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1320 -1330 E
 FRANKLIN AVE

STANDARD WORKS

EL SEGUNDO, CALIFORNIA

PARCELE

1320 & 1330 E FRANKLIN AVENUE
 EL SEGUNDO, CA 90245

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PROJECT #		17.019

COVER

01

EXECUTIVE SUMMARY

GENERAL OVERVIEW AND GRAND VISION

THE "STANDARD WORKS" PROJECT IS A 191,896 SF PARCEL BOUND BY EAST FRANKLIN AVENUE ON THE NORTH, EAST EL SEGUNDO BOULEVARD ON THE SOUTH AND OREGON STREET ON THE WEST ENCOMPASSING 3 BUILDINGS, A NEWLY CONSTRUCTED 4 LEVEL PARKING GARAGE CONTAINING 398 PARKING SPACES AND SEVERAL ON GRADE PARKING AREAS. PRESERVATION OF THE EXISTING 1950'S MID-CENTURY RED BRICK FACADE IS AN OBJECTIVE OF THE PROPOSED DESIGN AND THE SMOKY HOLLOW SPECIFIC PLAN. THE GRAND VISION OF THE DEVELOPMENT IS A DESIGN THAT ENHANCES THE EXISTING INDUSTRIAL AESTHETIC OF THE NEIGHBORHOOD BY PRESERVING ALL MID-CENTURY FACADES AND UTILIZING SIMILAR INDUSTRIAL BUILDING MATERIALS AND TECHNIQUES TO CREATE A COHESIVE ARCHITECTURAL EXPRESSION BETWEEN THE EXISTING AND THE PROPOSED DEVELOPMENTS. THIS MIX OF UNIQUE OLD AND NEW ECLECTIC BUILDINGS IS ENTICING TO PROSPECTIVE CREATIVE AND KNOWLEDGE-BASED BUSINESSES ACROSS MANY INDUSTRIES. THE LIVELY AND PEDESTRIAN FRIENDLY CREATIVE ATMOSPHERE OF STANDARD WORKS WILL CONTRIBUTE TO THE ONGOING SMOKY HOLLOW TRANSFORMATION TO AN INCUBATOR DISTRICT AND MAJOR ECONOMIC FORCE IN THE CITY.

USE

THE CURRENT USES OF THE EXISTING STRUCTURE IS LIGHT INDUSTRIAL WITH ASSOCIATED ACCESSORY GENERAL OFFICE AND WAREHOUSE. THE PROPOSED FLOOR AREA SHALL BE A COMBINATION OF GENERAL OFFICE, LIGHT INDUSTRIAL AND TECHNOLOGICAL USES INCLUDING R&D .

FLOOR AREA

THE PROJECT PROPOSES 45,568 SF IN ADDITION TO THE EXISTING 19,493 SF, FOR A TOTAL OF 65,061 SF. AT THE COMPLETION OF THE PROPOSED PROJECT, THE SITE WILL REMAIN SIGNIFICANTLY UNDERDEVELOPED WITH THE FLOOR AREA RATIO OF 0.95 WHICH IS MUCH LESS THAN THE ALLOWED 1.5 FAR IN THE TIER II COMMUNITY BENEFITS PLAN ALL THE WHILE ACTUALIZING ALL THE GOALS OF THE SPECIFIC PLAN WITHOUT THE NEED FOR REQUESETING ADDITIONAL FLOOR AREA BEYOND THE BY-RIGHT ALLOWED AREA OF 1.0.

PARKING

THE COMPLETED PROJECT WILL REQUIRE A TOTAL OF 168 PARKING SPACES WHICH WILL ALL BE PROVIDED ENTIRELY ON-SITE. THE PROJECT WILL CONTAIN APPROXIMATELY 38 ON GRADE PARKING AND UTILZE 130 SPACES IN THE RECENTLY COMPLETED PARKING GARAGE STRUCTURE.

MISCELLANEOUS

THE HOURS OF OPERATION FOR THE DEVELOPMENT ARE STANDARD BUSINESS HOURS FIVE DAYS A WEEK WITH OCCASIONAL WEEKEND HOURS. THE EXISTING BRICK STRUCTURE OF 19,493 SF ON THE NORTH SIDE OF THE PROPERTY SHALL BE ENTIRELY PRESERVED AND REHABILITATED WITH LARGER OPENINGS FOR WINDOWS AND ACCESSIBLE ENTRANCES.

CONCLUSION

THE PROPOSED PROJECT DESIGN IS COMPATIBLE AND INTEGRATED WITH, AND NOT DETRIMENTAL TO, THE EXISTING DEVELOPMENT ON ADJACENT AND SURROUNDING NEIGHBORING PROPERTIES AND FURTHERMORE PAYS HOMAGE TO THE NEIGHBORHOOD'S INDUSTRIAL PAST AND ENCOURAGES LOOKING FORWARD TO THE FUTURE OF WHAT THE NEIGHBORHOOD WILL TRANSFORM INTO IN THE NEAR FUTURE.

TIER II COMMUNITY BENEFIT PLAN (CBP) PER SECTION 4.5.2 AND TABLE 4-1 OF SHSP:

1. BUILDING HEIGHT: REQUEST FOR UP TO 60 FEET

FLOOR AREA AND PARKING CALCULATIONS

PROJECT INFORMATION TABLE										
	PARCEL A - SOUTH SITE 1475 E. EL SEGUNDO BLVD APN: 4139-002-025		PARCEL C 1301 E. EL SEGUNDO BLVD APN: 4139-002-023		PARCEL B 1325 E. EL SEGUNDO BLVD		PARCEL D 136-142 OREGON STREET APN: 4139-002-056		PARCEL E - NORTH SITE 1320 - 1330 E. FRANKLIN AVE.	
GROSS LOT AREA (PRE DEDICATIONS)	43,966.00		58,318.00				191,896 SF			
FLOOR AREA ALLOWED (1:1)	43,966.00		58,318.00				191,896 SF			
USE	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
INDUSTRIAL	12,064.00		10,967.00		19,398 SF		19,007 SF		10,428 SF	
GENERAL OFFICE	7,247.00	18,780.00	17,608.00		8,206 SF		8,204 SF	23,243 SF	9,065 SF	19,226 SF
STORAGE		14,788.00			2,064 SF			21,022 SF		15,381 SF
		7,187.00						9,149 SF		7,318 SF
		15,984.00						21,784 SF		15,052 SF
		7,176.00						9,688 SF		7,318 SF
CAFE										766 SF
FLOOR AREA EXISTING	19,311.00		28,575.00		29,668 SF		27,211 SF		19,493 SF	
FLOOR AREA PROPOSED	63,915.00						84,886 SF		65,061 SF	
TOTAL FAR	1.45								0.94	
PARKING										
REQUIRED	160		69*		69**		212***		163****	
PROVIDED ON GRADE	42		69		40		44		38	
ADDITIONAL SPACES REQUIRED	118		0		29		168		125	
BICYCLE PARKING	10				2		13		10	
[(TOTAL FAR - 15,000 SF) / 400] * 0.05% + 4	10				2		13		10	
									124,258 SF	
									179,615 SF	
									FLOOR AREA EXISTING	
									TOTAL PROPOSED FLOOR AREA	
									PARKING REQUIRED	
									PARKING PROVIDED ON GRADE	
									ADDITIONAL SPACES REQUIRED	
									TOTAL GARAGE PARKING SPACES	
									ADDITIONAL GARAGE LIFT PARKING	
									ADDITIONAL GARAGE LIFT PARKING	
									REMAINING/UNUSED GARAGE PARKING SPACES	
									TOTAL BICYCLE PARKING SPACES REQUIRED	

* 1301 E. El Segundo - B0423-17 (69 Spaces Required)

** 1325 E. El Segundo - B0559-17 (69 Spaces Required)

*** 140 Oregon - EA-1233 and C0092-19 (212 Spaces Required)

**** 1320-1330 E. Franklin - EA-1282

***** 1310 E. Franklin - B0421-20 (Scope of work = 61 additional parking spaces on level 1 of the parking garage)

***** 1310 E. Franklin - B0182-18 (Scope of work = 398 Space 4 level parking garage)

***** 1310 E. Franklin - Field Change 1 to B0421-20 (Scope of work = 15 additional parking spaces on grade south of 140 Oregon)

A minimum of 4 spaces for buildings up to 15,000 square feet, plus a minimum of 5 percent of the required vehicle spaces for the portion above 15,000 square feet. Maximum of 25 spaces

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BM 360113005 - Franklin Avenue/1300E FRANKLIN - C1002.rvt

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DEVELOPMENT
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ZONING ANALYSIS

(SHSP TABLE 2-3) C. LOT STANDARDS

	REQUIRED	PROVIDED
1. MINIMUM LOT AREA	11,200 SF	191,896 SF
2. MINIMUM LOT FRONTAGE	50'	456' - 9"


(SHSP TABLE 2-3) D. BUILDING DESIGN STANDARDS

	REQUIRED	PROVIDED
1. BUILDING ORIENTATION FRANKLIN AVENUE	LOTS ADJOINING FRANKLIN AVENUE SHALL PROVIDE A MINIMUM OF ONE PRIMARY ENTRY FACING FRANKLIN AVENUE. PRIMARY ENTRY DOORS SHALL BE VISIBLE AND ACCESSIBLE FROM THE PUBLIC SIDEWALK	SEE NORTH ELEVATION
2. BUILDING TRANSPARENCY: FRANKLIN AVENUE FRONTAGE	FOR NEW BUILDINGS OR NEW ADDITIONS FRONTING FRANKLIN AVENUE, A MINIMUM 15% FACADE TRANSPARENCY SHALL BE PROVIDED AT THE GROUND LEVEL OR FIRST 12 FEET OF HEIGHT ABOVE GRADE, WHICHEVER IS LESS, THROUGH THE UTILIZATION OF WINDOWS, ENTRIES, OR SIMILAR OPENINGS.	43% PROVIDED

(SHSP TABLE 2-3) E. SETBACK STANDARDS

	REQUIRED	PROVIDED
1. FRONT YARD (FRANKLIN)	MIN 0', MAX 5'	0' - 8"
2. SIDE YARD (EASTERLY)	NONE	75' - 1 3/4" (TO PL)
3. SIDE YARD (WESTERLY)	NONE	95' - 10 1/4" (TO FACE OF ADJACENT BUILDING)
4. REAR YARD (SOUTHERLY)	NONE	10' - 9" (TO FACE OF ADJACENT BUILDING)
5. ADJOINING ALLEY	MIN. 10'	N/A
6. ALL STRUCTURES	COMPLY WITH CORNER, DRIVEWAY, & ALLEY VISIBILITY REQUIREMENTS IN ESMC SECTIONS 15-2-6 (CORNER CLEARANCE) & 15-2-11 DRIVEWAY VISIBILITY).	N/A

(SHSP TABLE 2-4) F. OPEN SPACE & LANDSCAPING STANDARDS

	REQUIRED	PROVIDED
1. OPEN SPACE, 10% OF LOT, REQUIRED OPEN SPACE MAY BE PROVIDED ON BUILDING ROOFTOPS; HOWEVER, AT LEAST 50% OF REQUIRED OPEN SPACE SHALL HAVE DIRECT ACCESS FROM THE EXISTING GROUND ELEVATION.	191,896 x 0.1 = 19,190 SF	PARCEL D = 19,189 (RESOLUTION 5205) 1. LANDSCAPING AT GRADE = 5,937 2. ROOFTOP OPEN SPACE = 4,722 3. ROOFTOP LANDSCAPING = 1,188 TOTAL = 31,036 SF
2. SURFACE PARKING LOT LANDSCAPING. ON SITES LARGER THAN 22,400 SF, A MINIMUM OF 1 TREE SHALL BE PROVIDED ON SITE FOR EVERY 4 AT-GRADE, OPEN-TO-THE-SKY SURFACE PARKING SPACES	29 SURFACE PARKING SPACES / 4 = 8	8 PROVIDED 
3. IRRIGATION	ALL LANDSCAPED AREAS, INCLUDING TREES AT SURFACE PARKING LOTS, SHALL BE PROVIDED WITH APPROPRIATE PERMANENT WATERING FACILITIES.	IRRIGATION SHALL BE PROVIDED AS A DEFERRED SUBMITTAL

JURISDICTION:	CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SPECIFIC PLAN:	SMOKY HOLLOW SPECIFIC PLAN
ZONING:	SH-E (SMOKY HOLLOW EAST)
PREVIOUS USE:	LIGHT INDUSTRIAL
PROPOSED USE:	GENERAL OFFICE / ACCESSORY RETAIL / RESEARCH & DEVELOPMENT
OCCUPANCY CLASS:	B (GENERAL OFFICE, R&D)
CHANGE OF USE:	YES

ZONING MAP

Figure 2-1: Zoning Districts



(SHSP TABLE 2-2) A. ALLOWABLE GROSS FLOOR AREA

	ALLOWED	PROVIDED
BASE ALLOWED:	1:0 = 191,896 x 1.0 = 191,896 SF	29,668 SF (1325 E. EL SEGUNDO)
COMMUNITY BENEFITS TIER I:	1.5 = 191,896 x 1.5 = 287,844 SF	65,061 SF (1320 & 1330 E. FRANKLIN) 84,886 SF (140 OREGON) 179,615 SF (0.94 FAR)

