



LEGEND	CONSULTANTS	PROJECT INFO.	PROJECT DESCRIPTION	SHEET INDEX																					
<div><div><div></div><div>METAL</div></div><div><div></div><div>STONE</div></div><div><div></div><div>ACOUSTIC TILE</div></div><div><div></div><div>ASPHALTIC CONCRETE</div></div><div><div></div><div>CONCRETE</div></div><div><div></div><div>BRICK VENEER ON MASONARY</div></div><div><div></div><div>CERAMIC TILE</div></div><div><div></div><div>CONCRETE</div></div><div><div></div><div>FINISH GRADE</div></div><div><div></div><div>NATURAL GRADE</div></div><div><div></div><div>GRAVEL</div></div><div><div></div><div>GYPSUM WALLBOARD</div></div><div><div></div><div>INSULATION, BATT</div></div><div><div></div><div>INSULATION, RIGID, SEM-RIGID</div></div></div> <div><div><div></div><div>MASONARY</div></div><div><div></div><div>PLASTER</div></div><div><div></div><div>PLASTER WITH LATH</div></div><div><div></div><div>PLYWOOD</div></div><div><div></div><div>SAND</div></div><div><div></div><div>WOOD/FINISH</div></div><div><div></div><div>WOOD, CONTINUOUS</div></div><div><div></div><div>WOOD, BLOCKING</div></div><div><div></div><div>ROOM NUMBER (WHEN APPLICABLE)</div></div><div><div></div><div>FINISH ELEVATION</div></div><div><div></div><div>COLUMN GRID</div></div><div><div></div><div>WINDOW SYMBOL</div></div><div><div></div><div>DOOR SYMBOL</div></div><div><div></div><div>REVISION DELTA AND CLOUD (LATEST REVISION)</div></div><div><div></div><div>MATCH LINE</div></div><div><div></div><div>WORK POINT, CONTROL POINT OR DELTA POINT</div></div><div><div></div><div>DETAIL NUMBER</div></div><div><div></div><div>SHEET NUMBER</div></div><div><div></div><div>SECTION NUMBER</div></div><div><div></div><div>SHEET NUMBER</div></div><div><div></div><div>SHADED ARROW INDICATES DIRECTION AND ELEVATION SHEET NUMBER ENCLOSED</div></div><div><div></div><div>NOTATION</div></div><div><div></div><div>ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW</div></div></div>	<div>STRUCTURAL ENGINEERING: AMIR HRBADIANI, INC 5435 BALBOA BLVD #214 ENCINO CA, 91436 TEL: (818) 990-6425 NO: C72413 EXP: 6-3-16</div> <div>GEOLOGICAL ENG. CONSULTANTS: APPLIED EARTH SCIENCES 4742 SAN FERNANDO ROAD, GLENDALE, CA. 91204 TEL.: (818) 552-6000 FAX: (818) 552-6001</div> <div>CIVIL ENGINEERING &amp; SURVEY: DHS &amp; ASSOCIATES, INC. 275 CENTENNIAL WAY # 205 TUSTIN CA 92780 TEL.: (714) 669-6569</div> <div>OWNER: ALBERT &amp; JACKLINE MAHANIAN 916 KENFIELD AVENUE LOS ANGELES, CA. 90049 TEL.: (310) 486-8438</div>	<div>LEGAL INFORMATION: LOT: 18 - BLOCK: 1 - TRACT: TR 7307 - PIN NUMBER: 171A147 14 MAP REFERENCE: M.B. 85-115 - ASS5550R PARCEL NO.: 2263002014 COUNCIL DISTRICT: CD 4- DAVID RYU - THOMAS BROTHERS GRID: PAGE 561-GRID H3 AREA PLANNING COMMISSION: SOUTH VALLEY</div> <div>ZONING : (QIR3-1-RIO ,</div> <div>LOT AREA : 12,523 SQ.FT. = 6,252 (LOT 17) + 6,271.1 (LOT 18) = BEFORE 3 FEET DEDICATION 12,523 - (3' X100' DED.) = 12,223 SQ.FT AFTER DEDICATION</div> <div>OCCUPANCY : R-2 (RESIDENTIAL), S-2 (PARKING)</div> <div>TYPE OF CONSTRUCTION: 1 LEVEL OF BASEMENT TYPE 1-A CONSTRUCTION WHICH IS SEPARATED FROM THE 3 STORY RESIDENTIAL WITH TYPE V-A . ABOVE WITH A HORIZONTAL ASSEMBLY HAVING A MINIMUM 3-HOUR FIRE-RESISTANT RATING, SPRINKLER THROUGHOUT ( NFPA 13 SPRINKLER SYSTEM PER 903.1.1. REQUIRED PER 506.3)</div> <div>BICYCLE SPACES: LONG TERM BICYCLE SPACES = 10 SPACES IS PROVIDED ( 1 SPACE PER UNIT ). SHORT TERM BICYCLE SPACES = 2 SPACE IS REQUIRED 2 SPACES IS PROVIDED ( 1 BICYCLE SPACE IS REQUIRED PER 10 UNITS BUT 2 MINIMUM )</div> <div>TOTAL RESIDENTIAL UNITS ALLOWED: 10 = UNITS ALLOWED PER Q CONDITION (12,223 / 1200 = 10.18 ) , DESIGNED 10 UNITS</div> <div>TOTAL ALLOWABLE BUILDING AREA: 7,470 (BUILDABLE AREA-LOT SIZE-SETBACKS FOR 1 STORY BUILDING) X 3 = 22,410 SQ. FT.</div> <div>MAX. BUILDING HEIGHT: 35'</div> <div>OPEN SPACE REQUIRED: 175 S.F. X (10 UNIT) = 1750 S.F. MIN. REQUIRED = 1750 1,800 S.F. PROVIDED COMMON AT THE BACK YARD = 100' X 15' = 1500 SQ.FT. + PRIVATE OPEN SPACES (6 UNIT X 50' SQ.FT. = 300 SQ.FT. = 1,800 &gt; 1,750 OK</div> <div>AREA &amp; HEIGHT ANALYSIS PER TABLE 503: MAX. BUILDING AREA PER TABLE 503 FOR 111-A: 24,000 S.F. PER FLOOR AREA MODIFICATIONS PER SECTION 506: A<sub>2</sub>=(24,000+(0)+(24,000X0))= 24,000 S.F. MAXIMUM AREA OF EACH LEVEL: 24,000 S.F. COMBINED FLOOR AREA PER SECTION 506.4 (BUILDINGS WITH TWO OR MORE STORIES ABOVE GRADE PLANE): 48,000 S.F. MAX. BUILD. HEIGHT PER ZONING CODE: 45' TYPE V-A BLDG. HT. PER BLDG. CODE : 50 FEET TYPE 111-A BLDG. HT. PER BLDG. CODE : 50 FEET MAX. HT. FOR AUTO-SPRINKLER SYSTEM INCREASE IN TYPE 111-A PER SECTION 504.2 : 85 FEET PROPOSED BLDG. HEIGHT (PER BUILDING CODE) = 45' + 11' = 56' FEET AUTOMATIC SPRINKLER SYSTEM THROUGHOUT (SECTION 506.3)</div>	<div><b>10 UNIT, 3 STORY, 3 STORY TYPES 5A CONSTRUCTION, , 1 HOUR RATED &amp; FULLY SPRINKLERED GARAGE, 1 STORY, TYPE 1A CONSTRUCTION, S2 OCCUPANCY AND FULLY SPRINKLERED</b></div> <table><tr><td>FIRST FLOOR: 6,995 (TOTAL SQ. FT.)</td><td>101: 1,205 + 130 BALCONY</td><td>102: 1,295 + 215 BALCONY</td><td>103: 1,815 + 0.0 BALCONY</td><td>104: 1,850 + 0.0 BALCONY</td><td>STAIR/ELEVATOR: 458</td><td>COMMON HALL: 372</td></tr><tr><td>SECOND FLOOR: 6,183 (TOTAL SQ. FT.)</td><td>101: 950 + 14 BALCONY</td><td>102: 960 + 28 BALCONY</td><td>203: 1790 + 101 BALCONY</td><td>204: 1,825 + 101 BALCONY</td><td>STAIR/ELEVATOR: 420</td><td>COMMON HALL: 238</td></tr><tr><td>THIRD FLOOR: 6,788 (TOTAL SQ. FT.)</td><td>301: 1,310 + 101 BALCONY</td><td>302: 1,300 + 101 BALCONY</td><td>303: 1,760 + 130 BALCONY</td><td>304: 1,760 + 101 BALCONY</td><td>STAIR/ELEVATOR: 420</td><td>COMMON HALL: 238</td></tr></table> <div>TOTAL FLOOR = R2 OCCUPANCY = 19,966 SQ.FT. TOTAL FLOOR SQ. FT. - COMMON STAIRS AND ELEVATOR - MECHANICAL = 19,966 - 2,146 = 17,820 = FLOOR AREA PER ZONING CODE &lt; 22,410 OK SQUARE FOOTAGE FOR SCHOOL FEE AREA = 1,650 ( EXTERIOR WALLS ) + 19,470 = SQ. FT.</div> <div>SUBTERRANEAN PARKING SQ. FT. : 7,180 SQ. FT.</div> <div>PARKING REQUIRED FOR APARTMENT: PARKING SPACES = (10 UNIT X 2 SPACES PER UNIT = 20 PARKING 10 % LESS FOR BICYCLE - = 20 X %90 = 18 REQUIRED , 21 PROVIDED STANDARD (REQUIRED) = 10 COMPACT (REQUIRED) = 8 STANDARD (PROVIDED) = 11 COMPACT (PROVIDED) = 10 GUEST PARKING - NOT REQUIRED (NOT PART OF REQUIRED PARKING FOR APARTMENT) = 3 ( 1 DISABLE AND 2 COMPACT - PART OF THE 21 PROVIDED PARKING SPACES) DISABLE PARKING = 2 (2 DISABLE IS PART OF 11 STANDARD SPACES PROVIDED))</div> <div>BICYCLE SPACES: LONG TERM BICYCLE SPACES = 10 SPACES IS PROVIDED ( 1 SPACE PER UNIT ). SHORT TERM BICYCLE SPACES = 2 SPACE IS REQUIRED ( 2 SPACE PER 10 UNIT)</div>	FIRST FLOOR: 6,995 (TOTAL SQ. FT.)	101: 1,205 + 130 BALCONY	102: 1,295 + 215 BALCONY	103: 1,815 + 0.0 BALCONY	104: 1,850 + 0.0 BALCONY	STAIR/ELEVATOR: 458	COMMON HALL: 372	SECOND FLOOR: 6,183 (TOTAL SQ. 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GREEN REQUIREMENTS</div> <div>A-15 DETAILS 3</div> <div>A-16 DISABLE 1 ACCESS NOTES</div> <div>A-17 DISABLE 2 ACCESS NOTES</div> <div>A-17 DISABLE 3 DETAILS</div> <div>A-18 DISABLE 3 DETAILS</div> <div>A-19 DISABLE 4 DETAILS</div> <div>A-20 DISABLE 5 DETAILS</div> <div>51 TO 513 STRUCTURAL DRAWINGS</div>
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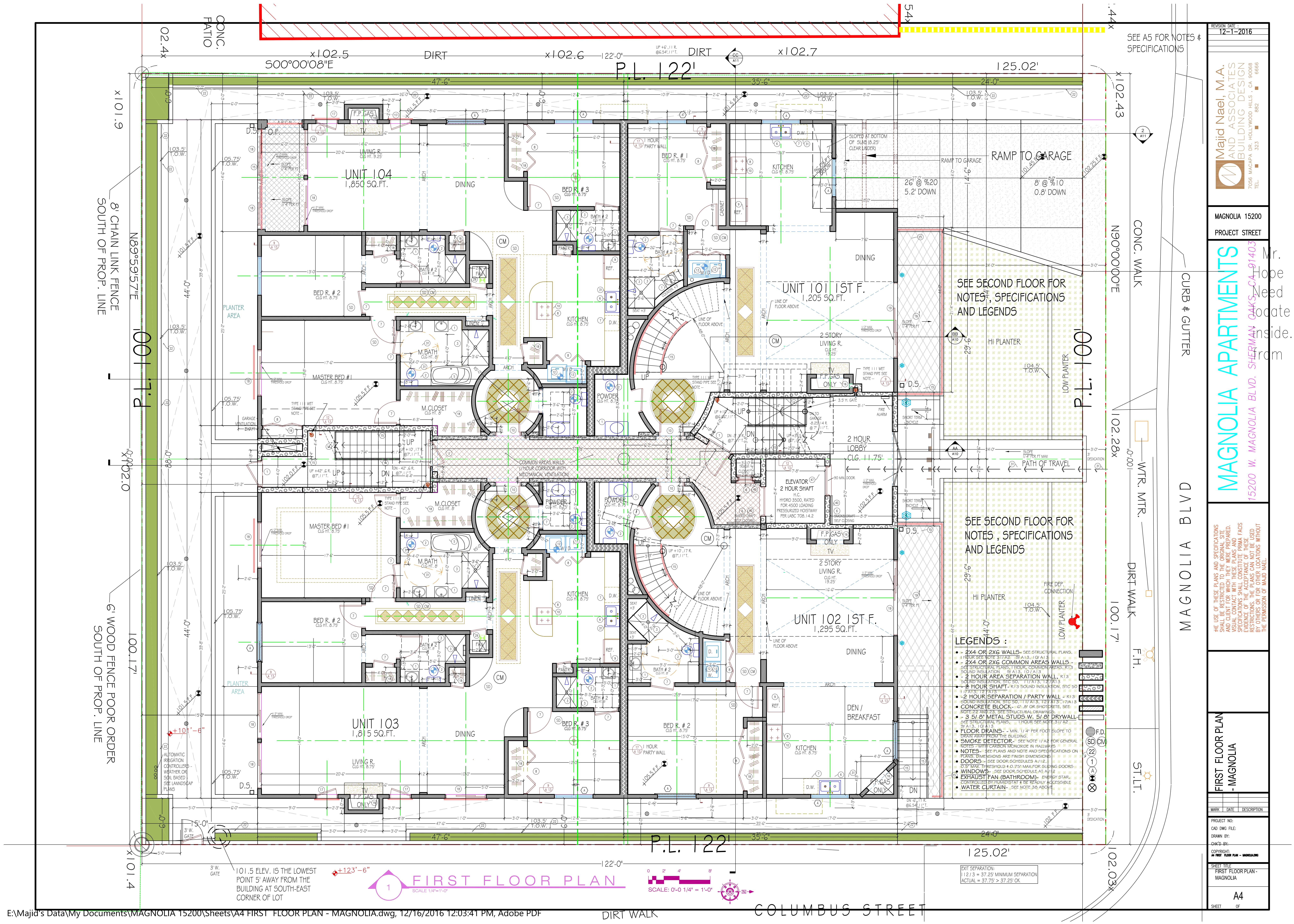












