

DESIGNER
CORINNA KNIGHT INCORPORATED
RESIDENTIAL DESIGN CONSULTING
848 19TH STREET UNIT 6
SANTA MONICA, CALIFORNIA 90403
310 871 8433

STRUCTURAL ENGINEER
BRIAN NOTEWARE AIA
NOTEWARE ARCHITECTS
2800 OCEAN PARK STE 160
SANTA MONICA, CA 90405
310 452 6500

CONTRACTOR:
ADAM FINKEL
REAV GENERAL BUILDING
1225 HILL STREET
SANTA MONICA, CA 90405

OWNER: CORINNA KNIGHT

PROJECT ADDRESS	1012 1/2 EUCLID STREET	
ASSESSORS PARCEL NUMBER	4281-018-004	
ZONING	R2	
LOT COVERAGE	1316 SQ FT	
EXISTING SINGLE FAMILY RESIDENCE:	453 SQ FT	34.4% EXISTING LOT COVERAGE
PROPOSED ADDITION FIRST FLOOR:	156 SQ FT	
TOTAL SQUARE FEET FIRST FLOOR:	609 SQ FT	46.3% PROPOSED LOT COVERAGE 45% ALLOWABLE COVERAGE WITH 1.3% MINOR MODIFICATION)
PROPOSED ADDITION FIRST FLOOR:	156 SQ FT	
PROPOSED ADDITION SECOND FLOOR:	326 SQ FT	(274 SQ FT + 52 SQ FT MEZZANINE) (326 SQ FT = 56% OF PROPOSED NEW ALLOWABLE FIRST FLOOR LOT COVERAGE (609 SQ FT))
TOTAL PROPOSED ADDITION:	482 SQ FT	FIRST FLOOR, SECOND FLOOR, MEZZANINE
TOTAL PROPOSED ADDITION:	482 SQ FT	
EXISTING SINGLE FAMILY RESIDENCE:	453 SQ FT	
TOTAL PROPOSED NEW SQ FT:	935 SQ FT	EXISTING PLUS FIRST AND SECOND FLOOR ADDITIONS (INCLUDING 52 SQ FT MEZZANINE)

CODE REFERENCES 2016 CRC
2016 CBC
2016 CMC
2016 CEC
2016 CPC
2016 CGBSC

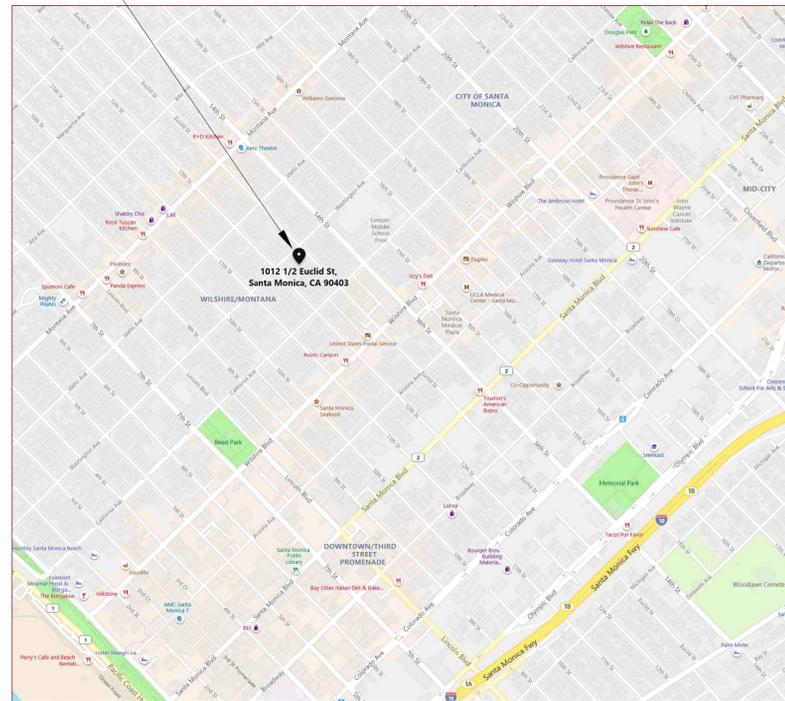
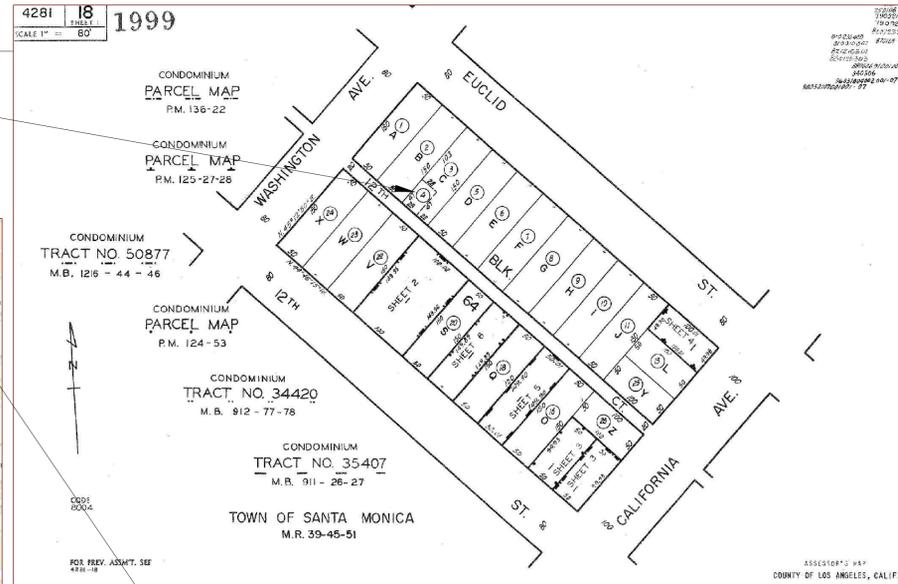
JURISDICTION CITY OF SANTA MONICA
PROJECT DESCRIPTION: TWO STORY ADDITION
YEAR BUILT: 1928
CONSTRUCTION TYPE: V-B

DRAWING INDEX:

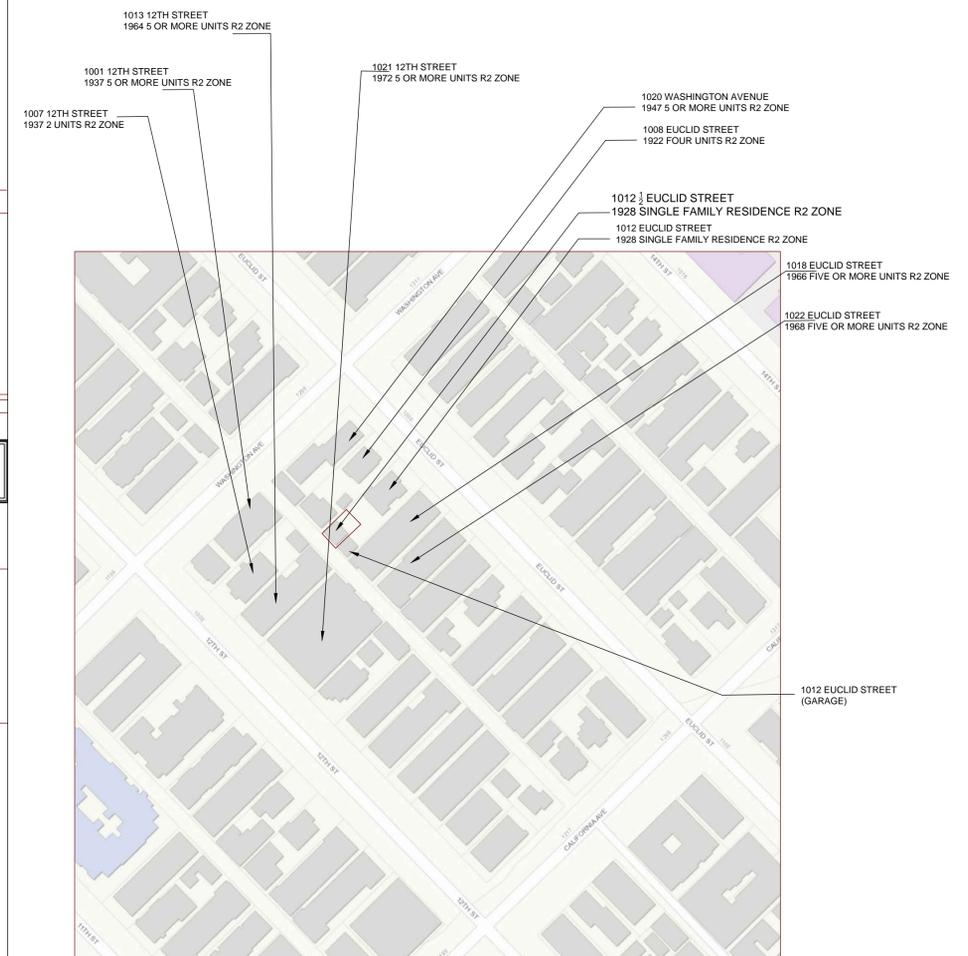
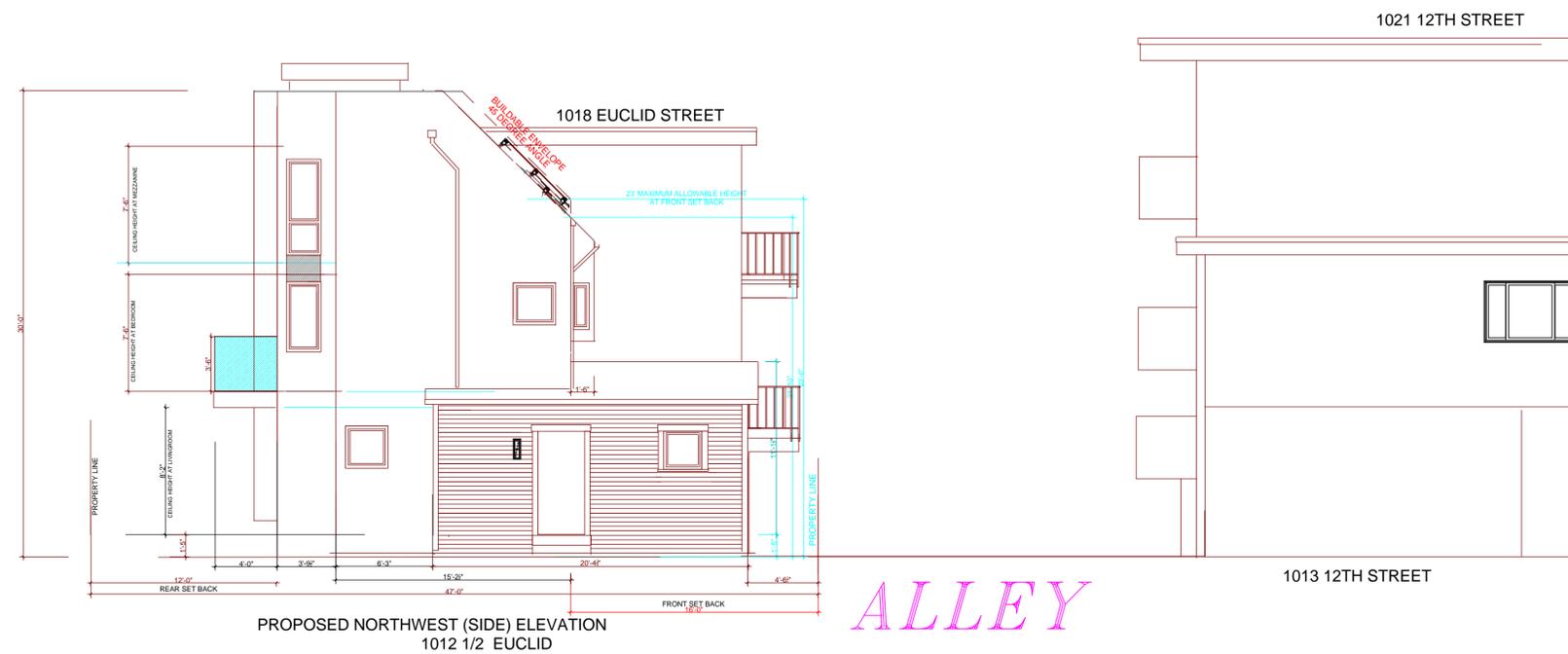
- 1 COVER SHEET AND PROJECT DATA
- 1A NEIGHBORHOOD CONTEXT
- 2 EXISTING SITE PLAN
- 2B PROPOSED NEW SITE PLAN
- 3 EXISTING FLOOR PLAN, DEMOLITION PLAN AND ELEVATIONS
- 4 PROPOSED NEW PLANS
- 5 LIGHTING / ELECTRIC
- 6 PROPOSED NEW EXTERIOR ELEVATIONS
- 7 SECTIONS
- 8 ROOF PLAN
- 9 FRONT AND REAR SET BACKS
- 10 SIDE SET BACK CALCULATIONS
- 11 LOT COVERAGE GEOMETRIC VERIFICATION
- 12 FLOOR AREA GEOMETRIC VERIFICATION
- 13 LANDSCAPE PLANTING AREA CALCULATIONS
- SITE SURVEY
- STRUCTURAL SHEETS

