

LA DBS 2017 Los Angeles Green Building Code **FORM GRN 4**

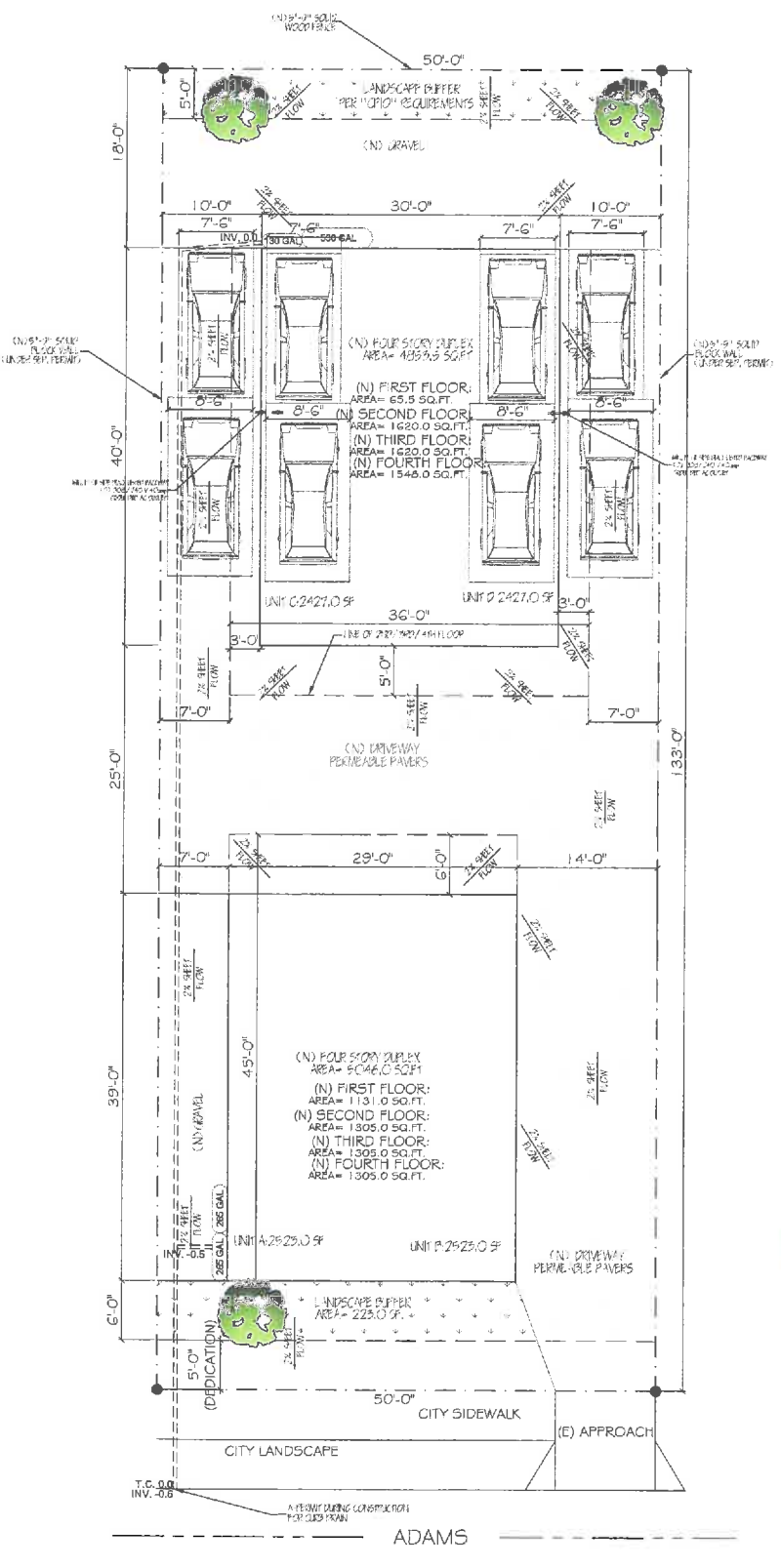
MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # 18010 70000 09537 Date: 12/27/2018

