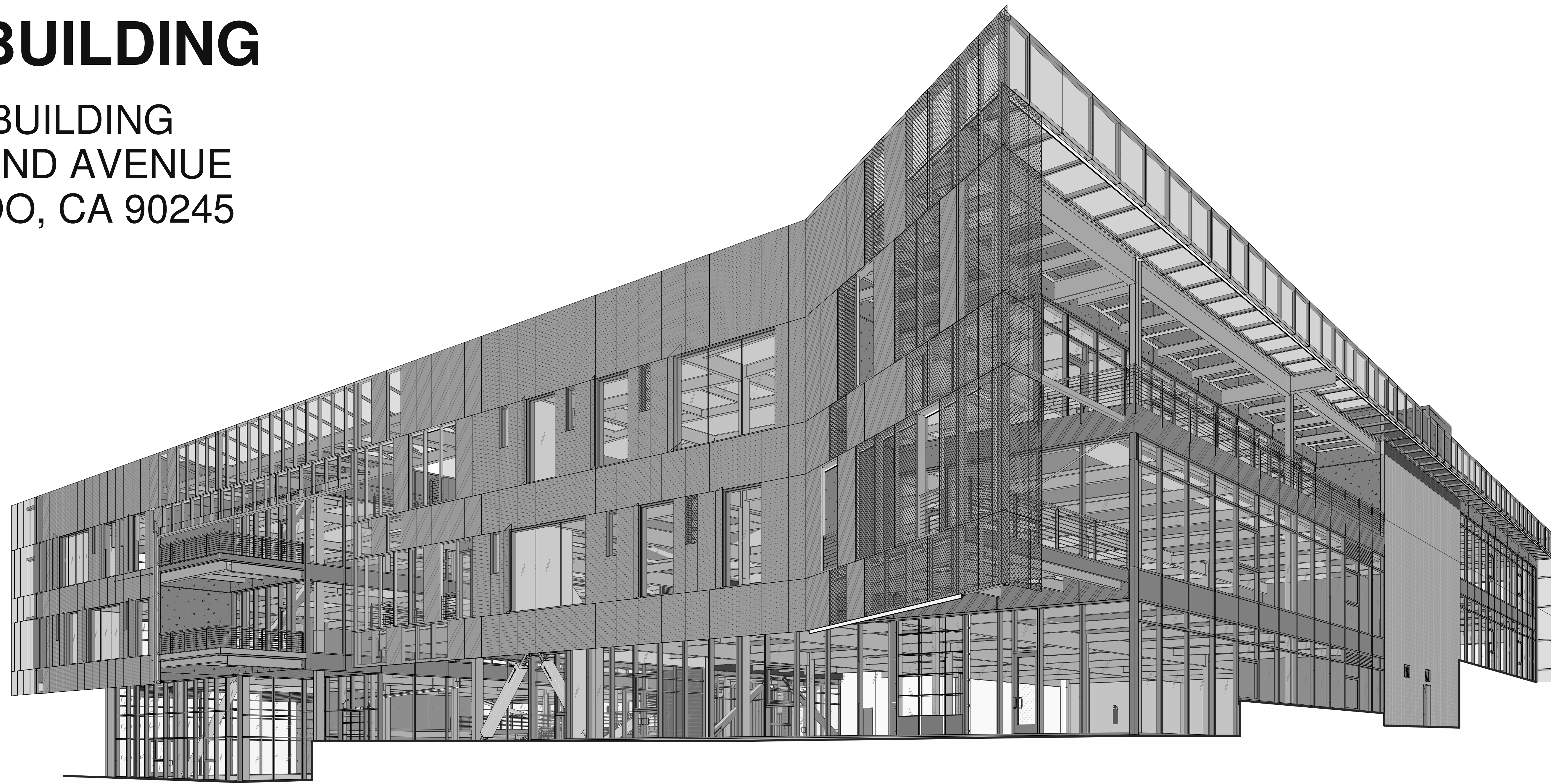




SOUTH BUILDING

SOUTH BUILDING
1421 E GRAND AVENUE
EL SEGUNDO, CA 90245



DESIGN ARCHITECT
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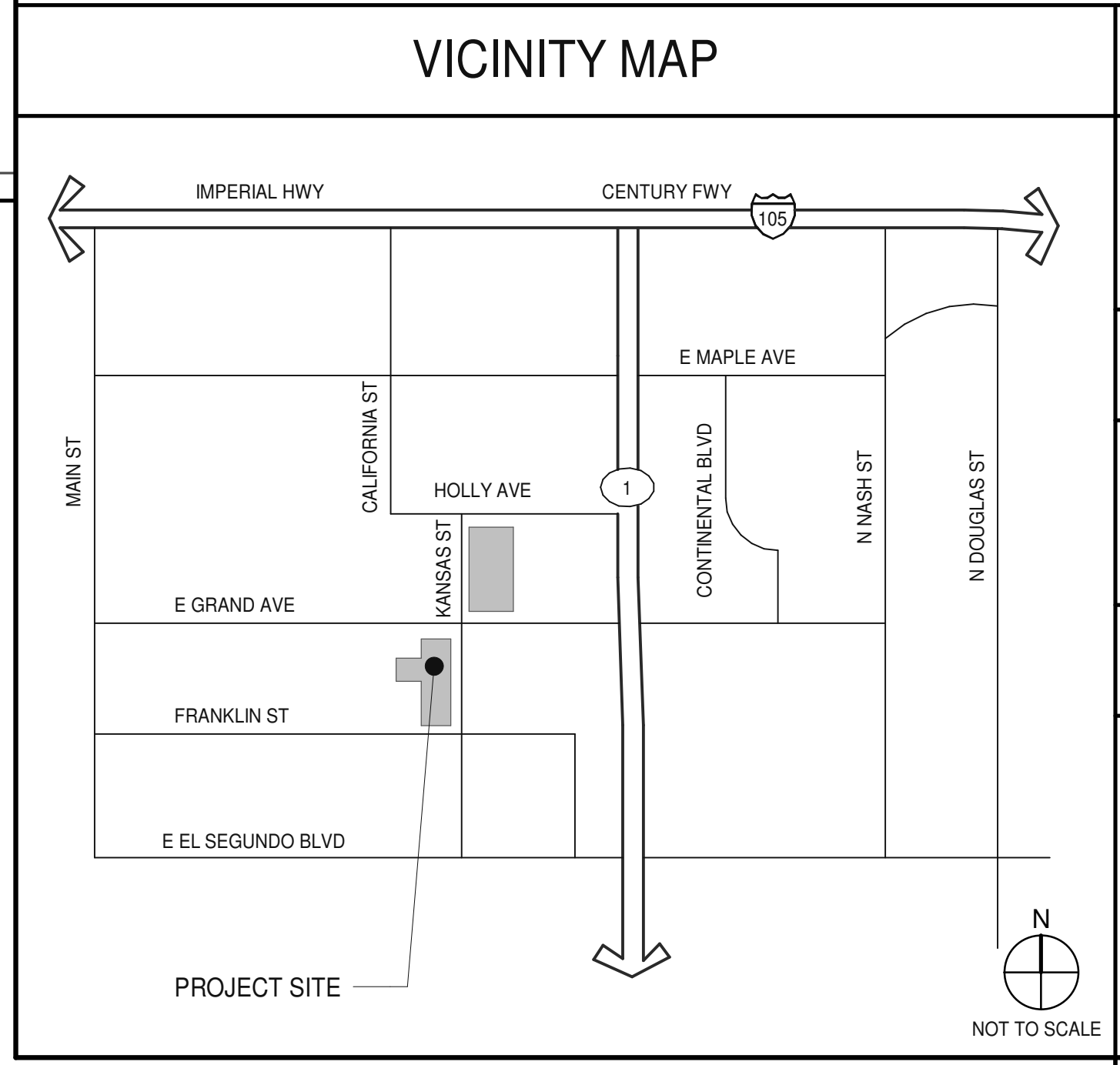


CATALYST
SMOKY HOLLOW
SOUTH BUILDING
1421 E GRAND AVENUE
EL SEGUNDO, CA 90245

TITLE SHEET	
DATE	REVISIONS
08.26.2020	PLAN CHECK SUBMITTAL
1	

PA/PM: F. FRISBY
DRAWN BY: H.A.
JOB NO.: LAX19-0042-00

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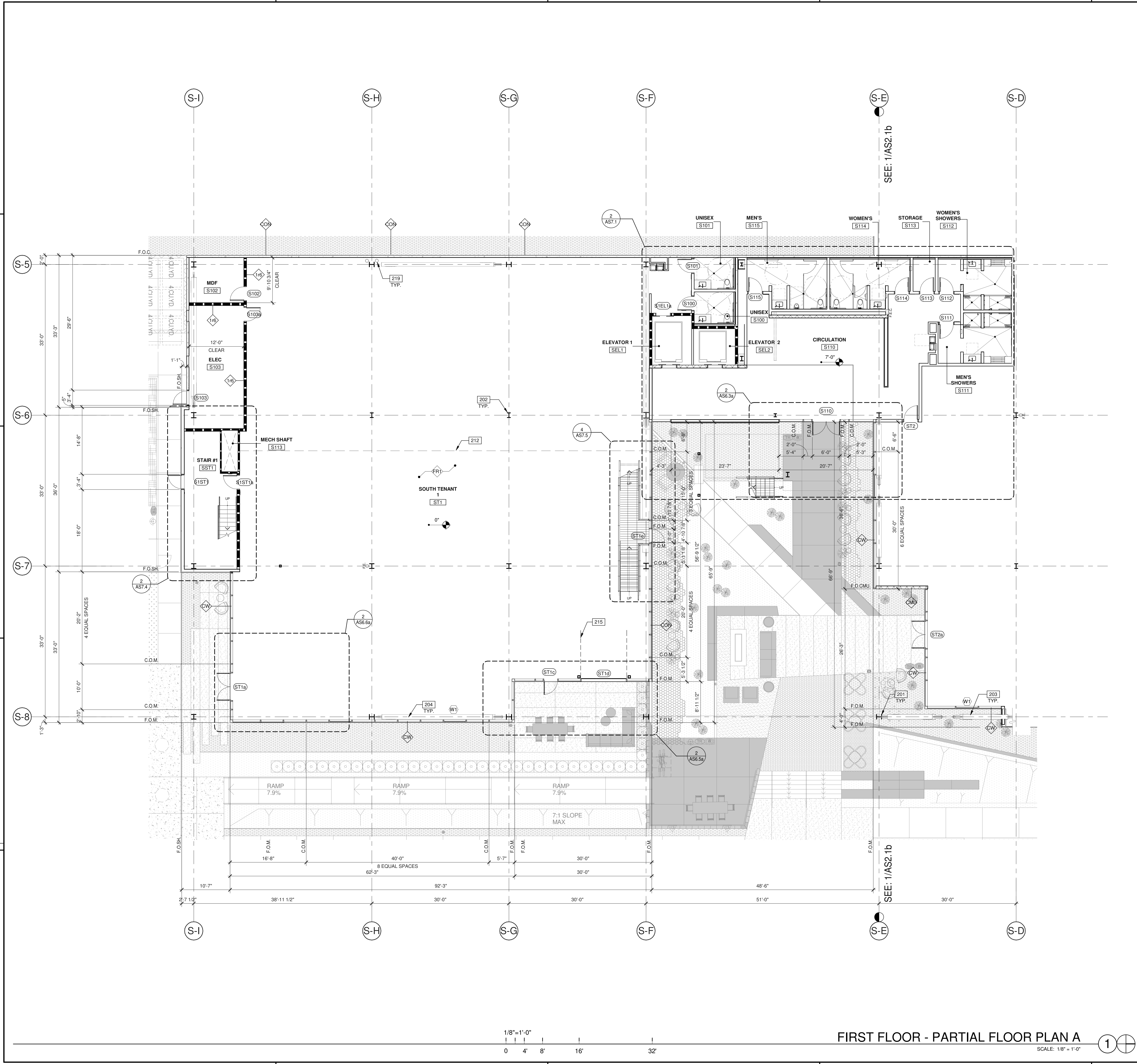


OWNER	
GRIFFIN CAPITAL REAL ESTATE COMPANY, LLC 1520 E. GRAND AVENUE EL SEGUNDO, CA 90245	WILLIAM MESSORI PH: (310) 469-6134
GENERAL CONTRACTOR	
TBD	
ARCHITECT	
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MECHANICAL ENGINEER AMA CONSULTING ENGINEERING 2155 CAMPUS DRIVE, SUITE 220 EL SEGUNDO, CA 90245	DAWN MACFADYEN PH: (310) 846-4650
PLUMBING ENGINEER AMA CONSULTING ENGINEERING 2155 CAMPUS DRIVE, SUITE 220 EL SEGUNDO, CA 90245	DAWN MACFADYEN PH: (310) 846-4650
ELECTRICAL AMA CONSULTING ENGINEERING 2155 CAMPUS DRIVE, SUITE 220 EL SEGUNDO, CA 90245	DAWN MACFADYEN PH: (310) 846-4650

CIVIL ENGINEER WARE MALCOMB 915 WILSHIRE BOULEVARD, SUITE 2150 LOS ANGELES, CA 90017	LUKE CORSBIE PH: (949) 788-4059
LANDSCAPE ARCHITECT LHM 10335 JEFFERSON BOULEVARD CULVER CITY, CA 90232	KATHLEEN WISHARD PH: (310) 239-8600
LIGHTING DESIGNER OCULUS 5855 GREEN VALLEY CIRCLE, STE 306 CULVER CITY, CA 90230	ARCHIT JAIN PH: (310) 715-8333
ACOUSTIC CONSULTANT VENEKLASEN ASSOCIATES 1711 SIXTEENTH STREET SAINT MONICA, CA 90404	CHRIS KEZON PH: (310) 566-5157

DEFERRED SUBMITTALS
DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEERS OF RECORD WHO SHALL REVIEW AND PROVIDE NOTATION INDICATING DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. SUBMITTAL MATERIALS SHALL INCLUDE PLANS, DETAILS AND CALCULATIONS PREPARED AND SIGNED BY A STATE REGISTERED ENGINEER. CONTRACTOR SHALL SUBMIT ARCHITECT AND ENGINEER REVIEWED SUBMITTAL MATERIALS TO THE BUILDING OFFICIAL FOR REVIEW AND PERMIT APPROVAL. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO OBTAINING THE BUILDING OFFICIAL'S APPROVAL OF THE SUBMITTAL.
<ol style="list-style-type: none"> AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE ALARM SYSTEM. STEEL JOISTS, TRUSSES AND GIRDERS CONFORMING TO SJI STANDARDS SPECIFICATIONS. EXIT AND SERVICE STAIRS, HANDRAILS AND GUARDRAILS. ELEVATORS AND ELEVATORS EQUIPMENT. EXTERIOR BUILDING SIGNAGE. (BY FUTURE TENANT) ANCHORAGE DESIGN FOR ALL ELECTRICAL EQUIPMENT REQUIRED. STOREFRONT, CURTAIN WALL AND FACADE GLAZING SYSTEMS AND ATTACHMENTS. CORTEN STEEL FACADE PANEL SYSTEM. ANCHORAGE DESIGN FOR ALL EQUIPMENT REQUIRED. MEP EQUIPMENT ANCHORAGE, VIBRATION, AND SEISMIC BRACING/ISOLATION AND HANGERS/SUPPORTS SYSTEMS. FIRE PROTECTION SYSTEMS. LOW VOLTAGE DESIGN. SHORING ENGINEERING/PERMITTING. PHOTOVOLTAIC SYSTEMS AND ATTACHMENTS.



NOTES:

- SEE SHEET AS2.2 & AS2.2a FOR GENERAL NOTES.
- 201 EXTERIOR STRUCTURAL STEEL COLUMN, PAINTED.
- 202 EXPOSED INTERIOR STRUCTURAL STEEL COLUMN.
- 203 EXTERIOR STEEL BRACE, PAINTED.
- 204 EXPOSED INTERIOR STEEL BRACE.
- 212 OUTLINE OF FLOOR ABOVE.
- 215 OUTLINE OF OVERHEAD DOOR TRACKS ABOVE.
- 219 PRIMARY AND SECONDARY ROOF DRAIN AND DRAIN LEADERS, TRANSITION DIAGONALLY ATTACH TO WALL WITH UNI-STRUTS.

WALL LEGEND

- CONCRETE WALL
- CONCRETE MASONRY WALL
- EXTERIOR COMPOSITE WALL
- 1HR FIRE-RESISTANCE RATED WALL
- INTERIOR NON-RATED PARTITION

BUILDING ELEMENT TYPES

WALL TYPES

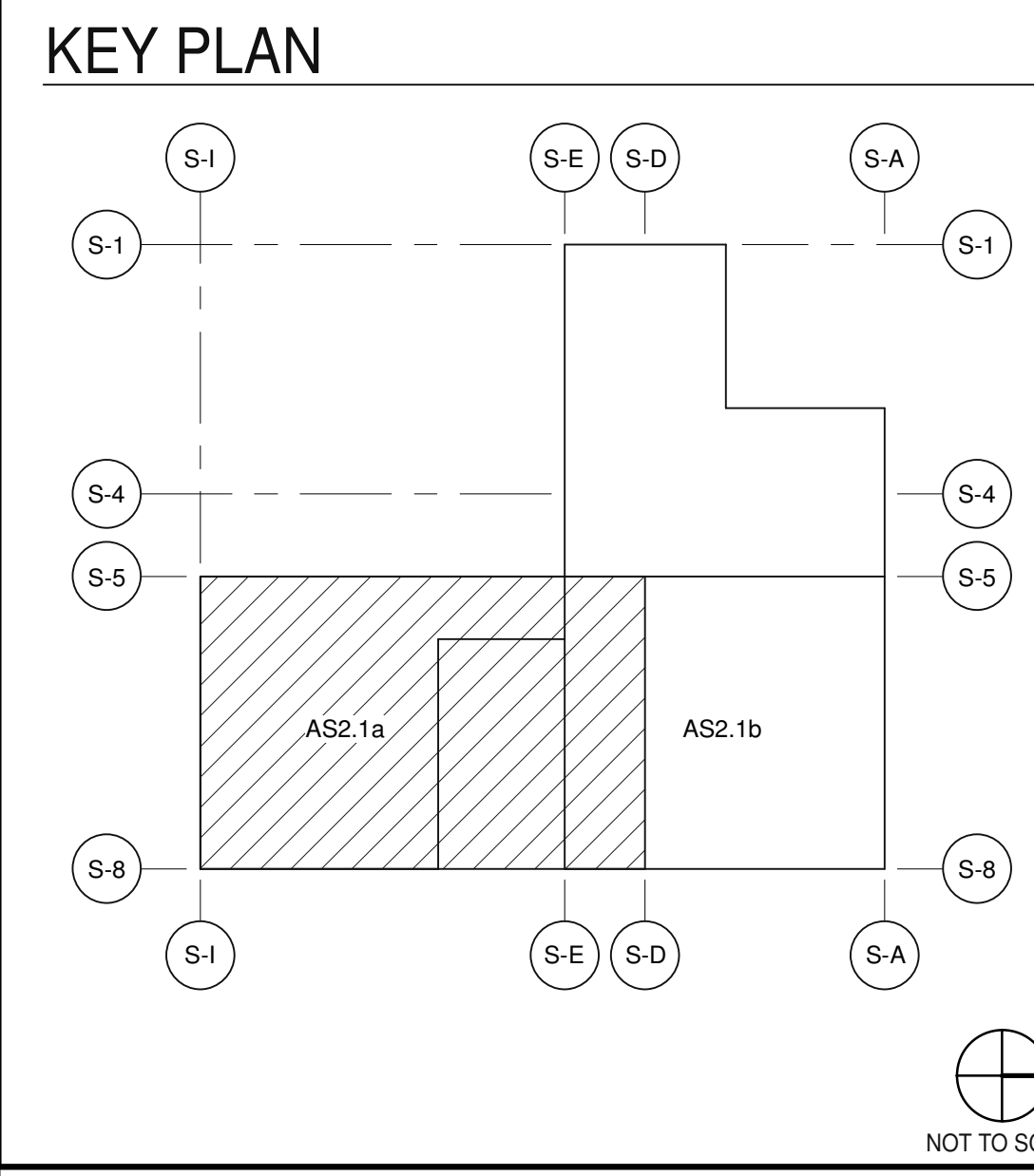
- AL ALUMINUM PANELS OVER 2 GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
- CMU EXTERIOR CONCRETE MASONRY WALL, STACKED BOND.
- CON CAST IN PLACE CONCRETE WALL
- EPS EXTERIOR INSULATION FINISH SYSTEM OVER DRAINAGE SYSTEM OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
- M CORTEN PANELS OVER 2 GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
- PC PRE-CAST CONCRETE PANEL.

FLOOR TYPES

- FR1 CONCRETE SLAB ON GRADE PROVIDE VAPOR BARRIER OVER SAND PER SOILS REPORT.
- FR2 CONCRETE OVER STEEL DECK.
- FR3 LIGHT WEIGHT CONCRETE TOPPING OVER WATER PROOFING, SLOPE TO DRAIN.
- FR4 ACCESSIBLE STEEL GRATING, PRESS-LOCKED, 1"x3/16" RECTANGULAR BAR, SMOOTH SURFACE, 55% OPEN, PAINTED.
- FR5 CONCRETE SLAB OVER CONTINUOUS CONCRETE CURBS AND FOAM INSULATION FILL.

GLAZING SYSTEMS

- CW EXTERIOR 2-1/4"x7" CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS. SOLARBANB 70



FIRST FLOOR - PARTIAL FLOOR PLAN A
 SCALE: 1/8" = 1'-0"
 1

DESIGN ARCHITECT

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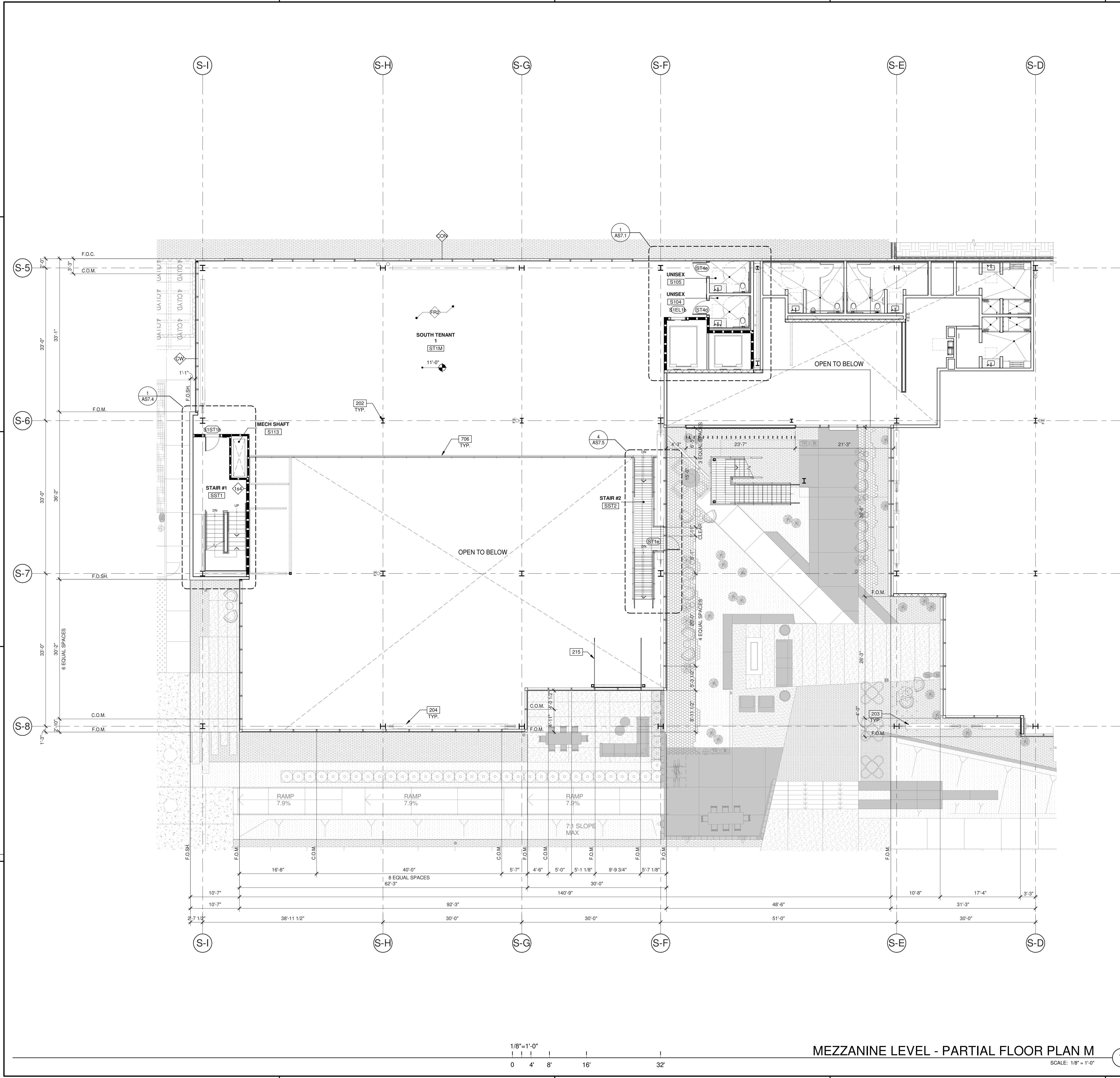
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 EL SEGUNDO, CA 90245

FIRST FLOOR - PARTIAL FLOOR PLAN A	
DATE	08.28.2020
REVISIONS	PLAN CHECK SUBMITTAL
1	
PA/PM:	F. FRISBY
DRAWN BY:	H.A.
JOB NO.:	LAX19-0042-00
SHEET	
AS2.1a	

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NOTES:

- SEE SHEET AS2.2 & AS2.2a FOR GENERAL NOTES.
- 202 EXPOSED INTERIOR STRUCTURAL STEEL COLUMN.
- 203 EXTERIOR STEEL BRACE. PAINTED.
- 204 EXPOSED INTERIOR STEEL BRACE.
- 215 OUTLINE OF OVERHEAD DOOR TRACKS ABOVE.
- 706 DECORATIVE METAL GUARDRAIL. PAINTED.

