

17.21 JIBST



## VICINITY MAP



## PROJECT DIRECTOR

OWNER

STRUCTURAL ENGINEER

SOIL ENGINEER

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NAME: BRUCE R. LEDERMAN  
ADDRESS: 21 JIB ST,  
LOS ANGELES, CA 9029

PHONE NO.

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NAME: IRVINE GEOTECHNICAL INC  
ADDRESS: 145 N. SIERRA MADRE BLVD. SUITE 1  
PASADENA, CA 91107

ARCHITECTURE

LAND SURVEYOR

TITLE 24

NAME:	BREAKFORM DESIGN	NAME:	PACIFIC LAND CONSULTANTS, INC.
ADDRESS:	127 ARENA STREET	ADDRESS:	28441 HIGHRIDGE RD. SUITE 230
	EL SEGUNDO, CA 90245		ROLLING HILLS STATE, CA 90274
PHONE NO.:	310-322-3700	PHONE NO.:	310-544-8689

C. NAME:  
ADDRESS:  
PHONE NO.:

## ABREVIATIONS & SYMBOLS

&	And	<b>BLKG</b>	Blocking	<b>D</b>	Deep, Depth	<b>EXP</b>	E
<	Angle	<b>BM</b>	Beam	<b>DBL</b>	Double	<b>EXPO</b>	E
@	At	<b>BOT</b>	Bottom	<b>DET</b>	Detail	<b>EXT</b>	E
<b>C L</b>	Centerline	<b>BR</b>	Bedroom	<b>D.F.</b>	Drinking Fountain		
<b>Ø</b>	Diameter or Round	<b>BSMT</b>	Basement	<b>DIA</b>	Diameter	<b>F.A.</b>	F
<b>⊥</b>	Perpendicular	<b>B.U.R.</b>	Built Up Roofing	<b>DIM</b>	Dimension	<b>F.D.</b>	F
<b>#</b>	Number	<b>CAB</b>	Cabinet	<b>DISP</b>	Dispenser	<b>FDN</b>	F
(E)	Existing	<b>CARP</b>	Carpet	<b>DN</b>	Down	<b>F.E.</b>	F
<b>AB</b>	Anchor Bolt	<b>C.B.</b>	Catch Basin	<b>DR</b>	Door	<b>F.G.</b>	F
<b>A/C</b>	Air Conditioning	<b>CEM</b>	Cement	<b>DS</b>	Downspout	<b>F.H.C.</b>	F
<b>A.C.</b>	Asphaltic Concrete	<b>CER</b>	Ceramic	<b>D.S.P.</b>	Dry Standpipe	<b>FIN</b>	F
<b>ACT</b>	Acoustical Tile	<b>C.I.</b>	Cast Iron	<b>DWG</b>	Drawing	<b>FLASH</b>	F
<b>ACOUS</b>	Acoustical	<b>CLG</b>	Ceiling	<b>DWR</b>	Drawer	<b>FLR</b>	F
<b>ADJ</b>	Adjustable	<b>CLO</b>	Closet	<b>E</b>	East	<b>FLUOR</b>	F
<b>A.F.F.</b>	Above Finish Floor	<b>CLR</b>	Clear	<b>EA</b>	Each	<b>F.O.C.</b>	F
<b>ALT</b>	Alter or Alternate	<b>CMU</b>	Concrete Masonry Unit	<b>EJ</b>	Expansion Joint	<b>F.O.F.</b>	F
<b>ALUM</b>	Aluminum	<b>CNTR</b>	Counter	<b>EL</b>	Elevation	<b>F.O.M.</b>	F
<b>ANOD</b>	Anodized	<b>COL</b>	Column	<b>ELEC</b>	Electrical	<b>F.O.S.</b>	F
<b>A.P.</b>	Access Panel	<b>CONC</b>	Concrete	<b>ELEV</b>	Elevation	<b>FPRF</b>	F
<b>APPROX</b>	Approximate	<b>CONN</b>	Connection	<b>EMER</b>	Emergency	<b>FR</b>	F
<b>ARCH</b>	Architectural	<b>CONST</b>	Construction	<b>ENCL</b>	Enclosure	<b>FS</b>	F
<b>ASPH</b>	Asphalt	<b>CONT</b>	Continuous	<b>E.O.S.</b>	Edge of Slab	<b>FT</b>	F
		<b>CONTR</b>	Contractor	<b>EQ</b>	Equal	<b>FTG</b>	F
<b>BD</b>	Board	<b>CORR</b>	Corridor	<b>EQUIP</b>	Equipment	<b>FURR</b>	F
<b>BITUM</b>	Bituminous	<b>C.T.</b>	Ceramic Tile	<b>E.W.</b>	Each Way	<b>FUT</b>	F
<b>BLDG</b>	Building	<b>CTR</b>	Center	<b>E.W.C.</b>	Electric Water Cooler	<b>GA</b>	G
<b>BLK</b>	Block	<b>CTSK</b>	Countersunk	<b>EXIST</b>	Existing		
		<b>C W</b>	Cold Water				

Architectural Symbols and Abbreviations												UNIT #	OCCUPANCY	S.F.	TYPE	
ansion	GALV	Galvanized	JT	Joint	N	North	P.T.D.	Paper Towel Dispenser	SIM	Similar	T.P.D.	Toilet Paper Dispenser				
osed	G.B.	Grab Bar			N.I.C.	Not in Contract	PTN	Partition	SLDG	Siding	T.S.	Top of Steel	1800	2	MATCH LINE	2A 1 BD / 1 BTH 653 SF MARKET RATE
terior	G.I.	Galvanized Iron	KIT	Kitchen	NO	Number			SPEC	Specification	TV	Television				2B 1 BD / 1 BTH 614 SF MARKET RATE
	GL	Glass, Glazing			NOM	Nominal	Q.T.	Quarry Tile	SQ	Square	T.O.W.	Top of Wall				2C 2 BD / 1 BTH 725 SF VERY LOW INCOME
Alarm	GND	Ground	LAM	Laminate	N.S.	No Scale	R	Riser	S.S.	Stainless Steel	TYP	Typical				2D 1 BD / 1 BTH 577 SF VERY LOW INCOME
Drain	GR	Grade	LAV	Lavatory	N.T.S.	Not to Scale	RAD	Radius	SSK	Service Sink						2E STUDIO / 1 BTH 360 SF MARKET RATE
ndation	GYP	Gypsum	L.F.	Lineal Foot	L.H.	Left Hand	O/	Over	STD	Standard	UNF	Unfinished				2F STUDIO / 1 BTH 418 SF MARKET RATE
Extinguisher					OA	Overall	REF	Reference	STOR	Storage	U.O.N.	Unless Otherwise Noted	X,0	X,30	PROPERTY LINE	2G 1 BD / 1 BTH 462 SF MARKET RATE
Extinguisher Cab	H	High	LKR	Locker	OBSC	Obscure	REFR	Refrigerator	STRC	Structural	UR	Urinal				3A 1 BD / 1 BTH 653 SF MARKET RATE
h Grade	H.B.	Hose Bib	L.R.	Living Room	O.C.	On Center	REINF	Reinforced / Reinforcing	SUSP	Suspended	VERT	Vertical				3B 1 BD / 1 BTH 614 SF VERY LOW INCOME
Hose Cabinet	H.C.	Hollow Core	LT	Light	O.D.	Outside Diameter	REQ	Required	SW	Switch	VEST	Vestibule				3C 2 BD / 1 BTH 725 SF MARKET RATE
h	HCP	Handicapped	LVR	Louver	O.F.D.	Overflow Drain	RESIL	Resilient	SYM	Symmetrical	V.I.F.	Verify in Field				3D 1 BD / 1 BTH 577 SF MARKET RATE
hing	HDWR	Hardware	MATL	Material	OFF	Office	REV	Revised	SYS	System	VOL	Volume				3E STUDIO / 1 BTH 360 SF VERY LOW INCOME
r	HDWD	Hardwood	MAX	Maximum	O.H.	Overhang	RFG	Roofing								3F STUDIO / 1 BTH 418 SF MARKET RATE
rescent	H.M.	Hollow Metal	M.B.	Machine Ball	OVHD	Overhead	R.H.	Right Hand	T	Tread	W	West				3G 1 BD / 1 BTH 462 SF MARKET RATE
ce of Concrete	HORIZ	Horizontal	MECH	Mechanical	OPNG	Opening	RM	Room	T.B.	Towel Bar	W/	With				4A 1 BD / 1 BTH 653 SF LOW INCOME
ce of Finish	HR	Hour	MEMB	Membrane	OPP	Opposite	R.O.	Rough Opening	T&G	Tongue and Groove	W.H.	Water Heater				4B 1 BD / 1 BTH 614 SF MARKET RATE
ce of Masonry	HT	Height	MET	Metal	RWD	Redwood	T.O.C.	Top of Curb	W/O	Without						4C 2 BD / 1 BTH 725 SF VERY LOW INCOME
ce of Stud	HVAC	Heating, Ventilation	MFR	Manufacture	PC	Piece	T.O.D.	Top of Drain	W.C.	Water Closet						4D 1 BD / 1 BTH 577 SF MARKET RATE
proof		and Air Conditioning	MH	Manhole	P.D.	Planter Drain	TEL	Telephone	WD	Wood						4E STUDIO / 1 BTH 360 SF MARKET RATE
ne			MIN	Minimum	PL	Plate	TEMP	Tempered, Temperature	WP	Waterproof						4F STUDIO / 1 BTH 418 SF MARKET RATE
Size	I.D.	Inside Diameter	MIR	Mirror	P.L.	Property Line	SCHED	Schedule	TER	Terrazzo	WPM	Waterproof Membrane				4G 1 BD / 1 BTH 462 SF MARKET RATE
, Feet	INCL	Including	MISC	Miscellaneous	PLMG	Plumbing	SECT	Section	THK	Thick, Thickness	WSCT	Wainscot				5A 2 BD / 2 BTH 819 SF MARKET RATE
ing	INSUL	Insulation	M.O.	Masonry Opening	PLAM	Plastic Laminate	SEP	Separation, Separate	THR	Threshold	W.S.P.	Wet Standpipe				5B 2 BD / 2 BTH 849 SF MARKET RATE
ng, Furred	INT	Interior	M.R.	Moisture Resistant	PLAS	Plaster	SH	Shelf	TOIL	Toilet	WT	Weight				5C 2 BD / 2 BTH 834 SF MARKET RATE
re			MTD	Mounted	PLYWD	Plywood	SHR	Shower	T.O.P.	Top of Pavement						5D 2 BD / 2 BTH 749 SF MARKET RATE
ge	JAN	Janitor	MUL	Mullion	PR	Pair	SHT	Sheet	T.O.S.	Top of Slab						
	IST	Joist			PT	Paint			T.P.D.	Toilet Paper Dispenser						

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	LANDSCAPE PLAN

17 - 21 JIB ST, LOS  
ANGELES, CA 90292

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17 - 21 JIB ST, LOS  
ANGELES, CA 90292

A0.00

# breakformdesign

17 - 21 JIB ST, LOS ANGELES, CA 90292

GENERAL NOTES	
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF MATCHING BUILDING LINES AND LEVELS BETWEEN NEW AND EXISTING CONSTRUCTION. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS WITH THE EXISTING CONDITIONS AND SPECIFICATIONS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.	2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
3. CONTRACTOR SHALL RELOCATE OR CAP OFF EXISTING UTILITY LINES AS REQUIRED. COORDINATE WITH ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.	4. EXISTING CONSTRUCTION WHICH IS TO REMAIN BUT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPAIRED TO ORIGINAL CONDITION OR BETTER.
5. MATERIALS USED FOR NEW CONSTRUCTION, UNLESS SPECIFIED OR INDICATED OTHERWISE, SHALL MATCH EXISTING ADJACENT MATERIALS, CONSTRUCTION AND FINISHES.	6. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY.
7. THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPMSTER IN AN AREA DESIGNATED BY THE OWNER FOR THE PURPOSE OF COLLECTING TRASH AND SHALL PROVIDE FOR ITS REMOVAL FROM THE SITE TO A LEGAL DISPOSAL SITE.	8. ALL HOLES IN CONCRETE SLABS LEFT AFTER REMOVAL OF PIPES, CONDUITS, ETC., ARE TO BE FILLED WITH POR-ROCK OR SOLID CONCRETE. REFER TO ANY DETAILS WITHIN DRAWING SET FOR FURTHER INFORMATION.
9. THE GENERAL CONTRACTOR SHALL VERIFY SALVAGE REQUIREMENTS OF ALL FURNITURE, FIXTURES AND EQUIPMENT WITH THE OWNER TO DEMOLITION.	10. SURFACE CRACKS AND VOIDS SHALL BE TUCK POINTED OR PATCHED.
11. ALL SURFACES TO BE FINISHED SHALL BE PREPARED IN ACCORDANCE WITH FINISH MANUFACTURERS' RECOMMENDATIONS.	12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED AND SHALL INSTALL THEM IN ACCORDANCE TO LOCAL CODES. CONTRACTOR MAY USE OWNERS' FACILITIES UPON WRITTEN AUTHORIZATION FROM OWNER'S REPRESENTATIVE.	14. THE GENERAL CONTRACTOR AND HIS ASSOCIATES, SUBCONTRACTORS, ETC., MUST MAINTAIN THE SPACE, ACCESS AREAS, ETC., CLEAN AT ALL TIMES AND SWEEP, DUST, CLEAN, ETC., EVERY DAY AT THE END OF WORKING HOURS.
15. IT'S THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DELIVER THE JOB COMPLETELY CLEAN.	16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR, ND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP, OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
17. DEBRIS REMOVAL MUST BE PERFORMED USING THE FREIGHT ELEVATOR WHEN APPLICABLE. CONTACT THE BUILDING MGMT. OFFICE TO OBTAIN SCHEDULE FOR THE USE OF THE FREIGHT ELEVATOR(S) PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.	18. IF DIRECTED BY BUILDING MANAGEMENT, ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES, (INCLUDING DOWNLIGHTS & FLUORESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND REUSED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF.
19. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE.	20. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
21. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSitated BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS, NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE.	22. ALL EXISTING FLOOR MOUNTED OUTLETS, WHERE NOTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX, FILL AND LEVEL FLOOR TO ACCEPT NEW FLOOR COVERING.
23. ALL EXISTING CEILING TILES TO REMAIN U.O.N. ALL BROKEN, PARTIAL, STAINED, OR DAMAGED TILES SHALL BE REPLACED.	24. ALL EXISTING LIGHT FIXTURES SHALL BE CLEANED OF DUST, WRAPPED FOR PROTECTION & STORED FOR RE-USE.
25. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.	26. RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.
27. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CORD PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.	28. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.
29. CAREFULLY REMOVE ALL EXISTING WALL COVERING AT EXISTING PARTITIONS AND/OR COLUMNS, AS NOTED.	30. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS, THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
31. STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.	32. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE RATING IS MAINTAINED.
33. SAFETY NOTES:	34. THE CONTRACTOR SHALL PROVIDE GUEST PROTECTION FROM ALL AREAS OF WORK.
1. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.	2. THE CONTRACTOR SHALL PROVIDE DRAWINGS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL.
3. THE CONTRACTOR SHALL PROTECT ADJOINING AREAS FROM NOISE, DUST, DIRT, FIRE HAZARDS, ETC.	4. THE CONTRACTOR MAKES NO GUARANTEE FOR PRODUCTS NAMED BY TRADE NAME OR MANUFACTURER.
5. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL.	6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL NOT BREAK SETS FOR TRADE BIDDING, ERRORS IN BIDDING AS A RESULT OF THIS PRACTICE ARE NOT THE RESPONSIBILITY OF THE OWNER OR THE ARCHITECT.	8. THE CONTRACTOR SHALL REFER TO AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES, AND ALL REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH THE EXISTING SITE CONDITIONS AND SPECIFICATIONS.
9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE FOLLOWING IS REQUIRED FROM THE AGENT OF THE OWNER, a) AN AUTHORIZATION LETTER FROM THE OWNER TO PULL PERMITS, THE FOLLOWING IS REQUIRED FROM THE CONTRACTOR AGENT, b) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FOLLOWING LANDLORD'S RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO PROVIDING INSURANCE CERTIFICATES PER LANDLORD'S CRITERIA, c) CERTIFICATE OF WORKERS' COMPENSATION INSURANCE MADE TO THE CONTRACTOR'S STATE LICENSE BOARD, d) COPY OF THE CITY'S BUSINESS TAX REGISTRATION, e) COPY OF THE CITY'S BUSINESS TAX REGISTRATION, f) COPY OF THE CITY'S BUSINESS TAX REGISTRATION, g) COPY OF THE CITY'S BUSINESS TAX REGISTRATION, h) COPY OF THE CITY'S BUSINESS TAX REGISTRATION, i) COPY OF THE CITY'S BUSINESS TAX REGISTRATION, j) COPY OF THE CITY'S BUSINESS TAX REGISTRATION, k) COPY OF THE CITY'S BUSINESS TAX REGISTRATION, l) COPY OF THE CITY'S BUSINESS TAX REGISTRATION, m) COPY OF THE CITY'S BUSINESS TAX REGISTRATION, n) COPY OF THE 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# breakformdesign

127 arena street, el segundo, ca 90245

[or] 310.322.3700

17 - 21 JIB ST, LOS ANGELES, CA 90292

## LEGEND

A.C.	ASPHALT CONCRETE PAVEMENT
B.M.	BENCH MARK
C.B.W.	CONCRETE BLOCK WALL
C.B.R.W.	CONCRETE BLOCK RETAINING WALL
CONC.	CONCRETE
C/O	SEWER CLEANOUT
DWY.	CONC. DRIVEWAY APRON
E.G.	EDGE OF GUTTER
E.M.	ELECTRIC METER
E.P.	EDGE OF PAVEMENT
E.V.	ELECTRIC VEHICLE
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.S.	FINISHED SURFACE
F.L.	FLOW LINE
G.M.	GAS METER
INV.	DRAIN INVERT
I.C.V.	IRRIGATION CONTROL VALVE
P.B.	PULL BOX
P.C.R.W.	POURED CONC. RETAINING WALL
R.R.W.	ROCK RETAINING WALL
S.S.M.H.	SEWER MANHOLE
S.D.M.	STORM DRAIN MANHOLE
T.C.	TOP OF CURB
T.G.	TOP OF DRAIN GRATE
T.W.	TOP OF WALL
W.M.H.	WATER MANHOLE
W.V.	WATER VALVE
	OVERHANG
	EASEMENT LIMIT
	CONCRETE SURFACE
	8" TREE AND TRUNK DIAMETER
	WOOD FENCE
OPP	POWER POLE
OLP	LIGHT POLE

## TOPOGRAPHIC NOTES

1. CONTOUR LINES SHOWN ON THIS TOPOGRAPHIC SURVEY WERE GENERATED FROM RANDOM SPOT ELEVATIONS. THE EXPECTED LEVEL OF ACCURACY IS  $\pm 1/2$  OF THE CONTOUR INTERVAL. ISOLATED ELEVATIONS, AS PLACED ON THE PLAT, WERE PHYSICALLY MEASURED AT APPROXIMATELY THE LOCATIONS SHOWN. THEIR EXPECTED LEVEL OF ACCURACY IS  $\pm 0.10$  FOOT.
2. IF SPECIFIC ELEVATIONS ARE REQUIRED, THE USER SHOULD CONTACT PACIFIC LAND CONSULTANTS, INC., TEL: (310)544-8689 FOR SAME. INTERPOLATIONS MADE FROM THIS TOPOGRAPHIC SURVEY SHOULD BE DONE IN ACCORDANCE WITH STANDARD SURVEYING PRACTICES, AND LIABILITY FOR INTERPOLATIONS IS NOT ASSUMED BY PACIFIC LAND CONSULTANTS, INC.

