



MANHATTAN BEACH DESALINATION PLANT

SARAH (SADIE) MEYER

Hyperion Wastewater Treatment Plant

City of El Segundo

Scattergood Power Generation Plant
Public Art Water Tank Mural

El Segundo Beach

El Segundo Power Plant
Chevron Oil Refinery

Public Works, Manhattan Beach

Sand Dune Park

The Strand Walking Path

City of Manhattan Beach

Greenbelt Valley

El Segundo
Power Plant



Existing Site



El Porto Beach



The Strand



CODE RESEARCH & SITE DIAGRAMS

Occupancy
H - High Hazard (Chemical Storage Area,
F - Factory & Industrial

Construction Type
Construction Type

Floor Area Ratio
0.6 to 1

Building Area
TBD

Building Height
200' maximum

Site Area
TBD

Set-Backs
Front Yard: 25'
Side Yard: 15'
Rear Yard: 10'
Frontage: 100'

Walls & Fences
6' masonry wall next to
residential

Parking Requirements
1 space per 500sf for the first 50,000 sf
1 space per 1000sf for area in excess of 50,000sf

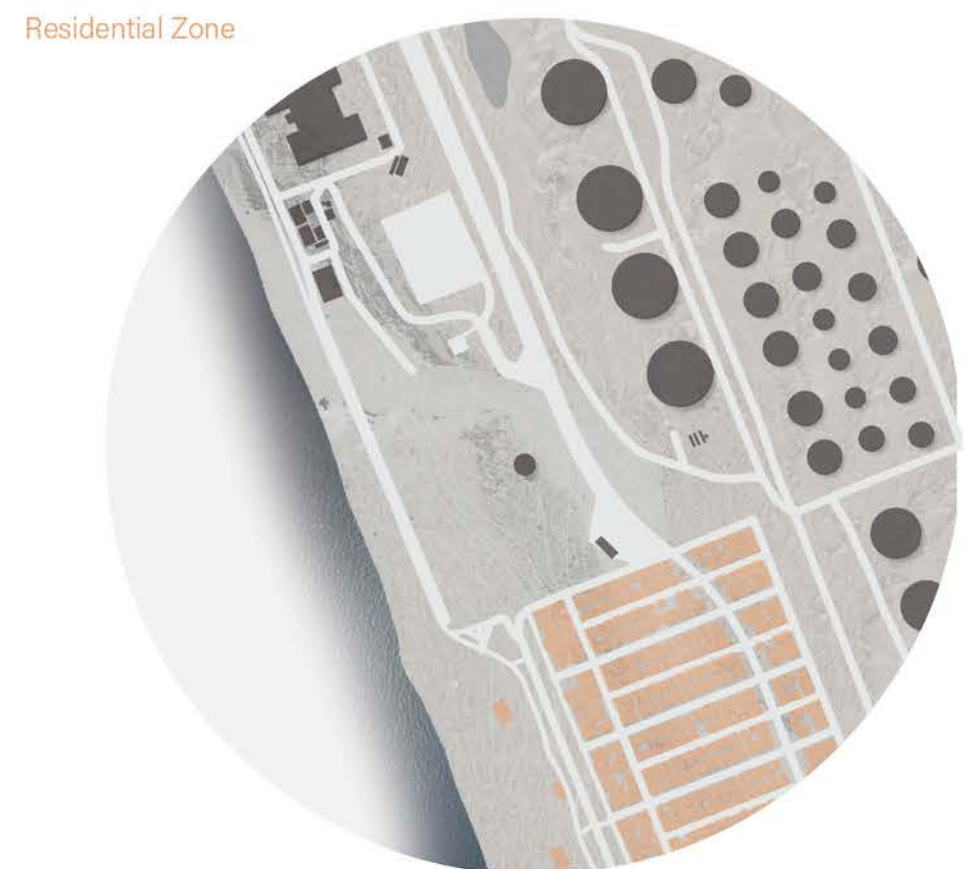
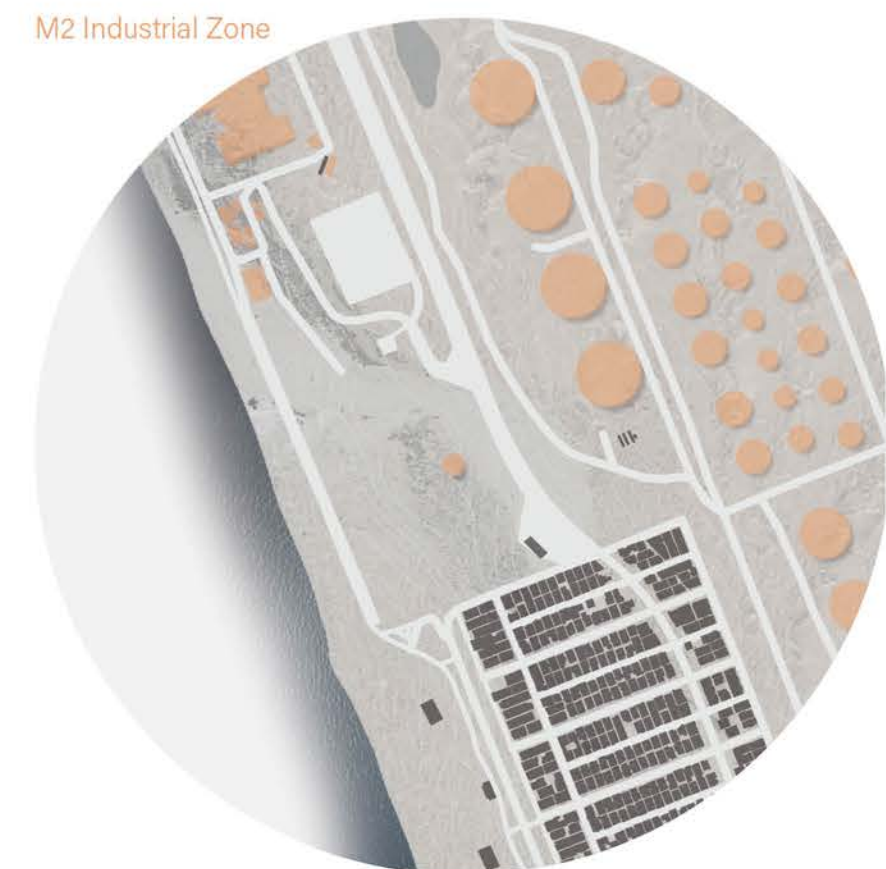
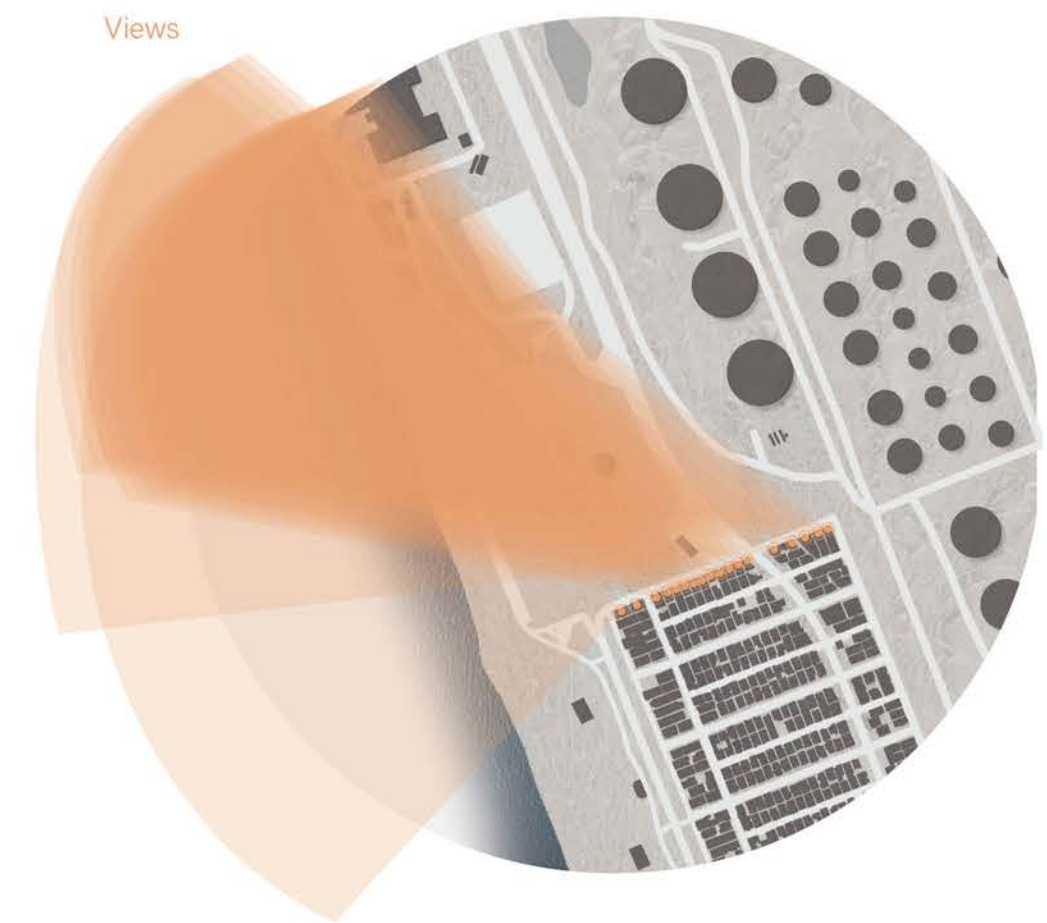
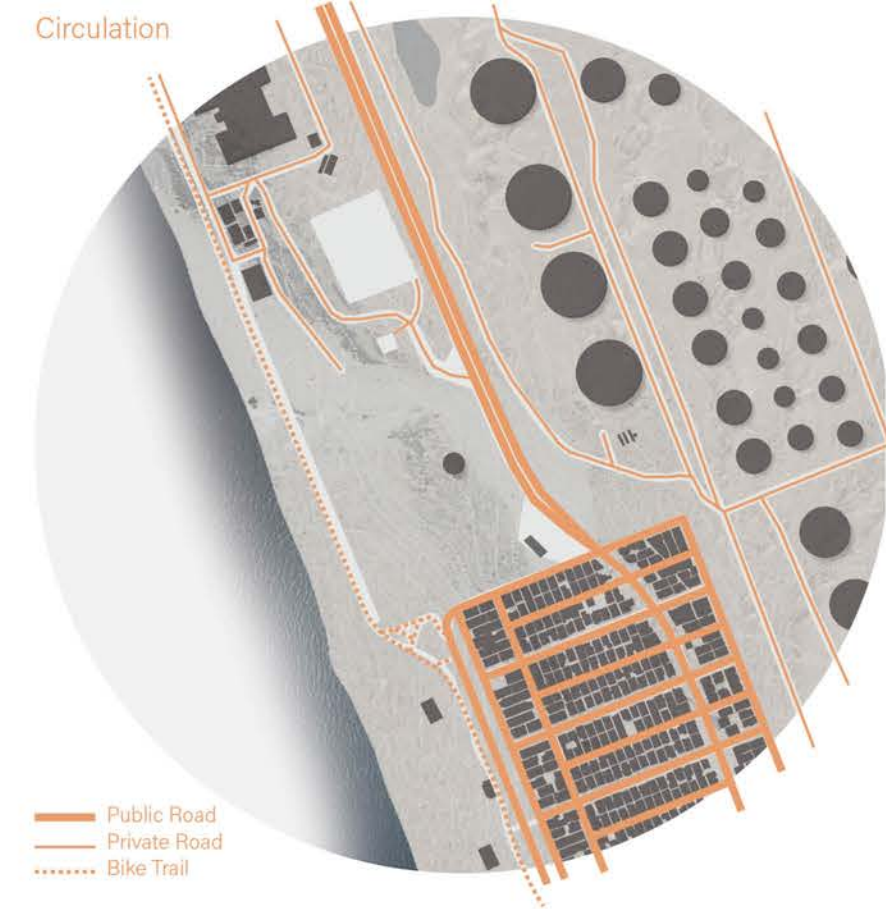
Lot Area
minimum of 20,000sf

