

**Client**

Adam Moloudi  
1424 Wilshire Blvd.  
Suite# 710  
LA, CA 90025

**Project**

**Magnolia Apartments**  
14723 Magnolia Blvd.  
Sherman Oaks, CA  
91403

**Consultants**

**Architect**  
Ken Stockton  
26500 W. Agoura Road #663  
Calabasas, CA 91302  
(818)-888-9443

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Schematic Only

**Architectural Site Plan**

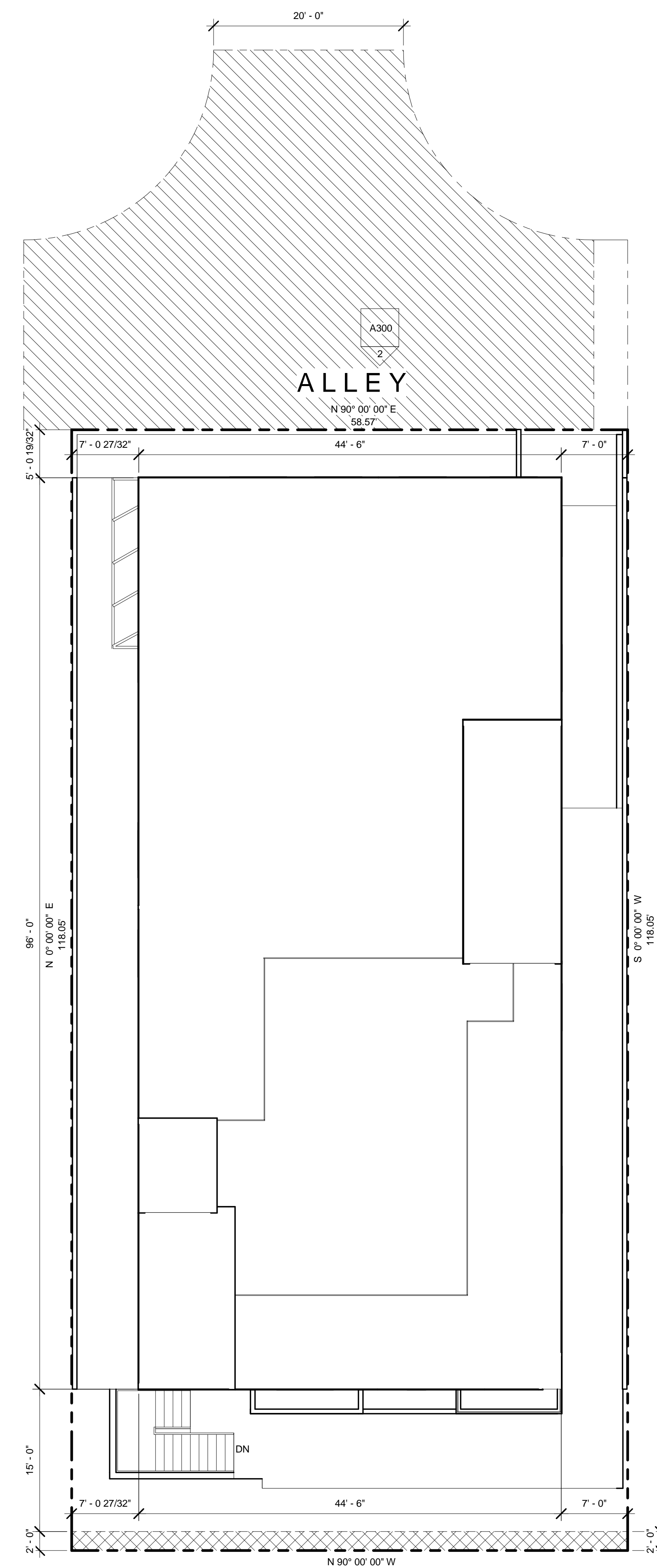
Date: 05/25/2016

Drawn By: R.Stockton

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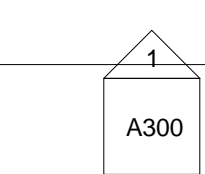
**A100**

Scale: As indicated



**MAGNOLIA BLVD.**

1 Architectural Site  
1/8" = 1'-0"



Unit Area Tabulation	
Name	Area
Plan A (1-Bed/ 1-Bath)	708 SF
Plan B (2-Bed/ 2-Bath)	1039 SF
Plan C (2-Bed/ 2-Bath)	967 SF
Plan D (2-Bed/ 1-Bath)	1144 SF
Plan E (2-Bed/ 1-Bath)	919 SF
Plan F (2-Bed/ 2-Bath)	851 SF
Plan G (2-Bed/ 1-Bath)	882 SF
<b>Unit Tabulation-Total</b>	
Description	Count
Plan A (1-Bed/ 1-Bath)	3
Plan B (2-Bed/ 2-Bath)	1
Plan C (2-Bed/ 2-Bath)	1
Plan D (2-Bed/ 2-Bath)	2
Plan E (2-Bed/ 1-Bath)	1
Plan F (2-Bed/ 1-Bath)	3
Plan G (2-Bed/ 1-Bath)	1
<b>Grand total</b>	<b>12</b>

