





**FIRE COMMAND CENTER**

THE FIRE COMMAND CENTER SHALL COMPLY WITH NFPA 72 AND SHALL CONTAIN ALL OF THE FOLLOWING FEATURES:

1. THE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM CONTROL UNIT.
2. THE FIRE DEPARTMENT COMMUNICATIONS SYSTEM.
3. FIRE ALARM SYSTEM ZONING ANNUNCIATOR PANEL REQUIRED BY SECTION 907.6.4.3.
4. ANNUNCIATOR UNIT VISUALLY INDICATING THE LOCATION OF THE ELEVATORS AND WHETHER THEY ARE OPERATIONAL.
5. STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION SYSTEMS.
6. THE FIRE FIGHTER'S CONTROL PANEL REQUIRED BY SECTION 909.16 FOR SMOKE CONTROL SYSTEMS INSTALLED IN THE BUILDING.
7. CONTROLS FOR UNLOCKING INTERIOR EXIT STAIRWAY DOORS SIMULTANEOUSLY.
8. SPRINKLER VALVE AND WATERFLOW DETECTOR DISPLAY PANELS.
9. EMERGENCY AND STANDBY POWER STATUS INDICATORS.
10. A TELEPHONE FOR FIRE DEPARTMENT USE WITH CONTROLLED ACCESS TO THE PUBLIC TELEPHONE SYSTEM.
11. FIRE PUMP STATUS INDICATORS.
12. SCHEMATIC BUILDING PLANS INDICATING THE TYPICAL FLOOR PLAN AND DETAILING THE BUILDING CORE, MEANS OF EGRESS, FIRE PROTECTION SYSTEMS, FIRE FIGHTER AIR REPLENISHMENT SYSTEM, FIRE-FIGHTING EQUIPMENT AND FIRE DEPARTMENT ACCESS AND THE LOCATION OF FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS.

13. AN APPROVED BUILDING INFORMATION CARD THAT CONTAINS, BUT IS NOT LIMITED TO, THE FOLLOWING INFORMATION:

13.1 GENERAL BUILDING INFORMATION THAT INCLUDES: PROPERTY NAME, ADDRESS, THE NUMBER OF FLOORS IN THE BUILDING ABOVE AND BELOW GRADE, USE AND OCCUPANCY CLASSIFICATION (FOR MIXED USES, IDENTIFY THE DIFFERENT TYPES OF OCCUPANCIES ON EACH FLOOR), AND THE ESTIMATED BUILDING POPULATION DURING THE DAY, NIGHT AND WEEKEND.

13.2 BUILDING EMERGENCY CONTACT INFORMATION THAT INCLUDES: A LIST OF THE BUILDING'S EMERGENCY CONTACTS INCLUDING BUT NOT LIMITED TO BUILDING MANAGER AND BUILDING ENGINEER AND THEIR RESPECTIVE WORK PHONE NUMBER, CELL PHONE NUMBER, E-MAIL ADDRESS.

13.3 BUILDING CONSTRUCTION INFORMATION THAT INCLUDES: THE TYPE OF BUILDING CONSTRUCTION INCLUDING BUT NOT LIMITED TO FLOORS, WALLS, COLUMNS, AND ROOF ASSEMBLY.

13.4 EXIT ACCESS AND EXIT STAIRWAY INFORMATION THAT INCLUDES: NUMBER OF EXIT ACCESS AND EXIT STAIRWAYS IN THE BUILDING, EACH EXIT ACCESS AND EXIT STAIRWAY DESIGNATION AND FLOORS SERVED, LOCATION WHERE EACH EXIT ACCESS AND EXIT STAIRWAY DISCHARGES, INTERIOR EXIT STAIRWAYS THAT ARE PRESSURIZED, EXIT STAIRWAYS PROVIDED WITH EMERGENCY LIGHTING, EACH EXIT STAIRWAY THAT ALLOWS REENTRY, EXIT STAIRWAYS PROVIDING ROOF ACCESS, ELEVATOR INFORMATION THAT INCLUDES: NUMBER OF ELEVATOR BANKS, ELEVATOR BANK DESIGNATION, ELEVATOR CAR NUMBERS AND RESPECTIVE FLOORS THAT THEY SERVE; LOCATION OF ELEVATOR MACHINE ROOMS, CONTROL ROOMS AND CONTROL SPACES; LOCATION OF SKY LOBBY, LOCATION OF FREIGHT ELEVATOR BANKS.

13.5 BUILDING SERVICES AND SYSTEM INFORMATION THAT INCLUDES: LOCATION OF MECHANICAL ROOMS, LOCATION OF BUILDING MANAGEMENT SYSTEM, LOCATION AND CAPACITY OF ALL FUEL OIL TANKS, LOCATION OF EMERGENCY GENERATOR, LOCATION OF NATURAL GAS SERVICE.

13.6 FIRE PROTECTION SYSTEM INFORMATION THAT INCLUDES: LOCATION OF STANDPIPES, LOCATION OF FIRE PUMP ROOM, LOCATION OF FIRE DEPARTMENT CONNECTIONS, FLOORS PROTECTED BY AUTOMATIC SPRINKLERS, LOCATION OF DIFFERENT TYPES OF AUTOMATIC SPRINKLER SYSTEMS INSTALLED INCLUDING, BUT NOT LIMITED TO, DRY, WET AND PRE-ACTION.

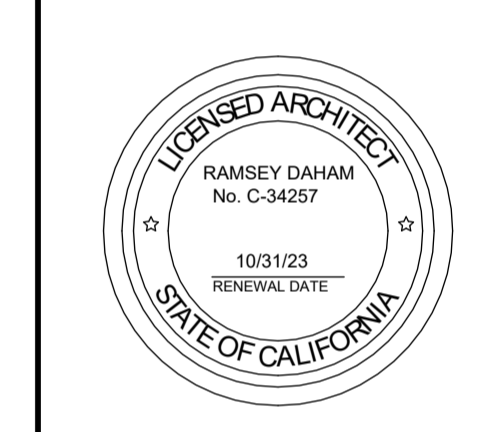
13.7 HAZARDOUS MATERIAL INFORMATION THAT INCLUDES: LOCATION OF HAZARDOUS MATERIAL, QUANTITY OF HAZARDOUS MATERIAL.

14. WORK TABLE.
15. GENERATOR SUPERVISION DEVICES, MANUAL START AND TRANSFER FEATURES.
16. PUBLIC ADDRESS SYSTEM, WHERE SPECIFICALLY REQUIRED BY OTHER SECTIONS OF THIS CODE.
17. ELEVATOR FIRE RECALL SWITCH IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS.
18. ELEVATOR EMERGENCY OR STANDBY POWER SELECTOR SWITCHES, WHERE EMERGENCY OR STANDBY POWER IS PROVIDED.
19. A MASTER SWITCH FOR UNLOCKING ELEVATOR LOBBY DOORS PERMITTED BY SECTION 1010.1.8.13.

**[SFM]** FIRE COMMAND CENTERS SHALL NOT BE USED FOR THE HOUSING OF ANY BOILER, HEATING UNIT, GENERATOR, COMBUSTIBLE STORAGE, OR SIMILAR HAZARDOUS EQUIPMENT OR STORAGE.

# breakformdesign

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



**5720 - 5728 WARING AVE.  
LOS ANGELES, CA 90038**

Revision Schedule	
Revision Number	Revision Date

**GENERAL NOTES**

**DRAWN** \_\_\_\_\_ *Author*

**CHECKED** \_\_\_\_\_ *Checker*

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**JOB #** 22-A004

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**Product Range**  
C17174-200-0100

**Lockers**

**TELETS**  
Specially designed for office buildings. This design is ideal for use in office buildings. The door and locking system are made of heavy-duty steel for maximum security and durability.

**LOCKERS**  
The Locker® lockers are made from heavy-duty steel. They are designed to be used in office buildings. They are made of heavy-duty steel and are designed to be used in office buildings.

**CYCLEPOINT SHELF**  
A 16-inch front shelf which holds a bicycle upright. It is made of heavy-duty steel and is designed to be used in office buildings.

**U2 RACKS**  
Specially designed for use in office buildings. They are made of heavy-duty steel and are designed to be used in office buildings.

**VINTAGE RACKS**  
Heavy-duty racks for use in office buildings. They are made of heavy-duty steel and are designed to be used in office buildings.

**SUITABLE FOR STACKING TWO HIGH**

108

**WALLRACK™**  
Specifications

**CycleSafe**  
CycleSafe's Product Line

**DIMENSION DRAWING:**  
NOTE: NEW design conforms to bicycle wheel.

**Product:** CycleSafe Wallrack part# 17502  
**Capacity:** Holds 1 bike  
**Material:** Heavy duty 3/8" wire frame  
**Finish:** Durable polyester powdercoat finish, Red, Blue, Black or Silver, Stainless Steel upon request  
**Mounting:** Wood (Kevnabak 2 - 5/16" lag wood screws, 12" O.C., Concrete/Block 3/16" lag shield upon request)

**ORDER INFORMATION:**  
• Wallrack part# 17502 (Red, Blue, Black, (BK)Black, (S)Silver)  
• Stainless Steel Wallrack part# 17503  
• Extra Mounting lag screw part# 17505  
• Concrete lag shield part# 17504  
• 42° Angle bracket kit part# 17513

**ORDER INFORMATION:**  
• Wallrack part# 17502 (Red, Blue, Black, (BK)Black, (S)Silver)  
• Stainless Steel Wallrack part# 17503  
• Extra Mounting lag screw part# 17505  
• Concrete lag shield part# 17504  
• 42° Angle bracket kit part# 17513

**Contact us for more information**

**CycleSafe**  
PH 616.954.8977 FAX 616.954.0290  
888.900.9331 CYCLESAFE.COM INFO@CYCLESAFE.COM

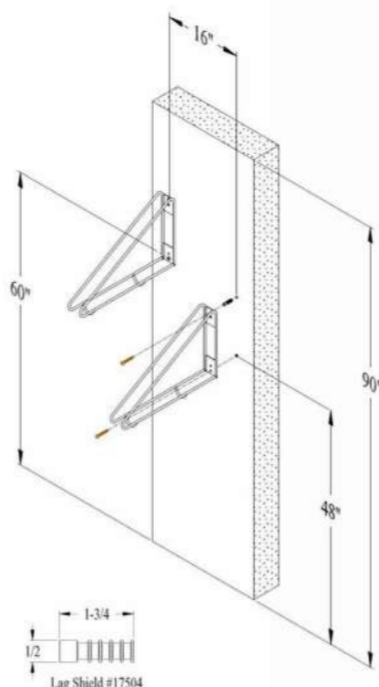
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**2. Concrete Wall Installation:**

**A. Tools & Fasteners**

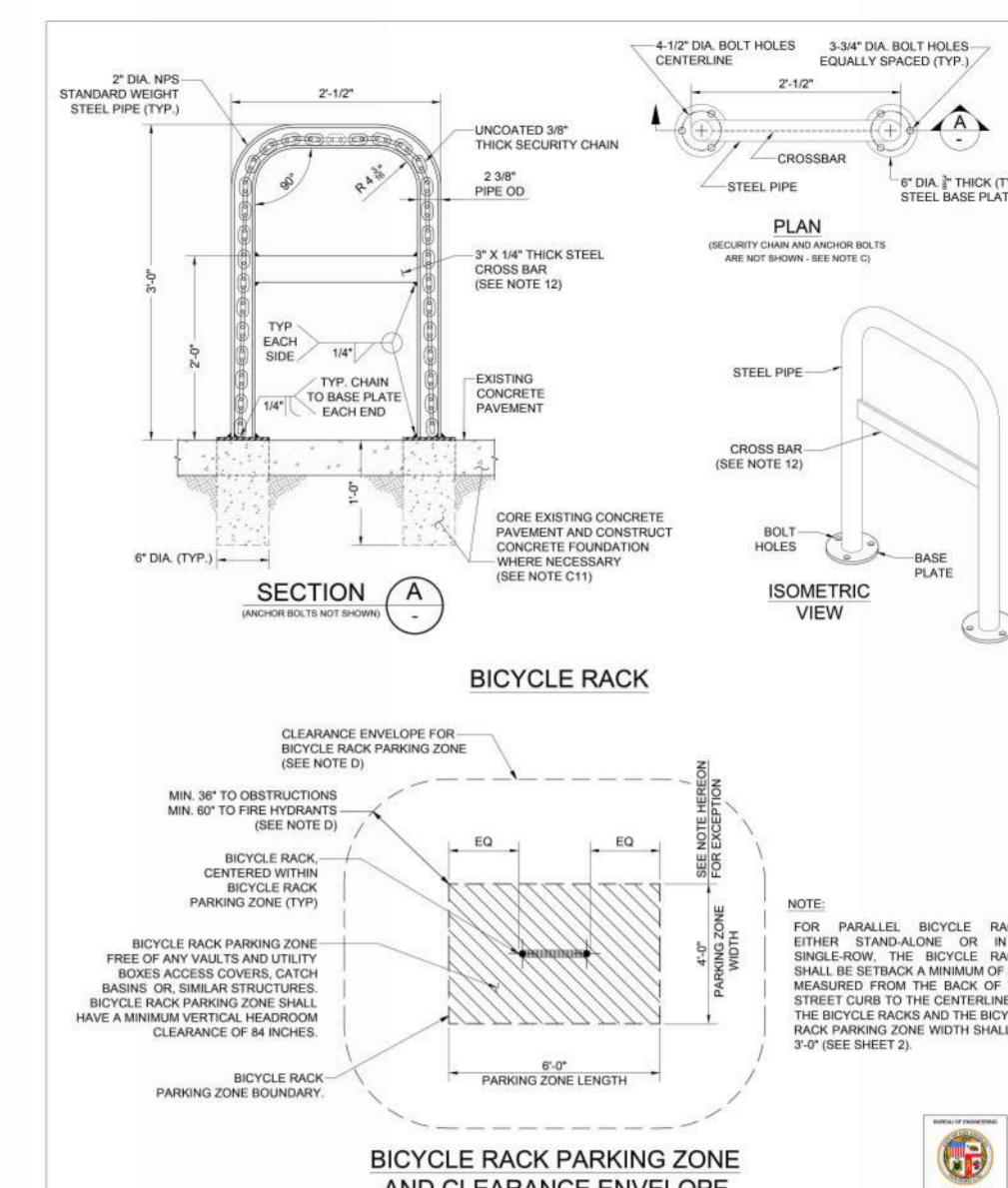
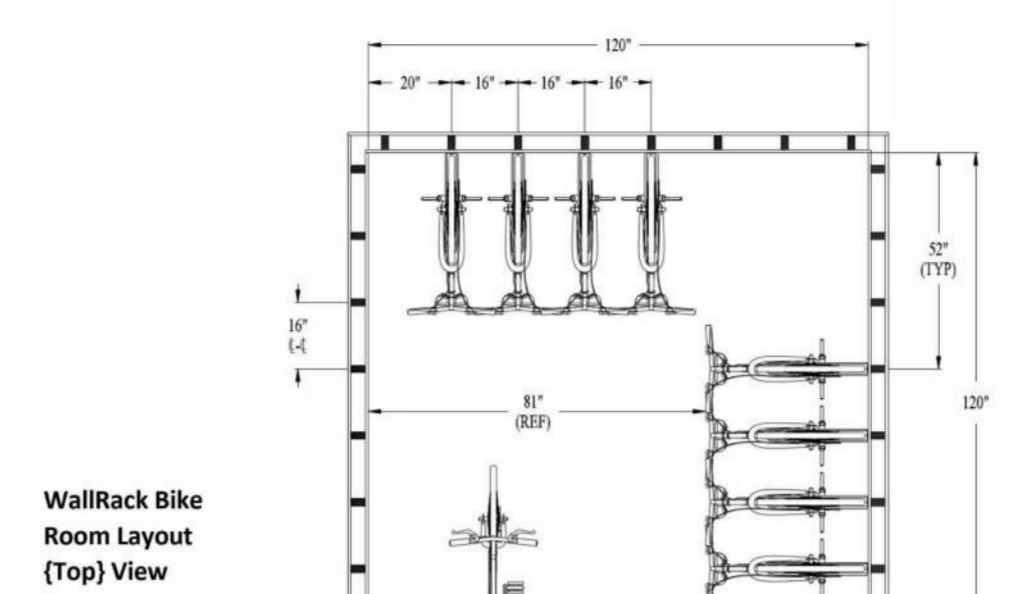
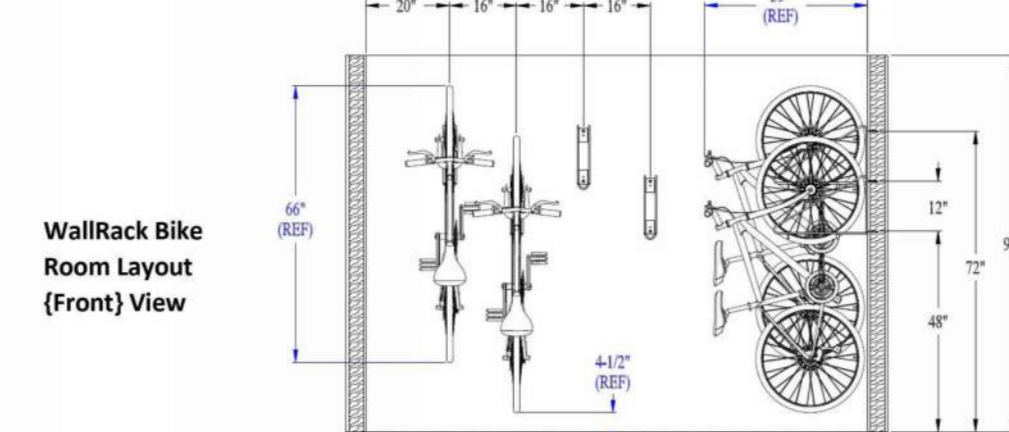
- 3/8" Impact Drill
- 1/2" x 3" Long Carbide Drill Bit
- T-30 Torx Bit
- (2) 5/16" Lag Shields Part #17504 (Included)
- (2) 5/16" x 2-1/2" Long Lag Screws Part #17505 (Included)
- Flat Head Screw Driver Bit
- Pencil
- Hammer
- Tape Measure
- Concrete Adhesive
- Blue Line or Laser Level



**B. Installation:**

- Locate center of bottom hole placement of the first Wallrack
- Snap a line with the Blue Line or Laser and make a mark with pencil at approximately 60" from the floor to the first mounting hole position
- Hold rack straight and center hole over mark position, the bottom hole and mark the upper hole at 12" center to center, which would be the 1st hole down from the top
- Remove rack and drill approximately 2-1/2" deep into concrete with 1/2" x 4" Drill bit on center
- Squirt in some Concrete Adhesive in both holes
- Insert the (2) Lag Shields #17504 into the holes and tap flush with the hammer
- Align the rack with the holes and sleeves and insert the (2) Lag Screws #17505 using the T-30 Torx Driver and tighten
- Next offset the bottom rack hole down by 12" vertical and over 16" center-to-center horizontal, yielding approx. 48" from the rack bottom hole to the floor
- Repeat steps "c" thru "g" completing on set of racks
- Repeat steps "a" thru "i" as necessary to complete the wall installation using a Blue Line or Laser Level

**Layouts:**



**BICYCLE RACK**

DEPARTMENT OF PUBLIC WORKS

CITY OF LOS ANGELES

STANDARD PLAN S-571-1

PREPARED BY: [Signature]

DATE: 8/20/10

APPROVED BY: [Signature]

DATE: 8/20/10

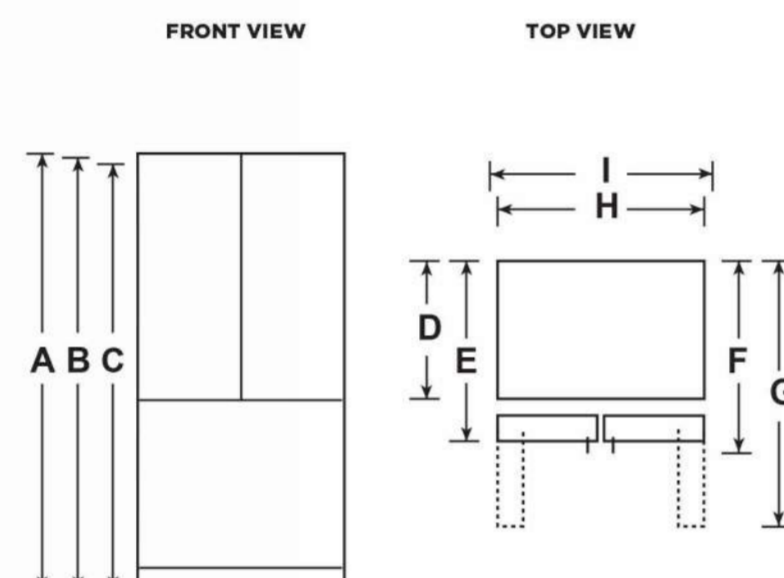
PROJECT NO.: 44-1133

SHEET 1 OF 4 SHEETS

**GNE25JMK/JYK**  
GE® ENERGY STAR® 24.8 Cu. Ft. French-Door Refrigerator

**DIMENSIONS AND INSTALLATION INFORMATION (IN INCHES)**

OVERALL DIMENSIONS		
Height to top of door (in.) A	69-7/8	
Height to top of hinge (in.) B	69-3/4	
Height to top of case (in.) C	68-5/8	
Case depth without door (in.) D	30-5/8	
Case depth less door handle (in.) E	35	
Case depth with door handle (in.) F	37-1/2	
Depth with fresh food door open 90° (in.) G	48-3/8	
Width (in.) H	32-3/4	
Width with door open 90° inc. door handle (in.) I	48-7/8	
Each side (in.)	1/8	
Top (in.)	1	
Back (in.)	2	



**GNE25JMK/JYK**  
GE® ENERGY STAR® 24.8 Cu. Ft. French-Door Refrigerator

**FEATURES AND BENEFITS**

- 33" width** - A compact design fits in smaller spaces, yet still offers the large storage capacity of a French-door refrigerator
- Internal water dispenser** - Delivers filtered water with one touch
- Factory-installed icemaker with water filtration system** - Refrigerator comes ready to automatically create filtered ice
- LED lighting** - Find exactly what you're been looking for under crisp, clear lighting
- Two humidity-controlled drawers and full-width drawer** - Create the right environment for keeping fruits and vegetables fresh, while easily storing wider items like a party platter or a sheet cake
- Two-level freezer storage baskets** - Baskets allow easy access to frozen foods
- Turbo Cool and Turbo Freeze settings** - An extra boost of cold air restores interior to set temperature for optimum food freshness
- Internal controls with actual-temperature display** - Eliminate the guesswork of temperature setting with actual degrees displayed digitally
- Quick Space shelf** - Quickly slides out of the way to make room for tall items
- Advanced water filtration** - Removes trace pharmaceuticals from water and ice\* (C Removes 98% of ibuprofen, atenolol, fluoxetine, progesterone and trimethoprim. These pharmaceuticals are not necessarily in all users' water)
- Spill-proof shelves** - A variety of shelf configurations provide additional options for food storage
- Gallon door storage** - Deep bins handle large containers in the door and offer up valuable shelf space
- Door alarm** - Enjoy peace of mind knowing the refrigerator door is never left open
- Enhanced Sabbath Mode** - The Sabbath Keeper connects to your refrigerator to automatically enable Sabbath compatible modes each week and before every holiday (Sabbath Keeper sold separately, visit [www.zmantechnologies.com](http://www.zmantechnologies.com) for details)



**Model GNE25JMKFS - Fingerprint Resistant Stainless**

**Model GNE25JMKES - Slate**

**ENERGYGUIDE**

Estimated Annual Energy Cost: \$85

Estimated Annual Water Cost: \$60

Estimated Annual Refrigerator Cost: \$25

Estimated Annual Freezer Cost: \$25

Estimated Annual Total Cost: \$195

Estimated Annual Energy Cost: \$34

Estimated Annual Water Cost: \$60

Estimated Annual Refrigerator Cost: \$25

Estimated Annual Freezer Cost: \$25

Estimated Annual Total Cost: \$144

Estimated Annual Energy Cost: \$34

Estimated Annual Water Cost: \$60

Estimated Annual Refrigerator Cost: \$25

Estimated Annual Freezer Cost: \$25

Estimated Annual Total Cost: \$144

**SMOKE GUARD® system**

**Model 200 Elevator Smoke Curtain**

**System Description:** The Smoke Guard system Model 200 (M200) creates a clear, transparent smoke and draft-control assembly when paired with certified fire-rated elevator doors. The Smoke Guard Curtain™ screen assembly consists of a reinforced translucent material connected to flexible magnetic strips. These magnets adhere to required full-length ferrous metal rails as the system deploys creating a tight seal. M200 units use standard 120 VAC building power and may be connected to standby power.

**Codes and Standards:** The M200 systems work in conjunction with fire-rated elevator doors to exceed the NFPA and IBC requirements for a smoke and draft control assembly. The reinforced translucent material connected to flexible magnetic strips. These magnets adhere to required full-length ferrous metal rails as the system deploys creating a tight seal. M200 units use standard 120 VAC building power and may be connected to standby power.

**Dimensions:**

- Housing height: 90", 96", and 112"
- Housing width: 30"
- Housing depth: 4" + return depth
- Screen width: 1"
- Screen rise height: 102"

**Standards:**

- UL 191E Standard for Air Locking, Tests of Door Assembly and Other Opening Protection\* without an artificial barrier used for testing
- UL 10C Standard for Control Steps and Accessories for Fire Alarm Systems - standby version

**Complies with:**

- 2012 IBC Section 711.4.1
- 2012 IBC Section 711.4.2
- 2012 IBC Section 711.4.3
- 2012 IBC Section 711.4.4
- NFPA 101 Chapter 7 Smoke Door Assembly and Other Opening Protection
- ASME A 17.1 Section 8.4.4

**System Housing:**

Fire-rated elevator door

Removes metal elevator rails

Screen Assembly

430 Stainless Steel Rail

120 VAC by Elevator

Smoke Detector by Others

Housing

Endrail Cables

Flexible Magnetic Strip

Screen

Designed, Assembled and Tested in the USA

**Smoke Guard and Your Project:**

- Check for clearance/obstructions issues on, above, and surrounding the elevator opening (openings, call buttons, #404, etc.)
- Field verify elevator opening measurements prior to ordering systems
- Available 120 VAC circuit with amp capacity per unit
- Fire alarm system has local auxiliary contacts available

**Reserved Switch:** The Smoke Guard system screen reserved switch may be activated from both sides of the screen. This feature allows elevator occupants to exit from the elevator car using the interior ballast side of the switch. The screen will then redeploy after egress, as long as the smoke detector continues to be activated. In the event of power outage, the vertical edge of the curtain can be pushed away from the rail to allow passage with a force less than 25 lbs. as required by the IBC.

**Listed Relieving Device:** The M200 features a relieving device tested in accordance with the UL 864 standard by Intertek Laboratories.

**Installation:** All Smoke Guard units are installed by factory trained personnel. This is essential for proper work. Installation requires a clear, unobstructed wall surface above the hoistway door. AC power and a smoke detector.

**Full-Safe Secure:** M200 systems operate on a fail-safe basis, on loss of AC power the screen will deploy.

800.574.0331 | [smokeguard.com](http://smokeguard.com)

**PDT715SYV**  
GE Profile™ Series Stainless Steel Interior Dishwasher with Hidden Controls

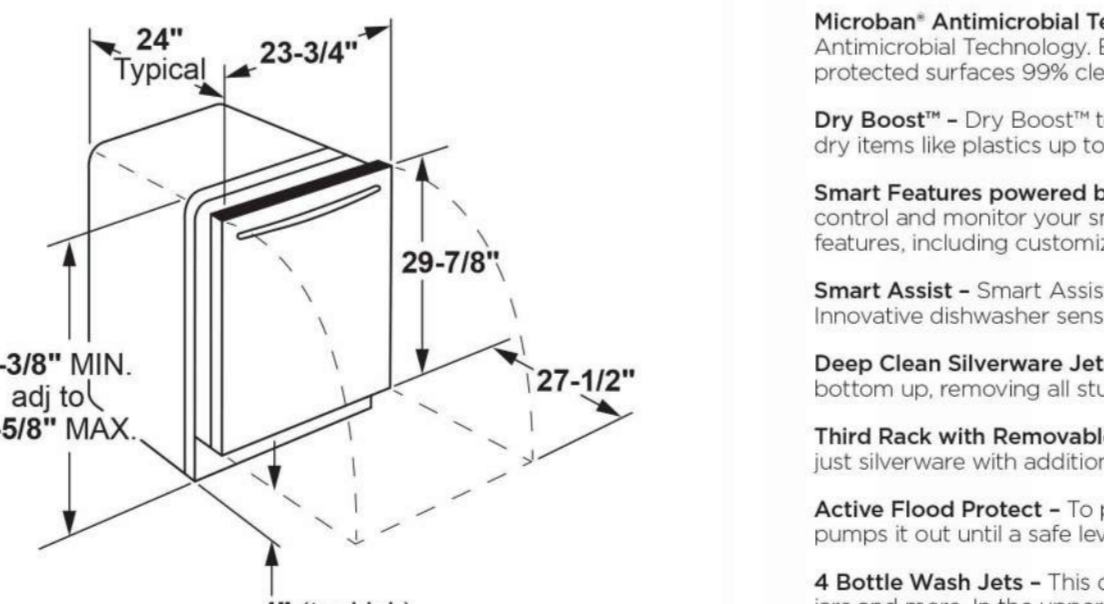
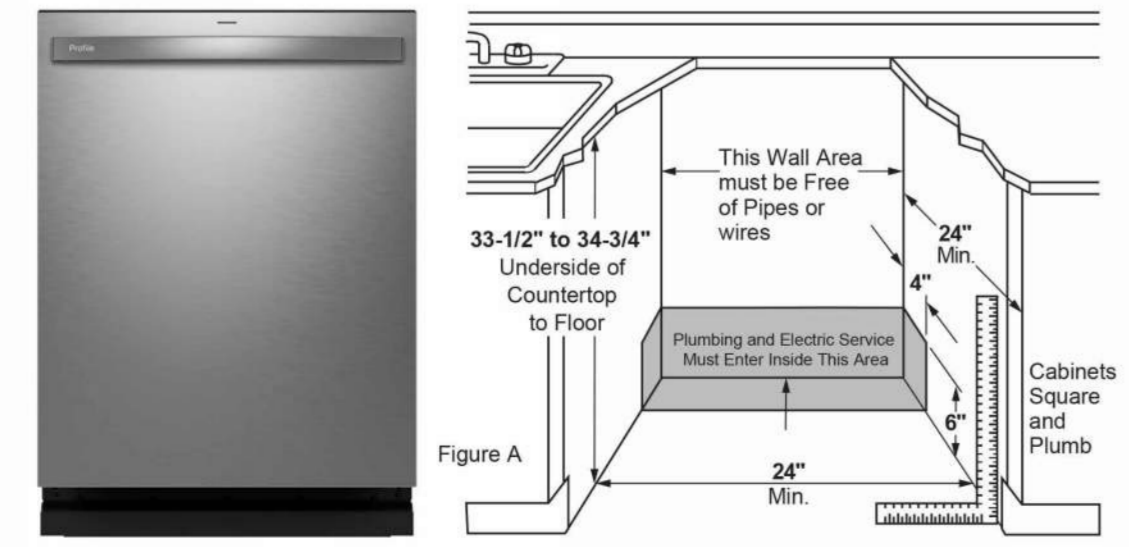
**DIMENSIONS AND INSTALLATION INFORMATION (IN INCHES)**

**ELECTRICAL RATING**

Voltage AC: 120  
Hertz: 60  
Total connected load amperage: 7.8  
Calrod® heater watts max.: 3000/500

For use on adequately wired 120-volt, 7.8-amp circuit having 2-wire service with a separate ground wire. This appliance must be grounded for safe operation.

