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1475  
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# STANDARD WORKS

## EL SEGUNDO, CALIFORNIA

### PARCEL A

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COVER

1475 EAST EL SEGUNDO BLVD  
 EL SEGUNDO, CA 90245

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# EXECUTIVE SUMMARY

## GENERAL OVERVIEW AND GRAND VISION

THE "STANDARD WORKS" PARCEL A PROJECT IS A 43,966 SF PARCEL BOUND BY EAST EL SEGUNDO BOULEVARD ON THE SOUTH AND KANSAS STREET ON THE EAST. PRESERVATION OF THE EXISTING 1950'S MID-CENTURY RED BRICK FACADE IS AN OBJECTIVE OF THE 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 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 USE OF THE EXISTING FLOOR AREA (LEVEL 01) WILL BE CONVERTED TO CREATIVE OFFICE. THE PROPOSED NEW FLOOR AREA SHALL BE A COMBINATION OF LIGHT INDUSTRIAL AND TECHNOLOGICAL USES INCLUDING R&D.

## FLOOR AREA

THE PROJECT PROPOSES 44,604 SF IN ADDITION TO THE EXISTING 19,311 SF, FOR A TOTAL OF 63,915 SF. AT THE COMPLETION OF THE PROPOSED PROJECT THE SITE WILL HAVE A FLOOR AREA RATIO OF 1.5.

## PARKING

THE COMPLETED PROJECT WILL CONTAIN APPROXIMATELY 42 ON GRADE PARKING SPACES AND UTILIZE IT'S REMAINING REQUIRED PARKING COUNT IN THE RECENTLY COMPLETED PARKING GARAGE.

## 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 19,311 SF 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
2. FLOOR AREA RATIO (FAR): REQUEST FOR FAR TO 1.5 (65,949 SF).

## SHSP DEVELOPMENT STANDARDS AND ESMC SECTION 15-15:

1. OFF-SITE PARKING COVENANT FOR 123 PARKING SPACES "OFF-SITE" IN ADJACENT LOT PARKING STRUCTURE PER ESMC SECTION 15-15-3(H) AND SHSP DEVELOPMENT STANDARDS TABLE 2-2(H).

# 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		191,896 SF		191,896 SF	
FLOOR AREA ALLOWED (1:1)	43,966.00		58,318.00		191,896 SF		191,896 SF		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	
										398*****
										61*****
										15*****
										34
										35
BICYCLE PARKING [(TOTAL FAR - 15,000 SF) / 400] * 0.05% + 4	10				2		13		10	

- \* 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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# ZONING ANALYSIS

## (SHSP TABLE 2-3) C. LOT STANDARDS

	REQUIRED	PROVIDED
1. MINIMUM LOT AREA	11,200 SF	43,966 SF
2. MINIMUM LOT FRONTAGE	50'	198' - 9 1/4"


## (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	N/A
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.	N/A

## (SHSP TABLE 2-3) E. SETBACK STANDARDS

	REQUIRED	PROVIDED
1. FRONT YARD	NONE	3' - 2 1/2"
2. SIDE YARD (WESTERLY)	NONE	18' - 11 3/4"
3. REAR YARD (NORTHERLY)	NONE	77' - 11 3/4"
4. SIDE YARD (KANSAS ST)	NONE	0' - 0" (TO FACE OF CURB)
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).	EXISTING NON-CONFORMING

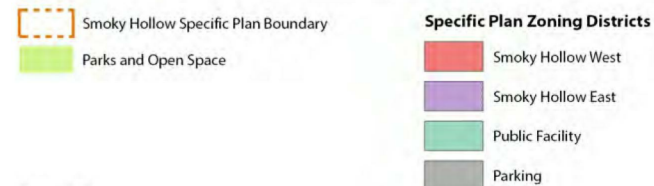
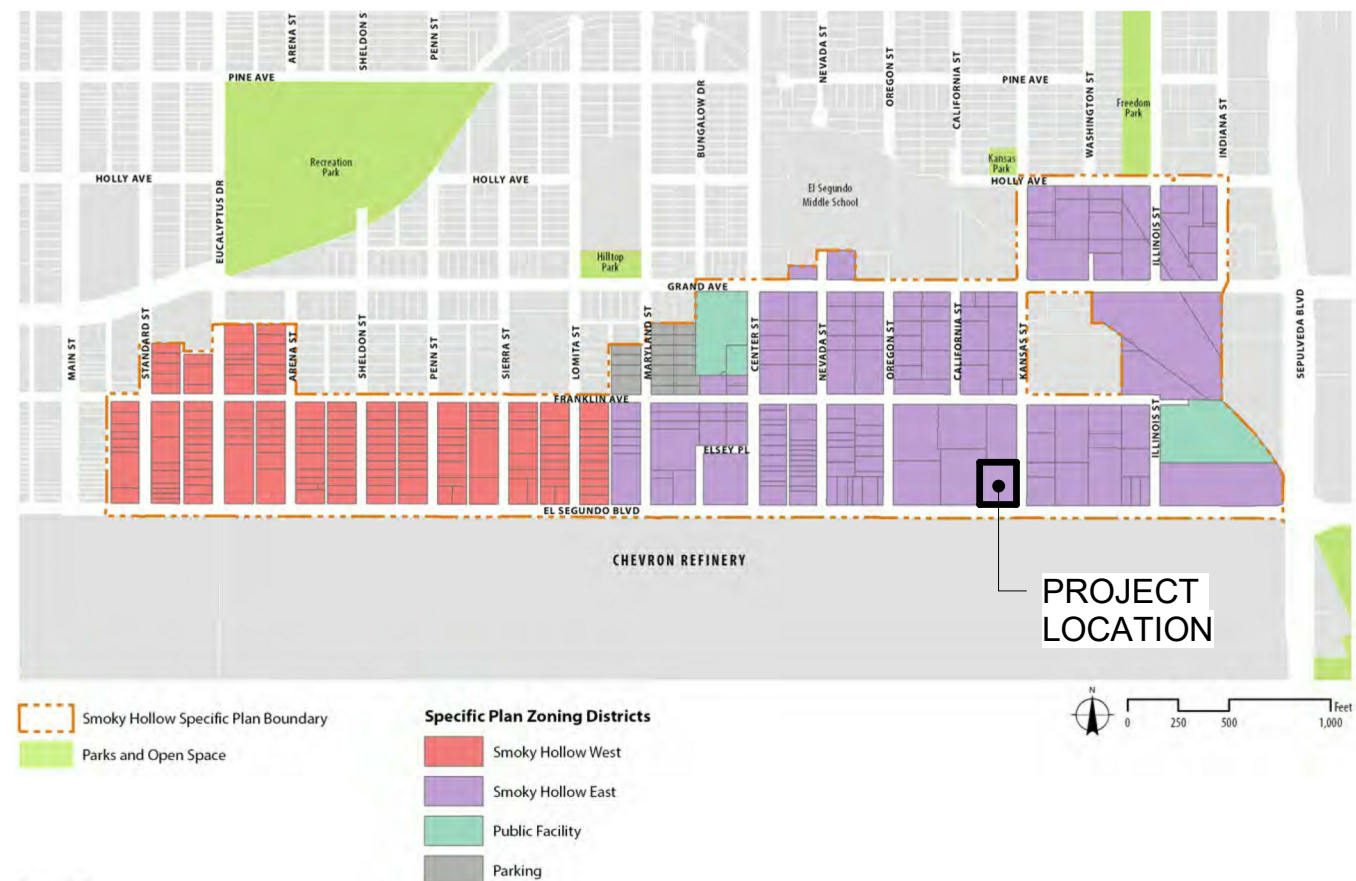
## (SHSP TABLE 2-4) F. OPEN SPACE & LANDSCAPING STANDARDS

	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.	43,966 x 0.1 = 4,397 SF 50% = 2,199 SF	1. LANDSCAPING AT GRADE = 3,120 2. VERTICAL LANDSCAPING = 480 3. ROOFTOP OPEN SPACE = 4,765 4. ROOFTOP LANDSCAPING = 2,043 <b>TOTAL = 10,408 SF</b>
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	18 SURFACE PARKING SPACES / 4 = 5	5 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 / LIGHT INDUSTRIAL / RESEARCH & DEVELOPMENT
OCCUPANCY CLASS:	B (GENERAL OFFICE, R&D)
CHANGE OF USE:	YES (EXISTING FLOOR AREA)

## ZONING MAP

Figure 2-1: Zoning Districts



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

	ALLOWED	PROVIDED
BASE ALLOWED:	1.0 = 43,966 x 1.0 = 43,966 SF	65,949 (1.5 FAR)

## B. HEIGHT STANDARDS

	ALLOWED	PROVIDED
BASE ZONING	35'-0"	59'-6"
COMMUNITY BENEFITS TIER II	ADDITIONAL 24'-6" = 59'-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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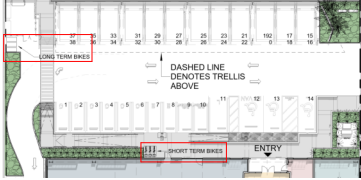
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SMOKY HOLLOW SPECIFIC PLAN ZONING ANALYSIS

# 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: 19,311 SF / 400 = 48 SPACES	<b>165 SPACES</b>  NOTE: ALSO SEE PARKING ANALYSIS CHART ON PAGE 2 FOR EXISTING PARKING REQUIREMENTS FOR UNIFIED SITE DEVELOPMENT
2. ADDITIONS TO BUILDINGS	(2.5 / 1,000 GROSS SF) NEW CONSTRUCTION: 44,604 SF / 400 = 112	
<b>SUB-TOTAL REQUIRED</b>	<b>48 + 112 = 160 SPACES</b>	
3. TANDEM PARKING	TANDEM SPACES SHALL HAVE A MAXIMUM LENGTH OF 40 FEET (PARKING FOR 2 VEHICLES MAXIMUM).	24 PROVIDED
4. BICYCLE PARKING	CONSISTENT WITH SECTION 5.106.4 OF THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE:  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.  ALL LONG TERM AND SHORT TERM BICYCLE PARKING IS PROVIDED IN SECURE AND ACCESSIBLE AREAS IN THE GARAGE PERMITTED SEPARATELY.  LONG-TERM PARKING: 41 PARKING SPACES X 0.05 = 2 BIKE STATIONS  SHORT-TERM PARKING: 41 PARKING SPACES X 0.05 = 2 BIKE STATIONS	THE PROPOSED PROJECT HEREIN PROPOSES 42 NEW PARKING SPACES 42X.05 = 3 SHORT TERM AND 2 LONG TERM PARKING SPACES. SEE LEVEL 01 PLAN    THE PROJECT ALSO REQUIRES 118 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.
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	A. LOTS ADJOINING AN ALLEY ARE PROHIBITED FROM PROVIDING CURB CUTS ALONG STREET FRONTAGES.  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.  C. NEW CURB CUTS ALONG FRANKLIN AVENUE ARE PROHIBITED.  D. CURB CUTS SHALL NOT BE MORE THAN 25 FT IN WIDTH EXCEPT WHERE REQUIRED BY THE CITY TO BE LARGER FOR SAFETY PURPOSES.	N/A  PROVIDED, SEE SITE PLAN  N/A  EXISTING NON CONFORMING
2. LOADING	A. NOT REQUIRED IF GROSS BUILDING AREA < 50,000 SF.  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.  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.	SEE B BELOW  PROVIDED, SEE LEVEL 01  PROVIDED, SEE LEVEL 01
3. REFUSE COLLECTION	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.  B. ON LOTS ADJOINING AN ALLEY, REFUSE COLLECTION STORAGE AREAS SHALL BE ORIENTED TO AND ACCESSED FROM THE ALLEY.	FULLY SCREENED 200 SF TRASH & RECYCLING AREA BEING CONSTRUCTED AT THE NORTHWEST CORNER OF THE GROUND FLOOR  N/A (NO ALLEY)

