Grant Housing in association with RMG Affordable Housing present

The Central Avenue Development Project

Featuring:

68 Affordable Apartment units

Located in the Watts Area of South Los Angeles

Proposed structure of 35,000 sq feet

Mid Rise 5 Floors with Garden Area

Located in Los Angeles Council District 8

The property consists of three lots zoned LARD 2

Proposed Development Rendering

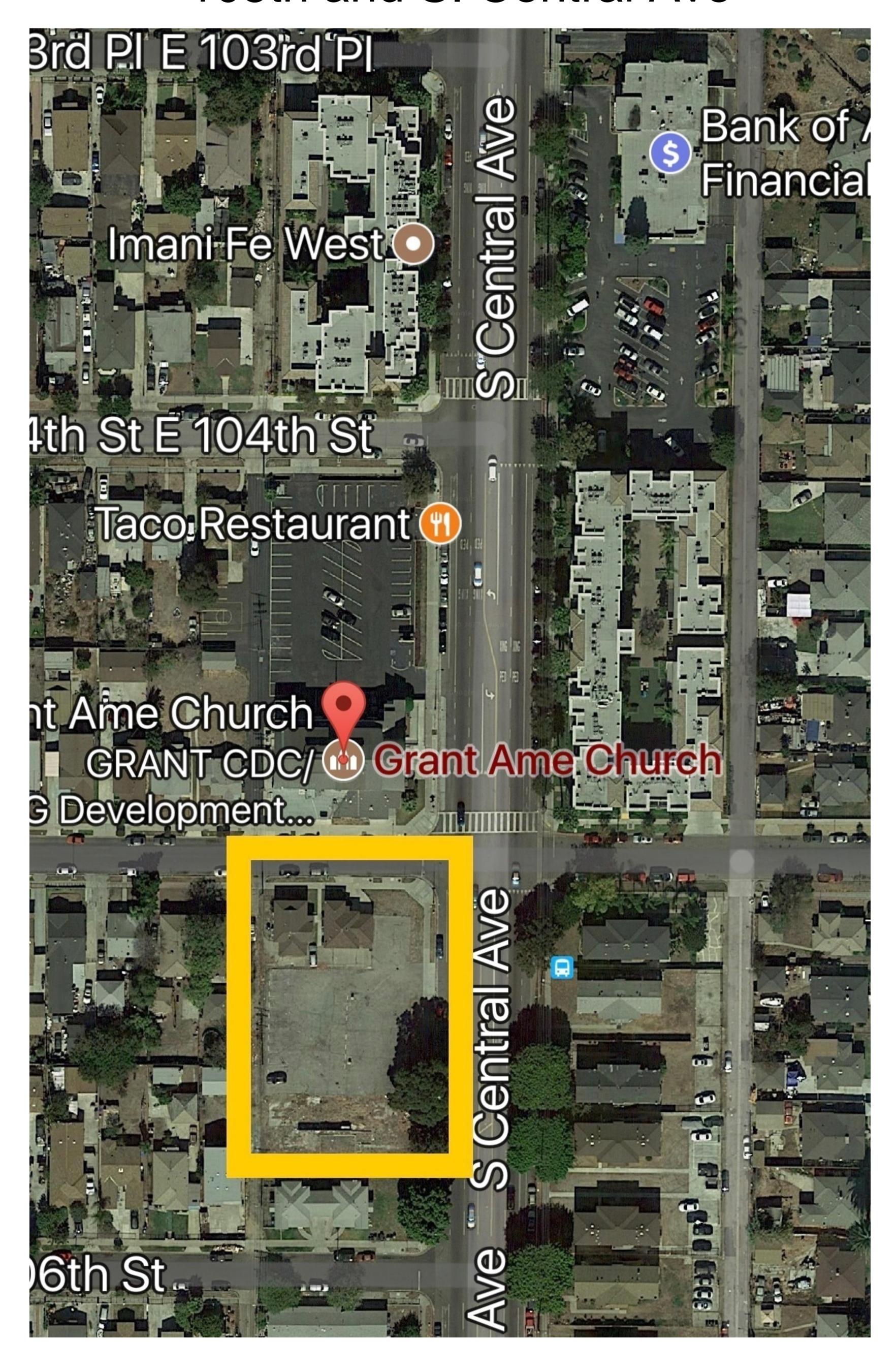


Proposed Development Rendering

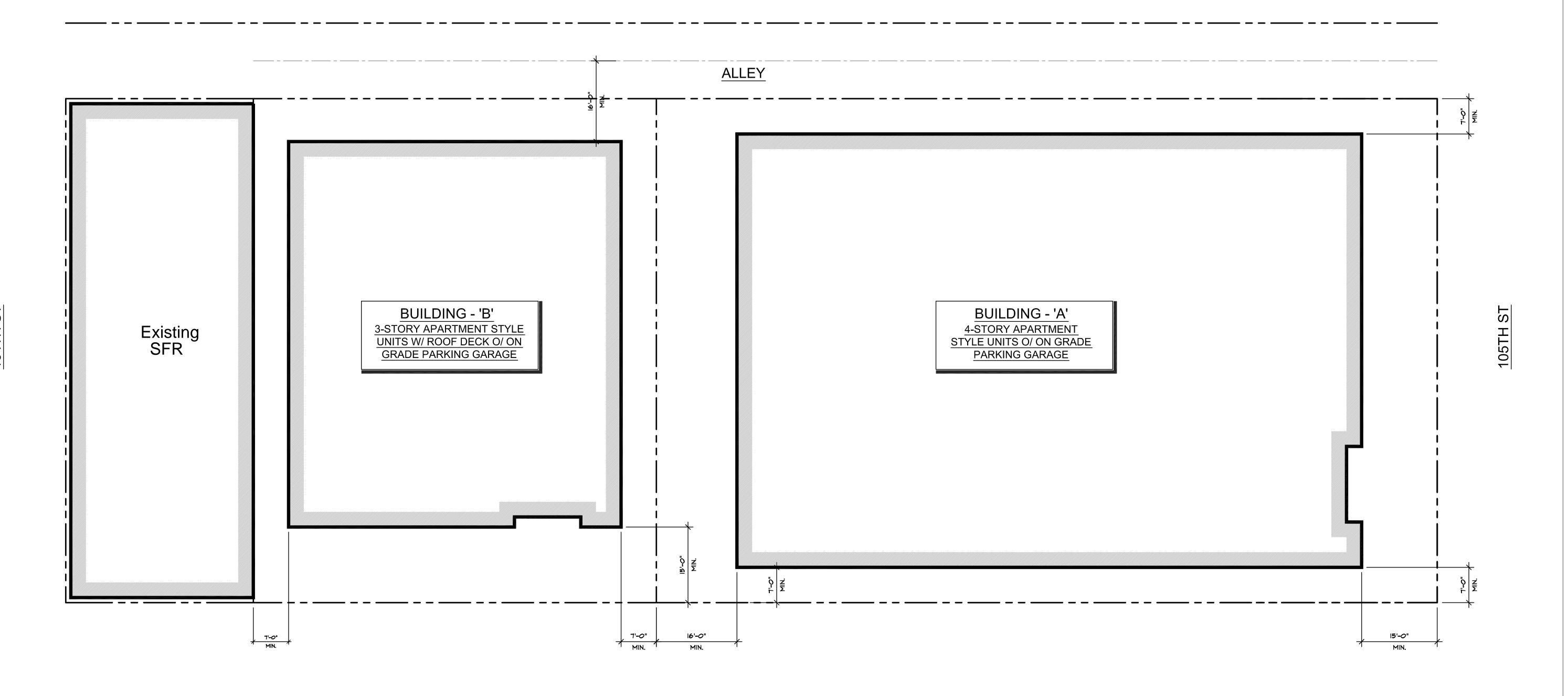




Development Location 105th and S. Central Ave



Central Ave Apartment Buildings



S. Central Ave.







OTEWARE AIA ITECT INC. 2850 OCEA

BRIAN NOTE
ARCHITEC

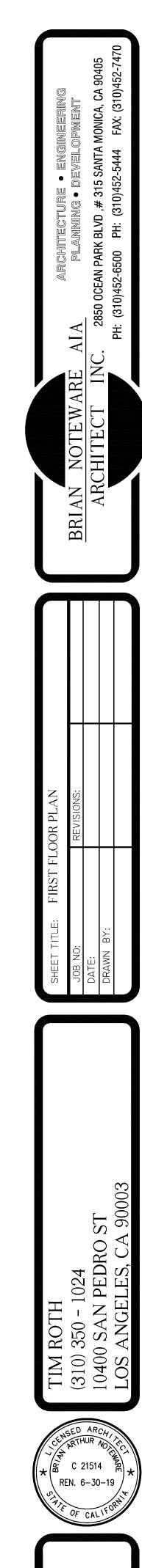
SHEET TITLE: TITLE SHEET & SITE PLAN

JOB NO:
DATE:
DRAWN BY:

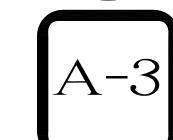
1 IM ROTH (310) 350 - 1024 10400 SAN PEDRO ST LOS ANGELES, CA 90003