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction	A-6	GRN 1
2	4.106.3	Grading and paving	A-1	SHOWN ON SHEET FLOW
3	4.106.4	Electric vehicle (EV) charging	A-5a	INSIDE GARAGE
4	4.106.5	Coat roof for reduction of heat island effect	A-5/A-6	PER SPEC. SHEET
5	4.106.7	Reduction of heat island effect for non-roof areas	A-1/A-6	PERMEABLE PAVERS
ENERGY EFFICIENCY				
6	4.211.4	Solar ready buildings	A-6/A-6a	SHOWN, REG. 0 SF
WATER EFFICIENCY & CONSERVATION				
7	4.303.1	Water conserving plumbing fixtures and fittings	A-9	GRN 16, TABLE 4.303.1
8	4.303.1.3.2	Multiple showerheads serving one shower	A-9	GRN 14, NOTE #1
9	4.303.3	Water submeters	A-7b	ISR NOTE #1
10	4.303.4	Water use reduction	A-7c	ISR NOTE #2
11	4.304.1	Outdoor potable water use in landscape areas	N/A	LANDSCAPE < 500 SF
12	4.304.2	Irrigation controllers	A-1	NOTED (*)
13	4.304.3	Metering outdoor water use	N/A	ISR NOTE #4
14	4.304.4	Exterior faucets	A-1	ISR NOTE #5
15	4.304.5	Swimming pool covers	N/A	NO POOL
16	4.305.1	Graywater ready	N/A	LANDSCAPE < 500 SF
17	4.305.2	Recycled water supply to fixtures	A-6	ISR NOTE #8
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	NO COOLING TOWER
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	NO COOLING TOWER
20	4.305.4	Groundwater discharge	A-4	ISR NOTE #11
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
21	4.406.1	Rodent proofing	A-8	GRN 14, #9
22	4.407.3	Flashing details	A-8	PER DETAIL

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23	4.407.4	Material protection	A-6	GRN 14, #11
24	4.408.1	Construction waste reduction of at least 65%	A-6	GRN 14, #11
25	4.410.1	Operation and maintenance manual	A-6	GRN 14, #12
ENVIRONMENTAL QUALITY				
26	4.503.1	Fireplaces and woodstoves	N/A	NO NEW FIREPLACE
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A-6	GRN 14, #14
28	4.504.2	Finish material pollutant control	A-6	GRN 11
29	4.504.2.1	- Adhesives, sealants, caulks	A-6	GRN 14, #15
30	4.504.2.2	- Paints and coatings	A-6	GRN 14, #15
31	4.504.2.3	- Aerosol paints and coatings	A-6	GRN 14, #15
32	4.504.2.4	- Verification	A-6	GRN 14, #15
33	4.504.3	Carpet systems	A-6	GRN 14, #17
34	4.504.3.1	Carpet cushion	A-6	GRN 14, #17
35	4.504.4	Resilient flooring systems	A-6	GRN 14, #18
36	4.504.5	Composite wood products	A-6	GRN 14, #19
37	4.504.6	Filters	N/A	NOT NEAR FREEWAY
38	4.505.1.1	Capillary break	S-1.2-14.0	FOUNDATION PLAN
39	4.505.3	Moisture content of building materials	A-6	GRN 14, #20
40	4.506.1	Bathroom exhaust fans	A-8.1-29	GRN 14, #24, 25
41	4.507.2	Heating and air-conditioning system design	A-9	GRN 14, #26



PLOT PLAN

SHEET INDEX:

- A-1 -- PLOT PLAN
- A-1.1 -- CPIO APPENDIX
- A-2 -- FLOOR PLAN (FRONT)
- A-3 -- FLOOR PLAN (FRONT)
- A-4 -- ELEVATIONS (FRONT)
- A-5 -- ROOF PLAN (FRONT)
- A-6 -- GREEN NOTES
- A-7 -- GENERAL NOTES
- S-0 -- STRUCTURAL NOTES
- S-1 -- FOUNDATION PLAN (FRONT)
- S-2 -- 2ND AND 3RD FLOOR FRAMING PLANS (FRONT)
- S-2a -- 4TH FLOOR AND ROOF FRAMING PLANS (FRONT)
- S-3 -- FLOOR PLAN (REAR)
- A-2a -- FLOOR PLAN (REAR)
- A-3a -- ELEVATIONS (REAR)
- A-4a -- ELEVATIONS (REAR)
- A-5a -- ROOF PLAN (REAR)
- S-1a -- FOUNDATION PLAN (FRONT)
- S-2a -- 2ND AND 3RD FLOOR FRAMING PLANS (FRONT)
- S-3a -- 4TH FLOOR AND ROOF FRAMING PLANS (FRONT)
- D-1 -- DETAILS
- D-2 -- DETAILS
- M-1 -- MOMENT FRAMES
- M-2 -- MOMENT FRAMES
- M-3 -- MOMENT FRAMES
- L-1 -- LID PLAN
- M-1a -- METHANE REPORT
- M-1 -- METHANE PLAN
- M-2 -- METHANE PLAN
- M-3 -- METHANE PLAN
- M-4 -- METHANE PLAN
- M-5 -- METHANE PLAN
- M-6 -- METHANE PLAN
- M-7 -- METHANE PLAN
- M-8 -- METHANE PLAN
- T-1 -- TITLE 24 (FRONT)
- T-2 -- TITLE 24 (FRONT)
- T-3 -- TITLE 24 (FRONT)
- T-1 -- TITLE 24 (REAR)
- T-2 -- TITLE 24 (REAR)
- T-3 -- TITLE 24 (REAR)

PROJECT DATA:

CONSTRUCTION TYPE: TYPE V-B
ZONING: C2-1VL-CPIO
OCCUPANCY: R3, U
BUILDING CODE: 2017 LABC, 2017 LABC
NUMBER OF STORY(S): 4
SPRINKLER SYSTEM: YES NFPA1SR
BUILDING HEIGHT: 45'-0" FRONT.

TOTAL LOT AREA: = 6650.1 SQ.FT.

SCHOOL FEE AREA:

(N) 4-STORY DUPLEX:FRONT = 5046.0 SQ.FT.
(N) FIRST FLOOR: = 1131.0 SQ.FT.
(N) SECOND FLOOR: = 1305.0 SQ.FT.
(N) THIRD FLOOR: = 1305.0 SQ.FT.
(N) FOURTH FLOOR: = 1305.0 SQ.FT.

(N) 4-STORY DUPLEX:REAR = 4859.5 SQ.FT.
(N) FIRST FLOOR (GARAGE): = 1065.5 SQ.FT.
(N) SECOND FLOOR: = 65.5 SQ.FT.
(N) THIRD FLOOR: = 1620.0 SQ.FT.
(N) FOURTH FLOOR: = 1480.0 SQ.FT.

BUILDING FOOTPRINT: = 2927.0 SQ.FT.
LOT COVERAGE: = 43.04 %
PARKING REQUIRED/PROVIDED: = 6 STALLS

- PERMEABLE PAVERS (SEE DET A-6) NOTE: ALL HARD SCAPE SHALL BE PERMEABLE PAVERS
- FRONT LANDSCAPE 456.0 SF. PROVIDED
- OWNER WILL PROVIDE AND MAINTAIN LANDSCAPE: Handsoothia impatiens, Pink Trumpet Tree 6'-0"1 Sqal. min. at time of planting. 1 tree per 500 of landscape (WEATHER BASED IRRIGATION CONTROL)