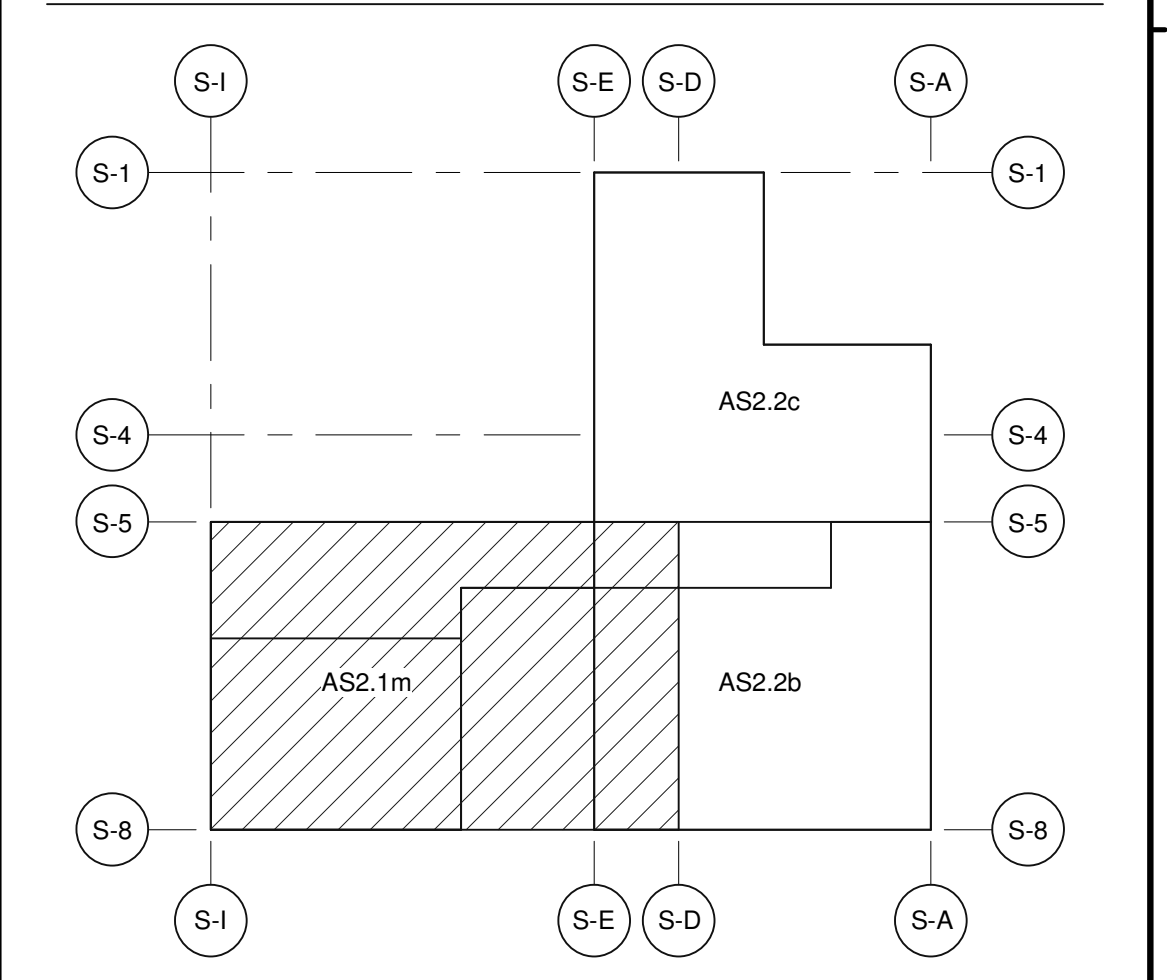
WALL LEGEND

- CONCRETE WALL
- CONCRETE MASONRY WALL
- EXTERIOR COMPOSITE WALL
- 1HR FIRE-RESISTANCE RATED WALL
- INTERIOR NON-RATED PARTITION

BUILDING ELEMENT TYPES

- WALL TYPES**
- AL ALUMINUM PANELS OVER 2 GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
 - CMU EXTERIOR CONCRETE MASONRY WALL. STACKED BOND.
 - CON CAST IN PLACE CONCRETE WALL
 - EPS EXTERIOR INSULATION FINISH SYSTEM OVER DRAINAGE SYSTEM OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
 - M CORTEN PANELS OVER 2 GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
 - PC PRE-CAST CONCRETE PANEL.
- FLOOR TYPES**
- FR1 CONCRETE SLAB ON GRADE PROVIDE VAPOR BARRIER OVER SAND PER SOILS REPORT.
 - FR2 CONCRETE OVER STEEL DECK.
 - FR3 LIGHT WEIGHT CONCRETE TOPPING OVER WATER PROOFING, SLOPE TO DRAIN.
 - FR4 ACCESSIBLE STEEL GRATING, PRESS-LOCKED, 1"x3/16" RECTANGULAR BAR, SMOOTH SURFACE, 55% OPEN. PAINTED.
 - FR5 CONCRETE SLAB OVER CONTINUOUS CONCRETE CURBS AND FOAM INSULATION FILL.
- GLAZING SYSTEMS**
- CW EXTERIOR 2-1/4"x7" CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS. SOLARBAN® 70

KEY PLAN



MEZZANINE LEVEL - PARTIAL FLOOR PLAN M

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

DESIGN ARCHITECT

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MEZZANINE LEVEL - PARTIAL FLOOR PLAN M

DATE	REVISIONS
08.28.2020	PLAN CHECK SUBMITTAL
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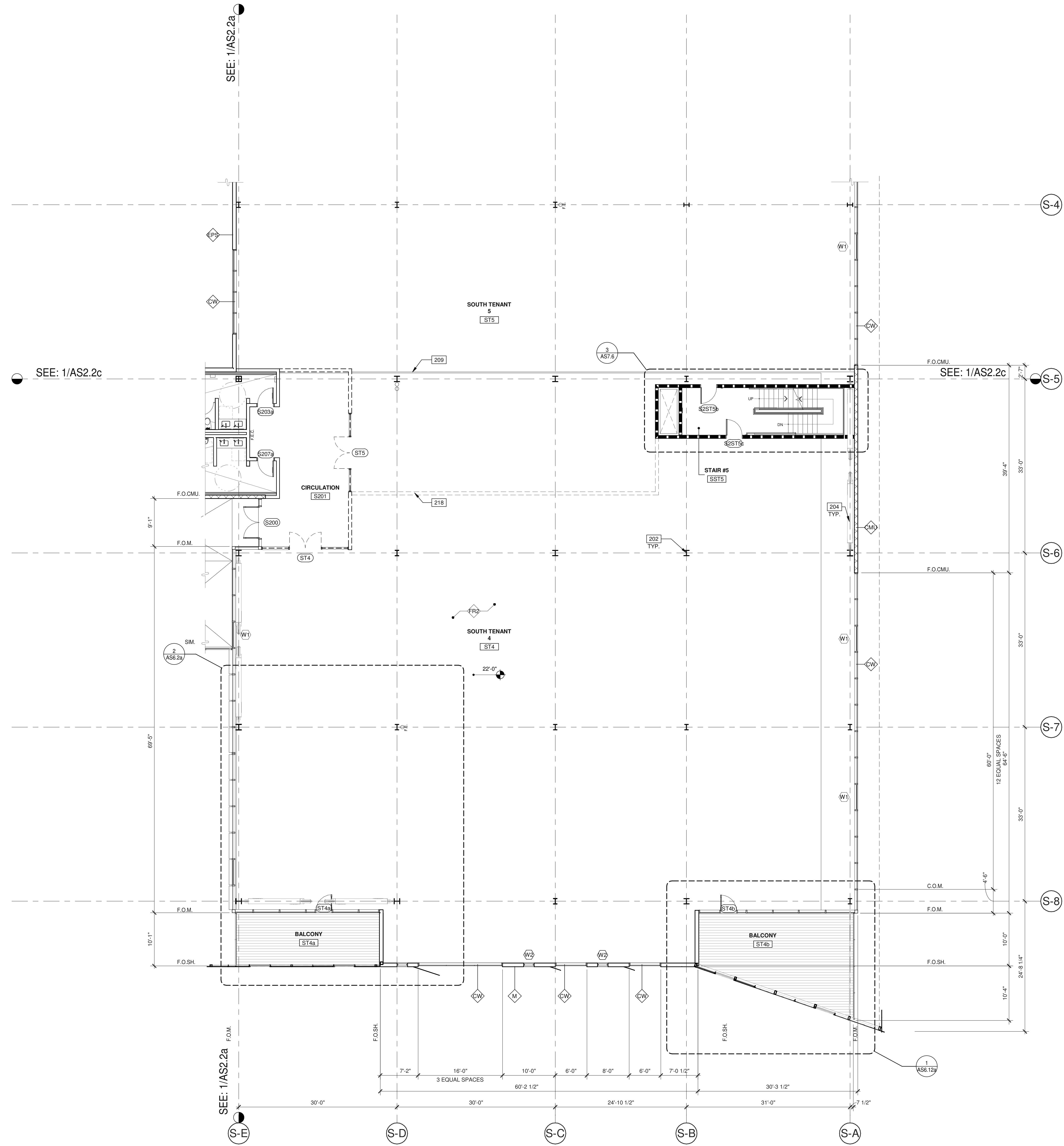
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DRAWN BY:	H.A.
JOB NO.:	LAX19-0042-00

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NOTES:

SEE SHEETS AS2.2A AND AS2.2B FOR GENERAL NOTES.

202 EXPOSED INTERIOR STRUCTURAL STEEL COLUMN.

204 EXPOSED INTERIOR STEEL BRACE.

209 OUTLINE OF FLOOR TRANSITION FROM SLAB ON GRADE TO CONCRETE OVER STEEL DECK.

218 FUTURE TENANT PARTITION WALL (S) AND DOOR (S) BY FUTURE TENANT.

WALL LEGEND

[Hatching]	CONCRETE WALL
[Hatching]	CONCRETE MASONRY WALL
[Hatching]	EXTERIOR COMPOSITE WALL
[Hatching]	1HR FIRE-RESISTANCE RATED WALL
[Hatching]	INTERIOR NON-RATED PARTITION

BUILDING ELEMENT TYPES

WALL TYPES

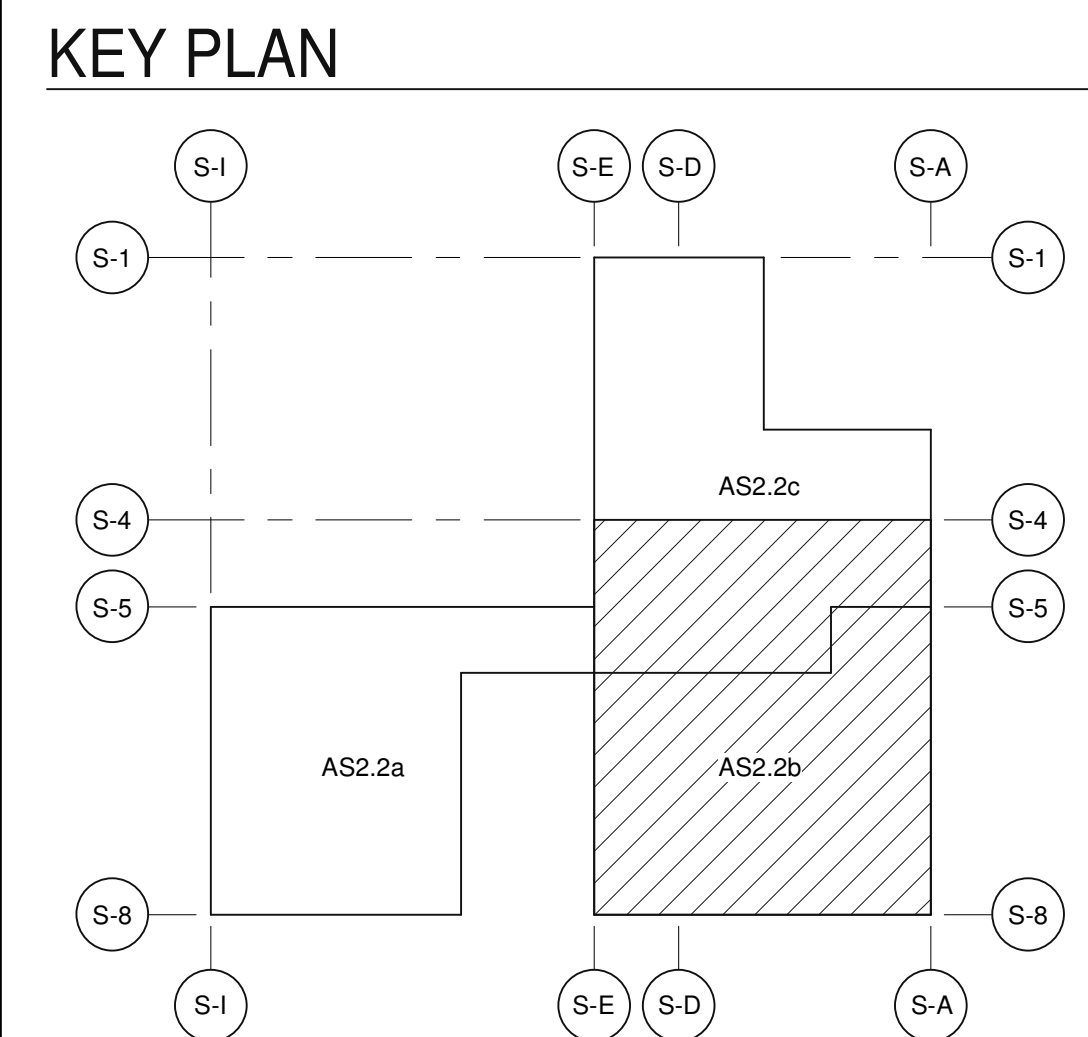
AL	ALUMINUM PANELS OVER Z GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
CMU	EXTERIOR CONCRETE MASONRY WALL, STACKED BOND.
CON	CAST IN PLACE CONCRETE WALL
EPS	EXTERIOR INSULATION FINISH SYSTEM OVER DRAINAGE SYSTEM OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
M	CORTEN PANELS OVER Z GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
PC	PRE-CAST CONCRETE PANEL.

FLOOR TYPES

FR1	CONCRETE SLAB ON GRADE PROVIDE VAPOR BARRIER OVER SAND PER SOILS REPORT.
FR2	CONCRETE OVER STEEL DECK.
FR3	LIGHT WEIGHT CONCRETE TOPPING OVER WATER PROOFING, SLOPE TO DRAIN.
FR4	ACCESSIBLE STEEL GRATING, PRESS-LOCKED, 1"x3/16" RECTANGULAR BAR, SMOOTH SURFACE, 55% OPEN, PAINTED.
FR5	CONCRETE SLAB OVER CONTINUOUS CONCRETE CURBS AND FOAM INSULATION FILL.

GLAZING SYSTEMS

CW	EXTERIOR 2-1/4"x7" CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS. SOLARBANB 70
----	--



SECOND FLOOR - PARTIAL FLOOR PLAN B

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

DESIGN ARCHITECT

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SECOND FLOOR - PARTIAL FLOOR PLAN B

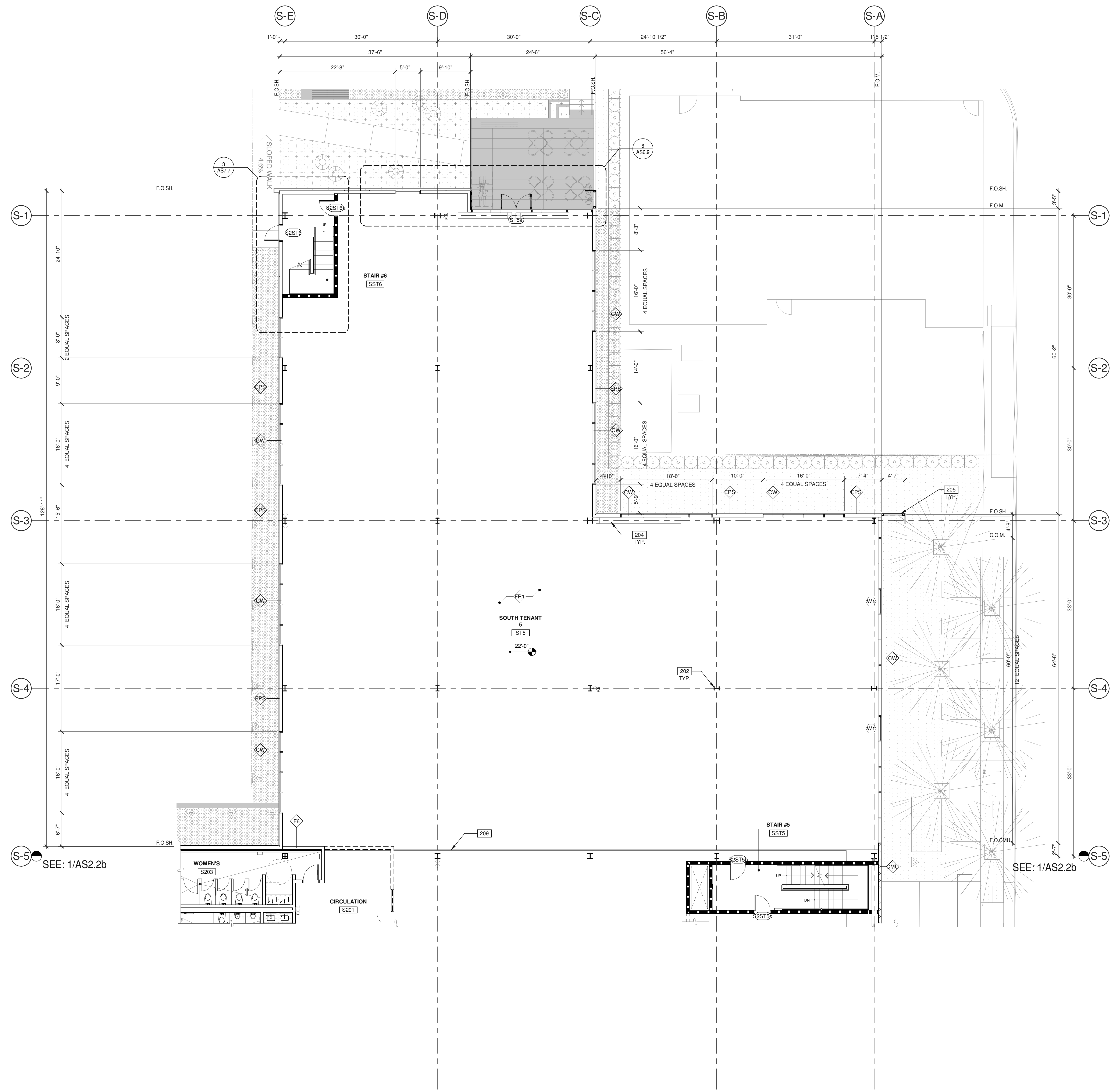
DATE: 08.28.2020

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DRAWN BY: H.A.
JOB NO.: LAX19-0042-00

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NOTES:

SEE SHEET AS2.2 & AS2.2a FOR GENERAL NOTES.

202 EXPOSED INTERIOR STRUCTURAL STEEL COLUMN.

204 EXPOSED INTERIOR STEEL BRACE.

205 SCREEN EXTENSION OVER STEEL FRAMING.

209 OUTLINE OF FLOOR TRANSITION FROM SLAB ON GRADE TO CONCRETE OVER STEEL DECK.

WALL LEGEND

[Symbol]	CONCRETE WALL
[Symbol]	CONCRETE MASONRY WALL
[Symbol]	EXTERIOR COMPOSITE WALL
[Symbol]	1HR FIRE-RESISTANCE RATED WALL
[Symbol]	INTERIOR NON-RATED PARTITION

BUILDING ELEMENT TYPES

WALL TYPES

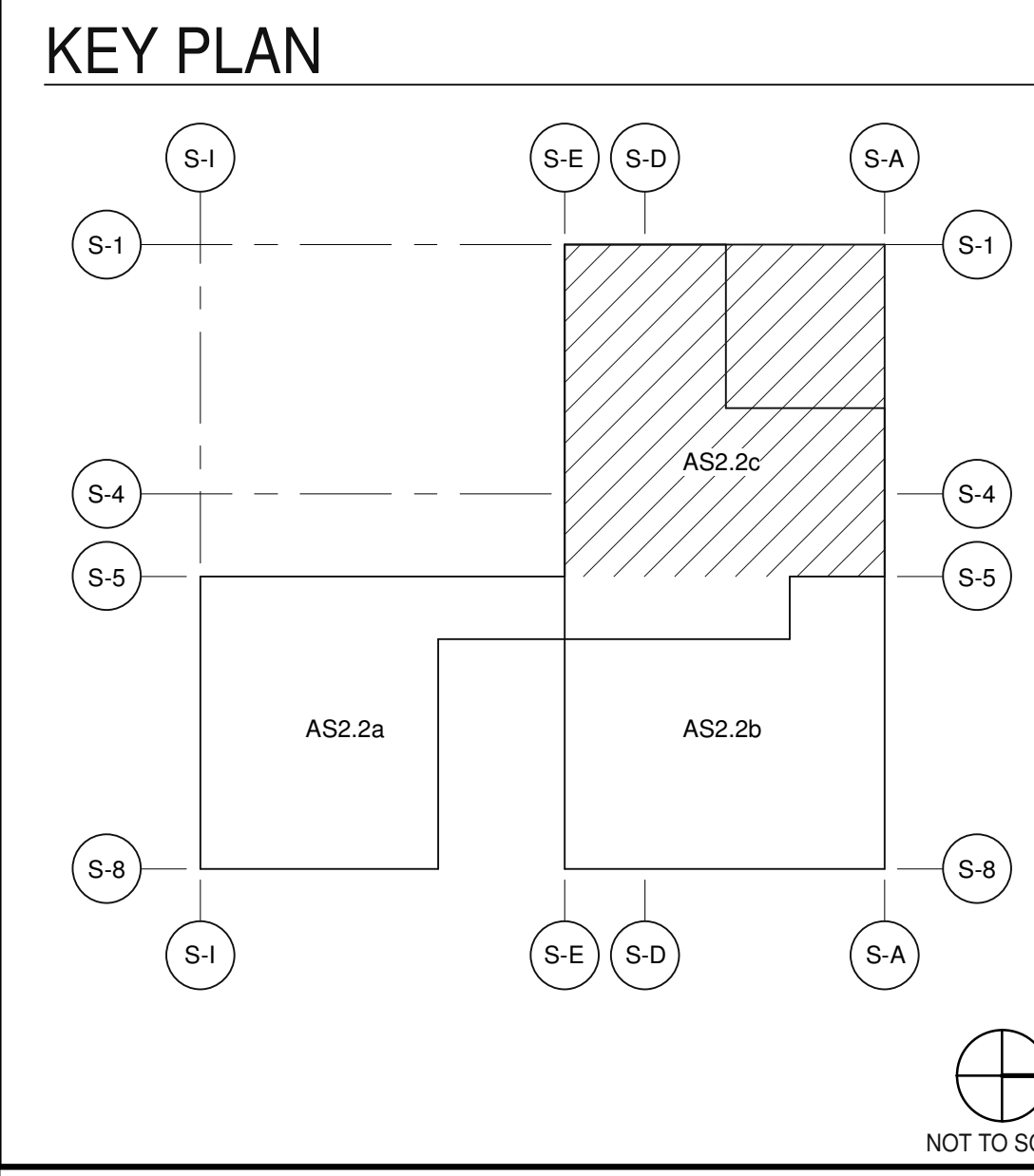
AL	ALUMINUM PANELS OVER 2 GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
CMU	EXTERIOR CONCRETE MASONRY WALL. STACKED BOND.
CON	CAST IN PLACE CONCRETE WALL.
EPS	EXTERIOR INSULATION FINISH SYSTEM OVER DRAINAGE SYSTEM OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
M	CURTAIN WALLS OVER 2 GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
PC	PRE-CAST CONCRETE PANEL.

FLOOR TYPES

FR1	CONCRETE SLAB ON GRADE PROVIDE VAPOR BARRIER OVER SAND PER SOILS REPORT.
FR2	CONCRETE OVER STEEL DECK.
FR3	LIGHT WEIGHT CONCRETE TOPPING OVER WATER PROOFING, SLOPE TO DRAIN.
FR4	ACCESSIBLE STEEL GRATING, PRESS-LOCKED, 1"x3/16" RECTANGULAR BAR, SMOOTH SURFACE, 55% OPEN. PAINTED.
FR5	CONCRETE SLAB OVER CONTINUOUS CONCRETE CURBS AND FOAM INSULATION FILL.

GLAZING SYSTEMS

CW	EXTERIOR 2-1/4"x7" CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS. SOLARBANB 70
----	--



SECOND FLOOR - PARTIAL FLOOR PLAN C

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

DESIGN ARCHITECT

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SECOND FLOOR - PARTIAL FLOOR PLAN C

DATE	REVISIONS
08.28.2020 <td>1</td>	1

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PA/PM: F. FRISBY
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JOB NO.: LAX19-0042-00

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NOTES:

SEE SHEETS AS2.2 & AS2.2a FOR GENERAL NOTES.

