



**SHEET LIST:**

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- 1 Cover letter
- 2 First Floor - BOMA Plan
- 3 Second Floor - BOMA Plan
- 4 Third Floor - BOMA Plan

TOTAL PAGES IN THIS PACKAGE: 4

## 5454 Virginia Ave

Los Angeles, CA 90029

BOMA REPORT  
LAX24-2014-00  
04.24.2024

# WARE MALCOMB

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Wednesday, April 24, 2024

Jewish Educational Trade School  
Mayer Schmukler  
166601 Rinaldi St  
Granda Hills, CA 91344

**RE:** 5454 Virginia Ave

Dear Mr. Schmukler,

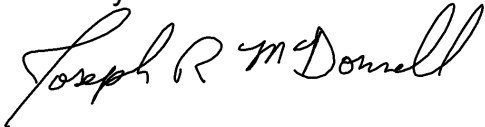
Thank you for this assignment. This BOMA report confirms, in accordance with the ANSI/BOMA Z65.3-2018 BOMA 2018 Gross Areas Standard Methods of Measurement standard is **11,194.49 leasable square feet** of Gross Area 1, and **13,811.73 square feet** of Gross Area 4, for transactional purposes.

The signature below certifies this calculation is correct and true to the best of our knowledge and ability as of January 2024.

**The rentable area of the building, once accurately measured, is set for the life of the building; it is not impacted by corridor configuration.**

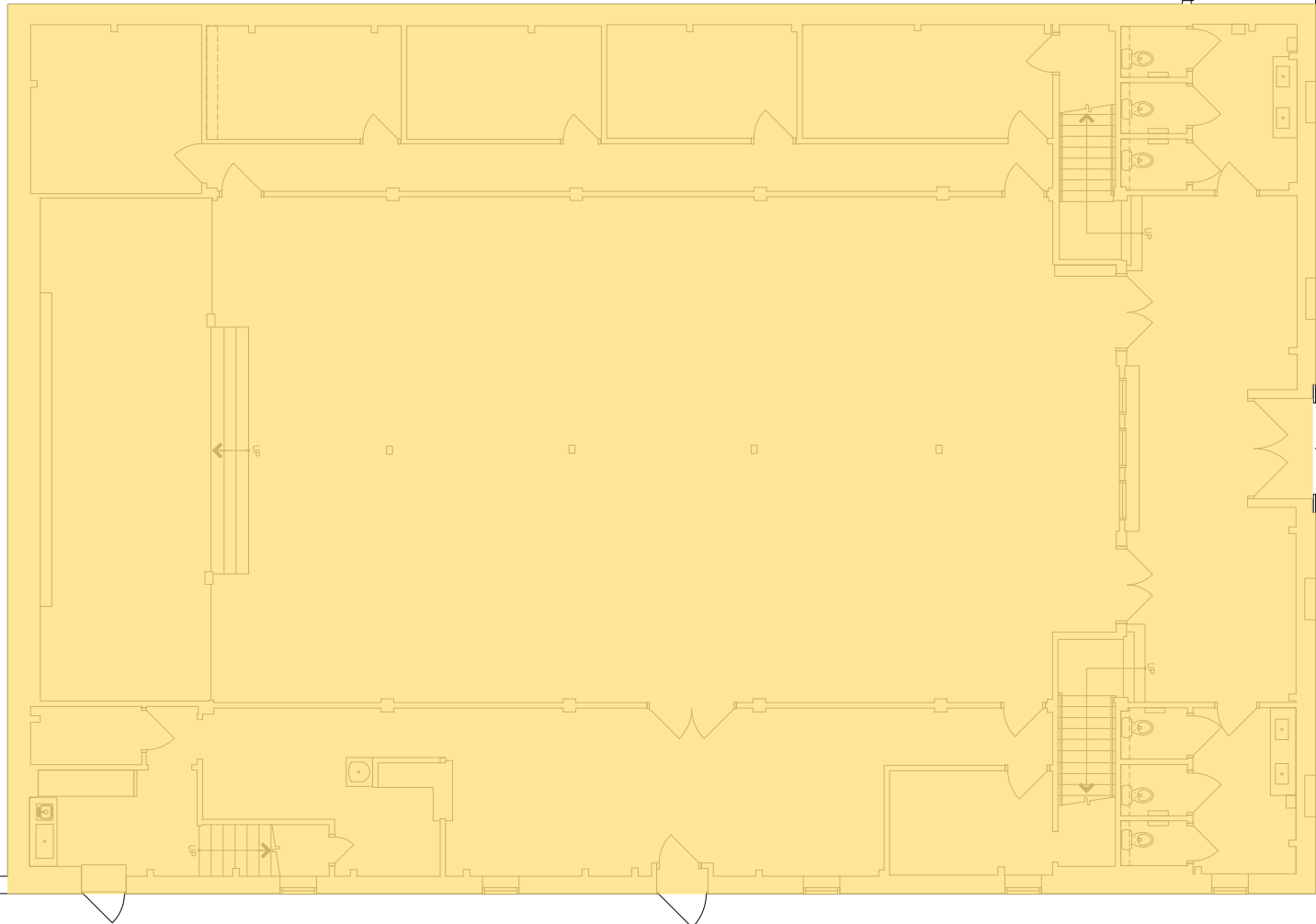
It has been a pleasure working with you and we look forward to doing business again with you in the future.

Thank you






Joe McDonnell

NOT  
PART



This drawing is a representation of existing property that is generally accepted to be suitable for use in planning, design, lease and general asset management. It should not be used to determine exact locations of building elements, structural components, spaces or objects, herein for any purpose.

ANSI / BOMA Z65.3-2018	
	GROSS AREA 1 (LEASING) - 6,811.31 SF
	VOID - 0.00 SF
	GROSS AREA 4 (CONST) - 6,811.31 SF

1/16"=1'-0"