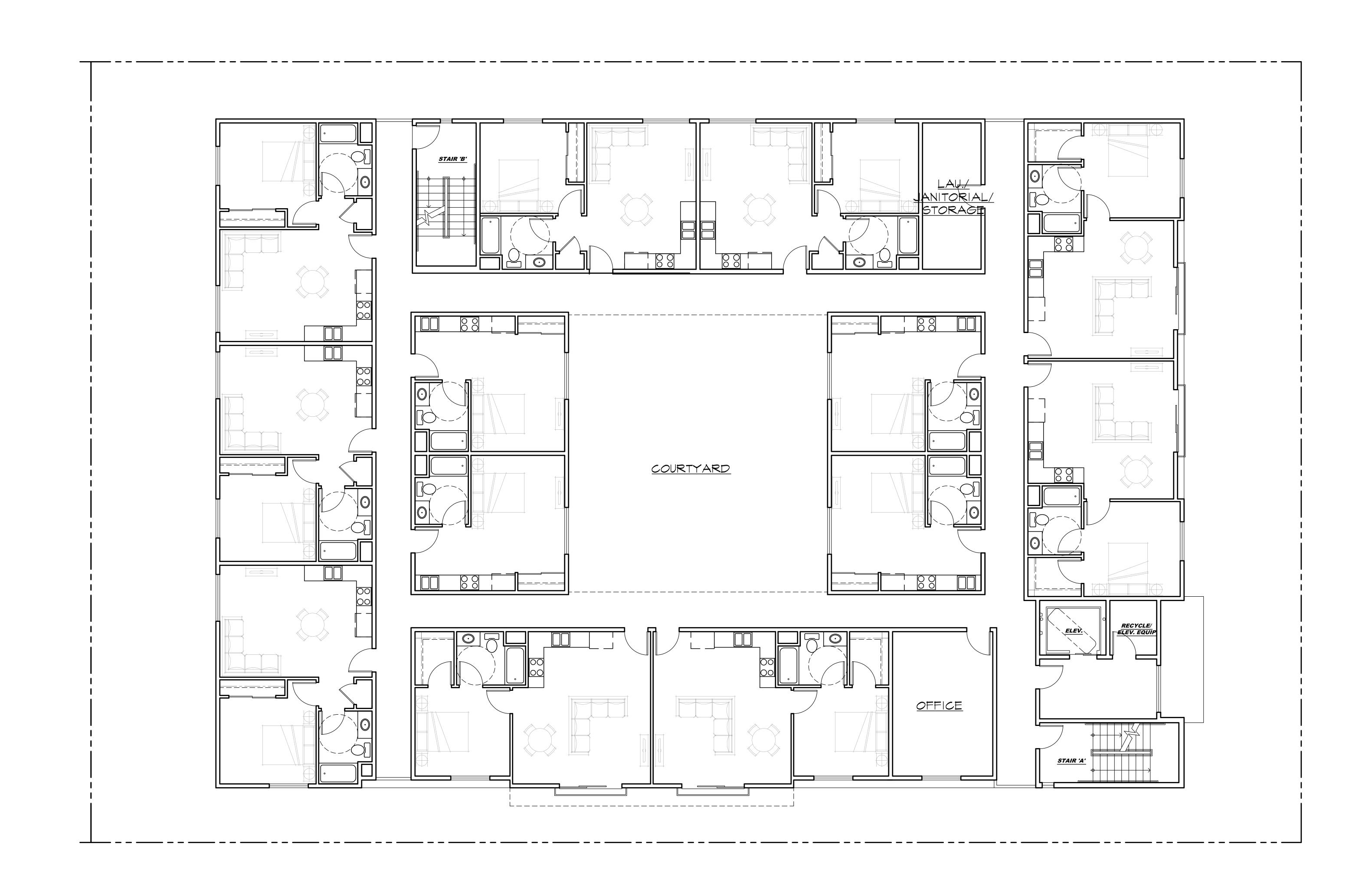


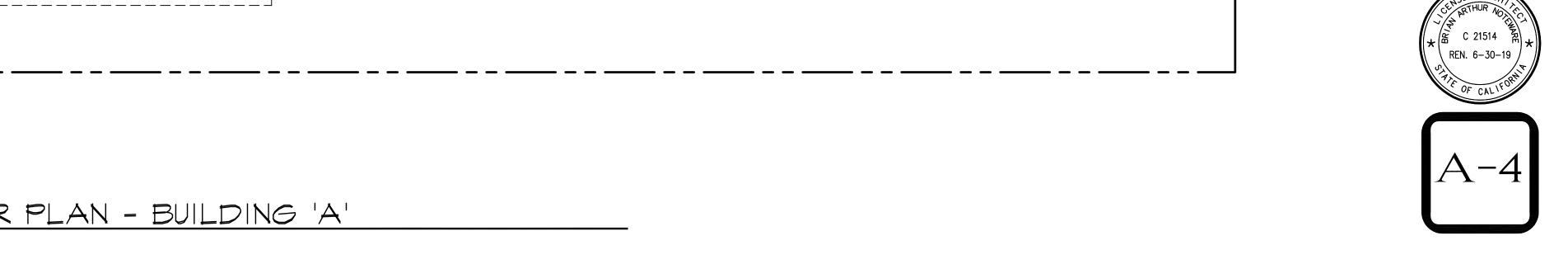


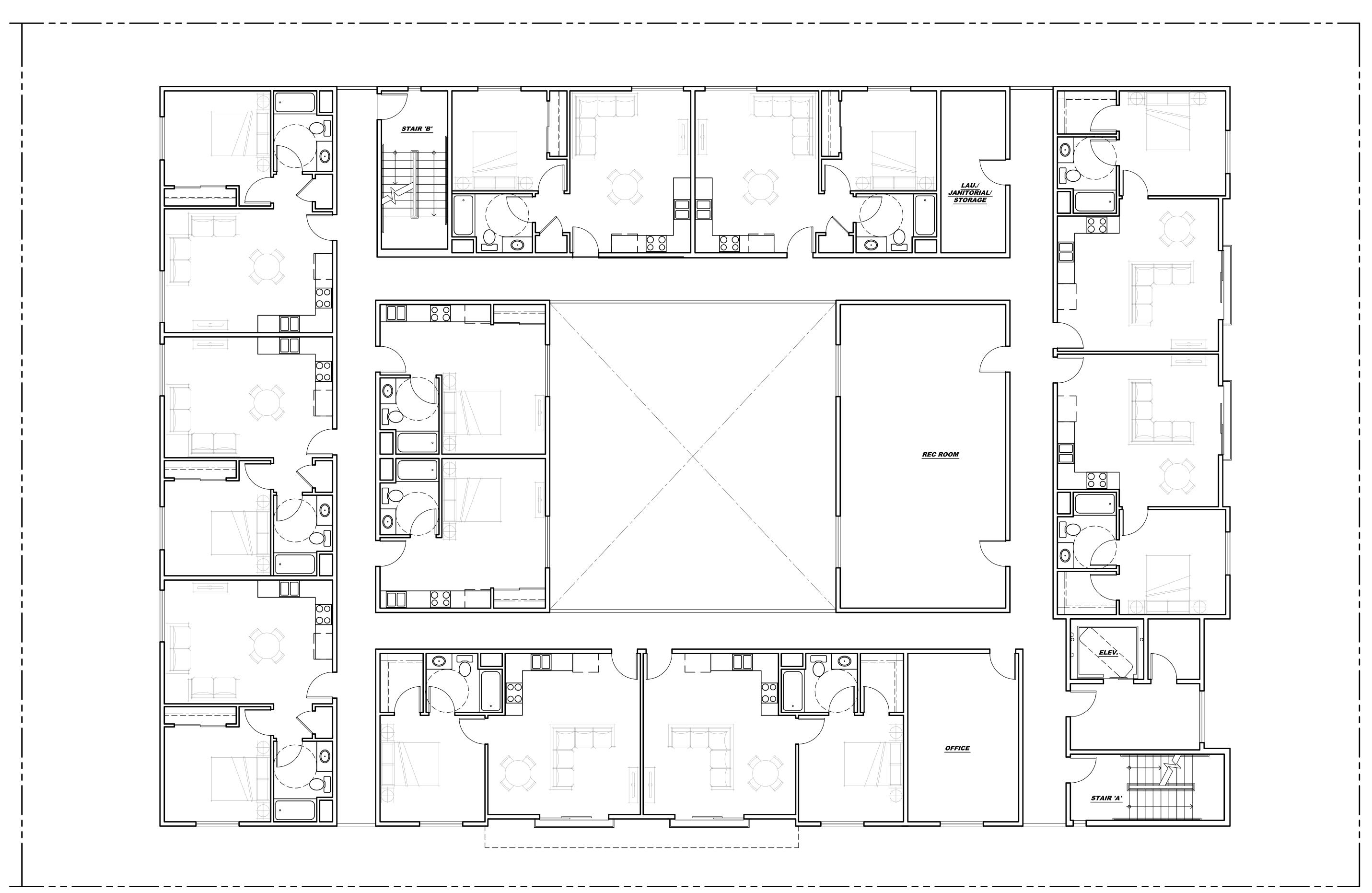


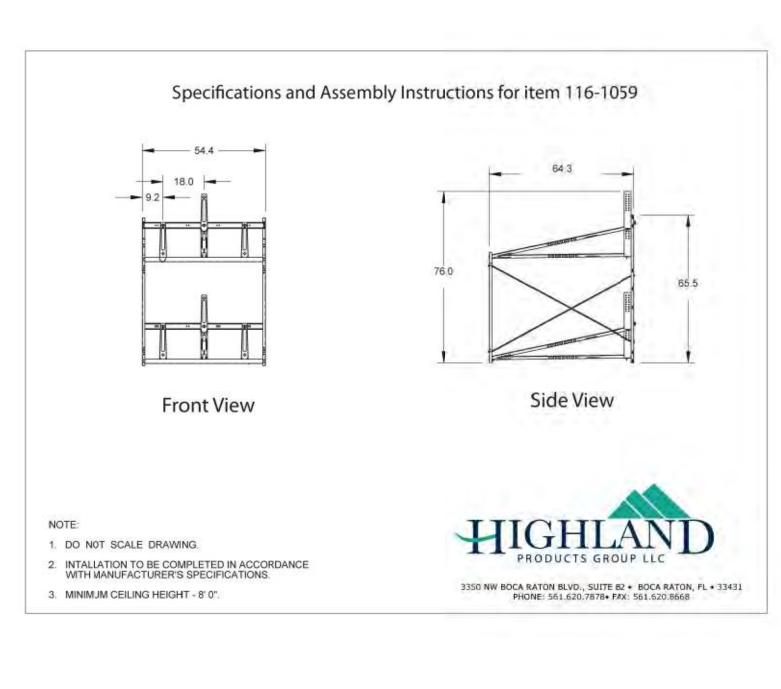


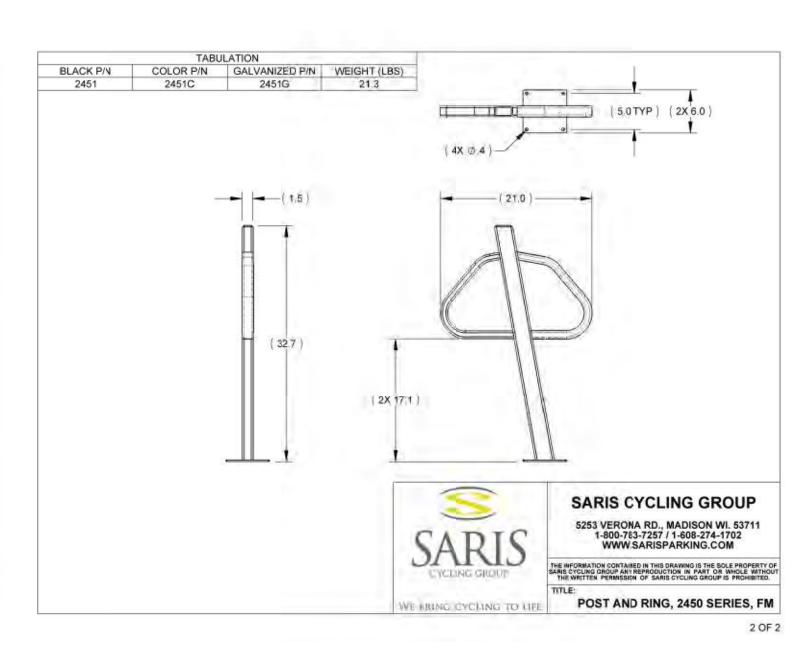




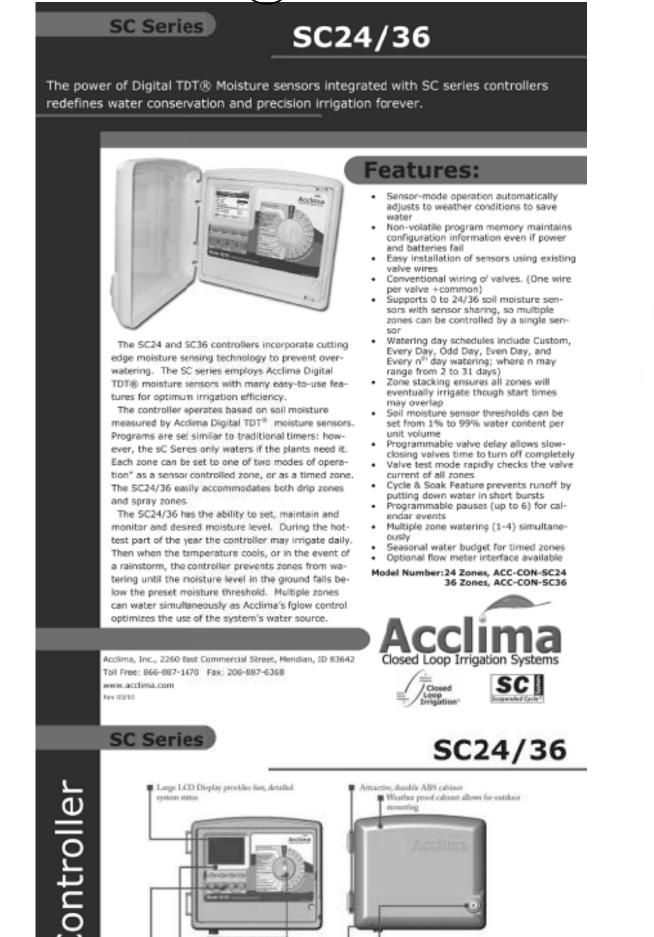








BIKE RACK SPECS





Formerly RUBEROID® EnergyCap™ 30 FR SBS Membrane

Description RUBEROID® EnergyCap® 30 Granule FR Membrane is a fire-retarding modified bitumen membrane with a factory-applied layer of TOPCOAT® EnergyCote "Elastomeric Coating. RUBEROID® EnergyCap® 30 Granule FR Membrane is manufactured to stringent GAF specifications. Its core is a strong, resilient non-woven glass mat that is coated with fireretardant SBS polymer modified asphalt and surfaced with extra-fine mineral granules and TOPCOAT* EnergyCote" Elastomeric Coaling.

RUBEROID® EnergyCap® 30 Granule FR Membrane is designed for new roofing and re-cover applications. Advantages -Typical system guarantees available

