



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310-399.7975

1521 E GRAND AVE APARTMENTS

1521 E GRAND AVE
EL SEGUNDO, CA 90245

GRIFFIN CAPITAL CATALYST
DEVELOPMENT FUND LLC
266 KANSAS STREET,
EL SEGUNDO, CA 90245

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JOB NUMBER:
2021-033
DATE:
09.02.2025
REVISIONS:

SHEET FAR CALCULATIONS

SHEET
G02

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NOTES

GROSS LOT AREA (POST WASHINGTON STREET DEDICATION):
144,754 SF OR 3.32 ACRE

MULTIPLIER:
1.0

ALLOWABLE FAR:
= LOT AREA X MULTIPLIER
= 144,754 X 1
= 144,754 SF

PROPOSED FAR: 1.90

PROPOSED FLOOR AREA = 277,005 SF
277,005 / 144,754 = 1.91

PROPOSED FAR

LEVEL	TYPE	AREA
B2 FLOOR	RESIDENTIAL	24354 SF
B1 FLOOR	RESIDENTIAL	38136 SF
1ST FLOOR	RESIDENTIAL	61598 SF
2ND FLOOR	RESIDENTIAL	54222 SF
3RD FLOOR	RESIDENTIAL	42428 SF
4TH FLOOR	RESIDENTIAL	37991 SF
5TH FLOOR	RESIDENTIAL	18277 SF
TOTAL FLOOR AREA		277005 SF

SHEET NOTES

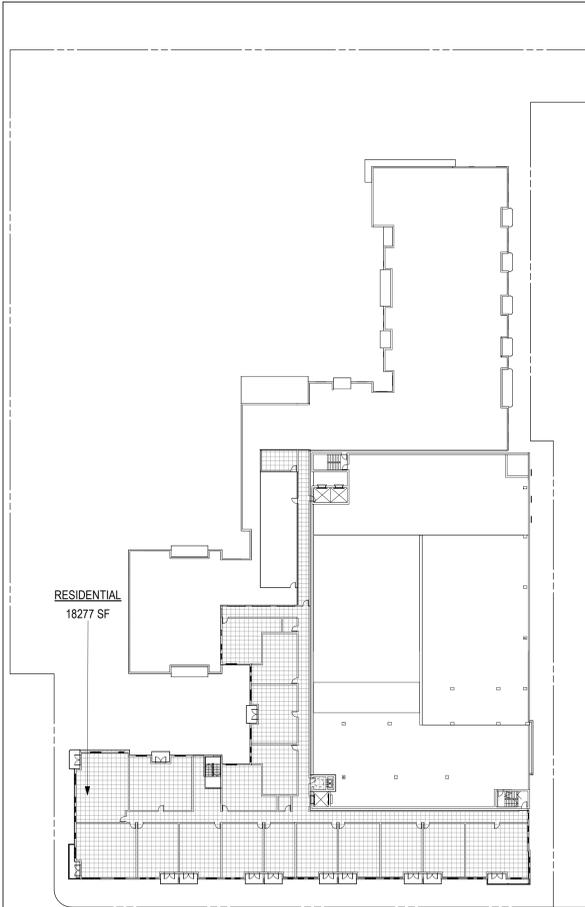
EL SEGUNDO MUNICIPAL CODE 15-1-6

FLOOR AREA RATIO: THE FLOOR AREA OR NET FLOOR AREA OF ALL BUILDINGS ON A LOT, DIVIDED BY THE LOT AREA.

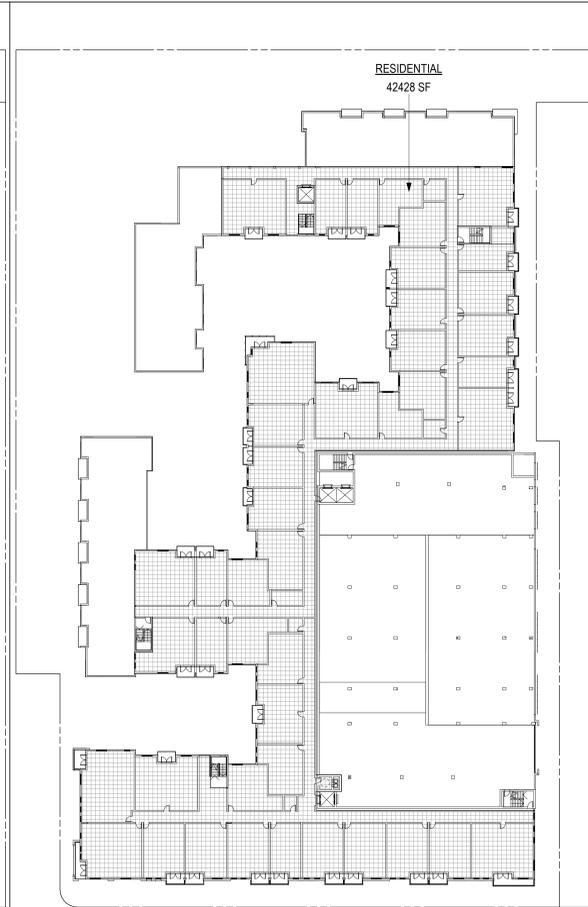
FLOOR AREA (NET): THE TOTAL HORIZONTAL AREA OF ALL FLOORS, STORIES OR LEVELS, AS MEASURED TO THE INTERIOR OF A BUILDING'S PERIMETER WALLS. UNLESS SPECIFIED IN OTHERWISE INDIVIDUAL ZONING DISTRICT, SPACE DEVOTED TO THE FOLLOWING SHALL NOT BE INCLUDED WHEN DETERMINING THE TOTAL NET FLOOR AREA WITHIN A BUILDING OR STRUCTURE:

- A. ELEVATOR SHAFTS.
- B. STAIRWELLS AND STAIRWAY ENCLOSURES.
- C. COURTS OR ATRIUMS.
- D. ROOMS EXCLUSIVELY HOLDING BUILDING OPERATING EQUIPMENT.
- E. PARKING SPACES AND PARKING STRUCTURES.
- F. THAT PORTION OF ANY STRUCTURE THAT IS DEVOTED EXCLUSIVELY TO PARKING.
- G. RESTROOMS AND HALLWAYS IN COMMON AREAS OF NONRESIDENTIAL BUILDINGS.

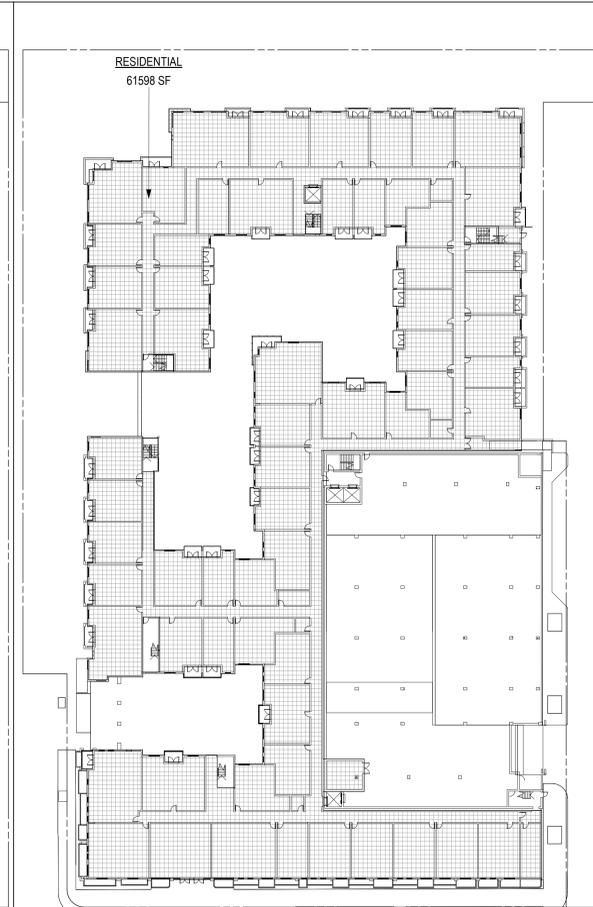
LEGEND



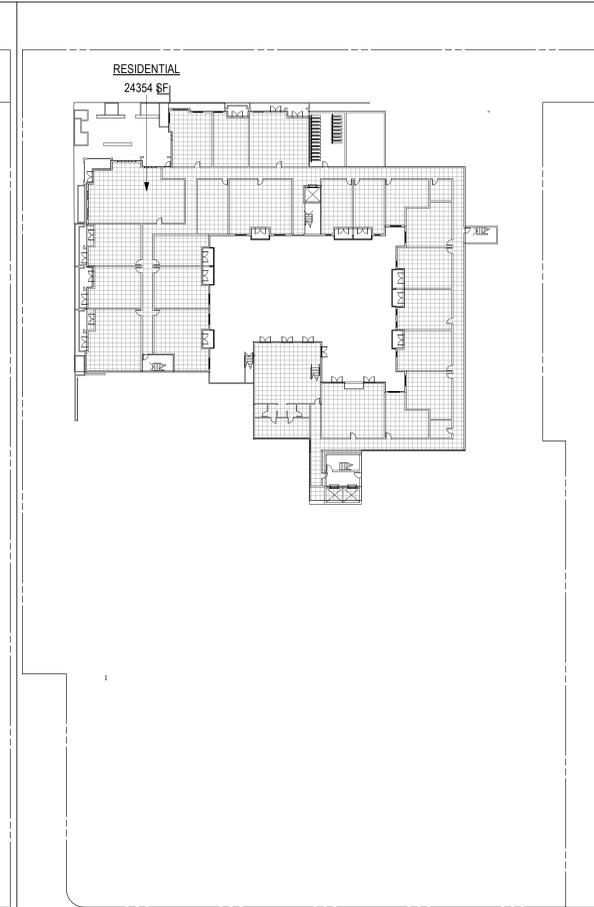
5TH FLOOR FAR PLAN
1" = 40'-0"



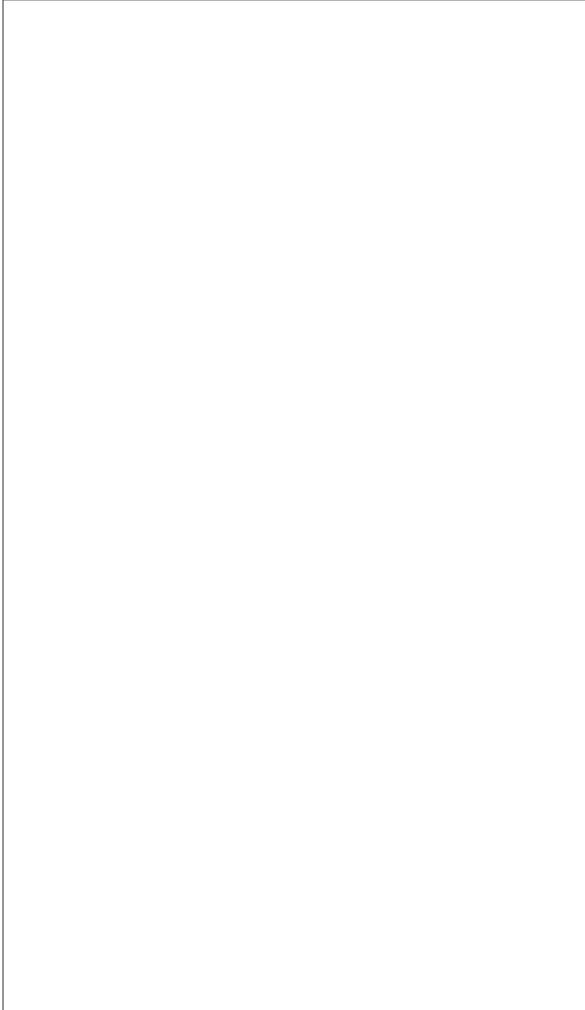
3RD FLOOR FAR PLAN
1" = 40'-0"



