

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

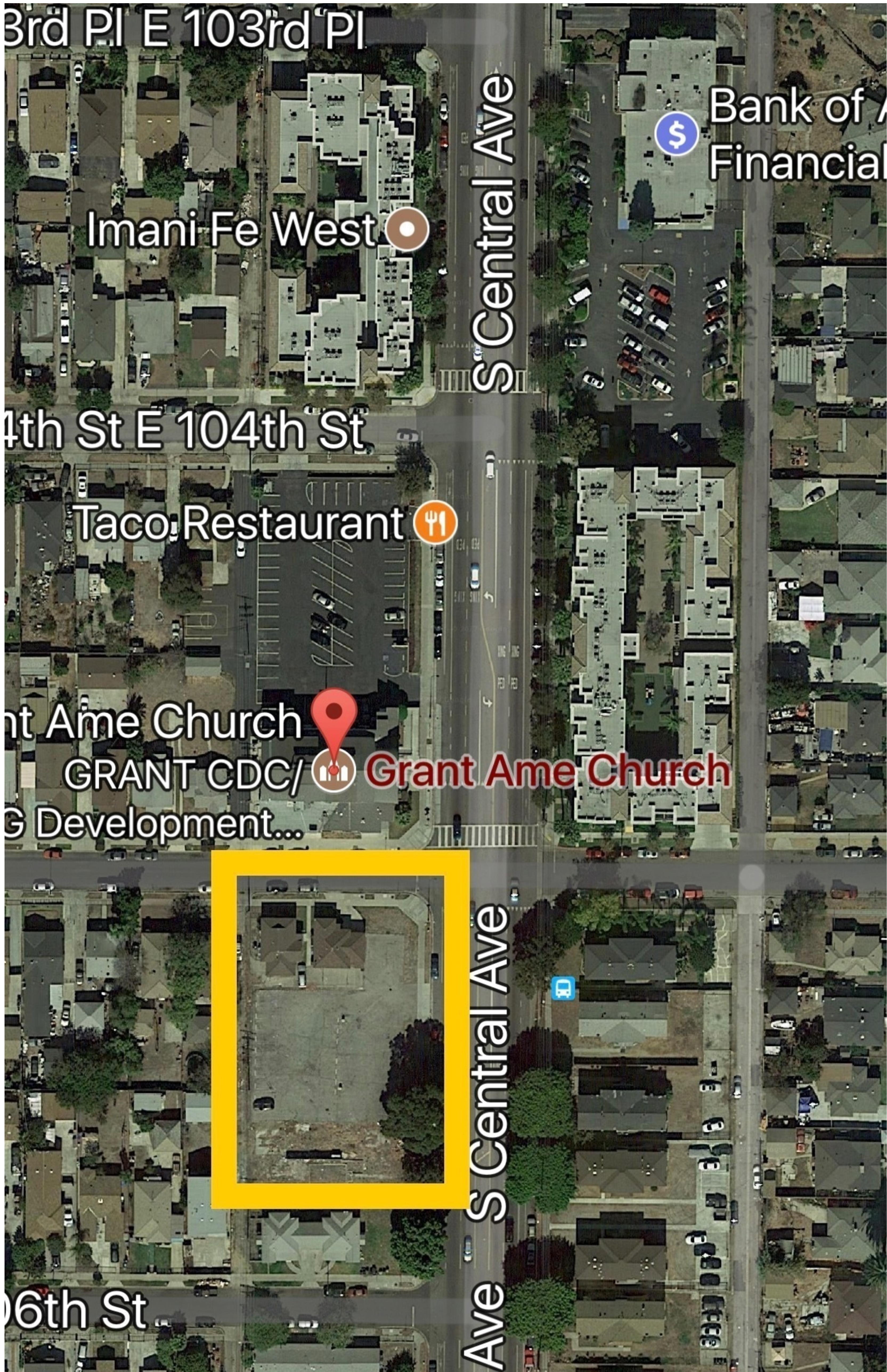
Proposed Development Rendering



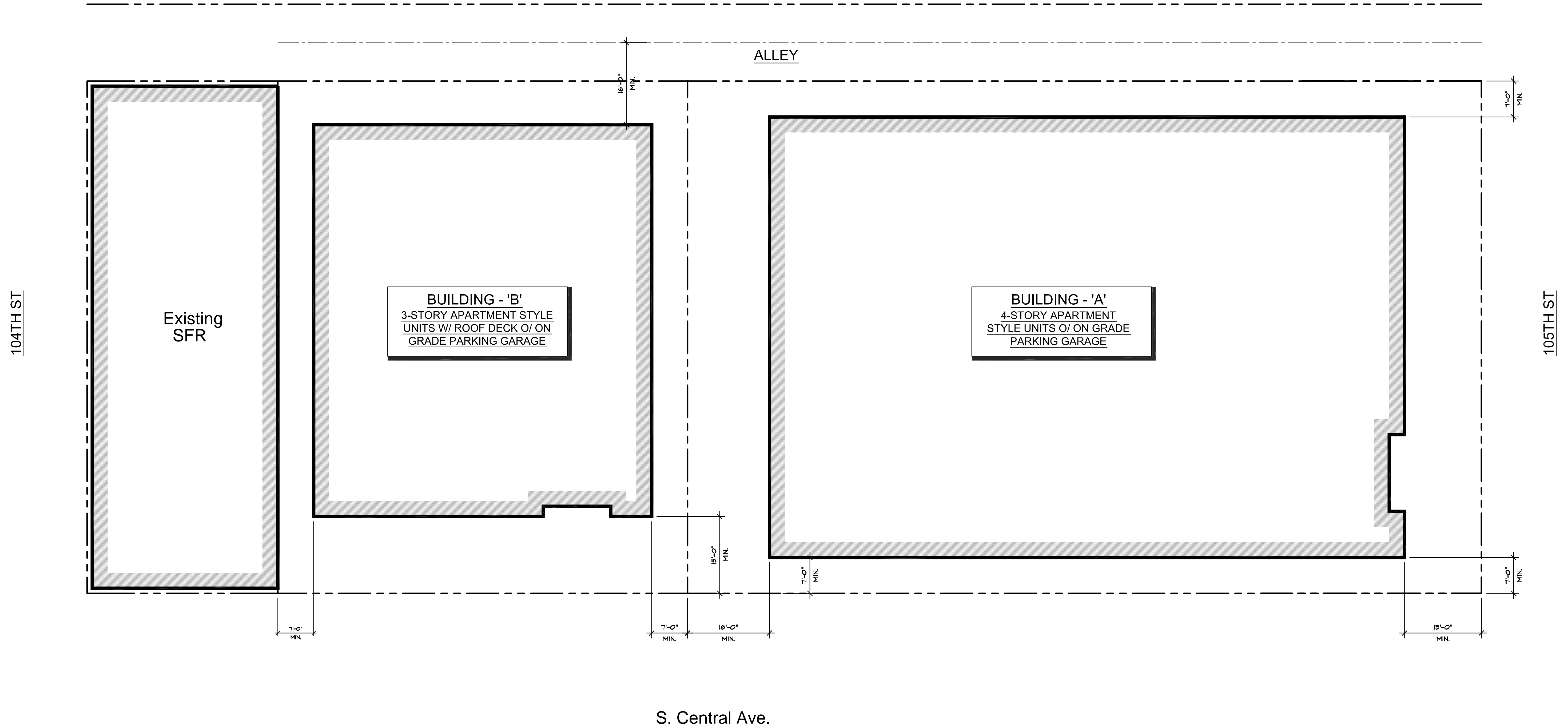
Proposed Development Rendering



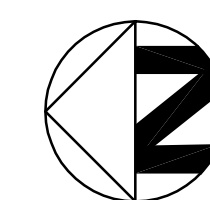
Development Location 105th and S. Central Ave



Central Ave Apartment Buildings