for up to 15 years; select system constructions available with up to 20-year guarantee coverage.* Durable—RUBEROID® EnergyCap® 30 Granule FR Membrane combines the strength of fiberglass reinforcement with the elongation characteristic of SBS modified asphalt.

 Light weight—installed roof designs weigh less than 3 pounds per square foot (14.6 kg/m²). RUBEROID* EnergyCap* 30 Granule FR Membrane is backed by GAF, a company with over 125 years in the roofing business.

Dimensional Stability, (max) %

Advantages (continued) RUBEROID® EnergyCap® 30 Granule FR Membrane is available in highly reflective brilliant white only. See applicable guarantee for complete

doverage and restrictions Applicable Standards Meets ASTM D6163. Type I, Grade G ASTM C1549 ASTM E903 FM Approved (CC ESR-1274 State of Florida Approved UI/ULC Classified Title 24 Compliant CRRC Listed ENERGY STAR* Qualified (U.S. only) Miami-Dade County Product Control Approved

A STATE OF THE PARTY OF THE PAR	pecifications (nominal)
Roll Size	1 square (107.6 gross sq. ft.) (10.0 m²
Roll Length	328' (10.0 m)
Boll Width	39.375' (1.0 m)
Approx. Roll Weight	98.4 lbs (44.63 kg)
Product Thickness	0 140" (3.56 mm)
Initial Emissivity**	0.84
Initial Reflectivity**	0.80
SRI (Solar Reflective Index)	99

gaf.com • 1-800-ROOF-411

Mode: The emittance and reflectance values pulmsted are those required for Title 24 compliance as listed by CRRC. For certification of other reflectance and emittance code requirements, officerent calculations may be used resulting in different values. All EnergyCap products meet LEED* requirements. Please control (SA) Tenh Hoat Services of 1-800-766-3411 for assistance and submittal information This product meets or exceeds the following ASTM D6163, Type I, Grade G, minimum requirements: Tensile Strength @ 0°F (min), lbl/in Elongation @ 0°F (nom.); % ASTM D5147 Low Temperature Flexibility max), °F ASTM D5147 ASTM D5147 35 Tear Strength (min), ibl

