

MAGNOLIA APARTMENTS

890 S. MAGNOLIA AVE., ONTARIO, CA

PLANNING DEPARTMENT FILE NO - PDE V19-031
BUILDING DEPARTMENT JOB NO - ONT22-0067

DEVELOPER

P.J. MALTOS

626-945-8989

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SCOPE OF WORK:

BUILDING CONSTRUCTION:

ONE (1) MULTI UNIT APARTMENT BUILDING OVER PODIUM STRUCTURE PARKING PRIVATELY FUNDED (SEE BUILDING DATA / THIS SHEET)

SITE CONSTRUCTION:

UNDER SEPARATE PERMIT
NOTE: THIS PROJECT IS PRIVATELY FUNDED AND NOT CONSTRUCTED FOR, OR ON BEHALF OF A PUBLIC ENTITY, OR CONSTRUCTED AS PART OF A PUBLIC ENTITY'S PROGRAM TO PROVIDE HOUSING PURSUANT TO U.S. CODE OF FEDERAL REGULATIONS, 28 CFR, PART 35, SECTION 35 AND IS THEREFORE NOT SUBJECT TO PUBLIC WORKING CODE REQUIREMENTS UNDER THE C.B.C..

PROJECT DATA:

ZONING: R2

APPLICABLE CODE: 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE

TYPE OF CONSTRUCTION: R2 / VA AND S2 / TYPE I

FIRE SPRINKLERED

OCCUPANCY: R2 / S2

GROSS LOT SIZE: 1.56 AC

TOTAL UNITS: 49

DENSITY: 49 / 1.56 AC = 31.01 / AC

UNIT A: 1 BED. / 1 BATH

TOTAL PER SITE = 2

SQ. FTG. / UNIT 789 SQ. FT. (INCL. 211.5 CU. FT. STORAGE)
DECK 94 SQ. FT. (INCL. 63 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 274.5 CU. FT.
OPEN DECK = 66 SQ. FT.

UNIT A2: 1 BED. / 1 BATH

TOTAL PER SITE = 1

SQ. FTG. / UNIT 789 SQ. FT. (INCL. 94 CU. FT. STORAGE)
DECK 94 SQ. FT. (INCL. 63 CU. FT. STORAGE)
DESIGNATED STORAGE AT HALL (196 CU. FT.)
TOTAL STORAGE PROVIDED = 355 CU. FT.
OPEN DECK = 66 SQ. FT.

UNIT B: 1 BED. / 1.5 BATH

TOTAL PER SITE = 6

SQ. FTG. / UNIT 834 SQ. FT. (INCL. 211.5 CU. FT. STORAGE)
DECK 92 SQ. FT. (INCL. 63 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 274.5 CU. FT.
OPEN DECK = 66 SQ. FT.

UNIT B2: 1 BED. / 1.5 BATH

TOTAL PER SITE = 3

SQ. FTG. / UNIT 834 SQ. FT. (INCL. 211.5 CU. FT. STORAGE)
DECK 92 SQ. FT. (INCL. 63 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 274.5 CU. FT.
OPEN DECK = 66 SQ. FT.

UNIT C: 2 BED. / 2 BATH

TOTAL PER SITE = 5

SQ. FTG. / UNIT 1,007 SQ. FT. (INCL. 265 CU. FT. STORAGE)
DECK 83 SQ. FT. (INCL. 63 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 274.5 CU. FT.
OPEN DECK = 66 SQ. FT.

UNIT C2: 2 BED. / 2 BATH

TOTAL PER SITE = 1

SQ. FTG. / UNIT 1,007 SQ. FT. (INCL. 265 CU. FT. STORAGE)
DECK 83 SQ. FT. (INCL. 63 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 274.5 CU. FT.
OPEN DECK = 66 SQ. FT.

UNIT D: 2 BED. / 2 BATH

TOTAL PER SITE = 16

SQ. FTG. / UNIT 1,062 SQ. FT. (INCL. 265 CU. FT. STORAGE)
DECK 83 SQ. FT. (INCL. 63 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 274.5 CU. FT.
OPEN DECK = 66 SQ. FT.

UNIT D2: 2 BED. / 2 BATH

TOTAL PER SITE = 2

SQ. FTG. / UNIT 1,062 SQ. FT. (INCL. 265 CU. FT. STORAGE)
DECK 83 SQ. FT. (INCL. 63 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 274.5 CU. FT.
OPEN DECK = 66 SQ. FT.

UNIT E: 2 BED. / 2 BATH

TOTAL PER SITE = 3

SQ. FTG. / UNIT 1,173 SQ. FT. (INCL. 276 CU. FT. STORAGE)
DECK 1 72 SQ. FT. (INCL. 63 CU. FT. STORAGE)
DECK 2 70 SQ. FT. (INCL. 63 CU. FT. STORAGE)
OPEN DECK 1 = 66 SQ. FT.
OPEN DECK 2 = 47 SQ. FT.

UNIT E2: 2 BED. / 2 BATH

TOTAL PER SITE = 7

SQ. FTG. / UNIT 1,173 SQ. FT. (INCL. 276 CU. FT. STORAGE)
DECK 1 88 SQ. FT. (INCL. 63 CU. FT. STORAGE)
DECK 2 90 SQ. FT. (INCL. 63 CU. FT. STORAGE)
OPEN DECK 1 = 82 SQ. FT.
OPEN DECK 2 = 65 SQ. FT.

UNIT E3: 2 BED. / 2 BATH

TOTAL PER SITE = 3

SQ. FTG. / UNIT 1,173 SQ. FT. (INCL. 276 CU. FT. STORAGE)
DECK 1 96 SQ. FT. (INCL. 63 CU. FT. STORAGE)
DECK 2 90 SQ. FT. (INCL. 63 CU. FT. STORAGE)
OPEN DECK 1 = 89 SQ. FT.
OPEN DECK 2 = 65 SQ. FT.

BUILDING CODE DATA:

CONDOMINIUM BUILDING
49 CONDOMINIUM UNITS

5 STORIES (4 STORIES R2 OVER 1 STORY S2)
S2 - TYPE I B CONSTRUCTION III / R2 - TYPE VA CONSTRUCTION SPRINKLERED

BUILDING SQ. FTG.:

FIRST FLOOR - PODIUM STRUCTURE PARKING 21,657 GROSS S.F.
SECOND FLOOR - RESIDENTIAL UNITS / COMMON AREA 21,486 GROSS S.F.
THIRD FLOOR - RESIDENTIAL UNITS / COMMON AREA 21,300 GROSS S.F.
FOURTH FLOOR - RESIDENTIAL UNITS 19,607 GROSS S.F.
FIFTH FLOOR - RESIDENTIAL UNITS 17,637 GROSS S.F.

BUILDING TOTAL - 101,687 GROSS S.F.

CODE ANALYSIS:

BUILDING HEIGHT:
ALLOWABLE HEIGHT
OCCUPANCY R2 - ALLOWABLE BUILDING HEIGHT 4 STORIES (CBC TABLE 504.4)
CONSTRUCTION OF R2 OVER TYPE I (SINGLE STORY) PARKING WITH GRADE ENTRANCE THE NUMBER OF STORIES TO BE USED IN DETERMINING THE MINIMUM TYPE OF CONSTRUCTION SHALL BE MEASURED FROM THE FLOOR ABOVE SUCH PARKING. - C.B.C. SECTION 510.4

ACTUAL NUMBER OF STORIES PROPOSED = 5 STORIES

4 STORIES R2 OVER 1 STORY S2 (AS DESCRIBED ABOVE)

BUILDING HEIGHT = 67' (SEE EXT. ELEVATION SHEETS A6.01 AND A6.02)

BUILDING AREA:

R2 - ALLOWABLE AREA - 36,000 S.F. / FLOOR (CBC TABLE 506.2)
AREA INCREASE (CBC 506.3.2 - FRONTAGE)
A₁ = (A₁ + (NS x L))
L₁ = (563'786 - 4,252) / 3020 = 466
A₁ = (36,000 + (12,000 X 466) = 41,592 S.F.

R2 - ALLOWABLE AREA PER FLOOR = 41,592 S.F.

S2 - ALLOWABLE AREA - 237,000 S.F. / FLOOR (CBC TABLE 506.2)

AREA INCREASE (CBC 506.3.2 - FRONTAGE)
A₁ = (A₁ + (NS x L))
L₁ = (563'786 - 4,252) / 3020 = 466
A₁ = (237,000 + (79,000 X 466) = 273,814 S.F.

S2 - ALLOWABLE AREA PER FLOOR = 273,814 S.F.

A3 - ALLOWABLE AREA - 34,500 S.F. / FLOOR (CBC TABLE 506.2)

AREA INCREASE (CBC 506.3.2 - FRONTAGE)
A₁ = (A₁ + (NS x L))
L₁ = (563'786 - 4,252) / 3020 = 466
A₁ = (34,500 + (11,500 X 466) = 39,859 S.F.

A3 - ALLOWABLE AREA PER FLOOR = 40,092 S.F.

OCCUPANT LOAD - TABLE 1004.5

S2 FIRST FLOOR - 21,657 GROSS S.F. / 273,814 = .079 OCC. LOAD (200 GROSS) = 109

R2 SECOND FLOOR - 18,479 GROSS S.F. / 41,592 = .442 OCC. LOAD (200 GROSS) = 93

A3 SECOND FLOOR - 3,007 GROSS S.F. / 39,859 = .075 OCC. LOAD SEE CALC. #1 = 249

R2 THIRD FLOOR - 18,404 GROSS S.F. / 41,592 = .442 OCC. LOAD (200 GROSS) = 92

A3 THIRD FLOOR - 2,896 GROSS S.F. / 39,859 = .072 OCC. LOAD SEE CALC #2 = 310

R2 FOURTH FLOOR - 19,607 GROSS S.F. / 41,592 = .471 OCC. LOAD (200 GROSS) = 98

R2 FIFTH FLOOR - 17,637 GROSS S.F. / 41,592 = .424 OCC. LOAD (200 GROSS) = 88

TOTAL = 2.00 TOTAL = 1,039

BUILDING TOTAL - 101,687 GROSS S.F.

FIRE CONSTRUCTION DATA:

R2 - VA

EXTERIOR WALLS 1-HOUR RATED
UNIT TO UNIT PARTY WALLS 1-HOUR RATED
CORRIDOR WALLS 1-HOUR RATED
OCCUPANCY SEPARATION WALLS 1-HOUR RATED
R2 / A2 1-HOUR RATED

UNIT TO DIFFERENT UNIT FLOOR/CLG. 1-HOUR RATED

UNIT ROOF / CLG. (CLASS A ROOFING) 1-HOUR RATED

INTERIOR BEARING WALLS

SUPPORTING 1-HOUR RATED
CONSTRUCTION 1-HOUR RATED

INTERIOR BEARING WALLS 1-HOUR RATED
INTERIOR NON BEARING WALLS NON-RATED

ELEVATOR SHAFT WALLS

STAIRWELL WALLS 2-HOUR RATED

S2 - TYPE I

EXTERIOR WALLS 2-HOUR RATED
CLG. TO R2 FLOOR ABOVE 2-HOUR RATED
ELEVATOR SHAFT WALLS 2-HOUR RATED
STAIRWELL WALLS 2-HOUR RATED

TRASH ANALYSIS:

REQUIRED:
49 UNITS / 4 = 12.25
12.25 X 1.5 = 18.38 CU. YDS. REQUIRED

PROVIDED:
4 X 6 CU. YD. BINS = 24 CU. YDS. PROVIDED

OPEN SPACE REQUIREMENT ANALYSIS:

COMMON AREA:

COMMON AREA REQUIRED = 250 SQ. FT. / UNIT X 49 UNITS = 12,250 SQ. FT. REQUIRED

COMMON AREA PROVIDED

EXTERIOR - COURTY AREA 5,956
MINOR COMMON AREA 804

DECK TOP RECREATION AREA

2ND FLOOR 1,242
3RD FLOOR 1,085

RECREATION COMMON AREAS / KITCHEN

2ND FLOOR 1,765
3RD FLOOR 1,811

TOTAL PROVIDED = 12,663 SQ. FT.

PRIVATE AREA:

UNIT A - A2:

DECK 94 SQ. FT. (INCL. 63 CU. FT. STORAGE)
OPEN DECK = 66 SQ. FT.

UNIT B - B2:

DECK 92 SQ. FT. (INCL. 63 CU. FT. STORAGE)
OPEN DECK = 66 SQ. FT.

UNIT C - C2:

DECK 83 SQ. FT. (INCL. 63 CU. FT. STORAGE)
OPEN DECK = 60 SQ. FT.

UNIT D - D2:

DECK 83 SQ. FT. (INCL. 63 CU. FT. STORAGE)
OPEN DECK = 60 SQ. FT.

UNIT E:

DECK 1 72 SQ. FT. (INCL. 63 CU. FT. STORAGE)
DECK 2 70 SQ. FT. (INCL. 63 CU. FT. STORAGE)
OPEN DECK 1 = 66 SQ. FT.
OPEN DECK 2 = 47 SQ. FT.

UNIT E2:

DECK 1 88 SQ. FT. (INCL. 63 CU. FT. STORAGE)
DECK 2 90 SQ. FT. (INCL. 63 CU. FT. STORAGE)
OPEN DECK 1 = 82 SQ. FT.
OPEN DECK 2 = 65 SQ. FT.

UNIT E3:

DECK 1 96 SQ. FT. (INCL. 63 CU. FT. STORAGE)
DECK 2 90 SQ. FT. (INCL. 63 CU. FT. STORAGE)
OPEN DECK 1 = 89 SQ. FT.
OPEN DECK 2 = 65 SQ. FT.

PARKING ANALYSIS:

REQUIRED:
12 - 1 BEDROOM UNITS X 1.75 PARKING/UNIT = 21.00
37 - 2 BEDROOM UNITS X 2.0 PARKING/UNIT = 74.00

GUEST
1 PER 4 UNITS = 12.25

TOTAL (107.25) = 108 PARKING REQUIRED

PROVIDED:

53 COVERED - PODIUM INCL. 2 VAN ADA - PODIUM INCL. 1 STD. ADA - PODIUM

55 - OPEN

1 VAN ADA / E.V. - OPEN INCL. 2 STD. ADA - OPEN

TOTAL = 108 PARKING PROVIDED

ACCESSIBLE PARKING ANALYSIS:

95 TOTAL 'ASSIGNED'

53 PODIUM (COVERED) X .02 = 1.1 ACCESSIBLE REQUIRED
PROVIDED: 3 - 2 VAN ADA AND 1 STD. ADA

42 OPEN PARKING X .02 = .84 ACCESSIBLE REQUIRED
PROVIDED: 1 STD. ADA

13 TOTAL 'UNASSIGNED'

13 OPEN PARKING X .05 = .65 ACCESSIBLE REQUIRED
PROVIDED: 2 - 1 VAN ADA AND 1 STD. ADA

ELECTRIC VEHICLE PARKING

95 ASSIGNED SPACES X .10 = 9.5 TO 10 REQUIRED
13 OPEN SPACES X .10 = 1.3 TO 2 REQUIRED

CITY NOTES:

CITY OF ONTARIO REQUIRES ALL NEW BUILDINGS, AND DEMOLITION / RENOVATION / TENANT IMPROVEMENT PERMIT APPLICATIONS WITH PROJECT VALUATION OF \$100,000.00 OR MORE TO PREPARE A CONSTRUCTION AND DEMOLITION RECYCLING PLAN (CDRP). FORM CDRP MUST BE FILLED OUT AND SUBMITTED TO THE ONTARIO MUNICIPAL UTILITIES COMPANY - SOLID WASTE DEPARTMENT FOR APPROVAL. CALL 909-395-2664 FOR FURTHER INFORMATION AND ASSISTANCE.

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH 2019 CFC SECTION 906

FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 - NFPA 13 PLANS SHALL BE SUBMITTED TO AND APPROVED BY ONTARIO FIRE DEPARTMENT UNDER SEPARATE DEFERRED SUBMITTAL

A MANUAL FIRE ALARM SYSTEM PER C.B.C. 907.2.9.1 IS REQUIRED

PLANS SHALL BE SUBMITTED TO AND APPROVED BY ONTARIO FIRE DEPARTMENT UNDER SEPARATE DEFERRED SUBMITTAL

A CLASS I STANDPIPE SYSTEM IS REQUIRED

PLANS SHALL BE SUBMITTED TO AND APPROVED BY ONTARIO FIRE DEPARTMENT UNDER SEPARATE DEFERRED SUBMITTAL

UNDERGROUND PRIVATE FIRE LINES FEEDING THE ON SITE FIRE HYDRANTS, AND FIRE SPRINKLER SYSTEMS IS REQUIRED

PLANS SHALL BE SUBMITTED TO AND APPROVED BY ONTARIO FIRE DEPARTMENT UNDER SEPARATE DEFERRED SUBMITTAL

A FIRE ALARM SYSTEM

PROVIDE OCCUPANT NOTIFICATION APPLIANCES PER CBC SECTION 907.5 THAT WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONE UPON SPRINKLER WATER FLOW.

FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH C.B.C. SECTION 903.3.1

FOR BUILDING 1 - PROVIDE NFPA 13 SPRINKLER SYSTEM PER C.B.C. SECTION 903.3.1.1.

- PROVIDE OCCUPANT NOTIFICATION APPLIANCES THAT WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATERFLOW C.B.C. SECTION 907.2.9 EXCEPT. 2.

FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH C.B.C. SECTION 903.3.1

FOR BUILDING 1 - PROVIDE NFPA 13 SPRINKLER SYSTEM PER C.B.C. SECTION 903.3.1.1.

- PROVIDE OCCUPANT NOTIFICATION APPLIANCES THAT WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATERFLOW C.B.C. SECTION 907.2.9 EXCEPT. 2.

