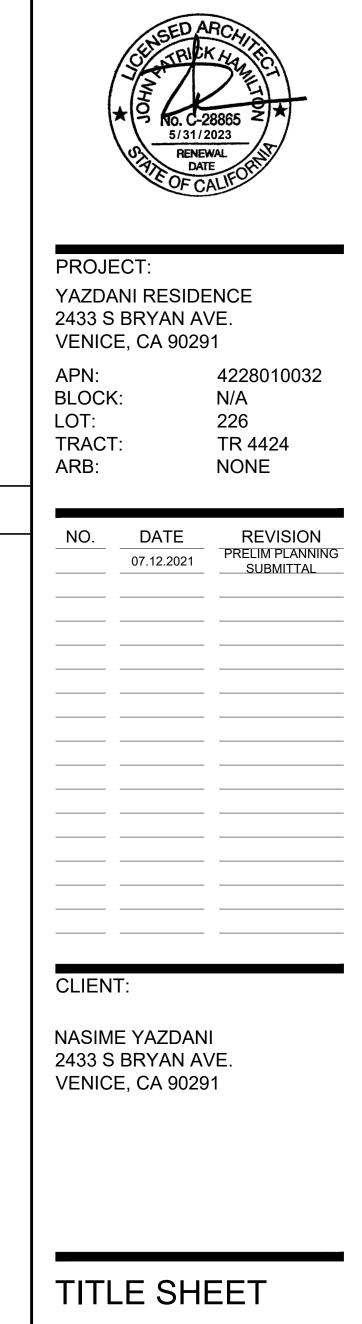
# INTERIOR REMODEL & SECOND STORY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE

2433 S BRYAN AVE. VENICE, CA 90291

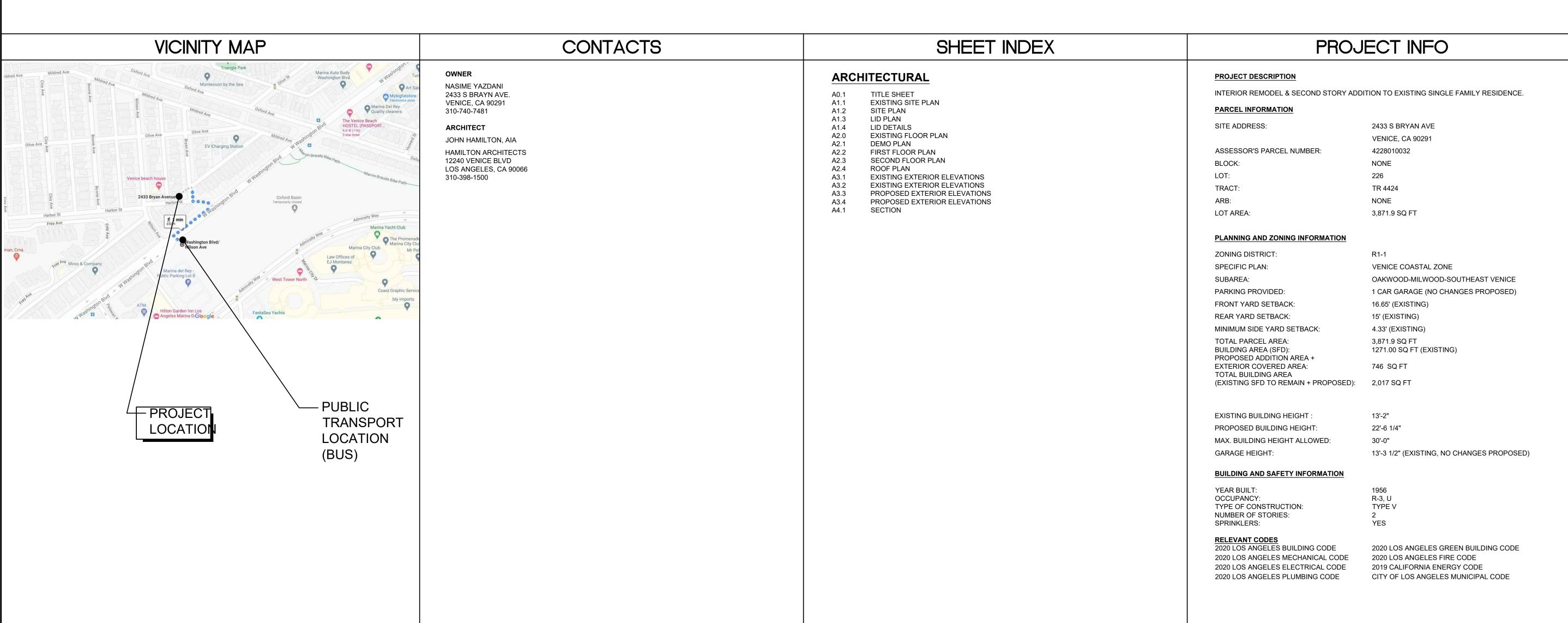


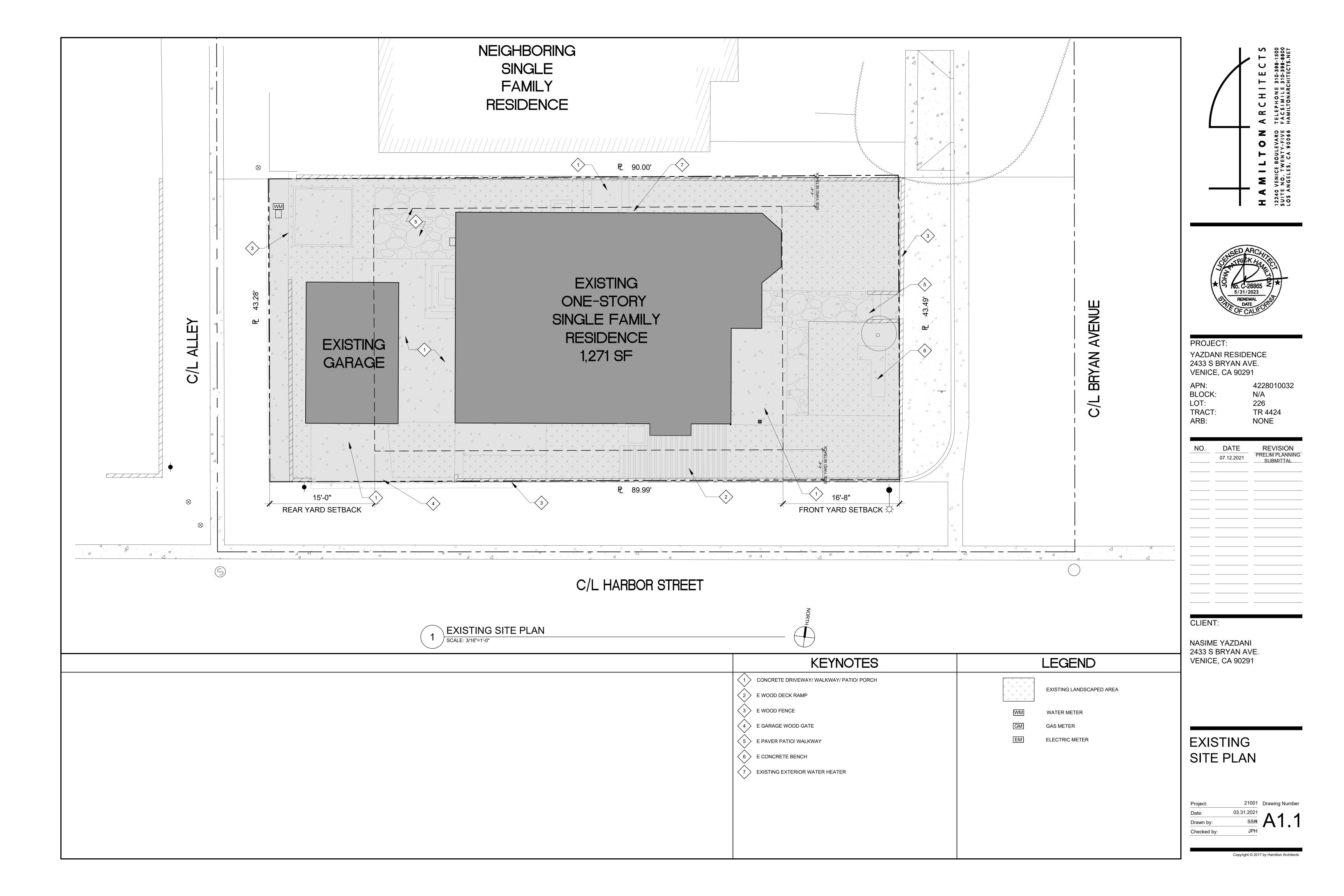
21001 Drawing Number

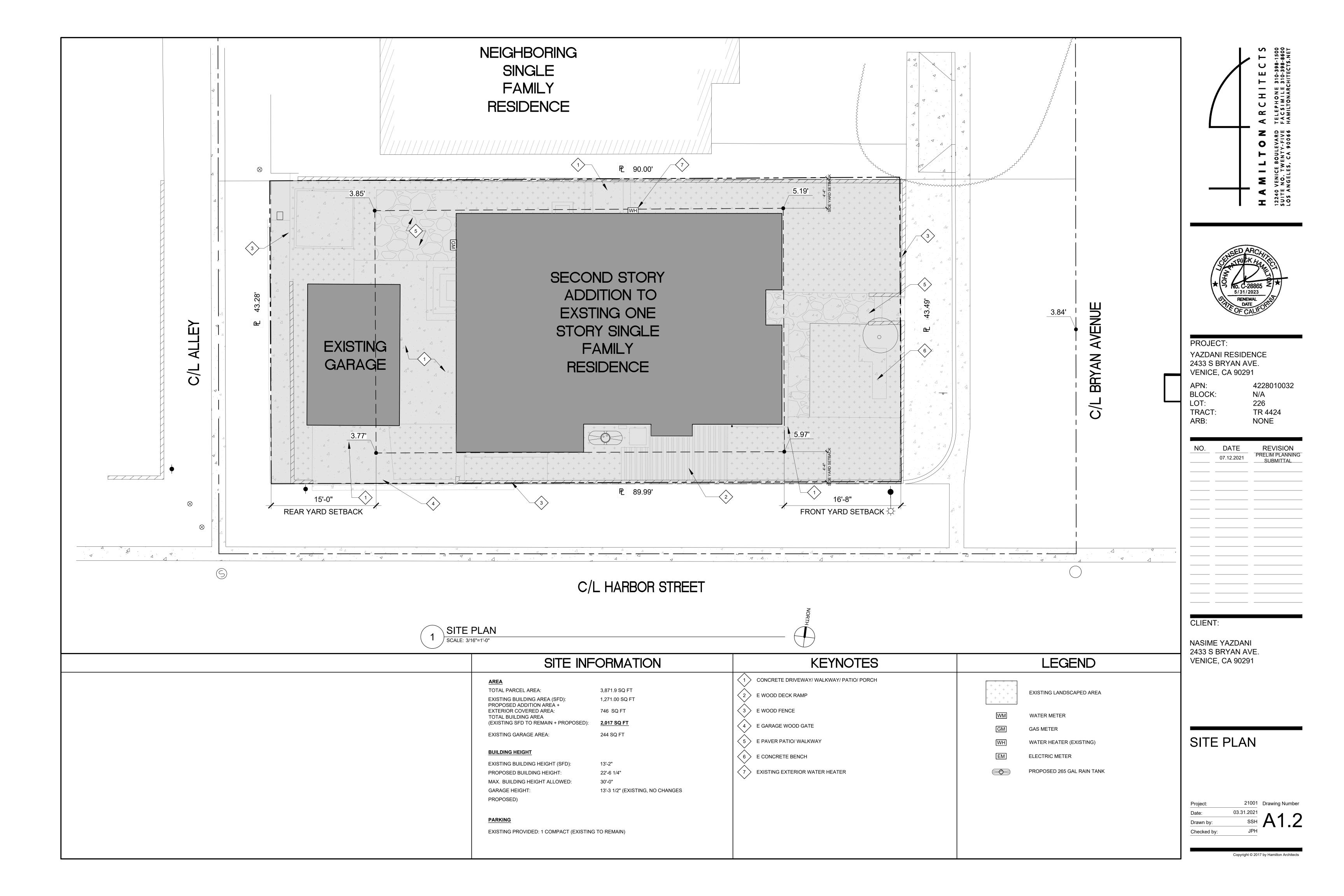
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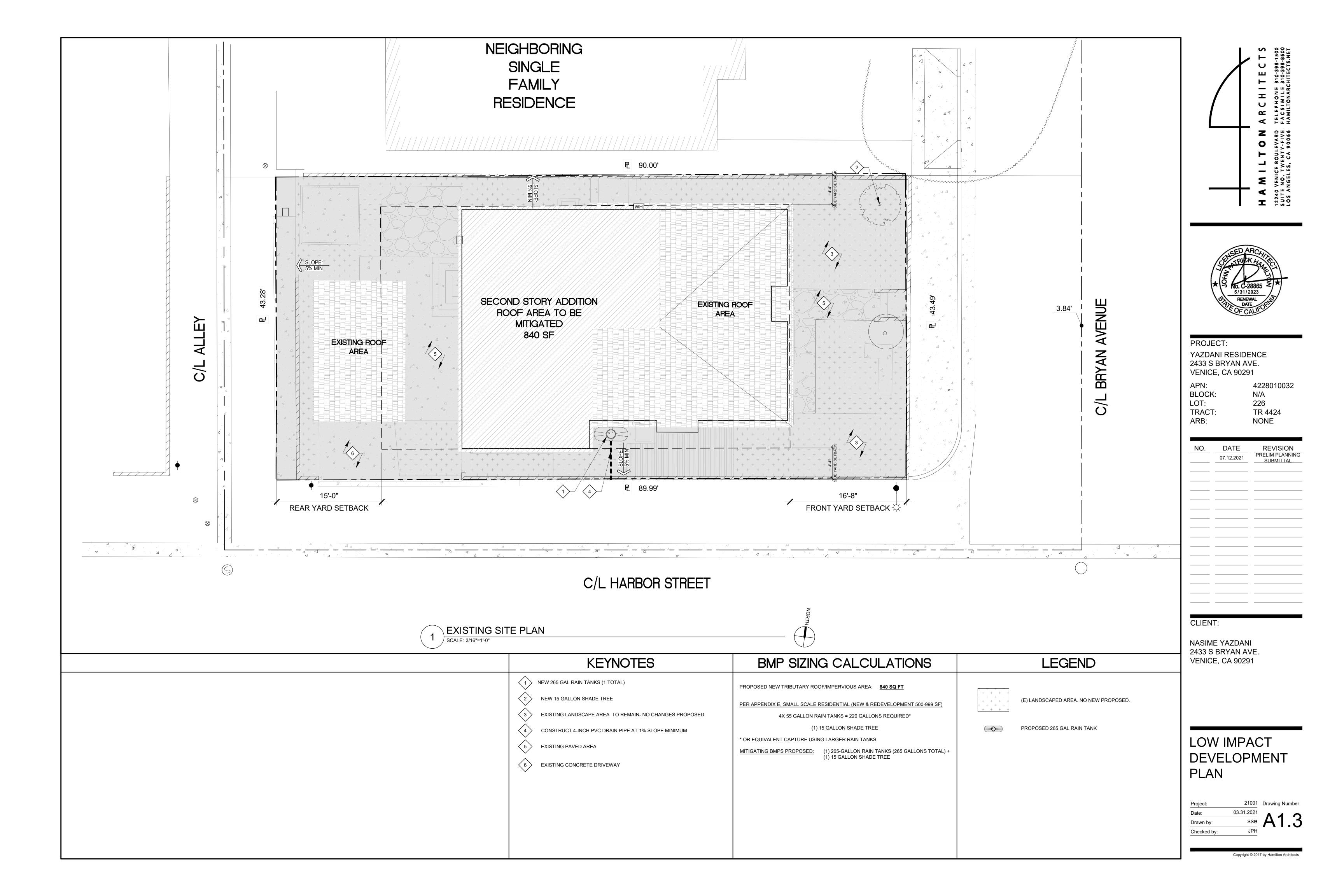
Project:

Drawn by:
Checked by:









# Low Impact Development (LID) **Post Construction Stormwater Mitigation Best Management Practices (BMPs)**



# STORMWATER BMP(s) VERIFICATION

Upon installation of the approved stormwater BMPs, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation. 201 N. Figueroa, 3<sup>rd</sup> floor, station 18. The SOR Form must be with filed and approved by the Bureau of Sanitation prior to the issuance of a Certificate of Occupancy.

roject Address:				
TOLECT Address'				
TO OCC TIGGICSS.				

RESIDENTIAL (4 UNITS OR LESS, <10,000SF, < 2,500 SF within a ESA)

Item #	Stormwater BMP	Description (Units, total)		Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) – 55 to 130 gal each			
2	Rain Tank(s) $- > 130$ gal min			
3	Shade Tree - min 15 gal			
4	Flow thru Planter(s)			
5	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental;	total SF	