ASTM D5147

 Common wires: Three level 5000A GDT to earth ground Each Terminal: GDT Earth Ground Terminal: Up to #6.

copper wire for diverting electrical surges to a ground rod

Electrical Specifications:

24VAC, 2.0A

Input: 115VAC +/-10% 60Hz Output:

Over-current detector automatically de-

tects loads exceeding 2.1 Amps RMS

· Battery Backup uses two AA Alkaline bat-

teries to power the internal clock. Bat-

continuous operation without power.

Battery failure affects the internal clock

only, other configuration information is

· Input: Three level Transient Volt-

age Suppressor plus GDT

· Electrical surge Protection:

tery life is approximately two months of

Manual zone and program starts Master valve terminal always operates for Separate pump start terminal is programma-

Physical Specifications: Width: 12 1/4" (31.0cm) Height: 10" (25.4cm) Adaptable to the TRC Commander radio, and Depth: 5 7/8" (14.9cm) EICON radio through a separate DCI adaptor

CRRC PROC. ID HANUFACTURER: BRAND SOLAR REPLECTANCE THERMAL EMITTANCE SRI 0676-0025 GAF: Ruberold® Membrane: Built-Up Off-White 0.84 0.70 0.81 0.82 104 and Modified EnergyCap ** Torch Granule FR (white) Bitumen Sheet

23

STORMWATER OBSERVATION REPORT FORM



(Residential ≥ 5 units & All other Development)

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C OF O).

LOW IMPACT DEVELOPMENT

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.

STORMWATER OBSERVATION must be performed by the engineer or architect responsible for the approved LID Plan or designated staff in their employment. As part of the observation, provide photos of the BMPs taken during various construction phases.

STORMWATER OBSERVATION REPORT must be signed and stamped (see below) by the engineer or architect responsible for the approved LID Plan and submitted to the city prior to the issuance to the certificate of occupancy. PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL

Project Address:	Building Permit No.:
933 VERNON AVE	16010-10000-02825
Name of Engineer/Architect responsible for the approved LID Plan:	Phone Number:
BRIAN NOTEWARE	310-452-6500

List all BMPs installed as part of the project; Coordinates of the most significant (or typical) BMPs:

BMP Type: FLOW THROUGH PLANTER 1 # of units: 127 SF	BMP Type FLOW THROUGH PLANTER 2 # of units: 107 S	F
Lat: 34.004138 : Long: -118.259200 Ex: Lat: 34.04152: Long: -118.25962 (5 sig digits)	Lat: 34.004281 ; Long: -118.259200	
BMP Type: PERMEABLE PAVERS # of units: 2289 SF	BMP Type: # of units:	
Lat: 34.004138 Long118.259200	Lati; Long:	

1 DECLARE THAT THE FOLLOWING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE:

- 1. I am the engineer or architect responsible for the approved LID Plan.
- 2. I, or designated staff under my responsible charge, has preformed the required site visits at each significant construction stage and at the completion to verify that the Best Management Practices (BMPs) as shown on approved plans have been constructed and installed in accordance with the approved LID Plan.

Date

Wet Stamp of Engineer or Architect



Best Management Practices (BMPs) STORMWATER BMP(s) VERIFICATION

Low Impact Development (LID)

Post Construction Stormwater Mitigation

Upon LADBS Inspector Verification that approved stormwater BMPs are in place, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation, 201 N. Figueroa, 3rd floor, station 18.

Project Address: 933 VERNON AVE

RESIDENTIAL (4 UNITS OR LESS, <10,000 SF, <2,500 SF within a ESA)

Item #	Stormwater BMP	Description (Units, tota	(25.5)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) - 50 to 129 gal each			
2	Rain Tank(s) - > 130 gal min			
3	Shade Tree - min 15 gal			
4	Flow thru Planter(s)			
5	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental;	total SF	
		☐ Infiltration;	total SF	
6	Rain Garden	☐ # Lined;	total SF	
		# Unlined;	total SF	
7	Dry Well			
8	SUMP Pump (modification was not required)			

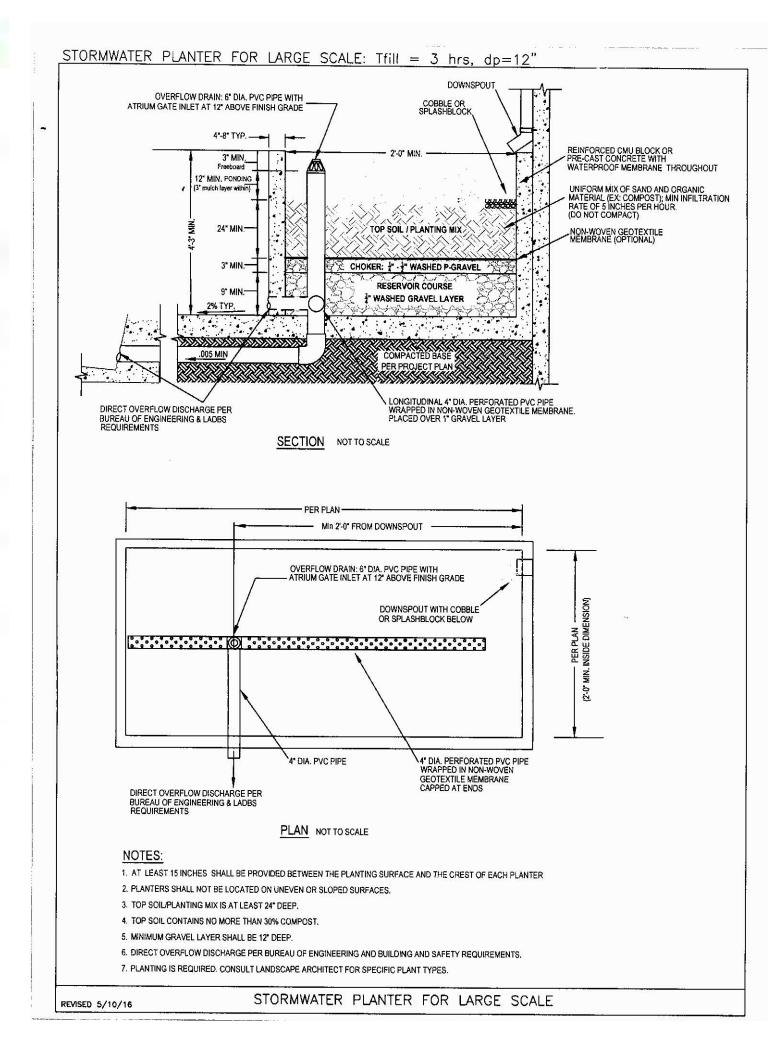
ALL OTHER DEVELOPMENT

(Residential: 5 > units 10,000 > SF within a FSA and >2,500SF)