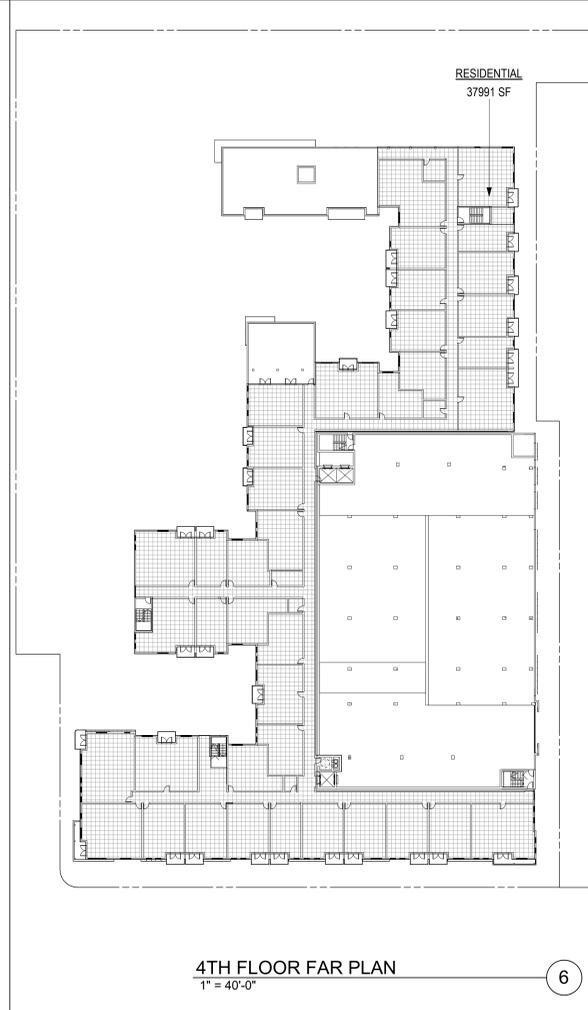
1ST FLOOR FAR PLAN
1" = 40'-0"



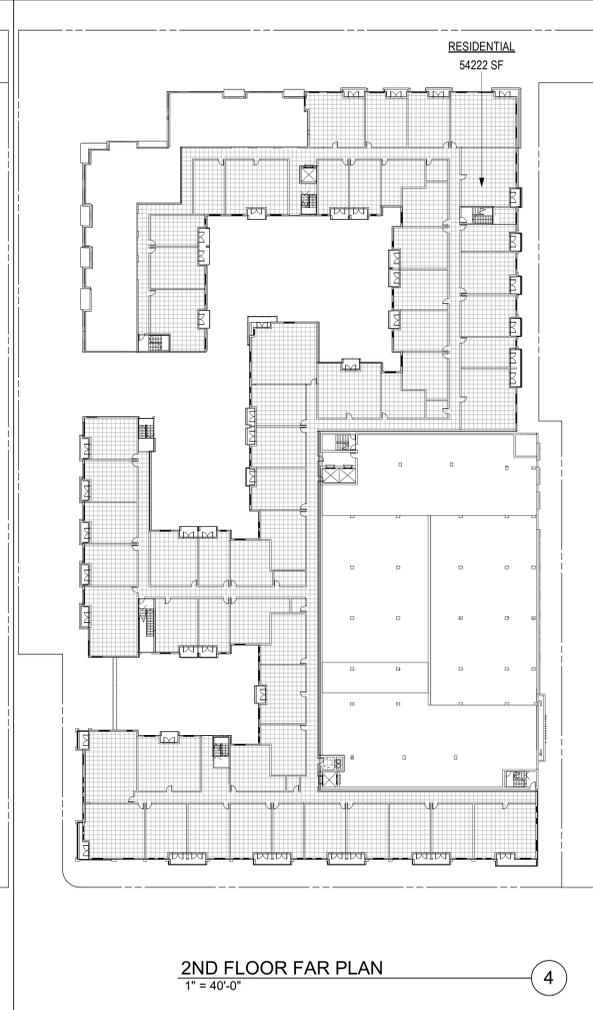
B2 FLOOR FAR PLAN
1" = 40'-0"



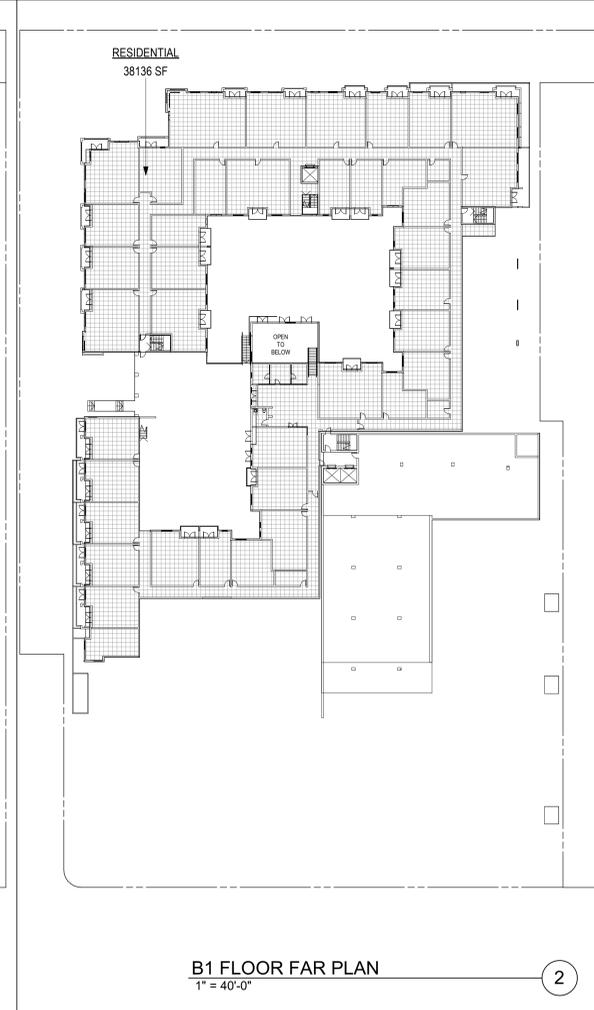
4TH FLOOR FAR PLAN
1" = 40'-0"



2ND FLOOR FAR PLAN
1" = 40'-0"



B1 FLOOR FAR PLAN
1" = 40'-0"



B1 FLOOR FAR PLAN
1" = 40'-0"



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OPEN SPACE CALCULATIONS

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NO.
G03

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NOTES

REQUIRED OPEN SPACE

PROPOSED OPEN SPACE

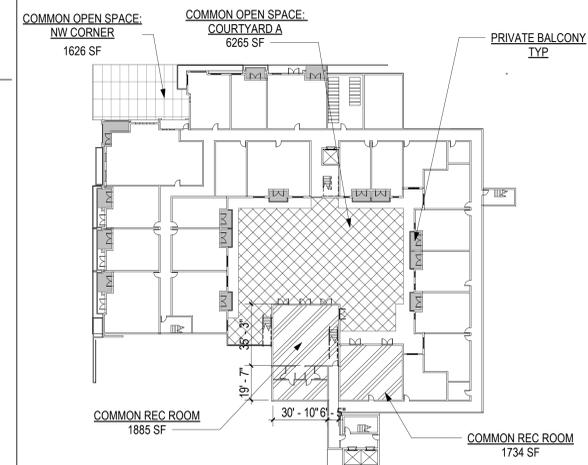
NAME	LEVEL	QTY	AREA (SF)
COMMON OPEN SPACE: COURTYARD A	B2 FLOOR	1	6136
COMMON OPEN SPACE: COURTYARD B	B1 FLOOR	1	6241
COMMON OPEN SPACE: COURTYARD C	1ST FLOOR	1	3732
COMMON OPEN SPACE: NW CORNER	B2 FLOOR	1	1626
COMMON OPEN SPACE: ROOF DECK	4TH FLOOR	1	1281
COMMON REC ROOM	B2 FLOOR	2	2985
COMMON REC ROOM	B1 FLOOR	1	714
COMMON REC ROOM	4TH FLOOR	1	715
		9	23430
PRIVATE OPEN SPACE	B2 FLOOR	15	750
PRIVATE OPEN SPACE	B1 FLOOR	30	1500
PRIVATE OPEN SPACE	1ST FLOOR	43	2050
PRIVATE OPEN SPACE	2ND FLOOR	42	2100
PRIVATE OPEN SPACE	3RD FLOOR	30	1500
PRIVATE OPEN SPACE	4TH FLOOR	25	1250
PRIVATE OPEN SPACE	5TH FLOOR	9	450
		194	9600
GRAND TOTAL		203	33030

SHEET NOTES

ALL REQUIRED OPEN SPACE AND RECREATIONAL FACILITIES ARE IN ADDITION TO THE REQUIRED FRONT AND STREET SIDE SETBACKS. INTERIOR SIDE AND REAR SETBACKS MAY BE CONSIDERED AS REQUIRED OPEN SPACES AND RECREATION FACILITIES. ALL REQUIRED COMMON OPEN SPACE MUST: 1) BE PHYSICALLY OR VISUALLY ACCESSIBLE TO THE RESIDENTS, 2) BE A MINIMUM OF FIVE FEET IN BOTH LENGTH AND WIDTH, AND 3) INCLUDE A MINIMUM OF 50 PERCENT OF SOFTSCAPE LANDSCAPING.

LEGEND

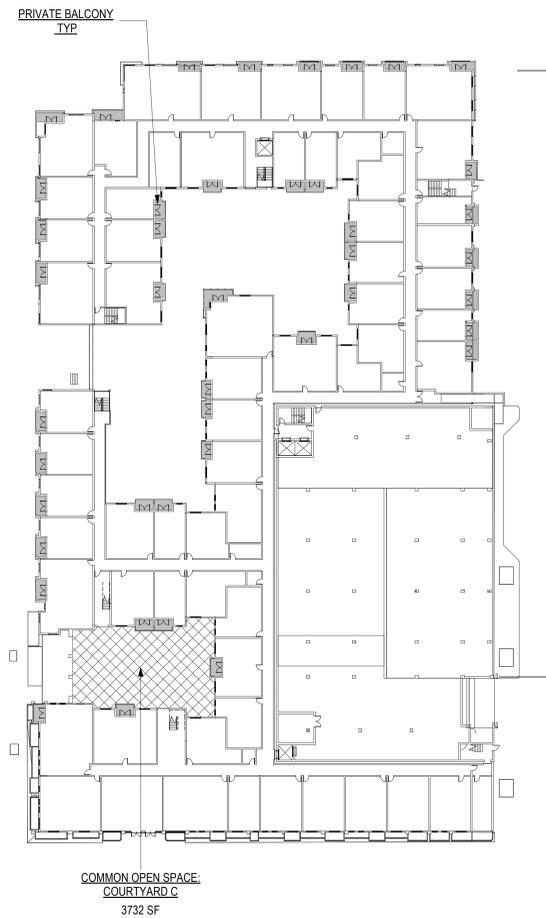
- COMMON OPEN SPACE: COURTYARD A
- COMMON OPEN SPACE: COURTYARD B
- COMMON OPEN SPACE: COURTYARD C
- COMMON OPEN SPACE: NW CORNER
- COMMON OPEN SPACE: REC ROOM
- COMMON OPEN SPACE: ROOF DECK
- COMMON REC ROOM
- PRIVATE OPEN SPACE



