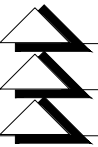


PROJECT TITLE					REVISIONS: DATE:																																							
OLARTE RESIDENCE 2532 GARDNER PL GLENDALE CA 91206																																												
					ENGINEER:																																							
					CIVIL ENGINEER FELIPE SEGOVIA 2320 SANTA CRUZ CT TORRANCE CA 90501 (310) 560 7409 (424) 558 8534(F)																																							
					CONTRACTOR:																																							
PROJECT DATA		GENERAL NOTES			INDEX TO DRAWINGS																																							
<div>PROPERTY INFORMATION</div> <div>ASSESSOR'S ID NO. 5666-009-015 SITE ADDRESS 2532 GARDNER PL GLENDALE CA 91206 PROPERTY TYPE SINGLE FAMILY RESIDENCE OWNER RAFAEL OLARTE TYPE: <u>VB</u> # STORIES <u>2</u></div> <div>BUILDING DESCRIPTION</div> <div>Square Footage 2,457 Year Built / Effective Year Built 1951 / 1951 Bedrooms / Bathrooms 2 / 4 Units 1</div> <div>PROPERTY BOUNDARY DESCRIPTION</div> <div>TRACT # 10036 LOT COM AT MOST N COR OF LOT 77 TH SE ON NE LINE OF SD LOT 158.81 FT TH S 79°27'35" W 137.81 FT TH N 9°27' 25" W 41.86 FT TH N 37°25'10" W 43.2 FT ... SEE MAPBOOK FOR MISSING PORTION ... LOTS 76 AND LOT 77</div> <div>BUILDING DESCRIPTION</div> <div>Square Footage 2,457 Year Built / Effective Year Built 1951 / 1951 Bedrooms / Bathrooms 2 / 4 Units 1</div>		<table><tr><td>AREA CALCULATIONS</td><td></td></tr><tr><td>ZONING</td><td>R-1</td></tr><tr><td>LOT SIZE</td><td>19,618 S.F.</td></tr><tr><td>EXT'G. UPPER LEVEL</td><td>1,500</td></tr><tr><td>EXT'G. LOWER LEVEL</td><td>957 S.F.</td></tr><tr><td>EXT'G. AREA</td><td>2,457 S.F.</td></tr><tr><td>UPPER LEVEL ADD.</td><td>145 S.F.</td></tr><tr><td>LOWER LEVEL ADD.</td><td>243 S.F.</td></tr><tr><td>TOTAL ADDITION</td><td>388</td></tr><tr><td>TOTAL LIVING AREA</td><td>2,845 S.F.</td></tr><tr><td>EXT'G. ATT. GARAGE</td><td>484 SQ. FT.</td></tr><tr><td>TOTAL FLOOR AREA</td><td>2,845 S.F. 17.83%</td></tr><tr><td>GARAGE PORCH</td><td>57 S.F.</td></tr><tr><td>FRONT PORCH</td><td>141 S.F.</td></tr><tr><td>REAR PORCH</td><td>285 S.F.</td></tr><tr><td>TOTAL LOT COVERAGE</td><td>3,138 S.F. 15.99 %</td></tr><tr><td>EXT'G. DECKS</td><td>523 S.F.</td></tr><tr><td>EXT'G. LANDSCAPE AREA</td><td>15,480 S.F. 78.9 %</td></tr></table>			AREA CALCULATIONS		ZONING	R-1	LOT SIZE	19,618 S.F.	EXT'G. UPPER LEVEL	1,500	EXT'G. LOWER LEVEL	957 S.F.	EXT'G. AREA	2,457 S.F.	UPPER LEVEL ADD.	145 S.F.	LOWER LEVEL ADD.	243 S.F.	TOTAL ADDITION	388	TOTAL LIVING AREA	2,845 S.F.	EXT'G. ATT. GARAGE	484 SQ. FT.	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THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES</div> <div>7. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON LTHE GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER.</div> <div>8. USE ONLY APPROVED METALLIC WATER LINE CONNECTORS FROM SHUTOFFS TO PLUMBING FIXTURES. RUBBER AND PLASTIC CONNECTORS ARE NOT PERMITTED.</div> <div>9. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72 INCHES ABOVE DRAINS AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.</div> <div>10. SMOKE DETECTORS SHALL BE HARDWIRED SMOKE ALARMS, WITH BATTERY BACKUP. ALL SMOKE DETECTORS ARE TO BE PHOTOELECTRIC AND INTERCONNECTED FOR ALARM SOUNDERS. THE SOUNDERS ARE TO PRODUCE A CODE TEMPERAL PATTERN. SMOKE ALARMS ARE TO BE UL 217 BY THE SAME MANUFACTURE AND SHALL NOT BE INSTALLED WITHIN 3-FT OF RETURN DR SUPPLY AIR. SMOKE DETECTORS SHALL HAVE CARBON MONOXIDE ALARMS.</div> <div>11. LANDING ARE TO MIN. 36" X 36". DOORS MAY SWING OVER LANDING THAT IS NOT MORE THAN 1/2" BELOW THE THRESHOLD AND 3/4" FOR SLIDING DOORS.</div> <div>12. EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE 0 68 DEGREES F. AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS.</div> <div>13. ONE SWITCHED LIGHT FIXTURE OR SWITCH LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, GARAGE AND AT OUTDOOR ENTRANCES.</div> <div>14. PROVIDE AT LEAST ONE OUTSIDE WEATHERPROOF GFI 120 VOLTS, RECEPTACLE AT BACK OF DWELLING UNIT.</div> <div>15. PROVIDED GFI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT, AT COUNTER TOP SURFACE AND GARAGES.</div> <div>16. PROVIDE ELECTRICAL OUTLETS IN HALLWAYS OVER 10 FT IN LENGTH.</div> <div>17. ALL BRAUNCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE,15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S).</div>		<div>ARCHITECTURE</div> <div><ul style="list-style-type: none">A-0 GENERAL NOTES/ INDEXA-1 SITE PLANA-2 EXISTING DEMO/FLOOR PLANA-3 NEW 1st FLOOR PLANA-4 EXISTING/NEW LOWER FLOOR PLANA-5 ELEVATIONSA-6 ELEVATIONS/SECTIONA-8 ELECTRICAL 1st FLOOR PLANA-9 ELECTRICAL LOWER FLOOR PLANGN GREEN NOTES</div>	
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OWNER		CONTRACTOR	SURVEY	ARCHITECTS	REFERENCE CODES:																																							
RALPH OLARTE 2532 GARDNER PL GLENDALE CA 91206 RALPH@OLARTETRANSPORT.COM (213)440-2853			VOORHEIS & VOORHEIS, INC. 17049 SUNBURST ST. NORTHRIDGE, CA 91325 OFFICE: 818.993.5611 FAX: 818.993.7038 MAIL@VOORHEISANDVOORHEIS.COM	Tel.818.247.5815 409 W. Broadway Fax.818.247.5827 Glendale, CA 91204	ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AS AMENDED BY THE CITY OF GLENDALE, CA: - 2013 GLENDALE BUILDING AND SAFETY CODE - 2013 CALIFORNIA BUILDING CODE - 2013 CALIFORNIA MECHANICAL CODE - 2013 CALIFORNIA PLUMBING CODE - 2013 CALIFORNIA ELECTRICAL CODE - 2013 CALIFORNIA ENERGY CODE (TITLE24-B) - 2013 FIRE CODE - 2013 CALIFORNIA BUILDING STANDARDS ADMIN. CODE - ALL LOCAL CODES AND ORDINANCES																																							
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FELIPE SEGOVIA 2320 SANTA CRUZ CT TORRANCE CA 90501 (310) 560 7409 (424) 558 8534(F)																																												

PROJECT OWNER:

RAFAEL OLARTE

2532 GARDNER PL GLENDALE CA 91206

TITLE:

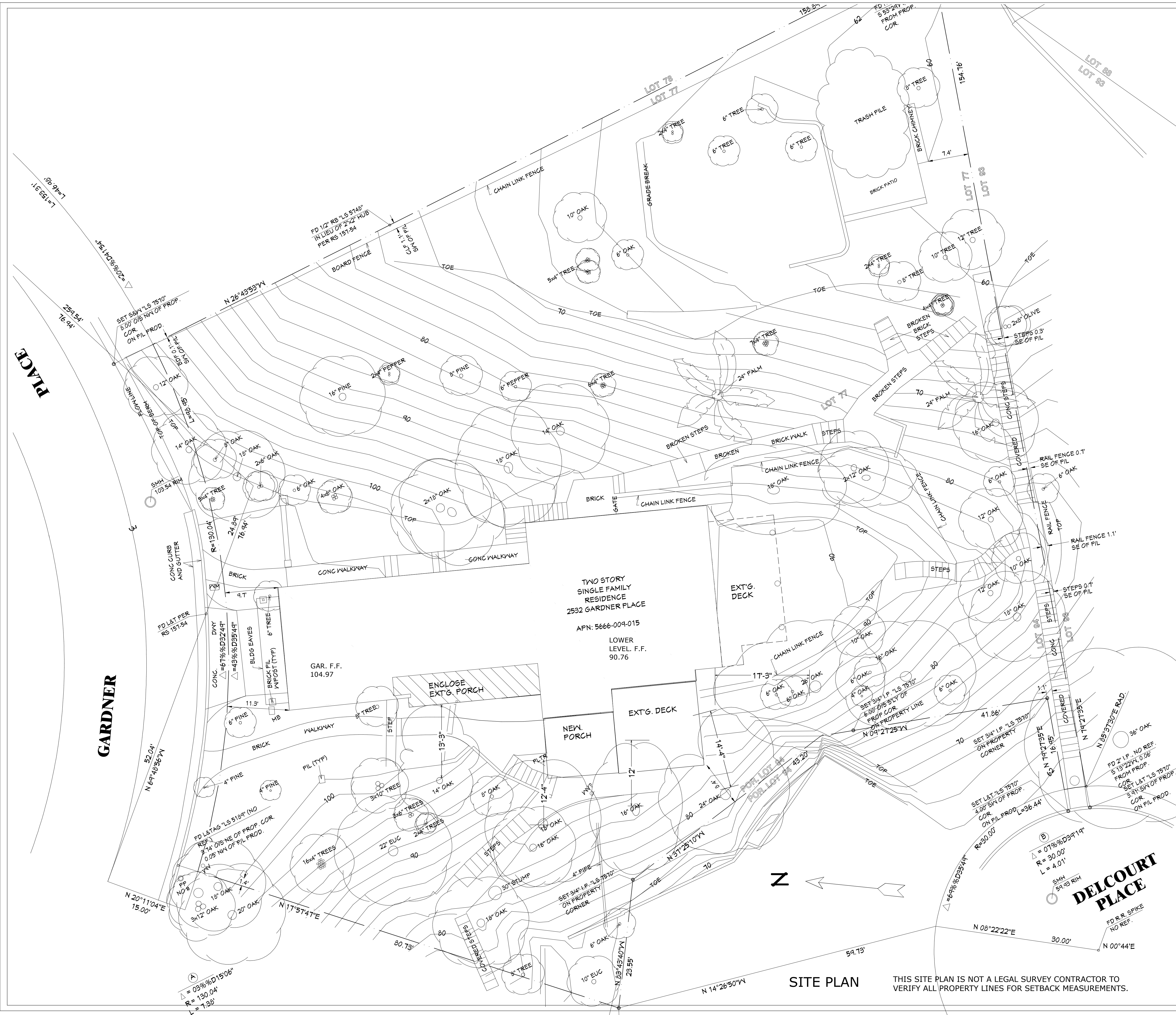
INDEX

DATE:

04/07/2014

SHEET #:

A-0



AREA CALCULATIONS	
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ZONING NOTES:

NO NEW ROOFTOP EQUIPMENT IS ALLOWED

RETAINING WALLS, POOLS, SPAS, JACUZZIS, BOUNDARY WALLS, FENCES, TRELLIS, PATIO COVERS REQUIRE A SEPERATE PERMIT.

APN# 5666-009-015

SCOPE OF WORK: REMODEL EXT'G HOUSE, ADD 145 S.F. TO UPPER LEVEL AND 243 S.F. TO LOWER LEVEL

BUILDING CODE DATA:

USE: SINGLE FAMILY RESIDENCE W/ ATT. GARAGE

OCCUPANCY:R3/U

NO. OF STORIES: 2

HEIGHT: 35'-0"

SPRINKLERS: NO

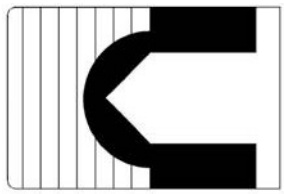
TYPE OF CONSTRUCTION: VB

NO.	DESCRIPTION	BY	DATE

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB PRIOR TO STARTING. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR NOT SCALE DIMENSIONS, WHERE NO DIMENSIONS ARE PROVIDED CONSULT WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

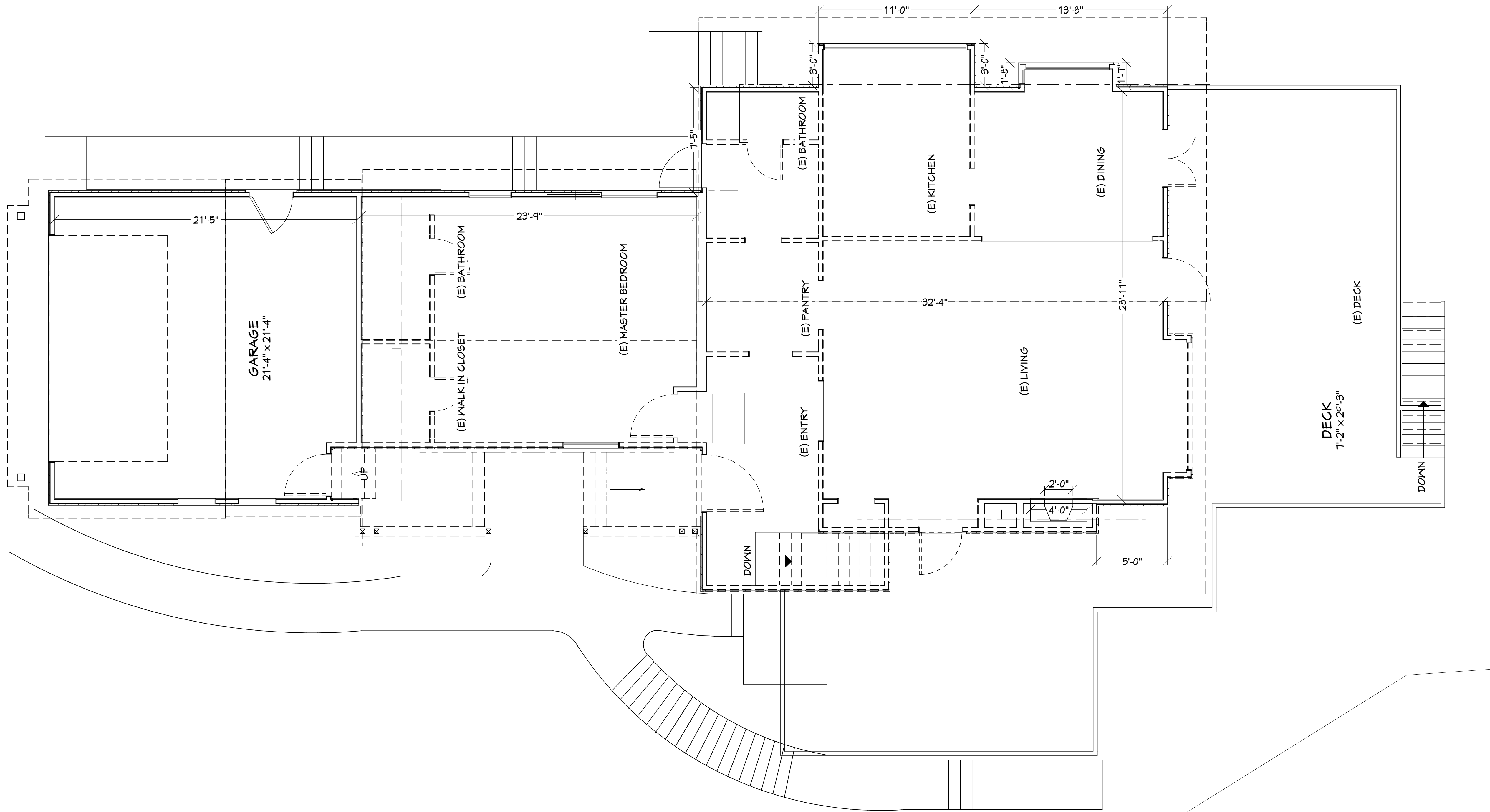
Franco Noravian and Associates
Architecture
409 W. Broadway
Glendale, CA 91204

Tel.818.247.5815
Fax.818.247.5827



SECOND FLOOR ADDITION
MR. RAFAEL OLARTE
2532 GARDNER PLACE
GLENDALE CA 91206

DATE:
12/19/2014
SCALE:
1/8"=1'-0"
SHEET:
A-1



EXISTING UPPER FLOOR PLAN

SECOND FLOOR ADDITION

MR. RAFAEL OLARTE
2532 GARDNER PLACE
GLENDALE CA 91206

DATE:

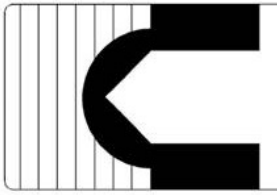
6/2/2014

SCALE:

1/4" = 1'-0"

SHEET:

A-2

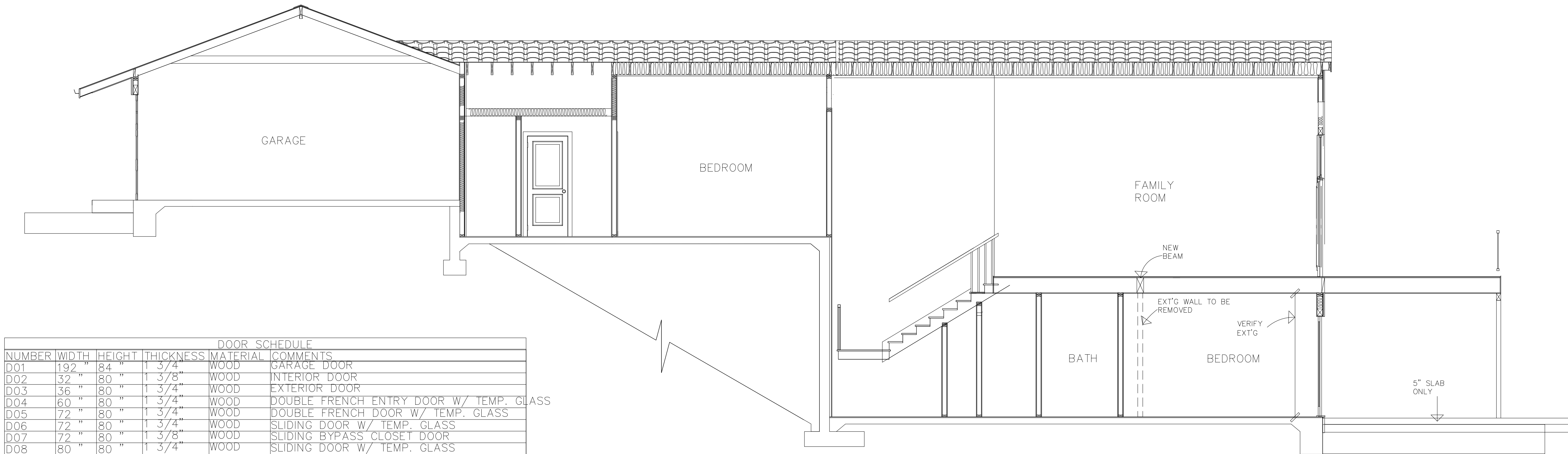


FRANCO NORAVIAN AND ASSOCIATES
ARCHITECTURE
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GLENDALE, CA 91204

TEL. 818.247.5815
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NO.	DESCRIPTION	BY	DATE