IF THERE ARE ANY HAZARDOUS MATERIALS PRESENT IN EXCESS OF THE MAXIMUM ALLOWABLE QUANTITIES PER CONTROL AREA, THE APPLICANT SHALL COMPLETE A COPY OF THE ONTARIO FIRE DEPARTMENTS HAZARDOUS MATERIALS INFORMATION FORM AND RETURN IT TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INTRODUCING ANY SUCH MATERIALS INTO THE BUILDING.

STRUCTURAL AND OTHER CONSULTANTS DRAWINGS INCLUDED IN THIS PACKAGE ACCOMPANY THE ARCHITECTURAL DRAWINGS FOR LOCALATION CONVENIENCE ONLY. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CORRECTNESS OF CLIENT/CONSULTANT DRAWINGS.

THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDINGS CODE 2019 CALIFORNIA ENERGY CODE

NOTE: THE CITY OF ONTARIO, CA BUILDING DIVISION ENFORCEES C.B.C. CHAPTER 11A FOR DISABLED ACCESS COMPLIANCE FOR NEW CONSTRUCTION AT MULTI-FAMILY HOUSING AND DOES NOT REVIEW OR APPROVE PLANS FOR ADA COMPLIANCE.

PROJECT CONSULTANTS:

DEVELOPER: P.J. MALTOS (626) 945-8989 pjmaltos@verizon.net

ARCHITECT: LSA ARCHITECTURE INC. (949) 873-5255 csfeichen@lsarchitecture.com

SOILS ENGINEER: EARTH STRATA GEOTECHNICAL SERVICES INC. (951) 397-8315 ESGINC.COM

CIVIL ENGINEER: SUMMIT WEST CONSULTANTS (951) 317-6558 Travis@swcei.com

LANDSCAPE ARCHITECT: DAVID NEAULT ASSOCIATES INC. (951) 296-3430 shane@dnassociates.com

STRUCTURAL ENGINEER: GOUVIS ENGINEERING (951) 590-9005 deosaku@gouvisgroup.com

MECHANICAL ENGINEER: GOUVIS ENGINEERING (949) 752-1612 ext.239 rgomez@gouvisgroup.com

ELECTRICAL ENGINEER: GOUVIS ENGINEERING (949) 752-1612 ext.239 rgomez@gouvisgroup.com

PLUMBING ENGINEER: GOUVIS ENGINEERING (949) 752-1612 ext.239 rgomez@gouvisgroup.com

BUILDING DEPARTMENT:

CITY OF ONTARIO
PLANNING DEPARTMENT FILE NO - PDE V19-031
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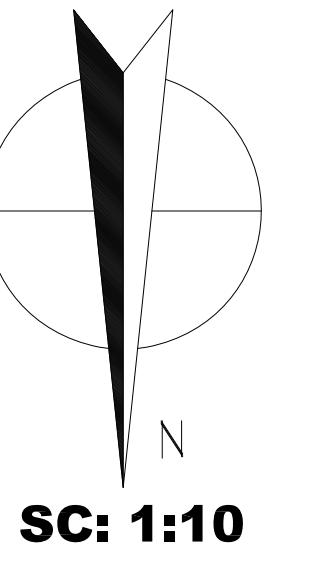
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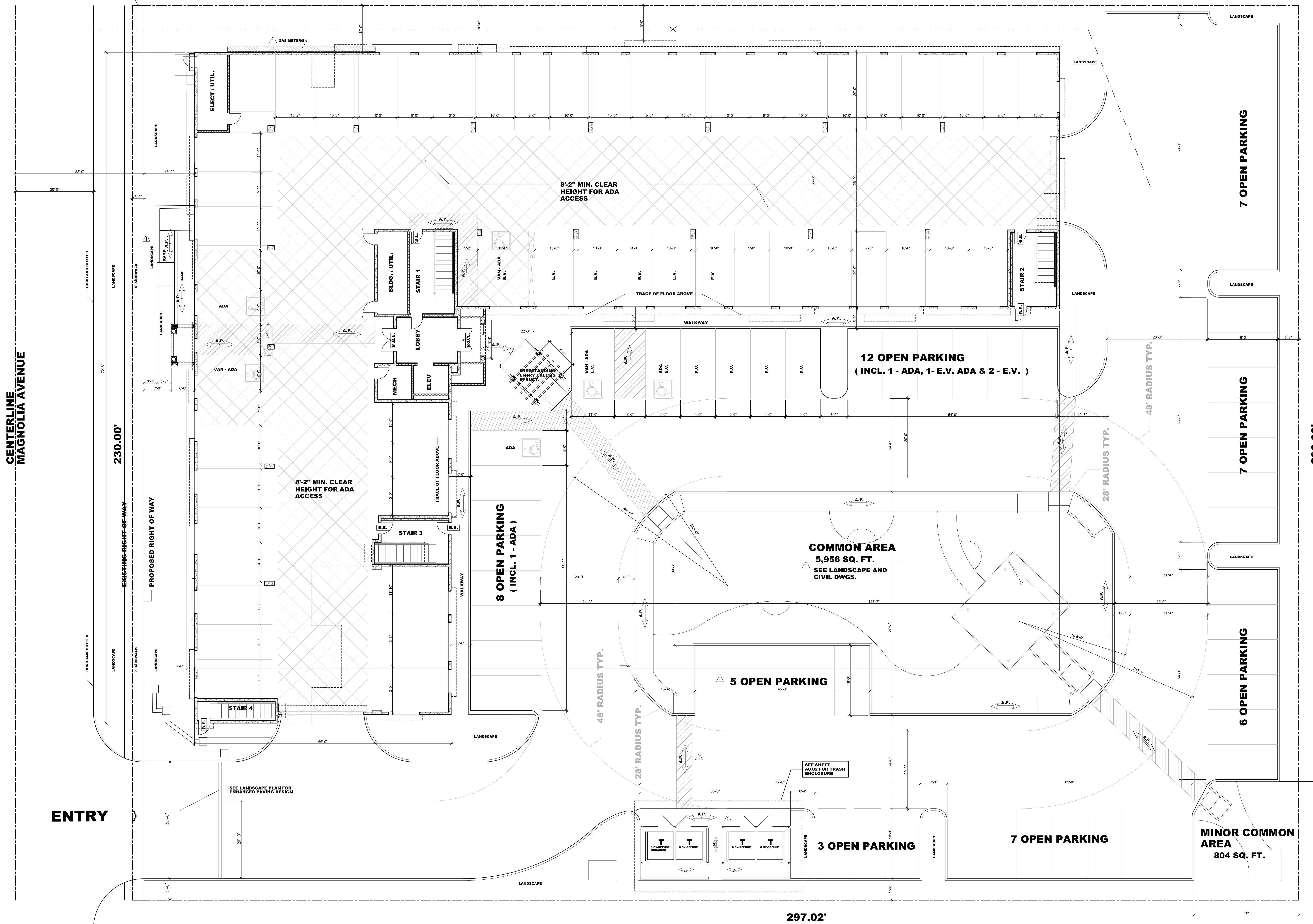
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MAGNOLIA AVENUE

3.00'
DEDICATION

297.02'



SC: 1:10

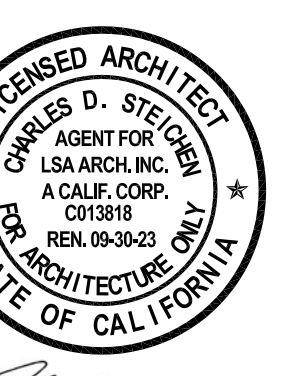


ARCHITECTURAL PLOT PLAN

SCALE 1:10

- ACCESSIBLE PATH OF TRAVEL
SEE CIVIL SHEETS 3 THRU 7 AND 11, 12.
- BUILDING ENTRANCE / EXIT
- BUILDING ENTRANCE / EXIT

MAGNOLIA APARTMENTS
890 S. MAGNOLIA AVE.
ONTARIO, CA



STAMP NOT VALID
UNLESS SIGNED BY
ARCHITECT
IN BLOCK ABOVE

ARCHITECTURAL PLOT PLAN



Architecture, Inc.

5753 E. Santa Ana Canyon Road
Suite G-213
Anaheim, CA 92807
(949) 873-5255

Job No. LSA-0421

Revisions:

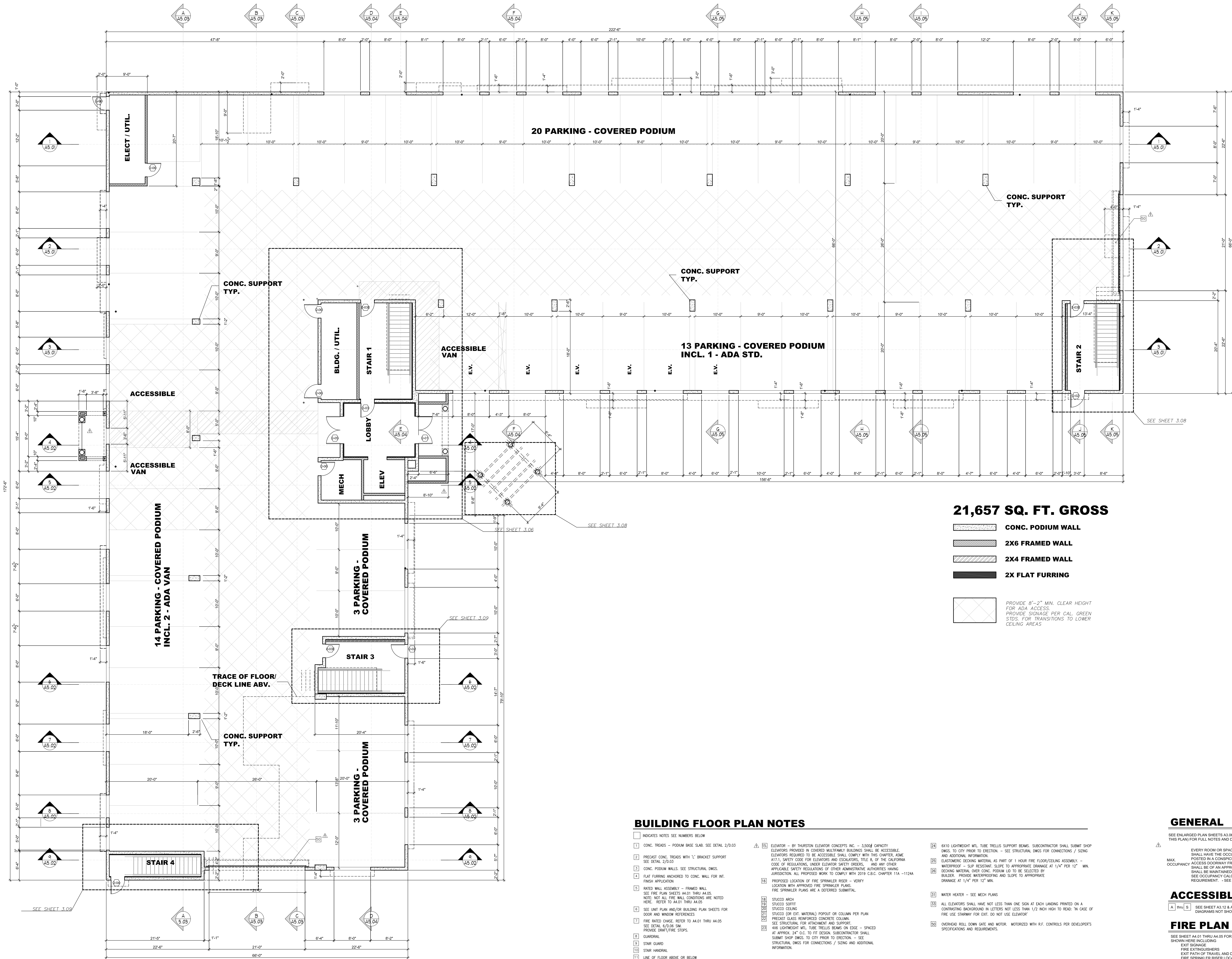
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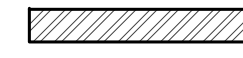

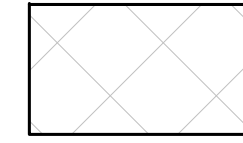
Sheet

A0.01

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21,657 SQ. FT. GROSS

-  **CONC. PODIUM WALL**
-  **2X6 FRAMED WALL**
-  **2X4 FRAMED WALL**
-  **2X FLAT FURRING**
-  **PROVIDE 8'-2" MIN. CLEAR HEIGHT FOR ADA ACCESS. PROVIDE SIGNAGE PER CAL. GREEN STDS. FOR TRANSITIONS TO LOWER CEILING AREAS**

BUILDING FLOOR PLAN NOTES

- 1 INDICATES NOTES SEE NUMBERS BELOW
- 2 CONC. THRODS - PODIUM BASE SLAB. SEE DETAIL 2/0.03
- 3 PRECAST CONC. THRODS WITH "1" BRACKET SUPPORT SEE DETAIL 2/0.03
- 4 CONC. PODIUM WALLS. SEE STRUCTURAL DWGS.
- 5 FLAT FURRING ANCHORED TO CONC. WALL FOR INT. FINISH APPLICATION
- 6 RATED WALL ASSEMBLY - FRAMED WALL. SEE FIRE PLAN SHEETS A4.01 THRU A4.05. NOTE: NOT ALL FIRE WALL CONDITIONS ARE NOTED HERE. REFER TO A4.01 THRU A4.05
- 7 SEE UNIT PLAN AND/OR BUILDING PLAN SHEETS FOR DOOR AND WINDOW REFERENCES
- 8 FIRE RATED DWG. REFER TO A4.01 THRU A4.05 SEE DETAIL 6/0.06 S.M. PROVIDE DRAFT/FIRE STOPS
- 9 SHOWER
- 10 STAR GUARD
- 11 STAR HANGBAR
- 12 LINE OF FLOOR ABOVE OR BELOW
- 13 ELEVATOR - BY THORNTON ELEVATOR CONCEPTS INC. - 3,000 LB CAPACITY. ELEVATORS PROVIDED IN COVERED MULTIFAMILY BUILDINGS SHALL BE ACCESSIBLE. ELEVATORS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE CHAPTER, ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS, TITLE 8, OF THE CALIFORNIA CODE OF REGULATIONS, UNDER ELEVATOR SAFETY ORDERS, AND ANY OTHER APPLICABLE SAFETY REGULATIONS OF OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION. ALL PROPOSED WORK TO COMPLY WITH 2019 C.B.C. CHAPTER 11A - 1124A
- 14 PROPOSED LOCATION OF FIRE SPRINKLER RISER - VERIFY LOCATION WITH APPROVED FIRE SPRINKLER PLANS. FIRE SPRINKLER PLANS ARE A DEFERRED SUBMITTAL
- 15 STUCCO ARCH STUCCO SOFFIT STUCCO CEILING STUCCO (OR EXT. MATERIAL) POPOUT OR COLUMN PER PLAN PRECAST CLAS. REINFORCED CONCRETE COLUMN. SEE STRUCTURAL FOR ATTACHMENT AND SUPPORT
- 16 4x4 LIGHTWOOD WFL. TUBE TRUSSES BEAMS ON EDGE - SPACED AT APPROX. 24" O.C. TO FIT DESIGN. SUBCONTRACTOR SHALL SUBMIT SHOP DWGS. TO CITY PRIOR TO ERECTION. - SEE STRUCTURAL DWGS FOR CONNECTIONS / SIZING AND ADDITIONAL INFORMATION
- 17 6x10 LIGHTWOOD WFL. TUBE TRUSSES BEAMS. SUBCONTRACTOR SHALL SUBMIT SHOP DWGS. TO CITY PRIOR TO ERECTION. - SEE STRUCTURAL DWGS FOR CONNECTIONS / SIZING AND ADDITIONAL INFORMATION
- 18 CUSTOMER FINISHING MATERIAL AS PART OF 1 HOUR FIRE FLOOR/CEILING ASSEMBLY - WATERPROOF - SLIP RESISTANT. SLOPE TO APPROPRIATE DRAINAGE AT 1/4" PER 12" MIN. BEADING MATERIAL OVER CONC. PODIUM TO BE SELECTED BY BUILDER. PROVIDE WATERPROOFING AND SLOPE TO APPROPRIATE DRAINAGE AT 1/4" PER 12" MIN.
- 19 WATER HEATER - SEE MECH PLANS
- 20 ALL ELEVATORS SHALL HAVE NOT LESS THAN ONE SIGN AT EACH LANDING PRINTED ON A CONTRASTING BACKGROUND IN LETTERS NOT LESS THAN 1/2" HIGH TO READ: "IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR"
- 21 OVERHEAD ROLL DOWN GATE AND MOTOR. MOTORIZED WITH REF. CONTROLS PER DEVELOPER'S SPECIFICATIONS AND REQUIREMENTS

GENERAL

- SEE ENLARGED PLAN SHEETS A3.06 THRU A3.11 (AS OUTLINED ON THIS PLAN) FOR FULL NOTES AND DIMENSIONS NOT SHOWN HERE
- EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOWNWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED DESIGN PER PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. SEE OCCUPANCY CALCULATION AT THIS SHEET FOR POST REQUIREMENT. - SEE SHEETS A3.10 AND A3.11

ACCESSIBLE NOTES

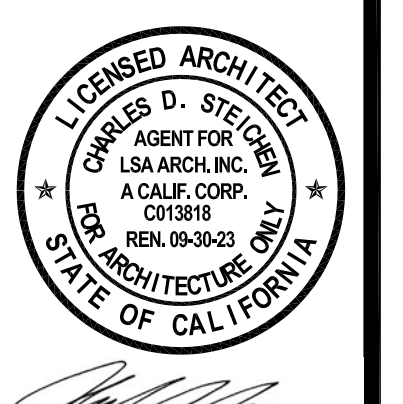
- A [] [] SEE SHEET A3.12 A3.13 FOR ACCESSIBLE NOTES AND DIAGRAMS NOT SHOWN HERE