	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
Infiltration	1	Infiltration Basin / Trench		
	2	Dry Well		
	3	Permeable pavers / Porous concrete (min 10% open space)	Incidental; 2289 total SF Infiltration; total SF	A-I, A-6
Capture & Use	4	Rain Tank(s) - 530 gal min		
	5	Cistern	☐ Above Grade ☐ Below Grade	
Treat & Discharge	6	Flow thru Planter(s)	2 PLANTERS: 234 SF TOTAL	A-I, A-6
	7	Biofiltration	# Lined; total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)		
	11	Down Spout Filter(s)	= 1	
	12	SUMP Pump (modification was not required)		

* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail

STORM WATER FORMS



RAIN PLANTER DETAIL

STENCIL SAMPLE







DRAIN STENCIL

GREEN CODE SPECS

Easy to use knob and large name.

SHOOTSTAIL

Calendar/Clock compensates for leap years

Four independent timed programs with six

start times each. Start time resolution of one

Each soil mosture sensor added to the sys-

tem also adds a sensor program to the sys-

Supports ran/wind/freeze sensor inputs

Flow meter support monitors water use and

Multi-zone watering of up to four zones si-

Walk around test mode operates each zone

Pause mode suspends controller operation

Optional recover watering after power failure

Water budget available for timer programs

Programmable rain delay for 0-14 days for

Zone runtime settings in 1-minute incre-

for a programmed amount of time

tem with six start times each. (Up to 40 pro-

Operating Specifications:

Six programmable pause events

grams possible in total)

pipe condition

multaneously

timer programs

each zone

ble by zone

ments from 0-18 hours

Ō

 $|\nabla$ AI

) - 1024 TERNON

C 21514

Showerheads

Kitchen faucets

Urinals

Revised 05-06-2016

LADBS

dwelling unit.

the following:

PLUMBING SYSTEM

containing 50 units or less shall install a separate meter or

submeter within common areas and within each individual

2 Water use reduction shall be met by complying with one of

A. Provide a 20% reduction in the overall potable water

use within the building. The reduction shall be based

on the maximum allowable water use for plumbing

fixtures and fittings as required by the Los Angeles

Plumbing Code. Calculations demonstrating a 20%

reduction in the building "water use baseline", as

maximum flow rates shown in Table 4,303.4.2, or

B. New fixtures and fittings shall comply with the

C. Plumbing fixtures shall use recycled water.

3. New building on a site with 500 square fect or more of

cumulative landscape area shall have separate meters or

4. Additions and alterations on a site with 500 square feet or

In other than single family dwellings, locks shall be

Provide a cover having a manual or power-operated reel

system in any permanently installed outdoor in-ground

swimming pool or spa in one- and two-family dwellings.

For irregular-shaped pools where it is infeasible to cover

100% of the pool due to its irregular shape, a minimum of

square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer,

bathtub, showers, and bathroom/restrooms wash basins to

be used for a future graywater irrigation system. (4.305.1)

water is available within 200 feet of the property line, water

7. Except as provided in this section, for sites with over 500

8. Except as provided in this section, where City-recycled

more of camulative landscape area and where the entire

potable water system is replaced, shall have separate meters

installed on all publicly accessible exterior faucets and hose

Exception: Fixture replacements

submeters for outdoor water use.

or submeters for outdoor water use.

80% of the pool shall be covered.

established in Table 4.303.4.1, shall be provided; or

1. Multi-tamily dwellings not exceeding three stories and

Metering Faucets

Clothes Washers

A112 19 14

Dishwashers

Lavatory faucets, residential

Gravity tank type water closets

Flushometer tank water closets

Flushometer valve water closets

Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

and must default to a maximum flow rate of 1.8 gpm @ 60psi.

with a maximum flush rate of 1.06 gallons/flush installed throughout.

Lavatory Faucets, nonresidential

SECTION 4.303.4

WATER REDUCTION FIXTURE FLOW RATES

Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi

Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4 Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets

Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The

Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The

Page 1 of 1

effective flush volume is the average flush volume when tested in accordance with ASME

effective flush volume is defined as the composite, average flush volume of two reduced flushes

and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME

2014 Los Angeles Green Building Code

RESIDENTIAL BUILDINGS

Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.

FIXTURE TYPE

MAXIMUM ALLOWABLE FLOW RATE

1.8 gpm @ 80 psi

1.2 gpm @ 60 psi

0.4 gpm @ 60 psi15

1.5 gpm @ 60 psi^{2,4}

0.2 gallons/cycle

1.28 gallons/flush

1.28 gallons/flush

1.28 gallons/flush

0.125 gallons/flush

ENERGY-STAR certified

ENERGY-STAR certified

projects.

Storm Water Pollution Control Requirements for Construction Activities

The following notes shall be incorporated in the approved set of construction/grading plans and

(Order No. 01-182, NPDES Permit No. CAS004001 - Part 5: Definitions)

sheet flow, swales, area drains, natural drainage or wind.

contamination of storm water and dispersal by wind.

properly located to collect all tributary site runoff.

and maintained on-site during the construction duration.

transported from the site by wind or water.

not be washed into the drainage system.

by rain or by any other means.

on the project site.

Minimum Water Quality Protection Requirements for All Construction Projects

represents the minimum standards of good housekeeping which must be implemented on all construction

Construction means constructing, clearing, grading or excavation that result in soil disturbance.

Construction includes structure teardown (demolition). It does not include routine maintenance to maintain

original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities

required to immediately protect public health and safety; interior remodeling with no outside exposure of

construction material or construction waste to storm water; mechanical permit work; or sign permit work.

