



THESE PLANS ARE PROVIDED BY THE CITY OF CULVER CITY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



POST WAR BUNGALOW



SPANISH REVIVAL



MODERN

# CULVER CITY PROTOTYPE ACCESSORY DWELLING UNIT - PLAN 2

STREET ADDRESS (TO BE PROVIDED BY OWNER)  
CITY OF CULVER CITY, CA

## SHEET INDEX

\*FOR CITY STAFF ONLY  
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

- G-002 TITLE SHEET - PLAN 2
  - G-101 GENERAL NOTES
  - G-102 GENERAL NOTES
  - G-201 CAL GREEN RESIDENTIAL REQUIREMENTS
  - G-202 CAL GREEN RESIDENTIAL REQUIREMENTS
  
  - T24-200 ENERGY COMPLIANCE - PLAN 2
  - T24-201 ENERGY COMPLIANCE - PLAN 2
  - T24-202 ENERGY COMPLIANCE - PLAN 2
  
  - AS-101 ARCHITECTURAL SITE PLAN (EXAMPLE & INSTRUCTIONS)
  - \*STRIKETHROUGH SHEETS THAT ARE NOT APPLICABLE TO CHOSEN STYLE**
  - A2-101 FLOOR PLANS - PLAN 2
  - A2-111 MECHANICAL & ELECTRICAL PLANS - PLAN 2
  - A2-121 ROOF PLANS & REFLECTED CEILING PLANS - BUNGALOW - PLAN 2
  - A2-122 ROOF PLANS & REFLECTED CEILING PLANS - SPANISH PLAN 2
  - A2-123 ROOF PLANS & REFLECTED CEILING PLANS - MODERN PLAN 2
  - A2-201 EXTERIOR ELEVATIONS - BUNGALOW - PLAN 2
  - A2-202 EXTERIOR ELEVATIONS - SPANISH - PLAN 2
  - A2-203 EXTERIOR ELEVATIONS - MODERN 2
  
  - AD-901 ARCHITECTURAL DETAILS - COMMON
  - AD-902 ARCHITECTURAL DETAIL - BUNGALOW
  - AD-903 ARCHITECTURAL DETAILS - SPANISH
  - AD-904 ARCHITECTURAL DETAILS - MODERN
  
  - S-101 SHEET INDEX, ABBREVIATION & SYMBOLS
  - S-102 GENERAL NOTES
  - S-103 GENERAL NOTES, SPECIAL INSPECTION & TESTS
  - S-201 FOUNDATION PLAN & ROOF FRAMING PLAN - BUNGALOW
  - S-211 FOUNDATION PLAN & ROOF FRAMING PLAN - SPANISH
  - S-221 FOUNDATION PLAN & ROOF FRAMING PLAN - MODERN
  - S-301 TYPICAL CONCRETE DETAILS
  - S-311 CONCRETE DETAILS
  - S-401 TYPICAL WOOD DETAILS
  - S-402 TYPICAL WOOD DETAILS
  - S-403 TYPICAL WOOD DETAILS
  - S-421 ROOF FRAMING DETAILS
  - S-422 ROOF FRAMING DETAILS
- Grand total: 34

## PROJECT DIRECTORY

\*FOR CITY STAFF ONLY  
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

**APPLICANT**  
ADDRESS: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
PHONE: \_\_\_\_\_

**ARCHITECT (MODIFICATION TO PROTOTYPE)**  
**RRM DESIGN GROUP**  
ADDRESS: 3765 S Higuera St, Suite 102  
SAN LUIS OBISPO, CA 93401  
CONTACT: RANDALL RUSSOM  
EMAIL: rrussum@rrmdesign.com  
PHONE: P:(805) 543-1794

**CIVIL ENGINEER**  
ADDRESS: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
PHONE: \_\_\_\_\_

**LANDSCAPE ARCHITECT**  
ADDRESS: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
PHONE: \_\_\_\_\_

**STRUCTURAL ENGINEER**  
**RRM DESIGN GROUP**  
ADDRESS: 3765 S Higuera St, Suite 102  
SAN LUIS OBISPO, CA 93401  
CONTACT: JESSICA MEADOWS, SE  
EMAIL: jmeadows@rrmdesign.com  
PHONE: P:(805) 543-1794

## UTILITIES

**WATER AND SEWER SERVICE** GOLDEN STATE WATER COMPANY  
**ELECTRIC SERVICE** PACIFIC GAS & ELECTRIC  
**GAS SERVICE** SOUTHERN CALIFORNIA GAS  
**TELEPHONE SERVICE**  
**GARBAGE SERVICE** CULVER CITY EPO  
**CABLE SERVICE**

## SUPPORTING DOCUMENTS

**STRUCTURAL CALCULATIONS**  
PREPARED BY: RRM DESIGN GROUP  
DATE PREPARED:  
JOB NUMBER:

**ENERGY COMPLIANCE**  
PREPARED BY: TIMOTHY CARSTAIRS  
DATE PREPARED: 08/28/2023  
JOB NUMBER: 23-08289

**TRUSS CALCULATIONS**  
PREPARED BY:  
DATE PREPARED:  
JOB NUMBER:

## PROJECT INFORMATION

\*FOR CITY STAFF ONLY  
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

**PROJECT SCOPE:**  
1. CONSTRUCTION OF A NEW DETACHED ONE STORY 637 SF ACCESSORY DWELLING UNIT WITH ONE BEDROOM AND ONE BATH(S).  
2. ALL SITE WORK WITHIN THE PROPERTY LINE.  
3. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

**SITE INFORMATION:** (CONFIRM WITH THE CITY OF CULVER CITY)

APN: \_\_\_\_\_  
ZONING: \_\_\_\_\_  
LOT SIZE: \_\_\_\_\_

**FLOOR AREA LIMIT** (CONFIRM WITH THE CITY OF CULVER CITY)  
MAXIMUM FAL: \_\_\_\_\_  
PROPOSED FAL: \_\_\_\_\_

**ADU FLOOR AREA LIMIT** (CONFIRM WITH THE CITY OF CULVER CITY)

**SETBACKS** (CONFIRM WITH THE CITY OF CULVER CITY)  
FRONT: \_\_\_\_\_  
REAR: \_\_\_\_\_  
SIDES: \_\_\_\_\_

**BUILDING INFORMATION:**

NUMBER OF STORIES:	1
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	VB
MAX. HEIGHT PROPOSED:	
BUNGALOW	13' - 4"
MODERN	13' - 5"
SPANISH	13' - 7"
ROOF RATING:	

## BUILDING AREAS

AREAS - PLAN 2	
PLAN 2 FLOOR	637 SF
<b>EXISTING RESIDENTIAL BUILDING FLOOR AREA</b>	
CONDITIONED	SF
GARAGE	SF

## PROJECT CHECKLIST

\*FOR CITY STAFF ONLY  
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

### STYLE SELECTION

- POST WAR BUNGALOW
- \*STRIKE THROUGH SHEETS A1-122,123 & A1-202,203 & AD-903,904
- SPANISH REVIVAL
- \*STRIKE THROUGH SHEETS A1-121,123 & A1-201,203 & AD-902,904
- MODERN
- \*STRIKE THROUGH SHEETS A1-121,122 & A1-201,202 & AD-902,903

### WINDOW MATERIAL

- VINYL
- FIBERGLASS
- WOOD
- ALUMINUM CLAD WOOD

### COLORS ROOFING (PER MANUF.)

- ROOFING \_\_\_\_\_
- SIDING \_\_\_\_\_
- WINDOWS \_\_\_\_\_
- ENTRY DOOR \_\_\_\_\_

### WASTE WATER

- SEWER

### ELECTRICAL PANEL (SEE SITE PLAN FOR LOCATION):

- OPTION 1 NEW ELECTRICAL MAIN PANEL WITH 225 AMP MINIMUM BUSBAR RATING
- OPTION 2 A NEW ELECTRICAL SUBPANEL CONNECTS TO THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME WITH A 225 AMP MINIMUM BUSBAR RATING. A SEPARATE ELECTRICAL PERMIT SHALL BE PULLED FOR THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME. ELECTRICAL LOAD CALCULATIONS IS REQUIRED.

### DEFERRED SUBMITTALS

1. FIRE SPRINKLER ( YES / NO ) (SEPARATE PLAN CHECK / PERMIT)
2. SOLAR PV ( -KW ) (SEPARATE PLAN CHECK / PERMIT)

### GENERAL NOTES

1. A SEISMIC SHUTOFF VALVE IS REQUIRED FOR NEW CONSTRUCTION AND EXISTING CONSTRUCTION WITH PERMIT OVER \$10,000. 1208.13.1 CCMC 15.02.130

### VERY HIGH FIRE SEVERITY ZONE

IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SEE NOTES BELOW:  
1. AN ADU IN THE VERY HIGH FIRE SEVERITY ZONE SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE.  
2. STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE & MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. FIRE/FUEL BREAKS SHALL BE SHOWN ON THE GRADING, MAP, AND BUILDING PLANS.  
3. USE FIRE RATED ASSEMBLY ALTERNATIVE AS SHOWN IN ROOF FRAMING DETAILS AS REFERENCED ON PLANS.  
4. USE RATED WALL ASSEMBLIES (34AD-902, 24AD-10902).  
5. THE INTENSITY OF FUEL'S MANAGEMENT MAY VARY WITHIN THE 100-FOOT PERIMETER OF THE STRUCTURE, WITH MORE INTENSE FUEL REDUCTIONS BEING USED BETWEEN 5 AND 30 FEET AROUND THE STRUCTURE, AND AN EMBER-RESISTANT ZONE BEING REQUIRED WITHIN 5 FEET OF THE STRUCTURE ACCORDING TO GOVERNMENT CODE 51182. THE EMBER RESISTANT ZONE FOR THE ADU SHALL BE SEPARATE FROM THE 5-FOOT EMBER RESISTANCE ZONE OF THE EXISTING STRUCTURE. THE DEFENSIBLE SPACE PLAN AND VEGETATION MANAGEMENT SHALL BE REVIEWED BY THE CITY CULVER FIRE DEPARTMENT.  
6. VERIFY COMPLIANCE WITH YOUR INSURANCE UNDERWRITER PRIOR TO CONSTRUCTION OF THE ADU.

### FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

- NO
- YES

REQUIRED AT PROPOSED ADU:

- NO (NOT REQUIRED IF THE PRIMARY RESIDENCE IS UNSPRINKLERED)
- YES (REQUIRED IF THE PRIMARY RESIDENCE IS SPRINKLERED)

### FIRE SPRINKLERS NOTES

1. FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO COMMUNITY RISK REDUCTION & APPROVAL BY FIRE DEPT. PRIOR TO INSTALLATION
2. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
3. DEFERRED SUBMITTAL: OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
4. AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
5. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS.
6. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
7. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION.

## GENERAL RELEASE AND AGREEMENT TO HOLD HARMLESS CLAUSE

THESE PERMIT READY ACCESSORY DWELLING UNIT CONSTRUCTION DOCUMENTS (CONSTRUCTION DOCUMENTS) ARE PROVIDED BY THE CITY OF CULVER CITY AS A COURTESY. THE USER ASSUMES ALL RISKS INVOLVED WITH USE OF THESE CONSTRUCTION PLANS. BY USING OR IN ANY WAY RELYING UPON THESE CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF CULVER CITY, ITS ELECTED OFFICIALS, BOARDS AND COMMISSIONS, OFFICERS, AGENTS, VOLUNTEERS AND EMPLOYEES, RRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM AND AGAINST ANY AND ALL CLAIMS (INCLUDING, WITHOUT LIMITATION, CLAIMS FOR BODILY INJURY, DEATH, OR DAMAGE TO PROPERTY), DEMANDS, OBLIGATIONS, DAMAGES, ACTIONS, CAUSES OF ACTION, LIABILITIES, SUITS, LOSSES, JUDGMENTS, FINES, PENALTIES, COSTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES, DISBURSEMENTS, AND COURT COSTS) OF EVERY KIND AND NATURE WHATSOEVER, WHICH MAY ARISE FROM OR IN ANY WAY RELATE TO THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE CONSTRUCTION DOCUMENTS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL SITE SPECIFIC INFORMATION.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CULVER CITY  
ADU STANDARD PLANS  
CULVER CITY, CA  
TITLE SHEET - PLAN 2

PUBLIC SET

DATE  
01/03/2024  
SHEET

G-002

## FLOOR PLAN NOTES

- WEATHER BARRIERS.**
  - NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
  - PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. (2022 CRC R703.7.3)
- DOMESTIC RANGE** VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR SURFACES. (2022 CMC 504.3)
- CLOTHES DRYER** MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4". SMOOTH, METAL DUCT. (2022 CMC 504.4)
- ALL MANUFACTURED EQUIPMENT** SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ON SITE FOR INSPECTIONS.
- SHOWERS AND TUB-SHOWER COMBINATIONS:** CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (2022 CPC 417.0)
- WET-ROOM GLAZING.** PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE. (2022 CRC R308.4.5)
- HEATING AND AIR-CONDITIONING SYSTEM DESIGN** SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
- WATER CLOSETS.**
  - CLEARANCES: 24" MIN. FRONT, 30" MIN COMPARTMENT WIDTH.
  - PROVIDE A MIN 3 SF WINDOW, 1/2 OF WHICH SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. (2022 CRC R303.3)
  - NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112.19.2. H & S CODE, SECTION 17921.3(B).
- BATH ACCESSORIES:** PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.
- WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM** PER ASHRAE STANDARD 62.2. AT TIME OF BUILDING PERMIT APPLICATION, APPLICANT TO PROVIDE THE FOLLOWING INFORMATION:
  - CALCULATIONS FOR REQUIRED VENTING RATES.
  - CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS IF APPLICABLE.
  - DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE 7.1.
  - TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.
  - FANS SHALL BE A MAXIMUM OF 1 SONE.FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.
- ATTIC ACCESS:**
  - WHERE REQUIRED, PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2022 CRC R807.1)
  - BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS DISCHARGE TO EQUIPMENT AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30-INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
  - THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT. (2022 CRC R807.1)
  - IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL, PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING ACCESS TO EQUIPMENT AREAS AND ITS CONTROLS. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL AIR CONDITIONING.
  - PROVIDE 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER 2022 CRC, SECTION R307.2.

## SITE NOTES

- CALL BEFORE YOU DIG!** CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2200 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
  - UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10-FEET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10-FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS.
  - LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
  - NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
  - CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
  - EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED. EXISTING DAMAGED PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OCCURRED PRIOR TO THE START OF CONSTRUCTION.
  - EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
  - SEASONALLY APPROPRIATE BEST MANAGEMENT PRACTICES FOR THE FOLLOWING SITE MANAGEMENT CATEGORIES MUST BE IMPLEMENTED YEAR-ROUND: 1) EROSION CONTROL; 2) RUN-ON AND RUN-OFF CONTROL; 3) SEDIMENT CONTROL; 4) GOOD SITE MANAGEMENT; AND 5) NON-STORMWATER MANAGEMENT.
  - AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.

## ELECTRICAL NOTES

- CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
- ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81.
- ALL MATERIALS TO BE U.L. LABELED.
- RECORDING SHALL BE REQUIRED IF IT IS PROVIDED FOR ADU. MAIN PANEL IS REQUIRED FOR ADU WITH MINIMUM OF 225 AMP BUS-BAR. IF MAIN PANEL IS NOT PROVIDED FOR ADU, ELECTRICAL PERMIT SHALL BE PULLED FOR THE PRIMARY RESIDENCE WITH ELECTRICAL LOAD CALCULATIONS.
- IF PROVIDED, ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE. 100 REQUIREMENTS SHEET G-101.
- CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- ALL LUMINAIRES SHALL COMPLY WITH 2022 CENC SECTION 150.0 (K) AND TABLE 150.0-A AS REFERENCED IN ENERGY NOTES, LUMINAIRE REQUIREMENTS SHEET G-101.
- ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, LAUNDRY AREAS, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC ART. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2022 CEC 410.11(C))
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- CEILING-SUSPENDED (PADDLER) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(C) AND CEC 410.11(C).
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6).
- ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A))
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.10, AND (4) NON-GROUNDING RECEPTACLES USED FOR RECEPTACLES AS PERMITTED IN CEC 406.4(D)(2)(A).
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONLY HIGH EFFICACY LAMPS IDENTIFIED IN TABLE 150.0-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 kHz.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (2022 CEC 410.20).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA PER 2022 CEC, ARTICLE 210.11 (C)(1). THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 210.2(B).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 2022 CEC, ARTICLE 210.52 (F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 201.11 (C)(2).

## ENERGY NOTES

- THE BUILDER MUST PROVIDE NEW HOMEOWNERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINAIRES.

### LUMINAIRE REQUIREMENTS (2022 CENC 150.0(I)(1))

- LUMINAIRE EFFICACY.** ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A.  
**EXCEPT:** INTEGRATED RECESS DEPENDENT LIGHTING, LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS, NAVIGATION LIGHTING, SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS, UNDERCABINET LIGHTING, LIGHTING IN DRAWERS, CABINETS AND LINEN CLOSERS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.

### THE FOLLOWING ARE HIGH-EFFICACY LIGHT SOURCES PER TABLE 150.0-A:

- THE FOLLOWING LIGHT SOURCES, OTHER THAN THOSE INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES, ARE NOT REQUIRED TO COMPLY WITH REFERENCE JOINT APPENDIX JA8.
  - LED LIGHT SOURCES INSTALLED OUTDOORS.
  - INSEPARABLE SOLID STATE LIGHTING (SSL) LUMINAIRES CONTAINING COLORED LIGHT SOURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE LIGHTING.
  - PIN-BASED LINEAR FLUORESCENT OR COMPACT FLUORESCENT LIGHT SOURCES USING ELECTRONIC BALLASTS.
  - HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCES INCLUDING PULSE START METAL HALIDE AND HIGH PRESSURE SODIUM LIGHT SOURCES.
  - LUMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND INDUCTION LAMP.
  - CEILING FAN LIGHT KITS SUBJECT TO FEDERAL APPLIANCE REGULATIONS.

THE FOLLOWING LIGHT SOURCES ARE ONLY CONSIDERED TO BE HIGH EFFICACY IF THEY ARE IDENTIFIED TO THE COMMISSION AS HIGH EFFICACY LIGHT SOURCES IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JA8 AND MARKED AS REQUIRED BY JA8:

- ALL LIGHT SOURCES INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES. NOTE THAT CEILING RECESSED DOWNLIGHT LUMINAIRES SHALL NOT HAVE SCREW BASES REGARDLESS OF LAMP TYPE AS DESCRIBED IN SECTION 150.0(K).**
- ANY LIGHT SOURCE NOT OTHERWISE LISTED.**
- SCREW-BASED LUMINAIRES.** SCREW-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.
- RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.** LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
  - SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
  - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCAPS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
  - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIR TIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
  - MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.**EXCEPT: RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED INSTALLATIONS INSTALLED INTO CEILING AREAS OR RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.**

## ENERGY NOTES CONTINUED

- LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES.** LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE IBC ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING METERS IS NOT REQUIRED IF PROVIDED FOR ADU. MAIN PANEL IS REQUIRED FOR ADU WITH MINIMUM OF 225 AMP BUS-BAR. IF MAIN PANEL IS NOT PROVIDED FOR ADU, ELECTRICAL PERMIT SHALL BE PULLED FOR THE PRIMARY RESIDENCE WITH ELECTRICAL LOAD CALCULATIONS.
- IF PROVIDED, ELECTRICAL SUB PANEL:** FLUSH MOUNT, 30" CLEARANCE. 100 REQUIREMENTS SHEET G-101.
- CONDUCTORS:** TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- ALL LUMINAIRES SHALL COMPLY WITH 2022 CENC SECTION 150.0 (K) AND TABLE 150.0-A AS REFERENCED IN ENERGY NOTES, LUMINAIRE REQUIREMENTS SHEET G-101.
- ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, LAUNDRY AREAS, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC ART. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2022 CEC 410.11(C))
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- CEILING-SUSPENDED (PADDLER) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(C) AND CEC 410.11(C).
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6).
- ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A))
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.10, AND (4) NON-GROUNDING RECEPTACLES USED FOR RECEPTACLES AS PERMITTED IN CEC 406.4(D)(2)(A).
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONLY HIGH EFFICACY LAMPS IDENTIFIED IN TABLE 150.0-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 kHz.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (2022 CEC 410.20).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA PER 2022 CEC, ARTICLE 210.11 (C)(1). THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 210.2(B).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 2022 CEC, ARTICLE 210.52 (F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 201.11 (C)(2).

### RESIDENTIAL OUTDOOR LIGHTING (2022 CENC 150.0(J)(3))

- FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR OR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
  - CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW;
  - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
  - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.**NOTE:** CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.

- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION (2022 CENC 110.7).
- ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE (2022 CENC 150.0(a)(3))

### ADDITIONAL NOTES PER AGING IN PLACE REQUIREMENTS:

- ELECTRICAL RECEPTABLE OUTLET, SWITCH AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR (PER CRC R327.1.2).
- DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY, WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING. A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL (PER CRC R327.1.4)

## ENERGY STORAGE READINESS

### 1. ENERGY STORAGE SYSTEM (ESS) REQUIREMENTS:

- IN SINGLE-FAMILY RESIDENTIAL BUILDINGS THAT INCLUDE ONE OR TWO DWELLINGS, EACH DWELLING UNIT SHALL BE PROVIDED WITH DEDICATED RACEWAYS, DESIGNATED BRANCH CIRCUITS AND ISOLATION DEVICES FOR ENERGY STORAGE SYSTEMS AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). ADDITIONALLY, THE PANELBOARDS SHALL BE PROVIDED WITH THE MINIMUM BUSBAR RATING AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0(S). (2022 CEC SECTION 706.10)

### CALIFORNIA ENERGY CODE SECTION 150.0(S)

- AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
  - ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
  - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED SUBPANELS SHALL INCLUDE ALL BACKUP LOAD CIRCUITS.
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR. ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
- THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
- SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

## PLUMBING NOTES

- CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
- DOMESTIC WATER (WITHIN BUILDING); COPPER OR PEX PIPE OR APPROVED PIPING.
- AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
- DIELECTRIC UNIONS "P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
- WHEN "OPTIONAL" SOFT-WATER LOOP INSTALLED, PROVIDE WITH 2 GATE VALVES.
- WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
- WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)
- SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGBSEC SECTION 4.303
- WATER HEATER** (REFER TO BUILDING ENERGY ANALYSIS REPORT):
  - ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC 609.12.1)
    - PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. (2022 CPC 609.12.2)
    - PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2)
  - EXCEPTIONS:
    - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (2022 CPC 609.12.2)
    - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
- PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2' MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
- COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
- CLEARANCES PER MANUFACTURE REQUIREMENTS.
- PLUMBING INSULATION** PER 2022 CENC 150.0 (I) AND CBC 609.11
  - DOMESTIC HOT WATER PIPING SHALL BE INSULATED.
  - HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN THE THICKNESS (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.
    - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION.
    - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED.
  - SERVICE WATER HEATING SYSTEMS PIPING TO INCLUDE:
    - REIRCULATING SYSTEM PIPING, INCLUDING THE SUPPLY AND RETURN PIPING TO THE WATER HEATER.
    - THE FIRST 8 FEET OF HOT AND COLD OUTLET PIPING, INCLUDING PIPING BETWEEN A STORAGE TANK AND A HEAT TRAP, FOR A NON-REIRCULATING STORAGE SYSTEM.
    - PIPES THAT ARE EXTERNALLY HEATED.SHALL BE INSULATED AS FOLLOWS:
    - UP TO 1" PIPE DIAMETER TO HAVE 1.0 MIN THICKNESS OR R77 RATING PER CENC TABLE 120.3A
  - EXCEPTIONS:
    - FACTORY-INSTALLED PIPING WITHIN SPACE-CONDITIONING EQUIPMENT CERTIFIED UNDER SECTION 110.1 OR 110.2.
    - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. METAL PIPING THAT ENETRATES METAL FRAMING SHALL USE GROMMETS, PLUGS, WRAPPING OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING.
    - MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED REQUIREMENTS ARE MET FOR COMPLIANCE WITH QUALITY INSULATION INSTALLATION (IQI) AS SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA3.5.
    - PIPING SURROUNDED WITH A MINIMUM OF 1 INCH OF WALL INSULATION, 2 INCHES OF CRAWLSPACE INSULATION, OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION.
  - INSULATION PROTECTION.** PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING (2022 CEC SECTION 120.3(B)):
    - PIPE INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED BY A COVER SUITABLE FOR OUTDOOR SERVICE. THE COVER SHALL BE WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION.
    - PIPE INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED.
    - PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE.
  - PIPE INSULATION: REFER TO TITLE 24 - MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES"
  - STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS.
  - ALL HOSE BIBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES.
  - PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
  - WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER [2022 CPC 505.2] THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. PER [2022 808.5 CPC]
  - PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTACHMENTS, POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE OUTLETS WITH HOSE ATTACHMENTS ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

- APPLICABLE CODES AND STANDARDS:
  - 2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
  - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS.
  - CURRENT CITY OF CULVER CITY, CA MUNICIPAL CODE.
  - ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
  - DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
  - IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FUND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
  - CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
  - GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
  - SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR'S SHOP.
  - THE FOLLOWING ITEMS SHOWN ON THE DRAWINGS ARE OWNER PROVIDED, OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
  - TV/DVD SYSTEMS
  - ICE MACHINE
  - VENDING MACHINE
  - REFRIGERATOR
  - MICROWAVE
  - OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
  - CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
  - THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE AT THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
  - CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
  - A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPROCAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.