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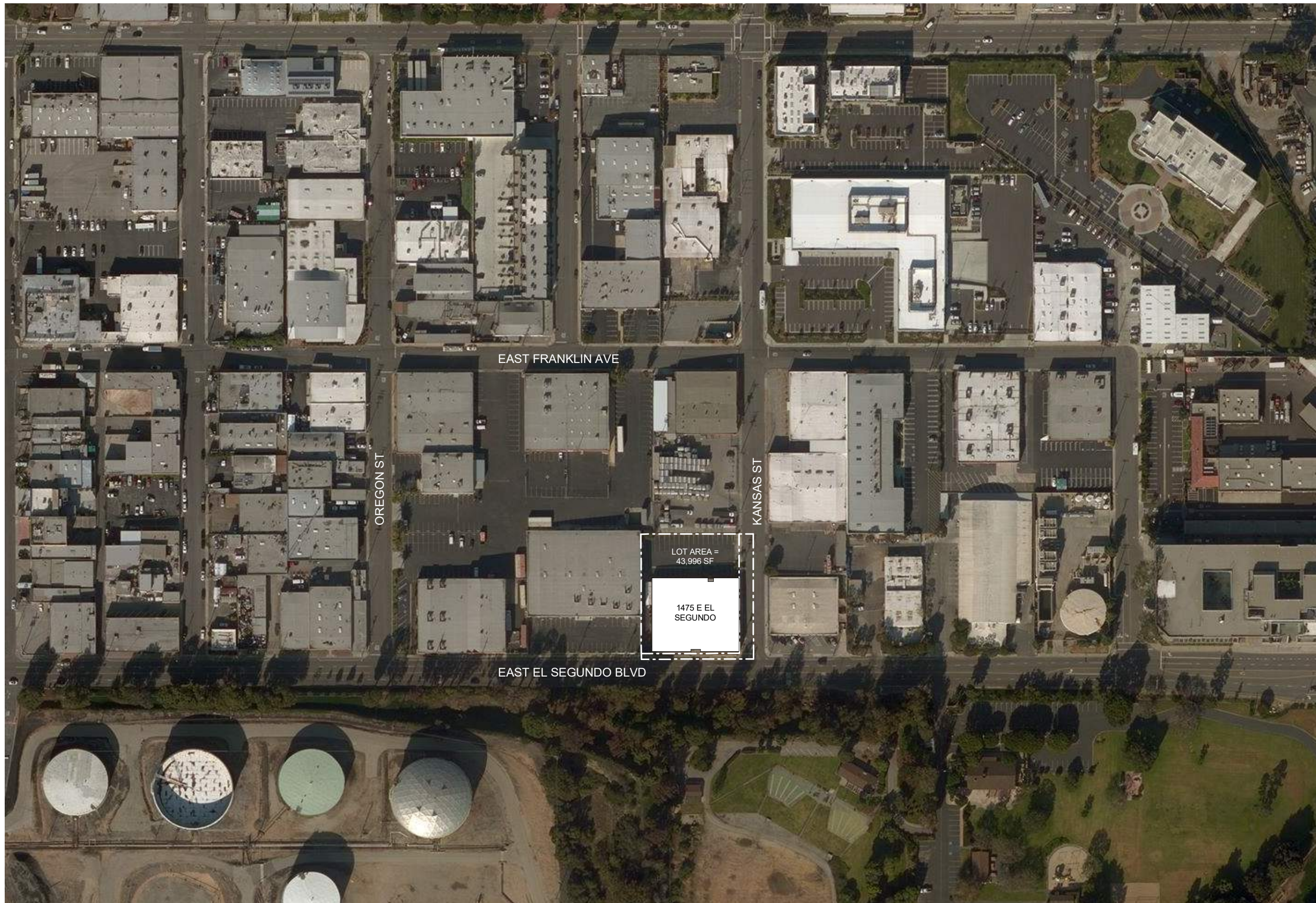
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SMOKY  
HOLLOW  
SPECIFIC  
PLAN ZONING  
ANALYSIS



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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  
BUILDINGS





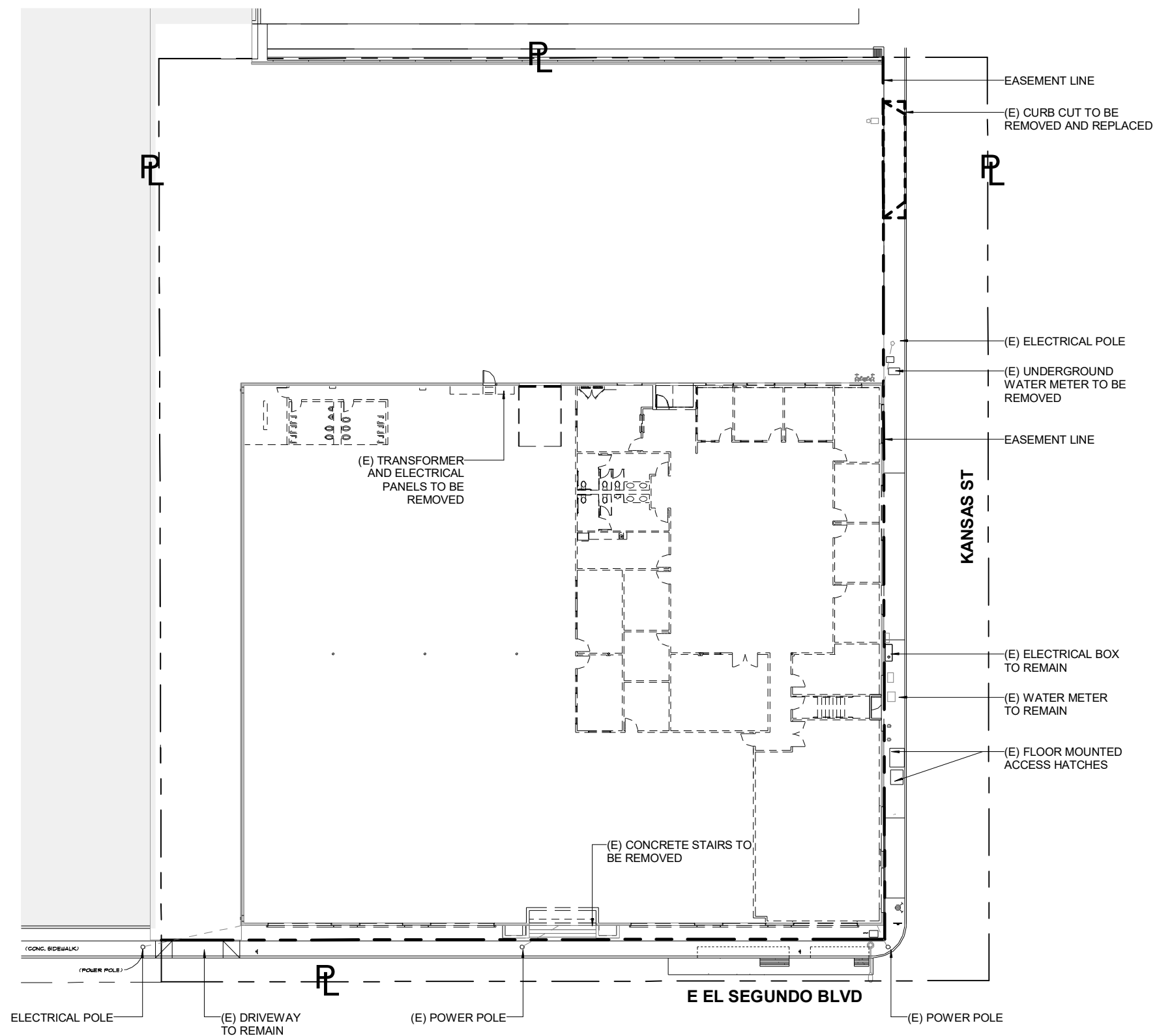
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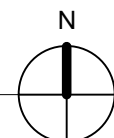
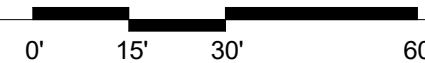
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EXISTING SITE  
PLAN



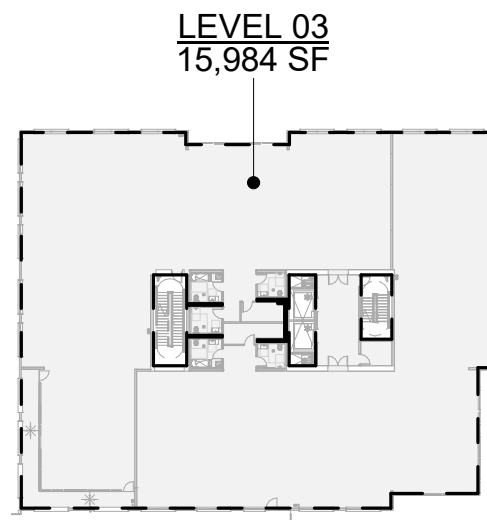
1 SITE PLAN - EXISTING  
1" = 30'-0"



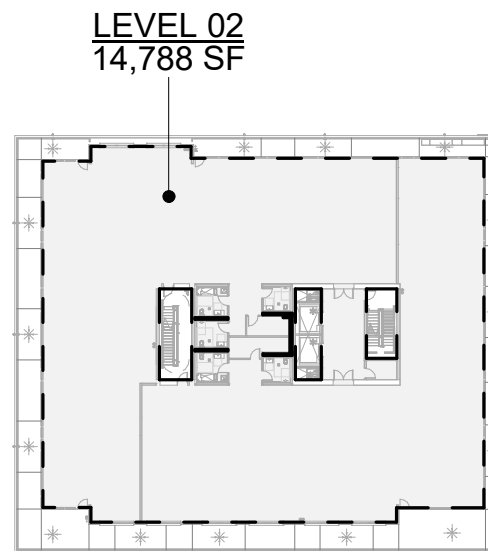
FLOOR AREA SCHEDULE	
NAME	AREA
LEVEL 01	18,780 SF
LEVEL 02	14,788 SF
LEVEL 02 - MEZZ	7,187 SF
LEVEL 03	15,984 SF
LEVEL 03 - MEZZ	7,176 SF
Grand total	63,915 SF

**SMOKY HOLLOW SPECIFIC PLAN - GLOSSARY**

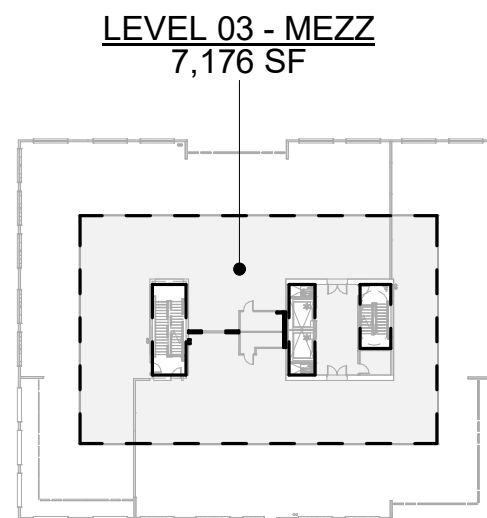
FLOOR AREA (GROSS): The area included within the surrounding exterior walls of a building or portion thereof, exclusive of garages, vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection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



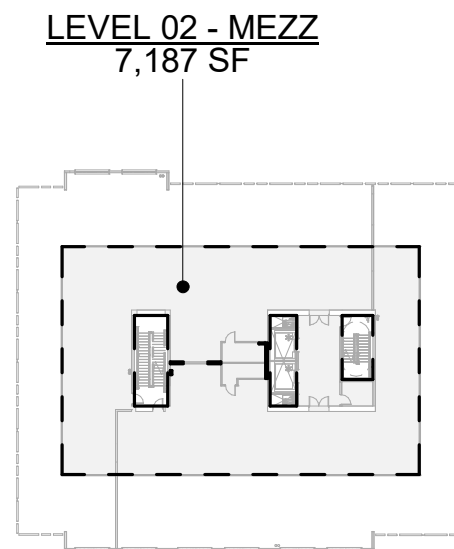
④ LEVEL 03 - FLOOR AREA  
1" = 60'-0"



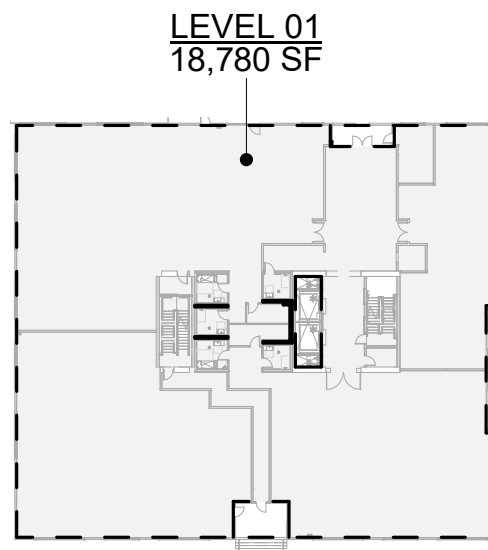
② LEVEL 02 - FLOOR AREA  
1" = 60'-0"



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



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



① LEVEL 01 - FLOOR AREA  
1" = 60'-0"

