



NASH STREET EXCHANGE

ENTITLEMENT PACKAGE

05.26.23

rdc.

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PROJECT DESCRIPTION

THE 7.34 ACRE SITE IS LOCATED ON, LOTS 15 AND 16 OF VTM NO. 71551 OR THE SOUTH SIDE OF EL SEGUNDO BLVD BETWEEN CONTINENTAL BOULEVARD AND NASH STREET IN THE CITY OF EL SEGUNDO. THE PROPOSED MULTI-USE PROJECT IS COMPRISED OF FOUR SEPARATE BUILDINGS INCLUDING A 2-STORY MEDICAL OFFICE BUILDING, SINGLE STORY RESTAURANTS AND RETAIL, AND A BANK BUILDING. TWO PROPOSED PAD BUILDINGS COMPRISING OF TWO DRIVE THROUGH RESTAURANTS AND RETAIL SPACE SHALL BE SUBMITTED AS SEPARATE PERMIT. DISTRIBUTED AROUND THE SITE ADJACENT TO RESTAURANTS WILL BE OUTDOOR DINING PATIOS. ADJACENT TO THE OUTDOOR DINING PATIO WILL BE A SECURITY CONTROLLED PEDESTRIAN ACCESS VIA ONSITE PASEO FROM THE ADJACENT RAYTHEON CAMPUS.

DESIGN OBJECTIVES

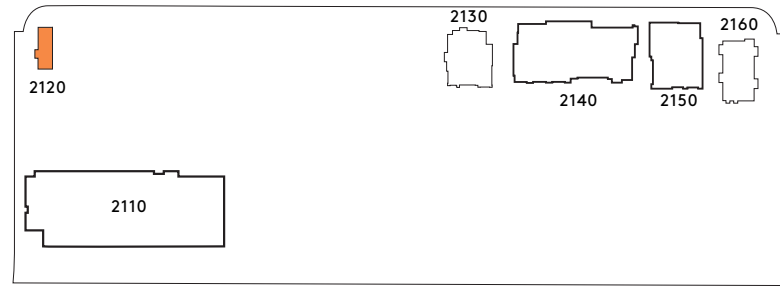
- PROVIDE A VIBRANT CAMPUS-LIKE ENVIRONMENT WITH A VARIETY OF PUBLIC SPACES.
- ARRANGE PUBLIC SPACES WITH DYNAMIC SPATIAL CONTINUITY.
- STRENGTHEN RELATIONSHIPS BETWEEN INDOOR AND OUTDOOR SPACES.
- CREATE A WELL-PROPORTIONED ARCHITECTURE WITHIN A HOLISTIC DESIGN LANGUAGE INSTEAD OF A VILLAGE OF DISSOCIATED BUILDINGS.
- ASSEMBLE FLEXIBLE BUILDINGS TO ADAPTABLE TO DIFFERENT COMMERCIAL USES.
- UTILIZE NATIVE MATERIALS WITH REGIONAL AESTHETIC FOR LONGEVITY AND ECONOMY.

PROJECT INFORMATION

PROJECT FAR: .22

OCCUPANCIES: A-2 (RESTAURANTS), B (OFFICE), M (RETAIL)

BUILDING HEIGHT: 35'-0" MAXIMUM HEIGHT AT TOP OF PARAPET OF HIGHEST BUILDING



*NOT IN CONTRACT

CONTACT INFORMATION

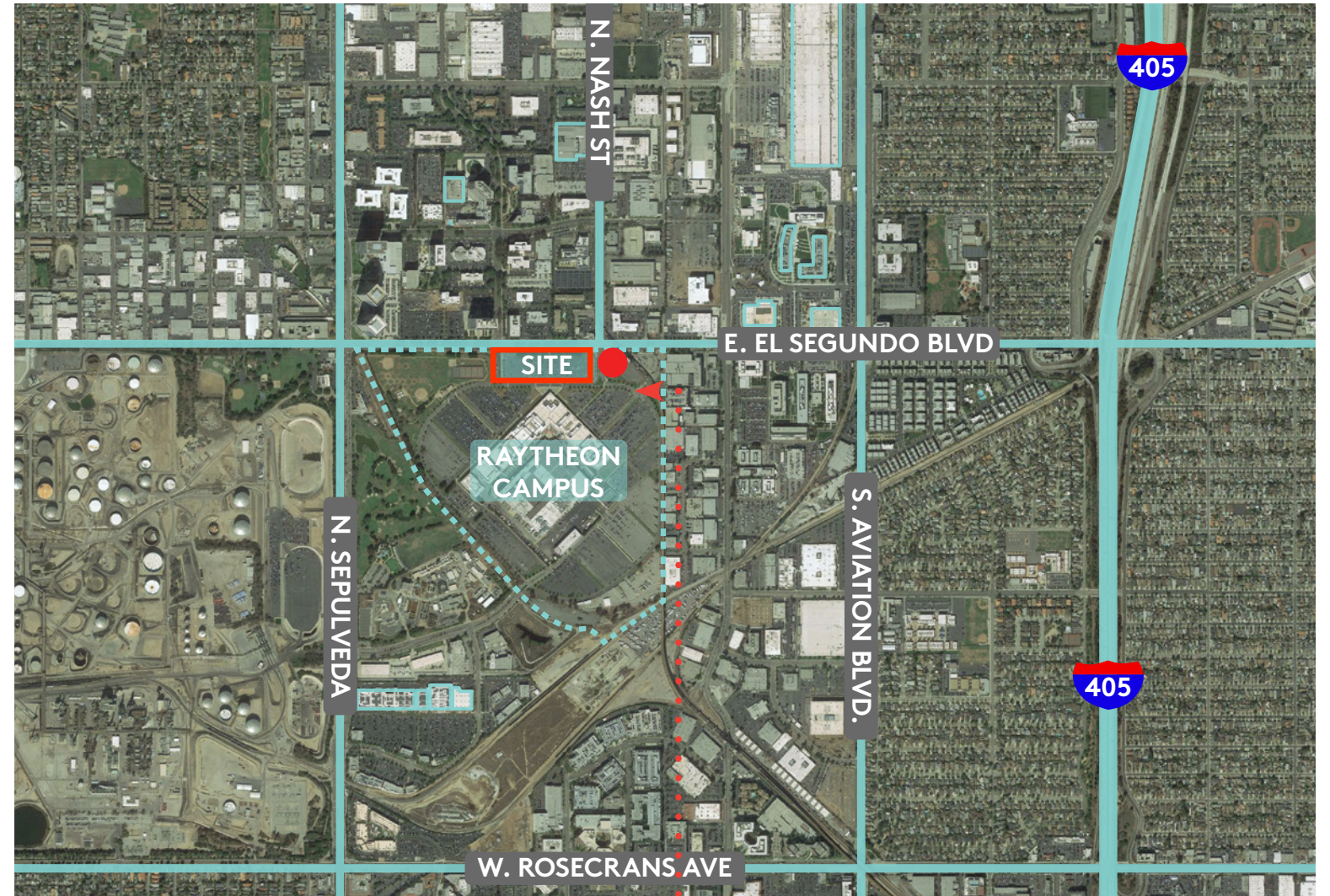
CLIENT
CONTINENTAL DEVELOPMENT CORP.
CONTACT: ROBERT TARNOFSKY
2041 ROSECRANS AVENUE, SUITE 200
EL SEGUNDO, CA 90245
P: (310) 640-1520
M: (562) 832-0360
F: (310) 414-9279

ARCHITECT
RETAIL DESIGN COLLABORATIVE
CONTACT: JOSEPH TRAN
245 EAST THIRD STREET
LONG BEACH CA 90802
P: (562) 628-8021
M: (310) 795-8368
E: JOSEPH.TRAN@RDCCOLLABORATIVE.COM

CLIENT
MAR VENTURES, INC.
CONTACT: JEAN-MICHEL REYNOLDS
721 NORTH DOUGLAS STREET
EL SEGUNDO, CA 90245
P: (310) 787-4736
M: (310) 490-9064
F: (310) 781-9253
E: JEANMICHEL.REYNOLDS@MARVENTURES.COM

ARCHITECT (BUILDING 1)
CJA ARCHITECTS
CONTACT: DAMON BARDA
3633 LONG BEACH BLVD., SUITE 200
LONG BEACH, CA 90807
P: (562) 595-5666 X225
E: DBARDA@C-AARCHITECTS.COM

LANDSCAPE ARCHITECT
LRM
CONTACT: CHARLES ELLIOTT
10335 JEFFERSON BLVD.
CULVER CITY, CA 90232
P: (310) 839-6600 X25
F: (310) 559-1310
E: CELLIOTT@LRMLTD.COM



VICINITY MAP

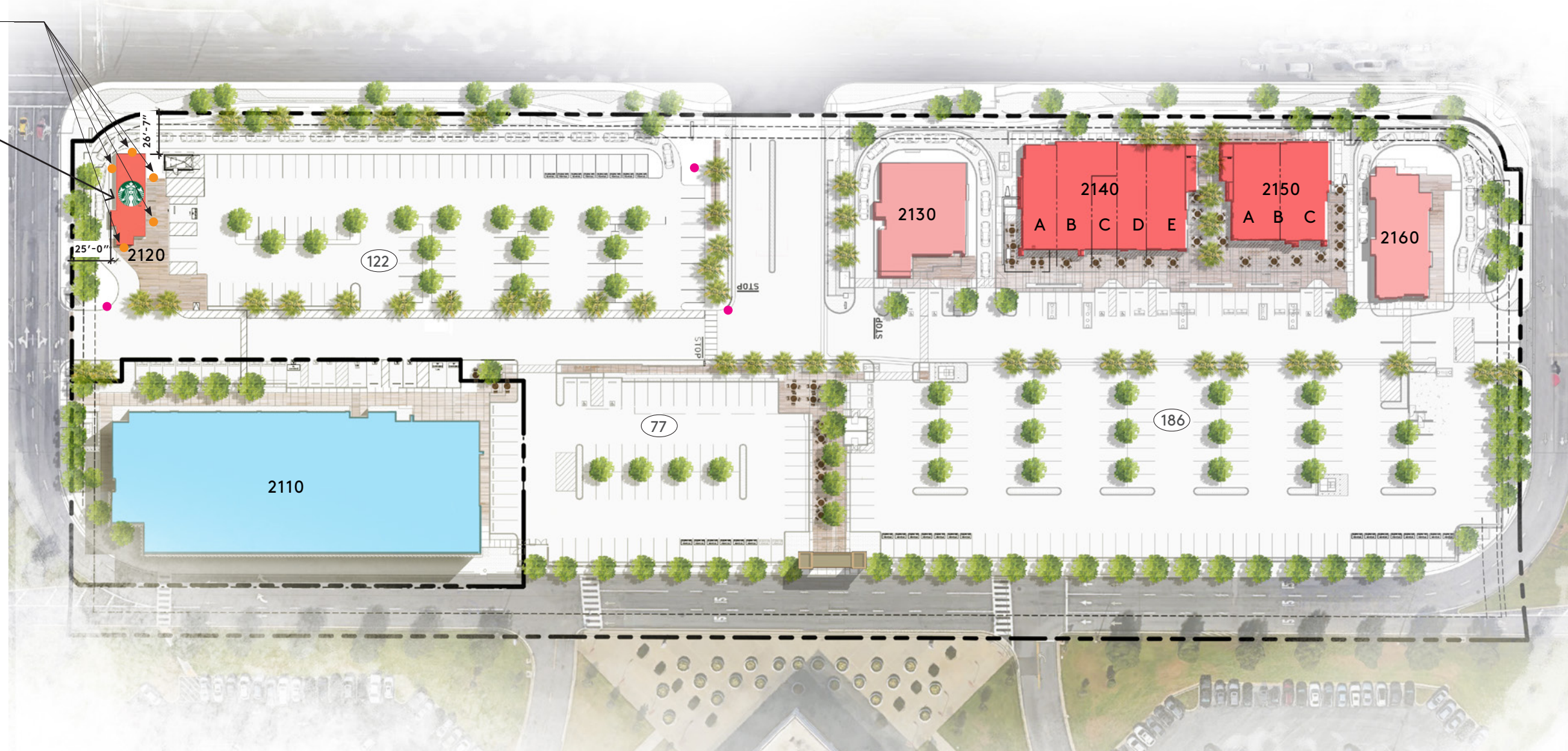
EL SEGUNDO STATION
MTA GREEN LINE EL SEGUNDO STATION IS LOCATED ON THE SOUTH SIDE OF EL SEGUNDO BLVD. AND IS APPROXIMATELY 500 FEET FROM THE CENTER OF THE PROPOSED SITE.

		GROSS BUILDING SF	NET BUILDING SF	NON-USABLE SF	PROVIDED PATIO SF	*EXCLUDED PATIO SF	PARKING PER SF	STALLS REQUIRED
BLDG 2110	MEDICAL OFFICE (2 levels)	42,119	40,450				200	202.3
BLDG 2120	STARBUCKS	1,130	998		145	145	130	7.7
PAD 2130	FAST FOOD	3,800	3,756		370	200	130	28.9
BLDG 2140	RESTAURANT	7,857						
	TENANT A		1,590	60	350	200		
	TENANT B		2,018	75	200	200		
	TENANT C		798	30	200	200		
	TENANT D		1,346	50	200	200		
	TENANT E		1,822	68	700	200		
BLDG 2140 SUBTOTAL			7,574	283			130	58.3
BLDG 2150	RESTAURANT	4,333						
	TENANT A		1,994	100	500	200		
	TENANT B							
	TENANT C		2,139	100	581	200		
BLDG 2150 SUBTOTAL			4,133	200			130	31.8
PAD 2160	FAST FOOD	2,798	2,798		695	200	130	21.5
PATIO TOTAL	DINING (>200sf/tenant)				3,941	1,945	75	26.6
TOTAL REQUIRED								377.0
TOTAL PROVIDED								385.0
SURPLUS/DEFICIT								8.0
Parking provided ratio- stalls / 1000 Gross SF								6.2
*First 200 sf of patio space does not count towards area tabulation								
Required restaurant parking based on 60% kitchen (at 250 sf) and 40% dining (at 1 per 75 sf), equals 1 per 130 sf blended rate								

S-4A
 BLDG 2120 ALLOWABLE SIGN AREA
 NORTH - 448 SF X .20* = 90 SF
 EAST - 962 SF X .20* = 192 SF
 SOUTH - 325 SF X .20* = 65 SF
 WEST - 1000 X .20* = 200 SF

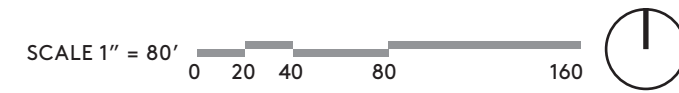
NEW PROPOSED
 COFFEE SHOP

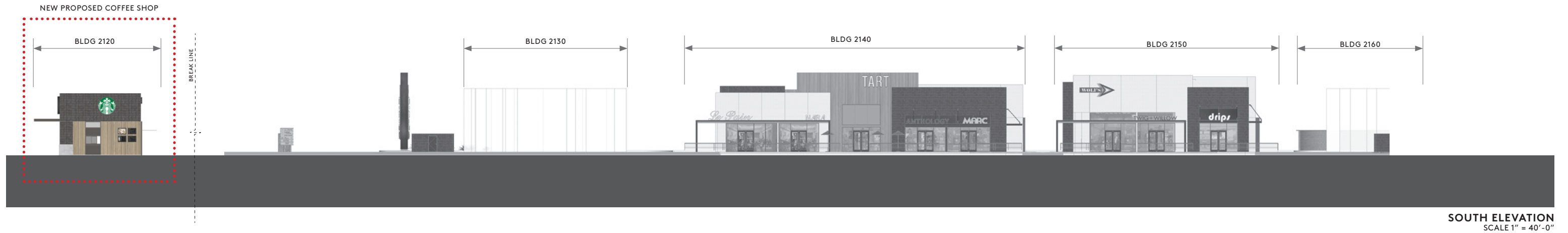
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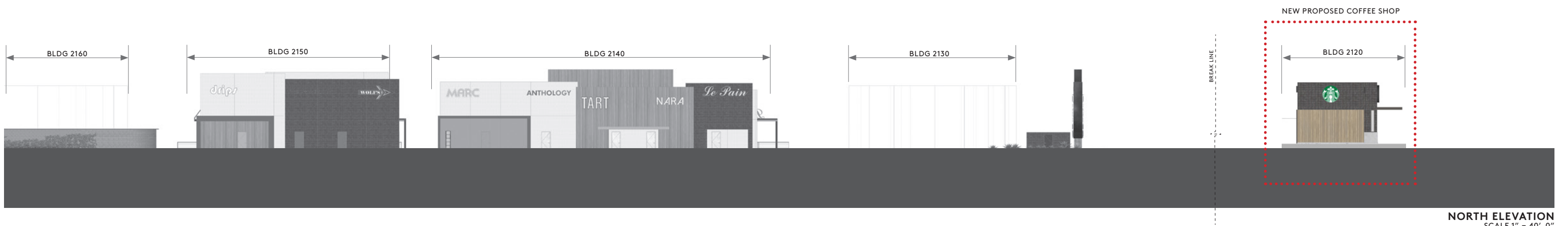
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PATIO TOTAL	DINING (>200sf/tenant)				3,941	1,945	75	26.6
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TOTAL PROVIDED		62,037	59,709	966	3,941-1,945 =	1,996		385.0
SURPLUS/DEFICIT								8.0
Parking provided ratio- stalls / 1000 Gross SF								6.2