## MECHANICAL NOTES

- CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACNA, NFPA AND LOCAL REQUIREMENTS.
- DUCTWORK: SMACNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
- GRILLES AND REGISTERS, DIFFUSERS, ETC. SUBJECT TO OWNERS APPROVAL. "CARNES" OR EQUAL FANS DIRECTLY VENTED TO OUTSIDE. BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24 C.C.). LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN IN EXCESS OF 2 PER CMC 504.4.2.1. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED. DRYER EXHAUST DUCT POWER TENTATORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 705 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER 2022 CMC, SECTION 504.2.2.3. SEE NOTE BELOW.
- BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING BATHTUB, SHOWER, OR TUB-SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2022 CGBSEC. 4.506.1):
  - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS.
  - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
    - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE HUMIDITY CONTROLS BY MEANS OF ADJUSTMENT.
    - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(E. BUILT IN)
- BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE. (2022 CMC TABLE 403.7).
- KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM 100 CFM EXHAUST RATE. (2022 CMC TABLE 403.7).



THESE PLANS ARE PROVIDED BY THE CITY OF CULVER CITY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CON

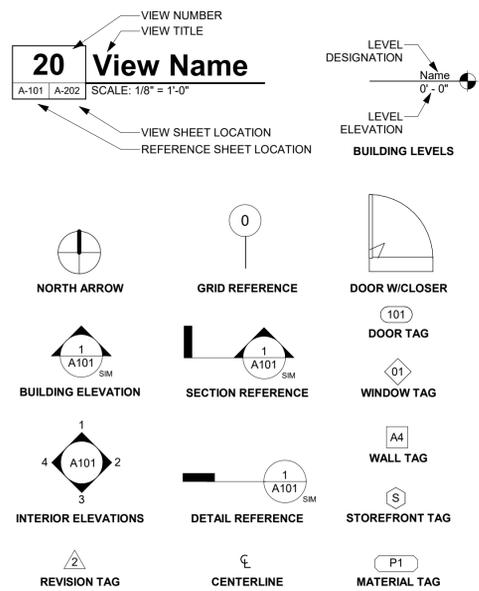


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### ABBREVIATIONS

A/C	AIR CONDITIONING	FOI	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	PV	PHOTO VOLTAIC
ABV	ABOVE	FOM	FACE OF MASONRY	PVC	POLYVINYL CHLORIDE
ACOUS	ACOUSTICAL	FOS	FACE OF STUD	PVMT	PAVEMENT
ACT	ACOUSTICAL CEILING TILE	FRP	FIBERGLASS REINFORCED PANELS	QTY	QUANTITY
ADA	AMERICANS WITH DISABILITIES ACT	FT	FOOT OR FEET	R	RADIUS, RISER
AFCI	ARC FAULT CIRCUIT INTERRUPTER	FTG	FOOTING	RB	RUBBER BASE
AFF	ABOVE FINISH FLOOR	GA	GAUGE, GAGE	RCP	REFLECTED CEILING PLAN
AL	ALUMINUM	GALV	GALVANIZED	RD	ROOF DRAIN
ALT	ALTERNATE	GB	GRAB BAR	REF	REFRIGERATOR
ARCH	ARCHITECT(URAL)	GC	GENERAL CONTRACTOR	REINF	REINFORCED
BD	BOARD	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	REQD	REQUIRED
BDRM	BEDROOM	GWB	GYPSUM BOARD	RH	RIGHT HAND
BET	BETWEEN	GYP	GYPSUM	RM	ROOM
BIT	BITUMINOUS	HB	HOSE BIBB	RO	ROUGH OPENING
BLDG	BUILDING	HC	HOLLOW CORE	RTU	ROOF TOP UNIT (MECH)
BLKG	BLOCKING	HDWD	HARDWOOD	S	SOUTH
BLW	BELOW	HDWR	HARDWARE	SAFB	SOUND ATTENUATION FIBER BATT
BM	BEAM	HGT	HEIGHT	SAWP	SELF ADHEREING WATERPROOFING
BOT	BOTTOM	HM	HOLLOW METAL	SC	SCUPPER/SOLID CORE
BJR	BUILT UP ROOF	HORIZ	HORIZONTAL	SCHED	SCHEDULE
CB	CATCH BASIN	HVAC	HEATING, VENTILATION, A/C	SEAL	SEALANT
CBC	CALIFORNIA BUILDING CODE	ID	INSIDE DIAMETER	SECT	SECTION
CEM	CEMENT	IIC	IMPACT INSULATION CLASS	SF	SQUARE FOOT
CFM	CUBIC FEET PER MINUTE	IN	INCH	SHT	SHEET
CIP	CAST IN PLACE	INCAND	INCANDESCENT	SHTHG	SHEATHING
CJ	CONTROL JOINT	INSUL	INSULATION, INSULATED	SIM	SIMILAR
CL	CENTER LINE	INT	INTERIOR	SM	SHEET METAL
CLG	CEILING	JC	JANITORS CLOSET	SPEC	SPECIFICATION
CLO	CLOSET	JT	JOINT	SQ	SQURE
CLR	CLEAR	LAM	LAMINATE	SS	SOLID SURFACE
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	SSTL	STAINLESS STEEL
CO	CLEAN OUT	LBS	POUNDS	STC	SOUND TRANSMISSION CLASS
COL	COLUMN	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	STD	STANDARD
CONC	CONCRETE	LF	LINEAR FEET	STL	STEEL
CONST	CONSTRUCTION	LIN	LINEN CLOSET	STOR	STORAGE
CONT	CONTINUOUS	LINO	LINOLEUM	STRUCT	STRUCTURAL
CONTR	CONTRACTOR	LT(G)	LIGHTING	SUSP	SUPSPENDED
CPT	CARPET	LVL	LAMINATED VENEER LUMBER	SV	SHEET VINYL
CT	CERAMIC TILE	LVT	LUXURY VINYL TILE	SYM	SYMMETRICAL
CTR	CENTER	LW	LIGHTWEIGHT	T	TREAD
DBL	DOUBLE	MAX	MAXIMUM	T&G	TONGUE & GROOVE
DF	DRINKING FOUNTAIN	MDF	MEDIUM DENSITY FIBERBOARD	TEL	TELEPHONE
DIA	DIAMETER, DIAPHRAGM	MECH	MECHANICAL	TEMP	TEMPERED
DIM	DIMENSION	MEMB	MEMBRANE	TER	TERRAZZO
DN	DOWN	MEP	MECHANICAL, ELECTRICAL, PLUMBING	THK	THICK
DR	DOOR	MFR	MANUFACTURER	THR	THRESHOLD
DS	DOWN SPOUT	MIN	MINIMUM	TJJ	TRUSS JOIST I-JOIST
DTL	DETAIL	MISC	MISCELLANEOUS	TO	TOP OF
DW	DISHWASHER	MO	MASONRY OPENING	TOS	TOP OF SLAB
DWG	DRAWING	MTD	MOUNTED	TOW	TOP OF WALL
(E)	EXISTING	MTL	METAL	TRANS	TRANSFORMER
E	EAST	N	NORTH	TV	TELEVISION
EA	EACH	NIC	NOT IN CONTRACT	TYP	TYPICAL
EJ	EXPANSION JOINT	NO	NUMBER	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
EL	ELEVATION	NOM	NOMINAL	UG	UNDERGROUND
ELEV	ELEVATION	NTS	NOT TO SCALE	UNFIN	UNFINISHED
ELEC	ELECTRIC	O.P.	OVERFLOW PIPE	UNO	UNLESS NOTED OTHERWISE
ENCL	ENCLOSURE	OC	ON CENTER	UV	ULTRAVIOLET
EQ	EQUAL	OD	OVERFLOW DRAIN	VCT	VINYL COMPOSITION TILE
EQUIP	EQUIPMENT	OFF	OFFICE	VERT	VERTICAL
EXH	EXHAUST	OH	OPPOSITE HAND	VIF	VERIFY IN FIELD
EXP	EXPANSION	OPG	OPENING	VTR	VENT TERMINATION PIPE
EXT	EXTERIOR	OPP	OPPOSITE	WVC	VINYL WALL COVERING
FACP	FIRE ALARM CONTROL PANEL	(P)	PROPOSED	W	WEST
FAU	FORCED AIR UNIT	PERM	PERIMETER	W/	WITH
FAWP	FLUID APPLIED WATERPROOFING	PERP	PERPENDICULAR	WD	WASHER DRYER
FD	FLOOR DRAIN	PG	PAINT GRADE	W/O	WITHOUT
FDC	FIRE DEPARTMENT CONNECTION	PL	PLATE, PROPERTY LINE	WC	WATERCLOSET
FE	FIRE EXTINGUISHER	PLAM	PLASTIC LAMINATE	WD	WOOD
FEO	FIRE EXTINGUISHER CABINET	PLBG	PLUMBING	WDW	WINDOW
FF	FINISHED FLOOR ELEVATION	PLYWD	PLYWOOD	WH	WATER HEATER
FG	FINISHED GRADE	PNL	PANEL	WI	WROUGHT IRON
FH	FIRE HYDRANT	PP	POWER POLE	WIN	WINDOW
FHC	FIRE HOSE CABINET	PR	PAIR	WP	WATERPROOF(ING)
FIN	FINISH	PRTN	PARTITION	WR	WEATHER RESISTIVE
FIXT	FIXTURE	PSF	POUNDS PER SQUARE FOOT	WRB	WATER RESISTIVE BARRIER
FLR	FLOOR	PSI	POUNDS PER SQUARE INCH	WSCT	WAINSCOT
FLUOR	FLOURESCENT	PSL	PARALLEL STRAND LUMBER	WT	WEIGHT
FND	FOUNDATION	PT	PRESSURE TREATED	WWF	WELDED WIRE FABRIC
FO	FACE OF	PTD	PAINTED	YD	YARD
FOC	FACE OF CONCRETE				
FOF	FACE OF FINISH				

### SYMBOLS



**CULVER CITY**  
**ADU STANDARD PLANS**  
 CULVER CITY, CA  
**GENERAL NOTES**

PUBLIC SET

DATE  
01/03/2024  
SHEET

G-102



# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



**CHAPTER 3 GREEN BUILDING**

**SECTION 301 GENERAL**

**301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

**301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

**Note:** Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

**Note:** On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

**301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]** The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

**SECTION 302 MIXED OCCUPANCY BUILDINGS**

**302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

**Exceptions:**

- [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
- [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

**DIVISION 4.1 PLANNING AND DESIGN**

**ABBREVIATION DEFINITIONS:**

- HCD Department of Housing and Community Development
- BSC California Building Standards Commission
- DSA-SS Division of the State Architect, Structural Safety
- OSHPD Office of Statewide Health Planning and Development
- LR Low Rise
- HR High Rise
- AA Additions and Alterations
- N New

**CHAPTER 4 RESIDENTIAL MANDATORY MEASURES**

**SECTION 4.102 DEFINITIONS**

**4.102.1 DEFINITIONS**

The following terms are defined in Chapter 2 (and are included here for reference)

**FRENCH DRAIN.** A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

**WATTLES.** Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

**4.106 SITE DEVELOPMENT**

**4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

**4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- Compliance with a lawfully enacted storm water management ordinance.

**Note:** Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html))

**4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

**Exception:** Additions and alterations not altering the drainage path.

**4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

**Exceptions:**

- On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
  - 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
  - 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
- Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

**4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.** For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway 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 are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.

**Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

**4.106.4.1.1 Identification.** 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".

**4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.** When parking in multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

**4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.** The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

**1.EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 ampers.

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 California Electrical Code.

**Exceptions:**

- When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
- When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

**Notes:**

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

**2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

**Exception:** Areas of parking facilities served by parking lifts.

**4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.** The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

**1.EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 ampers.

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 California Electrical Code.

**Exception:** When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent requirement.

**Notes:**

- Construction documents shall show locations of future EV spaces.
- There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

**2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

**Exception:** Areas of parking facilities served by parking lifts.

**3.EV Chargers.** Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 ampers, and installed EVCS shall have a capacity of not less than 30 ampers. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

**4.106.4.2.2.1 Electric vehicle charging stations (EVCS).** Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

**Exception:** Electric vehicle charging stations serving public accommodations, public housing, hotels and motels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

**4.106.4.2.2.1.1 Location.** EVCS shall comply with at least one of the following options:

- The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
- The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

**Exception:** Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

**4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.** The charging spaces shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486 mm).
- The minimum width of each EV space shall be 9 feet (2743 mm).
- One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

**4.106.4.2.2.1.3 Accessible EV spaces.** In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility requirements for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

**4.106.4.2.3 EV space requirements.**

1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved for permit installation of a branch circuit overcurrent protective device.

**Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required 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.

**EXCEPTION:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

**4.106.4.2.4 Identification.** 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 California Electrical Code.

**4.106.4.2.5 Electric Vehicle Ready Space Signage.** Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

**4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.** When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

**Notes:**

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

**DIVISION 4.2 ENERGY EFFICIENCY**

**4.201 GENERAL**

**4.201.1 SCOPE.** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

**DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION**

**4.303 INDOOR WATER USE**

**4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

**Note:** All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

**4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

**Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

**4.303.1.2 Urinals.** The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

**4.303.1.3 Showerheads.**

**4.303.1.3.1 Single Showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

**4.303.1.3.2 Multiple showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

**Note:** A hand-held shower shall be considered a showerhead.

**4.303.1.4 Faucets.**

**4.303.1.4.1 Residential Lavatory Faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

**4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.** The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

**4.303.1.4.3 Metering Faucets.** Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

**4.303.1.4.4 Kitchen Faucets.** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

**Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

**4.303.1.4.5 Pre-rinse spray valves.** When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (g)(7) and shall be equipped with an integral automatic shutoff.

**FOR REFERENCE ONLY:** The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

PRODUCT CLASS [spray force in ounces force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force (grf)]

**4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.** Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

**4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

**NOTE:** THIS TABLE COMPILS THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

**4.304 OUTDOOR WATER USE**

**4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

**NOTES:**

- The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <https://www.water.ca.gov/>

**DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY**

**4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE**

**4.406.1 ROENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

**4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING**

**4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

**Exceptions:**

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

**4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.** Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or reuse.
- Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material collected will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

**4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

**Note:** The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

**4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

**4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

**4.408.5 DOCUMENTATION.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

**Notes:**

- Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at [www.hcd.ca.gov/CALGreen.html](http://www.hcd.ca.gov/CALGreen.html) may be used to assist in documenting compliance with this section.
- Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

**4.410 BUILDING MAINTENANCE AND OPERATION**

**4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
  - a. Equipment and appliances, including devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
  - b. Roof and yard drainage, including gutters and downspouts.
  - c. Space conditioning systems, including condensers and air filters.
  - d. Landscape irrigation systems.
  - e. Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspections verifications required by the enforcing agency or this code.
- Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
- Information and/or drawings identifying the location of grab bar reinforcements.

**4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or one a lawfully enacted local recycling ordinance, if more restrictive.

**Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42949.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

**DIVISION 4.5 ENVIRONMENTAL QUALITY**

**SECTION 4.501 GENERAL**

**4.501.1 Scope**

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

**SECTION 4.502 DEFINITIONS**

**5.102.1 DEFINITIONS**

The following terms are defined in Chapter 2 (and are included here for reference)

**AGRIFIBER PRODUCTS.** Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

**COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glass laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), title 17, Section 93120.1.

**DIRECT-VENT APPLIANCE.** A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

THESE PLANS ARE PROVIDED BY THE CITY OF CULVER CITY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

CULVER CITY  
ADU STANDARD PLANS  
CULVER CITY, CA

CAL GREEN RESIDENTIAL  
REQUIREMENTS

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)



Y NA RESPON PARTY  
 \* YES APPLICABLE RESPONSIBLE PARTY (ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O<sub>3</sub>/g ROG).

**MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

**PRODUCT-WEIGHTED MIR (PWMIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

**VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

**4.503 FIREPLACES**  
**4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

**4.504 POLLUTANT CONTROL**  
**4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

**4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

**4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene chloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

**4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

**4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification.
- Field verification of on-site product containers.

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
<b>SPECIALTY APPLICATIONS</b>	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
<b>SUBSTRATE SPECIFIC APPLICATIONS</b>	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.  
 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
<b>SEALANT PRIMERS</b>	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

COATING CATEGORY	VOC LIMIT
<b>FLAT COATINGS</b>	
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
<b>SPECIALTY COATINGS</b>	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sup>1</sup>	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS  
 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.  
 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD <sup>1</sup>	0.13

**DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)**  
**4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).  
 See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHL/BAQ/Pages/VOC.aspx>

**4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).  
 See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHL/BAQ/Pages/VOC.aspx>

**4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

**4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).  
 See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHL/BAQ/Pages/VOC.aspx>

**4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

**4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association; the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- Other methods acceptable to the enforcing agency.

**4.505 INTERIOR MOISTURE CONTROL**  
**4.505.1 General.** Buildings shall meet or exceed the provisions of the California Building Standards Code.

**4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

**4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

**4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.6 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

**4.506 INDOOR AIR QUALITY AND EXHAUST**  
**4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
  - Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
  - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

**Notes:**

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

**4.507 ENVIRONMENTAL COMFORT**  
**4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculations), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

**Exception:** Use of alternate design temperatures necessary to ensure the system functions are acceptable.

### CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

**702 QUALIFICATIONS**  
**702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

**702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

**Notes:**

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

**Note:** Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

**703 VERIFICATIONS**  
**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

THESE PLANS ARE PROVIDED BY THE CITY OF CULVER CITY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

CULVER CITY  
 ADU STANDARD PLANS  
 CULVER CITY, CA

CAL GREEN RESIDENTIAL  
 REQUIREMENTS

PUBLIC SET

DATE  
 01/03/2024  
 SHEET

G-202

BUILDING ENERGY ANALYSIS REPORT

PROJECT: Culver City ADUs (Plan 2) Culver City, CA

Project Designer: RRM Design Group 3765 South Figueroa St, Suite 102 San Luis Obispo, CA 93401 (805) 543-1794



Job Number: 23-08289

Date: 8/28/2023

The EnergyPro computer program has been used to perform the calculations... This program has approval and is authorized by the California Energy Commission for use with the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Table with 6 columns: Energy Design Ratings, Source Energy (EDR1), Efficiency EDR (EDR2efficiency), Total EDR (EDR2total), Compliance Margins, Source Energy (EDR1), Efficiency EDR (EDR2efficiency), Total EDR (EDR2total). Rows include Standard Design, Proposed Design, and North, East, South, West Facing.

Registration Number: 223-P0107031A-000-000-000000-0000 Registration Date/Time: 2023-08-28 11:08:31 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 09:54:51 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Table with 5 columns: Energy Use Intensity, Standard Design (kBtu/ft²-yr), Proposed Design (kBtu/ft²-yr), Compliance Margin (kBtu/ft²-yr), Margin Percentage. Rows include North Facing, East Facing, South Facing, West Facing.

Registration Number: 223-P0107031A-000-000-000000-0000 Registration Date/Time: 2023-08-28 11:08:31 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 09:54:51 Schema Version: rev 20220901

Table of Contents listing page numbers for Cover Page, Table of Contents, Form CF1R-PRF-01-E Certificate of Compliance, Form RMS-1 Residential Measures Summary, Form MFR Mandatory Measures Summary, and Room Load Summary.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Table with 8 columns: Energy Use, Standard Design Source Energy (EDR1), Standard Design TDV Energy (EDR2), Proposed Design Source Energy (EDR1), Proposed Design TDV Energy (EDR2), Compliance Margin (EDR1), Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, etc.

Registration Number: 223-P0107031A-000-000-000000-0000 Registration Date/Time: 2023-08-28 11:08:31 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 09:54:51 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Table with 12 columns: DC System Size (kWdc), Exception, Module Type, Array Type, Power Electronics, CF1, Azimuth (deg), Tilt Input, Array Angle (deg), Tilt (x in 12), Inverter Eff (%), Annual Solar Access (%). Includes sections for Required PV Systems, Required Special Features, HERS Feature Summary, and Building Features Information.

Registration Number: 223-P0107031A-000-000-000000-0000 Registration Date/Time: 2023-08-28 11:08:31 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 09:54:51 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Table with 2 columns: Item, Description. Rows include Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area (ft²), Existing Cond. Floor Area (ft²), Total Cond. Floor Area (ft²), ADU Bedroom Count, Fuel Type.

Registration Number: 223-P0107031A-000-000-000000-0000 Registration Date/Time: 2023-08-28 11:08:31 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 09:54:51 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Table with 8 columns: Energy Use, Standard Design Source Energy (EDR1), Standard Design TDV Energy (EDR2), Proposed Design Source Energy (EDR1), Proposed Design TDV Energy (EDR2), Compliance Margin (EDR1), Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, etc.

Registration Number: 223-P0107031A-000-000-000000-0000 Registration Date/Time: 2023-08-28 11:08:31 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 09:54:51 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Table with 7 columns: Zone Name, Zone Type, HVAC System Name, Zone Floor Area (ft²), Avg. Ceiling Height, Water Heating System 1, Status. Includes sections for Zone Information, Opaque Surfaces, and Fenestration / Glazing.

Registration Number: 223-P0107031A-000-000-000000-0000 Registration Date/Time: 2023-08-28 11:08:31 HERS Provider: CalCERTS, Inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 09:54:51 Schema Version: rev 20220901



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CULVER CITY ADU STANDARD PLANS CULVER CITY, CA ENERGY COMPLIANCE - PLAN 2

PUBLIC SET

DATE 01/03/2024 SHEET

T24-200

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Requirement ID and Description. Includes sections for Air Leakage, Insulation, Windows, and other building envelope requirements.

