

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

CITY OF TORRANCE COMMUNITY DEVELOPMENT DEPARTMENT

BEST MANAGEMENT PRACTICES FOR ALL RR8 CONSTRUCTION ACTIVITIES*

Project Address: _____ City No. _____
The following are Minimum Water Quality Protection Requirements for All Development Construction Projects:

- Erosion sediments and other pollutants must be reduced on site and any not be transported from the site by the force of wind or water.
- Sediment, silt, and other construction related materials must be protected from being transported from the site by the force of wind or water.
- Fuel, oil, solvents and other toxic materials must be stored in accordance with their listing and use on containers and must be stored in accordance with their listing and use on containers.
- 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 collected and stored in a container and not be discharged into the drainage system.
- Excess or waste materials may not be washed into the public way or any other drainage system. Provisions shall be made to collect concrete wastes on site until they can be disposed of as solid waste.
- All construction related spill wastes must be deposited into a covered receptacle to prevent contamination of rainwater and disposal by wind.
- Sediment and other materials may not be stored from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediment from being tracked onto the public way or any other drainage system, and construction materials, and facility that will comply with these requirements.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other _____

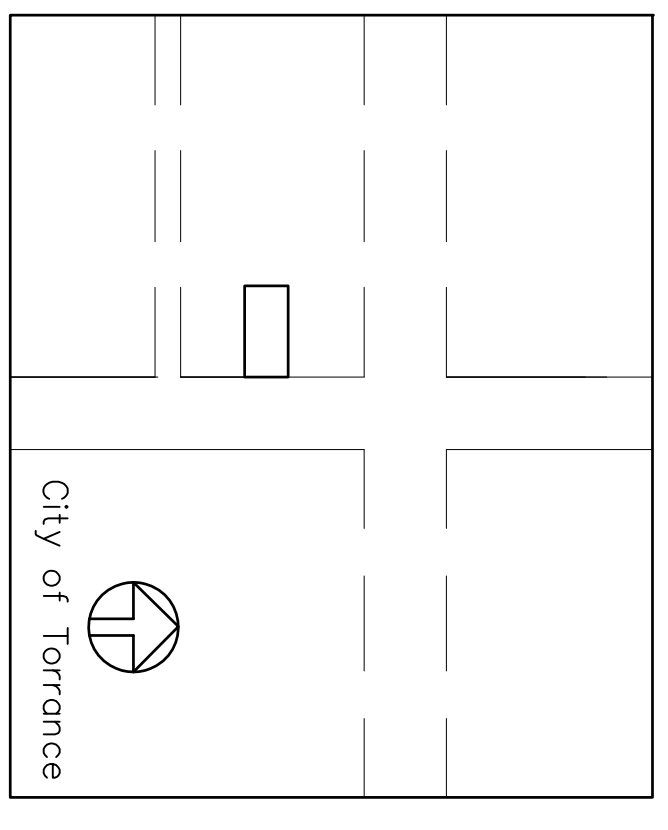
As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control from these practices, sediment, erosion, soil construction materials, and facility that will comply with these requirements.

Print Name: (owner or authorized agent of the owner) _____
Signature: (owner or authorized agent of the owner) _____
Date: _____

*These Best Management Practices are included in the California Storm Water Best Management Practices Handbook, January 2001, available at <http://www.waterboards.ca.gov/swp/bmp/>

1. Insulation with a minimum rating of R-13 installed in wall stud spaces.
2. Insulation with a minimum rating of R-30 installed in ceiling joist spaces. R-19 rating if addition is less than 100 square feet.
3. Insulation with a minimum rating of R-19 installed under raised floor. R-13 rating if addition is less than 100 square feet.
4. Insulation of heating or cooling ducts in accordance with requirements of Chapter 10 of the California Mechanical Code.
5. Fireplaces shall meet the following requirements:
 - a. Fireplace opening shall be covered with a light-tinting, shakable mesh or glass door.
 - b. Combustion burning gas pilot tubes are prohibited.
 - c. Combustion burning gas pilot tubes with an operable damper.
6. All exterior joints, penetrations and openings in the building envelope shall be caulked and sealed.
7. 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 areas is not allowed.
8. All doors and swinging windows weather stripped.
9. All metal, windows and sliding glass doors labeled certifying compliance with Section 116, Table 1-B Standards for windows shall be provided.
10. The new output capacity of the gas furnace in the building must be less than 45,000 BTU/HR or heat-loss calculations must be provided.
11. New heating or cooling equipment thermostatically controlled shall be installed with setback thermostats.
12. All fan systems exhausting air from the building envelope to the outside shall be provided with back-draft dampers.
13. Insulation shall have a minimum rating of R-12 installed on new water heaters.
14. Insulation with a minimum rating of R-3 installed on the first five feet of hot water outlet pipe in the unconditioned space for new water heaters.
15. All hot water pipes shall be insulated in attics, garages, crawl spaces or unheated areas shall be insulated.
16. Installation of new roof shall be performed in accordance with the manufacturer's instructions.
17. Post installation compliance used in compliance location including prior to final inspection.
18. All window and sliding glass door assemblies must be dual-paned and aluminum framed or have a minimum U-value of 0.40.
19. Radon testing requires an applicable energy report and details.
20. Lighting in kitchens. At least 50% of wattage must be of high efficacy fixtures & complete CFL-LED-T10-Q1.
21. Lighting in bedrooms, garages, laundry and utility rooms must be high efficacy lighting or have vacancy sensors.
22. Other rooms must have high efficacy lighting or have vacancy sensors or dimmers. Capped under 70 square feet are allowed.
23. Outdoor lighting must be controlled on the building and be high efficacy or have photo-occur/ motion sensor, automatic time clock or energy management control system.
24. Common area lighting of multi-family units must be high efficacy or have occupancy sensors.
25. CFL-18 or CFL-18-ADD or CFL-18-A117 & MR-18 listed from Energy reports must be on plans, signed by its author and dated.
26. Commercial walk-in building ventilation rate is required to be 4 cfm for each 100 square feet of conditioned floor area (CFM) plus 1/2 cfm for each cubic foot of ventilation rate (cfm).

Conditioned Floor Area	0-1	2-3	4-6	7-9	10-12	13-15	16-18	19-21	22-24	25-27
1501-3000	45	46	60	75	90	105	120	135	150	165
3001-4500	60	75	90	105	120	135	150	165	180	195



VICINITY MAP

PROJECT DATA

PROJECT ADDRESS

0907 W. HOUSE AVE
TORRANCE, CA

LEGAL DESCRIPTION

LOT 18
TRACT NO. 18882
MB 488
PAGES 2223

ASSESSORS PARCEL NO.

4085-018-009

LOT COVERAGE

34%

BUILDING sq. ft.

EXISTING SQ. FT. 831,7917
ADDITION SQ. FT. 597,2283
TOTAL SQ. FT. 1,389,02

TYPE OF CONSTRUCTION

TYPE V 1 STORY

CODE

2010 CBC
AMENDMENTS

PARCEL SIZE

50' X 100'

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

PROJECT CONTACTS

OWNER

JOE DOE
0907 W. HOUSE AVE
TORRANCE, CA

DESIGNER

CITY OF TORRANCE NOTES GENERAL NOTES

1. 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.
14. 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.

JOE DOE
0907 W. HOUSE AVE
TORRANCE, CA.

Los Angeles Harbor College
Architecture Drafting Department
111 Figueroa Pl.
Wilmington, CA 90744

SITE PLAN
SHEET INDEX
GENERAL NOTES

Approved by _____

DATE: 03/18/2014

DRAWN BY: SEAN HALL

SHEET NUMBER
A-1.0