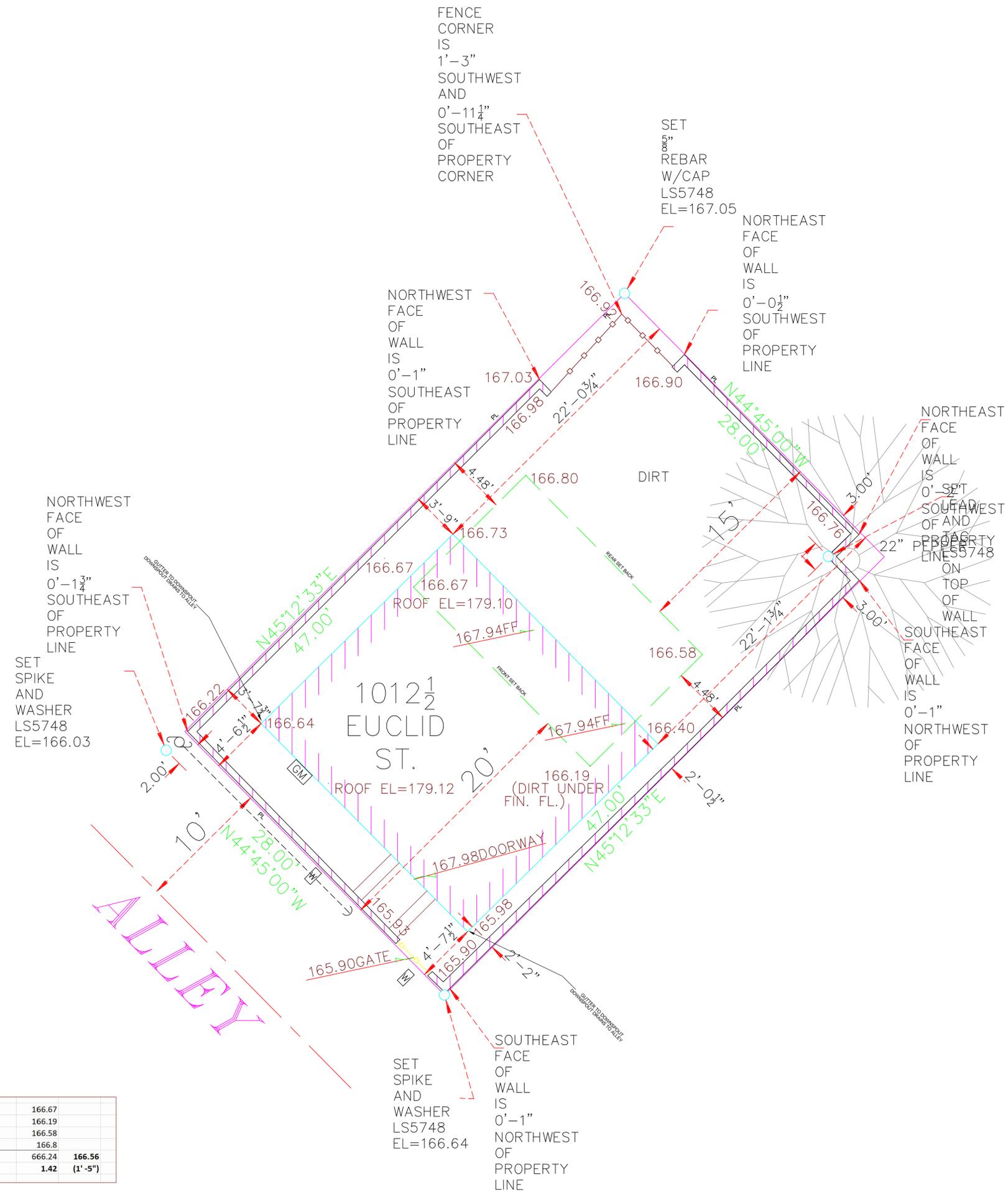
GENERAL NOTES:

1. ALL CONSTRUCTION MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE CRC, LOCAL CODES, AND AUTHORITIES.
2. CONTRACTORS AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR THE DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT THE CONTRACTOR SHALL MAKE GOOD THE RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN ATTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
3. THE GENERAL CONTRACTOR SHALL CONFORM HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY MANNER FREE OF DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUN CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS THAT RESULT AS A PART OF HIS OPERATION.
4. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
5. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY EXCAVATING OR CUTTING OR OTHERWISE ALTERING THE TOTAL WORK OF ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
6. NO PORTION OF WORK REQUIRING SHOP DRAWINGS OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE DESIGNER AND OWNER. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
7. DIMENSIONS:
A. ALL DIMENSIONS ARE TO THE FINISHED DRYWALL OTHERWISE NOTED.
CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FACE OF CEILING.
8. PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A.C. EQUIPMENT, AND ALL OTHER ITEMS WHERE FURRING OCCURS.
9. WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER DUCTS, PIPING, AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
10. VERIFY ALL NEW FINISHES WITH OWNERS BEFORE PROCEEDING. ALL COLORS, ETC. TO BE SELECTED BY OWNERS.
11. WINDOWS SHALL BE DOUBLE GLAZE WINDOWS.
12. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW BATHROOMS.
13. PROVIDE 70 - 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. [1210.2.3, 2406.4.5, R307.2, R308.4]
14. WATER HEATER MUST BE STRAPPED TO WALL. [SEC. 507.3]
15. A SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.
16. CARBON MONOXIDE ALARM IS REQUIRED PER. [SEC. 420.6, R315] TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. [R303.1]
17. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
18. PROVIDE NATURAL LIGHT IN [HABITABLE ROOMS] [BED ROOMS] BY MEANS OF EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA. ARTIFICIAL LIGHTING MAY BE PERMITTED. [R303.1]
19. PROVIDE NATURAL LIGHT IN [HABITABLE ROOMS] [BATHROOMS] BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 4% OF FLOOR AREA. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED.
20. THE MINIMUM CEILING HEIGHT IS 7'-6", 7'-0" MIN. IN KITCHEN, BATHROOMS, LAUNDRY ROOMS AND STORAGE ROOMS. [1208.2, R305.1]
21. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902.1.
22. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 [SEE EXCEPTIONS] [R308.4].
A) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
B) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO THE DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHO'S BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
C) GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT.
2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
3 TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING
D) GLAZING IN GUARDS AND RAILINGS.



