



AGENDA
CITY OF EL SEGUNDO
PLANNING COMMISSION
5:30 PM
COUNCIL CHAMBER
350 MAIN STREET
EL SEGUNDO, CA 90245
OCTOBER 23, 2025

MEMBERS OF PLANNING COMMISSION

Kevin Maggay, Chairperson
Mario Inga, Vice Chairperson
Mark Christian
Melissa McCaverty
Steve Taylor

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Planning Commission, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Community Development Department, during normal business hours. Such documents may be posted on the City's website at www.elsegundo.org and additional copies will be available at the meeting.

Unless otherwise noted in the agenda, the public can only comment on city-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the Public Communications portion of the Meeting. ***Additionally, members of the public can comment on any Public Hearing item on the agenda during the Public Hearing portion of such item.*** The time limit for comments is five (5) minutes per person. Before speaking to the Planning Commission, please fill out a speaker card located in the Chamber Lobby. It is not required to provide personal information in order to speak, except to the extent necessary to be called upon, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate. Please respect the time limits.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total) *Individuals who have received value of \$50 or more to communicate to the **Planning Commission** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Planning Commission**. Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

A. CONSENT

1. **Approve October 9, 2025 Planning Commission Meeting Minutes**

Recommendation -

1. Approve October 9, 2025 Planning Commission Meeting Minutes.
2. Alternatively, discuss and take other action related to this item.

B. PUBLIC HEARINGS

2. **Variance Application for a New Two-Story Office/Industrial Building to Deviate from the Smoky Hollow Specific Plan Vehicular Access Standards and Maintain an Existing Nonconforming Curb Cut. (Environmental Assessment No. EA 1403 and Variance VAR 25-01)**

Recommendation -

1. Adopt Resolution No. 2970 approving Environmental Assessment No. EA 1403 and Variance No. VAR 25-01 for a New Office/Industrial Building to Deviate from the Smoky Hollow Specific Plan Vehicular Access Standards and Maintain a Nonconforming Curb Cut.
2. Alternatively, discuss and take other action related to this item.

3. **Environmental Assessment No. EA-1391 and Amendment to Development Agreement No. DA 5751 for Beach Cities Media Campus**

Recommendation -

1. Find the project exempt from further environmental review pursuant to the California Environmental Quality Act ("CEQA") Guidelines § 15060(c)(3) and § 15061(b)(3), as the ordinance does not constitute a "project" within the meaning of CEQA § 15378 and the "common sense" exemption as the action of amending the language has no potential result in a direct or reasonably foreseeable indirect physical change to the environment and the action is limited to minor amendments to the existing Development Agreement, does not authorize or approve any physical development, and there is no possibility that the action may

result in a significant effect on the environment.

2. Adopt Resolution No. 2973, approving Environmental Assessment No. EA-1391 and Amendment No. 1 to Development Agreement No. 5751.

3. Alternatively, discuss and take other action related to this item.

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR

F. REPORTS - COMMISSIONERS

G. REPORTS – CITY ATTORNEY

ADJOURNMENT

POSTED:

DATE: October 17, 2025

TIME: 9:30 a.m.

BY: Jazmin Farias, Assistant Planner



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting**

October 9, 2025

CALL TO ORDER

Vice Chair Inga called the meeting to order at 5:30 p.m.

ROLL CALL

Absent: Chair Maggay

Present: Vice Chair Inga

Present: Commissioner Christian

Present: Commissioner McCaverty

Present: Commissioner Taylor arrived at 5:31 p.m.

Also present: Michael Allen, AICP, Community Development Director

Also present: Eduardo Schonborn, AICP, Planning Manager

Also present: David King, City Attorney

Also present: Paul Samaras, AICP, Principal Planner

Also present: Maria Baldenegro, Assistant Planner

Also present: Jazmin Farias, Assistant Planner

Also present: Agnes Ho, Administrative Analyst

Also present: Laura Stetson, Principal Planner, MIG Consultant

PLEDGE OF ALLEGIANCE

Vice Chair Inga led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

1. Approval of Planning Commission Meeting Minutes:

- September 11, 2025

MOTION: Approve the minutes.

Moved by Commissioner McCaverty, second by Commissioner Taylor.

Motion carried, 4-0, by the following vote:

Ayes: Inga, Christian, McCaverty, and Taylor

B. NEW PUBLIC HEARINGS

2. Second One-year Time Extension to Site Plan Review No. SPR 20-03

Assistant Planner Maria Baldenegro presented the staff report.

Vice Chair Inga opened public communications.

- Applicant representative Amarveer Brar concurred with staff's presentation.

Vice Chair Inga closed public communications.

MOTION: Adopt Resolution No. 2972, approving a second one-year time extension to Environmental Assessment No. EA-1291, Site Plan Review No. SPR 20-03, and Off-site Parking Covenant No. MISC 20-01.

Moved by Commissioner Taylor, second by Commissioner McCaverty.

Motion carried, 4-0, by the following vote:

Ayes: Inga, Christian, McCaverty, and Taylor

C. NEW BUSINESS

3. Study Session Regarding El Segundo Vision 2050, the City's Effort to Update the General Plan Land Use Element

Michael Allen, Community Development Director, introduced MIG Consultant Laura Stetson, who led the Vision 2050 study session. Laura provided an overview of the City's current development pattern, discussed market opportunities, and identified areas for improvement. She summarized the feedback collected through the online questionnaire and community workshop, noting that responses varied by audience and engagement activity. Staff requested that the Commission consider and provide input on key areas identified as potential focus areas for future change, including the area east of Pacific Coast Highway, the housing overlay areas west of Pacific Coast Highway, and Smoky Hollow.

- Commissioner discussion ensued regarding the Land Use Element study session.
- The Commission concurred that staff should evaluate the financial implications of allowing housing east of Pacific Coast Highway. Specifically, they would like to know how Wiseburn School District would benefit from housing east of Pacific Coast Highway.
- The Commission provided consensus for staff to further explore opportunities for housing and development within the City's corridors,

Smoky Hollow, and areas east of Pacific Coast Highway, as well as to evaluate potential density adjustments within the housing overlay areas.

- The Commission reached consensus to further evaluate the Downtown area, recognizing existing inconsistencies and a lack of cohesion in some locations.
- Staff was asked to review trends in owner-occupied versus renter-occupied housing.
- Staff was directed to explore rezoning properties along Pacific Coast Highway and east of Pacific Coast Highway.
- Lastly, staff was directed to review SB 79 and evaluate how its adoption could potentially affect the direction of the Land Use Element and possibly choose one station for TOD.

MOTION: None required.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

None.

F. REPORTS – PLANNING COMMISSIONERS

None.

G. REPORTS – CITY ATTORNEY

None.

ADJOURNMENT — the meeting adjourned at 7:07 p.m.
The next meeting is scheduled for October 23, 2025 at 5:30 p.m.

Michael Allen, Community Development Director

Kevin Maggay, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: October 23, 2025

Agenda Heading: PUBLIC HEARINGS

Item Number: B.2

TITLE:

Variance Application for a New Two-Story Office/Industrial Building to Deviate from the Smoky Hollow Specific Plan Vehicular Access Standards and Maintain an Existing Nonconforming Curb Cut. (Environmental Assessment No. EA 1403 and Variance VAR 25-01)

RECOMMENDATION:

1. Adopt Resolution No. 2970 approving Environmental Assessment No. EA 1403 and Variance No. VAR 25-01 for a New Office/Industrial Building to Deviate from the Smoky Hollow Specific Plan Vehicular Access Standards and Maintain a Nonconforming Curb Cut.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On August 4, 2025, Smoky Hollow Industries, LLC submitted a Variance request for a new office/industrial building to deviate from the Smoky Hollow Specific Plan vehicular access standards and maintain an existing nonconforming curb cut. The subject property is located at 117 Lomita Street on the west side of the block between Franklin Avenue to the north and El Segundo Boulevard to the south in the Smoky Hollow-West (SH-W) district of the Specific Plan.

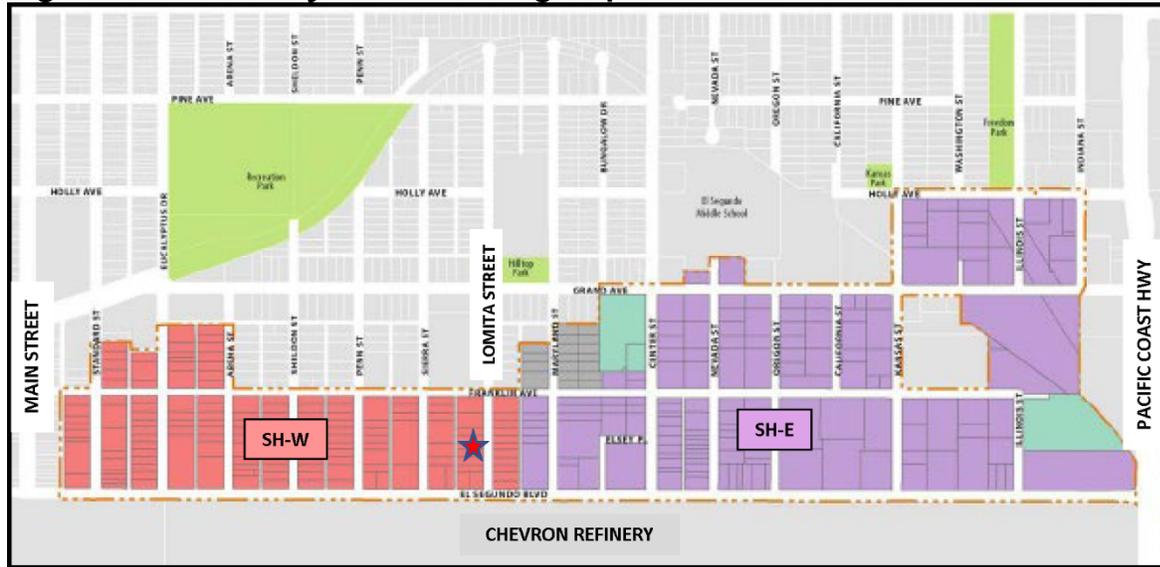
DISCUSSION:

Location

The SH-W district of the Specific Plan extends from the alley east of Lomita Street west to the alley west of Standard Street, generally between Franklin Avenue and El Segundo Boulevard. The SH-W district is characterized by smaller and narrower lots

compared to the Smoky Hollow-East (SH-E) district, which inhibits their development at a higher Floor Area Ratio (FAR). This is the reason the SH-W district has a lower FAR limit of .75 compared to the SH-E district where the maximum permitted FAR is 1.0.

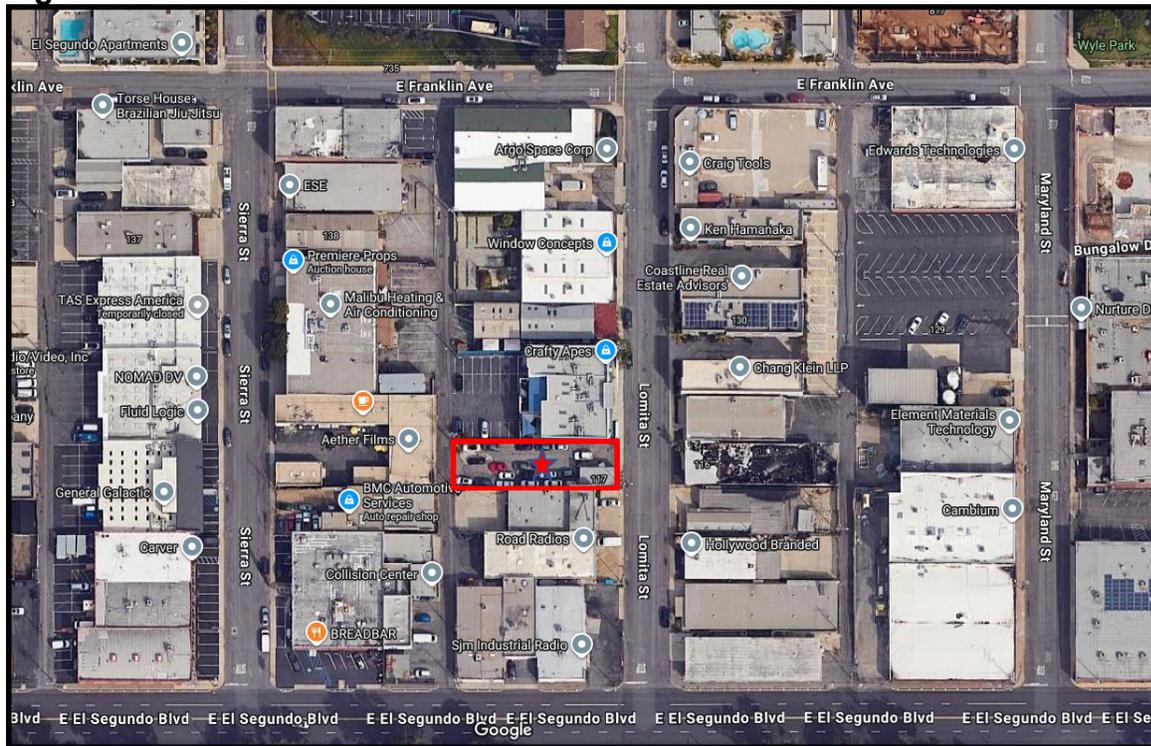
Figure No. 1 - Smoky Hollow Zoning Map



Site Description

The subject property is 5,720 square feet (40 feet by 143 feet) and is developed with a 550-square-foot building at the southeast corner near the Lomita Street frontage. The balance of the site is a paved parking area. The site takes vehicular access from a 14-foot alley to the rear and a 22-foot driveway approach along Lomita Street.

Figure No. 2 - Site Aerial

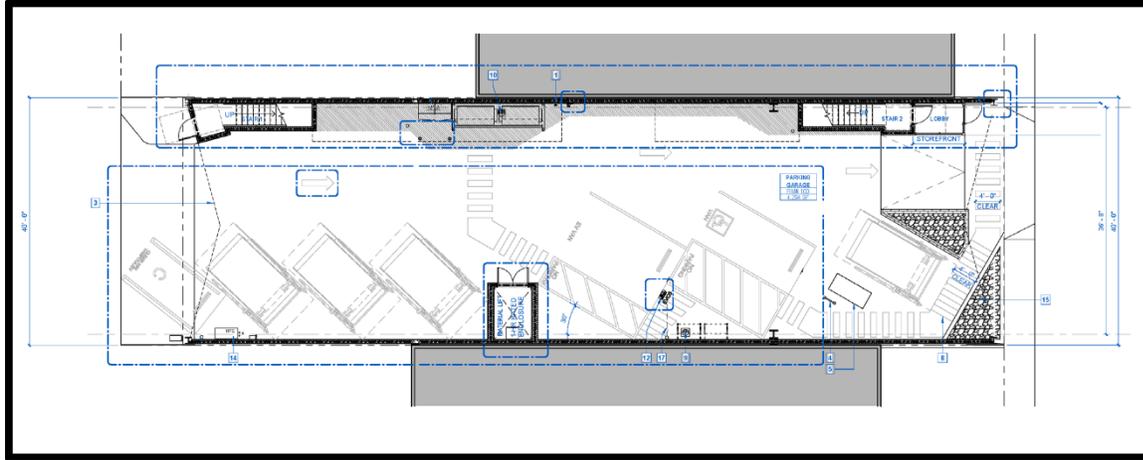


Project Description

The proposed project involves the demolition of the existing site improvements and construction of a new 4,290-gross-square-foot office/industrial building. The building covers the entire site, except for the 10-foot setback along the alley to the rear. The proposed building will be two stories and 35 feet in height, with an occupied deck on the rooftop. The ground level consists mainly of parking and non-occupied areas, including a trash enclosure, a materials elevator, stairs, and landscaping along the street frontage. The only "occupied" floor area on the ground level is an approximately 50-square-foot lobby near the property frontage. The second floor consists of the bulk of the occupied floor area, along with balconies facing the street front and alley at the rear.

As illustrated in Figure No. 2 below, vehicular entrance to the site is proposed from the alley at the rear of the property. A one-way driveway (12 to 15 feet wide) runs through the site to the front and exits onto Lomita Street through an existing curb cut that measures 22-feet wide. The project proposes 11 angled parking spaces in a single row along the driveway. Eight of the 11 parking spaces are in vertical tandem configuration (lifts), one is a compact space, and the two remaining spaces are disabled access and EV spaces. Ten of the 11 parking spaces are entirely covered and enclosed by the proposed building.

Figure No. 3 - Ground Level Plan



Zoning Compliance

Except for the variance request discussed below, the project complies with the Specific Plan development standards for the Smoky Hollow-West (SH-W) district as shown in Table No. 1 below:

Table No. 1 - Zoning Compliance

Smoky Hollow Development Standard	Required	Provided
Maximum FAR	0.75	0.75
Maximum Building Height	35 feet	35 feet
Minimum Lot Area	5,600 square feet	5,720 square feet
Minimum Lot Frontage	50 feet	40 feet*
Minimum Setbacks: Front Side Rear	No front setback No side setback 10 feet	0 feet 0 feet 10 feet
Minimum Open Space	3 percent or 172 square feet	4.7 percent or 267 square feet
Parking: Minimum Number	2.5 spaces per 1,000 square feet (gross) or	11 spaces

Maximum Compact Spaces Maximum Tandem Spaces	11 spaces 20 percent or two spaces 85 percent or nine spaces	Nine percent or one space 73 percent or eight spaces
Minimum Bicycle Parking: Short-term spaces Long-term spaces	Five percent of visitor spaces or one bike rack Five percent of visitor spaces or one secured space	Nine percent or one bike rack Nine percent or one secured space

*Existing legal nonconforming lot frontage.

Smoky Hollow Design Standards Compliance

The Smoky Hollow Specific Plan contains design standards covering four areas. Staff has found that the proposed building design complies with the design standards in the Specific Plan as summarized below.

1. Entry Orientation and Ground Floor Treatment. The proposed design incorporates a main entrance oriented toward the front of the property and the ground level provides a floor-to-ceiling height of at least 12 feet.
2. Circulation. The proposed design incorporates adequate access for disabled persons, in compliance with State and Federal standards.
3. Building Design. The proposed design incorporates substantial openings and transparent materials along the ground floor building facade; it includes a variety of architectural features on all four elevations; and it incorporates multiple materials and colors on all elevations.
4. Landscaping and Stormwater Treatment. The proposed design incorporates a landscaping area along the property frontage on Lomita Street and on the roof deck that exceeds the minimum required landscaping area and includes drought-tolerant and native plants that are consistent with the approved plant palette established in the Specific Plan.

Variance Request and Findings

Applicant Request and Justification

Smoky Hollow Specific Plan Section 2.3.F (Access, Loading, and Trash Standards) states that "lots adjoining an alley are prohibited from providing curb cuts along street frontages." In addition, Specific Plan Section 4.4.5 (Nonconforming Curb Cuts) states

that "when new buildings are constructed on a lot, any nonconforming curb cuts on the property shall be removed." Based on these Specific Plan provisions, the existing nonconforming curb cut along the Lomita Street frontage must be removed, because the subject property adjoins an alley and the project involves construction of a new building. The applicant has submitted the subject Variance application to deviate from the Specific Plan requirements and maintain the existing nonconforming curb cut in the project's design.

The variance request is based on the fact that the subject property is 40 feet wide, which is less than the currently required lot width in the Smoky Hollow-West (SH-W) district for the Specific Plan. In brief, the narrow lot width inhibits the applicant's ability to construct a building at the maximum permitted density while also providing the required onsite parking in an efficient and functional layout. Due to the narrow lot width, there is not enough space for vehicles to turn around onsite and exit at the alley going in a forward direction. The required depth for standard parking spaces is 18 feet and the required back-up space for vehicles is 25 feet, which is more than the subject lot width. As a result, if the front curb cut were closed as required by the Smoky Hollow access standards, the vehicles onsite would have to back up a substantial distance (up to 120 feet) to reach the alley. The applicant considers this option unworkable for the following reasons:

- In the proposed parking area layout, vehicles parked in the front portion of the site would have to back up an uncommonly long distance of over 120 feet. The parking area layout includes two disabled access spaces located approximately 80 to 100 feet from the alley, which makes exiting the parking area especially difficult for disabled persons.
- The alley is only 14 feet in width, which makes it difficult for vehicles from the subject property to turn into the alley, especially when moving in reverse.

Findings Analysis

Pursuant to the El Segundo Municipal Code (ESMC) Section 15-24-3, the Planning Commission must make all four findings listed below to approve a variance. Staff believes that the findings can be made in favor of a variance in this case. Staff's reasoning and analysis are presented below under each finding.

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and zone;

The subject property is in the Specific Plan's SH-W district where lots are small relative to the SH-E district, on average 5,425 square feet. The maximum FAR in the SH-W district is .75, which is lower than the SH-E district (1.0), because it is

more difficult to achieve a higher FAR and comply with all other development standards on the smaller and narrower SH-W lots.

The SH-W district consists of 150 properties, most of which (approximately 65%) are 45 feet or wider. This width is critical to the ability to develop a property, because it is the minimum width required to allow vehicles to safely maneuver onsite and exit a property traveling in a forward direction. The subject property is in the minority of properties in the SH-W district that are only 40 feet wide and, thus, not able to provide sufficient space for vehicles to turn around. In addition, the narrow property width requires parking onsite to be arranged along a drive aisle that is up to 120 feet long, which is an uncommonly long and challenging distance for a motorist to back-up to an alley. Furthermore, the alley serving the subject property is only 14 feet wide, which increases the difficulty for vehicles exiting the subject property traveling in reverse to the alley, thereby reducing safety to the driver and to other motorists entering the site from the alley.

2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question;

The subject property is one of 53 lots in the SH-W district that are 40 feet wide or less. Those 53 lots are currently developed with structures ranging between .14 FAR and .99 FAR, a .60 FAR average. The average .60 FAR is consistent with the maximum FAR limit in effect before the Smoky Hollow Specific Plan update in 2018. The 2018 Specific Plan increased the maximum permitted FAR to .75 and established a single parking requirement of 1 space per 400 gross square feet for all uses. All properties in the SH-W zone, including the 53 narrower properties are subject to the same development standards and they all have the same right to develop up to the maximum FAR limit if they comply with all other development and design standards. However, those properties that are narrower than 45 feet (approximately 35% of the properties in the SH-W district) cannot develop to the maximum permitted FAR and comply with all the other development standards, such as parking, vehicle access, height, setbacks, etc. Therefore, the subject property has reduced development rights compared to the majority of properties in the SH-W zone that are at least 45 feet wide.

The width of the subject property, the required number of parking spaces, and other development standards prevent the property's development at the maximum permitted FAR of .75 while providing an efficient and functional parking lot layout. Specifically, the 40-foot property width prevents vehicles from maneuvering onsite to exit the site at the alley while traveling in a forward direction. A fully compliant parking layout requires a vehicle to travel in reverse for up to 120 feet, which is excessive and unsafe, especially for the disabled access parking spaces.

3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the property is located; and

While granting the proposed variance will not eliminate the existing curb cut for the reasons provided above, the project will reduce the existing curb cut width from 22 to 12 feet. As a result, the sidewalk will be lengthened by 10 feet, providing additional space for pedestrian movement, and substantially improving the pedestrian experience in the SH-W district and along Lomita Avenue. Furthermore, the project design complies with visibility requirements, including a 10' x 10' triangle area on either side of the driveway that will be clear of obstructions. Furthermore, the project driveway is conditioned to incorporate enhanced paving material and/or color to distinguish it from the public sidewalk and provide pedestrians with a visual reminder of the intersection between the driveway and sidewalk. This is consistent with the Smoky Hollow guiding principle to provide a walkable built environment with enhanced streetscapes, pedestrian oriented buildings, and intimate outdoor spaces to create a sense of place and community. Therefore, the proposed curb cut and driveway design will consider and ensure a safe interaction between vehicles and pedestrians.

While granting the proposed variance will not eliminate the existing curb cut, the project will reduce the existing curb cut width from 22 to 12 feet. As a result, the curb length will increase by 10 feet and the on-street parking supply will marginally increase in an area of the city where on-street parking is a significant concern. This is consistent with the Smoky Hollow guiding principle to develop parking solutions, including the maximization of curbside on-street parking resources.

4. That the granting of the variance will not adversely affect the General Plan.

The subject property is in the Smoky Hollow Specific Plan, which serves as the General Plan of the Smoky Hollow area. Granting the variance will not adversely affect the General Plan in that it is consistent with the Vision and Guiding Principles of the Specific Plan (Section 1.5). As mentioned under finding No. 3 above, granting the subject variance is consistent with the Specific Plan guiding principle of developing parking solutions for Smoky Hollow. If a variance is approved, the curb space in front of the subject property will be lengthened by 10 feet and will help increase the on-street parking supply in a part of the city where on-street parking is a significant concern.

In addition, granting the variance would be consistent with the guiding principle of encouraging land uses that support the Smoky Hollow vision. The Specific Plan encourages new commercial and industrial development, for which there is substantial demand. If a variance is approved, it will facilitate the redevelopment of an underutilized parcel for commercial and industrial uses, which is in line with the Smoky Hollow vision.

CONCLUSION

The proposed variance application meets the required variance findings as discussed above. The property's physical dimensions and minimum development standards inhibit its development at the maximum permitted density, thereby depriving the applicant of enjoyment of a substantial property right. Granting of the variance is consistent with the General Plan and Smoky Hollow Specific Plan goals and vision and will not have any detrimental or injurious impacts on the immediate vicinity or public welfare in general. Furthermore, the City and the neighborhood will benefit from the redevelopment of an underutilized property, which will provide much needed office/industrial space in the City.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:

Paul Samaras, AICP, Principal Planner

REVIEWED BY:

Eduardo Schonborn, AICP, Planning Manager

APPROVED BY:

Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. Resolution No. 2970
2. Project Plans

RESOLUTION NO. 2970

A RESOLUTION BY THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1403 AND VARIANCE NO. 25-01 FOR A NEW OFFICE/INDUSTRIAL BUILDING TO DEVIATE FROM THE SMOKY HOLLOW SPECIFIC PLAN VEHICULAR ACCESS STANDARDS AND MAINTAIN A NONCONFORMING CURB CUT AT 117 LOMITA STREET.

The Planning Commission of the City of El Segundo ("Commission" or "Planning Commission") does resolve as follows:

SECTION 1: The Commission finds and declares that:

- A. On August 4, Smoky Hollow Industries, LLC (the "Applicant") submitted an application for Environmental Assessment ("EA") No. EA-1403 and Variance ("VAR") No. 25-01 to allow a proposed 4,290 gross square-foot office/industrial building to deviate from the Smoky Hollow Specific Plan Vehicular Access Standards and maintain a nonconforming curb cut at a property located at 117 Lomita Street;
- B. Community Development Department staff reviewed the Project applications for, in part, consistency with the General Plan, conformity with the El Segundo Municipal Code ("ESMC"), and Smoky Hollow Specific Plan, as well as the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- C. The Project Site is in the Smoky Hollow West (SH-W) Zone and surrounded by properties with the same zoning;
- D. The Smoky Hollow Specific Plan Section 2.3.F (Access, Loading, and Trash Standards) states that "lots adjoining an alley are prohibited from providing curb cuts along street frontages." In addition, Specific Plan Section 4.4.5 (Nonconforming Curb Cuts) states that "when new buildings are constructed on a lot, any nonconforming curb cuts on the property shall be removed." The subject property adjoins an alley, and the project involves construction of a new building, which triggers the requirement to remove the existing nonconforming curb cut along the Lomita Street frontage;
- E. The project application and plans were circulated to all City departments for comments, and no objections were received. On September 25, 2025, the project application was deemed complete for processing;

- F. On October 9, 2025, a notice of public hearing was mailed to 43 property owners and 24 tenants within a 300-foot and 150-foot radius, respectively. A public hearing notice was also published in the El Segundo Herald on October 9, 2025;
- G. On October 23, 2025, the Planning Commission held a duly noticed public hearing to review and consider the Project applications, and receive public testimony and other evidence regarding the application; and,
- H. The Planning Commission considered all oral and written evidence as part of such hearing, including, without limitation, the information provided by City staff, public testimony, and the Applicant. This Resolution, and its findings, are made based on the entire administrative record, including, without limitation, the evidence presented to the Commission at its October 23, 2025, public hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings.* The Commission finds that the following facts exist:

- A. The subject site is located at 117 Lomita Street in the Smoky Hollow West (SH-W) Zone.
- B. The project site is 5,720 square feet in area and measures 40 feet in width and 143 feet in depth.
- C. The SH-W Zone contains 150 parcels, 53 of which are 40 feet wide or less.
- D. The property currently has vehicular access via a 14-foot alley to the rear and a 22-foot curb but along the Lomita Street frontage.
- E. The project site is currently developed with a 550-square foot dilapidated structure and a paved surface parking lot;
- F. The proposed project involves the demolition of the existing improvements and the construction of a 4,290 gross square-foot office/industrial building.
- G. A Variance is required for the proposed project to maintain the existing nonconforming curb cut along the Lomita Street frontage.

SECTION 3: *Environmental Assessment.* The Planning Commission finds that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 (“New Construction or Conversion of Small Structures”), involving the construction of a small office/industrial structure in an urbanized area. The structure does not exceed 10,000 square feet in floor area, the subject site is zoned for the proposed use, it does not involve the use of significant amounts of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

SECTION 4: Variance Findings. Pursuant to ESMC § 15-24-3(A), the Planning Commission finds as follows:

- A. *That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and zone.*

The subject property is in the Specific Plan's SH-W district where lots are small relative to the SH-E district, on average 5,425 square feet. The maximum FAR in the SH-W district is .75, which is lower than the SH-E district (1.0), because it is more difficult to achieve a higher FAR and comply with all other development standards on the smaller and narrower SH-W lots.

The SH-W district consists of 150 properties, most of which (approximately 65%) are 45 feet or wider. This width is critical to the ability to develop a property, because it is the minimum width required to allow vehicles to safely maneuver onsite and exit a property traveling in a forward direction. The subject property is in the minority of properties in the SH-W district that are only 40 feet wide and, thus, not able to provide sufficient space for vehicles to turn around. In addition, the narrow property width requires parking onsite to be arranged along a drive aisle that is up to 120 feet long, which is an uncommonly long and challenging distance for a motorist to back-up to an alley. Furthermore, the alley serving the subject property is only 14 feet wide, which increases the difficulty for vehicles exiting the subject property traveling in reverse to the alley, thereby reducing safety to the driver and to other motorists entering the site from the alley.

- B. *That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question.*

The subject property is one of 53 lots in the SH-W district that are 40 feet wide or less. Those 53 lots are currently developed with structures ranging between .14 FAR and .99 FAR, a .60 FAR average. The average .60 FAR is consistent with the maximum FAR limit in effect before the Smoky Hollow Specific Plan update in 2018. The 2018 Specific Plan increased the maximum permitted FAR to .75 and established a single parking requirement of 1 space per 400 gross square feet for all uses. All properties in the SH-W zone, including the 53 narrower properties are subject to the same development standards and they all have the same right to develop up to the maximum FAR limit if they comply with all other development and design standards. However, those properties that are narrower than 45 feet (approximately 35% of the properties in the SH-W district) cannot develop to the maximum permitted FAR and comply with all the other development standards, such as parking, vehicle access, height, setbacks, etc. Therefore, the subject property has reduced development rights

compared to the majority of properties in the SH-W zone that are at least 45 feet wide.

The width of the subject property, the required number of parking spaces, and other development standards prevent the property's development at the maximum permitted FAR of .75 while providing an efficient and functional parking lot layout. Specifically, the 40-foot property width prevents vehicles from maneuvering onsite to exit the site at the alley while traveling in a forward direction. A fully compliant parking layout requires a vehicle to travel in reverse for up to 120 feet, which is excessive and unsafe, especially for the disabled access parking spaces.

- C. *That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the property is located.*

While granting the proposed variance will not eliminate the existing curb cut for the reasons provided above, the project will reduce the existing curb cut width from 22 to 12 feet. As a result, the sidewalk will be lengthened by 10 feet, providing additional space for pedestrian movement, and substantially improving the pedestrian experience in the SH-W district and along Lomita Avenue. Furthermore, the project design complies with visibility requirements, including a 10' x 10' triangle area on either side of the driveway that will be clear of obstructions. Furthermore, the project driveway is conditioned to incorporate enhanced paving material and/or color to distinguish it from the public sidewalk and provide pedestrians with a visual reminder of the intersection between the driveway and sidewalk. This is consistent with the Smoky Hollow guiding principle to provide a walkable built environment with enhanced streetscapes, pedestrian oriented buildings, and intimate outdoor spaces to create a sense of place and community. Therefore, the proposed curb cut and driveway design will consider and ensure a safe interaction between vehicles and pedestrians.

While granting the proposed variance will not eliminate the existing curb cut, the project will reduce the existing curb cut width from 22 to 12 feet. As a result, the curb length will increase by 10 feet and the on-street parking supply will marginally increase in an area of the city where on-street parking is a significant concern. This is consistent with the Smoky Hollow guiding principle to develop parking solutions, including the maximization of curbside on-street parking resources.

- D. *That the granting of the variance will not adversely affect the General Plan.*

The subject property is in the Smoky Hollow Specific Plan, which serves as the General Plan of the Smoky Hollow area. Granting the variance will not adversely affect the General Plan in that it is consistent with the Vision and Guiding Principles of the Specific Plan (Section 1.5). As mentioned under

finding No. 3 above, granting the subject variance is consistent with the Specific Plan guiding principle of developing parking solutions for Smoky Hollow. If a variance is approved, the curb space in front of the subject property will be lengthened by 10 feet and will help increase the on-street parking supply in a part of the city where on-street parking is a significant concern.

In addition, granting the variance would be consistent with the guiding principle of encouraging land uses that support the Smoky Hollow vision. The Specific Plan encourages new commercial and industrial development, for which there is substantial demand. If a variance is approved, it will facilitate the redevelopment of an underutilized parcel for commercial and industrial uses, which is in line with the Smoky Hollow vision.

SECTION 5: Action. Subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission approves Environmental Assessment No. EA-1403 and Variance No. 25-01 for the development at 117 Lomita Street.

SECTION 6: Reliance on Record. Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 8: The Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

SECTION 9: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 10: Except as provided in Section 9, this Resolution is the Commission's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 23rd day of October 2025.

Kevin Maggay, Chair
City of El Segundo Planning Commission

ATTEST:

Michael Allen, Secretary

Maggay -
Inga -
Christian -
McCaverty -
Taylor -

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
David King, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2970

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”) and all provisions of the Smoky Hollow Specific Plan, Smoky Hollow Industries, LLC (the “Owner”) and any successor-in-interest agrees to comply with, and be bound by, the following provisions as conditions for the City of El Segundo’s approval of Variance No. VAR 25-01, and Environmental Assessment (EA) No. 1403 for the project at 117 Lomita Street. (“Project Conditions”):

Zoning Conditions

1. This approval is for the project as shown on the plans presented to and reviewed by the Planning Commission on October 23, 2025, and on file with the Community Development Department. Specifically, this approval allows for construction of a new office/industrial building at 117 Lomita Street. The approved building includes two stories, 4,290 gross square feet and a floor area ratio of 0.75. In addition, the building would have a maximum height of 35 feet from the average grade to the top of the building.
2. Prior to issuance of any permit for the project, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Community Development Department. The Community Development Director is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions. Any subsequent modification must be referred to the Community Development Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed modification.
3. All rooftop mechanical equipment shall be architecturally screened in accordance with ESCMC Section 15-2-8(C). Prior to permit final, the equipment shall be adequately screened to the satisfaction of the Community Development Director.
4. All new Fire Department and Water lines shall be sufficiently screened from public view by landscaping to the satisfaction of the Community Development Director and Fire Chief, prior to issuance of certificate of occupancy.
5. All building and drainage gutters, down spouts, vents and other protrusions shall be concealed from view within the exterior walls. Ladders for roof access shall be mounted on the inside of the building.
6. Mandatory solid waste disposal services shall be provided by a City approved waste hauler to all parcels/lots or uses affected by approval of this project.

7. The Applicant shall provide receptacles (bins) for the collection of refuse and recyclable materials, as well as a hose bib for washing collection areas. Prior to the issuance of building permits, the applicant shall provide documentation from a City approved waste hauler stating that the number and size of bins provided for the collection of refuse and recyclable materials generated by the project is adequate.
8. Prior to the issuance of building permits, the Applicant shall provide documentation from a City approved waste hauler stating that the dimensions of the refuse storage enclosure are of adequate size to accommodate containers consistent with the current methods of collection, are designed with a walk-in access component, and located and designed to facilitate trash truck access and pickup.
9. Trash enclosures on the property shall be either fully enclosed within the building or must be adequately screened by a trash enclosure per the ESMC.
10. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.
11. Prior to issuance of any permit, landscaping and irrigation plans must be submitted to the Community Development Department that conform to the City's Water Conservation in Landscaping requirements as set forth in ESMC Chapter 15A.
12. At the applicant's expense, the open spaces approved within the project shall be maintained in accordance with the approved Landscape Plan.
13. Prior to issuance of any permit for the project, the applicant must submit plans showing that the existing curb cut along the Lomita Street frontage will be removed and replaced in compliance with City standards. The project curb cut must not exceed a width of 12 feet, excluding the width of aprons.
14. The project driveway must utilize enhanced paving on the subject property adjacent to the front property line to provide a visual warning to pedestrians about the driveway location. The extent, material and/or colors of the enhanced paving shall be subject to the review and approval of the Community Development Director.
15. Prior to issuance of any permit for the project, the applicant must submit plans showing screening of the parking area and vehicle lift mechanisms from the public street to the extent feasible. The screening extent, material, and colors shall be subject to the review and approval of the Community Development Director.

CEQA

16. Applicant must comply with all applicable mitigation measures identified in the Final Environmental Impact Report (FEIR) prepared for the Smoky Hollow Specific Plan

(SHSP) certified in 2018. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

17. Prior to issuance of any demolition, grading or building permit or as otherwise appropriate, a matrix/spreadsheet shall be submitted to the City, as applicable, for review and compliance with:
 - The SHSP 2018 EIR (EA-1101) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on October 2, 2018.
 - All project conditions of approval (COA).
18. Prior to Certificate of Occupancy, the applicant shall demonstrate compliance with all applicable mitigation measures in the MMRP for the SHSP FEIR (EA-1101) and project COA, and a final mitigation and COA monitoring matrix/spreadsheet shall be submitted to the City. This shall include the following mitigation measures:

Biological Resources

19. **BIO MM 7-1** To avoid impacts to nesting birds, construction activities and construction noise should occur outside the avian nesting season (prior to February 1 or after September 1). If construction and construction noise occurs within the avian nesting season (during the period from February 1 to September 1), areas within 100 feet of a development site shall be thoroughly surveyed for the presence of nests by a qualified biologist no more than five days before commencement of any vegetation removal. If it is determined that the Project Site is occupied by nesting birds covered under the Migratory Bird Treaty Act, mitigation measure 7-2 shall apply.
20. **BIO MM 7-2** If pre-construction nesting bird surveys result in the location of active nests, no grading, vegetation removal, or heavy equipment activity shall take place within an appropriate setback from occupied nests as determined by a qualified biologist. Protective measures (e.g., established setbacks) shall be required to ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code requirements. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts occur. A report of the findings, prepared by a qualified biologist, shall be submitted to the CDFW prior to construction-related activities that have the potential to disturb any active nests during the nesting season.

Cultural Resources

21. **CUL MM 8-2** Prior to the commencement of grading or demolition of subsurface structures, a professional archaeologist who meets U.S. Secretary of the Interior's

Professional Qualifications and Standards, shall conduct a brief archaeological and paleontological informational session for construction personnel. The training session may consist of an in-person meeting or a written handout describing: (1) how to identify archaeological and paleontological resources that may be encountered during earth-moving activities and (2) the procedures to be followed in such an event, including contact information for the appropriate entities if archaeological or paleontological resources are discovered.

22. **CUL MM 8-3** In the event that archaeological or paleontological resources are unearthed during ground-disturbing activities, the ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find, where construction activities will not be allowed to continue until a qualified archaeologist or paleontologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside the buffer area. If the archaeologist identifies the find as a tribal cultural resource or suspects it to be a tribal cultural resource, the City will contact the Native American Heritage Commission (NAHC) to report the discovery, and will contact local Native American tribal representatives as directed by the NAHC. Should the newly discovered artifact(s) be determined to be a tribal cultural resource, Native American construction monitoring will be initiated. The City shall coordinate with the archaeologist and tribal representative(s) to develop an appropriate treatment plan for the resources.

Greenhouse Gas Emissions

23. **EECAP 4.1** Encourage or Require Energy Efficiency Standards Exceeding Title 24. This measure will develop City staff to be resources in encouraging and implementing energy efficiency beyond that required by current Title 24 Standards.
24. **EECAP 5.2** Promote Water Efficiency Standards Exceeding SB X7-7. In addition to SB X7-7, more actions are being studied or have been taken to exceed water efficiency standards. These efforts include education and outreach practices that could be combined with residential and commercial EECAP actions that emphasize the reuse of recycled/gray water and promote harvesting rainwater.

Transportation and Traffic

25. Before any building permits are issued, the applicant is required to pay fair-share contribution to the City of El Segundo in compliance with Smoky Hollow Specific Plan EIR Mitigation Measure 18-1. The fair share contribution shall be a percentage of the cost estimates for the following intersection improvements:
 - a. PCH/El Segundo Boulevard: a second eastbound left-turn lane, and new right-turn overlap signal phase at the northbound approach. The total cost estimate for improvements is \$2,553,500.00.

- b. PCH/Grand Avenue: a new right-turn overlap signal phase on all approaches. The total cost estimate for the improvement is \$80,788.00.

The fair share percentage is the ratio of the increase in traffic generation resulting from this project, versus the overall traffic increase from the SHSP buildout affecting the above intersections. The fair share percentage shall be calculated by a licensed traffic engineer and shall be reviewed and approved by the CD/PW Director.

General Conditions

26. A weatherproof notice/sign to report dust, noise, or other construction-related impacts shall be posted and prominently displayed on the construction fencing clearly visible to the public from along the abutting street(s). The notice/sign shall set forth the name of the person(s) responsible for the construction site and a phone number(s) to be called in the event that a construction-related impact occurs.
27. Reclaimed water must be utilized for all landscaped areas.
28. All utilities lines installed to serve the new construction shall be placed underground.
29. The developer shall be responsible for the relocation of any existing utility necessary as a result of the development.
30. Pedestrian walkways within the project must include admixture colored concrete and/or design that enhance and complement the project.
31. The project site shall be fenced and screened during construction.
32. All areas within the project site shall be maintained free of trash and debris.
33. Prior to issuance of any permit, an erosion control plan shall be reviewed and approved by the Building Official and the Public Works Director.
34. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. Recycled water shall be used for grading operations whenever available.
35. During the grading phase and as needed during the remainder of the construction phase, the owner or contractor must conduct daily street sweeping along the streets abutting the project site(s).
36. In the event that a Planning, Building, Public Works, Fire Department or Police Department requirement are in conflict, the stricter standard shall apply.

Impact Fee Conditions

- 37. Pursuant to ESMC Chapter 15-32, prior to issuance of a building permit, the applicant must pay the required Development Impact Fees adopted by the City Council and in accordance with Government Code section 66007. The fee amount shall be based upon the adopted "Master Fee Schedule" at the time a complete building permit application is submitted.
- 38. Before building permits are issued for the Development, the applicant shall pay the required school fees (as specified by the corresponding school district(s)).

Miscellaneous Conditions

- 39. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the ESMC shall apply.
- 40. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, or City Council, pursuant to the provisions of the ESMC.
- 41. Mark Telesz on behalf of Smoky Hollow Industries, LLC agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. PDS 24-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. PDS 24-01, Mark Telesz on behalf of Smoky Hollow Industries, LLC agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, Mark Telesz on behalf of Smoky Hollow Industries, LLC and any successor-in-interest certifies that he has read, understood, and agrees to the Conditions listed in this document.

Mark Telesz
Smoky Hollow Industries, LLC

Date

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}



Cityco Fire Protection Inc.
Full Service Engineering Designing
Consulting and Installation

FIRE FLOW TEST CALCULATION

Site Address: 117 Lomita Street Date Requested: 04/21/2025
 Date Performed: 04/21/2025
 Time Performed: 6:00 AM

Fire Flow Conducted By: Frank Capirchio
 Fire Hydrant Location: On El Segundo Blvd. Alley N W corner Maryland
 Pressure Gage Location: On El Segundo Blvd. Alley N E corner Sienna St.
 Gauge Hydrant: TEST NUMBER 1

Static Pressure (psi):	69
Residual Pressure (psi):	59
Type of Head:	Steamer
Diameter of Riser (in):	6"
Diameter of Outlet (in):	2 1/2"
Diameter of Service Main (in):	8"

FLOWING HYDRANT:

Diameter of Outlet (in):	2 1/2"
Static Pressure (psi):	69
Residual Pressure (psi):	59
Pressure Drop (psi):	10
Flow or Pilot Pressure (psi):	45
Discharge Coefficient (Cd):	0.9
Flow Observed (gpm):	1128
Fire Flow at 20 psi (Qr) (gpm):	2655

Signature: *Frank Capirchio* Date: 4/21/2025

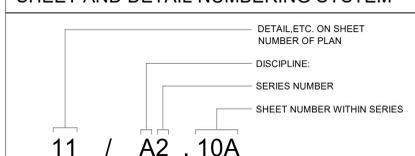
2445 West 237 Pl. Torrance, CA 90501
 Ph: (310) 953-5597 • Fax: (310) 326-9717 • 1cityco@gmail.com



ABBREVIATIONS

A	M
A/C AIR CONDITIONING	MACH MACHINE
ACF ASPHALT CONCRETE	MAX MAXIMUM
AC7 ACOUSTIC CEILING TILE	MDF MEDIUM DENSITY FIBERBOARD
AD AREA DRAIN	MECH MECHANICAL
ADJ ADJUSTABLE	MEP MECHANICAL ELECTRICAL PLUMBING
AF ABOVE FINISH FLOOR	MEPS MOLDED EXPANDED POLYSTYRENE
AL ALUMINUM	MEZ MEZZANINE
ALT ALTERNATE	MFR MANUFACTURER
ANG AVERAGE NATURAL GRADE	MN MANICURE
APPROX APPROXIMATE	MIN MINIMUM OR MINUTE
ARCH ARCHITECTURAL	MIS MISCELLANEOUS
AUTO AUTOMATIC	MUL MULLION
B	N
BD BOARD	NEW NEW
BLG BACKLOG	NIC NOT IN CONTRACT
BLG BLOCKING	NR NOT RATED
BM BIRMINGHAM	NT NOT TO SCALE
BT BOTTOM	
C	O
CAB CABINET	OA OVERALL
CBU CEMENTITIOUS BOARD UNIT	OC ON CENTER
CEM CEMENT	OCF OWNER FURNISHED CONTRACTOR
CER CERAMIC	OFD OWNER FURNISHED OWNER INSTALLED
CG CENTER GRADE	OH OPPOSITE HAND
CL CENTER LINE	OL OCCUPANT LOAD
CLR CLEAR	OP OCCUPANT LOAD FACTOR
CLC CONCRETE MASONRY UNIT	OPP OPPOSITE
COL COLUMN	OTB OPEN TO BEYOND
CON CONCRETE	
CONN CONNECTION	
CONT CONTINUOUS	
COORD COORDINATE	
CR CARD READER	
CR CERAMIC TILE	
CS COUNTERSUNK	
CTSK CURTAIN WALL	
D	Q
DBL DOUBLE	QTY QUANTITY
DET DETAIL	QTY QUANTITY
DIAG DIAGONAL	
DIAS DIMENSION IS	
DN DOWN	
DWSI DOWN	
E	R
EA EXISTING	RAD RADIUS
EA EACH	RCP RESILIENT BASE
ELEV ELEVATION	RD ROOF DRAIN
ELV ELEVATION	REQ REQUIRED
EM ELEVATION MEASUREMENT	RES RESILIENT
EPD EXPANDED POLYSTYRENE	REV REVISION
EQUI EQUIPMENT	RO ROUGH OPENING
EQPT ELECTRICAL	
EWV ELECTRIC WATER COOLER	
F.C.W. EXTERIOR FACE OF WALL	
F	S
FA FIRE ALARM	SAF SELF ADHERED FLASHING
FAP FIRE ALARM CONTROL PANEL	SAFS SLOTTED ADJUSTABLE FRAMING SYSTEM
FAPB FIRE ALARM PULL BOX	SCD SOLID CORE
FASA FIRE ALARM STROBE ALARM	SCD SOLID CORE
FD FLOOR DRAIN OR FIRE DAMPER	SCD SOLID CORE
FD FOUNDATION	SCD SOLID CORE
FEN FENESTRATION CONNECTION	SDFA SMOKE DETECTOR COMBINATION SMOKE DETECTOR
FEC FIRE EXTINGUISHER CABINET	SED SEE ELECTRICAL DRAWINGS
FL FLOOR	SED SEE ELECTRICAL DRAWINGS
FL FLOOR	SED SEE ELECTRICAL DRAWINGS
FL FLOOR	SED SEE ELECTRICAL DRAWINGS
FOC FACE OF CONCRETE	SED SEE ELECTRICAL DRAWINGS
FOG FACE OF GLASS	SED SEE ELECTRICAL DRAWINGS
FOG FACE OF GLASS	SED SEE ELECTRICAL DRAWINGS
FOS FACE OF STRUCTURE	SED SEE ELECTRICAL DRAWINGS
FRT FIRE RETARDANT TREATED	SED SEE ELECTRICAL DRAWINGS
FSD FIRE SMOKE DAMPER	SED SEE ELECTRICAL DRAWINGS
FT FOOT OR FEET	SED SEE ELECTRICAL DRAWINGS
G	T
GA GAUGE	TOP TOP AND BOTTOM
GALV GALVANIZED	T&G TONGUE AND GROOVE
GEN GENERAL CONTRACTOR	T&G TONGUE AND GROOVE
GFRC GLASS FIBER REINFORCED CONCRETE	TEMP TEMPERATURE
GFRC GLASS FIBER REINFORCED GYPSUM	TEMP TEMPERATURE
GI GYPSUM BOARD	TEMP TEMPERATURE
GLU GLUE LAMINATED	TEMP TEMPERATURE
GSM GALVANIZED SHEET METAL	TEMP TEMPERATURE
GWB GYPSUM WALL BOARD	TEMP TEMPERATURE
GYP GYPSUM	TEMP TEMPERATURE
H	U
HB HOSE BIB	UL UNDERWRITERS LABORATORIES
HBL HOLLOW CORE	UNLESS OTHERWISE NOTED
HDR HARDWARE	
HGT HEIGHT	
HJ HOLLOW METAL JOIST	
HP HIGH POINT	
HR HEATER	
HTR HEATING VENTILATING, AIR CONDITIONING	
I	V
ID INTERIOR DESIGN	VCT VINYL COMPOSITION TILE
IN INCH	VG VERTICAL GRAIN
INCL INCLUDE	VH VENT THROUGH ROOF
INSUL INSULATION	VH VENT THROUGH ROOF
INT INTERIOR	VWC VINYL WALL COVERING
J	W
JAN JANITOR	W WEST
JOIST	W WITH
L	WC
LAB LABORATORY	WC WATER CLOSET
LAB LABORATORY	WC WATER CLOSET
LAV LAVATORY	WC WATER CLOSET
LS LUMBER	WC WATER CLOSET
LDC LOCATION	WC WATER CLOSET
LP LOW POINT	WC WATER CLOSET
LT LIGHT	WC WATER CLOSET
LW LIMITED	WC WATER CLOSET
LW LIGHT WEIGHT	WC WATER CLOSET

SHEET AND DETAIL NUMBERING SYSTEM



LEGEND - MATERIALS

MATERIAL	SYMBOL
ALUMINUM	[Symbol]
BATT INSULATION	[Symbol]
CARPET	[Symbol]
CEMENTITIOUS BACKER UNIT (CBU)	[Symbol]
CONCRETE MASONRY UNIT (CMU)	[Symbol]
CONCRETE	[Symbol]
COVER BOARD / PROTECTION BOARD	[Symbol]
EARTH	[Symbol]
EXTERIOR PLASTER AND LATH	[Symbol]
EXTERIOR SHEATHING	[Symbol]
GYPSUM BOARD	[Symbol]
WATER RESISTANT GYPSUM BOARD (WRGB)	[Symbol]
LANDSCAPE	[Symbol]
MEDIUM DENSITY FIBERBOARD (MDF)	[Symbol]
PLYWOOD	[Symbol]
RIGID INSULATION (POLYISO / POLYSTYRENE)	[Symbol]
STEEL	[Symbol]
STONE, MARBLE, TERRAZZO	[Symbol]
WOOD FRAMING INTERRUPTED MEMBER	[Symbol]
WOOD FRAMING THROUGH MEMBER	[Symbol]

LEGEND - SYMBOLS

SYMBOL	DESCRIPTION
[Symbol]	SE = SLAB EDGE
[Symbol]	R = ROOF CEILING
[Symbol]	F = FLOOR CEILING
[Symbol]	W = WALL
[Symbol]	ASSEMBLY TYPE
[Symbol]	BUILDING / SECTION
[Symbol]	CEILING TAGS
[Symbol]	CENTER LINE MARK
[Symbol]	DATUM REFERENCE
[Symbol]	DETAIL REFERENCE
[Symbol]	DOOR TYPE
[Symbol]	DOOR TYPE
[Symbol]	EXTERIOR ELEVATION
[Symbol]	FURNITURE / FIXTURE TAG
[Symbol]	FINISH MATERIAL TAG
[Symbol]	GRID TAG / GRID LINE
[Symbol]	INTERIOR ELEVATION
[Symbol]	KEYNOTE
[Symbol]	MATCH LINE
[Symbol]	NORTH ARROW
[Symbol]	ROOM TAG
[Symbol]	REVISION
[Symbol]	SIGNAGE TAG
[Symbol]	SITE PROPERTY LINE
[Symbol]	SITE SETBACK LINE
[Symbol]	SMOKE DETECTOR CEILING MOUNTED
[Symbol]	SPECIALTY EQUIPMENT TAG
[Symbol]	WALL TYPE
[Symbol]	WALL SECTION CUT
[Symbol]	WINDOW TYPE

LEGEND - OCCUPANCY SYMBOLS

SYMBOL	DESCRIPTION
[Symbol]	FIRE ALARM HORN/STROBE
[Symbol]	COMMON PATH OF TRAVEL
[Symbol]	EXITING - LOADS
[Symbol]	EXITING OCCUPANTS
[Symbol]	EXIT SIGNAGE
[Symbol]	EXIST ACCESS TRAVEL DISTANCE
[Symbol]	FIRE ALARM PULL BOX
[Symbol]	OCCUPANCY TAG
[Symbol]	PORTABLE FIRE EXTINGUISHER

LEGEND - OCCUPANCY SYMBOLS

SYMBOL	DESCRIPTION
[Symbol]	FIRE ALARM HORN/STROBE
[Symbol]	COMMON PATH OF TRAVEL
[Symbol]	EXITING - LOADS
[Symbol]	EXITING OCCUPANTS
[Symbol]	EXIT SIGNAGE
[Symbol]	EXIST ACCESS TRAVEL DISTANCE
[Symbol]	FIRE ALARM PULL BOX
[Symbol]	OCCUPANCY TAG
[Symbol]	PORTABLE FIRE EXTINGUISHER

LEGEND - OCCUPANCY SYMBOLS

SYMBOL	DESCRIPTION
[Symbol]	FIRE ALARM HORN/STROBE
[Symbol]	COMMON PATH OF TRAVEL
[Symbol]	EXITING - LOADS
[Symbol]	EXITING OCCUPANTS
[Symbol]	EXIT SIGNAGE
[Symbol]	EXIST ACCESS TRAVEL DISTANCE
[Symbol]	FIRE ALARM PULL BOX
[Symbol]	OCCUPANCY TAG
[Symbol]	PORTABLE FIRE EXTINGUISHER

LEGEND - OCCUPANCY SYMBOLS

SYMBOL	DESCRIPTION
[Symbol]	FIRE ALARM HORN/STROBE
[Symbol]	COMMON PATH OF TRAVEL
[Symbol]	EXITING - LOADS
[Symbol]	EXITING OCCUPANTS
[Symbol]	EXIT SIGNAGE
[Symbol]	EXIST ACCESS TRAVEL DISTANCE
[Symbol]	FIRE ALARM PULL BOX
[Symbol]	OCCUPANCY TAG
[Symbol]	PORTABLE FIRE EXTINGUISHER

PROJECT MANUAL - CONTRACT DOCS

THE FOLLOWING IS A LIST OF DOCUMENTS PROVIDED AS A PART OF THE CONTRACT DOCUMENTS & SPECIFICATIONS ALONG WITH THE DRAWINGS HEREIN. THESE DOCUMENTS ARE AVAILABLE TO ANYONE NEEDING ACCESS. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS PRIOR TO EXECUTION OF CONTRACT AND PROCEEDING WITH THE WORK.

THE FOLLOWING DOCUMENTS CAN BE FOUND BY CONTACTING THE OWNER OR ARCHITECT IF YOU NEED ASSISTANCE IN ACCESSING THE DOCUMENTS.

- ARCHITECTURAL DRAWINGS - A SERIES SHEETS
- MECHANICAL DRAWINGS - M SERIES SHEETS
- ELECTRICAL DRAWINGS - E SERIES SHEETS
- PLUMBING DRAWINGS - P SERIES SHEETS
- STRUCTURAL DRAWINGS - S SERIES SHEETS
- LIGHTING DRAWINGS - "L" SERIES SHEETS
- CUTLINE SPECIFICATIONS - SHEET A0.90
- TITLE 24 ENERGY CALCULATIONS

CONTRACT DOCUMENT REPORT LINKS:

A. GEOTECHNICAL REPORT:

- <https://balianarchitects-my.sharepoint.com/:p/Info/EmVXorL8GfMfTqY9yP08Y2K09E28IBP0Zap0I0M7e9e819E4>

B. PHASE I ENVIRONMENTAL REPORT:

- <https://balianarchitects-my.sharepoint.com/:p/Info/Ebhd07cEeF5CnpQ08kWh2UBAL84qZU7A7j9RKHVNgm7e9eRHPKzd>

SHEET NO.	SHEET NAME	MAY 9, 2025 - ISSUED FOR PERMITTING	JULY 18, 2025 - ISSUED FOR BACKCHECK #1	AUG 13, 2025 - ISSUED FOR BACKCHECK #2	ISSUE DATE #
LANDSCAPE & IRRIGATION					
L-1.0	PLANTING PLAN - GROUND LEVEL	*	*	*	*
L-1.1	PLANTING PLAN - ROOF LEVEL	*	*	*	*
L-2.0	IRRIGATION PLAN - GROUND LEVEL	*	*	*	*
L-2.1	IRRIGATION PLAN - ROOF LEVEL	*	*	*	*
L-2.2	IRRIGATION DETAILS	*	*	*	*
MECHANICAL					
M1.0	MECHANICAL NOTES, LEGENDS & ABBREV.	*	*	*	*
M1.1	MECHANICAL EQUIPMENT SCHEDULES	*	*	*	*
M1.2	TITLE 24 CALCULATIONS	*	*	*	*
M2.0	LEVEL 01 & LEVEL 02 HVAC PLAN	*	*	*	*
M3.0	ROOF MECHANICAL PLAN	*	*	*	*
M4.0	MECHANICAL DETAILS	*	*	*	*
M4.1	MECHANICAL DETAILS	*	*	*	*
PLUMBING					
P1.0	PLUMBING NOTES, LEGENDS & ABBREV	*	*	*	*
P1.1	PLUMBING EQUIPMENT SCHEDULES	*	*	*	*
P1.2	CERTIFICATE OF COMPLIANCE - NRCC - PLB-E	*	*	*	*
P2.0	LEVEL 01 & LEVEL 02 CW & HW PLAN	*	*	*	*
P2.1	CW, HW & STORM DRAIN RISER DIAGRAM	*	*	*	*
P2.2	CW & HW RISER DIAGRAMS	*	*	*	*
P3.0	LEVEL 01 & LEVEL 02 WASTE, VENT, & SD PLAN	*	*	*	*
P3.1	OFFICE CEILING WASTE, VENT, SD & ROOF PLUMBING PLAN	*	*	*	*
P3.2	WASTE & VENT RISER DIAGRAMS	*	*	*	*
P3.3	STORM DRAIN RISER DIAGRAM	*	*	*	*
P4.0	PLUMBING DETAILS	*	*	*	*
STRUCTURAL					
S0.00	COVER SHEET	*	*	*	*
S0.01	GENERAL NOTES	*	*	*	*
S0.02	GENERAL NOTES	*	*	*	*
S1.01	TYPICAL DETAILS	*	*	*	*
S1.02	TYPICAL DETAILS	*	*	*	*
S1.03	TYPICAL DETAILS	*	*	*	*
S1.04	TYPICAL DETAILS	*	*	*	*
S1.05	TYPICAL DETAILS	*	*	*	*
S1.06	TYPICAL DETAILS	*	*	*	*
S2.01	FOUNDATION PLAN	*	*	*	*
S2.02	LEVEL 02 FRAMING PLAN	*	*	*	*
S2.03	LEVEL 2 MEZZ FRAMING PLAN	*	*	*	*
S2.04	ROOF FRAMING PLAN	*	*	*	*
S2.05	T.O. ROOF FRAMING PLAN	*	*	*	*
S3.01	STAIR PLAN & SECTION	*	*	*	*
S3.02	STEEL MOMENT FRAME ELEVATION	*	*	*	*
S3.03	STEEL MOMENT FRAME QUALITY ASSURANCE PLAN	*	*	*	*
S3.04	STEEL MOMENT FRAME QUALITY ASSURANCE PLAN	*	*	*	*
S3.05	STEEL MOMENT FRAME QUALITY ASSURANCE PLAN	*	*	*	*
S4.01	DETAILS	*	*	*	*
S4.02	DETAILS	*	*	*	*
S4.03	DETAILS	*	*	*	*
S4.04	DETAILS	*	*	*	*
S4.05	DETAILS	*	*	*	*
S4.06	DETAILS	*	*	*	*
S4.07	DETAILS	*	*	*	*
S4.08	DETAILS	*	*	*	*
S4.09	DETAILS	*	*	*	*
S4.10	DETAILS	*	*	*	*
S4.11	DETAILS	*	*	*	*
S4.12	DETAILS	*	*	*	*
S4.13	DETAILS	*	*	*	*
S4.14	DETAILS	*	*	*	*
S4.15	DETAILS	*	*	*	*
S4.16	DETAILS	*	*	*	*
S4.17	DETAILS	*	*	*	*
S4.18	DETAILS	*	*	*	*
S4.19	DETAILS	*	*	*	*
S4.20	DETAILS	*	*	*	*
S4.21	DETAILS	*	*	*	*
S4.22	DETAILS	*	*	*	*
S4.23	DETAILS	*	*	*	*
S4.24	DETAILS	*	*	*	*
S4.25	DETAILS	*	*	*	*
S4.26	DETAILS	*	*	*	*
S4.27	DETAILS	*	*	*	*
S4.28	DETAILS	*	*	*	*
S4.29	DETAILS	*	*	*	*
S4.30	DETAILS	*	*	*	*
S4.31	DETAILS	*	*	*	*
S4.32	DETAILS	*	*	*	*
S4.33	DETAILS	*	*	*	*
S4.34	DETAILS	*	*	*	*
S4.35	DETAILS	*	*	*	*
S4.36	DETAILS	*	*	*	*
S4.37	DETAILS	*	*	*	*
S4.38	DETAILS	*	*	*	*
S4.39	DETAILS	*	*	*	*
S4.40	DETAILS	*	*	*	*
S4.41	DETAILS	*	*	*	*
S4.42	DETAILS	*	*	*	*
S4.43	DETAILS	*	*	*	*
S4.44	DETAILS	*	*	*	*
S4.45	DETAILS	*	*	*	*
S4.46	DETAILS	*	*	*	*
S4.47	DETAILS	*	*	*	*
S4.48	DETAILS	*	*	*	*
S4.49	DETAILS	*	*	*	*
S4.50	DETAILS	*	*	*	*
S4.51	DETAILS	*	*	*	*
S4.52	DETAILS	*	*	*	*
S4.53	DETAILS	*	*	*	*
S4.54	DETAILS	*	*	*	*
S4.55	DETAILS	*	*	*	*
S4.56	DETAILS	*	*	*	*
S4.57	DETAILS	*	*	*	*
S4.58	DETAILS	*	*	*	*
S4.59	DETAILS	*	*	*	*
S4.60	DETAILS	*	*	*	*
S4.61	DETAILS	*	*	*	*
S4.62	DETAILS	*	*	*	*
S4.63	DETAILS	*	*	*	*
S4.64	DETAILS	*	*	*	*
S4.65	DETAILS	*	*	*	*
S4.66	DETAILS	*	*	*	*
S4.67	DETAILS	*	*	*	*
S4.68	DETAILS	*	*	*	*
S4.69	DETAILS	*	*	*	*
S4.70	DETAILS	*	*	*	*
S4.71	DETAILS	*	*	*	*
S4.72	DETAILS	*</			

PLUMBING FIXTURE CALCULATIONS

BASED ON 2022 CPC TABLE 422.1 AND TABLE 4-1

USE: GROUP B (OFFICE)
TOTAL AREA: 4,290 SF
OCCUPANCY LOAD FACTOR: 150
OCCUPANT LOAD: 29
MALE: 15
FEMALE: 15

REQUIRED	PROVIDED
WC - MALE (1-50) = 1 MINIMUM	1
WC - FEMALE (1-15) = 1 MINIMUM	1 - SEE NOTES 9.C
URINALS (1-100) = 1 MINIMUM	1
LAVATORY - MALE (1-75) = 1 MINIMUM	1
LAVATORY - FEMALE (1-50) = 1 MINIMUM	1
DRINKING FOUNTAIN (SEE NOTE 7)	0
SERVICE SINK (1 SERVICE SINK OR LAUNDRY TRAY)	1

CODE REFERENCES

2022 CPC TABLE 4-1 OCCUPANT LOAD FACTOR NOTES:
ANY USES NOT SPECIFICALLY LISTED IN THIS TABLE FOR A BUILDING OR SPACE WITH MIXED OCCUPANCIES, USE APPROPRIATE OCCUPANCY GROUP FOR EACH AREA (FOR EXAMPLE, A SCHOOL MAY HAVE AN "A" OCCUPANCY FOR THE GYMNASIUM, A "B" OCCUPANCY FOR THE OFFICE, AN "E" OCCUPANCY FOR THE CLASSROOMS, ETC.) ACCESSORY AREAS SUCH AS, BUT NOT LIMITED TO, HALLWAYS/CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS, CLOSETS AND FIXED EQUIPMENT, MAY BE EXCLUDED.

- 2022 CPC TABLE 422.1 MINIMUM PLUMBING FACILITIES NOTES:**
- THE FIGURES SHOWN ARE BASED UPON ONE FIXTURE BEING THE MINIMUM REQUIRED FOR THE NUMBER OF PERSONS INDICATED IN ANY FACILITY. A RESTAURANT IS DEFINED AS A BUSINESS THAT SELLS FOOD TO BE CONSUMED ON THE PREMISES.
 - THE NUMBER OF OCCUPANTS FOR A DRIVE-IN RESTAURANT SHALL BE CONSIDERED AS EQUAL TO THE NUMBER OF PARKING SPACES.
 - HAND-WASHING FACILITIES SHALL BE AVAILABLE IN THE KITCHEN FOR EMPLOYEES.
 - THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES. [BSC] THIS REQUIREMENT SHALL NOT APPLY WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED FOR EACH SEX IN AN A OR E OCCUPANCY WITH AN OCCUPANT LOAD OF LESS THAN 50. EITHER:
 - IF INSTALLED, THE URINAL SHALL BE PERMITTED TO BE OMITTED.
 - IF INSTALLED, THE URINAL SHALL NOT REQUIRE A SECOND WATER CLOSET TO BE PROVIDED FOR THE FEMALE. FOR EACH URINAL ADDED IN EXCESS OF THE MINIMUM REQUIRED, ONE WATER CLOSET SHALL BE PERMITTED TO BE DEDUCTED. THE NUMBER OF WATER CLOSETS SHALL NOT BE REDUCED TO LESS THAN TWO-THIRDS OF THE MINIMUM REQUIREMENT.
 - METERING OR SELF-CLOSING FAUCETS SHALL BE INSTALLED ON LAVATORIES INTENDED TO SERVE THE TRANSIENT PUBLIC.
 - [BSC, DSA-AC, DSA-SS, DSA-SS-CC, HCD 1 & HCD 2, OSHPD 1, 2, 3, 4 & 5] IN ACCORDANCE WITH SECTIONS AUTHORITY HAVING JURISDICTION MAY APPROVE ALTERNATIVE DESIGN CRITERIA WHEN DETERMINING THE MINIMUM NUMBER OF PLUMBING FIXTURES.
 - 2022 CPC 415.2 DRINKING FOUNTAIN ALTERNATIVES
WHERE FOOD IS CONSUMED INDOORS, WATER STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS. BOTTLE FILLING STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS UP TO 50 PERCENT OF THE REQUIREMENTS FOR DRINKING FOUNTAINS. DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS.
 - 2022 CPC 422.1 FIXTURE COUNT:
A. THE MINIMUM NUMBER OF FIXTURES SHALL BE CALCULATED AT 50 PERCENT MALE AND 50 PERCENT FEMALE BASED ON THE TOTAL OCCUPANT LOAD. WHERE INFORMATION SUBMITTED INDICATES A DIFFERENCE IN THE DISTRIBUTION OF SEXES, SUCH INFORMATION SHALL BE USED TO DETERMINE THE NUMBER OF FIXTURES FOR EACH SEX. ONCE THE OCCUPANCY LOAD AND OCCUPANCY ARE DETERMINED, TABLE 422.1 SHALL BE APPLIED TO DETERMINE THE MINIMUM NUMBER OF PLUMBING FIXTURES REQUIRED. WHERE APPLYING THE FIXTURE RATIOS IN TABLE 422.1 RESULTS IN FRACTIONAL NUMBERS, SUCH NUMBERS SHALL BE ROUNDED TO THE NEXT WHOLE NUMBER. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBERS SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.
B. THE TOTAL OCCUPANT LOAD SHALL BE DETERMINED IN ACCORDANCE WITH THE [BSC, DSA-SS & DSA-SS-CC] CALIFORNIA BUILDING CODE OR TABLE 4-1 OCCUPANT LOAD FACTOR.
 - 422.2 SEPARATE FACILITIES
SEPARATE TOILET FACILITIES SHALL BE PROVIDED FOR EACH SEX.
EXCEPTIONS:
A. RESIDENTIAL INSTALLATIONS.
B. IN OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 10 OR LESS, INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.
C. IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.
 - 422.2.1 SINGLE USE TOILET FACILITIES
SINGLE USE TOILET FACILITIES SHALL BE IDENTIFIED WITH SIGNAGE INDICATING USE BY EITHER SEX.
 - 422.2.2 FAMILY OR ASSISTED-USE TOILET FACILITIES
WHERE A SEPARATE TOILET FACILITY IS REQUIRED FOR EACH SEX, AND EACH TOILET FACILITY IS REQUIRED TO HAVE ONLY ONE WATER CLOSET, TWO FAMILY OR ASSISTED-USE TOILET FACILITIES SHALL BE PERMITTED IN PLACE OF THE REQUIRED SEPARATE TOILET FACILITIES.

ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES ANALYSIS B & S-2 OCCUPANCIES (W/OCCUPIED ROOF) - TYPE I-B

504.2 MIXED OCCUPANCY.
IN BUILDINGS CONTAINING MIXED OCCUPANCIES IN ACCORDANCE WITH SECTION 508, NO INDIVIDUAL OCCUPANCY SHALL EXCEED THE HEIGHT AND NUMBER OF STORY LIMITS SPECIFIED IN THIS SECTION FOR THE APPLICABLE OCCUPANCIES.

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE	OCCUPANCY	ALLOWABLE # OF STORIES	PROPOSED STORIES
B	4	2	
S-2	4	1	

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY	ALLOWABLE HEIGHT	PROPOSED HEIGHT
B	75 FEET	16'-0" FEET
S-2	75 FEET	16'-0" FEET

ALLOWABLE BUILDING AREAS & SEPARATION B & S-2 OCCUPANCIES (W/OCCUPIED ROOF) - TYPE I-B

506.2.2 MIXED-OCCUPANCY BUILDINGS.
THE ALLOWABLE AREA OF EACH STORY OF A MIXED-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 506.3.2 FOR NONSEPARATED OCCUPANCIES AND SECTION 506.4.2 FOR SEPARATED OCCUPANCIES.

FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 506.3, SHALL NOT EXCEED THREE, PROVIDED THE AGGREGATE SUM OF THE RATIOS FOR PORTIONS OF EACH OCCUPANCY MULTISTORY BUILDINGS CONTAINING A, E, H, I, L, AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, INCLUDING ANY OTHER ASSOCIATED NON-SEPARATED OCCUPANCIES, SHALL NOT EXCEED TWO.

SEPARATED OCCUPANCIES: 508.4.2 ALLOWABLE BUILDING AREA
IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.