Unit Tabulation		
Level	Description	Count
1st Story	Plan B (2-Bed/ 2-Bath)	1
1st Story	Plan C (2-Bed/ 2-Bath)	1
1st Story		2
2nd Story	Plan A (1-Bed/ 1-Bath)	1
2nd Story	Plan E (2-Bed/ 1-Bath)	1
2nd Story	Plan F (2-Bed/ 1-Bath)	1
2nd Story	Plan G (2-Bed/ 1-Bath)	1
2nd Story		4
3rd Story	Plan A (1-Bed/ 1-Bath)	1
3rd Story	Plan D (2-Bed/ 2-Bath)	1
3rd Story	Plan F (2-Bed/ 1-Bath)	1
3rd Story		3
4th Story	Plan A (1-Bed/ 1-Bath)	1
4th Story	Plan D (2-Bed/ 2-Bath)	1
4th Story	Plan F (2-Bed/ 1-Bath)	1
4th Story		3
<b>Grand total</b>		<b>12</b>

**LEGAL DESCRIPTION:**  
Site Address 14723 W MAGNOLIA BLVD  
Site Address 14721 W MAGNOLIA BLVD  
Site Address 14719 W MAGNOLIA BLVD  
ZIP Code 91403  
PIN Number 172-SA149 289  
Lot/Parcel Area (Calculated) 6,914.1 (sq ft)  
Thomas Brothers Grid PAGE 561 - GRID J2  
Assessor Parcel No. (APN) 2249020001  
Tract TR 13754  
Map Reference M B 329-32/33  
Block None  
Lot  
Adj. Lot (Lot Reference) None  
Map Sheet 171A149  
Map Sheet 172-SA149  
Existing Zone: (Q)RD1.5-1  
Proposed Zone: (Q)R3-1  
Special Grading Area: No  
Alquist-Priolo: No  
Landslide: No  
Liquefaction: No  
Fire: No  
Methane: No

**Codes Referenced:**  
2013 California Building Code  
2013 California Green Building Standards  
2013 California Plumbing Code  
2013 California Mechanical Code  
2013 California Electrical Code  
2013 California Energy Code  
Including All Los Angeles City Amendments

**Construction Type:**  
Proposed 4-Story 12-Unit Apt. with Rooftop Deck  
Type VA R-2 Occupancy of Basement Garage Type 1A S-2 Occ. (Fully Sprinklered NFPA-13)

**Open Space Tabulation:**  
**Required Open Space:**  
Less than 3 Habitable Rooms= 100 s.f. each  
3 Habitable Rooms= 125 s.f. each  
(2) Units @ <3 Habitable Rooms= 200 s.f.  
(10) Units @ 3 Habitable Rooms= 1,250 s.f.  
Total Open Space Required= 1,450 s.f.

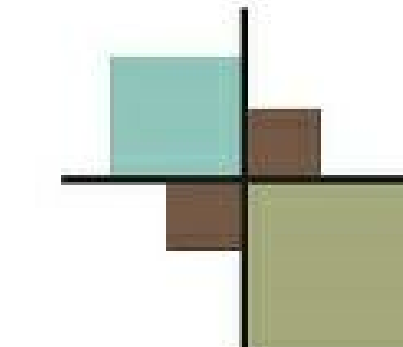
**Provided Open Space:**  
Recreation Room= 504 s.f.  
Fitness Room= 504 s.f.  
Rooftop Deck= 753 s.f.  
Total Open Space= 1,759 s.f.

**Density Tabulation:**  
Lot Area Gross= 6,914.1 s.f.  
Lot Area NET= 6,797.1 s.f. (minus dedication)  
1/2 Alley= 585.7 s.f.  
Existing Zone= RD1.5  
Proposed Zone R3= 1 unit/ 800 s.f.  
Allowable Density= 9 units (7,282.2 / 800)  
35% Density Bonus= 3 units  
Total Density allowed= 12 units  
Buildable Lot Area= 4,665.15 s.f.  
F.A.R. = .XXX-1

**Bike Parking:**  
**Required:**  
Long Term Stalls @ 1 per unit  
Short Term Stalls @ 1 per 10 units  
12-Unit Apartment requires:  
Long Term (12 x 1) 12 stalls  
Short Term (12/10) 2 stalls

**Parking Schedule- Total Project**

Level	Description	Co	unt
Basement	Compact (8'-6" x 15'-0")	8	
Basement	Standard (8'-6" x 18'-0")	9	
Basement		17	
1st Story	Accessible (9'-0" x 18") w/ 8' Van Loading	1	
1st Story	Compact (7'-6" x 15'-0")	1	
1st Story	Compact (8'-6" x 15'-0")	2	
1st Story	Standard (8'-6" x 18'-0")	2	
1st Story		6	
<b>Grand total</b>			<b>23</b>