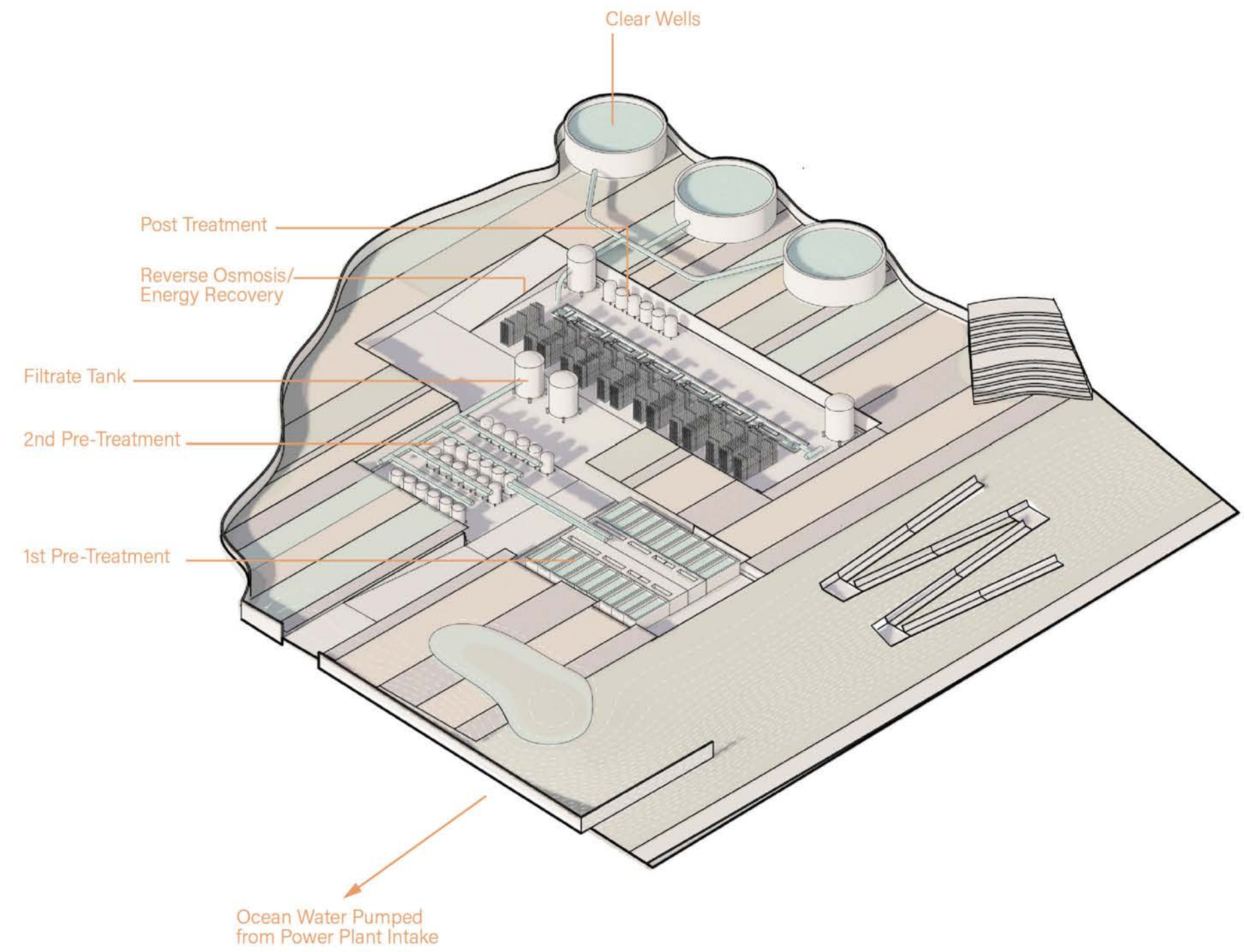
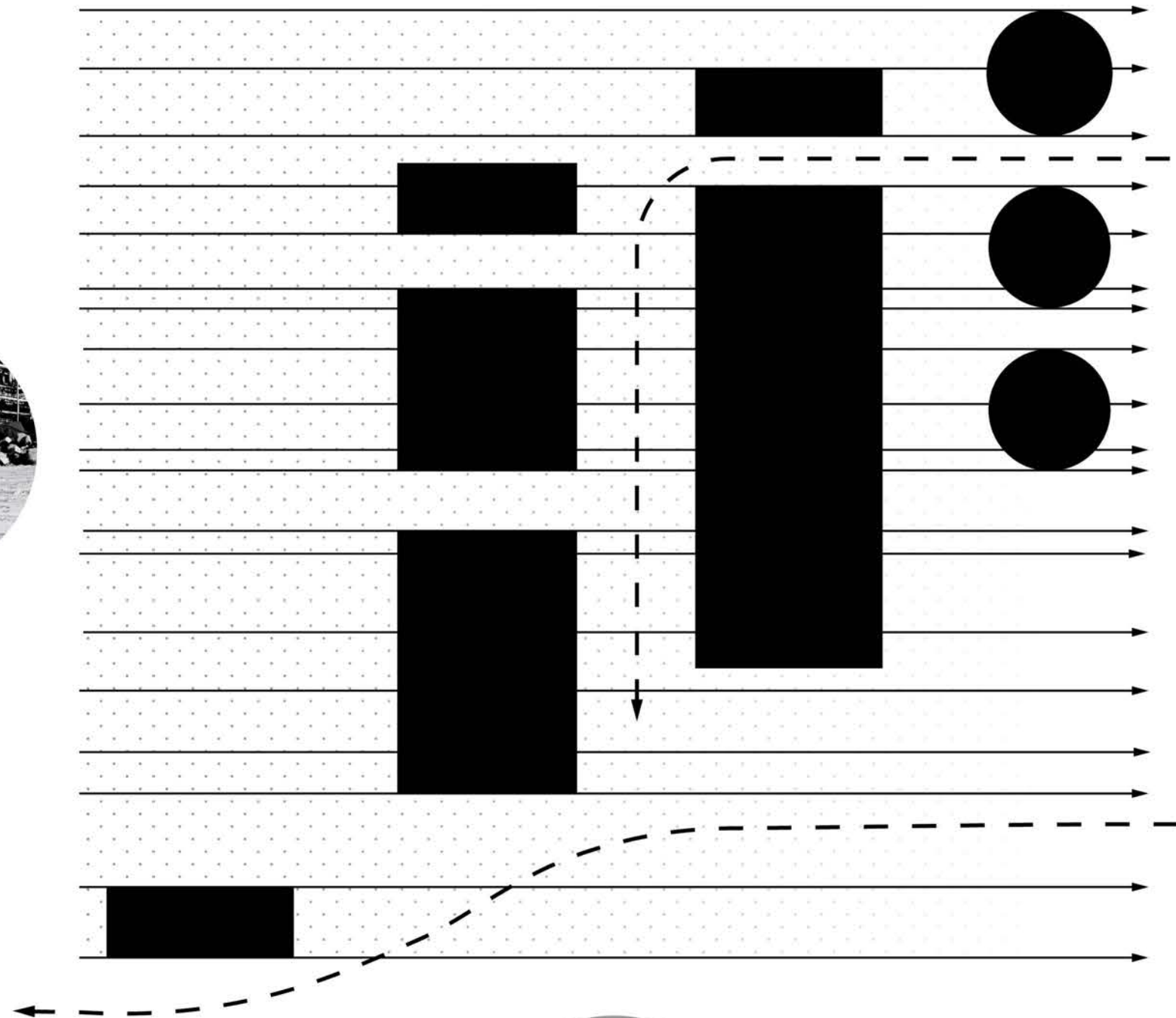
Recreational Facilities
>500ft must provide employee
recreational areas