(A) NS, S1R, S13D OR SM VALUE, AS APPLICABLE	(NS) Tabular allowable area factor	(F) Area factor increase due to frontage
SEPARATED OCCUPANCIES	NONE	
NON-SEPARATED OCCUPANCIES	S-2 S1 = 104.000 B S1 = 92.000*	NS = 26.000 0 NS = 23.000*

NON SEPARATED OCCUPANCIES: 506.3.2 ALLOWABLE BUILDING AREA
THE ALLOWABLE BUILDING AREA, HEIGHT AND NUMBER OF STORIES OF THE BUILDING OR PORTION THEREOF SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1.

(Aa) ALLOWABLE AREA PER STORY	AREA PROVIDED	RATIO
1 S-2 Aa = [92.000* + (23.000* x 0)] = 92.000	4,825 SF	0.05 < 1 = OK!
2 B Aa = [92.000* + (23.000* x 0)] = 92.000	4,825 SF	0.05 < 1 = OK!

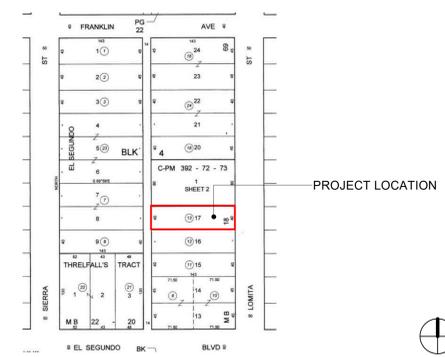
506.2.2 TOTAL ALLOWABLE AREA (EQUATION 5-3) $A_a = [A + (NS \times F)]$

LEVEL	OCCUPANCY	Aa	[A + (NS x F)]	AREA PROVIDED	RATIO
1	S-2	Aa = [92.000* + (23.000* x 0)] = 92.000	92.000	4,825 SF	0.05 < 1 = OK!
2	B	Aa = [92.000* + (23.000* x 0)] = 92.000	92.000	4,825 SF	0.05 < 1 = OK!

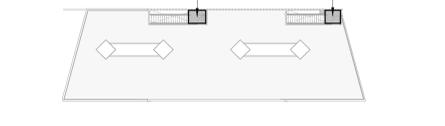
VICINITY MAP



PLOT PLAN



ROOF



LEVEL 02 - FAR



LEVEL 01 - FAR



EL SEGUNDO SMOKY HOLLOW SPECIFIC PLAN:
FLOOR AREA (GROSS): THE AREA INCLUDED WITHIN THE SURROUNDING EXTERIOR WALLS OF A BUILDING OR PORTION THEREOF, EXCLUSIVE OF GARAGES, THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

LEVEL	AREA
ROOF	77 SF
LEVEL 2	3,981 SF
LEVEL 1	231 SF
Grand total	4,290 SF

DIAGRAM - GRADING PLANE & DIFFERENTIAL (ELCZ 15-1-6)



EL SEGUNDO ZONING CODE 15-1-6 GRADE: THE ELEVATION OF THE SURFACE OF THE GROUND OF A PROPERTY. EXISTING: THE SURFACE OF THE GROUND OR PAVEMENT AT A STATED LOCATION AS IT EXISTS PRIOR TO DISTURBANCE IN PREPARATION FOR A PROJECT AT THE SITE. GRADE DIFFERENTIAL: THE DIFFERENCE IN GROUND ELEVATION BETWEEN THE GRADE PLANE AND THE LOWEST POINT OF THE FINISHED GRADE ADJACENT TO THE EXTERIOR WALLS OF THE BUILDING. A GRADE DIFFERENTIAL IS EXEMPT WHEN MEASURING THE HEIGHT OF A BUILDING OR STRUCTURE, ANY PORTION BELOW THE GRADE PLANE WHICH EXCEEDS THE MAXIMUM PERMITTED GRADE DIFFERENTIAL FOR THE ZONING DISTRICT IS INCLUDED IN CALCULATING THE VERTICAL HEIGHT OF THE BUILDING. SEE SECTION 15-2-3 OF THIS TITLE FOR EXCEPTIONS TO BUILDING HEIGHT.

ZONING INFORMATION

GENERAL PLAN:	SMOKY HOLLOW
SPECIFIC PLAN:	SMOKY HOLLOW SPECIFIC PLAN
ZONING:	SH-W (SMOKY HOLLOW WEST)
PREVIOUS USE:	SURFACE PARKING W/ 544 SF SINGLE STORY STRUCTURE (GUN SHOP AND GUN BLUING APPROVED USES PER HISTORIC PERMITS)
PROPOSED USE:	COMMERCIAL OFFICE / R&D
OCCUPANCY CLASSIFICATION:	B (GENERAL OFFICE, R&D)
USE ZONE ADJACENT LOTS:	
NORTH:	SH-W (SMOKY HOLLOW WEST)
SOUTH:	SH-W (SMOKY HOLLOW WEST)
EAST:	SH-W (SMOKY HOLLOW WEST)
WEST:	SH-W (SMOKY HOLLOW WEST)



LOT AREA

LOT	AREA
17	5,720 SQ. FT.

A. ALLOWABLE GROSS FLOOR AREA

BASE ALLOWABLE (0.75)	5,720 SQ. FT. X 0.075 = 4,290 SQ. FT.
AREA PROPOSED	4,290 SQ. FT. (0.75 FAR)

B. HEIGHT STANDARDS

HEIGHT - ALLOWED	35'-0" (BASE)
HEIGHT - PROVIDED	35'-0"

C. LOT STANDARDS

REQUIRED	PROVIDED
MINIMUM LOT AREA	5,600 SQ. FT. / 5,720 SQ. FT.
MINIMUM LOT FRONTAGE	50' / 40' (EXISTING NON CONFORMING) EISCZ 15-24.4

D. BUILDING DESIGN STANDARDS

REQUIRED	PROVIDED
BUILDING ORIENTATION FRANKLIN AVENUE	N/A
BUILDING TRANSPARENCY: FRANKLIN AVENUE FRONTAGE	N/A

E. SETBACK STANDARDS

SETBACK - REQUIRED	SETBACK - PROVIDED
NORTHERLY (SIDE)	NONE / NORTHERLY 0'-0"
SOUTHERLY (SIDE)	NONE / SOUTHERLY 0'-0"
EASTERLY (FRONT)	NONE / EASTERLY 0'-0"
WESTERLY (REAR @ ALLEY)	MIN. 10'-0" / WESTERLY 10'-0"

F. OPEN SPACE & LANDSCAPE STANDARDS

MIN 3% OF LOT AREA	5,720 SQ. FT. X 0.03 = 172 SQ. FT. (MIN 90% OR 86SF ON LEVEL 1)
AREA PROPOSED	107.50 SQ. FT. (LEVEL 01) + 180 SQ. FT. (ROOF) = 287.50 SQ. FT. TOTAL

G. REQ. PARKING STANDARDS

RATIO	REQUIRED	PROVIDED
NEW CONSTRUCTION & CHANGE OF OCCUPANCY	2.5 / 1000 GROSS SF	11
MAXIMUM TANDEM	85% (11 X .85 = 9 MAX)	9 MAX ALLOWED

REQ. ACCESSIBLE PARKING

CBC 11B-208.2 - ACCESSIBLE	(1/20) = 1	1 VAN
CBC 11B-208.2.4 - VAN ACCESSIBLE	1/6	1 VAN
CGC 5.106.4.1.1 - SHORT-TERM BIKE	5%	1
CGG 5.106.4.1.2 - LONG-TERM BIKE	5%	1
CBC 11B-228.3.1.1 - VAN EV	(1-4)	1 VAN

PARKING

LEVEL	MARK	#	DESCRIPTION	COUNT
LEVEL 1	ACCESSIBLE EV VAN (9' x 18' x 8' AISLE)	1	LONG TERM	1
LEVEL 1	ACCESSIBLE VAN (9' x 18' x 8' AISLE)	1	SHORT TERM	1
LEVEL 1	COMPACT	1		
LEVEL 1	PARKING LIFTS	8		
		11		

ELECTRIC VEHICLE CHARGING STATIONS

EV CHARGING
CGC 5.106.5.3, EXCEPTION 2: PARKING SPACES ACCESSIBLE ONLY BY AUTOMATED MECHANICAL CAR PARKING SYSTEMS ARE NOT REQUIRED TO COMPLY WITH EV CHARGING REQUIREMENTS

CGC TABLE 5.106.5.3.1: TOTAL NUMBER OF ACTUAL PARKING SPACES (10-25), NUMBER OF EVCS (EV CAPABLE PARKING SPACES PROVIDED WITH EVCS) = 0, NOTE #3: AT LEAST ONE EVCS SHALL BE PROVIDED

CBC TABLE 11B-228.3.2.1: WHEN TOTAL NUMBER OF EVCS AT A FACILITY IS 1 TO 4, ONE VAN ACCESSIBLE EVCS IS REQUIRED TO COMPLY WITH SECTION 11B-812

PROJECT INFORMATION CONT

FIRE PROTECTION SYSTEM & LIFE SAFETY FEATURES

SPRINKLER SYSTEM	CBC 903 AUTOMATIC SPRINKLER SYSTEMS
STANDPIPE SYSTEM	CBC 906 STANDPIPE SYSTEMS
FIRE EXTINGUISHERS	CBC 906 PORTABLE FIRE EXTINGUISHERS
FIRE ALARM SYSTEM	CBC 907 FIRE ALARM AND DETECTION SYSTEMS

DEFERRED APPROVAL
DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE JURISDICTION.

THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE PROJECT ARCHITECTS/ OR ENGINEER FOR REVIEW AND COORDINATION: FOLLOWING THE COMPLETION OF PROJECT ARCHITECT/ ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE JURISDICTION SHALL BE MADE FOR APPROVAL.

SEPARATE PERMITS

FIRE PROTECTION SPRINKLER SYSTEM: SPRINKLER MAINS AND FIRE DEPARTMENT CONNECTIONS, STANDPIPE SYSTEMS (TEMPORARY AND PERMANENT), FIRE SPRINKLER SYSTEMS WITH NFPA 13, ALL CONCEALED SPACES TO BE SPRINKLERED AND RISER TO BE LOCATED INSIDE BUILDING, FDC SHALL BE AT A LOCATION APPROVED BY THE LOCAL FIRE DEPARTMENT.
FIRE ALARM SYSTEMS & SMOKE DETECTORS (MANUAL AND AUTOMATIC), MONITORING SYSTEM FOR FIRE ALARMS AND SPRINKLERS, FIRE ALARM SYSTEM REQUIRES A SEPARATE PLAN REVIEW AND PERMIT FROM THE LOCAL FIRE DEPARTMENT, UNDERGROUND FIRE SERVICE: UNDERGROUND FIRE SERVICE REQUIRES A SEPARATE "UNDERGROUND FIRE SERVICE PERMIT", SHOP DRAWINGS FROM A QUALIFIED LICENSED UNDERGROUND CONTRACTOR MUST BE SUBMITTED AT TIME OF APPLICATION.

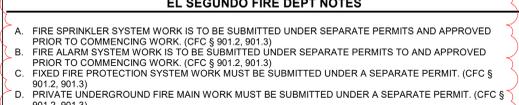
SEE STRUCTURAL DRAWINGS
OSHA COMPLIANT PROVISIONS FOR BUILDING MAINTENANCE
BUILDING UP TO 4 STORIES AND 48' HEIGHT, 'X' BUILDING > 48' HEIGHT.
OSHA 3029(h)(1) EXCEPTION 2: ROOF TRUSSES ARE NOT REQUIRED ON BUILDINGS UP TO 4 STORIES AND 48 FEET IN HEIGHT WHEN BUILDING MAINTENANCE CAN BE ACCOMPLISHED USING EXTENSION TOOLS OR APPROVED GROUND EQUIPMENT.

EL SEGUNDO FIRE DEPT NOTES

- FIRE SPRINKLER SYSTEM WORK IS TO BE SUBMITTED UNDER SEPARATE PERMITS AND APPROVED PRIOR TO COMMENCING WORK. (CFC § 901.2, 901.3)
- FIRE ALARM SYSTEM WORK IS TO BE SUBMITTED UNDER SEPARATE PERMITS TO AND APPROVED PRIOR TO COMMENCING WORK. (CFC § 901.2, 901.3)
- FIXED FIRE PROTECTION SYSTEM WORK MUST BE SUBMITTED UNDER A SEPARATE PERMIT. (CFC § 901.2, 901.3)
- PRIVATE UNDERGROUND FIRE MAIN WORK MUST BE SUBMITTED UNDER A SEPARATE PERMIT. (CFC § 901.2, 901.3)
- THE GENERATOR AND ABOVEGROUND DIESEL FUEL STORAGE TANK INSTALLATION AND WORK IS TO BE SUBMITTED UNDER SEPARATE PERMIT. (CFC § 105.7.7)
- EXIT DOORS TO HAVE SINGLE ACTING HARDWARE WITH NO SPECIAL KNOWLEDGE TO OPERATE. (CFC § 1010.1.9)
- EXIT SIGNS TO BE ALWAYS ILLUMINATED WITH A BACKUP POWER SOURCE. (CFC § 1013.6.3)
- EMERGENCY EVACUATION SIGNAGE TO BE SUBMITTED TO THE EL SEGUNDO FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. (CCR 1-19 §3.09)
- FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2A:10BC ARE TO BE INSTALLED IN ALL OCCUPIED SPACES OF THE BUILDING WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET. (CCR 1-19 § 568, 569)
- BUILDING ADDRESS NUMBERS ARE TO BE A MINIMUM 8 INCHES IN HEIGHT, IN A CONTRASTING COLOR TO THE BACKGROUND, AND INSTALLED ON THE STREET AND ALLEY SIDES OF THE BUILDING. (CFC § 506.1)
- A RECESSED KNOX BOX IS TO BE INSTALLED ON THE BUILDING. A KNOX-KEY BOX SHALL BE PROVIDED AT THE EXTERIOR BUILDING ENTRY AT AN APPROVED LOCATION BY THE CITY OF EL SEGUNDO FIRE INSPECTOR. WHEN BUILDINGS MAINTENANCE SHALL BE PLACED IN THE BOX FOR FIREFIGHTER ACCESS. (CFC § 506.1)
- FOR INDUSTRIAL OCCUPANCIES, THE BUILDING ADDRESS NUMBERS ARE TO BE A MINIMUM 12 INCHES IN HEIGHT. (CFC § 506.1)
- IDENTIFY DOORS INTO ELECTRICAL CONTROL PANEL ROOMS WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING ELECTRICAL ROOM. (CFC § 605.3.1)
- IDENTIFY DOORS INTO ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS WITH ELECTRICAL ROOMS, MECHANICAL ROOMS, AND FIRE SPRINKLER RISER ROOMS WITH A PLAINLY VISIBLE AND LEGIBLE SIGNAGE. (CFC § 509.1)
- ALL DEMOLITION AND CONSTRUCTION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH CALIFORNIA FIRE CODE CHAPTER 33.
- WHERE TARPULINS AND SHEETING ARE USED TO BARRICADE CONSTRUCTION AREAS FROM OCCUPIED BUILDING SPACES AND TO PROVIDE FLOOR OR WALL PROTECTION IN OCCUPIED BUILDINGS THE TARPULINS AND/OR SHEETING SHALL BE FIRE RETARDANT MATERIAL. (CFC §3304.8)
- PRIOR TO CONSTRUCTION, A TEMPORARY ADDRESS SIGN SHALL BE POSTED AND CLEARLY VISIBLE FROM THE STREET.
- THE PERMANENT BUILDING ADDRESS SHALL BE PROVIDED AND EITHER INTERNALLY OR EXTERNALLY LIGHTED DURING HOURS OF DARKNESS. THE ADDRESS SHALL BE CLEARLY VISIBLE FROM THE STREET FRONTING THE PROPERTY AND COMPLY WITH CALIFORNIA FIRE CODE SECTION 505.1 FOR SIZE AND COLOR.

GROSS FLOOR AREAS PER CBC CHAPTER 2

LEVEL	AREA
ROOF	134 SF
LEVEL 2	4,825 SF
LEVEL 1	4,825 SF
	9,923 SF



BEFLOOR AREA, GROSS: THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

SEISMIC/LATERAL

RISK CATEGORY (CBC 1604.5)	II
EXPOSURE	B
BASIC WIND SPEED	64 (MPH) 1
SEISMIC DESIGN CATEGORY (CBC 1613.2)	II

CLIMATE

CLIMATE ZONE	6
RAINFALL DESIGN	2 INCHES PER HOUR

OCCUPANCY CLASSIFICATION

LEVEL 1 PARKING = S-2 & LEVEL 2 BUSINESS/OFFICE = B	1
---	---

TYPE OF CONSTRUCTION

TYPE I & II	CONSTRUCTION AREAS
1. AUTOMATIC SPRINKLERS	YES
2. FIRE EXTINGUISHERS	YES
3. FIRE ALARM SYSTEM	YES

PROJECT INFORMATION

PROJECT ADDRESS:	117 LOMITA STREET EL SEGUNDO CA 90245
APN:	4135-020-013
LOT:	17
LOT AREA:	5,720 SF
LEGAL DESCRIPTION:	EL SEGUNDO LOT 17 BLK 4
ZONING:	SH-W (SMOKY HOLLOW WEST)
PREVIOUS USE:	SURFACE PARKING & GUN SHOP/GUN BLUING PER RECORDS SEARCH
PROPOSED USE:	OFFICE / R&D
CHANGE OF USE:	YES
TYPE OF BUILDING:	LOW RISE
TYPE OF CONSTRUCTION:	TYPE I-B
HEIGHT IN FEET:	35'-0"
NUMBER OF LEVELS:	2 WITH OCCUPIED ROOF DECK PER CBC 503.1.4
NUMBER OF SUB-LEVELS:	0
HEIGHT TO OCCUPIED ROOF LEVEL:	35'-0"
HEIGHT TO TOP OF PENTHOUSE:	47'-8"
NUMBER OF PARKING SPACES:	11

PROJECT DESCRIPTION

THE CURRENT LOT IS A VERY NARROW MOSTLY VACANT SURFACE PARKING WITH A VERY SMALL 544 SF SINGLE STORY STRUCTURE AT THE SOUTHEAST CORNER. THE REDEVELOPMENT WILL INCLUDE A NEW 2-STORY STRUCTURE WITH THE FIRST FLOOR RESERVED EXCLUSIVELY FOR PARKING AND A VEHICULAR CONNECTION BETWEEN LOMITA AND THE ALLEY. THE 2ND STORY WILL BE GENERAL OFFICE/R&D USE FOR A SINGLE TENANT WITH LARGE BALCONIES ON THE WEST AND EAST SIDES FACING LOMITA AND THE ALLEY AND SEVERAL SKYLIGHTS AND THE ROOF WILL BE AN OCCUPIED ROOF DECK FOR THE TENANT ON LEVEL 2.

CODE SUMMARY

OCCUPANCY (304.1)	LEVEL 1: S-2 OCCUPANCY OPEN PARKING GARAGE	LEVEL 2: B OCCUPANCY GENERAL OFFICE	ROOF: A-3 OCCUPANCY ROOFTOP DECK
TYPE OF CONSTRUCTION (602.2)	TYPE I-B		
ALLOWABLE AREA (506.2)	LEVEL 1: S-2 = 78,000 SF	LEVEL 2: B = 69,000 SF	ROOF: A-3 = N/A PER CBC 503.1.4
BUILDING AREA	4,290 SF		
AUTOMATIC SPRINKLERS	YES		
MIXED OCCUPANCY?	YES (S-2 PARKING ON LEVEL 1, B ON LEVEL 2 AND A-3 ON ROOF)		
GROSS FLOOR AREA PER CBC	LEVEL	AREA	
	ROOF	134 SF	
	LEVEL 2	4,825 SF	
	LEVEL 1	4,825 SF	
		9,923 SF	

OCCUPANT LOAD

LEVEL	AREA	OCCUPANCY AND OCC LOAD FACTOR	OCCUPANT LOAD
LEVEL 1	4,790 SF	S-	

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
T: 310.616.5540 E-Mail: mh@smokyhollow.com
ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNERS CONSULTANTS
CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 2200
Los Angeles, CA 90017
T: 323.761.8820 E-Mail: ed.meh@brandow.com
www.bjpsce.com
www.bjpsce.com
CODE CONSULT: COFFMAN ENGINEERS, INC.
1300 Harrison St., #320
Cost Mesa, CA 92622
www.coffman.com Contact: Adam Murray
T: 949.255.2000 E-Mail: adam.murray@coffman.com

ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwynn Ave., Suite 205
Orange, CA 92667
T: 818.937.9229 Contact: Zibben Andryam
E-Mail: zandryam@lazdesign.com
MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd., # 310
Mission Hills, CA 91345
Contact: Mark Weber
E-Mail: mweber@mwengr.com
STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
T: 310.615.4119 E-Mail: tony@logikstructures.com
www.logikstructures.com

GEOTECHNICAL: GEOTECH WEST, INC.
800 N. Victory Blvd.,
Burbank, CA 91502
www.geotech.com Contact: Andrew Sover
T: 818.841.8388 E-Mail: andrew@geotech.com
LANDSCAPING: LOY LANDSCAPES
www.loylandscape.com Contact: Charles F. Loy
T: 626.268.7006 E-Mail: charles@loylandscape.com

DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR:
SMOKY HOLLOW INDUSTRIES, LLC
MARK TELESZ
612 E. FRANKLIN AVENUE
EL SEGUNDO, CA 90245
310-616-5040

JOB ADDRESS
117 LOMITA STREET
EL SEGUNDO, CA 90245

LEGAL DESCRIPTION
LOT 17, BLOCK 4
EL SEGUNDO
M.B. 18-89
APN 4135-020-013

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS ACT



GARY J. ROEHL R.C.E. 30826
DRAWN BY: FM CHECK BY: TS

DRAWN ON: NOVEMBER 21, 2022

REVISIONS

LEGEND

- EXISTING BUILDING
- EXISTING CONDUIT
- CONCRETE
- BRICK
- WOOD
- WOOD CHECK
- 106.76 EXISTING ELEVATION
- EXISTING CONDUIT
- 3" SLOTTED CURB
- EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- CATV CABLE TO PULL BOX
- CONC CONCRETE
- CHRY CHIMNEY
- CHRY CHIMNEY
- CL CITY ENGINEER FIELD BOOK
- CL CONTINUOUS
- CLY / W/F DRAIN LOW FENCE / WOODST. IRON FENCE
- ELV ELEVATION
- EM ELECTRIC METER
- FF FRESH FLOOR
- FR FIRE RESISTANT
- FL FLOOR LINE
- GF GARAGE FRESH FLOOR
- GM GAS METER
- GDY / DW GAS WIRE
- LP LEAD AND TRAIL TAG MOVEMENT
- LAT LEAD AND TRAIL TAG MOVEMENT
- LN LINDSAY (CANTARY STREET) (DRAWN)
- NLY NORTHERLY
- NST NAIL AND TAG MOVEMENT
- PB PULL BOX (EODON / TRAFFIC) STREET LIGHT
- PC (CENT) TELEPHONE CABLE TO PROPERTY CORNER / PROP. CORNER
- PL PROPERTY LINE / PROP. LINE
- PP / UP POWER POLE / UTILITY POLE
- PPV POWER
- PWB PUBLIC WORKS FIELD BOOK
- R/R RAIL ROAD
- RFR FIRE DEPARTMENT FIELD BOOK
- R/S RECORDS OF SURVEY
- SPK SAW SPINE, CONE AND WISHER MOVEMENT
- SSZ SOUTHERLY
- SSZ SANDWICH W/BER CLEANOUT
- SK / CHAK STAKE (STAKE AND TAG MOVEMENT)
- ST / T STREET LIGHT POLE / LIGHT POLE
- TZ TOP OF CURB
- TY / BX TOP OF APRON / BOTTOM OF APRON
- WLY WESTERLY
- WH WATER METER

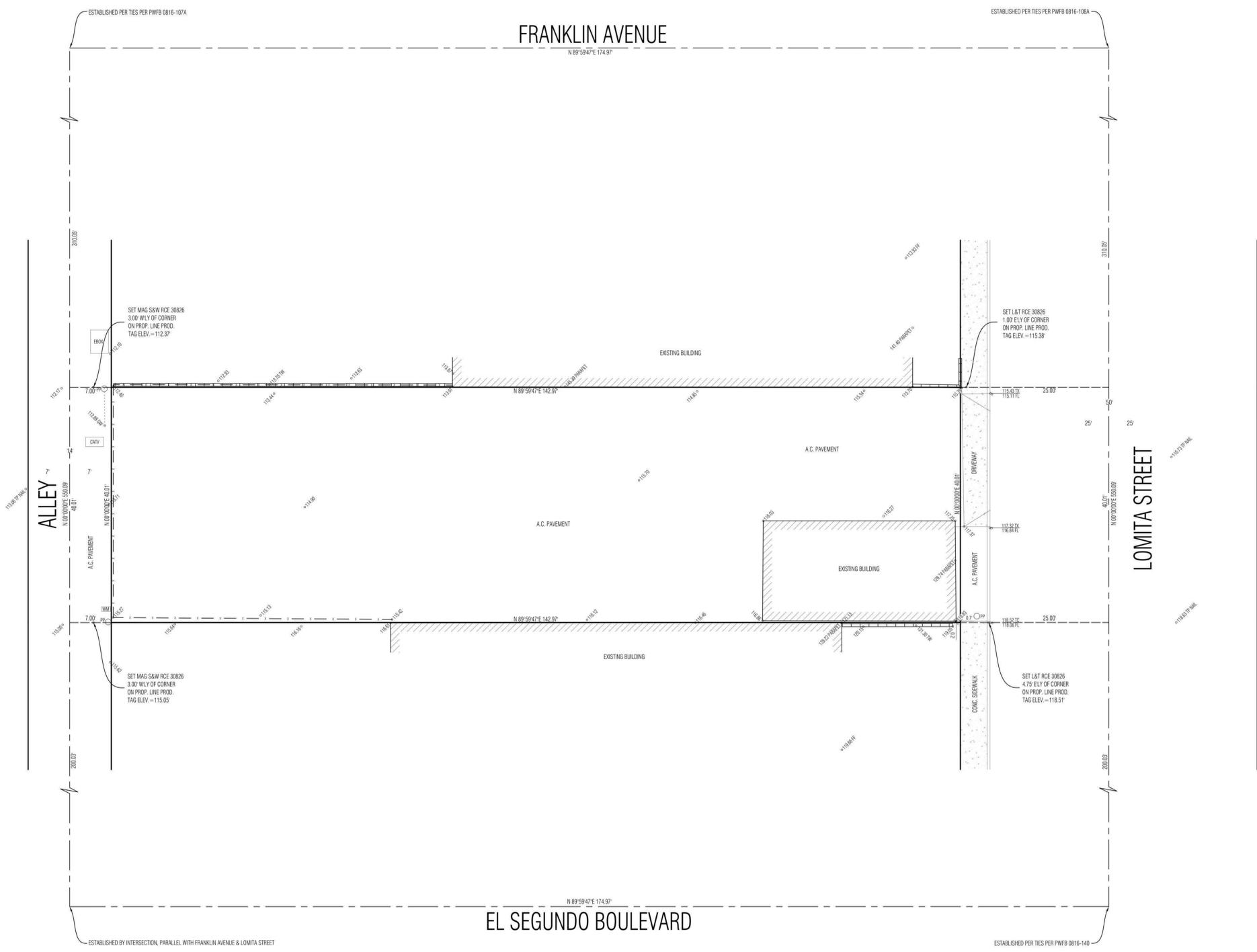
NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDING UNLESS OTHERWISE NOTED. BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE LOCATION ON THIS SURVEY PLAT FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE CONTACT DENN ENGINEERS AT (310) 542-9433. WE WILL BE HAPPY TO ASSIST YOU.

COPYRIGHT
SMOKY HOLLOW INDUSTRIES, LLC. THIS PLAN IS THE PROPERTY OF DENN ENGINEERS. NO PART OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DENN ENGINEERS. DENN ENGINEERS SHALL BE RESPONSIBLE FOR ANY LAMENY OF CHANGES TO THIS PLAN. CHANGES TO THIS PLAN SHALL BE MADE BY DENN ENGINEERS. DENN ENGINEERS SHALL BE RESPONSIBLE FOR ANY LAMENY OF CHANGES TO THIS PLAN. CHANGES TO THIS PLAN SHALL BE MADE BY DENN ENGINEERS. DENN ENGINEERS SHALL BE RESPONSIBLE FOR ANY LAMENY OF CHANGES TO THIS PLAN. CHANGES TO THIS PLAN SHALL BE MADE BY DENN ENGINEERS.

SHEET 1 OF 1
JOB NO. 22-427



SCALE 1" = 8'



NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: AUG 13, 2025
ISSUE DATE: AUG 13, 2025
PROJ #: 22.021
TIME STAMP: 8/18/2025 5:05:15 PM
FILE: A:\Architect\2025\117 LOMITA ST ARCHV

DAVID BALIAN ARCHITECTS ALL RIGHTS RESERVED:
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF DAVID BALIAN ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISIONS
DATE ISSUE
0 | MAY 9, 2025 | ISSUED FOR PLAN CHECK

SHEET TITLE:
SURVEY

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
T: 310.616.5540 E-Mail: mt@smokyhollowindustries.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNERS CONSULTANTS

CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 2200
Los Angeles, CA 90017
Contact: Ed May
T: 323.781.8830 E-Mail: ed.may@brandow.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1300 Harrison St. #320
Oakland, CA 94612
www.coffman.com Contact: Adam Murray
T: 415.285.2000 E-Mail: adam.murray@coffman.com

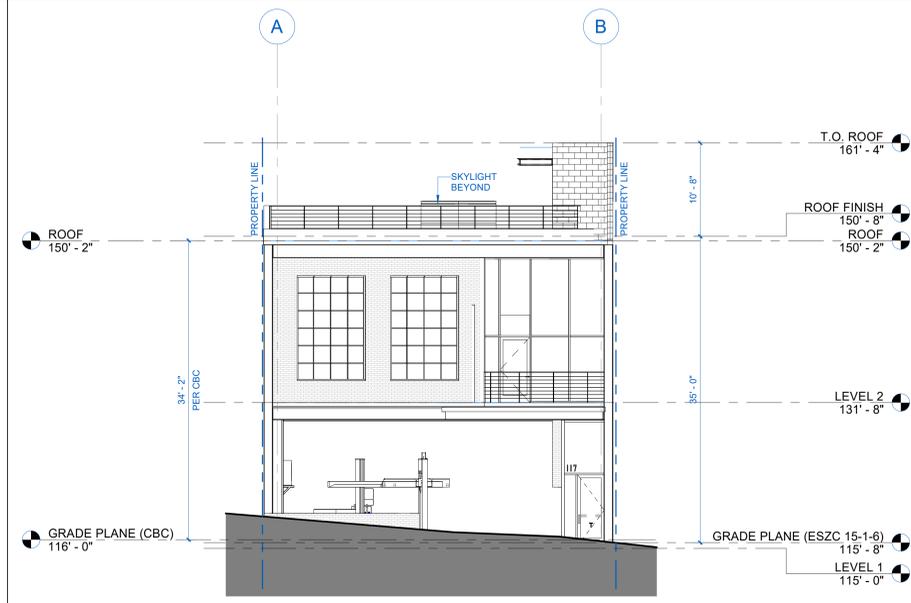
ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwynn Ave. Suite 205
Orem, UT 84057
T: 815.937.9229 Contact: Zhihan Andrem
E-Mail: zhihan@t24design.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd. # 210
Mission Hills, CA 91345
Contact: Mark Weber
E-Mail: mweber@mwengr.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
T: 213.915.4119 E-Mail: tony@logikstructures.com

GEOTECHNICAL: GEOTECH WEST, INC.
800 N. Victory Blvd.
Burbank, CA 91502
www.geotech.com Contact: Andrew Sover
T: 818.841.8388 E-Mail: andrew@geotech.com

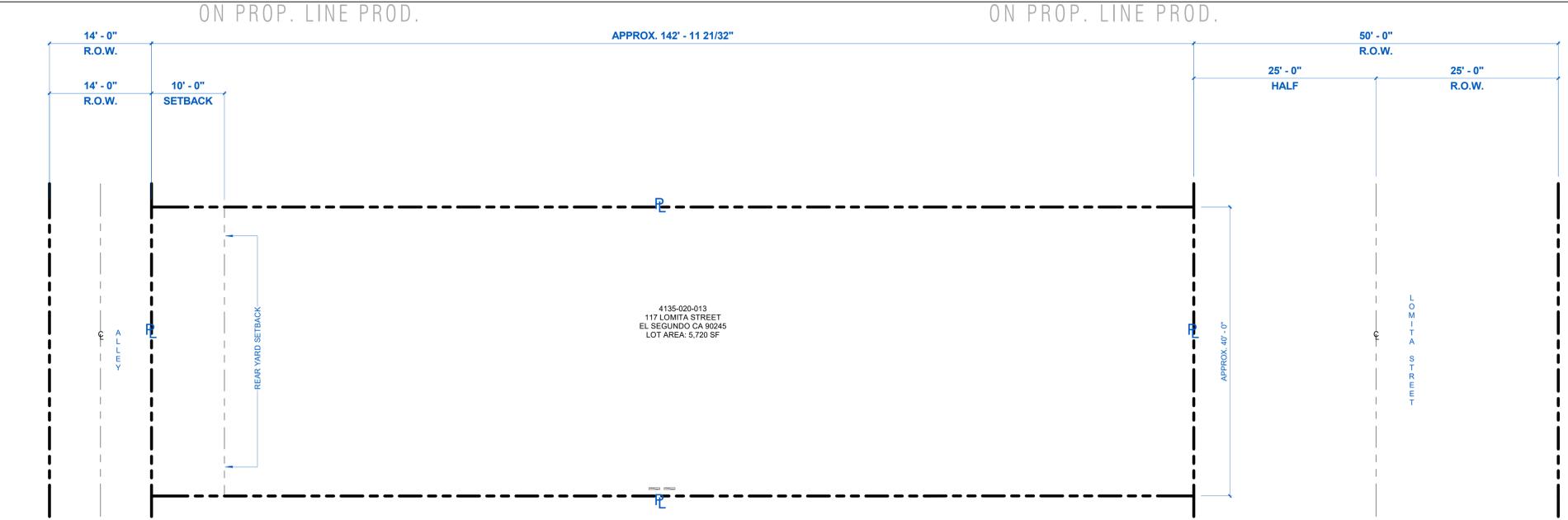
LANDSCAPING: LOY LANDSCAPES
www.loylandscapes.com Contact: Charles F. Loy
T: 650.285.7009 E-Mail: charles@loylandscapes.com



3 DIAGRAM - GRADE PLANE HEIGHT
1/8" = 1'-0"



2 DIAGRAM - GRADE PLANE (CBC CHAPTER 2)
1/8" = 1'-0"



1 PLOT PLAN
1/8" = 1'-0"

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: AUG 13, 2025

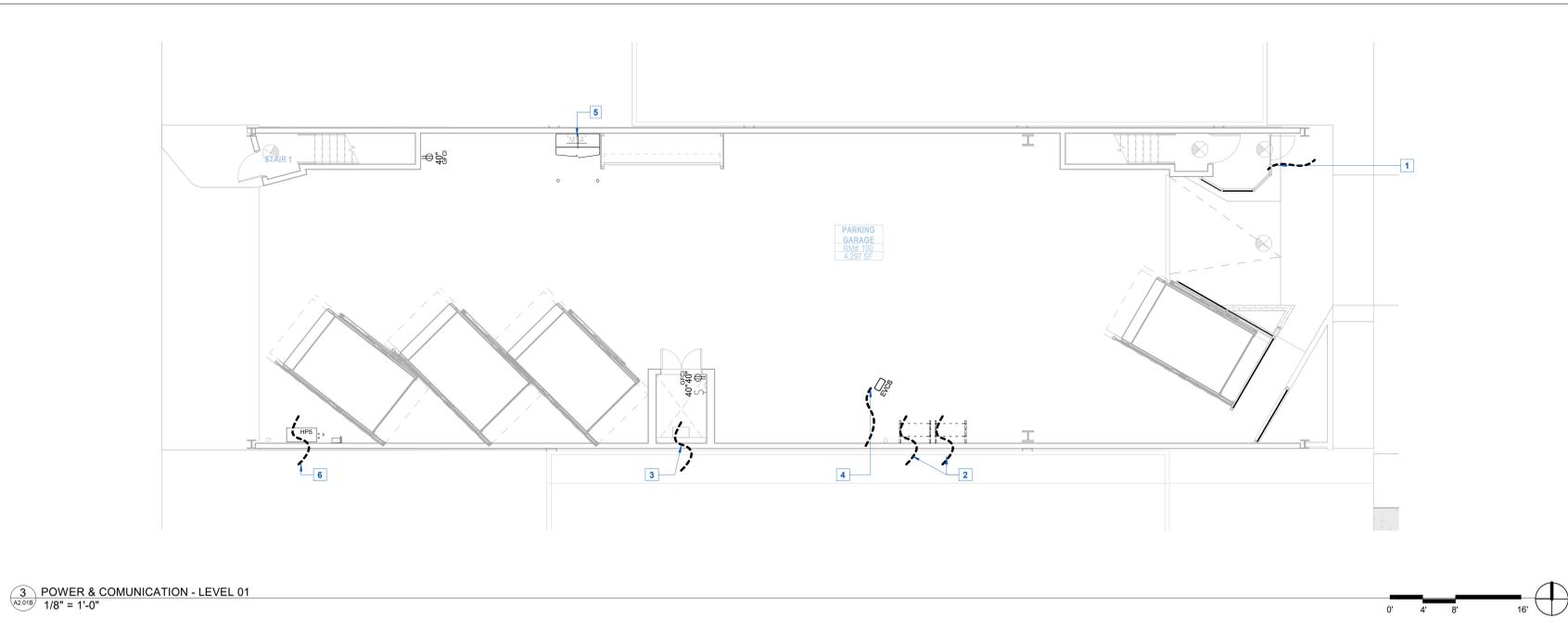
ISSUE DATE: AUG 13, 2025
PROJ #: 22.021

TIME STAMP: 8/18/2025 5:05:16 PM
FILE: A:\2025\117 LOMITA - ARCH\117

REVISIONS

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK

SHEET TITLE:
**PLOT PLAN,
ANG., HEIGHT
DIAGRAM**



3 POWER & COMMUNICATION - LEVEL 01
1/8" = 1'-0"

KEYNOTES - POWER, COMM. AND DATA

- 1 DASHED LINE DENOTES POWER FOR ILLUMINATED SIGNAGE, SEE BLDG ELEVATION, S.E.D
- 2 CONDUIT FOR FUTURE CONDENSER POWER, TYP, S.E.D
- 3 POWER FOR LIFT, S.E.D
- 4 POWER FOR CHARGING STATION, S.E.D.
- 5 SCE EQUIPMENT
- 6 DASHED LINE DENOTES POWER FOR CAR LIFTS, S.E.D

NOTES GENERAL - POWER

- A. **WALK THROUGH:** A WALK THROUGH WITH THE OWNER AND THE ARCHITECT SHALL BE SCHEDULED BY THE CONTRACTOR UPON COMPLETION OF THE INSTALLATION OF ALL ELECTRICAL BOXES AND FIXTURE HOUSING PRIOR TO WIRING AND DRYWALL CLOSE-IN TO REVIEW LOCATIONS OF ALL THERMOSTATS, PHONE, DATA, POWER, LIGHTING AND ELECTRICAL FIXTURES. VERIFY WITH THE OWNER AND THE ARCHITECT TO INSTALLATION THE LOCATION OF REMOTE POWER PANELS, DISCONNECT SWITCHES, SPECIAL PANELS, THERMOSTATS, SWITCHES, ALARMS OR ANY DEVICE EXPOSED TO VIEW AND NOT SHOWN ON THE DRAWINGS.
- B. **MEP:** REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION. NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH DESIGN INTENT, PRIOR TO CONSTRUCTION.
- C. **COVER PLATES:** SHALL BE ONE PIECE TYPE, UNLESS OTHERWISE NOTED.
- D. VERIFY ALL EQUIPMENT MOUNTING REQUIREMENTS, AND POWER SPECIFICATIONS INCLUDING ALL NECESSARY BACK BOARDS, ELECTRICAL OUTLETS, CONDUIT, ET CETERA, AS REQUIRED BY OWNERS' TELEPHONE COMPANY, PRIOR TO INSTALLATION OF POWER AND COMMUNICATIONS UTILITIES.
- E. **ELECTRICAL RECEPTACLES:** TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. CONTACT THE ARCHITECT IF CONFLICT EXISTS PRIOR TO INSTALLATION. STANDARD WALL OUTLETS SHALL BE INSTALLED VERTICALLY, U.O.N. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL OUTLETS REQUIRED BY CODE. CONTACT ARCHITECT FOR LOCATIONS PRIOR TO INSTALLATION.
- F. **DEDICATED CIRCUITS:** CONTRACTOR TO DETERMINE WHICH EQUIPMENT REQUIRES SOLE DEDICATION OF A CIRCUIT AND INSTALL SUCH CIRCUIT.
- G. ALL ELECTRICAL SYSTEMS, DEVICES AND RELATED ITEMS SHALL BE TESTED, REPLACE ANY AND ALL DEFECTIVE DEVICES, ITEMS OR SYSTEMS BEFORE COMPLETION OF THE PROJECT.
- H. DEVICES ON THE OPPOSITE SIDES OF COMMON WALLS SHALL BE LOCATED IN SEPARATE STUD CAVITIES. NO BACK-TO-BACK DEVICES. WHERE SPECIFIC DIMENSIONS CONTRADICT THIS NOTE, THE GENERAL CONTRACTOR SHALL RELOCATE ONE OUTLET TO THE OPPOSITE SIDE OF THE STUD NEAREST THAT DIMENSION.
- I. **CIRCUIT CONTROLS FOR 120 VOLT RECEPTACLES,** IN ALL BUILDINGS, BOTH CONTROLLED AND UNCONTROLLED 120 VOLT RECEPTACLES SHALL BE PROVIDED IN EACH PRIVATE OFFICE, OPEN OFFICE AREA, RECEPTION LOBBY, CONFERENCE ROOM, KITCHENETTE IN OFFICE SPACES, AND COPY ROOM. (CEC 130.5(d)).

ELECTRICAL FIXTURE SCHEDULE

SYMBOL	DESCRIPTION
AV	RECESSED WALL MOUNTED AUDIO / VIDEO BOX. TO INCLUDE (1) DATA, (2) POWER, (1) HDMI, (1) THUNDERBOLT CONNECTION. MOUNTING HEIGHT INDICATED IN INTERIOR ELEVATIONS.
FD	FLOOR POKE THRU DEVICE. COORDINATE LOCATION WITH FURNITURE LAYOUT. DASHED LINE DENOTES CONDUIT RUN. TYP REQUIREMENTS: (1) DATA, (8) POWER, (1) HDMI, (1) THUNDERBOLT CONNECTION TO TV, S.E.D.
GFCI	EXTERIOR WATERPROOF GFI PROTECTED WALL MOUNTED DUPLEX RECEPTACLE. SUBSCRIPT INDICATES MOUNTING HEIGHT TO CENTER OF PLATE A.F.F.
0" USB GFCI	WALL MOUNTED DUPLEX RECEPTACLE, USB AND/OR GFCI AS NOTED. SEE ELECTRICAL DRAWINGS. MINIMUM 15" A.F.F. TO BOTTOM; MAX 40" A.F.F. TO TOP OVER COUNTER
0" USB GFCI	WALL MOUNTED QUAD RECEPTACLE, USB AND/OR GFCI AS NOTED. SEE ELECTRICAL DRAWINGS. MINIMUM 15" A.F.F. TO BOTTOM; MAX 40" A.F.F. TO TOP OVER COUNTER
▽	DATA SIMPLEX OUTLET. SEE ELECTRICAL DRAWINGS. SUBSCRIPT INDICATES MOUNTING TO CENTER OF PLATE A.F.F.
S	LIGHT SWITCH. SEE ELECTRICAL DRAWINGS. SUBSCRIPT INDICATES MOUNTING TO TOP OF PLATE A.F.F. ALIGN ON CENTER WITH ADJACENT ELECTRICAL DEVICES
WAP	CEILING MOUNTED WIRELESS ACCESS POINT

BALIAN ARCHITECTS
21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+1 213 377 5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
E-Mail: mtalar@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNER'S CONSULTANTS

CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 2000
Los Angeles CA 90017
Contact: Ed Mann
T: 323.781.8820 E-Mail: ed.mann@brandow.com

www.tbjcc.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1909 Harrison St., #320
Oakland, CA 94612
www.coffman.com Contact: Adam Murray
T: 415.282.3000 E-Mail: adam.murray@coffman.com

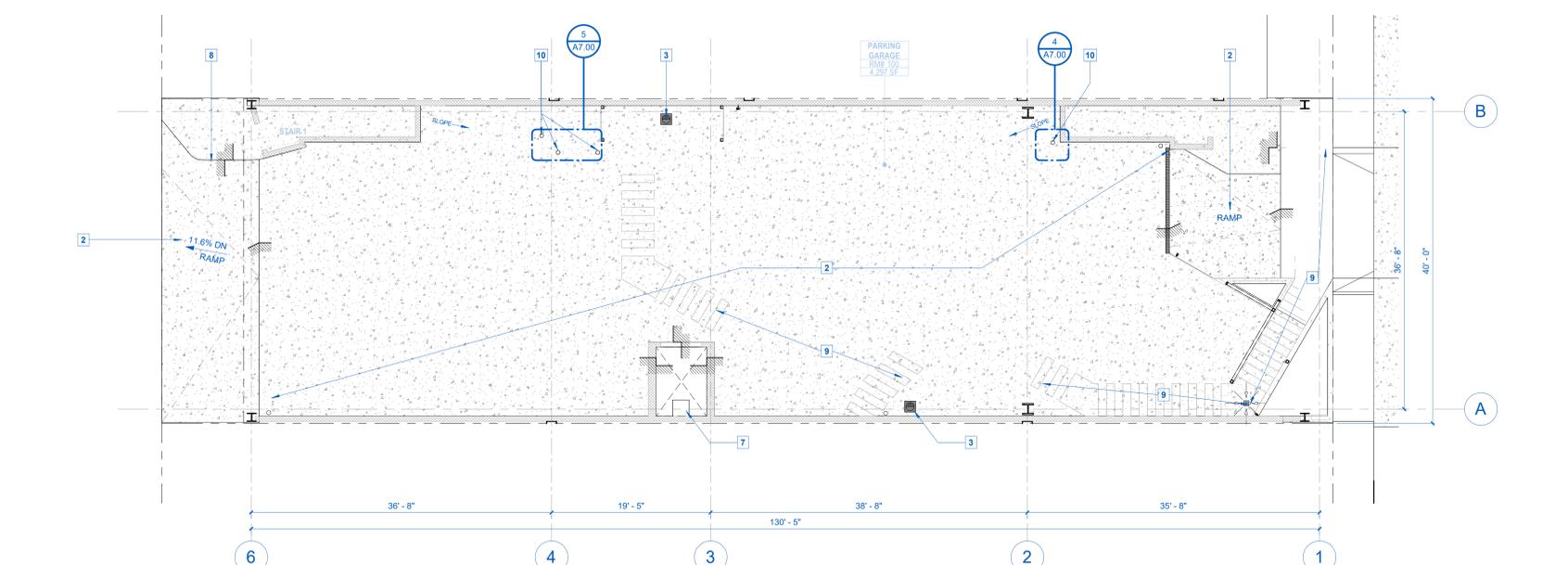
ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwyne Ave., Suite 205
Owensboro, KY 40301
T: 815.937.9229 Contact: Zhiben Aseyan
E-Mail: zaseyan@t24.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd., # 110
Mission Hills, CA 91345
Contact: Kirk Anka
E-Mail: kirk@mwengr.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
T: 213.915.4119 E-Mail: tony@logikstructures.com

GEOTECHNICAL: GEOCON WEST, INC.
600 N. Victory Blvd.,
Burbank, CA 91502
www.geoco.com Contact: Andrew Sauer
T: 818.844.8388 E-Mail: andrew@geoco.com

LANDSCAPING: LOY LANDSCAPES
www.loylscapes.com Contact: Charles F. Loy
T: 626.268.7006 E-Mail: charles@loylscapes.com



2 SLAB PLAN - LEVEL 01
1/8" = 1'-0"

KEYNOTES - SLAB PLAN

- 1 DASHED LINE DENOTES WATER STOP SEE DETAIL
- 2 COORDINATE SLOPES WITH CIVIL, S.C.D.
- 3 FLOOR SINK, S.M.D., S.P.D
- 4 CONCRETE CURB AT BASE OF WALL. EXTEND CURB MIN 12" BEYOND EDGE OF BALCONY, SEE EXTERIOR WALL DETAILS
- 5 CONCRETE CURB, HEIGHT VARIES AT STOREFRONT AND DOOR, COORDINATE WITH HEIGHT OF ROOF FINISH, SEE DETAILS, S.S.D.
- 6 CONCRETE CURB, COORDINATE WITH SIZE OF SKYLIGHT, S.S.D.
- 7 ELEVATOR PIT
- 8 PEDESTRIAN CURB, DO NOT OBSTRUCT MINIMUM DRIVE AISLE, SEE OVERALL PLAN, S.C.D.
- 9 MAX 2% SLOPE AT ACCESSIBLE PATH TO ACCESSIBLE VEHICLES, SEE SITE PLAN, S.C.D.
- 10 BOLLARD, SEE DETAILS

LEGEND - SLAB PLAN

NOTE: GC TO COORDINATE WITH PARTITION SCHEDULES FOR WALL & CURB THICKNESS ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED

SYMBOL	DESCRIPTION
High Plane / Low Plane	CHANGE IN PLANE OF SLAB, HEIGHT AS NOTED, S.S.D.
Concrete Curb	CONCRETE CURB. SEE PARTITION SCHEDULE FOR DIMENSIONS UNLESS NOTED OTHERWISE. S.S.D.
Channel Slab Depression	CHANNEL SLAB DEPRESSION, DEPTH AS NOTED, S.S.D.
Bottom of Ramp / Top of Ramp	CHANGE IN SLOPE AT TOP AND BOTTOM OF RAMP. SEE STRUCTURAL DRAWINGS
Slab Depression	SLAB DEPRESSION, SEE STRUCTURAL DRAWINGS
Finish Elevation	FINISH ELEVATION
Slope to Drain	SLOPE TO DRAIN IN DIRECTION OF ARROW, 1/4"=12" U.O.N.
F.O.C.	FACE OF CONCRETE / BLOCK
F.O.S.	FACE OF STUD / STRUCTURE

LEGEND - FLOOR FINISH

POLISHED CONCRETE	
PC-1	LOCATION: SEE FLOOR FINISH PLAN MANUFACTURER: CONCRETE FLOOR SYSTEM LLC STYLE / MODEL: POLISHED CONCRETE COLOR / FINISH: PANTHEON GUARDEON AND BURNISH WITH 800 GRIT NOTES: DENSIFY WITH PANTHEON PANTHIFIER COEFFICIENT OF FRICTION (ASTM C1028) 0.86 DRY; 0.69 WET
EXTERIOR WOOD CEILING FINISH	
WD-1	LOCATION: SEE REFLECTED CEILING PLANS MANUFACTURER: TREX STYLE / MODEL: TRANSCEND COLOR / FINISH: HAVANA GOLD NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS ASTM E 84, INDEX 70 SHALL MEET REQUIREMENTS IN CBC 2612
EXTERIOR WOOD PAVERS ON PEDESTALS	
WD-1	LOCATION: ROOF. SEE FLOOR PLANS MANUFACTURER: TIMBERTECH STYLE / MODEL: PRIME COLOR / FINISH: COCONUT HUSK NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS ASTM E 84
DECK COATING	
PED-1	LOCATION: LEVEL 2 DECK MANUFACTURER: SIPLAST STYLE / MODEL: REINFORCED TERAPRO PMMA COLOR / FINISH: GREY NOTES: 1. PRO FLEECE REINFORCED 2. PRO NATURAL BEADS OR QUARTZ FOR SLIP RESISTANCE
CERAMIC TILE	093013
CT-1	LOCATION: RESTROOMS MANUFACTURER: ARIZONA TILE STYLE / MODEL: ARDESIA BLACK, KONKRETE CENERE (R11) COLOR / FINISH: 24X48 NOTES:
TILE GROUT	093013
RB-1	LOCATION: BATHROOM TILE MANUFACTURER: LATICRETE STYLE / MODEL: PERMACOLOR SELECT CEMENT GROUT COLOR / FINISH: TBD BY OWNER NOTES: 1. USE 4XL THIN SET
RESILIENT VINYL BASE 4" H	096513
RB-1	LOCATION: THROUGHOUT, SEE INTERIOR ELEVATIONS MANUFACTURER: JOHNSONITE STYLE / MODEL: CBT-40-4 COLOR / FINISH: 40 BLACK NOTES: 3/8" THICKNESS TOELESS
CARPET TILE	
CPT-1	LOCATION: SEE FLOOR FINISH PLAN MANUFACTURER: SHAW CONTRACT GROUP STYLE / MODEL: SEA TILE GM17Z, WITH ECOLOGIX CUSHION BACKER COLOR / FINISH: METRO 72530 NOTES: 24"x24"x 1/4" THICK, INSTALL METHOD: MONOLITHIC ADHESIVE VOC LIMIT: 50 g/L

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME:	DAVID BALIAN
LICENSE NUMBER:	C-33779
SIGNATURE DATE:	SEPT 18, 2025
ISSUE DATE:	SEPT 18, 2025
PROJ. #:	22.021
TIME STAMP:	9/19/2025 3:45:55 PM
FILE:	Architect David Balian License # C-33779 117 LOMITA STREET ARCHITECT

ISSUE FOR INFORMATIONAL PURPOSES ONLY

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK

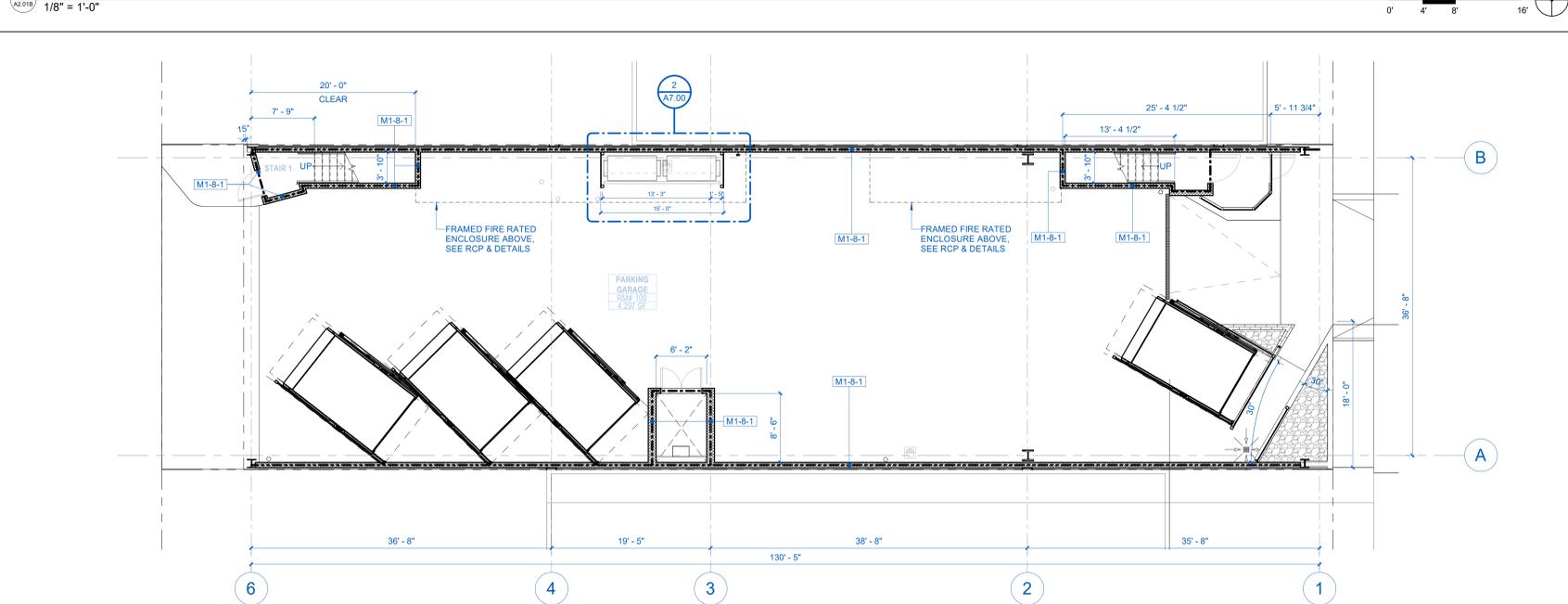
LEGEND - WALL TYPE

NOT ALL MAY BE USED

NON STRUCTURAL PARTITION	—————
STOREFRONT SYSTEM, SEE STOREFRONT SCHED.	—————
1-HOUR FIRE RATING	—————
2-HOUR FIRE RATING	—————
CMU WALL, S.S.D.	—————
FENCE	—————

ASSEMBLY TYPE
STUD SIZE
FIRE RATING
PARTITION WALL OR FURRING TYPE

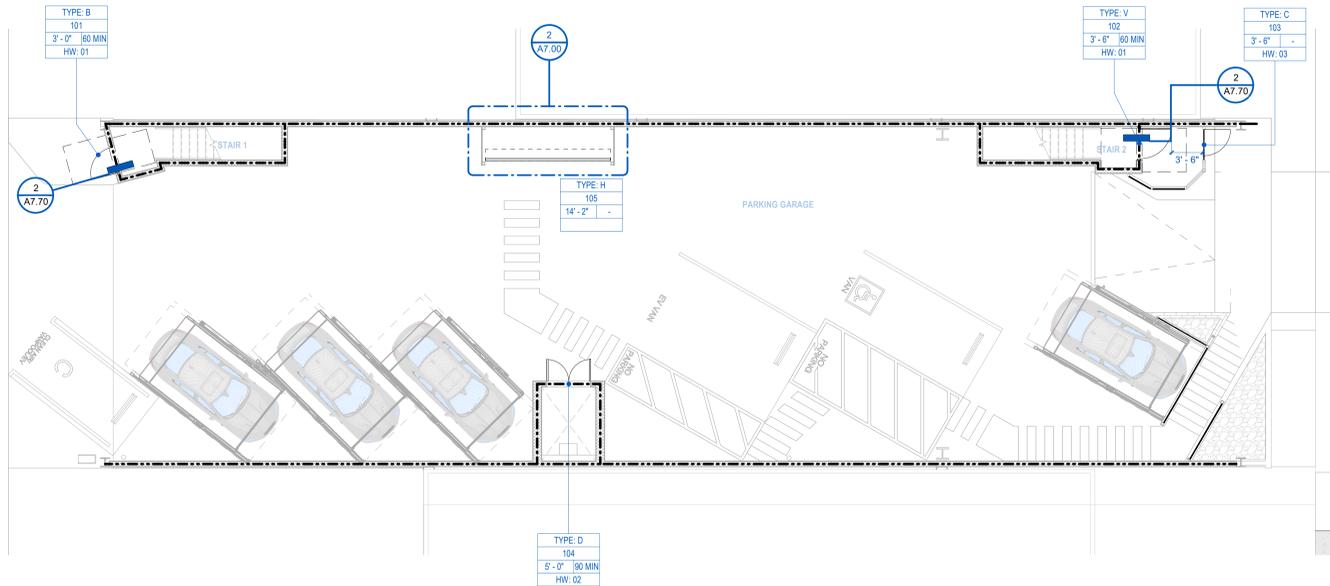
P = PARTITION, F = FURRING, S = SHAFTWALL, C = CHASE WALL, M = MASONRY [SEE A8.00]



1 SETOUT PLAN - LEVEL 01
1/8" = 1'-0"

SHEET TITLE:
**LEVEL 01 -
SLAB PLAN,
SET OUT PLAN
& POWER,
COMM, DATA**

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT
SHEET NO.
A2.01B
© 2025 BALIAN ARCHITECTS, INC.



DOOR HARDWARE GROUPS

- HW-01 - EXTERIOR EGRESS AT GRADE - SOLID SINGLE DOOR - FIRE RATED**
 LEVER AND ENTRY LOCKSET
 KEY CYLINDER WITH COVER CAP
 PANIC HARDWARE (REQUIRED WHEN OCC. LOAD >50)
 VISION PANE, MAX 100 SQ. IN.
 VANDAL RESISTANT HINGES WITH NON-REMOVABLE PIN SET SCREW
 SURFACE MOUNTED CLOSER
 FIRE RATED ACCESSIBLE THRESHOLD
 WEATHER SEALS AT HEAD AND JAMBS
 DOOR SWEEP
 DOME STOP
 KICK PLATE
- HW-02 - MATERIAL LIFT - SOLID DBL. DOOR - FIRE RATED**
 LEVER AND ENTRY LOCKSET
 VANDAL RESISTANT HINGES WITH NON-REMOVABLE PIN SET SCREW
 FIRE RATED THRESHOLD
 WEATHER SEALS AT HEAD AND JAMBS
 DOOR SWEEPS
 DOME STOPS
 KICK PLATES
 ASTRAGAL
 OVERHEAD STRIKE
 COORDINATOR
- HW-03 - EXTERIOR EGRESS - STOREFRONT OR SOLID SINGLE DOOR**
 LEVER AND ENTRY LOCKSET
 PANIC HARDWARE (REQUIRED WHEN OCC. LOAD >50)
 VISION PANE (MAX 100 SQ. IN. AT FIRE RATED DOORS)
 HEAVY DUTY BALL BEARING HINGES
 SURFACE MOUNTED CLOSER, PARALLEL ARM
 ACCESSIBLE THRESHOLD
 WEATHER SEALS AT HEAD AND JAMBS
 DOOR SWEEP
 DOME STOP
 KICK PLATE
- HW-04 - INTERIOR EGRESS - STOREFRONT DOUBLE DOOR**
 LEVER AND ENTRY LOCKSET
 PANIC HARDWARE (REQUIRED WHEN OCC. LOAD >50)
 HEAVY DUTY BALL BEARING HINGES
 SURFACE MOUNTED CLOSERS
 ACCESSIBLE THRESHOLD
 ACUSTIC SEALS AT HEAD AND JAMBS
 DOOR SWEEP
 DOME STOP
 KICK PLATE
 OVERHEAD STRIKE
 ASTRAGAL
 COORDINATOR
- HW-05 - INTERIOR EGRESS - SOLID DOOR - FIRE RATED**
 LEVER AND ENTRY LOCKSET
 PANIC HARDWARE
 VISION PANE
 SURFACE MOUNTED CLOSER, PARALLEL ARM
 HEAVY DUTY BALL BEARING HINGES
 FIRE RATED ACCESSIBLE THRESHOLD
 DOOR SWEEP
 DOME STOP
 KICK PLATE
- HW-06 - UTILITY ROOM - SOLID SINGLE DOOR**
 LEVER AND STORAGE LOCKSET
 SURFACE MOUNTED CLOSER
 HEAVY DUTY BALL BEARING HINGES
 WALL BUMPER
 ACUSTIC SEALS AT HEAD AND JAMBS
 PANIC HARDWARE (REQ'D AT ELEC ROOMS WITH EQUIPMENT RATED 800-AMPERES OR MORE AND OVER 8 FEET WIDE, AND THAT CONTAIN OVERCURRENT, SWITCHING OR CONTROL DEVICES)
- HW-07 - PRIVACY - SOLID SINGLE DOOR**
 LEVER AND PRIVACY LOCKSET, WITH EXTERIOR OCCUPANCY INDICATOR
 SURFACE MOUNTED CLOSER
 HEAVY DUTY BALL BEARING HINGES
 WALL BUMPER
 ACUSTIC SEALS AT HEAD AND JAMBS
- HW-08 - INTERIOR MEETING ROOM (C-50 OCC) - STOREFRONT SINGLE DOOR**
 LEVER AND PASSAGE LOCKSET
 SURFACE MOUNTED CLOSER
 HEAVY DUTY BALL BEARING HINGES
 WALL BUMPER
 ACUSTIC SEALS AT HEAD AND JAMBS
- HW-09 - INTERIOR OFFICE - STOREFRONT SINGLE DOOR**
 LEVER AND OFFICE LOCKSET
 SURFACE MOUNTED CLOSER, PARALLEL ARM
 HEAVY DUTY BALL BEARING HINGES
 WALL BUMPER
 ACUSTIC SEALS AT HEAD AND JAMBS

DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR				HARDWARE GROUP	FIRE RATING
		TYPE	WIDTH	HEIGHT	MATERIAL		
LEVEL 1							
101	STAIR 1	B	3'-0"	7'-0"	MTL	01	60 MIN
102	STAIR 2	V	3'-6"	7'-0"	MTL	01	60 MIN
103	LOBBY	C	3'-6"	8'-1"	STR.GL	03	-
104	MATERIAL LIFT	D	5'-0"	8'-0"	MTL	02	90 MIN
105	PARKING GARAGE	H	14'-2"	7'-0"	MTL	-	-
LEVEL 2							
200A	STAIR 1	D	6'-0"	7'-6"	MTL	04	60 MIN
200B	B	B	3'-0"	7'-6"	MTL	05	60 MIN
201	CONFERENCE	F	3'-6"	7'-0"	STR.GL	08	-
202	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
203	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
204	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
205	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
207	ELEC / IT ROOM	A	3'-0"	7'-6"	SC.WD	06	-
208	MATERIAL LIFT	D	5'-0"	8'-0"	MTL	02	90 MIN
209	RESTROOM	A	3'-0"	7'-6"	SC.WD	07	-
210	RESTROOM	A	3'-0"	7'-6"	SC.WD	07	-
211	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
212	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
213	BALCONY - WEST	C	3'-6"	7'-6"	STR.GL	03	-
214	BALCONY - EAST	C	3'-6"	7'-6"	STR.GL	03	-
ROOF							
301	ROOF TERRACE	B	3'-6"	8'-0"	MTL	03	60 MIN
302	ROOF TERRACE	B	3'-6"	8'-0"	MTL	03	60 MIN

DOOR ABBREVIATIONS

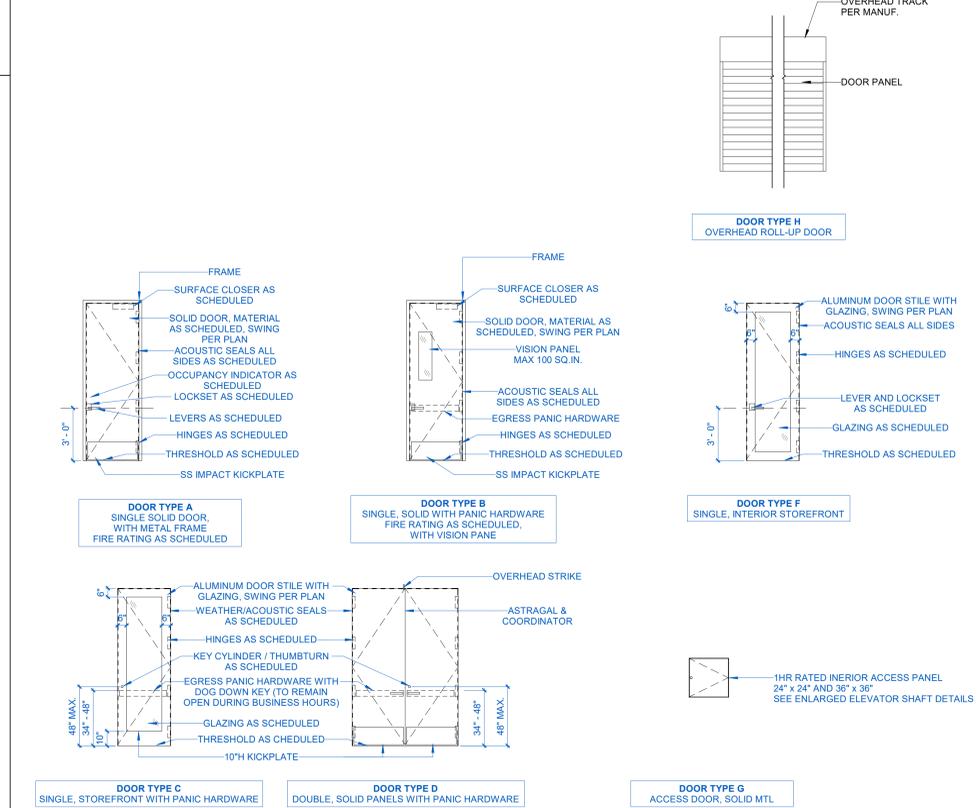
- NOT ALL MAY BE USED
- ALUM - ALUMINUM
 - CLA - CLEAR ANODIZED ALUMINUM
 - FF - FACTORY FINISH
 - FLD - FOLDING DOOR
 - GL - GLAZING/GLASS
 - HM - HOLLOW METAL
 - HC - HOLLOW CORE
 - HR - HOUR
 - MIN - MINUTE
 - MG - METAL GRILL
 - MTL - METAL
 - MFR - MANUFACTURER
 - PT - PAINT
 - RUD - ROLL UP DOOR
 - S - STAINED
 - STL - STEEL
 - SS - STAINLESS STEEL
 - STR - STOREFRONT SYSTEM
 - SC - SOLID CORE
 - SG - STAIN GRADE
 - WD - WOOD
 - WW - WINDOW WALL ELEMENT
 - INDICATES NO WORK OR NOT APPLICABLE

NOTES

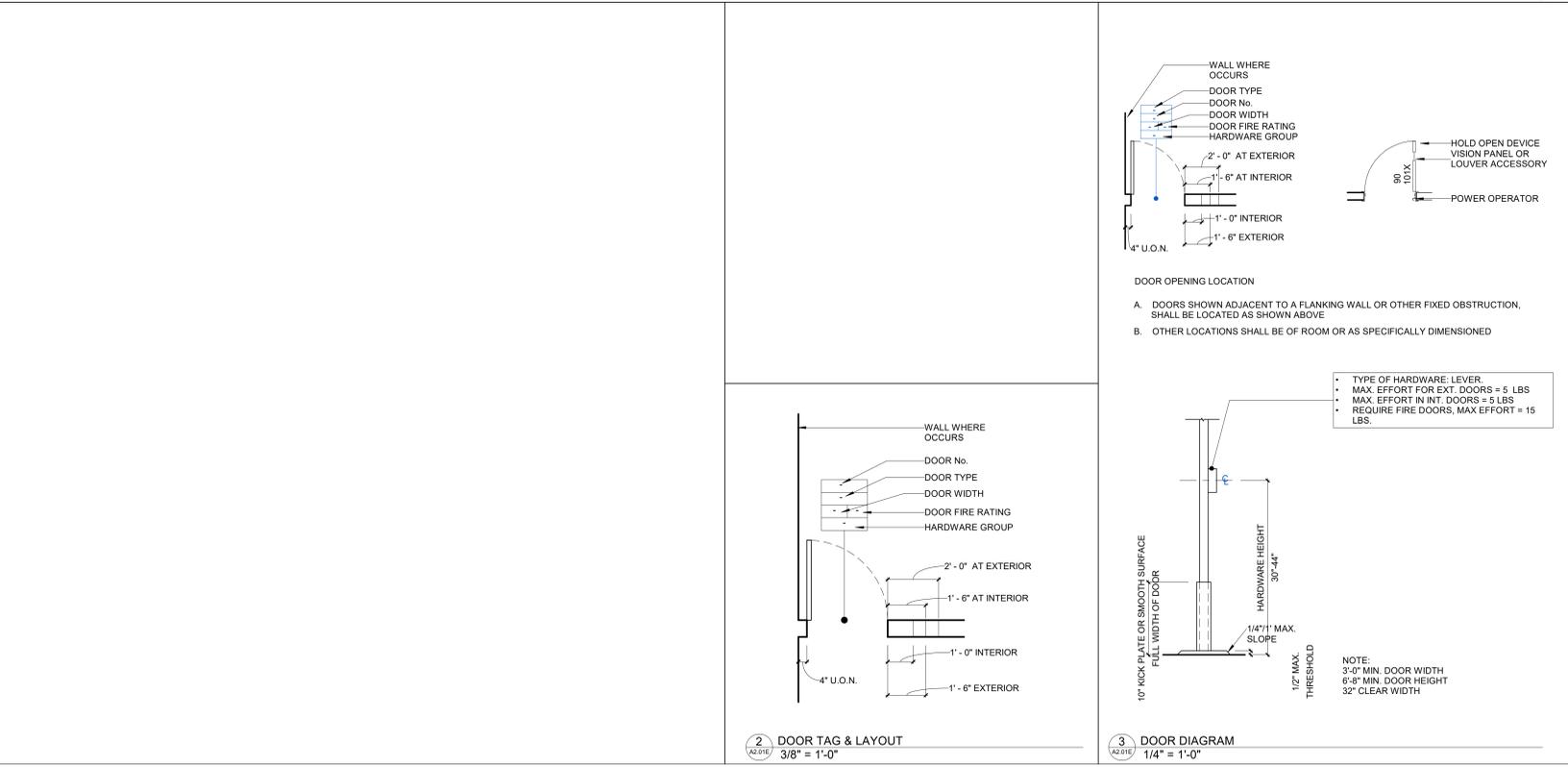
- ALL RATED DOOR ASSEMBLIES SHALL BE SELF- OR AUTOMATIC CLOSING, CBC 716.5.9
- RATED DOORS CANNOT BE FREE-SWINGING AND SHALL BE PROVIDED WITH A LATCH, CBC 716.5.9.1
- C RATED DOORS SHALL ALSO MEET REQUIREMENTS FOR SMOKE/DRAFT CONTROL ASSEMBLIES, CBC 716.5.3.1, 710.5.2.2
- ELECTROMAGNETICALLY LOCKED EGRESS DOORS:
 - HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 294 FOR THE INTENDED USE AND INCORPORATE A BUILT-IN SWITCH.
 - THE HARDWARE SHALL HAVE AN OBVIOUS METHOD OF OPERATION AND BE CAPABLE OF BEING OPERATED WITH ONE HAND UNDER ALL LIGHTING CONDITIONS.
 - OPERATION OF THE HARDWARE ON THE EGRESS SIDE OF THE DOOR SHALL RELEASE THE ELECTROMAGNETIC LOCK IMMEDIATELY, OPENING OF THE DOOR SHALL NOT REQUIRE A SECOND, SEPARATE UNLOCKING/LATCHING ACTION.
 - LOSS OF POWER TO THE HARDWARE SHALL AUTOMATICALLY UNLOCK THE DOOR.
 - WHERE PANIC OR FIRE EXIT HARDWARE IS REQUIRED, ACTIVATION OF THE HARDWARE WILL RELEASE THE ELECTROMAGNETIC LOCK.

