

1950 & 1960 EAST GRAND AVENUE PLANNING SUBMITTAL SET

1950 & 1960 East Grand Avenue
El Segundo, California



SHEET INDEX

ARCHITECTURAL

- A0.1 TITLE SHEET - PLANNING SUBMITTAL
- A0.2 PROJECT DATA
- A0.7 NET FLOOR AREA CALCULATIONS
- A0.30 RENDERING
- A0.40 PARKING STRUCTURE RENDERING
- A0.50 SITE RENDERING AND MATERIAL BOARDS
- A1.0 SITE PLAN
- A1.1 SITE DEMO PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A2.4 FOURTH FLOOR PLAN
- A2.5 MEZZANINE FLOOR PLAN
- A3.1 ROOF PLAN
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR ELEVATIONS
- A5.1 BUILDING SECTIONS
- A5.2 BUILDING SECTIONS
- A7.1 ENLARGED BRIDGE PLAN, ROOF PLAN & RCP
- A7.3 TYPICAL ENLARGED CORE PLAN
- A7.7 MEZZANINE- ENLARGED CORE PLAN
- AP.1 FIRST FLOOR PARKING PLAN
- AP.2 SECOND FLOOR PARKING PLAN
- AP.3 THIRD FLOOR PARKING PLAN
- AP.4 FOURTH FLOOR PARKING PLAN
- AP.4.1 PARKING EXTERIOR ELEVATIONS
- AP.4.2 PARKING EXTERIOR ELEVATIONS
- AP.5.1 PARKING SECTIONS

CIVIL

- C1.00 GRADING PLAN
- C1.01 GRADING PLAN
- C2.00 Utility Plan
- C2.01 Utility Plan
- C3.00 LOW IMPACT DEVELOPMENT
- C4.00 SECTIONS

TOPOGRAPHIC SURVEY

- 1 TOPOGRAPHIC SURVEY
- 2 TOPOGRAPHIC SURVEY
- 3 TOPOGRAPHIC SURVEY
- 4 TOPOGRAPHIC SURVEY
- 5 TOPOGRAPHIC SURVEY
- 6 TOPOGRAPHIC SURVEY

LANDSCAPE

- L0.0 COVER SHEET
- L0.1 CITY REFERENCE PLAN
- L0.2 TREE DISPOSITION PLAN
- L1.0 L1 CONSTRUCTION PLAN
- L1.1 L3 CONSTRUCTION PLAN
- L1.2 L1 CONSTRUCTION ENLARGEMENT PLAN
- L1.3 L1 CONSTRUCTION ENLARGEMENT PLAN
- L2.0 CONSTRUCTION DETAILS
- L2.1 CONSTRUCTION DETAILS
- L2.2 CONSTRUCTION DETAILS
- L2.3 CONSTRUCTION DETAILS
- L2.4 CONSTRUCTION DETAILS
- L2.5 CONSTRUCTION DETAILS
- L3.0 L1 PLANTING PLAN
- L3.1 L3 PLANTING PLAN
- L3.2 PLANT PALETTE

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

915 Wilshire Blvd, Suite 2150
Los Angeles, CA 90017
714.763.6800

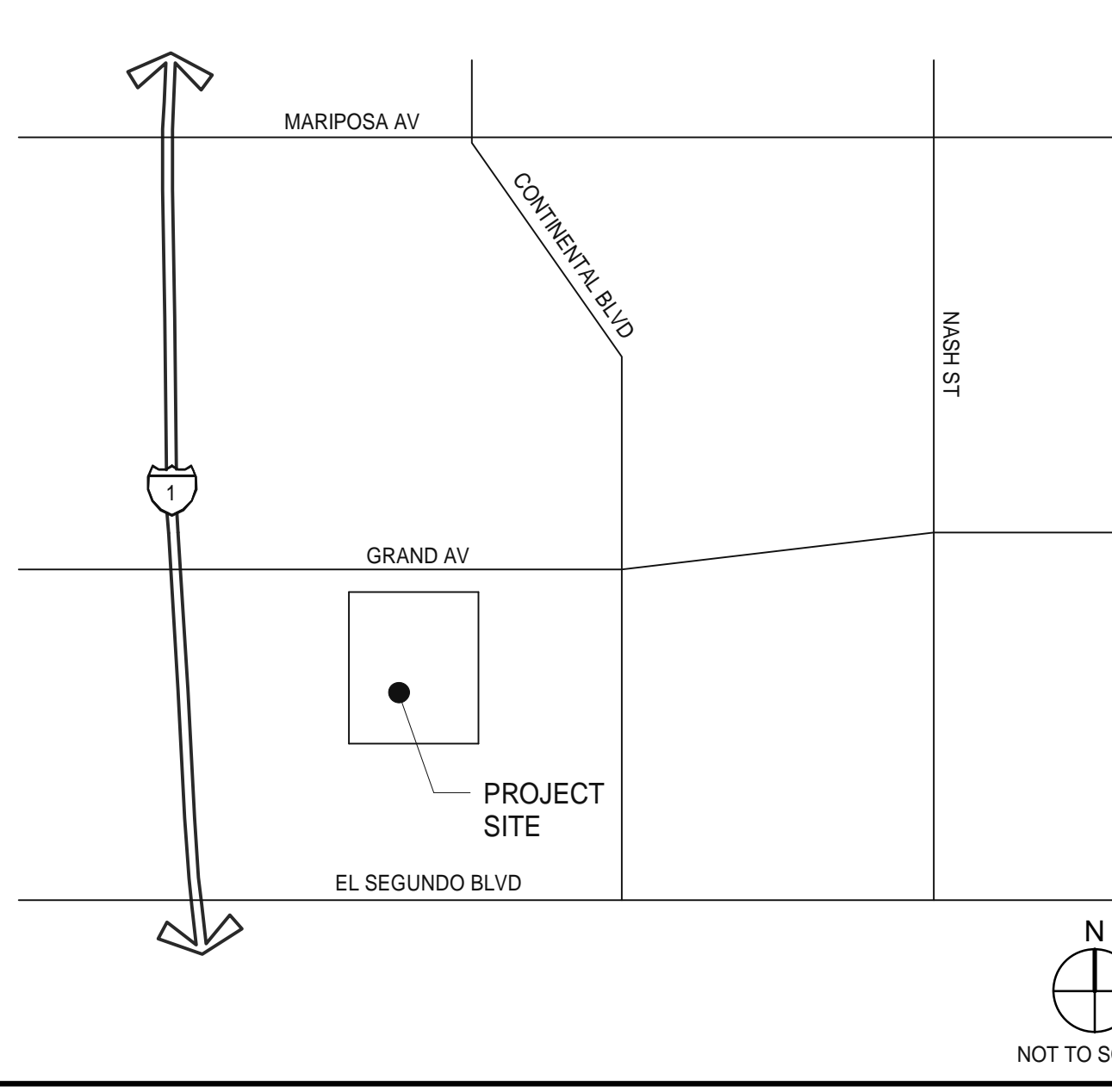
1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

TITLE SHEET - PLANNING SUBMITTAL	
DATE	REVISIONS
08/12/2021	PLANNING RESUBMITTAL
09/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL
A	-
C	-
D	-

P/PM: Approver	Author
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A0.1

VICINITY MAP



OWNER'S REPRESENTATIVE

ARTISAN REALTY ADVISORS	
ARTISAN REALTY ADVISORS 3000 OLYMPIC BLVD, SUITE 1255 SANTA MONICA, CA, 90404	ROBERT REVZAN 310.315.4852 RREVZAN@ARTISANRA.COM
GENERAL CONTRACTOR	
MCCORMICK CONSTRUCTION	
MCCORMICK BUILDS 2507 EMPIRE AVE BURBANK, CA, 91504	MICHAEL DOUGLAS 310.948.1890 MICHAEL.DOUGLAS@MCCORMICKBUILDS.COM
ARCHITECT	
WARE MALCOMB	
915 WILSHIRE BLVD, SUITE 2150 LOS ANGELES, CA, 90017	SERGIO VALENTINI, STUDIO MGR, ARCH. 310.903.4013 SVALENTINI@WAREMALCOMB.COM

ARCHITECT'S CONSULTANTS

CIVIL ENGINEER	
WARE MALCOMB 915 WILSHIRE BLV, SUITE 2150 LOS ANGELES, CA, 90017	LUKE CORSBIE 949.788.4059 LCORSBIE@WAREMALCOMB.COM
MEP ENGINEER	
BUROHAPPOLD 800 WILSHIRE BLV, 16TH FLOOR LOS ANGELES, CA, 90017	SIDNEY PILARSKI 310.945.4863 SIDNEY.PILARSKI@BUROHAPPOLD.COM
STRUCTURAL ENGINEER	
JLA LABIB FLANK + ASSOCIATES 1900 MAIN ST, SUITE 800 IRVINE, CA, 92614	LENA TAN 213.239.9700 X117 LENA.TAN@LABIBSE.COM
LANDSCAPE	
LRM 10335 JEFFERSON BLV CULVER CITY, CA, 90232	BREMDAN BETTWY 949.939.5175 BBETTWY@LRMLTD.COM
GEOTECHNICAL ENGINEER	
WOOD PLC 6001 RICKENBACKER RD LOS ANGELES, CA, 90040	ELUNG-JIN (EJ) JEON 323.889.5346 ELUNGINJEON@WOODPLC.COM

ARCHITECT'S CONSULTANTS

LIGHTING DESIGNER	
OCULUS LIGHT STUDIO 5865 GREEN VALLEY CIRCLE, SUITE 306 CULVER CITY, CA, 90230	SARAH WANG 310.715.8333 X217 SWANG@OCULUSLIGHTSTUDIO.COM
PARKING PLANNER	
WATRY DESIGN 17310 RED HILL AV, SUITE 285 IRVINE, CA, 92614	MICHAEL PENDERGRASS - MPENDERGRASS@WATRYDESIGN.COM

ZONING SUMMARY
ZONE: CO (CORPORATE OFFICE)
USE: OFFICE
LOT AREA: A MINIMUM OF 10,000 SF
BUILDING HEIGHT: EAST OF PACIFIC COAST HIGHWAY...

SITE DATA
PARCEL 1 ASSESSOR'S PARCEL NO: 4138-007-065
PARCEL 2 ASSESSOR'S PARCEL NO: 4138-007-066
SITE PARKING REQUIRED (OFFICE USE):
1/300 FOR FIRST 25,000 SF...

SITE DATA
PARKING SUMMARY: REQUIRED
PARCEL 1 (1950 E GRAND AVE):
REQUIRED PARKING: 25,000 SF/300=83...

ABBREVIATIONS
G.C. GENERAL CONTRACTOR
R.C.P. REFLECTED CEILING PLAN
R.D. ROOF DRAIN
G.F.I. GROUND FAULT INTERRUPT...

PROJECT DATA
APPLICABLE CODES
CITY OF: EL SEGUNDO, CALIFORNIA
BUILDING: 2019 CALIFORNIA BUILDING CODE
STRUCTURE: 2019 CALIFORNIA BUILDING CODE...

PROJECT DATA

NEW BUILDINGS:
1950 BUILDING:
USE: OFFICE
OCCUPANCY: B
TYPE: IB
SPRINKLERED
4 STORY WITH MEZZANINE

EXISTING BUILDINGS:
1960 BUILDING:
USE: OFFICE
OCCUPANCY: B
TYPE: SPRINKLERED
12 STORY

Per Section 15-1-6 "FLOOR AREA (NET): The total horizontal area of all floors, stories or levels, as measured to the interior of a building's perimeter walls...

Per Section 15-1-6 "FLOOR AREA (NET): The total horizontal area of all floors, stories or levels, as measured to the interior of a building's perimeter walls...

PARKING SUMMARY: EXISTED
PARCEL 1 (1950 E GRAND AVE):
EXISTING PARKING: 819
PARKING STRUCTURE: 819
SURFACE PARKING: 87
TOTAL: 906 STALLS

PARKING SUMMARY: PROPOSED
PARCEL 1 (1950 E GRAND AVE):
PROPOSED PARKING: (E) PARKING STRUCTURE: 819
(N) SURFACE PARKING: 23
TOTAL: 842 STALLS

SYMBOLS
ALIGN
OFFICE - ROOM NAME
ROOM NUMBER
DOOR NUMBER
EXISTING DOOR
DETAIL REFERENCE SHEET NUMBER...

SYMBOLS
INTERIOR ELEVATION REFERENCE
SHEET NUMBER
WALL MATERIAL TYPE
FLOOR MATERIAL TYPE
MISC. MATERIAL TYPE...

ALLOWABLE BUILDING AREA:
MAIN OCCUPANCY
(TABLE 506.2)
BUILDING BUILDING ALLOWABLE AREA (SF)

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION (N) PARKING STRUCTURE
OCCUPANCY SECTION USE PROPOSED AREA (SF)
S-2 STORAGE (311) PARKING GARAGE SEE ALLOWABLE AREA BELOW

NEW BUILDINGS:
1950 BUILDING:
USE: OFFICE
OCCUPANCY: B
TYPE: IB
SPRINKLERED
4 STORY WITH MEZZANINE

EXISTING BUILDINGS:
1960 BUILDING:
USE: OFFICE
OCCUPANCY: B
TYPE: SPRINKLERED
12 STORY

Per Section 15-1-6 "FLOOR AREA (NET): The total horizontal area of all floors, stories or levels, as measured to the interior of a building's perimeter walls...

Per Section 15-1-6 "FLOOR AREA (NET): The total horizontal area of all floors, stories or levels, as measured to the interior of a building's perimeter walls...

PARKING SUMMARY: PROPOSED
PARCEL 1 (1950 E GRAND AVE):
PROPOSED PARKING: (E) PARKING STRUCTURE: 819
(N) SURFACE PARKING: 23
TOTAL: 842 STALLS

PARKING SUMMARY: PROPOSED
PARCEL 2 (1960 E GRAND AVE):
PROVIDED BICYCLE SPACES: (2) EXISTING BICYCLE RACKS
INSIDE EXISTING PARKING STRUCTURE FOR 12 SPACES TOTAL
(6.5) NEW BICYCLE RACKS FOR 13 TOTAL
TOTAL PROVIDED: 25 SPACES

SYMBOLS
INTERIOR ELEVATION REFERENCE
SHEET NUMBER
WALL MATERIAL TYPE
FLOOR MATERIAL TYPE
MISC. MATERIAL TYPE...

SYMBOLS
INTERIOR ELEVATION REFERENCE
SHEET NUMBER
WALL MATERIAL TYPE
FLOOR MATERIAL TYPE
MISC. MATERIAL TYPE...

ALLOWABLE BUILDING AREA:
MAIN OCCUPANCY
(TABLE 506.2)
BUILDING BUILDING ALLOWABLE AREA (SF)

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION (N) PARKING STRUCTURE
OCCUPANCY SECTION USE PROPOSED AREA (SF)
S-2 STORAGE (311) PARKING GARAGE SEE ALLOWABLE AREA BELOW

NEW BUILDINGS:
1950 BUILDING:
USE: OFFICE
OCCUPANCY: B
TYPE: IB
SPRINKLERED
4 STORY WITH MEZZANINE

EXISTING BUILDINGS:
1960 BUILDING:
USE: OFFICE
OCCUPANCY: B
TYPE: SPRINKLERED
12 STORY

Per Section 15-1-6 "FLOOR AREA (NET): The total horizontal area of all floors, stories or levels, as measured to the interior of a building's perimeter walls...

Per Section 15-1-6 "FLOOR AREA (NET): The total horizontal area of all floors, stories or levels, as measured to the interior of a building's perimeter walls...

PARKING SUMMARY: PROPOSED
PARCEL 1 (1950 E GRAND AVE):
PROPOSED PARKING: (E) PARKING STRUCTURE: 819
(N) SURFACE PARKING: 23
TOTAL: 842 STALLS

PARKING SUMMARY: PROPOSED
PARCEL 2 (1960 E GRAND AVE):
PROVIDED BICYCLE SPACES: (2) EXISTING BICYCLE RACKS
INSIDE EXISTING PARKING STRUCTURE FOR 12 SPACES TOTAL
(6.5) NEW BICYCLE RACKS FOR 13 TOTAL
TOTAL PROVIDED: 25 SPACES

SYMBOLS
INTERIOR ELEVATION REFERENCE
SHEET NUMBER
WALL MATERIAL TYPE
FLOOR MATERIAL TYPE
MISC. MATERIAL TYPE...

SYMBOLS
INTERIOR ELEVATION REFERENCE
SHEET NUMBER
WALL MATERIAL TYPE
FLOOR MATERIAL TYPE
MISC. MATERIAL TYPE...

ALLOWABLE BUILDING AREA:
MAIN OCCUPANCY
(TABLE 506.2)
BUILDING BUILDING ALLOWABLE AREA (SF)

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION (N) PARKING STRUCTURE
OCCUPANCY SECTION USE PROPOSED AREA (SF)
S-2 STORAGE (311) PARKING GARAGE SEE ALLOWABLE AREA BELOW

WARE MALCOLM
Leading Design for Commercial Real Estate

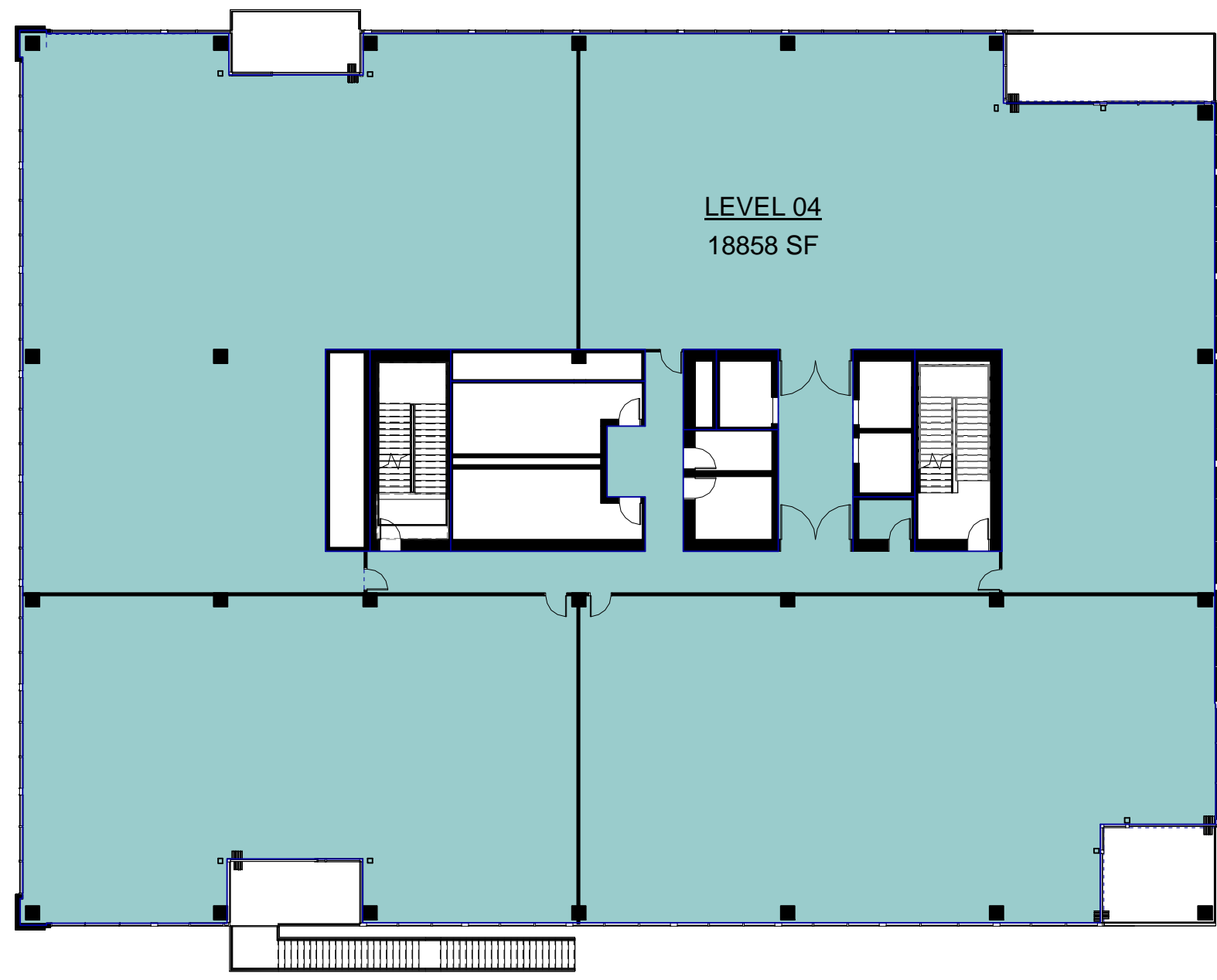
1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

PROJECT DATA
REMARKS
PLANNING RESUBMITTAL
PLANNING SUBMITTAL (CLEAN SET)
PLANNING SUBMITTAL

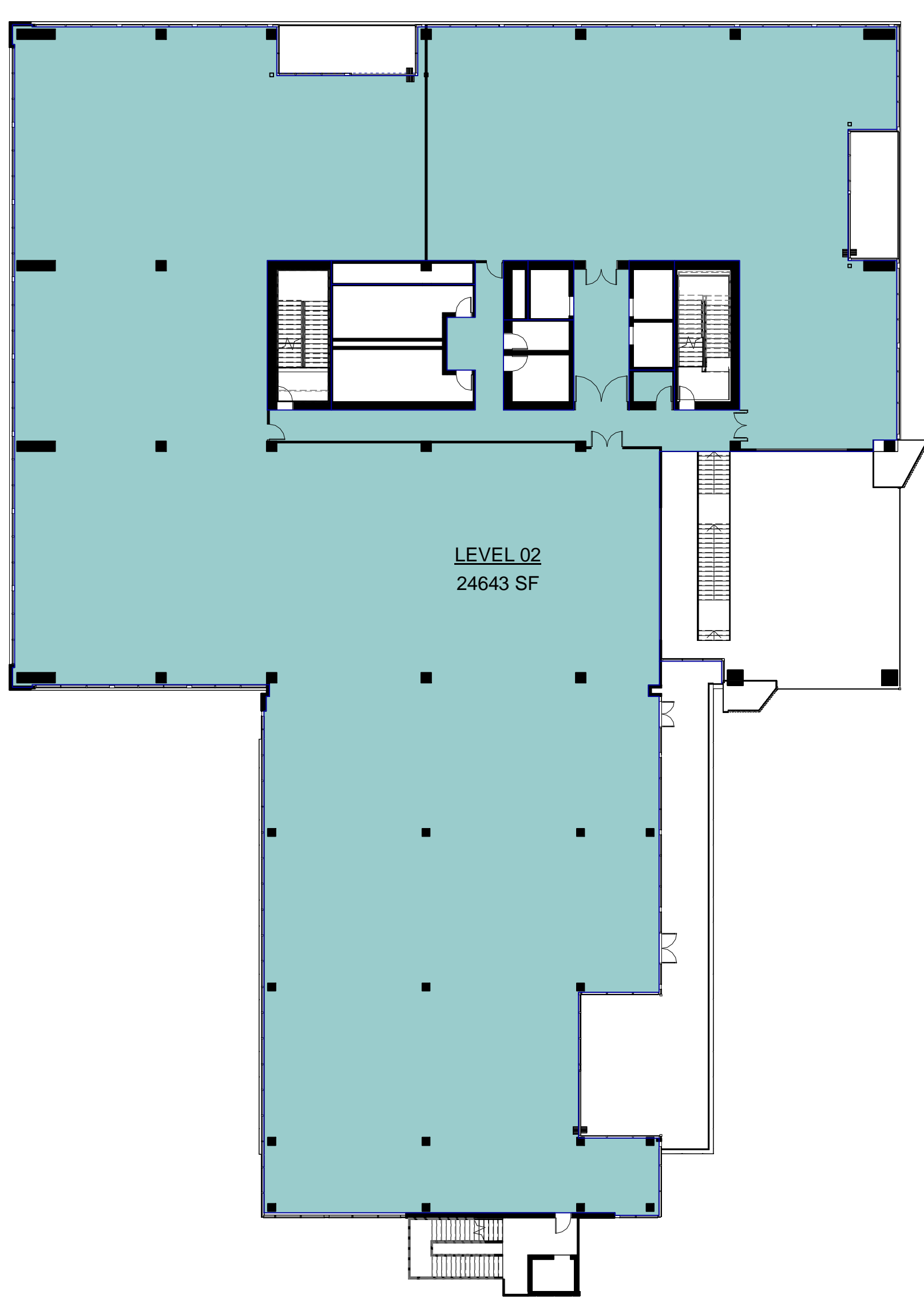
DATE: 09/12/2021
DATE: 09/17/2021
DATE: 11/30/2021

PA/PM: Approver
DRAWN BY: Author
JOB NO.: LAX20-0012-00

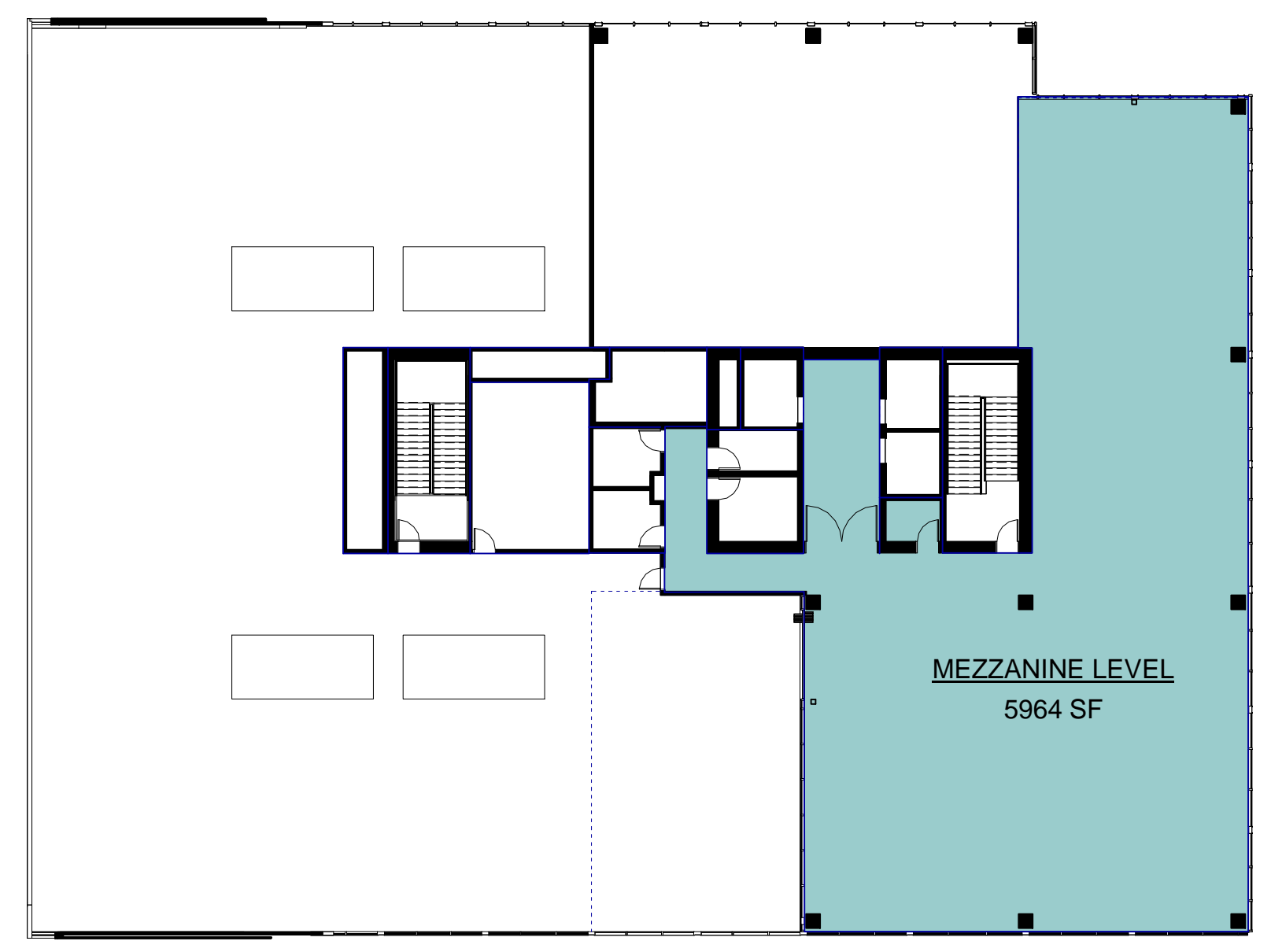
SHEET
A0.2



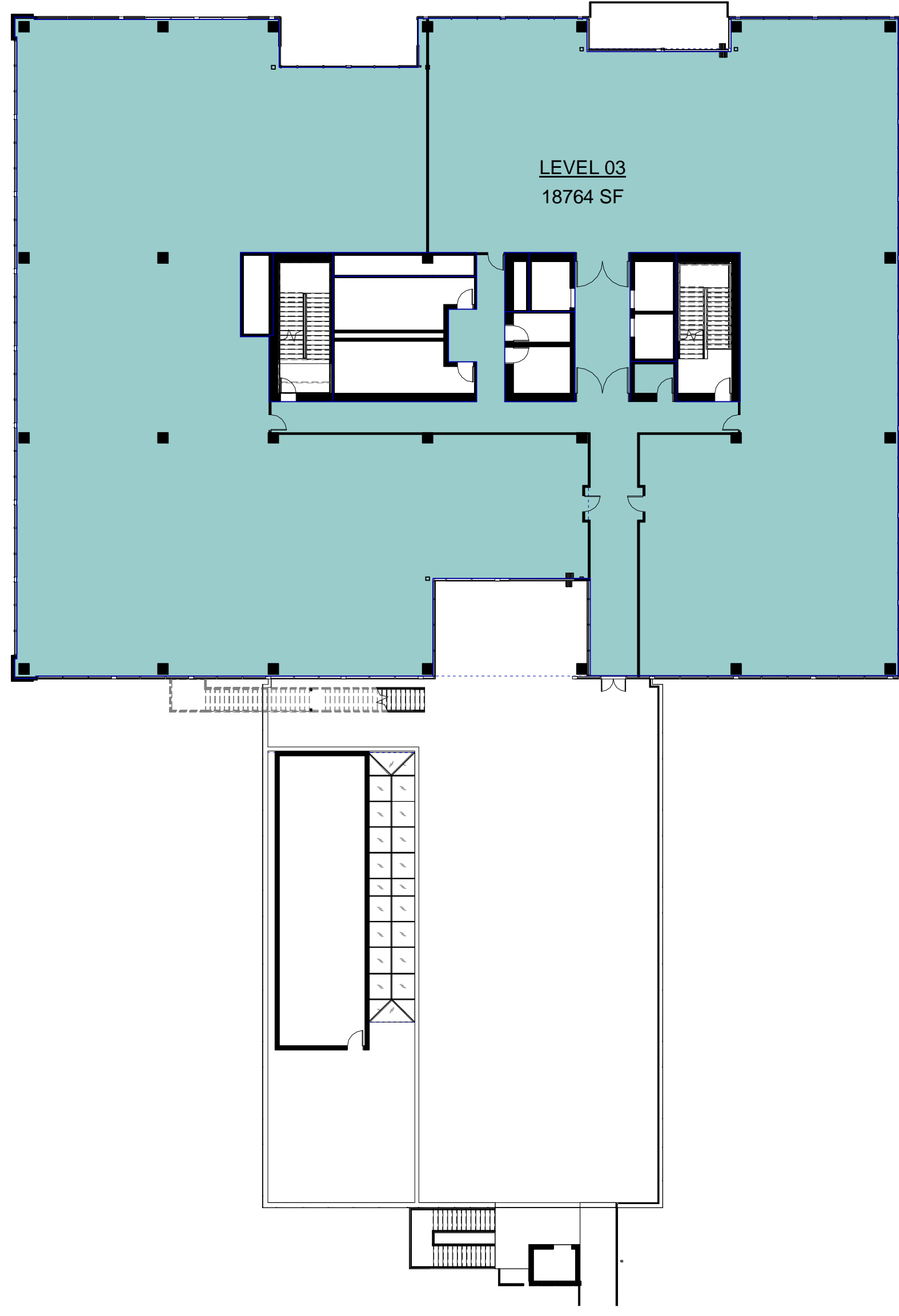
NET FLOOR AREA - LEVEL 04
SCALE: 3/64" = 1'-0" ④



NET FLOOR AREA - LEVEL 02
SCALE: 3/64" = 1'-0" ②



NET FLOOR AREA - MEZZANINE LEVEL
SCALE: 3/64" = 1'-0" ⑤



NET FLOOR AREA - LEVEL 03
SCALE: 3/64" = 1'-0" ③



NET FLOOR AREA - LEVEL 01
SCALE: 3/64" = 1'-0" ①

NET FLOOR AREA/FAR	
Name	Area
LEVEL 01	25,330 SF
LEVEL 02	24,643 SF
LEVEL 03	18,764 SF
LEVEL 04	18,858 SF
MEZZANINE LEVEL	5,964 SF
TOTAL	93,559 SF

Per Section 15-1-6 "FLOOR AREA (NET)": The total horizontal area of all floors, or levels, as measured to the interior of a building's perimeter walls. 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 at or above grade and access thereto; provided, that in commercial and manufacturing zones
 F. Structures devoted exclusively to parking
 G. Restrooms in common area of nonresidential buildings

Per Section 15-5D-7 SITE DEVELOPMENT STANDARDS:
 F. Building Area: The total net floor area of all buildings shall not exceed the total net square footage of the property multiplied by 0.8 or an FAR of 0.8:1

WARE MALCOLM
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering

915 Wilshire Blvd. Suite 2150
 Los Angeles, CA 90017
 733.603.6000

1950 & 1960 EAST GRAND AVENUE
 1950 & 1960 East Grand Avenue
 El Segundo, California

NET FLOOR AREA CALCULATIONS	
DATE	REMARKS
08/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A0.7



ARTISAN
REALTY ADVISORS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

NW PERSPECTIVE
THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

WARE MALCOMB 11.05.2020 PAGE 11



ARTISAN
REALTY ADVISORS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

NE PERSPECTIVE
THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

WARE MALCOMB 11.05.2020 PAGE 12



ARTISAN
REALTY ADVISORS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

SE PERSPECTIVE
THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

WARE MALCOMB 12.04.2020 PAGE 13



ARTISAN
REALTY ADVISORS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

SW PERSPECTIVE
THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

WARE MALCOMB 12.04.2020 PAGE 14

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
710.600.6000

1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

RENDERINGS	
DATE	REMARKS
06/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL
C	
D	

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A0.30

3

3



ARTISAN
REALTY ADVISORS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

PARKING STRUCTURE NE VIEW
THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

WARE MALCOMB 11.05.2020 PAGE 34



ARTISAN
REALTY ADVISORS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

PARKING STRUCTURE NW VIEW
THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA

WARE MALCOMB 11.05.2020 PAGE 35

3

3

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

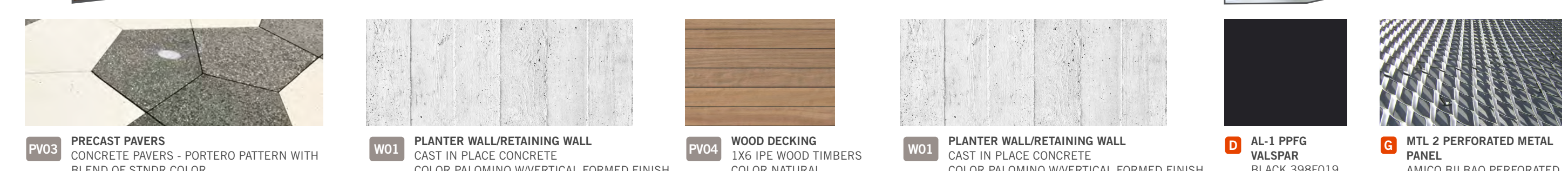
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
710.750.6000

1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

PARKING STRUCTURE RENDERINGS	
DATE	REMARKS
06/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL
C	
D	

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A0.40



ARTISAN
REALTY ADVISORS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

SITE CANOPY
THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA
WARE MALCOMB 11.05.2020 PAGE 10



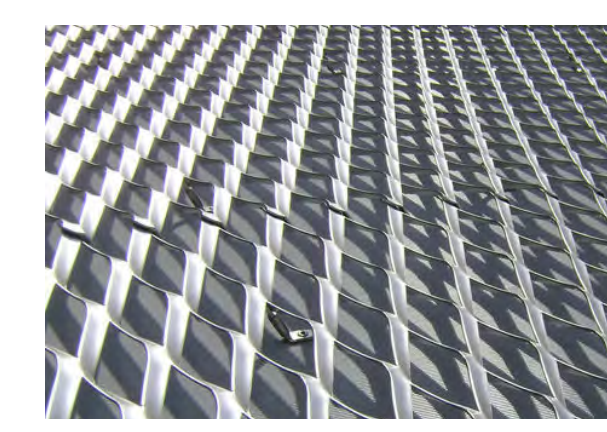
A ALUMINUM PERFORATED METAL PANEL
COLOR TO BE SELECTED



B SECURITY PEDESTRIAN GATE
METAL BLACK



D AL-1 PPFG VALSPAR BLACK 398F019



C MTL-2 PERFORATED METAL PANEL
AMICO BILBAO PERFORATED



K PAINTED CONCRETE
COLOR TO BE SELECTED

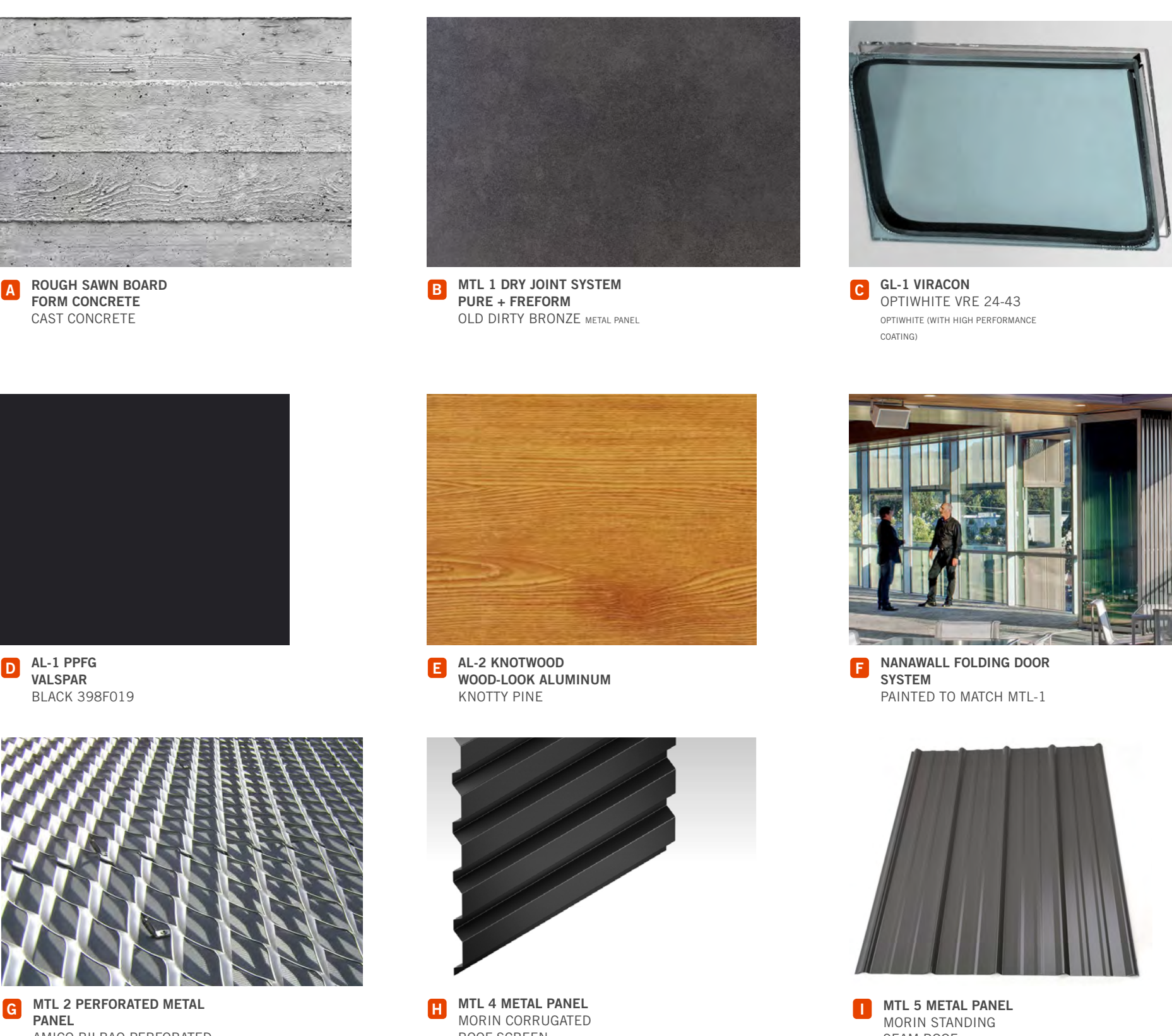
ARTISAN
REALTY ADVISORS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

PARKING STRUCTURE MATERIALS
THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA
WARE MALCOMB 11.05.2020 PAGE 43

ARTISAN
REALTY ADVISORS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.