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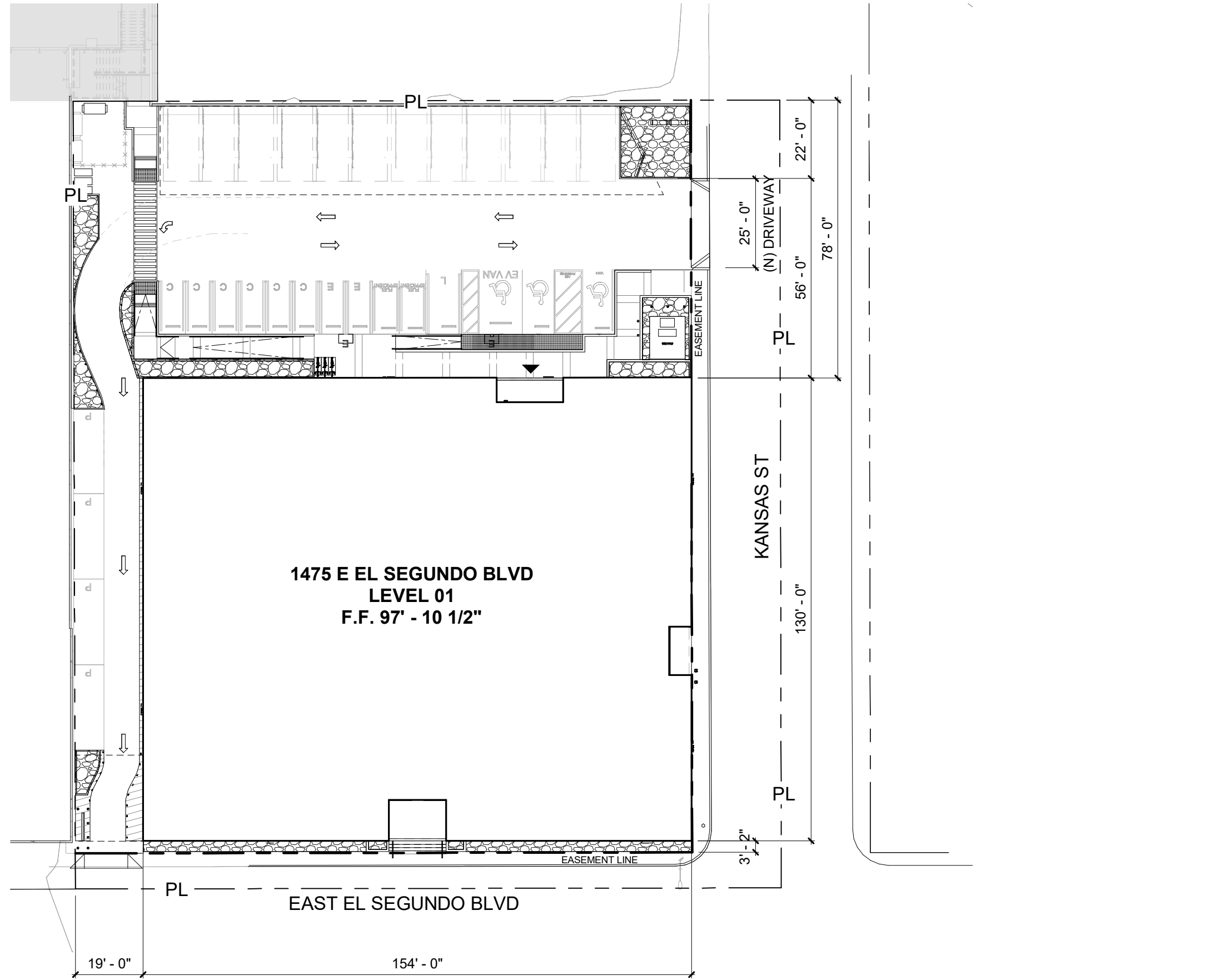
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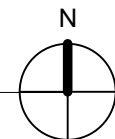
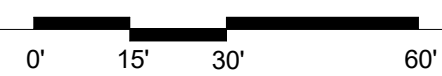
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"FLOOR  
AREA"  
DIAGRAMS



1 SITE PLAN  
1" = 30'-0"



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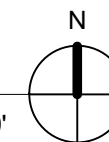
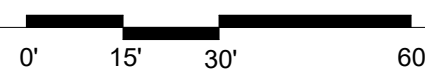
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**PROPOSED  
SITE PLAN**



① LEVEL 01  
1" = 30'-0"



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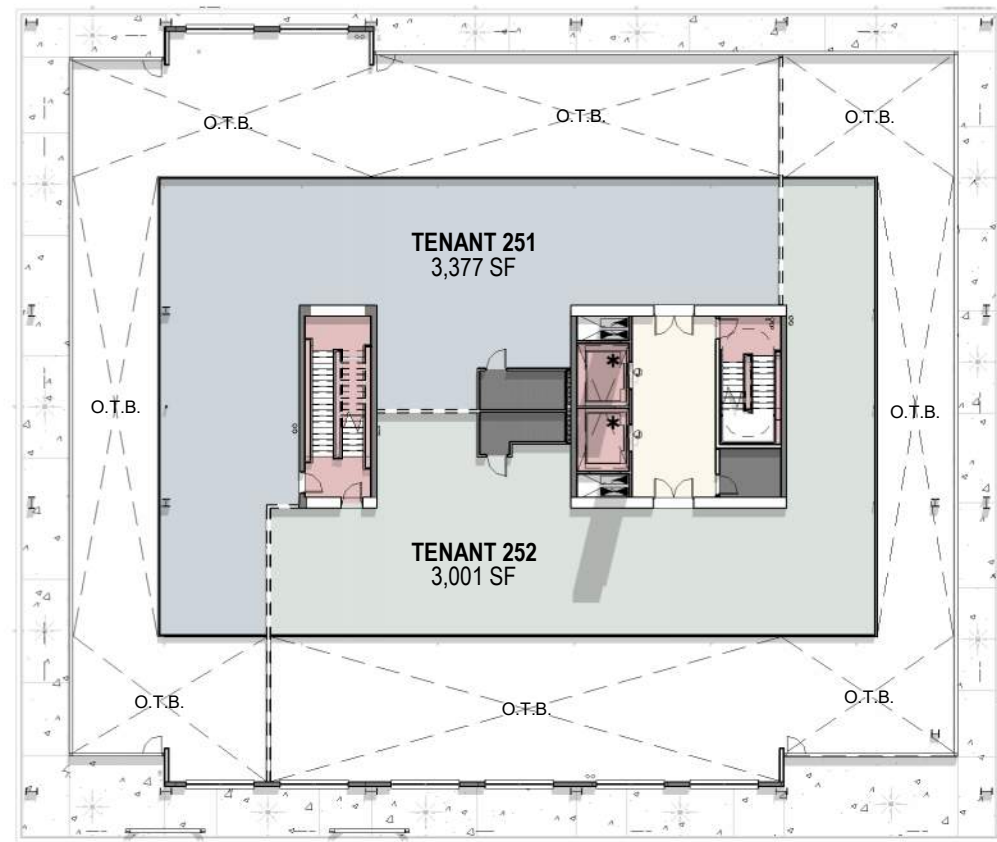
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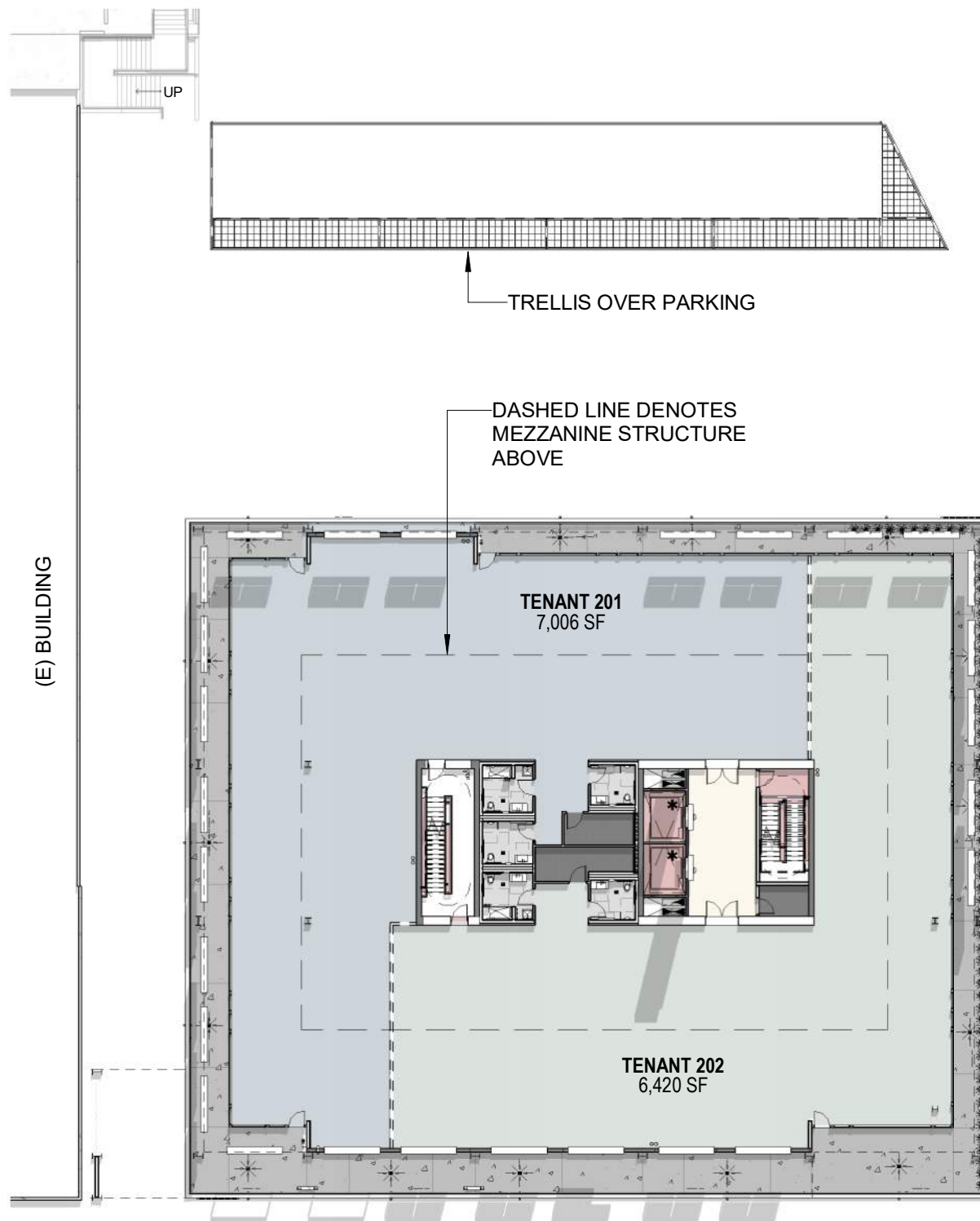
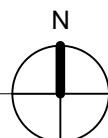
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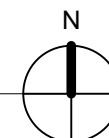
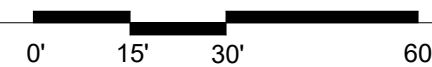
FLOOR PLAN  
LEVEL 01



2 LEVEL 02 MEZZ  
1" = 30'-0"



1 LEVEL 02  
1" = 30'-0"



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FLOOR PLANS  
LEVELS 02 &  
MEZZANINE