LEGEND - DOOR TYPE ELEVATIONS

CONSTRUCTION NOTE:
 GENERAL CONTRACTOR TO PROVIDE PHOTO DOCUMENTATION AT EACH DOOR. SELF-ADHERED FLASHING AND FULL BED OF SEALANT AT FLASHING DAMS WHERE REQUIRED PER DETAILS.



1 DOOR PLAN - LEVEL 01
 1/8" = 1'-0"



OWNER: SMOKY HOLLOW INDUSTRIES
 1301 E. El Segundo Blvd Suite B
 El Segundo, CA 90245
 T: 310.616.5560 E-Mail: info@smokyhollow.com
 ARCHITECT: BALIAN ARCHITECTS, INC.
 21 Miller Alley, Suite 210
 Pasadena, CA 91103
 T: 213.377.5500 E-Mail: david@balianarchitects.com
 OWNERS CONSULTANTS
 CIVIL: BRANDOW & JOHNSTON
 700 S. Flower Street Suite 2000
 Los Angeles, CA 90017
 T: 323.761.8820 E-Mail: ed.meh@brandow.com
 CODE CONSULT: COFFMAN ENGINEERS, INC.
 1309 Harrison St., #320
 Oakland, CA 94612
 www.coffman.com Contact: Adam Murray
 T: 415.292.2600 E-Mail: adam.murray@coffman.com
 ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
 1314 West Geweke Blvd, Suite 205
 Glendale, CA 91201
 T: 818.937.9229 Contact: Zibben Asefyan
 E-Mail: zibben@t24.com
 MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
 15001 San Fernando Mission Blvd., # 310
 Mission Hills, CA 91345
 Contact: Kirk Arak
 E-Mail: kirk@mwengr.com
 STRUCTURAL: LOGIK STRUCTURES, INC.
 212 Sierra Street
 El Segundo, CA 90245
 Contact: Tony Nguyen
 T: 213.919.4119 E-Mail: tonyn@logikstructures.com
 GEOTECHNICAL: GEOCON WEST, INC.
 600 N. Victory Blvd.,
 Burbank, CA 91502
 www.geocom.com Contact: Andrew Saver
 T: 818.841.8388 E-Mail: andrew@geocom.com
 LANDSCAPING: LOY LANDSCAPES
 www.loylandscape.com Contact: Charles F. Loy
 T: 626.269.7006 E-Mail: charles@loylandscape.com

117 LOMITA STREET
 EL SEGUNDO,
 CA 90245
 REF. PLAN CHECK #:
 COM-25-159



NAME: DAVID BALIAN
 LICENSE NUMBER: C-33779
 SIGNATURE DATE: SEPT 18, 2025
 ISSUE DATE: SEPT 18, 2025
 PROJ #: 22.021
 TIME STAMP: 9/19/2025 3:46:42 PM
 FILE: Address: 117 LOMITA, EL SEGUNDO, CA 90245

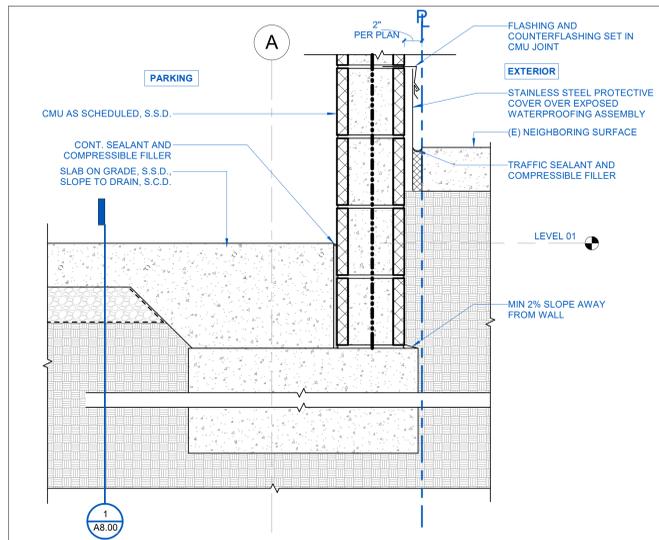
I, DAVID BALIAN ARCHITECTS, ALL RIGHTS RESERVED.
 THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF BALIAN ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BALIAN ARCHITECTS, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. BALIAN ARCHITECTS, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BALIAN ARCHITECTS, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. BALIAN ARCHITECTS, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BALIAN ARCHITECTS, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.

REVISIONS

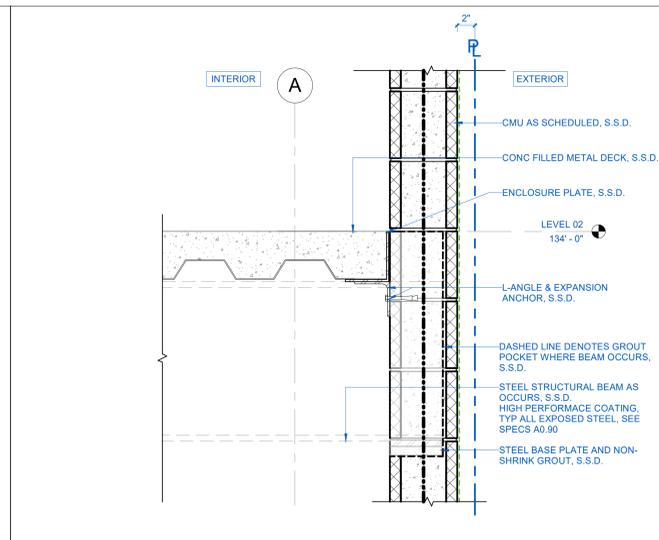
#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK
1	JUNE 25, 2025	RECHECKED

SHEET TITLE:
LEVEL 01 - DOOR PLAN AND SCHEDULE

SHEET NO.
A2.01E
 © 2025 BALIAN ARCHITECTS, INC.



10 ENLARGED SECTION DETAIL - FOUNDATION @ CMU
1 1/2" = 1'-0"



8 ENLARGED SECTION DETAIL - CMU WALL AT LEVEL 02
1 1/2" = 1'-0"

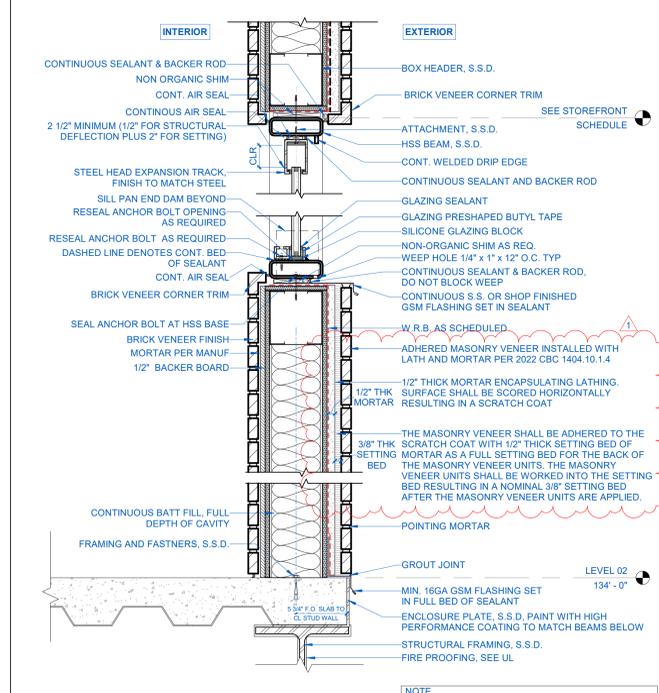
1404.10.1.4 ADHERED MASONRY VENEER INSTALLED WITH LATH AND MORTAR. EXTERIOR ADHERED MASONRY VENEER INSTALLED WITH LATH AND MORTAR SHALL COMPLY WITH THE FOLLOWING.

1404.10.1.4.1 LATHING. LATHING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 2510.

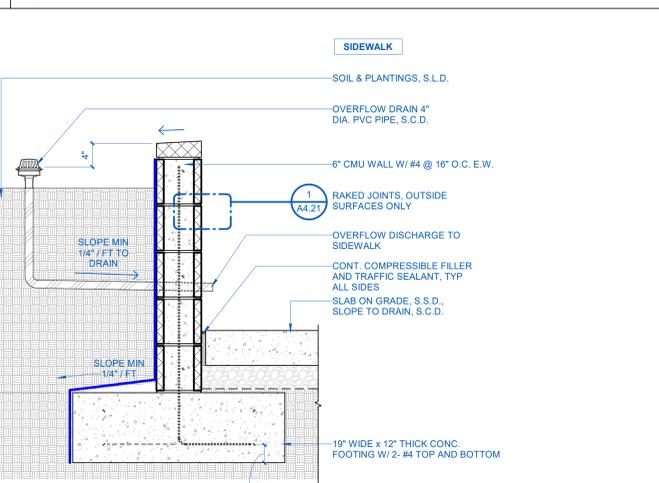
1404.10.1.4.2 SCRATCH COAT. A NOMINAL 1/2-INCH-THICK (12.7 MM) LAYER OF MORTAR COMPLYING WITH THE MATERIAL REQUIREMENTS OF SECTIONS 2103 AND 2512.2 SHALL BE APPLIED, ENCAPSULATING THE LATHING. THE SURFACE OF THIS MORTAR SHALL BE SCORED HORIZONTALLY, RESULTING IN A SCRATCH COAT.

1404.10.1.4.3 ADHERING VENEER. THE MASONRY VENEER UNITS SHALL BE ADHERED TO THE MORTAR SCRATCH COAT WITH A NOMINAL 1/2-INCH-THICK (12.7 MM) SETTING BED OF MORTAR COMPLYING WITH SECTIONS 2103 AND 2512.2 APPLIED TO CREATE A FULL SETTING BED FOR THE BACK OF THE MASONRY VENEER UNITS. THE MASONRY VENEER UNITS SHALL BE WORKED INTO THE SETTING BED RESULTING IN A NOMINAL 3/8-INCH (9.5 MM) SETTING BED AFTER THE MASONRY VENEER UNITS ARE APPLIED.

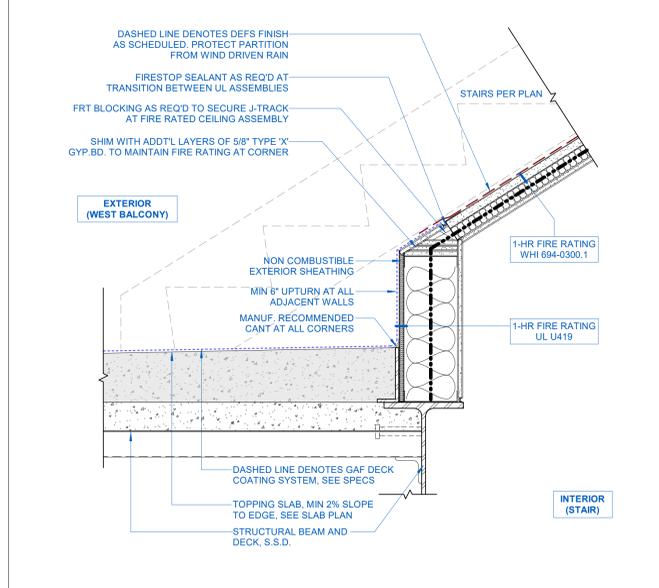
1404.10.1.4.4 ADHERING VENEER. THE MASONRY VENEER UNITS SHALL BE ADHERED TO THE MORTAR SCRATCH COAT WITH A NOMINAL 1/2-INCH-THICK (12.7 MM) SETTING BED OF MORTAR COMPLYING WITH SECTIONS 2103 AND 2512.2 APPLIED TO CREATE A FULL SETTING BED FOR THE BACK OF THE MASONRY VENEER UNITS. THE MASONRY VENEER UNITS SHALL BE WORKED INTO THE SETTING BED RESULTING IN A NOMINAL 3/8-INCH (9.5 MM) SETTING BED AFTER THE MASONRY VENEER UNITS ARE APPLIED.



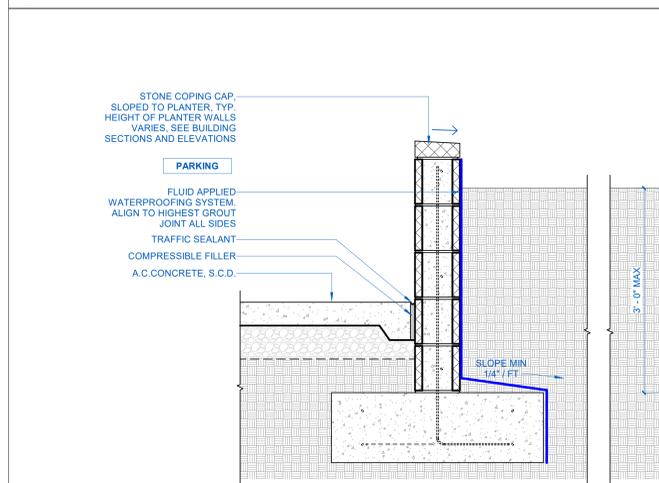
7 ENLARGED SECTION DETAIL - WINDOW AT FACADES
1 1/2" = 1'-0"



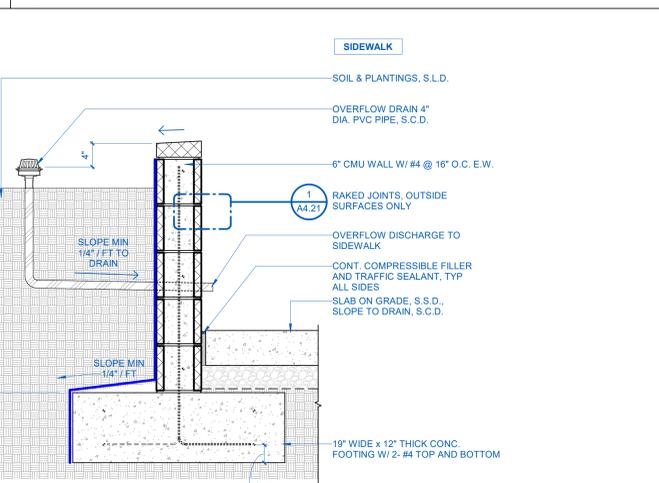
6 ENLARGED SECTION DETAIL - PLANTER AND SLAB ON GRADE
1" = 1'-0"



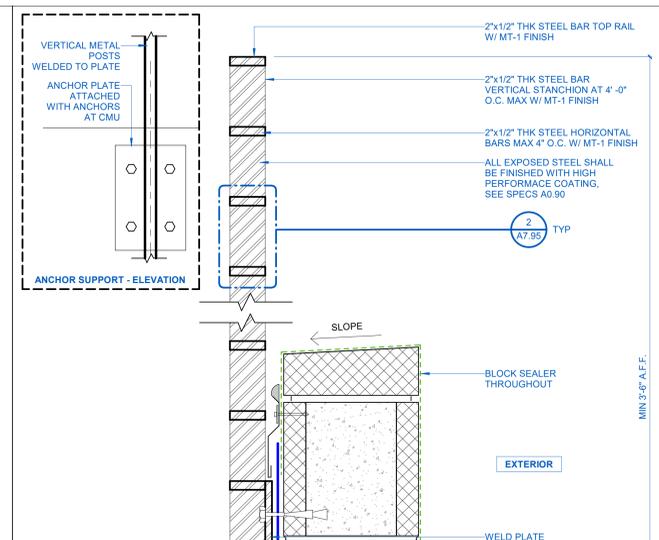
9 ENLARGED STAIR DETAIL - CURB AT WEST BALCONY
1 1/2" = 1'-0"



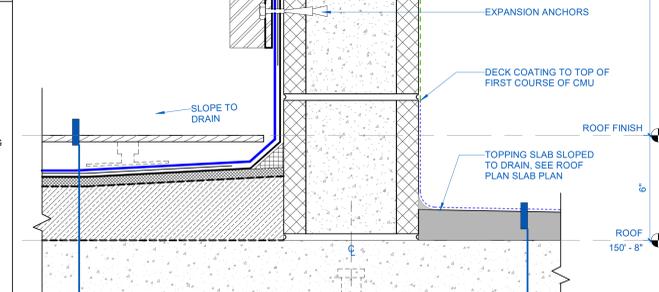
4 ENLARGED SECTION DETAIL - STOREFRONT HEAD STEEL BEAM
3" = 1'-0"



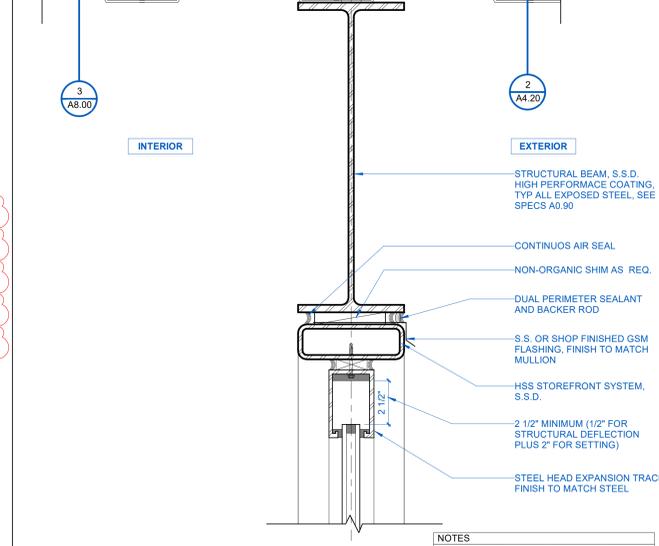
2 ENLARGED SECTION DETAIL - BALCONY AT STOREFRONT
1 1/2" = 1'-0"



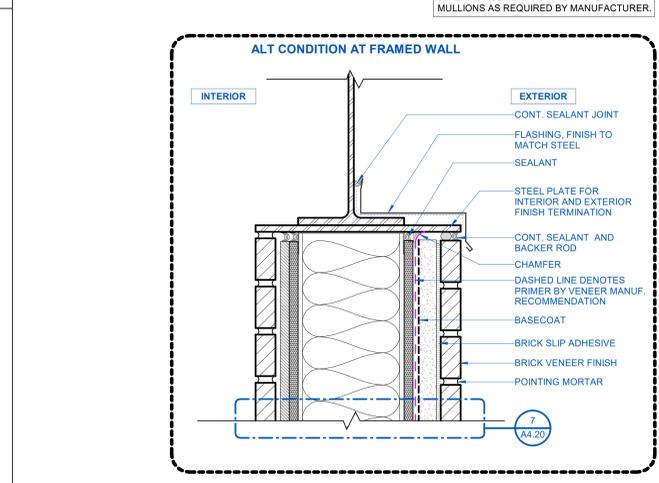
2 ENLARGED SECTION DETAIL - ROOF DECK EDGE
1 1/2" = 1'-0"



7 ENLARGED SECTION DETAIL - WINDOW AT FACADES
1 1/2" = 1'-0"



4 ENLARGED SECTION DETAIL - STOREFRONT HEAD STEEL BEAM
3" = 1'-0"



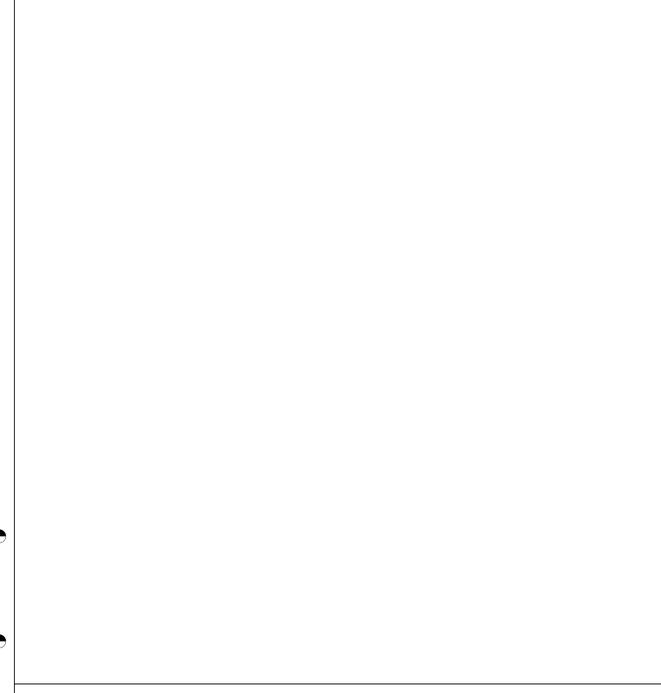
2 ENLARGED SECTION DETAIL - BALCONY AT STOREFRONT
1 1/2" = 1'-0"

WATERPROOFING LEGEND

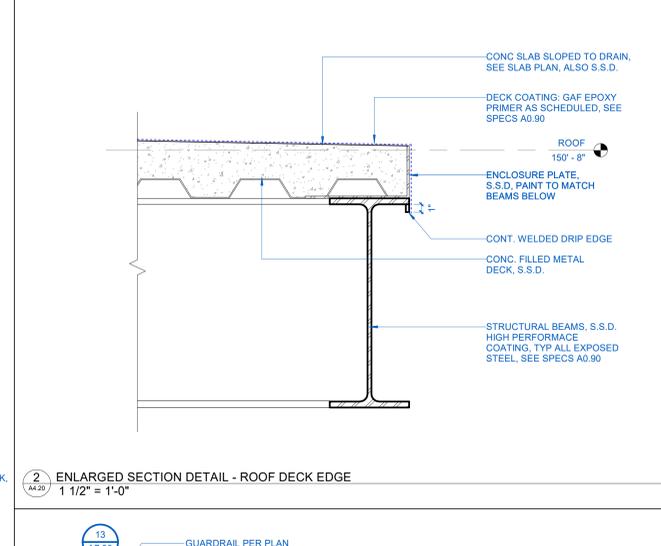
- WATER REP. SEALER FOR CONCRETE AND OR BLOCK
- S.A.F. - SELF ADHERED FLASHING MEMBRANE SYSTEM
- FULL BED OF SEALANT
- FLUID APPLIED WATERPROOFING MEMBRANE SYSTEM (SIPLASE)
- W.R.B. - WATER RESISTANT BARRIER
- BALCONY DECK COATING
- WATERPROOFING SYSTEM
- 1-HR MASTIC & INTUMESCENT COATING, SEE UL

- MANUF. RECOMMENDED CANT
- EXT. DENGLASS SHTG.
- ALUM. BREAK METAL
- FINISH: BLACK
- NON-ORGANIC SHIM, AS REQ.

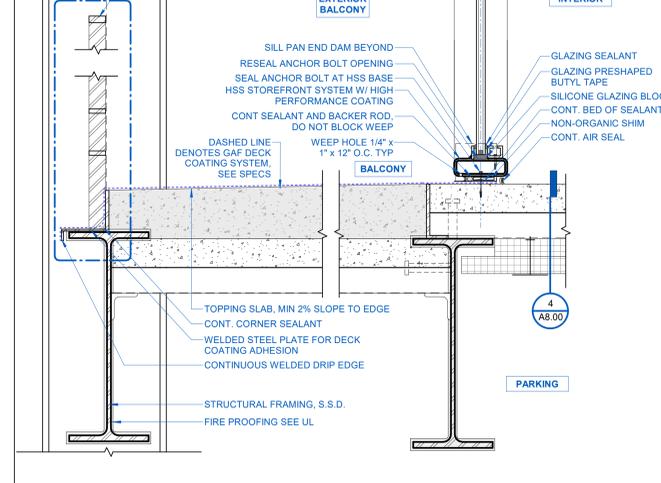
NOTE:
*SEQUENCING BETWEEN W.R.B. & W.R.B. FLASHING TAPE, S.A.F. & H.T.S.A.F. MAY VARY BETWEEN MANUFACTURER. REFER TO MANUF. RECOMMENDATIONS



2 ENLARGED SECTION DETAIL - ROOF DECK EDGE
1 1/2" = 1'-0"



7 ENLARGED SECTION DETAIL - WINDOW AT FACADES
1 1/2" = 1'-0"



4 ENLARGED SECTION DETAIL - STOREFRONT HEAD STEEL BEAM
3" = 1'-0"

BALIAN ARCHITECTS
21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+1 213 377 5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1801 E. El Segundo Blvd Suite B
El Segundo, CA 91030
T: 310.616.5560 E-Mail: info@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
T: 213.377.5500 E-Mail: info@balianarchitects.com

OWNER'S CONSULTANTS:

CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 2200
Los Angeles, CA 90017
T: 323.761.8830 E-Mail: info@brandow.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1500 Harrison Bl. #320
Oceanside, CA 92054
www.coffman.com Contact: Adam Murray
T: 818.295.2950 E-Mail: adam.murray@coffman.com

ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwynn Ave. Suite 205
Orem, UT 84057
T: 818.937.9229 Contact: Zibben Anderson
E-Mail: zibben@zibben.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd. # 310
Mission Hills, CA 91345
T: 818.841.8388 Contact: Kirk Bahar
E-Mail: kirk@mwbeers.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
T: 213.915.4119 E-Mail: tonyn@logikstructures.com

GEOTECHNICAL: GEOTECH WEST, INC.
600 N. Victory Blvd.
Burbank, CA 91502
www.geotech.com Contact: Andrew Sover
T: 818.841.8388 E-Mail: andrew@geotech.com

LANDSCAPING: LOY LANDSCAPES
Contact: Charles F. Loy
T: 626.285.7006 E-Mail: charles@loylandscapes.com

117 LOMITA STREET
EL SEGUNDO, CA 90245
REF. PLAN CHECK #: COM-25-159

DAVID BALIAN
REGISTERED ARCHITECT
STATE OF CALIFORNIA
C-33779

NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: AUG 13, 2025

ISSUE DATE: AUG 13, 2025
PROJ #: 22.021
TIME STAMP: 8/18/2025 5:06:16 PM
FILE: A:\Arch\Projects\117 LOMITA_ARCH\DWG

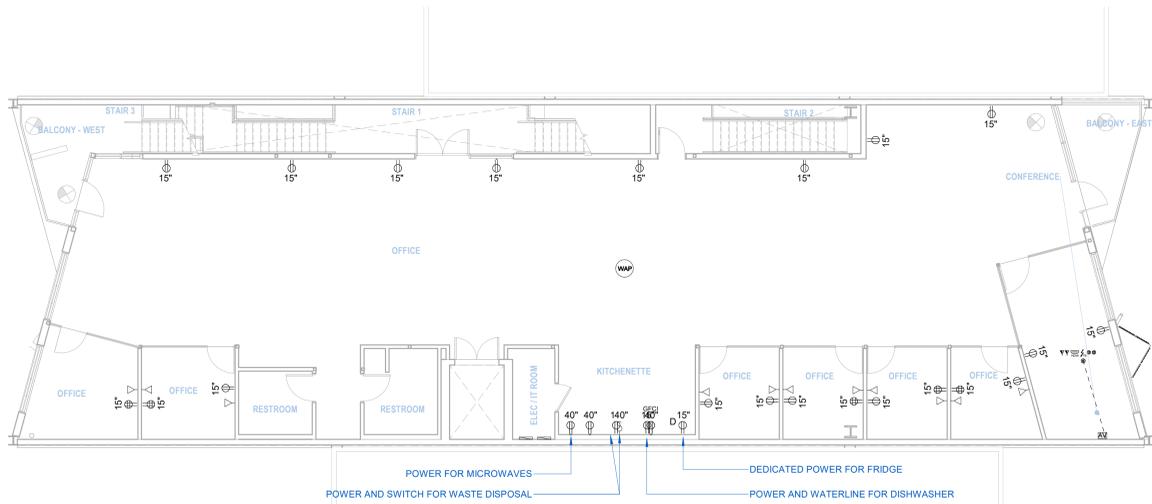
REVISIONS

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK
1	JUNE 25, 2025	RECHECKED

SHEET TITLE: ENLARGED WALL SECTION DETAILS

A4.20
© 2025 BALIAN ARCHITECTS, INC.

ISSUED FOR CONSTRUCTION



3 POWER & COMMUNICATION - LEVEL 02
1/8" = 1'-0"

KEYNOTES - POWER, COMM. AND DATA

- DASHED LINE DENOTES POWER FOR ILLUMINATED SIGNAGE, SEE BLDG ELEVATION, S.E.D
- CONDUIT FOR FUTURE CONDENSER POWER, TYP, S.E.D
- POWER FOR LIFT, S.E.D
- POWER FOR CHARGING STATION, S.E.D.
- SCE EQUIPMENT
- DASHED LINE DENOTES POWER FOR CAR LIFTS, S.E.D

NOTES GENERAL - POWER

- WALK THROUGH:** A WALK THROUGH WITH THE OWNER AND THE ARCHITECT SHALL BE SCHEDULED BY THE CONTRACTOR UPON COMPLETION OF THE INSTALLATION OF ALL ELECTRICAL BOXES AND FIXTURE HOUSING PRIOR TO WIRING AND DRYWALL CLOSE-IN TO REVIEW LOCATIONS OF ALL THERMOSTATS, PHONE, DATA, POWER, LIGHTING AND ELECTRICAL FIXTURES. VERIFY WITH THE OWNER AND THE ARCHITECT TO INSTALLATION THE LOCATION OF REMOTE POWER PANELS, DISCONNECT SWITCHES, SPECIAL PANELS, THERMOSTATS, SWITCHES, ALARMS OR ANY DEVICE EXPOSED TO VIEW AND NOT SHOWN ON THE DRAWINGS.
- MEP:** REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION, NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH DESIGN INTENT, PRIOR TO CONSTRUCTION.
- COVER PLATES:** SHALL BE ONE PIECE TYPE, UNLESS OTHERWISE NOTED.
- VERIFY ALL EQUIPMENT MOUNTING REQUIREMENTS, AND POWER SPECIFICATIONS INCLUDING ALL NECESSARY BACK BOARDS, ELECTRICAL OUTLETS, CONDUIT, ET CETERA, AS REQUIRED BY OWNERS' TELEPHONE COMPANY, PRIOR TO INSTALLATION OF POWER AND COMMUNICATIONS UTILITIES.**
- ELECTRICAL RECEPTACLES:** TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. CONTACT THE ARCHITECT IF CONFLICT EXISTS PRIOR TO INSTALLATION. STANDARD WALL OUTLETS SHALL BE INSTALLED VERTICALLY, U.O.N. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL OUTLETS REQUIRED BY CODE.
- CONTACT ARCHITECT FOR LOCATIONS PRIOR TO INSTALLATION.**
- DEDICATED CIRCUITS:** CONTRACTOR TO DETERMINE WHICH EQUIPMENT REQUIRES SOLE DEDICATION OF A CIRCUIT AND INSTALL SUCH CIRCUIT.
- ALL ELECTRICAL SYSTEMS, DEVICES AND RELATED ITEMS SHALL BE TESTED, REPLACE ANY AND ALL DEFECTIVE DEVICES, ITEMS OR SYSTEMS BEFORE COMPLETION OF THE PROJECT.**
- DEVICES ON THE OPPOSITE SIDES OF COMMON WALLS SHALL BE LOCATED IN SEPARATE STUD CAVITIES. NO BACK-TO-BACK DEVICES. WHERE SPECIFIC DIMENSIONS CONTRADICT THIS NOTE, THE GENERAL CONTRACTOR SHALL RELOCATE ONE OUTLET TO THE OPPOSITE SIDE OF THE STUD NEAREST THAT DIMENSION.**
- CIRCUIT CONTROLS FOR 120 VOLT RECEPTACLES, IN ALL BUILDINGS, BOTH CONTROLLED AND UNCONTROLLED 120 VOLT RECEPTACLES SHALL BE PROVIDED IN EACH PRIVATE OFFICE, OPEN OFFICE AREA, RECEPTION LOBBY, CONFERENCE ROOM, KITCHENETTE IN OFFICE SPACES, AND COPY ROOM, (CEC 130.5(d)).**

ELECTRICAL FIXTURE SCHEDULE	
SYMBOL	DESCRIPTION
AV	RECESSED WALL MOUNTED AUDIO / VIDEO BOX. TO INCLUDE (1) DATA, (2) POWER, (1) HDMI, (1) THUNDERBOLT CONNECTION. MOUNTING HEIGHT INDICATED IN INTERIOR ELEVATIONS.
FD	FLOOR POKE THRU DEVICE. COORDINATE LOCATION WITH FURNITURE LAYOUT. DASHED LINE DENOTES CONDUIT RUN. TYP REQUIREMENTS: (4) DATA, (8) POWER, (1) HDMI, (1) THUNDERBOLT CONNECTION TO TV, S.E.D.
GFCI	EXTERIOR WATERPROOF GFI PROTECTED WALL MOUNTED DUPLEX RECEPTACLE. SUBSCRIPT INDICATES MOUNTING HEIGHT TO CENTER OF PLATE A.F.F.
0" USB GFCI	WALL MOUNTED DUPLEX RECEPTACLE, USB AND/OR GFCI AS NOTED. SEE ELECTRICAL DRAWINGS. MINIMUM 15" A.F.F. TO BOTTOM; MAX 40" A.F.F. TO TOP OVER COUNTER
0" USB GFCI	WALL MOUNTED QUAD RECEPTACLE, USB AND/OR GFCI AS NOTED. SEE ELECTRICAL DRAWINGS. MINIMUM 15" A.F.F. TO BOTTOM; MAX 40" A.F.F. TO TOP OVER COUNTER
▽	DATA SIMPLEX OUTLET. SEE ELECTRICAL DRAWINGS. SUBSCRIPT INDICATES MOUNTING TO CENTER OF PLATE A.F.F.
S	LIGHT SWITCH. SEE ELECTRICAL DRAWINGS. SUBSCRIPT INDICATES MOUNTING TO TOP OF PLATE A.F.F. ALIGN ON CENTER WITH ADJACENT ELECTRICAL DEVICES
WAP	CEILING MOUNTED WIRELESS ACCESS POINT



OWNER: SMOKY HOLLOW INDUSTRIES
1801 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
T: 310.616.5560 E-Mail: mtalar@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNER'S CONSULTANTS
CIVIL: BRANDOW & JOHNSTON
700 S. First Street Suite 2000
Los Angeles, CA 90017
Contact: Ed Mann
T: 323.761.8820 E-Mail: ed.mann@brandow.com

www.bjps.com
www.bjps.com
T: 323.761.8820 E-Mail: ed.mann@brandow.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1500 Harrison St., #320
Oakland, CA 94612
www.coffman.com Contact: Adam Murray
T: 415.282.3050 E-Mail: adam.murray@coffman.com

ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwyneth Blvd, Suite 205
Owensboro, KY 40301
T: 818.937.9229 Contact: Zhiben Asenyan
E-Mail: zhiben@t24.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd., # 110
Mission Hills, CA 91345
Contact: Kirk Ansh
E-Mail: krah@mwebergreen.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
T: 213.915.4119 E-Mail: tonyn@logikstructures.com

GEOTECHNICAL: GEOCON WEST, INC.
600 N. Victory Blvd.,
Burbank, CA 91502
www.geotecn.com Contact: Andrew Sawyer
T: 818.841.8388 E-Mail: andrew@geotecn.com

LANDSCAPING: LOY LANDSCAPES
www.loylandscapes.com Contact: Charles F. Loy
T: 626.268.7006 E-Mail: charles@loylandscapes.com

KEYNOTES - SLAB PLAN

- DASHED LINE DENOTES WATER STOP SEE DETAIL
- COORDINATE SLOPES WITH CIVIL, S.C.D.
- FLOOR SINK, S.M.D., S.P.D
- CONCRETE CURB AT BASE OF WALL. EXTEND CURB MIN 12" BEYOND EDGE OF BALCONY, SEE EXTERIOR WALL DETAILS
- CONCRETE CURB, HEIGHT VARIES AT STOREFRONT AND DOOR, COORDINATE WITH HEIGHT OF ROOF FINISH, SEE DETAILS, S.S.D.
- CONCRETE CURB, COORDINATE WITH SIZE OF SKYLIGHT, S.S.D.
- ELEVATOR PIT
- PEDESTRIAN CURB, DO NOT OBSTRUCT MINIMUM DRIVE AISLE, SEE OVERALL PLAN, S.C.D.
- MAX 2% SLOPE AT ACCESSIBLE PATH TO ACCESSIBLE VEHICLES, SEE SITE PLAN, S.C.D.
- BOLLARD, SEE DETAILS

LEGEND - SLAB PLAN

NOTE: GC TO COORDINATE WITH PARTITION SCHEDULES FOR WALL & CURB THICKNESS ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED

SYMBOL	DESCRIPTION
HIGH PLANE / LOW PLANE	CHANGE IN PLANE OF SLAB, HEIGHT AS NOTED, S.S.D.
C	CONCRETE CURB, SEE PARTITION SCHEDULE FOR DIMENSIONS UNLESS NOTED OTHERWISE, S.S.D.
CH	CHANNEL SLAB DEPRESSION, DEPTH AS NOTED, S.S.D.
BOTTOM OF RAMP / TOP OF RAMP	CHANGE IN SLOPE AT TOP AND BOTTOM OF RAMP. SEE STRUCTURAL DRAWINGS
XX-X'	SLAB DEPRESSION, SEE STRUCTURAL DRAWINGS
⊕	FINISH ELEVATION
1/4" / 1'-0"	SLOPE TO DRAIN IN DIRECTION OF ARROW, 1/4":12" U.O.N.
F.O.C.	FACE OF CONCRETE / BLOCK
F.O.S.	FACE OF STUD / STRUCTURE

LEGEND - FLOOR FINISH

POLISHED CONCRETE	
PC-1	LOCATION: SEE FLOOR FINISH PLAN MANUFACTURER: CONCRETE FLOOR SYSTEM LLC STYLE / MODEL: POLISHED CONCRETE COLOR / FINISH: PANTHEON GUARDEON AND BURNISH WITH 800 GRIT NOTES: DENSIFY WITH PANTHEON PANTHIFIER COEFFICIENT OF FRICTION (ASTM C1028) 0.86 DRY; 0.69 WET
EXTERIOR WOOD CEILING FINISH	
WD-1	LOCATION: SEE REFLECTED CEILING PLANS MANUFACTURER: TREX STYLE / MODEL: TRANSCEND COLOR / FINISH: HAVANA GOLD NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS ASTM E 84, INDEX 70 SHALL MEET REQUIREMENTS IN CBC 2612
EXTERIOR WOOD PAVERS ON PEDESTALS	
WD-1	ROOF: SEE FLOOR PLANS MANUFACTURER: TIMBERTECH STYLE / MODEL: PRIME COLOR / FINISH: COCONUT HUSK NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS ASTM E 84
DECK COATING	
PED-1	LOCATION: LEVEL 2 DECK MANUFACTURER: SIP, EAST STYLE / MODEL: REINFORCED TERAPRO PMMA COLOR / FINISH: GREY NOTES: 1. PRO FLEECE REINFORCED 2. PRO NATURAL BEADS OR QUARTZ FOR SLIP RESISTANCE
CERAMIC TILE 093013	
CT-1	LOCATION: RESTROOMS MANUFACTURER: ARIZONA TILE STYLE / MODEL: ARDESIA BLACK, KONKRETE CENERE (R11) COLOR / FINISH: 24X48 NOTES:
TILE GROUT 093013	
CT-1	LOCATION: BATHROOM TILE MANUFACTURER: LATICRETE STYLE / MODEL: PERMACOLOR SELECT CEMENT GROUT COLOR / FINISH: TBD BY OWNER NOTES: 1. USE 4XL1 THIN SET
RESILIENT VINYL BASE 4" 096513	
RB-1	LOCATION: THROUGHOUT, SEE INTERIOR ELEVATIONS MANUFACTURER: JOHNSONITE STYLE / MODEL: CBT-40-4 COLOR / FINISH: 40 BLACK NOTES: 3/8" THICKNESS TOELESS
CARPET TILE	
CPT-1	LOCATION: SEE FLOOR FINISH PLAN MANUFACTURER: SHAW CONTRACT GROUP STYLE / MODEL: SEA TILE G417Z, WITH ECOLOGIX CUSHION BACKER COLOR / FINISH: METRO 72530 NOTES: 24"x24"x1/4" THICK, INSTALL METHOD: MONOLITHIC ADHESIVE VOC LIMIT: 50 g/L

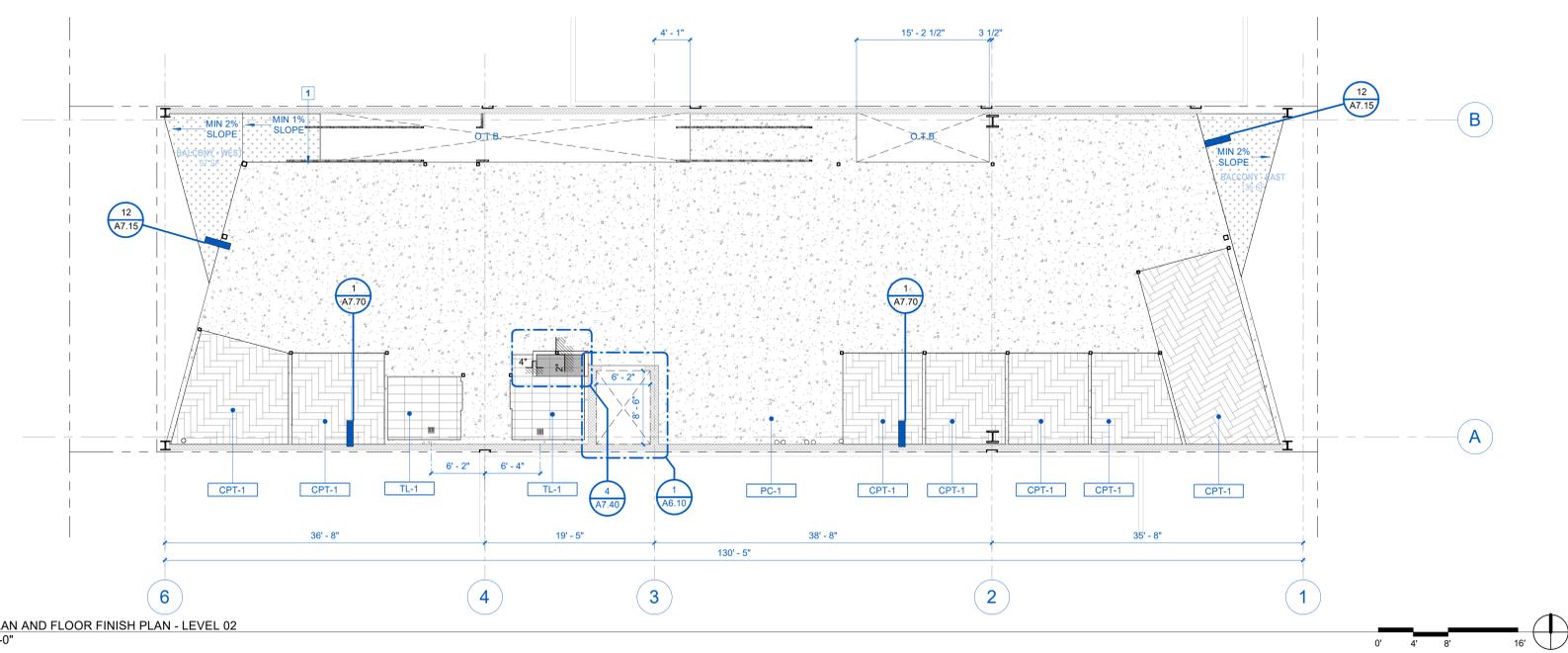
117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025

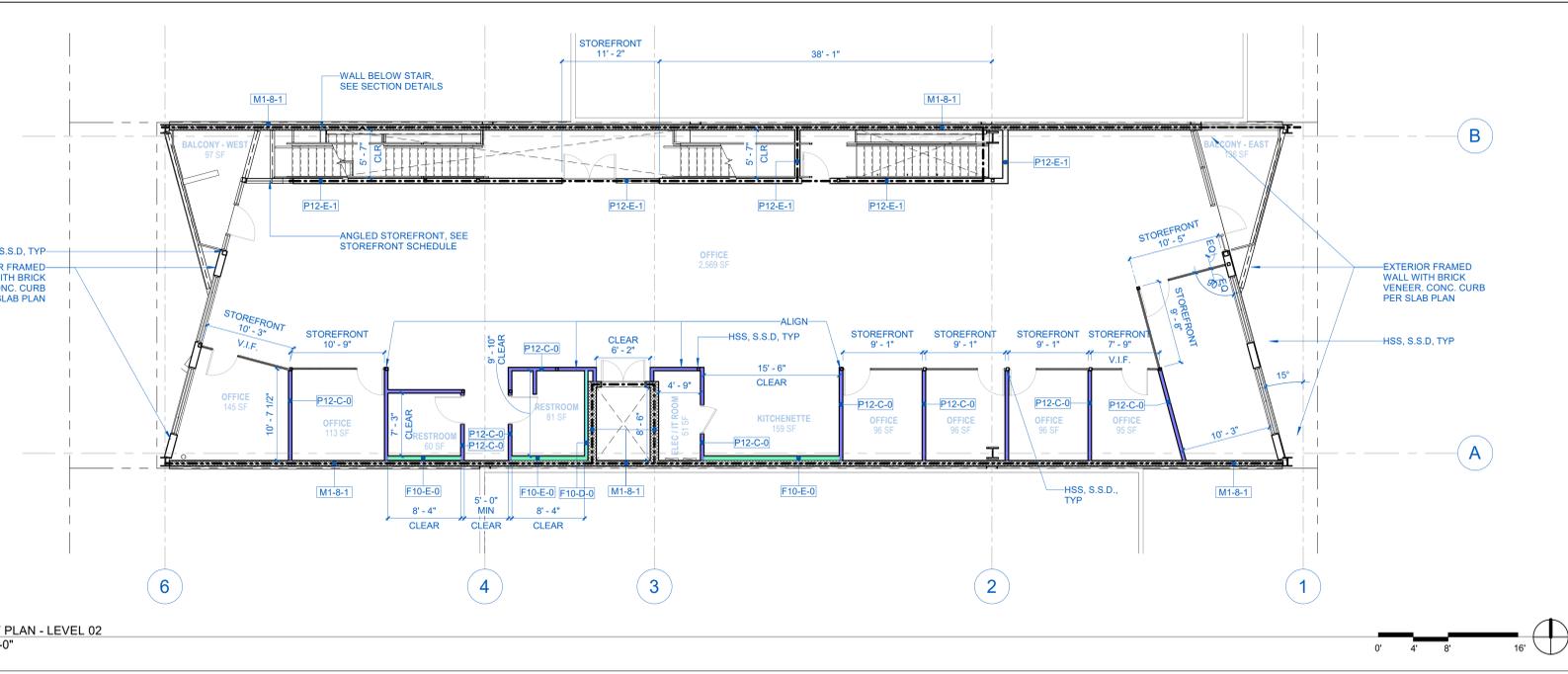
ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:56:27 PM
FILE: Address Sheet (1)
LAYOUT: 117 LOMITA - ARCHV01

REVISIONS
DATE ISSUE
0 1 MAY 9, 2025 ISSUED FOR PLAN CHECK



2 SLAB PLAN AND FLOOR FINISH PLAN - LEVEL 02
1/8" = 1'-0"

LEGEND - WALL TYPE		NOT ALL MAY BE USED
NON STRUCTURAL PARTITION		
STOREFRONT SYSTEM, SEE STOREFRONT SCHED.		
1-HOUR FIRE RATING		
2-HOUR FIRE RATING		
CMU WALL, S.S.D.		
FENCE		
<ul style="list-style-type: none"> ASSEMBLY TYPE STUD SIZE FIRE RATING ASSEMBLY TYPE VARIATION PARTITION WALL OR FURRING TYPE 		
P = PARTITION, F = FURRING, S = SHAF/WALL, C = CHASE WALL, M = MASONRY [SEE A8.00]		

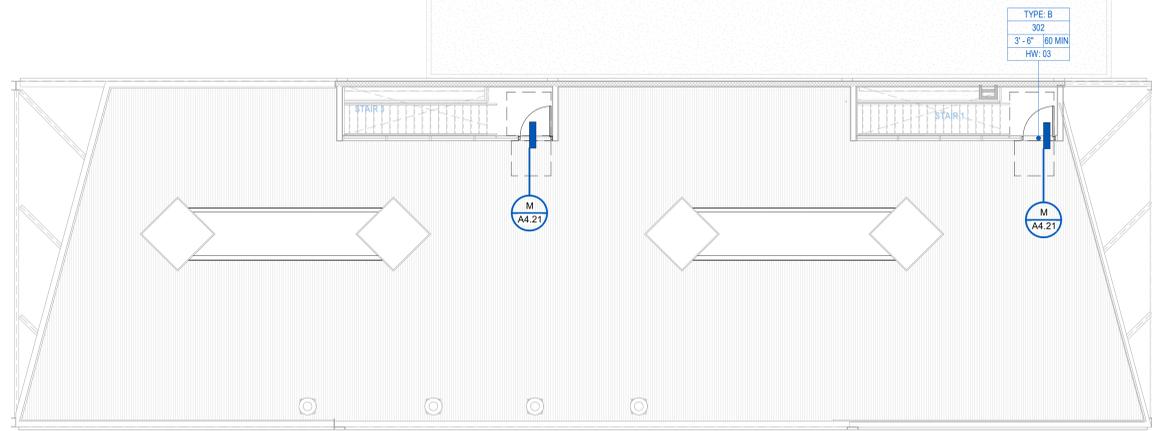


1 SETOUT PLAN - LEVEL 02
1/8" = 1'-0"

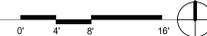
SHEET TITLE:
**LEVEL 02 -
SLAB PLAN,
SET OUT PLAN
& POWER,
COMM, DATA**

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT
SHEET NO:
A2.02B
© 2025 BALIAN ARCHITECTS, INC.

ISSUE FOR INFORMATIONAL PURPOSES ONLY



2 DOOR PLAN - ROOF
1/8" = 1'-0"



DOOR HARDWARE GROUPS

- HW-01 - EXTERIOR EGRESS AT GRADE - SOLID SINGLE DOOR - FIRE RATED**
LEVER AND ENTRY LOCKSET
KEY CYLINDER WITH COVER CAP
PANIC HARDWARE (REQUIRED WHEN OCC. LOAD >50)
VISION PANE, MAX 100 SQ. IN.
VANDAL RESISTANT HINGES WITH NON-REMOVABLE PIN SET SCREW
SURFACE MOUNTED CLOSER
FIRE RATED ACCESSIBLE THRESHOLD
WEATHER SEALS AT HEAD AND JAMBS
DOOR SWEEP
DOME STOP
KICK PLATE
- HW-02 - MATERIAL LIFT - SOLID DBL DOOR - FIRE RATED**
LEVER AND ENTRY LOCKSET
VANDAL RESISTANT HINGES WITH NON-REMOVABLE PIN SET SCREW
FIRE RATED THRESHOLD
WEATHER SEALS AT HEAD AND JAMBS
DOOR SWEEPS
DOME STOPS
KICK PLATES
ASTRAGAL
OVERHEAD STRIKE
COORDINATOR
- HW-03 - EXTERIOR EGRESS - STOREFRONT OR SOLID SINGLE DOOR**
LEVER AND ENTRY LOCKSET
PANIC HARDWARE (REQUIRED WHEN OCC. LOAD >50)
VISION PANE (MAX 100 SQ. IN. AT FIRE RATED DOORS)
HEAVY DUTY BALL BEARING HINGES
SURFACE MOUNTED CLOSER, PARALLEL ARM
ACCESSIBLE THRESHOLD
WEATHER SEALS AT HEAD AND JAMBS
DOOR SWEEP
DOME STOP
KICK PLATE
- HW-04 - INTERIOR EGRESS - STOREFRONT DOUBLE DOOR**
LEVER AND ENTRY LOCKSET
PANIC HARDWARE (REQUIRED WHEN OCC. LOAD >50)
HEAVY DUTY BALL BEARING HINGES
SURFACE MOUNTED CLOSERS
ACCESSIBLE THRESHOLD
ACOUSTIC SEALS AT HEAD AND JAMBS
DOOR SWEEP
DOME STOP
KICK PLATE
OVERHEAD STRIKE
COORDINATOR
- HW-05 - INTERIOR EGRESS - SOLID DOOR - FIRE RATED**
LEVER AND ENTRY LOCKSET
PANIC HARDWARE
VISION PANE
SURFACE MOUNTED CLOSER, PARALLEL ARM
HEAVY DUTY BALL BEARING HINGES
FIRE/SMOKE SEALS AT HEAD AND JAMBS
FIRE RATED ACCESSIBLE THRESHOLD
DOOR SWEEP
DOME STOP
KICK PLATE
- HW-06 - UTILITY ROOM - SOLID SINGLE DOOR**
LEVER AND STORAGE LOCKSET
SURFACE MOUNTED CLOSER
HEAVY DUTY BALL BEARING HINGES
WALL BUMPER
ACOUSTIC SEALS AT HEAD AND JAMBS
PANIC HARDWARE (REQ'D AT ELEC ROOMS WITH EQUIPMENT RATED 800-AMPERES OR MORE AND OVER 8 FEET WIDE, AND THAT CONTAIN OVERCURRENT, SWITCHING OR CONTROL DEVICES)
- HW-07 - PRIVACY - SOLID SINGLE DOOR**
LEVER AND PRIVACY LOCKSET, WITH EXTERIOR OCCUPANCY INDICATOR
SURFACE MOUNTED CLOSER
HEAVY DUTY BALL BEARING HINGES
WALL BUMPER
ACOUSTIC SEALS AT HEAD AND JAMBS
- HW-08 - INTERIOR MEETING ROOM (<50 OCC.) - STOREFRONT SINGLE DOOR**
LEVER AND PASSAGE LOCKSET
SURFACE MOUNTED CLOSER
HEAVY DUTY BALL BEARING HINGES
WALL BUMPER
ACOUSTIC SEALS AT HEAD AND JAMBS
- HW-09 - INTERIOR OFFICE - STOREFRONT SINGLE DOOR**
LEVER AND OFFICE LOCKSET
SURFACE MOUNTED CLOSER, PARALLEL ARM
HEAVY DUTY BALL BEARING HINGES
WALL BUMPER
ACOUSTIC SEALS AT HEAD AND JAMBS

DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR				HARDWARE GROUP	FIRE RATING
		TYPE	WIDTH	HEIGHT	MATERIAL		
LEVEL 1							
101	STAIR 1	B	3'-0"	7'-0"	MTL	01	60 MIN
102	STAIR 2	V	3'-6"	7'-0"	MTL	01	60 MIN
103	LOBBY	C	3'-6"	8'-1"	STR.GL	03	-
104	MATERIAL LIFT	D	5'-0"	8'-0"	MTL	02	90 MIN
105	PARKING GARAGE	H	14'-2"	7'-0"	MTL	-	-
LEVEL 2							
200A	STAIR 1	D	6'-0"	7'-6"	MTL	04	60 MIN
200B	STAIR 2	B	3'-0"	7'-6"	MTL	05	60 MIN
201	CONFERENCE	F	3'-6"	7'-0"	STR.GL	08	-
202	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
203	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
204	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
205	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
207	ELEC / IT ROOM	A	3'-0"	7'-6"	SC.WD.	06	-
208	MATERIAL LIFT	D	5'-0"	8'-0"	MTL	02	90 MIN
209	RESTROOM	A	3'-0"	7'-6"	SC.WD.	07	-
210	RESTROOM	A	3'-0"	7'-6"	SC.WD.	07	-
211	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
212	OFFICE	F	3'-0"	7'-0"	STR.GL	09	-
213	BALCONY - WEST	C	3'-6"	7'-6"	STR.GL	03	-
214	BALCONY - EAST	C	3'-6"	7'-6"	STR.GL	03	-
ROOF							
301	ROOF TERRACE	B	3'-6"	8'-0"	MTL	03	60 MIN
302	ROOF TERRACE	B	3'-6"	8'-0"	MTL	03	60 MIN

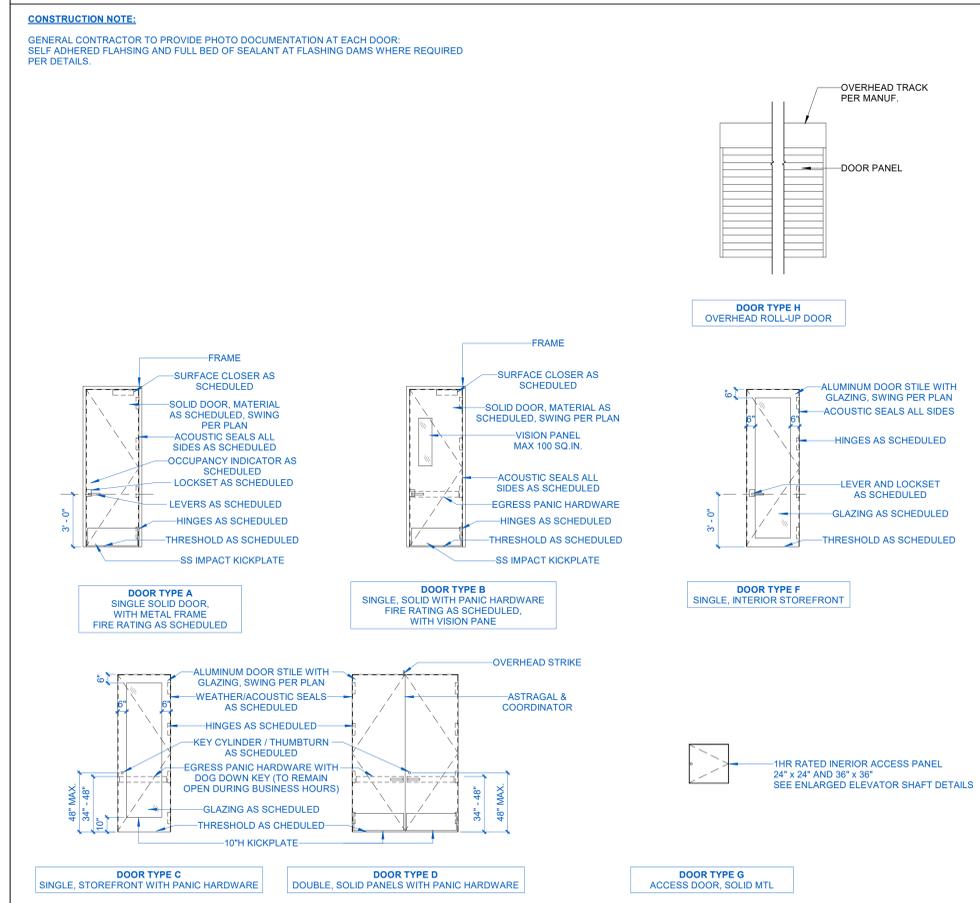
DOOR ABBREVIATIONS

- NOT ALL MAY BE USED
- ALUM - ALUMINUM
 - CLA - CLEAR ANODIZED ALUMINUM
 - FF - FACTORY FINISH
 - FLD - FOLDING DOOR
 - GL - GLAZING/GLASS
 - HM - HOLLOW METAL
 - HC - HOLLOW CORE
 - HR - HOUR
 - MIN - MINUTE
 - MG - METAL GRILL
 - MTL - METAL
 - MFR - MANUFACTURER
 - PT - PAINT
 - RUD - ROLL UP DOOR
 - S - STAINED
 - STL - STEEL
 - SS - STAINLESS STEEL
 - STR - STOREFRONT SYSTEM
 - SC - SOLID CORE
 - SG - STAIN GRADE
 - WD - WOOD
 - WW - WINDOW WALL ELEMENT
 - INDICATES NO WORK OR NOT APPLICABLE

NOTES

- ALL RATED DOOR ASSEMBLIES SHALL BE SELF- OR AUTOMATIC CLOSING, CBC 716.5.9
- RATED DOORS CANNOT BE FREE-SWINGING AND SHALL BE PROVIDED WITH A LATCH, CBC 716.5.9.1
- C RATED DOORS SHALL ALSO MEET REQUIREMENTS FOR SMOKE/DRAFT CONTROL ASSEMBLIES, CBC 716.5.3.1, 710.5.2.2
- ELECTROMAGNETICALLY LOCKED EGRESS DOORS:
 - HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 294 FOR THE INTENDED USE AND INCORPORATE A BUILT-IN SWITCH.
 - THE HARDWARE SHALL HAVE AN OBVIOUS METHOD OF OPERATION AND BE CAPABLE OF BEING OPERATED WITH ONE HAND UNDER ALL LIGHTING CONDITIONS.
 - OPERATION OF THE HARDWARE ON THE EGRESS SIDE OF THE DOOR SHALL RELEASE THE ELECTROMAGNETIC LOCK IMMEDIATELY, OPENING OF THE DOOR SHALL NOT REQUIRE A SECOND, SEPARATE UNLOCKING/UNLATCHING ACTION.
 - LOSS OF POWER TO THE HARDWARE SHALL AUTOMATICALLY UNLOCK THE DOOR.
 - WHERE PANIC OR FIRE EXIT HARDWARE IS REQUIRED, ACTIVATION OF THE HARDWARE WILL RELEASE THE ELECTROMAGNETIC LOCK.

LEGEND - DOOR TYPE ELEVATIONS



1 DOOR PLAN - LEVEL 02
1/8" = 1'-0"



OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
T: 310.616.5560 E-Mail: info@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNERS CONSULTANTS
CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 200
Los Angeles CA 90017
T: 323.761.8820 E-Mail: ed.meh@brandow.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1309 Harrison Bl., #320
Conejo Valley, CA 94021
www.coffman.com Contact: Adam Murray
T: 415.252.2650 E-Mail: adam.murray@coffman.com

ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Glenoaks Blvd., Suite 205
Glendale, CA 91201
T: 818.937.9229 Contact: Zibbert Aseerem
E-Mail: zibbert@t24design.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Blvd., # 310
Mission Hills, CA 91345
Contact: Mike Weber
E-Mail: kris@webergreen.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
T: 213.915.4119 E-Mail: tony@logikstructures.com

GEOTECHNICAL: GEOCON WEST, INC.
600 N. Victory Blvd.,
Burbank, CA 91502
www.geconco.com Contact: Andrew Sauer
T: 818.841.0308 E-Mail: andrew@geconco.com

LANDSCAPING: LOY LANDSCAPES
www.loylandscape.com Contact: Charles F. Loy
T: 650.208.7006 E-Mail: charles@loylandscape.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159

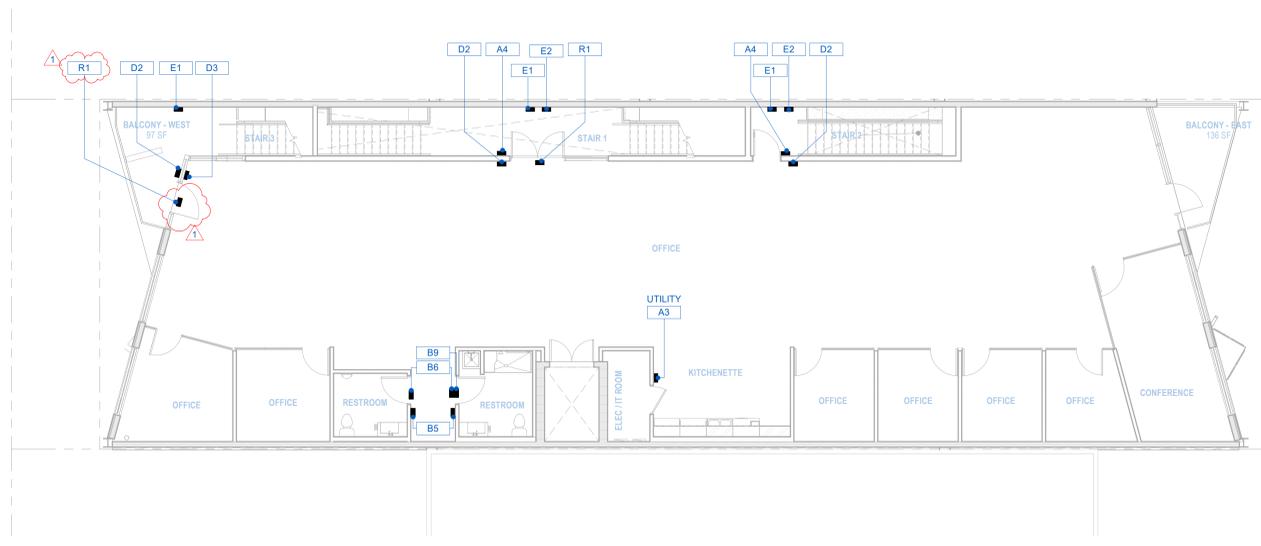


NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025
ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:56:29 PM
FILE: Address: 117 LOMITA, ARCHV01

REVISIONS

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK
1	JUNE 25, 2025	BACKCHECK #1

SHEET TITLE:
LEVEL 02 & ROOF - DOOR PLAN AND SCHEDULE



1 SIGNAGE PLAN - LEVEL 02
1/8" = 1'-0"

INTERIOR SIGNAGE SCHEDULE & TYPICAL MOUNTING HEIGHTS

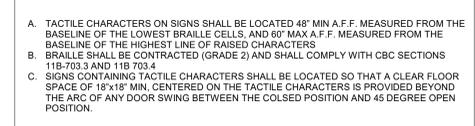
<p>NO EXIT</p> <p>BRAILLE</p> <p>4 1/2" MIN PER 11B-703.4</p>	<p>EXIT ROUTE</p> <p>BRAILLE</p> <p>4 1/2" MIN PER 11B-703.4</p>	<p>EXIT</p> <p>BRAILLE</p> <p>4 1/2" MIN PER 11B-703.4</p>	<p>DOOR UNLOCKED</p> <p>5/8" HIGH TEXT</p>	<p>FAPB</p> <p>5/8" HIGH TEXT</p>	<p>ROOM CAPACITY</p> <p>5/8" HIGH TEXT</p>	<p>EXIT DISCHARGE LEVEL</p> <p>1/2" HT. SANS SERIF TEXT, RAISED 1/32"</p>	<p>STAIR DOWN</p> <p>1/2" HT. SANS SERIF TEXT, RAISED 1/32"</p>	<p>STAIR IDENTIFICATION</p> <p>1/2" HT. SANS SERIF TEXT, RAISED 1/32"</p>
D3. (NO EXIT)	D2. (EXIT ROUTE)	D1. (EXIT)	R1. (DOOR UNLOCKED)	K2. (FAPB)	F1. (ROOM CAPACITY)	E3. (EXIT DISCHARGE LEVEL)	E2. (STAIR DOWN)	E1. (STAIR IDENTIFICATION)

EXTERIOR PARKING SIGNAGE SCHEDULE & TYPICAL MOUNTING HEIGHTS

<p>PARKING CLEARANCE</p> <p>14'-0" A.F.F. TO BOTTOM OF BAR</p>	<p>PARKING EXIT</p> <p>1'-6" A.F.F. TO BOTTOM OF BAR</p>	<p>PARKING ENTRY</p> <p>1'-6" A.F.F. TO BOTTOM OF BAR</p>	<p>VAN ACCESSIBLE PARKING</p> <p>1'-3" A.F.F. TO BOTTOM OF BAR</p>	<p>TOW AWAY</p> <p>22" A.F.F. TO BOTTOM OF BAR</p>	<p>EXTERIOR DIRECTIONAL SIGN</p> <p>1'-3" A.F.F. TO BOTTOM OF BAR</p>
P7. (PARKING CLEARANCE)	P6. (PARKING EXIT)	P5. (PARKING ENTRY)	P4. (VAN ACCESSIBLE PARKING)	P2. (TOW AWAY)	H1. (EXTERIOR DIRECTIONAL SIGN)

NOTES - SIGNAGE REQUIREMENTS

- A. RAISED CHARACTERS SHALL COMPLY WITH 11B-703.2 AND SHALL BE DUPLICATED IN BRAILLE.
- B. CHARACTERS AND BACKGROUND OF SIGNS IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH.
- C. CHARACTERS CONTRAST WITH THEIR BACKGROUND (LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND).
- D. EACH GRADE LEVEL EXTERIOR DOOR EXIT SHALL READ "EXIT".
- E. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL READ "EXIT STAIR DOWN" OR "EXIT STAIR UP".
- F. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS ALSO REQUIRED TO HAVE VISUAL EXIT SIGNS SHALL READ "EXIT ROUTE".
- G. RAISED CHARACTERS SHALL BE 1/32" MIN ABOVE THEIR BACKGROUND.
- H. CHARACTERS SHALL BE UPPER CASE, SANS SERIF FONT.
- I. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPER CASE LETTER 'O' IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPER CASE LETTER 'I'.
- J. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE SHALL BE 1/8" MIN AND 2" MAX BASED ON THE HEIGHT OF THE UPPER CASE LETTER 'I'.
- K. STROKE THICKNESS OF THE UPPER CASE LETTER 'I' SHALL BE 15 PERCENT MAX OF THE HEIGHT OF THE CHARACTER.



- A. DOT BASE DIAMETER SHALL BE 0.059" MIN TO 0.063" MAX.
- B. DISTANCE BETWEEN TWO DOTS IN THE SAME CELL SHALL BE 0.1", MEASURED ON CENTER.
- C. DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS SHALL BE 0.3", MEASURED ON CENTER.
- D. DOT HEIGHT SHALL BE 0.025" MIN TO 0.037" MAX.
- E. DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW SHALL BE 0.395" MIN TO 0.4" MAX.

- A. MOUNT ALL SIGNAGE IN VISIBLE, UNOBSTRUCTED LOCATIONS.
- B. PROVIDE MATCHING BACKER AT ALL SIGNAGE ON GLASS WHERE OCCURS.
- C. EXIT SIGNAGE IS INDICATED IN REFLECTED CEILING PLANS. PROVIDE WALL, CEILING, OR POST-MOUNTED SIGNAGE AS INDICATED. DIRECTIONAL INDICATORS TO BE PROVIDED AS SHOWN IN RCP SYMBOLS. TYPE A OCCUPANCY EXIT ROUTES TO INCLUDE ADDITIONAL FLOOR-LEVEL EXIT SIGNS.
- D. ALL DOOR-MOUNTED SIGNAGE TO BE CENTERED HORIZONTALLY ON DOOR LEAF.
- E. PROVIDE PANIC HARDWARE IN THE DIRECTION OF EGRESS TRAVEL.
- F. PROVIDE TWO SOURCES OF POWER FOR MEANS OF EGRESS.
- G. PROVIDE A SEPARATE SOURCE OF POWER FOR EXIT SIGN ILLUMINATION.