*First 200 sf of patio space does not count towards area tabulation
 Required restaurant parking based on 60% kitchen (at 250 sf) and 40% dining (at 1 per 75 sf), equals 1 per 130 sf blended rate

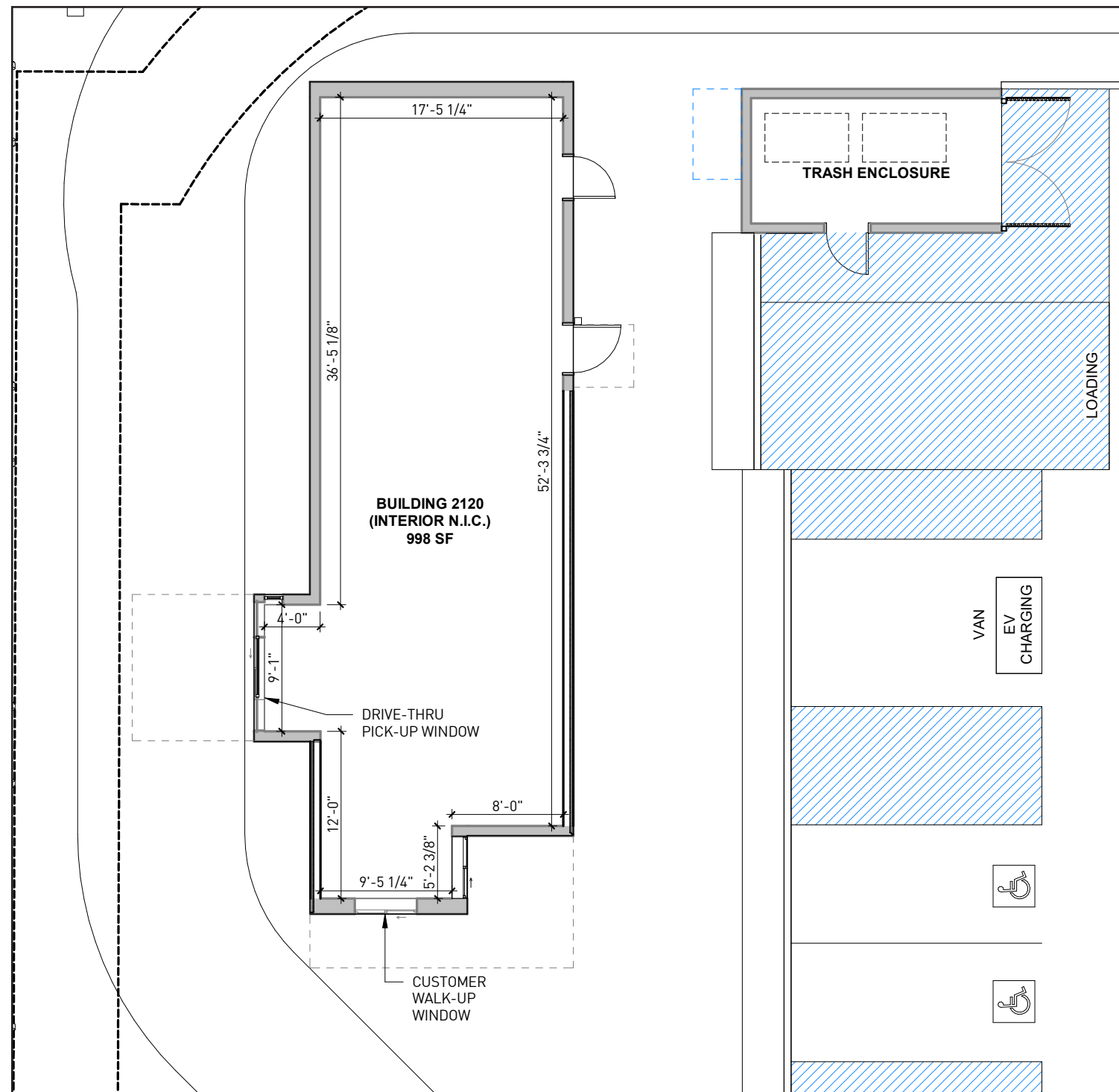


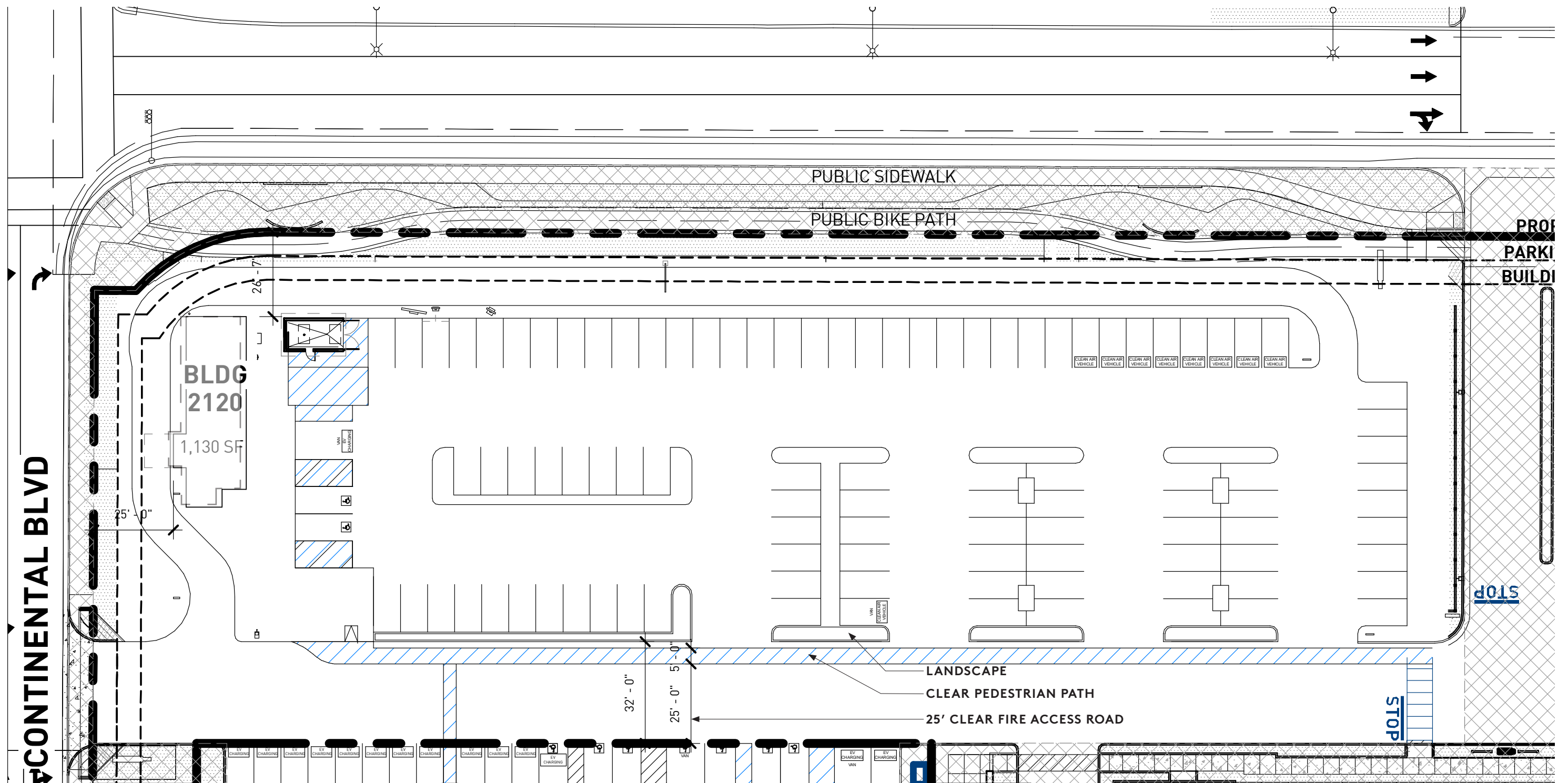


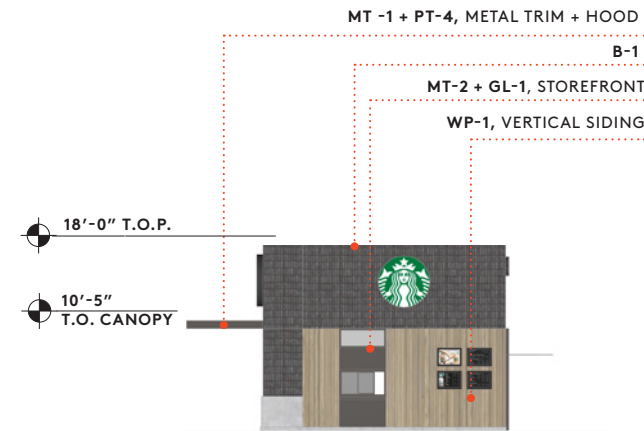
SOUTH ELEVATION
SCALE 1" = 40'-0"



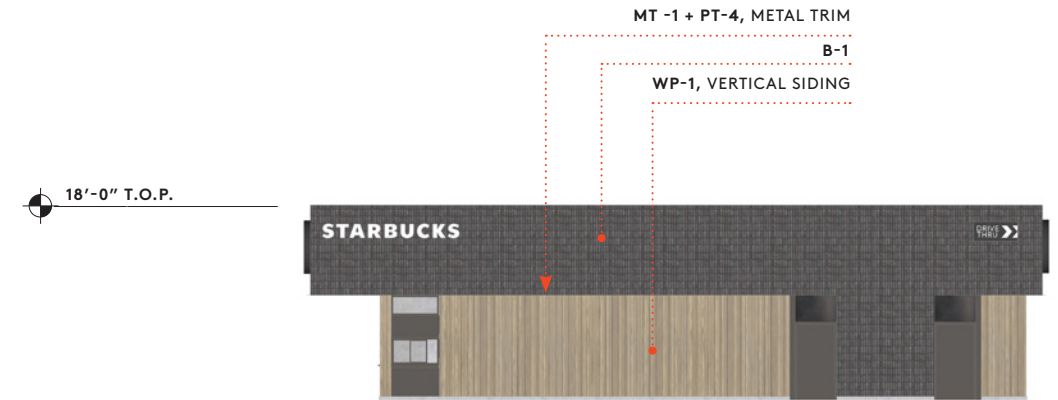
NORTH ELEVATION
SCALE 1" = 40'-0"



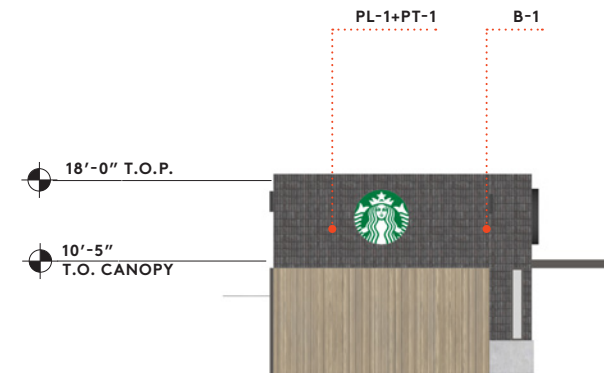




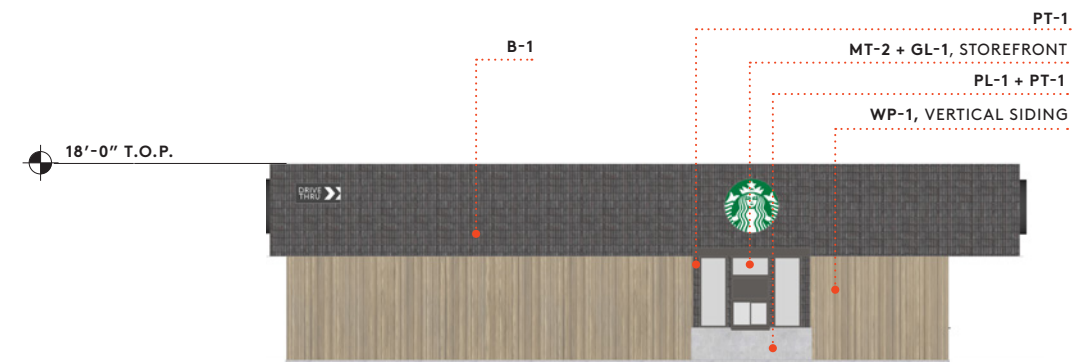
SOUTH ELEVATION
SCALE 1" = 20'-0"



EAST ELEVATION
SCALE 1" = 20'-0"



NORTH ELEVATION
SCALE 1" = 20'-0"

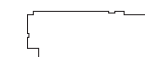
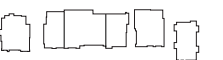


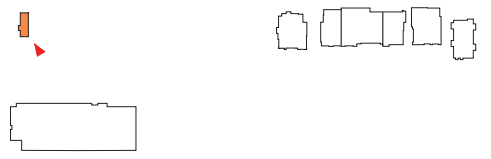
WEST ELEVATION
SCALE 1" = 20'-0"

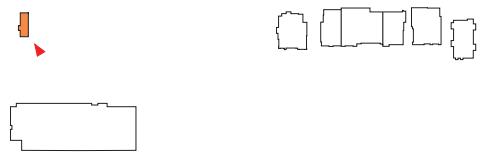
*ALL SIGNAGE BY TENANT AND TO MEET REQUIREMENTS AS APPROVED IN SIGNAGE PROGRAM

MATERIAL LEGEND

B-1 TEXTURED 2'-1/2"X8" BRICK WITH DARK GREY GROUT	GL-1 CLEAR INSULATED GLASS FIBER CEMENT SIDING WITH STOREFRONT ENTRANCE	WP-1 WOOD TEXTURE	PL-1 PAINTED FINISH DUNN-EDWARDS "CARRARA" DET649	PT-1 PAINTED FINISH DUNN-EDWARDS "CARRARA" DET649	PT-2 PAINTED FINISH DUNN-EDWARDS "METAL FRINGE" DET626	PT-4 PAINTED FINISH DUNN-EDWARDS "JET" DE6378	MT-1 CUSTOM FORMED HOT ROLLED STEEL TRIM WITH CLEAR SEAL FINISH	MT-6 POWDER COATED ALUMINUM EXTRUSION

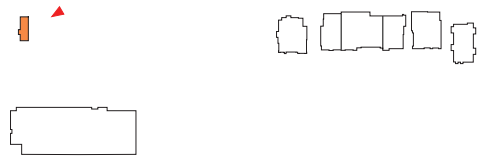






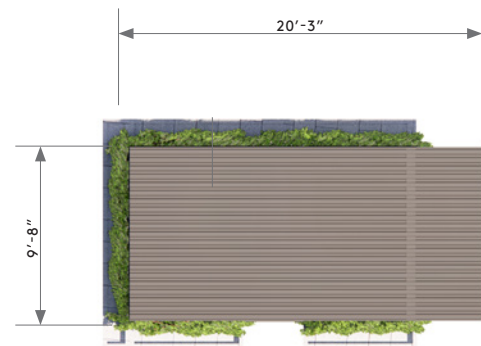
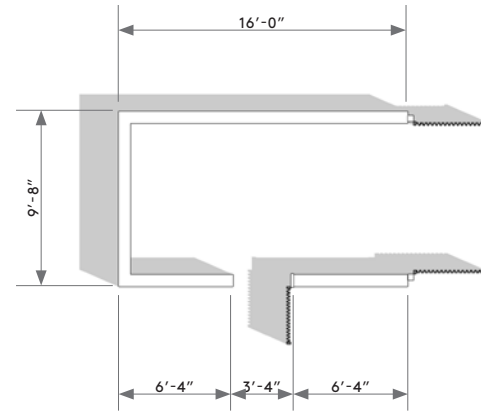