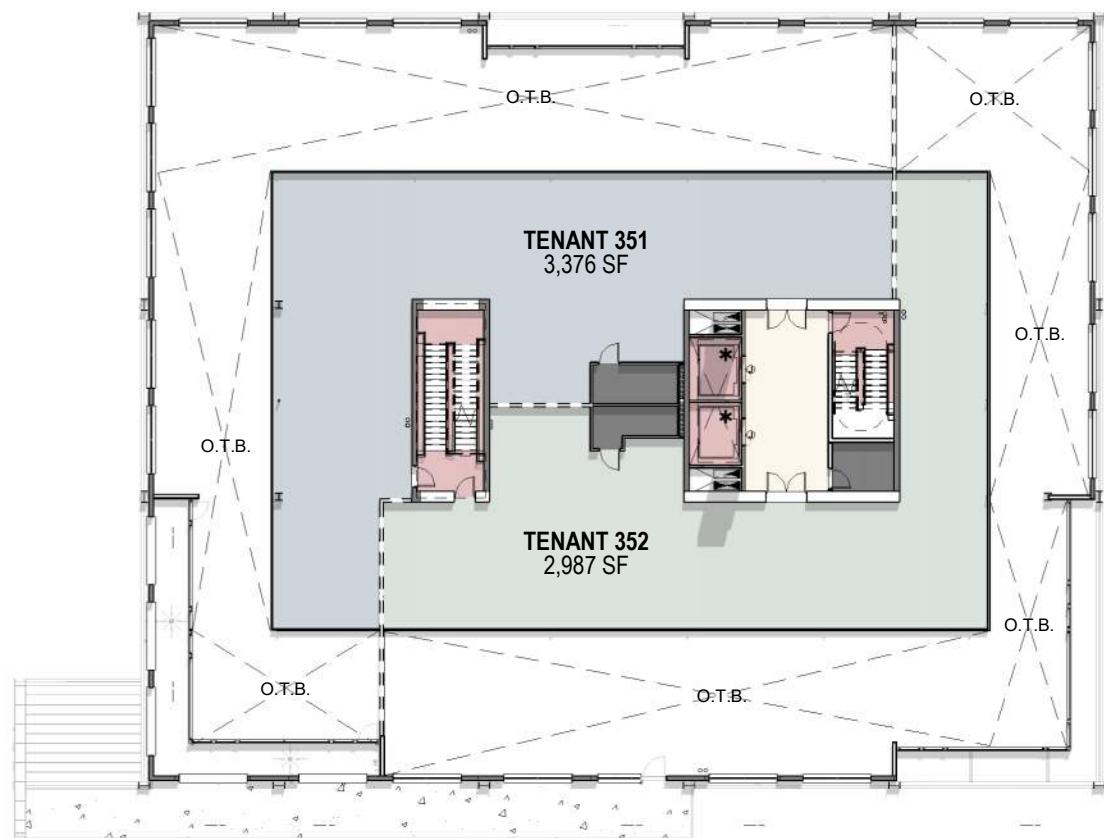


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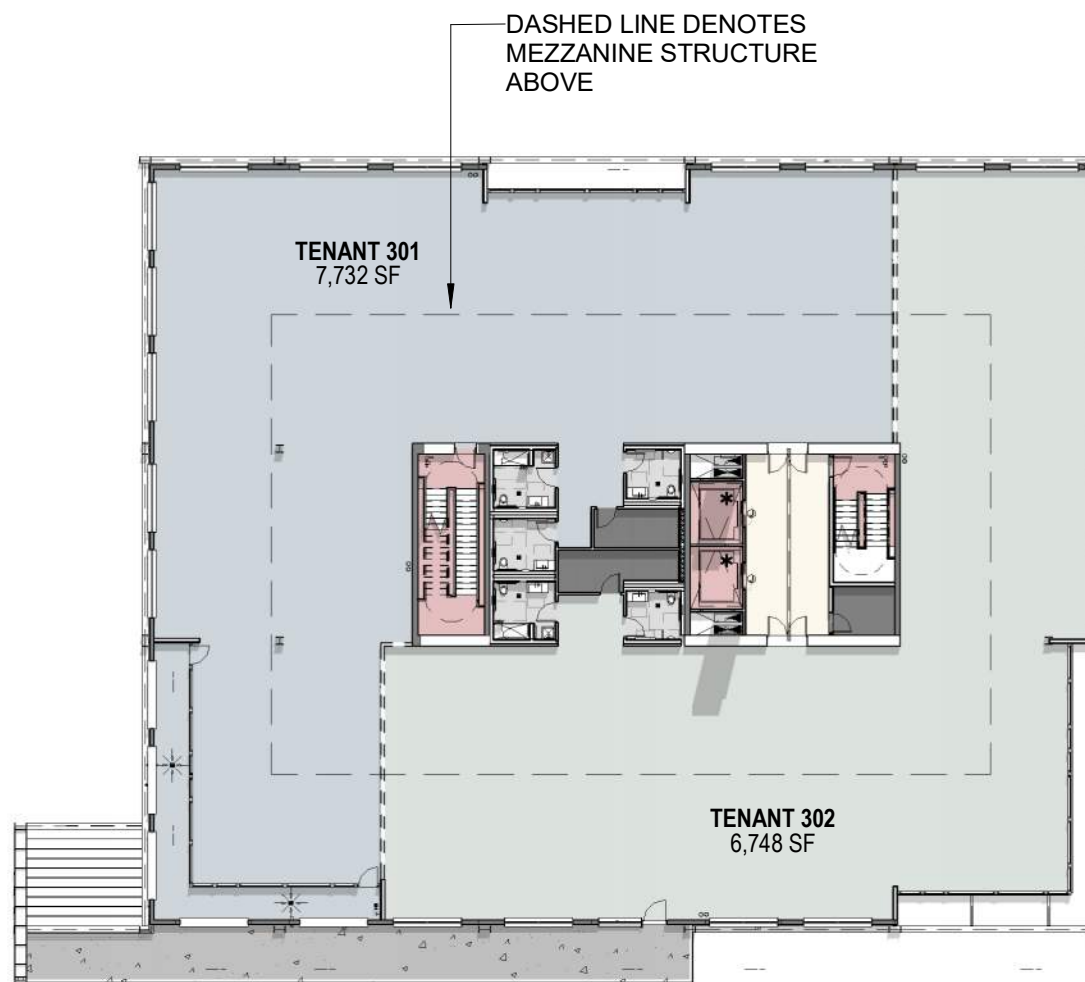
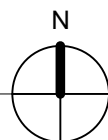
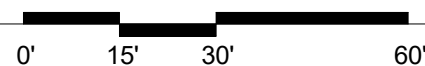
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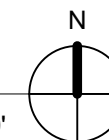
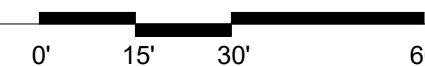
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② LEVEL 03 - MEZZ  
 1" = 30'-0"



① LEVEL 03  
 1" = 30'-0"



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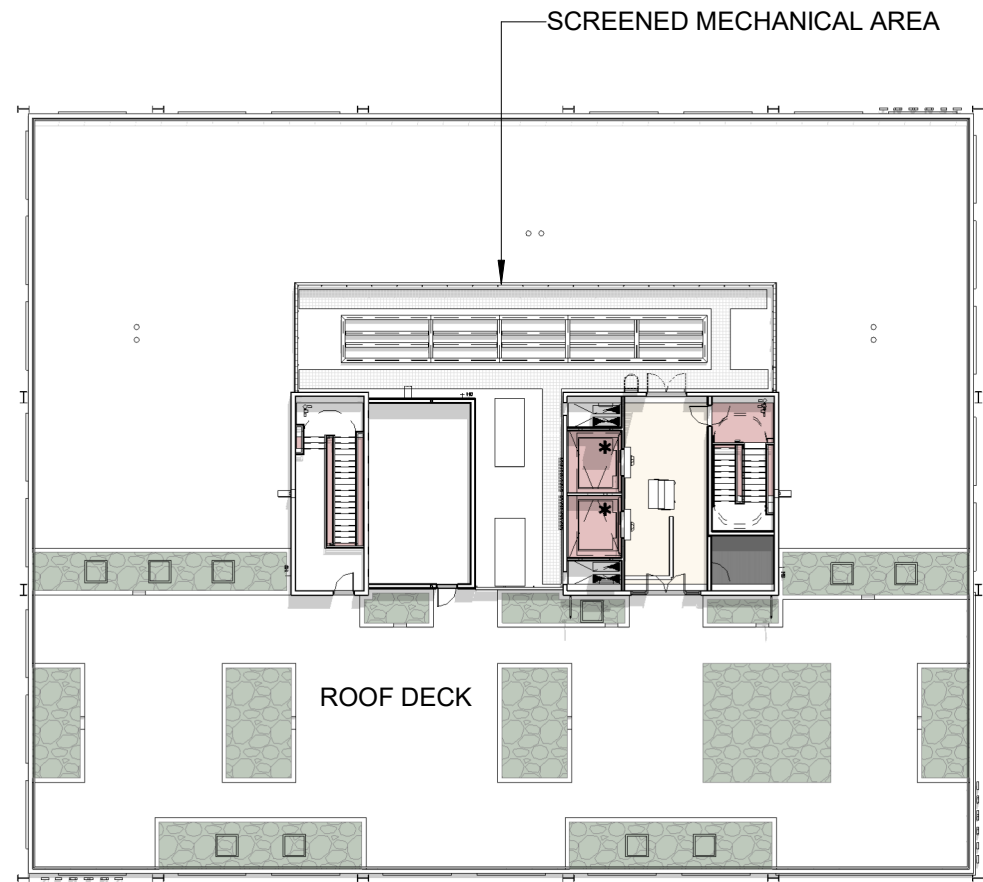
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# 1475 E EL SEGUNDO

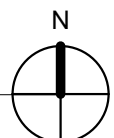
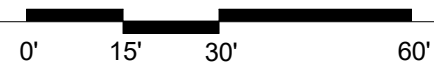
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ROOF PLAN



1 ROOF  
1" = 30'-0"



- T.O.P. (HIGH) 2  
176' - 8 1/2"
- T.O.P. (HIGH) 1  
171' - 4 1/2"
- ROOF  
157' - 4 1/2"
- LEVEL 03 MEZZ  
146' - 8 1/2"
- LEVEL 03  
136' - 0 1/2"
- LEVEL 02 MEZZ  
125' - 4 1/2"
- LEVEL 02  
114' - 8 1/2"
- LEVEL 01 (DATUM)  
97' - 10 1/2"

19' - 4"  
14' - 0"  
21' - 4"  
10' - 8"  
10' - 8"  
10' - 8"  
10' - 8"  
10' - 8"  
16' - 10"  
16' - 10"

59' - 6"



DASHED LINE DENOTES BUILDING BEYOND

E EL SEGUNDO BLVD

1 WEST ELEVATION  
1" = 20'-0"

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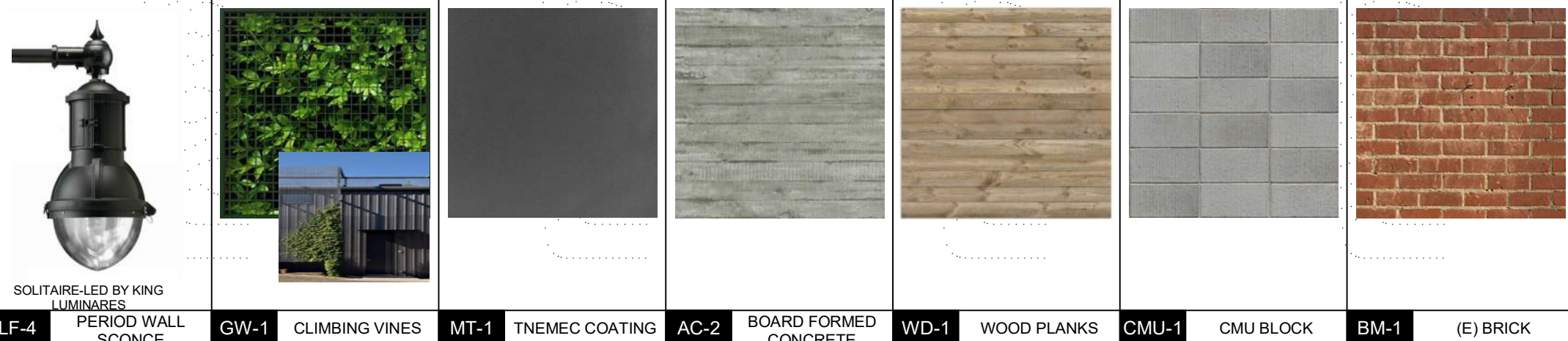


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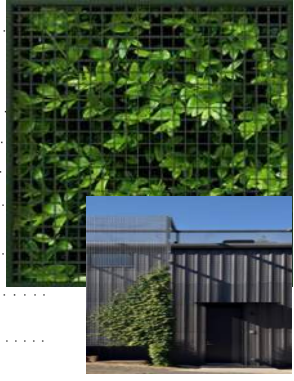
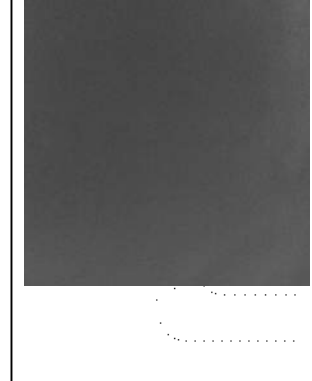



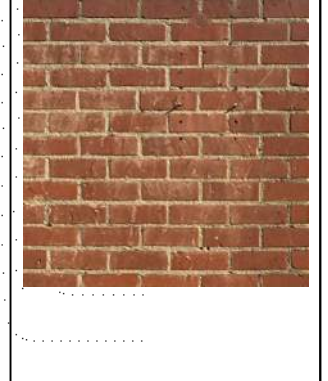
LF-4 SOLITAIRE-LED BY KING LUMINARES PERIOD WALL SCONCE  
GW-1 CLIMBING VINES  
MT-1 TNEMEC COATING  
AC-2 BOARD FORMED CONCRETE  
WD-1 WOOD PLANKS  
CMU-1 CMU BLOCK  
BM-1 (E) BRICK

ELEVATION - WEST

- T.O.P. (HIGH) 2  
176' - 8 1/2"
- T.O.P. (HIGH) 1  
171' - 4 1/2"
- ROOF  
157' - 4 1/2"
- LEVEL 03 MEZZ  
146' - 8 1/2"
- LEVEL 03  
136' - 0 1/2"
- LEVEL 02 MEZZ  
125' - 4 1/2"
- LEVEL 02  
114' - 8 1/2"
- LEVEL 01 (DATUM)  
97' - 10 1/2"



1 NORTH ELEVATION  
1" = 20'-0"

 <p>SOLITAIRE-LED BY KING LUMINAIRES</p>	 <p>CLIMBING VINES</p>	 <p>TNEMEC COATING</p>	 <p>BOARD FORMED CONCRETE</p>	 <p>WOOD PLANKS</p>	 <p>CMU BLOCK</p>	 <p>(E) BRICK</p>
LF-4	GW-1	MT-1	AC-2	WD-1	CMU-1	BM-1
PERIOD WALL SCONCE	CLIMBING VINES	TNEMEC COATING	BOARD FORMED CONCRETE	WOOD PLANKS	CMU BLOCK	(E) BRICK

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ELEVATION - NORTH



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ELEVATION -  
SOUTH (E EL  
SEGUNDO)

T.O.P. (HIGH) 2  
176' - 8 1/2"

T.O.P. (HIGH) 1  
171' - 4 1/2"

ROOF  
157' - 4 1/2"

LEVEL 03 MEZZ  
146' - 8 1/2"

LEVEL 03  
136' - 0 1/2"

LEVEL 02 MEZZ  
125' - 4 1/2"

LEVEL 02  
114' - 8 1/2"

LEVEL 01 (DATUM)  
97' - 10 1/2"

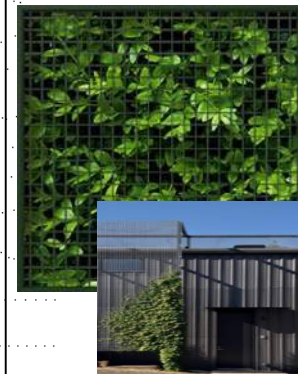
19' - 4"  
14' - 0"  
21' - 4"  
10' - 8"  
10' - 8"  
59' - 6"  
21' - 4"  
10' - 8"  
10' - 8"  
16' - 10"  
16' - 10"



1 SOUTH ELEVATION (EAST EL SEGUNDO BLVD)  
1" = 20'-0"



LF-4 PERIOD WALL  
SCONCE



GW-1 CLIMBING VINES



MT-1 TNEMEC COATING



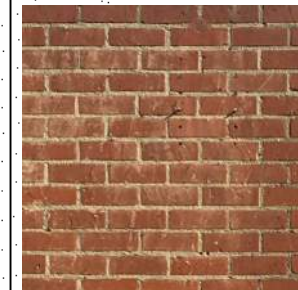
AC-2 BOARD FORMED  
CONCRETE



WD-1 WOOD PLANKS



CMU-1 CMU BLOCK



BM-1 (E) BRICK



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ELEVATION -  
EAST (KANSAS  
ST)

T.O.P. (HIGH) 2  
176' - 8 1/2"

T.O.P. (HIGH) 1  
171' - 4 1/2"

ROOF  
157' - 4 1/2"

