

LOCAL BENCHMARK:
 PKW W/ TAG L.S. 5411, ON C/L INTERSECTION OF
 MAIN STREET AND PINE AVENUE.
 ELEV=100.00

FOUND 4" P.M'S ON RIM MANHOLE
 PER PWF 0816, PAGE 57

FOUND PKW TAG L.S. 5411,
 PER PWF 0816, PAGE 50.
 LOCAL B.M. (100.00)

FOUND PKW TAG L.S. 5411,
 PER PWF 0816, PAGE 197

FOUND 4" P.M'S ON RIM MANHOLE PER
 PARCEL MAP No. -64217, M.B. 360/59-60
 SB89°56'04" W
 179.99'

SEARCH, NOTHING FOUND ESTAB. BY PRORATION
 BETWEEN C/L OF MAIN ST. AND RICHMOND ST.

FOUND PKW TAG L.S. 5411,
 PER PWF 0816, PAGE 50.
 LOCAL B.M. (100.00)

E.B.E. associates, inc.
 PLANNING . ARCHITECTURAL DESIGN . EXPEDITING
 3125 N. ANDRITA STREET
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 ebe@ebeassociates.com

OWNER:
 C.R.S.
 455 MAIN STREET SUITE "A"
 EL SEGUNDO, CA 90245
 310.864.9034

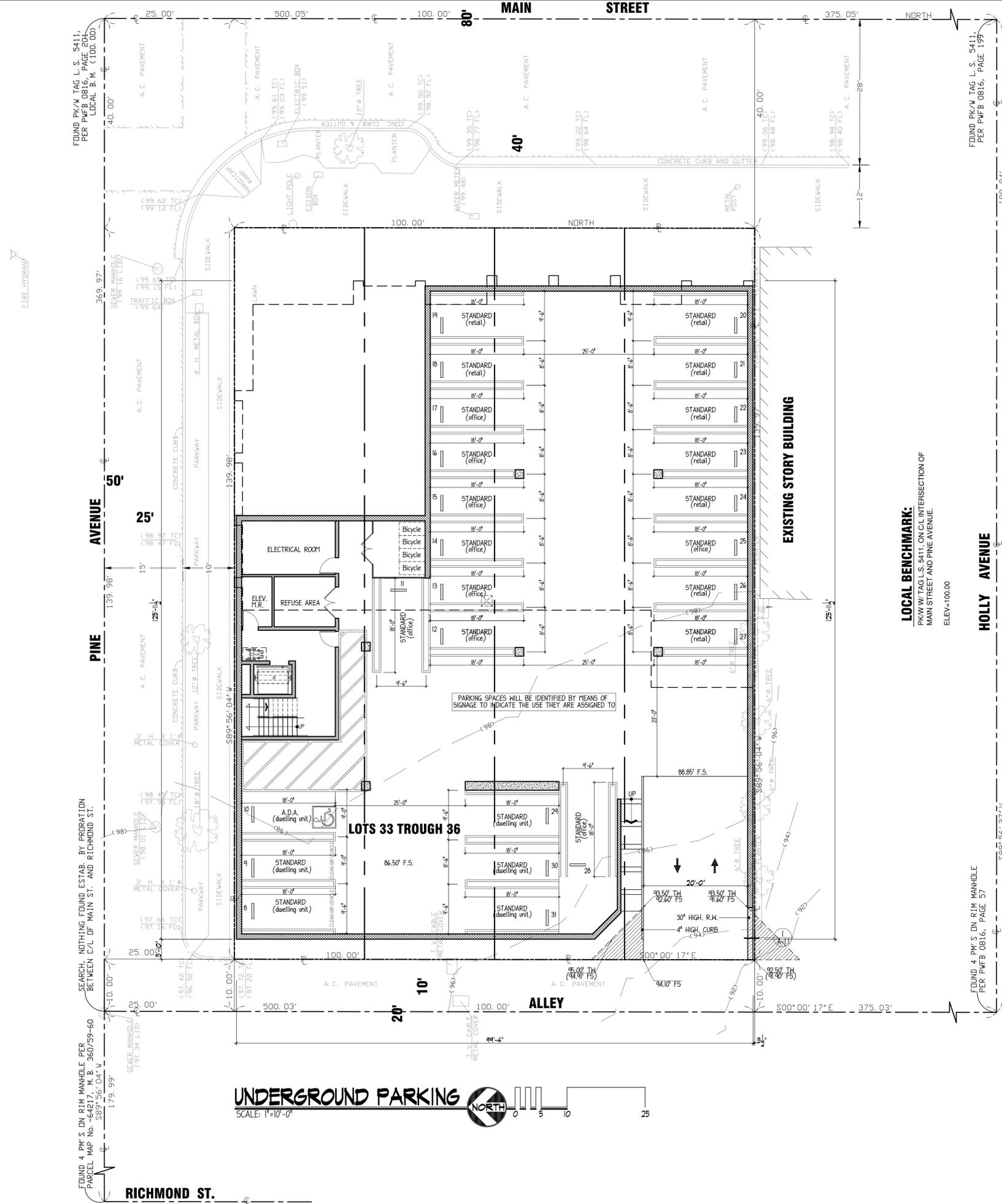
PROJECT:
 NEW MIXED USE
 COMMERCIAL BUILDING
 455 MAIN STREET
 EL SEGUNDO, CA 90245

MARK	DATE	DESCRIPTION
1		
2		
3		
4		

SITE PLAN
 PROJECT NUMBER: 22-3560CR5
 DRAWN BY: EDEL G. VERA
 DATE: 08.30.2025
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 SHEET NUMBER
A-1.0

I HEREBY CERTIFY THAT THESE CONSTRUCTION
 DOCUMENTS WERE PREPARED BY ME, OR UNDER
 MY SUPERVISION.
 EDEL VERA - DESIGNER
 B-72460

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FOUND PK/M TAG L.S. 5411, PER PMFB 0816, PAGE 204, LOCAL B.M. (100.00)

FOUND PK/M TAG L.S. 5411, PER PMFB 0816, PAGE 199

FOUND 4' PW S ON RIM MANHOLE PER PARCEL MAP No. -64217, M.B. 360/59-60, S89°56'04"W, 179.99'

FOUND 4' PW S ON RIM MANHOLE PER PMFB 0816, PAGE 57



LOCAL BENCHMARK:
PKW W/TAG L.S. 5411, ON CL INTERSECTION OF MAIN STREET AND PINE AVENUE.
ELEV=100.00

RICHMOND ST.

E.B.E. associates, inc.

