



WALTERIA

CITY OF TORRANCE - CALIFORNIA

No. MU210521
(C0018)

Date: 09.24.2025 SD00



PROJECT DESCRIPTION: TWO LEVELS OF TYPE V RESIDENTIAL - SENIOR APARTMENTS AND ONE LEVEL OF TYPE I CONCRETE PARKING / OFFICE

ZONING SUMMARY

PROJECT SITE INFORMATION				
APN #	ADDRESS	ZONE	LOT AREA (SF)	LOT AREA (ACRE)
7547-004-049	EAST SIDE OF HOWTHORNE BLVD. 210FT NORTH OF ROLLING HILLS RD., TORRANCE CA	H-WT/HS	24,635	0.565

	ALLOWED		PROPOSED		NOTES
	OFFICE	RESIDENTIAL	OFFICE	RESIDENTIAL	
SETBACKS					REFER TO SHEET SD03B FOR AVERAGE SETBACK CALCS
NORTH - SIDE	0'	-	-	156'	
EAST (ADJ. RESIDENTIAL) - REAR	10'	20'	-	20'	
WEST (HAWTHORNE) - FRONT	0'	0'	10' (AVG. OF 8.35)	6' (AVG. OF 8.35)	
SOUTH - SIDE	-	0'	-	10'	
NUMBER OF RESIDENTIAL UNITS	32 DU		20 DU		CITY OF TORRANCE MUNICIPAL CODE 95.3.45 SENIOR CITIZEN HOUSING
DENSITY	58 DU / ACRE SENIOR HOUSING		36 DU/ACRE		
FLOOR AREA RATIO (F.A.R.)	1		0.98		1 DU / 750 S.F. OF LAND
NUMBER OF STORIES	N/A		2 STORY + BASEMENT		
BUILDING HEIGHT	45'		42'-6'	42'-6' TO T.O. STAIR	HEIGHT SHALL BE MEASURED FROM THE LOWEST ADJACENT GRADE

PARKING SUMMARY

	REQUIRED		PROVIDED		NOTES
	1 CAR/DU	20 STALLS	20 STALLS		
RESIDENTIAL	1 CAR/DU	20 STALLS	20 STALLS		GUEST PARKING 1 / 5 DU = 4
OFFICE	1 CAR / 333 SF	1,608 / 333 = 4.8 STALLS	5 STALLS		GUEST PARKING IS SHARED WITH OFFICE
TOTAL		25 STALLS	25 STALLS		

UNIT SUMMARY

PLAN	DESCRIPTION	QUANTITY	GROSS AREA (SF)	TOTAL GROSS AREA (SF)	PRIVATE DECK (SF)	TOTAL PRIVATE DECK (SF)
A1	1 BED / 1 BATH	15	608	9,120	90	1,350
A1-alt	1 BED / 1 BATH	2	590	1,180	90	180
A2	1 BED / 1 BATH	2	523	1,046	90	180
A3	1 BED / 1 BATH	1	704	704	90	90
TOTAL		20		12,050		1,800

BUILDING SUMMARY

PLAN	DESCRIPTION	GROSS AREA (SF)
P1 LEVEL	LOBBY / STAIR AND CIRCULATION / BIKE STORAGE / TRASH ROOM / ELEC. ROOM	2,100
1ST LEVEL	RESIDENTIAL / LOBBY / MAIL / STAIR AND CIRCULATION / OFFICE / AMENITY	11,050
2ND LEVEL	RESIDENTIAL / STAIR AND CIRCULATION / AMENITY	11,050
TOTAL		24,200

OFFICE AREA

REQUIRED	GROSS AREA (SF) PROVIDED
25% OF TOTAL BUILDING AREA : 24,200 X %25 = 6,050 S.F.	1,608 S.F.

OPEN SPACE SUMMARY

	REQUIRED		PROPOSED		NOTES
	200 S.F. / DU = 20 X 200 = 4,000 S.F.				
TOTAL OPEN SPACE	200 S.F. / DU = 20 X 200 = 4,000 S.F.				CITY OF TORRANCE MUNICIPAL CODE 95.3.45 SENIOR CITIZEN HOUSING
	PRIVATE OPEN SPACE		1,800 S.F. (90 S.F. X 20 DU)		
	COMMON OPEN SPACE		6,762 S.F.	822 S.F. @ AMENITY SPACE 2,350 S.F. OF SLOPED AREAS 3,590 S.F. OF FLAT AREAS	REFER TO SHEET SD03B FOR BREAKDOWN OF COMMON OPEN SPACE AREAS.
	TOTAL	4,000 S.F.	8,562 S.F.		

PROJECT TEAM:

DEVELOPER

NAME: ZS DEVELOPMENT CORP.
 ADDRESS: 11646 PRAIRIE AVE.
 HAWTHORNE, CA 99250
 MAIL: P.O. BOX 2062
 HAWTHORNE, CA 99251
 CONTACT: ZEINA AWAD
 PHONE: 310.863.1273
 EMAIL: ZSDevelop@gmail.com

ARCHITECT

NAME: BSB DESIGN
 ADDRESS: 970 WEST 190TH ST #250
 TORRANCE, CA 90502
 CONTACT: DIRK THELEN
 PHONE: 424.266.6935
 FAX: 310.217.0425
 EMAIL: dthelen@bsbdesign.com

SHEET INDEX

ARCHITECTURE

- COVER SHEET
- 01A PROJECT SUMMARY
- 01B CONCESSIONS & WAIVERS
- TENTATIVE PARCEL MAP (FOR REFERENCE)
- 02 LEVEL P-1 -BUILDING PLAN
- 03A LEVEL 1 - BUILDING PLAN
- 03B LEVEL 1 - SITE PLAN EXHIBITS
- 04 LEVEL 2 - BUILDING PLAN
- 04R ROOF PLAN
- 05 UNIT PLANS
- 06 ELEVATIONS
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- 08 SECTION
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CITY OF TORRANCE - CALIFORNIA

PROJECT SUMMARY



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stair tower could not even be seen from the vantage point of that grade on the south eastern side of the building. The building itself at its highest point which is the parapet, is no more than 42 ft above the lowest point of adjacent grade. We are requesting this waiver for several reasons. One being that the stair and elevator tower above the 45 ft height limit represents less than 2% of the total roof area. Secondly, this small infringement will not cause any additional impacts on the neighborhood to the East of the project.

This waiver is consistent with the requirements of the State Density Bonus law as relief from the applicable development standard would result in identifiable and actual cost reductions.

The waiver is additionally consistent with State Density Bonus law as it is defined as a development standard for which waivers may be requested in Government Code Section 65915(o)(2)

2. WAIVER: REDUCTION IN SETBACK FROM THE EAST PROPERTY LINE FROM 20 FT TO 10 FT AT THE LOWER BASEMENT GARAGE ONLY.

The triangular shape of the lot makes it very difficult to have any kind of efficient garage in order to park the cars required without using some of the setback. This reduction of setback only happens at the lowest level and only at the parking. All of the residential units are 20 ft from the Eastern PL per the zoning code.

This waiver is consistent with the requirements of the State Density Bonus law as relief from the applicable development standard would result in identifiable and actual cost reductions.

The waiver is additionally consistent with State Density Bonus law as it is defined as a development standard for which waivers may be requested in Government Code Section 65915(o)(2)

3. WAIVER: REDUCTION IN FRONT STREET SETBACK FROM 20 FT TO 6 FT (AVG 8.35').

The Hawthorne Blvd. Corridor Overlay does not require any front setback but because we are proposing a Senior Project apparently the zone reverts back to R3 zoning which requires a 20 ft Street setback. We are requesting a waiver due to the hardship of providing that much setback on a shallow odd-shaped lot. It would prevent us from developing the project at all.

This waiver is consistent with the requirements of the State Density Bonus law as relief from the applicable development standard would result in identifiable and actual cost reductions.

The waiver is additionally consistent with State Density Bonus law as it is defined as a development standard for which waivers may be requested in Government Code Section 65915(o)(2)

4. WAIVER: BUILDING STAIRTOWER EXCEEDS MAX. HEIGHT BY 2 FT.

The Torrance zoning code defines the height of the building including stair towers and elevator penthouses to not exceed 45 ft from the lowest point of adjacent grade. Even though the stair, required by the Torrance Fire Department in order to access the roof, and elevator are located adjacent to Hawthorne Boulevard, is 47 ft above the lowest grade on the most south eastern side of the building. The

Walteria Mixed Use Narrative for asked for concessions and waivers:

1. CONCESSION: REDUCTION IN AMOUNT OF COMMERCIAL SPACE REQUIRED BY ZONING.

Pursuant to State Density Bonus Law a concession is requested to reduce the commercial from 6,050 SF (25% of the total building area) to 1608 SF. The relief from this standard will result in identifiable and actual cost reductions to provide affordable housing. The topography of the property and the slope of the major arterial Hawthorne Blvd., creates very difficult vehicular access to any sort of retail or commercial component in the project. This reduction allows us to reduce the building in height from a three story over basement parking to a two story over basement parking. This reduction also reduces amount of shade and shadow that we would cast on the neighbors to the East of the property.

The concession is additionally consistent with State Density Bonus law as it is defined as a development standard for which concessions may be requested in Government Code Section 65915(o)(2)

GOVERNMENT CODE SECTION 65915 (Applies to all requests for concessions and waivers)

(O) FOR PURPOSES OF THIS SECTION. THE FOLLOWING DEFINITIONS SHALL APPLY:

(2) "DEVELOPMENT STANDARD" INCLUDES A SITE OR CONSTRUCTION CONDITION, INCLUDING, BUT NOT LIMITED TO, A HEIGHT LIMITATION, A SETBACK REQUIREMENT, A FLOOR AREA RATIO, AN ONSITE OPENSOURCE REQUIREMENT, A MINIMUM LOT AREA PER UNIT REQUIREMENT, OR A PARKING RATIO THAT APPLIES TO A RESIDENTIAL DEVELOPMENT PURSUANT TO ANY ORDINANCE, GENERAL PLAN ELEMENT, SPECIFIC PLAN, CHARTER, OR OTHER LOCAL CONDITION, LAW, POLICY, RESOLUTION, OR REGULATION THAT IS ADOPTED BY THE LOCAL CONDITION, LAW, POLICY, RESOLUTION, OR REGULATION THAT IS ADOPTED BY THE LOCAL GOVERNMENT OR THAT IS ENACTED BY THE LOCAL GOVERNMENT'S ELECTORATE EXERCISING ITS LOCAL INITIATIVE OR REFERENDUM POWER, WHETHER THAT POWER IS DERIVED FROM THE CALIFORNIA CONSTITUTION, STATUTE, OR THE CHARTER OR ORDINANCES OF THE LOCAL GOVERNMENT.