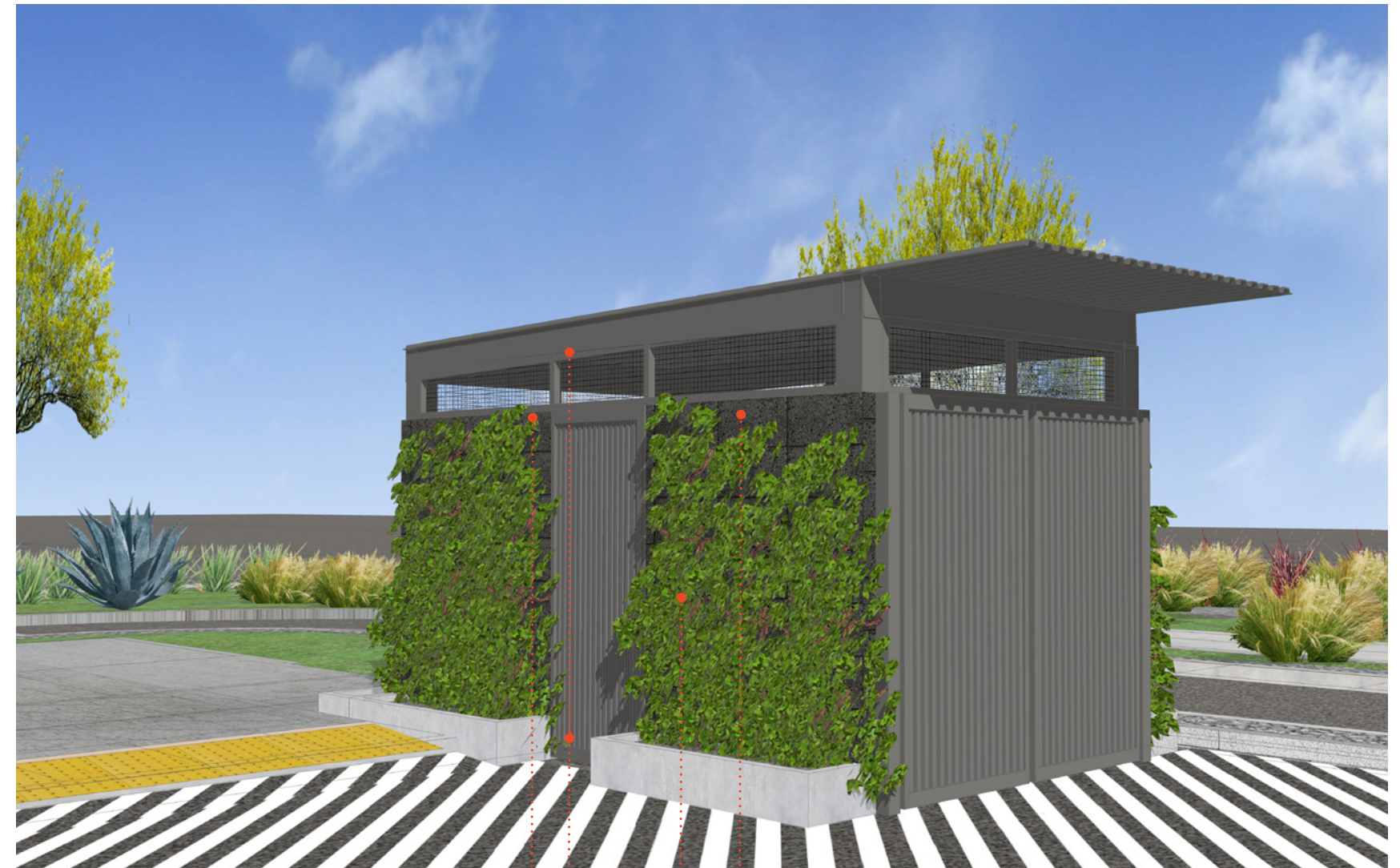




ELEVATION



PLAN



PERSPECTIVE VIEW

MT-7, PAINTED METAL STRUCTURE, CORRUGATED METAL DOORS, AND CORRUGATED ROOF

PT-2, PAINTED METAL STRUCTURE, CORRUGATED METAL DOORS, AND CORRUGATED ROOF

CREEPING FIG VINES WITH 1' TALL PLANTERS

B-2, CONCRETE WALLS

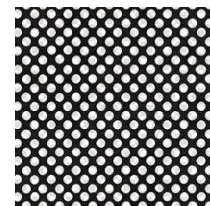
MATERIAL LEGEND



B-1
ORCO PRECISION BLOCK
BLACK #250 8"X16"

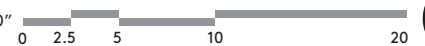


PT-2
PAINTED FINISH
DUNN-EDWARDS
'METAL FRINGE' DET626



MT-7
PERFERATED METAL
PANEL WITH PT-4
PAINTED FINISH

SCALE 3/32" = 1'-0"





LANDSCAPE REQUIREMENTS

TOTAL LANDSCAPE AREA

98,791 SF (THIS INCLUDES ALL IN SCOPE PLANTING AND NON-VEHICULAR HARDSCAPE AREAS)

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)

PROPERTY PERIMETER

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

STREET FRONTAGE: 1,565 LF = 63 TREES REQUIRED

TREES PROVIDED: 70

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) SQUARE FEET:	LANDSCAPE AREA PROVIDED	PERCENTAGE
	162,749 SF	49,650 SF	31%

TREES REQUIRED: 54

TREES PROVIDED: 110

LEGEND

- | | |
|-----------------------------|-------------------|
| ① PYLON SIGN | ⑪ BIKE PATH |
| ② MONUMENT SIGN | ⑫ SHADE TREE |
| ③ DROUGHT TOLERANT PLANTING | ⑬ PALM TREE |
| ④ RETAINING WALL | ⑭ FIREPIT AREA |
| ⑤ DECORATIVE COBBLE | ⑮ BUILDING CANOPY |
| ⑥ PATIO ENCLOSURE | |
| ⑦ OUTDOOR TABLE AND CHAIRS | |
| ⑧ DECORATIVE PAVING | |
| ⑨ GATE AND TURNSTILE | |
| ⑩ BIKE PARKING | |

0 16 32 64
SCALE: 1/32"=1'-0"
SCALE IN FEET

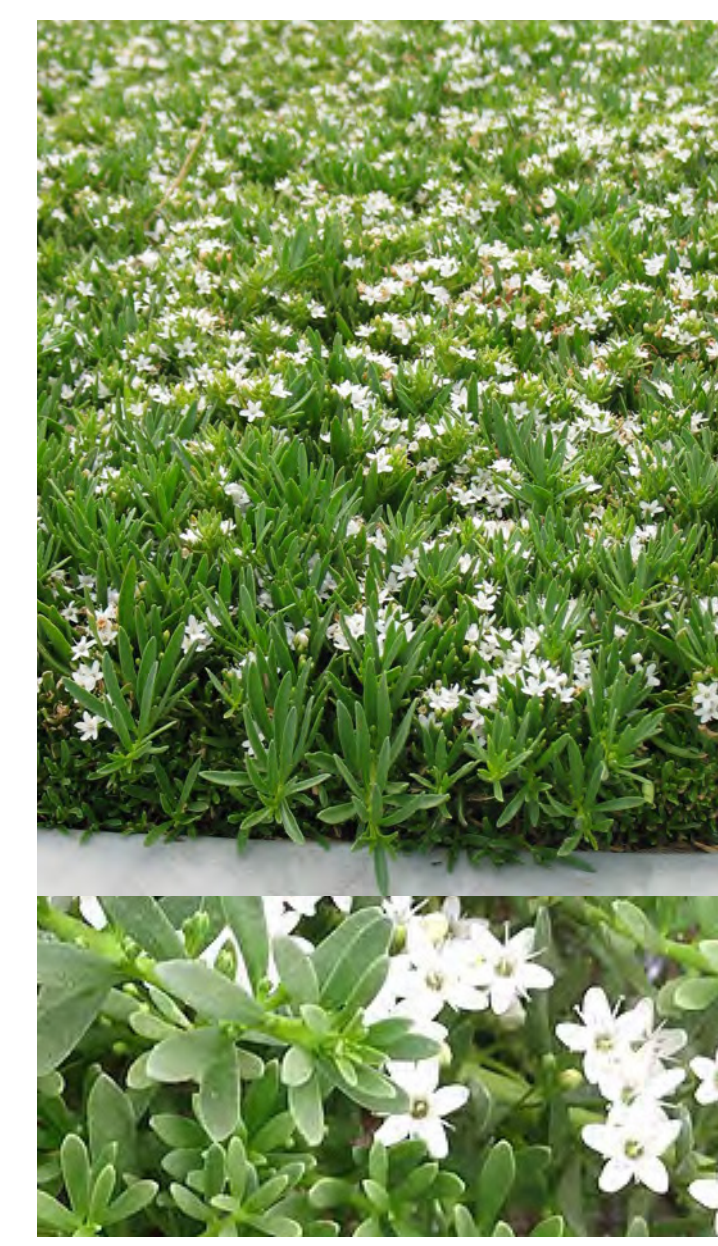
GROUND COVER



DYMONDIA MARGARETAE
silver carpet
SODDED FROM FLATS



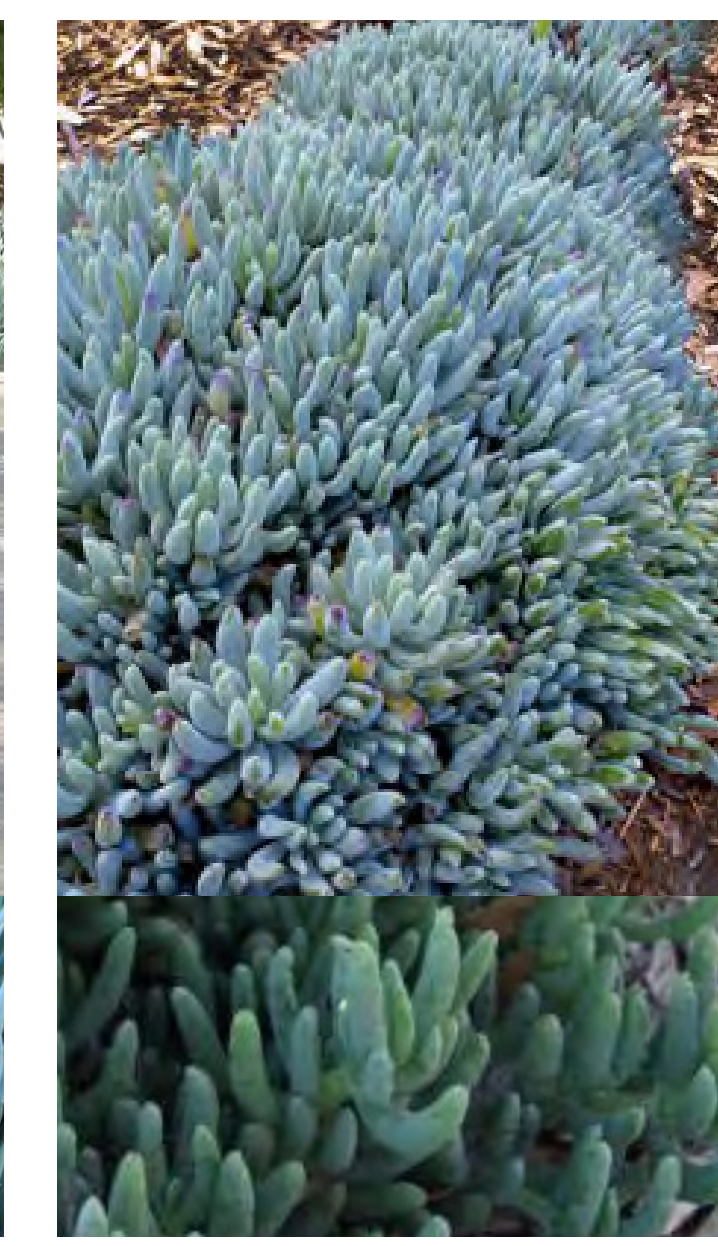
FESTUCA GLAUCA 'ELIJAH BLUE'
blue fescue
1 GAL @ 12" O.C.



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



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



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

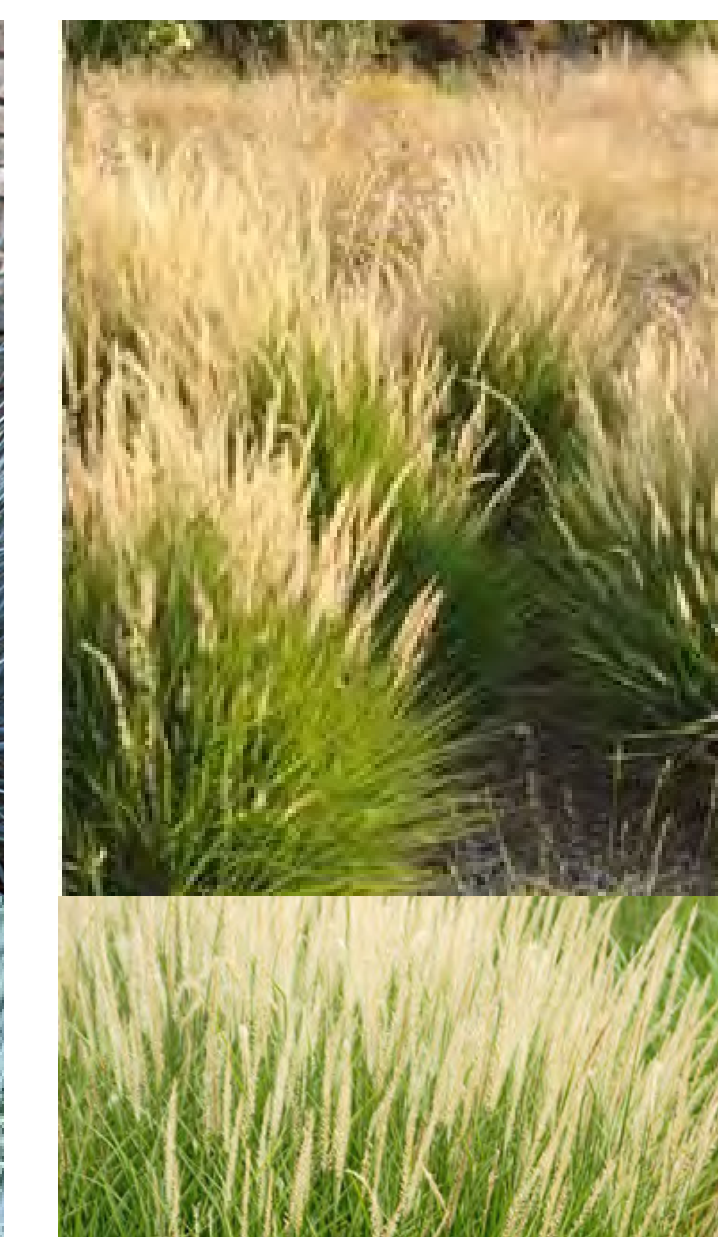
GRASSES



CAREX DIVULSA
european grey sedge
1 GAL @ 18" O.C.