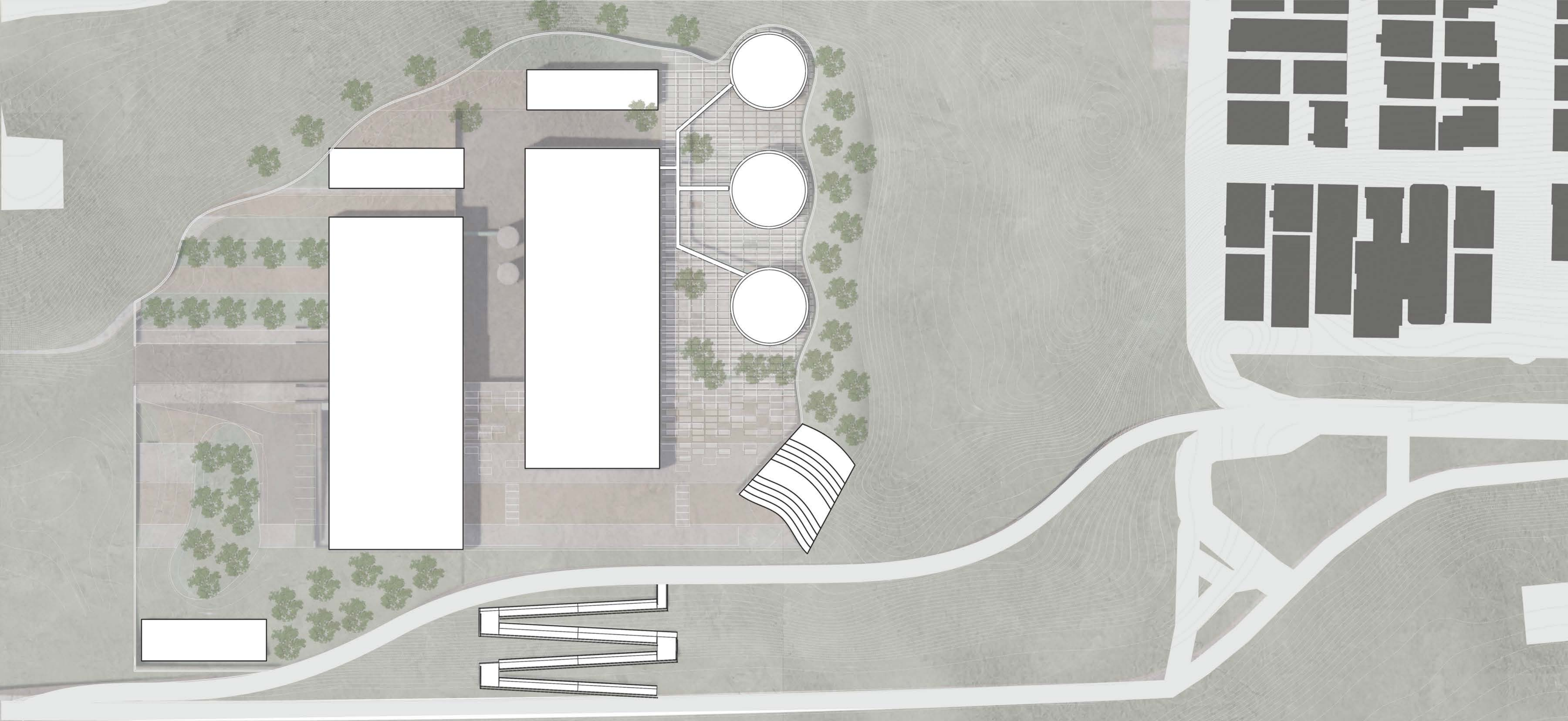
Landscaping
Vehicular Use Areas: one tree for
every 3,000 sf