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CONCESSION & WAIVER NARRATIVE

No. MU210521 (C0018)

Date: 09.24.2025 SD01B



TENTATIVE PARCEL MAP NO. 083650

IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR 1 LOT REVERSION TO ACREAGE PURPOSE (MERGER). PROPOSED PROJECT NAME : WALTERIA TOWNHOMES.

NOTES:
 SITE ADDRESS : NONE (EAST OF HAWTHORNE BLVD. AND +/-200' NORTH OF ROLLING HILLS RD.)
 TO 793 D4, EXISTING A.P.N. 7547-004-040, 041, 042, 043, 044, 045 AND 046 (7 A.P.N.s)
LEGAL DESCRIPTION:
 PORTIONS OF LOTS 1-4 IN BLOCK 13 OF WALTERIA AND VACATED STREETS, CALIFORNIA AVE. AND CANYON RD. IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGES 56-56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
BASIS OF BEARINGS:
 THE BEARING OF N00°13'00"E OF THE CENTER LINE OF MADISON ST. AS SHOWN ON TRACT NO. 32149, M.B. 856/1-3 OF MAPS, RECORD OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
BENCH MARK: BM ID 705 (NAVD 1988)
 CHISELED X 2" WEST OF WEST END CATCH BASIN ON NORTH WEST CORNER OF CATCH BASIN OF HAWTHORNE BLVD. AND VIA VALMONTE. ELEVATION: 178.79 FEET
 THE SURVEY INFORMATION IS TO FOLLOW TOPOGRAPHIC SURVEY MAP DATED 04/18/2017 PROVIDED BY THE CLIENT TO BE ON THE SAME ELEVATION DATUM.
 ALL OTHER TOPOGRAPHIC INFORMATION INCLUDING CONTOURS IS TO FOLLOW THE MAP DATED 04/18/2017 AS STATED.
 CONTOURS SHOWN REPRESENTS EXISTING GROUND. OVERLAY PROPOSED FIRST LEVEL FOOTPRINT.

RECORD OWNER, DEVELOPER: ZS DEVELOPMENT CORP.
 11646 PRAIRIE AVE., HAWTHORNE, CA 90250.
 MAIL: P.O. BOX 2062, HAWTHORNE, CA 90250.
 CONTACT: ZEINA AWAD, PHONE: (310) 863-1273.
 EMAIL: ZSDevelop@gmail.com

MAP PREPARED BY: ERIC CHIANG P.L.S. 6671
 301 W. OAKMONT DR., MONTEBELLO, CA 90640.
 PHONE : (323) 888-8687.

ARCHITECT: WITHEE MALCOLM ARCHITECTS, LLP
 2251 WEST 190TH ST., TORRANCE, CA 90504.
 CONTACT: DIRK THELEN, PHONE: (424) 266-6935.
 EMAIL: dtthelen@witheelmalcolm.com

PROJECT DATA: MIXED USED DEVELOPMENT
 ZONE : H-WT/HS.
 LOT AREA : GROSS=24,635 SQ. FT.
 6' STREET EASEMENT=2,074 SQ. FT., NET 22,561 SQ. FT.
 2 LEVELS OF TYPE V RESIDENTIAL (SENIOR APARTMENT)
 AND 1 LEVEL OF TYPE 1 CONCRETE PARKING/OFFICE.

UNIT SUMMARY

BUILDING DATA: 2 STORY + 1 LEVEL PARKING; BUILDING HEIGHT 42"-6"						
NUMBER OF RESIDENTIAL UNITS : 20 DU, DENSITY 36 DU/ACRE; ALLOWED (58 DU/AC. SENIOR HOUSING)						
PLAN	DESCRIPTION	QUANTITY	GROSS AREA (SF)	TOTAL GROSS AREA (SF)	PRIVATE DECK (SF)	TOTAL PRIVATE DECK (SF)
A1	1 BED/1 BATH	15	608	9,120	90	1,350
A1-01t	1 BED/1 BATH	2	590	1,180	90	180
A2	1 BED/1 BATH	2	523	1,046	90	180
A3	1 BED/1 BATH	1	704	704	90	90
TOTAL		20		12,050		1,800

PARKING SUMMARY

REQUIRED	PROVIDED	NOTES
RESIDENTIAL 1 CAR/DU 20 STALLS	20 STALLS	GUEST PARKING 1/5 DU = 4
OFFICE 1 CAR/333SF 1608/333=4.8 STALLS	5 STALLS	GUEST PARKING IS SHARED WITH OFFICE
TOTAL 25 STALLS	25 STALLS	

BUILDING SUMMARY

PLAN	DESCRIPTION	ELEVATION	GROSS AREA (S.F.)
P1 LEVEL	LOBBY/STAIR AND CIRCULATION/BIKE STORAGE/TRASH ROOM/ELEC. ROOM	P=1 208.0' LOWEST GRADE 208.0'	2,100
1ST LEVEL	RESIDENTIAL/LOBBY/MAIL/STAIR AND CIRCULATION/OFFICE/AMENITY	219.0'	11,050
2ND LEVEL	RESIDENTIAL/STAIR AND CIRCULATION/AMENITY	229.6'	11,050
TOTAL			24,200

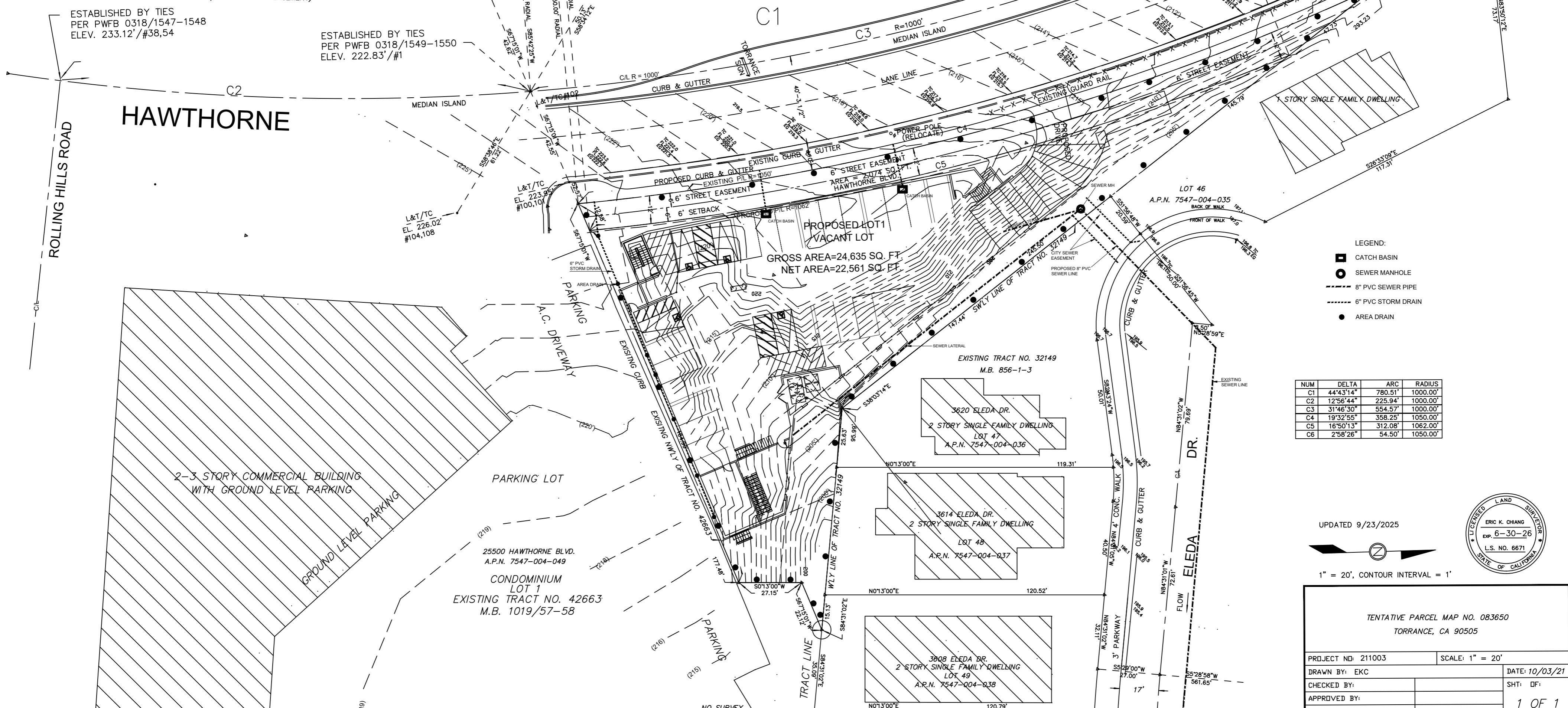
EXISTING GRADE FIRST -SECOND LEVEL 222.0' ROOF 249.2'; TOP PARAPET 251.7'

C/L E.C.
 2"IP PER PWFB
 0318/1551-1552

INDICATES BOUNDARY OF THE LAND TO BE SUBDIVIDED (BEFORE STREET EASEMENT)

ESTABLISHED BY TIES
 PER PWFB 0318/1547-1548
 ELEV. 233.12' / #38,54

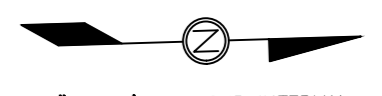
ESTABLISHED BY TIES
 PER PWFB 0318/1549-1550
 ELEV. 222.83' / #1



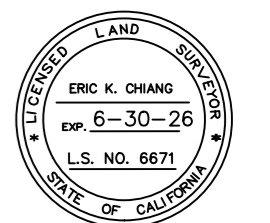
- LEGEND:**
- ▣ CATCH BASIN
 - SEWER MANHOLE
 - 8" PVC SEWER PIPE
 - 6" PVC STORM DRAIN
 - AREA DRAIN

NUM	DELTA	ARC	RADIUS
C1	44°43'14"	780.51'	1000.00'
C2	12°58'44"	225.94'	1000.00'
C3	31°48'30"	554.57'	1000.00'
C4	19°32'55"	358.25'	1050.00'
C5	16°50'13"	312.08'	1062.00'
C6	2°58'26"	54.50'	1050.00'

