

**CITY OF TORRANCE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
 BEST MANAGEMENT PRACTICES FOR ALL FOR CONSTRUCTION ACTIVITIES\*

Project Address: \_\_\_\_\_ Case No. \_\_\_\_\_

The Following are Minimum Water Quality Protection Requirements for All Development Construction Projects:

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete swales on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may 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 public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name \_\_\_\_\_ (Owner or authorized agent of the owner) Date \_\_\_\_\_

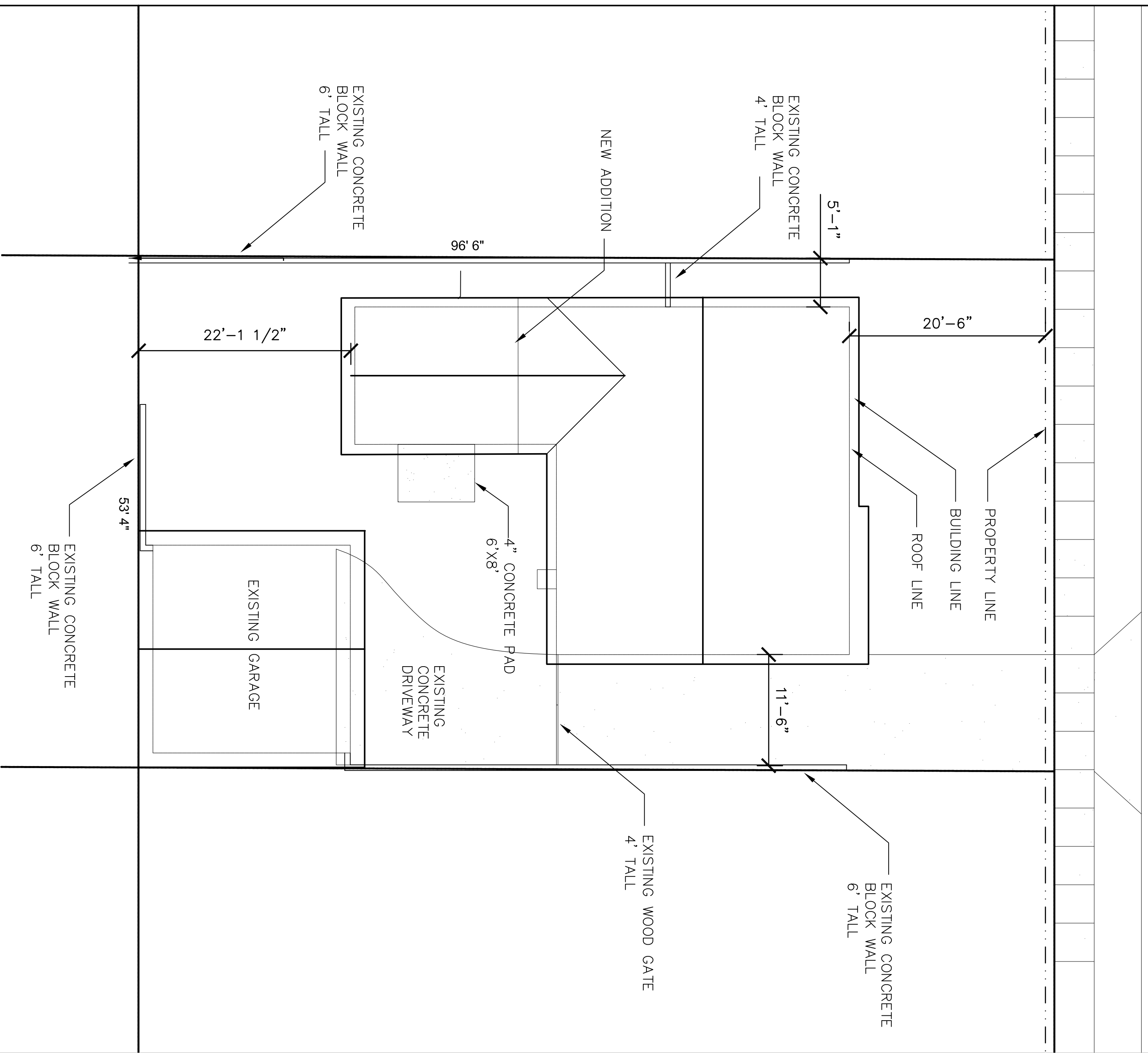
Signature \_\_\_\_\_ (Owner or authorized agent of the owner)

\*The above Best Management Practices are detailed in the California Storm Water Best Management Practices Handbook, January 2000, www.calmfpmanuals.com