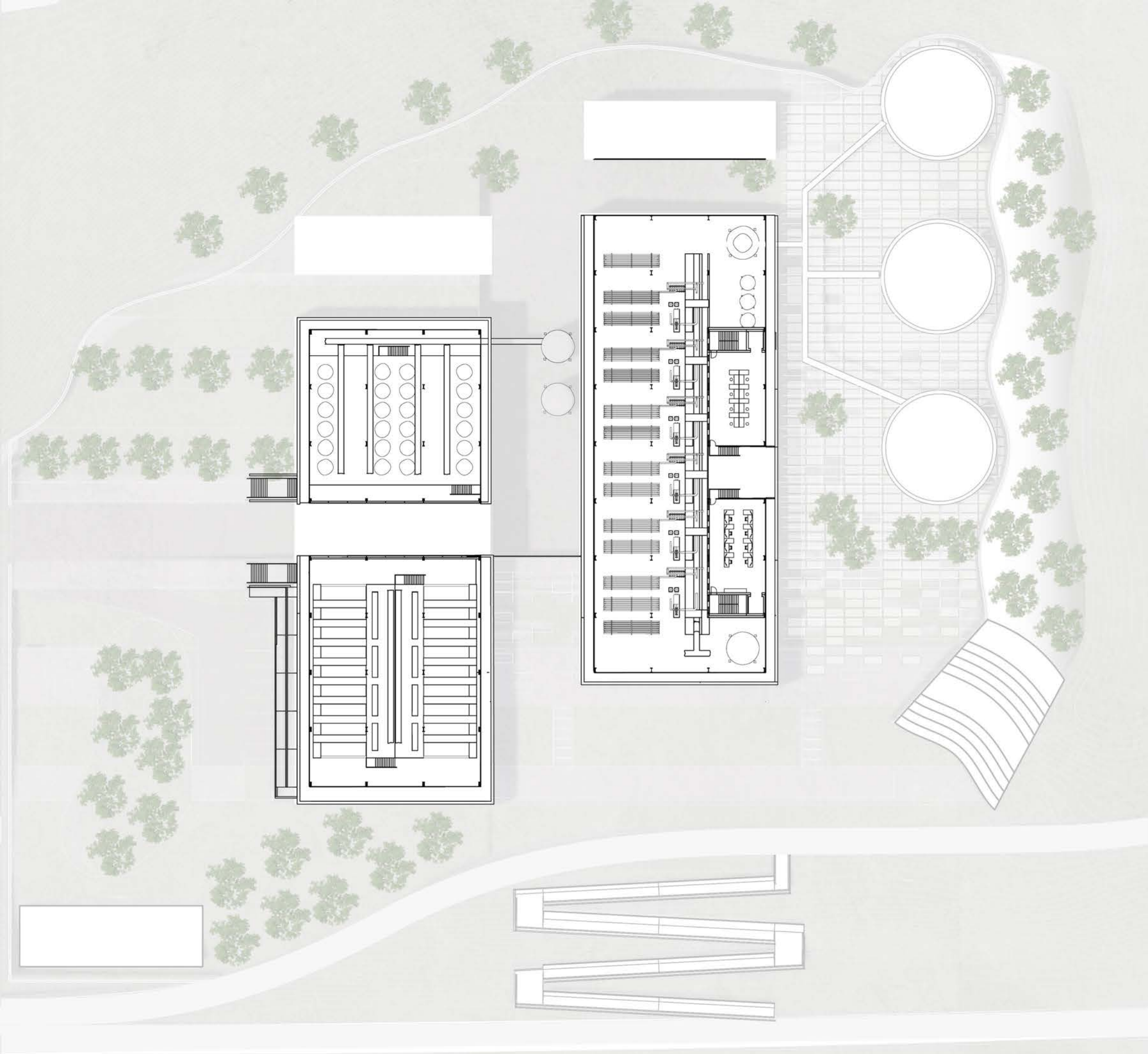
Building Perimeter: 5' of land-
scape materials