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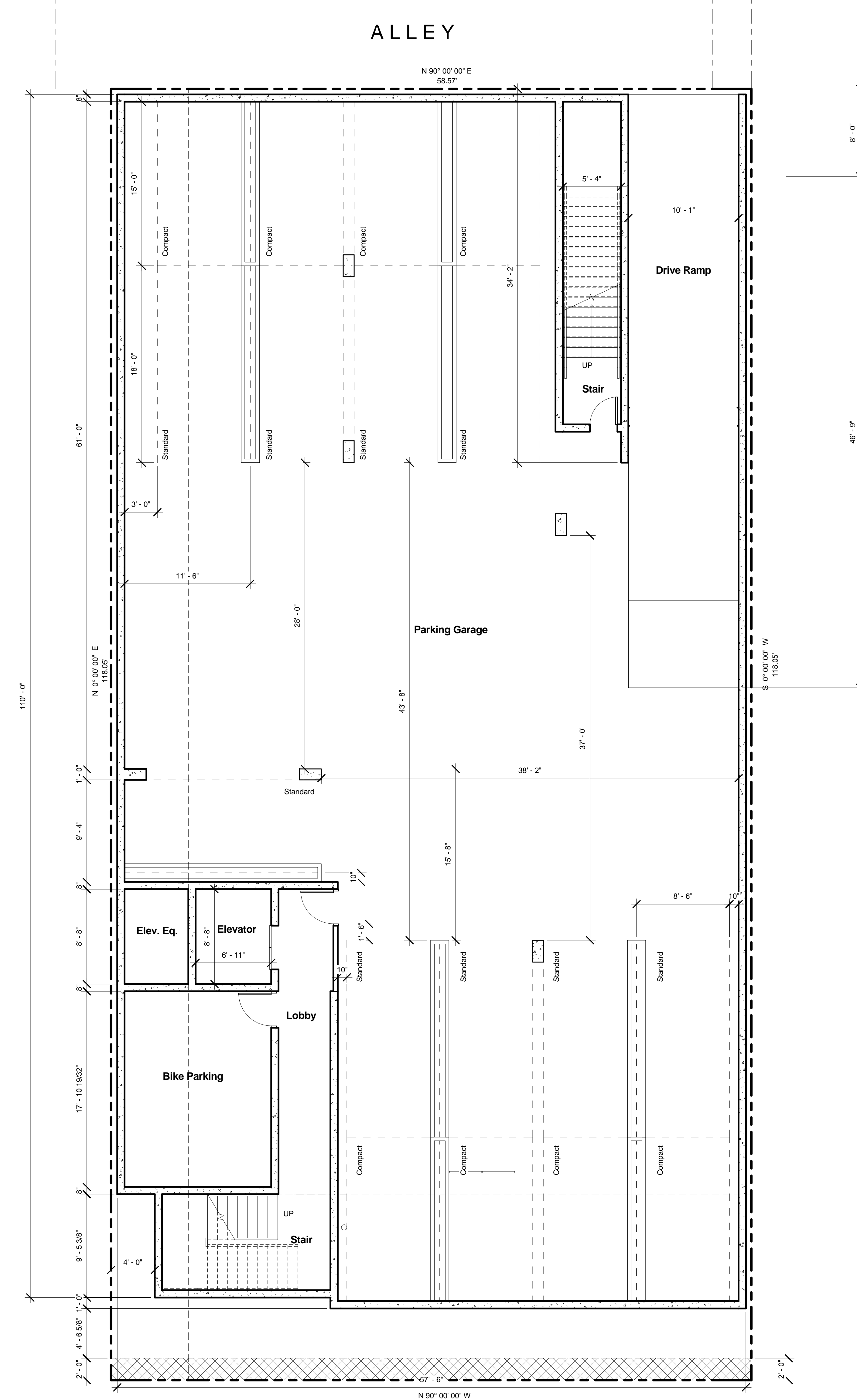
Schematic Only

**Basement Level**

Date	05/25/2016
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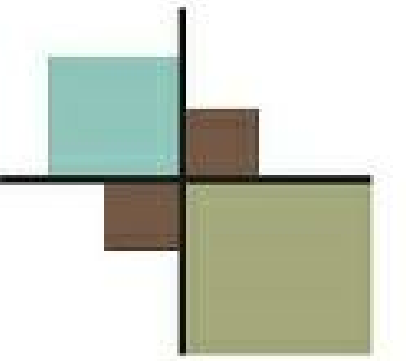
**A200**

Scale 3/16" = 1'-0"



Level	Description	Count
Basement	Compact (8'-6" x 15'-0")	8
Basement	Standard (8'-6" x 18'-0")	9
Grand total		17

① Basement  
3/16" = 1'-0"