FIRE PLAN NOTES

- SEE SHEET A3.01 THRU A3.05 FOR FIRE PLAN NOTES AND SIGNAGE NOT SHOWN HERE INCLUDING:
 - EXIT SIGNAGE
 - FIRE EXTINGUISHERS
 - EXIT PATH OF TRAVEL AND DISTANCE
 - FIRE SPRINKLER RISER LOCATION AND NOTES

FIRST FLOOR - PODIUM LEVEL PARKING SCALE: 1/8"=1'-0"

MAGNOLIA APARTMENTS
890 S. MAGNOLIA AVE.
ONTARIO, CA



STAMP NOT VALID UNLESS SIGNED BY ARCHITECT IN BLOCK ABOVE

FIRST FLOOR
PODIUM LEVEL



5753 E. Santa Ana Canyon Road
Suite G-213
Anaheim, CA 92807
(949) 873-5255

Job No. LSA-0421

Revisions:

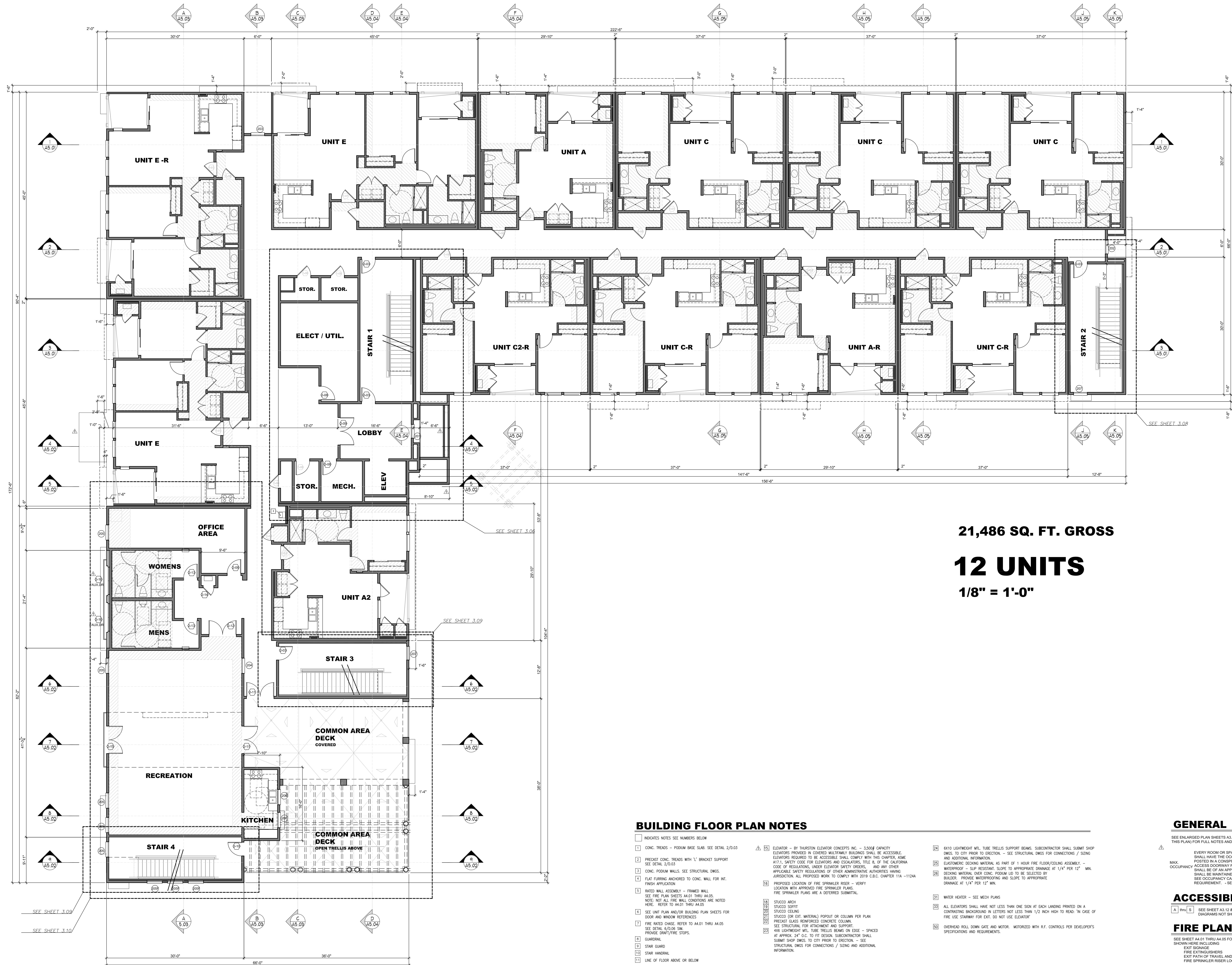
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A3.01

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21,486 SQ. FT. GROSS
12 UNITS
1/8" = 1'-0"

SECOND FLOOR LEVEL

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

BUILDING FLOOR PLAN NOTES

- INDEXES NOTES SEE NUMBERS BELOW
- 1 CONG. THREADS - PODIUM BASE SLAB. SEE DETAIL 2/0.03
- 2 PRECAST CONG. THREADS WITH "1" BRACKET SUPPORT SEE DETAIL 2/0.03
- 3 CONG. PODIUM WALLS. SEE STRUCTURAL DWGS.
- 4 FLAT FLOORING ANCHORED TO CONG. WALL FOR INT. FINISH APPLICATION
- 5 RATED WALL ASSEMBLY - FRAMED WALL. SEE FIRE PLAN SHEETS A4.01 THRU A4.05. NOTE: NOT ALL FIRE WALL CONDITIONS ARE NOTED HERE. REFER TO A4.01 THRU A4.05
- 6 SEE UNIT PLAN AND/OR BUILDING PLAN SHEETS FOR DOOR AND WINDOW REFERENCES
- 7 FIRE RATED DWG. REFER TO A4.01 THRU A4.05 SEE DETAIL 6/0.06 S.M. PROVIDE DRAFT/FIRE STOPS
- 8 GUARDRAIL
- 9 STAR GUARD
- 10 STAR HANDRAIL
- 11 LINE OF FLOOR ABOVE OR BELOW
- 12 ELEVATOR - BY THORNTON ELEVATOR CONCEPTS INC. - 3,000 LB CAPACITY. ELEVATORS PROVIDED IN COVERED MULTIFAMILY BUILDINGS SHALL BE ACCESSIBLE. ELEVATORS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE CHAPTER, ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS, TITLE 8, OF THE CALIFORNIA CODE OF REGULATIONS, UNDER ELEVATOR SAFETY ORDERS, AND ANY OTHER APPLICABLE SAFETY REGULATIONS OF OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION. ALL PROPOSED WORK TO COMPLY WITH 2019 C.B.C. CHAPTER 11A - 1124A
- 13 PROPOSED LOCATION OF FIRE SPRINKLER RISER - VERIFY LOCATION WITH APPROVED FIRE SPRINKLER PLANS. FIRE SPRINKLER PLANS ARE A DEFERRED SUBMITTAL.
- 14 STUCCO ARCH
- 15 STUCCO SOFFIT
- 16 STUCCO CEILING
- 17 STUCCO (OR EXT. MATERIAL) POPOUT OR COLLUM PER PLAN. PRECAST CLASS RIBBED CONCRETE COLUMN.
- 18 SEE STRUCTURAL FOR ATTACHMENT AND SUPPORT
- 19 4X6 LIGHTWOOD W/1" TUBE TRUSS BEAMS ON EDGE - SPACED AT APPROX. 24" O.C. TO FIT DESIGN. SUBCONTRACTOR SHALL SUBMIT SHOP DWGS. TO CITY PRIOR TO ERECTION. - SEE STRUCTURAL DWGS FOR CONNECTIONS / SIZING AND ADDITIONAL INFORMATION.
- 20 6X10 LIGHTWOOD W/1" TUBE TRUSS SUPPORT BEAMS. SUBCONTRACTOR SHALL SUBMIT SHOP DWGS. TO CITY PRIOR TO ERECTION. - SEE STRUCTURAL DWGS FOR CONNECTIONS / SIZING AND ADDITIONAL INFORMATION.
- 21 WATERPROOF - SLIP RESISTANT. SLOPE TO APPROPRIATE DRAINAGE AT 1/4" PER 12" MIN.
- 22 BEADING MATERIAL OVER CONG. PODIUM TO BE SELECTED BY BUILDER. PROVIDE WATERPROOFING AND SLOPE TO APPROPRIATE DRAINAGE AT 1/4" PER 12" MIN.
- 23 WATER HEATER - SEE MECH PLANS
- 24 ALL ELEVATORS SHALL HAVE NOT LESS THAN ONE SIGN AT EACH LANDING PRINTED ON A CONTRASTING BACKGROUND IN LETTERS NOT LESS THAN 1/2" HIGH TO READ: "IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR"
- 25 OVERHEAD ROLL DOWN GATE AND MOTOR. MOTORIZED WITH REF. CONTROLS PER DEVELOPER'S SPECIFICATIONS AND REQUIREMENTS.

GENERAL

SEE ENLARGED PLAN SHEETS A3.06 THRU A3.11 (AS OUTLINED ON THIS PLAN) FOR FULL NOTES AND DIMENSIONS NOT SHOWN HERE

EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOWNWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. SEE OCCUPANCY CALCULATION AT THIS SHEET FOR POST REQUIREMENT. - SEE SHEETS A3.10 AND A3.11.

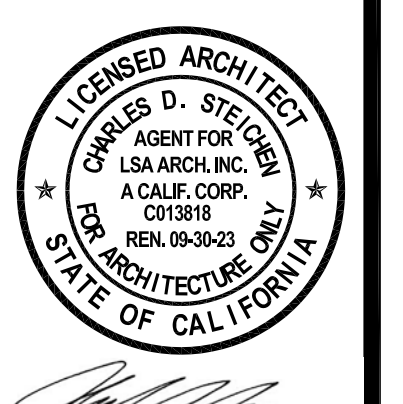
ACCESSIBLE NOTES

SEE SHEET A3.12 A3.13 FOR ACCESSIBLE NOTES AND DIAGRAMS NOT SHOWN HERE

FIRE PLAN NOTES

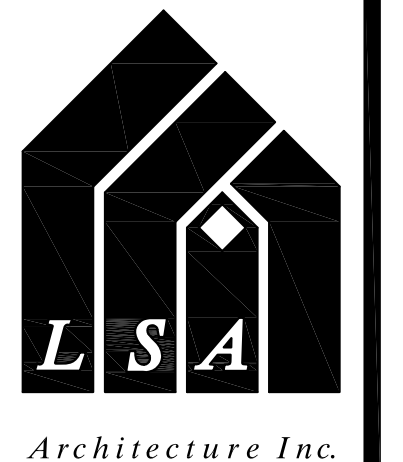
SEE SHEET A3.01 THRU A3.05 FOR FIRE PLAN NOTES AND SIGNAGE NOT SHOWN HERE INCLUDING:
 EXIT SIGNAGE
 FIRE EXTINGUISHERS
 EXIT PATH OF TRAVEL AND DISTANCE
 FIRE SPRINKLER RISER LOCATION AND NOTES

MAGNOLIA APARTMENTS
890 S. MAGNOLIA AVE.
ONTARIO, CA



STAMP NOT VALID
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 IN BLOCK ABOVE

SECOND FLOOR LEVEL



5753 E. Santa Ana Canyon Road
 Suite G-213
 Anaheim, CA 92807
 (949) 873-5255

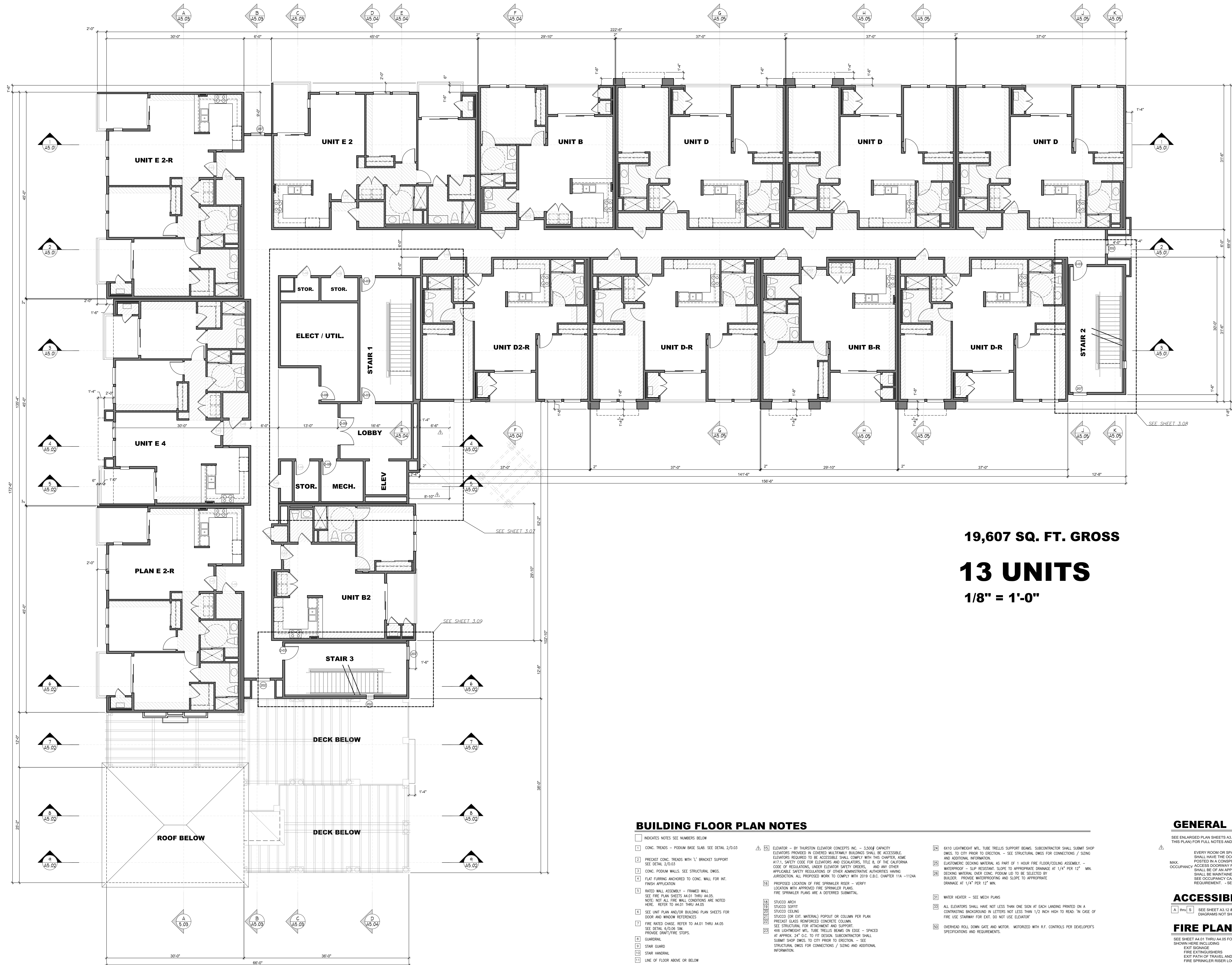
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A3.02

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19,607 SQ. FT. GROSS
13 UNITS
 1/8" = 1'-0"

BUILDING FLOOR PLAN NOTES

- 1. CONCRETE THROUGHS - PROVIDE BASE SLAB. SEE DETAIL 2/0.03
- 2. PRECAST CONCRETE THROUGHS WITH "1" BRACKET SUPPORT. SEE DETAIL 2/0.03
- 3. CONCRETE PODIUM WALLS. SEE STRUCTURAL DWGS.
- 4. FLAT FLOORING ANCHORED TO CONCRETE WALL FOR INT. FINISH APPLICATION
- 5. RATED WALL ASSEMBLY - FRAMED WALL. SEE FIRE PLAN SHEETS A4.01 THRU A4.05. NOTE: NOT ALL FIRE WALL CONDITIONS ARE NOTED HERE. REFER TO A4.01 THRU A4.05
- 6. SEE UNIT PLAN AND/OR BUILDING PLAN SHEETS FOR DOOR AND WINDOW REFERENCES
- 7. FIRE RATED DWG. REFER TO A4.01 THRU A4.05
- 8. SEE DETAIL 6/0.06 S.M.
- 9. PROVIDE DRAFT/FIRE STOPS
- 10. STAIR GUARD
- 11. STAIR HANDRAIL
- 12. LINE OF FLOOR ABOVE OR BELOW
- 13. ELEVATOR - BY THORNTON ELEVATOR CONCEPTS INC. - 3,000 LB CAPACITY. ELEVATORS PROVIDED IN COVERED MULTIFAMILY BUILDINGS SHALL BE ACCESSIBLE. ELEVATORS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE CHAPTER, ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS, TITLE 8, OF THE CALIFORNIA CODE OF REGULATIONS, UNDER ELEVATOR SAFETY ORDERS, AND ANY OTHER APPLICABLE SAFETY REGULATIONS OF OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION. ALL PROPOSED WORK TO COMPLY WITH 2019 C.B.C. CHAPTER 11A - 1124A
- 14. PROPOSED LOCATION OF FIRE SPRINKLER RISER - VERIFY LOCATION WITH APPROVED FIRE SPRINKLER PLANS. FIRE SPRINKLER PLANS ARE A DEFERRED SUBMITTAL.
- 15. STUCCO ARCH
- 16. STUCCO SOFFIT
- 17. STUCCO CEILING
- 18. STUCCO (OR EXT. MATERIAL) POPOUT OR COLLUM PER PLAN
- 19. PRECAST CLAS REINFORCED CONCRETE COLUMN
- 20. SEE STRUCTURAL FOR ATTACHMENT AND SUPPORT
- 21. 4X4 LIGHTWOOD W/ TUBE TRUSS BEAMS ON EDGE - SPACED AT APPROX. 24" O.C. TO FIT DESIGN. SUBCONTRACTOR SHALL SUBMIT SHOP DWGS. TO CITY PRIOR TO ERECTION. - SEE STRUCTURAL DWGS FOR CONNECTIONS / USING AND ADDITIONAL INFORMATION.
- 22. 6X10 LIGHTWOOD W/ TUBE TRUSS SUPPORT BEAMS. SUBCONTRACTOR SHALL SUBMIT SHOP DWGS. TO CITY PRIOR TO ERECTION. - SEE STRUCTURAL DWGS FOR CONNECTIONS / USING AND ADDITIONAL INFORMATION.
- 23. CUSTOMER FINISHING MATERIAL AS PART OF 1 HOUR FIRE FLOOR/CEILING ASSEMBLY.
- 24. WATERPROOF - SLP RESISTANT. SLOPE TO APPROPRIATE DRAINAGE AT 1/4" PER 12" MIN.
- 25. BEADING MATERIAL OVER CONCRETE PODIUM TO BE SELECTED BY BUILDER. PROVIDE WATERPROOFING AND SLOPE TO APPROPRIATE DRAINAGE AT 1/4" PER 12" MIN.
- 26. WATER HEATER - SEE MECH PLANS
- 27. ALL ELEVATORS SHALL HAVE NOT LESS THAN ONE SIGN AT EACH LANDING PRINTED ON A CONTRASTING BACKGROUND IN LETTERS NOT LESS THAN 1/2" HIGH TO READ: "IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR"
- 28. OVERHEAD ROLL DOWN GATE AND MOTOR. MOTORIZED WITH REF. CONTROLS PER DEVELOPER'S SPECIFICATIONS AND REQUIREMENTS.

