

# JUNIOR A.D.U

16833 W COVELLO ST. VAN NUYS CA 91406

## CONSTRUCTION GENERAL NOTES:

### Construction Notes

#### 1. ADU Construction:

An attached garage will be converted into a 190- square-foot accessory dwelling unit (J-ADU). This transformation includes a new address, a studio with a bathroom, and a kitchen, creating a new habitable unit within the existing building. No changes or additional structures will be added to the building.

The ADU will be a studio, one-bathroom layout featuring a Murphy bed, electric stove, sink, and refrigerator.

#### 2. Owner's Responsibility:

The owner is responsible for obtaining all necessary permits and approvals for the ADU construction.

The d.b.a. Innovative Projects General Contractor's scope of work is design, material cost estimate, and Construction Management. The owner is responsible for the Subcontractor contract.

#### 3. Utility Connections:

Electricity and Water will be provided from the existing Building. A New Sewer line and Stormwater System will be created.

Stormwater Mitigation: A gutter system with a water tank to reuse water from Stormwater to be provided.

#### 4. Electrical Plan:

The subcontractor shall comply with local electrical and (NEC) attending NFPA standard codes and regulations. High-quality luminaires shall be installed to provide adequate lighting within the ADU. The Owner will determine the material brand of luminaires. Lighting fixtures shall be energy-efficient and compliant with energy conservation standards.

#### 5. Ventilation:

Adequate ventilation shall be provided in the ADU to ensure proper air circulation and to prevent moisture buildup.

### Construction Details:

#### 6. Work Hours:

Work hours are limited to Monday through Friday, starting at 2 AM. No work is permitted on Saturdays, Sundays, or holidays without prior approval from the owner.

Deliveries of equipment, supplies, appliances, tools, and furniture are also restricted to these hours.

Personnel must commit to maintaining proper cleanliness on the premises and complete a cleaning checklist before leaving by 4:30 PM.

#### 7. Work Location:

Work is restricted to the interior of the premises, primarily focusing on the ADU construction.

No materials, equipment, or work shall be kept, stored, or performed in hallways or kitchens.

#### 8. Quality Control:

The General Contractor is responsible for quality control and shall ensure that all work is performed to the highest standards and complies with applicable codes and regulations.

#### 9. Inspections:

The General Contractor shall coordinate and allow inspections by the local building department and other relevant agencies as required throughout the project.

#### 10. Change Orders:

Any changes to the scope of work must be documented and approved in writing by the Owner or their representative before implementation.

#### 11. Project Closeout:

The General Contractor shall provide all required closeout documentation, including as-built drawings, operation manuals, and warranties, within of project completion.



**STORM WATER POLLUTION CONTROL**  
(2023 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.

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. 01/01/20)

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Los Angeles Green Building Code

**FORM**  
**GRN 14**

**GREEN BUILDING CODE PLAN CHECK NOTES**  
**RESIDENTIAL BUILDINGS**

- For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 200-volt branch circuit. The raceway shall not be less than trade size 1 (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. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and (specify) 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)
- For common parking areas 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 1 (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. (4.106.4.2)
- Residential Buildings 1-3 stories in height with roof slope < 2:12 shall have a 3-year aged SRI value of at least 78 or both a 3-year aged solar reflectance of at least 0.65 and a thermal emittance of at least 0.85. Roofs with slopes > 2:12 shall have an aged SRI value of at least 20 or both a 3-year solar reflectance of at least 0.25 and a thermal emittance of at least 0.85. (4.106.5)
- The required landscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1919 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. (MWELC § 492.7)
- 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)
- Amidst 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 insect plates. Flaming prone to corrosion shall be protected in accordance with Section 3.3.1 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 permitted 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 dust 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. (4.504.1.1)
- 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. (4.504.1)
- 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)
- All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
  - Carpet and Rug Institute's Green Label Plus Program
  - California Department of Public Health's Specification 01350
  - NSF/ANSI L10 at the Gold level
  - Scientific Certifications Systems Indoor Advantage™ Gold
- 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
  - VOC emission limits defined in the CHPS High Performance Products Database
  - Certified under UL GREENGUARD Gold
  - Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
  - Meet the California Department of Public Health's Specification 01350
- 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. (4.504.5)
- Mechanically ventilated buildings shall provide 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. (4.504.6)
- A 4-inch thick base of ¾ inch or larger clean aggregate shall be provided for proposed slab on grade construction. 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. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
- A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant. (Energy Code § 110.10(d))
- The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual S 2004, ANSI/ACCA 29-9.2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S 2004. (4.507.2)

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2023 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)

Permit #	-	-	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	4.106.5	Cool roof (Additions ≥ 500 sq. ft. or ≥ 50%)		
ENERGY EFFICIENCY				
4	4.211.4	Solar ready (Additions ≥ 2,000 sq. ft.)		
WATER EFFICIENCY & CONSERVATION				
5	4.303.1	Water conserving plumbing fixtures and fittings		
6	4.303.1.3.2	Multiple showerheads serving one shower		
7	4.303.4	Water use reduction		
8	4.304.1	Outdoor water use in landscape areas		
9	4.304.2	Irrigation controllers		
10	4.304.3	Metering outdoor water use		
11	4.304.4	Exterior faucets		
12	4.304.5	Swimming pool covers		
13	4.305.1	Graywater ready		
14	4.305.2	Recycled water supply to fixtures		
15	4.305.3.1	Cooling towers (buildings ≤ 25 stories)		
16	4.305.3.2	Cooling towers (buildings > 25 stories)		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
17	4.406.1	Rodent proofing		
18	4.407.3	Flashing details		
19	4.407.4	Material protection		
20	4.408.1	Construction waste reduction		
21	4.410.1	Operation and maintenance manual		
ENVIRONMENTAL QUALITY				
22	4.503.1	Fireplaces and woodstoves		