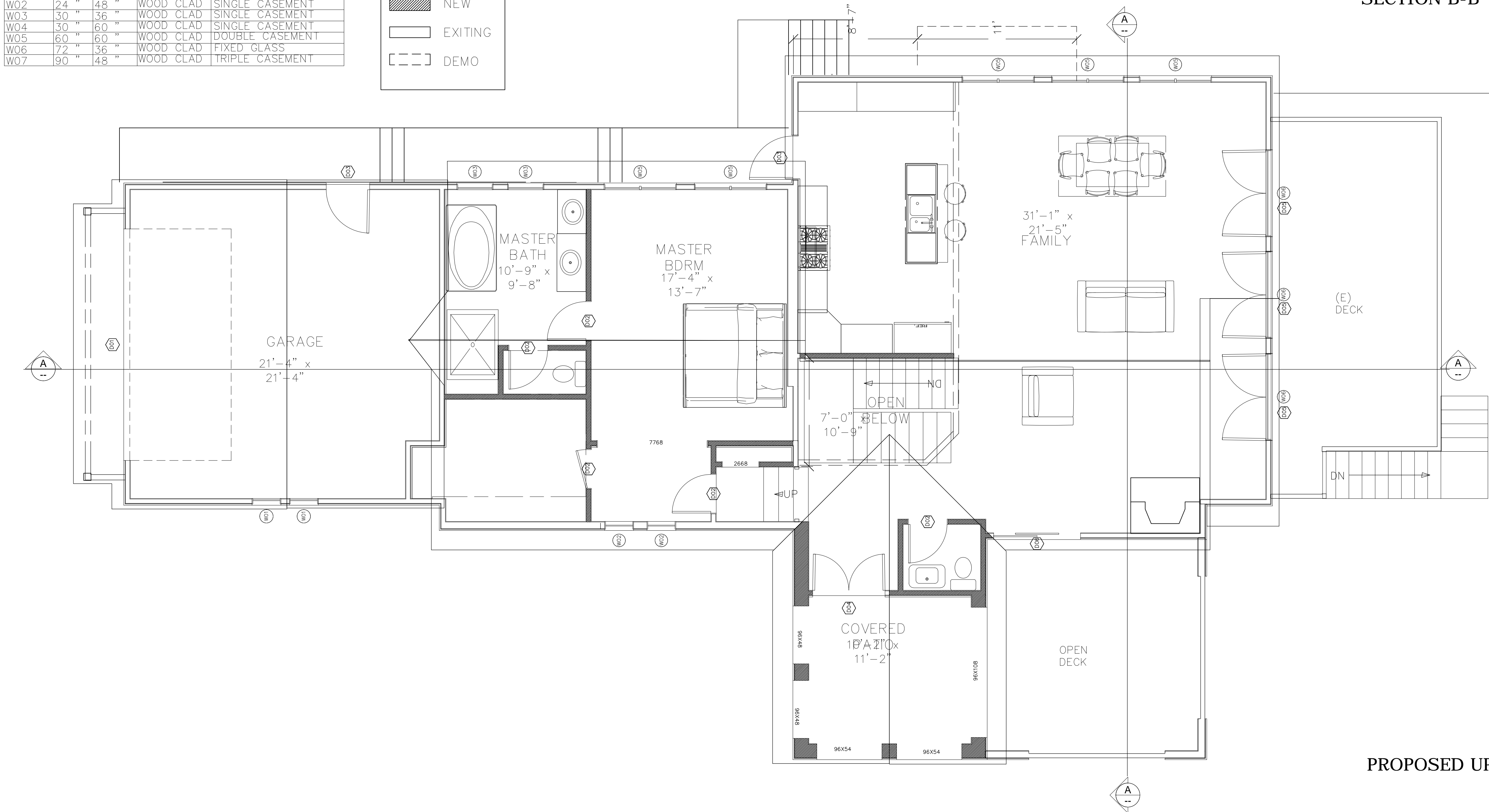


SECTION B-B

DOOR SCHEDULE					
NUMBER	WIDTH	HEIGHT	THICKNESS	MATERIAL	COMMENTS
D01	192"	84"	1 3/4"	WOOD	GARAGE DOOR
D02	32"	80"	1 3/8"	WOOD	INTERIOR DOOR
D03	36"	80"	1 3/4"	WOOD	EXTERIOR DOOR
D04	60"	80"	1 3/4"	WOOD	DOUBLE FRENCH ENTRY DOOR W/ TEMP. GLASS
D05	72"	80"	1 3/4"	WOOD	DOUBLE FRENCH DOOR W/ TEMP. GLASS
D06	72"	80"	1 3/4"	WOOD	SLIDING DOOR W/ TEMP. GLASS
D07	72"	80"	1 3/8"	WOOD	SLIDING BYPASS CLOSET DOOR
D08	80"	80"	1 3/4"	WOOD	SLIDING DOOR W/ TEMP. GLASS

WINDOW SCHEDULE				
NUMBER	WIDTH	HEIGHT	MATERIAL	COMMENTS
W01	24"	36"	WOOD CLAD	SINGLE CASEMENT
W02	24"	48"	WOOD CLAD	SINGLE CASEMENT
W03	30"	36"	WOOD CLAD	SINGLE CASEMENT
W04	30"	60"	WOOD CLAD	SINGLE CASEMENT
W05	60"	60"	WOOD CLAD	DOUBLE CASEMENT
W06	72"	36"	WOOD CLAD	FIXED GLASS
W07	90"	48"	WOOD CLAD	TRIPLE CASEMENT

LEGEND	
	NEW
	EXISTING
	DEMO



PROPOSED UPPER FLOOR PLAN

NO.	DESCRIPTION	BY	DATE

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Franco Noravian and Associates
 Architecture
 409 W. Broadway
 Glendale, CA 91204
 Tel. 818.247.5815
 Fax 818.247.5827

SECOND FLOOR ADDITION
MR. RAFAEL OLARTE
 2532 GARDNER PLACE
 GLENDALE CA 91206

DATE:

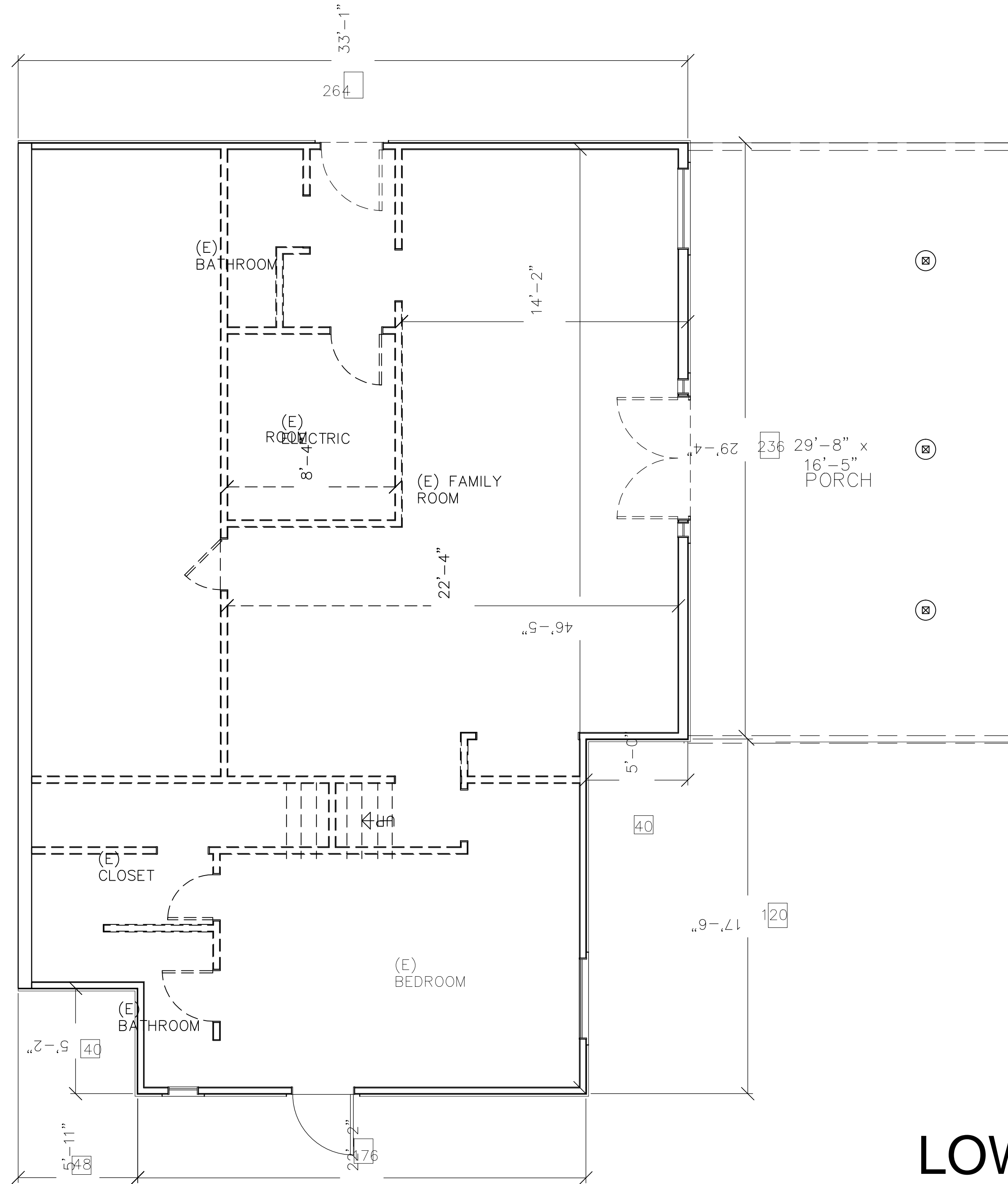
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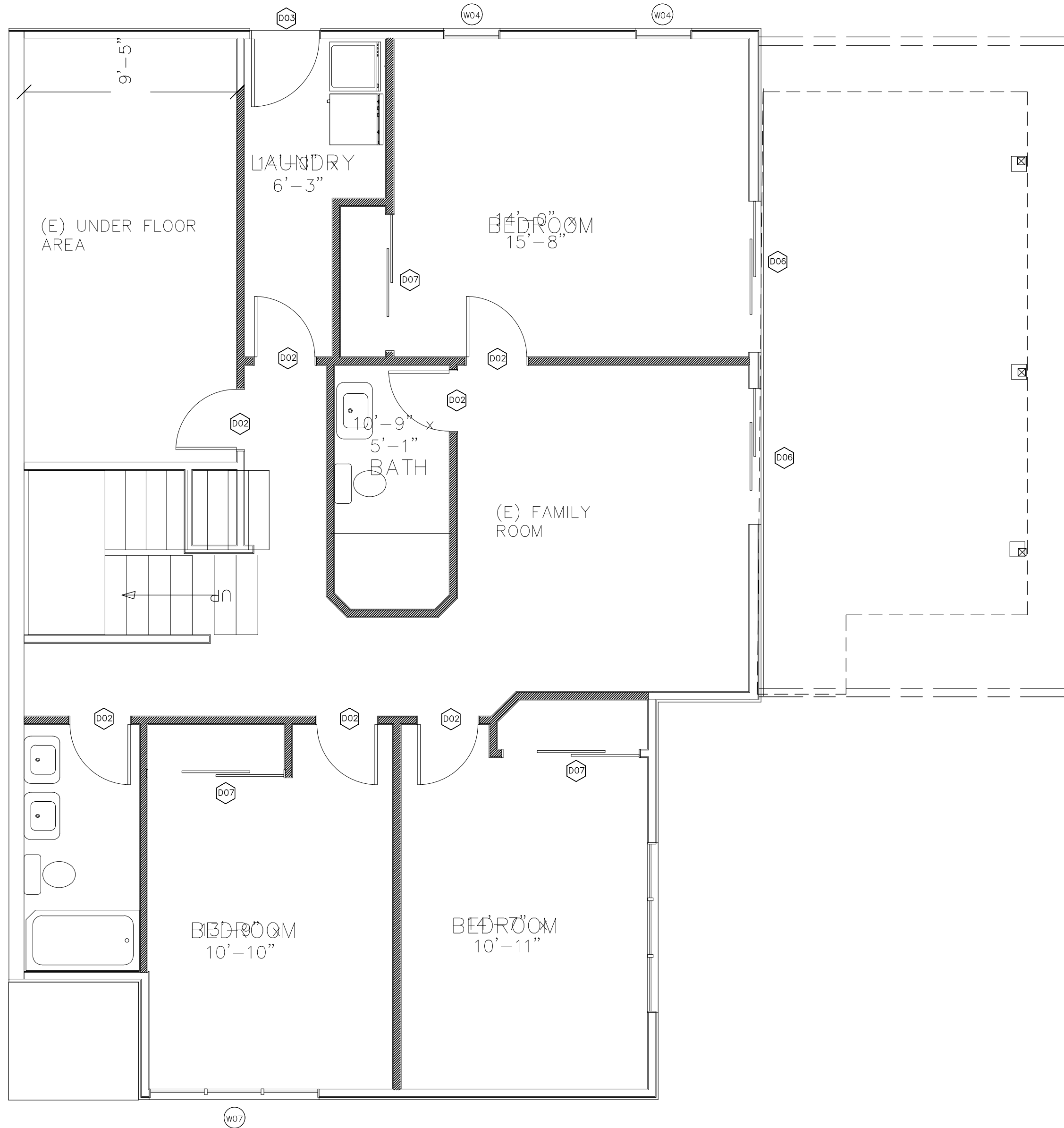
1/4" = 1'-0"

SHEET:

A-3



EXISTING LOWER FLOOR



PROPOSED LOWER FLOOR

LEGEND	
	NEW
	EXISTING
	DEMO

DOOR SCHEDULE					
NUMBER	WIDTH	HEIGHT	THICKNESS	MATERIAL	COMMENTS
D01	192 "	84 "	1 3/4"	WOOD	GARAGE DOOR
D02	32 "	80 "	1 3/8"	WOOD	INTERIOR DOOR
D03	36 "	80 "	1 3/4"	WOOD	EXTERIOR DOOR
D04	60 "	80 "	1 3/4"	WOOD	DOUBLE FRENCH ENTRY DOOR W/ TEMP. GLASS
D05	72 "	80 "	1 3/4"	WOOD	DOUBLE FRENCH DOOR W/ TEMP. GLASS
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NUMBER	WIDTH	HEIGHT	MATERIAL	COMMENTS
W01	24 "	36 "	WOOD CLAD	SINGLE CASEMENT
W02	24 "	48 "	WOOD CLAD	SINGLE CASEMENT
W03	30 "	36 "	WOOD CLAD	SINGLE CASEMENT
W04	30 "	60 "	WOOD CLAD	SINGLE CASEMENT
W05	60 "	60 "	WOOD CLAD	DOUBLE CASEMENT
W06	72 "	36 "	WOOD CLAD	FIXED GLASS
W07	90 "	48 "	WOOD CLAD	TRIPLE CASEMENT

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SECOND FLOOR ADDITION
MR. RAFAEL OLARTE
2532 GARDNER PLACE
GLENDALE CA 91206

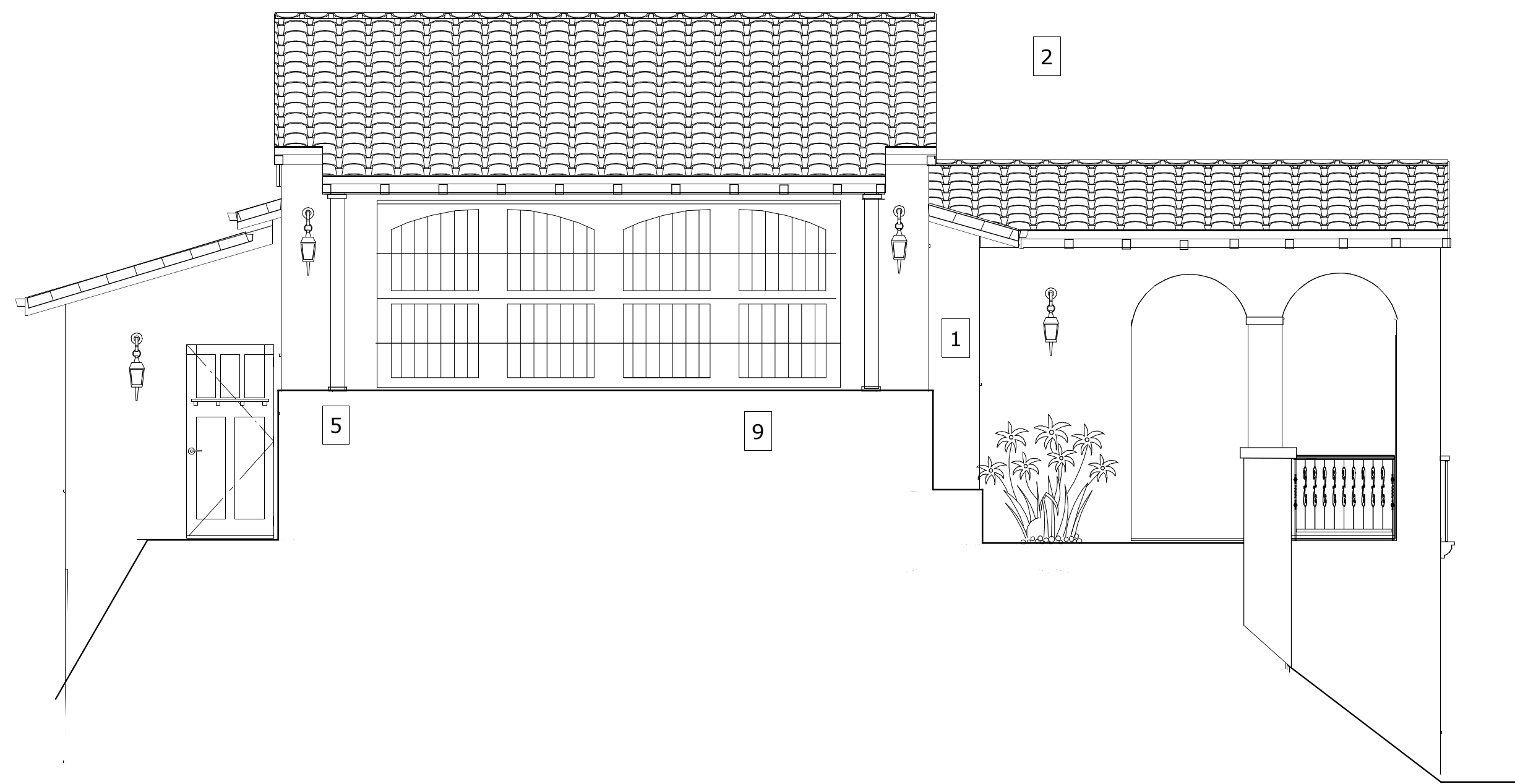
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SCALE:	
SHEET:	A-4