### First Floor - BOMA

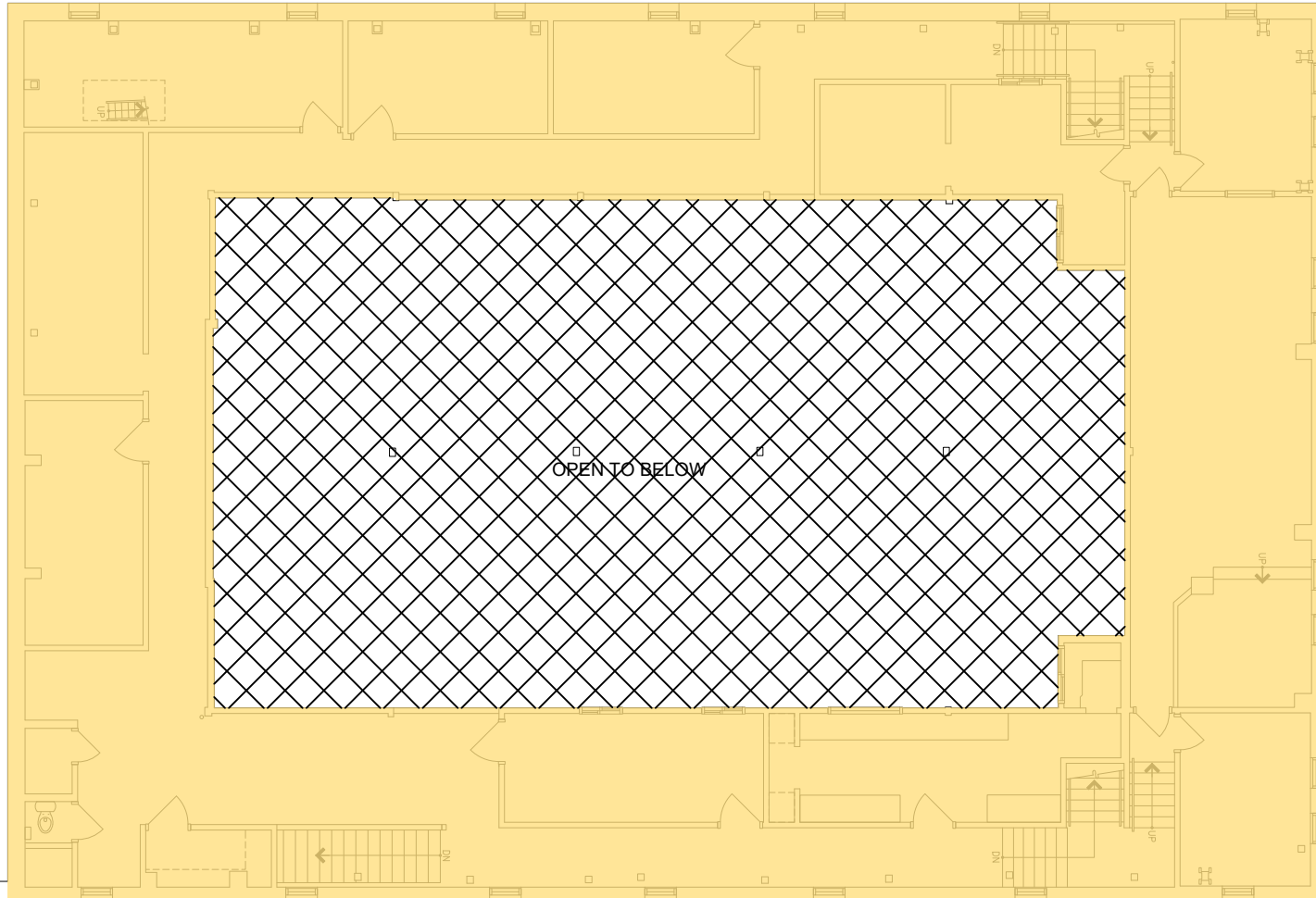
Measure Date: 04.2024  
Survey accuracy: +/- 1/8"

5454 Virginia Ave  
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2



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ANSI / BOMA Z65.3-2018	
	GROSS AREA 1 (LEASING) - 4,196.07 SF
	VOID - 2,617.24 SF
	GROSS AREA 4 (CONST) - 6,813.31 SF

1/16" = 1'-0"



Second Floor - BOMA

Measure Date: 04.2024  
Survey accuracy: +/- 1/8"

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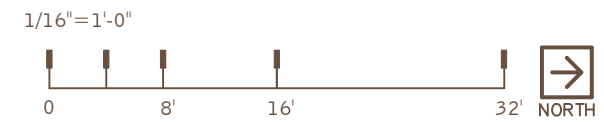
LAX24-2014-00  
04.24.24

SHEET  
3



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ANSI / BOMA Z65.3-2018		
	GROSS AREA 1 (LEASING)	- 187.11 SF
	VOID	- 0.00 SF
	CONST. GROSS AREA	- 187.11 SF



Third Floor - BOMA

Measure Date: 04.2024  
Survey accuracy: +/- 1/8"

5454 Virginia Ave  
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04.24.24

SHEET  
4

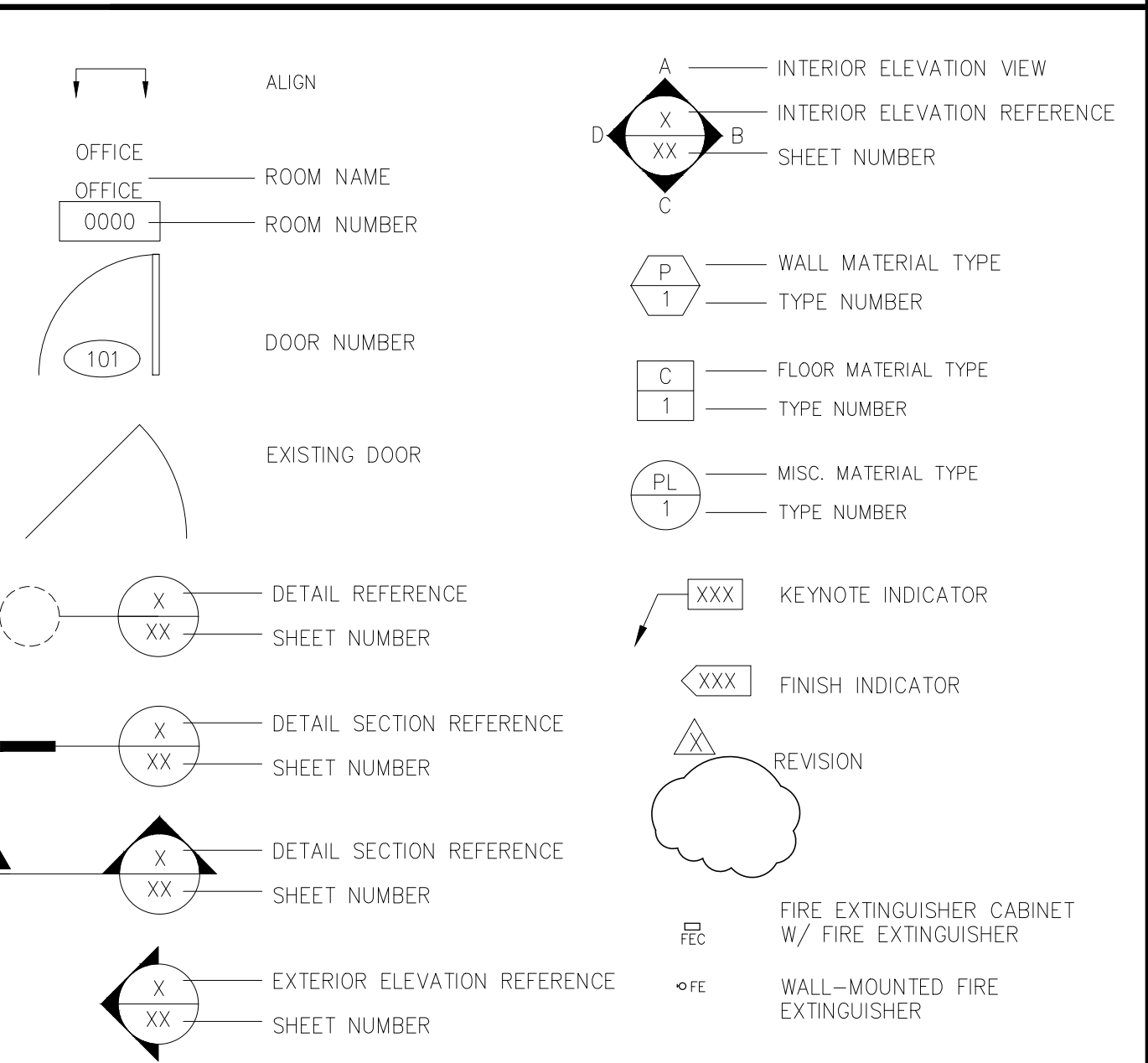
# 5454 VIRGINIA AVE, LOS ANGELES, CALIFORNIA 90029