202 EXPOSED INTERIOR STRUCTURAL STEEL COLUMN.

204 EXPOSED INTERIOR STEEL BRACE.

219 PRIMARY AND SECONDARY ROOF DRAIN AND DRAIN LEADERS, TRANSITION DIAGONALLY ATTACH TO WALL WITH UNI-STRUTS.

WALL LEGEND

- CONCRETE WALL
- CONCRETE MASONRY WALL
- EXTERIOR COMPOSITE WALL
- 1HR FIRE-RESISTANCE RATED WALL
- INTERIOR NON-RATED PARTITION

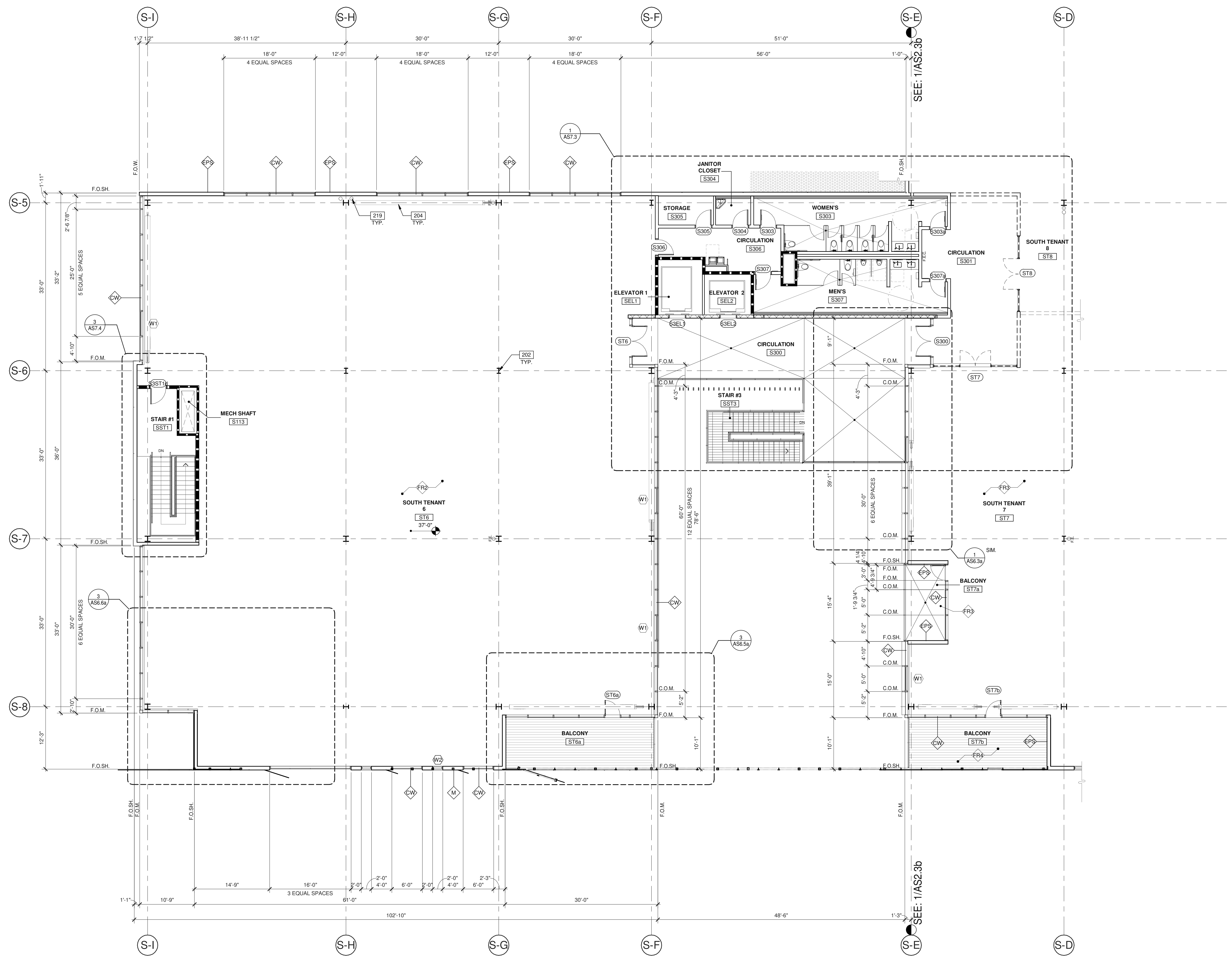
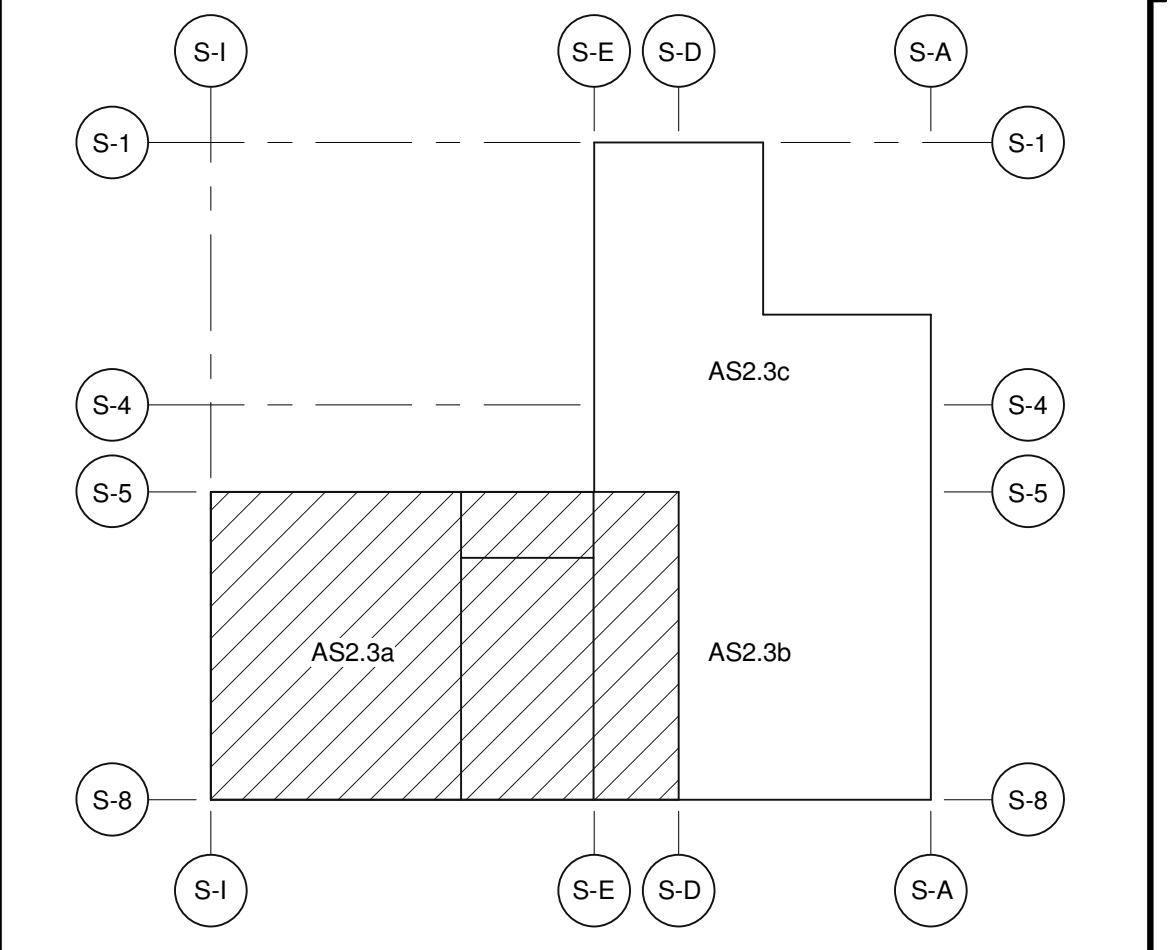
BUILDING ELEMENT TYPES

- WALL TYPES**
- AL ALUMINUM PANELS OVER 2 GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
 - CMU EXTERIOR CONCRETE MASONRY WALL, STACKED BOND.
 - CON CAST IN PLACE CONCRETE WALL
 - EPS EXTERIOR INSULATION FINISH SYSTEM OVER DRAINAGE SYSTEM OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
 - M CORTEN PANELS OVER 2 GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
 - PC PRE-CAST CONCRETE PANEL.
- FLOOR TYPES**
- FR1 CONCRETE SLAB ON GRADE PROVIDE VAPOR BARRIER OVER SAND PER SOILS REPORT.
 - FR2 CONCRETE OVER STEEL DECK.
 - FR3 LIGHT WEIGHT CONCRETE TOPPING OVER WATER PROOFING, SLOPE TO DRAIN.
 - FR4 ACCESSIBLE STEEL GRATING, PRESS-LOCKED, 1"x3/16" RECTANGULAR BAR, SMOOTH SURFACE, 55% OPEN, PAINTED.
 - FR5 CONCRETE SLAB OVER CONTINUOUS CONCRETE CURBS AND FOAM INSULATION FILL.
- GLAZING SYSTEMS**
- CW EXTERIOR 2-1/4"x7" CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS. SOLARBAN® 70



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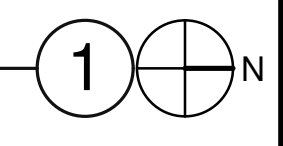
KEY PLAN



1/8" = 1'-0"
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THIRD FLOOR - PARTIAL FLOOR PLAN A

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



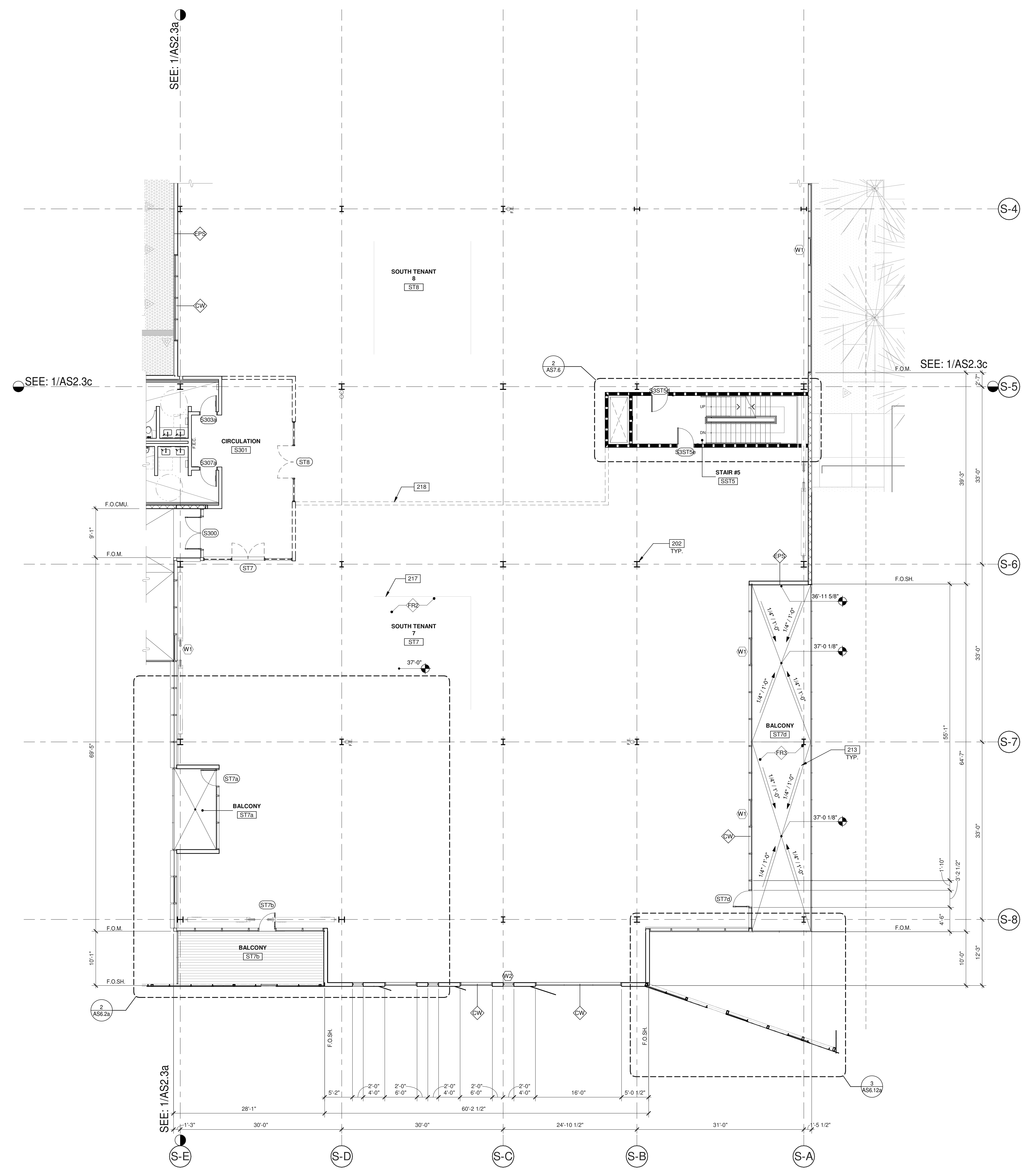
THIRD FLOOR - PARTIAL FLOOR PLAN A

DATE	REVISIONS
08/28/2020	1

PLAN CHECK SUBMITTAL

PA/PM:	F. FRISBY
DRAWN BY:	H.A.
JOB NO.:	LAX19-0042-00

SHEET
AS2.3a



NOTES:

- SEE SHEETS AS02.2 & AS02a FOR GENERAL NOTES.
- 202 EXPOSED INTERIOR STRUCTURAL STEEL COLUMN.
- 213 SLOPE FLOOR TO DRAIN.
- 217 SLAB KNOCK OUT.
- 218 FUTURE TENANT PARTITION WALL, (S) AND DOOR (S) BY FUTURE TENANT.

WALL LEGEND

- CONCRETE WALL
- CONCRETE MASONRY WALL
- EXTERIOR COMPOSITE WALL
- 1HR FIRE-RESISTANCE RATED WALL
- INTERIOR NON-RATED PARTITION

BUILDING ELEMENT TYPES

WALL TYPES

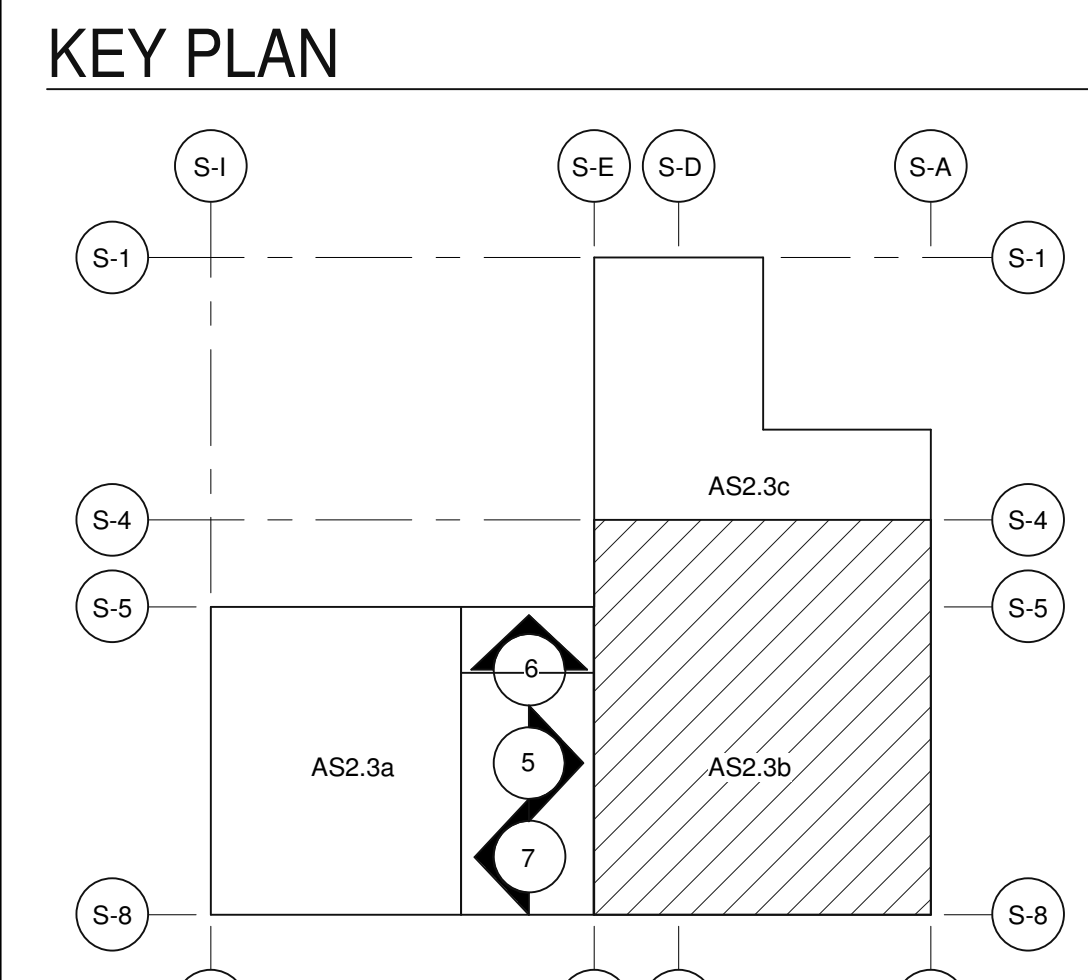
- AL ALUMINUM PANELS OVER Z GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
- CMU EXTERIOR CONCRETE MASONRY WALL. STACKED BOND.
- CON CAST IN PLACE CONCRETE WALL
- EPS EXTERIOR INSULATION FINISH SYSTEM OVER DRAINAGE SYSTEM OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
- M CORTEN PANELS OVER Z GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
- PC PRE-CAST CONCRETE PANEL.

FLOOR TYPES

- FR1 CONCRETE SLAB ON GRADE PROVIDE VAPOR BARRIER OVER SAND PER SOILS REPORT.
- FR2 CONCRETE OVER STEEL DECK.
- FR3 LIGHT WEIGHT CONCRETE TOPPING OVER WATER PROOFING, SLOPE TO DRAIN.
- FR4 ACCESSIBLE STEEL GRATING, PRESS-LOCKED, 1"x3/16" RECTANGULAR BAR, SMOOTH SURFACE, 55% OPEN, PAINTED.
- FR5 CONCRETE SLAB OVER CONTINUOUS CONCRETE CURBS AND FOAM INSULATION FILL.

GLAZING SYSTEMS

- CW EXTERIOR 2-1/4"x7" CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS. SOLARBANB 70



THIRD FLOOR - PARTIAL FLOOR PLAN B
SCALE: 1/8" = 1'-0"

DESIGN ARCHITECT

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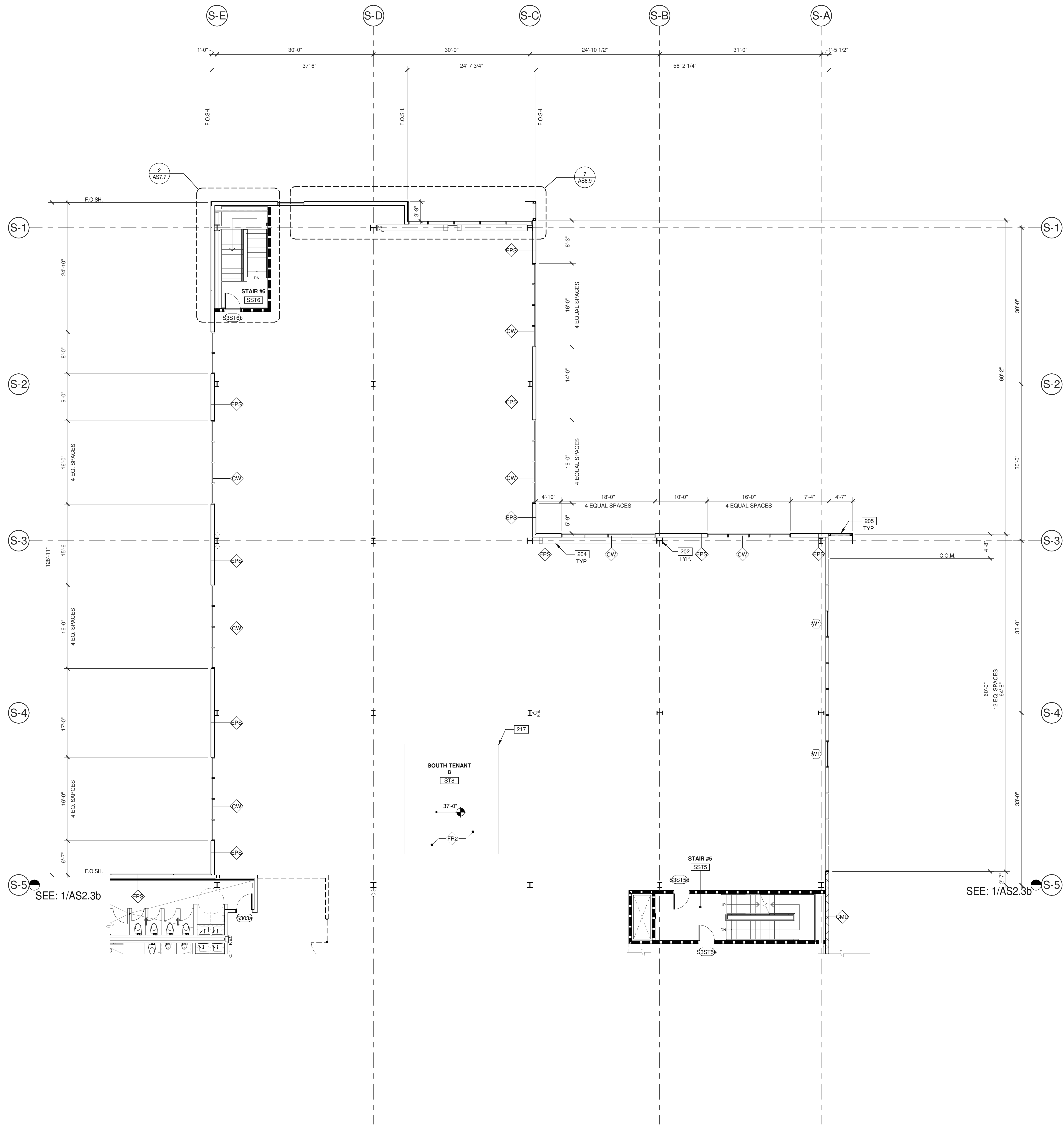
THIRD FLOOR - PARTIAL FLOOR PLAN B

DATE: 08.28.2020
PLAN CHECK SUBMITTAL

PA/PM: F. FRISBY
DRAWN BY: H.A.
JOB NO.: LAX19-0042-00

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NOTES:

- SEE SHEET AS2.2 & AS2.2a FOR GENERAL NOTES.
- 202 EXPOSED INTERIOR STRUCTURAL STEEL COLUMN.
- 204 EXPOSED INTERIOR STEEL BRACE.
- 205 SCREEN EXTENSION OVER STEEL FRAMING.
- 217 SLAB KNOCK OUT.

WALL LEGEND

- CONCRETE WALL
- CONCRETE MASONRY WALL
- EXTERIOR COMPOSITE WALL
- 1HR FIRE-RESISTANCE RATED WALL
- INTERIOR NON-RATED PARTITION

BUILDING ELEMENT TYPES

WALL TYPES

- AL ALUMINUM PANELS OVER 2 GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
- CMU EXTERIOR CONCRETE MASONRY WALL. STACKED BOND.
- CON CAST IN PLACE CONCRETE WALL
- EPS EXTERIOR INSULATION FINISH SYSTEM OVER DRAINAGE SYSTEM OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
- M CORTEN PANELS OVER 2 GIRTS WITH 1" CONTINUOUS INSULATION BETWEEN GIRTS OVER WRB OVER 1/2" GLASS-MAT GYPSUM SHEATHING BOARD OVER 6" METAL STUDS @ 16" O.C. WITH R-19 THERMAL INSULATION IN CAVITY.
- PC PRE-CAST CONCRETE PANEL.

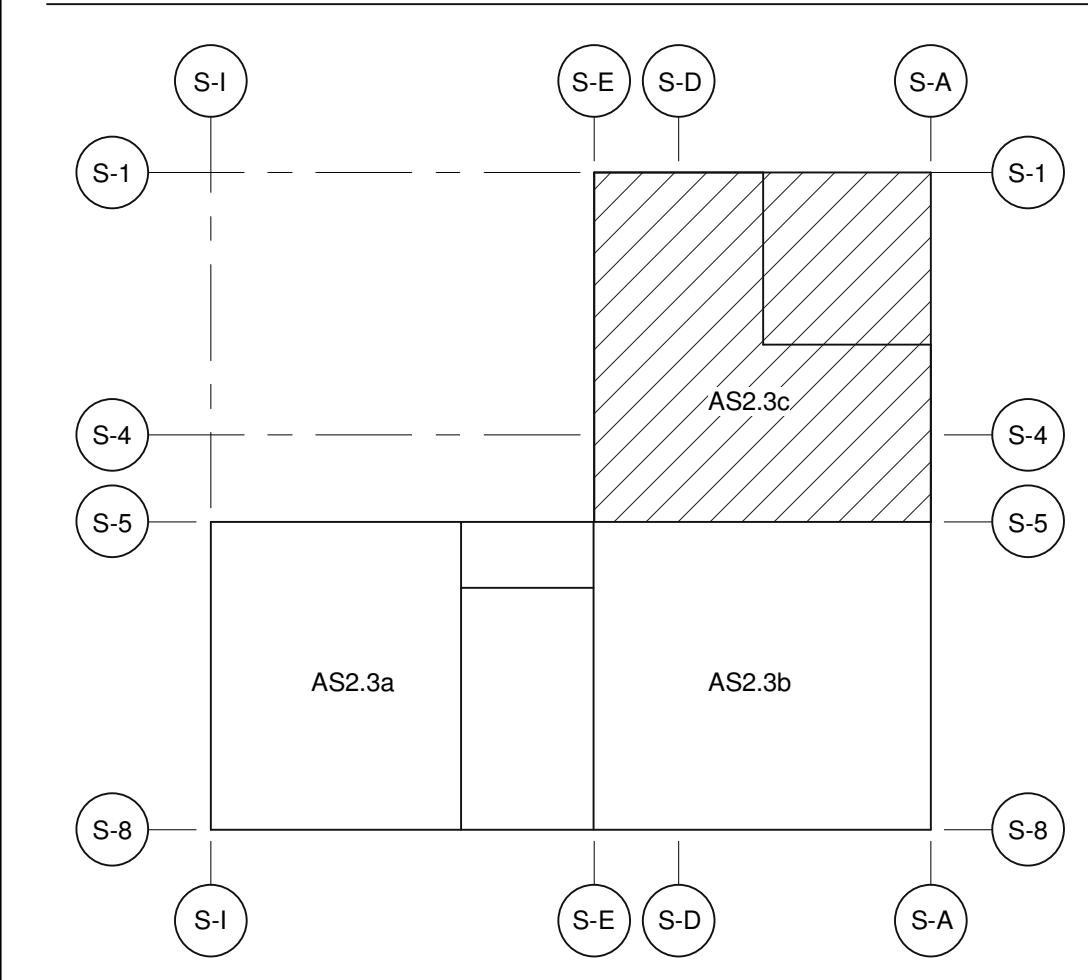
FLOOR TYPES

- FR1 CONCRETE SLAB ON GRADE PROVIDE VAPOR BARRIER OVER SAND PER SOILS REPORT.
- FR2 CONCRETE OVER STEEL DECK.
- FR3 LIGHT WEIGHT CONCRETE TOPPING OVER WATER PROOFING, SLOPE TO DRAIN.
- FR4 ACCESSIBLE STEEL GRATING, PRESS-LOCKED, 1"x3/16" RECTANGULAR BAR, SMOOTH SURFACE, 55% OPEN, PAINTED.
- FR5 CONCRETE SLAB OVER CONTINUOUS CONCRETE CURBS AND FOAM INSULATION FILL.