Property Perimeter: one shade
tree for every 25' of street front-
age



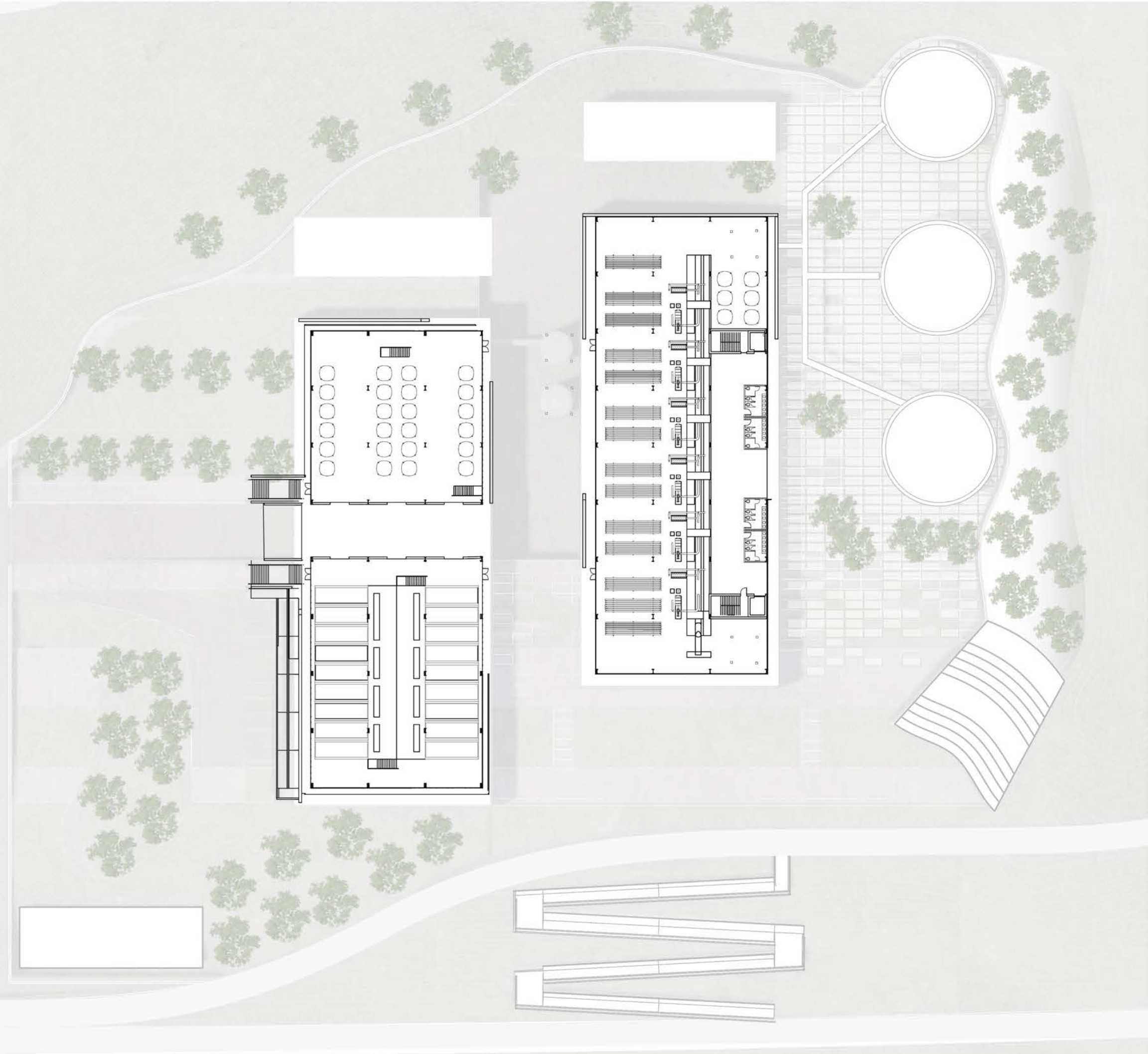






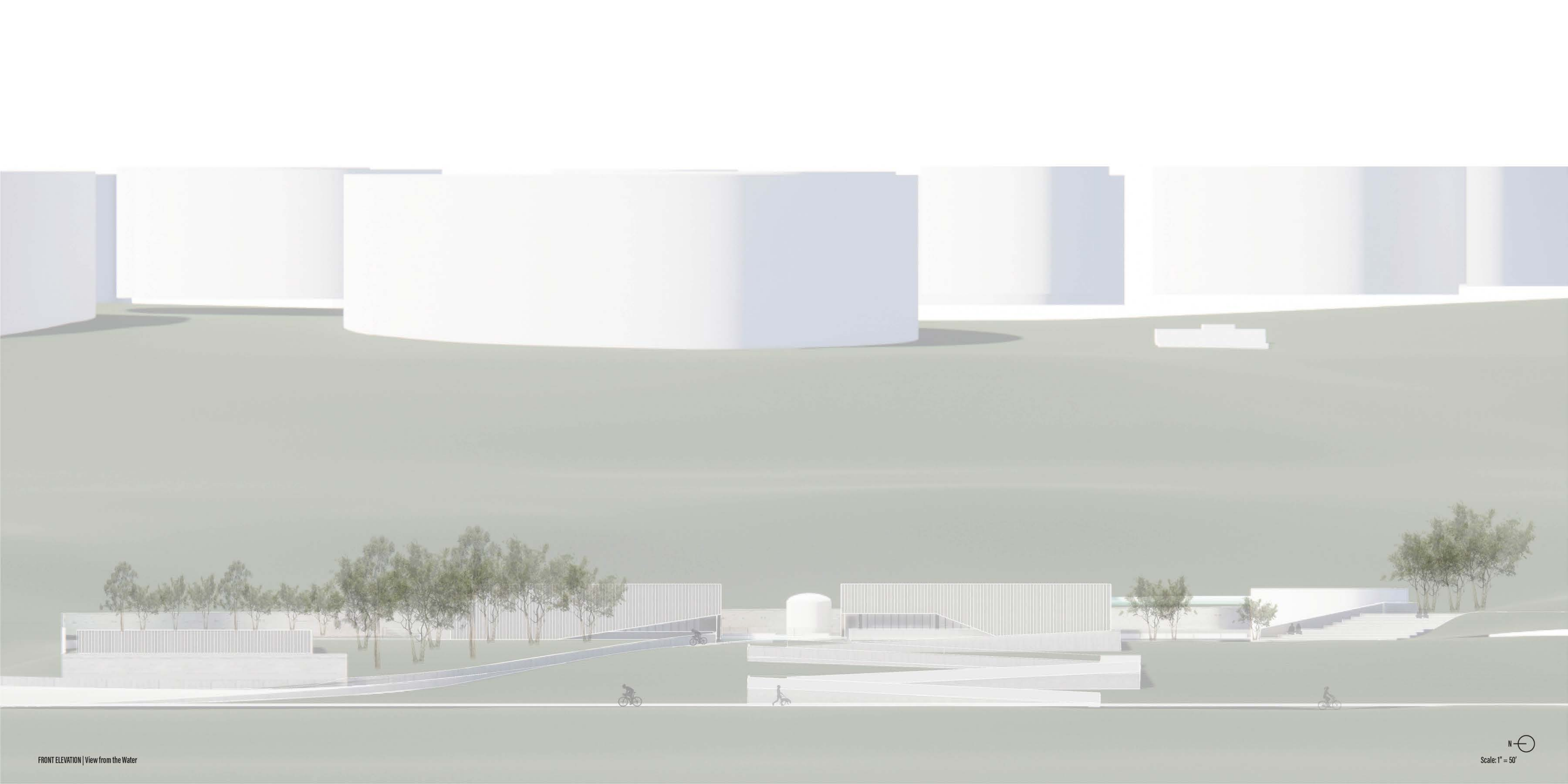
SECOND FLOOR PLAN

N
Scale: 1" = 50'