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PROJECT:
NEW MIXED USE
COMMERCIAL BUILDING
455 MAIN STREET
EL SEGUNDO, CA 90245

MARK	DATE	DESCRIPTION
1		
2		
3		
4		

BASEMENT GARAGE

PROJECT NUMBER: 22-3560CRS
DRAWN BY: EDEL G. VERA
DATE: 08.30.2025

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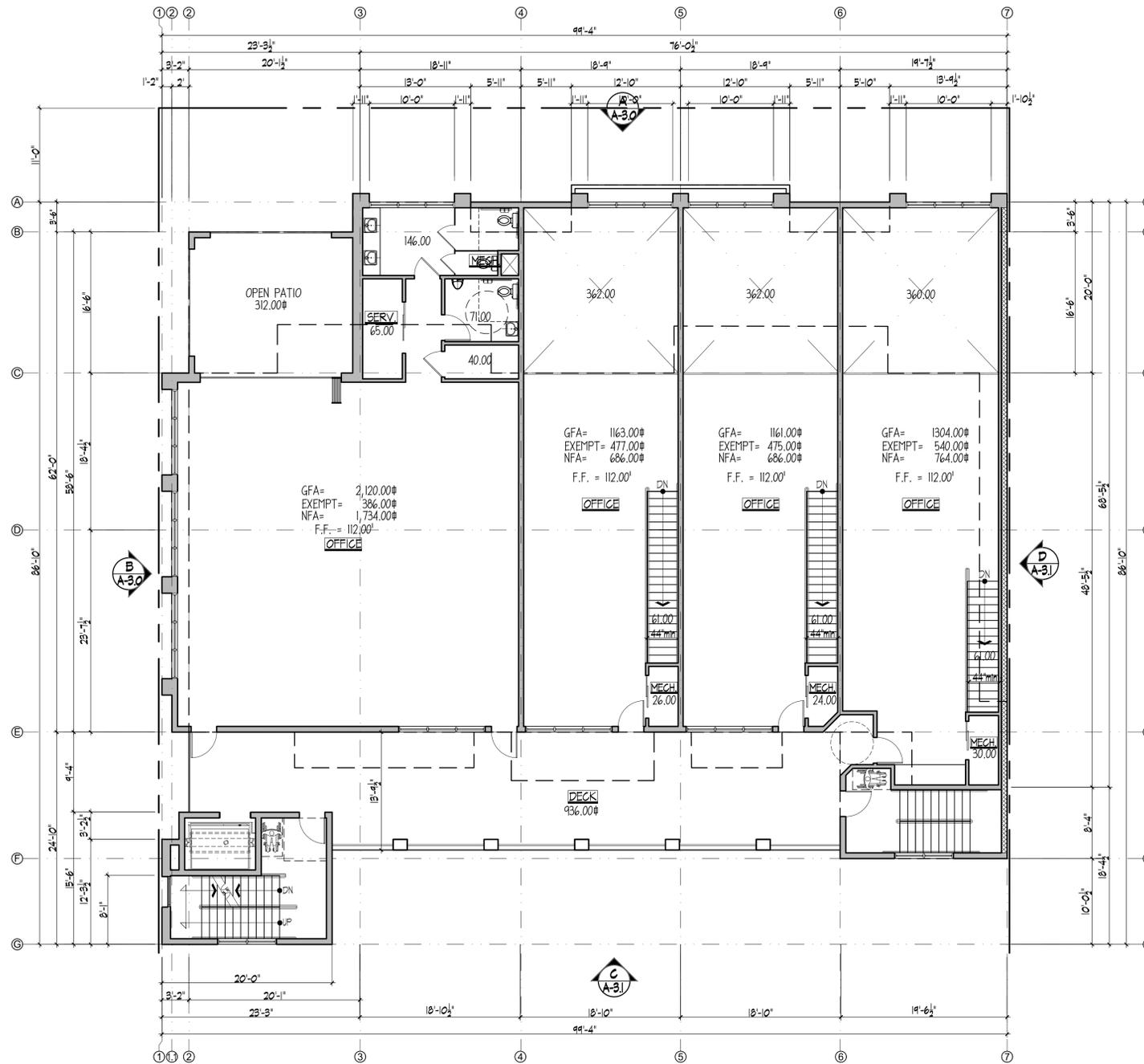
SHEET NUMBER
A-1.1

BUILDING DEPARTMENT SET

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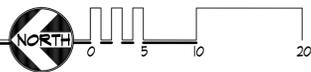
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2nd FLOOR PLAN

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



WALL LEGEND	
	EXISTING MASONRY WALL TO REMAIN
	NEW MASONRY WALL TO REMAIN
	INTERIOR WALL (NON-RATED)
	NEW 2x WOOD STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD AT EACH SIDE
	1-HR INTERIOR WALL
	1-LAYER OF 5/8" TYPE X GYP. BRD. OVER PLYWOOD (WHEN OCCURS) APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x STUDS @ 16" O.C. WITH 1/2" TYPE "S" DRYWALL SCREENS @ 10" O.C. BOTH SIDES
	1-HR EXTERIOR WALL
	1-LAYER OF 5/8" TYPE X GYP. BRD. OVER PLYWOOD (WHEN OCCURS) APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x STUDS @ 16" O.C. WITH 1/2" TYPE "S" DRYWALL SCREENS @ 10" O.C. AT FLOOR AND CEILING RUNNERS, AND INTERMEDIATE STUDS JOINTS STAGGERED 24" O.C. AT EACH SIDE AND OPPOSITE SIDES, R13 MINERAL FIBER INSULATION FITTED IN STUD SPACE, 1/2" STUCCO OVER LATH OVER 1/2" DENEGLASS MATT SHEATHING
	NEW STORE FRONT

FLOOR PLAN SYMBOLS	
	INDICATES DOOR TYPE AND SIZE PER DOOR SCHEDULE
	INDICATES WINDOW TYPE AND SIZE PER DOOR SCHEDULE
	ILLUMINATED EXIT SIGN W/ BATTERY BACK-UP.
	EXIT EMERGENCY LIGHT

FINISHES	
	P1 PAINT - FLAT FINISH (TO BE DETERMINED) (FLAME SPREAD RATING III)
	P2 PAINT - EGGSHELL (TO BE DETERMINED) (FLAME SPREAD RATING III)
	T1 TILE, NYC SUBWAY STYLE BOND
	CP1 PAINT - FLAT FINISH (TO BE DETERMINED) (FLAME SPREAD RATING III)
	CP2 PAINT - EGGSHELL (TO BE DETERMINED) (FLAME SPREAD RATING III)
	F1 POLISHED CONCRETE FINISH
	B1 4" ALUMINUM BASE BOARD
	B2 CERAMIC TILE WITH 6" COVE-1/4" RADIUS WITH 24" MOISTURE RESISTANT BACKING

GENERAL NOTES	
1.	GRIDLINES ARE FOR LOCATION OF CENTERLINES OF STRUCTURAL STEEL COLUMNS, CENTERLINES OF STRUCTURAL WALLS AND EDGE OF WALL, U.N.O.
2.	DIMENSIONS (EXCEPT GRIDLINES) ARE: EXTERIOR WALLS TO FACE OF SHEATHING AT EXTERIOR SIDE, AND FACE OF FINISH AT INTERIOR U.N.O.
3.	SEE STRUCTURAL FOR ALL SHEATHING INFO
4.	ALL RAIN WATER LEADERS, OVERFLOW PIPES AND PLUMBING PIPING, ELEC. CONDUIT ETC. SHALL BE CENTERED IN WALL FRAMING U.N.O.
5.	ALL EXTERIOR SURFACE MOUNTED PLUMBING PIPES SHALL BE GALVANIZED SHEET METAL U.N.O. RE: PLUMBING FOR ADDITIONAL INFORMATION
6.	FLOOR PLANS COMMUNICATE BUILDING INFORMATION ONLY. SEE CIVIL & LANDSCAPE DRAWINGS FOR ALL SITE WORK INFORMATION. NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCIES OCCUR PRIOR TO COMMENCEMENT OF WORK.
7.	CONFIRM ALL ALARMS AND SENSORS DO NOT CONFLICT WITH ART PACKAGE.
8.	PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN LOCATIONS AS REQUIRED BY CA FIRE CODE AND 19 C.C.R.
9.	ALL GYPSUM BOARD SHALL BE 5/8" THICK X 4' U.N.O AND SHALL BE INSTALLED ON VERTICAL SURFACES SHALL HAVE VERTICAL JOINTS, ONLY. NO HORIZONTAL JOINTS SHALL BE INSTALLED BELOW THE CEILING.
10.	ALL GYPSUM BOARD SHALL BE 5/8" THICK X 4' U.N.O AND SHALL BE INSTALLED ON VERTICAL SURFACES SHALL HAVE VERTICAL JOINTS, ONLY. NO HORIZONTAL JOINTS SHALL BE INSTALLED BELOW THE CEILING.
11.	JOINTS BETWEEN SHEETS OF GYPSUM BOARD SHALL OCCUR ONLY AT STUDS.
12.	ALL PENETRATIONS OF SLAB TO SLAB GYPSUM BOARD ABOVE CEILING (I.E. DUCTWORK, CONDUIT, FLUTED OPENINGS IN METAL DECKING AT UNDERSIDE OF CONCRETE SLAB, ETC.) SHALL BE SEALED AIR TIGHT, DRYWALL COMPOUND AND DRYWALL TAPE ARE NOT ACCEPTABLE SEALANTS. USE NON HARDENING MATERIALS, ONLY. USE FIRE RATED COMPOUND AT FIRE RATED PARTITIONS
13.	THE INTERIOR FINISH MATERIAL APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803