GLAZING SYSTEMS

- CW EXTERIOR 2-1/4"x7" CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS. SOLARBANB 70

KEY PLAN



THIRD FLOOR - PARTIAL FLOOR PLAN C

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

1

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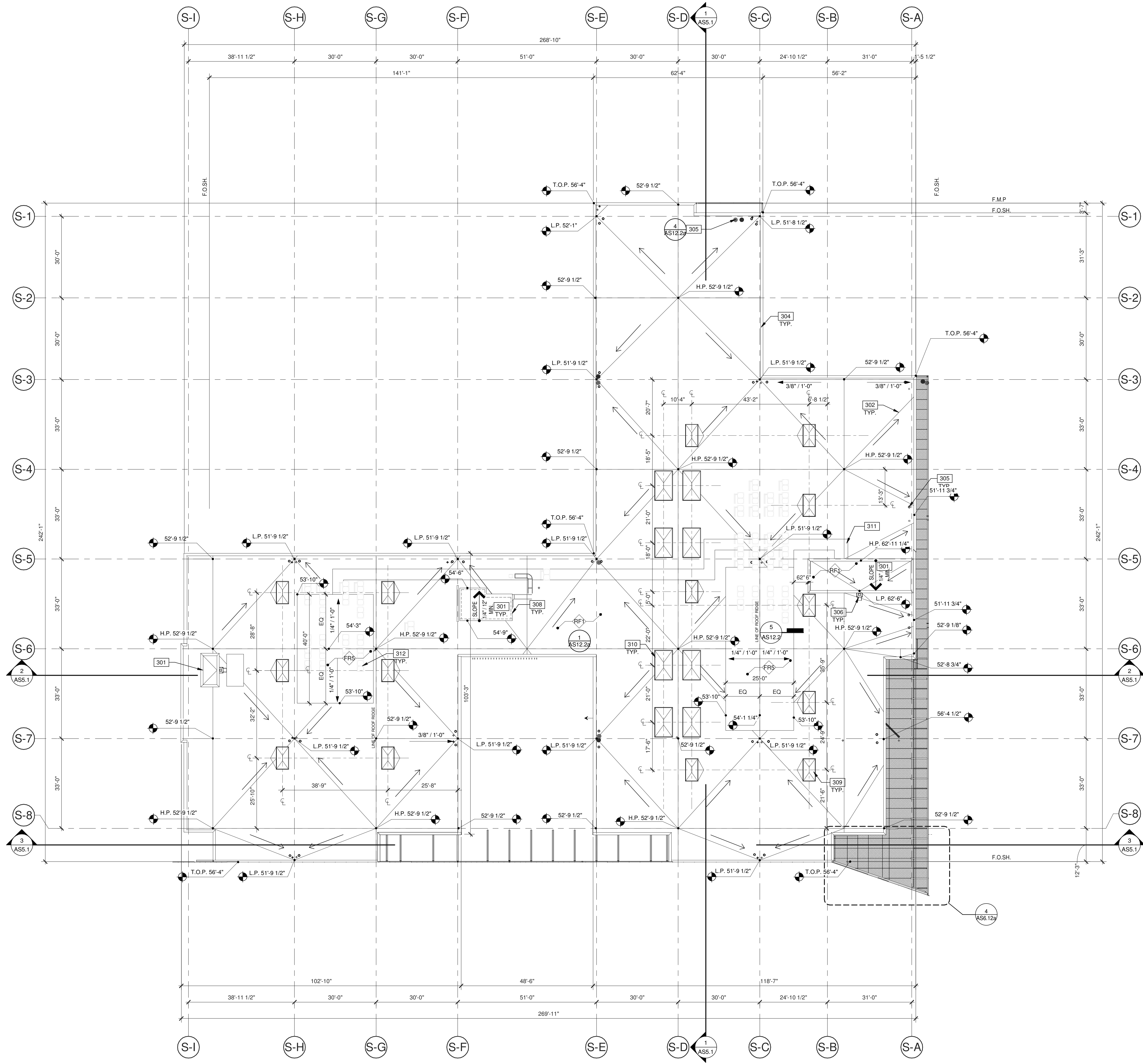
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 EL SEGUNDO, CA 90245

THIRD FLOOR - PARTIAL FLOOR PLAN C	
DATE	REMARKS
08.28.2020 <td>PLAN CHECK SUBMITTAL</td>	PLAN CHECK SUBMITTAL
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 DRAWN BY: H.A.
 JOB NO.: LAX19-0042-00

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AS2.3c



NOTES:

SEE SHEET AS0.2 & AS0.2a FOR GENERAL NOTES.

301 ROOF DECK TO BE "FLAT". INSULATION TO BE BUILT UP AS NEEDED.
 302 FLOW LINE TO DRAIN.
 304 CONTINUOUS METAL CAP, PAINTED TO MATCH ADJACENT WALL.
 305 PRIMARY AND SECONDARY DRAINS.
 306 DOWNSPOUT AND OVERFLOW SCUPPER, PAINTED TO MATCH ADJACENT WALL.
 308 OUTLINE OF EVELATOR PENETRATION.
 309 4'x8' SKYLIGHT.
 310 6'x10' SKYLIGHT.
 311 WALKING PADS.
 312 ROOF MOUNTED MECHANICAL UNITS.

BUILDING ELEMENT TYPES

ROOF TYPES

RF1 SINGLE PLY ROOFING MEMBRANE OVER ROOF BOARD OVER RIGID INSULATION OVER STRUCTURAL CONCRETE FILLED METAL DECK, MIN. R30. (ALTERNATE BELOW).
 RF2 SINGLE PLY ROOFING MEMBRANE OVER RIGID INSULATION OVER METAL DECK, MIN. R30.

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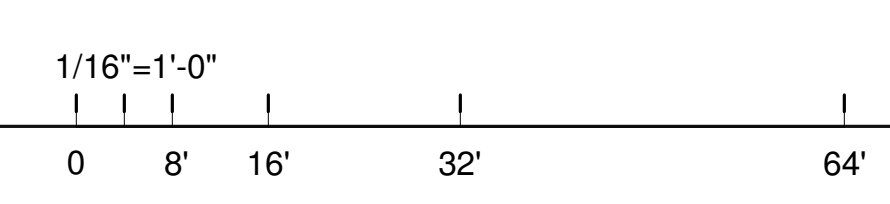
ROOF - ROOF PLAN	
DATE	REMARKS
08.28.2020	PLAN CHECK SUBMITTAL
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PA/PM:	F. FRISBY
DRAWN BY:	H.A.
JOB NO.:	LAX19-0042-00

SHEET

AS3.1

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ROOF - ROOF PLAN

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

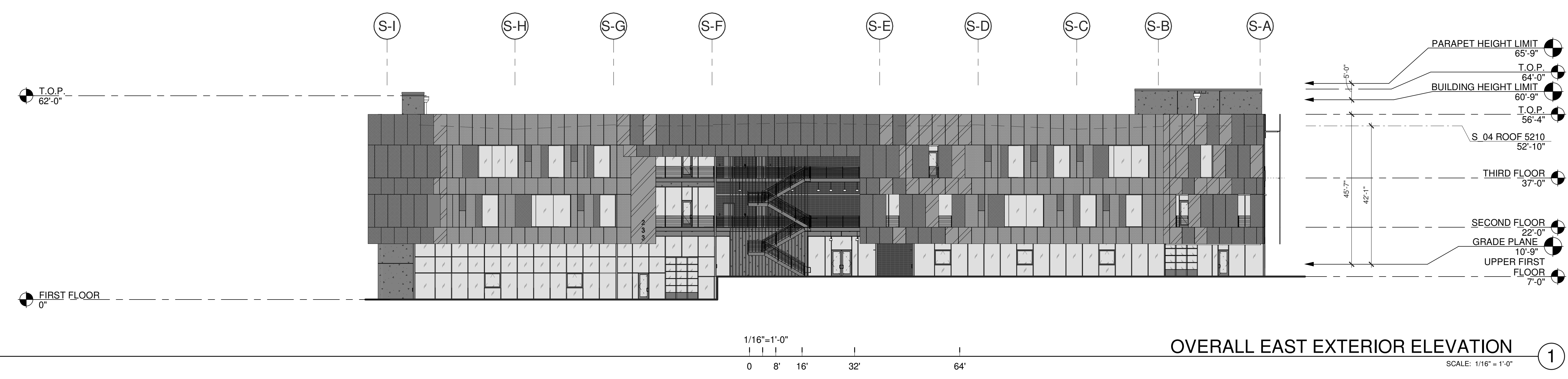
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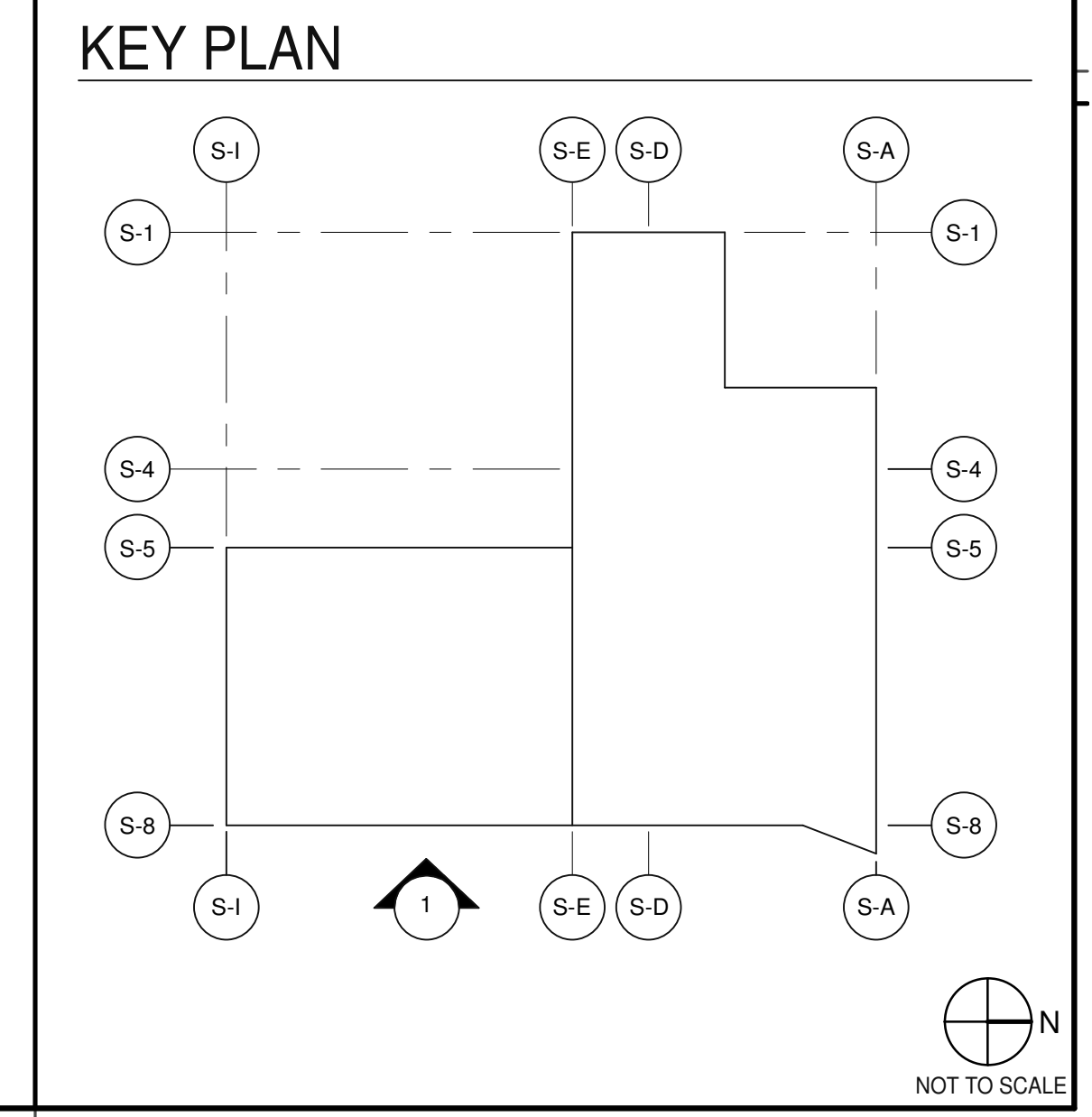
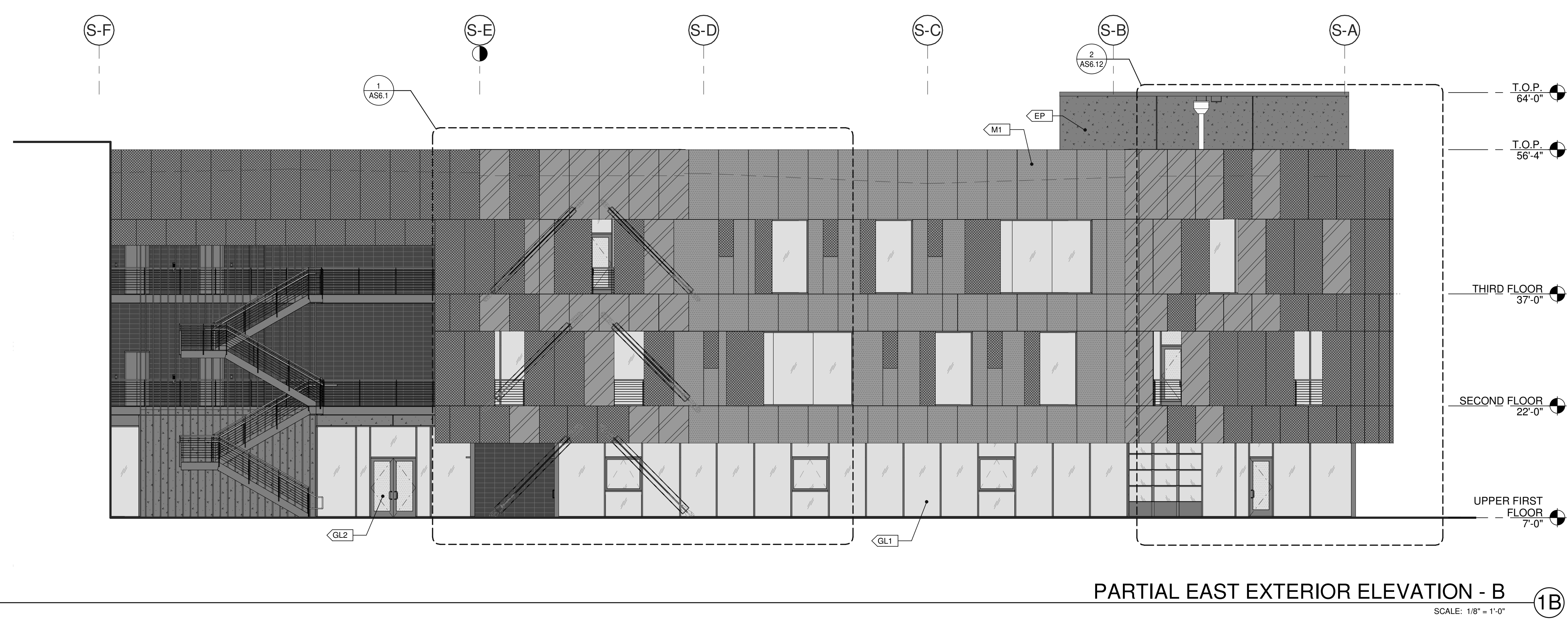
NOTES:

- SEE SHEET AS0.2 & AS0.2a FOR GENERAL NOTES.
- 401 FINISH GRADE VARIES.
- 406 1/4" METAL PANELS JOINT.

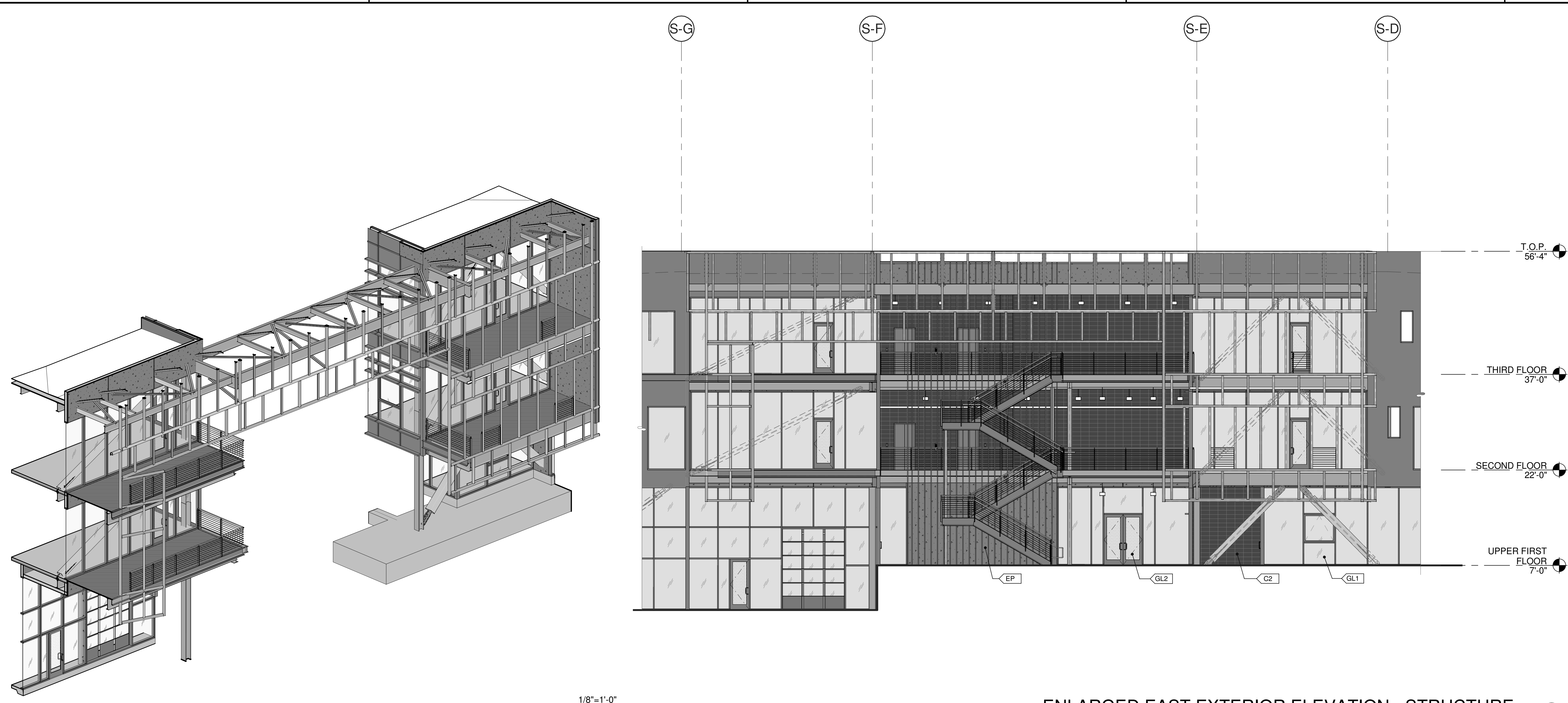


- EXTERIOR FINISHES**
- GL1 • HEAVY SANDBLAST (CONCRETE WALL).
 - GL2 • ORCO BLOCK JET BLACK WITH BLACK GINDER 'ORCO CUSTOM HEAVY SHOTBLAST' CMU, STACK BOND, (EXTERIOR CMU WALLS).
 - M1 • PRE-WEATHERED CORTEN STEEL PANEL - SOLID RAINSCREEN.
 - M2 • PRE-WEATHERED CORTEN STEEL PANEL - SOLID SUNSHADE.
 - M3 • PRE-WEATHERED CORTEN STEEL PANEL - PERFORATED SUNSHADE.
 - M4 • MAPES-R PANEL, PAINTED WITH DURANAR XLBC GRAPHITE GRAY.
 - M5 • STEEL DECK, PAINTED WITH DURANAR XLBC GRAPHITE GRAY.
 - M6 • PRE-FINISHED ALUMINUM PANEL TO MATCH M4.
 - PP • SMOOTH, DARK-GRAY EXTERIOR PLASTER - MANUFACTURER AND SPECIFIC FINISH TBD.
 - EP • SMOOTH, DARK-GRAY EXTERIOR INSULATION FINISH SYSTEM (EIFS) - MANUFACTURER AND SPECIFIC FINISH TBD.
- ALL CURTAINWALL AND STOREFRONT MULLIONS, SPANDREL PANELS, NON-CORTEN METAL PANELS, SHEET METAL FLASHINGS AND TRIMS, EXPOSED STEEL STRUCTURE, STEEL GRATING, STAIRS AND RAILING PAINTS TO MATCH M4.

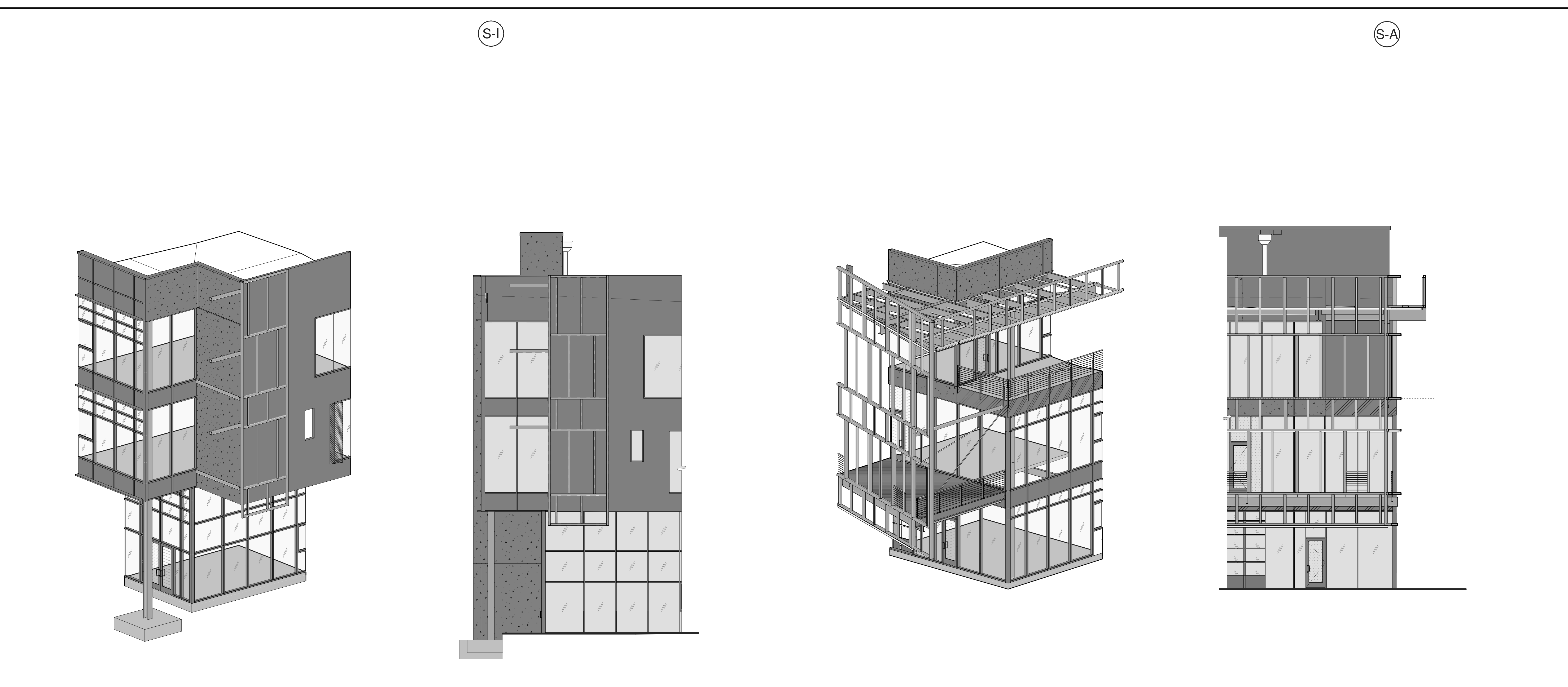
- GLASS TYPES/PATTERNS**
- TYPE 1:
- SOLARBAN® 70 (2) CLEAR + CLEAR
 - VLT 64
 - SHGC 0.27
- TYPE 2:
- ACOUSTICALLY ENHANCED GLAZING (ZONE A PER ACOUSTICAL REPORT); ALL FACADES FACING GRAND AVE. AND EXTENDING FOR PORTION OF EAST AND WEST WALLS FROM GRAND AVE. ACOUSTICAL REPORT.
 - INSULATING GLAZING PER TYPE 1, EXCEPT 3/16" GLASS LITE IN LIEU OF 1/4" GLASS LITE FOR ONE PANE IN THE INSULATED GLASS ASSEMBLY, STC. 33 MIN.
- GL1 • TEMPERED GLASS
- ALL CURTAINWALL AND STOREFRONT MULLIONS, SPANDREL PANELS, NON-CORTEN METAL PANELS, SHEET METAL FLASHINGS AND TRIMS, EXPOSED STEEL STRUCTURE, STEEL GRATING, STAIRS AND RAILING PAINTS TO MATCH M4.