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES OR INCONSISTENCIES SHALL BE NOTIFIED IMMEDIATELY OF THE ARCHITECT. NO SCALE DIMENSIONS WHERE NO DIMENSIONS ARE PROVIDED CONSULT WITH ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

NO.	DESCRIPTION	BY	DATE



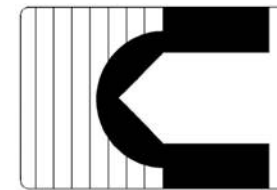
- ELEVATION KEYED NOTES
- 1. STEEL TROWELED SMOOTH PLASTER
 - 2. TWO PIECE CLAY TILE ROOF
 - 3. 4X WOOD FASCIA
 - 4. 4X WOOD RAFTER TAILS @ 24 O.C.
 - 5. 8X8 WOOD POST
 - 6. 6X WOOD CORBELS
 - 7. W.I. RAILING, COLOR BLACK
 - 8. WOOD WINDOWS, COLOR DARK BROWN
 - 9. WOOD DOORS, COLOR DARK BROWN
 - 10. WOOD GARAGE DOOR, COLOR DARK BROWN
 - 11. WOOD FRONT DOOR, COLOR DARK BROWN
 - 12. CLAY TILE VENT
 - 13. 26 GA. G.I. GUTTER, COLOR DARK BROWN



FRONT ELEVATION



REAR ELEVATION



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SECOND FLOOR ADDITION
MR. RAFAEL OLARTE
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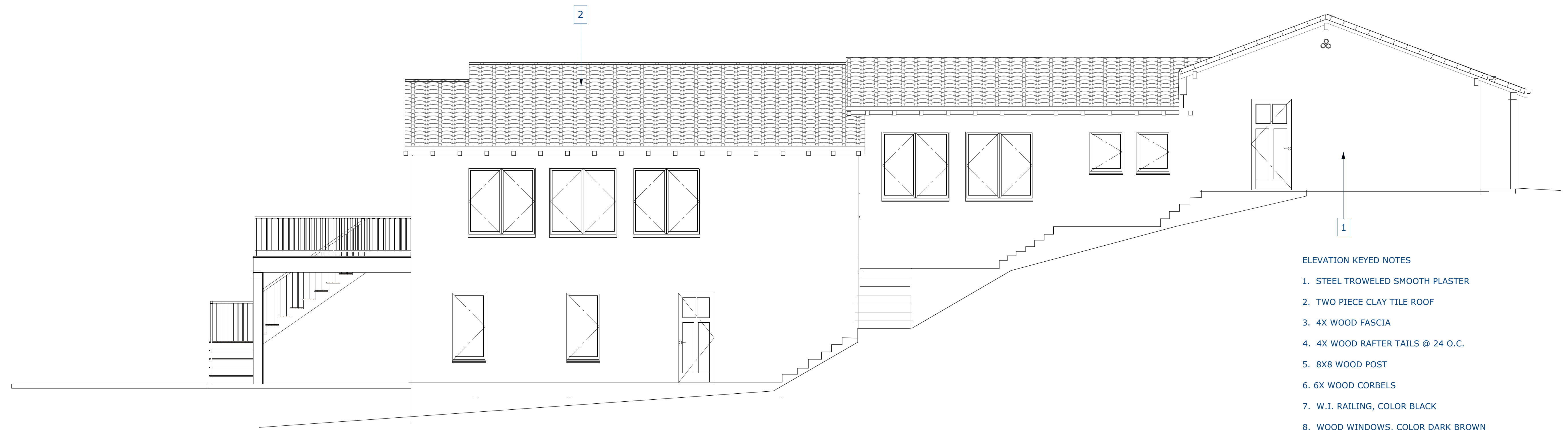
DATE:
12/19/2014

SCALE:

SHEET:
A-5

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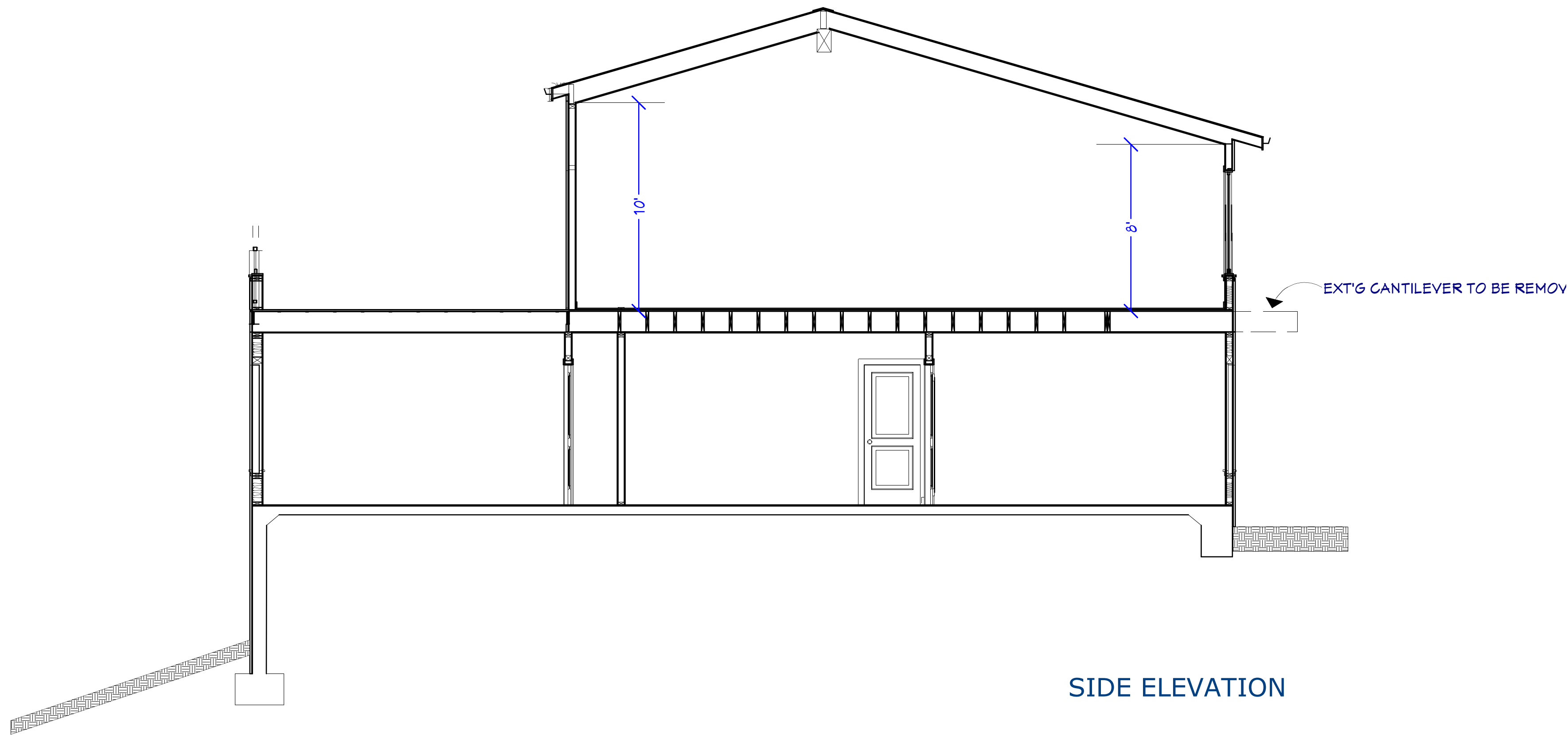
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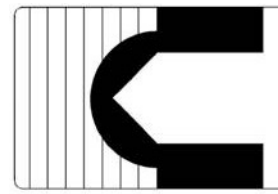
SIDE ELEVATION

ELEVATION KEYED NOTES

1. STEEL TROWELED SMOOTH PLASTER
2. TWO PIECE CLAY TILE ROOF
3. 4X WOOD FASCIA
4. 4X WOOD RAFTER TAILS @ 24 O.C.
5. 8X8 WOOD POST
6. 6X WOOD CORBELS
7. W.I. RAILING, COLOR BLACK
8. WOOD WINDOWS, COLOR DARK BROWN
9. WOOD DOORS, COLOR DARK BROWN
10. WOOD GARAGE DOOR, COLOR DARK BROWN
11. WOOD FRONT DOOR, COLOR DARK BROWN
12. CLAY TILE VENT