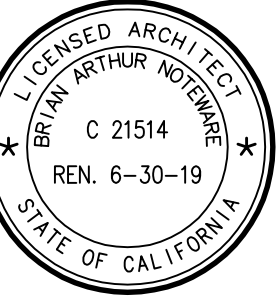
① SITE PLAN
 1" = 10'



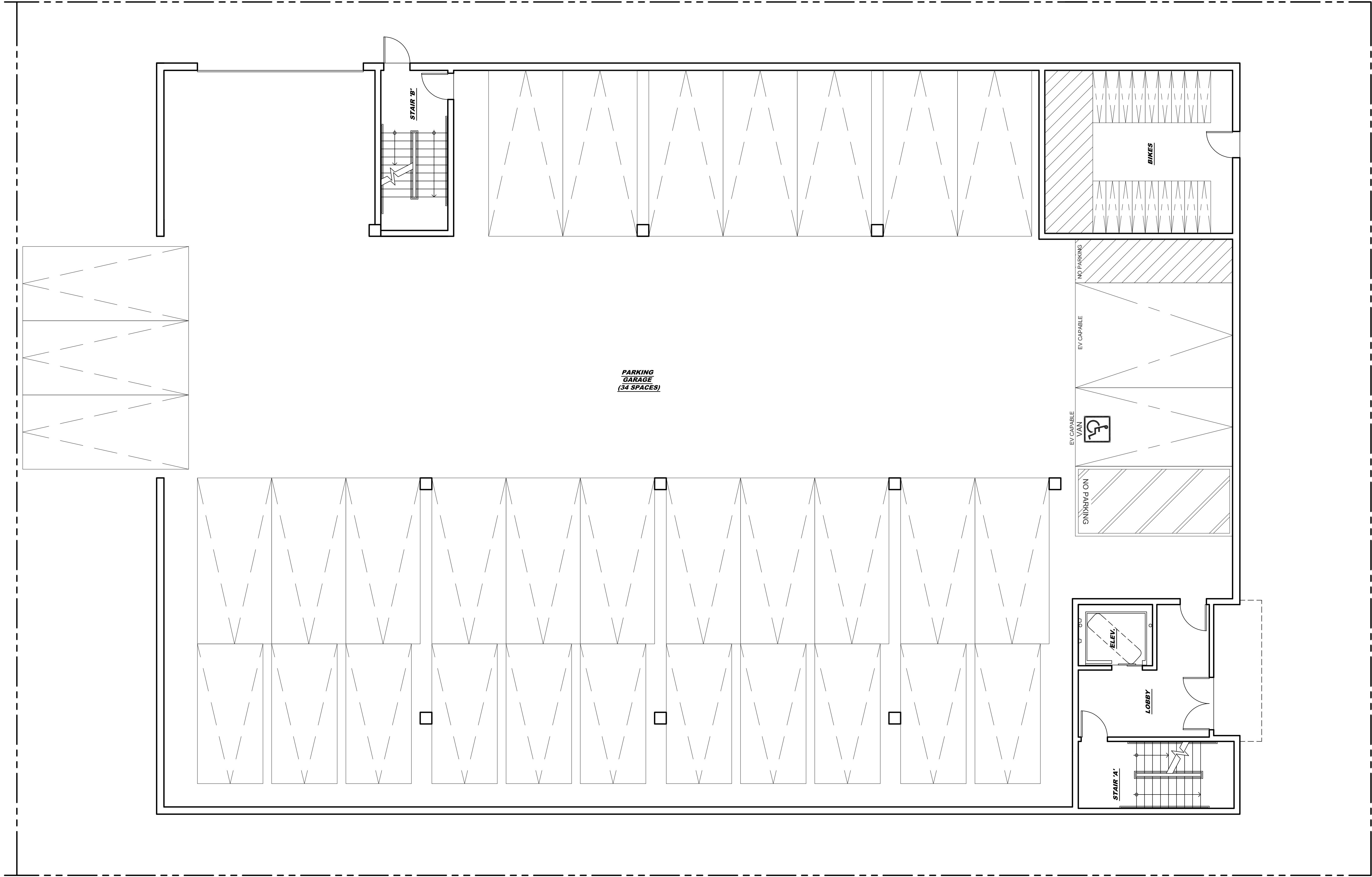
ARCHITECTURE • ENGINEERING
 PLANNING • DEVELOPMENT
BRIAN NOTEWARE AIA
 ARCHITECT INC.
 2860 OCEAN PARK BLVD. # 315 SANTA MONICA, CA 90405
 PH: (310)452-6500 PH: (310)452-5444 FAX: (310)452-7470