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## ABBREVIATIONS

&	And	F.A.	Fire Alarm	PRCST.	Pre-cast
∠	Angle	F.B.	Flat Bar	P.L.	Plate
⊙	AI	F.D.	Floor Drain	PLAM.	Plastic Laminate
⊖	Centerline	FDN.	Foundation	PLAS.	Plaster
~	Diameter or Round	F.E.	Fire Extinguisher	PLYWD.	Plywood
#	Pound or Number	F.E.C.	Fire Extinguisher Cab	PR.	Por
(E)	Existing	F.H.C.	Fire Hose Cabinet	PT.	Point
		FIN.	Finish	P.T.D	Paper Towel Dispenser
		FL.	Floor	P.T.D/R	Combination Paper Towel
		FLASH.	Flashing	PTN.	Partition
ACOUS	Acoustical	FLUOR.	Fluorescent	P.T.R.	Paper Towel Receptacle
A.D.	Area Drain	F.O.C.	Face of Concrete	P.J.	Panel Joint
ADJ.	Adjustable	F.O.F.	Face of Finish		
AGGR.	Aggregate	F.O.M.	Face of Mullion	Q.T.	Quarry Tile
AL	Aluminum	F.O.S.H.	Face of Sheathing	R.	Riser
APPROX.	Approximate	F.PRF.	Fireproof	RAD.	Radius
ARCH.	Architectural	F.S.	Full Size	R.D.	Roof Drain
ASB.	Asbestos	FT.	Foil or Feet	REF.	Reference
ASPH.	Asphalt	FTG.	Footing	REFR.	Refrigerator
		FURR.	Furring	RGR.	Register
BD.	Board	FUT.	Future	REINF.	Reinforced
BITUM.	Bituminous	GA.	Gauge	REQ.	Required
BLDG.	Building	GA.LV.	Galvanized	RESIL.	Resilient
BLK.	Block	GR.B.	Grab Bar	RM.	Room
BLKG.	Blocking	GL.	Glass	R.O.	Rough Opening
BM	Beam	GND.	Ground	RWD.	Reinwood
B.O.C.	Bottom of Concrete	GR.	Groove	R.W.L.	Rain Water Leader
B.O.M.	Bottom of Mullion	GYP.	Gypsum	S.	South
B.O.P.	Bottom of Panel	H.B.	Hose Bibb	SAF.	Self Adhered Flashing
B.O.R.	Bottom of Reveal	H.C.	Hollow Core	S.C.	Solid Core
BOT.	Bottom	HWD.	Hardwood	S.C.D.	Seat Cover Dispenser
		HWE.	Hardware	SCHED.	Schedule
CAB.	Cabinet	H.M.	Hollow Metal	S.D.	Soap Dispenser
C.B.	Catch Basin	HORNZ.	Horizontal	SECT.	Section
CEM.	Cement	HR.	Hour	SH.	Shelf
CER.	Ceramic	HGT.	Height	SHR.	Shower
C.I.	Cast Iron	I.D.	Inside Diameter (Dim.)	SHT.	Sheet
C.S.	Corner Guard	INSUL.	Insulation	SIM.	Similar
CLC.	Cladding	INT.	Interior	S.N.D.	Sanitary Napkin Disp.
CLKG.	Caulking			S.N.R.	Sanitary Napkin Recept.
CLO.	Closet			SPEC.	Specification
CLR.	Clear	Jan.	Janitor	SQ.	Square
C.O.	Cased Opening	JT.	Joint	S.S.T.	Stainless Steel
COL.	Column	KITCH.	Kitchen	S.S.K.	Service Sink
C.O.M.	Center of Mullion	K.O.	Knock Out	STA.	Station
CONC.	Concrete	LAB.	Laboratory	STD.	Standard
CONN.	Connection	LAM.	Laminated	STL.	Steel
CONSTR.	Construction	LAV.	Lavatory	STOR.	Storage
CONT.	Continuous	LCKR.	Locker	STR.	Structural
C.O.R.	Center of Reveal	LT.	Light	SUSP.	Suspended
CORR.	Corridor			SYS.	Symmetrical
CTSK.	Countersunk			TRD.	Tread
CNTR.	Counter			T.B.	Towel Bar
CTR.	Center			T.C.	Top of Curb
				TEL.	Telephone
DBL.	Double			TER.	Terrazzo
DEPT.	Department			T. & G.	Tongue and Groove
D.F.	Drinking Fountain			THK.	Thick
DET.	Detail			T.O.C.	Top of Concrete
DIA.	Diameter			T.O.P.	Top of Panel
DM	Dimension			T.O.R.	Top of Reveal
DISP.	Dispenser			T.O.R.C.	Top of Deep Recess
DN.	Down			T.O.M.	Top of Mullion
D.O.	Door Opening			T.O.W.	Top of Wall
DR.	Door			T.P.	Top of Pavement
DWR.	Drawer			T.P.D.	Toilet Paper Dispenser
DS.	Downspout			T.V.	Television
D.S.P.	Dry Standpipe			T.W.	Top of Wall
DWG	Drawing			Typ.	Typical
				UNF.	Unfinished
E.	East			U.O.N.	Unless Otherwise Noted
EA.	Each			UR.	Urinal
E.J.	Expansion Joint			VERT.	Vertical
EL	Elevation			VEST.	Vestibule
ELEC.	Electrical			W.	West
ELEV.	Elevator			W/	With
EMER.	Emergency			W/C	Water Closet
ENCL.	Enclosure			WD.	Wood
E.P.	Electrical Panelboard			W/Q	Without
EQ.	Equal			WRB	Waterproofing Membrane
E.Q.T.	Equipment			W/W	Weather/Water Resistive
E.W.C.	Electric Water Cooler			WT.	Weight
EXST.	Existing				
EXPD.	Exposed				
EXP.	Expansion				
EXT.	Exterior				

## SYMBOLS



## PROJECT SCOPE

- ### TIER I
- LOCATION OF INTERIOR/EXTERIOR WALLS, DOORS
  - LOCATION OF INTERIOR WINDOWS
  - LOCATION OF EXTERIOR WINDOWS
  - LOCATION OF VISIBLE INTERIOR COLUMNS
  - LOCATION OF PERMANENT CABINETRY (I.E. KITCHENS, VANITIES, ETC.)
  - LOCATION OF STAIRS
  - TYPICAL CEILING HEIGHTS
  - LOCATION OF ELECTRICAL PANELS (GENERAL LOCATION) - PANEL INFORMATION (AMPS, VOLTAGE, PHASING)
  - PLUMBING FIXTURES (GENERAL LOCATION) - TOILETS, URINALS, STALLS, SINKS, WATER HEATERS, MOP SINKS, FIRE RISERS
  - STANDARD PHOTOS - ALL AREAS INTERIOR AND EXTERIOR
  - 360 PHOTOS - ALL AREAS INTERIOR AND EXTERIOR
- ### TIER II
- WINDOW SILL HEIGHTS
  - WINDOW HEAD HEIGHTS (IF ACCESSIBLE)
  - DOOR HEIGHTS