	(min 10% open space)	☐ Infiltration;	total SF	
6	Rain Garden	☐ # Lined;	total SF	
	Kani Garden	☐ # Unlined;	total SF	
7	Dry Well			
8	SUMP Pump (modification was not required)			

## ALL OTHER DEVELOPMENT

(Residential:  $5 \ge \text{units}$ ,  $10,000 \ge \text{SF}$ , within a ESA and  $\ge 2,500\text{SF}$ )

	Item #	Stormwater BMP	Description (Units, total)		Reference Sheet(s)* (Sheet #)
u	1	Infiltration Basin / Trench			
Infiltration	2	Dry Well			
Infil	3	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental; ☐ Infiltration;		
re e	4	Rain Tank(s) - 530 gal min			
Capture & Use	5	Cistern	☐ Above Grade ☐ Below Grade		
e,	6	Flow thru Planter(s)			
Treat & Discharge	7	Biofiltration	☐ # Lined; ☐ # Unlined;		
& I	8	Vegetative Swale / Filter Strip			
at (	9	Catch Basin Filter(s)			
Tre	10	Trench Drain Filter(s)			
	11	Down Spout Filter(s)			
	12	SUMP Pump (modification was not required)			



# STORMWATER OBSERVATION **REPORT (SOR) FORM**

Only to be used for Single Family Residences (4 units or less, <10,000 SF, <2,500 SF within a ESA)

LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C of O).