MATERIALS
THE GRAND 1950 & 1960 EAST GRAND AVENUE, EL SEGUNDO, CA
WARE MALCOMB 11.05.2020 PAGE 29

WARE MALCOMB
Leading Design for Commercial Real Estate

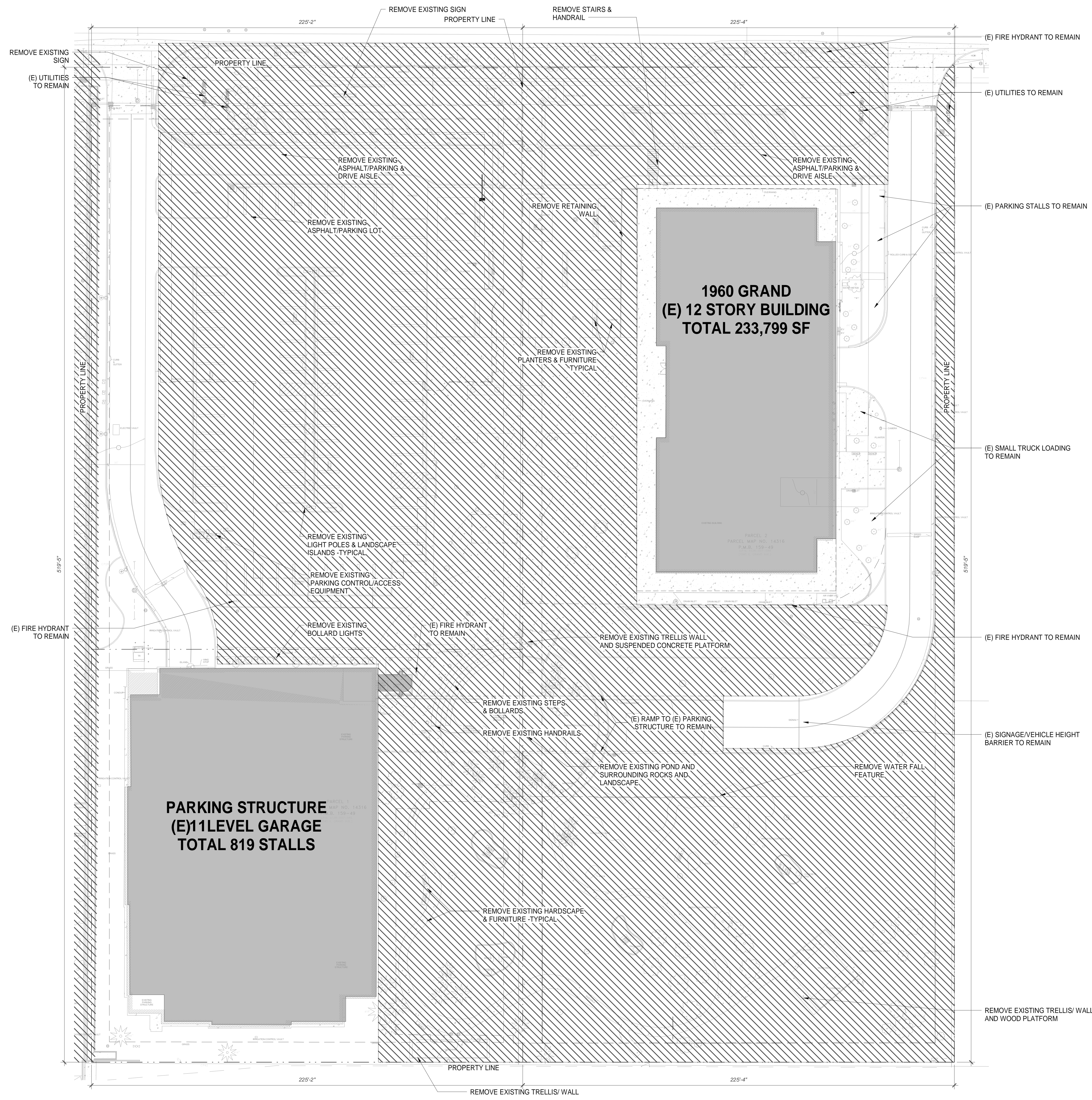
architecture
planning
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
713.633.6800

1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

SITE RENDERINGS AND MATERIAL BOARDS	
DATE	REMARKS
06/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL
C	
D	

PA/PM: Approver
DRAWN BY: Author
JOB NO.: LAX20-0012-00

SHEET
A0.50



LEGEND

- EXISTING BUILDING
- AREA TO BE REMOVED INCL. PARKING, HARDSCAPE, LANDSCAPE, WATER FEATURES, IRRIGATION, RETAINING WALLS, FURNITURE, SITE LIGHTING, SITE STRUCTURES, AND SITE SIGNAGE U.N.O. (REFER TO LANDSCAPE PLAN FOR INFORMATION ON REMOVAL OF TREES)
- PROPERTY LINE
- ASSUMED PROPERTY LINE
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL

**PARKING STRUCTURE
(E) 11 LEVEL GARAGE
TOTAL 819 STALLS**

**1960 GRAND
(E) 12 STORY BUILDING
TOTAL 233,799 SF**

A11_SITE DEMO PLAN ①
SCALE: 3/64" = 1'-0"

WARE MALCOLM
Leading Design for Commercial Real Estate

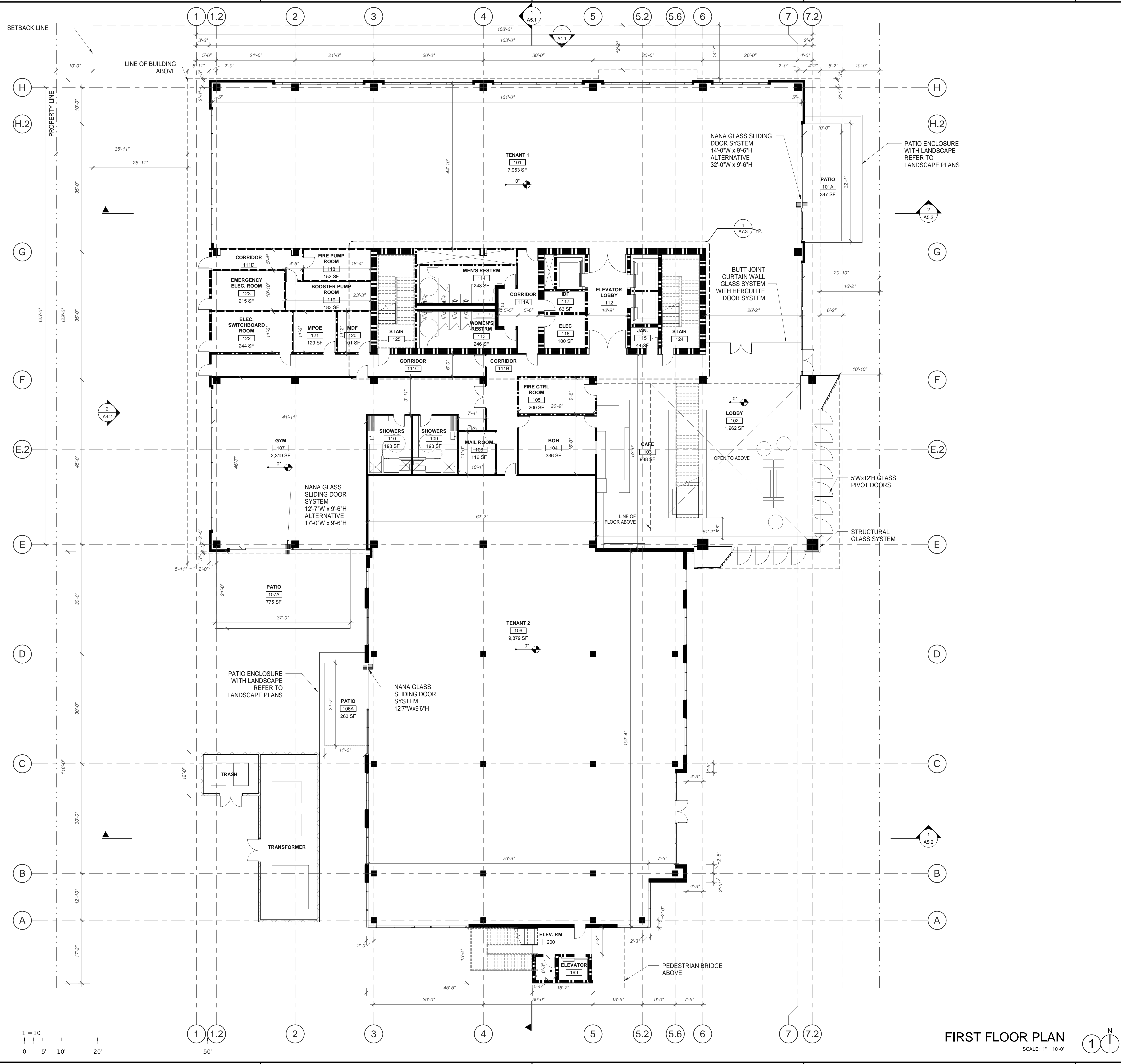
architecture
planning
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
733.693.6800

**1950 & 1960 EAST GRAND
AVENUE**
1950 & 1960 East Grand Avenue
El Segundo, California

SITE DEMO PLAN	
DATE	REMARKS
06/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A1.1



ABBREVIATIONS

BOH: BACK OF HOUSE
 MPCE: MINIMUM POINT OF ENTRY
 MDF: MAIN DISTRIBUTION FRAME
 IDF: INTERMEDIATE DISTRIBUTION FRAME
 JAN: JANITOR'S CLOSET
 ELEC: ELECTRICAL ROOM

WARE MALCOLM
 Leading Design for Commercial Real Estate

architecture
 planning
 graphics
 civil engineering

915 Wilshire Blvd. Suite 2150
 Los Angeles, CA 90017
 733.603.6000

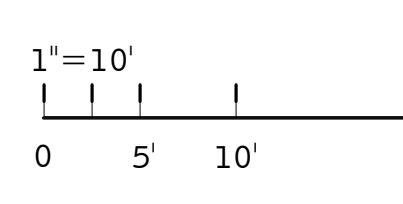
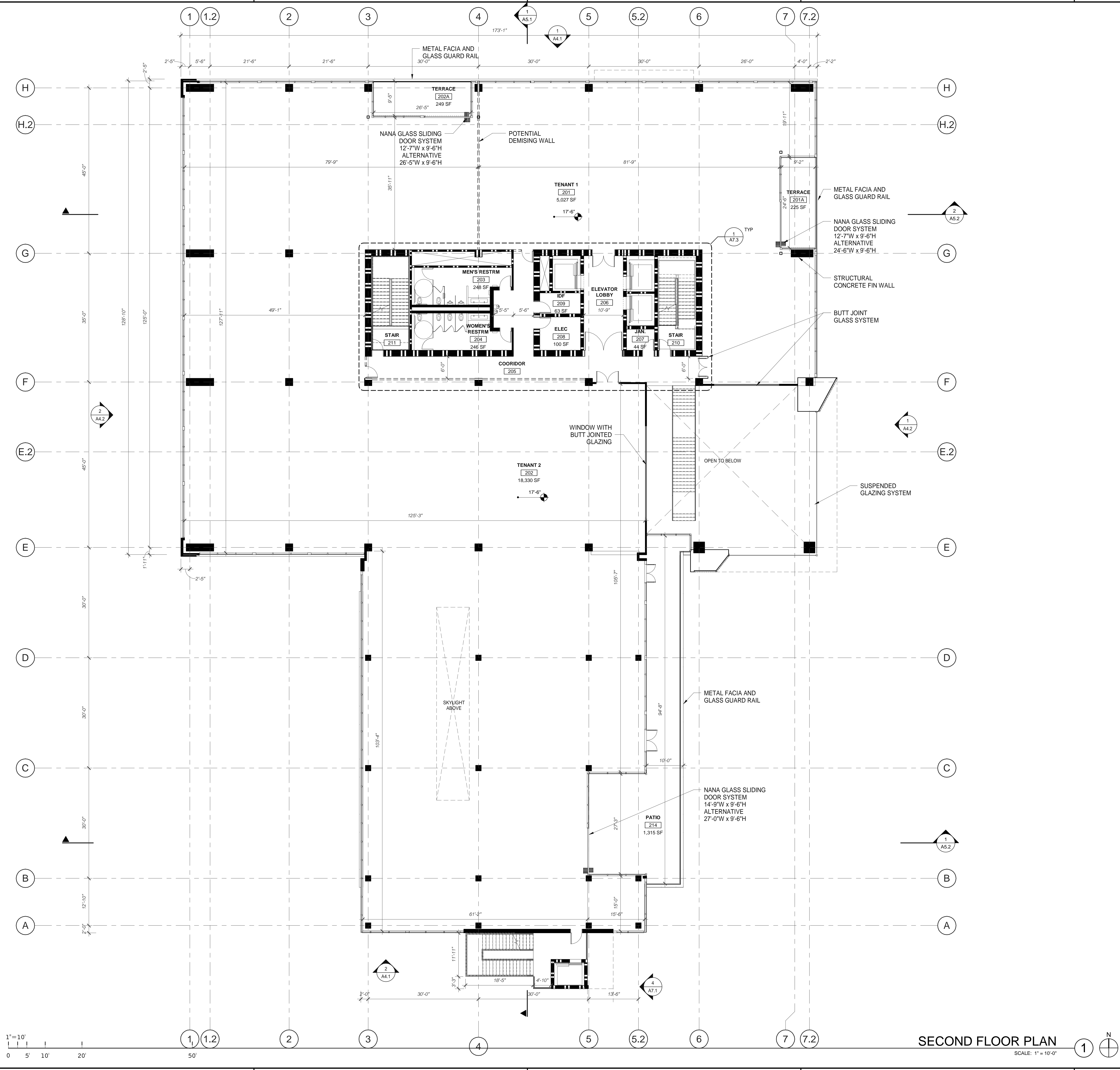
1950 & 1960 EAST GRAND AVENUE
 1950 & 1960 East Grand Avenue
 El Segundo, California

FIRST FLOOR PLAN	
DATE	REMARKS
08/12/2021	PLANNING RESUBMITTAL
08/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

PA/PM: Approver
 DRAWN BY: Author
 JOB NO.: LAX20-0012-00

SHEET
A2.1

FIRST FLOOR PLAN
 SCALE: 1" = 10'-0"



SECOND FLOOR PLAN
SCALE: 1" = 10'-0"

WARE MALCOLM
Leading Design for Commercial Real Estate

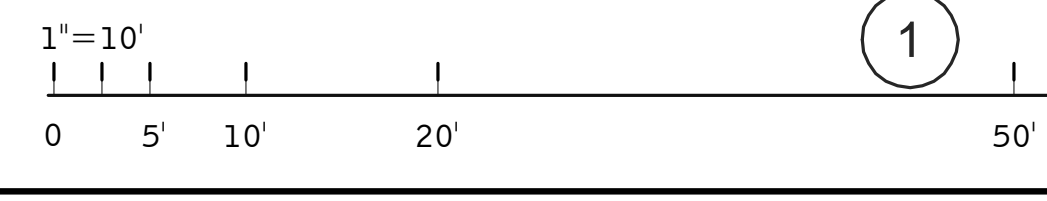
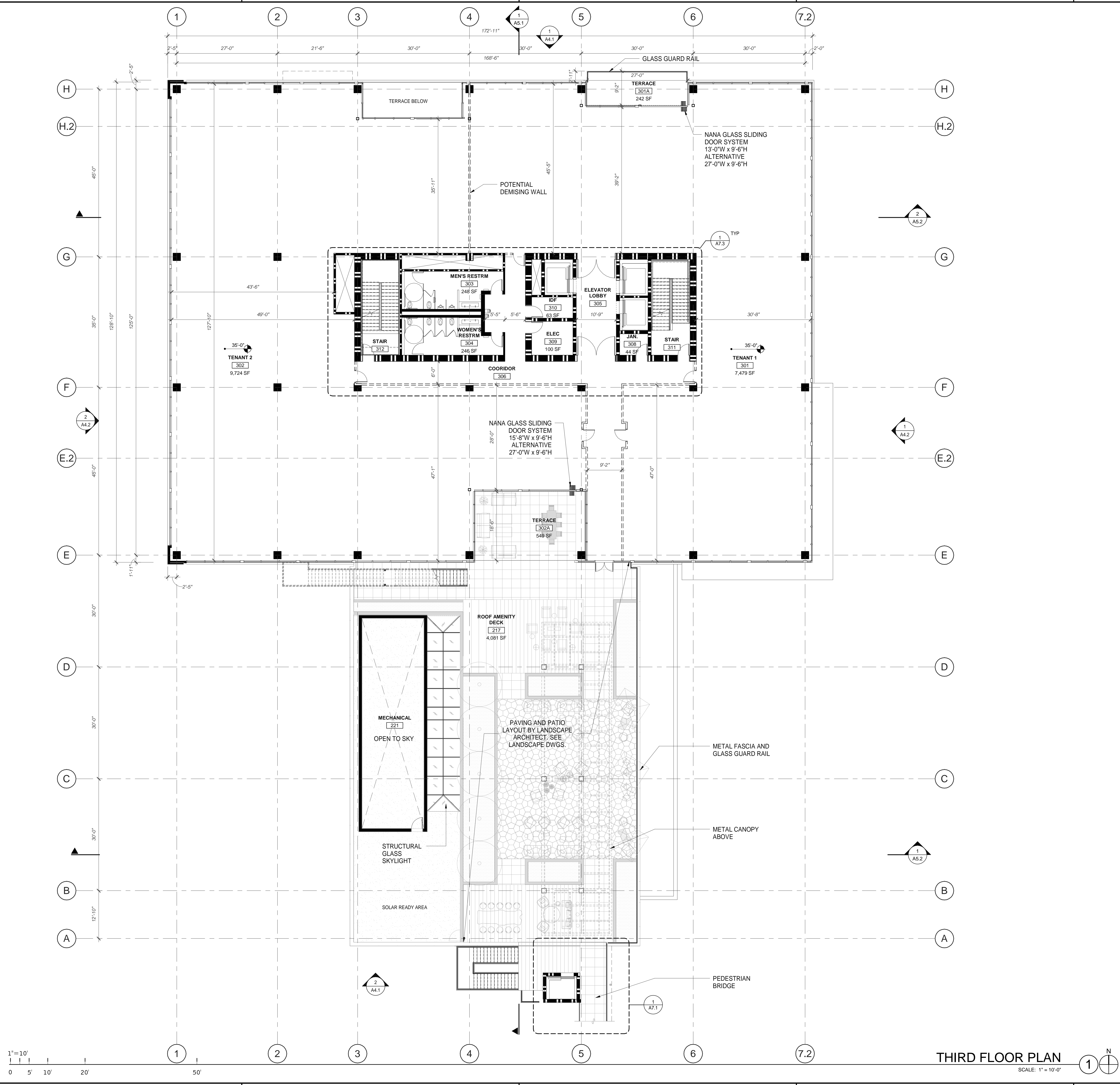
architecture
planning
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
713.653.6800

1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

SECOND FLOOR PLAN	
DATE	REMARKS
06/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL
C	
D	

PA/PM: Approver
DRAWN BY: Author
JOB NO.: LAX20-0012-00

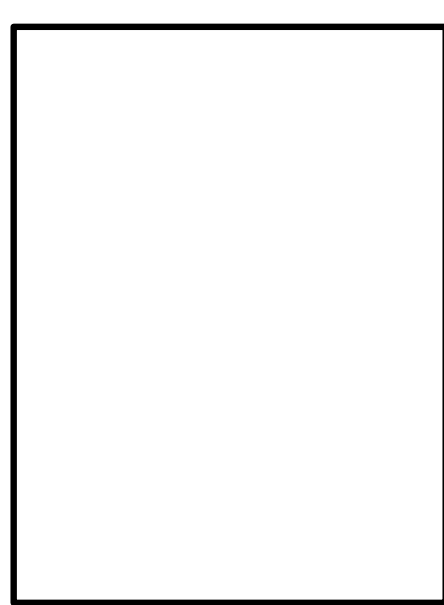
SHEET
A2.2



THIRD FLOOR PLAN
SCALE: 1" = 10'-0"

WARE MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
710.650.6000

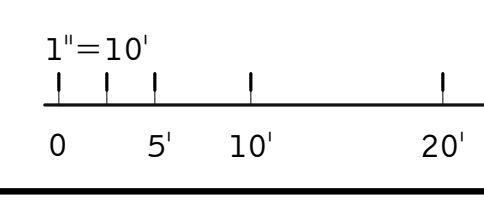
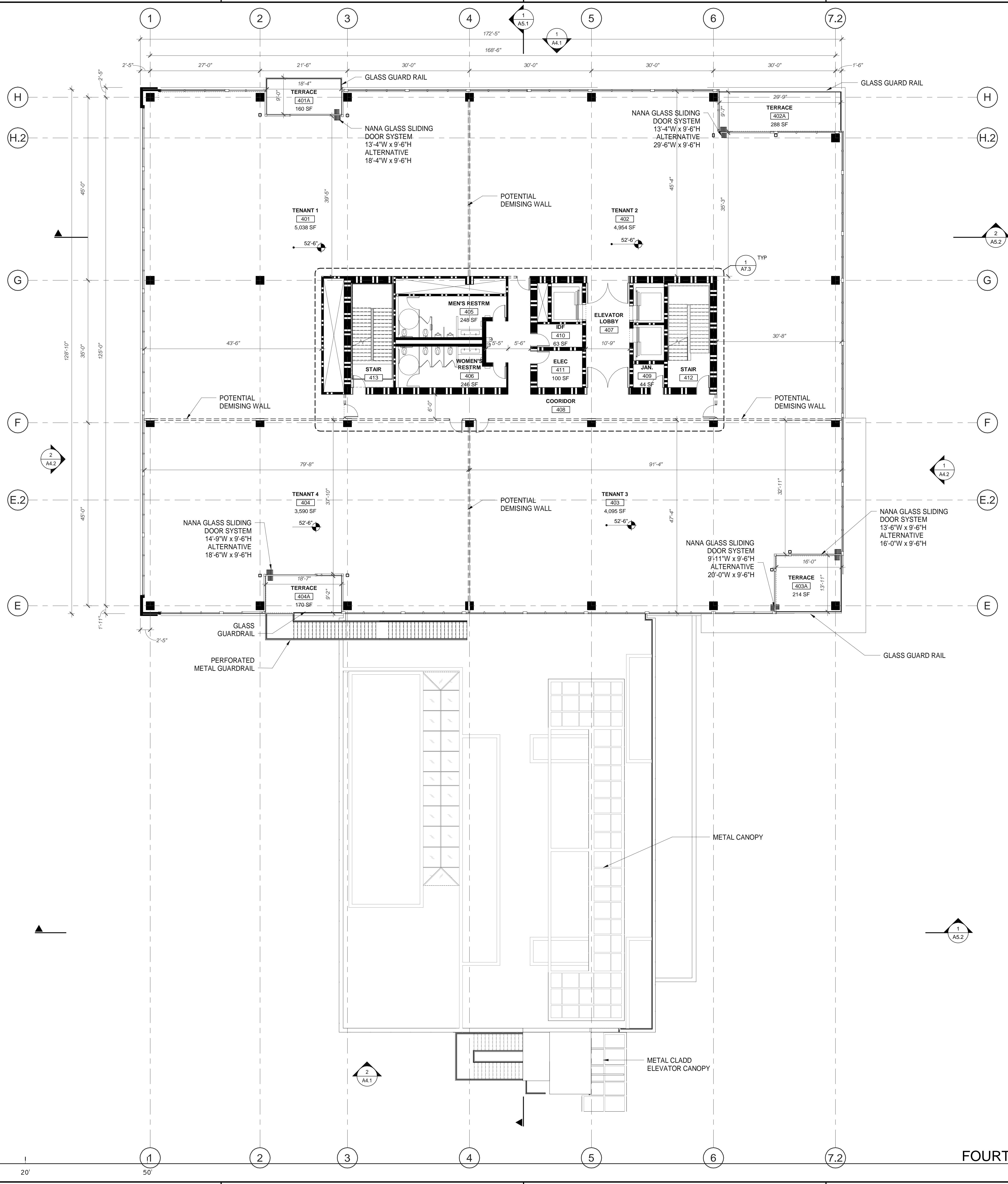


1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

THIRD FLOOR PLAN	
DATE	REMARKS
08/12/2021	PLANNING RESUBMITTAL
08/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A2.3



FOURTH FLOOR PLAN
SCALE: 1" = 10'-0"

WARE MALCOLM
Leading Design for Commercial Real Estate

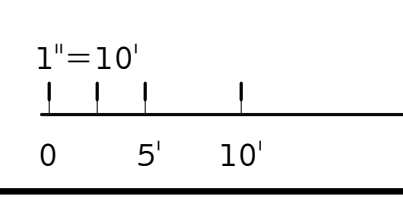
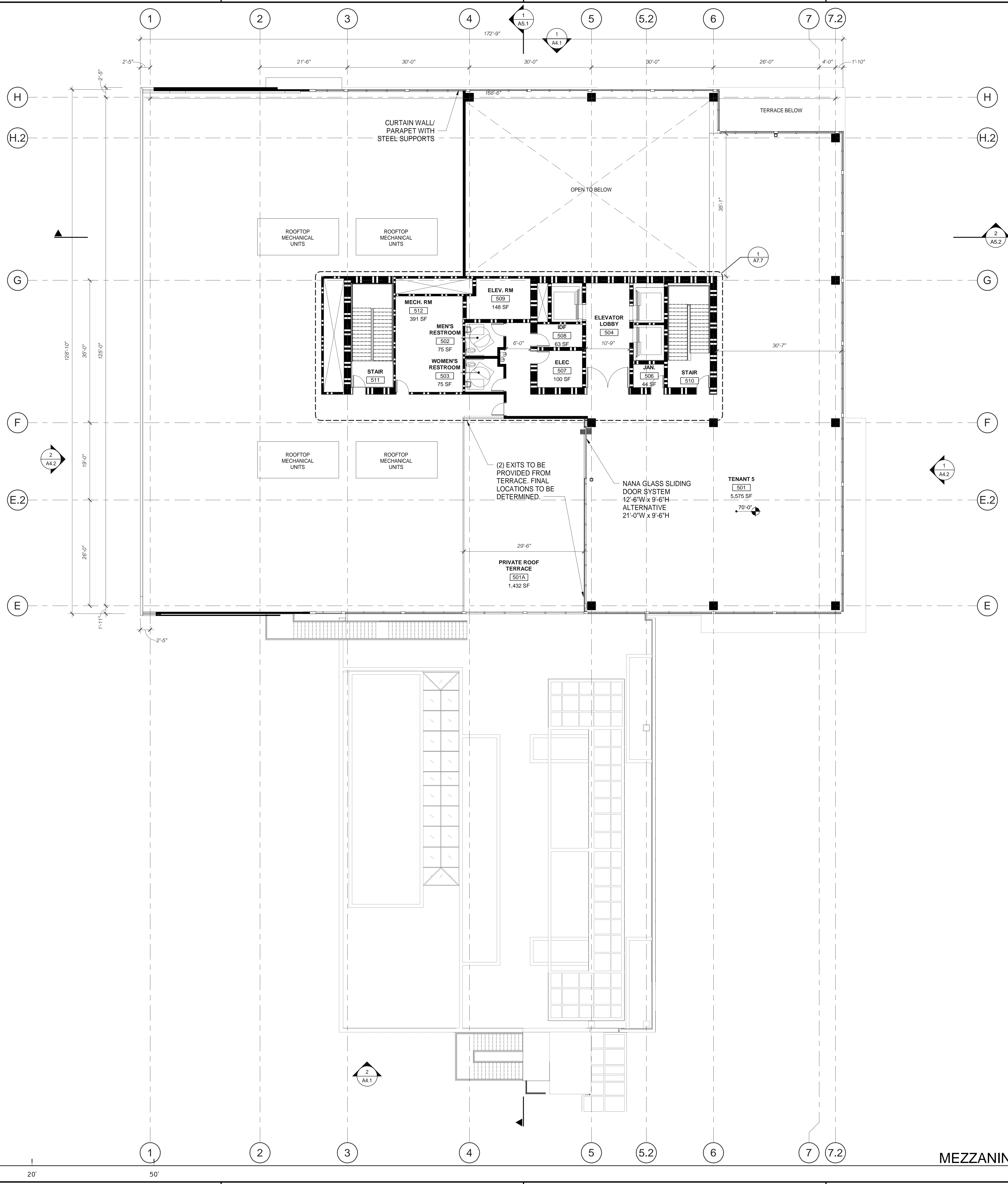
architecture
planning
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
733.603.6000

1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

FOURTH FLOOR PLAN	
DATE	REMARKS
05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A2.4



MEZZANINE FLOOR PLAN
SCALE: 1" = 10'-0"

WARE MALCOLM
Leading Design for Commercial Real Estate

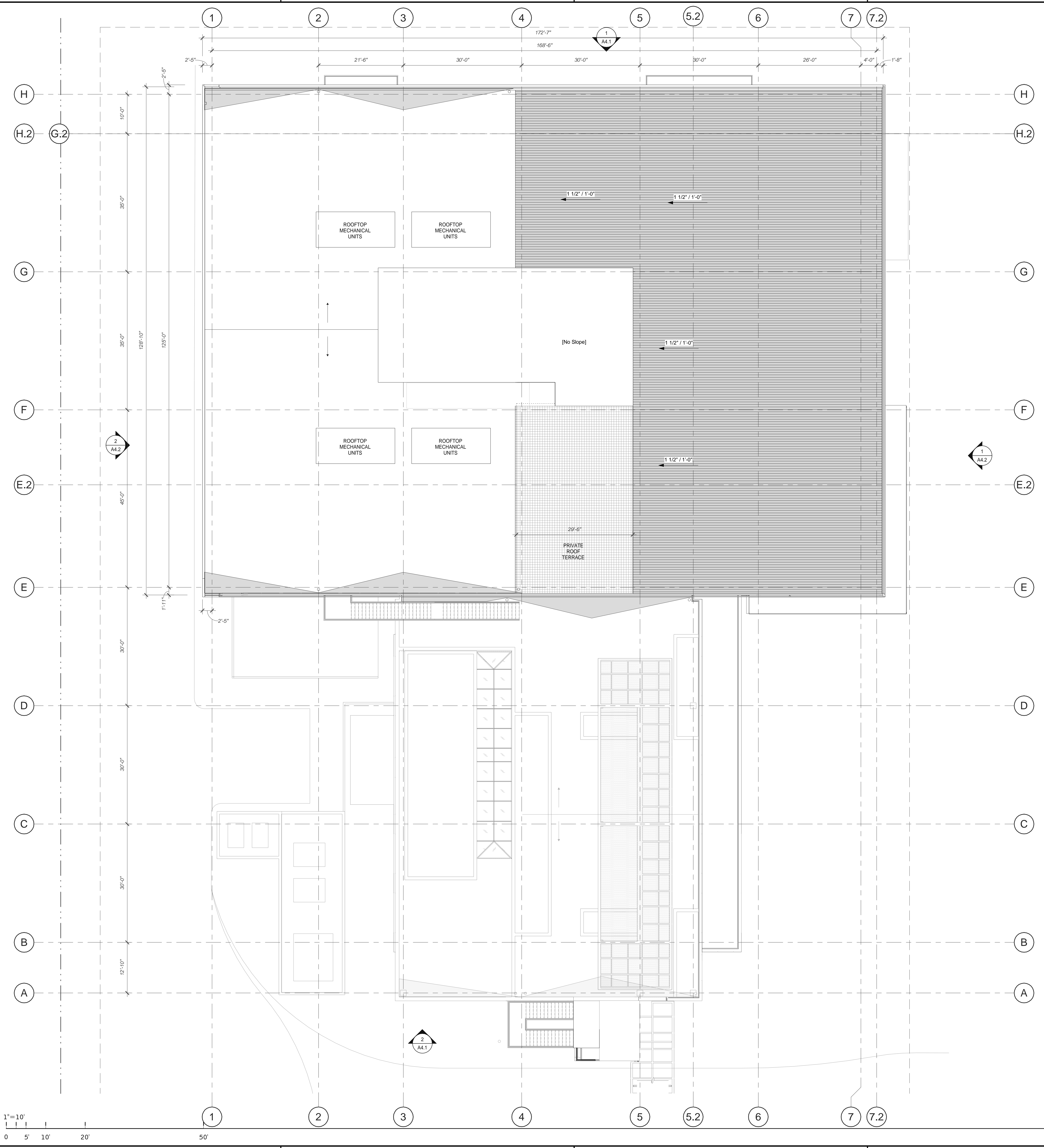
architecture
planning
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
733.603.6000

1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

MEZZANINE FLOOR PLAN	
DATE	REMARKS
09/12/2021	PLANNING RESUBMITTAL
07/20/21	PLANNING RESUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A2.5



ABBREVIATIONS

- T.O.P. = TOP OF PARAPET
- H.P. = TOP OF ROOFING - HIGH POINT
- M.P. = TOP OF ROOFING - MID POINT
- L.P. = TOP OF ROOFING - LOW POINT

WARE MALCOLM
 Leading Design for Commercial Real Estate

architecture
 planning
 graphics
 civil engineering

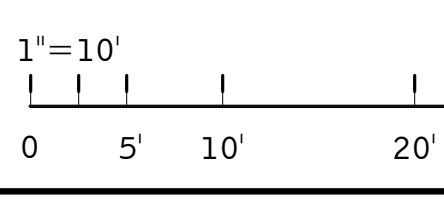
10 Edleman
 Irvine, CA 92618
 Phone: 949.863.1500
 Fax: 949.863.1501

1950 & 1960 EAST GRAND AVENUE
 1950 & 1960 East Grand Avenue
 El Segundo, California

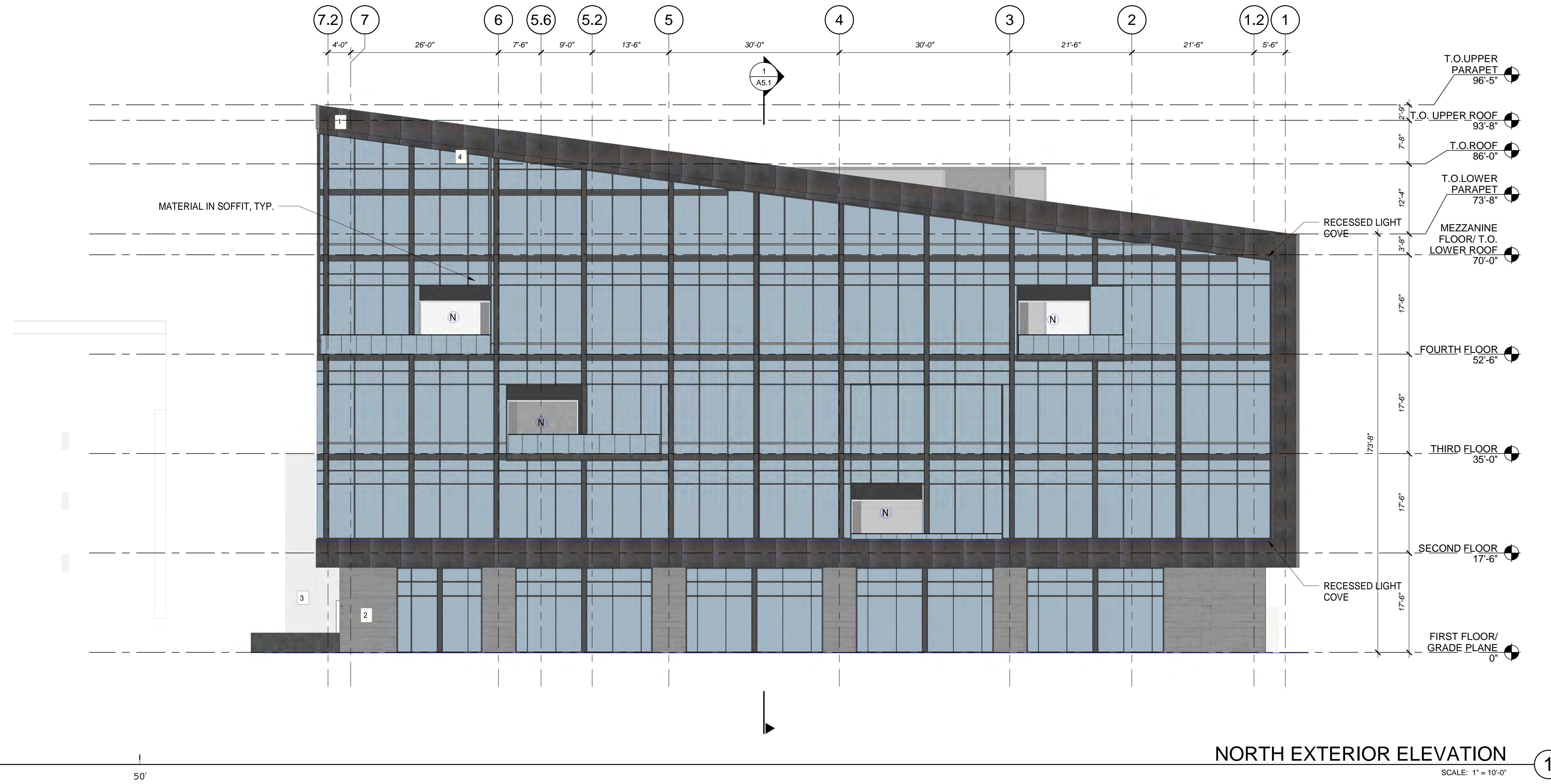
ROOF PLAN	
DATE	REMARKS
05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

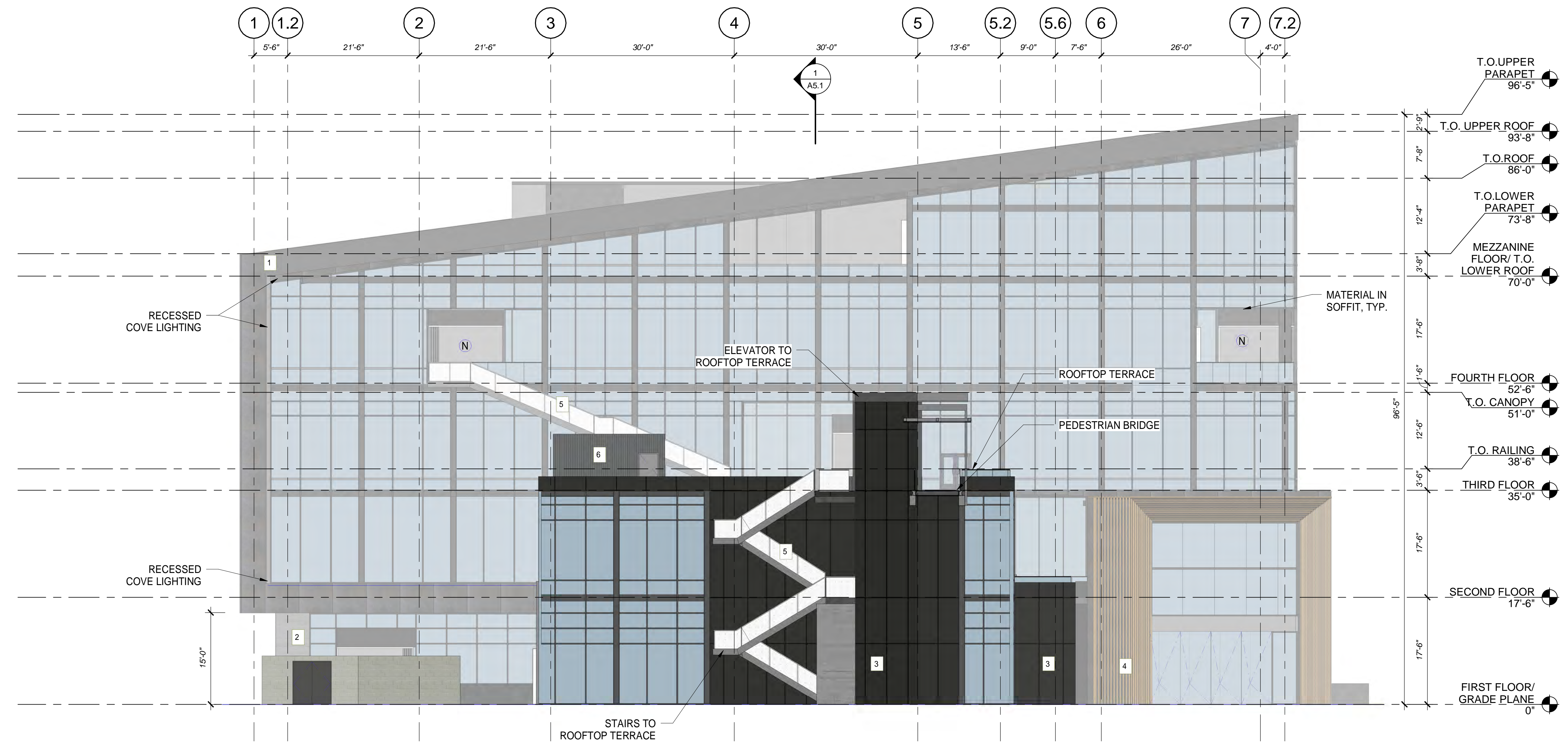
SHEET
A3.1



ROOF PLAN
 SCALE: 1" = 10'-0"



NORTH EXTERIOR ELEVATION ①



SOUTH EXTERIOR ELEVATION ②

KEYNOTES: SEE SHEET A0.2 FOR GENERAL NOTES

LEGEND

- MATERIALS:**
- ROUGH SAWN BOARD FORM CONCRETE (2)
 - CAST CONCRETE (2)
 - MTL 1 DRY JOINT SYSTEM PURE + FREEFORM OLD DIRTY BRONZE (1)
 - AL-1 PPGF VALSPAR BLACK 398F019 (3)
 - MTL 5 METAL PANEL MORIN STANDING SEAM ROOF (7)
 - AL-2 KNOTWOOD WOOD LOOK ALUMINUM KNOTTY PINE (4)
 - MTL 4 METAL PANEL MORIN CORRUGATED ROOF SCREEN (6)
 - MTL 2 PERFORATED METAL PANEL AMICO BILBAO PERFORATED (5)
- GLASS:**
- LOW-E CLEAR, THERMALLY BROKEN ALUMINUM CURTAIN WALL GLAZING SYSTEM W/ PTD SHADOW BOX PANEL
 - SUSPENDED GLAZING SYSTEM
 - NANOWALL FOLDING DOOR SYSTEM PAINTED TO MATCH MTL-1

WARE MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

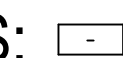
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
733.603.6000

1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

EXTERIOR ELEVATIONS		REMARKS
A	PLANNING RESUBMITTAL	
C	PLANNING SUBMITTAL (CLEAN SET)	
D	PLANNING SUBMITTAL	

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A4.1

KEYNOTES: 
SEE SHEET A0.2 FOR GENERAL NOTES

WARE MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
733.693.6800

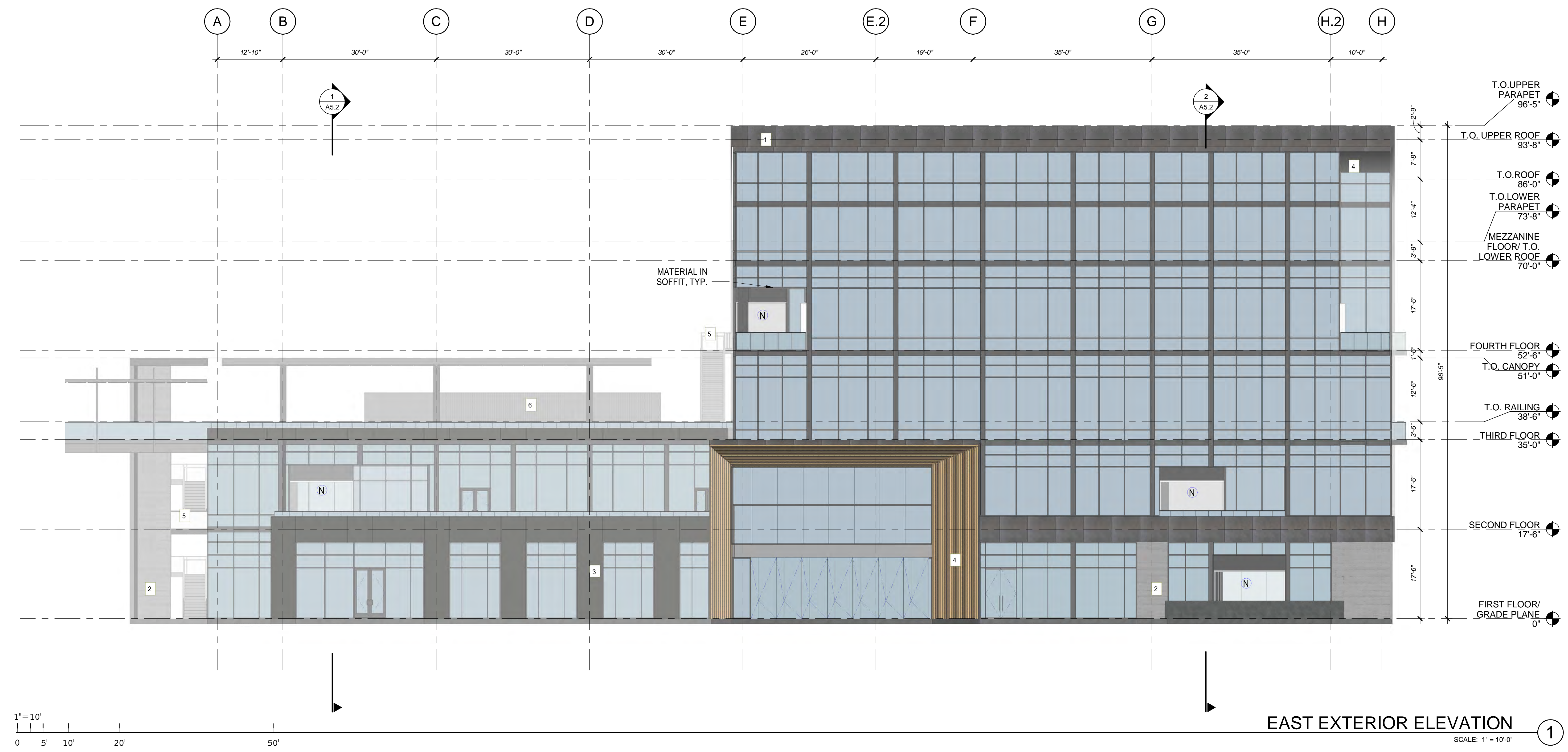
1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

