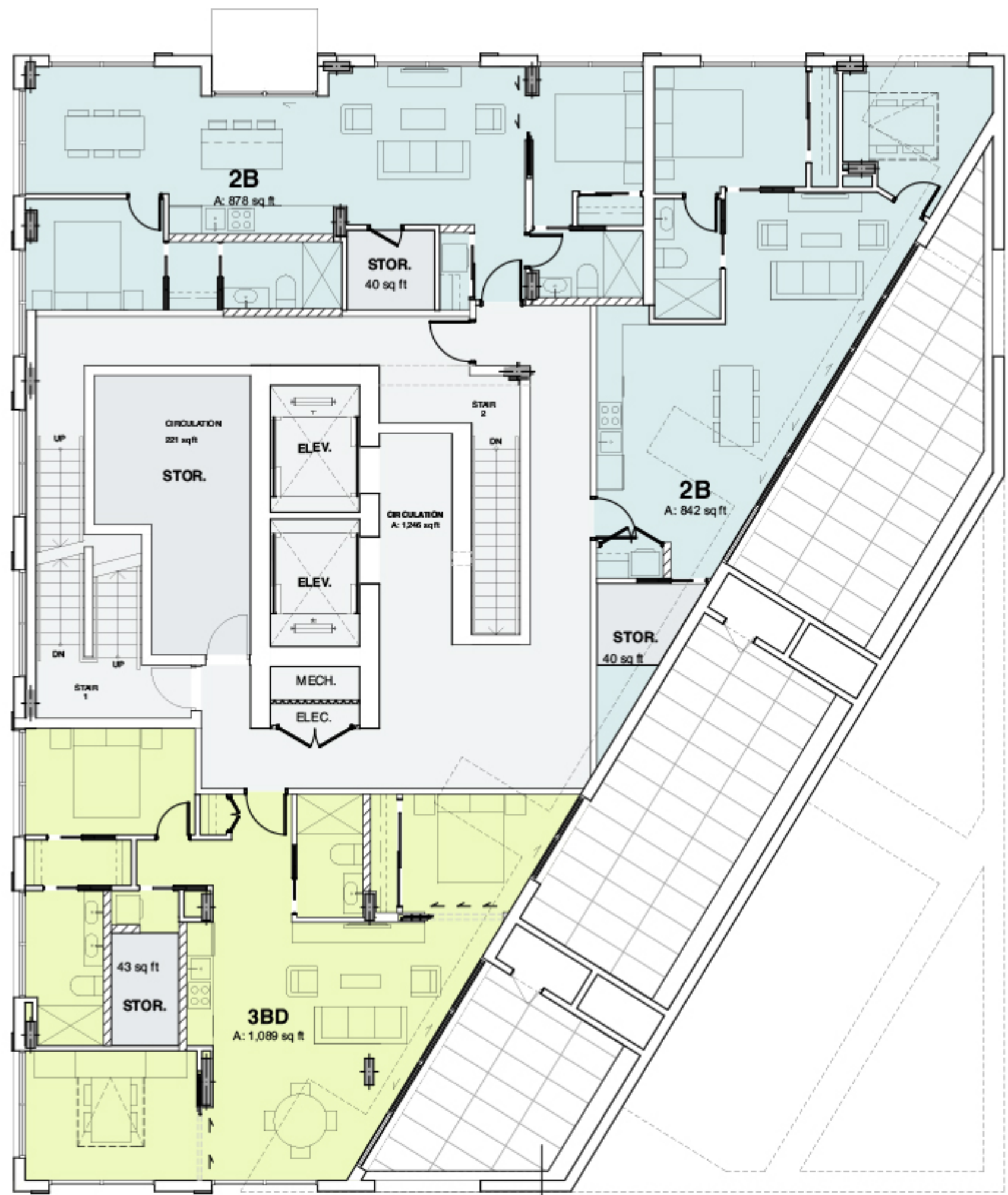
Lecture no. 328