B. HEIGHT STANDARDS

	ALLOWED	PROVIDED
BASE ZONING	35'-0"	59'-6"
COMMUNITY BENEFITS TIER II	ADDITIONAL 24'-6"	
HEIGHT EXCEPTIONS	ELEVATOR SHAFT HOUSING IS EXEMPT FROM HEIGHT REQUIREMENTS	
PARAPET HEIGHT	MAY EXCEED MAXIMUM BUILDING HEIGHT BY 5'-0"	

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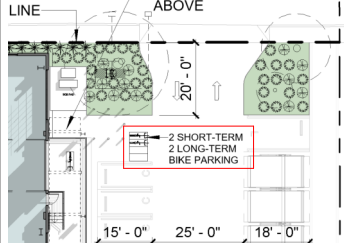
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SMOKY HOLLOW SPECIFIC PLAN ZONING ANALYSIS

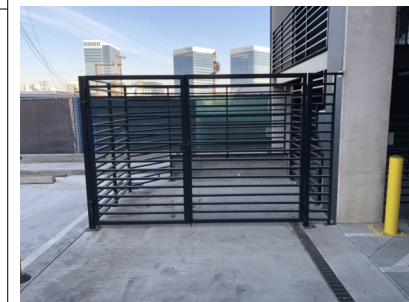
ZONING ANALYSIS

(SHSP TABLE 2-6) H. PRIVATE PARKING STANDARDS

	REQUIRED	PROVIDED
1. NEW CONSTRUCTION & CHANGE OF OCCUPANCY	(2.5 / 1,000 GROSS SF) CHANGE OF USE: 19,493 SF 19,493 / 400 = 49	ON GRADE = 38 130 IN PARKING GARAGE
2. ADDITIONS TO BUILDINGS	(2.5 / 1,000 GROSS SF) NEW CONSTRUCTION: 45,568 SF 45,568 / 400 = 114	NOTE: ALSO SEE ZONING ANALYSIS CHART ON PAGE 2 FOR ALL PARKING REQ. FOR 1325 E. EL SEGUNDO BUILDING AND 140 OREGON BUILDINGS
SUB-TOTAL REQUIRED	65,061 / 400 = 163 SPACES	
3. TANDEM PARKING	TANDEM SPACES SHALL HAVE A MAXIMUM LENGTH OF 40 FEET (PARKING FOR 2 VEHICLES MAXIMUM).	N/A (NONE PROPOSED)
4. BICYCLE PARKING	<p>CONSISTENT WITH SECTION 5.106.4 OF THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE:</p> <p>NEW PROJECTS ANTICIPATED TO GENERATE VISITOR TRAFFIC SHALL PROVIDE ONE 2-BIKE CAPACITY RACK FOR 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE 2-BIKE CAPACITY RACK. ADDITIONS OR ALTERATIONS THAT ADD 9 OR FEWER VISITOR VEHICLE PARKING SPACES ARE EXCLUDED.</p> <p>NEW BUILDINGS WITH 10 OR MORE TENANT-OCCUPANTS OR ADDITIONS OR ALTERATIONS THAT ADD 10 OR MORE TENANT VEHICLE PARKING SPACES SHALL PROVIDE SECURE BICYCLE PARKING FOR 5% OF THE TENANT VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE SECURE BICYCLE PARKING SPACE. ACCEPTABLE PARKING FACILITIES SHALL BE CONVENIENT FROM THE STREET AND SHALL MEET ONE OF THE FOLLOWING:</p> <p>A. COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES;</p> <p>B. LOCKABLE BICYCLE ROOMS WITH PERMANENTLY ANCHORED RACKS; OR</p> <p>C. LOCKABLE, PERMANENTLY ANCHORED BICYCLE LOCKERS.</p>	<p>THE PROPOSED PROJECT HEREIN PROPOSES 38 NEW PARKING SPACES. 38X.05 = 2 SHORT TERM AND 2 LONG TERM PARKING SPACES. SEE LEVEL 01 PLAN</p>  <p>THE PROJECT ALSO REQUIRES 125 SPACES IN THE RECENTLY COMPLETED PARKING GARAGE (B0182-18). THIS GARAGE INCLUDES 398 PARKING SPACES SHARED BETWEEN SEVERAL BUILDINGS. THIS PERMIT INCLUDED SHORT TERM AND LONG TERM BICYCLE PARKING AS REQUIRED BY CGC WHICH IS ALSO 5%. THEREFORE, ALL REQUIRED PARKING SPACES INCLUDE ASSOCIATED SHORT TERM AND LONG TERM BICYCLE PARKING.</p>
5. OTHER PARKING AREA DEVELOPMENT STANDARDS	REFER TO ESMC SECTION 15-15-1 THROUGH 15-15-5.	PROVIDED

(SHSP TABLE 2-5) G. ACCESS, LOADING AND TRASH STANDARDS

	REQUIRED	PROVIDED
1. VEHICULAR ACCESS	<p>A. LOTS ADJOINING AN ALLEY ARE PROHIBITED FROM PROVIDING CURB CUTS ALONG STREET FRONTAGES.</p> <p>B. FOR LOTS NOT ADJOINING AN ALLEY, A MAXIMUM OF 1 CURB CUT IS ALLOWED FOR EACH 150 FT OF LOT FRONTAGE ALONG A PUBLIC STREET.</p> <p>C. NEW CURB CUTS ALONG FRANKLIN AVENUE ARE PROHIBITED.</p> <p>D. CURB CUTS SHALL NOT BE MORE THAN 25 FT IN WIDTH EXCEPT WHERE REQUIRED BY THE CITY TO BE LARGER FOR SAFETY PURPOSES.</p>	<p>N/A (NO ALLEY)</p> <p>PROVIDED, SEE SITE PLAN</p> <p>NO NEW CURB CUTS PROPOSED ON FRANKLIN AVENUE</p> <p>PROVIDED, SEE SITE PLAN</p>
2. LOADING	<p>A. NOT REQUIRED IF GROSS BUILDING AREA < 50,000 SF.</p> <p>B. REQUIRED IF GROSS BUILDING AREA ≥ 50,000 SF AND/OR REQUIRED FOR THE FOLLOWING USES WHEN THE USE EXCEEDS 2,500 SF IN SIZE: RESTAURANT OR OTHER FOOD SALES AND SERVICE.</p> <p>C. ON-SITE LOADING AREAS SHALL BE AT LEAST 18 FT LONG AND 10 FT WIDE. FOR LOTS ADJOINING AN ALLEY, LOADING AREAS SHALL ADJOIN OR HAVE ACCESS FROM THE ALLEY. LOADING SPACES MAY ENCROACH INTO ANY REQUIRED ALLEY SETBACK.</p>	<p>SEE B BELOW</p> <p>PROVIDED, SEE SITE PLAN SHEET 17</p> <p>PROVIDED, SEE SITE PLAN SHEET 17</p>
3. REFUSE COLLECTION	<p>A. REFUSE COLLECTION SERVICE SHALL BE CONTRACTED WITH AN APPROVED LOCAL SERVICE PROVIDER. REFUSE COLLECTION AREAS SHALL BE SCREENED PER ESMC SECTION 15-2-8 D.</p> <p>B. ON LOTS ADJOINING AN ALLEY, REFUSE COLLECTION STORAGE AREAS SHALL BE ORIENTED TO AND ACCESSED FROM THE ALLEY.</p>	<p>FULLY SCREENED 125 SF TRASH & RECYCLING AREA IS CONSTRUCTED AS A PART OF THE GARAGE</p> <p>N/A (NO ALLEY)</p>



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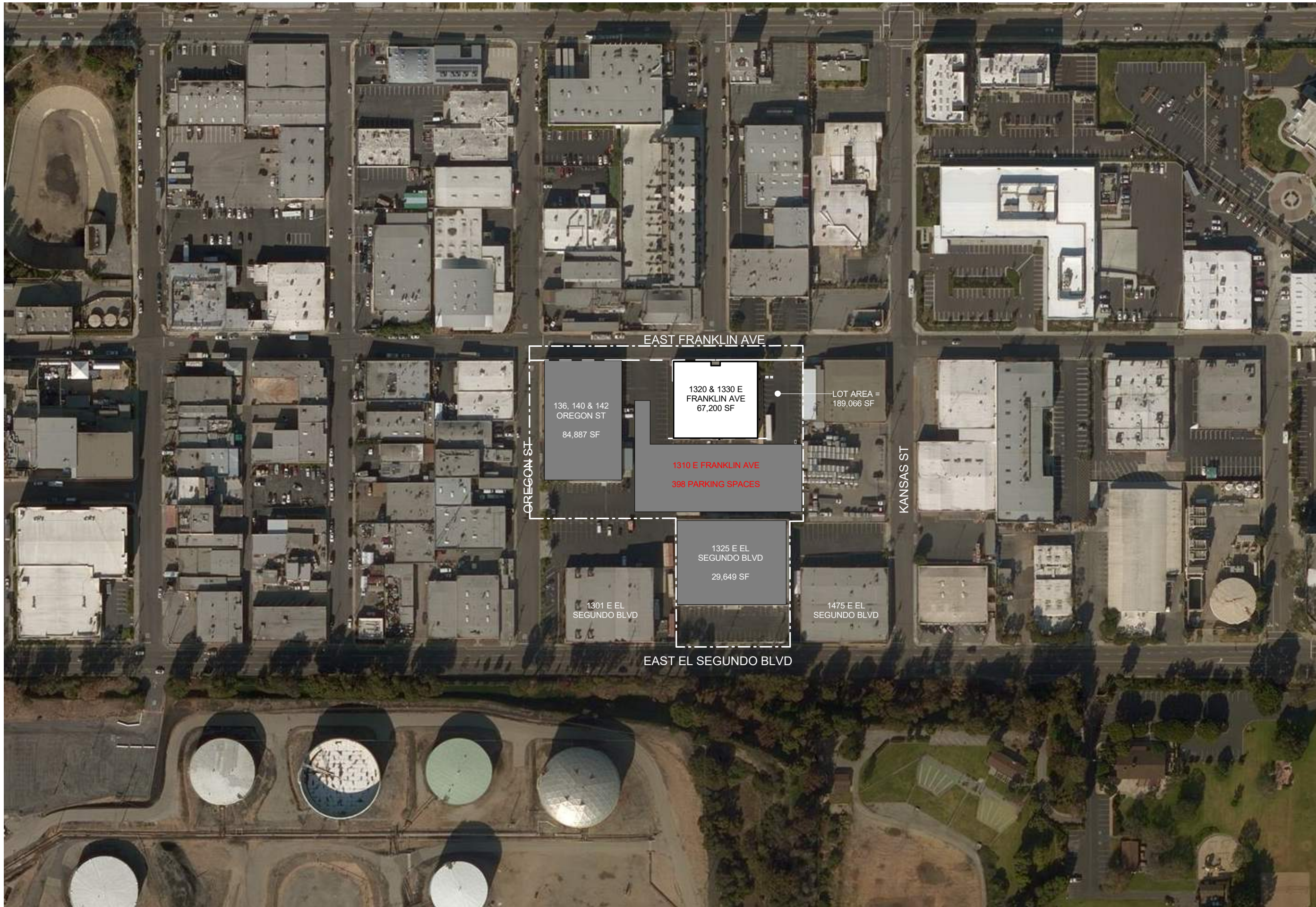
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CEQA SUBMITTAL	05.05.2021
FINAL SUBMITTAL	01.20.2022

