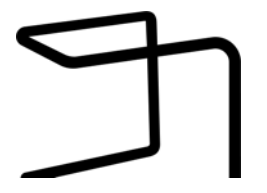


ShubinDonaldson



650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

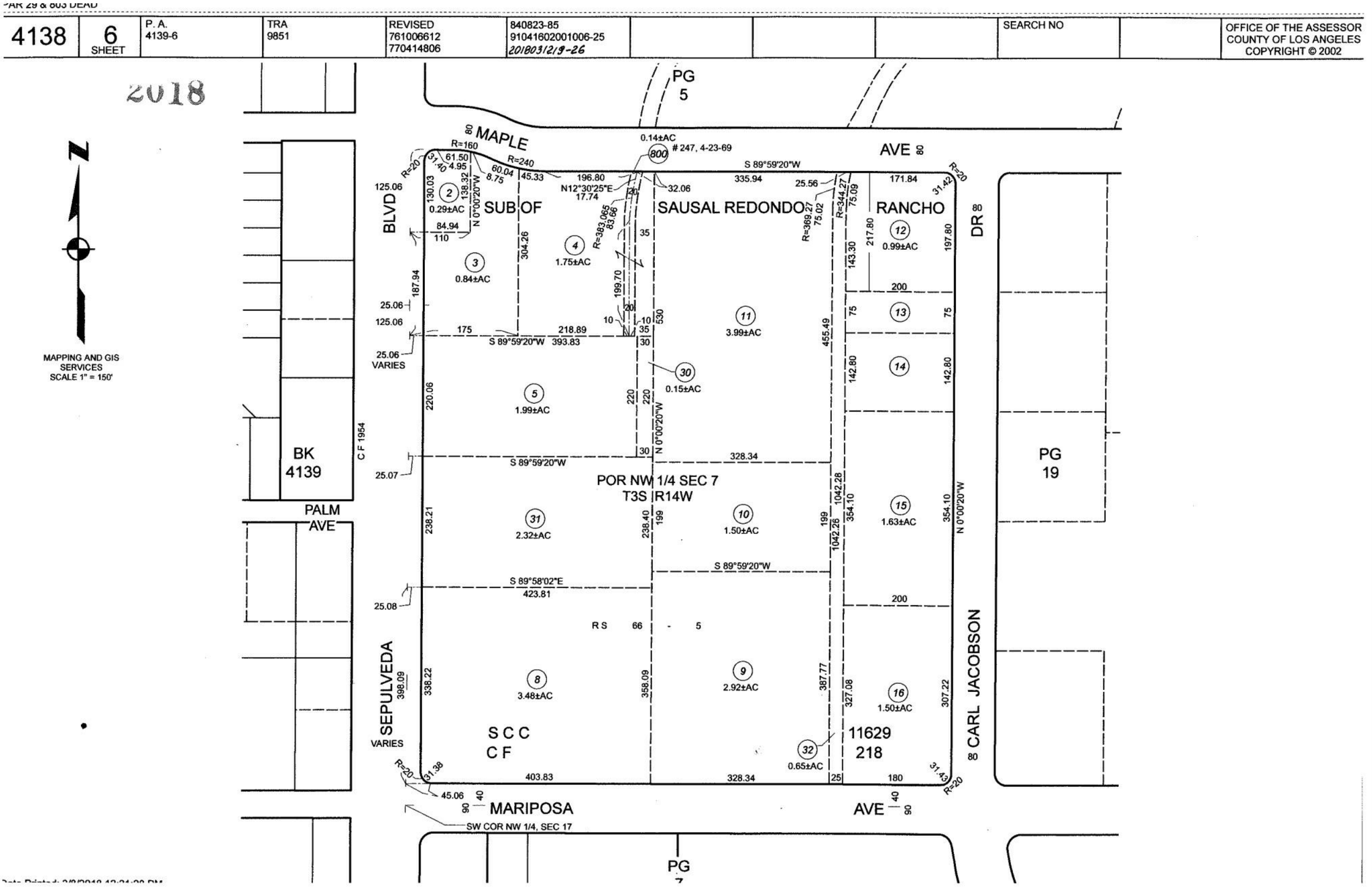
SHUBINDONALDSON ARCHITECTS

LOS ANGELES OFFICE
3751 ROBERTSON BOULEVARD
CULVER CITY, CA 90232
310.204.0688

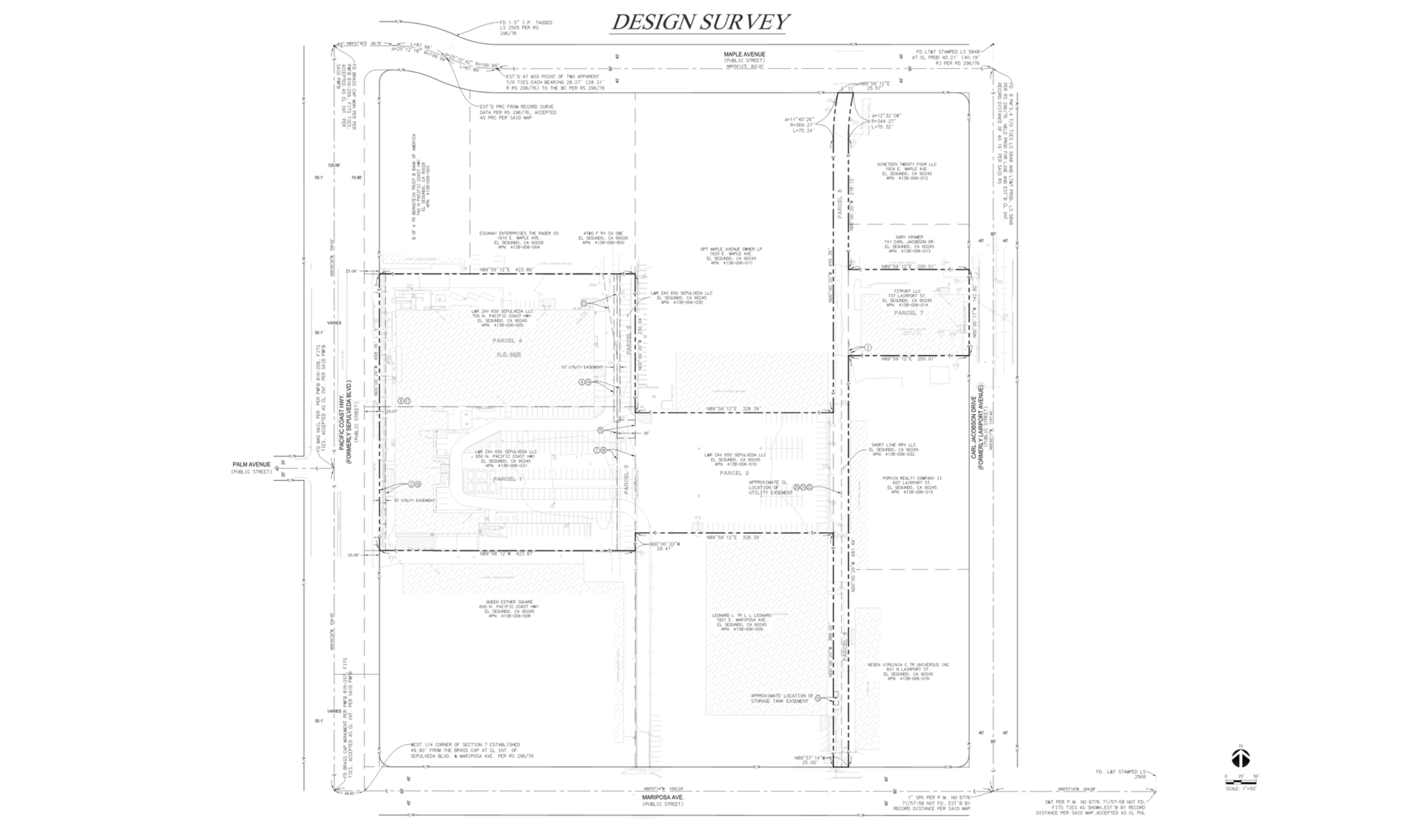
PROJECT PHASE: ENTITLEMENT PACKAGE

3/23/2021
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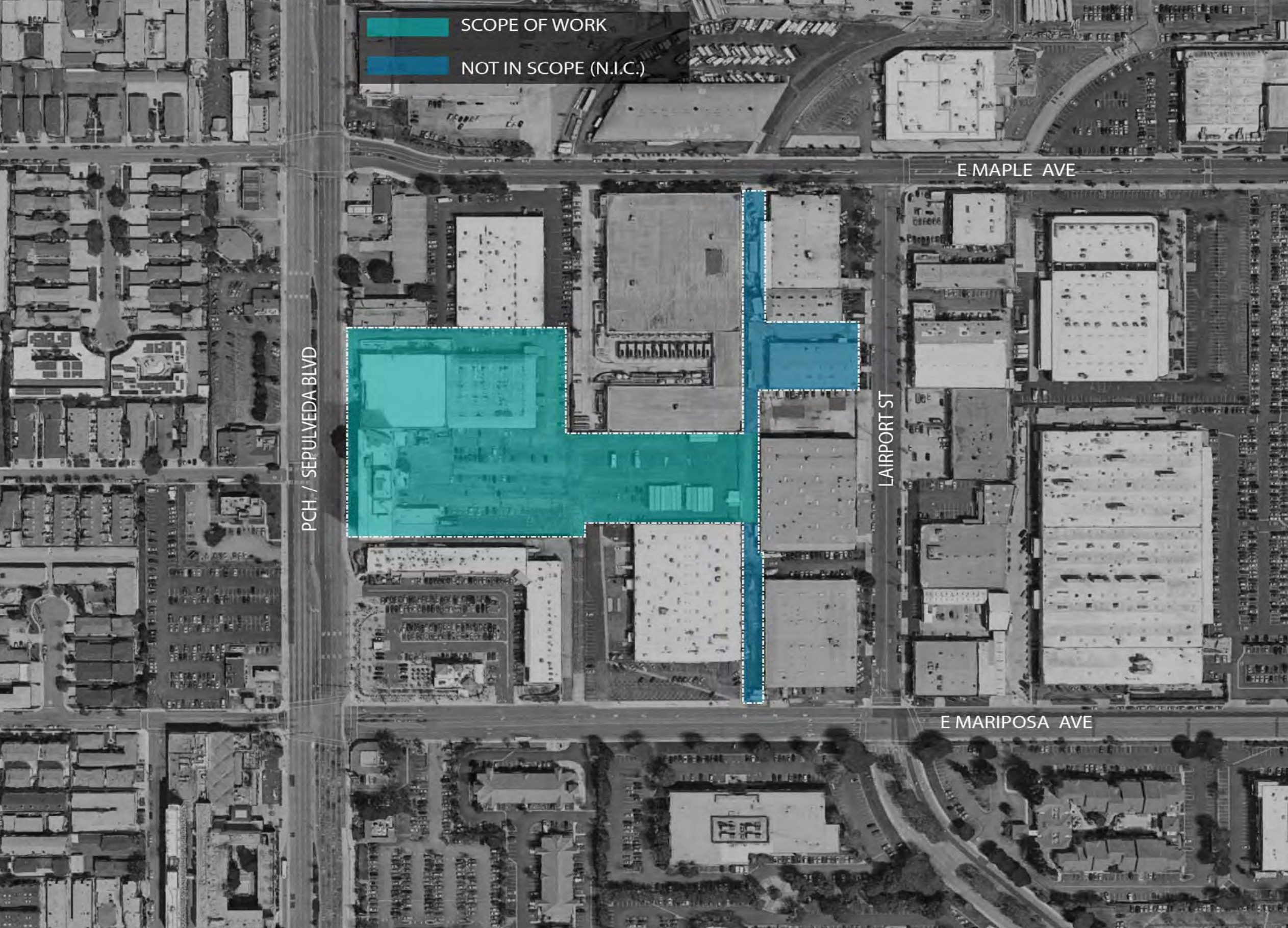
EXISTING PARCEL



PROPOSED PARCEL



AREA OF WORK



PROPERTY ADDRESS AND DATA

CLIENT CONTACT

168 ZAC 650 SEPULVEDA LLC
8445 SANTA MONICA BLVD., SUITE 5,
WEST HOLLYWOOD, CA 90069
ZACH VELLA
310-319-2300
ZACH@VELLAGROUP.COM

PROJECT ADDRESS BUILDING A
650 N PACIFIC COAST HIGHWAY, EL SEGUNDO, CA.
ASSESSOR PARCEL NO. (APN): 4138-006-031
REGION CLUSTER: 23 / 23698
TRA: 09851
MAP SHEET: 4138 / SHEET 6

PROJECT ADDRESS BUILDING B
700 N PACIFIC COAST HIGHWAY, EL SEGUNDO, CA.
ASSESSOR PARCEL NO. (APN): 4138-006-005
REGION CLUSTER: 25 / 23681
TRA: 09851
MAP SHEET: 4138 / SHEET 6

PROJECT ADDRESS BUILDING C

ASSESSOR PARCEL NO. (APN): 4138-006-010
REGION CLUSTER: 23 / 23698
TRA: 09851
MAP SHEET: 4138 / SHEET 6

PLANNING & ZONING INFORMATION
ZONE: CORPORATE OFFICE ZONE (CO)
GENERAL PLANNING LAND USE CATEGORY: GENERAL COMMERCIAL

LEGAL DESCRIPTION
REFER TO SURVEY SHEET EN0-04

ENTITLEMENT_PROJECT DESCRIPTION

650 PCH BUILDING A
CORE AND SHELL SCOPE OF WORK CONSISTS OF FAÇADE IMPROVEMENTS, EXISTING OPENINGS TO BE ENLARGED TO FULL-HEIGHT WINDOW WALLS. PENTHOUSE RENOVATION & EXPANSION WITH ROOF DECK ADJACENT. A NEW DOUBLE-HEIGHT LOBBY AT THE BUILDING'S CENTER ON GROUND LEVEL 1 AND LEVEL 2.

700 PCH BUILDING B
CORE AND SHELL SCOPE CONSISTS OF NEW OPENINGS ON FAÇADE AND RE-OPENING OF EXISTING INFILLED KNOCKOUT PANELS. NEW GLAZING ALONG PCH, NEW SKYLIGHTS AND A DOUBLE HEIGHT SPACE FOR THE TWO STORY PORTION OF THE BUILDING.

NEW BUILDING C & PARKING STRUCTURE
CORE AND SHELL SCOPE OF WORK CONSISTS OF A NEW 5-LEVEL OFFICE BUILDING AND 7-LEVEL PARKING STRUCTURE. THE OFFICE PORTION WILL PROVIDE TERRACED SPACES AS PRIVATE PATIOS AND BALCONIES.

ENTITLEMENT_BUILDING INFORMATION

650 PCH BUILDING A
NUMBER OF STORIES
5+ PENTHOUSE (EXISTING)
0 (NO CHANGE PROPOSED)
TYPE OF CONSTRUCTION
TYPE I (NON RATED, FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SEC. 903.2.11.3))
USE
COMMERCIAL OFFICE
(NO CHANGE PROPOSED)
OCCUPANCY GROUP CLASSIFICATION
MAJOR USE: COMMERCIAL OFFICE - GROUP B

700 PCH BUILDING B
NUMBER OF STORIES
2 (EXISTING)
0 (NO CHANGE PROPOSED)
TYPE OF CONSTRUCTION
TYPE III (NON RATED, FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SEC. 903.2.11.3))
USE
COMMERCIAL OFFICE
(NO CHANGE PROPOSED)
OCCUPANCY GROUP CLASSIFICATION
MAJOR USE: COMMERCIAL OFFICE - GROUP B

NEW BUILDING C & PARKING STRUCTURE
NUMBER OF STORIES
0 (EXISTING)
4 (PROPOSED FOR OFFICE)
7 (PROPOSED FOR PARKING)
TYPE OF CONSTRUCTION
TYPE I (NON RATED, FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SEC. 903.2.11.3))
USE
COMMERCIAL OFFICE
(NO CHANGE PROPOSED)
OCCUPANCY GROUP CLASSIFICATION
MAJOR USE: COMMERCIAL OFFICE - GROUP B

BUILDING AREA SUMMARY

ZONING REQUIREMENTS

FAR: 0.8
MAX HEIGHT: 200'-0"
SET BACKS:
-FRONT YARD: 20' MINIMUM
-SIDE YARD: 10' MINIMUM
-REAR YARD: 10' MINIMUM

PROPERTY AREA

ADDRESS	PARCEL	AREA	ACRES
650 PCH	PARCEL 1	99,824 SF	2.155
INTERIOR LOT	PARCEL 2	65,359 SF	1.500
INTERIOR LOT	PARCEL 3	7,133 SF	0.164
700 N PCH	PARCEL 4	86,666 SF	1.980
INTERIOR LOT	PARCEL 5	6,601 SF	0.152
RAIL SPUR	PARCEL 6	27,942 SF	0.641
737 CARL JACOBSON DR	PARCEL 7	28,665 SF	0.656
TOTAL		316,142 SF	7.258

FAR RATIO: 0.8
ALLOWABLE NET AREA: 252,913.6 SF

FAR RATIO: 0.8
TOTAL NET AREA PROVIDED: 252,609 SF

NET AREAS

BUILDING A ITEMIZED FLOOR AREAS NSF

LEVELS	EXISTING	PROPOSED
FIRST FLOOR	14,605 SF	11,859 SF (-2,746 SF)
SECOND FLOOR PCH	10,750 SF	9,612 SF (-1,138 SF)
THIRD FLOOR	12,410 SF	12,550 SF (+140 SF)
FOURTH	12,410 SF	12,550 SF (+140 SF)
FIFTH	12,410 SF	12,550 SF (+140 SF)
SIXTH	12,410 SF	12,550 SF (+140 SF)
SEVENTH	12,410 SF	12,550 SF (+140 SF)
EIGHTH	10,922 SF	11,174 SF (+252 SF)
PENTHOUSE / NINTH	558 SF	4,321 SF (+3,763 SF BUILDING ADDITION)
TOTAL NET	88,665 SF	96,916 SF (+8,251 SF TOTAL)

BUILDING A HEIGHT

TYPE I CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT (MAX 200'-0")	EXISTING	PROPOSED
131'-0" T.O. MECH ROOM	131'-0" T.O. MECH ROOM	131'-0" T.O. MECH ROOM (NO CHANGE PROPOSED)
8 LEVELS + PENTHOUSE	8 LEVELS + PENTHOUSE	8 LEVELS + PENTHOUSE (NO CHANGE PROPOSED)

BUILDING B ITEMIZED FLOOR AREAS NSF

LEVELS	EXISTING	PROPOSED
FIRST FLOOR	OFFICE PARKING	45,667 SF (-1,667 SF BUILDING REMOVAL)
SECOND FLOOR PCH	OFFICE PARKING	22,368 SF (-2,915 SF BUILDING REMOVAL)
TOTAL NET	68,025 SF	65,120 SF (-2,905 SF)

BUILDING B HEIGHT

TYPE III CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT	EXISTING	PROPOSED
36'-6" T.O. PARAPET	36'-6" T.O. PARAPET	36'-6" T.O. PARAPET (NO CHANGE PROPOSED)
2 LEVELS	2 LEVELS	2 LEVELS (NO CHANGE PROPOSED)

BUILDING C ITEMIZED FLOOR AREAS NSF

(N) BUILDING

OFFICE LEVELS	PROPOSED
FIRST FLOOR	3,828 SF
SECOND FLOOR PCH	0 (PARKING)
THIRD FLOOR	0 (PARKING)
FOURTH FLOOR	21,750 SF
FIFTH FLOOR	20,440 SF
SIXTH FLOOR	15,188 SF
SEVENTH FLOOR	6,714 SF
TOTAL NET	70,921 SF

BUILDING C HEIGHT

TYPE I CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT (MAX 200'-0")	EXISTING	PROPOSED
112'-8" T.O. ELEVATOR SHAFT	112'-8" T.O. ELEVATOR SHAFT	112'-8" T.O. ELEVATOR SHAFT
7 LEVELS (WITH 2 LEVELS OF PARKING INCLUDED)	7 LEVELS (WITH 2 LEVELS OF PARKING INCLUDED)	7 LEVELS (WITH 2 LEVELS OF PARKING INCLUDED)

BUILDING D ITEMIZED FLOOR AREAS NSF (N.I.C.)

737 CARL JACOBSON DR

LEVELS	EXISTING	PROPOSED
FIRST FLOOR	16,652 SF	16,652 SF
TOTAL NET	16,652 SF	16,652 SF (N.I.C. NO CHANGE PROPOSED)

BUILDING D HEIGHT

TYPE III CONSTRUCTION - B OCCUPANCY

BUILDING HEIGHT	EXISTING	PROPOSED
17'-0"	17'-0"	17'-0"
1 LEVEL	1 LEVEL	1 LEVEL

GROSS AREAS

BUILDING A ITEMIZED FLOOR AREAS GSF

LEVELS	EXISTING	PROPOSED
FIRST FLOOR	20,305 SF	15,944 SF (-4,361 SF)
SECOND FLOOR PCH	15,760 SF	15,018 SF (-742 SF)
THIRD FLOOR	15,044 SF	15,359 SF (+315 SF)
FOURTH	15,044 SF	15,044 SF (0 SF)
FIFTH	15,044 SF	15,044 SF (0 SF)
SIXTH	15,044 SF	15,044 SF (0 SF)
SEVENTH	15,044 SF	15,044 SF (0 SF)
EIGHTH	15,044 SF	15,044 SF (0 SF)
PENTHOUSE / NINTH	1,586 SF	8,755 SF (+7,169 SF INCLUDES ROOF TERRACE)
ELEVATOR SHAFT	228 SF	228 SF (0 SF)
TOTAL GROSS	126,544 SF	130,526 SF (+3,982 SF TOTAL)

BUILDING B ITEMIZED FLOOR AREAS GSF

LEVELS	EXISTING	PROPOSED
FIRST FLOOR	53,396 SF	53,131 SF (-265 SF)
SECOND FLOOR PCH	25,117 SF	24,178 SF (-939 SF)
TOTAL GROSS	78,512 SF	77,309 SF (-1,203 SF)

BUILDING C ITEMIZED FLOOR AREAS GSF

LEVELS	PROPOSED
FIRST FLOOR	17,203 SF
SECOND FLOOR PCH	0 (PARKING)
THIRD FLOOR	0 (PARKING)
FOURTH FLOOR	33,307 SF
FIFTH FLOOR	28,501 SF
SIXTH FLOOR	25,916 SF
SEVENTH FLOOR	20,261 SF
TOTAL GROSS	122,156 SF

BUILDING D ITEMIZED FLOOR AREAS GSF (N.I.C.)

LEVELS	EXISTING	PROPOSED
FIRST FLOOR	17,000 SF	17,000 SF
TOTAL GROSS	17,000 SF	17,000 SF (N.I.C. NO CHANGE PROPOSED)

PARKING SUMMARY

REQUIRED PARKING

1 SPACE PER 300 SF FOR 1ST 25,000 SF
1 SPACE PER 350 SF FOR 2ND 25,000 SF
1 SPACE PER 400 SF IN EXCESS OF 50,000 SF

REQUIRED PARKING / PROVIDED AREA 252,609 SF

1ST 25,000 SF = 84 SPACES
2ND 25,000 SF = 72 SPACES
GREATER 50,000 SF = 507 SPACES

TOTAL REQUIRED = 663 SPACES

PROJECT PARKING SUMMARY

- SURFACE PARKING EXISTING	= 51	(TOTAL STND STALLS PROVIDED)
- SURFACE PARKING - NEW / MODIFIED TO CODE	= 20	EXCEEDS TOTAL REQUIRED PARKING
- TOTAL SELF-PARK STANDARD INCLUDING A.S.E.V./C.A.V.	= 619	
- ADDITIONAL PARKING - COMPACT	= 106	TOTAL STND = 690
- ADDITIONAL PARKING - COMPACT TANDEM	= 230	
- ADDITIONAL PARKING - STANDARD TANDEM	= 230	TOTAL COMPACT/TANDEM = 666
TOTAL NUMBER OF SPACES PROVIDED	1,256 SPACES	1,256 SPACES

PARKING BREAKDOWN

S = 8'-0"	D = 9'-0"	BUILDING SIZE = 50' X 143'	NUMBER OF SPACES IN STRUCTURE									
AREA	SLAB (SF)	ELEVATED	STD.	TANDEM	INCLUDES IN STD.	COMP.	INCLUDES IN COMP.	AS	E.V.	C.A.V.	TOTAL	SF / SPACE
GA	19,158										47	407.62
GB	16,356	13,747	42		(28)	31		(28)	4	6	83	362.69
GC	13,747		13							10	39	302.49
2A		32,272	25		(4)	8		(4)	4	19	23	408.51
2B		39,617	76		(46)	49		(46)	2		127	313.92
3A		32,272	83		(4)	8		(4)	8		95	339.71
3B		39,617	76		(46)	50		(46)	2		128	311.07
4A		18,256	52			9					61	299.28
4B		22,517	50		(29)	36		(29)			86	261.63
5A		18,256	52			9					61	296.28
5B		22,517	50		(29)	36		(29)			86	261.63
6A		18,256	52			9					61	299.28
6B		22,517	50		(29)	37		(29)			87	258.82
7A		18,256	52			9					61	299.28
7B		13,272	31		(15)	5		(15)			36	368.67
7C		11,280	29			29					48	235.00
Totals =	49,261	323,062	732		(230)	336		(230)	22	72	23	1,185
Gross Floor Area (SF) =		372,313										
Total Spaces =		372,313										314.19
Design Efficiency =		28.4%										
Percent of Compacts to Total =		460										
Total Tandem Spaces =		39%										
Percent of Tandem to Total (includes some compact spaces) =		20 (New to code),										
Additional site Surface parking provided (not included above) =		51 (Existing)										

BICYCLE PARKING

REQUIRED BICYCLE PARKING - CALGREEN
BIKE SPACES REQUIRED: 5% OF (N) VEHICULAR PROVIDED SPACES
(N) VEHICULAR PROVIDED SPACES: 1185

REQUIRED BICYCLE PARKING SPACES:

- LONG TERM = 69

- SHORT TERM = 69

PROVIDED BICYCLE PARKING SPACES:

- LONG TERM = 60 (30 2-TIER BIKE RACKS - STACKED)

- SHORT TERM = 68 (34 DOUBLE BIKE RACKS)

ShubinDonaldson

LOS ANGELES OFFICE
3751 ROBERTSON BOULEVARD
CLAYTON CITY, CA 90230
310.254.0088

650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

ENTITLEMENT PACKAGE

SCALE: 1/2" = 1'-0"

DATE: XXXX.XXXX

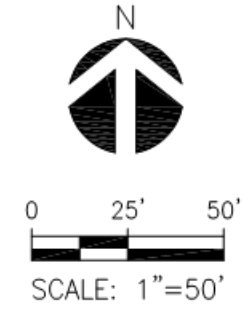
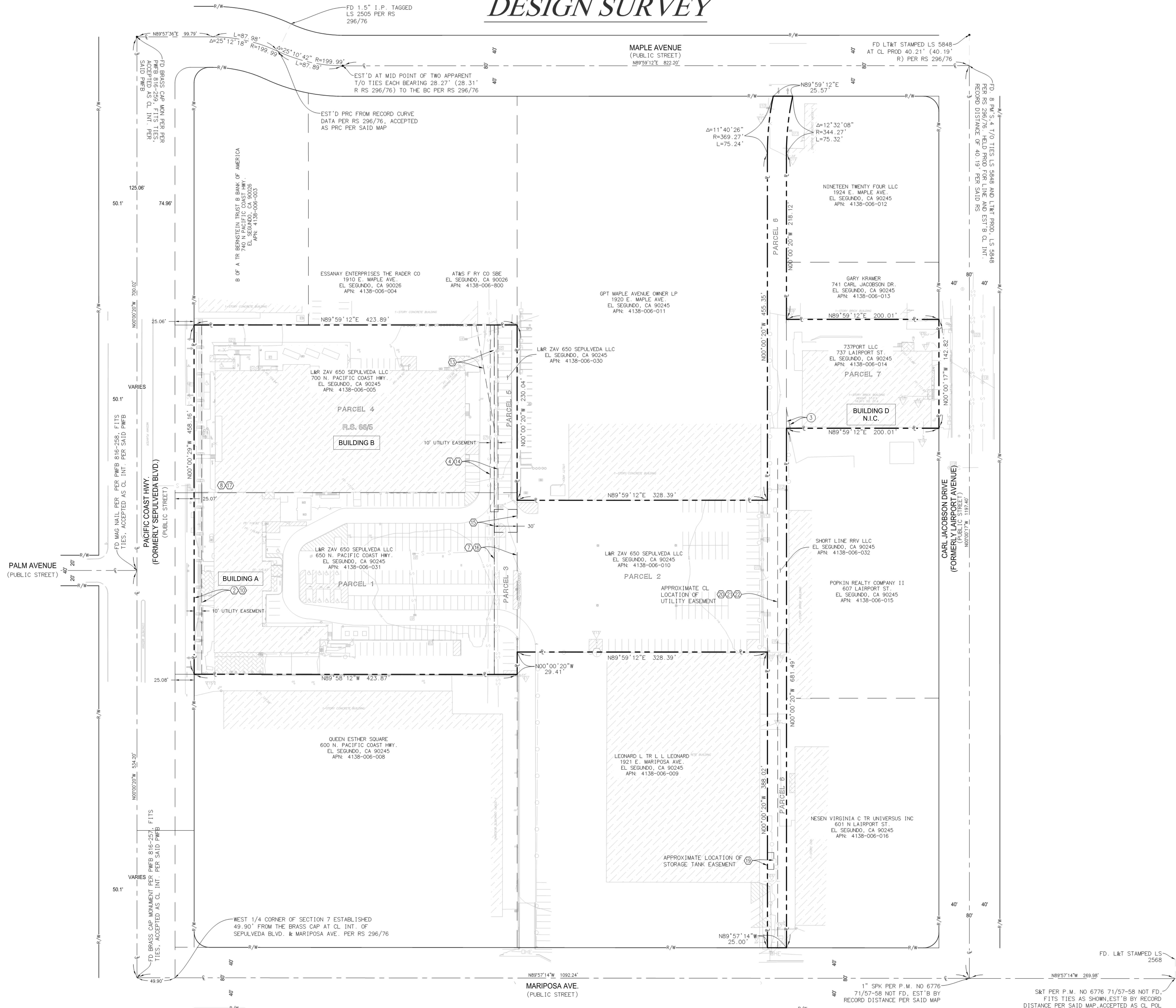
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PROJECT SUMMARY