SHEET TITLE: TITLE SHEET & SITE PLAN	
JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

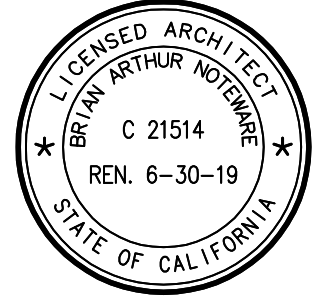
TIM ROTH
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 10400 SAN PEDRO ST
 LOS ANGELES, CA 90003



A-1



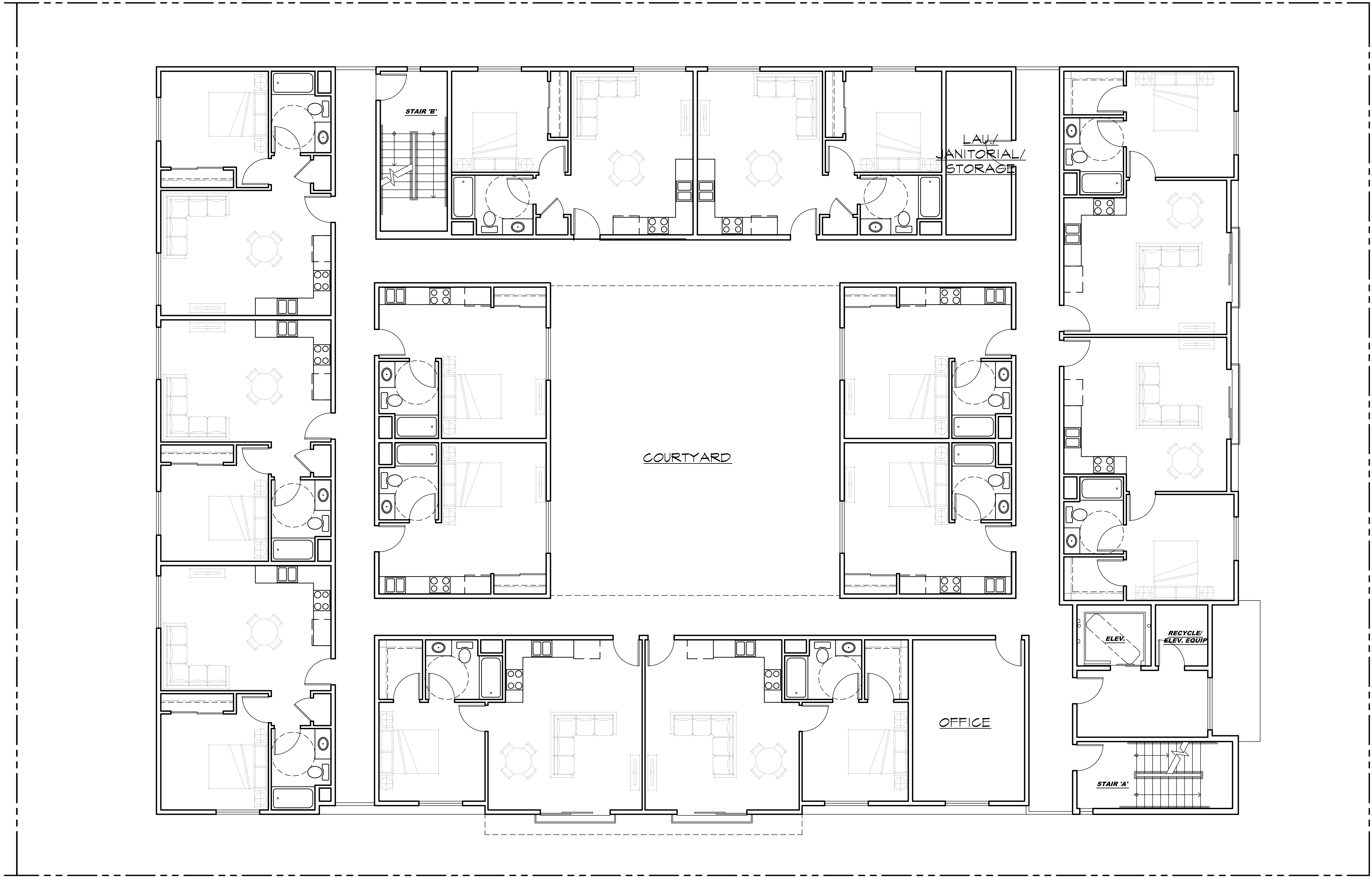
FIRST FLOOR PLAN - BUILDING 'A'
 3/16" = 1'-0"



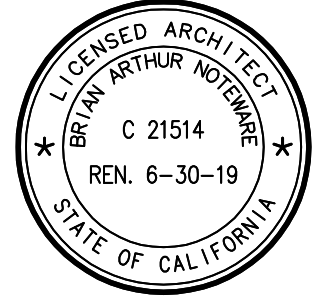
TIM ROTH
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SHEET TITLE: FIRST FLOOR PLAN	
JOB NO:	REVISIONS:
DATE:	
DRAWN BY:	