KEYED FLOOR PLAN NOTES	
①	LINE OF FLOOR ABOVE
②	LINE OF PROJECTION ABOVE
③	42" HIGH GUARDRAIL WITH 34" TO 38" HIGH HAND GRIP.
④	42" HIGH GUARDRAIL. PROVIDE LESS THAN 4 INCH MAX. BETWEEN RAILS.
⑤	12" HANDRAIL EXTENSION
⑥	2" HANDRAIL EXTENSION
⑦	2" WIDE CONTRAST STRIPPING AT STAIR TREAD.
⑧	INSTALL PANIC HARDWARE AT EXIT DOORS
⑨	DOOR ASSEMBLY TO BE AT LEAST 45 MIN. FIRE RATED CONSTRUCTION AT USABLE SPACE UNDER STAIRWAY
⑩	INSTALL 5/8" TYPE X GYPSUM BOARD FOR 1-HR RATED CONSTRUCTION AT USABLE SPACE UNDER STAIRWAY
⑪	NORRITZ TANKLESS WATER HEATER. INSTALL PER MAN. STDS.
⑫	ADDRESSING SHALL BE DIRECTLY LIT OR BACKLIT.
⑬	ROOF DRAIN DISCHARGE TO UNDERGROUND PIPE.
⑭	DRINKING FOUNTAIN
⑮	MAIL BOX LOCATION. MAIL BOX SHALL BE LOCKING.
⑯	"THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" SIGN TO BE INSTALLED BY EMERGENCY EXIT
⑰	DOOR LANDING TO BE NOT MORE THAN 1/2" BELOW THE THRESHOLD.

FLOOR AREA ANALYSIS	
GROSS AREA	6060.00 sq.ft.
EXTERIOR WALLS	207.00 sq.ft.
MECH. ROOMS	234.00 sq.ft.
RESTROOMS	165.00 sq.ft.
INT. STAIRWAYS	183.00 sq.ft.
OPEN TO BELOW AREA	1,084.00 sq.ft.
EXEMPT AREA	1,878.00 sq.ft.
NET AREA	4,182.00 sq.ft.
UNIT C BUSINESS AREA:	686.00 sq.ft.
UNIT D BUSINESS AREA:	686.00 sq.ft.
UNIT E BUSINESS AREA:	764.00 sq.ft.
UNIT F BUSINESS AREA:	2,046.00 sq.ft.
TOTAL BUSINESS AREA:	4,182.00 sq.ft.

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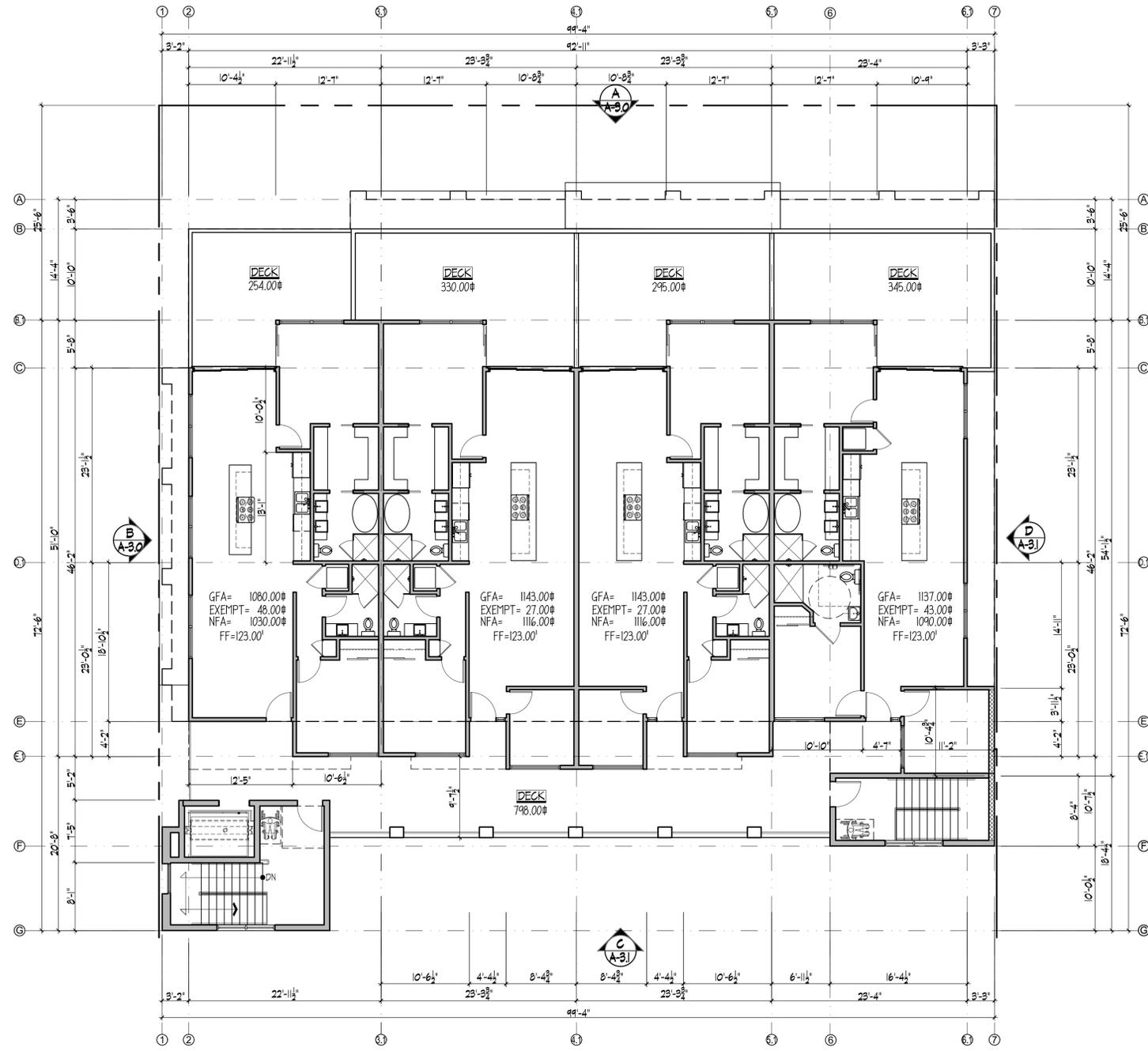
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NEW MIXED USE
COMMERCIAL BUILDING
 455 MAIN STREET
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MARK	DATE	DESCRIPTION
1		
2		
3		
4		
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2nd FLOOR PLAN
 PROJECT NUMBER: 22-3560CR5
 DRAWN BY: EDEL G. VERA
 DATE: 04/10/2025
 ALL RIGHTS RESERVED. NOT PART OF THESE DOCUMENTS MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF E.B.E. ASSOC. INC.
 SHEET NUMBER
A-2.1
 BUILDING DEPARTMENT SET
 GEN - V. 1
 EDEL VERA - DESIGNER
 B-72460