**INSTALLATION INFORMATION:** Before installing, consult installation instructions packed with product for current dimensional data.



**GE APPLIANCES**

For answers to your Monogram, Café®, GE Profile® or GE Appliances product questions, visit our website at [geappliances.com](http://geappliances.com) or call GE Answer Center Service, 800.626.2000.

Listed by Underwriters Laboratories

**PDT715SYV**  
GE Profile™ Series Stainless Steel Interior Dishwasher with Hidden Controls

**FEATURES AND BENEFITS**

- Microban® Antimicrobial Technology** - Enjoy longer-lasting dishwasher protection thanks to Microban® Antimicrobial Technology. Built into high-usage touchpoints to help prevent bacteria growth, it keeps protected surfaces 99% cleaner than unprotected surfaces.
- Dry Boost™** - Dry Boost™ technology outperforms standard heated-dry dishwashers by getting hard-dry items like plastics up to 3 times drier when compared to heated dry.
- Smart Features powered by SmartHQ™** - Built-in WiFi and the SmartHQ™ app make it easy to connect, control and monitor your smart dishwasher from anywhere. You can also conveniently access the latest features, including customized cycles, remote status notifications and more.
- Smart Assist** - Smart Assist makes it simple for you to unlock optimal wash and dry performance. Innovative dishwasher sensors and intelligent machine learning enhance and improve cycles over time.
- Deep Clean Silverware Jets** - A system of deep clean silverware jets blasts the silverware basket from the bottom up, removing all stuck-on foods and providing sparkling results.
- Third Rack with Removable Silverware Caddy** - The versatile third rack was redesigned to hold more than just silverware with additional space for unuse items.
- Active Flood Protect** - To prevent potential overflows, a sensor detects when the water is too high and pumps it out until a safe level is reached.
- 4 Bottle Wash Jets** - This dishwasher with bottle jets ensures a deep clean for tall items, narrow glasses, jars and more. In the upper rack, each of the 4 bottle wash jets directs water and detergent inside to effectively wash hard-to-reach areas.
- Steam + Sani** - Save time with a high-temperature cycle that steams and sanitizes to loosen tough soils before the wash cycle begins, reducing bacteria by 99.999% without pre-rinsing or soaking.
- Piranha™ Hard Food Disposer** - The Piranha™ Hard Food Disposer lets you use your dishwasher without pre-rinsing. Its stainless steel impellers rotate to pulverize food particles and an anti-jamming design makes sure wash arms stay unobstructed.
- 44 dBA Dishwasher** - Get reliable wash performance and a deep clean without unwanted noise thanks to this super-quiet 44 dBA dishwasher.
- Extra-Large Capacity** - Have enough space for 16 place settings and large dishware in this extra-large capacity dishwasher, making cleanup after large gatherings a breeze.
- Notification Bar** - Always know the status of your clean with this notification display dishwasher feature. A bright bar illuminates different colors to indicate the status of the cycle.

Model PDT715SYVFS - Fingerprint Resistant Stainless

**ENERGYGUIDE**

Estimated Annual Energy Cost: \$34

Estimated Annual Water Cost: \$60

Estimated Annual Refrigerator Cost: \$25

Estimated Annual Freezer Cost: \$25

Estimated Annual Total Cost: \$144

Estimated Annual Energy Cost: \$34

Estimated Annual Water Cost: \$60

Estimated Annual Refrigerator Cost: \$25

Estimated Annual Freezer Cost: \$25

Estimated Annual Total Cost: \$144

**Honeywell Home**

**T5+ Smart Thermostat**  
Programmable Thermostat



**Quick Install Guide**

Search for local rebates: [HoneywellHome.com/Rebates](http://HoneywellHome.com/Rebates)

For more information visit [resideo.com](http://resideo.com)

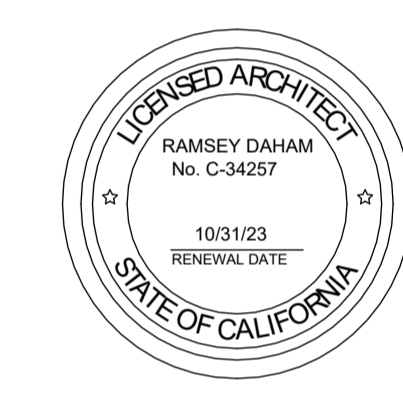
**Get the most from T5 Smart Thermostat**

- Multiple programming options that fit your lifestyle:
- Location-Based scheduling** - The thermostat uses your smartphone's location to know when you're away, and saves you energy. Through geofence technology, it senses your return and helps make you comfortable upon arrival. You can always manually change your preset Home and Away temperature either on the thermostat or on the Honeywell Home app.
  - Smart scheduling** - Use a combination of geofencing and time scheduling to fit your busy, active lifestyle.
  - Time-Based scheduling** - Program your thermostat for one week; each day (each day in a different schedule): Mon-Fri, Sat, Sun or Mon-Fri, Sat-Sun. All days with four adjustable periods per day.
  - No scheduling** - Control your comfort manually by adjusting temperature set points only.
- Smart Alerts:** Push notifications remind you of filter changes and warn you of extreme indoor temperatures.
- Smart Response:** Learns your heating and cooling system to deliver the optimal temperature at the right time.
- Auto Change From Heat to Cool:** Automatically determine if your home needs heating or cooling to provide maximum comfort.

**breakformdesign**

127 arena street, el segundo, ca 90245

(610) 310.322.3700



5720 - 5728 WARING AVE.  
LOS ANGELES, CA 90038

**Revision Schedule**

Revision Number	Revision Date

**SPECS / RESEARCH REPORTS**

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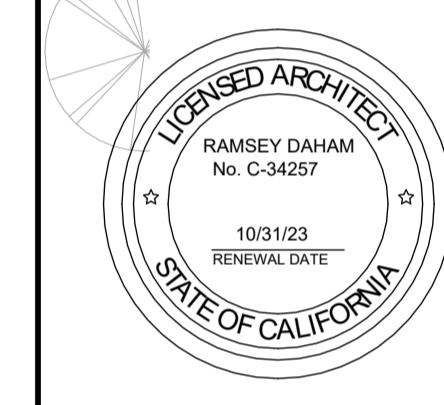
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**JOB #** 22-A004







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LOS ANGELES, CA 90038

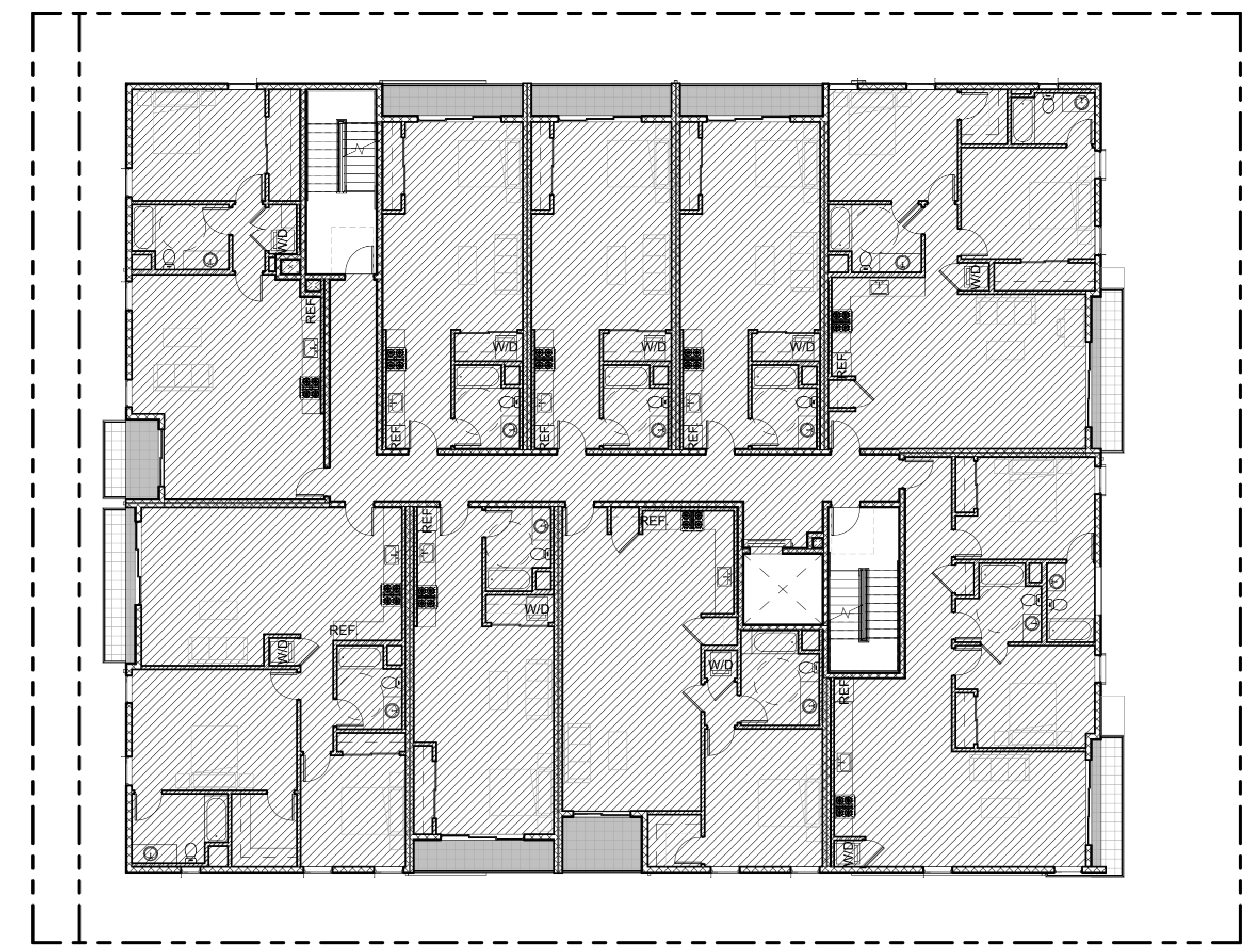
Revision Schedule	
Revision Number	Revision Date

**SQUARE FOOTAGE BREAKDOWNS**

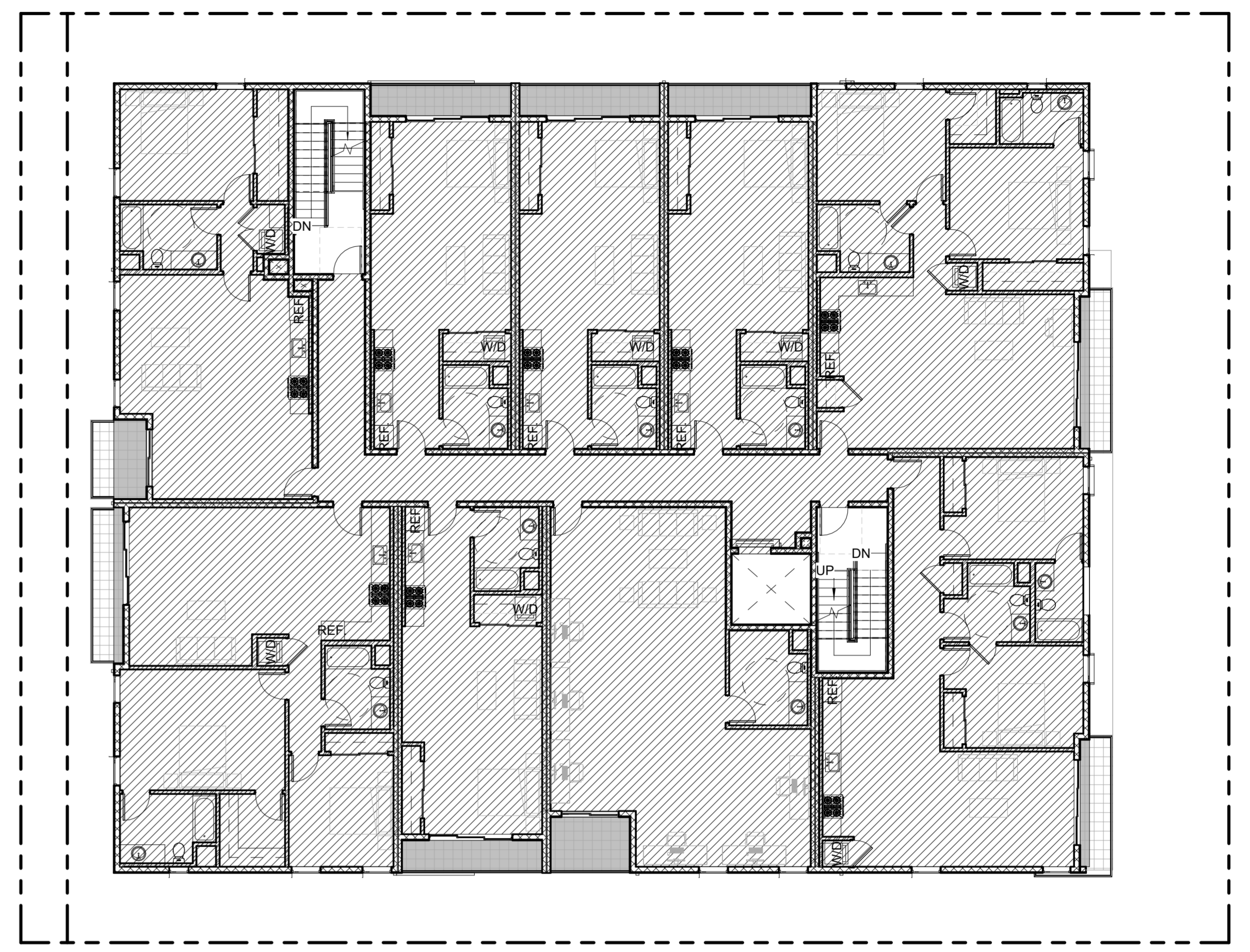
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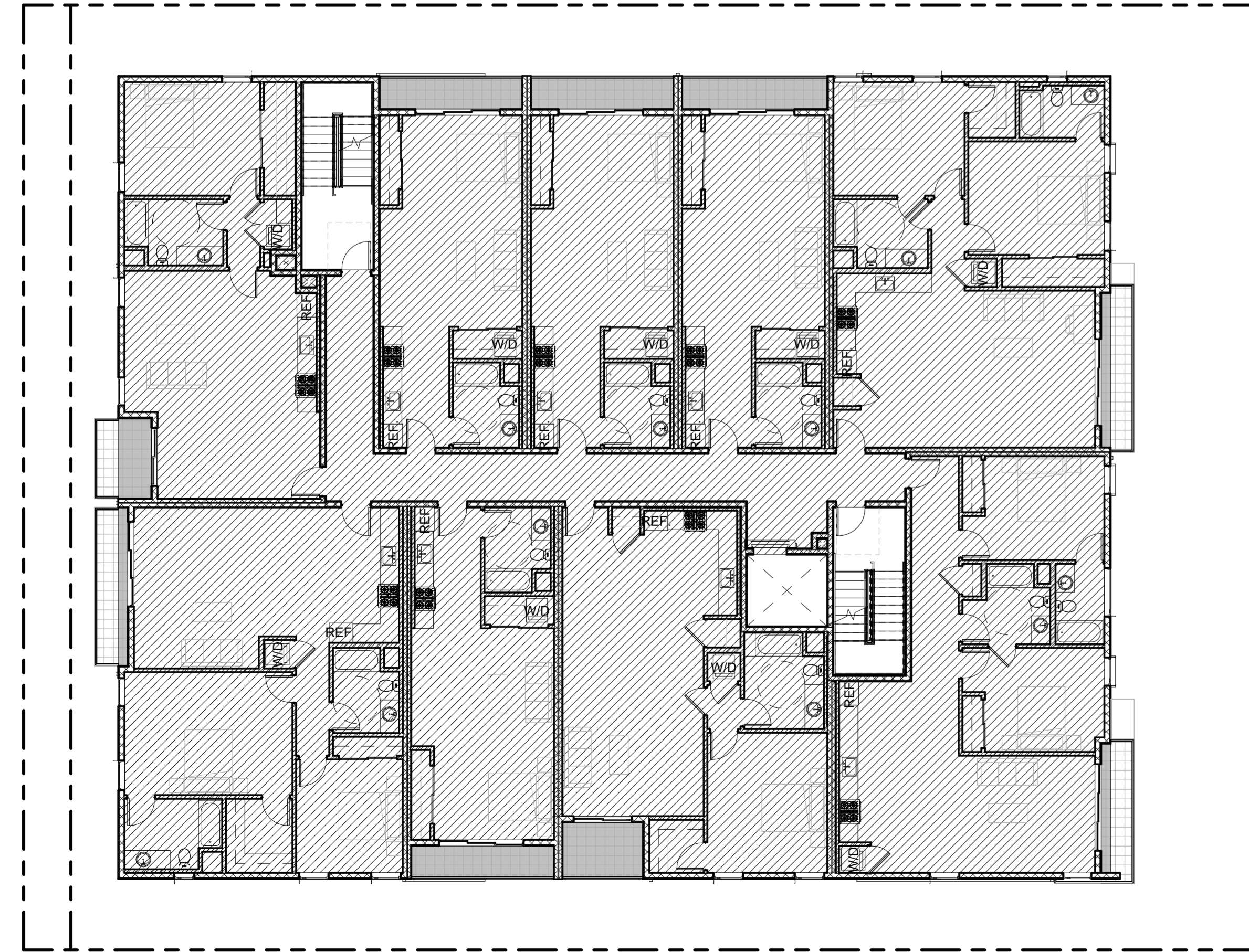
ZONING CODE FLOOR AREA	
FIRST FLOOR -INCLUDED	2,160 SF N/A
SECOND FLOOR -INCLUDED	7,950 SF 339 SF
THIRD FLOOR -INCLUDED	7,950 SF 339 SF
FOURTH FLOOR -INCLUDED	7,950 SF 339 SF
FIFTH FLOOR -INCLUDED	7,950 SF 339 SF
<b>TOTAL PROVIDED</b>	<b>35,383 SF</b>



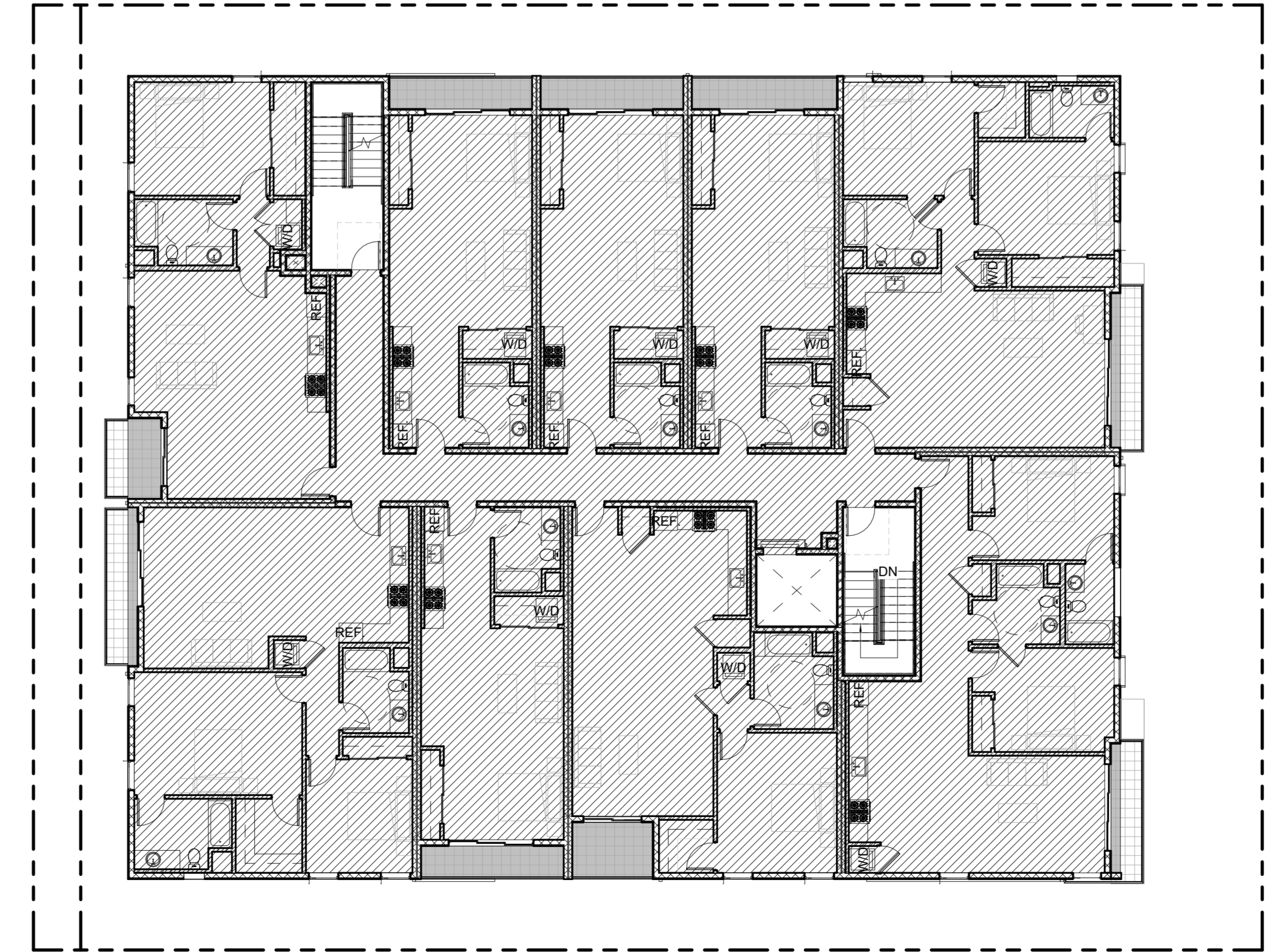
ZONING CODE - FOURTH FLOOR  
3/32" = 1'-0" 4



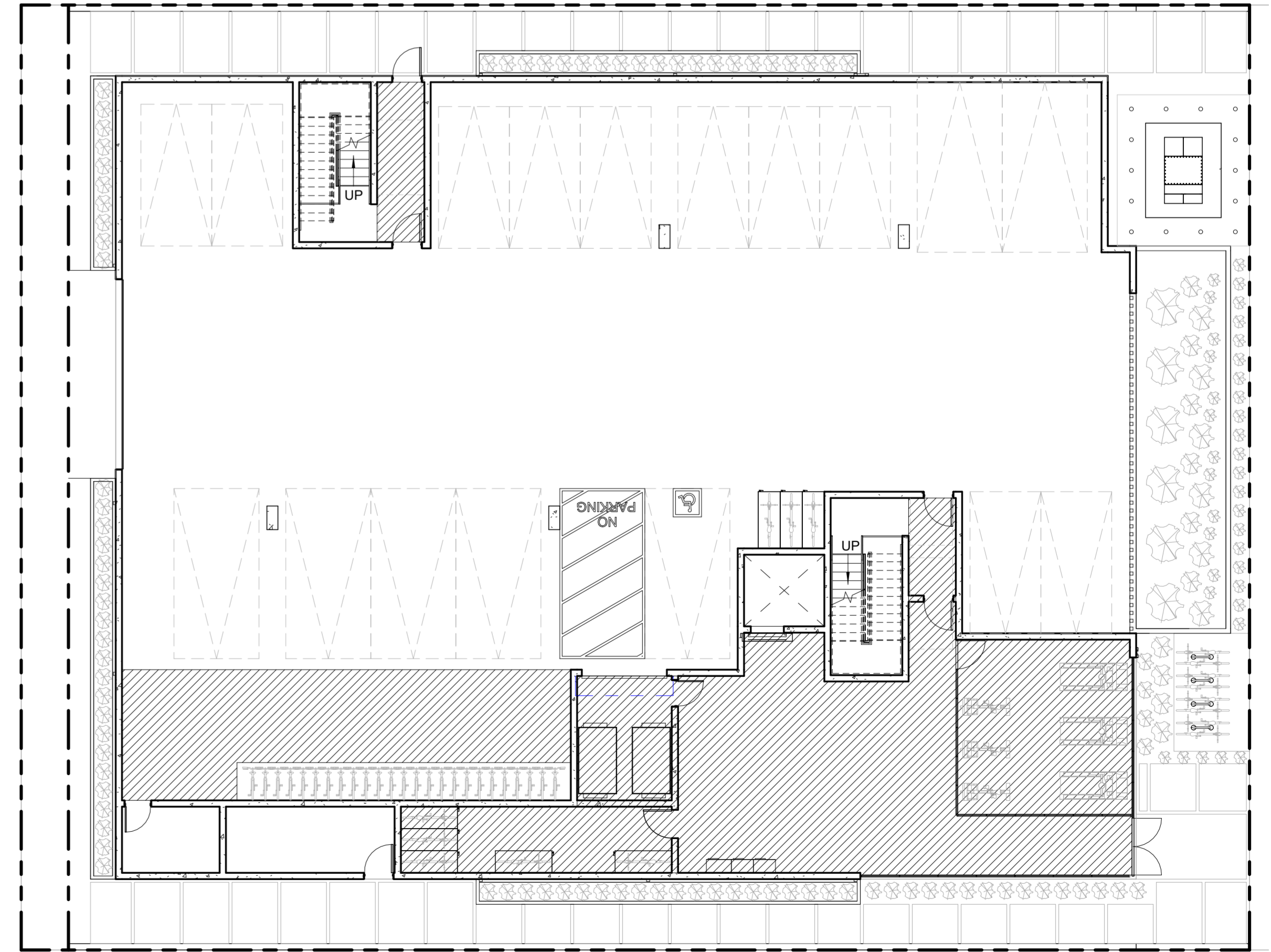
ZONING CODE - SECOND FLOOR  
3/32" = 1'-0" 2



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



ZONING CODE - THIRD FLOOR  
3/32" = 1'-0" 3



ZONING CODE - GROUND FLOOR  
3/32" = 1'-0" 1

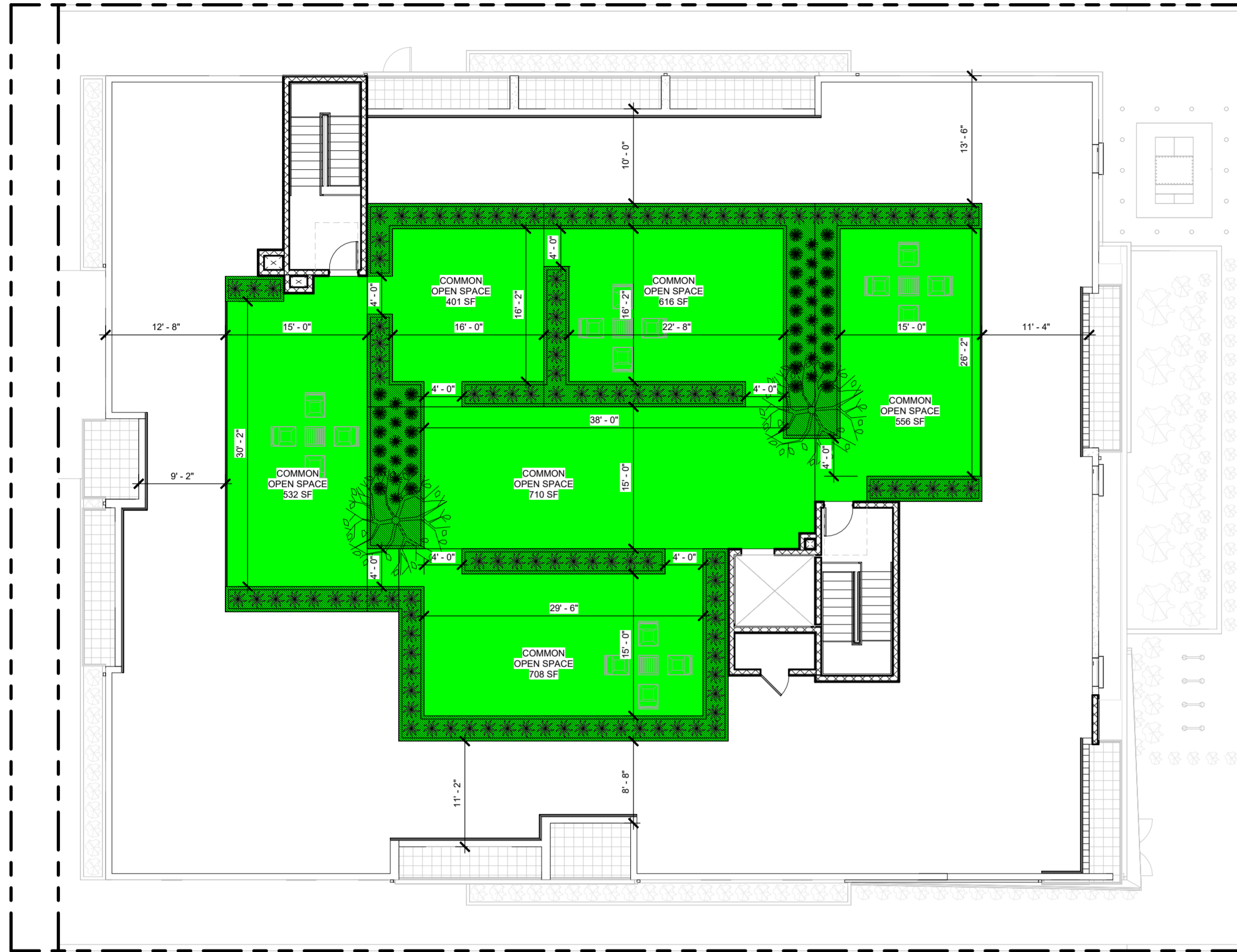




OPEN SPACE PROVIDED VS. REQUIRED		
PROVIDED	REQUIRED	
COMMON OPEN SPACE: 3,523 SF	23 UNITS @ < 3 HABITABLE ROOMS (100 S.F.) (23 UNITS)(100 S.F.) =	2,300 SF
PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON ZONING CODE 12.21 G: 8 UNITS x 50 SF =	12 UNITS @ 3 HABITABLE ROOMS (125 S.F.) (12 UNITS)(125 S.F.) =	1,500 SF
	0 UNITS @ > 3 HABITABLE ROOMS (175 S.F.) (0 UNITS)(175 S.F.) =	0 SF
TOTAL PROVIDED OPEN SPACE: 3,923 SF	TOTAL REQUIRED OPEN SPACE:	3,800 SF

COMMON OPEN SPACE TREE COUNT			
PROVIDED	REQUIRED		
ON SITE: 6 TREES	1 TREE PER EVERY 4 UNITS		
IN PARKWAY: 3 TREES	36 UNITS / 4 = 9 TREES		
TOTAL: 9 TREES	TOTAL:	9 TREES	

COMMON OPEN SPACE PLANTING AREA  
 ROOF DECK COMMON OPEN SPACE: 3,523 SF  
 REQUIRED PLANTING AREA: 880 SF  
 25% OF THE COMMON OPEN SPACE  
 PROVIDED PLANTING AREA: 889 SF