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**1st Story Floor Plan**

Date 05/25/2016

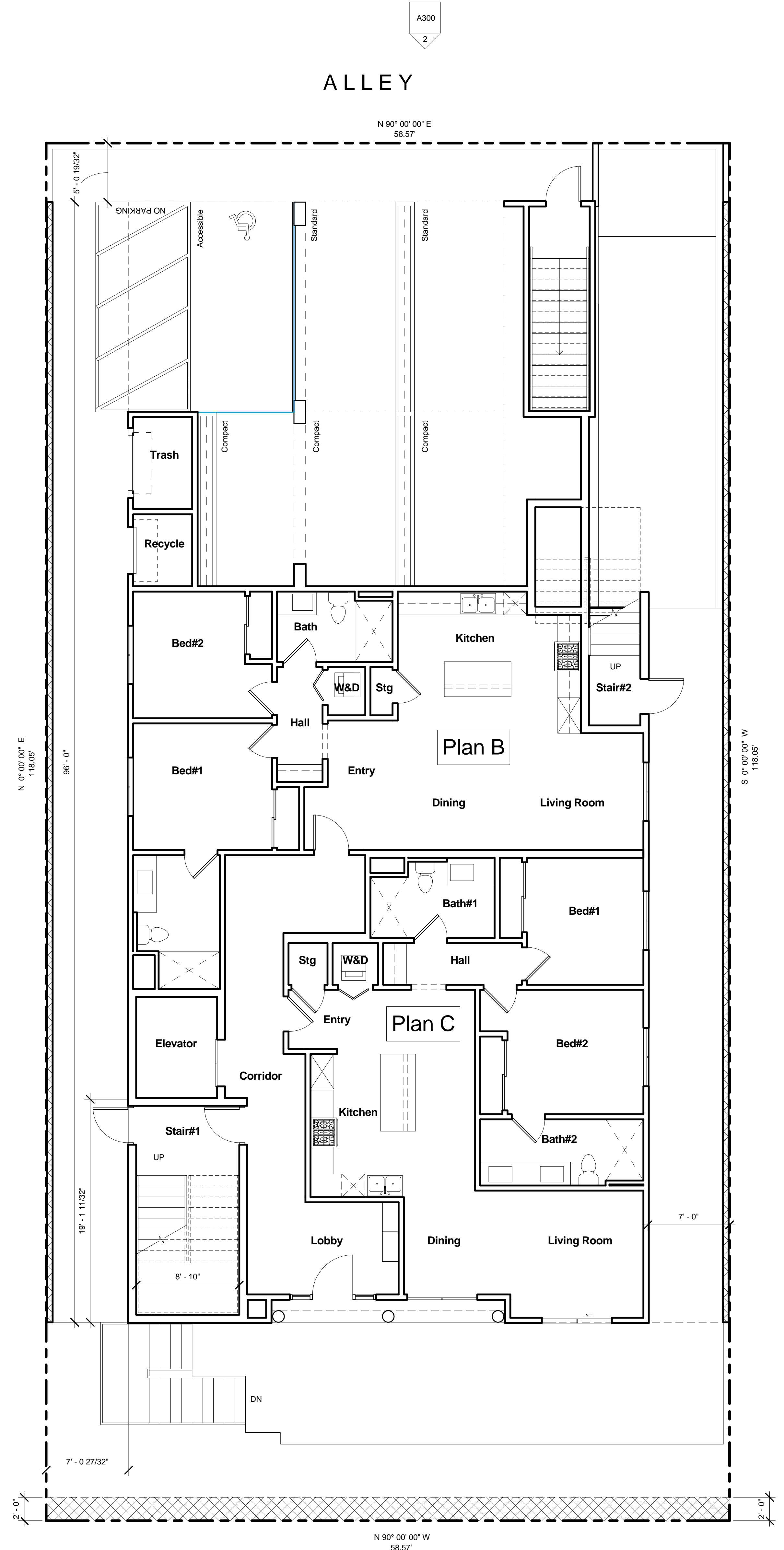
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**A201**

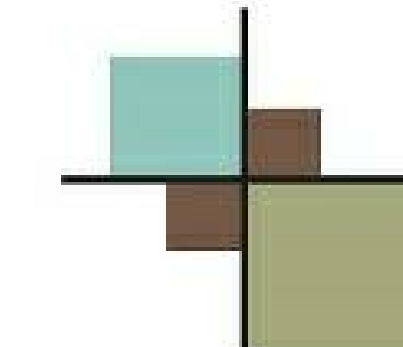
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Parking Schedule- 1st Story		
Level	Description	Count
1st Story	Accessible (9'-0" x 18') w/ 8' Van Loading	1
1st Story	Compact (7'-6" x 15'-0")	1
1st Story	Standard (8'-6" x 18'-0")	1
1st Story	Compact (8'-6" x 15'-0")	1
1st Story	Standard (8'-6" x 18'-0")	1
1st Story	Compact (8'-6" x 15'-0")	1

1 1st Story  
3/16" = 1'-0"