PROJECT # 17.019
BM 30011300E-Franklin Avenue/1300E FRANKLIN - C1002.rvt

SMOKY
HOLLOW
SPECIFIC
PLAN ZONING
ANALYSIS



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EXISTING
 AERIAL PLAN

1 EXISTING AERIAL PLAN
 1" = 160'-0"



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

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EXISTING BUILDING



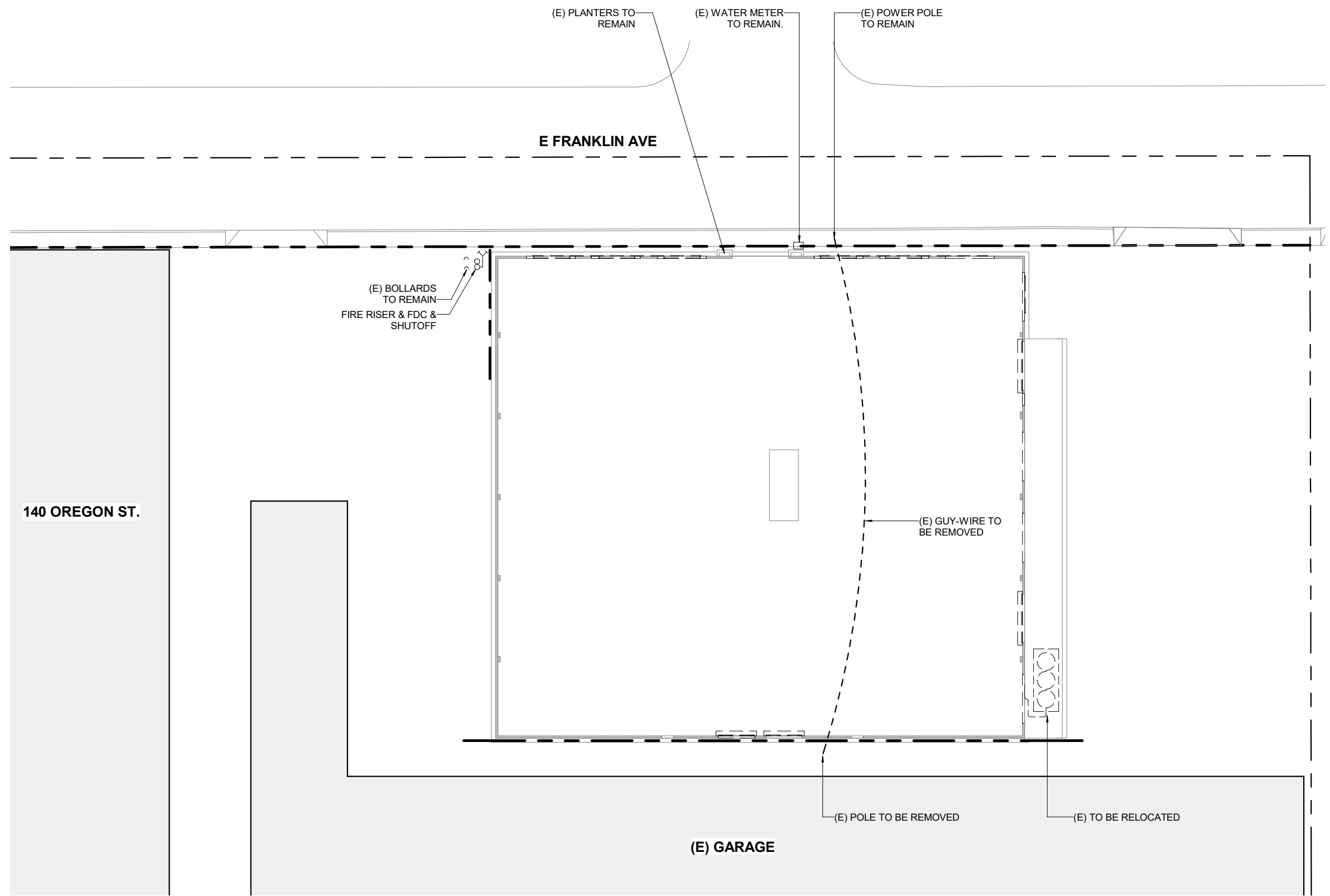
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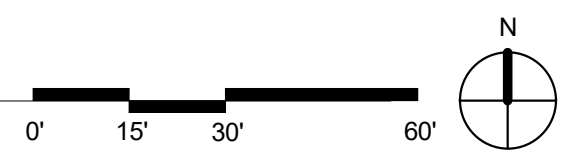
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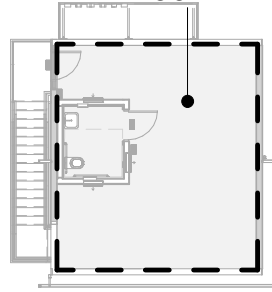
EXISTING SITE
 PLAN



1 SITE PLAN - EXISTING
 1" = 30'-0"

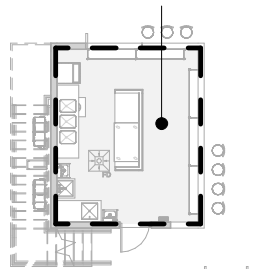


LEVEL 02 - KIOSK
490 SF



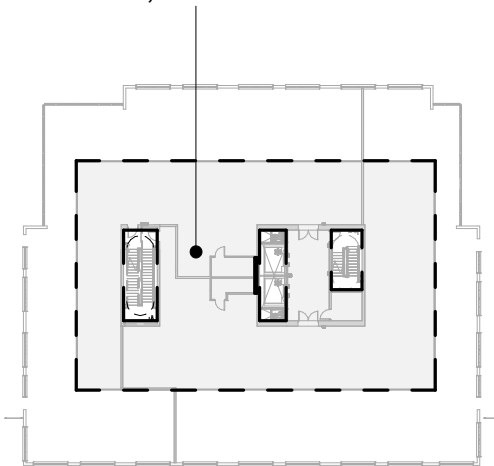
⑦ **LEVEL 02 - FLOOR AREA**
1" = 20'-0"

LEVEL 01 - KIOSK
276 SF

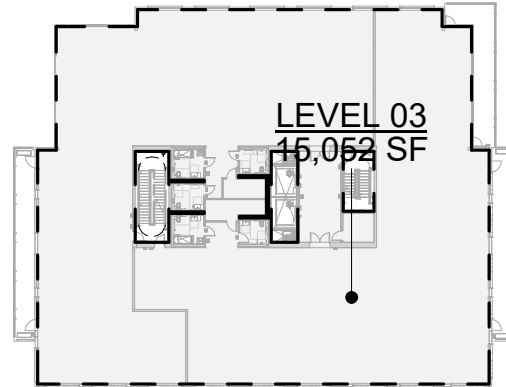


⑥ **KIOSK LEVEL 01 - FLOOR AREA**
1" = 20'-0"

LEVEL 03 - MEZZ
7,318 SF

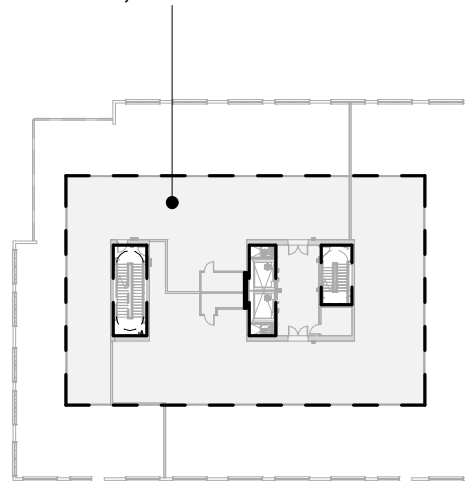


⑤ **LEVEL 03 - MEZZ - FLOOR AREA**
1" = 60'-0"



④ **LEVEL 03 - FLOOR AREA**
1" = 60'-0"

LEVEL 02 - MEZZ
7,318 SF



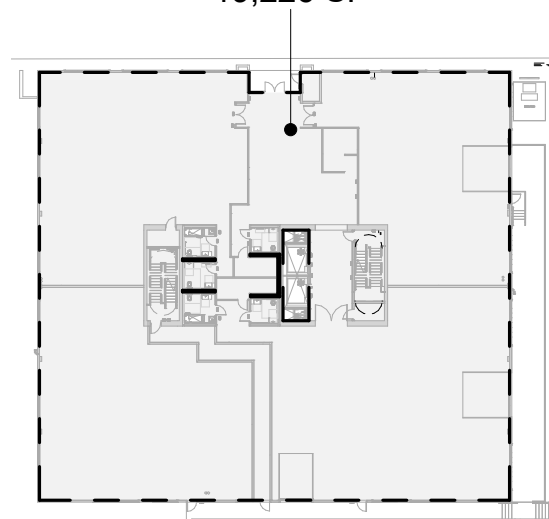
③ **LEVEL 02 - MEZZ - FLOOR AREA**
1" = 60'-0"

LEVEL 02
15,381 SF



② **LEVEL 02 - FLOOR AREA**
1" = 60'-0"

LEVEL 01
19,226 SF



① **LEVEL 01 - FLOOR AREA**
1" = 60'-0"

FLOOR AREA SCHEDULE

NAME	AREA
LEVEL 01	19,226 SF
LEVEL 01 - KIOSK	276 SF
LEVEL 02	15,381 SF
LEVEL 02 - KIOSK	490 SF
LEVEL 02 - MEZZ	7,318 SF
LEVEL 03	15,052 SF
LEVEL 03 - MEZZ	7,318 SF

Grand total 65,061 SF

SMOKY HOLLOW SPECIFIC PLAN -GLOSSARY

FLOOR AREA (GROSS): The area included within the surrounding exterior walls of a building or portion thereof, exclusive of garages, vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

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"FLOOR
AREA"
DIAGRAMS

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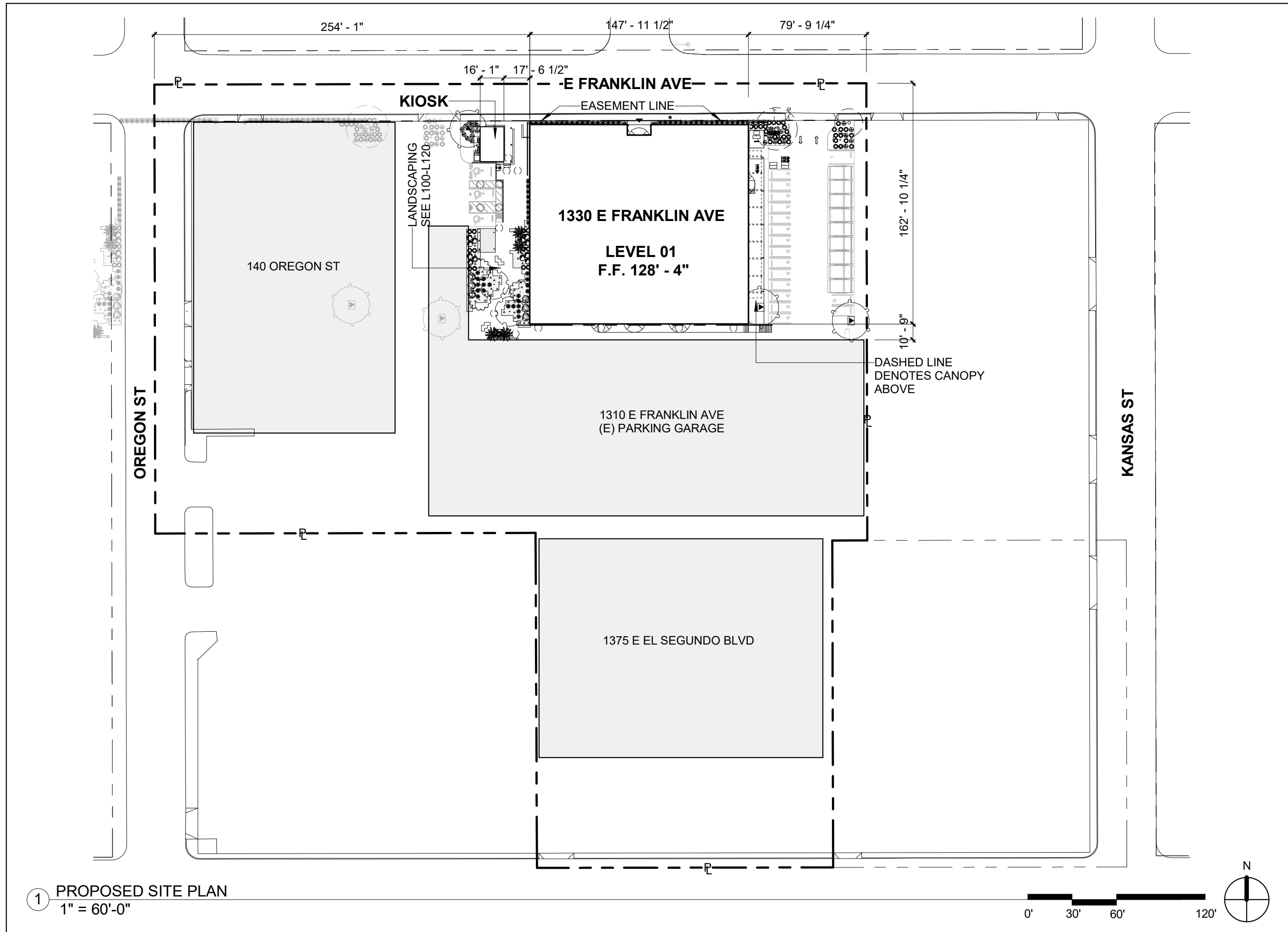
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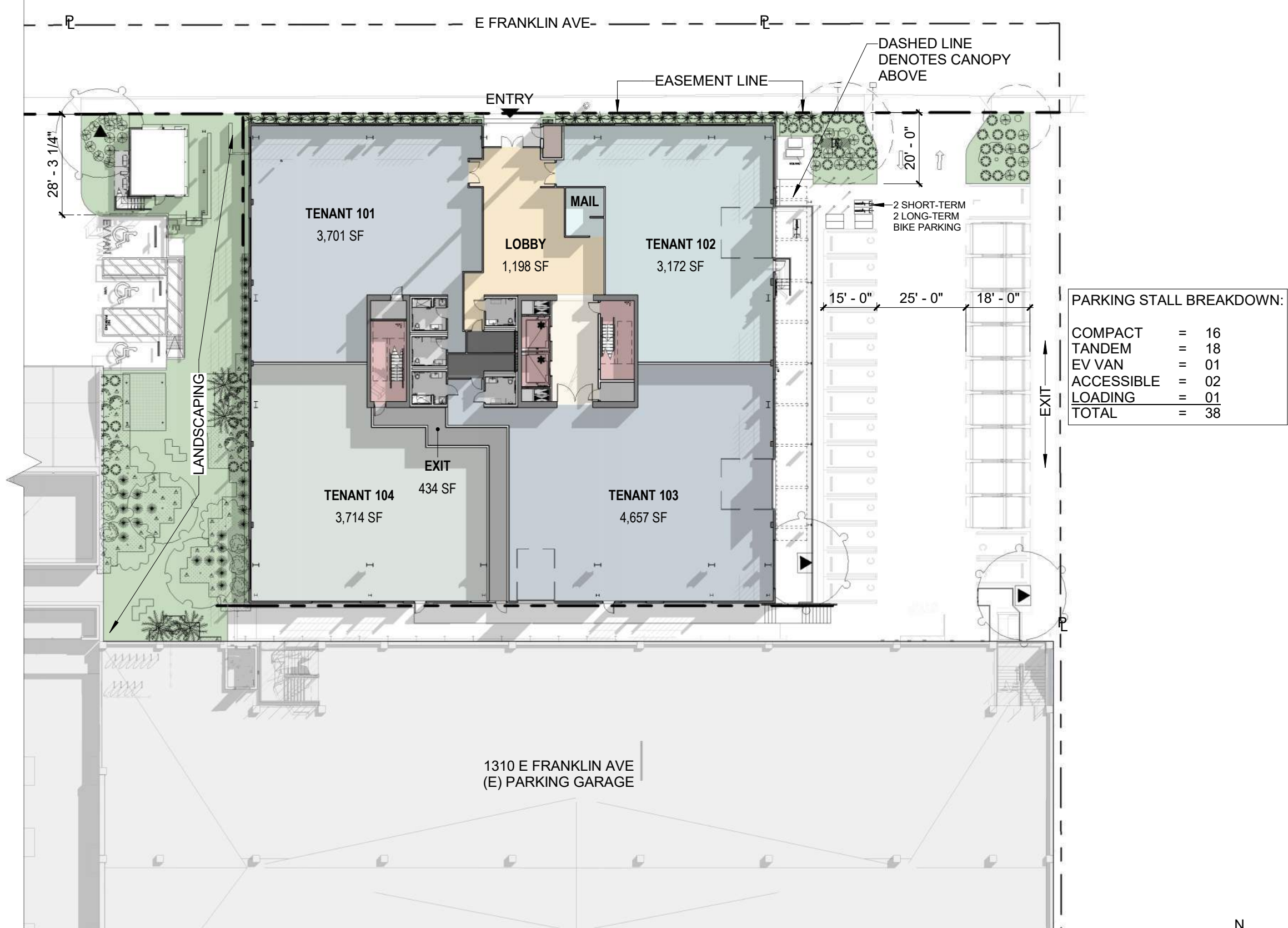
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PROPOSED
SITE PLAN