EN0-02



DESIGN SURVEY



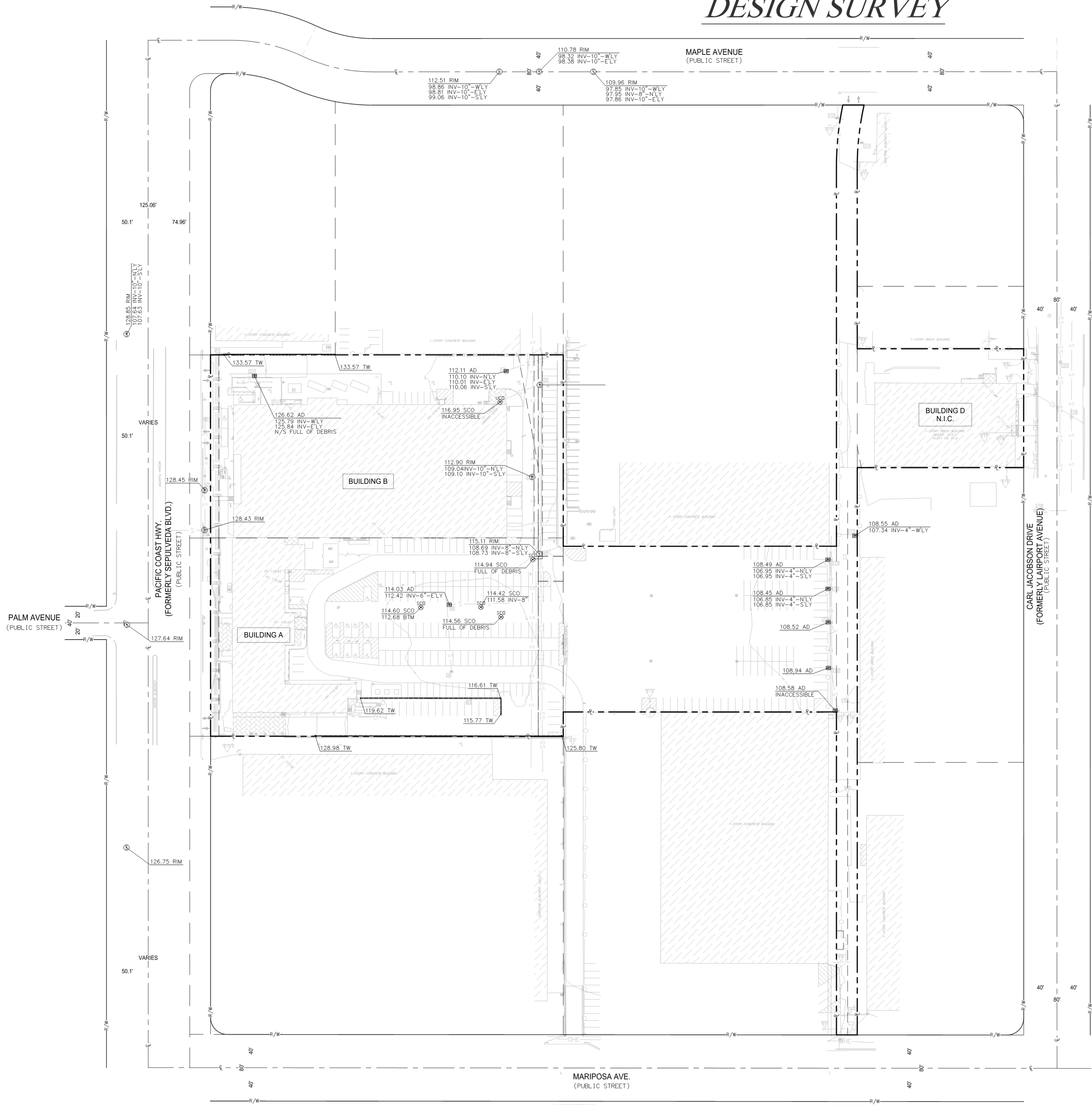
NO.	DATE	REVISIONS
6		
5		
4		
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2		
1		

PROJECT #	200086
DATE PREPARED	05/27/2020
DRAWN BY	BN
CHECKED BY	CJ

650-700 PCH
PREPARED FOR:
MR. SPENCER KALLICK
L&R ZAV 650 SEPULVEDA LLC
1901 AVENUE OF THE STARS, SUITE 1800
LOS ANGELES, CA 90067



DESIGN SURVEY



LINETYPES

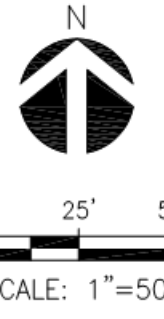
	BUILDING LINE/HATCH
	BUILDING OVERHANG
	BRICK LINE/HATCH
	CONC LINE/HATCH
	CHAINLINK FENCE
	CURB FACE WITH BACK OF CURB (0.5' O/S)
	FLOWLINE
	GRADEBREAK
	WALL
	WIRE FENCE
	WROUGHT IRON FENCE
	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	POTENTIAL RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	OVERHEAD UTILITY LINES
	FIBER OPTIC LINE
	ELECTRICAL LINE
	TRAFFIC SIGNAL LINE
	TELECOMMUNICATIONS LINE
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	CATV LINE

ABBREVIATIONS

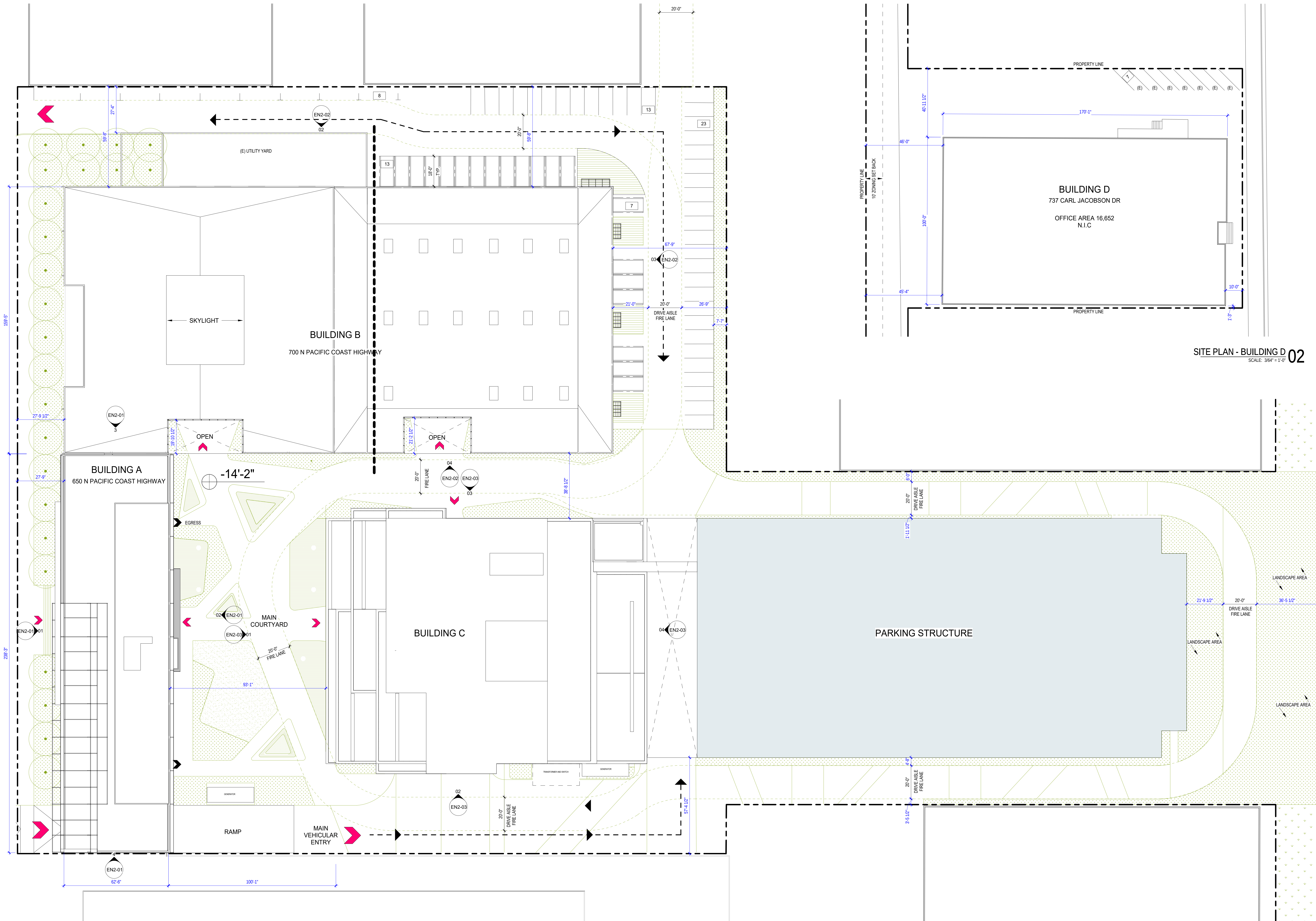
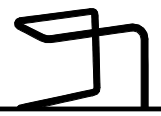
AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
APR	APRON	E	PROPERTY LINE
ARV	AIR VENT	PCL	PARCEL
ASPH	ASPHALT	PLNT.	PLANTER
AD	AREA DRAIN	R/W	RIGHT-OF-WAY
BFP	BACK FLOW PREVENTER	RCP	REINFORCED CONC. PIPE
BL	BOLLARD	RET WALL	RETAINING WALL (CONCRETE)
BTM	BOTTOM	SCO	SEWER CLEANOUT
CL	CENTERLINE	SD	STORM DRAIN
CATV	CABLE TV	SDMH	STORM DRAIN MANHOLE
CD	CURB DRAIN	SLPB	STREET LIGHT PULLBOX
CB	CATCH BASIN	SS	SANITARY SEWER
CSW	CONCRETE BLOCK WALL	SSMH	SANITARY SEWER MANHOLE
CLF	CHAIN LINK FENCE	SSM	STANDARD SURVEY MONUMENT WELL
CMP	CORRUGATED METAL PIPE	SWK	SIDEWALK
COL	COLUMN	TC	TOP OF CURB
COM.	COMMUNICATIONS	TB	SIDEWALK RAMP-BOTTOM
CONC.	CONCRETE	TOE	TOE OF SLOPE
D/W	DRIVEWAY APRON	TE	TRASH ENCLOSURE
DI	DROP INLET	TR	TRASH RECEPTACLE
EG	EDGE OF GUTTER	TG	TOP OF GRATE
ELEV	ELEVATION	TW	TREE WELL
ELEC.	ELECTRICAL	TS	TRAFFIC SIGNAL
ELP	ELECTRICAL PANEL	TSCB	TRAFFIC SIGNAL CABINET
ELV	ELECTRICAL VAULT	TW	TOP OF WALL
ESC	METRO ESCAPE ACCESS PORTAL	TYP	TYPICAL
FDC	FIRE DEPARTMENT CONNECTION	UNK	UNKNOWN
FF	FINISHED FLOOR	VCP	VITRIFIED CLAY PIPE
FL	FLOW LINE	VLT	VAULT
FS	FINISHED SURFACE	WF	WROUGHT IRON FENCE
GB	GRADE BREAK	WL	WALL
GI MH	GREASE INTERCEPTOR MANHOLE	WVLT	WATER VAULT
GV	GAS VALVE	WV	WATER VALVE
HCR	HANDICAP RAMP	WDF	WOOD FENCE
INV	INVERT OF PIPE	XMR	TRANSFORMER
JB	JUNCTION BOX	NE'LY	NORTHEASTERLY
LACo	LOS ANGELES COUNTY	NW'LY	NORTHWESTERLY
LA	LANDSCAPE AREA	SE'LY	SOUTHEASTERLY
LIP	LIP OF GUTTER	SW'LY	SOUTHWESTERLY
MH	MANHOLE		

LEGEND

	AERIAL TARGET		ELECTRIC CABINET
	AIR RELEASE VALVE		ELECTRIC MANHOLE
	AREA DRAIN (SQUARE)		ELECTRIC METER
	AREA DRAIN (CIRCLE)		UTILITY POLE
	BACKFLOW PREVENTER		ELECTRIC PULLBOX
	BOLLARD		ROOF DRAIN
	BENCHMARK		SEWER CLEAN OUT
	BLOW-OFF VALVE		SEWER MANHOLE
	CURB DRAIN		HANDICAP PARKING
	CONTROL POINT		SIGN
	CABLE TV PULLBOX		SPRINKLER
	COMMUNICATIONS PULLBOX		STORM DRAIN MANHOLE
	ELECTRONIC TEST STATION		STREET LIGHT
	FIRE DEPARTMENT CONNECTION		STREET LIGHT PULLBOX
	FIRE HYDRANT		TELEPHONE BOX
	FLAG POLE		TELEPHONE CABINET
	FIBER OPTIC PULLBOX		TELEPHONE MANHOLE
	GROUND LIGHT		TRAFFIC PULLBOX
	GAS MANHOLE		TRAFFIC SIGNAL CABINET
	GAS VALVE		TRAFFIC SIGNAL
	GAS METER		TREE
	GUY WIRE		UNIDENTIFIED PULLBOX
	GREASE INTERCEPTOR		UNIDENTIFIED CABINET
	HOSE BIB		UNIDENTIFIED CLEAN OUT
	IRRIGATION CONTROL BOX		UNIDENTIFIED MANHOLE
	IRRIGATION CONTROL VALVE		UNIDENTIFIED CONTROL VALVE
	AREA LIGHT		VENT
	MAILBOX		WATER MANHOLE
	MONITORING WELL		WATER METER
	PALM		WATER VALVE
	PARKING METER		RISER
	POST INDICATOR VALVE		DETECTOR CHECK VALVE
			DRINKING FOUNTAIN



6			PROJECT #	200086	650-700 PCH PREPARED FOR: MR. SPENCER KALLICK LARZAV ISO SEPIAVERA LLC 1901 AVENUE OF THE STARS, SUITE 1800 LOS ANGELES, CA 90067	 700 FLOWER ST., Suite 2100 Los Angeles, CA 90017 O: 213.418.0201 F: 213.204.5294 www.kpff.com	SHEET 3 OF 3
5			DATE PREPARED	05/27/2020			
4			DRAWN BY	BN			
3			CHECKED BY	CJ			
2							
1							
NO.	DATE	REVISIONS					

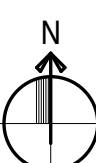


SITE PLAN - BUILDING D 02
SCALE: 3/64" = 1'-0"

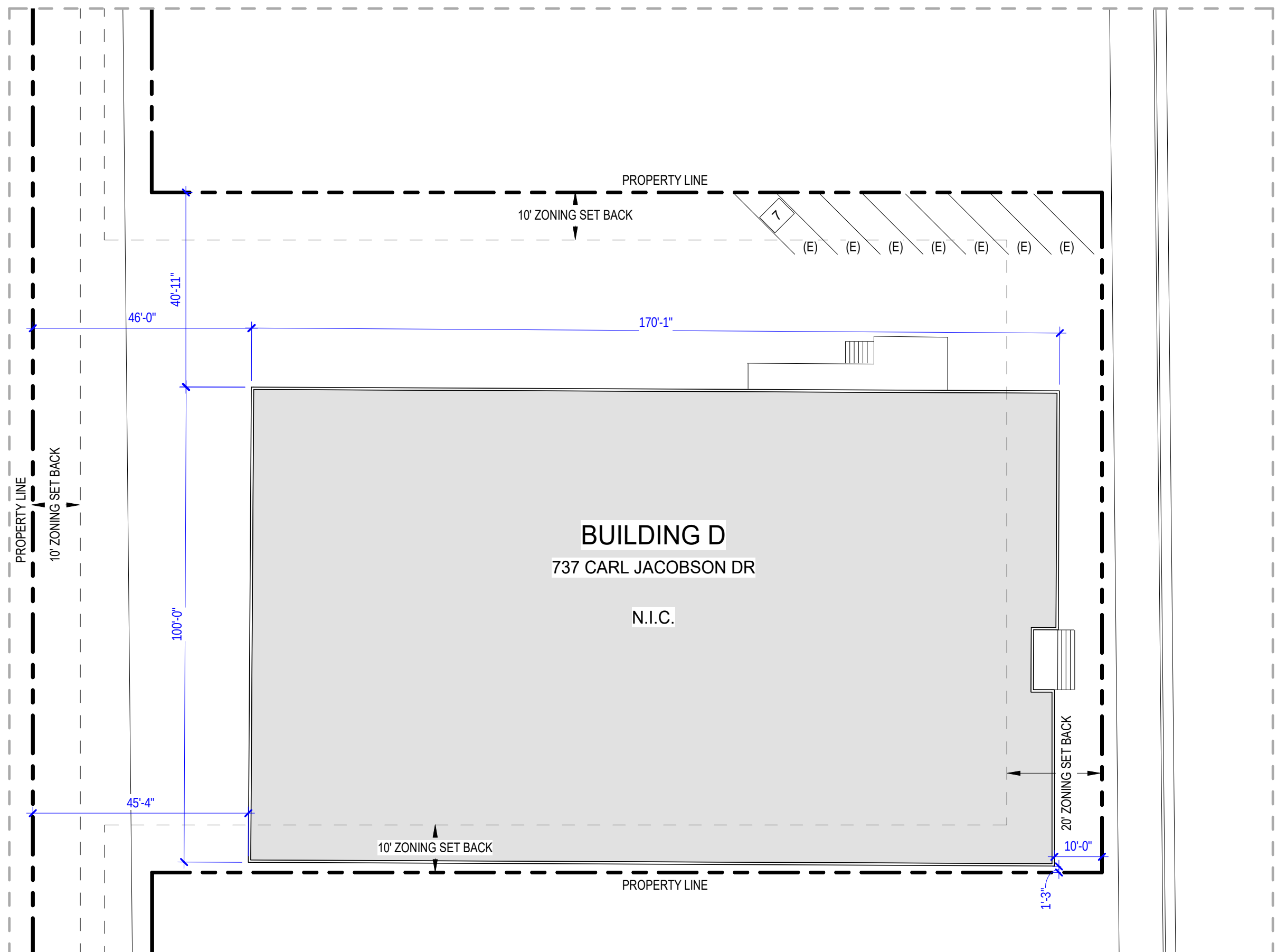
650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933
ENTITLEMENT PACKAGE
SCALE: 3/64" = 1'-0"
DATE: XXXX.XXXX

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SITE PLAN 01
SCALE: 3/64" = 1'-0"



SITE PLAN
EN0-10



BUILDING D - LEVEL 1 02
SCALE: 3/64" = 1'-0"



DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED: FLOOR, SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.02	(E) STAIRS TO BE DEMOLISHED AND REMOVED
02.04	(E) COLUMNS TO REMAIN, TYP.
02.05	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED, SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) CONSTRUCTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.12	REMOVE (E) DOORS WHERE INDICATED INCLUDING JAMBS, TYP.
02.14	REMOVE COLUMN FURRINGS AT ALL (E) COLUMNS, TYP.
02.17	(E) DOOR TO REMAIN IN PLACE
02.18	(E) COLUMN TO BE REMOVED. SEE STRUCTURAL
02.24	(E) GLAZING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL, TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS. SEE STRUCTURAL.
02.27	(E) CURB TO BE REMOVED.
02.28	(E) EXTERIOR WALL TO BE REMOVED.
02.29	(E) PORTION OF BRICK WALL TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.31	(E) STAIRS TO REMAIN.

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

JOB NO. 1993

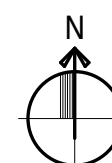
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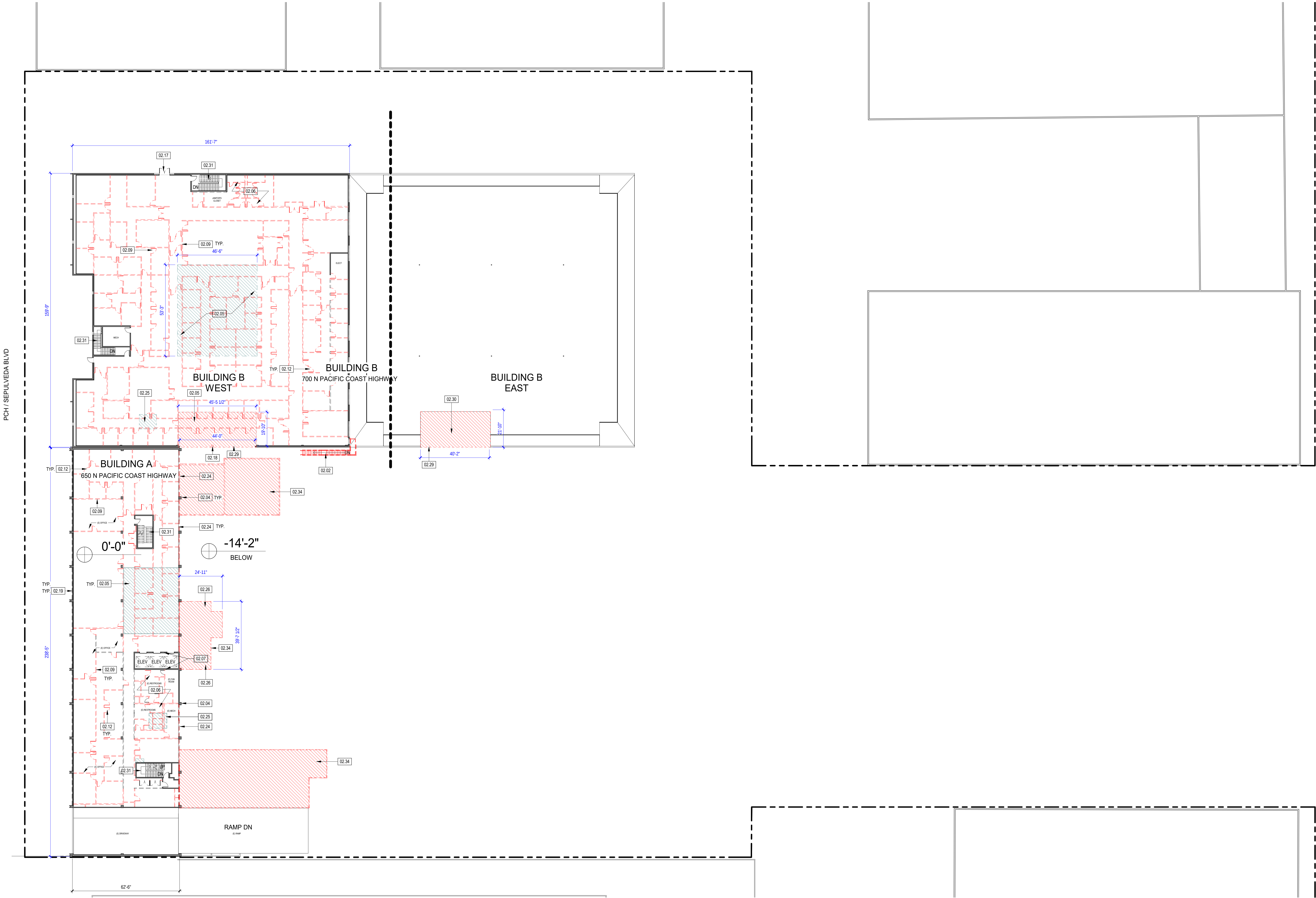
SCALE: As indicated
DATE: XXXX.XXXX

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LEVEL 1 DEMO PLANS EN0-21

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





DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED. FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.02	(E) STAIRS TO BE DEMOLISHED AND REMOVED
02.04	(E) COLUMNS TO REMAIN, TYP.
02.05	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) CONSTRUCTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.12	REMOVE (E) DOORS WHERE INDICATED INCLUDING JAMBS, TYP.
02.17	(E) DOOR TO REMAIN IN PLACE
02.18	(E) COLUMN TO BE REMOVED. SEE STRUCTURAL.
02.19	(E) CONCRETE SPANDREL TO BE REMOVED. TYP.
02.24	(E) GLAZING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL. TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS. SEE STRUCTURAL.
02.26	(E) CANOPY TO BE DEMOLISHED AND REMOVED.
02.29	(E) PORTION OF BRICK WALL TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.31	(E) STAIRS TO REMAIN.
02.34	(E) ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED.

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933
ENTITLEMENT PACKAGE
SCALE: As indicated
DATE: XXXX.XXXX

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LEVEL 2 DEMO
PLANS
EN0-22



(E) WALL / COLUMN TO REMAIN

WALL TO BE REMOVED

ITEM TO BE REMOVED

WINDOW TO BE REMOVED

(E) DOOR AND FRAME TO BE REMOVED

(E) DOOR AND FRAME TO REMAIN

(E) AREA TO BE REMOVED, FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.

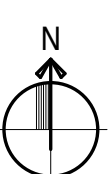
(E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEY	DESCRIPTION
02.04	(E) COLUMNS TO REMAIN. TYP.
02.05	(E) PORTION OF FLOOR AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL OPEN BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) IN SECTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.08	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED FINISH. CLEAN (N) CONCRETE SURFACES AS REQUIRED.
02.12	REMOVE (E) DOORS WHERE INDICATED. INCLUDING JAMBES, TYP.
02.19	(E) CONCRETE SPANDREL TO BE REMOVED. TYP.
02.21	(E) PLANTER TO BE REMOVED. PATCH AND REPAIR AS REQUIRED.
02.22	(E) PLANTER TO REMAIN WHERE INDICATED.
02.23	(E) CEILING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL. TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS. SEE STRUCTURAL.
02.26	(E) CANOPY TO BE DEMOLISHED AND REMOVED.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.31	(E) ROOF TO REMAIN.
02.33	(E) PORTION OF ROOF ASSEMBLY TO BE REMOVED. MAINTAIN EXISTING STRUCTURE. PREPARE TO RECEIVE (N) SKYLIGHT.

ENTITLEMENT PACKAGE
SCALE: As indicated
DATE: XX.XX.XXXX

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INC. © 2018 SHUBIN + DONALDSON INC.