CODE SIGNAGE SCHEDULE			
SIGN ID	COUNT	MOUNTING TYPE	REMARKS
A1	2	WALL-MOUNT	SEE GRAPHICS
A2	1	WALL-MOUNT	SEE GRAPHICS
A3	1	WALL-MOUNT	SEE GRAPHICS
A4	2	WALL-MOUNT	SEE GRAPHICS
B5	2	WALL-MOUNT	SEE GRAPHICS
B6	2	DOOR-MOUNT	SEE GRAPHICS
B9	1	DOOR-MOUNT	SEE GRAPHICS
D1	2	WALL-MOUNT	SEE GRAPHICS
D2	5	WALL-MOUNT	SEE GRAPHICS
D3	1	WALL-MOUNT	SEE GRAPHICS
E1	7	WALL-MOUNT	SEE GRAPHICS
E2	4	WALL-MOUNT	SEE GRAPHICS
E3	2	WALL-MOUNT	SEE GRAPHICS
F1	1	WALL-MOUNT	SEE GRAPHICS
H1	2	WALL-MOUNT	SEE GRAPHICS
P2	1	WALL-MOUNT	SEE GRAPHICS
P4	1	POST-MOUNT	SEE GRAPHICS
P5	1	BEAM-MOUNT	SEE GRAPHICS
P6	1	BEAM-MOUNT	SEE GRAPHICS
P7	1	BEAM-MOUNT	SEE GRAPHICS
P12	3	BEAM-MOUNT	SEE GRAPHICS
R1	3	DOOR-MOUNT	SEE GRAPHICS
S1	2	WALL-MOUNT	SEE GRAPHICS
Z1	1	WALL-MOUNT	SEE GRAPHICS
Grand total: 49			



- OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
T: 310.616.5540 E-Mail: mh@smokyhollow.com
- ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
T: 213.377.5500 E-Mail: cb@balianarchitects.com
- OWNER'S CONSULTANTS
- CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 2200
Los Angeles CA 90017
T: 323.761.8820 E-Mail: ed@brandow.com
- www.bpsce.com
- MECHANICAL & PLUMBING: COFFMAN ENGINEERS, INC.
1909 Harrison Bl. #320
Costa Mesa, CA 92626
T: 949.262.2600 E-Mail: info@coffman.com
- www.coffman.com
- ELEC. LIGHTING, T24: LAZ DESIGN ENGINEERS
1314 West Gwynn Ave. Suite 205
Orange, CA 92667
T: 818.937.9229 E-Mail: z@lazdesign.com
- MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Blvd. # 310
Mission Hills, CA 91345
T: 818.345.1111 E-Mail: kra@webberm.com
- STRUCTURAL: LOGIK STRUCTURES, INC.
112 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
T: 213.915.4119 E-Mail: tony@logikstructures.com
- www.logikstructures.com
- GEOTECHNICAL: GEOCON WEST, INC.
500 N. Victory Blvd.
Burbank, CA 91502
T: 818.841.8388 E-Mail: info@geocoinc.com
- www.geocoinc.com
- LANDSCAPING: LOY LANDSCAPES
12121 Wilshire Blvd. Suite 100
Los Angeles, CA 90025
T: 310.208.7000 E-Mail: h@loylandscapes.com
- www.loylandscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159

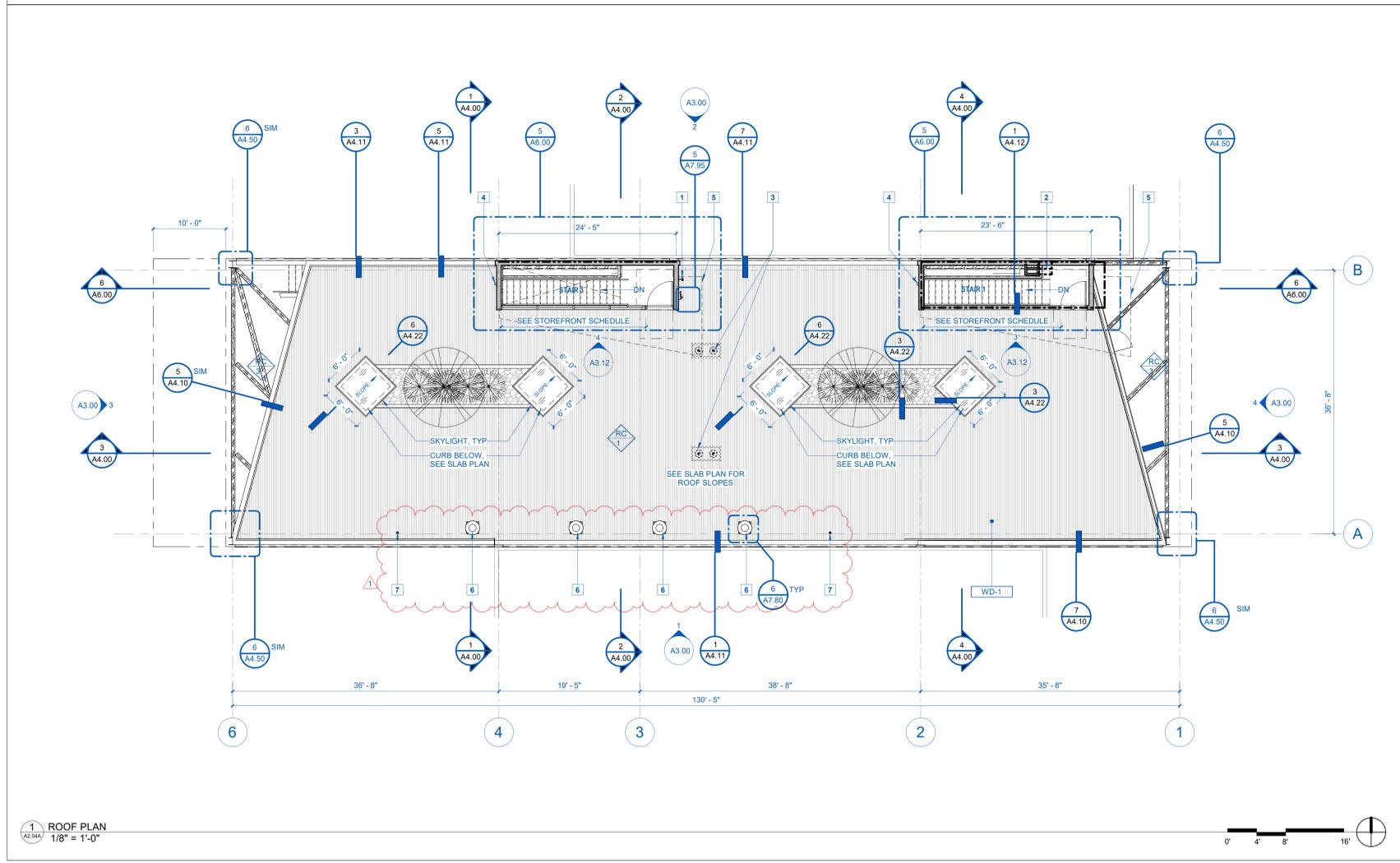
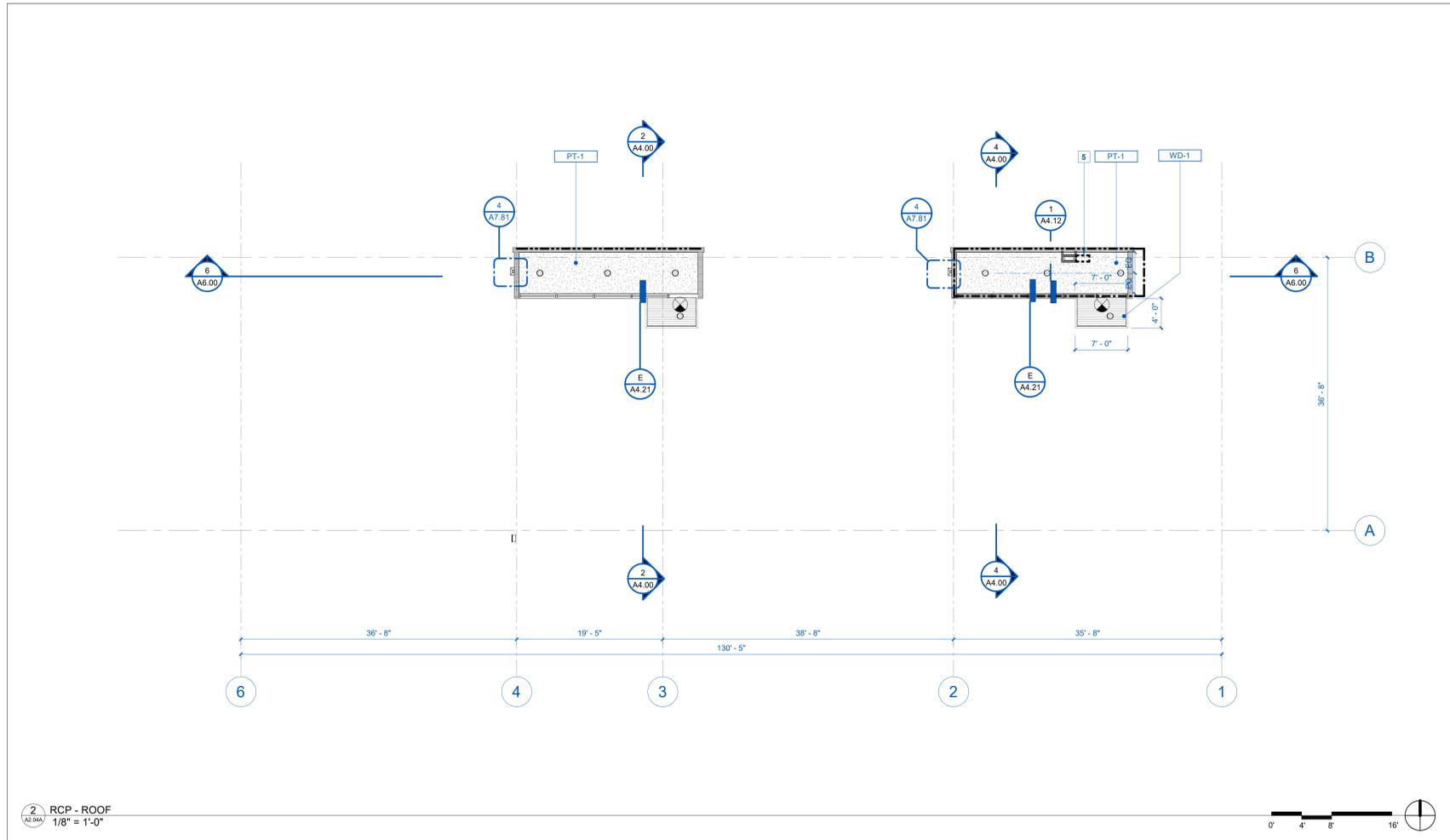


NAME:	DAVID BALIAN
LICENSE NUMBER:	C-33779
SIGNATURE DATE:	SEPT 18, 2025
ISSUE DATE:	SEPT 18, 2025
PROJ #:	22.021
TIME STAMP:	9/19/2025 3:56:30 PM
FILE:	Architect David Balian 117 LOMITA STREET EL SEGUNDO, CA 90245

ISSUE FOR INFORMATIONAL PURPOSES ONLY

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK
1	JUNE 25, 2025	RECHECKED AT

SHEET TITLE:
**LEVEL 02 -
SIGNAGE
PLAN AND
SCHEDULE**



KEYNOTES - RCP

- SKYLIGHT, TYP., SEE ROOF SLAB PLAN AND DETAILS
- ROOF DRAIN LINES, S.P.D.
- CONDENSER WITH WALL BRACKETS, S.P.D., S.M.D.
- EXIT SIGN, S.E.D.
- MECH DUCT, S.M.D., PROVIDE 1-HR FIRE RATED SHAFT ENCLOSURE
- 1-HR FIRE RATED SOFFIT, SEE SECTION DETAILS, COORDINATE WITH STAIR DETAILS
- FAN COIL UNIT ABOVE, SECURED TO ROOF DECK, S.M.D., SEE DETAIL

LEGEND - REFLECTED CEILING PLAN

CEILING TYPES		NOTATIONS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	CEILING TYPE 1: EXPOSED UNDERSIDE OF STRUCTURE. SEE DETAIL	[Symbol]	CHANGE IN PLANE OR SLAB, SEE STRUCTURAL DRAWINGS
[Symbol]	CEILING TYPE 2: 8" TYPE "X" GWSB ON CEILING ASSEMBLY. FINISH AS SCHEDULED		

CEILING DEVICES AND SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	INTUMESCENT: ORANGE PROFILE INDICATES MASTIC & INTUMESCENT COATING		
[Symbol]	COLUMNS: W12X65 = UL X649		
[Symbol]	BEAM: W18X35 = UL D978		
	ALL OTHERS NOT IDENTIFY SHALL BE SPRAY APPLIED FIRE RESISTIVE MATERIALS		

KEYNOTES - ROOF

- HOSE BIB, S.P.D.
- MECH DUCT, S.M.D., PROVIDE 1-HR RATED SHAFT ENCLOSURE
- ROOF DRAIN AND OVERFLOW, S.P.D.
- ROOF SCUPPER AND DOWNSPOUT, S.P.D.
- DASHED LINE DENOTES ROOF CANOPY ABOVE
- DUCT PENETRATION, S.M.D., S.P.D.
- VENT PENETRATION, S.M.D., S.P.D.

NOTES GENERAL - PLANS

GENERAL

- ROOF SHALL BE CLASS A SINGLE PLY ROOF TYPE.
- INSTALL ALL DOOR FRAMES PERFECTLY STRAIGHT WITH NO WARP, TWIST OR RACK.
- ALL FIRE/SMOKE RATED ROOMS SHALL HAVE FIRE AND SMOKE DAMPERS REQUIRED AT ALL PENETRATIONS.
- IN ORDER TO COMPLY WITH SLIP RESISTANT SURFACE REQ'S CONTAINED IN PART 2 OF TITLE 24 OF THE CBC RELATIVE TO ACCESSIBILITY FOR ALL GROUND AND FLOOR SURFACES (INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS), DYNAMIC COEFFICIENT OF FRICTION ALLOWED ON FLAT SURFACES IS ≥ 0.42 BY ASTM STANDARDS FOR SLIP RESISTANCE: 0.80 FOR RAMPS.
- ALL WELDS SHALL BE GROUND FLUSH.
- ALL BUILDING GRIDS ARE TO CENTERLINE OF WALLS OR COLUMN EXCEPT EXTERIOR WALLS U.O.N.
- PROVIDE BLOCKING FOR ALL CASEWORK AND GRAB BARS.
- LOCATE SINK DRAIN AT BACK OF SINK TO PROVIDE ADEQUATE KNEE CLEARANCE AT ALL ACCESSIBLE SINK LOCATIONS; EXTEND FLOOR FINISH UNDER SINK TO BACK WALL. SEE ACCESSIBILITY STANDARDS.
- ALL HINGED SIDE OF DOOR FRAMES ADJACENT TO A PERPENDICULAR PARTITION AND/OR AN ANGLED PARTITION ARE TO BE 4" FROM OUTSIDE EDGE OF DOOR FRAME TO FINISH FACE OF THE PARTITION, UNLESS OTHERWISE NOTED.
- S.S.D. FOR TYPICAL STUD WALL FRAMING.

MINIMUM INSULATION VALUES

1. ALSO SEE SPECIFICATIONS & TITLE 24 ENERGY CALCULATIONS FOR THE REQUIRED MIN. LEVELS OF INSULATION IN THE CONSTRUCTION ASSEMBLIES AND THE MAXIMUM U-FACTOR AND MAXIMUM SHGC - FACTOR ALLOWED FOR THE PENETRATION, WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE "U" AND "SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION.

2. PROVIDE THE MINIMUM INSULATION VALUES BELOW AND/OR THE REQUIREMENTS OF THE CALIFORNIA STATE ENERGY CODE AND THE APPROVED TITLE 24 ENERGY CALCULATIONS FOR EXTERIOR WALLS, FLOORS & ROOFS WHICHEVER IS MORE STRINGENT.

ROOF = R38, MAX U-FACTOR OF .038, REFLECTANCE = 0.63, EMITTANCE = 0.75 OR MINIMUM SOLAR REFLECTANCE INDEX OF 75 SHALL BE RATED AND LABELED BY THE COOL ROOF RATING COUNCIL

FLOORS = R10, MAX U-FACTOR OF 0.48

WALLS = R15, MAX U-FACTOR OF 0.059

ARCHITECTURAL INSPECTIONS:

- WALL SETOUT PLAN REVIEW - NOTIFY ARCHITECT FOR FIELD WALK AFTER CHALK LINES ARE SHAPPED. INCLUDE FINISH WALL THICKNESS.
- ROUGH ELECTRICAL - J-BOX LAYOUT BEFORE CLOSURE OF WALL FRAMING.
- LIGHTING LAYOUT - NOTIFY ARCHITECT FOR FIELD WALK AFTER CHALK LOCATIONS ARE SHAPPED.

USE NON-STAINING CHALK

KEYNOTES - RCP

- SKYLIGHT, TYP., SEE ROOF SLAB PLAN AND DETAILS
- ROOF DRAIN LINES, S.P.D.
- CONDENSER WITH WALL BRACKETS, S.P.D., S.M.D.
- EXIT SIGN, S.E.D.
- MECH DUCT, S.M.D., PROVIDE 1-HR FIRE RATED SHAFT ENCLOSURE
- 1-HR FIRE RATED SOFFIT, SEE SECTION DETAILS, COORDINATE WITH STAIR DETAILS
- FAN COIL UNIT ABOVE, SECURED TO ROOF DECK, S.M.D., SEE DETAIL

LEGEND - REFLECTED CEILING PLAN

CEILING TYPES		NOTATIONS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	CEILING TYPE 1: EXPOSED UNDERSIDE OF STRUCTURE. SEE DETAIL	[Symbol]	CHANGE IN PLANE OR SLAB, SEE STRUCTURAL DRAWINGS
[Symbol]	CEILING TYPE 2: 8" TYPE "X" GWSB ON CEILING ASSEMBLY. FINISH AS SCHEDULED		

CEILING DEVICES AND SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	INTUMESCENT: ORANGE PROFILE INDICATES MASTIC & INTUMESCENT COATING		
[Symbol]	COLUMNS: W12X65 = UL X649		
[Symbol]	BEAM: W18X35 = UL D978		
	ALL OTHERS NOT IDENTIFY SHALL BE SPRAY APPLIED FIRE RESISTIVE MATERIALS		

KEYNOTES - ROOF

- HOSE BIB, S.P.D.
- MECH DUCT, S.M.D., PROVIDE 1-HR RATED SHAFT ENCLOSURE
- ROOF DRAIN AND OVERFLOW, S.P.D.
- ROOF SCUPPER AND DOWNSPOUT, S.P.D.
- DASHED LINE DENOTES ROOF CANOPY ABOVE
- DUCT PENETRATION, S.M.D., S.P.D.
- VENT PENETRATION, S.M.D., S.P.D.

NOTES GENERAL - PLANS

GENERAL

- ROOF SHALL BE CLASS A SINGLE PLY ROOF TYPE.
- INSTALL ALL DOOR FRAMES PERFECTLY STRAIGHT WITH NO WARP, TWIST OR RACK.
- ALL FIRE/SMOKE RATED ROOMS SHALL HAVE FIRE AND SMOKE DAMPERS REQUIRED AT ALL PENETRATIONS.
- IN ORDER TO COMPLY WITH SLIP RESISTANT SURFACE REQ'S CONTAINED IN PART 2 OF TITLE 24 OF THE CBC RELATIVE TO ACCESSIBILITY FOR ALL GROUND AND FLOOR SURFACES (INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS), DYNAMIC COEFFICIENT OF FRICTION ALLOWED ON FLAT SURFACES IS ≥ 0.42 BY ASTM STANDARDS FOR SLIP RESISTANCE: 0.80 FOR RAMPS.
- ALL WELDS SHALL BE GROUND FLUSH.
- ALL BUILDING GRIDS ARE TO CENTERLINE OF WALLS OR COLUMN EXCEPT EXTERIOR WALLS U.O.N.
- PROVIDE BLOCKING FOR ALL CASEWORK AND GRAB BARS.
- LOCATE SINK DRAIN AT BACK OF SINK TO PROVIDE ADEQUATE KNEE CLEARANCE AT ALL ACCESSIBLE SINK LOCATIONS; EXTEND FLOOR FINISH UNDER SINK TO BACK WALL. SEE ACCESSIBILITY STANDARDS.
- ALL HINGED SIDE OF DOOR FRAMES ADJACENT TO A PERPENDICULAR PARTITION AND/OR AN ANGLED PARTITION ARE TO BE 4" FROM OUTSIDE EDGE OF DOOR FRAME TO FINISH FACE OF THE PARTITION, UNLESS OTHERWISE NOTED.
- S.S.D. FOR TYPICAL STUD WALL FRAMING.

MINIMUM INSULATION VALUES

1. ALSO SEE SPECIFICATIONS & TITLE 24 ENERGY CALCULATIONS FOR THE REQUIRED MIN. LEVELS OF INSULATION IN THE CONSTRUCTION ASSEMBLIES AND THE MAXIMUM U-FACTOR AND MAXIMUM SHGC - FACTOR ALLOWED FOR THE PENETRATION, WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE "U" AND "SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION.

2. PROVIDE THE MINIMUM INSULATION VALUES BELOW AND/OR THE REQUIREMENTS OF THE CALIFORNIA STATE ENERGY CODE AND THE APPROVED TITLE 24 ENERGY CALCULATIONS FOR EXTERIOR WALLS, FLOORS & ROOFS WHICHEVER IS MORE STRINGENT.

ROOF = R38, MAX U-FACTOR OF .038, REFLECTANCE = 0.63, EMITTANCE = 0.75 OR MINIMUM SOLAR REFLECTANCE INDEX OF 75 SHALL BE RATED AND LABELED BY THE COOL ROOF RATING COUNCIL

FLOORS = R10, MAX U-FACTOR OF 0.48

WALLS = R15, MAX U-FACTOR OF 0.059

ARCHITECTURAL INSPECTIONS:

- WALL SETOUT PLAN REVIEW - NOTIFY ARCHITECT FOR FIELD WALK AFTER CHALK LINES ARE SHAPPED. INCLUDE FINISH WALL THICKNESS.
- ROUGH ELECTRICAL - J-BOX LAYOUT BEFORE CLOSURE OF WALL FRAMING.
- LIGHTING LAYOUT - NOTIFY ARCHITECT FOR FIELD WALK AFTER CHALK LOCATIONS ARE SHAPPED.

USE NON-STAINING CHALK

NOTES GENERAL - RCP

- REFER TO LIGHTING, MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS AND SPECIFICATIONS FOR DESIGN OF THESE SYSTEMS (DUCT SIZES, CIRCUITING, ETC.). CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- QUANTITY AND APPROXIMATE LOCATION OF THERMOSTATS SHALL BE DETERMINED BY HVAC ENGINEER. LOCATIONS SHALL BE SUBMITTED TO OWNER & ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
- CEILING HEIGHTS AND DETAILING SHALL BE AS INDICATED IN DRAWINGS. CONTRACTOR SHALL VERIFY CLEARANCES BETWEEN DUCTWORK, LIGHT FIXTURES, AND OTHER OBSTRUCTIONS IN THE CEILING PLENUM TO ASSURE THE FINISH CEILING HEIGHT. MINIMUM HEADROOM CLEARANCE AT STAIRS SHALL BE 6'-8". ANY DEVIATION FROM HEIGHT OR DETAILING INDICATED SHALL BE SUBMITTED TO OWNER & OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO BIDDING.
- THE CEILING WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES WHEREVER CONTIGUOUS.
- ACCESS PANELS SHALL NOT BE INSTALLED IN GYPSUM BOARD CEILINGS U.O.N. SYSTEMS AND EQUIPMENT REQUIRING ACCESS PANELS SHALL BE LOCATED AWAY FROM AREAS WITH GYPSUM BOARD CEILINGS. CONTRACTOR SHALL COORDINATE TYPE AND LOCATION OF ACCESS PANELS WITH THE OWNER OR ARCHITECT PRIOR TO INSTALLATION.
- PRIOR TO CLOSING CEILINGS, PLENUM SYSTEMS (HVAC, PLUMBING, ELECTRICAL, ETC.) SHALL BE INSPECTED AND TESTED AS REQUIRED BY CONTRACTOR'S ENGINEER AND BY AUTHORITIES HAVING JURISDICTION TO ENSURE PROPER INSTALLATION AND FUNCTION.
- CONTRACTOR SHALL SUBMIT SPRINKLER HEAD LAYOUT PLAN FOR REVIEW BY THE OWNER AND THE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
- ALL UTILITY LINES, DUCTWORK AND ELECTRICAL CONDUITS AT EXPOSED CEILINGS SHALL BE STRAIGHT RUNS, ORGANIZED TO MAXIMIZE CLEAR CEILING HEIGHT. ALL EXPOSED PIPING, DUCTWORK AND CONDUITS SHALL BE PAINTED TO MATCH CEILING.
- CONTRACTOR TO VERIFY CONDITIONS AND LOCATIONS OF ALL MECHANICAL, ELECTRICAL AND STRUCTURAL ELEMENTS PRIOR TO CEILING WORK. MODIFY AND RELOCATE NON-VISIBLE ELEMENTS TO ACCOMMODATE FOR NEW CEILING CONSTRUCTION AS SHOWN.
- VERIFY CEILING CONSTRUCTION AND DRYWALL THICKNESS IN ALL AREAS PRIOR TO ORDERING OR INSTALLING FIXTURES. ADVISE DESIGNER OF ALL CONFLICTS.
- THE CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN ACoustICAL CEILING TILE AND FRAMING AS REQUIRED FOR LIGHT FIXTURES, REGISTERS, DIFFUSERS AND OTHER INSERTED ITEMS INCLUDING ALLOWANCES FOR REQUIRED CLEARANCE.
- CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ADVERSELY AFFECTING THE LIGHTING DESIGN AND/OR INSTALLATION (INCLUDING CONFLICTS WITH STRUCTURE, MECHANICAL EQUIPMENT, DUCTWORK, ETC.) PRIOR TO PROCEEDING WITH THE WORK.

LEGEND - FLOOR FINISH

POLISHED CONCRETE

PC-1

LOCATION: SEE FLOOR FINISH PLAN
 MANUFACTURER: CONCRETE FLOOR SYSTEM LLC
 STYLE / MODEL: POLISHED CONCRETE
 COLOR / FINISH: TRANSCEND AND BURNISH WITH 800 GRIT
 NOTES: DENSIFY WITH PANTHEON PANTHIFIER
 COEFFICIENT OF FRICTION (ASTM C1028) 0.86 DRY; 0.69 WET

EXTERIOR WOOD CEILING FINISH

WD-1

LOCATION: SEE REFLECTED CEILING PLANS
 MANUFACTURER: TREX
 STYLE / MODEL: TRANSCEND
 COLOR / FINISH: HAVANA GOLD
 NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS
 ASTM E 84 INDEX: 70
 SHALL MEET REQUIREMENTS IN CBC 2612

EXTERIOR WOOD PAVERS ON PEDESTALS

WD-1

LOCATION: ROOF, SEE FLOOR PLANS
 MANUFACTURER: TIMBERTECH
 STYLE / MODEL: PRIME
 COLOR / FINISH: COCONUT HUSK
 NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS
 ASTM E 84

CEILING COATING

PED-1

LOCATION: LEVEL 2 DECK
 MANUFACTURER: SIPLAST
 STYLE / MODEL: REINFORCED TERAPPO PMMA
 COLOR / FINISH: GREY
 NOTES: 1. PRO FLEECE REINFORCED
 2. PRO NATURAL BEADS OR QUARTZ FOR SLIP RESISTANCE

CERAMIC TILE **093013**

CT-1

LOCATION: RESTROOMS
 MANUFACTURER: ARIZONA TILE
 STYLE / MODEL: ARDESIA BLACK, KONKRETE CENERE (R11)
 COLOR / FINISH: ARDESIA BLACK, KONKRETE CENERE (R11)
 NOTES: 24X48

TILE GROUT **093013**

CT-1

LOCATION: BATHROOM TILE
 MANUFACTURER: LATICRETE
 STYLE / MODEL: PERMACOLOR SELECT CEMENT GROUT
 COLOR / FINISH: TBD BY OWNER
 NOTES: 1. USE 4XLT THIN SET

RESILIENT VINYL BASE 4" H **096513**

RB-1

LOCATION: THROUGHOUT, SEE INTERIOR ELEVATIONS
 MANUFACTURER: JOHNSONITE
 STYLE / MODEL: CB1-40.4
 COLOR / FINISH: 60 BLACK
 NOTES: 1.080 THICKNESS
 TOELESS

CARPET TILE

CPT-1

LOCATION: SEE FLOOR FINISH PLAN
 MANUFACTURER: SHAW CONTRACT GROUP
 STYLE / MODEL: SEA TILE EX172, WITH ECOLOGIX CUSHION BACKER
 COLOR / FINISH: METRO 72530
 NOTES: 24"X24" 1/4" THICK, INSTALL METHOD: MONOLITHIC
 ADHESIVE VOC LIMIT: 50 g/l

LEGEND - FLOOR FINISH

POLISHED CONCRETE

PC-1

LOCATION: SEE FLOOR FINISH PLAN
 MANUFACTURER: CONCRETE FLOOR SYSTEM LLC
 STYLE / MODEL: POLISHED CONCRETE
 COLOR / FINISH: TRANSCEND AND BURNISH WITH 800 GRIT
 NOTES: DENSIFY WITH PANTHEON PANTHIFIER
 COEFFICIENT OF FRICTION (ASTM C1028) 0.86 DRY; 0.69 WET

EXTERIOR WOOD CEILING FINISH

WD-1

LOCATION: SEE REFLECTED CEILING PLANS
 MANUFACTURER: TREX
 STYLE / MODEL: TRANSCEND
 COLOR / FINISH: HAVANA GOLD
 NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS
 ASTM E 84 INDEX: 70
 SHALL MEET REQUIREMENTS IN CBC 2612

EXTERIOR WOOD PAVERS ON PEDESTALS

WD-1

LOCATION: ROOF, SEE FLOOR PLANS
 MANUFACTURER: TIMBERTECH
 STYLE / MODEL: PRIME
 COLOR / FINISH: COCONUT HUSK
 NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS
 ASTM E 84

CEILING COATING

PED-1

LOCATION: LEVEL 2 DECK
 MANUFACTURER: SIPLAST
 STYLE / MODEL: REINFORCED TERAPPO PMMA
 COLOR / FINISH: GREY
 NOTES: 1. PRO FLEECE REINFORCED
 2. PRO NATURAL BEADS OR QUARTZ FOR SLIP RESISTANCE

CERAMIC TILE **093013**

CT-1

LOCATION: RESTROOMS
 MANUFACTURER: ARIZONA TILE
 STYLE / MODEL: ARDESIA BLACK, KONKRETE CENERE (R11)
 COLOR / FINISH: ARDESIA BLACK, KONKRETE CENERE (R11)
 NOTES: 24X48

TILE GROUT **093013**

CT-1

LOCATION: BATHROOM TILE
 MANUFACTURER: LATICRETE
 STYLE / MODEL: PERMACOLOR SELECT CEMENT GROUT
 COLOR / FINISH: TBD BY OWNER
 NOTES: 1. USE 4XLT THIN SET

RESILIENT VINYL BASE 4" H **096513**

RB-1

LOCATION: THROUGHOUT, SEE INTERIOR ELEVATIONS
 MANUFACTURER: JOHNSONITE
 STYLE / MODEL: CB1-40.4
 COLOR / FINISH: 60 BLACK
 NOTES: 1.080 THICKNESS
 TOELESS

CARPET TILE

CPT-1

LOCATION: SEE FLOOR FINISH PLAN
 MANUFACTURER: SHAW CONTRACT GROUP
 STYLE / MODEL: SEA TILE EX172, WITH ECOLOGIX CUSHION BACKER
 COLOR / FINISH: METRO 72530
 NOTES: 24"X24" 1/4" THICK, INSTALL METHOD: MONOLITHIC
 ADHESIVE VOC LIMIT: 50 g/l

LEGEND - FLOOR PLAN SYMBOLS

1. NOT ALL MAY BE USED.

SYMBOL	DESCRIPTION
[Symbol]	SLOPE TO DRAIN IN DIRECTION OF ARROW, 1/4" = 1'-0" U.O.N.
[Symbol]	LINE OF SLOPED INSULATION OR DECK AT RIDGE OR VALLEY
[Symbol]	FLOOR DRAIN, SEE PLUMBING DRAWINGS
[Symbol]	FLOOR AREA DRAIN
[Symbol]	MECHANICAL SHAFT & SHAFT OPENING, S.M.D. & S.S.D.
[Symbol]	STANDPIPE, SEE FIRE PROTECTION DRAWINGS
[Symbol]	HOSE BIB, SEE PLUMBING DRAWINGS
[Symbol]	INTERNAL ROOF DRAIN AND OVERFLOW, 4" DIA DRAIN S.P.D., 8" CLEAR REQ'D FROM CENTER OF PIPE
[Symbol]	FLOOR DRAIN, SEE PLUMBING DRAWINGS
[Symbol]	DIRECTIONAL ARROWS
[Symbol]	SUMP PUMP, S.C.D. & S.P.D.

LEGEND - FLOOR PLAN SYMBOLS

1. NOT ALL MAY BE USED.

SYMBOL	DESCRIPTION
[Symbol]	SLOPE TO DRAIN IN DIRECTION OF ARROW, 1/4" = 1'-0" U.O.N.
[Symbol]	LINE OF SLOPED INSULATION OR DECK AT RIDGE OR VALLEY
[Symbol]	FLOOR DRAIN, SEE PLUMBING DRAWINGS
[Symbol]	FLOOR AREA DRAIN
[Symbol]	MECHANICAL SHAFT & SHAFT OPENING, S.M.D. & S.S.D.
[Symbol]	STANDPIPE, SEE FIRE PROTECTION DRAWINGS
[Symbol]	HOSE BIB, SEE PLUMBING DRAWINGS
[Symbol]	INTERNAL ROOF DRAIN AND OVERFLOW, 4" DIA DRAIN S.P.D., 8" CLEAR REQ'D FROM CENTER OF PIPE
[Symbol]	FLOOR DRAIN, SEE PLUMBING DRAWINGS
[Symbol]	DIRECTIONAL ARROWS
[Symbol]	SUMP PUMP, S.C.D. & S.P.D.

REVISIONS

#	DATE	ISSUE
1	MAY 9, 2025	ISSUED FOR PLAN CHECK
2	JUNE 25, 2025	REVISED PER PLAN CHECK

SHEET TITLE:
ROOF - FLOOR PLAN & RCP

SHEET NO.:
A2.04A

© 2025 BALIAN ARCHITECTS, INC.

BALIAN ARCHITECTS
21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+1 213 377 5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1801 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Tamez
E-Mail: mtamez@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
Contact: David Balian
E-Mail: david@balianarchitects.com

OWNERS CONSULTANTS

CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street, Suite 2000
Los Angeles, CA 90017
Contact: Ed Mann
E-Mail: ed.mann@brandow.com

www.tbjcc.com
T: 323.761.8820
E-Mail: ed.mann@brandow.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1909 Harrison St., #320
Oceanside, CA 92054
Contact: Adam Murray
E-Mail: adam.murray@coffman.com

www.coffman.com
T: 619.292.3900
E-Mail: adam.murray@coffman.com

ELEC. LIGHTING, T24: LAZ DESIGN ENGINEERS
1314 West Gwynn Ave., Suite 205
Oceanside, CA 92054
Contact: Zilber Aseeray
E-Mail: zilberaseeray@lazdesign.com

T: 818.937.9229
E-Mail: zilberaseeray@lazdesign.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd., # 110
Mission Hills, CA 91345
Contact: M. Weber
E-Mail: kra@mwebergreen.com

T: 818.841.8388
E-Mail: kra@mwebergreen.com

LANDSCAPING: LOY LANDSCAPES
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
E-Mail: tonyn@loylandscapes.com

www.loylandscapes.com
T: 213.915.4119
E-Mail: tonyn@loylandscapes.com

GEOTECHNICAL: GEOCON WEST, INC.
600 N. Victory Blvd.,
Burbank, CA 91502
Contact: Andrew Saver
E-Mail: andrew@geowest.com

T: 818.841.8388
E-Mail: andrew@geowest.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
E-Mail: tonyn@logikstructures.com

www.logikstructures.com
T: 213.915.4119
E-Mail: tonyn@logikstructures.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #: COM-25-159

DAVID BALIAN
REGISTERED ARCHITECT
STATE OF CALIFORNIA

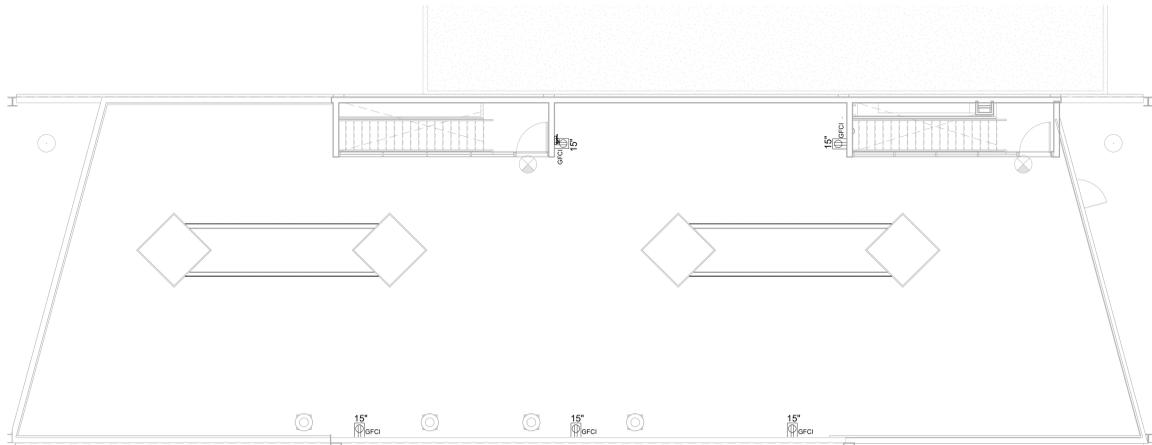
NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025

ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:56:31 PM
FILE: A2.04A\251177\177 LOMITA - ARCH\DWG

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SHEET NO. **A2.04A**
© 2025 BALIAN ARCHITECTS, INC.

Page 42 of 120



ELECTRICAL FIXTURE SCHEDULE	
SYMBOL	DESCRIPTION
AV	RECESSED WALL MOUNTED AUDIO / VIDEO BOX. TO INCLUDE (1) DATA, (2) POWER, (1) HDMI, (1) THUNDERBOLT CONNECTION. MOUNTING HEIGHT INDICATED IN INTERIOR ELEVATIONS.
⊕	FLOOR POKE THRU DEVICE. COORDINATE LOCATION WITH FURNITURE LAYOUT. DASHED LINE DENOTES CONDUIT RUN. TYP REQUIREMENTS: (4) DATA, (8) POWER, (1) HDMI, (1) THUNDERBOLT CONNECTION TO TV, S.E.D.
GFCI	EXTERIOR WATERPROOF GFI PROTECTED WALL MOUNTED DUPLEX RECEPTACLE. SUBSCRIPT INDICATES MOUNTING HEIGHT TO CENTER OF PLATE A.F.F.
0" GFCI	WALL MOUNTED DUPLEX RECEPTACLE. USB AND/OR GFCI AS NOTED. SEE ELECTRICAL DRAWINGS. MINIMUM 15" A.F.F. TO BOTTOM, MAX 40" A.F.F. TO TOP OVER COUNTER
0" GFCI	WALL MOUNTED QUAD RECEPTACLE. USB AND/OR GFCI AS NOTED. SEE ELECTRICAL DRAWINGS. MINIMUM 15" A.F.F. TO BOTTOM, MAX 40" A.F.F. TO TOP OVER COUNTER
▽	DATA SIMPLEX OUTLET. SEE ELECTRICAL DRAWINGS. SUBSCRIPT INDICATES MOUNTING TO CENTER OF PLATE A.F.F.
S	LIGHT SWITCH. SEE ELECTRICAL DRAWINGS. SUBSCRIPT INDICATES MOUNTING TO TOP OF PLATE A.F.F. ALIGN ON CENTER WITH ADJACENT ELECTRICAL DEVICES
WAP	CEILING MOUNTED WIRELESS ACCESS POINT

KEYNOTES - POWER, COMM. AND DATA

- DASHED LINE DENOTES POWER FOR ILLUMINATED SIGNAGE, SEE BLDG ELEVATION, S.E.D
- CONDUIT FOR FUTURE CONDENSER POWER, TYP. S.E.D
- POWER FOR LIFT, S.E.D
- POWER FOR CHARGING STATION, S.E.D.
- SCE EQUIPMENT
- DASHED LINE DENOTES POWER FOR CAR LIFTS, S.E.D

NOTES GENERAL - POWER

- WALK THROUGH:** A WALK THROUGH WITH THE OWNER AND THE ARCHITECT SHALL BE SCHEDULED BY THE CONTRACTOR UPON COMPLETION OF THE INSTALLATION OF ALL ELECTRICAL BOXES AND FIXTURE HOUSING PRIOR TO WIRING AND DRYWALL CLOSE-IN TO REVIEW LOCATIONS OF ALL THERMOSTATS, PHONE, DATA, POWER, LIGHTING AND ELECTRICAL FIXTURES. VERIFY WITH THE OWNER AND THE ARCHITECT TO INSTALLATION THE LOCATION OF REMOTE POWER PANELS, DISCONNECT SWITCHES, SPECIAL PANELS, THERMOSTATS, SWITCHES, ALARMS OR ANY DEVICE EXPOSED TO VIEW AND NOT SHOWN ON THE DRAWINGS.
- MEP:** REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION. NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH DESIGN INTENT, PRIOR TO CONSTRUCTION.
- COVER PLATES:** SHALL BE ONE PIECE TYPE, UNLESS OTHERWISE NOTED.
- COVER PLATES:** VERIFY ALL EQUIPMENT MOUNTING REQUIREMENTS, AND POWER SPECIFICATIONS INCLUDING ALL NECESSARY BACK BOARDS, ELECTRICAL OUTLETS, CONDUIT, ET CETERA, AS REQUIRED BY OWNERS' TELEPHONE COMPANY, PRIOR TO INSTALLATION OF POWER AND COMMUNICATIONS UTILITIES.
- ELECTRICAL RECEPTACLES:** TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. CONTACT THE ARCHITECT IF CONFLICT EXISTS PRIOR TO INSTALLATION. STANDARD WALL OUTLETS SHALL BE INSTALLED VERTICALLY, U.O.N. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL OUTLETS REQUIRED BY CODE. CONTACT ARCHITECT FOR LOCATIONS PRIOR TO INSTALLATION.
- DEDICATED CIRCUITS:** CONTRACTOR TO DETERMINE WHICH EQUIPMENT REQUIRES SELE DEDICATION OF A CIRCUIT AND INSTALL SUCH CIRCUIT.
- ALL ELECTRICAL SYSTEMS, DEVICES AND RELATED ITEMS SHALL BE TESTED, REPLACE ANY AND ALL DEFECTIVE DEVICES, ITEMS OR SYSTEMS BEFORE COMPLETION OF THE PROJECT.**
- DEVICES ON THE OPPOSITE SIDES OF COMMON WALLS SHALL BE LOCATED IN SEPARATE STUD CAVITIES. NO BACK-TO-BACK DEVICES. WHERE SPECIFIC DIMENSIONS CONTRADICT THIS NOTE, THE GENERAL CONTRACTOR SHALL RELOCATE ONE OUTLET TO THE OPPOSITE SIDE OF THE STUD NEAREST THAT DIMENSION.**
- CIRCUIT CONTROLS FOR 120 VOLT RECEPTACLES:** IN ALL BUILDINGS, BOTH CONTROLLED AND UNCONTROLLED 120 VOLT RECEPTACLES SHALL BE PROVIDED IN EACH PRIVATE OFFICE, OPEN OFFICE AREA, RECEPTION LOBBY, CONFERENCE ROOM, KITCHENETTE IN OFFICE SPACES, AND COPY ROOM. (CEC 130.5(4)).

2 POWER & COMMUNICATION - ROOF
1/8" = 1'-0"



OWNER: SMOKEY HOLLOW INDUSTRIES
1801 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
mtalar@smokeyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
Contact: David Balian
dbalian@balianarchitects.com
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNER'S CONSULTANTS

CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 2000
Los Angeles, CA 90017
Contact: Ed Mann
T: 323.781.8820 E-Mail: ed.mann@brandow.com

www.bpscc.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1909 Harrison St., #320
Oceanside, CA 92051
www.coffman.com Contact: Adam Murray
T: 619.282.3900 E-Mail: adam.murray@coffman.com

ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwenaels Blvd., Suite 205
Oceanside, CA 92051
Contact: Zibben Assefyan
E-Mail: zibben@t24.com

T: 818.937.9229

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd., # 110
Mission Hills, CA 91345
Contact: Kirk Ansh
E-Mail: kirk@mwengr.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
T: 213.915.4119 E-Mail: tony@logikstructures.com

GEOTECHNICAL: GEOTECH WEST, INC.
500 N. Victory Blvd.,
Burbank, CA 91502
www.geotechinc.com Contact: Andrew Sawyer
T: 618.841.8388 E-Mail: andrew@geotechinc.com

LANDSCAPING: LOY LANDSCAPES
www.loylandscape.com Contact: Charles F. Loy
T: 626.268.7006 E-Mail: charles@loylandscape.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025

ISSUE DATE: SEPT 18, 2025
PROJ. #: 22.021
TIME STAMP: 9/19/2025 3:56:33 PM
FILE: A2.04B - 117 LOMITA - ARCH PLAN

REVISIONS

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK

REVISIONS

SHEET TITLE:
ROOF - SLAB
PLAN &
POWER,
COMM, DATA

SHEET NO.
A2.04B
© 2025 BALIAN ARCHITECTS, INC.

KEYNOTES - SLAB PLAN

- DASHED LINE DENOTES WATER STOP SEE DETAIL
- COORDINATE SLOPES WITH CIVIL, S.C.D.
- FLOOR SINK, S.M.D., S.P.D
- CONCRETE CURB AT BASE OF WALL, EXTEND CURB MIN 12" BEYOND EDGE OF BALCONY, SEE EXTERIOR WALL DETAILS
- CONCRETE CURB, HEIGHT VARIES AT STOREFRONT AND DOOR, COORDINATE WITH HEIGHT OF ROOF FINISH, SEE DETAILS, S.S.D.
- CONCRETE CURB, COORDINATE WITH SIZE OF SKYLIGHT, S.S.D.
- ELEVATOR PIT
- PEDESTRIAN CURB, DO NOT OBSTRUCT MINIMUM DRIVE AISLE, SEE OVERALL PLAN, S.C.D.
- MAX 2% SLOPE AT ACCESSIBLE PATH TO ACCESSIBLE VEHICLES, SEE SITE PLAN, S.C.D.
- BOLLARD, SEE DETAILS

LEGEND - SLAB PLAN

NOTE: GC TO COORDINATE WITH PARTITION SCHEDULES FOR WALL & CURB THICKNESS ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED

SYMBOL	DESCRIPTION
High Plane / Low Plane	CHANGE IN PLANE OF SLAB, HEIGHT AS NOTED, S.S.D.
Concrete Curb	CONCRETE CURB, SEE PARTITION SCHEDULE FOR DIMENSIONS UNLESS NOTED OTHERWISE, S.S.D.
Channel Slab Depression	CHANNEL SLAB DEPRESSION, DEPTH AS NOTED, S.S.D.
Change in Slope at Top and Bottom of Ramp	CHANGE IN SLOPE AT TOP AND BOTTOM OF RAMP. SEE STRUCTURAL DRAWINGS
Slab Depression	SLAB DEPRESSION, SEE STRUCTURAL DRAWINGS
Finish Elevation	FINISH ELEVATION
1/4" / 1'-0"	SLOPE TO DRAIN IN DIRECTION OF ARROW, 1/4":12" U.O.N.
F.O.C.	FACE OF CONCRETE / BLOCK
F.O.S.	FACE OF STUD / STRUCTURE

LEGEND - WALL TYPE

NON STRUCTURAL PARTITION	NOT ALL MAY BE USED
STOREFRONT SYSTEM, SEE STOREFRONT SCHED.	—————
1-HOUR FIRE RATING	—————
2-HOUR FIRE RATING	—————
CMU WALL, S.S.D.	—————
FENCE	—————

ASSEMBLY TYPE	STUD SIZE	FIRE RATING	ASSEMBLY TYPE VARIATION	PARTITION WALL OR FURRING TYPE
P-1-A-0	12"	1	1	1

P = PARTITION, F = FURRING, S = SHAFTWALL, C = CHASE WALL, M = MASONRY [SEE A8.00]

1 SLAB PLAN - ROOF
1/8" = 1'-0"



ISSUE FOR INFORMATIONAL PURPOSES ONLY

NOTES - SIGNAGE REQUIREMENTS

- A. RAISED CHARACTERS SHALL COMPLY WITH 11B-703.2 AND SHALL BE DUPLICATED IN BRaille.
- B. CHARACTERS AND BACKGROUND OF SIGNS IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH.
- C. CHARACTERS CONTRAST WITH THEIR BACKGROUND (LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND).
- D. EACH GRADE LEVEL EXTERIOR DOOR EXIT SHALL READ "EXIT".
- E. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL READ "EXIT STAIR DOWN" OR "EXIT STAIR UP".
- F. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS ALSO REQUIRED TO HAVE VISUAL EXIT SIGNS SHALL READ "EXIT ROUTE".
- G. RAISED CHARACTERS SHALL BE 1/32" MIN ABOVE THEIR BACKGROUND.
- H. CHARACTERS SHALL BE UPPER CASE, SANS SERIF FONT.
- I. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPER CASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPER CASE LETTER "I".
- J. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE SHALL BE 1/8" MIN AND 2" MAX BASED ON THE HEIGHT OF THE UPPER CASE LETTER "I".
- K. STROKE THICKNESS OF THE UPPER CASE LETTER "I" SHALL BE 15 PERCENT MAX OF THE HEIGHT OF THE CHARACTER.

- A. DOT BASE DIAMETER SHALL BE 0.059" MIN TO 0.063" MAX.
- B. DISTANCE BETWEEN TWO DOTS IN THE SAME CELL SHALL BE 0.1", MEASURED ON CENTER.
- C. DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS SHALL BE 0.3", MEASURED ON CENTER.
- D. DOT HEIGHT SHALL BE 0.025" MIN TO 0.037" MAX.
- E. DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW SHALL BE 0.395" MIN TO 0.4" MAX.



LETTER AND NUMBERS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRaille. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2".

- A. MOUNT ALL SIGNAGE IN VISIBLE, UNOBSTRUCTED LOCATIONS.
- B. PROVIDE MATCHING BACKER AT ALL SIGNAGE ON GLASS WHERE OCCURS.
- C. EXIT SIGNAGE IS INDICATED IN REFLECTED CEILING PLANS. PROVIDE WALL, CEILING, OR POST-MOUNTED SIGNAGE AS INDICATED. DIRECTIONAL INDICATORS TO BE PROVIDED AS SHOWN IN ROP SYMBOLS. TYPE A OCCUPANCY EXIT ROUTES TO INCLUDE ADDITIONAL FLOOR-LEVEL EXIT SIGNS.
- D. ALL DOOR-MOUNTED SIGNAGE TO BE CENTERED HORIZONTALLY ON DOOR LEAF.
- E. PROVIDE PANIC HARDWARE IN THE DIRECTION OF EGRESS TRAVEL.
- F. PROVIDE TWO SOURCES OF POWER FOR MEANS OF EGRESS.
- G. PROVIDE A SEPARATE SOURCE OF POWER FOR EXIT SIGN ILLUMINATION.



OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
T: 310.616.5540 E-Mail: info@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNER'S CONSULTANTS
CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street, Suite 2200
Los Angeles, CA 90017
T: 323.791.8830 E-Mail: ed.meh@brandow.com

www.balianarchitects.com
www.brandow.com
CODE CONSULT: COFFMAN ENGINEERS, INC.
1500 Harrison Bl., #320
Costa Mesa, CA 92626
T: 714.295.2000 E-Mail: alan@coffman.com

www.coffman.com
ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwinn Ave., Suite 205
Orange, CA 92667
T: 818.937.9229 E-Mail: alan@t24.com

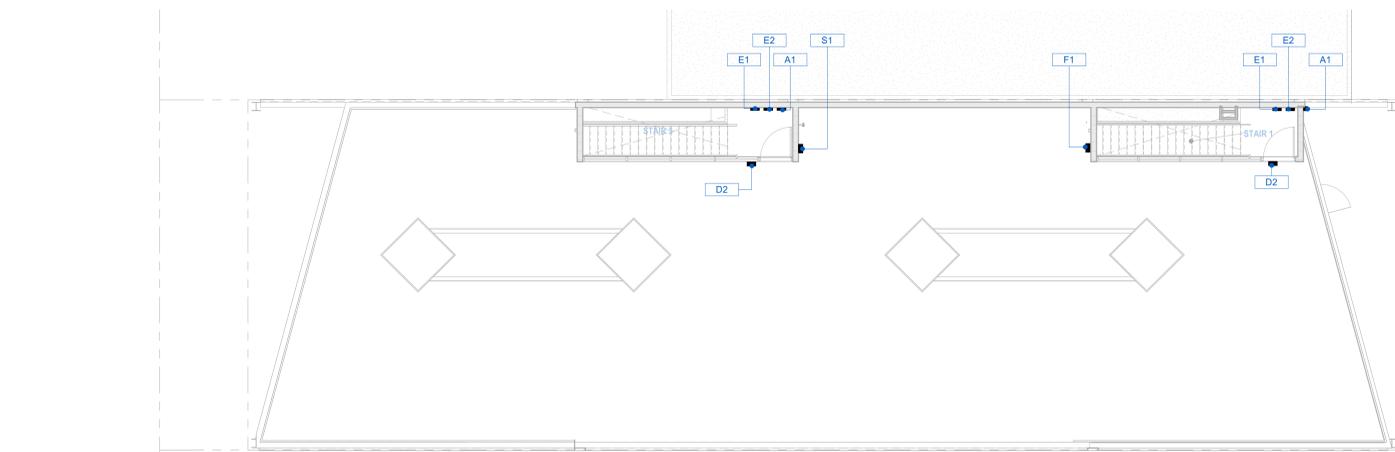
M. WEBER ASSOCIATES
15001 San Fernando Blvd., # 310
Mission Hills, CA 91345
T: 818.345.1111 E-Mail: kris@weberengr.com

STRUCTURAL: LOGIK STRUCTURES, INC.
12 Sierra Street
El Segundo, CA 90245
T: 213.915.4119 E-Mail: larry@logikstructures.com

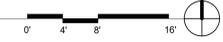
GEOTECHNICAL: GEOCON WEST, INC.
500 N. Victory Blvd.,
Burbank, CA 91502
T: 818.841.8388 E-Mail: andrew@geowest.com

LANDSCAPING: LOY LANDSCAPES
T: 626.289.7006 E-Mail: helen@loylandscapes.com

Contact: Charles F. Loy
E-Mail: helen@loylandscapes.com



1 SIGNAGE PLAN - ROOF
1/8" = 1'-0"



INTERIOR SIGNAGE SCHEDULE & TYPICAL MOUNTING HEIGHTS											
SIGN ID	COUNT	MOUNTING TYPE	REMARKS	SIGN ID	COUNT	MOUNTING TYPE	REMARKS	SIGN ID	COUNT	MOUNTING TYPE	REMARKS
D3. (NO EXIT)	2	WALL-MOUNT	SEE GRAPHICS	D2. (EXIT ROUTE)	2	WALL-MOUNT	SEE GRAPHICS	D1. (EXIT)	1	DOOR-MOUNT	SEE GRAPHICS
R1. (DOOR UNLOCKED)	1	DOOR-MOUNT	SEE GRAPHICS	K2. (FAPB)	1	WALL-MOUNT	SEE GRAPHICS	F1. (ROOM CAPACITY)	1	WALL-MOUNT	SEE GRAPHICS
B9. (ALL GENDER DOOR SHOWER)	1	DOOR-MOUNT	SEE GRAPHICS	E3. (EXIT DISCHARGE LEVEL)	1	WALL-MOUNT	SEE GRAPHICS	E2. (STAIR DOWN)	2	WALL-MOUNT	SEE GRAPHICS
B6. (ALL GENDER DOOR RESTROOM)	1	DOOR-MOUNT	SEE GRAPHICS	E1. (STAIR IDENTIFICATION)	1	WALL-MOUNT	SEE GRAPHICS				
B5. (ALL GENDER RESTROOM)	1	DOOR-MOUNT	SEE GRAPHICS								
A4. (UNIT NUMBER)	1	WALL-MOUNT	SEE GRAPHICS								
A2. (INFRASTRUCTURE ROOMS)	1	WALL-MOUNT	SEE GRAPHICS								
A1. (EMERGENCY EVACUATION PLAN)	1	WALL-MOUNT	SEE GRAPHICS								

EXTERIOR PARKING SIGNAGE SCHEDULE & TYPICAL MOUNTING HEIGHTS											
SIGN ID	COUNT	MOUNTING TYPE	REMARKS	SIGN ID	COUNT	MOUNTING TYPE	REMARKS	SIGN ID	COUNT	MOUNTING TYPE	REMARKS
P7. (PARKING CLEARANCE)	2	BEAM-MOUNT	SEE GRAPHICS	P6. (PARKING EXIT)	1	BEAM-MOUNT	SEE GRAPHICS	P5. (PARKING ENTRY)	1	BEAM-MOUNT	SEE GRAPHICS
P4. (VAN ACCESSIBLE PARKING)	1	WALL-MOUNT	SEE GRAPHICS	P2. (TOW AWAY)	1	WALL-MOUNT	SEE GRAPHICS	H1. (EXTERIOR DIRECTIONAL SIGN)	1	WALL-MOUNT	SEE GRAPHICS

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #: COM-25-159

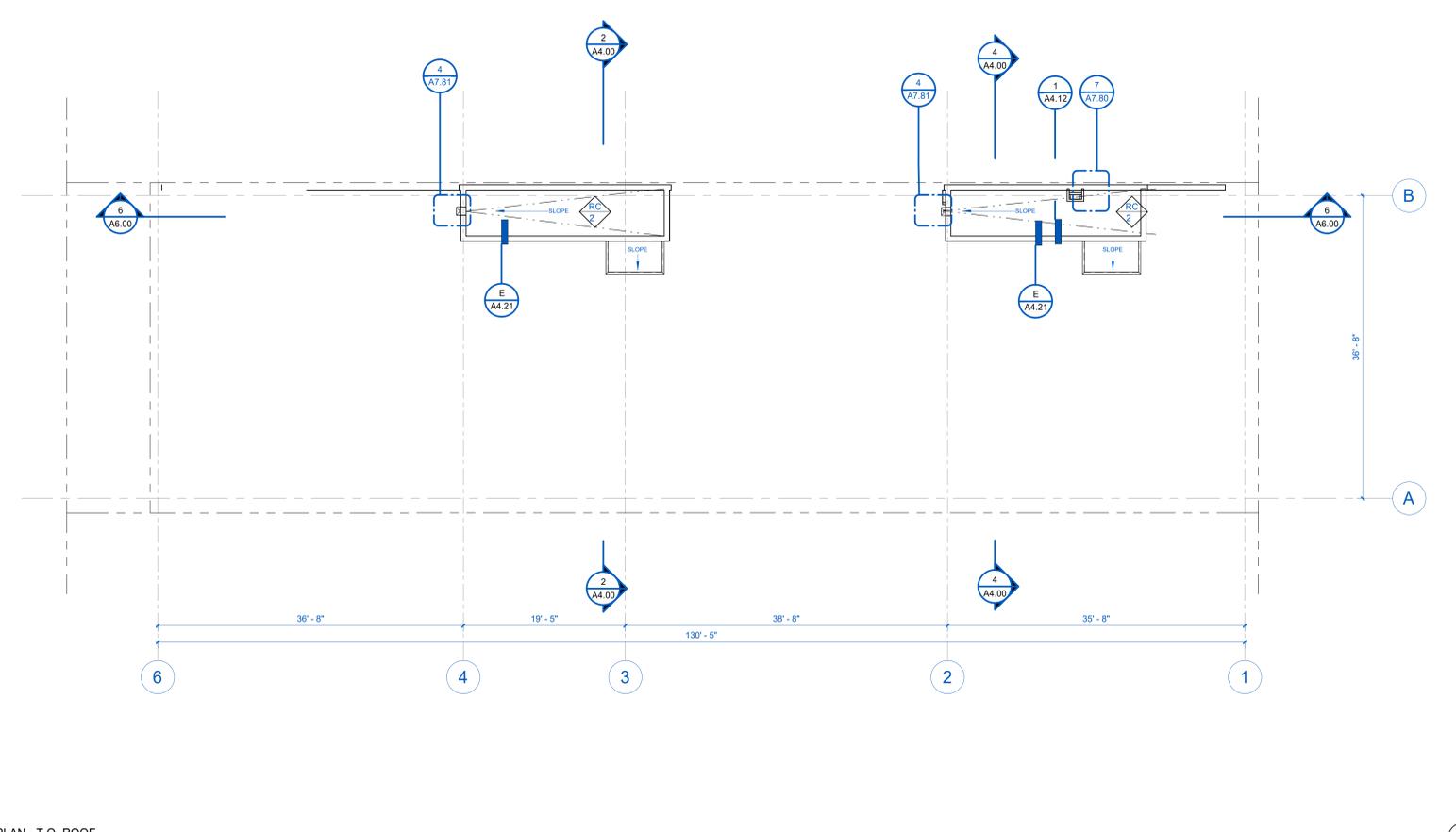


NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025
ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:56:35 PM
FILE: A:\Projects\2025\117 LOMITA ARCHV\117-01.dwg

REVISIONS

#	DATE	ISSUE
1	MAY 9, 2025	ISSUED FOR PLAN CHECK

SHEET TITLE:
ROOF - SIGNAGE PLAN AND SCHEDULE



1 FLOOR PLAN - T.O. ROOF
1/8" = 1'-0"

KEYNOTES - ROOF

- 1 HOSE BIB, S.P.D.
- 2 MECH DUCT, S.M.D., PROVIDE 1-HR RATED SHAFT ENCLOSURE
- 3 ROOF DRAIN AND OVERFLOW, S.P.D.
- 4 ROOF SCUPPER AND DOWNSPOUT, S.P.D.
- 5 DASHED LINE DENOTES ROOF CANOPY ABOVE
- 6 DUCT PENETRATION, S.M.D., S.P.D.
- 7 VENT PENETRATION, S.M.D., S.P.D.

NOTES GENERAL - PLANS

- GENERAL**
1. ROOF SHALL BE CLASS A SINGLE PLY ROOF TYPE.
 2. INSTALL ALL DOOR FRAMES PERFECTLY STRAIGHT WITH NO WARP, TWIST OR RACK.
 3. ALL FIRE/SMOKE RATED ROOMS SHALL HAVE FIRE AND SMOKE DAMPERS REQUIRED AT ALL PENETRATIONS.
 4. IN ORDER TO COMPLY WITH SLIP RESISTANT SURFACE REQ'S CONTAINED IN PART 2 OF TITLE 24 OF THE CBC RELATIVE TO ACCESSIBILITY FOR ALL GROUND AND FLOOR SURFACES (INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS), DYNAMIC COEFFICIENT OF FRICTION ALLOWED ON FLAT SURFACES IS ≥ 0.42 BY ASTM STANDARDS FOR SLIP RESISTANCE, 0.80 FOR RAMPS.
 5. ALL WELDS SHALL BE GROUND FLUSH.
 6. ALL BUILDING GRIDS ARE TO CENTERLINE OF WALLS OR COLUMN EXCEPT EXTERIOR WALLS U.O.N.
 7. PROVIDE BLOCKING FOR ALL CASEWORK AND GRAB BARS.
 8. LOCATE SINK DRAIN AT BACK OF SINK TO PROVIDE ADEQUATE KNEE CLEARANCE AT ALL ACCESSIBLE SINK LOCATIONS. EXTEND FLOOR FINISH UNDER SINK TO BACK WALL. SEE ACCESSIBILITY STANDARDS.
 9. ALL HINGED SIDE OF DOOR FRAMES ADJACENT TO A PERPENDICULAR PARTITION AND/OR AN ANGLED PARTITION ARE TO BE 4" FROM OUTSIDE EDGE OF DOOR FRAME TO FINISH FACE OF THE PARTITION, UNLESS OTHERWISE NOTED.
 10. S.S.D. FOR TYPICAL STUD WALL FRAMING.
- MINIMUM INSULATION VALUES**
1. ALSO SEE SPECIFICATIONS & TITLE 24 ENERGY CALCULATIONS FOR THE REQUIRED MIN. LEVELS OF INSULATION IN THE CONSTRUCTION ASSEMBLIES AND THE MAXIMUM U-FACTOR AND MAXIMUM SHGC - FACTOR ALLOWED FOR THE FENESTRATION. WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE 'U' AND 'SHGC' FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION.
 2. PROVIDE THE MINIMUM INSULATION VALUES BELOW AND/OR THE REQUIREMENTS OF THE CALIFORNIA STATE ENERGY CODE AND THE APPROVED TITLE 24 ENERGY CALCULATIONS FOR EXTERIOR WALLS, FLOORS & ROOFS WHICHEVER IS MORE STRINGENT.
 - ROOF = R10, MAX U-FACTOR OF 0.08, REFLECTANCE = 0.63, EMITTANCE = 0.75 OR MINIMUM SOLAR REFLECTANCE INDEX OF 75 SHALL BE RATED AND LABELED BY THE COOL ROOF RATING COUNCIL.
 - FLOORS = R10, MAX U-FACTOR OF 0.48
 - WALLS = R15, MAX U-FACTOR OF 0.059
- ARCHITECTURAL INSPECTIONS:**
1. WALL SETOUT PLAN REVIEW - NOTIFY ARCHITECT FOR FIELD WALK AFTER CHALK LINES ARE SNAPPED; INCLUDE FINISH WALL THICKNESS
 2. ROUGH ELECTRICAL - J-BOX LAYOUT BEFORE CLOSURE OF WALL FRAMING
 3. LIGHTING LAYOUT - NOTIFY ARCHITECT FOR FIELD WALK AFTER CHALK LOCATIONS ARE SNAPPED.
- USE NON-STAINING CHALK

LEGEND - FLOOR PLAN SYMBOLS 1. NOT ALL MAY BE USED.

SYMBOL	DESCRIPTION
	1/4" / 1'-0" SLOPE TO DRAIN IN DIRECTION OF ARROW, 1/4" : 1'-0" U.O.N.
	LINE OF SLOPED INSULATION OR DECK AT RIDGE OR VALLEY
	FLOOR DRAIN, SEE PLUMBING DRAWINGS
	FLOOR AREA DRAIN
	MECHANICAL SHAFT & SHAFT OPENING, S.M.D. & S.S.D.
	STANDPIPE, SEE FIRE PROTECTION DRAWINGS
	HOSE BIB, SEE PLUMBING DRAWINGS
	INTERNAL ROOF DRAIN AND OVERFLOW; 4" DIA DRAIN S.P.D., 8" CLEAR REQ'D FROM CENTER OF PIPE
	FLOOR DRAIN, SEE PLUMBING DRAWINGS
	DIRECTIONAL ARROWS
	SUMP PUMP, S.C.D. & S.P.D.



OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
T: 310.616.9540 E-Mail: mh@smokyhollowindustries.com
Contact: Mark Talar

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
www.balianarchitects.com
T: 213.377.5500 E-Mail: david@balianarchitects.com
Contact: David Balian

OWNER'S CONSULTANTS

CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 2200
Los Angeles CA 90017
www.bjpsce.com E-Mail: ed.meh@bjpsce.com
T: 323.761.8830 Contact: Ed Maw

CODE CONSULT: COFFMAN ENGINEERS, INC.
1309 Harrison St. #320
Oakland, CA 94612
www.coffman.com E-Mail: alan.murray@coffman.com
T: 415.282.3900 Contact: Alan Murray

ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gewecka Blvd, Suite 205
Oxnard, CA 91321
T: 818.937.9229 Contact: Zahret Asadym
E-Mail: zahret@t24design.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd. # 310
Mission Hills, CA 91345
www.mweber.com E-Mail: kra@mweber.com
T: 818.841.8388 Contact: Kirk Ansh

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
www.logikstructures.com E-Mail: tanya@logikstructures.com
T: 213.915.4119 Contact: Tony Nguyen

GEOTECHNICAL: GEOCON WEST, INC.
600 N. Victory Blvd.
Burbank, CA 91502
www.geconinc.com E-Mail: andrew.sayer@gecon.com
T: 818.841.8388 Contact: Andrew Sayer

LANDSCAPING: LOY LANDSCAPES
www.loylandscapes.com Contact: Charles F. Loy
T: 626.268.7006 E-Mail: charles@loylandscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025

ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:56:36 PM
FILE: A:\Architect\2025\117 LOMITA - ARCH PLAN

© 2025 BALIAN ARCHITECTS. ALL RIGHTS RESERVED.
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF BALIAN ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BALIAN ARCHITECTS, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. BALIAN ARCHITECTS, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. BALIAN ARCHITECTS, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR LIABILITY ARISING FROM THE USE OF THIS DOCUMENT. THIS DOCUMENT IS PROVIDED FOR THE USER'S USE ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. BALIAN ARCHITECTS, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR LIABILITY ARISING FROM THE USE OF THIS DOCUMENT.

REVISIONS

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK

SHEET TITLE:
T.O. ROOF PLAN

ISSUE FOR INFORMATIONAL PURPOSES ONLY

NOTES GENERAL - ELEVATION

- SHOP FINISH ALL EXPOSED SURFACES OF METAL COPING CAPS, METAL GRAVEL STOPS, METAL FLASHING, ROOF TO WALL METAL COUNTERFLASHING, METAL BRAKE SHAPES, AND METAL TRIM TO MATCH ADJACENT EXTERIOR WALL FINISH, U.O.N. OR BRUSHED CHROME FINISH.
- ALL GUARDRAILS, STAIRRAMP HANDRAILS, BRACKETS, AND FITTINGS SHALL BE SATIN OR BRUSHED CHROME FINISH.
- PROVIDE SILOXANE OR SIMILAR WATER REPELLANT TO ALL EXPOSED EXTERIOR CONCRETE WALLS.
- SEE SPECIFICATIONS AND DETAILS FOR MANUFACTURED COPINGS, FLASHINGS, BRAKE SHAPES, TRIM, AND OTHER METAL ASSEMBLIES TO BE PROVIDED BY EXTERIOR WALL CLADDING, EXTERIOR WINDOW, OR ROOF ASSEMBLY MANUFACTURER.
- ANY SEISMIC JOINT OR OTHER COVERS AT WALLS AND SOFFITS TO BE A CUSTOM COLOR TO MATCH THE ADJACENT EXTERIOR WALL FINISH OR ADJACENT CURTAIN WALL FINISH AS APPLICABLE.
- APPLY ANTI-GRAFFITI COATING TO ALL SURFACES EXCEPT CURTAIN WALL, MULLIONS AND GLAZING WHERE EXPOSED TO TOUCH FROM STREET LEVEL AND WHERE NOTED.
- ALL GLAZING SHALL BE SAFETY GLAZING.

ARCHITECTURAL INSPECTIONS:

- WATERPROOFING - NOTIFY ARCHITECT UPON INSTALLATION OF FIRST SYSTEM LAYER OF WATERPROOFING PRIOR TO SUBSEQUENT LAYERS OR COVERING OF WORK.
- WINDOWS & DOORS - NOTIFY ARCHITECT UPON INSTALLATION OF FIRST WINDOW AND FIRST DOOR. COORDINATE FIELD VERIFICATION OF INSTALLATION FOR WATER MITIGATION WITH ARCHITECT, GENERAL CONTRACTOR, AND SUB-CONTRACTOR PRESENT.
- CONTROL JOINT LAYOUT - COORDINATE WITH ARCHITECT CONTROL JOINT ASSEMBLY AND LAYOUT LOCATION PRIOR TO INSTALLATION.

BALIAN

ARCHITECTS

21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+1 213 377 5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
T: 310.616.5540 E-Mail: mt@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
www.balianarchitects.com Contact: David Balian
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNERS CONSULTANTS

CIVIL: BRANDOW & JOHNSTON
700 S. First Street Suite 200
Los Angeles CA 90017
T: 323.761.8830 E-Mail: ed.meh@brandow.com

MECHANICAL & PLUMBING: COFFMAN ENGINEERS, INC.
1309 Harrison Bl. #200
Orange, CA 92667
www.coffman.com Contact: Adam Murray
T: 714.262.3000 E-Mail: adam@murray@coffman.com

ELEC. LIGHTING, T24: LAZ DESIGN ENGINEERS
1314 West Gwynede Blvd, Suite 205
Orange, CA 92667
T: 818.937.9229 Contact: Zhiber Asenyan
E-Mail: zhiber@lazdesign.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd., # 310
Mission Hills, CA 91345
T: 818.441.0388 Contact: Mike Weber
E-Mail: kra@mwebengineers.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
www.logikstructures.com Contact: Tony Nguyen
T: 213.915.4119 E-Mail: tonyn@logikstructures.com

GEOTECHNICAL: GEOCON WEST, INC.
500 N. Victory Blvd.
Burbank, CA 91502
www.geotechnical.com Contact: Andrew Sawyer
T: 818.841.0388 E-Mail: andrew@geowest.com

LANDSCAPING: LOY LANDSCAPES
www.loylandscapes.com Contact: Charles F. Loy
T: 626.268.7006 E-Mail: charles@loylandscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025
ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:56:41 PM
FILE: Address: 117 LOMITA STREET, LOMITA, CA 91768

ISSUE FOR INFORMATIONAL PURPOSES ONLY

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK
1	JUNE 25, 2025	RECHECK #1

NOTES - STOREFRONT DESIGN CRITERIA

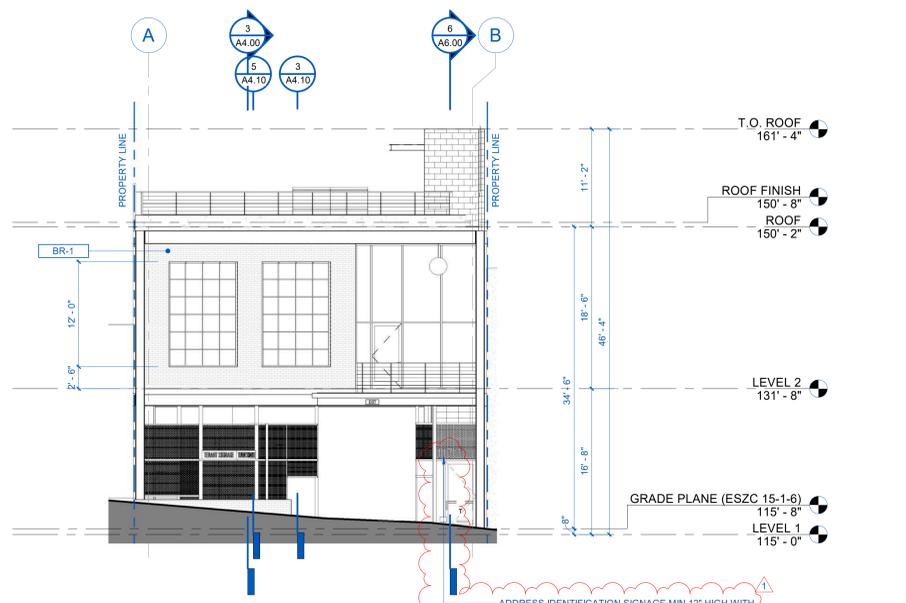
BASIC WIND SPEED	SEE A0.01
EXPOSURE	SEE A0.01
SEISMIC DESIGN CATEGORY	SEE A0.01
MOVEMENT	1.5" AT DELTA-X, AMPLIFIED STORY DRIFT PER ASCE 12.8.6
CLIMATE ZONE	SEE A0.01
WATER PRESSURE	15 PSF MINIMUM
MULLION FINISH	FLAT BLACK
CURTAIN WALL MULLIONS	NON THERMALLY BROKEN
SEISMIC PERFORMANCE	ALL ASSEMBLIES SHALL COMPLY WITH ASCE 7-16, 13.5.9.
ENERGY PERFORMANCE	FENESTRATION CALCULATION REPORT U FACTOR = 0.29 SHGC = 0.41 VT = 0.74
INSULATING GLAZING UNIT	1" IGU WITH SOLARBAN 60XL ON FACE #2
EDGE DETENTION	100%
IGU SPACERS	FLAT BLACK
STRUCTURAL SILICONE PERFORMANCE:	DOW 795 - BLACK STRUCTURAL SILICONE

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

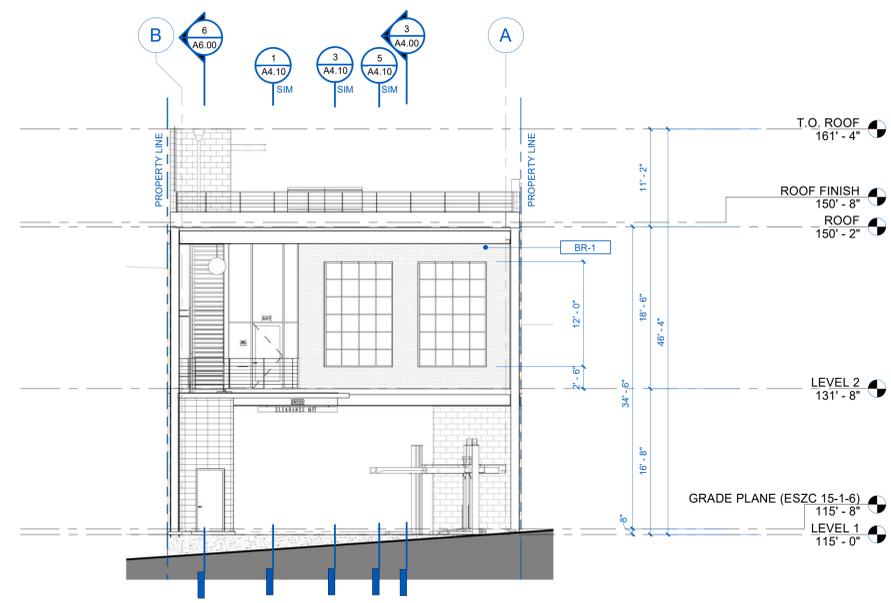
SHEET NO.

