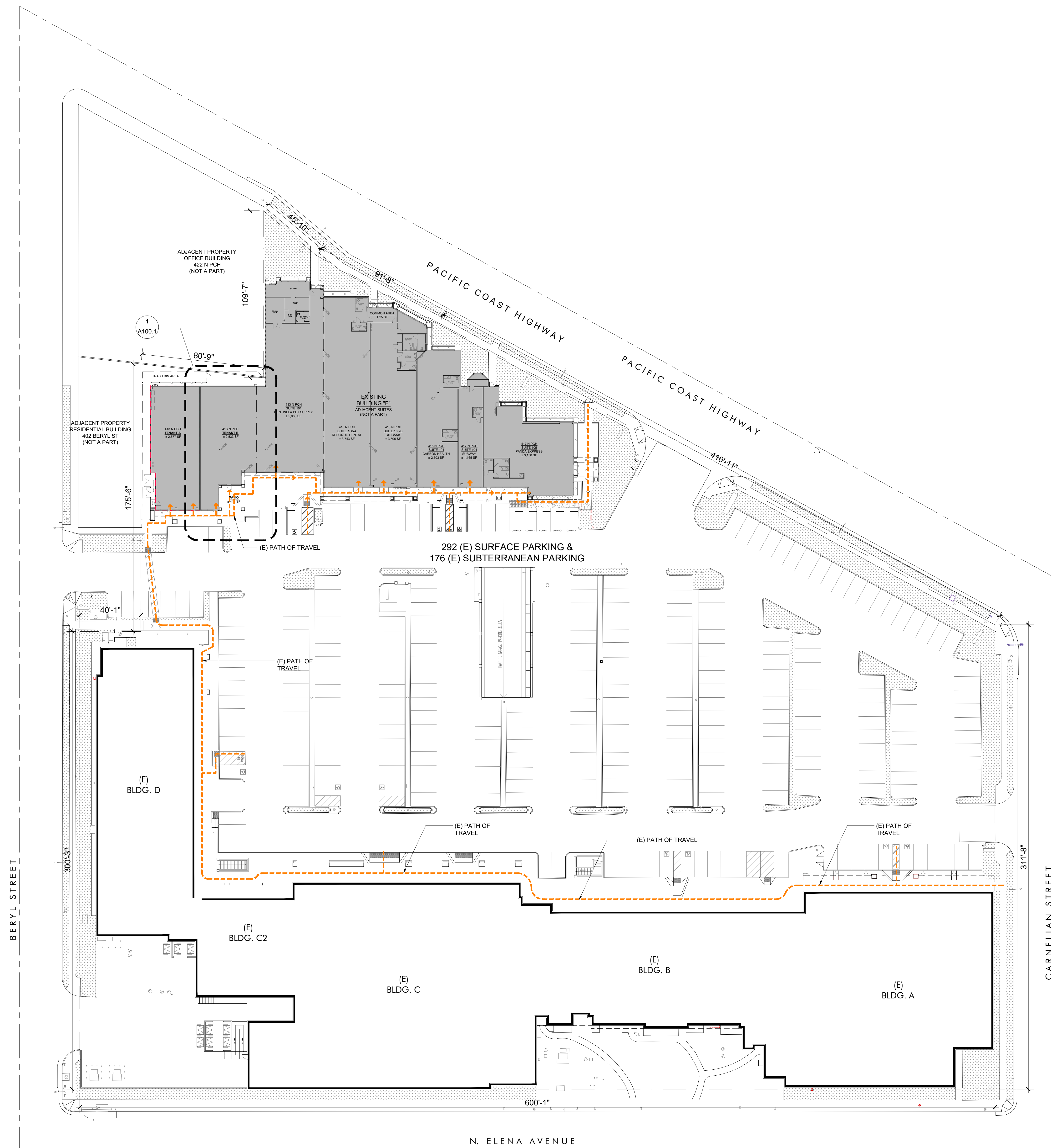
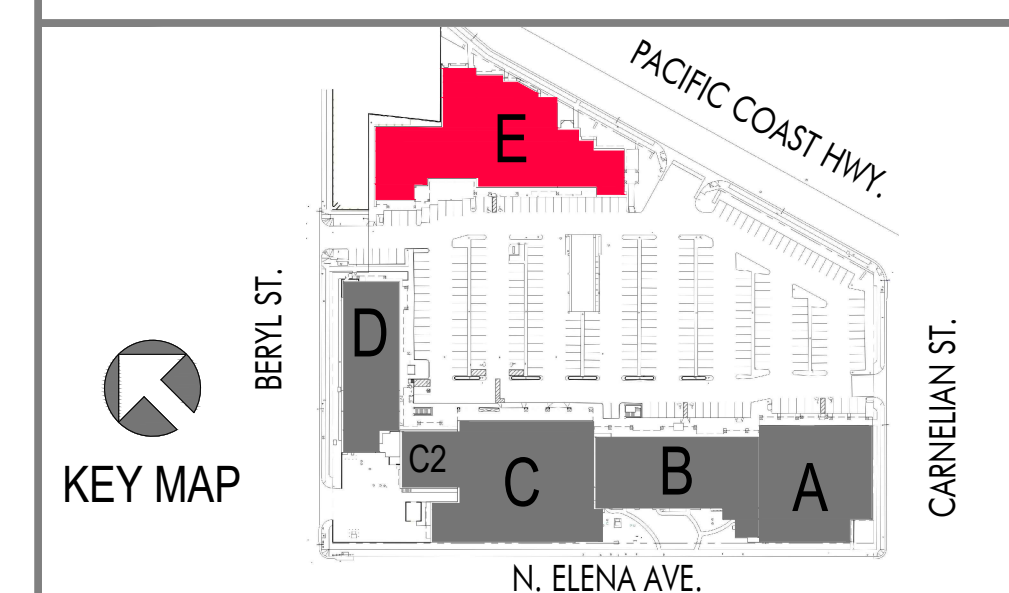


FOR REFERENCE ONLY



NOTE:
1. MAXIMUM 5% SLOPE, MAX 2.08% SLOPE AND MIN. 48" CLEAR WIDTH FOR THE ACCESSIBLE PATH OF TRAVEL.