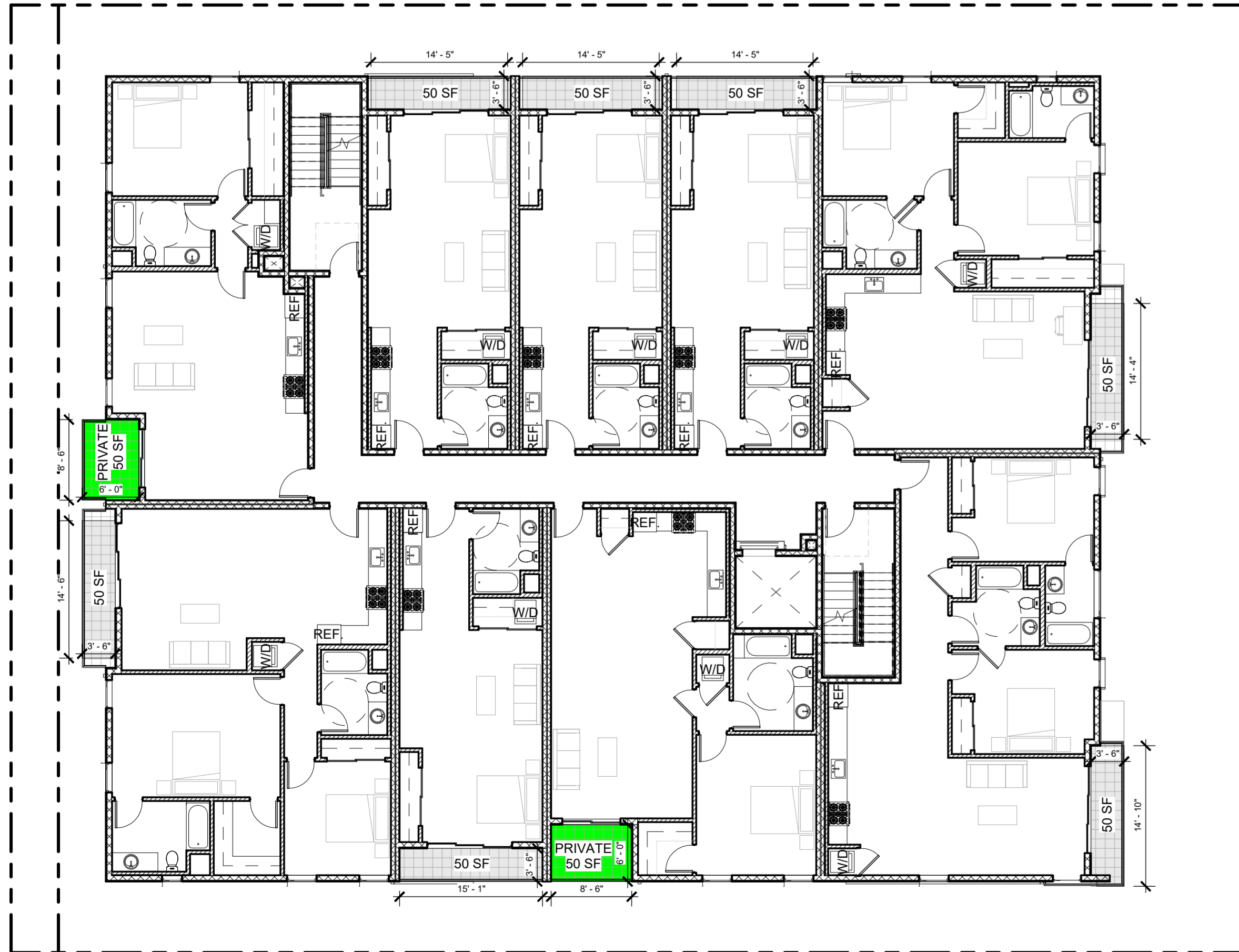
OPEN SPACE - ROOF  
 3/32" = 1'-0" 6



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



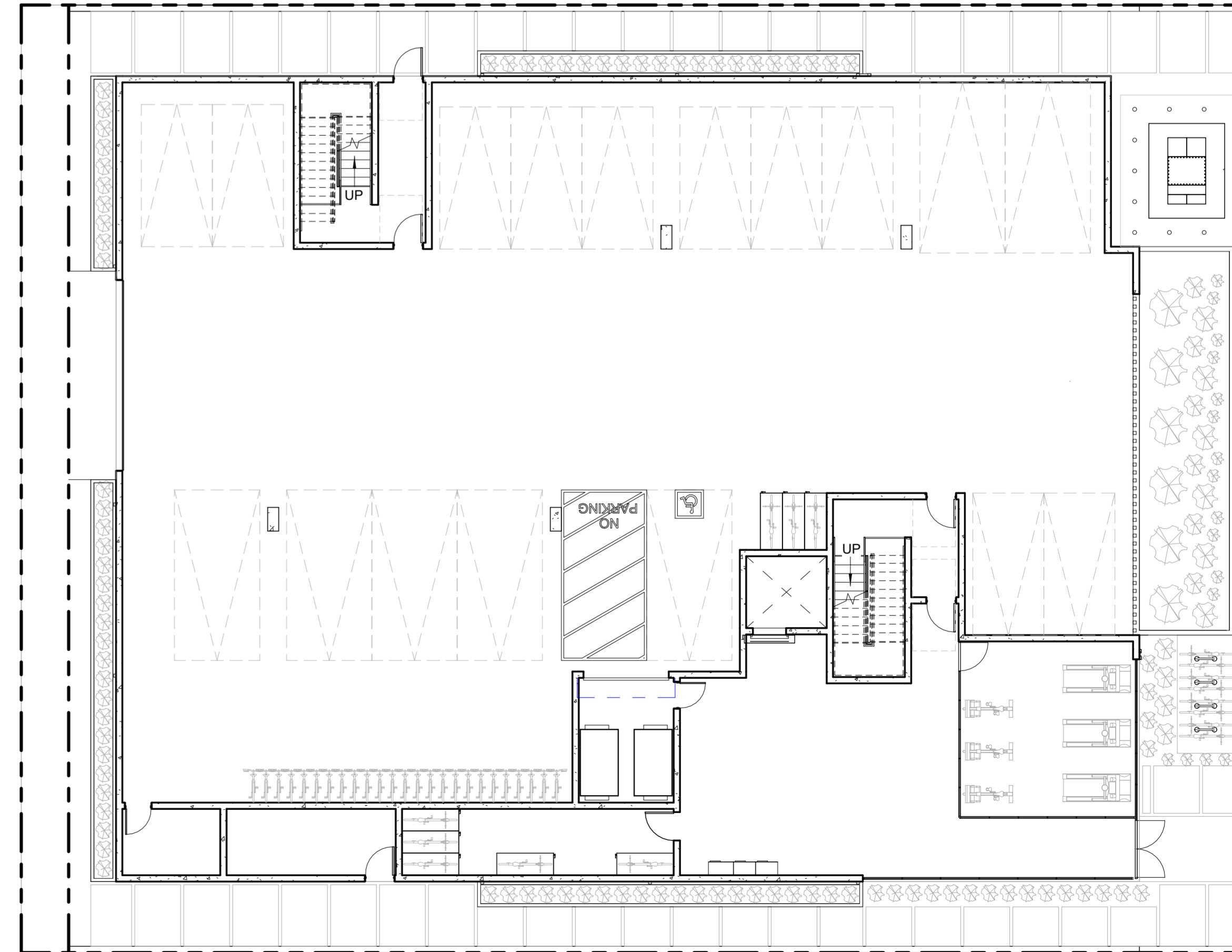
OPEN SPACE - SECOND FLOOR  
 3/32" = 1'-0" 2



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

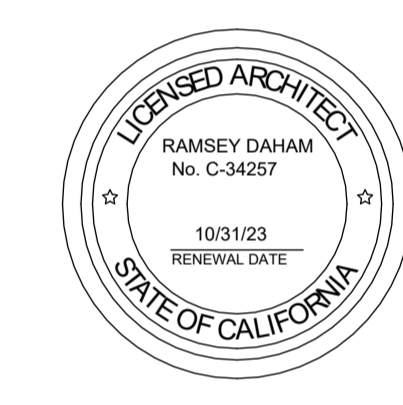


OPEN SPACE - THIRD FLOOR  
 3/32" = 1'-0" 3



OPEN SPACE - GROUND FLOOR  
 3/32" = 1'-0" 1

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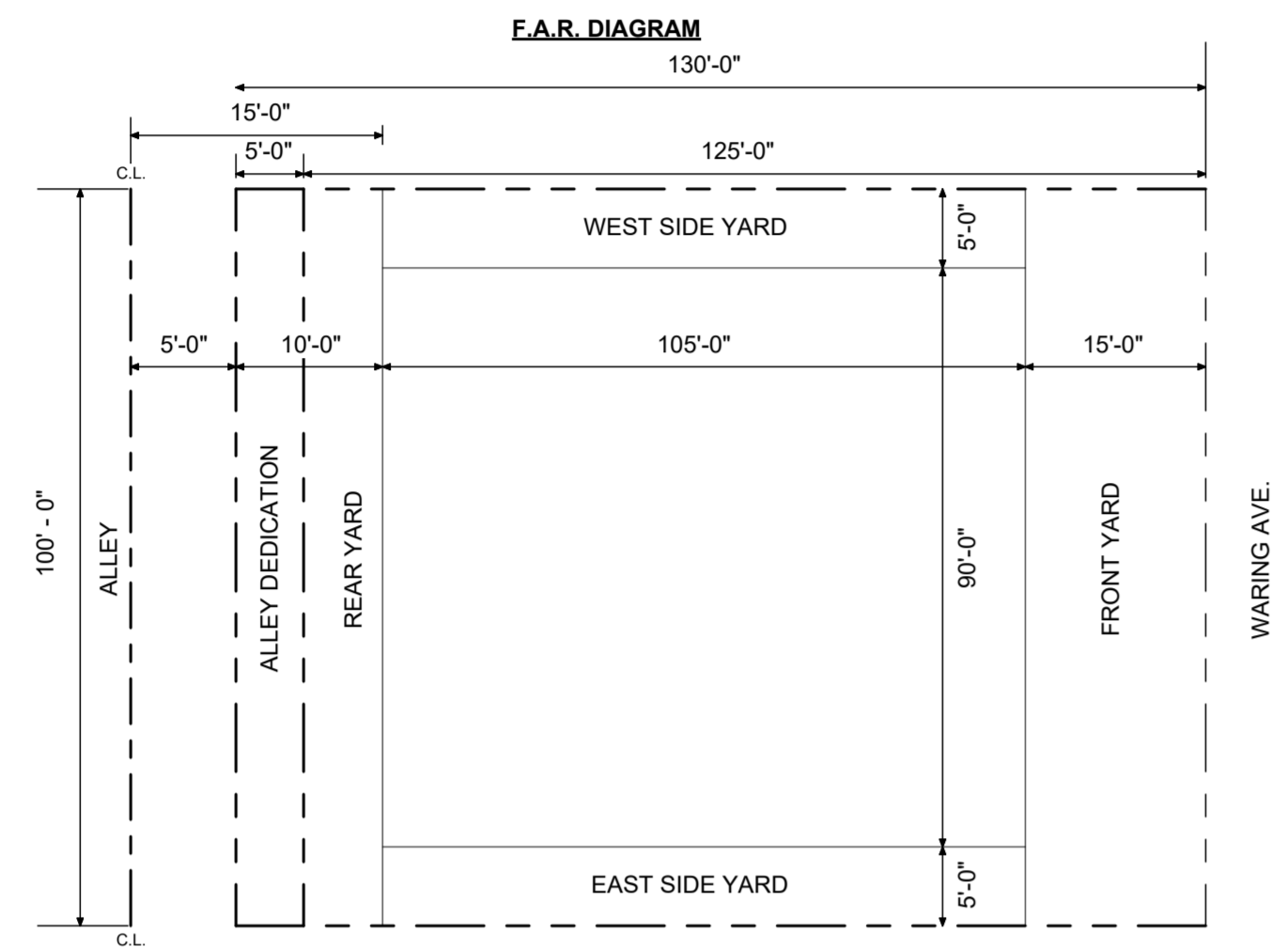
5720 - 5728 WARING AVE.  
 LOS ANGELES, CA 90038

Revision Schedule	
Revision Number	Revision Date

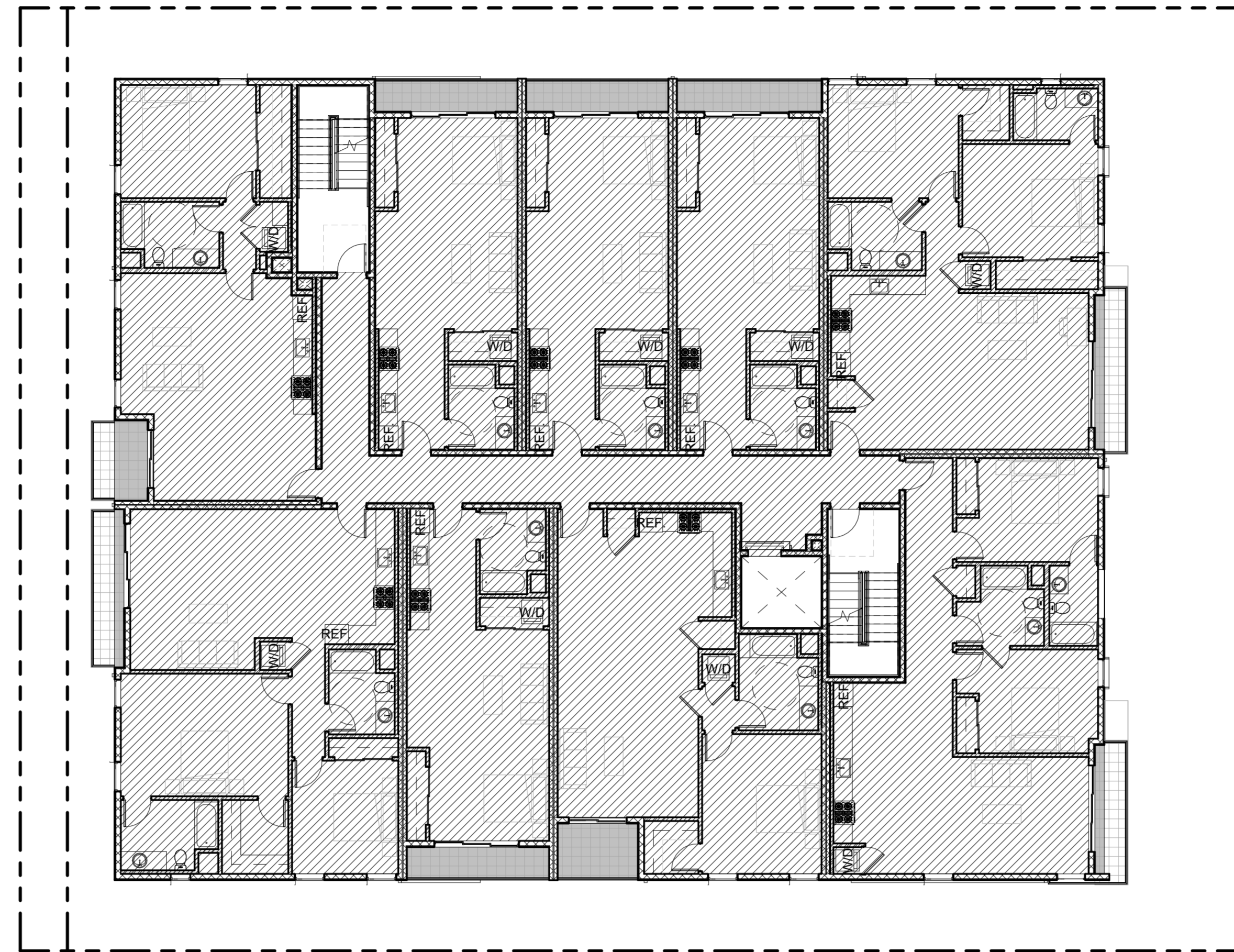
OPEN SPACE AREA CALCULATIONS

DRAWN Author  
 CHECKED Checker  
 DATE 3/6/2024 11:04:23 AM  
 SCALE 3/32" = 1'-0"  
 JOB # 22-A004

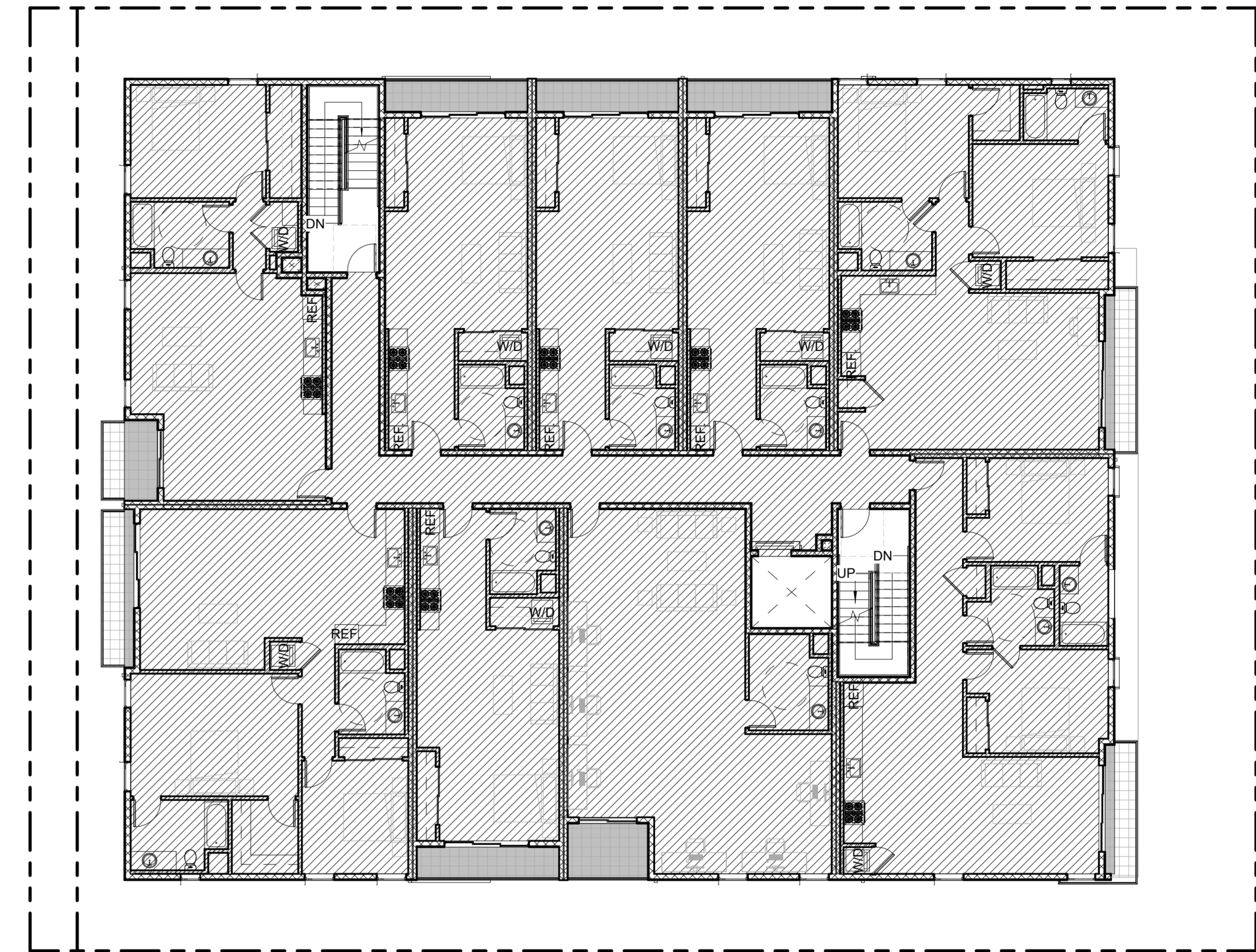
F.A.R. CALCULATIONS	
FIRST FLOOR -INCLUDED	2,160SF
SECOND FLOOR -INCLUDED	7,950 SF
THIRD FLOOR -INCLUDED	7,950 SF
FOURTH FLOOR -INCLUDED	7,950 SF
FIFTH FLOOR -INCLUDED	7,950 SF
<b>TOTAL PROVIDED</b>	<b>35,383 SF</b>



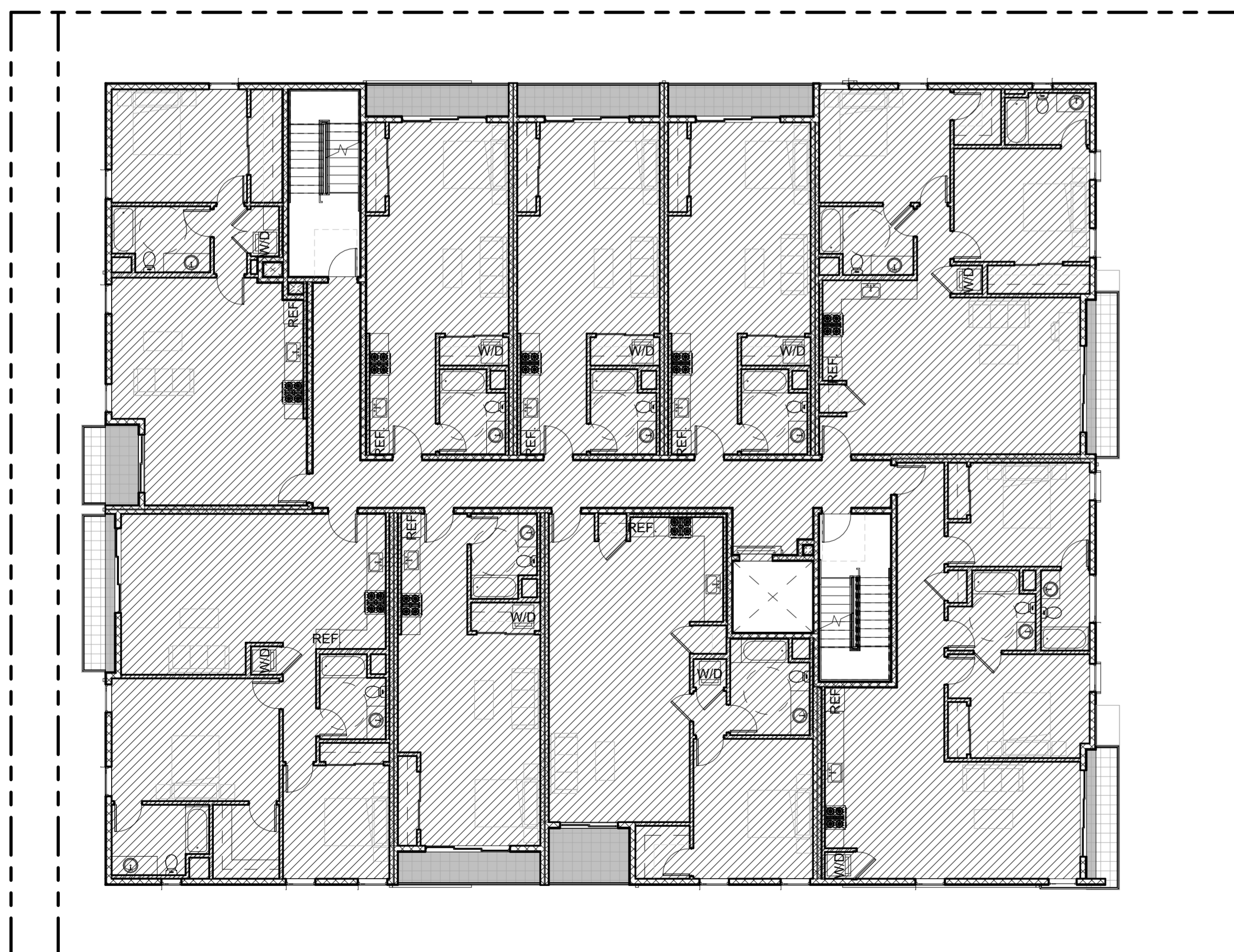
- LOT AREA: 13,007 S.F.  
 - BUILDABLE AREA: 9,450 S.F.  
 (AFTER 5 FT ALLEY DEDICATION)



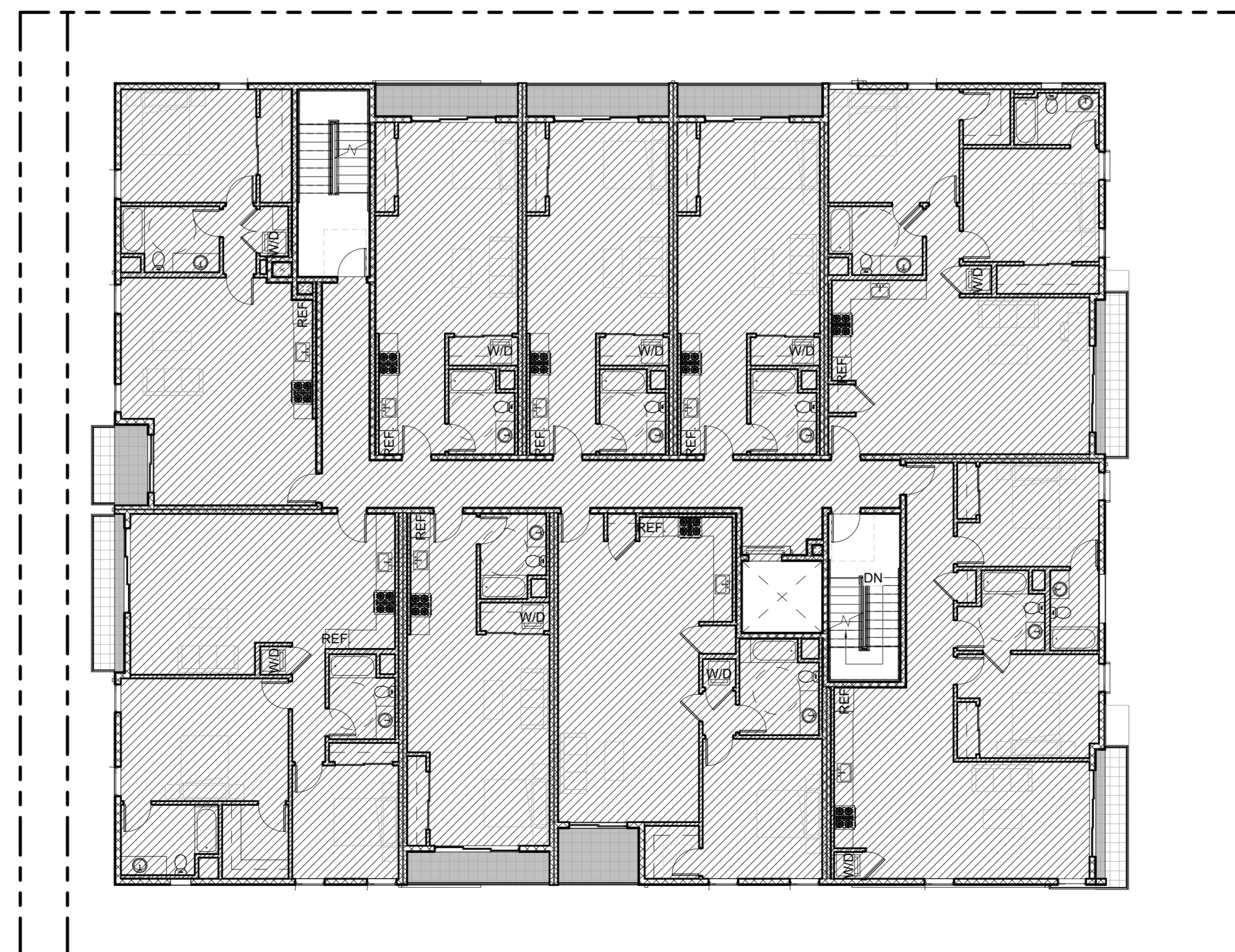
F.A.R. - FOURTH FLOOR  
3/32" = 1'-0" 4



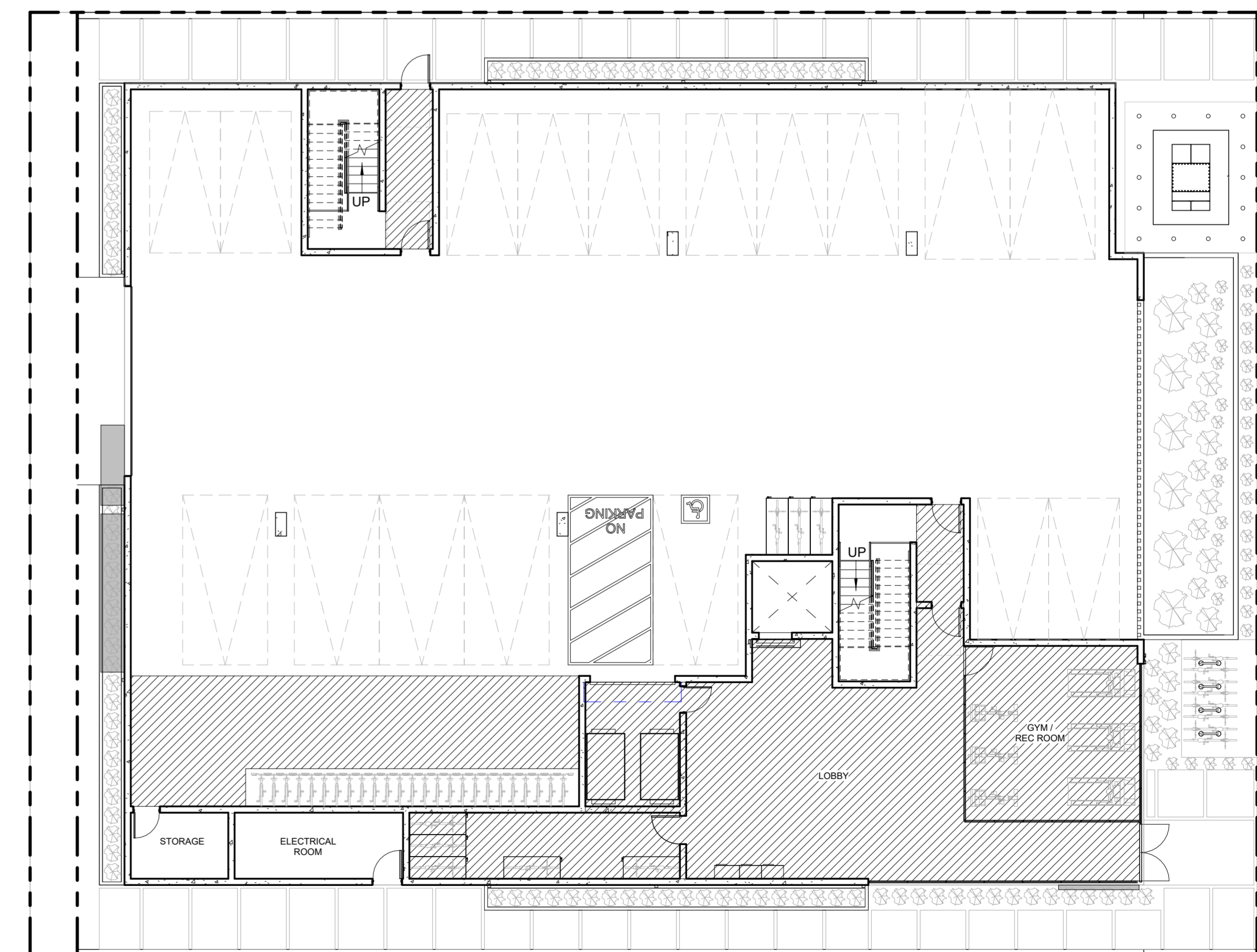
F.A.R. - SECOND FLOOR  
3/32" = 1'-0" 2



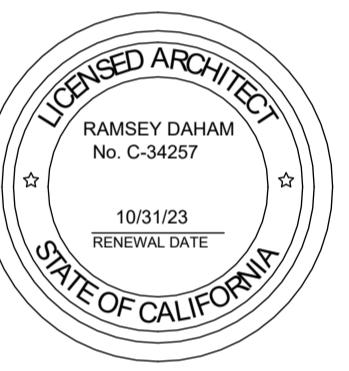
F.A.R. - FIFTH FLOOR  
3/32" = 1'-0" 5



F.A.R. - THIRD FLOOR  
3/32" = 1'-0" 3



F.A.R. - GROUND FLOOR  
3/32" = 1'-0" 1



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Revision Schedule	
Revision Number	Revision Date