A3.00

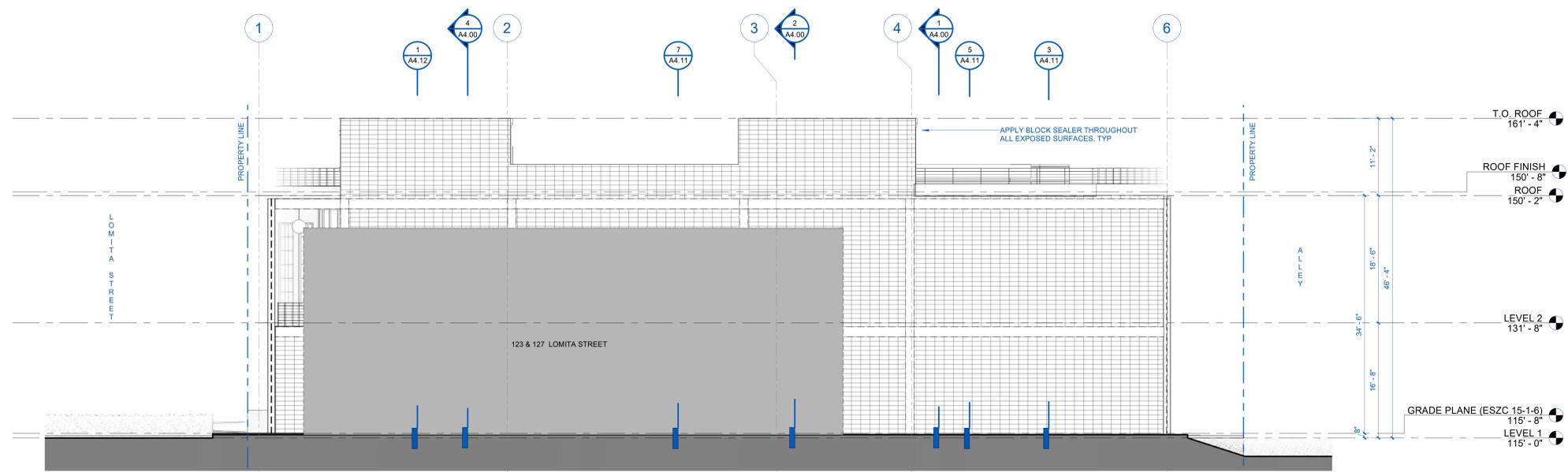
© 2025 BALIAN ARCHITECTS, INC.



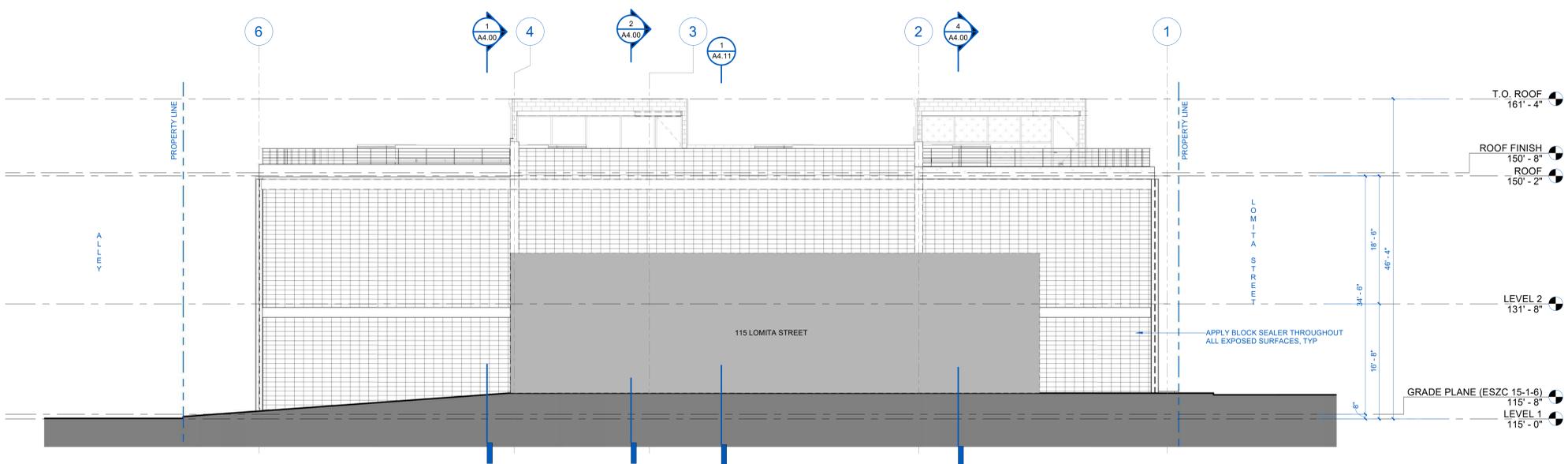
4 BUILDING ELEVATION - EAST
1/8" = 1'-0"



3 BUILDING ELEVATION - WEST
1/8" = 1'-0"

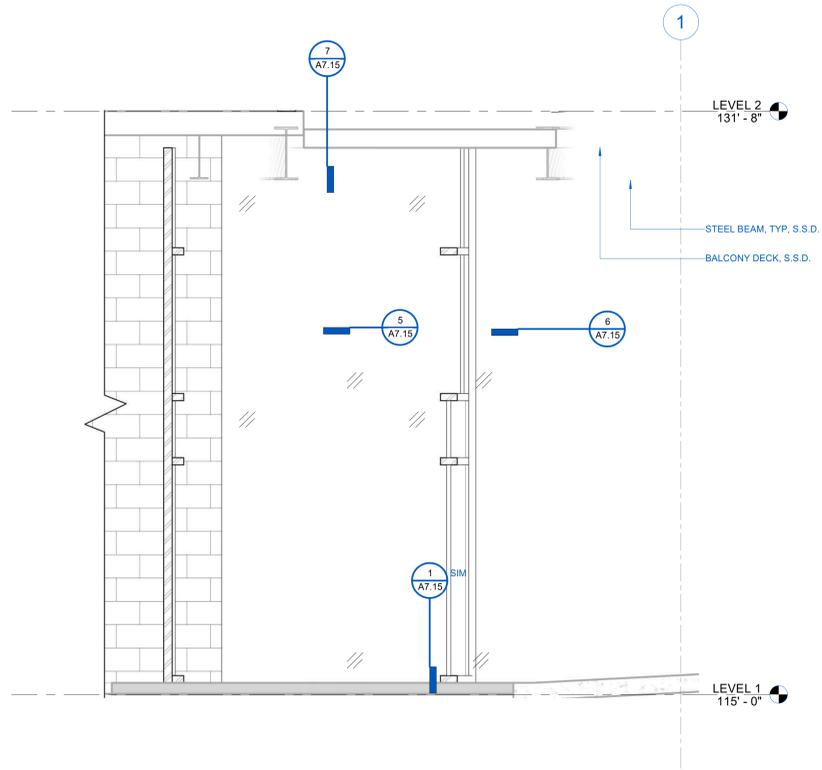


2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

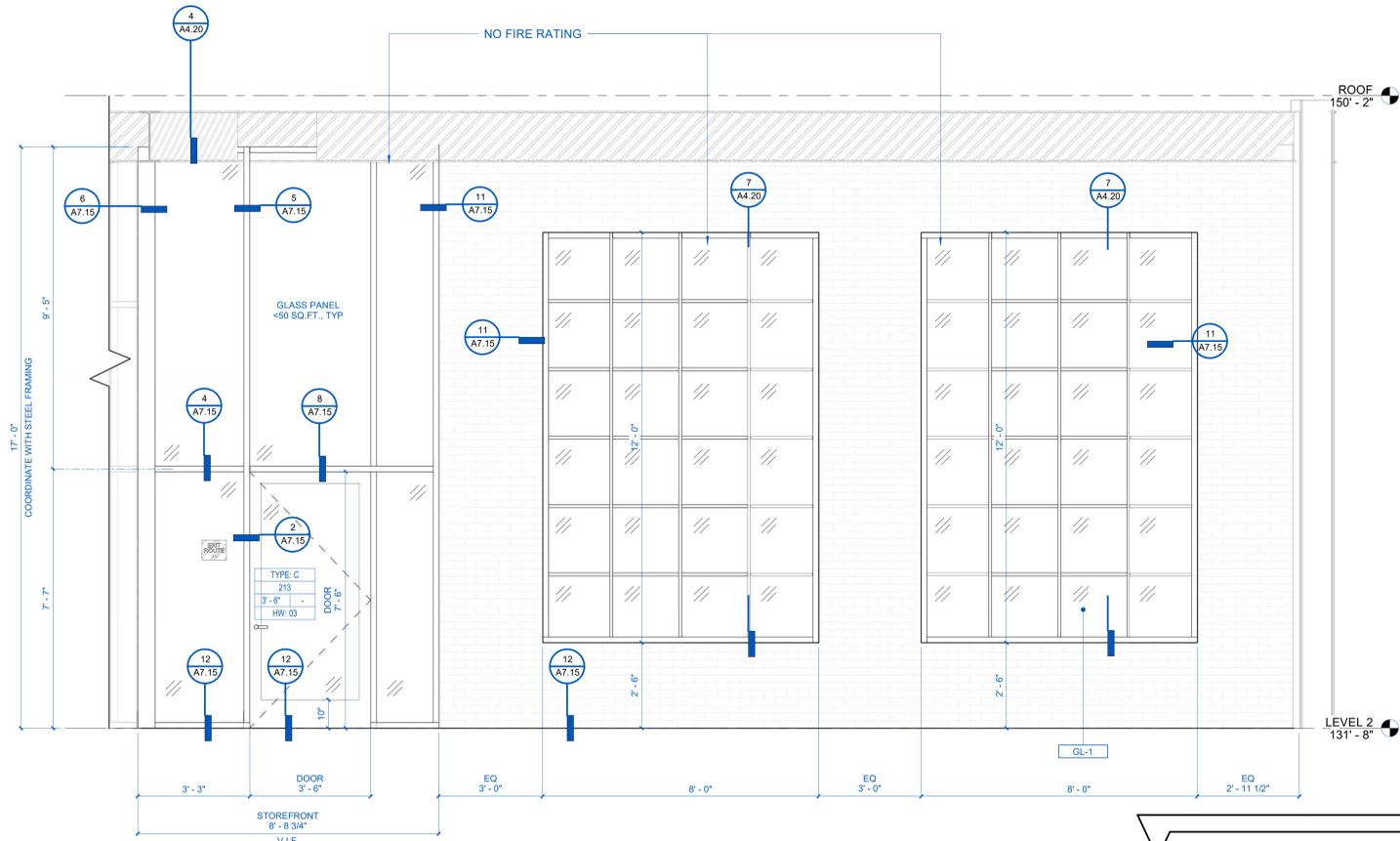


1 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

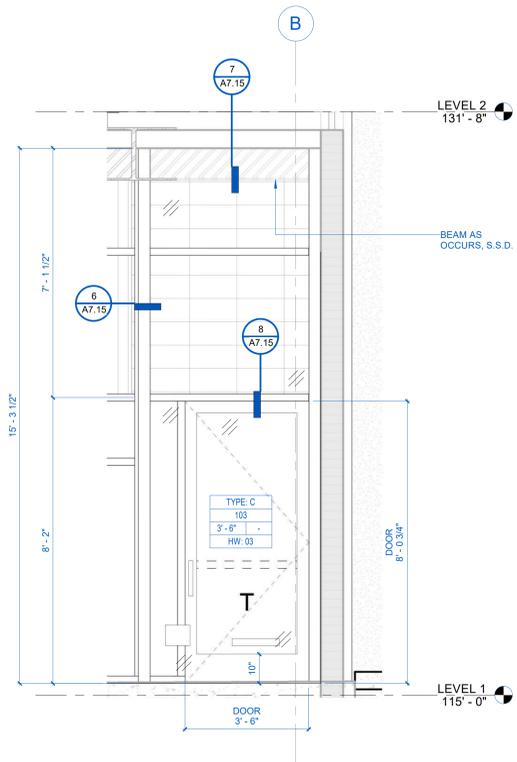
EXTERIOR ELEVATIONS



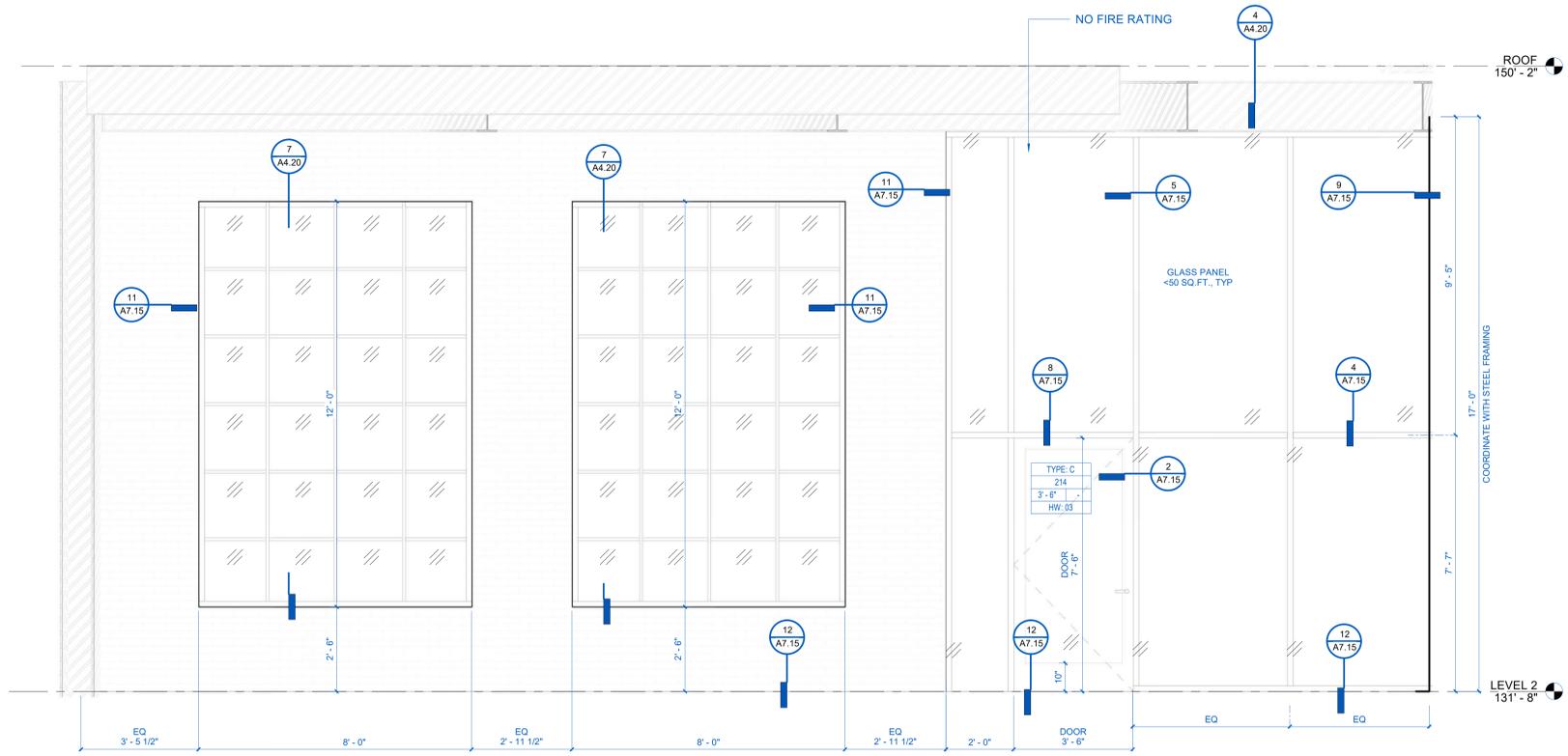
4 EXTERIOR ELEVATION - LEVEL 1 - STOREFRONT
1/2" = 1'-0"



2 EXTERIOR ELEVATION - WEST - STOREFRONT
1/2" = 1'-0"



3 EXTERIOR ELEVATION - EAST - LEVEL 1 - STOREFRONT
1/2" = 1'-0"



1 EXTERIOR ELEVATION - EAST - STOREFRONT
1/2" = 1'-0"

BALIAN

ARCHITECTS

21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+1 213 377 5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
E-Mail: mtalar@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
Contact: David Balian
E-Mail: dbalian@balianarchitects.com

OWNER'S CONSULTANTS
CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 2000
Los Angeles, CA 90017
Contact: Ed May
E-Mail: edmay@brandow.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1500 Harrison St. #320
Costa Mesa, CA 92626
Contact: Adam Murray
E-Mail: amurray@coffman.com

ELEC. LIGHTING, T24: LAZ DESIGN ENGINEERS
1314 West Gwynn Ave. Suite 205
Glendale, CA 91201
Contact: Zilber Aseeray
E-Mail: zilberaseeray@lazdesign.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd. # 310
Mission Hills, CA 91345
Contact: Mike Anka
E-Mail: kra@mwebergreen.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
E-Mail: tonynguyen@logikstructures.com

GEOTECHNICAL: GEOTECH WEST, INC.
500 N. Victory Blvd.
Burbank, CA 91502
Contact: Andrew Sawyer
E-Mail: sawyer@geotech.com

LANDSCAPING: LOY LANDSCAPES
Contact: Charles F. Loy
E-Mail: charles@loylandscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025
ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:56:46 PM
FILE: Address: 117 LOMITA - ARCH/PLN

REVISIONS
DATE ISSUE
0 1 MAY 9, 2025 ISSUED FOR PLAN CHECK

SHEET TITLE:
WINDOW AND STOREFRONT SCHEDULE

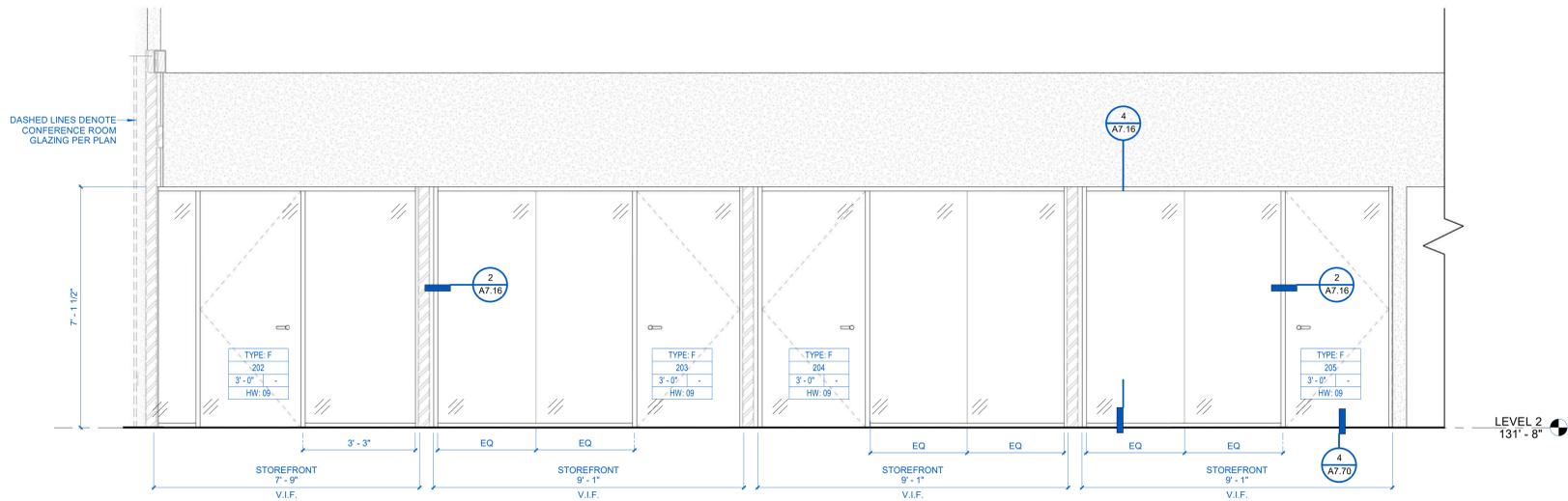
A3.10
© 2025 BALIAN ARCHITECTS, INC.

ISSUE FOR INFORMATIONAL PURPOSES ONLY

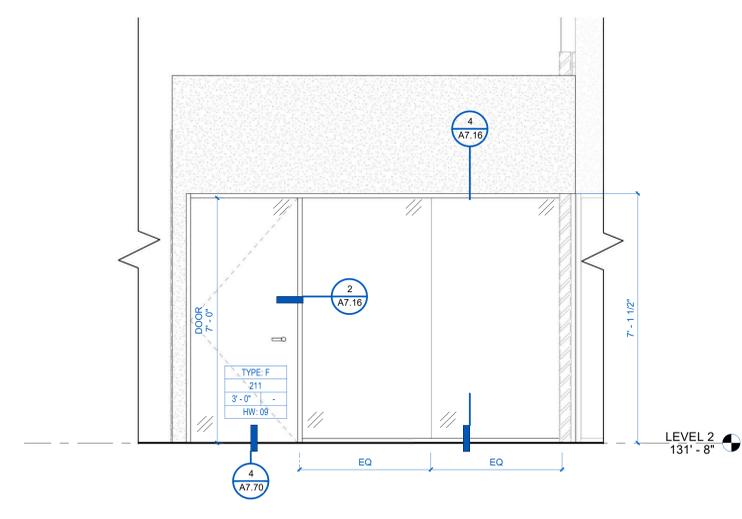
IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SHEET NO.

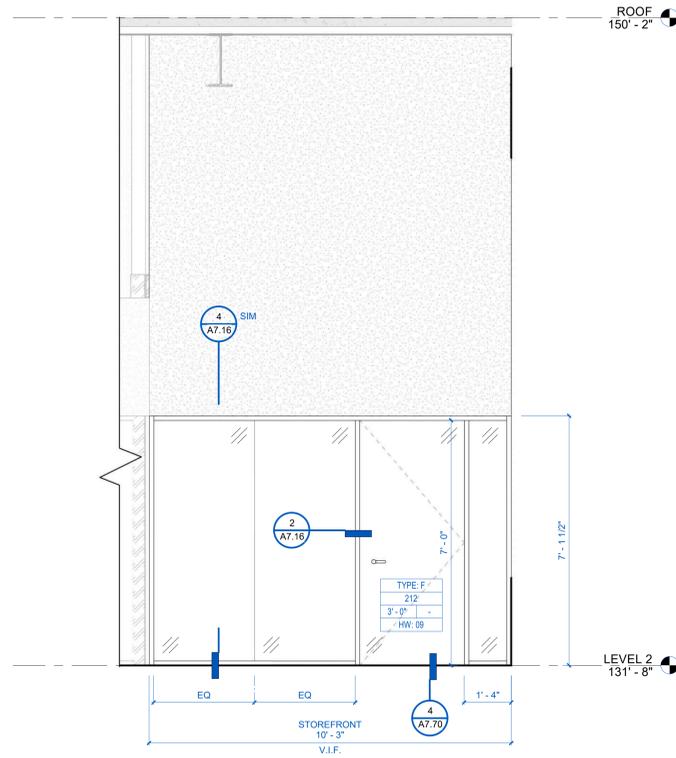
INTERIOR ELEVATIONS



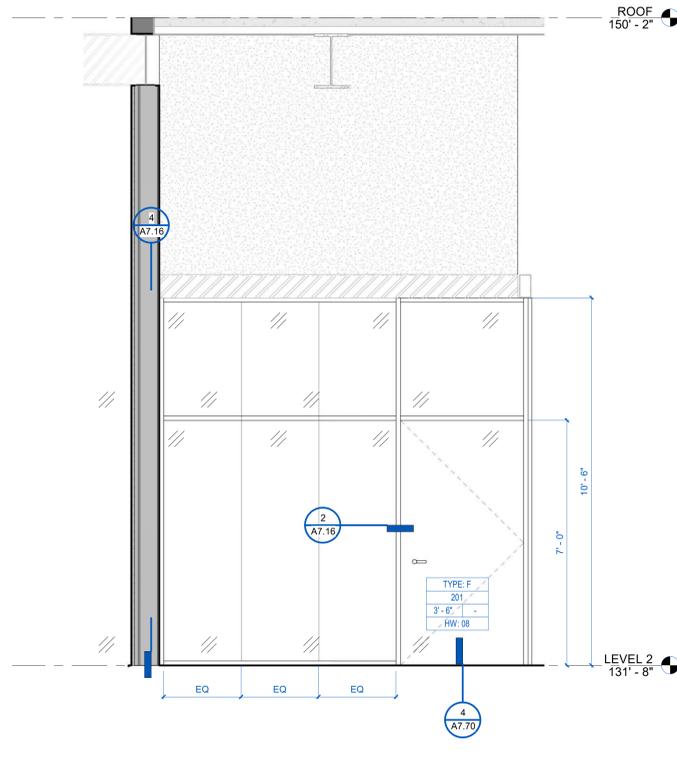
5 INTERIOR ELEVATION - OFFICE GLAZING - 3
1/2" = 1'-0"



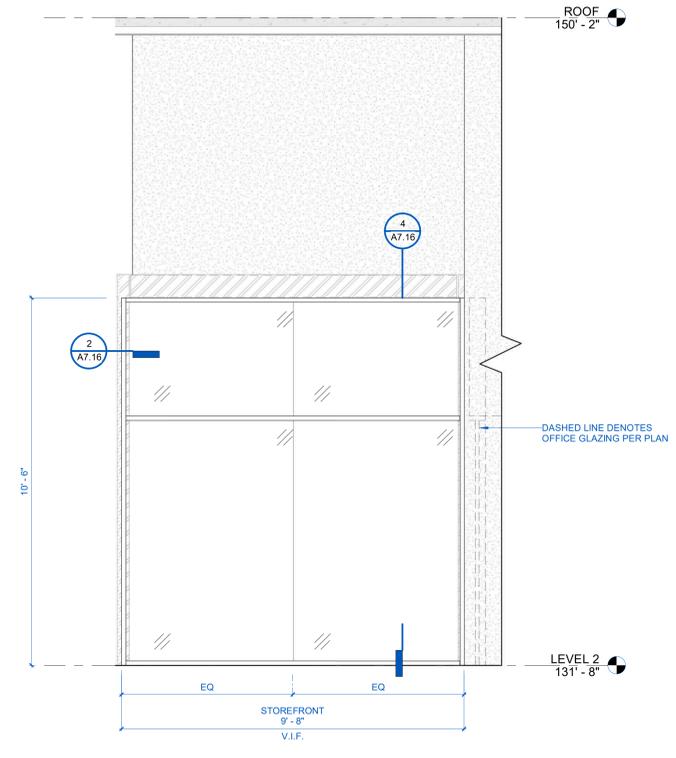
4 INTERIOR ELEVATION - OFFICE GLAZING - 2
1/2" = 1'-0"



3 INTERIOR ELEVATION - OFFICE GLAZING - 1
1/2" = 1'-0"



2 INTERIOR ELEVATION - CONF GLAZING - 2
1/2" = 1'-0"



1 INTERIOR ELEVATION - CONF GLAZING - 1
1/2" = 1'-0"

BALIAN

ARCHITECTS

21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+ 1 213 377 5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
E-Mail: mtalar@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
Contact: David Balian
E-Mail: dbalian@balianarchitects.com

OWNER'S CONSULTANTS

CIVIL: BRANDOW & JOHNSTON
700 S. First Street Suite 200
Los Angeles, CA 90017
Contact: Ed Maki
E-Mail: ed.maki@brandow.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1309 Harrison Bl. #320
Orange, CA 92667
Contact: Adam Murray
E-Mail: adam.murray@coffman.com

ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwynne Blvd. Suite 205
Orange, CA 92667
Contact: Zilbert Asefyan
E-Mail: zilbert@t24.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd. # 310
Mission Hills, CA 91345
Contact: Mike Weber
E-Mail: kra@mwengr.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Santa Street
El Segundo, CA 90245
Contact: Tony Nguyen
E-Mail: tonynguyen@logikstructures.com

GEOTECHNICAL: GEOCON WEST, INC.
500 N. Victory Blvd.
Burbank, CA 91502
Contact: Andrew Sawyer
E-Mail: andrew@geowest.com

LANDSCAPING: LOY LANDSCAPES
212 Santa Street
El Segundo, CA 90245
Contact: Charles F. Loy
E-Mail: charles@loylandscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025
ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:56:50 PM
FILE: Address: 117 LOMITA - ARCH PLAN

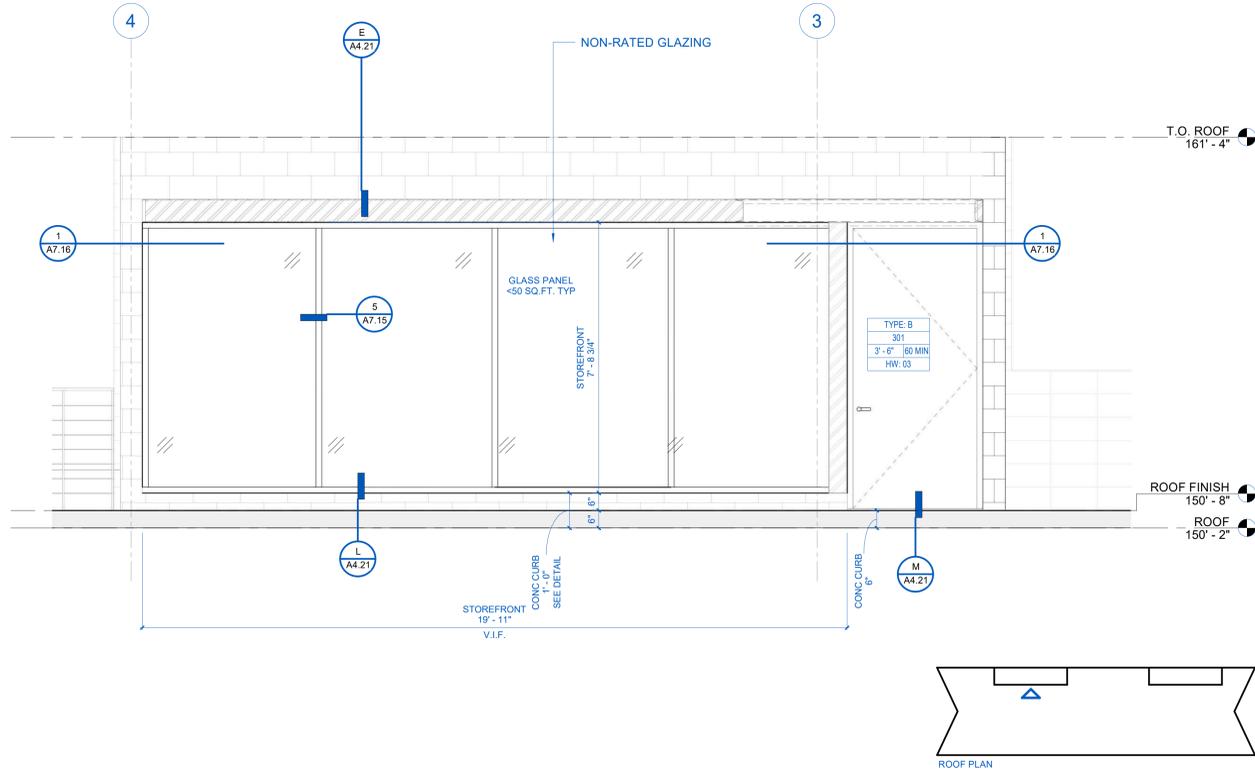
IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT
SHEET NO. A3.11
© 2025 BALIAN ARCHITECTS, INC.

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK

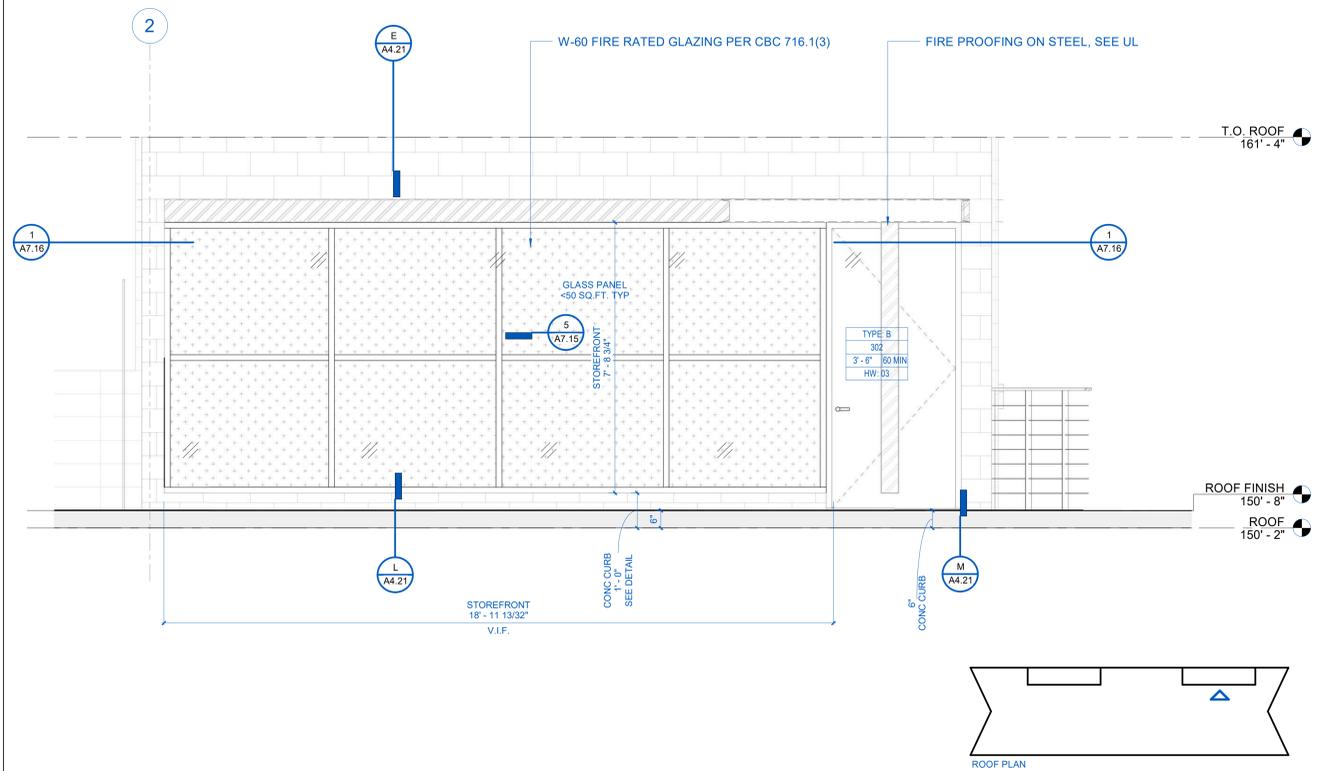
SHEET TITLE:
WINDOW AND STOREFRONT SCHEDULE

ISSUE FOR INFORMATIONAL PURPOSES ONLY

EXTERIOR ELEVATIONS

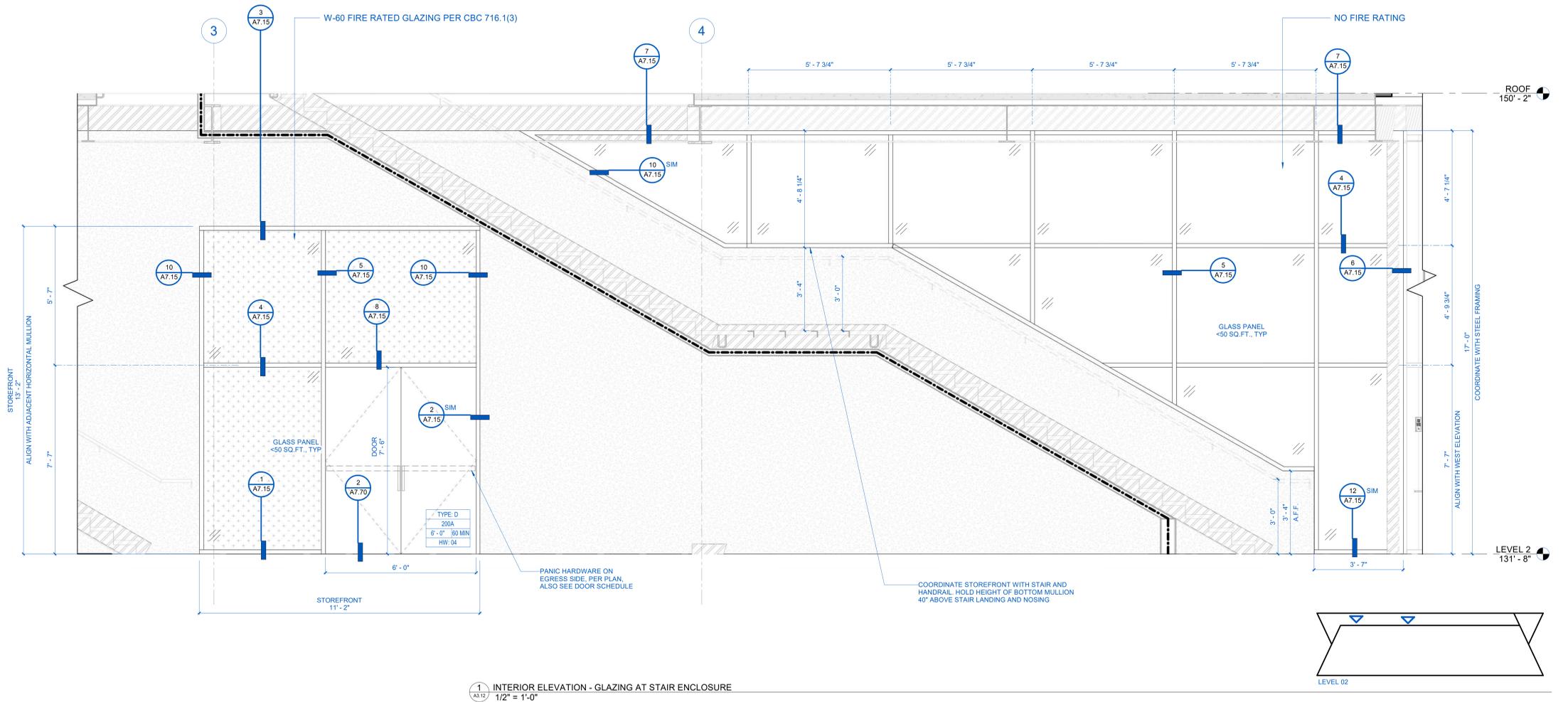


4 EXTERIOR ELEVATION - STAIR 3 ENTRY
1/2" = 1'-0"



3 EXTERIOR ELEVATION - STAIR 4 ENTRY
1/2" = 1'-0"

INTERIOR ELEVATIONS



1 INTERIOR ELEVATION - GLAZING AT STAIR ENCLOSURE
1/2" = 1'-0"

BALIAN

ARCHITECTS

21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+1 213 377 5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
E-Mail: mtalar@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
Contact: David Balian
E-Mail: dbalian@balianarchitects.com

OWNER'S CONSULTANTS
CIVIL: BRANDOW & JOHNSTON
700 S. First Street Suite 200
Los Angeles, CA 90017
Contact: Ed May
E-Mail: edmay@brandow.com

MECHANICAL & PLUMBING: COFFMAN ENGINEERS, INC.
1300 Harrison St. #320
Orange, CA 92667
Contact: Adam Murray
E-Mail: amurray@coffman.com

ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwinn Ave. Suite 205
Orange, CA 92667
Contact: Zilber Asefyan
E-Mail: zilberasefyan@t24.com

STRUCTURAL: LOGIK STRUCTURES, INC.
215 Santa Street
El Segundo, CA 90245
Contact: Tony Nguyen
E-Mail: tonynguyen@logikstructures.com

GEOTECHNICAL: GEOCON WEST, INC.
600 N. Victory Blvd.
Burbank, CA 91502
Contact: Andrew Sawyer
E-Mail: sawyer@gecon.com

LANDSCAPING: LOY LANDSCAPES
215 Santa Street
El Segundo, CA 90245
Contact: Charles F. Loy
E-Mail: charles@loylandscapes.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd. # 310
Mission Hills, CA 91345
Contact: M. Weber
E-Mail: kra@mwebergreen.com

STRUCTURAL: LOGIK STRUCTURES, INC.
215 Santa Street
El Segundo, CA 90245
Contact: Tony Nguyen
E-Mail: tonynguyen@logikstructures.com

GEOTECHNICAL: GEOCON WEST, INC.
600 N. Victory Blvd.
Burbank, CA 91502
Contact: Andrew Sawyer
E-Mail: sawyer@gecon.com

LANDSCAPING: LOY LANDSCAPES
215 Santa Street
El Segundo, CA 90245
Contact: Charles F. Loy
E-Mail: charles@loylandscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME:	DAVID BALIAN
LICENSE NUMBER:	C-33779
SIGNATURE DATE:	SEPT 18, 2025
ISSUE DATE:	SEPT 18, 2025
PROJ #:	22.021
TIME STAMP:	9/19/2025 3:56:54 PM
FILE:	Address: 117 LOMITA STREET, LOMITA, CA 90245

THESE DOCUMENTS ARE THE PROPERTY OF Balian Architects, Inc. and are to be used only for the project and site specified herein. No part of these documents may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Balian Architects, Inc. The user of these documents shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. Balian Architects, Inc. shall not be held responsible for any errors or omissions in these documents. The user of these documents shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. Balian Architects, Inc. shall not be held responsible for any errors or omissions in these documents.

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK

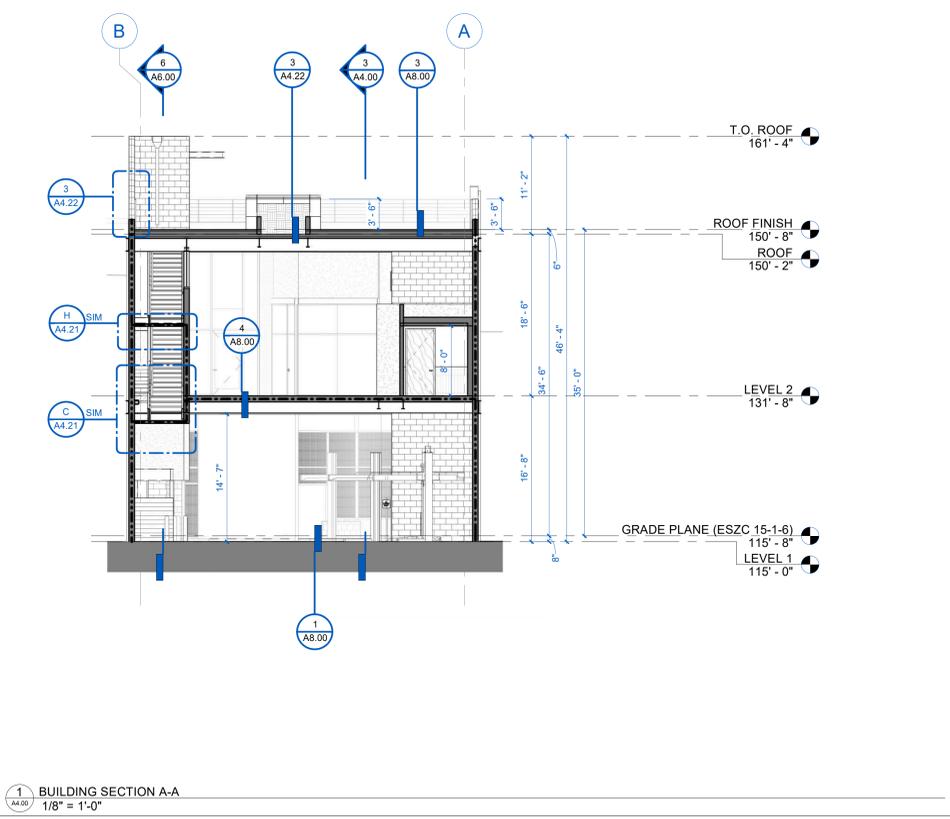
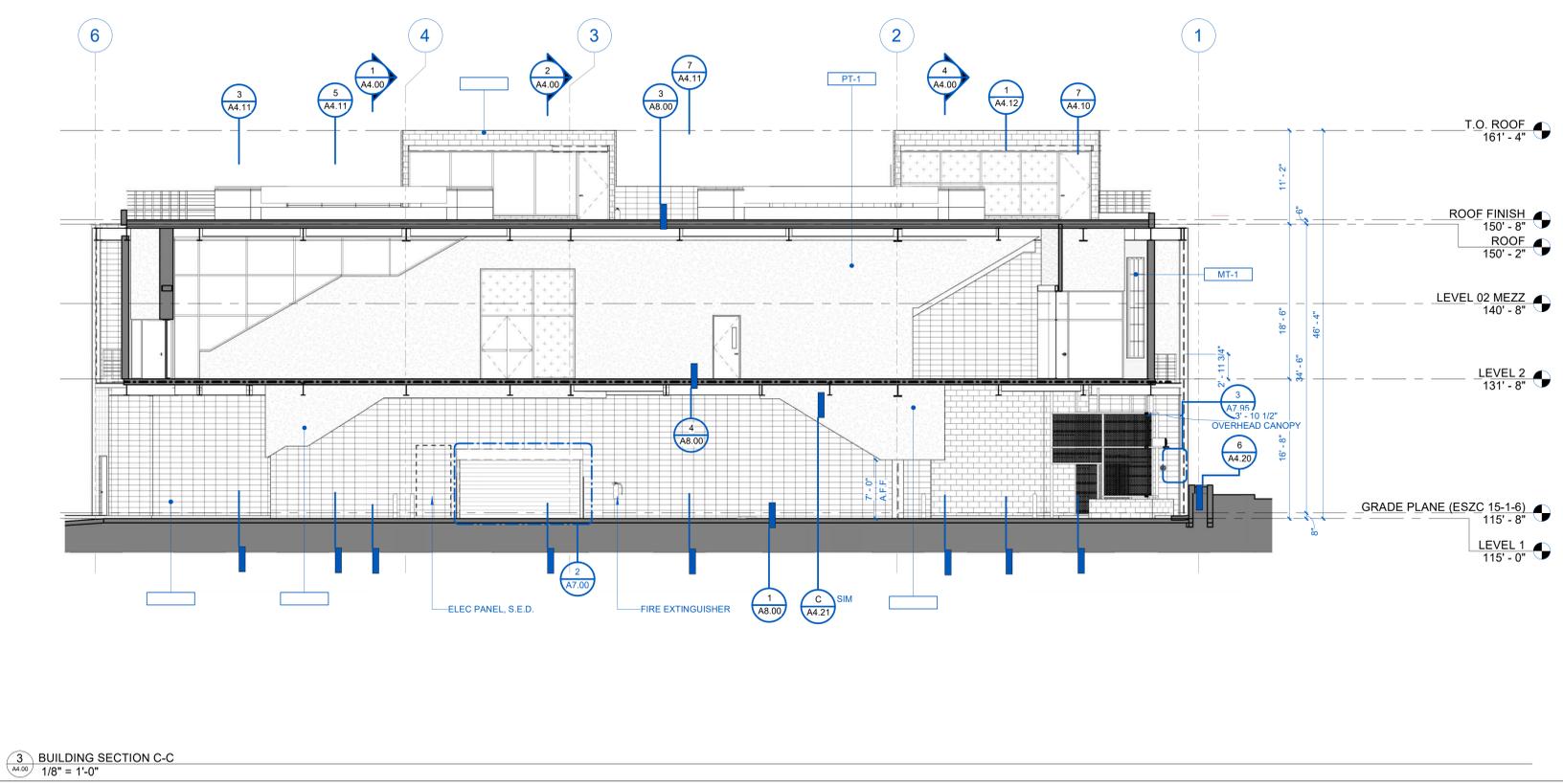
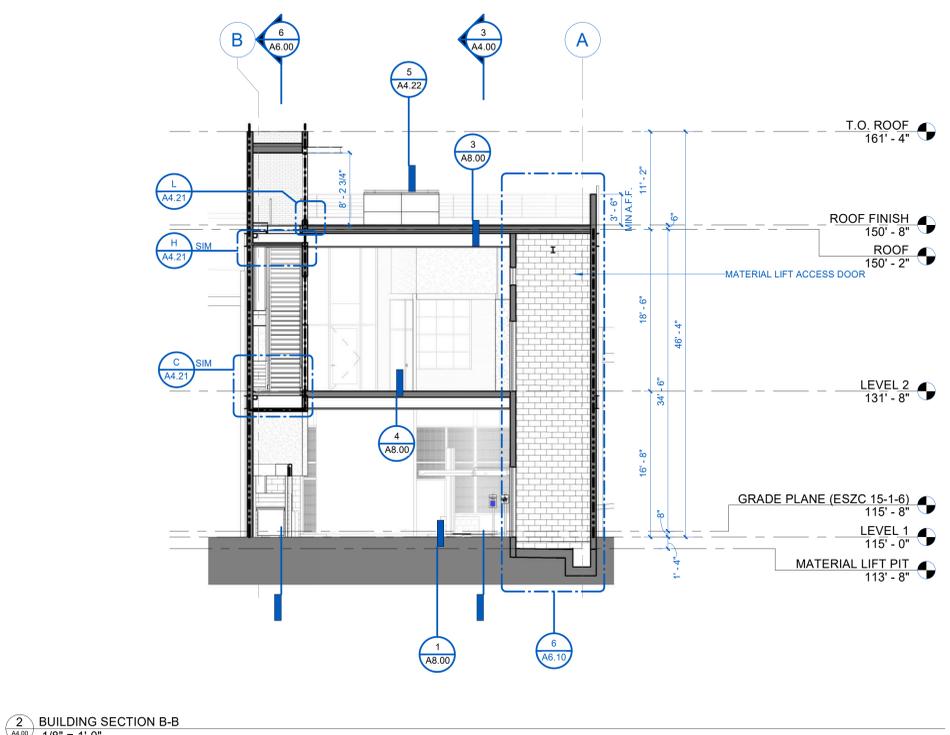
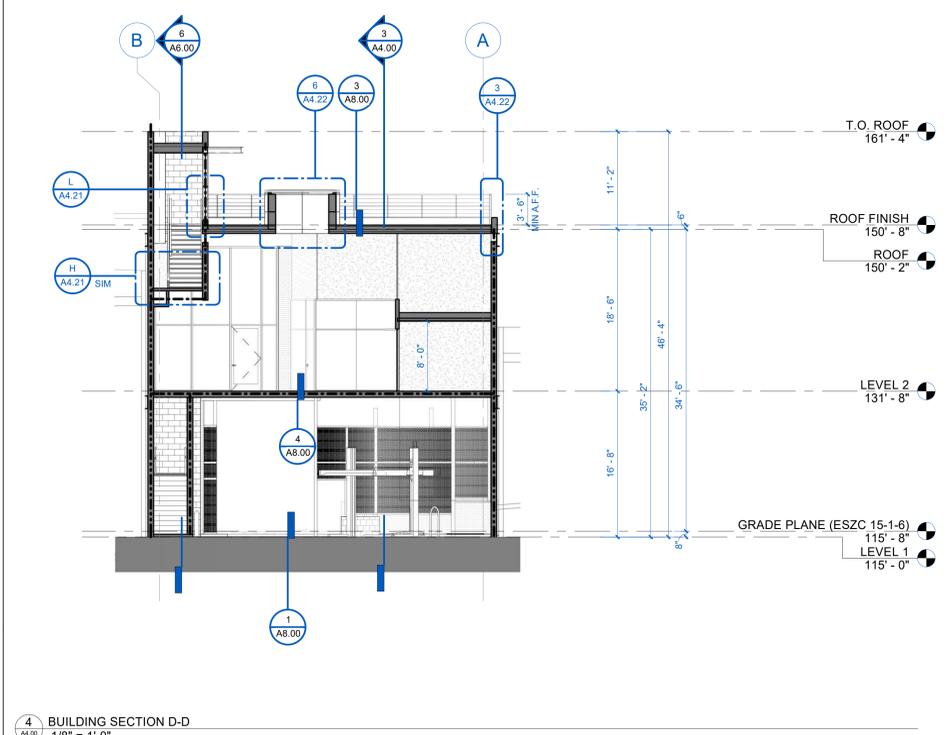
SHEET TITLE:
WINDOW AND STOREFRONT SCHEDULE

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT
SHEET NO:
A3.12
© 2025 BALIAN ARCHITECTS, INC.

ISSUE FOR INFORMATIONAL PURPOSES ONLY

NOTES GENERAL - SECTIONS & INTERIOR FINISH

- SEE SPECIFICATIONS ON SHEET A0.90 FOR ALL FINISHES.
- ALL EXPOSED STEEL SHALL RECEIVE HIGH PERFORMANCE FINISH COATING AS SCHEDULED.
- PROVIDE FIRE PROOFING PER UL, AS REQUIRED PER PLANS AND DETAILS.
- SEE INTERIOR ELEVATIONS & RCP FOR MATERIAL LAYOUT.
- GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, CURB RAMPS AND STAIRS SHALL BE STABLE, FIRM AND SLIP-RESISTANT.
- ALL MECHANICAL DUCTS, CONDUITS AND ALL SUPPORT MEMBERS ABOVE CEILING SHALL BE PAINTED TO MATCH SURROUNDING.
- ALL GYP CEILING AND SOFFIT TO BE PAINTED TO MATCH ADJACENT WALL AND/OR CEILING.
- PROVIDE BLOCKING AT ALL CASEWORK, GRAB BARS, AND ACCESSORIES.
- COORDINATE ALL MECHANICAL EQUIPMENT & DUCT LOCATIONS, AND LOCATIONS OF DUCT PENETRATIONS THROUGH WALLS WITH MECHANICAL CONSULTANT DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CHANGES FROM THESE DRAWINGS PRIOR TO INSTALLATION.



- OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
mtalar@smokyhollow.com
- ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
Contact: David Balian
dbalian@balianarchitects.com
- OWNERS CONSULTANTS
- CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 2000
Los Angeles, CA 90017
Contact: Ed Maw
emaw@brandow.com
- MECHANICAL & PLUMBING: COFFMAN ENGINEERS, INC.
1309 Harrison St. #320
Oakland, CA 94612
Contact: Adam Murray
amurray@coffman.com
- ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Geweke Blvd, Suite 205
Orem, UT 84057
Contact: Zibart Asefyan
zasefyan@t24.com
- M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd., # 110
Mission Hills, CA 91345
Contact: Kirk Ansh
kransh@mwebere.com
- STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
tnguyen@logikstructures.com
- GEOTECHNICAL: GEOCON WEST, INC.
600 N. Victory Blvd.
Burbank, CA 91502
Contact: Andrew Sover
asover@gecon.com
- LANDSCAPING: LOY LANDSCAPES
Address: 10011111
Lynwood, CA 91763
Contact: Charles F. Loy
cloy@loylandscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025
ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:56:59 PM
FILE: Address: 10011111 LOMITA, 117 LOMITA ARCHVW

REVISIONS

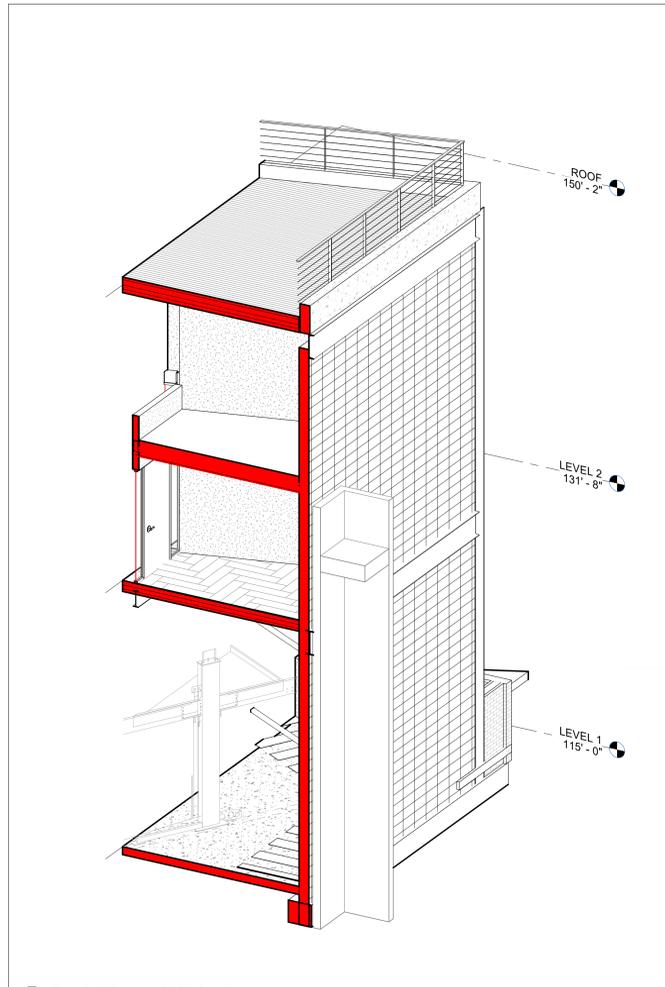
#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK

SHEET TITLE:
BUILDING SECTIONS

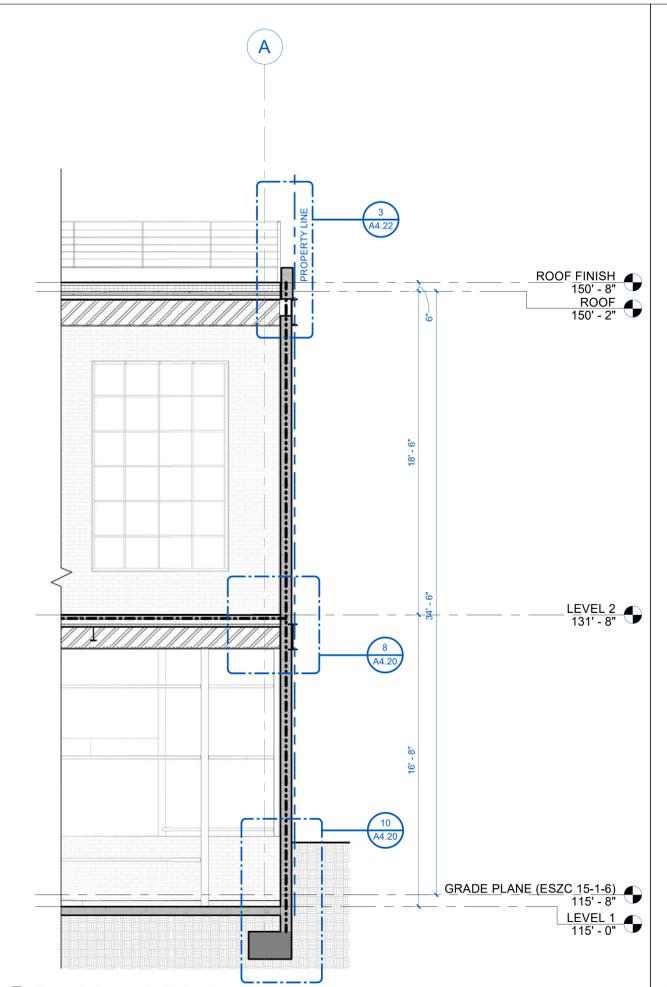
ISSUE FOR INFORMATIONAL PURPOSES ONLY

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

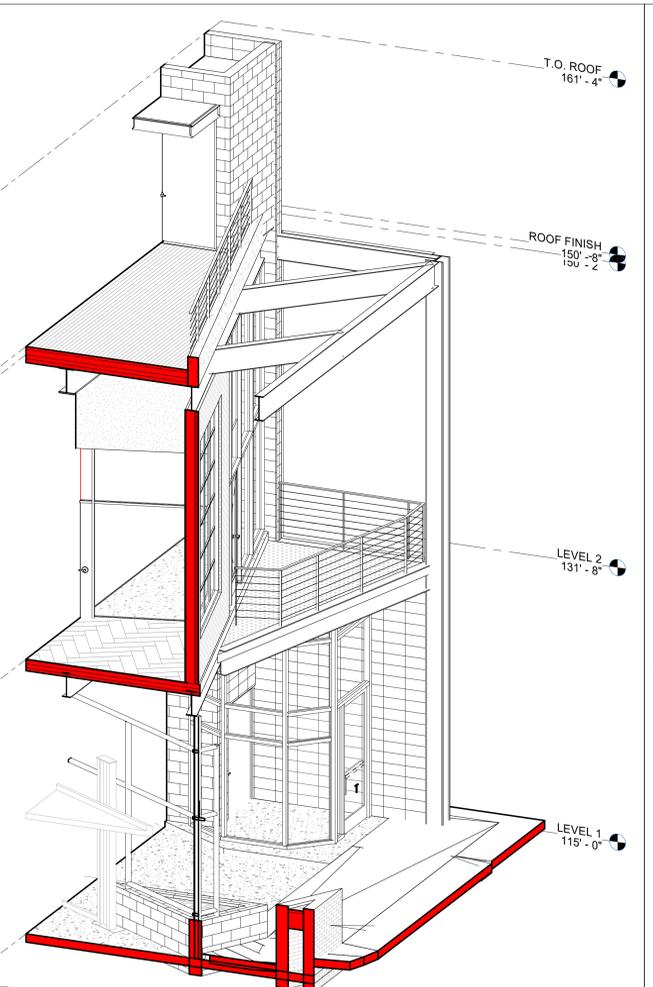
SHEET NO:
A4.00
© 2025 BALIAN ARCHITECTS, INC.