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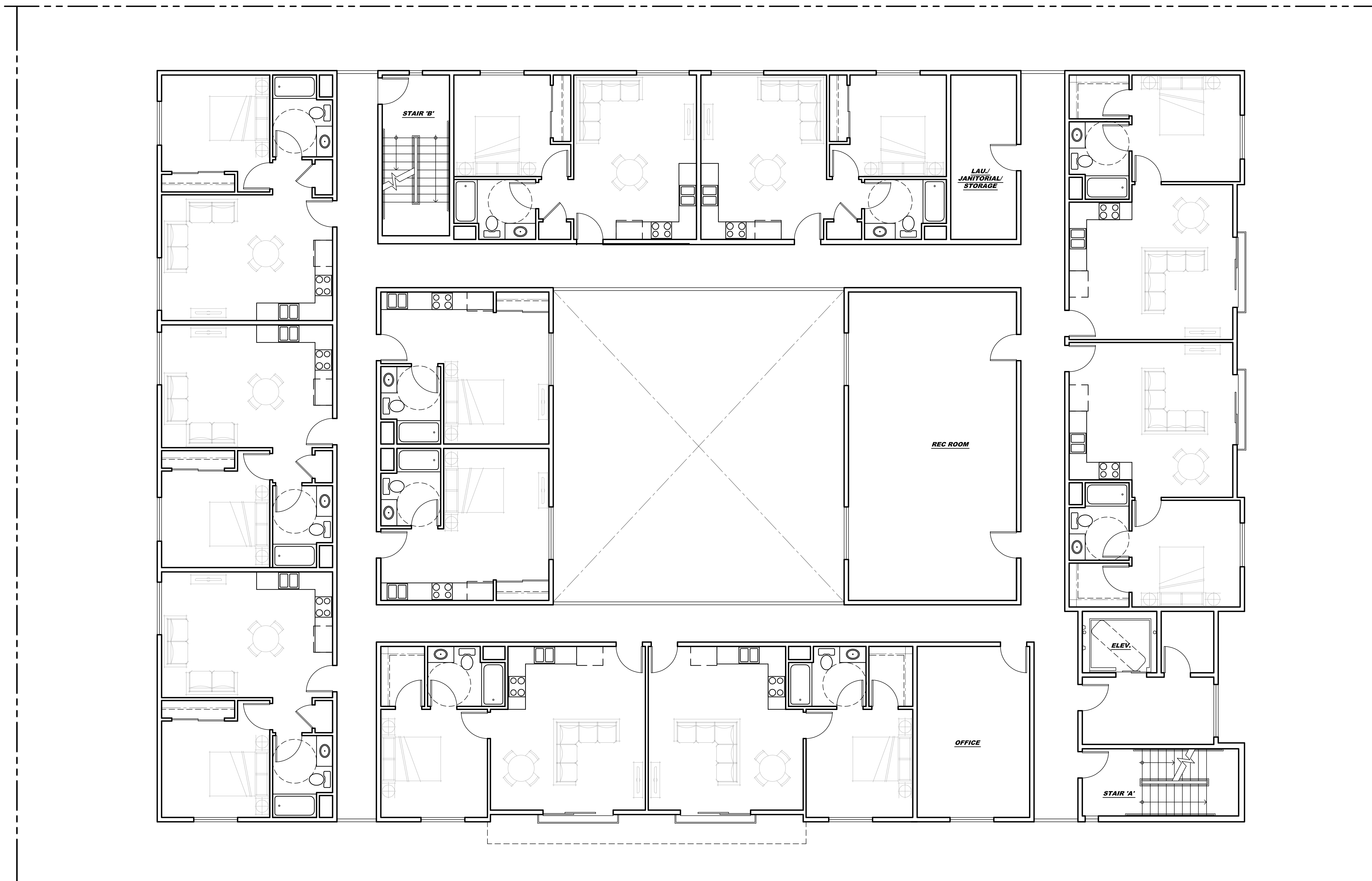
SECOND FLOOR PLAN - BUILDING 'A'
 3/16" = 1'-0"



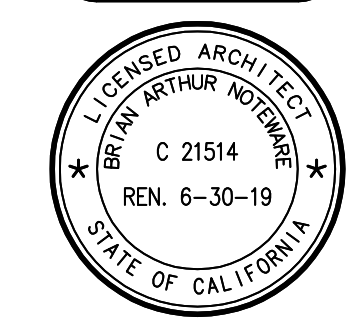
TIM ROTH
 (310) 350 - 1024
 10400 SAN PEDRO ST
 LOS ANGELES, CA 90003

SHEET TITLE: SECOND FLOOR PLAN	
JOB NO:	REVISIONS:
DATE:	DRAWN BY:

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THIRD FLOOR PLAN - BUILDING 'A'
 3/16" = 1'-0"



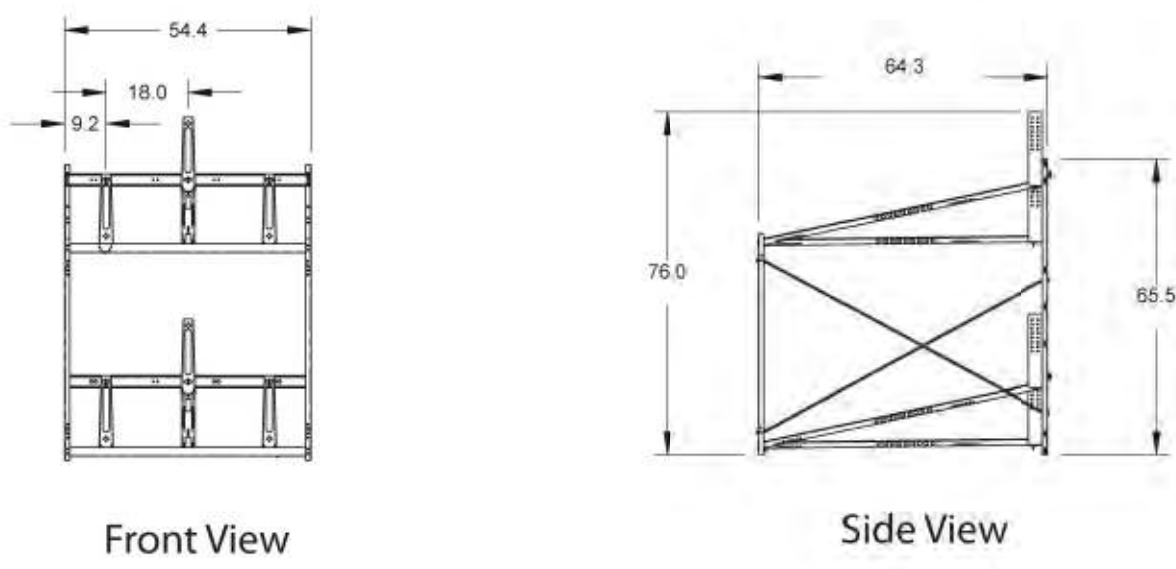
TIM ROTH
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 10400 SAN PEDRO ST
 LOS ANGELES, CA 90003