## SURVEY CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS PLAT CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN MAY, 2024; THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS CORRECT THOSE SPECIFICALLY DELINEATED HEREON.

CHRISTOPHER W. VASSALLO P.L.S. 8418  
REGISTRATION EXPIRES 12-31-2024

5/6/2024

DATE

PROFESSIONAL LAND SURVEYOR  
CHRISTOPHER W. VASSALLO  
P.L.S. 8418  
EXPIRED 12/31/2024

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

## EXISTING SITE SURVEY

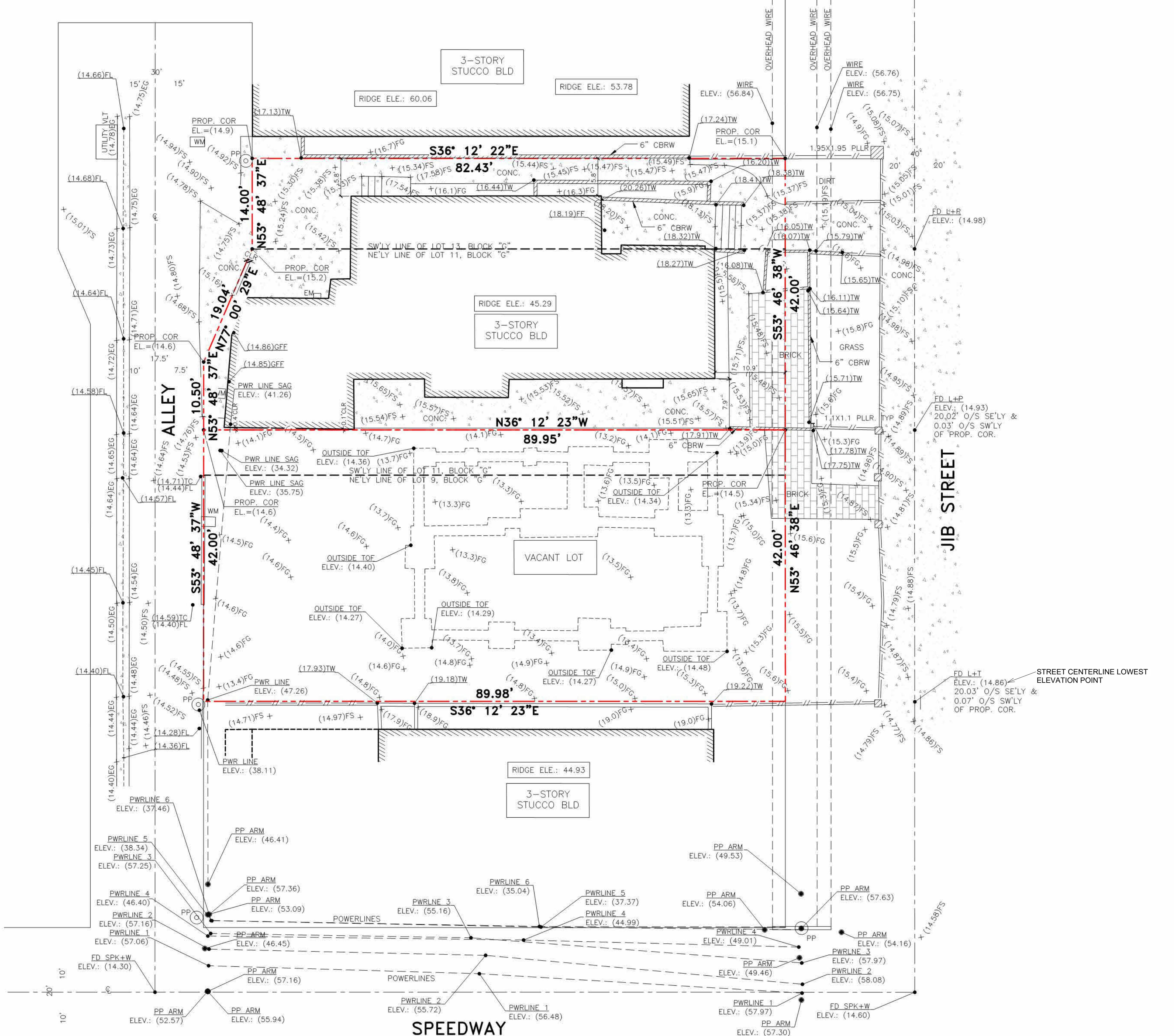
DRAWN JV

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DATE 1/8/2026 9:59:46 PM

SCALE 1/8" = 1'-0"

JOB # 24-A002





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## Revision Schedule

Revision Number      Revision Date

## AREA CALCULATIONS ZONING

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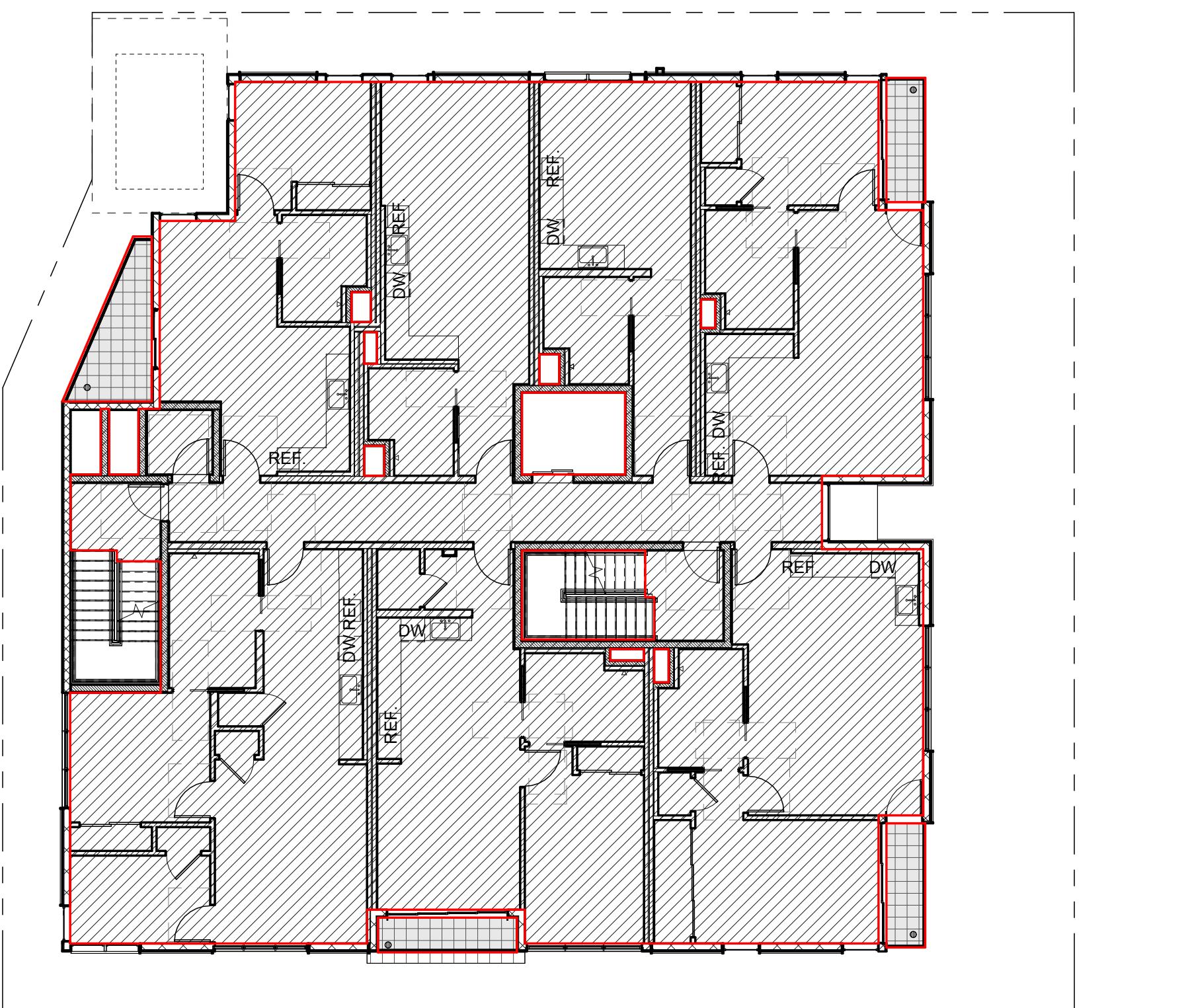
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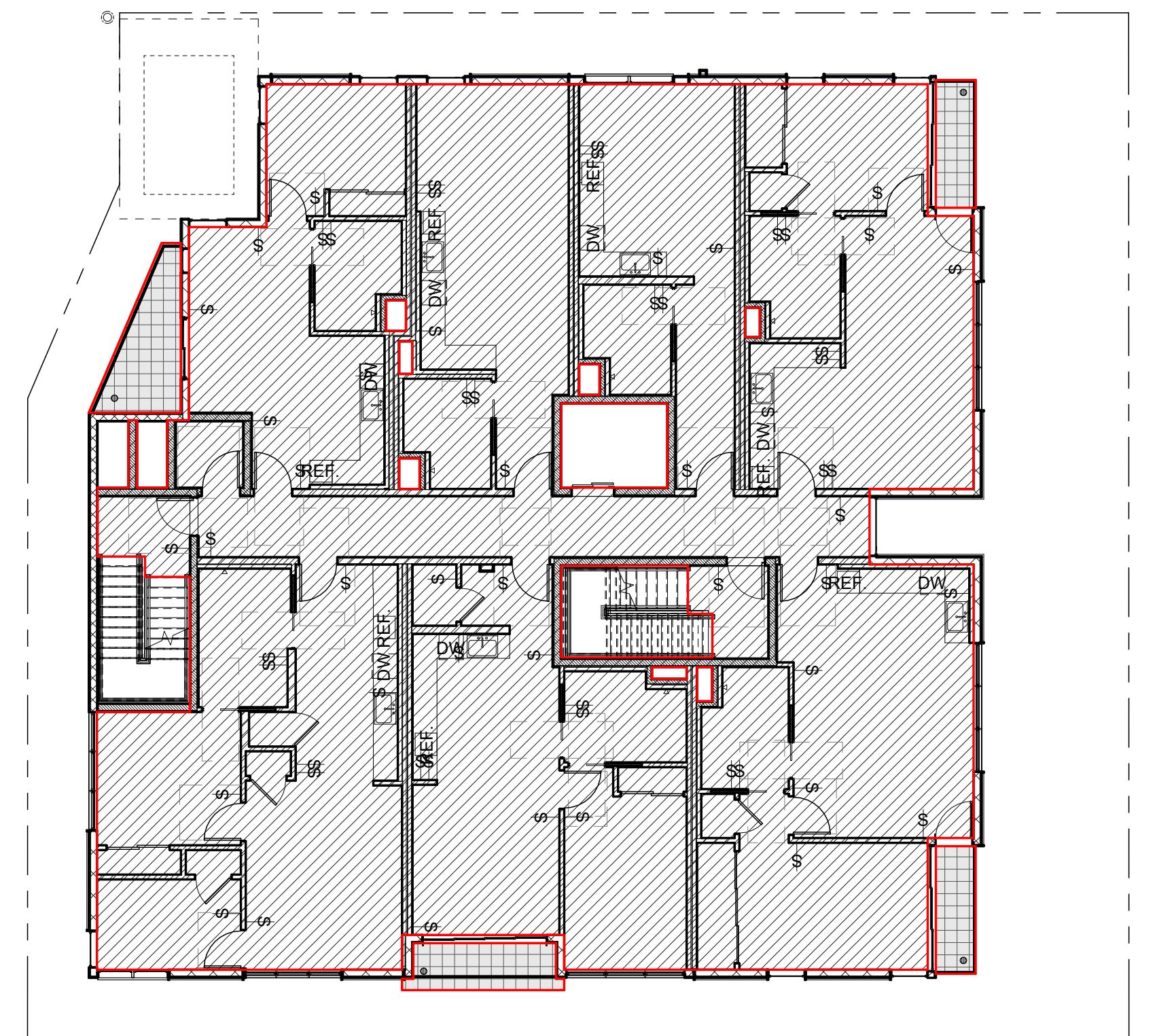
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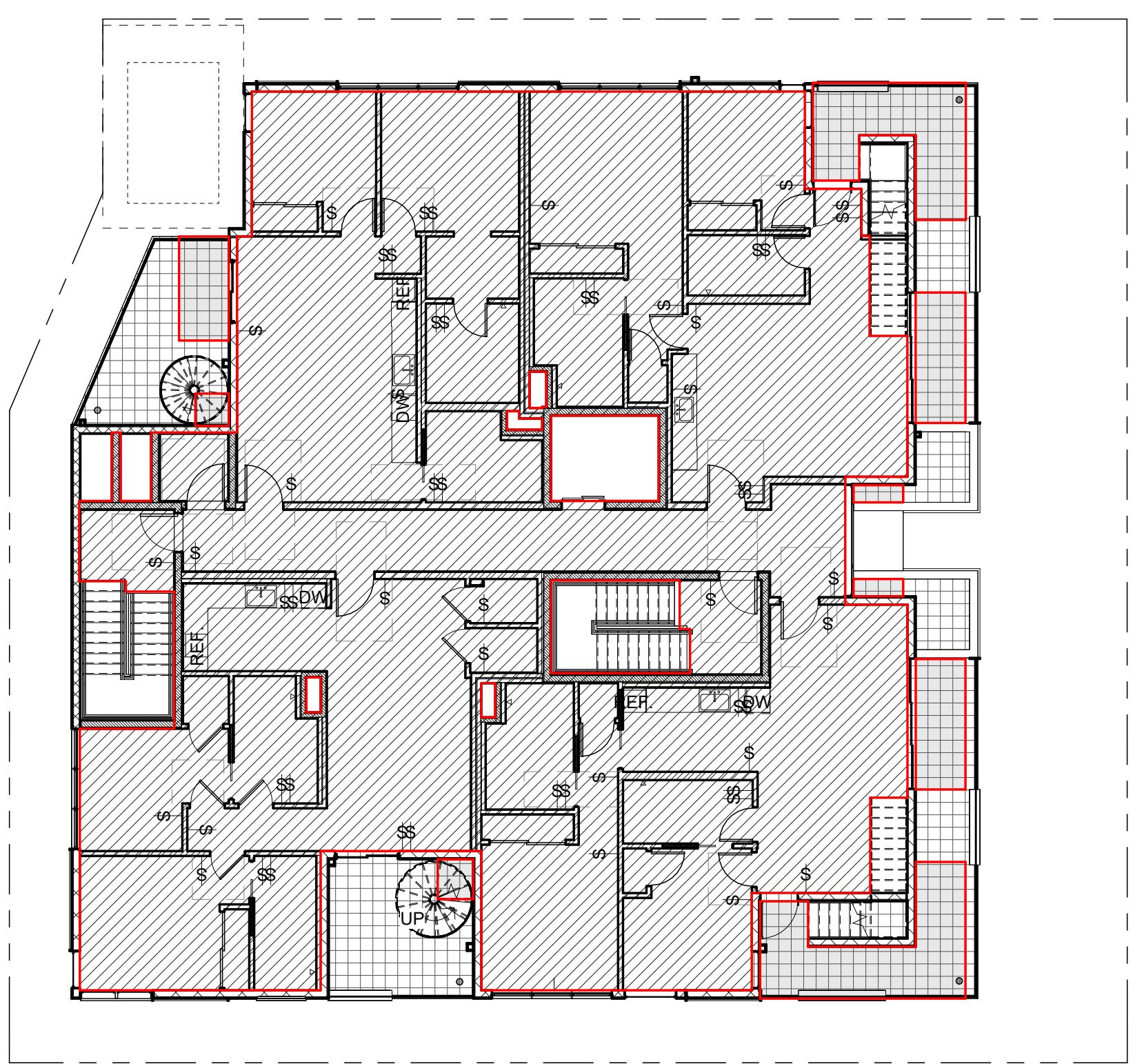
ZONING CODE FLOOR AREA	
GROUND FLOOR	649 SF
- COVERED	N/A
SECOND FLOOR	4,443 SF
- COVERED	177 SF
THIRD FLOOR	4,450 SF
- COVERED	177 SF
FOURTH FLOOR	4,450 SF
- COVERED	165 SF
FIFTH FLOOR	3,769 SF
- COVERED	349 SF
<b>TOTAL PROVIDED</b>	<b>18,629 SF</b>