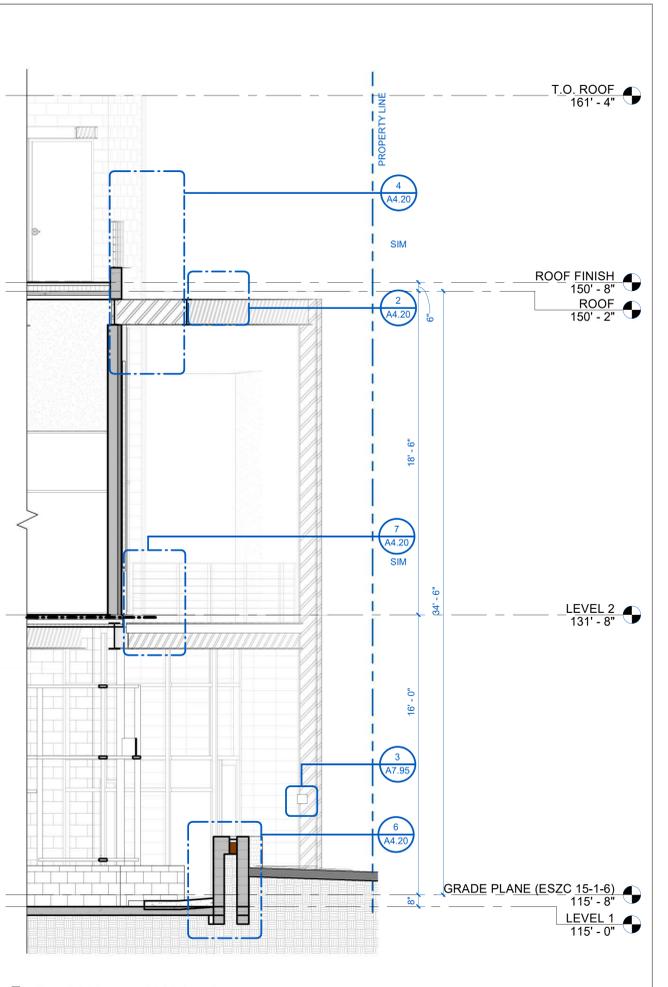
8 ENLARGED WALL SECTION - D
A4.10



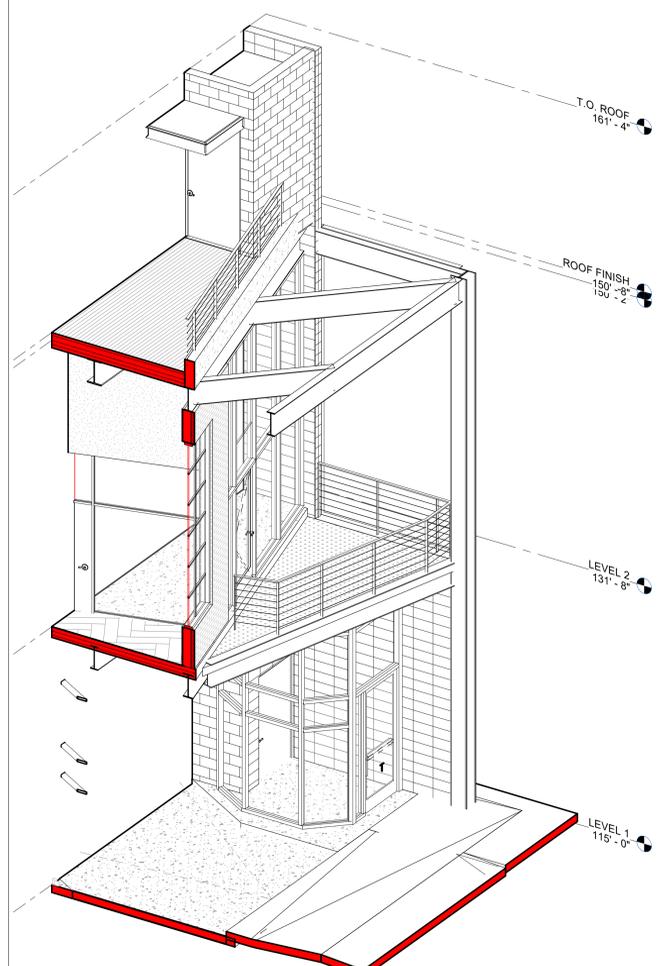
7 ENLARGED WALL SECTION - D
1/4" = 1'-0"



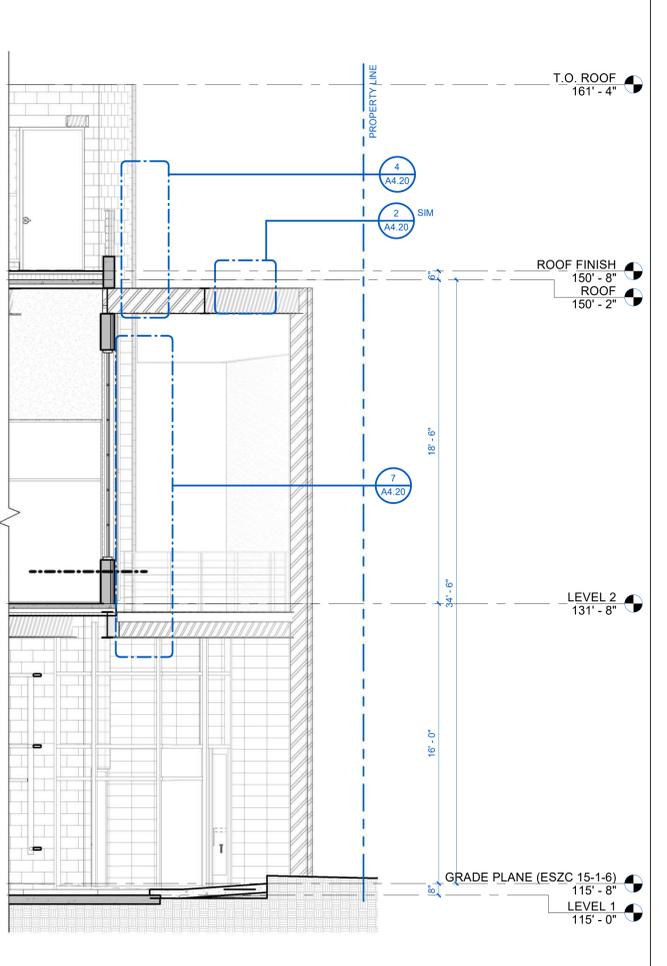
6 ENLARGED WALL SECTION - C
A4.10



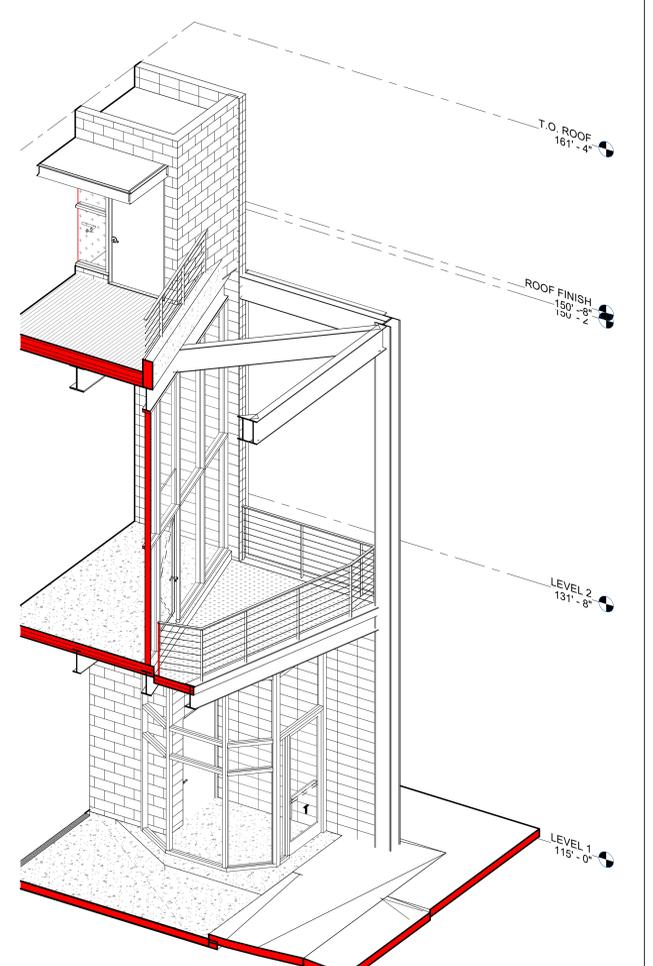
5 ENLARGED WALL SECTION - C
1/4" = 1'-0"



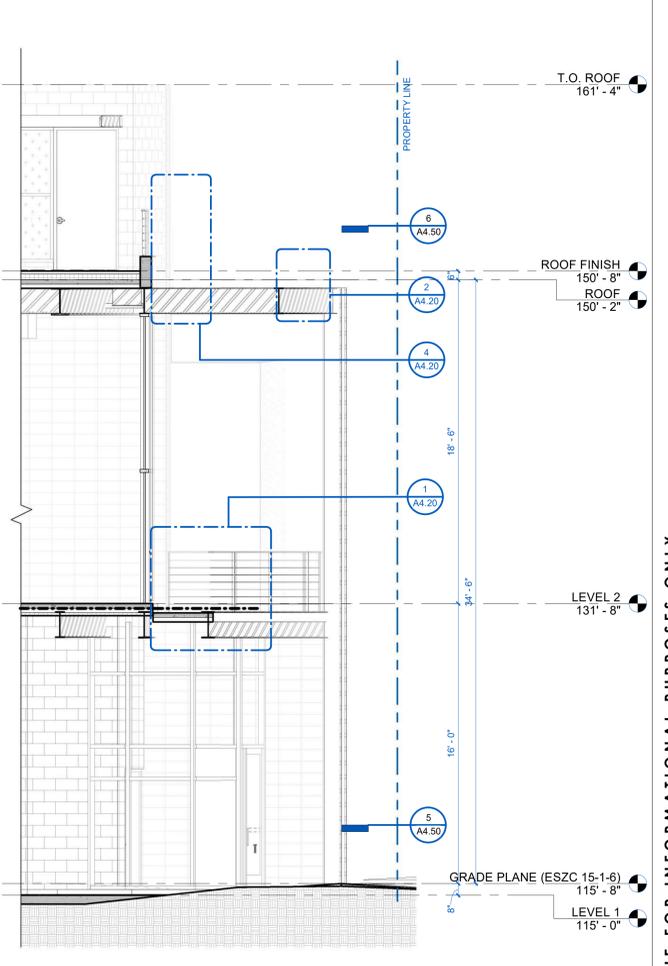
4 ENLARGED WALL SECTION - B
A4.10



3 ENLARGED WALL SECTION - B
1/4" = 1'-0"



2 ENLARGED WALL SECTION - A
A4.10



1 ENLARGED WALL SECTION - A
1/4" = 1'-0"

BALIAN
ARCHITECTS

21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+1 213 377 5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
www.smokeyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNER'S CONSULTANTS

CIVIL: BRANDOW & JOHNSTON
700 S. First Street Suite 200
Los Angeles CA 90017
Contact: Ed Mann
T: 323.761.8820 E-Mail: ed.mann@brandow.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1300 Harrison St. #320
Oakland, CA 94612
www.coffman.com Contact: Adam Murray
T: 415.225.2000 E-Mail: adam.murray@coffman.com

ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwyneth Blvd. Suite 205
Orem, UT 84057
T: 818.937.9229 Contact: Zilber Asefyan
E-Mail: zilberasefyan@t24.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd. # 310
Mission Hills, CA 91345
Contact: Kirk Ansh
E-Mail: kirk@mwass.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
T: 213.915.4119 E-Mail: tony@logikstructures.com

GEOTECHNICAL: GEOCOON WEST, INC.
600 N. Victory Blvd.
Burbank, CA 91502
www.geocoon.com Contact: Andrew Sawyer
T: 818.844.8388 E-Mail: andrew@geocoon.com

LANDSCAPING: LOY LANDSCAPES
www.loylscapes.com Contact: Charles F. Loy
T: 650.958.7006 E-Mail: charles@loylscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025

ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:57:06 PM
FILE: Address: 0215 117 LOMITA, ARCHV19

REVISIONS

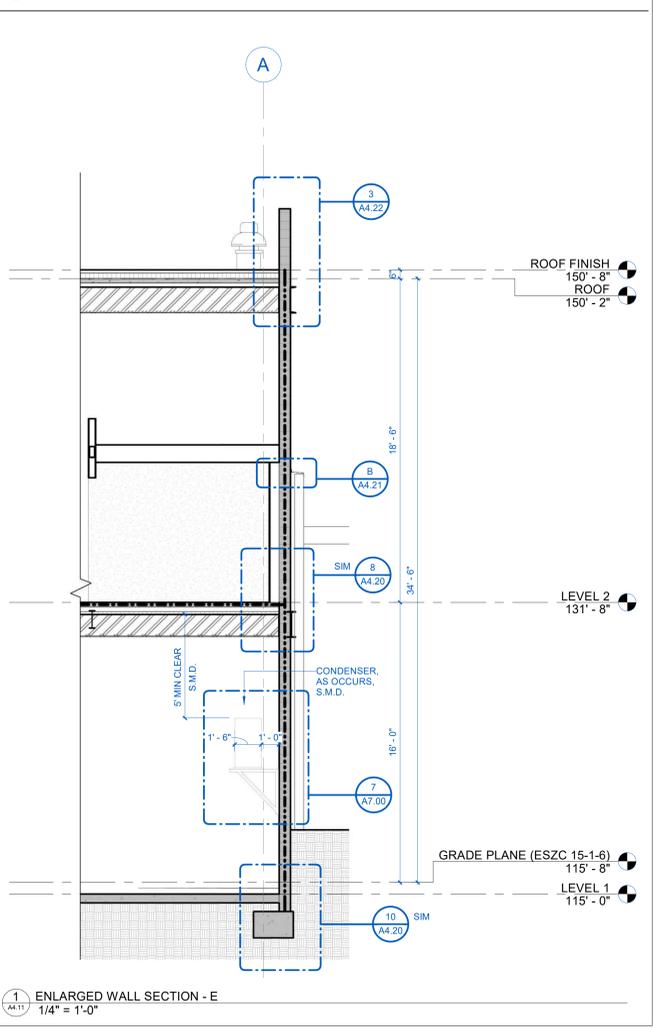
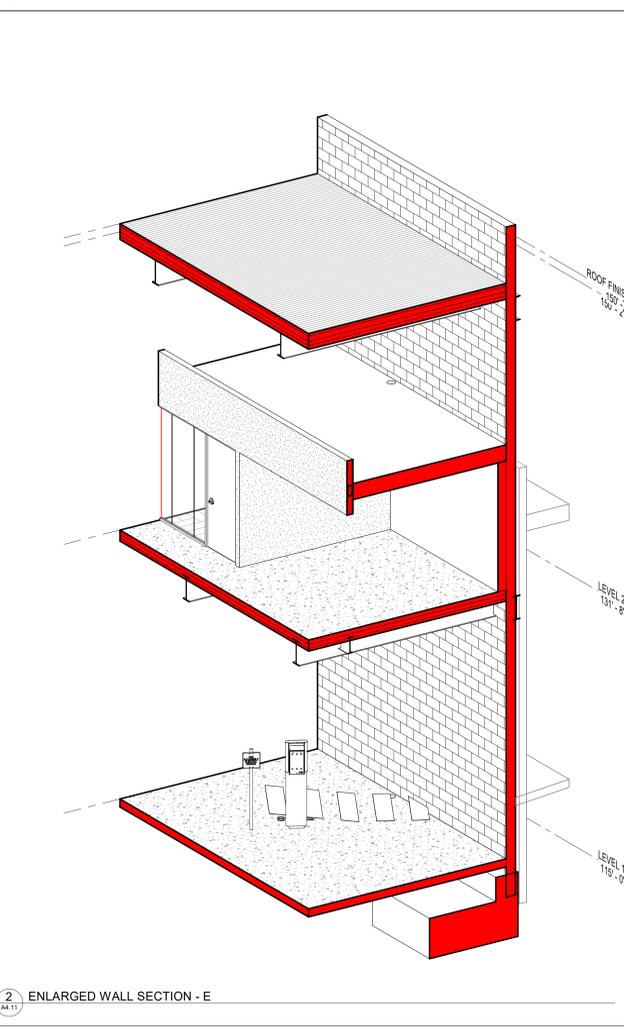
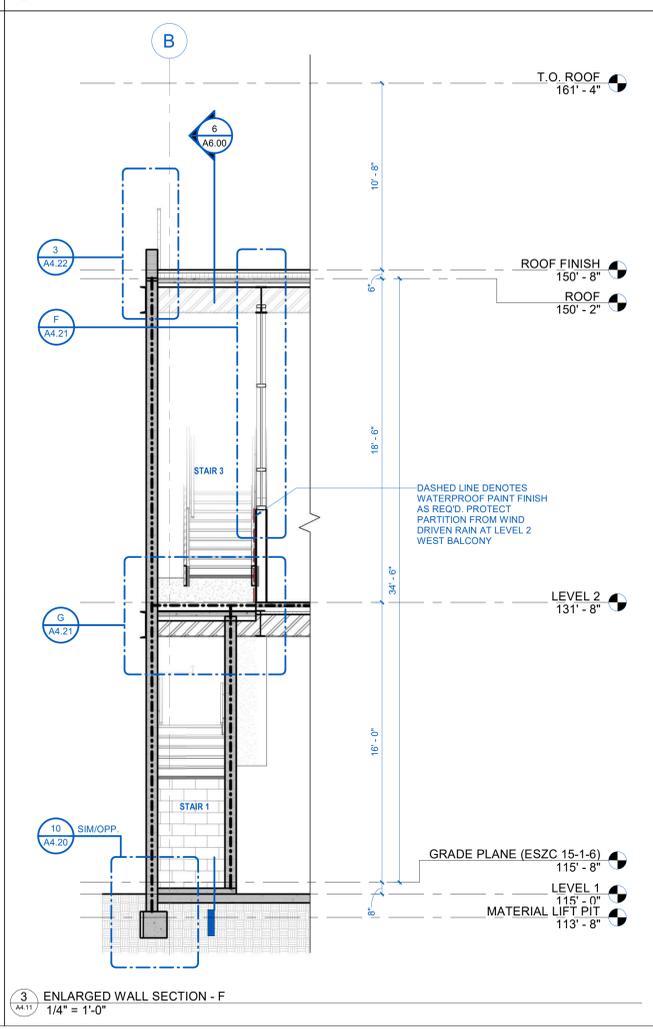
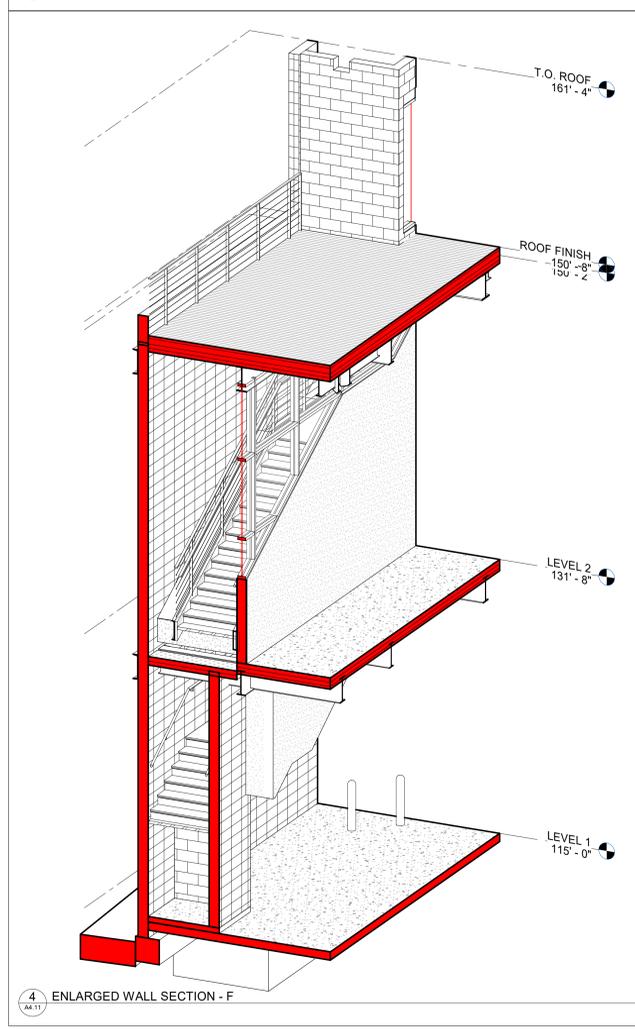
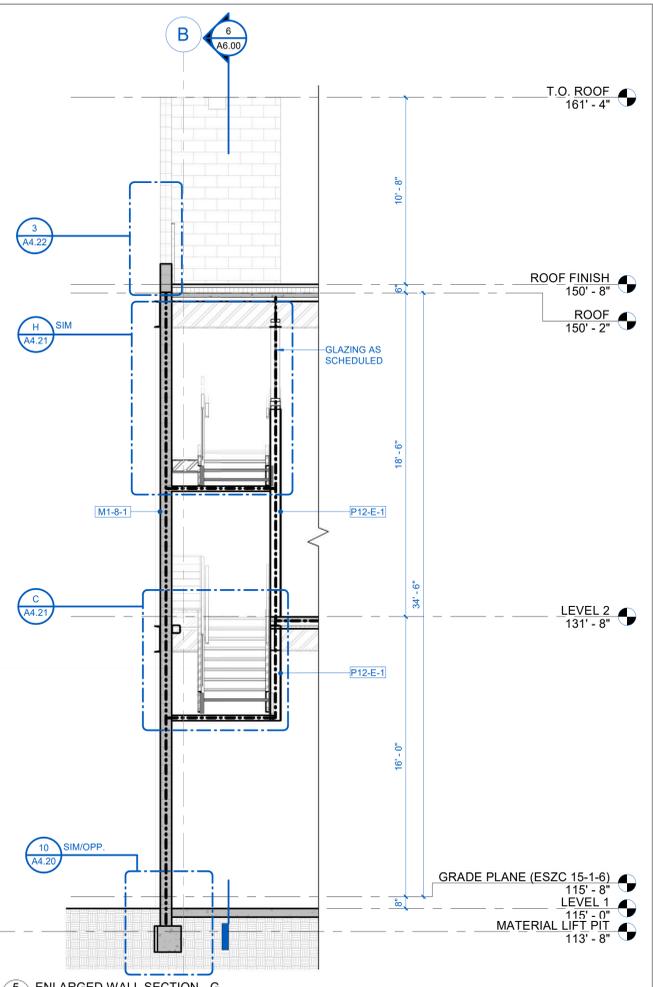
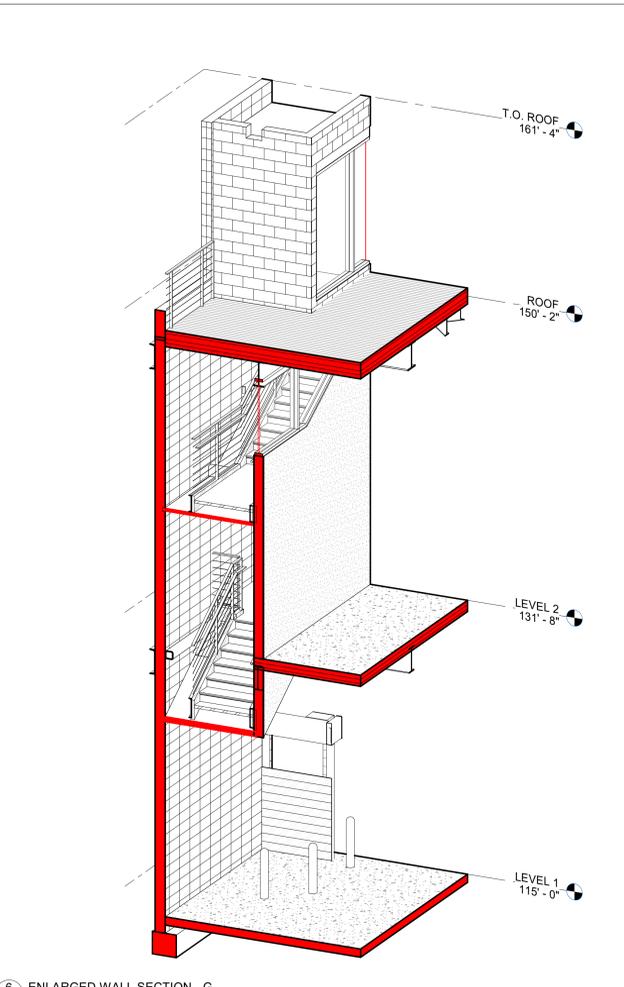
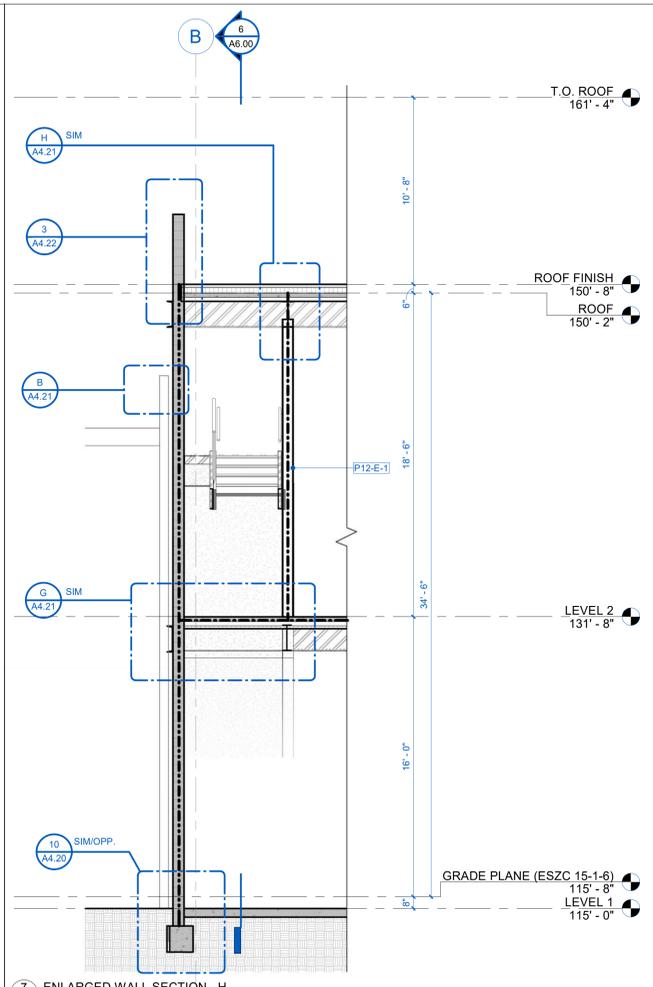
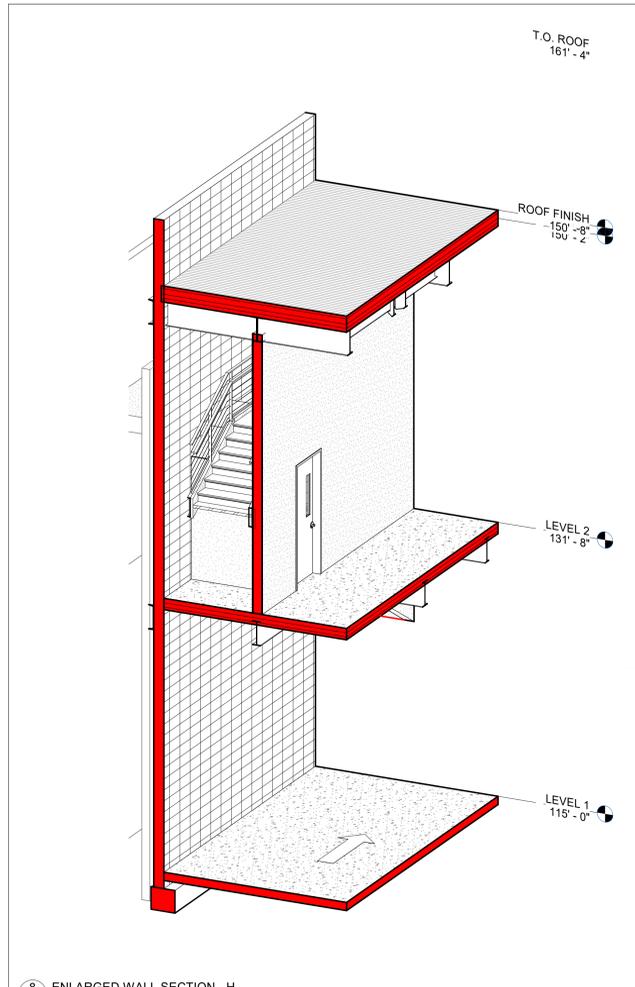
#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK

SHEET TITLE:
ENLARGED WALL SECTIONS

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SHEET NO:
A4.10
© 2025 BALIAN ARCHITECTS, INC.

ISSUE FOR INFORMATIONAL PURPOSES ONLY



BALIAN
ARCHITECTS
21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+1 213 377 5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
E-Mail: mt@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
Contact: David Balian
E-Mail: david@balianarchitects.com

OWNER'S CONSULTANTS

CIVIL: BRANDOW & JOHNSTON
700 S. First Street Suite 2200
Los Angeles, CA 90017
Contact: Ed Maw
E-Mail: edm@brandow.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1309 Harrison St. #320
Oakland, CA 94612
Contact: Adam Murray
E-Mail: adam@coffman.com

ELEC. LIGHTING, T24: LAZ DESIGN ENGINEERS
1314 West Gwyneth Blvd, Suite 205
Glendale, CA 91201
Contact: Zibben Aseyan
E-Mail: zibben@lazdesign.com

MATERIALS & MECHANICAL: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd. # 310
Mission Hills, CA 91345
Contact: Kirk Ansh
E-Mail: kirk@mwassociates.com

PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd. # 310
Mission Hills, CA 91345
Contact: Kirk Ansh
E-Mail: kirk@mwassociates.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
E-Mail: tonyn@logikstructures.com

GEOTECHNICAL: GEOCOON WEST, INC.
500 N. Victory Blvd.
Burbank, CA 91502
Contact: Andrew Sawyer
E-Mail: andrew@geocoon.com

LANDSCAPING: LOY LANDSCAPES
Contact: Charles F. Loy
E-Mail: charles@loylandscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025

ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:57:13 PM
FILE: A:\Projects\117 LOMITA - ARCH\117

REVISIONS

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK

SHEET TITLE:
ENLARGED WALL SECTIONS

ISSUE FOR INFORMATIONAL PURPOSES ONLY

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SHEET NO:
A4.11

© 2025 BALIAN ARCHITECTS, INC.

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
T: 310.616.9540 E-Mail: mh@smokyhollowindustries.com
Contact: Mark T. Talbot

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
T: 213.377.5500 E-Mail: david@balianarchitects.com
Contact: David Balian

OWNERS CONSULTANTS

CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street, Suite 2200
Los Angeles, CA 90017
www.bjpsca.com E-Mail: ed@brandowjohnston.com
T: 323.761.8830

CODE CONSULT: COFFMAN ENGINEERS, INC.
1303 Harrison St., #320
Orange, CA 92667
www.coffman.com E-Mail: ashley.murray@coffman.com
T: 714.282.2000 E-Mail: ashley.murray@coffman.com

ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwyneth Blvd., Suite 205
Orange, CA 92667
T: 818.937.9229 E-Mail: zibben.aseeryan@lazdesign.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd., # 110
Mission Hills, CA 91345
T: 818.441.8388 E-Mail: kra@mwebengr.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
www.logikstructures.com E-Mail: tony@logikstructures.com
T: 213.915.4119

GEOTECHNICAL: GEOCOON WEST, INC.
500 N. Victory Blvd.,
Burbank, CA 91502
www.geocoon.com E-Mail: andrew.sayer@geocoon.com
T: 818.844.8388

LANDSCAPING: LOY LANDSCAPES
www.loylandscape.com E-Mail: charles.f.loy@loylandscape.com
T: 626.268.7009

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



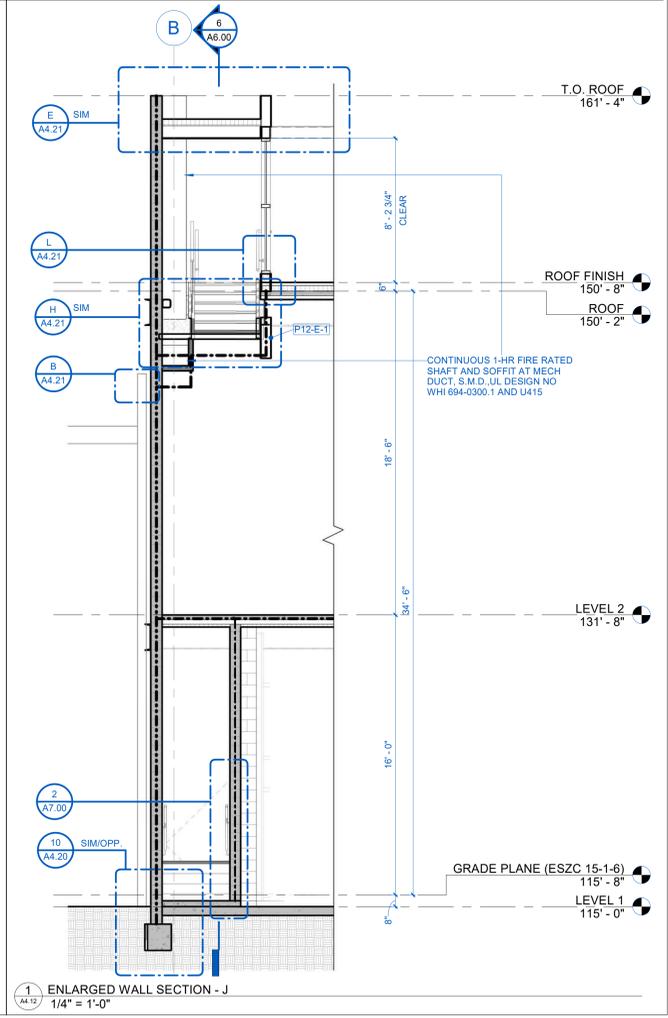
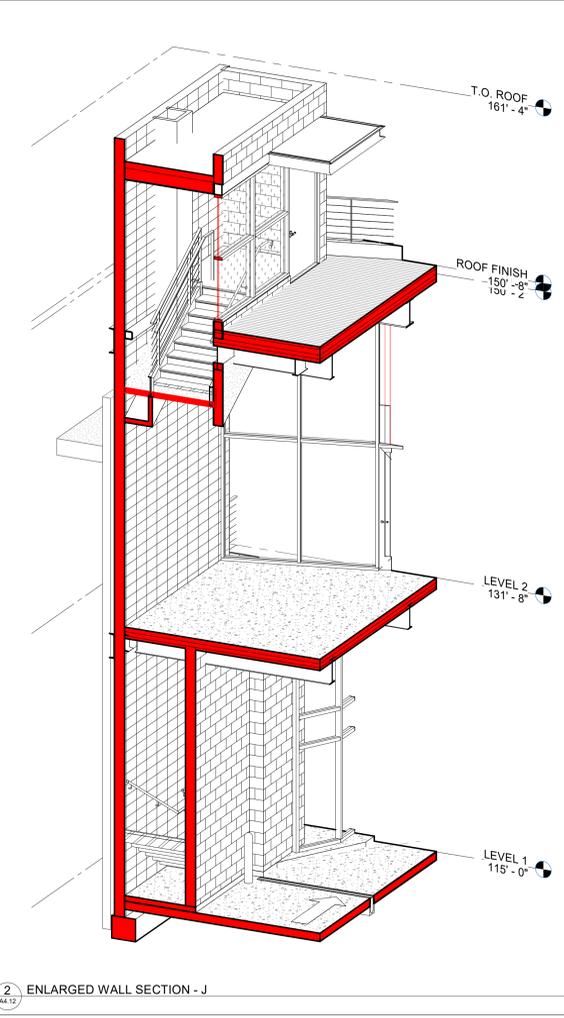
NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: SEPT 18, 2025

ISSUE DATE: SEPT 18, 2025
PROJ #: 22.021
TIME STAMP: 9/19/2025 3:57:17 PM
FILE: A:\Architect\2025\117 LOMITA - ARCH\DWG

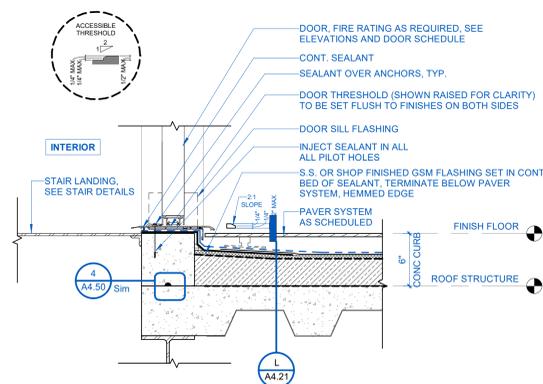
© 2025 BALIAN ARCHITECTS. ALL RIGHTS RESERVED.
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF BALIAN ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE CONTENTS ARE TECHNICAL IN NATURE AND NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BALIAN ARCHITECTS, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. BALIAN ARCHITECTS, INC. ACCEPTS NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BALIAN ARCHITECTS, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. BALIAN ARCHITECTS, INC. ACCEPTS NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK

SHEET TITLE:
ENLARGED WALL SECTIONS

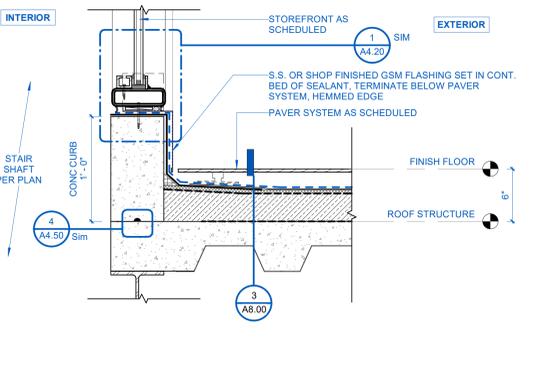


ISSUE FOR INFORMATIONAL PURPOSES ONLY



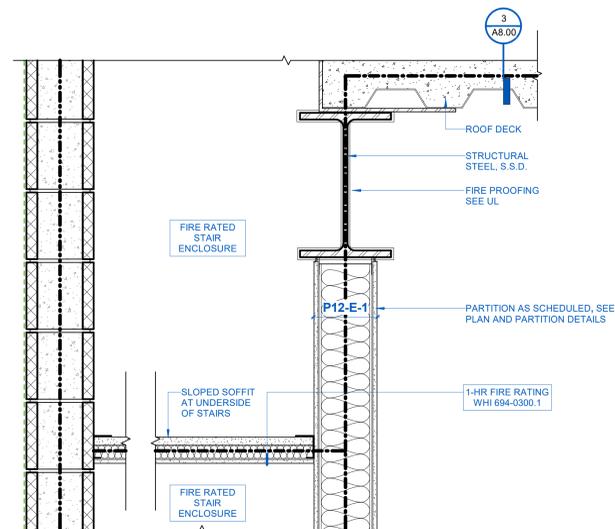
M ENLARGED SECTION DETAIL - DOOR SILL AT AMENITY DECK
1 1/2" = 1'-0"

NOTE:
ALSO SEE ROOF DETAILS SHEET A7.80 & A7.81

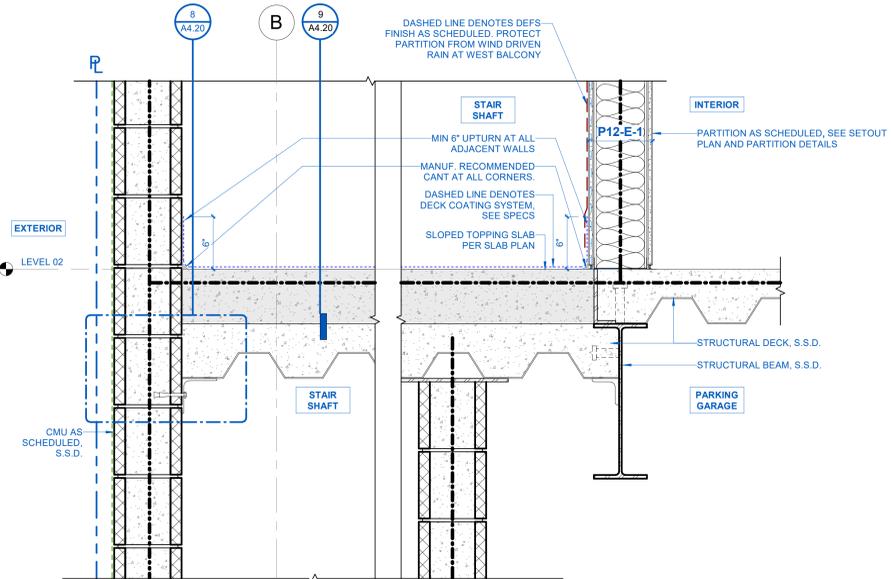


L ENLARGED SECTION DETAIL - STOREFRONT SILL AT AMENITY DECK
1 1/2" = 1'-0"

NOTE:
ALSO SEE ROOF DETAILS SHEET A7.80 & A7.81

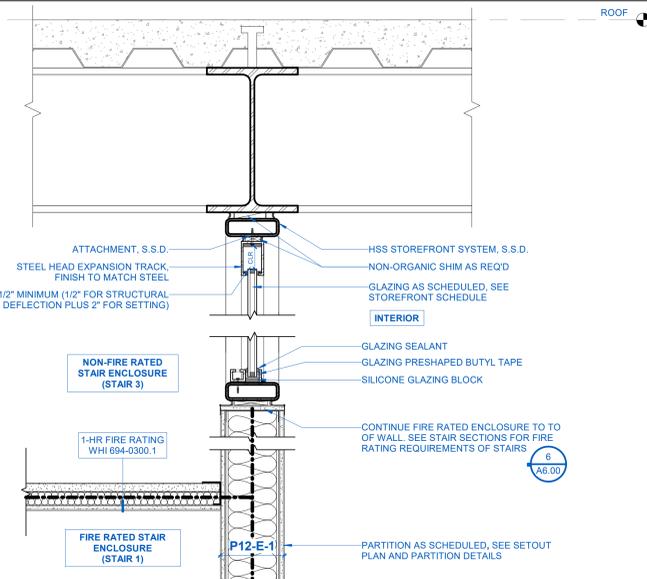


H ENLARGED SECTION DETAIL - FIRE RATED SOFFIT AND BEAM ENCLOSURE
1 1/2" = 1'-0"



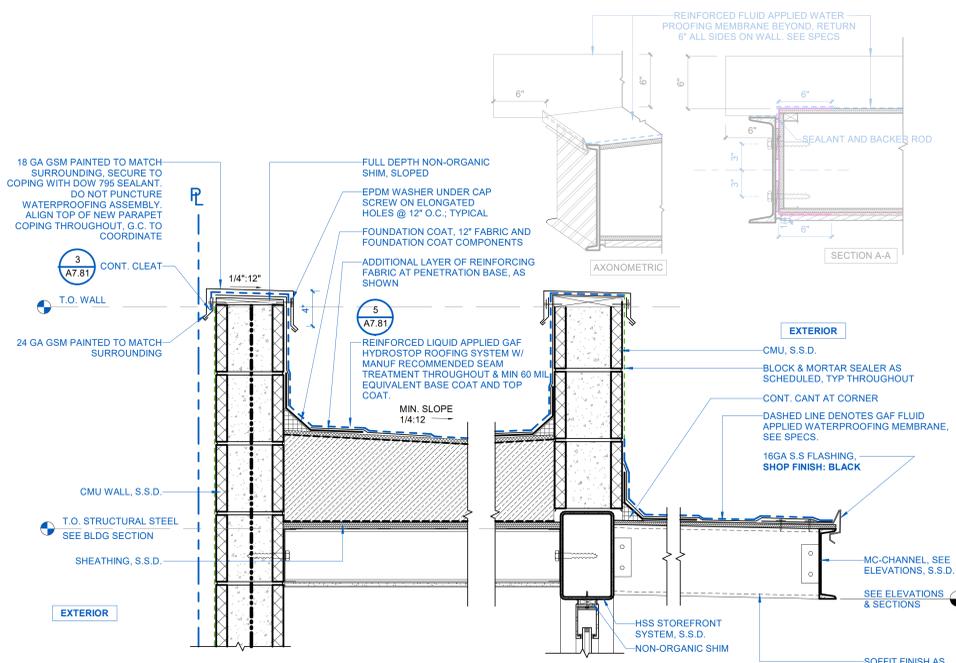
G ENLARGED SECTION DETAIL - CMU WALL AT LEVEL 02 STAIR ENCLOSURE B
1 1/2" = 1'-0"

NOTES:
S.S.D. #22/84.02



F ENLARGED SECTION DETAIL - STAIR ENCLOSURE
1 1/2" = 1'-0"

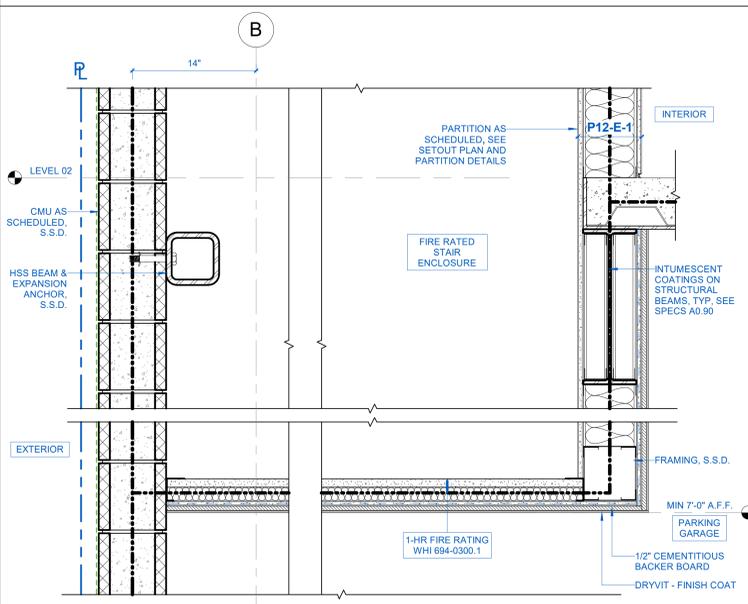
NOTE:
S.S.D. #22/84.02



E ENLARGED SECTION DETAIL - PARAPET & CANOPY
1 1/2" = 1'-0"

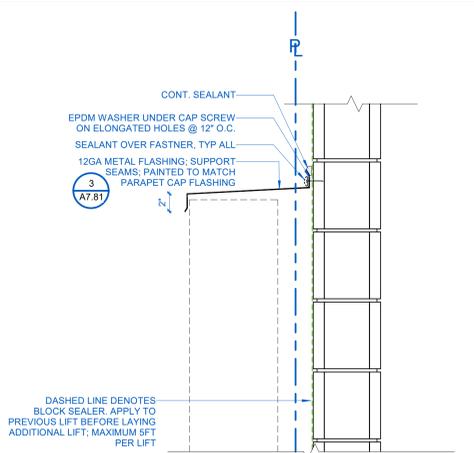
NOTES:
S.S.D. #8.9.13.14/84.01

WATERPROOFING LEGEND	
---	WATER REP. SEALER FOR CONCRETE AND OR BLOCK
---	*S.A.F. - SELF ADHERED FLASHING MEMBRANE SYSTEM
---	FULL BED OF SEALANT
---	FLUID APPLIED WATERPROOFING MEMBRANE SYSTEM (SIPLASE)
---	*W.R.B. - WATER RESISTANT BARRIER
---	BALCONY DECK COATING
---	WATERPROOFING SYSTEM
---	1-HR MASTIC & INTUMESCENT COATING, SEE UL
---	MANUF. RECOMMENDED CANT
---	EXT. DENSGLASS SHITG.
---	ALUM. BREAK METAL
---	FINISH: BLACK
---	NON-ORGANIC SHIM, AS REQ.

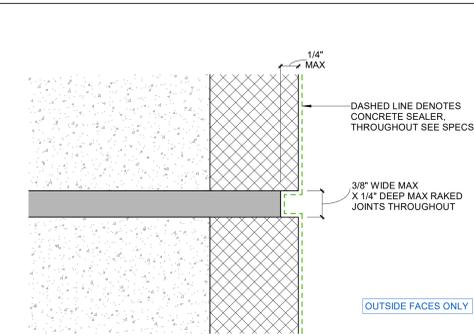


DRYVIT
B. DESIGN REQUIREMENTS
1. ACCEPTABLE SUBSTRATES SHALL BE APPROVED FOR USE IN EXTERIOR SOFFIT APPLICATIONS AND SHALL BE ONE OF THE FOLLOWING:
A. EXTERIOR GRADE GYPSUM SHEATHING MEETING ASTM C 1396 (FORMERLY C 79) REQUIREMENTS FOR WATER-RESISTANT CORE OR TYPE X CORE AT THE TIME OF APPLICATION.
B. EXTERIOR SHEATHING HAVING A WATER-RESISTANT CORE WITH FIBERGLASS MAT FACERS MEETING ASTM C 1177.
C. EXTERIOR FIBER REINFORCED CEMENT OR CALCIUM SILICATE BOARDS.
2. THIS APPLICATION IS ACCEPTABLE FOR SOFFITS ONLY. APPLICATION OF THE DRYVIT LAMINA DIRECTLY TO THESE SUBSTRATES IS NOT INTENDED FOR EXTERIOR VERTICAL WALLS.
3. DEFLECTION OF SUBSTRATE SYSTEMS SHALL NOT EXCEED L/40.
4. VAPOR RETARDERS: USE AND LOCATION OF VAPOR RETARDERS WITHIN A WALL ASSEMBLY IS THE RESPONSIBILITY OF THE PROJECT DESIGNER AND SHALL BE NOTED ON THE PROJECT DRAWINGS AND SPECIFICATIONS.
5. VENTING: UNHEATED SOFFIT AREAS MAY REQUIRE VENTING AND NEEDS TO BE DETAILED BY THE PROJECT DESIGN PROFESSIONAL.
6. EXPANSION JOINTS: EXPANSION JOINTS SHALL BE LOCATED BY THE PROJECT DESIGN PROFESSIONAL AT LOCATIONS WHERE SUBSTRATE MOVEMENT IS EXPECTED BUT SHALL NOT EXCEED 20 FT (6.1 M) IN ANY DIRECTION.

C ENLARGED SECTION DETAIL - CMU WALL AT LEVEL 02 STAIR ENCLOSURE A
1 1/2" = 1'-0"



B ENLARGED SECTION DETAIL - FLASHING AT NEIGHBORING PARAPET
1 1/2" = 1'-0"



I ENLARGED SECTION DETAIL - CMU @ RAKED GROUT
12" = 1'-0"

BALIAN
ARCHITECTS
21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+1 213 377 5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
T: 310.616.5560 E-Mail: mh@smokyhollow.com
ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
T: 213.377.5500 E-Mail: cb@balianarchitects.com
OWNERS CONSULTANTS
CIVIL: BRANDOW & JOHNSTON
700 S. First Street, Suite 2200
Los Angeles, CA 90017
T: 323.781.8830 E-Mail: mh@brandow.com
CODE CONSULT: COFFMAN ENGINEERS, INC.
1309 Harrison St., #320
Oceanside, CA 92054
T: 760.433.3900 E-Mail: mh@coffman.com
ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Geweke Blvd, Suite 205
Oxnard, CA 91321
T: 818.937.9229 E-Mail: mh@t24design.com
MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd., #310
Mission Hills, CA 91345
T: 818.441.0388 E-Mail: mh@mwebers.com
STRUCTURAL: LOGIK STRUCTURES, INC.
112 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
T: 213.915.4119 E-Mail: mh@logikstructures.com
GEOTECHNICAL: GEOTECH WEST, INC.
600 N. Victory Blvd.
Burbank, CA 91502
www.geotechinc.com Contact: Andrew Sover
T: 818.844.0388 E-Mail: mh@geotechinc.com
LANDSCAPING: LOY LANDSCAPES
www.loylandscape.com Contact: Charles F. Loy
T: 626.958.7096 E-Mail: mh@loylandscape.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALIAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: AUG 13, 2025
ISSUE DATE: AUG 13, 2025
PROJ #: 22.021
TIME STAMP: 8/18/2025 5:06:17 PM
FILE: A:\Architect\Projects\117 LOMITA ARCHV\

IF THIS BALIAN ARCHITECTS ALL RIGHTS RESERVED:
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF BALIAN ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BALIAN ARCHITECTS, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DOCUMENT.
THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BALIAN ARCHITECTS, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.

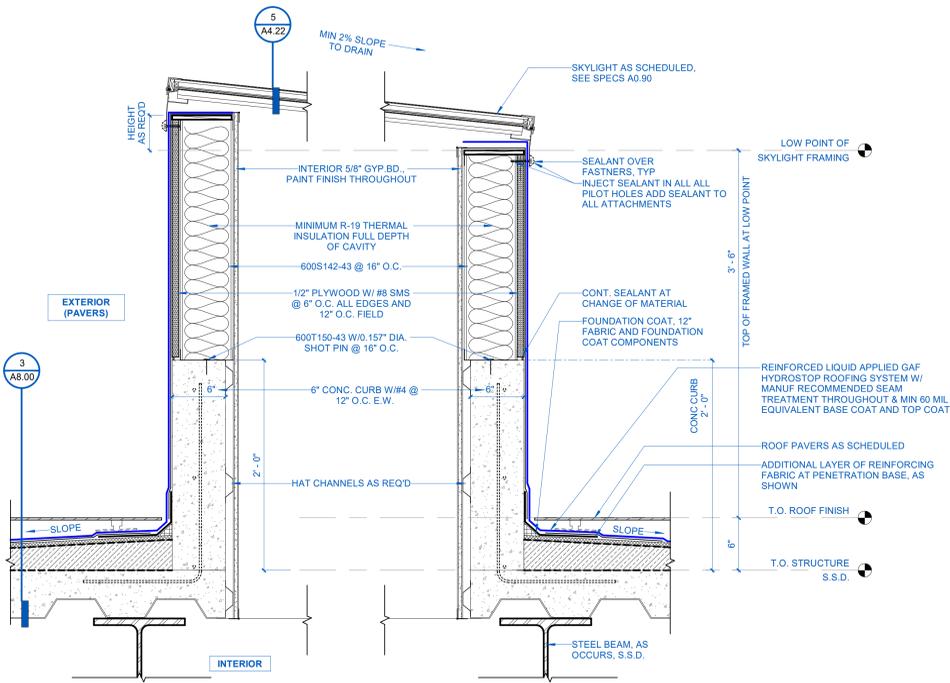
REVISIONS

#	DATE	ISSUE
1	MAY 9, 2025	ISSUED FOR PLAN CHECK

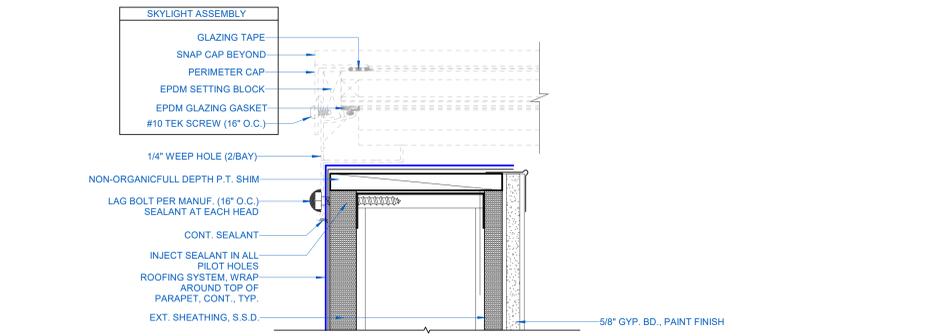
SHEET TITLE:
ENLARGED WALL SECTION DETAILS

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT
SHEET NO.:
A4.21
© 2025 BALIAN ARCHITECTS, INC.

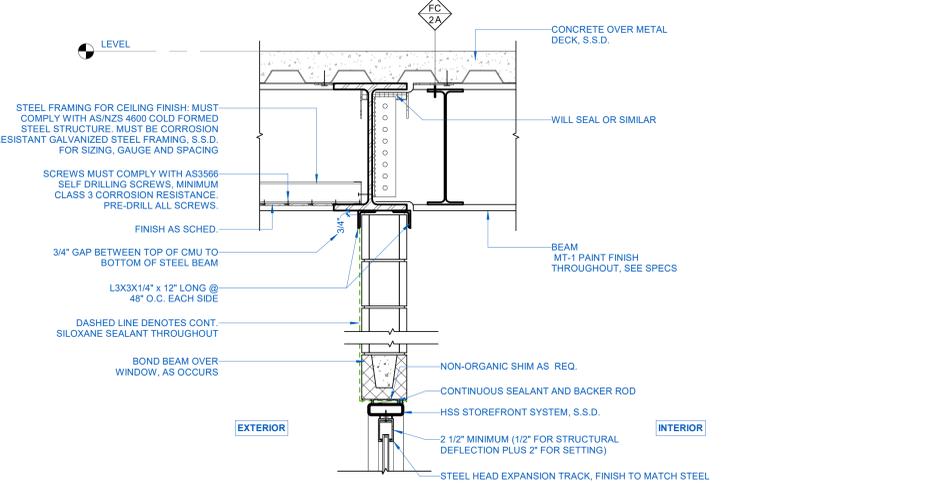
ISSUED FOR CONSTRUCTION



5 ENLARGED SECTION DETAIL - SKYLIGHT SILL DETAIL
1 1/2" = 1'-0"



5 ENLARGED SECTION DETAIL - SKYLIGHT SILL DETAIL
6" = 1'-0"



4 ENLARGED SECTION DETAIL - CMU WALL @ STRUCTURAL FRAMING (TOP)
1" = 1'-0"

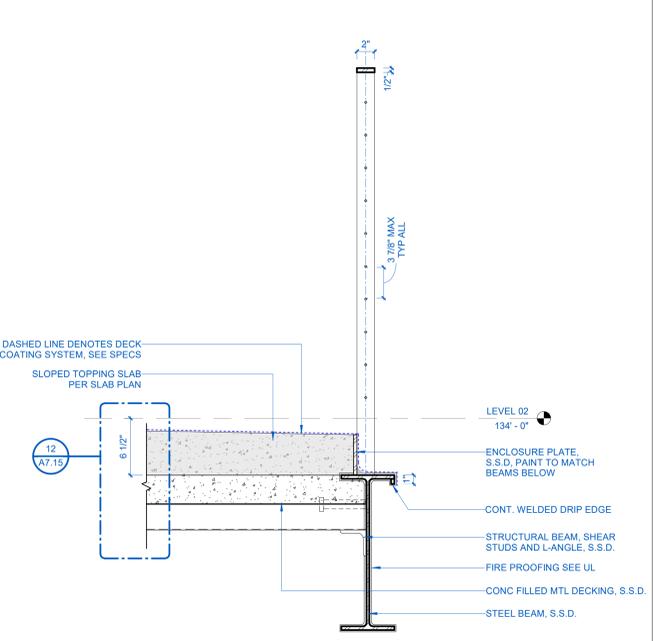
WATERPROOFING LEGEND

- WATER REP. SEALER FOR CONCRETE AND OR BLOCK
- S.A.F. - SELF ADHERED FLASHING MEMBRANE SYSTEM
- FULL BED OF SEALANT
- FLUID APPLIED WATERPROOFING MEMBRANE SYSTEM (SIPLASE)
- W.R.B. - WATER RESISTANT BARRIER
- BALCONY DECK COATING WATERPROOFING SYSTEM
- 1-HR MASTIC & INTUMESCENT COATING, SEE UL

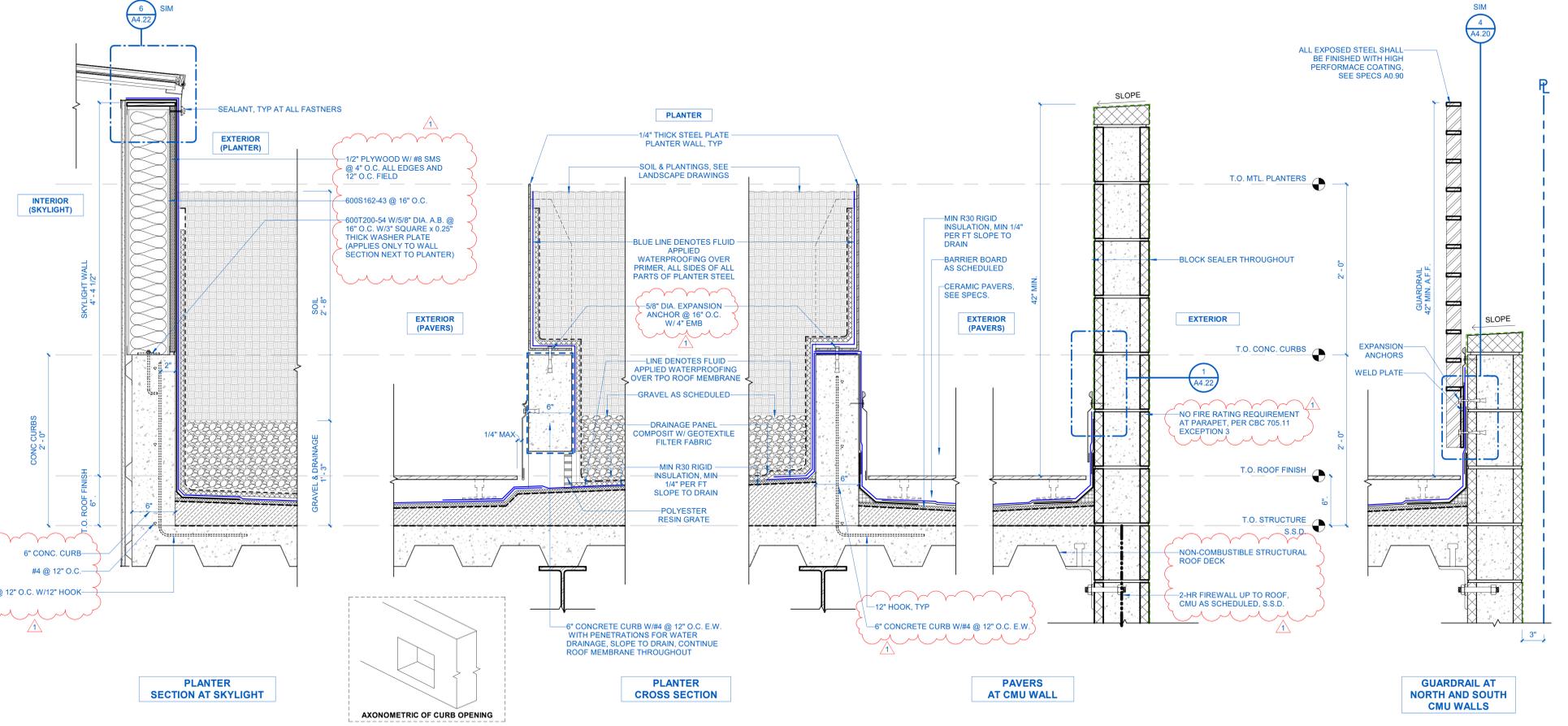
MANUF. RECOMMENDED CANT

- EXT. DENSGLASS SHITG.
- ALUM. BREAK METAL
- FINISH: BLACK
- NON-ORGANIC SHIM, AS REQ.

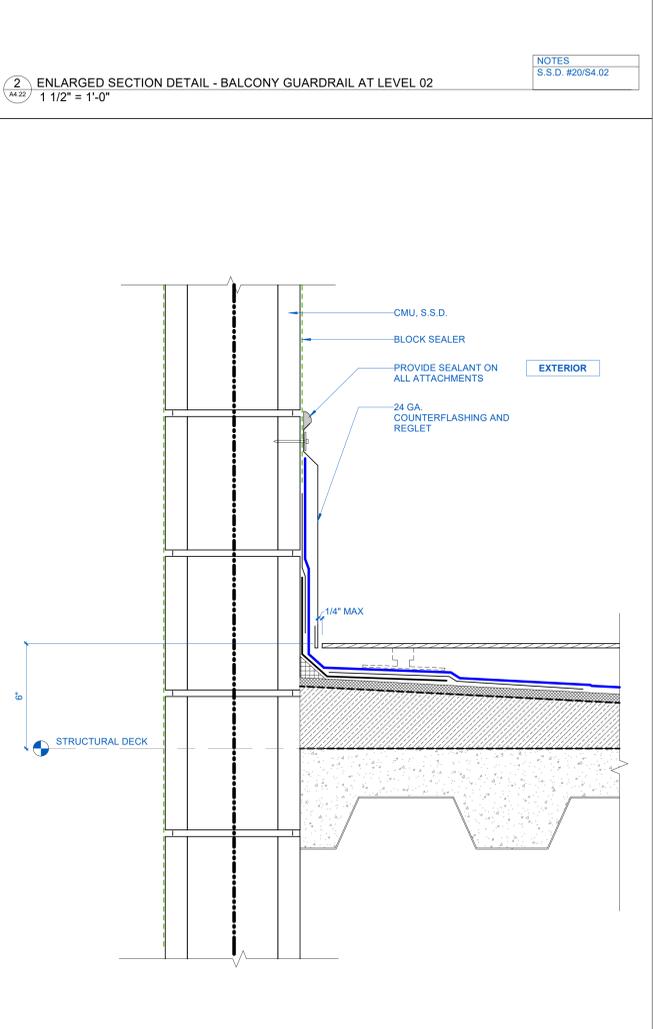
NOTE:
*SEQUENCING BETWEEN W.R.B. & W.R.B. FLASHING TAPE, S.A.F. & H.T.S.A.F. MAY VARY BETWEEN MANUFACTURER. REFER TO MANUF. RECOMMENDATIONS



2 ENLARGED SECTION DETAIL - BALCONY GUARDRAIL AT LEVEL 02
1 1/2" = 1'-0"



3 ENLARGED SECTION DETAIL - TYPICAL ROOF TRANSITION DETAILS
1 1/2" = 1'-0"



1 ENLARGED SECTION DETAIL - BASE FLASHING AT CMU
3" = 1'-0"

BALIAN
ARCHITECTS
21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+1 213 377 5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
mtalar@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
Contact: David Balan
dbalan@balianarchitects.com

OWNER'S CONSULTANTS:

CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street, Suite 2200
Los Angeles, CA 90017
Contact: Ed Brandow
E-Mail: ed.brandow@brandow.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1300 Harrison St., #320
Costa Mesa, CA 92626
Contact: Adam Murray
E-Mail: adam.murray@coffman.com

ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwynn Ave., Suite 205
Orange, CA 92667
Contact: Zhiben Aseyan
E-Mail: zhiben@t24.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd., # 110
Mission Hills, CA 91345
Contact: Mark Weber
E-Mail: mweber@weberm.com

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
E-Mail: tony@logikstructures.com

GEOTECHNICAL: GEOTECH WEST, INC.
600 N. Victory Blvd.,
Burbank, CA 91502
Contact: Andrew Sover
E-Mail: andrew@geotech.com

LANDSCAPING: LOY LANDSCAPES
Contact: Charles F. Loy
E-Mail: charles@loylandscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME: DAVID BALAN
LICENSE NUMBER: C-33779
SIGNATURE DATE: AUG 13, 2025

ISSUE DATE: AUG 13, 2025
PROJ. NO.: 22.021
TIME STAMP: 8/18/2025 5:06:18 PM
FILE: A:\Arch\Projects\117 LOMITA ARCHV

REVISIONS

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK
1	JUNE 25, 2025	REWORK CHECK #1

ISSUED FOR CONSTRUCTION

SHEET TITLE: ENLARGED ROOF SECTION DETAILS

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

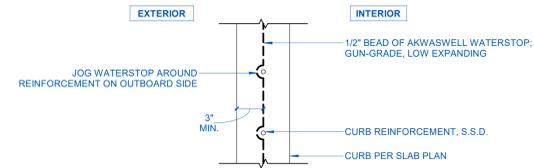
SHEET NO.: A4.22
© 2025 BALIAN ARCHITECTS, INC.

WATERPROOFING LEGEND

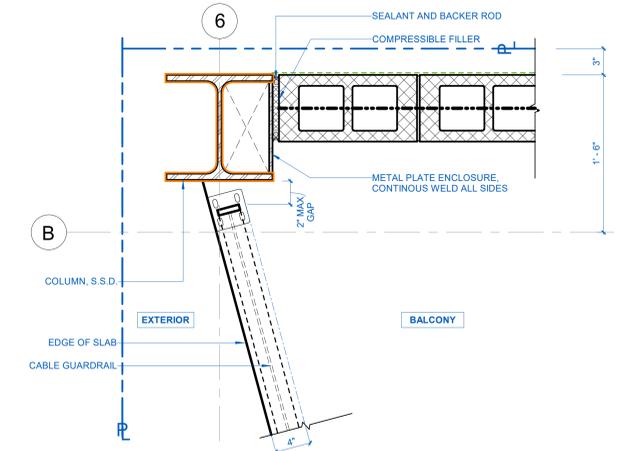
- WATER REP. SEALER FOR CONCRETE AND OR BLOCK
- S.A.F. - SELF ADHERED FLASHING MEMBRANE SYSTEM
- FULL BED OF SEALANT
- FLUID APPLIED WATERPROOFING MEMBRANE SYSTEM (SPLASE)
- W.R.B. - WATER RESISTANT BARRIER
- BALCONY DECK COATING
- WATERPROOFING SYSTEM
- 1-HR MASTIC & INTUMESCENT COATING, SEE UL

MANUF. RECOMMENDED CANT
EXT. DENSGLASS SHTG.
ALUM. BREAK METAL
FINISH: BLACK
NON-ORGANIC SHIM, AS REQ.

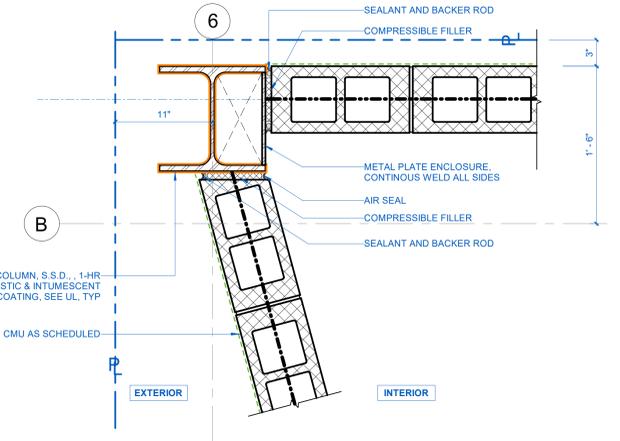
NOTE:
*SEQUENCING BETWEEN W.R.B. & W.R.B. FLASHING TAPE, S.A.F. & H.T.S.A.F. MAY VARY BETWEEN MANUFACTURER. REFER TO MANUF. RECOMMENDATIONS



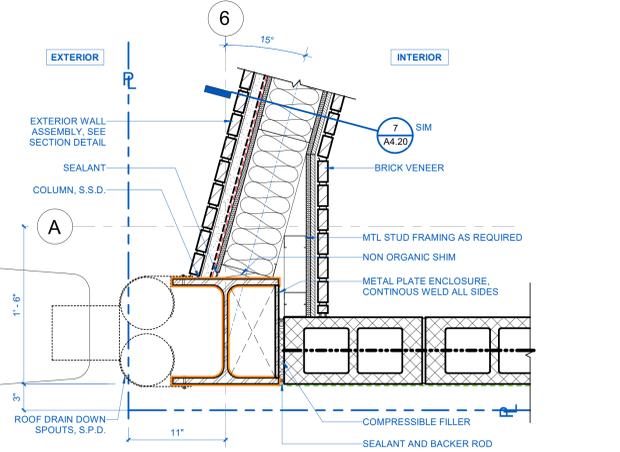
4 ENLARGED PLAN DETAIL - WATERSTOP DIAGRAM
1 1/2" = 1'-0"



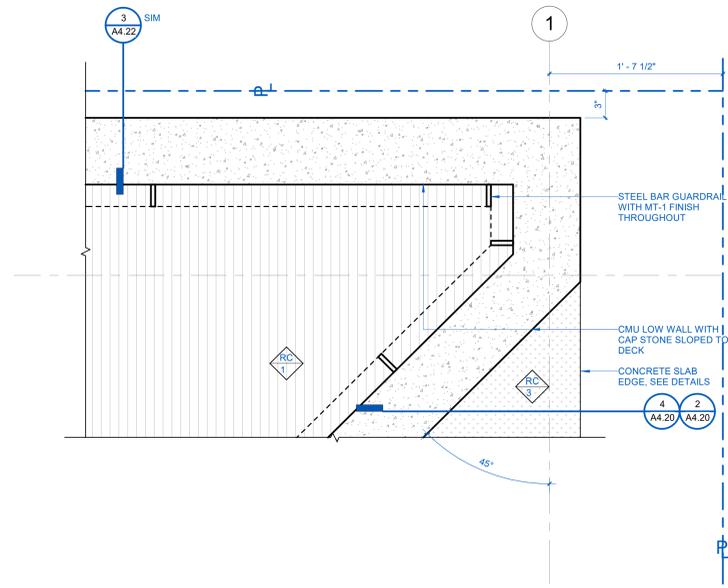
3 ENLARGED PLAN DETAIL - CMU EXTENDED WALL - LEVEL 02 WEST
1 1/2" = 1'-0"



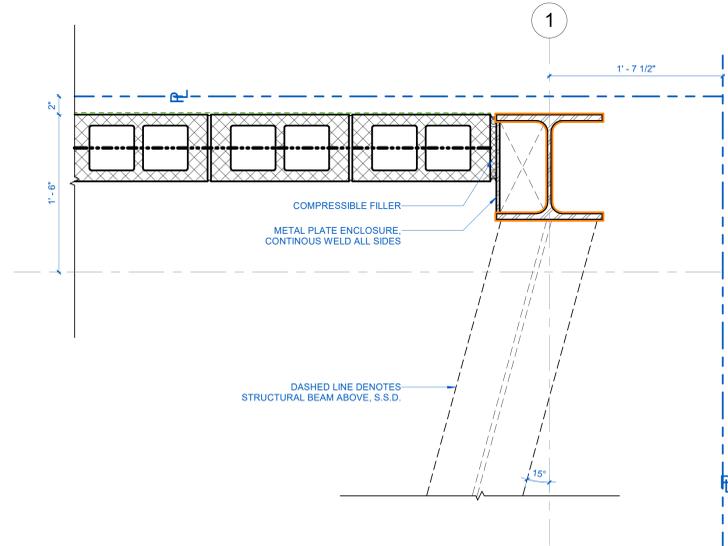
2 ENLARGED PLAN DETAIL - CMU AT CORNER COLUMN - LEVEL 01
1 1/2" = 1'-0"



1 ENLARGED PLAN DETAIL - CMU EXTENDED WALL - LEVEL 02
1 1/2" = 1'-0"



6 ENLARGED PLAN DETAIL - CORNER COLUMN CONNECTION - ROOF
1 1/2" = 1'-0"



5 ENLARGED PLAN DETAIL - CORNER COLUMN CONNECTION - LEVELS 01 AND 02
1 1/2" = 1'-0"

BALIAN
ARCHITECTS
21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+ 1 213 377 5500
www.balianarchitects.com

- OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Talar
E-Mail: mtalar@smokyhollow.com
- ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
Contact: David Balian
E-Mail: dbalian@balianarchitects.com
- OWNER'S CONSULTANTS
- CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 2200
Los Angeles, CA 90017
Contact: Ed May
E-Mail: ed.may@brandow.com
- www.bjpc.com
- CODE CONSULT: COFFMAN ENGINEERS, INC.
1309 Harrison St. #120
Costa Mesa, CA 92626
Contact: Adam Murray
E-Mail: adam.murray@coffman.com
- www.coffman.com
- ELEC. LIGHTING: T24 LAZ DESIGN ENGINEERS
1314 West Gwynn Ave. Suite 205
Glendale, CA 91201
Contact: Zibart Andrym
E-Mail: zandrym@t24.com
- T: 818 937 9229
- MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd. # 110
Mission Hills, CA 91345
Contact: Kirk Andak
E-Mail: kirk@mwengr.com
- www.mweber.com
- STRUCTURAL: LOGIK STRUCTURES, INC.
212 Sierra Street
El Segundo, CA 90245
Contact: Tony Nguyen
E-Mail: tony@logikstructures.com
- www.logikstructures.com
- T: 213 915 4119
- GEOTECHNICAL: GEOCON WEST, INC.
600 N. Victory Blvd.
Burbank, CA 91502
Contact: Andrew Sover
E-Mail: andrew@geowest.com
- www.geowest.com
- T: 818 841 0308
- LANDSCAPING: LOY LANDSCAPES
Contact: Charles F. Loy
E-Mail: charles@loylandscapes.com
- T: 626 288 7006

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN CHECK #:
COM-25-159



NAME:	DAVID BALIAN
LICENSE NUMBER:	C-33779
SIGNATURE DATE:	AUG 13, 2025
ISSUE DATE:	AUG 13, 2025
PROJ #:	22.021
TIME STAMP:	8/18/2025 5:06:19 PM
FILE:	Architect David Balian Lomita St, 117 Lomita St. ARCHV19

© 2025 BALIAN ARCHITECTS. ALL RIGHTS RESERVED.
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF BALIAN ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BALIAN ARCHITECTS IS STRICTLY PROHIBITED. INFORMATION AND IS PROVIDED TO THE CLIENT AS IS. BALIAN ARCHITECTS DOES NOT WARRANT THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THE INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. BALIAN ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF BALIAN ARCHITECTS. BALIAN ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF BALIAN ARCHITECTS. BALIAN ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS.

#	DATE	ISSUE
0	MAY 9, 2025	ISSUED FOR PLAN CHECK

SHEET TITLE:
ENLARGED PLAN DETAILS

ISSUED FOR CONSTRUCTION

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SHEET NO:
A4.50
© 2025 BALIAN ARCHITECTS, INC.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," (LATEST EDITION AND SUPPLEMENTS), THE UNIFORM BUILDING CODE (FOR EXCAVATION AND GRADING), AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD PLANS, CALIFORNIA BUILDING CODE (CBC) AND CITY OF EL SEGUNDO STANDARD SPECIFICATIONS.
- ALL GEOTECHNICAL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT GEOTECHNICAL REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.

GEOTECHNICAL REPORT DATED: 03/26/2025
REPORT NUMBER: W2058-06-01
PREPARED BY: GEOCON WEST, INC.

- PRIOR TO POURING OF CONCRETE, THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE THE FOOTING EXCAVATIONS AND LEAVE A CERTIFICATE ON THE SITE FOR THE BUILDING INSPECTOR AND THE CONTRACTOR. NO CONCRETE SHALL BE POURED UNTIL THE BUILDING INSPECTOR HAS ALSO INSPECTED AND APPROVED THE FOOTING EXCAVATIONS.
- IF AT ANY TIME DURING THE GRADING AND EXCAVATION OPERATIONS, UNFAVORABLE SOILS CONDITIONS ARE ENCOUNTERED, THE WORK SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- ALL GRADES AND CONTOURS INDICATED ON THE PLANS ARE TO FINISHED SURFACE, AND NOT ROUGH GRADES. CONTRACTOR SHALL SUBTRACT THE STRUCTURAL THICKNESS OF PAVEMENTS AND TOP-SOIL THICKNESS IN LANDSCAPED AREAS, TO OBTAIN DESIRED ROUGH GRADES.
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
- ALL GRADED SLOPES SHALL BE PLANTED AND SPRINKLED.
- STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- ALL CONCENTRATED DRAINAGE MUST BE CONDUCTED TO THE STREET IN APPROVED NON-EROSIVE DEVICES OR TO EXISTING STORM DRAIN SYSTEM.
- EXCAVATIONS SHALL BE MADE IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY. ALL EXCAVATIONS SHALL BE STABILIZED WITHIN 30 DAYS OF INITIAL EXCAVATION. ALL TEMPORARY EXCAVATIONS SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- THIS PLAN IS FOR GRADING PURPOSES ONLY AND DOES NOT CONSTITUTE APPROVAL OF BUILDINGS.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED NOVEMBER 21, 2022 BY DENN ENGINEERS.
- CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- ALL CURB DIMENSIONS AND RADII ARE TO BOTTOM OF CURB FACE.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800-422-4133) PRIOR TO ANY EXCAVATION.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ANY PUBLIC UTILITY LINES WITH THEIR RESPECTIVE OWNERS. SEPARATE PERMITS MAY BE REQUIRED.
- THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, MATCH EXISTING MATERIALS, SURFACE TREATMENT, AND COLORS. SAME SHALL APPLY TO PERMANENT UTILITY TRENCH RESURFACING.
- STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL ONE VERTICAL.
- ANY TEMPORARY STOCKPILING OF EXCESS MATERIAL ON SITE SHALL BE APPROVED BY THE OWNER AND THE CONSTRUCTION MANAGER, INCLUDING PROTECTION AND EROSION CONTROL, PRIOR TO EXCAVATION.
- REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE SITE EXCEEDS 60,00 SF, CUT OR FILL SLOPES EXCEED 2:1, CUTS EXCEED 40 FT. IN HEIGHT AND WITHIN 20 FT. OF A PROPERTY LINE.
- MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 95% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 95% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
- STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.

ENVIRONMENTAL NOTES

- IF ANY CONSTRUCTION OPERATIONS COVERED BY THESE PLANS SHALL EXTEND INTO, OR THROUGH, OR SHALL BE COMMENCED DURING THE PERIOD OF OCTOBER 1ST TO APRIL 30TH, THE CONTRACTOR WILL BE REQUIRED TO SUBMIT PLANS OF THE TEMPORARY EROSION CONTROL METHODS AND DEVICES THAT WILL BE USED IN CONNECTION WITH THE CONSTRUCTION OPERATIONS TO BE PERFORMED DURING THAT PERIOD. SAID PLANS SHALL BE SUBMITTED TO THE INSPECTOR OF RECORD ON OR BEFORE SEPTEMBER 15TH OR AT LEAST 30 DAYS BEFORE COMMENCING CONSTRUCTION OPERATIONS AND SHALL BE APPROVED BY THEM BEFORE ANY CONSTRUCTION IS PERFORMED DURING SAID PERIOD.
- GROUND WATERING SHALL BE REQUIRED DURING CONSTRUCTION, PURSUANT TO SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 403.
- TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED BETWEEN OCTOBER 15TH AND MAY 15TH TO THE SATISFACTION OF THE GRADING INSPECTOR. THEY SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE GRADING INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
- ALL MATERIALS TAKEN OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- THE SITE SHALL BE FENCED TO REDUCE WIND-BLOWN DUST. CONSTRUCTION MATERIALS NOT STORED BEHIND THE TEMPORARY FENCES SHALL BE COVERED. ALL STORED SOIL AND SAND SHALL BE COVERED OR TREATED WITH SOIL BINDERS, WHETHER INSIDE OR OUTSIDE THE TEMPORARY WALL. ALL DEBRIS SHALL BE CLEANED UP DAILY AND PUT IN A DUMPSTER WHICH SHALL HAVE A LID AND THE LID SHALL BE SECURED AT THE END OF THE DAY.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS, AND PERIODICALLY THEREAFTER DIRECTED BY THE INSPECTOR OF RECORD.
- EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE GRADING INSPECTOR OF RECORD.
- EXCEPT WHEN THE INSPECTOR OF RECORD DIRECTS OTHERWISE, ALL REMOVABLE PROTECTIVE DEVICES REQUIRED SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN FORECAST EXCEEDS 40% AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 THROUGH APRIL 30).
- SURFACE PROTECTION MEASURES DAMAGED DURING A RAINSTORM SHALL ALSO BE IMMEDIATELY REPAIRED.