## SURVEYOR

**WARE MALCOMB**

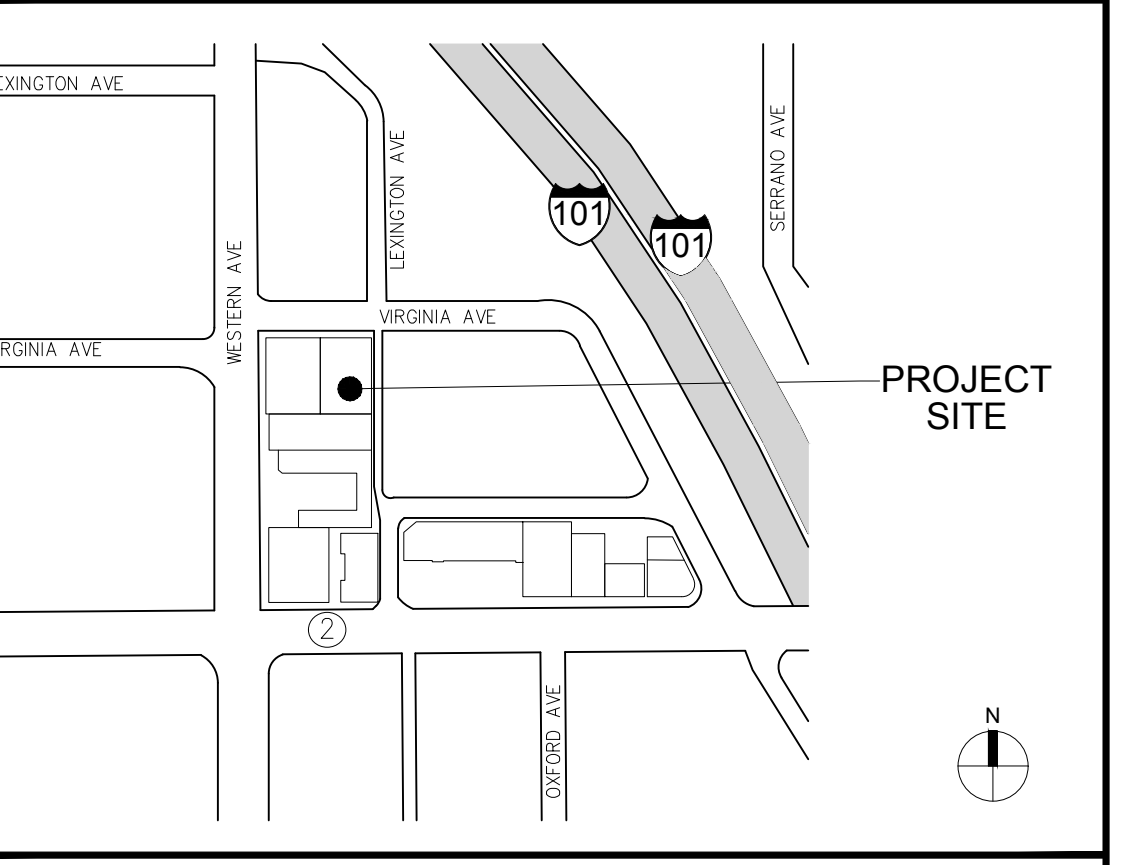
10 EDELMAN  
IRVINE, CALIFORNIA 92618  
P 949.660.9128

PRIMARY CONTACT: WAYNE BASTRUP  
PH: 310.903.4000 x1210  
EMAIL: wbastrup@waremalcomb.com  
ALTERNATE CONTACT: EDDIE PORTILLO  
PH: 310.903.4000 x1983  
EMAIL: eportillo@waremalcomb.com

## SHEET INDEX

BMS-FIELD VERIFICATIONS SHEET LIST	
B001	TITLE SHEET
B110	FIRST FLOOR PLAN - DIMENSIONED
B111	FIRST FLOOR PLAN - NON DIMENSIONED
B112	FIRST FLOOR PLAN - SQUARE FOOTAGE
B120	SECOND FLOOR PLAN - DIMENSIONED
B121	SECOND FLOOR PLAN - NON DIMENSIONED
B122	SECOND FLOOR PLAN - SQUARE FOOTAGE
B130	ATTIC FLOOR PLAN - DIMENSIONED
B131	ATTIC FLOOR PLAN - NON DIMENSIONED
B132	ATTIC FLOOR PLAN - SQUARE FOOTAGE
ARCHITECTURAL SHEET COUNT: 9	

## VICINITY MAP



## DRAWING NOTES

THE DRAWINGS PRESENTED IN THIS SET ARE A REPRESENTATION OF EXISTING PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT LOCATIONS OF BUILDING ELEMENTS, STRUCTURAL COMPONENTS, SPACES OR OBJECTS, HEREIN FOR ANY PURPOSE. ALL OBJECTS SHOWN, INCLUDING SQUARE FOOTAGES, ARE APPROXIMATE AND ARE BASED ON CONDITIONS IN THE BUILDING AT TIME OF MEASUREMENT.

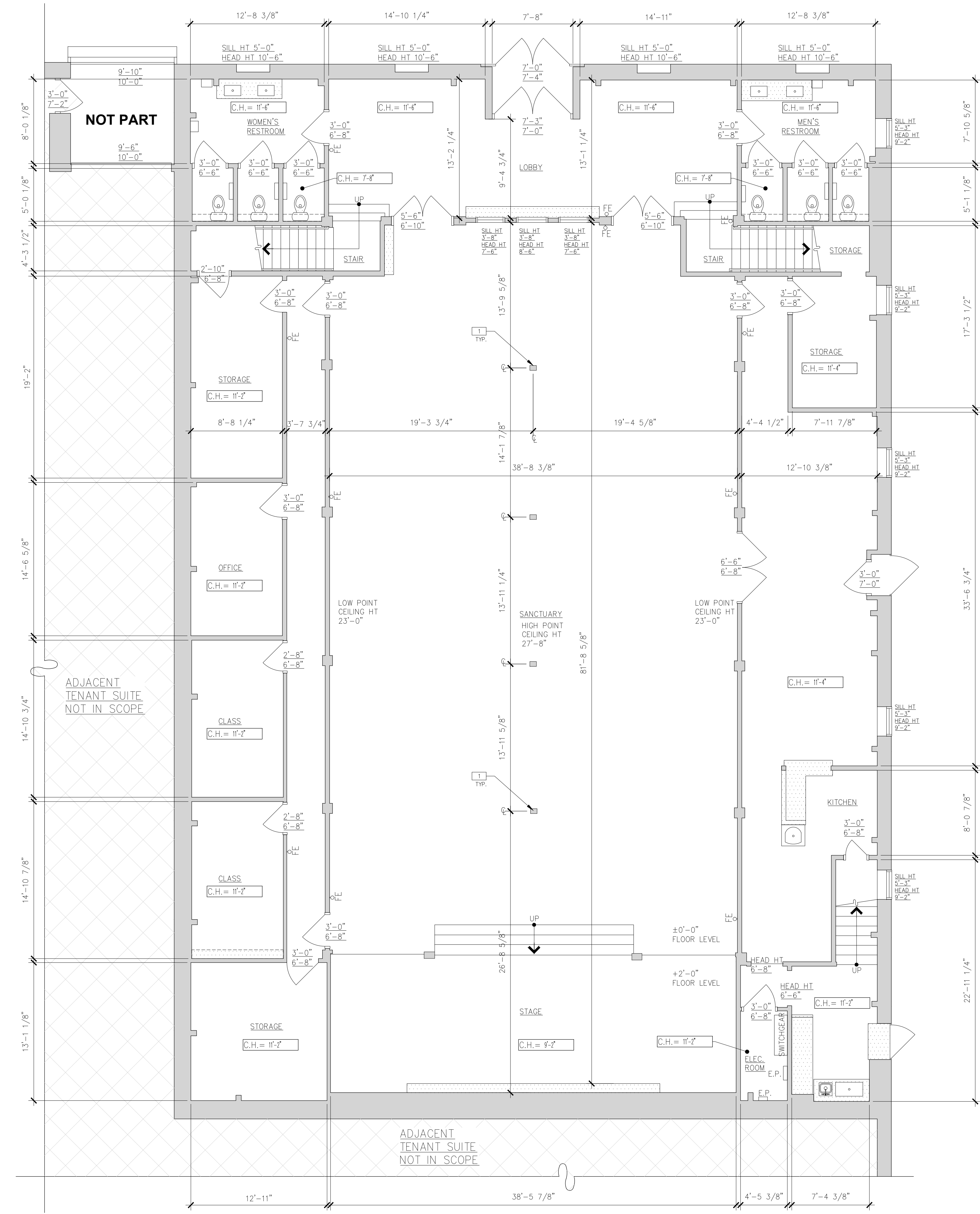
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TITLE SHEET	
REMARKS	DATE