### F.A.R. CALCULATIONS

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**DATE** 3/6/2024 11:04:34 AM  
**SCALE** As indicated  
**JOB #** 22-A004



ASSEMBLY TYPES	
WALLS	FLOORS
2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)	CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)	CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)	CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)	WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
1-HR DOUBLE WALL ASSM. (5/A0.13)	WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
CONC. WALL PER STRC. (6/A0.13)	WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
CONC. RETAINING WALL PER STRC. (7/A0.13)	WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)
CMU WALL PER STRC. PER STRC. (8/A0.13)	
2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)	

FLOOR PLAN LEGEND	
	FLOOR TYPE
	WINDOW TAG (A0.07 - SCHEDULE)
	DOOR TAG (A0.05 - SCHEDULE)
	WALL TYPE
	ELEVATION MARKER
	PROPERTY LINE
	ACCESSIBLE ROUTE
	1 HR
	2 HR
	SMOKE DETECTOR
	CARBON MONOXIDE
	EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
	NFPA - 14 CLASS - 1 STANDPIPE
	ILLUMINATED EXIT SIGN
	FIRE DEPARTMENT CONNECTION
	HOSE BIB
	EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
	INTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
	INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
	INTERIOR WALL (SEE WALL TYPES FOR DETAILS)

MB	MASTER BEDROOM	PWR	POWDER ROOM
MBA	MASTER BATHROOM	CL	CLOSET
BD	BEDROOM	WIC	WALK IN CLOSET
BA	BATHROOM	LR	LAUNDRY ROOM
LR	LIVING ROOM	BC	BALCONY
KI	KITCHEN	EN	ENTRY
DR	DINING ROOM	HLWY	HALLWAY

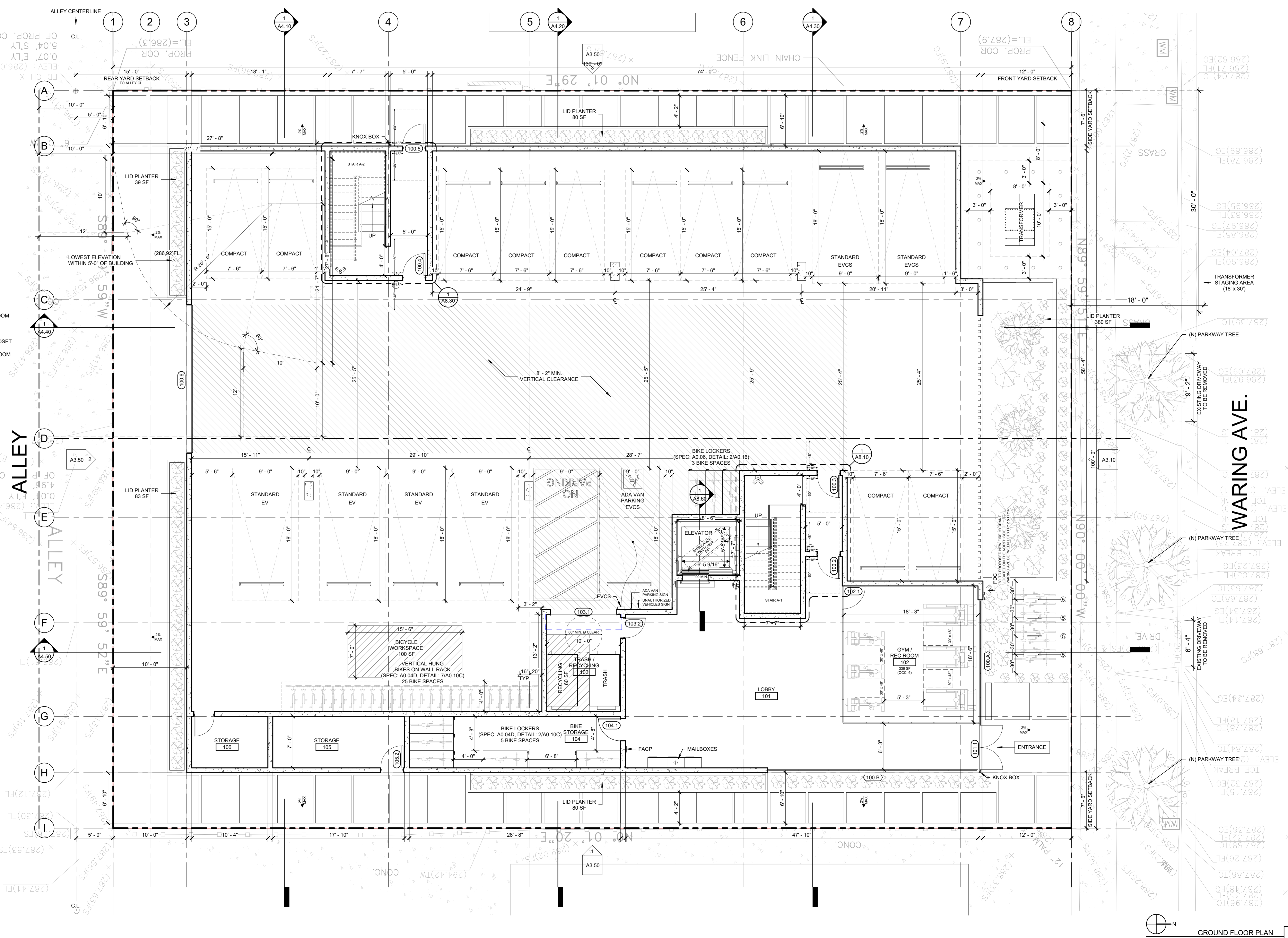
KEYNOTE LEGEND	
1	MAILBOXES DETAIL: A0.11C
2	OCCUPANT LOAD SIGN
3	STAIRWAY IDENTIFICATION SIGN
4	FLOOR LANDING NUMBER (4/A0.16)
5	SHORT TERM BICYCLE PARKING SPEC: A0.04D, DETAIL: 1/A0.10C
6	LONG TERM BICYCLE PARKING (ARRANGED IN A VERTICALLY STAGGERED LAYOUT) SPEC: A0.04D, DETAIL: 7/A0.10C
7	LONG TERM BICYCLE PARKING LOCKERS (TWO UNIT STACKED BIKE LOCKERS) SPEC: A0.04D, DETAIL: 2/A0.10C
8	MEDICAL SERVICES SYMBOL (5/A0.16)
9	STONE COUNTERTOP
10	SMART THERMOSTAT
12	ELEVATOR SMOKE CONTAINMENT CURTAIN SPEC: A0.04D, EVALUATION REPORT: A0.04D

EV PARKING CALCULATIONS	
BASED ON THE 17 PROVIDED SPACES STANDARD / COMPACT - 16 ADA - 1	
<b>EV PARKING SPACES</b>	
EV TOTAL:	16 x 30% = 4.8 → 5
EV READY:	16 x 25% = 4
EVCS:	16 x 10% = 1.6 → 2
<b>ADA EV PARKING SPACES</b>	
ADA EV TOTAL:	1 x 30% = 0.30 → 1
ADA EV READY:	1 x 25% = 0.25 → 1
ADA EVCS:	1 x 10% = 0.10 → 1
<b>PROVIDED EV SPACES</b>	
4 EV READY (9x18' STALLS)	
2 EVCS (9x18' STALLS)	
1 ADA EVCS (9x18' STALL)	

DEFINITIONS	
EVSE:	ELECTRIC VEHICLE SUPPLY EQUIPMENT
EVCS:	ELECTRIC VEHICLE CHARGING STATION

**NOTES:**

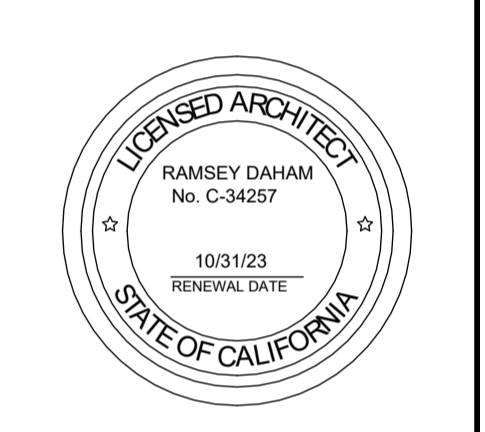
- FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 6 FT. ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED SIDE YARD.
- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21AS CHART NO. 5



INTERIOR FINISHES NOTES:	
1.	INTERIOR MATERIAL APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
2.	THE FLAME-SPREAD RATINGS OF PANELING MATERIALS ON THE WALLS OF CORRIDOR, LOBBY AND EXIT ENCLOSURE ARE IDENTIFIED ON PLANS AS CLASS C = FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.
3.	INTERIOR WALL AND CEILING FINISH MATERIAL SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 286 AND COMPLY WITH SECTION 803.1.1: <ul style="list-style-type: none"> <li>A. DURING THE 40 KW EXPOSURE, FLAMES SHALL NOT SPREAD TO THE CEILING.</li> <li>B. THE FLAME SHALL NOT SPREAD TO THE OUTER EXTREMITY OF THE SAMPLE ON ANY WALL OR CEILING.</li> <li>C. FLASHOVER, AS DEFINED IN NFPA 286, SHALL NOT OCCUR.</li> <li>D. THE PEAK HEAT RELEASE RATE THROUGHOUT THE TEST SHALL NOT EXCEED 800 KW.</li> <li>E. THE TOTAL SMOKE RELEASED THROUGHOUT THE TEST SHALL NOT EXCEED 1,000 M2.</li> </ul>

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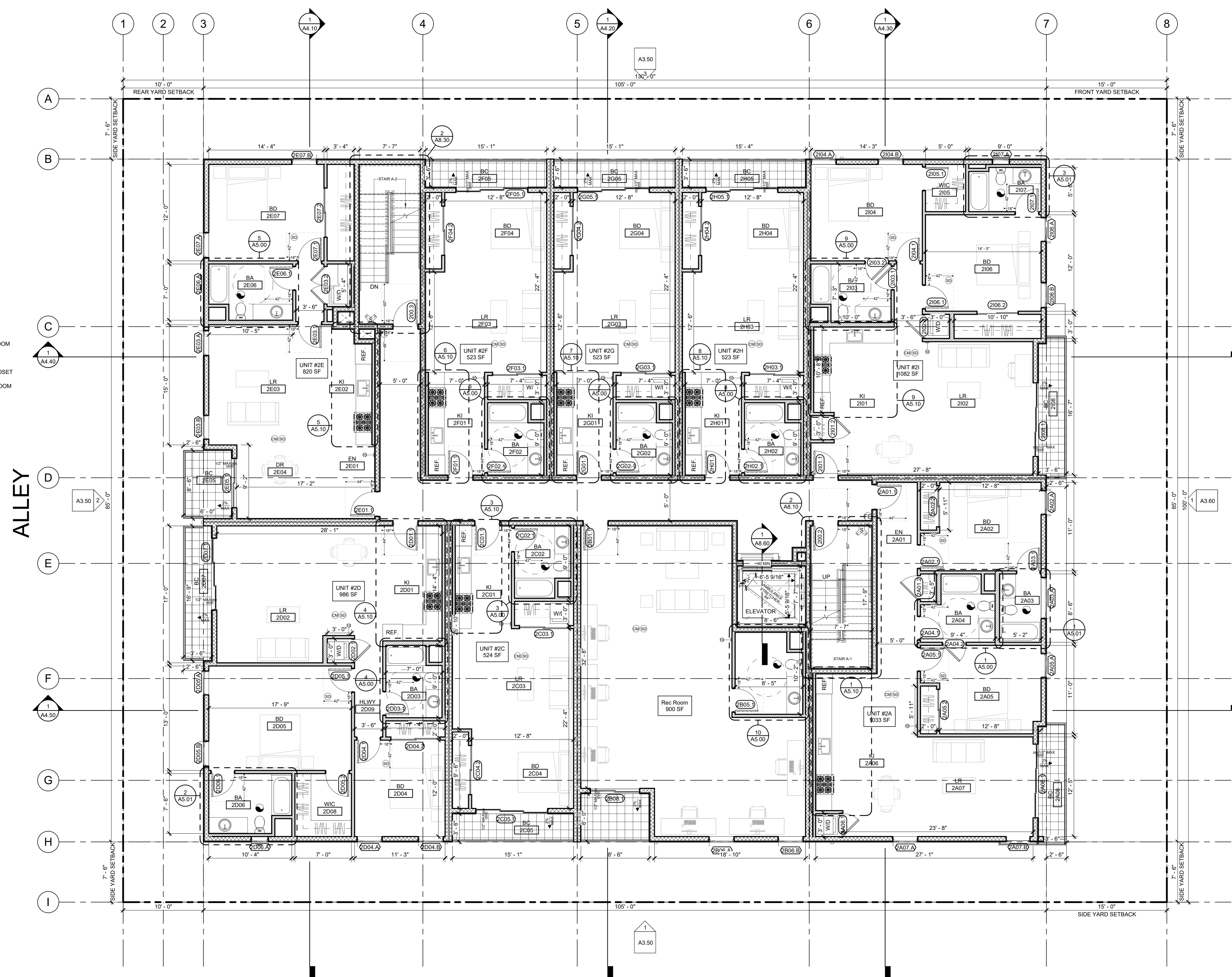
Revision Schedule	
Revision Number	Revision Date

PROPOSED PLANS	
DRAWN	CR
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DATE	3/6/2024 11:15:13 AM
SCALE	As indicated
JOB #	22-A004

- ASSEMBLY TYPES**
- |   |  |
|---|--|
| WALLS                                       | FLOORS   |
| 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)     | CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)   |
| 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)     | CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)             |
| 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)      | CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)             |
| 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)      | WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)             |
| 1-HR DOUBLE WALL ASSM. (5/A0.13)            | WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)             |
| CONC. WALL PER STRC. (6/A0.13)              | WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)               |
| CONC. RETAINING WALL PER STRC. (7/A0.13)    | WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13) |
| CMU WALL PER STRC. PER STRC. (8/A0.13)      |  |
| 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) |  |

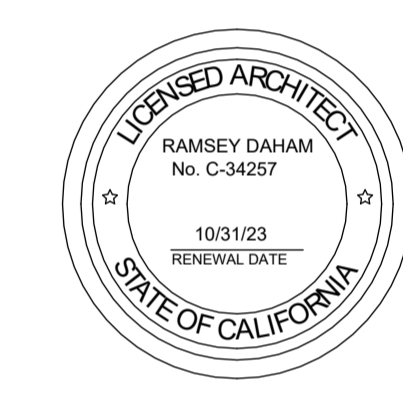
- FLOOR PLAN LEGEND**
- FLOOR TYPE
  - WINDOW TAG (A0.07 - SCHEDULE)
  - DOOR TAG (A0.05 - SCHEDULE)
  - WALL TYPE
  - ELEVATION MARKER
  - PROPERTY LINE
  - ACCESSIBLE ROUTE
  - 1 HR
  - 2 HR
  - SMOKE DETECTOR
  - CARBON MONOXIDE
  - EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
  - NFPA-14 CLASS 1 STANDPIPE
  - ILLUMINATED EXIT SIGN
  - FIRE DEPARTMENT CONNECTION
  - HOSE BIB
  - EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
  - INTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
  - INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
  - INTERIOR WALL (SEE WALL TYPES FOR DETAILS)
- |                            |                           |
|----------------------------|---------------------------|
| <b>MB</b> MASTER BEDROOM   | <b>PWR</b> POWDER ROOM    |
| <b>MBA</b> MASTER BATHROOM | <b>CL</b> CLOSET          |
| <b>BD</b> BEDROOM          | <b>WIC</b> WALK IN CLOSET |
| <b>BA</b> BATHROOM         | <b>LR</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      | <b>HLWY</b> HALLWAY       |

- KEYNOTE LEGEND**
- 1 MAILBOXES  
DETAIL: A0.11C
  - 2 OCCUPANT LOAD SIGN
  - 3 STAIRWAY IDENTIFICATION SIGN
  - 4 FLOOR LANDING NUMBER (4/A0.16)
  - 5 SHORT TERM BICYCLE PARKING  
SPEC: A0.04D, DETAIL: 1/A0.10C
  - 6 LONG TERM BICYCLE PARKING  
(ARRANGED IN A VERTICALLY STAGGERED LAYOUT)  
SPEC: A0.04D, DETAIL: 7/A0.10C
  - 7 LONG TERM BICYCLE PARKING LOCKERS  
(TWO UNIT STACKED BIKE LOCKERS)  
SPEC: A0.04D, DETAIL: 2/A0.10C
  - 8 MEDICAL SERVICES SYMBOL (5/A0.16)
  - 9 STONE COUNTERTOP
  - 10 SMART THERMOSTAT
  - 11 ELEVATOR SMOKE CONTAINMENT CURTAIN  
SPEC: A0.04D, EVALUATION REPORT: A0.04D



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Revision Schedule

Revision Number	Revision Date

**PROPOSED PLANS**

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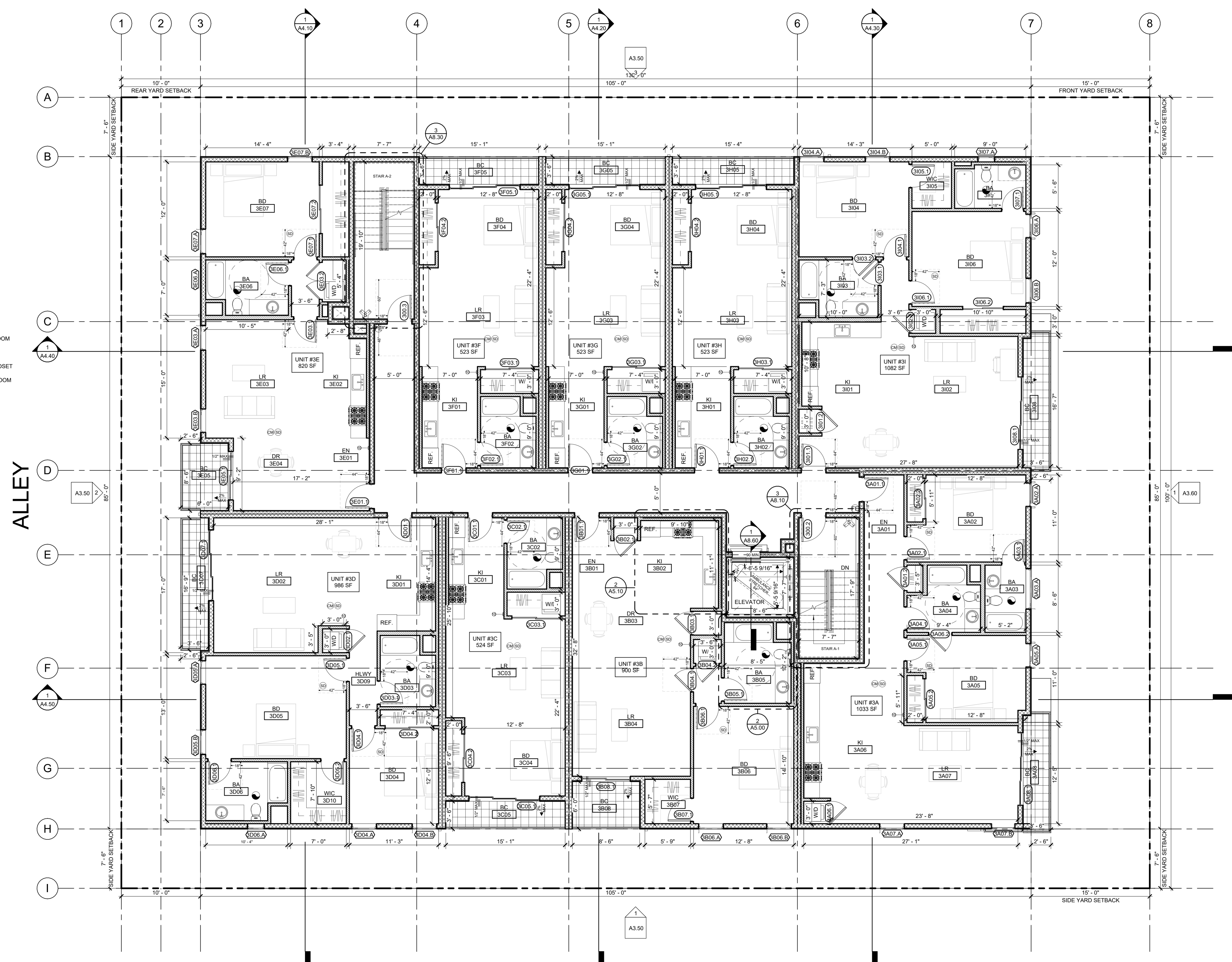
**SCALE** As indicated

**JOB #** 22-A004

- ASSEMBLY TYPES**
- |   |  |
|---|--|
| <b>WALLS</b>                                | <b>FLOORS</b>  |
| 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)     | CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)   |
| 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)     | CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)             |
| 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)      | CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)             |
| 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)      | WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)             |
| 1-HR DOUBLE WALL ASSM. (5/A0.13)            | WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)             |
| CONC. WALL PER STRC. (6/A0.13)              | WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)               |
| CONC. RETAINING WALL PER STRC. (7/A0.13)    | WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13) |
| CMU WALL PER STRC. PER STRC. (8/A0.13)      |  |
| 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) |  |

- FLOOR PLAN LEGEND**
- FLOOR TYPE
  - WINDOW TAG (A0.07 - SCHEDULE)
  - DOOR TAG (A0.05 - SCHEDULE)
  - WALL TYPE
  - ELEVATION MARKER
  - PROPERTY LINE
  - ACCESSIBLE ROUTE
  - 1 HR
  - 2 HR
  - SMOKE DETECTOR
  - CARBON MONOXIDE
  - EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
  - NFPA - 14 CLASS - 1 STANDPIPE
  - ILLUMINATED EXIT SIGN
  - FIRE DEPARTMENT CONNECTION
  - HOSE BIB
  - EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
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  - INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
  - INTERIOR WALL (SEE WALL TYPES FOR DETAILS)
- |                            |                           |
|----------------------------|---------------------------|
| <b>MB</b> MASTER BEDROOM   | <b>PWR</b> POWDER ROOM    |
| <b>MBA</b> MASTER BATHROOM | <b>CL</b> CLOSET          |
| <b>BD</b> BEDROOM          | <b>WIC</b> WALK IN CLOSET |
| <b>BA</b> BATHROOM         | <b>LR</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      | <b>HLWY</b> HALLWAY       |

- KEYNOTE LEGEND**
- 1 MAILBOXES DETAIL: A0.11C
  - 2 OCCUPANT LOAD SIGN
  - 3 STAIRWAY IDENTIFICATION SIGN
  - 4 FLOOR LANDING NUMBER (4/A0.16)
  - 5 SHORT TERM BICYCLE PARKING SPEC: A0.04D, DETAIL: 1/A0.10C
  - 6 LONG TERM BICYCLE PARKING (ARRANGED IN A VERTICALLY STAGGERED LAYOUT) SPEC: A0.04D, DETAIL: 7/A0.10C
  - 7 LONG TERM BICYCLE PARKING LOCKERS (TWO UNIT STACKED BIKE LOCKERS) SPEC: A0.04D, DETAIL: 2/A0.10C
  - 8 MEDICAL SERVICES SYMBOL (5/A0.16)
  - 9 STONE COUNTERTOP
  - 10 SMART THERMOSTAT
  - 11
  - 12 ELEVATOR SMOKE CONTAINMENT CURTAIN SPEC: A0.04D, EVALUATION REPORT: A0.04D



WARING AVE.



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**PROPOSED PLANS**

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**DATE** 3/6/2024 11:04:54 AM

**SCALE** As indicated

**JOB #** 22-A004

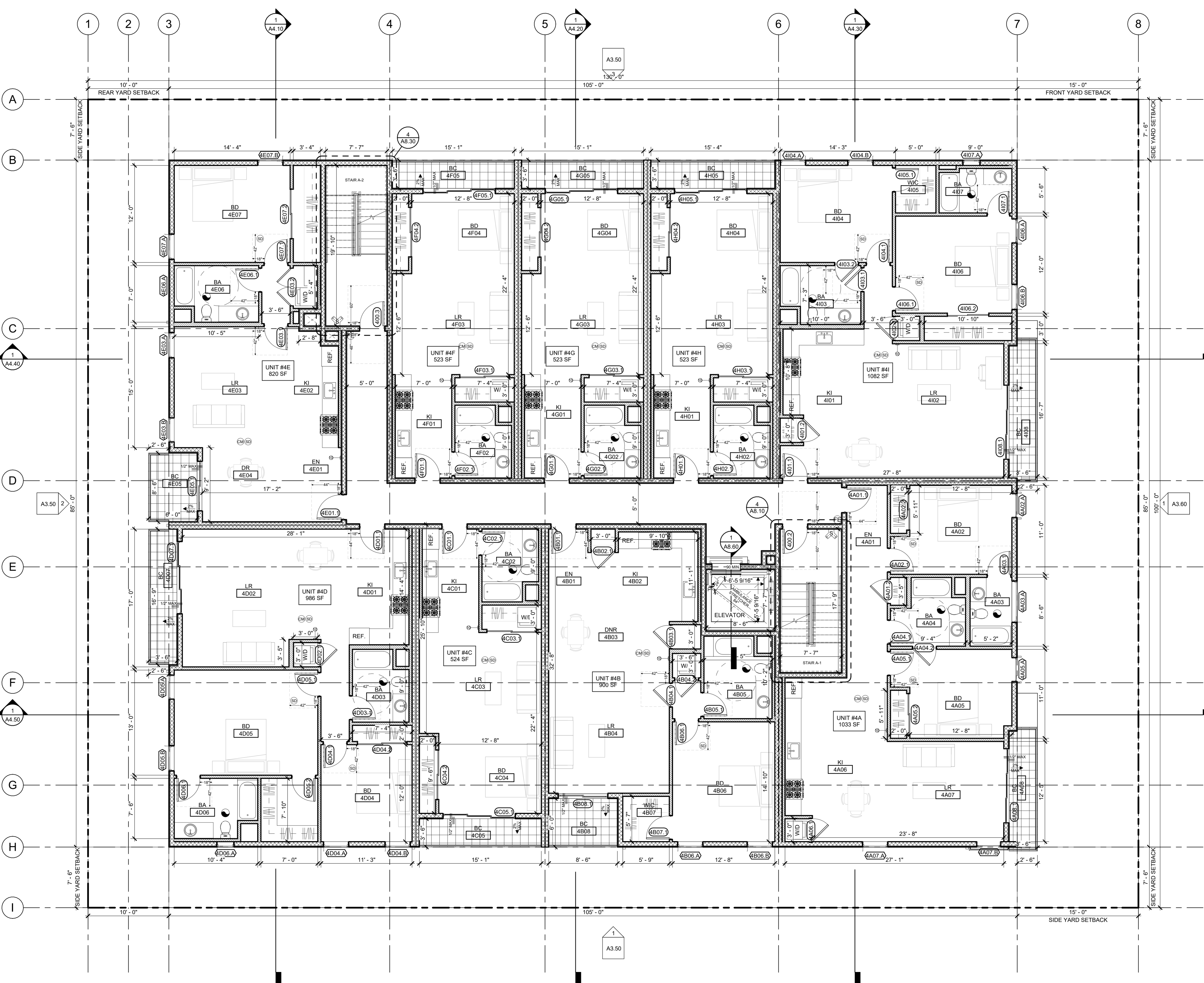
ASSEMBLY TYPES	
WALLS	FLOORS
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CMU WALL PER STRC. PER STRC. (8/A0.13)	
2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)	

FLOOR PLAN LEGEND	
	FLOOR TYPE
	WINDOW TAG (A0.07 - SCHEDULE)
	DOOR TAG (A0.05 - SCHEDULE)
	WALL TYPE
	ELEVATION MARKER
	PROPERTY LINE
	ACCESSIBLE ROUTE
	1 HR
	2 HR
	SMOKE DETECTOR
	CARBON MONOXIDE
	EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
	NFPA-14 CLASS-1 STANDPIPE
	ILLUMINATED EXIT SIGN
	FIRE DEPARTMENT CONNECTION
	HOSE BIB
	EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
	INTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
	INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
	INTERIOR WALL (SEE WALL TYPES FOR DETAILS)

<b>MB</b>	MASTER BEDROOM	<b>PWR</b>	POWDER ROOM
<b>MBA</b>	MASTER BATHROOM	<b>CL</b>	CLOSET
<b>BD</b>	BEDROOM	<b>WIC</b>	WALK IN CLOSET
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<b>DR</b>	DINING ROOM	<b>HLWY</b>	HALLWAY

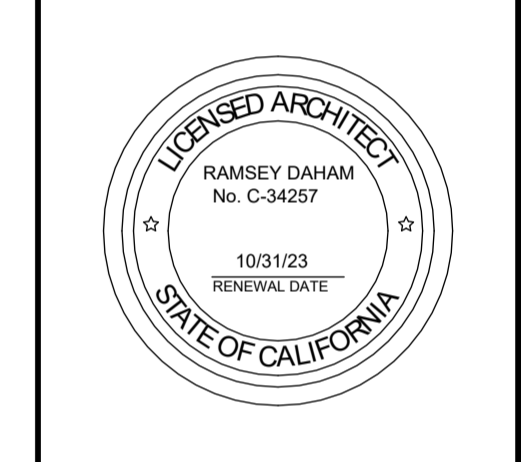
KEYNOTE LEGEND	
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7	LONG TERM BICYCLE PARKING LOCKERS (TWO UNIT STACKED BIKE LOCKERS) SPEC: A0.04D, DETAIL: 2/A0.10C
8	MEDICAL SERVICES SYMBOL (5/A0.16)
9	STONE COUNTERTOP
10	SMART THERMOSTAT
11	
12	ELEVATOR SMOKE CONTAINMENT CURTAIN SPEC: A0.04D, EVALUATION REPORT: A0.04D