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



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



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

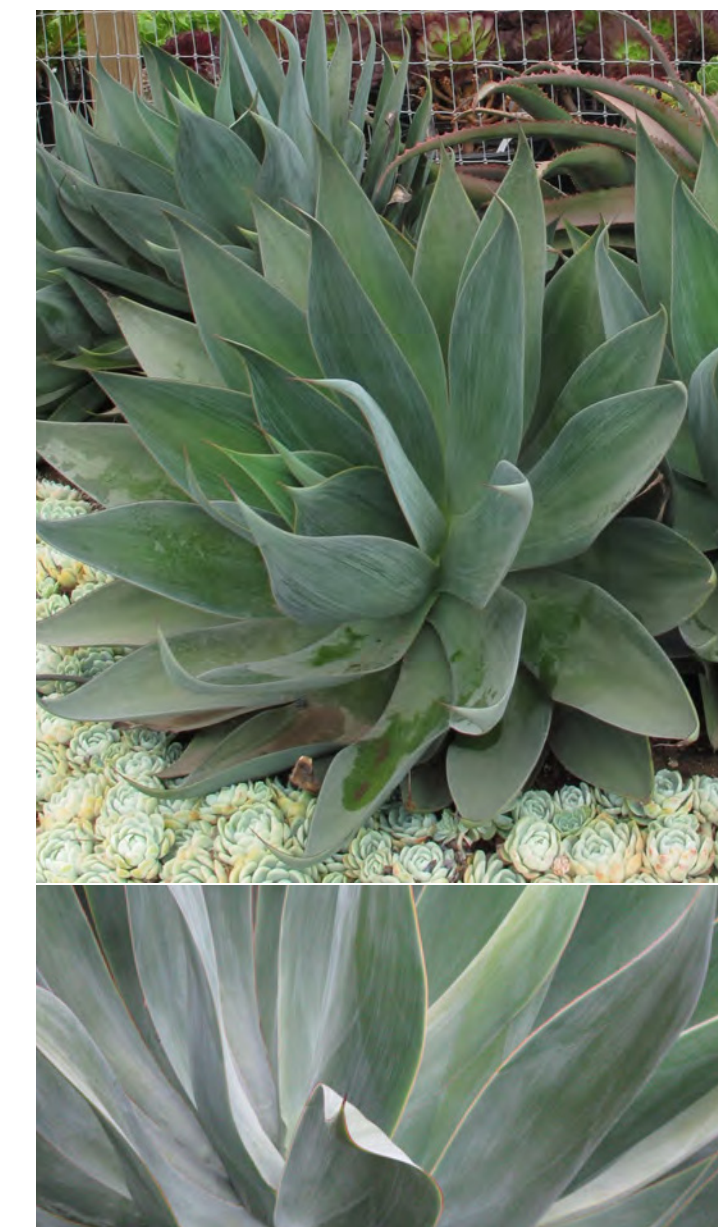
SHRUBS



AGAVE AMERICANA
century plant
15 GAL @ 30"X30"



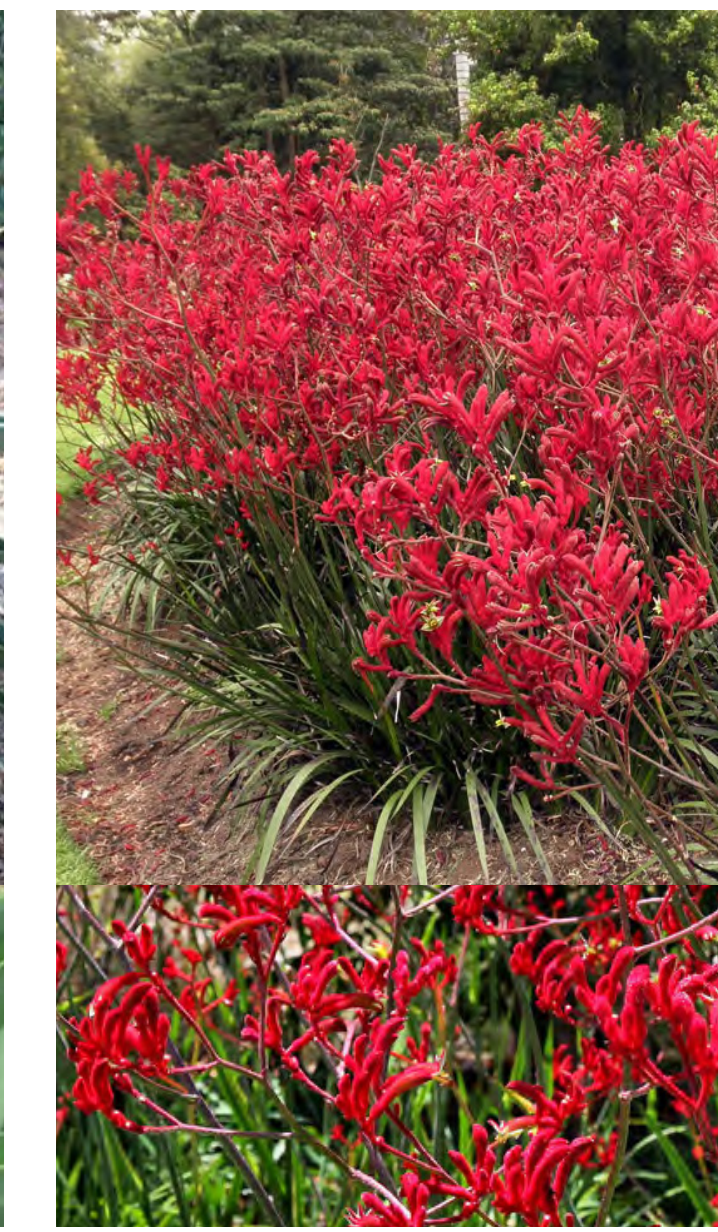
AGAVE ATTENUATA
fox tail agave -MIX TO CREATE NATURAL CLUMP
5 GAL @ 18" O.C.
15 GAL @ 24" O.C.



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



AGAVE DESMETTIANA
smooth agave
15 GAL @ 30"X30"



ANIGOZANTHOS 'BIG RED'
red kangaroo paw
5 GAL @ 18" O.C.



ANIGOZANTHOS 'BUSH GOLD'
yellow kangaroo paw
5 GAL @ 18" O.C.



CALLISTEMON 'LITTLE JOHN'
dwarf callistemon
5 GAL @ 24" O.C.



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



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



DIANELLA TASMANICA 'VARIEGATA'
white striped tasman flax lily
5 GAL @ 18" O.C.



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



LIRIOPE 'GIGANTEA'
giant lily turf
5 GAL @ 18" O.C.



LOROPETALUM CHINENSE 'RAZZLEBERRY'
razzeberry fringe flower
5 GAL @ 24" O.C.



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



ROSA SPP. 'ICEBERG'
iceberg rose
5 GAL @ 24" O.C.



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



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

VINES



CALLIANDRA HAEMATOCEPHALA
red powder puff
5 GAL STAKE GROWN

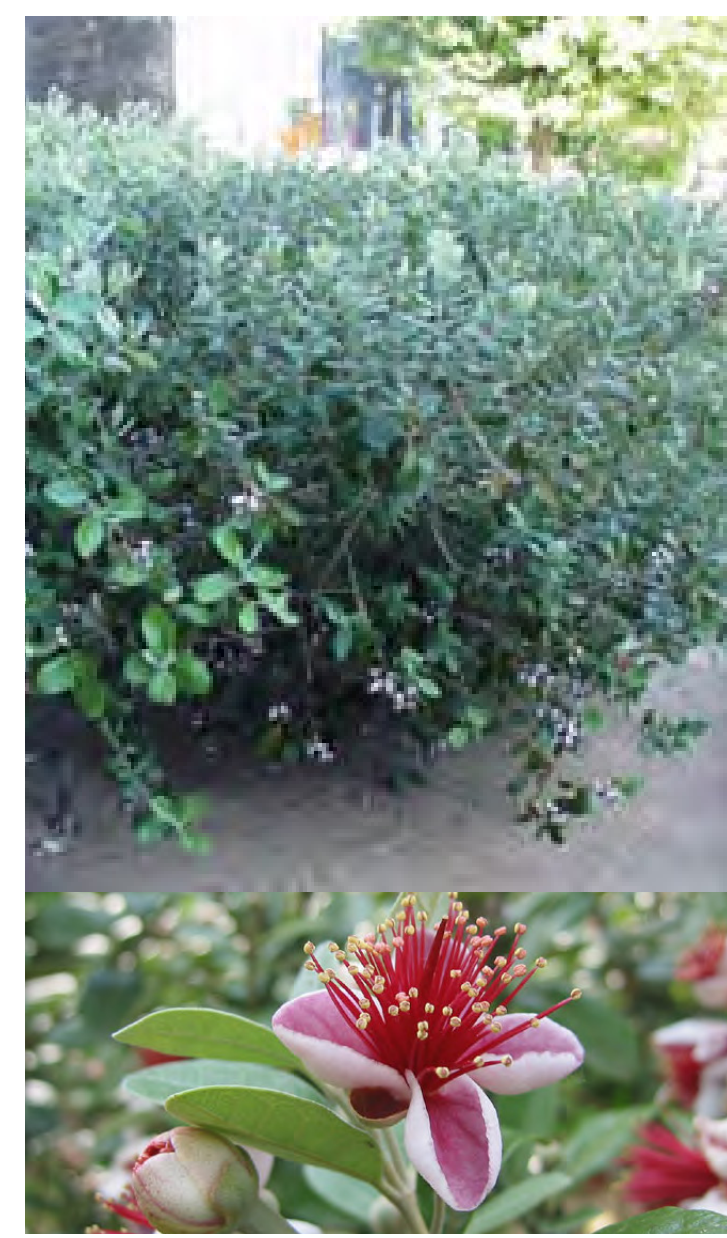


FICUS PUMILA
creeping fig
1 GAL STAKE GROWN

HEDGES



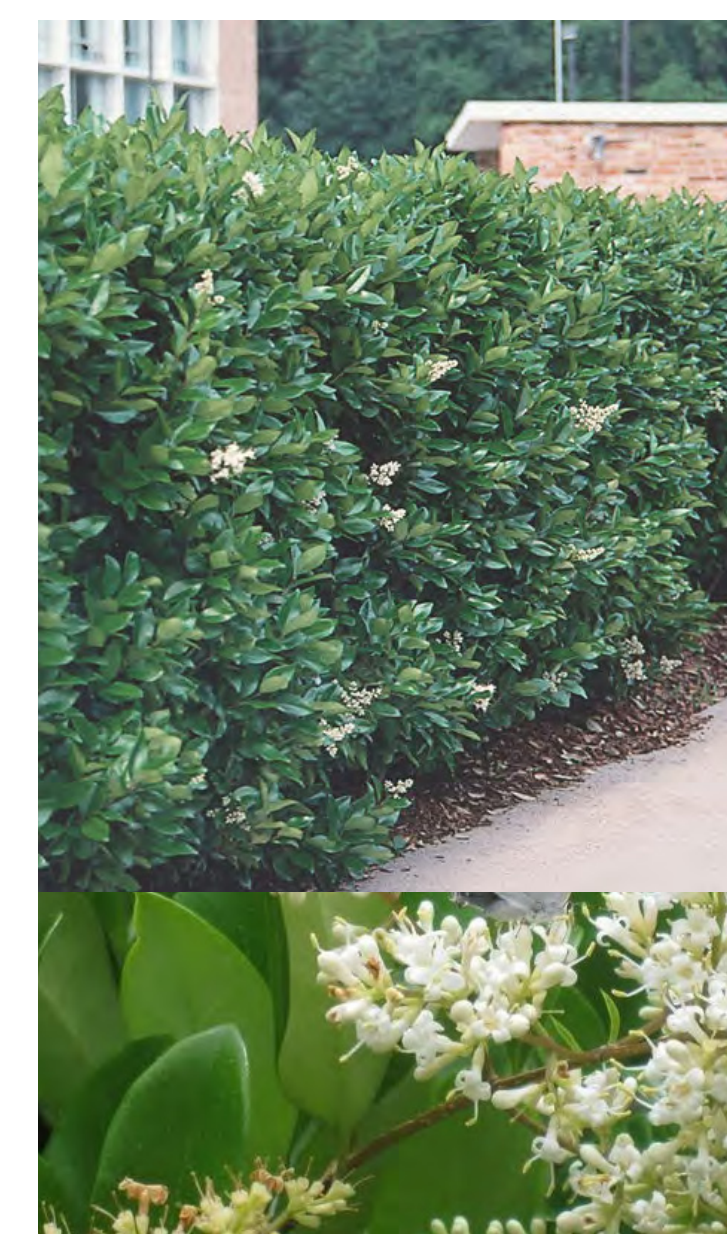
PITTOSPORUM CRASSIFOLIUM
karo
15 GAL @ 24" O.C.



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



BUXUS JAPONICA
japanese boxwood
15 GAL @ 24" O.C.



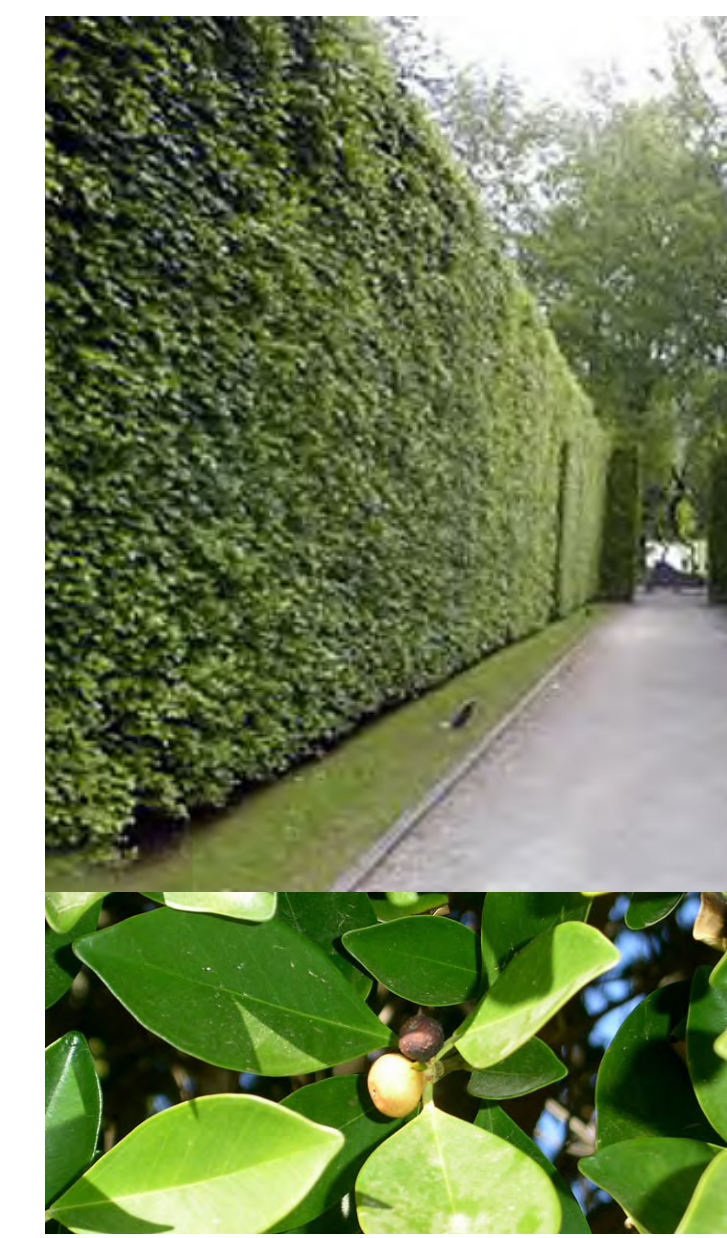
LIGUSTRUM TEXANUM
waxleaf privet
15 GAL @ 24" O.C.



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



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



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



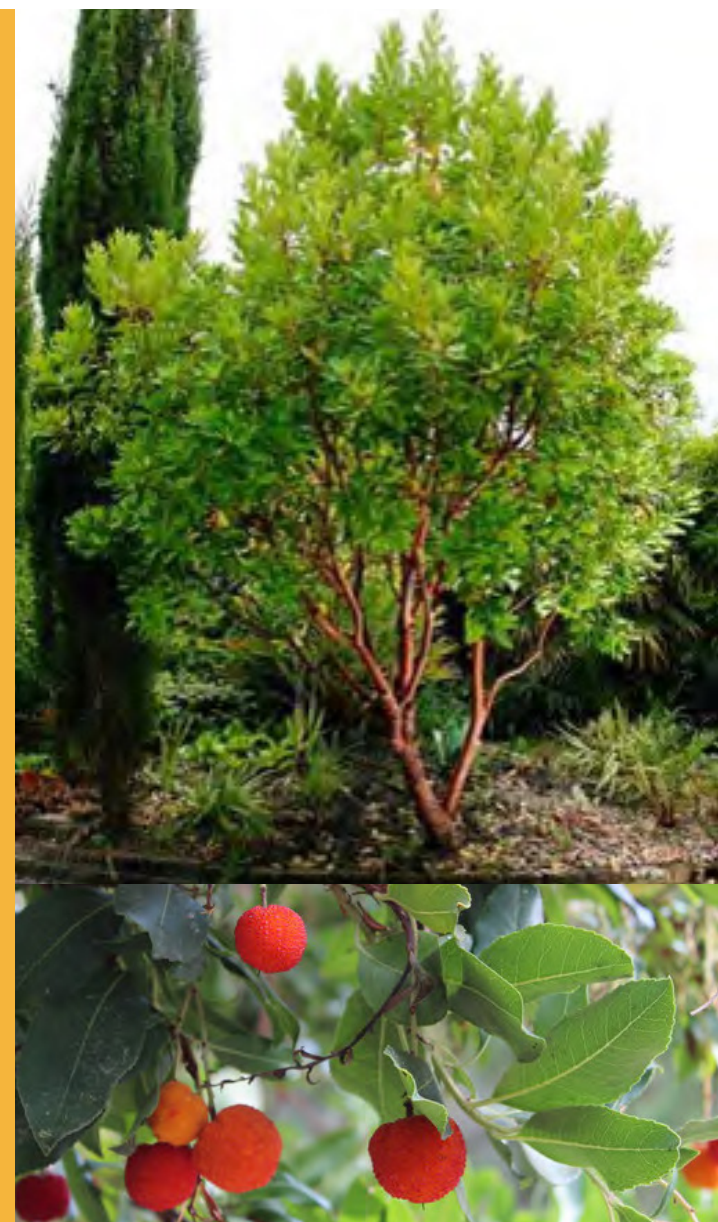
WESTRINGIA 'WYNYABBIE GEM'
coast rosemary
15 GAL @ 24" O.C.