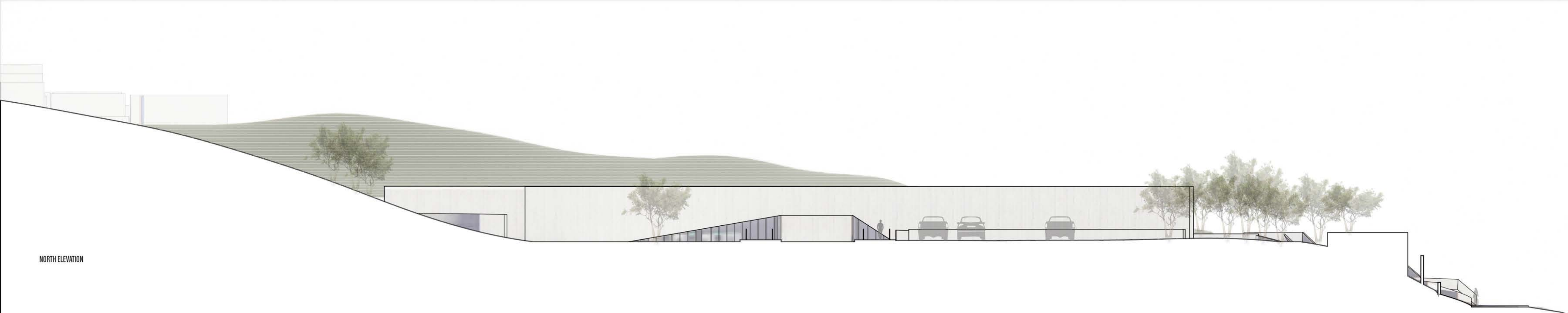


FIRST FLOOR PLAN

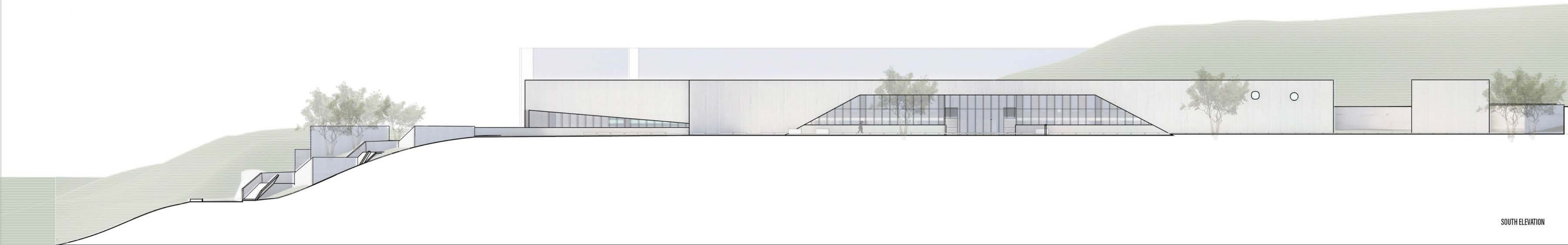
N
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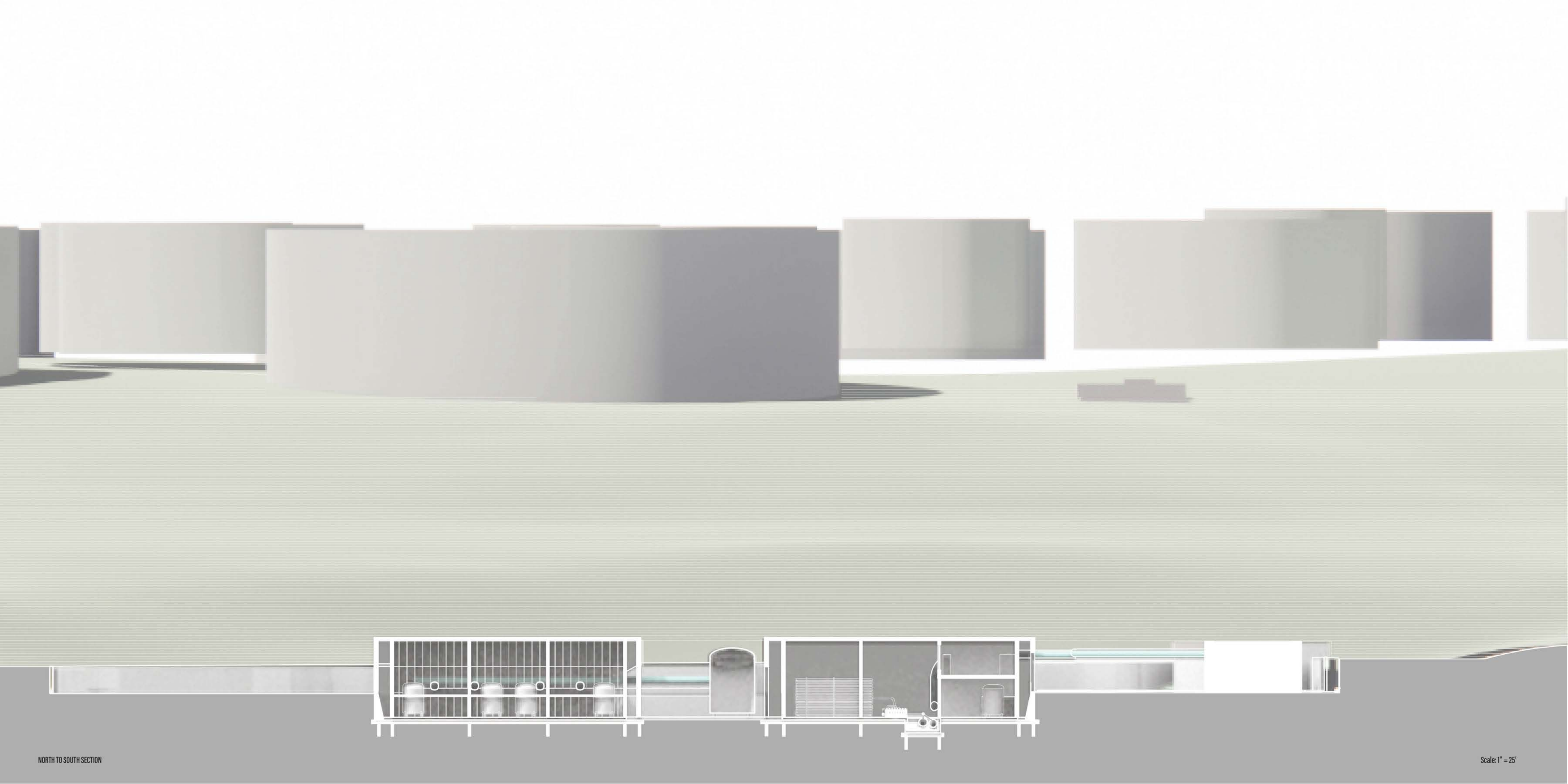