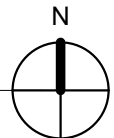
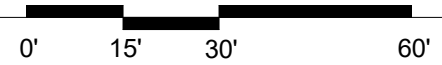
1 PROPOSED SITE PLAN
1" = 60'-0"



PARKING STALL BREAKDOWN:

COMPACT	=	16
TANDEM	=	18
EV VAN	=	01
ACCESSIBLE	=	02
LOADING	=	01
TOTAL	=	38

① LEVEL 01
1" = 30'-0"



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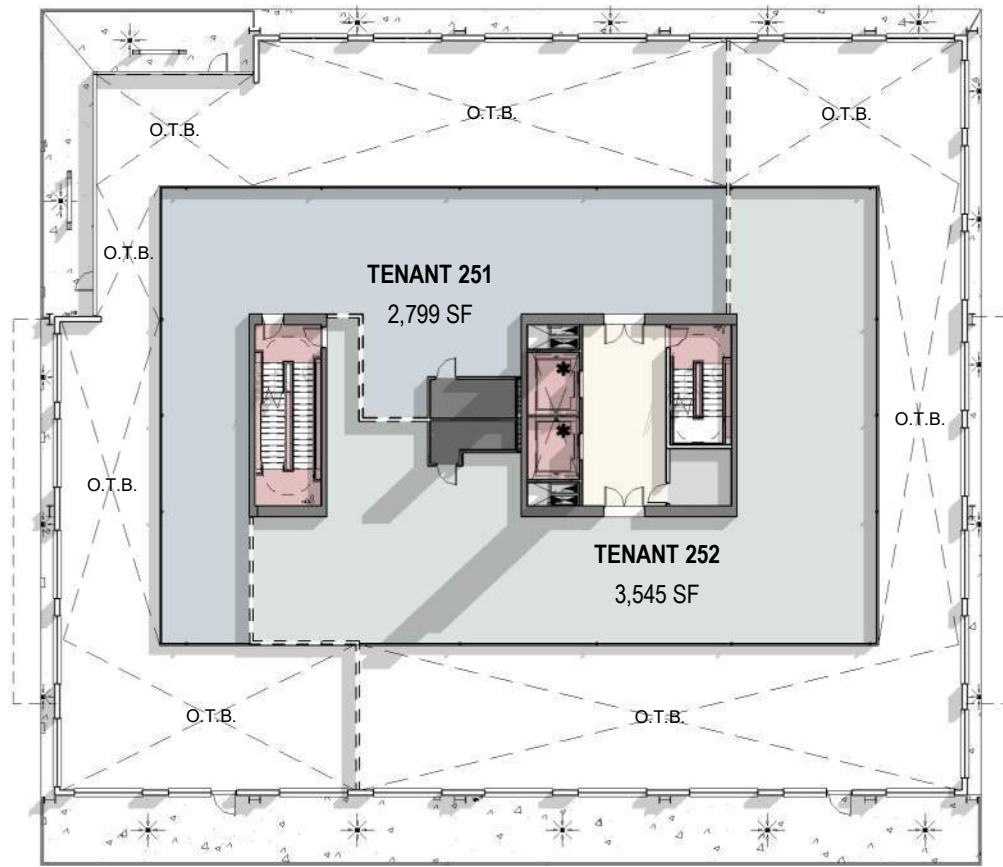
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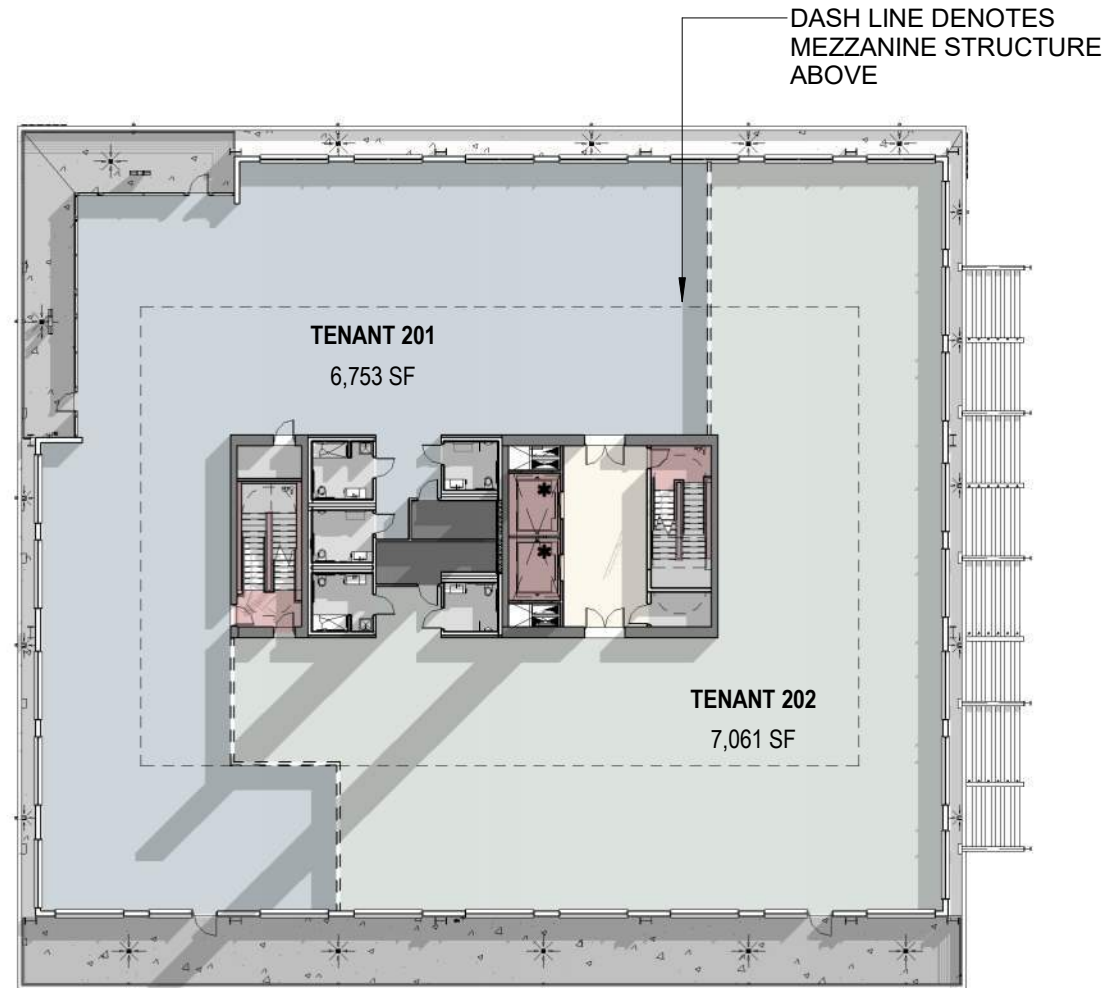
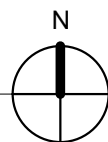
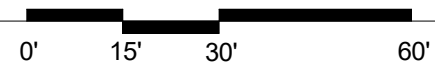
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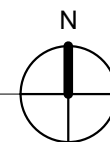
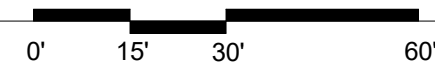
FLOOR PLAN
LEVEL 01



② LEVEL 02 - MEZZ
1" = 30'-0"



① LEVEL 02
1" = 30'-0"



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FLOOR PLANS
LEVELS 02 &
MEZZANINE



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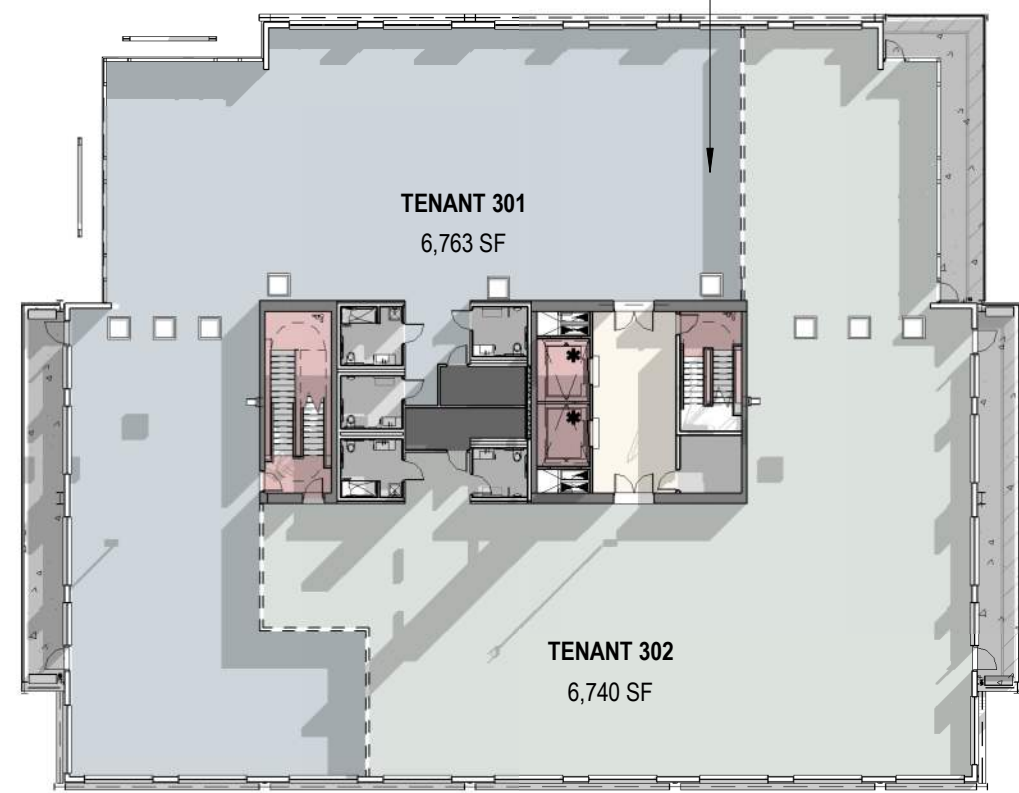
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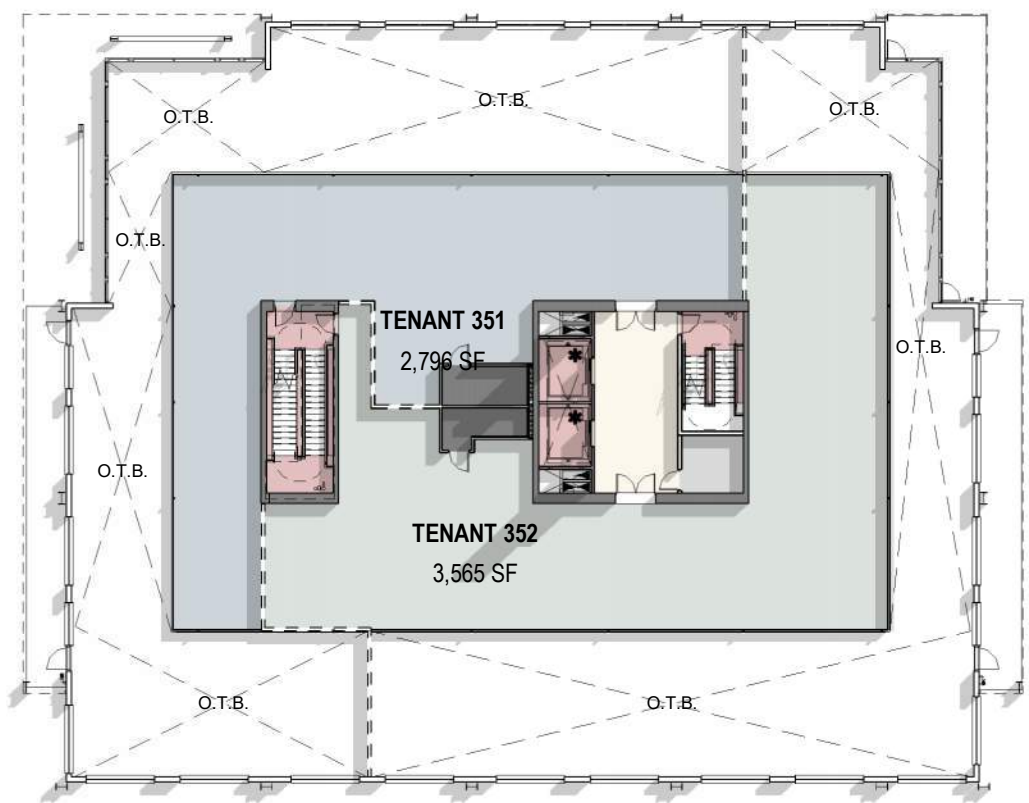
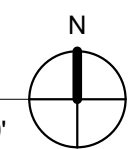
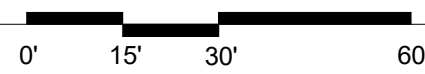
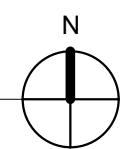
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FLOOR PLANS
 LEVEL 03 &
 MEZZANINE