ALLEY



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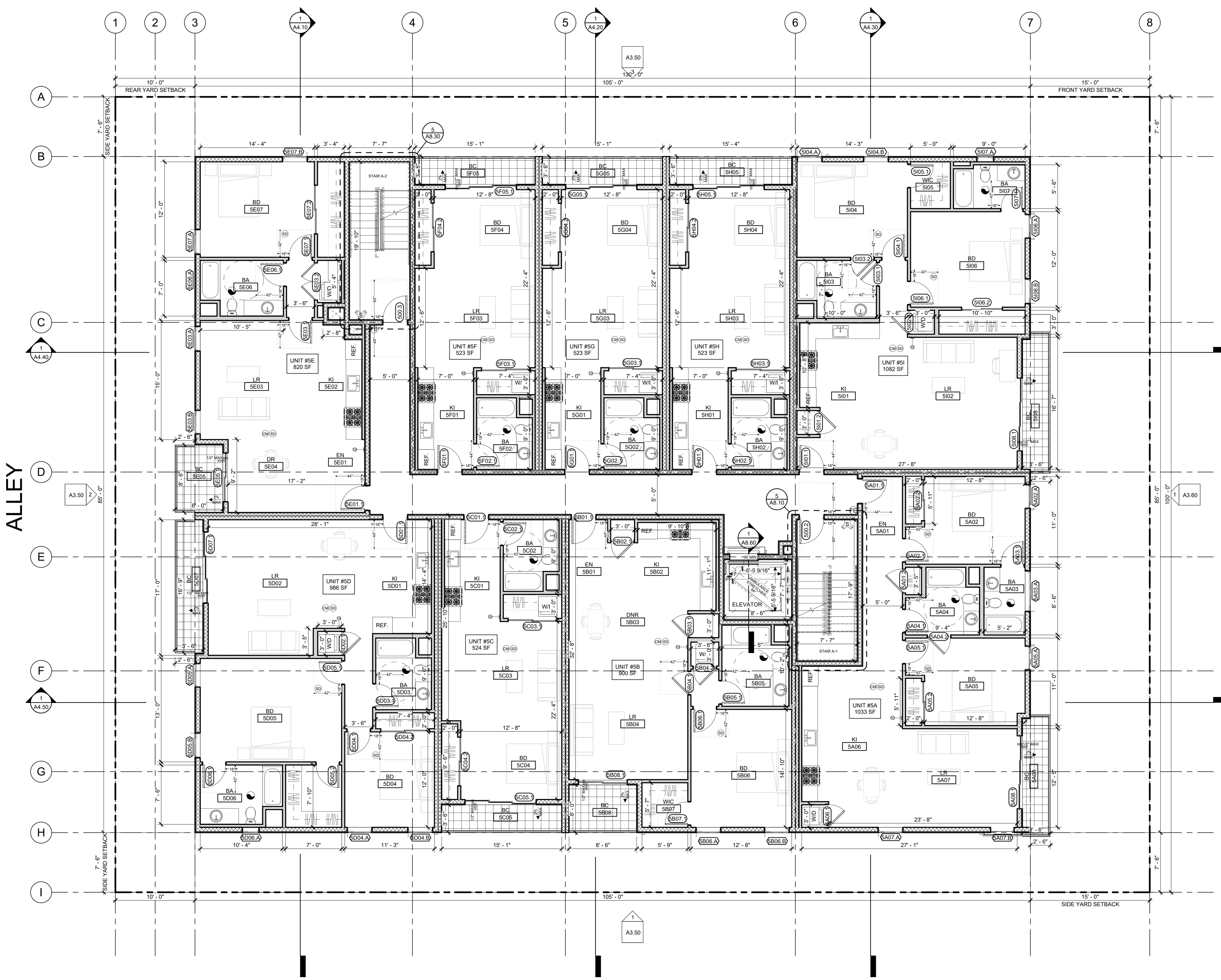
PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:04:59 AM
SCALE	As indicated
JOB #	22-A004

- ASSEMBLY TYPES**
- |   |  |
|---|--|
| <b>WALLS</b>                                | <b>FLOORS</b>  |
| 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)     | CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)   |
| 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)     | CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)             |
| 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)      | CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)             |
| 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)      | WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)             |
| 1-HR DOUBLE WALL ASSM. (5/A0.13)            | WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)             |
| CONC. WALL PER STRC. (6/A0.13)              | WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)               |
| CONC. RETAINING WALL PER STRC. (7/A0.13)    | WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13) |
| CMU WALL PER STRC. PER STRC. (8/A0.13)      |  |
| 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) |  |

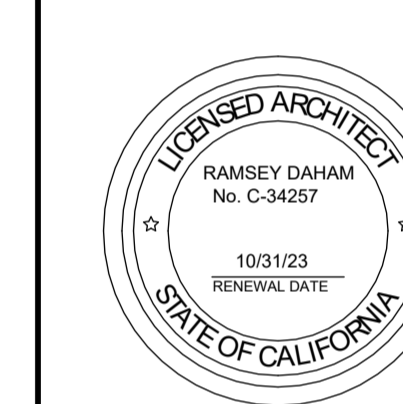
- FLOOR PLAN LEGEND**
- FLOOR TYPE
  - WINDOW TAG (A0.07 - SCHEDULE)
  - DOOR TAG (A0.05 - SCHEDULE)
  - WALL TYPE
  - ELEVATION MARKER
  - PROPERTY LINE
  - ACCESSIBLE ROUTE
  - 1 HR
  - 2 HR
  - SMOKE DETECTOR
  - CARBON MONOXIDE
  - EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
  - NFPA - 14 CLASS - 1 STANDPIPE
  - ILLUMINATED EXIT SIGN
  - FIRE DEPARTMENT CONNECTION
  - HOSE BIB
  - EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
  - INTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
  - INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
  - INTERIOR WALL (SEE WALL TYPES FOR DETAILS)
- |                            |                           |
|----------------------------|---------------------------|
| <b>MB</b> MASTER BEDROOM   | <b>PWR</b> POWDER ROOM    |
| <b>MBA</b> MASTER BATHROOM | <b>CL</b> CLOSET          |
| <b>BD</b> BEDROOM          | <b>WIC</b> WALK IN CLOSET |
| <b>BA</b> BATHROOM         | <b>LR</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      | <b>HLWY</b> HALLWAY       |

- KEYNOTE LEGEND**
- 1 MAILBOXES  
DETAIL: A0.11C
  - 2 OCCUPANT LOAD SIGN
  - 3 STAIRWAY IDENTIFICATION SIGN
  - 4 FLOOR LANDING NUMBER (4/A0.16)
  - 5 SHORT TERM BICYCLE PARKING  
SPEC: A0.04D, DETAIL: 1/A0.10C
  - 6 LONG TERM BICYCLE PARKING  
(ARRANGED IN A VERTICALLY STAGGERED LAYOUT)  
SPEC: A0.04D, DETAIL: 7/A0.10C
  - 7 LONG TERM BICYCLE PARKING LOCKERS  
(TWO UNIT STACKED BIKE LOCKERS)  
SPEC: A0.04D, DETAIL: 2/A0.10C
  - 8 MEDICAL SERVICES SYMBOL (5/A0.16)
  - 9 STONE COUNTERTOP
  - 10 SMART THERMOSTAT
  - 11
  - 12 ELEVATOR SMOKE CONTAINMENT CURTAIN  
SPEC: A0.04D, EVALUATION REPORT: A0.04D



WARING AVE.

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5720 - 5728 WARING AVE.  
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Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN CR  
 CHECKED PNK  
 DATE 3/6/2024 11:05:05 AM  
 SCALE As indicated  
 JOB # 22-A004

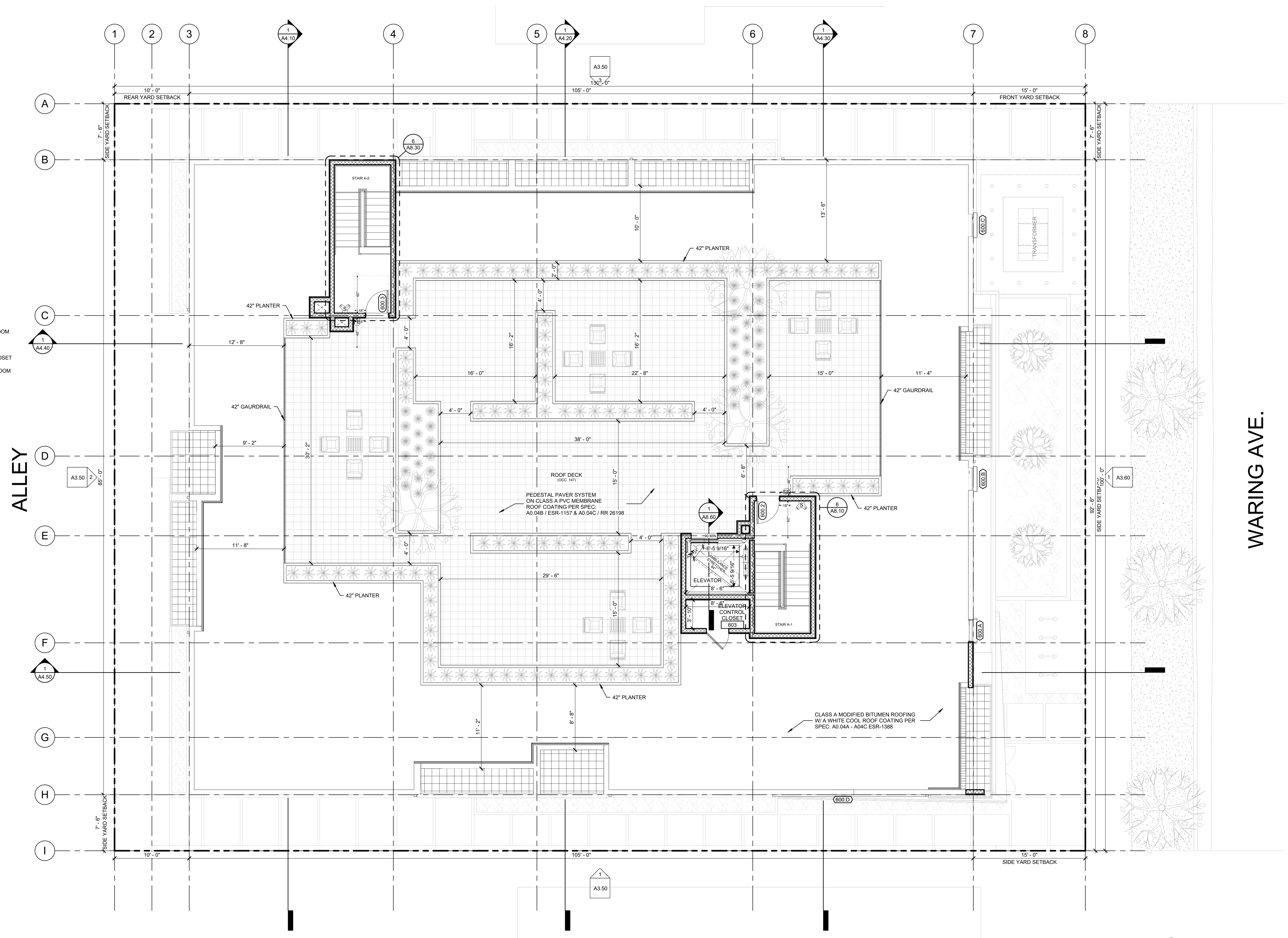


- ASSEMBLY TYPES**
- |   |  |
|---|--|
| WALLS                                       | FLOORS   |
| 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)     | CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)   |
| 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)     | CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)             |
| 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)      | CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)             |
| 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)      | WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)             |
| 1-HR DOUBLE WALL ASSM. (5/A0.13)            | WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)             |
| CONC. WALL PER STRC. (6/A0.13)              | WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)               |
| CONC. RETAINING WALL PER STRC. (7/A0.13)    | WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13) |
| CMU WALL PER STRC. PER STRC. (8/A0.13)      |  |
| 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) |  |

- FLOOR PLAN LEGEND**
- |  |  |
|--|--|
| FLOOR TYPE   | WINDOW TAG (A0.07 - SCHEDULE)                              |
| DOOR TAG (A0.05 - SCHEDULE)                                      | WALL TYPE  |
| ELEVATION MARKER   | PROPERTY LINE  |
| ACCESSIBLE ROUTE   | ACCESSIBLE ROUTE   |
| 1 HR   | 2 HR   |
| SMOKE DETECTOR   | CARBON MONOXIDE  |
| EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR) | NFPA - 14 CLASS - I STANDPIPE                              |
| ILLUMINATED EXIT SIGN  | FIRE DEPARTMENT CONNECTION                                 |
| FDC  | HOSE BIB   |
| EXTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)       | INTERIOR WALL 2-HR FIRE RATED (SEE WALL TYPES FOR DETAILS) |
| INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)       | INTERIOR WALL (SEE WALL TYPES FOR DETAILS)                 |

- |     |                 |      |                |
|-----|-----------------|------|----------------|
| MB  | MASTER BEDROOM  | PWR  | POWDER ROOM    |
| MBA | MASTER BATHROOM | CL   | CLOSET         |
| BD  | BEDROOM         | WIC  | WALK IN CLOSET |
| BA  | BATHROOM        | LR   | LAUNDRY ROOM   |
| LR  | LIVING ROOM     | BC   | BALCONY        |
| KI  | KITCHEN         | EN   | ENTRY          |
| DR  | DINING ROOM     | HLWY | HALLWAY        |

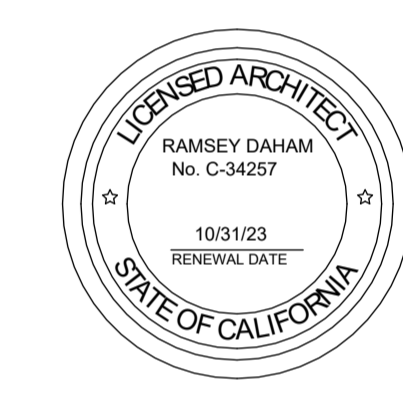
- KEYNOTE LEGEND**
- |    |  |
|----|--|
| 1  | MAILBOXES<br>DETAIL: A0.11C  |
| 2  | OCCUPANT LOAD SIGN   |
| 3  | STAIRWAY IDENTIFICATION SIGN   |
| 4  | FLOOR LANDING NUMBER (4/A0.16)   |
| 5  | SHORT TERM BICYCLE PARKING<br>SPEC: A0.04D, DETAIL: 1/A0.10C   |
| 6  | LONG TERM BICYCLE PARKING<br>(ARRANGED IN A VERTICALLY STAGGERED LAYOUT)<br>SPEC: A0.04D, DETAIL: 7/A0.10C |
| 7  | LONG TERM BICYCLE PARKING LOCKERS<br>(TWO UNIT STACKED BIKE LOCKERS)<br>SPEC: A0.04D, DETAIL: 2/A0.10C     |
| 8  | MEDICAL SERVICES SYMBOL (5/A0.16)  |
| 9  | STONE COUNTERTOP   |
| 10 | SMART THERMOSTAT   |
| 11 |  |
| 12 | ELEVATOR SMOKE CONTAINMENT CURTAIN<br>SPEC: A0.04D, EVALUATION REPORT: A0.04D                              |



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Revision Schedule	
Revision Number	Revision Date

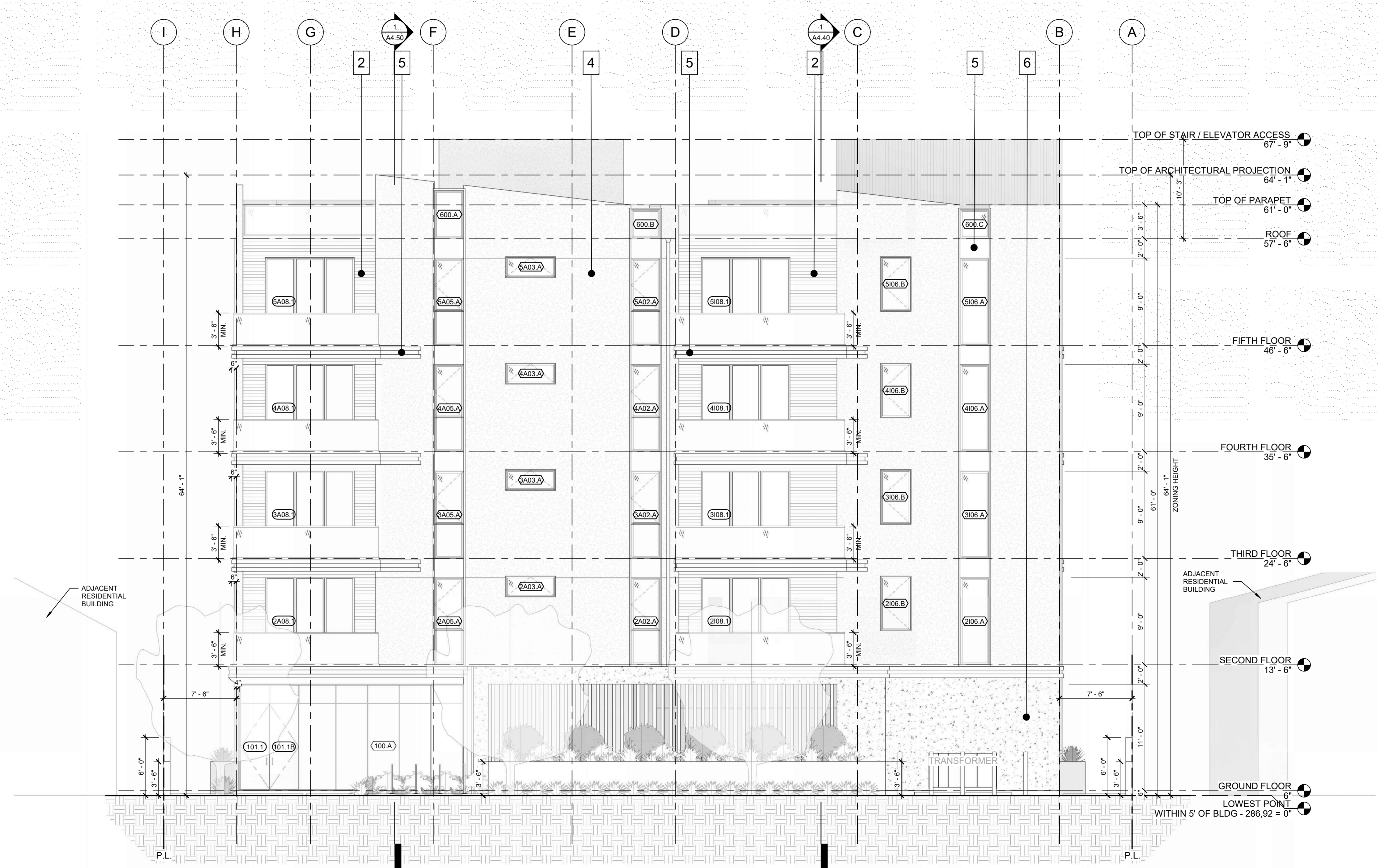
PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	3/6/2024 11:05:10 AM
SCALE	As indicated
JOB #	22-A004

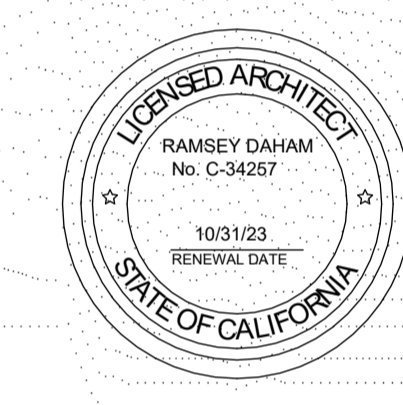
A2.60

TAG		ELEVATION LEGEND	
②	CEDAR T+G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT)	---	PROPERTY LINE (PL)
③	BLACK METAL STANDING SEAM	- - -	1 HR
④	STUCCO (LIGHT GRAY)	- - -	2 HR
⑤	BLACK METAL FLASHING	XXXX	WINDOW TAG
⑥	CONCRETE	XXXX	DOOR TAG
		X'X'	ELEVATION MARKER

**NOTE:**  
 1. PROVIDE ANTI-GRAFFITI FINISHES AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306  
 2. DOWNSPOUT(S) DISCHARGING INTO BMPs.  
 3. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP #1. SEE C-5.



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Revision Number	Revision Date

**ELEVATIONS**

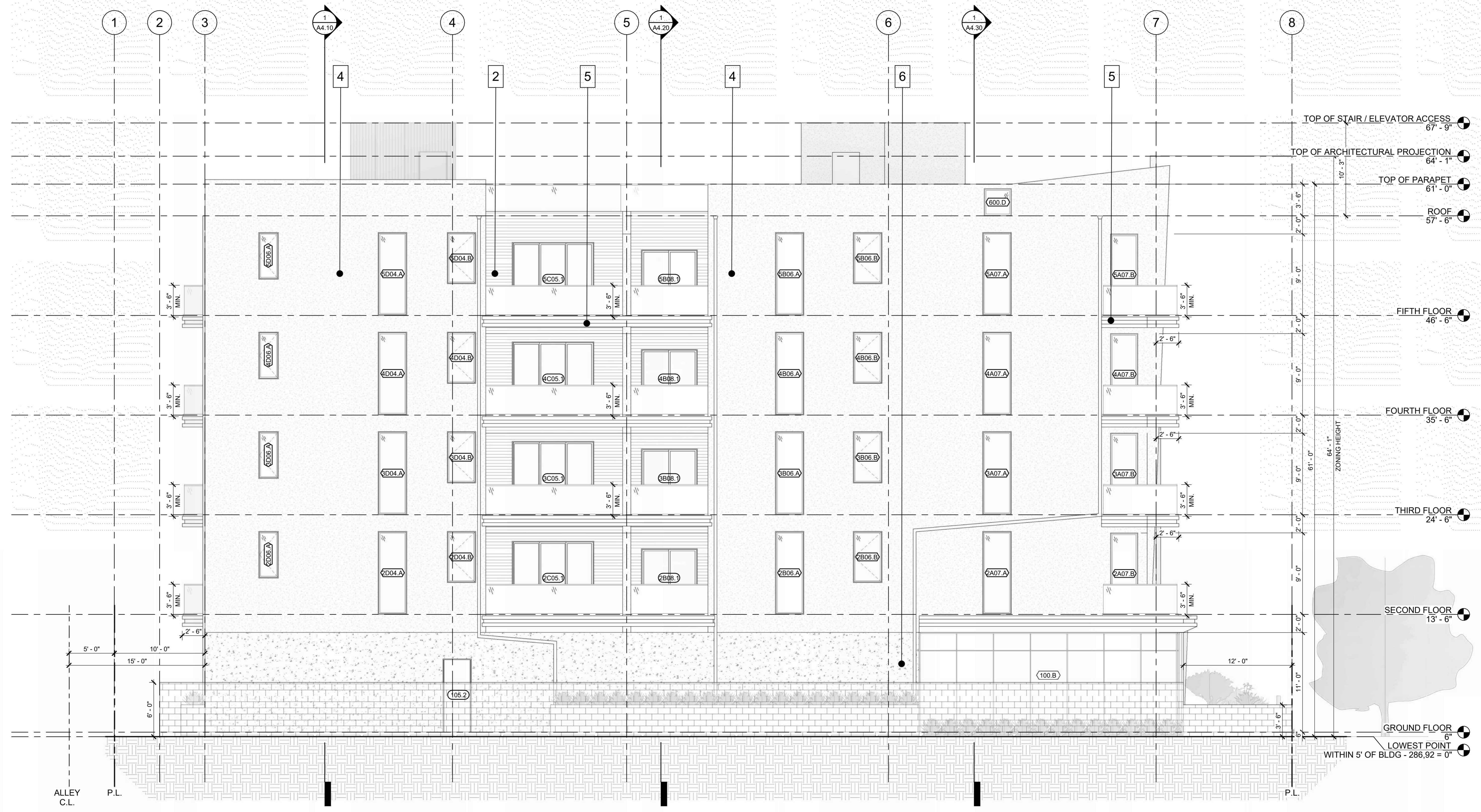
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SCALE	As indicated
JOB #	22-A004

A3.10

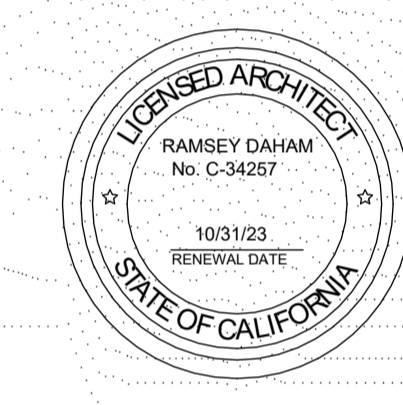
NORTH ELEVATION  
 3/16" = 1'-0"

TAG		ELEVATION LEGEND	
②	CEDAR T-G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT)	---	PROPERTY LINE (PL)
③	BLACK METAL STANDING SEAM	- - -	1 HR
④	STUCCO (LIGHT GRAY)	- - -	2 HR
⑤	BLACK METAL FLASHING	XXXX	WINDOW TAG
⑥	CONCRETE	XXXX	DOOR TAG
		X'X'	ELEVATION MARKER

**NOTE:**  
 1. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306  
 2. DOWNSPOUT(S) DISCHARGING INTO BMPs.  
 3. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP #1. SEE C-5.



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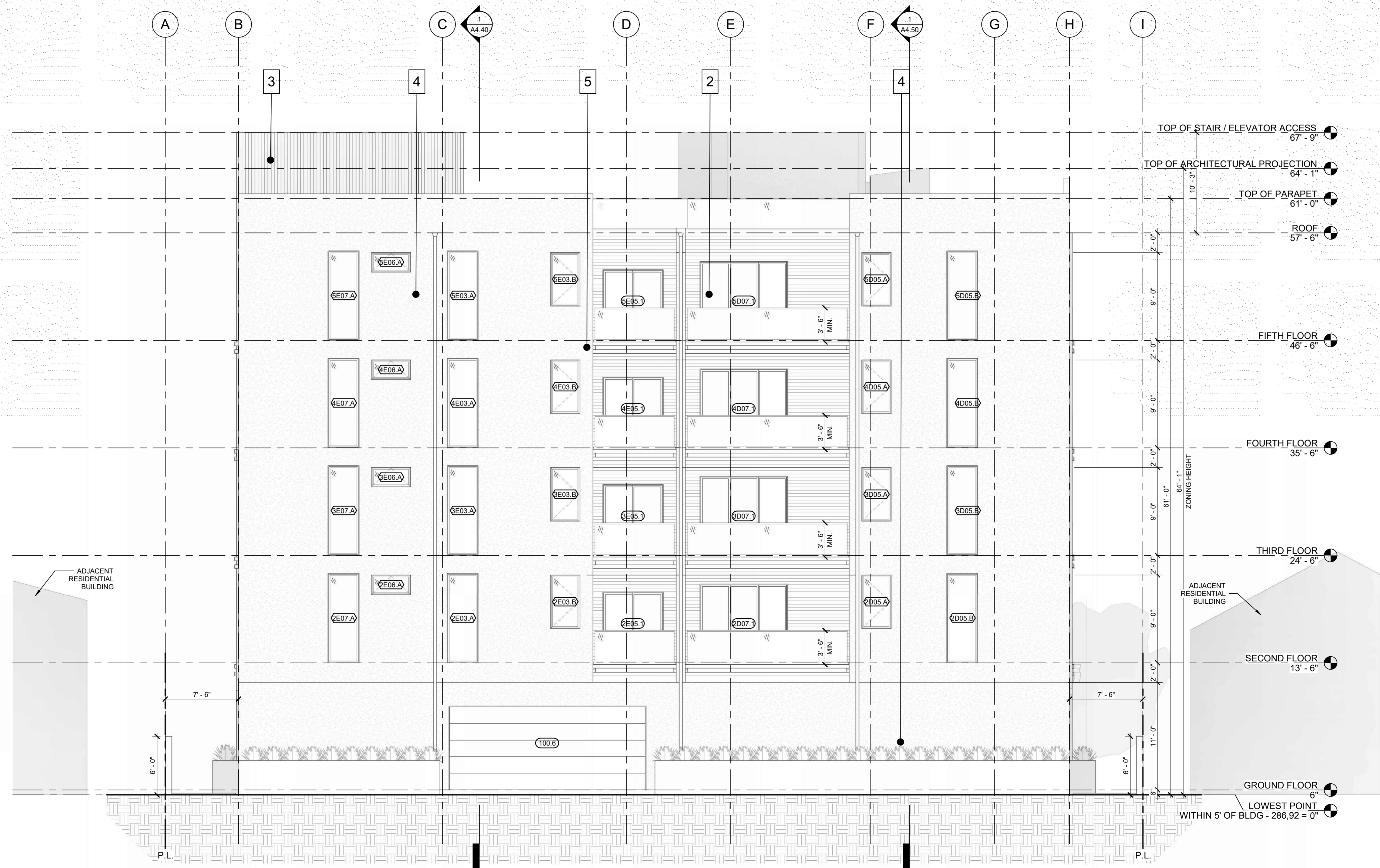
Revision Schedule	
Revision Number	Revision Date

ELEVATIONS	
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CHECKED	PNK
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SCALE	As indicated
JOB #	22-A004

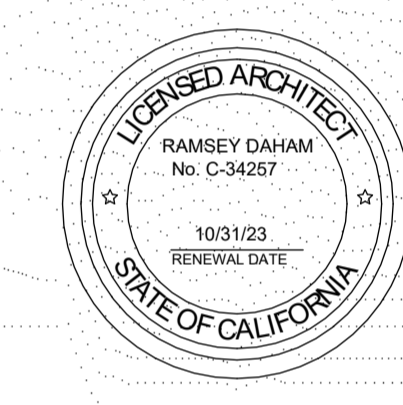
A3.20  
 EAST ELEVATION  
 3/16" = 1'-0"

TAG		ELEVATION LEGEND	
②	CEDAR T-G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT)	---	PROPERTY LINE (PL)
③	BLACK METAL STANDING SEAM	---	1 HR
④	STUCCO (LIGHT GRAY)	---	2 HR
⑤	BLACK METAL FLASHING	XXX	WINDOW TAG
⑥	CONCRETE	XXX	DOOR TAG
		⊙	ELEVATION MARKER

**NOTE:**  
 1. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306  
 2. DOWNSPOUT(S) DISCHARGING INTO BMPs.  
 3. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP #1. SEE C-5.



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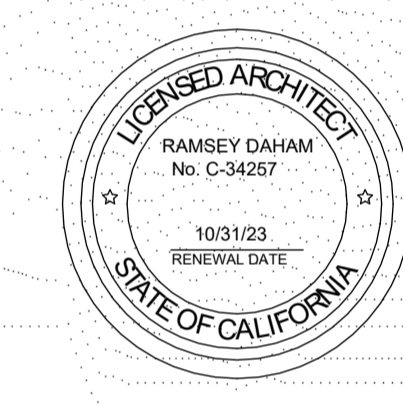
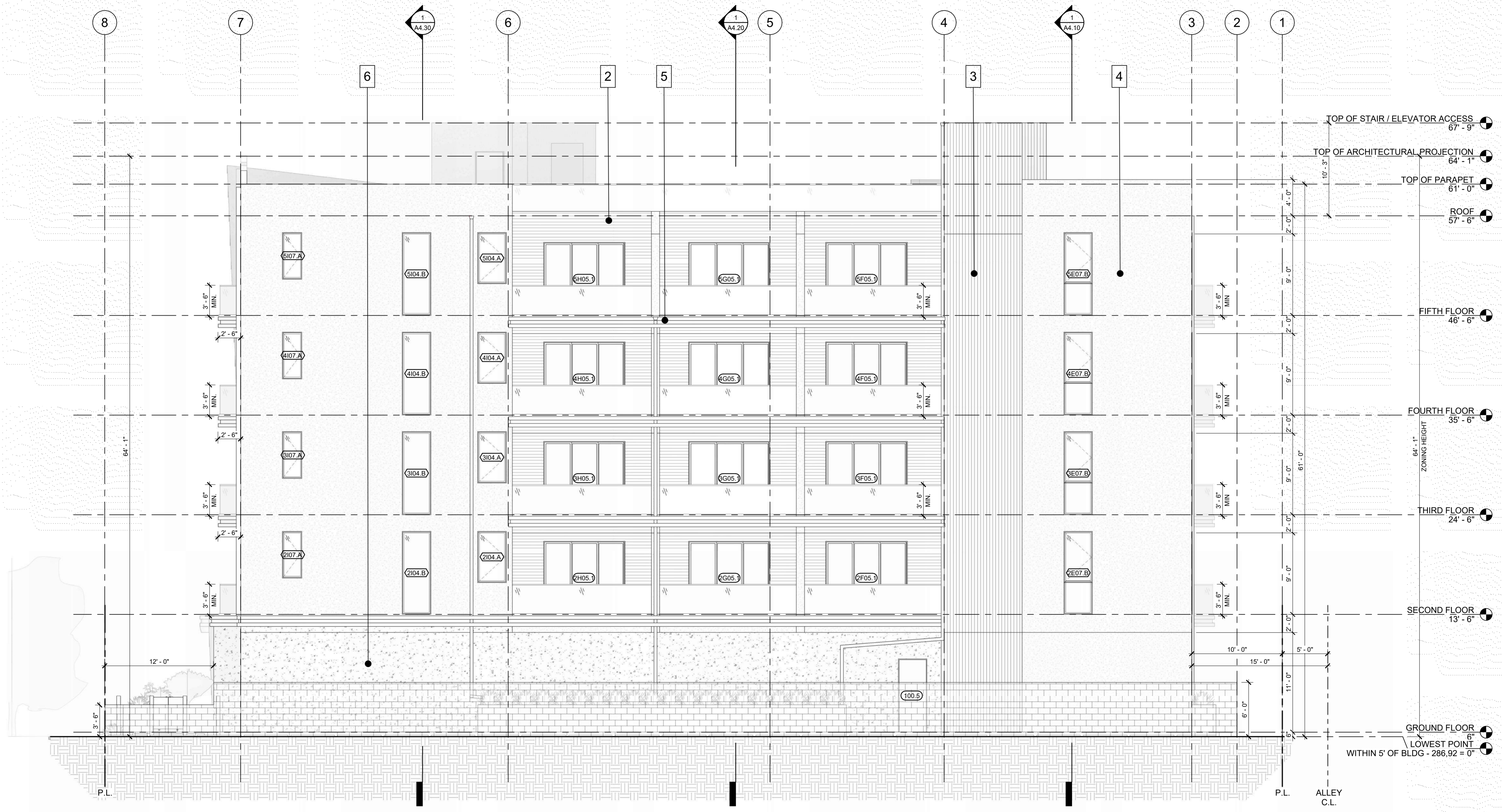
5720 - 5728 WARING AVE.  
 LOS ANGELES, CA 90038

Revision Schedule	
Revision Number	Revision Date

ELEVATIONS	
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<b>CHECKED</b>	PNK
<b>DATE</b>	3/6/2024 11:06:11 AM
<b>SCALE</b>	As indicated
<b>JOB #</b>	22-A004

TAG		ELEVATION LEGEND	
②	CEDAR T-G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT)	---	PROPERTY LINE (PL)
③	BLACK METAL STANDING SEAM	- - -	1 HR
④	STUCCO (LIGHT GRAY)	- - -	2 HR
⑤	BLACK METAL FLASHING	XXXX	WINDOW TAG
⑥	CONCRETE	XXXX	DOOR TAG
		○	ELEVATION MARKER

**NOTE:**  
 1. PROVIDE ANTI-GRAFITI FINISHE AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306  
 2. DOWNSPOUT(S) DISCHARGING INTO BMPs.  
 3. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP #1. SEE C-5.