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via

2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being

3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall

4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained

5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions

Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent

Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction

8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be

9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be

Page 1 of 1

street/public ways. Accidental depositions must be swept up immediately and may not be washed down

conveyed to the street and the storm drain system provided that an approved filtering system is installed

entrance roadways must be stabilized so as to inhibit sediments from being deposited into the

shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.

protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall

not contaminate the soil nor the surface waters. All approved toxic storage containers are to be

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FORM

Permit #

SECTION

4.106.2

2 4.106.3

3 4.106.4

4 4.106.5

5 4.106.7

7 4.303.1

9 4.303.3

10 4.303.4

11 4.304.1

13 4.304.3

14 4.304.4

15 4.304.5

16 4.305.1

17 4.305.2

18 4.305.3.1

21 4.406.1

23 4.407.4

24 4.408.1

25 4.410.1

Revised 06-06-2016

ITEM CODE

SECTION

4.407.3

19 4.305.3.2

CODE

Date: 09/12/2016

COMMENTS

e.g. note #, detail #

or reason for N/A

FORM GRN I

SITE PLAN

PARKING PLAN

GRN 14 #3/ ROOF PLAN

SITE PLAN

ROOF PLAN

GRN#16

GRN#14/ NOTE #6

<500 S.F.

<500 S.F.

<500 S.F.

SITE PLAN & SPECS

GRN#14/ NOTE #9

SEE DETAILS

GRN#14/ NOTE #10

GRN#14/ NOTE #11

GRN#14/ NOTE #12

www.ladbs.org

N/A

N/A

N/A

N/A

N/A

REFERENCE

or N/A)

A-I.I

A-I

A-2

A-I.I & A-4

A-I.I & A-

A-4

A-I.I

A-I.I

A-I

A-I

A-I \$ A-I.2

A-I.I

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MANDATORY REQUIREMENTS CHECKLIST

NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

REQUIREMENT

Storm water drainage and retention during

Cool roof for reduction of heat island effect

WATER EFFICIENCY & CONSERVATION

Water conserving plumbing fixtures and

Outdoor potable water use in landscape

Reduction of heat island effect for nonroof

PLANNING AND DESIGN

Electric vehicle (EV) charging

Grading and paving

ENERGY EFFICIENCY

8 4.303.1.3.2 Multiple showerheads serving one shower

Metering outdoor water use

Recycled water supply to fixtures

Operation and maintenance manual

Cooling towers (buildings ≤ 25 stories)

Cooling towers (buildings > 25 stories)

Construction waste reduction of at least 50%

MATERIAL CONSERVATION & RESOURCE EFFICIENC

Page 1 of 2

Swimming pool covers

Water submeters

Exterior faucets

Graywater ready

Rodent proofing

Flashing details

Material protection

Water use reduction

construction

6 4.211.4 Solar ready buildings

12 4.304.2 Irrigation controllers

20 4,305.4 Groundwater discharge

GRN 14

2014 Los Angeles Green Building Code

GREEN BUILDING CODE PLAN CHECK NOTES RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size I (nominal 1-inch inside diameter), shall originate at the and ventilating equipment. main service or submanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)

2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size I (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code.

 Roofs with slopes < 2:12 shall have an SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5) 4. The required hardscape used to reduce heat island effects shall have a solar

reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM 5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1.

rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time.

6 When a shower is served by more than one showerhead, the combined flow

7. Installed automatic irrigation system controllers shall be weather- or soil-based 8. For projects that include landscape work, the Landscape Certification, Form

GRN 12, shall be completed prior to final inspection approval.

Section 313.0 of the Los Angeles Plumbing Code.

(State Assembly Bill No. 1881) 9. Annular spaces around pipes, electric cables, conduits, or other openings in the 23. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corresion shall be protected in accordance with

10. Materials delivered to the construction site shall be protected from rain or other sources of moisture.

11 Only a City of Los Angeles permitted hauter will be used for hauling of (4.408.1)construction waste 12. For all new equipment, an Operation and Maintenance Manual including, at a

minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection.

13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)

WINDOW FRAME

STUCCO O/ FOAM

TRIM WHERE OCCURS

7/8" EXT. PLASTER

VAPOR BARRIER (8

with tape, plastic, or sheet metal until the final startup of the heating, cooling

The VOC Content Verification Checklist, Form GRN 2, shall be completed and

17. All new carpet installed in the building interior shall meet the testing and

Carpet and Rug Institute's Green Label Plus Program California Department of Public Health's Specification 01350

19. 80% of the total area receiving resilient flooring shall comply with one or more

. Certified under UL GREENGUARD Gold

FloorScore program

 New hardwood plywood, particle board, and mediam density liberhoard composite wood products used in the building shall meet the formaldeliyde

completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification.

regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

contact with concrete for proposed slab on grade construction. (4:505.2.1) 24. Building materials with visible signs of water damage shall not be installed.

25. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification.

be readily accessible.

ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASJIRAE handbooks and have their equipment selected in accordance with ANSI/ACCA

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7/8" EXT. PLASTER

-VAPOR BARRIER (8)

- STUCCO O/ FOAM

WINDOW FRAME

TRIM WHERE OCCURS

BLDG. PAPER

WINDOW JAMB

A-1.]

14. All duct and other related air distribution component openings shall be covered

Architectural paints and coatings, adhesives, caulks and senfants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4 504.1-

verified prior to final inspection approval. The manufacturer's specifications

showing VOC content for all applicable products shall be readily available at he job site and be provided to the field inspector for verification. (4.504.2.4)

product requirements of one of the following:

NSF/ANSI 140 at the Gold level d. Scientific Certifications Systems Indoor Advantage™ Gold

All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (4.504.3.1)

VOC emission limits defined in the CHPS High Performance Products

Certification under the Resilient Floor Covering Institute (RFCI)

. Meet the California Department of Public Health's Specification 01350

limits listed in Table 4.504.5. The Formaldehyde Emissions Verification Checklist. Form GRN 3, shall be

Mechanically ventilated buildings within 1,000 feet of a freeway shall provide

proposed slab on grade construction. A vapor barrier shall be provided in direct

Wall and floor framing shall not be enclosed until it is inspected and found to

26. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall

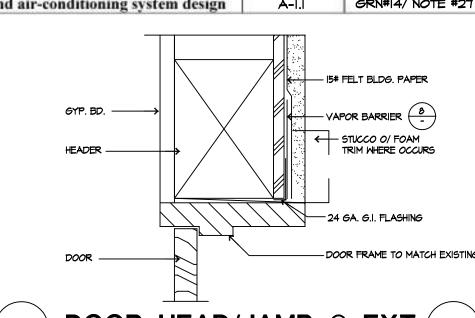
The heating and air-conditioning systems shall be sized and designed using

Revised 07-27-2016 Page 1 of 1

REFERENCE COMMENTS REQUIREMENT Sheet # or N/A) e.g. note #, detail # or reason for N/A