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3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND	
	EXISTING MASONRY WALL TO REMAIN
	NEW MASONRY WALL TO REMAIN
	INTERIOR WALL (NON-RATED)
	NEW 2x WOOD STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD AT EACH SIDE
	1-HR INTERIOR WALL
	1-LAYER OF 1/2" TYPE X GYP. BRD. OVER PLYWOOD (WHEN OCCURS) APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x STUDS @ 16" O.C. WITH 1" TYPE X DRYWALL SCREENS @ O.C. BOTH SIDES
	1-HR EXTERIOR WALL
	1-LAYER OF 1/2" TYPE X GYP. BRD. OVER PLYWOOD (WHEN OCCURS) APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x STUDS @ 16" O.C. WITH 1" TYPE X DRYWALL SCREENS @ O.C. AT FLOOR AND CEILING RUNNERS, AND INTERMEDIATE STUDS JOINTS STAGGERED 24" O.C. AT EACH SIDE AND OPPOSITE SIDES, R13 MINERAL FIBER INSULATION FITTED IN STUD SPACE, 1/2" STUCCO OVER LATH OVER 1/2" DENGLOSS MATT SHEATHING
	NEW STORE FRONT

FLOOR PLAN SYMBOLS	
	INDICATES DOOR TYPE AND SIZE PER DOOR SCHEDULE
	INDICATES WINDOW TYPE AND SIZE PER DOOR SCHEDULE
	ILLUMINATED EXIT SIGN W/ BATTERY BACK-UP.
	EXIT EMERGENCY LIGHT

FINISHES	
	P1 PAINT - FLAT FINISH (TO BE DETERMINED) (FLAME SPREAD RATING III)
	P2 PAINT - EGGSHELL (TO BE DETERMINED) (FLAME SPREAD RATING III)
	T1 TILE, NYC SUBWAY STYLE BOND
	CP1 PAINT - FLAT FINISH (TO BE DETERMINED) (FLAME SPREAD RATING III)
	CP2 PAINT - EGGSHELL (TO BE DETERMINED) (FLAME SPREAD RATING III)
	FLOOR FINISHES (1) 1 POLISHED CONCRETE FINISH
	BASE (1) 1 4" ALUMINUM BASE BOARD 2 CERAMIC TILE OVER MOISURE RESISTANT BACKING

GENERAL NOTES	
1. GRIDLINES ARE FOR LOCATION OF CENTERLINES OF STRUCTURAL STEEL COLUMNS, CENTERLINES OF STRUCTURAL WALLS AND EDGE OF WALL, U.N.O.	10. ALL GYPSUM BOARD SHALL BE 5/8" THICK X 4' U.N.O AND SHALL BE INSTALLED ON VERTICAL SURFACES SHALL HAVE VERTICAL JOINTS, ONLY. NO HORIZONTAL JOINTS SHALL BE INSTALLED BELOW THE CEILING.
2. DIMENSIONS (EXCEPT GRIDLINES) ARE: EXTERIOR WALLS TO FACE OF SHEATHING AT EXTERIOR SIDE, AND FACE OF FINISH AT INTERIOR U.N.O.	11. JOINTS BETWEEN SHEETS OF GYPSUM BOARD SHALL OCCUR ONLY AT STUDS.
3. SEE STRUCTURAL FOR ALL SHEATHING INFO	12. ALL PENETRATIONS OF SLAB TO SLAB GYPSUM BOARD ABOVE CEILING (I.E. DUCTWORK, CONDUIT, FLUTED OPENINGS IN METAL DECKING AT UNDERSIDE OF CONCRETE SLAB, ETC.) SHALL BE SEALED AIR TIGHT, DRYWALL COMPOUND AND DRYWALL TAPE ARE NOT ACCEPTABLE SEALANTS. USE NON HARDENING MATERIALS, ONLY. USE FIRE RATED COMPOUND AT FIRE RATED PARTITIONS.
4. ALL RAIN WATER LEADERS, OVERFLOW PIPES AND PLUMBING PIPING, ELEC. CONDUIT ETC. SHALL BE CENTERED IN WALL FRAMING U.N.O.	13. THE INTERIOR FINISH MATERIAL APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803
5. ALL EXTERIOR SURFACE MOUNTED PLUMBING PIPES SHALL BE GALVANIZED SHEET METAL U.N.O. RE: PLUMBING FOR ADDITIONAL INFORMATION	
6. FLOOR PLANS COMMUNICATE BUILDING INFORMATION ONLY. SEE CIVIL & LANDSCAPE DRAWINGS FOR ALL SITE WORK INFORMATION. NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCIES OCCUR PRIOR TO COMMENCEMENT OF WORK.	
7. CONFIRM ALL ALARMS AND SENSORS DO NOT CONFLICT WITH ART PACKAGE.	
8. PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN LOCATIONS AS REQUIRED BY CA FIRE CODE AND 19 C.C.R.	
9. ALL GYPSUM BOARD SHALL BE 5/8" THICK X 4' U.N.O AND SHALL BE INSTALLED ON VERTICAL SURFACES SHALL HAVE VERTICAL JOINTS, ONLY. NO HORIZONTAL JOINTS SHALL BE INSTALLED BELOW THE CEILING.	

KEYED FLOOR PLAN NOTES	
1 LINE OF FLOOR ABOVE	11 ADDRESSING SHALL BE DIRECTLY LIT OR BACKLIT.
2 LINE OF PROJECTION ABOVE	12 ROOF DRAIN DISCHARGE TO UNDERGROUND PIPE.
3 42" HIGH GUARDRAIL WITH 34" TO 38" HIGH HAND GRIP.	13 1/4" MIN. SURFACE SLOPE FOR PROPER DRAINAGE.
4 42" HIGH GUARDRAIL. PROVIDE LESS THAN 4 INCH MAX. BETWEEN RAILS.	14 MAIL BOX LOCATION. MAIL BOX SHALL BE LOCKING.
5 12" HANDRAIL EXTENSION	15 NOT USED
6 23" HANDRAIL EXTENSION	16 NOT USED
7 2" WIDE CONTRAST STRIPPING AT STAIR TREAD.	17 NOT USED
8 INSTALL PANIC HARDWARE AT EXIT DOORS	
9 DOOR ASSEMBLY TO BE AT LEAST 45 MIN. FIRE RATED	
10 NORRITZ TANKLESS WATER HEATER. INSTALL PER MAN. STDS.	