LEVELS 3-7 DEMO
PLANS
EN0-23



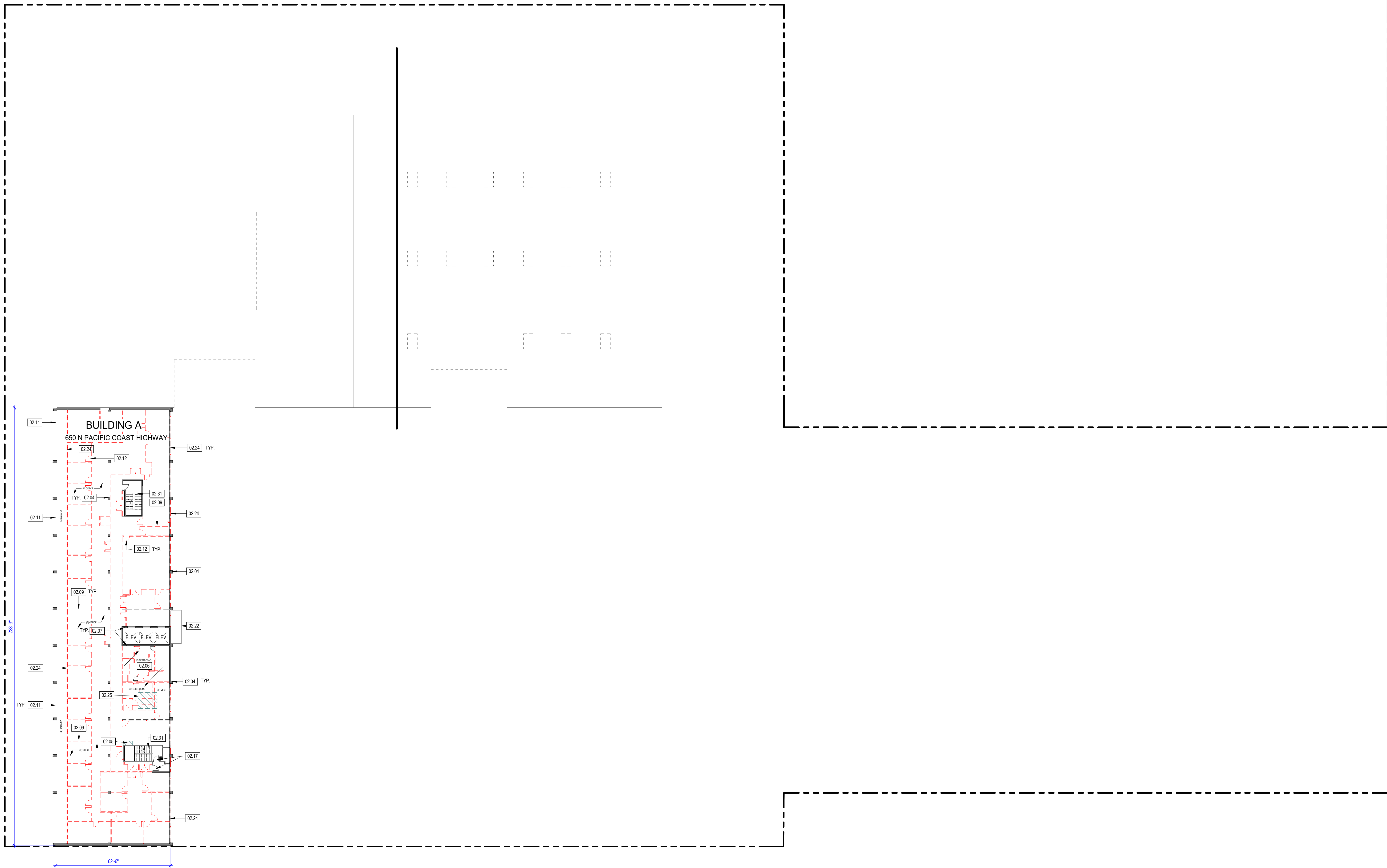


DEMOLITION LEGEND

- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED, FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

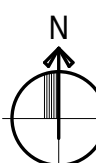
KEY	DESCRIPTION
02.04	(E) COLUMNS TO REMAIN, TYP.
02.05	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL.
02.06	(E) PLUMBING FIXTURES TO BE REMOVED. CAP ALL LINES BEHIND WALLS OR BELOW FLOOR. PREPARE AS REQUIRED FOR (N) CONSTRUCTION.
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.11	REMOVE (E) GUARDRAIL, HANDRAIL
02.12	REMOVE (E) DOORS WHERE INDICATED INCLUDING JAMBS, TYP.
02.17	(E) DOOR TO REMAIN IN PLACE
02.22	(E) PLANTER TO REMAIN WHERE INDICATED.
02.24	(E) GLAZING TO BE REMOVED. PREPARE AREA FOR NEW CURTAIN WALL, TYP.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS, SEE STRUCTURAL.
02.31	(E) STAIRS TO REMAIN.



650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933

ENTITLEMENT PACKAGE
SCALE: As indicated
DATE: XXXX.XXXX

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(E) WALL / COLUMN TO REMAIN

WALL TO BE REMOVED

ITEM TO BE REMOVED

WINDOW TO BE REMOVED

(E) DOOR AND FRAME TO BE REMOVED

(E) DOOR AND FRAME TO REMAIN

(E) AREA TO BE REMOVED: FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.

(E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMMODATE NEW SKYLIGHT, NATURAL LIGHTING PENETRATION, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEY	DESCRIPTION
02.02	(E) STAIRS TO BE DEMOLISHED AND REMOVED
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILL WORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.23	(E) PORTION OF ROOF TO BE REMOVED.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS. SEE STRUCTURAL.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR DANCE OF INFO.
02.31	(E) STAIRS TO REMAIN.

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE: As indicated
DATE: XX.XX.XXXX

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LEVEL 9/PENTHOUSE
DEMO PLAN
EN0-25

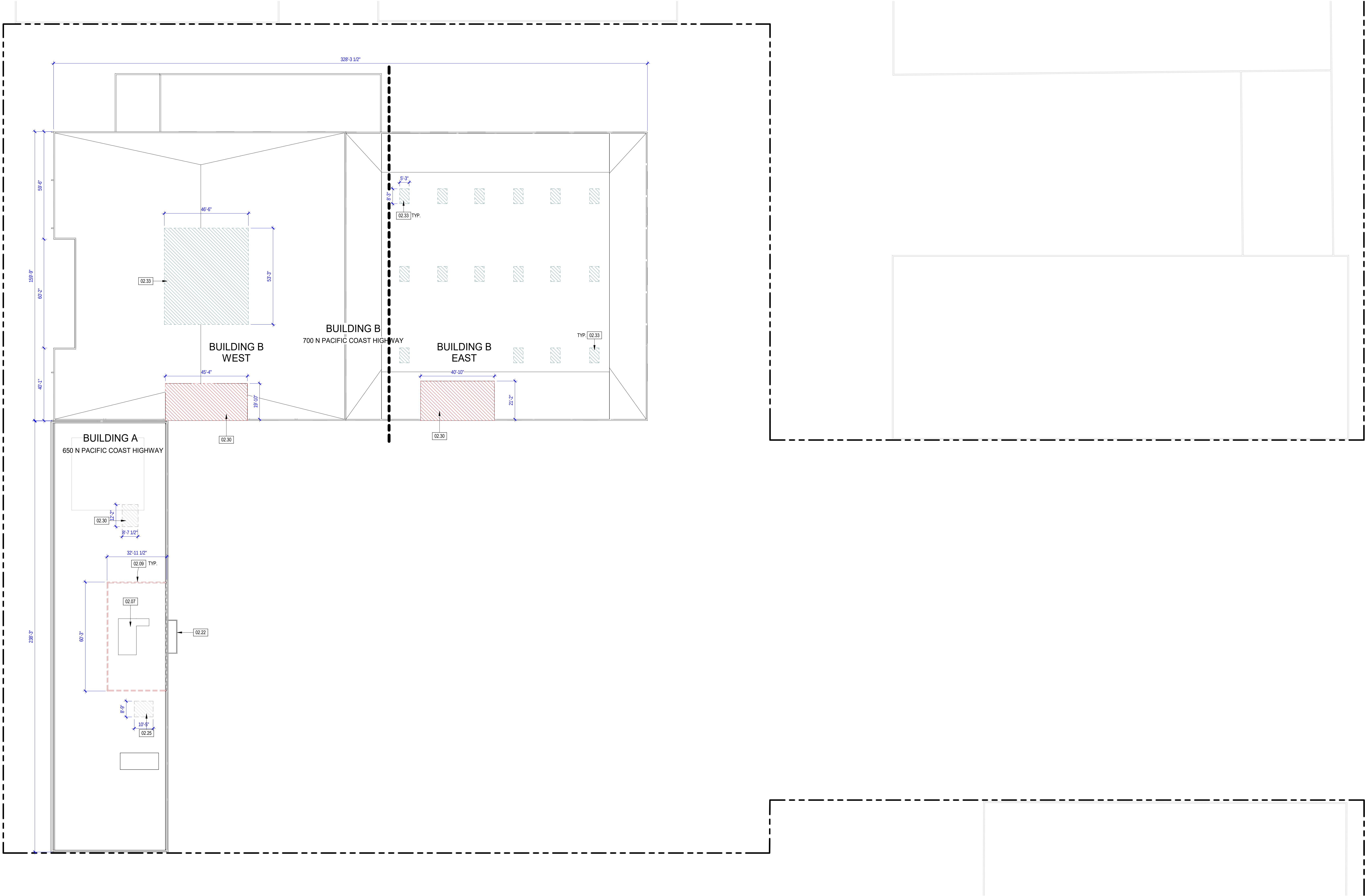


DEMOLITION LEGEND

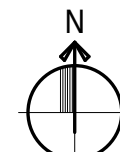
- (E) WALL / COLUMN TO REMAIN
- WALL TO BE REMOVED
- ITEM TO BE REMOVED
- WINDOW TO BE REMOVED
- (E) DOOR AND FRAME TO BE REMOVED
- (E) DOOR AND FRAME TO REMAIN
- (E) AREA TO BE REMOVED: FLOOR SLAB, ROOF ASSEMBLY AND ASSOCIATED STRUCTURE TO BE REMOVED ENTIRELY.
- (E) SLAB AND ROOF ASSEMBLY TO BE PARTIALLY REMOVED TO ACCOMMODATE NEW SKYLIGHT, ELEVATOR SHAFT, NEW STAIRS AND/OR MECH. SHAFT.

KEYNOTE LEGEND

KEY	DESCRIPTION
02.07	(E) ELEVATOR SHAFT TO REMAIN.
02.09	DEMO ALL (E) NON BEARING INTERIOR DEMISING WALLS AND ASSOCIATED MILLWORK. CLEAN (E) CONCRETE SURFACES AS REQUIRED.
02.22	(E) PLANTER TO REMAIN WHERE INDICATED.
02.25	(E) PORTION OF FLOOR SLAB AND ASSOCIATED STRUCTURE TO BE REMOVED. PREPARE TO RECEIVE NEW ELEVATOR SHAFT AND ELEVATOR PIT WHERE OCCURS. SEE STRUCTURAL.
02.30	(E) PORTION OF ROOF AND ASSOCIATED STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR BALANCE OF INFO.
02.33	(E) PORTION OF ROOF ASSEMBLY TO BE REMOVED. MAINTAIN EXISTING STRUCTURE. PREPARE TO RECEIVE (N) SKYLIGHT.



650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245
JOB NO. 1933
ENTITLEMENT PACKAGE
SCALE: As indicated
DATE: XXXX.XXXX
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BUILDING AREAS_NSF

650 N PCH-TOWER BUILDING A	
LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOF TERRACE	3,011
TOTAL BUILDING A	99,916
TOTAL OUTDOOR AREA A	4,369

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453
TOTAL BUILDING B	65,120
TOTAL OUTDOOR AREA B	0

NEW OFFICE BUILDING_BUILDING C

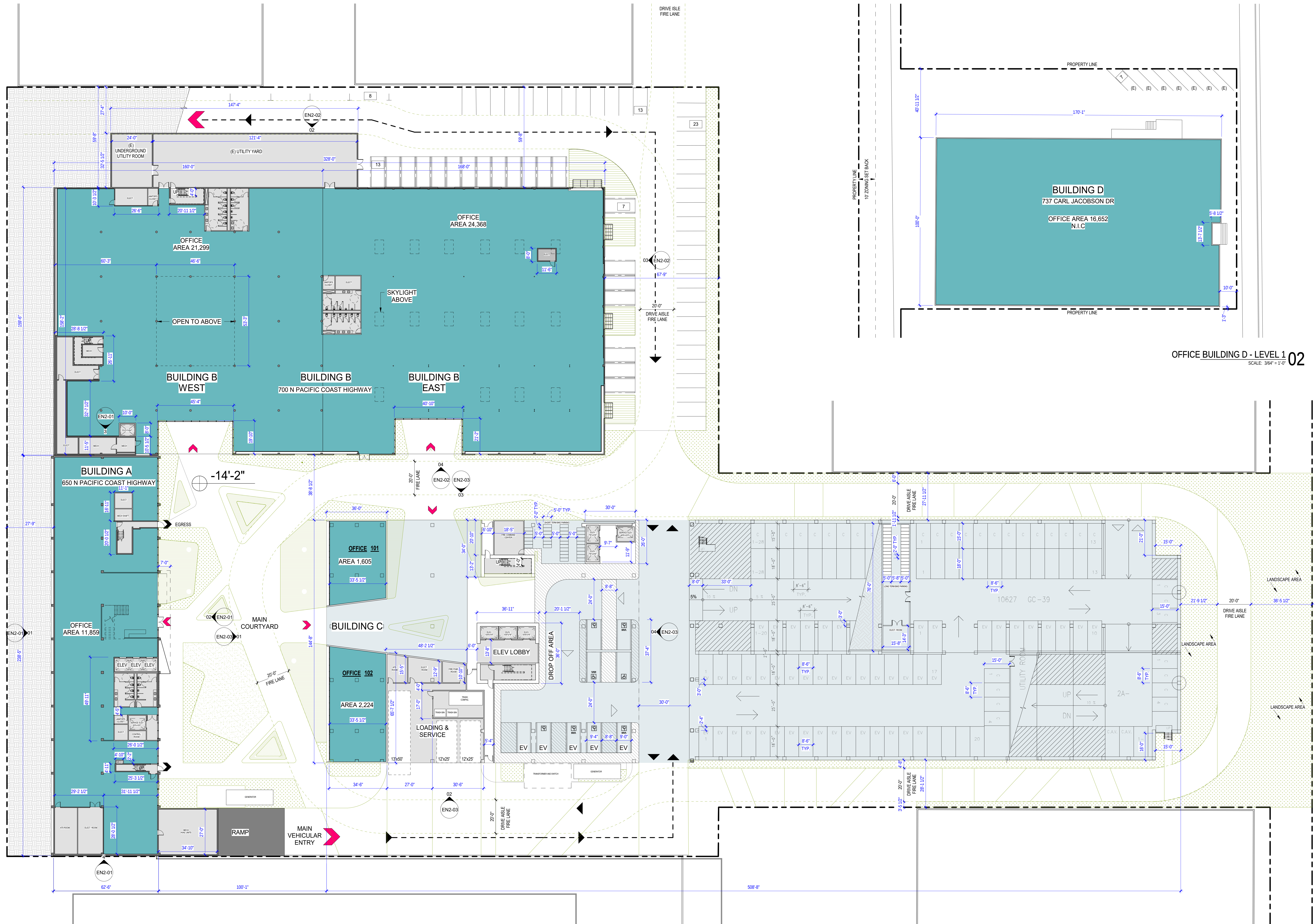
LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,463
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363

TOTAL BUILDING C	70,921
TOTAL OUTDOOR AREA C	16,507

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
TOTAL BUILDING D	16,652

TOTAL BUILDING A,B,C,D	252,609
TOTAL OUTDOOR AREAS	20,876





BUILDING AREAS_NSF

650 N PCH-TOWER BUILDING A

LEVEL 1	11,889
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,374
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOF TERRACE	3,011

TOTAL BUILDING A 99,916
TOTAL OUTDOOR AREA A 4,369

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453

TOTAL BUILDING B 65,120
TOTAL OUTDOOR AREA B 0

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,463
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363

TOTAL BUILDING C 70,921
TOTAL OUTDOOR AREA C 16,507

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
---------	--------

TOTAL BUILDING D 16,652

TOTAL BUILDING A,B,C,D 252,609
TOTAL OUTDOOR AREAS 20,876

650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

ENTITLEMENT PACKAGE

SCALE: As indicated
DATE: XXXX.XXXX

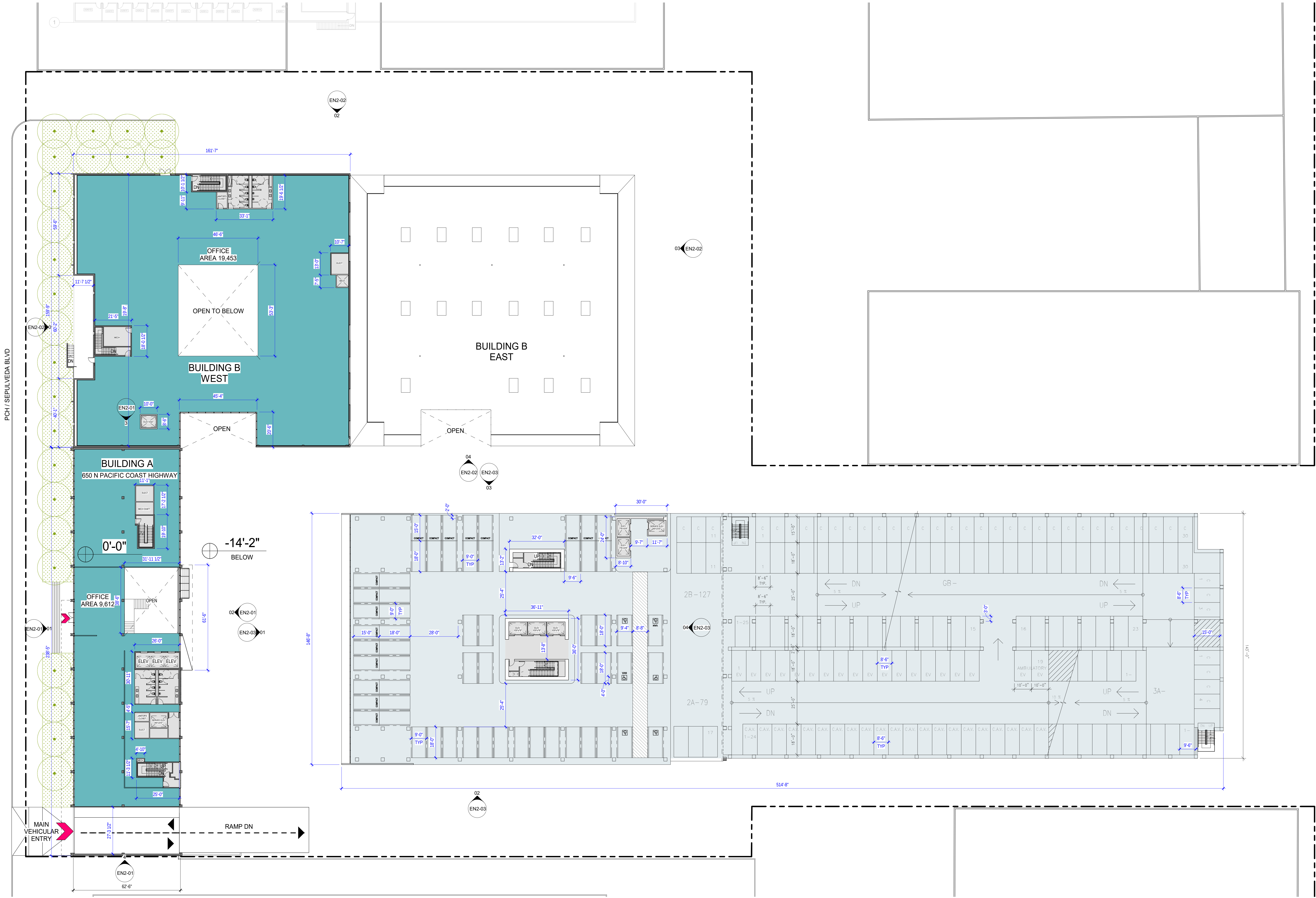
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LEVEL 2 PLAN

EN1-02

OFFICE / PARKING- STREET LEVEL 2

SCALE: 3/64" = 1'-0"





BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,889
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,358
PENTHOUSE	4,521
ROOF TERRACE	3,011

TOTAL BUILDING A 99,916
TOTAL OUTDOOR AREA A 4,369

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,433

TOTAL BUILDING B 65,120
TOTAL OUTDOOR AREA B 0

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,463
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363

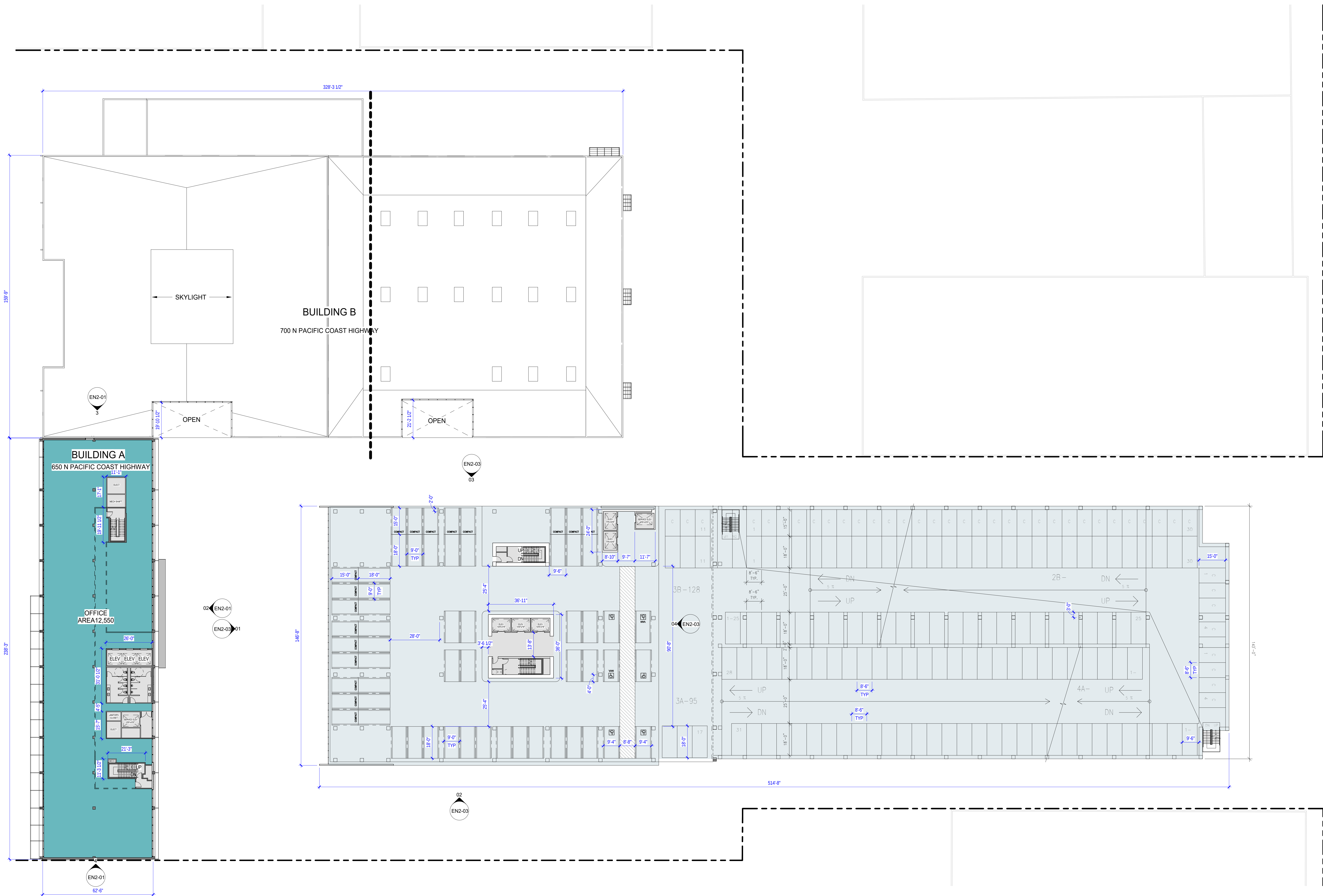
TOTAL BUILDING C 70,921
TOTAL OUTDOOR AREA C 16,507

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
---------	--------

TOTAL BUILDING D 16,652

TOTAL BUILDING A,B,C,D 252,609
TOTAL OUTDOOR AREAS 20,876



650-700 PCH

650 N PACIFIC COAST HIGHWAY

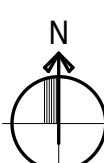
EL SEGUNDO, CA 90245

ENTITLEMENT PACKAGE

SCALE: As indicated

DATE: XXXX.XXXX

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BUILDING AREAS_NSF

650 N PCH_TOWER_BUILDING A

LEVEL 1	11,889
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 9 BALCONY	1,350
PENTHOUSE	4,521
ROOF TERRACE	3,011

TOTAL BUILDING A 99,916
TOTAL OUTDOOR AREA A 4,369

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453

TOTAL BUILDING B 65,120
TOTAL OUTDOOR AREA B 0

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 4	21,780
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363

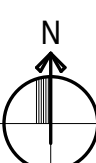
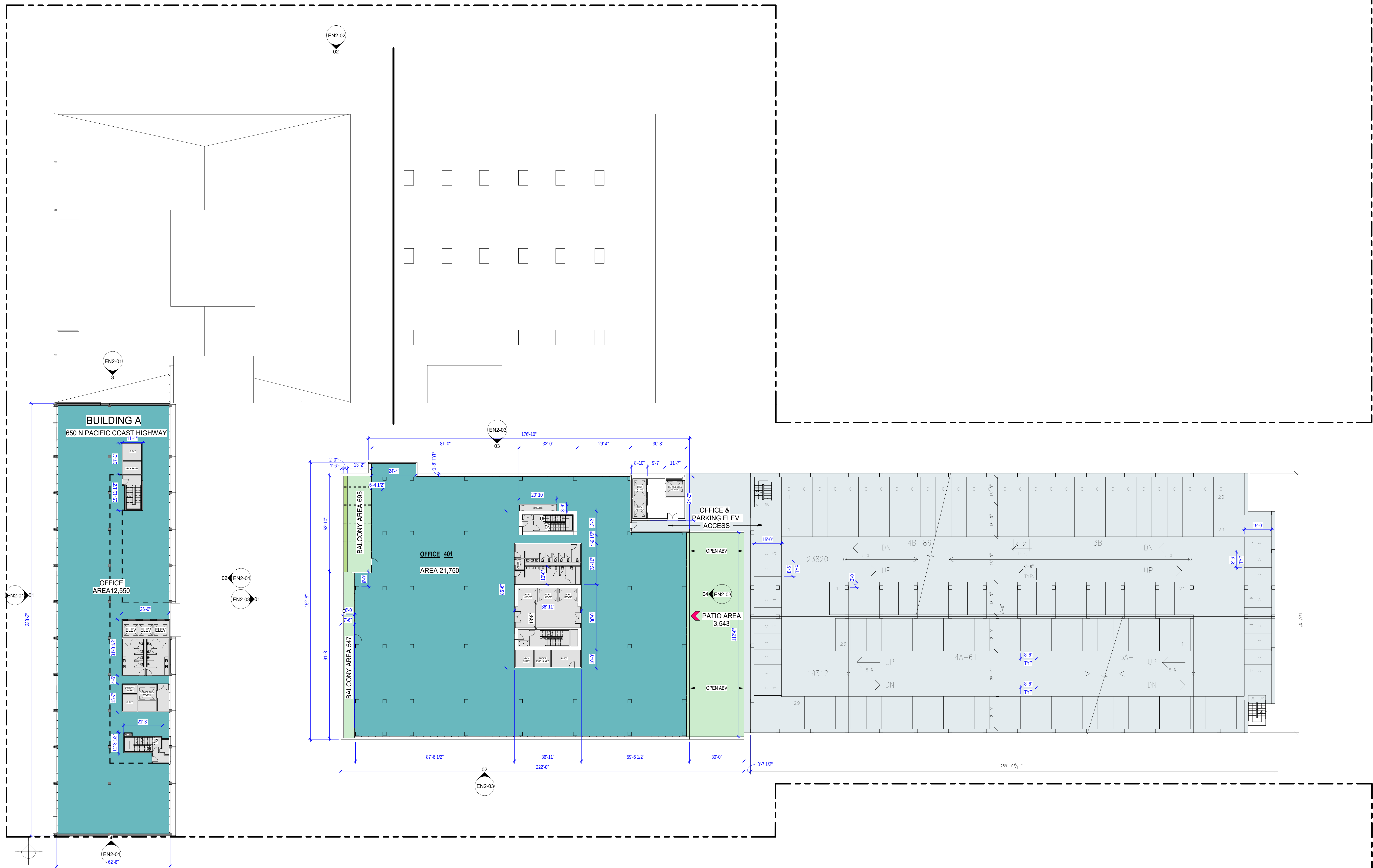
TOTAL BUILDING C 70,921
TOTAL OUTDOOR AREA C 16,507

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
---------	--------

TOTAL BUILDING D 16,652

TOTAL BUILDING A,B,C,D 252,609
TOTAL OUTDOOR AREAS 20,876





BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,889
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,359
PENTHOUSE	4,521
ROOF TERRACE	3,011