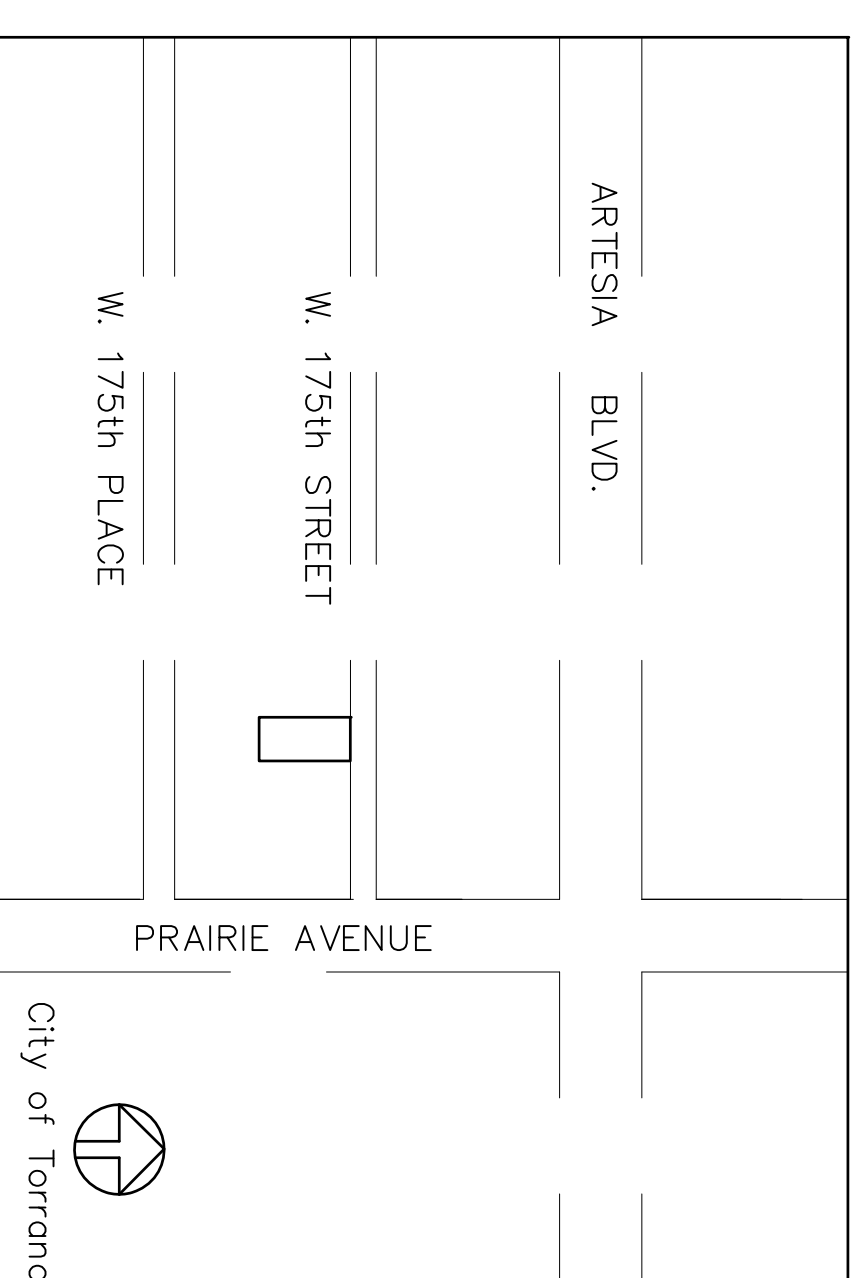
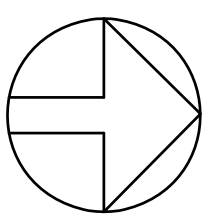
**CITY OF TORRANCE**  
**TITLE 24 NOTES**