PA / PM:	
DRAWN BY:	E.P.
JOB NO.:	LAX24-2014-00
SHEET	
<b>B001</b>	

**KEYNOTES**

**FLOOR PLAN**  
 [Symbol] EXISTING COLUMN.



**WALL LEGEND**

**WALL PARTITION**      **BASIC DESCRIPTION**  
 [Symbol] EXISTING WALL/PARTITION

**LEGEND**

[Symbol] AREA NOT SURVEYED-ALL AREAS AND ITEMS SHOWN WITHIN THIS HATCHED BOUNDARY HAVE NOT BEEN ACCESSED OR FIELD VERIFIED. THE EXTENTS OF THIS AREA AND WALL THICKNESS SHOWN ARE ASSUMED AND MAY NOT REFLECT EXISTING CONDITIONS.

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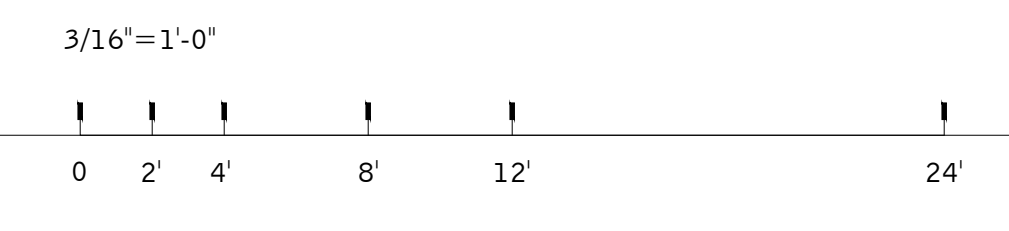
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 northern california  
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 denver  
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**5454 VIRGINIA AVE,  
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FIRST FLOOR PLAN - DIMENSIONED	
REMARKS	DATE

PA / PM:	
DRAWN BY:	E.P.
JOB NO.:	LAX24-2014-00

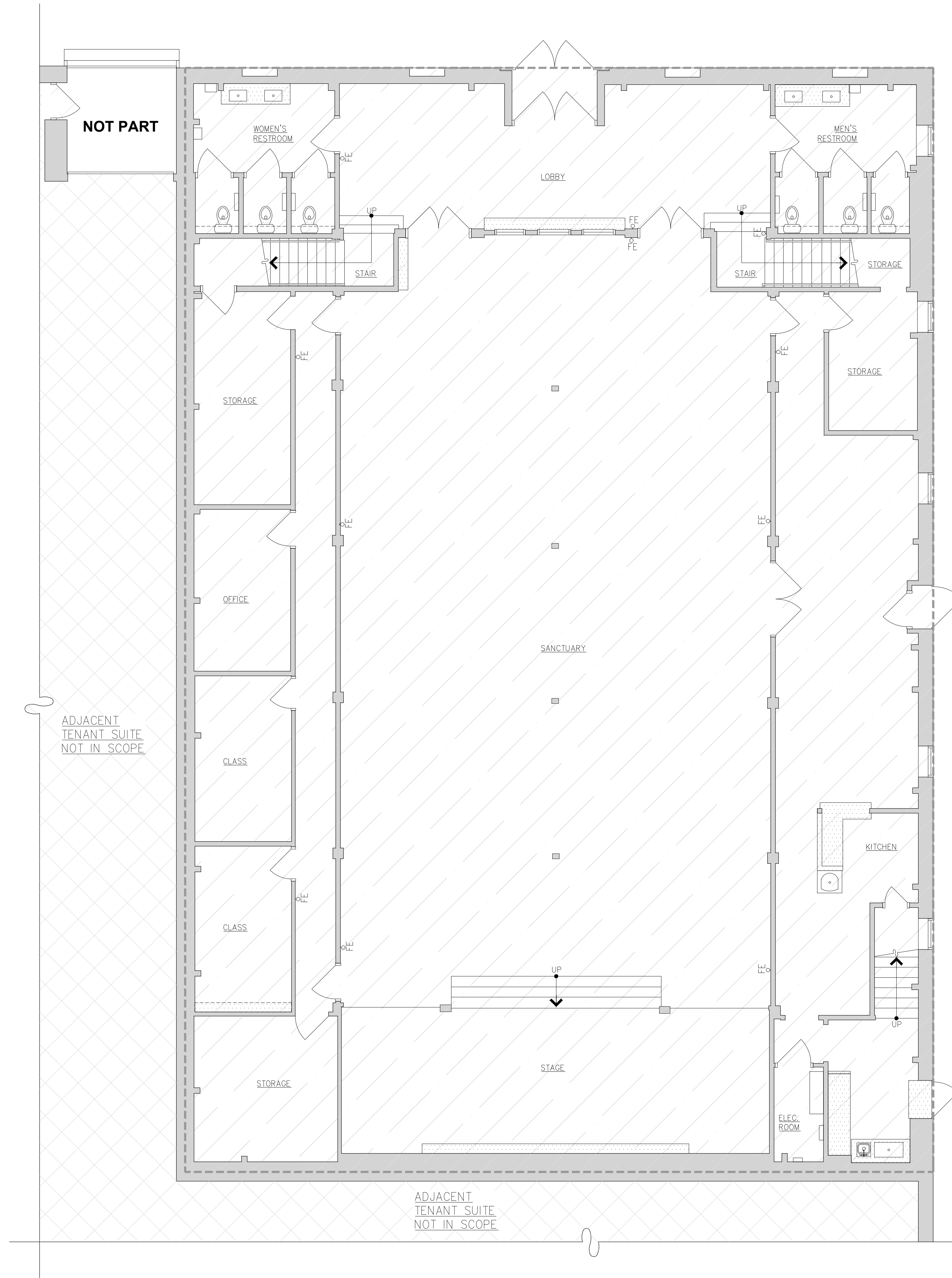
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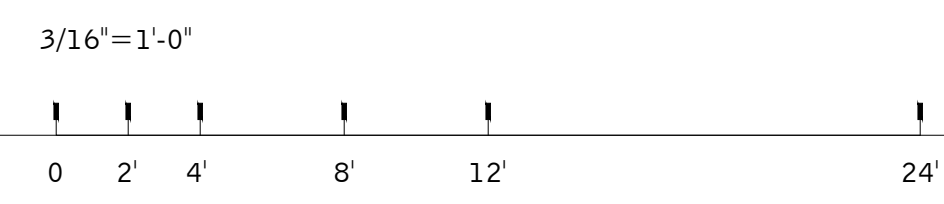
**FIRST FLOOR PLAN - DIMENSIONED**  
 3/16"=1'-0"      1      N





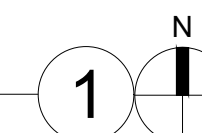


TOTAL AREA 6,678 S.F.