TOTAL BUILDING A 99,916
TOTAL OUTDOOR AREA A 4,369

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453

TOTAL BUILDING B 65,120
TOTAL OUTDOOR AREA B 0

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363

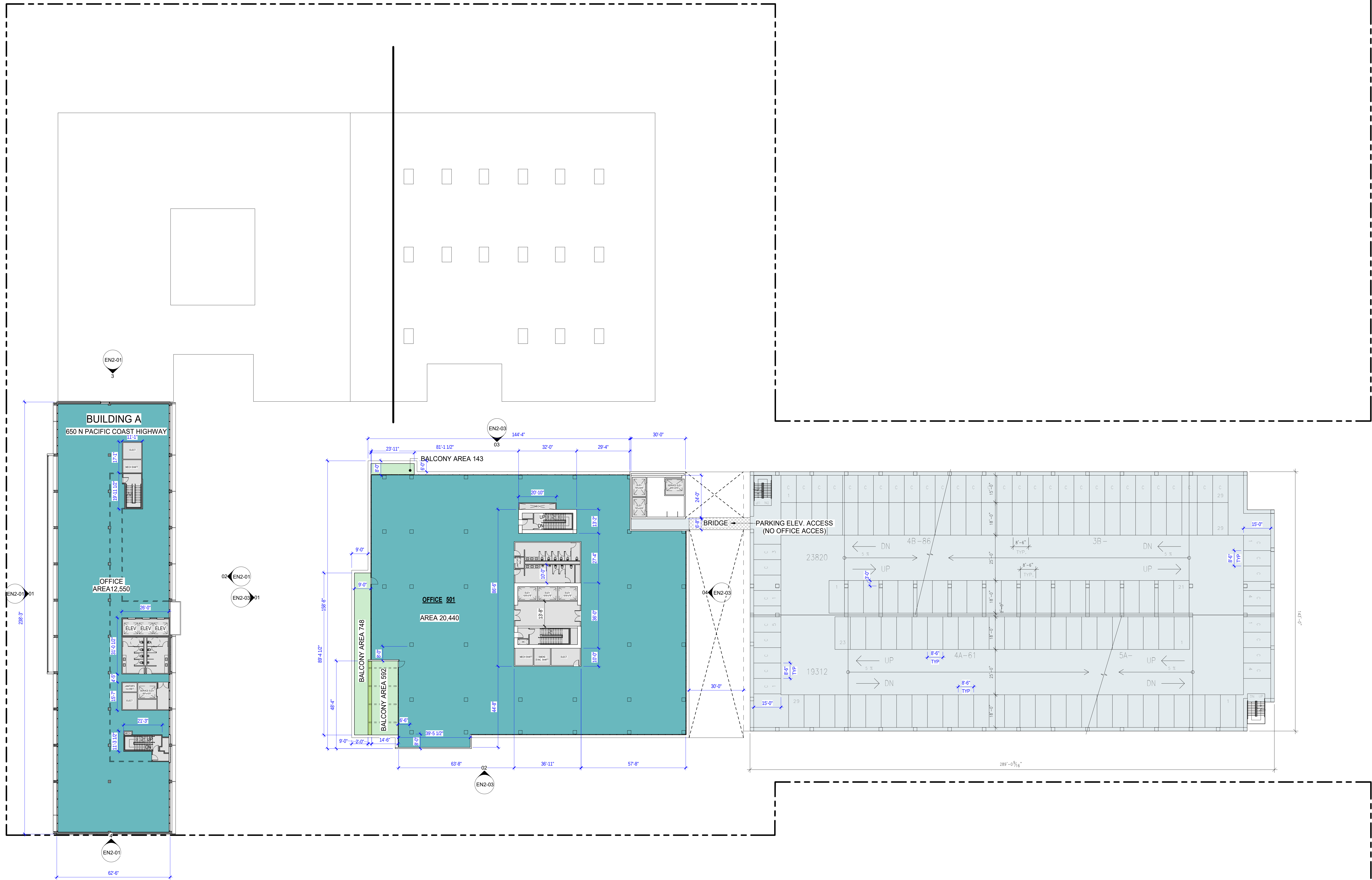
TOTAL BUILDING C 70,921
TOTAL OUTDOOR AREA C 16,507

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
---------	--------

TOTAL BUILDING D 16,652

TOTAL BUILDING A,B,C,D 252,609
TOTAL OUTDOOR AREAS 20,876





BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,889
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 9 BALCONY	1,350
PENTHOUSE	4,521
ROOF TERRACE	3,011

TOTAL BUILDING A 99,916
TOTAL OUTDOOR AREA A 4,369

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453

TOTAL BUILDING B 65,120
TOTAL OUTDOOR AREA B 0

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363

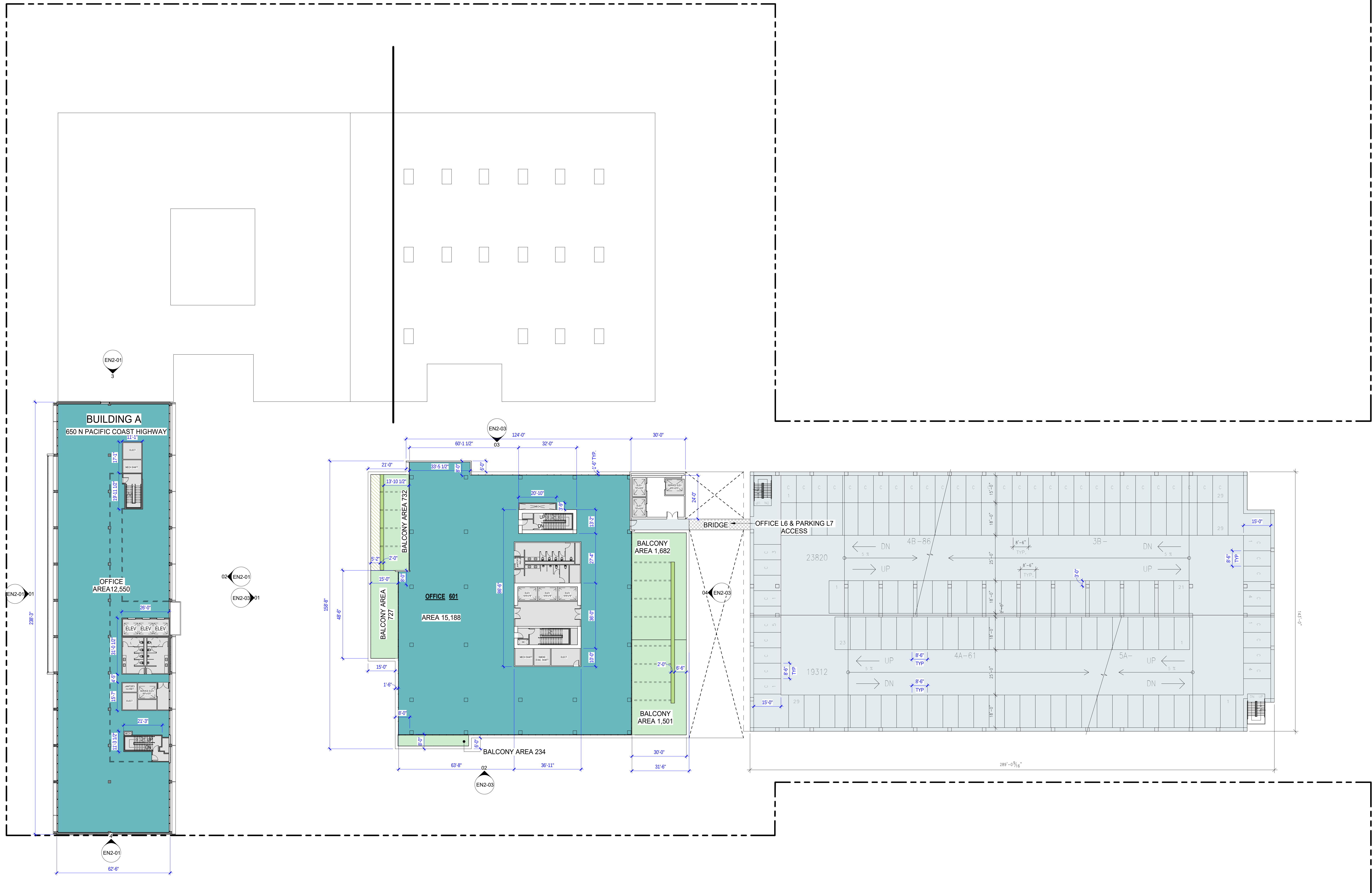
TOTAL BUILDING C 70,921
TOTAL OUTDOOR AREA C 16,507

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
---------	--------

TOTAL BUILDING D 16,652

TOTAL BUILDING A,B,C,D 252,609
TOTAL OUTDOOR AREAS 20,876



650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

ENTITLEMENT PACKAGE

SCALE: As indicated
DATE: XXXX.XXXX

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LEVEL 6 PLAN

EN1-06

OFFICE LEVEL 06 / PARKING LEVEL 6-7
SCALE: 3/64" = 1'-0"





BUILDING AREAS_NSF

650 N PCH_TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 9 BALCONY	1,359
PENTHOUSE	4,521
ROOF TERRACE	3,011

TOTAL BUILDING A 99,916
TOTAL OUTDOOR AREA A 4,369

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453

TOTAL BUILDING B 65,120
TOTAL OUTDOOR AREA B 0

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,483
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363

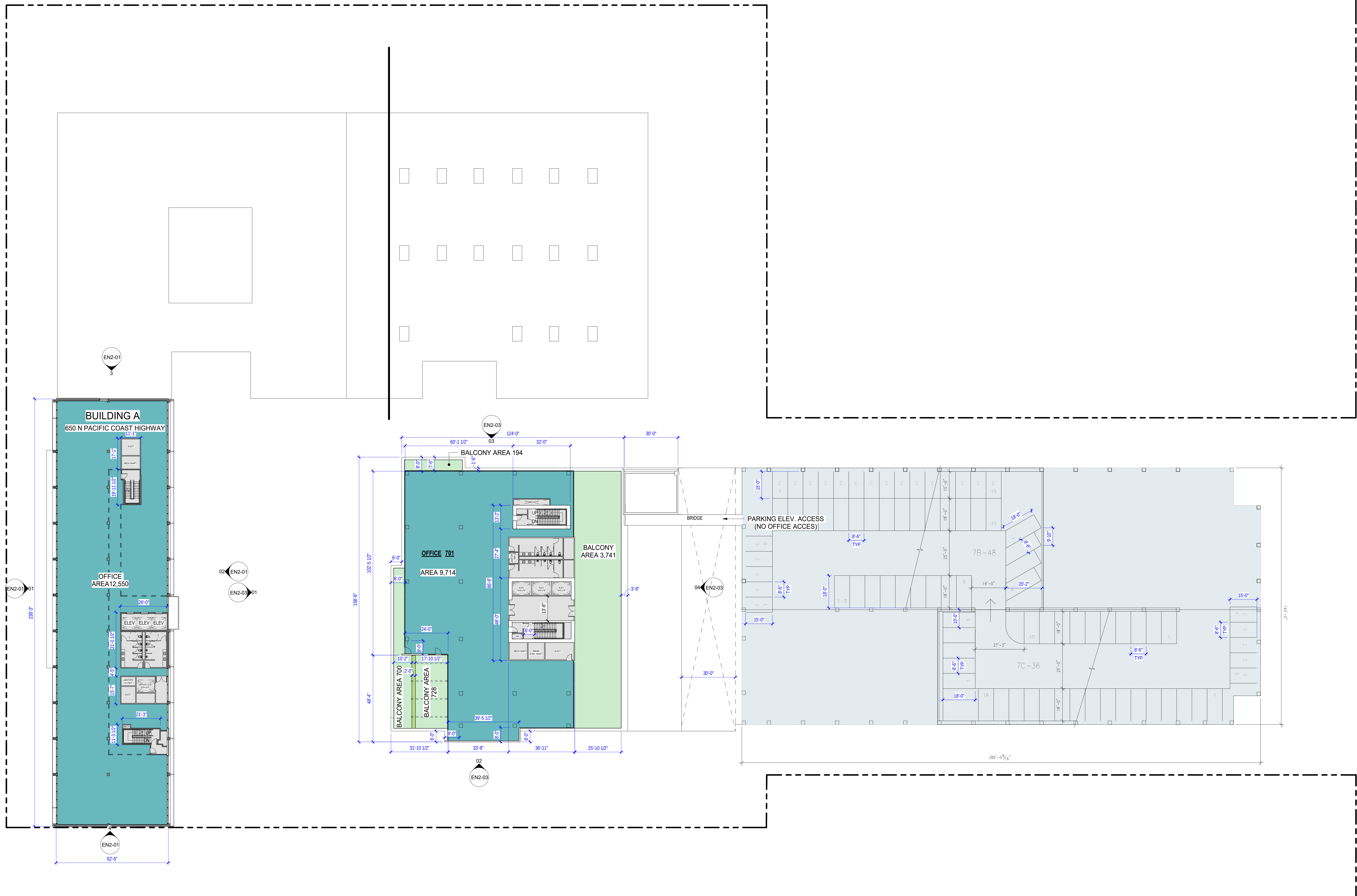
TOTAL BUILDING C 70,921
TOTAL OUTDOOR AREA C 16,507

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
---------	--------

TOTAL BUILDING D 16,652

TOTAL BUILDING A,B,C,D 252,609
TOTAL OUTDOOR AREAS 20,876



650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

ENTITLEMENT PACKAGE

SCALE: As indicated
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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,859
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,359
PENTHOUSE	4,521
ROOF TERRACE	3,011

TOTAL BUILDING A 99,916
TOTAL OUTDOOR AREA A 4,369

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453

TOTAL BUILDING B 65,120
TOTAL OUTDOOR AREA B 0

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
LEVEL 4	21,750
LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,463
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363

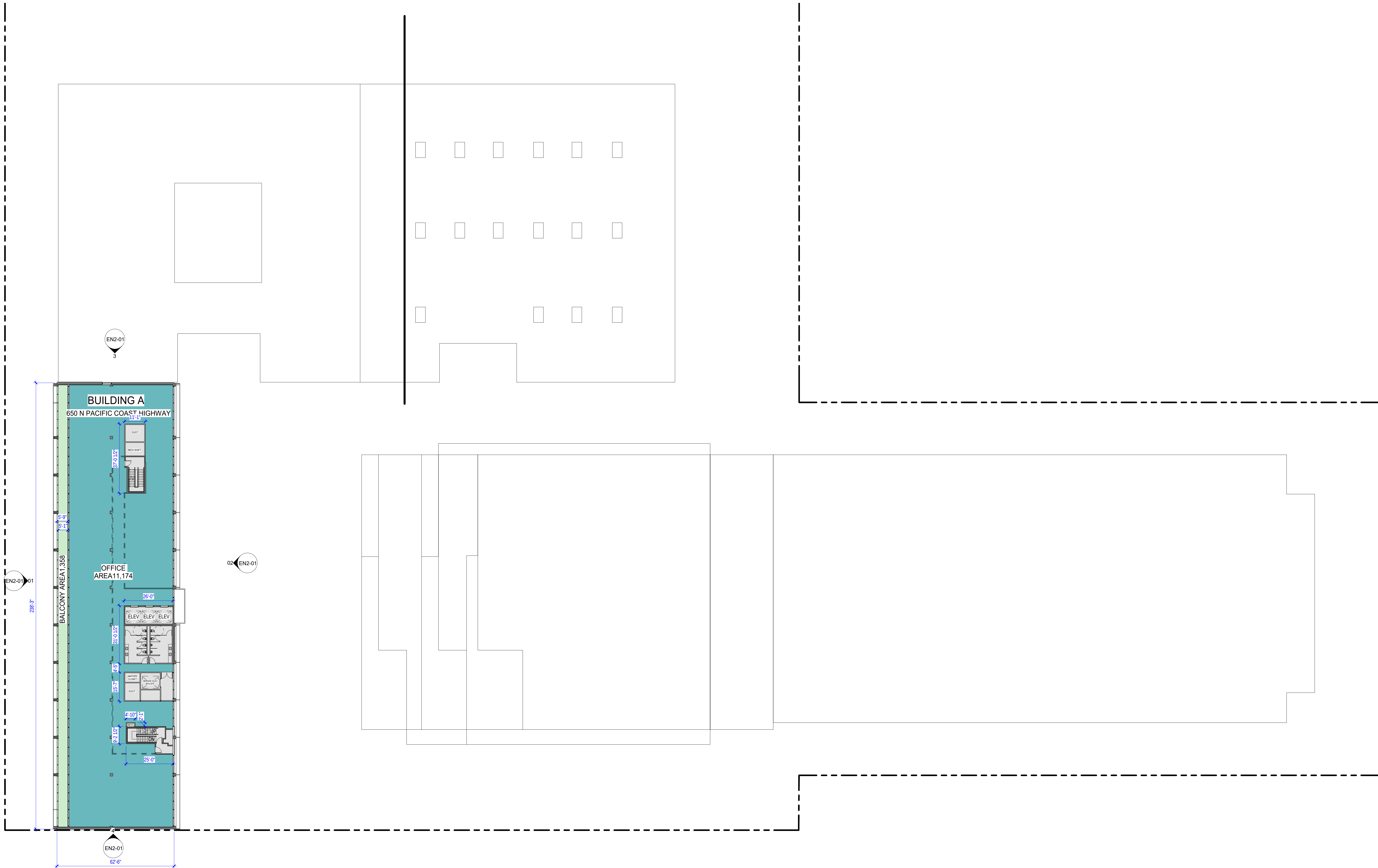
TOTAL BUILDING C 70,921
TOTAL OUTDOOR AREA C 16,507

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
---------	--------

TOTAL BUILDING D 16,652

TOTAL BUILDING A,B,C,D 252,609
TOTAL OUTDOOR AREAS 20,876



650-700 PCH

650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

ENTITLEMENT PACKAGE

SCALE: As indicated
DATE: XXXX.XXXX

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BUILDING AREAS_NSF

650 N PCH-TOWER_BUILDING A

LEVEL 1	11,889
LEVEL 2 PCH	9,612
LEVEL 3 TO 7 (12,550 EA)	62,750
LEVEL 8	11,174
LEVEL 8 BALCONY	1,359
PENTHOUSE	4,521
ROOF TERRACE	3,011

TOTAL BUILDING A 99,916
TOTAL OUTDOOR AREA A 4,369

700 N PCH_BUILDING B

LEVEL 1 (21,299+24,368)	45,667
L1 COURTYARDS	N/A
LEVEL 2 PCH	19,453

TOTAL BUILDING B 65,120
TOTAL OUTDOOR AREA B 0

NEW OFFICE BUILDING_BUILDING C

LEVEL 1 (1,605+2,224)	3,829
LEVEL 1 PATIOS (PER LANDSCAPE)	
LEVEL 2 PARKING	
LEVEL 3 PARKING	
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LEVEL 4 BALCONIES	4,785
LEVEL 5	20,440
LEVEL 5 BALCONIES	1,463
LEVEL 6	15,188
LEVEL 6 BALCONIES	4,876
LEVEL 7	9,714
LEVEL 7 BALCONIES	5,363

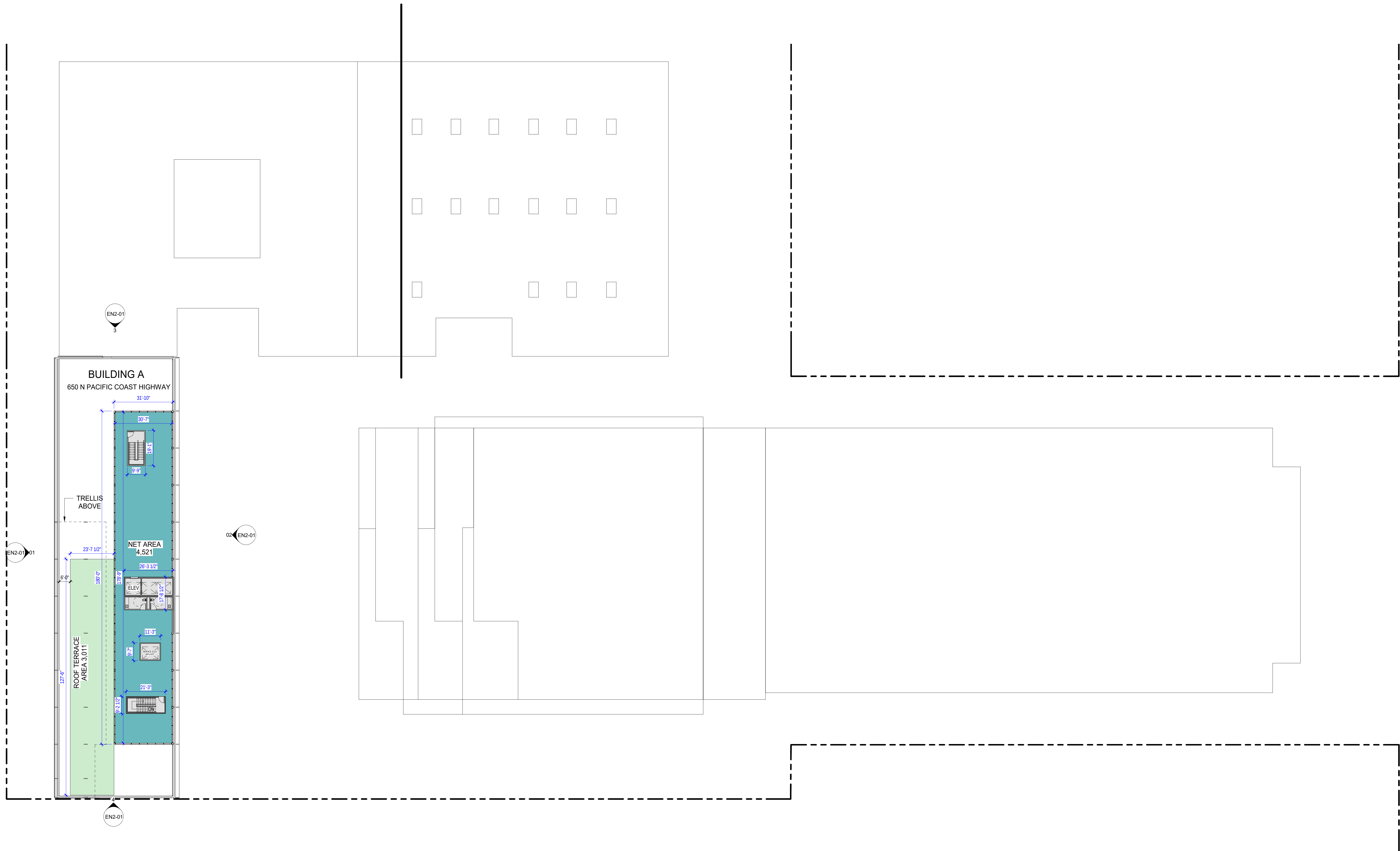
TOTAL BUILDING C 70,921
TOTAL OUTDOOR AREA C 16,507

737 CARL JACOBSON DR_BUILDING D

LEVEL 1	16,652
---------	--------

TOTAL BUILDING D 16,652

TOTAL BUILDING A,B,C,D 252,609
TOTAL OUTDOOR AREAS 20,876



650-700 PCH
650 N PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

JOB NO. 1933

ENTITLEMENT PACKAGE

SCALE: As indicated
DATE: XXXX.XXXX

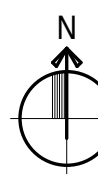
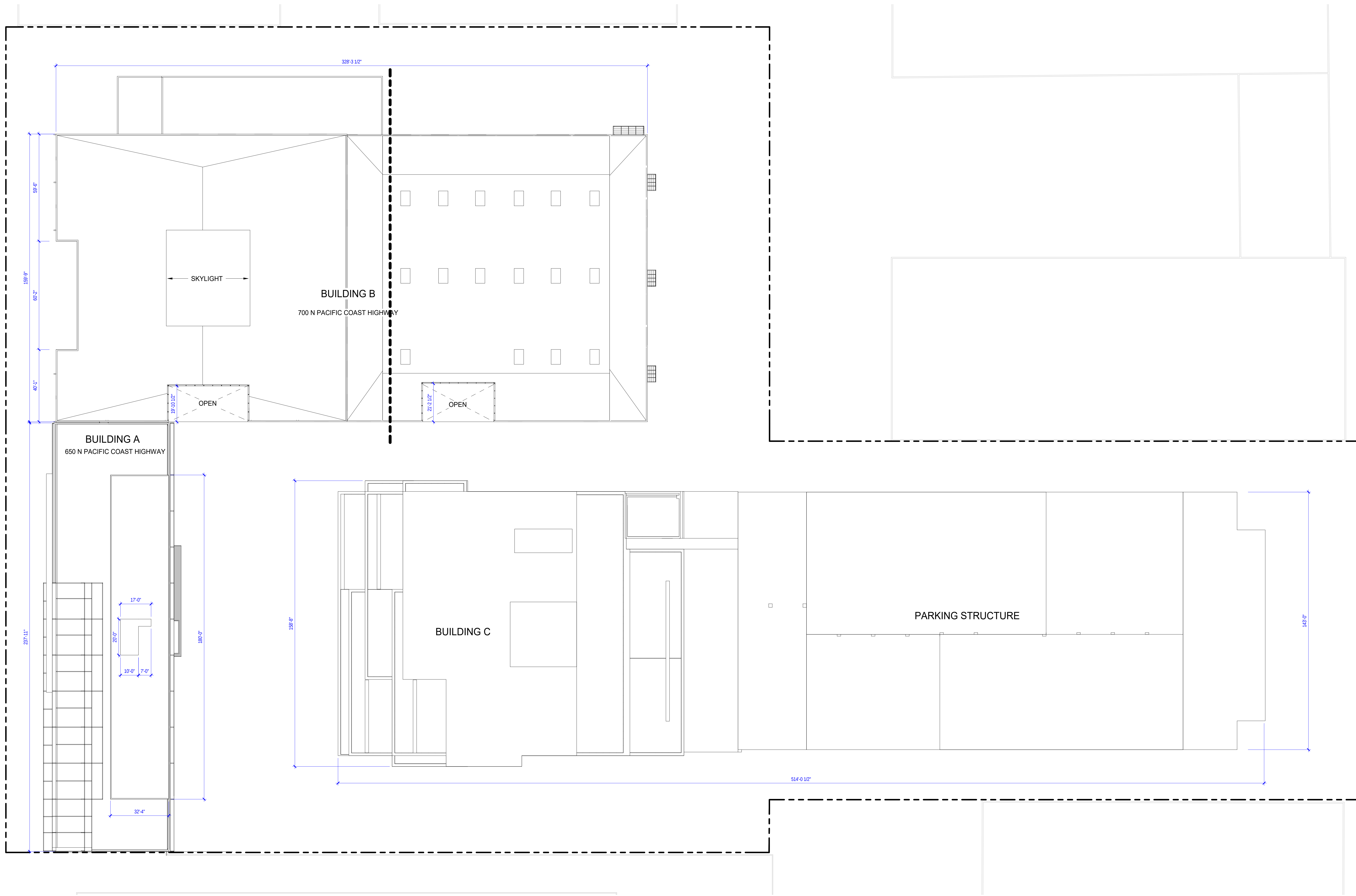
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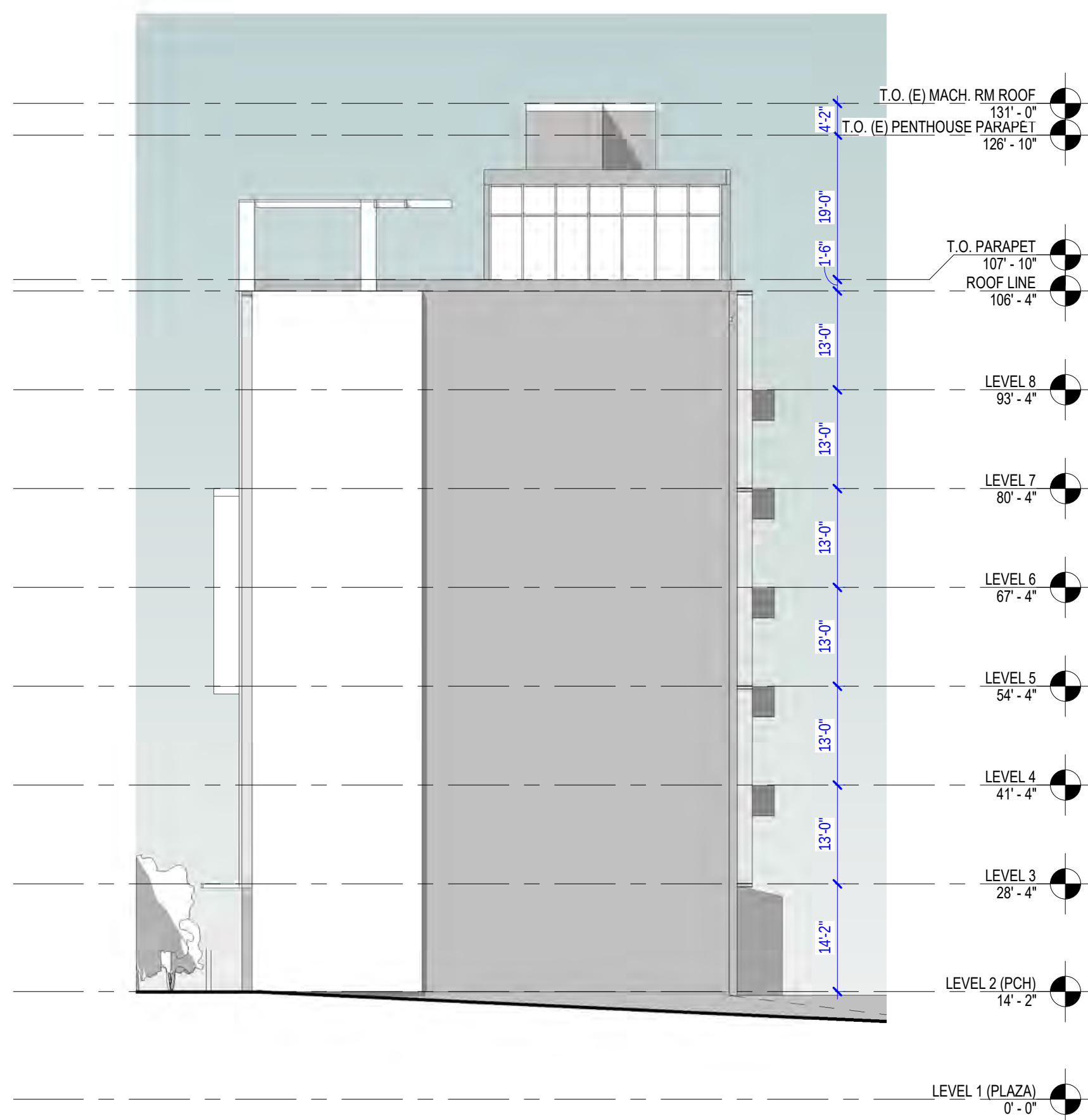
LEVEL 9 /
PENTHOUSE
EN1-09

OFFICE LEVEL 9 (PENTHOUSE) / ROOF DECK
SCALE: 3/8" = 1'-0"