B2 FLOOR OPEN SPACE PLAN

1" = 40'-0"

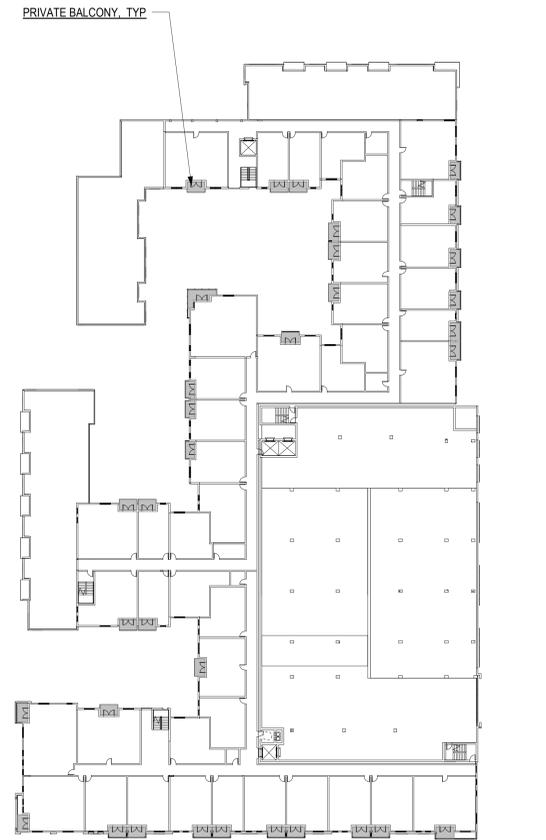
1



1ST FLOOR OPEN SPACE PLAN

1" = 40'-0"

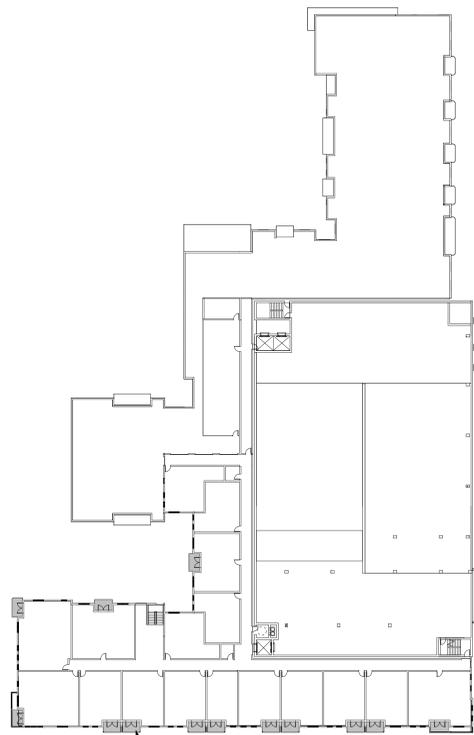
3



3RD FLOOR OPEN SPACE PLAN

1" = 40'-0"

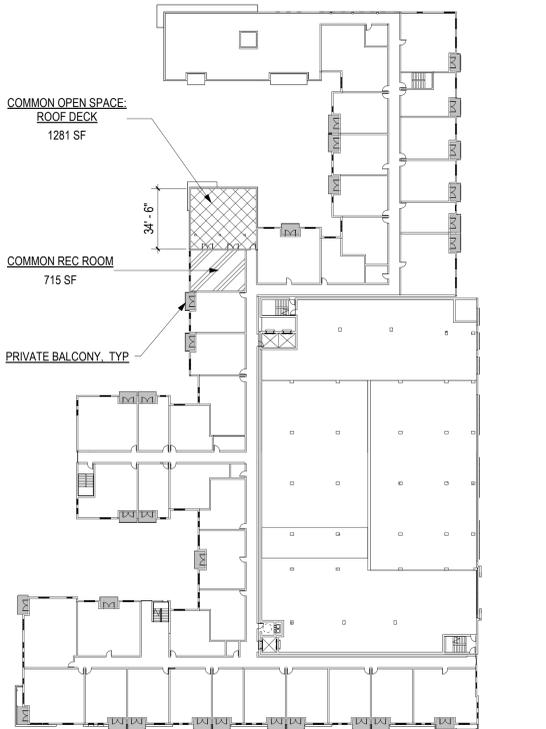
5



5TH FLOOR OPEN SPACE PLAN

1" = 40'-0"

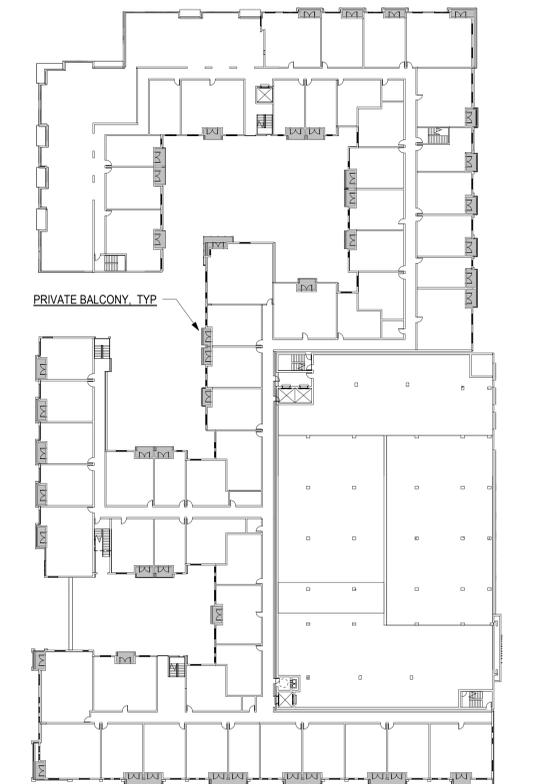
7



4TH FLOOR OPEN SPACE PLAN

1" = 40'-0"

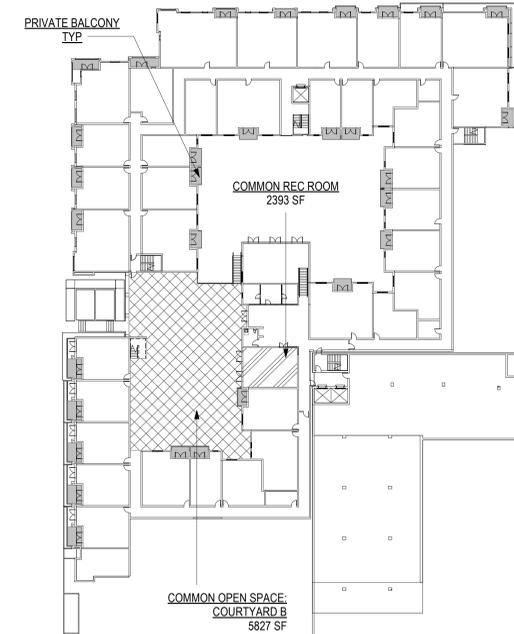
6



2ND FLOOR OPEN SPACE PLAN

1" = 40'-0"

4



B1 FLOOR OPEN SPACE PLAN

1" = 40'-0"

2



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SHEET
**BUILDING
GROSS AREA**

SHEET
G04

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NOTES

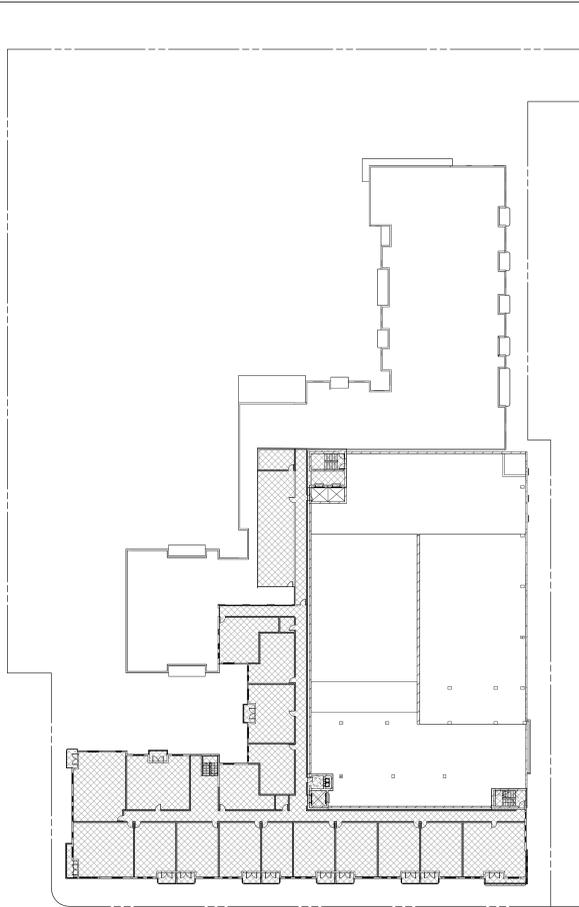
PROPOSED GROSS FLOOR AREA

TYPE	LEVEL	AREA
GROSS	B2 FLOOR	27100 SF
GROSS	B1 FLOOR	42639 SF
GROSS	1ST FLOOR	66430 SF
GROSS	2ND FLOOR	59373 SF
GROSS	3RD FLOOR	46359 SF
GROSS	4TH FLOOR	41261 SF
GROSS	5TH FLOOR	21554 SF
TOTAL GROSS AREA		304716 SF

SHEET NOTES

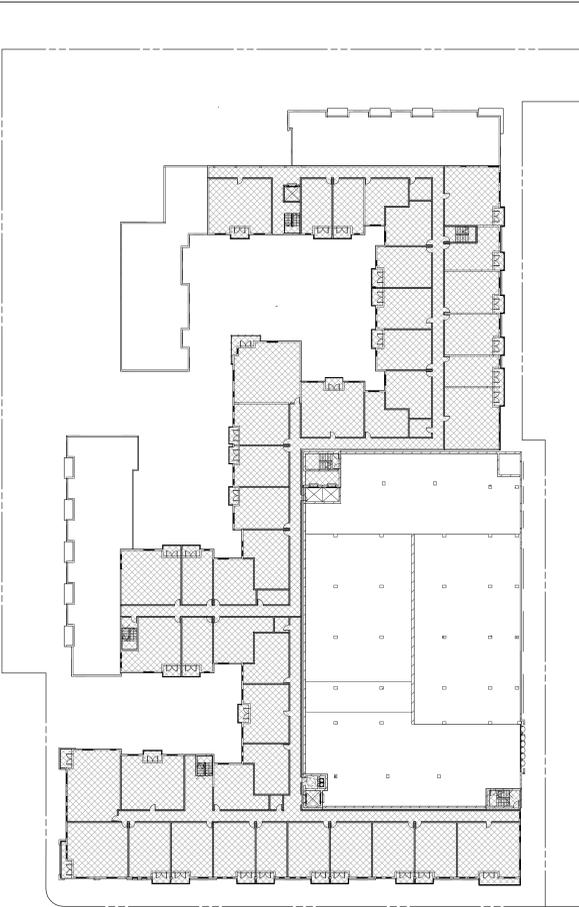
MEASUREMENT PER EL SEGUNDO 15-1-6:

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.