LEVEL 03 MEZZ  
146' - 8 1/2"

LEVEL 03  
136' - 0 1/2"

LEVEL 02 MEZZ  
125' - 4 1/2"

LEVEL 02  
114' - 8 1/2"

LEVEL 01 (DATUM)  
97' - 10 1/2"

14' - 0"  
19' - 4"  
10' - 8"  
21' - 4"  
10' - 8"  
21' - 4"  
10' - 8"  
59' - 6"  
16' - 10"  
16' - 10"



1 EAST ELEVATION (KANSAS STREET)  
1" = 20'-0"

LF-4 SOLITAIRE-LED BY KING LUMINAIRES	GW-1 CLIMBING VINES	MT-1 TNEMEC COATING	AC-2 BOARD FORMED CONCRETE	WD-1 WOOD PLANKS	CMU-1 CMU BLOCK	BM-1 (E) BRICK

# SMOKY HOLLOW COMMUNITY BENEFITS TABULATION WORKSHEET

## 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 other industrial characteristic 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 a new 2nd and 3rd floor with a setback on all sides.
	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 and also retains and enhances the existing entries and openings on three sides.
	A5	1			Encourage additions that complement (E) character-defining features	The proposed design complements the existing large industrial window openings and exposed steel and is an overall complimenting mid-century architecture above with the use of stacked bond block with exposed aggregate and stain coloring rather than paint and other similar industrial materials and finishes throughout.
	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 architectural effect with scale. Additionally, there are large 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 El Segundo Blvd. Additionally vertical landscaping is proposed at the SW corner and West lot line creating a portal experience surrounded on 2 sides with vertical and horizontal landscaping. On Kansas all new landscaping is proposed on both sides of the driveway with seating for the public. Furthermore, existing utility equipment is to be removed on Kansas to provide a wider sidewalk.
	A8	1			Specify 360° architecture	The proposed architecture is developed at a similar design on all four sides creating a 360 degree architectural expression.
	A9	1			Enhance entry expression	The proposed design creates a new landscaped portal on the SW corner of the lot creating a double height entry and exit experience from the street. Additionally, a new larger pedestrian entry is proposed in the middle of the building on Kansas street with a covered setback. The existing entry from the north is also enlarged and enhanced with pedestrian access from the street and landscaping.
	A10	1			Encourage the use of roll-up doors & sliding walls at street frontages	The proposed design includes a roll-up door at the north elevation which is the building's primary frontage and where the primary entry is and where most visitors will arrive.
	A11	1			Orient secondary entries to alleys	The proposed design includes secondary entries toward the north of the property. Although not a public alley the neighborhood includes many "private alleys" such as the ones on the north and west side of this project that are open to vehicular and pedestrian public access. These private alleys should be considered.
	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.
		12			Minimum 4 required in this group	

## GROUP B

		yes	no	n/a	criteria	
Facilitate Gathering	B1	1			Form an active street wall	The proposed design includes three entries, one on El Segundo Blvd, one on Kansas St and one facing North towards the site's at grade parking in the middle of the building which is the primary building facade wall. The entry on Kansas is recessed and glazed creating a break in the Kansas facade. The entire El Segundo Blvd frontage will include low landscaping and large windows. The double story entry portal with vertical landscaping will also create a very experiential space. Furthermore, on El Segundo Blvd a 3rd story balcony projects forward with sloped V shaped columns creating an interesting overhang to activate the south facade. Finally, at level 2 there is a setback on all sides creating a 360-degree occupied deck separating the existing and new structure.
	B2			1	Provide street corner plazas	No street corner to earn this point.
	B3	1			Develop outdoor gathering spaces	The proposed design includes a pocket park on the property at the NE corner with public seating
	B4			1	Provide alley-facing gathering spaces	No public alley to earn this point.
	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 El Segundo and Kansas elevations.
	B6	1			Enhance surface parking	The proposed design includes all new landscaping on the East and South side of the parking areas as well as an architecturally complimenting shade structure of the parking area. Additionally, providing 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 pocket park.
	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			Minimum 3 required in this group	

## GROUP C

		yes	no	n/a	criteria	
Incorporate Landscape & Environmental Design	C1	1			Design layered and lush landscaping	The proposed landscaping design includes layered and lush planting throughout.
	C2	1			Select drought-tolerant and native plants	The proposed landscaping includes drought-tolerant and native planting throughout.
	C3	1			Utilize planters and pots to provide greenery	The proposed landscaping includes pots & planters on level 2 and 3 decks and balconies and on the rooftop.
	C4	1			Improve landscaping in parking areas	The proposed parking area includes landscaping on the east and south sides.
	C5	1			Use fences and walls as an extension of the architecture	The proposed design includes an architecturally complimenting monument/wall for signage an extension of the architectural materiality.
	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			Minimum 2 required in this group	

## GROUP D

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

## GROUP E

		yes	no	n/a	criteria	
Signage, Way Finding, & Public Art	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	A large-scale art wall is proposed on the entire west façade of the property.
		3				

## PUBLIC REALM

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

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**COMMUNITY  
 BENEFITS  
 TABULATION  
 WORKSHEET**



INTEGRAL COLORED CONCRETE WITH CRYSTALLINE AGGREGATE



1 LEVEL 01  
1" = 30'-0"

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**COMMUNITY  
BENEFITS -  
FLOOR PLAN  
LEVEL 01**



CB-C3

CB-C6

CB-E1

CB-A5

CB-A6

CB-A2

CB-A7

CB-A3

CB-PR1

CB-A7

CB-PR1

CB-PR1

CB-A9

CB-C3

CB-PR1

CB-A7

CB-B9

CB-A4

CB-A9

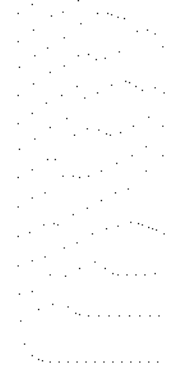
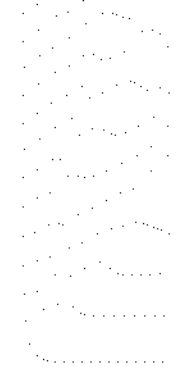
CB-A7

CB-B9

CB-C1

CB-C2

CB-B1



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PROJECT #		17.019

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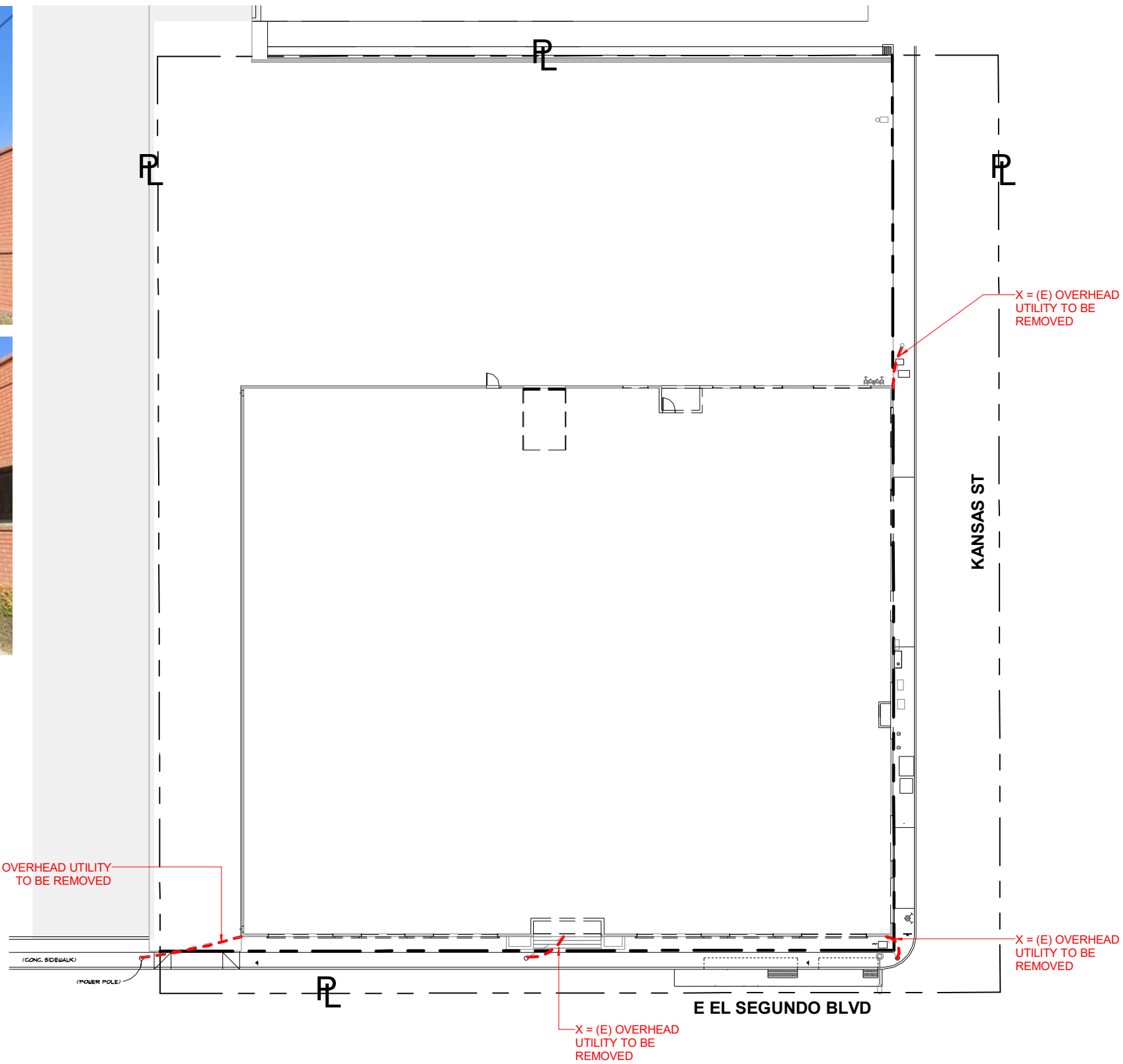
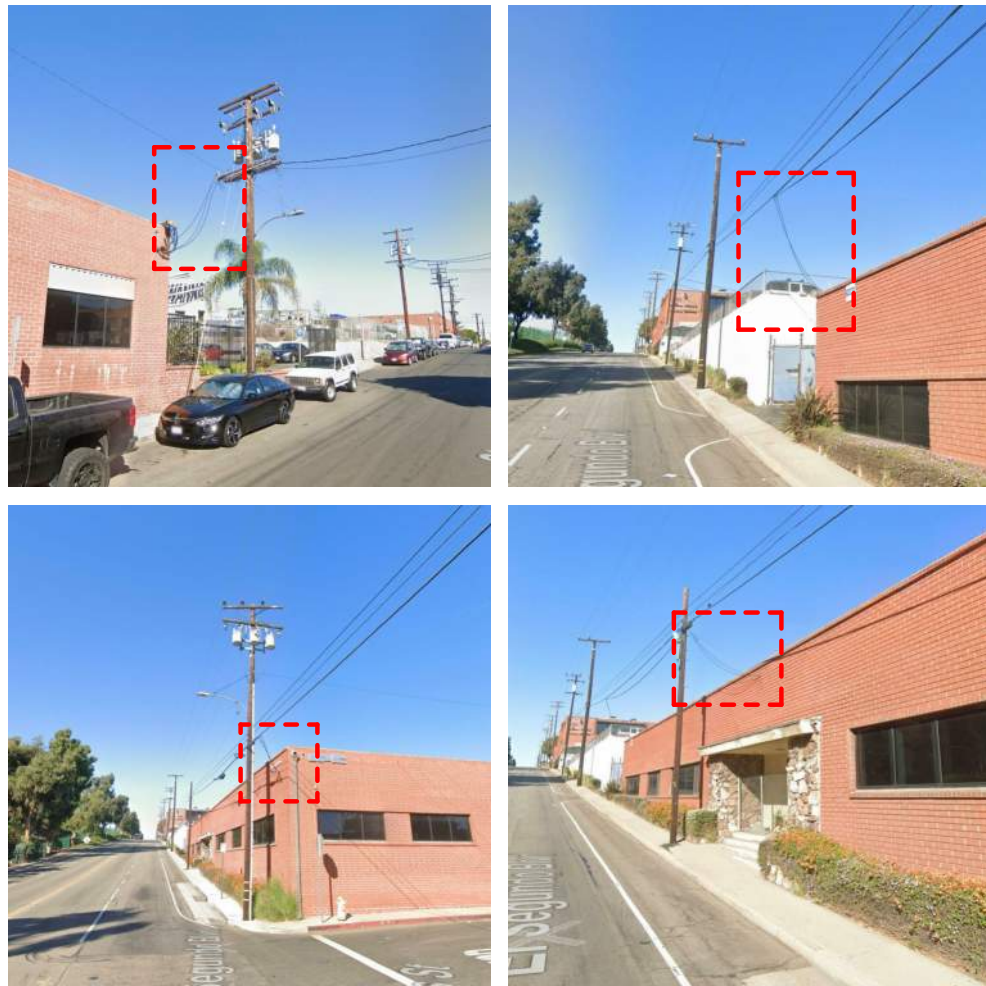
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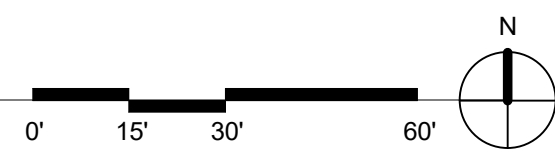
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1 SITE PLAN - PUBLIC UTILITIES  
1" = 30'-0"