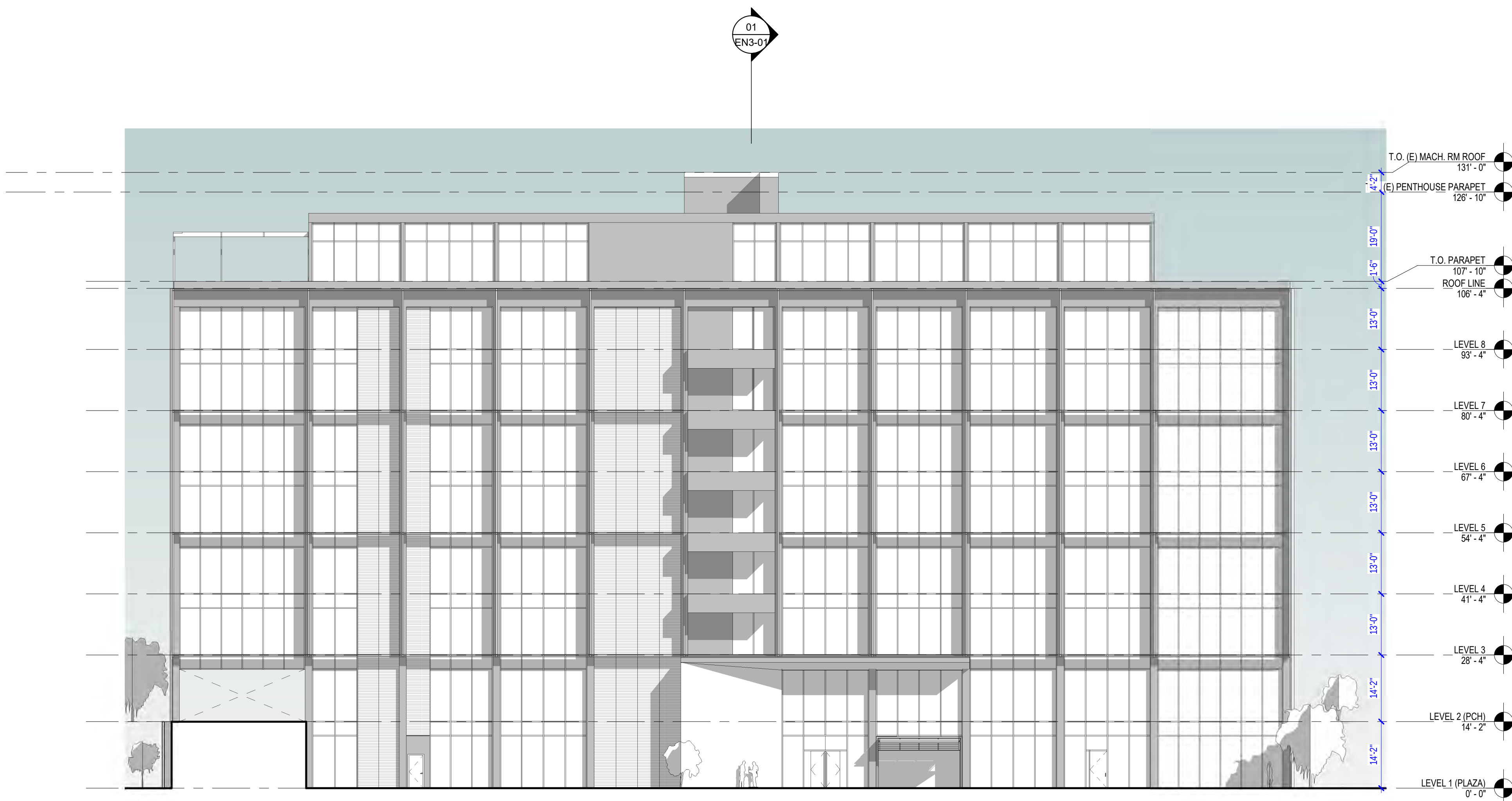
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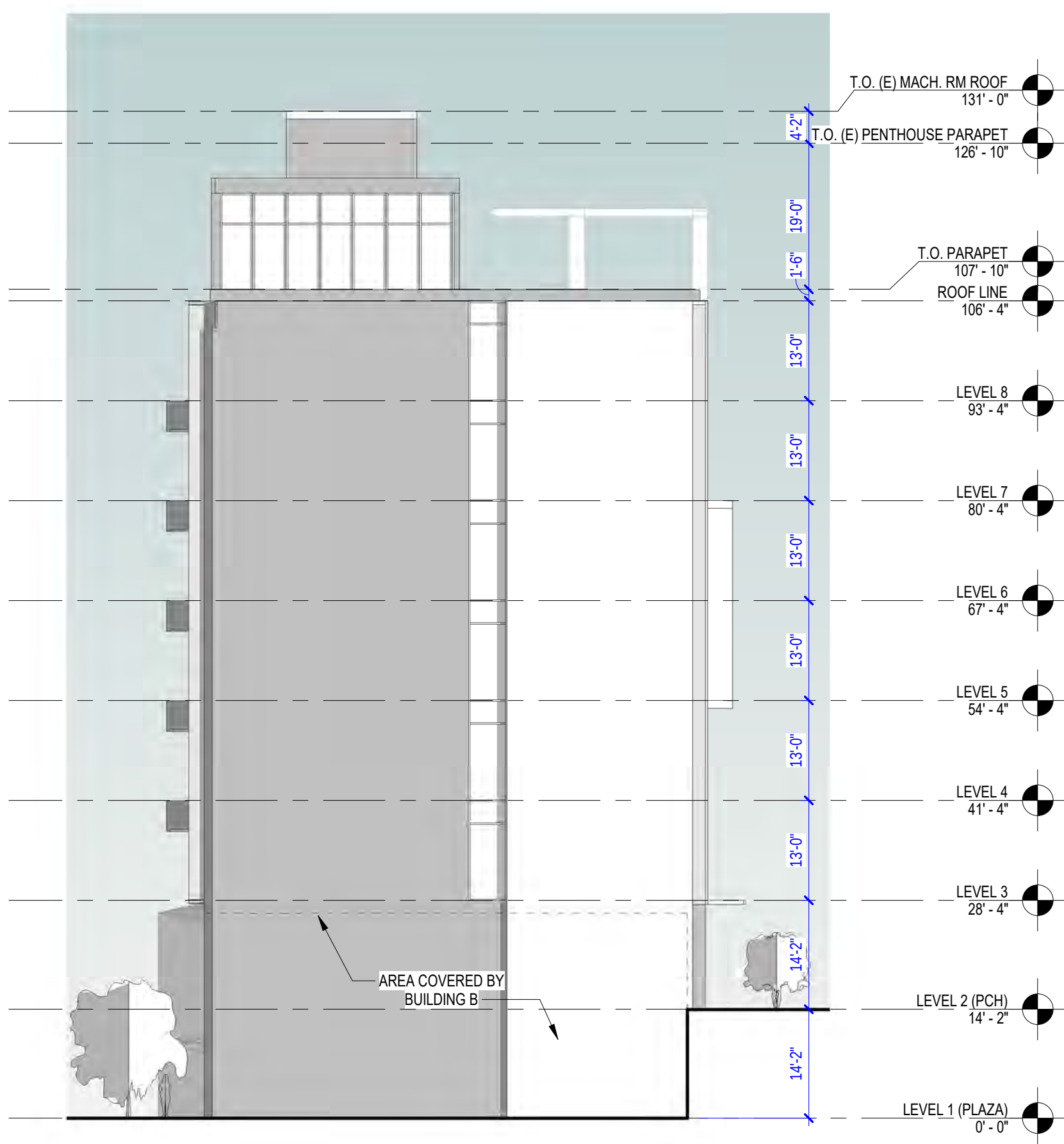




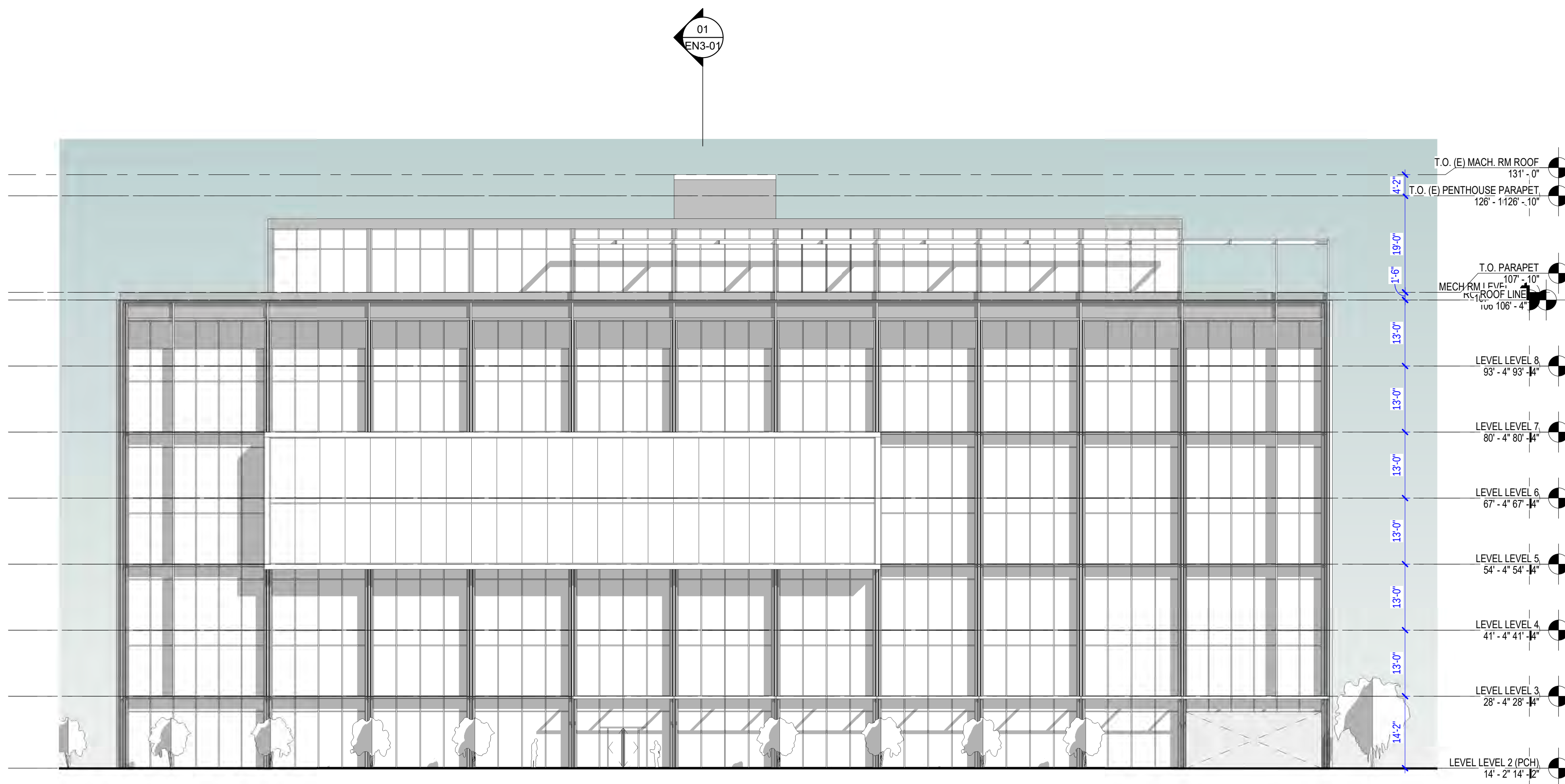
BUILDING A - SOUTH ELEVATION 4
SCALE: 1/16" = 1'-0"



BUILDING A - EAST ELEVATION 02
SCALE: 1/16" = 1'-0"



BUILDING A - NORTH ELEVATION 3
SCALE: 1/16" = 1'-0"



BUILDING A - WEST ELEVATION 01
SCALE: 1/16" = 1'-0"

650-700 PCH

650 N PACIFIC COAST HIGHWAY

EL SEGUNDO, CA 90245

ENTITLEMENT PACKAGE

SCALE: 1/16" = 1'-0"

DATE: XXXX.XXXX

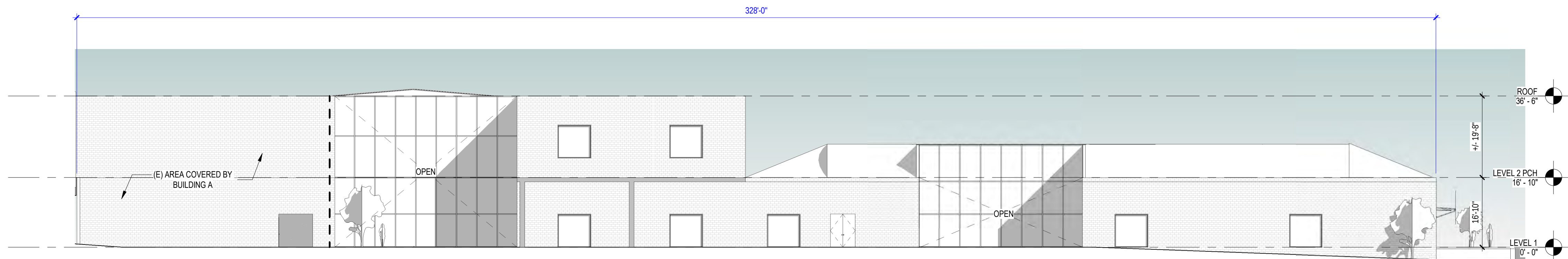
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ELEVATIONS_BUILDING

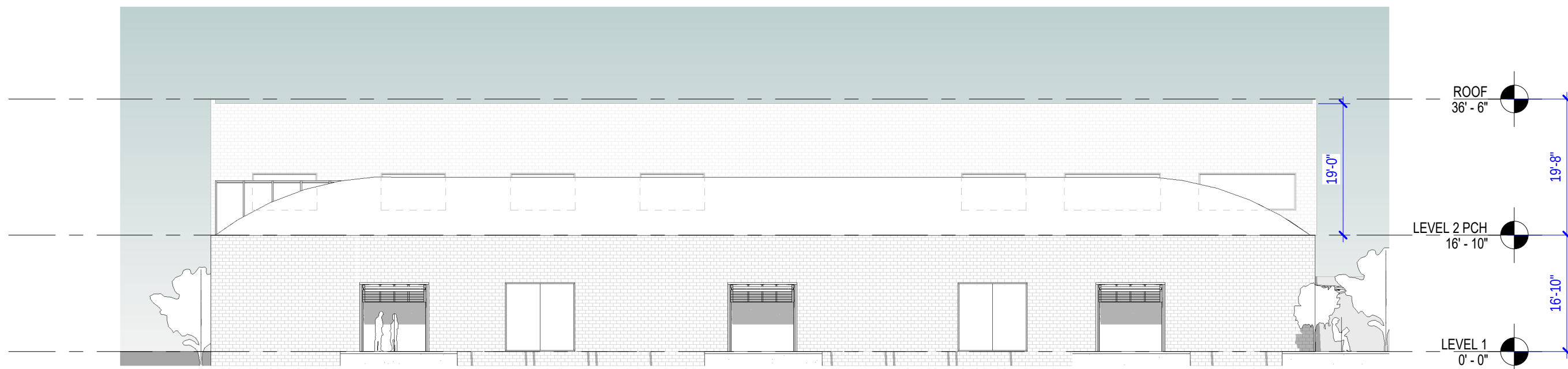
A

EN2-01

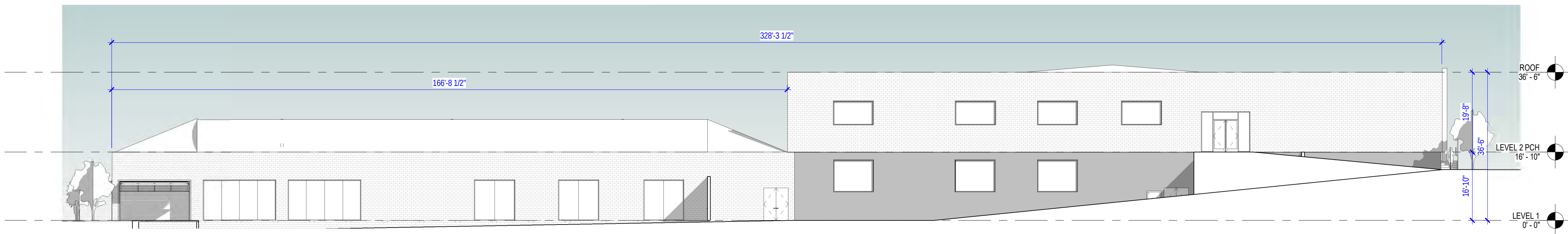
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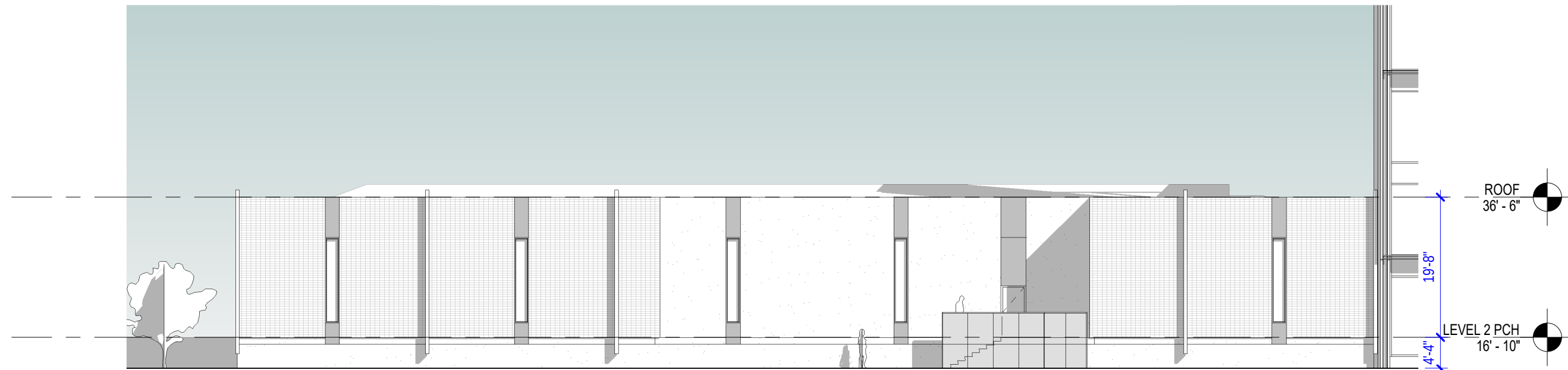
BUILDING B - SOUTH ELEVATION 04
SCALE: 1/16" = 1'-0"



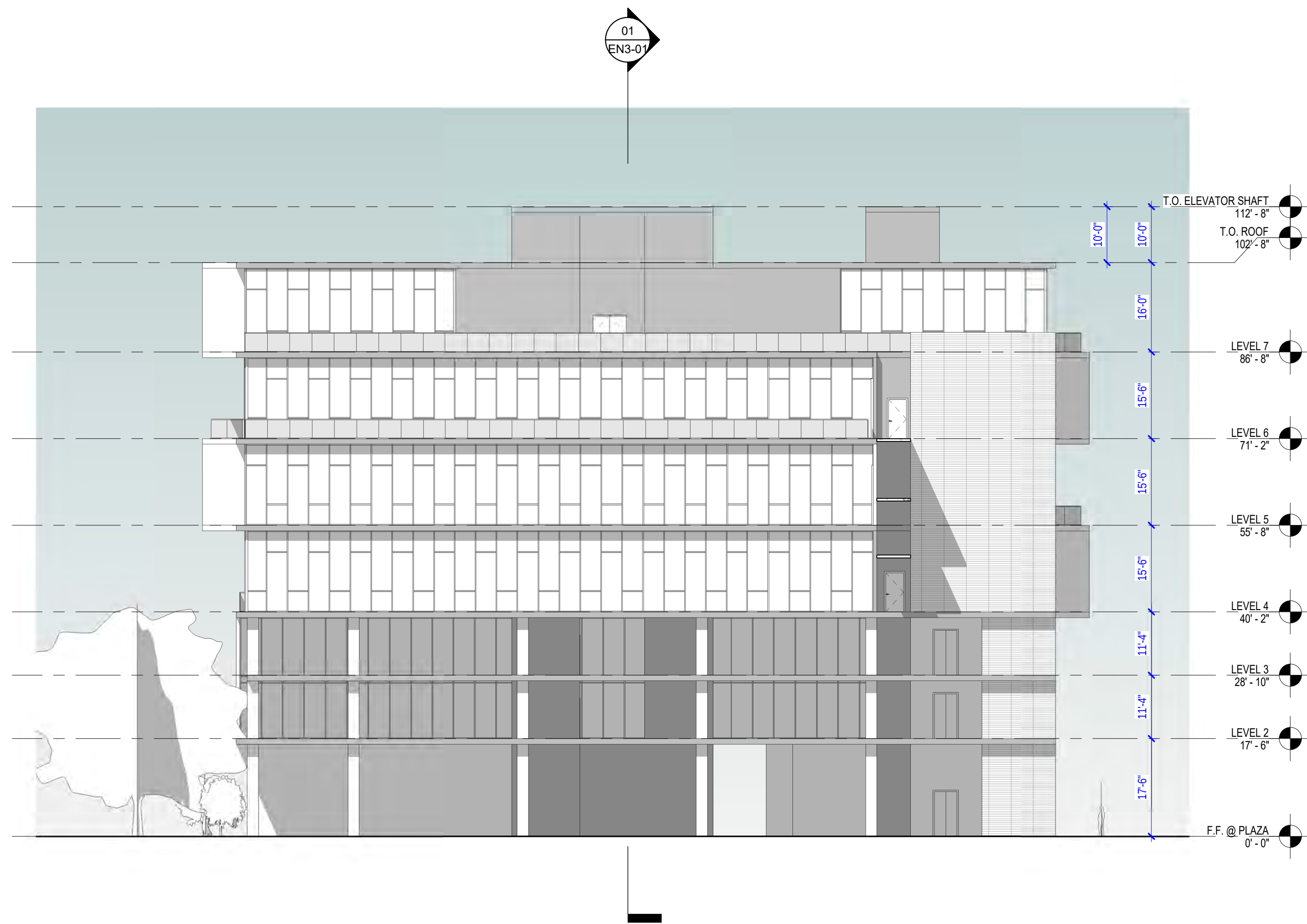
BUILDING B - EAST ELEVATION 03
SCALE: 1/16" = 1'-0"



BUILDING B - NORTH ELEVATION 02
SCALE: 1/16" = 1'-0"



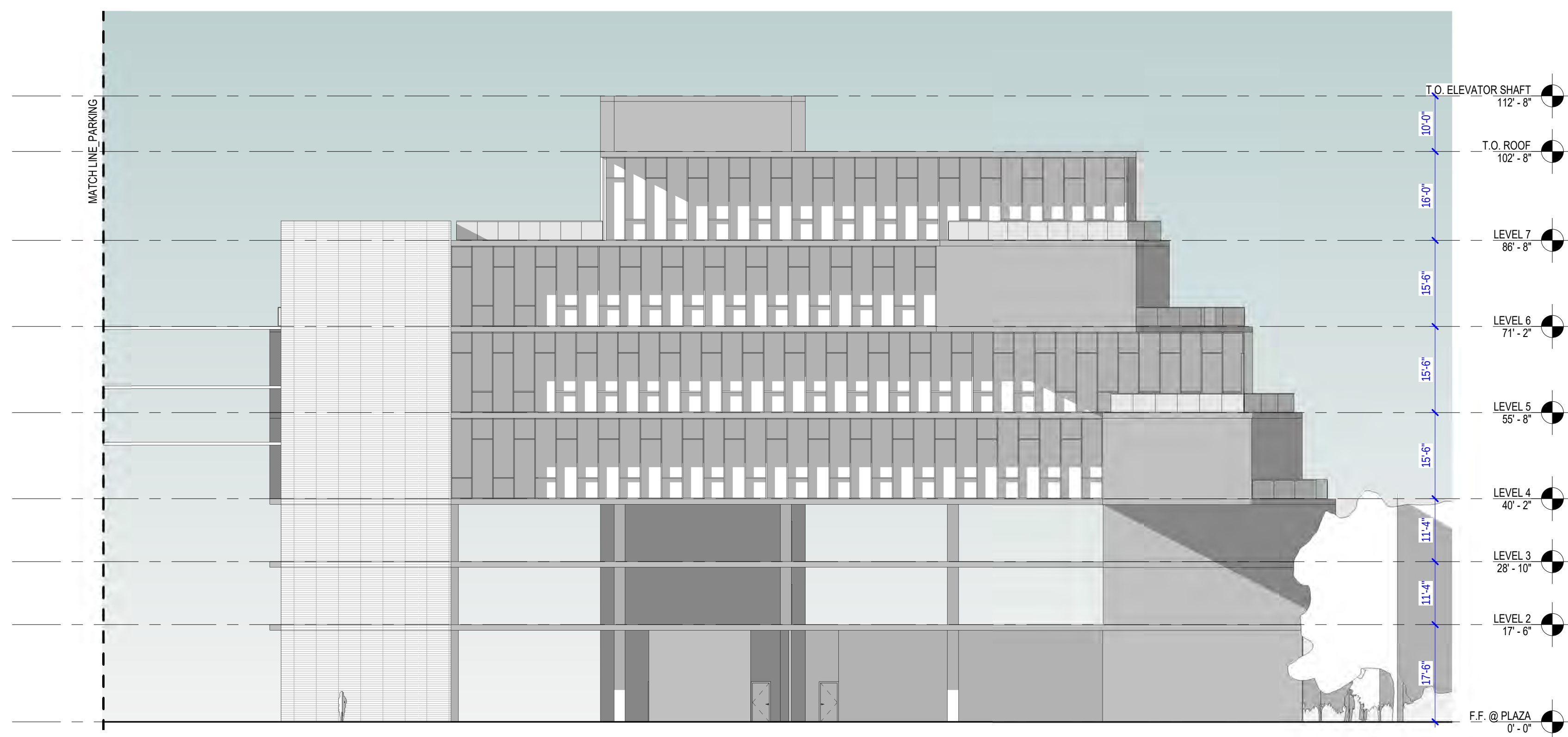
BUILDING B - WEST ELEVATION 01
SCALE: 1/16" = 1'-0"



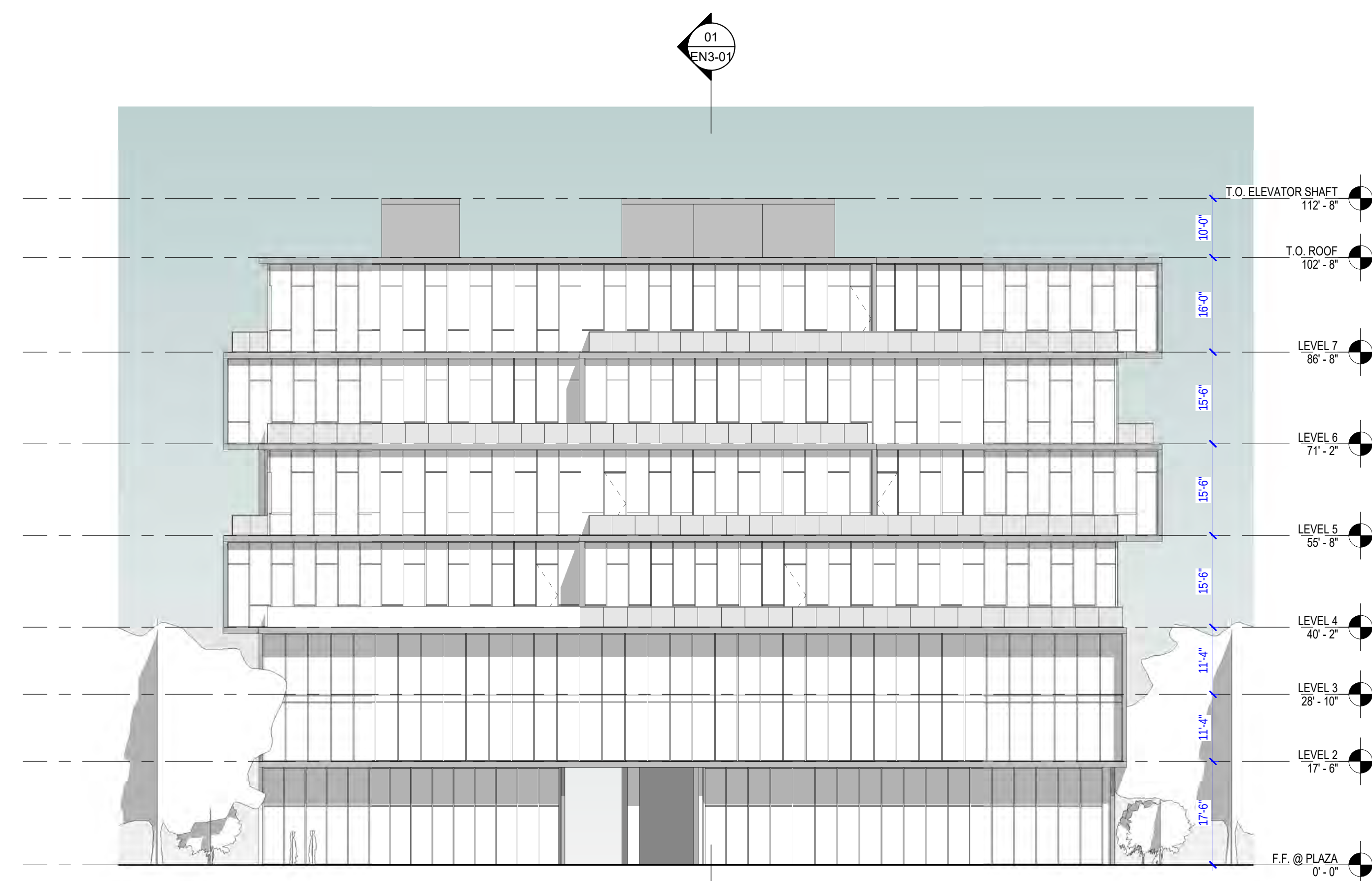
BUILDING C - EAST ELEVATION 04
SCALE: 1/16" = 1'-0"