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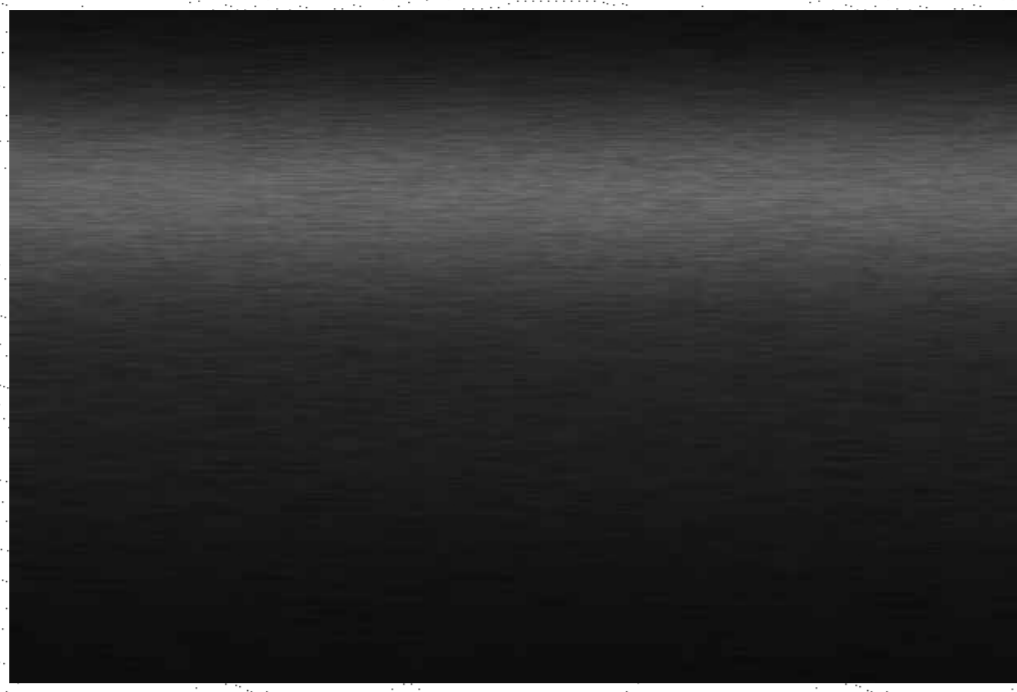
Revision Schedule	
Revision Number	Revision Date

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CHECKED	PNK
DATE	3/6/2024 11:06:39 AM
SCALE	As indicated
JOB #	22-A004



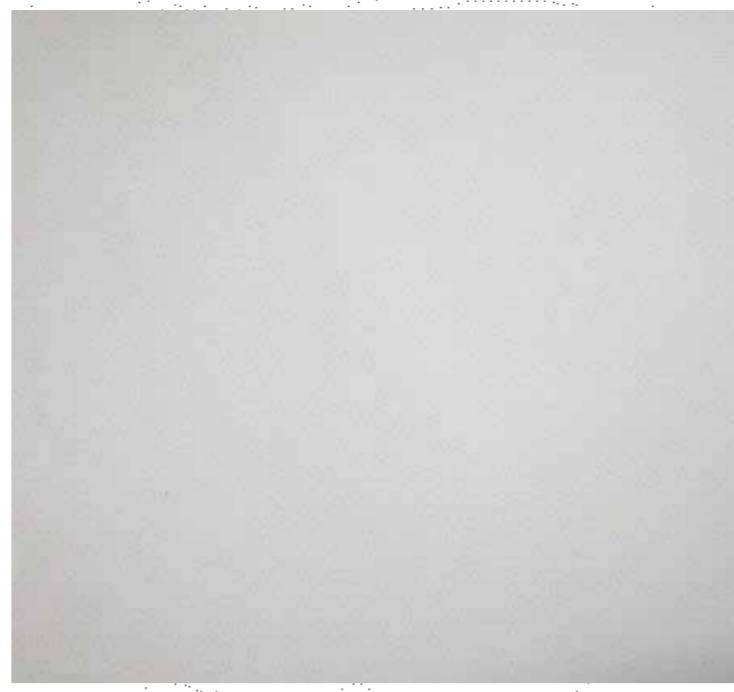
- MANUFACTURER:  
- COLOR: GRAY

CONCRETE | 6



- MANUFACTURER:  
- COLOR: LIGHT GRAY

METAL FLASHING | 8



- MANUFACTURER: OMEGA OR SIMILAR  
- COLOR: WHITE  
- TEXTURE: SMOOTH

COLORTEK SMOOTHCOAT EXTERIOR STUCCO | 4



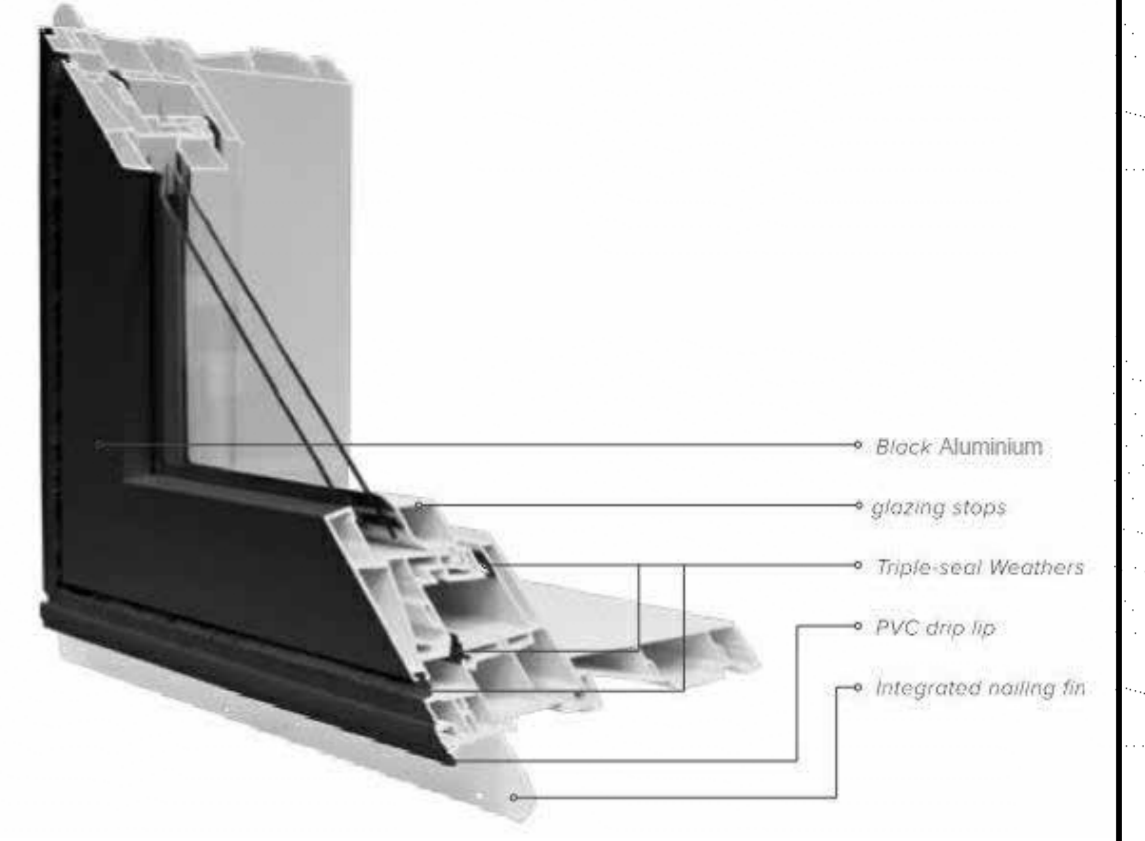
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- PROFILE:  
- COLOR: BLACK

METAL STANDING SEAM | 3



- COLOR: CLEAR VERTICAL GRAIN WITH CLEAR COAT  
- ORIENTATION: HORIZONTAL

CEDAR T+G 1x6 | 2



- MANUFACTURER: ALL WEATHER WINDOWS & DOORS  
- COLOR: BLACK  
- TYPE: ARCHITECTURAL ALUMINUM (SERIES 6000)

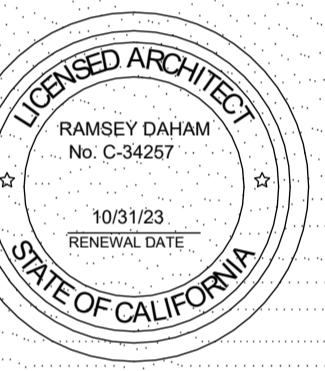
EXTERIOR WINDOWS / DOORS | 1



- SITE PLAN 70'-0"
- TOP OF STAIR / ELEVATOR ACCESS 67'-9"
- TOP OF ARCHITECTURAL PROJECTION 64'-1"
- TOP OF PARAPET 61'-0"
- ROOF 57'-6"
- FIFTH FLOOR 46'-6"
- FOURTH FLOOR 35'-6"
- THIRD FLOOR 24'-6"
- SECOND FLOOR 13'-8"
- GROUND FLOOR 6"
- LOWEST POINT WITHIN 5' OF BLDG - 286.92 = 0"

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Revision Schedule	
Revision Number	Revision Date

ELEVATIONS  
COLOR

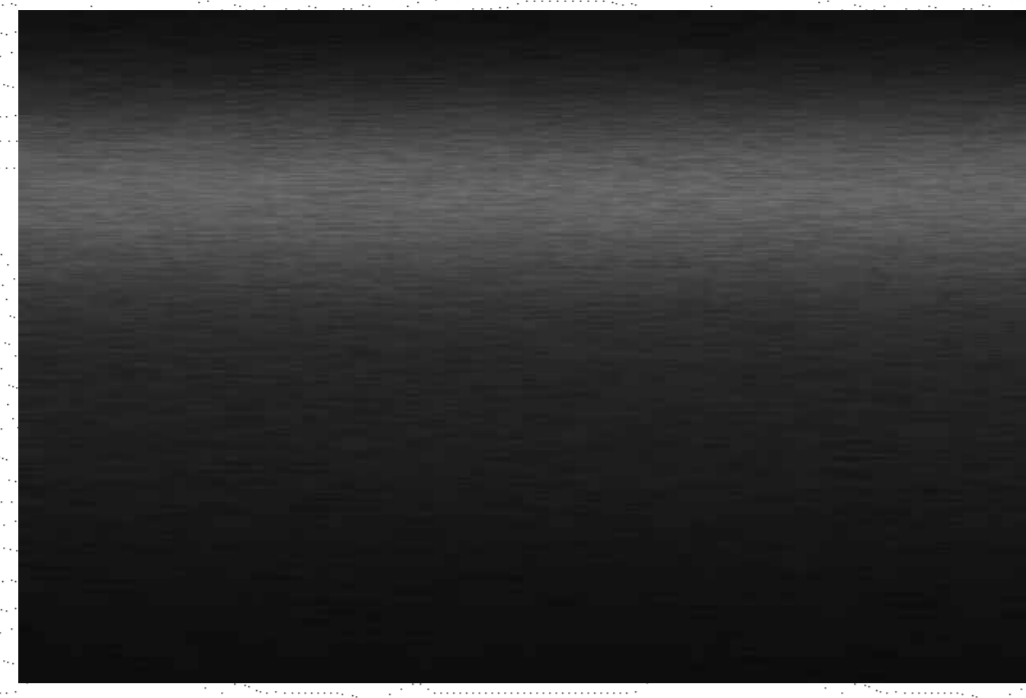
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SCALE	As indicated
JOB #	22-A004

A3.60



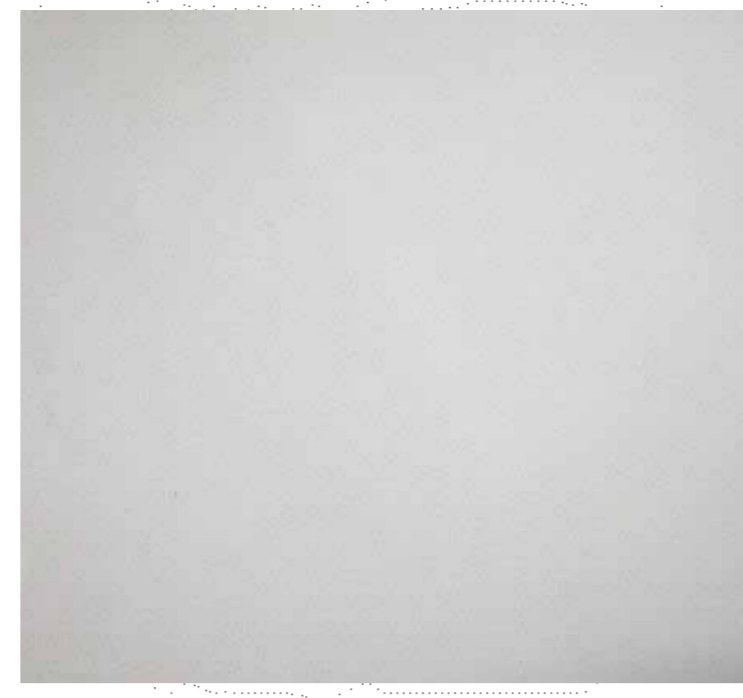
-MANUFACTURER  
-COLOR: GRAY

CONCRETE 6



-MANUFACTURER  
-COLOR: LIGHT GRAY

METAL FLASHING 8



-MANUFACTURER: OMEGA OR SIMILAR  
-COLOR: WHITE  
-TEXTURE: SMOOTH

COLORTEK SMOOTHCOAT EXTERIOR STUCCO 4



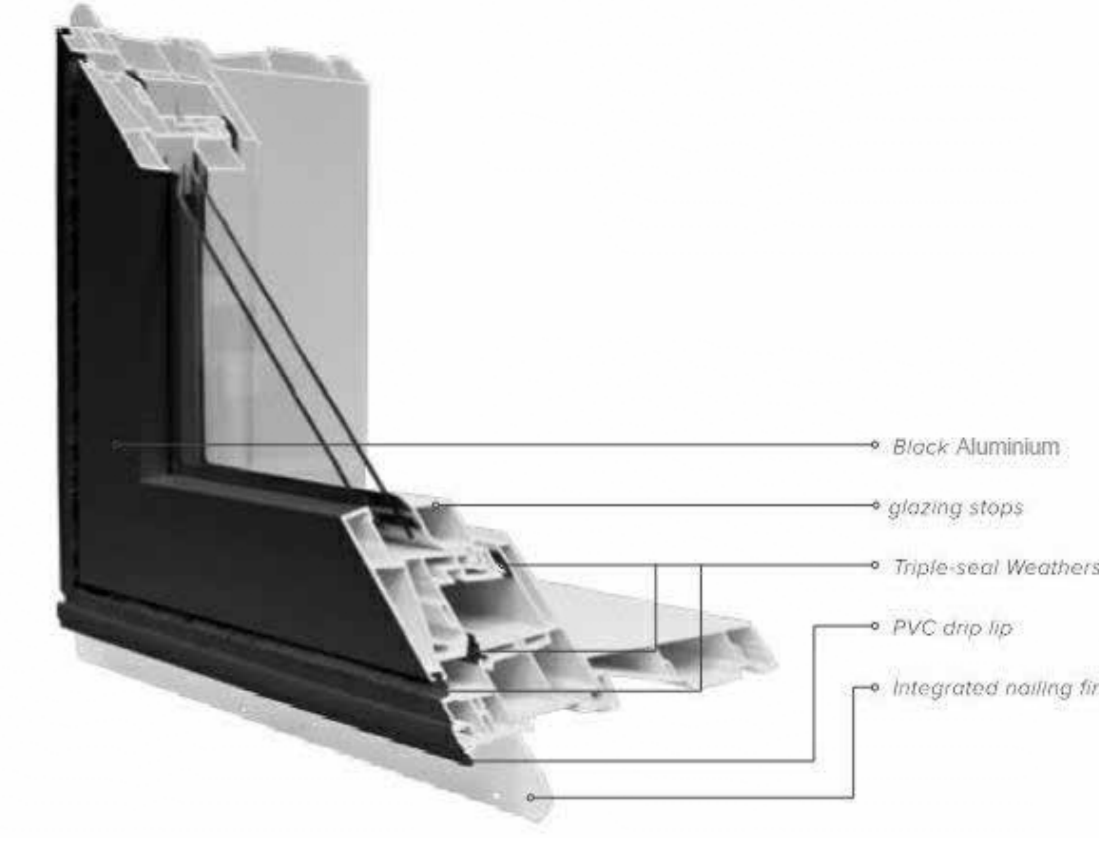
-MANUFACTURER:  
-PROFILE:  
-COLOR: BLACK

METAL STANDING SEAM 3



-COLOR: CLEAR VERTICAL GRAIN WITH CLEAR COAT  
-ORIENTATION: HORIZONTAL

CEDAR T+G 1x6 2



-MANUFACTURER: ALL WEATHER WINDOWS & DOORS  
-COLOR: BLACK  
-TYPE: ARCHITECTURAL ALUMINUM (SERIES 9000)

EXTERIOR WINDOWS / DOORS 1



TOP OF STAIR / ELEVATOR ACCESS 67'-9"

TOP OF ARCHITECTURAL PROJECTION 64'-1"

TOP OF PARAPET 61'-0"

ROOF 57'-6"

FIFTH FLOOR 46'-6"

FOURTH FLOOR 35'-6"

THIRD FLOOR 24'-6"

SECOND FLOOR 13'-6"

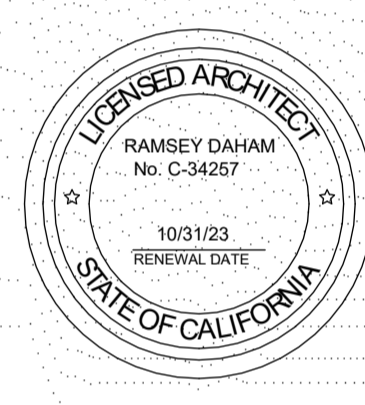
GROUND FLOOR 6'

LOWEST POINT WITHIN 5' OF BLDG - 286.92 = 0"

6'-0" ZONING HEIGHT

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5720 - 5728 WARING AVE.  
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Revision Schedule	
Revision Number	Revision Date

ELEVATIONS COLOR

DRAWN JS

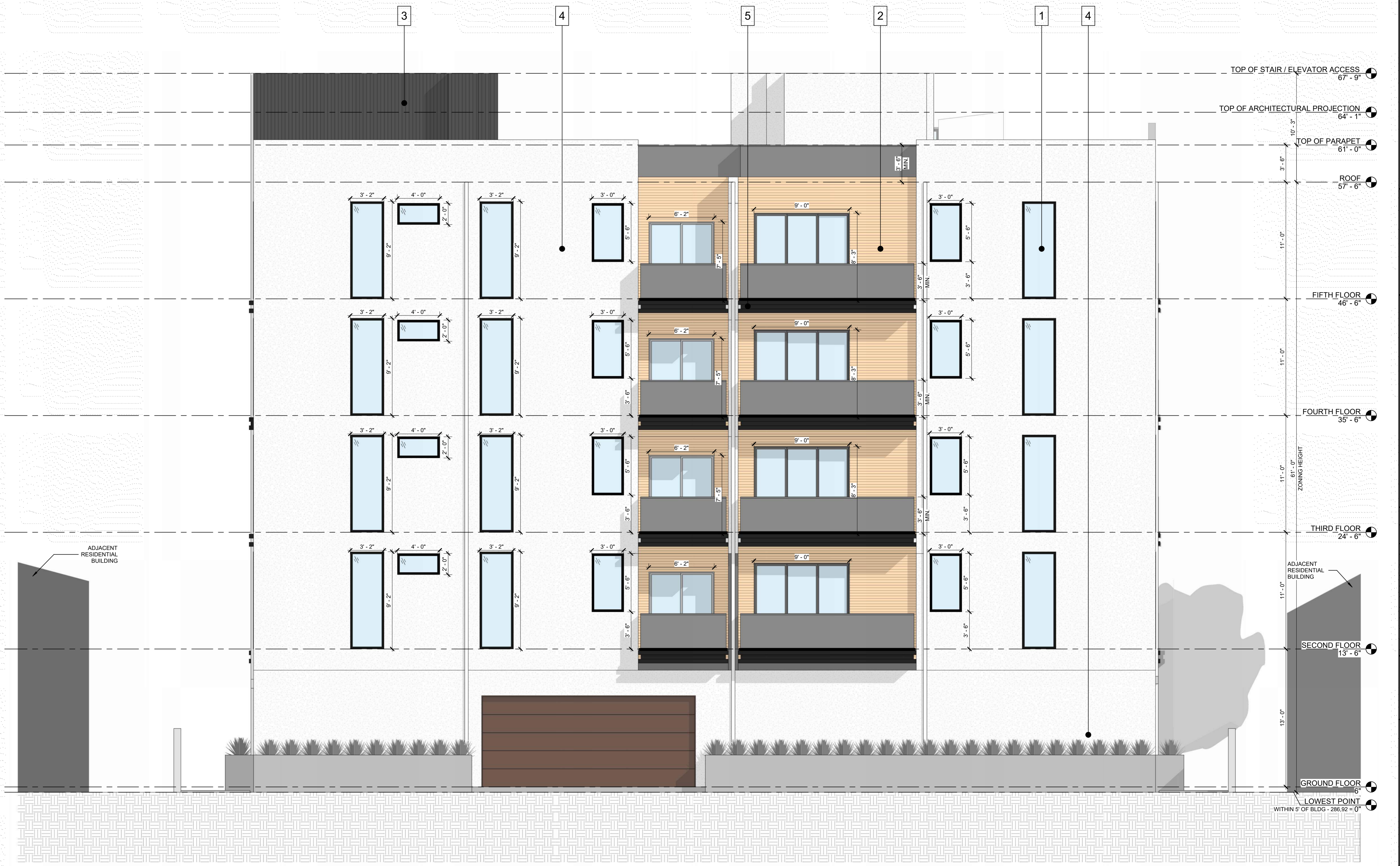
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SCALE As indicated

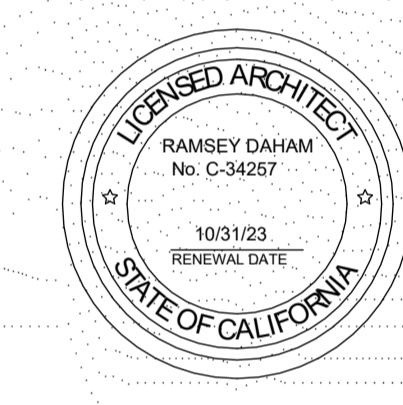
JOB # 22-A004

 <p>- MANUFACTURER: - COLOR: GRAY</p>	 <p>- MANUFACTURER: - COLOR: LIGHT GRAY</p>	 <p>- MANUFACTURER: OMEGA OR SIMILAR - COLOR: WHITE - TEXTURE: SMOOTH</p>	 <p>- MANUFACTURER: - PROFILE: - COLOR: BLACK</p>	 <p>- COLOR: CLEAR VERTICAL GRAIN WITH CLEAR COAT - ORIENTATION: HORIZONTAL</p>	 <p>- MANUFACTURER: ALL WEATHER WINDOWS &amp; DOORS - COLOR: BLACK - TYPE: ARCHITECTURAL ALUMINUM (SERIES 9000)</p>
CONCRETE   6	METAL FLASHING   5	COLORTEK SMOOTHCOAT EXTERIOR STUCCO   4	METAL STANDING SEAM   3	CEDAR T+G 1x6   2	EXTERIOR WINDOWS / DOORS   1



SOUTH ELEVATION  
1/4" = 1'-0"

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Revision Schedule	
Revision Number	Revision Date

ELEVATIONS  
COLOR

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CHECKED	PNK
DATE	3/6/2024 11:07:36 AM
SCALE	As indicated
JOB #	22-A004

A3.80

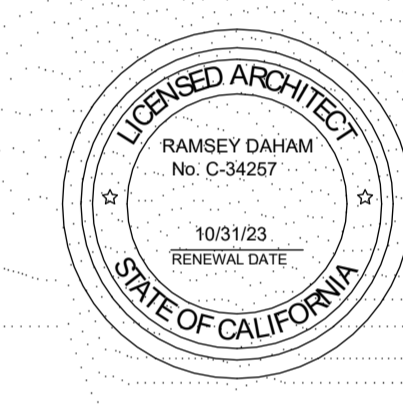


 <p>- MANUFACTURER: - COLOR: GRAY</p>	 <p>- MANUFACTURER: - COLOR: LIGHT GRAY</p>	 <p>- MANUFACTURER: OMEGA OR SIMILAR - COLOR: WHITE - TEXTURE: SMOOTH</p>	 <p>- MANUFACTURER: - PROFILE: - COLOR: BLACK</p>	 <p>- COLOR: CLEAR VERTICAL GRAIN WITH CLEAR COAT - ORIENTATION: HORIZONTAL</p>	 <p>- MANUFACTURER: ALL WEATHER WINDOWS &amp; DOORS - COLOR: BLACK - TYPE: ARCHITECTURAL ALUMINUM (SERIES 6000)</p>
CONCRETE   6	METAL FLASHING   5	COLORTEK SMOOTHCOAT EXTERIOR STUCCO   4	METAL STANDING SEAM   3	CEDAR T+G 1x6   2	EXTERIOR WINDOWS / DOORS   1



- SITE PLAN 70' - 0"
  - TOP OF STAIR / ELEVATOR ACCESS 67' - 9"
  - TOP OF ARCHITECTURAL PROJECTION 64' - 1"
  - TOP OF PARAPET 61' - 0"
  - ROOF 57' - 6"
  - FIFTH FLOOR 46' - 6"
  - FOURTH FLOOR 35' - 6"
  - THIRD FLOOR 24' - 6"
  - SECOND FLOOR 13' - 6"
  - GROUND FLOOR 6'
  - LOWEST POINT 0'
- 81'-0" ZONING HEIGHT

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5720 - 5728 WARING AVE.  
 LOS ANGELES, CA 90038

Revision Schedule	
Revision Number	Revision Date

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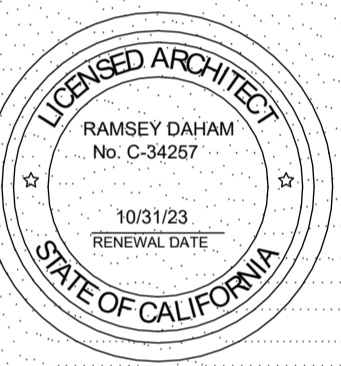
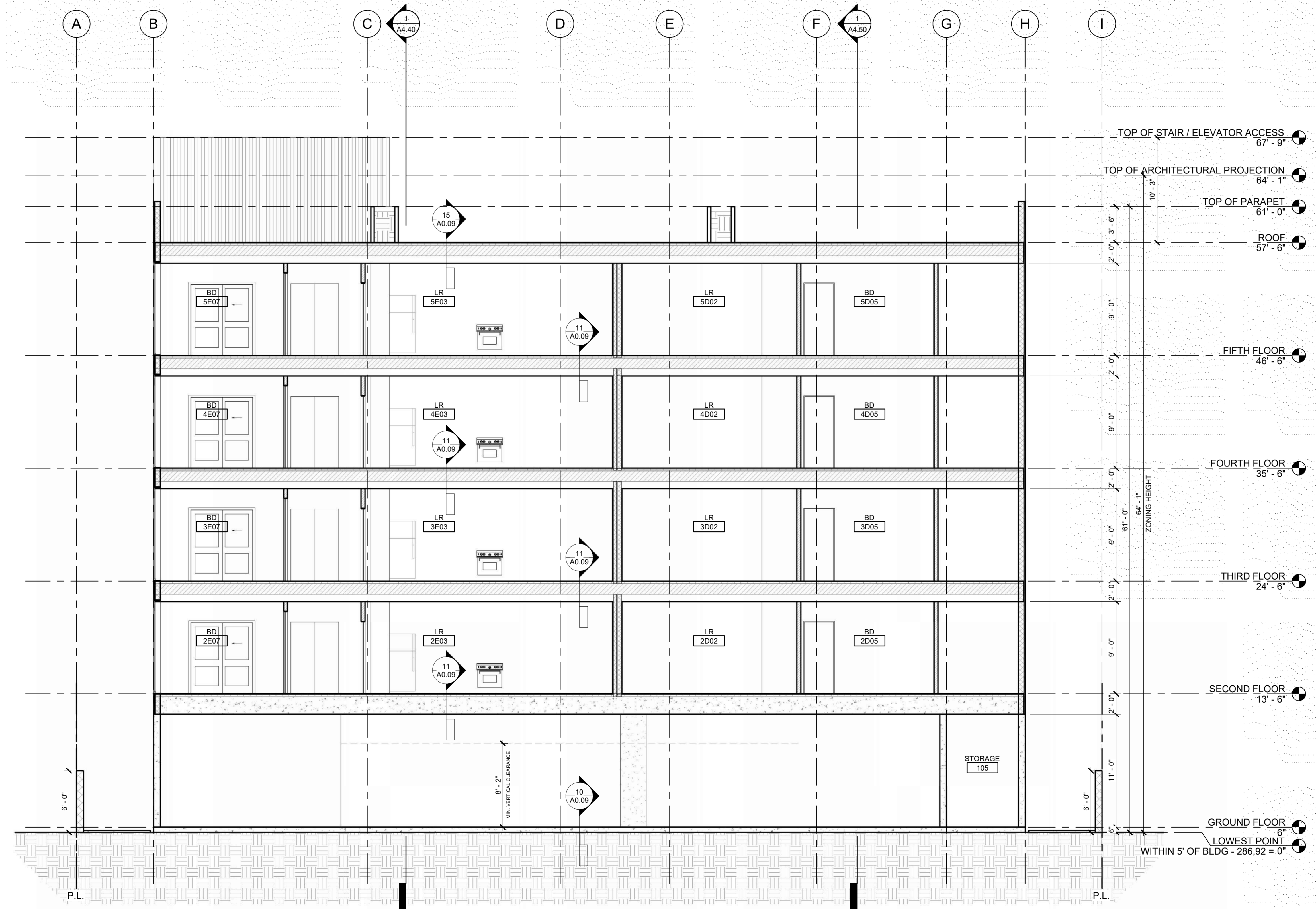
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 SCALE As indicated  
 JOB # 22-A004