REVISION DATE: 12-1-2016

Majid Nael, M.A.  
AND ASSOCIATES  
BUILDING DESIGN  
7056 MACAPA DR. HOLLYWOOD HILLS, CA 90068  
TEL. 882 323 882

MAGNOLIA 15200  
PROJECT STREET

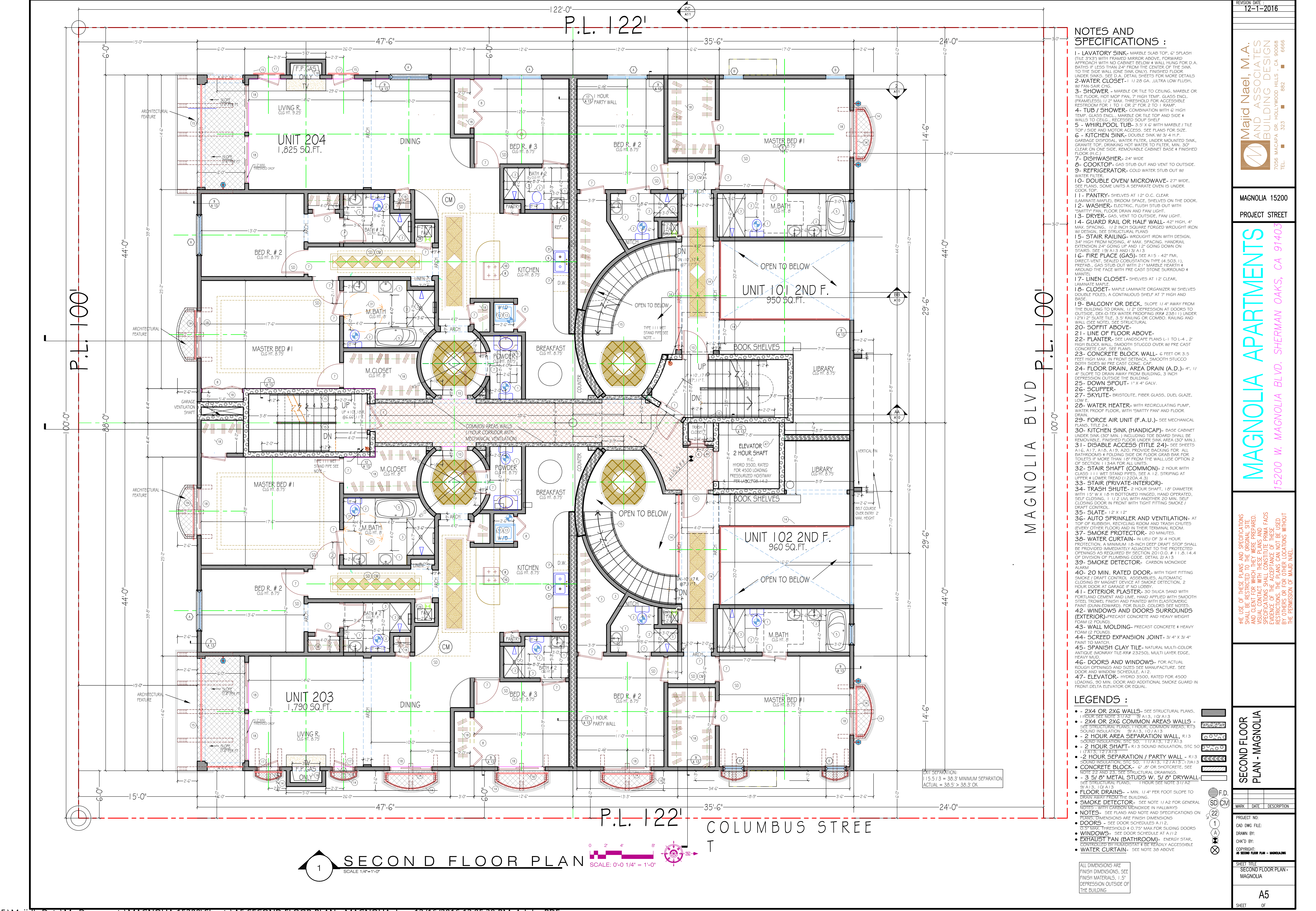
MAGNOLIA APARTMENTS  
15200 W. MAGNOLIA BLVD. SHERMAN OAKS, CA 91403