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ENLARGED EAST EXTERIOR ELEVATION - STRUCTURE 1
SCALE: 1/8" = 1'-0"



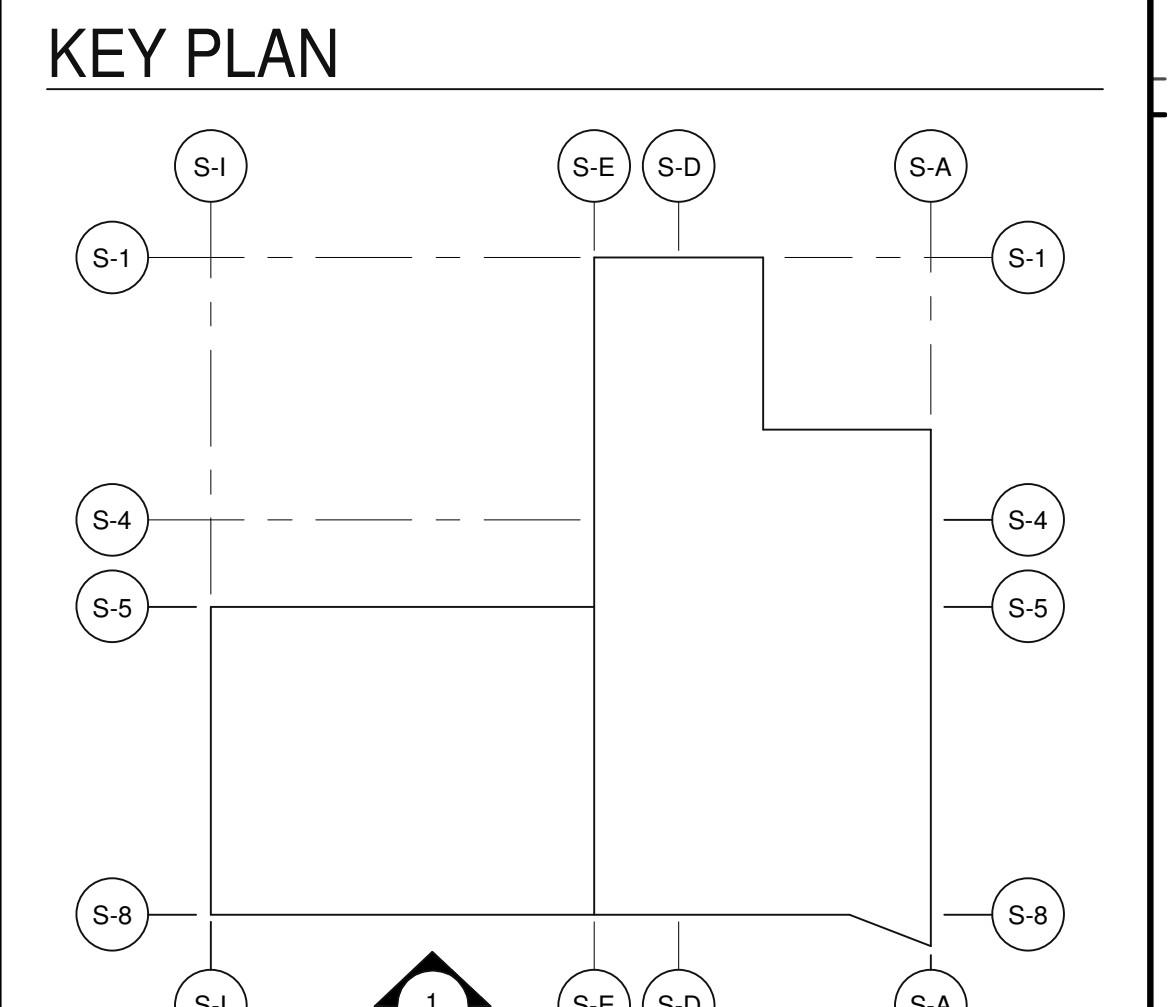
ENLARGED EAST EXTERIOR ELEVATION - STRUCTURE 3
SCALE: 1/8" = 1'-0"

ENLARGED EAST EXTERIOR ELEVATION - STRUCTURE 2
SCALE: 1/8" = 1'-0"

NOTES: SEE SHEET AS0.2 & AS0.2a FOR GENERAL NOTES.

- ### EXTERIOR FINISHES
- <G1> HEAVY SANDBLAST (CONCRETE WALL).
 - <G2> ORCO BLOCK JET BLACK WITH BLACK OXIDER 'ORCO CUSTOM HEAVY SHOTBLAST' CMU, STACK BOND. (EXTERIOR CMU WALLS).
 - <M1> PRE-WEATHERED CORTEN STEEL PANEL - SOLID RAINSCREEN.
 - <M2> PRE-WEATHERED CORTEN STEEL PANEL - SOLID SUNSHADE.
 - <M3> PRE-WEATHERED CORTEN STEEL PANEL - PERFORATED SUNSHADE.
 - <M4> MAPES-R PANEL, PAINTED WITH DURANAR XLBC GRAPHITE GRAY.
 - <M5> STEEL DECK, PAINTED WITH DURANAR XLBC GRAPHITE GRAY.
 - <M6> PRE-FINISHED ALUMINUM PANEL TO MATCH <M4>
 - <PP> SMOOTH, DARK-GRAY EXTERIOR PLASTER - MANUFACTURER AND SPECIFIC FINISH TBD.
 - <EP> SMOOTH, DARK-GRAY EXTERIOR INSULATION FINISH SYSTEM (EIFS) - MANUFACTURER AND SPECIFIC FINISH TBD.
- ALL CURTAINWALL AND STOREFRONT MULLIONS, SPANDREL PANELS, NON-CORTEN METAL PANELS, SHEET METAL FLASHINGS AND TRIMS, EXPOSED STEEL STRUCTURE, STEEL GRATING, STAIRS AND RAILING PAINTS TO MATCH <M4>

- ### GLASS TYPES/PATTERNS
- TYPE 1:
- SOLARBAN® 70 (2) CLEAR + CLEAR
 - VLT 64
 - SHGC 0.27
- TYPE 2:
- ACOUSTICALLY ENHANCED GLAZING (ZONE A PER ACOUSTICAL REPORT); ALL FACADES FACING GRAND AVE. AND EXTENDING FOR PORTION OF EAST AND WEST WALLS FROM GRAND AVE. ACOUSTICAL REPORT.
 - INSULATING GLAZING PER TYPE 1, EXCEPT 3/16" GLASS LITE IN LIEU OF 1/4" GLASS LITE FOR ONE PANE IN THE INSULATED GLASS ASSEMBLY, STC. 33 MIN.
- <GL1> TEMPERED GLASS
- ALL CURTAINWALL AND STOREFRONT MULLIONS, SPANDREL PANELS, NON-CORTEN METAL PANELS, SHEET METAL FLASHINGS AND TRIMS, EXPOSED STEEL STRUCTURE, STEEL GRATING, STAIRS AND RAILING PAINTS TO MATCH <M4>



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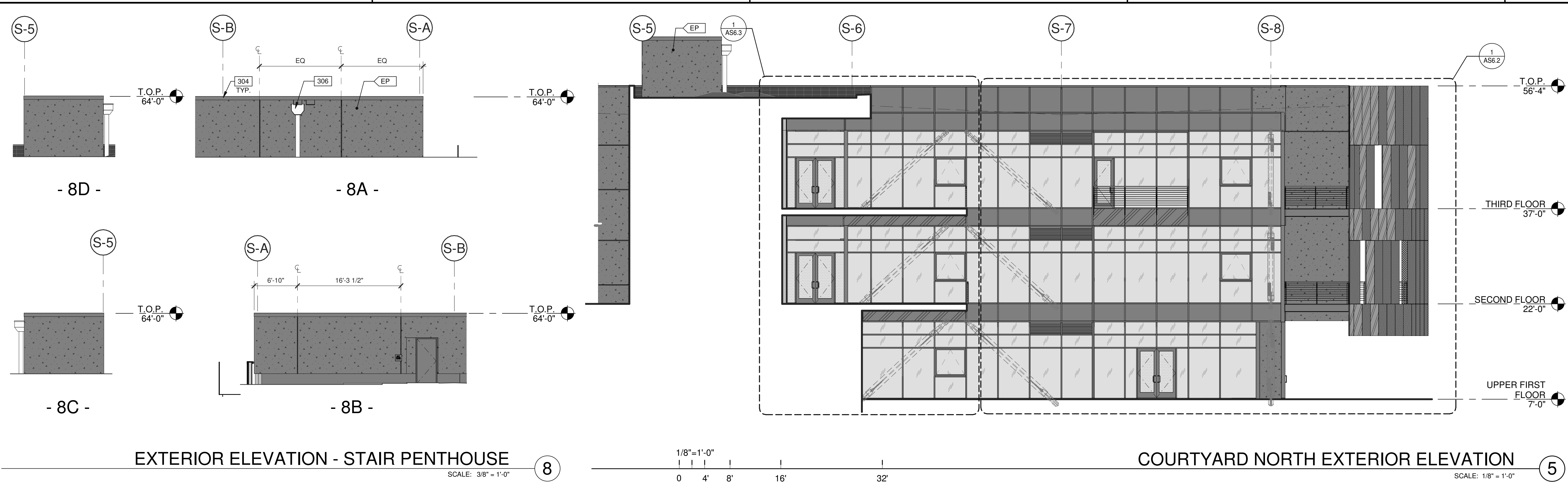
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SOUTH BUILDING
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EXTERIOR ELEVATIONS - STRUCTURE	
DATE	REMARKS
08.28.2020 <td>PLAN CHECK SUBMITTAL</td>	PLAN CHECK SUBMITTAL
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PA/PM: F. FRISBY
 DRAWN BY: H.A.
 JOB NO.: LAX19-0042-00

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NOTES:

SEE SHEET AS0.2 & AS0.2a FOR GENERAL NOTES.

304 CONTINUOUS METAL CAP, PAINTED TO MATCH ADJACENT WALL.

306 DOWNSPOUT AND OVERFLOW SCUPPER, PAINTED TO MATCH ADJACENT WALL.

402 LINE OF ROOF BEYOND.

403 PARAPET BEYOND.

408 CONTINUOUS C CHANNEL AT DECK EDGES.

410 1"x6" PRE-FINISHED ALUMINUM FIN.

601 STRUCTURAL STEEL FRAMING.

706 DECORATIVE METAL GUARDRAIL, PAINTED.

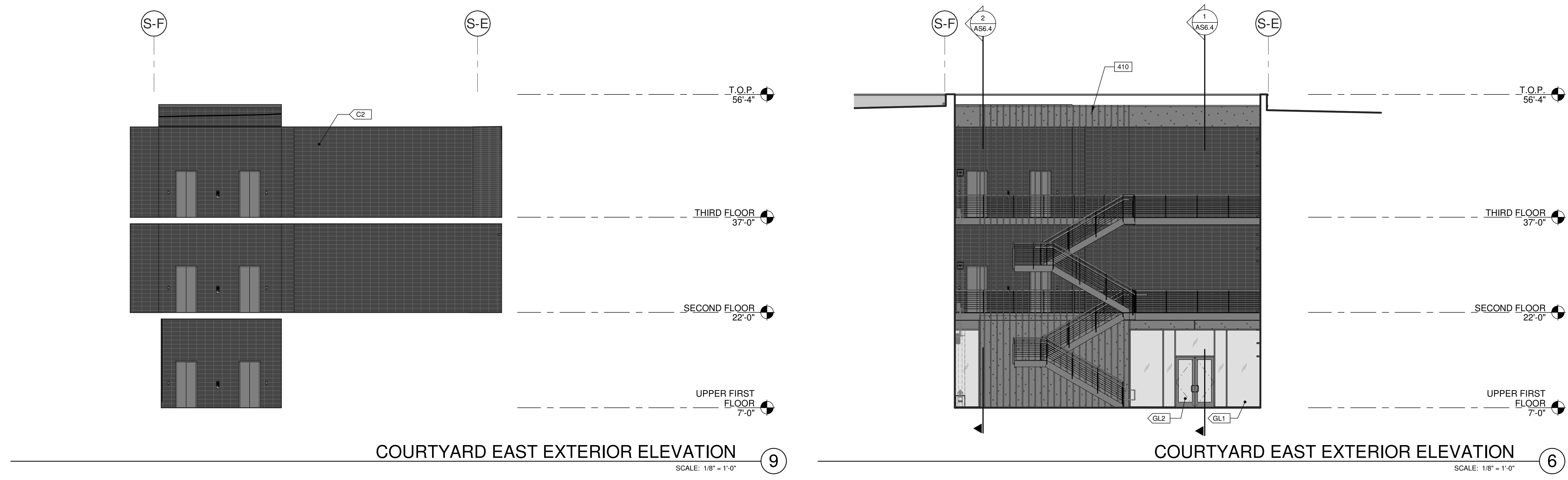
DESIGN ARCHITECT

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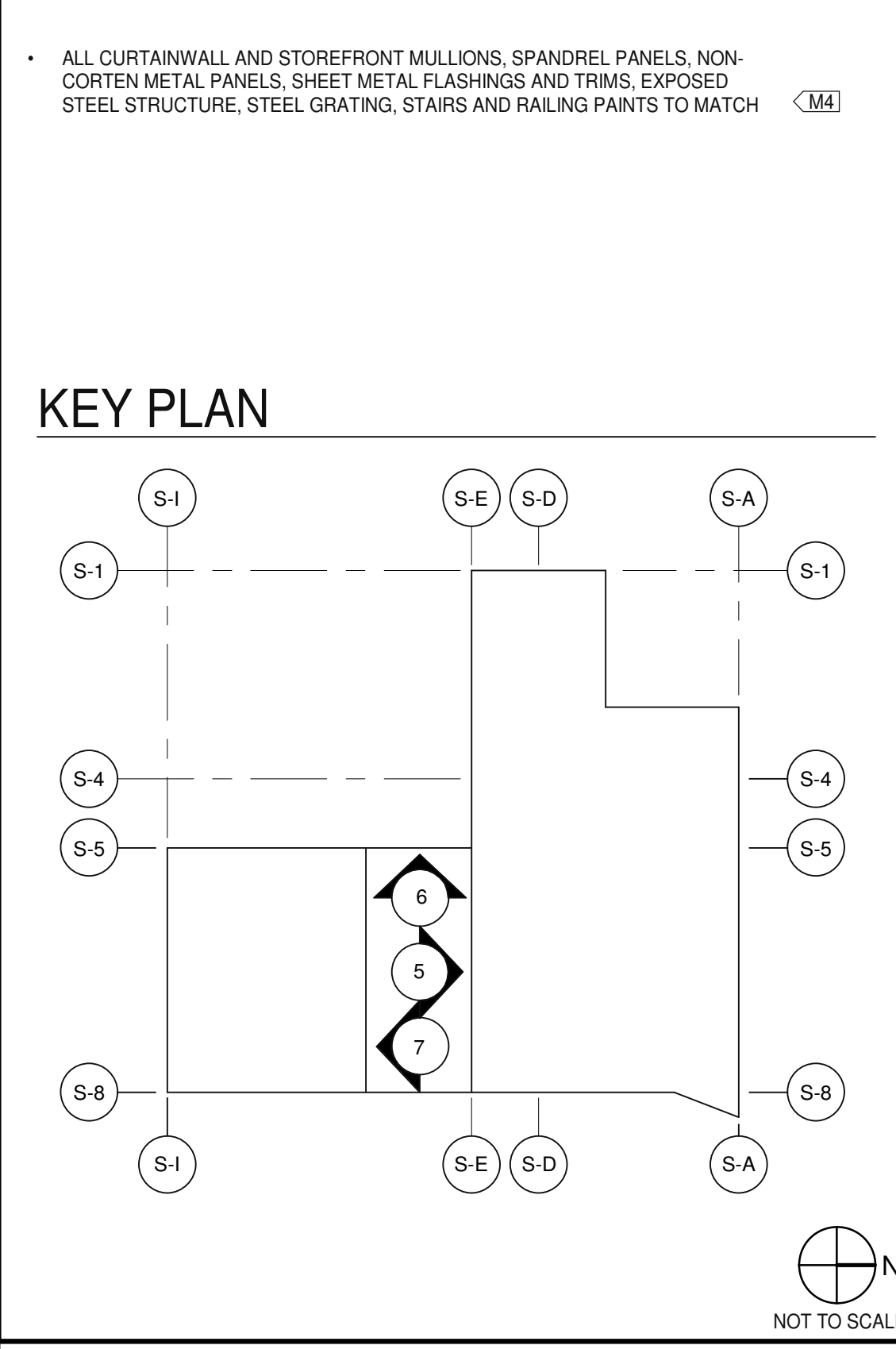
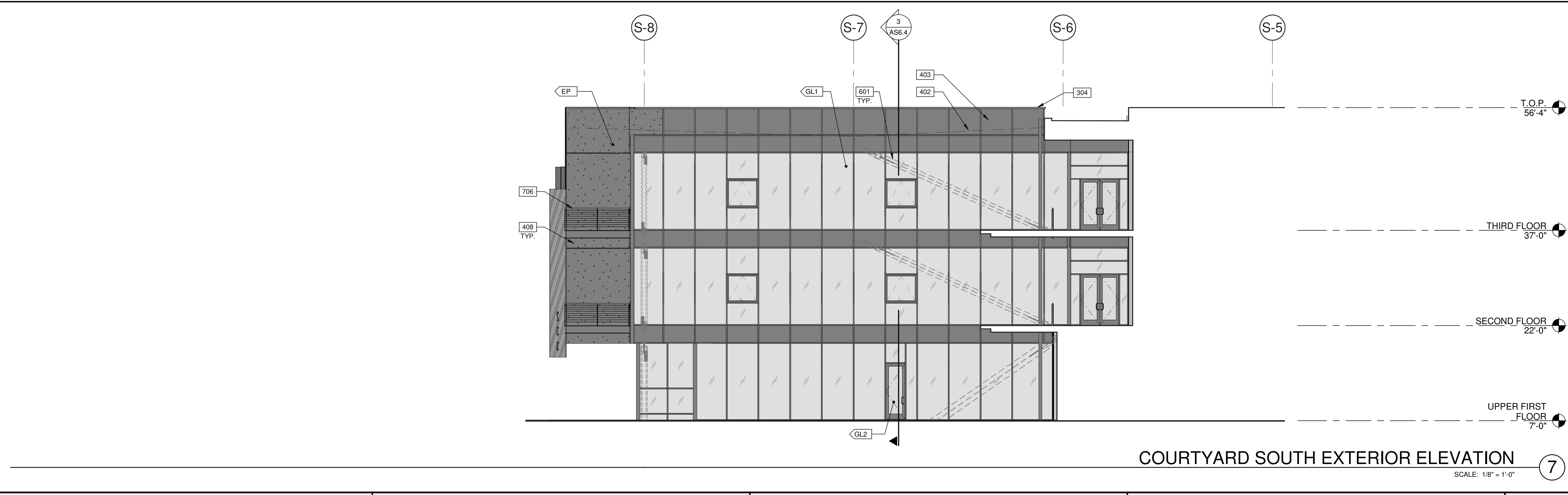


- EXTERIOR FINISHES**
- <C1> HEAVY SANDBLAST (CONCRETE WALL).
 - <C2> ORCO BLOCK JET BLACK WITH BLACK CINDER ORCO CUSTOM HEAVY SHOTBLAST CMU, STACK BOND, (EXTERIOR CMU WALLS).
 - <M1> PRE-WEATHERED CORTEN STEEL PANEL - SOLID RAINSCREEN.
 - <M2> PRE-WEATHERED CORTEN STEEL PANEL - SOLID SUNSHADE.
 - <M3> PRE-WEATHERED CORTEN STEEL PANEL - PERFORATED SUNSHADE.
 - <M4> MAPES-R PANEL, PAINTED WITH DURANAR XLBC GRAPHITE GRAY.
 - <M5> STEEL DECK, PAINTED WITH DURANAR XLBC GRAPHITE GRAY.
 - <M6> PRE-FINISHED ALUMINUM PANEL TO MATCH <M4>
 - <PP> SMOOTH, DARK-GRAY EXTERIOR PLASTER - MANUFACTURER AND SPECIFIC FINISH TBD.
 - <EP> SMOOTH, DARK-GRAY EXTERIOR INSULATION FINISH SYSTEM (EIFS) - MANUFACTURER AND SPECIFIC FINISH TBD.
- GLASS TYPES/PATTERNS**
- TYPE 1:
- SOLARBAN® 70 (2) CLEAR + CLEAR
 - VL7.64
 - SHGC 0.27
- TYPE 2:
- ACOUSTICALLY ENHANCED GLAZING (ZONE A PER ACOUSTICAL REPORT); ALL FACADES FACING GRAND AVE. AND EXTENDING FOR PORTION OF EAST AND WEST WALLS FROM GRAND AVE. ACOUSTICAL REPORT.
 - INSULATING GLAZING PER TYPE 1, EXCEPT 3/16" GLASS LITE IN LIEU OF 1/4" GLASS LITE FOR ONE PANE IN THE INSULATED GLASS ASSEMBLY, STC. 33 MIN.
- <GL1> TEMPERED GLASS
- ALL CURTAINWALL AND STOREFRONT MULLIONS, SPANDREL PANELS, NON-CORTEN METAL PANELS, SHEET METAL FLASHINGS AND TRIMS, EXPOSED STEEL STRUCTURE, STEEL GRATING, STAIRS AND RAILING PAINTS TO MATCH <M4>

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EXTERIOR ELEVATIONS

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DATE: 08.28.2020

REVISIONS:

1

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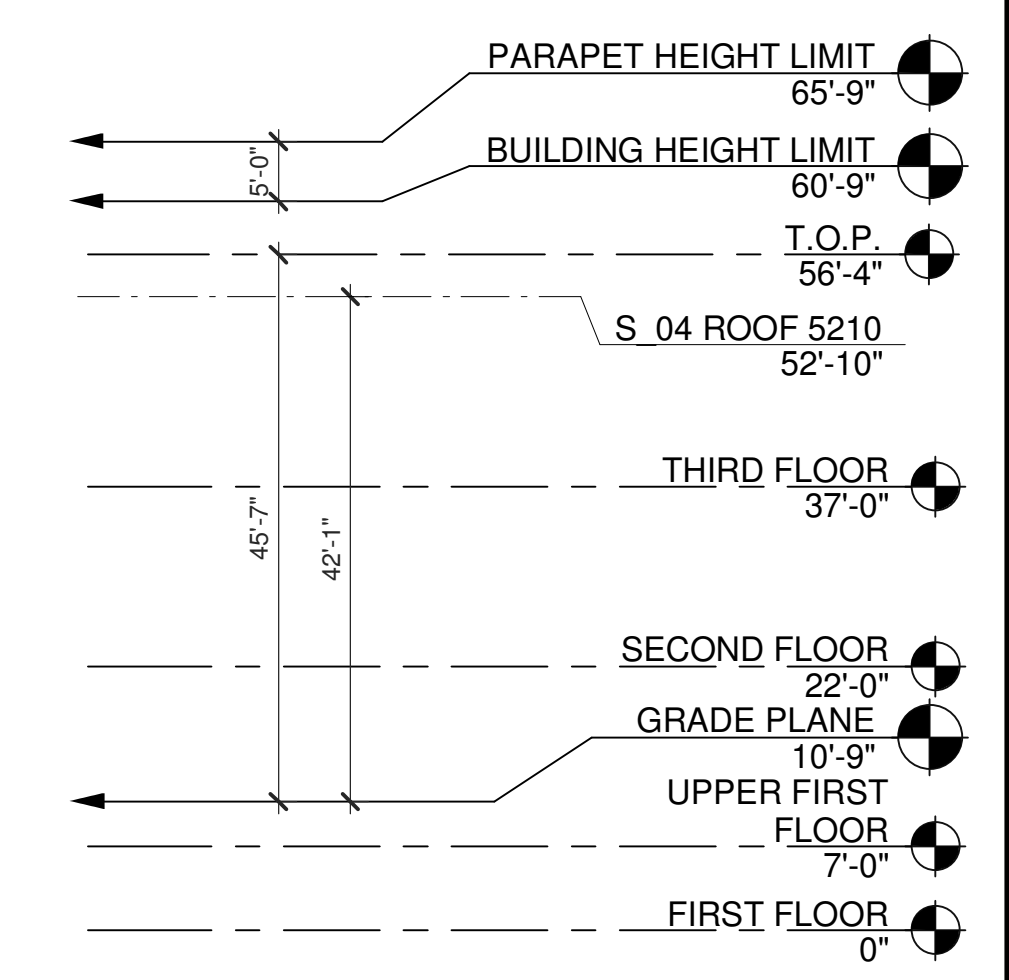
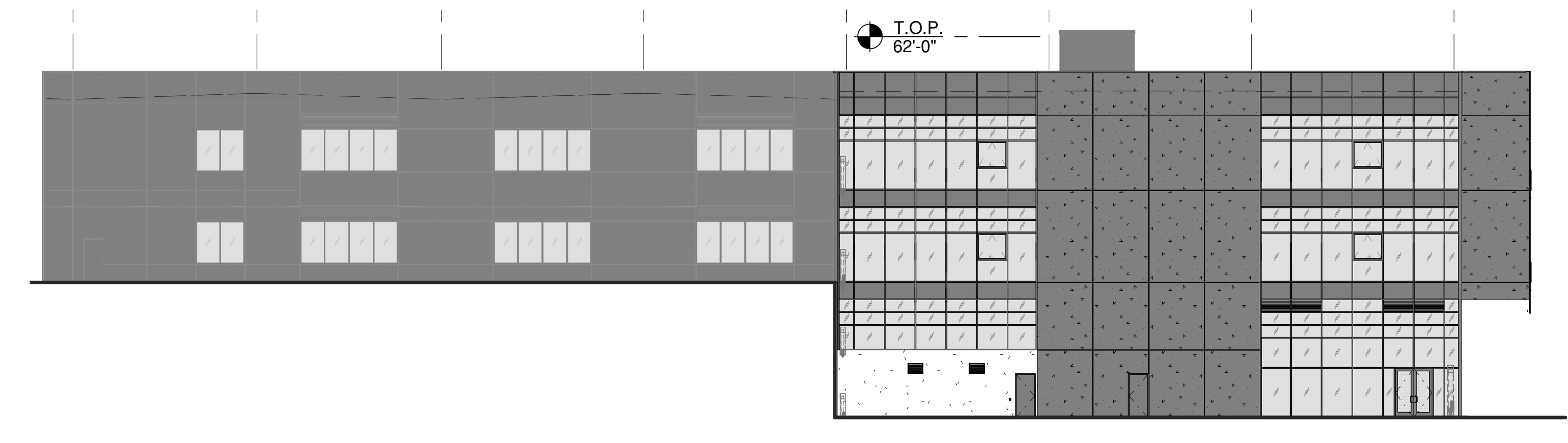
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S-1 S-2 S-3 S-4 S-5 S-6 S-7 S-8