PROPOSED ADDITION TO EUCLID RESIDENCE
1012 1/2 EUCLID
SANTA MONICA, CALIFORNIA 90403



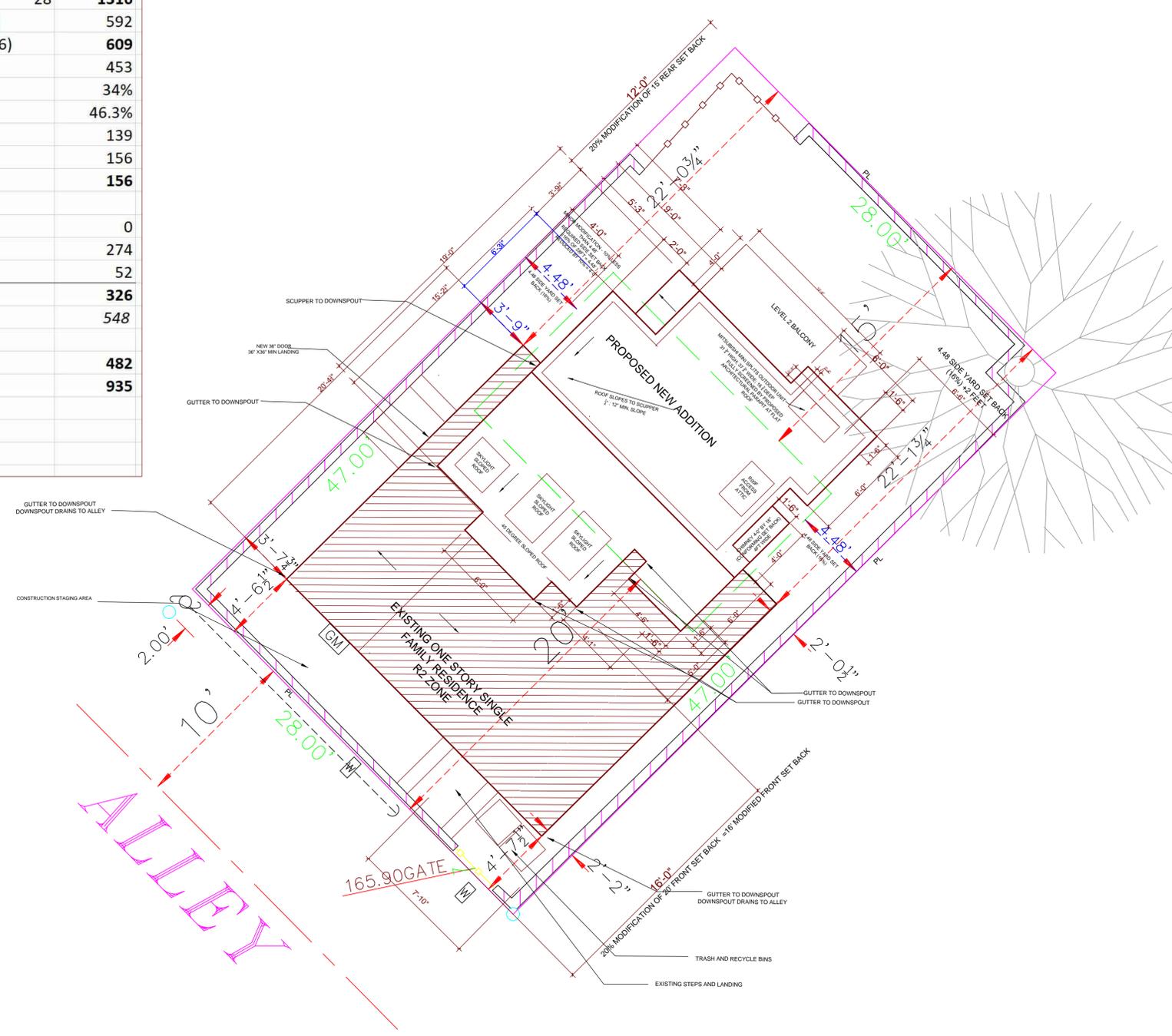


EXISTING SITE PLAN

AVERAGE NATURAL GRADE	166.67	
	166.19	
	166.58	
	166.8	
EXISTING FLOOR LEVEL 167.98 (HEIGHT FROM AVERAGE NATURAL GRADE 1'-5")	666.24	166.56 (1'-5")
	1.42	

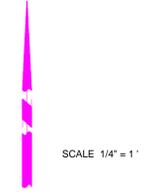
SCALE 1/4" = 1'

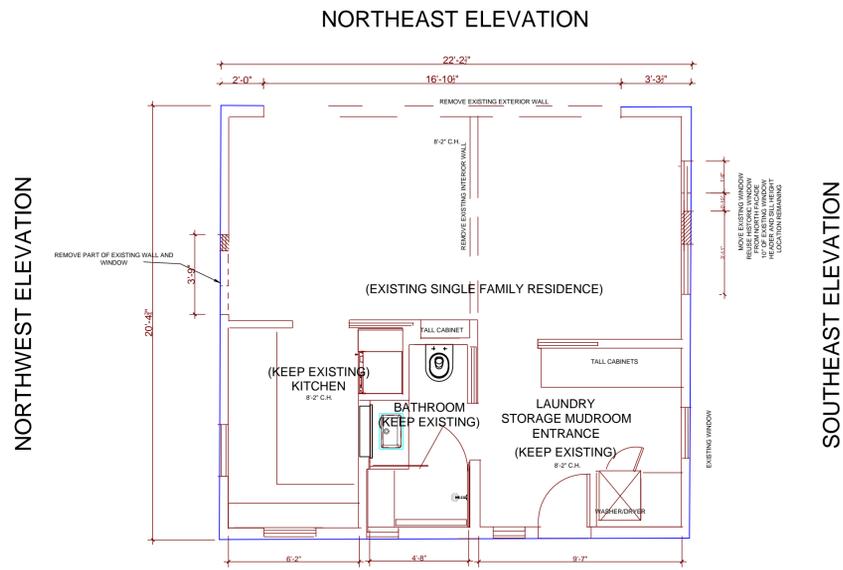
1012 1/2 EUCLID CALCULATIONS			
LOT SIZE (47' X 28')	47	28	1316
ALLOWABLE PARCEL COVERAGE 45% OF 47'X28' LOT	(45% OF 1316)		592
ALLOWABLE PARCEL COVERAGE 45% (+1.3%) = 46.3% WITH MINOR MODIFICATION	(46.3% OF 1316)		609
EXISTING HOUSE			453
EXISTING LOT COVERAGE			34%
PROPOSED LOT COVERAGE	609		46.3%
ALLOWABLE ADDITION (WITHOUT MODIFICATION)			139
ALLOWABLE ADDITION (WITH 1.3% MINOR MODIFICATION)			156
PROPOSED FIRST FLOOR ADDITION			156
EXISTING SECOND FLOOR			0
PROPOSED SECOND FLOOR ADDITION			274
PROPOSED MEZZANINE			52
TOTAL PROPOSED SECOND FLOOR ADDITION (WITH MEZANNINE)			326
ALLOWABLE SECOND FLOOR (90% OF ALLOWABLE GROUND FLOOR COVERAGE)			548
TOTAL PROPOSED ADDITION FIRST AND SECOND FLOOR			482
TOTAL SQUARE FEET EXISTING AND PROPOSED NEW			935
GEOMETRIC VERIFICATION (SEE SHEET 11 FOR GEOMETRIC VERIFICATION OF CALCULATIONS)			



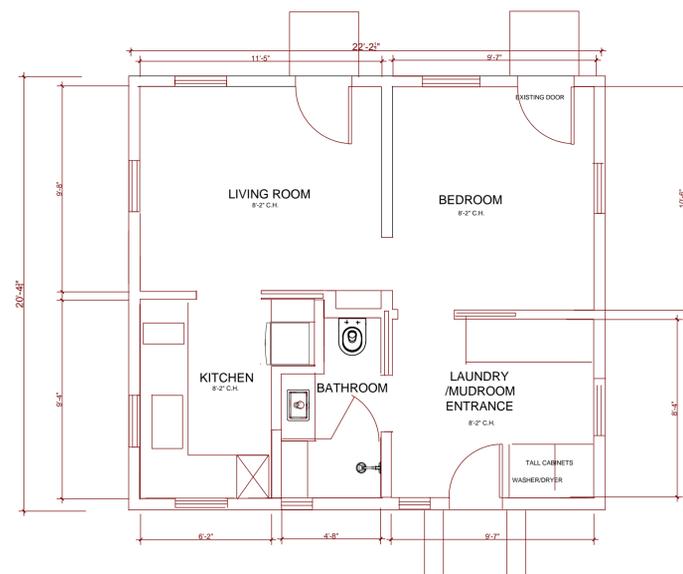
PROPOSED NEW SITE PLAN

**SEE SHEET 13 FOR AREAS OF PLANTING/HARDSCAPE/LANDSCAPE CALCULATIONS/DIRECTION OF DRAINAGE





SOUTHWEST ELEVATION
DEMOLITION PLAN

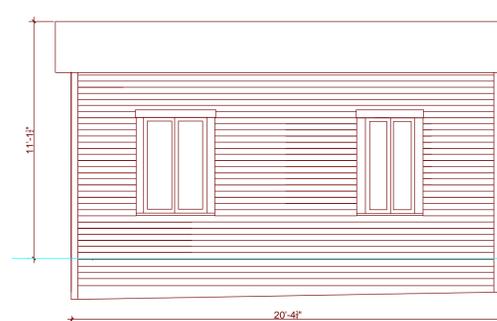


EXISTING FLOOR PLAN

SCALE 1/4" = 1'