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CLIENT FOR WHICH THEY WERE PREPARED. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL BE PROHIBITED. ANY REVISIONS OR CHANGES TO THESE PLANS SHALL BE THE PROPERTY OF MAJID NAEL. THE PLANS CAN NOT BE USED BY OTHERS OR FOR OTHER LOCATIONS WITHOUT THE PERMISSION OF MAJID NAEL.

FIRST FLOOR PLAN  
- MAGNOLIA

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CHECKED BY:  
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SHEET TITLE  
FIRST FLOOR PLAN - MAGNOLIA  
A4  
SHEET OF





NOTES AND SPECIFICATIONS :

- 1- LAVATORY SINK- MARBLE SLAB TOP, 6" SPLASH (TILE 3X3) WITH FRAMED MIRROR ABOVE. FORWARD APPROACH WITH NO CABINET BELOW A WALL HUNG FOR D.A. BATHS IF LESS THAN 24" FROM THE CENTER OF THE SINK TO THE SIDE WALL (ONE SINK ONLY). FINISHED FLOOR UNDER SINKS. SEE A.1 DETAIL SHEETS FOR MORE DETAILS
- 2- WATER CLOSET- 1- 1/28 GA. ULTRA LOW FLUSH, W/ FAN- SINK CHG.
- 3- SHOWER- MARBLE OR TILE TO CEILING, MARBLE OR TILE FLOOR, HOT MOP PAN, 7" HIGH TEMP. GLASS ENCL. (FRAMLESS). 1/2" MAX. THRESHOLD FOR ACCESSIBLE RESTROOM FOR 1/2" OR 2" FOR 2 TO 1 RAMP.
- 4- TUB / SHOWER- COMBINATION WITH 6" HIGH TEMP. GLASS ENCL., MARBLE OR TILE TOP AND SIDE & WALLS TO CEILING. RECESSED SHOWER SHELF
- 5- WHIRLPOOL TUB- 3-5' X 6' WITH MARBLE / TILE TOP / SIDE AND MOTOR ACCESS. SEE PLANS FOR SIZE.
- 6- KITCHEN SINK- DOUBLE SINK W/ 3/4" I.P. GARBOARD DISPOSEL, WATER FILTER, UNDER MOUNTED SINK, GRANITE TOP, DRINKING HOT WATER TO FILTER, MIN. 30" CLEAR ON ONE SIDE, REMOVABLE CABINET BASE # FINISHED FLOOR (I.C.)
- 7- DISHWASHER- 24" WIDE
- 8- COOKTOP- GAS STUB OUT AND VENT TO OUTSIDE.
- 9- REFRIGERATOR- COLD WATER STUB OUT W/ WATER FILTER.
- 10- DOUBLE OVEN/ MICROWAVE- 27" WIDE. SEE PLANS, SOME UNITS A SEPARATE OVEN IS UNDER COOK TOP.
- 11- PANTRY- SHELVES AT 12" O.C. CLEAR (LAMINATE-MAPLE), BROOM SPACE, SHELVES ON THE DOOR.
- 12- WASHER- ELECTRIC, FLUSH STUB OUT WITH "SMITTY" PAN, FLOOR DRAIN AND FAN LIGHT.
- 13- DRYER- GAS, VENT TO OUTSIDE, FAN LIGHT.
- 14- GUARD RAIL OR HALF WALL- 42" HIGH, 4" MAX. SPACING. 1/2" INCH SQUARE FORGED WROUGHT IRON W/ DESIGN. SEE STRUCTURAL PLANS
- 15- STAIR RAILING- WROUGHT IRON WITH DESIGN, 34" HIGH FROM FINISHING, 4" MAX. SPACING. HANDRAIL EXTENSION 24" GOING UP AND 12" GOING DOWN ON STAIRS. SEE 19(A) 3 AND 3(A) 3
- 16- FIRE PLACE (GAS)- SEE A15 - 42" F.M.I. DIRECT-VENT, SEALED COMBUSTION TYPE (4.503.1), PREFAB. GAS STUB OUT WITH 2" MARBLE HEARTH & AROUND THE FACE WITH PRE CAST STONE SURROUND & MANTLE
- 17- LINEN CLOSET- SHELVES AT 12" CLEAR, LAMINATE MAPLE
- 18- CLOSET- MAPLE LAMINATE ORGANIZER W/ SHELVES DOUBLE POLES, A CONTINUOUS SHELF AT 7" HIGH AND BASE
- 19- BALCONY OR DECK, SLOPE 1/4" AWAY FROM THE BUILDING TO DRAIN, 1/2" DEPRESSION AT DOORS TO OUTSIDE. DECK- OVER WATER PROOFING R/R# 2306 11 UNDER 12X12" SLATE TILE, 3/8" RAILING OR COMBO. RAILING AND WALL SEE NOTED. SEE STRUCTURAL
- 20- SOFFIT ABOVE
- 21- LINE OF FLOOR ABOVE
- 22- PLANTER- SEE LANDSCAPE PLANS L- 1 TO L- 4, 2" HIGH BLOCK WALL, SMOOTH STUCCO OVER W/ PRE CAST CONCRETE CAP. SEE PLANS
- 23- CONCRETE BLOCK WALL- 6 FEET OR 3.5 FEET HIGH MAX. IN FRONT SETBACK, SMOOTH STUCCO BOTH SIDES W/ PRE CAST CONC. CAP
- 24- FLOOR DRAIN, AREA DRAIN (A.D.)- 4", 1/4" SLOPE TO DRAIN AWAY FROM BUILDING, 3 INCH DEPRESSION OUTSIDE THE BUILDING
- 25- DOWN SPOUT- 1" X 4" GALV.
- 26- SCUPPER-
- 27- SKYLITE- BRISTOLITE, FIBER GLASS, DUEL GLAZE, LOW E.
- 28- WATER HEATER- WITH RECIRCULATING PUMP, WATER PROOF FLOOR, WITH "SMITTY" PAN AND FLOOR DRAIN
- 29- FORCE AIR UNIT (F.A.U.)- SEE MECHANICAL PLANS, TITLE 24
- 30- KITCHEN SINK (HANDICAP)- BASE CABINET UNDER SINK 150 MIN. INCLUDING TOP BOARD SHALL BE REMOVABLE, FINISHED FLOOR UNDER SINK AREA (30" MIN.). A16, A17, A18, A19, A20, PROVIDE BACKING FOR ALL BATHROOMS & FOLDING SIDE OR FLOOR GRAB BAR FOR TOILETS IF MORE THAN 18" FROM THE WALL USE OPTION 2 OF SECTION 11.3.4.4 FOR ALL UNITS.
- 31- DISABLE ACCESS (TITLE 24)- SEE SHEETS A16, A17, A18, A19, A20, PROVIDE BACKING FOR ALL BATHROOMS & FOLDING SIDE OR FLOOR GRAB BAR FOR TOILETS IF MORE THAN 18" FROM THE WALL USE OPTION 2 OF SECTION 11.3.4.4 FOR ALL UNITS.
- 32- STAIR SHAFT (COMMON)- 2 HOUR WITH CLASS 111 WET STAND PIPES, SEE A 12. STAIRING AT LITTER & LOWER FLOOR
- 33- STAIR (PRIVATE- INTERIOR)-
- 34- TRASH SHUTE- 2 HOUR SHAFT, 18" DIAMETER WITH 15" X 1/2" BOTTOMED HINGED, HAND OPERATED, SELF CLOSING, 1 1/2 UVL WITH ANOTHER 20 MIN. SELF CLOSING DOOR IN FRONT WITH TIGHT FITTING SMOKE / DRAFT CONTROL
- 35- SLATE- 12" X 12"
- 36- AUTO SPRINKLER AND VENTILATION- AT TOP OF KITCHEN, RECYCLING ROOM AND TRASH CHUTES (EVERY OTHER FLOOR) AND IN THEIR TERMINAL ROOM.
- 37- SMOKE PROTECTOR- 20 MINUTES.
- 38- WATER CURTAIN- IN LIEU OF 3/4 HOUR PROTECTION, A MINIMUM 18-INCH DEEP DRAFT STOP SHALL BE PROVIDED IMMEDIATELY ADJACENT TO THE PROTECTED OPENINGS AS REQUIRED BY SECTION 201.0.0, 11.8.14.4 OF DIVISION OF PLUMBING CODE. DETAIL 21(A) 3
- 39- SMOKE DETECTOR- CARBON MONOXIDE ALARM
- 40- 20 MIN. RATED DOOR- WITH TIGHT FITTING SMOKE / DRAFT CONTROL ASSEMBLIES, AUTOMATIC CLOSING BY MAGNET DEVICE AT SMOKE DETECTION, 2 HOUR DOOR AT GARAGE IF NO LOBBY
- 41- EXTERIOR PLASTER- 30 SILICA SAND WITH PORTLAND CEMENT AND LINE, HAND APPLIED WITH SMOOTH STEEL TROWEL, FINISH AND PAINTED WITH ELASTOMERIC PAINT (DUNN-EDWARD), FOR BUILD. COLORS SEE NOTES.
- 42- WINDOWS AND DOORS SURROUNDS (EXTERIOR)- PRECAST CONCRETE AND HEAVY WEIGHT FOAM (2 POUND)
- 43- WALL MOLDING- PRECAST CONCRETE & HEAVY FOAM (2 POUND)
- 44- SCORED EXPANSION JOINT- 3/4" X 3/4" PAINT TO MATCH
- 45- SPANISH CLAY TILE- NATURAL MULTI-COLOR ANTIQUE MONRAY TILE-R/R# 23250, MULTI LAYER EDGE, HEAVY MUD.
- 46- DOORS AND WINDOWS- FOR ACTUAL ROUGH OPENINGS AND SIZES SEE MANUFACTURE. SEE DOOR AND WINDOW SCHEDULE, A12
- 47- ELEVATOR- HYDRO 3500, RATED FOR 4500 LOADING, 90 MIN. DOOR AND ADDITIONAL SMOKE GUARD IN FRONT DELTA ELEVATOR OR EQUAL