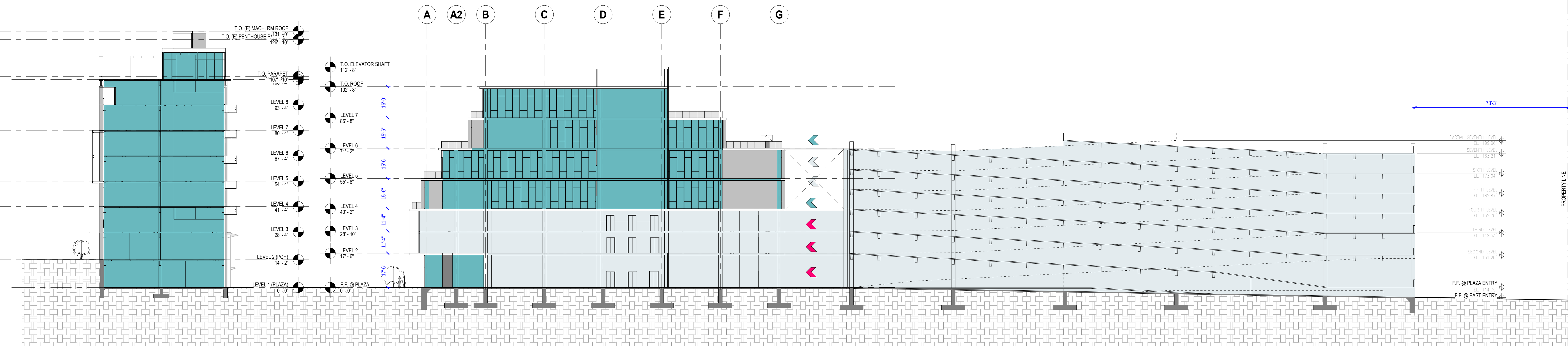
BUILDING C - SOUTH ELEVATION 02
SCALE: 1/16" = 1'-0"



BUILDING C - NORTH ELEVATION 03
SCALE: 1/16" = 1'-0"



BUILDING C - WEST ELEVATION 01
SCALE: 1/16" = 1'-0"







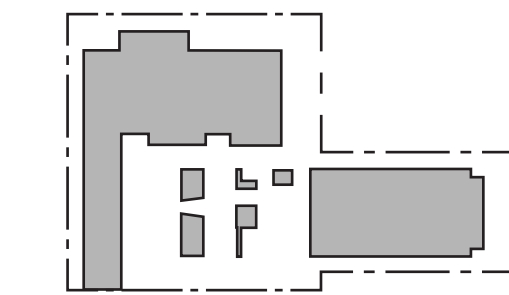


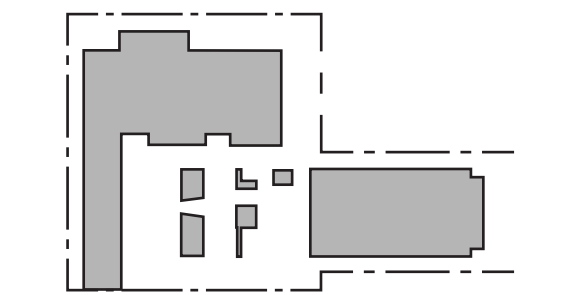
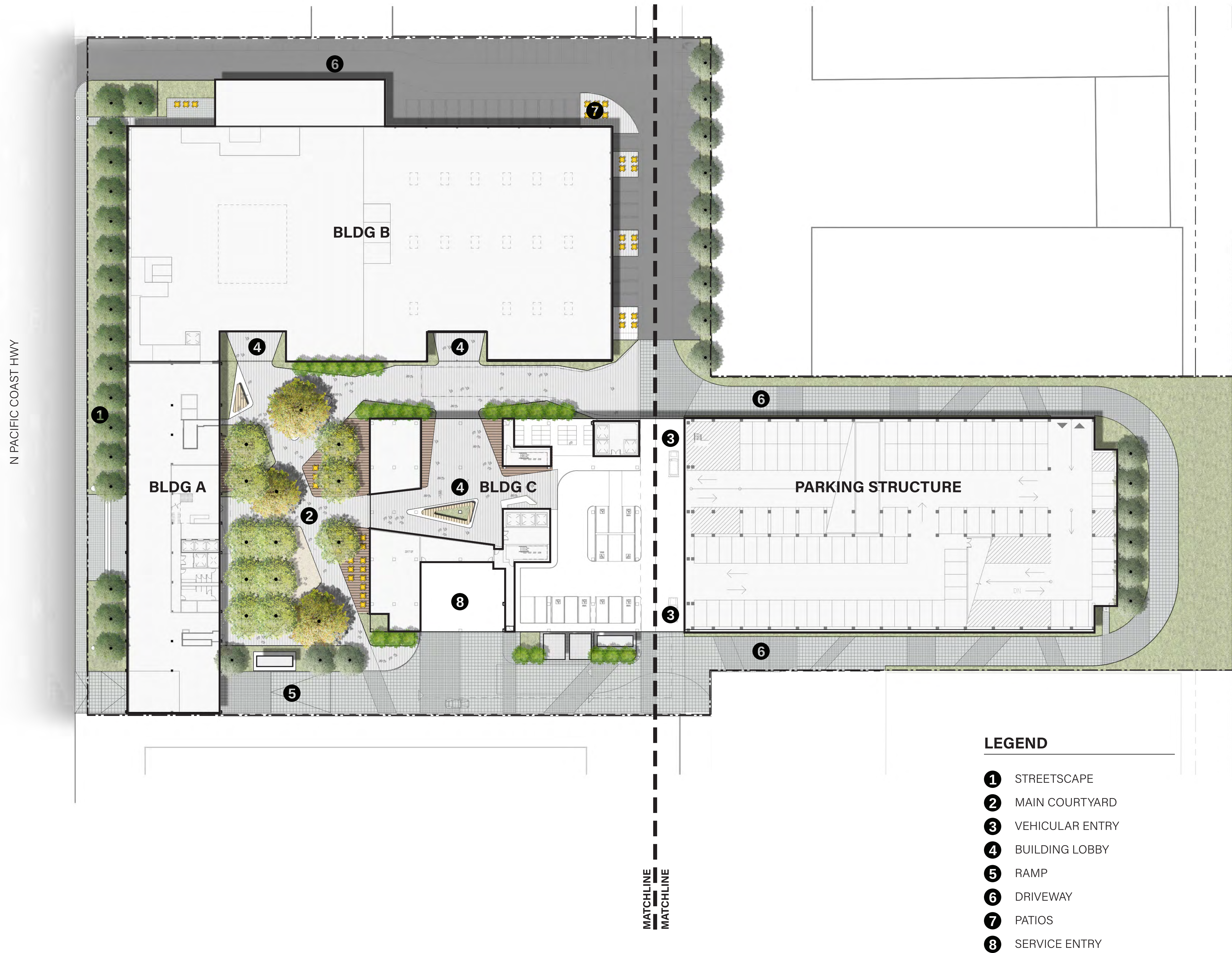


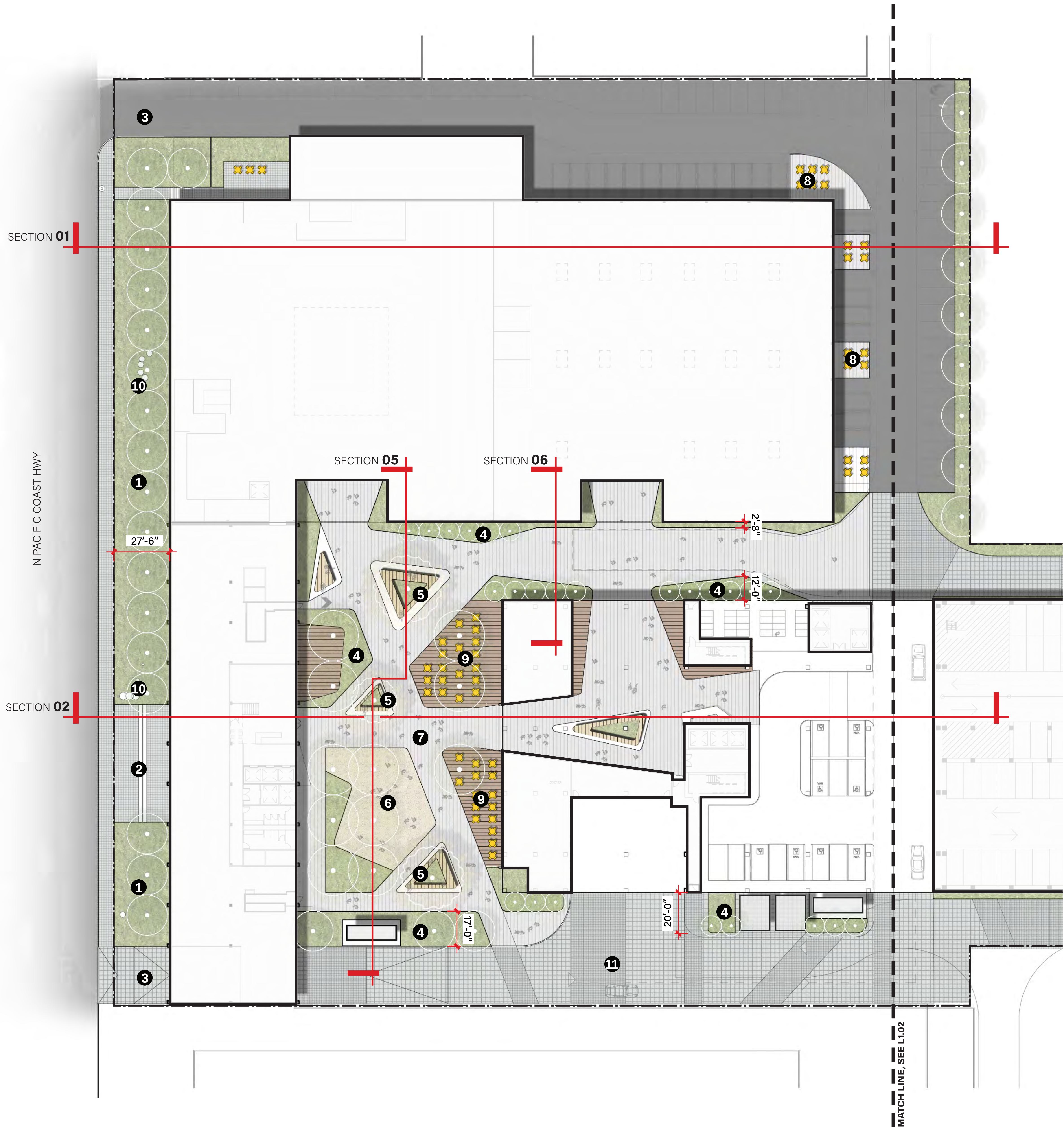
LEGEND

- 1 STREETScape
- 2 STEPS
- 3 MAIN COURTYARD
- 4 TERRACES
- 5 RAMP
- 6 DRIVEWAY

ILLUSTRATIVE ROOF PLAN 1
SCALE: 1/64" = 1'-0"

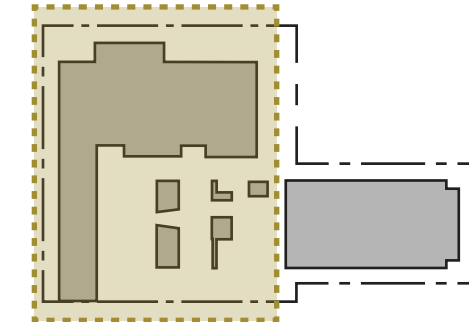


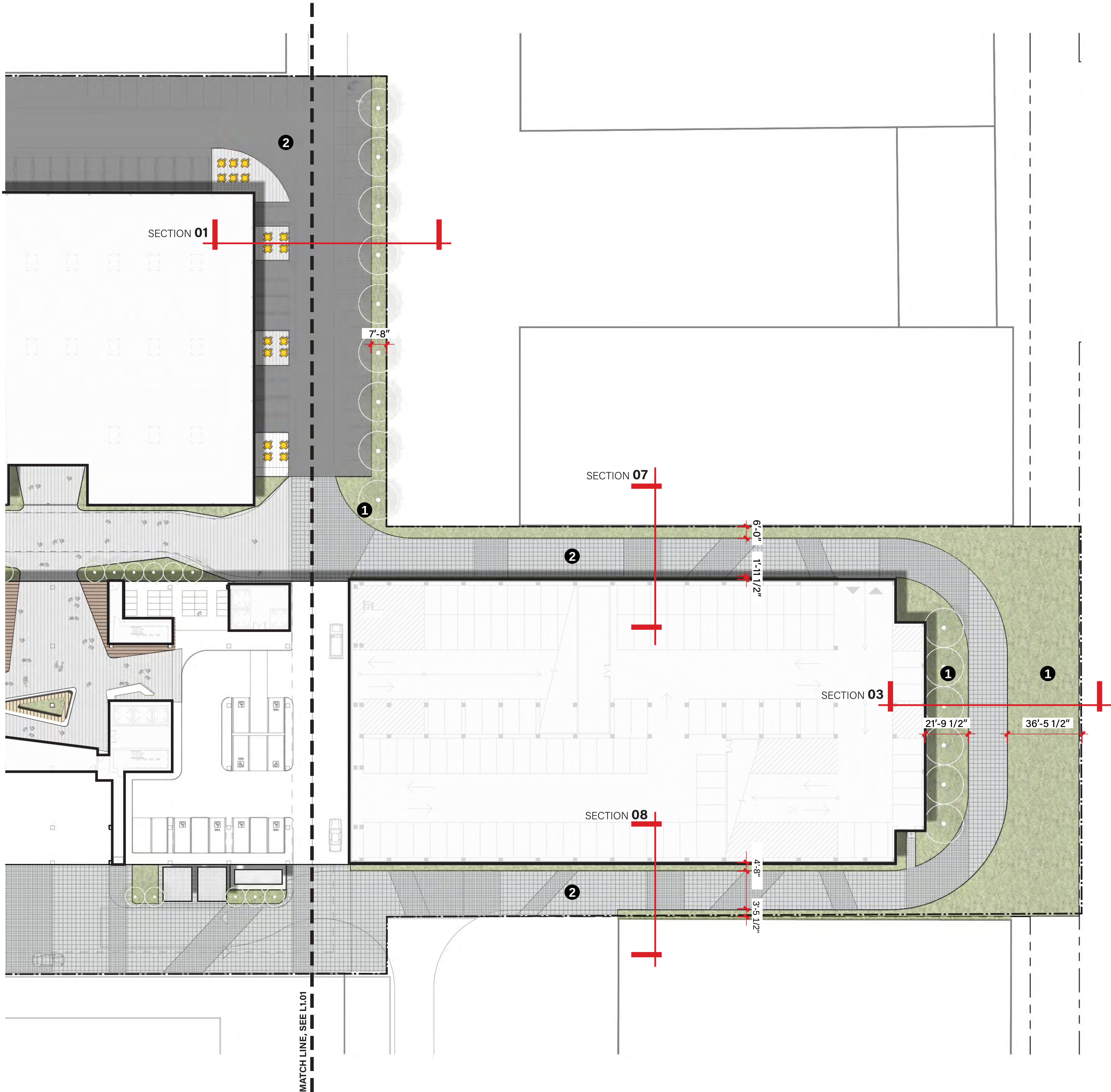




LEGEND

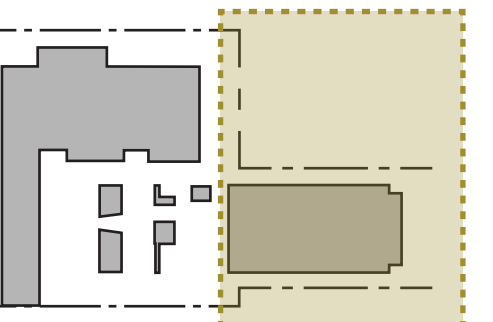
- 1 (N) STREETSCAPE PLANTING
- 2 (N) ENTRY STEPS
- 3 (E) ENTRY DRIVE
- 4 PLANTING AREA
- 5 SEATING ELEMENT/ PLANTER
- 6 LAWN
- 7 PEDESTRIAN PAVING
- 8 ENTRY PATIOS
- 9 RESTAURANT PATIO
- 10 ABOVE GROUND UTILITY
- 11 ENHANCED CONCRETE DRIVEWAY PAVING





LEGEND

- 1 PARAMETER PLANTING
- 2 ENHANCED CONCRETE DRIVEWAY PAVING



650-700 PCH
650 PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

Landscape Entitlement Package

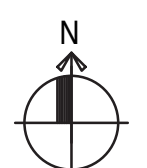
SCALE: As indicated
DATE: 05.08.2020

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ILLUSTRATIVE PLAN - LEVEL 01_E

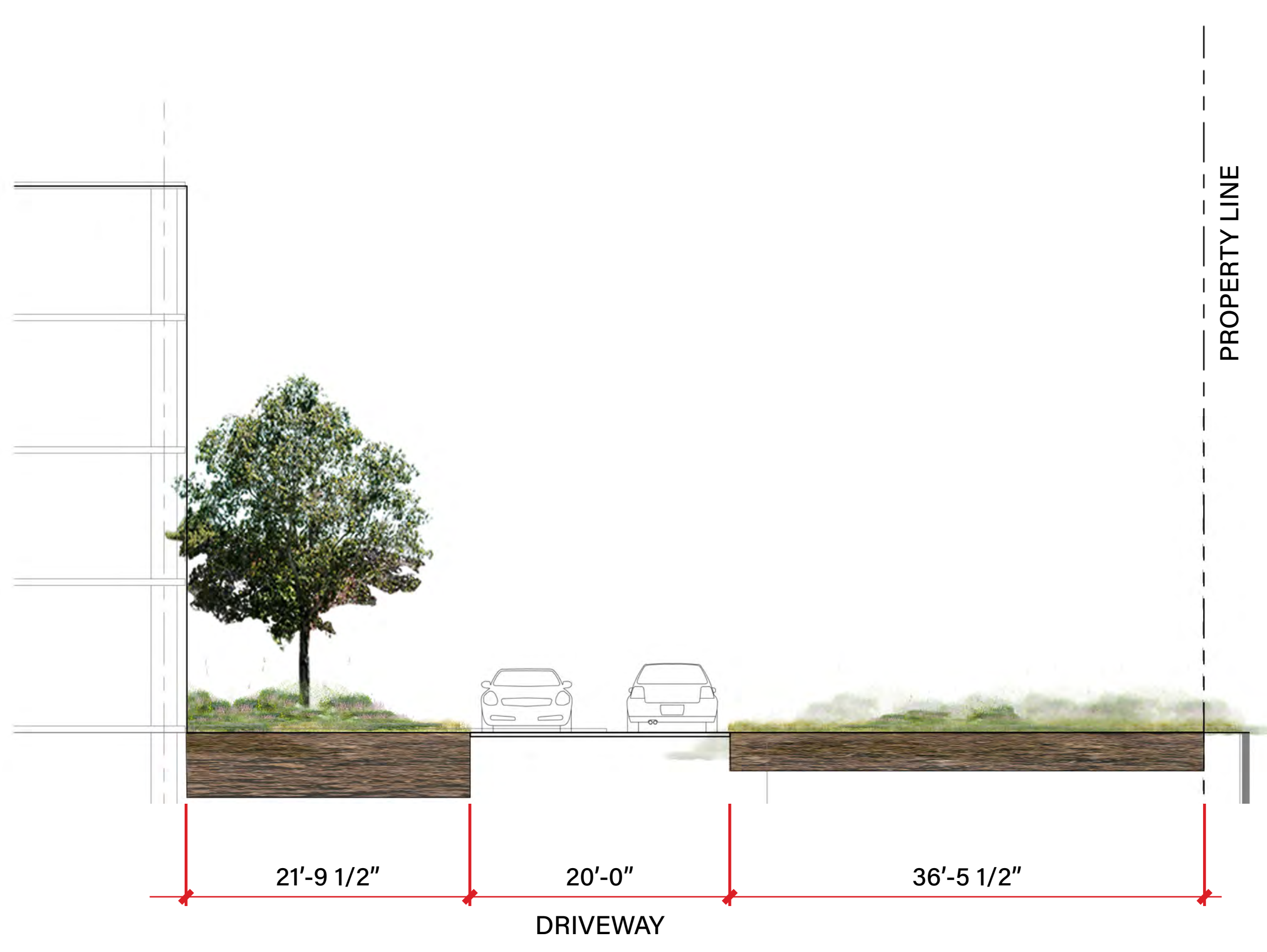
L1.02

ILLUSTRATIVE PLAN - LEVEL 01 EAST 1
SCALE: 3/64"=1'-0"

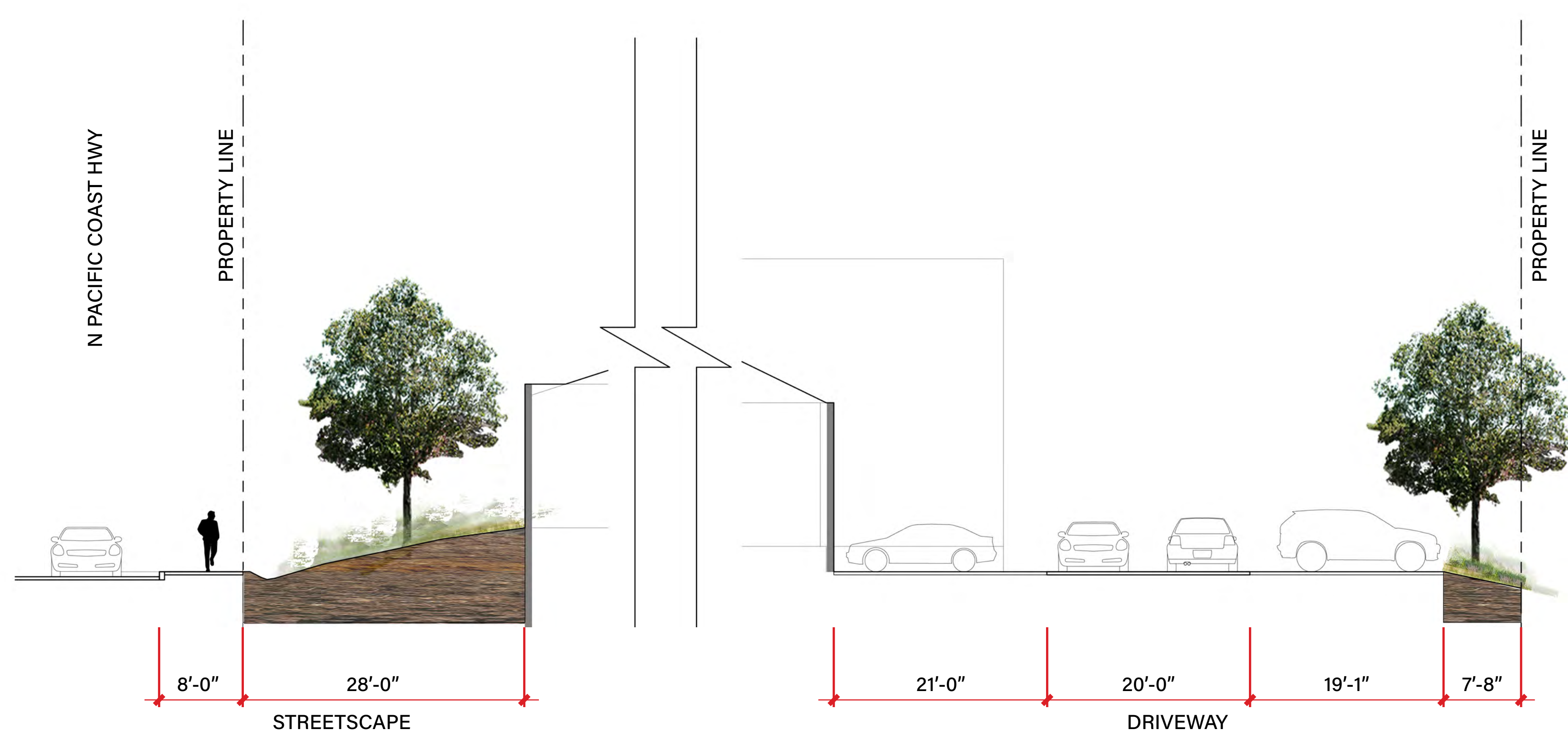




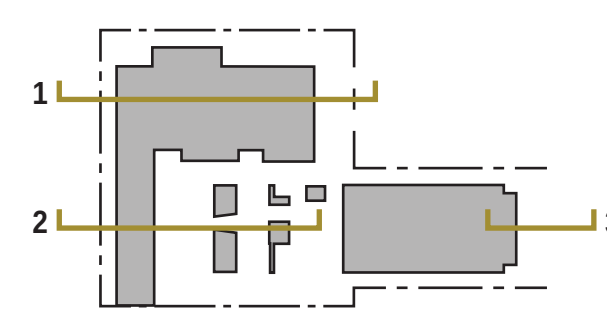
SECTION 2
 SCALE: 1/8" = 1'-0"



SECTION 3
 SCALE: 1/8" = 1'-0"



SECTION 1
 SCALE: 1/8" = 1'-0"

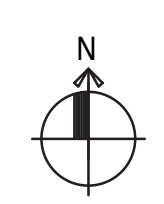
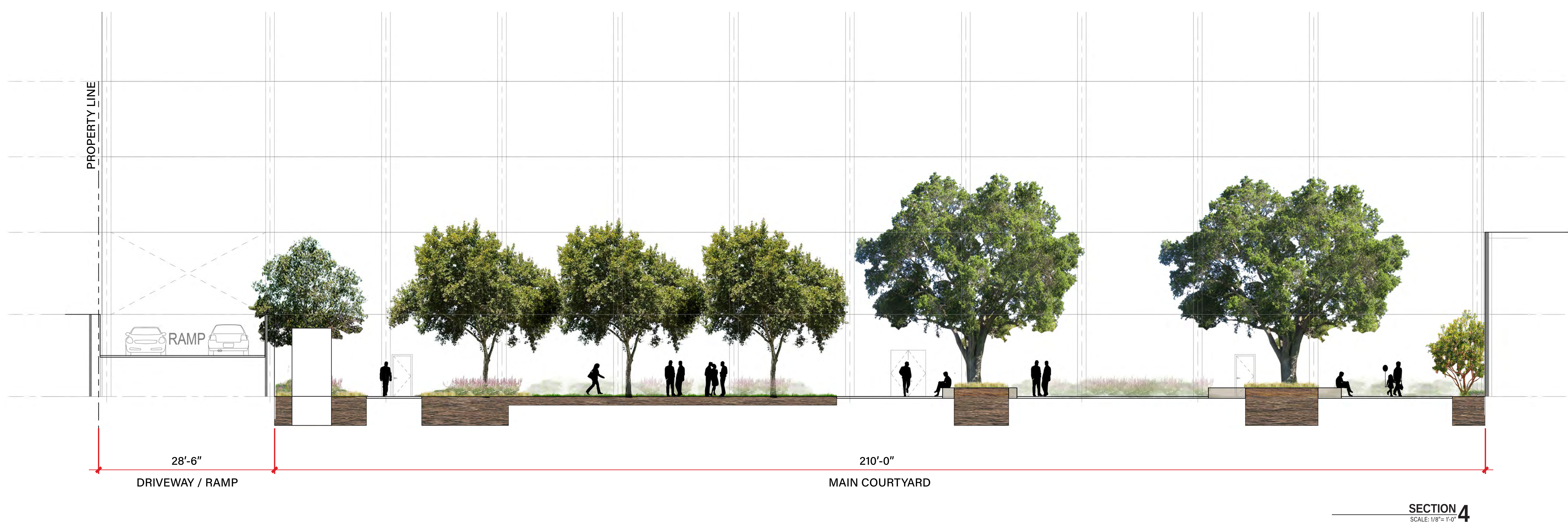
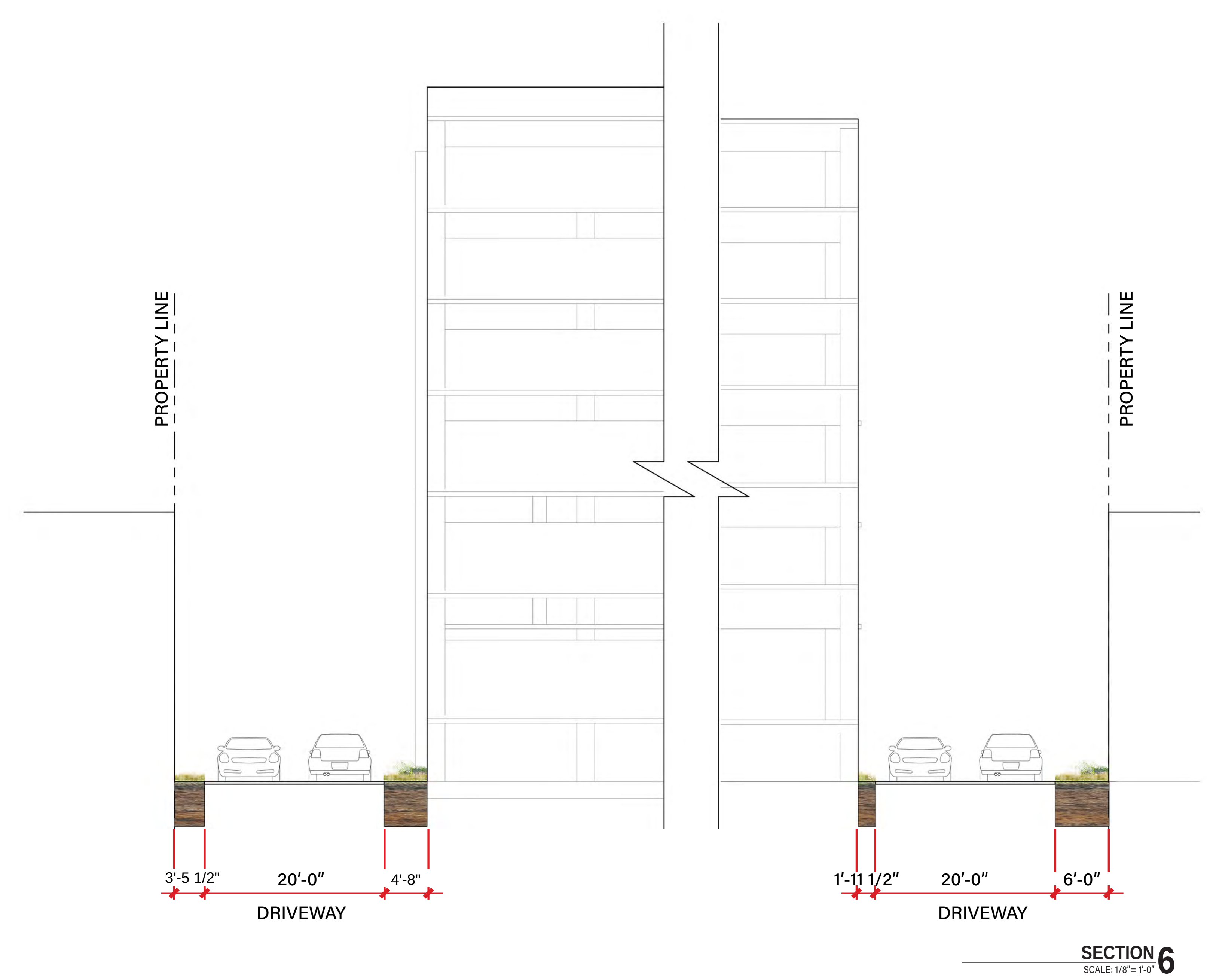
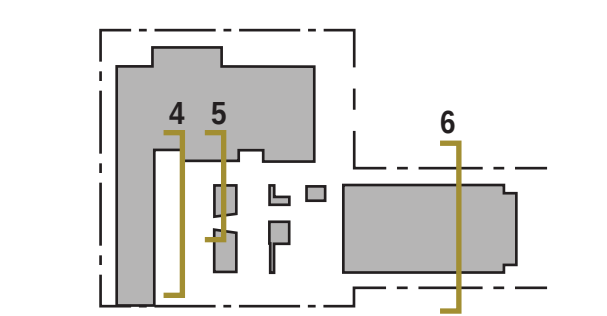