SHEET TITLE: THIRD FLOOR PLAN	
JOB NO:	REVISIONS:
DATE:	DRAWN BY:

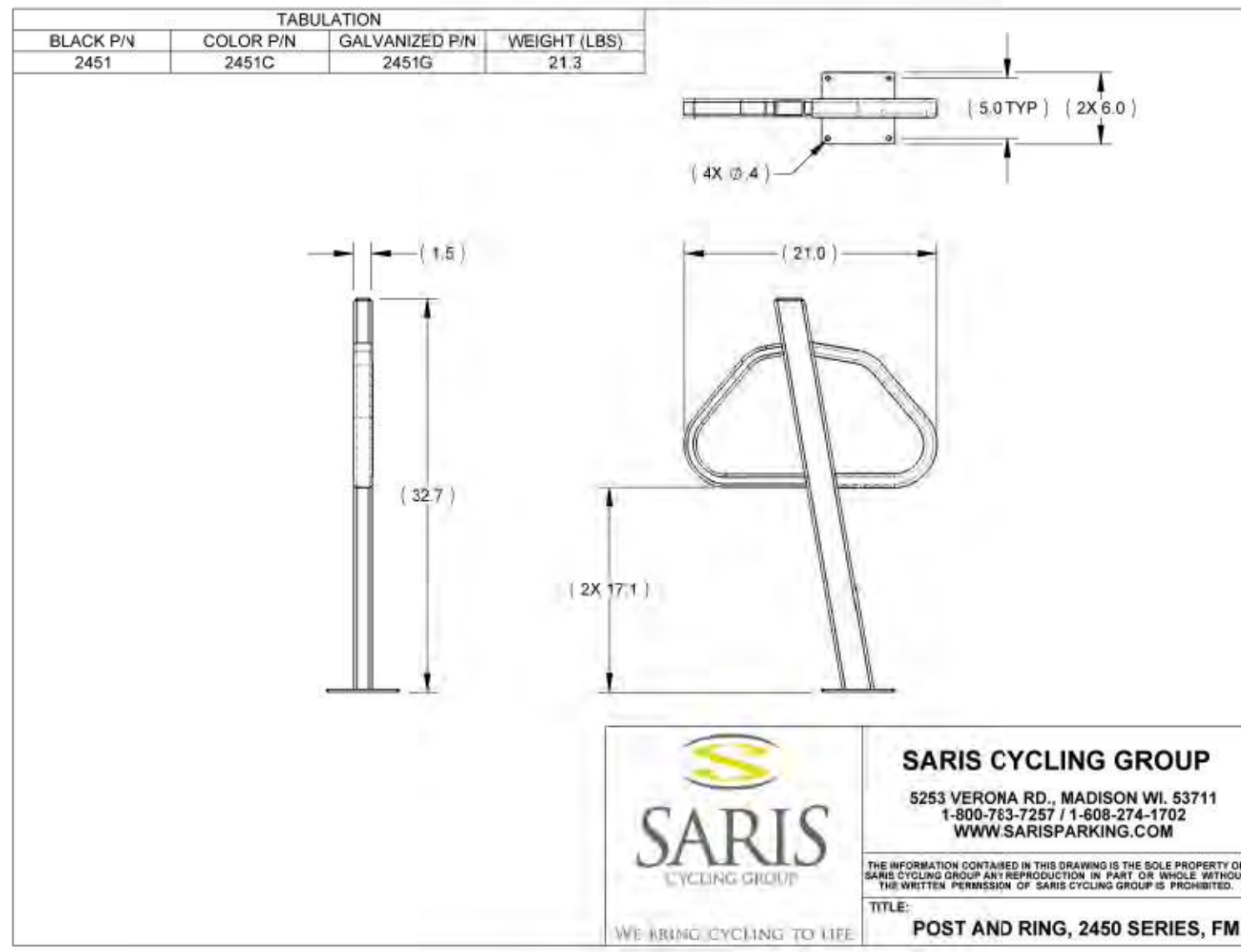
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A-4

Specifications and Assembly Instructions for item 116-1059



- NOTE:
- DO NOT SCALE DRAWING
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 - MINIMUM HEIGHT CLEARING - 8' 0"



BIKE RACK SPECS

SC Series SC24/36

The power of Digital TDT® Moisture sensors integrated with SC series controllers redefines water conservation and precision irrigation forever.