LEGENDS :

- 2X4 OR 2X6 WALLS- SEE STRUCTURAL PLANS, 1 HOUR FIRE RATED ST/25, 50, A13, 10(A) 13
- 2X4 OR 2X6 COMMON AREAS WALLS- SEE STRUCTURAL PLANS, 1 HOUR, COMMON AREAS, RT3 SOUND INSULATION, 50(A) 13, 10(A) 13
- 2 HOUR AREA SEPARATION WALL, R13 SOUND INSULATION, STC 50, 117(A) 3, 127(A) 3
- 2 HOUR SHAFT, R13 SOUND INSULATION, STC 50 117(A) 3, 127(A) 3
- 2 HOUR SEPARATION / PARTY WALL - R13 SOUND INSULATION, STC 50, 117(A) 3, 127(A) 3, 17(A) 13
- CONCRETE BLOCK- 6" OR 8" SHOTCRETE, SEE NOTE 22 AND 25. SEE STRUCTURAL DRAWINGS.
- 3 5/8" METAL STUDS W. 5/8" DRYWALL- SEE STRUCTURAL PLANS, 1 HOUR SEE NOTE 317 A2 39(A) 3, 10(A) 13
- FLOOR DRAINS- MIN. 1/4" PER FOOT SLOPE TO DRAIN AWAY FROM THE BUILDING.
- SMOKE DETECTOR- SEE NOTE 11 A2 FOR GENERAL NOTES - WITH CARBON MONOXIDE IN HALLWAYS
- NOTES- SEE PLANS AND NOTE AND SPECIFICATIONS ON FLOOR DIMENSIONS ARE FINISH DIMENSIONS
- DOORS- 0.5" MAX. THRESHOLD & 0.75" MAX. FOR SLIDING DOORS
- WINDOWS- SEE DOOR SCHEDULE AT A12
- EXTRAUST FAN (BATHROOM)- ENERGY STAR, CONTROLLED BY HUMIDISTAT BE READILY ACCESSIBLE
- WATER CURTAIN- SEE NOTE 36 ABOVE

ALL DIMENSIONS ARE FINISH DIMENSIONS, SEE FINISH MATERIALS, 1.5" DEPRESSION OUTSIDE OF THE BUILDING

REVISION DATE :  
12-11-2016

Majid Nael, M.A.  
AND ASSOCIATES  
BUILDING DESIGN

7056 MACAPA DR. HOLLYWOOD HILLS, CA 90068  
TEL. 323 882 6666

MAGNOLIA 15200

PROJECT STREET

MAGNOLIA APARTMENTS

15200 W. MAGNOLIA BLVD. SHERMAN OAKS, CA 91403

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SECOND FLOOR  
PLAN - MAGNOLIA

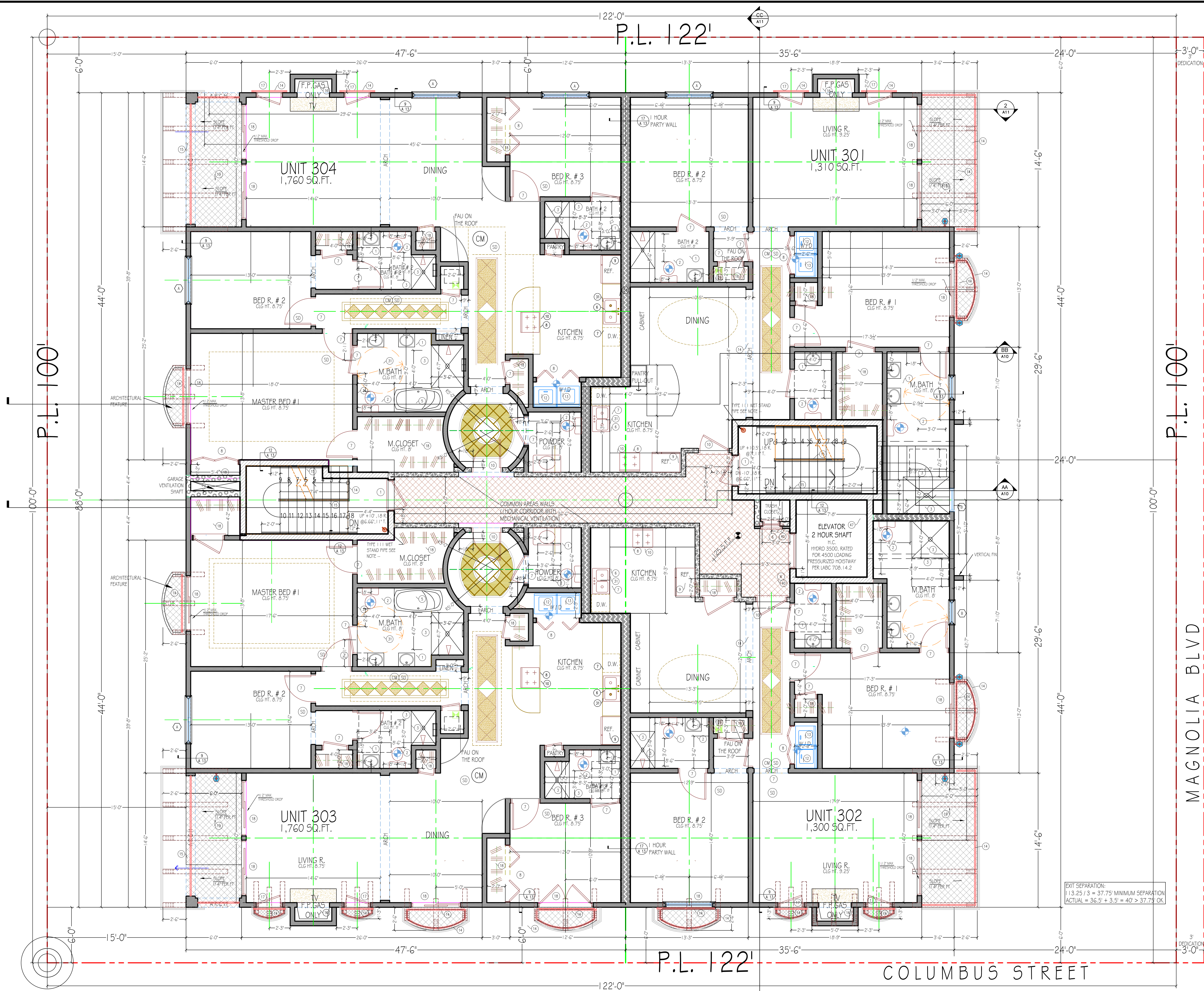
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SECOND FLOOR PLAN -  
MAGNOLIA