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**2nd Story Floor Plan**

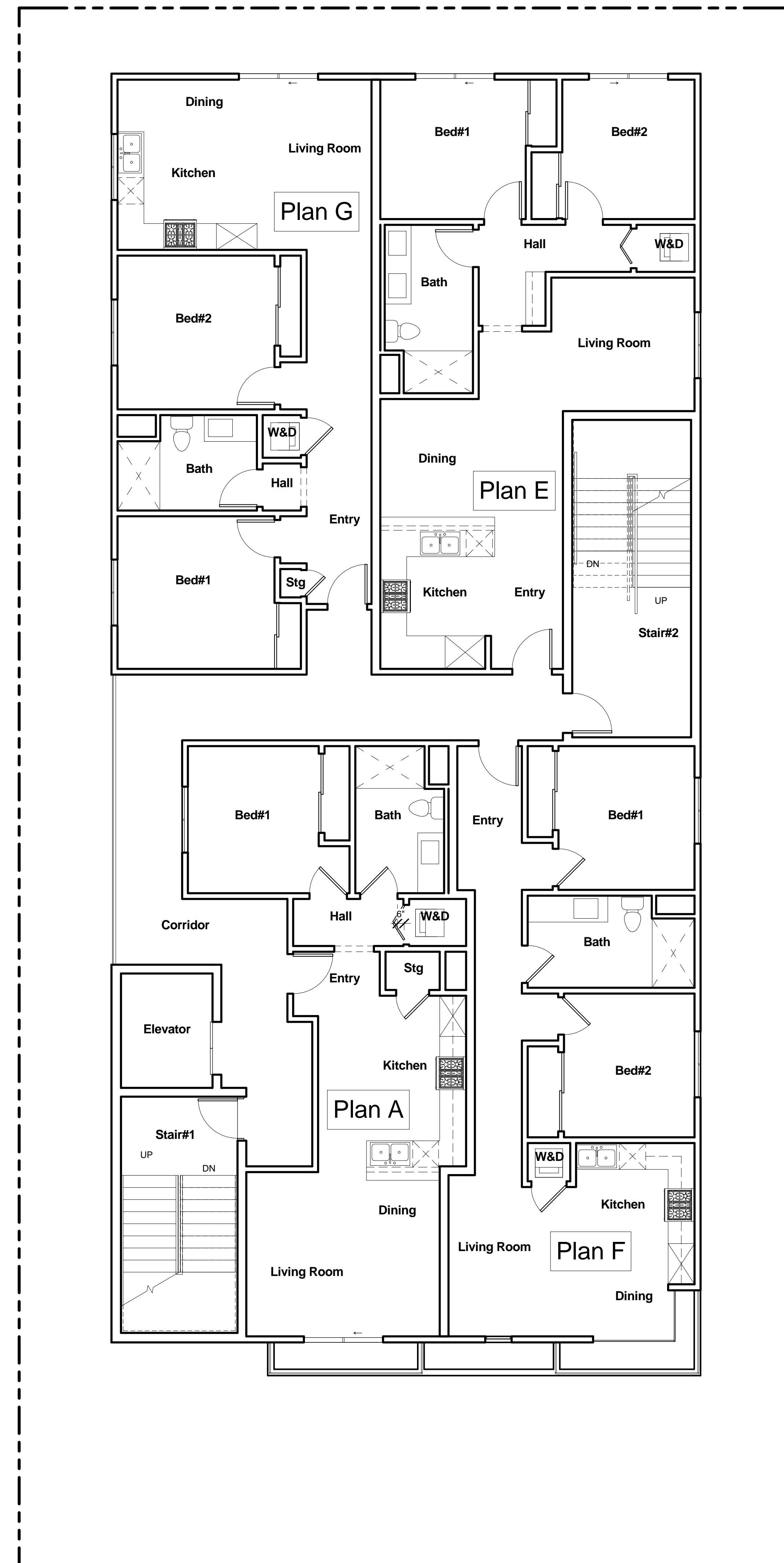
Date 05/25/2016

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**A202**

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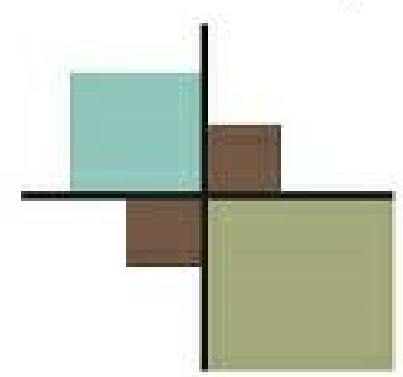
A300  
2

A300  
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1 2nd Story  
3/16" = 1'-0"

A300  
1



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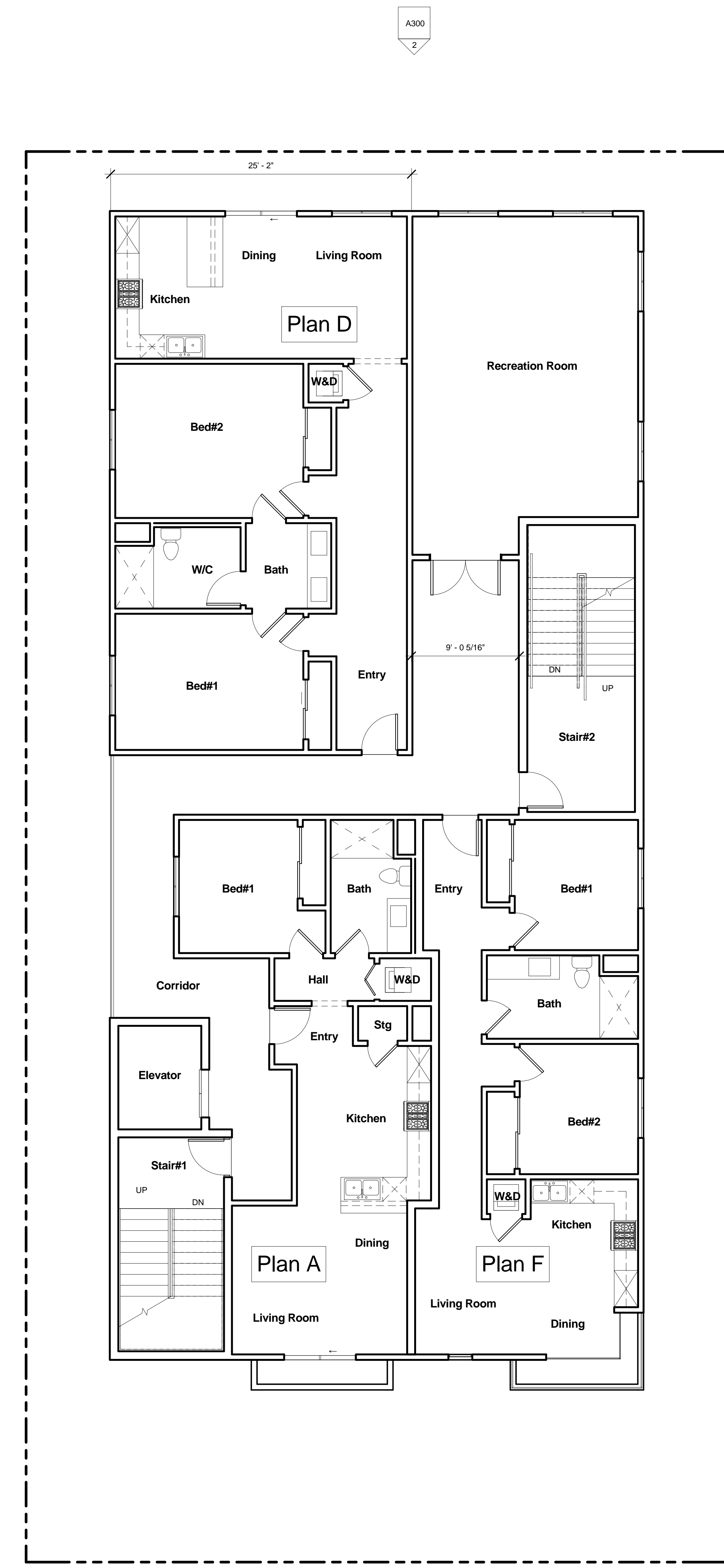
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**3rd Story Floor Plan**