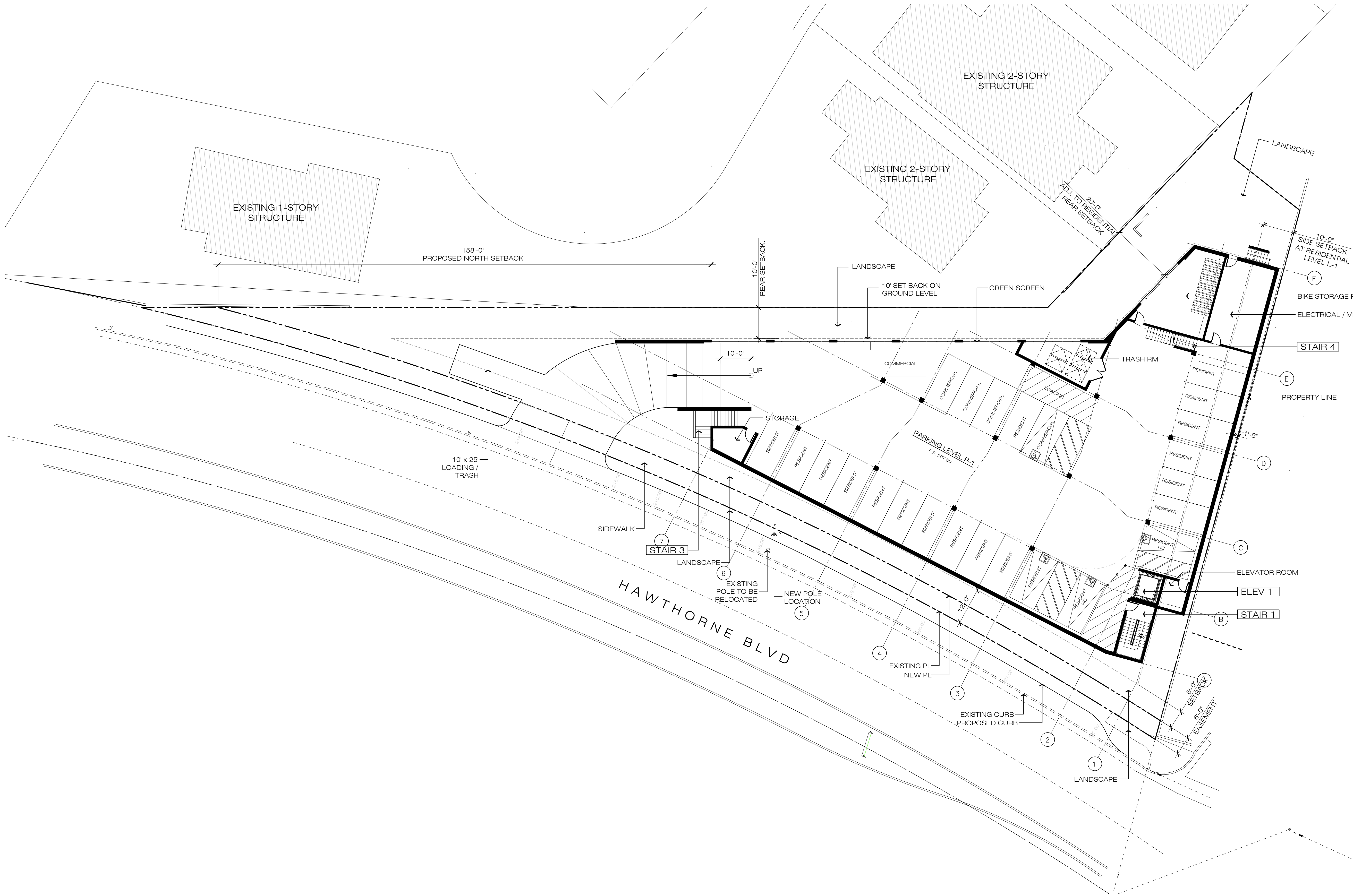
UPDATED 9/23/2025



1" = 20', CONTOUR INTERVAL = 1'



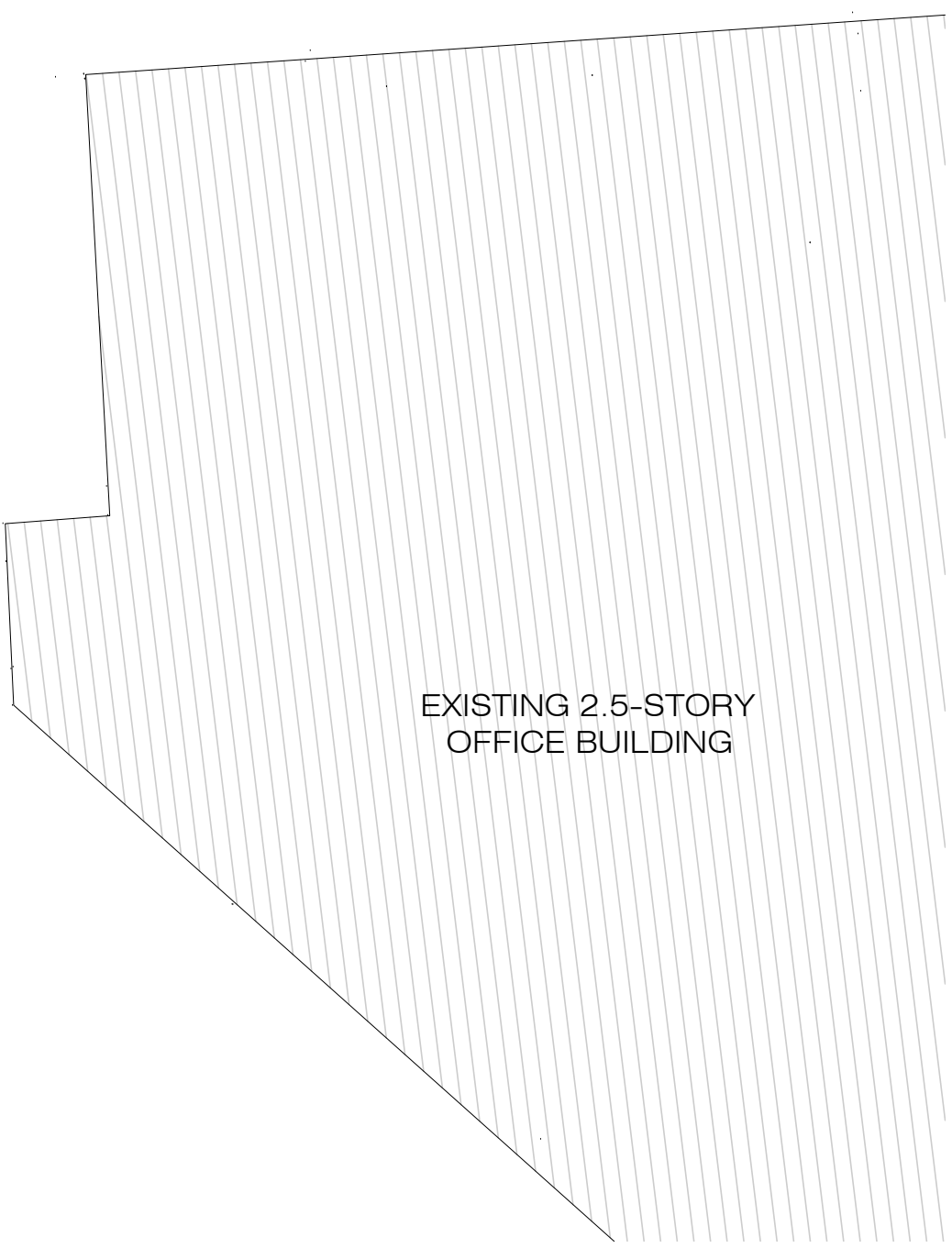
TENTATIVE PARCEL MAP NO. 083650 TORRANCE, CA 90505	
PROJECT NO: 211003	SCALE: 1" = 20'
DRAWN BY: EKC	DATE: 10/03/21
CHECKED BY:	SHT: DF
APPROVED BY:	1 OF 1



LEGEND

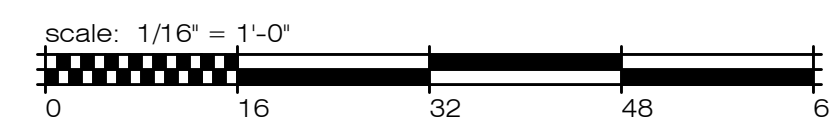
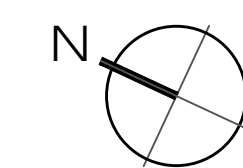
- STAIR 1 FROM LEVEL P-1 TO LEVEL L-2
- STAIR 2 FROM LEVEL L-1 TO LEVEL L-2
- STAIR 3 FROM LEVEL P-1 TO LEVEL L-1
- STAIR 4 FROM LEVEL L-1 TO ROOF