COBBLE



HORSE CREEK
DECORATIVE COBBLE

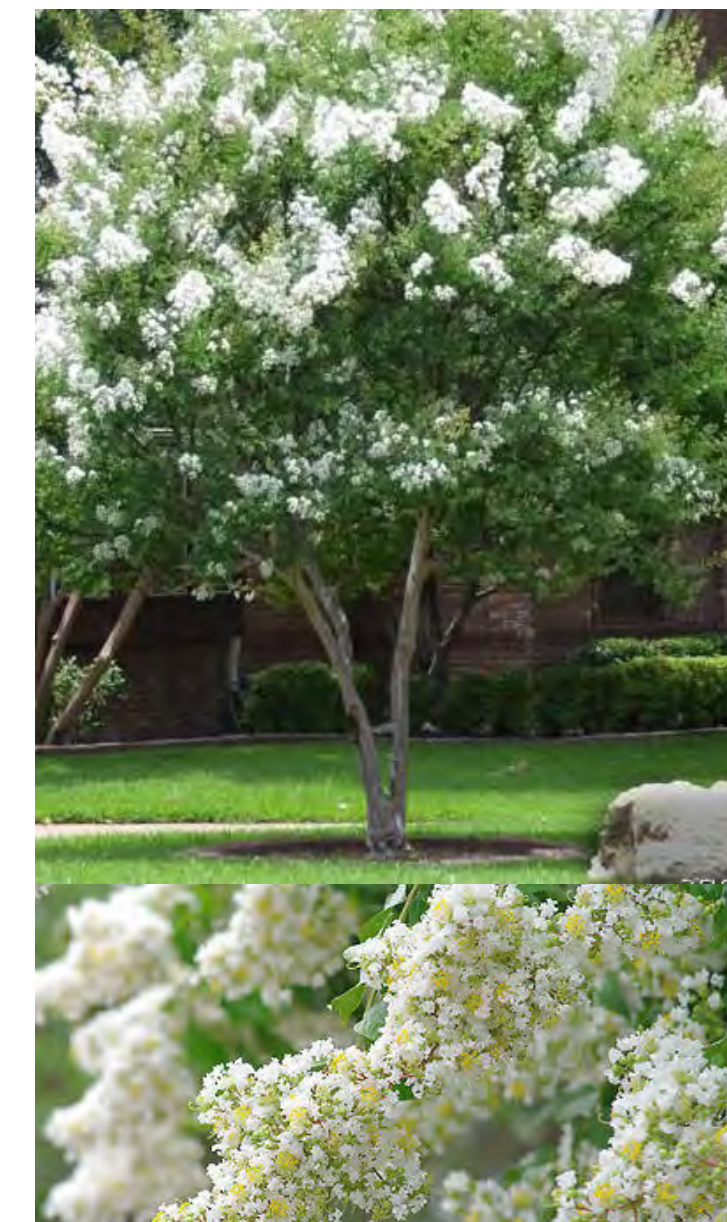
TREES



ARBUTUS 'MARINA'
marina strawberry tree
24" BOX MIN.



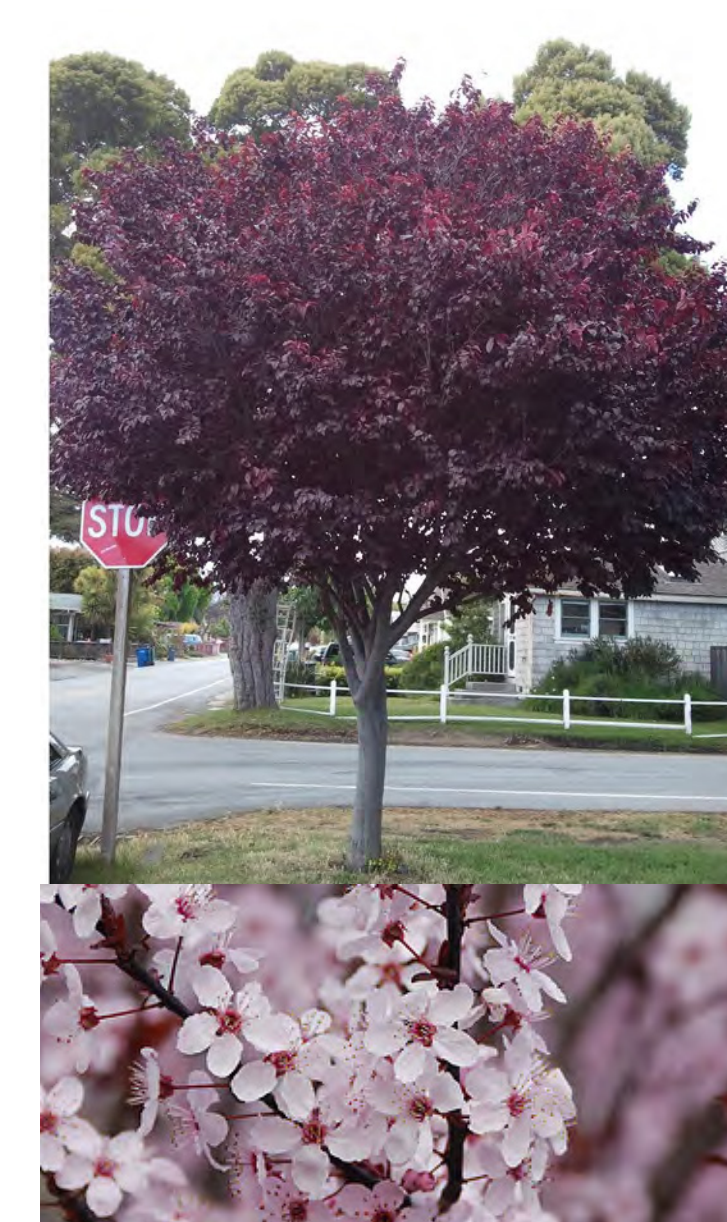
JACARANDA MIMOSIFOLIA
jacaranda tree
24" BOX MIN.



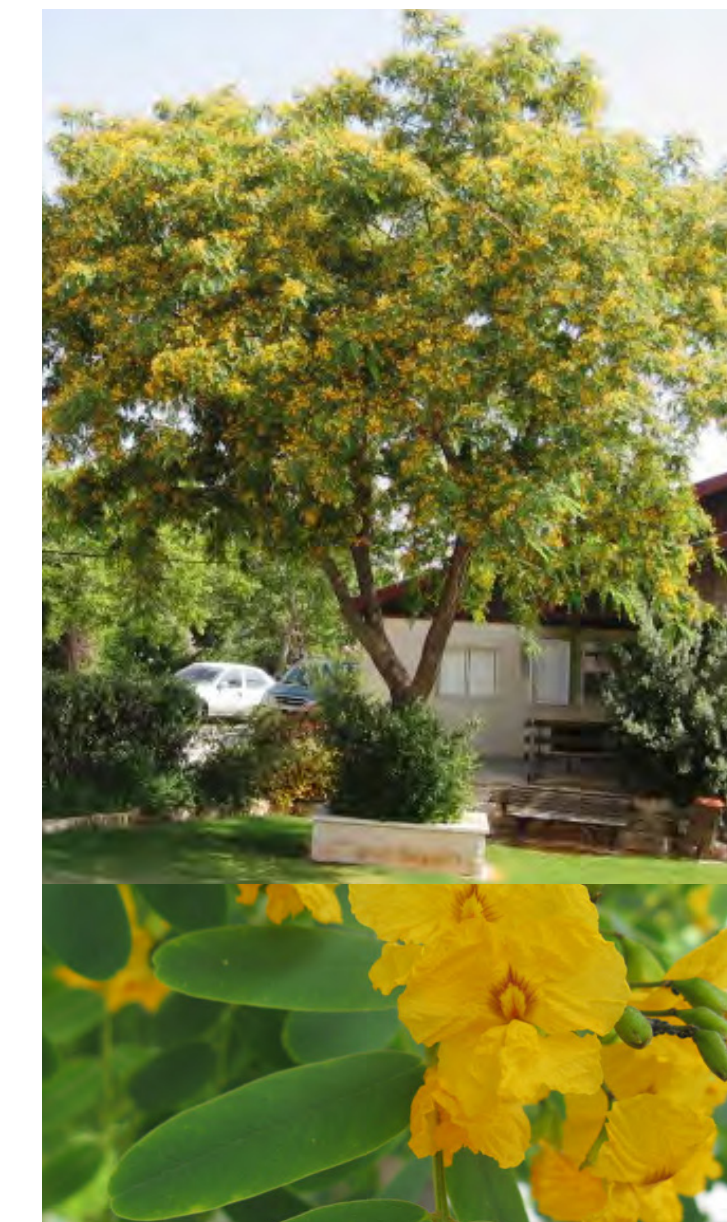
LAGERSTROEMIA INDICA
crape myrtle
24" BOX MIN.



OLEA EUROPAEA 'SWAN HILL'
fruitless olive
24" BOX MIN.



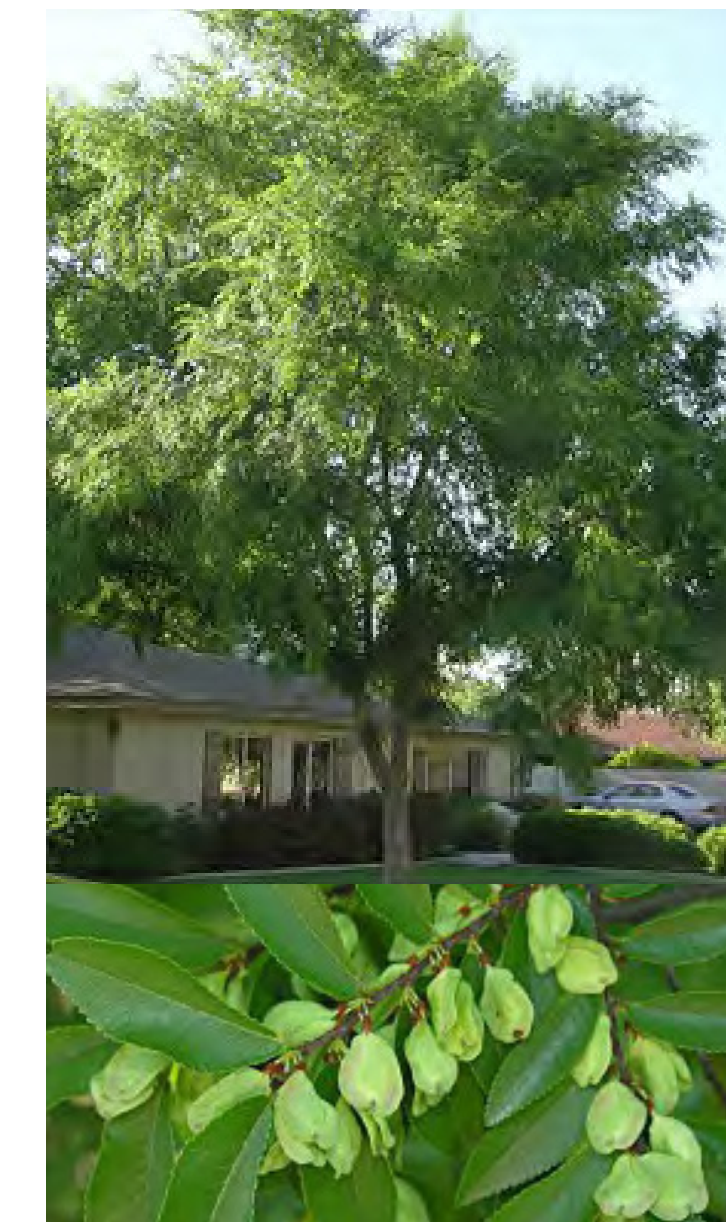
PRUNUS CERASIFERA
'KRAUTER VESUVIUS'
krauter vesuvius purple leaf plum
24" BOX MIN.



TIPUANA TIPU
tipu tree
24" BOX MIN.



TRISTANIA CONFERTA
Brisbane box
24" BOX MIN.



ULMUS PARVIFOLIA
chinese elm
24" BOX MIN.



WASHINGTONIA ROBUSTA
mexican fan palm
30' BTH

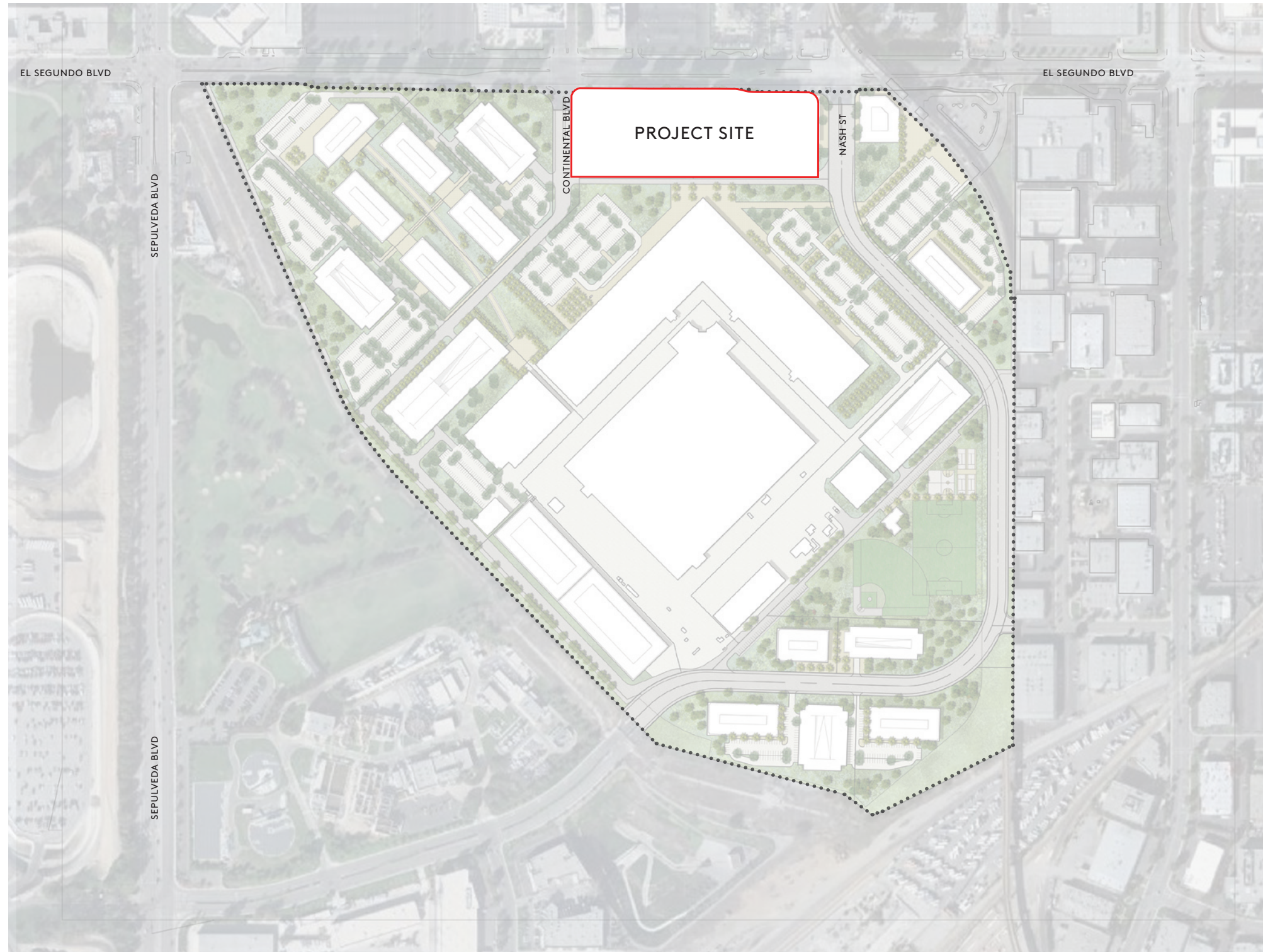


PHOENIX DACTYLIFERA
'MEDJOOl'
date palm
20' BTH



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- S-11 TENANT WAYFINDING SIGN DETAILS
- S-12 TENANT WAYFINDING SIGN DETAILS