**ASSEMBLY TYPES**

- |   |  |
|---|--|
| <b>WALLS</b>                                | <b>FLOORS</b>  |
| 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)     | CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)   |
| 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)     | CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)             |
| 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)      | CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)             |
| 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)      | WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)             |
| 1-HR DOUBLE WALL ASSM. (5/A0.13)            | WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)             |
| CONC. WALL PER STRC. (6/A0.13)              | WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)               |
| CONC. RETAINING WALL PER STRC. (7/A0.13)    | WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13) |
| CMU WALL PER STRC. PER STRC. (8/A0.13)      |  |
| 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) |  |

**SECTION LEGEND**

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



5720 - 5728 WARING AVE.  
LOS ANGELES, CA 90038

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**PROPOSED SECTIONS**

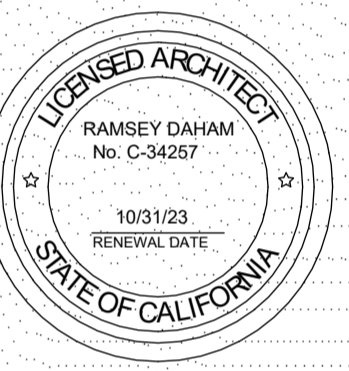
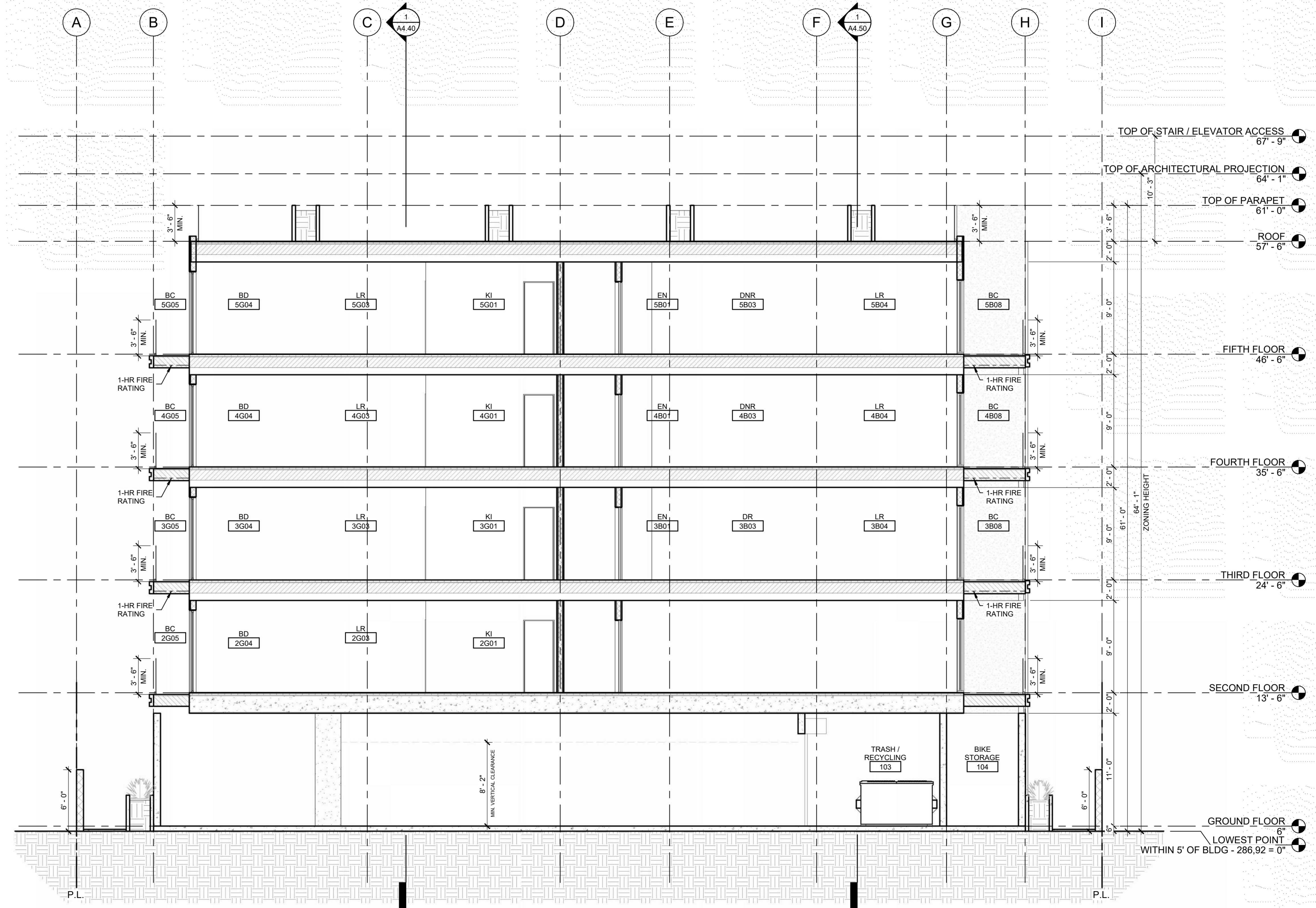
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<b>SCALE</b>	As indicated
<b>JOB #</b>	22-A004

**ASSEMBLY TYPES**

- | WALLS                                       | FLOORS   |
|---|--|
| 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)     | CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)   |
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LOS ANGELES, CA 90038

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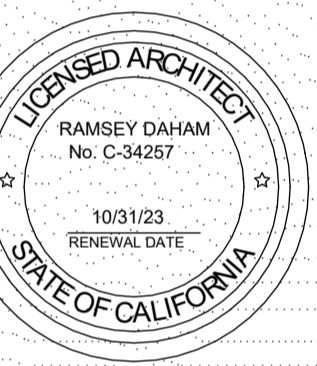
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<b>JOB #</b>	22-A004

**ASSEMBLY TYPES**

- |   |  |
|---|--|
| <b>WALLS</b>                                  | <b>FLOORS</b>  |
| 1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)     | 1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)   |
| 2 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)     | 2 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)             |
| 3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)      | 3 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)             |
| 4 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)      | 4 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)             |
| 5 1-HR DOUBLE WALL ASSM. (5/A0.13)            | 5 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)             |
| 6 CONC. WALL PER STRC. (6/A0.13)              | 6 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)               |
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 LOS ANGELES, CA 90038

**Revision Schedule**

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**PROPOSED SECTIONS**

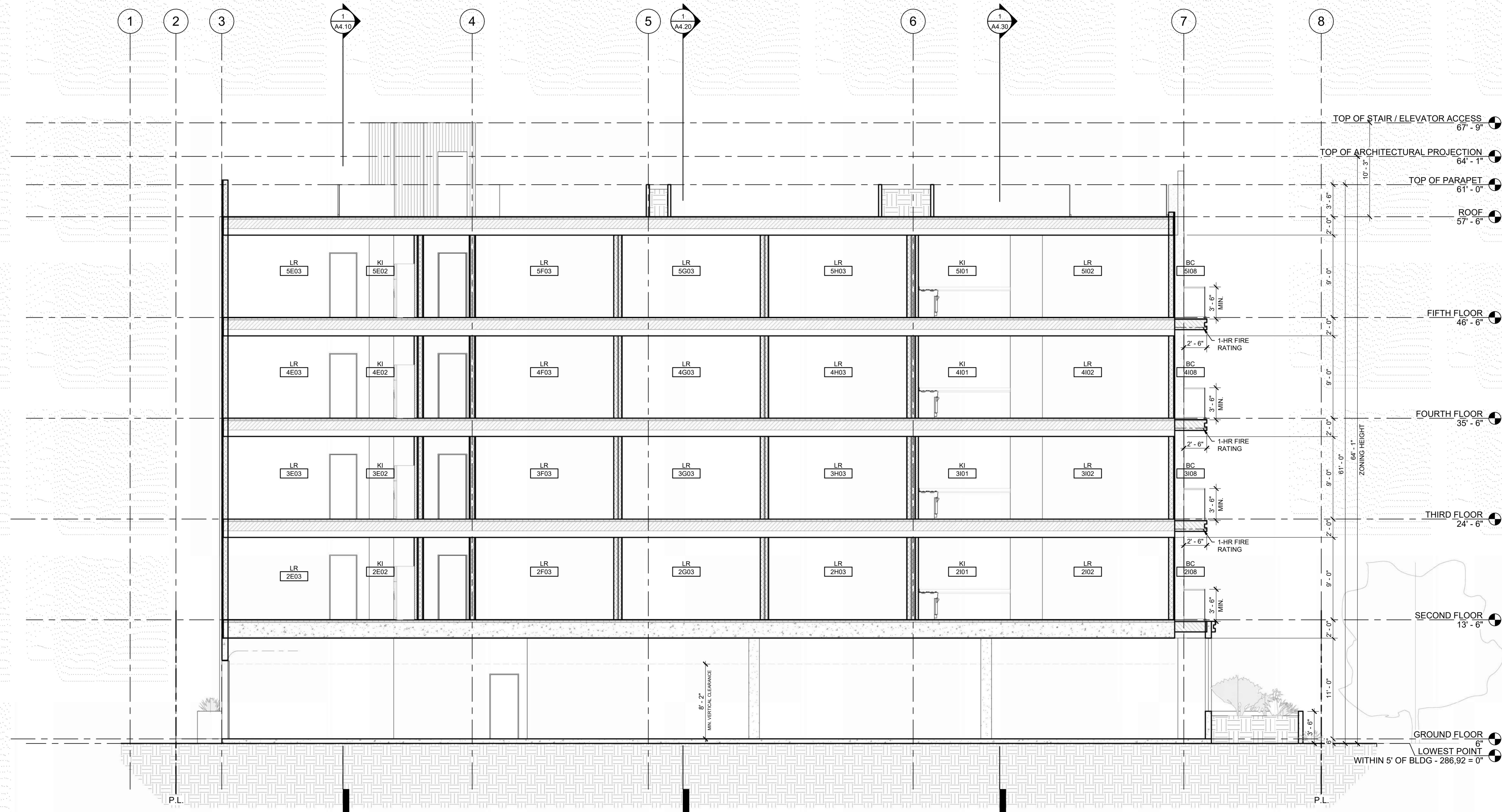
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**JOB #** 22-A004

**ASSEMBLY TYPES**

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|---|--|
| <b>WALLS</b>                                  | <b>FLOORS</b>  |
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| 2 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13)     | 2 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)             |
| 3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)      | 3 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)             |
| 4 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)      | 4 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)             |
| 5 1-HR DOUBLE WALL ASSM. (5/A0.13)            | 5 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)             |
| 6 CONC. WALL PER STRC. (6/A0.13)              | 6 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)               |
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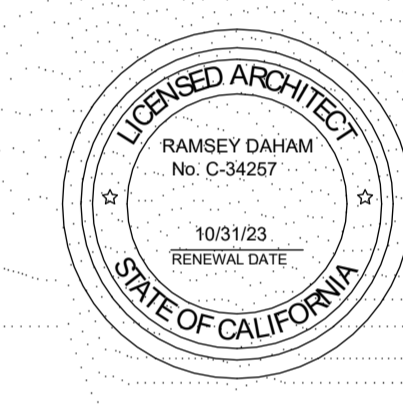
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**breakformdesign**

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



5720 - 5728 WARING AVE.  
LOS ANGELES, CA 90038

Revision Schedule	
Revision Number	Revision Date

PROPOSED SECTIONS	
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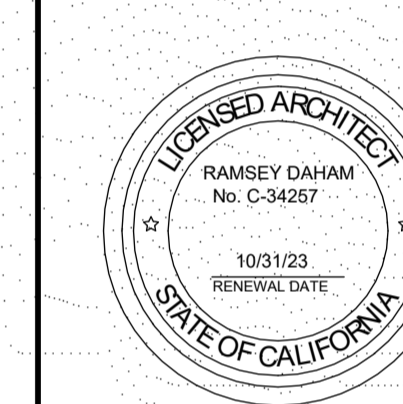
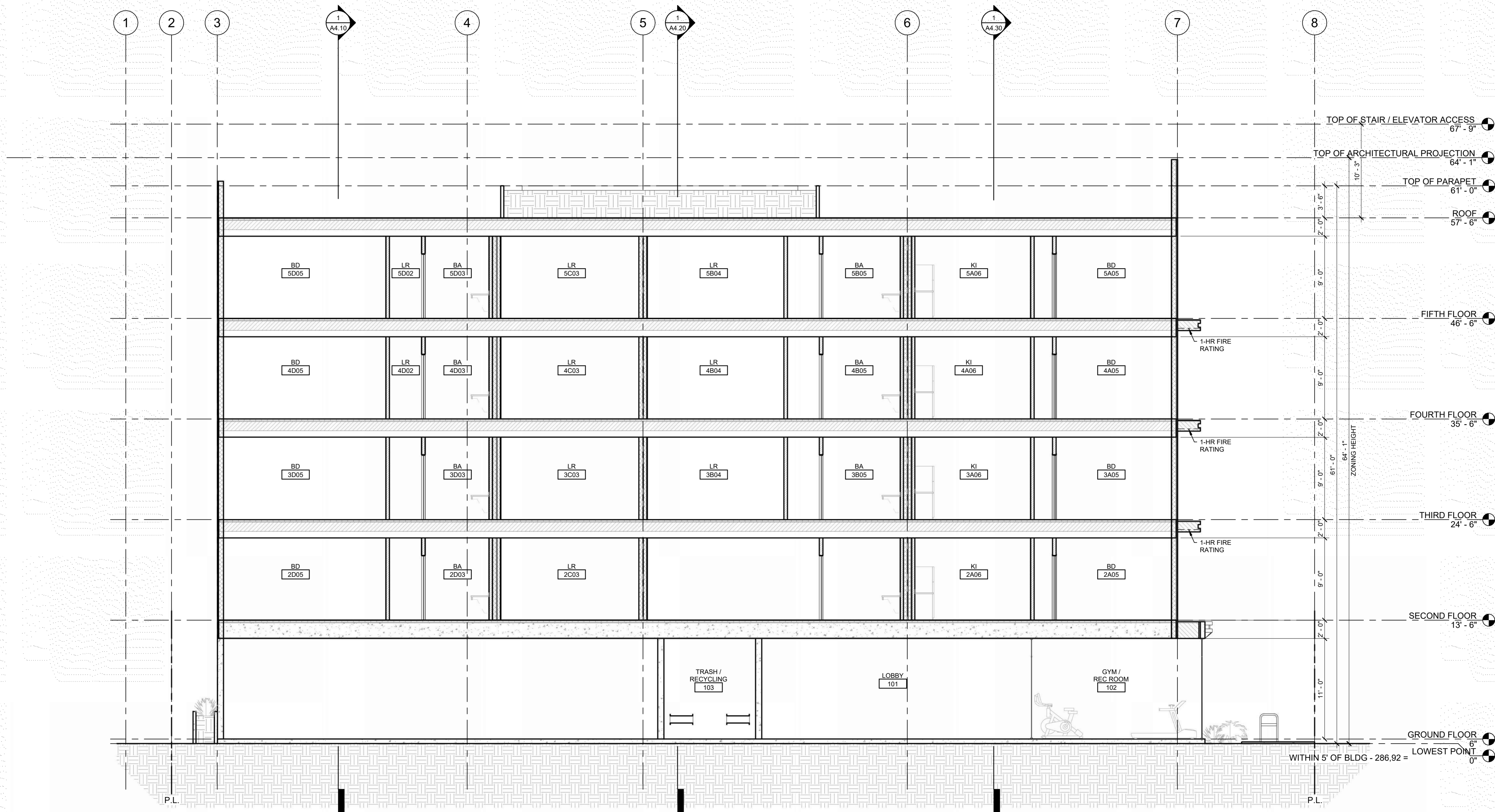
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3/16" = 1'-0"

**ASSEMBLY TYPES**

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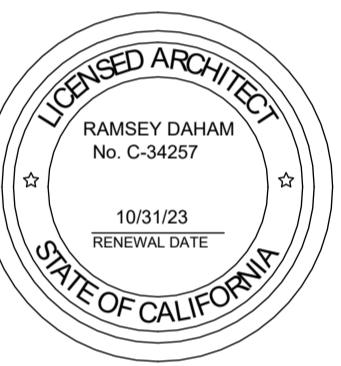
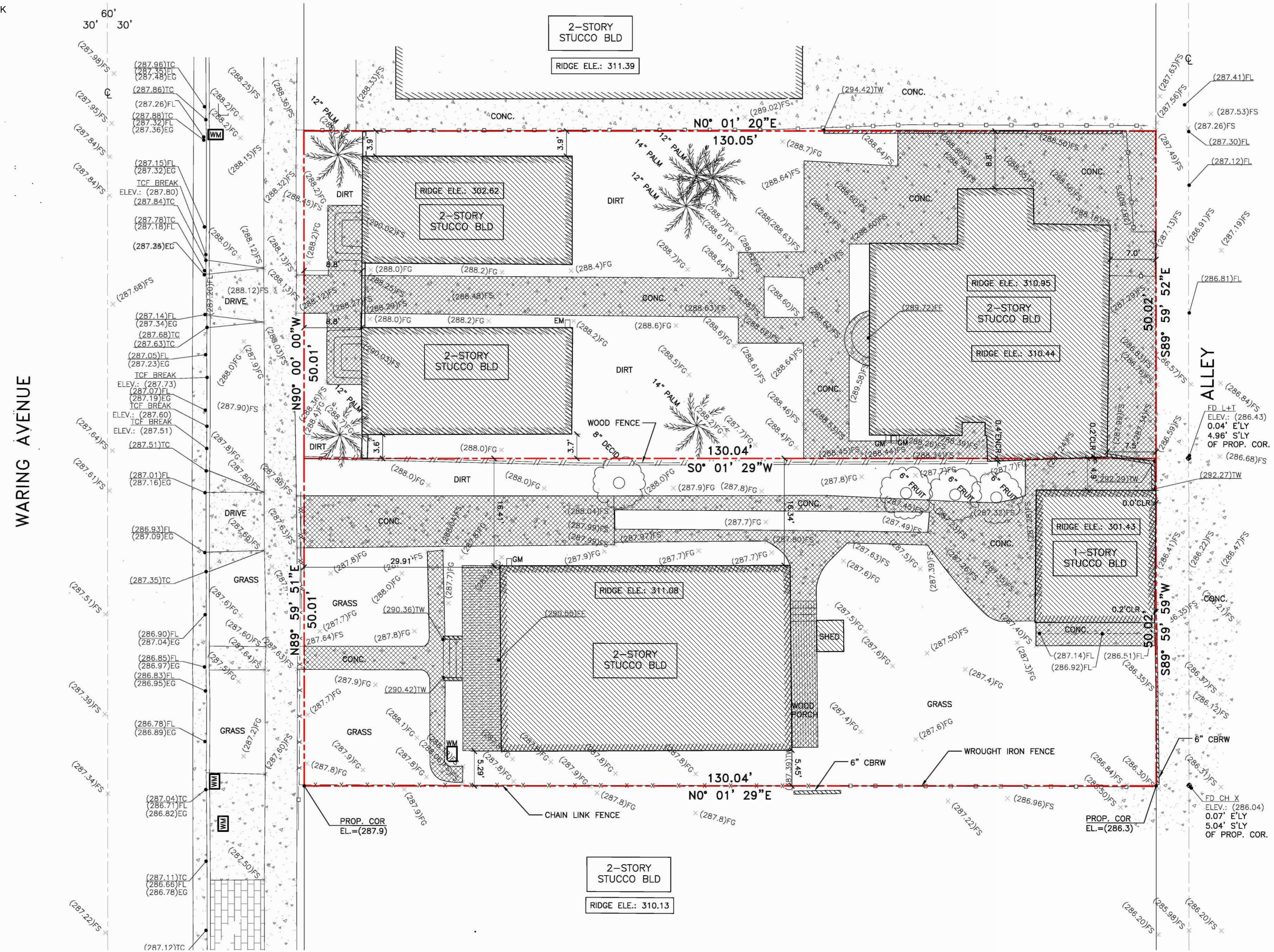
**GREEN BUILDING STANDARDS NOTES:**

1. A MINIMUM OF 50% OF NONHAZARDOUS CONSTRUCTION WASTE IS TO BE RECYCLED
2. TESTING AND ADJUSTING OF NEW SYSTEMS INSTALLED TO SERVE AN ADDITION OR ALTERATION SUBJECT TO SECTION 5.701.1 SHALL BE REQUIRED
3. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/ WARRANTIES FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.
4. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM
5. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 5.504.4 AND TABLES 4.504.1, 5.504.4.2, 5.504.4.3 AND 5.504.4.5 FOR: ADHESIVES, SEALANTS, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.
6. WASTE WATER FIXTURES SHALL COMPLY WITH THE STANDARDS LISTED IN CGC TABLE 5.303.6 AND 5.712.3.5
7. WHERE LANDSCAPE IRRIGATION IS A PART OF THE ADDITION OR TENANT IMPROVEMENT, LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 5.712.4.3.1.
8. SUBMIT TO THE ENGINEERING DEPARTMENT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT OUTLINES THE ITEMS LISTED IN CGC SECTION 5.713.8.1.1
9. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IS RESPONSIBLE OF THE OVERALL CONSTRUCTION AND MUST COMPLETE AND SIGN THE CITY APPROVED GREEN BUILDING STANDARDS CERTIFICATION FORM OR OTHER DOCUMENTATION REQUIRED BY THE CITY AND GIVEN TO THE BUILDING DEPARTMENT OFFICIAL PRIOR TO BUILDING FINAL APPROVAL TO BE FILED WITH THE APPROVED PLANS.
10. THIS PROJECT IS NOT LOCATED WITHIN A CNEL OF 65 OR GREATER.

**DEMO NOTES:**

1. ANY DEMOLITION DRAWINGS AND NOTES ARE PROVIDED FOR CONVENIENCE AND INFORMATION ONLY AND ARE NOT INTENDED TO REPRESENT THE COMPREHENSIVE STATE OF THE BUILDING(S). VERIFY THE EXISTING STATE OF THE BUILDING(S) FINISHES AND BUILDING SYSTEMS.
  2. CONTRACTOR TO COORDINATE AND VERIFY ALL DEMOLITION WITH ALL ALTERATION PLANS.
  3. FOLLOWING DEMOLITION, ALL EXISTING DIMENSIONS AND CONDITIONS ARE TO BE CHECKED BY THE CONTRACTOR FOR CONFORMANCE WITH THE REQUIREMENTS OF THE NEW CONSTRUCTION. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
  4. CONTRACTOR TO REMOVE ALL DEMOLISHED MATERIALS AND ITEMS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE AGENCY CODES AND REGULATIONS.
  5. CONTRACTOR SHALL TAKE SPECIAL CARE TO PRESERVE THOSE ELEMENTS THAT ARE TO REMAIN. ANY ITEMS THAT ARE TO BE RE-USED MUST BE STORED AND PROTECTED AS REQUIRED FOR RE-USE.
  6. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE EXISTING STRUCTURE.
  7. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
- A. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
- B. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.
- C. THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.
- D. CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
- E. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
- F. ALL BASEMENT FILES SHALL BE CLEAN AND UNIFORM.
- G. STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED ( ) PSF LIVE LOAD.
- \* AN 8-FOOT HIGH CHAIN LINK FENCE MUST BE PROVIDED TO PREVENT UNAUTHORIZED ENTRY TO THE VACANT LOT AFTER DEMOLITION.

DEMO ALL BUILDINGS & FOUNDATIONS  
 DEMO EXISTING SITE WORK



5720 - 5728 WARING AVE.  
 LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

DEMO PLAN

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DATE 3/6/2024 11:08:35 AM

SCALE 1/8" = 1'-0"

JOB # 22-A004

DEMO

**PLANTING NOTES**

- QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.
- ALL HEADER AND BAMBOO ROOT BARRIERS SHALL BE LOCATED BY THE ARCHITECT ON SITE.
- CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS AND DETAILS.
- CONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
- REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 1" IN DIAMETER FROM PLANTING AREAS PRIOR TO PREPARATION & AGAIN PRIOR TO PLANTING.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS, SOIL PREPARATION, AND BACKFILL REQUIREMENTS.
- ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- GROUND COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUBS. GROUND COVER SHALL BE PLANTED ACCORDING TO SPACING ON PLANT LEGEND.
- TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.

- ALL PLANTING AREAS SHALL BE LOOSENEED TO A DEPTH OF 6". APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.
- FOR ALL TREES AND SHRUB PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.  
SITE SOIL - 6 PARTS BY VOLUME ORGANIC AMENDMENT - 4 PARTS BY VOLUME SOIL CONDITIONER / FERTILIZER 10-10-10-LB. PER C.Y. OF MIX IRON SULFATE - 2 LBS. PER C.Y. OF MIX
- TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLIES WITH THE PERFORMANCE APPROACH.

**STATEMENTS AND CERTIFICATION**

- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

**"THE SUBDIVIDER SHALL RECORD A COVENANT AND AGREEMENT SATISFACTORY TO THE ADVISORY AGENCY GUARANTEEING THAT:**

**A.** THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.

**B.** SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.

**C.** THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPE AND IRRIGATION FOR 60 DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.

**D.** THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION."

**PROJECT DESCRIPTION:**  
NEW 5 STORY RESIDENTIAL BUILDING WITH 35 APARTMENT UNITS (28 MARKET RATE, 7 VERY LOW INCOME) AND PARKING ON GROUND FLOOR.

**PROJECT ADDRESS:** 5720 - 5728 WARING AVE. LOS ANGELES, CA 90038

**LOT SIZE:** 6,504.1 SF & 6,503.9 SF

**LOT AREA:** 13,008 SF

**ASSESSOR'S PARCEL NUMBER:** 5534033006 & 5534033007

**TRACT:** EL CENTRO TRACT

**BLOCK:** 13

**LOT:** 9 & 11

**ZONING:** R03-1XL

SYMBOL	QTY.	SIZE	SPREAD	BOTANICAL NAME / COMMON NAME	NATIVE	WUCOLS WATER USE TYPES	WATER USE VALUES	HYDRO ZONE
	6	10'	10'	CERCIS OCCIDENTALIS / WESTERN REDBUD	NO	LOW	0.4	1
	3	10'-20'	10'-20'	BLUE PALO VERDE / CERCIUM FLORIDUM	YES	VERY LOW	0.1	1
	216	24'-36"	24'-48"	SANSEVIERIA SPP. / MOTHER-IN-LAW'S TONGUE	NO	LOW	0.3	1
	85	12"	6" - 9"	DASYLIRION SPP. / DESERT SPOON	NO	VERY LOW	0.2	1
	44	2'-3"	4'-5"	MUHLENBERGIA CAPILLARIS / REGAL MIST	NO	MODERATE	0.3 X	1
	24	12"	24'-36"	TRADESCANTIA PALLIDA / SPIDERWORT	NO	MEDIUM	0.4	2

\*A TOTAL OF 9 TREES WILL BE PROVIDED TO SATISFY URBAN FORESTRY'S REQUIREMENTS, 3 TREES LOCATED IN THE PARKWAY AND 6 TREES LOCATED ON THE SITE. 10 EXISTING TREES ON THE SITE WILL BE REMOVED.