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SHEET  
OF





## NOTES AND SPECIFICATIONS :

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- 2 - WATER CLOSET - 1/128 GA., ULTRA LOW FLUSH, W/ FAN-FAIR CHG.
- 3 - SHOWER - MARBLE OR TILE TO CEILING, MARBLE OR TILE FLOOR, HOT MOP PAN, 7" HIGH TEMP. GLASS ENCL. (FRAMELESS), 1/2" MAX. THRESHOLD FOR ACCESSIBLE RESTROOM FOR 1/2" OR 2" FOR 2 TO 1 RAMP.
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- 13 - DRYER - GAS, VENT TO OUTSIDE, FAN LIGHT.
- 14 - GUARD RAIL OR HALF WALL - 42" HIGH, 4" MAX. SPACING, 1/2" SQUARE FORGED WROUGHT IRON W/ DESIGN, SEE STRUCTURAL PLANS.
- 15 - STAIR RAILING - WROUGHT IRON WITH DESIGN, 34" HIGH FROM NOSING, 4" MAX. SPACING, HANDRAIL EXTENSION 24" GOING UP AND 12" GOING DOWN ON STAIRS. SEE 19/A13 AND 13/A13.
- 16 - FIRE PLACE (GAS) - SEE A15 - 42" F.M. DIRECT VENT, SEALED COMBUSTION TYPE (4.503.1), PREFAB, GAS STUB OUT WITH 2" MARBLE HEARTH # AROUND THE FACE WITH PRE CAST STONE SURROUND & MANTEL.
- 17 - LINEN CLOSET - SHELVES AT 12" CLEAR, LAMINATE-MAPLE.
- 18 - CLOSET - MAPLE LAMINATE ORGANIZER W/ SHELVES DOUBLE POLES, A CONTINUOUS SHELF AT 7" HIGH AND BASE.
- 19 - BALCONY OR DECK - SLOPE 1/4" AWAY FROM THE BUILDING TO DRAIN, 1/2" DEPRESSION AT DOORS TO OUTSIDE, DECK-TEX WATER PROOFING (R3301) UNDER 2X12 SLATE TILE, 3" RAILING OR COMBO, RAILING AND WALL (SEE NOTE), SEE STRUCTURAL.
- 20 - SLOPE ABOVE.
- 21 - LINE OF FLOOR ABOVE.
- 22 - PLANTER - SEE LANDSCAPE PLANS L-1 TO L-4, 2" HIGH BLOCK WALL, SMOOTH STUCCO OVER W/ PRE CAST CONCRETE CAP, SEE PLANS.
- 23 - CONCRETE BLOCK WALL - 6 FEET OR 3.5 FEET HIGH MAX. IN FRONT SETBACK, SMOOTH STUCCO BOTH SIDES W/ PRE CAST CONCRETE CAP.
- 24 - FLOOR DRAIN, AREA DRAIN (A.D.) - 4", 1/4" SLOPE TO DRAIN AWAY FROM BUILDING, 3 INCH DEPRESSION OUTSIDE THE BUILDING.
- 25 - DOWN SPOUT - 1" X 4" GALV.
- 26 - SCUPPER.
- 27 - SKYLITE - BRISTOLITE, FIBER GLASS, DUEL GLAZE, LOW E.
- 28 - WATER HEATER - WITH RECIRCULATING PUMP, WATER PROOF FLOOR, WITH "SMITTY" FAN AND FLOOR DRAIN.
- 29 - FORCE AIR UNIT (F.A.U.) - SEE MECHANICAL PLANS, TITLE 24.
- 30 - KITCHEN SINK (HANDICAP) - BASE CABINET UNDER SINK (30" MIN.) INCLUDING TOE BOARD SHALL BE REMOVABLE, FINISHED FLOOR UNDER SINK AREA (30" MIN.).
- 31 - DISABLE ACCESS (TITLE 24) - SEE SHEETS A16, A17, A18, A19, A20. PROVIDE BACKING FOR ALL BATHROOMS & FOLDING SIDE OR FLOOR GRAB BARS FOR TOILETS IF MORE THAN 18" FROM THE WALL USE OPTION 2 OF SECTION 11.344 FOR ALL UNITS.
- 32 - STAIR SHAFT (COMMON) - 2 HOUR WITH CLASS 1 I.I. WET STAND PIPES, SEE A12, STRIPING AT UPPER & LOWER TREAD (1220A-A13).
- 33 - STAIR (PRIVATE-INTERIOR) - 2 HOUR SHAFT, 18" DIAMETER WITH 15" W X 16" H BOTTOMED HINGED, HAND OPERATED, SELF CLOSING, 1/2" U.I.V. WITH ANOTHER 20 MIN. SELF CLOSING DOOR IN FRONT WITH TIGHT FITTING SMOKE / DRAFT CONTROL.
- 34 - SLATE - 12" X 12"
- 35 - AUTO SPRINKLER AND VENTILATION - AT TOP OF RUBBISH, RECYCLING ROOM AND TRASH CHUTES (EVERY OTHER TERMINAL ROOM).
- 36 - SMOKE DETECTOR - 20 MINUTES.
- 37 - WATER CURTAIN - IN LIEU OF 3/4 HOUR PROTECTION, A MINIMUM 18-INCH DEEP DRAFT STOP SHALL BE PROVIDED IMMEDIATELY ADJACENT TO THE PROTECTED OPENINGS AS REQUIRED BY SECTION 2010.0, # 11.6.1.4.4 OF DIVISION 08 PLUMBING CODE, DETAIL 21A13.
- 38 - SMOKE DETECTOR - CARBON MONOXIDE ALARM.
- 39 - 20 MIN. RATED DOOR - WITH TIGHT FITTING SMOKE / DRAFT CONTROL, AUTOMATIC CLOSING BY MAGNET DEVICE AT SMOKE DETECTION, 2 HOUR DOOR AT GARAGE IF NO LOBBY.
- 40 - EXTERIOR PLASTER - 30 SILICA SAND WITH PORTLAND CEMENT AND LIME, HAND APPLIED WITH SMOOTH STIFF TROWEL FINISH AND PAINTED WITH ELASTOMERIC PAINT (QUIN-ACRYL) FOR BUILD, COLORS SEE NOTES.
- 41 - WINDOWS AND DOORS SURROUNDS (EXTERIOR) - PRECAST CONCRETE AND HEAVY WEIGHT FOAM (2 POUND).
- 42 - WALL MOLDING - PRECAST CONCRETE & HEAVY FOAM (2 POUND).
- 43 - SCREED EXPANSION JOINT - 3/4" X 3/4" PAINT TO MATCH.
- 44 - SPANISH CLAY TILE - NATURAL MULTI-COLOR ANTIQUE (MONRAY TILE-KR# 23250), MULTI LAYER EDGE, HEAVY MUD.
- 45 - DOORS AND WINDOWS - FOR ACTUAL ROUGH OPENINGS AND SIZES SEE MANUFACTURE. SEE DOOR AND WINDOW SCHEDULE, A12.
- 46 - ELEVATOR - HYDRO 3500, RATED FOR 4500 LBS. 90 MIN. DOOR AND ADDITIONAL SMOKE GUARD IN FRONT, DELTA ELEVATOR OR EQUAL.