DEMOLITION CALCULATION - LINEAR FEET EXTERIOR WALLS							
			EXISTING		ALTERING/REMOVING	PRESERVING	
NORTHWEST	SIDE		20-4 3/4	20.40	3'-9"	3.75	16.65
SOUTHEAST	SIDE		20-4 3/4	20.40	3'-11"	3.9	
					1'-6"	1.5	
						5.4	15.00
SOUTHWEST	FRONT		22'-2 1/2"	22.21	0	0	22.21
NORTHEAST	REAR		22'-2 1/2"	22.21	16'-11"	16.9	5.31
				85.22		26.05	59.17
							69% EXISTING REMAINING
							31% ALTERED / REMOVED

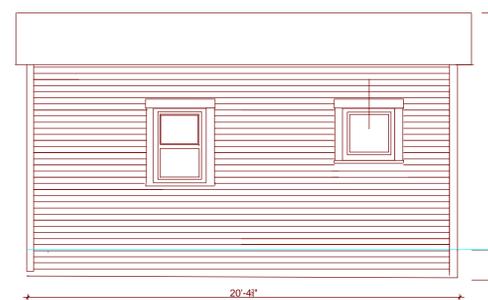
LESS THAN 50% OF EXISTING EXTERIOR WALL ELEMENTS TO BE REMOVED



SOUTHEAST ELEVATION



NORTHEAST ELEVATION
(REAR YARD ELEVATION)