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**A203**

Scale 3/16" = 1'-0"

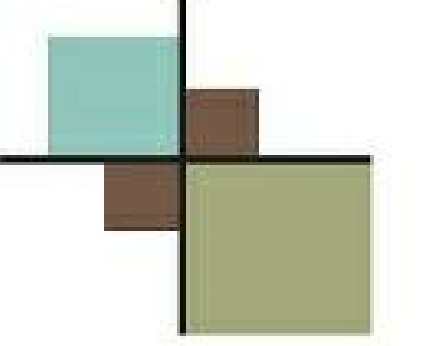


A300 3

A300 4

① 3rd Story  
3/16" = 1'-0"

A300 1



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**4th Story  
Floor Plan**

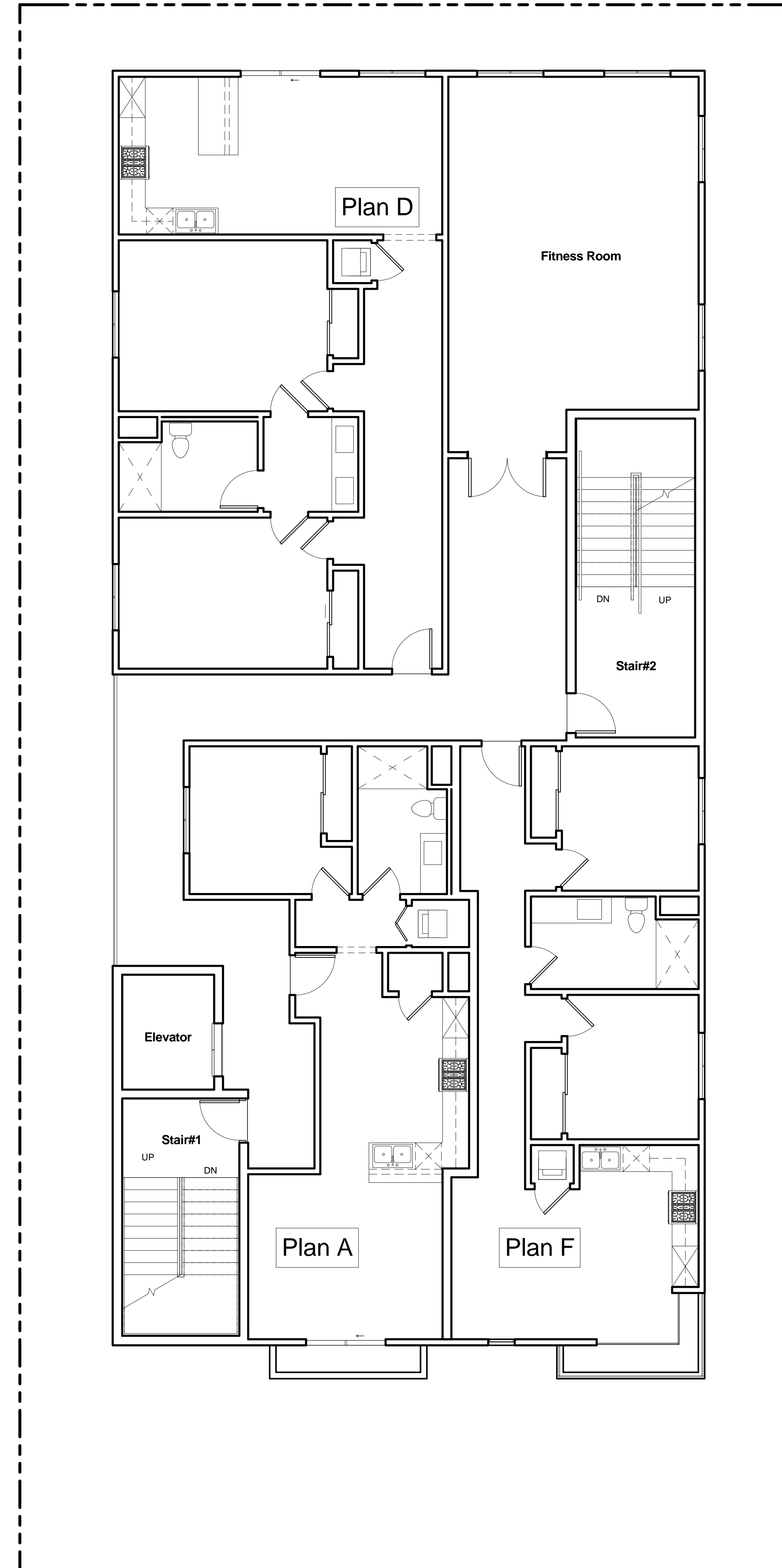
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**A204**