**CERCIS OCCIDENTALIS / WESTERN REDBUD**

**BLUE PALO VERDE / CERCIUM FLORIDUM**

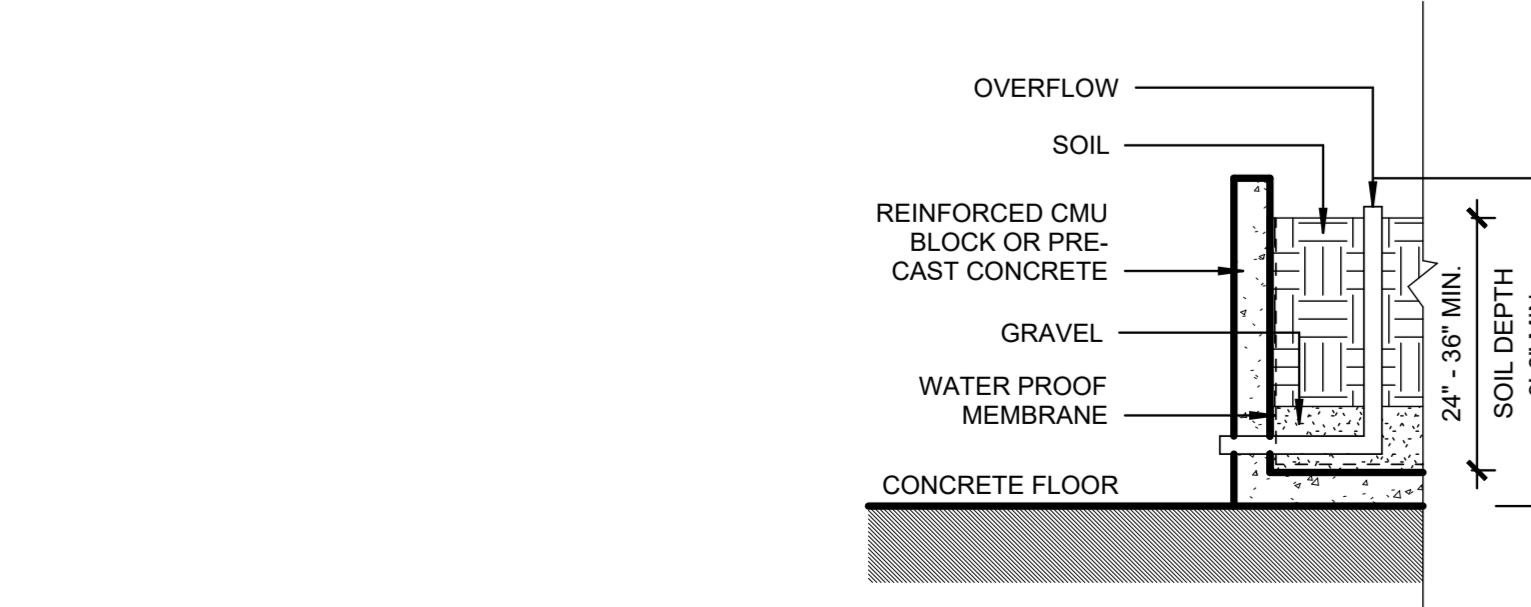
**SANSEVIERIA SPP. / MOTHER-IN-LAW'S TONGUE**

**DASYLIRION SPP. / DESERT SPOON**

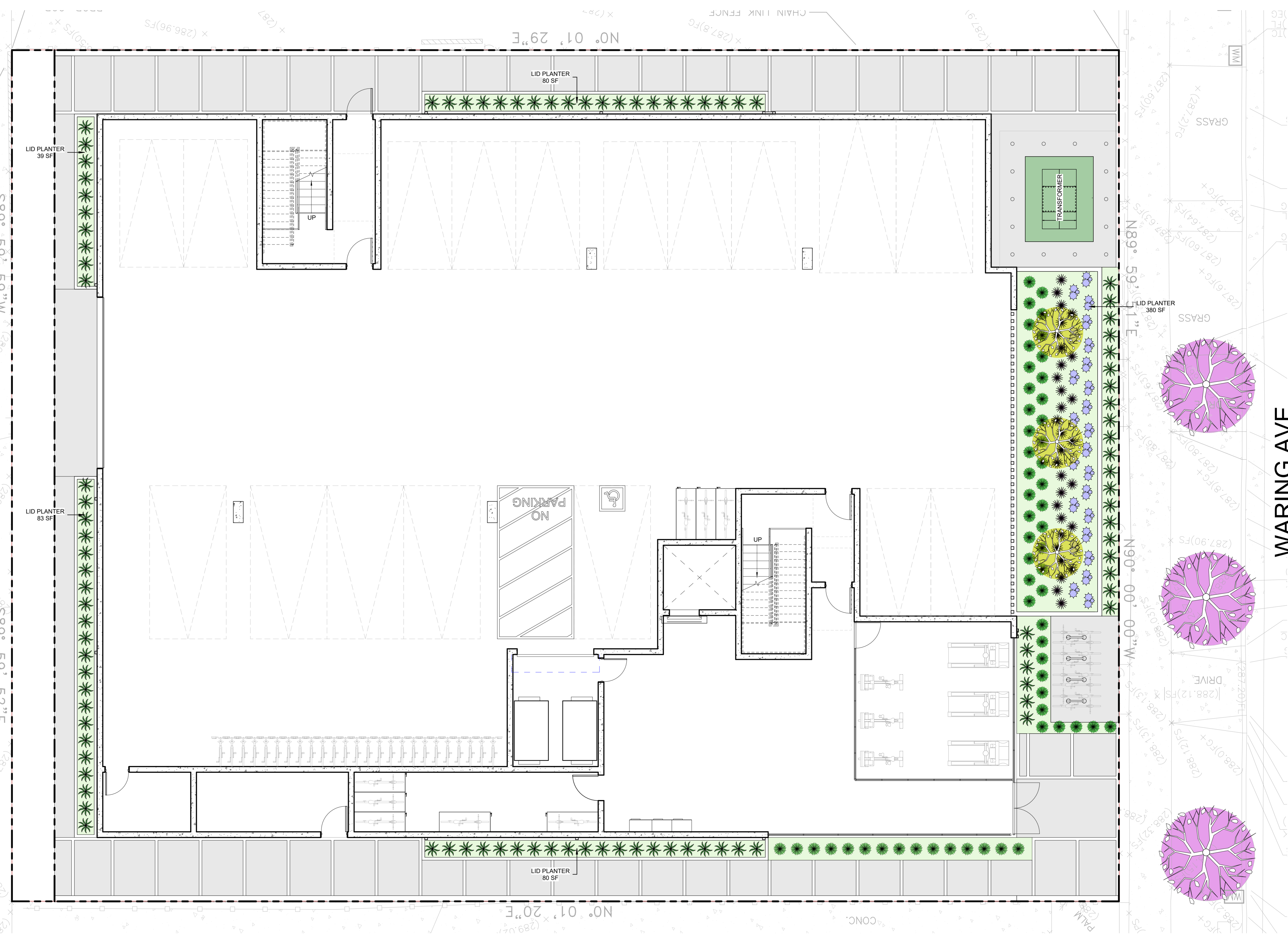
**MUHLENBERGIA CAPILLARIS / REGAL MIST**

**TRADESCANTIA PALLIDA / SPIDERWORT**

LANDSCAPE		HARDSCAPE		HARDSCAPE AREA		
	TURF AREA	0 SF	IMPERVIOUS	5,078 SF	GROUND FLOOR HARDSCAPE (U.C.)	1,944 SF
	PLANT AREA	1,561 SF	PERVIOUS/ PERMEABLE	0 SF	ROOF DECK (SRI 81) (SEE A0.04C FOR SPEC)	2,649 SF
	<b>TOTAL</b>	<b>1,561 SF</b>	<b>TOTAL</b>	<b>5,078 SF</b>	BALCONIES	485 SF
					<b>TOTAL HARDSCAPE</b>	<b>5,078 SF</b>
					30% OF HARDSCAPE	1,523 SF
					0.30 SOLAR REFLECTANCE	5,078 SF
					<b>TOTAL OR UNCOLORED CONCRETE (U.C.)</b>	



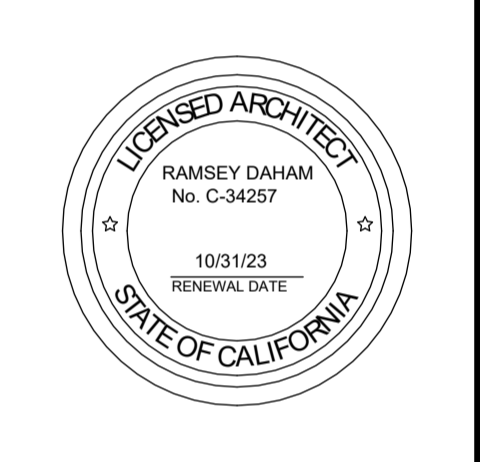
**DETAIL - PLANTER BOX**  
3/8" = 1'-0" **2**



**LANDSCAPE PLAN**  
3/16" = 1'-0" **1**

**breakform design**

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



**WARING AVE.**

5720 - 5728 WARING AVE.  
LOS ANGELES, CA 90038

Revision Schedule	
Revision Number	Revision Date

**LANDSCAPE PLAN**

**DRAWN:** CR

**CHECKED:** PNK

**DATE:** 3/6/2024 11:08:41 AM

**SCALE:** As indicated

**JOB #:** 22-A004

L1.00



**PLANTING NOTES**

- QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.
- ALL HEADER AND BAMBOO ROOT BARRIERS SHALL BE LOCATED BY THE ARCHITECT ON SITE.
- CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS AND DETAILS.
- CONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
- REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 1" IN DIAMETER FROM PLANTING AREAS PRIOR TO PREPARATION & AGAIN PRIOR TO PLANTING.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS, SOIL PREPARATION, AND BACKFILL REQUIREMENTS.
- ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- GROUND COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUBS. GROUND COVER SHALL BE PLANTED ACCORDING TO SPACING ON PLANT LEGEND.
- TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.

- ALL PLANTING AREAS SHALL BE LOOSENEED TO A DEPTH OF 6". APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.
- FOR ALL TREES AND SHRUB PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.  
SITE SOIL - 6 PARTS BY VOLUME  
ORGANIC AMENDMENT - 4 PARTS BY VOLUME  
SOIL CONDITIONER / FERTILIZER 10-10-10-LB. PER C.Y. OF MIX  
IRON SULFATE - 2 LBS. PER C.Y. OF MIX
- TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLIES WITH THE PERFORMANCE APPROACH.  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_
- AT THE TIME OF FINAL INSPECTION THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

- ALL NEW TREES REQUIRE INDIVIDUAL POP-UP STREAM BUBBLERS, MIN. 2 PER TREE, WITHIN 4' OF TREE. TREE IRRIGATION SHALL BE ON A SEPARATE VALVE.
- SPRAY OR ROTOR HEADS SHALL BE ON POP-UPS: 6" FOR LAWN, LOW GROUND COVER OR PARKED CAR OVERHANG AREAS, 12" FOR SHRUB AREAS. HEADS ON RISERS ARE ONLY ALLOWED ADJACENT TO WALLS WITH LIMITED SPACE FOR POP-UPS.
- LOCATE SPRAY HEADS 24" FROM NON-PERVIOUS PAVING TO PREVENT OVERSPRAY. EXCEPTION ALLOWED IF ADJACENT SURFACE IS PERMEABLE OR IF USING ALTERNATIVE TECHNOLOGY IRRIGATION. ROTATOR OR ROTARY HEADS MAY BE LOCATED 12" FROM PAVING.
- CONTRACTOR SHALL REPLACE ANY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATION THAT WILL AUTOMATE THE IRRIGATION RUNTIMES BASED ON WEATHER. SEE HUNTER SOLAR SYNC, RAINBIRD ET MANAGER OR EQUIVALENT.
- THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
- SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC.)

**STATEMENTS AND CERTIFICATION**

- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

**IRRIGATION NOTES**

- CONTRACTOR IS TO AUGMENT EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LANDSCAPE AND IRRIGATION DAMAGED FROM CONSTRUCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH A FULLY FUNCTIONAL AND EFFICIENT IRRIGATION SYSTEM PER THE CONTAINED CONDITIONS.

SYMBOL	QTY.	SIZE	SPREAD	BOTANICAL NAME / COMMON NAME	NATIVE	WUCOLS WATER USE TYPES	WATER USE VALUES	HYDRO ZONE
	6	10'	10'	CERCIS OCCIDENTALIS / WESTERN REDBUD	NO	LOW	0.4	1
	3	10'-20'	10'-20'	BLUE PALO VERDE / CERCIUM FLORIDUM	YES	VERY LOW	0.1	1
	216	24'-36"	24'-48"	SANSEVIERIA SPP. / MOTHER-IN-LAW'S TONGUE	NO	LOW	0.3	1
	85	12"	6" - 9"	DASYLIRION SPP. / DESERT SPOON	NO	VERY LOW	0.2	1
	44	2'-3"	4'-5"	MUHLENBERGIA CAPILLARIS / REGAL MIST	NO	MODERATE	0.3 X	1
	24	12"	24'-36"	TRADESCANTIA PALLIDA / SPIDERWORT	NO	MEDIUM	0.4	2

\*A TOTAL OF 9 TREES WILL BE PROVIDED TO SATISFY URBAN FORESTRY'S REQUIREMENTS, 3 TREES LOCATED IN THE PARKWAY AND 6 TREES LOCATED ON THE SITE. 10 EXISTING TREES ON THE SITE WILL BE REMOVED.



**CERCIS OCCIDENTALIS / WESTERN REDBUD**



**BLUE PALO VERDE / CERCIUM FLORIDUM**



**SANSEVIERIA SPP. / MOTHER-IN-LAW'S TONGUE**



**DASYLIRION SPP. / DESERT SPOON**

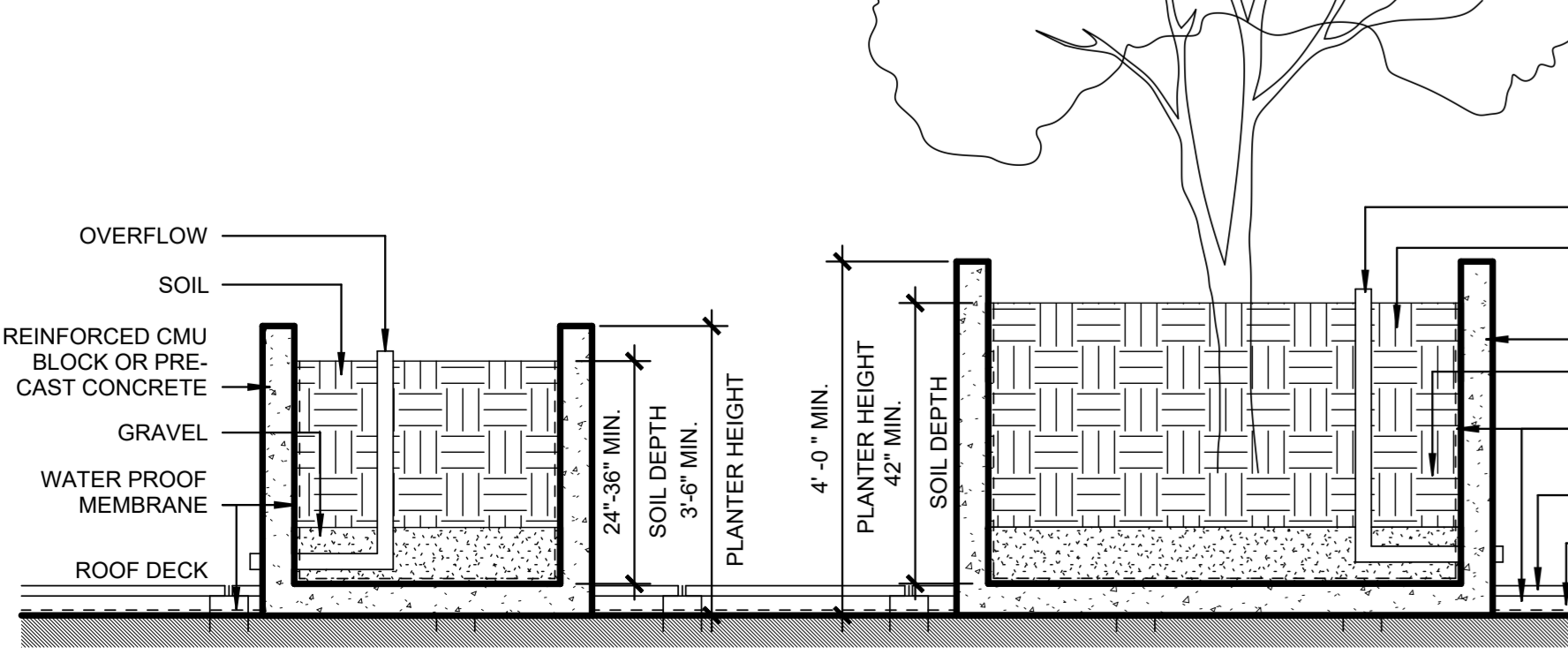


**MUHLENBERGIA CAPILLARIS / REGAL MIST**

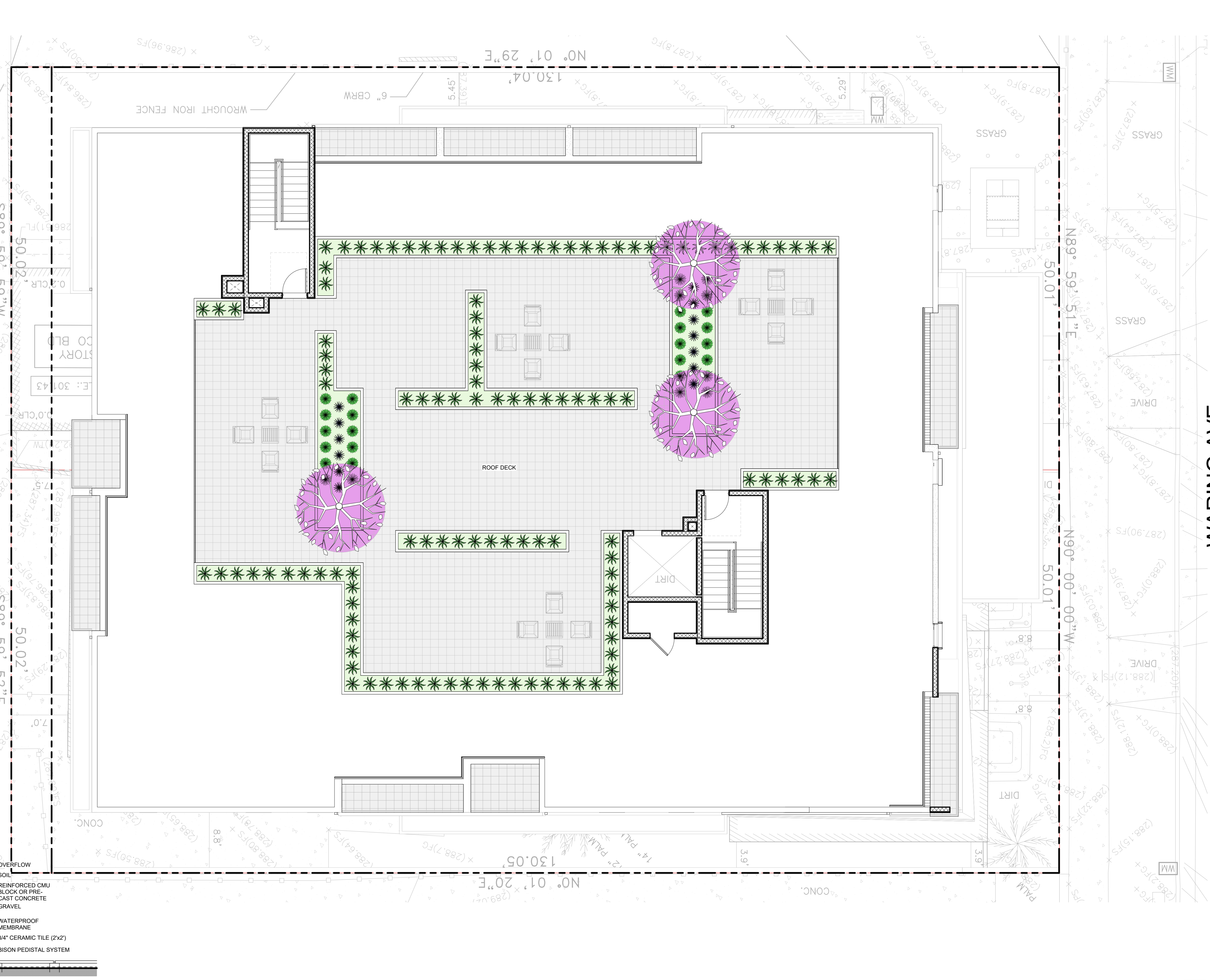


**TRADESCANTIA PALLIDA / SPIDERWORT**

LANDSCAPE		HARDSCAPE		HARDSCAPE AREA	
TURF AREA	0 SF	IMPERVIOUS	5,078 SF	GROUND FLOOR HARDSCAPE (U.C.)	1,944 SF
PLANT AREA	1,581 SF	PERVIOUS/ PERMEABLE	0 SF	ROOF DECK (SRI 81) (SEE A0.04C FOR SPEC)	2,649 SF
TOTAL	1,581 SF	TOTAL	5,078 SF	BALCONIES	485 SF
				TOTAL HARDSCAPE	5,078 SF
				30% OF HARDSCAPE	1,523 SF
				0.30 SOLAR REFLECTANCE	5,078 SF
				TOTAL OR UNCOLORED CONCRETE (U.C.)	



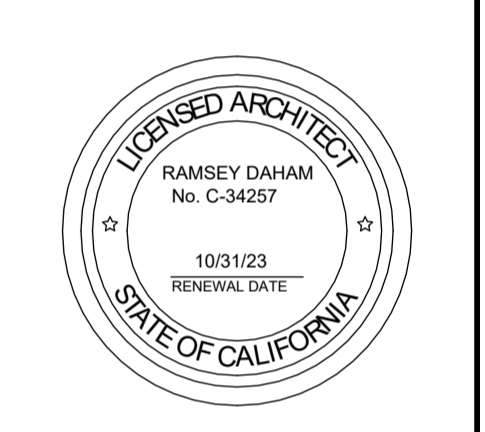
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3/8" = 1'-0"



LANDSCAPE PLAN - ROOF  
3/16" = 1'-0"

# breakform design

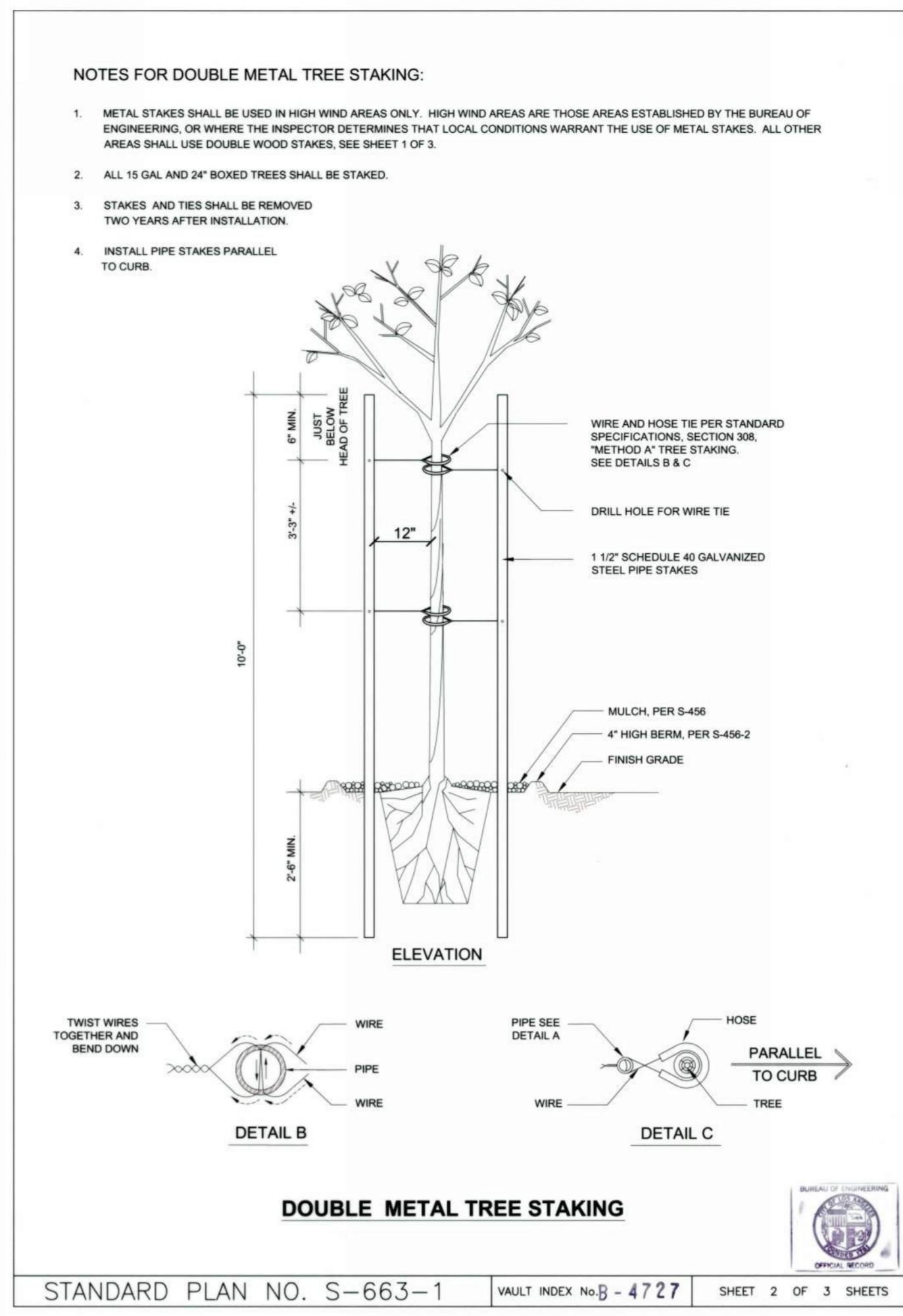
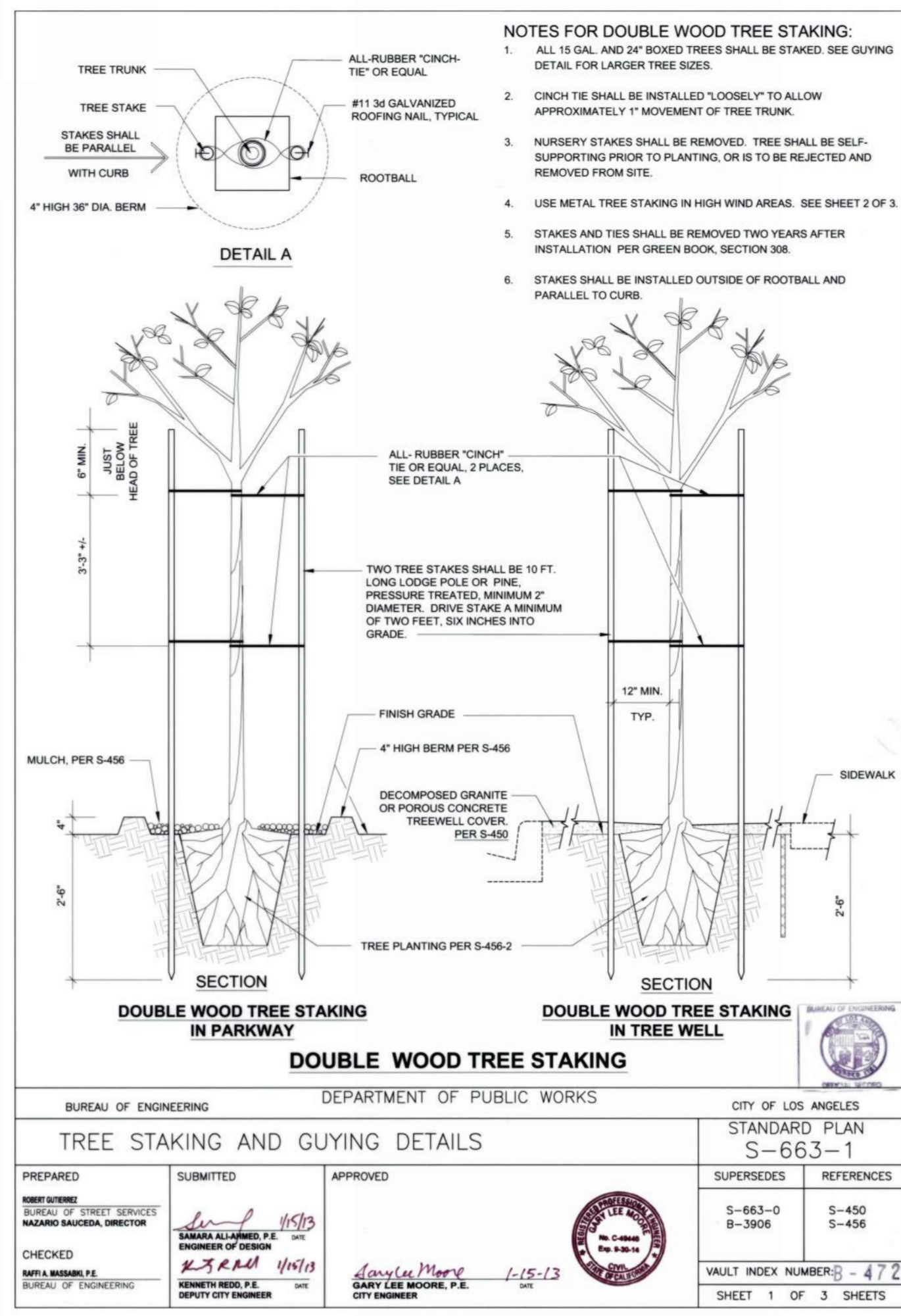
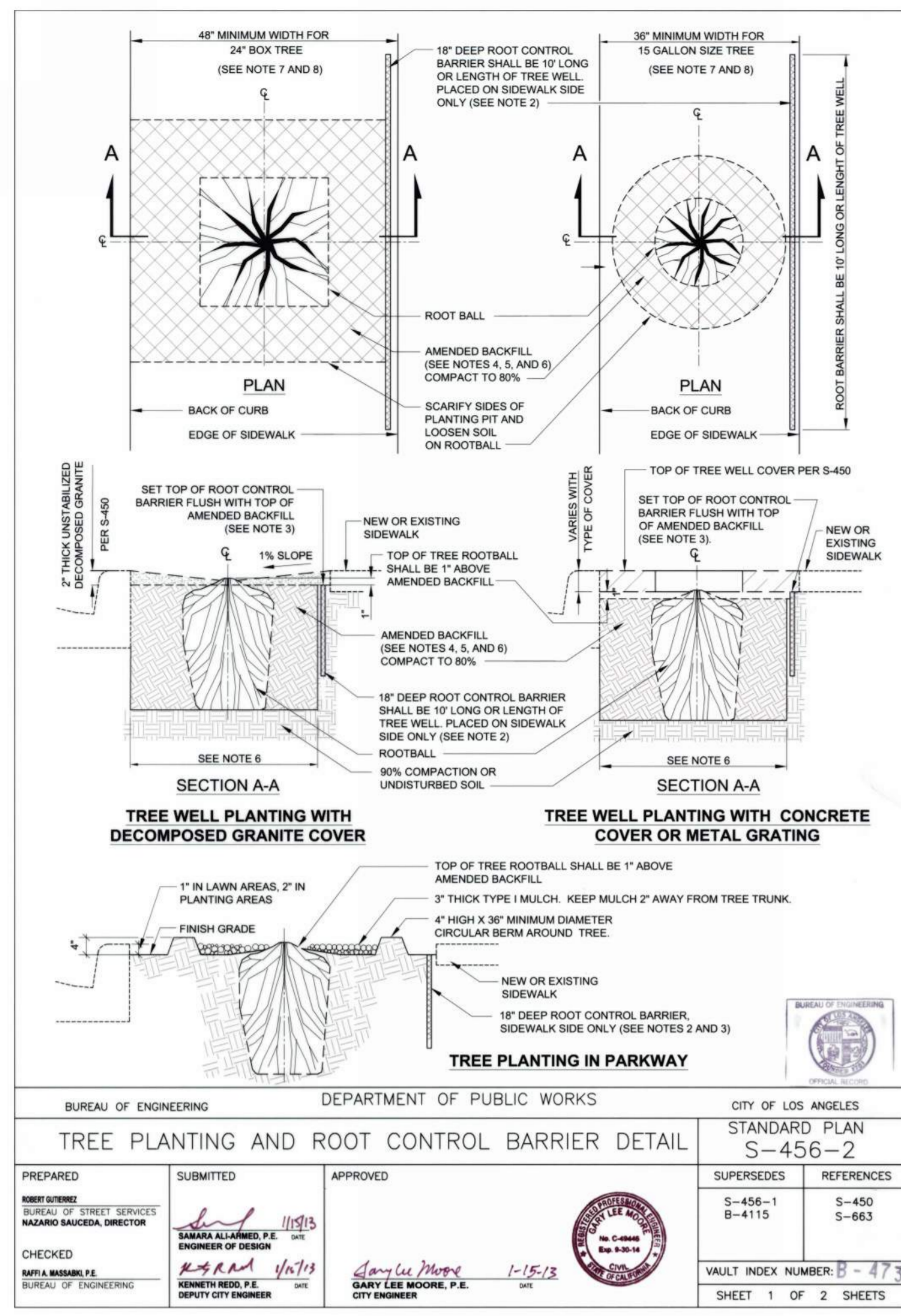
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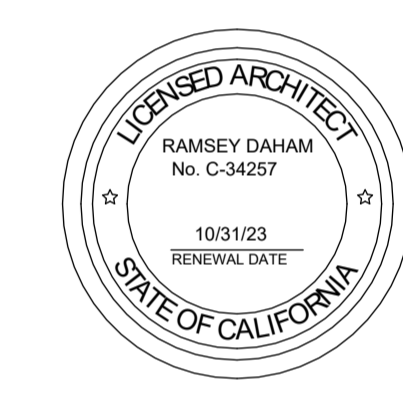
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LOS ANGELES, CA 90038

Revision Schedule	
Revision Number	Revision Date

<b>DRAWN</b>	CR
<b>CHECKED</b>	PNK
<b>DATE</b>	3/6/2024 11:08:48 AM
<b>SCALE</b>	As indicated
<b>JOB #</b>	22-A004



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 (610) 310.322.3700



5720 - 5728 WARING AVE.  
 LOS ANGELES, CA 90038

Revision Schedule	
Revision Number	Revision Date

LANDSCAPE  
 DETAILS

DRAWN: CR  
 CHECKED: PNK  
 DATE: 3/6/2024 11:08:55 AM  
 SCALE: \_\_\_\_\_  
 JOB #: 22-A004

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