



MR. ALI MADANI & MR. HOSSEIN ASHTIANI
 5 UNIT CONDOMINIUMS at:
 1327 EUCLID STR., SANTA MONICA, CA-90404

5 UNIT CONDOMINIUMS

1327 EUCLID STR., SANTA MONICA, CA-90404

OWNERS: ALI MADANI & HOSSEIN ASHTIANI

VICINITY MAP



NOTE

1. *PROVIDE FIRE SPRINKLERS THROUGHOUT.
 THE SPRINKLER SYSTEM SHALL BE APPROVED
 BY PLUMBING DIV. PRIOR TO INSTALLATION". 12.21A(17)(D), 91.506

ALLOWABLE AREA JUSTIFICATION

$$\text{ACTUAL} = 8,964 \text{ (R1)} + 5,616 \text{ (S3)} = 14,580$$

$$\text{ALLOWABLE} = 42,000 \text{ UL} = 0.21 + 0 = 0.21 < 1$$

PROJECT INFORMATION

LEGAL DESCRIPTION			
TRACT		063074	
LOT		S	
BLOCK	TOWN OF SANTA MONICA	136	
BOOK / PAGES	LA COUNTY	39, P. 45-51	

TYPE OF CONSTRUCTION	R1	V-1 HR
TYPE OF CONSTRUCTION	S3	I
ZONE		R-3
LOT AREA (50 x 150)		7,500 Sq.Ft.
EXISTING STRUCTURES		2,541.3 Sq.Ft.
TO BE DEMOLISHED STRUCTURES		2,541.3 Sq.Ft.
BUILDING HEIGHT		35' Max

STORIES	M.P.C.	ACTUAL
FIRST FLOOR (60% of LOT AREA) R1	3750.00 Sq.Ft.	3668.30 Sq.Ft.
SECOND FLOOR (85% of 1ST FL) R1	3119.86 Sq.Ft.	3095.72 Sq.Ft.
THIRD FLOOR (60% of 1ST FL) R1	2202.25 Sq.Ft.	2200.27 Sq.Ft.
TOTAL R1		8964.29 Sq.Ft.
GARAGE S3		5615.56 Sq.Ft.
DECKS		663.06 Sq.Ft.
PATIOS		670.00 Sq.Ft.

UNIT	AREA	DECKS	PATIOS
UNIT 1	1712.95 Sq.Ft.	64.30 Sq.Ft.	185.00 Sq.Ft.
UNIT 3	1822.12 Sq.Ft.	120.75 Sq.Ft.	185.00 Sq.Ft.
UNIT 2	1822.12 Sq.Ft.	120.75 Sq.Ft.	176.00 Sq.Ft.
UNIT 4	1822.12 Sq.Ft.	140.97 Sq.Ft.	90.00 Sq.Ft.
UNIT 5	1775.33 Sq.Ft.	216.29 Sq.Ft.	90.00 Sq.Ft.

PROJECT TEAM

OWNER:
 HOSSEIN ASHTIANI
 21820 Mulholland Dr.,
 Woodland Hills, CA 91364
 tel: (818) 887-7328
 fax: (310) 691-9660

ARCHITECT:
 L&V ARCHITECTS
 1514 17th Street, #207
 Santa Monica, CA 90404
 tel: (310) 829-0996
 fax: (310) 829-7889

STRUCTURAL ENGINEER:
 LEE & LEE STRUCTURAL ENGINEERING
 3550 Wilshire Blvd., #480
 Los Angeles, CA 90010
 Tel: (213) 351-0034
 Fax: (213) 368-0034

ELECTRICAL ENGINEER:
 ABRARI + ASSOCIATES ELECTRICAL ENGINEERS
 1618 Ben Lomond Dr.
 Glendale, CA 91202
 Tel: (818) 507-0088
 Fax: (818) 497-0330

MECHANICAL ENGINEER:
 FARZAN ENGINEERING
 1800 Butler Ave, #305
 W Los Angeles, CA 90025
 Tel: (310) 368-2400
 Fax: (310) 479-1565

PLUMBING ENGINEER:
 FARZAN ENGINEERING
 1800 Butler Ave, #305
 W Los Angeles, CA 90025
 Tel: (310) 368-2400
 Fax: (310) 479-1565

CIVIL ENGINEER:
 GM ENGINEERING INC.
 14550 Haynes Street, Suite 100
 Van Nuys, CA 91411
 tel: (818) 908-1824
 fax: (616) 908-3914

SURVEY:
 GM SURVEYING INC.
 14550 Haynes Street, Suite 100
 Van Nuys, CA 91411
 tel: (818) 832-9497
 fax: (618) 832-9443