1/16"=1'-0"
0 8' 16' 32' 64'

OVERALL SOUTH EXTERIOR ELEVATION 2

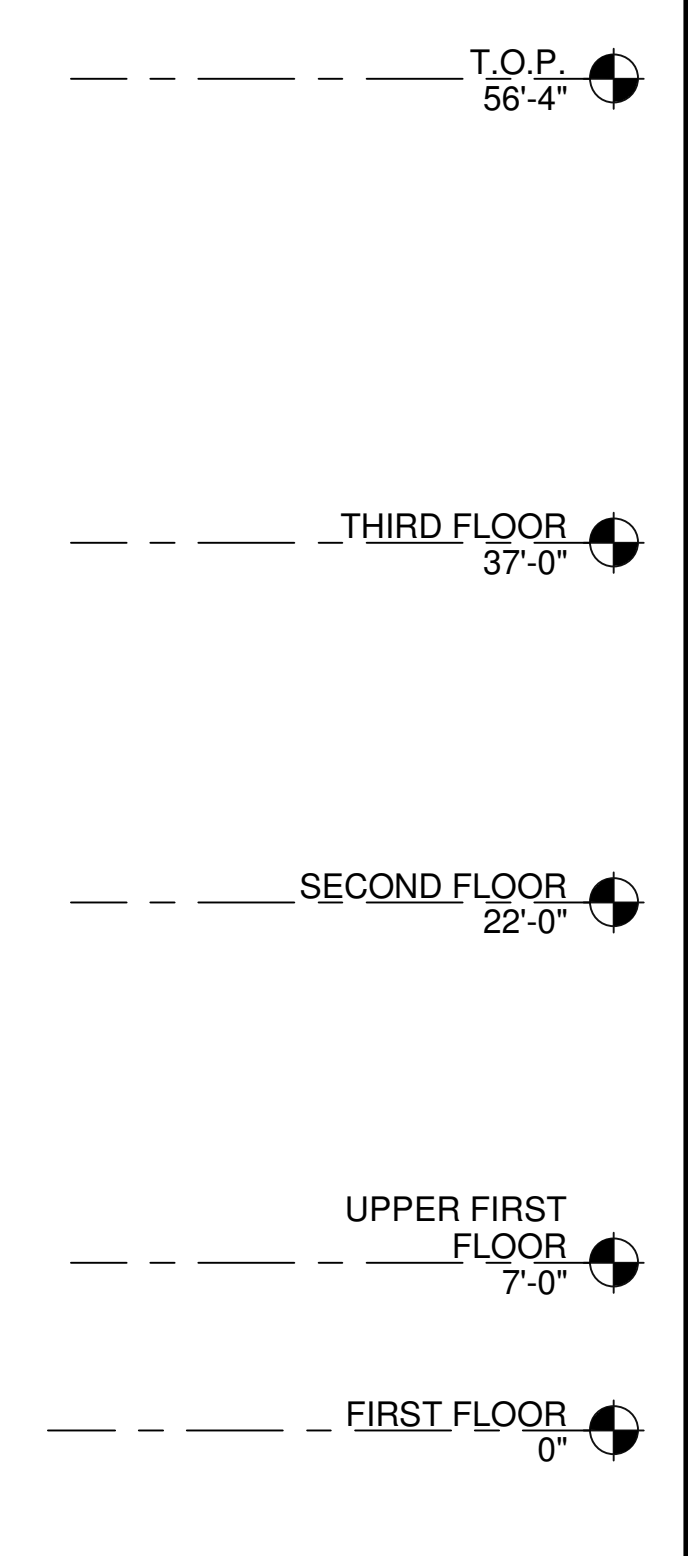
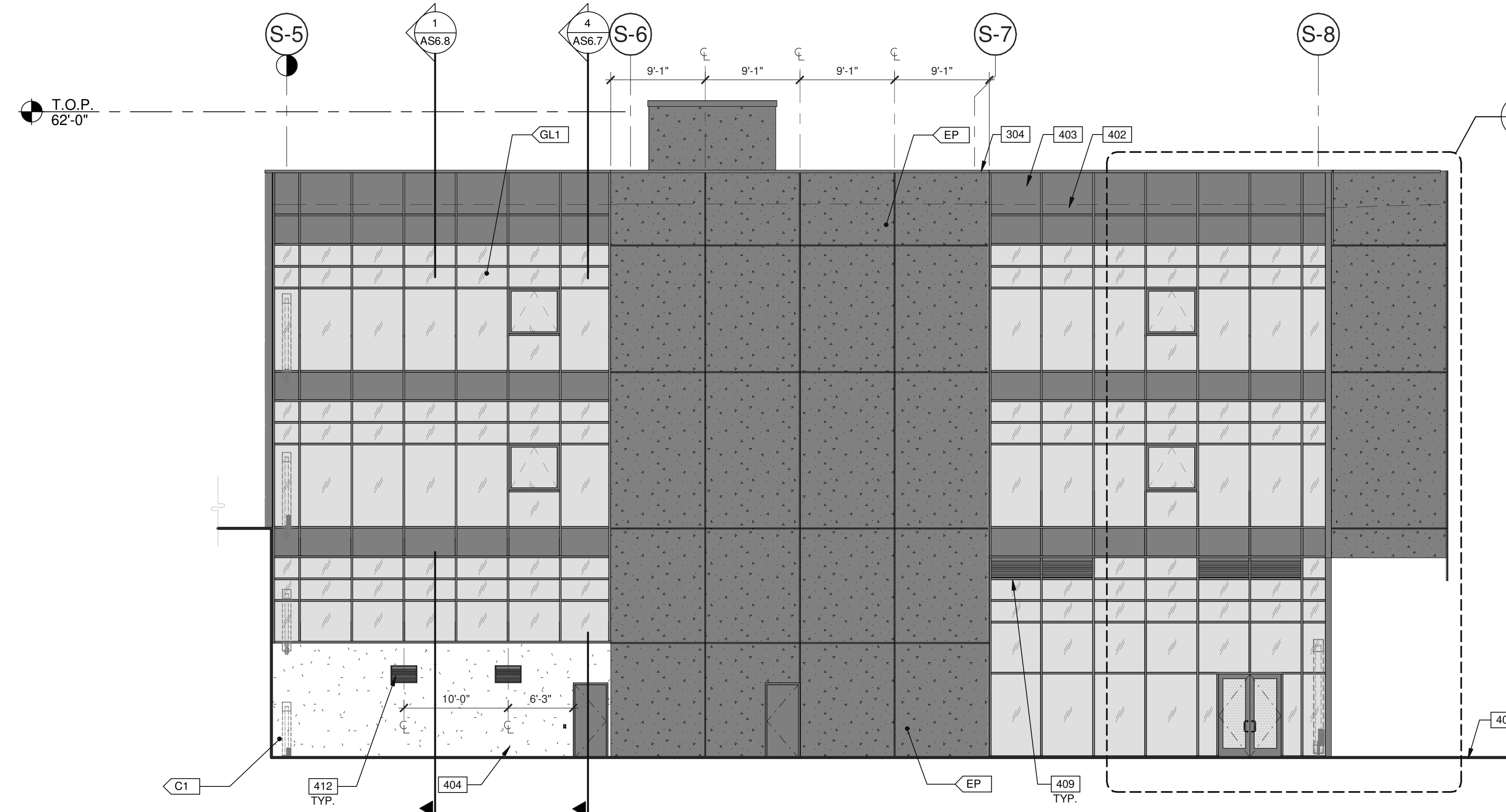
NOTES:

SEE SHEET AS0.2 & AS0.2a FOR GENERAL NOTES.

304 CONTINUOUS METAL CAP, PAINTED TO MATCH ADJACENT WALL.
401 FINISH GRADE VARIES.
402 LINE OF ROOF BEYOND.
403 PARAPET BEYOND.
404 CONCRETE SYSTEM WALL.
405 1/2" EIFS REVEAL.
409 PRE-FINISHED ALUMINUM FIN TO MATCH CURTAIN WALL MULLIONS.
412 PAINTED METAL LOUVERS TO MATCH ADJACENT WALL.

DESIGN ARCHITECT
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1/8"=1'-0"
0 4' 8' 16' 32'

PARTIAL SOUTH EXTERIOR ELEVATION - B 2A

EXTERIOR FINISHES

- C1 HEAVY SANDBLAST (CONCRETE WALL).
- C2 ORCO BLOCK JET BLACK WITH BLACK CINDER ORCO CUSTOM HEAVY SHOTBLAST CMU, STACK BOND. (EXTERIOR CMU WALLS).
- M1 PRE-WEATHERED CORTEN STEEL PANEL - SOLID RAINSCREEN.
- M2 PRE-WEATHERED CORTEN STEEL PANEL - SOLID SUNSHADE.
- M3 PRE-WEATHERED CORTEN STEEL PANEL - PERFORATED SUNSHADE.
- M4 MAPES-R PANEL, PAINTED WITH DURANAR XLBC GRAPHITE GRAY.
- M5 STEEL DECK, PAINTED WITH DURANAR XLBC GRAPHITE GRAY.
- M6 PRE-FINISHED ALUMINUM PANEL TO MATCH M4.
- PP SMOOTH, DARK-GRAY EXTERIOR PLASTER - MANUFACTURER AND SPECIFIC FINISH TBD.
- EP SMOOTH, DARK-GRAY EXTERIOR INSULATION FINISH SYSTEM (EIFS) - MANUFACTURER AND SPECIFIC FINISH TBD.

ALL CURTAINWALL AND STOREFRONT MULLIONS, SPANDREL PANELS, NON-CORTEN METAL PANELS, SHEET METAL FLASHINGS AND TRIMS, EXPOSED STEEL STRUCTURE, STEEL GRATING, STAIRS AND RAILING PAINTS TO MATCH M4.

GLASS TYPES/PATTERNS

TYPE 1:
SOLARBAN® 70 (2) CLEAR + CLEAR
VLT 84
SHGC 0.27

TYPE 2:
ACOUSTICALLY ENHANCED GLAZING (ZONE A PER ACOUSTICAL REPORT); ALL FACADES FACING GRAND AVE. AND EXTENDING FOR PORTION OF EAST AND WEST WALLS FROM GRAND AVE. ACOUSTICAL REPORT.
INSULATING GLAZING PER TYPE 1, EXCEPT 3/16" GLASS LITE IN LIEU OF 1/4" GLASS LITE FOR ONE PANE IN THE INSULATED GLASS ASSEMBLY, STC. 33 MIN.

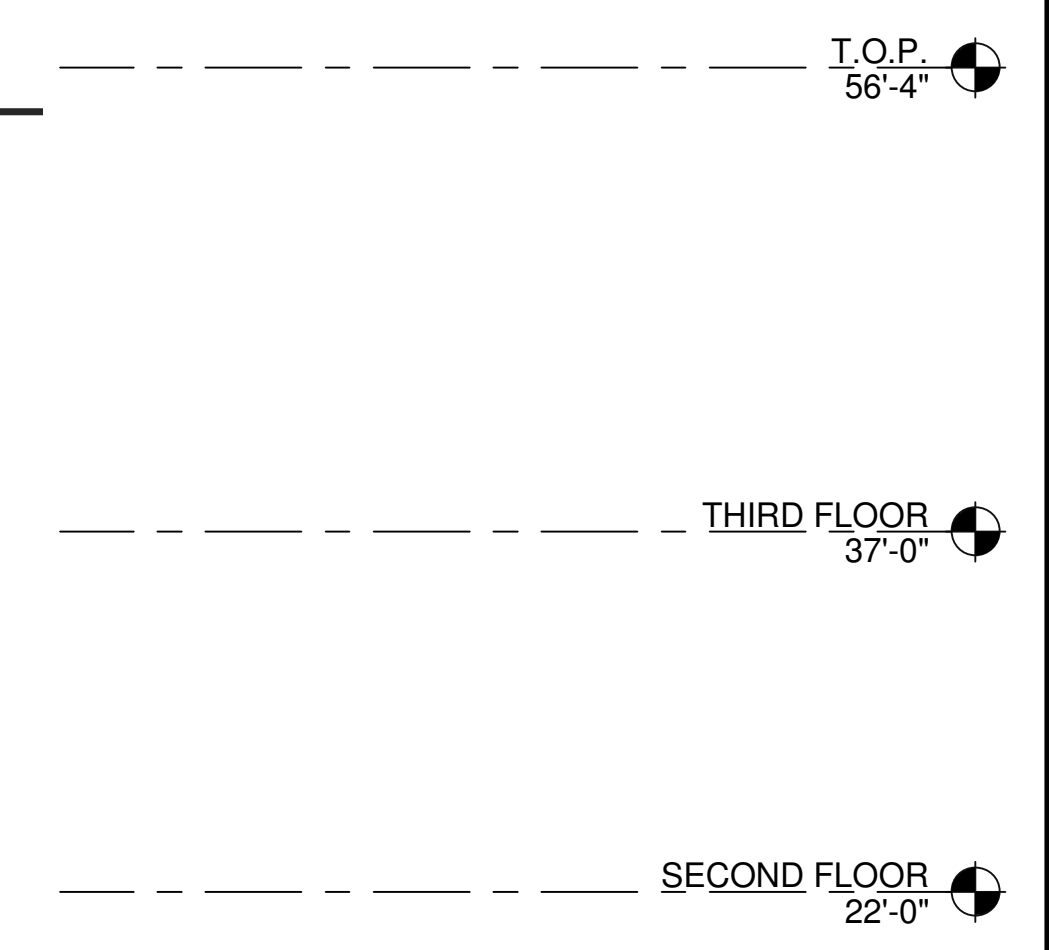
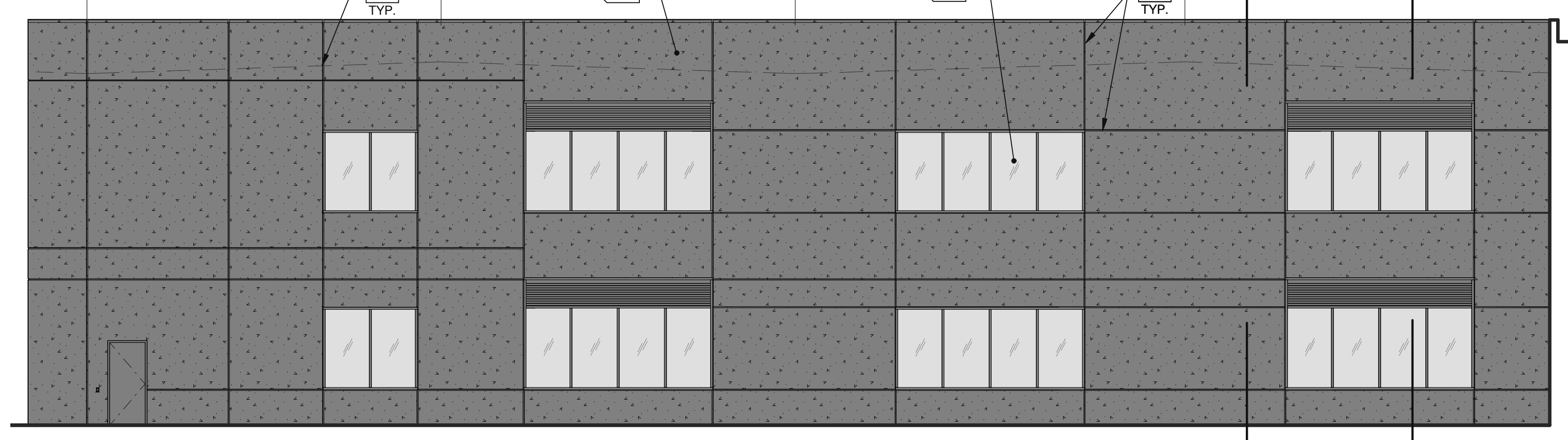
GL1 TEMPERED GLASS

ALL CURTAINWALL AND STOREFRONT MULLIONS, SPANDREL PANELS, NON-CORTEN METAL PANELS, SHEET METAL FLASHINGS AND TRIMS, EXPOSED STEEL STRUCTURE, STEEL GRATING, STAIRS AND RAILING PAINTS TO MATCH M4.

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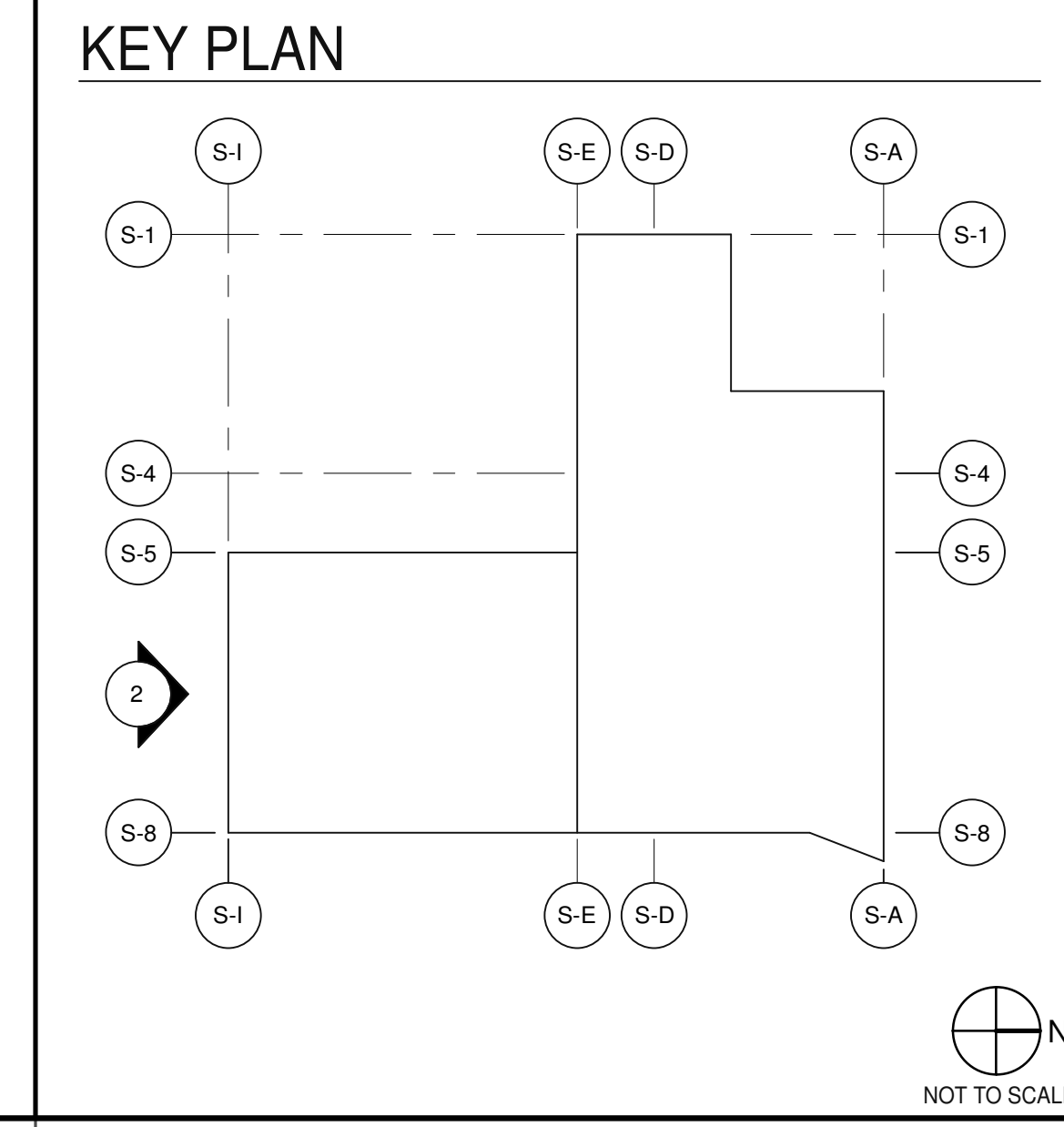
CATALYST
SMOKEY HOLLOW
SOUTH BUILDING
1421 E GRAND AVENUE
EL SEGUNDO, CA 90245

S-1 S-2 S-3 S-4 S-5



1/8"=1'-0"
0 4' 8' 16' 32'