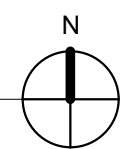
DASH LINE DENOTES
 MEZZANINE STRUCTURE
 ABOVE

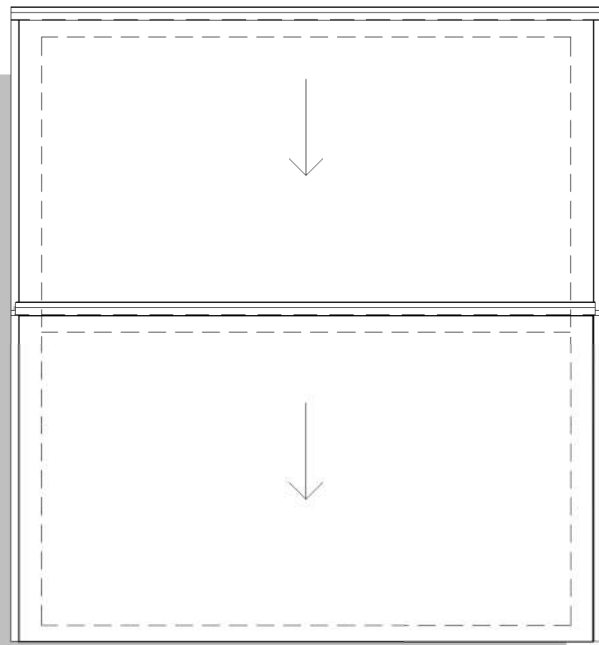


① LEVEL 03
 1" = 30'-0"

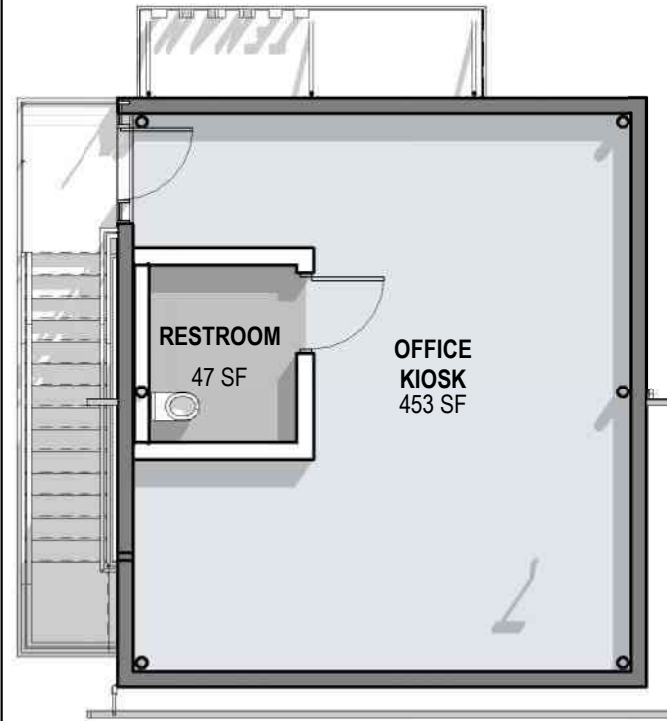


② LEVEL 03 - MEZZ
 1" = 30'-0"

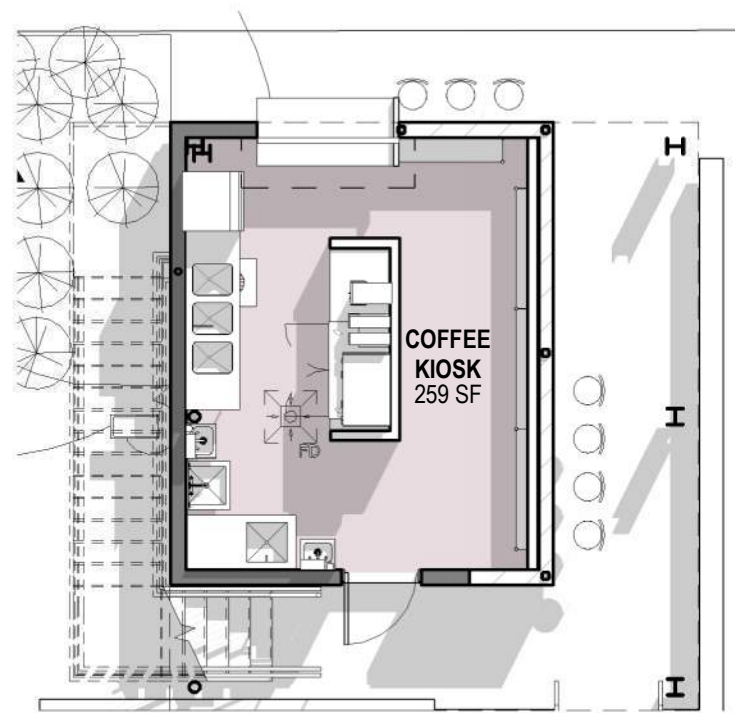




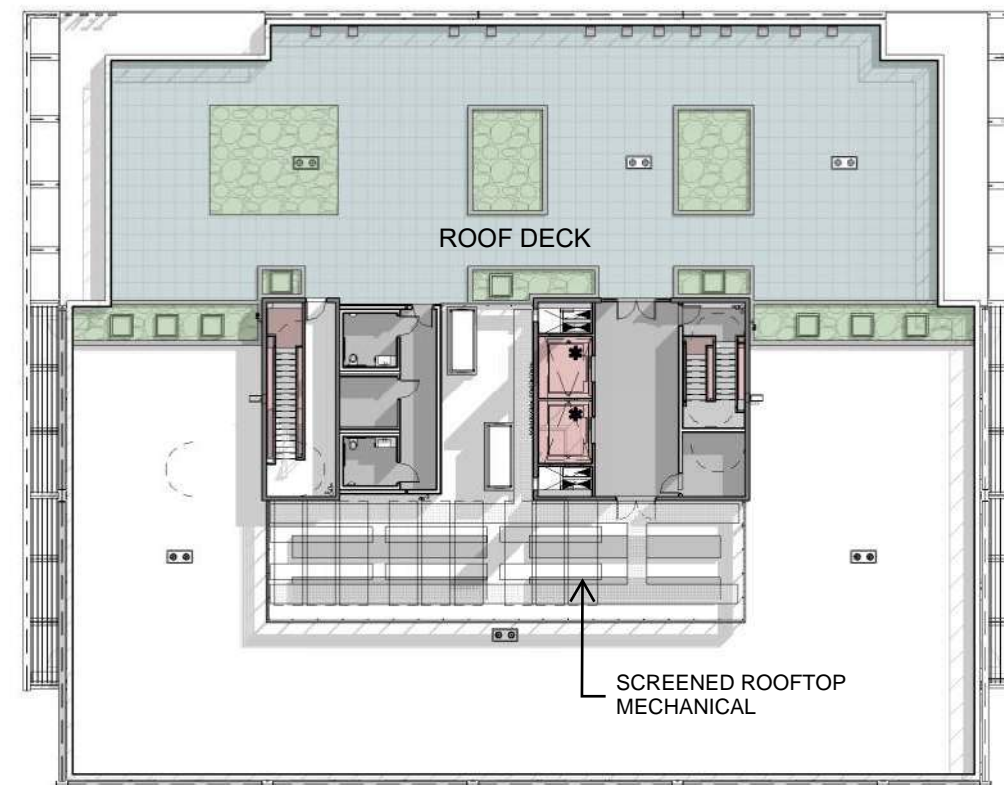
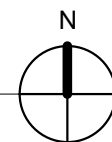
5 KIOSK ROOF - FLOOR PLAN
1/8" = 1'-0"



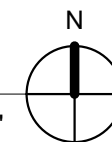
3 KIOSK LEVEL 02 - FLOOR PLAN
1/8" = 1'-0"



2 KIOSK LEVEL 01 - FLOOR PLAN
1/8" = 1'-0"



1 ROOF
1" = 30'-0"



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FRANKLIN AVE

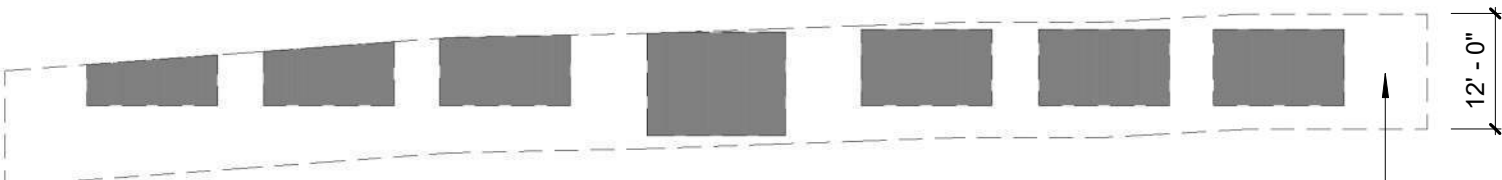
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PROJECT #	17.019

ROOF PLAN &
CAFE PLANS



- T.O.P. (HIGH) 2 205' - 10"
- T.O.P. (HIGH) 1 200' - 6"
- T.O.P. (LOW) 188' - 11 3/4"
- ROOF 186' - 6"
- LEVEL 03 MEZZ 175' - 10"
- LEVEL 03 165' - 2"
- LEVEL 02 MEZZ 154' - 6"
- KIOSK T.O. ROOF 153' - 4"
- LEVEL 02 143' - 10"
- KIOSK LEVEL 02 141' - 8"
- KIOSK LEVEL 01 129' - 8"
- LEVEL 01 128' - 4"
- DATUM 127' - 0"



FRANKLIN AVENUE TRANSPARENCY DIAGRAM

1 NORTH ELEVATION (FRANKLIN AVE)
1" = 20'-0"

AC-1 ARCHITECTURAL CONCRETE	LF-4 PERIOD WALL SCONCE	GW-1 CLIMBING VINES	MT-1 POWDER COAT FINISH	AC-2 BOARD FORMED CONCRETE	MT-2 TNEMEC COATING	WD-1 WOOD PLANKS	CMU-1 CMU BLOCK	BM-1 (E) BRICK

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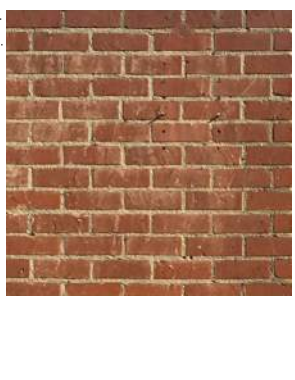
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ELEVATION NORTH (FRANKLIN AVE)