GENERAL

SEE ENLARGED PLAN SHEETS A3.06 THRU A3.11 (AS OUTLINED ON THIS PLAN) FOR FULL NOTES AND DIMENSIONS NOT SHOWN HERE

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ACCESSIBLE NOTES

SEE SHEET A3.12 A3.13 FOR ACCESSIBLE NOTES AND DIAGRAMS NOT SHOWN HERE

FIRE PLAN NOTES

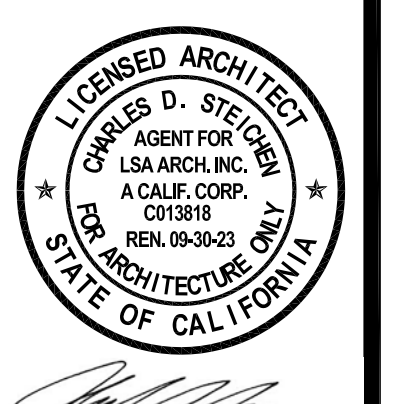
SEE SHEET A3.11 THRU A3.05 FOR FIRE PLAN NOTES AND SIGNAGE NOT SHOWN HERE INCLUDING:

- EXIT SIGNAGE
- FIRE EXTINGUISHERS
- EXIT PATH OF TRAVEL AND DISTANCE
- FIRE SPRINKLER RISER LOCATION AND NOTES

FOURTH FLOOR LEVEL

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

MAGNOLIA APARTMENTS
 890 S. MAGNOLIA AVE.
 ONTARIO, CA



STAMP NOT VALID
 UNLESS SIGNED BY
 ARCHITECT
 IN BLOCK ABOVE

FOURTH FLOOR LEVEL



5753 E. Santa Ana Canyon Road
 Anaheim, CA 92807
 (949) 873-5255

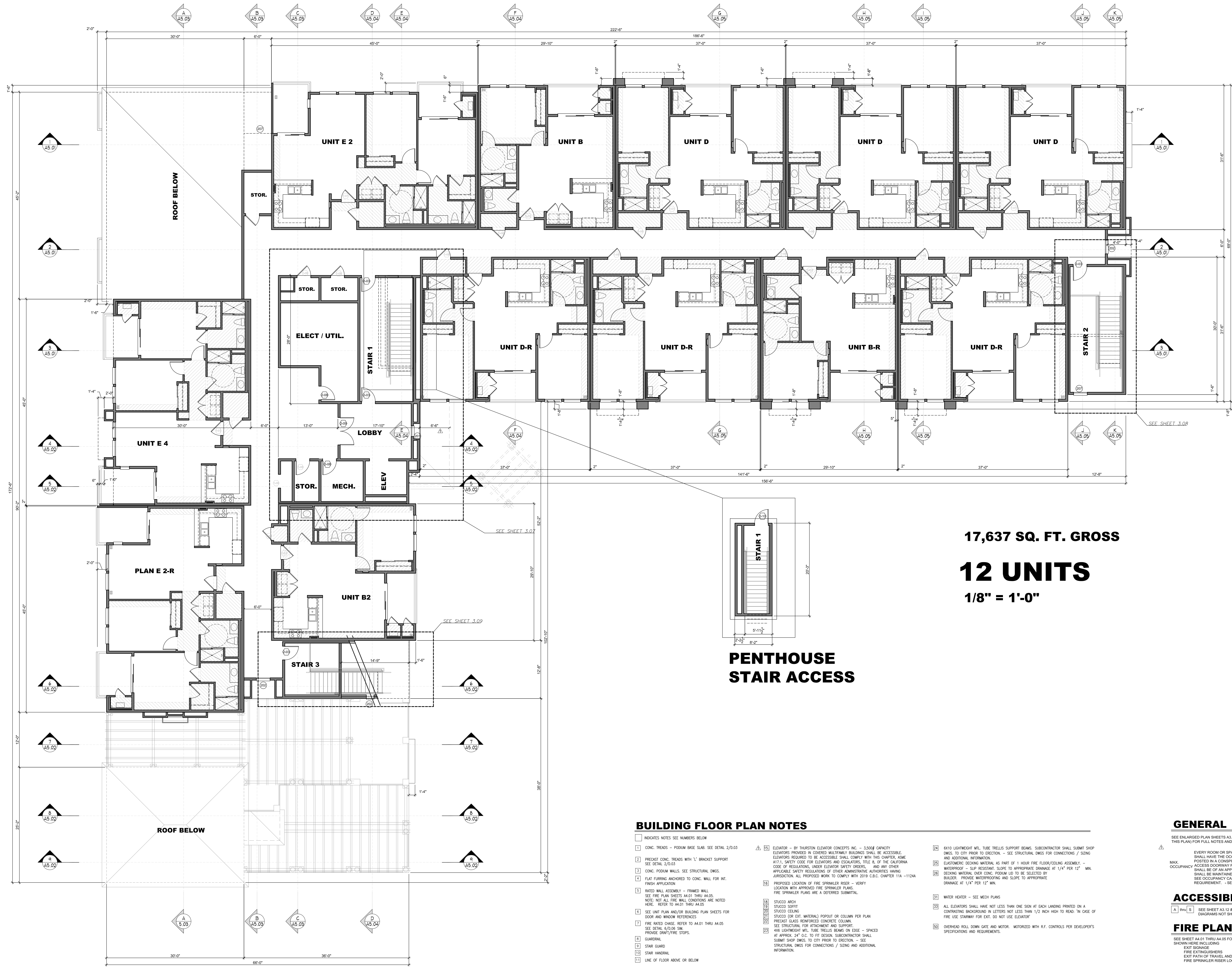
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17,637 SQ. FT. GROSS
12 UNITS
1/8" = 1'-0"

PENTHOUSE STAIR ACCESS

BUILDING FLOOR PLAN NOTES

- 1. CONG. THREADS - PODIUM BASE SLAB. SEE DETAIL 2/0.03
- 2. PRECAST CONG. THREADS WITH "1" BRACKET SUPPORT. SEE DETAIL 2/0.03
- 3. CONG. PODIUM WALLS. SEE STRUCTURAL DWGS.
- 4. FLAT FLOORING ANCHORED TO CONG. WALL FOR INT. FINISH APPLICATION
- 5. RATED WALL ASSEMBLY - FRAMED WALL. SEE FIRE PLAN SHEETS A4.01 THRU A4.05. NOTE: NOT ALL FIRE WALL CONDITIONS ARE NOTED HERE. REFER TO A4.01 THRU A4.05
- 6. SEE UNIT PLAN AND/OR BUILDING PLAN SHEETS FOR DOOR AND WINDOW REFERENCES
- 7. FIRE RATED DWG. REFER TO A4.01 THRU A4.05. SEE DETAIL 6/0.06 S.M. PROVIDE DRAFT/FIRE STOPS.
- 8. GUARDRAIL
- 9. STAIR GUARD
- 10. STAIR HANDRAIL
- 11. LINE OF FLOOR ABOVE OR BELOW
- 12. INDICATES NOTES SEE NUMBERS BELOW
- 13. ELEVATOR - BY THORNTON ELEVATOR CONCEPTS INC. - 3,000 LB CAPACITY. ELEVATORS PROVIDED IN COVERED MULTIFAMILY BUILDINGS SHALL BE ACCESSIBLE. ELEVATORS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE CHAPTER, ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS, TITLE 8, OF THE CALIFORNIA CODE OF REGULATIONS, UNDER ELEVATOR SAFETY ORDERS, AND ANY OTHER APPLICABLE SAFETY REGULATIONS OF OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION. ALL PROPOSED WORK TO COMPLY WITH 2019 C.B.C. CHAPTER 11A - 1124A
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- 15. STUCCO ARCH
- 16. STUCCO SOFFIT
- 17. STUCCO CEILING
- 18. STUCCO (OR EXT. MATERIAL) POPOUT OR COLLUM PER PLAN
- 19. PRECAST CLASS REINFORCED CONCRETE COLUMN. SEE STRUCTURAL FOR ATTACHMENT AND SUPPORT
- 20. 4X6 LIGHTBRIGHT WFL TUBE TRUSS BEAMS ON EDGE - SPACED AT APPROX. 24" O.C. TO FIT DESIGN. SUBCONTRACTOR SHALL SUBMIT SHOP DWGS. TO CITY PRIOR TO ERECTION. - SEE STRUCTURAL DWGS FOR CONNECTIONS / USING AND ADDITIONAL INFORMATION.
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- 23. BEADING MATERIAL OVER CONG. PODIUM LD TO BE SELECTED BY BUILDER. PROVIDE WATERPROOFING AND SLOPE TO APPROPRIATE DRAINAGE AT 1/4" PER 12" MIN.
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- 25. ALL ELEVATORS SHALL HAVE NOT LESS THAN ONE SIGN AT EACH LANDING PRINTED ON A CONTRASTING BACKGROUND IN LETTERS NOT LESS THAN 1/2" HIGH TO READ: "IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR"
- 26. OVERHEAD ROLL DOWN GATE AND MOTOR. MOTORIZED WITH REF. CONTROLS PER DEVELOPER'S SPECIFICATIONS AND REQUIREMENTS.

GENERAL

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ACCESSIBLE NOTES

SEE SHEET A3.12 A3.13 FOR ACCESSIBLE NOTES AND DIAGRAMS NOT SHOWN HERE

FIRE PLAN NOTES

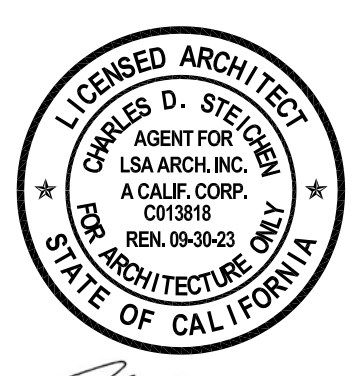
SEE SHEET A4.01 THRU A4.05 FOR FIRE PLAN NOTES AND SIGNAGE NOT SHOWN HERE INCLUDING:

- EXIT SIGNAGE
- FIRE EXTINGUISHERS
- EXIT PATH OF TRAVEL AND DISTANCE
- FIRE SPRINKLER RISER LOCATION AND NOTES

FIFTH FLOOR LEVEL

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

MAGNOLIA APARTMENTS
890 S. MAGNOLIA AVE.
ONTARIO, CA



STAMP NOT VALID UNLESS SIGNED BY ARCHITECT IN BLOCK ABOVE

FIFTH FLOOR LEVEL



5753 E. Santa Ana Canyon Road
 Suite G-213
 Anaheim, CA 92807
 (949) 873-5255

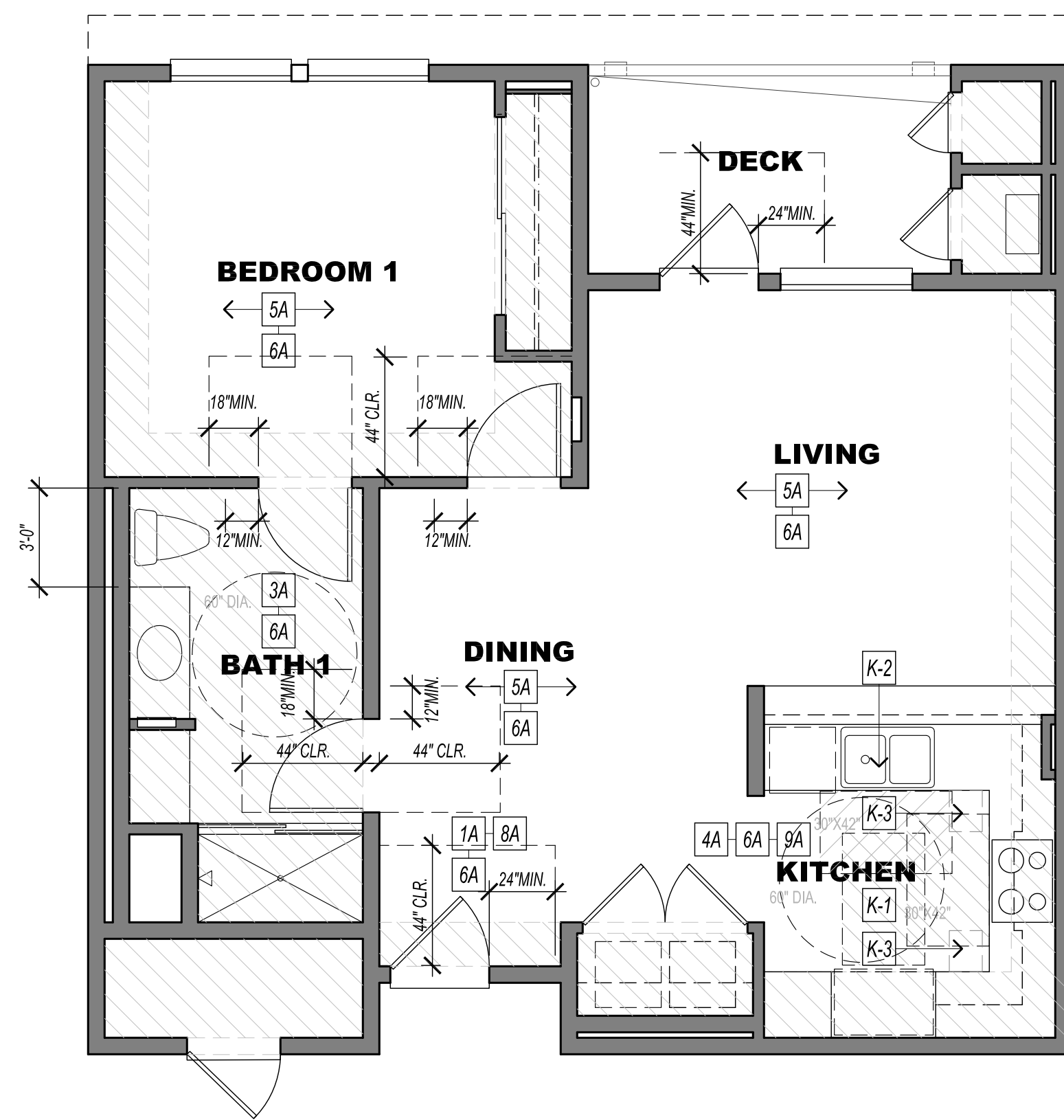
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A3.05

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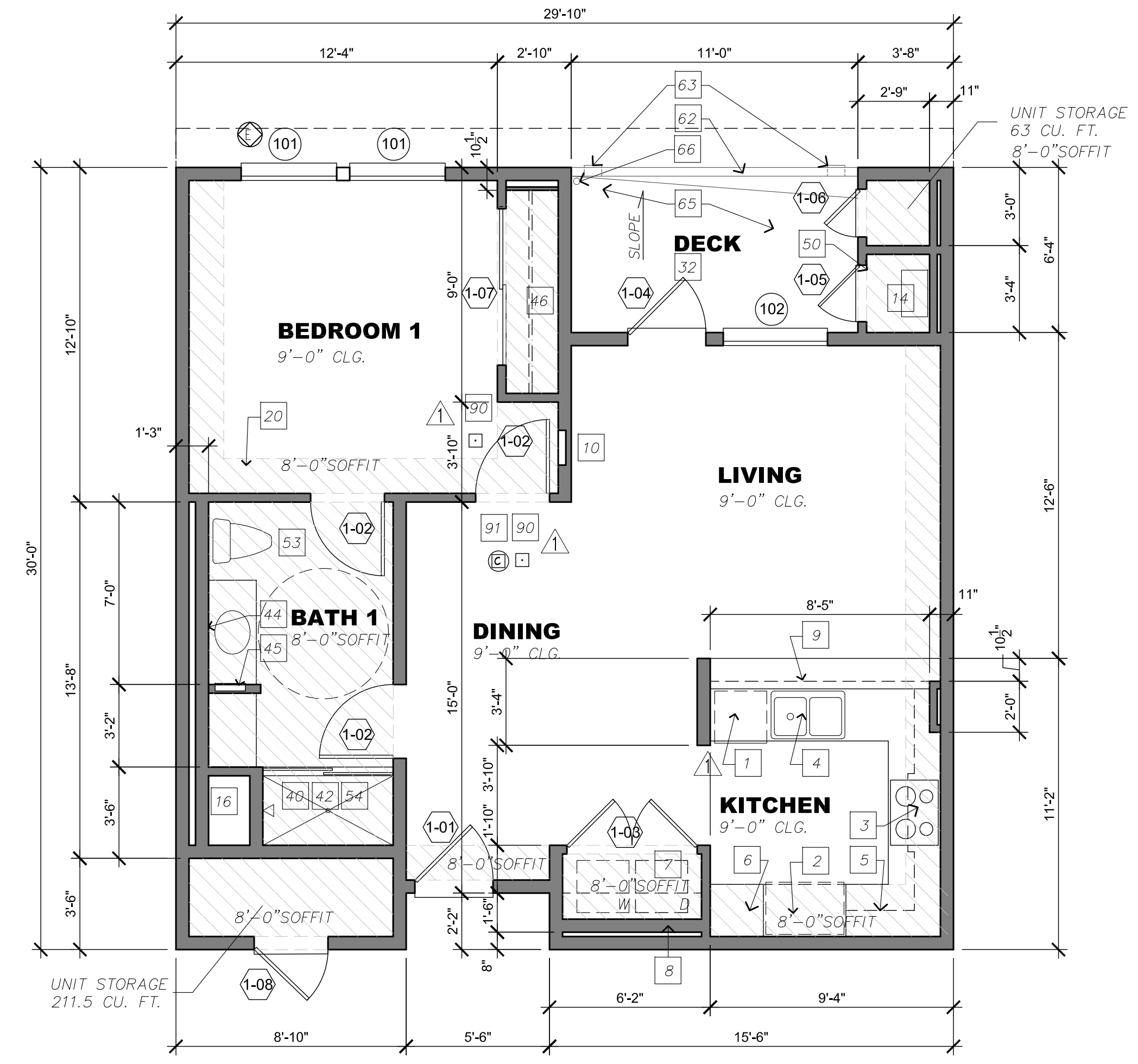
UNIT A - ACCESSIBLE REQUIREMENTS

