

# JUNIOR A.D.U

16833 W COVELLO ST. VAN NUYS CA 91406

## GENERAL NOTES:

### LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

The following notes shall be implemented.

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. 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.

2. An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158 and 180,670) Separate plumbing permit is required.

3. Provide ultra-flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

4. Provide (70) (72) inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure. (1210.2.3, 2406.4.5, R307.2, R308.4)

5. Water heater must be strapped to wall. (507.3 & LAPC)

6. Sprinkler system must be approved by the Mechanical Division prior to installation.

7. A fire alarm (visual and audible) system is required. The alarm system must be approved by the Fire Department and Electrical Plan Check prior to installation. (LAMC 57.122)

8. Carbon monoxide alarm is required. (915.4, R315)

### PROJECT DESCRIPTION

CONVERT  
(E) ATTACHED GARAGE INTO A (N)  
JADU PER CA GOVT. CODE  
65852.2(E)(1)(A) AND 65852.22

### CONTACT INFO

PROPERTY OWNER: EVELYN RAMIREZ  
16833 COVELLO ST, VAN NUYS, CA 91406

EXPEDITOR/DESIGNER: INNOVATIVE PROJECTS  
7802 Samura Pl #6, Garden Grove, CA 92841 T: (424) 410-0909  
CSLB: 1101681