PARKING LEVEL P-1	
COMMERCIAL	5 SPACES
RESIDENTIAL	20 SPACES



WALTERIA

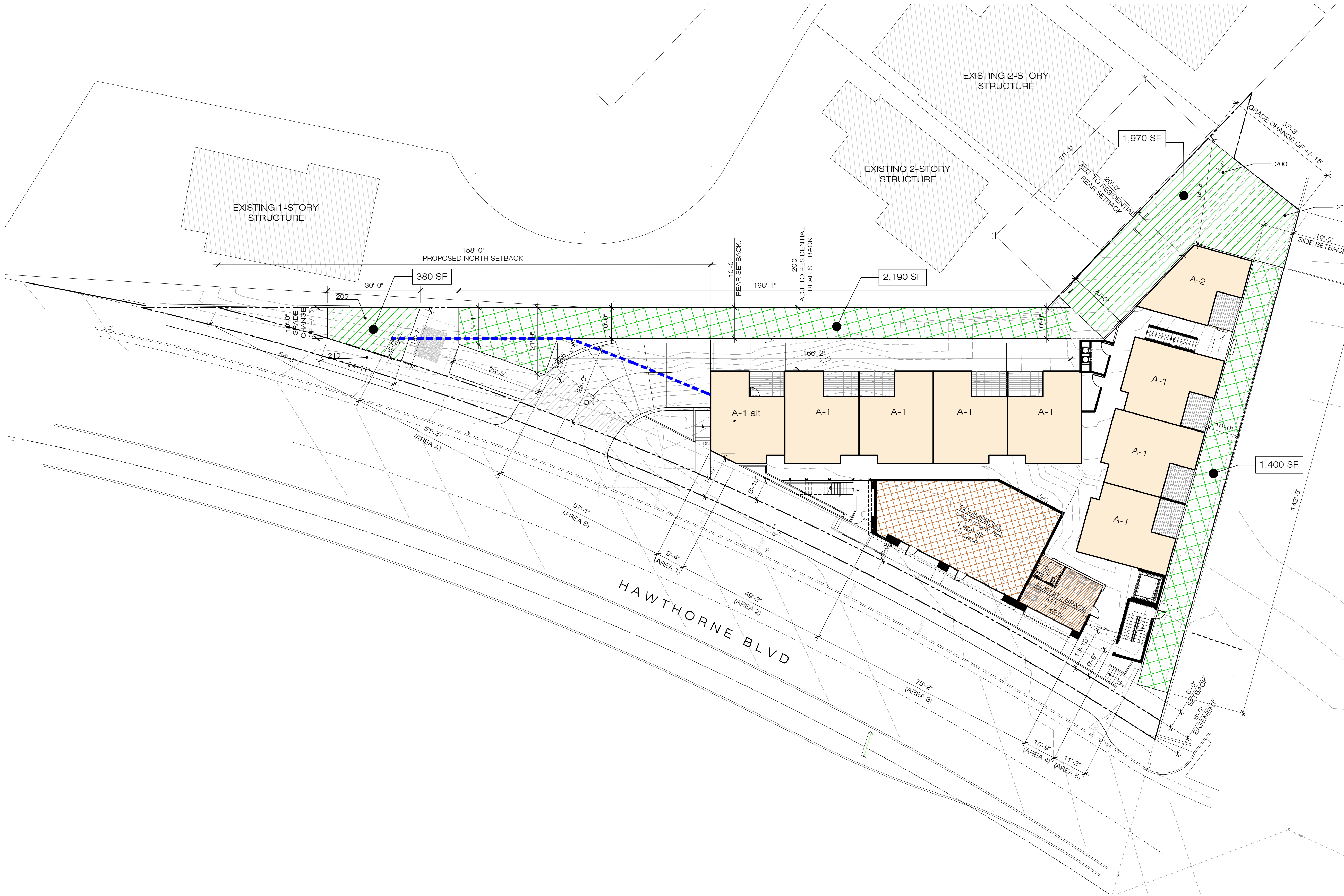
CITY OF TORRANCE - CALIFORNIA



BUILDING PLAN
LEVEL P-1

No. MU210521 (C0018) Date: 09.24.2025 SD02





AVERAGE SETBACK CALCULATION

CALCULATION:
 SUM OF: (WIDTH OF A PART) X (SETBACK OF THAT PART)
 = (AREA A)+(AREA B)+(AREA 1)+(AREA 2)+(AREA 3)+(AREA 4)+(AREA 5)
 = (51.3x6)+(57.1x25)+(9.3x14)+(49.2x6.8)+(75.2x6)+(10.75x13.8)+(11.2x9.75)
 = (307.8)+(1,427.5)+(130.2)+(334.56)+(451.2)+(148.35)+(109.2)
 = 2,908.81 SQ. FT.

MAXIMUM OF WIDTH OF BUILDING:
 = LOT WIDTH - REQUIRED SIDE YARDS
 = 358.25 - 10
 = 348.25 FT

AVERAGE SETBACK:
 = 2,908.81 / 348.25
 = 8.35 FT

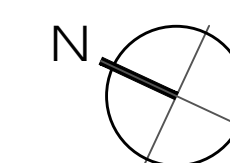
OPEN SPACE LEGEND

- SLOPED AREAS: 2,350 SF (COMMON)
- FLAT AREAS: 3,590 SF (COMMON)
- AMENITY SPACE (L1&L2): 822 SF (COMMON)
- PRIVATE DECKS (L1&L2): 1,800 SF (PRIVATE)



WALTERIA

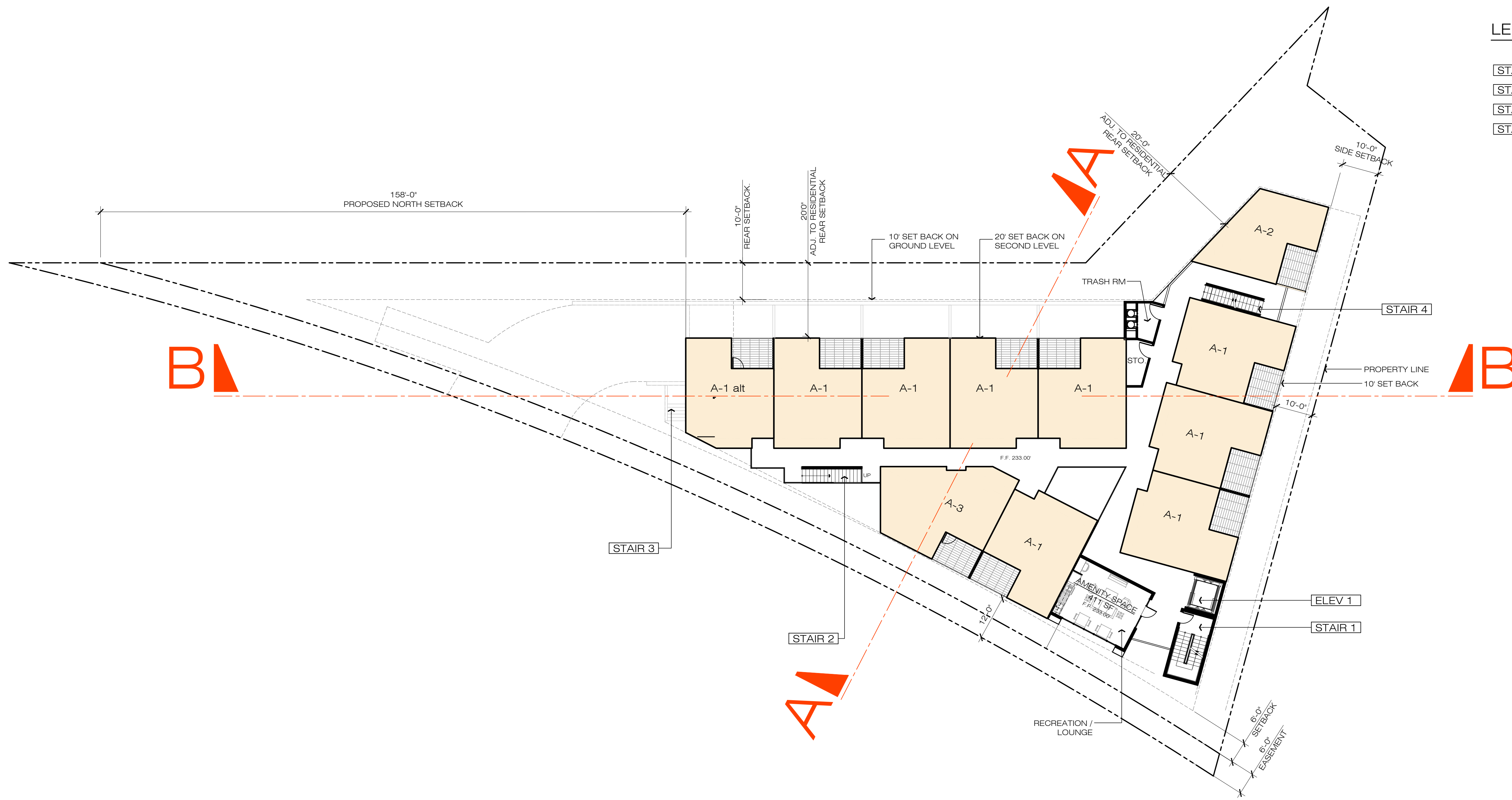
CITY OF TORRANCE - CALIFORNIA



SITE PLAN EXHIBITS

No. MU210521 (C0018) Date: 09.24.2025 SD03E



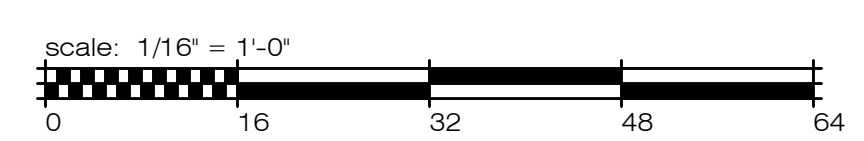
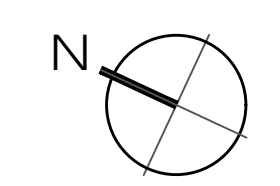


- LEGEND**
- [STAIR 1] FROM LEVEL P-1 TO LEVEL L-2
 - [STAIR 2] FROM LEVEL L-1 TO LEVEL L-2
 - [STAIR 3] FROM LEVEL P-1 TO LEVEL L-1
 - [STAIR 4] FROM LEVEL L-1 TO ROOF