2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Requirement ID and Description. Includes sections for Mechanical, Electrical, and Plumbing systems, as well as energy efficiency and safety requirements.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Culver City ADUs (Plan 2). Calculation Date/Time: 2023-08-28T09:53:41-07:00. Includes tables for Fenestration/Glazing, Opaque Doors, Slab Floors, and Opaque Surface Constructions.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Culver City ADUs (Plan 2). Calculation Date/Time: 2023-08-28T09:53:41-07:00. Includes tables for Opaque Surface Constructions, Building Envelope - HERS Verification, Water Heating Systems, and Water Heaters - NEEA Heat Pump.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Culver City ADUs (Plan 2). Calculation Date/Time: 2023-08-28T09:53:41-07:00. Includes tables for Water Heating - HERS Verification, Space Conditioning Systems, HVAC - Heat Pumps, and HVAC Heat Pumps - HERS Verification.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Culver City ADUs (Plan 2). Calculation Date/Time: 2023-08-28T09:53:41-07:00. Includes tables for Variable Capacity Heat Pump Compliance Options - HERS Verification and Indoor Air Quality (IAQ) FANS.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Culver City ADUs (Plan 2). Calculation Date/Time: 2023-08-28T09:53:41-07:00. Includes a Documentation Author's Declaration Statement and Responsible Person's Declaration Statement.

RESIDENTIAL MEASURES SUMMARY. Table with columns for Orientation, U-Factor, SHGC, Overhang, Slab, Insulation, Fenestration, HVAC Systems, and Water Heating. Includes a QR code for digital signature.



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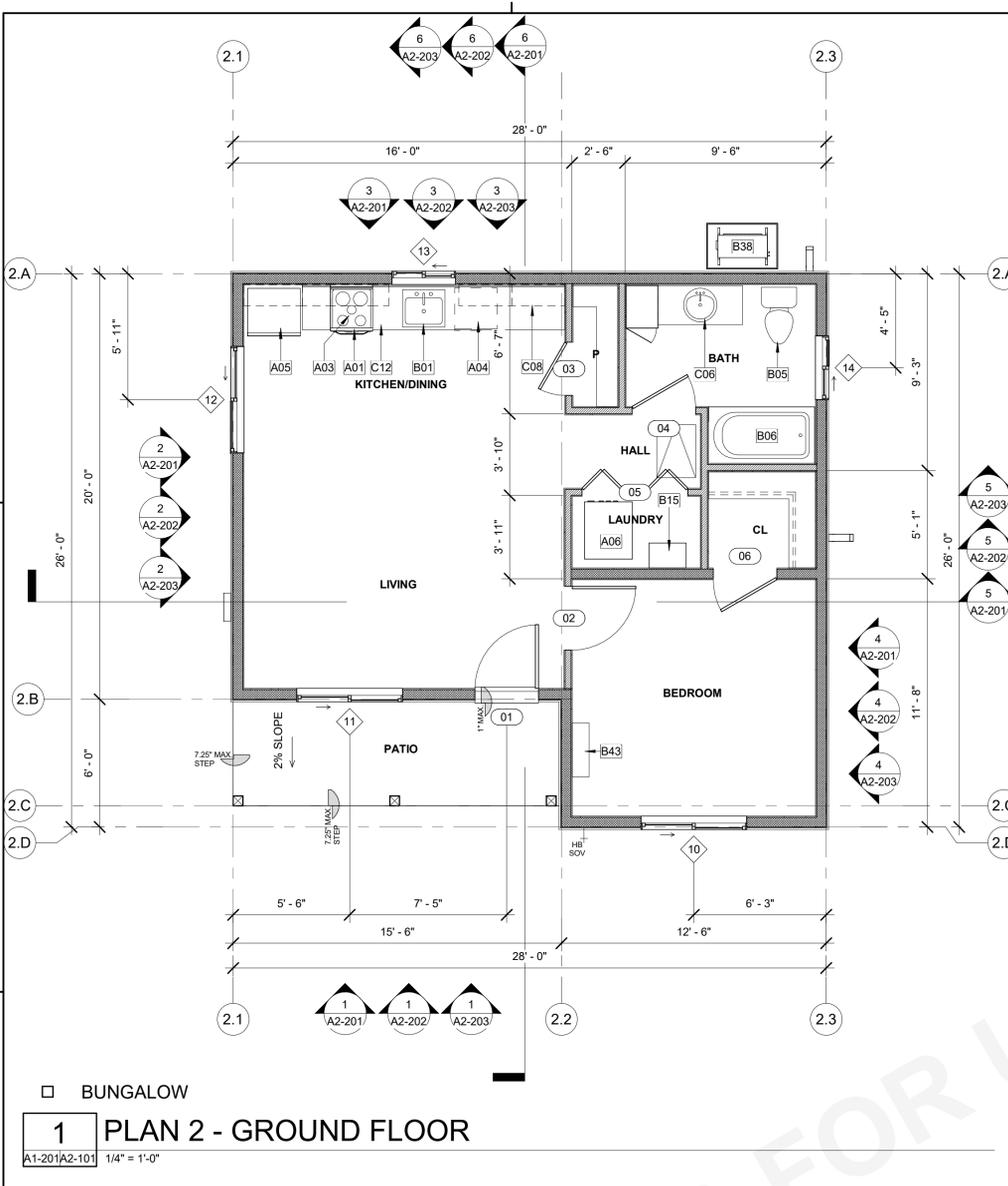
CULVER CITY ADU STANDARD PLANS CULVER CITY, CA ENERGY COMPLIANCE - PLAN 2



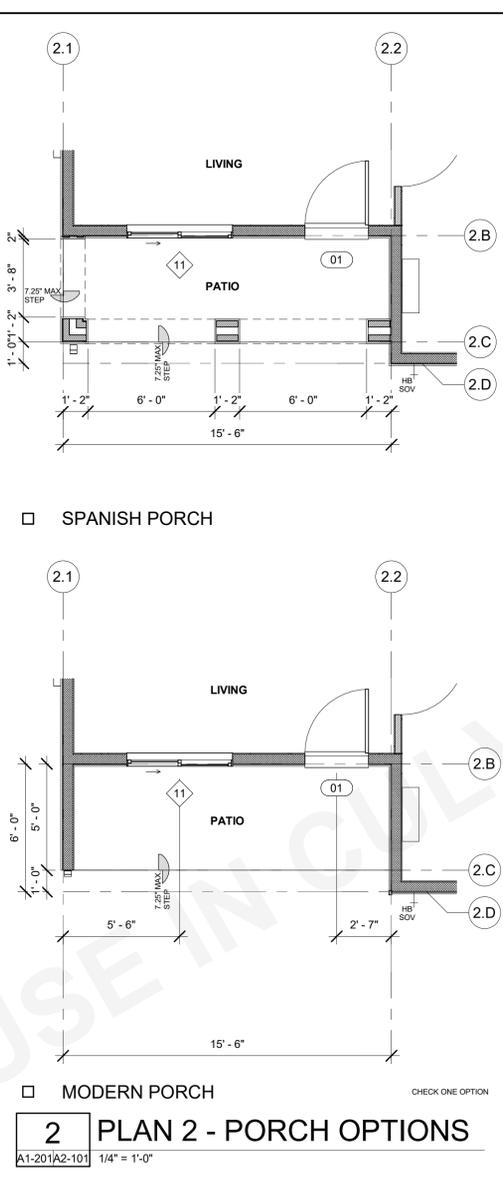




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BUNGALOW  
**1** PLAN 2 - GROUND FLOOR  
 A1-201/A2-101 1/4" = 1'-0"



SPANISH PORCH  
 MODERN PORCH  
**2** PLAN 2 - PORCH OPTIONS  
 A1-201/A2-101 1/4" = 1'-0" CHECK ONE OPTION

### FLOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 AND G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2022 CBC HEIGHT LIMITATIONS.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- ALL DWELLING UNITS CONTAINING A LAUNDRY CONNECTION SHALL HAVE A MINIMUM OF ONE PLUMBING FIXTURE CONSTRUCTED TO DIVERT GRAY WATER ONTO THE SUBJECT PROPERTY IN FULL COMPLIANCE WITH CHAPTER 15 OF THE CPC. THE PLUMBING FIXTURE(S) CONNECTED TO THE GRAY WATER DISCHARGE SYSTEM MAY BE ANY FIXTURE(S) ALLOWED TO DISCHARGE GRAY WATER UNDER THE CPC. THE GRAY WATER MAY BE UTILIZED FOR LANDSCAPE IRRIGATION OR FOR PERCOLATION INTO SOIL. (4.305.2, CCMC 15.02.1125)

### FLOOR PLAN LEGEND

- EXTERIOR - 2x6 WOOD STUD W/ PLYWOOD SHEATHING SIDING PER ELEVATIONS, ONE LAYER GYPSUM WALL BOARD INTERIOR.
- INTERIOR - 2x4 WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.

### DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

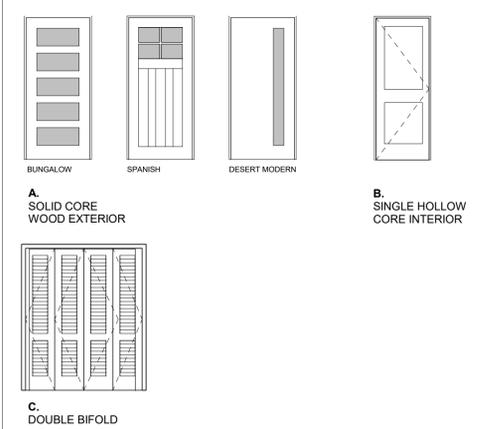
### DOOR REMARKS

- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS
- GLAZING IN DOOR, TEMPERED (BOTH PANES) REFER TO GENERAL NOTE #5
- PROVIDE DOOR WITH OPTIONAL WALL.

### DOOR SCHEDULE

MARK	TYPE	DOOR		REMARKS	SHGC
		WIDTH	HEIGHT		
01	A	3'-0"	6'-8"	2	0.2
02	B	3'-0"	6'-8"		
03	B	2'-6"	6'-0"		
04	B	3'-0"	6'-8"		
05	C	5'-0"	6'-8"	1	
06	B	3'-0"	6'-8"		

### DOOR LEGEND



### WINDOW GENERAL NOTES

- REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES WITH WINDOW MANUFACTURER SPECIFICATIONS PRIOR TO FABRICATION OF ROUGH OPENINGS.
- CONTRACTOR TO VERIFY ACTUAL WINDOW SIZES TO FIT FINISH OPENING PRIOR TO FABRICATION OF WINDOW AND FINISH OPENING.
- HEAD HEIGHT MEASURED FROM FF UNLESS NOTED OTHERWISE.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
- PROVIDE SHOP DRAWINGS FOR ALL WINDOW UNITS
- REFER TO WINDOW TYPES LEGEND FOR GLAZING.
- REFER TO WINDOW SCHEDULE AND WINDOW TYPES LEGEND FOR FURTHER INFORMATION.
- WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
- SAFETY GLAZING NOTATED WITH "T"

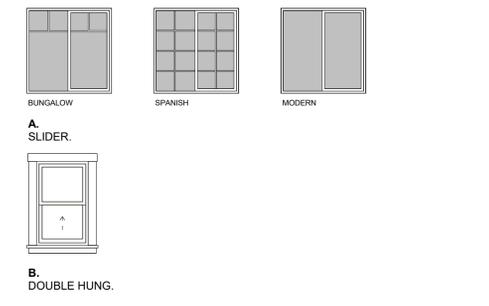
### WINDOW REMARKS

- THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. PER CRC 2022 SEC. 312.2
- SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. PER CRC 2022 SEC. 310.2.3
- TEMPERED / SAFETY GLAZING.

### WINDOW SCHEDULE

NO.	TYPE	SIZE		REMARKS	SHGC	U-FACTOR	
		WIDTH	HEIGHT				
10	A	5'-0"	4'-0"	6'-8"	0.23	0.3000	
11	A	5'-0"	4'-0"	6'-8"	0.23	0.3000	
12	A	5'-0"	4'-0"	6'-8"	0.23	0.3000	
13	A	3'-0"	3'-0"	6'-8"	3	0.3000	
14	A	3'-0"	3'-0"	6'-8"	3	0.23	0.3000

### WINDOW LEGEND



### KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR.
- A03 30" WIDE BUILT-IN MICROWAVE WITH 50 CFM RANGE VENT.
- A04 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.
- A05 REFRIGERATOR LOCATION. PROVIDE 37" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR THROUGH EXTERIOR WALL. DRYER VENT 4" MIN DIAMETER TO EXTERIOR WITH SCREENED AND ONE DIRECTIONAL VENT GATE. MAX LENGTH TO NOT EXCEED 14' WITH A MAX OF 2 90-DEGREE BENDS. TERMINATION SHALL BE 3' MINIMUM FROM OPERABLE OPENING IN EXTERIOR WALL. SEE GENERAL NOTE #12.
- B01 SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- B05 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B06 32" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. WATER RESISTENT FINISH TO EXTEND TO 72" ABOVE FLOOR. SHOWER DOOR IF APPLICABLE SHALL SWING OUT AND TO BE TEMPERED GLASS.
- B15 ELECTRIC TANKLESS WATER HEATER.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B43 MINI-SPLIT WALL MOUNTED HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.
- C06 24" DEEP FULL HEIGHT PANTRY CABINET.
- C08 12" DEEP UPPER CABINET
- C12 34 1/2" HIGH BASE CABINET AND COUNTERTOP.

**CULVER CITY**  
**ADU STANDARD PLANS**  
 CULVER CITY, CA  
 FLOOR PLANS - PLAN 2



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### GENERAL MEP NOTES

1. REFER TO ELECTRICAL NOTES ON SHEET G-101.
2. REFER TO MECHANICAL NOTES ON SHEET G-101.
3. REFER TO PLUMBING NOTES ON SHEET G-101.
4. REFER TO TITLE 24 COMPLIANCE NOTES ON SHEET G-101.
5. EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF THEY ARE VISIBLE FROM A PUBLIC STREET.
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR.
7. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.

### LEGEND

- SW ELECTRICAL SWITCH
- ASTRONOMICAL TIME SWITCH
- ELECTRICAL SWITCH-THREE WAY
- ELECTRICAL SWITCH-FAN
- EXHAUST FAN, MIN. 50 CFM
- P PENDANT LIGHT
- WM WALL MOUNTED LIGHT
- RD RECESSED DOWNLIGHT
- EW ELECTRICAL WIRING
- SA SMOKE DETECTOR/ALARM
- SDMA COMBINATION SMOKE/CARBON MONOXIDE
- TEL TELEPHONE LOCATION
- TV CABLE TELEVISION LOCATION
- DUPLX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
- DUPLX OUTLET 220 VOLTS
- DUPLX OUTLET ARC FAULT INTERRUPTER
- DUPLX OUTLET GROUND FAULT INTERRUPTER
- DUPLX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- DUPLX OUTLET AFCI-HALF HOT
- DUPLX OUTLET DISH WASHER
- CW COLD WATER STUB OUT
- HW HOT WATER STUB OUT
- SOV WATER HOSE BIBB WITH SHUT OFF VALVE
- 22"X30" MIN. CEILING ACCESS PANEL

### KEYNOTES

- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B43 MINI-SPLIT WALL MOUNTED HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS. TO BE PROVIDED BY OWNER.
- F03 30" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENc 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENc 150.0 (a)1.

### VENTILATION SUMMARIES

PER ASHRAE Standard 62.2, Table 7.1 (Perscriptive Duct Sizing Requirements) (Table 7.1 Assumes no elbows. Deduct 15-feet of allowable duct length for each turn, elbow or fitting. Fan rating cfm @ 0.25 in w.g., and rated at less than one sone.)

**LOCAL VENTILATION RATE SUMMARY - BATHROOM(S)**  
 Bathroom Minimum Fan Flow (cfm) = 50 cfm  
 per table 7.1, duct size = 4" diameter; Flex Duct  
 Maximum Allowable Duct Length (ft) = 70'

**LOCAL VENTILATION RATE SUMMARY - KITCHEN**  
 Kitchen Minimum Fan Flow (cfm) = Per Table 150.0-G

DWELLING UNIT FLOOR AREA (ft2)	TABLE 150.0-G	
	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS
<750	150 CFM	280 CFM

TABLE 150.0-H		
FAN AIRFLOW, CFM AT MINIMUM STATIC PRESSURE	<175	<350
0.25IN. WATER		
MINIMUM DUCT DIAMETER, IN. FOR RIGID DUCT	7	9
MINIMUM DUCT DIAMETER, IN FOR FLEX DUCT	7	9
Maximum Allowable Duct Length (ft) = 85 Feet		

**LOCAL VENTILATION RATE SUMMARY - INDOOR AIR QUALITY**  
 Per ASHRAE Standard 62.2, CEC Equation 150.0-B

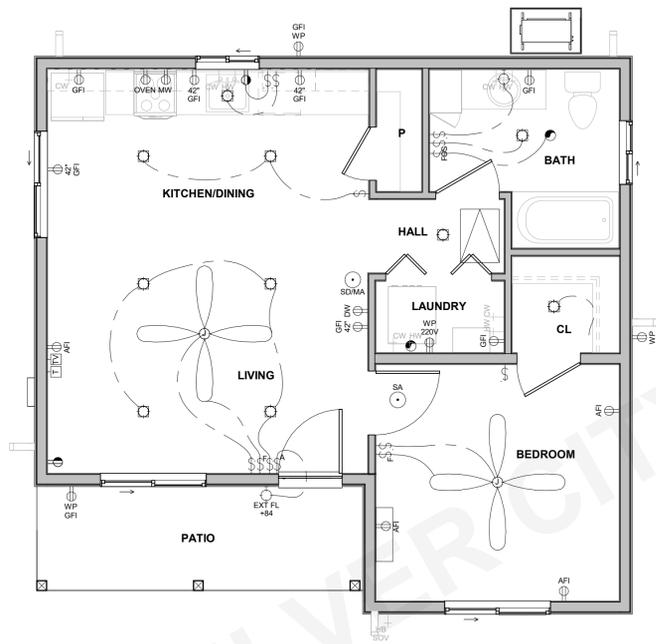
TOTAL REQUIRED VENTILATION RATE  
 $Q_{cfm} = .03(\text{floor area}) + 7.5 (\# \text{ of bedrooms} + 1)$

**STUDIO**  
 $Q_{cfm} = .03(205) + 7.5 (0 + 1)$   
 $Q_{cfm} = 13.65$

DUCT SIZE PER ASHRAE TABLE 7.1  
 REFER TO LEGEND FOR INDOOR AIR QUALITY FAN (IAQ)

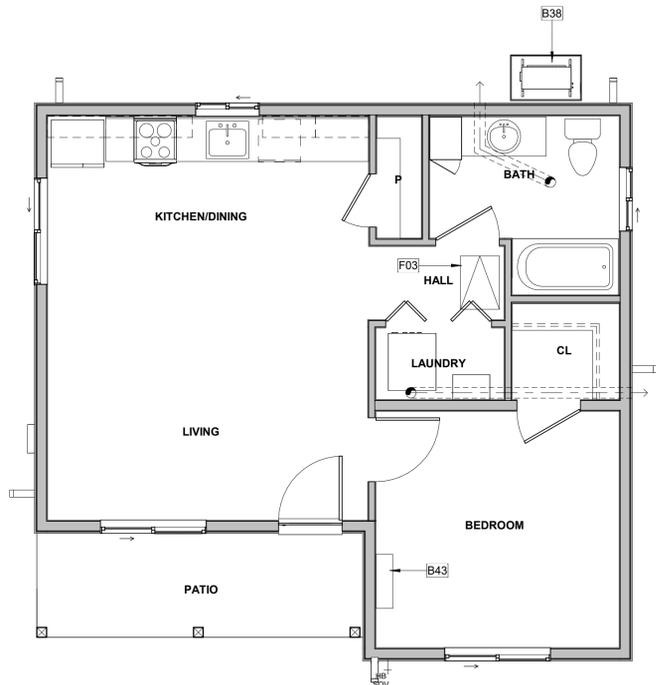
**CONTINUOUS FAN FLOW (CFM) = 50 CFM MINIMUM**

Per Table 7.1, Duct Size= 4" Diameter; Smooth duct  
 Maximum Allowable Duct Length (ft) = 35'  
 OR  
 Per Table 7.1, Duct Size= 5" Diameter; FLEX DUCT  
 Maximum Allowable Duct Length (ft) = 70'



**1 TYPICAL GROUND FLOOR PLAN - ELECTRICAL**

A1-201/A2-111 1/4" = 1'-0"



**2 TYPICAL GROUND FLOOR PLAN - MECHANICAL**

A1-201/A2-111 1/4" = 1'-0"

**CULVER CITY**  
**ADU STANDARD PLANS**  
 CULVER CITY, CA  
**MECHANICAL & ELECTRICAL**  
**PLANS - PLAN 2**

PUBLIC SET

DATE  
01/03/2024  
SHEET

**A2-111**



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### ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF VENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ADJUST AS NEEDED TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

### ROOF VENTING CALCULATIONS

**UPPER VENTS:** O'HAGIN TAPERED LOW PROFILE STANDARD LINE  
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

**LOWER VENTS:** O'HAGIN TAPERED LOW PROFILE STANDARD LINE  
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 2A	581 SF	1.94 SF	0.97 SF	0.97 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 2				
LOWER				
O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2' - 8"	0.50 SF	1.00 SF
UPPER				
O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF
				2.00 SF

- OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING. (R806.1)
- A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. (R806.3)
- UNVENTED ATTIC ASSEMBLIES SHALL MEET ALL CONDITIONS IN SECTION R806.5.
- PROVIDE CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. (R806.2)

### KEYNOTES

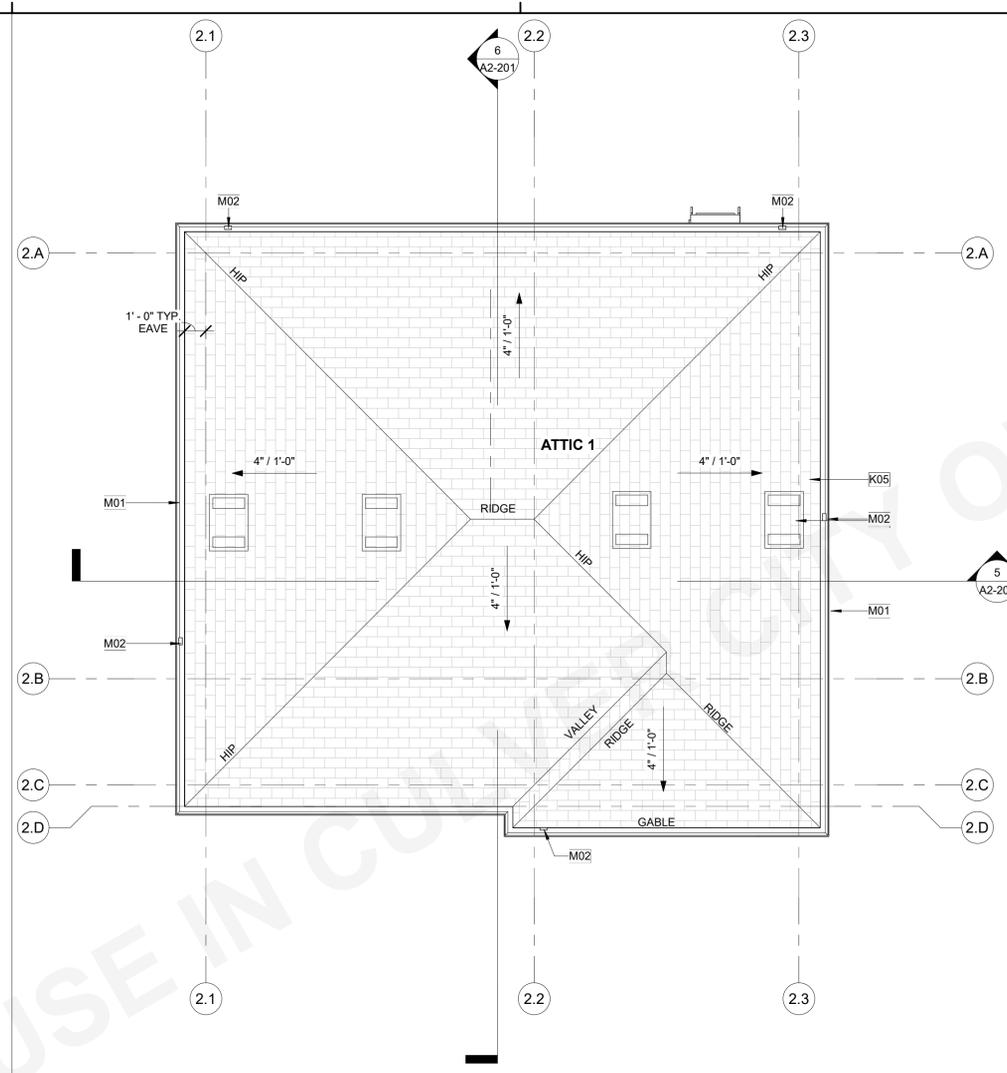
- C06 24" DEEP FULL HEIGHT PANTRY CABINET.  
C08 12" DEEP UPPER CABINET  
F03 30" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENC 150.0 (a)1.

### RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF G.W.B. U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

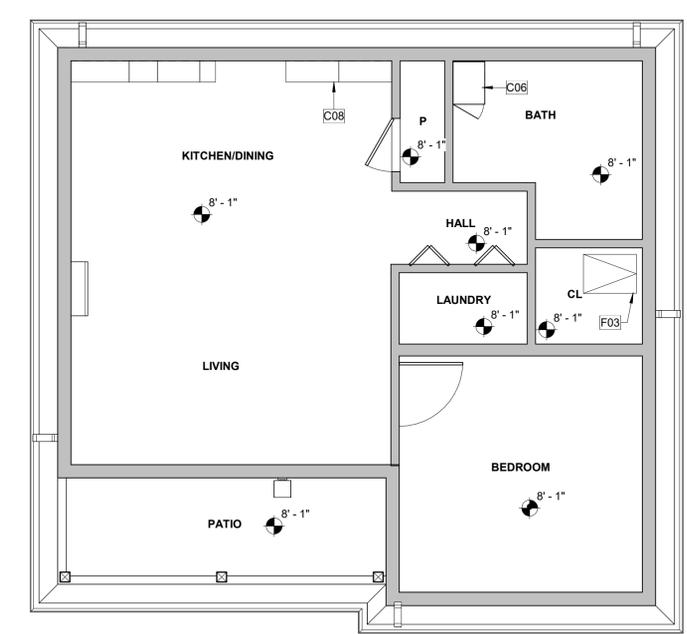
### LEGEND

- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT. PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER. CONNECT TO DOWNSPOUT DOWNSPOUT. TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.
- ATTIC # ATTIC SPACE. REFER TO ROOF VENTING CALCULATIONS FOR AREA AND VENTING METHOD



**1 PLAN 2 - ROOF PLAN - BUNGALOW**

A2-121 SCALE: 1/4" = 1'-0"



**2 PLAN 2 - REFLECTED CEILING PLAN - BUNGALOW**

A2-121 1/4" = 1'-0"

**CULVER CITY**  
**ADU STANDARD PLANS**  
 CULVER CITY, CA  
**ROOF PLANS & REFLECTED**  
**CEILING PLANS - BUNGALOW -**  
**PLAN 2**

PUBLIC SET

DATE  
01/03/2024  
SHEET  
**A2-121**



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### ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF VENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ADJUST AS NEEDED TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

### ROOF VENTING CALCULATIONS

**UPPER VENTS:** O'HAGIN TAPERED LOW PROFILE STANDARD LINE  
72.0 SQ. IN. OF AIR MOVEMENT PER VENT = 72. SQ. IN. / 144 = 0.5 SF

**LOWER VENTS:** O'HAGIN TAPERED LOW PROFILE STANDARD LINE  
72.0 SQ. IN. OF AIR MOVEMENT PER VENT = 72. SQ. IN. / 144 = 0.5 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 2A	581 SF	1.94 SF	0.97 SF	0.97 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 2				
LOWER				
O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2' - 8"	0.50 SF	1.00 SF
UPPER				
O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF
				2.00 SF

- OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING. (R806.1)
- A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. (R806.3)
- UNVENTED ATTIC ASSEMBLIES SHALL MEET ALL CONDITIONS IN SECTION R806.5.
- PROVIDE CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. (R806.2)

### KEYNOTES

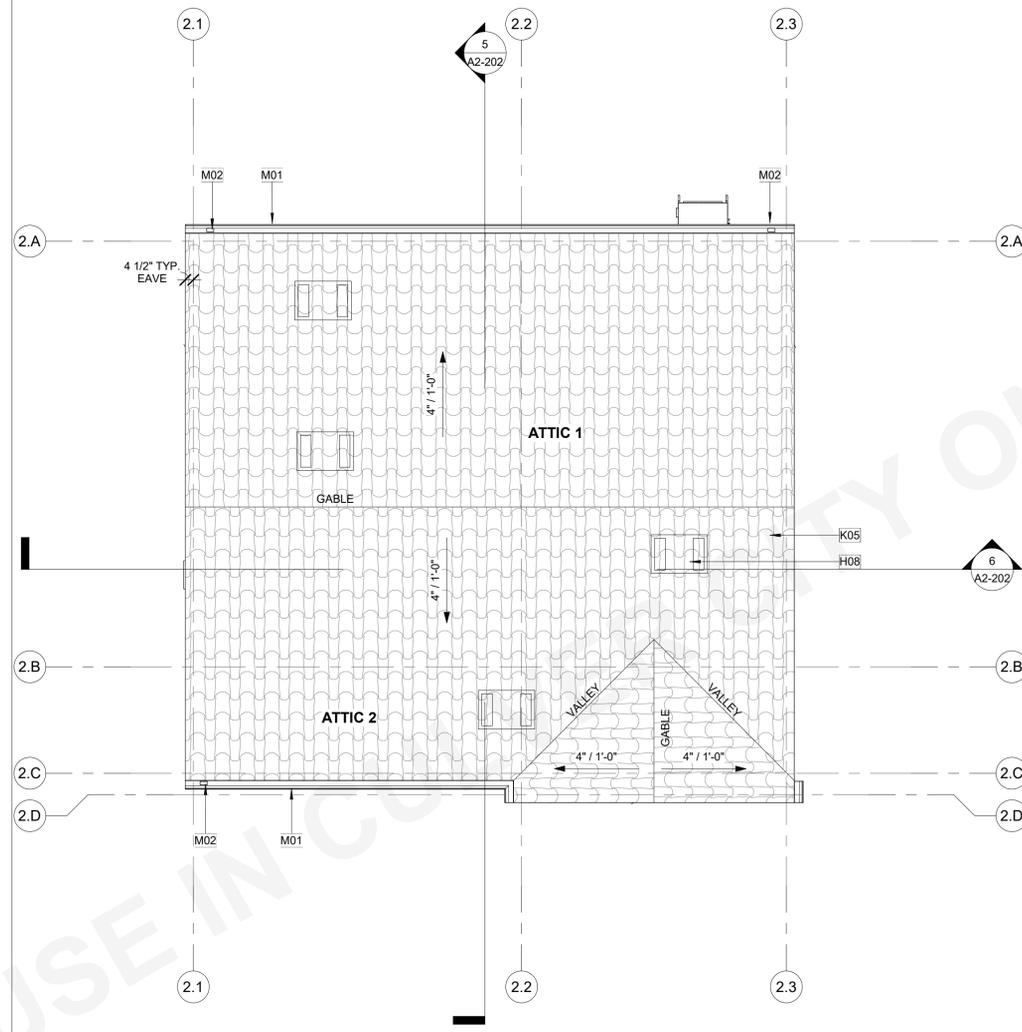
- C06 24" DEEP FULL HEIGHT PANTRY CABINET.
- C08 12" DEEP UPPER CABINET
- F03 30" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENC 150.0 (a)1.

### RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB. U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

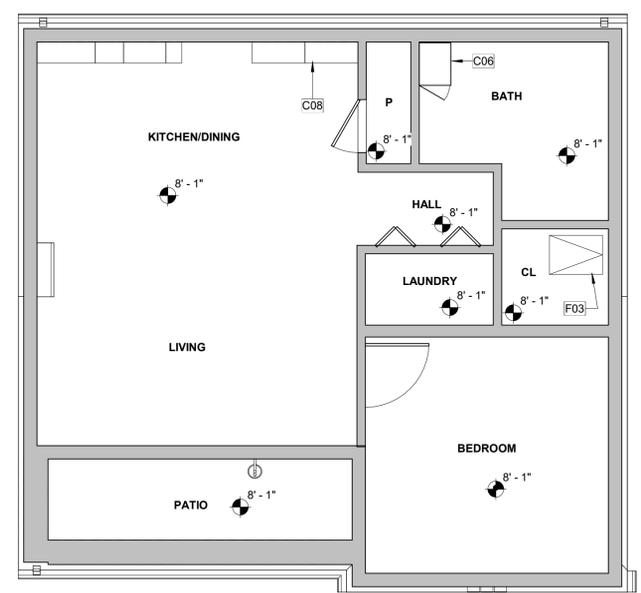
### LEGEND

- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT. PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER. CONNECT TO DOWNSPOUT DOWNSPOUT. TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.
- ATTIC # ATTIC SPACE. REFER TO ROOF VENTING CALCULATIONS FOR AREA AND VENTING METHOD



**1 PLAN 2 - ROOF PLAN - SPANISH**

A2-122 SCALE: 1/4" = 1'-0"



**2 PLAN 2 - REFLECTED CEILING PLAN - SPANISH**

A2-122 1/4" = 1'-0"

**CULVER CITY**  
**ADU STANDARD PLANS**  
 CULVER CITY, CA  
**ROOF PLANS & REFLECTED**  
**CEILING PLANS - SPANISH**  
 PLAN 2

PUBLIC SET

DATE  
01/03/2024  
SHEET

**A2-122**



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### ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
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- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF VENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ADJUST AS NEEDED TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

### ROOF VENTING CALCULATIONS

**UPPER VENTS:** O'HAGIN TAPERED LOW PROFILE STANDARD LINE  
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

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VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 2				
LOWER				
O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2' - 8"	0.50 SF	1.00 SF
UPPER				
O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF
				2.00 SF

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- PROVIDE CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. (R806.2)

### KEYNOTES

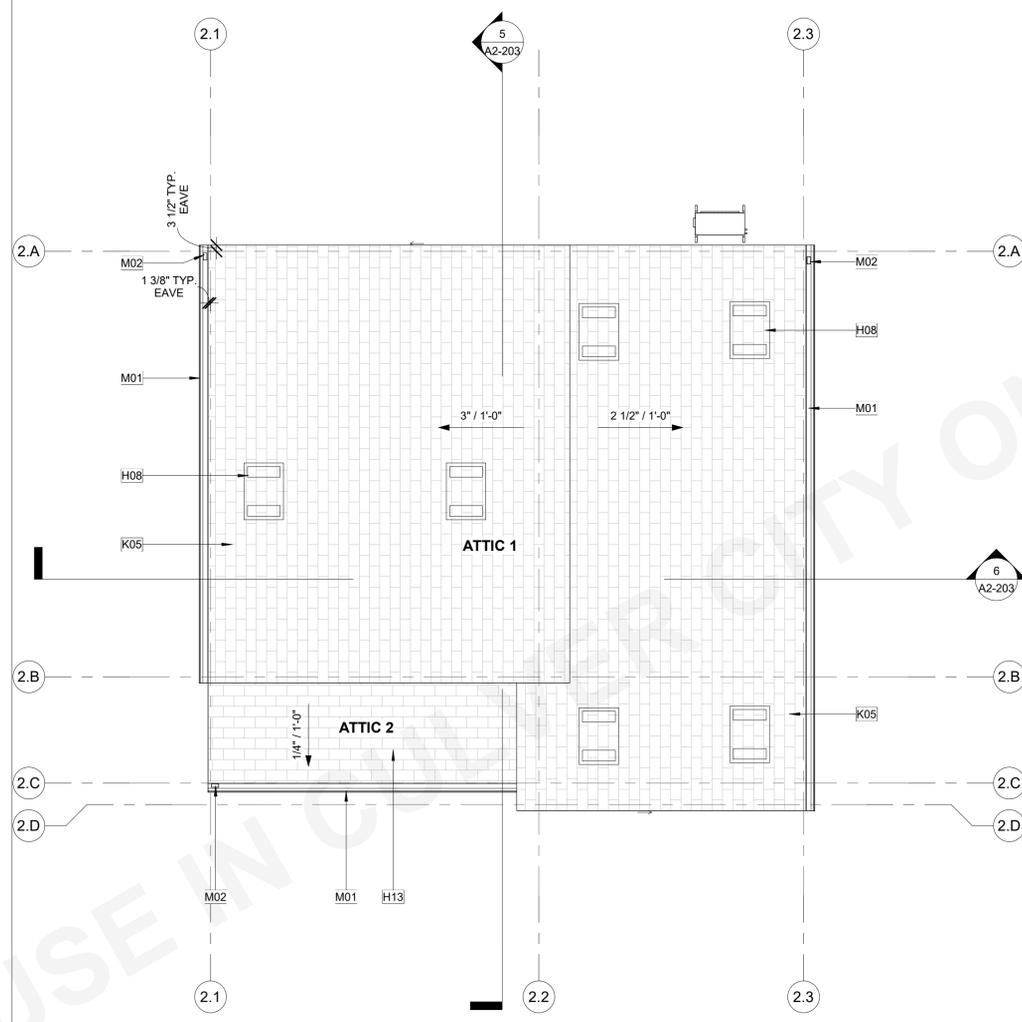
- C06 24" DEEP FULL HEIGHT PANTRY CABINET.
- C08 12" DEEP UPPER CABINET
- F03 30" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENIC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENIC 150.0 (a)1.

### RCP GENERAL NOTES

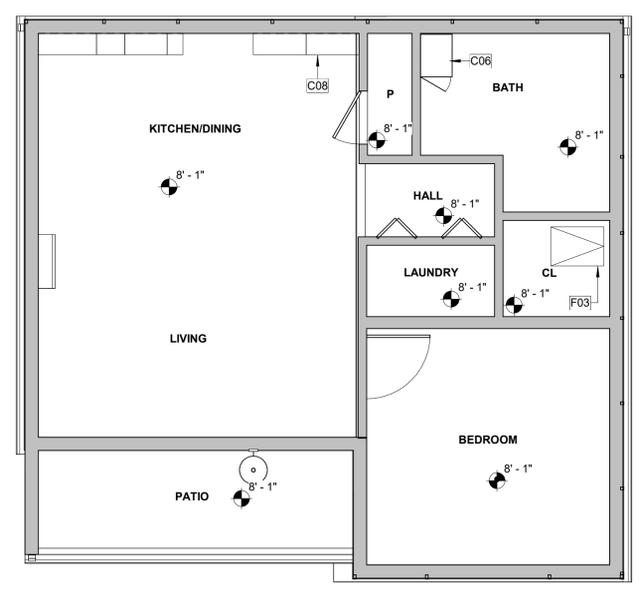
- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB. U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

### LEGEND

- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.
- ATTIC # ATTIC SPACE. REFER TO ROOF VENTING CALCULATIONS FOR AREA AND VENTING METHOD



**2 PLAN 2 - ROOF PLAN - MODERN**  
SCALE: 1/4" = 1'-0"



**1 PLAN 2 - REFLECTED CEILING PLAN - MODERN**  
SCALE: 1/4" = 1'-0"

**CULVER CITY**  
**ADU STANDARD PLANS**  
 CULVER CITY, CA  
**ROOF PLANS & REFLECTED**  
**CEILING PLANS - MODERN**  
**PLAN 2**

PUBLIC SET

DATE  
01/03/2024  
SHEET  
**A2-123**



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### ELEVATION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

### SECTIONS GENERAL NOTES

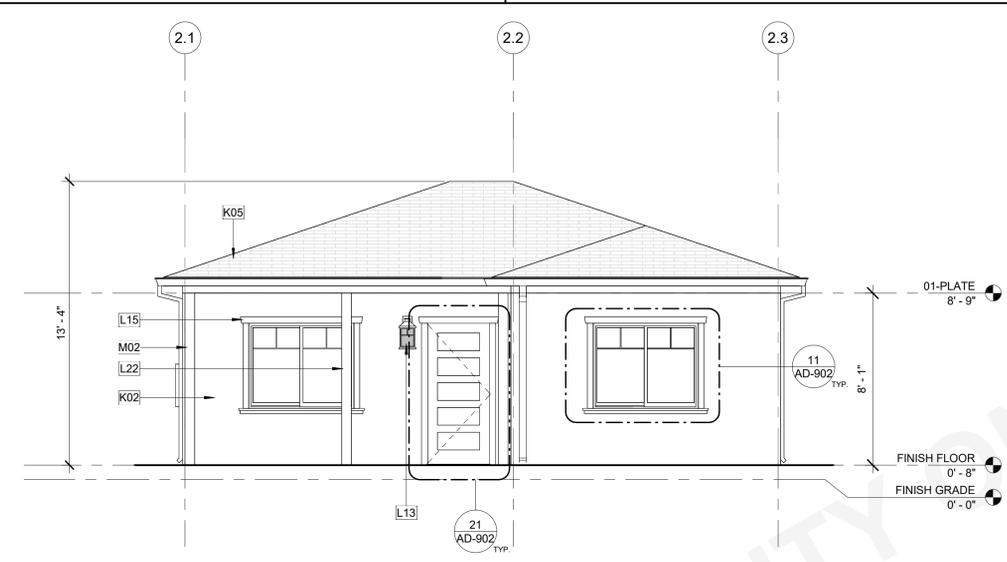
1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS.
2. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
3. REFER TO FIREBLOCKING/DRAFTSTOPPING NOTES ON SHEET G-101.
4. WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES AS REQUIRED PER 2022 CRC SECTION R317.
5. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT ARE IN CONTACT WITH EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. 2022 CRC SECTION R317.
6. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH 2022 CBC SECTIONS 714.1.
7. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
8. DOORS, WINDOWS AND STOREFRONT SYSTEMS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.

### KEYNOTES

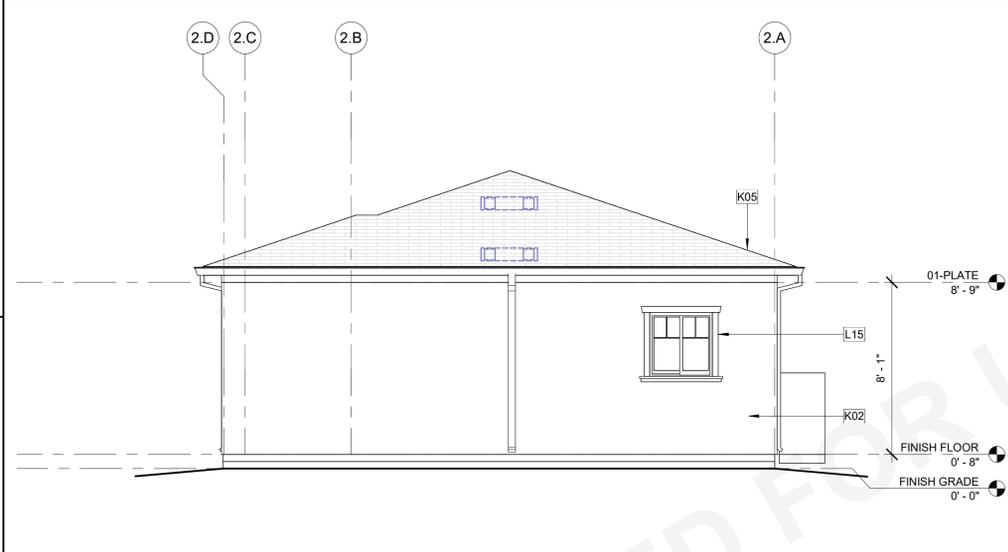
- B18 ELECTRIC PANEL TBD. REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- K02 7/8" CEMENT PLASTER (3-COAT) SYSTEM O/ WATER RESISTIVE BARRIER PER CRC 703.7.3. EXTERIOR BUILDING FINISH SHALL BE IN COMPLIANCE WITH 2022 CRC R337.
- K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD (ICC-ESR-1475) OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
- L13 EXTERIOR LIGHT SHIELDED AND DOWNWARD FACING AND TITLE 24 COMPLIANT.
- L15 WINDOW SURROUNDS
- L22 6x8 WOOD POST(S)
- L26 STUCCO TRIM AT SILL
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN. PER CF1R).
- S04 2x6 WALL INSULATION. REFER TO TITLE 24 (R-30 MIN. PER CF1R).