1 EAST ELEVATION
1" = 20'-0"

								
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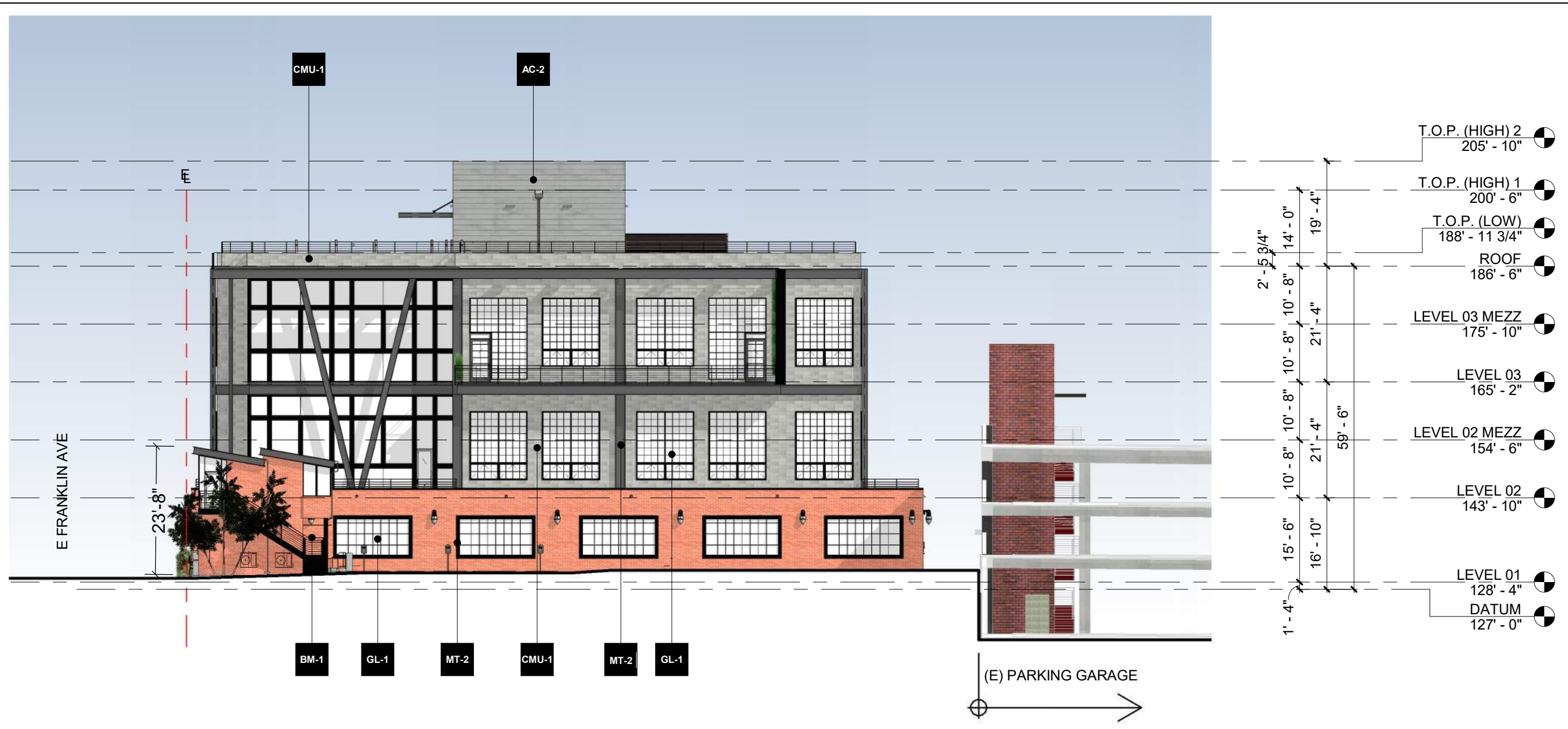
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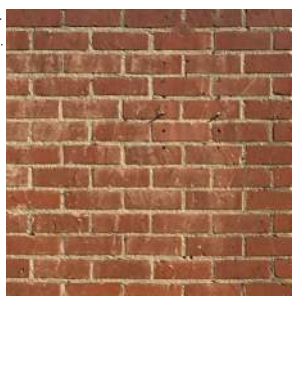
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ELEVATION
EAST
20



1 WEST ELEVATION
1" = 20'-0"

								
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ELEVATION
WEST
21



1 SOUTH ELEVATION
1" = 20'-0"

AC-1 ARCHITECTURAL CONCRETE	LF-4 PERIOD WALL SCONCE	GW-1 CLIMBING VINES	MT-1 POWDER COAT FINISH	AC-2 BOARD FORMED CONCRETE	MT-2 TNEMEC COATING	WD-1 WOOD PLANKS	CMU-1 CMU BLOCK	BM-1 (E) BRICK

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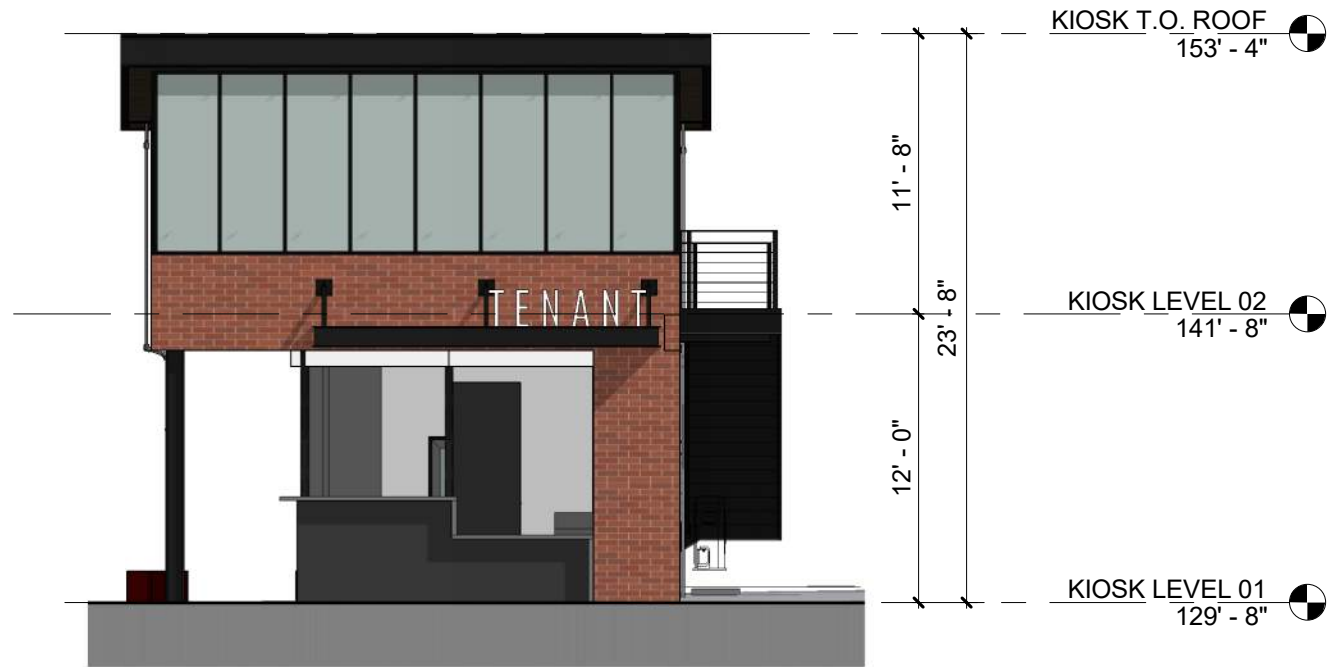
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4 KIOSK - WEST ELEVATION DA
1/8" = 1'-0"



2 KIOSK - NORTH ELEVATION DA
1/8" = 1'-0"



3 KIOSK - SOUTH ELEVATION DA
1/8" = 1'-0"



1 KIOSK - EAST ELEVATION DA
1/8" = 1'-0"

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KIOSK
ELEVATIONS

Group A

	yes	no	n/a	criteria		
Enhance Building Character	A1	1			Build on the quality industrial character	The proposed design is a complimenting contemporary industrial esthetic with the use of exposed steel and large industrial windows and features
	A2	1			Convey a sense of old and new	The proposed design entirely preserves the existing red brick building at the ground level and proposes a complimenting industrial structure that embraces the existing structure and builds out of it above the 2nd floor.
	A3	1			Build upon existing context	The proposed structure stays within the existing footprint and creates accessible decks at the roof level of the existing structure preserving and adding to the original architecture.
	A4	1			Conserve and retain the character-defining features	The proposed design entirely preserves the existing red brick building at the ground level also retaining and enhancing the existing entries and openings on all sides.
	A5	1			Encourage additions that complement (E) character-defining features	The proposed design complements the existing large industrial window openings and entries and is an overall complimenting mid-century architecture above with the use of stacked bond block and other similar materials.
	A6	1			Incorporate small, medium, and large scales	The proposed design includes several interlocking scale elements. The exposed super-structure creates a large grid in which large window openings are located in which smaller window grids are utilized creating a sort of Russian nesting doll effect. Additionally, there are large corner single and double story cut-outs and setbacks on multiple levels with balconies extending forward breaking up the facade in large and small scales.
	A7	1			Emphasize design at the pedestrian level	The proposed design includes new landscaping the entire length of Franlin Ave. Additionally vertical landscaping is proposed at the West and East elevaitons at level 3 balconies. An entirely new public park and café fronting Franklin Avenue creating seating and dining/cafe areas at pedestrian level.
	A8	1			Specify 360° architecture	The proposed architecture is developed at a similar design on all 4 sides creating a 360 degree architectural expression.
	A9	1			Enhance entry expression	The proposed architecture enlarges, frames and emphasizes the existing primary entry on Franklin but both NE and SE corners architecturally emphesize "visual arrival" with recessed corners.
	A10	1			Encourage the use of roll-up doors & sliding walls at street frontages	The proposed design includes a roll-up door at the east elevation.
	A11	1			Orient secondary entries to alleys	The proposed design includes secondary entries toward the East of the property along a raised deck and the rear of the property. The east and south side are technically not an alley but its certainly a private alley of sorts accessible by pedestrians and vehicles. There should be no destinction between a public alley and private alleys. They are physically the same thing.
	A12	1			Incorporate different materials, colors, and textures	The proposed design includes several differing materials, colors and textures: Red Brick, Medium Gray Block, Black Steel, Corten, Architectural Board Formed Concrete and glass and colorful landscaping

12

Group B

	yes	no	n/a	criteria		
Facilitate Gathering	B1	1			Form an active street wall	The proposed design includes landscaping and recessed entry on the north side and a raised shaded deck on the east side. The north side is entirely a public park with landscaping.
	B2			1	Provide street corner plazas	
	B3	1			Develop outdoor gathering spaces	The proposed design includes a large public park on street level, a raised and shaded deck on the east side at street level, accessible deck at level 2 and protruding and recesed balconies on level 3. Additionally the roof includes a large outdoor deck/patio.
	B4			1	Provide alley-facing gathering spaces	
	B5	1			Provide ease of access	The proposed design includes 3 pedestrian entries on 3 sides as well as 2 vehicular entries and a controlled traffic pattern for safety. Additionally the tenants on the ground floor will each have separate entries and exists from Franklin street and the rear and east side of the building
	B6	1			Enhance surface parking	The proposed design includes all new landscaping on the north side of the parking areas along Franklin Ave on both sides. Additionally, providing create stacked parking is another way to enhance surface parking areas with efficient parking solutions that utilize state of the art technology.
	B7		1		Use enduring, quality paving materials	
	B8	1			Provide street furniture	The proposed design includes street furniture at the NE at the public park and seating at the café fronting Franklin Avenue.
	B9	1			Use exterior lighting to accentuate safety and design	The proposed project will include period lighting throughout the site on all sides creating lighting for pedestrians for added safety.
	B10		1		Provide Wi-Fi hotspots	

6

Group C

	yes	no	n/a	criteria		
Incorporate Landscape &	C1	1			Design layered and lush landscaping	The proposed landscaping design includes layered and lush planting both horizontally and vertically. See Landscape Sheets.
	C2	1			Select drought-tolerant and native plants	The proposed landscaping includes drought-tolerant and native planting throughout. See Landscape Sheets.
	C3	1			Utilize planters and pots to provide greenery	The proposed landscaping includes pots & planters at level 3 balcony and roof and at the streetside public park.
	C4	1			Improve landscaping in parking areas	The proposed parking area includes landscaping on the north side of both parking isles.
	C5	1			Use fences and walls as an extension of the architecture	The proposed design includes an architecturally complimenting side wall of the café structure with vertical landscaping.
	C6	1			Utilize natural light	The proposed design utilizes large windows for double story spaces with mezzanines pushing natural light from all sides deep into the building.