ENVIRONMENTAL QUALITY Covering of duct openings and protection of GRN#14/ NOTE #14 mechanical equipment during construction Finish material pollutant control GRN#14/ NOTE #15 A-I.I Adhesives, sealants, caulks Paints and coatings Aerosol paints and coatings **GRN#14/ NOTE #16** Verification A-I.I GRN#14/ NOTE #17 Carpet systems A-I.I GRN#14/ NOTE #18 A-I.I GRN#14/ NOTE #19 Resilient flooring systems A-I.I Composite wood products GRN#I4/ NOTE #20

28 4.504.2 29 4.504.2.1 30 4.504.2.2 31 4.504.2.3 32 4.504.2.4 33 4.504.3 34 | 4.504.3.1 | Carpet cushion 35 4.504.4 36 4.504.5 37 4.504.6 Filters GRN#14/ NOTE #22 38 | 4.505.2.1 | Capillary break N/A- PARKING & LOBBY 39 4.505.3 Moisture content of building materials **GRN#14/ NOTE #24** 40 4.506.1 Bathroom exhaust fans GRN#14/ NOTE #25 \$ 26 A-I.I 41 4.507.2 Heating and air-conditioning system design A-I.I **GRN#14/ NOTE #27**





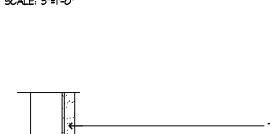




WHERE OCCURS -

INSULATION

WHERE OCCURS -



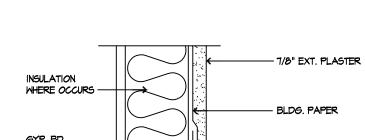
WINDOW HEAD

INSULATION

WHERE OCCURS

WHERE OCCURS -

HEADER -



- BLDG. PAPER G.S.M. FLASHING - G.S.M. FLASHING

7/8" EXT. PLASTER GYP. BD. WHERE OCCURS . I"X8" CONTINUOUS BLOCKING -VAPOR BARRIER (8) KING STUD . - STUCCO O/ FOAM ASPHALT SHINGLES TRIM WHERE OCCURS ROOF SHTG. & UNDERLAYMENT WINDOW FRAME

LAST: HEAD STRIP OVER NAIL FLANGE & OVER SIDE STRIPS **VAPOR BARRIER**

NOT USED

DOOR THRESHOLD

ALUMINUM THRESHOLD

ROOF TO WALL



closets, urnals, floor drains, and process cooling and Water Efficient Landscape Ordinance (MWELO) is heating in the building shall be supplied from recycled required for new landscape areas of 500 sqft or more, water and shall be installed in accordance with the Los Angeles Plumbing Code. recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. Revised 6-6-2016 Page I of I

to the California Department of Water Resources' Model The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater,

GRN 18R WATER CONSERVATION NOTES - ORDINANCE #184248 9. In new buildings of 25 stories or less, the cooling towers

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shall comply with one of the following: A. Shall have a minimum of 6 cycles of concentration B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.

10. In new buildings over 25 stories, the cooling towers shall comply with all of the following A. Shall have a minimum of 6 cycles of concentration (blowdown); and B. 100% of the makeup water supply to the cooling. towers shall come from non-potable water sources.

11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be

including treated backwash.

discharged to the sewer.

12. Provide a hot water system complying with one of the A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before

hot water arrives. B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons. C. Residential units having individual water heaters shall

have a compact hot water system that meets all of the

a. The hot water supply piping from the water heater to the fixtures shall take the most direct path. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the 2013 California Energy Code Residential Appendix. The hot water supply piping shall be installed and

insulated in accordance with Section RA3.6.2 of the 2013 California Energy Code Residential (Los Angeles Plumbing Code Section 610.4.1)

IRRIGATION SYSTEM

A water budget for landscape irrigation use that conforms

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Revised 01-01-2014

VOC AND FORMALDEHYDE LIMITS
2014 Los Angeles Green Building Code 2014 Los Angeles Green Building Code (Incorporate this form into the plans)

GRN 11 The tables below are taken from the 2014 Los Angeles Green Building Code Tables 4.5041, 4.504.2, 4.504.3, 4.5045, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5 **VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS**2,3 SEALANT VOC LIMIT Grams of VOC per Liter of Coating. SEALANTS Less Water and Less Exempt Compounds COATING CATEGORY" CURRENT LIMIT Marine deck Single-ply roof membrane

Specialty Coatings Murninum roof coatings SEALANT PRIMERS Basement specialty coatings alluminous roof coatings Eituminous roof primers Porous Bond breakers oncrete curing compounds nyoway soalers Dry fog coalings Faux finishing coalings Fire resistive coatings Less Water and Less Exempt Compounds in Grams per Liter Floor coatings ARCHITECTURAL APPLICATIONS arm-release compound rephic arts ceatings (sign paint) igh temperature coatings Carpet pad adhesives ndustrial maintenance coating itdoor carpet adhesive ow solids coatings od flooring adhesive Magnesite cement coatings lubber floor adhesives Metallic pigmented coatings mic tile adhesive Multicolor coatings T and asphalt tile adhesives rywall and panel adhesives Primers, sealers, and undercoate ove base adhesives Reactive penetrating sealers altipurpose construction adhesive Recycled coatings ructural glazing adhesives of coalings

Specially primers, sealers and undercoater

ingle-ply roof membrane adhesive Other adhesives not specifically lister SPECIALTY APPLICATIONS Plastic cement welding Adhesive primer for plastic pecial purpose contact adhesive ructural wood member adhesive SUBSTRATE SPECIFIC APPLICATIONS

Swimming pool coatings Traffic marking coatings Tub and life relinish coatings Vaterproofing membranes Wood coatings

FORMALDEHYDE LIMITS' Maximum Formaldehyde Emissions in Parts per Million irdwood plywood veneer core

ardwood plywood composite core in medium density fiberboard

This made a sursely flowcoard has a maurity of this pass of \$7 a inches (8 mm). Revised 02-28-2014 Page 1 of 1

prous material (except wood)

r edditional information regarding metricus is seems. South Coast Air Quality Management District Rule 11 (/www.arb.ca.gov/DRDB/SC/CURHTML/R1168/PDF

ADHESIVE VOC LIMIT 1

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FIRST: SILL STRIP UNDER NAIL FLANGE SECOND: SIDE STRIP UNDER NAIL FLANGE AND OVER SILL STRIP THIRD: SIDE STRIP UNDER NAIL FLANGE AND OVER SILL STRIP FOURTH: SIDE STRIP UNDER NAIL FLANGE AND OVER SILL STRIP