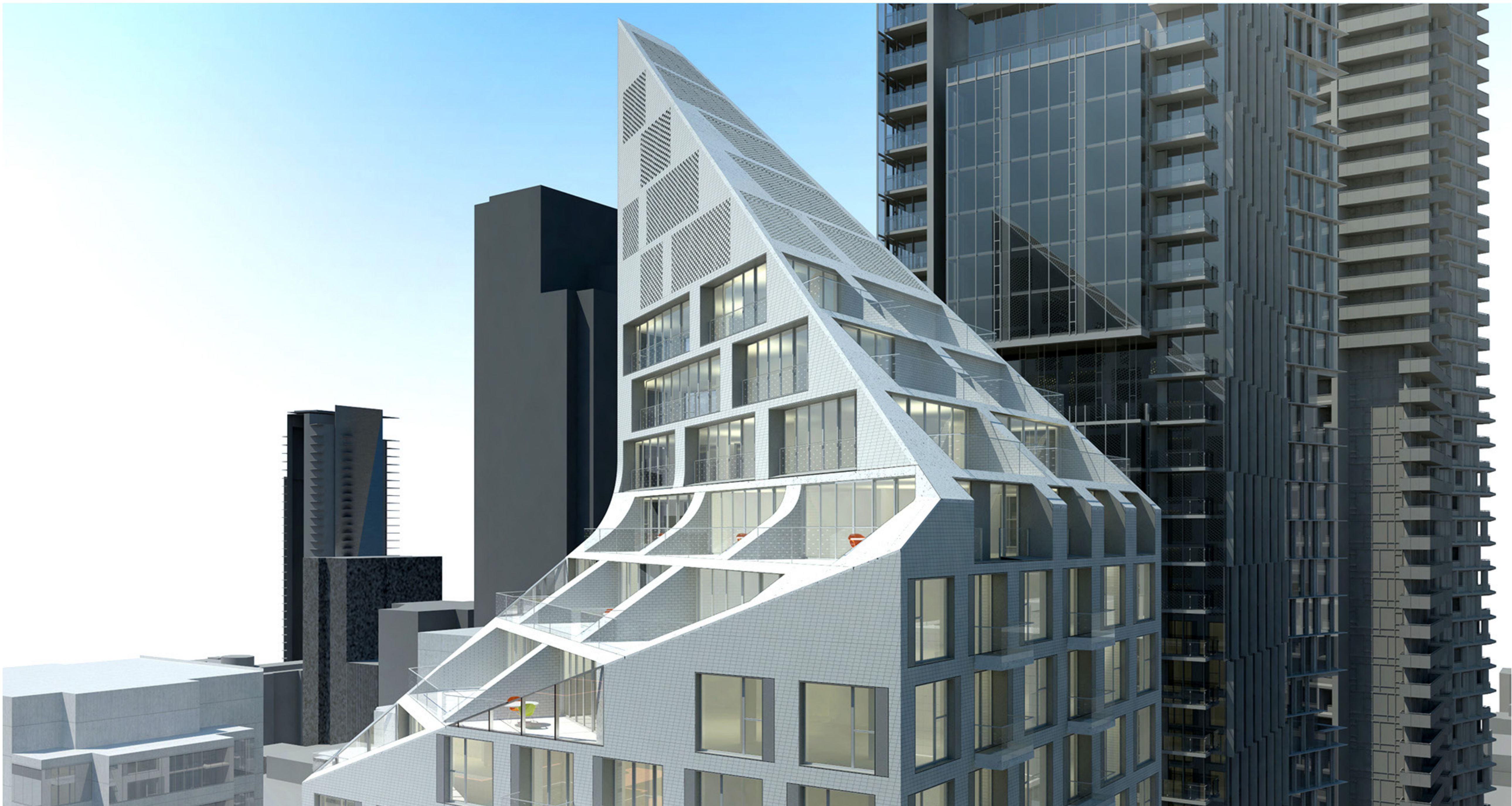


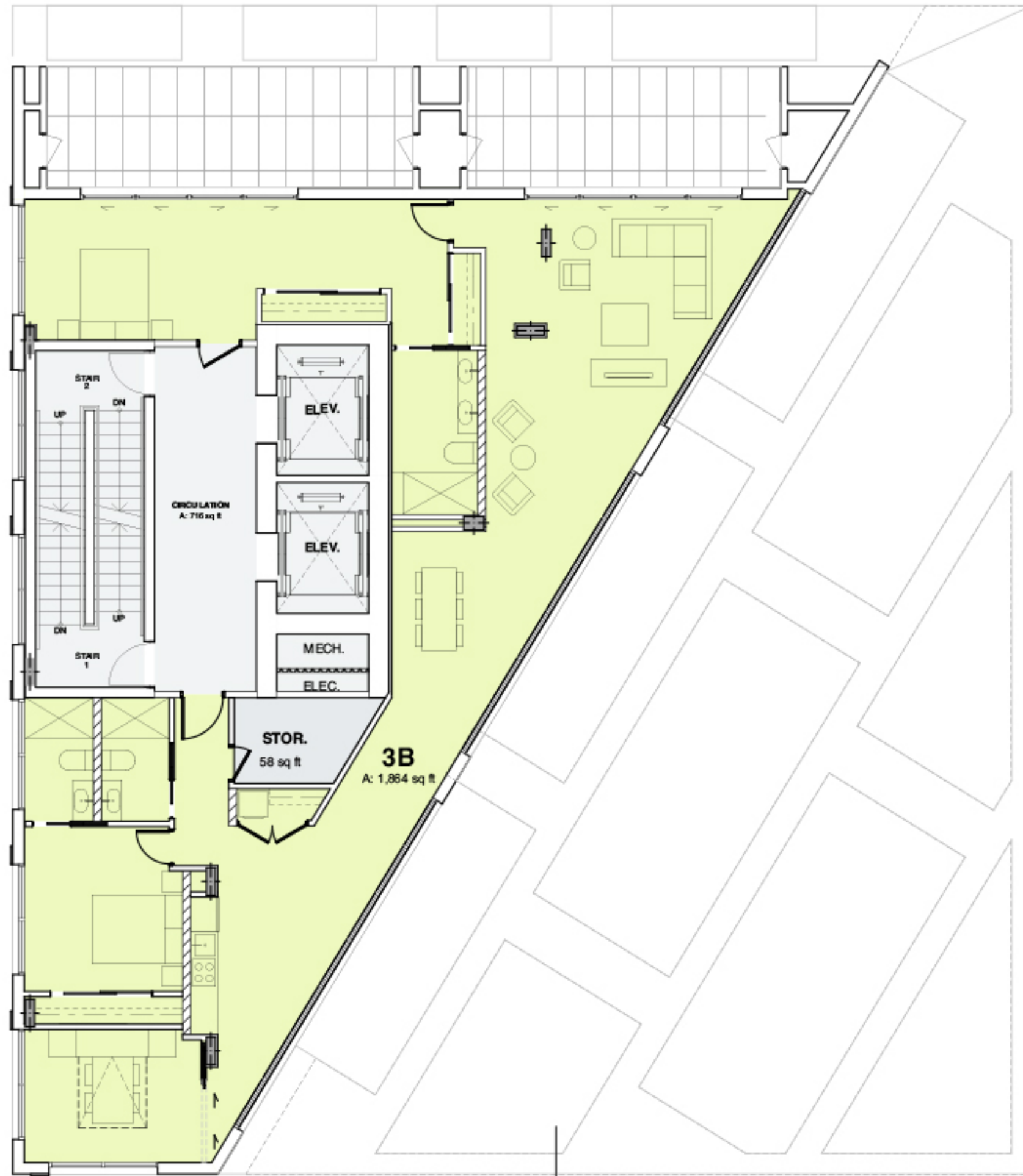