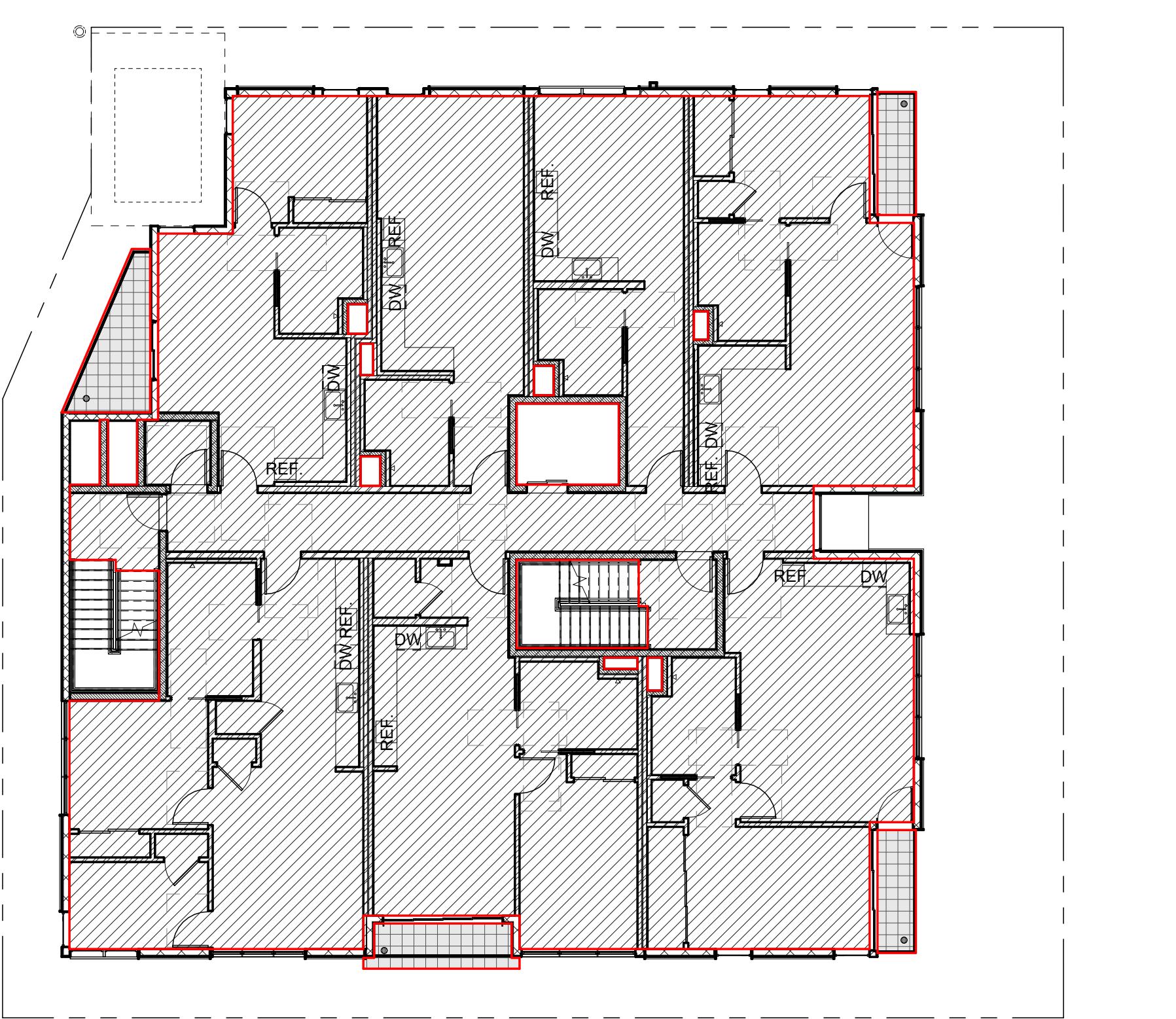
FOURTH FLOOR PLAN  
3/32" = 1'-0" 4



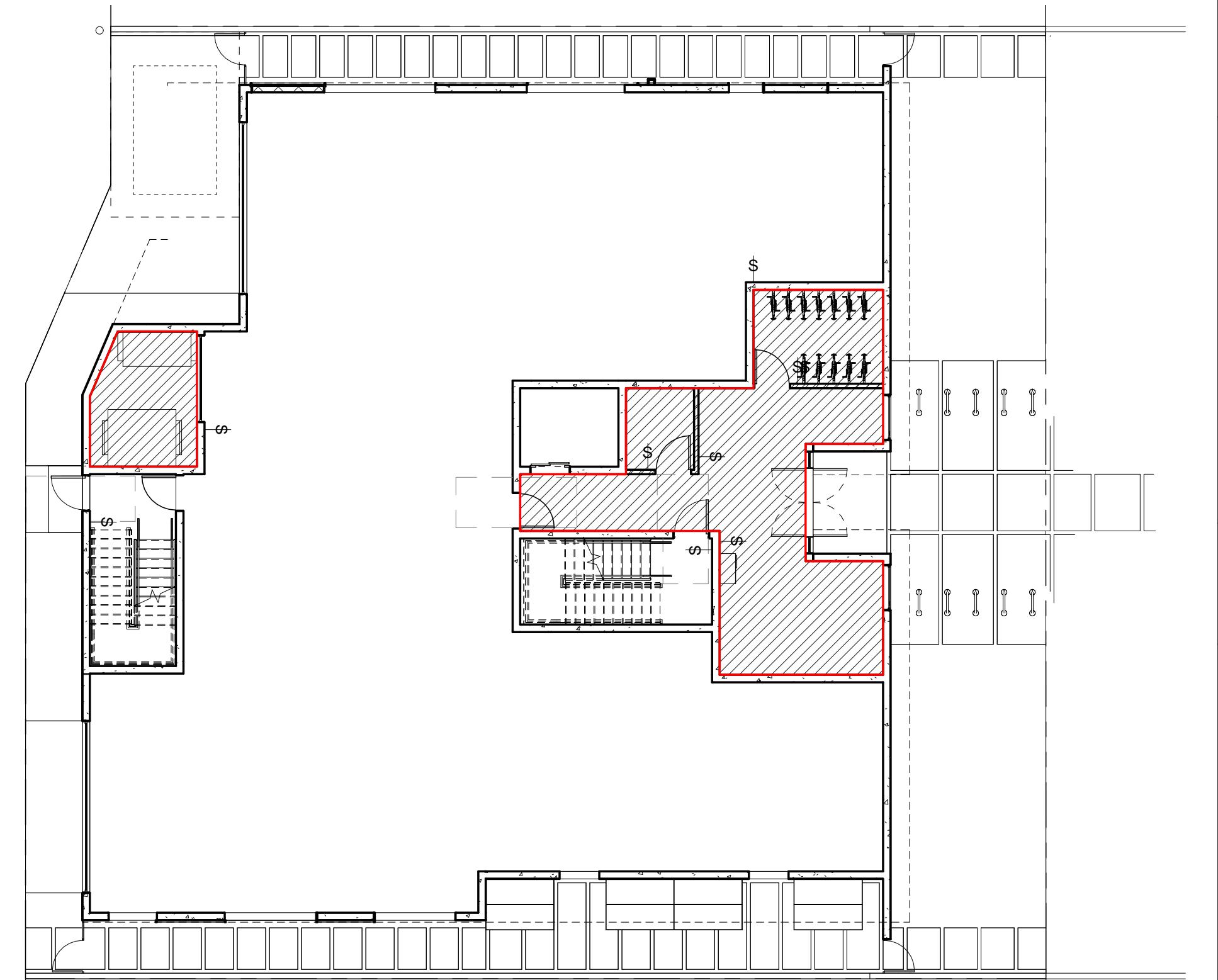
SECOND FLOOR PLAN  
3/32" = 1'-0" 2



FIFTH FLOOR PLAN  
3/32" = 1'-0" 5



THIRD FLOOR PLAN  
3/32" = 1'-0" 3



GROUND FLOOR PLAN  
3/32" = 1'-0" 1

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## Revision Schedule

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## AREA CALCULATIONS BUILDING