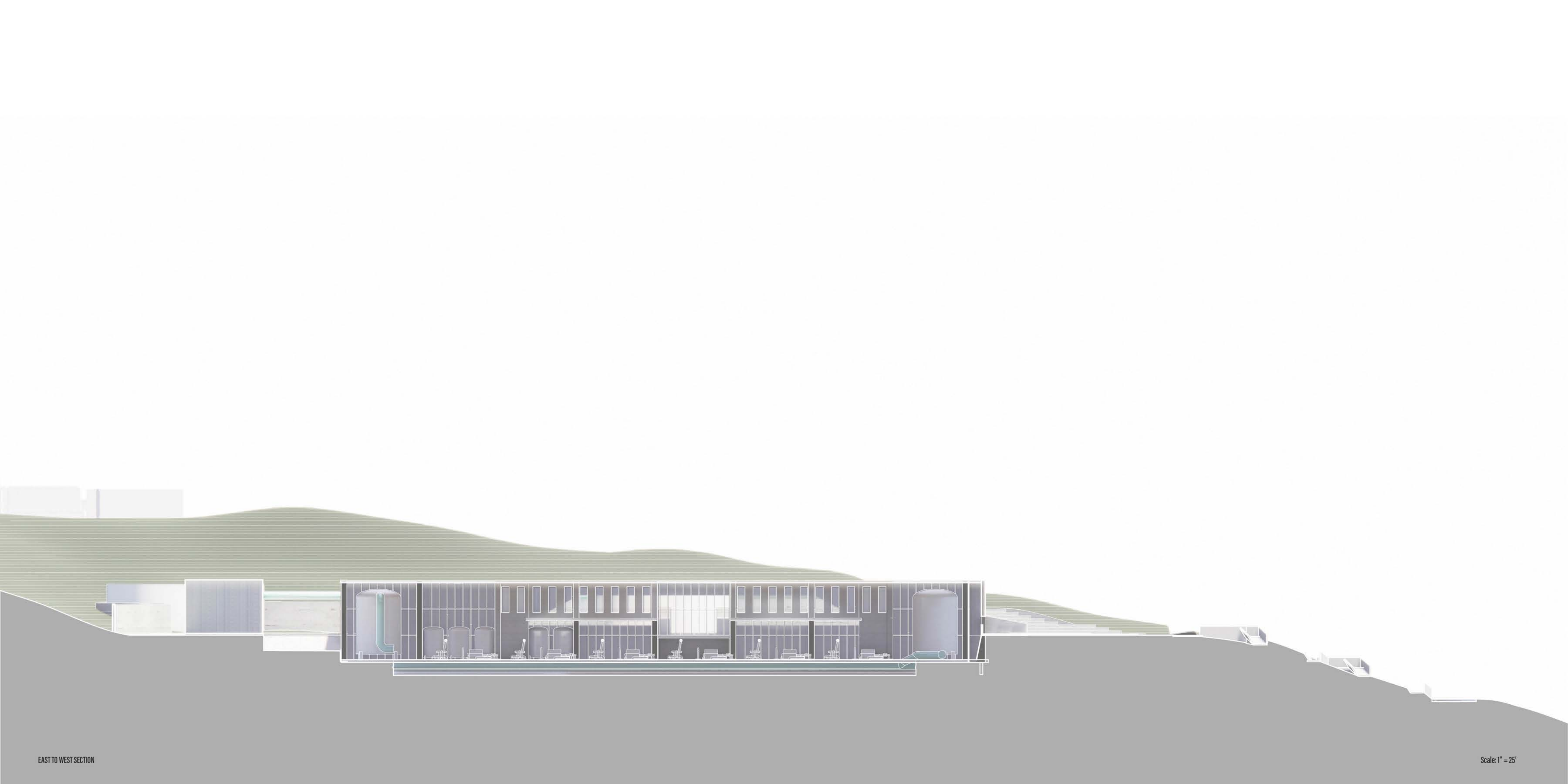
NORTH ELEVATION

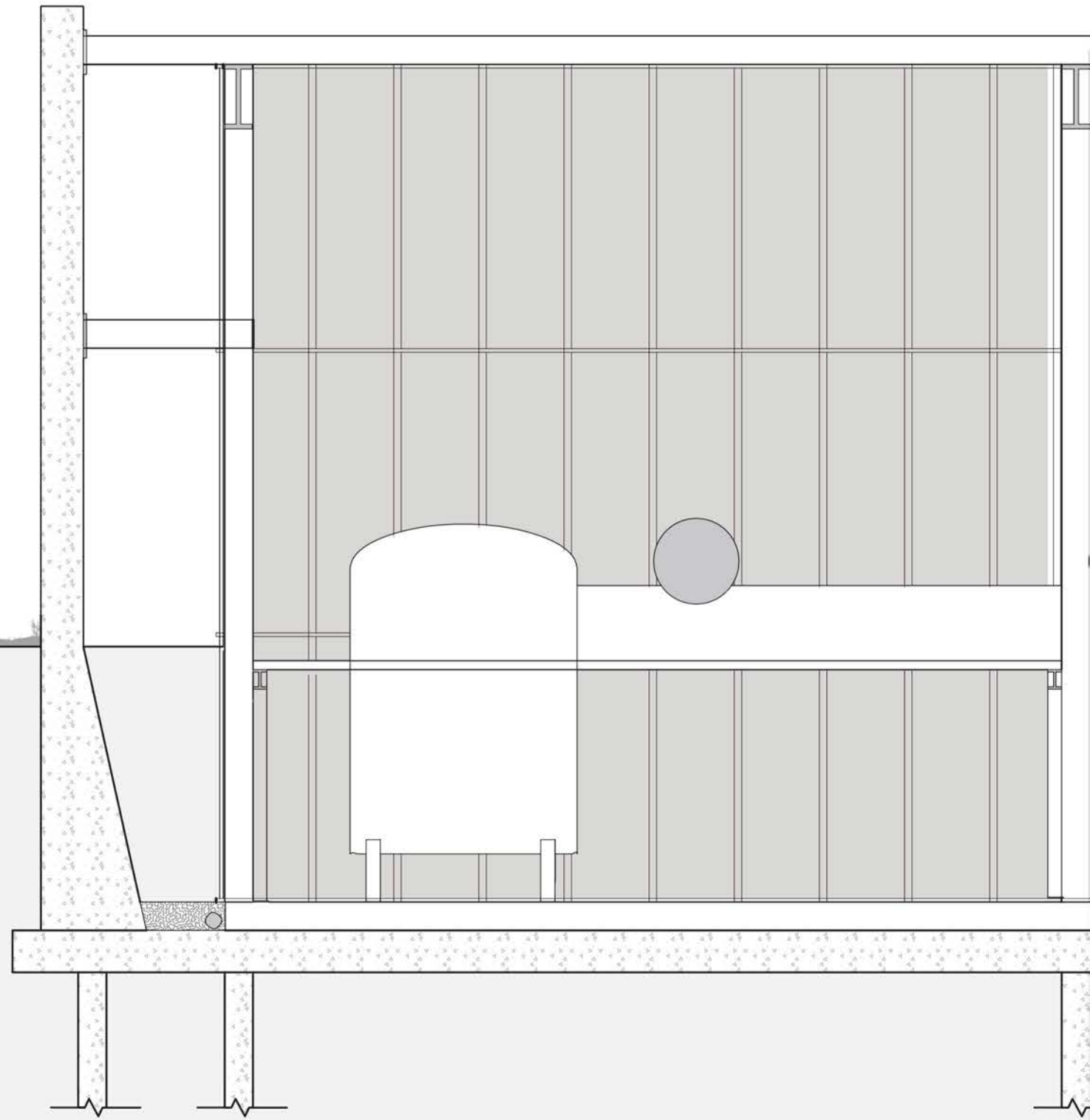
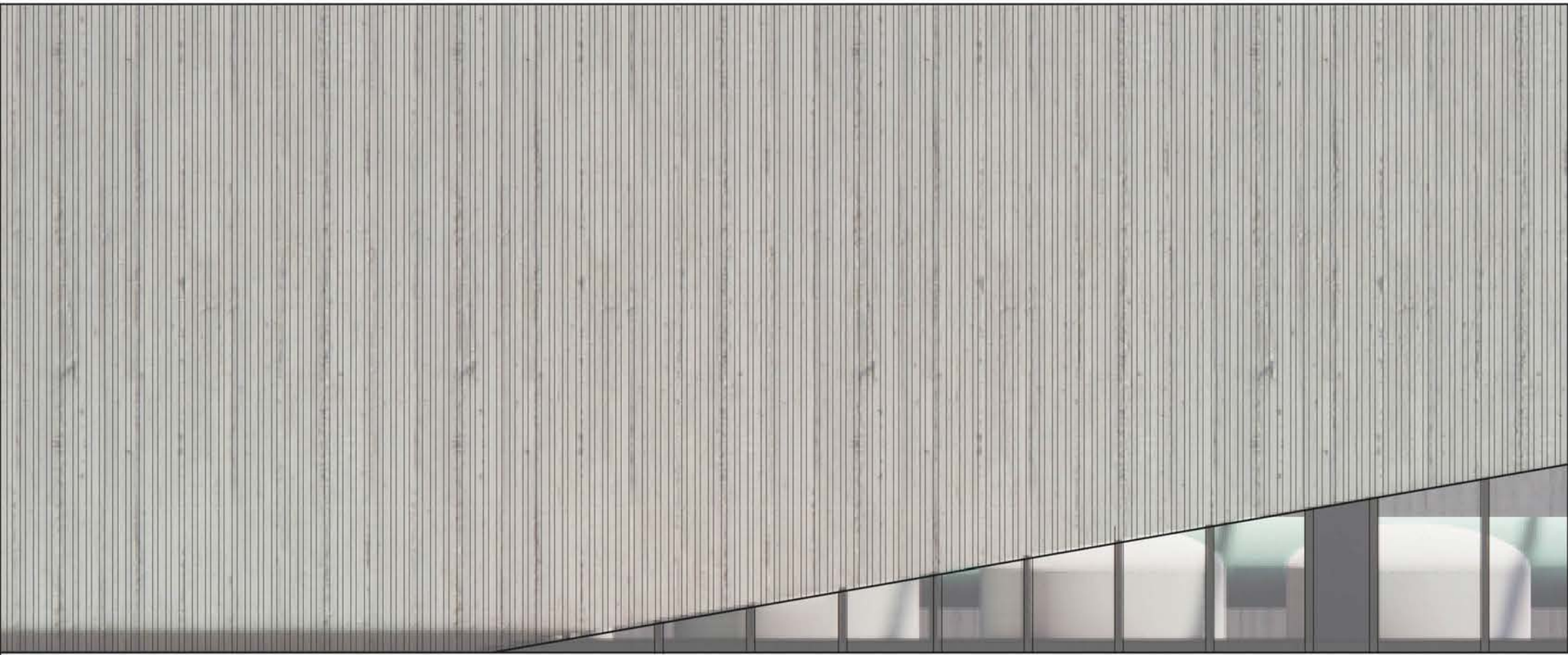