Lecture no. 328

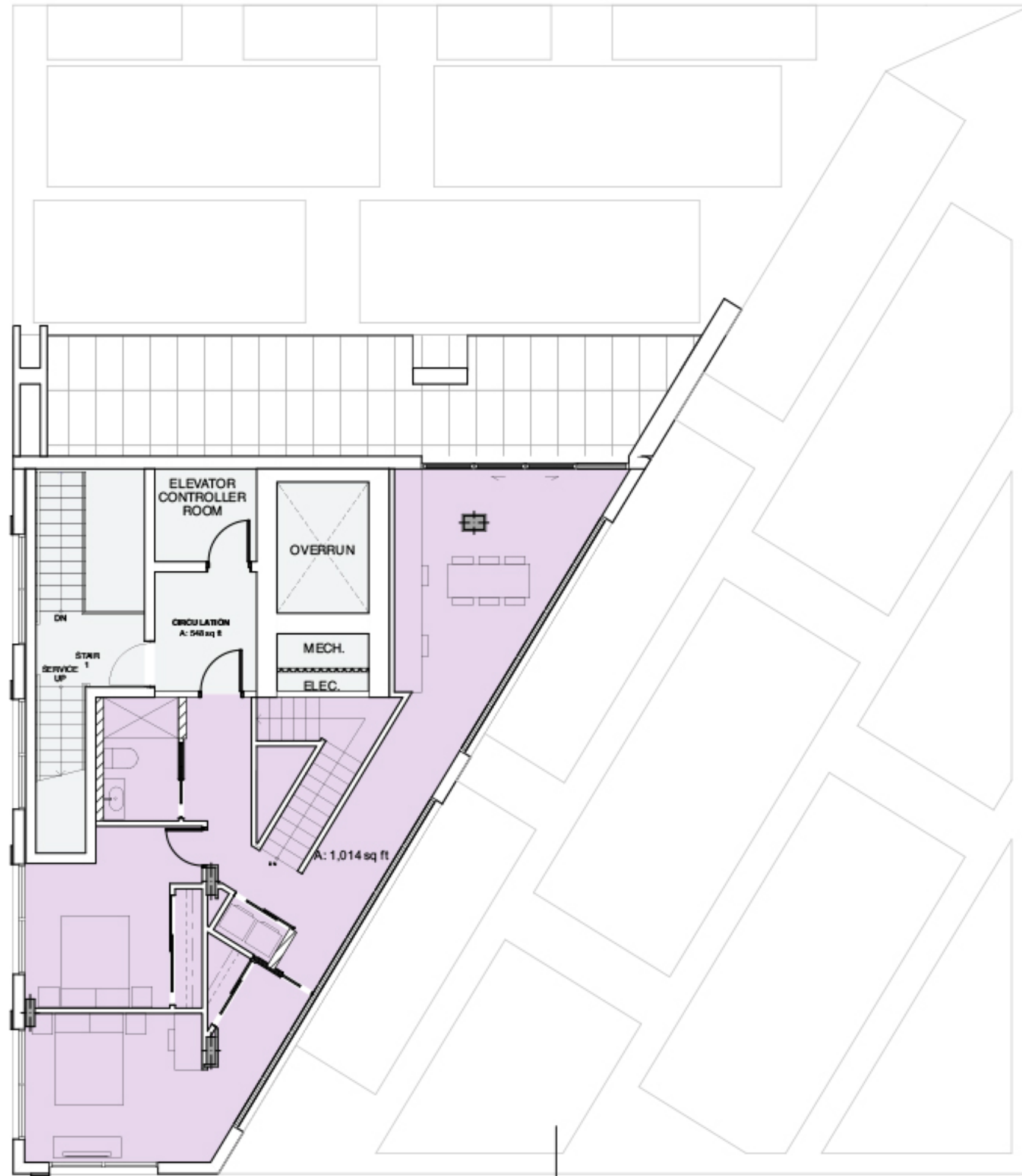