FLOOR AREA ANALYSIS	
GROSS AREA	4503.00 sq.ft.
EXTERIOR WALLS	151.00 sq.ft.
EXEMPT AREA	151.00 sq.ft.
NET AREA:	4352.00 sq.ft.
DWELLING A	1030.00 sq.ft.
DWELLING B	1116.00 sq.ft.
DWELLING C	1116.00 sq.ft.
DWELLING D	1090.00 sq.ft.
TOTAL RESIDENTIAL AREA:	4352.00 sq.ft.

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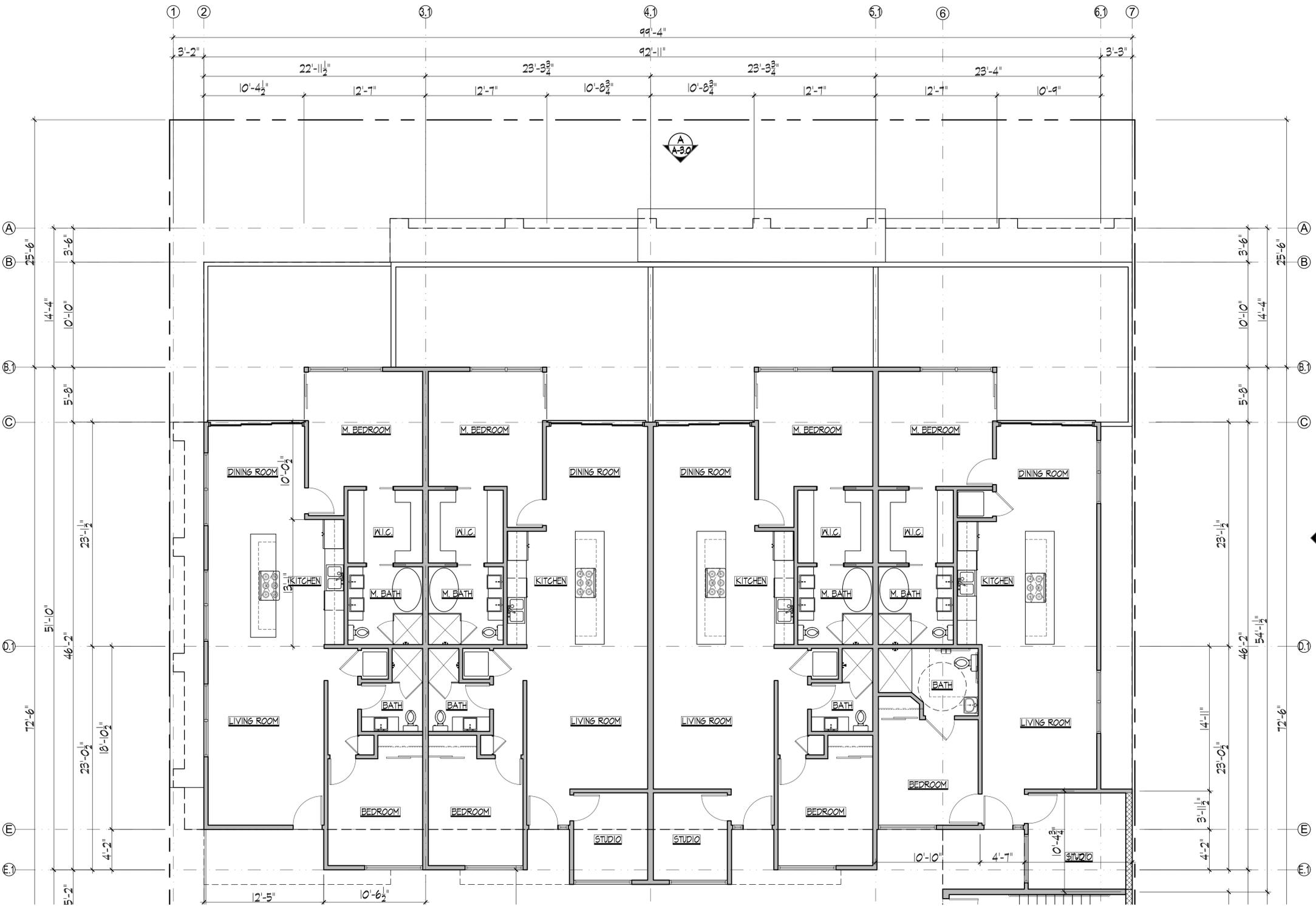
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EL SEGUNDO, CA 90245
310.864.9034

PROJECT:
NEW MIXED USE COMMERCIAL BUILDING
455 MAIN STREET
EL SEGUNDO, CA 90245

MARK	DATE	DESCRIPTION
1		
2		
3		
4		
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3rd FLOOR PLAN
PROJECT NUMBER: 22-3560CRS
DRAWN BY: EDEL G. VERA
DATE: 04/10/2025
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SHEET NUMBER
A-2.2
BUILDING DEPARTMENT SET
GEN - V. 1
EDEL VERA - DESIGNER
B-72460

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3rd FLOOR PLAN

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



WALL LEGEND

	EXISTING MASONRY WALL TO REMAIN
	NEW MASONRY WALL TO REMAIN
	INTERIOR WALL (NON-RATED)
	NEW 2x WOOD STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD AT EACH SIDE
	1-HR INTERIOR WALL
	1-LAYER OF 5/8" TYPE X GYP. BRD. OVER PLYWOOD (WHEN OCCURS) APPLIED PARALLEL TO EACH SIDE OF 2x STUDS @ 16" O.C. WITH 1" TYPE 5/8" DRYWALL SCREENS @ 10" O.C. BOTH SIDES
	1-LAYER OF 5/8" TYPE X GYP. BRD. OVER PLYWOOD (WHEN OCCURS) APPLIED PARALLEL TO EACH SIDE OF 2x STUDS @ 16" O.C. WITH 1" TYPE 5/8" DRYWALL SCREENS @ 10" O.C. AT FLOOR AND CEILING RUNNERS, AND INTERMEDIATE STUDS JOINTS STAGGERED 24" O.C. AT EACH SIDE AND OPPOSITE SIDES, R13 MINERAL FIBER INSULATION FITTED IN STUD SPACE, 1/2" STUCCO OVER LATH OVER 1/2" DENEGLASS MATT SHEATHING
	NEW STORE FRONT

KEYED FLOOR PLAN NOTES

DIVISION 1 GENERAL DATA	1.001 NOT USED
1.002 LINE OF FLOOR BELOW	
DIVISION 3 CONCRETE	3.001 NOT USED
DIVISION 5 METALS	5.001 42" HIGH METAL GUARDRAIL, RAILS SPACED 4" MAX.
5.002 36" HIGH METAL HANDRAIL	
DIVISION 6 WOOD AND PLASTICS	6.001 KITCHEN BASE CABINET, 36" HIGH
6.002 KITCHEN UPPER CABINET, 30" HIGH	
6.003 BUILT IN CABINETS PER OWNER SPECIFICATIONS	
6.004 1-1/2" DIA. HANGING POLE	
6.005 1/2" PLYWOOD SHELVES, MID-SUPPORT IF MORE THAN 6'-0"	
DIVISION 7 THERMAL AND MOISTURE PROTECTION	7.001 R-15 BATT INSULATION AT EXTERIOR WALLS
7.002 R-15 + R-30 BATT INSULATION IN CEILING (ATTIC)	
7.003 R-19 INSULATION FLOOR/CEILING ASSEMBLY	
7.004 WEATHERSTRIP ALL EXTERIOR DOORS AT HEAD, JAMB AND SILL	
7.005 DEX-O-TEX 1-HR RATED WATER PROOF DECKING SURFACE INSTALLED PER MANUFACTURER STANDARDS. SLOPE TOWARDS SURFACE DRAIN AT 1/4" PER FOOT.	