## LEGENDS :

- 2X4 OR 2X6 WALLS - SEE STRUCTURAL PLANS, 1 HOUR SEE NOTE 317/A13, 10/A13.
- 2X4 OR 2X6 COMMON AREAS WALLS - SEE STRUCTURAL PLANS, 1 HOUR, COMMON AREAS, RT3.
- 2 HOUR AREA SEPARATION WALL, R13.
- SOUND INSULATION - 5/A13, 10/A13.
- 2 HOUR SHAFT - R13 SOUND INSULATION, STC 50.
- 1 HOUR SHAFT - R13 SOUND INSULATION, STC 50.
- 2 HOUR SEPARATION / PARTY WALL - R13.
- SOUND INSULATION - STC 50, 11/A13, 12/A13, 13/A13.
- CONCRETE BLOCK - 8" OR 10" SHOTCRETE, SEE NOTE 22 AND SEE STRUCTURAL DRAWINGS.
- 3/8" METAL STUDS W. 5/8" DRYWALL - SEE STRUCTURAL PLANS, 1 HOUR SEE NOTE 317/A2, 9/A13, 10/A13.
- FLOOR DRAINS - MIN. 1/4" PER FOOT SLOPE TO DRAIN AWAY FROM THE BUILDING.
- SMOKE DETECTOR - SEE NOTE 1/A2 FOR GENERAL NOTES WITH CARBON MONOXIDE IN HALLWAYS.
- NOTES - SEE PLANS AND NOTE AND SPECIFICATIONS ON PLANS. DIMENSIONS ARE FINISH DIMENSIONS.
- DOORS - SEE DOOR SCHEDULES A11, A12.
- WINDOWS - SEE DOOR SCHEDULE A11, A12.
- EXHAUST FAN (BATHROOM) - ENERGY STAR, CONTROLLED BY THERMOSTAT & BE REMOVAL ACCESSIBLE.
- WATER CURTAIN - SEE NOTE 38 ABOVE.

ALL DIMENSIONS ARE FINISH DIMENSIONS, SEE FINISH MATERIALS, 1.5" DEPRESSION OUTSIDE OF THE BUILDING.

REVISION DATE :  
12-11-2016

Majid Nael, M.A.  
AND ASSOCIATES  
BUILDING DESIGN  
7056 MACAPA DR. HOLLYWOOD HILLS, CA 90068  
TEL. 323 666 882

MAGNOLIA 15200

PROJECT STREET

MAGNOLIA APARTMENTS

15200 W. MAGNOLIA BLVD. SHERMAN OAKS, CA 91403

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THIRD FLOOR PLAN  
- MAGNOLIA

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SHEET TITLE  
THIRD FLOOR PLAN -  
MAGNOLIA

A6  
SHEET OF

1 THIRD FLOOR PLAN  
SCALE 1/4"=1'-0"

0 2' 4' 8'  
SCALE: 0-0 1/4" = 1'-0"









REVISION DATE :  
11-15-2016

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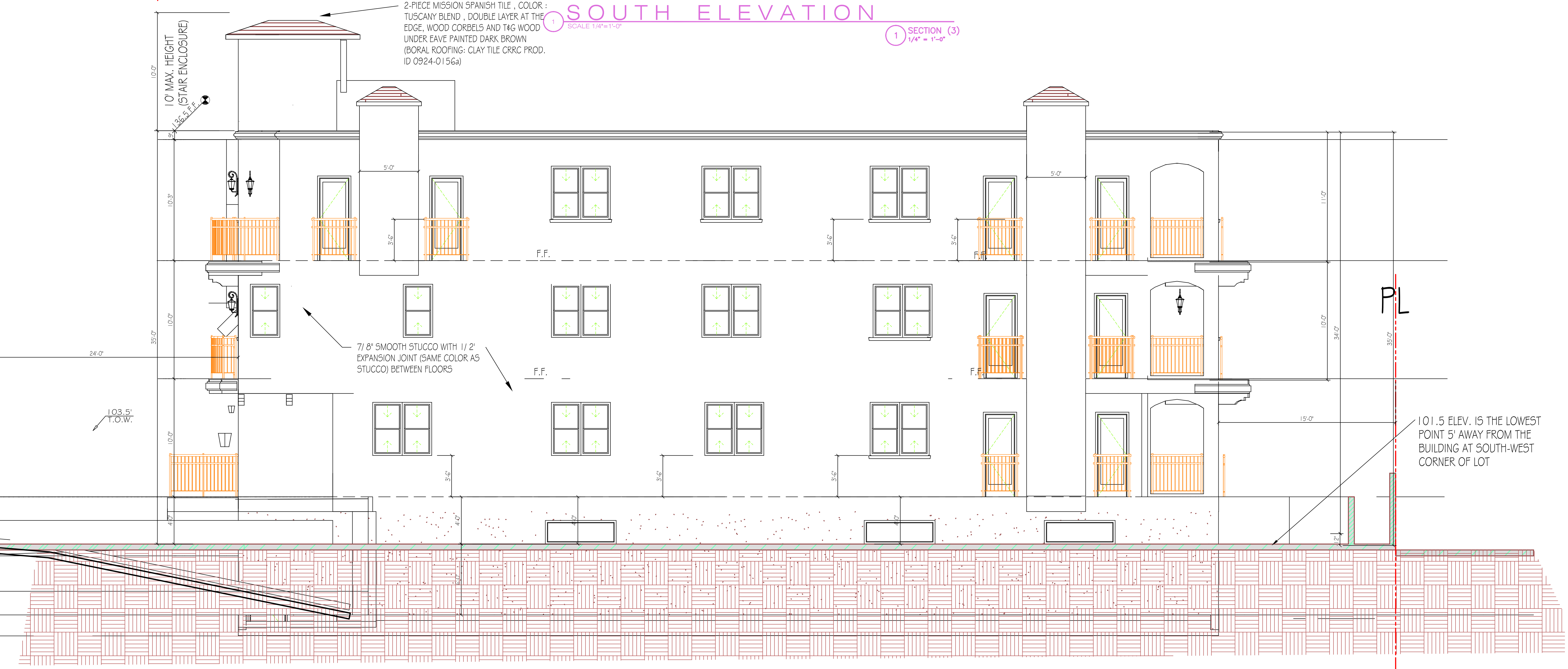
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NORTH & EAST  
ELEVATION -  
MAGNOLIA

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SOUTH & WEST  
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A9  
SHEET OF