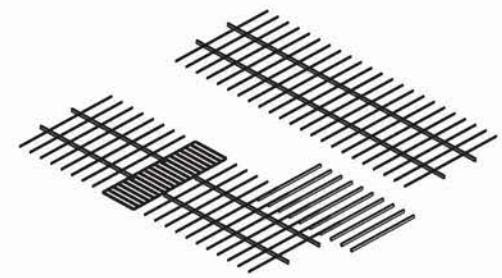
SOUTH ELEVATION



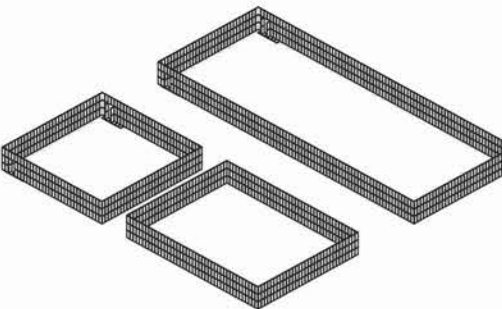




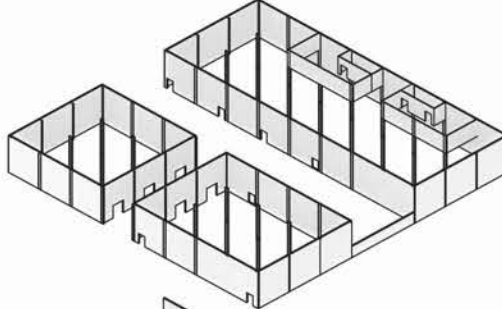




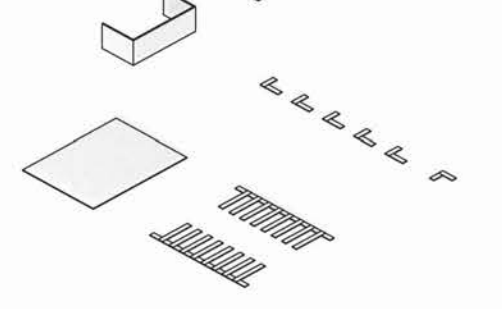
Roof Structure



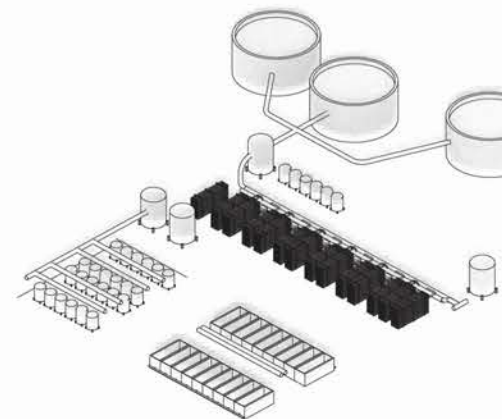
Facade System



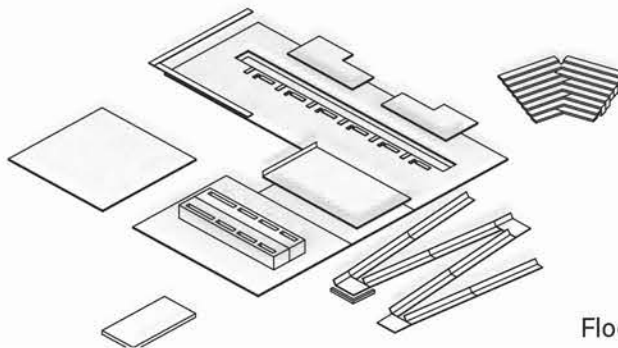
Column Placement | Wall System



Mezzanines



Desalination System



Floor | Landscape Elements

