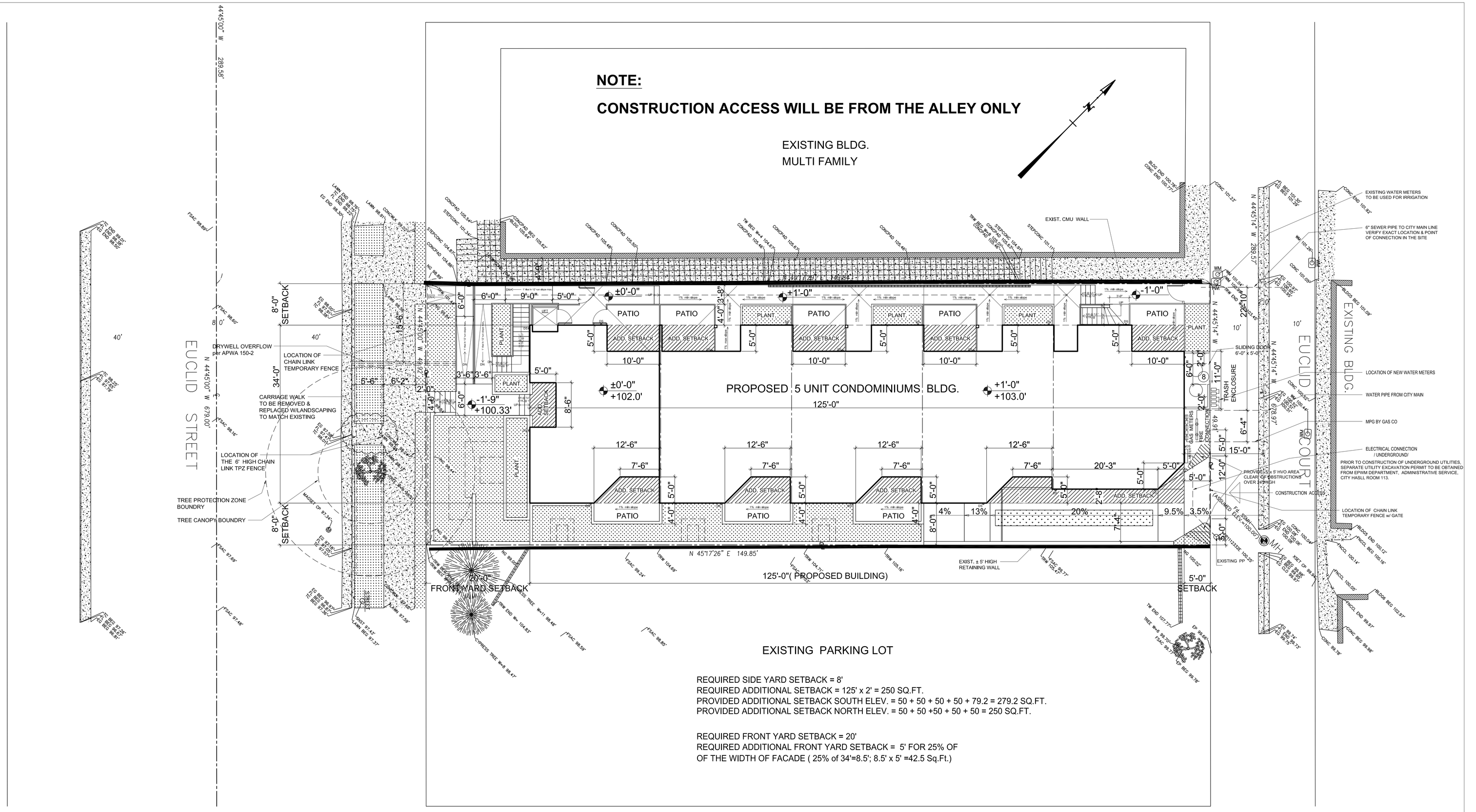

SITE PLAN

scale 1/8"=1'-0"

EXISTING BLDG. MULTI FAMILY

EXISTING PARKING LOT

REQUIRED SIDE YARD SETBACK = 8'
REQUIRED ADDITIONAL SETBACK = 125' x 2' = 250 SQ.FT.
PROVIDED ADDITIONAL SETBACK SOUTH ELEV. = 50 + 50 + 50 + 50 + 79.2 = 279.2 SQ.FT.
PROVIDED ADDITIONAL SETBACK NORTH ELEV. = 50 + 50 +50 + 50 + 50 = 250 SQ.FT.

REQUIRED FRONT YARD SETBACK = 20'
REQUIRED ADDITIONAL FRONT YARD SETBACK = 5' FOR 25% OF
OF THE WIDTH OF FACADE (25% of 34'=8.5'; 8.5' x 5' =42.5 Sq.Ft.)

OPEN SPACE MANAGEMENT:

1. Coordinate all off-site improvements within the TPZ with the Community Foresters Office.
2. No construction materials or activities allowed in this area.
3. Pruning of City trees to provide clearance for construction activities shall only be done by City of Santa Monica Community Forest Operations.