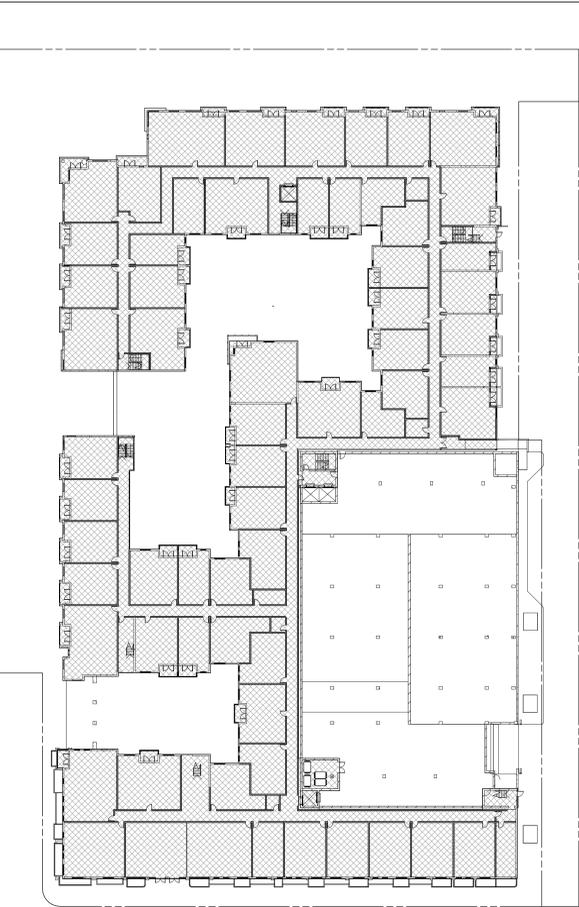
5TH FLOOR GROSS AREA
1" = 40'-0"

7



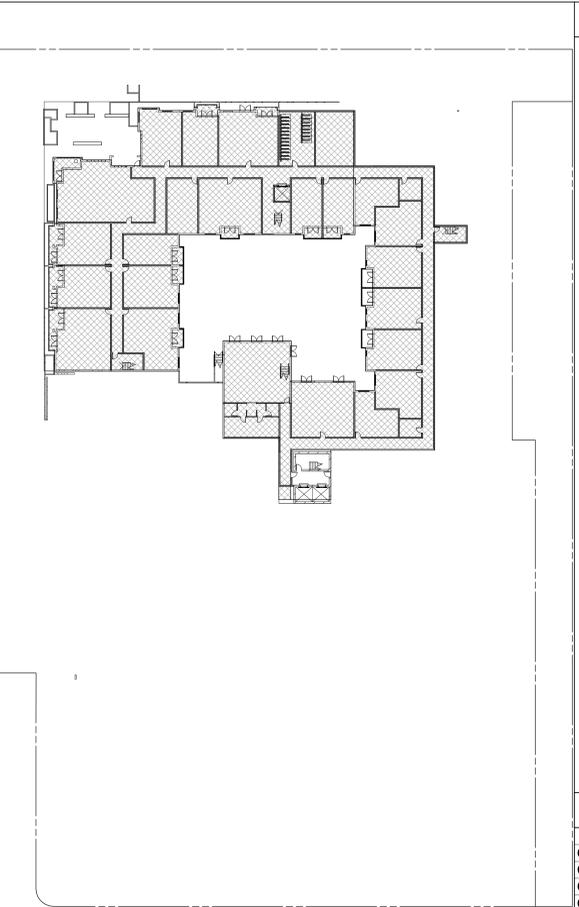
3RD FLOOR GROSS AREA
1" = 40'-0"

5



1ST FLOOR GROSS AREA
1" = 40'-0"

3



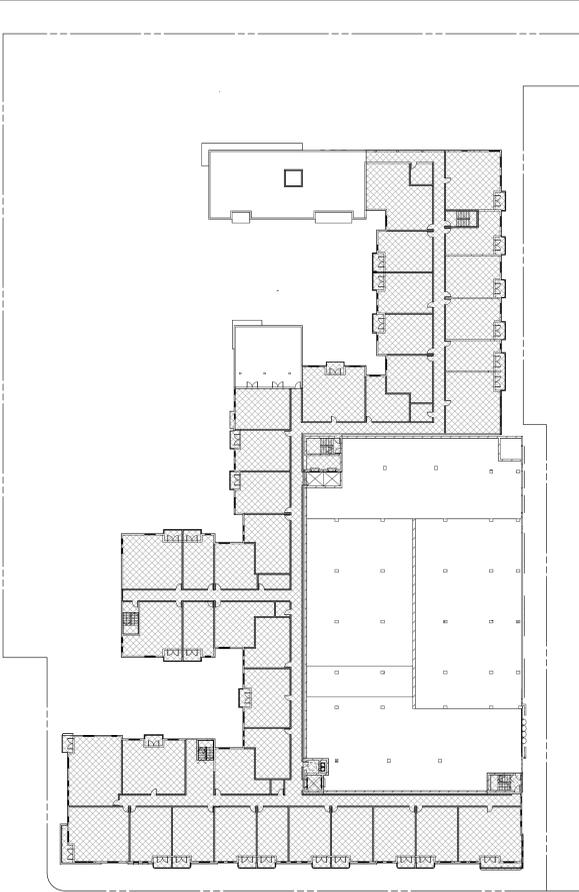
B2 FLOOR GROSS AREA
1" = 40'-0"

1



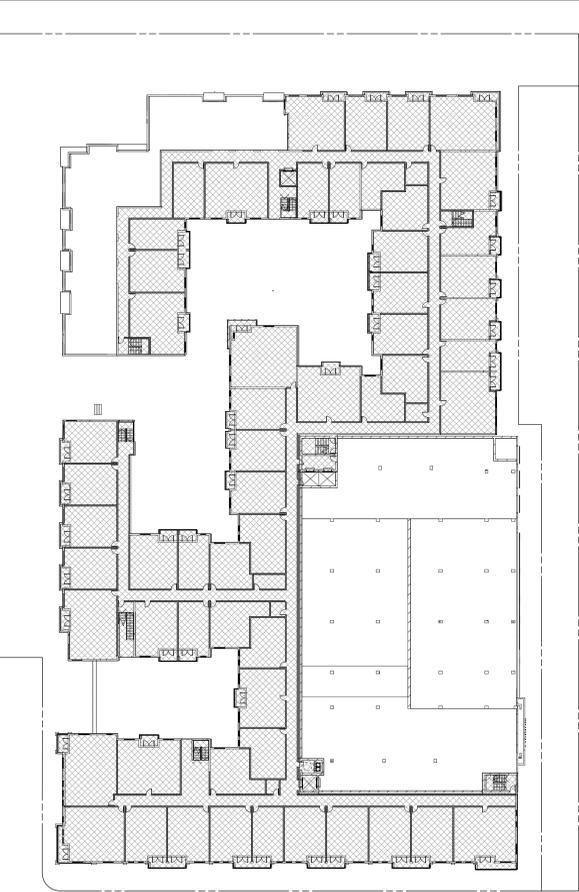
4TH FLOOR GROSS AREA
1" = 40'-0"

6



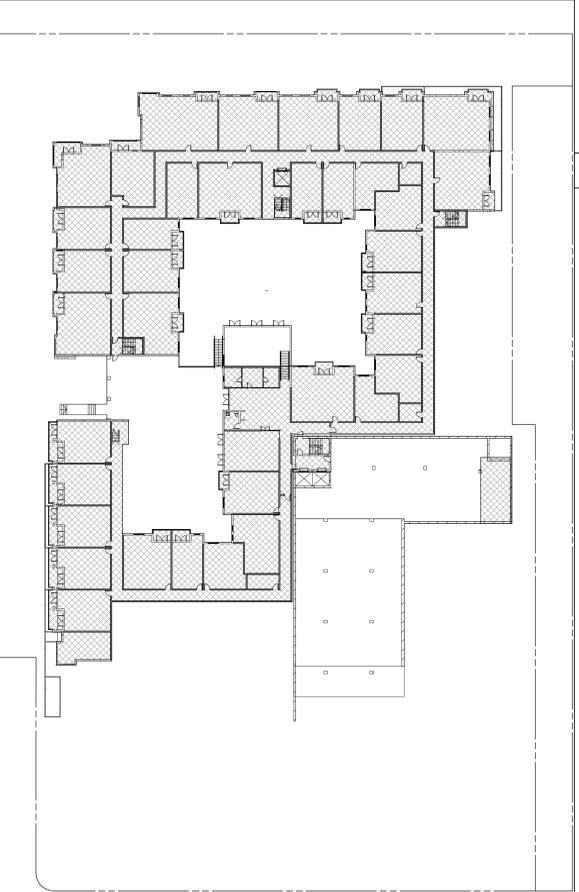
2ND FLOOR GROSS AREA
1" = 40'-0"

4



B1 FLOOR GROSS AREA
1" = 40'-0"

2





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BUILDING AREA PER CBC

SHEET
G05

9/2/2025 10:04:06 AM

NOTES

PROPOSED BUILDING AREA

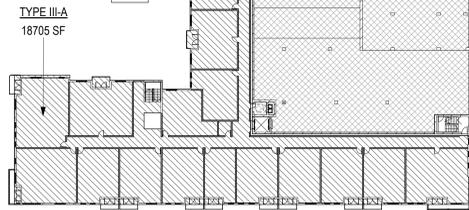
B2 FLOOR	TYPE I-A	9425
B1 FLOOR	TYPE I-A	11895
1ST FLOOR	TYPE I-A	24115
2ND FLOOR	TYPE I-A	24303
3RD FLOOR	TYPE I-A	24114
4TH FLOOR	TYPE I-A	24114
5TH FLOOR	TYPE I-A	24125
TYPE I-A		142091
B2 FLOOR	TYPE III-A	17244
B1 FLOOR	TYPE III-A	39619
1ST FLOOR	TYPE III-A	63123
2ND FLOOR	TYPE III-A	56281
3RD FLOOR	TYPE III-A	44029
4TH FLOOR	TYPE III-A	40647
5TH FLOOR	TYPE III-A	18705
TYPE III-A		279648
TOTAL BUILDING AREA		421739

SHEET NOTES

- EGRESS WIDTH REQUIREMENTS PER OCCUPANT SERVED AT STAIRWAYS EQUAL 0.3 INCHES PER OCCUPANT PER CBC SECTION 1005.3.1
- EGRESS WIDTH REQUIREMENTS PER OCCUPANT SERVED AT ALL EGRESS COMPONENTS EXCLUDING STAIRS EQUALS 0.2 INCHES PER OCCUPANT PER CBC SECTION 1005.3.2
- MINIMUM WIDTHS FOR EGRESS COMPONENTS PER CBC SECTIONS 1005
- EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
 - A, R < 250'
 - B < 300'
 - S-2 < 400'
- MAX COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)
 - A = 75'
 - B = 100'
 - M = 75'
 - R-2 = 125'
 - S = 100'
- EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