Scale 3/16" = 1'-0"



A300  
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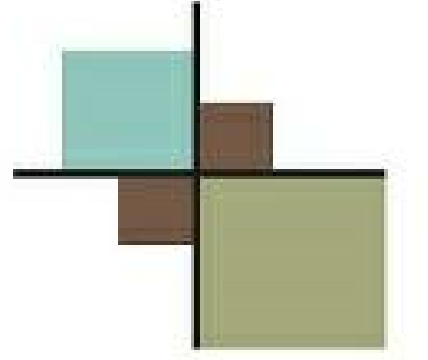
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A300  
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A300  
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1 4th Story  
3/16" = 1'-0"

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**Roof Deck Plan**

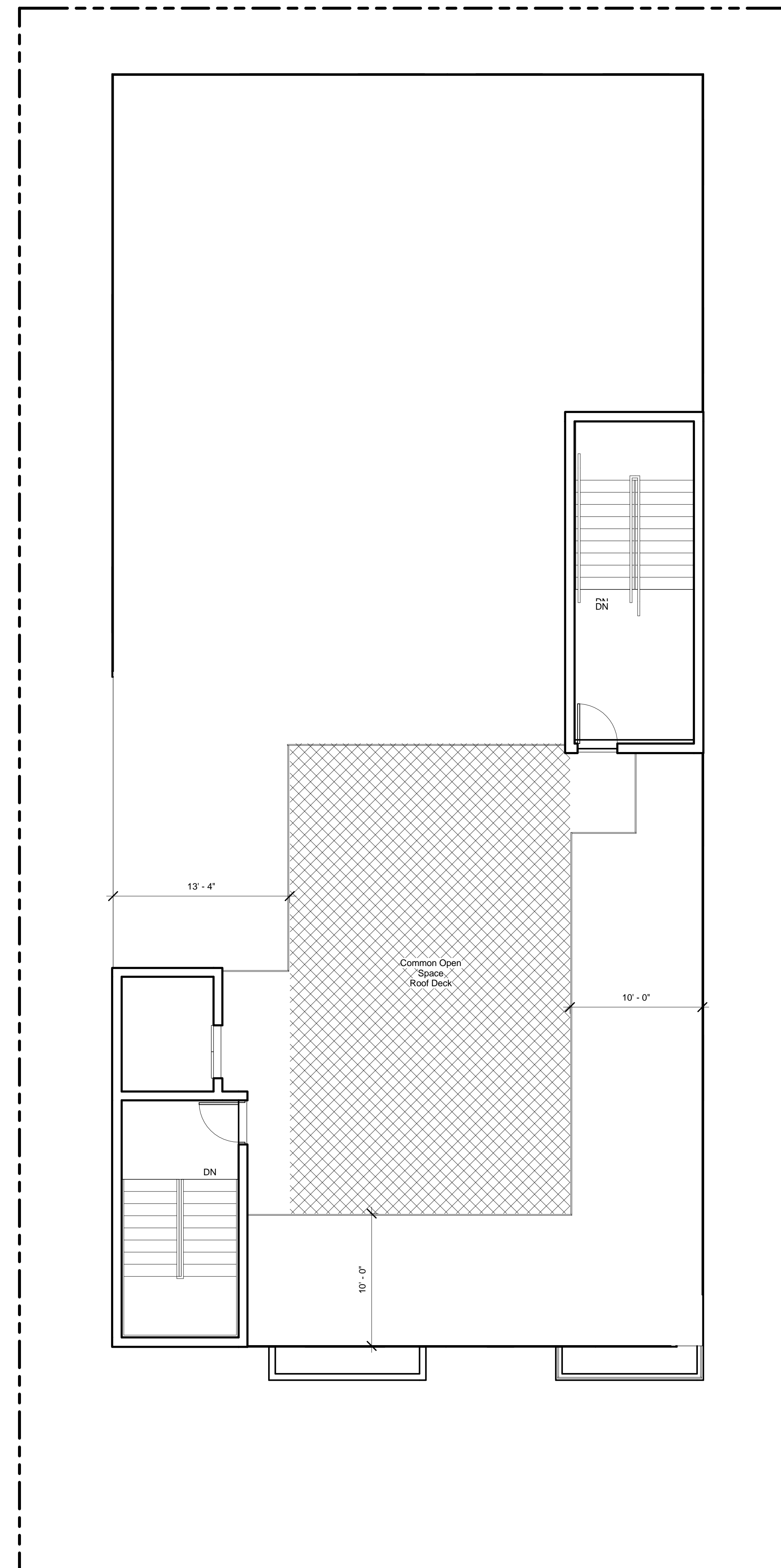
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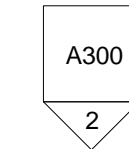
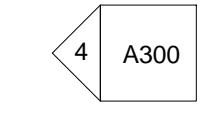
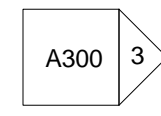
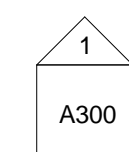
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**A205**