SIDE ELEVATION



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SECOND FLOOR ADDITION
MR. RAFAEL OLARTE
2532 GARDNER PLACE
GLENDALE CA 91206

DATE:

12/21/2014

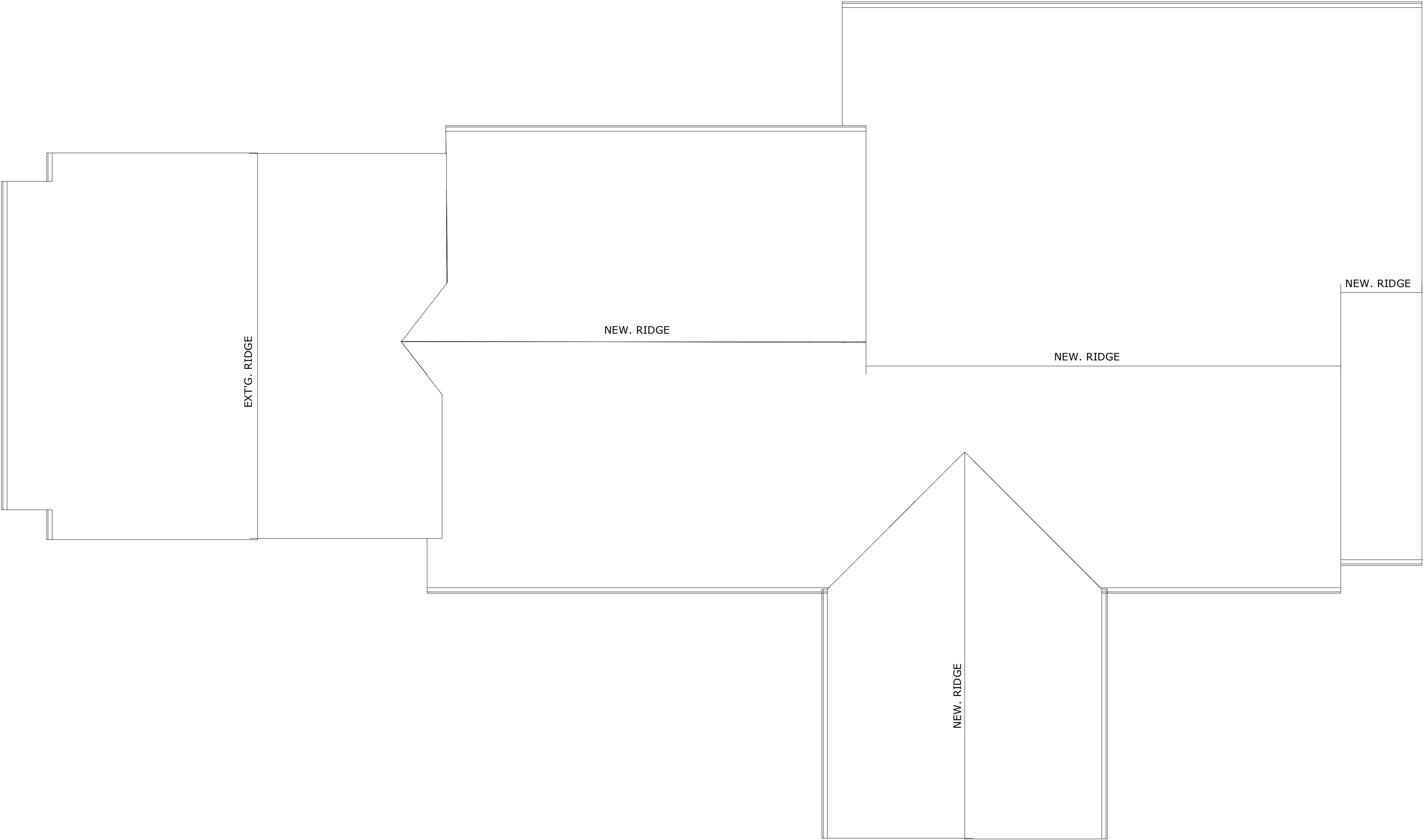
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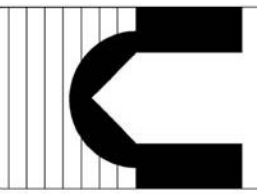
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NO.	DESCRIPTION	BY	DATE



ROOF PLAN



Franco Noravian and Associates
Architecture
409 W. Broadway
Glendale, CA 91204

Tel.818.247.5815
Fax.818.247.5827

SECOND FLOOR ADDITION
MR. RAFAEL OLARTE
2532 GARDNER PLACE
GLENDALE CA 91206

DATE:
12/19/2014

SCALE:

SHEET:
A-7

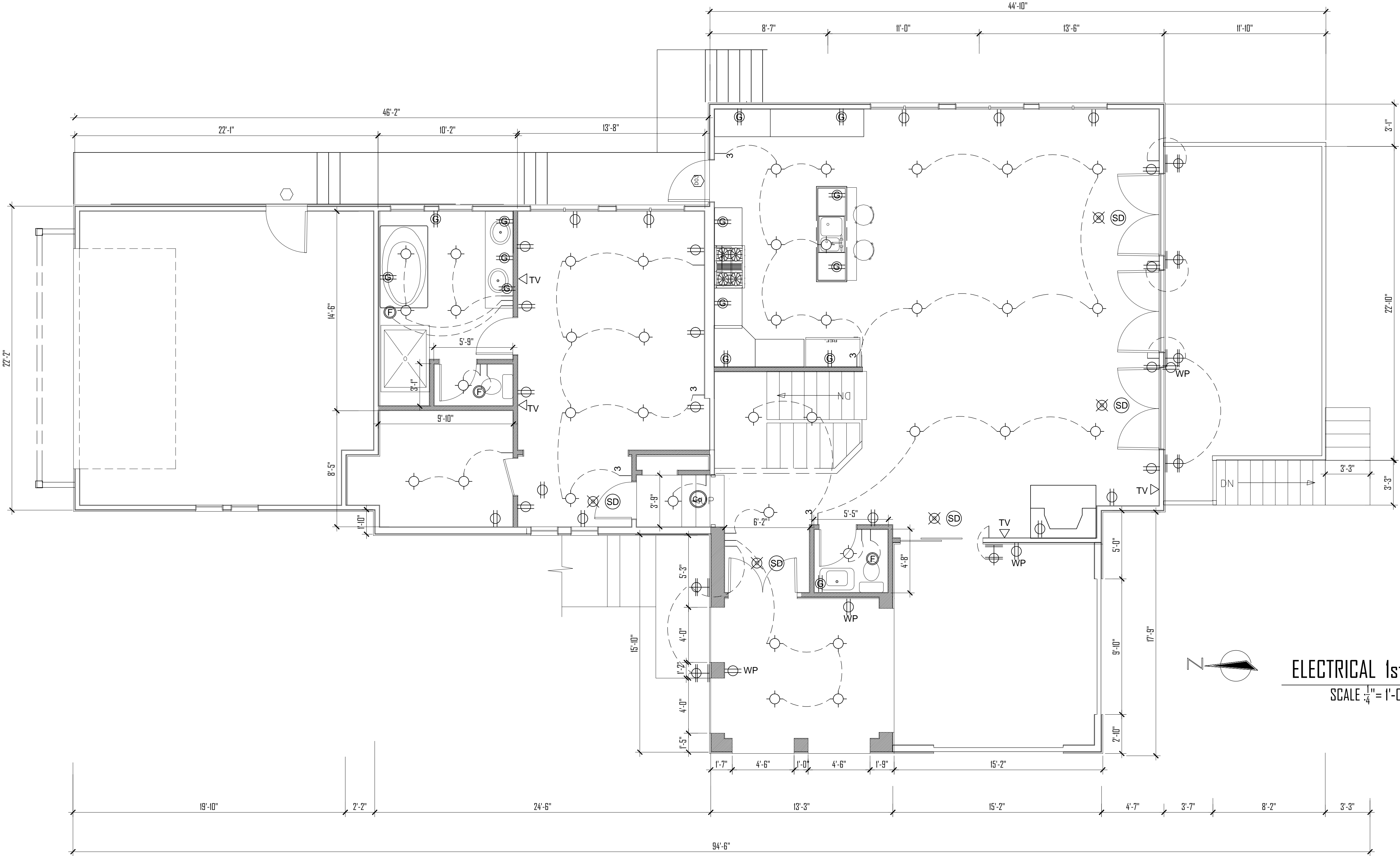
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NO.	DESCRIPTION	BY	DATE

WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW 2X x WALL TO CONSTRUCTION

ELEC. SYMBOLS	
	BUILDING STANDARD WALL MOUNTED LIGHT
	OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL BE HIGH EFFICAY OR MUST BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL
	AFCI
	GFCI
	WEATHER PROOF DUPLEX CONVENIENCE OUTLET
	SINGLE POLE SWITCH
	3 WAY SINGLE SWITCH
	TELEPHONE OUTLET
	TELEVISION OUTLET
	WALL FIXTURE
	SECURITY LIGHT (AUTOMATIC LIGHT SENSOR)
	RECESSED CEILING FIXTURE
	SMOKE DETECTOR CONNECTED TO THE BUILDING HARDWIRED SYSTEM w/120v BATTERY BACK UP
	CARBON MONOXIDE ALARM
	EXH.FAN OR MOTOR(4 AIR CHANGES/HR MIN) MUST BE ENERGY STAR W/ HUMIDISTAT CONTROLLER