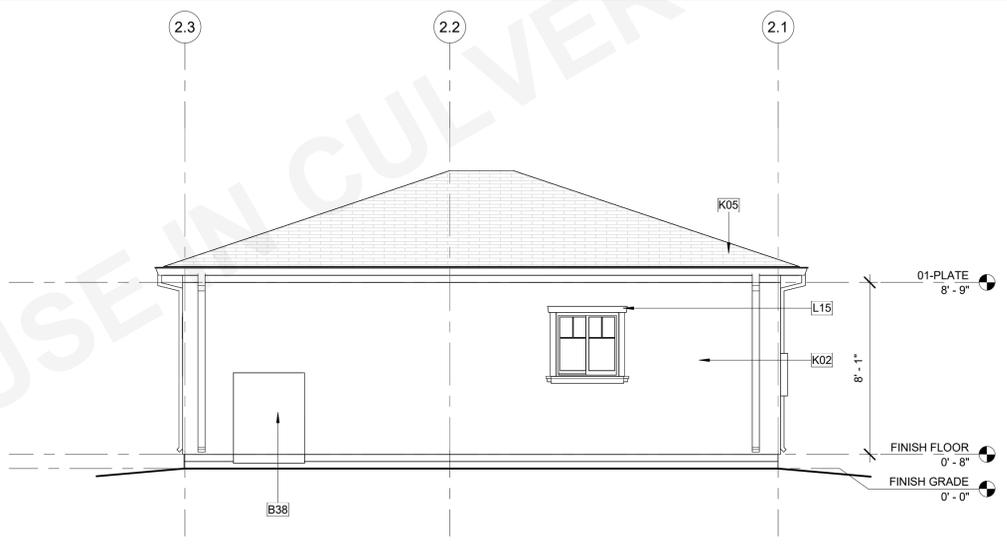
**2 PLAN 2 - LEFT ELEVATION**  
A2-101/A2-201 1/4" = 1'-0"



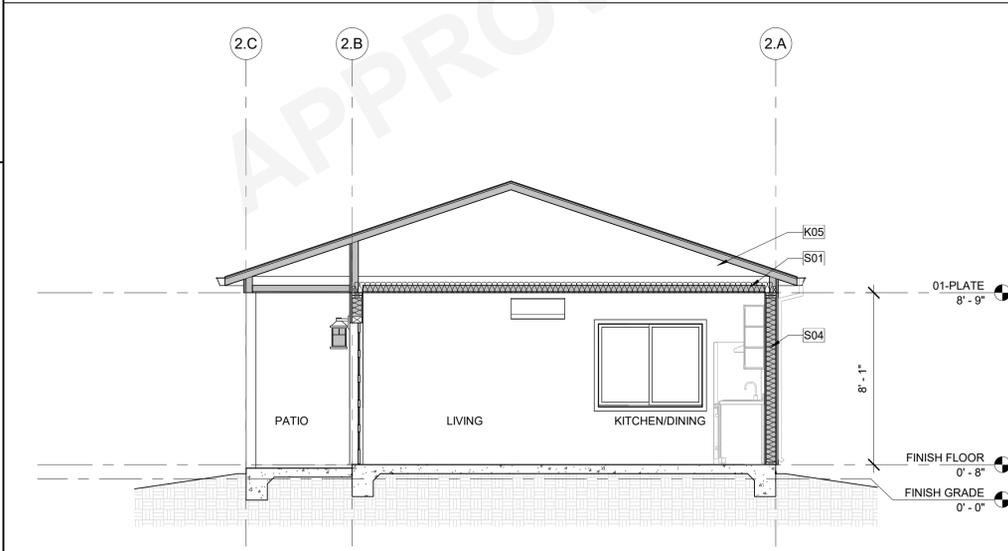
**1 PLAN 2 - FRONT ELEVATION**  
A2-101/A2-201 1/4" = 1'-0"



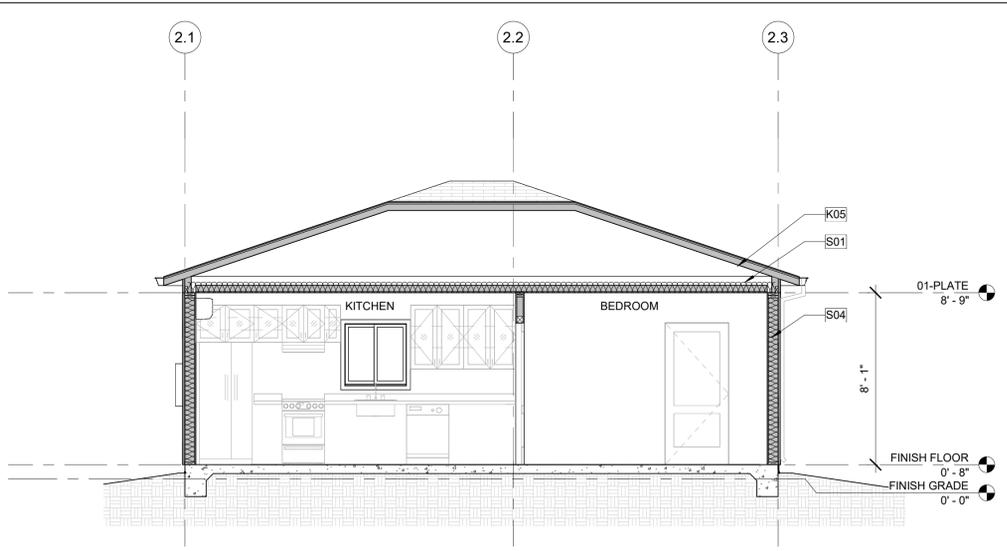
**4 PLAN 2 - RIGHT ELEVATION**  
A2-101/A2-201 1/4" = 1'-0"



**3 PLAN 2 - REAR ELEVATION**  
A2-101/A2-201 1/4" = 1'-0"



**6 BUILDING SECTION - BUNGALOW**  
A2-101/A2-201 1/4" = 1'-0"



**5 BUILDING SECTION - BUNGALOW**  
A2-101/A2-201 1/4" = 1'-0"

**CULVER CITY**  
**ADU STANDARD PLANS**  
CULVER CITY, CA

**EXTERIOR ELEVATIONS -**  
**BUNGALOW - PLAN 2**

PUBLIC SET

DATE  
01/03/2024  
SHEET

**A2-201**



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### ELEVATION GENERAL NOTES

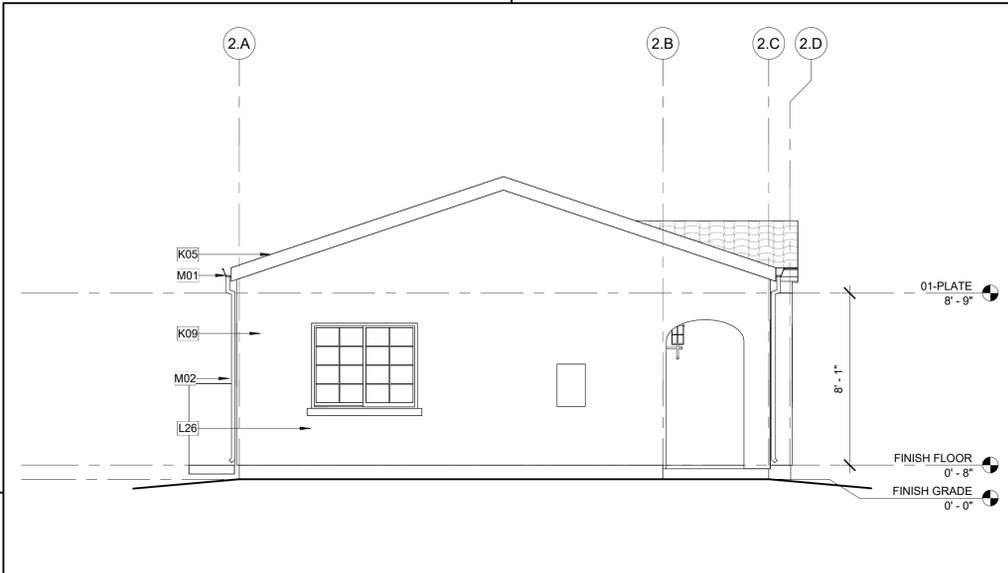
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

### SECTIONS GENERAL NOTES

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2. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
3. REFER TO FIREBLOCKING/DRAFTSTOPPING NOTES ON SHEET G-101.
4. WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES AS REQUIRED PER 2022 CRC SECTION R317.
5. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT ARE IN CONTACT WITH EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. 2022 CRC SECTION R317.
6. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH 2022 CBC SECTIONS 714.1.
7. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
8. DOORS, WINDOWS AND STOREFRONT SYSTEMS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.

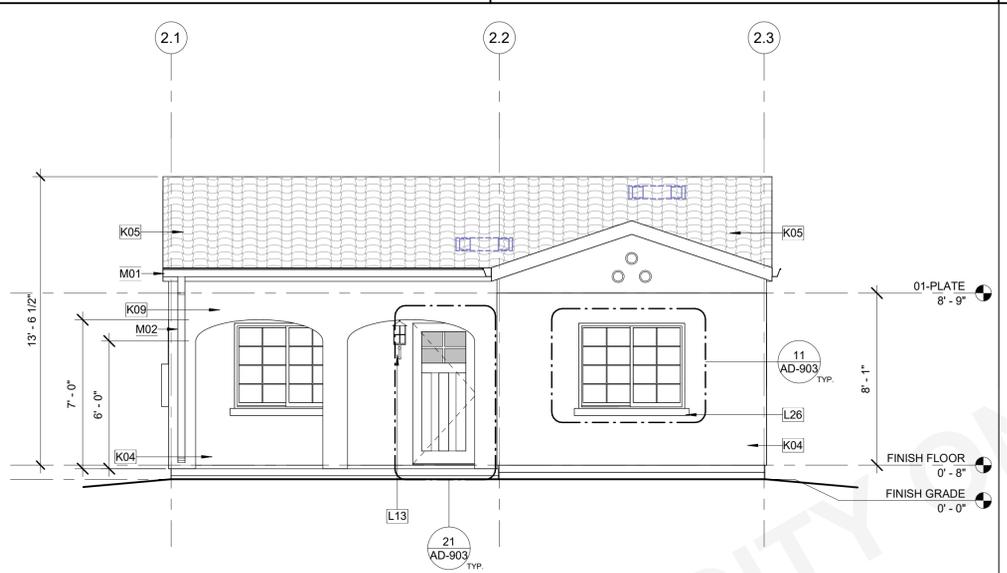
### KEYNOTES

- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- K02 7/8" CEMENT PLASTER (3-COAT) SYSTEM OR WATER RESISTIVE BARRIER PER CRC 703.7.3. EXTERIOR BUILDING FINISH SHALL BE IN COMPLIANCE WITH 2022 CRC R337.
- K04 FIBER CEMENT BOARD AND BATTEN SIDING, IN COMPLIANCE WITH 2022 CRC R337.
- K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD (ICC-ESR-1475) OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
- K09 FIBER CEMENT HORIZONTAL SIDING, IN COMPLIANCE WITH 2022 CRC R337.
- L13 EXTERIOR LIGHT SHIELDED AND DOWNWARD FACING AND TITLE 24 COMPLIANT.
- L26 STUCCO TRIM AT SILL.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4.
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM.
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN. PER CF1R).
- S04 2x6 WALL INSULATION. REFER TO TITLE 24 (R-30 MIN. PER CF1R).



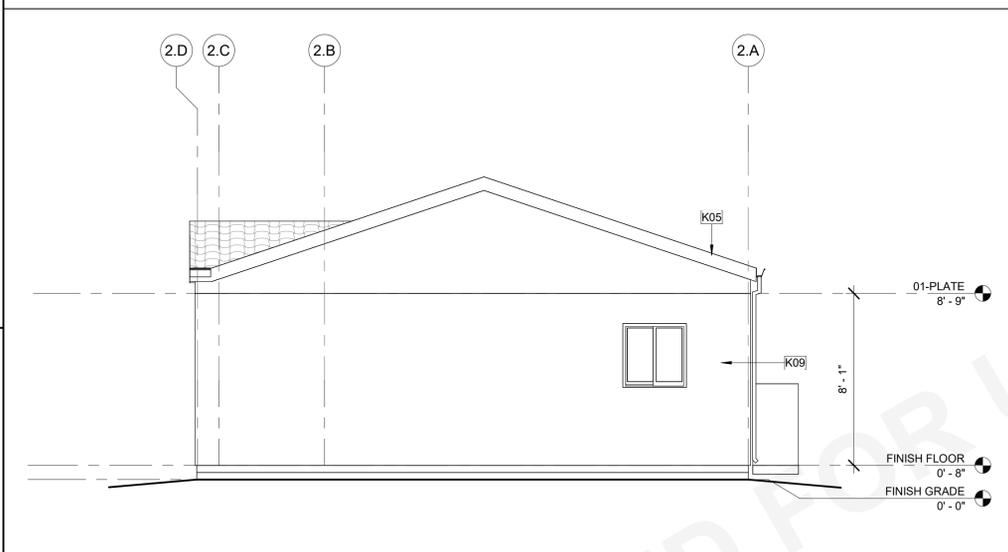
**2 PLAN 2 - LEFT ELEVATION**

A2-101A2-202 1/4" = 1'-0"



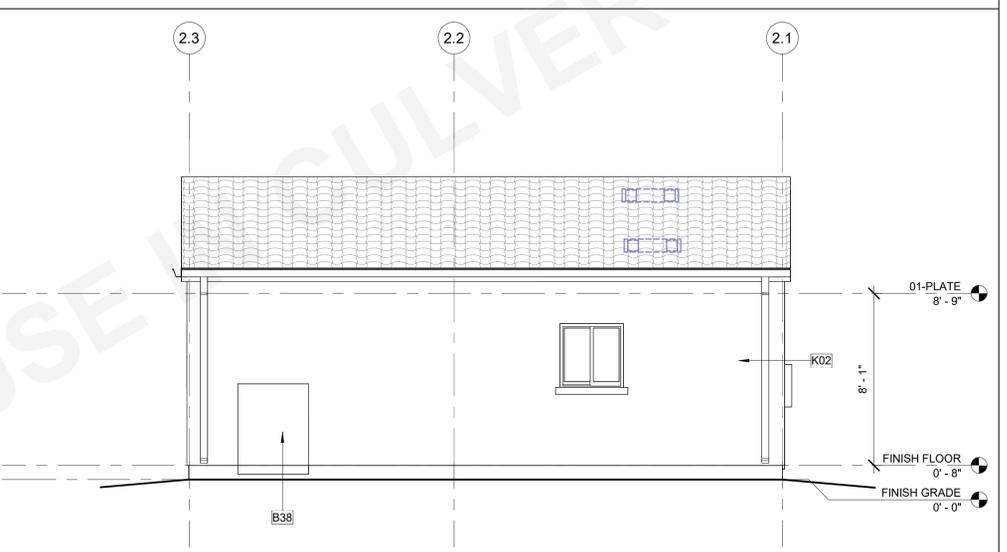
**1 PLAN 2 - FRONT ELEVATION**

A2-101A2-202 1/4" = 1'-0"



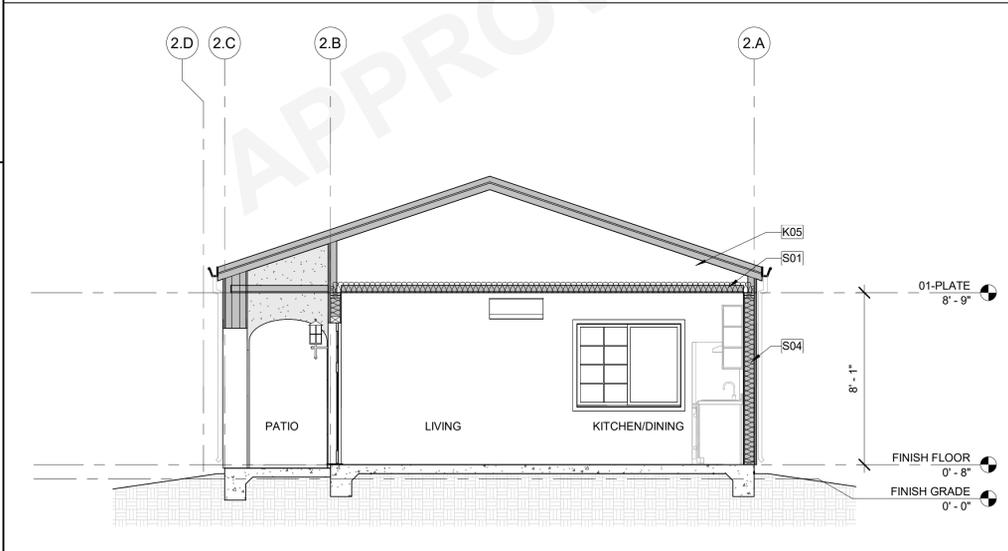
**4 PLAN 2 - RIGHT ELEVATION**

A2-101A2-202 1/4" = 1'-0"



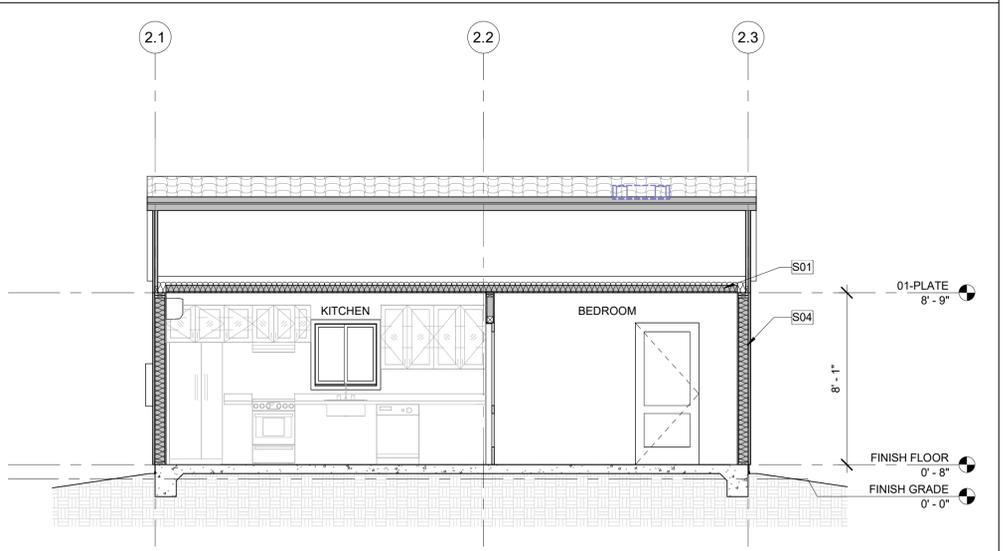
**3 PLAN 2 - REAR ELEVATION**

A2-101A2-202 1/4" = 1'-0"



**5 BUILDING SECTION - SPANISH**

A2-101A2-202 1/4" = 1'-0"



**6 BUILDING SECTION - SPANISH**

A2-101A2-202 1/4" = 1'-0"

**CULVER CITY**  
**ADU STANDARD PLANS**  
 CULVER CITY, CA  
**EXTERIOR ELEVATIONS - SPANISH -**  
**PLAN 2**

PUBLIC SET

DATE  
01/03/2024  
SHEET

**A2-202**



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### ELEVATION GENERAL NOTES

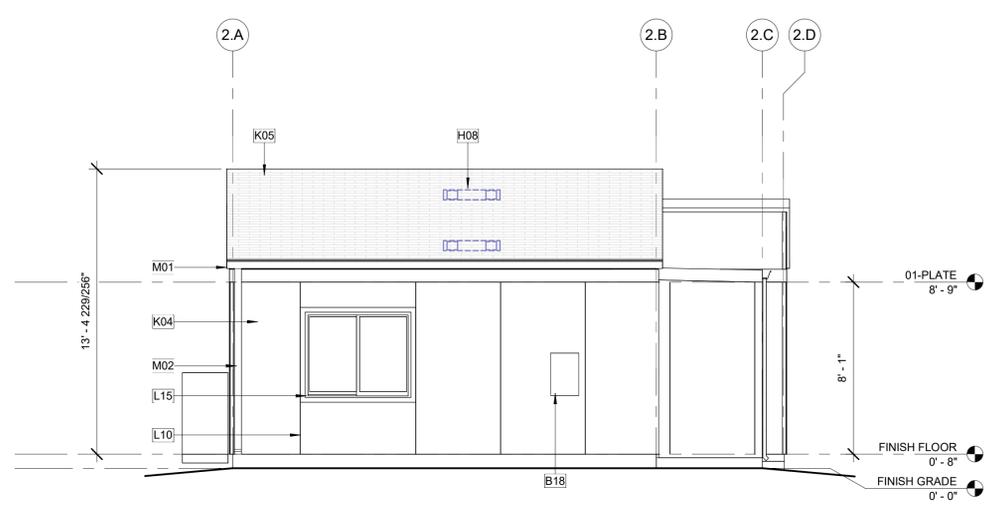
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

### SECTIONS GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS.
2. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
3. REFER TO FIREBLOCKING/DRAFTSTOPPING NOTES ON SHEET G-101.
4. WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES AS REQUIRED PER 2022 CRC SECTION R317
5. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT ARE IN CONTACT WITH EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. 2022 CRC SECTION R317
6. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH 2022 CBC SECTIONS 714.1
7. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
8. DOORS, WINDOWS AND STOREFRONT SYSTEMS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.

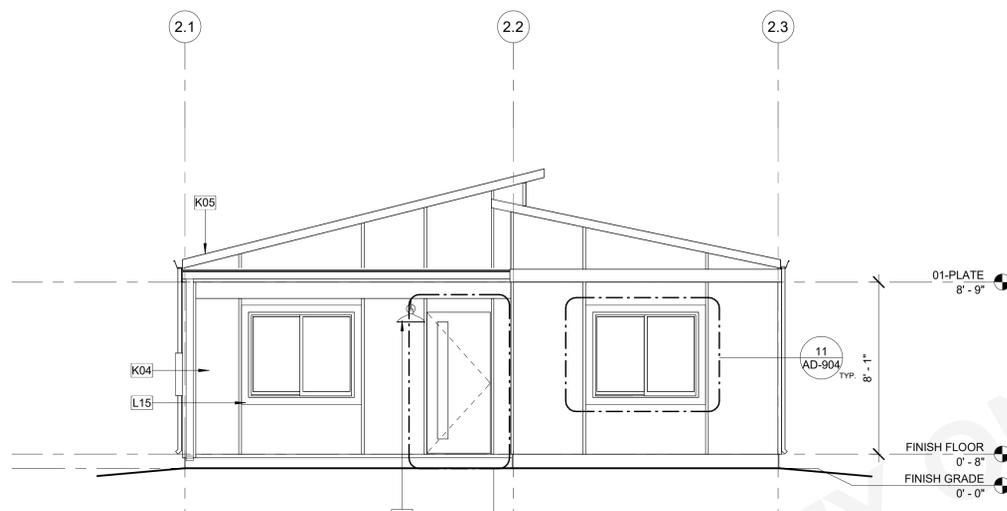
### KEYNOTES

- B18 ELECTRIC PANEL TBD. REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- H08 ATTIC VENT. METAL W/ PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K04 FIBER CEMENT BOARD AND BATTEN SIDING, IN COMPLIANCE WITH 2022 CRC R337
- K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD (ICC-ESR-1475) OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
- L03 1x8 FIBER CEMENT TRIM W/ 1x2 FIBER CEMENT ACCENT TRIM.
- L04 1x2 FIBER CEMENT BATTEN.
- L10 1/2" METAL CHANEL REVEAL.
- L13 EXTERIOR LIGHT SHIELDED AND DOWNWARD FACING AND TITLE 24 COMPLIANT.
- L15 WINDOOR SURROUNDS
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN. PER CF1R)
- S04 2x6 WALL INSULATION. REFER TO TITLE 24 (R-30 MIN. PER CF1R)
- T03 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.