650-700 PCH
 650 PACIFIC COAST HIGHWAY
 EL SEGUNDO, CA 90245

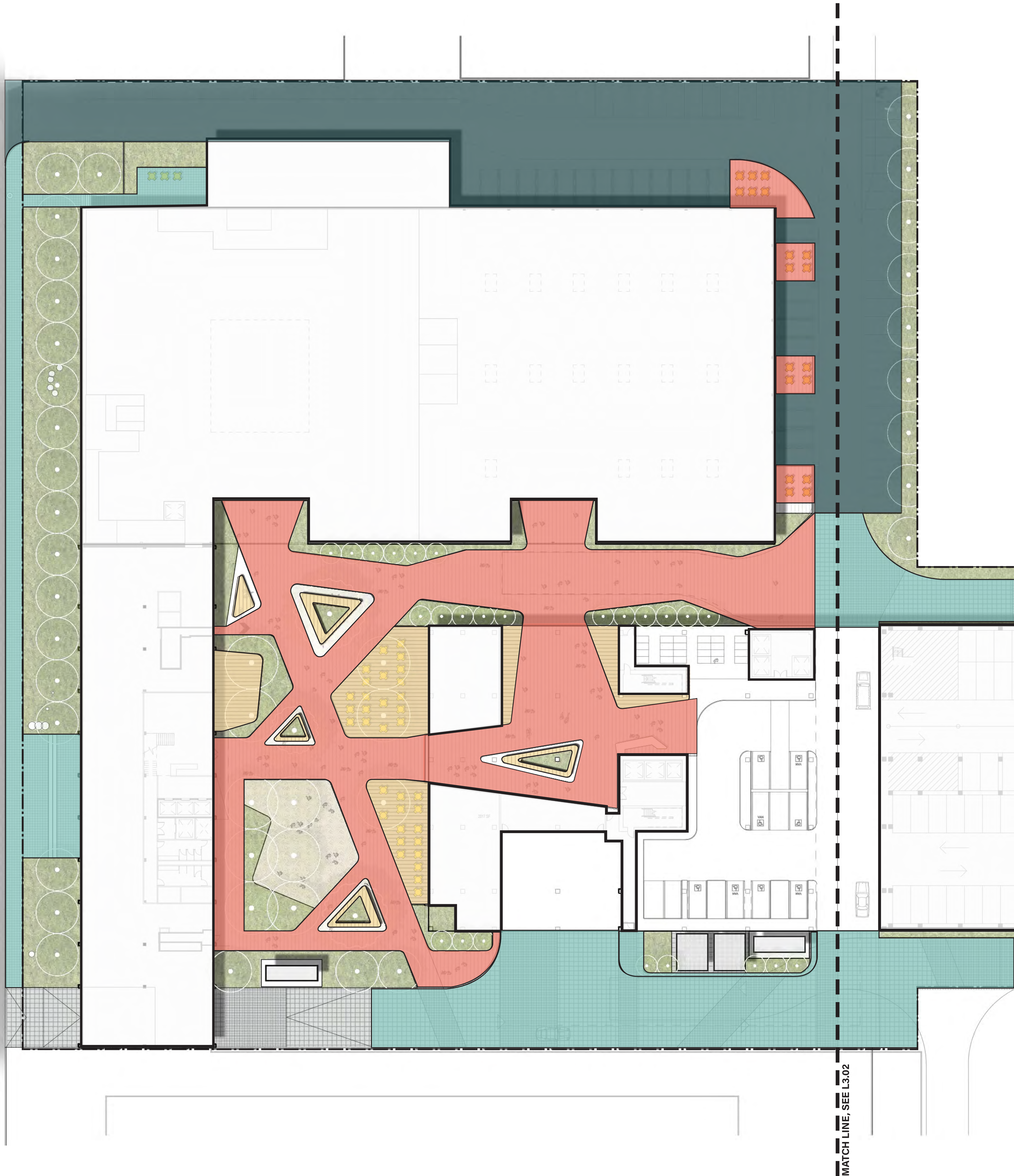
LANDSCAPE ENTITLEMENT PACKAGE

SCALE: As indicated
 DATE: 05.08.2020

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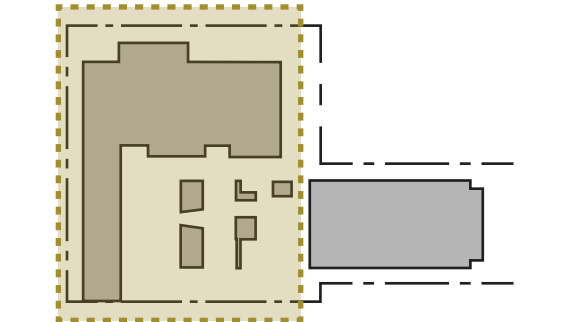
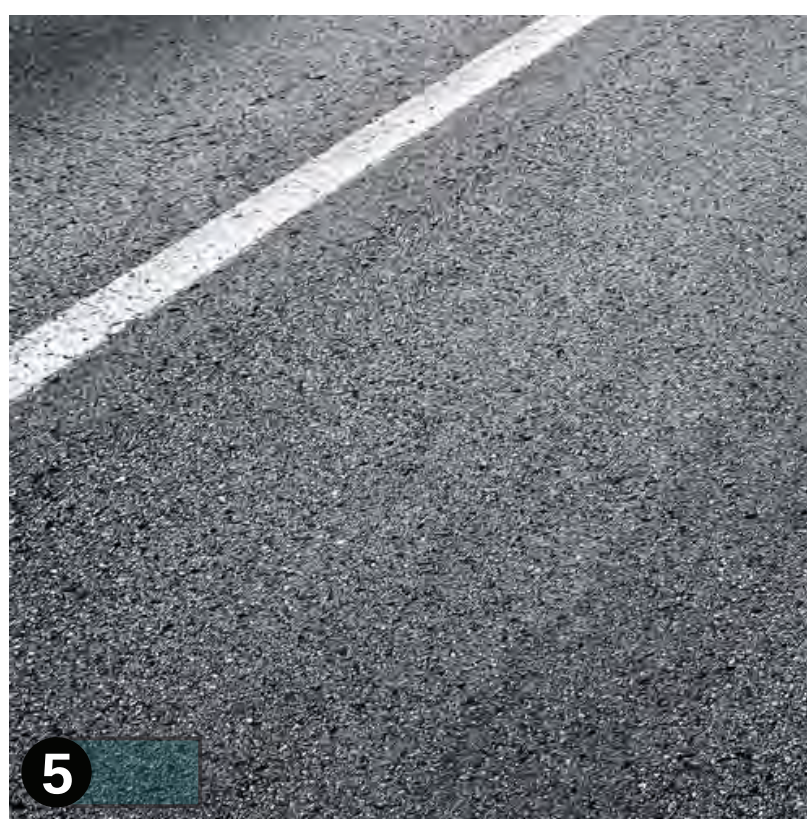
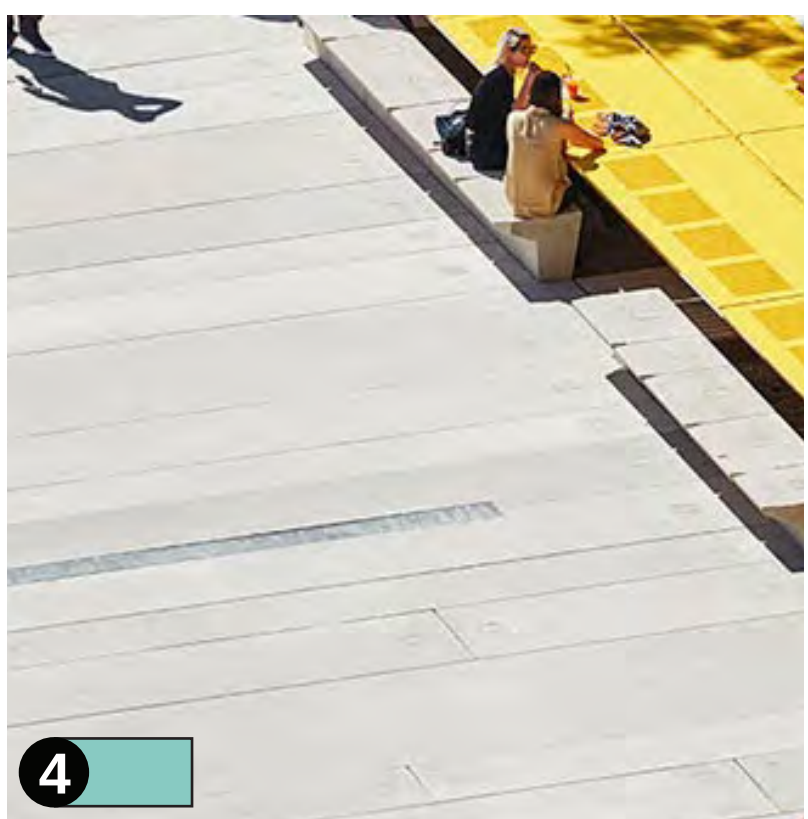
N PACIFIC COAST HWY

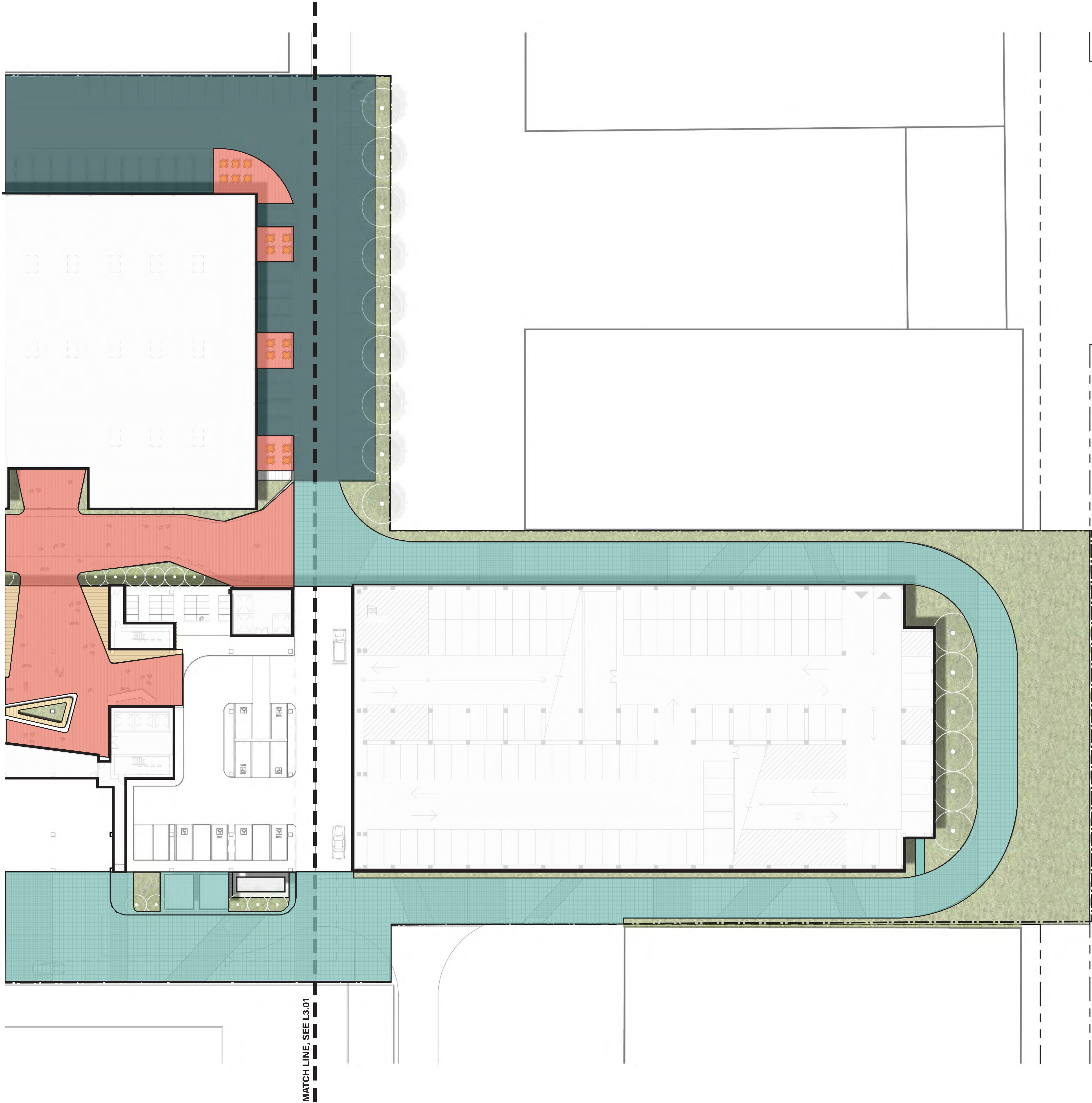


LEGEND

- ENHANCED PAVING
- WOOD DECK / SEATING
- CIP CONCRETE
- EXISTING ASPHALT TO REMAIN (25,436 SQFT)

TOTAL HARDSCAPE AREA:
109,757 SQFT

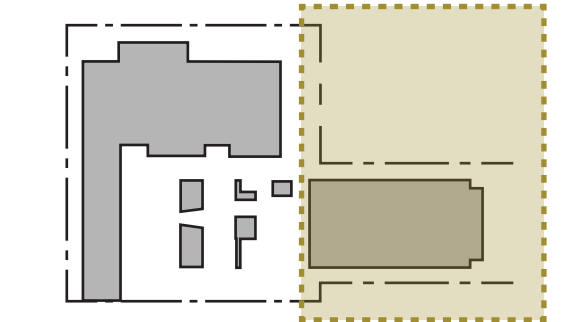




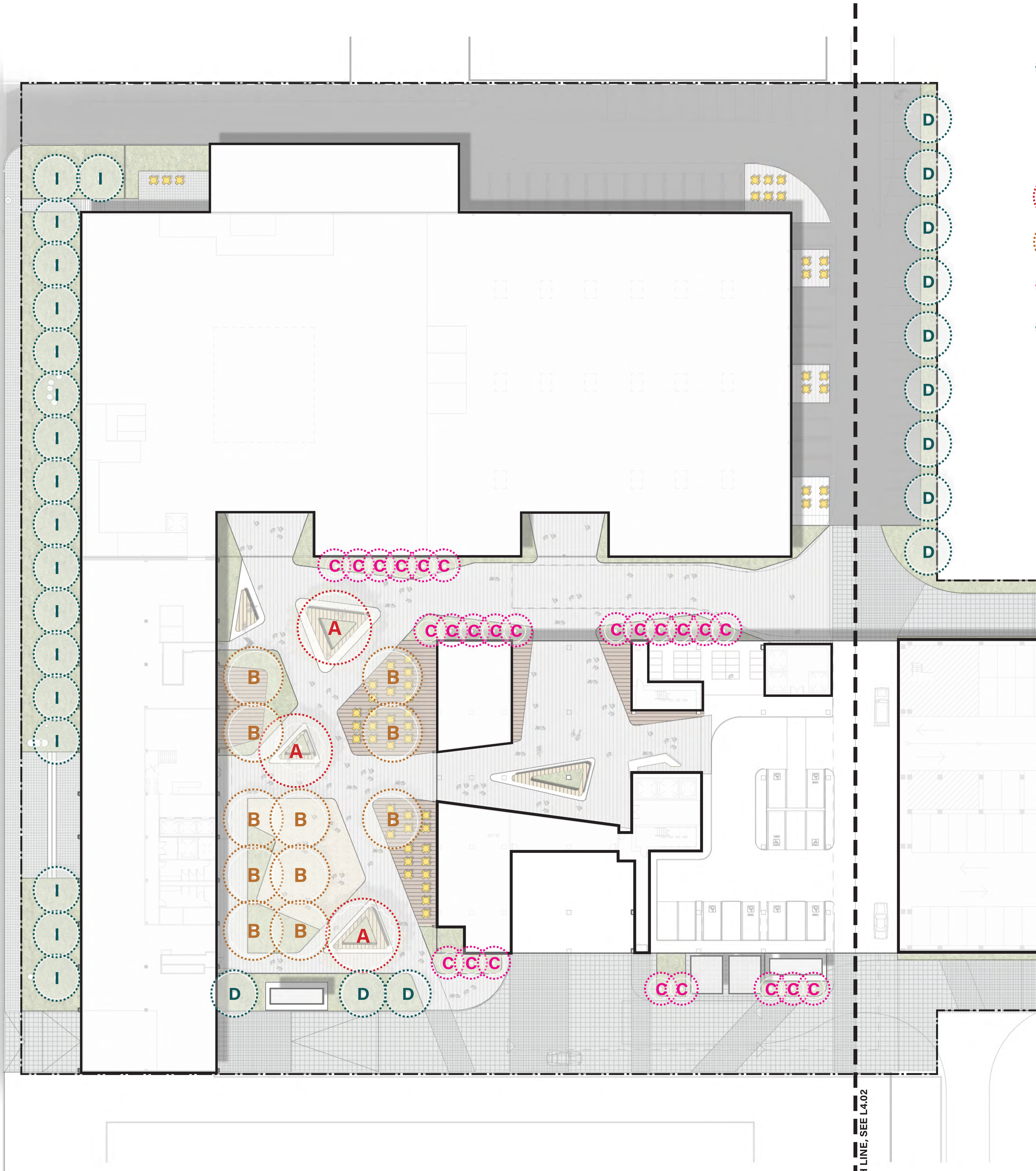
LEGEND

- ENHANCED PAVING
- WOOD DECK / SEATING
- CIP CONCRETE
- EXISTING ASPHALT TO REMAIN (25,436 SQFT)

TOTAL HARDSCAPE AREA:
109,757 SQFT



N PACIFIC COAST HWY



LEGEND

PROPOSED STREET TREES 18
457 LF Street Frontage / 1 Tree per 25 LF = 18 Street Tree Required

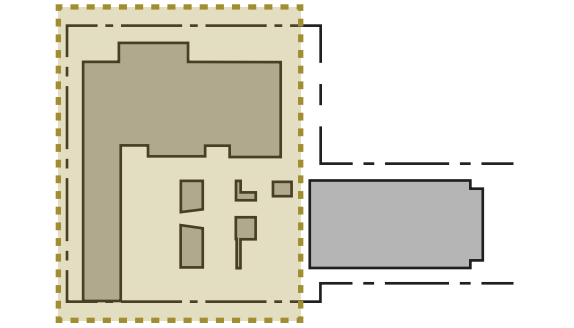
SPECIES	SIZE	QTY	WUCOLS	NOTES
I Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Attractive bark, Seacoast Conditions

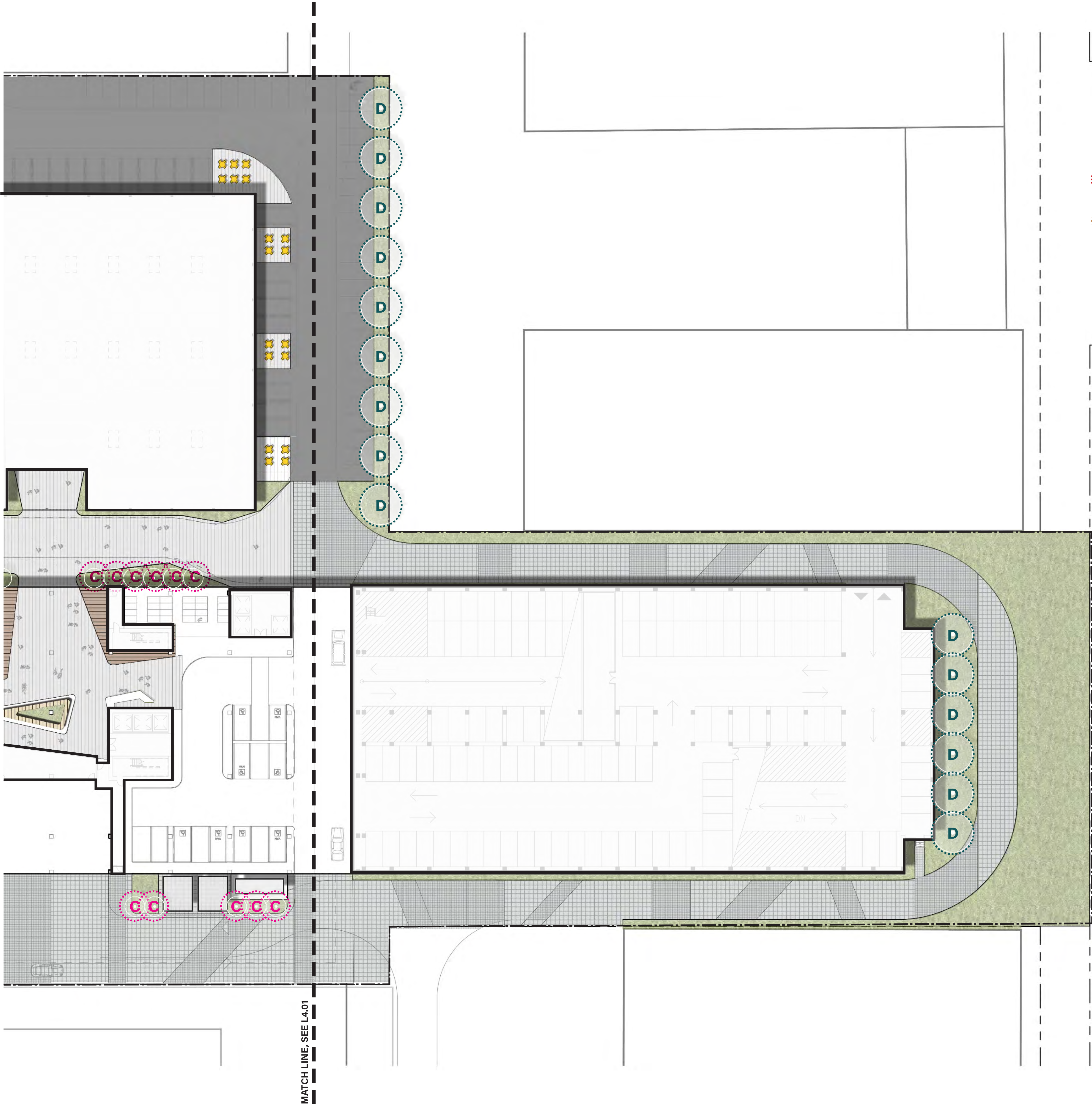
OTHER PROPOSED TREES 57

SPECIES	SIZE	QTY	WUCOLS	NOTES
A Quercus agrifolia Coast Live Oak	60" box	3	VL	California native evergreen, habitat value, shade
B Platanus racemosa California sycamore	36" box	11	M	California native evergreen, habitat value, shade
C Arbutus x 'Marina' Marina Madrone	24" box	25	L	Multi-Trunk, habitat value, sculptural
D Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Attractive bark, Seacoast Conditions

TOTAL PROPOSED TREES 75

PROPOSED SIZES 34% @ 24" box ; 62% @ 36" box ; 4% @ 60" box





LEGEND

PROPOSED STREET TREES 18
457 LF Street Frontage / 1 Tree per 25 LF = 18 Street Tree Required

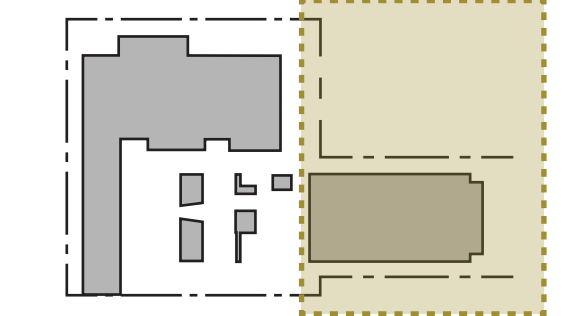
SPECIES	SIZE	QTY	WUCOLS	NOTES
I Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Attractive bark, Seacoast Conditions

OTHER PROPOSED TREES 57

SPECIES	SIZE	QTY	WUCOLS	NOTES
A Quercus agrifolia Coast Live Oak	60" box	3	VL	California native evergreen, habitat value, shade
B Platanus racemosa California sycamore	36" box	11	M	California native evergreen, habitat value, shade
C Arbutus x 'Marina' Marina Madrone	24" box	25	L	Multi-Trunk, habitat value, sculptural
D Tristania conferta Brisbane Box	36" box	18	M	Evergreen, Attractive bark, Seacoast Conditions