ACCESSIBLE KITCHEN

- KX ACCESSIBLE KITCHEN TO COMPLY WITH ACCESSIBLE NOTES 4A & 6A. SEE SHEET A1.07
- K-1 PROVIDE A CLEAR FLOOR SPACE - SEE 4A / A1.07
- K-2 PROVIDE REMOVABLE CABINETS - SEE 4A / A1.07
- K-3 PROVIDE BRAGDBOARDS - SEE 4A / A1.07

ACCESSIBLE NOTES

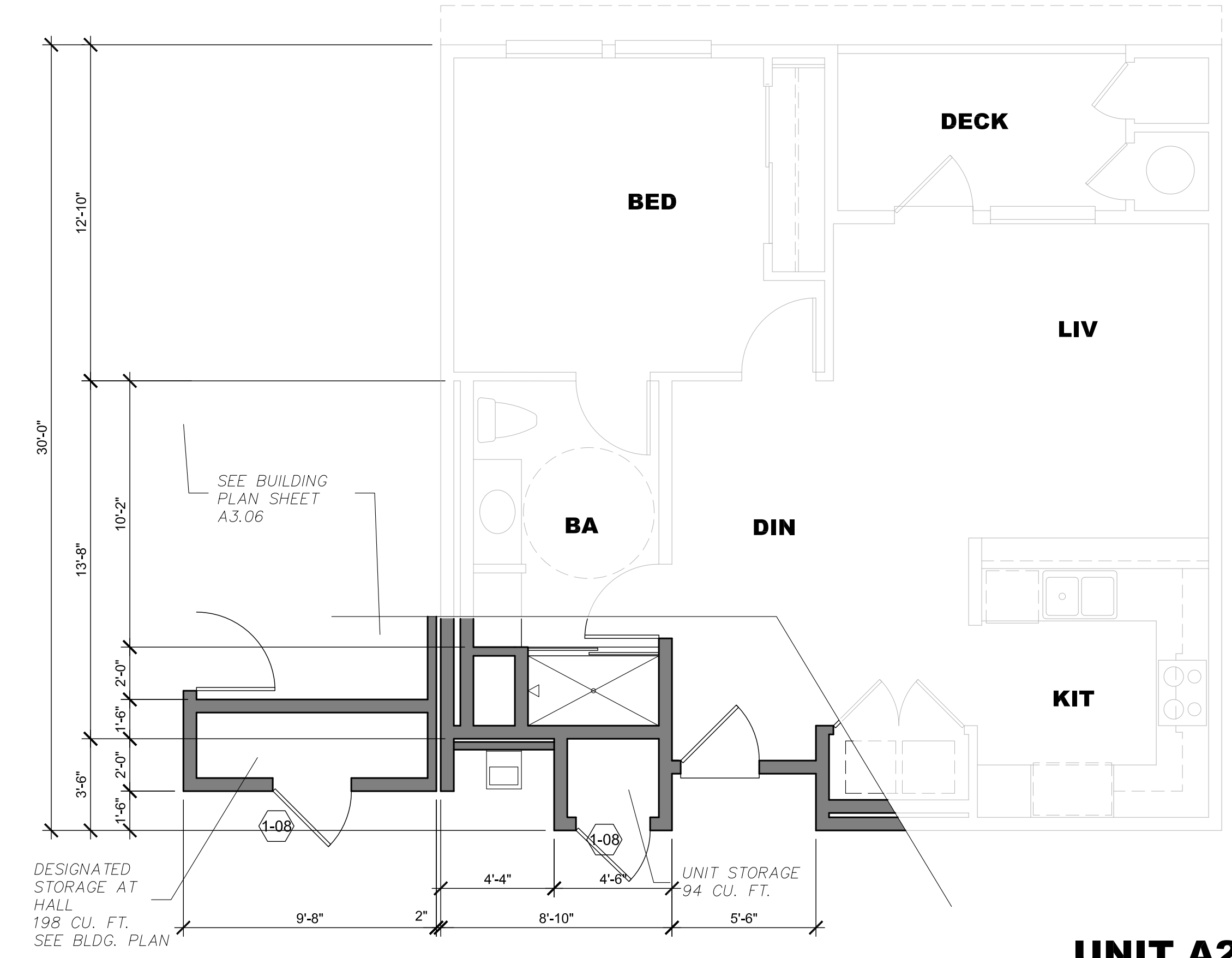
- SEE SHEET A1.07 - A1.09 FOR ACCESSIBLE NOTES AND DIAGRAMS NOT SHOWN HERE
- PROVIDE BACKING AT GRAB BAR LOCATIONS AS REQUIRED / DESIGNED AT 3A (A-2 BATH/TUB; B-2 WATER CLOSET E-4 SHOWER) / A1.07
- ALSO SEE DIAGRAM 3A.1.09 FOR GRAPHIC REPRESENTATION



FLOOR PLAN NOTES UNIT A

- SEE SHEET A1.06 FOR TYPICAL FLOOR PLAN NOTES #1 THRU #91 AS APPLICABLE.
- UNIT A: 1 BED. / 1 BATH
- TOTAL PER SITE = 2

SQ. FTG. / UNIT 789 SQ. FT. (INCL. 211.5 CU. FT. STORAGE)
 DECK 94 SQ. FT. (INCL. 63 CU. FT. STORAGE)
 TOTAL STORAGE PROVIDED = 274.5 CU. FT.
 OPEN DECK = 66 SQ. FT.



UNIT A2

UNIT A2: 1 BED. / 1 BATH
 TOTAL PER SITE = 1

SQ. FTG. / UNIT 789 SQ. FT. (INCL. 94 CU. FT. STORAGE)
 DECK 94 SQ. FT. (INCL. 63 CU. FT. STORAGE)
 DESIGNATED STORAGE AT HALL (198 CU. FT.)
 TOTAL STORAGE PROVIDED = 355 CU. FT.
 OPEN DECK = 66 SQ. FT.

UNIT A TYPE

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890 S. MAGNOLIA AVE.
ONTARIO, CA

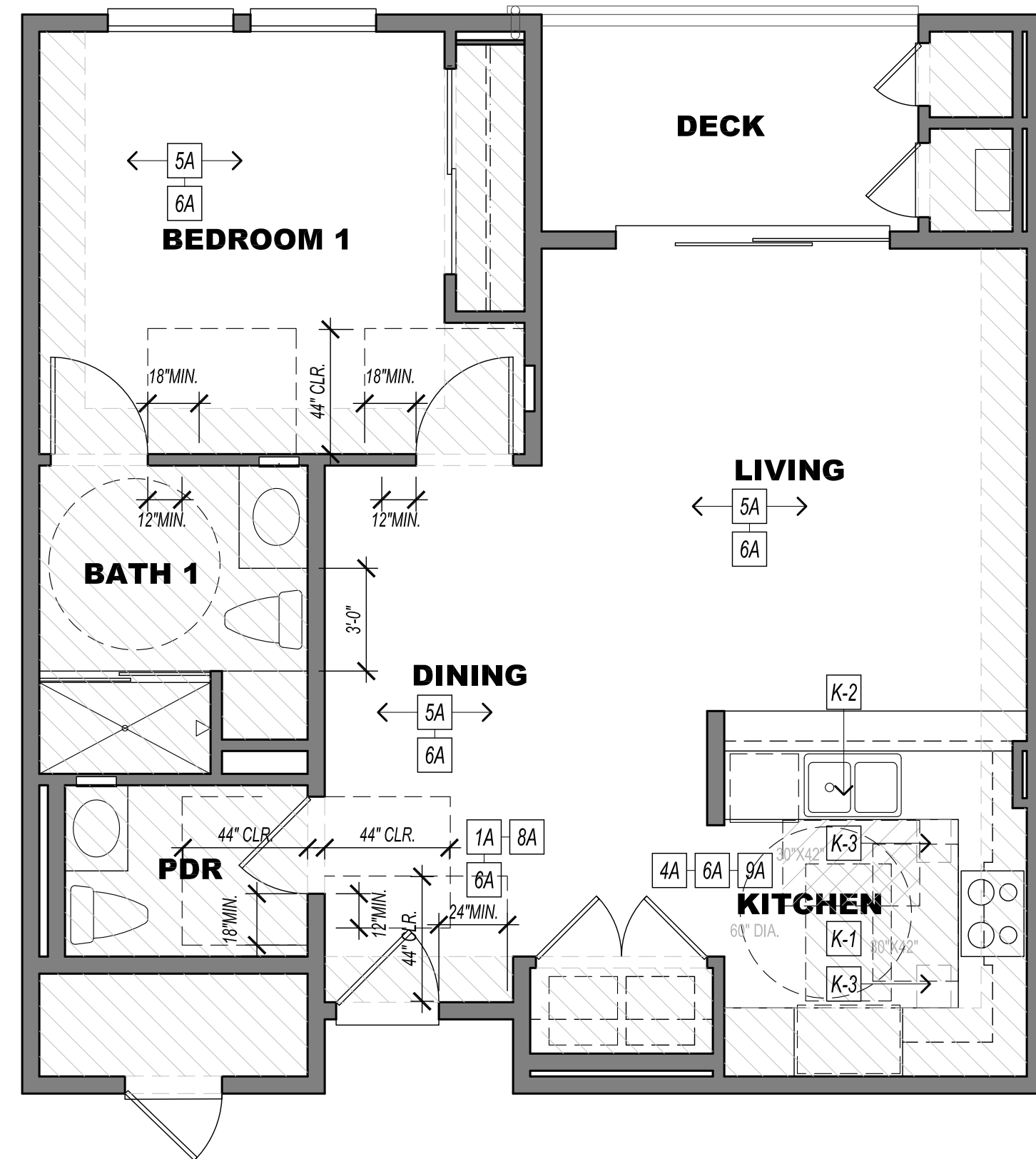
UNIT PLANS
A, A2

LSA
 Architecture Inc.

5753 E. Santa Ana Canyon Road
 Suite G-213
 Anaheim, CA 92807
 (949) 873-5255

Job No. LSA-0421
 Revisions:

Drawn:
 Date:
 Sheet
A1.01



UNIT B - ACCESSIBLE REQUIREMENTS

ACCESSIBLE KITCHEN

K-1 ACCESSIBLE KITCHEN TO COMPLY WITH ACCESSIBLE NOTES 4A & 6A. SEE SHEET A1.07

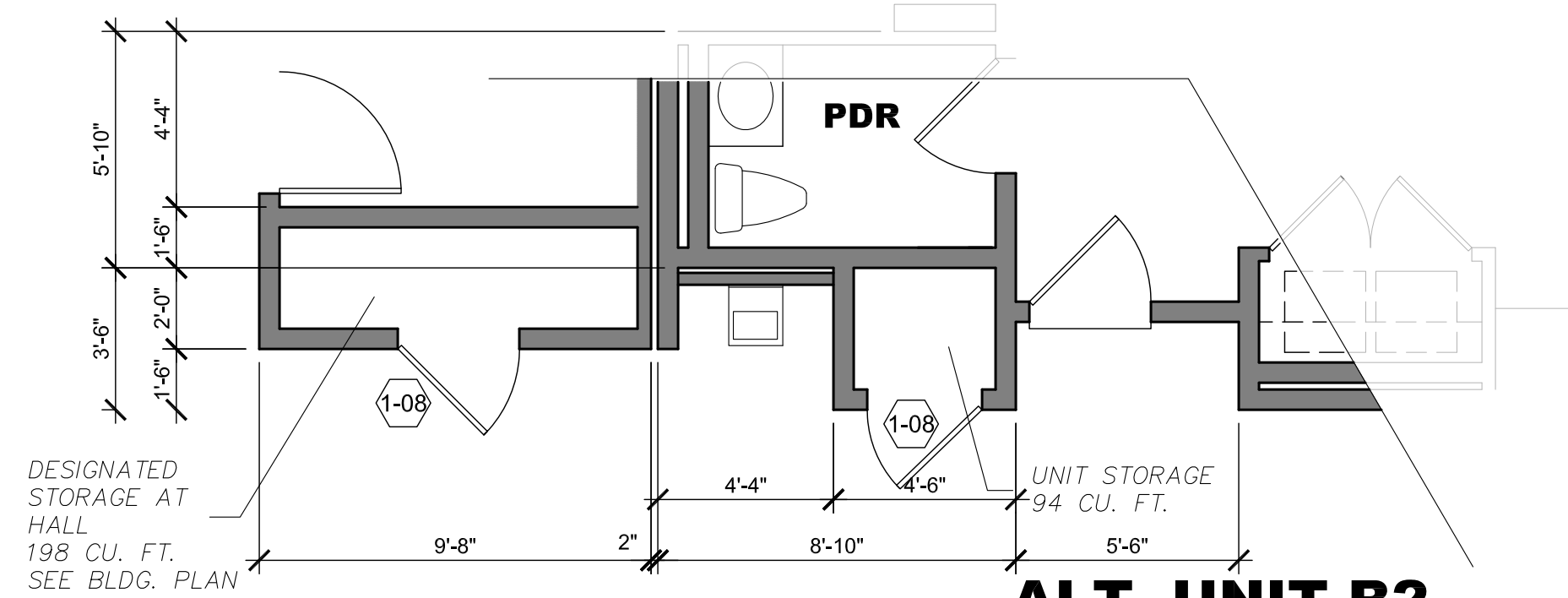
- K-1. PROVIDE A CLEAR FLOOR SPACE - SEE 4A / A1.07
- K-2. PROVIDE REMOVABLE CABINETS - SEE 4A / A1.07
- K-3. PROVIDE BREADBOARDS - SEE 4A / A1.07