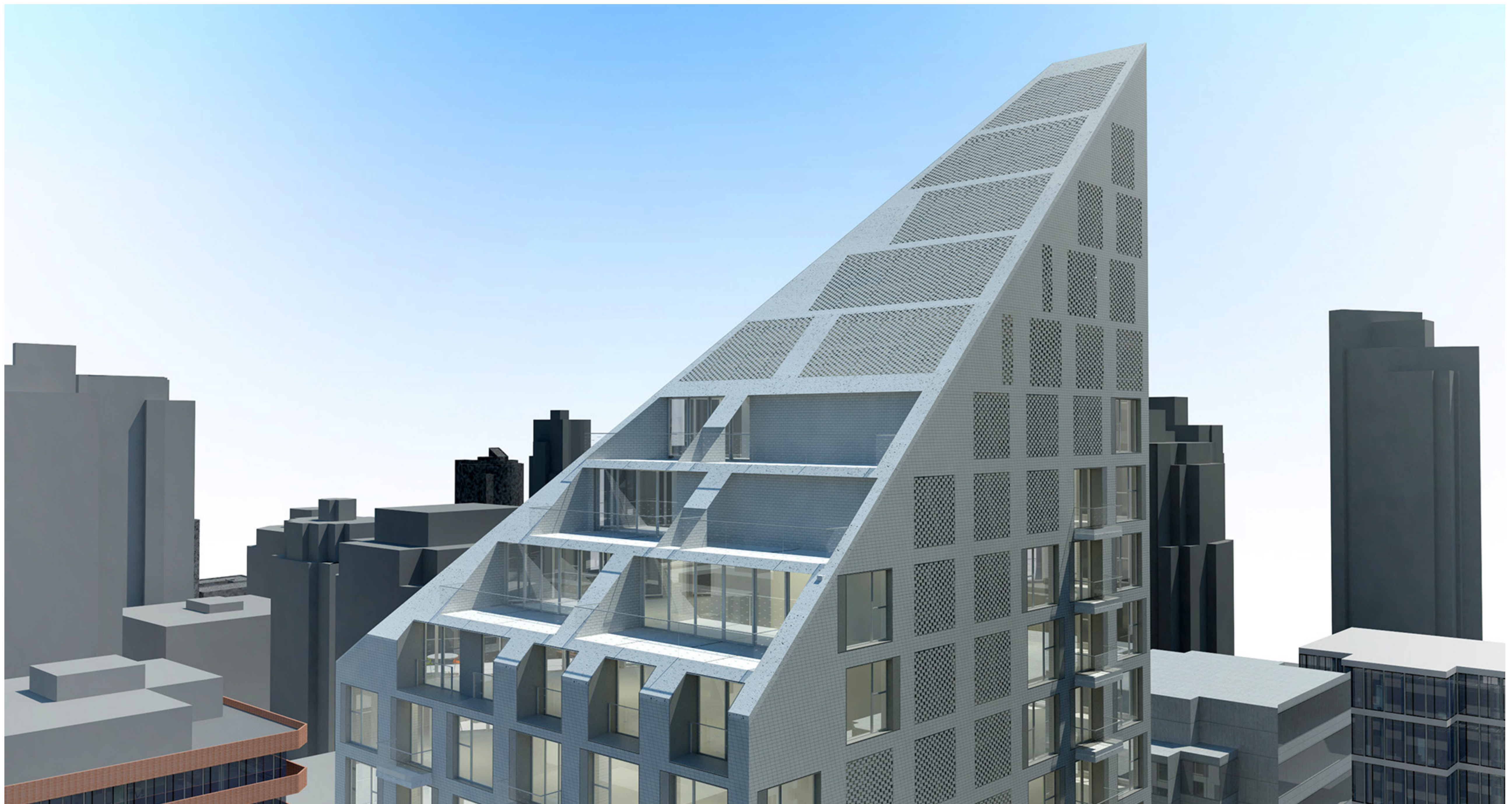


Lecture no. 328









THANK YOU /

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04.09.19