GEOLOGY & SOILS:
 G.Y. GEOTECH, INC.
 21430 Strathem Street, Unit 0
 Canoga Park, CA 91304
 tel: (818) 888-1499
 fax: (818) 888-1499

STORM DRAIN DRYWELL:
 TRITECH ASSOCIATES INC.
 135 N. San Gabriel Blvd
 San Gabriel, CA 91775
 Tel: (626) 570-1918

LANDSCAPE ARCHITECT:
 SOLA INC. LANDSCAPE ARCHITECTS
 3600 Wilshire Blvd, #720
 Los Angeles, CA 90010
 tel: (213) 363-1788
 fax: (213) 363-1786

ACOUSTICAL ENGINEER:
 ADVANCED ENGINEERING ACOUSTICS
 663 Bristol Avenue
 Simi Valley, CA 93065
 tel: (805) 583-6207
 fax: (805) 522-9636

SHEET INDEX

ARCHITECTURAL
 T-1 - COVER SHEET
 T-2 - GRAPHIC SURVEY
 T-3 - SITE PLAN
 T-4 - SLOT CUT PLAN
 G-1 - GENERAL NOTES
 G-2 - SPECIFICATIONS
 G-3 - SECURITY REQUIREMENTS
 A-1 - GARAGE LEVEL FLOOR PLAN & SECTION B-B
 A-2 - FIRST FLOOR PLAN
 A-3 - SECOND FLOOR PLAN
 A-4 - THIRD FLOOR & ROOF PLAN
 A-5 - ROOF PLAN
 A-6 - FRONT & REAR ELEVATIONS & SECTION A-A
 A-7 - LEFT & RIGHT ELEVATIONS
 A-8 - DOOR & WINDOW SCHEDULES
 A-9 - STAIRS & RAMP SCHEDULES
 H-2 - KITCHEN & BATHROOM DETAILS
 AD-1 - ARCHITECTURAL DETAILS
 AD-2 - ARCHITECTURAL DETAILS
 AD-3 - ARCHITECTURAL DETAILS

STRUCTURAL
 S-1.1 - GENERAL NOTES
 S-1.2 - GENERAL DETAILS
 S-1.3 - FOUNDATION DETAILS
 S-2.1 - FOUNDATION PLAN
 S-2.2 - FIRST FLOOR CONCRETE DECK PLAN
 S-2.3 - LONGITUDINAL REINFORCING LAYOUT
 S-2.4 - SECOND FLOOR REINFORCING LAYOUT
 S-2.5 - SECOND FLOOR FRAMING PLAN
 S-2.6 - THIRD FLOOR FRAMING PLAN
 S-3.1 - DETAILS
 S-3.2 - DETAILS
 S-3.3 - DETAILS
 S-3.4 - DETAILS
 S-3.5 - DETAILS

CIVIL
 STORM DRAIN DRYWELL PLAN
 DRAINAGE PLAN

ELECTRICAL
 E-1.0 - NOTES & SYMBOLS
 E-2.0 - PANEL SCHEDULES
 E-3.0 - SITE ELECTRICAL PLAN
 E-4.0 - GARAGE ELECTRICAL PLAN
 E-5.0 - FIRST FLOOR ELECTRICAL PLAN
 E-6.0 - SECOND FLOOR ELECTRICAL PLAN
 E-7.0 - THIRD FLOOR ELECTRICAL PLAN
 E-8.0 - ROOF ELECTRICAL PLAN
 E-9.0 - TITLE 24 CALCULATIONS

PLUMBING
 P-1 - TITLE SHEET
 P-2 - SITE PLAN
 P-3 - GARAGE LEVEL FLOOR PLAN
 P-4 - FIRST FLOOR FLOOR PLAN
 P-5 - SECOND FLOOR PLAN
 P-6 - THIRD FLOOR & ROOF PLAN
 P-7 - ROOF PLAN
 P-8 - GAS & SEWER RISER DIAGRAM
 P-9 - WASTE & VENT RISER DIAGRAM
 P-10 - CW & HW RISER DIAGRAM
 P-11 - DETAILS

MECHANICAL
 M-1 - MECHANICAL NOTES & SPECIFICATIONS
 M-2 - GARAGE LEVEL FLOOR PLAN
 M-3 - FIRST FLOOR HVAC PLAN
 M-4 - SECOND FLOOR HVAC PLAN
 M-5 - THIRD FLOOR HVAC PLAN
 M-6 - ROOF HVAC PLAN
 M-7 - MECHANICAL DETAILS
 M-8 - TITLE 24 FORMS

COVER SHEET

file _____
 date 08.01.07.

scale _____

T-1
 sheet number

L&V architects inc.
 1514 17th Street, Suite 207
 Santa Monica, CA 90404
 Tel: 310. 829. 0996; Fax: 310. 829. 7889