EXTERIOR ELEVATIONS

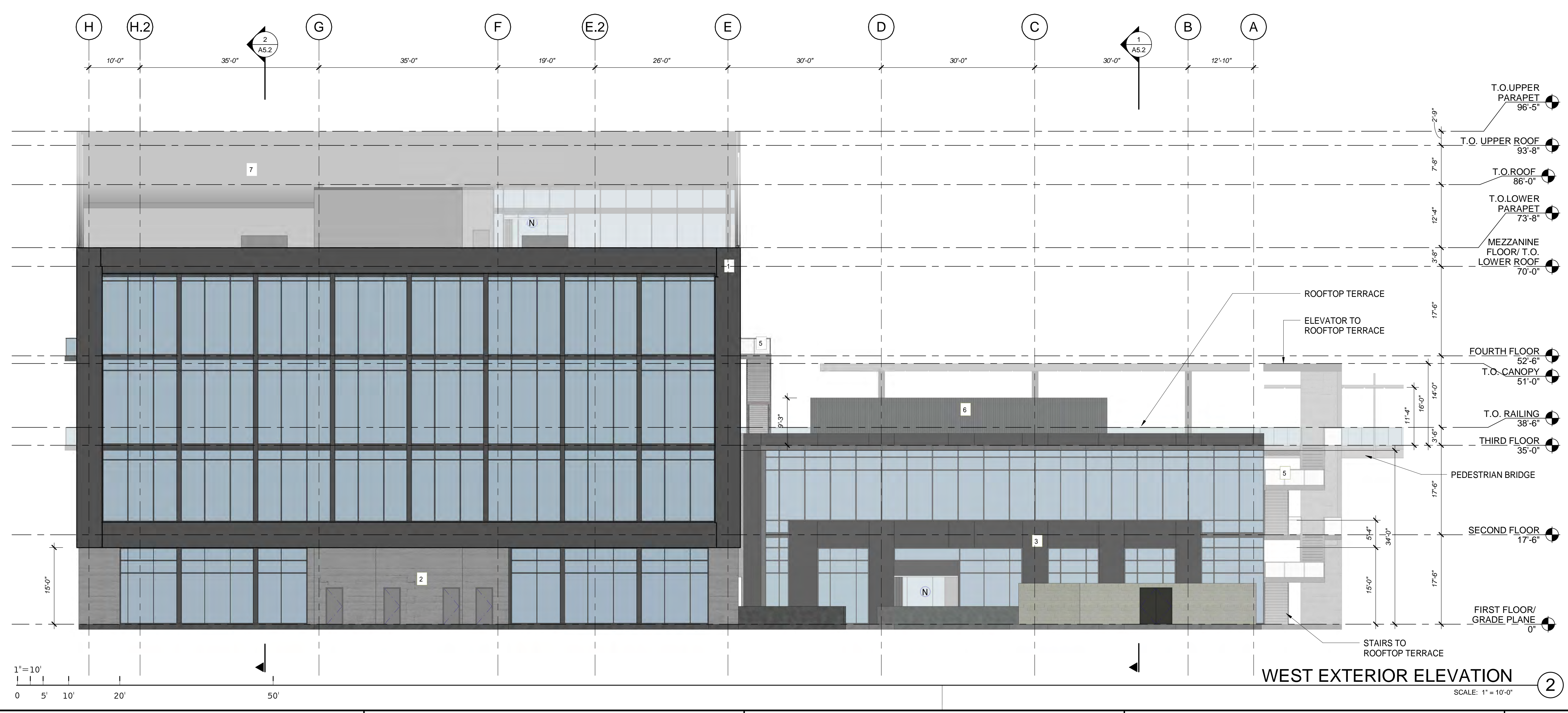
DATE	REMARKS
08/12/2021	PLANNING RESUBMITTAL
09/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A4.2



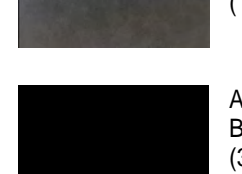
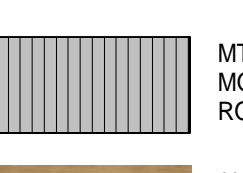
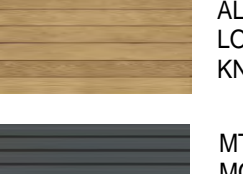

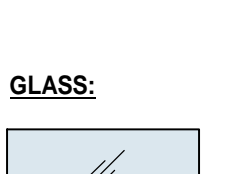


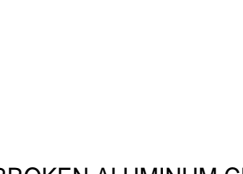
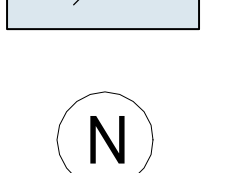
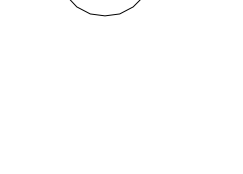
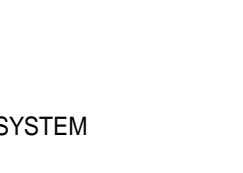









EAST EXTERIOR ELEVATION ①
SCALE: 1" = 10'-0"

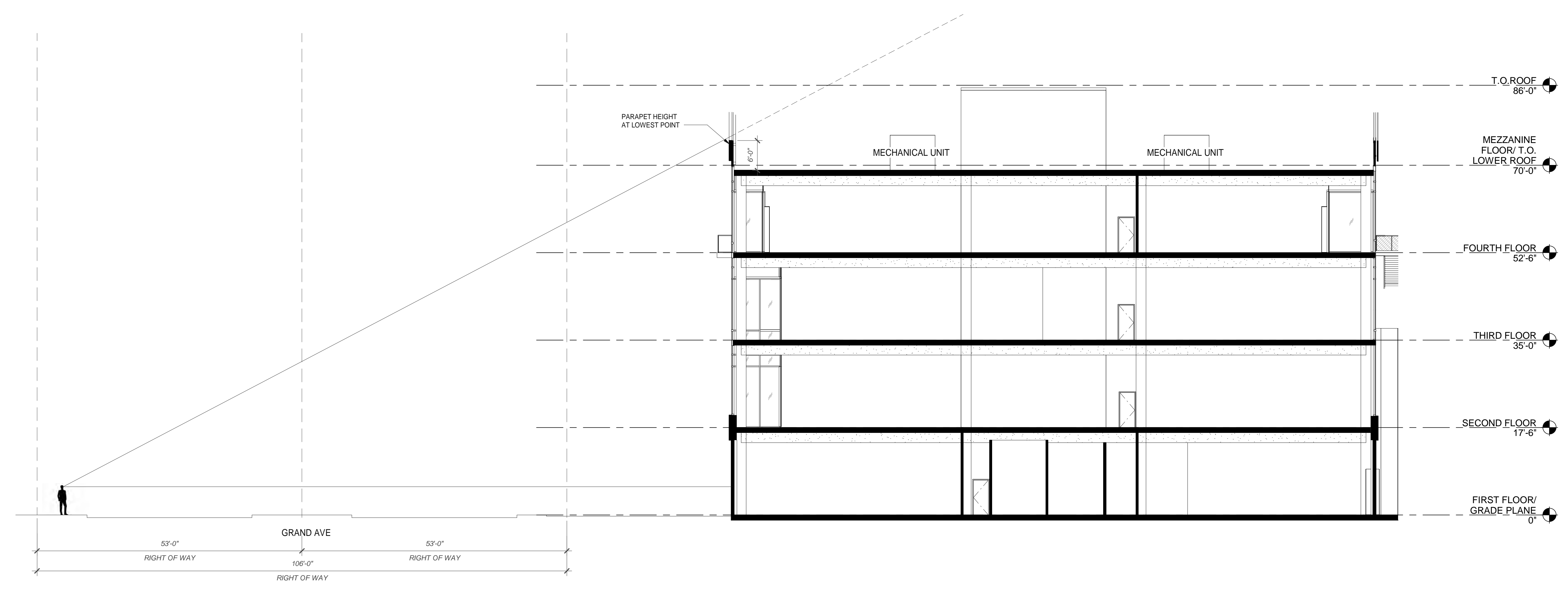


WEST EXTERIOR ELEVATION ②
SCALE: 1" = 10'-0"

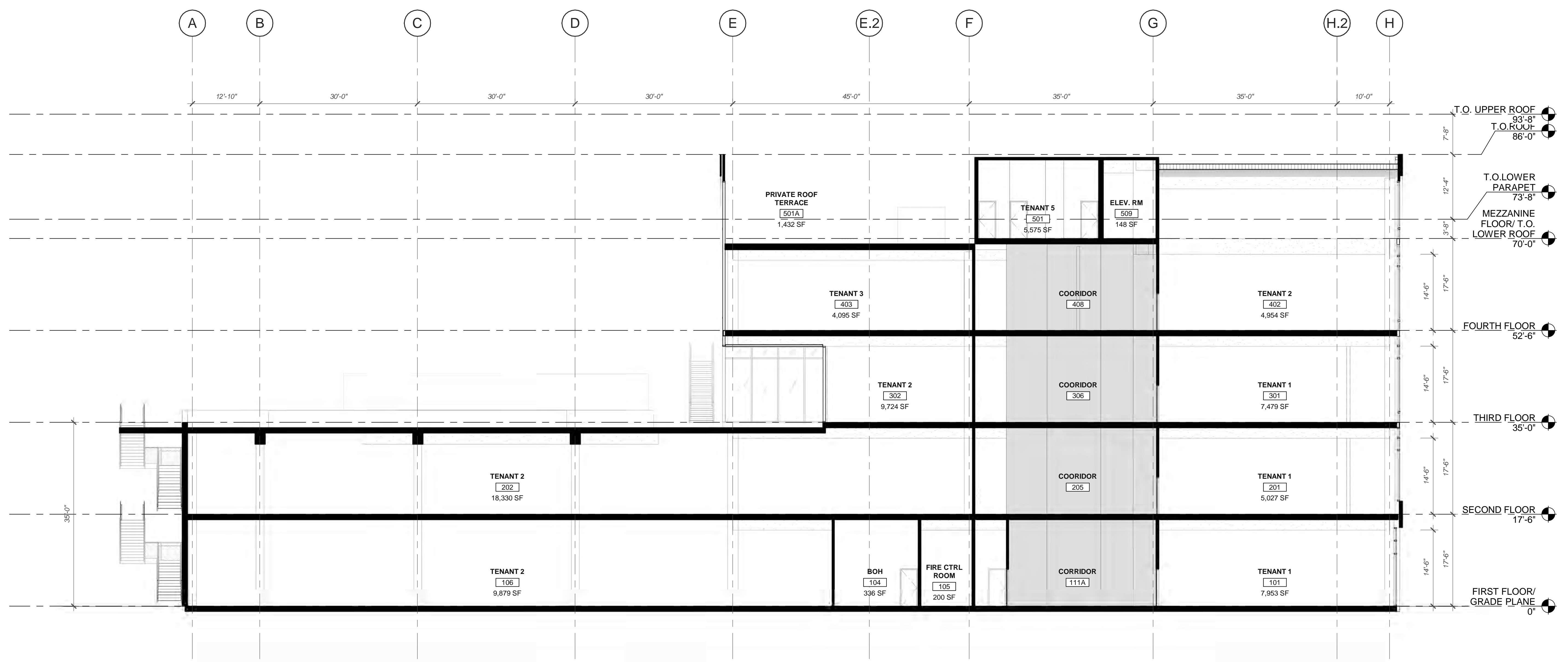
LEGEND

- MATERIALS:**
-  ROUGH SAWN BOARD
 -  FORM CONCRETE
 -  CAST CONCRETE (2)
 -  MTL 5 METAL PANEL
 -  MORIN STANDING SEAM ROOF (7)
 -  MTL 1 DRY JOINT SYSTEM
 -  PURE + FREEFORM
 -  OLD DIRTY BRONZE (1)
 -  AL-2 KNOTWOOD WOOD LOOK ALUMINUM
 -  KNOTTY PINE (4)
 -  AL-1 PPGF VALSPAR
 -  BLACK 389F019 (3)
 -  MTL 4 METAL PANEL
 -  MORIN CORRUGATED ROOF SCREEN (6)
 -  MTL 2 PERFORATED METAL PANEL
 -  AMCO BILBAO PERFORATED (5)
- GLASS:**
-  LOW-E CLEAR, THERMALLY BROKEN ALUMINUM CURTAIN WALL GLAZING SYSTEM W/ PTD SHADOW BOX PANEL
 -  SUSPENDED GLAZING SYSTEM
 -  NANOWALL FOLDING DOOR SYSTEM PAINTED TO MATCH MTL-1

KEYNOTES: 
SEE SHEET A0.2 FOR GENERAL NOTES



SITE LINE DIAGRAM 
SCALE: 3/32" = 1'-0"



LONGITUDINAL BUILDING SECTION 
SCALE: 1" = 10'-0"

WARE MALCOLM
Leading Design for Commercial Real Estate


architecture
planning
interiors
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
733.653.6800

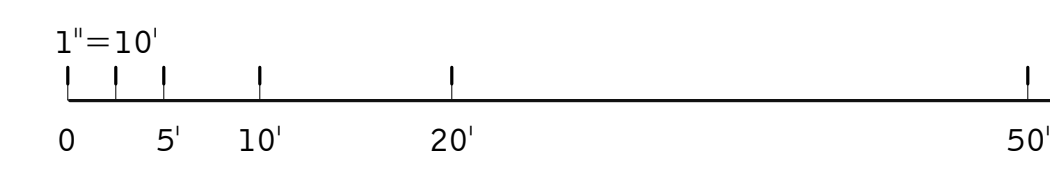
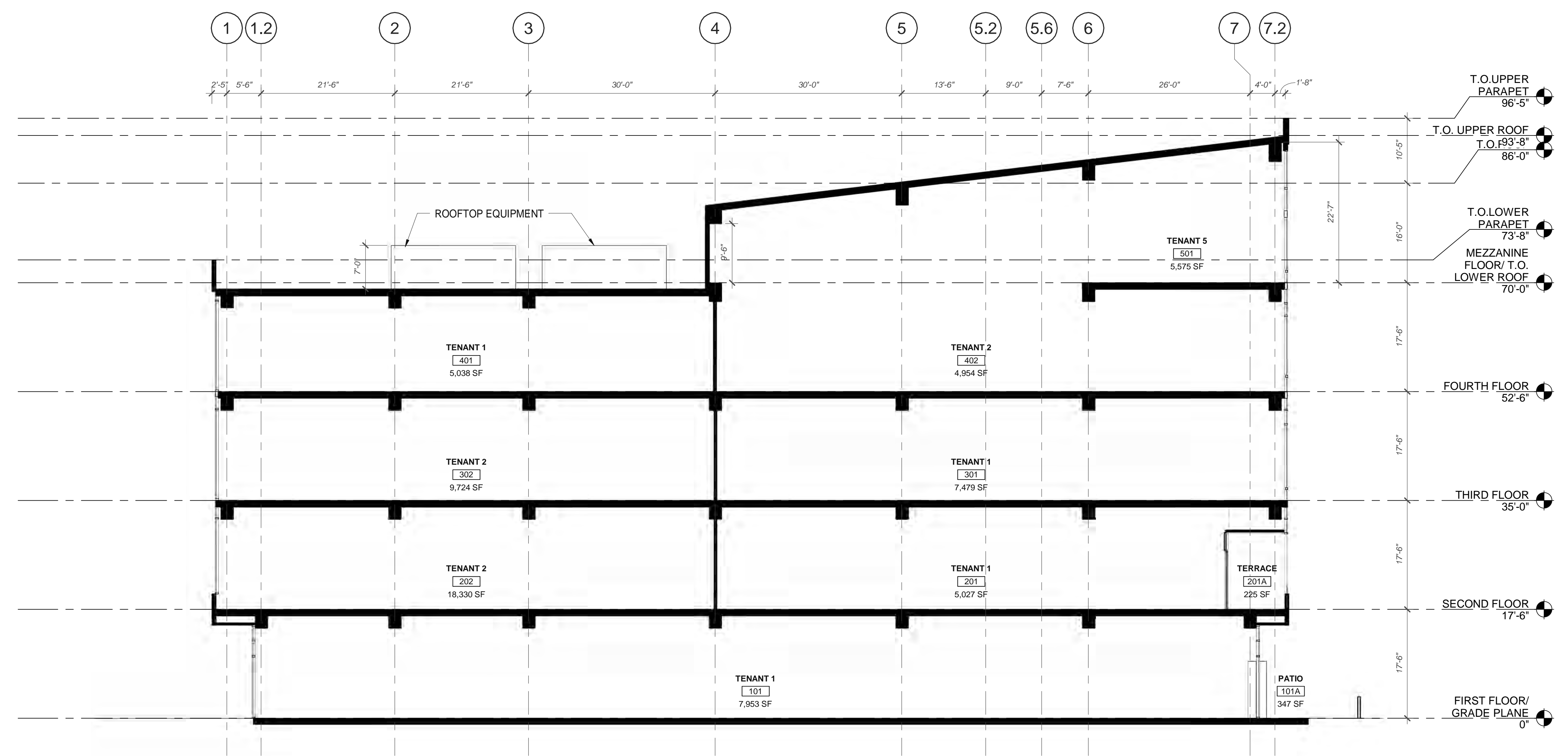
1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

BUILDING SECTIONS	
DATE	REMARKS
09/12/2021	PLANNING RESUBMITTAL
07/20/21	PLANNING RESUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

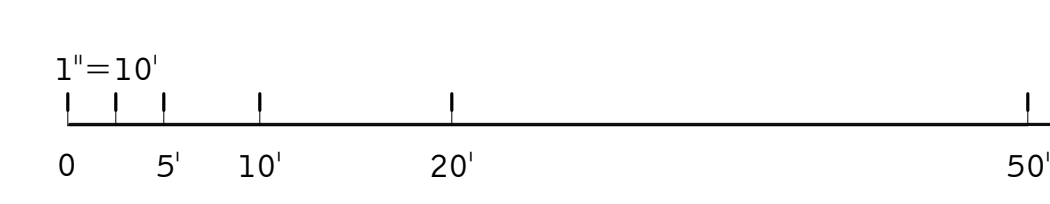
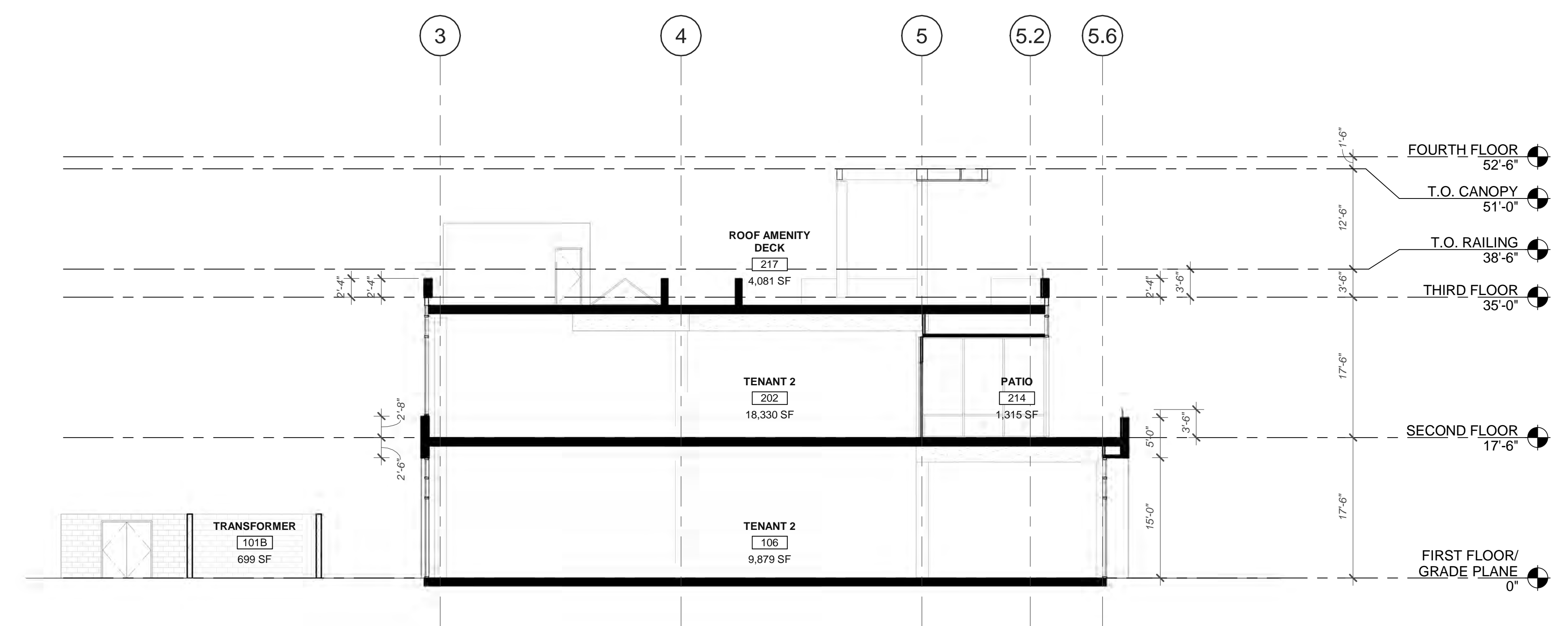
PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A5.1

KEYNOTES: 
SEE SHEET A0.2 FOR GENERAL NOTES



TRANSVERSE BUILDING SECTION 2
SCALE: 1" = 10'-0"



TRANSVERSE BUILDING SECTION 1
SCALE: 1" = 10'-0"

WARE MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
graphics
civil engineering

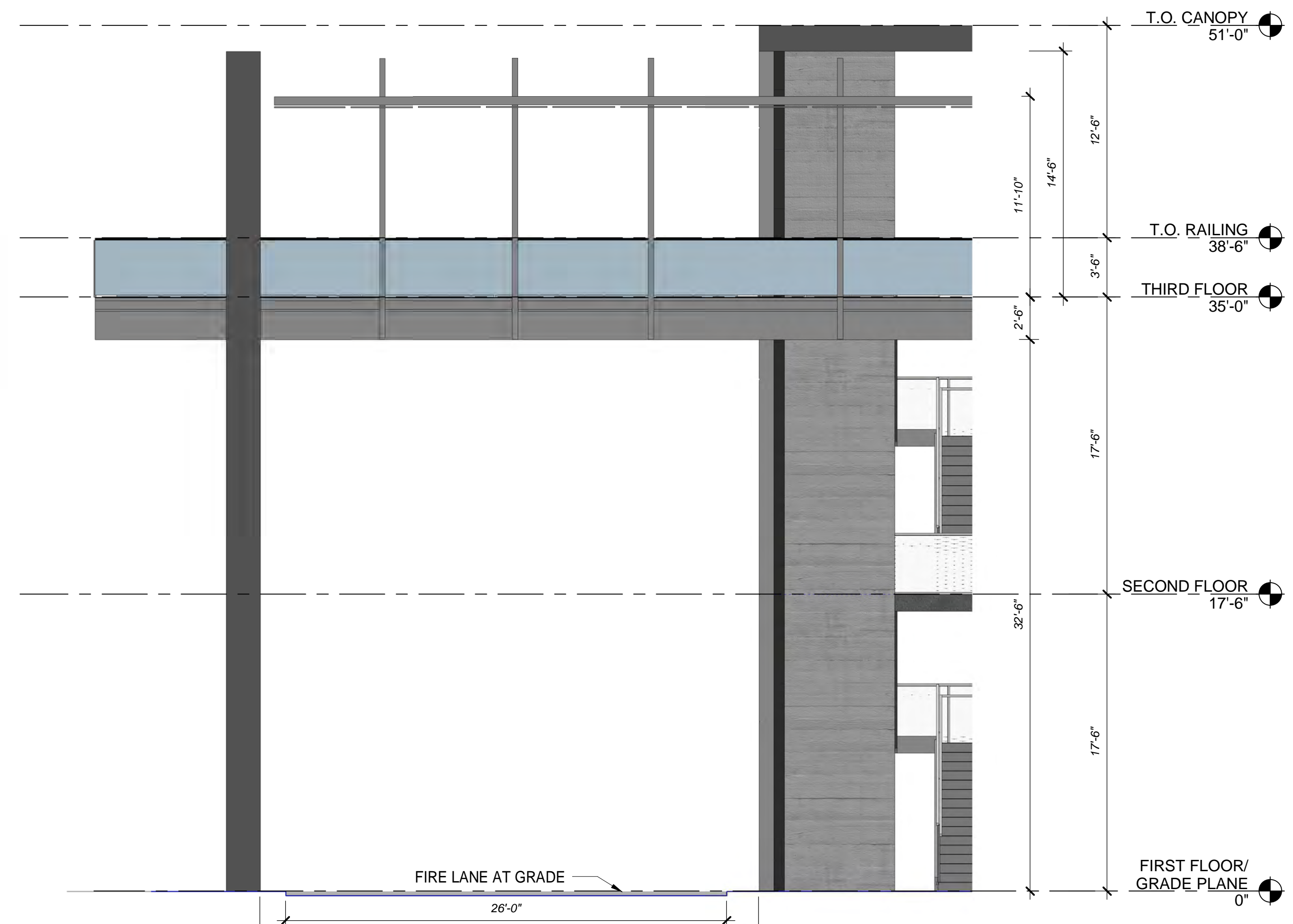
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
733.603.6000

1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

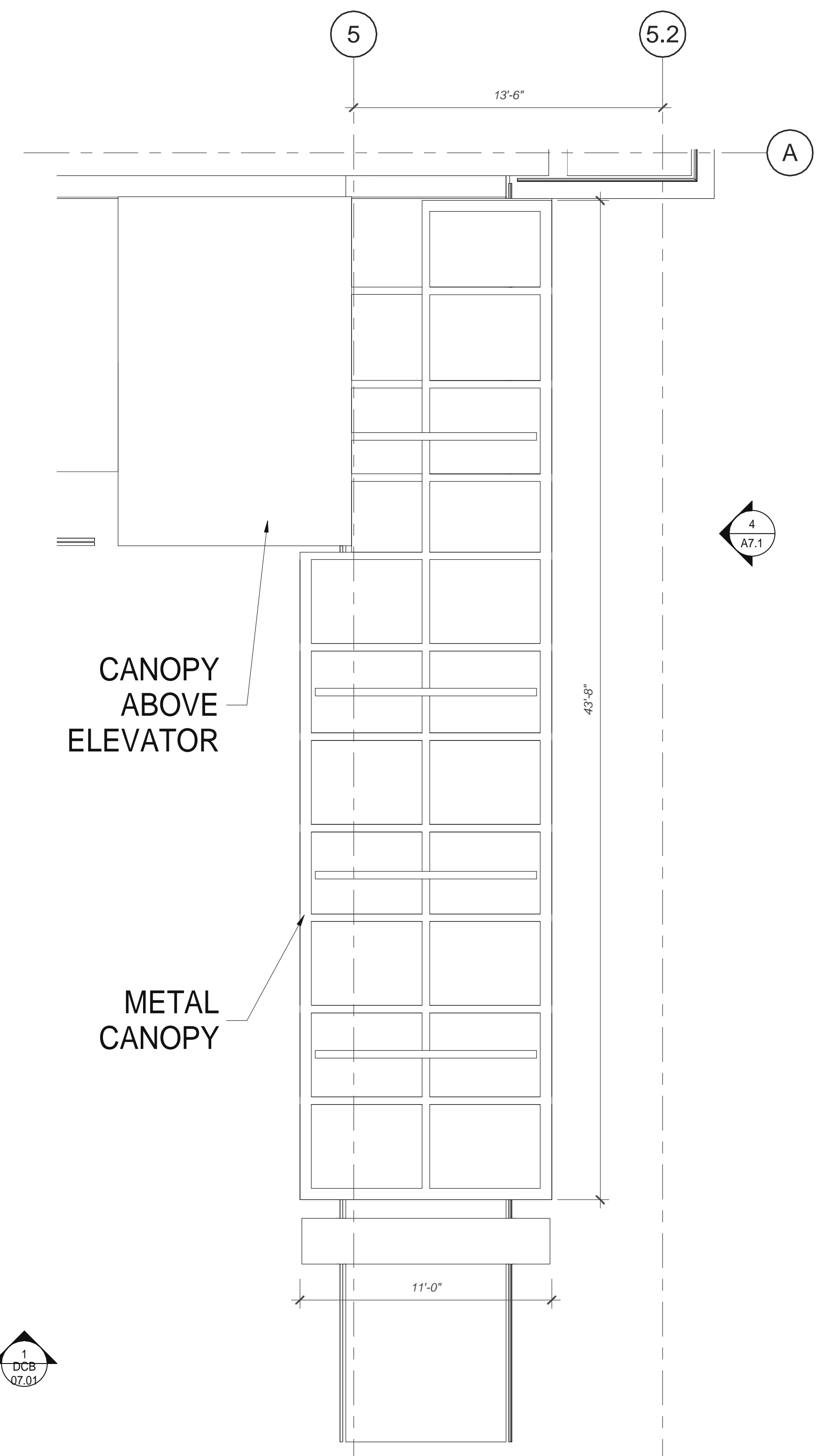
BUILDING SECTIONS	
DATE	REMARKS
05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL
C	
D	

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

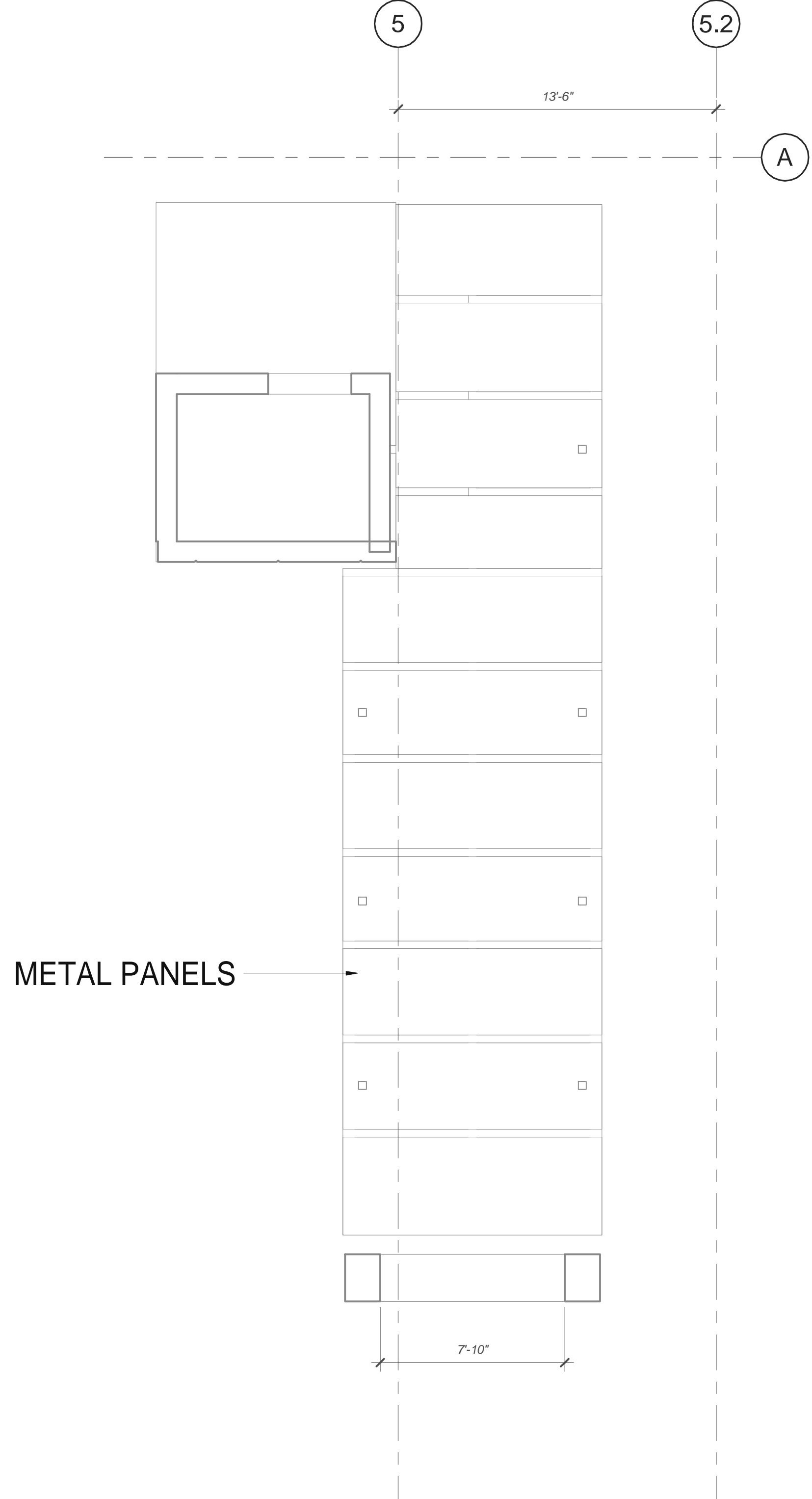
SHEET
A5.2



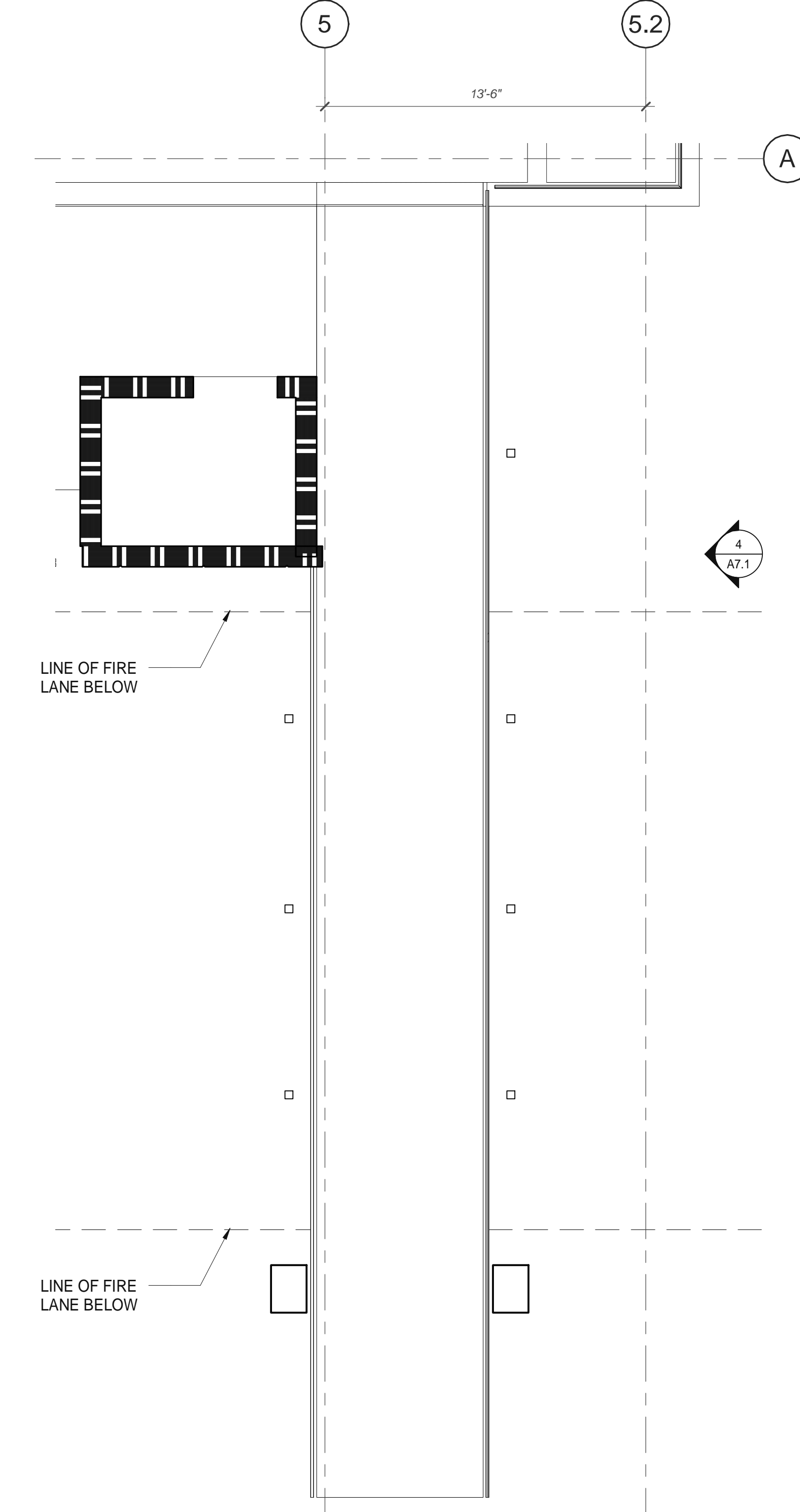
EAST BRIDGE ELEVATION ④
SCALE: 3/16" = 1'-0"



ENLARGED BRIDGE ROOF PLAN ③
SCALE: 1/4" = 1'-0"



ENLARGED BRIDGE RCP ②
SCALE: 1/4" = 1'-0"



ENLARGED BRIDGE PLAN ①
SCALE: 1/4" = 1'-0"

WARE MALCOLM
Leading Design for Commercial Real Estate

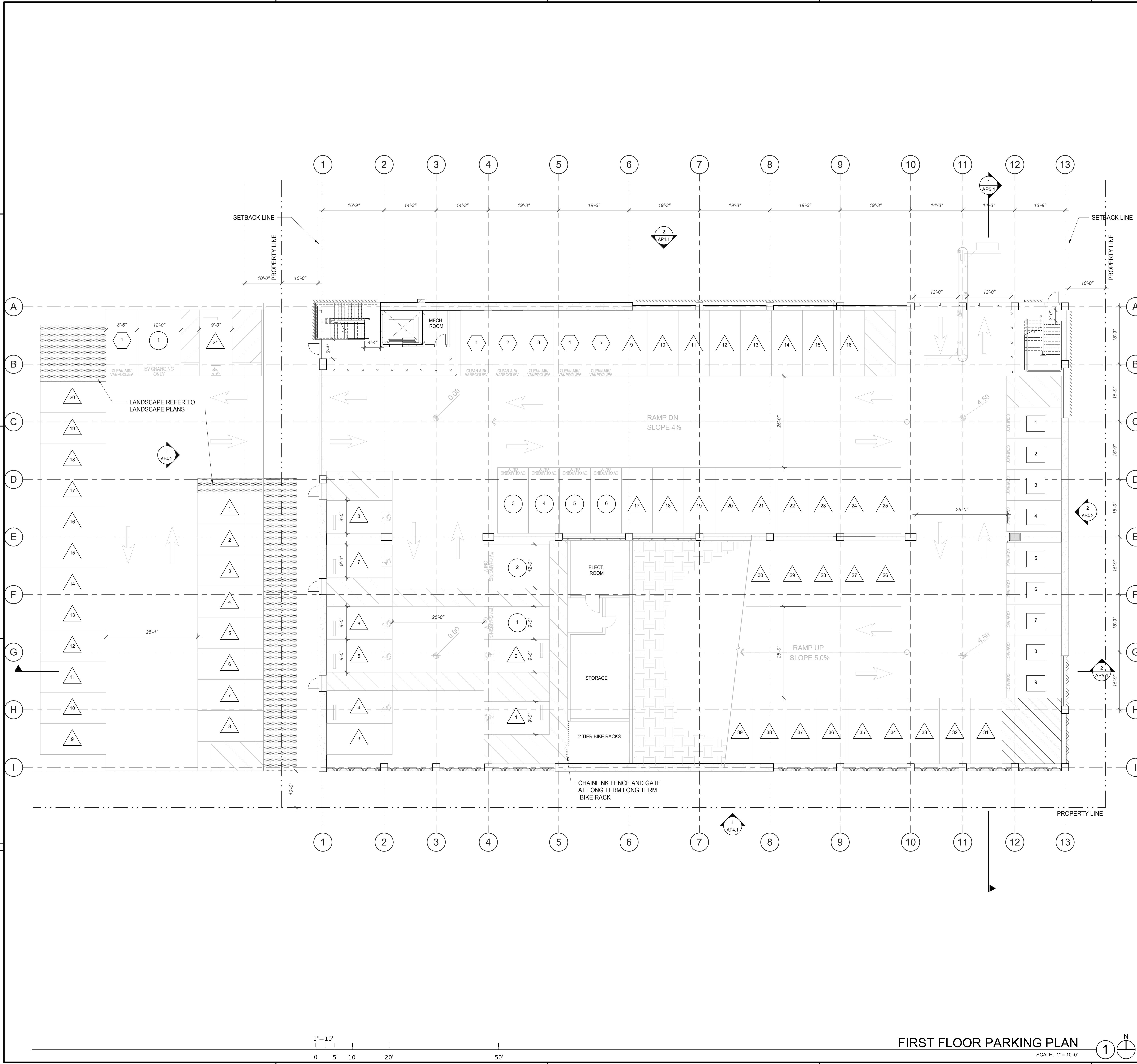
architecture
planning
interiors
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
710.650.6000

1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

ENLARGED BRIDGE PLAN, ROOF PLAN & RCP	
DATE	REMARKS
03/12/2021	PLANNING RESUBMITTAL
05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

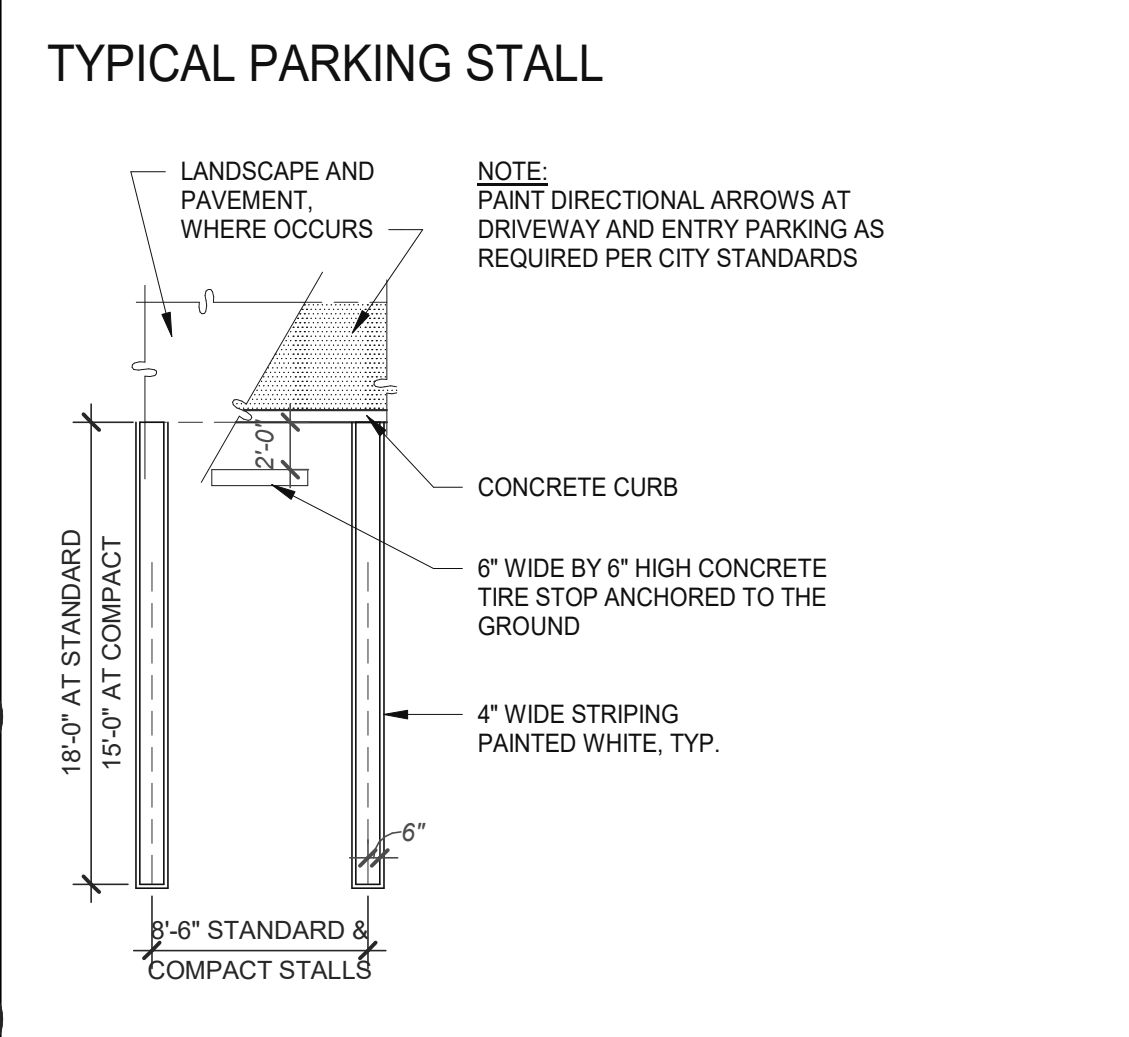
PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
A7.1