DRAWN JV

CHECKED BD

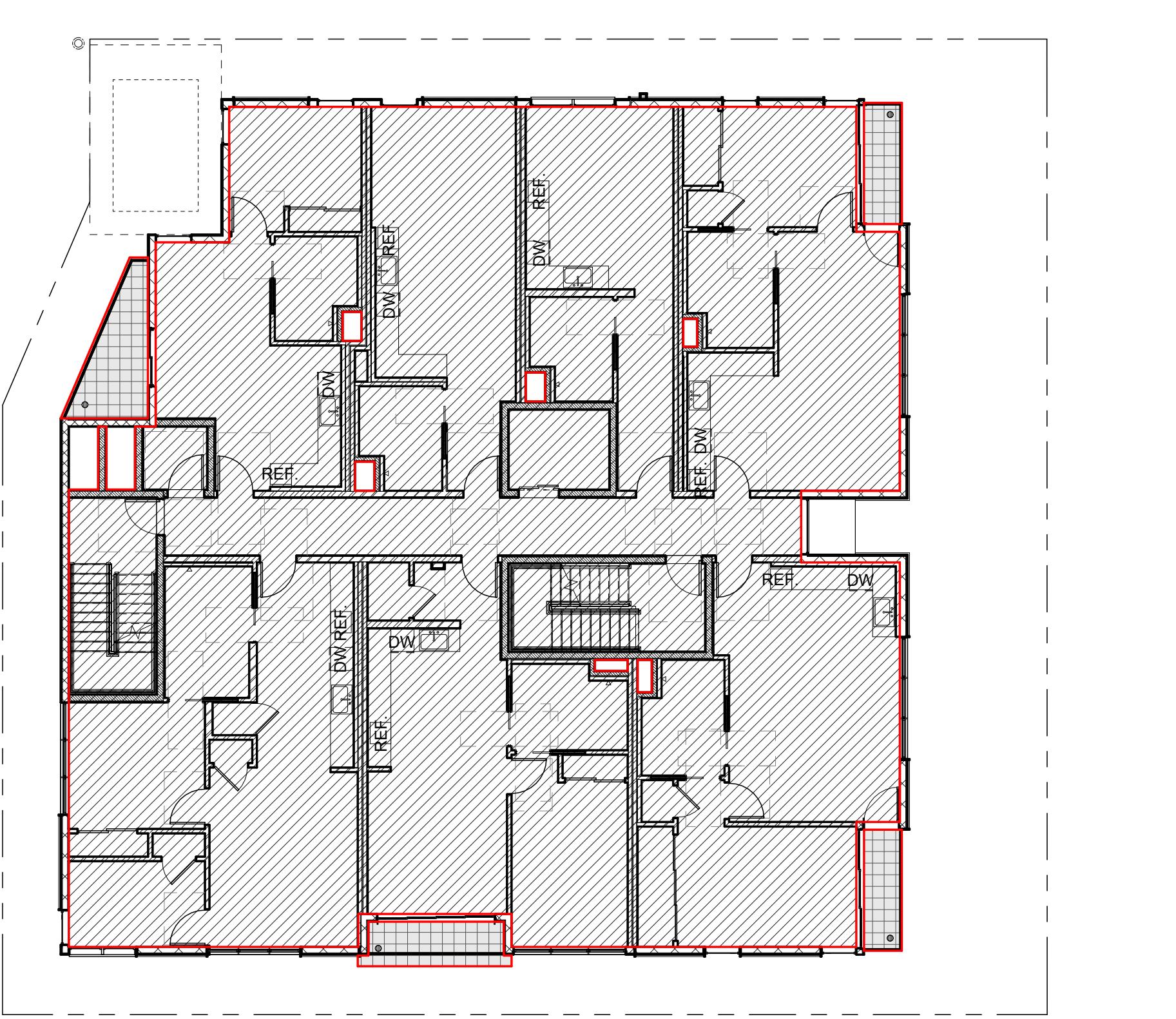
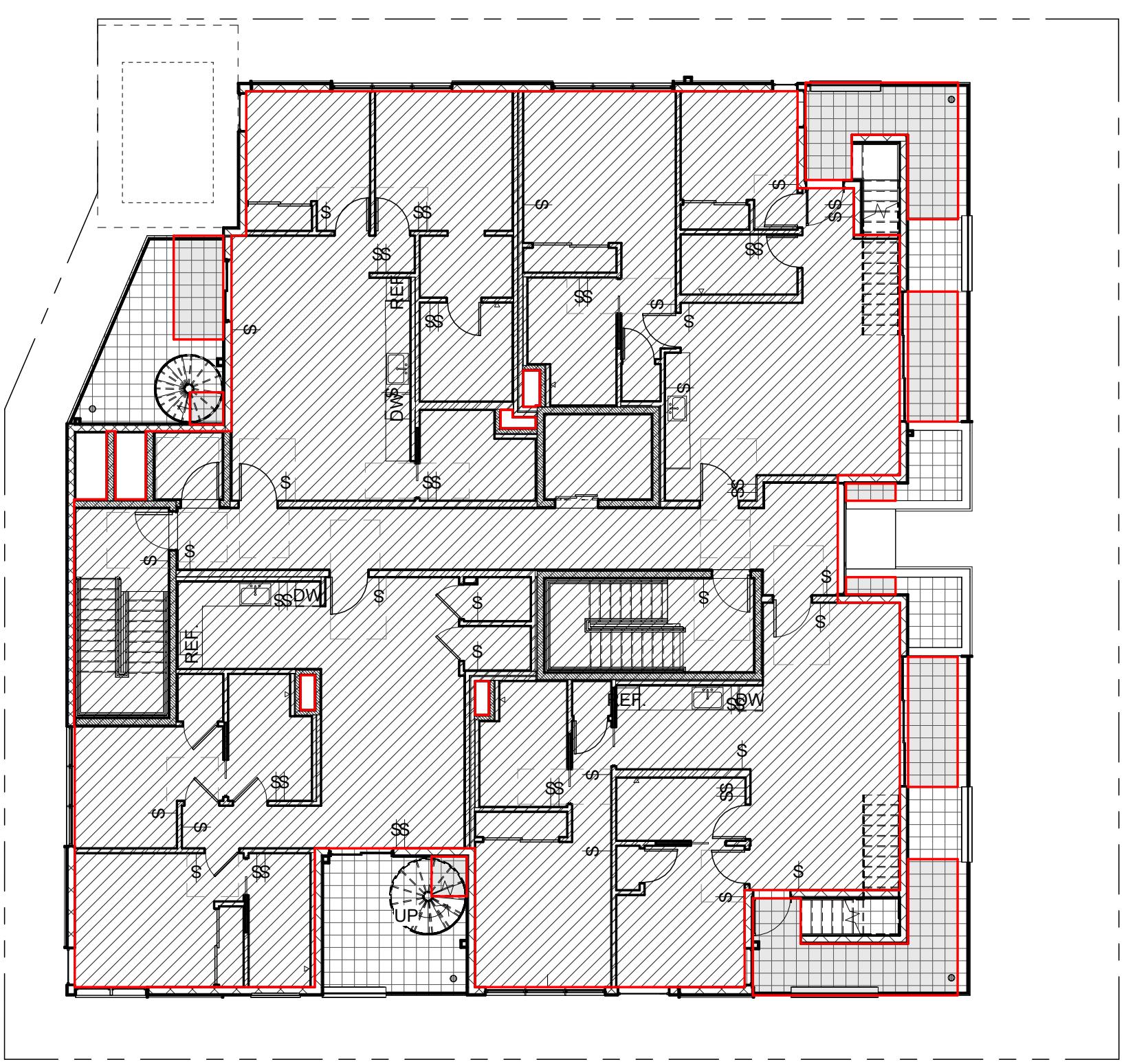
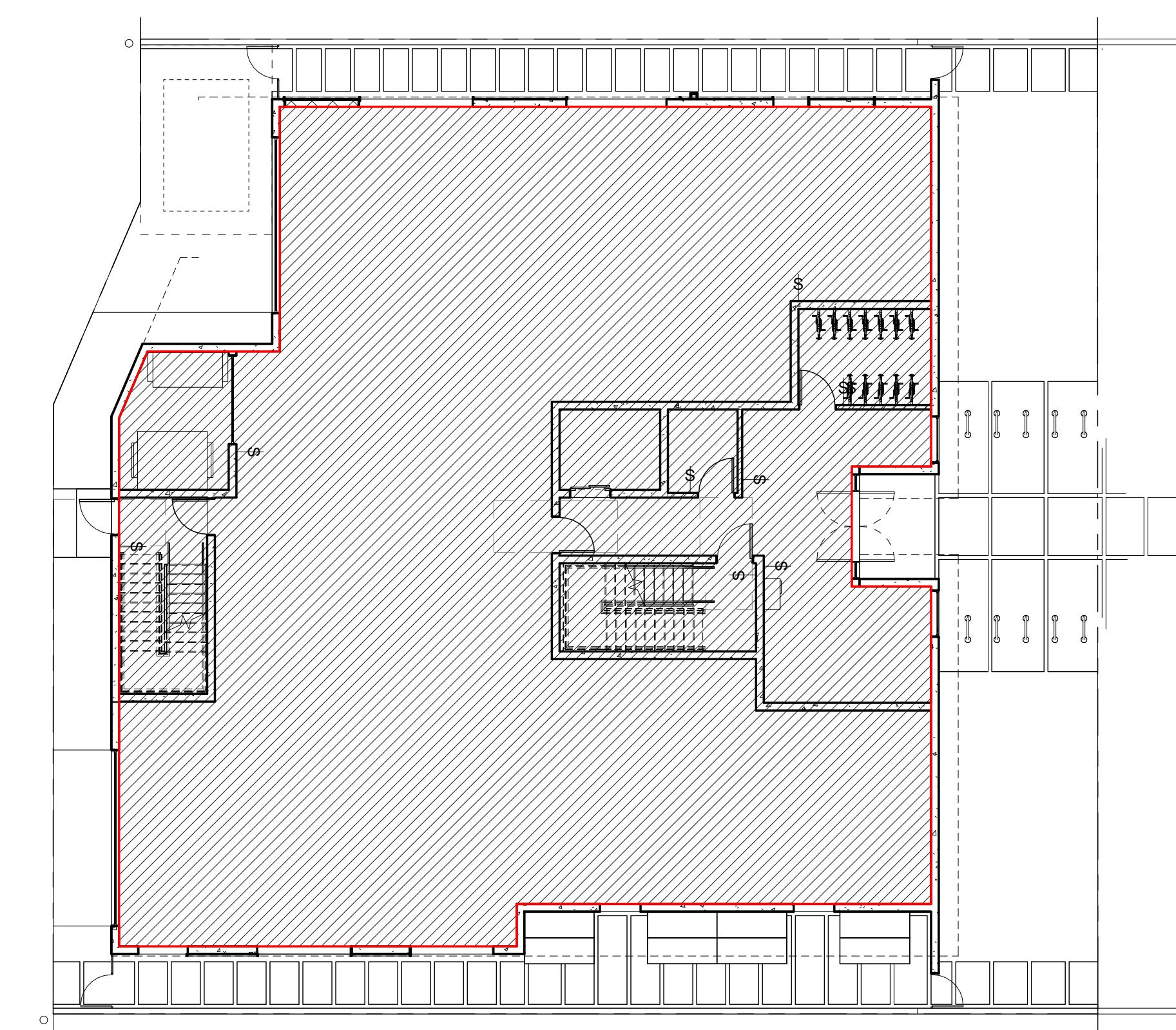
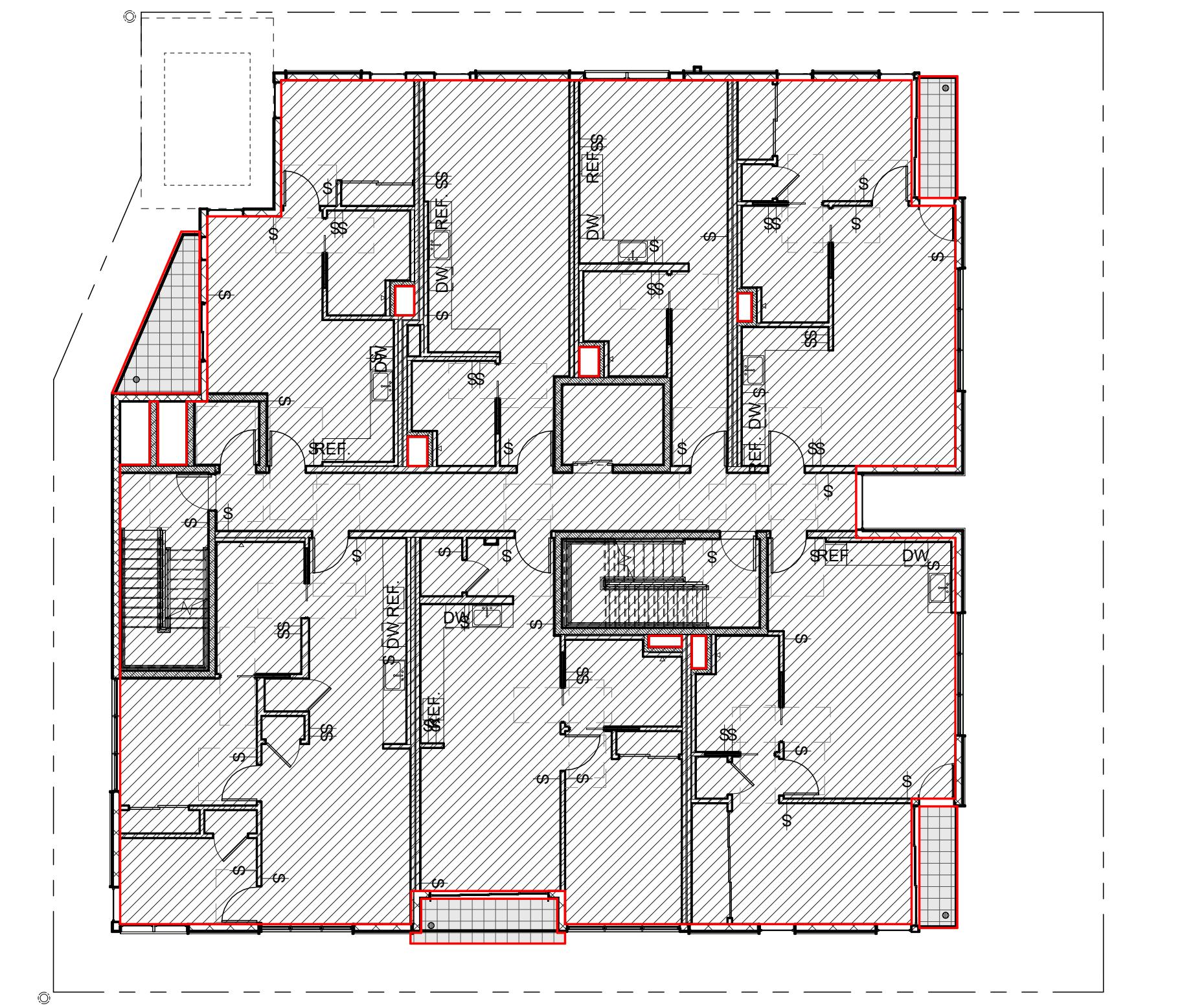
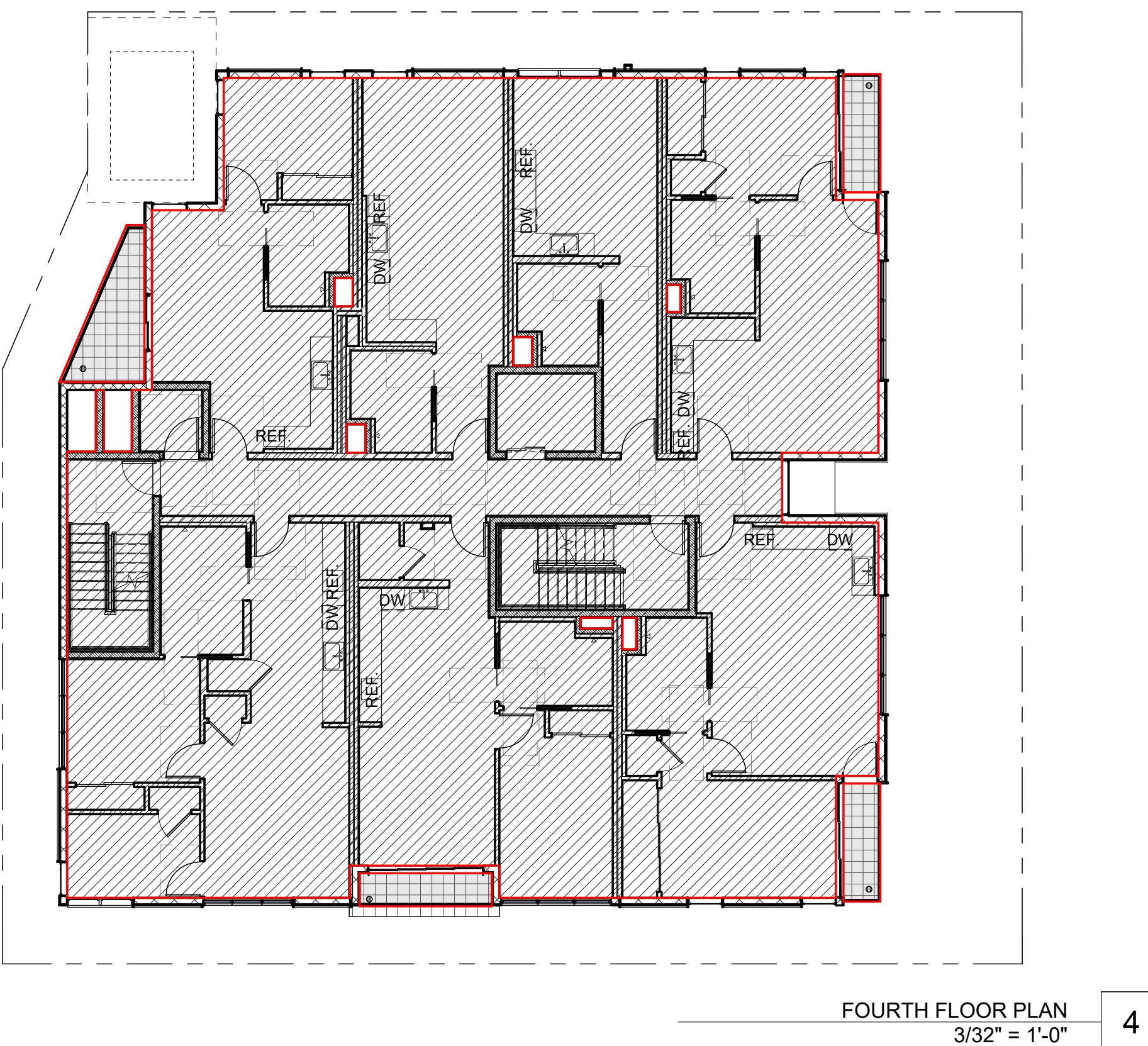
DATE 1/8/2026 9:59:53 PM

SCALE As indicated

JOB # 24-A002

A0.14 B

BUILDING CODE FLOOR AREA	
GROUND FLOOR	4,560 SF
-COVERED	
SECOND FLOOR	4,679 SF
-COVERED	177 SF
THIRD FLOOR	4,679 SF
-COVERED	177 SF
FOURTH FLOOR	4,679 SF
-COVERED	165 SF
FIFTH FLOOR	4,044 SF
-COVERED	349 SF
<b>TOTAL PROVIDED</b>	<b>23,509 SF</b>