WALTERIA

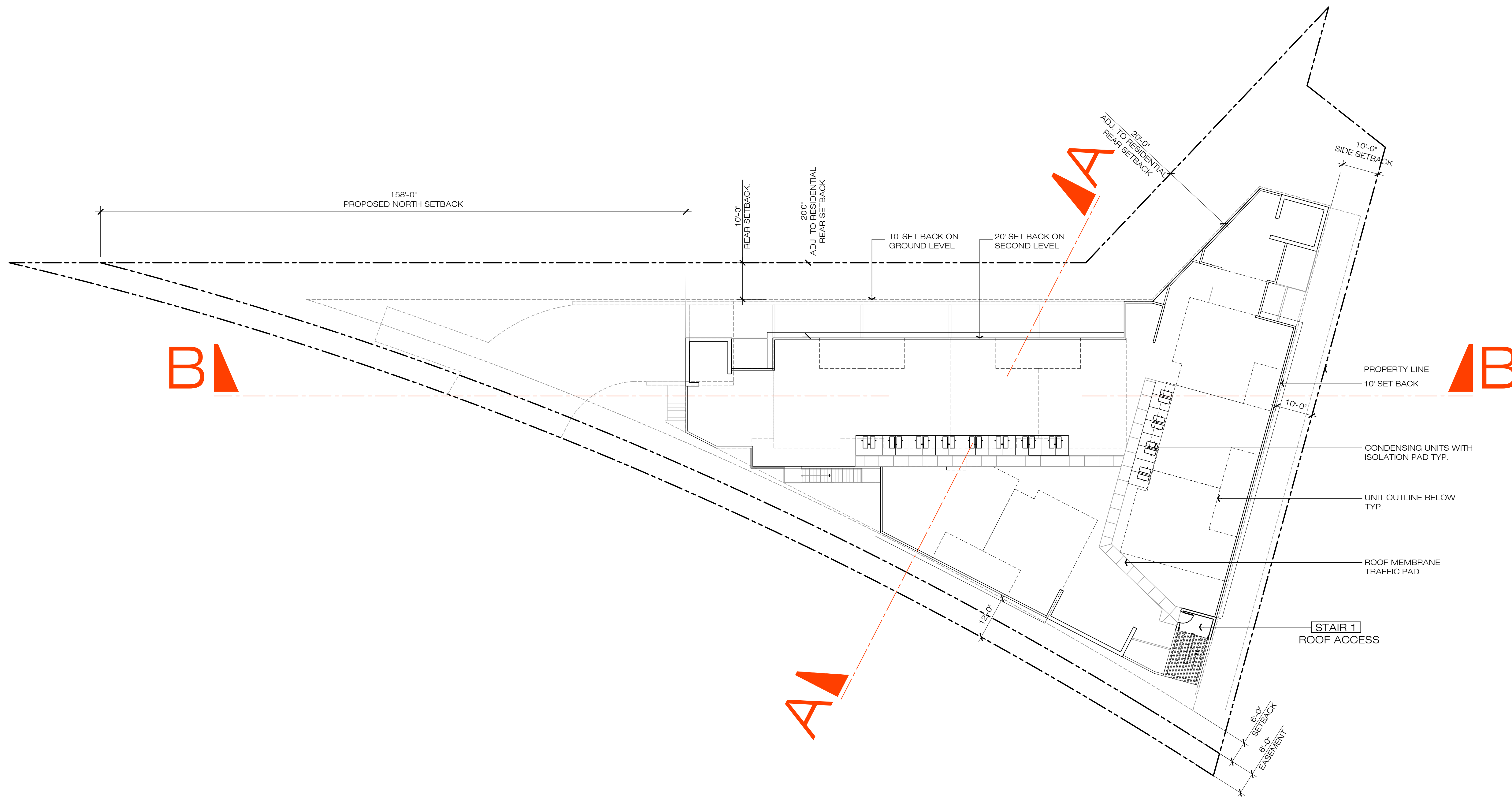
CITY OF TORRANCE - CALIFORNIA



BUILDING PLAN
LEVEL L-2

No. MU210521 (C0018) Date: 09.24.2025 SD04





WALTERIA

CITY OF TORRANCE - CALIFORNIA

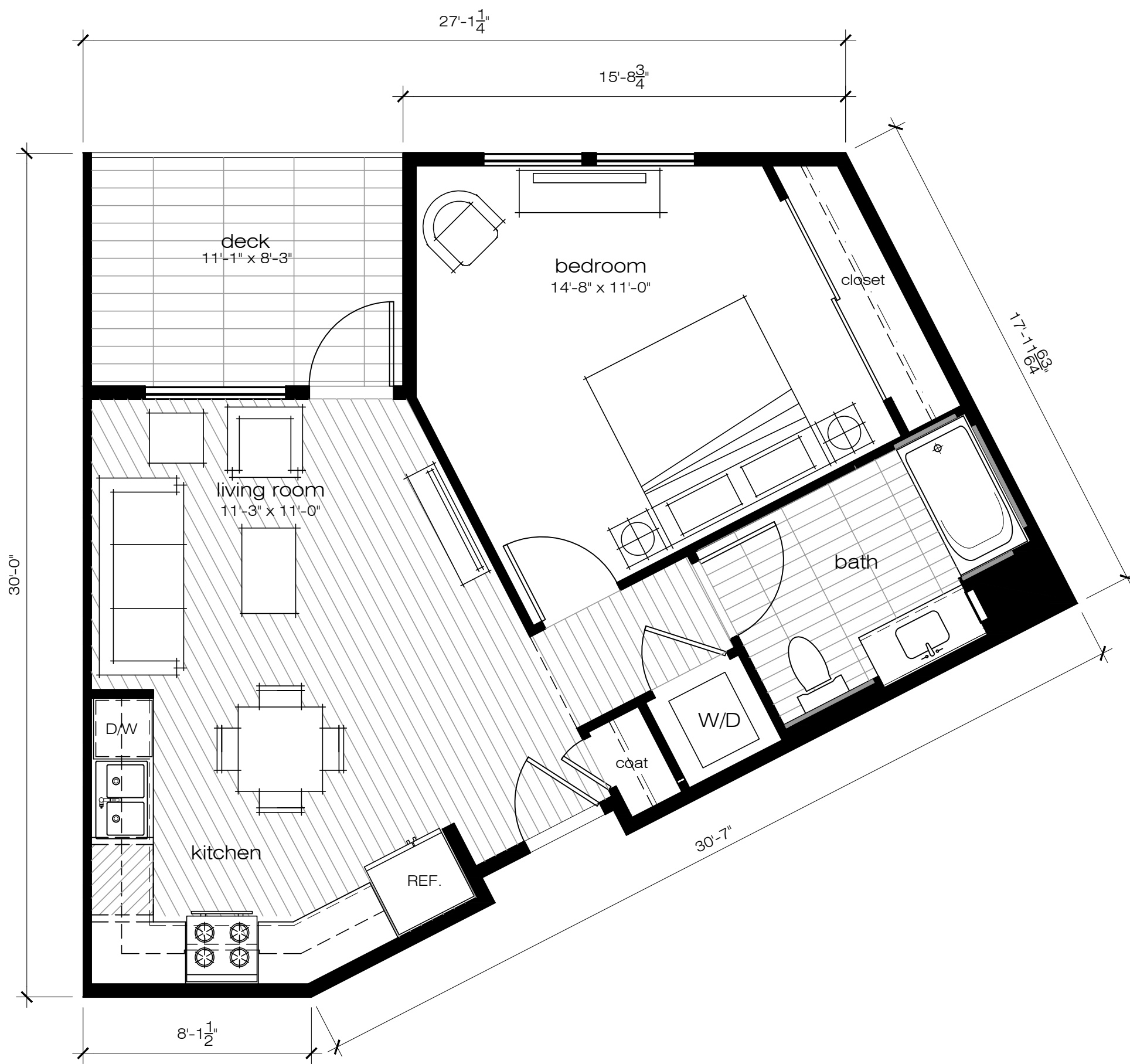


BUILDING PLAN
ROOF LEVEL

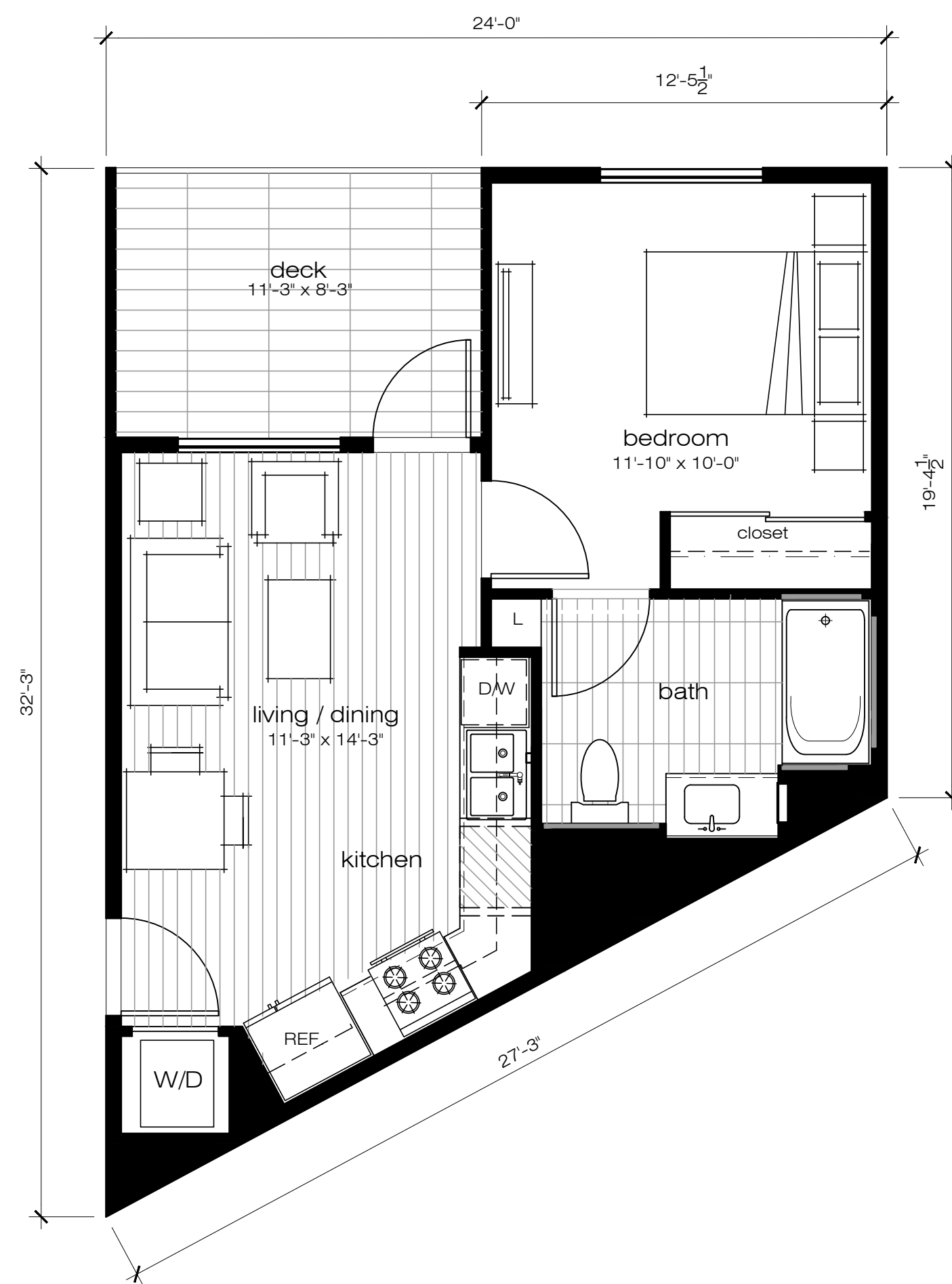
No. MU210521
(C0018)