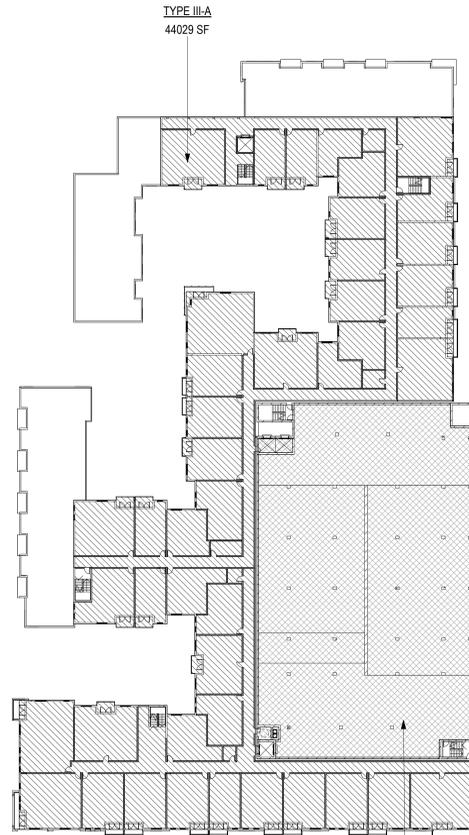
BUILDING AREA LEGEND

- R-2 RESIDENTIAL
- TYPE I-A
- TYPE III-A



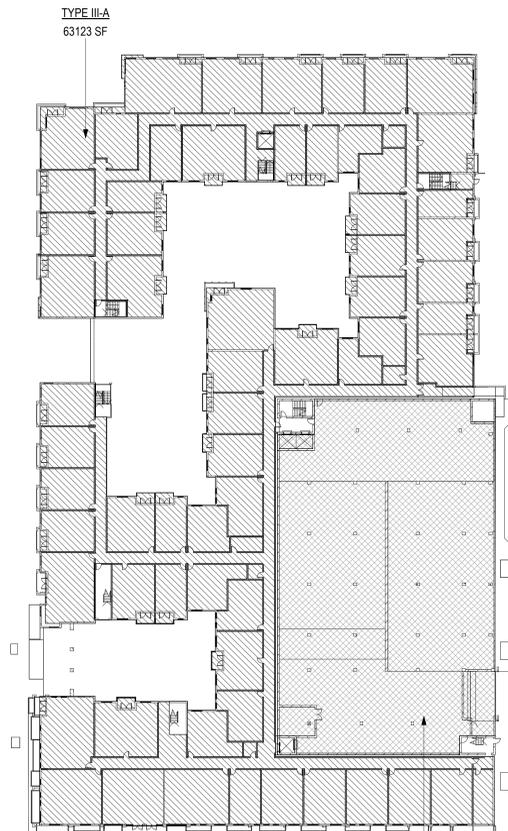
5TH FLOOR AREA (CBC)
1" = 40'-0"

7



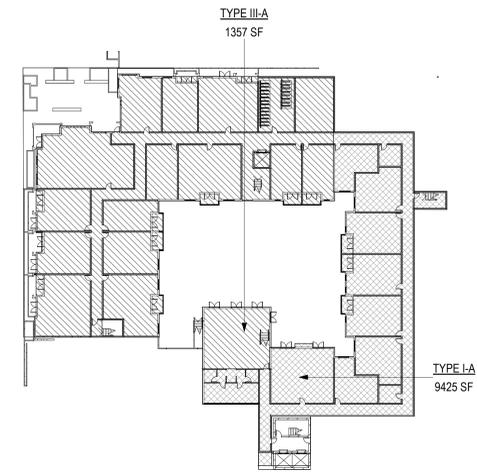
3RD FLOOR AREA (CBC)
1" = 40'-0"

5



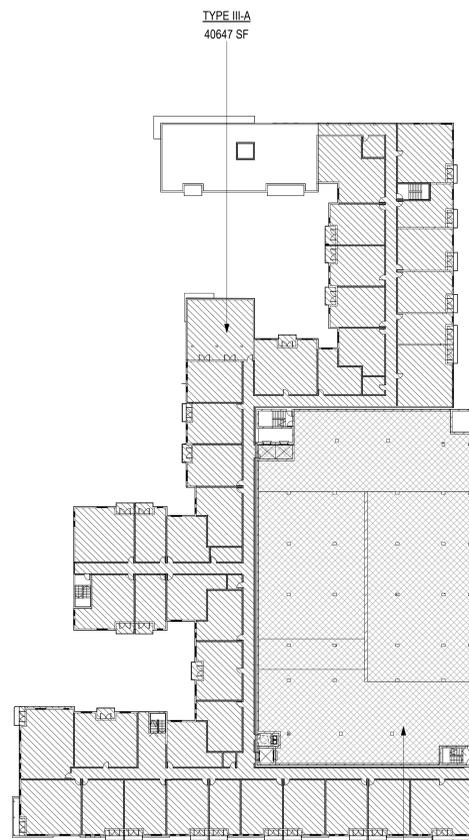
1ST FLOOR AREA (CBC)
1" = 40'-0"

3



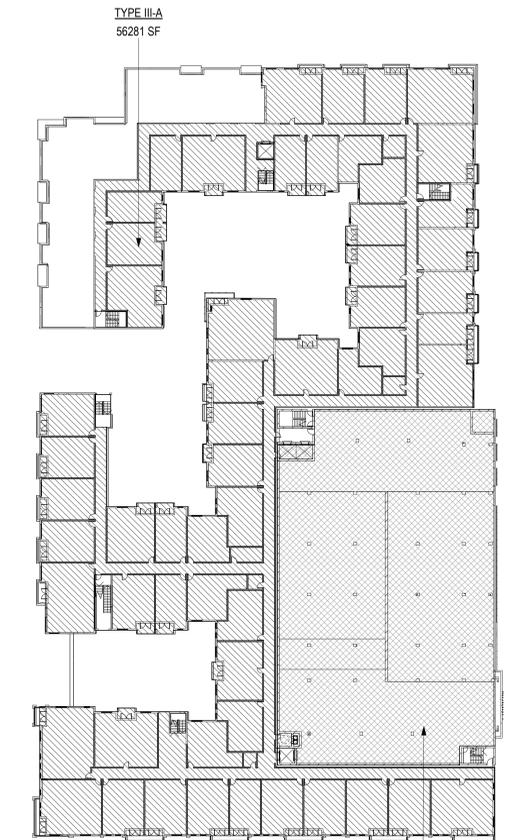
B2 FLOOR AREA (CBC)
1" = 40'-0"

1



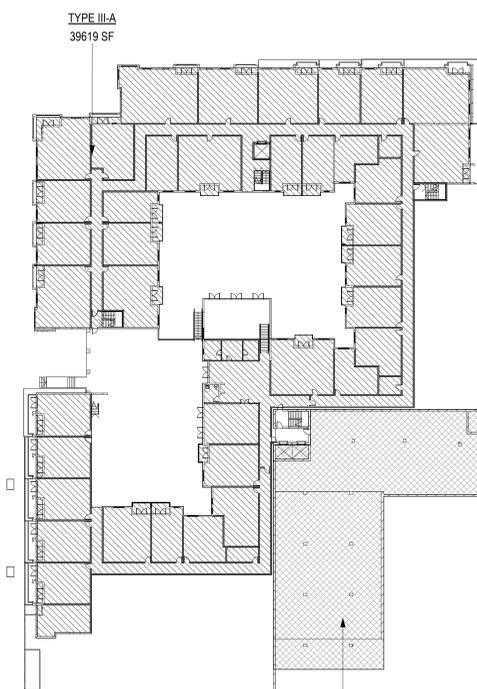
4TH FLOOR AREA (CBC)
1" = 40'-0"

6



2ND FLOOR AREA (CBC)
1" = 40'-0"

4



B1 FLOOR AREA (CBC)
1" = 40'-0"

2



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FIRE CODE

SHEET

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NOTES

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING-FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum width and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

503.4.1 Traffic calming devices. Traffic calming devices shall be prohibited unless approved by the fire code official.

503.5 Required gates or barricades. The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

503.5.1 Secured gates and barricades. Where required, gates and barricades shall be secured in an approved manner. Roads, trails and other accessways that have been closed and obstructed in the manner prescribed in Section 503.5 shall not be re-opened or re-used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

503.5.2 Fence and gates. School grounds may be fenced and gates therein may be equipped with locks, provided that safe dispersal areas based on 3 square feet (0.28 m²) per occupant are located between the school and the fence. Such required safe dispersal areas shall not be located less than 50 feet (15.240 mm) from school buildings. Be every public and private school shall conform with Section 32020 of the Education Code.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with LILA 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Section 503.6.1 is added to the 2022 CFC to read as follows:

503.6.1 Automatic operation. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicles in accordance with El Segundo Fire Department Guidelines, as may be amended from time to time.

Exception: Gates serving individual one- and two-family dwelling parcels.

Section 507.2.1 of the 2022 CFC to be amended to read as follows:

507.2 Private fire hydrants. When required, private on-site fire hydrants shall be in accordance with the location and spacing specified for public streets and hydrants for similar occupancy. All private hydrants shall be installed in accordance with NFPA 24. Installation of Private Fire Service Mains and their Appurtenances, unless required to meet public standards. Private hydrants shall be painted red. When alternate materials or methods of protection, as approved by the chief or fire code official, are used, the hydrants shall be marked with reflective paint.

Section 510.3 is added to the 2022 CFC to read as follows:

Section 510.3 Permit Required. A construction permit for the installation of or modification to in-building, two-way emergency responder communication coverage systems and related equipment is required as specified in Section 105.6.4. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

Section 510.4.2.3 is added to the 2022 CFC to read as follows:

510.4.2.3 Building conduit and pathway survivability. All new buildings shall be constructed with not less than a two inch (2") dedicated conduit raceway or other method approved by the fire code official for future expandability, or the installation of an Emergency Responder Radio Coverage System. The raceway shall meet pathway survivability requirements in NFPA 1221 and shall be installed from the lowest floor level to the roof.

510.4.2.3.1 Identification. The raceway and junction boxes shall be labeled "Emergency Responder Radio Coverage System use only."

Section 511 is added to the 2022 CFC to read as follows:

Section 511 Mid-Rise Buildings.

Section 511.1 General.

building owner or occupant to provide a fire watch until the system is repaired. Fire watch personnel must be provided with at least one approved means for notification of the Fire Department and their only duty is to perform constant patrols of the protected premises and keep watch for fires.

Section 901.12 is added to the 2022 CFC to read as follows:

901.12 Firewatch. Section 901.11 The Fire Chief is authorized to require the building owner or occupant to provide a fire watch with personnel acceptable to the Fire Chief until documentation is provided that the system is repaired and is operational. Such individuals shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises, keep and maintain a log and keep watch for fires.

Section 903.2 of the 2022 CFC is amended as follows:

903.2 Where required.

A. New Buildings. Unless otherwise prohibited by law, an approved automatic sprinkler system in new buildings and structures shall be required for all occupancies.

Exception: New detached buildings under one thousand (1,000) square feet subject to approval of the Fire Official.

B. Existing Buildings. Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

Section 903.2.1 of the 2022 CFC is deleted in its entirety.

Section 903.2.2 of the 2022 CFC is deleted in its entirety.

Section 903.2.3 of the 2022 CFC is deleted in its entirety.

Section 903.2.4 of the 2022 CFC is deleted in its entirety.

Section 903.2.5 of the 2022 CFC is deleted in its entirety.

Section 903.2.6 of the 2022 CFC is deleted in its entirety.

Section 903.2.7 of the 2022 CFC is deleted in its entirety.

Section 903.2.8 of the 2022 CFC is deleted in its entirety.

Section 903.2.9 of the 2022 CFC is deleted in its entirety.

Section 903.2.10 of the 2022 CFC is deleted.

Section 903.2.11.1 of the 2022 CFC is deleted.

Section 903.2.11.3 of the 2022 CFC is deleted.