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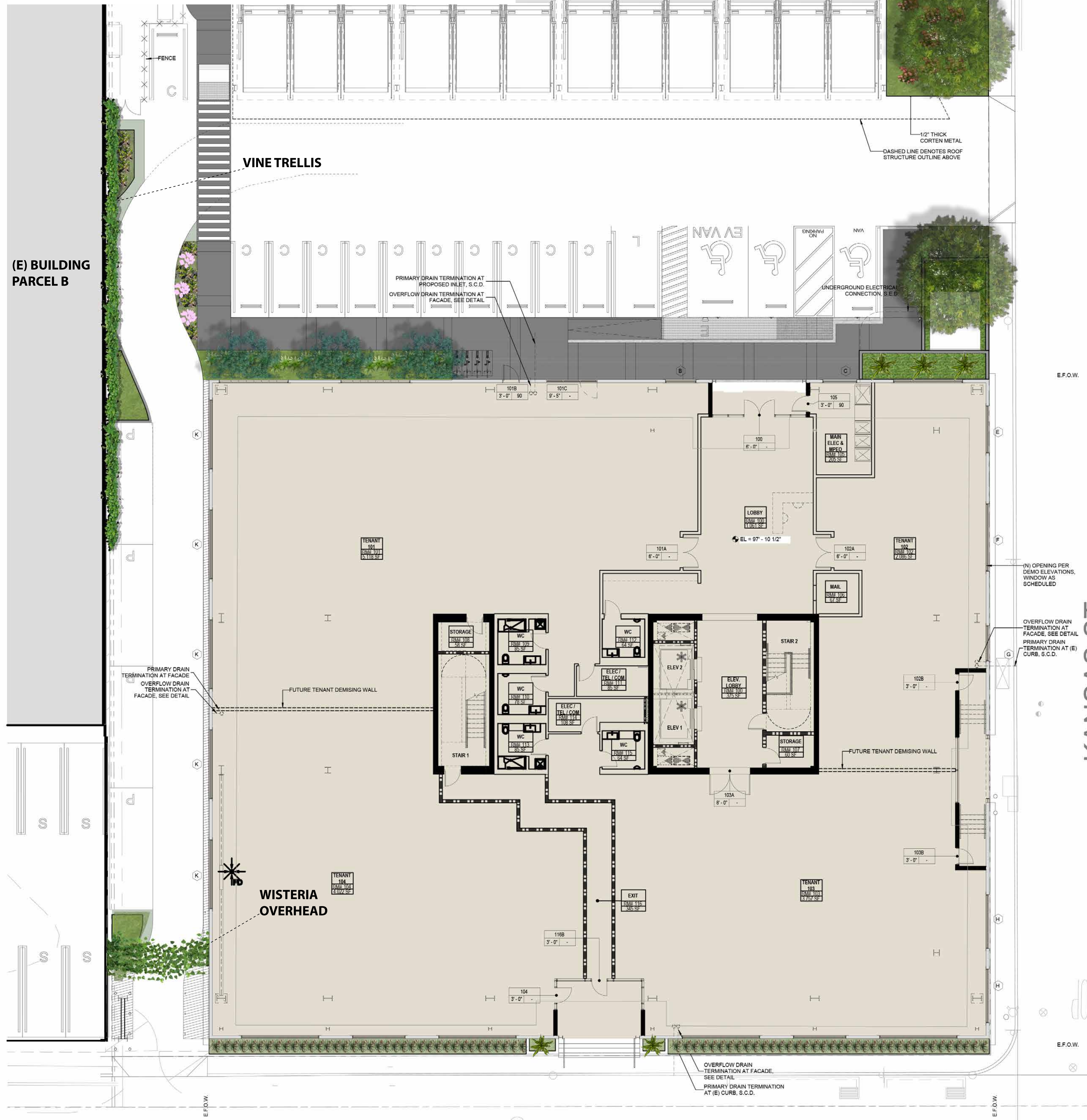
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REALM

# CONCEPTUAL 1ST FLOOR LANDSCAPE PLAN



FIRST FLOOR PLANTING LEGEND							
TREES							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY LIST*	SIZE	MATURE SIZE	WATER USE (WUCOLS)	NOTES
	<i>Melaleuca linariifolia</i>	Snow in Summer	2	36" BOX	30' H&W	LOW	
	<i>Podocarpus elongatus 'Monnal'</i>	Icee Blue	3	36" BOX	25' H&W	MOD	
SUCCULENTS / SHRUBS / GROUNDCOVER							
	<i>Hesperaloe 'Brakeights'</i>	Brakeights Red Yucca	74		2-3' H&W	LOW	
	<i>Asparagus densiflorus 'Myers'</i>	Foxtail Fern	18		2' H X 2-3' W	MOD	
	<i>Leucadendron 'Jester'</i>	Jester Conebush	7		4-5' H&W	LOW	
	<i>Muhlenbergia capillaris 'Lendca'</i>	Regal Mist Pink Mulyhy Grass	3	5G	4' H X 3' W	MOD	
	<i>Yucca rigida</i>	Blue Yucca	5	5G	12' H X 5' W	LOW	
	<i>Westringia fruticosa 'WES05'</i>	Mundi Westringia	34		1-2' H X 4-6' W	LOW	306 SF @ 36" OC TRIANGULAR SPACING
	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Carpet Rosemary	69	5G	1-2' H X 8' W	VERY LOW	242 SF @ 24" OC TRIANGULAR SPACING
	<i>Rhapilepis umbellata 'RutRaph1'</i>	Southern Moon Yedda Hawthorn	12	5G	5' H X 6-8' W	LOW	96 SF @ 36" OC TRIANGULAR SPACING
	<i>Campsis radicans 'Monbal'</i>	Balboa Sunset Trumpet Vine	3		+30' L	MOD	
	<i>Wisteria sinensis 'Cooke's Purple'</i>	Purple Chinese Wisteria	3		20-30' L	MOD	
	TOTAL LIST		##				
	TOTAL OTHER						

\*QUANTITIES LISTED FOR CONVENIENCE ONLY; CONTRACTOR TO VERIFY  
 \*\*PLANTS OVER STRUCTURE OR IN PLANTERS RARELY REACH MATURE SIZE

DROUGHT TOLERANT PLANTS (PER LA CO. DROUGHT TOLERANT LIST)	
TOTAL NUMBER PLANTS	##
TOTAL NUMBER ON LA CO. DROUGHT TOLERANT LIST	###
PERCENTAGE PLANTS FROM LA CO DROUGHT TOLERANT LIST	####

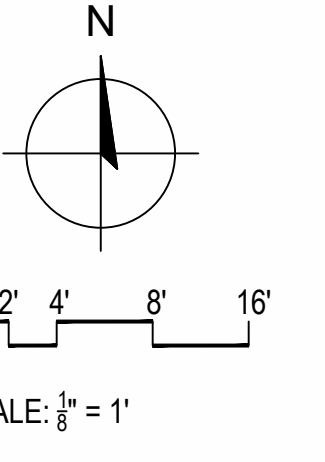
TOTAL PLANTS ON LA COUNTY DROUGHT TOLERANT LIST EXCEED 75%, THEREFORE PROJECT IS IN COMPLIANCE  
 \*\*\*DROUGHT TOLERANT LIST EXCEEDS 75% AFTER INCLUDING OTHER FLOOR PLANS



TREES PROVIDED (PER SHSP TABLE 2-4)	
TREES WITH A PROJECTED GROWTH TO A MINIMUM OF 25' H&W (8 REQUIRED)	9
ADDITIONAL TREES LESS THAN 25' H&W	7
<b>TOTAL TREES PROVIDED</b>	<b>16</b>

**IRRIGATION (PER SHSP TABLE 2-4)**  
 ALL LANDSCAPED AREAS, INCLUDING TREES AT SURFACE PARKING LOTS, SHALL BE PROVIDED WITH APPROPRIATE PERMANENT WATERING FACILITIES

LANDSCAPE SHEET INDEX	
L010	CONCEPTUAL 1ST FLOOR LANDSCAPE PLAN
L020	CONCEPTUAL 2ND FLOOR LANDSCAPE PLAN
L030	CONCEPTUAL 3RD FLOOR LANDSCAPE PLAN
L040	CONCEPTUAL ROOF LANDSCAPE PLAN
L100	MATERIALS & FURNITURE
L210	1ST FLOOR PLANTING PALETTE
L240	ROOF PLANTING PALETTE



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**STANDARD WORKS PARCEL A**  
 1475 E. EL SEGUNDO BLVD  
 EL SEGUNDO, CA 90245



NAME:	SCOTT VAN SOOY
LICENSE NUMBER:	9506
SIGNATURE DATE:	
ISSUE DATE:	18.011
PROJECT:	
TIME STAMP:	
FILE:	

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# CONCEPTUAL 2ND FLOOR LANDSCAPE PLAN

(E) BUILDING PARCEL B

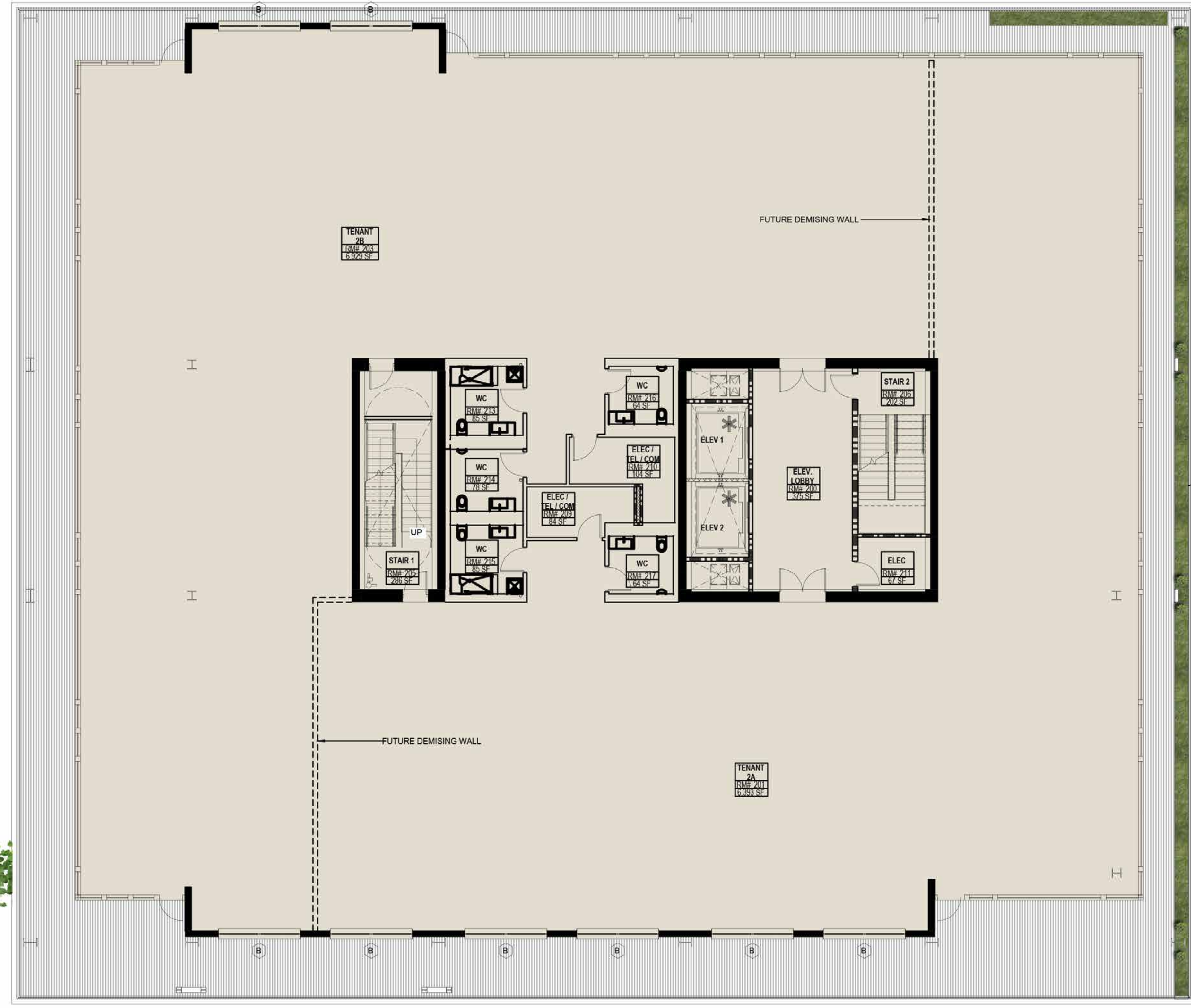
VINE TRELLIS

2ND FLOOR PLANTING LEGEND							
SUCCULENTS / SHRUBS / GROUNDCOVER							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY LIST*	SIZE	MATURE SIZE	WATER USE (WUCOLS)	NOTES
	<i>Evergreen Miscanthus</i>	Evergreen Eulalia	TBD		3-4' H&W	MOD	
		TOTAL LIST	##				
		TOTAL OTHER					

\*QUANTITIES LISTED FOR CONVENIENCE ONLY, CONTRACTOR TO VERIFY  
 \*\*PLANTS OVER STRUCTURE OR IN PLANTERS RARELY REACH MATURE SIZE