FIRST FLOOR PLAN - SQUARE FOOTAGE

3/16" = 1'-0"



WALL LEGEND

WALL PARTITION	BASIC DESCRIPTION
	EXISTING WALL/PARTITION

LEGEND

	AREA NOT SURVEYED-ALL AREAS AND ITEMS SHOWN WITHIN THIS HATCHED BOUNDARY HAVE NOT BEEN ACCESSED OR FIELD VERIFIED. THE EXTENTS OF THIS AREA AND WALL THICKNESS SHOWN ARE ASSUMED AND MAY NOT REFLECT EXISTING CONDITIONS.
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FIRST FLOOR PLAN - SQUARE FOOTAGE

DATE	REMARKS	DATE	REMARKS

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DRAWN BY:	E.P.
JOB NO.:	LAX24-2014-00

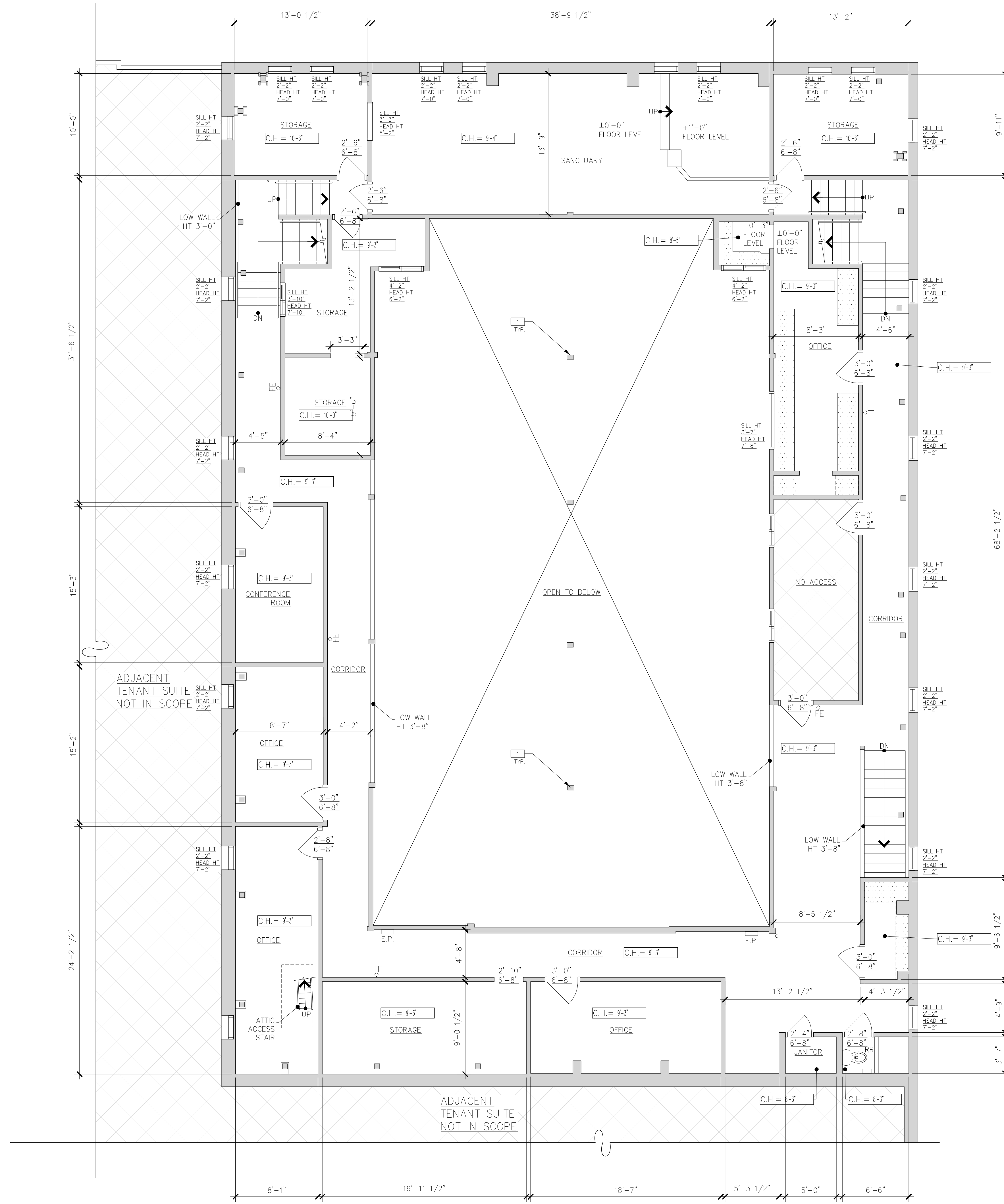
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**B112**

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**KEYNOTES**

FLOOR PLAN  
 [Symbol] EXISTING COLUMN.

**WALL LEGEND**

WALL PARTITION      BASIC DESCRIPTION  
 [Symbol] EXISTING WALL/PARTITION

**LEGEND**

[Symbol] AREA NOT SURVEYED-ALL AREAS AND ITEMS SHOWN WITHIN THIS HATCHED BOUNDARY HAVE NOT BEEN ACCESSED OR FIELD VERIFIED. THE EXTENTS OF THIS AREA AND WALL THICKNESS SHOWN ARE ASSUMED AND MAY NOT REFLECT EXISTING CONDITIONS.