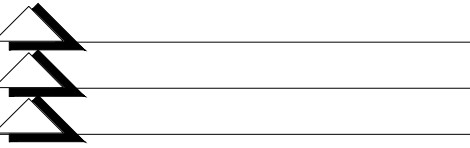
EMEGENCY ESCAPE/EXIT WINDOW (CBC SECTION 310.4)	
	20" CLEAR 41" CLEAR MIN. SIZE WINDOW FOR 20" CLEAR HEIGHT. 44" MAX.
	34-1/8" CLEAR 24" CLEAR MIN. SIZE WINDOW FOR 24" CLEAR HEIGHT. 44" MAX.
FLOOR LEVEL @ 1'-6" ABOVE GRADE	
1. 20" MIN. CLEAR WIDTH 2. 24" MIN. CLEAR HEIGHT 3. 5.7 SF. MIN. OPENABLE AREA	

R-13 IN EXTERIOR WALLS
R-19 IN RAISED FLOORS
R-30 IN CEILING ROOF



ELECTRICAL 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS: DATE:



ENGINEER:

CIVIL ENGINEER
FELIPE SEGOVIA
2320 SANTA CRUZ CT
TORRANCE CA 90501
(310) 560 7409
(424) 558 8534(F)

CONTRACTOR:

DRAWN BY:

ADRIAN LOPEZ
drafter.adrian.lopez@gmail.com

PROJECT OWNER:
RAFAEL OLARTE
2532 GARDNER PL GLENDALE CA 91206

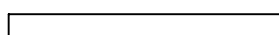
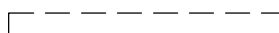

ELECTRICAL FLOOR PLANS















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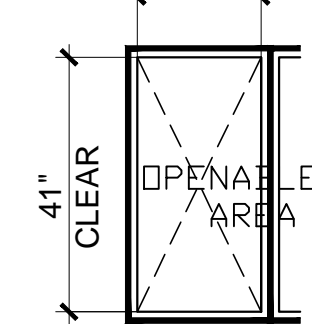
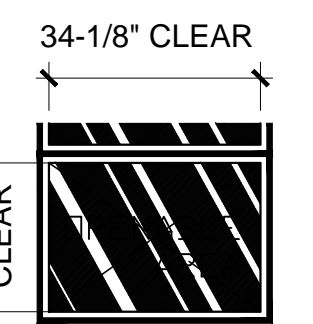
DATE:
04/07/2014

SHEET #:

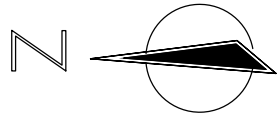
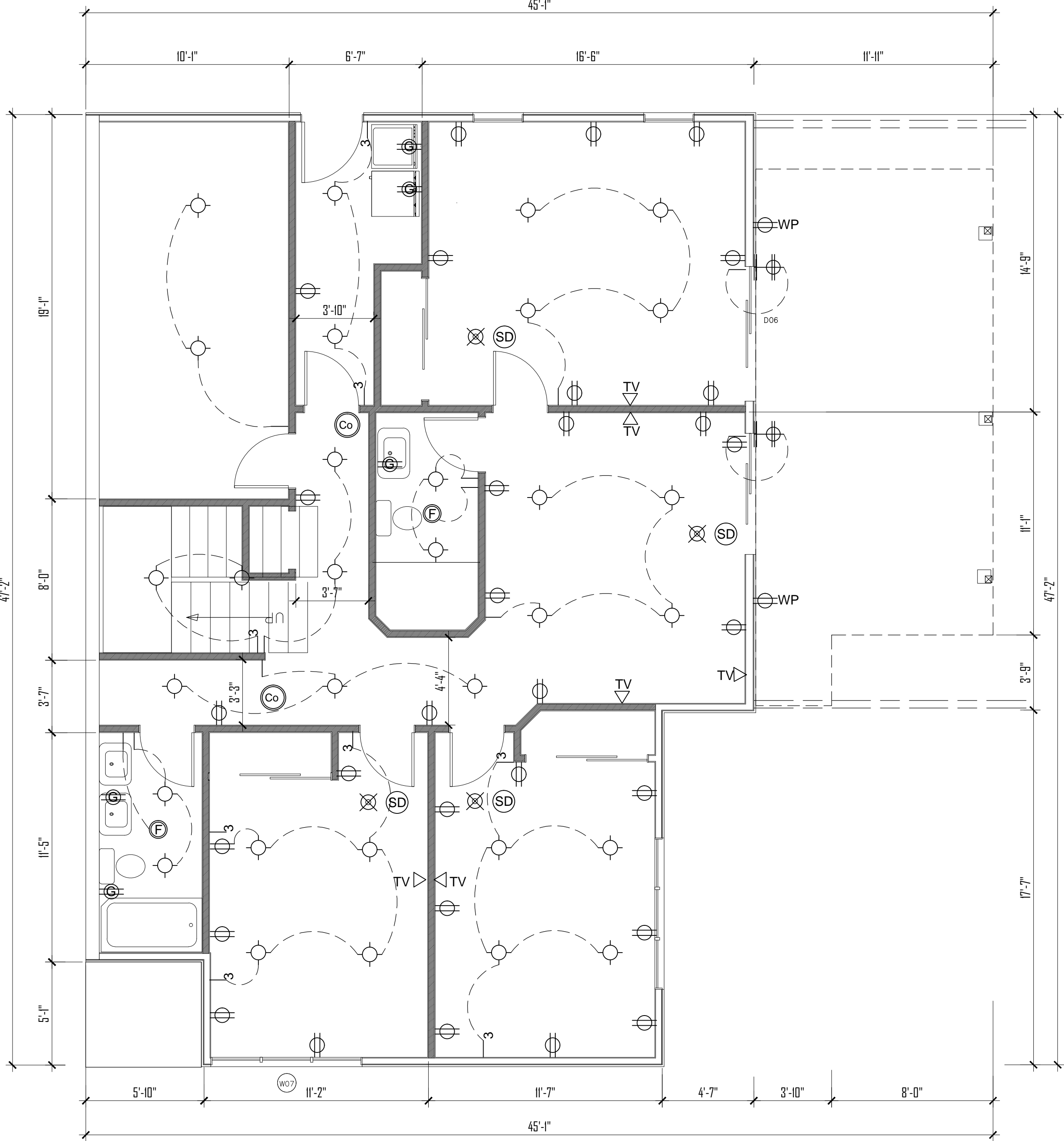
A-8

WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW 2X x WALL TO CONSTRUCTION

ELEC. SYMBOLS	
	BUILDING STANDARD WALL MOUNTED LIGHT
	OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL BE HIGH EFFICAY OR MUST BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL
	DUPLEX CONVENIENCE OUTLET
	GFCI DUPLEX CONVENIENCE OUTLET
	WEATHER PROOF DUPLEX CONVENIENCE OUTLET
	SINGLE POLE SWITCH
	3 WAY SINGLE SWITCH
	TELEPHONE OUTLET
	TELEVISION OUTLET
	WALL FIXTURE
	SECURITY LIGHT (AUTOMATIC LIGHT SENSOR)
	RECESSED CEILING FIXTURE
	SMOKE DETECTOR CONNECTED TO THE BUILDING HARDWIRED SYSTEM w/120v BATTERY BACK UP
	CARBON MONOXIDE ALARM EXH.FAN OR MOTOR(4 AIR CHANGES/HR MIN) MUST BE ENERGY STAR W/ HUMIDISTAT CONTROLLER

EMEGENCY ESCAPE/EXIT WINDOW (CBC SECTION 310.4)	
	
MIN. SIZE WINDOW FOR 20" CLEAR HEIGHT.	MIN. SIZE WINDOW FOR 24" CLEAR HEIGHT.
1. 20" MIN. CLEAR WIDTH	
2. 24" MIN. CLEAR HEIGHT	
3. 5.7' SF. MIN. OPENABLE AREA	

R-13 IN EXTERIOR WALLS
R-19 IN RAISED FLOORS
R-30 IN CEILING ROOF



ELECTRICAL LOWER FLOOR PLAN
SCALE 1/4" = 1'-0"

REVISIONS: DATE:

ENGINEER:

CIVIL ENGINEER
FELIPE SEGOVIA
2320 SANTA CRUZ CT
TORRANCE CA 90501
(310) 560 7409
(424) 558 8534(F)

CONTRACTOR:

DRAWN BY:

ADRIAN LOPEZ
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PROJECT OWNER:
RAFAEL OLARTE
2532 GARDNER PL GLENDALE CA 91206
TITLE:
ELECTRICAL FLOOR PLANS

DATE:
04/07/2014

SHEET #:
A-9



STORM WATER POLLUTION CONTROL
(2014 Los Angeles Green Building Code)

FORM
GRN 1

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

- 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.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 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. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- 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.
- 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.