KEYNOTES:

DETAILS



LEGEND

- PROPERTY LINE
- SETBACK LINE
- DIRECTION OF TRAFFIC
- 6'-2" MIN. CLEAR HEIGHT
- ENCLOSURE/ ARCHITECTURAL SECURITY GRILLES (25% OPEN FOR VENTILATION)
- 8' TALL LANDSCAPE BARRIER. REFER TO LANDSCAPE DRAWINGS.
- ELECTRICAL VEHICLE CHARGING STALL SIZE: 8'-6" x 16'-0" UNLESS NOTED OTHERWISE
- COMPACT PARKING STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
- FULL SIZE PARKING STALL SIZE: 8'-6" x 18'-0" UNLESS NOTED OTHERWISE
- CLEAN AIR STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
- MOTORCYCLE

PARKING GARAGE SCHEDULE

LEVELS	ACCESSIBLE STALLS	EV STANDARD	CLEAN AIR/ EV	COMPACT STALLS	STANDARD STALLS	MOTORCYCLE STALLS	TOTAL STALLS
FIRST FLOOR	7	6	5	9	32	-	59
SECOND FLOOR	-	10	-	10	63	3	83
THIRD FLOOR	-	-	-	10	73	3	83
FOURTH FLOOR	-	-	-	-	33	3	33
TOTAL STALLS	7	16	5	29	201	9	267

PARKING SURFACE LOT SCHEDULE

LEVELS	ACCESSIBLE STALLS	EV STANDARD	CLEAN AIR/ EV	COMPACT STALLS	STANDARD STALLS	TOTAL STALLS
FIRST FLOOR	1	1	1	-	20	23

WARE MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
710.653.6000

1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

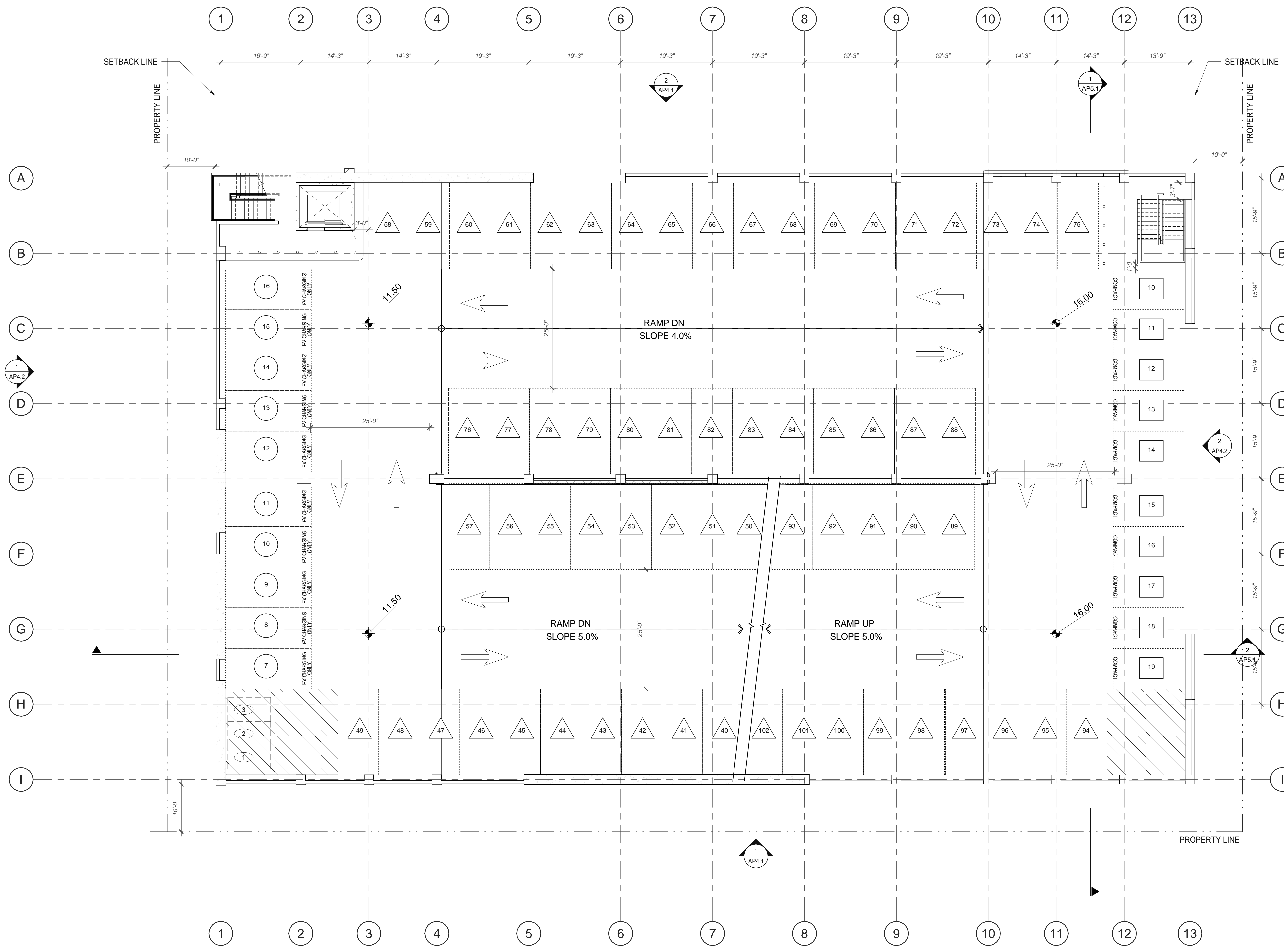
FIRST FLOOR PARKING PLAN

DATE	REMARKS
09/12/2021	PLANNING RESUBMITTAL
07/20/2021	PLANNING RESUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

PA/PM: Approver
DRAWN BY: Author
JOB NO.: LAX20-0012-00

SHEET
AP2.1
1/16/2021 2:10:48 PM

KEYNOTES: □



LEGEND

- PROPERTY LINE
 - - - SETBACK LINE
 - ➔ DIRECTION OF TRAFFIC
 - ▨ 8'-2" MIN. CLEAR HEIGHT
 - ① ELECTRICAL VEHICLE CHARGING
STALL SIZE: 8'-6" x 18'-0" UNLESS NOTED OTHERWISE
 - ⊠ COMPACT PARKING
STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
 - ⊡ FULL SIZE PARKING
STALL SIZE: 8'-6" x 18'-0" UNLESS NOTED OTHERWISE
 - ⊞ CLEAN AIR
STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
 - ⊙ MOTORCYCLE
- NOTE: REFER TO PLANS FOR ACCESSIBLE STALL DIMENSIONS

PARKING GARAGE SCHEDULE

LEVELS	ACCESSIBLE STALLS	EV STANDARD	CLEAN AIR/VEV	COMPACT STALLS	STANDARD STALLS	MOTORCYCLE STALLS	TOTAL STALLS
FIRST FLOOR	7	6	5	9	32	-	59
SECOND FLOOR	-	10	-	10	63	3	83
THIRD FLOOR	-	-	-	10	73	3	83
FOURTH FLOOR	-	-	-	-	33	3	33
TOTAL STALLS	7	16	5	29	201	9	267

WARE MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
733.603.6000

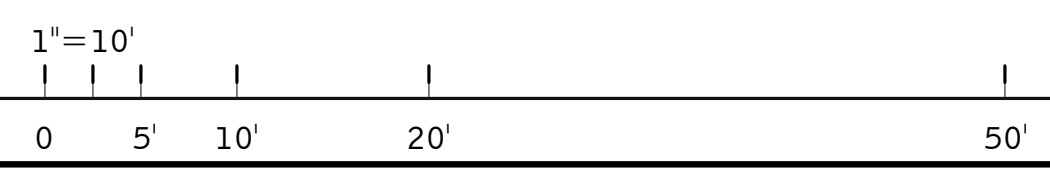
1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

SECOND FLOOR PARKING PLAN

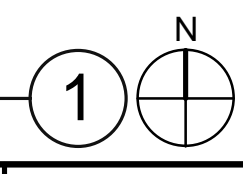
DATE	REVISIONS
4/7/2021	PLANNING RESUBMITTAL
05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

PA/PM: Approver
DRAWN BY: Author
JOB NO.: LAX20-0012-00

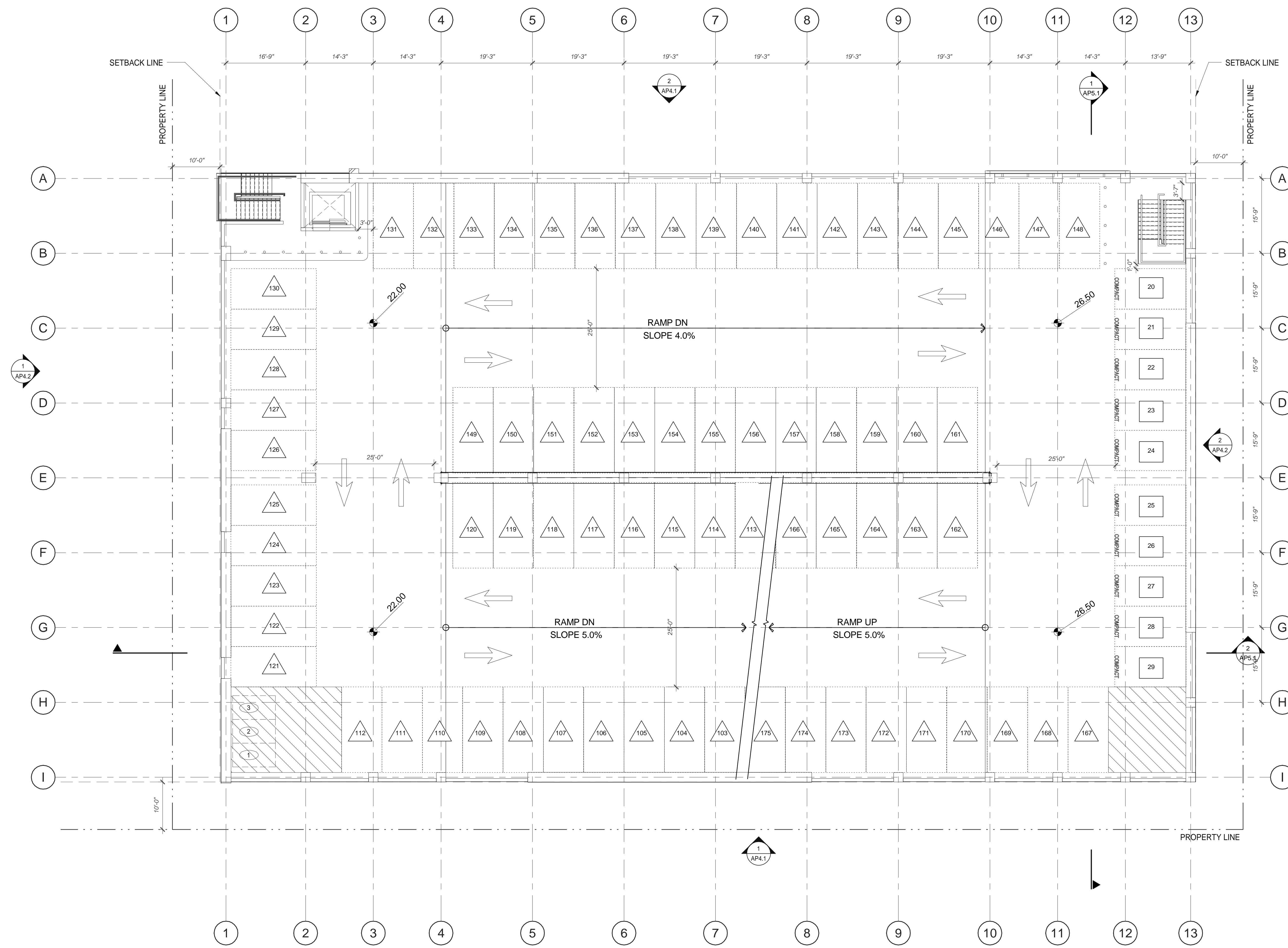
SHEET
AP2.2



SECOND FLOOR PARKING PLAN
SCALE: 1" = 10'-0"



KEYNOTES: □



LEGEND

- PROPERTY LINE
 - - - SETBACK LINE
 - ➔ DIRECTION OF TRAFFIC
 - ▨ 8'-2" MIN. CLEAR HEIGHT
 - ① ELECTRICAL VEHICLE CHARGING
STALL SIZE: 8'-6" x 18'-0" UNLESS NOTED OTHERWISE
 - ① COMPACT PARKING
STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
 - ① FULL SIZE PARKING
STALL SIZE: 8'-6" x 18'-0" UNLESS NOTED OTHERWISE
 - ① CLEAN AIR
STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
 - ① MOTORCYCLE
- NOTE: REFER TO PLANS FOR ACCESSIBLE STALL DIMENSIONS

PARKING GARAGE SCHEDULE

LEVELS	ACCESSIBLE STALLS	EV STANDARD	CLEAN AIR/VEV	COMPACT STALLS	STANDARD STALLS	MOTORCYCLE STALLS	TOTAL STALLS
FIRST FLOOR	7	6	5	9	32	-	59
SECOND FLOOR	-	10	-	10	63	3	83
THIRD FLOOR	-	-	-	10	73	3	83
FOURTH FLOOR	-	-	-	-	33	3	33
TOTAL STALLS	7	16	5	29	201	9	267

WARE MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
graphics
civil engineering

915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
710.650.6000

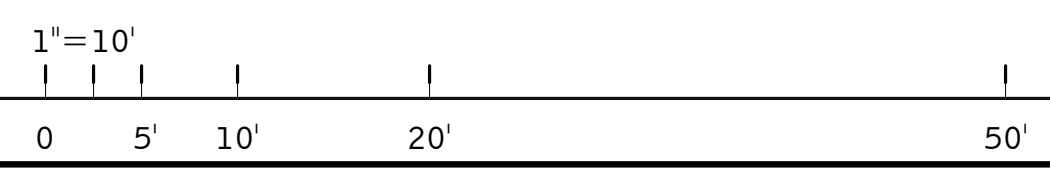
1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

THIRD FLOOR PARKING PLAN

DATE	REVISIONS
4/7/2021	PLANNING RESUBMITTAL
05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

PA/PM: Approver
DRAWN BY: Author
JOB NO.: LAX20-0012-00

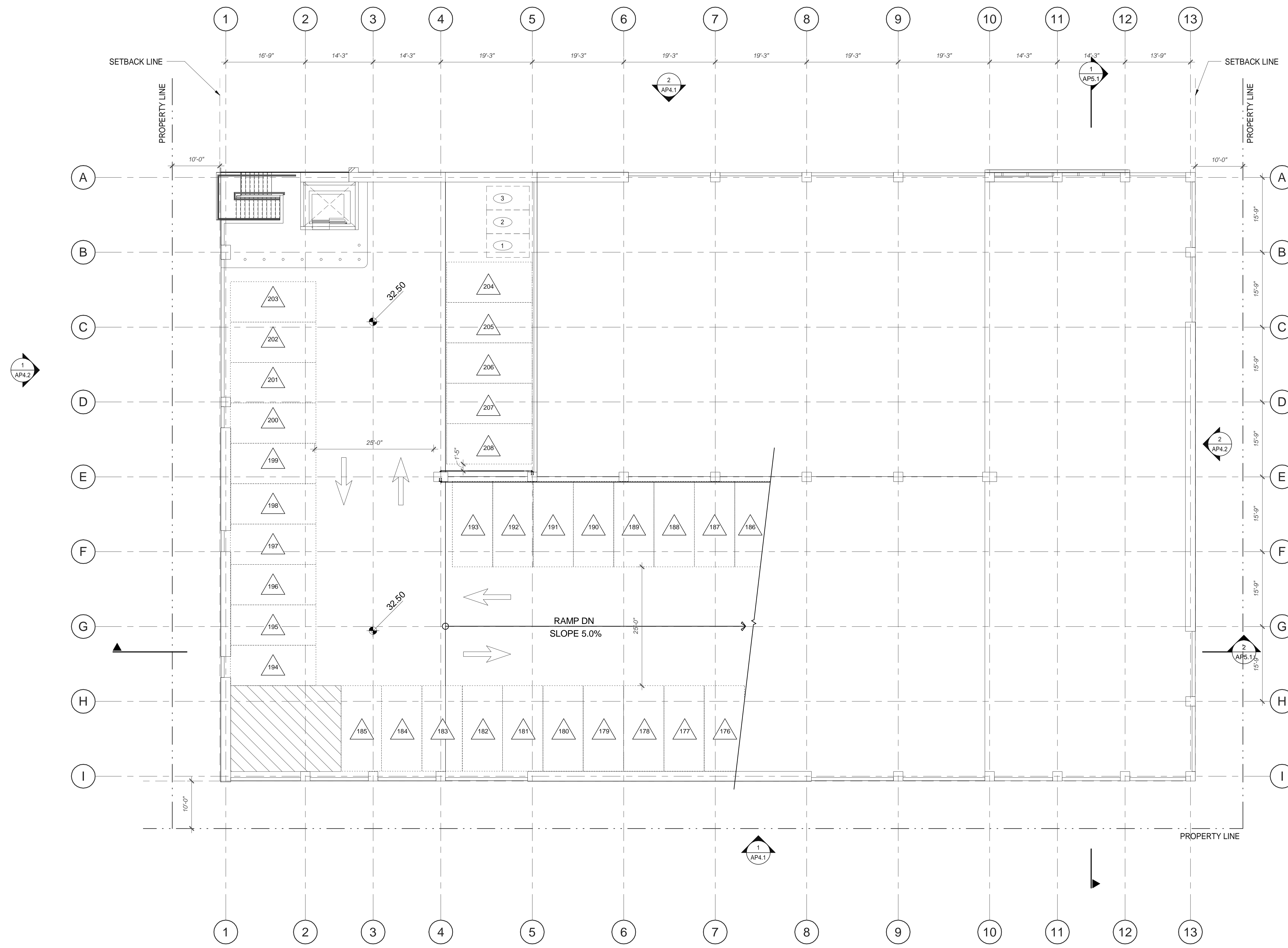
SHEET
AP2.3



THIRD PARKING FLOOR PLAN

SCALE: 1" = 10'-0" ①

KEYNOTES:

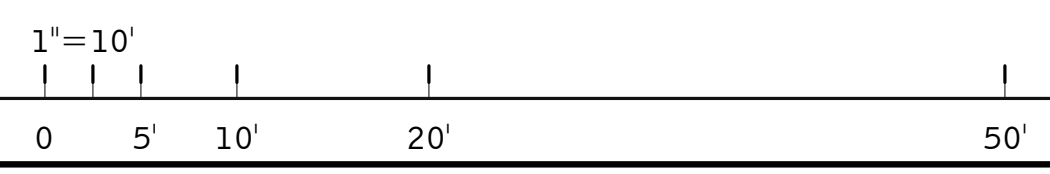


LEGEND

- PROPERTY LINE
 - SETBACK LINE
 - DIRECTION OF TRAFFIC
 - 8'-2" MIN. CLEAR HEIGHT
 - ELECTRICAL VEHICLE CHARGING
STALL SIZE: 8'-6" x 18'-0" UNLESS NOTED OTHERWISE
 - COMPACT PARKING
STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
 - FULL SIZE PARKING
STALL SIZE: 8'-6" x 18'-0" UNLESS NOTED OTHERWISE
 - CLEAN AIR
STALL SIZE: 8'-6" x 15'-0" UNLESS NOTED OTHERWISE
 - MOTORCYCLE
- NOTE: REFER TO PLANS FOR ACCESSIBLE STALL DIMENSIONS

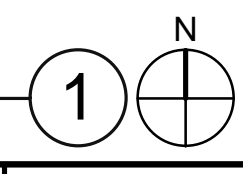
PARKING GARAGE SCHEDULE

LEVELS	ACCESSIBLE STALLS	EV STANDARD	CLEAN AIR/VEH	COMPACT STALLS	STANDARD STALLS	MOTORCYCLE STALLS	TOTAL STALLS
FIRST FLOOR	7	6	5	9	32	-	59
SECOND FLOOR	-	10	-	10	63	3	83
THIRD FLOOR	-	-	-	10	73	3	83
FOURTH FLOOR	-	-	-	-	33	3	33
TOTAL STALLS	7	16	5	29	201	9	267



FOURTH PARKING FLOOR PLAN

SCALE: 1" = 10'-0"



WARE MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
733.603.6000

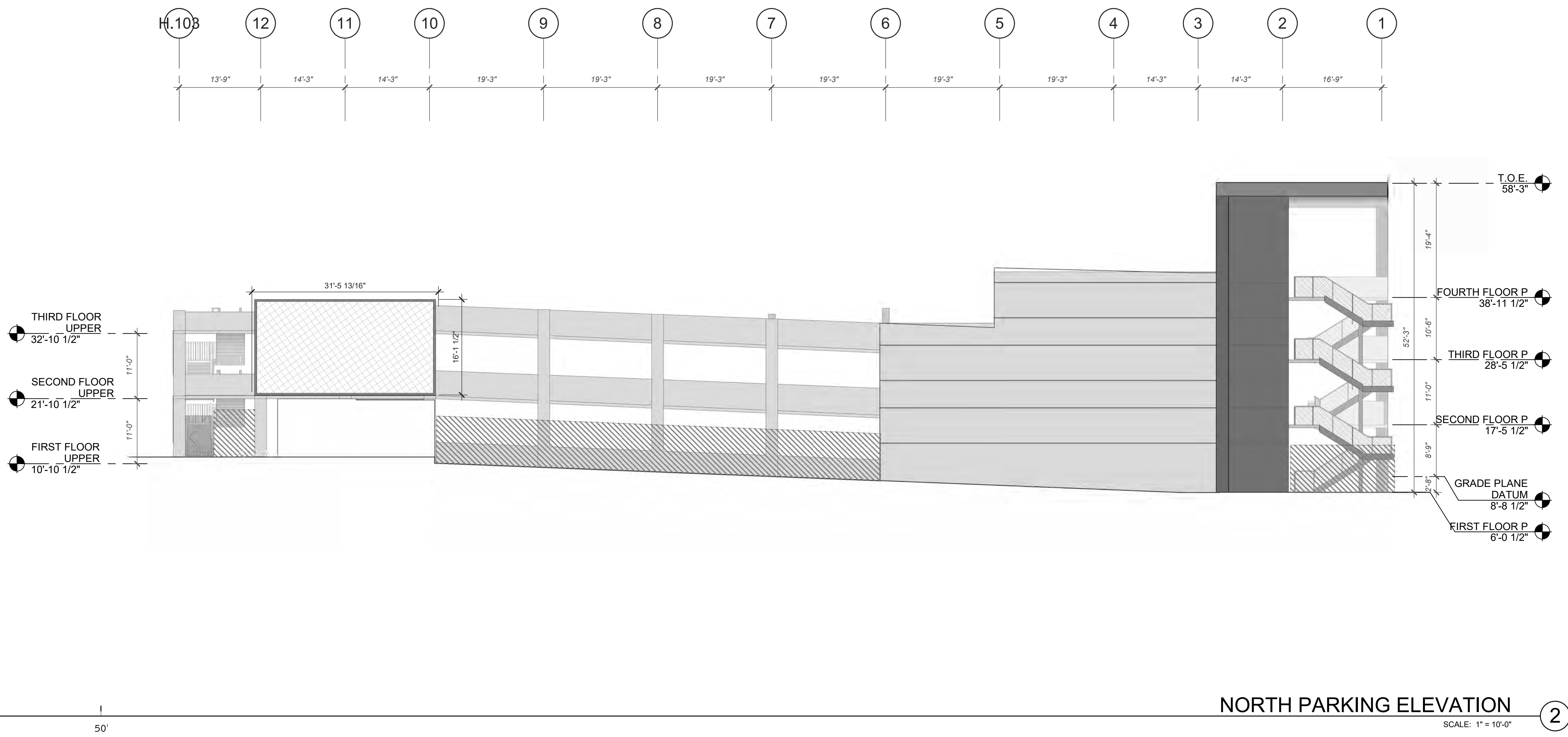
1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

FOURTH FLOOR PARKING PLAN

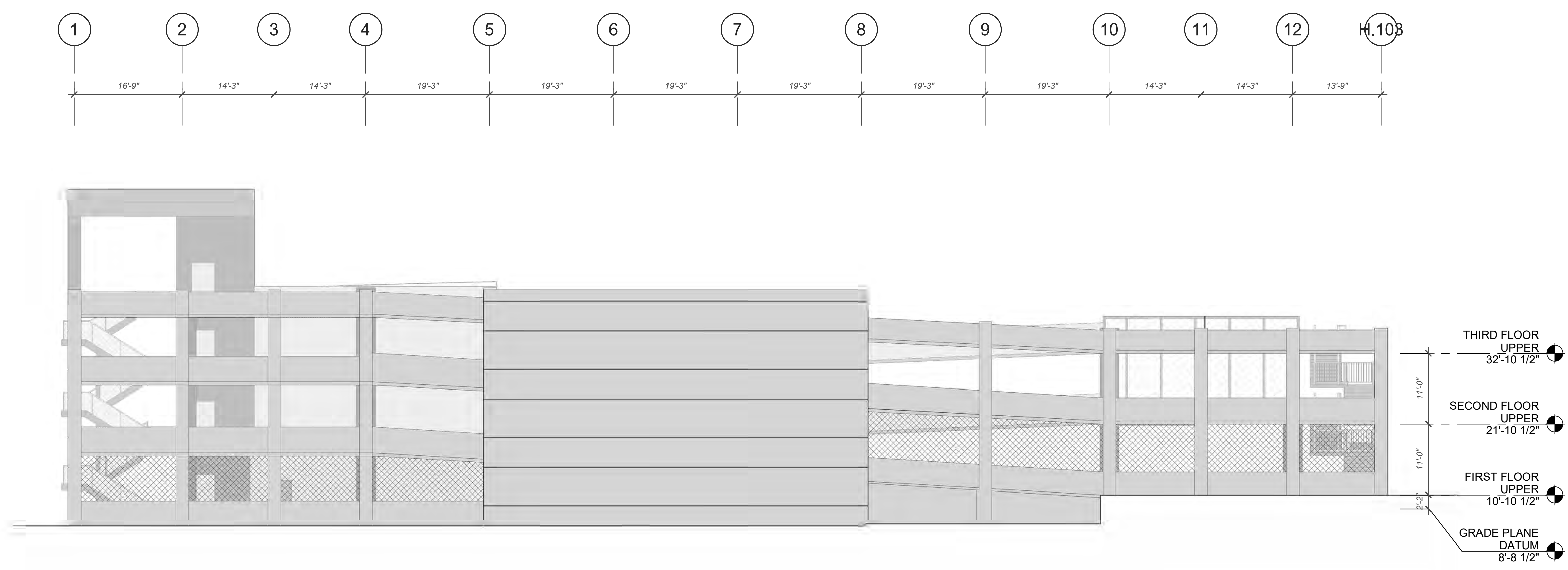
DATE	REVISIONS
03/12/2021	PLANNING RESUBMITTAL
07/20/2021	PLANNING RESUBMITTAL (CLEAN AIR SET)
11/30/2021	PLANNING RESUBMITTAL

PA/PM: Approver
DRAWN BY: Author
JOB NO.: LAX20-0012-00

SHEET
AP2.4



NORTH PARKING ELEVATION ②
SCALE: 1" = 10'-0"



SOUTH PARKING ELEVATION ①
SCALE: 1" = 10'-0"

KEYNOTES: SEE SHEET A0.2 FOR GENERAL NOTES

LEGEND

- MATERIALS:**
- ROUGH SAWN BOARD
 - FORM CONCRETE
 - CAST CONCRETE
 - MTL 1 DRY JOINT SYSTEM
 - PURE + FREEFORM
 - OLD DIRTY BRONZE
 - PERFORATED METAL
 - PANEL RAILING
 - ENCLOSURE/ ARCHITECTURAL SECURITY GRILLES (25% OPEN FOR VENTILATION)
 - 8" TALL LANDSCAPE BARRIER. REFER TO LANDSCAPE DRAWINGS.

WARE MALCOLM
Leading Design for Commercial Real Estate


architecture
planning
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
733.653.6000

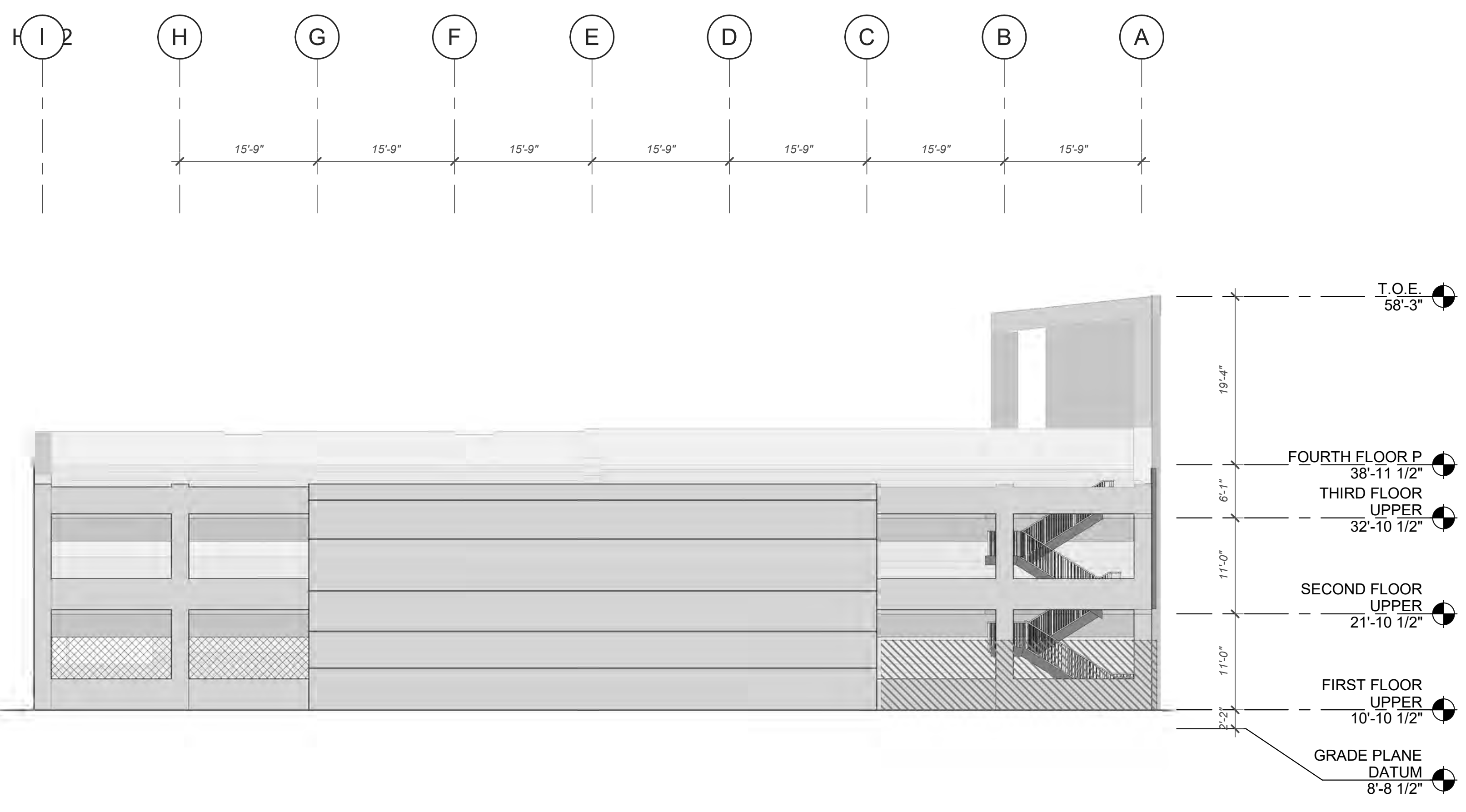
1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

PARKING EXTERIOR ELEVATIONS	
DATE	REMARKS
05/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL
C	
D	

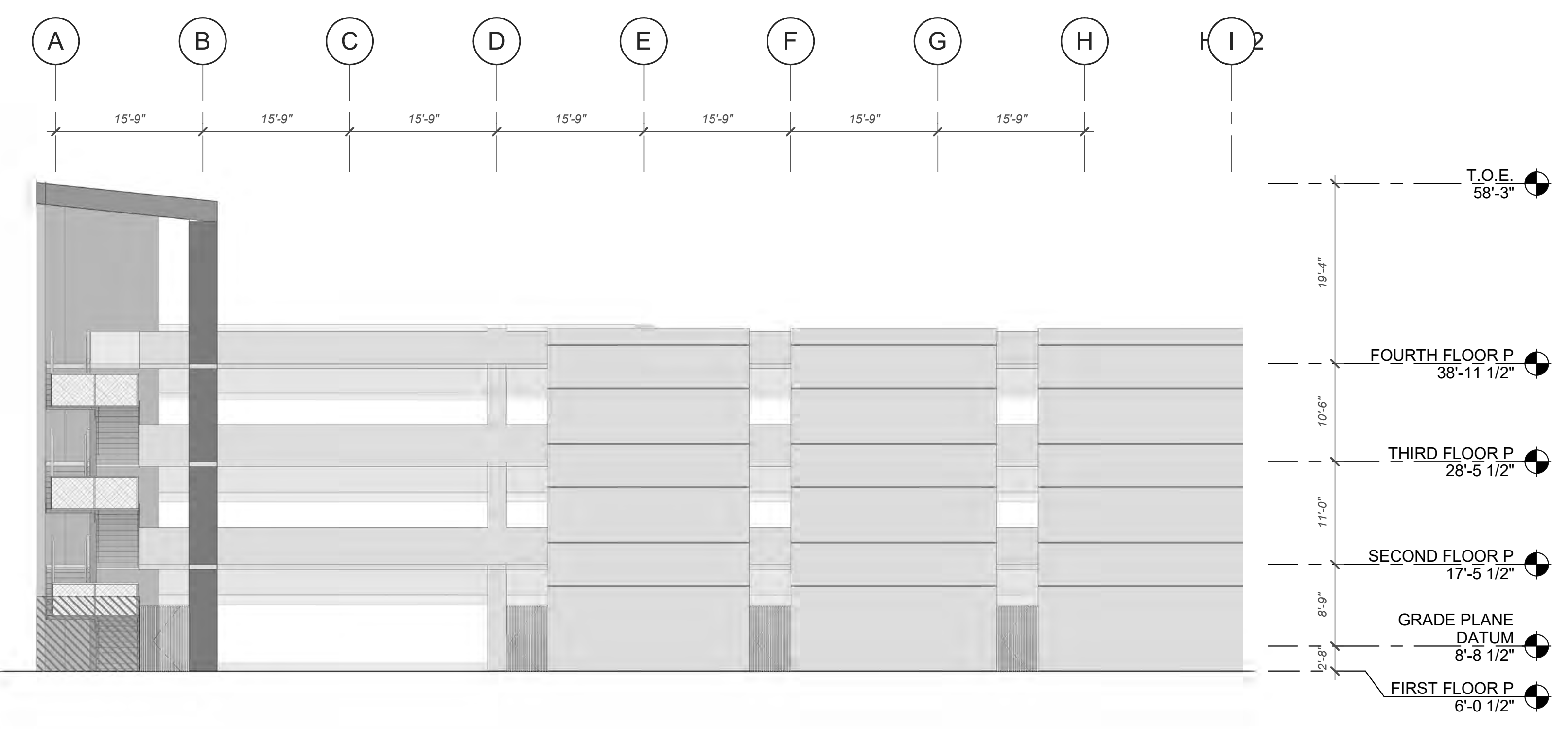
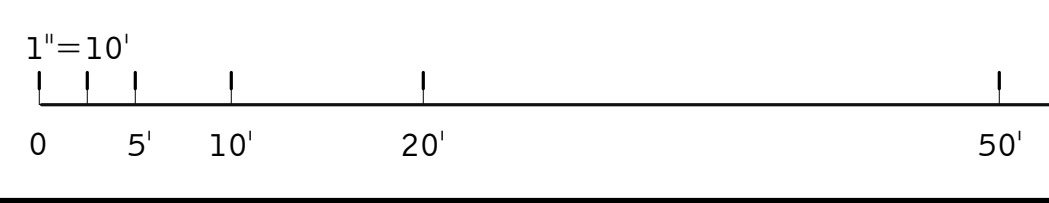
PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
AP4.1
1/24/2024 2:10:52 PM

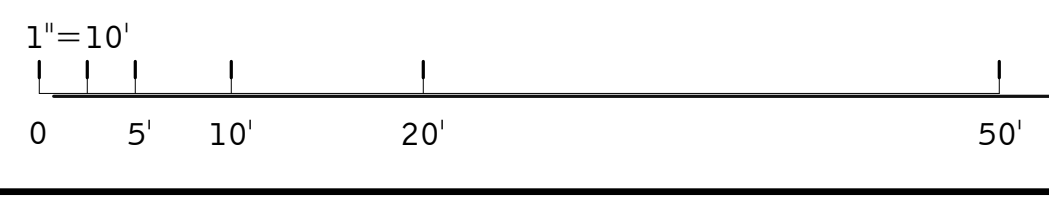
KEYNOTES: 
SEE SHEET A0.2 FOR GENERAL NOTES






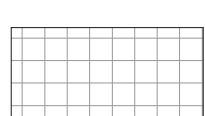
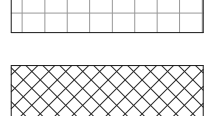
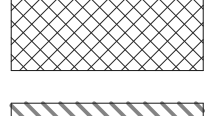




EAST PARKING ELEVATION 2
SCALE: 1" = 10'-0"



WEST PARKING ELEVATION 1
SCALE: 1" = 10'-0"



LEGEND

- MATERIALS:**
-  ROUGH SAWN BOARD
 -  FORM CONCRETE
 -  CAST CONCRETE
 -  MTL 1 DRY JOINT SYSTEM
 -  PURE + FREEFORM
 -  OLD DIRTY BRONZE
 -  PERFORATED METAL
 -  PANEL RAILING
 -  ENCLOSURE/ ARCHITECTURAL SECURITY GRILLES
(25% OPEN FOR VENTILATION)
 -  8' TALL LANDSCAPE BARRIER
REFER TO LANDSCAPE DRAWINGS.