**2 PLAN 2 - LEFT ELEVATION**

A2-101A2-203 1/4" = 1'-0"



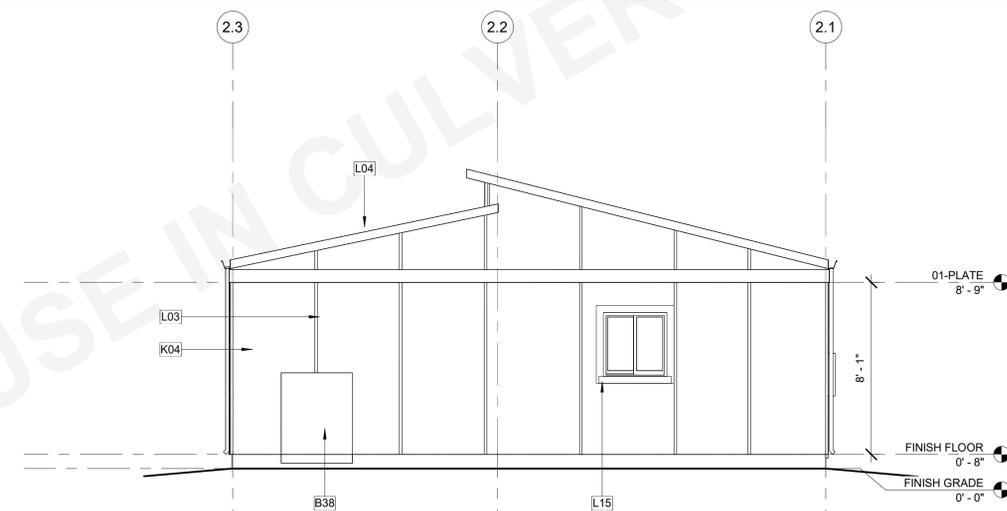
**1 PLAN 2 - FRONT ELEVATION**

A2-101A2-203 1/4" = 1'-0"



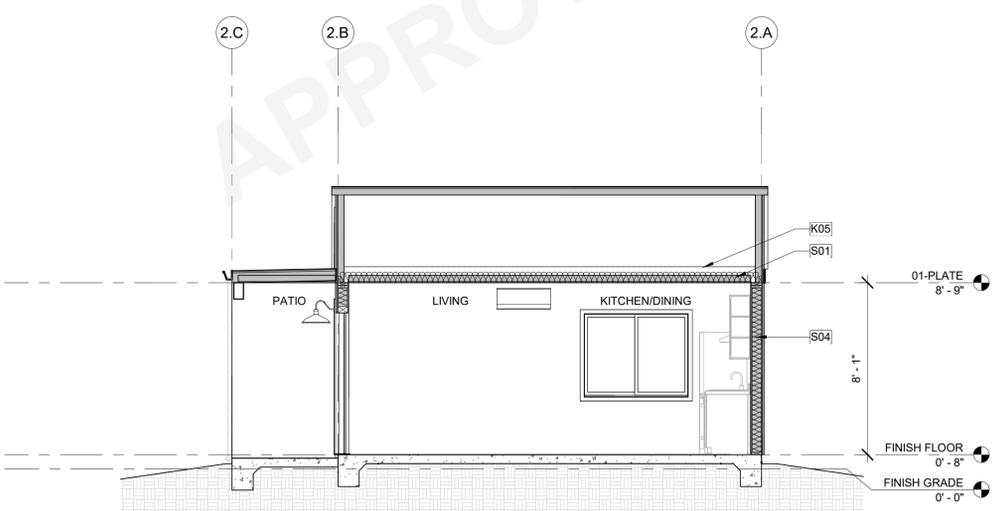
**4 PLAN 2 - RIGHT ELEVATION**

A2-101A2-203 1/4" = 1'-0"



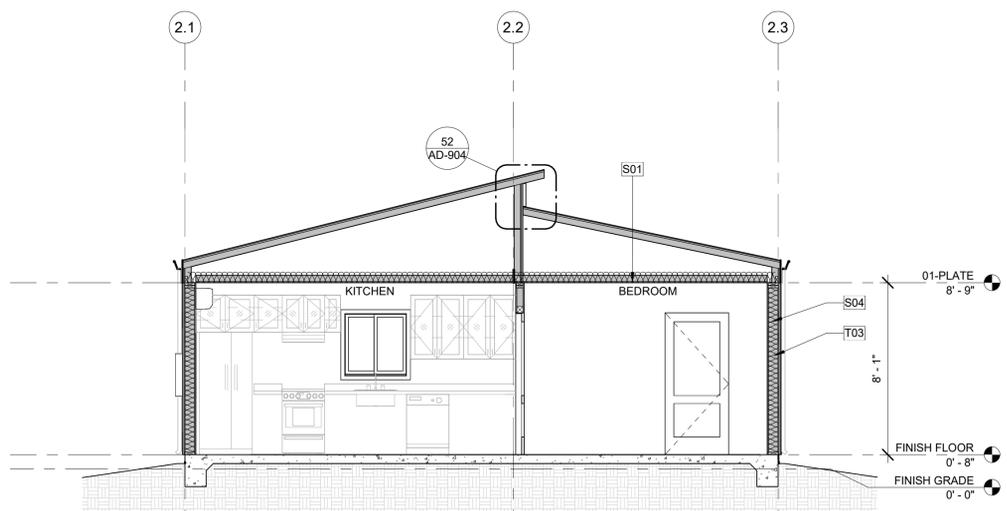
**3 PLAN 2 - REAR ELEVATION**

A2-101A2-203 1/4" = 1'-0"



**5 BUILDING SECTION - MODERN**

A2-101A2-203 1/4" = 1'-0"



**6 BUILDING SECTION - MODERN**

A2-101A2-203 1/4" = 1'-0"

**CULVER CITY**  
**ADU STANDARD PLANS**  
 CULVER CITY, CA  
**EXTERIOR ELEVATIONS - MODERN**  
 2

PUBLIC SET

DATE  
01/03/2024  
SHEET

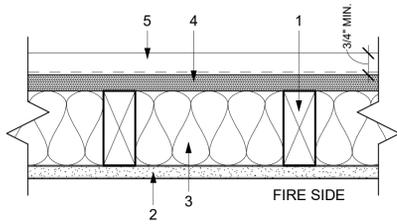
**A2-203**

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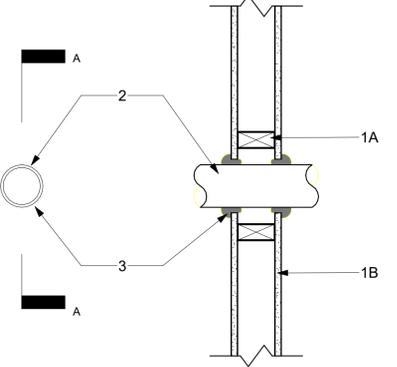
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WOOD STUDS, GYPSUM BOARD AND CEMENT STUCCO

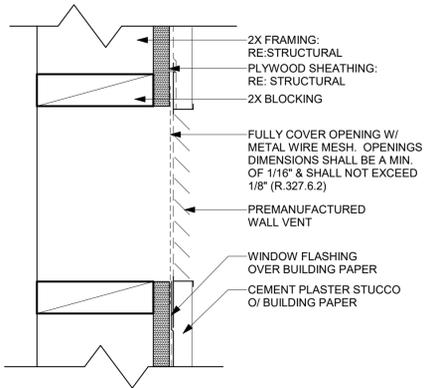
- WOOD STUDS**  
NOMINAL 2X4 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.
- TYPE 'X' GYPSUM BOARD**  
ANY CLASSIFIED 5/8" THICK, 48" WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT-COATED NAILS, 1 7/8" LONG WITH 1/4" DIAM. HEAD.  
JOINTS AND NAILHEADS (NOT SHOWN) - WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.
- BATTS AND BLANKETS**  
MINERAL FIBER OR GLASS INSULATION, 3 1/2" THICK. PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN. DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR FRAFT PAPER AND TO HAVE A MIN. DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING) FIBER SPRAYED - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 4) - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 LB/CU.FT.
- WOOD STRUCTURAL PANEL SHEATHING**  
MIN 7/16" THICK, 4 FT. WIDE WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOMINAL 2X4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.
- EXTERIOR FACING**  
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING. REFER TO PLAN FOR INFORMATION:  
D. CEMENTITIOUS STUCCO - PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEM WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. 7/8" THICKNESS.  
H. FIBER-CEMENT SIDING - FIBER-CEMENT EXTERIOR SIDING INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

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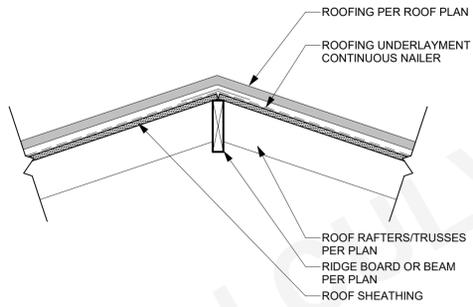


WALL SYSTEM PENETRATION  
F RATING - 1 AND 2 HR (SEE ITEM 1B)  
T RATING - 0 HR

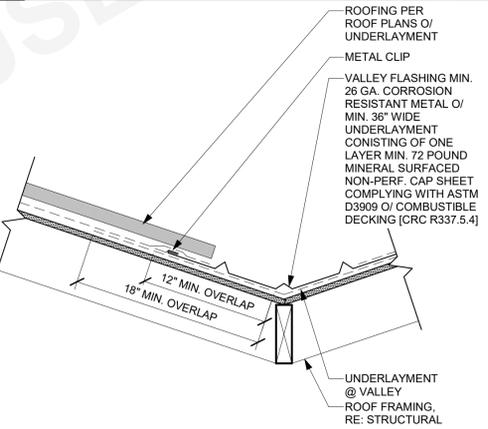
- WALL ASSEMBLY**  
THE 1 OR 2 HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:  
A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 IN. BY 4 IN. LUMBER SPACED 16 IN. O.C. STEEL STUDS TO BE MIN. 3 1/2 IN. WIDE AND SPACED MAX. 24 IN. O.C.  
B. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARKING)- THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 5 IN.  
THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
- THROUGH-PENETRANTS**  
ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 1/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:  
A. COPPER TUBING- NOM. 4 IN. DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.  
B. COPPER PIPE- NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.  
C. STEEL PIPE- NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.  
D. CONDUIT- NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR RIGID STEEL CONDUIT  
E. IRON PIPE- NOM. 4 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.  
3. **FILL, VOID OR CAVITY MATERIALS** (BEARING THE UL CLASSIFICATION MARKING) - CAULK OR PUTTY-MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL.  
3M COMPANY - CP 25WB+ CAULK OR MPS-2+ PUTTY



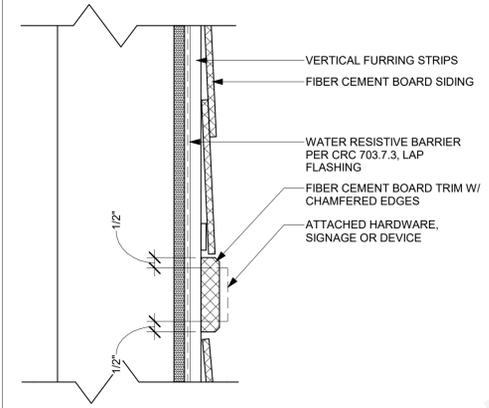
31 WALL VENT  
SCALE: 3" = 1'-0"



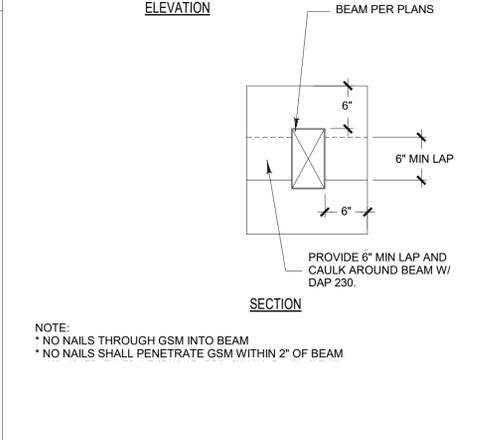
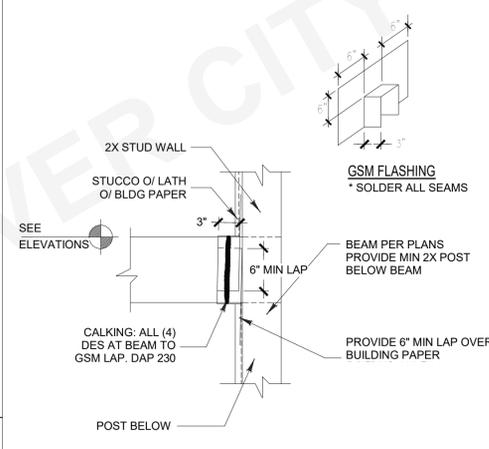
32 ROOF - HIP/RIDGE  
SCALE: 1" = 1'-0"



33 VALLEY FLASHING  
SCALE: 1 1/2" = 1'-0"



21 FIBER CEMENT MOUNTING PAD  
SCALE: 3" = 1'-0"

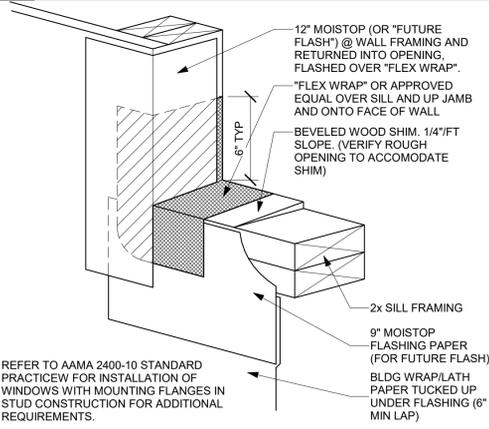


23 BEAM TO WALL FLASHING  
SCALE: 1" = 1'-0"



- FLASHG PAPER, MOISTOP FLASHING OR EQUAL (9" WIDE MIN.) O/ NAIL'G FIN @ TOP OF WINDOWS (HEAD) TYP. TWO CONTINUOUS BEADS OF MOISTOP SEALANT OR EQUAL UNDER FLASHG PAPER (1) O/ NAIL'G FIN AND (1) AT TOP OF FLASHG PAPER TYP. NAIL'G FIN.
- FLASHG PAPER, MOISTOP FLASHING OR EQUAL (9" WIDE MIN.) O/ WOOD FRM'G & UNDER NAIL'G FIN @ SIDE OF WINDOWS (JAMB) TYP.
- ① = INDICATES SEQUENCE FOR INSTALLATION.
  - 9" MOIST STOP FLASHING PAPER TYP. OF FLASHG PAPER
  - THE ACTUAL NUMBER OF FLASH'G. PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPEN'G AND THE SIZE OF THE FLASH'G. (9" WIDE FLASH'G MIN.)
  - APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES
  - AT WINDOW HEAD, JAMBS AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THROUGH FIN NO CLOSER THAN 3" O.C. AND NOT MORE THAN 16" O.C. FASTENERS SHALL BE WITHIN 10" FROM CORNERS.
  - NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW.
- REFER TO AAMA 2400-10 STANDARD PRACTICEW FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDTL INFO.

12 TYPICAL WIN FLASHING  
SCALE: 12" = 1'-0"



13 TYPICAL CORNER WIN FLASHING  
SCALE: 12" = 1'-0"

53 1-HR EXT. RATED WALL ASSEMBLY  
SCALE: 3" = 1'-0"

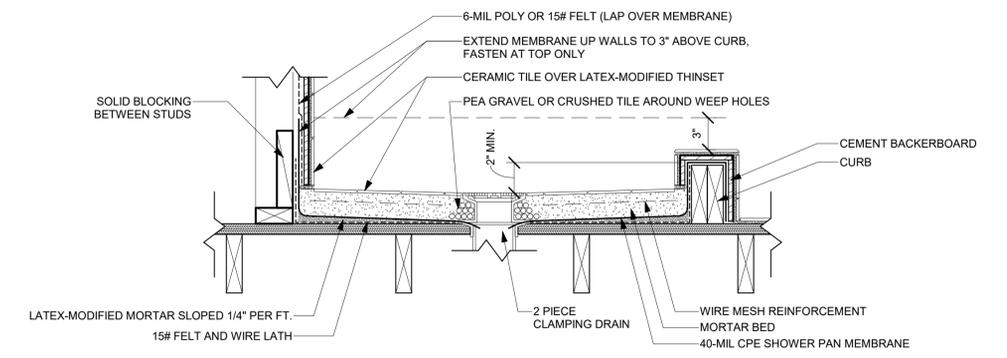
43 THROUGH PENETRATION @ WALL  
SCALE: 1 1/2" = 1'-0"

33 VALLEY FLASHING  
SCALE: 1 1/2" = 1'-0"

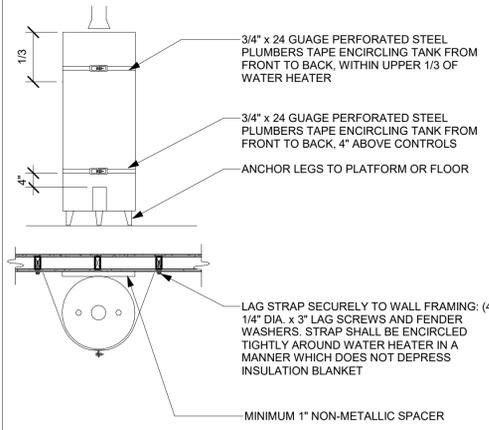
23 BEAM TO WALL FLASHING  
SCALE: 1" = 1'-0"

13 TYPICAL CORNER WIN FLASHING  
SCALE: 12" = 1'-0"

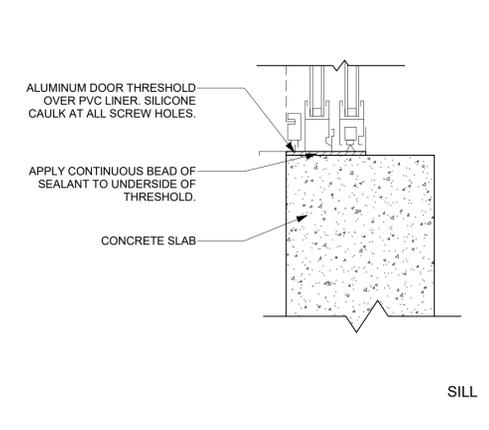
- GENERAL NOTES:**  
1. REFER TO 2019 CPC FOR COMPLETE INFORMATION  
2. FINISH FLOOR TO HAVE 1/4" MIN. TO 1/2" MAX SLOPE TO DRAIN PER FOOT.  
3. FINISH HEIGHT OF DAM TO BE AT LEAST 2" (50.8mm) ABOVE HIGH POINT OF DRAIN.



44 SHOWER - RECEPTOR  
SCALE: 1 1/2" = 1'-0"



24 WATER HEATER MOUNTING  
SCALE: 12" = 1'-0"



14 SLIDING GLASS DOOR - SILL  
SCALE: 3" = 1'-0"

CULVER CITY  
ADU STANDARD PLANS  
CULVER CITY, CA  
ARCHITECTURAL DETAILS -  
COMMON

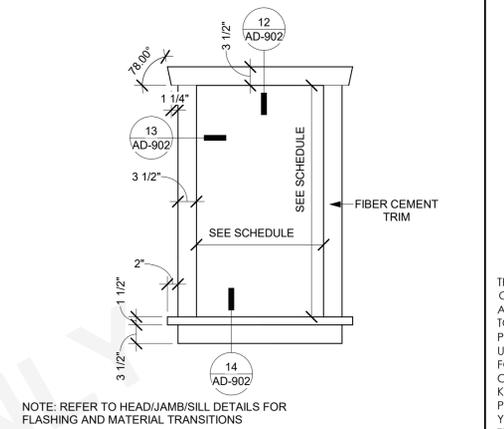
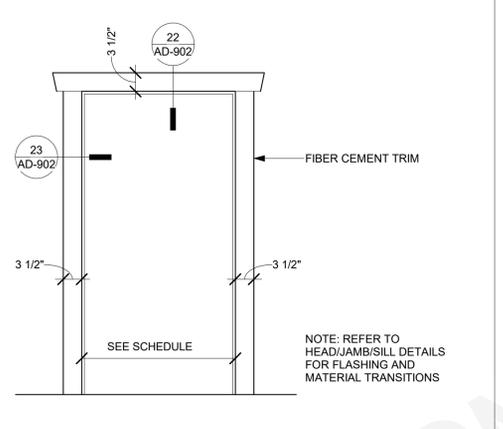
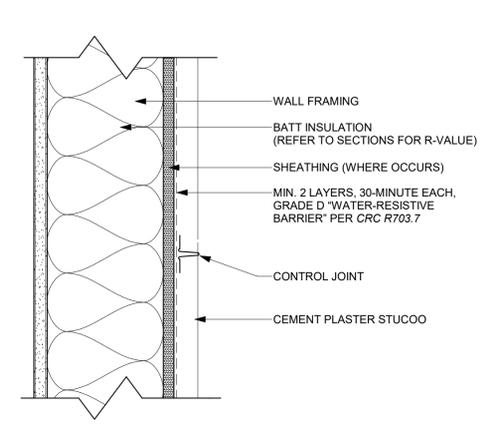
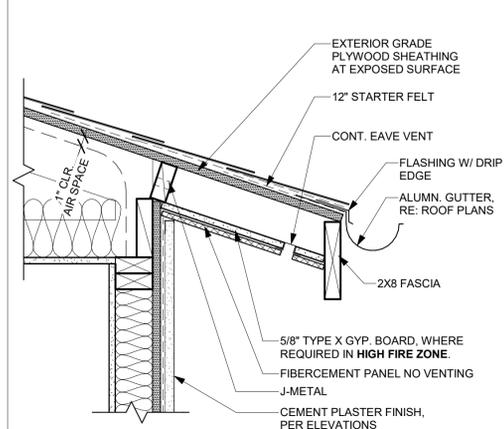
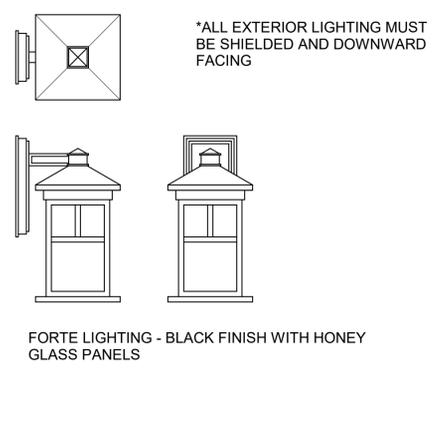
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AD-901



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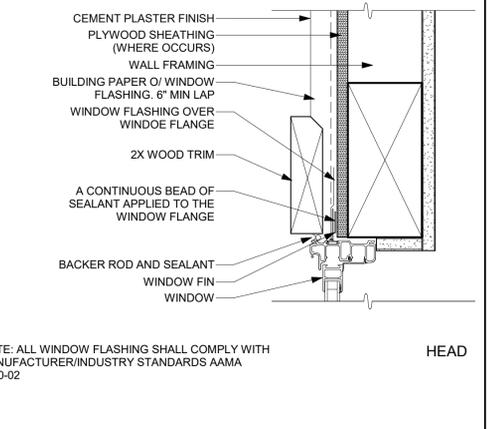
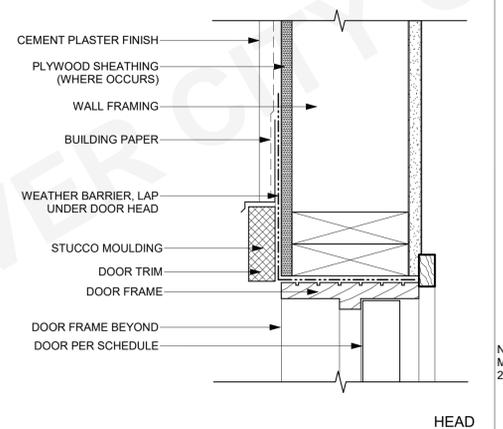
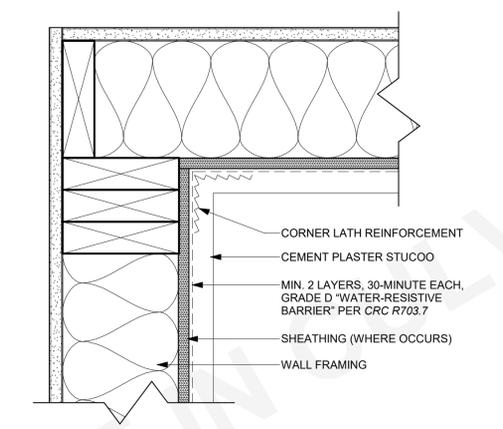
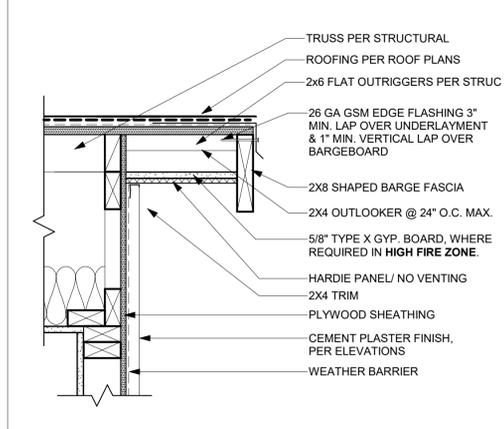
**51 TYP. LIGHT FIXTURE**  
SCALE: 1 1/2" = 1'-0"