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.

STORMWATER OBSERVATION must be performed by the contractor responsible for the approved LID Plan or designated staff in their employment. Homeowner can also perform the Stormwater Observation if no licensed contractor was involved. AS PART OF THE OBSERVATION, PROVIDE PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES.

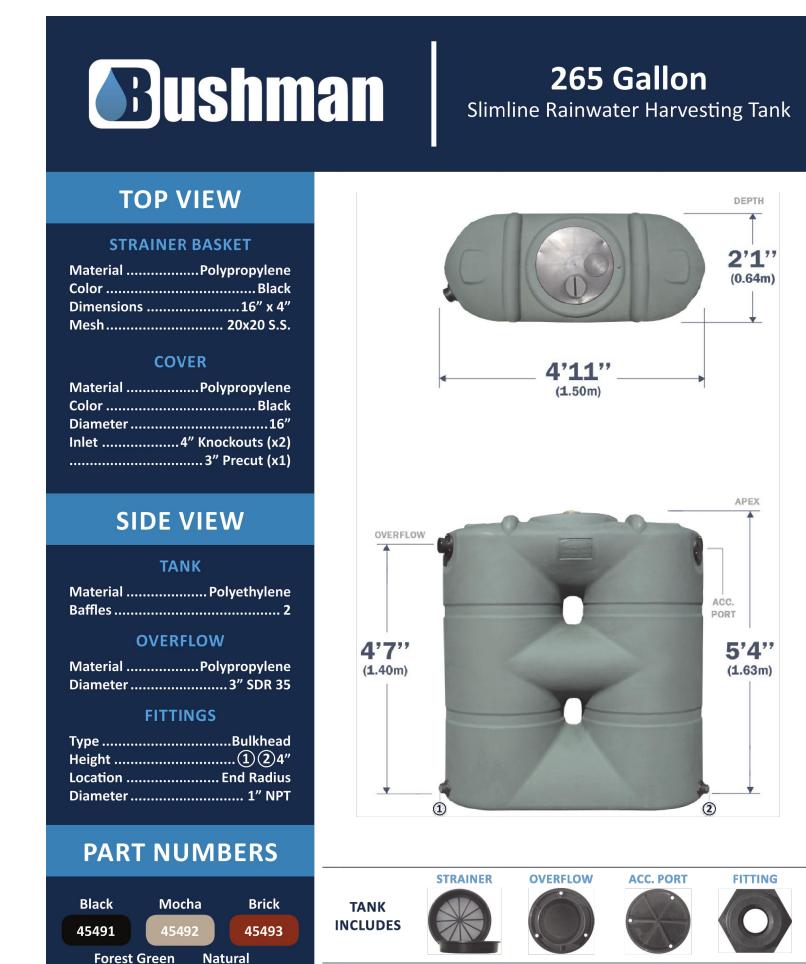
STORMWATER OBSERVATION REPORT (SOR) must be signed by the contractor responsible for the approved LID Plan and submitted to the City prior to the issuance to the certificate of occupancy. Homeowner can sign the Stormwater Observation Report if no licensed contractor was involved. PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.

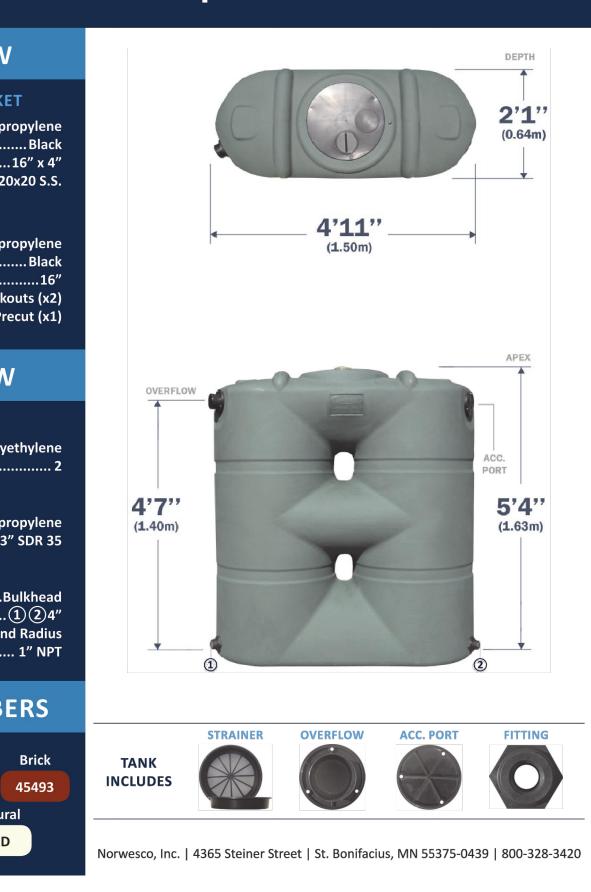
Project Address:	Building Permit No.:
Contractor / Architect / Engineer responsible for construction of best management practices per approved LID Plan:	Phone Number:

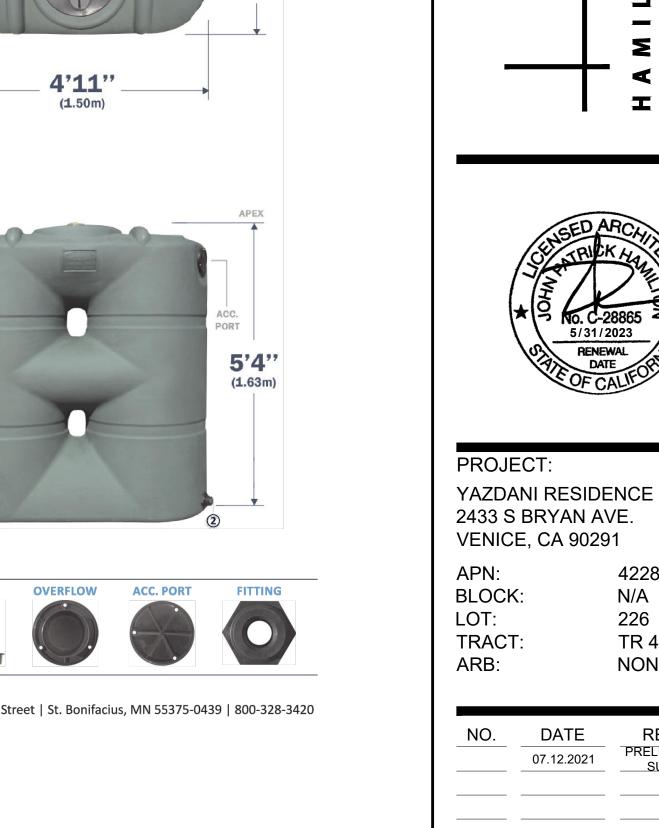
I declare that the following statements are true to the best of my knowledge:

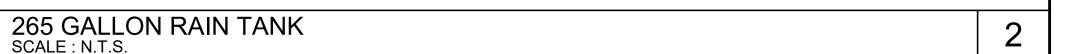
- 1. I am responsible for the approved LID Plan, and
- 2. I, or designated staff under my responsible charge, have performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved plan have been constructed and installed in accordance with the approved LID Plan.