6

Group D

	yes	no	n/a	criteria		
Encourage Connectivity	D1	1			Install bike facilities. If "yes," total bike storage spaces provided:	4
		1			Required:	4

1

Group E

	yes	no	n/a	criteria		
Signage, Way Finding, & Public	E1	1			Design signs as an integral component	The proposed design includes integrated tenant signage.
	E2	1			Incorporate way-finding through integral design	The proposed design includes architecturally integrated way-finding signage for vehicular and pedestrian traffic.
	E3	1			Encourage public art	Large Scale Public Art

3

PUBLIC REALM

	yes	no	n/a	criteria		
Public Realm	PR1			1	Undergrounding Utilities	
	PR2			1	Approved Public Infrastructure	

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STANDARD WORKS

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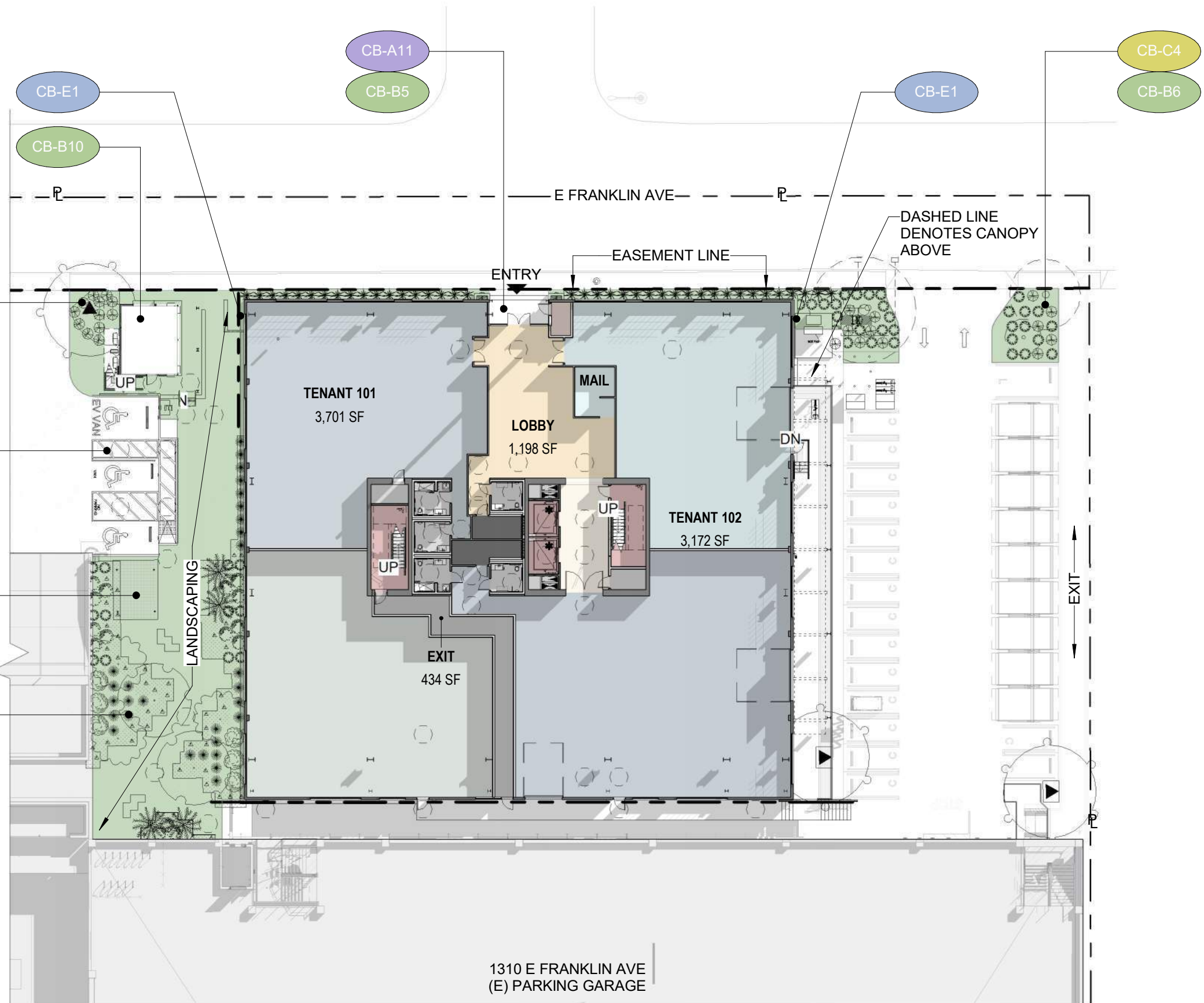
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COMMUNITY BENEFITS TABULATION WORKSHEET



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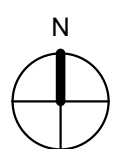
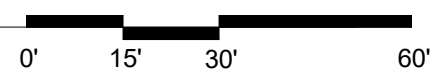
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COMMUNITY BENEFITS - FLOOR PLAN LEVEL 01

1 LEVEL 01
 1" = 30'-0"





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COMMUNITY BENEFITS DIAGRAM



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COMMUNITY
 BENEFITS
 DIAGRAM



CB-C4
 CB-B6
 CB-B5
 CB-A6

CB-C1
 CB-C2
 CB-A5
 CB-A12
 CB-A8

CB-C3

CB-A7
 CB-B3
 CB-B10
 CB-A3
 CB-A4
 CB-A2
 CB-C6
 CB-B9
 CB-A11

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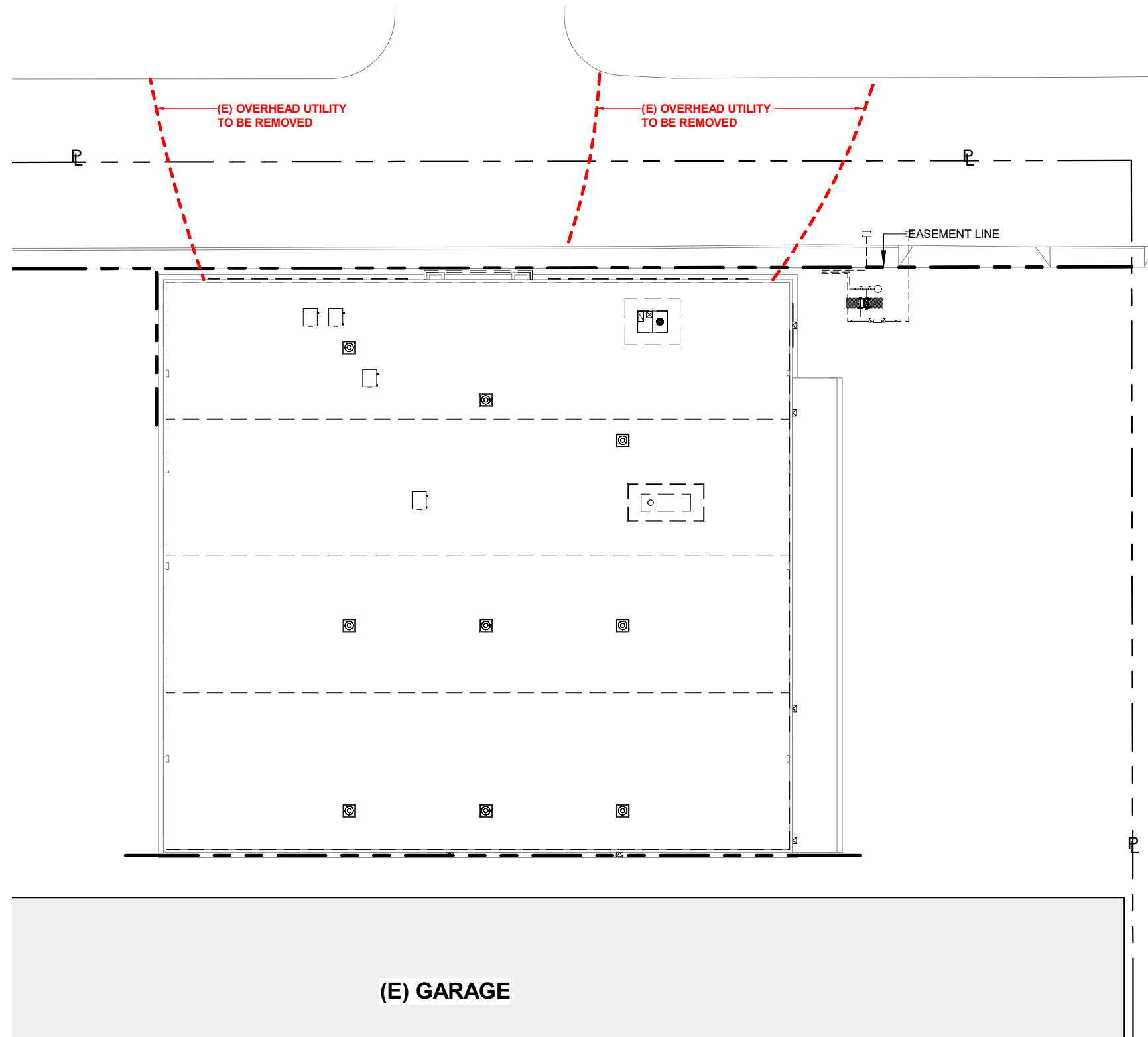
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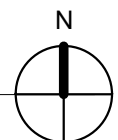
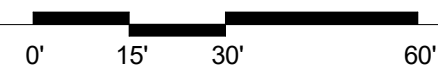
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REVISED SUBMITTAL	-	01.05.2021
CEQA SUBMITTAL	-	05.05.2021
FINAL SUBMITTAL	-	01.20.2022
PROJECT #		17.019

COMMUNITY
 BENEFITS
 DIAGRAM



① SITE PLAN - PUBLIC UTILITIES
1" = 30'-0"



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COMMUNITY
BENEFITS -
PUBLIC
REALM

FRANKLIN AVENUE



-  PICNIC TABLE
-  CAFE TABLE
-  I-BEAM BENCH
-  I-BEAM
-  PRECAST BEAM BENCH

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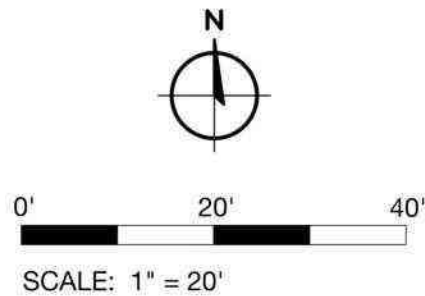
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Pocket Park
 Conceptual
 Landscape
 Plan

L110

POCKET PARK RENDERING



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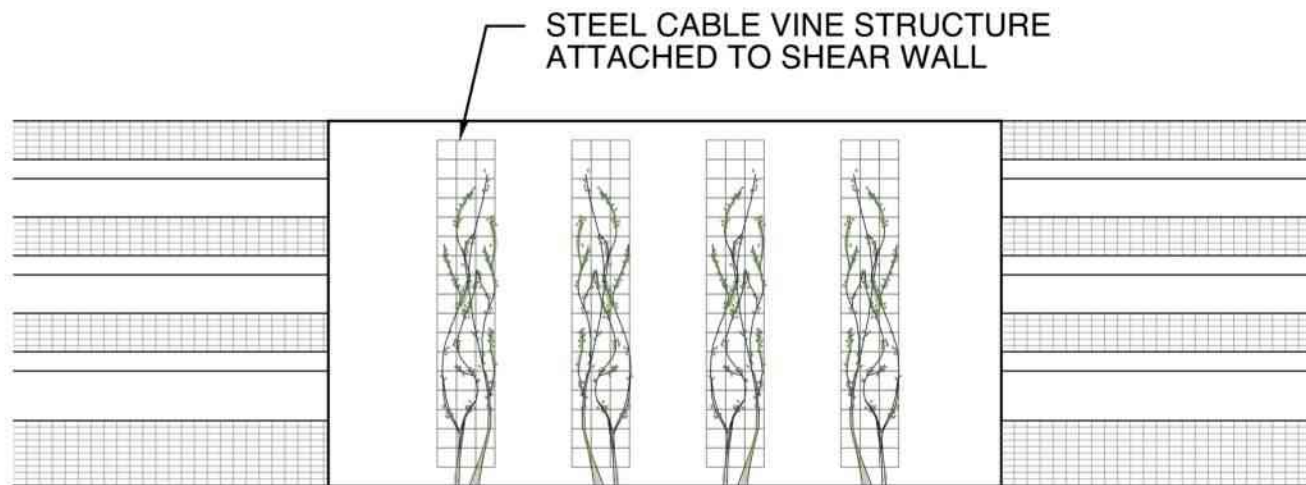
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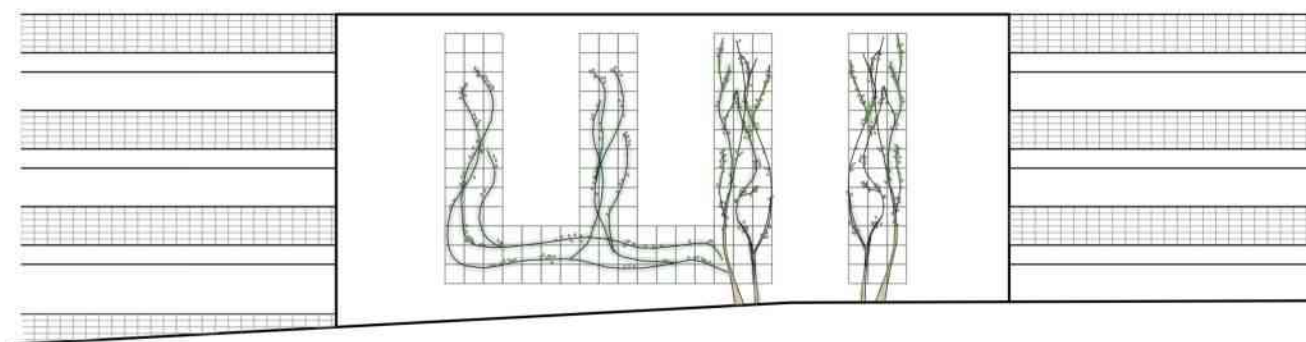
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POCKET PARK
 RENDERING

L120



PARKING GARAGE SOUTH ELEVATION



PARKING GARAGE NORTH ELEVATION

SCALE: 1" = 20'



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PARKING
STRUCTURE
VINE PANELS