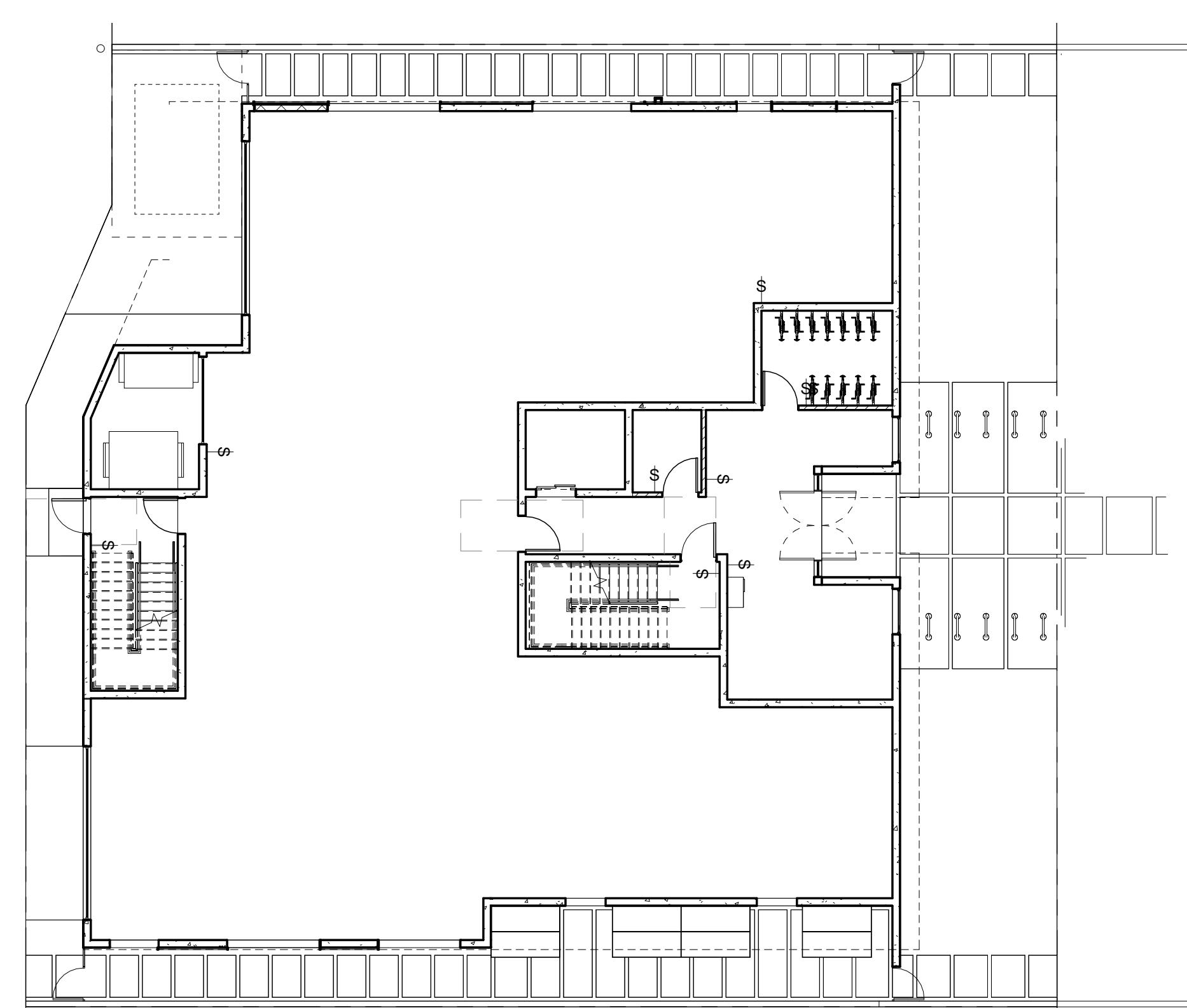
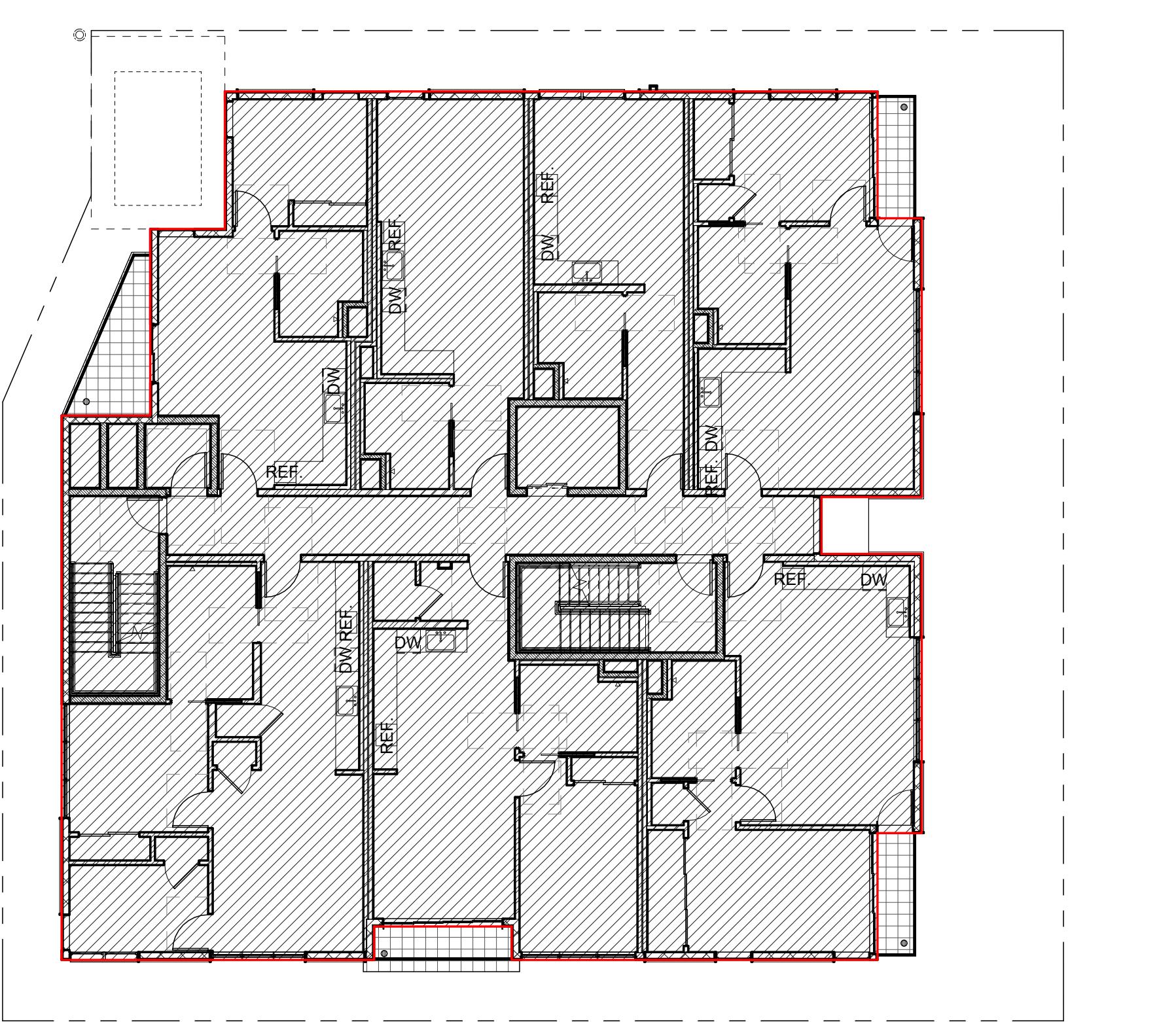
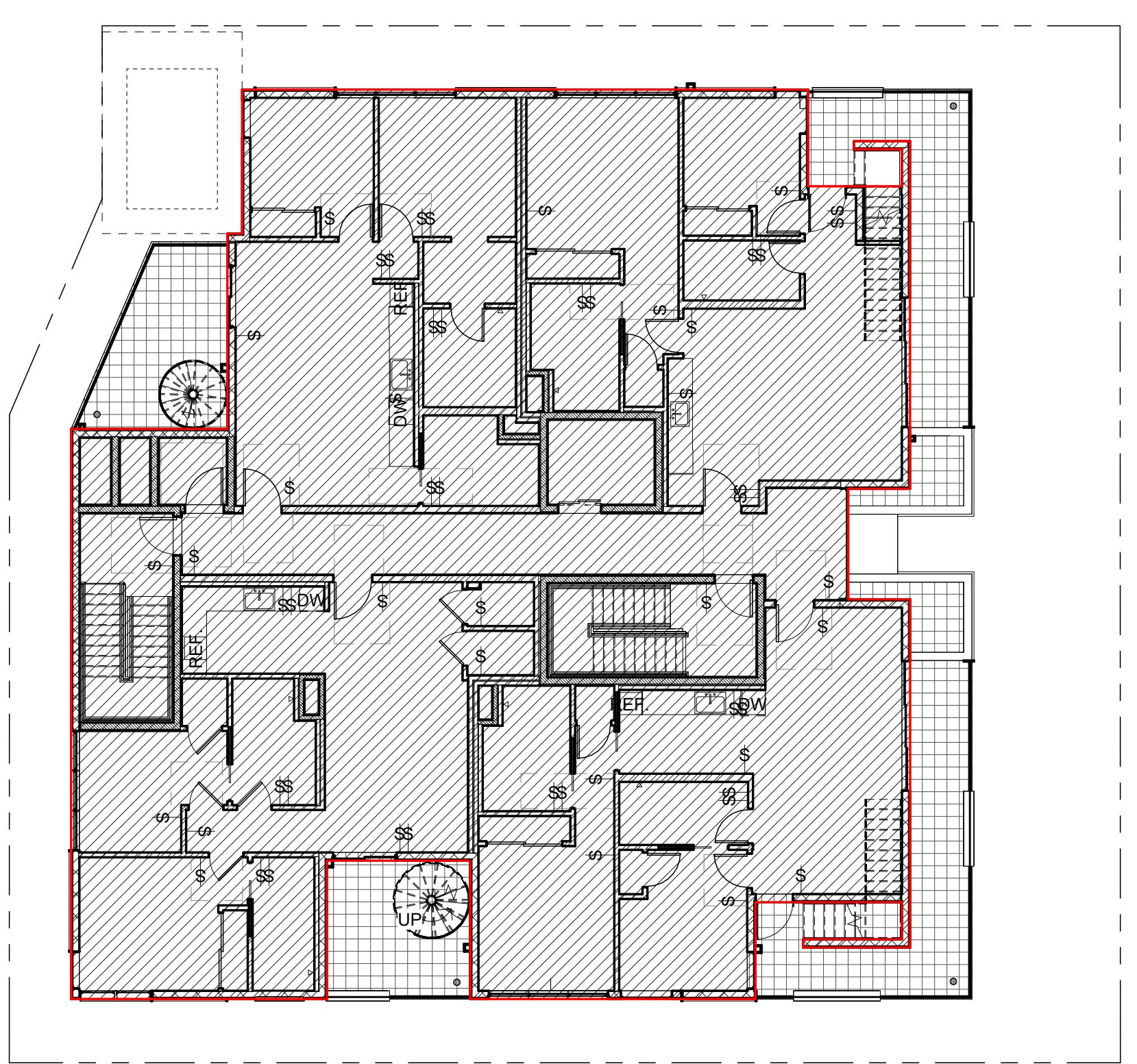
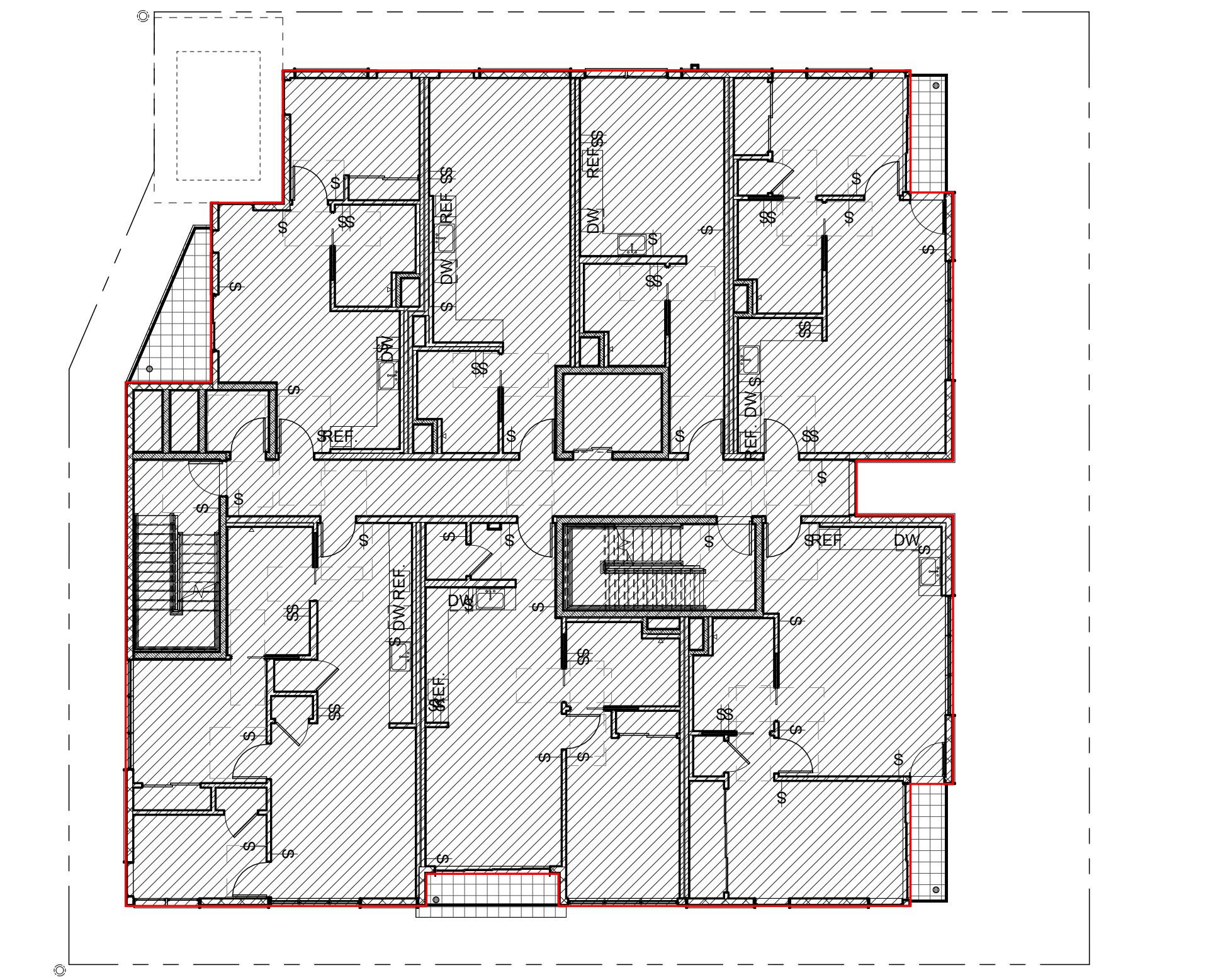
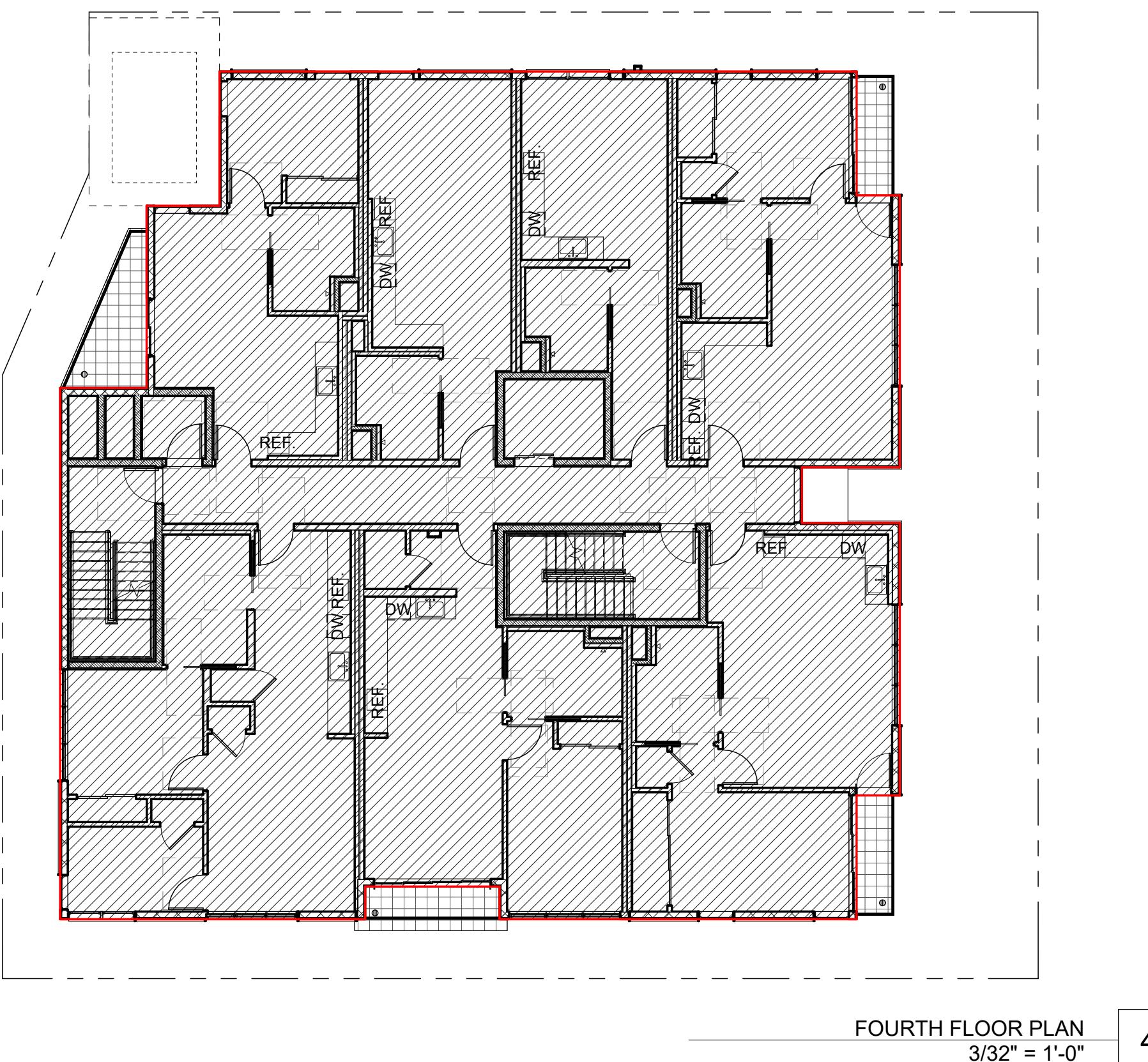


5

3

1

SCHOOL FEES FLOOR AREA	
GROUND FLOOR	N/A
SECOND FLOOR	4,939 SF
THIRD FLOOR	4,939 SF
FOURTH FLOOR	4,939 SF
FIFTH FLOOR	4,318 SF
TOTAL	19,135 SF



17 - 21 JIB ST, LOS  
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Revision Schedule

Revision Number Revision Date

AREA  
CALCULATIONS  
SCHOOL FEE

DRAWN JV

CHECKED BD

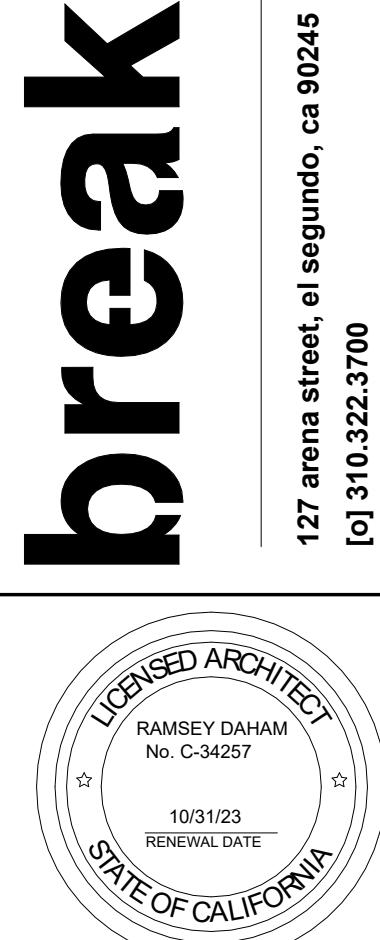
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SCALE As indicated

JOB # 24-A002

A0.14 C

127 arena street, el segundo, ca 90245  
[o] 310.322.3700



10/31/23  
RENEWAL DATE



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17 - 21 JIB ST, LOS ANGELES, CA 90292