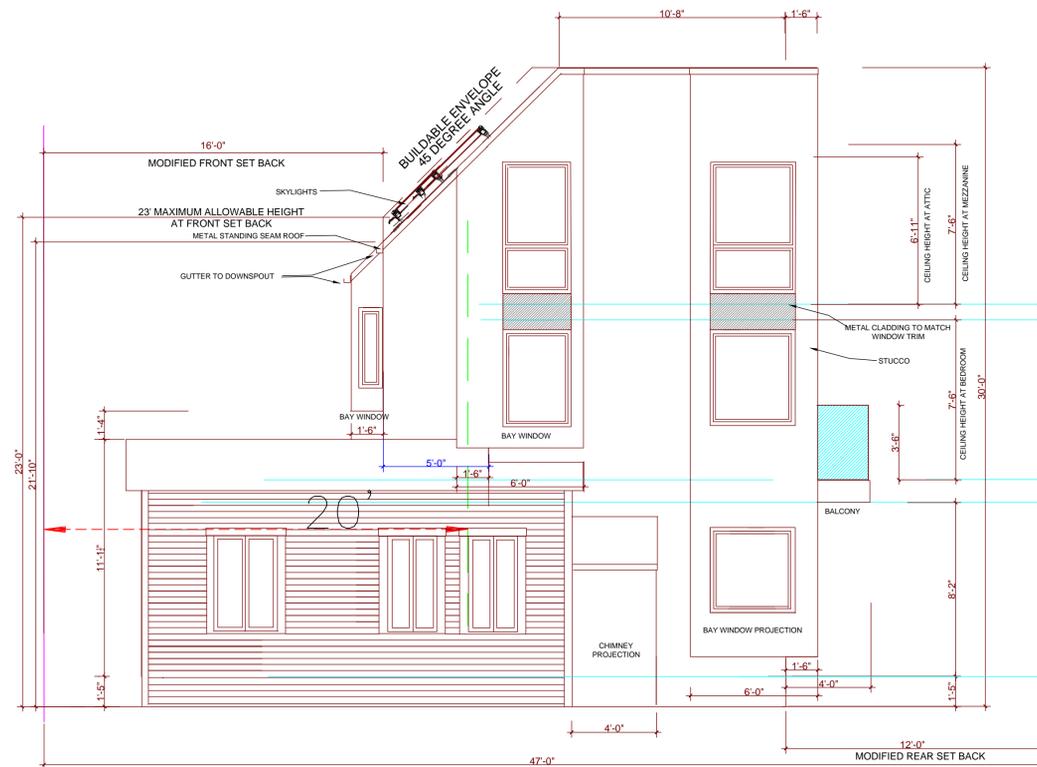


NORTHWEST ELEVATION

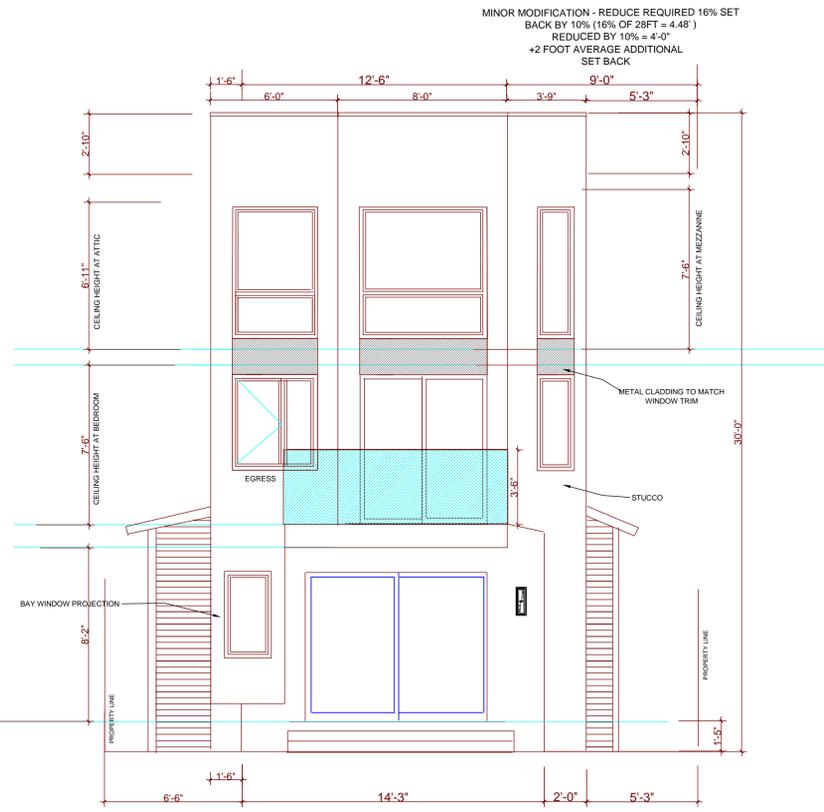


SOUTHWEST ELEVATION
ALLEY FACING, FRONT YARD ELEVATION

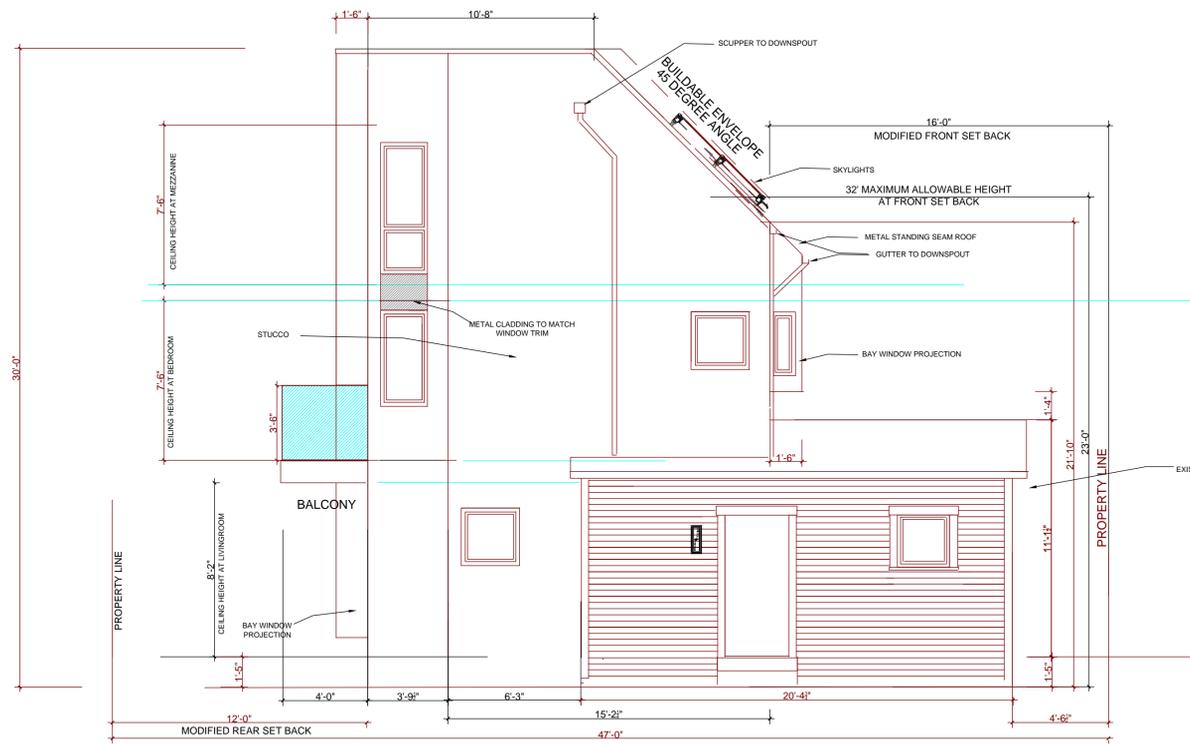
EXISTING ELEVATIONS



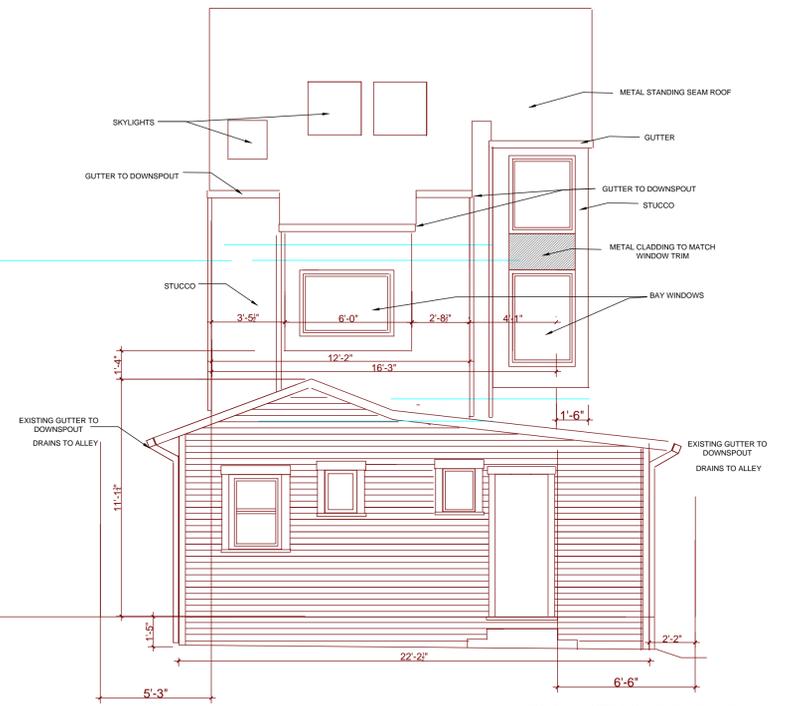
SOUTHEAST (SIDE) ELEVATION



NORTHEAST (REAR) ELEVATION

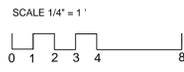


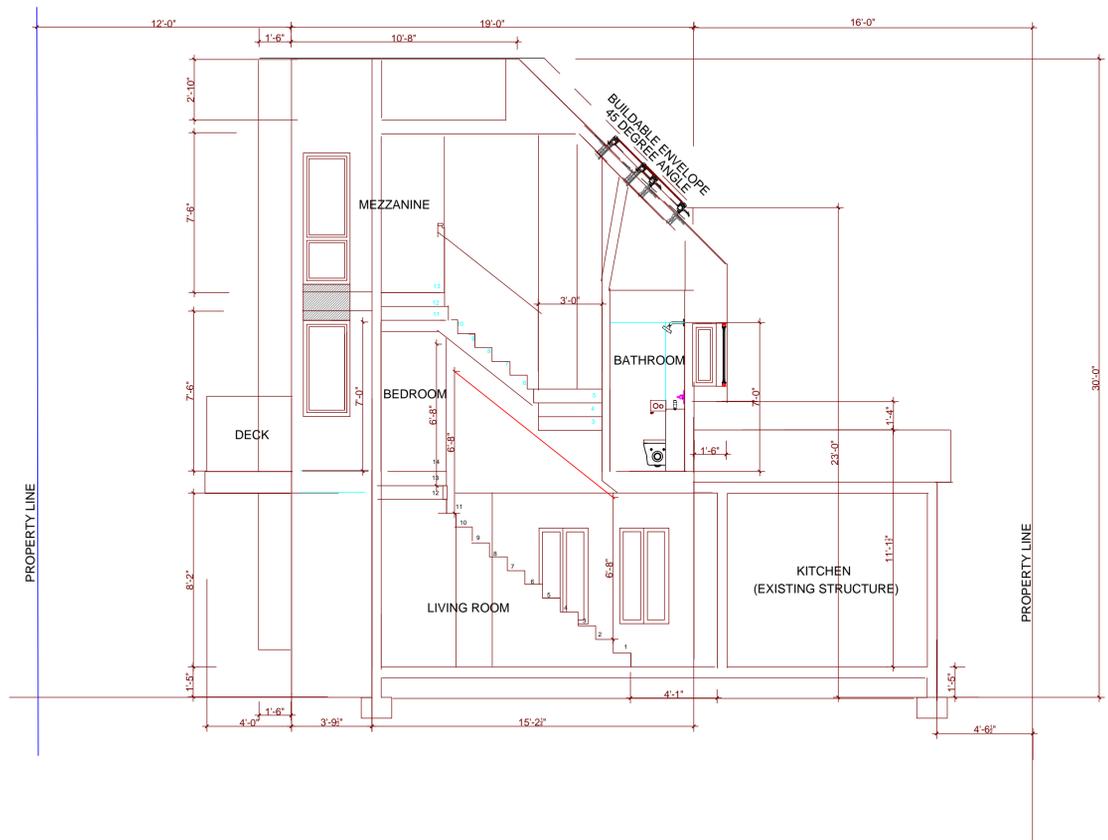
NORTHWEST (SIDE) ELEVATION



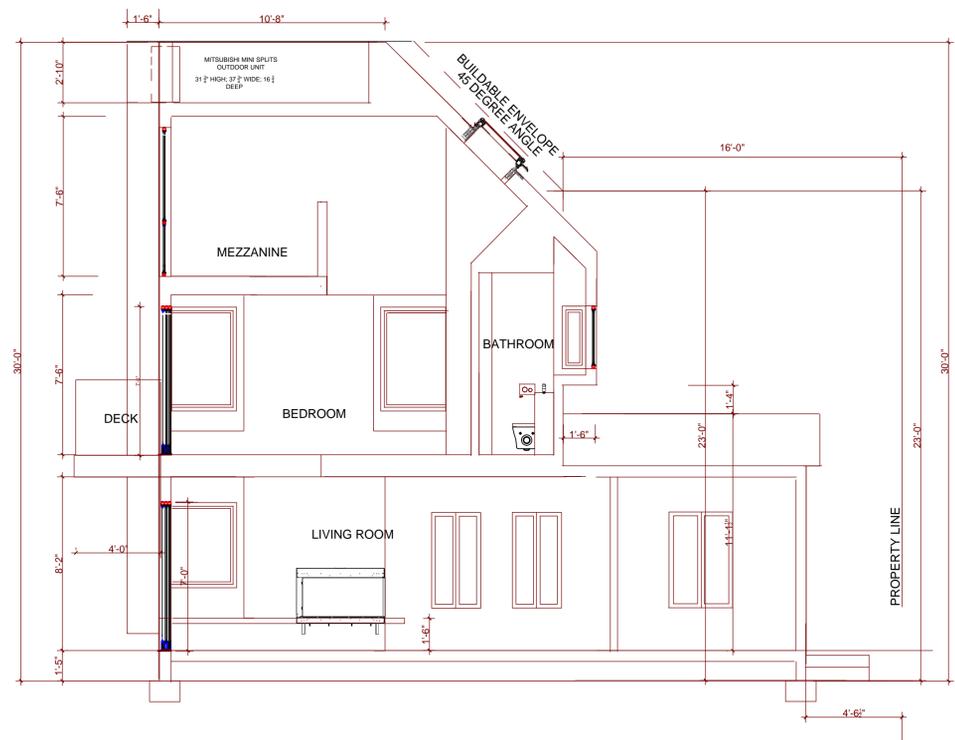
SOUTHWEST (FRONT, ALLEY FACING) ELEVATION