WARE MALCOLM
Leading Design for Commercial Real Estate


architecture
planning
interiors
graphics
civil engineering
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
732.653.4600

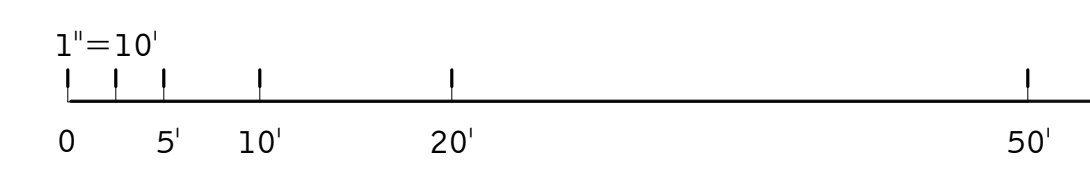
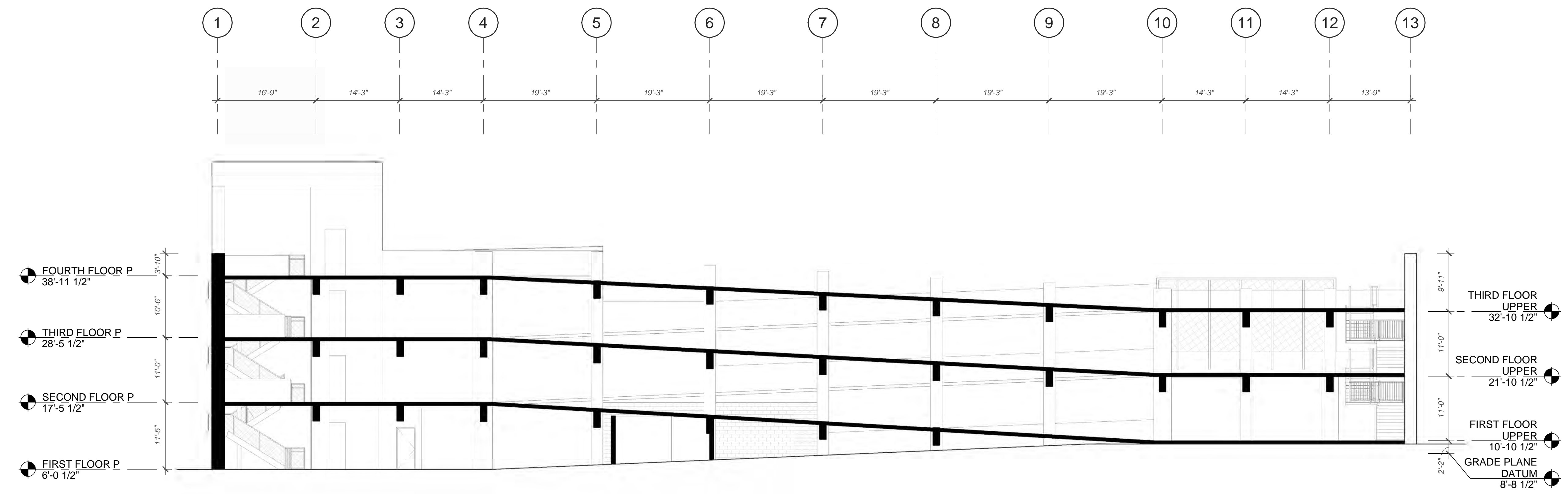
1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

PARKING EXTERIOR ELEVATIONS	
DATE	REMARKS
06/17/2021	PLANNING SUBMITTAL (CLEAN SET)
11/30/2021	PLANNING SUBMITTAL

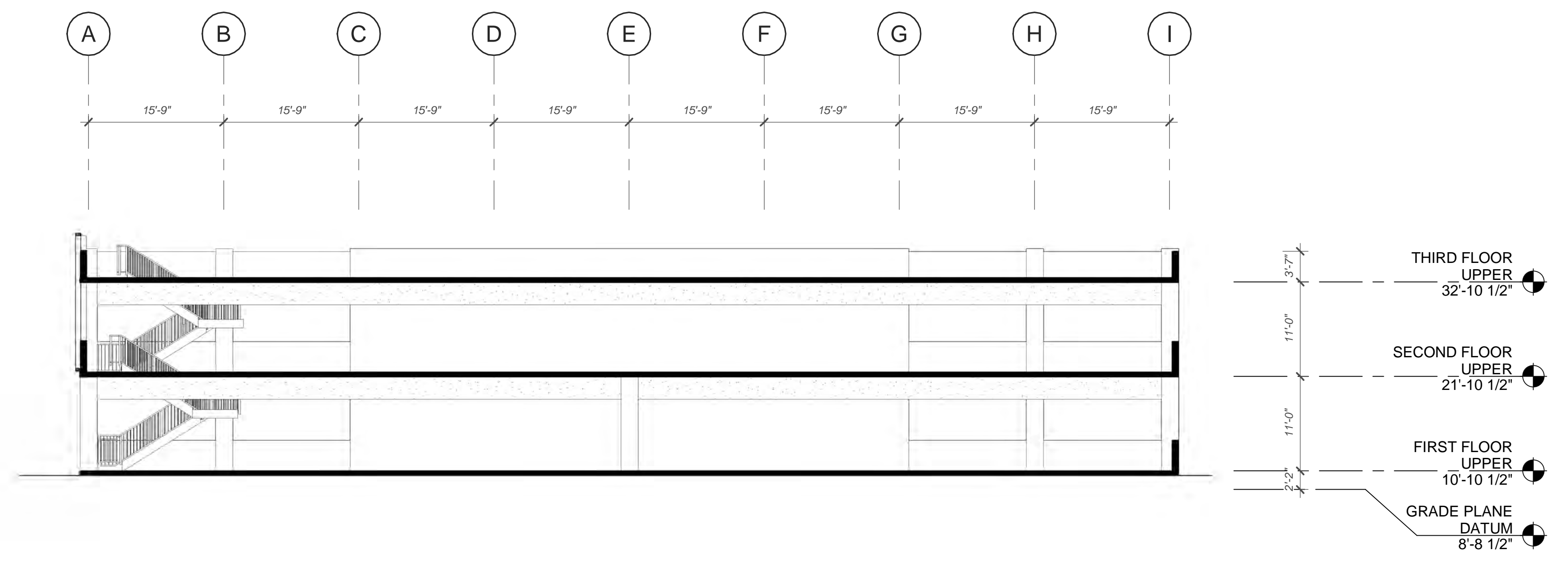
PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
AP4.2
1/24/2021 2:11:01 PM

KEYNOTES: 
SEE SHEET A0.2 FOR GENERAL NOTES



LONGITUDINAL PARKING SECTION ②
SCALE: 1" = 10'-0"



TRANSVERSE PARKING SECTION ①
SCALE: 1" = 10'-0"

WARE MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

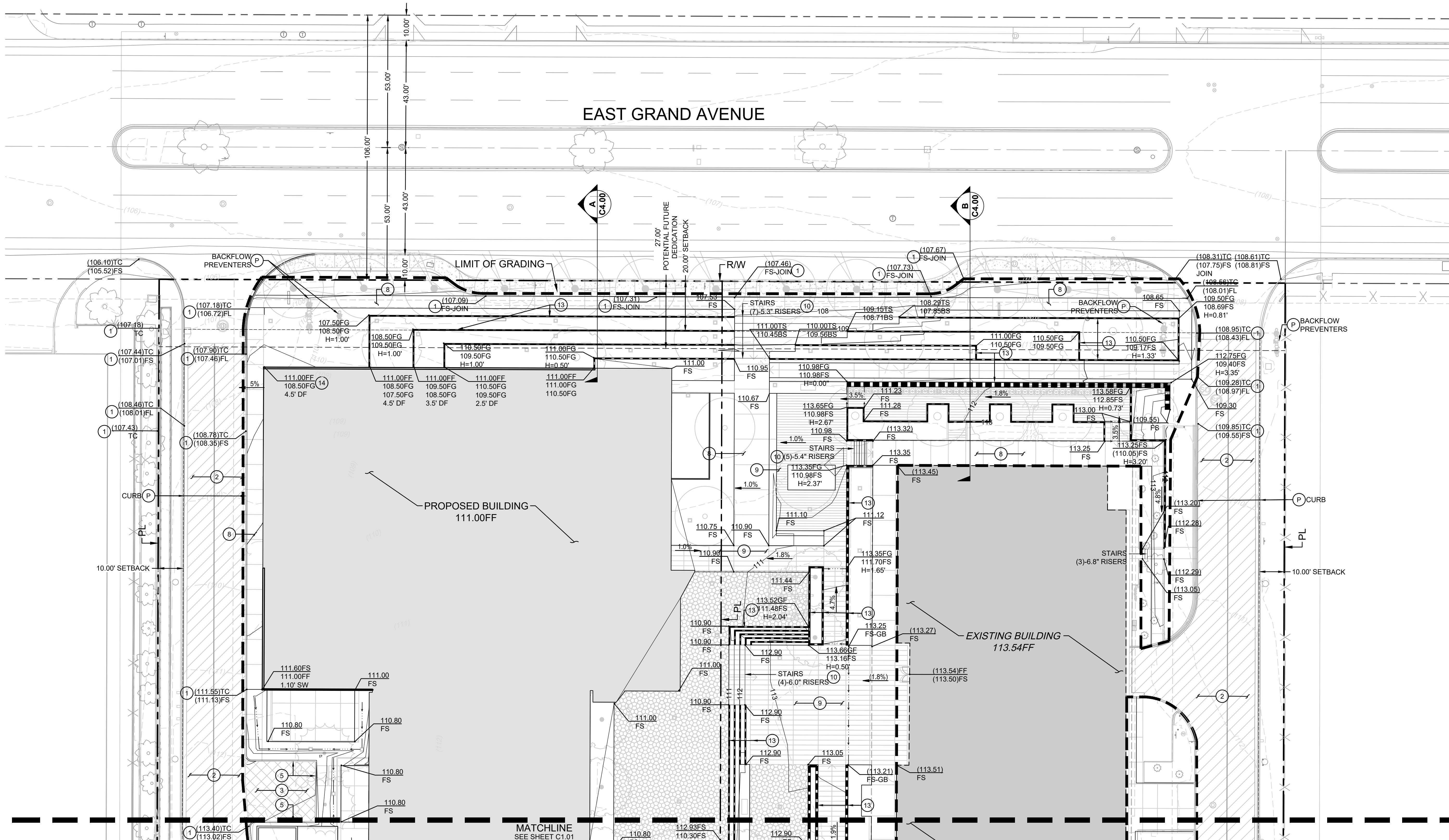
915 Wilshire Blvd. Suite 2150
Los Angeles, CA 90017
733.603.6000

1950 & 1960 EAST GRAND AVENUE
1950 & 1960 East Grand Avenue
El Segundo, California

PARKING SECTIONS	
DATE	REMARKS
C	PLANNING SUBMITTAL (CLEAN SET)
D	PLANNING SUBMITTAL

PA/PM:	Approver
DRAWN BY:	Author
JOB NO.:	LAX20-0012-00

SHEET
AP5.1



- LEGEND:**
- PROPERTY LINE
 - LIMIT OF GRADING
 - 5820 --- PROPOSED 5' CONTOUR
 - 5821 --- PROPOSED 1' CONTOUR
 - 5820 --- EXISTING 5' CONTOUR
 - 5821 --- EXISTING 1' CONTOUR
 - SD --- PROPOSED STORM LINE
 - SD --- EXISTING STORM LINE
 - RETAINING WALL
 - PROPOSED STORM INLET
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED DRY WELL
 - PROPOSED SWALE
 - XX.XX --- PROPOSED SPOT ELEVATION (AT FLOWLINE UNLESS OTHERWISE INDICATED)
 - X.XXX --- PROPOSED SLOPE AND DIRECTION
 - HP HIGH POINT
 - LP LOW POINT
 - GB GRADE BREAK
 - TW TOP OF WALL
 - FGW FINISH GRADE AT WALL
 - ▨ GRIND AND OVERLAY
 - ▨ ACI/AB PAVEMENT

- CONSTRUCTION NOTES**
- | # | DESCRIPTION |
|----|---|
| P | PROTECT ITEM IN PLACE |
| 1 | JOIN TO EXISTING FEATURE AND ELEVATION. REMOVE INTERFERING PORTIONS. |
| 2 | GRIND AND OVERLAY EXISTING PAVEMENT |
| 3 | CONSTRUCT 3" ACI/AB PAVEMENT |
| 4 | CONSTRUCT 0" CONCRETE CURB |
| 5 | CONSTRUCT 6" CONCRETE CURB |
| 6 | CONSTRUCT 6" CONCRETE CURB AND GUTTER |
| 7 | CONSTRUCT 3" WIDE CONCRETE VALLEY GUTTER |
| 8 | CONSTRUCT 4" THICK CONCRETE PATIOS AND WALKWAYS PER GEOTECHNICAL REPORT |
| 9 | DECORATIVE PAVEMENT PER LANDSCAPE ARCHITECT PLAN |
| 10 | CONSTRUCT STAIRS (# AND HEIGHT OF RISERS PER PLAN) |
| 11 | CONSTRUCT ADA ACCESS RAMP |
| 12 | INSTALL HANDRAIL PER LANDSCAPE ARCHITECT PLANS |
| 13 | CONSTRUCT RETAINING WALL |
| 14 | CONSTRUCT DEEPENED FOOTING (DEPTH PER PLAN) |
| 15 | CONSTRUCT STEM WALL (HEIGHT PER PLAN) |
| 16 | FIRE LANE PER LANDSCAPE PLAN |
| 17 | CONSTRUCT EARTHEN DRAINAGE SWALE |

EARTHWORK QUANTITY (1950 GRAND)

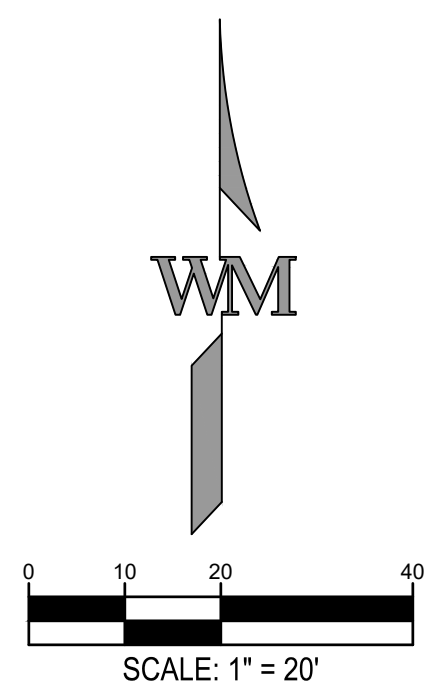
	CUT	FILL
RAW	4,270 CY	500 CY
SHRINKAGE	-	-
OVER-EXCAVATION	-	-
NET	3,770 CY <EXPORT>	

NOTE: THE LISTED EARTHWORK QUANTITIES ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SPOILS, OR SWALE FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE ENGINEER MAKES NO REPRESENTATION THIS SITE WILL BALANCE. THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.

EARTHWORK QUANTITY (1960 GRAND)

	CUT	FILL
RAW	5,450 CY	1,100 CY
SHRINKAGE	-	-
OVER-EXCAVATION	-	-
NET	4,350 CY <EXPORT>	

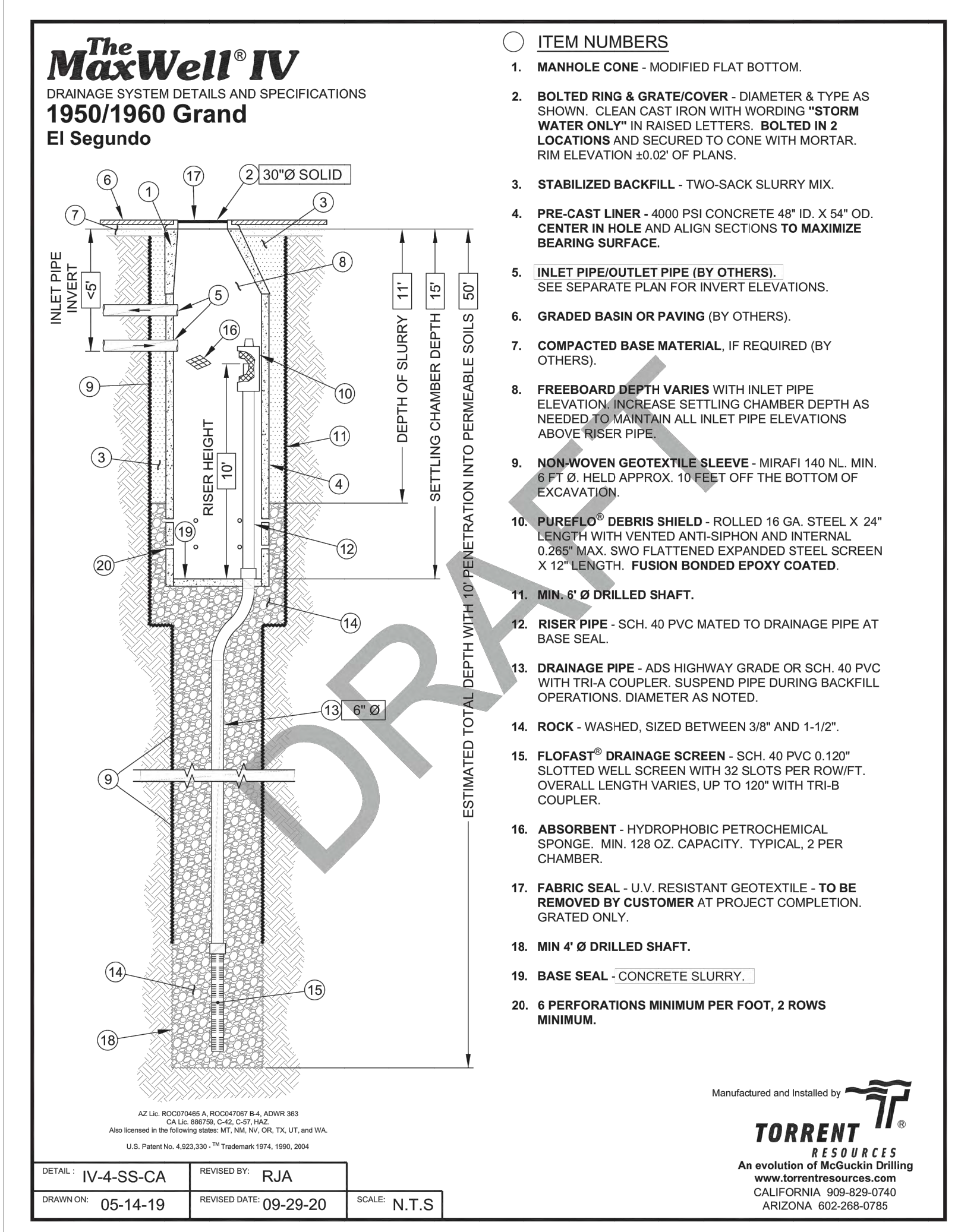
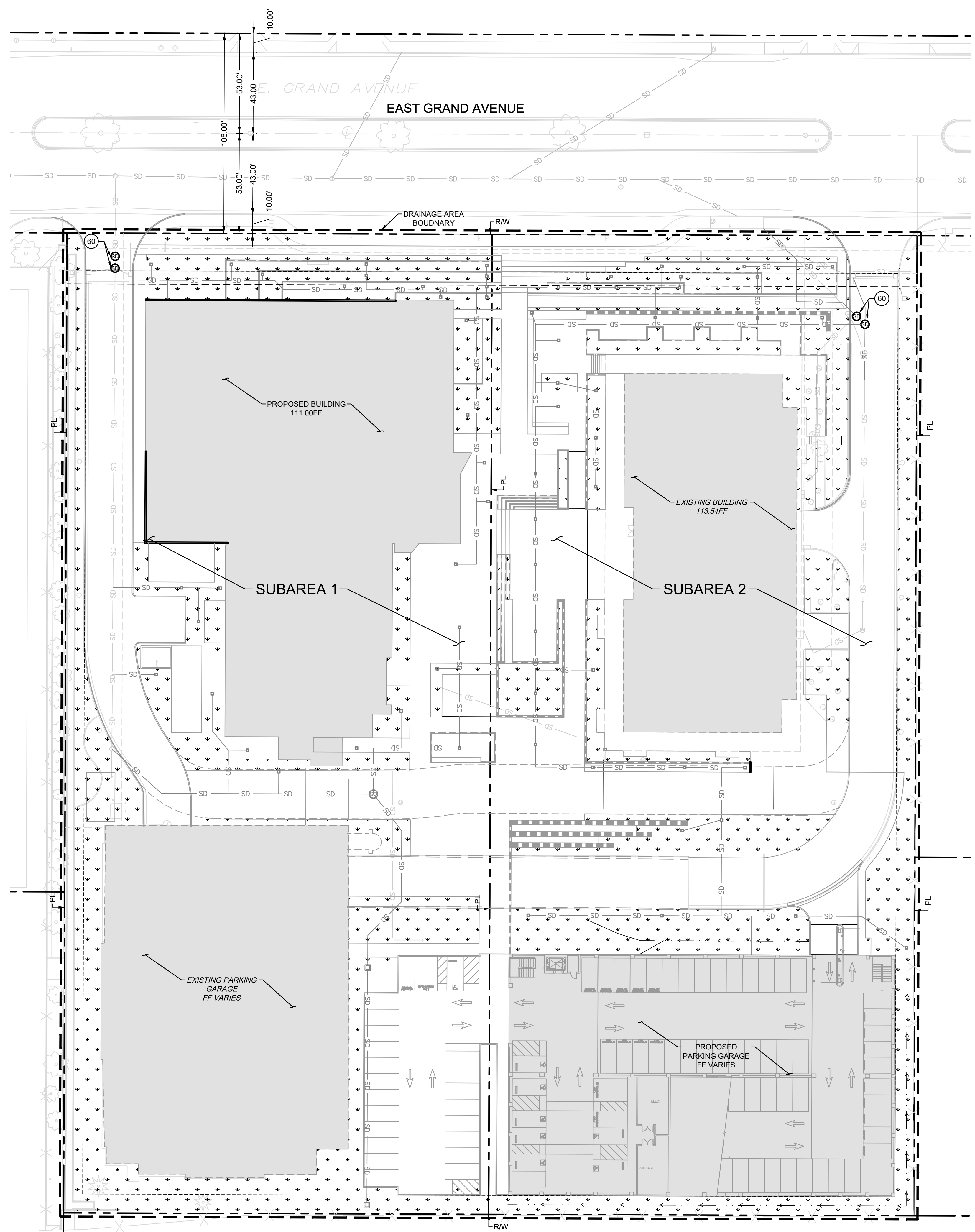
NOTE: THE LISTED EARTHWORK QUANTITIES ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SPOILS, OR SWALE FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE ENGINEER MAKES NO REPRESENTATION THIS SITE WILL BALANCE. THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.



NO.	DATE	REMARKS
1	11/30/2021	PLANNING SUBMITTAL

JOB NO.:	LA220-0012
PA / PM:	LC
DRAWN BY:	KM
DATE:	10/21/2020
PLOT DATE:	

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



LEGEND:

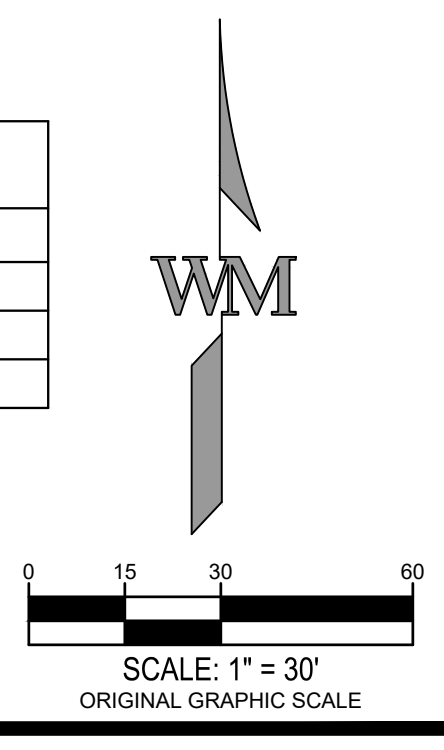
---	PROPERTY LINE
- - -	HYDROLOGY BOUNDARY
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	PROPOSED STORM LINE
---	EXISTING STORM LINE
□	PROPOSED STORM INLET
○	PROPOSED STORM DRAIN MANHOLE
○	PROPOSED DRY WELL
*	PERVIOUS AREA

CONSTRUCTION NOTES

#	DESCRIPTION
P	PROTECT ITEM IN PLACE
GRADING CONSTRUCTION NOTES	
SD	INSTALL DRY WELL AND PRETREATMENT PER DETAIL HEREON

LID AREAS

TOTAL SITE AREA	5.37 AC
PERVIOUS AREA	1.09 AC (20.3%)
SUB AREA 1	2.69 AC
SUB AREA 2	2.68 AC



NO.	DATE	REMARKS
1	11/30/2021	PLANNING SUBMITTAL

JOB NO.:	LAX20-0012
PA / PM:	LC
DRAWN BY:	KM
DATE:	10/21/2020
PLOT DATE:	

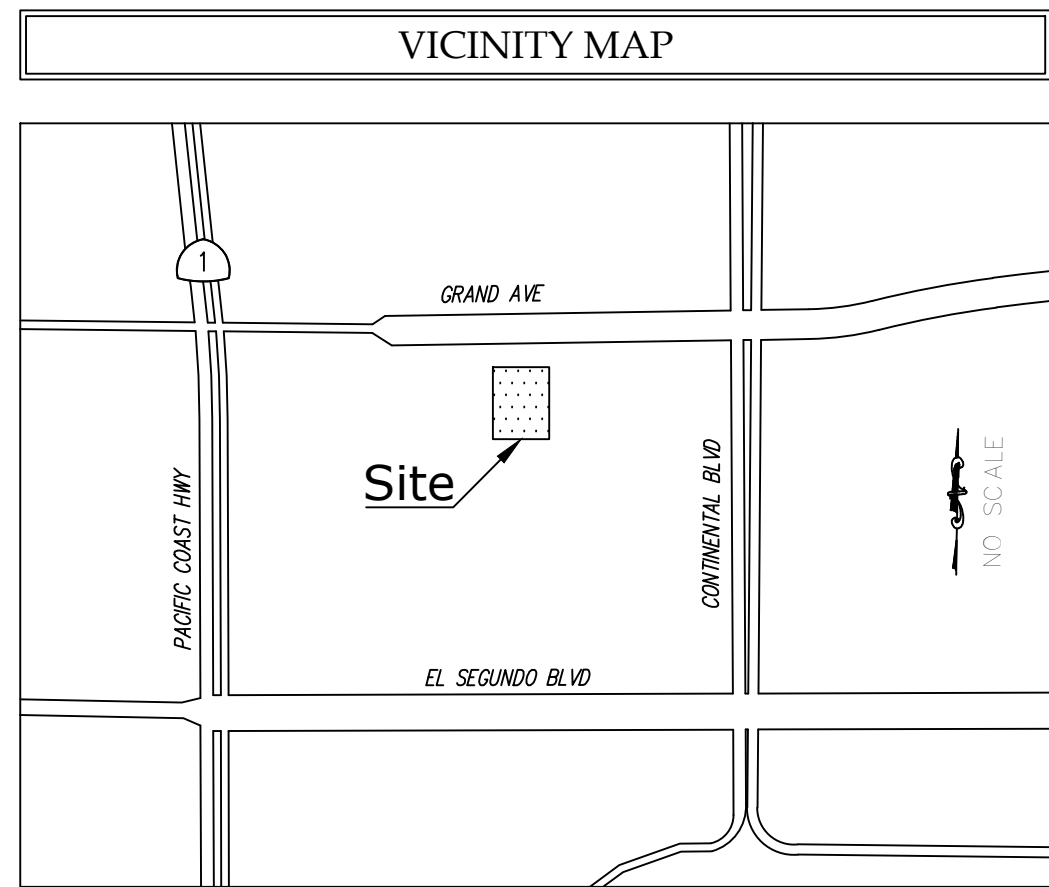
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

TOPOGRAPHIC SURVEY

1960 Grand Ave, El Segundo, CA 90245

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1793244.45'	6442274.39'	107.23'	SET MAGNETIC NAIL
CP3	1793344.97'	6442182.91'	106.04'	SET MAGNETIC NAIL AT EDGE GUTTER
CP28	1793256.81'	6442541.60'	107.50'	SET MAGNETIC NAIL IN CONCRETE DR AT NW COR
CP27	1793147.26'	6442228.18'	110.65'	SET MAGNETIC NAIL IN ACFS AT PARKING LOT
CP28	1792989.74'	6442110.30'	112.36'	SET SCRIBED X AT SW COR OF PARKING STRUCTURE
CP29	1792959.98'	6442302.97'	112.81'	SET MAGNETIC NAIL AT N OF BRIDGE
CP30	1792918.65'	6442318.17'	123.64'	SET SCRIBED X ON TOP OF BRIDGE N SIDE
CP31	1792769.90'	6442318.92'	113.85'	SET MAGNETIC NAIL S OF BRIDGE AT S OF MID SITE
CP41	1792820.12'	6442494.13'	120.14'	SET 60 DOWN
CP42	1792731.15'	6442163.22'	112.54'	SET 1X2 MAGNETIC NAIL
CP44	1793087.96'	6442536.54'	111.53'	SET MAGNETIC NAIL IN ACFS

MON.#	DESCRIPTION
M11	FD. NAIL & TAG "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3
M16	FD. NAIL & TACK CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3
M23	FD. 4 PUN. MARKS ON S.M.H. CITY OF EL SEGUNDO, PER P.W.F.B. 0816-268
M40	FD. 1 1/2" IRON PIPE "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
PARCEL 1 IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 14316, AS PER MAP FILED IN BOOK 159, PAGE 49 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, WATER (AND STEAM) AND OTHER MINERALS, WHETHER SIMILAR TO THOSE SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID LAND, WITH NO RIGHT OR INTEREST OF ANY KIND THEREIN, EXPRESS OR IMPLIED IN THE SURFACE OF SAID LAND, BUT WITH THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO DRILL AND MAINTAIN WELLS AND SUPPORTING WORKS INTO OR THROUGH SAID LAND BELOW A DEPTH OF 500 FEET AND TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SUCH WELLS OR WORKS, OIL, GAS AND OTHER SUBSTANCES OF WHATEVER NATURE INCLUDING THE RIGHT TO PERFORM ANY AND ALL OPERATIONS DEEMED NECESSARY OR CONVENIENT FOR THE EXERCISE OF SAID RIGHT, AS RESERVED BY STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, IN DEED RECORDED JUNE 30, 1969 AS INSTRUMENT NO. 759 IN BOOK D-4419, PAGE 266 OFFICIAL RECORDS.

PARCEL TWO:
PARCEL 2 IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 14316, AS PER MAP FILED IN BOOK 159, PAGE 49 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, WATER (AND STEAM) AND OTHER MINERALS, WHETHER SIMILAR TO THOSE SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID LAND, WITH NO RIGHT OR INTEREST OF ANY KIND THEREIN, EXPRESS OR IMPLIED IN THE SURFACE OF SAID LAND, BUT WITH THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO DRILL AND MAINTAIN WELLS AND SUPPORTING WORKS INTO OR THROUGH SAID LAND BELOW A DEPTH OF 500 FEET AND TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SUCH WELLS OR WORKS, OIL, GAS AND OTHER SUBSTANCES OF WHATEVER NATURE INCLUDING THE RIGHT TO PERFORM ANY AND ALL OPERATIONS DEEMED NECESSARY OR CONVENIENT FOR THE EXERCISE OF SAID RIGHT, AS RESERVED BY STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, IN DEED RECORDED JUNE 30, 1969 AS INSTRUMENT NO. 759 IN BOOK D-4419, PAGE 266 OFFICIAL RECORDS.

SCHEDULE B ITEM

BASED UPON PRO FORMA-CA-FEDP-MP-27506-1-19-30036732, DATED JANUARY 15, 2020 AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

- A. - TAXES (NOT A SURVEY MATTER)
- A-1. - TAXES (NOT A SURVEY MATTER)
- B. - TAXES (NOT A SURVEY MATTER)
- C. - TAXES (NOT A SURVEY MATTER)
- 1. - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS (NOT A SURVEY MATTER)
- 2. - EASEMENT FOR UNDERGROUND ELECTRICAL, SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED NOVEMBER 20, 1986 RECORDED NO. 86-1610330 OFFICIAL RECORDS (PLOTTED HEREON)
- 3. - EASEMENT FOR LAY, CONSTRUCT, RECONSTRUCT, REPLACE, OPERATE, CHANGE THE SIZE OF, INCREASE THE NUMBER OF ANY REMOVE UNDERGROUND PIPE LINES AND APPURTENANCES THEREOF FOR THE TRANSPORTATION OF OIL, PETROLEUM GAS, GASOLINE, WATER OR OTHER SUBSTANCES, AND TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, ADD TO AND REMOVE UNDERGROUND WIRES, CONDUCTORS, CABLES, CONDUITS AND SIMILAR FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES RECORDED JUNE 30, 1969 RECORDED 759 IN BOOK D-4419, PAGE 233 OFFICIAL RECORDS (PLOTTED HEREON)
- 4. - EASEMENT FOR DRAINAGE OF WATER RUN OFF RECORDED MAY 26, 1978 RECORDED 78-569101 OFFICIAL RECORDS (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD)
- 5. - EASEMENT FOR UNDERGROUND ELECTRICAL, SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED JANUARY 30, 1987 RECORDED 87-145573 OFFICIAL RECORDS (PLOTTED HEREON)
- 6. - EASEMENT FOR PUBLIC STREET RECORDED MAY 26, 1987 RECORDED 87-824499 OFFICIAL RECORDS (PLOTTED HEREON)
- 7. - INTENTIONALLY DELETED
- 8. - INTENTIONALLY DELETED
- 9. - INTENTIONALLY DELETED
- 10. - INTENTIONALLY DELETED
- 11. - ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY ALVA/NSP'S LAND TITLE SURVEY:
PROJECT NO. SC0502729
DATED NOVEMBER 25, 2019, LAST REVISED DECEMBER 16, 2019
PREPARED BY BOCK & CLARK CORPORATION, AN NSP COMPANY.
MATTERS SHOWN:
A) AN ENCROACHMENT OF 3' PROPERTY SIGNS INTO AN EASEMENT FOR ELECTRIC UTILITY PURPOSES ALONG THE NORTH BOUNDARY OF THE PROPERTY, SAID EASEMENT RECORDED AS INSTRUMENT NO. 87-145573 OF OFFICIAL RECORDS (ITEM 5).
B) AN ENCROACHMENT OF A BUILDING OVER A PORTION OF AN EASEMENT FOR ELECTRIC UTILITY PURPOSES, SAID EASEMENT RECORDED AS INSTRUMENT NO. 86-1610330 OF OFFICIAL RECORDS (ITEM 2).
- 12. - RIGHT OF THE FOLLOWING LESSEES ONLY, UNDER UNRECORDED LEASES (NOT A SURVEY MATTER)
- 13. - INTENTIONALLY DELETED (NOT A SURVEY MATTER)
- 14. - A DEED OF TRUST (NOT A SURVEY MATTER)

BENCHMARK

CITY OF EL SEGUNDO BENCHMARK NO.: M-28, ELEVATION 102.80 FEET (USGS DATUM 01-01-62 ADJUSTMENT)

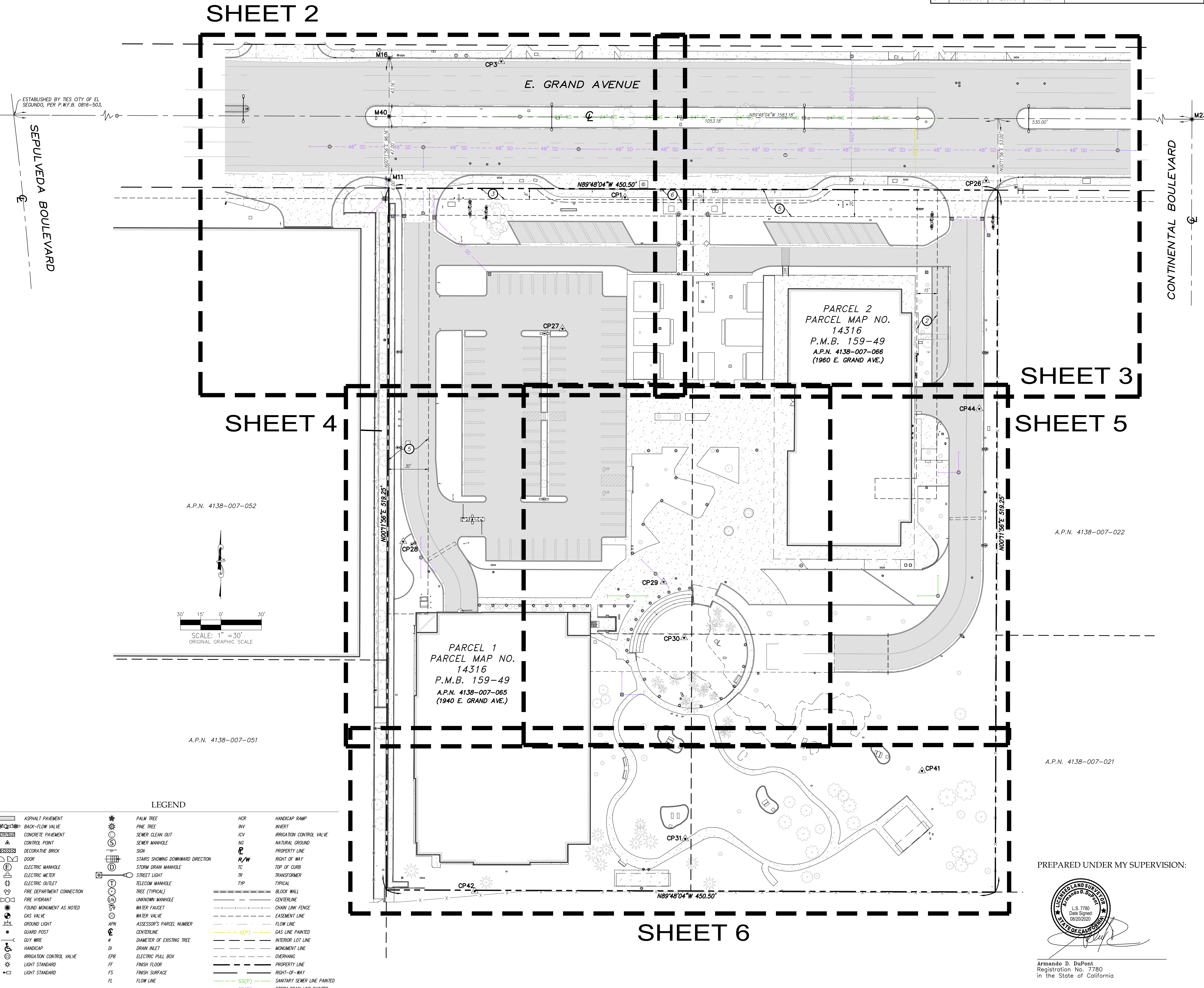
DESCRIPTION:
LEAD & NAIL IN CURB ON SLY CURB GRAND AVE 5' W/E INDIANA (PROD.)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK CONTINUOUS OPERATING REFERENCE STATIONS (CORS.S.):

C.S.R.C. CHS:
NORTHING = 1758263.14' EASTING = 6478620.08'

C.S.R.C. CNP:
NORTHING = 1770801.63' EASTING = 6680408.43'



LEGEND			
[Symbol]	ASPHALT PAVEMENT	[Symbol]	IRIGATION CONTROL VALVE
[Symbol]	BACK-FLOW VALVE	[Symbol]	NATURAL GROUND
[Symbol]	CONCRETE PAVEMENT	[Symbol]	PROPERTY LINE
[Symbol]	CONTROL POINT	[Symbol]	RIGHT OF WAY
[Symbol]	DECORATIVE BRICK	[Symbol]	TOP OF CURB
[Symbol]	DOOR	[Symbol]	TRANSFORMER
[Symbol]	ELECTRIC MANHOLE	[Symbol]	TYPICAL
[Symbol]	ELECTRIC METER	[Symbol]	BLOCK WALL
[Symbol]	ELECTRIC OUTLET	[Symbol]	CENTERLINE
[Symbol]	FIRE DEPARTMENT CONNECTION	[Symbol]	CHAIN LINK FENCE
[Symbol]	FIRE HYDRANT	[Symbol]	EASEMENT LINE
[Symbol]	FOUND MONUMENT AS NOTED	[Symbol]	FLOW LINE
[Symbol]	GAS VALVE	[Symbol]	GAS LINE PAINTED
[Symbol]	GROUND LIGHT	[Symbol]	INTERIOR LOT LINE
[Symbol]	GUARD POST	[Symbol]	MONUMENT LINE
[Symbol]	GUY WIRE	[Symbol]	OVERHANG
[Symbol]	HANDICAP	[Symbol]	PROPERTY LINE
[Symbol]	IRIGATION CONTROL VALVE	[Symbol]	RIGHT-OF-WAY
[Symbol]	LIGHT STANDARD	[Symbol]	SANITARY SEWER LINE PAINTED
[Symbol]	LIGHT STANDARD	[Symbol]	STORM DRAIN LINE PAINTED
[Symbol]	PALM TREE	[Symbol]	HANDICAP RAMP
[Symbol]	PINE TREE	[Symbol]	MURRY
[Symbol]	SCREW CLEAN OUT	[Symbol]	IRRIGATION CONTROL VALVE
[Symbol]	SEWER MANHOLE	[Symbol]	NATURAL GROUND
[Symbol]	SOIL	[Symbol]	PROPERTY LINE
[Symbol]	STAIRS SHOWING DOWNWARD DIRECTION	[Symbol]	RIGHT OF WAY
[Symbol]	STORM DRAIN MANHOLE	[Symbol]	TOP OF CURB
[Symbol]	TELECOM MANHOLE	[Symbol]	TRANSFORMER
[Symbol]	TREE (TYPICAL)	[Symbol]	TYPICAL
[Symbol]	UNKNOWN MANHOLE	[Symbol]	BLOCK WALL
[Symbol]	WATER FAUCET	[Symbol]	CENTERLINE
[Symbol]	WATER VALVE	[Symbol]	CHAIN LINK FENCE
[Symbol]	ASSESSOR'S PARCEL NUMBER	[Symbol]	EASEMENT LINE
[Symbol]	CENTERLINE	[Symbol]	FLOW LINE
[Symbol]	DIAMETER OF EXISTING TREE	[Symbol]	GAS LINE PAINTED
[Symbol]	DRAIN INLET	[Symbol]	INTERIOR LOT LINE
[Symbol]	ELECTRIC PULL BOX	[Symbol]	MONUMENT LINE
[Symbol]	FINISH FLOOR	[Symbol]	OVERHANG
[Symbol]	FINISH SURFACE	[Symbol]	PROPERTY LINE
[Symbol]	FLOW LINE	[Symbol]	RIGHT-OF-WAY
[Symbol]		[Symbol]	SANITARY SEWER LINE PAINTED
[Symbol]		[Symbol]	STORM DRAIN LINE PAINTED

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
1040 Main
Irvine, California 92618
P 949.660.9128
F 949.863.1581

CALVADA
SURVEYING, INC.
1040 Main
Irvine, California 92618
P 949.660.9128
F 949.863.1581

FOR AND ON BEHALF OF
WARE MALCOMB CIVIL ENGINEERING

TOPOGRAPHIC SURVEY
1950 GRAND AVE.
EL SEGUNDO, CA 90245
LOS ANGELES COUNTY

NO.	DATE	REMARKS
1	11/30/2021	PLANNING SUBMITTAL

NO.	DATE	REMARKS

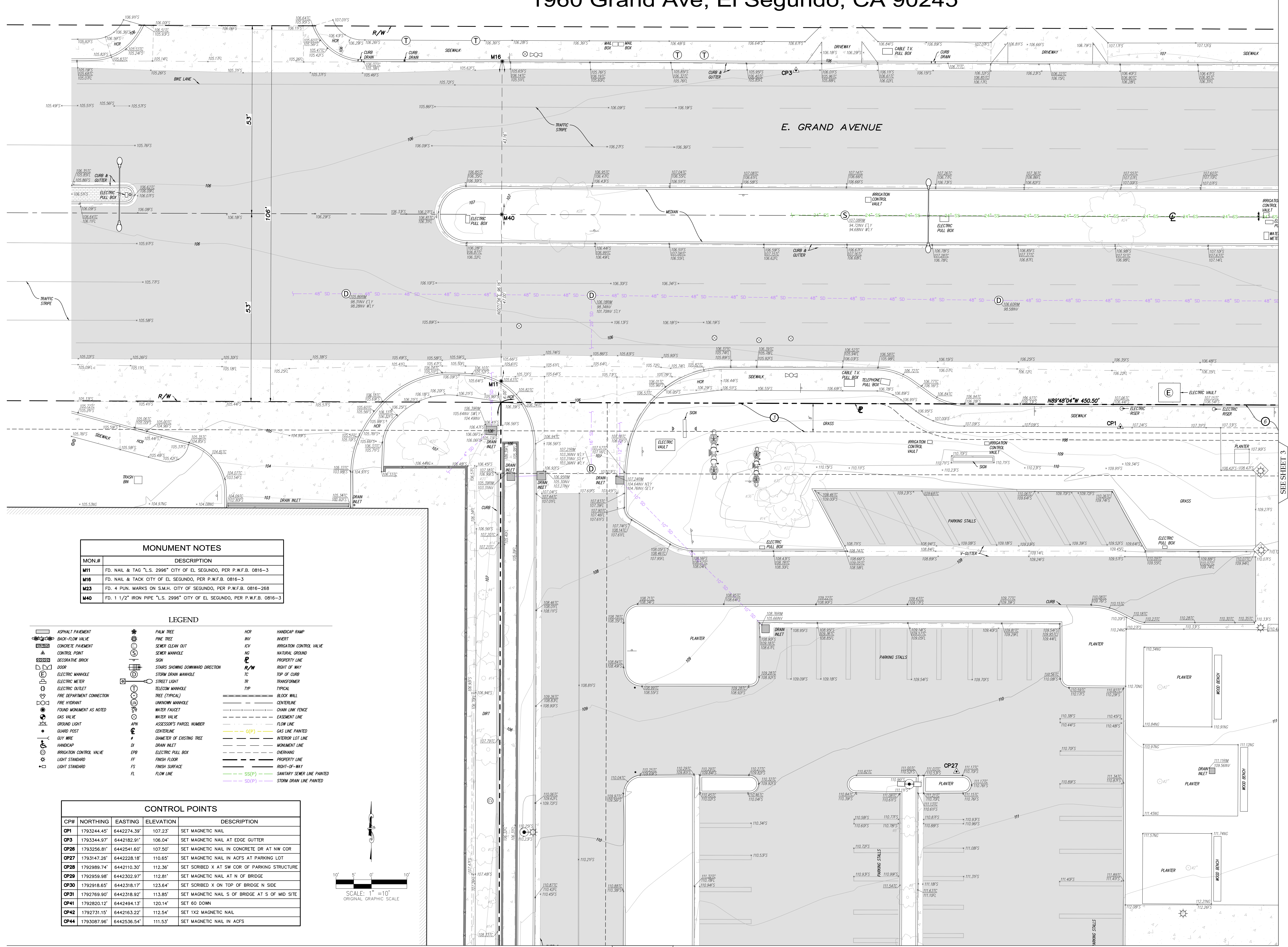
PREPARED UNDER MY SUPERVISION:

[Signature]
Armasado D. DuPont
Registration No. 7780
in the State of California

NO.	DATE	REMARKS

TOPOGRAPHIC SURVEY

1960 Grand Ave, El Segundo, CA 90245

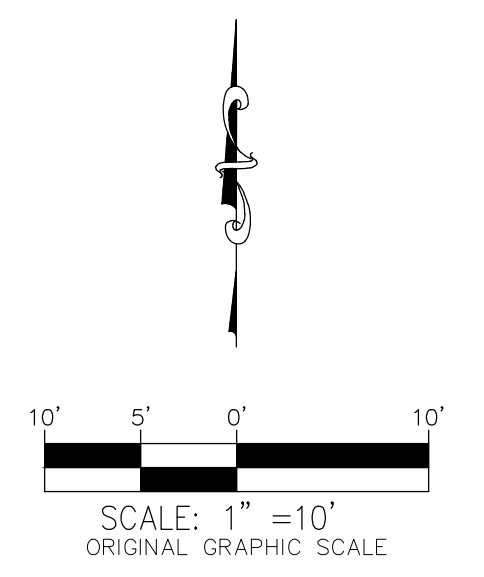


MON.#	DESCRIPTION
M11	FD. NAIL & TAG "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3
M16	FD. NAIL & TAG CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3
M23	FD. 4 PUN. MARKS ON S.M.H. CITY OF SEGUNDO, PER P.W.F.B. 0816-268
M40	FD. 1 1/2" IRON PIPE "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3

LEGEND

- | | | | |
|----------------------------|-----------------------------------|-----|--------------------------|
| ASPHALT PAVEMENT | PALM TREE | HCR | HANDICAP RAMP |
| BACK-FLOW VALVE | PINE TREE | INV | INVERT |
| CONCRETE PAVEMENT | SEWER CLEAN OUT | ICV | IRRIGATION CONTROL VALVE |
| CONTROL POINT | SEWER MANHOLE | NC | NATURAL GROUND |
| DECORATIVE BRICK | SIGN | R/W | PROPERTY LINE |
| DOOR | STAIRS SHOWING DOWNWARD DIRECTION | TC | TOP OF CURB |
| ELECTRIC MANHOLE | STREET LIGHT | TR | TRANSFORMER |
| ELECTRIC METER | STORM DRAIN MANHOLE | TR | TYPICAL |
| ELECTRIC OUTLET | TELECOM MANHOLE | TR | TYPICAL |
| FIRE DEPARTMENT CONNECTION | TREE (TYPICAL) | --- | BLOCK WALL |
| FIRE HYDRANT | UNKNOWN MANHOLE | --- | CENTERLINE |
| FOUND MONUMENT AS NOTED | WATER FAUCET | --- | CHAIN LINK FENCE |
| GAS VALVE | WATER VALVE | --- | EASEMENT LINE |
| GROUND LIGHT | ASSESSOR'S PARCEL NUMBER | --- | FLOW LINE |
| GUARD POST | APN | --- | GAS LINE PAINTED |
| GUY WIRE | CENTERLINE | --- | DRAWER OF EXISTING TREE |
| HANDICAP | DI | --- | DRAIN INLET |
| IRRIGATION CONTROL VALVE | EPB | --- | ELECTRIC PULL BOX |
| LIGHT STANDARD | FF | --- | FINISH FLOOR |
| | FS | --- | FINISH SURFACE |
| | FL | --- | FLOW LINE |
| | | --- | SS(P) |
| | | --- | SD(P) |

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1793244.45'	6442274.39'	107.23'	SET MAGNETIC NAIL
CP3	1793344.97'	6442182.91'	106.04'	SET MAGNETIC NAIL AT EDGE GUTTER
CP26	1793256.81'	6442541.60'	107.50'	SET MAGNETIC NAIL IN CONCRETE DR AT NW COR
CP27	1793147.28'	6442228.18'	110.65'	SET MAGNETIC NAIL IN ACFS AT PARKING LOT
CP28	1792989.74'	6442110.30'	112.36'	SET SCRIBED X AT SW COR OF PARKING STRUCTURE
CP29	1792959.98'	6442302.97'	112.81'	SET MAGNETIC NAIL AT N OF BRIDGE
CP30	1792918.65'	6442318.17'	123.64'	SET SCRIBED X ON TOP OF BRIDGE N SIDE
CP31	1792769.90'	6442318.92'	113.85'	SET MAGNETIC NAIL S OF BRIDGE AT S OF MID SITE
CP41	1792820.12'	6442494.13'	120.14'	SET 60 DOWN
CP42	1792731.15'	6442163.22'	112.54'	SET 1X2 MAGNETIC NAIL
CP44	1793087.96'	6442536.54'	111.53'	SET MAGNETIC NAIL IN ACFS



SEE SHEET 4

WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering
 1040 Main
 Irvine, California 92618
 P 949.863.1281

CALVADA
 surveying, inc.