## Revision Schedule

Revision Number Revision Date

## OPEN SPACE AREA CALCULATIONS

DRAWN JV

CHECKED BD

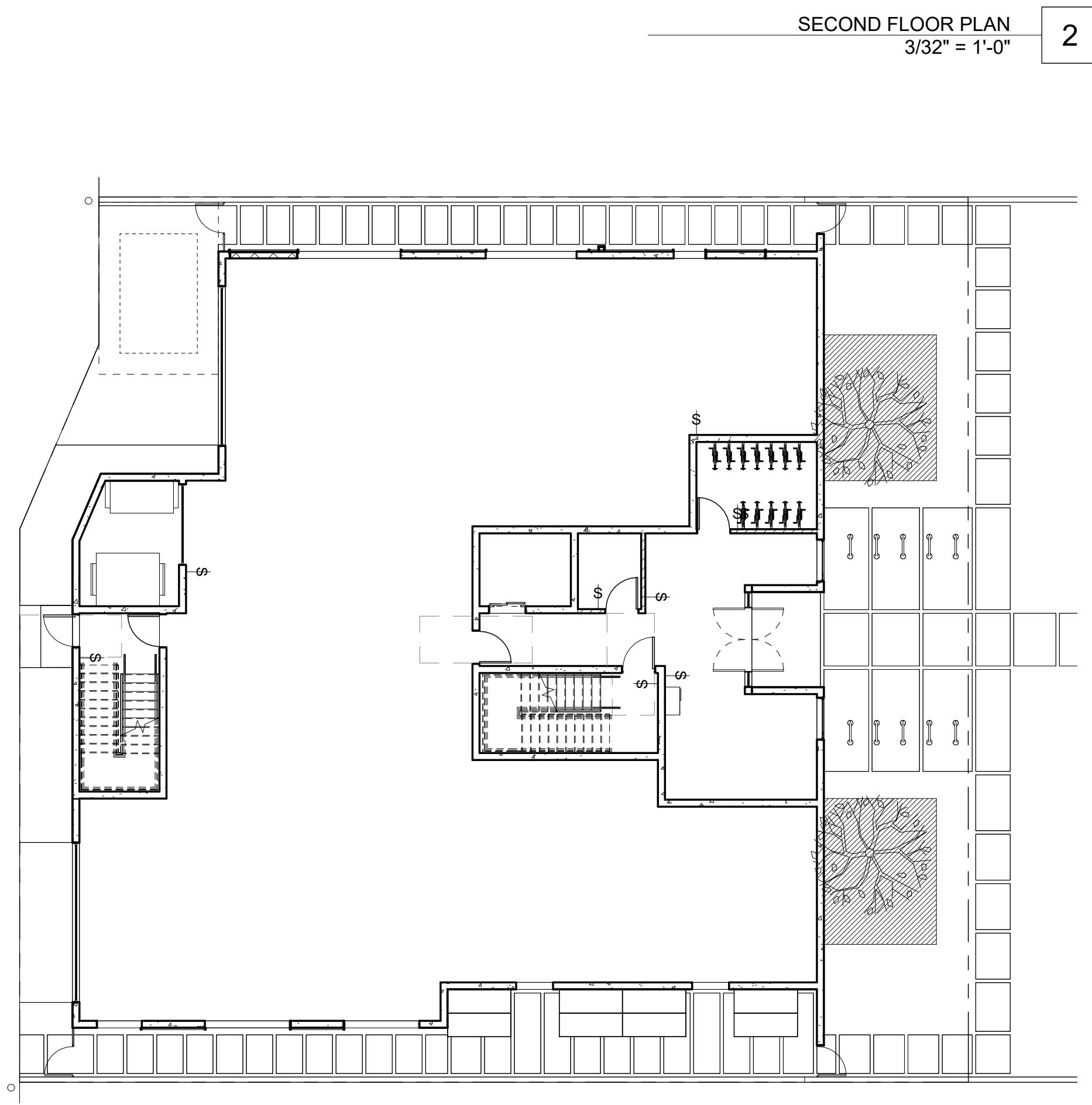
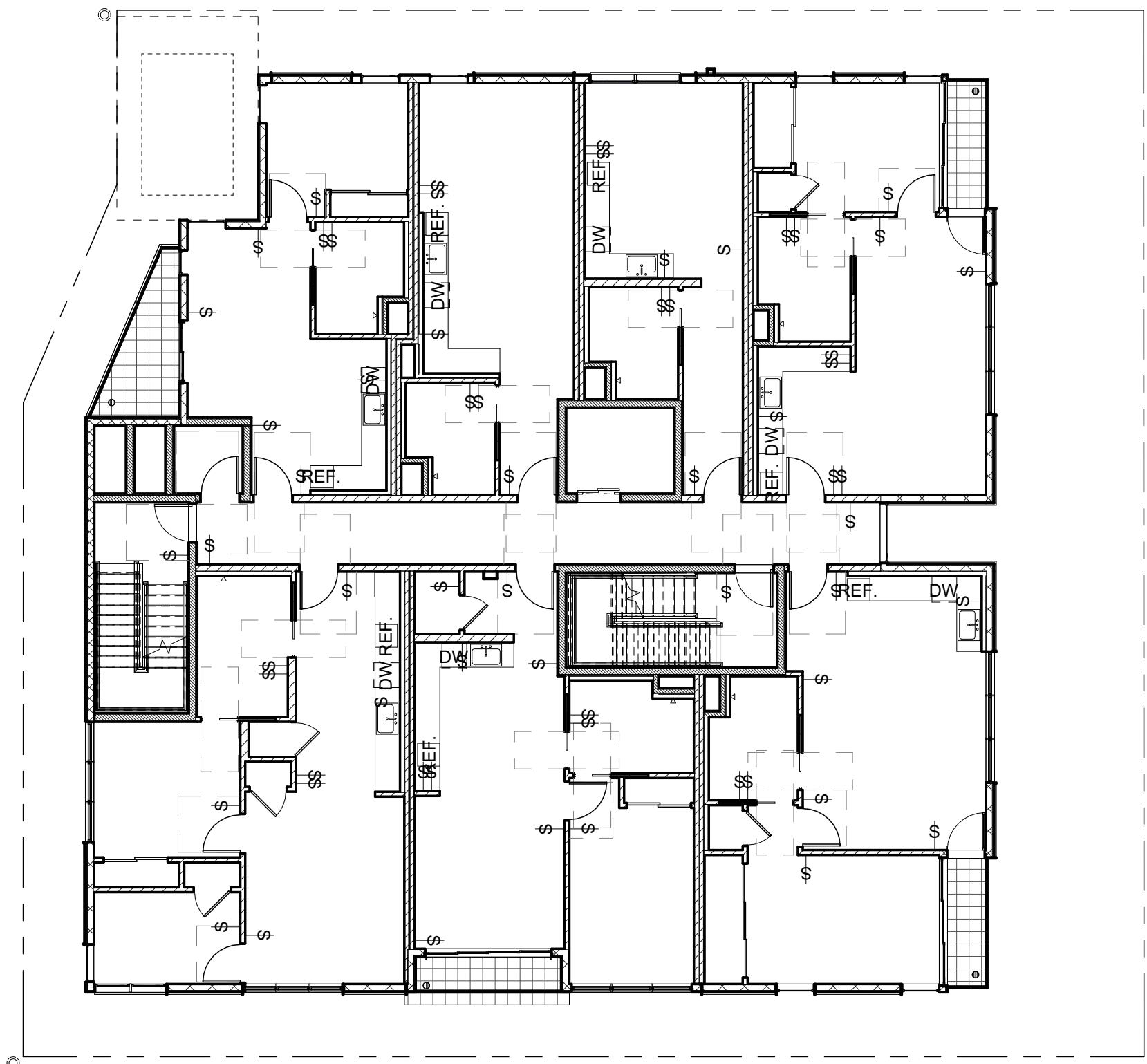
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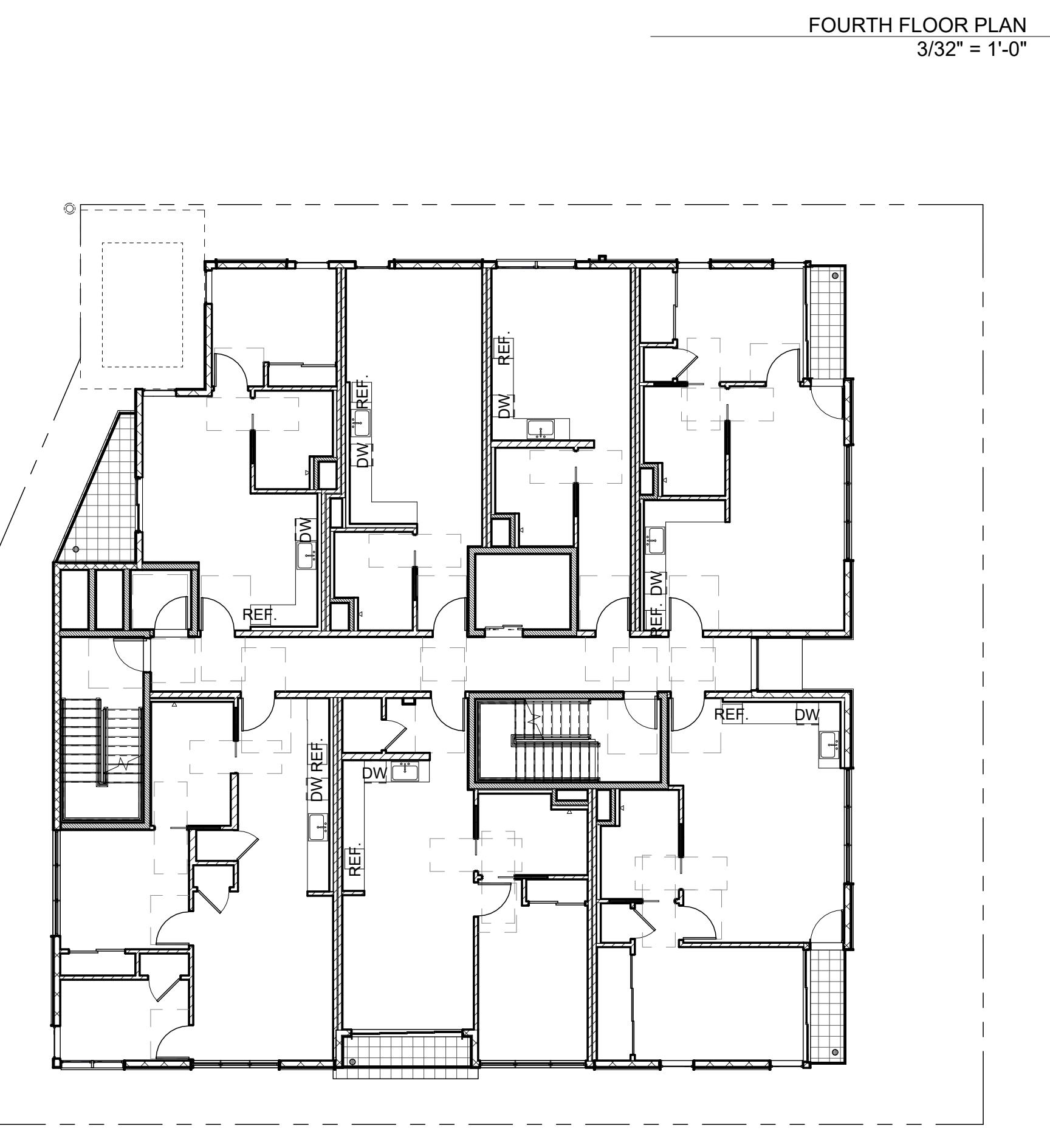
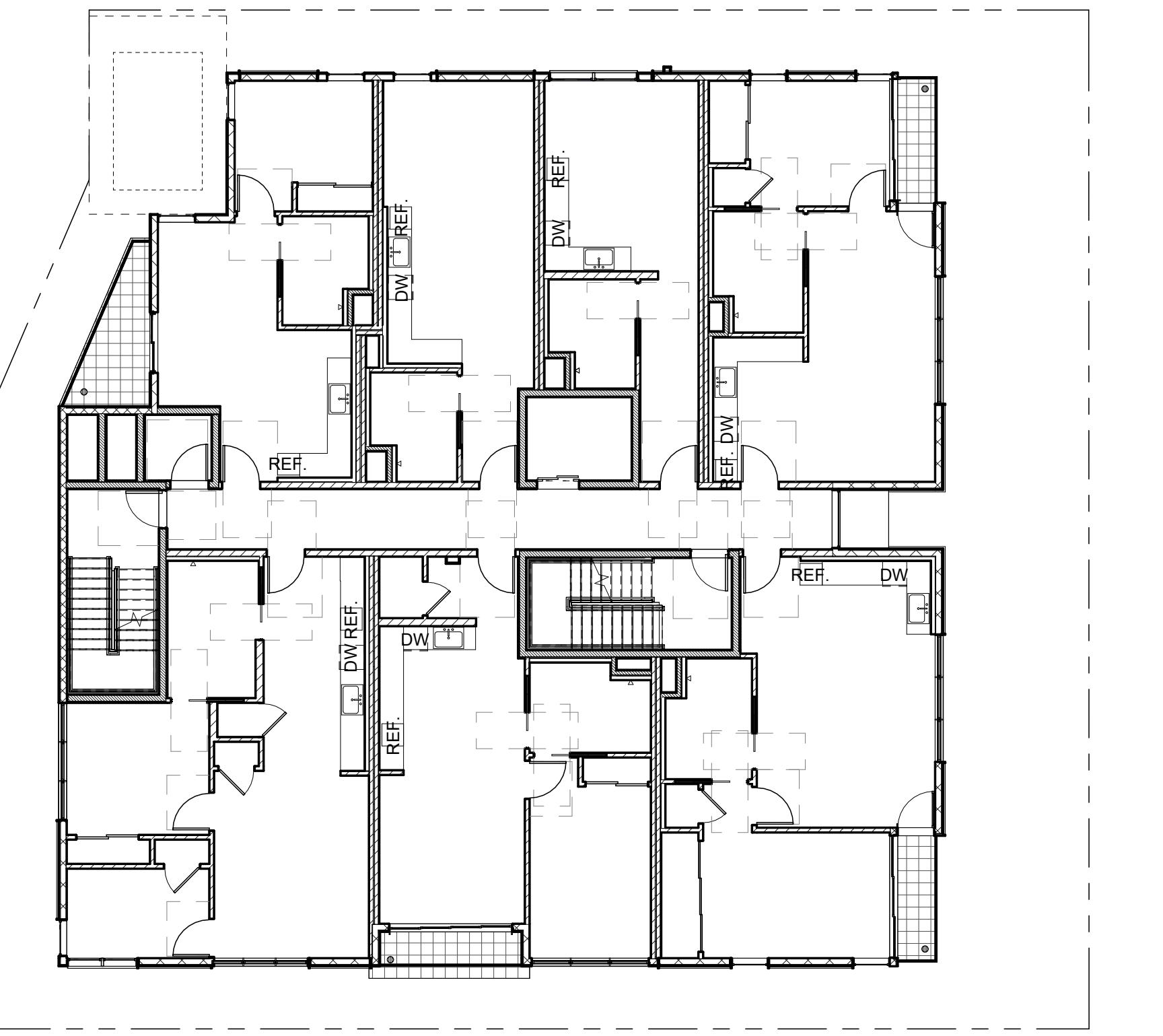
JOB # 24-A002

GROUND FLOOR PLAN  
3/32" = 1'-0"  
1

A0.14 E



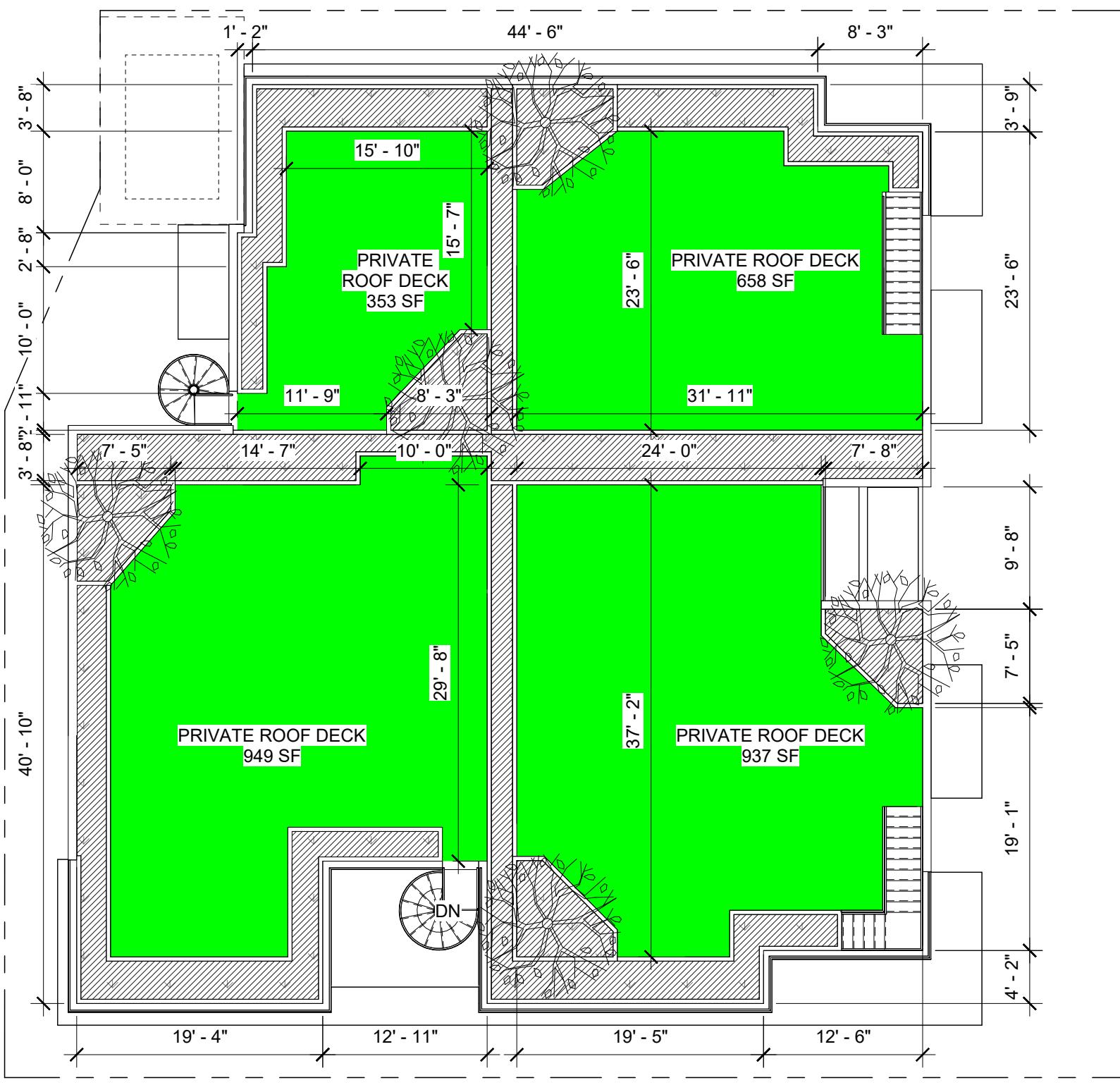
THIRD FLOOR PLAN  
3/32" = 1'-0"  
3



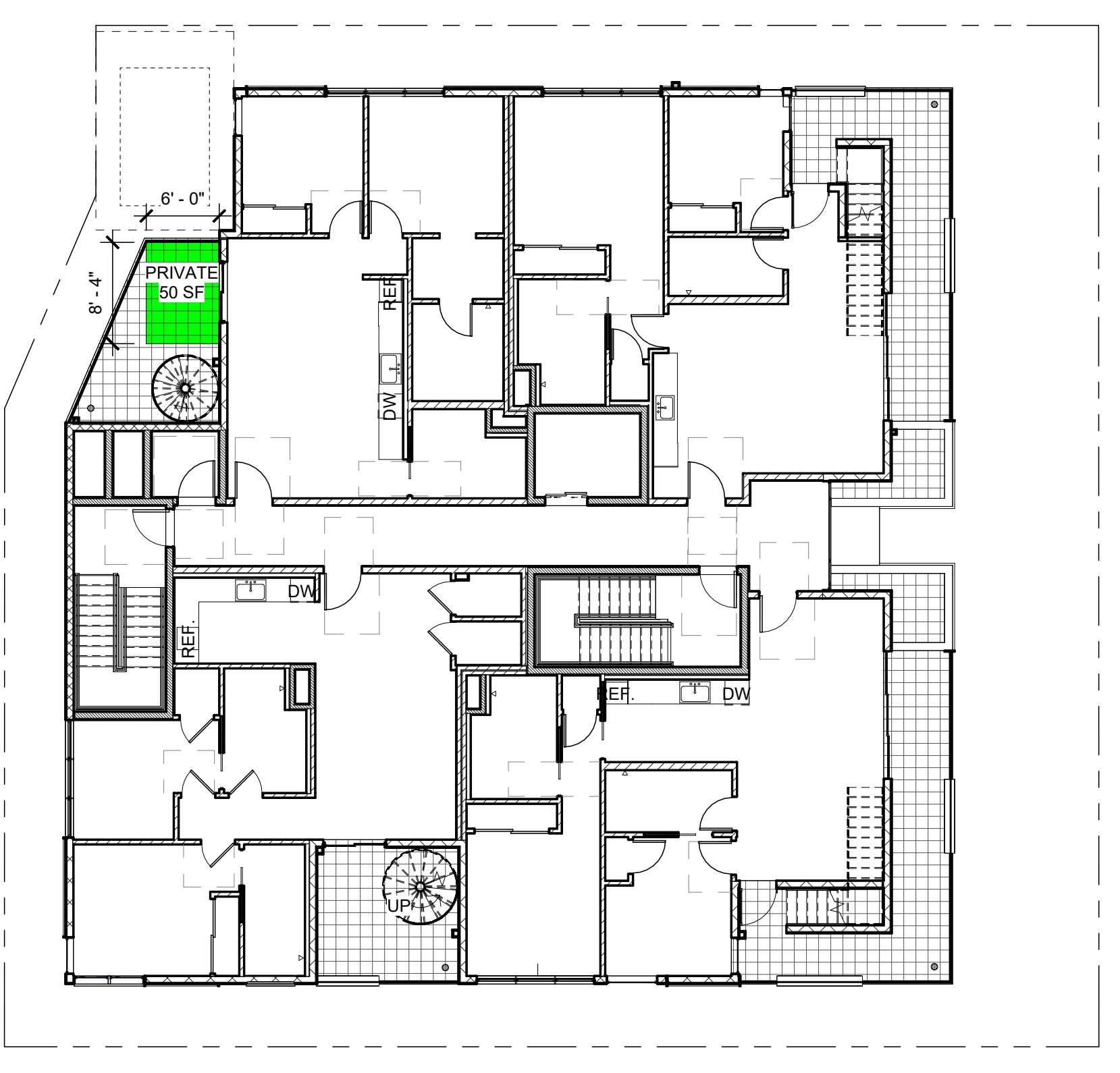
FOURTH FLOOR PLAN  
3/32" = 1'-0"  
4

OPEN SPACE PROVIDED VS. REQUIRED	
PROVIDED	REQUIRED
COMMON OPEN SPACE: 0 SF	18 UNITS @ < 3 HABITABLE ROOMS (100 S.F.) (18 UNITS)(100 S.F.) = 1,800 SF
PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON ZONING CODE 12.21 G: 2,947 SF	7 UNITS @ 3 HABITABLE ROOMS (125 S.F.) (7 UNITS)(125 S.F.) = 875 SF
0 UNITS @ > 3 HABITABLE ROOMS (175 S.F.) (0 UNITS)(175 S.F.) = 0 SF	
TOTAL PROVIDED OPEN SPACE: 2,947 SF	TOTAL REQUIRED OPEN SPACE: 2,675 SF