ACCESSIBLE NOTES

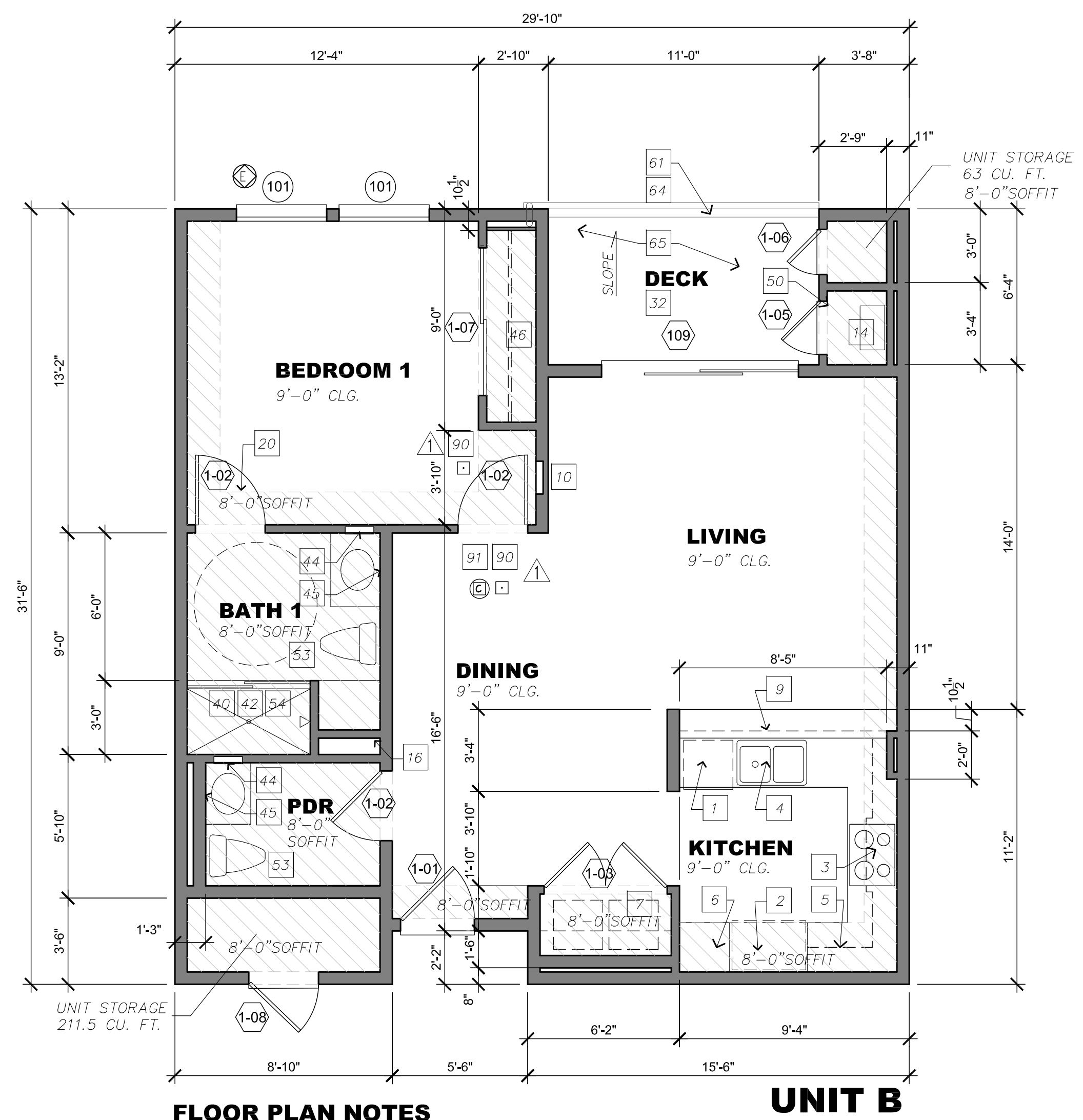
SEE SHEET A1.07 - A1.09 FOR ACCESSIBLE NOTES AND DIAGRAMS NOT SHOWN HERE

PROVIDE BACKING AT GRAB BAR LOCATIONS AS REQUIRED / DESCRIBED AT 5A (A.2-BATH/TUB), B.2-WATER CLOSET & SHOWERS / A1.07

ALSO SEE DIAGRAM 3A1.09 FOR GRAPHIC REPRESENTATION



**ALT. UNIT B2
3RD FLOOR ONLY**

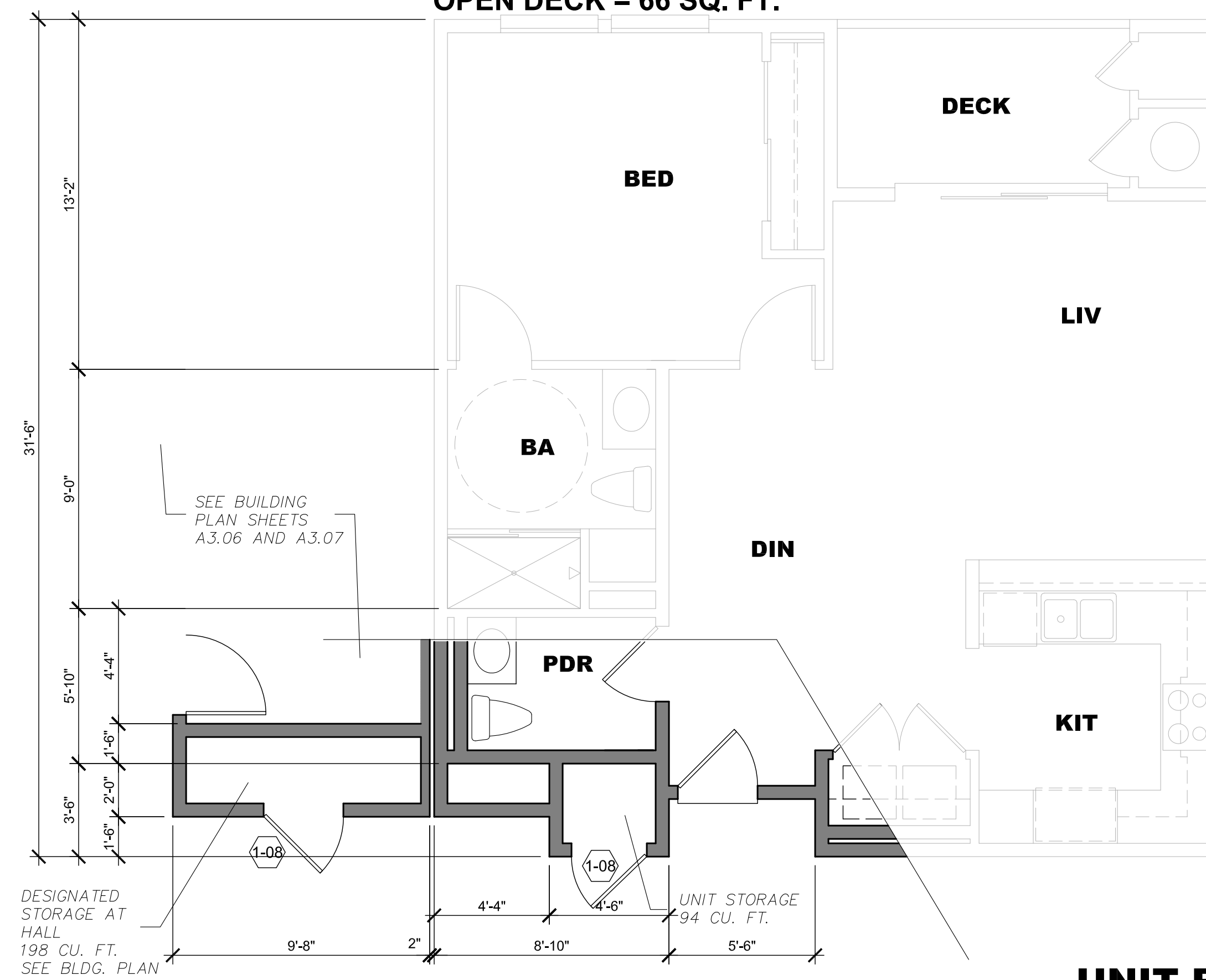


FLOOR PLAN NOTES

SEE SHEET A1.06 FOR TYPICAL FLOOR PLAN NOTES #1 THRU #91 AS APPLICABLE.

**UNIT B: 1 BED. / 1 BATH
TOTAL PER SITE = 6**

**SQ. FTG. / UNIT 834 SQ. FT. (INCL. 211.5 CU. FT. STORAGE)
DECK 92 SQ. FT. (INCL. 63 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 274.5 CU. FT.
OPEN DECK = 66 SQ. FT.**



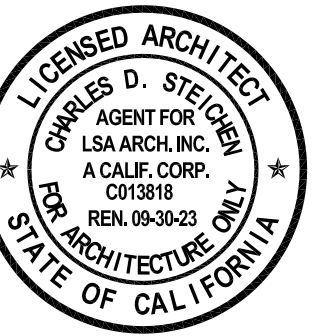
**UNIT B2
FLOOR 4 - 5**

**UNIT B2: 1 BED. / 1 BATH
TOTAL PER SITE = 3**

**SQ. FTG. / UNIT 834 SQ. FT. (INCL. 211.5 CU. FT. STORAGE)
DECK 92 SQ. FT. (INCL. 63 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 274.5 CU. FT.
OPEN DECK = 66 SQ. FT.**

**UNIT B
TYPE**

**MAGNOLIA APARTMENTS
890 S. MAGNOLIA AVE.
ONTARIO, CA**



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**UNIT PLANS
B, B2**



Architecture Inc.

5753 E. Santa Ana Canyon Road
Suite G-213
Anaheim, CA 92807
(949) 873-5255

Job No. LSA-0421

Revisions:

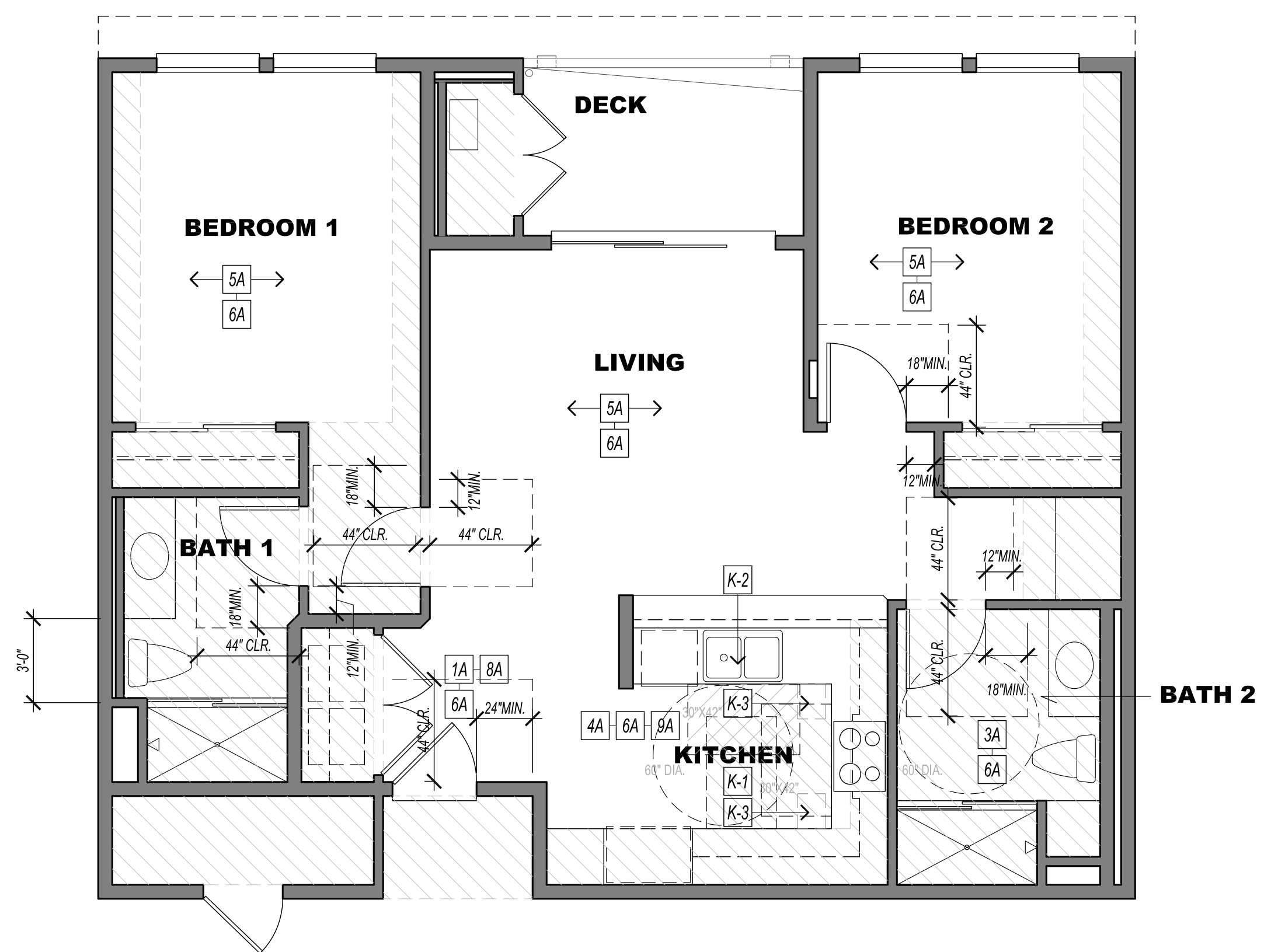
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A1.02

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UNIT C - ACCESSIBLE REQUIREMENTS

ACCESSIBLE KITCHEN

KX ACCESSIBLE KITCHEN TO COMPLY WITH ACCESSIBLE NOTES 4A & 6A. SEE SHEET A1.07

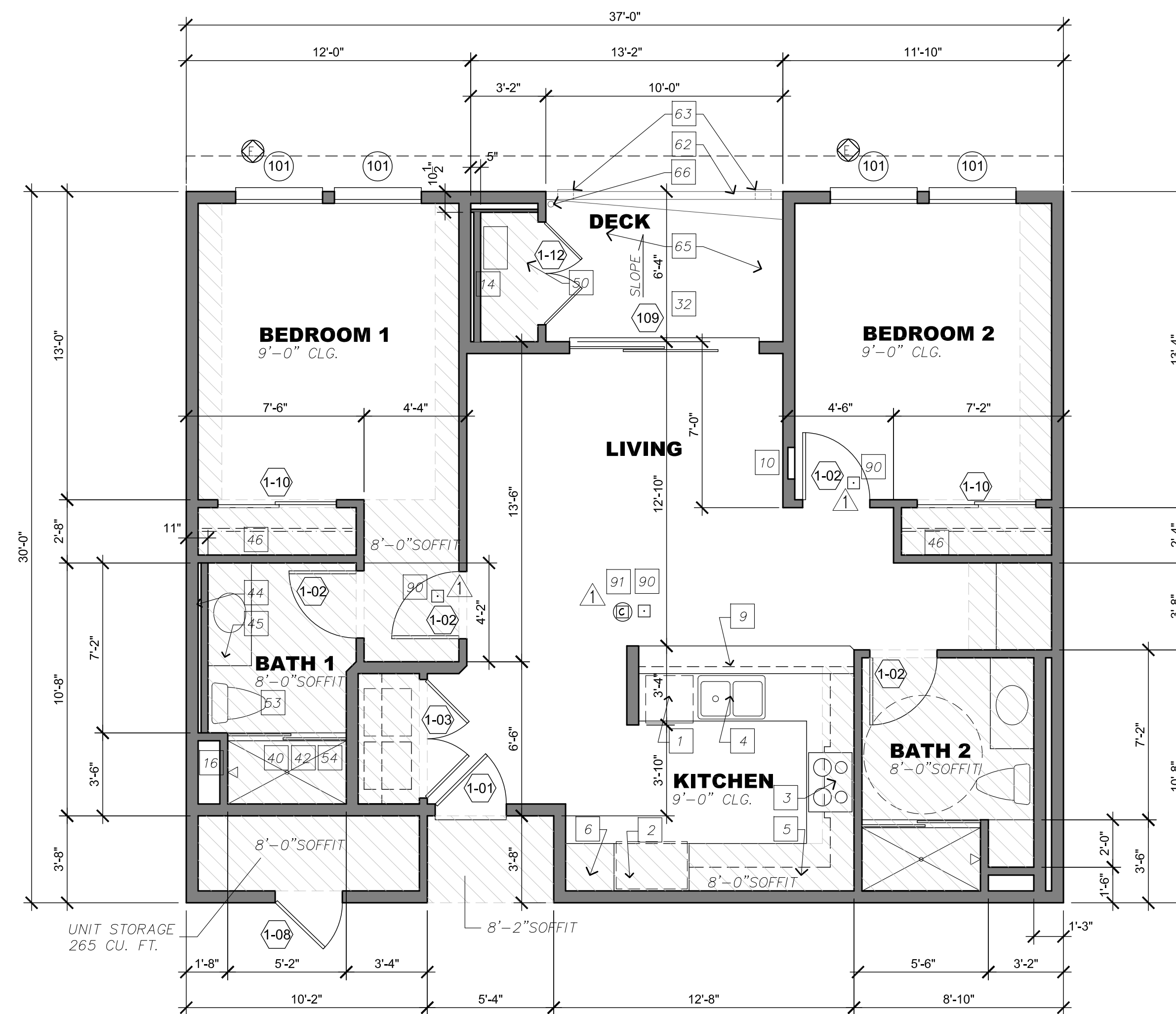
- K-1 PROVIDE A CLEAR FLOOR SPACE - SEE 4A / A1.07
- K-2 PROVIDE REMOVABLE CABINETS - SEE 4A / A1.07
- K-3 PROVIDE BREADBOARDS - SEE 4A / A1.07

ACCESSIBLE NOTES

SEE SHEET A1.07 - A1.09 FOR ACCESSIBLE NOTES AND DIAGRAMS NOT SHOWN HERE

PROVIDE BACKING AT GRAB BAR LOCATIONS AS REQUIRED / DESCRIBED AT BA (A)-2/BATH/TUB, B-2-WATER CLOSET, E-SHOWER / A1.07

ALSO SEE DIAGRAM 3A1.09 FOR GRAPHIC REPRESENTATION

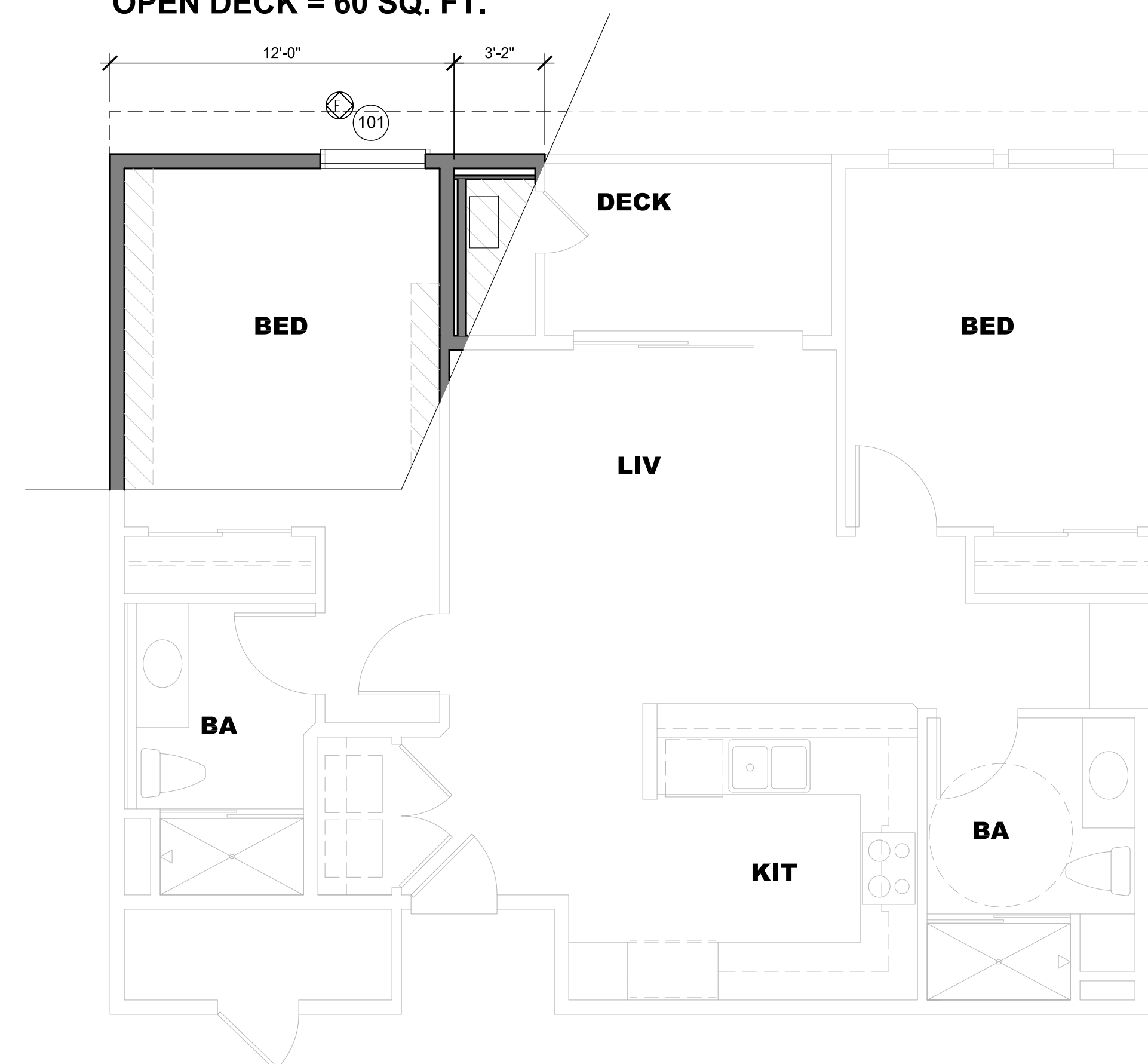


FLOOR PLAN NOTES

SEE SHEET A1.06 FOR TYPICAL FLOOR PLAN NOTES #1 THRU #91 AS APPLICABLE

UNIT C: 2 BED. / 2 BATH
TOTAL PER SITE = 5

SQ. FTG. / UNIT 1,007 SQ. FT. (INCL. 265 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 265 CU. FT.
DECK 83 SQ. FT.
OPEN DECK = 60 SQ. FT.