MAX FAR:
135-15=120
50-5-5=40
40x120=4800 SF.
4320x1.5=7200

PLANS APPROVED as required by
CASE NO. ADM 2020-2509-CPIOC
Planner: Helen J. Janda
Project Planning Bureau
City of Los Angeles Planning Dept.
Date: 6.1.2020

LEGAL DESCRIPTION:

A.P.N.: 5058-020-006
TRACT: ADAMS STREET HOMESTEAD TRACT
MAP REF: M.R. 54-33
BLOCK: 1
LOT: 7

NOTE: BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

NOTE: THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA130. (SEPARATE PERMIT)

NOTE: THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

NOTE: PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LARR# 25060-1)

NOTE: LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MIN. FALL OF 6 INCHES WITHIN THE FIRST 10 FEET.

NOTE: A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

NOTE: PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SEC. R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ANPA U1 FOR SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SEC. 406 ANPA U1.

* SMART IRRIGATION SYSTEM, WEATHER BASED CONTROLLER WEATHERTRAK ET PLUS MODEL #WPLS-09

** FOR LANDSCAPE AREAS OVER 500 SQ. FT., PROVIDE A WATER BUDGET THAT CONFORMS TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) USING AN ET ADJUSTMENT FACTOR (EAT) OF .55 AND A SPECIAL LANDSCAPE AREA (SLA) FACTOR OF .45. (4.304.1)

NOTE: LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.

NOTE: "ALL NEW FIREPLACES MUST BE DIRECT-VENT, SEALED CONSTRUCTION TYPE. WOOD BURNING FIREPLACES ARE PROHIBITED PER AQMD RULE 445"

NOTE: "FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, LITERATE WASTE PIPING SHALL BE INSTALLED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHUB, SHOWERS AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM."

NOTE: "WATER USED IN THE BUILDING FOR CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE."

NOTE: "THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3."

UNIT AREA

"A" = 2523.0 SQ.FT. FRONT= 4116.0 + 174=4290.0 SQ.FT.
"B" = 2523.0 SQ.FT. REAR= 4088.0 + 410=4498.0 SQ.FT.
"C" = 2427.0 SQ.FT.
"D" = 2427.0 SQ.FT.

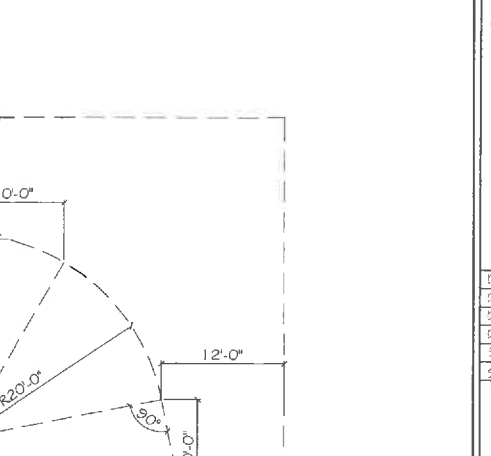
ZONING CODE: (CANTILEVER INCLUDED)

FRONT= 4979.0 SQ.FT.
REAR= 4565.5 SQ.FT.

BUILDING CODE:

FRONT= 4979.0 SQ.FT.
REAR= 4565.5 SQ.FT.

"U" OCCUPANCY= 1065.5 SQ.FT.



INNOVATIVE IDEAS

ERIC LUNA
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GARDENA, CA 90248
310-429-6386

PROJECT: PROPOSED (2) FOUR-STORY DUPLEX FOR 1815-1815 1/2 1817-1817 1/2 W ADAMS BLVD LOS ANGELES, CA 90018

ENGINEER: AL SALTO, P.E. LIC.# 83859 216 S. CITRUS ST. #255 WEST COVINA, CA 91791 PH. (323) 559-3981 asalto_engineering@yahoo.com

TRANSMIT: ERIC LUNA
DRAWN BY: ANABEL RELEZ
DATE: OCTOBER 24, 2019
SCALE: 1/8"=1'-0"
SHEET NO.:

PLOT PLAN

SHEET NO. A-1