COMMON OPEN SPACE TREE COUNT		
PROVIDED	REQUIRED	
ON SITE 7 TREES	1 TREE PER EVERY 4 UNITS	
IN PARKWAY 0 TREES	25 UNITS / 4 ≈ 7 TREES	
TOTAL 7 TREES	TOTAL 7 TREES	



ROOF DECK  
3/32" = 1'-0"  
6



FIFTH FLOOR PLAN  
3/32" = 1'-0"  
5











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[6] 310 322 3700

1

17 - 21 JIB ST, LOS  
ANGELES, CA 90292

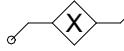
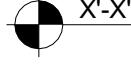
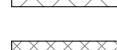
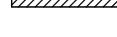
R PLAN

## A2.40

100

**FOURTH FLOOR PLAN**

## FLOOR PLAN LEGEND

	FLOOR TYPE
	WALL TYPE
	WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE)
	DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE)
	ELEVATION MARKER
	PROPERTY LINE
	ACCESSIBLE ROUTE
	HOSE BIB
	SMOKE DETECTOR
	CARBON MONOXIDE
	EXHAUST FAN (50 CFM INTERMITTENT OR 35 CFM CONTINUOUS)
	STANDPIPE
	ILLUMINATED EXIT SIGN
	WALL-MOUNTED TANKLESS WATER HEATER
	ROOF DRAIN & OVERFLOW
	6' - 0" HEIGHT BLOCK WALL
	3' - 6" HEIGHT BLOCK WALL
	EXTERIOR WALL - 1HR FIRE RATED (SEE <u>WALL TYPES</u> FOR SPECIFICS)
	EXTERIOR WALL - 2HR FIRE RATED (SEE <u>WALL TYPES</u> FOR SPECIFICS)
	INTERIOR WALL - 1HR FIRE RATED (SEE <u>WALL TYPES</u> FOR SPECIFICS)
	INTERIOR WALL - 2HR FIRE RATED (SEE <u>WALL TYPES</u> FOR SPECIFICS)

<b>MB</b>	MASTER BEDROOM	<b>PWR</b>	POWDER ROOM
<b>BD</b>	BEDROOM	<b>CL</b>	CLOSET
<b>MBA</b>	MASTER BATHROOM	<b>WIC</b>	WALK IN CLOSET
<b>BA</b>	BATHROOM	<b>LDRY</b>	LAUNDRY ROOM
<b>LR</b>	LIVING ROOM	<b>BC</b>	BALCONY
<b>KI</b>	KITCHEN	<b>EN</b>	ENTRY
<b>DR</b>	DINING ROOM		

ASSEMBLY TYPES

<u>WALLS</u>	<u>FLOORS</u>
1) 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13 A)	A-3 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
2) 1-HR 2x4 & 2x6 INTERIOR WALL ASSM. (2/A0.13 A)	A-4 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
3) 1-HR 2x4 & 2x6 DOUBLE WALL ASSM. (3/A0.13 A)	A-5 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
4) 2-HR 2x4 & 2x6 DOUBLE WALL ASSM. (4/A0.13 A)	B-1 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
5) 2-HR 2x4 & 2x6 WALL ASSM. (5/A0.13 A)	B-2 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
6) 1-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ STUCCO (6/A0.13 A)	R-1 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
7) 1-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ GFRC PANELS (7/A0.13 A)	R-2 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)
8) 1-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (8/A0.13 A)	
9) 2-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ STUCCO (9/A0.13 A)	
10) 2-HR 2x6 EXTERIOR WALL ASSM. W/ GFRC PANELS (10/A0.13 A)	

- 1 2-HR 2x4 & 2x6 EXTERIOR  
WALL ASSM. W/ 1x4 CEDAR  
T+G (11/A0.13 A)
- 2 CONCRETE WALL (12/A0.13 A)
- 3 CONCRETE WALL W/  
STUCCO (1/A0.13 B)
- 4 CONCRETE WALL W/ GFRC  
PANELS (2/A0.13 B)
- 4 CONCRETE WALL W/ 1x4  
CEDAR T+G (3/A0.13 B)
- 1 CMU BLOCK WALL (4/A0.13 B)

Architectural floor plan of a multi-story building with units 4A, 4B, 4C, 4D, 4E, 4F, and 4G. The plan shows rooms, dimensions, and various fixtures. Labels include ALLEY, JIB STREET, and unit numbers 4A01 through 4G06. The plan is detailed with furniture placement and structural elements like elevators and stairs.

Key features include:

- ALLEY:** Located on the left side of the building.
- JIB STREET:** Located on the right side of the building.
- Units:** 4A, 4B, 4C, 4D, 4E, 4F, and 4G.
- Rooms:** BD (Bedroom), BA (Bedroom), KI (Kitchen), LR (Living Room), DW (Dishwasher), REF (Refrigerator), W/D (Washer/Dryer), STAIR A-1, STAIR A-2, ELEVATOR.
- Dimensions:** Various room dimensions are provided, such as 12' 9" x 10' 0" for a room in Unit 4B.
- Fixtures:** Includes (E) POWER POLE, OVERHEAD WIRE, RECYCLING CHUTES, and various door and window types.
- Structural:** Shows walls, windows, and structural elements like 1/4:12 SLOPE and 12' 0" FRONT SETBACK.

111

**FOURTH FLOOR PLAN**

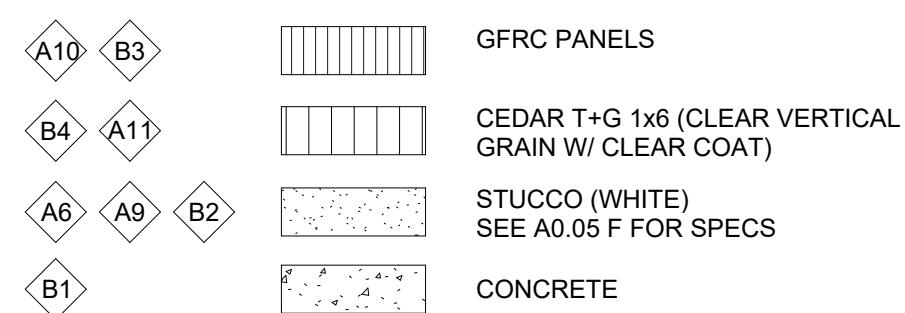
## A2.40





## **WALL TAG**

## MATERIAL



## **ELEVATION LEGEND**

— — — — PROPERTY LINE (PL)

XXX

xxx DOOR TAG

X'-X" ELEVATION MARKER

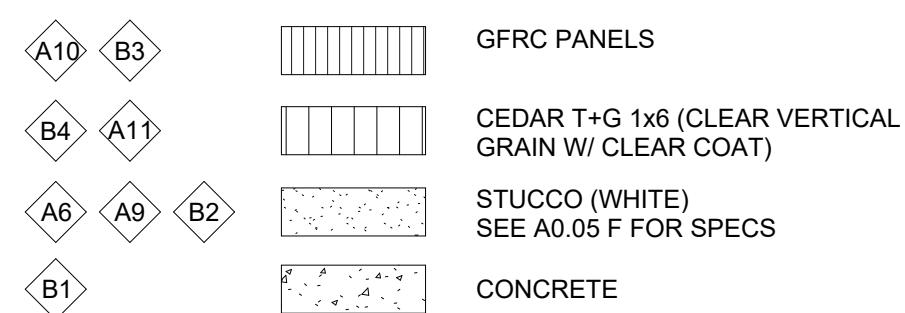
### NOT

1. PROVIDE ANTI-GRAFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306



## **WALL TAG**

## MATERIAL



## **ELEVATION LEGEND**

— — — — PROPERTY LINE (PL)

XXX

xxx DOOR TAG

X'-X" ELEVATION MARKER

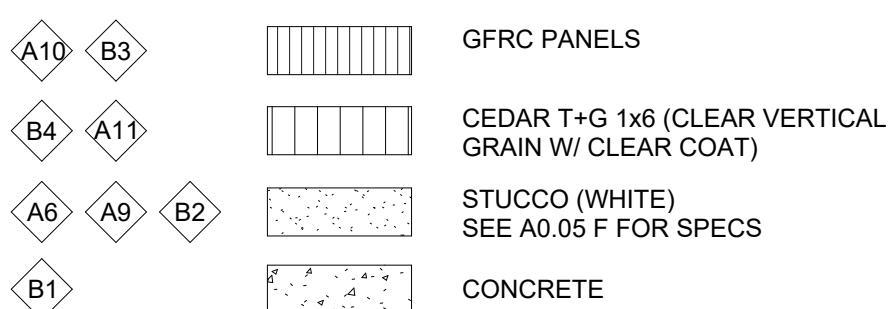
## NOT

1. PROVIDE ANTI-GRAFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306



## **WALL TAG**

## **MATERIAL**



## **ELEVATION LEGEND**

— — — — PROPERTY LINE (PL)

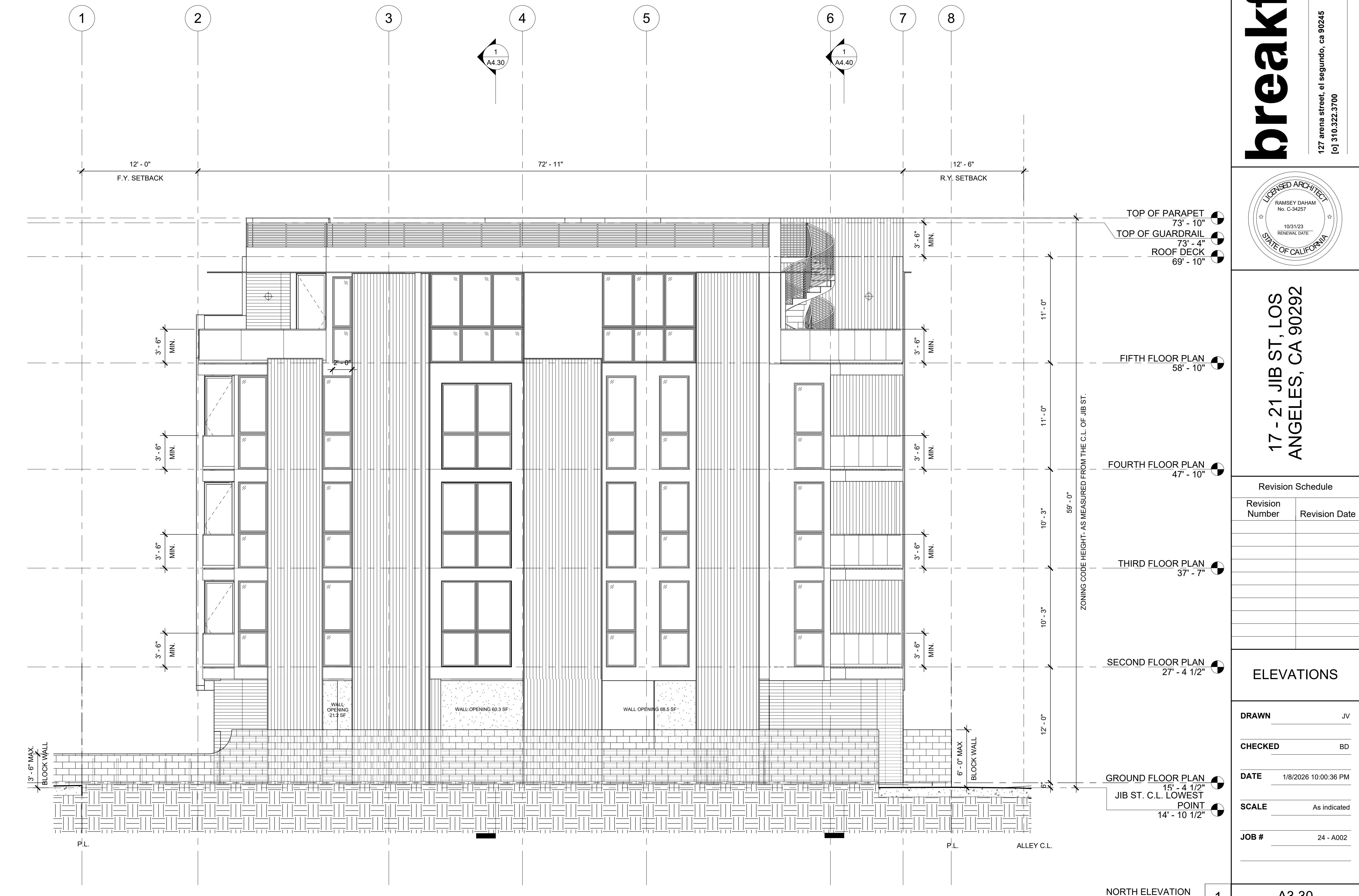
XXX WINDOW TAG

XXX DOOR TAG

X'-X" ELEVATION MARKER

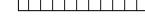
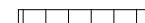
**NOT**

1. PROVIDE ANTI-GRAFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306



## **WALL TAG**

## **MATERIAL**

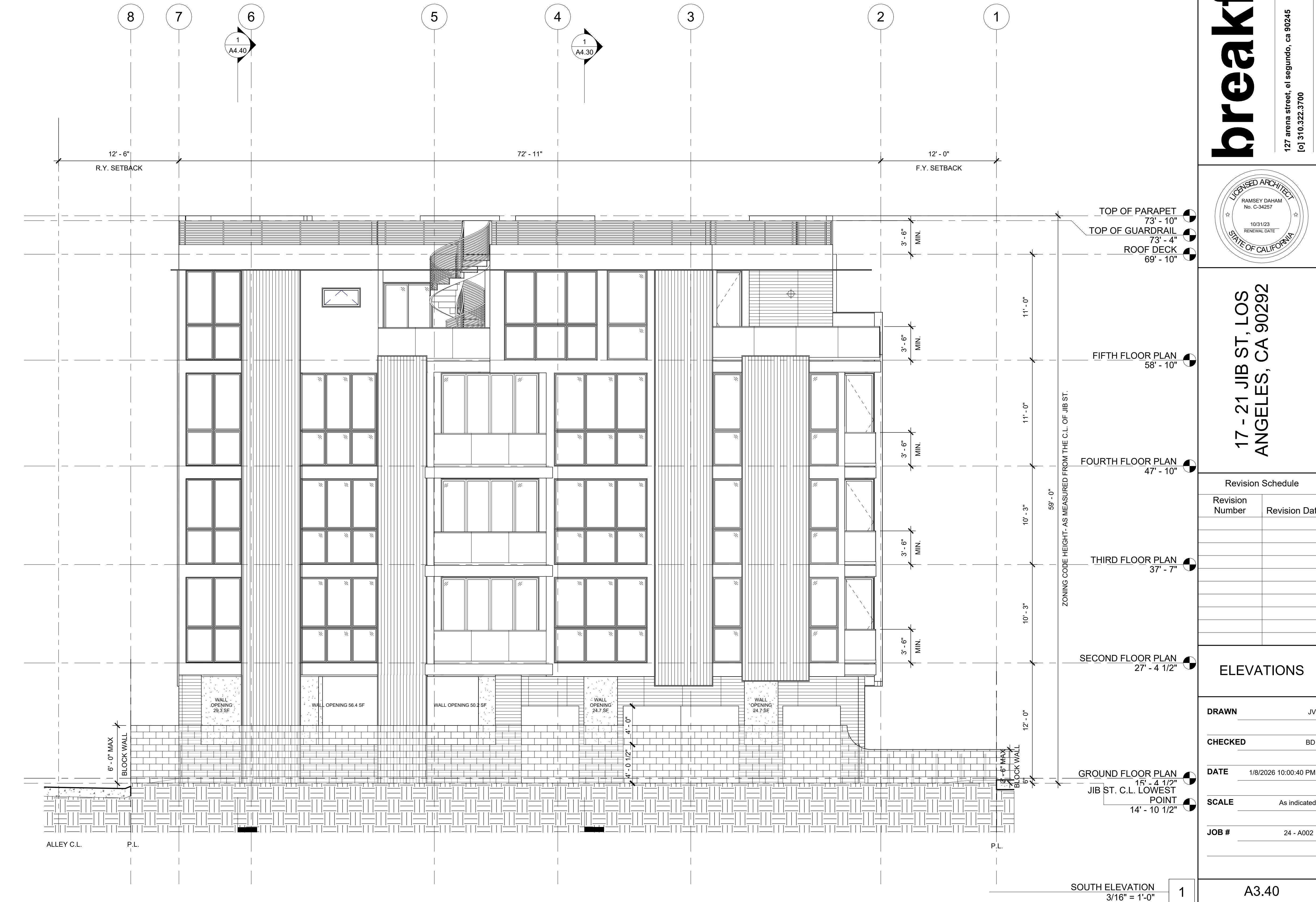
 A10	 B3		GFRC PANELS
 B4	 A11		CEDAR T+G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT)
 A6	 A9	 B2	
 B1			STUCCO (WHITE) SEE A0.05 F FOR SPECS
			CONCRETE