1040 Main
 Irvine, California 92618
 P 949.863.1281

TOPOGRAPHIC SURVEY
 1950 GRAND AVE.
 EL SEGUNDO, CA 90245
 LOS ANGELES COUNTY

NO.	DATE	REMARKS
1	11/30/2021	PLANNING SUBMITTAL

PROJECT NO. DATE REMARKS

PA / PM: BK
 DRAWN BY: VG
 JOB NO.: 20766

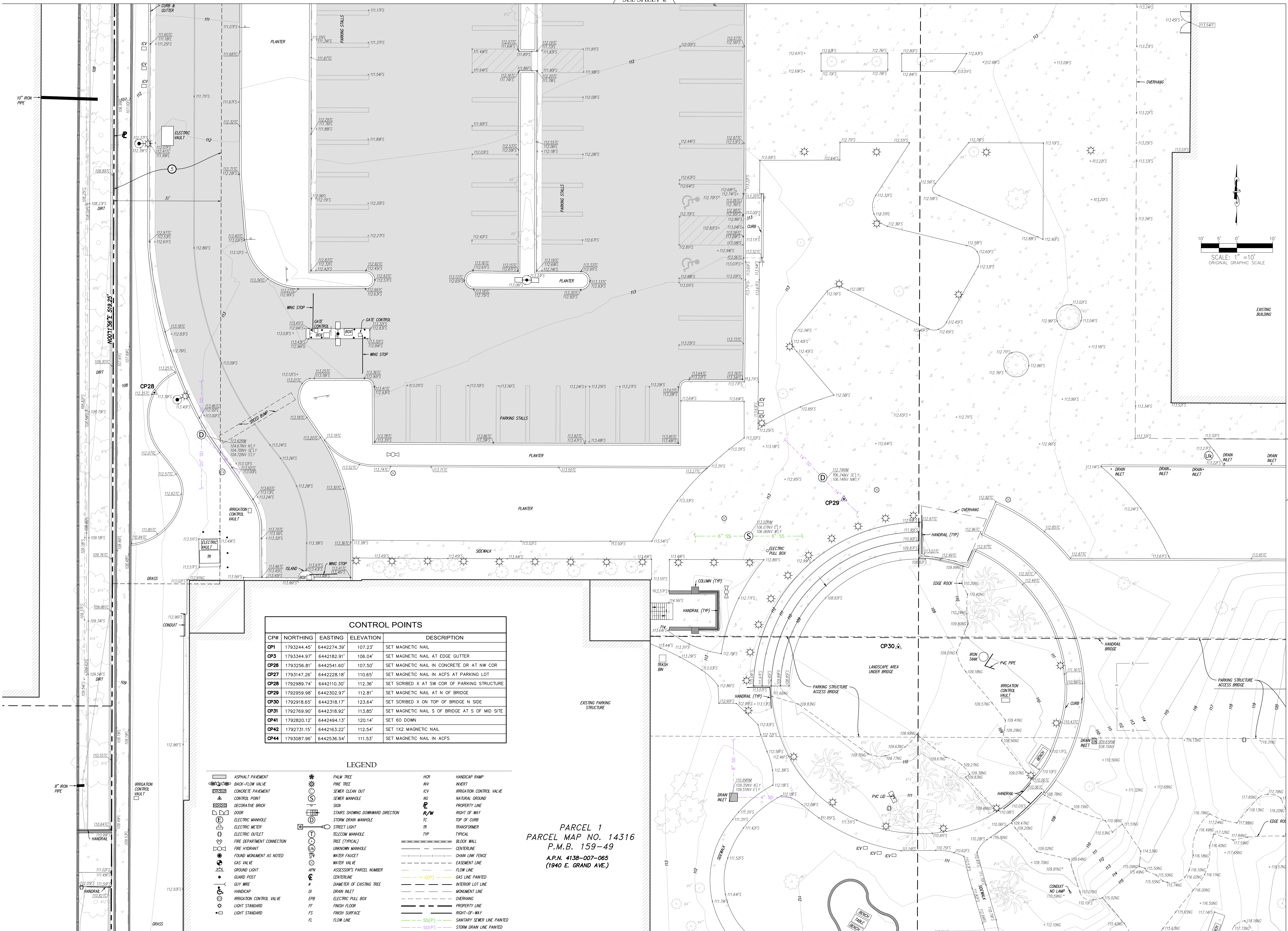
SHEET 2 of 6

MONUMENT NOTES	
MON.#	DESCRIPTION
M11	FD. NAIL & TAG "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3
M16	FD. NAIL & TACK CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3
M23	FD. 4 PUN. MARKS ON S.M.H. CITY OF SEGUNDO, PER P.W.F.B. 0816-268
M40	FD. 1 1/2" IRON PIPE "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3

TOPOGRAPHIC SURVEY

1960 Grand Ave, El Segundo, CA 90245

SEE SHEET 2

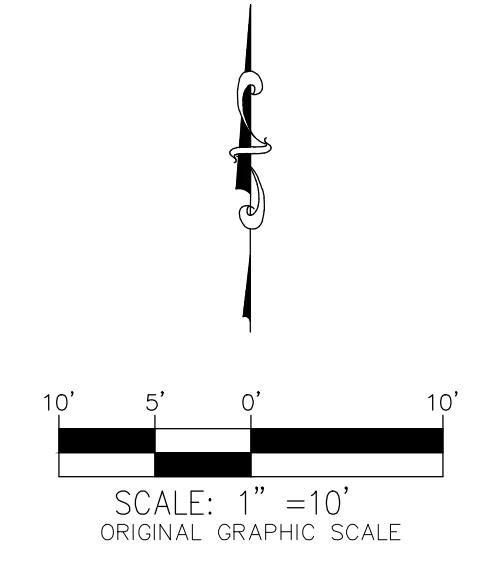


CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1793244.45'	6442274.39'	107.23'	SET MAGNETIC NAIL
CP3	1793344.97'	6442182.91'	106.04'	SET MAGNETIC NAIL AT EDGE GUTTER
CP28	1793256.81'	6442251.60'	107.50'	SET MAGNETIC NAIL IN CONCRETE DR AT NW COR
CP27	1793147.26'	6442228.18'	110.65'	SET MAGNETIC NAIL IN ACFS AT PARKING LOT
CP28	1792989.74'	6442110.30'	112.36'	SET SCRIBED X AT SW COR OF PARKING STRUCTURE
CP29	1792959.98'	6442302.97'	112.81'	SET MAGNETIC NAIL AT N OF BRIDGE
CP30	1792918.65'	6442318.17'	123.64'	SET SCRIBED X ON TOP OF BRIDGE N SIDE
CP31	1792769.90'	6442318.92'	113.85'	SET MAGNETIC NAIL S OF BRIDGE AT S OF MID SITE
CP41	1792820.12'	6442494.13'	120.14'	SET 60 DOWN
CP42	1792731.15'	6442163.22'	112.54'	SET 1X2 MAGNETIC NAIL
CP44	1793087.96'	6442536.54'	111.53'	SET MAGNETIC NAIL IN ACFS

LEGEND	
	ASPHALT PAVEMENT
	BACK-FLOW VALVE
	CONCRETE PAVEMENT
	CONTROL POINT
	DECORATIVE BRICK
	DOOR
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC OUTLET
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FOUND MONUMENT AS NOTED
	GAS VALVE
	GROUND LIGHT
	GUARD POST
	GUY WIRE
	HANDICAP
	IRRIGATION CONTROL VALVE
	LIGHT STANDARD
	PALM TREE
	PINE TREE
	SEWER CLEAN OUT
	SEWER MANHOLE
	SIGN
	STARS SHOWING DOWNWARD DIRECTION
	STORM DRAIN MANHOLE
	STREET LIGHT
	TREE (TYPICAL)
	UNKNOWN MANHOLE
	WATER FAUCET
	WATER VALVE
	ASSESSOR'S PARCEL NUMBER
	CENTERLINE
	DIAMETER OF EXISTING TREE
	DRAIN INLET
	ELECTRIC PULL BOX
	EPB
	FF
	FS
	FL
	HANDICAP RAMP
	INVERT
	IRRIGATION CONTROL VALVE
	NATIONAL GROUND
	PROPERTY LINE
	RIGHT OF WAY
	TOP OF CURB
	TRANSFORMER
	TYPICAL
	BLOCK WALL
	CENTERLINE
	CHAIN LINK FENCE
	EASEMENT LINE
	FLOW LINE
	GAS LINE PAINTED
	INTERIOR LOT LINE
	MONUMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	SANITARY SEWER LINE PAINTED
	SS(P)
	SD(P)
	STORM DRAIN LINE PAINTED

PARCEL 1
 PARCEL MAP NO. 14316
 P.M.B. 159-49
 A.P.N. 4138-007-065
 (1940 E. GRAND AVE.)

SEE SHEET 6



WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering
 1040 Main
 Irvine, California 92618
 P 949.863.1581

CALVADA
 surveying, inc.
 1040 Main
 Irvine, California 92618
 P 949.863.1581

FOR AND ON BEHALF OF
 WARE MALCOMB CIVIL ENGINEERING

TOPOGRAPHIC SURVEY
 1950 GRAND AVE.
 EL SEGUNDO, CA 90245
 LOS ANGELES COUNTY

PROJECT	
NO.	DATE
1	11/30/2021
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

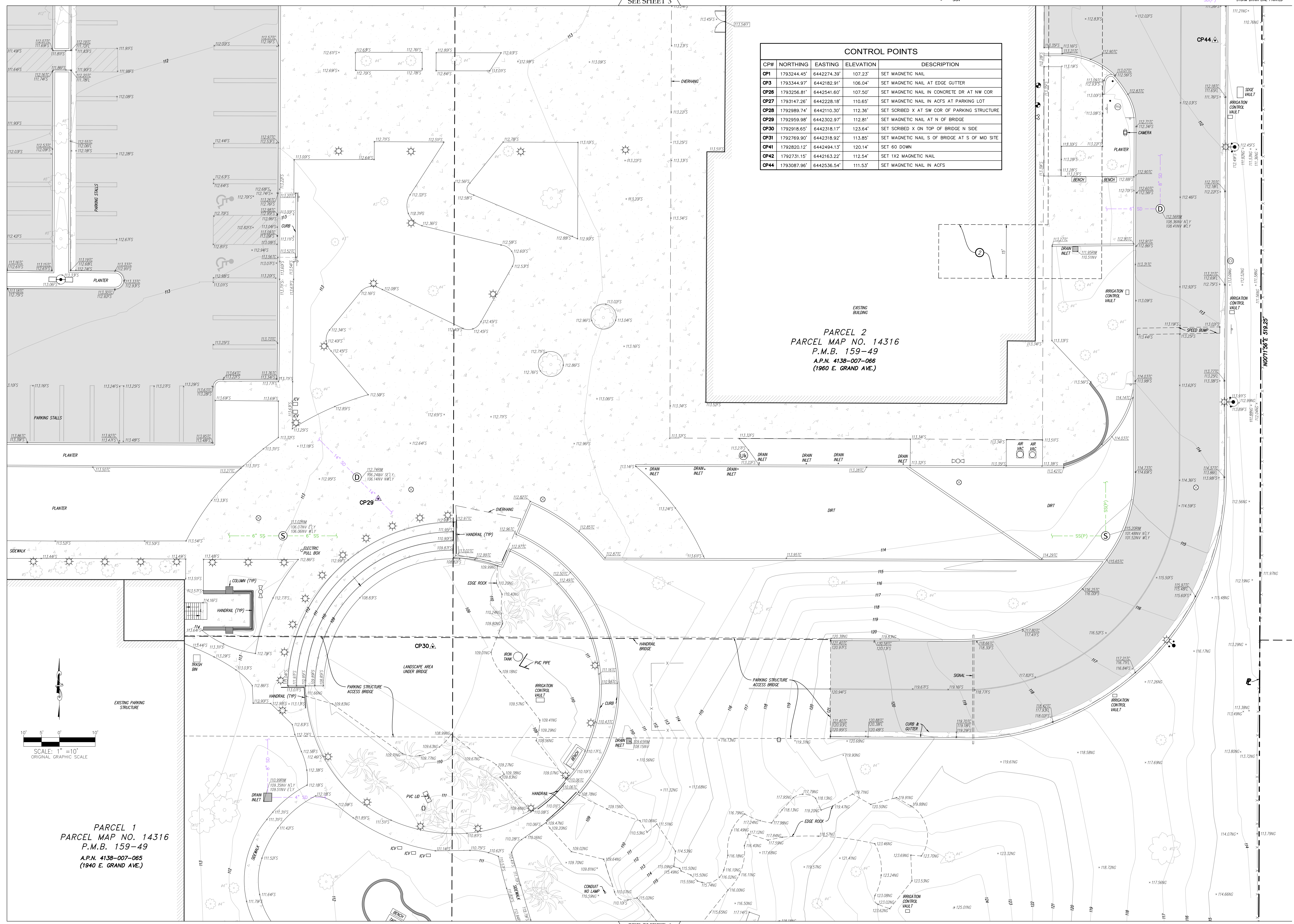
TOPOGRAPHIC SURVEY

1960 Grand Ave, El Segundo, CA 90245

MON.#	DESCRIPTION
M11	FD. NAIL & TAG "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3
M16	FD. NAIL & TAG CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3
M23	FD. & PUN. MARKS ON S.M.H. CITY OF SEGUNDO, PER P.W.F.B. 0816-268
M40	FD. 1 1/2" IRON PIPE "L.S. 2996" CITY OF EL SEGUNDO, PER P.W.F.B. 0816-3

LEGEND	
	ASPHALT PAVEMENT
	BACK-FLOW VALVE
	CONCRETE PAVEMENT
	CONTROL POINT
	DECORATIVE BRICK
	DOOR
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC OUTLET
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FOUND MONUMENT AS NOTED
	GAS VALVE
	GROUND LIGHT
	GUARD POST
	CUI WIRE
	HANDICAP
	IRRIGATION CONTROL VALVE
	LIGHT STANDARD
	LIGHT STANDARD
	PALM TREE
	SEWER CLEAN OUT
	SEWER MANHOLE
	SIGN
	STARS SHOWING DOWNWARD DIRECTION
	STORM DRAIN MANHOLE
	STREET LIGHT
	TELESCOPE MANHOLE
	TREE (TYPICAL)
	UNKNOWN MANHOLE
	WATER FAUCET
	WATER VALVE
	ASSESSOR'S PARCEL NUMBER
	CENTERLINE
	DIAMETER OF EXISTING TREE
	DRAIN INLET
	ELECTRIC PULL BOX
	FINISH FLOOR
	FINISH SURFACE
	FLOW LINE
	HANDICAP RAMP
	INVERT
	IRRIGATION CONTROL VALVE
	NATURAL GROUND
	OVERHANG
	PROPERTY LINE
	RIGHT-OF-WAY
	TOP OF CURB
	TRANSFORMER
	TYPICAL
	BLOCK WALL
	CENTERLINE
	DRAIN LINE FENCE
	FLOW LINE
	GAS LINE PAINTED
	INTERIOR LOT LINE
	MONUMENT LINE
	OVERHANG
	PROPERTY LINE
	RIGHT-OF-WAY
	SANITARY SEWER LINE PAINTED
	STORM DRAIN LINE PAINTED

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1793244.45'	6442274.39'	107.23'	SET MAGNETIC NAIL
CP3	1793344.97'	6442182.91'	106.04'	SET MAGNETIC NAIL AT EDGE GUTTER
CP26	1793256.81'	6442541.60'	107.50'	SET MAGNETIC NAIL IN CONCRETE DR AT NW COR
CP27	1793147.26'	6442228.18'	110.65'	SET MAGNETIC NAIL IN ACFS AT PARKING LOT
CP28	1792989.74'	6442110.30'	112.36'	SET SCRIBED X AT SW COR OF BRIDGE STRUCTURE
CP29	1792959.98'	6442302.97'	112.81'	SET MAGNETIC NAIL AT N OF BRIDGE
CP30	1792918.65'	6442318.17'	123.64'	SET SCRIBED X ON TOP OF BRIDGE N SIDE
CP31	1792769.90'	6442318.92'	113.85'	SET MAGNETIC NAIL S OF BRIDGE AT S OF MID SITE
CP41	1792820.12'	6442494.13'	120.14'	SET 60 DOWN
CP42	1792731.15'	6442163.22'	112.54'	SET 1X2 MAGNETIC NAIL
CP44	1793087.96'	6442536.54'	111.53'	SET MAGNETIC NAIL IN ACFS



WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering
 1040 Main St
 Irvine, CA 92614
 P 949.460.9128
 F 949.863.1581

CALVADA
 SURVEYING, INC.
 1040 Main St
 Irvine, CA 92614
 P 949.251.2746
 F 949.251.2746
 www.calvada.com

FOR AND ON BEHALF OF
 WARE MALCOMB CIVIL ENGINEERING

TOPOGRAPHIC SURVEY
 1950 GRAND AVE.
 EL SEGUNDO, CA 90245
 LOS ANGELES COUNTY

PROJECT

NO.	DATE	REMARKS
1	11/30/2021	PLANNING SUBMITTAL

PA / PM: BK
 DRAWN BY: VG
 JOB NO.: 20766

SHEET
5
 Sheet 5 of 6

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

1950 GRAND

100% SD LANDSCAPE SET

LRM

LANDSCAPE ARCHITECTURE | URBAN DESIGN

LRMLTD.COM CA FLA 4326

SHEET INDEX

SHEET NUMBER	TITLE
L0.0	COVER SHEET/CITY REFERENCE PLAN
L0.1	CITY REFERENCE PLAN
L0.2	TREE DISPOSITION PLAN
L1.0	L1 CONSTRUCTION PLAN
L1.1	L3 CONSTRUCTION PLAN
L1.2	L1 CONSTRUCTION ENLARGEMENT PLAN
L1.3	L1 CONSTRUCTION ENLARGEMENT PLAN
L2.0	CONSTRUCTION DETAILS
L2.1	CONSTRUCTION DETAILS
L2.2	CONSTRUCTION DETAILS
L2.3	CONSTRUCTION DETAILS
L2.4	CONSTRUCTION DETAILS
L2.5	CONSTRUCTION DETAILS
L3.0	L1 PLANTING PLAN
L3.1	L3 PLANTING PLAN
L3.2	PLANT PALETTE

MIN. 5'-0" AWAY FROM PERIMETER OF BUILDING ON ALL SIDES, TYP.

LANDSCAPE REQUIREMENTS

TOTAL LANDSCAPE (OPEN) AREA

1950 PARCEL:	63,166 SF
1960 PARCEL:	73,351 SF
TOTAL:	136,517 SF

VEHICULAR USE AREA (VUA)

REQUIREMENTS: PROVIDE (1) TREE FOR EVERY (3,000) SQUARE FEET AND LANDSCAPE AREAS TO COVER FIVE PERCENT (5%) OF THE VUA

VUA (BOTH PARCELS):	8,591 SF
LANDSCAPE AREA PROVIDED:	2,472 SF (29%)

TREES REQUIRED:	3
TREES PROVIDED:	13 (# V1-V13)

BUILDING PERIMETER

REQUIREMENTS: A MINIMUM HORIZONTAL DEPTH OF (5') OF LANDSCAPE SHALL BE PROVIDED AROUND THE BUILDING

PROVIDED: LANDSCAPE MATERIALS ARE PROVIDED A MINIMUM OF (5') AROUND THE PERIMETER OF THE BUILDING. (REFER TO THIS SHEET FOR LANDSCAPE AREA)

PLANT SIZING CALCULATIONS

REQUIREMENTS: AT LEAST 20% OF THE TREES MUST BE 36" BOX OR LARGER, AT LEAST 30% MUST BE 24" BOX SIZE OR LARGER, AND THE REMAINING 50% MUST BE 15 GALLON SIZE OR LARGER.

TOTAL TREES	74	
36" BOX TREES	MIN % REQ	% PROVIDED
OR LARGER (61 TOTAL)	20%	82%
24" BOX TREES	30%	18%
OR LARGER (13 TOTAL)		
15 GALLON TREES	50%	-
OR LARGER (0 TOTAL)		

REQUIREMENTS: SHRUBS MUST BE PLANTED FROM A MINIMUM FIVE (5) GALLON SIZE CONTAINER. ONE GALLON SIZE CONTAINERS MAY BE ALLOWED FOR SHRUBS THAT ARE NOT COMMONLY AVAILABLE IN FIVE (5) GALLON SIZE CONTAINERS, SUBJECT TO APPROVAL BY THE DIRECTOR OF PLANNING AND BUILDING SAFETY.

PROPERTY PERIMETER

REQUIREMENTS: PROVIDE (1) TREE FOR EVERY (25') OF STREET FRONTAGE

STREET FRONTAGE:	451 LF = 19 TREES REQ'D
TREES PROVIDED:	19 (# P1-P19)

LEGEND

	PROPERTY LINE
	SETBACK LINE
	VUA LANDSCAPE AREA

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

3/64" = 1'-0"



COVER SHEET / CITY REFERENCE PLAN

1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
09.30.2020

SHEET
L0.0

REV	DATE	DESCRIPTION
A	3/17/21	PLANNING RESUBMITTAL
B	4/7/21	PLANNING RESUBMITTAL

GRAND STAIR.
 15-2-7D1, HELD 5 FEET FROM PL, THOUGH THEY COULD ENCROACH ANOTHER TWO FEET

12" HT TERRACED RETAINING WALLS
 15-2-4 3. A Retaining Wall Located In Any Required Setback, As Depicted In Subsection E, Figures 3a And 3b Of This Section, MAY RETAIN A MAXIMUM OF THREE FEET (3') OF FILL. The Height Of The Retaining Wall Built To Retain The Fill Is Considered As Contributing To The Permissible Height Of A Fence Or Wall.

In A Required Front Setback, A Six Inch (6") Wall Or Fence May Be Erected On Top Of A Wall Which Retains A Maximum Of Three Feet (3'). No Open Work Fence, Above The Maximum FORTY TWO INCH (42") TOTAL HEIGHT, IS ALLOWED IN THE FRONT SETBACK.

TRELLIS ELEMENT, ENCROACHES 2' INTO THE REQUIRED SETBACK BUT DOES NOT REDUCE THE SETBACK TO LESS THAN 3' IN WIDTH.

15-2-7: ENCROACHMENTS:
 Encroachments are subject to the following provisions in the indicated zones:
 A. All Zones: "ARCHITECTURAL LANDSCAPE FEATURES" as defined in section 15-1-6 of this title may encroach into setbacks as specified in section 15-2-14 of this chapter. In all zones, every required yard must be open and unobstructed from the ground up, EXCEPT THE FOLLOWING INTRUSIONS MAY PROJECT TWO FEET (2') INTO REQUIRED YARDS, PROVIDED THE REQUIRED YARD CANNOT BE REDUCED TO LESS THAN THREE FEET (3') IN WIDTH:.

FIREPLACE (4'WIDTH) ENCROACHES INTO THE REQUIRED SETBACK BUT DOES NOT REDUCE THE SETBACK TO LESS THAN 3' IN WIDTH.

15-2-7: ENCROACHMENTS:
 Encroachments are subject to the following provisions in the indicated zones:
 A. All Zones: "ARCHITECTURAL LANDSCAPE FEATURES" as defined in section 15-1-6 of this title may encroach into setbacks as specified in section 15-2-14 of this chapter. In all zones, every required yard must be open and unobstructed from the ground up, EXCEPT THE FOLLOWING INTRUSIONS MAY PROJECT TWO FEET (2') INTO REQUIRED YARDS, PROVIDED THE REQUIRED YARD CANNOT BE REDUCED TO LESS THAN THREE FEET (3') IN WIDTH:.
 3. FIREPLACE STRUCTURES NOT WIDER THAN EIGHT FEET (8') MEASURED IN THE GENERAL DIRECTION OF THE WALL OF WHICH IT IS A PART;

Drivable Grass with Drivable Turf Infill

24" HT PLANTER WALLS
 15-2-4 3. A Retaining Wall Located In Any Required Setback, As Depicted In Subsection E, Figures 3a And 3b Of This Section, MAY RETAIN A MAXIMUM OF THREE FEET (3') OF FILL. The Height Of The Retaining Wall Built To Retain The Fill Is Considered As Contributing To The Permissible Height Of A Fence Or Wall.

42" HT PLANTER WALLS

15-2-7: ENCROACHMENTS:
 Encroachments are subject to the following provisions in the indicated zones:
 A. All Zones: "ARCHITECTURAL LANDSCAPE FEATURES" as defined in section 15-1-6 of this title may encroach into setbacks as specified in section 15-2-14 of this chapter. In all zones, every required yard must be open and unobstructed from the ground up, EXCEPT THE FOLLOWING INTRUSIONS MAY PROJECT TWO FEET (2') INTO REQUIRED YARDS, PROVIDED THE REQUIRED YARD CANNOT BE REDUCED TO LESS THAN THREE FEET (3') IN WIDTH:.
 4. PLANTING BOXES OR MASONRY PLANTERS NOT EXCEEDING FORTY TWO INCHES (42") IN HEIGHT



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

CITY REFERENCE PLAN

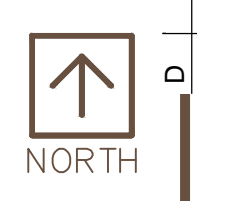
1950 GRAND
 El Segundo, California

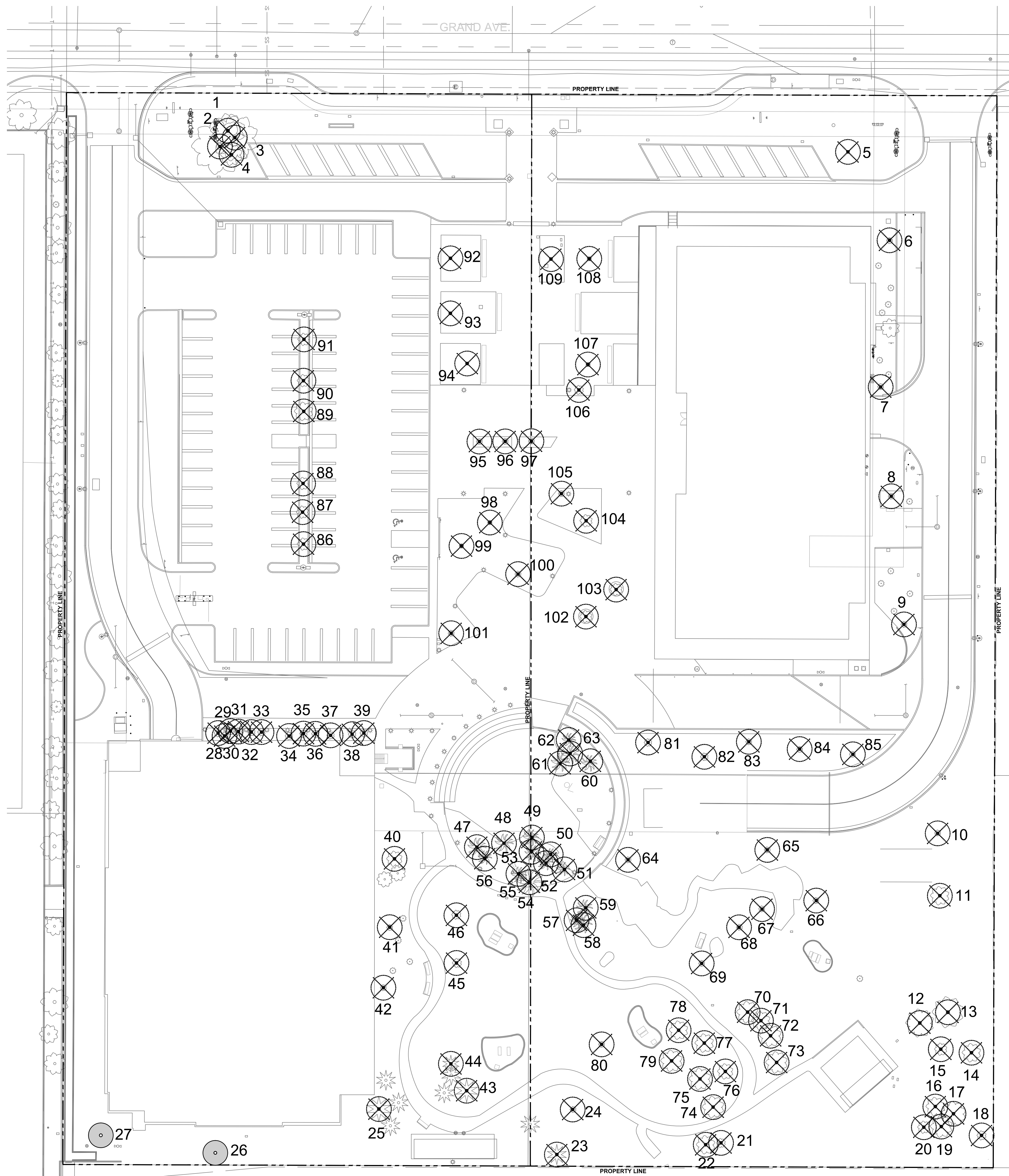
WARE MALCOMB

LAX20-0012-00
 04.07.2021

SHEET
 L0.1

PLANNING SUBMITTAL
 11/30/2021





PLANT LEGEND - TREES

NOTE	QTY
EXISTING TREE TO BE REMOVED	107
EXISTING TREE TO REMAIN	2

SUMMARY:

PROTECTED TREES - 0
 TOTAL NO. OF ONSITE TREES - 109
 TOTAL NO. OF OFFSITE TREES (STREET TREES) - 0
 TOTAL TREES (BOTH ON SITE AND OFFSITE) - 109

TREE #	SPECIES NAME	COMMON NAME	REMOVE Y/N
1	EUCALYPTUS SP.	EUCALYPTUS	Y
2	EUCALYPTUS SP.	EUCALYPTUS	Y
3	EUCALYPTUS SP.	EUCALYPTUS	Y
4	EUCALYPTUS SP.	EUCALYPTUS	Y
5	EUCALYPTUS SP.	EUCALYPTUS	Y
6	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
7	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
8	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
9	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
10	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
11	EUCALYPTUS SP.	EUCALYPTUS	Y
12	EUCALYPTUS SP.	EUCALYPTUS	Y
13	EUCALYPTUS SP.	EUCALYPTUS	Y
14	EUCALYPTUS SP.	EUCALYPTUS	Y
15	EUCALYPTUS SP.	EUCALYPTUS	Y
16	EUCALYPTUS SP.	EUCALYPTUS	Y
17	EUCALYPTUS SP.	EUCALYPTUS	Y
18	EUCALYPTUS SP.	EUCALYPTUS	Y
19	EUCALYPTUS SP.	EUCALYPTUS	Y
20	EUCALYPTUS SP.	EUCALYPTUS	Y
21	EUCALYPTUS SP.	EUCALYPTUS	Y
22	EUCALYPTUS SP.	EUCALYPTUS	Y
23	PINUS CANARIENSIS	CANARY ISLAND PINE	Y
24	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
25	PINUS CANARIENSIS	CANARY ISLAND PINE	Y
26	PINUS CANARIENSIS	CANARY ISLAND PINE	N
27	PINUS CANARIENSIS	CANARY ISLAND PINE	N
28	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
29	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
30	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
31	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
32	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
33	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
34	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
35	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
36	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
37	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
38	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
39	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
40	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
41	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
42	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	Y
43	PINUS CANARIENSIS	CANARY ISLAND PINE	Y
44	PINUS CANARIENSIS	CANARY ISLAND PINE	Y
45	PIRUS KAWAKAMI	EVERGREEN PEAR	Y
46	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	Y
47	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
48	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
49	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
50	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
51	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
52	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
53	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
54	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
55	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
56	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
57	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
58	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
59	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
60	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
61	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
62	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
63	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	Y
64	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
65	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
66	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
67	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
68	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
69	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
70	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	Y
71	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	Y
72	EUCALYPTUS SP.	EUCALYPTUS	Y
73	EUCALYPTUS SP.	EUCALYPTUS	Y
74	EUCALYPTUS SP.	EUCALYPTUS	Y
75	EUCALYPTUS SP.	EUCALYPTUS	Y
76	EUCALYPTUS SP.	EUCALYPTUS	Y
77	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	Y
78	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	Y
79	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	Y
80	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
81	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
82	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
83	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
84	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
85	ERYTHRINA CAFFRA	COAST CORAL TREE	Y
86	CUPANOPSIS ANACARDIOIDES	CARROTWOOD	Y
87	CUPANOPSIS ANACARDIOIDES	CARROTWOOD	Y
88	CUPANOPSIS ANACARDIOIDES	CARROTWOOD	Y
89	CUPANOPSIS ANACARDIOIDES	CARROTWOOD	Y
90	CUPANOPSIS ANACARDIOIDES	CARROTWOOD	Y
91	CUPANOPSIS ANACARDIOIDES	CARROTWOOD	Y
92	PARKINSONIA FLORIDA	PALO VERDE SP.	Y
93	PARKINSONIA FLORIDA	PALO VERDE SP.	Y
94	PARKINSONIA FLORIDA	PALO VERDE SP.	Y
95	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
96	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
97	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
98	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
99	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
100	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
101	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
102	TIPUJANA TIPU	TIPU TREE	Y
103	TIPUJANA TIPU	TIPU TREE	Y
104	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
105	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	Y
106	LIRIODENDRON TULIPIFERA	TULIP TREE	Y
107	PARKINSONIA FLORIDA	PALO VERDE SP.	Y
108	PARKINSONIA FLORIDA	PALO VERDE SP.	Y
109	PARKINSONIA FLORIDA	PALO VERDE SP.	Y



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

3/64" = 1' - 0"

TREE DISPOSITION PLAN

1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
09.30.2020

SHEET
L.O.2

11/30/2021 PLANNING SUBMITTAL

REVISIONS

REV	DATE	DESCRIPTION
△	3/17/21	PLANNING RESUBMITTAL

PAVING SCHEDULE

SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
PV01	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: DAVIS PALOMINO FINISH: TO MATCH GRACE INDUSTRIES TOP CAST #5 (LIGHT RETARDANT FINISH)
PV02	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: DAVIS COBLESTONE FINISH: TO MATCH GRACE INDUSTRIES TOP CAST #5 (LIGHT RETARDANT FINISH)
PV03	PRECAST PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP. PORTERO PATTERN WITH BLEND OF STANDARD COLOR 65% MISSION WHITE AND 35% FRENCH GRAY MORTAR SET OVER CONCRETE RAT SLAB
PV04	WOOD DECKING	1X6 IPE WOOD TIMBERS	COLOR: NATURAL FINISH-PENOFIN IPE OILED FINISH. WAX ALL ENDS. INSTALL WITH SS DECKING SCREWS OVER PT DOUGLAS FIR FRAMING SYSTEM. ON-GRADE CONDITION, INSTALL OVER CONCRETE RAT SLAB
PV05	FIRE LANE PAVING	SOIL RETENTION PLANTABLE CONCRETE SOLUTIONS	MODEL: DRIVABLE GRASS WITH DRIVABLE TURF INFILL OPTION
PV06	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: NATURAL GREY FINISH: TO MATCH CITY OF EL SEGUNDO STANDARDS
PV07	PEDESTAL PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP. QS-30PV FRENCH GRAY SET ON PEDESTALS OVERSTRUCTURE
PV08	PRECAST PEDESTAL PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP. PORTERO PATTERN WITH BLEND OF STANDARD COLOR 65% MISSION WHITE AND 35% FRENCH GRAY PEDESTAL SET OVER CONCRETE STRUCTURAL SLAB
PV09	DECOMPOSED GRANITE PAVING	2" MINUS PEWTER GREY DECOMPOSED GRANITE	PROVIDE SAMPLES FOR APPROVAL

WALL SCHEDULE - GRADE

SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
W01	PLANTER WALL/RETAINING WALL	CAST IN PLACE CONCRETE	CAST IN PLACE CONCRETE. DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH. SEE PLANS FOR WALL CONDITIONS AND HEIGHTS
W02	SEAT WALL	CAST IN PLACE CONCRETE	18" HIGH X 24" WIDE CAST-IN-PLACE CONCRETE SEAT WALL W/ SMOOTH FRP FINISH. COLOR TO MATCH ADJACENT PAVING
W03	ENTRY WALL	CMU	30" HIGH X 60" WIDE CONCRETE MASONRY UNIT WALL FINISH TO MATCH ADJACENT ENTRY FIREPLACE STRUCTURE
W04	PATIO ENCLOSURE	WOOD	42" HIGH WOOD PATIO ENCLOSURE COLOR: STAINED OR PAINTED BLACK
W05	UTILITY SCREEN WALL	CAST IN PLACE CONCRETE	5'-0" HIGH 8" WIDE CAST IN PLACE CONCRETE. DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH.
W06	STAIRS	CAST IN PLACE CONCRETE	CAST-IN-PLACE CONCRETE STAIRS W/ BRUSHED STAINLESS STEEL HANDRAILS, TYP. SEE PLANS FOR RISER AMOUNT & TREAD DEPTH.
W09	STEPPED WOOD SEATING	C.I.P. CONCRETE WOOD	CAST-IN-PLACE CONCRETE SEAT WALL W/ RECLAIMED WOOD SLATS TO MATCH ADJACENT WOOD DECKING

AMENITY SCHEDULE

SYMBOL	ITEM/DESCRIPTION	MANUF	COLOR/FINISH/MODEL
AM01	FIREPLACE		BUILT-IN CMU CONSTRUCTION W/ SMOOTH STUCCO PLASTER FINISH. NATURAL GAS CONNECTION. PROVIDE EMERGENCY SHUT OFF SWITCH, 4 HR DIGITAL COUNTDOWN TIMER, AND ELECTRICAL CONNECTION (120V)
AM02	BIKE RACK	LANDSCAPE FORMS	MODEL: FGP COLOR/FINISH: ANODIZED ALUMINUM QTY: 17



GRAND AVE. ENTRY STEPS AND WALLS

LEGEND

- PROPERTY LINE
- SETBACK LINE

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

3/64" = 1'-0"