REDONDO SHORES
BUILDING 'E'
413- 417 N. Pacific Coast Hwy.
REDONDO BEACH, CA 90277

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	10.15.25	CONDITIONAL USE PERMIT

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 24021MMA
DRAWN BY: NP/LB CHECKED BY: NO
DATE: 10/07/2025
SHEET DESCRIPTION:

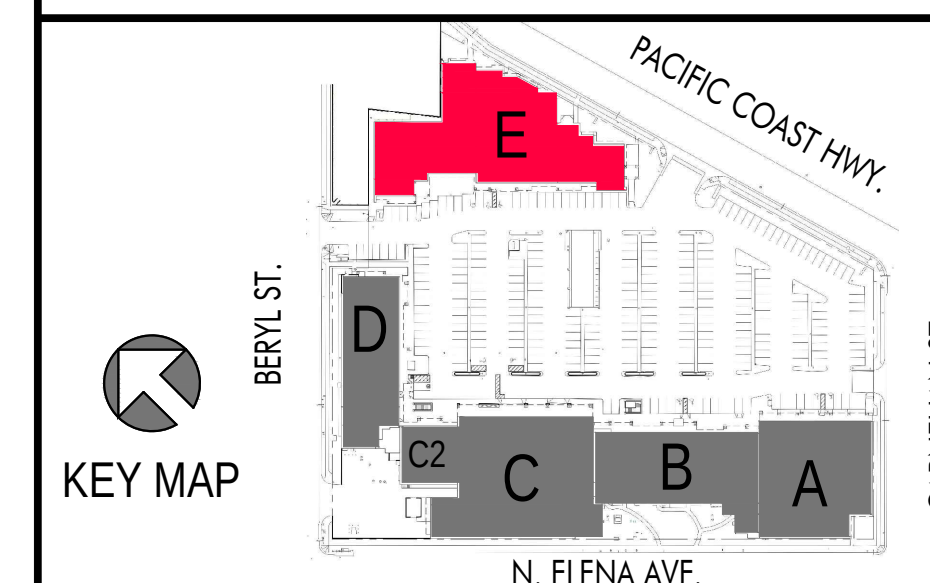
OVERALL SITE PLAN
(FOR REFERENCE ONLY)

SHEET NUMBER:
A010

A PROJECT FOR:

HAAGEN COMPANY, LLC
12302 Exposition Blvd. Los Angeles, CA 90064
(310) 820-1200

AHJ STAMP APPROVAL



REDONDO SHORES
BUILDING 'E'
413- 417 N. Pacific Coast Hwy.
REDONDO BEACH, CA 90277

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	10.15.25	CONDITIONAL USE PERMIT

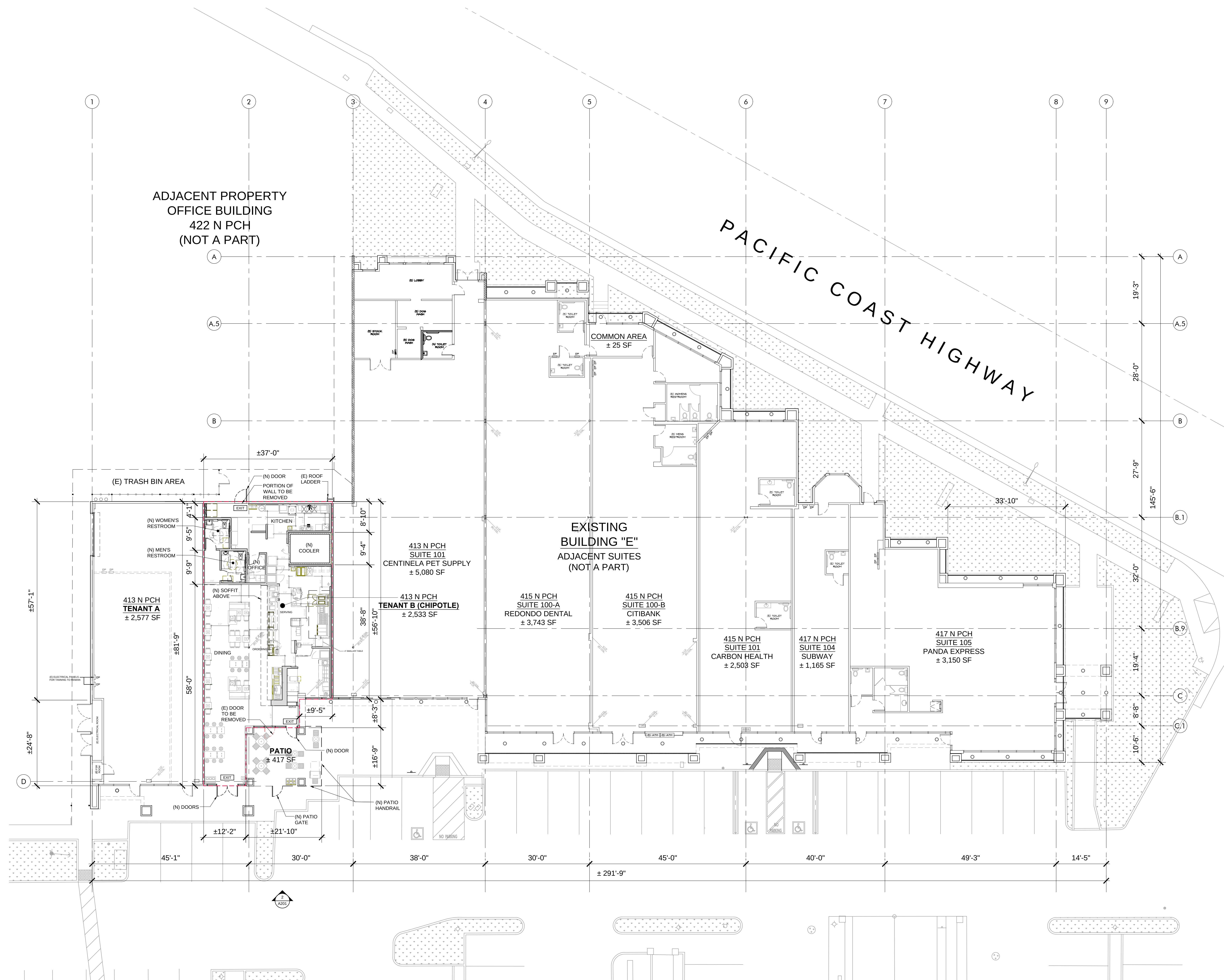
AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