TREE PROTECTION ZONE GUIDELINES:

1. Trees within the public right-of-way may not be removed for any reason and are to be protected from injury or damage during construction. This tree is a significant tree in the City of Santa Monica. Pruning shall only be done by City Tree Trimmers to provide clearance for construction activities. All questions regarding street trees are to be directed to the Community Forester.
2. The typical TPZ should encompass the canopy plus an additional radial width of ten feet (10'). However, since these conditions are unique, the application should be evaluated with the final limits of the TPZ being established by the Community Forester.
3. Mulch the entire area of the TPZ in an effort to emprove the growing enviroment for the roots. During construction phase maintain a four to six inch layer of chip mulch over the soil surface to reduce soil compaction, improve aeration, enhance moisture retention and reduce temperature extremes. Mulch generally consisits of shredded leaves or bark, pine straw, peat moss, wood chips or composted greenwaste.
4. Fence the TPZ with suitable fencing material to prevent wounds to the tree and soil compaction within the root zone. Post the fence with a sign stating "TREE PROTECTION ZONE - KEEP OUT".
5. Should it be necessary to trench within the TPZ all trenches shall be hand dug. No roots larger than two inches (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five percent (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed by boring.
6. Removal of hardscape materials from within the TPZ shall be done manually.
7. The minimum distance between an open trench and any tree shall be between six inches (6") to one foot (1') for every inch of trunk diameter measured at four and a half 41/2" above existing grade, depending on the species of tree. Minimum clearance shall be ten feet (10') from the trunk of the tree.
8. In the event root pruning is required to accomodate grade changes or the installation of hardscape features the root pruning procedures descibed in this outline should be followed.
9. At no time shall any equipment, materials, supplies or fill soil be allowed in the TPZ unless necessary.
10. Prune and fertilize the trees after the completion of all exterior work on the building and at the beginning of the landscape phase.
11. Call the Community Foresters office to set a site visit to determine the exact location of the TPZ fence before start of work (310) 458-8974.
12. All questions regarding the City tree adjacent to your project may be directed to the Community Forester, Walt Warriner at (310) 458-8974.

NOTES:

1. No work shall be done within the public right-of-way without the prior approval and permit from the Environmental and Public Works Management Department - Administrative services, Room 113.
2. Owner is responsible for repair of all demage to offsite improvements caused by construction. Call Public Works Inspector for inspection of offsite improvements at substantial completion of onsite work at (310) 458-8737.
3. New proposed improvements shall not obstruct drainage or drain into neighboring private properties.
4. Water shall be drained away from the foundation and shall be mitigated from permeating into foundation wall and footing of the the new proposed improvements.
5. No construction debris shall be spilled or stored onto public right-of-way.
6. No runoff of sediment or wastes is allowed in water leaving the site.
7. All site utilities shall be constructed underground to the nearest offsite utility pole. Contractor/Developer has made arrangements with the utility companies to place all overhead utilities underground.
8. The City strongly urges the applicant to inspect the existing sewer connection. If the connection is damaged or over 30 years old, the City recommends that the applicant show on the plans the construction of the new 6-inch diameter VCP sanitary sewer connection from property line to sanitary sewer main in accordance with City of Santa Monica Standards (Sewer permit required).
9. All labor, equipment and material required for off-site improvements are the responsibility of the Developer.
10. All offsite work shall be done in accordance with the Standard Specifications/ Drawings for Public Works Construction, current edition as amended by the City of Santa Monica and City of Santa Monica Standards.
11. If fire sprinklers are required to be installed by Building & safety and/or Fire Department, Contractor shall install a double check detector assembly on site and above ground per city standards, the location of which shall be readily accessible to all city agencies. The DCDA requires 3'x8' clear space.
12. Owner/Contractor shall comply with the Utility Division Cross Connection Guidelines. Prior to issuance of Certificate of Occupancy, Cross Connection Control inspection must be completed. Contact the City Water Division at (310) 458-8531.
13. Prior to installation of any cross-connection device, please contact the City's cross-connection inspector at (310) 458 8535.
14. Prior to backfilling or covering up any urban runoff mitigation related excavations and/or structures, contact the City Urban Runoff Coordinator at (310) 458-8223 for inspection.
15. Prior to commencing any underground utility work, obtain separate utility excavation permits and street use permits for utility excavation. Contact EPWM Administrative Services, room 113.
16. The site must comply with SMMC Chapter 7.10.060 Urban Runoff Pollution Ordinance for construction activities and temporary BMPs.
17. Prior to the installation of any Grease Interceptor or Clarifier, contact Water Resource Protection Programs at (310) 458-8235.

1. No doors or fences are allowed to swing open into the public ROW.
2. The refuse and recycling area should face the alley and have clear, unobstructed access to the alley. Provide no less than 6' clear opening for the refuse/recycling area.
3. A non-slip paved access is required from the refuse/recycling to the vehicle roadway.

LICENSED ARCHITECT
VLADIMIR TOMALEVSKI
C22417
06.30.09.
RENEWAL DATE
STATE OF CALIFORNIA

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

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

SITE PLAN

title

08.01.07.
date

1/8"=1'-0"
scale

T-3
sheet number