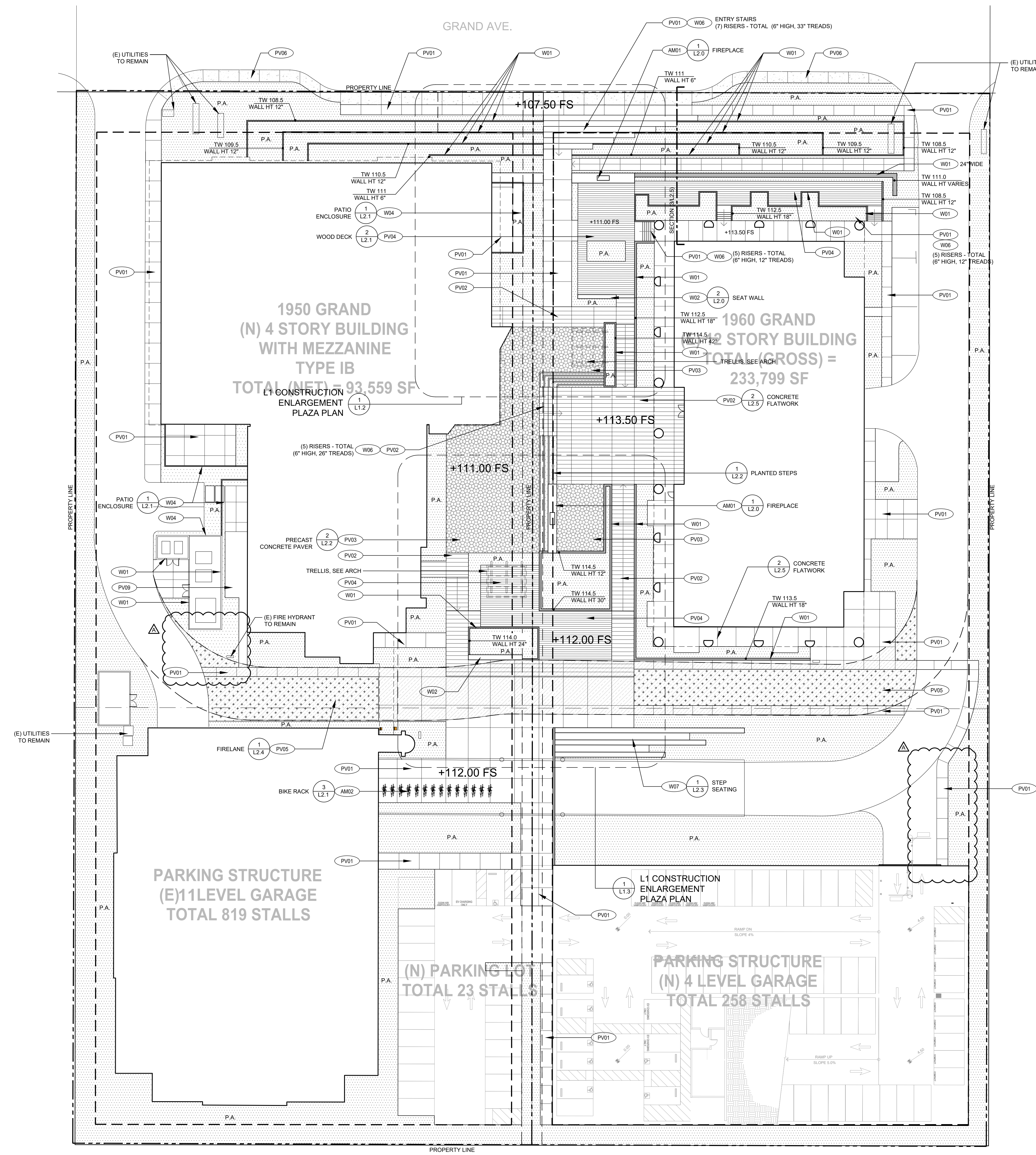
L1 CONSTRUCTION PLAN

1950 GRAND
El Segundo, California

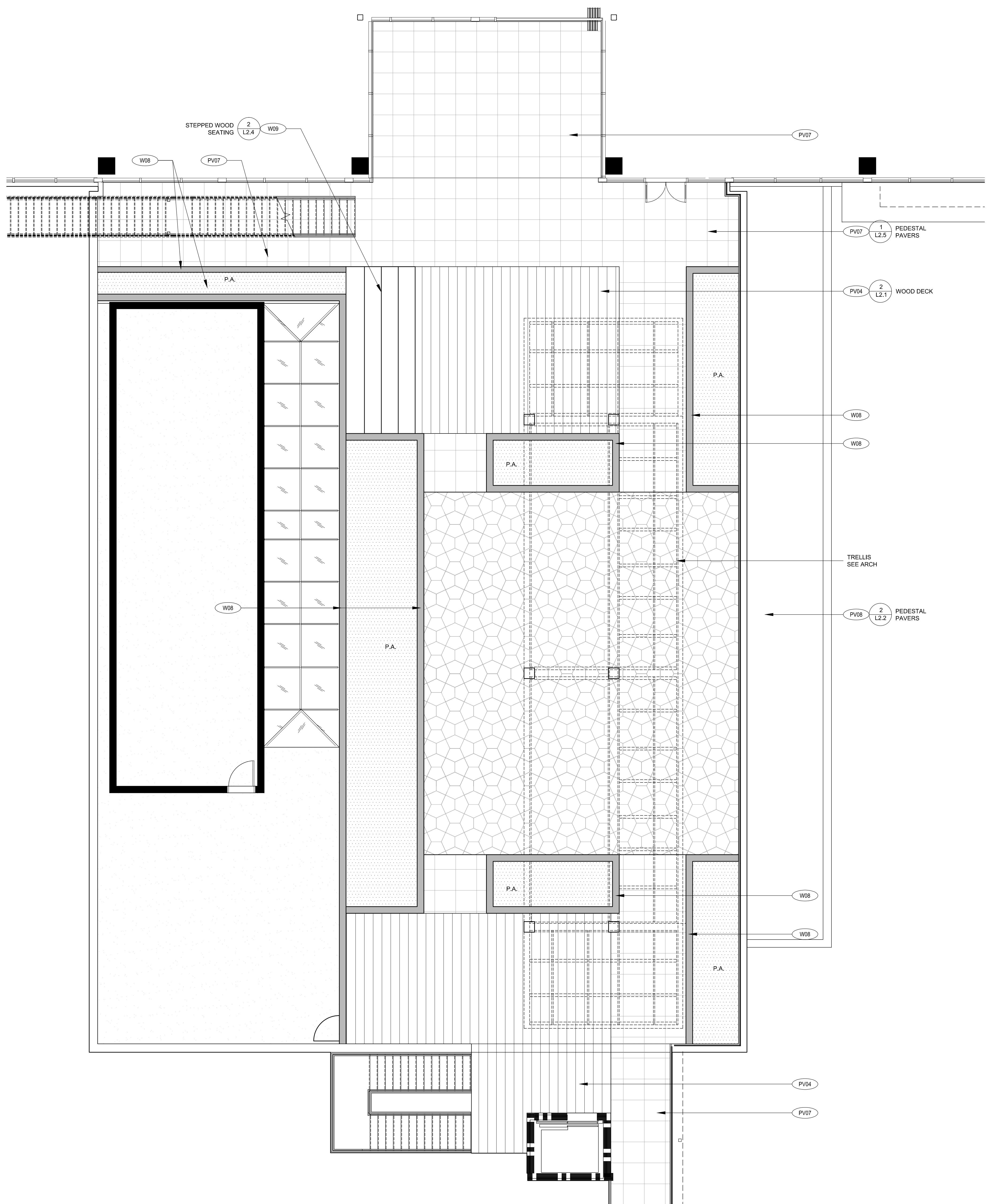
WARE MALCOMB

LAX20-0012-00
03.17.2021

SHEET
L1.0



PLANNING SUBMITTAL 11/30/2021



PAVING SCHEDULE

SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
PV01	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: DAVIS PALOMINO FINISH: TO MATCH GRACE INDUSTRIES TOP CAST #5 (LIGHT RETARDANT FINISH)
PV02	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: DAVIS COBBLESTONE FINISH: TO MATCH GRACE INDUSTRIES TOP CAST #5 (LIGHT RETARDANT FINISH)
PV03	PRECAST PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP, PORTERO PATTERN WITH BLEND OF STANDARD COLOR 65% MISSION WHITE AND 35% FRENCH GRAY MORTAR SET OVER CONCRETE RAT SLAB
PV04	WOOD DECKING	1X6 IPE WOOD TIMBERS	COLOR:NATURAL, FINISH:PENOFIN IPE OILED FINISH, WAX ALL ENDS, INSTALL WITH SS DECKING SCREWS OVER PT DOUGLAS FIR FRAMING SYSTEM, ON-GRADE CONDITION, INSTALL OVER CONCRETE RAT SLAB
PV05	FIRE LANE PAVING	SOIL RETENTION PLANTABLE CONCRETE SOLUTIONS	MODEL: DRIVABLE GRASS WITH DRIVABLE TURF INFILL OPTION
PV06	CONCRETE FLATWORK	4" THICK CAST-IN-PLACE CONCRETE	COLOR: NATURAL GREY FINISH: TO MATCH CITY OF EL SEGUNDO STANDARDS
PV07	PEDESTAL PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP, QS-30PV FRENCH GRAY SET ON PEDESTALS OVERSTRUCTURE
PV08	PRECAST PEDESTAL PAVERS	PRECAST CONCRETE PAVERS	FLATWORX PAVERS BY QCP, PORTERO PATTERN WITH BLEND OF STANDARD COLOR 65% MISSION WHITE AND 35% FRENCH GRAY PEDESTAL SET OVER CONCRETE STRUCTURAL SLAB
PV09	DECOMPOSED GRANITE PAVING	3/4" MINUS PEWTER GREY DECOMPOSED GRANITE	PROVIDE SAMPLES FOR APPROVAL

WALL SCHEDULE - STRUCTURE

SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
W08	PLANTER WALL	CAST IN PLACE CONCRETE	CAST IN PLACE CONCRETE, W/ LIGHTWEIGHT PLANTING SOIL, DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH, SEE PLANS FOR WALL CONDITIONS AND HEIGHTS
W09	STEPPED WOOD SEATING	C.I.P. CONCRETE WOOD	CAST-IN-PLACE CONCRETE SEAT WALL W/ RECLAIMED WOOD SLATS TO MATCH ADJACENT WOOD DECKING

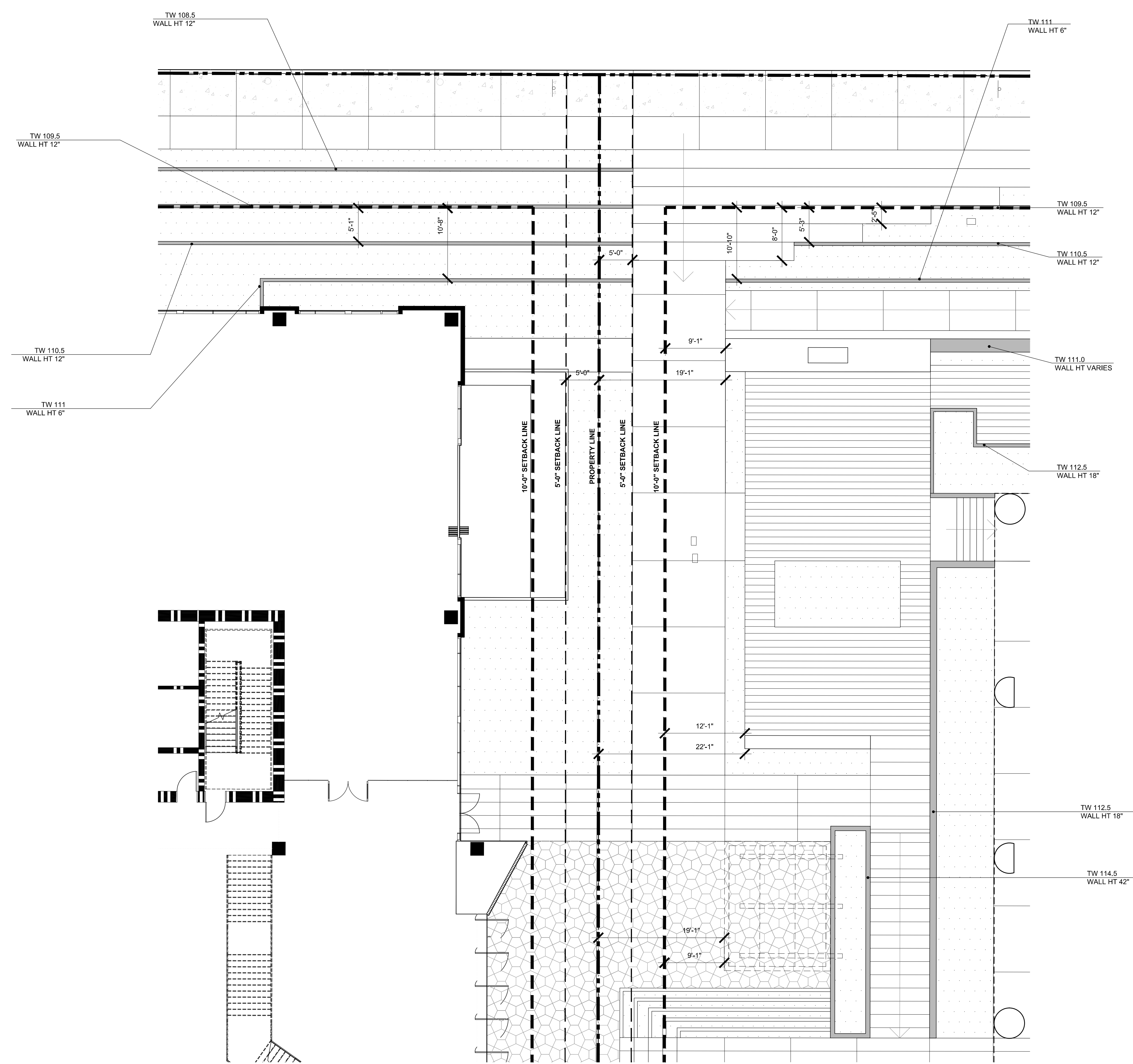
AMENITY SCHEDULE

SYMBOL	ITEM/DESCRIPTION	MANUF	COLOR/FINISH/MODEL
AM01	FIREPLACE		BUILT-IN CMU CONSTRUCTION W/ SMOOTH STUCCO PLASTER FINISH, NATURAL GAS CONNECTION, PROVIDE EMERGENCY SHUT OFF SWITCH, 4 HR DIGITAL COUNTDOWN TIMER, AND ELECTRICAL CONNECTION (120V)
AM02	BIKE RACK	LANDSCAPE FORMS	MODEL: FGP COLOR/FINISH: ANODIZED ALUMINUM QTY: 17

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

L3 CONSTRUCTION PLAN

1950 GRAND
 El Segundo, California



WALL SCHEDULE - GRADE

SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
W01	PLANTER WALL/ RETAINING WALL	CAST IN PLACE CONCRETE	CAST IN PLACE CONCRETE. DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH. SEE PLANS FOR WALL CONDITIONS AND HEIGHTS
W02	SEAT WALL	CAST IN PLACE CONCRETE	18" HIGH X 24" WIDE CAST-IN-PLACE CONCRETE SEAT WALL W/ SMOOTH FRP FINISH. COLOR TO MATCH ADJACENT PAVING
W03	ENTRY WALL	CMU	30" HIGH X 60" WIDE CONCRETE MASONRY UNIT WALL FINISH TO MATCH ADJACENT ENTRY FIREPLACE STRUCTURE
W04	PATIO ENCLOSURE	WOOD	42" HIGH WOOD PATIO ENCLOSURE COLOR: STAINED OR PAINTED BLACK
W05	UTILITY SCREEN WALL	CAST IN PLACE CONCRETE	5'-0" HIGH 8" WIDE CAST IN PLACE CONCRETE. DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH.
W06	STAIRS	CAST IN PLACE CONCRETE	CAST-IN-PLACE CONCRETE STAIRS W/ BRUSHED STAINLESS STEEL HANDRAILS. TYP. SEE PLANS FOR RISER AMOUNT & TREAD DEPTH.
W09	STEPPED WOOD SEATING	C.I.P. CONCRETE WOOD	CAST-IN-PLACE CONCRETE SEAT WALL W/ RECLAIMED WOOD SLATS TO MATCH ADJACENT WOOD DECKING

AMENITY SCHEDULE

SYMBOL	ITEM/DESCRIPTION	MANUF	COLOR/FINISH/MODEL
AM01	FIREPLACE		BUILT-IN CMU CONSTRUCTION W/ SMOOTH STUCCO PLASTER FINISH. NATURAL GAS CONNECTION. PROVIDE EMERGENCY SHUT OFF SWITCH, 4 HR DIGITAL COUNTDOWN TIMER, AND ELECTRICAL CONNECTION (120V)
AM02	BIKE RACK	LANDSCAPE FORMS	MODEL: FGP COLOR/FINISH: ANODIZED ALUMINUM QTY: 17

LEGEND

- PROPERTY LINE
- SETBACK LINE

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1/8" = 1'-0" NORTH

L1 CONSTRUCTION ENLARGEMENT PLAN

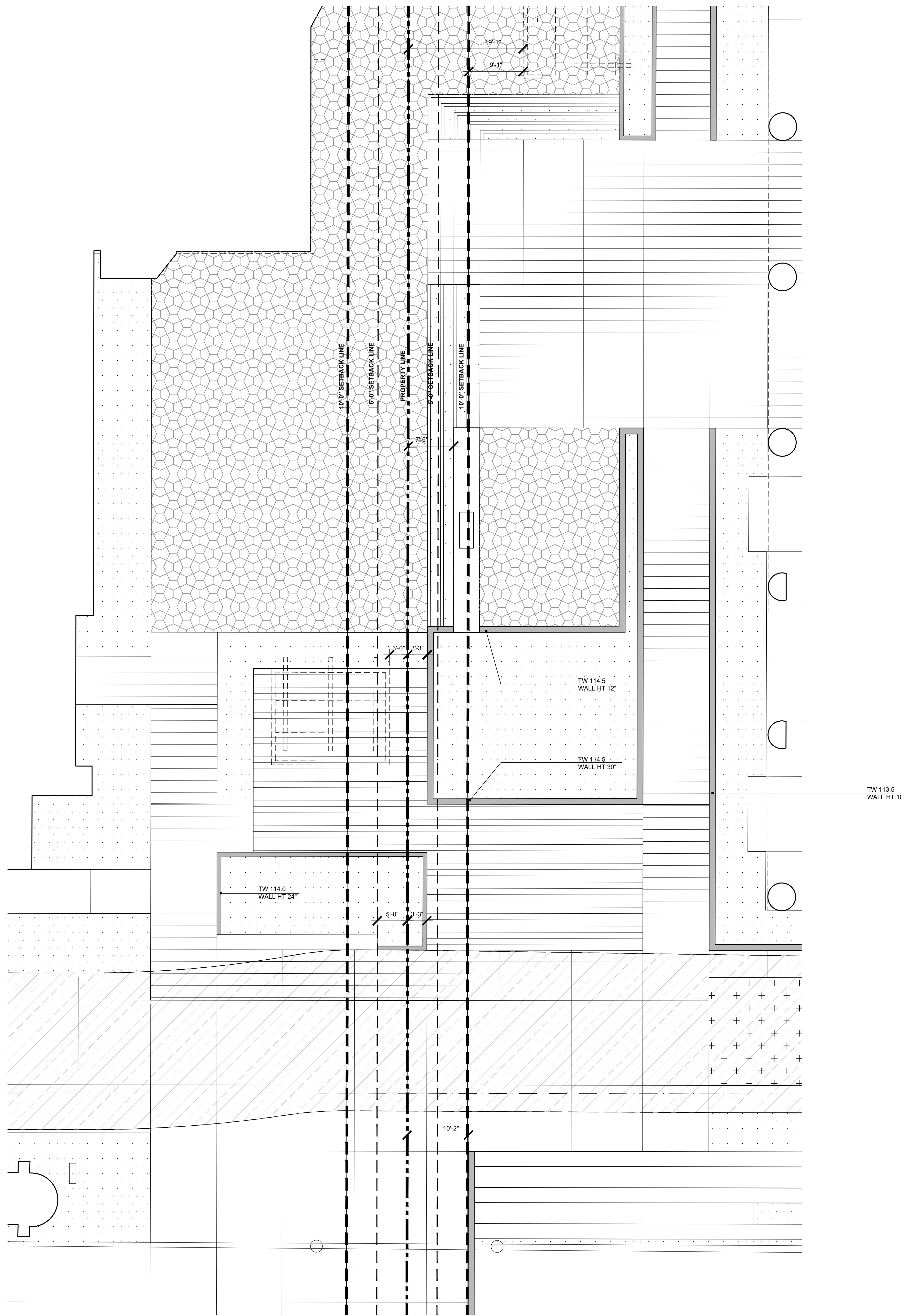
1950 GRAND
 El Segundo, California

WARE MALCOMB

LAX20-0012-00
 09.30.2020

SHEET
 L1.2

PLANNING SUBMITTAL
 11/30/2021



WALL SCHEDULE - GRADE

SYMBOL	ITEM/DESCRIPTION	MATERIAL	COLOR/FINISH/MODEL
W01	PLANTER WALL/ RETAINING WALL	CAST IN PLACE CONCRETE	CAST IN PLACE CONCRETE. DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH. SEE PLANS FOR WALL CONDITIONS AND HEIGHTS
W02	SEAT WALL	CAST IN PLACE CONCRETE	18" HIGH X 24" WIDE CAST-IN-PLACE CONCRETE SEAT WALL W/ SMOOTH FRP FINISH. COLOR TO MATCH ADJACENT PAVING
W03	ENTRY WALL	CMU	30" HIGH X 60" WIDE CONCRETE MASONRY UNIT WALL. FINISH TO MATCH ADJACENT ENTRY FIREPLACE STRUCTURE
W04	PATIO ENCLOSURE	WOOD	42" HIGH WOOD PATIO ENCLOSURE. COLOR: STAINED OR PAINTED BLACK
W05	UTILITY SCREEN WALL	CAST IN PLACE CONCRETE	5'-0" HIGH 8" WIDE CAST IN PLACE CONCRETE. DAVIS COLOR PALOMINO W/ VERTICAL BOARD FORMED FINISH.
W06	STAIRS	CAST IN PLACE CONCRETE	CAST-IN-PLACE CONCRETE STAIRS W/ BRUSHED STAINLESS STEEL HANDRAILS. TYP. SEE PLANS FOR RISER AMOUNT & TREAD DEPTH.
W09	STEPPED WOOD SEATING	C.I.P. CONCRETE WOOD	CAST-IN-PLACE CONCRETE SEAT WALL W/ RECLAIMED WOOD SLATS TO MATCH ADJACENT WOOD DECKING



REVISIONS

REV	DATE	DESCRIPTION
△	3/17/21	PLANNING RESUBMITTAL

LEGEND

- PROPERTY LINE
- SETBACK LINE

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1/8" = 1'-0" NORTH

L1 CONSTRUCTION ENLARGEMENT PLAN

1950 GRAND
El Segundo, California

WARE MALCOMB

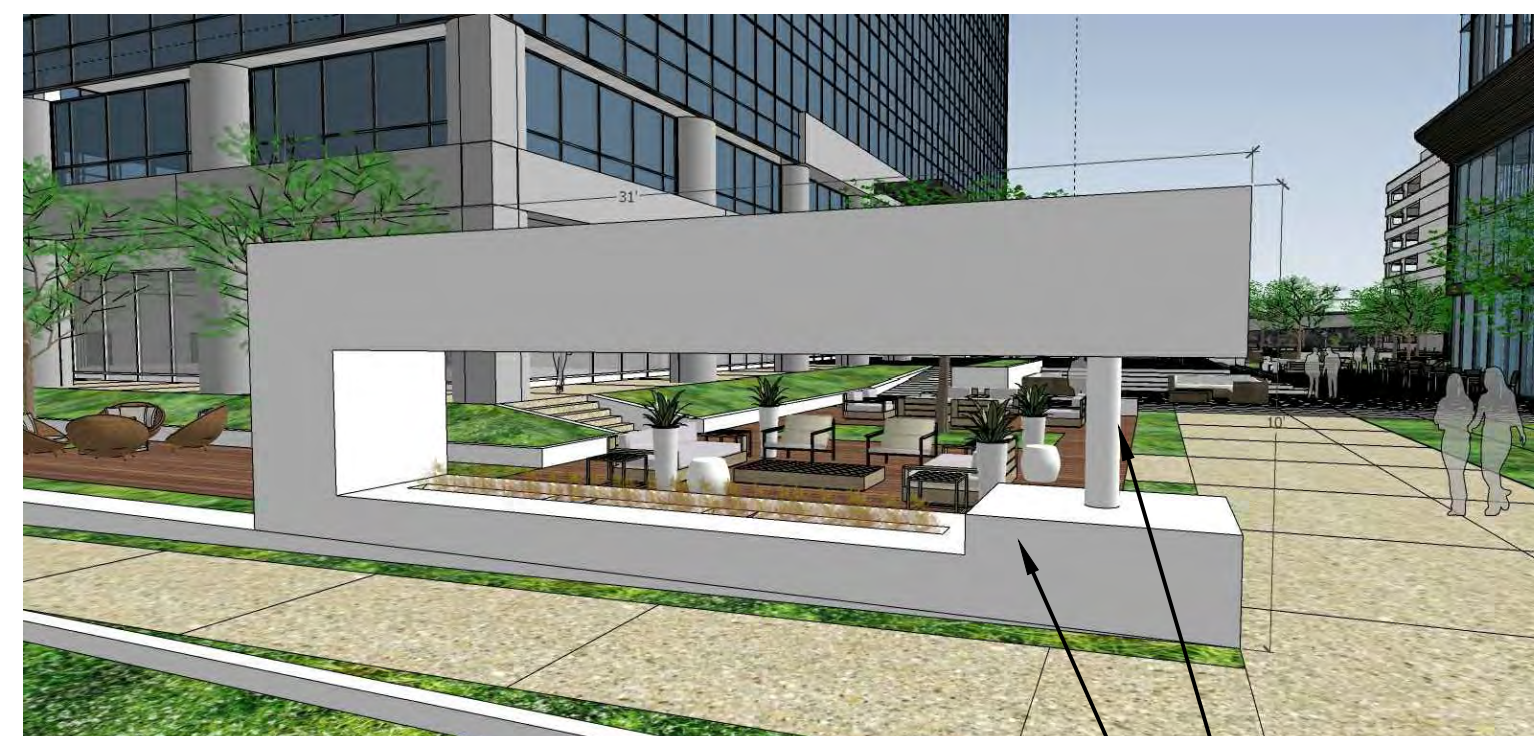
LAX20-0012-00
03.17.2021

SHEET
L1.3

11/30/2021 PLANNING SUBMITTAL



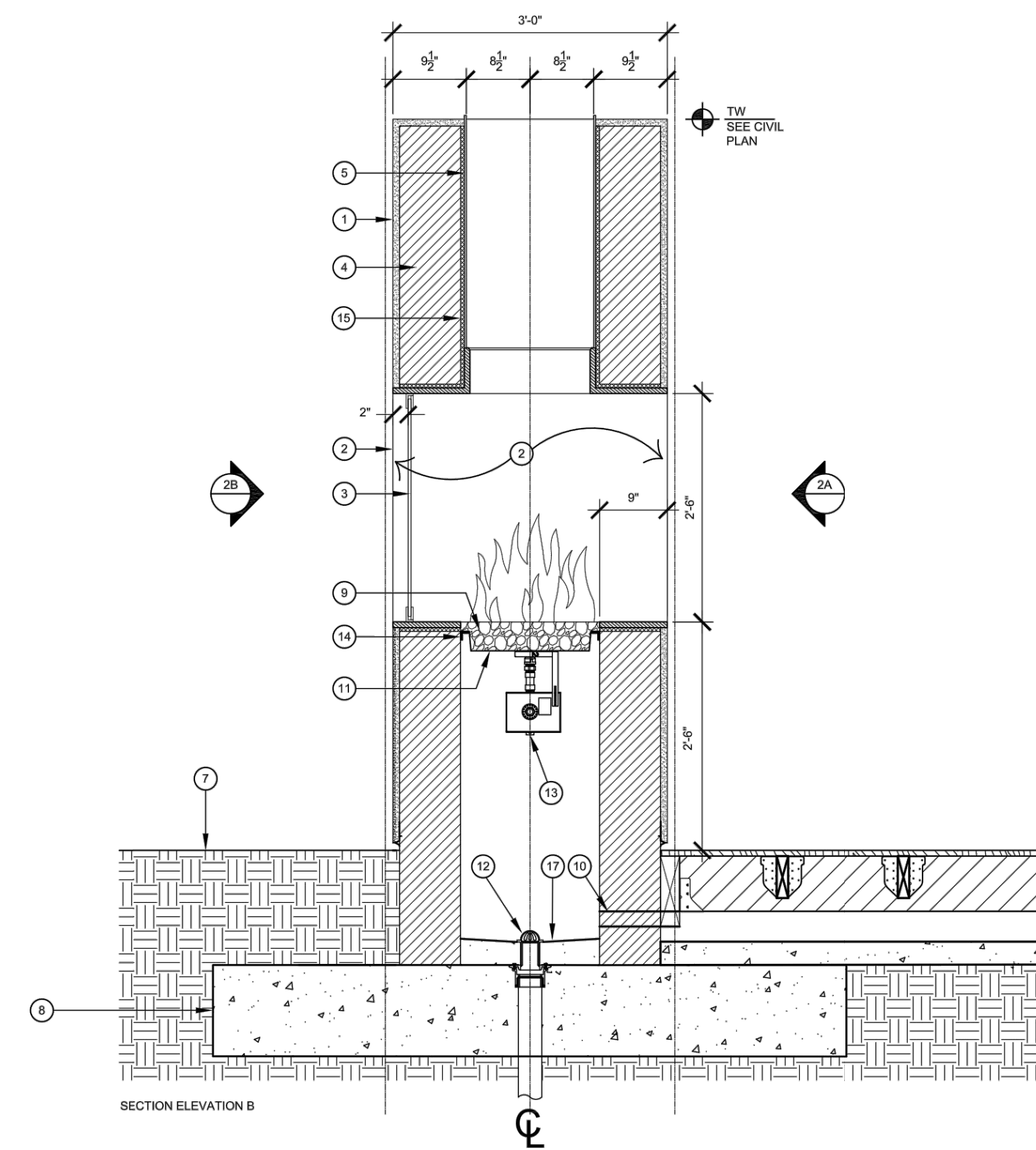
SEAT WALL SCALE NTS 2



FIREPLACE 1 - 5'-0" WIDE X 31'-0" LONG X 10'-0" HIGH
STEEL SUPPORT POST
SMOOTH PLASTER
STUCCO FINISH



FIREPLACE 2 - 4'-6" WIDE X 34'-0" LONG X 9'-0" HIGH
SMOOTH PLASTER
STUCCO FINISH



LEGEND

- ① PLASTER FINISH WALL. REFER TO CONSTRUCTION SCHEDULE (P034) FOR COLOR AND FINISH.
- ② STONE SLAB. REFER TO CONSTRUCTION SCHEDULE FOR COLOR AND FINISH.
- ③ CUSTOM FRAMELESS HEAT RESISTANT TEMPERED CLEAR GLASS FIXED PANEL, 3/4" THICK. PROVIDE 1/2" SPACING BETWEEN GLASS PANELS. VERIFY OPENINGS IN FIELD.
- ④ 8" CMU WALL, TYP.
- ⑤ 3/4" THICK GALVANIZED SHEET METAL PANEL, PAINTED SILVER.
- ⑥ CAST IN PLACE CONCRETE.
- ⑦ FINISH GRADE ADJACENT.
- ⑧ CONCRETE FOOTING, SEE STRUCT.
- ⑨ CRUSHED FIRE GLASS. REFER TO CONSTRUCTION SCHEDULE FOR COLOR AND FINISH.
- ⑩ 6"x2" VENT OPENING UNDER DECK, 2 TOTAL. NOTCH 2x10 DOUGLAS FIR LOGS/BEAMS AS NEEDED.
- ⑪ HPC H BURNER INSERT KIT, MODEL SAK16SSSH, 200K BTU TOTAL WITH COMMERCIAL SAFETY PIPE TRUNK & MANUAL SHUT OFF VALVE. PLACE EQUIPMENT AS NOTED.
- ⑫ DRAIN - REFER TO PLUMBING DRAWINGS.
- ⑬ GAS SUPPLY - REFER TO PLUMBING DRAWINGS.
- ⑭ GALVANIZED ANGLE IRON, BOLT TO ADJACENT CMU WALL.
- ⑮ MORTAR.
- ⑯ 6" IN-WALL 4 HR DIGITAL COUNTDOWN TIMER WITH BELL SWITCH-VERTICAL FLIP COVER, MODEL 51942. LOCATE CENTER OF TIMER TO BE 36" OFF THE FINISH SURFACE ADJACENT TO EMERGENCY SHUT OFF.
- ⑰ CONCRETE SUBSLAB.
- ⑱ DOOR PER ARCHITECTURE.
- ⑲ EMERGENCY SHUT OFF SWITCH BY GRAND EFFECTS, INC. LOCATE CENTER OF SWITCH TO BE 36" OFF THE FINISH SURFACE ADJACENT TO TIMER.
- ⑳ CR2 Z-SERIES SQUARE TYPE FLAT BASE GLASS CLAMP, MODEL 291085 (BRUSHED STAINLESS).
- ㉑ GLASS INLET ADJACENT. SEE DETAIL 6, SHEET L2.00.
- ㉒ 2'-0" LONG ANCHOR, EPOXY SET.

- ㉓ 12"x12" ACCESS DOOR WITH KEY OPERATED CYLINDER CAM LATCH BY CENDREX. PAINT TO MATCH PLASTER, 2 TOTAL.
- ㉔ VENTING PANEL LOUVERED STAINLESS STEEL, PAINT TO MATCH PLASTER. MODEL LEGACY 591441 BY FIRE MAGIC, 2 TOTAL.

NOTES:

- 1. ALL FIREPLACE CONTROLS TO BE ADA ACCESSIBLE AND COMPLIANT WITH REACH RANGE BETWEEN 15" AND 48" ONE-HAND OPERABLE WITH MAXIMUM PRESSURE OF 5 LBS WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- 2. PROVIDE GAS SUPPLY WITH MANUAL SHUT OFF VALVE, ELECTRICAL CONNECTION (120V) AND GROUND WIRE FOR VALVE.
- 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF FIREPLACE AND BAR FOR APPROVAL.
- 4. FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO SHOP DRAWING SUBMITTAL.

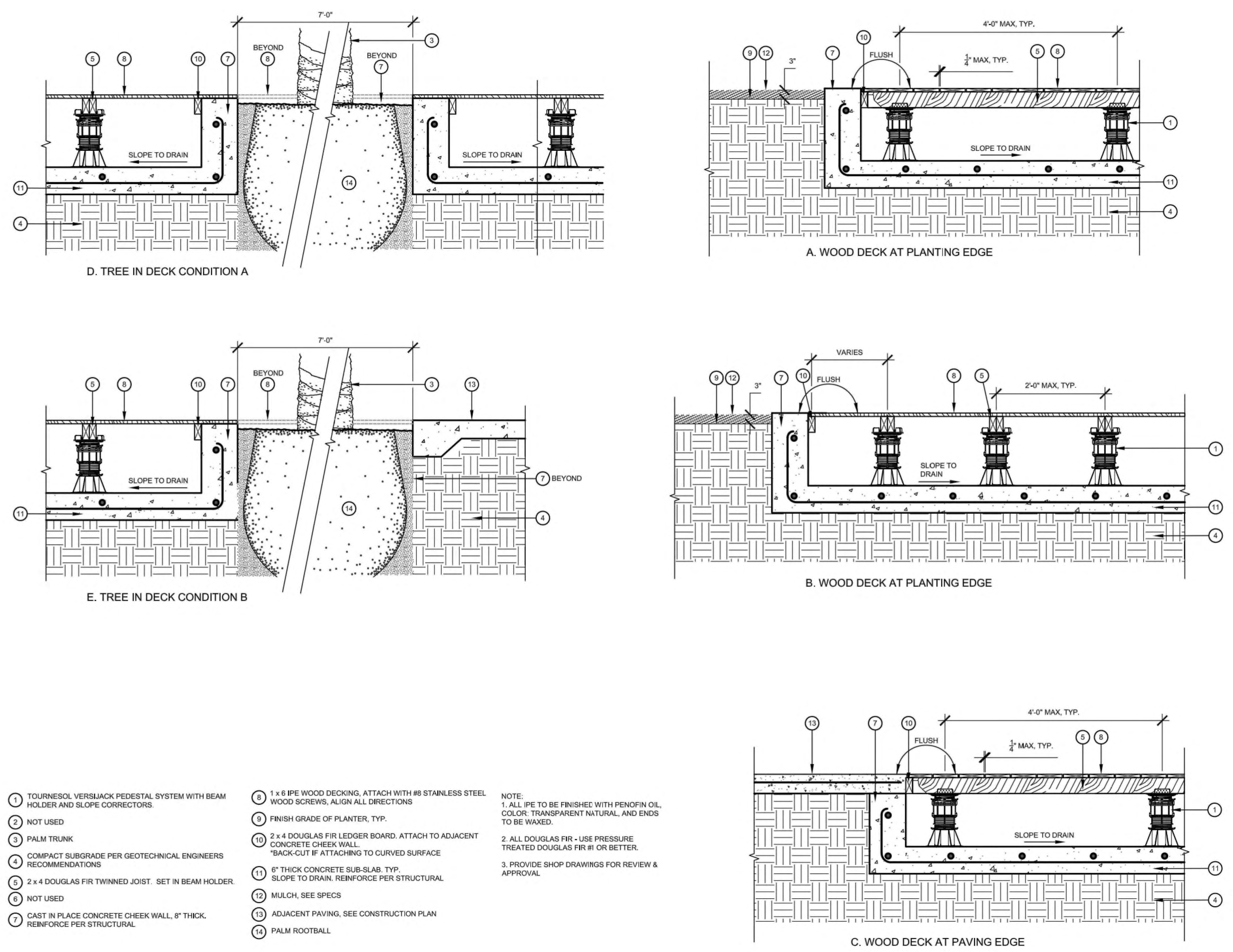
FIREPLACE SCALE NTS 1

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

REV	DATE	DESCRIPTION
△	3/17/21	PLANNING RESUBMITTAL



REVISIONS		
REV	DATE	DESCRIPTION
△	3/17/21	PLANNING RESUBMITTAL



WOOD DECKING SCALE NTS 2

PATIO ENCLOSURE SCALE NTS 1



BIKE RACK SCALE NTS 3

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

CONSTRUCTION DETAILS

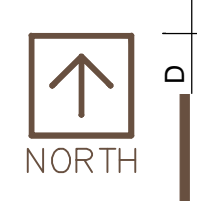
1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
03.17.2021

SHEET
L2.1

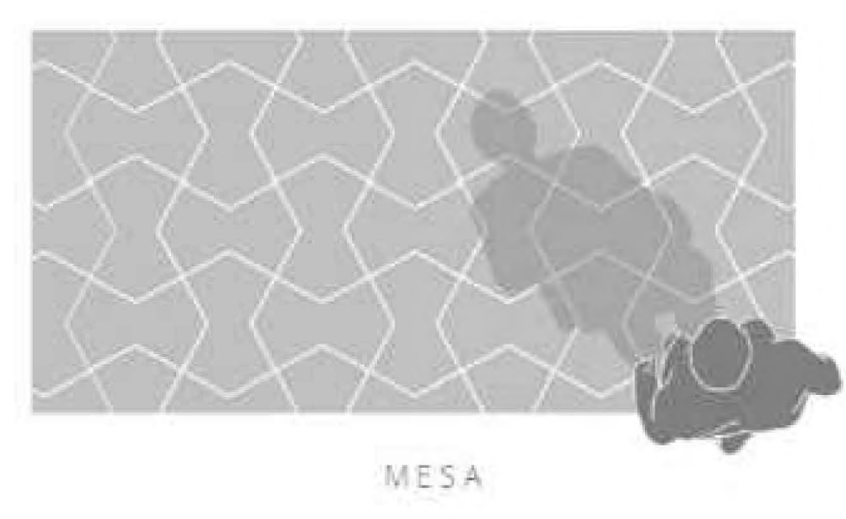
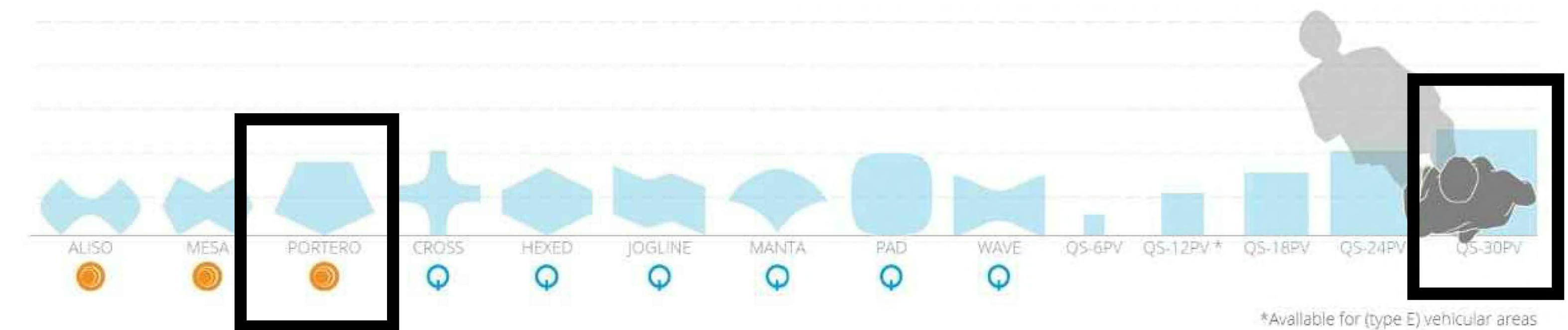
11/30/2021 PLANNING SUBMITTAL



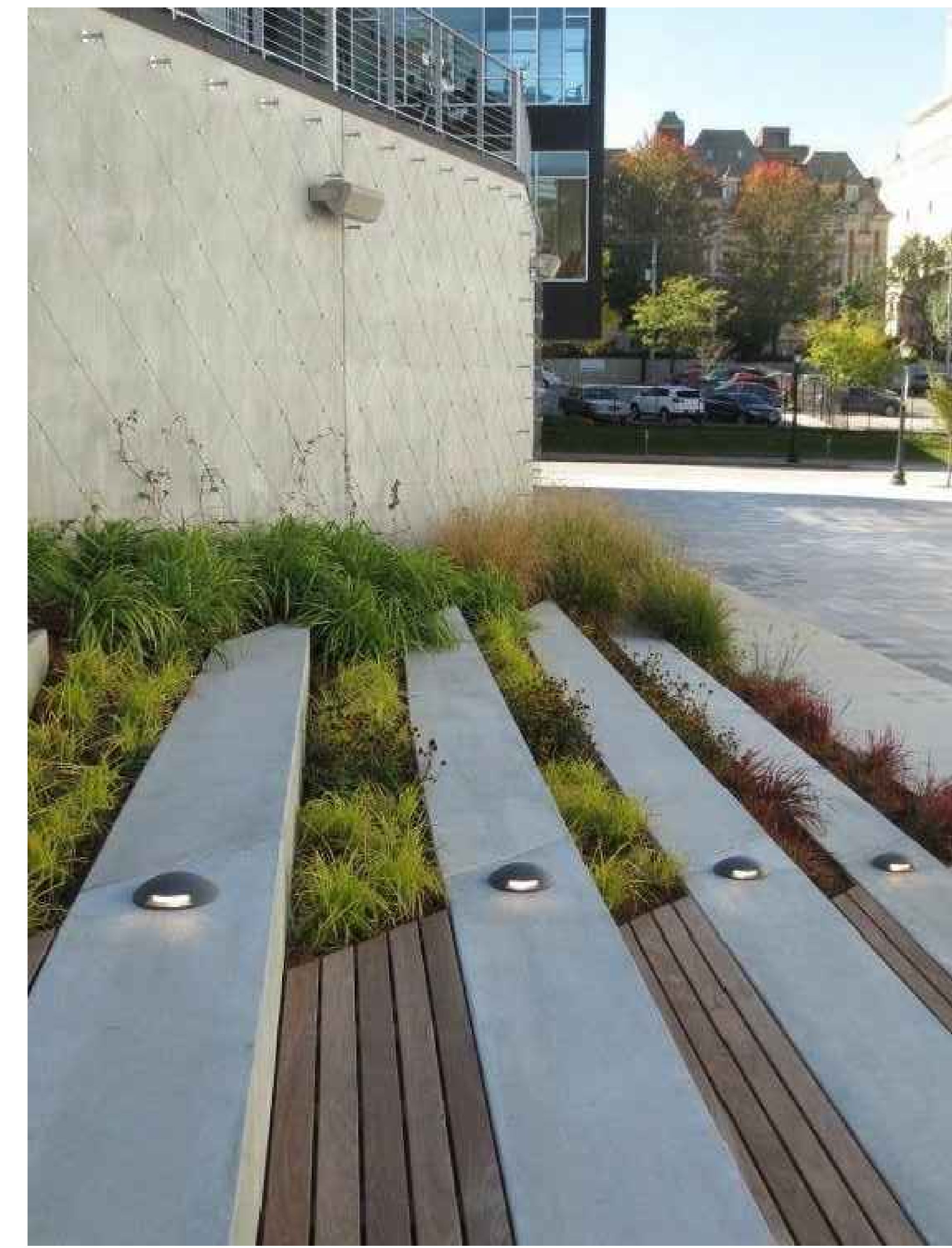
REV	DATE	DESCRIPTION
△	3/17/21	PLANNING RESUBMITTAL