GEOTECHNICAL NOTES

"THIS PLAN HAVE BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGICAL REPORTS DATED DECEMBER 20, 2023"

SIGNATURE: _____ DATE: _____

NOTES TO CONTRACTORS:

- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING AND DRAINAGE WORK. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- THE CONTRACTOR FURTHER SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR THE ENGINEER, PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND NOT TO THE EXPENSE OF THE OWNER OR ENGINEER.
- ALL CHANGES TO THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL BE DONE IN WRITING AND APPROVED BY THE ENGINEER OF RECORD. THE ENGINEER SHALL NOT BE RESPONSIBLE, OR LIABLE FOR UNAUTHORIZED CHANGES OR USES OF THE CONSTRUCTION DOCUMENTS.
- SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- THE CONTRACTOR SHALL OBTAIN AN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE 5 FEET OR DEEPER.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

GENERAL UTILITY NOTES:

- CONTRACTOR TO PROTECT IN PLACE OR ADJUST WHERE NECESSARY ALL EXIST. UTILITY LINES AND UNDERGROUND STRUCTURES, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, THAT LAY WITHIN THE LIMITS OF THE NEW CONSTRUCTION, AND ARE NOT SPECIFICALLY MARKED TO BE REMOVED OR ABANDONED.
- THE CONTRACTORS' ATTENTION IS DIRECTED TO SECTION 7-10.4.1 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE AMENDMENTS IN REGARD TO SAFETY ORDERS.
- INSTALLATION OF PIPES IN TRENCHES SHALL BE IN ACCORDANCE WITH SECTION 306 OF THE STANDARD SPECIFICATIONS, AND APPLICABLE APWA.
- PIPE BEDDING SHALL BE CLEAN SAND.
- THE CONTRACTOR MAY VARY THE GRADE AND/OR ALIGNMENT OF THE WATER AND GAS LINES IF FIELD CONDITIONS WARRANT WITH APPROVAL OF THE ENGINEER.
- ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD. TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKINGS, SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT SHALL NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL AS REQUIRED
LESS THAN 2%	100 FEET
2% TO 4%	50 FEET
4% TO 10%	25 FEET
OVER 10%	25 FEET
- THE CONTRACTOR SHALL PROVIDE THE DESIGN OF, OBTAIN THE REQUIRED PERMITS FOR, AND FURNISH AND INSTALL ALL THE TEMPORARY SHORING, UNDERPINNING AND BRACING REQUIRED TO SAFELY EXECUTE THE WORK AND PROTECT EXISTING IMPROVEMENTS.
- CONTRACTOR SHALL EXPOSE EXISTING UTILITY LINES AT THE DOWNSTREAM CONNECTION LOCATIONS FOR VERIFICATION OF JOIN ELEVATIONS. DISCREPANCIES WITH THE PLANS SHALL BE REPORTED TO THE ENGINEER, PRIOR TO CONTINUING WITH CONSTRUCTION.
- FLEXIBLE COMPRESSIBLE JOINTS SHALL BE INSTALLED ON SANITARY SEWER AND STORM DRAIN PIPES WITHIN THREE FEET OF EACH MANHOLE.
- SPECIAL PROVISIONS SUCH AS FLEXIBLE OR SWIVEL JOINTS SHALL BE MADE FOR BURIED UTILITIES TO ALLOW FOR DIFFERENTIAL VERTICAL DISPLACEMENT.
- CONSTRUCTION INSPECTION SHALL BE DONE FOR SUBBEDDING, BEDDING, PIPE LAYING, PIPE TESTING, AND MANHOLE CONSTRUCTION, TRENCHING, CONSOLIDATION OF BACKFILL, PAVING, RESURFACING.
- NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAVE BEEN PLACED, INSPECTED, AND APPROVED BY THE INSPECTOR OF RECORD.
- CONCRETE FOR UTILITY STRUCTURES SHALL BE PORTLAND CEMENT CONCRETE WITH AN ULTIMATE 28 DAY COMPRESSIVE STRENGTH OF 3250 P.S.I. UNLESS OTHERWISE NOTED.
- FINAL MANHOLE AND RIM CLEANOUT ELEVATIONS SHALL BE ADJUSTED TO MEET FINAL GRADES.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ANY PUBLIC UTILITY LINES WITH THEIR RESPECTIVE OWNERS. SEPARATE PERMITS MAY BE REQUIRED.

PAVING NOTES

- A PRE-PAVING MEETING WITH INSPECTOR OF RECORD AND ENGINEER IS REQUIRED 48 HOURS PRIOR TO PAVING.
- CLASS 2 AGGREGATE BASE SHOULD CONFORM TO SECTION 26-1.02A OF THE STANDARD SPECIFICATIONS FOR THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AT NEAR OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557-02.
- THE PCC PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF APPROXIMATELY 3,200 PSI.
- ADJACENT PAVEMENTS SLAB SECTIONS SHALL HAVE A TRAPEZOIDAL KEYED CONSTRUCTION JOINT. AS AN ALTERNATIVE TO THE KEYED JOINT, DOWELING BETWEEN CONSTRUCTION JOINTS CAN BE USED. DOWELS SHALL CONSIST OF SMOOTH, #40R REINFORCING STEEL, 18 INCHES LONG, EMBEDDED A MINIMUM OF SIX INCHES INTO THE SLAB ON EITHER SIDE OF THE CONSTRUCTION JOINT.

EARTHWORK QUANTITIES

RAW CUT:	12	CY
RAW FILL:	4	CY
NET EXPORT:	8	CY

NOTE: REMOVAL AND RECOMPACTION QUANTITY IS INCLUDED IN THE RAW CUT AND RAW FILL QUANTITIES

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR DESIGN AND BONDING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES. SHRINKAGE, SWELL, SUBSIDENCE, AND ANY REMOVALS ARE BASED ON DATA OBTAINED FROM THE SOILS REPORT. THESE CONDITIONS DURING CONSTRUCTION MAY VARY RESULTING IN ACTUAL EARTHWORK QUANTITIES DIFFERENT FROM THOSE ESTIMATES ABOVE. GRADE ADJUSTMENTS MAY BE REQUIRED DURING CONSTRUCTION TO ACHIEVE A BALANCED DESIGN.

ACCESSIBILITY NOTES:

CALIFORNIA ACCESS COMPLIANCE, TITLE 24 CCR

- ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACE WITH A RUNNING SLOPE NO STEEPER THAN 1:20. DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF DIVISION 4. (SEC.11B-402.2)
- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. (SEC. 11B-403.3)
- FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (SEC. 11B-302)
- OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/4 INCH DIAMETER EXCEPT AS ALLOWED IN SEC.11B-407.4.3, 11B-409.4.3, 11B-410.4, 11B-810.5.3 AND 11B-810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (SEC.11B-302.3)
- ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60 INCHES IN LENGTH, AT INTERVALS OF 400 FEET MAXIMUM. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK. THE SLOPE OF THE RESTING AREA IN ALL DIRECTIONS SHALL BE 1:48. (SEC. 11B-403.7)
- WHERE CHANGES IN LEVEL ARE PERMITTED IN FLOOR OR GROUND SURFACES, THEY SHALL COMPLY WITH SEC. 11B-303. CHANGES IN LEVEL OF 1/4 INCHES HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. (SEC. 11B-303.2)
- CHANGES IN LEVEL BETWEEN 1/4 INCHES HIGH MINIMUM 1/2 INCHES HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.(SEC. 11B-303.3)
- CHANGES IN LEVEL GREATER THAN 1/2 INCHES HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH SECTION 11B-405 OR 11B-406. (SEC. 11B-303.4)
- ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE. (SEC.11B-303.5)
- WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH SEC.11B-403.5, EXCEPT AS PROVIDED IN SEC.11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES MINIMUM FOR A LENGTH OF 24 INCHES MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES LONG MINIMUM AND 36 INCHES WIDE MINIMUM. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM. WHEN, BECAUSE OF RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48-INCH CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES.
- RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. (SEC.11B-405.2)
- THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES MINIMUM. (SEC.11B-405.5)
- THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM. (SEC. 11B-405.6)
- RAMP SHALL HAVE LANDINGS AT THE TOP AND AT THE BOTTOM OF EACH RAMP RUN. (SEC.11B-405.7)
- THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. (SEC.11B-405.7.2)
- THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM. (SEC.11B-405.7.3)
- BOTTOM LANDINGS SHALL EXTEND 72 INCHES MINIMUM IN THE DIRECTION OF RAMP RUN. (SEC.11B-405.7.3.1)

CITY OF EL SEGUNDO PUBLIC WORKS

CONSTRUCTION NOTES:

- NO WORK IS TO OCCUR ON PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CITY ENCROACHMENT PERMITS FROM THE PUBLIC WORKS DEPARTMENT BEFORE COMMENCING ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING LANE CLOSURE. CONTACT (310) 524-2360 FOR PERMIT REQUIREMENTS AND ASSOCIATED FEES.
- THE APPLICANT SHALL REPAIR ANY DAMAGE TO PUBLIC STREETS AND/OR SIDEWALKS DUE TO CONSTRUCTION OR BY CONSTRUCTION VEHICLES TRAVELING TO OR FROM THE PROJECT SITE, BEFORE THE PERMIT CAN BE FINALIZED.
- ALL CONSTRUCTION-RELATED PARKING SHALL BE ACCOMMODATED ON-SITE. NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED OFF-SITE.
- CONTACT WATER DIVISION AT (310) 524-2745 REGARDING ANY PROPOSED WATER SYSTEM UPGRADES (WATER METERS, WATER LATERALS, ETC.)
- NO DIRECT DRAINAGE CONNECTION SHALL BE MADE TO THE CITY'S CATCH BASINS OR STORM DRAIN SYSTEM.
- A CCTV VIDEO OF THE EXISTING SEWER LATERAL CONDITION SHALL MADE AVAILABLE FOR REVIEW SO THAT THE PLANNING AND BUILDING SAFETY DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT CAN DETERMINE ANY NEED FOR REPAIR. IF A NEW SEWER LATERAL IS TO BE INSTALLED, A CCTV VIDEO WILL BE PERFORMED AFTER INSTALLATION FOR REVIEW. NEITHER THE FINAL PUBLIC WORKS APPROVAL NOR THE CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE LATERAL CONDITION IS ASSESSED AND ANY NECESSARY REPAIRS HAVE BEEN FULLY COMPLETED.
- NO PARKWAY TREES ARE TO BE REMOVED WITHOUT RECREATION AND PARKS DEPARTMENT APPROVAL. CONTACT PARK MAINTENANCE AT (310) 524-2716 OR (310) 524-2893.
- PG-64-10 TACK COAT AND HOT MIX ASPHALT SHALL BE USED FOR ALL SLOT PAVING REQUIRED NEXT TO NEW CONCRETE. SLOT PAVING SHALL BE 3 FEET WIDE AND 1 FOOT DEEP, CONSISTING OF 6 INCHES OF ASPHALT OVER 6 INCHES OF BASE.
- NONSTANDARD BOULDERS OR HARDSCAPE ARE NOT ALLOWED ON THE PUBLIC RIGHT-OF-WAY.
- THE DEVELOPER OR CONTRACTOR SHALL INFORM ALL NEIGHBORING PROPERTIES IN WRITING OF ANY STREET LANE CLOSURES OR OTHER SIGNIFICANT TRAFFIC IMPACTS ON THE ADJACENT STREETS AT LEAST ONE WEEK BEFORE THEY OCCUR.
- ALL RIGHT-OF-WAY CONSTRUCTION SHALL CONFORM TO STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION AND CITY STANDARDS.

CALIFORNIA CODE OF REGULATIONS:

APPLICABLE CODES AS OF JANUARY 2025

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, CBSC
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, CBSC
(2021 IBC AND CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, CBSC
(2021 UNIFORM PLUMBING CODE AND CALIFORNIA AMENDMENTS)
2022 CALIFORNIA FIRE CODE, PART 9, CBSC
(2021 INTERNATIONAL FIRE CODE AND CALIFORNIA AMENDMENTS)
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, CBSC
- TITLE 8 C.C.R., CH. 4, SUB-CH. 6 - ELEVATOR SAFETY ORDERS
- TITLE 19 C.C.R., PUBLIC SAFETY, SFM REGULATIONS

LIST OF FEDERAL CODES AND STANDARDS

- AMERICANS WITH DISABILITIES ACT (ADA), TITLE II, OR TITLE III
- FOR TITLE II: UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) OR ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36). (28 CFR 35,151(c))

NOTE: TITLE II APPLIES TO PROJECTS FUNDED AND/OR USED BY STATE AND LOCAL GOVERNMENT SERVICES. TITLE III COVERS PUBLIC ACCOMODATIONS AND COMMERCIAL FACILITIES.

PREPARED BY

BRANDOW & JOHNSTON
700 SOUTH FLOWER ST, SUITE 1200
LOS ANGELES, CA 90017
TEL (213) 596-4500

REPRESENTATIVE:

ED MELO, PE
DIRECTOR OF CIVIL ENGINEERING

PREPARED FOR

SMOKY HOLLOW INDUSTRIES
1301 EL SEGUNDO BLVD., STE B
EL SEGUNDO, CA 90245
TEL (310) 616-5040

REPRESENTATIVE:

MARK TELESZ



SCALE: N.T.S.
VICINITY MAP



BASIS OF BEARING

THE BEARING OF N 0°00'00"E SHOWN AS THE BEARING OF THE CENTERLINE OF LOMITA STREET ON EL SEGUNDO M.B. 18-19, WAS TAKEN AS THE BASIS OF BEARING FOR THIS PLOT.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BFP	BACKFLOW PREVENTOR
BW	BACK OF WALK
BLDG	BUILDING
BM	BENCH MARK
BOC	BOTTOM OF CHAMBERS
CB	CATCH BASIN
CI	CAST IRON
CJ	CONTROL JOINT
CL	CENTER LINE
CMB	CRUSHED MISCELLANEOUS BASE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CF	CURB FACE
EJ	EXPANSION JOINT
EL OR ELEV	ELEVATION
ELEC	ELECTRIC, ELECTRICAL
EX OR EXIST.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE (LANDSCAPE)
FS	FINISHED SURFACE (HARDSCAPE)
FH	FIRE HYDRANT
FL	FLOW LINE/FLOOR LEVEL
FT	FOOT OR FEET
HP	HIGH POINT
INV.	INVERT
INL	INLET ELEVATION FOR ATRIUM GRATE
LP	LOW POINT
MAX.	MAXIMUM
MIN.	MINIMUM
MH	MANHOLE
NG	NATURAL GRADE
NTS	NOT TO SCALE
PA	PLANTER AREA
PCC	PORTLAND CEMENT CONC.
PVC	POLYVINYL CHLORIDE
R OR RAD	RADIUS
RD	ROOF DRAIN
SD	STORM DRAIN
SF	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SDMH	STORM DRAIN MANHOLE
TOC	TOP OF CHAMBERS
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TG	TOP OF TRENCH DRAIN
TW	TOP OF WALL
TYP	TYPICAL
VL	VAULT
WM	WATER METER
WV	WATER VALVE

LEGEND

	NEW CONCRETE PAVEMENT
	PROPOSED PLANTER AREA
	PROPERTY LINE
	CENTER LINE
	RIDGE
	GRADE BREAK
	FLOW LINE
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROP. CONTOUR (1' INTERVAL)
	EXIST. CONTOUR (1' INTERVAL)
	SANITARY SEWER
	EXIST. SANITARY SEWER
	DOMESTIC WATER
	EXIST. WATER MAIN
	EXIST. UTILITY LINE TO BE REMOVED

BALIAN
ARCHITECTS
21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+ 1.213.377.5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES

1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Telesz
E-Mail: mtelesz@smokyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.

21 Miller Alley, Suite 210
Pasadena, CA 91103
Contact: David Balian
E-Mail: david@balianarchitects.com

OWNER'S CONSULTANTS

CIVIL: BRANDOW & JOHNSTON

700 South Flower St, Suite 1200
Los Angeles, CA 90017
Contact: Ed Melo
E-Mail: ed.melo@brandow.com

www.brandow.com

www.balianarchitects.com

CODE CONSULT.: COFFMAN ENGINEERS, INC.

1919 Hillcrest, CA 90230
Contact: Adam Murray
E-Mail: adam@coffmanengineers.com

www.coffman.com

ELEC. LIGHTING, T&E: LAZ DESIGN ENGINEERS

1314 West Genesee Blvd, Suite 205
Genesee, CA 91021
Contact: Zhihui Azevian
E-Mail: zhihui@lazdesign.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES

15001 San Fernando Mission Blvd., #110
Mission Hills, CA 91345
Contact: Tom Nguyen
E-Mail: tom@webassoc.com

STRUCTURAL: LOGIK STRUCTURES, INC.

4222 Central Expressway
El Segundo, CA 90245
Contact: Tony Nguyen
E-Mail: tonyn@logikstructures.com

www.logikstructures.com

GEOTECHNICAL: GEOCON WEST, INC.

905 N. Valley Blvd.
Burbank, CA 91502
Contact: Tom Nguyen
E-Mail: tom@gecon.com

www.gecon.com

LANDSCAPING: LOY LANDSCAPES

www.loylandscape.com

Contact: Charles F. Loy
E-Mail: charles@loylandscape.com

7.600.260.7000

117 LOMITA STREET
EL SEGUNDO, CA 90245
REF. PLAN CHECK #:



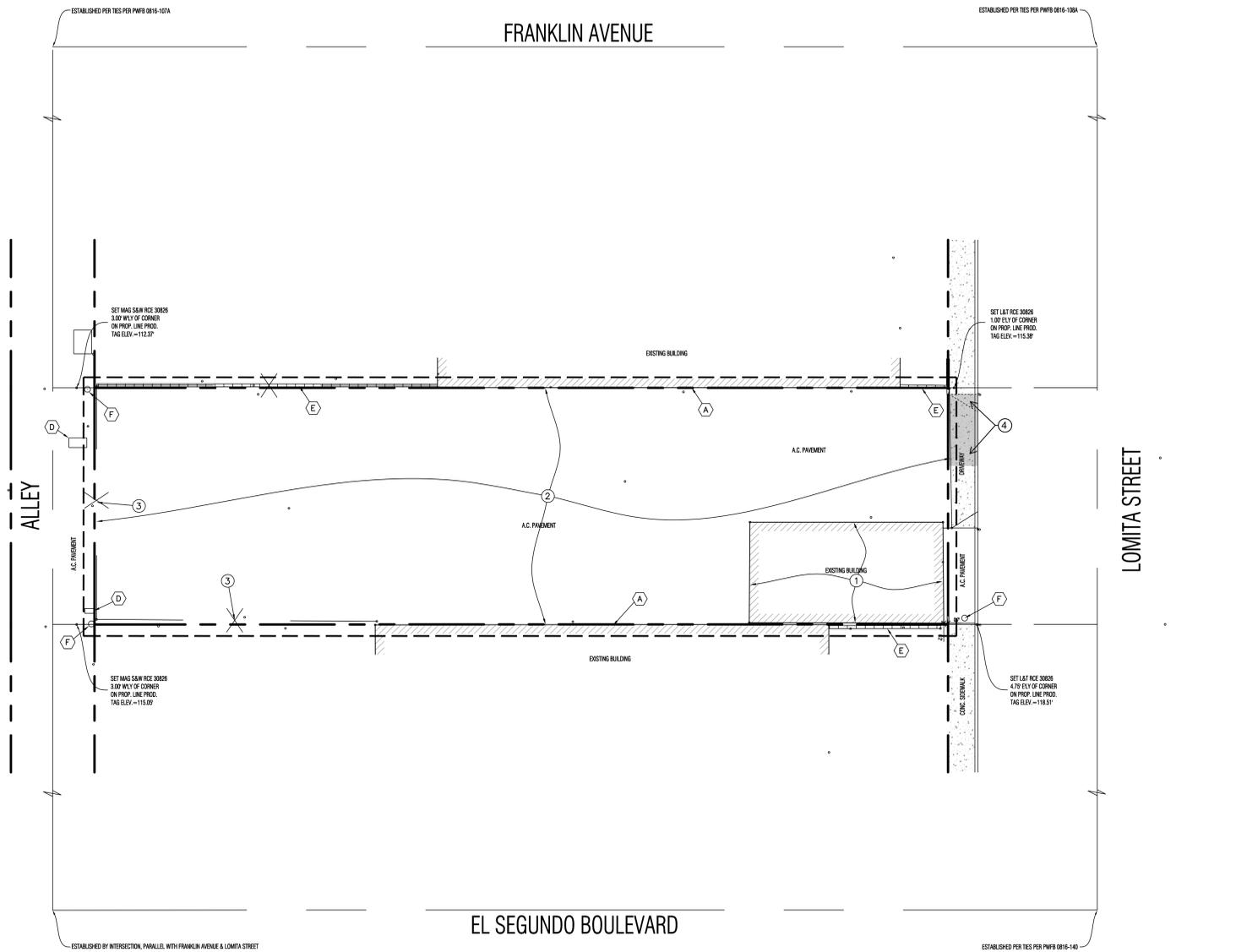
NAME: ED MELO
LICENSE NUMBER: C-80534
SIGNATURE DATE: _____
ISSUE DATE: _____
BLJ PROJ.#: C25-0016
TIME STAMP: _____
FILE: _____

REVISIONS

#	DATE	ISSUE

SHEET TITLE:
TITLE SHEET
GENERAL
NOTES

THIS SHEET IS NOT 30% A7 IT IS A REDUCED PRINT
SHEET NO:
C101
© 2025 BALIAN ARCHITECTS, INC.



DEMOLITION NOTES:

- ① REMOVE EXISTING BUILDING PER ARCHITECTURAL.
- ② REMOVE EXISTING ASPHALT.
- ③ REMOVE EXISTING FENCE.
- ④ REMOVE PORTION OF (E) CURB CUT TO REDUCE (E) CURB CUT DOWN TO 12"

SALVAGE NOTES:

- (A) PROTECT IN PLACE EXISTING BUILDING.
- (B) PROTECT IN PLACE EXISTING ASPHALT PAVEMENT.
- (C) PROTECT IN PLACE EXISTING ASPHALT PAVEMENT.
- (D) PROTECT IN PLACE EXISTING UTILITY VAULT.
- (E) PROTECT IN PLACE EXISTING WALL.
- (F) PROTECT IN PLACE EXISTING POWER POLE.

LEGEND

- LIMITS OF DEMOLITION
- PROPERTY LINE
- BUILDING OUTLINE
- SAWCUT LINE

SITE DEMOLITION PLAN



BALIAN

ARCHITECTS

21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+ 1.213.377.5500
www.balianarchitects.com

OWNER: SMOKY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Temeel
T: 310.616.5040 E-Mail: mt@smokyhollowindustries.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
Contact: David Balian
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNER'S CONSULTANTS

CIVIL: BRANDOW & JOHNSTON
730 E. Flower Street Suite 1000
Los Angeles CA 90017
Contact: Ed Brandow
T: 323.761.0830 E-Mail: ed.brandow@brandow.com

www.brandow.com

CODE CONSULT.: COFFMAN ENGINEERS, INC.
1951 Hillcrest Dr. Suite 205
Culver City, CA 90230
Contact: Adam Coffman
T: 818.293.2650 E-Mail: adam@coffman.com

www.coffman.com

ELEC. LIGHTING T24: LAZ DESIGN ENGINEERS
1314 West Genesee Blvd. Suite 205
Genevieve, CA 91301
Contact: Zhiheet Audeyan
E-Mail: zhiheet@lazdesign.com

T: 818.937.9229

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15001 San Fernando Mission Blvd. #110
Mission Hills, CA 91345
Contact: Bob Weber
E-Mail: bob@webersinc.com

T: 818.353.8333

STRUCTURAL: LOGIK STRUCTURES, INC.
212 Santa Street
El Segundo, CA 90245
Contact: Tony Nguyen
T: 213.915.4119 E-Mail: tonyn@logikstructures.com

www.logikstructures.com

GEOTECHNICAL: GEOCON WEST, INC.
800 N. Valley Blvd.
Burbank, CA 91502
Contact: Andrew Sawyer
E-Mail: andrew@geowest.com

T: 818.841.8399

LANDSCAPING: LOY LANDSCAPES
Contact: Charles F. Loy
T: 626.269.7008 E-Mail: charles@loylandscapes.com

www.loylandscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
REF. PLAN
CHECK #:



FOR BRANDOW & JOHNSTON

NAME: ED MEILO

LICENSE NUMBER: C-80534

SIGNATURE DATE:

ISSUE DATE:

BAJ PROJ # : C25-0016

TIME STAMP:

FILE:

© 2025 BALIAN ARCHITECTS. ALL RIGHTS RESERVED.
THIS DOCUMENT IS THE PROPERTY OF PROFESSIONAL SERVICE AND
INDUSTRIAL PROPERTY SHALL REMAIN WITHOUT LIMITATION THE
CORPORATE ASSETS OF BALIAN ARCHITECTS, INC. ANY REPRODUCTION
OR DISSEMINATION OF THIS DOCUMENT WITHOUT THE WRITTEN
CONSENT OF BALIAN ARCHITECTS, INC. IS STRICTLY PROHIBITED.
CONSULTANTS AND SUBCONTRACTORS TO THE PROJECT SHALL
ALSO BE BOUND BY THESE TERMS AND CONDITIONS. ANY
CONTRACTS WITH ANY OTHER PARTY OR PARTY OTHER THAN THE
OWNER SHALL BE VOID TO THE EXTENT OF CONFLICT WITH THESE
TERMS AND CONDITIONS. ANY AND ALL RIGHTS RESERVED TO THE
OWNER SHALL REMAIN UNIMPAIRED AND SHALL NOT BE WAIVED BY
THIS DOCUMENT. THE USER ASSUMES ALL LIABILITY FOR ANY
REPRODUCTION OR DISSEMINATION OF THIS DOCUMENT. ANY
REPRODUCTION OR DISSEMINATION OF THIS DOCUMENT WITHOUT
THE WRITTEN CONSENT OF BALIAN ARCHITECTS, INC. IS
STRICTLY PROHIBITED. ANY REPRODUCTION OR DISSEMINATION
OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF
BALIAN ARCHITECTS, INC. IS STRICTLY PROHIBITED. ANY
REPRODUCTION OR DISSEMINATION OF THIS DOCUMENT
WITHOUT THE WRITTEN CONSENT OF BALIAN ARCHITECTS, INC.
IS STRICTLY PROHIBITED.

REVISIONS

#	DATE	ISSUE

SHEET TITLE:
**SITE
DEMOLITION
PLAN**

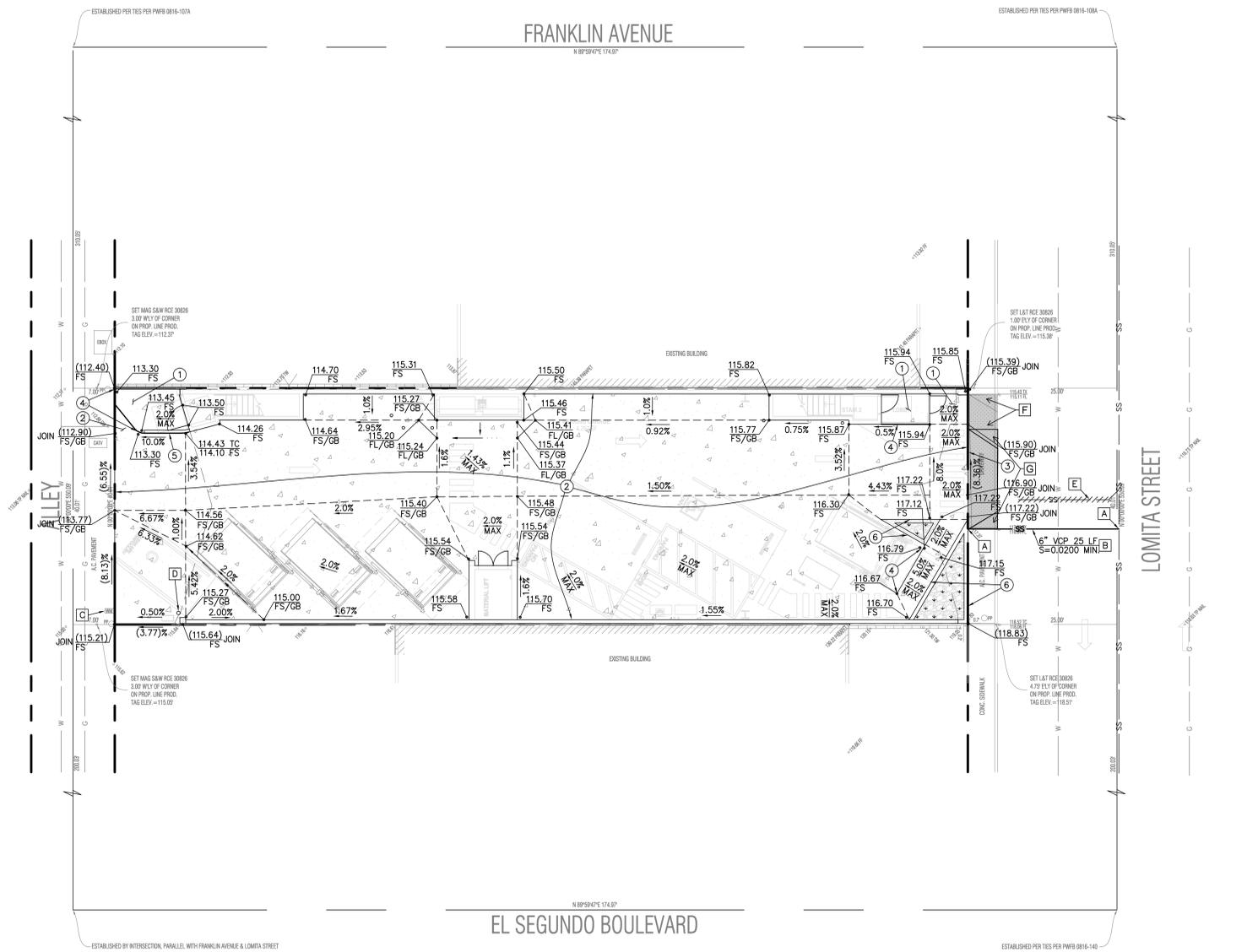
IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

SHEET NO:

C301

© 2025 BALIAN ARCHITECTS, INC.

H:\C25-0016 - Balian - 117 Lomita Engineering\Drawings\C301.dwg Plotted On Aug 20, 2025 - 11:52am by jgeorge



GRADING CONSTRUCTION NOTES

- 1 CONSTRUCT PEDESTRIAN PAVEMENT PER DETAIL 1 ON SHEET C201.
- 2 CONSTRUCT TRAFFIC RATED CONCRETE PAVEMENT PER DETAIL 2 ON SHEET C201.
- 3 JOIN EXISTING CONCRETE PAVEMENT PER DETAIL 4 ON SHEET C201.
- 4 CONSTRUCT EXTENDED THICKEN EDGE PER DETAIL 5 ON SHEET C201.
- 5 CONSTRUCT RAISED INTEGRAL CURB PER DETAIL 6 ON SHEET C201.
- 6 CONSTRUCT RAISED PLANTER PER ARCHITECTURAL PLANS AND DETAILS.

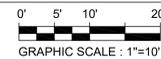
UTILITY CONSTRUCTION NOTES

- A POINT OF CONNECTION
- B INSTALL HIGH STRENGTH VCP SANITARY SEWER PIPE PER SPPWC 222-2. SIZE, LENGTH, & SLOPE PER PLAN. SEE DETAIL 8 ON SHEET C201 FOR TRENCH. TRENCH RESURFACING PER SPPWC STD PLAN 132-4 (CONCRETE) OR 133-4 (ASPHALT) - WHICHEVER OCCURS.
- C CONNECT TO (E) WATER METER - SEE PLUMBING PLANS FOR CONTINUATION.
- D INSTALL FLOGARD DOWNSPOUT FILTER BY OLDCASTLE. SIZE TO MATCH THE SIZE OF THE DOWNSPOUT PER PLUMBING PLANS. SEE DETAIL 9 ON SHEET C201 FOR MORE INFO.
- E ABANDON SEWER LATERAL CAP AT CITY SEWER MAIN.
- F (N) PORTION OF SIDEWALK PER STANDARD PLANS
- G REDUCED (E) CURB CUT TO 12' WIDE PER STANDARD PLANS

LEGEND

- NEW CONCRETE PAVEMENT
- PROPOSED PLANTER AREA
- PROPERTY LINE
- CENTER LINE
- RIDGE
- GRADE BREAK
- FLOW LINE
- PROPOSED SPOT ELEVATION
- EXIST. SPOT ELEVATION
- PROP. CONTOUR (1' INTERVAL)
- EXIST. CONTOUR (1' INTERVAL)
- SANITARY SEWER
- EXIST. SANITARY SEWER
- DOMESTIC WATER
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE REMOVED

GRADING AND UTILITY PLAN



BALIAN

ARCHITECTS

21 MILLER ALLEY, SUITE 210
PASADENA, CA 91103
+ 1.213.377.5500
www.balianarchitects.com

OWNER: SMOKEY HOLLOW INDUSTRIES
1301 E. El Segundo Blvd Suite B
El Segundo, CA 90245
Contact: Mark Tomez
T: 310.616.5040 E-Mail: mtomez@smokeyhollow.com

ARCHITECT: BALIAN ARCHITECTS, INC.
21 Miller Alley, Suite 210
Pasadena, CA 91103
www.balianarchitects.com E-Mail: david@balianarchitects.com
T: 213.377.5500 E-Mail: david@balianarchitects.com

OWNERS CONSULTANTS
CIVIL: BRANDOW & JOHNSTON
700 S. Flower Street Suite 1000
Los Angeles CA 90017
www.bjps.com E-Mail: ed@brandow.com
T: 323.781.0830 E-Mail: ed@brandow.com

CODE CONSULT: COFFMAN ENGINEERS, INC.
1928 Harrison St. #200
Daly City, CA 94012
www.coffman.com E-Mail: alan@coffman.com
T: 818.285.2650 E-Mail: alan@coffman.com

ELEC. LIGHTING, TD4: LAZ DESIGN ENGINEERS
1314 West Glendale Blvd. Suite 205
Glendale, CA 91201
www.lazdesign.com E-Mail: lazar@lazdesign.com
T: 818.937.9229 E-Mail: lazar@lazdesign.com

MECHANICAL & PLUMBING: M. WEBER ASSOCIATES
15501 San Fernando Mission Blvd., # 310
Mission Hills, CA 91345
www.mwebers.com E-Mail: kris@webers.com
T: 818.914.4119 E-Mail: kris@webers.com

STRUCTURAL: LOGIK STRUCTURES, INC.
213 East Ocean
El Segundo, CA 90245
www.logikstructures.com E-Mail: tomy@logikstructures.com
T: 310.914.4119 E-Mail: tomy@logikstructures.com

GEOTECHNICAL: GEOCON WEST, INC.
800 N. Valley Blvd.
Burbank, CA 91502
www.geconinc.com E-Mail: andrew@gecon.com
T: 818.841.8388 E-Mail: andrew@gecon.com

LANDSCAPING: LOY LANDSCAPES
www.loylandscapes.com Contact: Charles F. Loy
T: 602.329.7008 E-Mail: charles@loylandscapes.com

117 LOMITA STREET
EL SEGUNDO,
CA 90245
**REF. PLAN
CHECK #:**



NAME:	ED MEILO
LICENSE NUMBER:	C-80534
SIGNATURE DATE:	
ISSUE DATE:	
B&J PROJ.#:	C25-0016
TIME STAMP:	
FILE:	

BY BALIAN ARCHITECTS ALL RIGHTS RESERVED.
THIS DOCUMENT IS THE PROPERTY OF PROFESSIONAL SERVICE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER AGREES TO HOLD BALIAN ARCHITECTS, INC. HARMLESS FROM AND TO INDEMNIFY THE BALIAN ARCHITECTS, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DOCUMENT. ANY AND ALL SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES SHALL BE THE RESPONSIBILITY OF THE USER. THE USER AGREES TO HOLD BALIAN ARCHITECTS, INC. HARMLESS FROM AND TO INDEMNIFY THE BALIAN ARCHITECTS, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DOCUMENT. ANY AND ALL SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES SHALL BE THE RESPONSIBILITY OF THE USER.

#	DATE	ISSUE

SHEET TITLE:
**PRECISE
GRADING
AND UTILITY
PLAN**

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT
SHEET NO:
C401
© 2025 BALIAN ARCHITECTS, INC.

PLANT PALETTE

TREES



ARBUTUS U. 'MARINA'



LAGERSTROEMIA 'NATCHEZ'

SHRUBS & PERENNIALS



AGAVE ATTENUATA



ARMERIA MARITIMA



CAREX PRAEGRACILIS



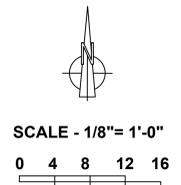
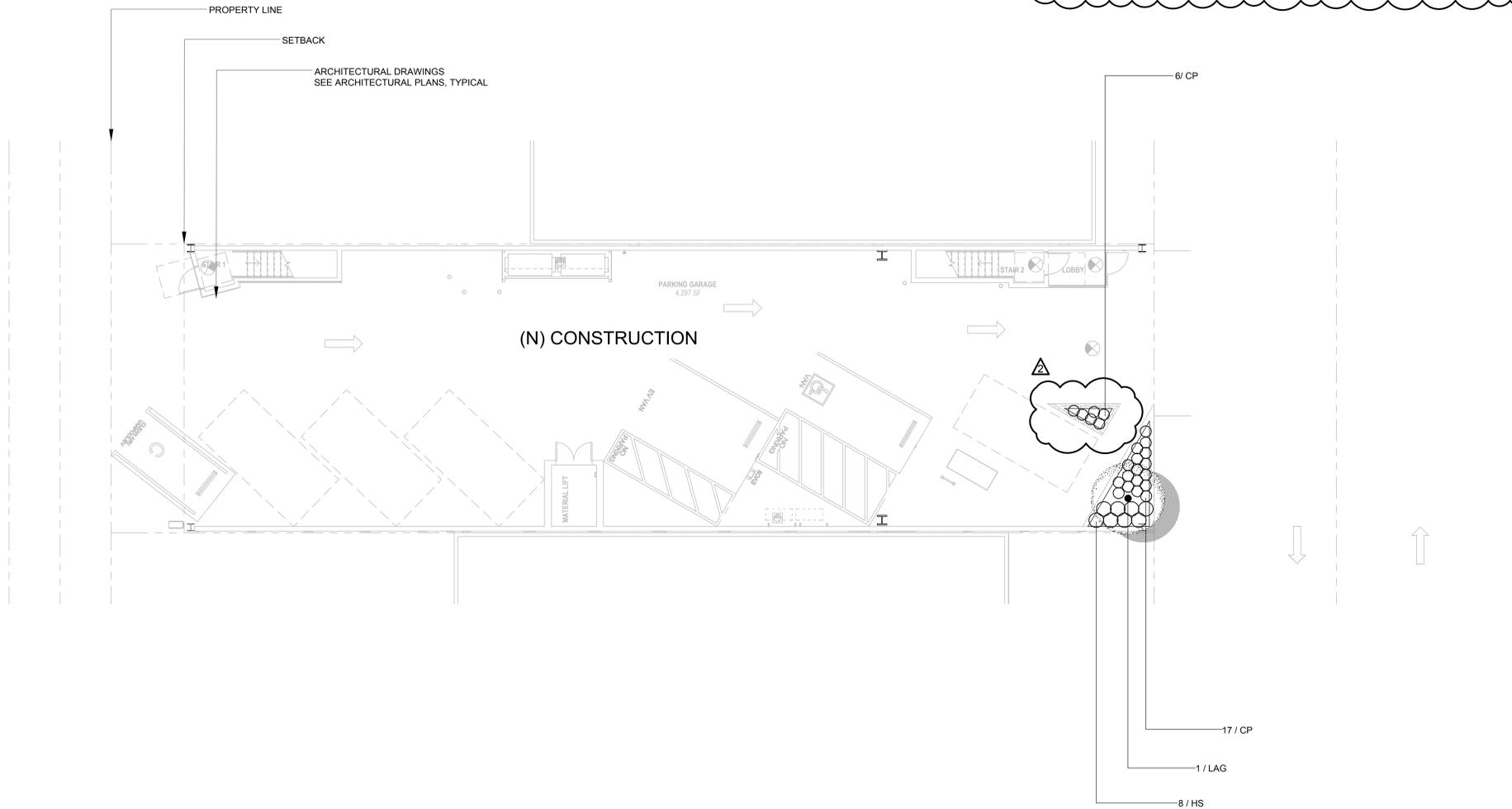
ERIOGONUM PARVIFOLIUM

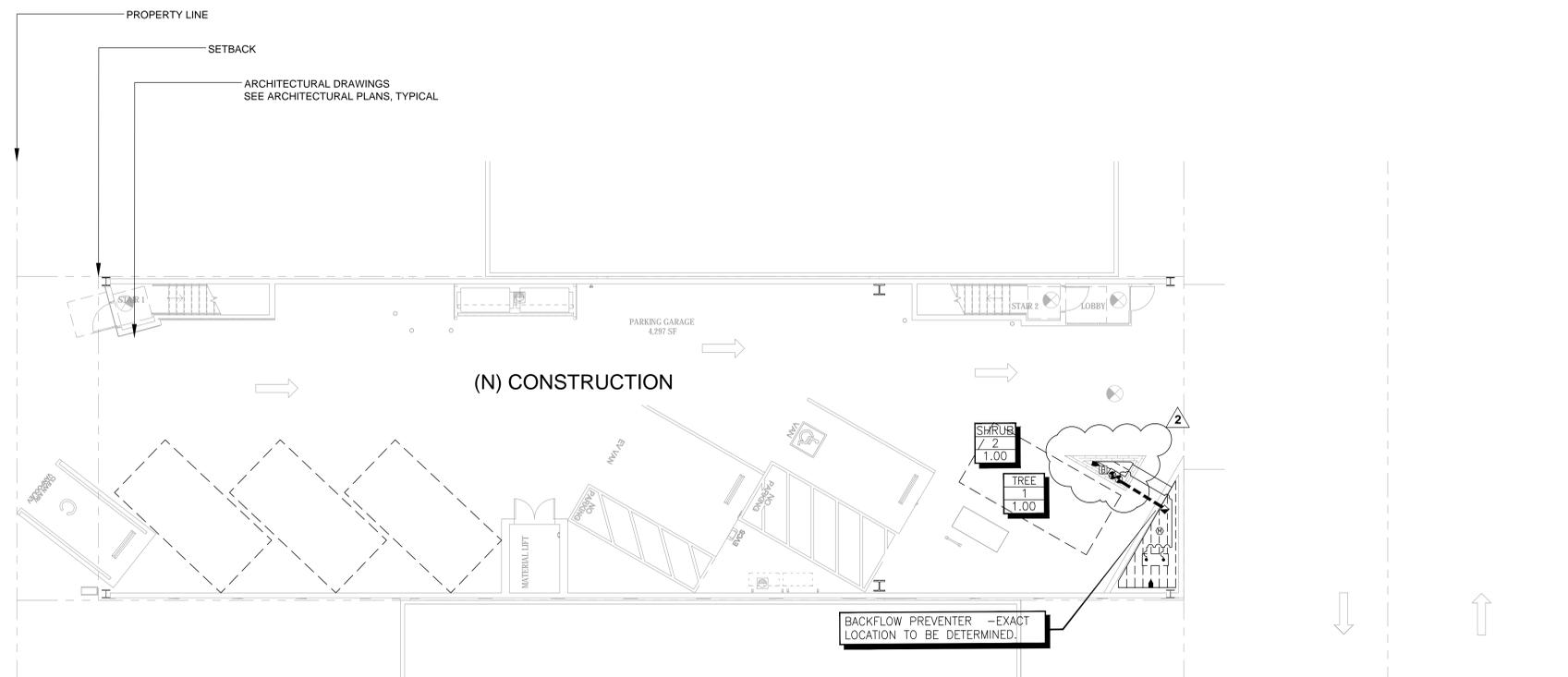


HELICTOTRICHON SEMPERVIRENS

PLANT LIST

Symbol	Botanical	Common	Size
Trees			
ARB	Arbutus u. 'Marina'	Strawberry Tree	48" box
LAG	Lagerstoemia i. 'Natchez' MULTI	Crape Myrtle Tree	48" box ▲
Shrubs & Perennials			
AA	Agave attenuata	Foxtail Agave	15gal
AM	Armeria maritima	Sea Thrift	1gal
CP	Carex praegracilis	Field Sedge	1gal
EP	Eriogonum parvifolium	Seacliff Buckwheat	5gal
HS	Helictotrichon sempervirens	Blue Oat Grass	1gal





GROUND LEVEL IRRIGATION SYSTEMS LEGEND			
	IRRIGATION BACKFLOW PREVENTION DEVICE-LEAD FREE	-WILKINS-375XLSE-3/4"	
	BATTERY OPERATED CONTROLLERS (TOTAL QTY 2)	-HUNTER-NODE-BT-200/100	
	MOISTURE SENSOR (TOTAL QTY 2)	-HUNTER-SC-PROBE	
	DRIP CONTRL VALVE (BATTERY OPERATED)	-GRISWOLD-DW-PRV WITH FILTER	
	DRIP FLUSH VALVE	-MANUAL PVC BALL VALVE, SEE DETAIL	
	IRRIGATION SUPPLYLINE 1"	-1120/CLASS 40 PVC PIPE	-18" COVER
	IRRIGATION LATERAL LINE WITHIN PLANTERS 3/4"	-1120/CLASS 40 PVC PIPE	-6" COVER
	SUBSURFACE DRILINE	-NETAFIM-TLOV-6-12	-MULCH COVER
	CONTROLLER STATION NUMBER		
	GALLONS PER MINUTE THROUGH VALVE		
	CONTROL VALVE SIZE		

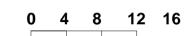
GROUND LEVEL IRRIGATION NOTES

- REFER TO ARCHITECTURAL PLANS FOR LIMITS OF WORK.
- IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM OF 8 G.P.M. AT 50-60 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 50 P.S.I. AT ROOF LEVEL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE IF MEASURED PRESSURE IS MORE THAN 60 P.S.I. OR LESS THAN 45 P.S.I.
- APPROXIMATE LOCATIONS OF VALVE LOCATIONS AND POINT OF CONNECTION SHOWN ON PLANS. LANDSCAPE CONTRACTOR TO CONNECT TO PIPING POINT OF CONNECTION PROVIDED FOR IN PLUMBING SECTION OF CONTRACT.
- INSTALL BATTERY OPERATED CONTROLLERS AND LATCHING SOLENOIDS PER MANUFACTURERS RECOMMENDATION. ATTACHE CONTROLLERS TO SOLENOID WITHIN VALVE BOX AS DETAILED. PROGRAM CONTROLLER TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROGRAM CONTROLLERS TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER DUE TO PROLONGED APPLICATIONS OF WATER.
- REFER TO INSTALLATION DETAILS. CONTRACTOR TO PROVIDE SUBMITTAL SET FOR REVIEW PRIOR TO INSTALLATION.

I.S.C.
GROUP, INC.
IRRIGATION
SYSTEM
CONSULTANTS
40 W Easy Street, Ste 4
Simi Valley CA 93065
Phone 925/371-8230
www.isc-groupinc.com



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



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

date: 08/05/25

drawn by: WL

review by: DL

revision:

1 06.20.25 REVISIONS
COM 25-159

2 08.04.25 REVISIONS
COMMENT 8/1

SHEET NO.

L-2.0

1 OF 2 SHEETS



Planning Commission Agenda Statement

Meeting Date: October 23, 2025

Agenda Heading: PUBLIC HEARINGS

Item Number: B.3

TITLE:

Environmental Assessment No. EA-1391 and Amendment to Development Agreement No. DA 5751 for Beach Cities Media Campus

RECOMMENDATION:

1. Find the project exempt from further environmental review pursuant to the California Environmental Quality Act ("CEQA") Guidelines § 15060(c)(3) and § 15061(b)(3), as the ordinance does not constitute a "project" within the meaning of CEQA § 15378 and the "common sense" exemption as the action of amending the language has no potential result in a direct or reasonably foreseeable indirect physical change to the environment and the action is limited to minor amendments to the existing Development Agreement, does not authorize or approve any physical development, and there is no possibility that the action may result in a significant effect on the environment.
2. Adopt Resolution No. 2973, approving Environmental Assessment No. EA-1391 and Amendment No. 1 to Development Agreement No. 5751.
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On August 6, 2019, the City of El Segundo City Council approved Environmental Assessment No. EA-1201, General Plan Amendment No. GPA 17-01, Zone Change No. ZC 17-01, and Development Agreement No. DA 5751 for the site 2011–2021 Rosecrans Avenue. This action changed the land use designation and zoning of the property from Commercial Center (C-4) to Urban Mixed Use South (MU-S), allowing a development concept of three alternatives that included a mixture of creative office, retail/café, and studio and production facility uses, and certified an Environmental

EA-1391 and Amendment No. 1 to Development Agreement No. DA 5751

October 23, 2025

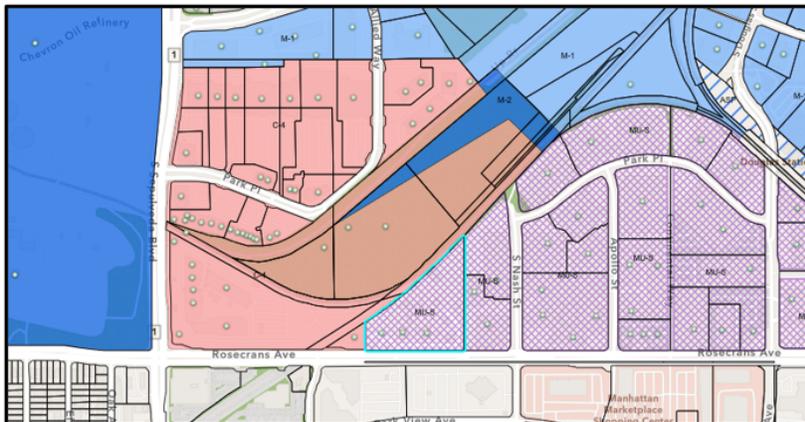
Page 2 of 4

Impact Report (EIR) for the development of the property, and authorized the City to enter into a development agreement with the property owner. Through the Development Agreement, the property owner voluntarily waived its right to develop the property with certain uses which are allowed or conditionally allowed in the MU-S zone, and limited the FAR to 1.13, which is less than 1.3 FAR allowed in the MU-S zone.

On August 20, 2025, an application for Environmental Assessment No. EA-1391 to Amend Development Agreement No. 5751 was submitted to the Planning Division for processing. The proposed amendment modifies certain sections of Development Agreement No. 5751, including the allowed uses at the site to include a Professional Sports Team Headquarters and Training Facility use and a fourth alternative Conceptual Site Plan. After submittal of additional information, the application for EA-1391 and Amendment No. 1 to Development Agreement No. 5751 was deemed complete by staff on September 25, 2025. The application and proposed amendment were circulated to all City departments for comments, and no objections were received. Furthermore, the City Attorney has reviewed the proposed amended language for the Development Agreement and has no objections.

Site Description

The Development Agreement applies to the property located at 2011-2021 Rosecrans Avenue, situated within the Mixed-Use South (MU-S) zoning district. The site is currently vacant and is prominently situated along Rosecrans Avenue, which serves as the City's border with Manhattan Beach and is a major commercial corridor developed with a variety of retail, office, and service-oriented uses. The surrounding area is developed with a mix of commercial and retail establishments consistent with the intent of the MU-S zone, which is to encourage a vibrant blend of employment, shopping, and service opportunities. The property is readily accessible from major transportation routes and is integrated into an established urban environment characterized by a mixed-use setting.



DISCUSSION:

The applicant seeks to amend certain sections of Development Agreement No. 5751, and no new development is proposed as part of this DA Amendment request. The amendment expands the list of uses at the site to include a Professional Sports Team Headquarters and Training Facility use and includes an illustrative Conceptual Site Plan as alternative no. 4. The proposed amendment broadens the permitted uses for the property, thereby allowing a greater flexibility for future development consistent with the original intent. The proposed amendments to Development Agreement No. 5751 are detailed in attached Exhibit B of Planning Commission Resolution No. 2973.

Any future development would be subject to separate approvals, administratively if under 50,000 square feet, and Planning Commission discretionary action (Site Plan Review) if over 50,000 square feet.

General Plan Findings

The approved Development Agreement No. 5751 was found to be consistent with the General Plan per Ordinance No. 1587. The proposed amendments do not alter any of the General Plan findings made in the original approval.

Amendment to Development Agreement Findings

The Development Agreement is consistent with the objectives, policies, general land uses, and programs specified in the General Plan of El Segundo, and there are no applicable Specific Plans for the subject property. The amended Development Agreement continues to be a 10-year term and continues to promote a balanced mix of land uses that support a range of employment opportunities while ensuring compatibility with surrounding development. The amended uses are compatible with the uses authorized in the MU-S zone in which the property is located. The amendment is in conformance with the public convenience, general welfare, and good land use practice as it expands commercial opportunities in a manner that complements the adjacent properties. Furthermore, the amendment will not be detrimental to the health, safety, and general welfare nor will it adversely affect the orderly development of property or the preservation of property values.

Environmental Assessment:

In accordance with the provisions of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, the proposed ordinance is exempt from further environmental review pursuant to CEQA Guidelines §15060(c)(3), as the Ordinance does not constitute a "project" within the meaning of CEQA §15378 and the action of amending the language has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment. In addition, the Ordinance is exempt under CEQA Guidelines §15061(b)(3), the "common sense" exemption, as the action is limited

EA-1391 and Amendment No. 1 to Development Agreement No. DA 5751

October 23, 2025

Page 4 of 4

to minor amendments to the existing Development Agreement, does not authorize or approve any physical development, and there is no possibility that the action may result in a significant effect on the environment. Any future development proposed pursuant to the Development Agreement would be subject to separate site plan review pursuant to the Development Agreement No. 5751, Section 4.15, and City Code Chapter 25 (Site Plan Review). Pursuant to City Code §15-25-3, site plan review is a discretionary action that requires separate environmental review in accordance with CEQA and the CEQA Guidelines when a site plan review application is submitted for a development project. Accordingly, no further environmental review is required for the DA Amendment pursuant to CEQA Guidelines §15168(c)(2).

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:

Jazmin Farias, Planning Technician

REVIEWED BY:

Eduardo Schonborn, AICP, Planning Manager

APPROVED BY:

Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. EA-1391 Planning Commission Resolution No. 2973

RESOLUTION NO. 2973

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF ENVIRONMENTAL ASSESSMENT NO. EA-1391 AND AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT NO. 5751 FOR BEACH CITIES MEDIA CAMPUS

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: Recitals.

- A. On August 6, 2019, the City of El Segundo City Council approved Environmental Assessment No. EA-1201, General Plan Amendment No. GPA 17-01, Zone Change No. ZC 17-01, and Development Agreement No. DA 5751. This action changed the land use designation and zoning of the property from Commercial Center (C-4) to Urban Mixed Use South (MU-S), allowed a development concept that included a mixture of alternatives for creative office, retail/café, and studio and production facility uses, and certified an Environmental Impact Report (EIR) for the development of the property and authorized the City to enter into a development agreement with the property owner;
- B. Through the Development Agreement, the property owner voluntarily waived its rights to develop the property with certain uses which are allowed or conditionally allowed in the MU-S zone, and limited the FAR to 1.13, which is less than the 1.3 FAR allowed in the MU-S Zone;
- C. On August 20, 2025, Andrew Brady on behalf of property owner LA RE DEVELOPMENT HOLDINGS, LLC (hereinafter Applicant) submitted an application to amend certain sections of Development Agreement No. 5751, including the allowed uses at the site;
- D. The proposed Development Agreement (DA) Amendment modifies the allowable uses to include a Professional Sports Team Headquarters and Training Facility use and its Conceptual Site Plan as alternative no. 4.
- E. Approval of the proposed DA Amendment is a subsequent discretionary action in furtherance of DA No. 5751;
- F. No new development is proposed as part of the DA Amendment request;
- G. The application was reviewed by the City's Community Development Department for, in part, consistency with the General Plan, and conformity with the El Segundo Municipal Code ("ESMC");
- H. The applications were subsequently deemed incomplete pending the submittal of additional information. After further information was submitted, the applications were deemed complete for processing on September 25, 2025;

- I. On October 6, 2025, 15 public notices were mailed to all property owners within a 300-foot radius from the site and 101 public notices were mailed to all occupants within a 150-foot radius from the site, providing a 10-day time period for the submittal of comments in accordance with ESMC § 15-28-6(A);
- J. On October 9, 2025, a public notice was published in the El Segundo Herald newspaper, providing a 10-day time period;
- K. On October 23, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the application including information provided to the Commission by the applicant; and,
- L. The Planning Commission considered the information all comments made at the regularly scheduled meeting, and all other information in the administrative record. This Resolution, and its findings, are made based upon the totality of the evidence in the administrative record before the Commission at its October 23, 2025 public hearing.

SECTION 2: Environmental Assessment. In accordance with the provisions of the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines, the proposed amendment to the Development Agreement is exempt from further environmental review pursuant to CEQA Guidelines §15060(c)(3), as the amendment does not constitute a “project” within the meaning of CEQA §15378 and the action of amending the language has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment. In addition, the Development Agreement amendment is exempt under CEQA Guidelines §15061(b)(3), the “common sense” exemption, as the action is limited to minor amendments to the existing Development Agreement, does not authorize or approve any physical development, and there is no possibility that the action may result in a significant effect on the environment. Any future development proposed pursuant to the Development Agreement would be subject to separate site plan review pursuant to Development Agreement No. 5751, Section 4.15, and City Code Chapter 25 (Site Plan Review). Pursuant to City Code § 15-25-3, site plan review is a discretionary action that requires separate environmental review in accordance with CEQA and the CEQA Guidelines when a site plan review application is submitted for a development project. Accordingly, no further environmental review is required for the DA Amendment pursuant to CEQA Guidelines §15168(c)(2).

SECTION 4: General Plan Findings. As required under Government Code § 65860, the DA amendments proposed by the Ordinance are consistent with the El Segundo General Plan as follows:

- A. The approved Development Agreement No. 5751 was found to be consistent with the General Plan per Ordinance No. 1587. The proposed amendments do not alter any of the General Plan findings made in the original approval.

SECTION 5: Amendment to Development Agreement Findings. In accordance with Government Code § 654867.5 and Resolution No. 3268, adopted June 26, 1984, the City Council finds as follows:

A. The Development Agreement Amendment is consistent with the General Plan of El Segundo and there are no applicable Specific Plans. The amended Development Agreement continues to be a 10-year agreement that provides the following public benefits in exchange for vested development rights:

- Consistent with the objectives, policies, general land uses, and programs specified in the General Plan.
- Promotes a balance of land uses that provide for a range of employment opportunities while maintaining compatibility with surrounding development.
- Encourages development that contributes to El Segundo's role as a major employment and business center in the South Bay.
- Foster land uses that enhance El Segundo's identity as a destination for business, recreation, and entertainment.
- The Development Agreement amended uses are compatible with the uses authorized in and regulations prescribed for the Mixed-Use South (MU-S) zone in which the real property is located.
- The Development Agreement Amendment is in conformity with the public convenience, general welfare, and good land use practice as it provides expanded commercial opportunities in a synergistic manner with adjacent land uses.
- The proposed amendment will not be detrimental to the health, safety, and general welfare.
- The proposed amendment to the Development Agreement will not adversely affect the orderly development of property or the preservation of property values.
- The development standards prescribed in the MU-S zone and development agreement will result in the orderly development in the future. All mitigation measures will be implemented at the time and place impacts occur.

SECTION 6: Recommendation. The Planning Commission recommends that the City Council approve Environmental Assessment No. EA-1391 and Amendment No. 1 to Development Agreement No. 5751

SECTION 7: Reliance on Record. Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and

written, contained in the entire record relating to the amendment. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: Limitations. The Planning Commission's analysis and evaluation of the amendment is based on information available at the time of the decision. It is inevitable that in evaluating an amendment that absolute and perfect knowledge of all possible aspects of the amendment will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 9: This Resolution will remain effective unless superseded by a subsequent resolution.

PASSED, APPROVED AND ADOPTED this 23rd DAY of OCTOBER, 2025.

Kevin Maggay, Chair
City of El Segundo Planning Commission

ATTEST:

Michael Allen, Secretary

Maggay -
Inga -
Christian -
McCaverty -
Taylor -

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
David King, Assistant City Attorney

Exhibit A

Draft CC No. ____ Ordinance

**EXHIBIT “A”
DRAFT ORDINANCE NO. ____**

**AN ORDINANCE APPROVING AND ADOPTING A FIRST AMENDMENT
TO DEVELOPMENT AGREEMENT NO. 5751, TO AMEND THE
ALLOWABLE USES AND ITS CONCEPTUAL SITE PLAN AS
ALTERNATIVE NO. 4 FOR BEACH CITIES MEDIA CAMPUS**

**(Environmental Assessment No. EA-1391 and Amendment No. 1 to
Development Agreement No. DA 5751)**

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: The City Council finds and declares as follows:

- A. On August 6, 2019, the City of El Segundo City Council approved Environmental Assessment No. EA-1201, General Plan Amendment No. GPA 17-01, Zone Change No. ZC 17-01, and Development Agreement No. DA 5751. This action changed the land use designation and zoning of the property from Commercial Center (C-4) to Urban Mixed Use South (MU-S), allowed a development concept that included a mixture of alternatives for creative office, retail/café, and studio and production facility uses, and certified an Environmental Impact Report (EIR) for the development of the property and authorized the City to enter into a development agreement with the property owner;
- B. Development Agreement No. 5751 and Conditions of Approval were originally approved (EA-1201) by the City Council on August 6, 2019.
- C. Through the Development Agreement, the property owner voluntarily waived its rights to develop the property with certain uses which are allowed or conditionally allowed in the MU-S zone, and limited the FAR to 1.13, which is less than the 1.3 FAR allowed in the MU-S Zone;
- D. On August 20, 2025, Andrew Brady on behalf of property owner LA RE DEVELOPMENT HOLDINGS, LLC (hereinafter Applicant) filed request to amend certain section of Development Agreement No. 5751, including the allowed uses at the site.
- E. The proposed Development Agreement (DA) Amendment modifies the allowed uses to include a Professional Sports Team Headquarters and Training Facility use and its Conceptual Site Plan as alternative no. 4.
- F. The amendment request was reviewed by the City’s Community Development Department for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code (ESMC).

- G. The City reviewed the amendments environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”).
- H. On October 6, 2025, public notices were mailed to all property owners within a 300-foot radius from the site, providing a 10-day time period for the submittal of comments in accordance with ESMC § 15-28-6(A).
- I. On October 6, 2025, public notices were mailed to all occupants a 300-foot radius from the site, providing a 10-day time period for the submittal of comments in accordance with ESMC § 15-28-6(A).
- J. On October 9, 2025, a public notice was published in the El Segundo Herald newspaper, providing a 10-day time period for the submittal of comments in accordance with ESMC § 15-28-6(A).
- K. On October 23, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the draft ordinance including, without limitation, information provided to the Planning Commission by city staff; and adopted Resolution No. 2973 recommending that the City Council approve this Ordinance.
- L. On November 3, 2025 public notices were mailed to all property owners within a 300-foot radius from the site, providing a 10-day time period for the submittal of comments in accordance with ESMC Section 15-28-6(A).
- M. On November 3, 2025 public notices were mailed to all occupants within a 300-foot radius from the site, providing a 10-day time period for the submittal of comments in accordance with ESMC Section 15-28-6(A).
- N. On November 6, 2025 a public notice was published in the El Segundo Herald newspaper, providing a 10-day time period for the submittal of comments in accordance with ESMC Section 15-28-6(A).
- O. On November 18, 2025 the City Council held a duly noticed public hearing and considered the information provided by City staff and public testimony regarding the Ordinance; and
- P. This Ordinance and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the City Council at its November 18, 2025 hearing and the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions.* The proposed amendments to Development Agreement No. 5751 are listed in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 3: General Plan Findings. As required under Government Code § 65860, the City Council finds as follows:

- A. The approved Development Agreement No. 5751 was found to be consistent with the General Plan per Ordinance No. 1587. The proposed amendments do not alter any of the General Plan findings made in the original approval. Approval of the Development Agreement amendment will further the goals, objectives, and policies of the General Plan and will not obstruct their attainment.

SECTION 4: Amendment to Development Agreement Findings. In accordance with Government Code § 654867.5 and Resolution No. 3268, adopted June 26, 1984, the City Council finds as follows:

- A. The Development Agreement Amendment is consistent with the General Plan of El Segundo and there are no applicable Specific Plans. The amended Development Agreement continues to be a 10-year agreement that provides the following public benefits in exchange for vested development rights:
 - Consistent with the objectives, policies, general land uses, and programs specified in the General Plan.
 - Promotes a balance of land uses that provide for a range of employment opportunities while maintaining compatibility with surrounding development.
 - Encourages development that contributes to El Segundo's role as a major employment and business center in the South Bay.
 - Foster land uses that enhance El Segundo's identity as a destination for business, recreation, and entertainment.
 - The Development Agreement amended uses are compatible with the uses authorized in and regulations prescribed for the Mixed-Use South (MU-S) zone in which the real property is located.
 - The Development Agreement Amendment is in conformity with the public convenience, general welfare, and good land use practice as it provides expanded commercial opportunities in a synergistic manner with the previously approved site plan review and adjacent land uses.
 - The proposed amendment will not be detrimental to the health, safety and general welfare.
 - The proposed amendment to the Development Agreement will not adversely affect the orderly development of property or the preservation of property values.

- The development standards prescribed in the MU-S zone and development agreement will result in the orderly development in the future. All mitigation measures will be implemented at the time and place impacts occur.

SECTION 5: *Environmental Assessment.* In accordance with the provisions of the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines, the proposed Ordinance is exempt from further environmental review pursuant to CEQA Guidelines §15060(c)(3), as the Ordinance does not constitute a “project” within the meaning of CEQA §15378 and the action of amending the language has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment. In addition, the Ordinance is exempt under CEQA Guidelines §15061(b)(3), the “common sense” exemption, as the action is limited to minor amendments to the existing Development Agreement, does not authorize or approve any physical development, and there is no possibility that the action may result in a significant effect on the environment. Any future development proposed pursuant to the Development Agreement would be subject to separate site plan review pursuant to Development Agreement No. 5751, Section 4.15, and City Code Chapter 25 (Site Plan Review). Pursuant to City Code § 15-25-3, site plan review is a discretionary action that requires separate environmental review in accordance with CEQA and the CEQA Guidelines when a site plan review application is submitted for a development project. Accordingly, no further environmental review is required for the DA Amendment pursuant to CEQA Guidelines §15168(c)(2).

SECTION 6: *Approvals and Authorization.* The City Council hereby approves and adopts the First Amendment to Development Agreement No. 5751, attached to this ordinance as Exhibit "A". Upon the effective date of this Ordinance, the Mayor is authorized to execute the amendment on behalf of the City. The City Manager is hereby authorized and directed to perform all acts and execute all documents needed to effectuate this Ordinance.

SECTION 7: *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the amendment. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: *Limitations.* The City Council' s analysis and evaluation of the amendment is based on the best information currently available. It is inevitable that in evaluating a amendment that absolute and perfect knowledge of all possible aspects of the amendment will not exist. One of the major limitations on analysis of the amendment is the City Council' s knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City' s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9: *Summaries of Information.* All summaries of information in the findings

which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding, is not based in part on that fact.

SECTION 10: Effectiveness of ESMC. Repeal or amendment of any provision of the ESMC will not affect any penalty, forfeiture, or liability incurred before or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 11: Recordation. The City Clerk, or designee, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 12: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 13: Effective Date. This Ordinance will become effective 30 days following its passage and adoption.

PASSED AND ADOPTED this 18th day of November 2025.

Chris Pimental, Mayor

ATTEST:

Susan Truax, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

Certification

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF EL SEGUNDO)

I, Susan Truax, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. _____ was duly introduced by said City Council at a regular meeting held on the ___ day of _____ 2025, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ___ day of _____, 2025, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this ____ day of November 2025.

Susan Truax, City Clerk
of the City of El Segundo, California

Exhibit B

Amendment No. 1 to Development Agreement (DA) No. 5751

**FIRST AMENDMENT TO DEVELOPMENT
AGREEMENT**

BEACH CITIES MEDIA CAMPUS
(FORMER AIR PRODUCTS SITE)

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the “Amendment”) is dated as of _____, 2025 by and between the CITY OF EL SEGUNDO, a municipal corporation (the “City”), and LA RE DEVELOPMENT HOLDINGS, LLC, a Delaware limited liability company (the “Developer”), collectively, the “Parties.”

RECITALS

A. City and Rosecrans-Sepulveda Partners 4, LLC entered into a Development Agreement dated August 20, 2019 (the “Agreement”) and recorded on December 11, 2019 in the official records of Los Angeles County as Instrument No. 20191380759.

B. On or about September 15, 2025, pursuant to Sections 3.2 and 3.3 of the Agreement, Rosecrans-Sepulveda Partners 4, LLC assigned all of its rights, interests, duties, obligations and requirements under the Agreement to Developer, and Developer assumed all rights, interests, duties, obligations and requirements of Rosecrans-Sepulveda Partners 4, LLC under the Agreement.

C. The Parties now wish to amend the Agreement to allow for an additional development alternative that would allow for professional sports team headquarters and practice facility uses within the Project.

D. Each of the initially capitalized terms used in this Amendment and not otherwise defined in this Amendment shall have the meaning given to it in the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The definitions of “Beach Cities Media Campus,” “Media Campus,” “Alternatives,” “Project,” and “Site Plan” set forth in Section 1 of the Agreement are hereby deleted in their entirety and replaced with the following, respectively:

“Beach Cities Media Campus” or “Media Campus” means development of the Property with a development of a mixture of creative office, retail/café, and studio and production facilities, professional sports team headquarters and training facility that would consist of a maximum of: 240,000 square feet of creative office/professional sports team headquarters and training facility with the option to incorporate a roof deck; 66,000 square feet of studio and production facilities building; 7,000 square feet of retail/café uses for a total of 313,000 square feet of floor area with an associated FAR of 1.13 to 1; and the provision of parking

spaces in a combination of surface parking, underground parking, and a parking structure all as shown in the Conceptual Site Plan attached hereto as Exhibit B.

“Alternatives” means Alternatives 1, 2, 3, or 4 as described below:

Alternative 1 shall consist of the following development components: (a) 25,000 square feet of retail space; (b) 100,000 square feet of general office space with the option to incorporate a roof deck; and (c) 188,000 square feet of studio and production facilities, as shown in the Site Plan attached to the Agreement as Exhibit C.

Alternative 2 shall consist of the following development components: (a) 100,000 square feet of research and development; (b) 10,000 square feet of retail; and (c) 100,040 square feet of creative office space with the option to incorporate a roof deck, as shown in the Site Plan attached to the Agreement as Exhibit D.

Alternative 3 shall consist of the following development component: (a) 261,990 square feet of creative office space with the option to incorporate a roof deck, as shown in the Site Plan attached to the Agreement as Exhibit E.

Alternative 4 shall consist of the following development component: (a) up to 65,000 square feet of professional sports team headquarters and practice facilities uses with the option to incorporate a roof deck; (b) 200,000 square feet of office facility uses; and (c) 7,000 square feet of retail/cafe uses.

“Project” means the development of the Property for the Beach Cities Media Campus or one of the Alternatives in substantial conformance with the site plans attached to the Agreement and this Amendment as Exhibits B through F, in accordance with the Project Approvals and Applicable Rules.

“Site Plan” refers to the conceptual development plans for the Beach Cities Media Campus and each of the four Alternatives as shown on Exhibits B through F, attached hereto and incorporated herein by reference.

2. Section 2.6 of the Development Agreement is hereby deleted in its entirety and replaced with the following:

2.6 This Agreement is intended to provide flexible entitlements to develop the Media Campus or one of the four Alternatives, within the parameters set forth herein and subject to the terms and conditions hereof, to meet the changing market demands that are likely to occur throughout the Term of this Agreement.