**41 EAVE W/ FIBER CEMENT**  
SCALE: 1 1/2" = 1'-0"

**31 PLASTER - CONTROL JOINT**  
SCALE: 3" = 1'-0"

**21 TYP. DOOR TRIM**  
SCALE: 3/4" = 1'-0"

**11 WINDOW TRIM - BUNGALOW**  
SCALE: 3/4" = 1'-0"

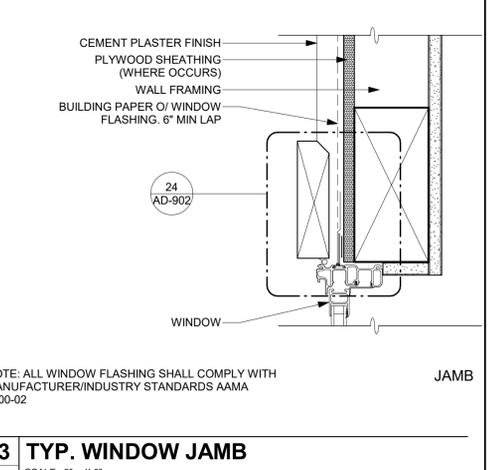
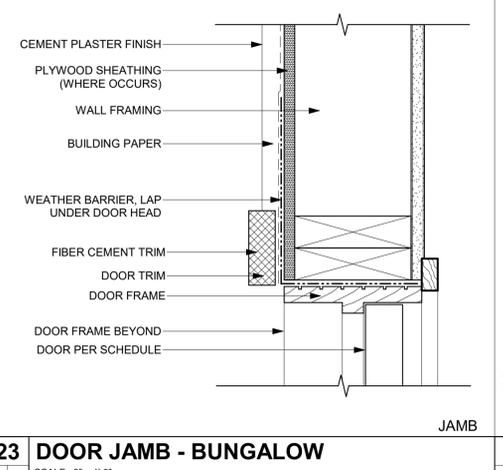
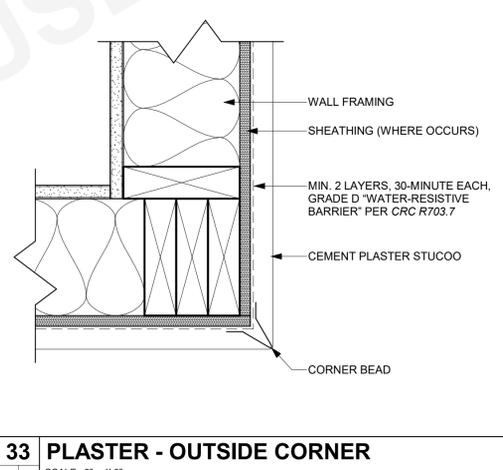
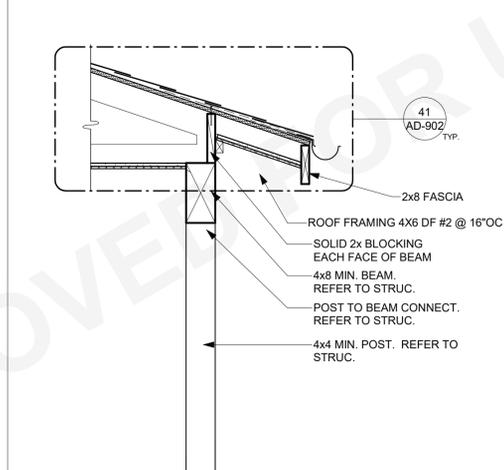


**42 RAKE W/ FIBER CEMENT**  
SCALE: 1 1/2" = 1'-0"

**32 PLASTER - INSIDE CORNER**  
SCALE: 3" = 1'-0"

**22 DOOR HEAD - BUNGALOW**  
SCALE: 3" = 1'-0"

**12 TYP. WINDOW HEAD**  
SCALE: 3" = 1'-0"

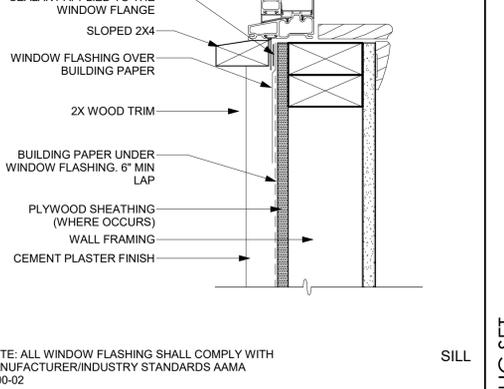
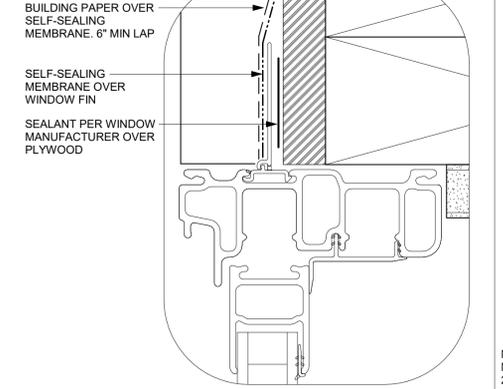
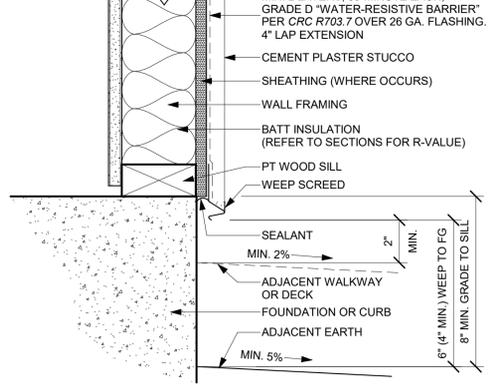
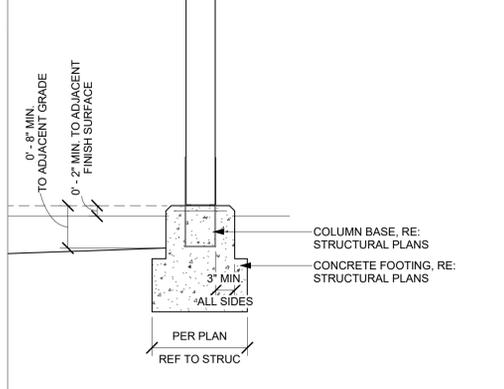


**44 POST W/ ROOF - BUNGALOW - WUI**  
SCALE: 3/4" = 1'-0"

**33 PLASTER - OUTSIDE CORNER**  
SCALE: 3" = 1'-0"

**23 DOOR JAMB - BUNGALOW**  
SCALE: 3" = 1'-0"

**13 TYP. WINDOW JAMB**  
SCALE: 3" = 1'-0"



**44 POST W/ ROOF - BUNGALOW - WUI**  
SCALE: 3/4" = 1'-0"

**34 STUCCO WEEPSCREED**  
SCALE: 3" = 1'-0"

**24 DETAILED JAMB FLASHING**  
SCALE: 12" = 1'-0"

**14 TYP. WINDOW SILL**  
SCALE: 3" = 1'-0"

TYP. NOTES  
1. CAULK ALL JOINTS.  
2. PRIME TRIM ALL SIDES.

NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-02

NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-02

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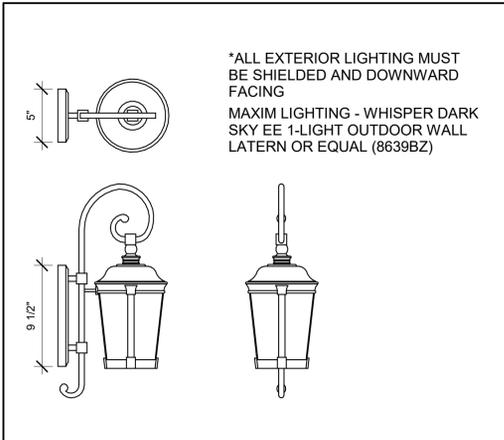
CULVER CITY  
ADU STANDARD PLANS  
CULVER CITY, CA  
ARCHITECTURAL DETAIL -  
BUNGALOW

DATE  
01/03/2024  
SHEET

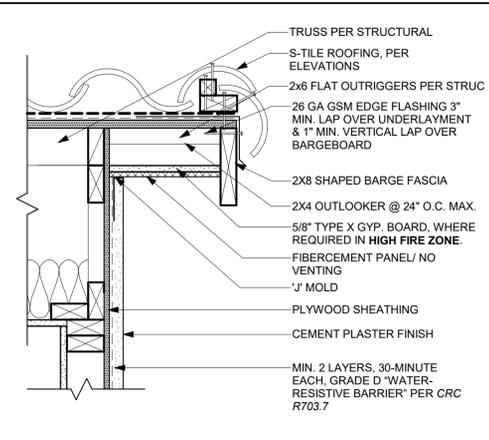
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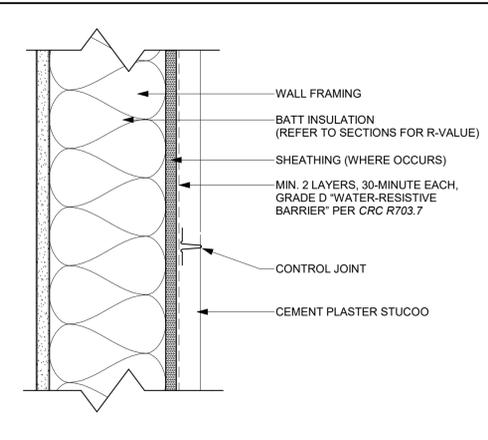
THESE PLANS ARE PROVIDED BY THE CITY OF CULVER CITY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



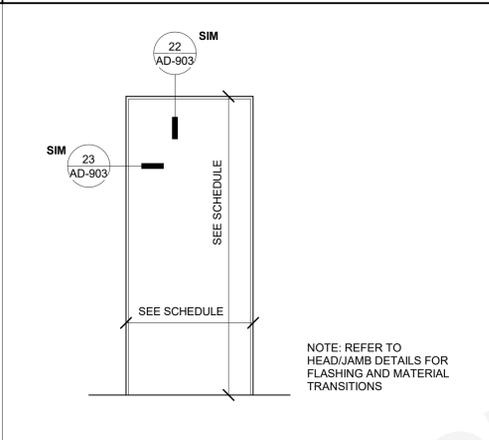
**51 LIGHT FIXTURE - SPANISH**  
SCALE: 1 1/2" = 1'-0"



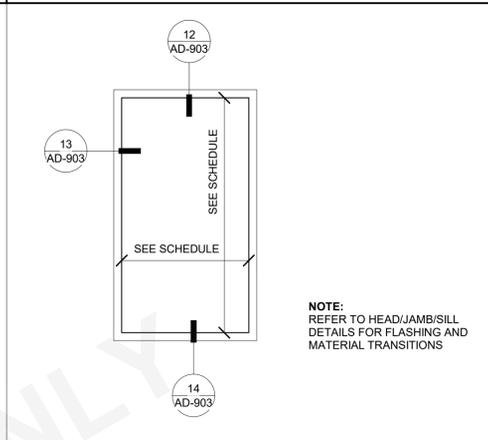
**41 RAKE @ PLASTER**  
SCALE: 1 1/2" = 1'-0"



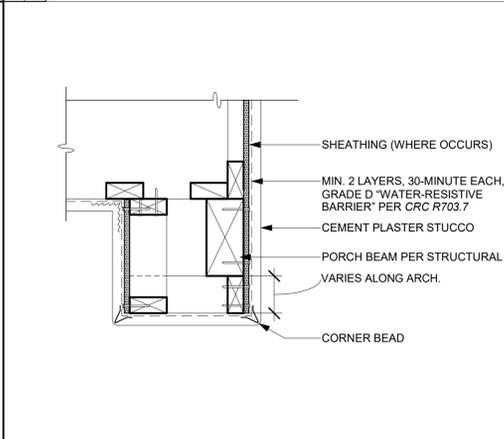
**31 PLASTER - CONTROL JOINT - SPANISH**  
SCALE: 3" = 1'-0"



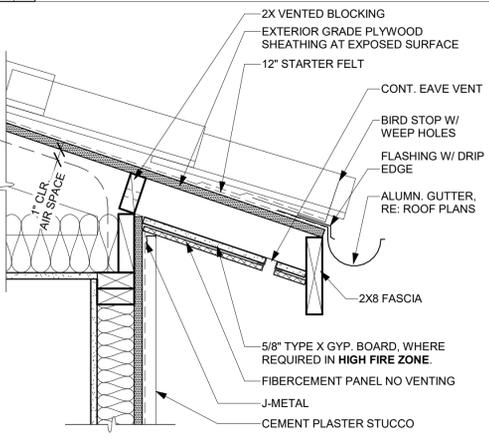
**21 DOOR TRIM - SPANISH**  
SCALE: 3/4" = 1'-0"



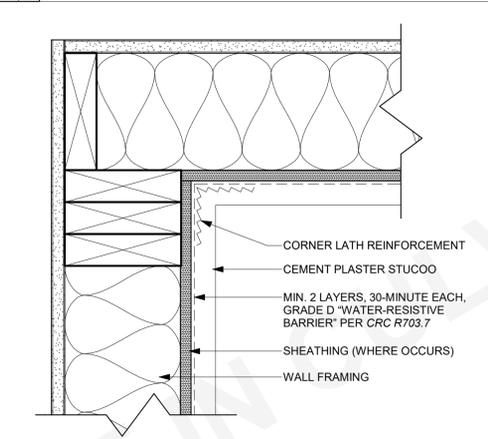
**11 WINDOW TRIM - SPANISH COLONIAL**  
SCALE: 3/4" = 1'-0"



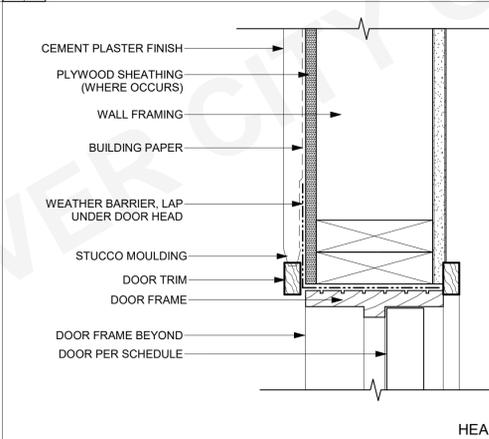
**52 PORCH BEAM - STUCCO - SPANISH**  
SCALE: 1 1/2" = 1'-0"



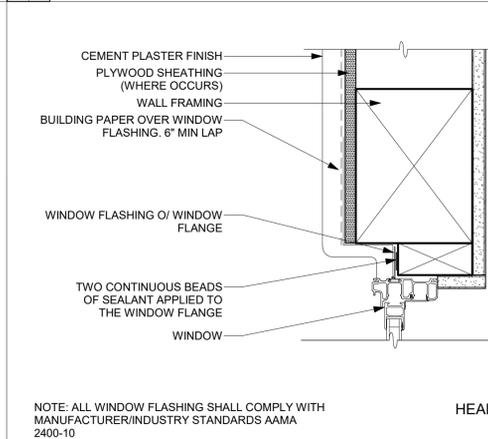
**42 EAVE @ PLASTER - S-TILE**  
SCALE: 1 1/2" = 1'-0"



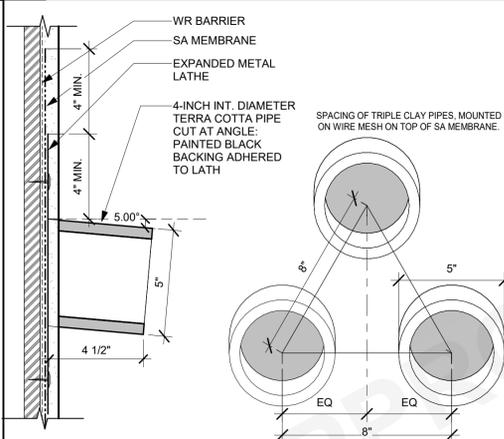
**32 PLASTER - INSIDE CORNER - SPANISH**  
SCALE: 3" = 1'-0"



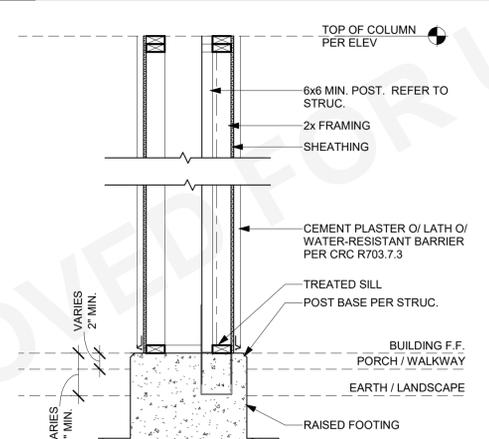
**22 DOOR HEAD - SPANISH**  
SCALE: 3" = 1'-0"



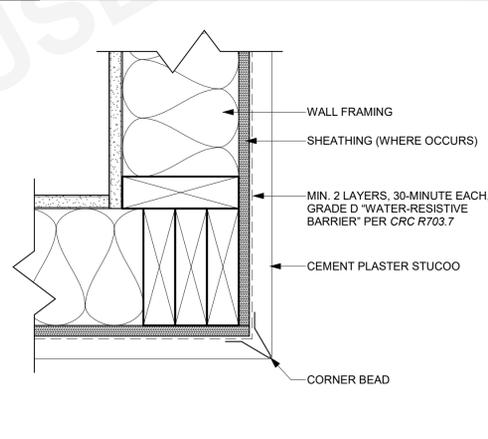
**12 TYP. WINDOW HEAD**  
SCALE: 3" = 1'-0"



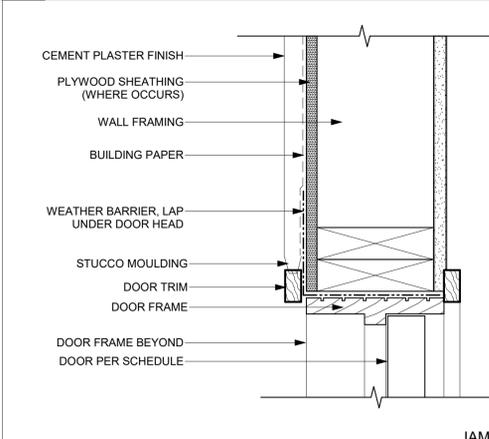
**53 DECORATIVE TILE VENT - SPANISH**  
SCALE: 3" = 1'-0"



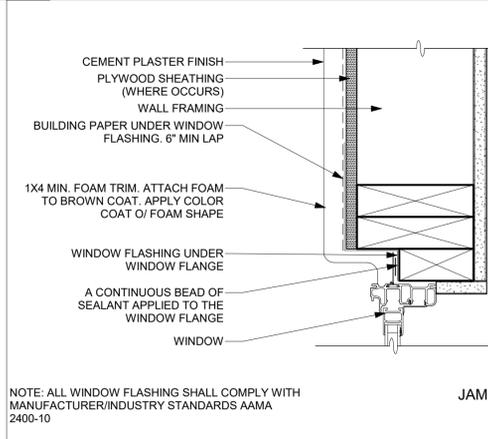
**44 BOX COLUMN - STUCCO**  
SCALE: 3/4" = 1'-0"



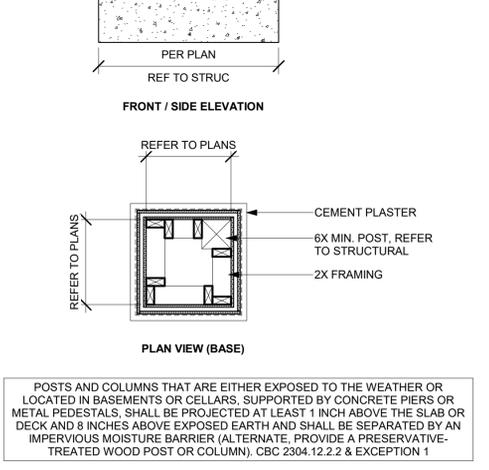
**33 PLASTER - OUTSIDE CORNER - SPANISH**  
SCALE: 3" = 1'-0"



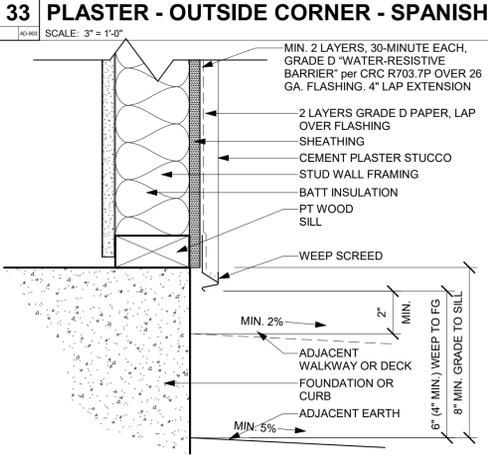
**23 DOOR JAMB - SPANISH**  
SCALE: 3" = 1'-0"



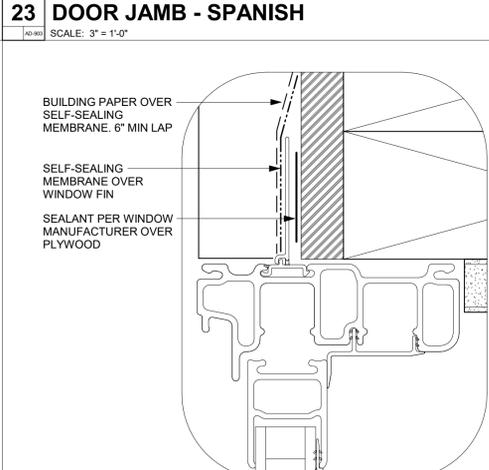
**13 TYP. WINDOW HEAD AT JAMB**  
SCALE: 3" = 1'-0"



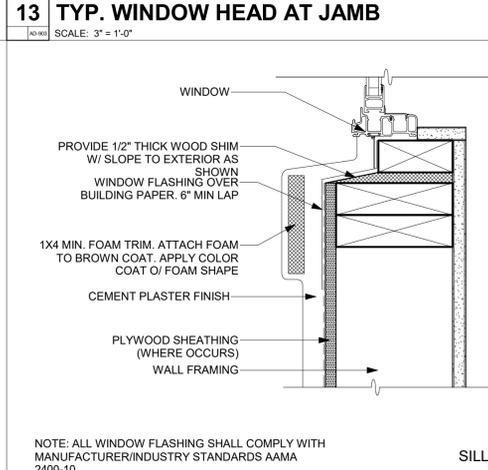
**44 BOX COLUMN - STUCCO**  
SCALE: 3/4" = 1'-0"



**34 TYP PLASTER WEEP SCREED DETAIL**  
SCALE: 3" = 1'-0"



**24 DETAILED JAMB FLASHING - SPANISH**  
SCALE: 12" = 1'-0"



**14 TYP. WINDOW HEAD AT SILL**  
SCALE: 3" = 1'-0"

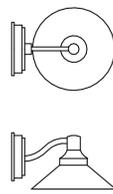
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01/03/2024  
SHEET

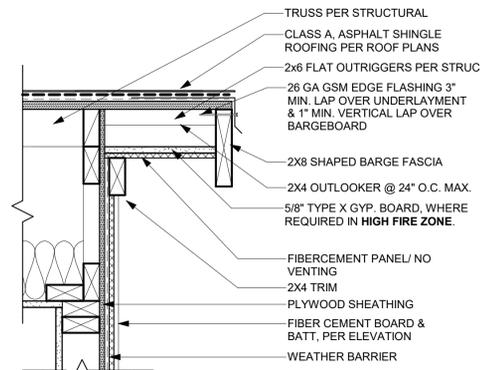
AD-903

CULVER CITY  
ADU STANDARD PLANS  
CULVER CITY, CA  
ARCHITECTURAL DETAILS -  
SPANISH

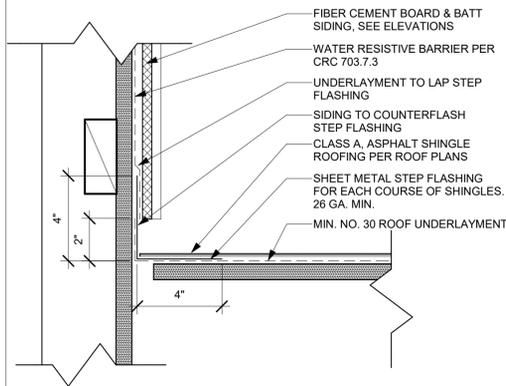


\*ALL EXTERIOR LIGHTING MUST BE SHIELDED AND DOWNWARD FACING

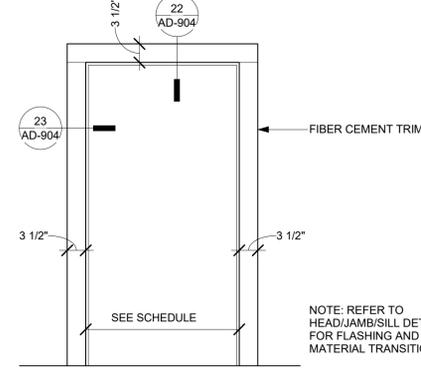
THE GREAT OUTDOORS - WALL MOUNT  
KIRKHAM ASPEN BROZE  
(8102-A138-L)