Date: 09.24.2025 SD04R

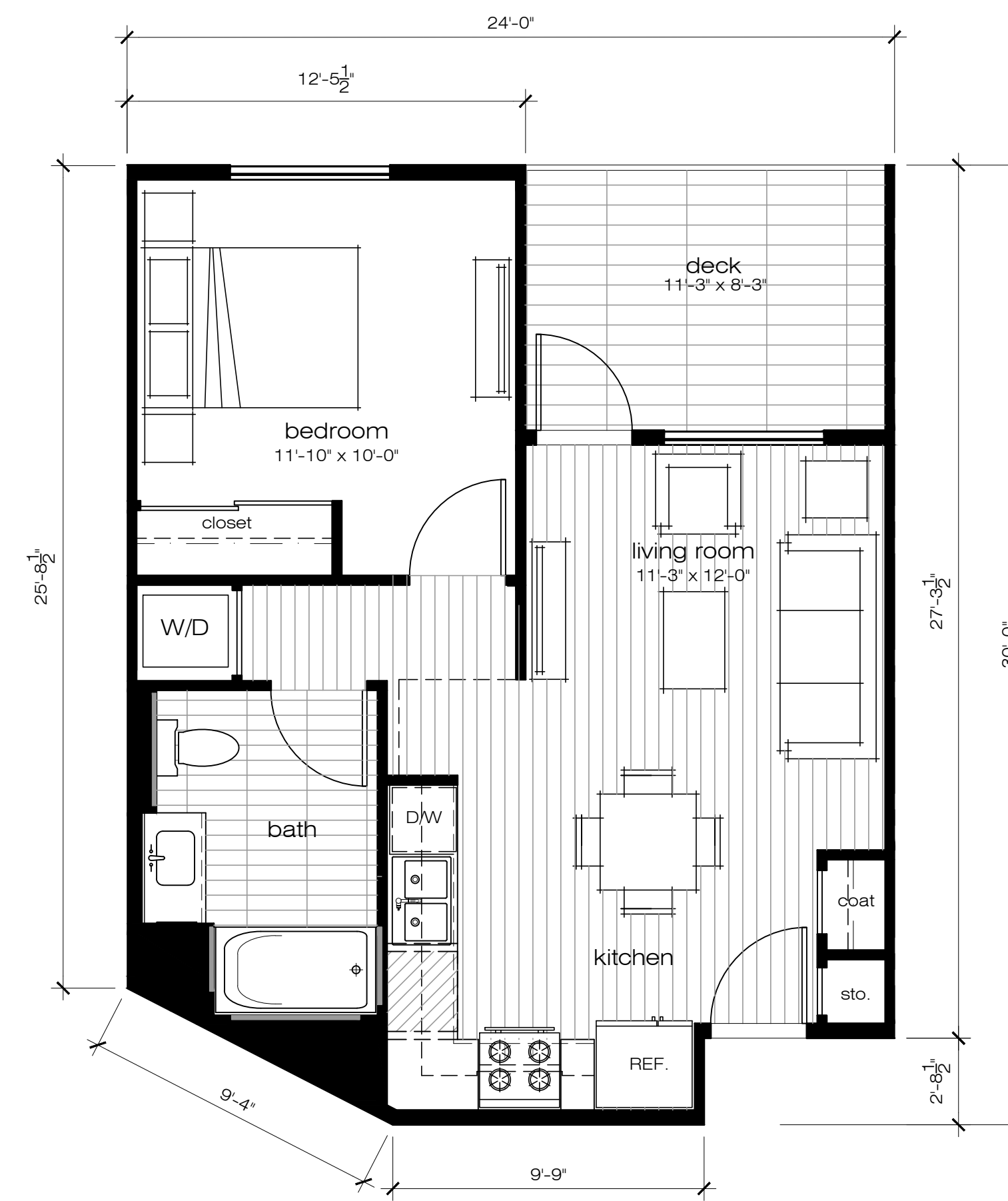




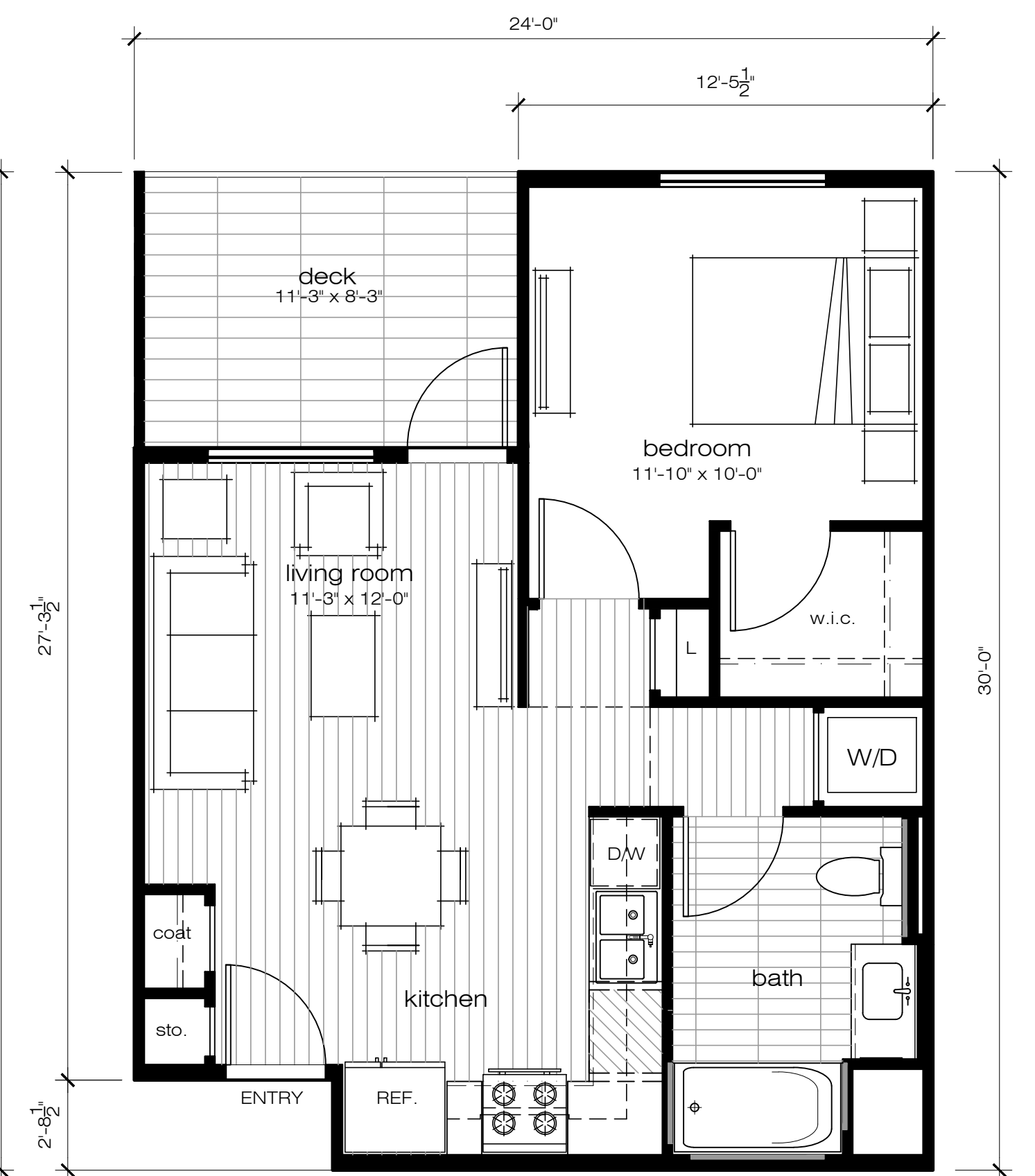
PLAN A-3
 1 BEDROOM + 1 BATH
 GROSS AREA: 704 S.F.
 DECK AREA: 90 S.F.



PLAN A-2
 1 BEDROOM + 1 BATH
 GROSS AREA: 523 S.F.
 DECK AREA: 90 S.F.



PLAN A-1 alt
 1 BEDROOM + 1 BATH
 GROSS AREA: 590 S.F.
 DECK AREA: 93 S.F.

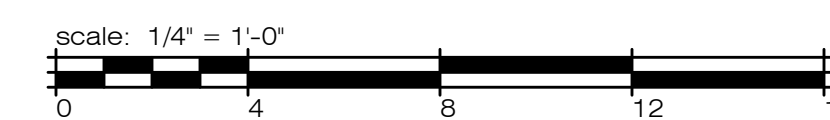


PLAN A-1
 1 BEDROOM + 1 BATH
 GROSS AREA: 608 S.F.
 DECK AREA: 90 S.F.



WALTERIA

CITY OF TORRANCE - CALIFORNIA



UNIT PLANS

No. MU210521
 (C0018)

Date: 09.24.2025 SD05





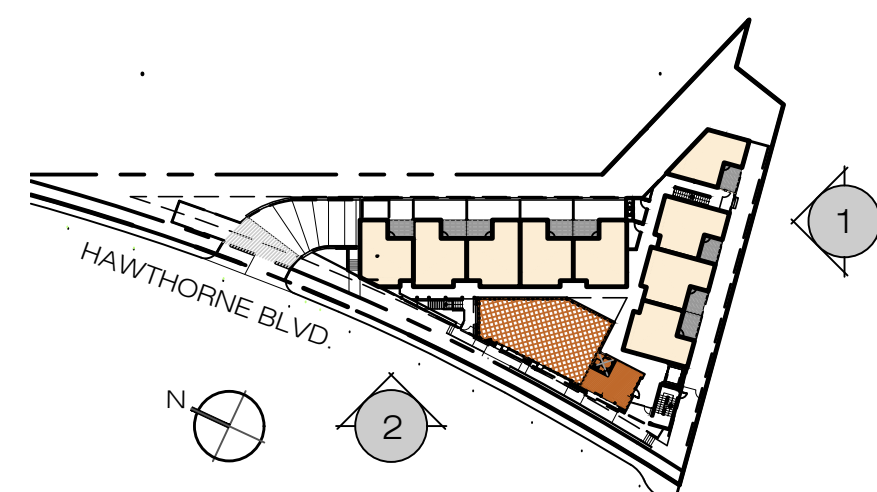
1 - SOUTH ELEVATION

LEGEND

- 1 STUCCO
- 2 CEMENTITIOUS SIDINGS
- 3 TREX RAILING
- 4 VINYL WINDOW
- 5 METAL RAILING
- 6 METAL CANOPY
- 7 GLASS RAILING
- 8 METAL FRAME
- 9 METAL GRILL
- 10 PRIVACY SCREEN
- 11 PRECAST CONCRETE
- 12 SIGNAGE
- 13 METAL SIGNAGE
- 14 METAL SCREEN AT GARAGE FOR VENTILATION
- 15 METAL SIDING