PROPOSED NEW EXTERIOR ELEVATIONS

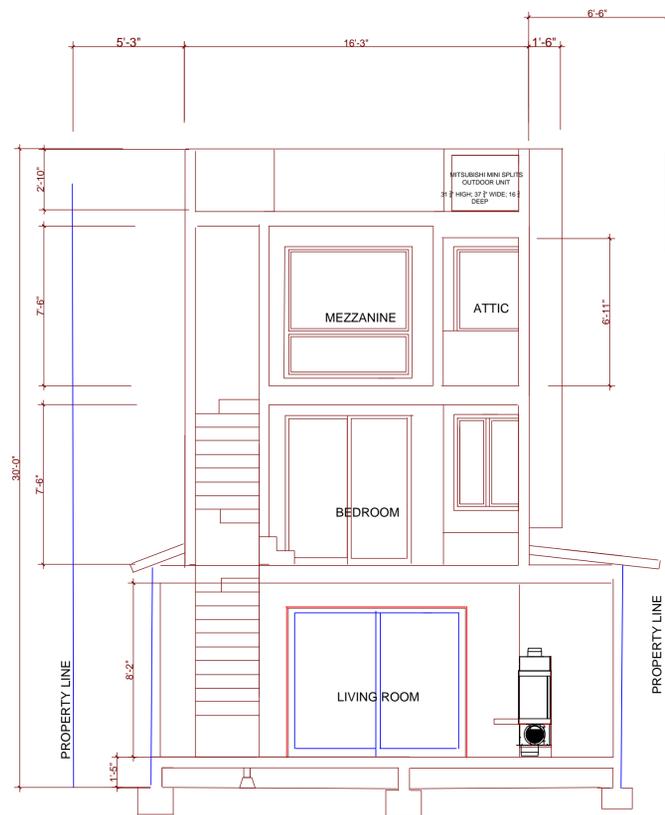




A SIDE SECTION



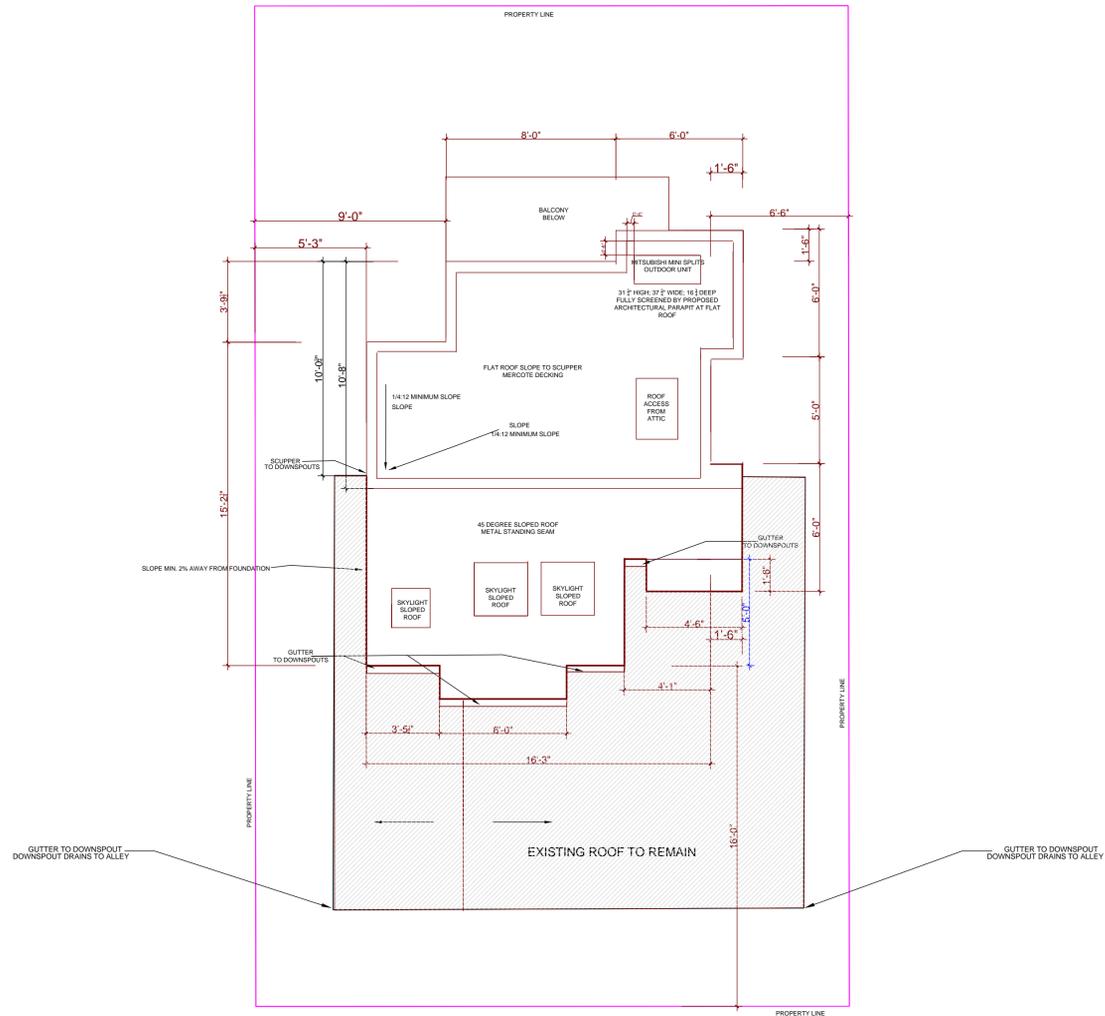
B SIDE SECTION



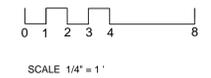
C SIDE SECTION

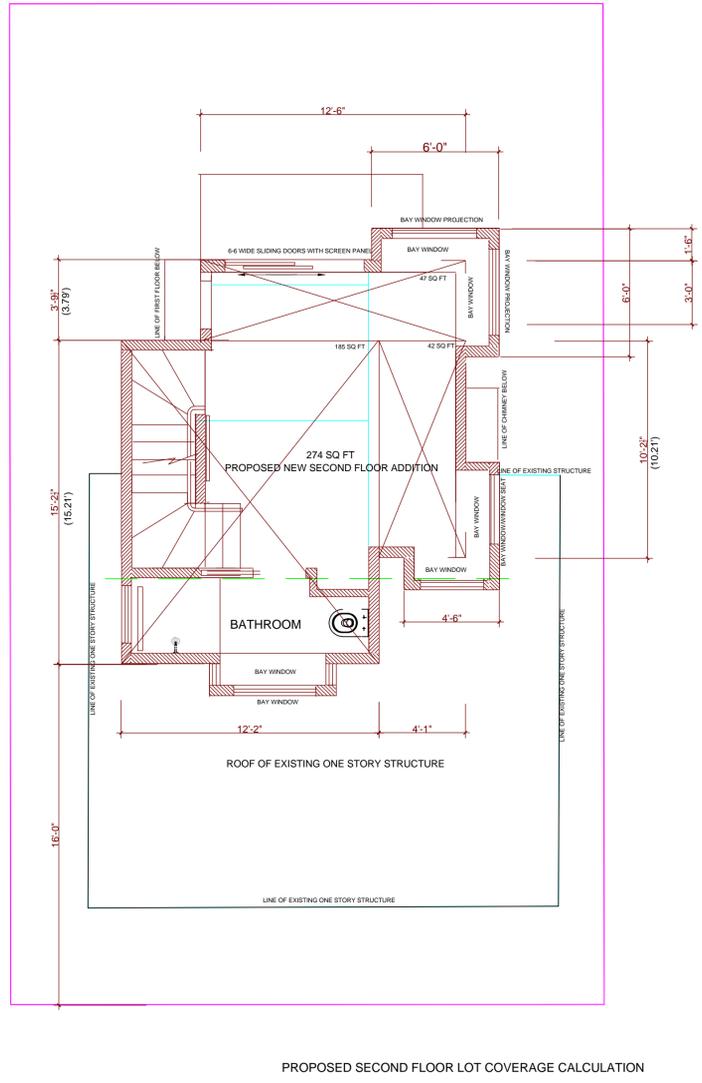
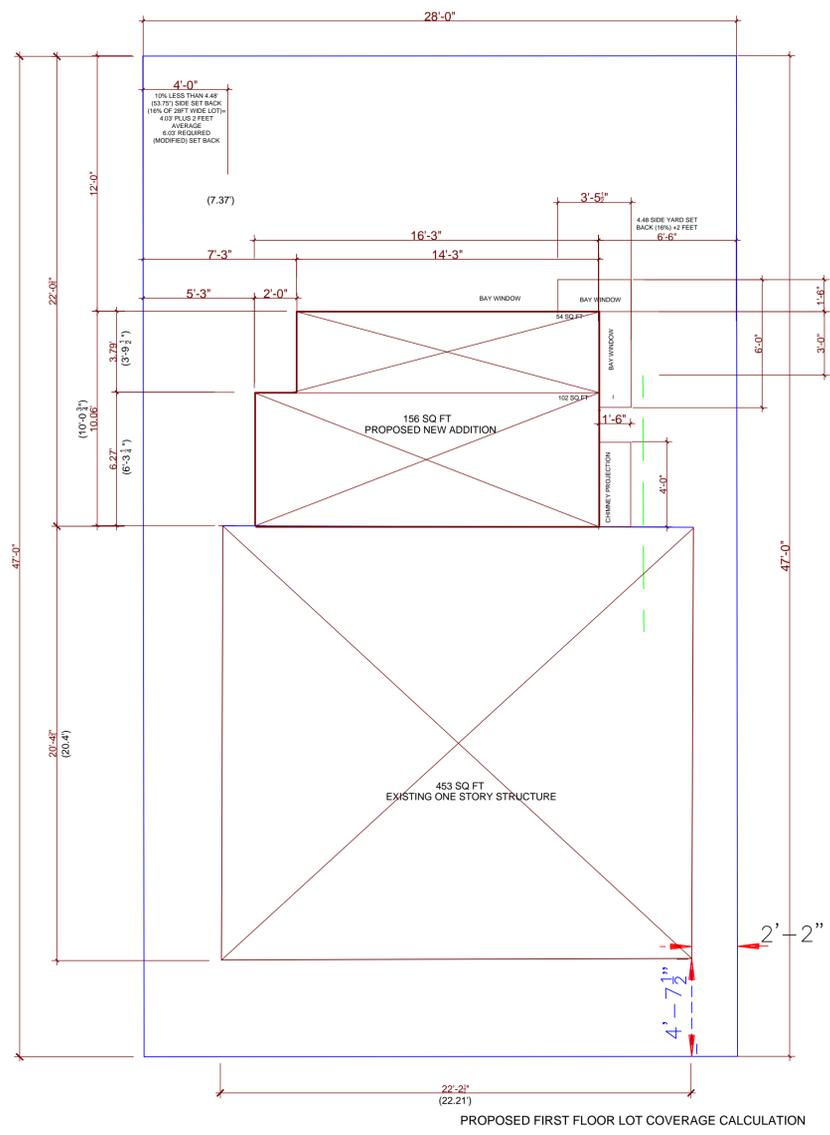
SCALE 1/4" = 1'
 **ALL HEIGHTS BASED ON AVERAGE NATURAL GRADE AS PER SHEET A-2