Features:

- Sensor-mode operation automatically adjusts to weather conditions to save water
- Non-volatile program memory maintains configuration information even if power and batteries fail
- Easy installation of sensors using existing valve lines
- Conventional wiring of valves. (One wire per valve + common)
- Supports 0 to 24/36 soil moisture sensors with sensor sharing, so multiple zones can be controlled by a single sensor
- Watering day schedules include Custom, Every Day, Odd Day, Even Day, and Every nth day watering; where n may range from 2 to 31 days
- Zone stacking ensures all zones will eventually irrigate through start times may overlap
- Soil moisture sensor thresholds can be set from 1% to 99% water content per unit volume
- Programmable valve delay allows slow-closing valves time to turn off completely
- Valve test mode rapidly checks the valve current of all zones
- Cycle & Soak: Features prevents runoff by putting down water in short bursts
- Programmable pauses (up to 6) for calendar events
- Multiple zone watering (1-4) simultaneously
- Seasonal water budget for timed zones
- Optional flow meter interface available

Acclima
Closed Loop Irrigation Systems

SC Series SC24/36

Operating Specifications:

- Six programmable pause events
- Calendar/Clock compensates for leap years
- Four independent timed programs with six start times each. Start time resolution of one minute.
- Each soil moisture sensor added to the system also adds a sensor program to the system with six start times each. (Up to 40 programs possible in total)
- Supports rain/wind/freeze sensor inputs
- Flow meter support monitors water use and pipe condition
- Multi-zone watering of up to four zones simultaneously
- Walk around test mode operates each zone for a programmed amount of time
- Pause mode suspends controller operation
- Optional receiver watering after power failure
- Water budget available for timer programs
- Programmable rain delay for 0-14 days for timer programs
- Zone runtime settings in 1-minute increments from 0-18 hours
- Manual zone and program starts
- Master valve terminal always operates for each zone
- Separate pump start terminal is programmable by zone
- Adaptable to the TRC Commander radio, and EICON radio through a separate DCT adaptor

Electrical Specifications:

- Input: 115VAC +/-10% 60Hz Output: 24VAC, 2.0A
- Over-current detector automatically detects loads exceeding 2.1 Amps RMS
- Battery Backup uses two AA Alkaline batteries to power the internal clock. Battery life is approximately two months of continuous operation without power
- Battery failure affects the internal clock only, other configuration information is non-volatile
- Electrical surge Protection:
 - Input: Three level Transient Voltage Suppressor plus GDT
 - Common wires: Three level 500KA GDT to earth ground
 - Each Terminal: GDT
 - Earth Ground Terminal: Up to #6 copper wire for diverting electrical surges to a ground rod

Physical Specifications:

Width: 12 1/4" (31.0cm)
Height: 10" (25.4cm)
Depth: 5 7/8" (14.9cm)

GAF RUBEROID ENERGYCAP™ 30 GRANULE FR MEMBRANE

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.

Advantages (continued):

- RUBEROID® EnergyCap™ 30 Granule FR Membrane is available in highly reflective brilliant white only.
- * See application guarantees for complete coverage and restrictions.

Applicable Standards:

- Meets ASTM D6163, Type I, Grade G
- ASTM C1549, ASTM E802
- FM Approved
- ICC ESR-1274
- State of Florida Approved
- UMLC Classified
- Title 24 Compliant
- CRRC Listed
- ENERGY STAR® Qualified (U.S. only)
- Miami-Dade County Product Control Approved.

Product Specifications (nominal):

Property	Test Method	Value
Tensile Strength @ 2°F (min), lb/in	ASTM D5147	70
Elongation @ 0°F (nom), %	ASTM D5147	1
Low Temperature Flexibility (max), °F	ASTM D5147	0
Tear Strength (min), lb/in	ASTM D5147	35
Dimensional Stability (max), %	ASTM D5147	0.5

DOC PROJ. ID	MANUFACTURER/ BRAND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE	THERMAL RESISTANCE	SPR	HOSE INFO
0676-0025	GAF: Ruberoid® EnergyCap™ Torch Granule FR (white)	Membrane: Built Up and Modified Bitumen Sheet Roofing	Off-White	0.84	0.70	0.81	0.82

STORMWATER OBSERVATION REPORT FORM
(Residential ≥ 5 units & All other Development)

LOW IMPACT 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).

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMP's) 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 118 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: 933 VERNON AVE
Building Permit No.: 16010-10000-02825

Name of Engineer/Architect responsible for the approved LID Plan: BRIAN NOTEWARE
Phone Number: 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	Flow Through Planter 2	# of units
Lat: 34.004138	Long: -118.259200	127 SF	Lat: 34.004281	Long: -118.259200
Ex: Lat: 34.04152	Long: -118.25962 (5 sig digits)			
BMP Type: PERMEABLE PAVERS	# of units: 2289 SF		BMP Type:	# of units:
Lat: 34.004138	Long: -118.259200		Lat:	Long:

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

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

Wet Stamp of Engineer or Architect

Signature _____ Date _____

Low Impact Development (LID)
Post Construction Stormwater Mitigation
Best Management Practices (BMPs)