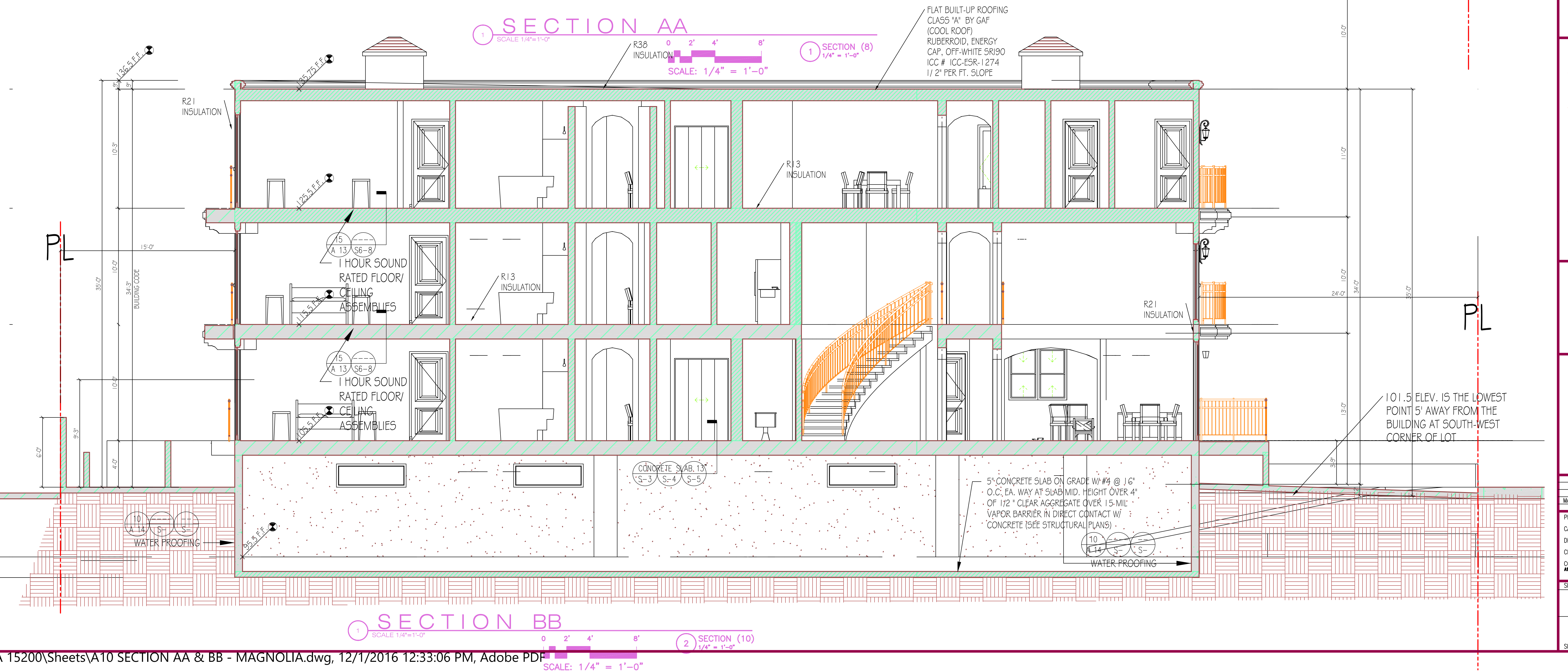
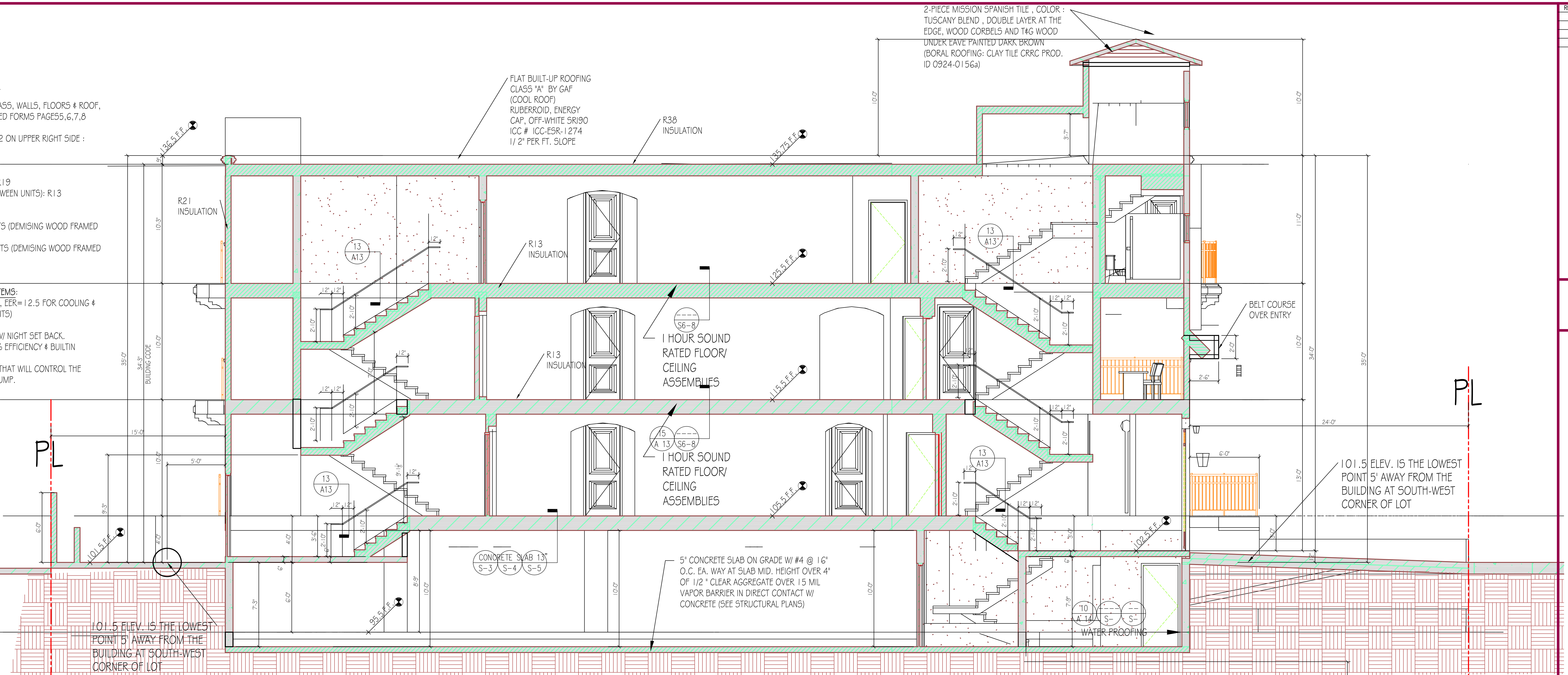


THE FOLLOWING ARE VALUES USED IN T24

PERFORMANCE COMPLIANCE RUN FOR GLASS, WALLS, FLOORS & ROOF,  
THESE VALUES ARE SHOWN ON REGISTERED FORMS PAGES 5, 6, 7, 8  
# 9 OF 12 ATTACHED TO SHEET T1,  
AND FORM RMS1, ATTACHED TO SHEET T2 ON UPPER RIGHT SIDE :

1. GLASS U=0.36, SHGC=0.25
2. EXTERIOR WALLS: R21
3. PARTITION WALL (FACING CORRIDOR): R19
4. PARTY WALLS (DEMISING COMMON BETWEEN UNITS): R13
5. RAISED CONC SLAB @ 1ST FLOOR: R0
6. RAISED FLOOR OVER DRIVEWAY: R19
7. FLOOR COMMON BETWEEN STACK UNITS (DEMISING WOOD FRAMED W/O CRAWL SPACE): R13
8. CEILING COMMON BETWEEN STACK UNITS (DEMISING WOOD FRAMED RAFTERS): R13
9. ROOF: R38

AIR CONDITIONING & WATER HEATING SYSTEMS:  
1. SPLIT HEAT PUMP UNITS W/ SEER=15.0, EER=12.5 FOR COOLING &  
HSPF=8.7 (FOR 8 UNITS) & 8.5 (FOR 2 UNITS)  
THE UNITS ARE CONTROLLED BY 7 DAY  
PROGRAMMABLE DIGITAL THERMOSTATS W/ NIGHT SET BACK.  
2. WATER HEATERS ARE TANKLESS W/ 97% EFFICIENCY & BUILT IN  
RECIRCULATION PUMPS  
THE UNITS HAVE ELECTRONIC CONTROLS THAT WILL CONTROL THE  
IGNITION, TEMPERATURE & CIRCULATING PUMP.



REVISION DATE :  
12-11-2016

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MAGNOLIA 15200

PROJECT STREET

MAGNOLIA APARTMENTS  
15200 W. MAGNOLIA BLVD. SHERMAN OAKS, CA 91403

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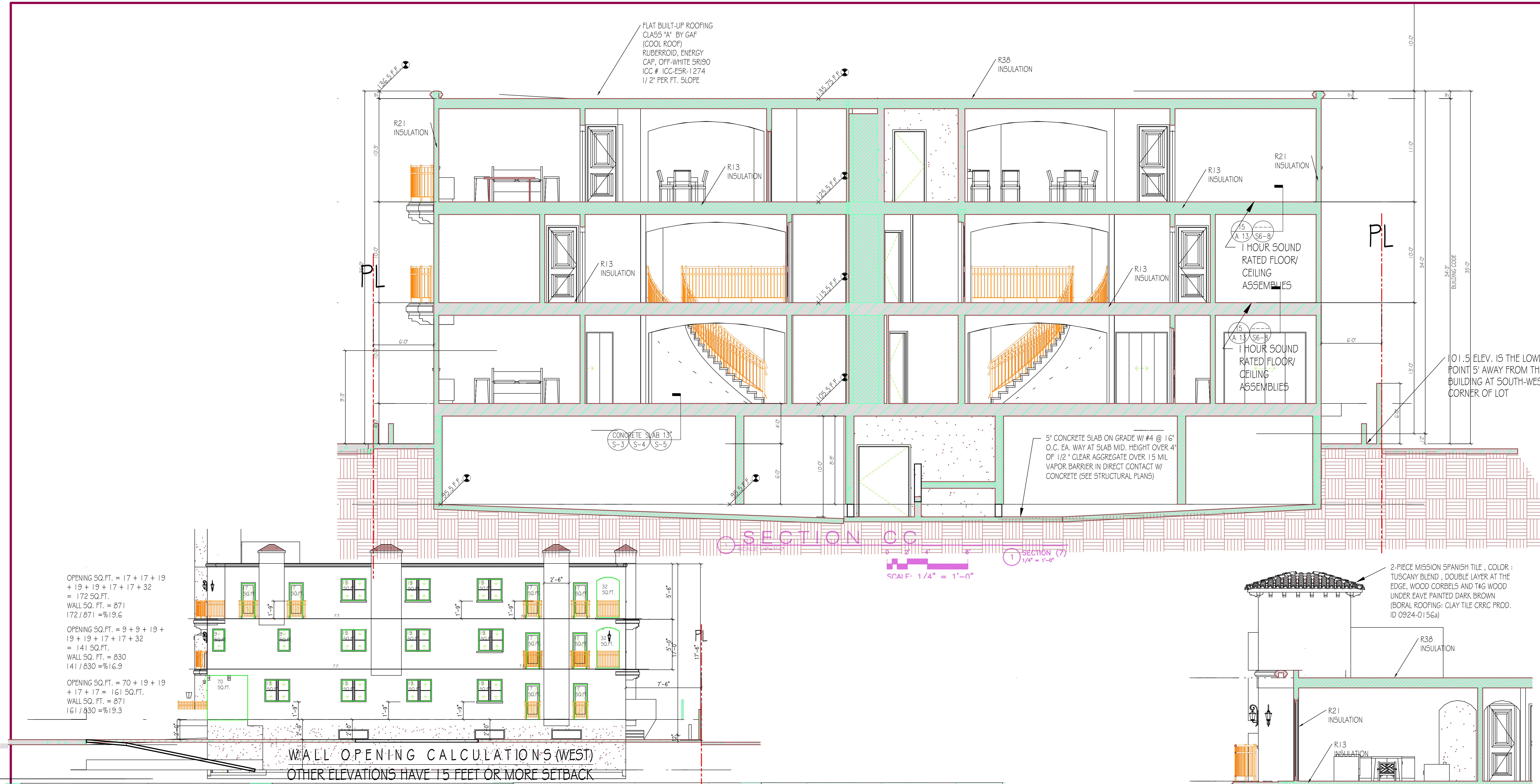
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SHEET TITLE  
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MAGNOLIA