**SECOND FLOOR PLAN - DIMENSIONED**

DATE	REMARKS	DATE	REMARKS

PA / PM:	
DRAWN BY:	E.P.
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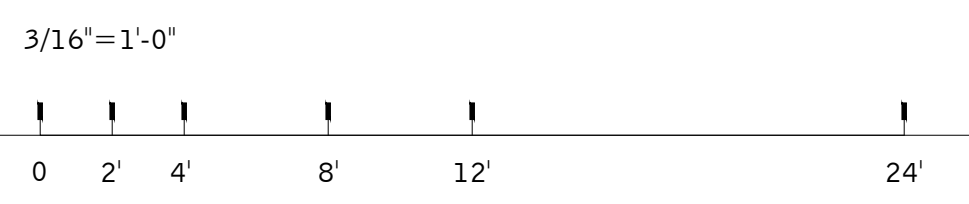
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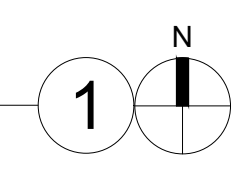
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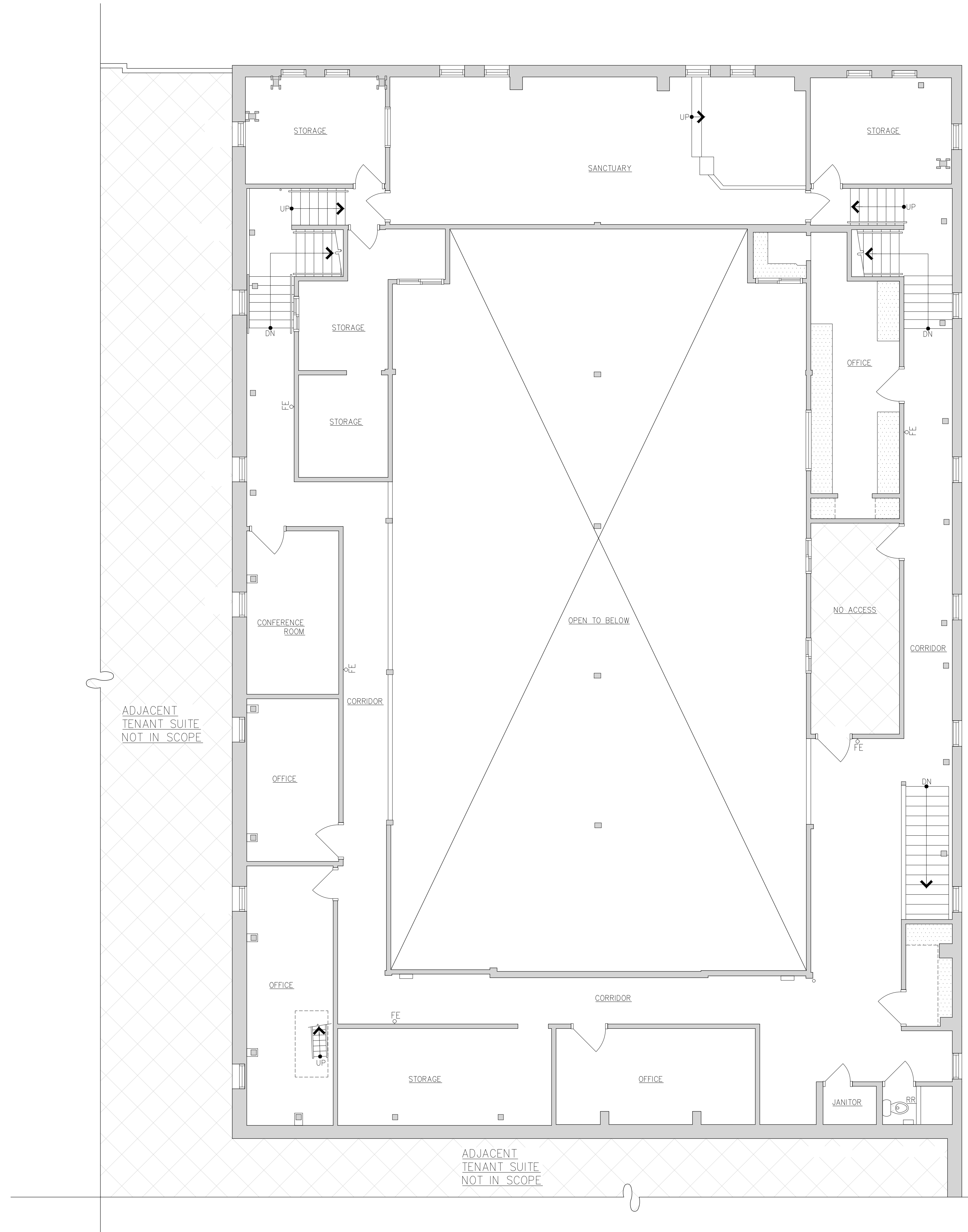
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**SECOND FLOOR PLAN - DIMENSIONED**





ADJACENT  
TENANT SUITE  
NOT IN SCOPE

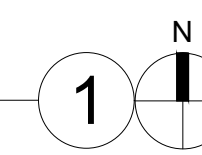
ADJACENT  
TENANT SUITE  
NOT IN SCOPE

3/16"=1'-0"

0 2' 4' 8' 12' 24'

SECOND FLOOR PLAN - NON DIMENSIONED

3/16"=1'-0"



WALL LEGEND

WALL PARTITION	BASIC DESCRIPTION
	EXISTING WALL/PARTITION

LEGEND

	AREA NOT SURVEYED-ALL AREAS AND ITEMS SHOWN WITHIN THIS HATCHED BOUNDARY HAVE NOT BEEN ACCESSED OR FIELD VERIFIED. THE EXTENTS OF THIS AREA AND WALL THICKNESS SHOWN ARE ASSUMED AND MAY NOT REFLECT EXISTING CONDITIONS.
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SECOND FLOOR PLAN - NON DIMENSIONED

DATE	REMARKS	DATE	REMARKS

PA / PM:	
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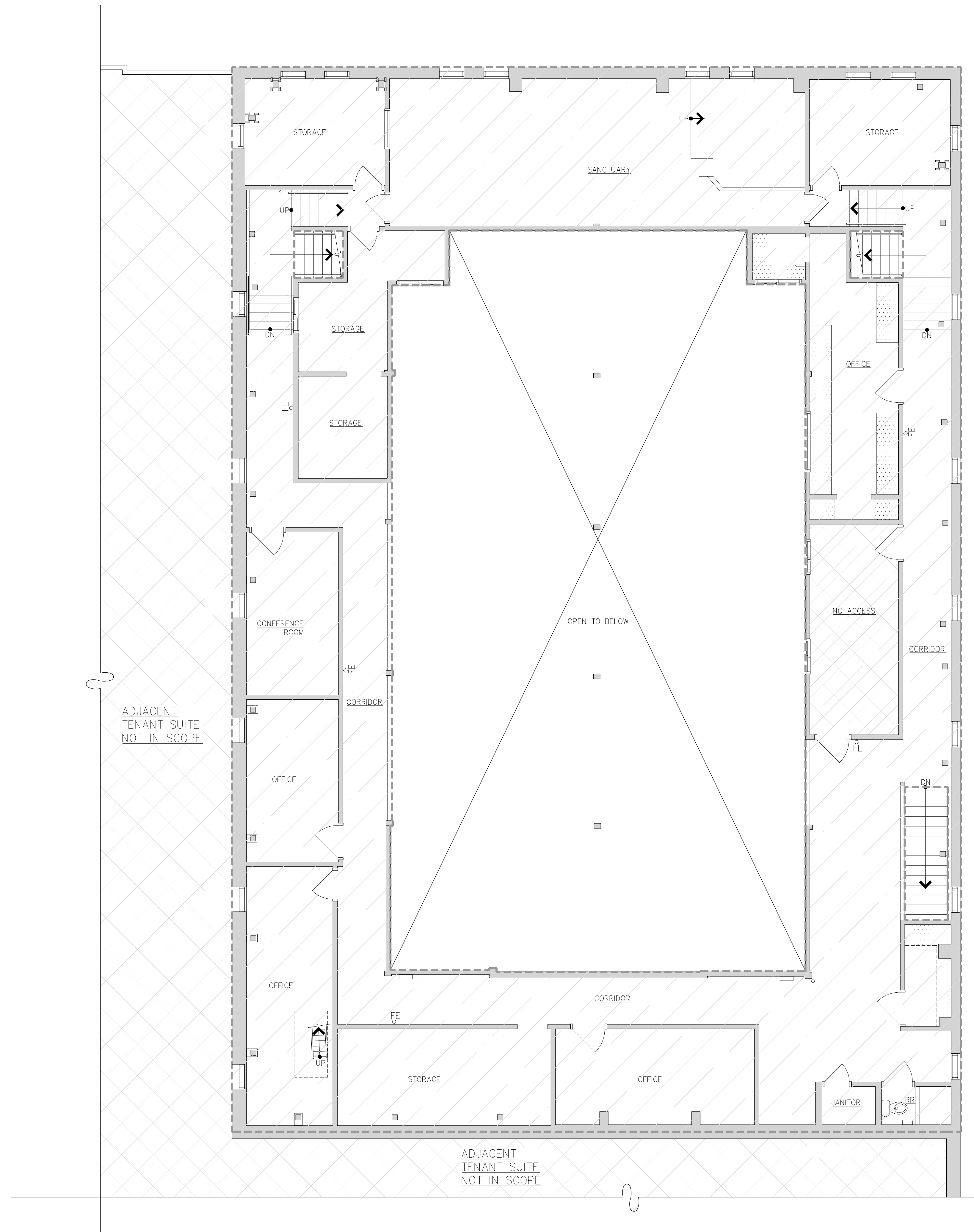
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**B121**