STORMWATER BMP(S) VERIFICATION

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

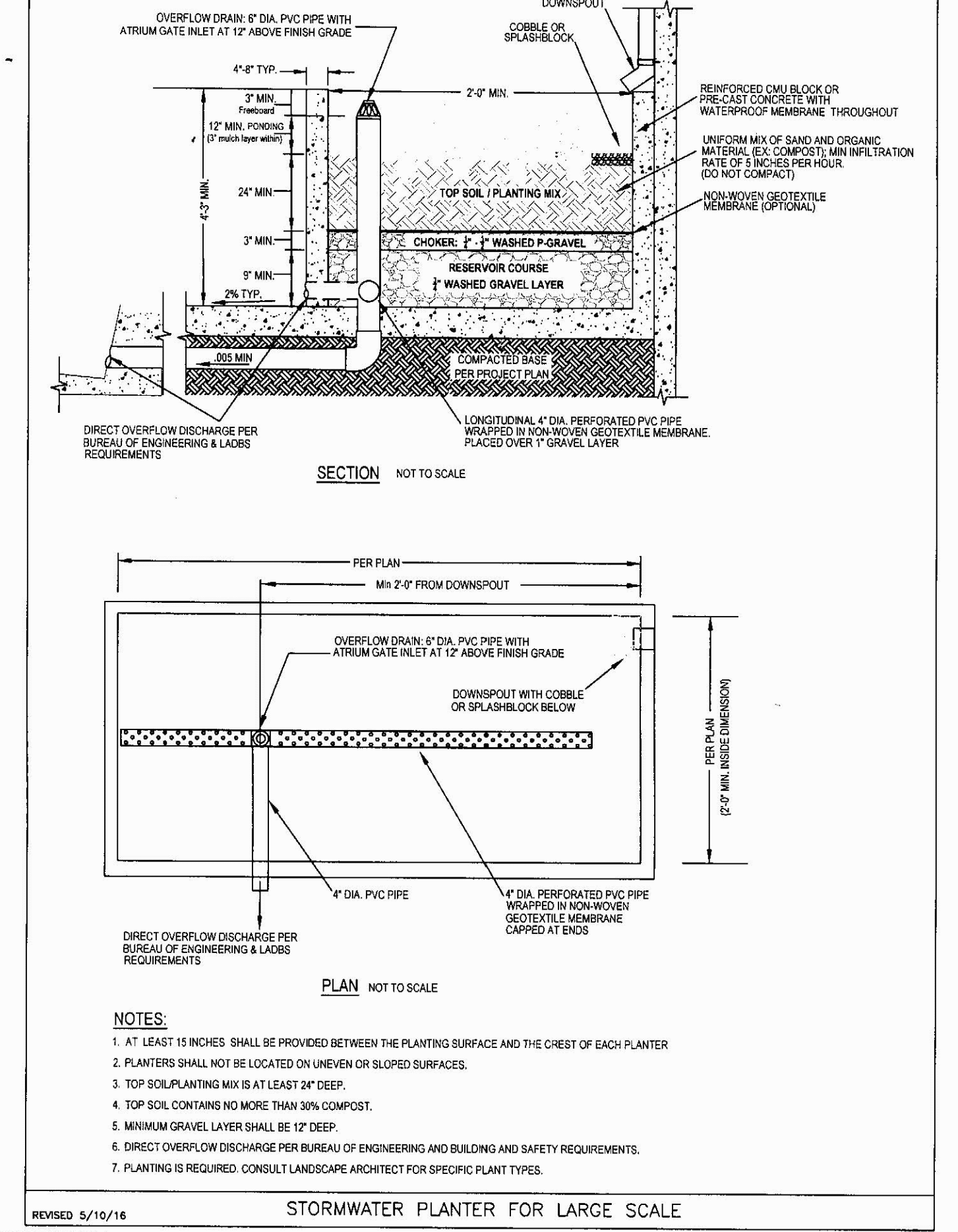
Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) - 50 to 129 gal each		
2	Rain Tank(s) - > 130 gal min		
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	<input type="checkbox"/> Incidental; total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

ALL OTHER DEVELOPMENT
(Residential: 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥ 2,500SF)

Infiltration	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
	1	Infiltration Basin / Trench		
	2	Dry Well		
	3	Permeable pavers / Porous concrete (min 10% open space)	<input checked="" type="checkbox"/> Incidental; 2289 total SF <input type="checkbox"/> Infiltration; total SF	A-1, A-6
Capture & Use	4	Rain Tank(s) - 530 gal min		
	5	Cistern	<input type="checkbox"/> Above Grade <input type="checkbox"/> Below Grade	
Treat & Discharge	6	Flow thru Planter(s)	2 PLANTERS; 294 SF TOTAL	A-1, A-6
	7	Biofiltration	<input type="checkbox"/> # - Lined; total SF <input type="checkbox"/> # - Unlined; total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)		
	11	Down Spout Filter(s)		
	12	SUMP Pump (modification was not required)		

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

STORMWATER PLANTER FOR LARGE SCALE: Tfill = 3 hrs, dp=12"



RAIN PLANTER DETAIL

STENCIL SAMPLE



ARCHITECTURE • ENGINEERING
PLANNING • DEVELOPMENT

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ARCHITECT INC.

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SHEET TITLE: NOTES & SPECS

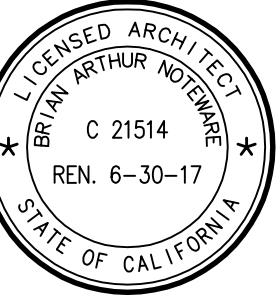
REVISIONS:

JOB NO: _____

DATE: _____

DRAWN BY: _____

TIM ROTH
(310) 350 - 1024
933 E. VERNON AVE.
LOS ANGELES, CA 90011



A-1.2

GREEN CODE SPECS

STORM WATER FORMS

DRAIN STENCIL

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

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 sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system.
6. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

SECTION 4.303.4 WATER REDUCTION FIXTURE FLOW RATES

Table with 2 columns: FIXTURE TYPE and MAXIMUM ALLOWABLE FLOW RATE. Rows include Showerheads, Lavatory faucets, Kitchen faucets, Metering Faucets, Gravity tank type water closets, Flushometer tank water closets, Urinals, and Dishwashers.

- 1. Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
2. Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi.
3. Where automatic 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 with a maximum flush rate of 1.05 gallons/flush installed throughout.
5. Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
6. Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters).
7. Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters).

MANDATORY REQUIREMENTS CHECKLIST NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS (COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Table with 4 columns: ITEM #, CODE SECTION, REQUIREMENT, and COMMENTS. It lists various requirements under categories like ENVIRONMENTAL QUALITY, WATER EFFICIENCY & CONSERVATION, and MATERIAL CONSERVATION & RESOURCE EFFICIENCY.

- 1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit.
2. For common parking area serving E-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces.
3. Roofs with slopes < 2:12 shall have an SRV 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.
4. The required hardcap used to reduce heat island effects shall have a solar reflectance value of at least 0.39 as determined per AQMD E1918 or ASTM C1549.
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.4.
6. When a shower is served by more than one showerhead, the combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one showerhead to be in operation at a time.
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers.
8. For projects that include landscape work, the Landscape Certification, Form GSN 12, shall be completed prior to final inspection approval.
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building envelope at exterior walls shall be protected against the passage of rodents by sloping such openings with cement mortar, concrete masonry, or metal plates.
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 handler will be used for hauling of construction waste.
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.10.1.1, 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.
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment.
15. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1, 4.504.3, and 4.504.4.
16. The VOC Content Verification Checklist, Form GRN 3, shall be completed and verified prior to final inspection approval.
17. All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:
18. All new carpet covered installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Plus Program.
19. 80% of the total area receiving resilient flooring shall comply with one or more of the following:
20. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5.
21. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval.
22. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air.
23. A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for proposed slab on grade construction.
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 on the outside of the building.
26. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity switch that is readily accessible.
27. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004.