SIZING CHART



PRECAST CONCRETE PAVER SCALE NTS 2



PLANTED STEPS SCALE NTS 1

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

CONSTRUCTION DETAILS

1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
03.17.2021

SHEET
L2.2



STEP SEATING SCALE 1
NTS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

REV	DATE	DESCRIPTION
△	3/17/21	PLANNING RESUBMITTAL

CONSTRUCTION DETAILS

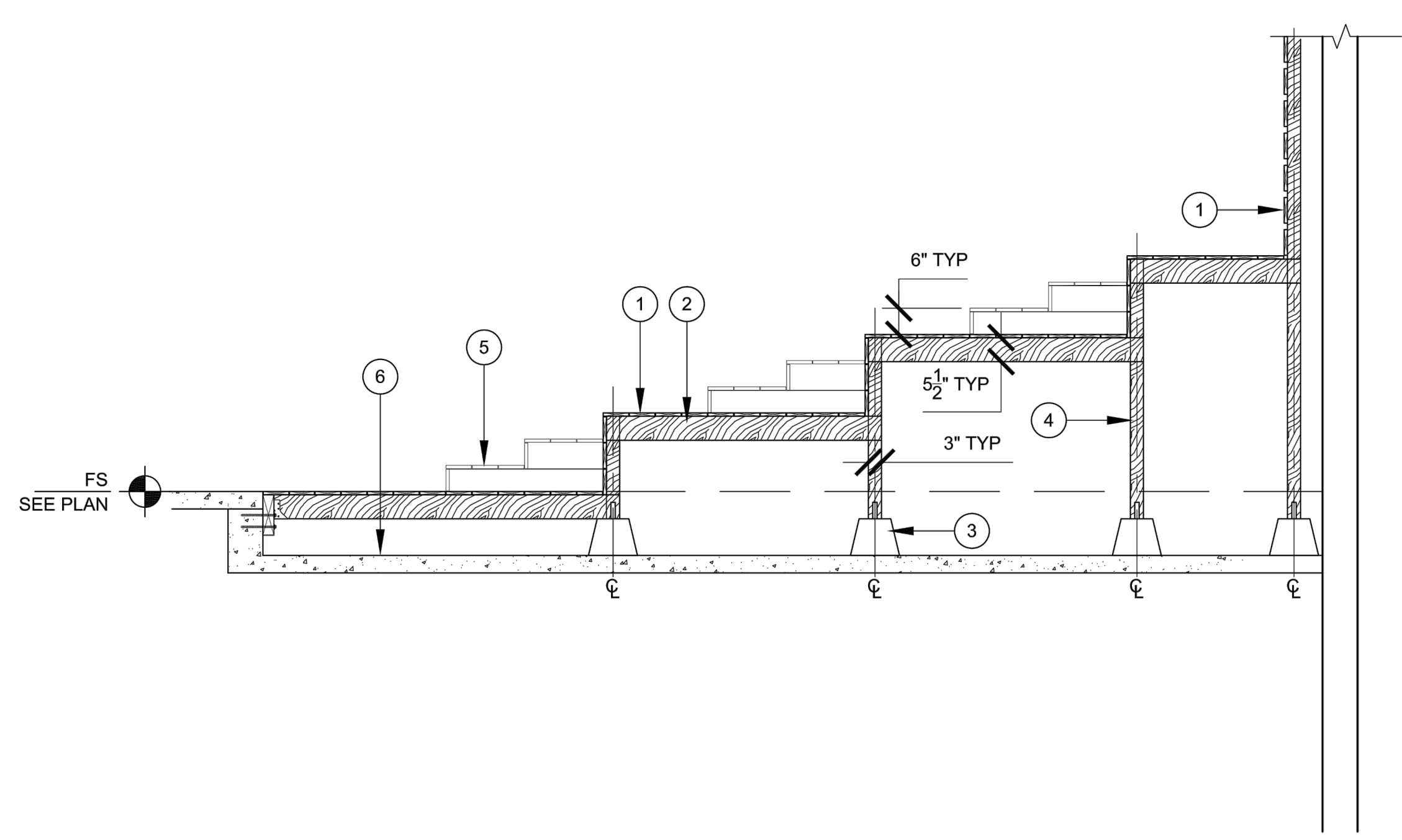
1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
03.17.2021

SHEET
L2.3

11/30/2021
PLANNING SUBMITTAL
D
NORTH

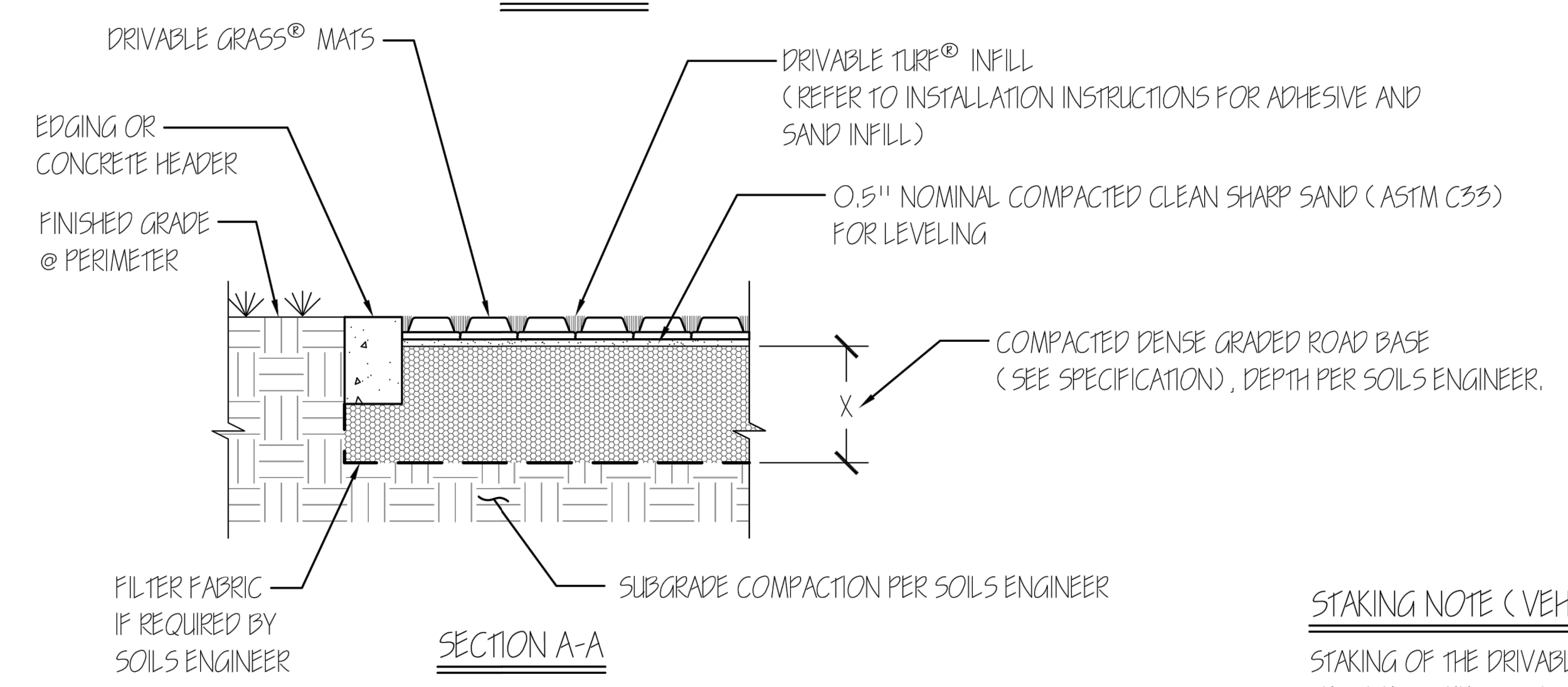
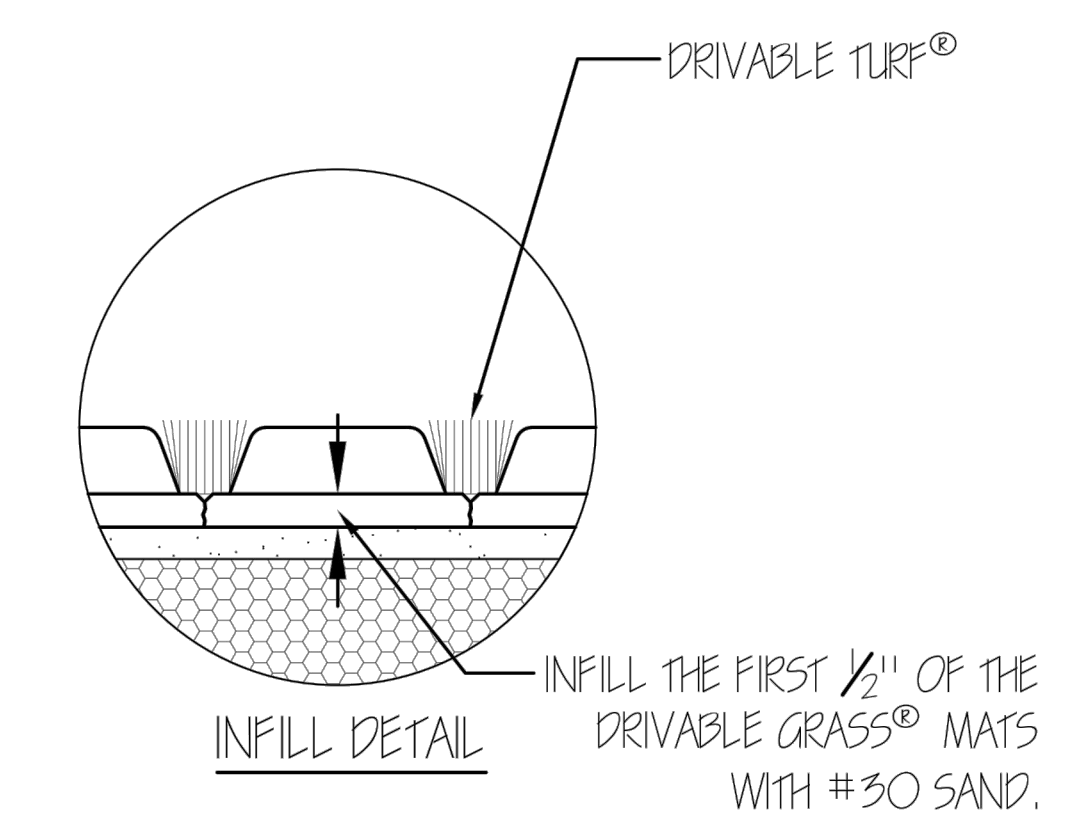
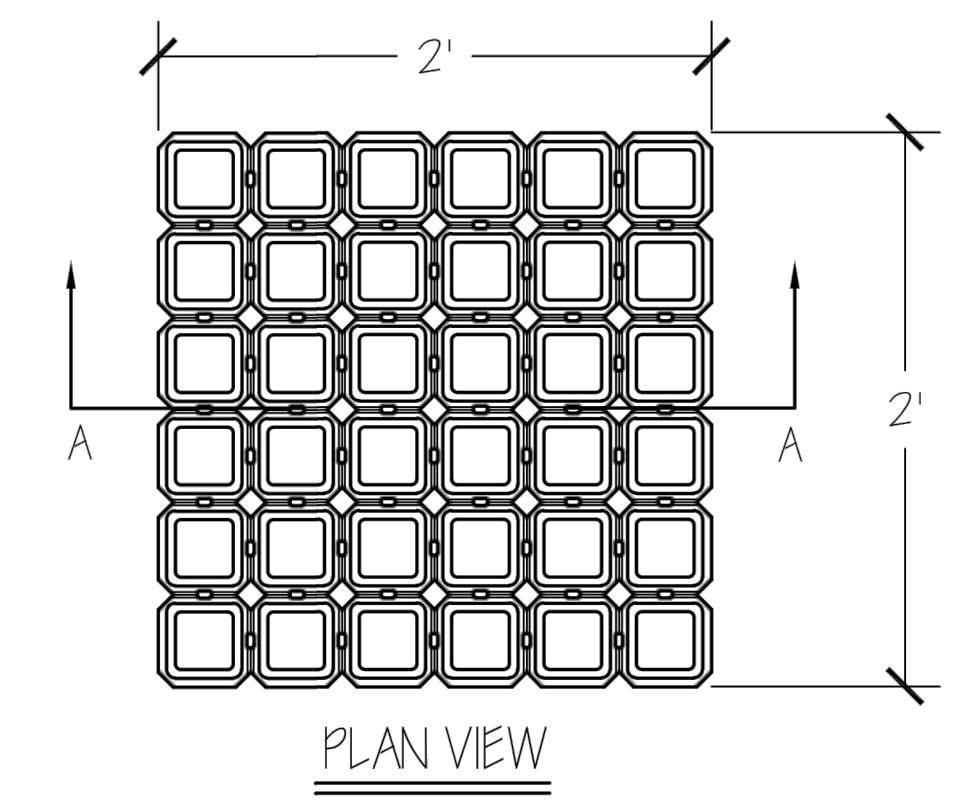


- ① 1 x 6 IPE WOOD DECKING (FULL LENGTH), ATTACH WITH STAINLESS STEEL WOOD SCREWS.
- ② PT WOOD FRAMING
- ③ PEDESTAL
- ④ 4X4 PT WOOD POST
- ⑤ WOOD STEP BEYOND WHERE OCCURS
- ⑥ STRUCTURAL SLAB. SEE ARCH

NOTE:
 1. ALL IPE TO BE FINISHED WITH PENOFIN OIL. COLOR: TRANSPARENT NATURAL, AND ENDS TO BE WAXED.
 2. ALL DOUGLAS FIR - USE PRESSURE TREATED DOUGLAS FIR #1 OR BETTER.
 3. PROVIDE SHOP DRAWINGS AT ALL DECK LOCATIONS FOR REVIEW & APPROVAL. SEE 1/L2.01 FOR EDGE DETAILS.
 4. PROVIDE ACCESS HATCH WITH FINGER HOLES OVER WATER FEATURE VAULT.



STEPPED WOOD SEATING SCALE NTS 2



TYPICAL PROFESSIONAL DRIVABLE GRASS® DETAIL WITH DRIVABLE TURF® INFILL SCALE: 1" = 1'

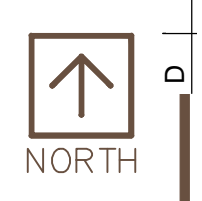
STAKING NOTE (VEHICULAR DRIVING):
 STAKING OF THE DRIVABLE GRASS® MATS IS REQUIRED. SEE 'STAKING DETAIL'.



FIRELANE SCALE NTS 1

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

REV	DATE	DESCRIPTION
△	3/17/21	PLANNING RESUBMITTAL



11/30/2021 PLANNING SUBMITTAL

IPE WOOD DECKING

DAVIS COLOR PALOMINO

DAVIS COLOR COBBLESTONE



TOPCAST FINISH WITH SAWCUT JOINTS

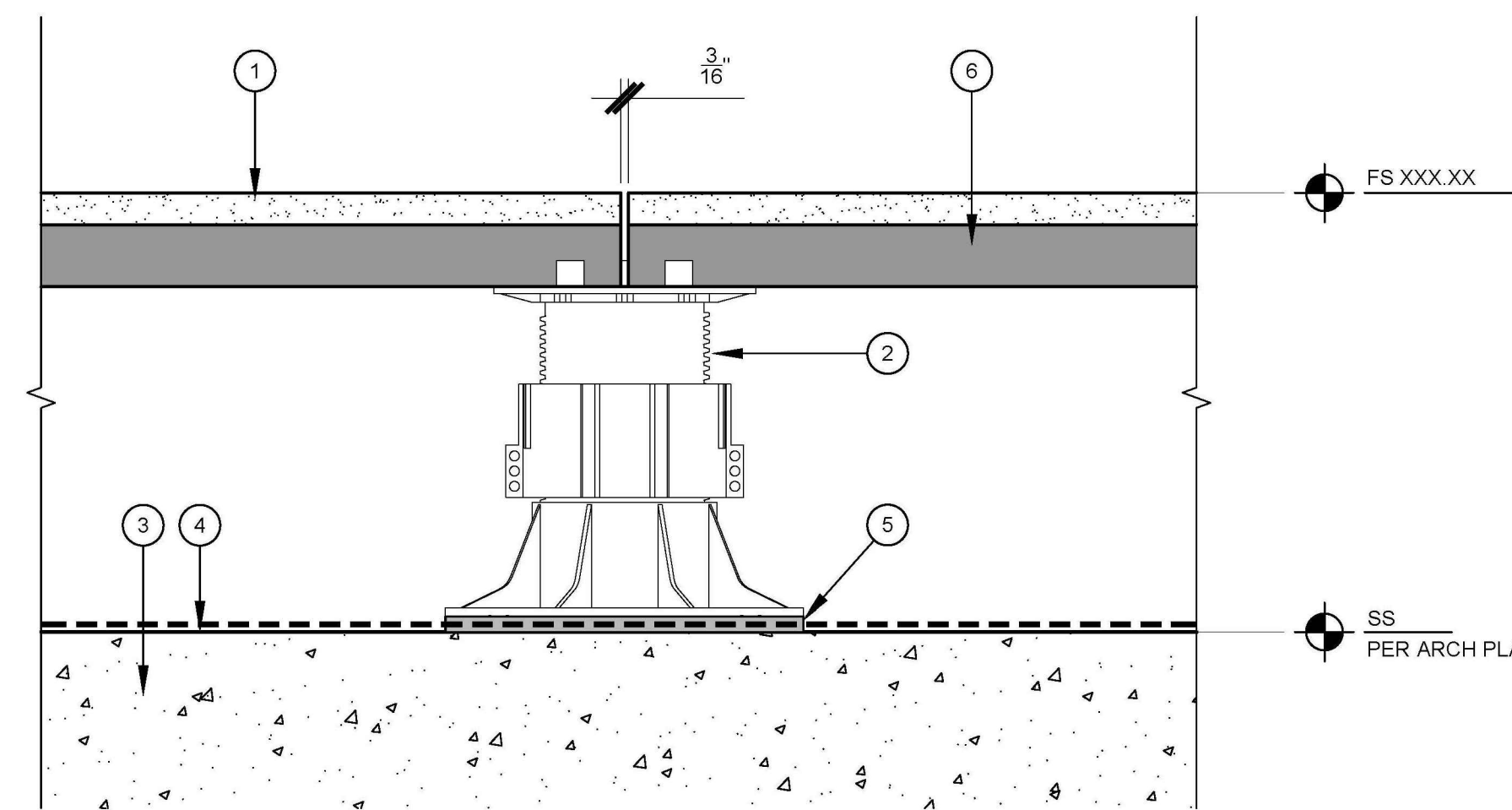
CONCRETE FLATWORK SCALE NTS 2



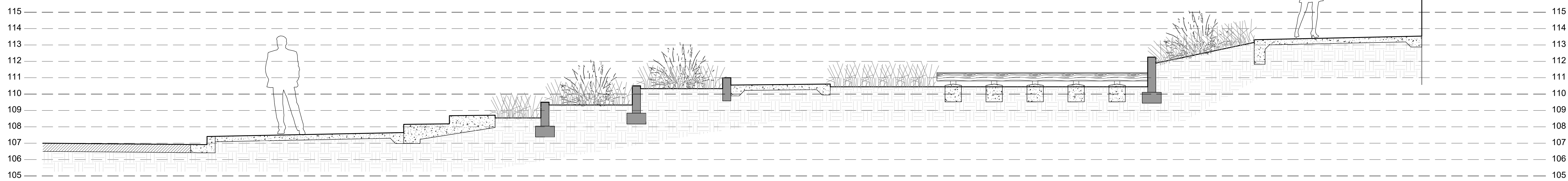
- 1 PEDESTAL PAVER, SEE CONSTRUCTION PLANPAVING SCHEDULE FOR COLOR AND FINISH
- 2 PEDESTAL SUPPORT SYSTEM PER TILE TECH OR SIMILAR. FINAL MANUFACTURER SELECTION BY OWNER.
- 3 STRUCTURAL SLAB PER ARCHITECT'S DRAWINGS
- 4 WATERPROOFING PER ARCHITECT'S DRAWINGS
- 5 PEDESTAL SHIM PER MANUFACTURER
- 6 HEX-TRAY WIND UPLIFT SYSTEM PER TILE TECH OR SIMILAR. FINAL MANUFACTURER SELECTION BY OWNER. ADHERE PEDESTAL PAVER PER MANUFACTURER RECOMMENDATIONS.

NOTES TO CONTRACTOR

- A CONTRACTOR SHALL SUBMIT SCALED SHOP DRAWINGS OF ALL PEDESTAL PAVER LAYOUT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING ANY WORK.
- B PEDESTAL SUPPORT SYSTEM TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND TYPICAL DETAILS. COORDINATE WITH MANUFACTURER FOR ALL SHOP DRAWINGS AND COMPLETE LIST OF PARTS AND MATERIALS NEEDED TO COMPLETE WORK.



PEDESTAL PAVERS SCALE NTS 1



FRONTAGE SECTION SCALE NTS 3

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

CONSTRUCTION DETAILS

1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
03.17.2021

SHEET
L2.5

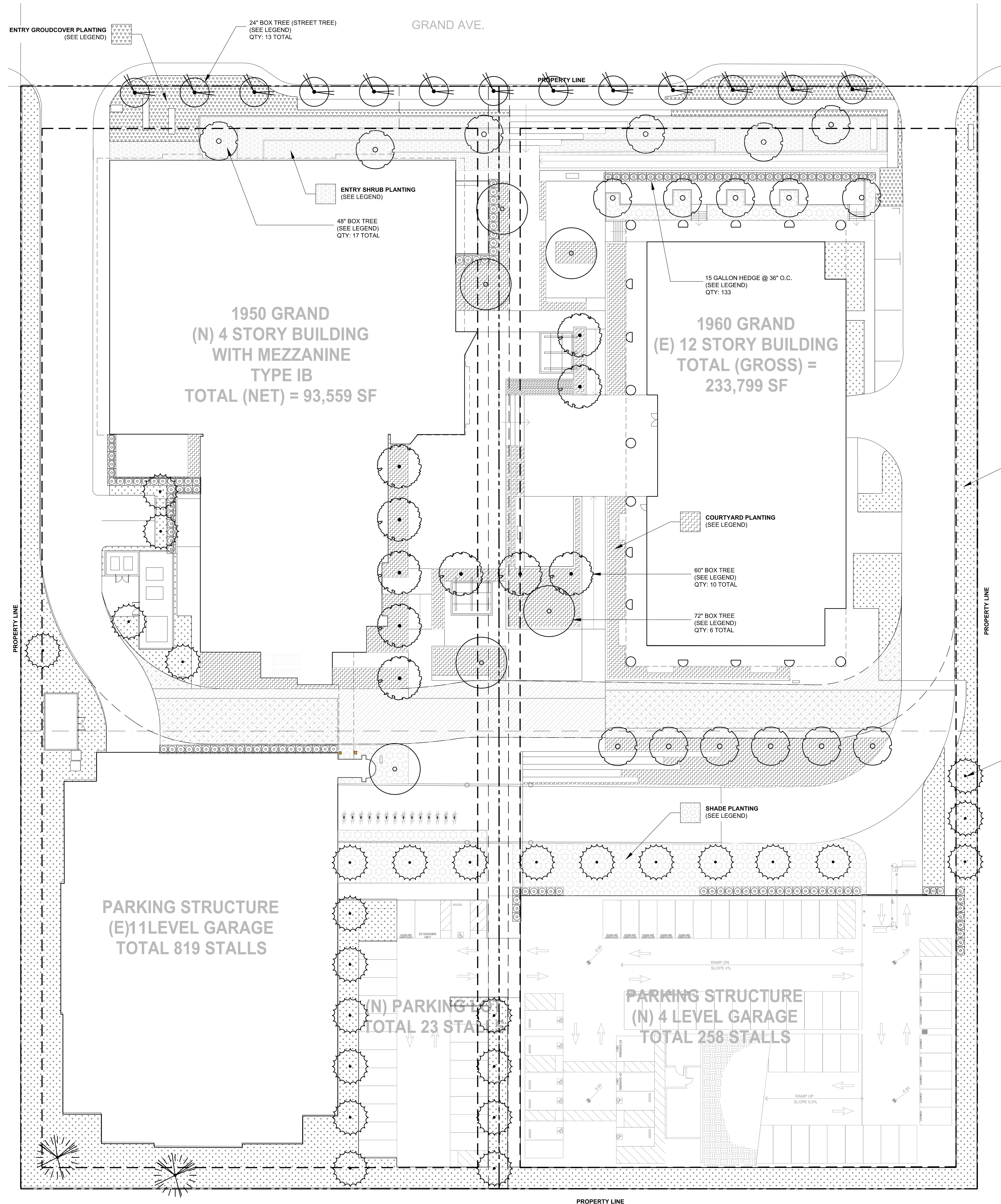


REV	DATE	DESCRIPTION
△	3/17/21	PLANNING RESUBMITTAL

11/30/2021 PLANNING SUBMITTAL



REV	DATE	DESCRIPTION
A	3/17/21	PLANNING RESUBMITTAL
△	4/7/21	PLANNING RESUBMITTAL



PLANT LEGEND - TREES		
SYMBOL	DESCRIPTION	SIZE
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE LORDSTONOM CONFERTA BRUSHKNE BOX	24" BOX
	ULMUS PARVIFOLIA CHINESE ELM	36" BOX
	ACACIA BAILEYANA GOLDEN MIMOSA TREE ARBUSUS 'MARRINA' MARRINA STRAWBERRY TREE EUPHORBIA COTTINIFOLIA COPPER PLANT	48" BOX
	OLEA EUROPAEA OLIVE TREE ULMUS PARVIFOLIA CHINESE ELM	60" BOX
	JACARANDA MIMOSIFOLIA JACARANDA TREE TIPIANA TPU TIPIU TREE	72" BOX
	EXISTING TREE TO REMAIN	-

PLANT LEGEND - SHRUBS		
DESCRIPTION	SIZE	
SCREENING HEDGE FICUS MICROCARPA NITIDA 'GREEN GEM' GREEN GEM FIG LIGUSTRUM TEXANUM WALNUT PRIVET	15 GAL @ 36" O.C.	
ENTRY GROUNDCOVER BOUTELOUA GRACILIS GRAMA GRASS FESTUCA CLAUCA BLUE FESCUE MYOPORUM PARVIFOLIUM CREEPING MYOPORUM SENECIO SPP. CHALK STICKS WESTRINGIA 'MUNDI' CREEPING COAST ROSEMARY	MIX OF: 75% 1 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.	
ENTRY SHRUBS AGAVE SPP. AGAVES LEYMUS CONDENSATUS 'C.P.' CANYON PRINCE WILD RYE PENNISETUM 'FAIRY TAILS' EVERGREEN FOUNTAIN GRASS PHORMIUM 'AMAZING RED' RED NEW ZEALAND FLAX	MIX OF: 75% 5 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.	
COURTYARD PLANTING BOUTELOUA GRACILIS GRAMA GRASS DIANELLA CAERULEA 'CASSA BLUE' BLUE FLAX LILY KALANCHOE SPP. 'SPoon PLANT' OLEA EUROPAEA 'MONTEA' LITTLE OLIVE DWARF OLIVE PENNISETUM SPATHULATUM SLENDER VELD'T GRASS SALVIA ARARIANA WHITE SAGE SENECIO VITALIS NARROW LEAF CHALK STICKS	MIX OF: 50% 5 GAL @ 24" O.C. 50% 1 GAL @ 18" O.C.	
SHADE PLANTING AECONIUM SPP. AGAVE ATTENUATA FOXTAIL AGAVE DIANELLA TASMANICA 'VARIEGATA' STRIPED FLAX LILY LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT TUSH SANSEVERIA TRIASSATA MOTHER-IN-LAW'S TONGUE	MIX OF: 50% 5 GAL @ 24" O.C. 50% 1 GAL @ 18" O.C.	
PERIMETER/MASS PLANTING ALOE ARBORESCENS TORCH ALOE FURCRAEA FOETIDA 'MEDIOPACTA' VARIEGATED MAURITIUS HEART MYOPORUM PARVIFOLIUM CREEPING MYOPORUM ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY SENECIO MANDRALISCAE BLUE CHALK STICKS	MIX OF: 25% 15 GAL @ 36" O.C. 25% 5 GAL @ 24" O.C. 25% 1 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.	

PLANTING NOTES:

ALL LANDSCAPING SHALL BE LOW PROFILE AROUND PERIMETER FENCING, WINDOWS, DOORS AND ENTRYWAYS, TAKING SPECIAL CARE NOT TO LIMIT VISIBILITY OR PROVIDE CLIMBING ACCESS. FLORAL OR GRASS GROUND COVER IS RECOMMENDED. BUSHES SHALL BE TRIMMED TO 2 TO 3 FEET AND AWAY FROM BUILDINGS. DENSE BUSHES SHALL NOT BE CLUMPED TOGETHER. THIS PROVIDES A HIDING PLACE FOR CRIMINAL ACTIVITY. TREES SHALL BE TRIMMED UP TO 7 FEET.

TREES/BUSHES/SHRUBS SHALL NOT BE PLANTED NEXT TO OR NEAR ANY LIGHT FIXTURE OR LIGHT STANDARD. WHEN GROWN TO MATURITY THIS LANDSCAPING WILL BLOCK THE LIGHT AND REDUCE LIGHTING ON THE GROUND SURFACE.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

L1 PLANTING PLAN

1950 GRAND
El Segundo, California

WARE MALCOMB

LAX20-0012-00
04.07.2021

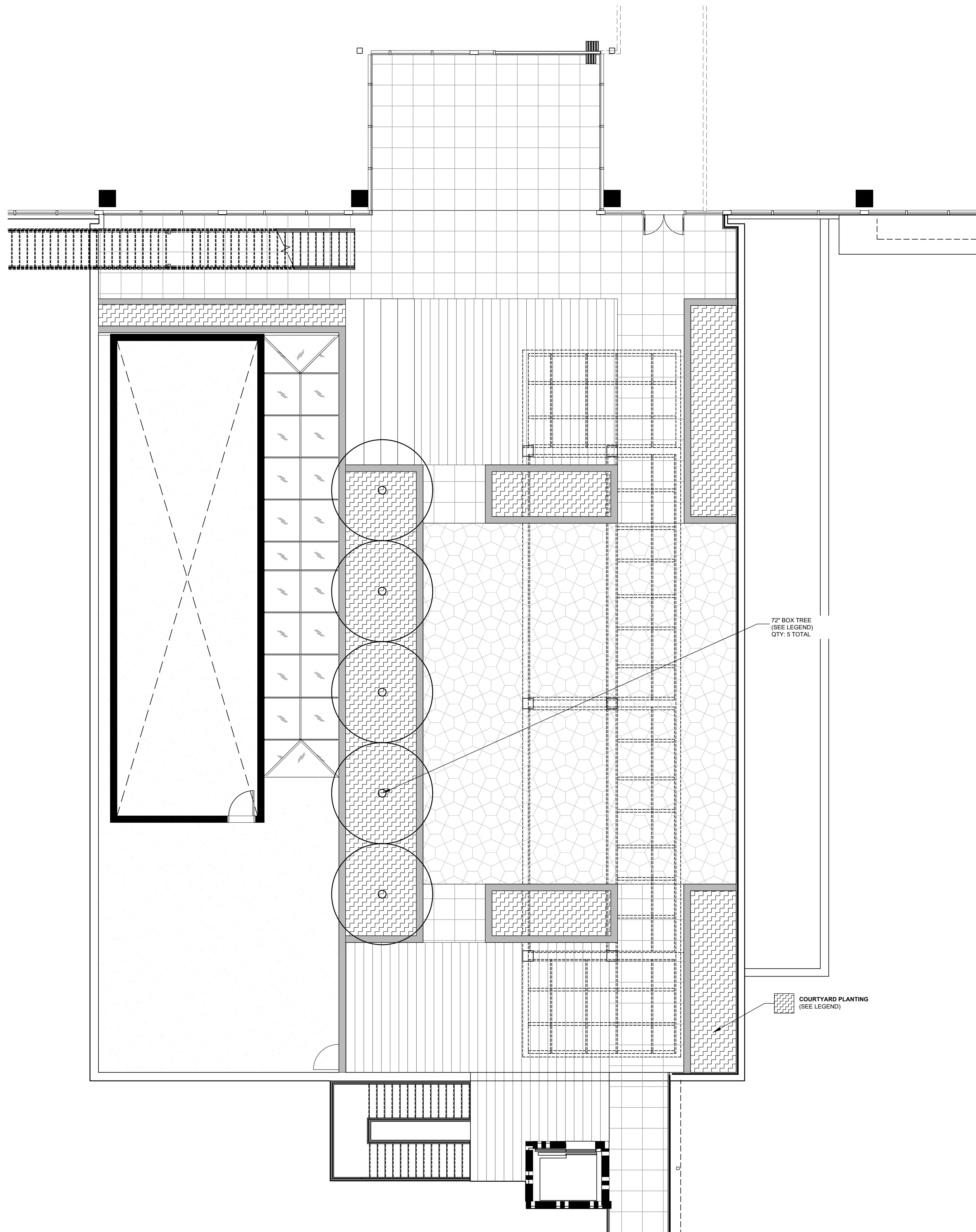
SHEET
L3.0

3/64" = 1'-0"



PLANNING SUBMITTAL
11/30/2021

REV	DATE	DESCRIPTION
△	3/17/21	PLANNING RESUBMITTAL



PLANT LEGEND - TREES		
SYMBOL	DESCRIPTION	SIZE
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" BOX
	LOPHOCOSTOMUM CONFERTA BRISBANE BOX	36" BOX
	ULMUS PARVIFOLIA CHINESE ELM	48" BOX
	ACACIA BAILEYANA GOLDEN MIMOSA TREE	60" BOX
	ARBUTUS MARINA MARINA STRAWBERRY TREE	72" BOX
	EUPHORBIA COTTINIFOLIA COPPER PLANT	-
	OLEA EUROPAEA OLIVE TREE	-
	ULMUS PARVIFOLIA CHINESE ELM	-
	JACARANDA MIMOSIFOLIA JACARANDA TREE	-
	TIPUANA TIPU TIPU TREE	-
	EXISTING TREE TO REMAIN	-

PLANT LEGEND - SHRUBS	
DESCRIPTION	SIZE
SCREENING HEDGE/BAMBOO BAMBUSA MULTIPLEX 'ALPHONSE KARR' A.K. BAMBOO PITTOSPORUM TEN 'SILVER SHEEN' SILVER CHIHUA PODOCARPUS GRACILIOR FERN PODOCARPUS WESTRINGIA 'WYNABEE GEM' COAST ROSEMARY	15 GAL @ 36" O.C.
ENTRY GROUND COVER BOUTELOUA GRAECLIS GRAMA GRASS FESTUCA GLAUCA BLUE FESCUE MYOPORUM PARVIFOLIUM CREEPING MYOPORUM SENECIO SPP. CHALK STICKS WESTRINGIA 'MUNDI' CREEPING COAST ROSEMARY	MIX OF: 75% 1 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.
ENTRY SHRUBS AGAVE SPP. AGAVES LEYMUS CONDENSATUS 'C.P.' CANYON PRINCE WILD RYE PENNISETUM 'FAIRY TAILS' EVERGREEN FOUNTAIN GRASS PHORMIUM 'AMAZING RED' RED NEW ZEALAND FLAX	MIX OF: 75% 5 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.
COURTYARD PLANTING BOUTELOUA GRAECLIS GRAMA GRASS DIANELLA CAERULEA 'CASSA BLUE' BLUE FLAX LILY KALANCHOE SPP. SPOON PLANT OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLIVE PENNISETUM SPATHULATUM SLENDER VELD'T GRASS SALVIA AFRANA WHITE SAGE SENECIO VITALIS NARROW LEAF CHALK STICKS	MIX OF: 50% 5 GAL @ 24" O.C. 50% 1 GAL @ 18" O.C.
SHADE PLANTING AEDMUM SPP. AGAVE ATTENUATA FOXTAIL AGAVE DIANELLA TASMANICA 'VARIEGATA' STRIPED FLAX LILY LOMANDIA LONGIFOLIA 'BREEZE' DWARF HAT RUSH SANSEVERIA TRIFASCIATA MOTHER IN LAW'S TONGUE	MIX OF: 50% 5 GAL @ 24" O.C. 50% 1 GAL @ 18" O.C.
PERIMETER/MASS PLANTING ALOE ARBORESCENS TORCH ALOE FURCRAEA FOETIDA 'MEDIORCTA' VARIEGATED MAURITUS HEAN MYOPORUM PARVIFOLIUM CREEPING MYOPORUM ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY SENECIO MANDRALISCAE BLUE CHALK STICKS	MIX OF: 25% 15 GAL @ 36" O.C. 25% 5 GAL @ 24" O.C. 25% 1 GAL @ 36" O.C. 25% 1 GAL @ 18" O.C.

PLANTING NOTES:
ALL LANDSCAPING SHALL BE LOW PROFILE AROUND PERIMETER FENCING, WINDOWS, DOORS AND ENTRYWAYS, TAKING SPECIAL CARE NOT TO LIMIT VISIBILITY OR PROVIDE CLIMBING ACCESS. FLORAL OR GRASS GROUND COVER IS RECOMMENDED. BUSHES SHALL BE TRIMMED TO 2 TO 3 FEET AND AWAY FROM BUILDINGS. DENSE BUSHES SHALL NOT BE CLUMPED TOGETHER; THIS PROVIDES A HIDEOUT PLACE FOR CRIMINAL ACTIVITY. TREES SHALL BE TRIMMED UP TO 7 FEET.
Review of entitlement requirements and on unverified trees/bushes/shrubs: SHALING OF BE PLANTED NEXT TO OR NEAR ANY LIGHT FIXTURE OR LIGHT STANDARD WHEN GROWN TO IT MATURITY SHALL BE TRIMMED TO 7 FEET TO REDUCE LIGHTING ON THE GROUND SURFACE.

72" BOX TREE (SEE LEGEND) QTY: 5 TOTAL

COURTYARD PLANTING (SEE LEGEND)

L3 PLANTING PLAN

1950 GRAND
El Segundo, California

3/16" = 1'-0"

PLANNING SUBMITTAL 11/30/2021

REV	DATE	DESCRIPTION
△	3/17/21	PLANNING RESUBMITTAL

grasses



BOUTELOUA GRACILIS 'BLONDE AMBITION'
blonde ambition blue grama grass
1 GAL @ 12" O.C.

FESTUCA GLAUCA 'ELIJAH BLUE'
blue fescue
1 GAL @ 12" O.C.

LEYMUS CONDENSATUS 'CANYON PRINCE'
canyon prince wild rye
1 GAL @ 12" O.C.

LOMANDRA LONGIFOLIA 'BREEZE'
dwarf mat rush
1 GAL @ 12" O.C.

PENNISETUM 'FAIRY TAILS'
evergreen fountain grass
1 GAL @ 12" O.C.

PENNISETUM SPATHIOLATUM
slender veldt grass
1 GAL @ 12" O.C.

groundcovers



MYOPORUM PARVIFOLIUM 'PUTAH CREEK'
creeping myoporum
4" POTS @ 8" O.C.

SENECIO MANDRALISCAE
blue chalk sticks
1 GAL @ 12" O.C.

SENECIO VITALIS
narrow leaf chalk sticks
1 GAL @ 12" O.C.

TRADESCANTIA SPATHACEA
moses in the cradle
1 GAL @ 8" O.C.

shrubs



AGAVE 'BLUE FLAME'
blue flame agave
5 GAL @ 18" O.C.

AGAVE 'BLUE GLOW'
blue glow agave
5 GAL @ 18" O.C.

AGAVE DESMETTIANA
smooth agave
15 GAL @ 30"X30"

ALOE ARBORESCENS
tree aloe
5 GAL @ 24" O.C.

CHONDRPETALUM TECTORUM
small cape rush
5 GAL @ 18" O.C.

DIANELLA CAERULEA 'CASSA BLUE'
blue flex lily
5 GAL @ 18" O.C.

FURCRAEA FOETIDA 'MEDIOPICTA'
variegated mauritius hemp
15 GAL @ 30"X30"

JUNCUS INFLEXUS 'BLUE ARROWS'
blue arrows rush
5 GAL @ 18" O.C.

KALANCHOE HILDEBRANDTHI
silver spoon
5 GAL @ 18" O.C.

KALANCHOE ORGYALIS
copper spoon
5 GAL @ 18" O.C.

OLEA EUROPAEA 'MONTRA'
little olive dwarf olive
5 GAL @ 18" O.C.

PHORMIUM 'AMAZING RED'
amazing red new zealand flax
5 GAL @ 18" O.C.

shade plants



PITTIOSPORUM CRASSIFOLIUM 'COMPACTUM'
karo
5 GAL @ 24" O.C.

ROSMARINUS OFFICINALIS 'PROSTRATUS'
trailing rosemary
5 GAL @ 18" O.C.

WESTRINGIA FRUTICOSA 'MORNING LIGHT'
coast rosemary
5 GAL @ 24" O.C.

WESTRINGIA FRUTICOSA 'SMOKEY'
smokey coast rosemary
5 GAL @ 18" O.C.

AEONIUM SPP

AGAVE ATTENUATA
fox tail agave -MIX TO CREATE
NATURAL CLUMP
5 GAL @ 18" O.C.
15 GAL @ 24" O.C.

SANSEVIERIA TRIFASCIATA 'LAURENTII'
striped mother-in-laws tongue
8" POTS @ 12" O.C..

trees



ACACIA BAILEYANA
golden mimosa tree
48" BOX

ARBUTUS 'MARINA'
marina strawberry tree
48" BOX

EUPHORBIA COTINIFOLIA
caribbean copper plant
48" BOX

JACARANDA MIMOSIFOLIA
jacaranda tree
72" BOX

KOELREUTERIA BIPINNATA
chinese flame tree
72" BOX

OLEA EUROPAEA
olive
72" BOX

PLATANUS RACEMOSA
california sycamore
24" BOX

PRUNUS CERASIFERA 'KRAUTER VESUVIUS'
krauter vesuvius purple leaf plum
48" BOX

TIPUANA TIPU
tipu tree
72" BOX

ULMUS PARVIFOLIA
chinese elm
36" BOX
60" BOX

hedges



BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'
green beauty boxwood
15 GAL @ 24" O.C.

FEUJA SELLOWIANA
pineapple guava
15 GAL @ 24" O.C.

FICUS MICROCARPA NITIDA
green gem fig
15 GAL @ 24" O.C.

LIGUSTRUM TEXANUM
waxleaf privet
15 GAL @ 24" O.C.

PITTIOSPORUM CRASSIFOLIUM 'COMPACTUM'
karo
15 GAL @ 24" O.C.

PITTIOSPORUM TENUIFOLIUM
silver sheen kohuhu
15 GAL @ 24" O.C.

PODOCARPUS GRACILIOR
fern podocarpus
15 GAL @ 24" O.C.

PODOCARPUS MACROPHYLLUS
yew podocarpus
15 GAL @ 24" O.C.

WESTRINGIA WYNYABBIE GEM
coast rosemary
15 GAL @ 24" O.C.

bamboo



BAMBUSA MULTIPLEX 'ALPHONSE KARR'
alphonse karr bamboo
5 GAL @ 36" O.C.

BAMBUSA OLDHAMII
giant timber bamboo
15 GAL @ 30" O.C.

FLEICHOBLASTUS FORTUNEI
dwarf whitestripe bamboo
5 GAL @ 24" O.C.

SASAELLA MASAMUNEANA ALBOSTRATA
white striped dwarf bamboo
5 GAL @ 24" O.C.

PLANT PALETTE

1950 GRAND
El Segundo, California

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.