## **ELEVATION LEGEND**

— — — —	PROPERTY LINE (PL)
	WINDOW TAG
	DOOR TAG
	ELEVATION MARKER

## NOTE

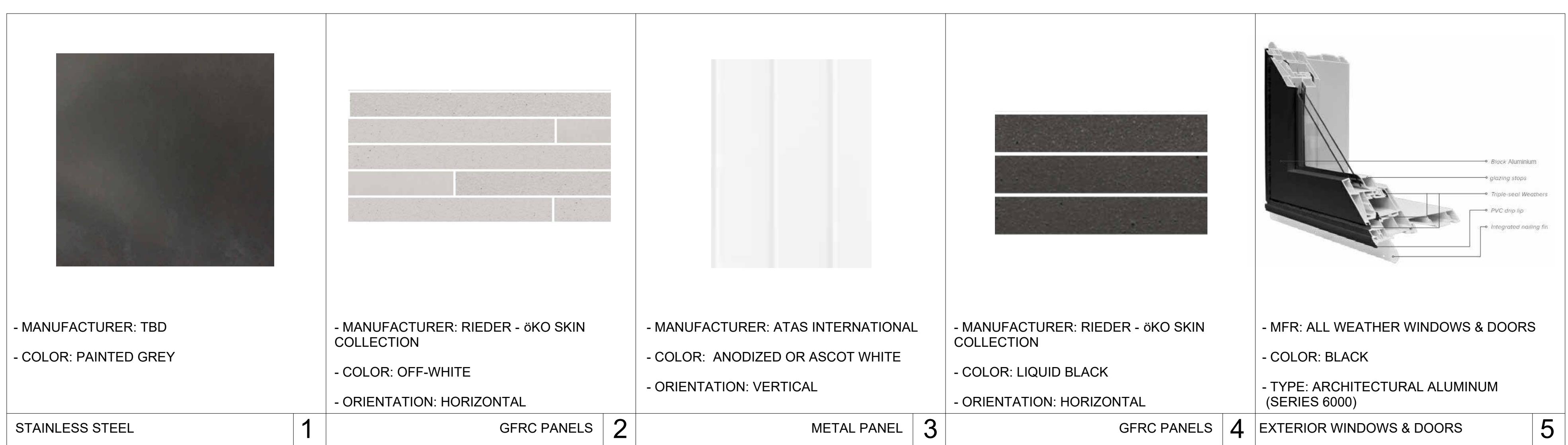
1. PROVIDE ANTI-GRAFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIROR WALLS AND DOORS. 6306



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## ELEVATION LEGEND

STAINLESS STEEL (PAINTED GREY)	PROPERTY LINE (PL)
GFRC PANEL HORIZONTAL	WINDOW TAG
METAL PANEL	DOOR TAG
GFRC PANEL HORIZONTAL	ELEVATION MARKER

## NOTE:

1. PROVIDE ANTI-GRAFITI FINISHES AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306
2. PROVIDE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (LAFC 505.1)



17 - 21 JIB ST, LOS ANGELES, CA 90292

## Revision Schedule

Revision Number Revision Date

10/31/23

RENEWAL DATE

STATE OF CALIFORNIA

## ELEVATIONS COLOR

DRAWN JV

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DATE 1/8/2026 10:00:44 PM

SCALE As indicated

JOB # 24-A002

EAST ELEVATION 3/16" = 1'-0"

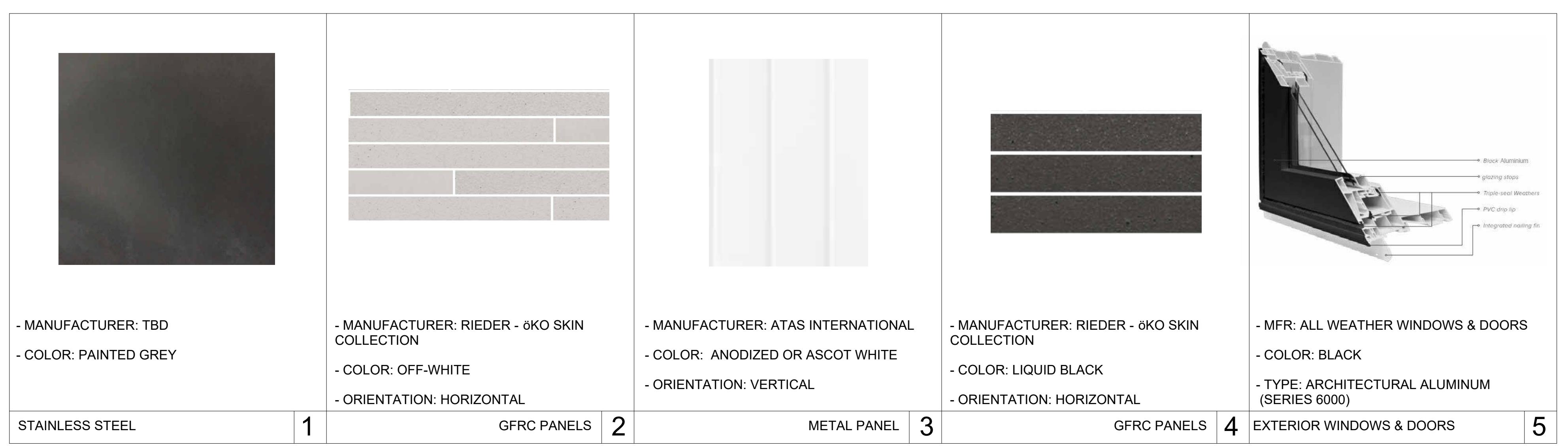
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A3.60

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## NOTE:

1. PROVIDE ANTI-GRAFITI FINISHES AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306
2. PROVIDE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (LAFC 505.1)





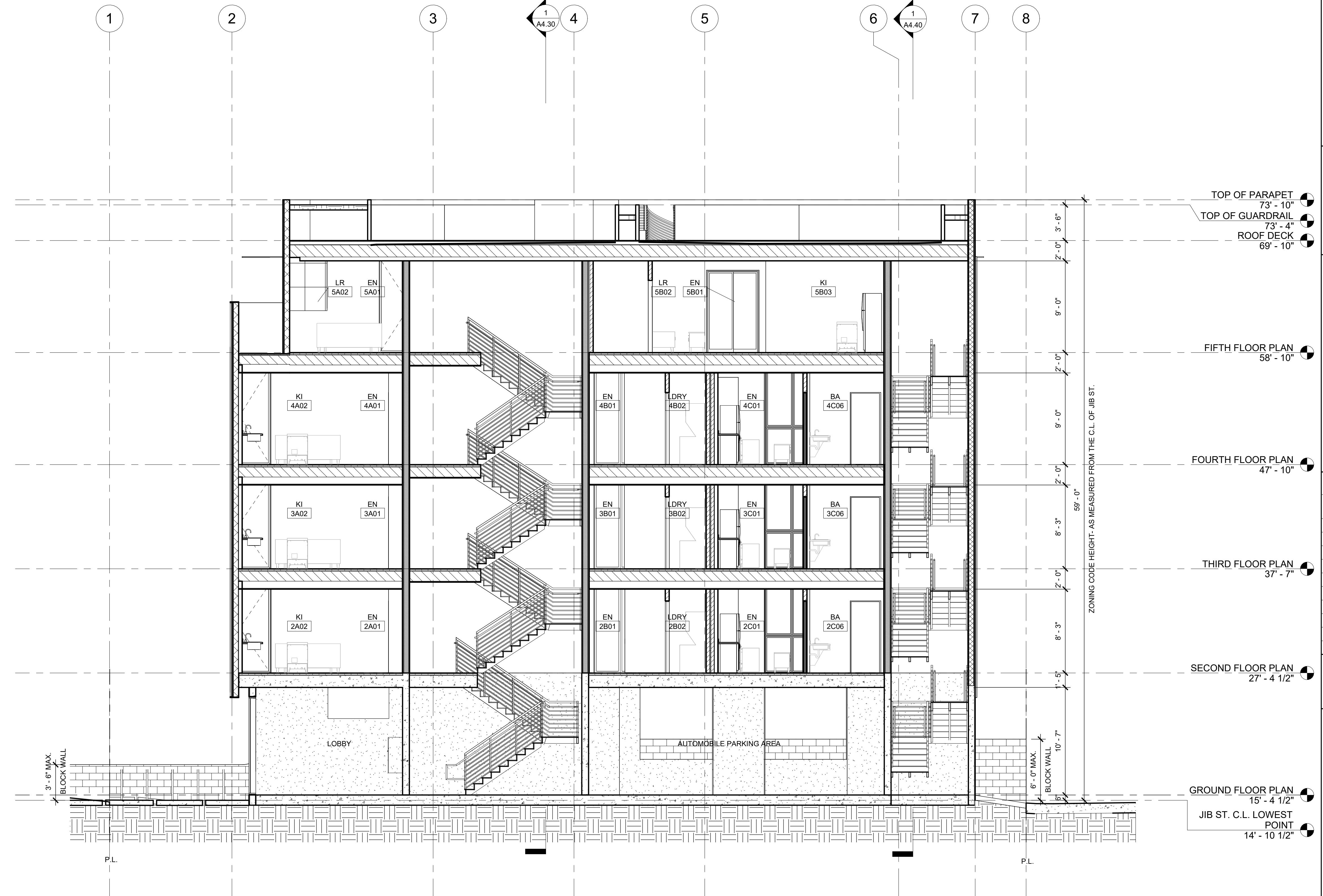


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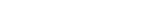


# breakform design

127 arena street, el segundo, ca 90245  
[o] 310.322.3700

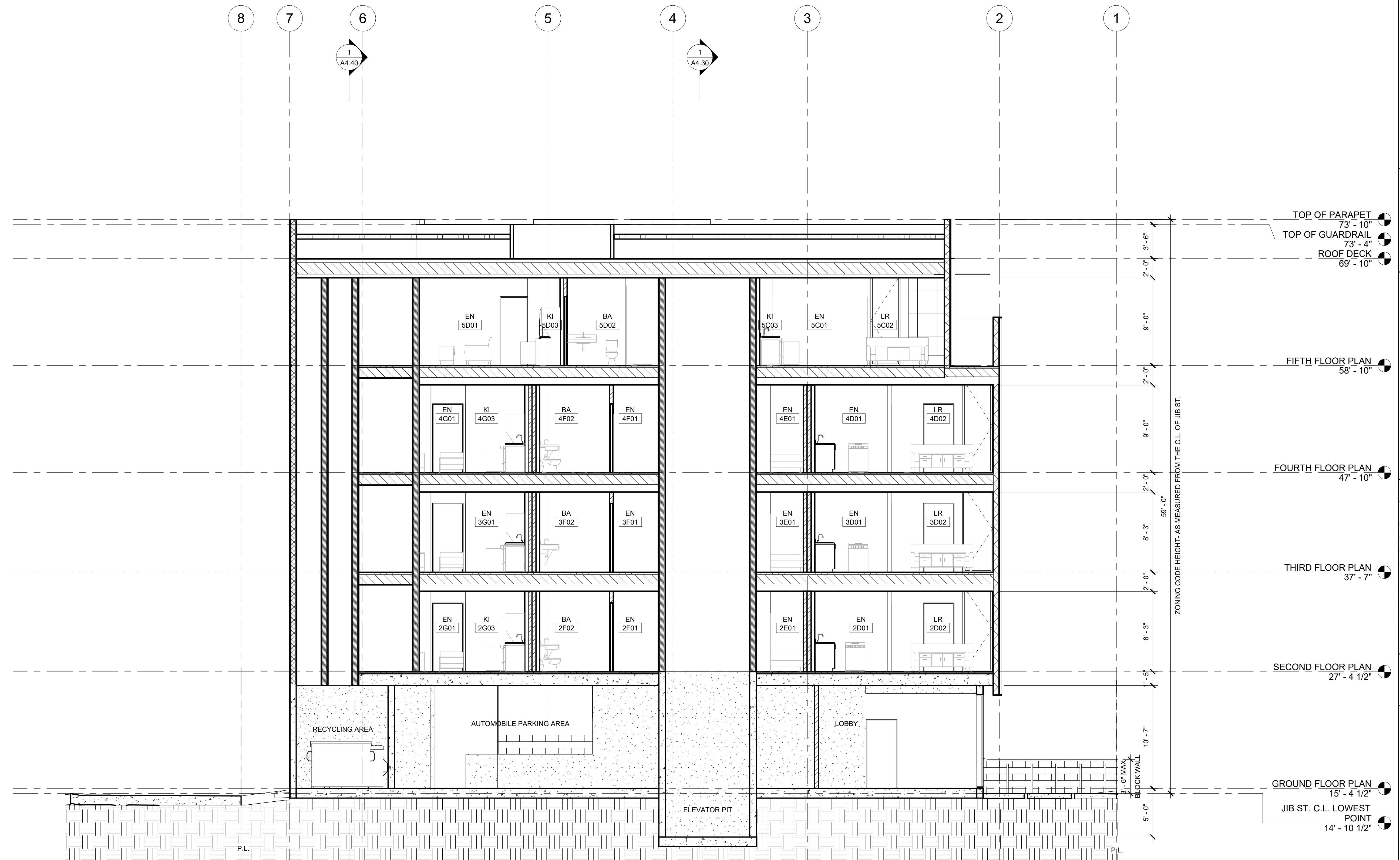
111-213251, 200  
ANGELES, CA 90292

## SECTION LEGEND

- — — — — 1 HR
- — — — — 2 HR
-  X'-X" ELEVATION MARKER
- — — — — PROPERTY LINE
-  EXISTING GRADE
-  1HR FIRE RATED WOOD JOIST FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)
-  CONCRETE FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)

## **ASSEMBLY TYPES**

<u>WALLS</u>	<u>FLOORS</u>
A1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13 A)	A-3 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
A2 1-HR 2x4 & 2x6 INTERIOR WALL ASSM. (2/A0.13 A)	A-4 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
A3 1-HR 2x4 & 2x6 DOUBLE WALL ASSM. (3/A0.13 A)	A-5 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
A4 2-HR 2x4 & 2x6 DOUBLE WALL ASSM. (4/A0.13 A)	B-1 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
A5 2-HR 2x4 & 2x6 WALL ASSM. (5/A0.13 A)	B-2 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
A6 1-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ STUCCO (6/A0.13 A)	R-1 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
A7 1-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ GFRC PANELS (7/A0.13 A)	R-2 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)
A8 1-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (8/A0.13 A)	
A9 2-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ STUCCO (9/A0.13 A)	
A10 2-HR 2x6 EXTERIOR WALL ASSM. W/ GFRC PANELS (10/A0.13 A)	
A11 2-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (11/A0.13 A)	
B1 CONCRETE WALL (12/A0.13 A)	
B2 CONCRETE WALL W/ STUCCO (1/A0.13 B)	
B3 CONCRETE WALL W/ GFRC PANELS (2/A0.13 B)	
B4 CONCRETE WALL W/ 1x4 CEDAR T+G (3/A0.13 B)	
C1 CMU BLOCK WALL (4/A0.13 B)	



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A4.20

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## SECTION LEGEND

- 1 HR
- 2 HR
- X-X" ELEVATION MARKER
- PROPERTY LINE
- EXISTING GRADE
- 1HR FIRE RATED WOOD JOIST FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)
- CONCRETE FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)

## ASSEMBLY TYPES

WALLS	FLOORS
A1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13 A)	A-3 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
A2 1-HR 2x4 & 2x6 INTERIOR WALL ASSM. (2/A0.13 A)	A-4 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
A3 1-HR 2x4 & 2x6 DOUBLE WALL ASSM. (3/A0.13 A)	A-5 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
A4 2-HR 2x4 & 2x6 DOUBLE WALL ASSM. (4/A0.13 A)	B-1 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
A5 2-HR 2x4 & 2x6 WALL ASSM. (5/A0.13 A)	B-2 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
A6 1-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ STUCCO (6/A0.13 A)	B-3 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
A7 1-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ GFRC PANELS (7/A0.13 A)	B-4 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)
A8 1-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (8/A0.13 A)	
A9 2-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ STUCCO (9/A0.13 A)	
A10 2-HR 2x6 EXTERIOR WALL ASSM. W/ GFRC PANELS (10/A0.13 A)	
A11 2-HR 2x4 & 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (11/A0.13 A)	
B1 CONCRETE WALL (12/A0.13 A)	
B2 CONCRETE WALL W/ STUCCO (1/A0.13 B)	
B3 CONCRETE WALL W/ GFRC PANELS (2/A0.13 B)	
B4 CONCRETE WALL W/ 1x4 CEDAR T+G (3/A0.13 B)	
C1 CMU BLOCK WALL (4/A0.13 B)	