EL SEGUNDO BLVD

EL SEGUNDO BLVD

PROJECT SITE

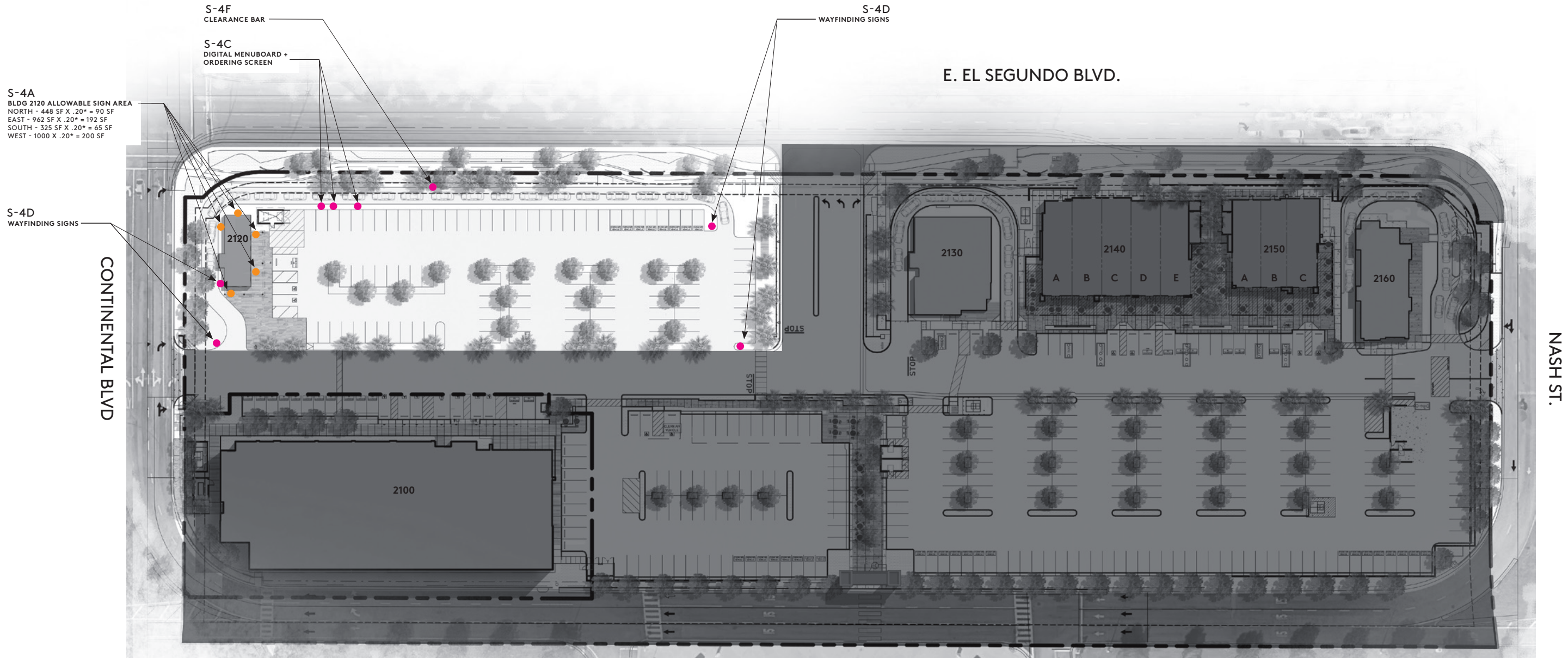
SEPULVEDA BLVD

CONTINENTAL BLVD

NASH ST

SEPULVEDA BLVD





S-4A
BLDG 2120 ALLOWABLE SIGN AREA
NORTH - 448 SF X .20* = 90 SF
EAST - 962 SF X .20* = 192 SF
SOUTH - 325 SF X .20* = 65 SF
WEST - 1000 X .20* = 200 SF

S-4F
CLEARANCE BAR

S-4C
DIGITAL MENUBOARD +
ORDERING SCREEN

S-4D
WAYFINDING SIGNS

E. EL SEGUNDO BLVD.

S-4D
WAYFINDING SIGNS

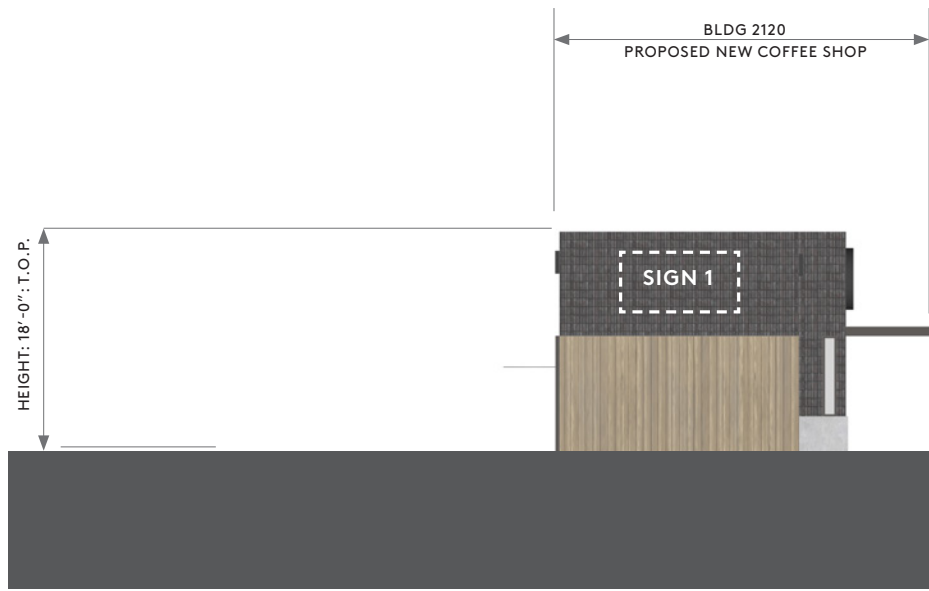
CONTINENTAL BLVD

NASH ST.

**RAYTHEON
CAMPUS**

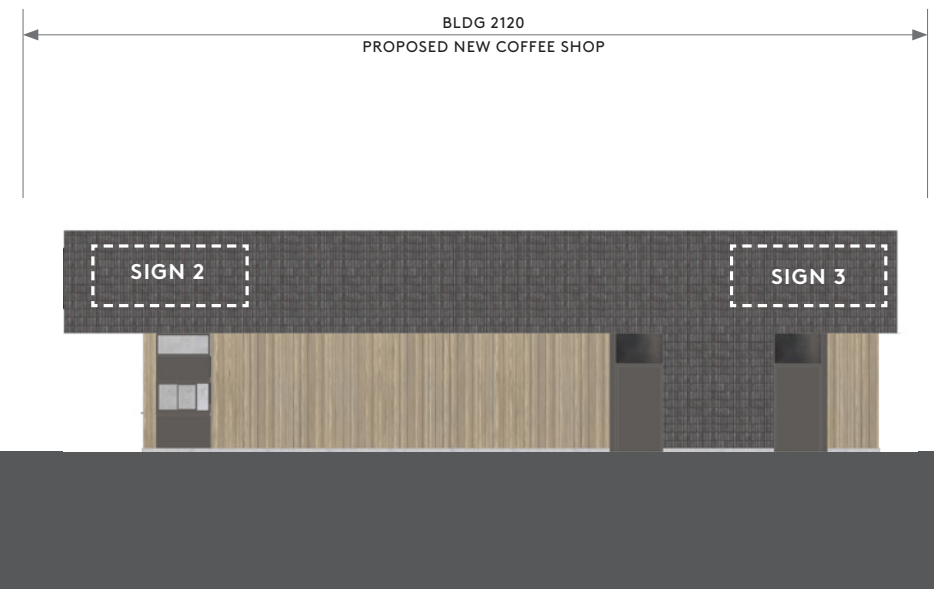
- S-4A BUILDING SIGN (MOUNTING TO BE DETERMINED)
- S-4B TENANT STOREFRONT SIGN (MOUNTING TO BE DETERMINED)
- S-4C TENANT DIGITAL MENU BOARD
- S-4D TENANT DIRECTIONAL WAYFINDING
- S-4F ON ILLUMINATED CLEARANCE BAR
- SEE S-5 THRU S-11 FOR SIGNAGE DETAILS





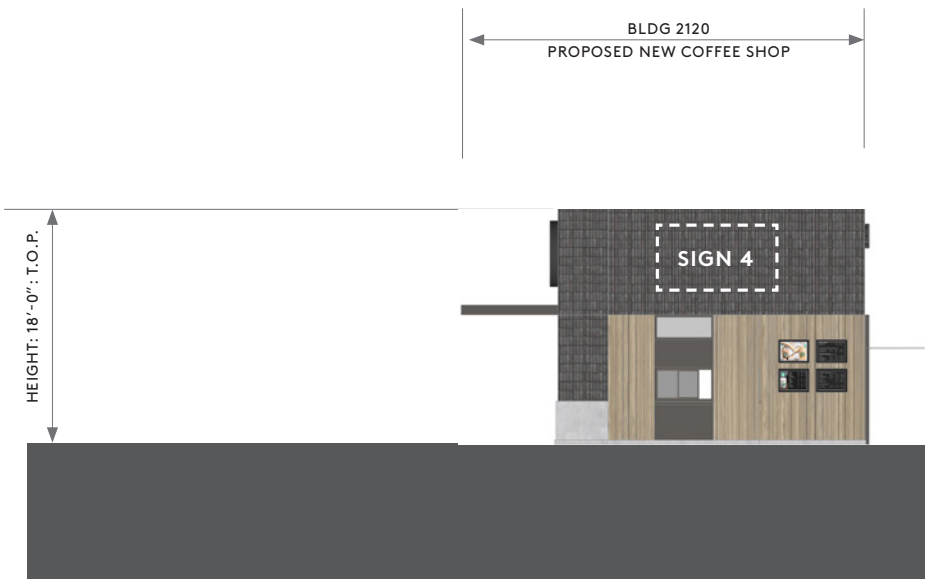
NORTH ELEVATION
 BLDG 2120 FACADE SURFACE AREA: 18'-8" X 24'-0" = 448 SF
 448 SF X .20* = 90 SF
90 SF MAX. ALLOWABLE SIGNAGE AREA

NORTH ELEVATION
 SCALE 1" = 20'-0"



EAST ELEVATION
 FACADE SURFACE AREA: 44'-5" X 9.5" + 54'-0" X 9.5" + 12' X 6' = 962 SF
 962 SF X .20* = 192 SF
192 SF MAX. ALLOWABLE SIGNAGE AREA

EAST ELEVATION
 SCALE 1" = 20'-0"



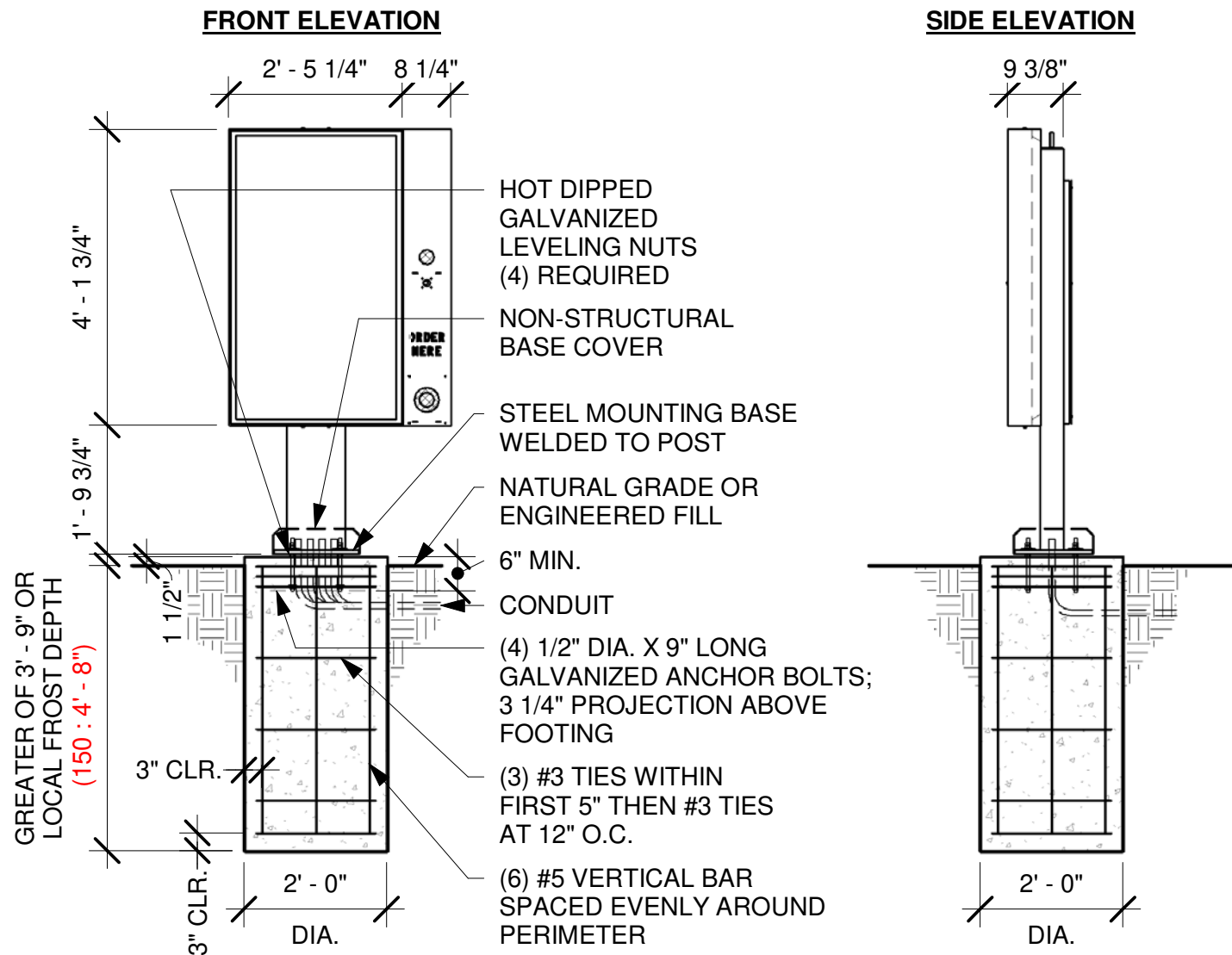
SOUTH ELEVATION
 BLDG 2120 FACADE SURFACE AREA: 18'-1" X 18'-0" = 325 SF
 325 SF X .20* = 65 SF
65 SF MAX. ALLOWABLE SIGNAGE AREA

SOUTH ELEVATION
 SCALE 1" = 20'-0"

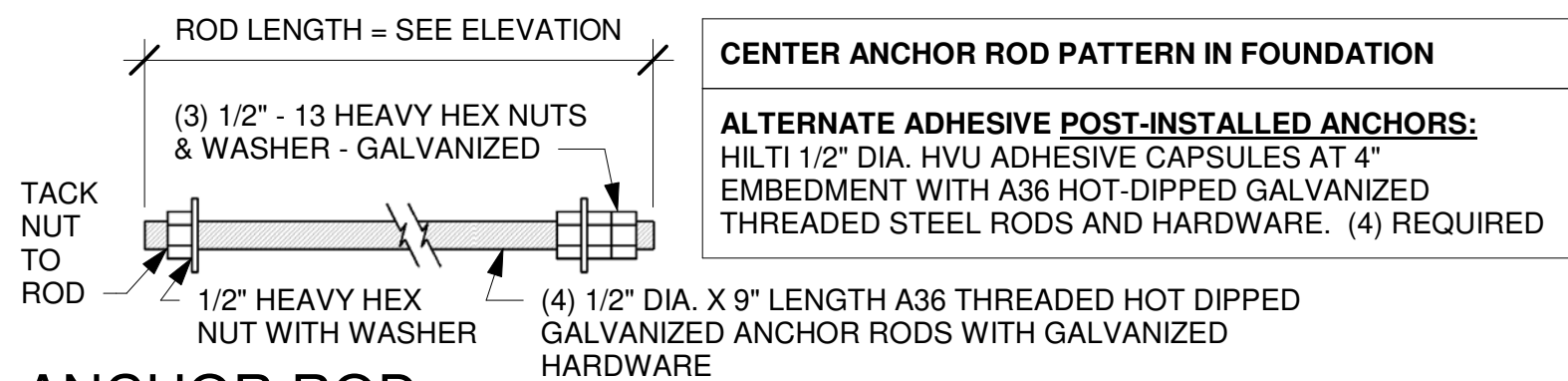


WEST ELEVATION
 FACADE SURFACE AREA: 48'-7" X 9.5" + 54'-0" X 9.5" + 12' X 6' = 1,000 SF
 1,000 SF X .20* = 200 SF
200 SF MAX. ALLOWABLE SIGNAGE AREA

WEST ELEVATION
 SCALE 1" = 20'-0"