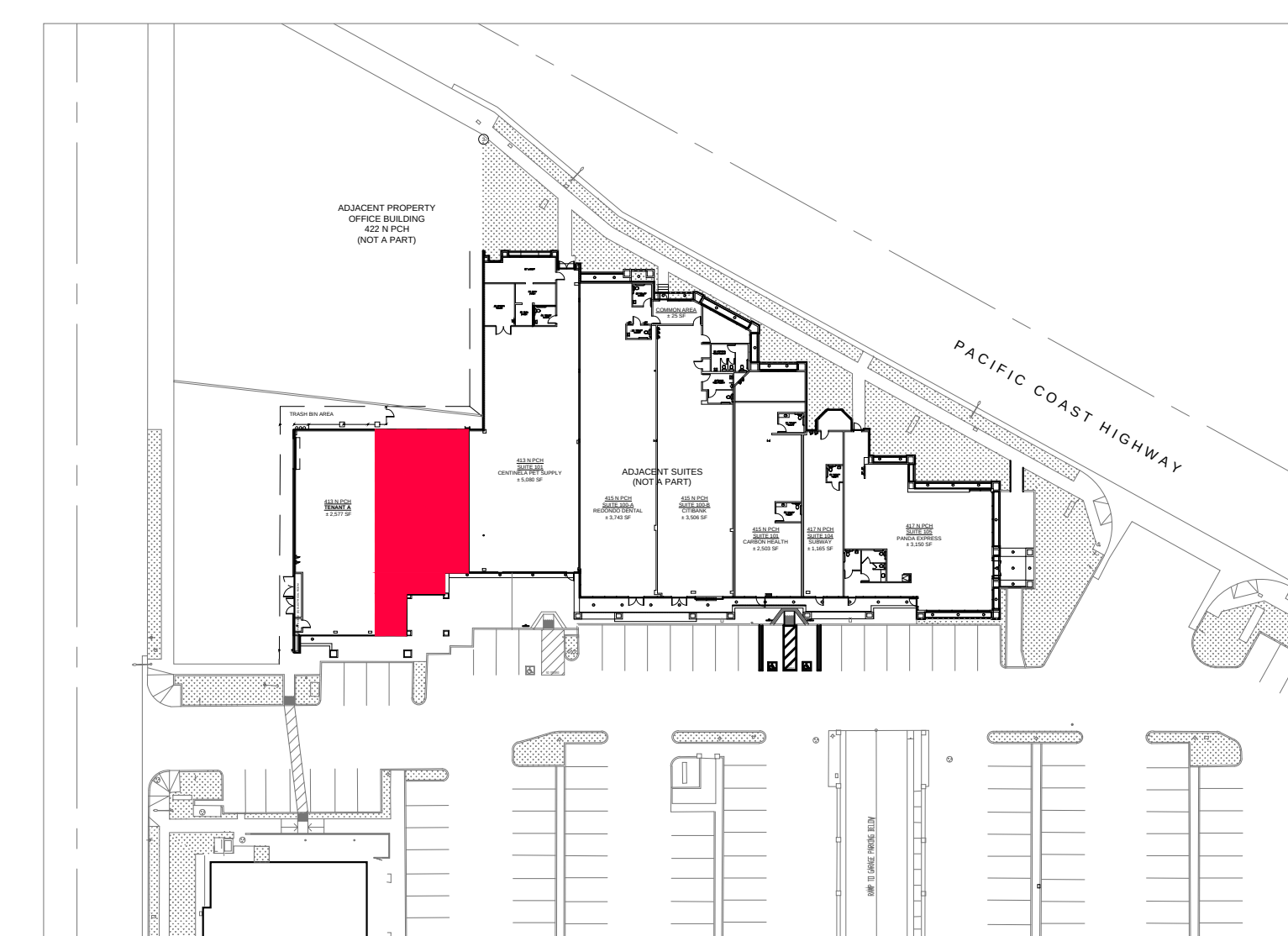
JOB NUMBER: 24021MMA
DRAWN BY: NP/LB CHECKED BY: NO
DATE: 10/07/2025
SHEET DESCRIPTION:

PROPOSED FLOOR PLAN
BUILDING 'E' (TENANT 'B')

SHEET NUMBER:

A100





GROUND LEVEL

KEY MAP

NOT TO SCALE

413 N PCH
SUITE 101
CENTINELA PET SUPPLY
± 5,080 SF

413 N PCH
TENANT B (CHIPOTLE)
± 2,533 SF

413 N PCH
TENANT A
± 2,577 SF

PATIO
± 417 SF

(E) TRASH BIN AREA

(N) WOMEN'S
RESTROOM –

(N) MEN'S
RESTROOM

KITCHEN

(N)
COOLER

(N) SOFFIT
ABOVE

DINING

ORDER

1

(E) DOOR
TO BE
REMOVED

E>

– (N) DOOR

— (N) PATIO
HANDRAIL

—(N) PAT
GATE

(N) DOORS

45'-1"

30'-0"

38'-0"