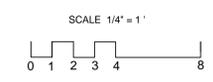


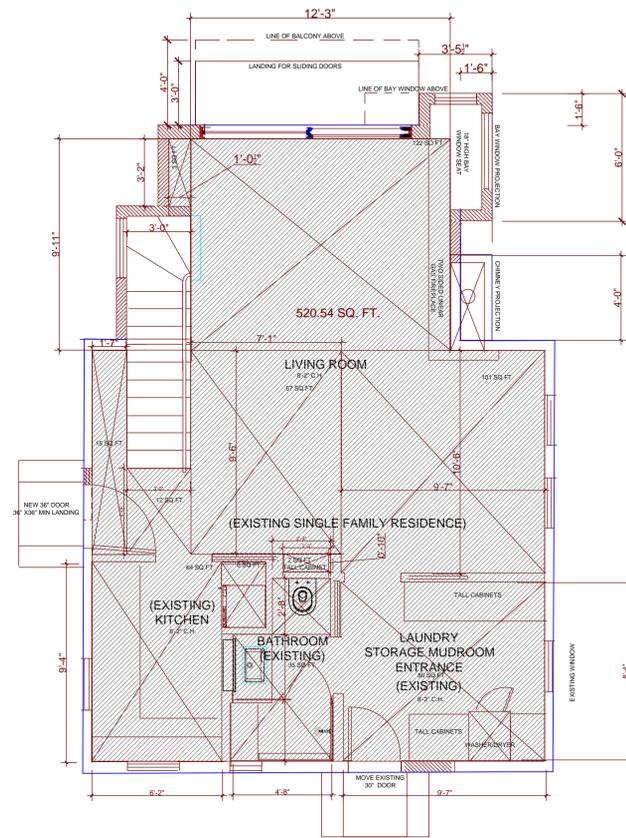
PROPOSED NEW ROOF PLAN



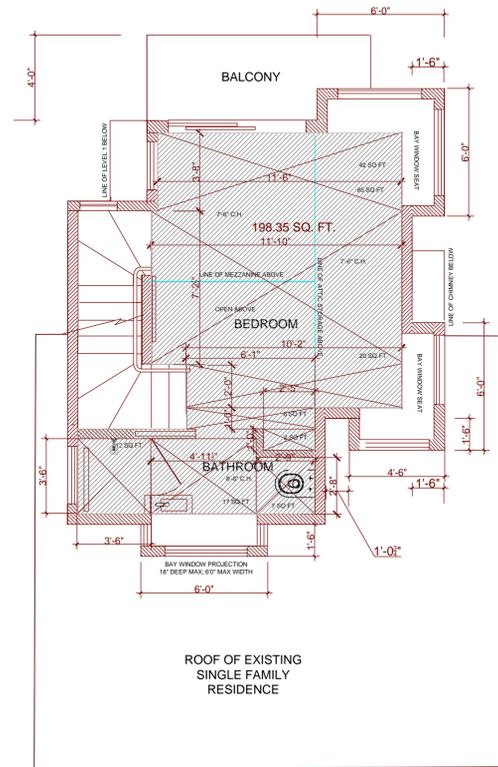


1012 1/2 EUCLID CALCULATIONS			
LOT SIZE (47' X 28')	47	28	1316
ALLOWABLE PARCEL COVERAGE 45% OF 47'X28' LOT	(45% OF 1316)		592
ALLOWABLE PARCEL COVERAGE 45% (+1.3%) = 46.3% WITH MINOR MODIFICATION	(46.3% OF 1316)		609
EXISTING HOUSE			453
EXISTING LOT COVERAGE			34%
PROPOSED LOT COVERAGE	609		46.3%
ALLOWABLE ADDITION (WITHOUT MODIFICATION)			139
ALLOWABLE ADDITION (WITH 1.3% MINOR MODIFICATION)			156
PROPOSED FIRST FLOOR ADDITION			156
EXISTING SECOND FLOOR			0
PROPOSED SECOND FLOOR ADDITION			274
PROPOSED MEZZANINE			52
TOTAL PROPOSED SECOND FLOOR ADDITION (WITH MEZZANINE)			326
ALLOWABLE SECOND FLOOR (90% OF ALLOWABLE GROUND FLOOR COVERAGE)			548
TOTAL PROPOSED ADDITION FIRST AND SECOND FLOOR			482
TOTAL SQUARE FEET EXISTING AND PROPOSED NEW			935
EXISTING HOUSE	20.4	22.21	453
PROPOSED FIRST FLOOR ADDITION	14.25	3.79	54
TOTAL PROPOSED FIRST FLOOR ADDITION	16.25	6.27	102
PROPOSED SECOND FLOOR ADDITION	12.17	15.21	185
	12.5	3.79	47
	4.08	10.21	42
SECOND FLOOR ADDITION			274
MEZZANINE (SEE SHEET 12 FOR GEOMETRIC VERIFICATION)			52
TOTAL PROPOSED SECOND FLOOR ADDITION			326

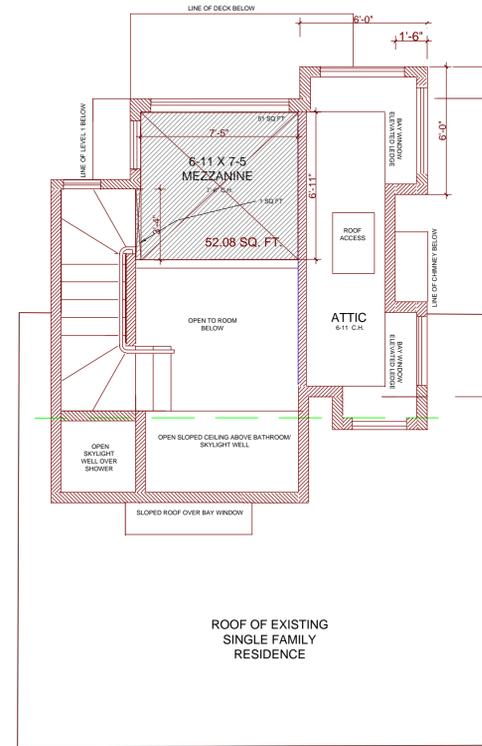




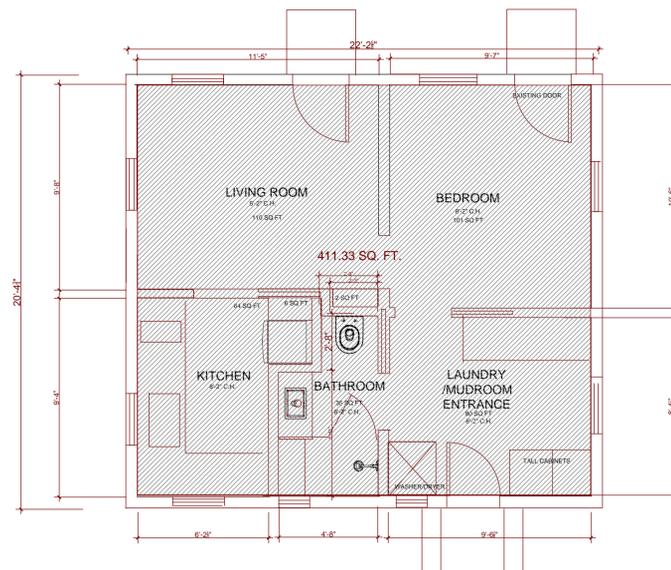
PROPOSED NEW FIRST FLOOR



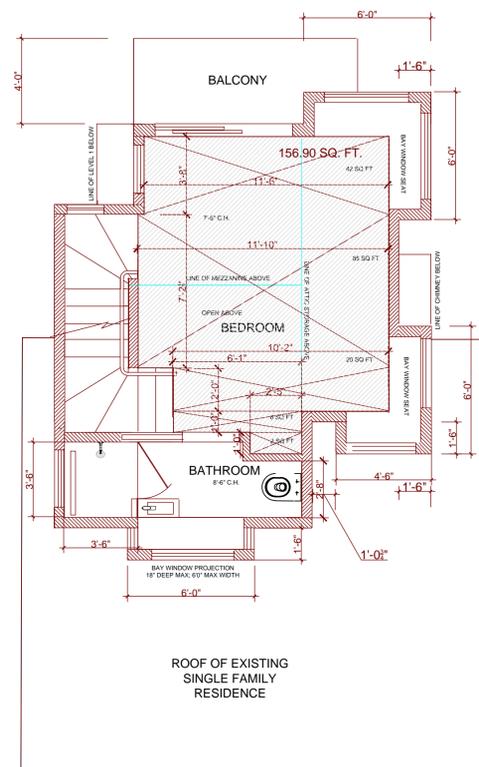
PROPOSED NEW SECOND FLOOR



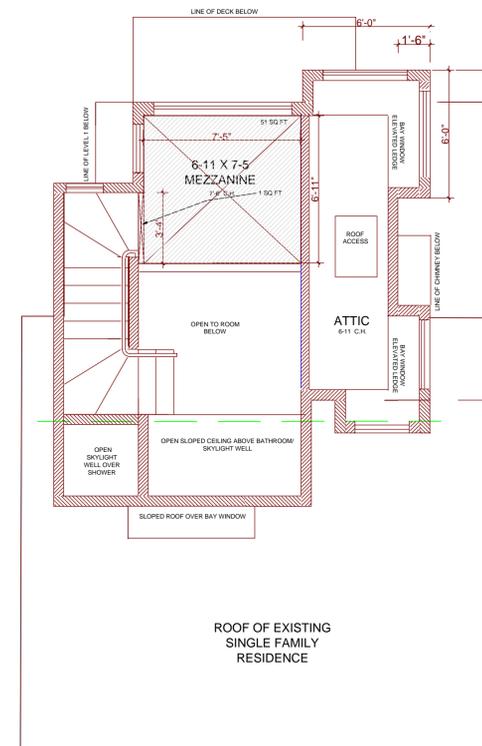
PROPOSED NEW MEZZANINE



EXISTING SINGLE FAMILY RESIDENCE



OPEN SPACE BELOW



MEZZANINE

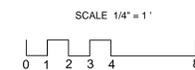
FLOOR AREA CALCULATIONS	
EXISTING SINGLE FAMILY RESIDENCE	411
PROPOSED NEW FIRST FLOOR	521
PROPOSED NEW SECOND FLOOR	198
MEZZANINE	52
TOTAL	771