DROUGHT TOLERANT PLANTS (PER LA CO. DROUGHT TOLERANT LIST)	
TOTAL NUMBER PLANTS	##
TOTAL NUMBER ON LA CO. DROUGHT TOLERANT LIST	##
PERCENTAGE PLANTS FROM LA CO DROUGHT TOLERANT LIST	####

TOTAL PLANTS ON LA COUNTY DROUGHT TOLERANT LIST EXCEED 75%, THEREFORE PROJECT IS IN COMPLIANCE  
 \*\*\*DROUGHT TOLERANT LIST EXCEEDS 75% AFTER INCLUDING OTHER FLOOR PLANS



*Miscanthus transmorrissonensis*  
 Evergreen Miscanthus

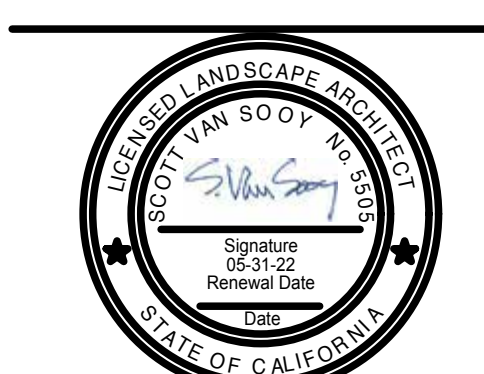
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 Torrance, California 90504  
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 ARCHITECTS CONSULTANTS:  
 CIVIL ENGINEER: BRANDOW & JOHNSTON INC.  
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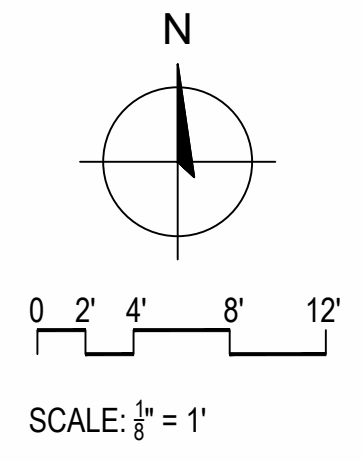
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# CONCEPTUAL 3RD FLOOR LANDSCAPE PLAN



3RD FLOOR PLANTING LEGEND							
SUCCULENTS / SHRUBS / GROUNDCOVER							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY LIST*	SIZE	MATURE SIZE	WATER USE (WUCOLS)	NOTES
	<i>Uncinia 'Everflame'</i>	Everflame Red Hood Sedge	8	1G	17" H&W	VERY LOW	
	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Carpet Rosemary	9	5G	1-2' H X 8' W	VERY LOW	37 SF @ 24" OC RECTANGULAR SPACING
		TOTAL LIST	##				
		TOTAL OTHER					

\*QUANTITIES LISTED FOR CONVENIENCE ONLY; CONTRACTOR TO VERIFY  
 \*\*PLANTS OVER STRUCTURE OR IN PLANTERS RARELY REACH MATURE SIZE

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TOTAL NUMBER PLANTS	##
TOTAL NUMBER ON LA CO. DROUGHT TOLERANT LIST	###
PERCENTAGE PLANTS FROM LA CO DROUGHT TOLERANT LIST	####

TOTAL PLANTS ON LA COUNTY DROUGHT TOLERANT LIST EXCEED 75%, THEREFORE PROJECT IS IN COMPLIANCE  
 \*\*\*DROUGHT TOLERANT LIST EXCEEDS 75% AFTER INCLUDING OTHER FLOOR PLANS



Everflame Red Hood Sedge  
*Uncinia rubra 'Everflame'*



Rosmarinus officinalis 'Huntington Carpet'  
 Huntington Carpet Rosemary

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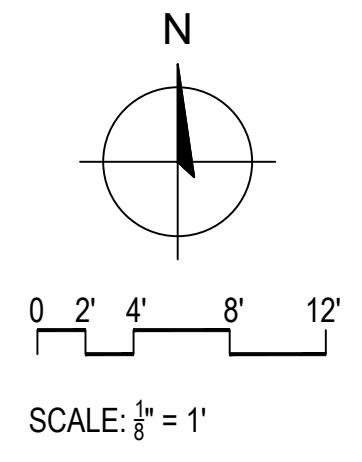
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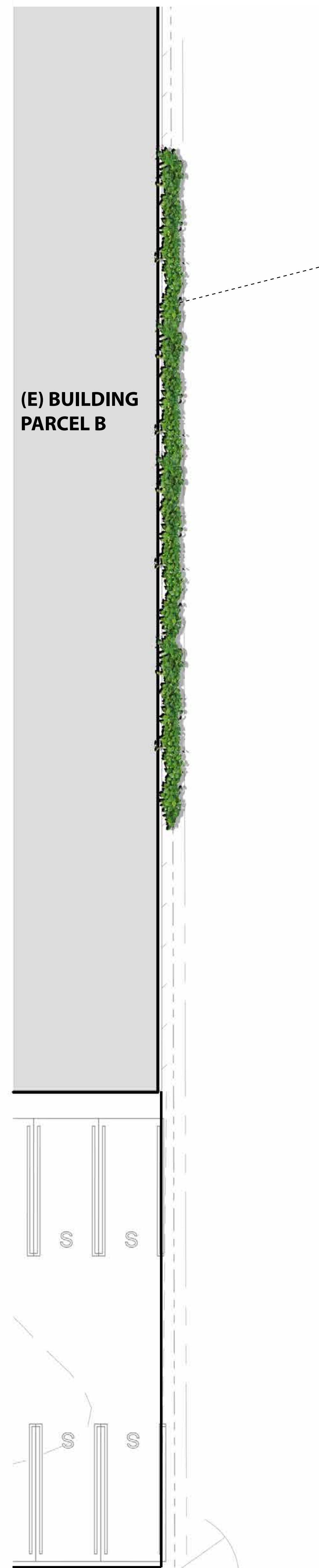
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# CONCEPTUAL ROOF LANDSCAPE PLAN



VINE TRELLIS

(E) BUILDING PARCEL B



PEDESTAL PAVERS

SHADE STRUCTURE

MODULAR PLANTERS

STEEL PLANTERS

ROOF PLANTING LEGEND							
TREES							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY LIST*	SIZE	MATURE SIZE	WATER USE (WUCOLS)	NOTES
	<i>Arbutus unedo 'Compacta'</i>	Dwarf Strawberry Tree	6	36" BOX	6-8' H X 5-6' W	MOD	MULTI TRUNK
	<i>Agonis Flexuosa 'After Dark'</i>	After Dark Peppermint Willow	4	36" BOX	15-25' H X 10-15' W	MOD	
SUCCULENTS / SHRUBS / GROUND COVER							
	<i>Pedilanthus Cymiferus</i>	Mini Lady Slippers	66	5G	1-2' H&W	LOW	
	<i>Euphorbia hypericifolia 'Breathless'</i>	Breathless Euphorbia	232	5G	10-12" H X 24-28" W	LOW	
	<i>Asparagus densiflorus 'Nana'</i>	Dwarf Asparagus Fern	82	5G	15" H&W	MED/MOD	
	<i>Senecio serpens</i>	Blue Chalksticks	34	1G	1' H X 2-3' W	LOW	78 SF @ 18" OC RECTANGULAR SPACING
	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Carpet Rosemary	195	5G	1-2' H X 8' W	VERY LOW	678 SF @ 24" OC TRIANGULAR SPACING
MODULAR GREEN ROOF TRAYS							
	<i>Sedum nussbaumerianum</i>	Orange Delight	TBD	1G	4" H X 15" W	LOW	72 SF @ 15" OC RECTANGULAR SPACING
	<i>Calandrinia spectabilis</i>	Rock Purslane	TBD	1G	1" H&W	LOW	96 SF @ 10" OC RECTANGULAR SPACING
	<i>Delosperma 'P0015'</i>	Fire Spinner Ice Plant	TBD	1G	2-4" H X 12-18" W	LOW	72 SF @ 18" OC RECTANGULAR SPACING
	<i>Euphorbia rigida</i>	Upright Myrtle Spurge	TBD	1G	1-2" H X 3" W	LOW	84 SF @ 20" OC RECTANGULAR SPACING
	<i>Euphorbia resinifera</i>	Moroccan Mound	TBD	1G	1-2" H X 4" W	LOW	72 SF @ 18" OC RECTANGULAR SPACING
		TOTAL LIST	##				
		TOTAL OTHER					

\*QUANTITIES LISTED FOR CONVENIENCE ONLY; CONTRACTOR TO VERIFY  
 \*\*PLANTS OVER STRUCTURE OR IN PLANTERS RARELY REACH MATURE SIZE

DROUGHT TOLERANT PLANTS (PER LA CO. DROUGHT TOLERANT LIST)	
TOTAL NUMBER PLANTS	##
TOTAL NUMBER ON LA CO. DROUGHT TOLERANT LIST	##
PERCENTAGE PLANTS FROM LA CO DROUGHT TOLERANT LIST	####

TOTAL PLANTS ON LA COUNTY DROUGHT TOLERANT LIST EXCEED 75%, THEREFORE PROJECT IS IN COMPLIANCE  
 \*\*\*DROUGHT TOLERANT LIST EXCEEDS 75% AFTER INCLUDING OTHER FLOOR PLANS