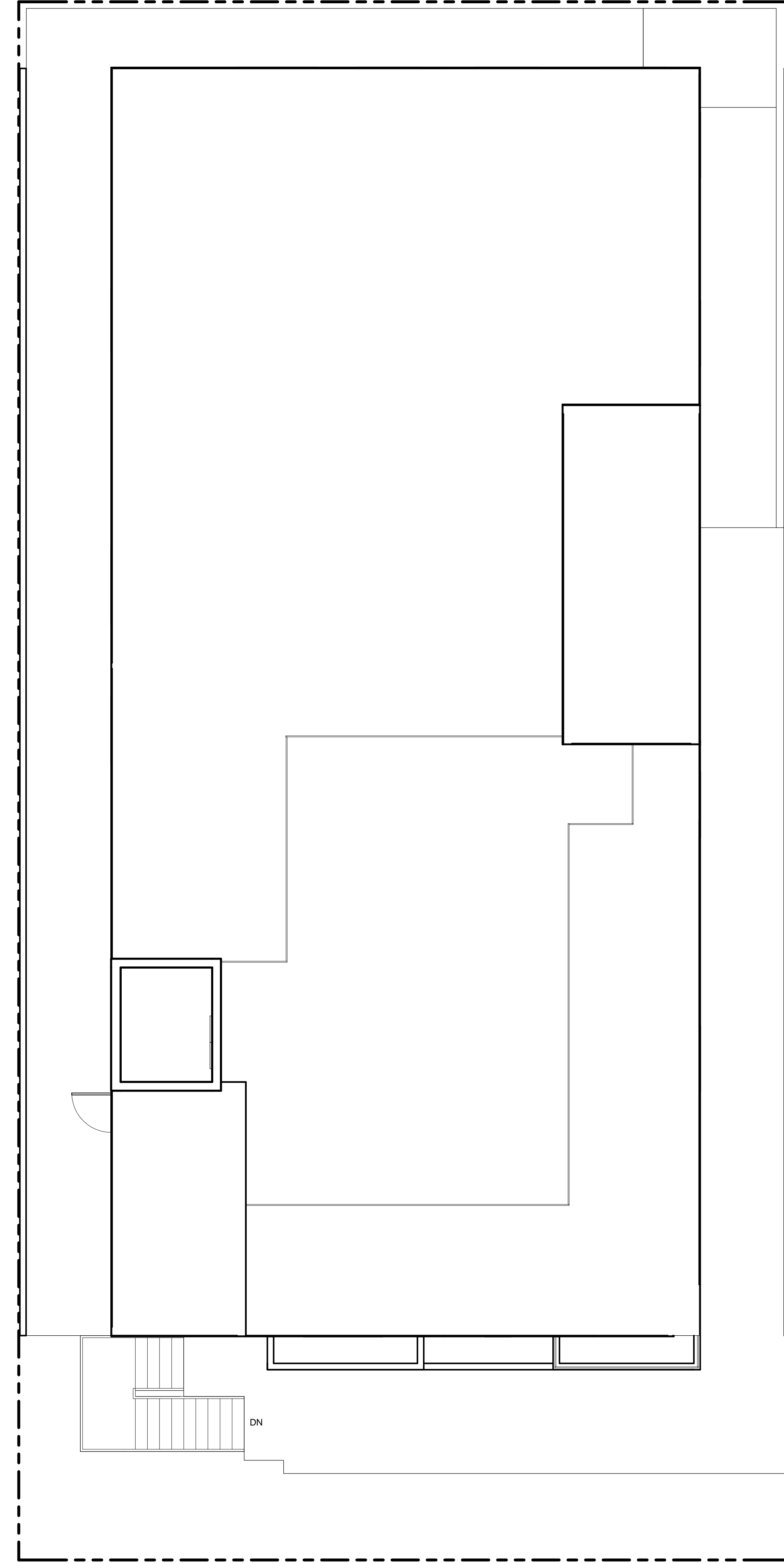
Scale 3/16" = 1'-0"



① Roof Deck  
3/16" = 1'-0"



A300  
2



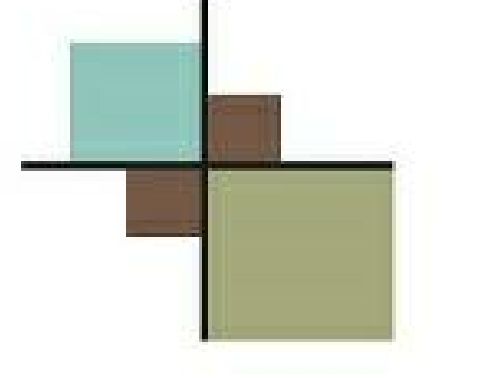
A300 3

A300 4

1 Roof Penthouse  
3/16" = 1'-0"

A300  
1

**KEN STOCKTON ARCHITECTS, INC.**



DESIGN ≈ PLANNING

www.STOCKTONARCHITECTS.com

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**Roof Plan**

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**A206**

Scale 3/16" = 1'-0"

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