TOTAL PROPOSED TREES 75

PROPOSED SIZES 34% @ 24" box ; 62% @ 36" box; 4% @ 60" box



N PACIFIC COAST HWY

MATCH LINE - SEE L4.12

LEGEND

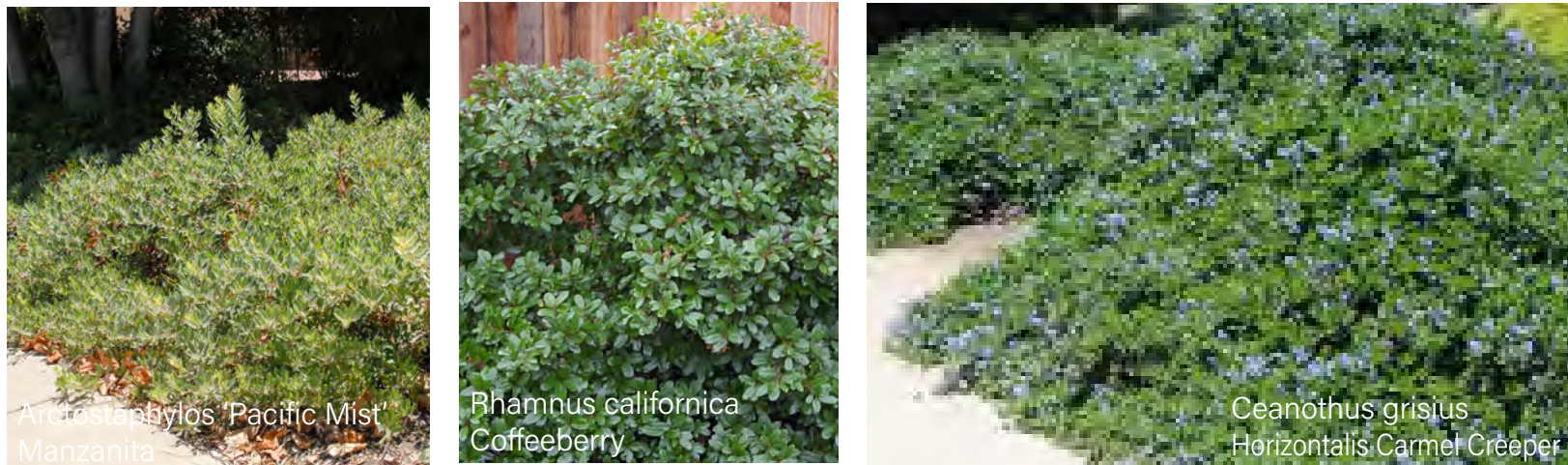
COURTYARD PLANTING 7,217 SQFT

SPECIES	SIZE	QTY	WUCOLS	NOTES
Eriogonum parvifolium Coast Buckwheat	5 gal	25% @ 36" o.c.	vL	CA native, habitat, bee pollinator plant
Salvia clevelandii Blue Sage	5 gal	25% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Eriogonum giganteum St. Catherine's Lace	5 gal	25% @ 48" o.c.	VL	CA native, habitat and butterfly plant
Arctostaphylos Pacific Mist Manzanita	5 gal	25% @ 36" o.c.	L	CA native,, habitat



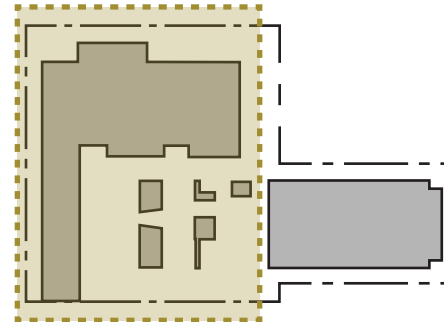
EDGE PLANTING 29,230 SQFT

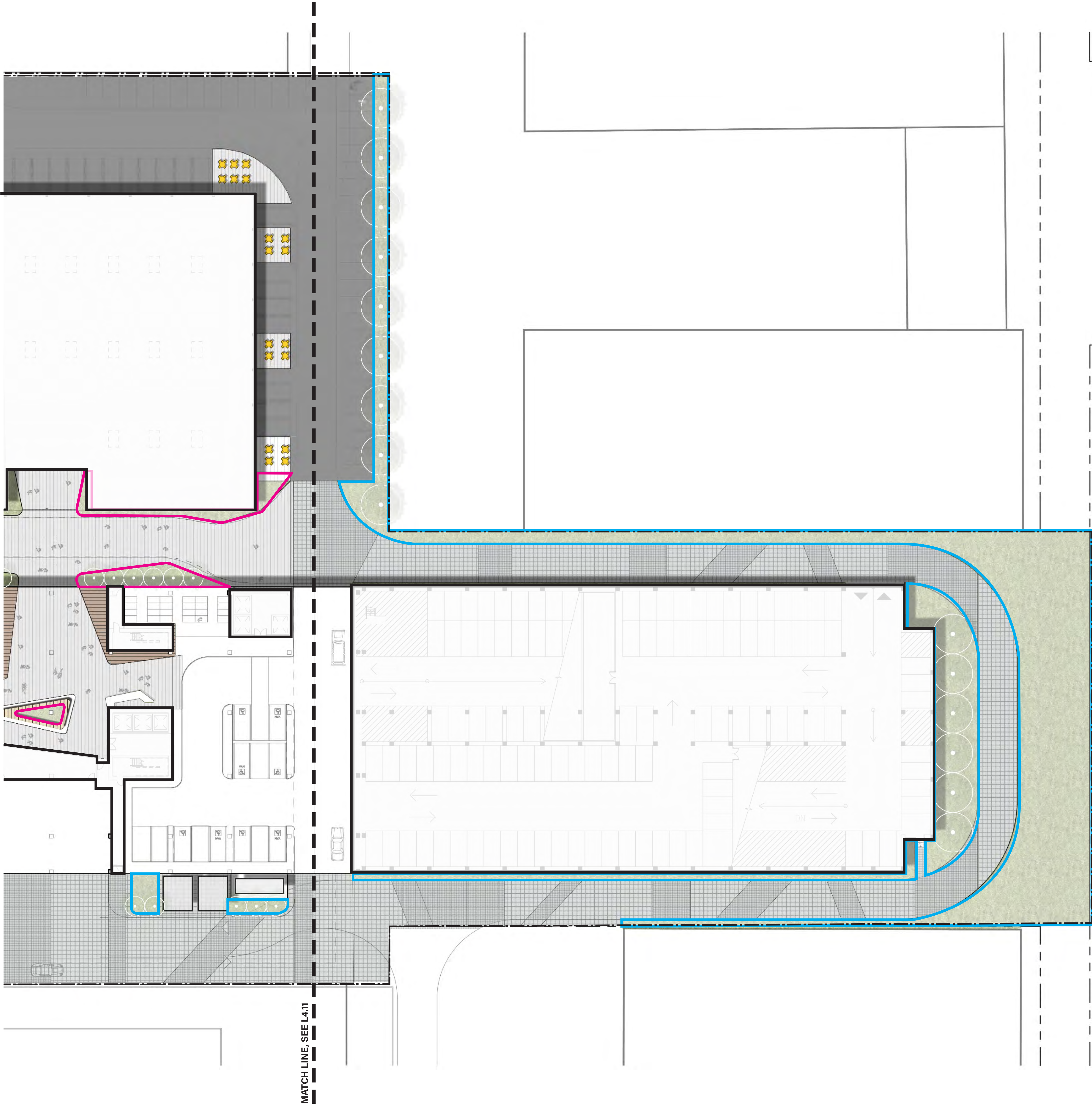
SPECIES	SIZE	QTY	WUCOLS	NOTES
Salvia leucophylla Purple Leaf Sage	5 gal	20% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Arctostaphylos Pacific Mist Manzanita	5 gal	30% @ 36" o.c.	L	CA native, habitat
Rhamnus californica Coffeeberry	5 gal	20% @ 36" o.c.	VL	CA native, evergreen
Ceanothus griseus Horizontalis Carmel Creeper	5 gal	50% @ 36" o.c.	VL	CA native, evergreen, bee pollinator



LAWN 2,284 SQFT

TOTAL PLANTED AREA 38,731 SQFT





LEGEND

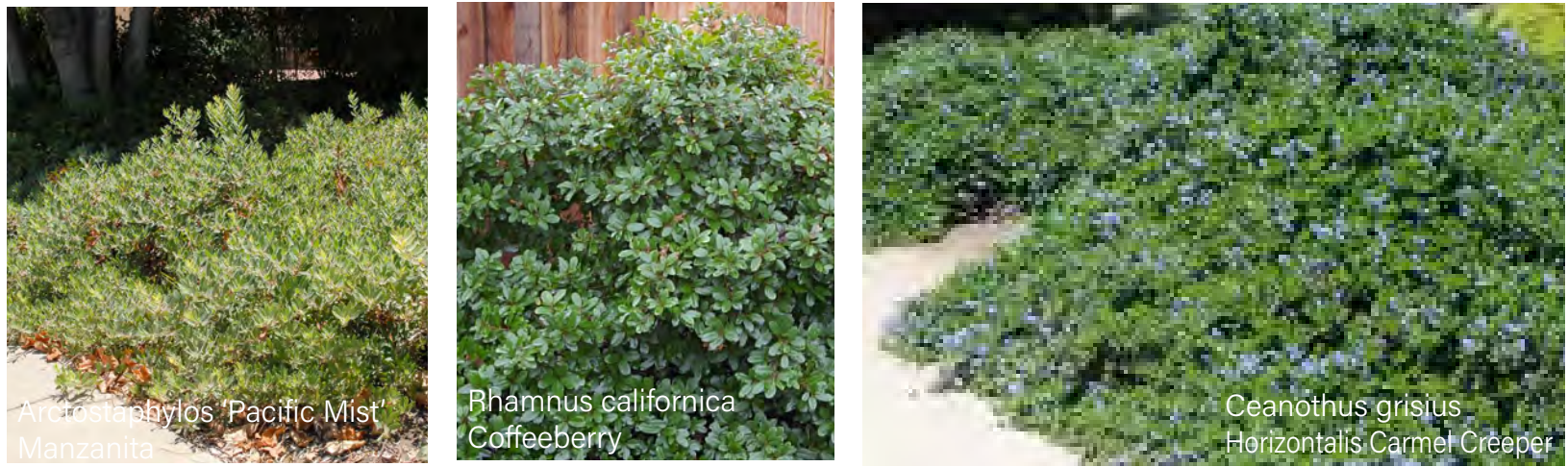
COURTYARD PLANTING 7,217 SQFT

SPECIES	SIZE	QTY	WUCOLS	NOTES
Eriogonum parvifolium Coast Buckwheat	5 gal	25% @ 36" o.c.	vL	CA native, habitat, bee pollinator plant
Salvia clevelandii Blue Sage	5 gal	25% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Eriogonum giganteum St. Catherine's Lace	5 gal	25% @ 48" o.c.	VL	CA native, habitat and butterfly plant
Arctostaphylos Pacific Mist Manzanita	5 gal	25% @ 36" o.c.	L	CA native,, habitat



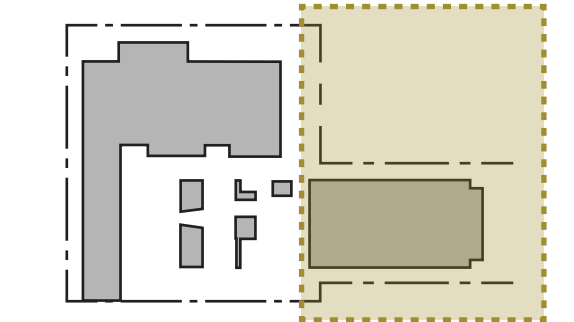
EDGE PLANTING 29,230 SQFT

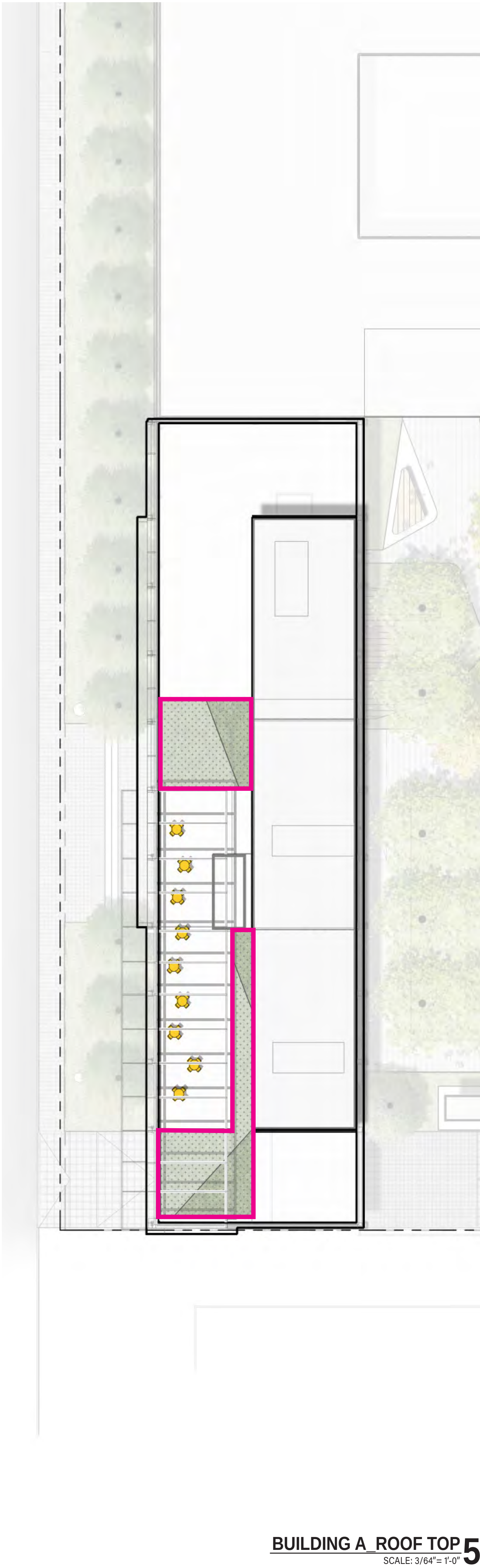
SPECIES	SIZE	QTY	WUCOLS	NOTES
Salvia leucophylla Purple Leaf Sage	5 gal	20% @ 36" o.c.	L	CA native, habitat, bee pollinator plant
Arctostaphylos Pacific Mist Manzanita	5 gal	30% @ 36" o.c.	L	CA native, habitat
Rhamnus californica Coffeeberry	5 gal	20% @ 36" o.c.	VL	CA native, evergreen
Ceanothus griseus Horizontalis Carmel Creeper	5 gal	50% @ 36" o.c.	VL	CA native, evergreen, bee pollinator



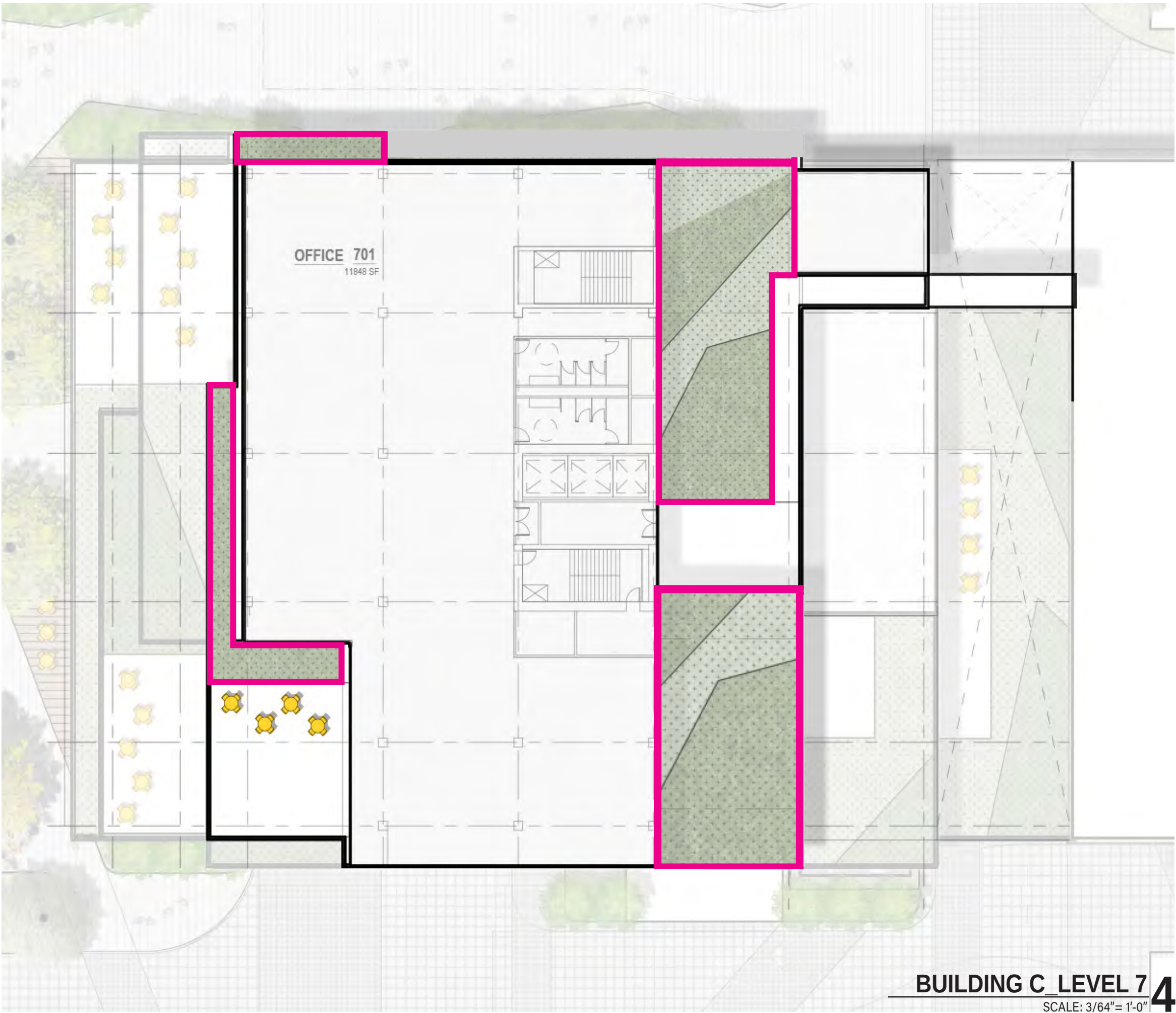
LAWN 2,284 SQFT

TOTAL PLANTED AREA 38,731 SQFT

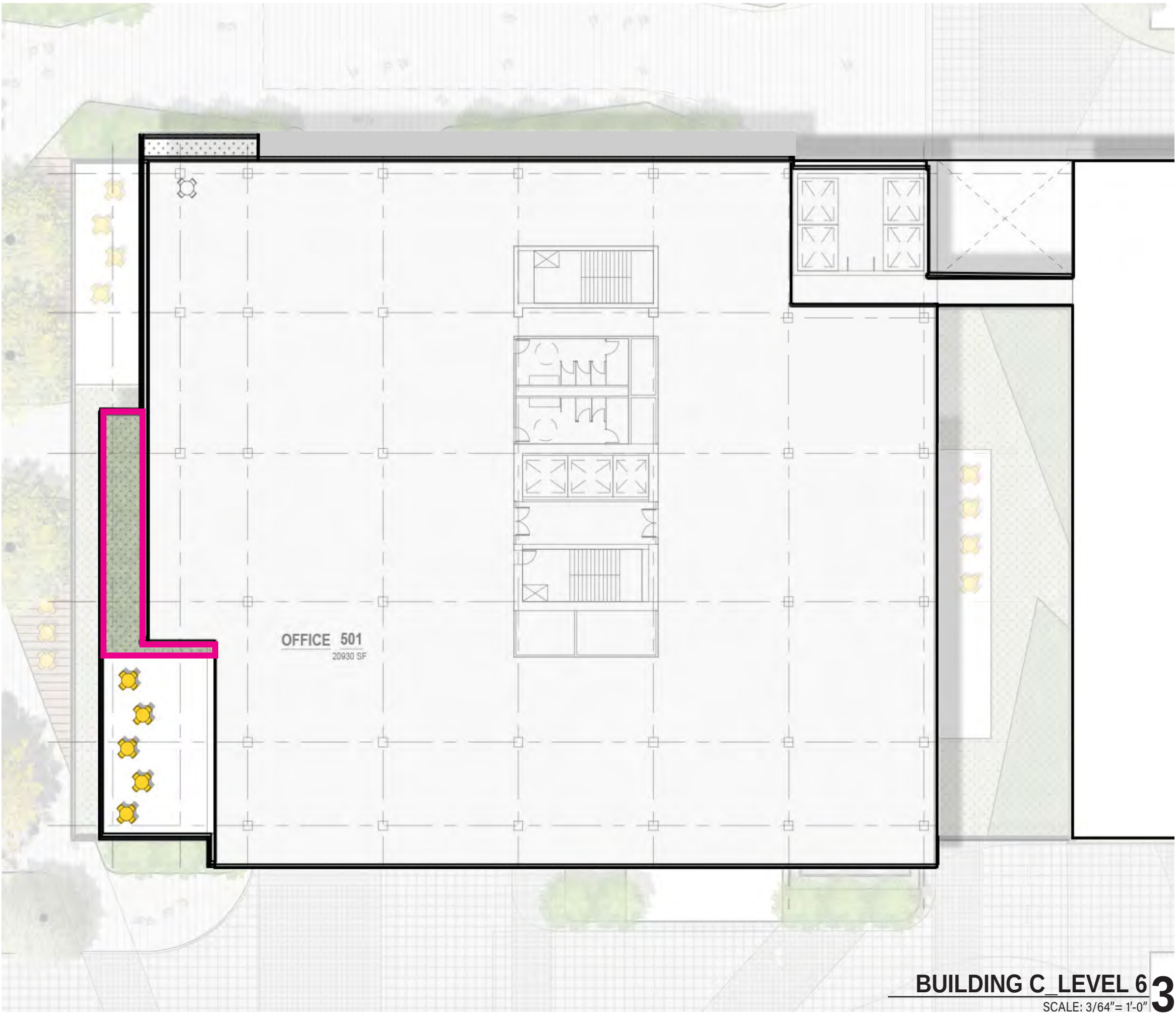




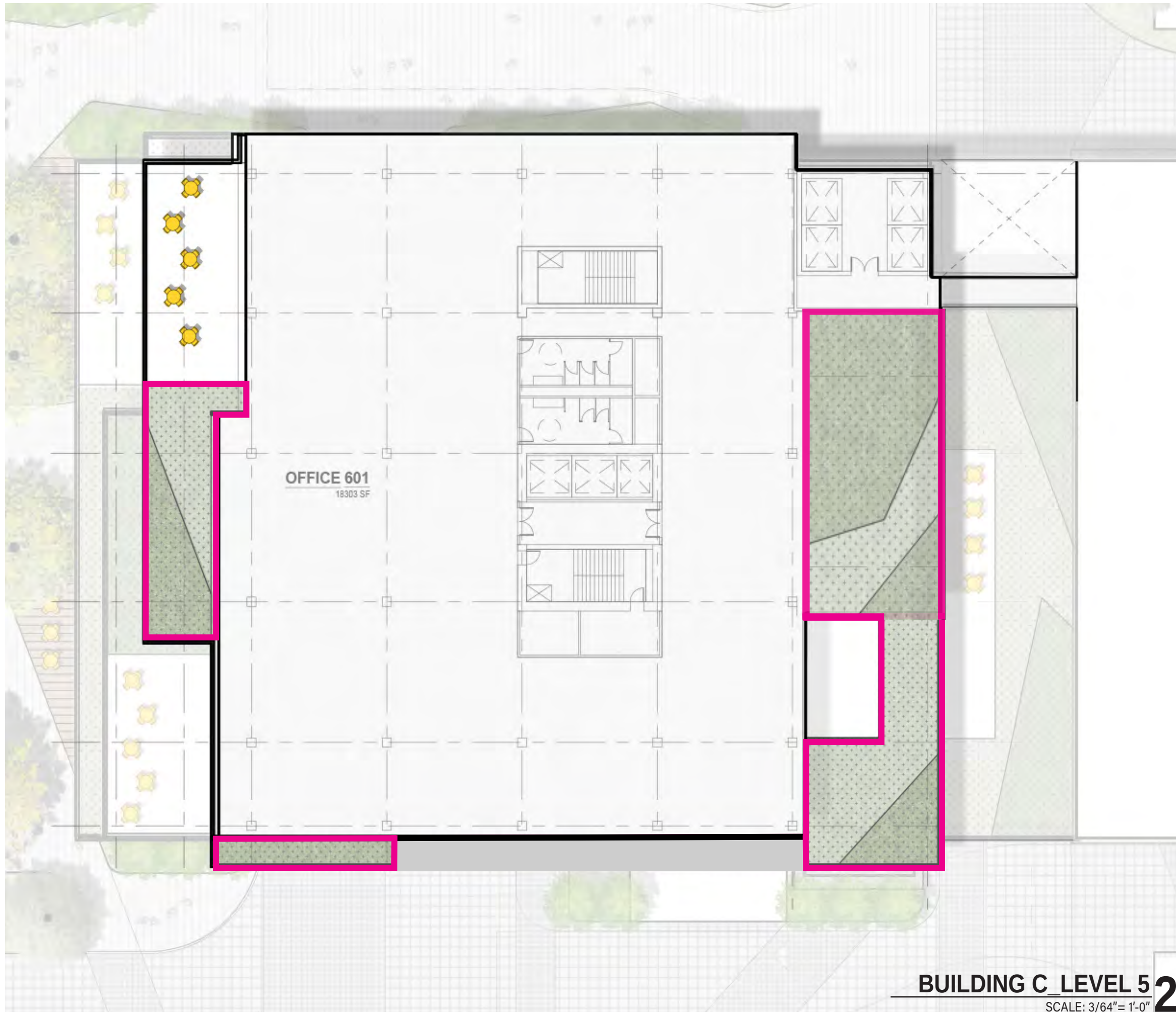
BUILDING A ROOF TOP 5
SCALE: 3/64"= 1'-0"



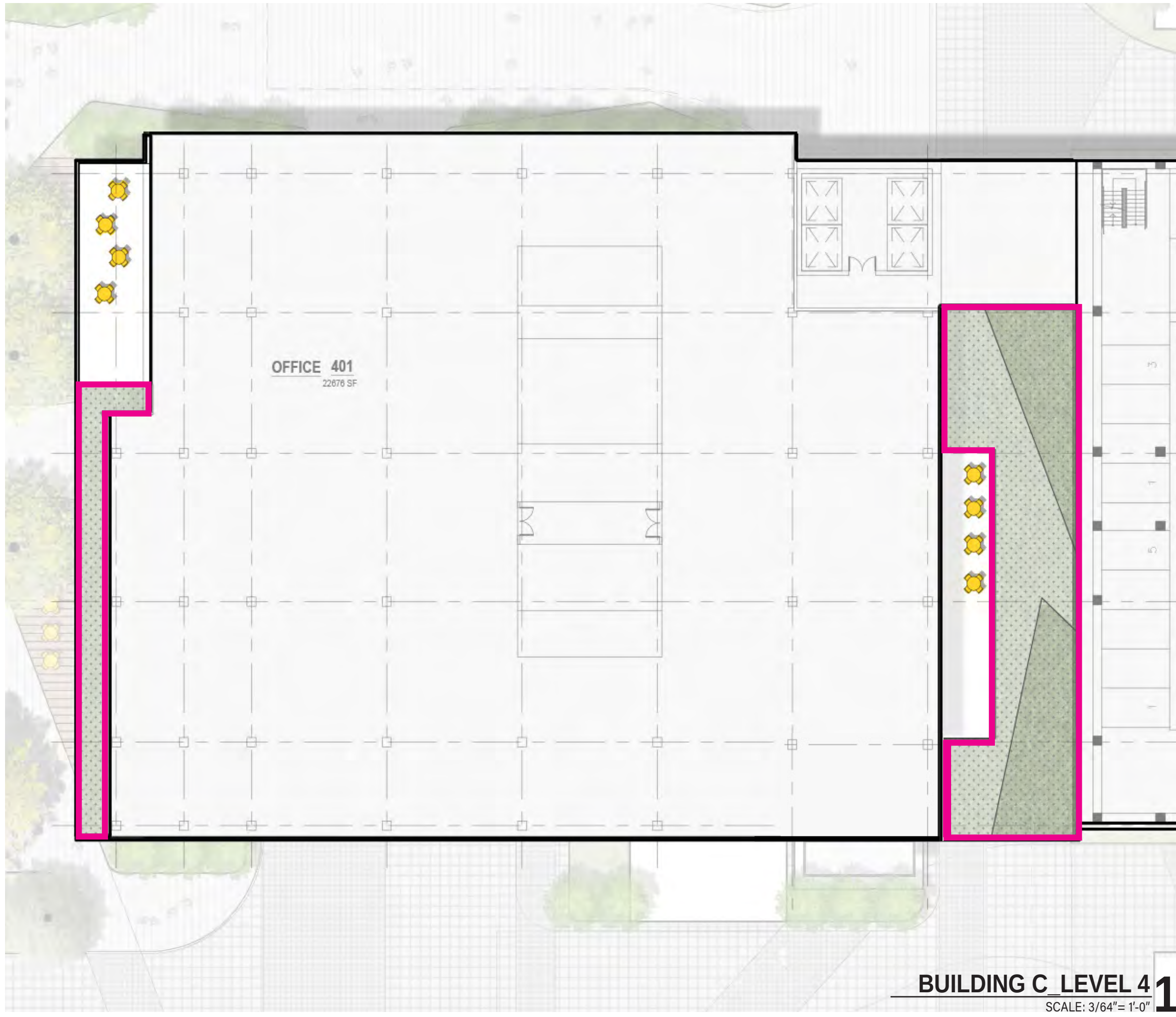
BUILDING C LEVEL 7 4
SCALE: 3/64"= 1'-0"



BUILDING C LEVEL 6 3
SCALE: 3/64"= 1'-0"



BUILDING C LEVEL 5 2
SCALE: 3/64"= 1'-0"



BUILDING C LEVEL 4 1
SCALE: 3/64"= 1'-0"

LEGEND					
TERRACE PLANTING		13,109 SQFT			
SPECIES	SIZE	QTY	WUCOLS	NOTES	
Eriogonum parvifolium Coast Buckwheat	5 gal	25% @ 36" o.c.	vL	CA native, habitat, bee pollinator plant	
Salvia clevelandii Blue Sage	5 gal	25% @ 36" o.c.	L	CA native, habitat, bee pollinator plant	
Eriogonum giganteum St. Catherine's Lace	5 gal	25% @ 48" o.c.	VL	CA native, habitat and butterfly plant	
Arctostaphylos Pacific Mist Manzanita	5 gal	25% @ 36" o.c.	L	CA native,, habitat	