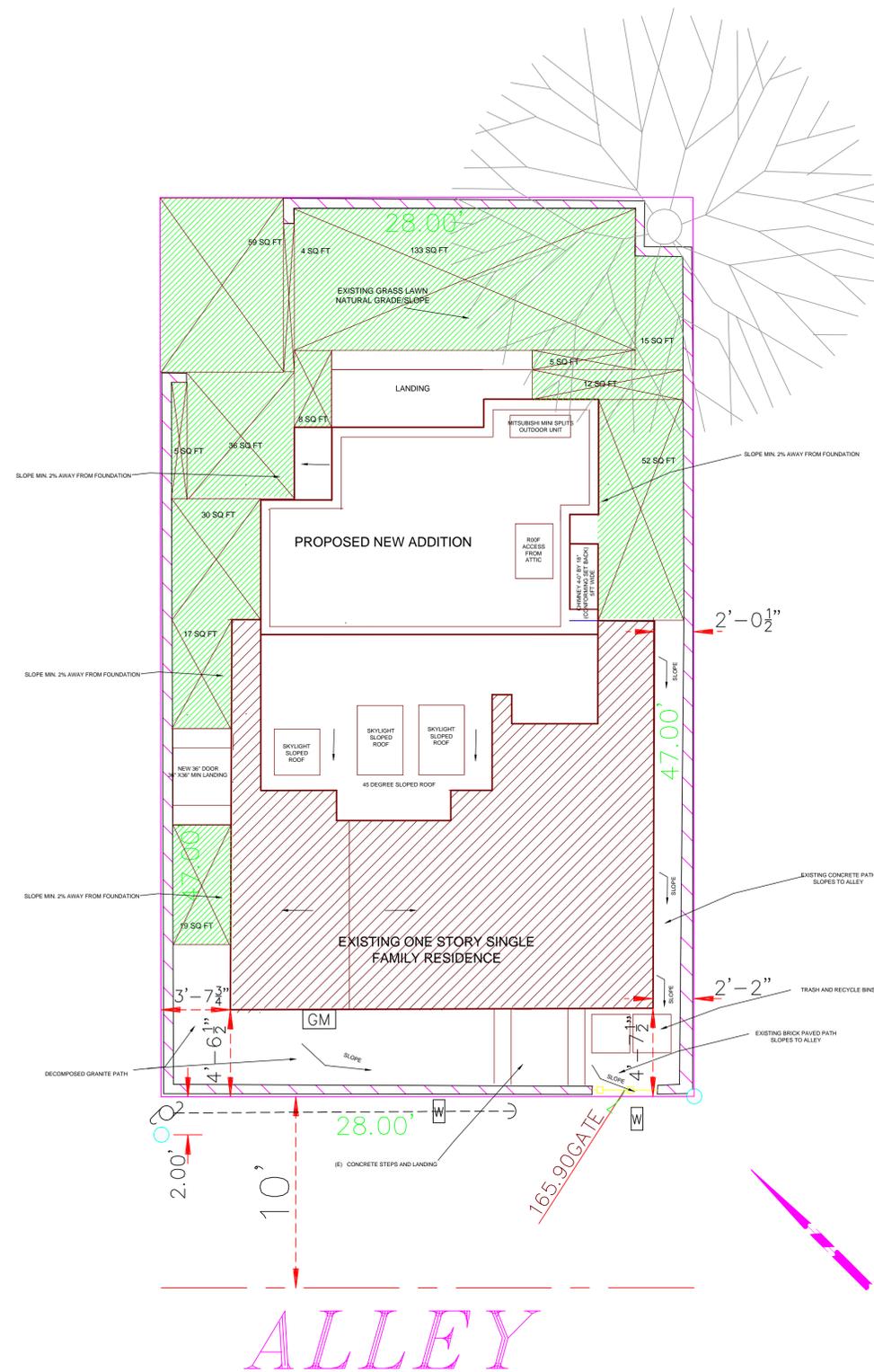
TOTAL FLOOR AREA FIRST FLOOR, SECOND FLOOR, MEZZANINE:
771 SQ FT (360 ADDED SQUARE FEET FLOOR AREA)

FLOOR AREA CALCULATIONS

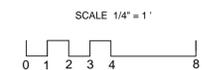
MEZZANINE CALCULATIONS

ALLOWABLE MEZZANINE	11.5	3.67	42
OPEN SPACE BELOW:	11.83	7.21	85
	10.17	2	20
	6.08	1	6
	2.42	1	2
			156
33.3% OF 156 (1/3 OF OPEN SPACE BELOW)			52

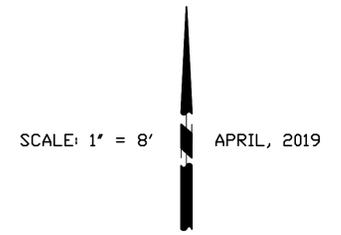




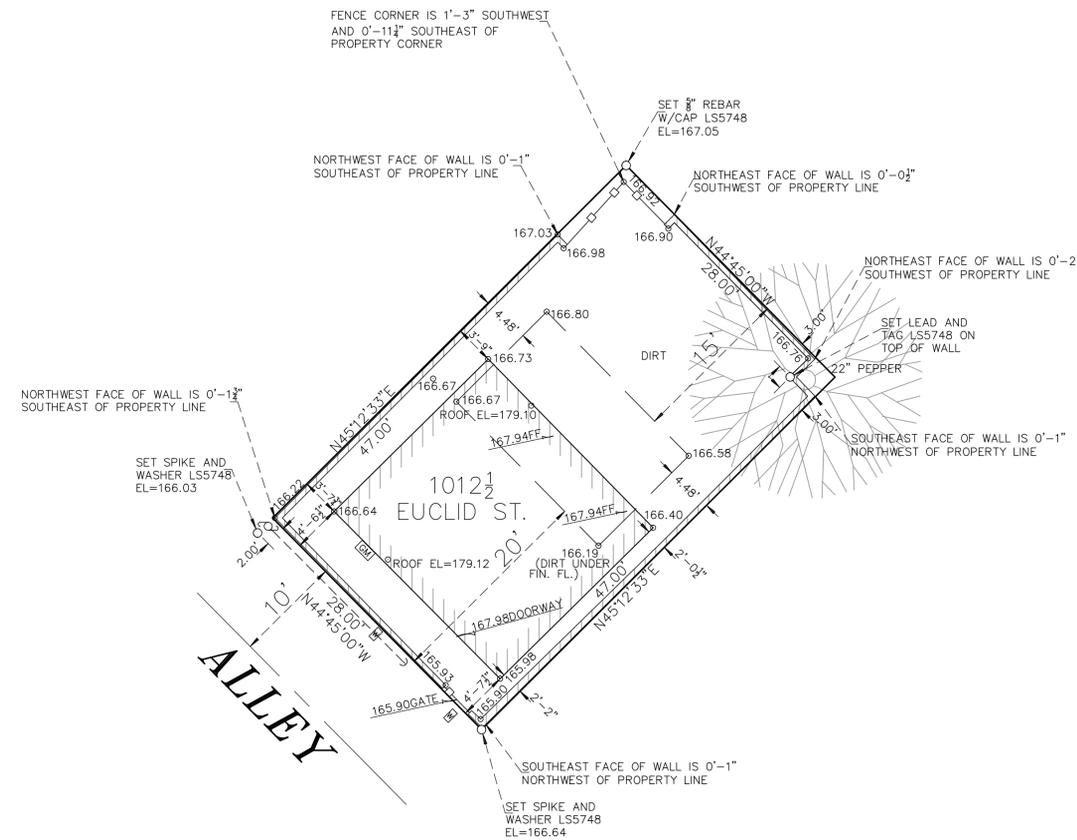
LANDSCAPE	
30% OF LOT (28'X47') MINIMUM PLANTING AREA	395
50% OF ONE REQUIRED SET BACK SHALL BE PLANTED	100% OF PROPOSED SOUTHWEST SIDE SETBACK AT NEW ADDITION IS PLANTED
ALL VISABLE PORTIONS OF SETBACK ADJACENT TO STREET NOT USED FOR DRIVEWAYS OR WALKS SHALL BE PLANTING AREA OR LANDSCAPING	VISIBLE PORTIONS OF SETBACK AJACENT TO ALLEY ARE PLANTING OR LANDSCAPING
PLANTING AREA CALCULATION (SQ FT):	133
	59
	52
	12
	15
	17
	8
	5
	4
	5
	36
	19
	30
TOAL PLANING AREA	395



TOPOGRAPHIC SURVEY



SCALE: 1" = 8' APRIL, 2019



LEGAL DESCRIPTION:

PORTION OF LOT C, BLOCK 64 OF TOWN OF SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 80 THROUGH 81 AND IN BOOK 39 PAGE 45 ET SEQ. OF MISCELLANEDUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

P.K. NAIL IN LEAD IN SOUTHEAST CURB OF CALIFORNIA AVE; 70FT NORTHEAST OF NORTHEAST CURB OF 14TH ST.
 SMFB 434-43 EL=160.210 FT.

FDR:

CORRINA KNIGHT
 848 19TH ST. #6
 SANTA MONICA, CA 90403



BY: *Lawrence J. Schmahl*
 LAWRENCE J. SCHMAHL L.S. 5748

LEGEND:

- E EAST
- N NORTH
- S SOUTH
- W WEST
- ▬▬▬ BUILDING LINE
- - - CENTERLINE
- FENCE, WOOD
- ⊞ GAS METER
- - - GUY WIRE
- ⊞ POWER POLE
- ▬▬▬ PROPERTY LINE
- 52.52 SPOT ELEVATIONS
- ▬▬▬ WALL
- ⊞ WATER METER

NOTE:
 THIS SURVEY DOES NOT INCLUDE UNRECORDED EASEMENTS, UNDERGROUND PUBLIC UTILITIES OR OTHER SUBSTRUCTURES, OR ZONE EASEMENTS, SETBACK OR STREET WIDENING DATA IF APPLICABLE.
 ACCORDING TO A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. TOR-5866902, DATED MARCH 8, 2019, NO EASEMENTS AFFECT THIS PROPERTY. WE MAKE NO GUARANTEES AS TO THE ACCURACY OR COMPLETENESS OF THAT REPORT.
 IF THE EXISTING GRADES SHOWN ON THIS MAP ARE TO BE USED FOR CONSTRUCTION PURPOSES, IT IS THE RESPONSIBILITY OF THE PARTY USING THIS MAP TO VERIFY THE VERTICAL DATUM BY CHECKING BETWEEN AT LEAST FIVE EXISTING GRADES SHOWN HEREON.
 IF THE INFORMATION ON THIS MAP IS TO BE INCLUDED IN CONSTRUCTION PLANS, THIS MAP IN ITS ENTIRETY MUST BE MADE A PART OF THOSE CONSTRUCTION PLANS.