- Insulation with a minimum rating of R-13 installed in wall stud spaces.
- Insulation with a minimum rating of R-30 installed in ceiling/joist spaces. R-19 rating if addition is less than 100 square feet.
- Insulation with a minimum rating of R-19 installed under raised floor. R-13 rating if addition is less than 100 square feet.
- Insulation of heating or cooling ducts in accordance with requirements of Chapter 6 of the California Mechanical Code.
- Preplicas shall meet the following requirement:
  - Firebox opening shall be covered with a tight-fitting, airtight metal or glass door.
  - Firebox must have an outside air intake a minimum area of six square inches with an operable damper.
  - Continuous burning gas pilot lights are prohibited.
- All exterior joints, penetrations and openings in the building envelope shall be caulked and sealed.
- The area of glass in windows and doors limited to 20 percent of the floor area of the addition plus the area of any glass that was eliminated in the original residence wall area where the new additions are attached. If the addition is greater than 1,000 square feet, then the credit for the eliminated glass area is not allowed.
- All doors and springing windows weather stripped.
- All seal, windows and sliding glass doors labeled certifying compliance with Section 116, Table 1-B Standards for doors and windows of the standard.
- The new exhaust capacity of the gas furnaces in the building must be less than 45,000 BTU/HR or heat-loss calculations must be provided.
- New heating or cooling equipment thermostatically controlled shall be installed with setback thermostats.
- All fan systems exhausting air from the building envelope to the outside shall be provided with back-draft dampers.
- Insulation blankets with a minimum rating of R-12 installed on new water heaters.
- Insulation with a minimum rating of R-3 installed on the first five feet of hot water outlet pipe in the unconditioned spaces for new water heaters.
- Re-circulation hot water piping in attics, garages, crawl spaces or unheated spaces shall be installed.
- Installation of approved energy efficient stove/ovens, furnaces and water heaters are required.
- Post insulation compliance eard in conspicuous location indicating prior to final inspection.
- All window and sliding glass door assemblies must be dual-paned and aluminum framed or have a maximum U-value of 0.40.
- Radiant heating requires an applicable energy report and details.
- Lighting in kitchens: At least 50% of vintage must be of high efficacy fixtures & complete CP-ER-LTG-01.
- Lighting in bedrooms, garages, laundry and utility rooms must be high efficacy lighting or have vintage sensors.
- Other rooms must have high efficacy lighting or have vacancy sensors or dimmers. Closes under 70 square feet are exempt.
- Outdoor lighting must be mounted on the building and be high efficacy or have photo-control/ motion sensor, astronomical time clock or energy management control system.
- Common area lighting of multi-family units must be high efficacy or have occupancy sensors.
- CP-1-IR or CP-1-R-ADD or CP-1-R-ALT & MP-1-R sheets from Energy reports must be on plans, signed by its author and homeowners.
- Continuous whole-building ventilation rate is required to be 4 cfm for each 100 square feet of conditioned floor area (CFM) plus 7.5 cfm for each occupant. Ventilation rate (cfm) =  $\frac{CFM}{100} + 7.5 \times (\text{number of bedrooms} + 1)$

Conditioned Floor Area (CFM)	Bedrooms		CFM
	0-1	2-3	
≤1,500	30	45	90
1,501-3,000	45	60	90
3,001-4,500	60	75	105



**SITE PLAN**  
 SCALE: 1/4" = 1'-0"



**PROJECT CONTACTS**

**OWNER**

JANE ROGERS  
 4014 W. 175th STREET  
 TORRANCE, CA.

**DESIGNER**

APRIL GOMEZ/ JULIAN ABRERO  
 727 W. 175th STREET  
 SAN PEDRO, CA. 90731  
 424.772.6187  
 424.264.4270

**VICINITY MAP**

N.T.S.

**PROJECT DATA**

**PROJECT ADDRESS**

4014 W. 175th STREET  
 TORRANCE, CA.

**LEGAL DESCRIPTION**

LOT 64  
 TRACT NO. 18882  
 MB 458  
 PAGES 22-23

**CITY OF TORRANCE NOTES**

- GENERAL NOTES**
- This project shall comply with Title 24 and 2007 California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and California Energy Code.
  - Showers and walls above bathtubs with shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70" above the drain inlet.

**ASSESSORS PARCEL NO.**

4085-018-009

**LOT COVERAGE**

34%

**BUILDING sq. ft.**

EXISTING SQ. FT. 1104  
 ADDITION SQ. FT. 238  
 TOTAL SQ. FT. 1342

**TYPE OF CONSTRUCTION**

TYPE V 1 STORY

**CODE**

2010 CBC  
 2010 LOS ANGELES CODE AMENDMENTS

**PARCEL SIZE**

53'X96'

**SHEET INDEX**

- A-1.0 SITE PLAN, SHEET INDEX, GENERAL NOTES
- A-2.1 FLOOR PLAN, ROOF PLAN, ELECTRICAL PLAN
- A-3.1 ELEVATION PLAN
- A-4.1 FRAMING PLAN/FOUNDATION PLAN
- A-5.1 STRUCTURAL DESIGN
- A-5.2 STRUCTURAL DETAILS

**SITE PLAN**

BETTY JANE ROGERS  
 4014 W. 175th STREET  
 TORRANCE, CA.

STUDIO M+A  
 5608 E. PEABODY ST.  
 LONG BEACH, CA 90242 626-375-3073

APPROVED BY: \_\_\_\_\_  
 DATE: NOV. 6, 2013  
 DRAWN BY: A. Gomez  
 SHEET NUMBER: A-1.0