DIVISION 8 OPENINGS

8.001 DOOR TO OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THRESHOLD
8.002 TEMPERED GLASS DOOR. (SEE SCHEDULE)
8.003 TEMPERED GLASS WINDOW. (SEE SCHEDULE)
8.004 SHATTER RESISTANT SHOWER DOOR AND ENCLOSURE

DIVISION 9 FINISHES

9.001 7/8" EXTERIOR PLASTER OVER METAL LATH, SAND FINISH
9.002 STAINED MASONRY FINISH
9.003 5/8" TYPE X GYPSUM BOARD AT FLOOR (OFFICE AREA BELOW)
9.004 5/8" TYPE X GYPSUM BOARD AT WALL (BETWEEN UNITS)
9.005 5/8" GYP. BOARD AT WALLS AND CEILING. (SMOOTH FINISH)
9.006 LVT OR BAMBOO FLOORING
9.007 CERAMIC TILE FLOOR FINISH PER OWNER SPECIFICATIONS
9.008 IMPERVIOUS MATERIAL AT MINIMUM 72" ABOVE FIN. FLOOR AND AT ALL ADJACENT WALLS
9.009 SHOWER ENCLOSURE WITH HOT PAPPED PAN TILED FLOOR TO CEILING
9.010 LAVATORY MOUNTED ON GRANITE COUNTER AND 36" HIGH CABINET
9.011 DUAL FLUSH (1.28-0.8 GAL), COMFORT HEIGHT TOILET.
9.012 GRANITE KITCHEN COUNTER TOP
9.013 30" DOUBLE SINK WITH GARBAGE DISPOSAL

DIVISION 10 EQUIPMENT AND APPLIANCES

11.001 30" RANGE WITH OVEN BELOW
11.002 36" REFRIGERATOR - PROVIDE 1/4" DIA. COLD WATER LINE TO REFRIGERATOR SPACE. VALVE TO BE RECESSED.

DIVISION 22 AND 26 PLUMBING AND ELECTRICAL

22.001 SHOWER HEAD TO BE 6'-6" FROM FINISH FLOOR
22.002 ACCESS FOR ANTI-SCOLD PRESSURE VALVE AT SHOWER / TUB-SHOWER
22.003 ALL SHOWERS & TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE THERMO-STATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE

FIRE PROTECTION

11.003 AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM. THE SMOKE ALARMS SHALL BE INTERCONNECTED HARD WIRED WITH BATTERY BACK-UP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72
11.004 SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON THE UNIT.

CEILING LIGHT FIXTURE WITH DIMMER SWITCH

EXT. WALL MOUNTED LIGHT FIXTURE (WATER PROOF) CONTROLLED BY MANUAL ON/OFF SWITCH AND BY A MOTION SENSOR WITH AN INTEGRATED PHOTO-CONTROL

RECESSED CAN WITH DIMMER SWITCH

FLOUORESCENT/LED LIGHT FIXTURE.

MOISTURE RESISTANT HEATER W/ LED LIGHT FIXTURE

CEILING FAN WITH FLOUORESCENT/LED BULB.

SWITCH @ 44" A.F.F. UNLESS NOTED OTHERWISE

2-WAY SWITCH @ 44" A.F.F. UNLESS NOTED OTHERWISE

ELECTRICAL SYMBOLS

	CEILING LIGHT FIXTURE WITH DIMMER SWITCH
	EXT. WALL MOUNTED LIGHT FIXTURE (WATER PROOF) CONTROLLED BY MANUAL ON/OFF SWITCH AND BY A MOTION SENSOR WITH AN INTEGRATED PHOTO-CONTROL
	RECESSED CAN WITH DIMMER SWITCH
	FLOUORESCENT/LED LIGHT FIXTURE.
	MOISTURE RESISTANT HEATER W/ LED LIGHT FIXTURE
	CEILING FAN WITH FLOUORESCENT/LED BULB.
	SWITCH @ 44" A.F.F. UNLESS NOTED OTHERWISE
	2-WAY SWITCH @ 44" A.F.F. UNLESS NOTED OTHERWISE

GREEN CODE NOTES

1. EACH APPLIANCE PROVIDED AND INSTALLED SHALL MEET THE ENERGY STAR IF AN ENERGY STAR DESIGNATION THAT IS APPLICABLE FOR THE APPLIANCE.
2. THE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
3. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN THE TABLES 4.5041-4.5043.
4. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1.

FLOOR AREA ANALYSIS

GROSS AREA	5,201.00 sq.ft.
EXTERIOR WALLS	145.00 sq.ft.
STAIRWAYS & ELEV. SHAFT	468.00 sq.ft.
EXEMPT AREA	613.00 sq.ft.
NET AREA:	4,588.00 sq.ft.
DWELLING A	1,046.00 sq.ft.
DWELLING B	1,167.00 sq.ft.
DWELLING C	1,167.00 sq.ft.
DWELLING D	1,158.00 sq.ft.
TOTAL RESIDENTIAL AREA:	4,588.00 sq.ft.

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PROJECT:
 NEW MIXED USE
 COMMERCIAL BUILDING
 455 MAIN STREET
 EL SEGUNDO, CA 90245

MARK	DATE	DESCRIPTION
1		
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3rd FLOOR PLAN

PROJECT NUMBER: 22-3560CRS
 DRAWN BY: EDEL G. VERA
 DATE: 04/10/2025

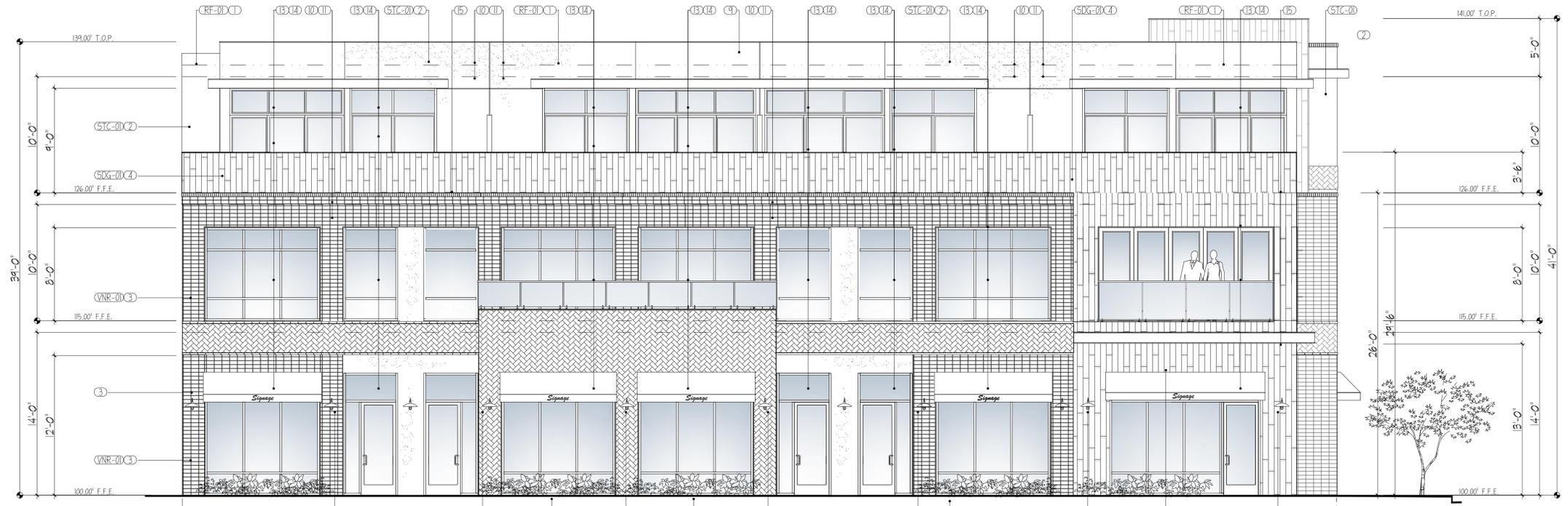
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BUILDING DEPARTMENT SET
 GEN-Y-1