PARTIAL SOUTH EXTERIOR ELEVATION - A 2B



EXTERIOR ELEVATIONS

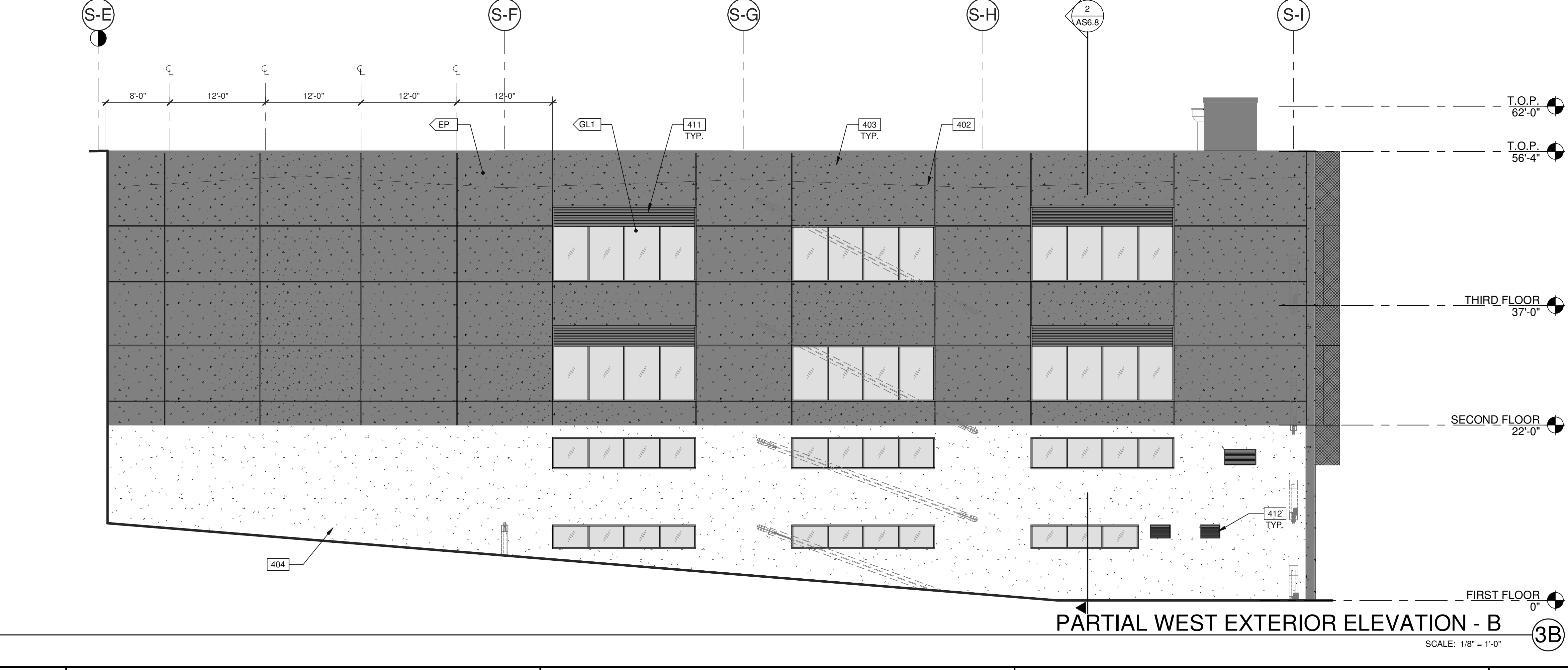
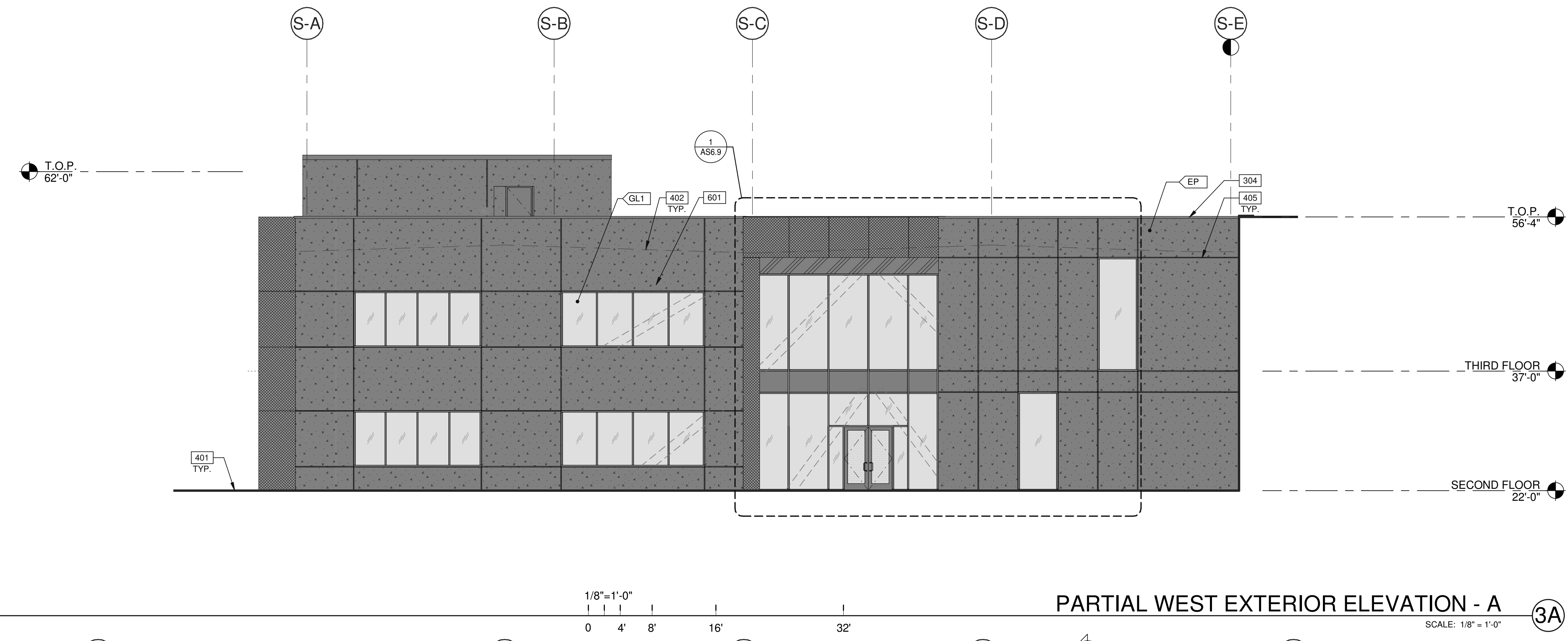
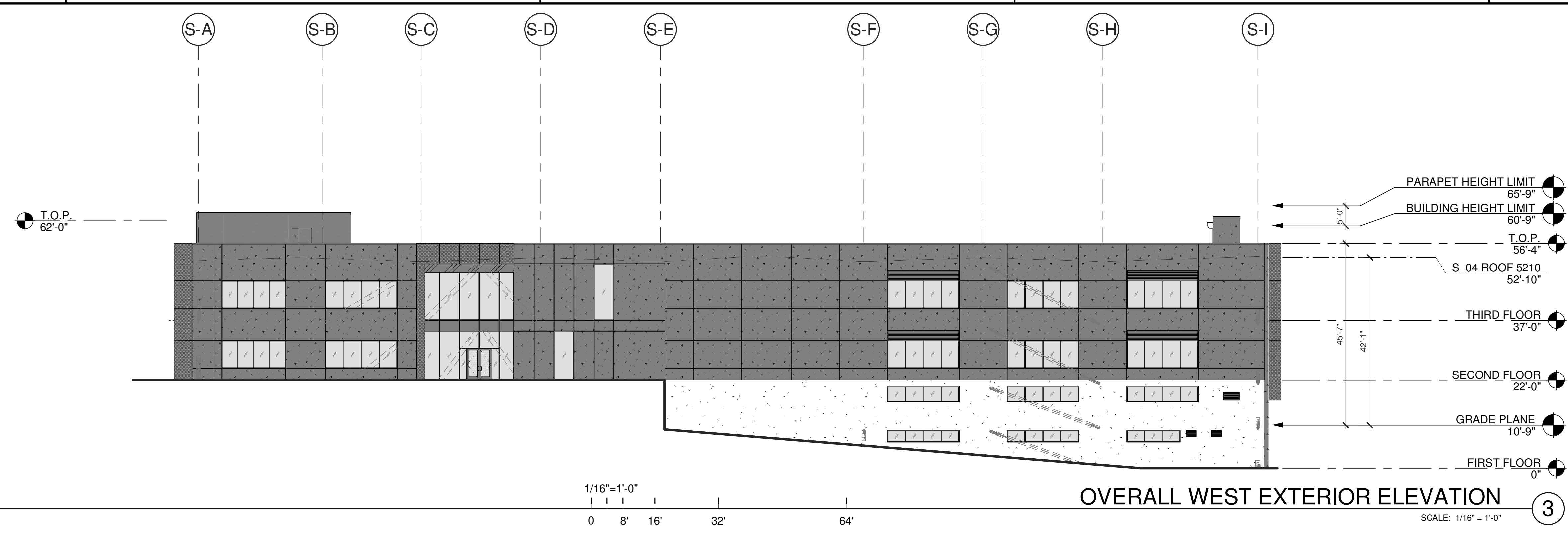
REMARKS

DATE: 08.28.2020
PLAN CHECK SUBMITTAL
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DRAWN BY: H.A.
JOB NO.: LAX19-0042-00

SHEET
AS4.2

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NOTES:

SEE SHEET AS0.2 & AS0.2a FOR GENERAL NOTES.

304 CONTINUOUS METAL CAP, PAINTED TO MATCH ADJACENT WALL.

401 FINISH GRADE VARIES.

402 LINE OF ROOF BEYOND.

403 PARAPET BEYOND.

404 CONCRETE SYSTEM WALL.

405 1/2" EIFS REVEAL.

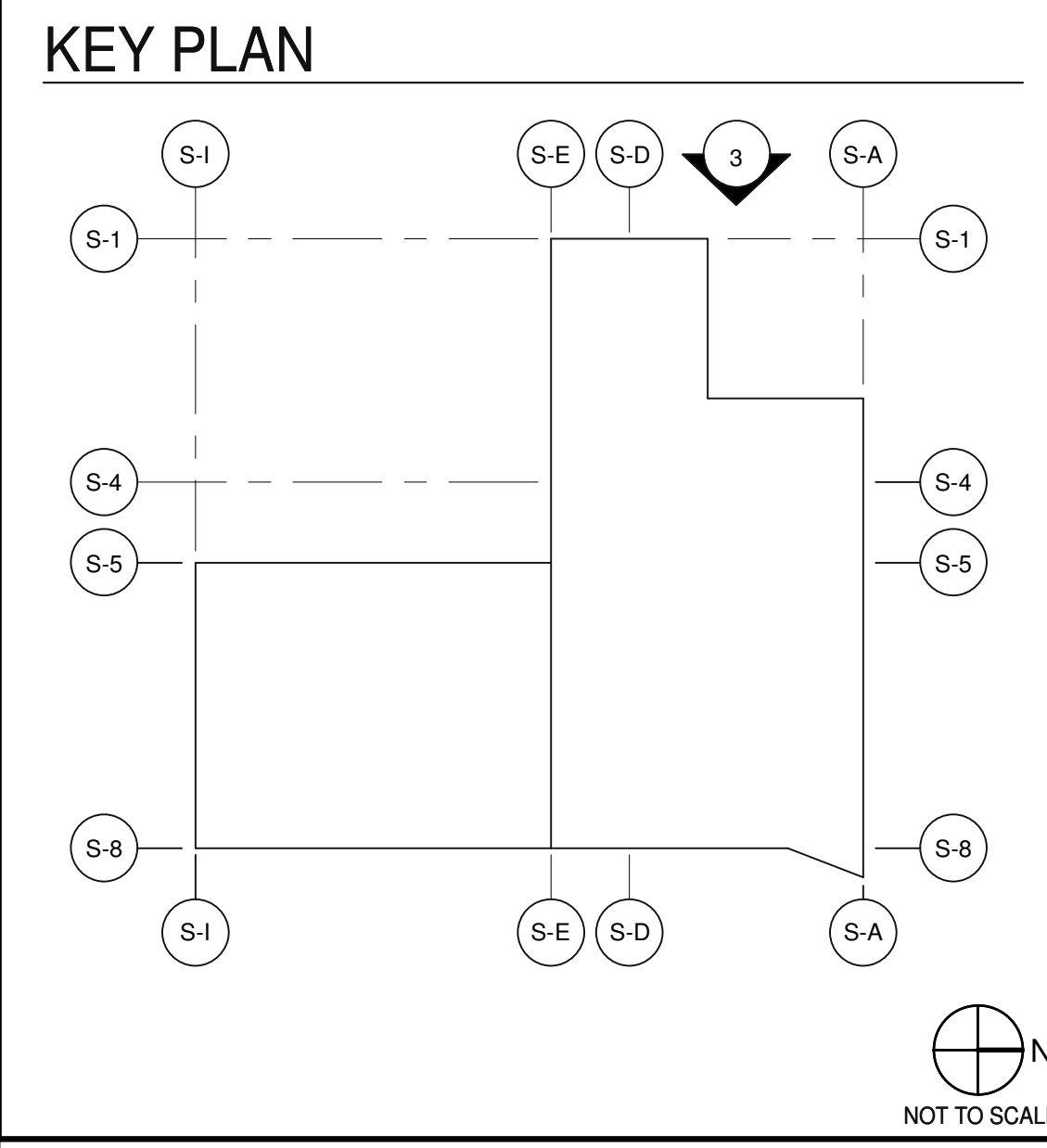
411 PRE-FINISHED METAL LOUVERS TO MATCH CURTAIN WALL.

412 PAINTED METAL LOUVERS TO MATCH ADJACENT WALL.

601 STRUCTURAL STEEL FRAMING.

- EXTERIOR FINISHES**
- <G1> HEAVY SANDBLAST (CONCRETE WALL).
 - <G2> ORCO BLOCK JET BLACK WITH BLACK ONDER ORCO CUSTOM HEAVY SHOTBLAST CMU, STACK BOND. (EXTERIOR CMU WALLS).
 - <M1> PRE-WEATHERED CORTEN STEEL PANEL - SOLID RAINSCREEN.
 - <M2> PRE-WEATHERED CORTEN STEEL PANEL - SOLID SUNSHADE.
 - <M3> PRE-WEATHERED CORTEN STEEL PANEL - PERFORATED SUNSHADE.
 - <M4> MAPES-R PANEL, PAINTED WITH DURANAR XLBC GRAPHITE GRAY.
 - <M5> STEEL DECK, PAINTED WITH DURANAR XLBC GRAPHITE GRAY.
 - <M6> PRE-FINISHED ALUMINUM PANEL TO MATCH <M4>
 - <PP> SMOOTH, DARK GRAY EXTERIOR PLASTER - MANUFACTURER AND SPECIFIC FINISH TBD.
 - <EP> SMOOTH, DARK GRAY EXTERIOR INSULATION FINISH SYSTEM (EIFS) - MANUFACTURER AND SPECIFIC FINISH TBD.
- * ALL CURTAINWALL AND STOREFRONT MULLIONS, SPANDREL PANELS, NON-CORTEN METAL PANELS, SHEET METAL FLASHINGS AND TRIMS, EXPOSED STEEL STRUCTURE, STEEL GRATING, STAIRS AND RAILING PAINTS TO MATCH <M4>

- GLASS TYPES/PATTERNS**
- TYPE 1:
- SOLARBAN® 70 (2) CLEAR + CLEAR
 - VL T 64
 - SHGC 0.27
- TYPE 2:
- ACOUSTICALLY ENHANCED GLAZING (ZONE A PER ACOUSTICAL REPORT); ALL FACADES FACING GRAND AVE. AND EXTENDING FOR PORTION OF EAST AND WEST WALLS FROM GRAND AVE. ACOUSTICAL REPORT.
 - INSULATING GLAZING PER TYPE 1, EXCEPT 3/16" GLASS LITE IN LIEU OF 1/4" GLASS LITE FOR ONE PANE IN THE INSULATED GLASS ASSEMBLY. STC: 33 MIN.
- <GL1> TEMPERED GLASS
- * ALL CURTAINWALL AND STOREFRONT MULLIONS, SPANDREL PANELS, NON-CORTEN METAL PANELS, SHEET METAL FLASHINGS AND TRIMS, EXPOSED STEEL STRUCTURE, STEEL GRATING, STAIRS AND RAILING PAINTS TO MATCH <M4>



DESIGN ARCHITECT

EHRlich
YANAI
RHEE
CHANEY

ARCHITECT OF RECORD

WARE MALCOLM
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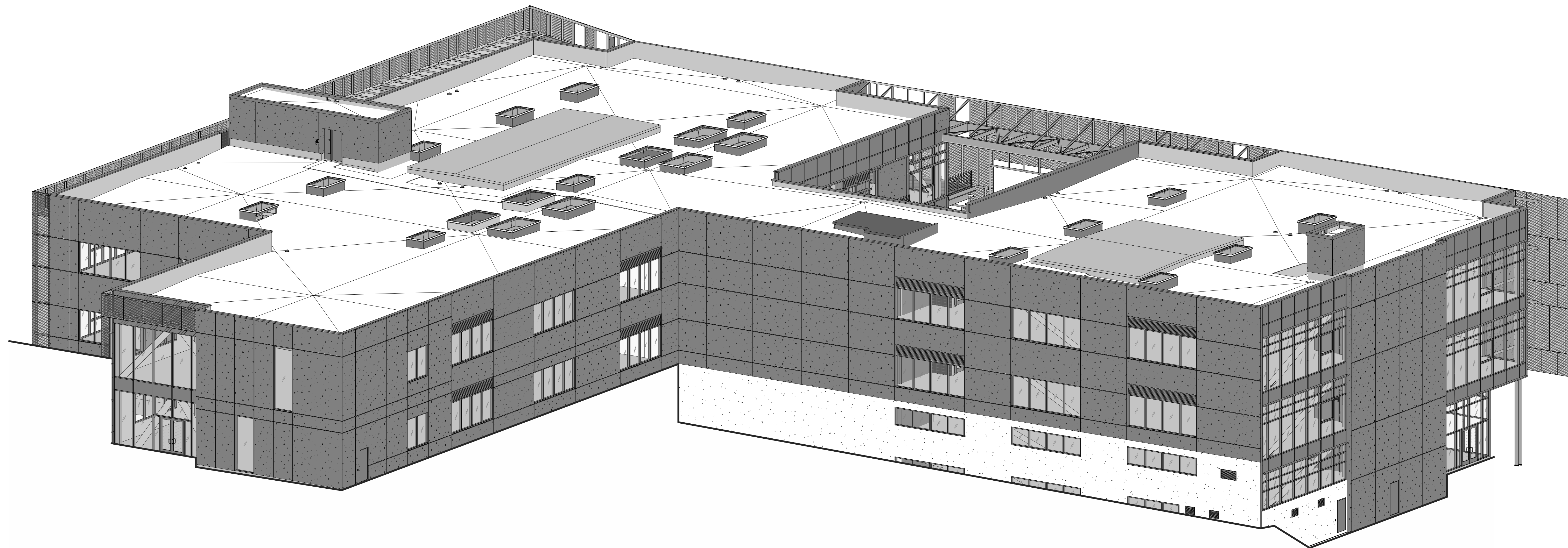
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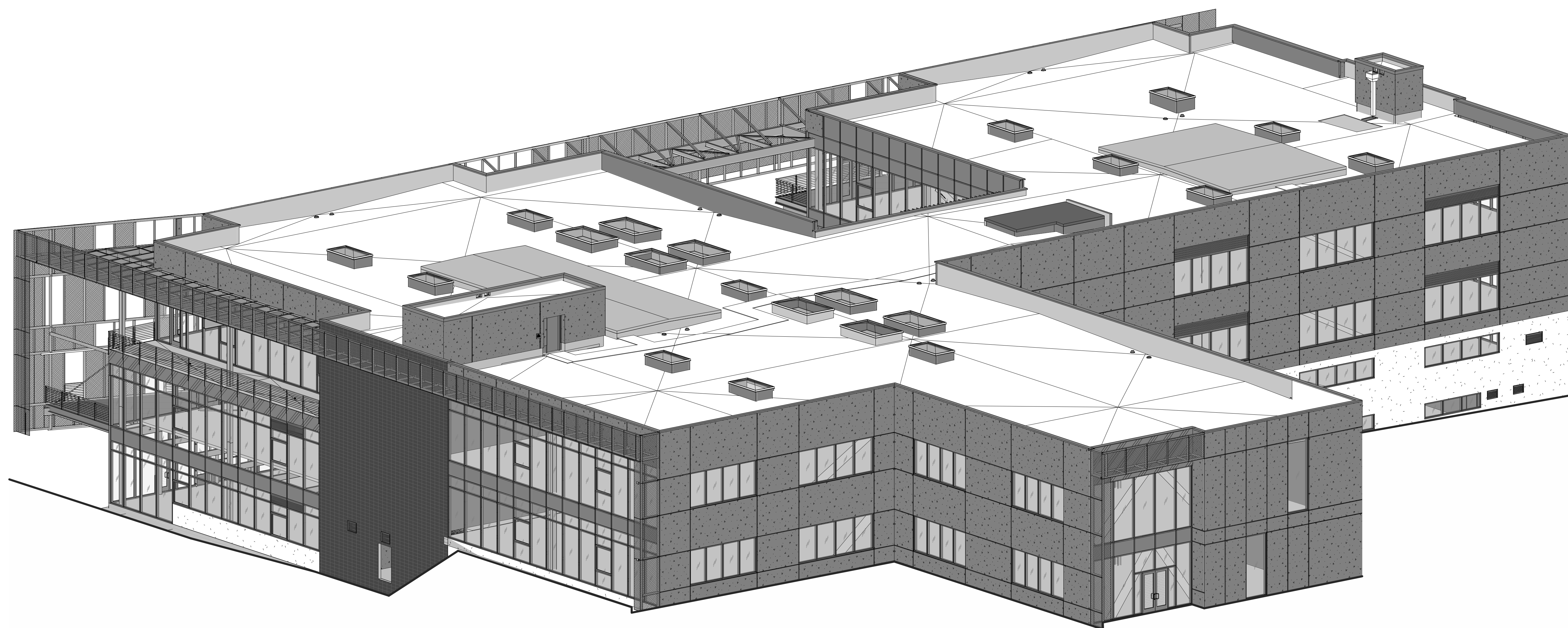
EXTERIOR ELEVATIONS

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SOUTHWEST ISOMETRIC
SCALE:

3



NORTHWEST ISOMETRIC
SCALE:

4

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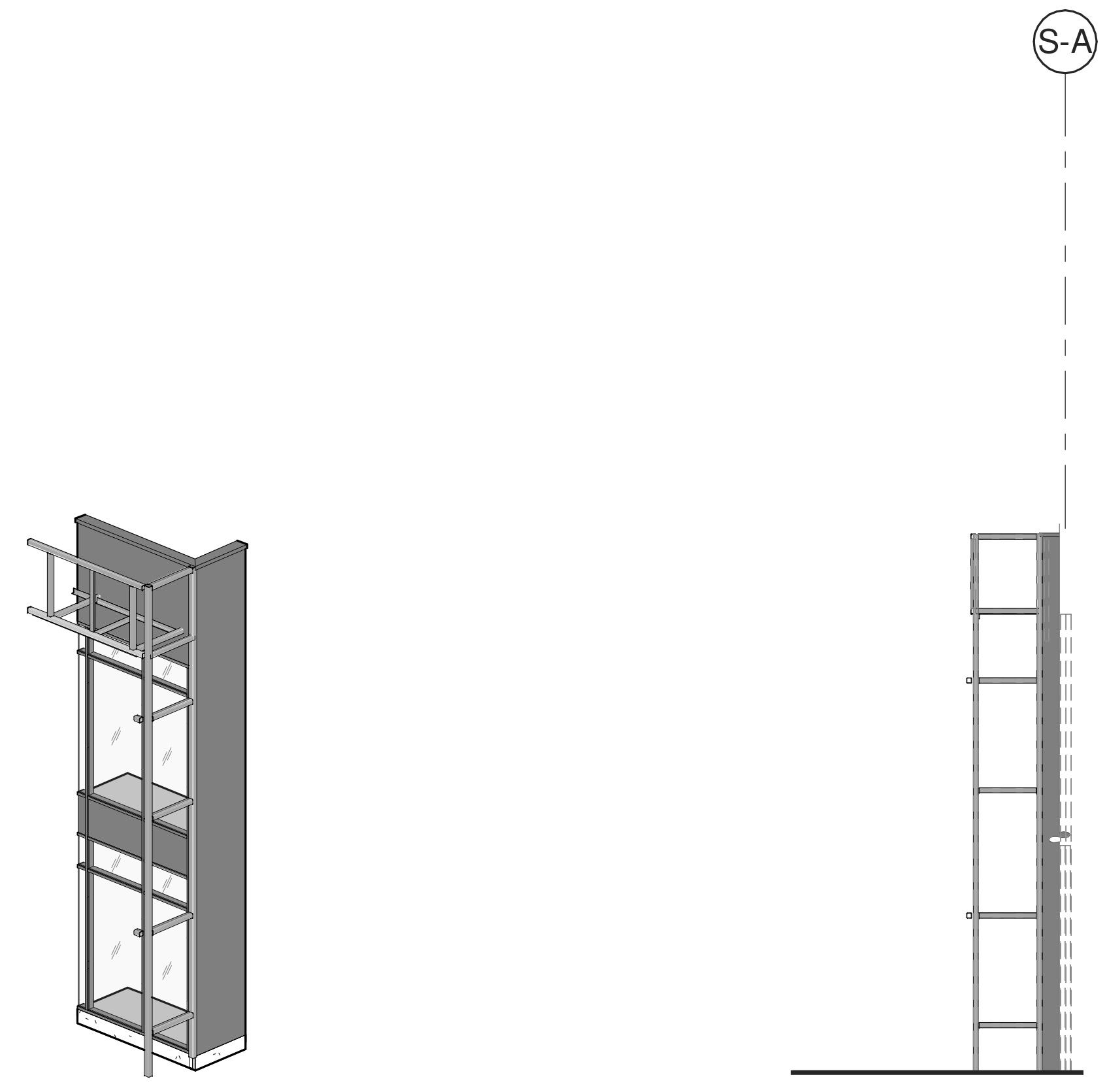


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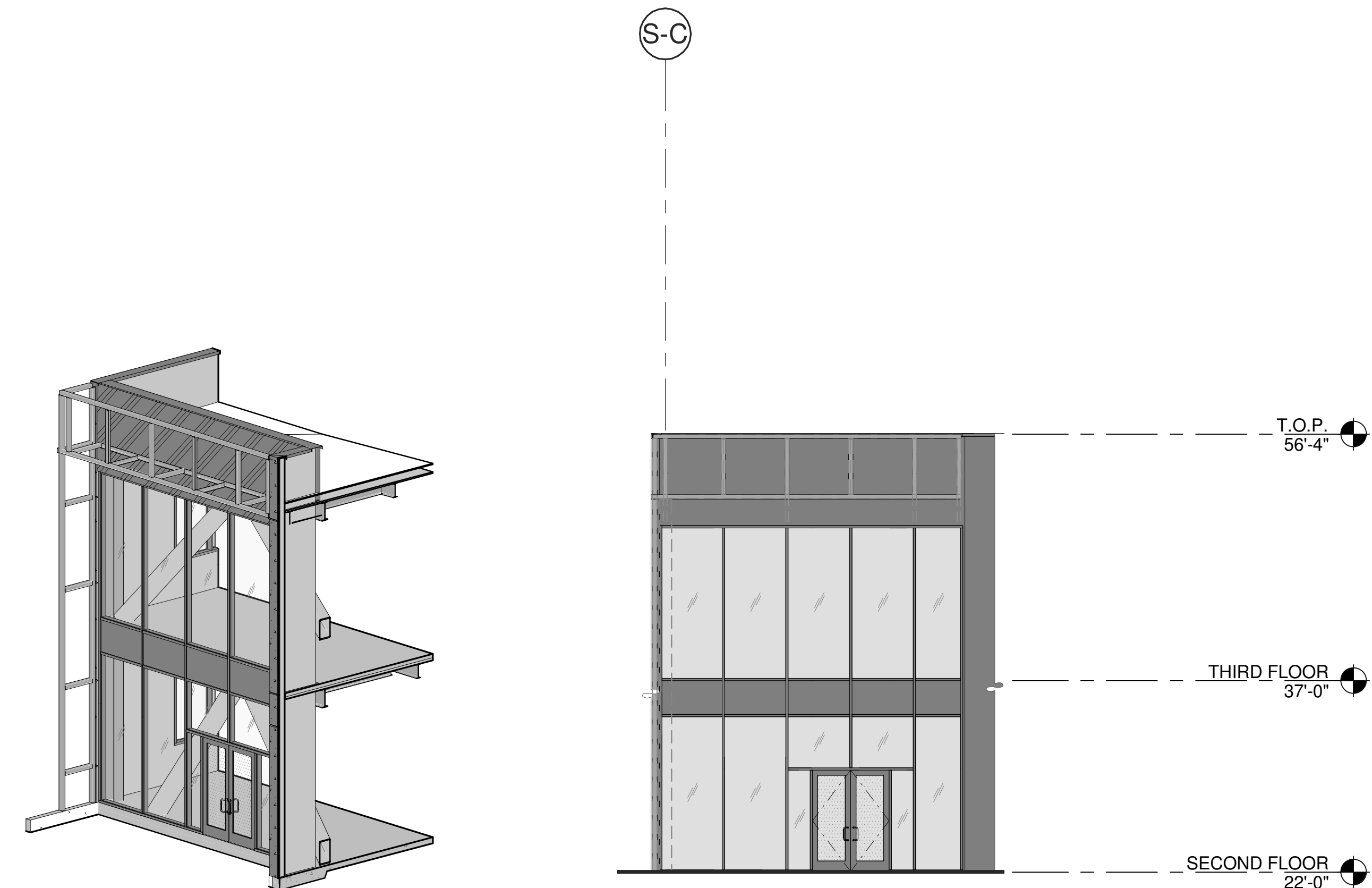
ISOMETRIC VIEWS		REMARKS
DATE	08.28.2020	
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JOB NO.:	LAX19-0042-00