120 W Lime Avenue Monrovia, CA 91016
TEL:626.583.8348 | mmaarchitecture.com

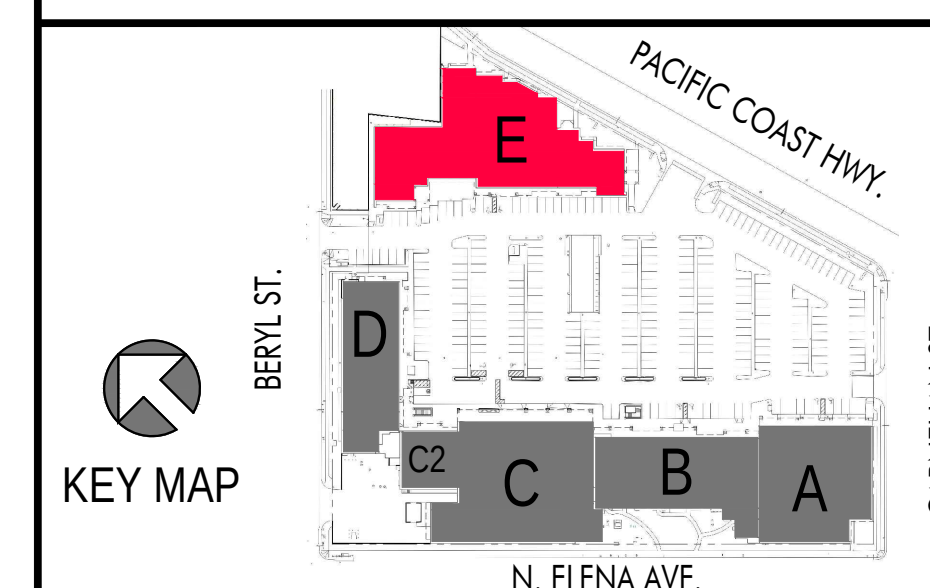
A PROJECT FOR:



HAAGEN COMPANY, LLC

12302 Exposition Blvd. Los Angeles, CA 90064
(310) 820-1200

AHJ STAMP APPROVAL



REDONDO SHORES
BUILDING 'E'

413- 417 N. Pacific Coast Hwy.
REDONDO BEACH, CA 90277

ISSUES / REVISIONS

[illegible]

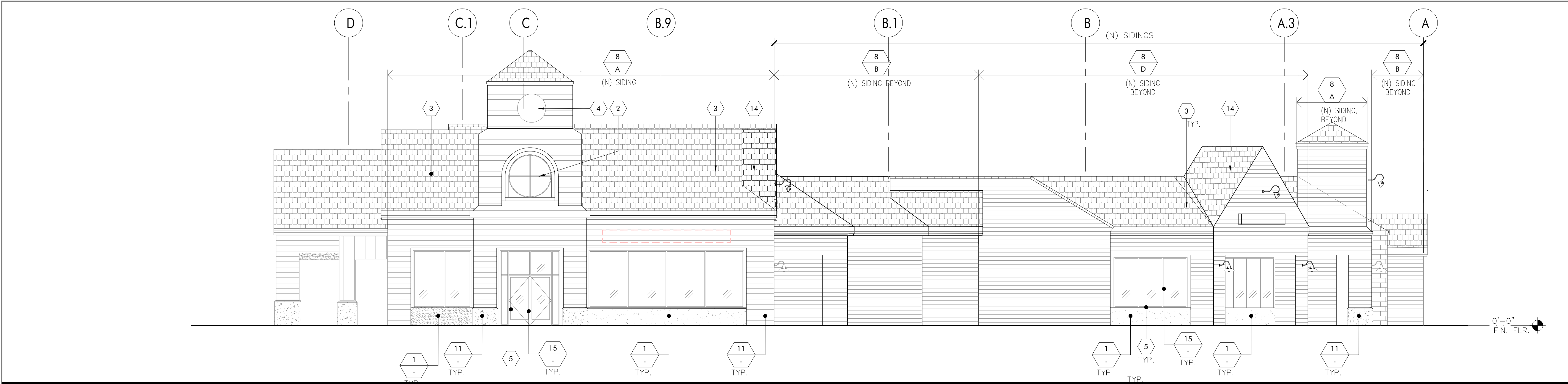
AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 24021MMA	
DRAWN BY: NP/LB	CHECKED BY: NO
DATE: 10/07/2025	
SHEET DESCRIPTION:	

ENLARGED FLOOR PLAN
TENANT "B"

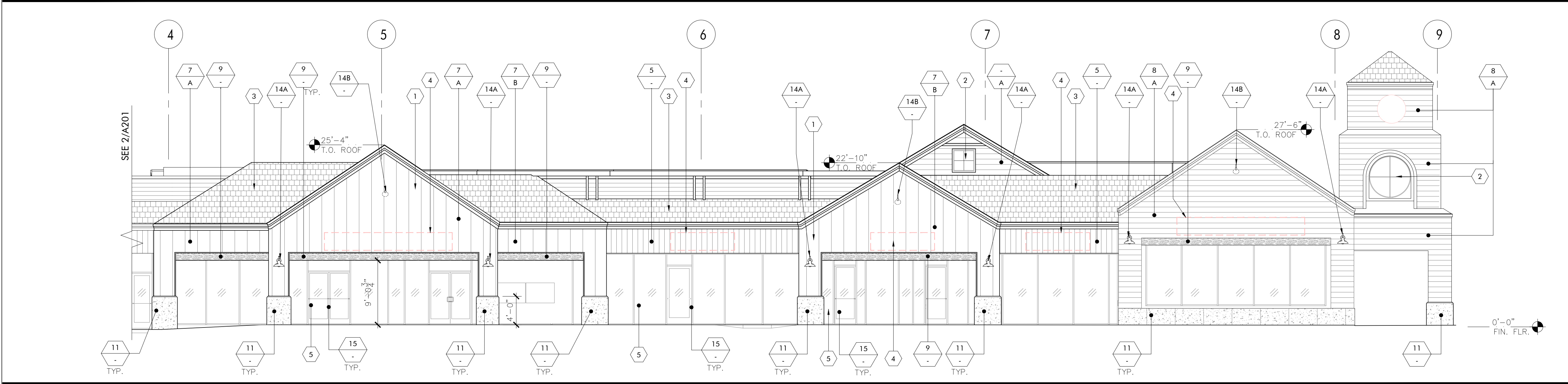
SHEET NUMBER:

A100.1



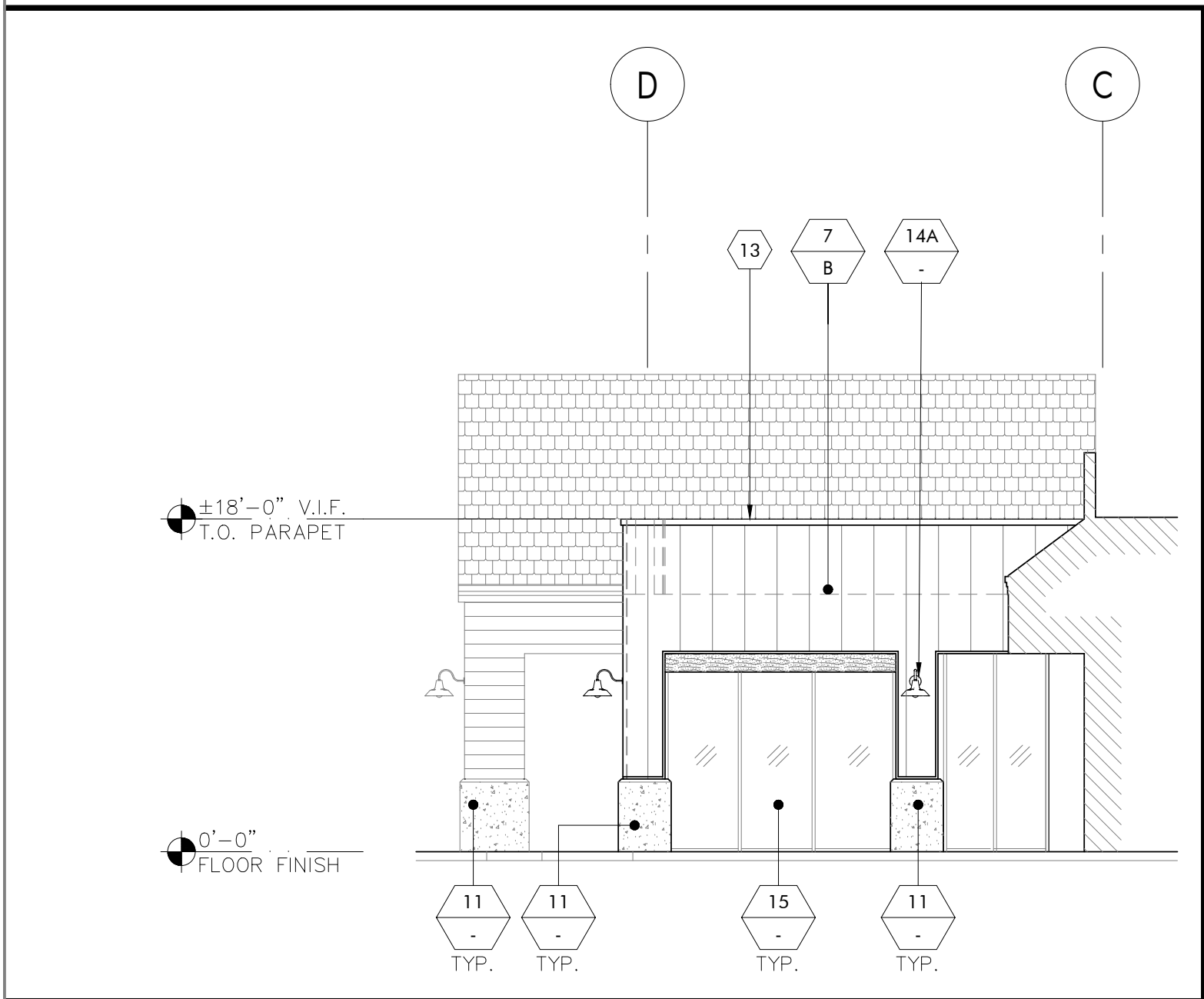
BLDG. E EXTERIOR ELEVATION

1/8" = 1'-0" 4



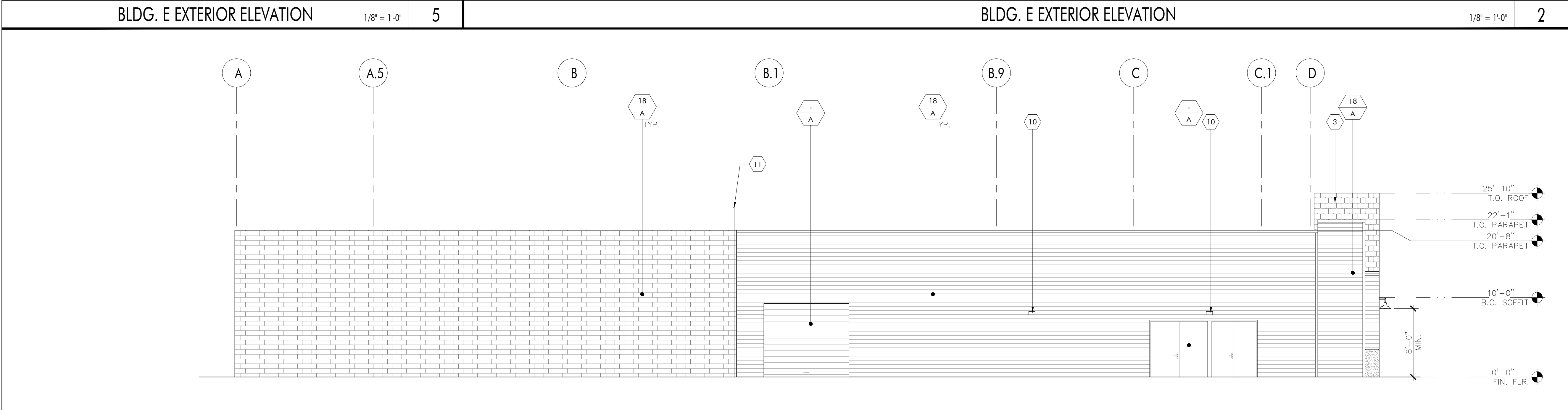
BLDG. E EXTERIOR ELEVATION

1/8" = 1'-0" 3



BLDG. E EXTERIOR ELEVATION

1/8" = 1'-0" 5



BLDG. E EXTERIOR ELEVATION

1/8" = 1'-0" 2

- ### KEYNOTES
- NEW FACADE FINISH MATERIALS, SEE FINISH MATERIALS AND PAINT COLOR, TYPICAL.
 - EXISTING FIXED GLASS WINDOW TO REMAIN, PROTECT IN PLACE. REPLACE CRACKED GLASS PANELS, VERIFY IN FIELD.
 - EXISTING ROOF TO REMAIN, NO SCOPE OF WORK.
 - SIGNAGE OVER THE NEW FACADE FINISH MUST BE CAREFULLY REMOVED, SALVAGE, STORE IN A SECURED AREA FOR FUTURE USE.
 - PREPARE EXISTING STOREFRONT MULLION SURFACE TO RECEIVE NEW PAINT BY SPRAY APPLICATION METHOD, TYPICAL FOR ALL THE BUILDINGS.
 - EXISTING SIGNAGE TO REMAIN.
 - USED ROOF TILES, SEE DETAIL 3/A132
 - (E) RIVER ROCK VENEER TO REMAIN
 - (E) FINISHES TO REMAIN, PAINT ONLY.
 - (E) LIGHT SCONCES TO REMAIN.
 - (E) EXTERIOR ROOF LADDER
 - FIX OR REPLACE WOOD TRIMS WHERE THE AWNING FRAMING ARE ATTACH.
 - NEW METAL COPING, SEE DETAIL 20/A402
 - NEW ROOF TO MATCH (E) ROOF

NOTE TO GC:
EXTERIOR SIDINGS COMES IN PRIMED FINISH, CAREFULLY HANDLE ALL THE MATERIALS AND STORE IN A SAFETY AND CLEAN DRY PLACE WHILE WAITING TO BE INSTALLED.
GC MUST SUBMIT ALL SIDINGS FINISH MATERIALS TO AOR FOR REVIEW PRIOR INSTALLATION

- ### FINISH MATERIAL
- STUCCO
FINISH SMOOTH STUCCO
COLOR: TO MATCH PRECAST WAINSCOT
 - ARTISAN LAP SIDING - 0.625" THK. X 8.25" (7" EXPOSURE)
COLOR: PAINTED
FINISH: SMOOTH
BY: HARDIE JAMES - ICC-ESR-2290
 - TIMBER TECH PVC CLADDING, 7.25"x1"
COLOR: COASTLINE
MODEL: OPEN-JOINT SQUARE SHOULDER BOARD