2 - WEST ELEVATION



WALTERIA

CITY OF TORRANCE - CALIFORNIA



ELEVATIONS

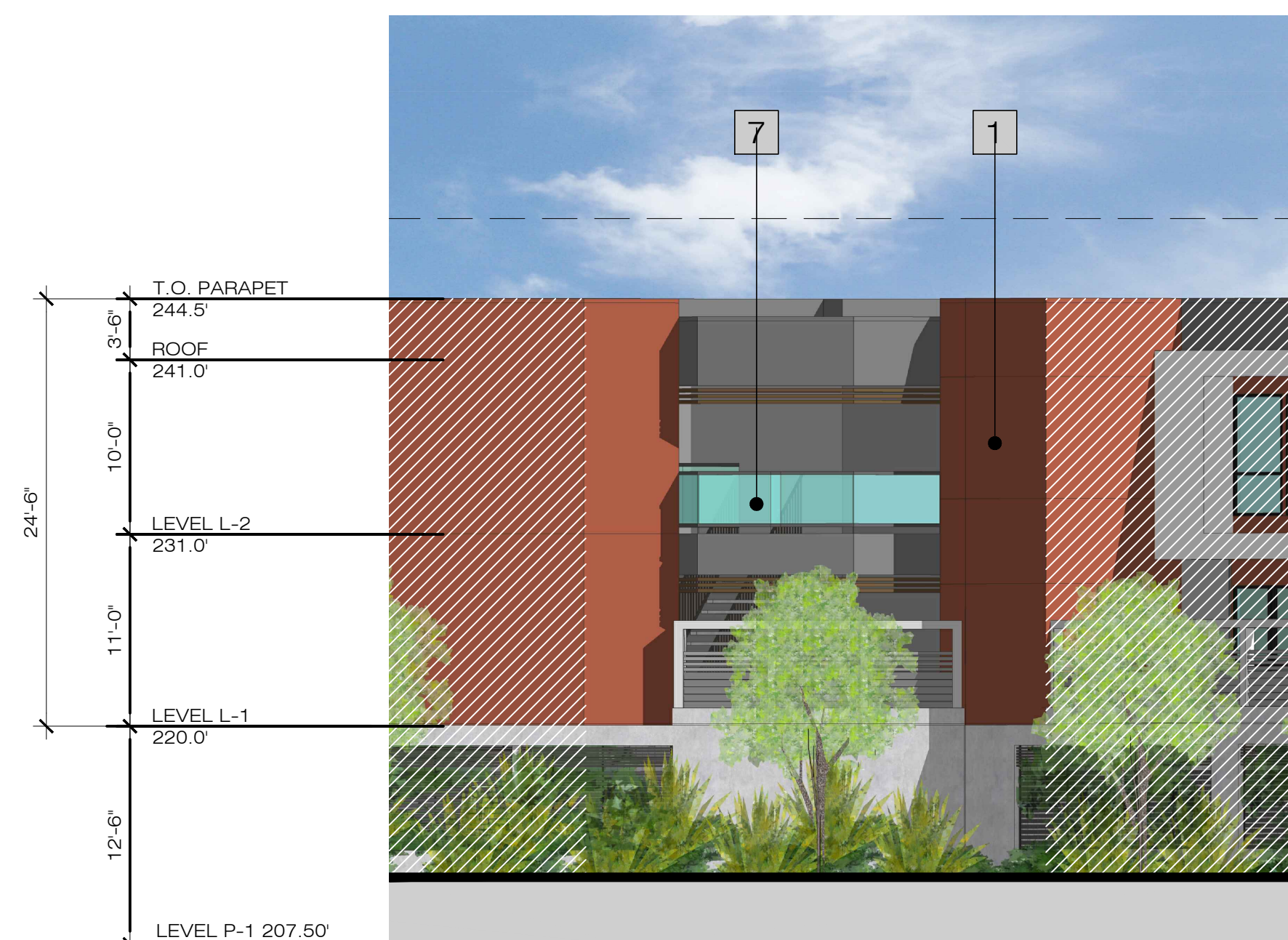
No. MU210521
(C0018)

Date: 09.24.2025 SD06



LEGEND

- 1 STUCCO
- 2 CEMENTITIOUS SIDINGS
- 3 TREX RAILING
- 4 VINYL WINDOW
- 5 METAL RAILING
- 6 METAL CANOPY
- 7 GLASS RAILING
- 8 METAL FRAME
- 9 METAL GRILL
- 10 PRIVACY SCREEN
- 11 PRECAST CONCRETE
- 12 SIGNAGE
- 13 METAL SIGNAGE
- 14 METAL SCREEN AT GARAGE FOR VENTILATION
- 15 METAL SIDING



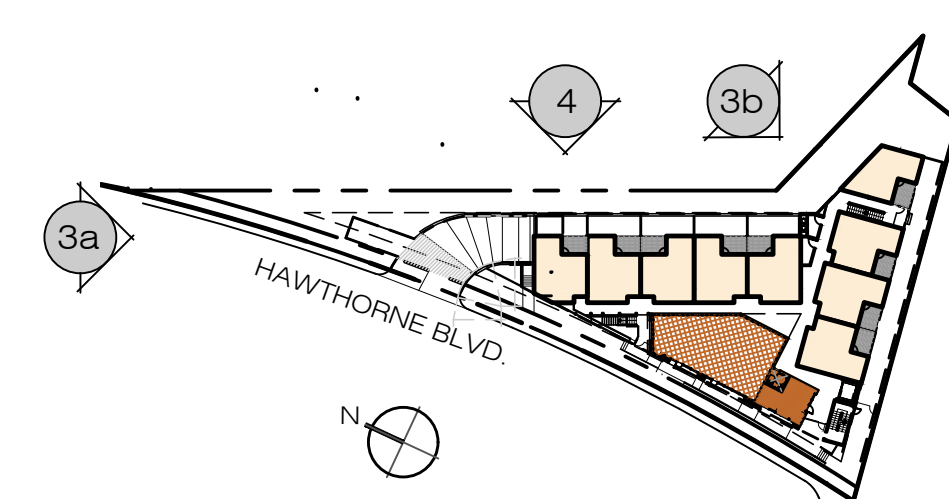
3b - NORTH-EAST ELEV.



3a - NORTH ELEVATION



4 - EAST ELEVATION



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CITY OF TORRANCE - CALIFORNIA

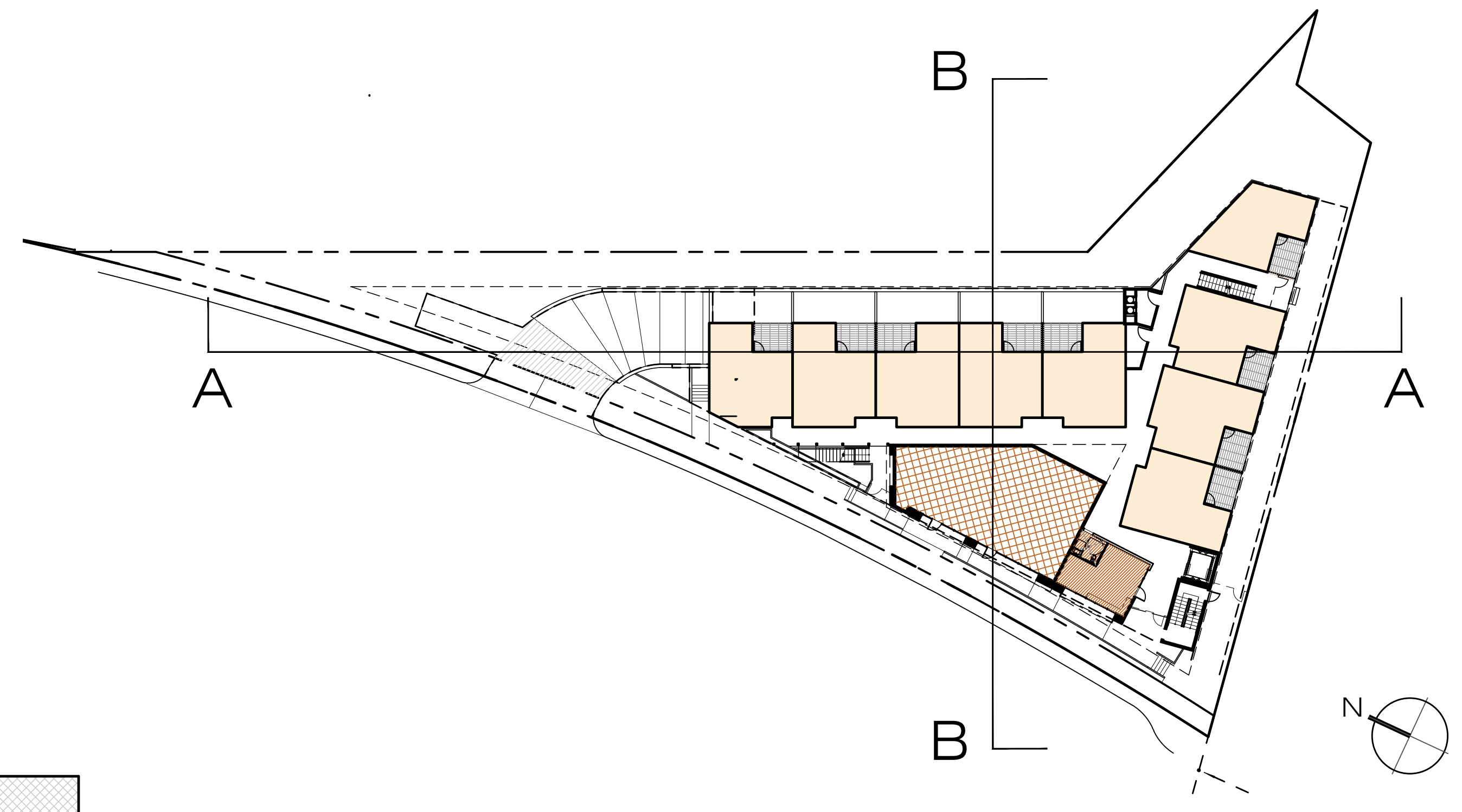
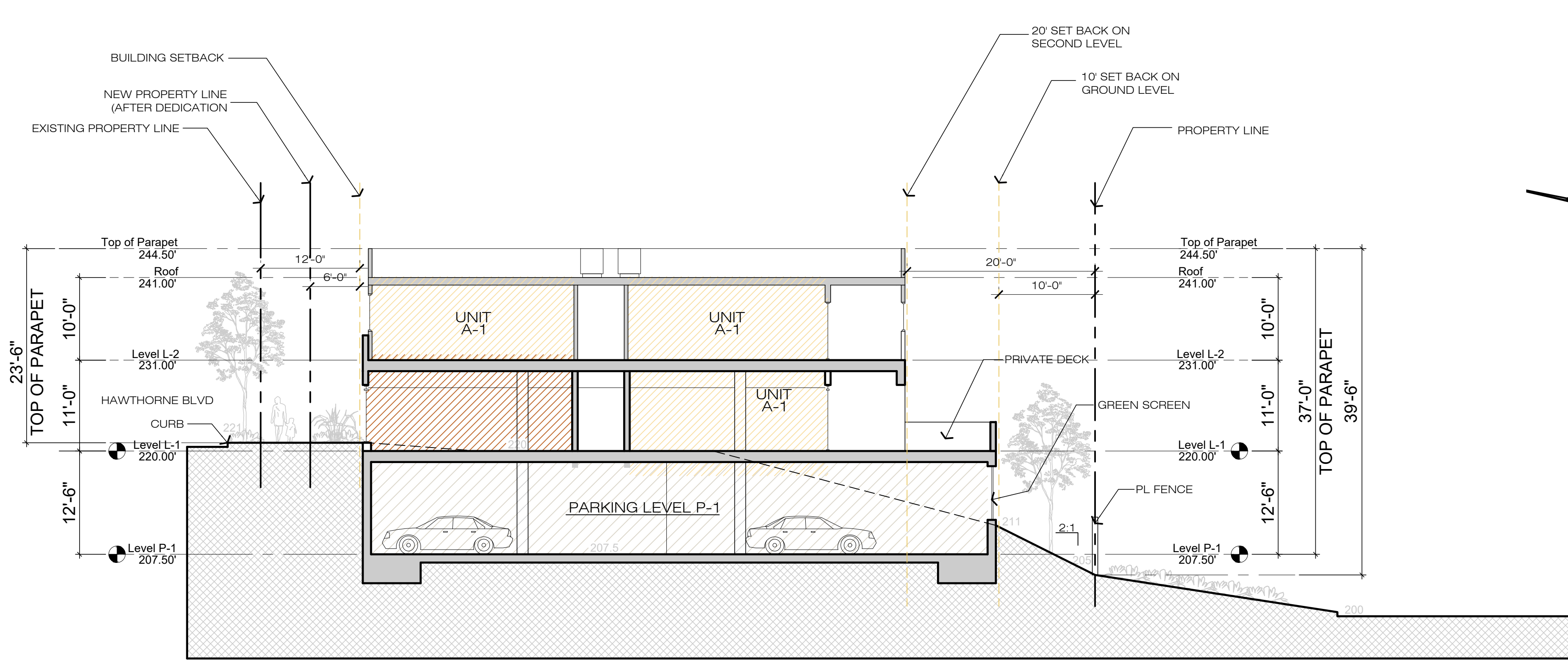