### FURNISHINGS

- PATIO TABLE WITH UMBRELLA
- SOFA LOUNGE W/ TABLES
- COFFEE TABLE
- LARGE TABLE
- BENCH

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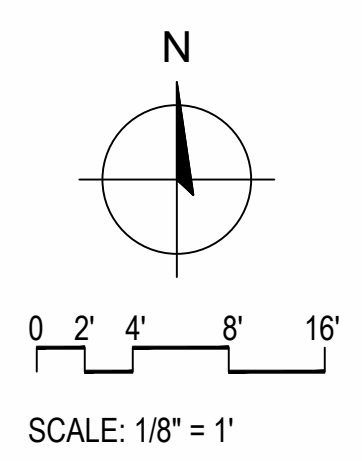
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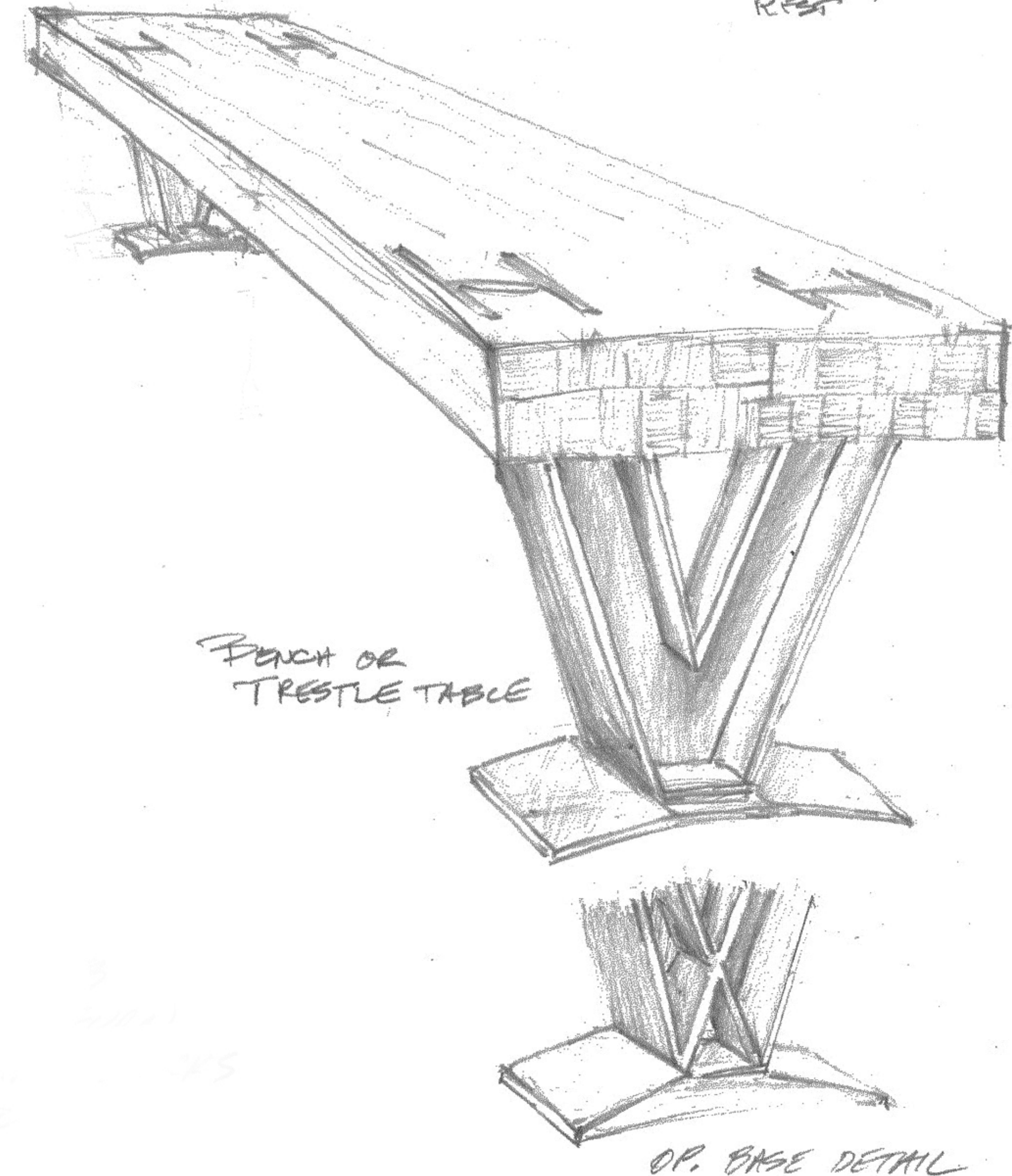
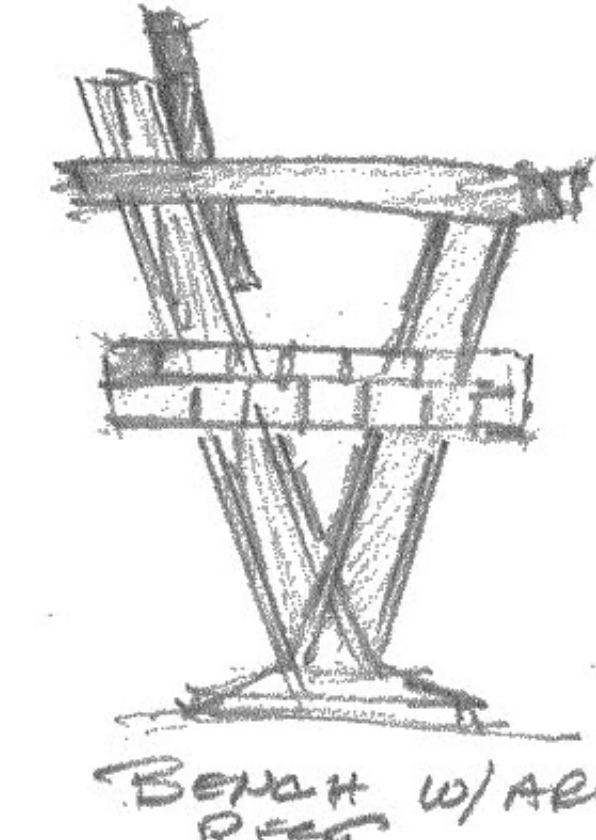
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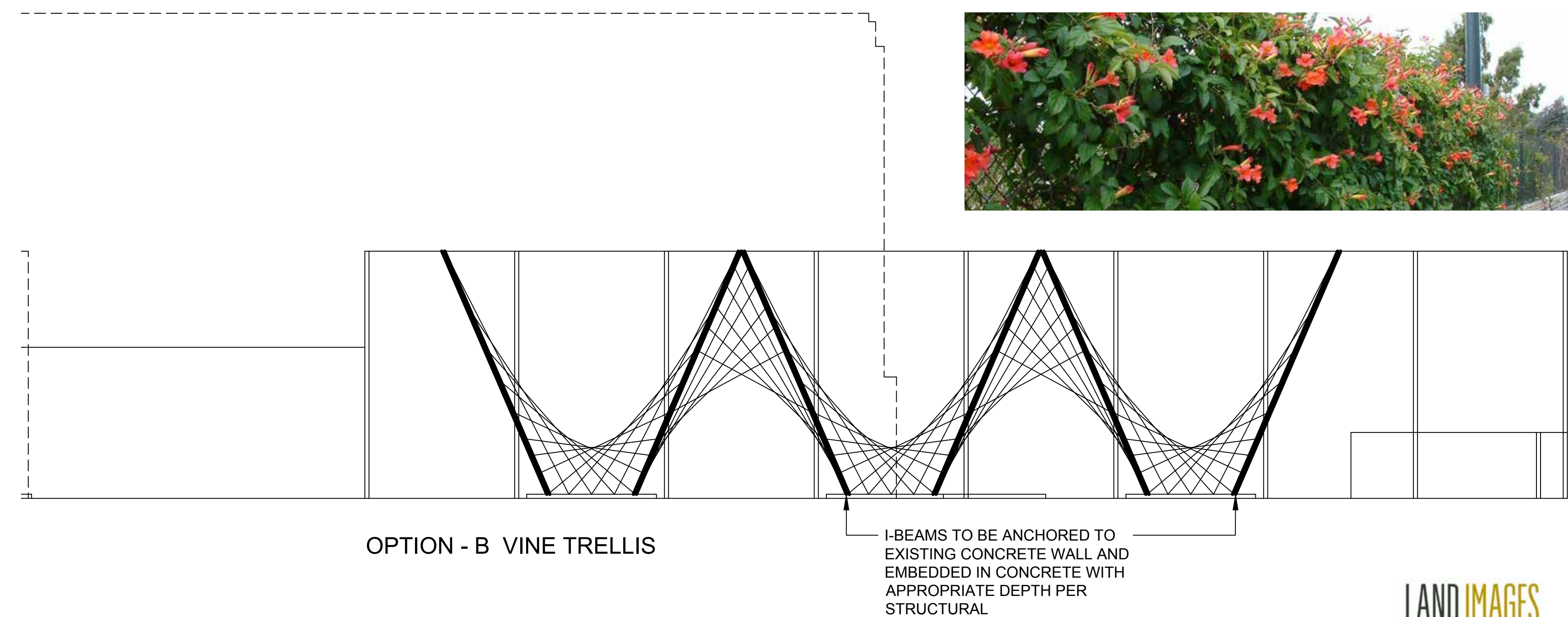
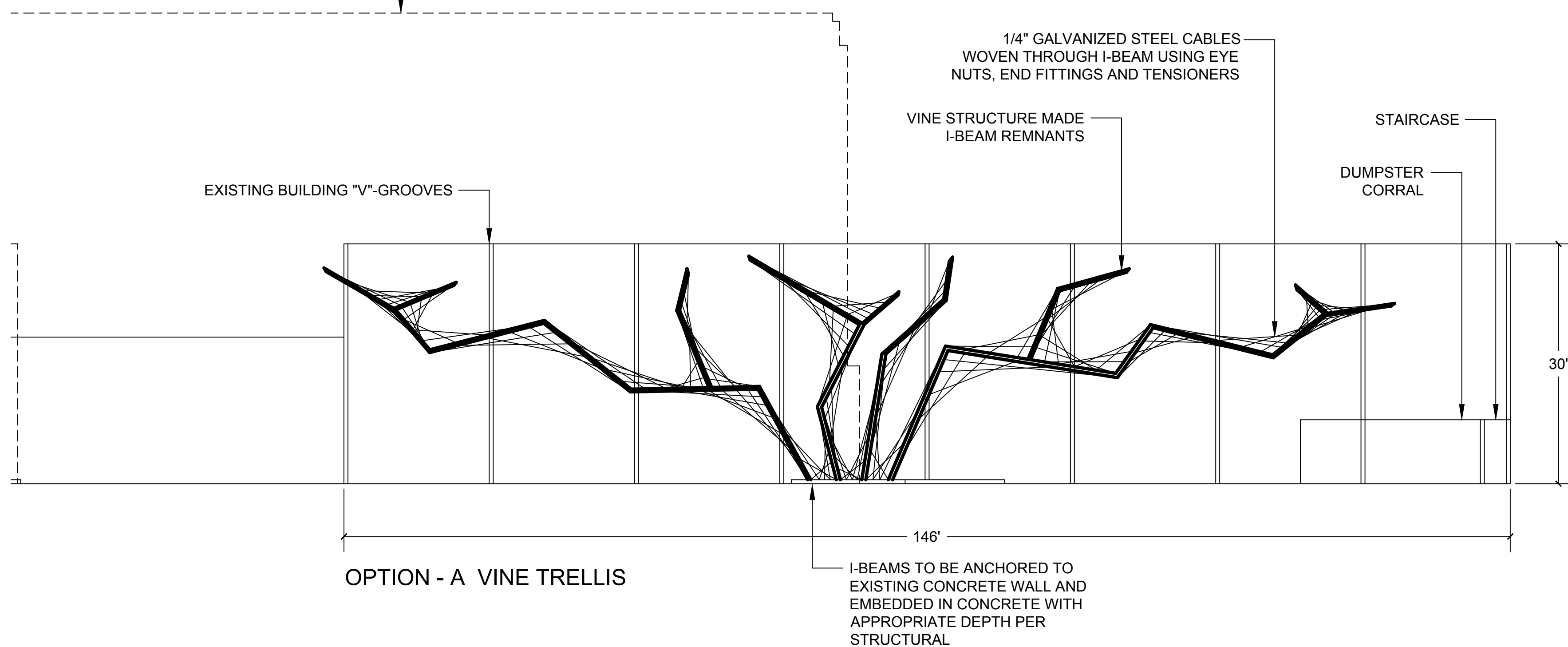
## SHADE STRUCTURE



"V" STYLE BENCHES, 18" SEAT HEIGHT  
RECLAIMED WOOD AND STEEL "I" BEAMS



OUTLINE OF FUTURE BUILDING PARCEL A



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# 1ST FLOOR PLANTING PALETTE



*Snow in Summer*  
*Melaleuca linariifolia*



*Podocarpus elongatus 'Monmal'*  
Icee Blue



*Hesperaloe 'Brakelights'*  
Brakelights Red Yucca



*Leucadendron 'Jester'*  
Jester Conebush



*Rosmarinus officinalis 'Huntington Carpet'*  
Huntington Carpet Rosemary



*Asparagus densiflorus 'Nana'*  
Dwarf Asparagus Fern



*Campsis radicans 'Monbal'*  
Balboa Sunset, Trumpet Vine



*Wisteria siensis 'Cooke's Purple'*  
Purple Chinese Wisteria



*Westringia fruticosa 'Mundi'*  
Low Coast Rosemary



*Yucca rigida*  
Blue Yucca

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# ROOF PLANTING PALETTE



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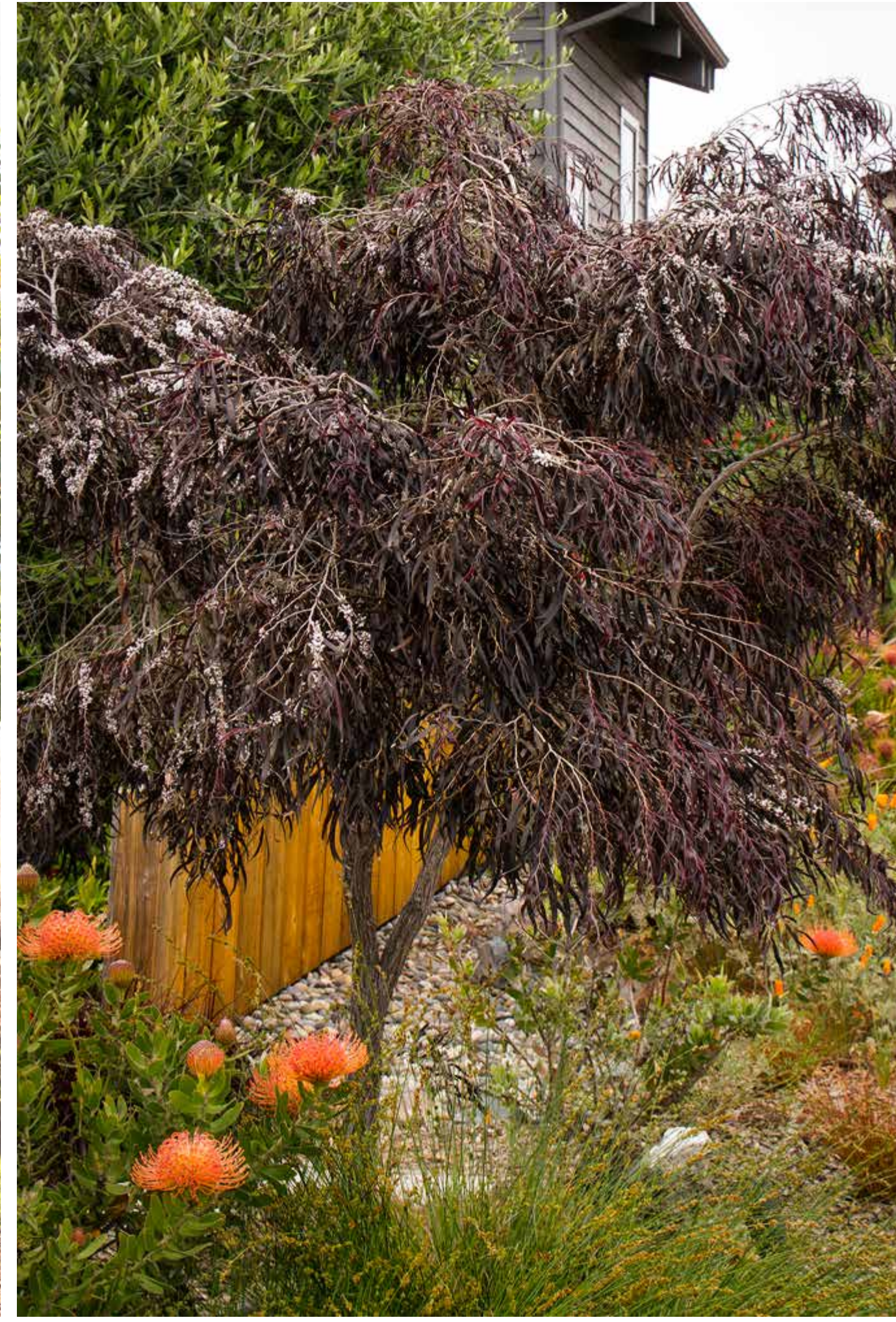
PEDESTAL PAVING SYSTEM



SHADE STRUCTURE



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Dwarf Strawberry Tree



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After Dark Peppermint Willow



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Blue Chalksticks



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*B. Euphorbia Resinifera*  
Moroccan Mound



*Calandrina spectabilis*  
Rock Purslane



*Delosperma* 'P0015'  
Fire Spinner, Ice Plant

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