BY: AZEK - ICC-ESR-1074
 - WOOD FASCIA
 - TIMBER TECH PVC CLADDING, 7.25"x1"
COLOR: FRENCH WHITE OAK MODEL:
MODEL: OPEN-JOINT SQUARE SHOULDER BOARD
BY: AZEK - ICC-ESR-1074
 - WOOD TRIM
A - 5"H @ CONC. WAINSCOT
B - 5"H. @ PILASTER
C - 3"H. @ SIDING EDGE
 - BOARD & BATTEN HARDIE PANEL VERTICAL SIDING, SPACED @ 16" O.C.
COLOR: PAINTED
FINISH: SMOOTH - BATTEN - 3/4"x2 1/2"
BY: JAMES HARDIE - ICC-ESR-2290
 - ARTISAN PLANK SHIPLAP SIDING, 0.625" THK, X 10.25" (9" EXPOSURE)
COLOR: PAINTED
FINISH: SMOOTH
BY: JAMES HARDIE - ICC-ESR-2290
 - FAUX WOOD BEAM
MODEL: HAND HEWN FAUX WOOD BEAM - 8" WIDE x 12"HIGH
FINISH: LATTE (#2225)
BY: BARRON DESIGNS
 - PRECAST CONCRETE WAINSCOT -
MODEL: BM34-4X CUSTOM LENGTH - SMOOTH FINISH
COLOR: LIGHT GREY
BY: SEAWRIGHT CUSTOM PRECAST
 - PRECAST CONCRETE WAINSCOT -
MODEL: BM34-4X CUSTOM LENGTH - SMOOTH FINISH
FINISH: SMOOTH
COLOR: DARK GREY (NO PAINT)
BY: SEAWRIGHT CUSTOM PECAST
 - NOT USED
 - NOT USED
 - WALL SCONCE
MODEL: BLE-G-LAR16-100-G26-NA-NA-NA-LDBPC-FL
MFR: LARAMEI INTEGRATED LED SERIES
 - WALL SIGNAGE LIGHT - SWIVEL KNUCKLE
MODEL: BLE-G-ASE12-100-G7-SWK-NA-NA-DD
MFR: EMBLEM INTEGRATED LED SIGN LIGHT
 - TRILLIS PENDANT LIGHTING
MODEL: BLE-S-150-100SBK-ST12-NA-NA-NA-LDBPC-FL
MFR: UNION INTEGRATED LED SERIES
 - STOREFRONT / GLASS
PAINT ONLY - TO MATCH BLACK ANODIZED
 - METAL LOUVERS - CUSTOM MADE
FINISH COLOR: BLACK ALUMINUM
BY: GENERAL CONTRACTOR
 - GREEN SCREEN - WALL MOUNTED
COLOR: BLACK
BY: GREENSCREEN
 - EXISTING FINISHES TO REMAIN
 - ARCHITECTURAL GRADE (S4S) WOOD TRELLIS TO RECEIVE SEMI-TRANSPARENT STAIN WATERPROOFING STAIN AND SEALER BY: BEHR.