ELEVATIONS

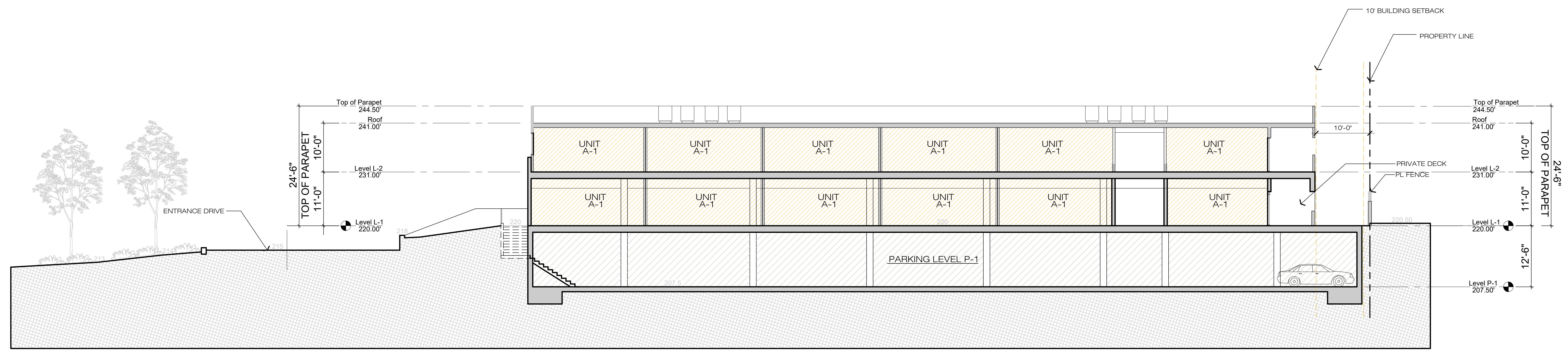
No. MU210521 (C0018)

Date: 09.24.2025 SD07





2 - BUILDING SECTION - B

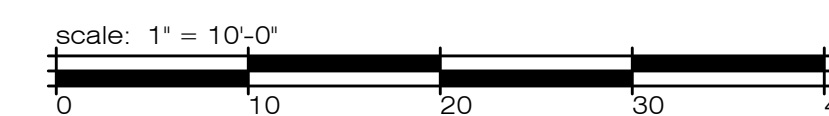


1 - BUILDING SECTION - A



WALTERIA

CITY OF TORRANCE - CALIFORNIA



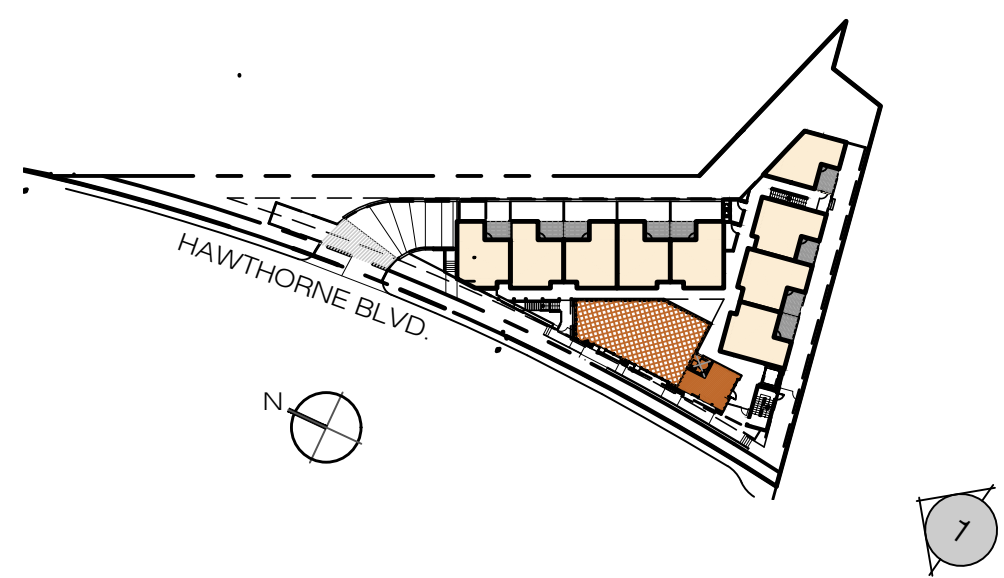
BUILDING SECTIONS

No. MU210521 (C0018) Date: 09.24.2025 SD08





VIEW 01



WALTERIA

CITY OF TORRANCE - CALIFORNIA

PERSPECTIVE

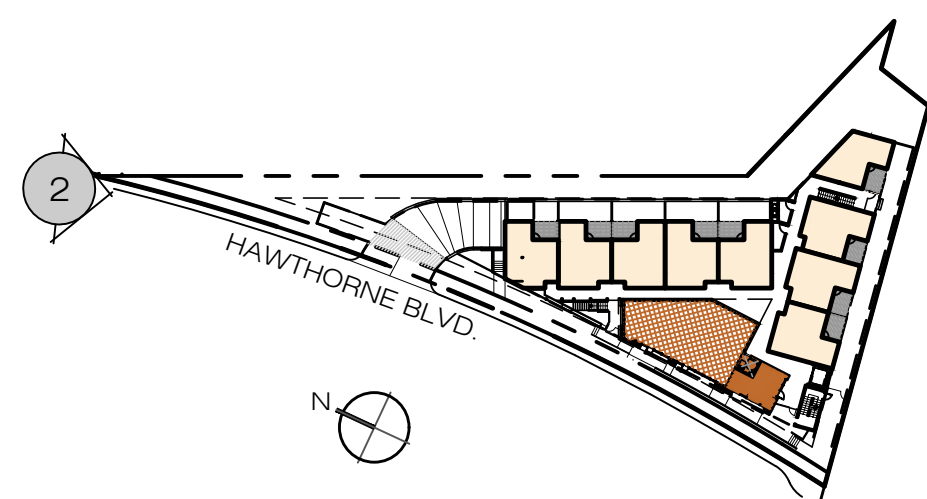
No. MU210521
(C0018)

Date: 09.24.2025 | SD09





VIEW 02



WALTERIA

CITY OF TORRANCE - CALIFORNIA

PERSPECTIVE

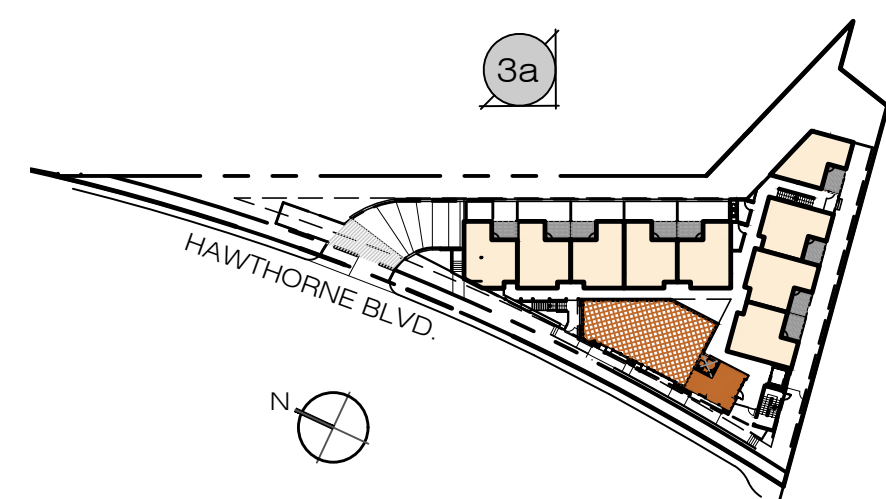
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Date: 09.24.2025 | SD10





VIEW 3a



WALTERIA

CITY OF TORRANCE - CALIFORNIA

PERSPECTIVE

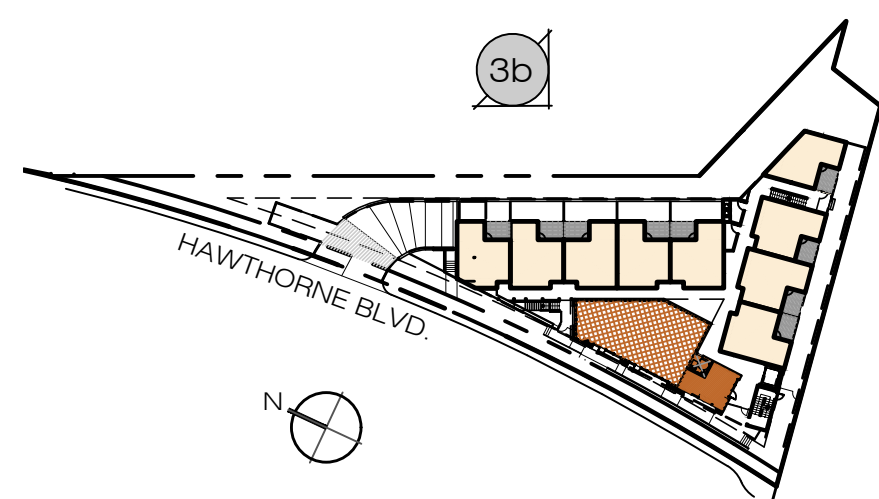
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(C0018)

Date: 09.24.2025 SD11A





VIEW 3b



WALTERIA

CITY OF TORRANCE - CALIFORNIA

PERSPECTIVE

No. MU210521
(C0018)

Date: 09.24.2025 SD11B