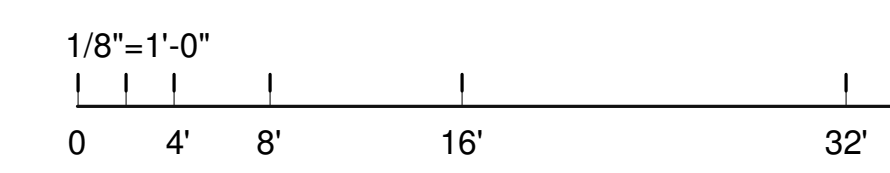
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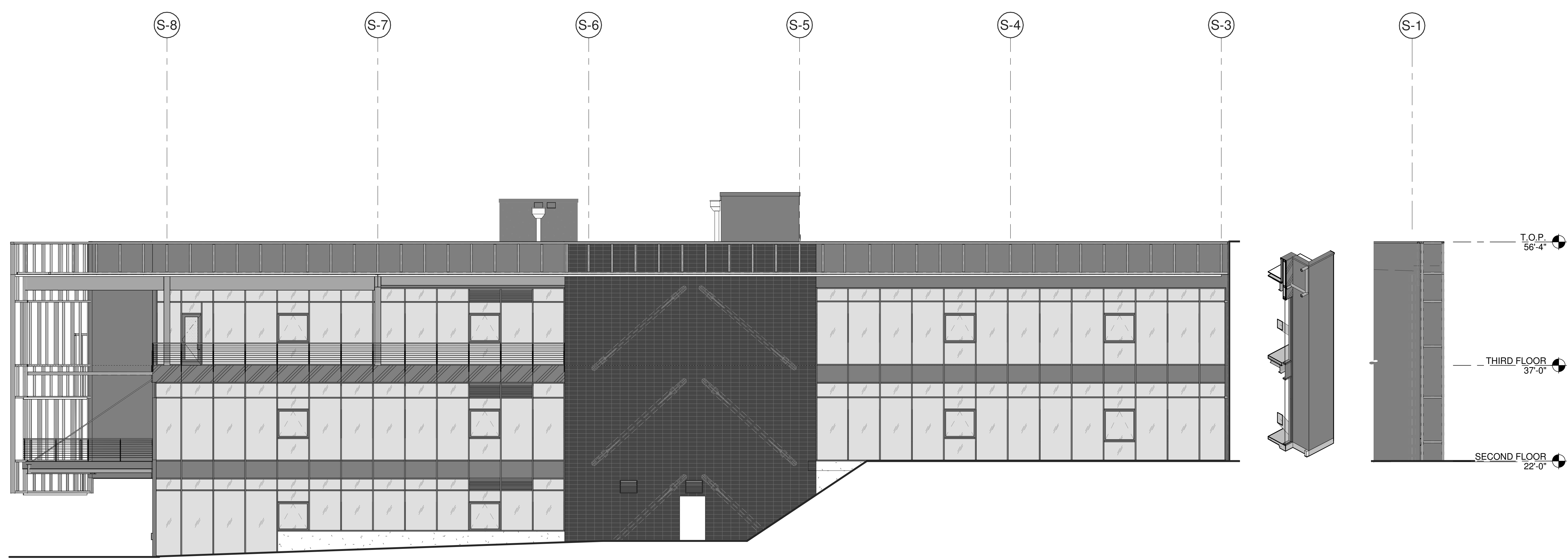
ENLARGED WEST EXTERIOR ELEVATION - STRUCTURE **3**
SCALE: 1/8" = 1'-0"



ENLARGED WEST EXTERIOR ELEVATION - STRUCTURE **1**
SCALE: 1/8" = 1'-0"



NOTES: SEE SHEET AS0.2 & AS0.2a FOR GENERAL NOTES.



ENLARGED NORTH EXTERIOR ELEVATION - STRUCTURE **2**
SCALE: 1/8" = 1'-0"

GLASS TYPES/PATTERNS

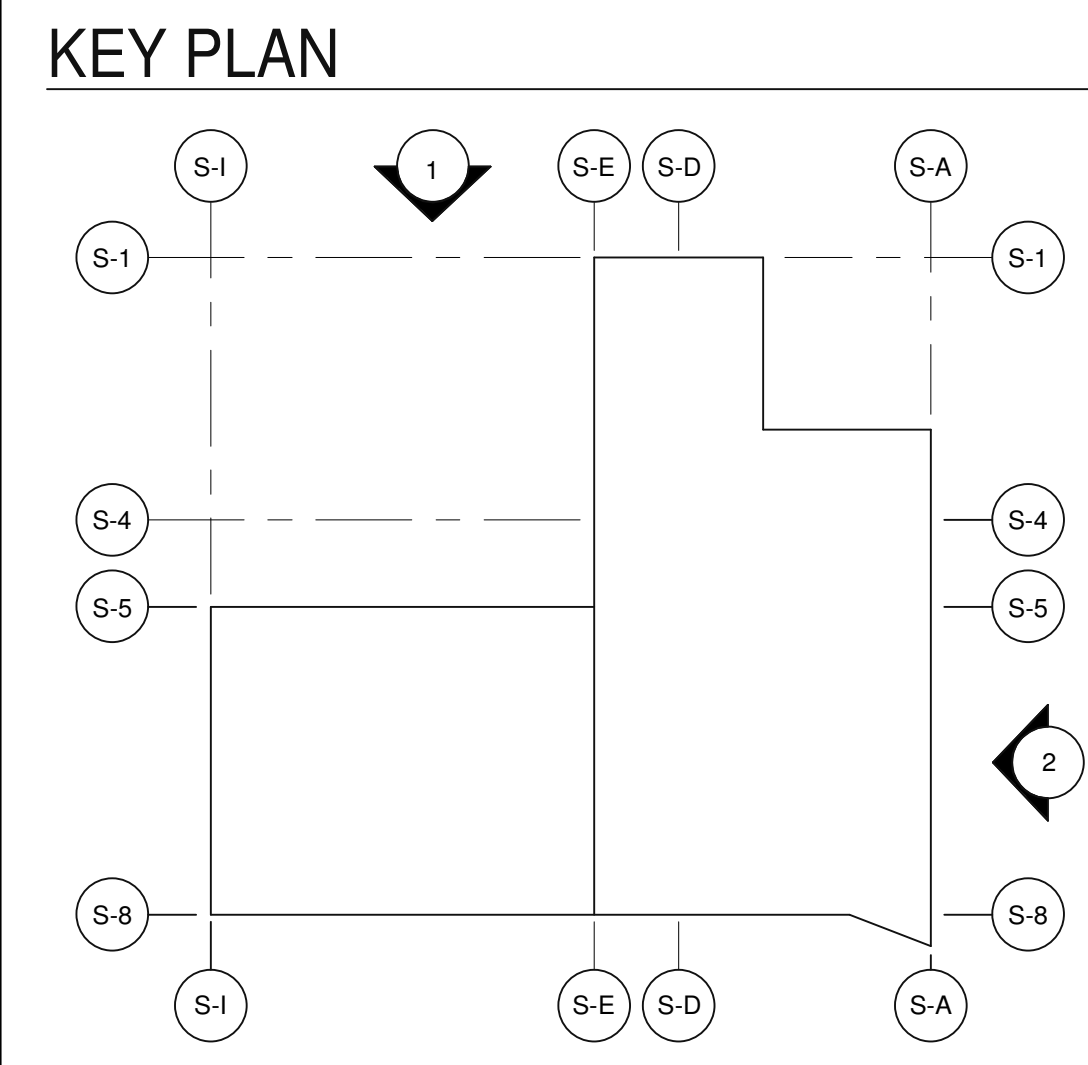
TYPE 1:

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<GLT> • TEMPERED GLASS



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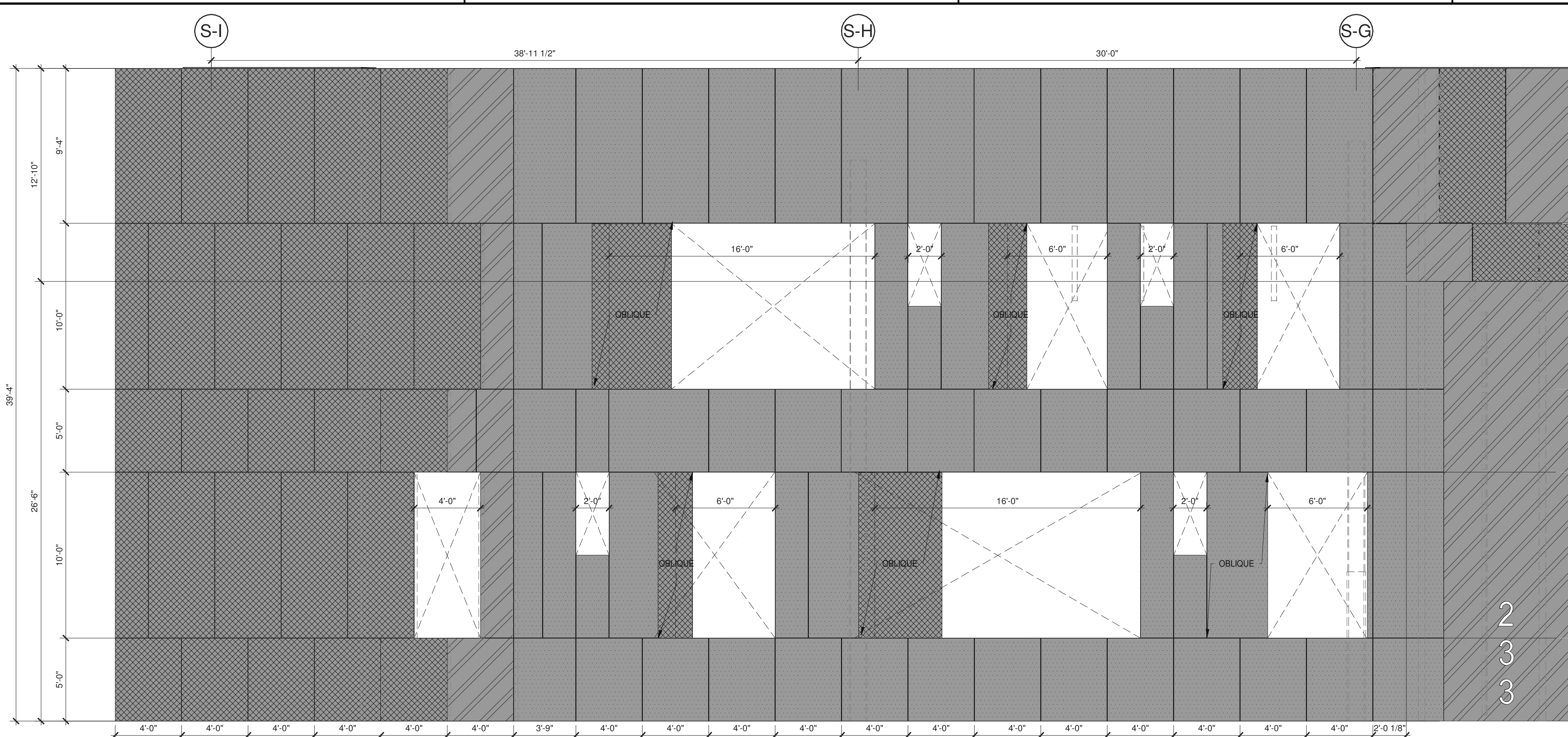
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EXTERIOR ELEVATIONS - STRUCTURE

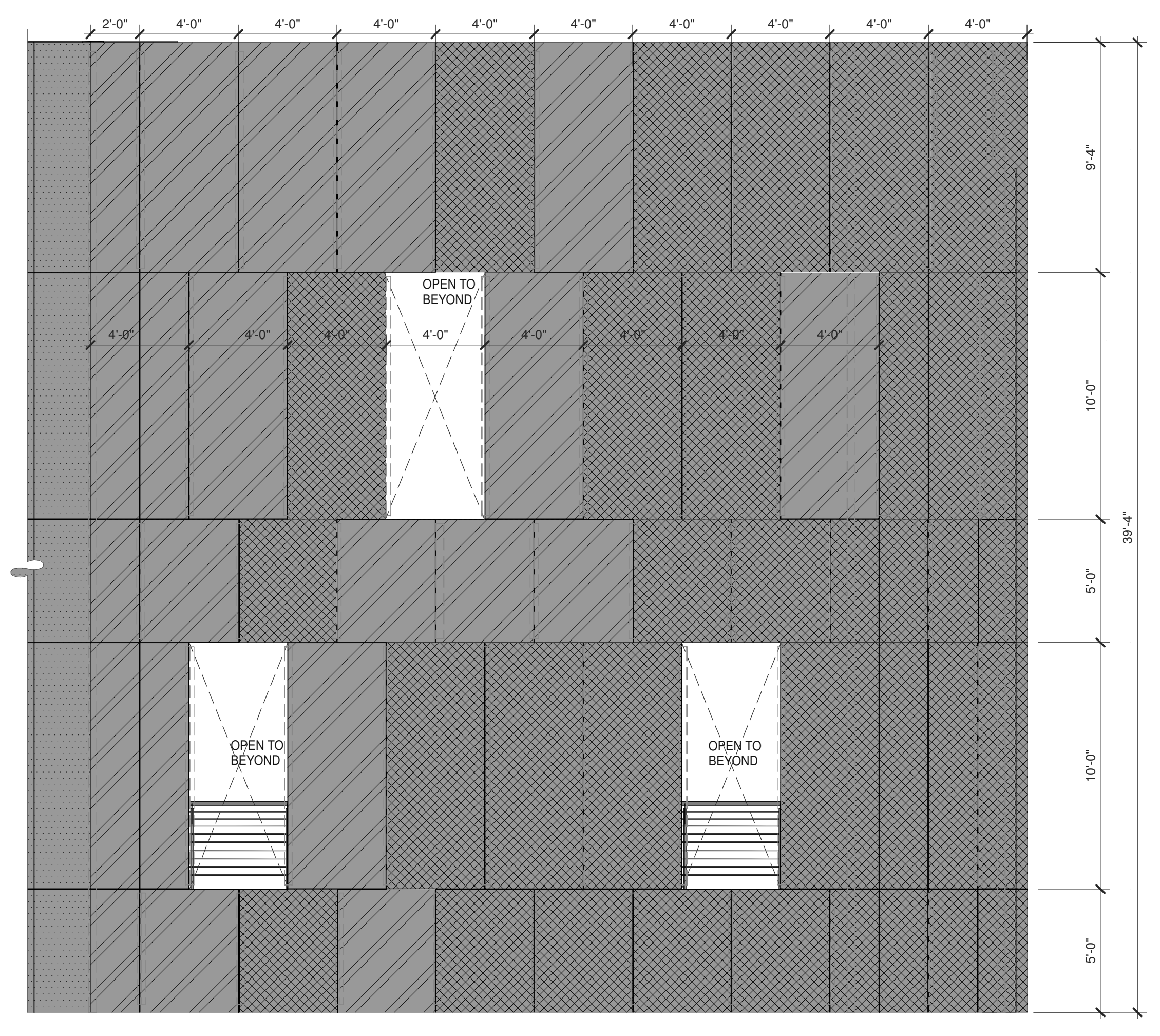
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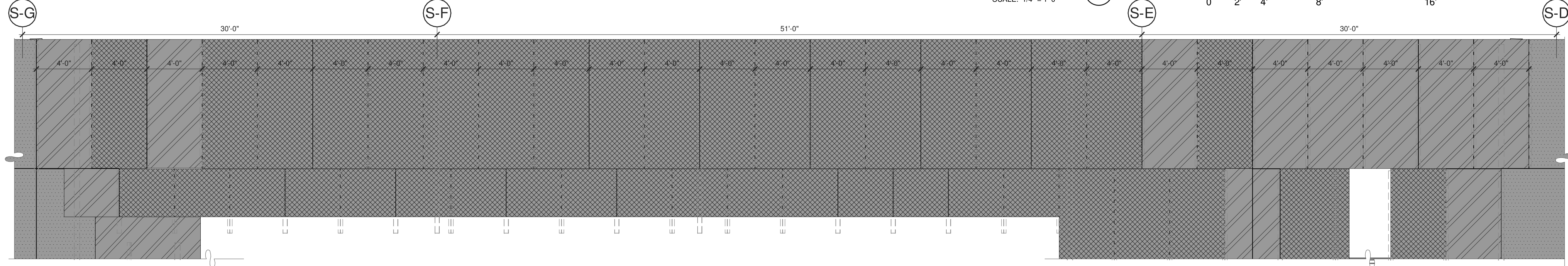
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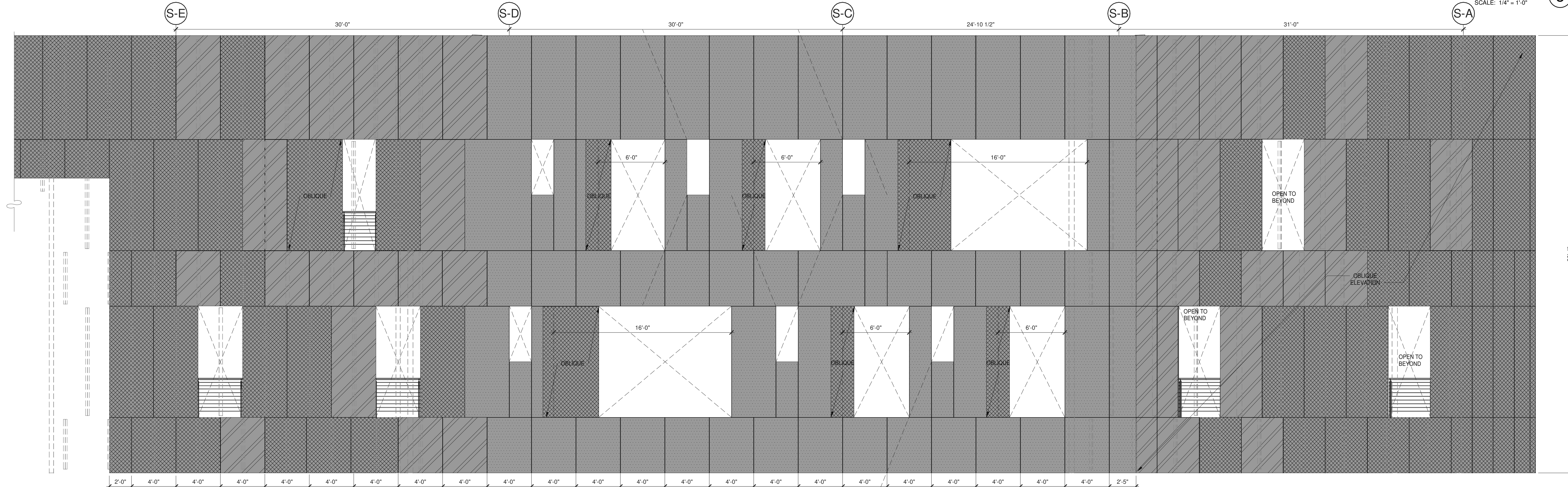
EAST EXTERIOR ELEVATION ②
SCALE: 1/4" = 1'-0"



EAST EXTERIOR ELEVATION ①
SCALE: 1/4" = 1'-0"



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



EAST EXTERIOR ELEVATION ④
SCALE: 1/4" = 1'-0"

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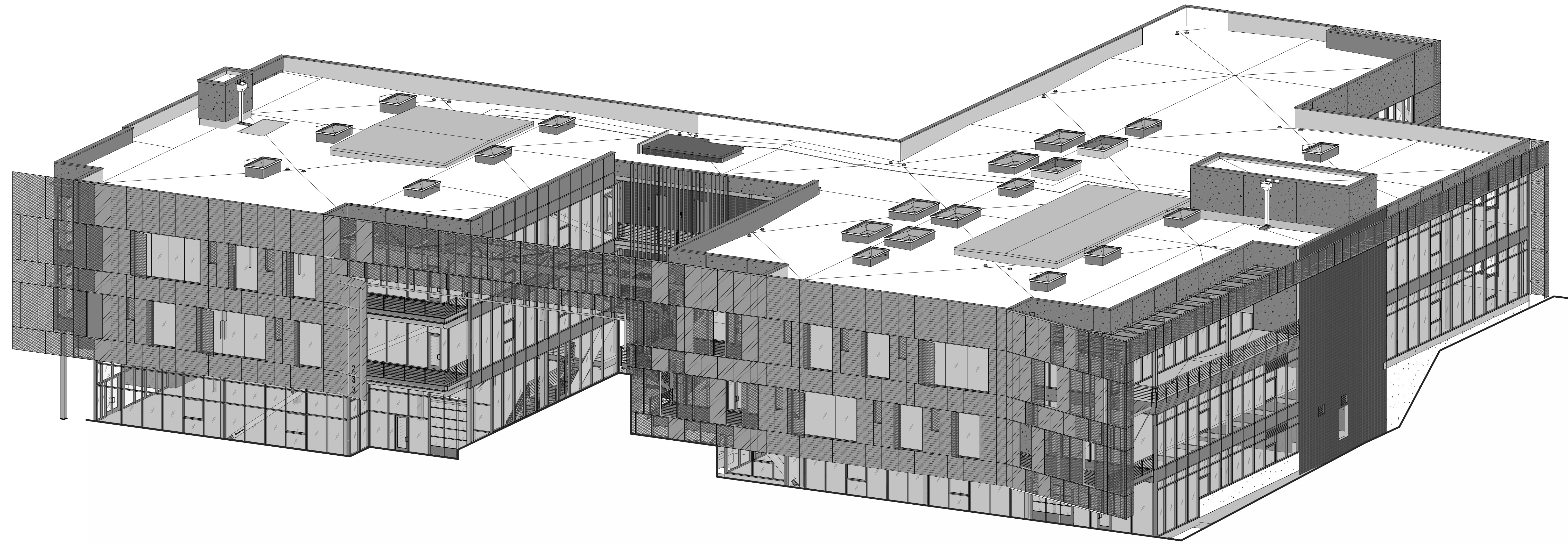
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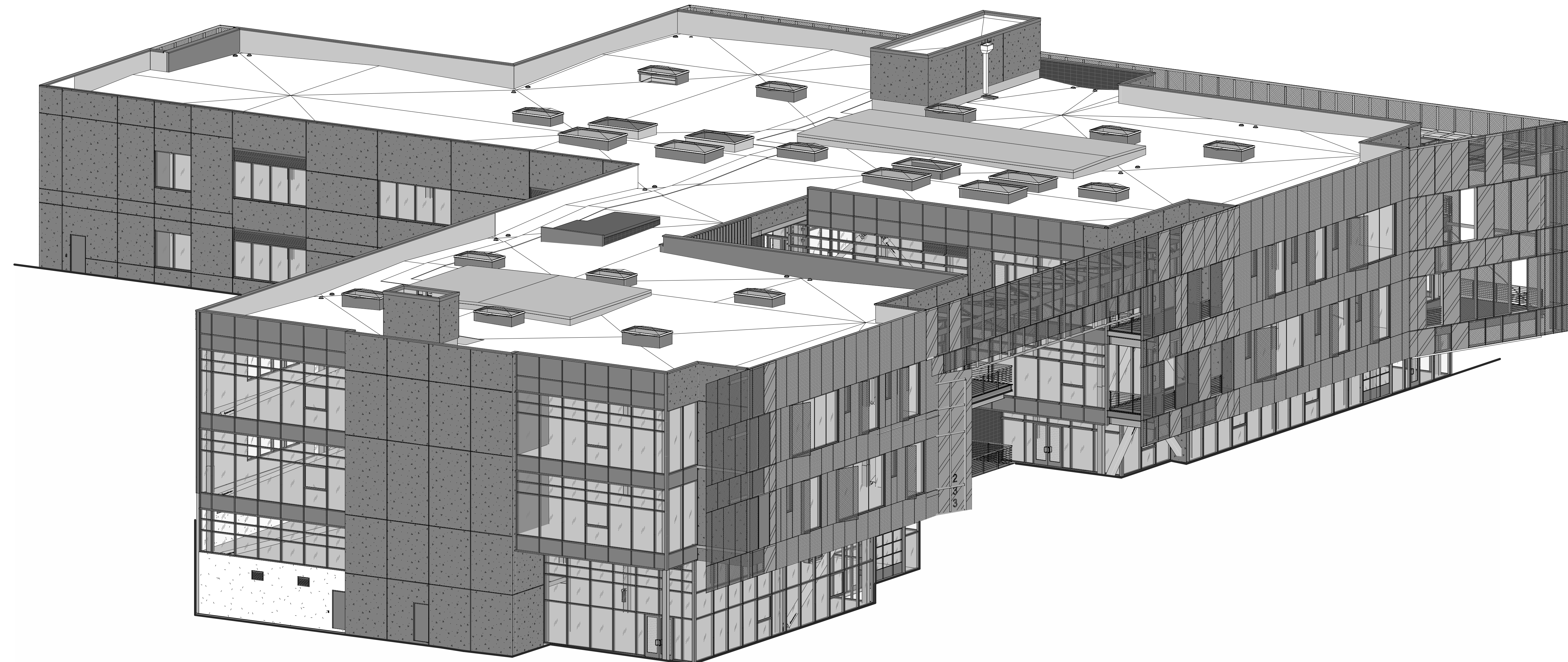
ENLARGED ELEVATION	
DATE	REMARKS
08.28.2020	PLAN CHECK SUBMITTAL
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SHEET
AS4.5



NORTHEAST ISOMETRIC ①
SCALE:



SOUTHEAST ISOMETRIC ②
SCALE:

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AS4.6