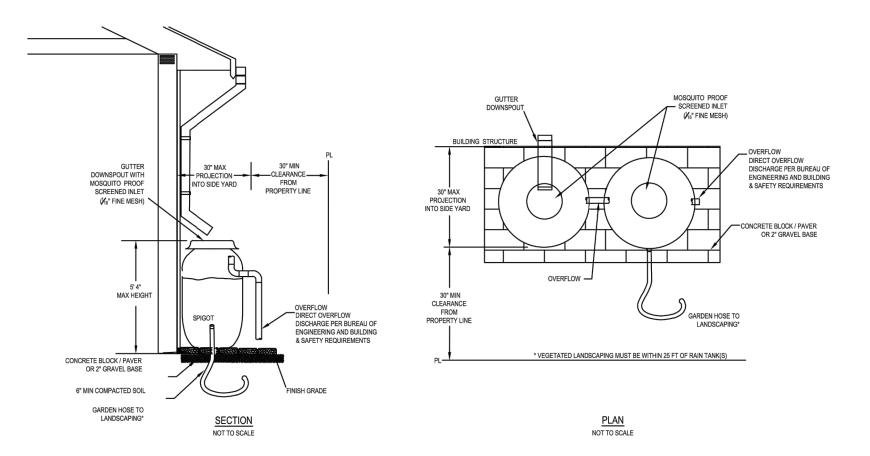
Signature	Date	Contractor/Architect/Engineer License











- SCREENS ARE PRESENT ON ALL RAIN TANK INLETS TO REMOVE DEBRIS AND LARGER PARTICLES AS THE WATER ENTERS THE TANK. REMOVABLE CHILD-RESISTANT COVERS AND MOSQUITO SCREENING ARE IN PLACE.
- 2. TANK IS CHILD SAFE: ACCESS IS CHILD-PROFF AND THE BARREL IS PROPERLY SITED AND ANCHORED ON A STABLE SURFACE TO PREVENT TANK FROM 3. ABOVE-GROUND TANKS SHALL NOT LOCATED ON UNEVEN OR SLOPED SURFACE; IF INSTALLED ON A SLOPED SURFACE, THE BASE WHERE THE TANK IS
- 4. INSTALLED RAIN TANKS SHALL NOT BEEN PLACED ON ELEVATED PLATFORMS, DECKS OR PORCHES WITHOUT CONSULTING LOCAL BUILDING CODE
- 6. DISPERSION IS DIRECTED SO AS NOT TO KNOWINGLY CAUSE GEOTECHNICAL HAZARDS RELATED TO SLOPE STABILITY OR TRIGGERING EXPANSIVE
- 7. RAIN TANKS SHALL BE OPAQUE AND DARK IN COLOR TO PREVENT UV LIGHT PENETRATION AND DISCOURAGE ALGAE GROWTH. 8. TANK PLACEMENT SHALL ALLOW EASY ACCESS FOR REGULAR MAINTENANCE.
- 9. COLLAPSIBLE RAIN TANKS ARE NOT PERMITTED. 10. SEE RAIN TANK FACT SHEETS FOR MORE INFORMATION

# RAIN TANKS WITH SHADE TREE PLANTING:

• TRESS MUST BE PLANTED AT LEAST 10 FEET FROM THE HOUSE FOUNDATION AND ATLEAST 5 FEET FROM FENCES, PATIOS, DRIVEWAYS AND SIDEWALKS. A LIST OF SHADE TREES CAN BE FOUND AT: WWW.CITYPLANTS.ORG

Date: Drawn by Checked by:

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21001 Drawing Number

4228010032

REVISION PRELIM PLANNING

N/A

226

TR 4424

NONE

CLIENT:

NASIME YAZDANI 2433 S BRYAN AVE. VENICE, CA 90291

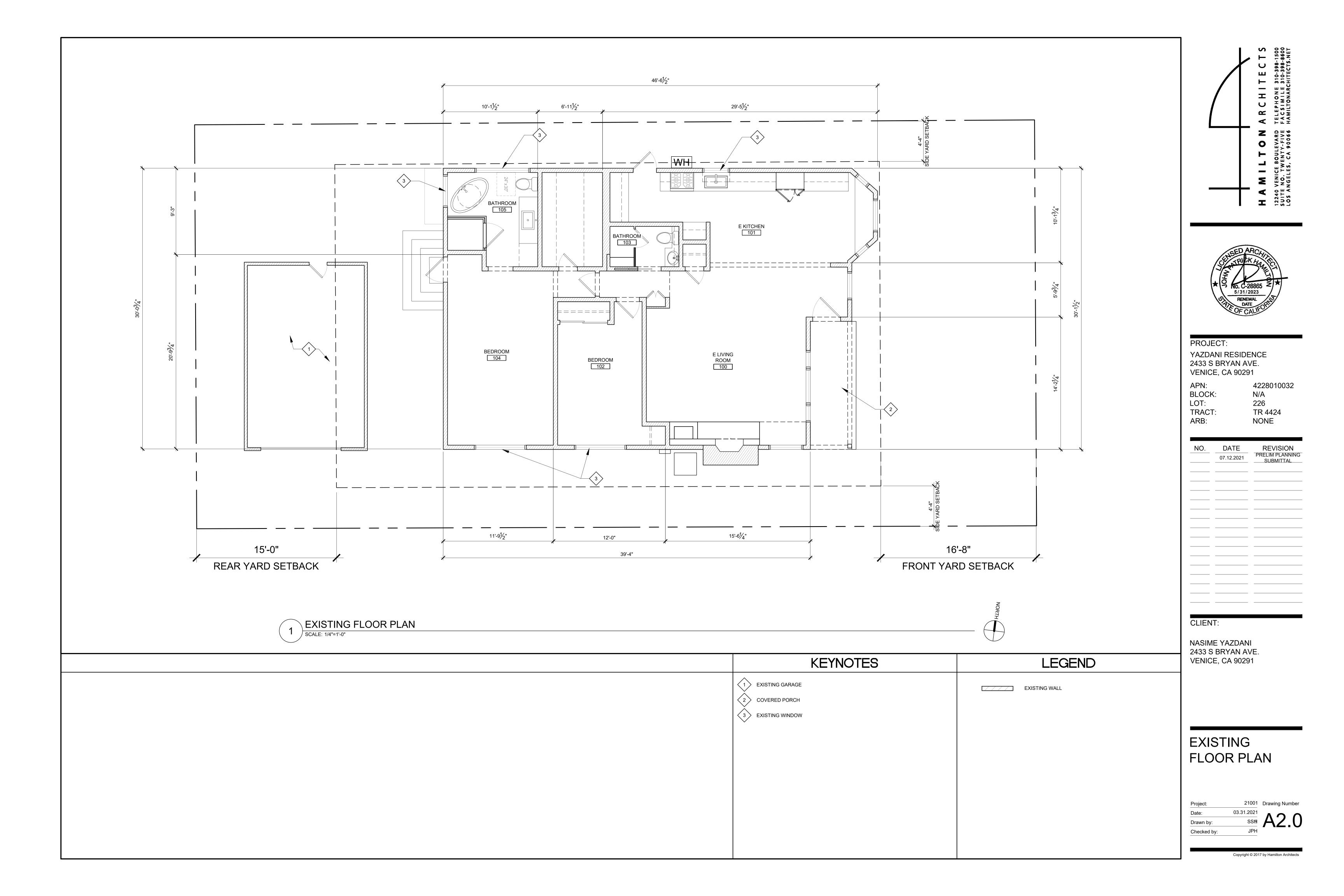
LOW IMPACT

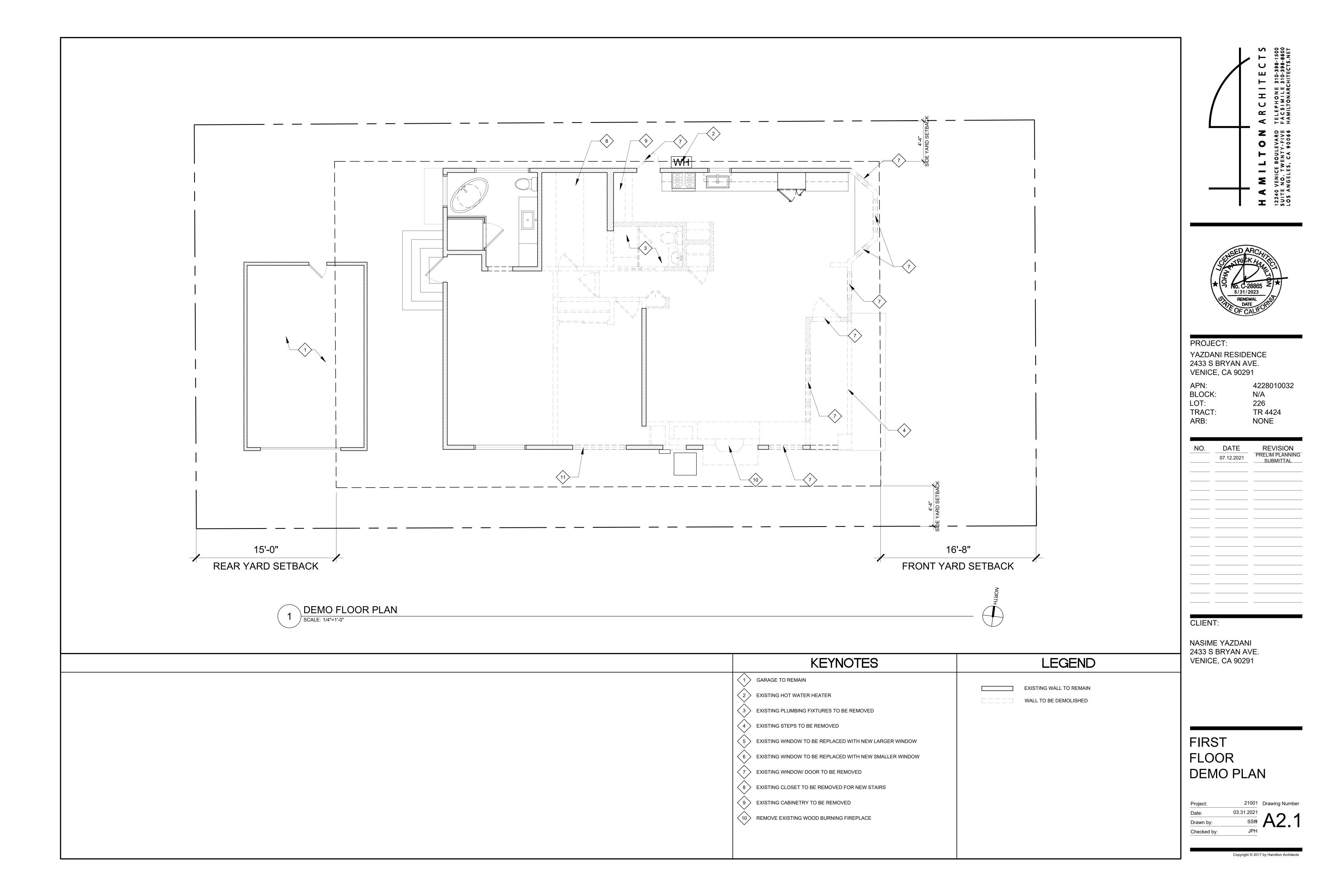
**DETAILS** 

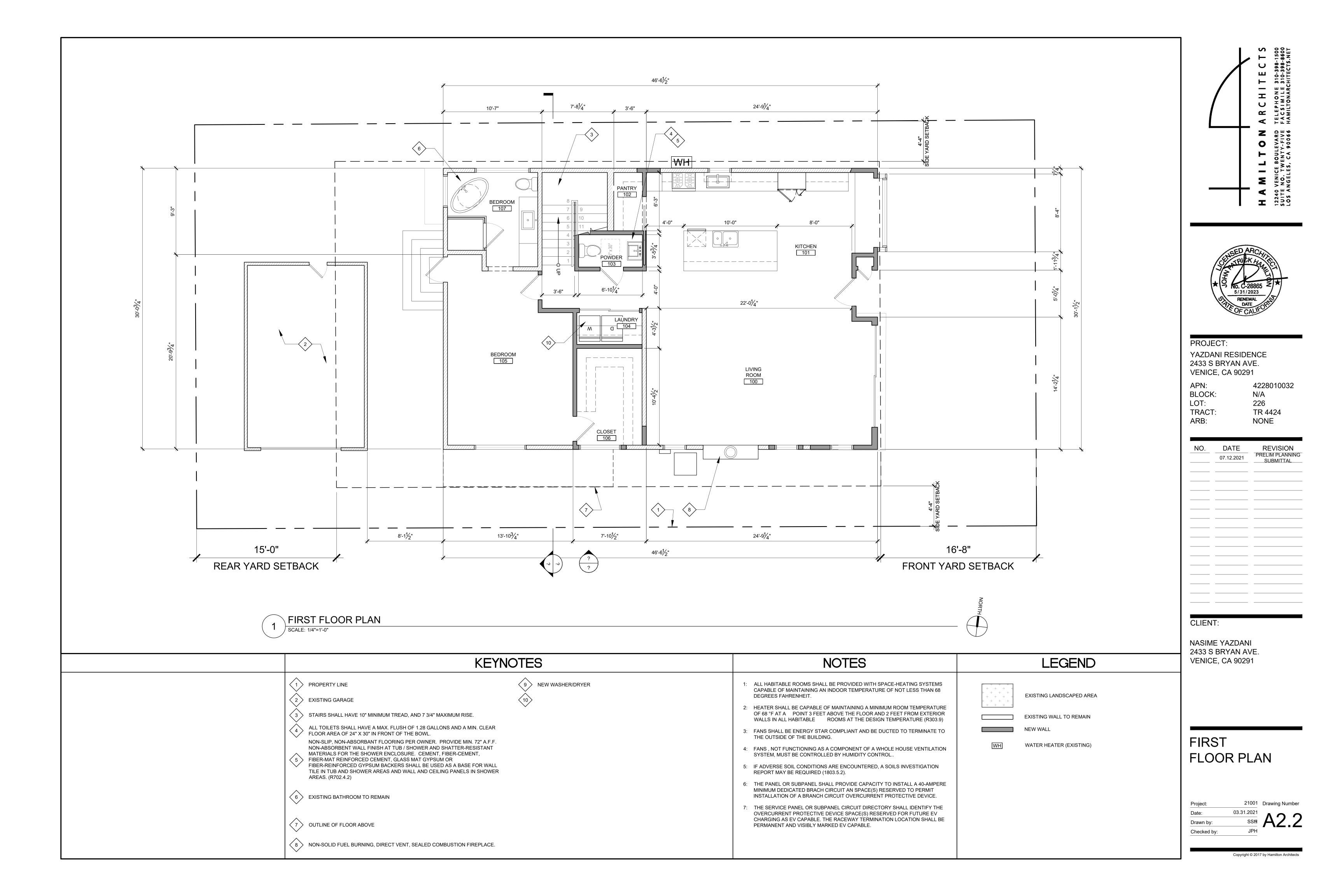
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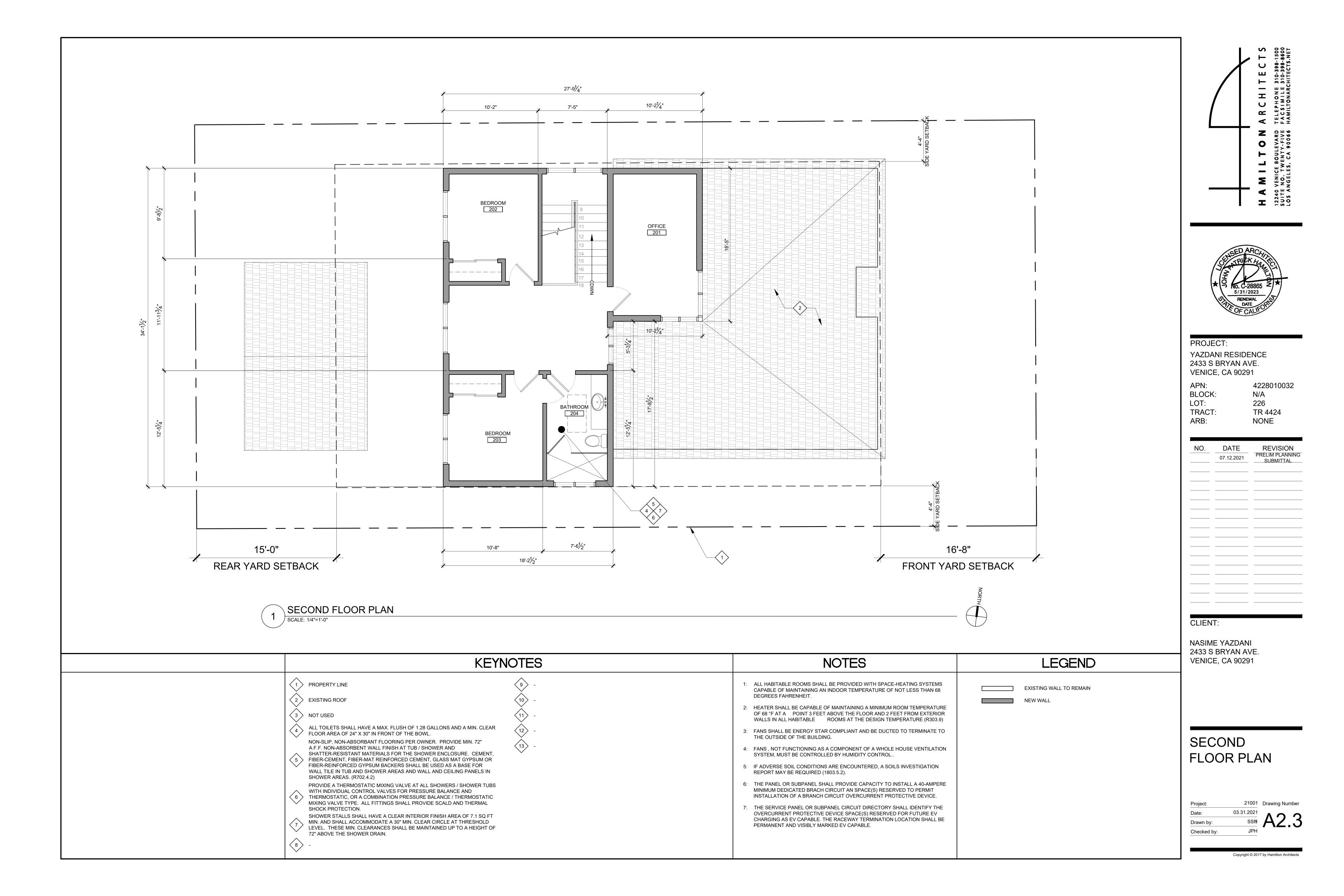
DEVELOPMENT