2 DT DIGITAL ORDER SCREEN POST GROUND FOOTING
 Scale: 3/8" = 1'-0"



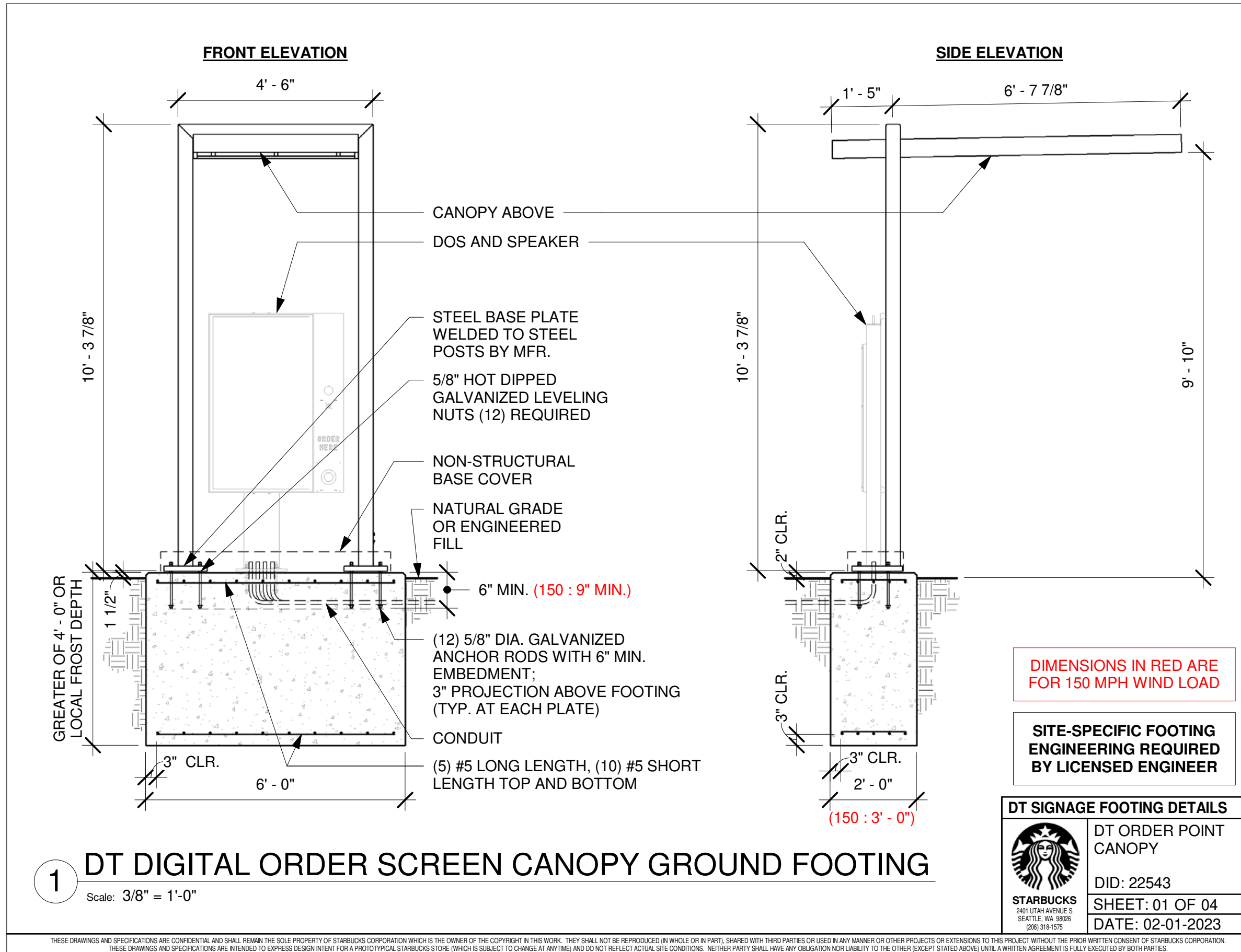
1 ANCHOR ROD
 Scale: 3" = 1'-0"

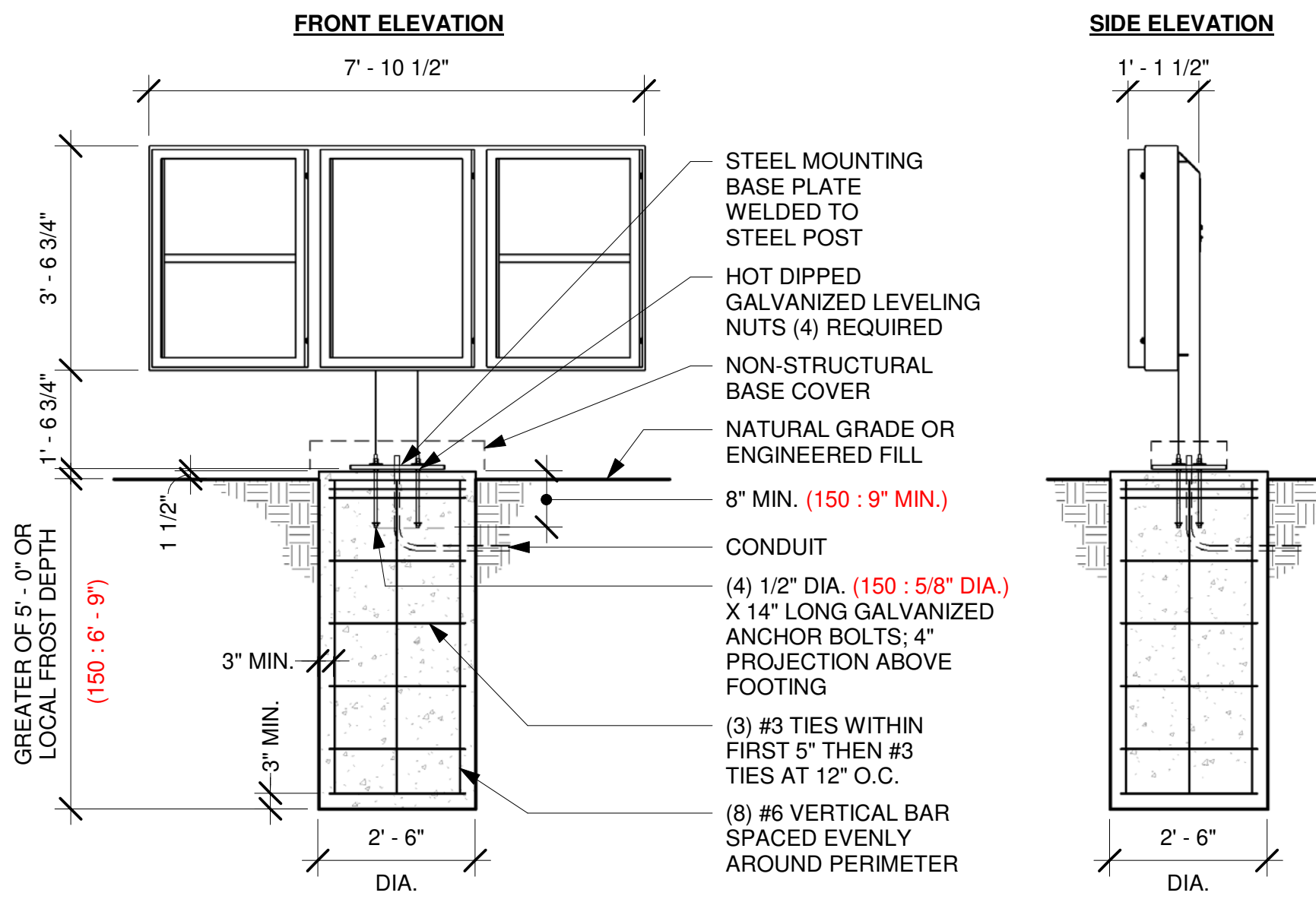
DIMENSIONS IN RED ARE FOR 150 MPH WIND LOAD

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

DT SIGNAGE FOOTING DETAILS	
 STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575	DT DIGITAL ORDER SCREEN POST
	DID: 22546
	SHEET: 01 OF 03 DATE: 04-14-2022

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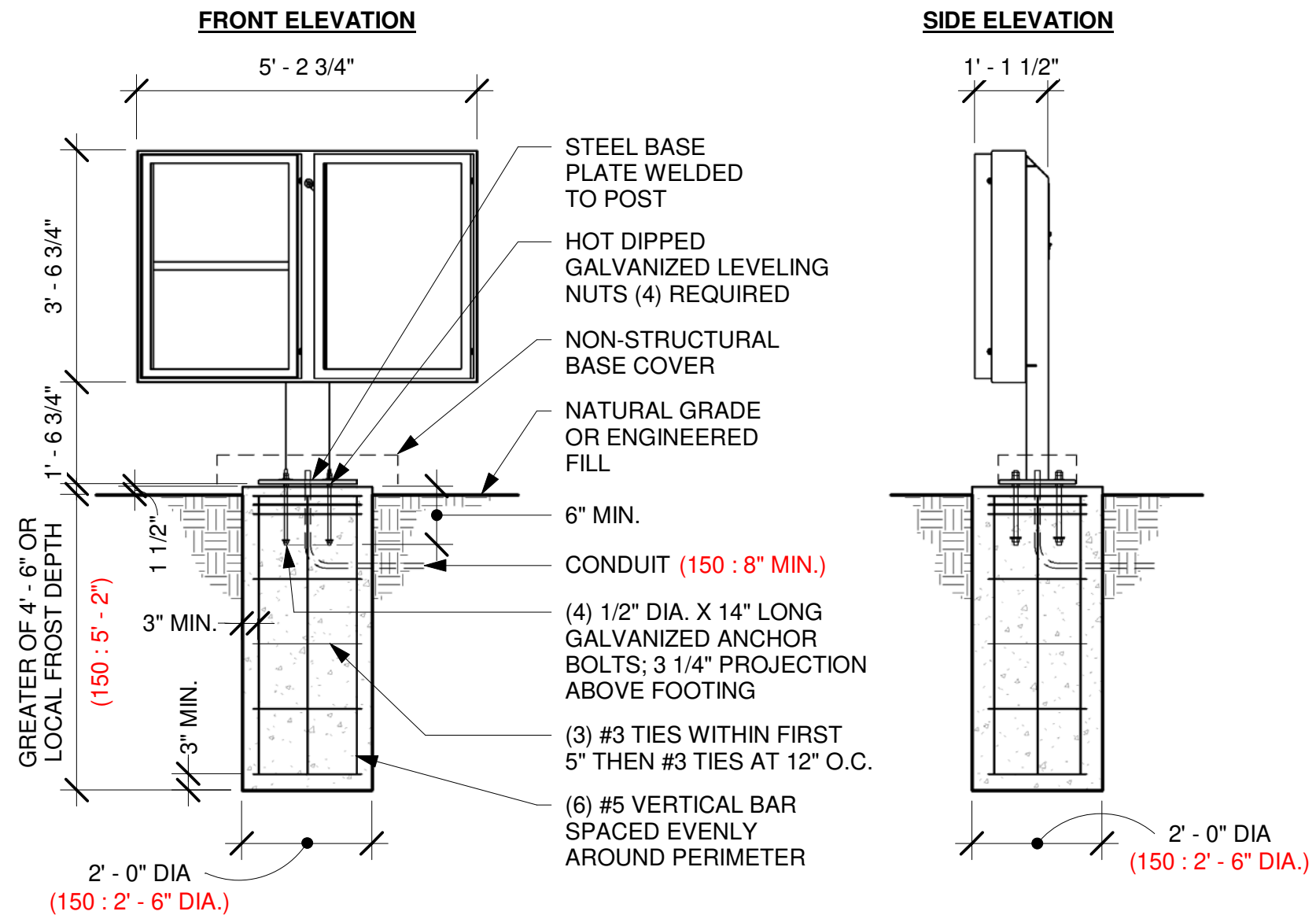
DIMENSIONS IN RED ARE FOR 150 MPH WIND LOAD

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

1 DT 5-PANEL MENU BOARD GROUND FOOTING
Scale: 3/8" = 1'-0"

DT SIGNAGE FOOTING DETAILS	
 STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575	DT 5-PANEL MENU BOARD
	DID: 22540
	SHEET: 01 OF 03
	DATE: 08-02-2021


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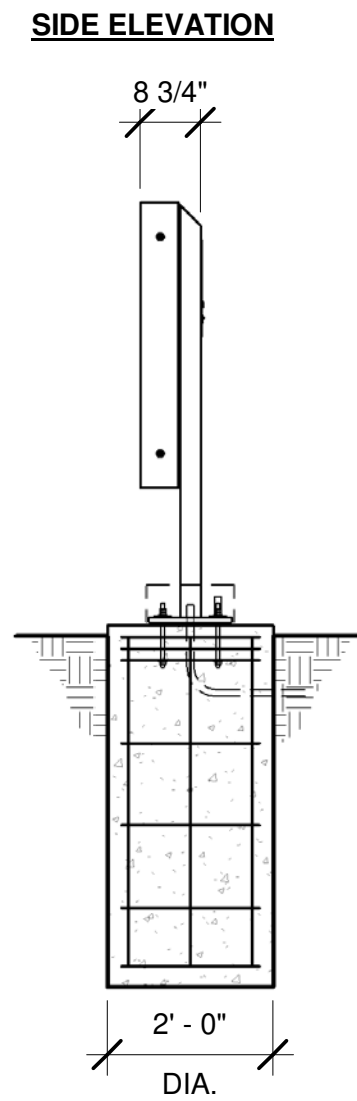
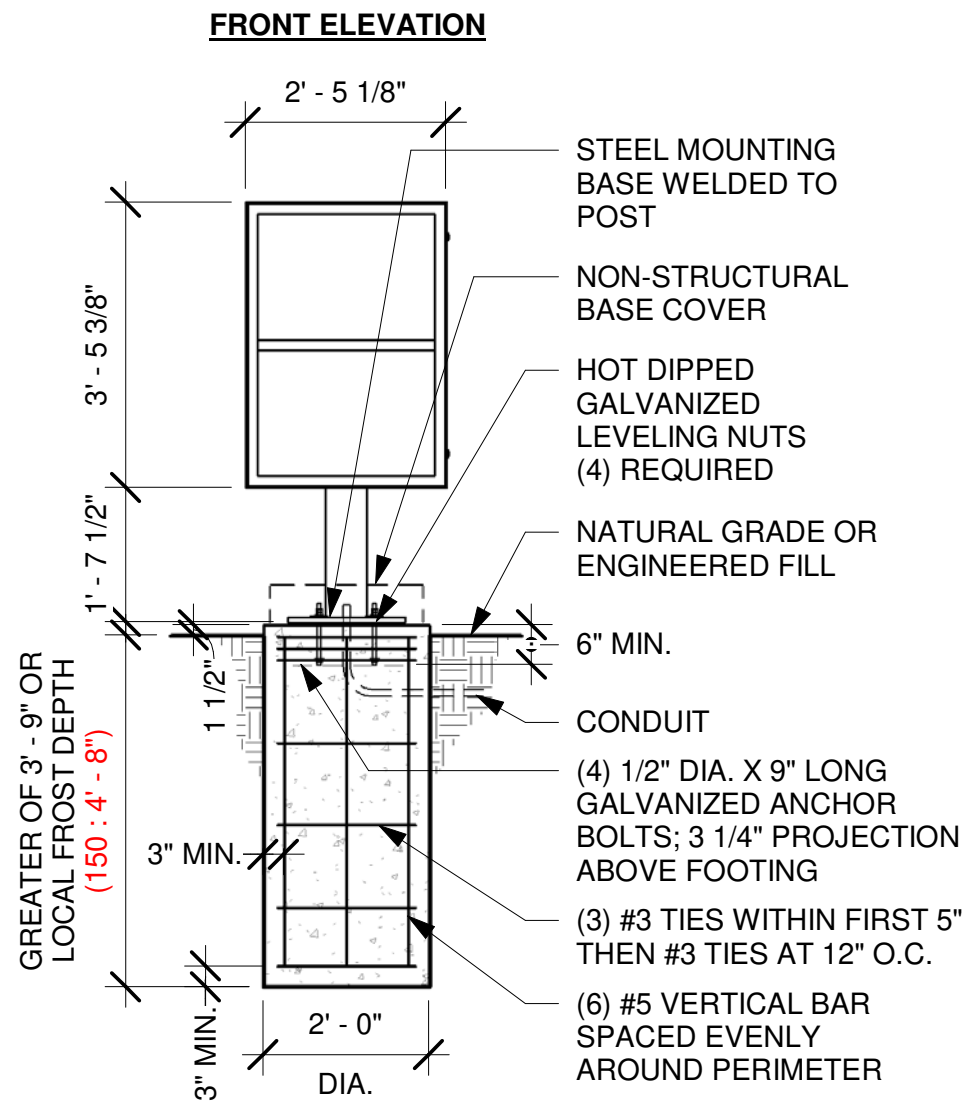
DIMENSIONS IN RED ARE FOR 150 MPH WIND LOAD

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

1 DT 3-PANEL MENU BOARD GROUND FOOTING
Scale: 3/8" = 1'-0"

DT SIGNAGE FOOTING DETAILS	
 STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575	DT 3-PANEL MENU BOARD
	DID: 22541
	SHEET: 01 OF 03
	DATE: 08-02-2021