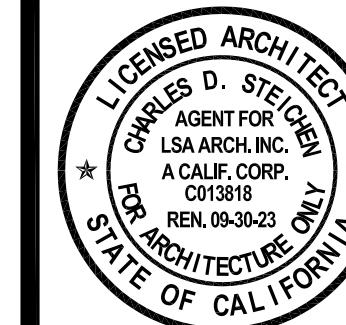
UNIT C2: 2 BED. / 2 BATH
TOTAL PER SITE = 1

SQ. FTG. / UNIT 1,007 SQ. FT. (INCL. 265 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 265 CU. FT.
DECK 83 SQ. FT.
OPEN DECK = 60 SQ. FT.

UNIT C TYPE

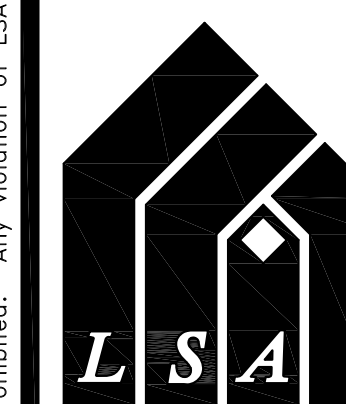
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UNIT PLANS
C, C2



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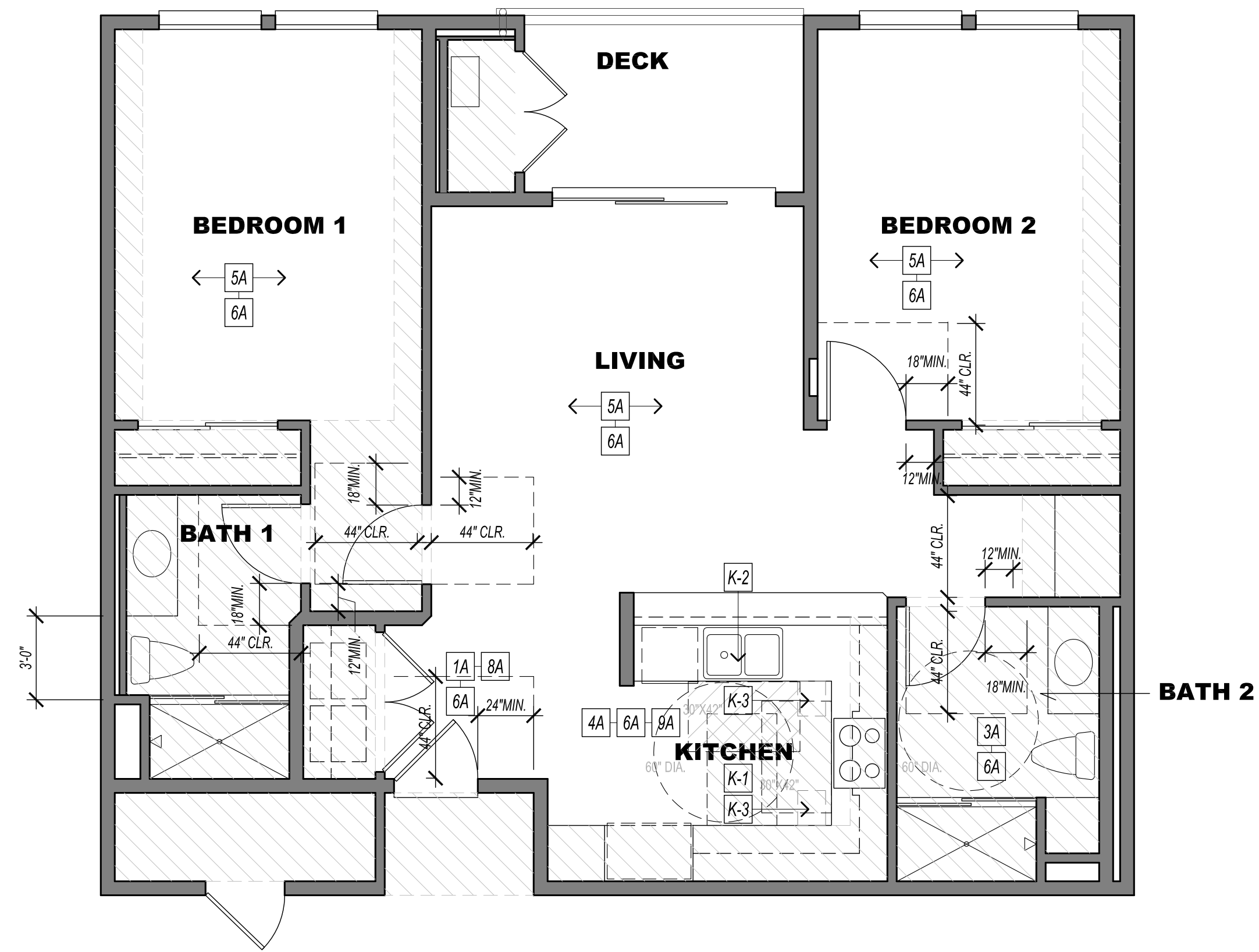
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UNIT D - ACCESSIBLE REQUIREMENTS

ACCESSIBLE KITCHEN

XX ACCESSIBLE KITCHEN TO COMPLY WITH ACCESSIBLE NOTES 4A & 6A. SEE SHEET A1.07

K1 PROVIDE A CLEAR FLOOR SPACE - SEE 4A / A1.07

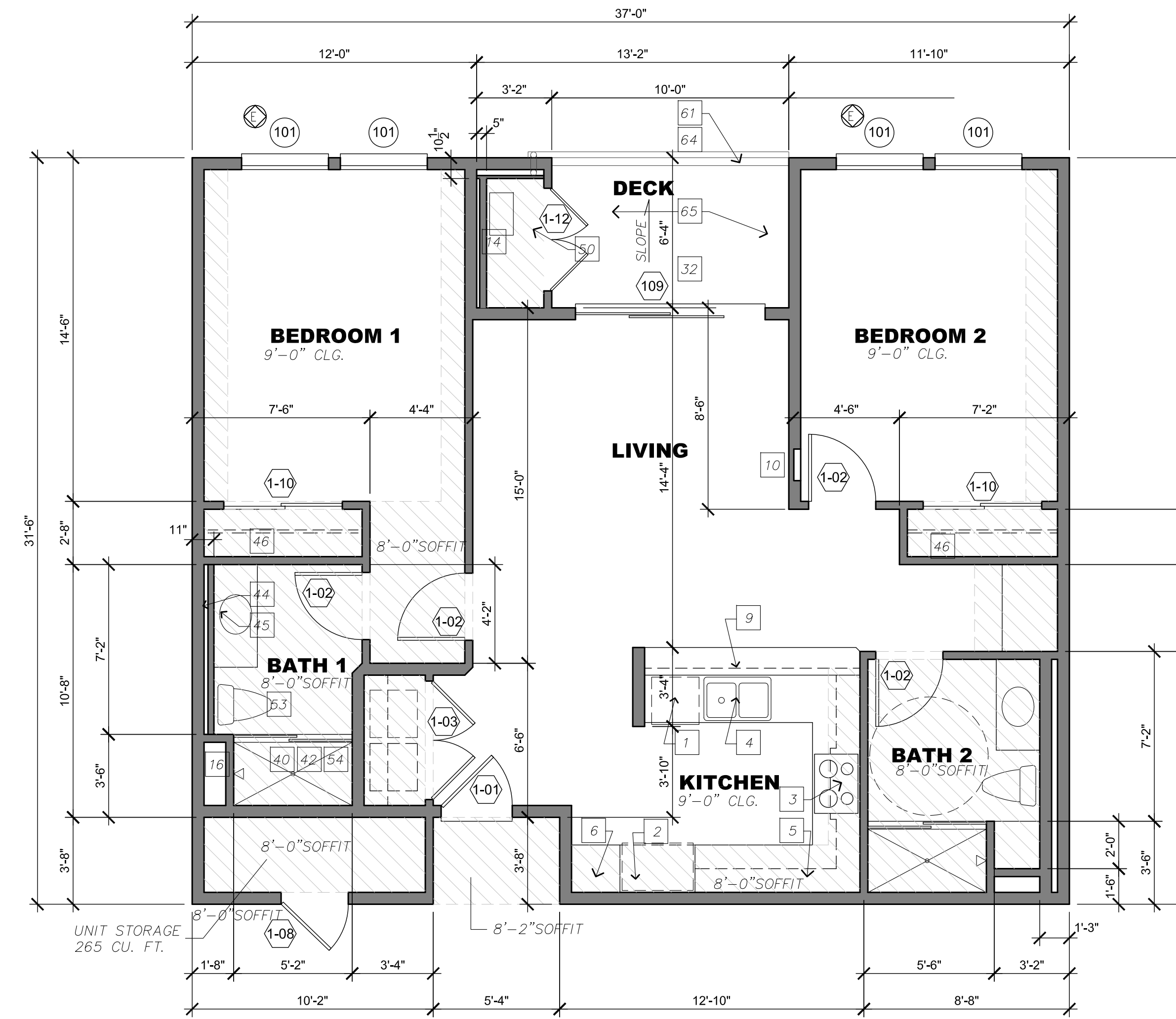
K2 PROVIDE REMOVABLE CABINETS - SEE 4A / A1.07

K3 PROVIDE BREADBOARDS - SEE 4A / A1.07

ACCESSIBLE NOTES

SEE SHEET A1.07 - A1.09 FOR ACCESSIBLE NOTES AND DIAGRAMS NOT SHOWN HERE

PROVIDE BACKING AT GRAB BAR LOCATIONS AS REQUIRED / DESCRIBED AT 3A (A.2 BATH TUB, B.2 WATER CLOSET E.4 SHOWER) / A1.07
ALSO SEE DIAGRAM 3A1.09 FOR GRAPHIC REPRESENTATION

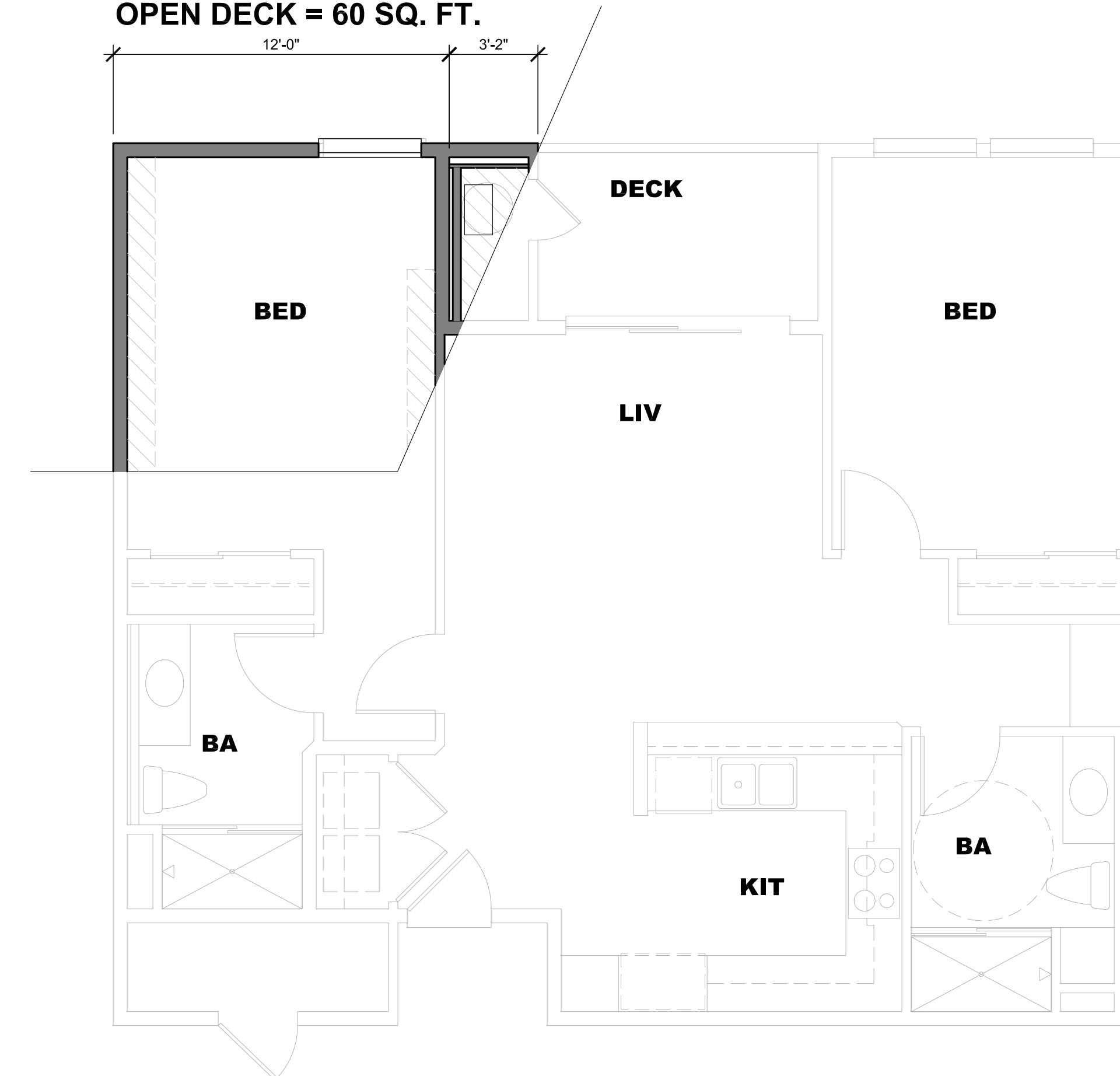


FLOOR PLAN NOTES

SEE SHEET A1.06 FOR TYPICAL FLOOR PLAN NOTES #1 THRU #91 AS APPLICABLE.

UNIT D: 2 BED. / 2 BATH
TOTAL PER SITE = 16

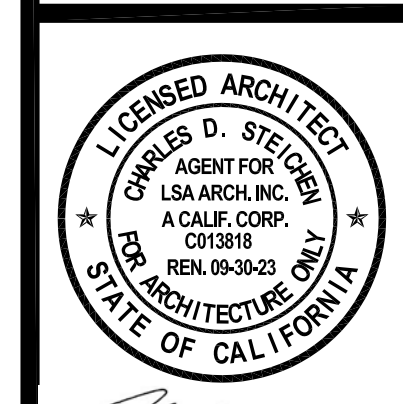
SQ. FTG. / UNIT 1,062 SQ. FT. (INCL. 265 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 265 CU. FT.
DECK 83 SQ. FT.
OPEN DECK = 60 SQ. FT.



UNIT D2: 2 BED. / 2 BATH
TOTAL PER SITE = 2

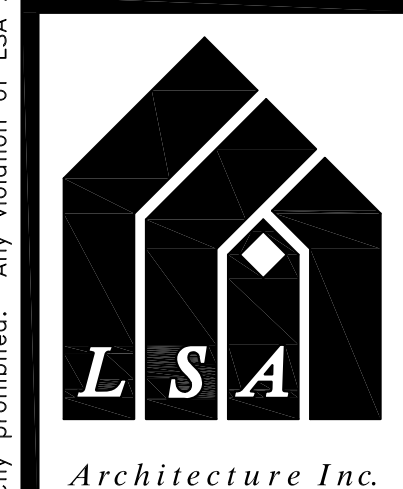
SQ. FTG. / UNIT 1,062 SQ. FT. (INCL. 265 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 265 CU. FT.
DECK 83 SQ. FT.
OPEN DECK = 60 SQ. FT.