A10  
SHEET OF





**CITY OF LOS ANGELES**  
CALIFORNIA

**SOILS REPORT APPROVAL LETTER**

January 14, 2016

15200 Magnolia LLC  
916 Kenfield Ave.  
Los Angeles, CA 90049

TRACT: 7307  
BLOCK: 1  
LOT: 17 & 18  
LOCATION: 15200 - 15206 W. Magnolia Blvd.

**CURRENT REFERENCE REPORT/LETTER(S)**  
Soils Report

**REPORT No.**  
15-538-02

**DATE(S) OF DOCUMENT**  
12/09/2015

**PREPARED BY**  
Applied Earth Science

The Grading Division of the Department of Building and Safety has reviewed the referenced report providing recommendations for the proposed three-story apartment building over a semi-subterranean basement garage. According to the referenced report, the basement is expected to be established at 6 - 9 feet below grade.

The earth materials at the subsurface exploration locations consist of up to 2 feet of unconsolidated fill underlain by sandy clay.

The consultants recommend to support the proposed structure on conventional foundations bearing on native undisturbed soils.

The site is located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California. The Liquefaction study included as a part of the report demonstrates that the earthquake induced total and differential settlements are within acceptable levels. The requirements of the 2014 City of Los Angeles Building Code, have been satisfied.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2014 City of LA Building Code. P/B/C numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained

Page 2  
15200 - 15206 W. Magnolia Blvd.

In his report, (7006.1)

2. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the Disposal Office and filed as of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)

4. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)

5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent fines than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)

6. Existing unconsolidated fill shall not be used for support of footings, concrete slabs or new fill. (1809.2)

7. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)

8. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3501.1)

9. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

10. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)

11. The soils engineer shall review and approve the shoring plans prior to issuance of the permit. (3307.3.2)

12. Prior to the issuance of the permits, the soils engineer and the structural designer shall evaluate all applicable surcharge loads for the design of the retaining walls and shoring.

13. Unsurcharged temporary excavations over 4 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.

14. Shoring shall be designed for a minimum EPP of 30 PCF; all surcharge loads shall be included into the design, as recommended.

15. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of 1/8 inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.

Page 3  
15200 - 15206 W. Magnolia Blvd.

16. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

17. All foundations shall derive entire support from native undisturbed soils, as recommended and approved by the geologist and soils engineer by inspection.

18. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4) 1/2-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way, the bottom and two (2) bars placed near the top.

19. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/B/C 2014-116 "Foundation Design for Expansive Soils" (1805.5.3).

20. Slabs placed on approved compacted fill shall be at least 5 inches thick and shall be reinforced with 1/2-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.

21. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane.

22. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

23. Basement walls shall be designed for the lateral earth pressures specified in the section titled "Basement Walls" starting on page 9 of the referenced report. All surcharge loads shall be included into the design.

24. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)

25. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subsurface system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subsurface system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)

26. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)

27. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)

28. Prefabricated drainage composites (Mudrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

29. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)

30. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.

31. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)

32. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during

Page 4  
15200 - 15206 W. Magnolia Blvd.

grading. (7008 & 1705.6)

33. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/she shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

34. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, shoring, ABC slot cuts, underpinning, pile installation, protection fences and dust and traffic control will be scheduled. (108.9.1)

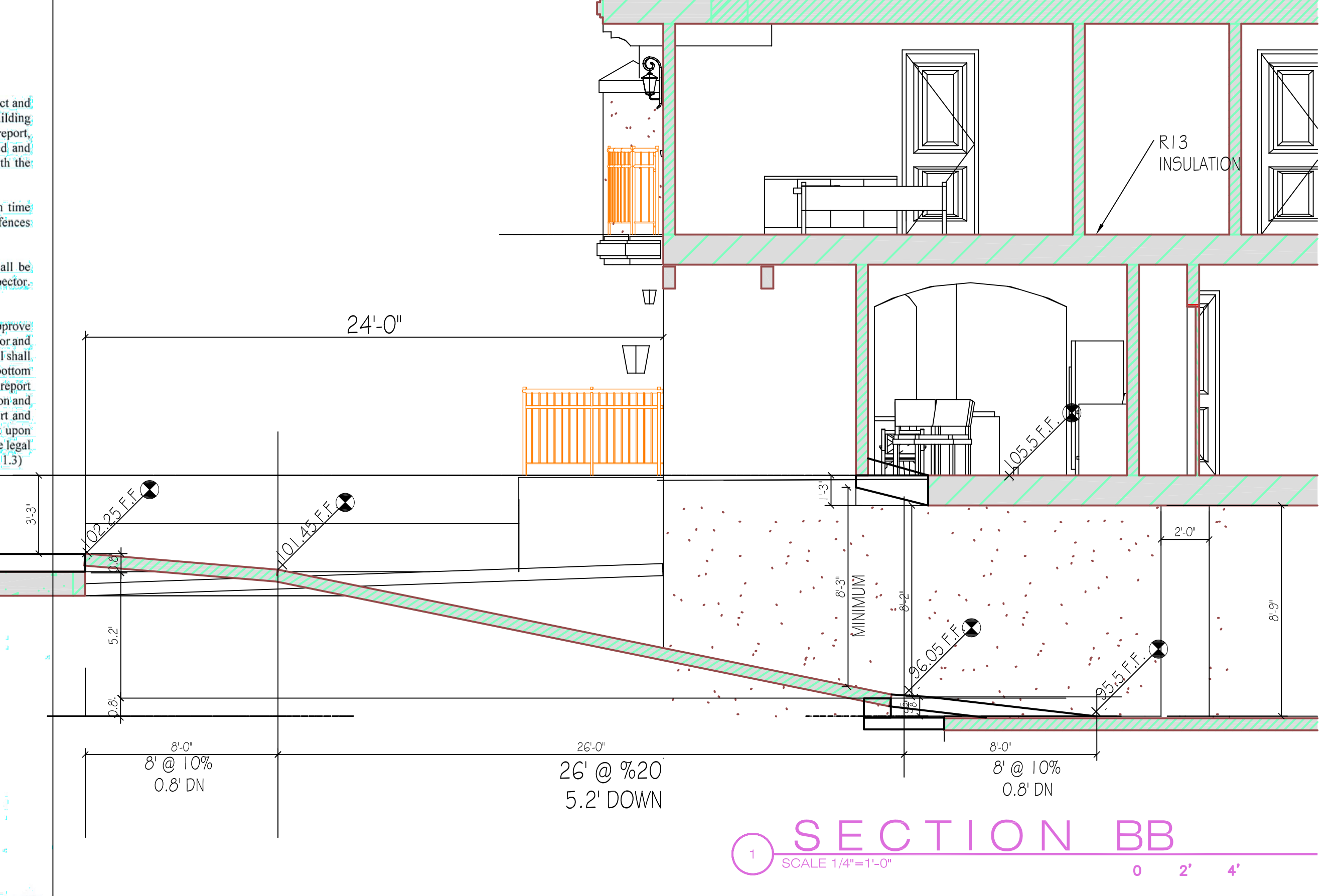
35. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)

36. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/she shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)

YIN LIU  
Geotechnical Engineer II

Log No. 91311  
213-482-0480

cc: Applicant  
Applied Earth Science, Project Consultant  
VN District Office



REVISION DATE :  
12-11-2016

Majid Nael, M.A.  
AND ASSOCIATES  
BUILDING DESIGN  
7056 MACAPA DR. HOLLYWOOD HILLS - CA 90068  
TEL. 323 882 6666

MAGNOLIA 15200  
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MAGNOLIA APARTMENTS  
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