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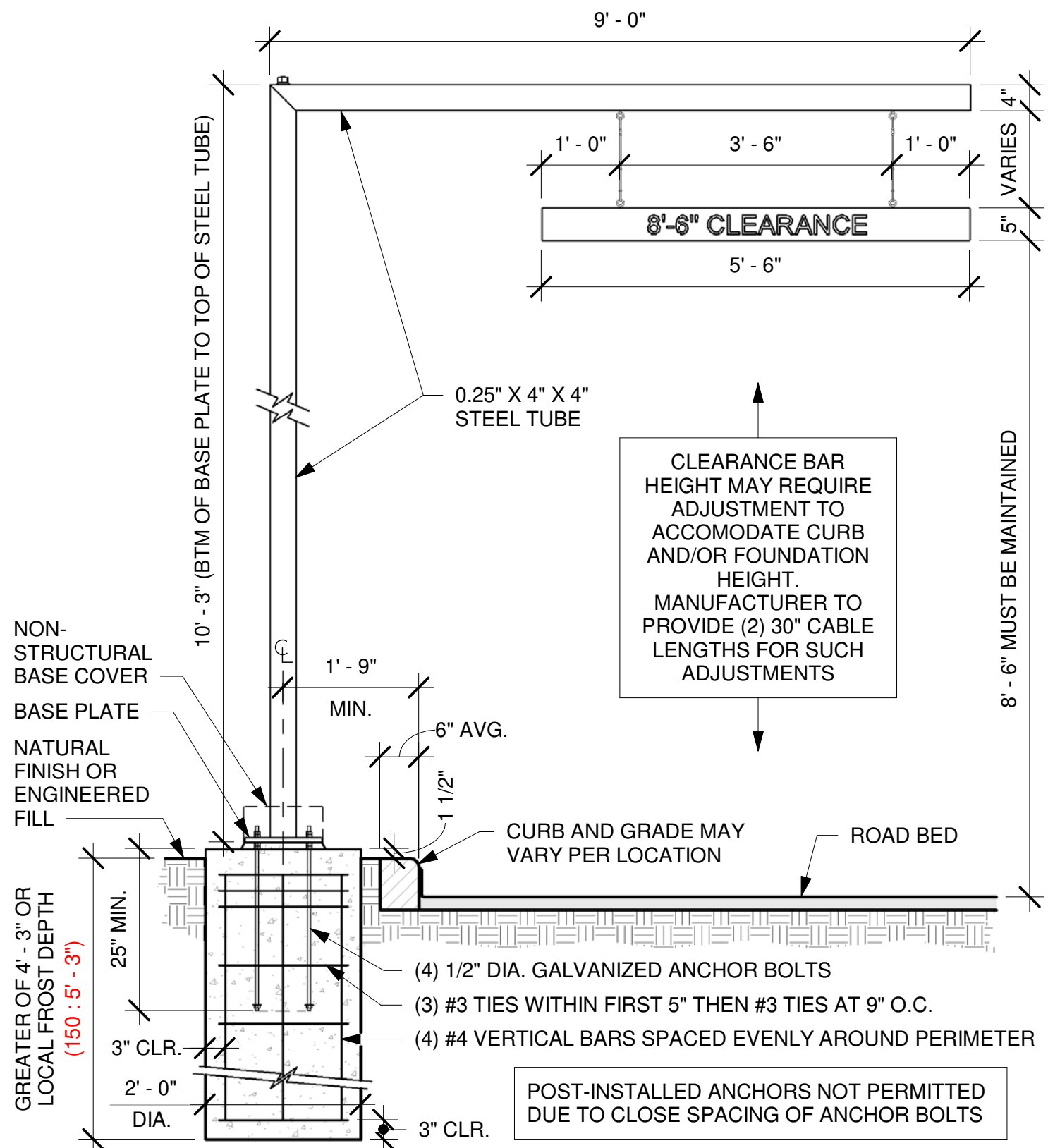
DIMENSIONS IN RED ARE FOR 150 MPH WIND LOAD

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

1 DT PRE-MENU GROUND FOOTING
Scale: 3/8" = 1'-0"

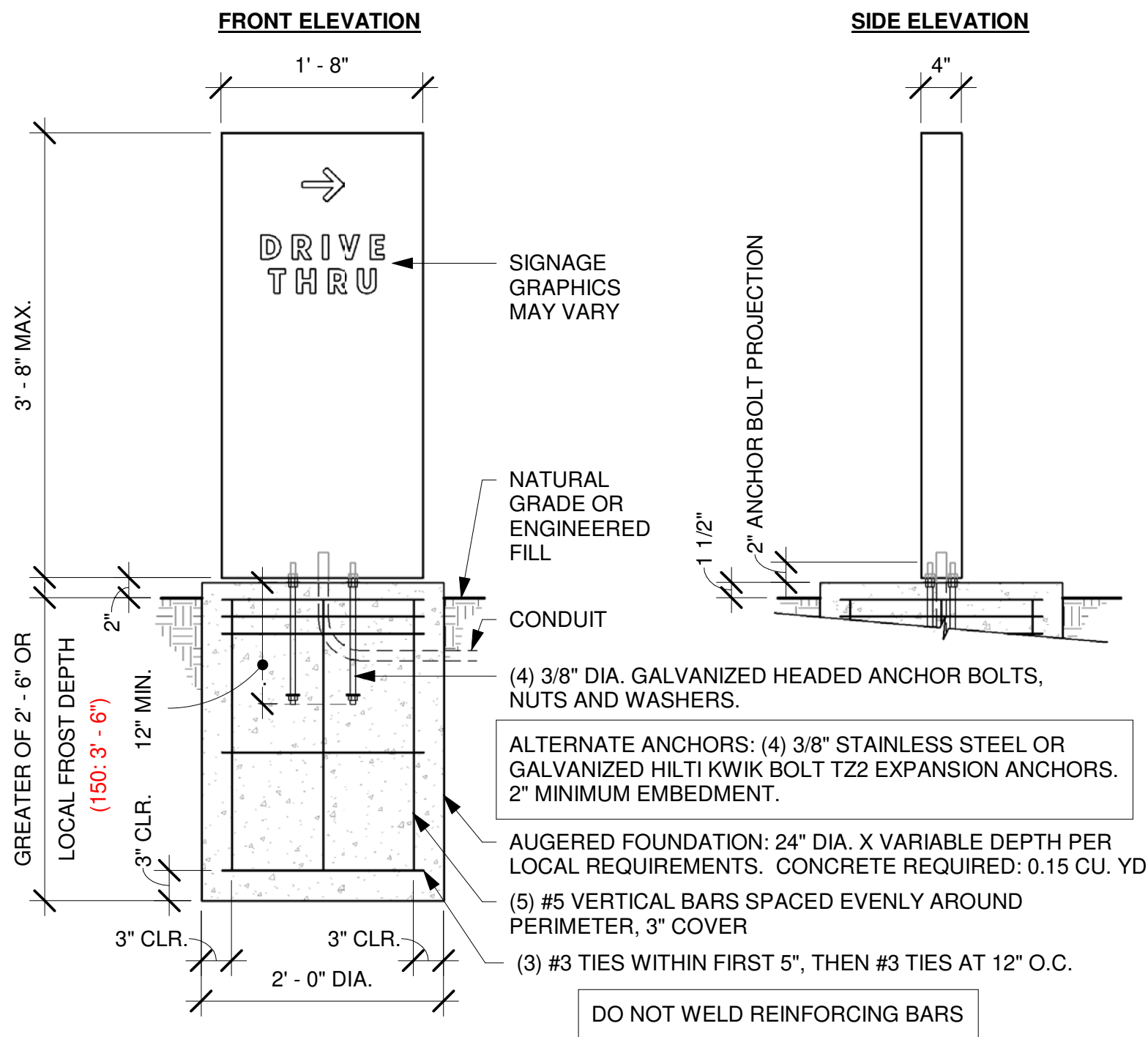
DT SIGNAGE FOOTING DETAILS	
 STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575	DT PRE-MENU BOARD
	DID: 22542
	SHEET: 01 OF 03
	DATE: 08-02-2021

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1 DT CLEARANCE BAR GROUND FOOTING
 Scale: 1/2" = 1'-0"

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G.C. RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

ROUTE CONDUIT PER ELECTRICAL SITE PLAN PROVIDE 3" STUB-UP

DIMENSIONS IN RED ARE FOR 150 MPH WIND LOAD

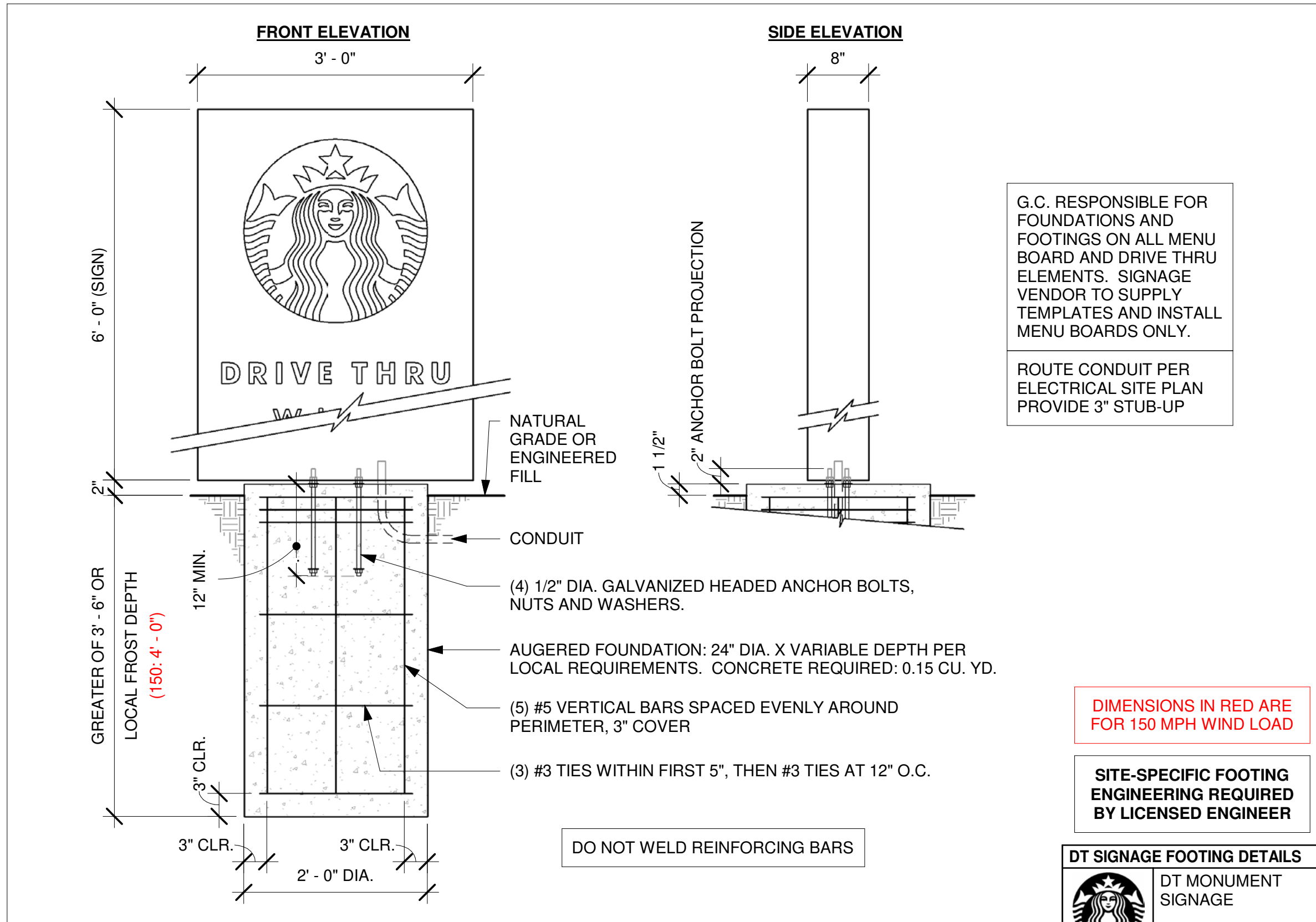
SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER

APPLIES TO DESIGN IDs: 23074, 23075, 23076, 23083, 23085, and 23087

1 DT DIRECTIONAL SIGNAGE GROUND FOOTING
Scale: 3/4" = 1'-0"


DT SIGNAGE FOOTING DETAILS	
<p>STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575</p>	DT DIRECTIONAL ARROW AND EXIT SIGNAGE
	SHEET: 01 OF 03
	DATE: 02-01-2023

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1 DT MONUMENT SIGNAGE GROUND FOOTING
Scale: 3/4" = 1'-0"

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DT SIGNAGE FOOTING DETAILS	
 STARBUCKS 2401 UTAH AVENUE S SEATTLE, WA 98026 (206) 318-1575	DT MONUMENT SIGNAGE
	DID: 23070
	SHEET: 01 OF 03 DATE: 02-01-2023

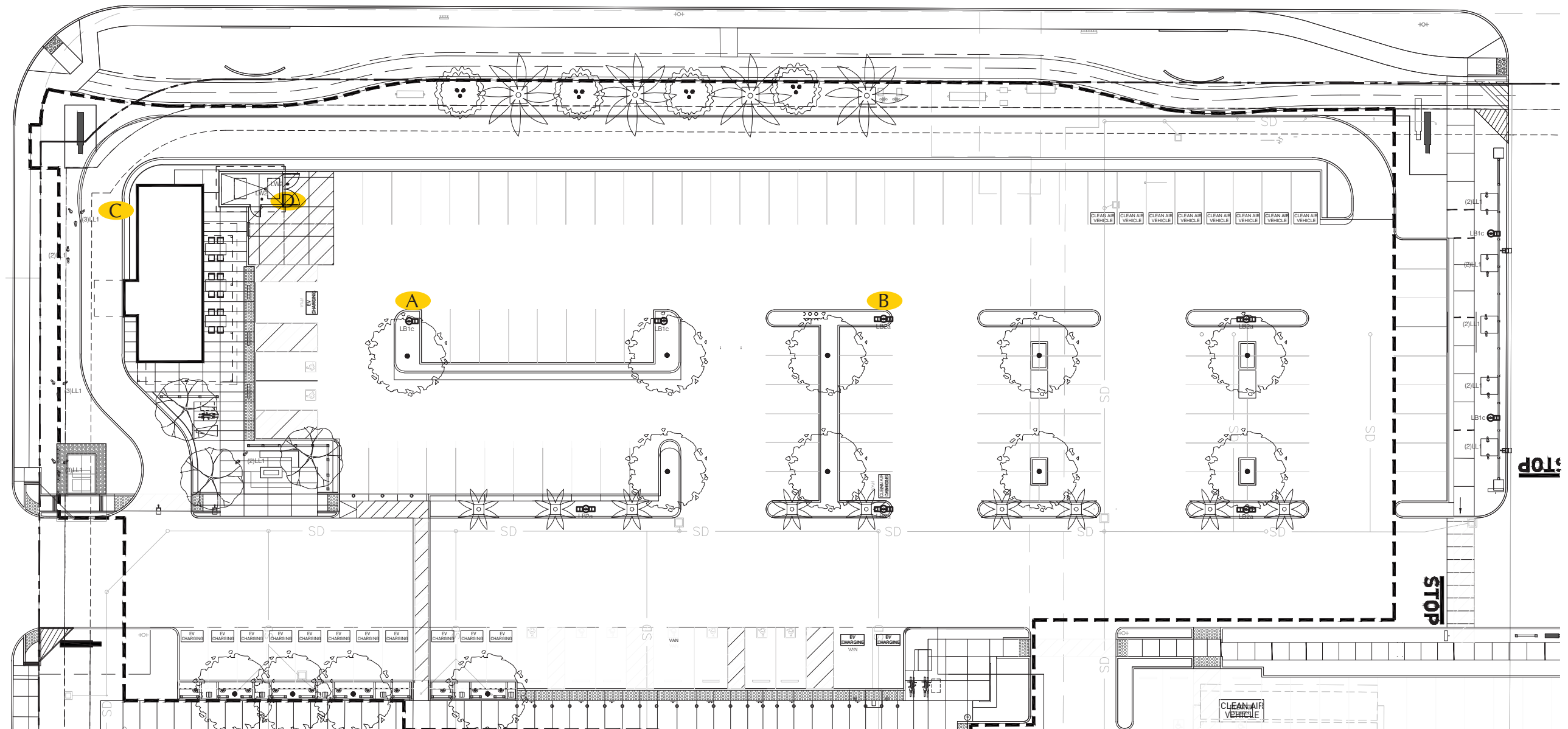


NASH STREET EXCHANGE

LIGHTING PACKAGE

05.26.23

rdc.



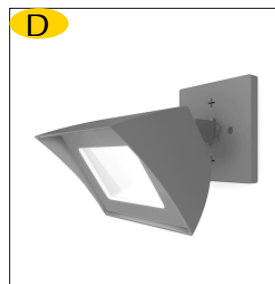
A
Single head parking pole



B
Double head parking pole



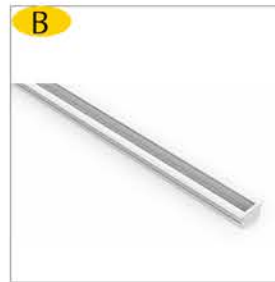
C
Ingrade uplight



D
Wall mounted flood light



A
Recessed LED
Downlight



B
LED Linear
Tapelighter



C
Surface Mounted
LED Downlight



A
Surface Mounted
LED Downlight



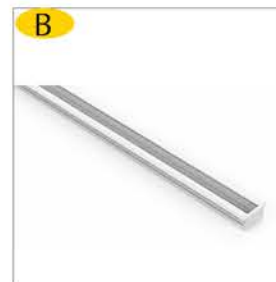
B
LED Linear
Tapelight Grazer



C
Concealed Bench
Light



LED Linear Wallwasher



LED Linear Tapelighter



Recessed LED Downlight