UNIT D TYPE



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UNIT PLANS
D, D2



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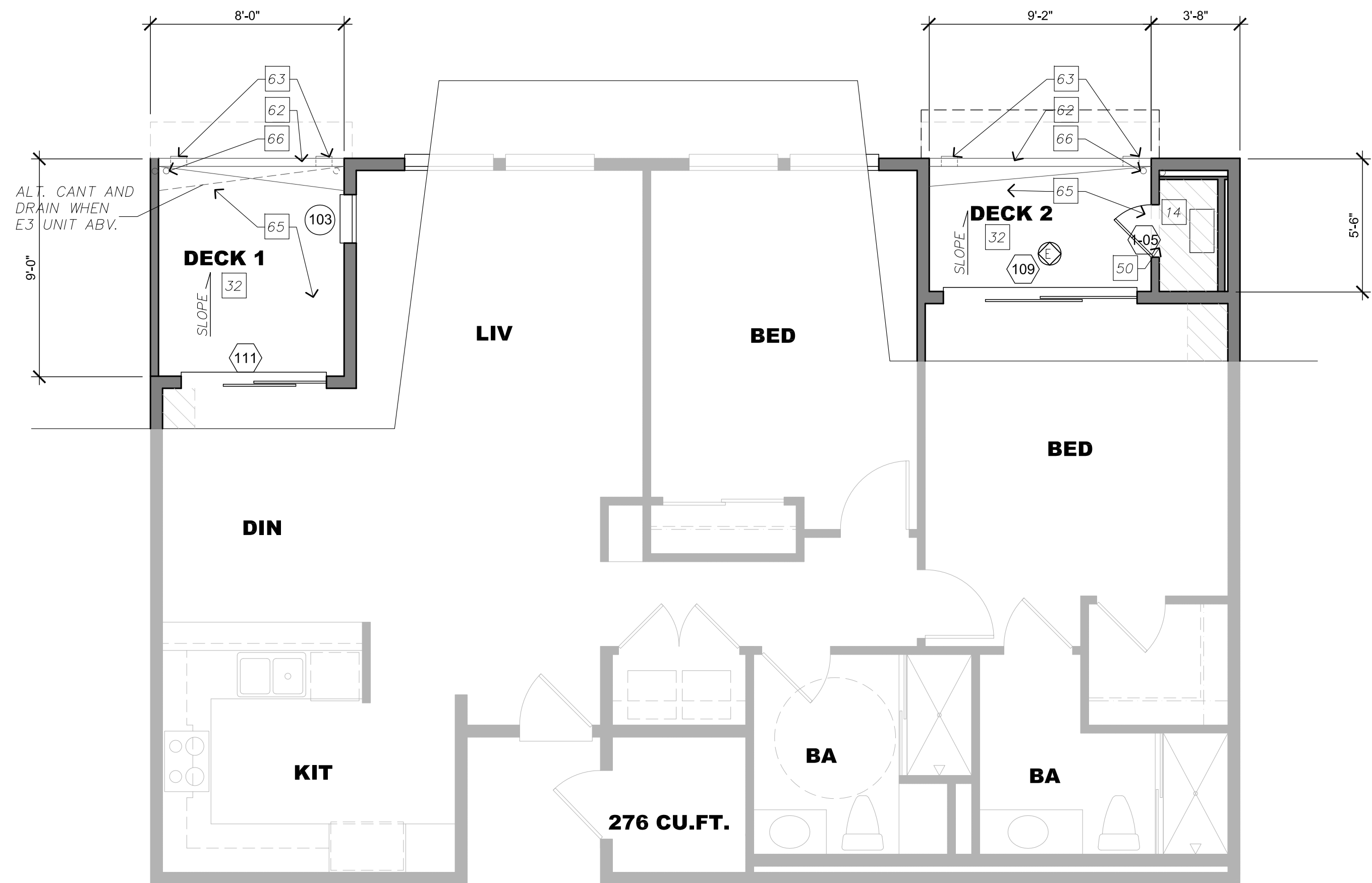
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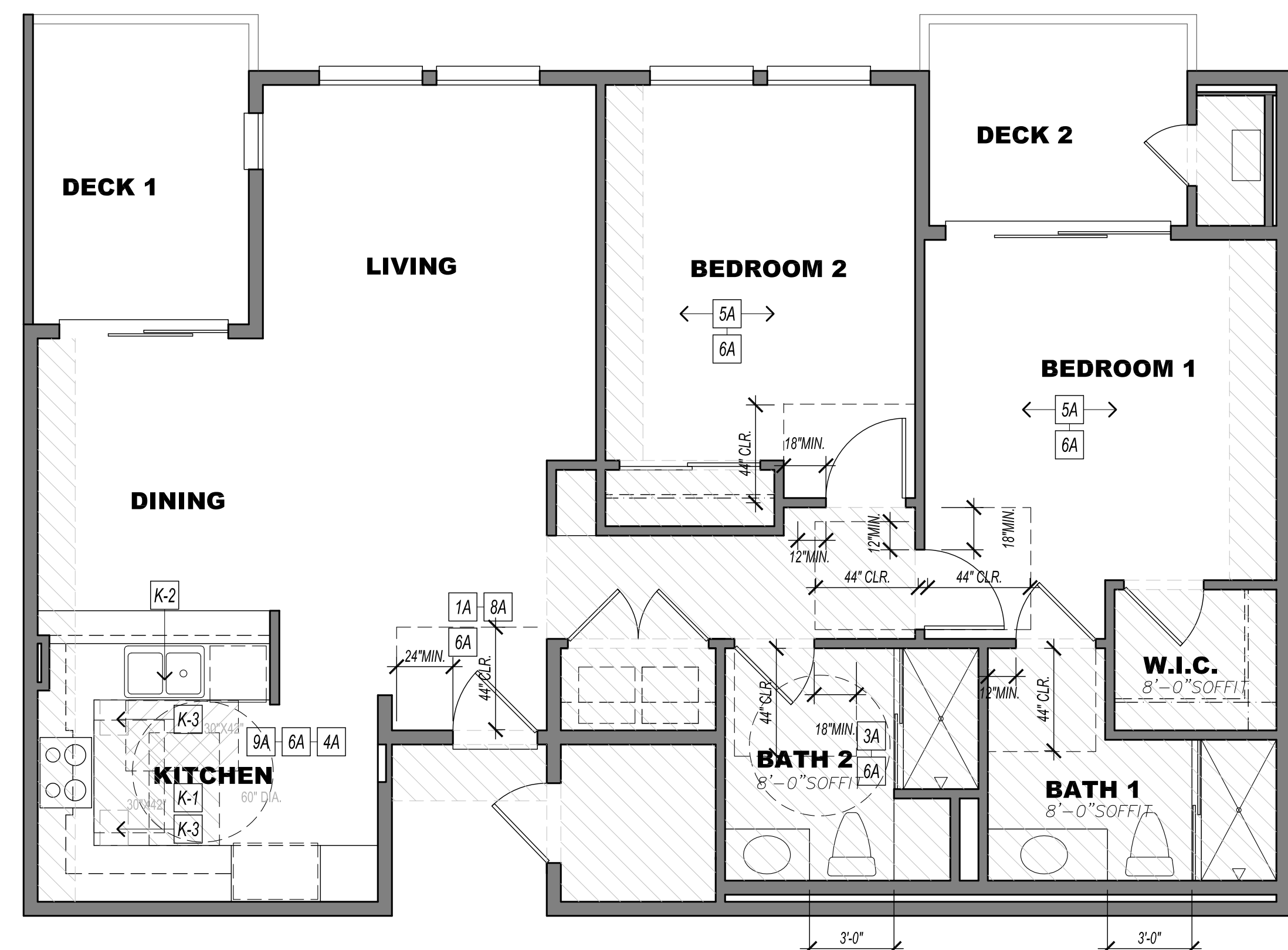


NOTE: SAME DIMENSIONS AS UNIT E2 - ONLY THE DECKS (1 AND 2) ARE REDUCED IN SIZE

UNIT E

**UNIT E: 2 BED. / 2 BATH
TOTAL PER SITE = 3**

**SQ. FTG. / UNIT 1,173 SQ. FT. (INCL. 276 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 276 CU. FT.
DECK 1 72 SQ. FT.
OPEN DECK 1 = 66 SQ. FT.
DECK 2 70 SQ. FT.
OPEN DECK 2 = 47 SQ. FT.**



UNIT E 4

**UNIT E - ACCESSIBLE REQUIREMENTS
ACCESSIBLE KITCHEN**

KX ACCESSIBLE KITCHEN TO COMPLY WITH ACCESSIBLE NOTES #4 & 6A. SEE SHEET A1.07

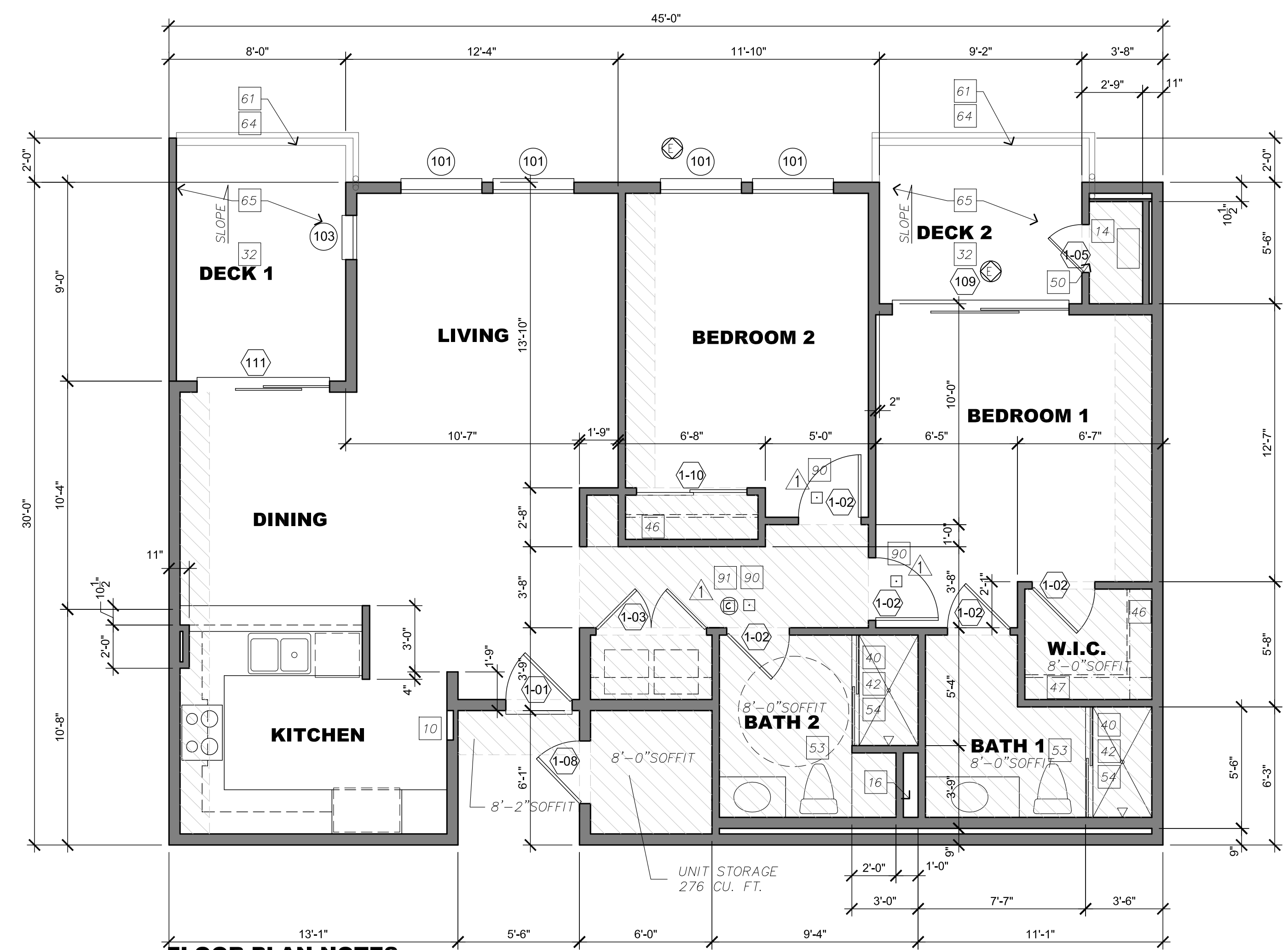
- K-1. PROVIDE A CLEAR FLOOR SPACE - SEE 4A / A1.07
- K-2. PROVIDE REMOVABLE CABINETS - SEE 4A / A1.07
- K-3. PROVIDE BREADBOARDS - SEE 4A / A1.07

ACCESSIBLE NOTES

SEE SHEET A1.07 - A1.09 FOR ACCESSIBLE NOTES AND DIAGRAMS NOT SHOWN HERE

PROVIDE BACKING AT GRAB BAR LOCATIONS AS REQUIRED / DESCRIBED AT 3A (A.2 BATH TUB, B.2 WATER CLOSET E.4 SHOWER) / A1.07

ALSO SEE DIAGRAM 3/1A FOR GRAPHIC REPRESENTATION

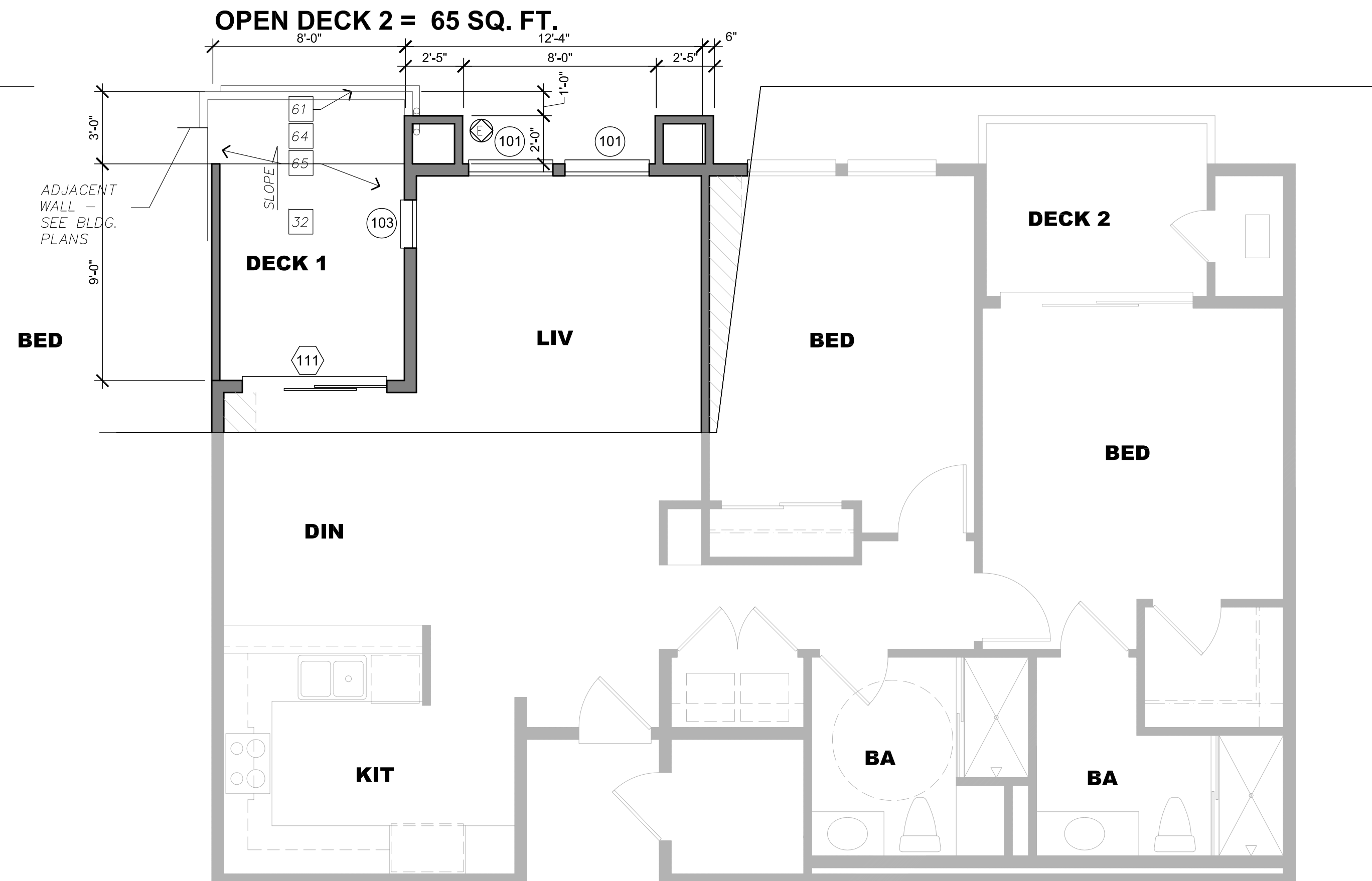


FLOOR PLAN NOTES

SEE SHEET A1.06 FOR TYPICAL FLOOR PLAN NOTES #1 THRU #91 AS APPLICABLE

**UNIT E2: 2 BED. / 2 BATH
TOTAL PER SITE = 7**

**SQ. FTG. / UNIT 1,173 SQ. FT. (INCL. 276 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 276 CU. FT.
DECK 1 88 SQ. FT.
OPEN DECK 1 = 82 SQ. FT.
DECK 2 90 SQ. FT.
OPEN DECK 2 = 65 SQ. FT.**



NOTE: SAME DIMENSIONS AS UNIT E1 - ONLY THE DECK (1) IS INCREASED IN SIZE

UNIT E 3

**UNIT E3: 2 BED. / 2 BATH
TOTAL PER SITE = 3**

**SQ. FTG. / UNIT 1,173 SQ. FT. (INCL. 276 CU. FT. STORAGE)
TOTAL STORAGE PROVIDED = 276 CU. FT.
DECK 1 96 SQ. FT.
OPEN DECK 1 = 89 SQ. FT.
DECK 2 90 SQ. FT.
OPEN DECK 2 = 65 SQ. FT.**

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**UNIT PLANS
E, E2, E3**



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