3. Section 4.13.1(a) of the Development Agreement is hereby deleted in its entirety and replaced with the following:

a. Minor Modifications include:

- i. A modification to the Site Plan for the Media Campus, or the Alternatives, provided the Director determines, in his/her discretion, that the Site Plan is substantially similar to the approved Site Plans attached hereto as Exhibits B through F; the modification complies with the Development Constraints; and there is no change which would qualify as a Major Modification under section 4.13.2 below;
- ii. A different mix of retail space, general or creative office space, studio and production facilities, research and development uses, or professional sports team headquarters and practice facilities uses provided that it meets the Development Constraints and the Director determines that no subsequent or supplemental EIR is required and any new impacts can be mitigated; and
- iii. Any other change that does not qualify as a Major Modification as defined below.

4. Exhibit F (“Assignment and Assumption Agreement”) to the Agreement is hereby redesignated as Exhibit G.

5. A new Exhibit F (“Site Plan for Alternative 4”), copy of which is attached hereto and incorporated herein by this reference, is hereby added to the Agreement.

6. Section 19 of the Agreement is deleted in its entirety and replaced with the following:

Notices. Any notice that a party is required or may desire to give the other must be in writing and must be sent by: (i) personal delivery; (ii) deposit in the United States Mail, postage prepaid; (iii) registered or certified mail, return receipt requested; (iv) overnight delivery using a nationally recognized overnight courier providing proof of delivery; or (v) electronic delivery, evidenced by confirmed receipt, addressed as follows:

If to City: City of El Segundo
 350 Main Street
 El Segundo, CA 90245
 Attn: City Manager
 Email: dgeorge@elsegundo.org

With a Copy to: City of El Segundo
 350 Main Street
 El Segundo, CA 90245
 Attn: Director of Planning and Building Safety

Email: mallen@elsegundo.org

With a Copy to: Hensley Law Group
2600 W. Olive Street, Suite 500
Burbank, California 95105
Attn: Mark D. Hensley, Esq.
Email: mhensley@hensleylawgroup.com

To Developer: LA RE DEVELOPMENT HOLDINGS, LLC
Attn: Tim Katt
1900 W Loops #1300
Houston, TX 77027
Email: tim.katt@transwestern.com

With a Copy to: DLA Piper LLP (US)
Attn: Andrew Brady
2000 Avenue of the Stars Suite 400
Los Angeles, CA 90067
Email: Andrew.brady@us.dlapiper.com

7. **Recognition of Assignment.** Pursuant to Sections 3.2 and 3.3 of the Agreement, all rights duties and obligations under the Agreement were assigned from Rosecrans-Sepulveda Partners, 4 LLC to LA RE Development Holdings, LLC, a Delaware limited liability company on or about September 15, 2025 (“**Assignment**”). The Parties hereby recognize that LA RE Development Holdings, LLC has assumed all rights, interests, duties, obligations and requirements of Developer under the Agreement. The Parties further recognize that the Assignment also includes an assignment and assumption of all rights, interests, duties and obligations to LA RE Development Holdings, LLC with respect to entitlements, permits and approvals for the Project, and to any and all applications for permits, inclusive of all plans, submittals and fees submitted and paid to City related to same. The Parties agree to hereafter work in good faith to take any reasonably required steps to ensure the assignment and assumption of all rights, duties, obligations and requirements under the Agreement are fully and properly effectuated.
8. **Ratification.** Except as expressly amended by this Amendment, the Agreement is in full force and effect and is hereby ratified and confirmed by the Parties in all respects.
9. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall be deemed to be one and the same instrument. A facsimile transmission of an original signature shall be deemed to be an original signature.

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed as of the day and year first above written.

CITY:

The City of El Segundo, a municipal corporation.

By: _____
Chris Pimentel, Mayor

DEVELOPER:

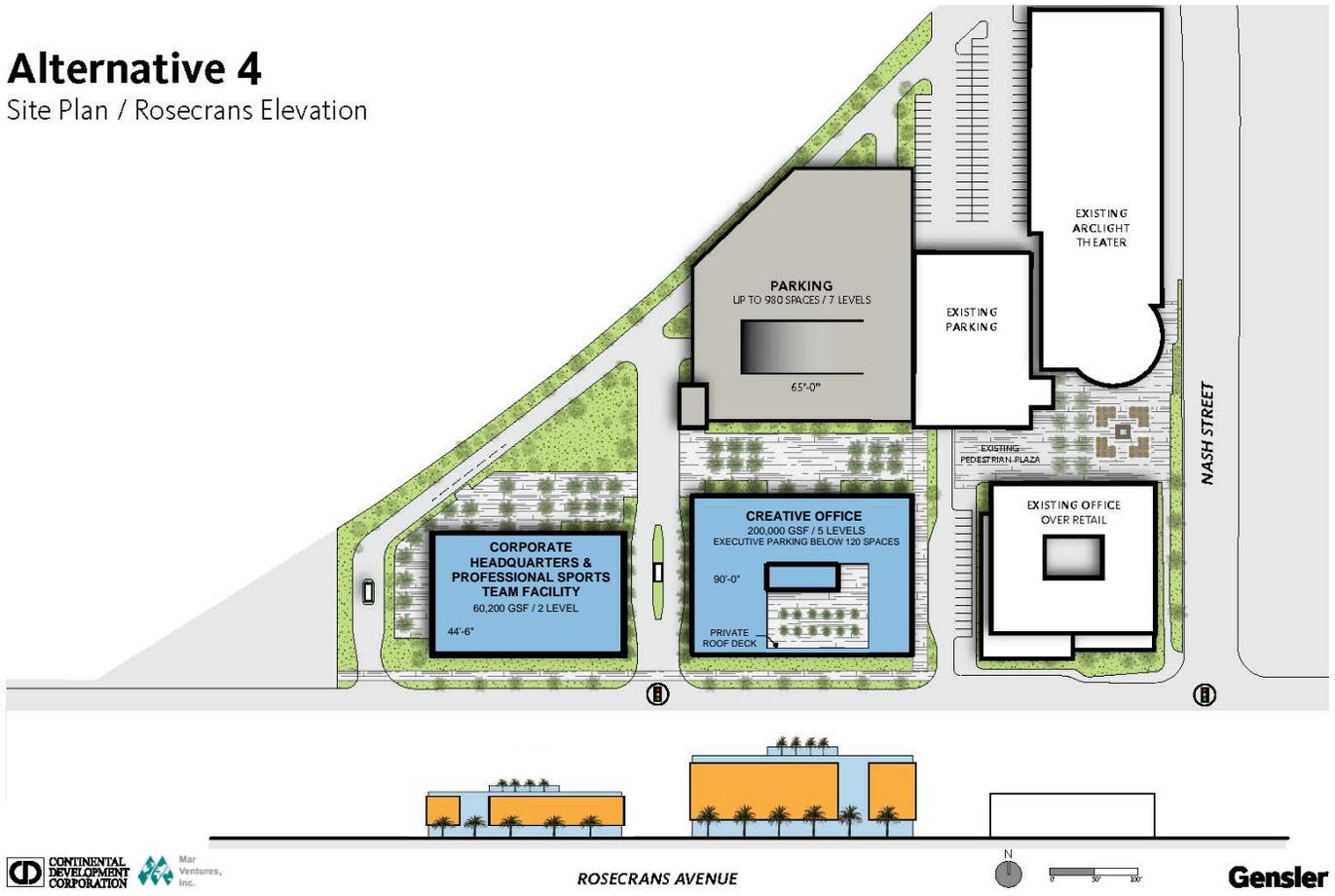
LA RE Development Holdings, LLC

By: _____

Its: _____

Alternative 4
Site Plan / Rosecrans Elevation

EXHIBIT F
SITE PLAN FOR ALTERNATIVE 4



ROSECRANS AVENUE



Gensler 5

Exhibit C

Existing Development Agreement (DA) No. 5751

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
CITY CLERK
CITY OF EL SEGUNDO
350 Main Street
El Segundo, California 90245

EXEMPT FROM RECORDER'S FEES
Pursuant to Government Code § 6103

DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF EL SEGUNDO
AND
ROSECRANS-SEPULVEDA PARTNERS 4, LLC
(FORMER AIR PRODUCTS SITE)

THIS AGREEMENT SHALL BE RECORDED WITHIN TEN DAYS OF EXECUTION BY
ALL PARTIES HERETO PURSUANT TO THE REQUIREMENTS OF GOVERNMENT CODE
§65868.5

TABLE OF CONTENTS

1. Definitions..... 1

2. Recitals..... 4

3. Binding Effect..... 5

 3.1 Constructive Notice and Acceptance 5

 3.2 Rights to Assign and Transfer..... 5

 3.3 Liabilities Upon Transfer 6

 3.1 Resumption of Rights..... 6

4. Development of the Property 6

 4.1 Permitted Uses, Design and Development Standards and Dedication of Land for Public Purposes 6

 4.2 Entitlement to Develop 6

 4.3 Additional Restrictions 6

 4.4 Reserved..... 7

 4.5 Building Regulations..... 7

 4.6 Subsequent Rules 7

 4.7 Fees, Exactions, Mitigation Measures, Conditions, Reservations and Dedications..... 7

 4.8 Use of Easements 7

 4.9 Timing of Development 8

 4.10 Moratorium 8

 4.11 Term..... 8

 4.12 Term of Map(s) and Other Project Approvals 9

 4.13 Future Approvals..... 9

 4.13.1 Minor Modifications to Project.....9

 4.13.2 Modifications Requiring Amendment to this Agreement9

 4.14 Site Plan Review 10

 4.15 Issuance of Building Permits 10

5. Developer Agreements..... 11

 5.1 General..... 11

 5.2 Development Fees..... 11

 5.3 Maintenance Obligations 11

 5.4 Sales and Use Tax 11

6. City Agreements 12

 6.1 Expedited Processing..... 12

6.2 Processing Cooperation and Assistance.....	12
6.3 Processing During Third Party Litigation.....	12
6.4 Performance of Director Duties.....	13
7. Modification/Suspension.....	13
8. Demonstration of Good Faith Compliance.....	13
8.1 Review of Compliance.....	13
8.2 Good Faith Compliance.....	13
8.3 City Report – Information to be Provided to Developer.....	13
8.4 Developer’s Report.....	14
8.5 Notice of Non-Compliance; Cure Rights.....	14
8.6 Public Notice of Findings.....	14
8.7 Failure of Periodic Review.....	14
9. Excusable Delays.....	14
10. Default Provisions.....	14
10.1 Default.....	14
10.2 Content of Notice of Violation.....	15
10.3 Remedies for Breach.....	15
10.4 Resolution of Disputes.....	15
10.5 Attorney’s Fees and Costs.....	15
11. Mortgagee Protection.....	16
11.1 Mortgage Not Rendered Invalid.....	16
11.2 Request for Notice to Mortgagee.....	16
11.3 Mortgagee’s Time to Cure.....	16
11.4 Cure Rights.....	16
11.5 Bankruptcy.....	17
11.6 Disaffirmation.....	17
12. Estoppel Certificate.....	17
13. Administration of Agreement.....	17
13.1 Appeal of Staff Determinations.....	17
13.2 Operating Memoranda.....	17
13.3 Certificate of Performance.....	18
14. Amendment or Termination by Mutual Consent.....	18
15. Indemnification/Defense.....	18
15.1 Indemnification.....	18
15.2 Defense of Agreement.....	19

16. Cooperation in the Event of Legal Challenge.....	19
16.1 Third Party Challenges	19
16.2 Third Party Challenges Related to the Applicability of City Laws	19
17. Time of Essence.....	20
18. Effective Date	20
19. Notices	20
20. Entire Agreement.....	22
21. Waiver.....	22
22. Supersession of Subsequent Laws of Judicial Action.....	22
23. Severability	22
24. Relationship of the Parties	22
25. No Third-Party Beneficiaries.....	23
26. Recordation of Agreements and Amendments	23
27. Cooperation Between City and Developer	23
28. Rules of Construction	23
29. Joint Preparation	23
30. Governing Law and Venue	23
31. Counterparts.....	23
32. Weekend/Holiday Dates	23
33. Not a Public Dedication.....	23
34. Releases.....	24
35. Consent	2

DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is made and entered into by and between the CITY OF EL SEGUNDO, a municipal corporation (referred to hereinafter as “City”) and ROSECRANS-SEPULVEDA PARTNERS, 4 LLC, a Delaware limited liability company (hereinafter as “Developer”) as of this 20th day of August, 2019. City and Developer are referred to hereinafter individually as “Party” and collectively as “Parties”. In consideration of the mutual covenants and agreements contained in this Agreement, City and Developer agree as follows:

1. Definitions. Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this Agreement. Words and phrases not defined in this Section will have the meaning set forth in this Agreement, the El Segundo Municipal Code, or in common usage.

“Applicable Rules” means:

- The El Segundo General Plan, as it existed on the Approval Date, as modified by the Project Approvals;
- The El Segundo Municipal Code, as it existed on the Approval Date, as modified by the Project Approvals;
- Such other laws, ordinances, rules, regulations, and official policies governing permitted uses of the property, density, design, improvement, development fees, and construction standards and specifications applicable to the development of the Property in force at the time of the Effective Date, which are not in conflict with this Agreement.

“Approval Date” means August 20, 2019, the date on which the last of the Project Approval applications was approved by the City.

“Approved Plans” means a plan for any aspect of the Project, including, without limitation, the Site Plan, signage plans, and landscaping and irrigation plans, which are approved by the City in accordance with the Applicable Rules, and Project Approvals.

“Beach Cities Media Campus” or “Media Campus” means development of the Property with a development of a mixture of creative office, retail/café, and studio and production facilities that would consist of a maximum of: 240,000 square feet of creative office with the option to incorporate a roof deck; 66,000 square feet of studio and production facilities building; 7,000 square feet of retail/café uses for a total of 313,000 square feet of floor area with an associated FAR of 1.13 to 1; and the provision of parking spaces in a combination of surface parking, underground parking, and a parking structure all as shown in the Conceptual Site Plan attached hereto as Exhibit B.

“Building Regulations” means those regulations set forth in Title 13 of the ESMC.

“CEQA” means the California Environmental Quality Act, Public Resources Code § 21000

et seq.

“CEQA Guidelines” means the regulations implementing CEQA which have been adopted by the State and found at Title 14 of the California Code of Regulations, § 150000 *et seq.*

“City Council” means the City Council of the City of El Segundo.

“Developer” means Rosecrans Sepulveda Partners 4 LLC and its transferees, assigns and successors in interest.

“Development Constraints” means all of the following:

- No building shall exceed 140 feet in height;
- Parking shall be in an amount which meets the El Segundo Municipal Code and may be located in a combination of surface parking, underground parking, and a parking structure; and
- Access shall be taken from two driveways along Rosecrans Boulevard and one driveway accessing the Property off of Nash Street, consistent with the Site Plans for the Media Campus.

“Development Standards” means the Site Development Standards set forth in the ESMC for the Urban Mixed-Use South zone, as well as those provisions of the ESMC relating to such things as landscaping, off-street parking and loading spaces, and signs. The Development Standards are part of the Applicable Rules.

“Director” means the Director of Planning and Building Safety, or his designee.

“Effective Date” means the date on which the Enabling Ordinance becomes effective in accordance with Government Code § 36937.

“ESMC” means the El Segundo Municipal Code.

“Enabling Ordinance” means Ordinance No. 1587, approving this Development Agreement.

“Future Approvals” means such subsequent discretionary and ministerial entitlements, including permits, which are required to develop the Project in addition to the Project Approvals, and which are applied for by the Developer and approved by the City. Once approved, a Future Approval becomes part of the Project Approvals.

“Alternatives” means Alternatives 1, 2, or 3 as described below:

- Alternative 1 shall consist of the following development components: (a) 25,000 square feet of retail space; (b) 100,000 square feet of general office space with the

option to incorporate a roof deck; and (c) 188,000 square feet of studio and production facilities, as shown in the Site Plan attached hereto as Exhibit C.

- Alternative 2 shall consist of the following development components: (a) 100,000 square feet of research and development; (b) 10,000 square feet of retail; and (c) 100,040 square feet of creative office space with the option to incorporate a roof deck, as shown in the Site Plan attached hereto as Exhibit D.
- Alternative 3 shall consist of the following development component: (a) 261,990 square feet of creative office space with the option to incorporate a roof deck, as shown in the Site Plan attached hereto as Exhibit E.

“Party” means the City or the Developer. “Parties” shall mean both the City and the Developer.

“Person” means a natural person or any entity.

“Project” means the development of the Property for the Beach Cities Media Campus or one of the Alternatives in substantial conformance with the site plans attached hereto as Exhibits B through E, in accordance with the Project Approvals and Applicable Rules.

“Project Approvals” means:

- Final Environmental Impact Report (FEIR) No. EA-1201, as certified by Resolution No. 5159 on August 6, 2019;
- Mitigation Monitoring Program for FEIR No. EA-1201, as adopted by Resolution No. 5159 on August 6, 2019;
- General Plan Amendment No. 17-01, as approved by Resolution No. 5160 on August 6, 2019, including a change in the Land Use Map;
- Zone Change No. 17-01, as approved by Ordinance No. 1587 on August 20, 2019, including a change in the Zoning Map;
- This Development Agreement as approved by Ordinance No. 1587 on August 20, 2019.

“Property” refers to that 6.37 acres which is described in Exhibit A, attached hereto and incorporated herein by reference.

“Site Plan” refers to the conceptual development plans for the Beach Cities Media Campus and each of the three Alternatives as shown on Exhibits B through E, attached hereto and incorporated herein by reference.

“Subsequent Rules” means any changes to the Applicable Rules, including, without limitation, any change by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by the City Council, the Planning Commission or any other board, agency, commission or department of the City, or any officer or employee thereof, or by the electorate, which would, absent this Agreement, otherwise apply to the Property.

“Transferee” means a Person which assumes in whole or in part the rights and obligations under this Agreement with respect to all or a portion of the Property.

“Zone” means the Urban Mixed-Use South (MU-S) zone.

2. Recitals. This Agreement is made with respect to the following facts and for the following purposes, each of which is acknowledged as true and correct by the Parties:

2.1 Pursuant to Government Code § 65865 *et seq.*, the City is authorized to enter into a binding contractual agreement with any person having a legal or equitable interest in real property for the development of such property.

2.2 Developer is the owner of the Property.

2.3 Developer desires to redevelop the Property, which is a former industrial site located on Rosecrans Boulevard, with a mix of commercial uses in order to complete the Rosecrans Corridor.

2.4 By this Agreement, each Party desires to obtain the binding agreement of the other Party to develop the Property in accordance with the Project Approvals, Applicable Rules and this Agreement. In consideration thereof, the City agrees to limit the future exercise of certain of its governmental and proprietary powers to the extent specified in this Agreement. The Developer agrees to waive its rights, if any, to challenge legally the limitations on density and use imposed upon development of the Property and other restrictions and obligations set forth in this Agreement and the Project Approvals.

2.5 City and Developer have acknowledged and agreed that the consideration that is to be exchanged pursuant to this Agreement is fair, just and reasonable.

2.6 This Agreement is intended to provide flexible entitlements to develop the Media Campus or one of the three Alternatives, within the parameters set forth herein and subject to the terms and conditions hereof, to meet the changing market demands that are likely to occur throughout the Term of this Agreement.

2.7 The Project uses are consistent with the City’s General Plan, as amended, (the “General Plan”).

2.8 Development of the Project has, and will continue to, further the comprehensive planning objectives contained within the General Plan, and will result in public benefits, including, among others, the following:

2.8.1 Fulfilling long-term economic and social goals for City and the community;

2.8.2 Providing fiscal benefits to City's general fund in terms of increased utility, business license, property and sales tax revenues, which are anticipated to exceed \$390,000 annually;

2.8.3 Providing both short-term construction employment and long-term permanent employment within City;

2.8.4 Eliminating blighted areas;

2.8.5 Facilitating environmental remediation on and around the Property;

2.8.6 Giving up the right to develop the Property with certain uses which are allowed or conditionally allowed in the MU-S zone.

2.9 On May 23, 2019, the Planning Commission of the City commenced a duly noticed public hearing on the Project Approvals. At the conclusion of the hearing the Planning Commission recommended that the City Council approve the Project Approvals.

2.10 On August 6, 2019, 2019, the City Council commenced a duly noticed public hearing on the Project Approvals. Prior to approving this Agreement by the Enabling Ordinance, the City Council adopted Resolution No. 5159 approving the FEIR.

2.11 All of the Property is subject to this Agreement.

3. Binding Effect. The burdens of this Agreement are binding upon, and the benefits of the Agreement inure to the City and the Developer and each successive transferee, assign and successor in interest thereto and constitute covenants that run with the land. Any and all rights and obligations that are attributed to the Developer under this Agreement shall run with the land.

3.1 Constructive Notice and Acceptance. Every person who acquires any right, title or interest in or to any portion of the Property in which the Developer has a legal interest is, and shall be, conclusively deemed to have consented and agreed to be bound by this Agreement, whether or not any reference to this Agreement is contained in the instrument by which such person acquired such right, title or interest.

3.2 Rights to Assign and Transfer. Developer may assign or transfer its rights and obligations under this Agreement with respect to the Property, or any portion thereof, to any person at any time during the term of this Agreement without approval of the City. For purpose of this Agreement, the Transferee must be considered the "owner" of that portion of the Property which

is covered by such transfer.

3.3 Liabilities Upon Transfer. Upon the delegation of the duties and obligations under this Agreement and the sale, transfer or assignment of all or any portion of the Property, Developer will be released from its obligations under this Agreement with respect to the Property, or portion thereof, so transferred arising subsequent to the effective date of such transfer, if: (i) Developer has provided to the City prior or subsequent written notice of such transfer; and (ii) the Transferee has agreed in writing to be subject to all of the provisions hereof applicable to the portion of the Property so transferred by executing an Assignment and Assumption Agreement in the form of Exhibit F attached hereto and incorporated herein by reference. Upon any transfer of any portion of the Property and the express assumption of Developer's obligations under this Agreement by such Transferee, the City agrees to look solely to the Transferee for compliance by such Transferee with the provisions of this Agreement as such provisions relate to the portion of the Property acquired by such Transferee. Any such Transferee shall be entitled to the benefits of this Agreement as "Developer" hereunder and shall be subject to the obligations of this Agreement applicable to the parcel(s) transferred. A default by any Transferee shall only affect that portion of the Property owned by such Transferee and shall not cancel or diminish in any way Developer's rights hereunder with respect to any portion of the Property not owned by such Transferee. The Transferee shall be responsible for satisfying the good faith compliance requirements set forth in Section 8 below relating to the portion of the Property owned by such Transferee, and any amendment to this Agreement between the City and a Transferee shall only affect the portion of the Property owned by such Transferee.

3.4 Resumption of Rights. If Transferee defaults with respect to any provision of this Agreement, developer may, but is not obligated to, resume Transferee's obligations upon written notification to City.

4. Development of the Property. The following provisions, in addition to the Applicable Rules, shall govern the development and use of the Property.

4.1 Permitted Uses, Design and Development Standards, and Dedication of Land for Public Purposes. The permitted, administratively permitted, and conditionally permitted uses of the Property as well as the Development Standards and provisions for reservation or dedication of land for public purposes are set forth in the Project Approvals and Applicable Rules.

4.2 Entitlement to Develop. The Developer is granted the vested right to develop the Project subject to the Applicable Rules, the Project Approvals, and any Future Approvals..

4.3 Additional Restrictions. In addition to the Applicable Rules, the Project Approvals, and this Agreement, Developer shall record a restriction against the Property prohibiting the following uses: (i) drive-through restaurants; (ii) adult businesses; (iii) catering services/flight kitchens; (iv) freight forwarding; and (v) service stations. This restriction shall survive the termination of this Agreement and the restrictions shall not be removed without the written consent of the City.

4.4 [Reserved]

4.5 Building Regulations. Notwithstanding Section 4.6 below, all construction on the Property shall adhere to the Building Regulations in effect at the time an application for a building permit is submitted and to any federal or state building requirements that are then in effect at such time. Additionally, nothing in this Agreement prevents the City from applying “standard specifications” for public improvements (e.g., streets, storm drainage, parking lot standards, driveway widths), as the same may be adopted or amended from time to time by the City, provided that the provisions of any such standards and specifications apply only to the extent they are in effect on a Citywide basis.

4.6 Subsequent Rules. Subsequent Rules cannot be applied by the City to any part of the Property unless the Developer gives the City written notice of its election to have such Subsequent Rule applied to the Property, in which case such Subsequent Rule is deemed to be an Applicable Rule.

4.7 Fees, Exactions, Mitigation Measures, Conditions, Reservations and Dedications.

4.7.1 Subject to sections 4.7.2, 4.7.3, and 5.2, all fees, exactions, mitigation measures, conditions, reservations and dedications of land for public purposes that are applicable to the Project are set forth in the Applicable Rules, the Project Approvals, and this Agreement.

4.7.2 Except as otherwise provided in this Agreement, and specifically excluding fees set by entities not controlled by the City that are collected by the City, the City can only charge and impose those fees and exactions, including, without limitation, dedication and any other fee relating to development or the privilege of development, which are in effect on a City-wide basis as of the Effective Date.

4.7.3 The Developer must pay the amount of the impact fees that are in effect at the time of application for the building permit pursuant to City Council Resolution Nos. 4443 and 4687, or such subsequent resolutions as may be adopted by the City Council in accordance with applicable procedures, but shall not be required to pay any new impact fees that are not in effect at the time of Project Approvals.

4.7.4 This Section shall not be construed to limit the authority of the City to charge normal and customary application, processing, and permit fees, including legal and environmental processing costs, for land use approvals, building permits and other similar permits, for Future Approvals, which fees are designed to reimburse City’s actual expenses attributable to such application, processing and permitting and are in force and effect on a City-wide basis at such time as applications for such approvals are filed with the City.

4.8 Use of Easements. Notwithstanding the provisions of the Applicable Rules, easements dedicated for vehicular and pedestrian use shall be permitted to include easements for underground drainage, water, sewer, gas, electricity, telephone, cable, and environmental

remediation and other utilities and facilities so long as they do not unreasonably interfere with pedestrian and/or vehicular use.

4.9 Timing of Development. In *Pardee Construction Co. v. City of Camarillo (Pardee)*, 37 Cal.3d 465 (1984), the California Supreme Court held that the failure of the parties therein to provide for the timing or rate of development resulted in a later-adopted initiative restricting the rate of development to prevail against the parties' agreement. City and Developer intend to avoid the result in *Pardee* by acknowledging and providing that Developer shall have the right, without obligation, to develop the Property in such order and at such rate and times as Developer deems appropriate within the exercise of its subjective business judgment subject to the terms of this Agreement.

In furtherance of the Parties' intent, as set forth in this Section, no future amendment of any existing City ordinance or resolution, or future adoption of any ordinance, resolution or other action, that purports to limit the rate or timing of development over time or alter the sequencing of development phases, whether adopted or imposed by the City Council or through the initiative or referendum process, shall apply to the Property. However, nothing in this Section shall be construed to limit City's right to enforce Developer's obligation pursuant to this Agreement to provide all infrastructure required by the Project Approvals and this Agreement.

4.10 Moratorium.

4.10.1 The City shall not impose a moratorium on the Property unless such is necessary to protect a significant threat to the health, safety and welfare of the City.

4.10.2 Except as provided in Section 4.10.1 above, no City-imposed moratorium or other limitation (whether relating to the rate, timing or sequencing of the development or construction of all or any part of the Property, whether imposed by ordinance, initiative, resolution, policy, order or otherwise, and whether enacted by the City Council, an agency of the City, the electorate or otherwise) affecting parcel or subdivision maps (whether tentative, vesting tentative, or final), building permits, occupancy certificates, or other entitlements to use or service (including, without limitation, water and sewer), approved, issued or granted within the City, or portions of the City, applies to the Property to the extent such moratorium or other limitation is in conflict with this Agreement. However, the provisions of this Section do not affect the City's compliance with moratoria or other limitations mandated by other governmental agencies or court-imposed moratoria or other limitations.

4.11 Term. This Agreement shall be in effect for a period of 10 years from the Effective Date of the Enabling Ordinance. However, the Developer or the City shall be entitled to, by written notice to the other Party prior to the Agreement's expiration, one (1) five (5)-year extension, provided that the requesting Party is not in material default of this Agreement at such time beyond any applicable period to cure provided for by Section 8.5 below. Before the expiration of the five (5) year extension, the Parties may mutually agree to further extensions. In the event of litigation challenging this Agreement, the Term is automatically suspended for the duration of such litigation and resumes upon final disposition of such challenge and any appeal thereof upholding the validity

of this Agreement. In the event that a referendum petition concerning this Agreement is duly filed in such a manner that the ordinance approving this Agreement is suspended, then the Term is deemed to commence upon City Council certification of the results of the referendum election approving this Agreement.

4.12 Term of Map(s) and Other Project Approvals. Pursuant to California Government Code Sections 66452.6(a) and 65863.9, the term of any subdivision or parcel map that has been or in the future may be processed on all or any portion of the Property and the term of each of the Project Approvals shall be extended for a period of time through the scheduled termination date of this Agreement as set forth in Section 4.11 above, including any extensions thereto.

4.13 Future Approvals.

4.13.1 Minor Modifications to Project. The Developer may make minor changes to the Project and Project Approvals (“Minor Modifications”) without the need to amend this Agreement upon the administrative approval of the Director.

(a) Minor Modifications include:

(i) A modification to the Site Plan for the Media Campus, or the Alternatives, provided the Director determines, in his/her discretion, that the Site Plan is substantially similar to the approved Site Plans attached hereto as Exhibits B through E; the modification complies with the Development Constraints; and there is no change which would qualify as a Major Modification under section 4.13.2 below;

(ii) A different mix of retail space, general or creative office space, studio and production facilities, or research and development uses provided that it meets the Development Constraints and the Director determines that no subsequent or supplemental EIR is required and any new impacts can be mitigated; and

(iii) any other change that does not qualify as a Major Modification as defined below.

(b) The City shall not unreasonably withhold or delay approval of any Minor Modification. The City shall have the right to impose reasonable conditions in connection with Minor Modifications, provided, however, such conditions shall not be inconsistent with the Applicable Rules, the Project Approvals or with the development of the Project as contemplated by this Agreement.

(c) Minor Modification of Project Approvals A Minor Amendment approved by the City shall continue to constitute the Project Approvals as referenced herein.

4.13.2 Modifications Requiring Amendment to this Agreement. Any proposed modification to the Project which results in any of the following shall constitute a Major Modification and shall require an amendment to this Agreement pursuant to Section 14 below:

- (a) Any decrease in the required building setbacks of the MU-S Zone;
- (b) Any increase in the total developable square footage of the entire Property in excess of a maximum FAR of 1.13;
- (c) Any increase in height of buildings or structures on the Property above 140 feet;
- (d) Any decrease in the minimum required lot area as set forth in the MU-S Zone;
- (e) Any decrease in the minimum required lot frontage as set forth in the MU-S Zone;
- (f) Any increase to the level of significance of any traffic impact, unless a subsequent traffic report has been prepared to the reasonable satisfaction of the Director that identifies potential impacts and proposes feasible mitigation measures to mitigate such impacts and otherwise complies with CEQA;
- (g) Any change to the access of the Property from having two driveways on Rosecrans Boulevard and one driveway accessing the Property off of Nash Street;
- (h) Any decrease to the amount of parking below that required by the El Segundo Municipal Code;
- (i) Any change which creates a new environmental impact which cannot be mitigated to a level of insignificance;
- (j) Any change in use to a use which is not permitted under this Agreement, but is otherwise permitted in the MU-S Zone.

4.14 Site Plan Review. Site Plan Review approval shall be required in accordance with Chapter 15-30 of the El Segundo Municipal Code. Nothing in this Agreement is intended to limit the applicability of the Site Plan Review requirement in Chapter 15-30 of the ESMC.

4.15 Issuance of Building Permits. No building permit, final inspection or Certificate of Occupancy will be unreasonably withheld, conditioned, or delayed from the Developer if all infrastructure required to serve the portion of the Property covered by the building permit, final inspection or Certificate of Occupancy is in place or is suitably guaranteed to be completed (by covenant, bond, letter of credit or otherwise) to the reasonable satisfaction of the City prior to completion of construction and all of the other relevant provisions of the Project Approvals, Future

Approvals and this Agreement have been satisfied.

5. Developer Agreements.

5.1 General. The Developer shall comply with: (i) this Agreement; (ii) the Project Approvals, including without limitation all mitigation measures required by the determination made pursuant to the California Environmental Quality Act; and (iii) all Future Approvals for which it is the applicant or a successor in interest to the applicant.

5.1.1 In the event that any of the mitigation measures or conditions required of Developer hereunder have been implemented by others, Developer shall be conclusively deemed to have satisfied such mitigation measures or conditions, consistent with CEQA. If any such mitigation measures or conditions are rejected by a governmental agency with jurisdiction, the Developer may implement reasonably equivalent substitute mitigation, consistent with CEQA, to the City's satisfaction, in lieu of the rejected mitigation measures or conditions. Such substitution shall be deemed to be a Minor Modification pursuant to Section 4.13.1 above.

5.2 Development Fees. Subject to the provisions of Section 4.7 above, Developer shall pay the development fees in effect at the time of building permit application. The Developer shall be entitled to credits against the City's traffic mitigation fees to the extent off-site traffic improvements that are required by the Project Approvals are included in any subsequent traffic fee mitigation program adopted by the City pursuant to Government Code Section 66000, *et seq.* Such credits shall be based upon the actual audited costs and shall only be granted to the extent such improvements are constructed in accordance with all applicable state and local laws. The Developer waives any and all rights it may have to challenge development fees that are in effect at the time of the Effective Date and the City's right to amend its current development fees. However, the Developer retains the legal right to challenge the amount of any such amended or increased development fees to the extent such are not in compliance with the requirements of Government Code Section 66000, *et seq.* as well as its right to receive credits against such amended or increased fees.

5.3 Maintenance Obligations. The Developer shall maintain all portions of the Property in its possession or control, and any improvements thereon, in a first class clean, neat and orderly manner. The Parties' respective maintenance obligations shall survive any termination or expiration of this Agreement.

5.4 Sales and Use Tax.

5.4.1 In the event the contract price for any work on the Project is valued at five million dollars (\$5,000,000.00) or more, Developer agrees to report, on a State Board of Equalization Tax Return, any purchases of tangible personal property made in connection with the finishing of and/or installation of materials, or fixtures for the Project, when such purchases were made without sales or use tax due. Developer shall indicate the City as a registered job site location on the State Board of Equalization Tax Return. In such event, Developer shall also obtain a permit or a sub-permit from the State Board of Equalization indicating the City as the registered job site

location, in accordance with Revenue and Taxation Code § 7051.3 or State Board of Equalization Compliance Policy and Procedure Manual § 295.060.

5.4.2 Developer further agrees that if Developer retains contractors or subcontractors to perform a portion of work in the Project, and said contracts or subcontracts are valued at five million dollars (\$5,000,000) or more, said contracts or subcontracts shall contain the provisions set forth in Subsection (a) above.

5.4.3 The Director of Finance of the City is authorized to relieve Developer, and Developer's contractors and subcontractors, from the requirements set forth in this Section 5.4 upon proof to the reasonable satisfaction of the Director of Finance that Developer and/or its contractors or subcontractors have made good faith efforts to obtain said permit or sub-permits, but were denied the same by the State Board of Equalization.

6. City Agreements.

6.1 Expedited Processing. The City shall process, at Developer's expense, in an expedited manner all plan checking, excavation, grading, building, encroachment and street improvement permits, Certificates of Occupancy, utility connection authorizations, and other ministerial permits or approvals necessary, convenient or appropriate for the grading, excavation, construction, development, improvement, use and occupancy of the Project in accordance with the City's accelerated plan check process under the Applicable Rules. Without limiting the foregoing, if requested by Developer, the City agrees to utilize private planners and plan checkers (upon Developer's request and at Developer's cost) and any other available means to expedite the processing of Project applications, including concurrent processing of such applications by various City departments.

6.2 Processing Cooperation and Assistance. To the extent permitted by law, the City shall reasonably cooperate with the Developer in securing any and all entitlements, authorizations, permits or approvals which may be required by any other governmental or quasi-governmental entity in connection with the development of the Project or the Property. Without limiting the foregoing, the City shall reasonably cooperate with the Developer in any dealings with federal, state and other local governmental and quasi-governmental entities concerning issues affecting the Property. The City shall keep the Developer fully informed with respect to its communications with such agencies which could impact the development of the Property. The City must not take any actions to encourage any other governmental or quasi-governmental entities from withholding any necessary approvals and any such contrary actions on the part of the City must be considered a breach of this Agreement by City.

6.3 Processing During Third Party Litigation. The filing of any third party lawsuit(s) against the City or the Developer relating to this Agreement, the Project Approvals, any Future Approvals or to other development issues affecting any portion of the Property or the Project shall not hinder, delay or stop the development, processing or construction of the Project, approval of the Future Approvals, or issuance of ministerial permits or approvals, unless the third party obtains a court order restraining the activity. The City must not stipulate to or cooperate in the issuance

of any such order.

6.4 Performance of Director Duties. The City shall ensure that a person or persons are designated at all times to carry out the duties of the Director set forth in this Agreement.

7. Modification/Suspension.

7.1 Pursuant to Government Code Section 65869.5, in the event that any state or federal law or regulation, enacted after the Effective Date, precludes compliance with any provision of this Agreement, such provision shall be deemed modified or suspended to the extent practicable to comply with such state or federal law or regulation, as reasonably determined necessary by City. Upon repeal of said law or regulation or the occurrence of any other event removing the effect thereof upon the Agreement, the provisions hereof shall be restored to their full original effect.

7.2 In the event any state or federal resources agency (i.e., California Department of Fish and Game, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, Regional Water Quality Control Board/State Water Resources Control Board), in connection with its final issuance of a permit or certification for all or a portion of the Project, imposes requirements (“Permitting Requirements”) that require modifications to the Project, then the parties will work together in good faith to incorporate such changes into the Project; provided, however, that if Developer appeals or challenges any such Permit Requirements, then the Parties may defer such changes until the completion of such appeal or challenge.

8. Demonstration of Good Faith Compliance.

8.1 Review of Compliance. In accordance with Government Code Section 65865.1, this Section 8 and the Applicable Rules, once each year, on or before each anniversary of the Effective Date (“Periodic Review”), the City Planning and Building Safety Director shall review the extent of the Developer’s good faith substantial compliance with the terms and provisions of this Agreement as well as the performance by the City of its obligations under this Agreement.

8.2 Good Faith Compliance. During each Periodic Review, the Developer shall demonstrate by written status report that, during the preceding twelve (12) month period, that it has been in good faith compliance with this Agreement. For purposes of this Agreement, the phrase “good faith compliance” shall mean that the Developer has demonstrated that it has acted in a commercially reasonable manner (taking into account the circumstances which then exist) and in good faith in and has substantially complied with the Developer’s material obligations under this Agreement.

8.3 City Report - Information to be Provided to Developer. At least 14 days before the annual anniversary of the Effective Date, the City must deliver to the Developer a copy of all staff reports prepared in connection with a Periodic Review, any prior staff reports generated during the review period, written comments from the public, and, to the extent practical, all related exhibits concerning such Periodic Review. This information shall be known as the “City Report.”

8.4 Developer's Report. No later than the annual anniversary of the Effective Date, Developer must submit a written status report to the Director addressing the good faith compliance issue and any issues raised by the City Report provided to the Developer in accordance with section 8.3 above.

8.5 Notice of Non-Compliance; Cure Rights. If, after reviewing the Developer's Report, the Director reasonably concludes on the basis of substantial evidence that as to any parcel or parcels comprising the Property, Developer has not demonstrated that it is in good faith compliance with this Agreement, the Director may issue and deliver to the Developer a written Notice of Violation as set forth in Section 10 below.

8.6 Public Notice of Finding. Any appeal of the Director's determination (including any appeal by the Developer) must be filed within twenty (20) days following such decision. Filing such an appeal tolls the cure period specified in the Notice of Violation. Notwithstanding Section 13.1, an appeal regarding the Notice of Violation shall be heard directly by the City Council at a duly-noticed public hearing and the City Council must issue a final decision. Developer retains the right to challenge the City's issuance of any final decision pursuant to Code of Civil Procedure § 1094.5 without complying with the procedures set forth in Section 10.4 below.

8.7 Failure of Periodic Review. The City's failure to review, at least annually, compliance by the Developer with the terms and conditions of this Agreement shall not constitute or be asserted by any Party as a breach by any other Party of this Agreement. If the City fails to provide the City Report by the Effective Date, Developer will be deemed to be in good faith compliance with this Agreement.

9. Excusable Delays. Performance by any Party of its obligations hereunder shall be excused during any period of "Excusable Delay," as hereinafter defined, provided that the Party claiming the delay gives notice of the delay to the other Party as soon as reasonably possible after the same has been ascertained. For purposes hereof, Excusable Delay shall mean delay that directly affects, and is beyond the reasonable control of, the Party claiming the delay, including without limitation: (i) act of God; (ii) civil commotion; (iii) riot; (iv) strike, picketing or other labor dispute; (v) shortage of materials or supplies; (vi) damage to work in progress by reason of fire, flood, earthquake or other casualty; (vii) reasonably unforeseeable delay caused by a reasonably unforeseeable restriction imposed or mandated by a governmental entity other than City; (viii) litigation brought by a third party attacking the validity of this Agreement, a Project Approval, a Future Approval or any other action necessary for development of the Property; (ix) delays caused by any default by City or the Developer hereunder; or (x) delays due to the presence or remediation of hazardous materials. The term of this Agreement, including any extensions, shall be extended by any period of Excusable Delay.

10. Default Provisions.

10.1 Default. Either Party to this Agreement shall be deemed to have breached this Agreement if it materially breaches any of the provisions of this Agreement and the same is not cured within the time set forth in a written notice of violation (the "Notice of Violation") from the

non-breaching Party to the breaching Party, which period of time shall not be less than ten (10) days for monetary defaults, and not less than sixty (60) days for non-monetary defaults from the date that the notice is deemed received, provided if the breaching Party cannot reasonably cure a non-monetary default within the time set forth in the notice, then the breaching Party shall not be in default if it commences to cure the default within such time limit and diligently effects such cure thereafter. If the City determines that a default may have occurred, the City shall give written notice to the Developer of its intention to terminate this Agreement and comply with the notice and public hearing requirements of Government Code Sections 65867 and 65868. At the time and place set for the hearing on termination, the Developer shall be given an opportunity to be heard. If the City Council finds based upon the evidence that the Developer is in breach of this Agreement, the City Council may modify or terminate this Agreement. If Developer initiates a resolution of dispute in accordance with the provisions of Section 10.4 below within 60 days following the City Council's determination that Developer is in breach of this Agreement, the City Council's decision to modify or terminate this Agreement is stayed until the issue has been resolved through informal procedures, mediation, or court proceedings.

10.2 Content of Notice of Violation. Every Notice of Violation shall state with specificity that it is given pursuant to this Section of the Agreement, the nature of the alleged breach, (including references to the pertinent provisions of this Agreement), the portion of the Property involved, and the manner in which the breach may be satisfactorily cured. The notice shall be deemed given in accordance with Section 19 hereof.

10.3 Remedies for Breach. The Parties agree that the remedies for breach of this Agreement shall be limited to the remedies expressly set forth in this section. Developer's remedies for any breach of this Agreement by City shall be limited to injunctive relief and/or specific performance.

10.4 Resolution of Disputes. The City and the Developer agree to attempt to settle any claim, dispute or controversy arising from this Agreement through consultation and negotiation in good faith and in spirit of mutual cooperation. If those attempts fail, the dispute may be mediated by a mediator chosen jointly by the City and the Developer within 30 days after notice by one of the parties demanding non-binding mediation. Neither Party may unreasonably withhold consent to the selection of a mediator. The City and the Developer will share the cost of the mediation equally. The Parties may agree to engage in some other form of non-binding alternate dispute resolution ("ADR") procedure in lieu of mediation. Any dispute that cannot be resolved between the Parties through negotiation or mediation within two months after the date of the initial demand for non-binding mediation may then be submitted to a court of competent jurisdiction in the County of Los Angeles, California.

10.5 Attorney's Fees and Costs. Each Party to this Agreement agrees to waive any entitlement of attorney's fees and costs incurred with respect to any dispute arising from this Agreement. The parties will each bear their own attorney's fees and costs in the event of any dispute.

11. Mortgagee Protection. This Agreement shall not prevent or limit the Developer, in any

manner, at Developer's sole discretion, from encumbering the Property or any portion thereof or any improvements thereon by any mortgage, deed of trust or other security device. The City acknowledges that the lender(s) providing such financing ("Mortgagee") may require certain Agreement interpretations and agrees, upon request, from time to time, to meet with the Developer and representatives of such lender(s) to provide within a reasonable time period the City's response to such requested interpretations. The City will not unreasonably withhold its consent to any such requested interpretation, provided that such interpretation is consistent with the intent and purposes of this Agreement. Any Mortgagee of a mortgage or a beneficiary of a deed of trust or any successor or assign thereof, including without limitation the purchaser at a judicial or non-judicial foreclosure sale or a person or entity who obtains title by deed-in-lieu of foreclosure on the Property shall be entitled to the following rights and privileges:

11.1 Mortgage Not Rendered Invalid. Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish, or impair the priority of the lien of any mortgage or deed of trust on the Property made in good faith and for value. No Mortgagee shall have an obligation or duty under this Agreement to perform the Developer's obligations, or to guarantee such performance, prior to taking title to all or a portion of the Property.

11.2 Request for Notice to Mortgagee. The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, who has submitted a request in writing to the City in the manner specified herein for giving notices, shall be entitled to receive a copy of any Notice of Violation delivered to the Developer.

11.3 Mortgagee's Time to Cure. The City shall provide a copy of any Notice of Violation to the Mortgagee that has requested such copy within ten (10) days of sending the Notice of Violation to the Developer. The Mortgagee shall have the right, but not the obligation, to cure the default for period of sixty (60) days after receipt of such Notice of Violation, or such longer period of time as may be specified in the Notice. Notwithstanding the foregoing, if such default shall be a default which can only be remedied by such Mortgagee obtaining possession of the Property, or any portion thereof, and such Mortgagee seeks to obtain possession, such Mortgagee shall have until sixty (60) days after the date of obtaining such possession to cure or, if such default cannot reasonably be cured within such period, to commence to cure such default, provided that such default is cured no later than one (1) year after Mortgagee obtains such possession.

11.4 Cure Rights. Any Mortgagee who takes title to all of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or a deed in lieu of foreclosure, shall succeed to the rights and obligations of the Developer under this Agreement as to the Property or portion thereof so acquired; provided, however, in no event shall such Mortgagee be liable for any defaults or monetary obligations of the Developer arising prior to acquisition of title to the Property by such Mortgagee, except that any such Mortgagee shall not be entitled to a building permit or occupancy certificate until all delinquent and current fees and other monetary or non-monetary obligations due under this Agreement for the Property, or portion thereof acquired by such Mortgagee, have been satisfied.

11.5 Bankruptcy. If any Mortgagee is prohibited from commencing or prosecuting

foreclosure or other appropriate proceedings in the nature of foreclosure by any process or injunction issued by any court or by reason of any action by any court having jurisdiction of any bankruptcy or insolvency proceedings involving the Developer, the times specified in Section 10 above shall be extended for the period of the prohibition, except that any such extension shall not extend the term of this Agreement.

11.6 Disaffirmation. If this Agreement is terminated as to any portion of the Property by reason of (i) any default or (ii) as a result of a bankruptcy proceeding, and this Agreement is disaffirmed by a receiver, liquidator, or trustee for the Developer or its property, the City, if requested by any Mortgagee, shall negotiate in good faith with such Mortgagee for a new development agreement for the Project as to such portion of the Property with the most senior Mortgagee requesting such new agreement. This Agreement does not require any Mortgagee or the City to enter into a new development agreement pursuant to this Section.

12. Estoppel Certificate. At any time and from time to time, the Developer may deliver written notice to City and City may deliver written notice to the Developer requesting that such Party certify in writing that, to the knowledge of the certifying Party: (i) this Agreement is in full force and effect and a binding obligation of the Parties; (ii) this Agreement has not been amended, or if amended, the identity of each amendment; and (iii) the requesting Party is not in breach of this Agreement, or if in breach, a description of each such breach. The Party receiving such a request shall execute and return the certificate within thirty (30) days following receipt of the notice. The failure of the City to deliver such a written notice within such time shall constitute a conclusive presumption against the City that, except as may be represented by the Developer, this Agreement is in full force and effect without modification, and that there are no uncured defaults in the performance of the Developer. The City Planning and Building Safety Director shall be authorized to execute, on behalf of the City, any Estoppel Certificate requested by the Developer. City acknowledges that a certificate may be relied upon by successors in interest to the Developer who requested the certificate and by holders of record of deeds of trust on the portion of the Property in which that Developer has a legal interest.

13. Administration of Agreement.

13.1 Appeal of Staff Determinations. Any decision by City staff concerning the interpretation or administration of this Agreement or development of the Property in accordance herewith may be appealed by the Developer to the Planning Commission, and thereafter, if necessary, to the City Council pursuant to the El Segundo Municipal Code. The Developer shall not seek judicial review of any staff decision without first having exhausted its remedies pursuant to this Section. Final determinations by the City Council are subject to judicial review subject to the restrictions and limitations of California law.

13.2 Operating Memoranda. The provisions of this Agreement require a close degree of cooperation between City and Developer. During the Term of this Agreement, clarifications to this Agreement and the Applicable Rules may be appropriate with respect to the details of performance of City and Developer. If and when, from time to time, during the term of this Agreement, City and Developer agree that such clarifications are necessary or appropriate, they

shall effectuate such clarification through a memoranda approved in writing by City and Developer (the “Operating Memoranda”), which, after execution, shall be attached hereto and become part of this Agreement and the same may be further clarified from time to time as necessary with future written approval by City and the Developer. Operating Memoranda are not intended to and shall not constitute an amendment to this Agreement but are mere ministerial clarifications, therefore public notices and hearings are not required. The City Attorney shall be authorized, upon consultation with, and approval of, the Developer, to determine whether a requested clarification may be effectuated pursuant to this Section or whether the requested clarification is of such character to constitute an amendment hereof which requires compliance with the provisions of Section 14 below. The authority to enter into such Operating Memoranda is hereby delegated to the Director, and the Director is hereby authorized to execute any Operating Memoranda hereunder without further City Council action.

13.3 Certificate of Performance. Upon the completion of the Project, or the completion of development of any parcel within the Project, or upon completion of performance of this Agreement or its earlier revocation and termination, the City shall provide the Developer, upon the Developer’s request, with a statement (“Certificate of Performance”) evidencing said completion or revocation and the release of the Developer from further obligations hereunder, except for any ongoing obligations hereunder. The Certificate of Performance shall be signed by the appropriate agents of the Developer and the City and shall be recorded in the official records of Los Angeles County, California. Such Certificate of Performance is not a notice of completion as referred to in California Civil Code § 3093.

14. Amendment or Termination by Mutual Consent. Except as otherwise set forth herein, this Agreement may only be amended or terminated, in whole or in part, by mutual consent of City and the Developer, and upon compliance with the provisions of Government Code § 65867.

15. Indemnification/Defense.

15.1 Indemnification. The Developer agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney’s fees), injuries, or liability, arising from the City’s approval of the Project, this Agreement, Developer’s performance of this Agreement, and all procedures with approving this Agreement (collectively, “Discretionary Approvals”), except to the extent such is a result of the City’s sole negligence or intentional misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the Discretionary Approvals, Developer agrees to defend the City (at the City’s request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise, except to the extent such action is a result of the City’s sole negligence or intentional misconduct. For purposes of this Section, “the City” includes the City of El Segundo’s elected officials, appointed officials, officers, consultants, and employees.

15.2 Defense of Agreement. If the City accepts Developer’s indemnification and defense as provided in Section 15.1 above, the City agrees to and shall timely take all actions

which are necessary or required to uphold the validity and enforceability of this Agreement, the Discretionary Approvals, Project Approvals, Development Standards, and the Applicable Rules. This Section 15 shall survive the termination of this Agreement.

16. Cooperation in the Event of Legal Challenge.

16.1 Third Party Challenges. In the event of any administrative, legal or equitable action or other proceeding instituted by any person or entity not a party to the Agreement challenging the validity of any provision of this Agreement, challenging any Approval, or challenging the sufficiency of any environmental review of either this Agreement or any Approval under CEQA (each a “Third Party Challenge”), each party must cooperate in the defense of such Third Party Challenge, in accordance with this Section. Developer agrees to pay City's costs of defending a Third Party Challenge, including all court costs and reasonable attorney’s fees expended by City (including the time and cost of the City Attorney) in defense of any Third Party Challenge, as well as the time of City's staff spent in connection with such defense. Developer may select its own legal counsel to represent Developer’s interests in any Third Party Challenge at Developer’s sole cost and expense. City agrees that it will not enter into a settlement agreement to any Third Party Challenge without Developer’s written consent. Developer’s obligation to pay City's costs in the defense of a Third Party Challenge shall not extend to those costs incurred on appeal if Developer notifies the City is writing that it does not wish to pursue the appeal.

16.2 Third Party Challenges Related to the Applicability of City Laws. The provisions of this Section will apply only in the event of a legal or equitable action or other proceeding, before a court of competent jurisdiction, instituted by any person or entity not a party to the Agreement challenging the applicability to the Project or Project Site of a conflicting City Law (a “Third Party Enforcement Action”):

16.2.1 In the event of a Third Party Enforcement Action, City must: (i) promptly notify Developer of such action or proceeding; and (ii) stipulate to Developer’s intervention as a party to such action or proceeding unless Developer has already been named as a respondent or real party in interest to such action or proceeding. In no event will City take any action that would frustrate, hinder, or otherwise complicate Developer’s efforts to intervene, join or otherwise participate as a party to any Third Party Enforcement Action. As requested by Developer, City must use its best efforts to ensure that Developer is permitted to intervene, join or otherwise participate as a party to any Third Party Enforcement Action. If, for any reason, Developer is not permitted to intervene, join or otherwise participate as a party to any Third Party Enforcement Action, the parties to this Agreement agree to cooperate, to the maximum extent permitted by law, in the defense of such action or proceeding. For purposes of this Section, the required cooperation between the parties includes, without limitation, developing litigation strategies, preparing litigation briefs and other related documents, conferring on all aspects of the litigation, developing settlement strategies, and, to the extent permitted by law, jointly making significant decisions related to the relevant litigation, throughout the course thereof.

16.2.2 City's costs of defending any Third Party Enforcement Action, including all court costs, and reasonable attorney's fees expended by City (including the time and cost of the City Attorney) in defense of any Third Party Enforcement Action, as well as the time of City's staff spent in connection with such defense (the "Enforcement Action Defense Costs), will be paid in accordance with this Agreement. The Enforcement Action Defense Costs shall extend to, and Developer will be obligated to pay, any costs incurred on appeal unless Developer notifies the City in writing that it does not wish to pursue the appeal.

16.2.3 City must not enter into a settlement agreement or take any other action to resolve any Third Party Enforcement Action without Developer's written consent. City cannot, without Developer's written consent, take any action that would frustrate, hinder or otherwise prevent Developer's efforts to settle or otherwise resolve any Third Party Enforcement Action.

16.2.4 Provided that City complies with this Section and provided that Developer is a party to the relevant Third Party Enforcement Action, Developer agrees to be bound by any final judgment (i.e., following all available appeals) arising out of a Third Party Enforcement Action and further agrees that no default under this Agreement will arise if such final judgment requires City to apply to the Project or Project Site a City Law that conflicts with Applicable Law or this Agreement.

17. Time of Essence. Time is of the essence for each provision of this Agreement of which time is an element.

18. Effective Date. This Agreement shall become operative on the date the Enabling Ordinance approving this Development Agreement becomes effective (the "Effective Date") pursuant to Government Code Section 36937.

19. Notices. Any notice that a party is required or may desire to give the other must be in writing and may be sent by: i) personal delivery; or ii) by deposit in the United States mail, postage paid, registered or certified mail, return receipt requested; or iii) by overnight delivery using a nationally recognized overnight courier, providing proof of delivery; or iv) by facsimile, evidenced by confirmed receipt; or v) by electronic delivery, evidenced by confirmed receipt, addressed as follows:

If to City: City of El Segundo
350 Main Street
El Segundo, CA 90245
Attention: City Manager
Phone: 310/524-2301
Fax: 310/322-7137
E-mail: smitnick@elsegundo.org

With a Copy to: City of El Segundo
350 Main Street
El Segundo, CA 90245

Attention: Director of Planning and Building Safety
Phone: 310/524-2346
Fax: 310/322-4167
E-mail: slee@elsegundo.org

With a Copy to:

Hensley Law Group
3655 Torrance Boulevard, Suite 300
Torrance, California 90503
Attention: Mark D. Hensley, Esq.
Phone:
Fax:
E-mail: mhensley@hensleylawgroup.com

If to Developer:

Rosecrans-Sepulveda 4, LLC
Richard L. Lundquist
President
Continental Development Corporation
2041 Rosecrans Avenue, Suite 200
El Segundo, CA 90245
Phone: 310/640-1520, ext. ____
Fax: 310/414-9279
E-mail: rlundquist@continentaldevelopment.com

With a Copy to:

Rosecrans-Sepulveda 4, LLC
Alex Rose
Senior Vice President
Continental Development Corporation
2041 Rosecrans Avenue, Suite 200
El Segundo, CA 90245
Phone: 310/640-1520
Fax: 310/414-9272
E-mail arose@continentaldevelopment.com

With a Copy to:

Allan Mackenzie
c/o Mar Ventures, Inc.
721 N. Douglas Street
El Segundo, CA 90245
Phone:
Fax
E-mail: allan.mackenzie@marventures.com

With a Copy to:

Lisa Kranitz
Wallin, Kress, Reisman & Kranitz, LLP

11355 Olympic Boulevard, Suite 300
Los Angeles, CA 90064
Phone: 310/450-9585
Fax: 310/450-0505
E-mail: lisa@wkrklaw.com

Either City or Developer may change its mailing address at any time by giving written notice of such change to the other in the manner provided herein at least ten days prior to the date such change is affected. Any notice given by mail is deemed to have been given as of the date of delivery (whether accepted or refused) established by the United State Post Office, return receipt, or the overnight carrier's proof of delivery as the case may be. Notices given in any other manner are effective only if and when received by the party to be notified between the hours of 8:00 a.m. and 5:00 p.m., local time of the recipient, of any business day with delivery made after such hours deemed received the following business day.

20. Entire Agreement. This Agreement contains the entire agreement between the Parties regarding the subject matter hereof, and supersedes in its entirety all prior agreements or understandings, oral or written. This Agreement shall not be amended, except as expressly provided herein.

21. Waiver. No waiver of any provision of this Agreement shall constitute a waiver of any other provision, whether or not similar; nor shall any such waiver constitute a continuing or subsequent waiver of the same provision. No waiver shall be binding, unless it is executed in writing by a duly authorized representative of the Party against whom enforcement of the waiver is sought.

22. Supersession of Subsequent Laws of Judicial Action. The provisions of this Agreement must, to the extent feasible, be modified or suspended as may be necessary to comply with any new law or decision issued by a court of competent jurisdiction, enacted or made after the effective date which prevents or precludes compliance with one or more provisions of this Agreement. Immediately after enactment of any such new law, or issuance of such decision, the parties must meet and confer in good faith to determine the feasibility of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Agreement.

23. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall be effective to the extent the remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Agreement.

24. Relationship of the Parties. Each Party acknowledges that, in entering into and performing under this Agreement, it is acting as an independent entity and not as an agent of any other Party in any respect. Nothing contained herein or in any document executed in connection herewith shall be construed as creating the relationship of partners, joint ventures or any other association of any kind or nature between City and Developer, jointly or severally.

25. No Third-Party Beneficiaries. This Agreement is made and entered into for the sole benefit of the Parties and their successors in interest. No other person or party shall have any right of action based upon any provision of this Agreement.
26. Recordation of Agreement and Amendments. This Agreement and any amendment thereof shall be recorded with the County Recorder of the County of Los Angeles by the City Clerk of City.
27. Cooperation Between City and Developer. City and Developer shall execute and deliver to the other all such other and further instruments and documents as may be reasonably necessary to carry out the purposes of this Agreement. Upon satisfactory performance by Developer, and subject to the continuing cooperation of the Developer, City will commence and in a timely manner proceed to complete all steps necessary for the implementation of this Agreement and development of the Project or Property in accordance with the terms of this Agreement.
28. Rules of Construction. The captions and headings of the various sections and subsections of this Agreement are for convenience of reference only, and they shall not constitute a part of this Agreement for any other purpose or affect interpretation of the Agreement. Should any provision of this Agreement be found to be in conflict with any provision of the Applicable Rules or the Project Approvals or the Future Approvals, the provisions of this Agreement shall control.
29. Joint Preparation. This Agreement shall be deemed to have been prepared jointly and equally by the Parties, and it shall not be construed against any Party on the ground that the Party prepared the Agreement or caused it to be prepared.
30. Governing Law and Venue. This Agreement is made, entered into, and executed in the County of Los Angeles, California, and the laws of the State of California shall govern its interpretation and enforcement. Any action, suit or proceeding related to, or arising from, this Agreement shall be filed in the appropriate court having jurisdiction in the County of Los Angeles.
31. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which constitute one and the same instrument.
32. Weekend/Holiday Dates. Whenever any determination is to be made or action to be taken on a date specified in this Agreement, if such date shall fall upon a Saturday, Sunday or holiday specified in Government Code § 6700, the date for such determination or action shall be extended to the first business day immediately thereafter.
33. Not a Public Dedication. Except as otherwise expressly provided herein, nothing herein contained shall be deemed to be a gift or dedication of the Property, or of the Project, or any portion thereof, to the general public, for the general public, or for any public use or purpose whatsoever, it being the intention and understanding of the Parties that this Agreement be strictly limited to and for the purposes herein expressed for the development of the Project as private property. The Developer shall have the right to prevent or prohibit the use of the Property, or the Project, or any portion thereof, including common areas and buildings and improvements located thereon, by any

person for any purpose which is not consistent with the development of the Project. Any portion of the Property conveyed to the City by the Developer as provided herein shall be held and used by the City only for the purposes contemplated herein or otherwise provided in such conveyance, and the City shall not take or permit to be taken (if within the power or authority of the City) any action or activity with respect to such portion of the Property that would deprive the Developer of the material benefits of this Agreement, or would in any manner interfere with the development of the Project as contemplated by this Agreement.

34. Releases. City agrees that upon written request of Developer and payment of all fees and performance of the requirements and conditions required by Developer by this Agreement, the City must execute and deliver to Developer appropriate release(s) of further obligations imposed by this Agreement in form and substance acceptable to the Los Angeles County Recorder's Office or as otherwise may be necessary to effect the release.

35. Consent. Where the consent or approval of City or Developer is required or necessary under this Agreement, the consent or approval will not be unreasonably withheld, delayed or conditioned.

IN WITNESS WHEREOF, the Developer and the City of El Segundo have executed this Development Agreement on the date first above written.

CITY:

City of El Segundo, a municipal corporation

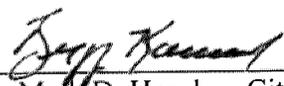
By:  _____
Mayor

ATTEST:



Tracy Weaver
City Clerk

APPROVED AS TO FORM:

By: 

Mark D. Hensley, City Attorney

DEVELOPER:

ROSECRANS-SEPULVEDA PARTNERS 4, LLC,
A Delaware limited liability company

By: Continental Rosecrans-Sepulveda, Inc.
a California corporation

By: *Richard C. Lundquist*
Richard C. Lundquist, President

EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of El Segundo, County of Los Angeles, State of California, described as follows:

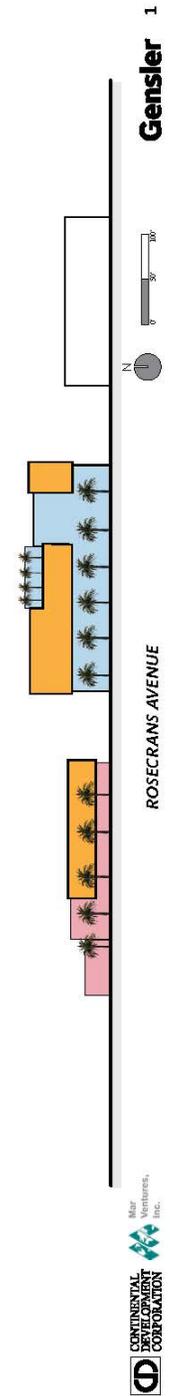
THE SURFACE AND THAT PORTION OF THE SUBSURFACE WHICH LIES ABOVE A PLANE 450 FEET BELOW THE MEAN LOW WATER LEVEL OF THE PACIFIC OCEAN (AS SAID MEAN LOW WATER LEVEL IS ESTABLISHED BY U.S. COAST AND GEODETIC SURVEY BENCH MARKS ALONG THE SHORE LINE) OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, TO WIT: PARCEL 2 OF PARCEL MAP NO. 2341, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 32, PAGE 99 OF PARCEL MAPS, IN SAID OFFICE OF THE COUNTY RECORDER, TOGETHER WITH THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 2341, AS SHOWN ON THE MAP FILED IN BOOK 32, PAGE 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE WESTERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, SOUTH 89° 57' 34" EAST, 291.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 02' 26" EAST, 183.15 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1.

EXCEPTING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID LAND; PROVIDED, HOWEVER, THAT THE SURFACE OF SAID LAND SHALL NEVER BE USED FOR THE EXPLORATION, DEVELOPMENT, EXTRACTION, REMOVAL OR STORAGE OF SAID OIL, GAS, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS, AND FURTHER PROVIDED NO INSTALLATION CONSTRUCTED THEREIN SHALL BE DISTURBED IN ANY MANNER IN EXTRACTING SAID RESERVED MINERALS, AS RESERVED IN DEED FROM STANDARD OIL COMPANY OF CALIFORNIA, RECORDED DECEMBER 20, 1960, AS INSTRUMENT NO. 1622, IN BOOK D-1069, PAGE 898, OFFICIAL RECORDS. SAID LAND IS ALSO SHOWN AS PARCEL 2 OF LLA NO. 13-04 OF THAT CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT RECORDED DECEMBER 30, 2013 AS INSTRUMENT NO. 20131816582 OF OFFICIAL RECORDS.

APN: 4138-015-064

EXHIBIT B SITE PLAN FOR BEACH CITIES MEDIA CAMPUS

Site Plan Site Plan / Rosecrans Elevation



Gensler 1

**EXHIBIT C
SITE PLAN FOR ALTERNATIVE 1**

Alternative 1
Site Plan / Rosecrans Elevation



EXHIBIT D SITE PLAN FOR ALTERNATIVE 2

Alternative 2 Site Plan / Rosecrans Elevation

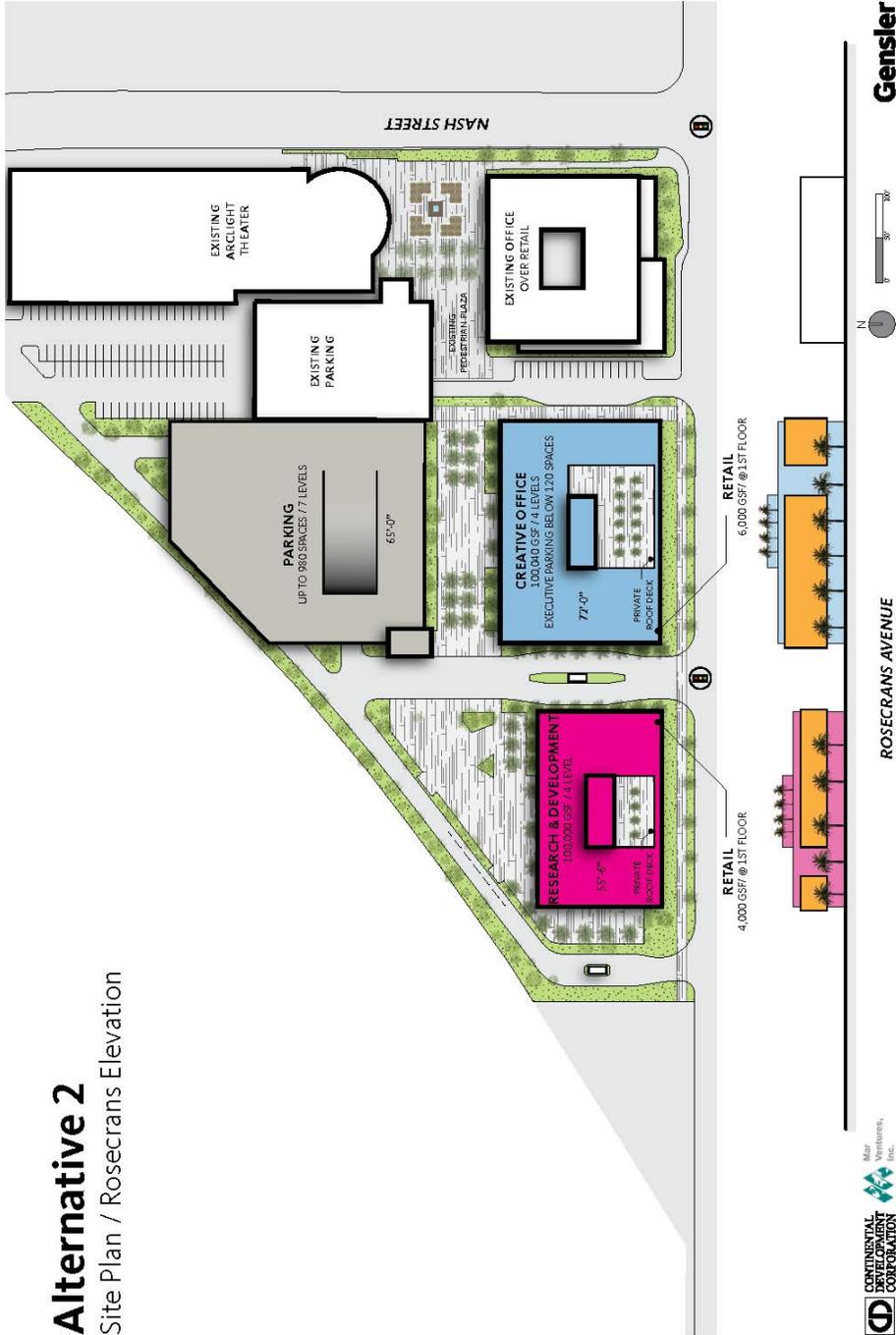


EXHIBIT E SITE PLAN FOR ALTERNATIVE 3

Alternative 3 Site Plan / Rosecrans Elevation



EXHIBIT F

ASSIGNMENT AND ASSUMPTION AGREEMENT

Recording Requested By and
When Recorded Mail To:
Rosecrans Sepulveda Partners 4 LLC

ASSIGNMENT AND ASSUMPTION AGREEMENT

This ASSIGNMENT AND ASSUMPTION AGREEMENT (“Agreement”) is made and entered into by and among ROSECRANS-SEPULVEDA PARTNERS 4, LLC, a Delaware Limited Liability Corporation (“RSP4”) (“Assignors”), and _____, a _____ (“Assignee”).

RECITALS

A. The City of El Segundo (“City”) and Assignor entered into that certain Revised and Restated Development Agreement dated _____, 20__ (the “Development Agreement”), with respect to the real property located in the City of El Segundo, State of California more particularly described in Exhibit “A” attached hereto (the “Project Site”), and

B. Assignor has obtained from the City certain development approvals and permits with respect to the development of the Project Site, including without limitation, approval of _____ for the Project Site (collectively, the “Project Approvals”).

C. Assignor intends to sell, and Assignee intends to purchase that portion, of the Project Site more particularly described in Exhibit “B” attached hereto (the “Transferred Property”).

D. In connection with such purchase and sale, Assignor desires to transfer all of the Assignor’s right, title, and interest in and to the Development Agreement and the Project Approvals with respect to the Transferred Property. Assignee desires to accept such assignment from Assignor and assume the obligations of Assignor under the Development Agreement and the Project Approvals with respect to the Transferred Property.

THEREFORE, the parties agree as follows:

1. Assignment. Assignor hereby assigns and transfers to Assignee all of Assignor’s right, title, and interest in and to the Development Agreement and the Project Approvals with respect to the Transferred Property. Assignee hereby accepts such assignment from Assignor.

2. Assumption. Assignee expressly assumes and agrees to keep, perform, and fulfill all the terms, conditions, covenants, and obligations required to be kept, performed, and fulfilled by Assignor under the Development Agreement and the Project Approvals with respect to the Transferred Property, including but not limited to those obligations specifically allocated to the Transferred Parcel as set forth on Exhibit “C” attached hereto.

3. Effective Date. The execution by City of the attached receipt for this Agreement shall be considered as conclusive proof of delivery of this Agreement and of the assignment and assumption contained herein. This Agreement shall be effective upon its recordation in the Official Records of Los Angeles County, California, provided that Assignee has closed the purchase and sale transaction and acquired legal title to the Transferred Property.

4. Remainder of Project. Any and all rights or obligations pertaining to such portion of the Project Site other than the Transferred Property are expressly excluded from the assignment and assumption provided in sections 1 and 2 above.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates set forth next to their signatures below.

“ASSIGNOR”

Rosecrans-Sepulveda Partners 4 LLC, a
Delaware limited liability company

RECEIPT BY CITY

The attached ASSIGNMENT AND ASSUMPTION AGREEMENT is received by the City of El Segundo on this ____ day of _____, _____.

CITY OF EL SEGUNDO

By: _____
Planning and Building Safety Director or
Designee