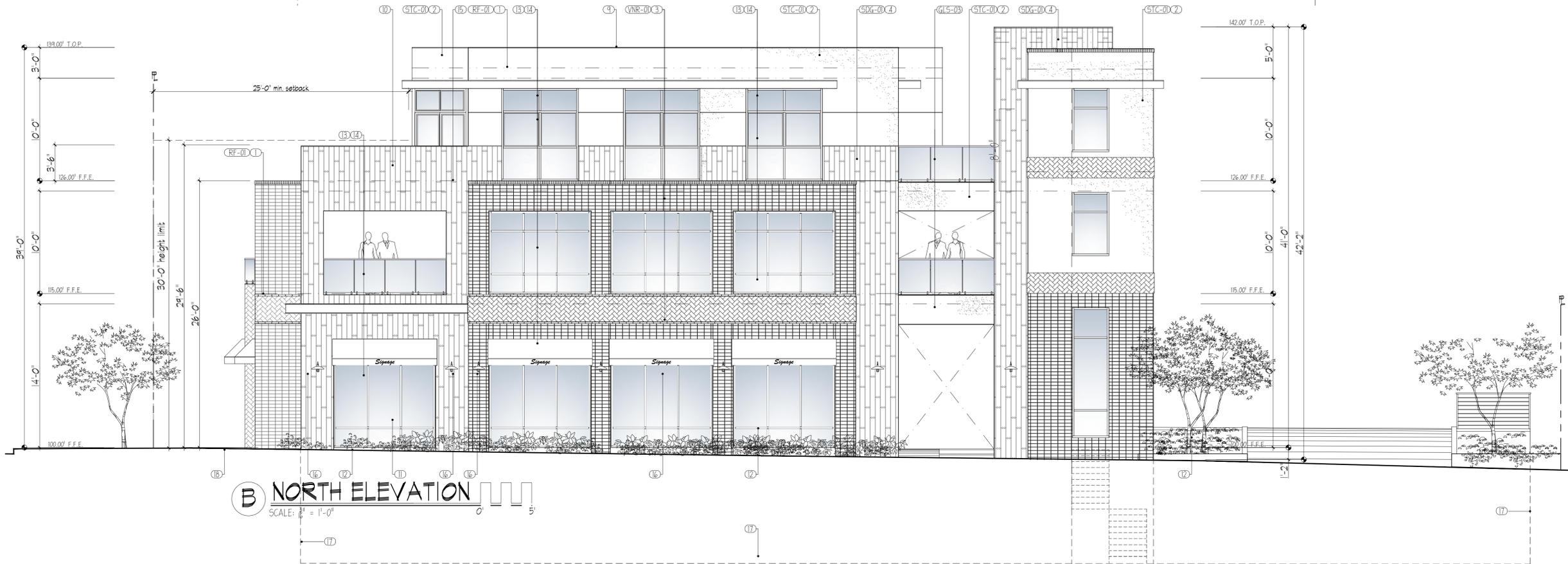
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A EAST ELEVATION
SCALE: 1/8" = 1'-0"

THERE SHALL BE ADDRESSING ON THE STREET AND ALLEY SIDES OF THE BUILDING. THE ADDRESSING SHALL BE A MINIMUM OF 4" HIGH, VISIBLE FROM THE STREET, OF CONTRASTING COLOR TO THE BACKGROUND AND ILLUMI-
DESIGN CRITERIA FOR WINDOWS:
20 PSF WIND LOADING (10 MPH WIND) TYP.



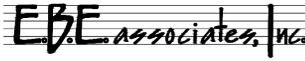
B NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS FINISHES

CODE #	MATERIAL	MANUFACTURER	COLOR OR STYLE	REMARKS / COMMENTS
GL5-01	SLIDING DOOR, SWING DOOR	MILGARD	DOUBLE PANE GLASS DOOR FRAME COLOR: DARK BRONZE	PROVIDE FLASHING AROUND DOOR
GL5-02	WINDOW	MILGARD	DOUBLE PANE GLASS WINDOW FRAME COLOR: DARK BRONZE	PROVIDE FLASHING AROUND WINDOW
MTL-01	METAL FASCIA		POWDER COATED COLOR: CHARCOAL	PROTECT SURFACE BEFORE INSTALLING
MTL-02	WROUGHT IRON		POWDER COATED COLOR: CHARCOAL	PROTECT SURFACE BEFORE INSTALLING
MTL-03	METAL AWNING		POWDER COATED COLOR: CHARCOAL	PROTECT SURFACE BEFORE INSTALLING
PNT-01	PAINT	BENJAMIN MOORE	EXTERIOR FLAT PAINT COLOR:	PREPARE SURFACE BEFORE APPLYING PAINT
RF-01	ROOFING	IB ROOF SYSTEMS	80 MIL PVC MEMBRANE ROOFING	APPLIED OVER MANUF. APPROVED UNDERLAYMENT
SDG-01	WOOD SIDING	UPP WOOD SIDING	THERMALLY MODIFIED CHARRED WOOD SIDING	APPLIED OVER MANUF. APPROVED UNDERLAYMENT
STC-01	7/8" THICK STUCCO OVER METAL LATH	LA HABRA STUCCO	SAND FINISH / COLOR: TBD	SAND FINISH
VNR-01	BRICK VENEER	BELDEN	THIN BRICK VENEER COLOR: BELCREST 730	PREPARE SURFACE BEFORE APPLYING THIN VENEER

KEYED NOTES

- IB PVC SINGLE PLY 80 (WHITE) BY IB ROOF SYSTEM TITLE 24 COMPLIANT 80 MIL PVC MEMBRANE COOL ROOF SYSTEM (SR=110-91, SR=0.870, TE=0.88, LRV=94.3) ICC No. ESR-2852
- 7/8" THICK STUCCO OVER SCRATCH 4 BROWN 1/2" METAL LATH PAPER, SMOOTH OR SAND FINISH. USE 2-LAYERS OF GRADE "D" PAPER FOR STUCCO APPLIED OVER WOOD-BASED SHEATHING.
- THIN BRICK VENEER FINISH APPLIED PER MANUFACTURER STANDARDS
- WHITE WASHED RED-WOOD SIDING
- 42" HIGH W/L GUARDRAIL W/ SUPPORTS AT 48" O.C. RAILS NOT TO ALLOW A 4" DIA. SPHERE TO PASS THRU.
- CORROSION RESISTANT WEEP SCREED (26 G.S.) AT THE FOUNDATION PLATE LINE, 4" ABOVE EARTH & 2" ABOVE PAVED SURFACE WITH A VERTICAL FLANGE OF 3.5". IT SHALL BE OF A TYPE WHICH ALLOWS TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
- METAL FASCIA (POWDER COATED)
- DECORATIVE AWNING
- PRE-FINISHED SHEET METAL DRIP. INSTALL PER MANUFACTURER STANDARDS
- PRE-FINISHED 2"x6" OVERFLOW
- CONCEALED DOWNSPOUT
- PLANTING AREA
- TEMPERED GLASS AT THIS LOCATION.
- DARK BRONZE STORE FRONT
- DEX-O-TEX WATER PROOFING MEMBRANE
- DECORATIVE L.E.D. LIGHT FIXTURE.
- UNDERGROUND PARKING LIMITS
- FINISH GRADE