Section 903.2.2.2 is added to the 2022 CFC to read as follows:

903.2.2.2 Structures in the Smoky Hollow Specific Plan Area. An automatic sprinkler system must be provided throughout every facility or building hereafter constructed within the Smoky Hollow Specific Plan Area.

903.2.2.1 Existing Buildings. Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

Section 903.3.3 is added to the 2022 CFC to read as follows:

903.3.3 hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Section 903.3.8 of the 2022 CFC is amended to read as follows:

903.3.3 Limited Area Sprinkler Systems. When a fire sprinkler system is required it shall be provided throughout the building.

Exception: Protection for specific applications and/or hazards.

Section 903.3.9 of the 2022 CFC is amended to read as follows:

903.3.9 Floor Control valves. Floor control valves and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.

MID-RISE BUILDING. A building four or more stories high, but not exceeding 75 feet in height and not defined as a high-rise building by section 202 of the California Building Code. Height measurements shall be made from the underside of the roof or floor above the highest space that may be occupied to the lowest fire apparatus access road level.

Section 308.1.4, "Open-Flame Cooking Devices" of the 2022 California Fire Code is deleted in its entirety.

Section 311.5, "Placards" of the 2022 California Fire Code is deleted in its entirety.

Section 503 of the 2022 CFC is amended to read as follows:

Section 503 Fire Apparatus Access Roads

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into and within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of a building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.1.1, 903.3 or 903.1.3.

1.2. Fire apparatus access roads cannot be installed because of alternative location on property, topography, waterways, nonresidential grades or other similar conditions, and an approved alternate means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.9. Per California Code of Regulations, Title 19, Division 1, §3.0964 Fire Department Access and Egress, required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street.

Exception: The enforcing agency may waive or modify this requirement if in his opinion such all-weather hard-surfaced condition is not necessary in the interest of public safety and welfare.

503.2.1 Dimensions. Fire apparatus roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, and shall be constructed and approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

503.2.3 Surface. Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45720 mm) in length shall be provided with an approved area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed or such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

503.2.7 Egress.

518.1 General. Means of egress must comply with the provisions of Section 915.8.

518.1.1 Stairway enclosures. All stairways used for exiting must be protected by an exit enclosure designed in accordance with the California Building Code, Section 1020.1 and the Section.

518.1.2.1 Construction. Construction of stairway enclosures must be in accordance with the California Building Code, Section 1023.

518.1.2.2 Extent of Enclosure. Stairway enclosures must be continuous and must fully enclose all portions of the stairway. Exit enclosure must extend directly to the exterior of the building or include an exit passageway on the ground floor, leading to the exterior of the building. Each exit enclosure must extend completely through the roof and be provided with a door that leads onto the roof.

518.1.2.3 Openings and Penetrations. Openings and penetrations must be as specified in the California Building Code, Section 1023.4 and 1023.5.

518.1.2.4 Pressurized Enclosures. A pressurized stairway enclosure must be provided for all mid-rise buildings whenever a complete floor is in excess of 55 feet (16.764 mm) from the lowest point of Fire Department access. The pressurized stairway must be designed and pressurized as specified in the California Building Code, Section 909.20.

518.1.2.4.1 Vestibule Size. Vestibule size must be not less than 44 inches in width and not less than 72 inches in the direction of travel.

518.1.2.4.1.2 Vestibule Construction. Vestibules must have walls, ceilings and floors of not less than two-hour fire resistive construction.

518.1.2.4.1.3 Vestibule Doors. Vestibule doors must comply with California Building Code, Section 909.20.

518.1.2.4.1.4 Pressure Differences. The minimum pressure difference within a vestibule must comply with California Building Code, Section 909.20.

518.1.2.4.1.5 Standpipes. Fire Department standpipe connections and valves serving the floor must be within the vestibule and located in a manner so as not to obstruct egress when those lines are connected and charged.

518.1.2.5 Locking of Stairway doors. All stairway doors that are locked to prohibit access from the stairway side must have the capability of being unlocked simultaneously, without unlatching, upon a signal from the fire control room. Upon failure of normal electrical service, or activation of any fire alarm, the locking mechanism must automatically retract to the unlocked position. Hardware for locking of stairway doors must be State Fire Marshal listed and approved by the fire code official by permit before installation. Stairway doors located between the vestibules and stairway shall must not be locked.

518.1.2.6 Communications. A telephone or other two-way communications system connected to an approved emergency service which operates continuously must be provided at not less than every third floor in each required exit stairway vestibule.

Section 908.5 of the 2022 CFC is amended to read as follows:

Section 908.5. Play Structures Added to Existing Buildings. Where play structures that exceed 10 feet (3048 mm) in height or 150 square feet (14 m²) in area are added inside an existing building, they shall comply with Section 424 of the California Building Code.

Section 901.4.8 is added to the 2022 CFC to read as follows:

901.4 Partial fire sprinkler systems. Where in this Code or the Building Code a partial fire sprinkler system is required, the fire sprinkler system must be installed, modified or extended to protect the entire building or structure.

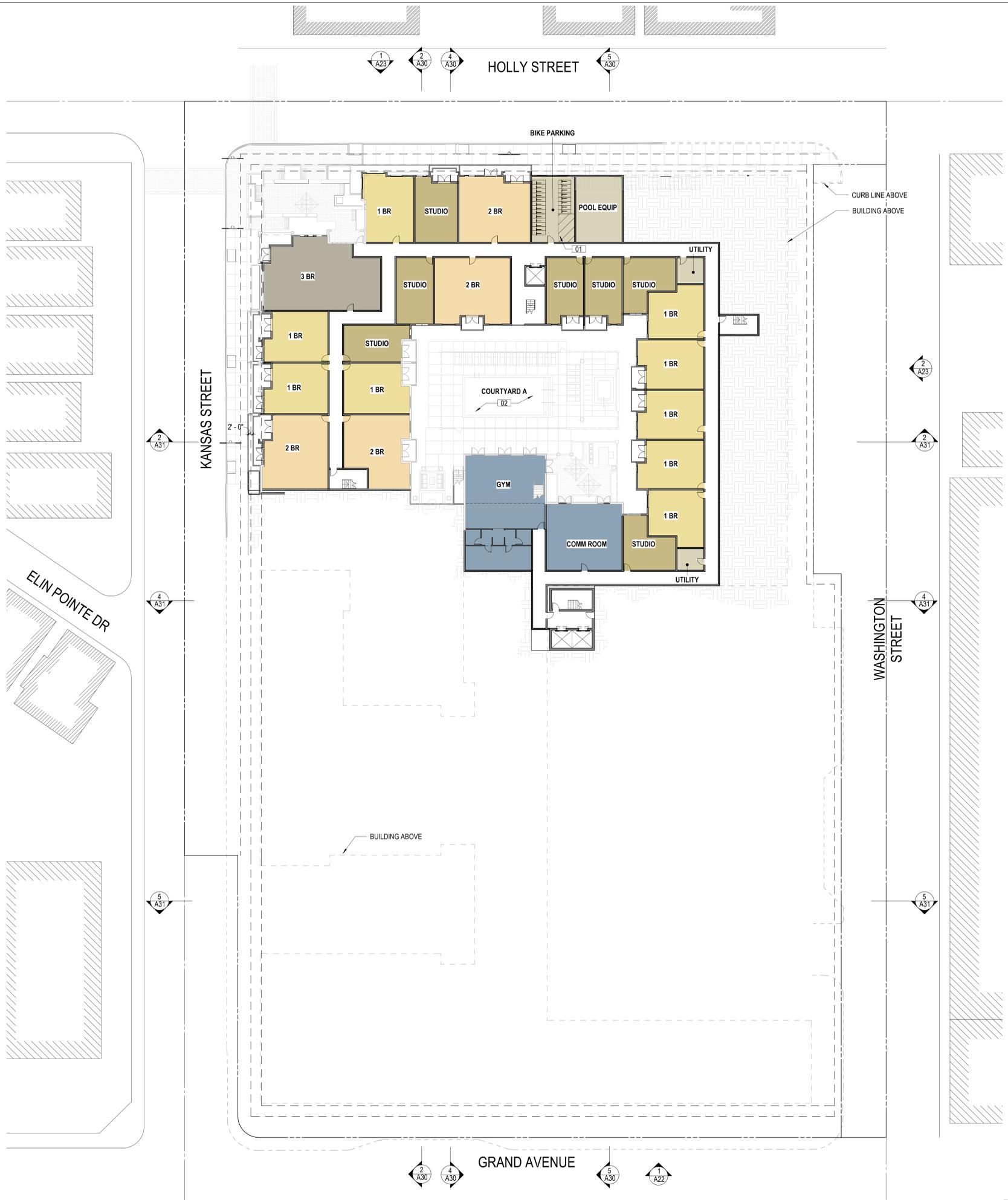
Section 901.11 is added to the 2022 CFC to read as follows:

901.11 Problematic systems. In the event of a failure of a fire protection system or 2 or more alarms in a week where the fire code official finds no evidence of a situation requiring a response, the fire code official is authorized to require the

operator, to provide a full report of the incident, including, without limitation, such matters as origin, cause, circumstances or proposed solution to the problem.

Section 104.12.4 is added to the 2022 CFC to read as follows:

104.14 Financial Responsibility. Any person who personally, or through another, willfully, negligently, or in violation of law, sets a fire, allows a fire to get out of control, or allows a fire to spread or be transported in a manner not in accordance with this Code, any hazardous material to be handled, stored, disposed of or transported in a manner not in accordance with this Code, State law or regulations, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids or chemicals is liable for the costs of securing such emergency, including hazardous materials incident clean-up and removal, and any other costs that may be incurred by the fire department, including continuation of a violation of this Code is liable for the expense of fighting the fire or for the expenses incurred during a hazardous materials incident clean-up and removal, and any other costs that may be incurred by the fire department, including continuation 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NOTES

- 01 100SF BICYCLE WORK SPACE
- 02 SEE LANDSCAPE DRAWINGS

SHEET NOTES

- 1. SEE SITEPLAN G01 FOR MORE INFORMATION



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310-399.7975

1521 E GRAND AVE APARTMENTS

1521 E GRAND AVE
EL SEGUNDO, CA 90245

GRIFFIN CAPITAL CATALYST DEVELOPMENT FUND LLC
266 KANSAS STREET, EL SEGUNDO, CA 90245

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ENTITLEMENT SET

JOB NUMBER: 2021-033
DATE: 09.02.2025
REVISIONS:

B2 FLOOR PLAN

A10

B2 FLOOR
1" = 20'-0"



1



3573 HAYDEN AVENUE
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1521 E GRAND AVE APARTMENTS

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JOB NUMBER:
2021-033

DATE:
09.02.2025

REVISIONS:

SHEET
**FIRST FLOOR
PLAN**

SHEET
A12

9/2/2025 10:00:17 AM

NOTES

- 01 SEE LANDSCAPE DRAWINGS
- 02 TRANSFORMER
- 03 PULL SECTION CABINET
- 03.1 ELECTRICAL SWITCHING SECTION
- 05 SWITCHING STRUCTURE
- 06 FUSING STRUCTURE

SHEET NOTES

1. SEE SITEPLAN G01 FOR MORE INFORMATION



1ST FLOOR
1" = 20'-0"



1

NOTES

SHEET NOTES

1. SEE SITEPLAN G01 FOR MORE INFORMATION

SHEET
A12

9/2/2025 10:00:17 AM



3573 HAYDEN AVENUE
CULVER CITY,
CA 90232
310:399.7975

1521 E GRAND AVE APARTMENTS

1521 E GRAND AVE
EL SEGUNDO, CA 90245

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2021-033

DATE:

09.02.2025

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SHEET SECOND FLOOR PLAN

SHEET
NUMBER
A13

9/2/2025 10:00:20 AM

NOTES

SHEET NOTES

1. SEE SITEPLAN G01 FOR MORE INFORMATION



2ND FLOOR
1" = 20'-0"

1

GRAND AVENUE

HOLLY AVENUE

KANSAS STREET

WASHINGTON STREET

ELIN POINTE DR



3573 HAYDEN
AVENUE
CULVER CITY,
CA 90232
310:399.7975

1521 E GRAND AVE APARTMENTS

1521 E GRAND AVE
EL SEGUNDO, CA 90245

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JOB NUMBER:
2021-033

DATE:
09.02.2025

REVISIONS:

SHEET THIRD FLOOR PLAN

SHEET
NUMBER
A14

9/2/2025 10:01:22 AM

NOTES



3RD FLOOR
1" = 20'-0"



1

NOTES

- 01 HVAC CONDENSER WITH PAINTED CORRUGATED METAL SCREEN
- 02 PHOTOVOLTAIC PANEL
- 03 COURTYARD BELOW, SEE LANDSCAPE



3573 HAYDEN AVENUE
CULVER CITY,
CA 90232
310:399.7975

1521 E GRAND AVE APARTMENTS

1521 E GRAND AVE
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SUBMITTAL:

ENTITLEMENT SET

JOB NUMBER:
2021-033

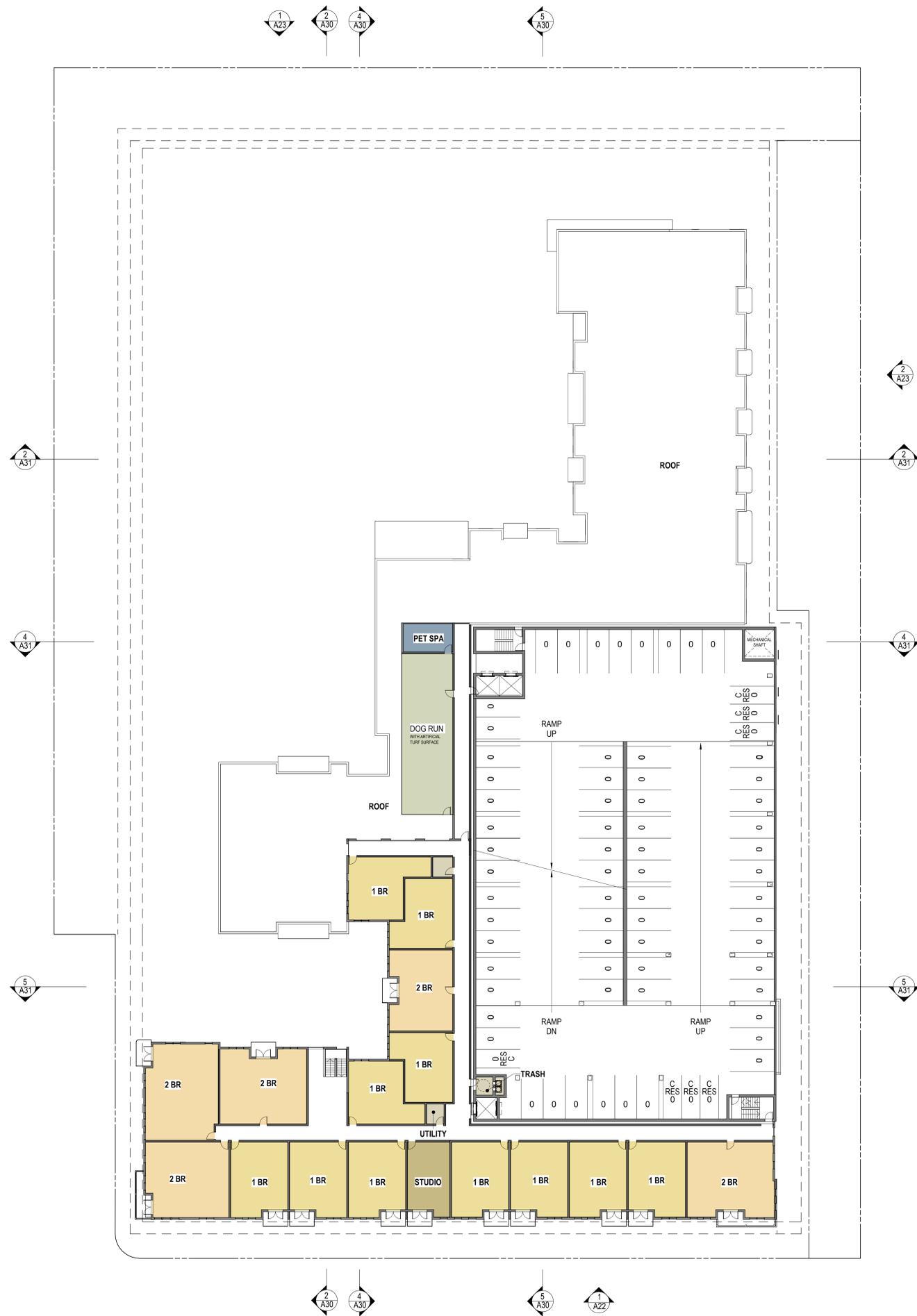
DATE:
09.02.2025

REVISIONS:

SHEET
FIFTH FLOOR
PLAN

SHEET
NUMBER
A16

9/2/2025 10:01:25 AM



5TH FLOOR
1" = 20'-0"



1



3573 HAYDEN AVENUE
CULVER CITY,
CA 90232
310-399.7975

1521 E GRAND AVE APARTMENTS

1521 E GRAND AVE
EL SEGUNDO, CA 90245

NOTES

- 01 HVAC CONDENSER WITH PAINTED CORRUGATED METAL SCREEN
- 02 PHOTOVOLTAIC PANEL
- 03 COURTYARD BELOW, SEE LANDSCAPE

SHEET NOTES

ROOF AREA: 89,770 SF

PV AREA: 89,770 x 1.5 = 13,466 SF

PER CALIFORNIA ENERGY CODE, SECTION 110.10(b)1B, SHALL HAVE A TOTAL AREA NO LESS THAN 15% OF THE TOTAL ROOF AREA OF THE BUILDING.

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EL SEGUNDO, CA 90245

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SUBMITTAL:

ENTITLEMENT SET

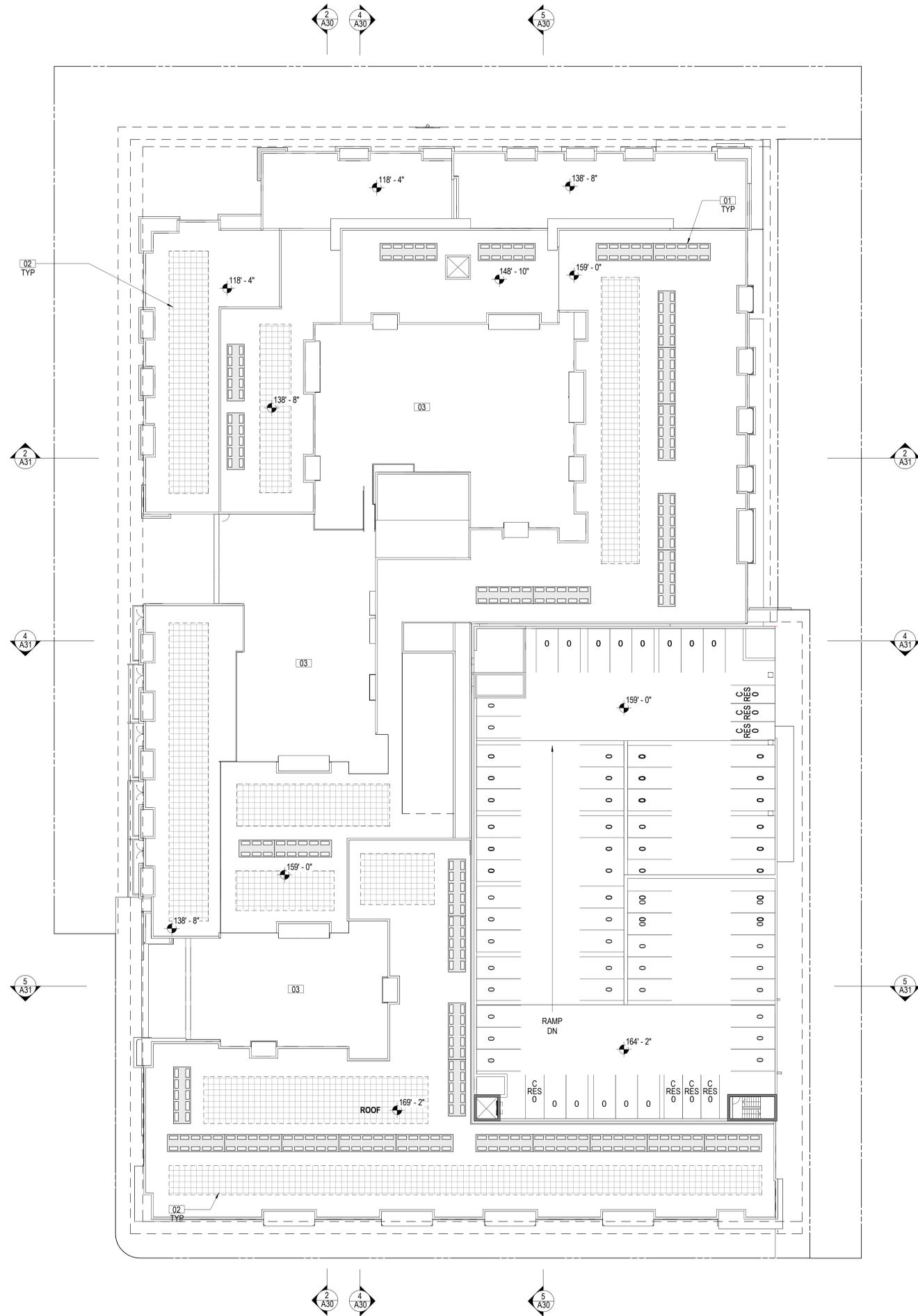
JOB NUMBER:
2021-033
DATE:
09.02.2025

REVISIONS:

SHEET ROOF PLAN

SHEET
NUMBER
A17

9/2/2025 10:00:27 AM



ROOF PLAN
1" = 20'-0"