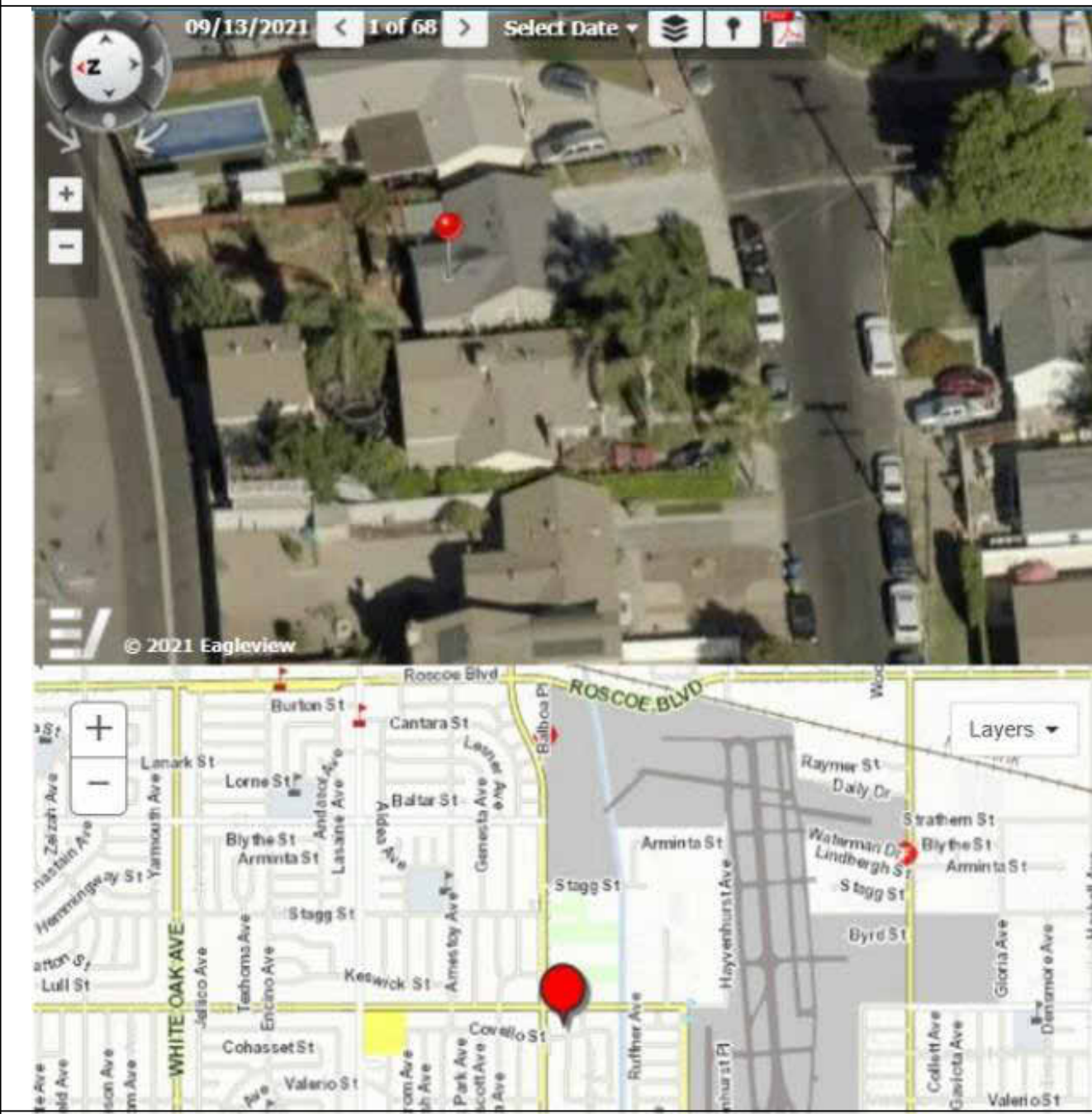
### PROJECT DATA

ADDRESS: 16833 COVELLO ST LOS ANGELES CA  
APN: 2226-025-015  
ZONE CODE: LAR1  
OCCUPANCY GROUP: R1  
LEGAL DESCRIPTION: TRACT NO 14659 LOT 24  
MAIN BLD: 873 SF  
GARAGE: 190SF  
TYPE OF CONSTRUCTION: TYPE V-B  
SPRINKLED: NOT REQUIRED

### AREA TABULATIONS

EXISTING LOT SIZE: 6000 SF EXISTING GARAGE: 190 SF EXISTING BUILDING: 873 SF	RFA CALCULATIONS: MAX: 6001.8 x 0.45 = 2700.81 SF  PROVIDED: (E) SFD 873 SF + (N) JADU 190 SF = 1063 sf < 2700.81 SF
--	---

### VICINITY MAP



### DRAWING SET

### COVER SHEET 2/2

### SHEET INDEX:

G001 AS BUILT PLAN - SITE PLAN - ROOF PLAN - AS BUILT  
G002 AS BUILT ELEVATIONS - SECTION A - AREA OF WORK  
G003 RENOVATION PLANS - SECTIONS  
G004 GENERIC DETAILS - EXISTING FACADE - FACADE PROPOSED ADU  
G005 ELECTRICAL PLAN  
G006 PLUMBING



#### PLUMBING FIXTURE FLOW RATES

Residential Occupancies  
2023 Los Angeles Green Building Code  
(incorporate this form into the plans)

#### FORM GRN 16

SECTION 4.303.1 WATER REDUCTION FIXTURE FLOW RATES	
FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi <sup>1,3</sup>
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi <sup>1,3</sup>
Kitchen faucets	1.5 gpm @ 60 psi <sup>2,4</sup>
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush <sup>5</sup>
Flushometer tank water closets	1.28 gallons/flush <sup>5</sup>
Flushometer valve water closets	1.28 gallons/flush <sup>5</sup>
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

<sup>1</sup> Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.  
<sup>2</sup> Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.  
<sup>3</sup> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.  
<sup>4</sup> 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 1.06 gallons/flush installed throughout.  
<sup>5</sup> Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.  
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2  
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The 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 A112.19.14.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/01/23)

Page 1 of 1

[www.ladbs.org](http://www.ladbs.org)



2023 Los Angeles Green Building Code

#### FORM GRN 18R

#### WATER CONSERVATION NOTES - ORDINANCE #184248 RESIDENTIAL BUILDINGS

##### PLUMBING SYSTEM

- Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
- Water use reduction shall be met by complying with one of the following:
  - 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 established in Table 4.303.4.1, shall be provided; or
  - New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
  - Plumbing fixtures shall use recycled water. **Exception:** Fixture replacements (4.303.4)
- 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. (4.304.3)
- 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. (4.304.3)
- In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
- 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 80% of the pool shall be covered. (4.304.5)
- Except as provided in this section, for sites with over 500 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)
- 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. (4.305.2)
- In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
  - Shall have a minimum of 6 cycles of concentration (blowdown); or
  - A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
- In new buildings over 25 stories, the cooling towers shall comply with all of the following:
  - Shall have a minimum of 6 cycles of concentration (blowdown); and
  - 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
- Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
- Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
  - The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
  - 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.
  - Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
    - 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 California Energy Code Residential Appendix.
    - The hot water supply piping shall be installed and insulated in accordance with Section K43.6.2 of the California Energy Code Residential Appendix.
- A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/01/23)

Page 1 of 1

[www.ladbs.org](http://www.ladbs.org)