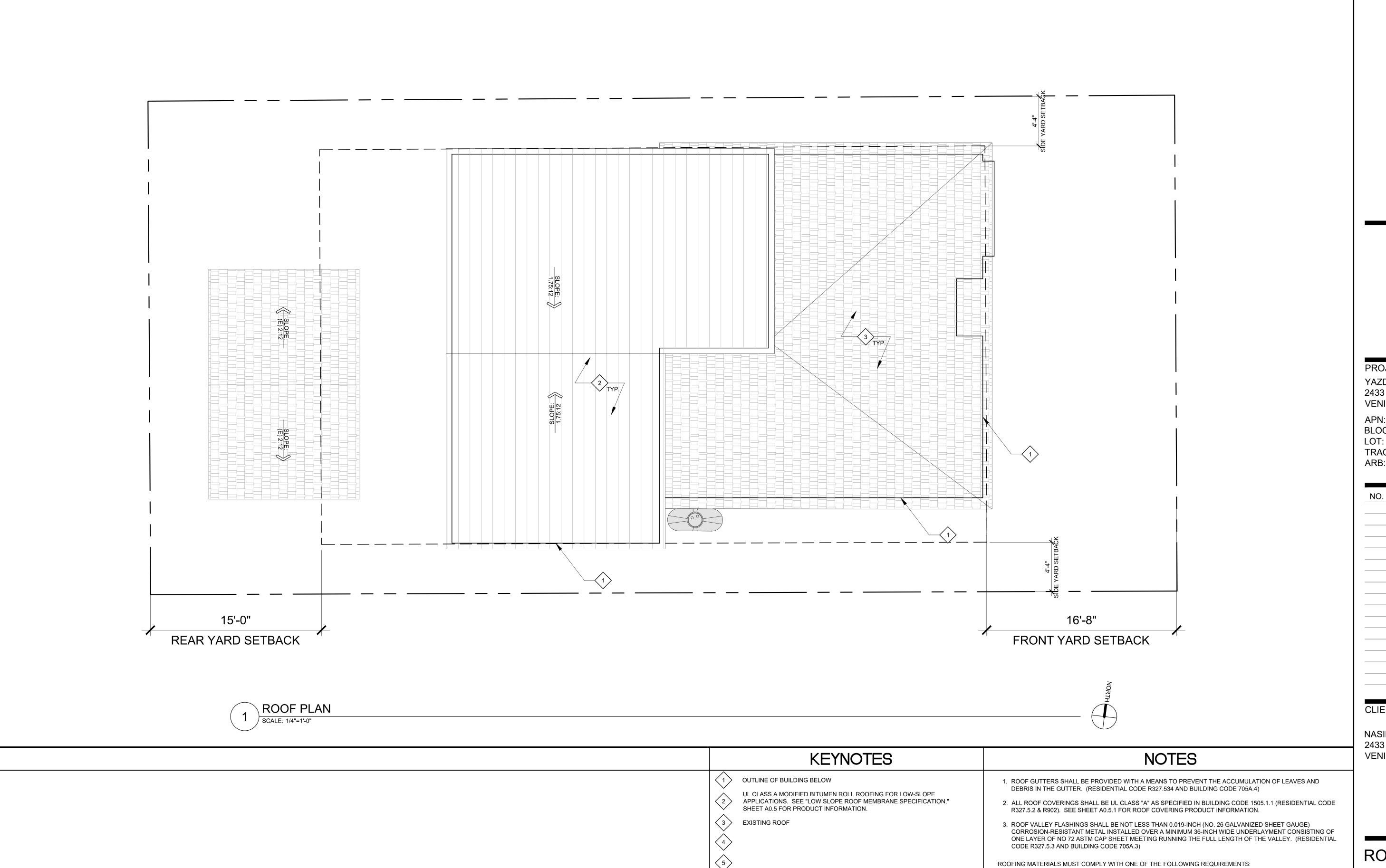
RAIN TANK FOR SMALL SCALE RESIDENTIAL SCALE: N.T.S.













PROJECT:

YAZDANI RESIDENCE 2433 S BRYAN AVE. **VENICE**, CA 90291

4228010032 BLOCK: N/A LOT: TRACT: TR 4424

	NO.	DATE 07.12.2021	REVISION PRELIM PLANNING SUBMITTAL
-			
-			
-			

# CLIENT:

A. ROOFING MATERIAL MUST HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTANCE EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN TABLE 4.106.5 OF THE LOS ANGELES GREEN BUILDING CODE. SOLAR REFLECTANCE SHALL BE DETERMINED BY TESTING BY AN APPROVED AGENCY IN ACCORDANCE WITH ASTM C1549, ASTM E1918 OR CRRC-1. SOLAR REFLECTANCE VALUES SHALL BE BASED ON THE AGED REFLECTANCE VALUE OF THE ROOFING PRODUCT OR THE EQUATION IN SECTION A4.106.5.1 IF AGED

B. ROOFING MATERIAL MUST HAVE AN EMITTANCE VALUE EQUAL OR GREATER THAN THOSE SPECIFIED IN TABLE 4.106.5 OF THE LOS ANGELES GREEN BUILDING CODE. THERMAL EMITTANCE SHALL BE

C. ROOFING MATERIAL MUST HAVE AN AGED SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN

SHALL BE BASED ON AGED TESTED VALUES OF SOLAR REFLECTANCE AND ON THERMAL EMITTANCE. CALCULATION OF INITIAL SRI SHALL BE BASED ON INITIAL TESTED VALUES OF SOLAR REFLECTANCE AND

DETERMINED BY TESTING BY AN APPROVED AGENCY IN ACCORDANCE WITH ASTM C1371, ASTM E408, OR

THOSE SPECIFIED IN TABLE 4.106.5 OF THE LOS ANGELES GREEN BUILDING CODE. SOLAR REFLECTANCE INDEX (SRI) SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1980. CALCULATION OF AGED SRI

SOLAR REFLECTANCE VALUES ARE NOT AVAILABLE.

ON THERMAL EMITTANCE.

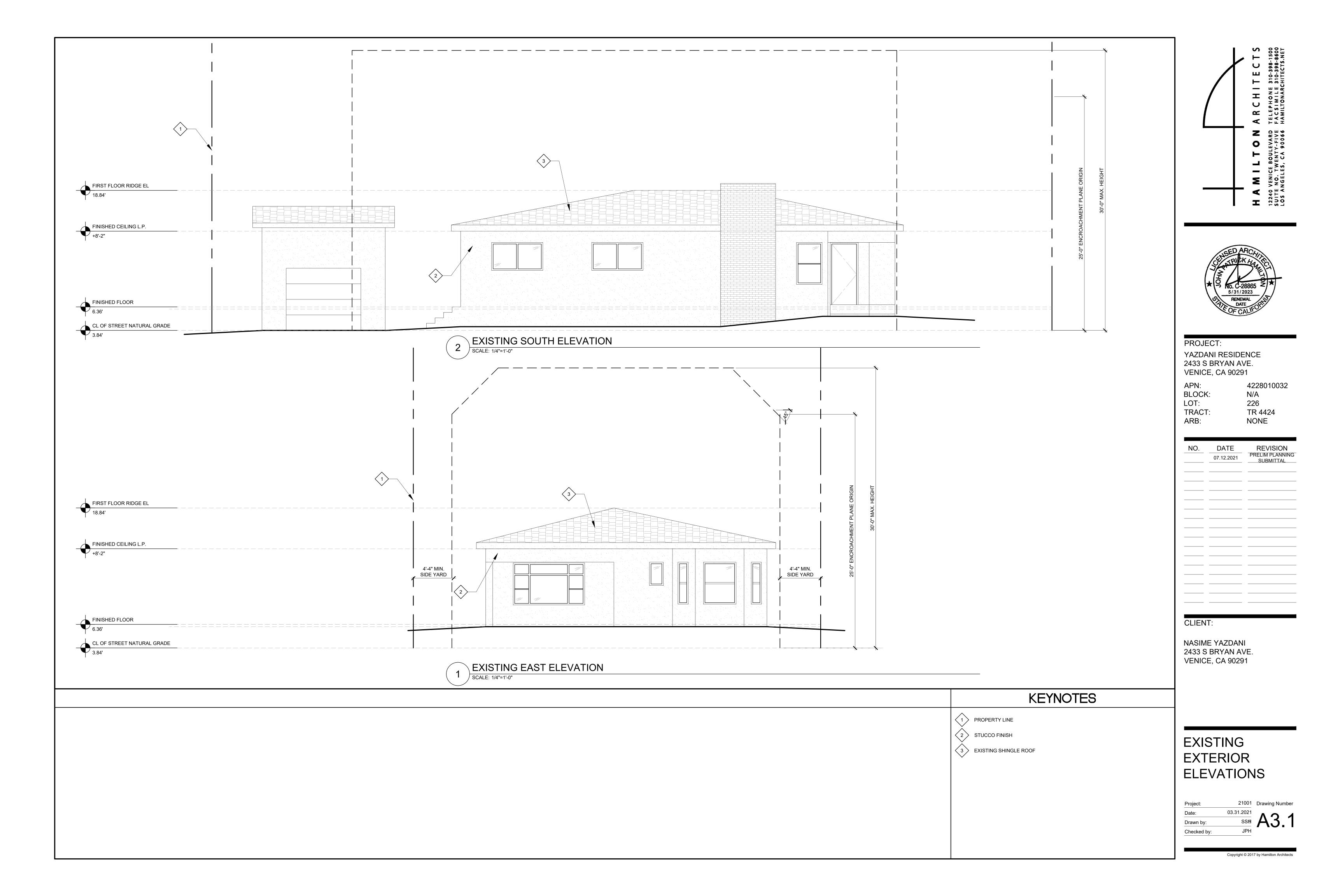
NASIME YAZDANI 2433 S BRYAN AVE. **VENICE**, CA 90291