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**FORM**  
**GRN 9**

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
24	4.504.2	Finish material pollutant control		
25	4.504.2.1	Adhesives, sealants, caulks		
26	4.504.2.2	Paints and coatings		
27	4.504.2.3	Aerosol paints and coatings		
28	4.504.2.4	Verification		
29	4.504.3	Carpet systems		
30	4.504.3.1	Carpet cushion		
31	4.504.4	Resilient flooring systems		
32	4.504.5	Composite wood products		
33	4.504.6	Filters		
34	4.505.2.1	Capillary break		
35	4.505.3	Moisture content of building materials		
36	4.506.1	Bathroom exhaust fans		
37	4.507.2	Heating and air-conditioning system design		

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## 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

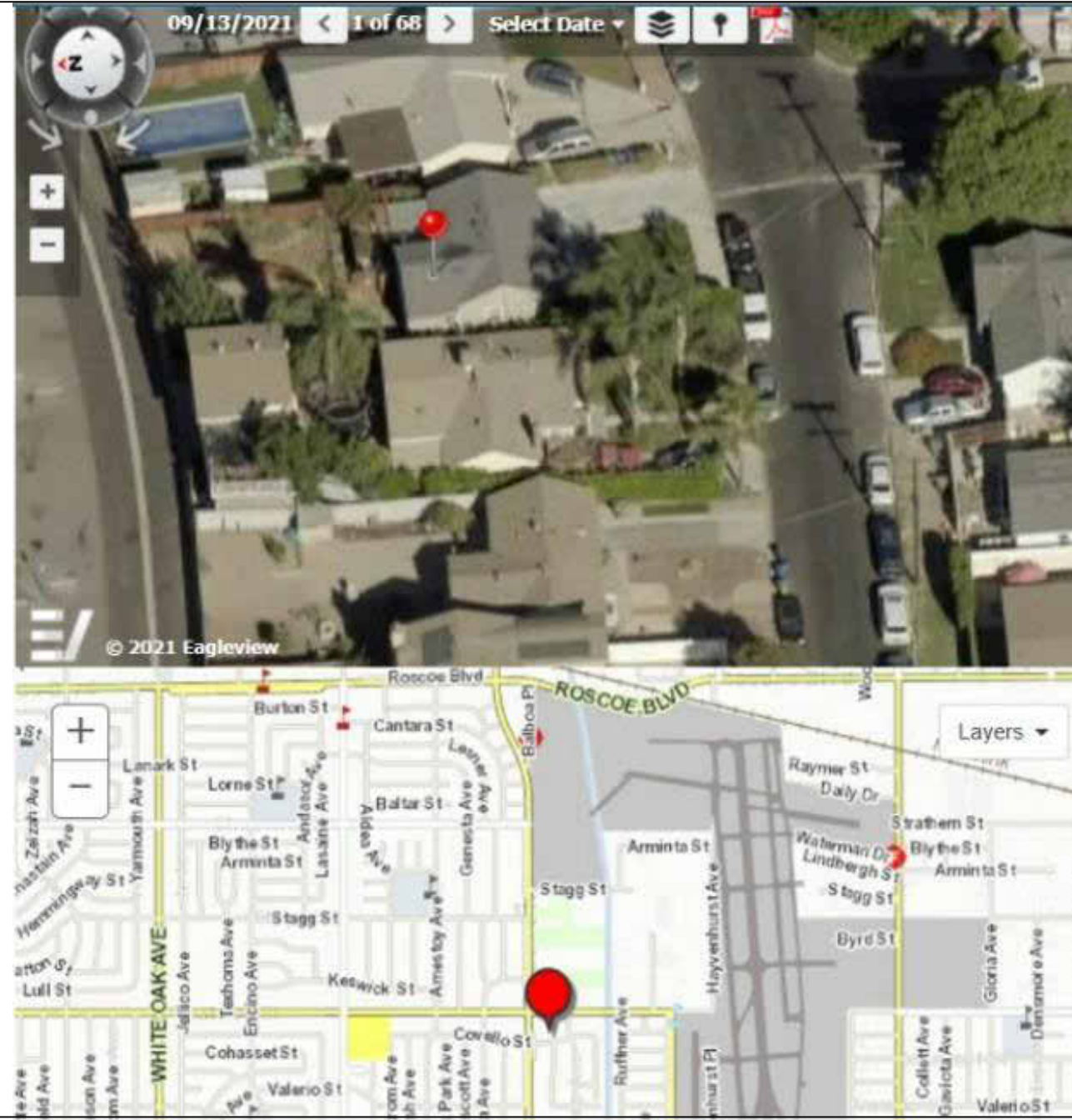
## AREA TABULATIONS

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 1/2

## 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