1

NOTES

01 EXISTING TOPO SURFACE



3573 HAYDEN AVENUE
CULVER CITY,
CA 90232
310-399.7975

1521 E GRAND AVE APARTMENTS

1521 E GRAND AVE
EL SEGUNDO, CA 90245

GRIFFIN CAPITAL CATALYST
DEVELOPMENT FUND LLC
266 KANSAS STREET,
EL SEGUNDO, CA 90245

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ENTITLEMENT SET

JOB NUMBER:
2021-033

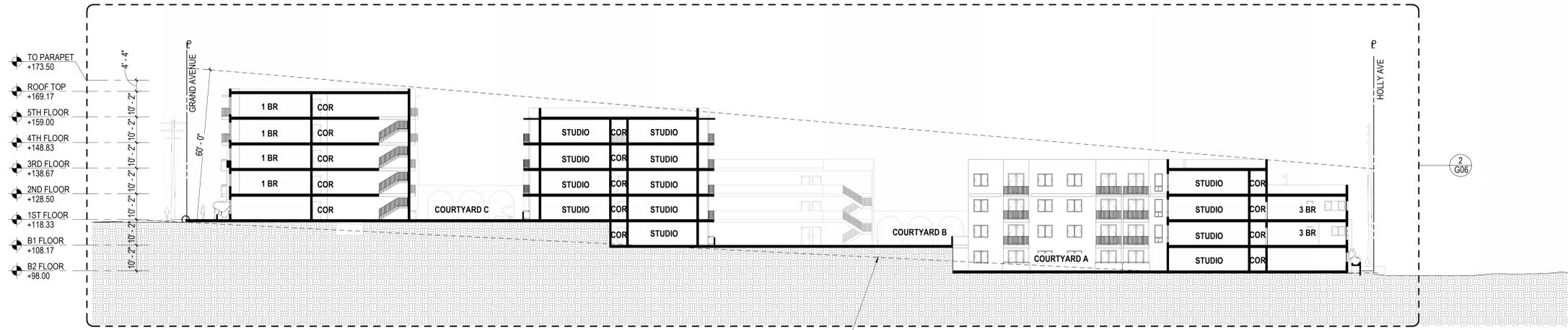
DATE:
09.02.2025

REVISIONS:

SHEET
BUILDING
SECTIONS

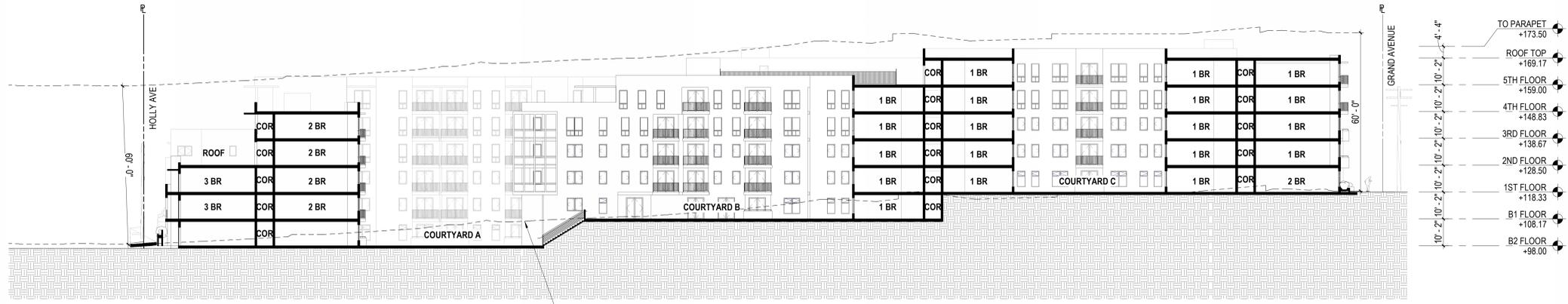
SHEET
A30

9/2/2025 10:00:00 AM



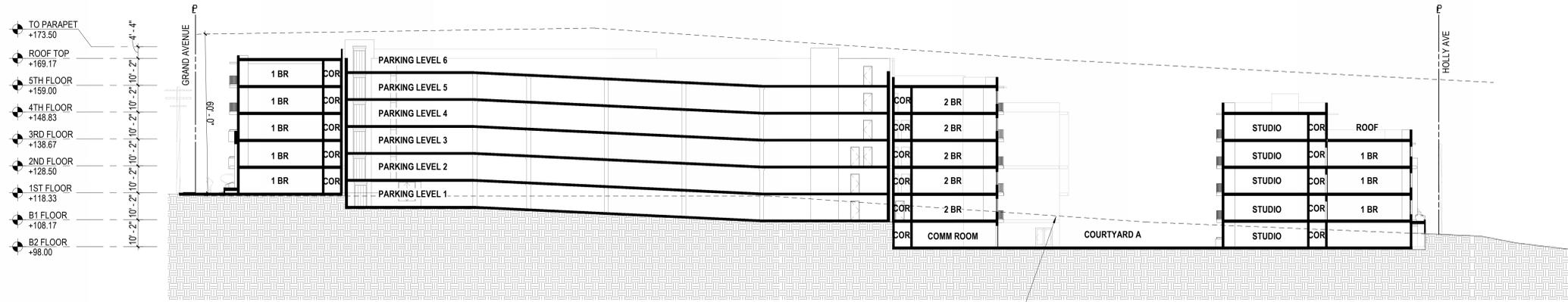
NORTH - SOUTH SECTION A
1" = 20'-0"

2



NORTH - SOUTH SECTION B
1" = 20'-0"

4



NORTH - SOUTH SECTION C
1" = 20'-0"

5

NOTES

01 EXISTING TOPO SURFACE



3573 HAYDEN AVENUE
CULVER CITY,
CA 90232
310-399.7975

1521 E GRAND AVE APARTMENTS
1521 E GRAND AVE
EL SEGUNDO, CA 90245

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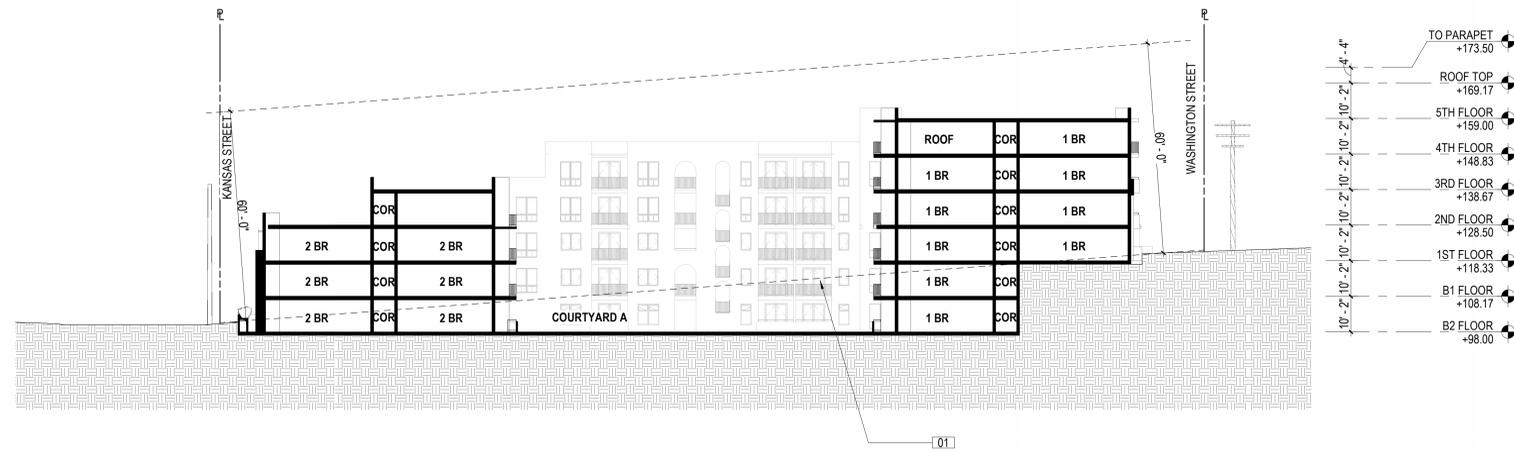
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JOB NUMBER:
2021-033
DATE:
09.02.2025

REVISIONS:

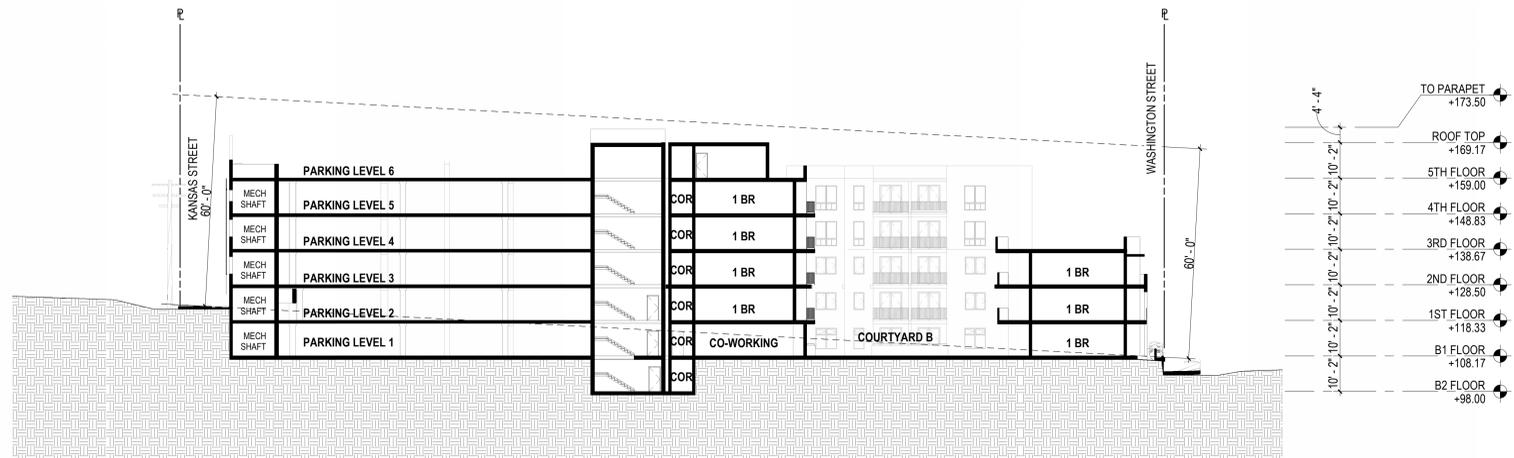
SHEET
BUILDING
SECTIONS

SHEET
A31
9/2/2025 10:00:53 AM



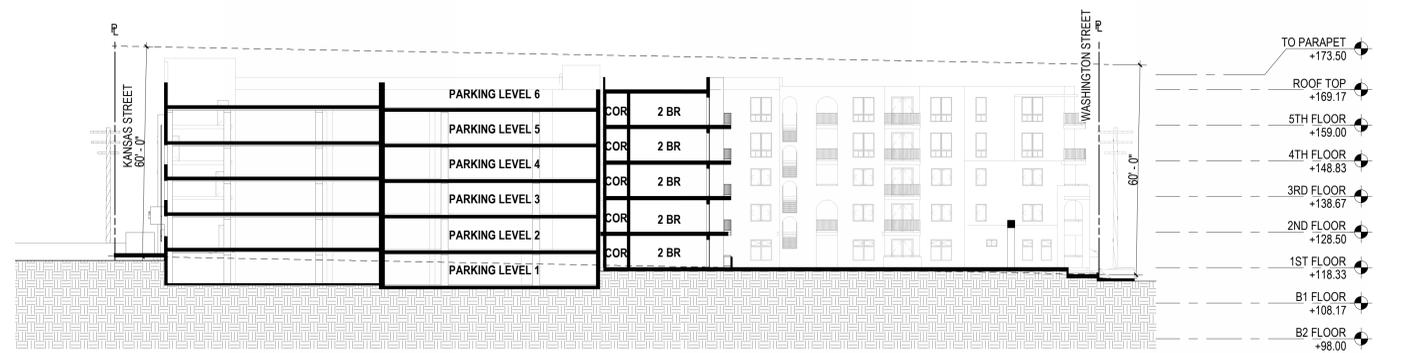
EAST - WEST SECTION A
1" = 20'-0"

2



EAST - WEST SECTION B
1" = 20'-0"

4



EAST - WEST SECTION C
1" = 20'-0"

5