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ADJACENT  
TENANT SUITE  
NOT IN SCOPE

ADJACENT  
TENANT SUITE  
NOT IN SCOPE

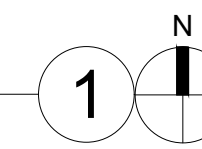
TOTAL AREA 4,059 S.F.

3/16"=1'-0"

0 2' 4' 8' 12' 24'

SECOND FLOOR PLAN - SQUARE FOOTAGE

3/16"=1'-0"



WALL LEGEND

WALL PARTITION	BASIC DESCRIPTION
	EXISTING WALL/PARTITION

LEGEND

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SECOND FLOOR PLAN - SQUARE FOOTAGE

DATE	REMARKS	DATE	REMARKS

PA / PM:	
DRAWN BY:	E.P.
JOB NO.:	LAX24-2014-00

SHEET  
**B122**

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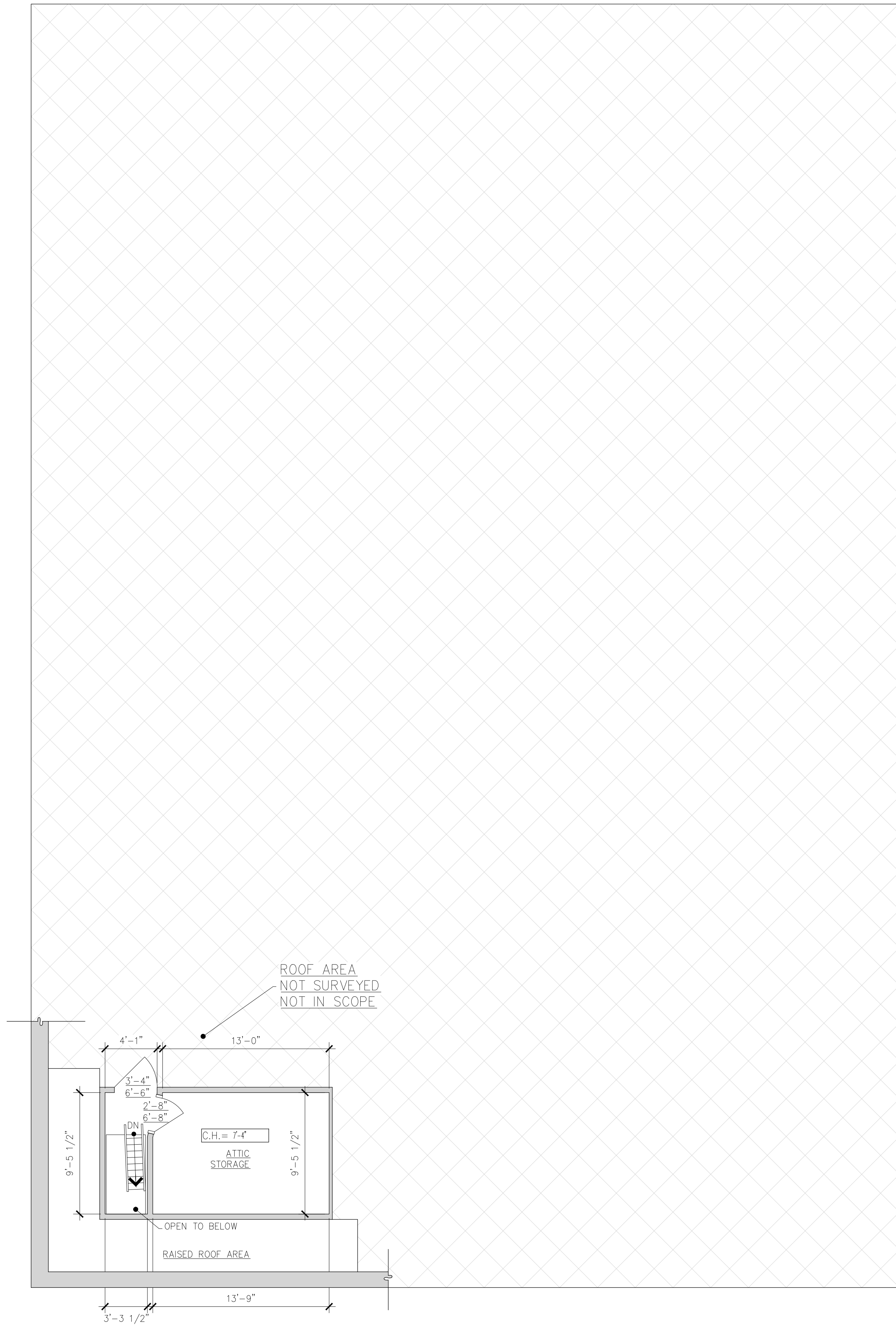
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**KEYNOTES**

FLOOR PLAN



**WALL LEGEND**

WALL PARTITION	BASIC DESCRIPTION
	EXISTING WALL/PARTITION

**LEGEND**

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ATTIC FLOOR PLAN - DIMENSIONED	
DATE	REMARKS

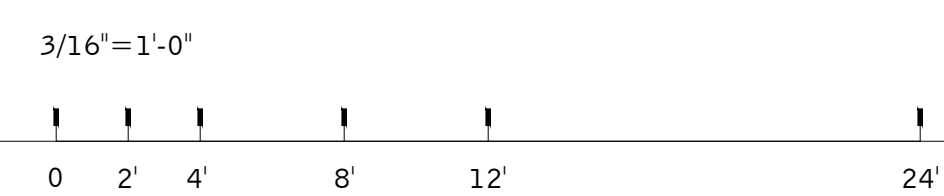
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DRAWN BY:	E.P.
JOB NO.:	LAX24-2014-00

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 interiors  
 graphics  
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 northern california  
 sacramento  
 san diego  
 denver  
 chicago  
 new jersey



ATTIC FLOOR PLAN - DIMENSIONED  
3/16"=1'-0" 1 N