- ### PAINT COLOR
- COLOR: DEW 379 IGLOO BY DUNN EDWARDS
 - COLOR: DE 5823 MICA CREEK BY DUNN EDWARDS
 - COLOR: DEC 777 MEADOWOOD BY DUNN EDWARDS
 - COLOR: SW 2855 SYCAMORE TAN BY SHERWIN WILLIAMS
 - TO MATCH PRECAST COLOR - DARK GREY



mma
Architecture

120 W Lime Avenue | Monrovia, CA 91016
TEL:626.583.8348 | mmaarchitecture.com

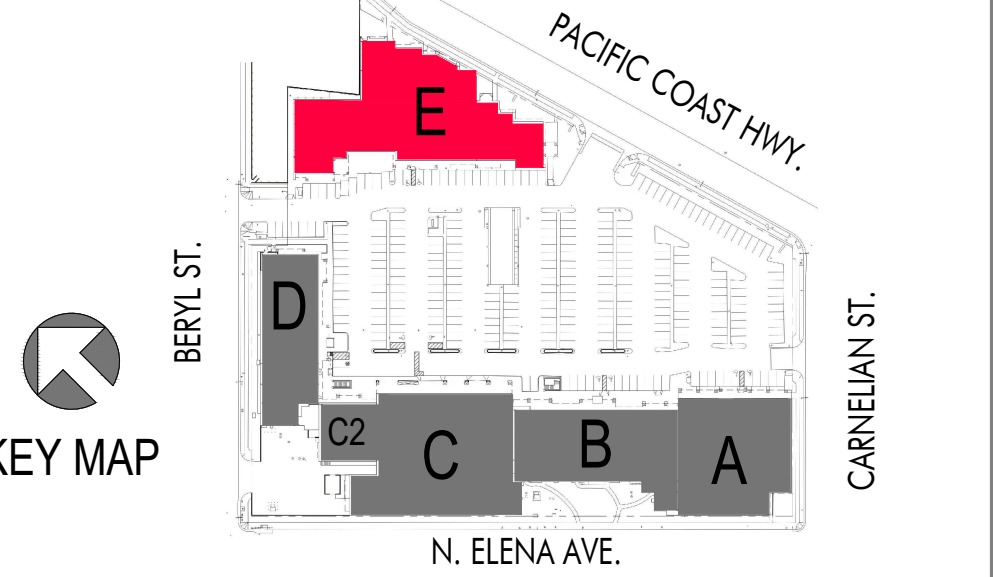
A PROJECT FOR:



HAAGEN COMPANY, LLC

12302 Exposition Blvd. Los Angeles, CA 90064
(310) 820-1200

AHJ STAMP APPROVAL



REDONDO SHORES

BUILDING 'E'

413- 417 N. Pacific Coast Hwy.
REDONDO BEACH, CA 90277

ISSUES / REVISIONS		
No.	DATE	DESCRIPTION
1	10.15.25	CONDITIONAL USE PERMIT

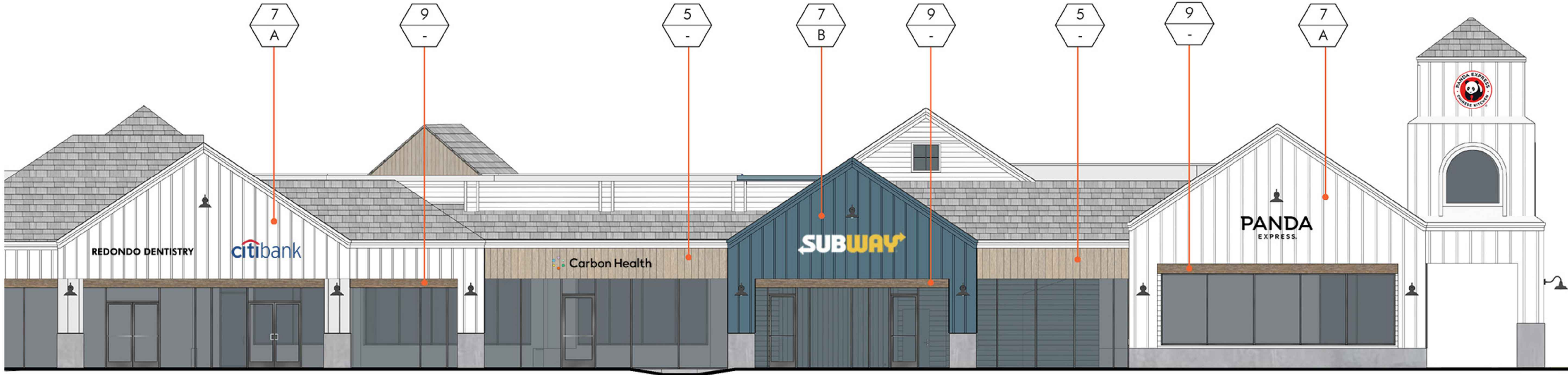
AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 24021MMA
DRAWN BY: NP/LB CHECKED BY: NO
DATE: 10/07/2025
SHEET DESCRIPTION:

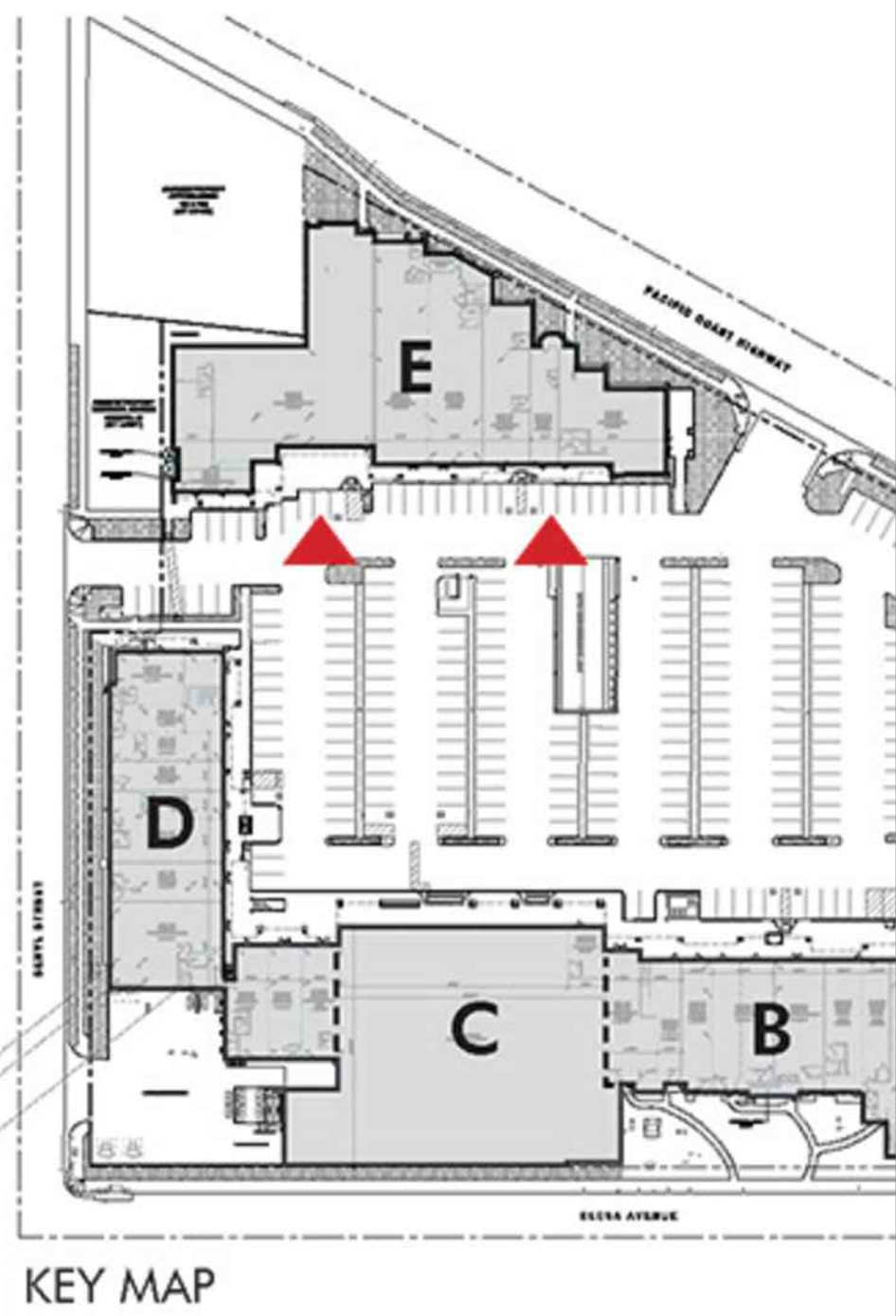
EXTERIOR ELEVATIONS
BLDG. 'E'