WATER CONSERVATION NOTES - ORDINANCE #184248 RESIDENTIAL BUILDINGS

- 1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter and submeter within common areas and within each individual dwelling unit.
2. Water use reduction shall be met by complying with one of the following:
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use.
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use.
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs.
6. 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.
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate water piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restroom wash basins to be used for a future graywater irrigation system.
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code.

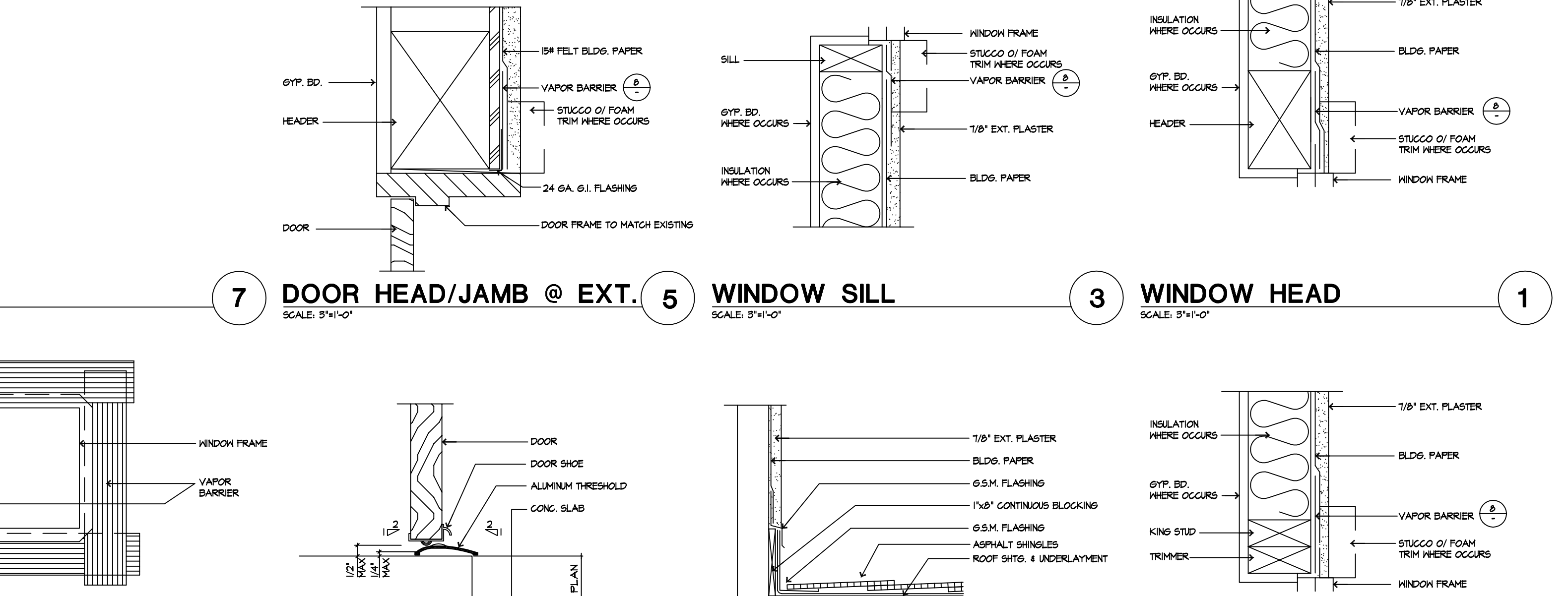
Table limits below are taken from the 2014 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.4, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS, Less Water and Less Exempt Compounds in Grams per Liter, and FORMALDEHYDE LIMITS in Parts per Million. Includes tables for COATING CATEGORY, Less Water and Less Exempt Compounds, and FORMALDEHYDE LIMITS.

FORMALDEHYDE LIMITS in Parts per Million. Table with columns: PRODUCT and CURRENT LIMIT. Rows include Hardwood plywood, Medium density fiberboard, and Plywood.

1. Values in this table are derived from test methods specified in the California Air Resources Board's, Test Method 316.1-1999 for the determination of formaldehyde content in solid wood products...

Table with 4 columns: ITEM #, CODE SECTION, REQUIREMENT, and COMMENTS. Lists requirements under ENVIRONMENTAL QUALITY such as fireplaces, duct openings, finish materials, carpet systems, and heating/air-conditioning systems.



NOT USED SCALE 3/4"=1'-0"
7 DOOR HEAD/JAMB @ EXT. SCALE 3/4"=1'-0"
5 WINDOW SILL SCALE 3/4"=1'-0"
3 WINDOW HEAD SCALE 3/4"=1'-0"
1 WINDOW JAMB SCALE 3/4"=1'-0"
8 VAPOR BARRIER SCALE 1/2"=1'-0"
6 ROOF TO WALL SCALE 3/4"=1'-0"
4 WINDOW JAMB SCALE 3/4"=1'-0"
2 WINDOW JAMB SCALE 3/4"=1'-0"

Vertical sidebar containing project information: ARCHITECTURE • ENGINEERING • PLANNING • DEVELOPMENT, BRIAN NOTEWARE AIA ARCHITECT INC., 2860 OCEAN PARK BLVD # 315 SANTA MONICA, CA 90405, PH: (310)452-6800, FAX: (310)452-7470, SHEET TITLE: MANDATORY GREEN CODE, REVISIONS, DATE, DRAWN BY, and a professional seal for TIM ROTH, Licensed Architect No. C 21514.