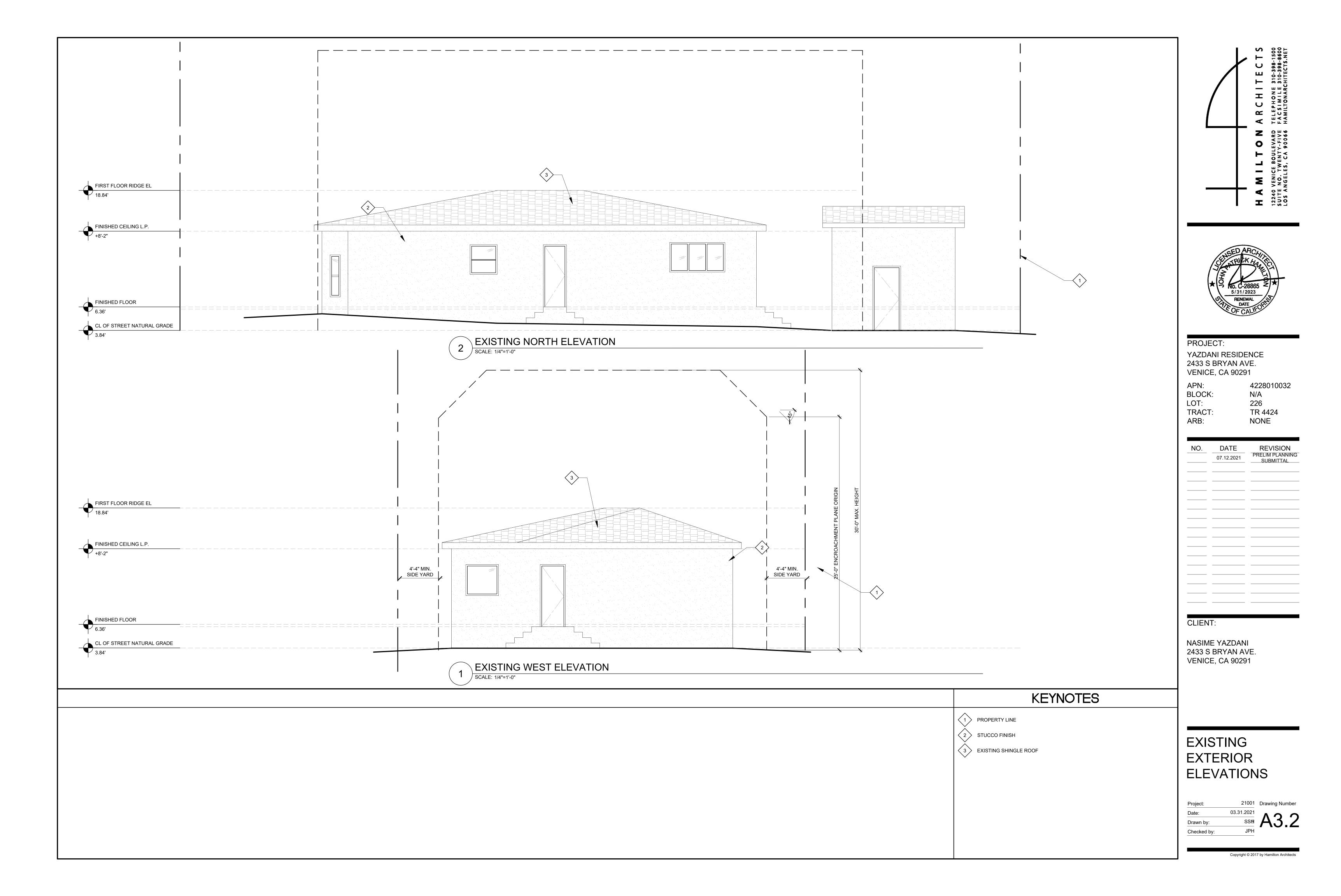
# **ROOF PLAN**

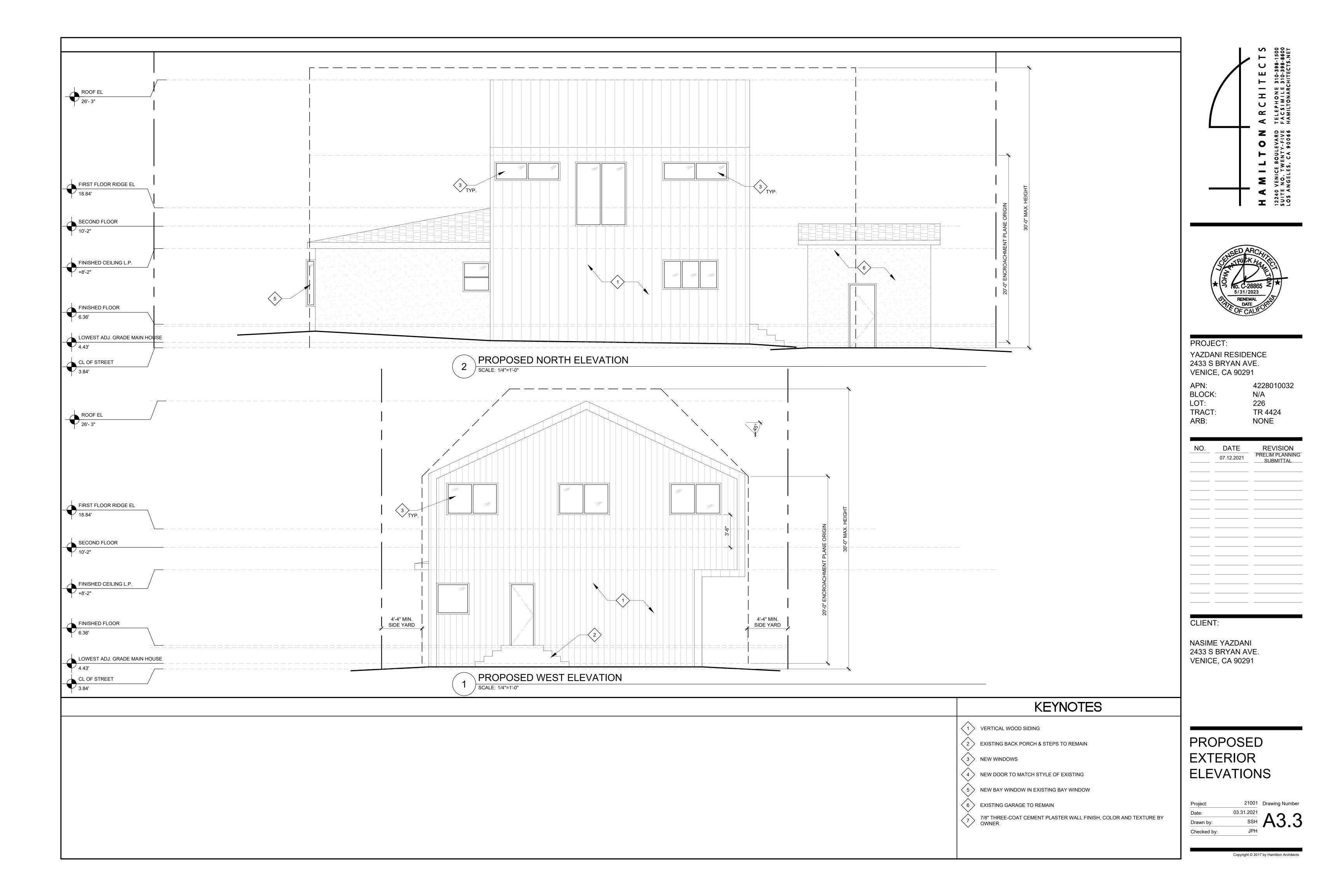
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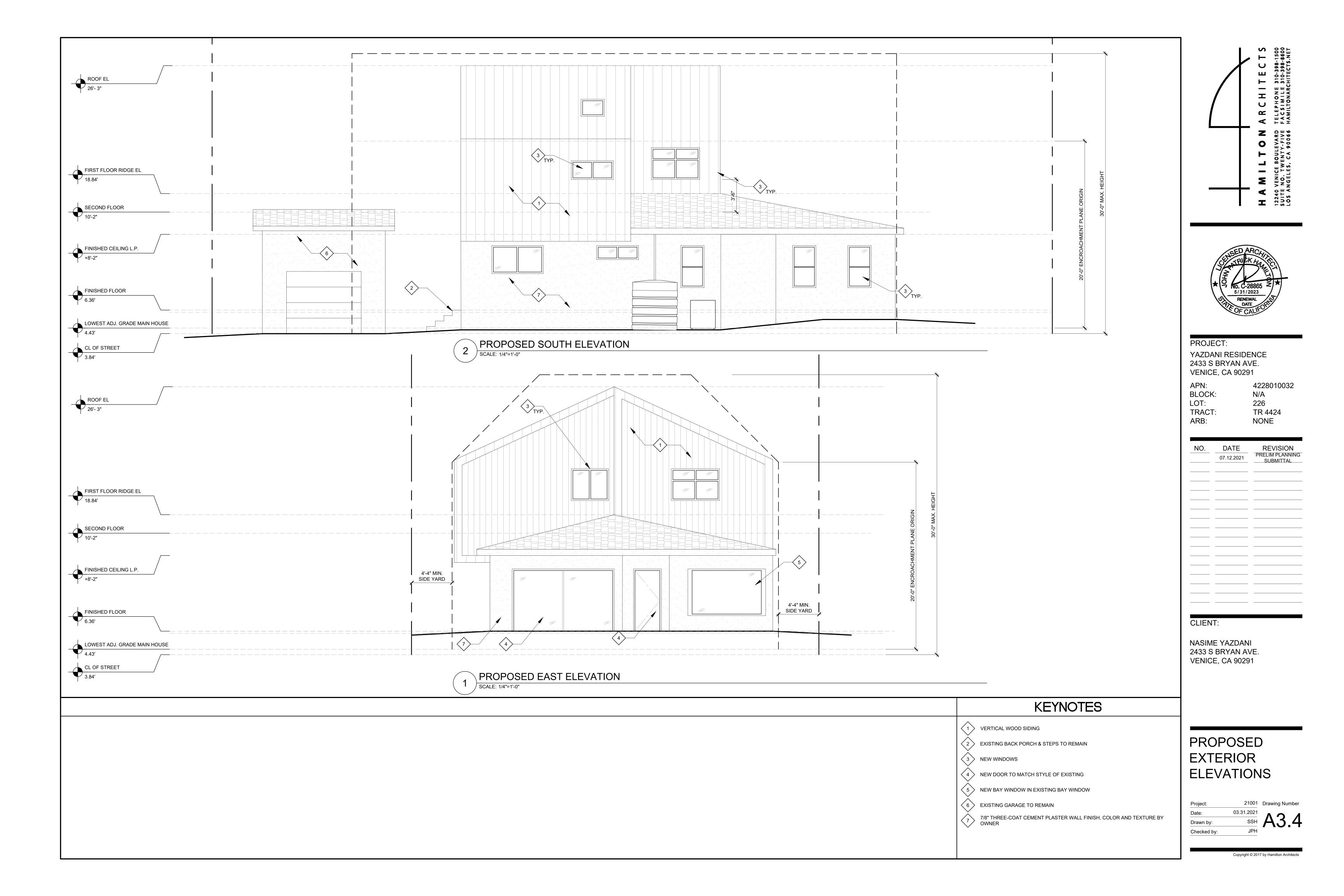
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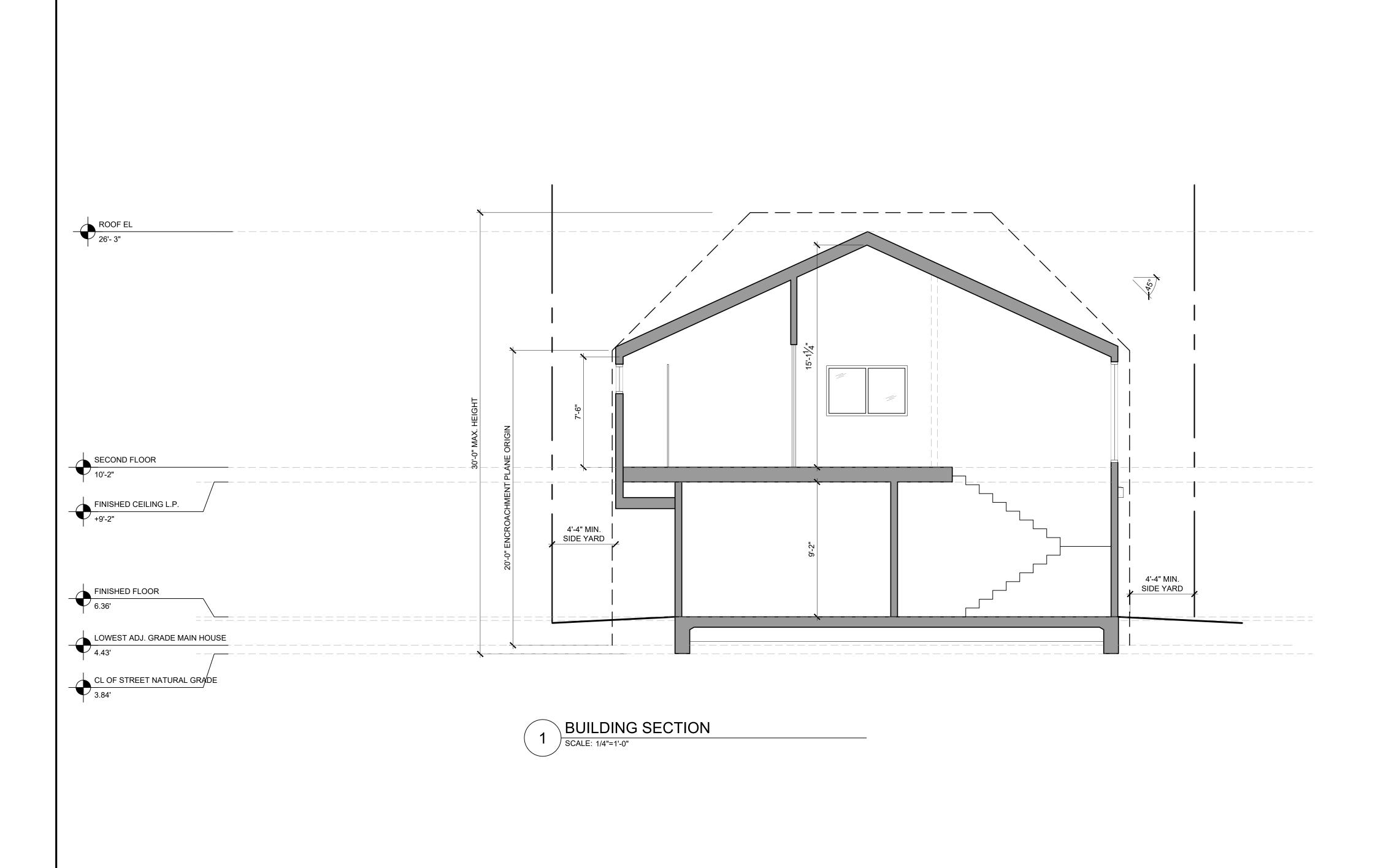
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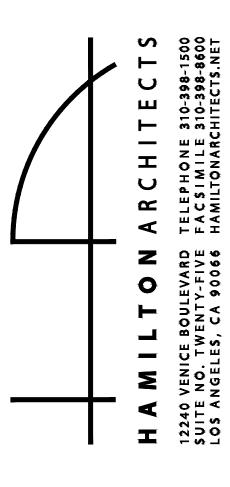














PROJECT:

YAZDANI RESIDENCE 2433 S BRYAN AVE. VENICE, CA 90291

4228010032 BLOCK: LOT: TRACT: ARB:

N/A 226 TR 4424 NONE

NO.	DATE	REVISION
	07.12.2021	PRELIM PLANNINGSUBMITTAL
		SUBMITTAL

CLIENT:

NASIME YAZDANI 2433 S BRYAN AVE. VENICE, CA 90291

# PROPOSED BUILDING SECTION

Project:	21001	Drawing Numb
Date:	03.31.2021	A 4
Drawn by:	SSH	A4.
Checked by:	JPH	