Revised 01-01-2014

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2014 Los Angeles Green Building Code

FORM
GRN 4

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

Project Address: _____			Date: _____	
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		
2	4.106.3	Grading and paving		
3	4.106.4	Electric vehicle (EV) charging		
4	4.106.7	Reduction of heat island effect for nonroof areas		
ENERGY EFFICIENCY				
5	4.211.5	Solar ready buildings		
WATER EFFICIENCY & CONSERVATION				
6	4.303.1	Water conserving plumbing fixtures and fittings		
7	4.303.1.3.2	Multiple showerheads serving one shower		
8	4.304.1	Irrigation controllers		
9	4.304.1.1	Irrigation design		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
10	4.406.1	Rodent proofing		
11	4.407.3	Flashing details		
12	4.407.4	Material protection		
13	4.408.1	Construction waste reduction of at least 50%		
14	4.410.1	Operation and maintenance manual		
ENVIRONMENTAL QUALITY				
15	4.503.1	Fireplaces and woodstoves		
16	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
17	4.504.2	Finish material pollutant control		
18	4.504.2.1	– Adhesives, sealants, caulks		
19	4.504.2.2	– Paints and coatings		
20	4.504.2.3	– Aerosol paints and coatings		
21	4.504.2.4	– Verification		
22	4.504.3	Carpet systems		
23	4.504.3.1	Carpet cushion		
24	4.504.4	Resilient flooring systems		
25	4.504.5	Composite wood products		
26	4.505.2.1	Capillary break		

Revised 07-15-2014

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2014 Los Angeles Green Building Code

FORM
GRN 4

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
27	4.505.3	Moisture content of building materials		
28	4.506.1	Bathroom exhaust fans		
29	4.507.2	Heating and air-conditioning system design		

Revised 07-15-2014

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2014 Los Angeles Green Building Code

FORM
GRN 9

MANDATORY REQUIREMENTS CHECKLIST
ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Project Address: _____ Date: _____

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		
2	4.106.3	Grading and paving		
WATER EFFICIENCY & CONSERVATION				
3	4.303.1	Water conserving plumbing fixtures and fittings		
4	4.303.1.3.2	Multiple showerheads serving one shower		
5	4.304.1	Irrigation controllers		
6	4.304.1.1	Irrigation design		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
7	4.406.1	Rodent proofing		
8	4.407.3	Flashing details		
9	4.407.4	Material protection		
10	4.408.1	Construction waste reduction of at least 50 percent		
11	4.410.1	Operation and maintenance manual		
ENVIRONMENTAL QUALITY				
12	4.503.1	Fireplaces and woodstoves		
13	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
14	4.504.2	Finish material pollutant control		
15	4.504.2.1	– Adhesives, sealants, caulks		
16	4.504.2.2	– Paints and coatings		
17	4.504.2.3	– Aerosol paints and coatings		
18	4.504.2.4	– Verification		
19	4.504.3	Carpet systems		
20	4.504.3.1	Carpet cushion		
21	4.504.4	Resilient flooring systems		
22	4.504.5	Composite wood products		
23	4.505.2.1	Capillary break		
24	4.505.3	Moisture content of building materials		
25	4.506.1	Bathroom exhaust fans		
26	4.507.2	Heating and air-conditioning system design		

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

FORM
GRN 11

The tables below are taken from the 2014 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,2}

Grams of VOC per Liter of Coating.

Less Water and Less Exempt Compounds

COATING CATEGORY ^{1,3}	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings	120
Magnesium cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	420
Multicolor coatings	250
Primer/sealer and undercoaters	100
Primer, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tube and tile refinishing coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

¹ Grams of VOC per liter of coating, including water and including exempt compounds.

² The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.

³ Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measures, February 1, 2008. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS¹

Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
This medium density fiberboard ²	
1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measures for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93122.	
² This medium density fiberboard has a maximum thickness of 7/8 inches (8 mm).	

SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	780
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420

SEALANT PRIMERS

SEALANT PRIMERS	CURRENT VOC LIMIT
Architectural	250
Nonporous	775
Modified bituminous 500	500
Marine deck	780
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1108.

ADHESIVE VOC LIMIT^{1,2}

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	60
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50

SPECIALTY APPLICATIONS

SPECIALTY APPLICATIONS	CURRENT VOC LIMIT
PVC welding	510
CPVC welding	490
ABS welding	335
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	60
Special purpose contact adhesive	250
Structural wood member adhesive	140
Proposed slab on grade construction	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	30
Wood	30
Fiberglass	80

¹ If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.

² For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1108.

³ http://www.ca.gov/DQDB/SCQURTM/R1108.PDF.



2014 Los Angeles Green Building Code

FORM
GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

- For each new dwelling and townhouse, provide a minimum 1-inch diameter listed raceway that can accommodate a dedicated 208/240 volt branch circuit. Sufficient conductor sizing and service capacity to install Level 2 EVSE shall be provided. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and the EVSE charging space. (4.106.4.1)
- EV spaces within the common parking area serving R-occupancies, shall have spaces posted stating "EV CAPABLE" at both the EV charging space and at a conspicuous place at the service panel or subpanel. The electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at full rated amperage based on Level 2 EVSE. A separate electrical permit is required. (4.106.4.2)
- 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 160 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
- The required hardware used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E918 or ASTM C1549. (4.106.7)
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
- When a shower is served by more than one showerhead, the combined flow 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. (4.303.1.3.2)
- Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (4.304.1)
- For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881) (4.304.1)
- Annular spaces around pipes, electric cables, conduits, or other openings in the 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 corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
- Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
- Only a City of Los Angeles certified hauler will be used for hauling of construction waste. (4.408.1)
- 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. (4.410.1)
- 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)
- All heat 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. (4.504.1)
- The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
- 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. (4.504.2.1-4.504.3)
- All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:
a. Carpet and Rug Institute's Green Label Plus Program
b. California Department of Public Health's Specification 01350
c. NSF/ANSI 140 at the Gold level
d. Scientific Certifications Systems Indoor Advantage® Gold (4.504.3)
- 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)
- 80% of the total area receiving resilient flooring shall comply with one or more of the following:
a. VOC emission limits defined in the CHPS High Performance Products Database
b. Products compliant with the CHPS criteria certified under the GreenGuard Children & Schools program
c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
d. Meet the California Department of Public Health's Specification 01350 (4.504.4)
- 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. (4.504.5)
- The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be 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. (4.504.5)
- A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for proposed slab on grade construction. (4.505.2.1)
- A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
- 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. (4.506.1)
- Newly installed bathroom exhaust fans, not functioning as a component of a whole-house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)
- 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-5 Manual S-2004. (4.507.2)



2014 Los Angeles Green Building Code

FORM
GRN 15

GREEN BUILDING CODE PLAN CHECK NOTES
NON-RESIDENTIAL BUILDINGS

- State on plans that the outdoor lighting systems shall be designed and installed to comply with all of the following:
a. The minimum requirements in California Energy Code for Lighting Zones 1-4
b. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11
c. Allowable BUG ratings not exceeding those shown in on Table 5.106.8 (5.106.8)
- Separate submersers shall be installed in any building or new space within a building that is projected to consume more than 1,000 gal/day. (5.303.1.2)
- New plumbing fixtures and fittings shall not exceed the maximum allowable flow rate specified in Section 5.303.2. (5.303.2)
- When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets 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. (5.303.3.3)
- For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881, 5.304.1)
- Installed automatic irrigation system controllers are weather- or soil-based controllers. (5.304.1.3)
- Weather-resistant exterior wall and foundation envelope shall be detailed in conformance with Los Angeles Building Code Section 1403.2 and California Energy Code Section 150. (5.407.1)
- Automatic landscape irrigators shall be installed such that it doesn't spray on the building. (5.407.2.1)
- New exterior entries and openings subject to foot traffic shall be protected against water intrusion using features such as overhangs, awnings and/or recesses for a combined depth over the entry of at least 4 feet. (5.407.2.2.1)
- Nonabsorbent interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or opening subject to foot traffic. (5.407.2.2.2)
- Exterior entries shall have flashing integrated with the drainage plane. (5.407.2.2.2)
- Only a City of Los Angeles certified hauler will be used for hauling of construction waste. (5.408.1)
- 100% of excavated soil and vegetation resulting from land clearing shall be reused or recycled. (5.408.3)
- A final report for the testing and adjusting of all new systems shall be completed and provided to the field inspector prior to final approval. This report shall be signed by the individual responsible for performing these services. (5.410.4.4)
- For all new equipment, an *Operation & Systems Manual* shall be provided to the field inspector at the time of final inspection. (5.410.4.5)
- All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (5.503.1, AQMD Rule 445)
- If the new HVAC system is used during construction, use return air filters with a MERV of 8. Replace all filters immediately prior to occupancy. (5.504.1.3)
- All new ducts and other new related air distribution components openings shall be covered with tape, plastic, or sheetmetal until the final startup of the heating, cooling and ventilating equipment. (5.504.3)
- Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 5.504.4.1-5.504.4.3. (5.504.4.1-5.504.4.3)
- The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4.3.2)
- All new carpet installed in the building interior meets the testing and product requirements of one of the following:
a. Carpet and Rug Institute's Green Label Plus Program
b. California Department of Public Health's Specification 01350
c. NSF/ANSI 140 at the Gold level
d. Scientific Certifications Systems Indoor Advantage® Gold (5.504.4.4)
- All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (5.504.4.4.1)
- New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits. (5.504.4.5, 10.504.4.5)
- The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be 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. (5.504.4.5)
- 80% of the total area receiving new resilient flooring shall comply with one or more of the following:
a. VOC emission limits defined in the CHPS High Performance Products Database
b. Products compliant with the CHPS criteria certified under the GreenGuard Children & Schools program
c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
d. Meet the California Department of Public Health's Specification 01350 (5.504.4.6)
- An air filter with a Minimum Efficiency Reporting Value (MERV) of 5 or higher shall be installed in the mechanical system for outside and return air prior to occupancy. (5.504.5.3)
- Designated outdoor smoking area shall be at least 25 feet from an outdoor air intake or operable windows. (5.504.7)
- The building shall