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PROJECT:
**NEW MIXED USE
COMMERCIAL BUILDING**
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BUILDING ELEVATIONS

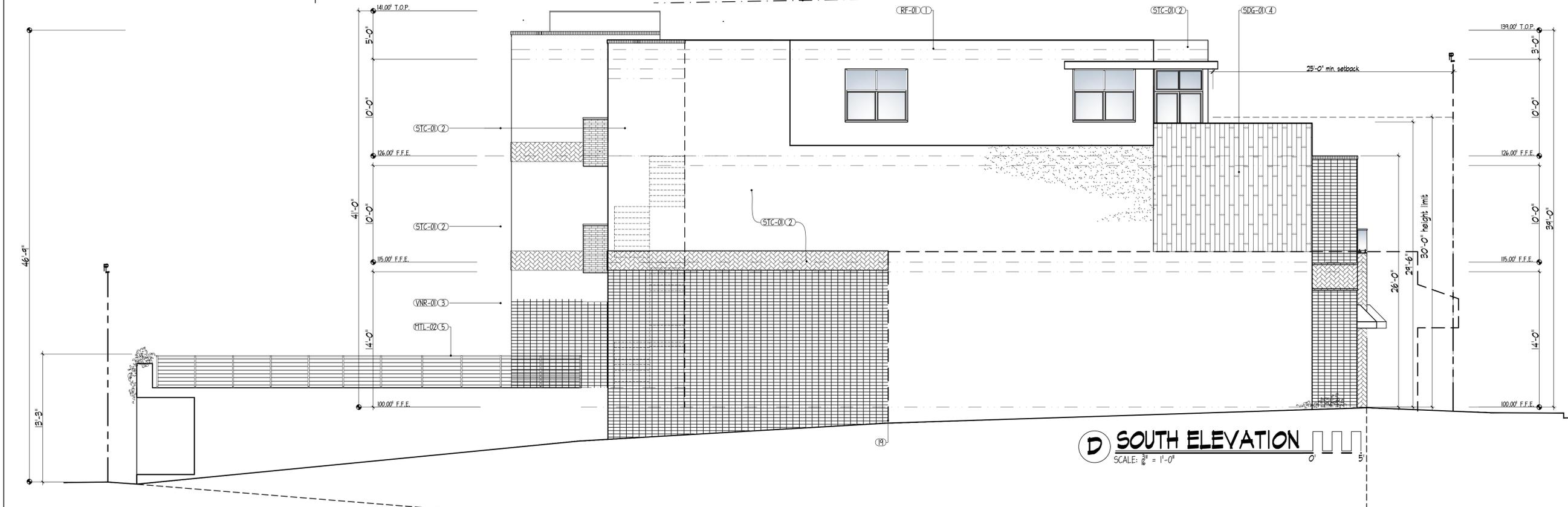
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DATE: 04/10/2025
SHEET NUMBER
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C WEST ELEVATION
SCALE: 3/8" = 1'-0"



D SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

ELEVATIONS FINISHES				
CODE #	MATERIAL	MANUFACTURER	COLOR OR STYLE	REMARKS / COMMENTS
GLS-01	SLIDING DOOR, SWING DOOR	MILGARD	DOUBLE PANE GLASS DOOR FRAME COLOR: DARK BRONZE	PROVIDE FLASHING AROUND DOOR
GLS-02	WINDOW	MILGARD	DOUBLE PANE GLASS WINDOW FRAME COLOR: DARK BRONZE	PROVIDE FLASHING AROUND WINDOW
MTL-01	METAL FASCIA		POWDER COATED COLOR: CHARCOAL	PROTECT SURFACE BEFORE INSTALLING
MTL-02	WROUGHT IRON		POWDER COATED COLOR: CHARCOAL	PROTECT SURFACE BEFORE INSTALLING
PNT-01	PAINT	BENJAMIN MOORE	EXTERIOR FLAT PAINT COLOR:	PREPARE SURFACE BEFORE APPLYING PAINT
RF-01	ROOFING	IB ROOF SYSTEMS	80 MIL PVC MEMBRANE ROOFING	APPLIED OVER MANUF. APPROVED UNDERLAYMENT
SDG-01	WOOD SIDING	UPF WOOD SIDING	THERMALLY MODIFIED CHARRED WOOD SIDING	APPLIED OVER MANUF. APPROVED UNDERLAYMENT
STC-01	7/8" THICK STUCCO OVER METAL LATH	LA HABRA STUCCO	SAND FINISH / COLOR: TBD	SAND FINISH
VNR-01	BRICK VENEER	BELDEN	THIN BRICK VENEER COLOR: BELCREST 730	PREPARE SURFACE BEFORE APPLYING THIN VENEER

- KEYED NOTES**
- IB PVC SINGLE PLY 80 (WHITE) BY IB ROOF SYSTEM TITLE 24 COMPLIANT 80 MIL PVC MEMBRANE COOL ROOF SYSTEM (SR=110-91, SR=0.870, TE=0.88, LRV=94.3) ICC No. ESR-2852
 - 7/8" THICK STUCCO OVER SCRATCH & BROWN # METAL LATH PAPER, SMOOTH OR SAND FINISH. USE 2-LAYERS OF GRADE #1 PAPER FOR STUCCO APPLIED OVER WOOD-BASED SHEATHING.
 - THIN BRICK VENEER FINISH APPLIED PER MANUFACTURER STANDARDS
 - THERMALLY MODIFIED CHARRED WOOD SIDING INSTALL PER MANUFACTURER'S STANDARDS.
 - 42" HIGH W/L GUARDRAIL W/ SUPPORTS AT 48" O.C. RAILS NOT TO ALLOW A 4" DIA. SPHERE TO PASS THRU.
 - CORROSION RESISTANT WEEP SCREED (26 G.S.) AT THE FOUNDATION PLATE LINE, 4" ABOVE EARTH & 2" ABOVE PAVED SURFACE WITH A VERTICAL FLANGE OF 3.5". IT SHALL BE OF A TYPE WHICH ALLOWS TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
 - METAL FASCIA (POWDER COATED)
 - NOT USED
 - PRE-FINISHED SHEET METAL DRIP. INSTALL PER MANUFACTURER STANDARDS
 - PRE-FINISHED 2"x4" OVERFLOW
 - CONCEALED DOWNSPOUT
 - PLANTING AREA
 - TEMPERED GLASS AT THIS LOCATION.
 - DARK BRONZE STORE FRONT
 - DEX-O-TEX WATER PROOFING MEMBRANE
 - DECORATIVE L.E.D. LIGHT FIXTURE.
 - UNDERGROUND PARKING LIMITS
 - FINISH GRADE
 - ADJACENT BUILDING PROFILE

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BUILDING ELEVATIONS
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