SHEET NUMBER:

A201



BUILDING - E

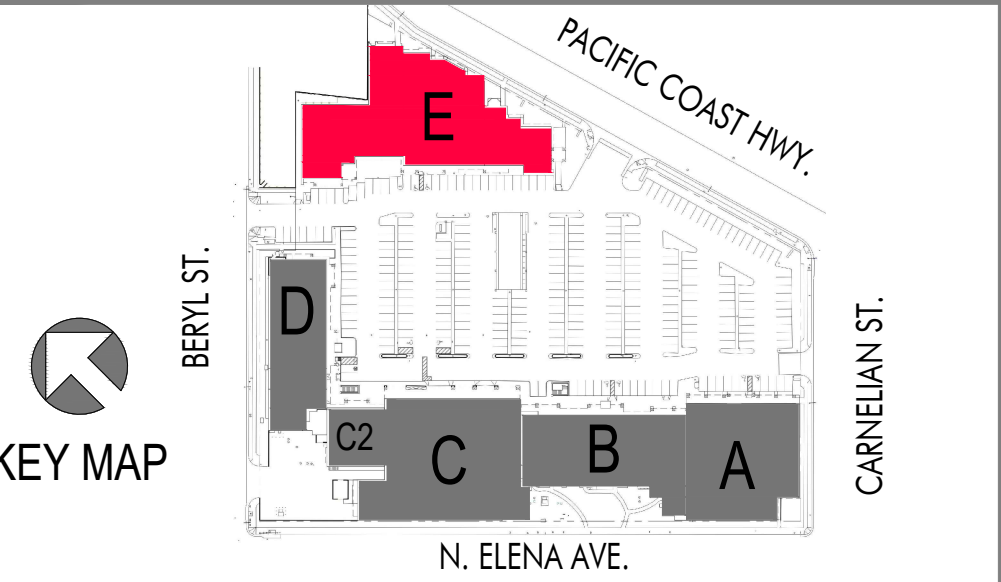


A PROJECT FOR:



HAAGEN COMPANY, LLC
12302 Exposition Blvd. Los Angeles, CA 90064
(310) 820-1200

AHJ STAMP APPROVAL



REDONDO SHORES
BUILDING 'E'
413- 417 N. Pacific Coast Hwy.
REDONDO BEACH, CA 90277

ISSUES / REVISIONS		
No.	DATE	DESCRIPTION
1	10.15.25	CONDITIONAL USE PERMIT

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 24021MMA
DRAWN BY: NP/LB CHECKED BY: NO
DATE: 10/07/2025
SHEET DESCRIPTION:

COLORED EXTERIOR ELEVATIONS BLDG. 'E'

SHEET NUMBER:

A201.1

COLORED EXTERIOR ELEVATION

3/16" = 1'-0"

1

A

PAINT
COLOR: SW7005 PURE WHITE
BY: SHERWIN WILLIAMS
AREA: 1,900 SF

B

PAINT
COLOR: DESR23 MICA CREEK
BY: DUNN EDWARDS
AREA: 3,327 SF

D

PAINT
COLOR: SW2855 SYCAMORE TAN
BY: SHERWIN WILLIAMS

1

STUCCO
FINISH: SMOOTH STUCCO
PAINT COLOR: BY DUNN EDWARDS
BY: HIGHLAND STUCCO

5

TIMBER TECH P.V.C.
CLADDING
COLOR: FRENCH WHITE OAK
MODEL: OPEN JOINT SQUARE
SHOULDER BOARD
BY: AZEK
AREA: 7,723 SF

7

BATTEN BOARD
HARDIE PANEL
VERTICAL SIDING
FINISH: SMOOTH
COLOR: ARCTIC WHITE
BY: JAMES HARDIE
AREA: 3,640 SF

8

ARTISAN PLANK SHIPLAP
SIDING
FINISH: SMOOTH
COLOR: ARCTIC WHITE
BY: JAMES HARDIE
AREA: 2,844 SF

9

COMPOSITE WOOD BEAM
FINISH: RECLAIMED WOOD
COLOR: ANTIQUE LEATHER
BY: TIMBERTECH
AREA: 1,004 SF

10

CONCRETE
FINISH: SMOOTH
COLOR: LIGHT GREY
AREA: 742 SF