LAND IMAGES
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L130

MATERIALS



Driveable Grass, pocket park paving



Petroliana



FURNITURE



Colorful metal and wood commercial pieces to complement custom items



BIKE AMENITIES



OVER STRUCTURE PLANTING



Tree planters



Low profile planters



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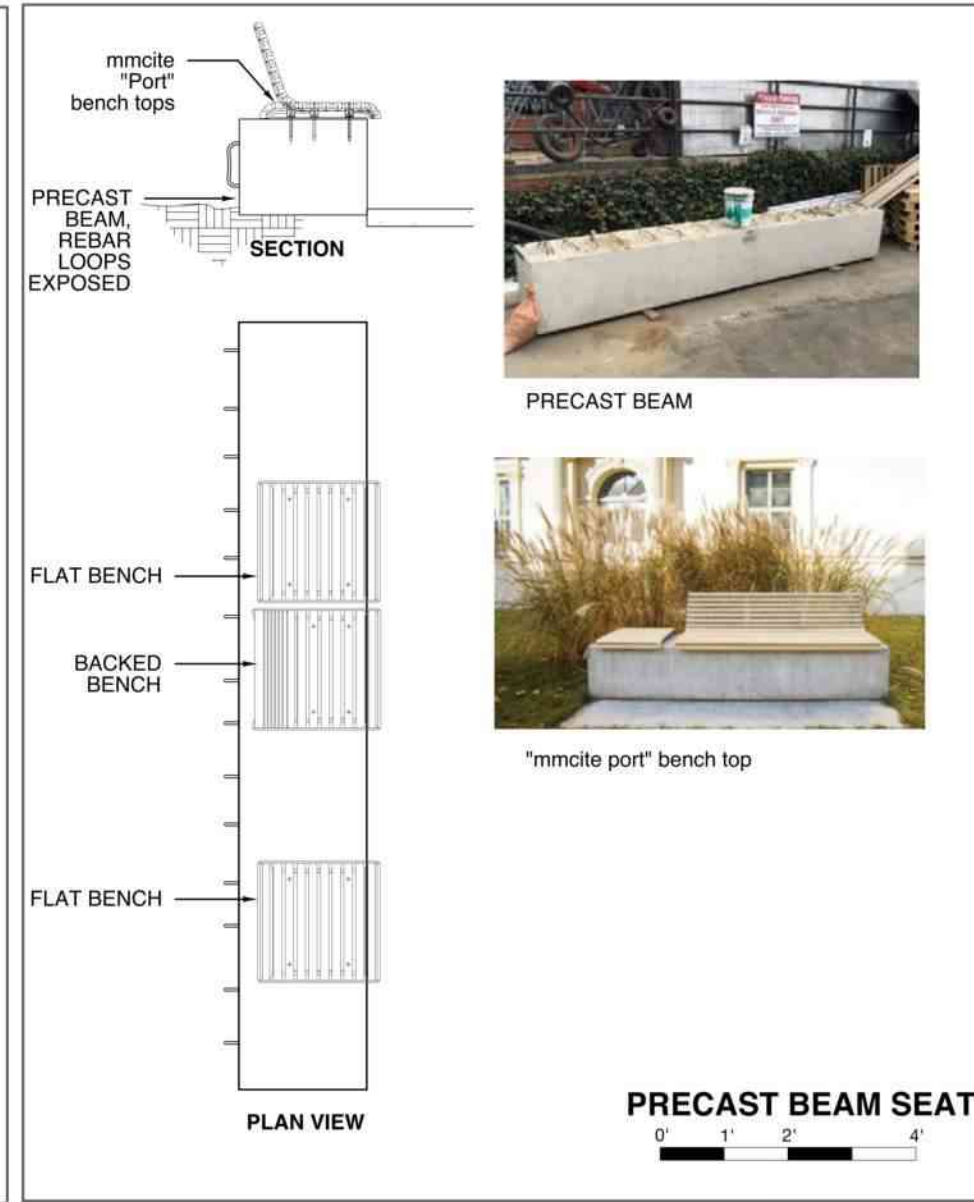
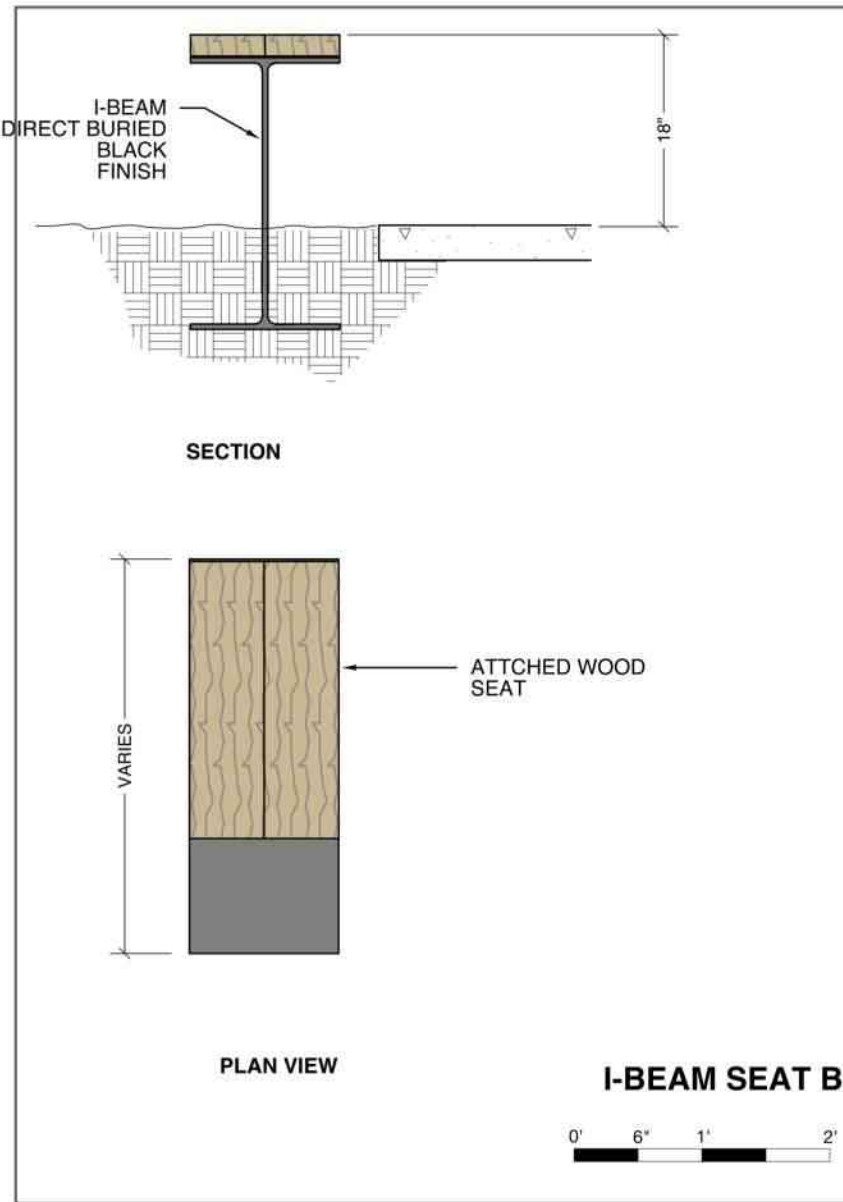
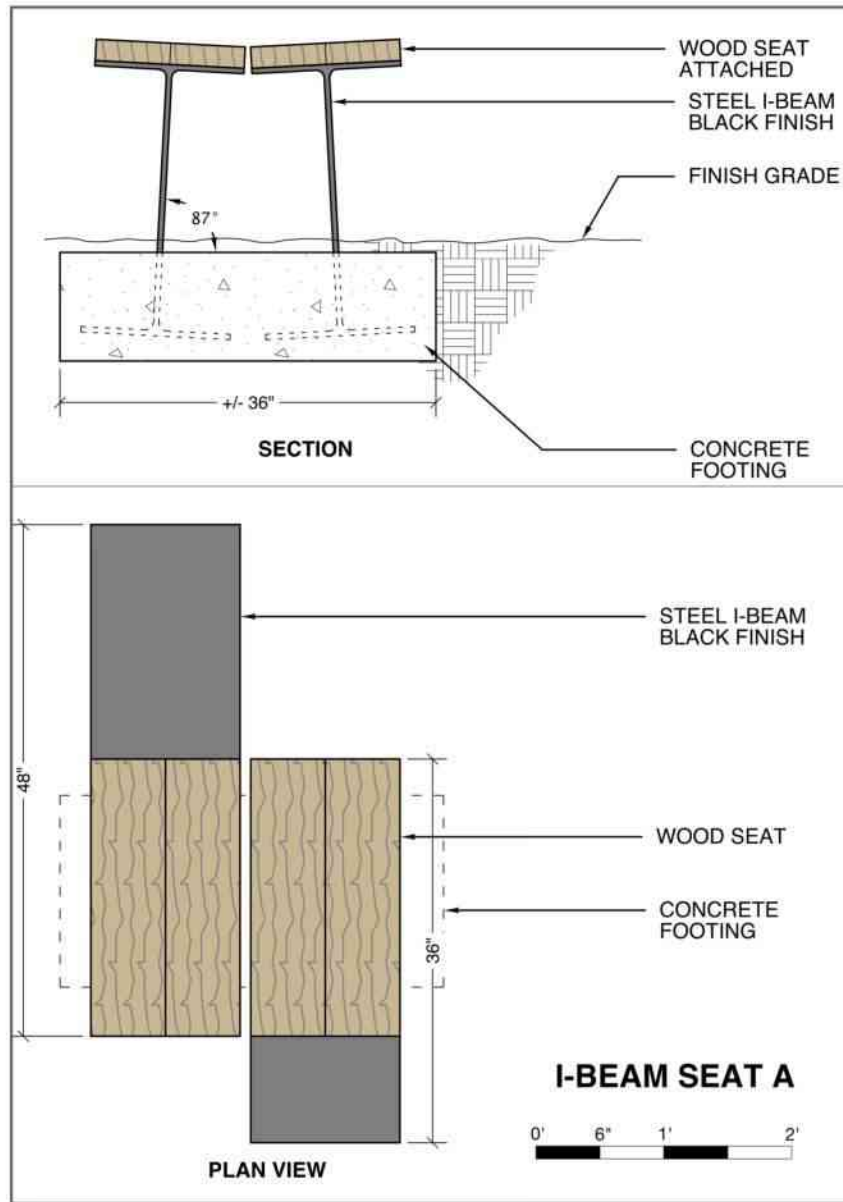
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L200

MATERIALS

CUSTOM FURNITURE



PRECAST BEAM



"mmcite port" bench top

Custom furnishings made from industrial site materials to complement those on building

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L210

PLANT PALETTE – TREES



Washingtonia robusta
Mexican Fan Palm
Evergreen to 100' H x 10' W



Ginkgo biloba 'Autumn Gold'
Autumn Gold Maidenhair Tree
Deciduous 40' H x 30' W
golden fall color



Agonis flexuosa Peppermint Willow
Evergreen 25' - 35' H x 15' - 30' W



Cotinus coggygria Smoke Tree
Deciduous 10' - 15' H x 10' - 18' W

GRASS AND GRASS-LIKE



Bouteloua gracilis 'Blond Ambition'
Blond Ambition Grama Grass
Evergreen / 1' - 2' H x W
red bloom spring - summer



Lomandra longifolia 'Breeze'
Dwarf Mat Rush
Evergreen / 2' - 3' H x 2' - 4' W
red bloom spring - summer



Muhlenbergia capillaris 'Lendca'
Regal Mist Pink Mulhy Grass
Evergreen / 4' H x 3 W
pink flowers late summer - fall



Nassella tenuissima
Mexican Feather Grass
Evergreen / 1' - 2' H x W
golden summer - fall

SHRUBS



Pittosporum 'Silver Sheen'
Silver Sheen Kohuhu
Evergreen / 12' H x 6' W



Coprosma repens 'Pacific Sunset'
Pacific Sunset Mirror Plant
Evergreen / 5' H x 3' W
red foliage



Rhipiolepis umbellata 'Minor'
Dwarf Yeddo Hawthorn
Evergreen / 4' - 6' H x 2' - 3' W
white flowers spring



Hesperaloe 'Brakelights'
Brakelights Red Yucca
Evergreen / 2' - 3' H x W
red bloom spring - summer



Asclepias curassavica 'Silky Deep Red'
Red Butterflyweed
Evergreen / 3' - 4' H x 2' - 3' W
red-orange flowers Summer - attracts butterflies

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LANDSCAPE
MATERIALS

L220

PLANT PALETTE - VINES

SOUTH FACING / SUNNY



Wisteria sinensis, CHINESE WISTERIA
Deciduous, Climbing



Dolichostylis buccinatoria, BLOOD RED TRUMPET VINE
Evergreen, 20-30 ft



Akebia quinata, CHOCOLATE VINE
Semi-Evergreen, 15-30 ft

NORTH FACING / SHADY



Stephanotis floribunda, MADAGASCAR JASMINE
Evergreen, 15-30 ft.



Lonicera hildebrandiana, GIANT BURMESE HONEYSUCKLE
Evergreen, 30ft



Akebia quinata, CHOCOLATE VINE
Semi-Evergreen, 15-30 ft

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