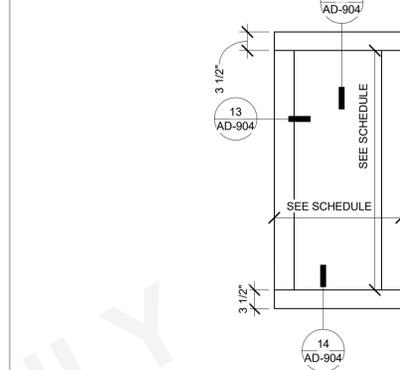
**41 RAKE W/ FIBER CEMENT**  
SCALE: 1 1/2" = 1'-0"



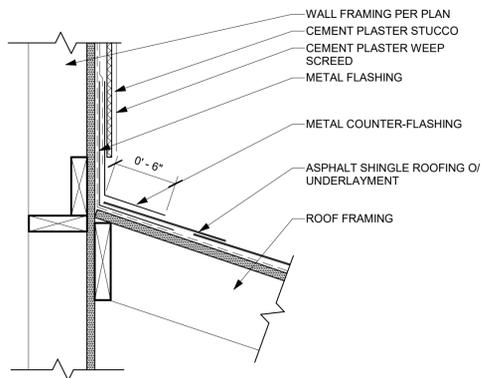
**31 SIDEWALL FLASHING @ LAP SIDING**  
SCALE: 3" = 1'-0"



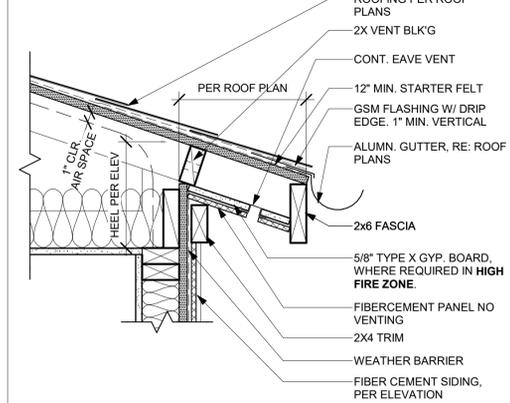
**21 DOOR TRIM - MODERN**  
SCALE: 3/4" = 1'-0"



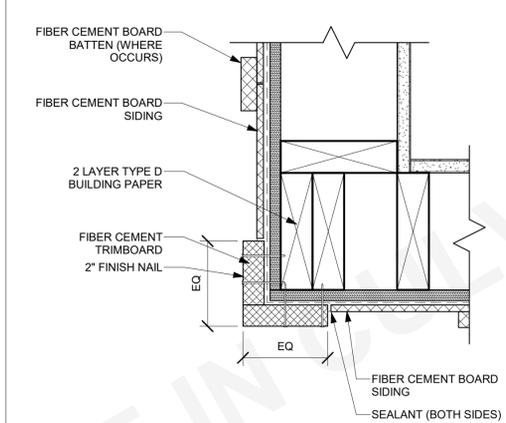
**11 WINDOW TRIM - MODERN**  
SCALE: 3/4" = 1'-0"



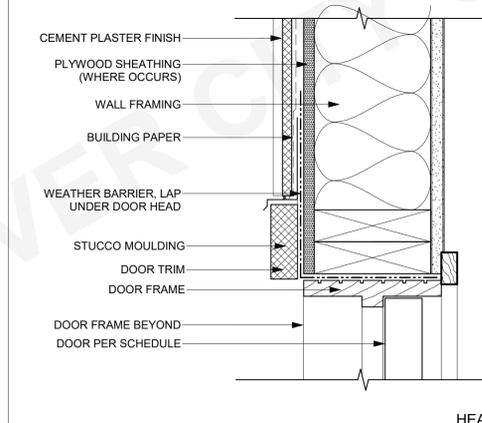
**52 FLAT TILE-HEADWALL FLASHING**  
SCALE: 1 1/2" = 1'-0"



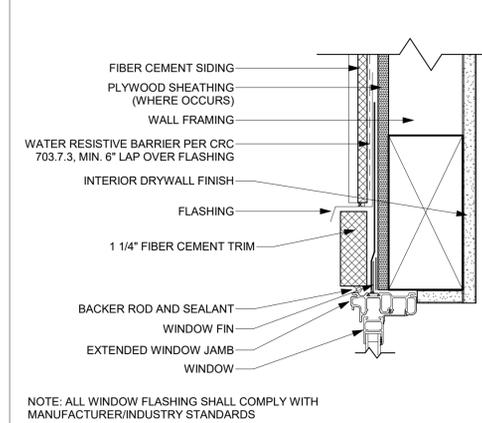
**42 EAVE @ FIBER CEMENT**  
SCALE: 1 1/2" = 1'-0"



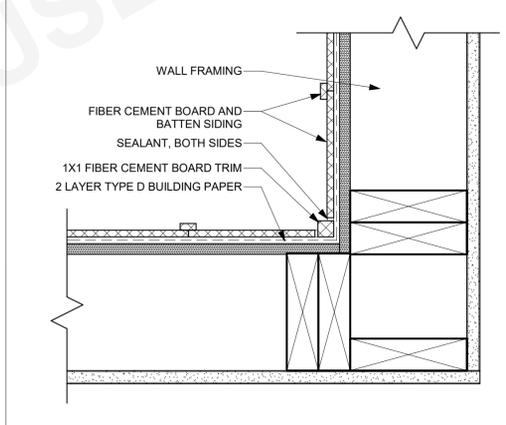
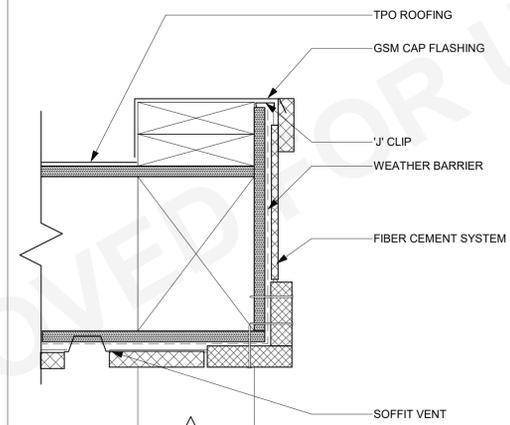
**32 OUTSIDE CORNER**  
SCALE: 3" = 1'-0"



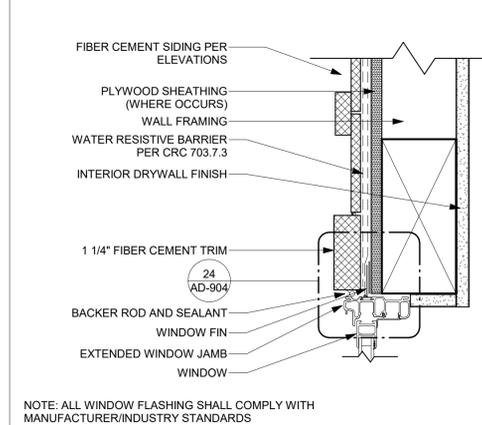
**22 DOOR HEAD - MODERN**  
SCALE: 3" = 1'-0"



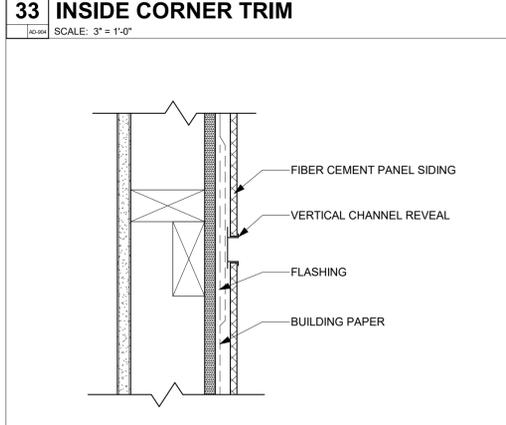
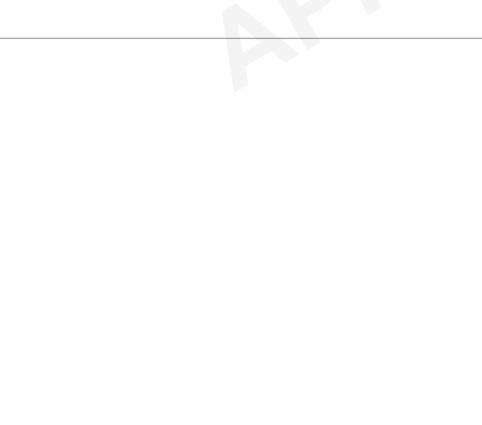
**12 TYP. WINDOW HEAD - FIBER CEMENT**  
SCALE: 3/4" = 1'-0"



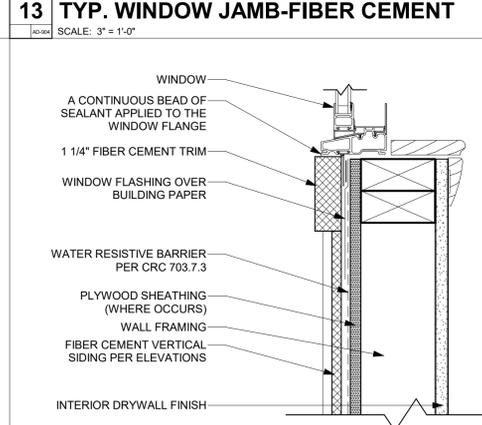
**23 DOOR JAMB - MODERN**  
SCALE: 3" = 1'-0"



**13 TYP. WINDOW JAMB-FIBER CEMENT**  
SCALE: 3" = 1'-0"



**23 DOOR JAMB - MODERN**  
SCALE: 3" = 1'-0"



**14 TYP. WINDOW SILL-BOARD & BATT**  
SCALE: 3" = 1'-0"

**44 POST - W/ ROOF**  
SCALE: 3" = 1'-0"

**34 CHANNEL REVEAL - SIDING**  
SCALE: 3" = 1'-0"

**24 DETAILED JAMB FLASHING - MODERN**  
SCALE: 12" = 1'-0"

**14 TYP. WINDOW SILL-BOARD & BATT**  
SCALE: 3" = 1'-0"



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**CULVER CITY**  
**ADU STANDARD PLANS**  
CULVER CITY, CA  
**ARCHITECTURAL DETAILS -**  
**MODERN**

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**SYMBOLS**

	DETAIL REFERENCE BUBBLE WITH LEADER		INDICATES SHEAR WALL TYPE AND LENGTH. PER SHEAR WALL SCHEDULE		INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE
	DETAIL REFERENCE BUBBLE		INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)		INDICATES SHEAR WALL STRAP / HOLD-DOWN TYPE PER SCHEDULE
	FULL HEIGHT SECTION INDICATOR		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER		INDICATES PAD FOOTING TYPE PER SCHEDULE
	ELEVATION OF WALL OR FRAME		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST		INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE
	NORTH ARROW		INDICATES EXTENTS OF FRAMING OR OTHER STRUCTURAL ELEMENT		ANGLE BRACE
	TOP/BOTTOM OF ELEVATIONS		INDICATES SAND OR GROUT		DOUBLE ANGLE BRACE
	SLOPE		INDICATES GRAVEL		DRAG STRUT CONNECTION
	WELDED WIRE FABRIC (WWF LAYER)		STEEL IN CROSS SECTION		FULL HEIGHT STIFFENER CONNECTION
	STEPPED SURFACE: FLOOR DEPRESSION		INDICATES BEARING WALL		MOMENT CONNECTION
	SLOPED SURFACE		SHADED AREA INDICATES CALIFORNIA FRAMING		MEMBER SPLICE
	STEPPED FOOTING		SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE		TOP OF STEEL ± ELEVATION
	BOTTOM STEPPED FOOTING		STEEL HSS TUBE COLUMN		NUMBER OF EVENLY SPACED SHEAR STUDS
			STEEL HSS OR PIPE COLUMN		SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS
			WIDE FLANGE STEEL COLUMN		BEAM CAMBER AT MID-SPAN
			WOOD POST		

**WALL TYPES**

	INDICATES PLYWOOD SIDE FOR SHEARWALL
	INDICATES BEARING WOOD WALL BELOW
	INDICATES BEARING WOOD WALL ABOVE
	INDICATES NON-BEARING WOOD WALL BELOW
	INDICATES NON-BEARING WOOD WALL ABOVE
	INDICATES EXISTING BEARING WOOD WALL
	INDICATES EXISTING NON-BEARING WOOD WALL
	INDICATES BEARING CMU WALL BELOW
	INDICATES BEARING CMU WALL ABOVE
	INDICATES NON-BEARING CMU WALL BELOW
	INDICATES NON-BEARING CMU WALL ABOVE
	INDICATES EXISTING BEARING CMU WALL
	INDICATES EXISTING NON-BEARING CMU WALL
	INDICATES BEARING CONCRETE WALL BELOW
	INDICATES BEARING CONCRETE WALL ABOVE
	INDICATES NON-BEARING CONCRETE WALL BELOW
	INDICATES NON-BEARING CONCRETE WALL ABOVE
	INDICATES EXISTING BEARING CONCRETE WALL
	INDICATES EXISTING NON-BEARING CONCRETE WALL

**SHEET INDEX**

S-101	SHEET INDEX, ABBREVIATION & SYMBOLS
S-102	GENERAL NOTES
S-103	GENERAL NOTES, SPECIAL INSPECTION & TESTS
S-201	FOUNDATION & ROOF FRAMING PLAN - BUNGALOW
S-211	FOUNDATION & ROOF FRAMING PLAN - SPANISH
S-221	FOUNDATION & ROOF FRAMING PLAN - MODERN
S-301	TYPICAL CONCRETE DETAILS
S-311	CONCRETE DETAILS
S-401	TYPICAL WOOD DETAILS
S-402	TYPICAL WOOD DETAILS
S-403	TYPICAL WOOD DETAILS
S-421	ROOF FRAMING DETAILS
S-422	ROOF FRAMING DETAILS

**ABBREVIATIONS**

A & B	ABOVE AND BELOW	CU FT	CUBIC FOOT	H or HORIZ	HORIZONTAL	OSB	ORIENTED STRAND BOARD	TB	TIE BEAM
AB	ANCHOR BOLT	d	PENNY (NAIL OR BAR DIA)	HDR	HEADER	PA	POST ABOVE	T & B	TOP AND BOTTOM
ABV	ABOVE	DBL	DOUBLE	HGR	HANGER	PARA OR //	PARALLEL	T & G	TONGUE & GROOVE
ACI	AMERICAN CONCRETE INSTITUTE	DEPT	DEPARTMENT	HP	HIGH POINT	PC	PRECAST: PIECE	TO	TOP OF
ADDL	ADDITIONAL	DET	DETAIL	HSB	HORIZONTALLY SLOTTED HOLES	PERP	PERPENDICULAR	TOC	TOP OF CURB; TOP OF CONCRETE
ADJ	ADJACENT	DF	DOUGLAS FIR/LARCH	HT	HEIGHT	PI	PLYWOOD INDEX	TOF	TOP OF FOOTING
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	DIA OR Ø	DIA OR Ø	ID	INSIDE DIAMETER	PL	PLATE	TEMP	TEMPERATURE: TEMPORARY
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DIAG	DIAGONAL	IF	INSIDE FACE	PLF	PROPERTY LINE	THRU	THROUGH
ALT	ALTERNATE	DIAPH	DIAPHRAGM	I-JST	I-JOIST	PLF	PONDS PER LINEAL FOOT	THK	THICKNESS/THICK
ALUM	ALUMINIUM	DN	DOWN	IN	INCH	PLCS	PLACES	THR	THREADED
ANCH	ANCHOR	DO	DO OVER	INCL	INCLUDE	PLY	PLYWOOD	TOP or T	TOP
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	DWG	DRAWING	INFO	INFORMATION	PROP	PROPERTY	TOS	TOP OF STEEL/TOP OF SLAB
APA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION)	INSP	INSPECTION	INSP	INSPECTION	PT	PRESSURE TREATED	TOW	TOP OF WALL
APPVD	APPROVED	INT	INTERIOR	INT	INTERIOR	PW	PLATE WASHER	TS	TRIMMER STUD
APPROX	APPROXIMATE	JST	JOIST	JST	JOIST	PJP	PARTIAL JOINT PENETRATION WELD	TYP	TYPICAL
ARCH	ARCHITECTURAL: ARCHITECT	JT	JOINT	K	KIPS	PREFAB	PREFABRICATED	UNO	UNLESS NOTED OTHERWISE
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION	K	KIPS	KS	KING STUD	PSF	POUNDS PER SQUARE FOOT	UT	ULTRA-SONIC TEST
AWS	AMERICAN WELDING SOCIETY	KS	KING STUD	KP	KING POST	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	KP	KING POST	KSI	KIPS PER SQUARE INCH	PSL	PARALLEL STRAND LUMBER	VSH	VERTICAL SLOTTED HOLES
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LB(S) OR #	POUND(S)	LB(S) OR #	POUND(S)	PVMT	PAVEMENT	W/	WITH
BEL	BELOW	LF	LINEAL FOOT	LF	LINEAL FOOT	#	POUND; NUMBER	W/O	WITHOUT
BLDG	BUILDING	LN	LINEAL: LINEAR	LN	LINEAL: LINEAR	REF	REFERENCE	WO	WHERE OCCURS
BLK	BLOCK	LLH	LONG LEG HORIZONTAL	LLH	LONG LEG HORIZONTAL	REINF	REINFORCE: REINFORCING	WD	WOOD
BLKG	BLOCKING	LLV	LONG LEG VERTICAL	LLV	LONG LEG VERTICAL	REQD	REQUIRED	WP	WORK POINT: WATERPROOF
BM	BEAM	LP	LOW POINT	LP	LOW POINT	RF	ROOF	WWF	WELDED WIRE FABRIC
BN	BOUNDARY NAIL	LSH	LONG SLOTTED HOLES	LSH	LONG SLOTTED HOLES	RR	ROOF RAFTER		
BOT OR B	BOTTOM	LSL	LAMINATED STRAND LUMBER	LSL	LAMINATED STRAND LUMBER	Ø	ROUND; DIAMETER		
BRC	BRACE	LT WT	LIGHTWEIGHT	LT WT	LIGHTWEIGHT	SCHED	SCHEDULE		
BRG	BEARING	LVL	LEVEL OR LAMINATED VENEER LUMBER	LVL	LEVEL OR LAMINATED VENEER LUMBER	SECT	SECTION		
BTWN	BETWEEN	MAT	MATERIAL	MAT	MATERIAL	SEP	SEPARATION		
CANT	CANTILEVER	MAS	MASONRY	MAS	MASONRY	SHT	SHEET		
CAM OR C	CAMBER	MATL	MATERIAL	MATL	MATERIAL	SHTG	SHEATHING		
CC	CENTER TO CENTER	MAX	MAXIMUM	MAX	MAXIMUM	SIM	SIMILAR		
CG	CENTER OF GRAVITY	MB	MACHINE BOLT	MB	MACHINE BOLT	SOG	SLAB ON GRADE		
CP	CAST-IN-PLACE	MECH	MECHANICAL	MECH	MECHANICAL	SN	SHEAR NAIL		
CJ	CONSTRUCTION JOINT: CONTROL JOINT	MFR	MANUFACTURER	MFR	MANUFACTURER	SPCG	SPACING		
CL	CENTER LINE	MIN	MINIMUM: MINUTE	MIN	MINIMUM: MINUTE	SPECS	SPECIFICATIONS		
CLR	CLEARANCE: CLEAR	MISC	MISCELLANEOUS	MISC	MISCELLANEOUS	SQ	SQUARE		
CMU	CONCRETE MASONRY UNIT	(N)	NEW	(N)	NEW	SS	STAINLESS STEEL		
COL	COLUMN	N	NORTH	N	NORTH	SSL	SHORT SLOTTED HOLES		
COMP	COMPRESSION	NO or #	NUMBER	NO or #	NUMBER	STD	STANDARD		
CONC	CONCRETE	NTS	NOT TO SCALE	NTS	NOT TO SCALE	STGR	STAGGER		
CONN	CONNECTION: CONNECT	OC	ON CENTER	OC	ON CENTER	STIFF	STIFFENERS		
CONSTR	CONSTRUCTION	OD	OUTSIDE DIAMETER	OD	OUTSIDE DIAMETER	STIRR	STIRRUP		
CONT	CONTINUE: CONTINUOUS	OF	OUTSIDE FACE	OF	OUTSIDE FACE	STL	STEEL		
CONTR	CONTRACTOR	OH	OPPOSITE HAND	OH	OPPOSITE HAND	STRUCT	STRUCTURAL		
CJP	COMPLETE JOINT PENETRATION WELD	OPNG	OPENING	OPNG	OPENING	SW	SHEAR WALL		
CTR	CENTER	OPP	OPPOSITE	OPP	OPPOSITE	SYM	SYMMETRICAL		
CTSK	COUNTERSINK: COUNTERSUNK	ORIG	ORIGINAL	ORIG	ORIGINAL				

**CULVER CITY ADU PROTOTYPES**  
CULVER CITY, CA

**SHEET INDEX, ABBREVIATION & SYMBOLS**

**PUBLIC SET**

DATE  
01/03/2024  
SHEET  
**S-101**

N:\3800\9271-01\_C102-Culver-City-ADU-Prototypes\Structural\Drawings\Plan-2\_S-101.dwg, 5/10/24, 4:47pm, Al Lopez



THESE PLANS ARE PROVIDED BY THE CITY OF CULVER CITY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

**CULVER CITY ADU  
PROTOTYPES**  
CULVER CITY, CA

**GENERAL NOTES**

**GENERAL**

- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS:
  - 2022 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2022 EDITION AND LATEST REVISIONS (INCLUDING SUPPLEMENTS AND ERRATA) HEREN REFERRED TO AS "THE CODE".
  - ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA).
  - CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE GIVEN. CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN NO INSTANCE SHALL DIMENSIONS BE SCALED FROM THE DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
  - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
  - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS
  - SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
  - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN
  - FLOOR AND ROOF FINISHES
  - MISCELLANEOUS DRAINAGE AND WATERPROOFING
  - ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL
  - DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS
- SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
  - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
  - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
  - CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
  - SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS, INCLUDING ALL ENGINEERING OF SUCH SYSTEMS. FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION (UNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY.
- THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE LAYOUT OF THE BUILDING TO TAKE INTO ACCOUNTS SHRINKAGE, CREEP, SHORTENING, ETC..
- ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING. SHORING IS NOT THE RESPONSIBILITY OF THE SEOR. CONTRACTOR TO SUBMIT ANY SHORING DESIGN AND DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
  - FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
- EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.

**DIMENSIONS**

- DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. DRAWINGS SHALL NOT BE SCALED.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.
- SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

**DESIGN INFORMATION**

DEAD LOADS	
LOCATIONS	UNIFORM (PSF)
ROOF: CLAY TILE WITH GYPSUM CEILING	25.0
EXTERIOR BEARING WALLS: STUCCO FINISH OVER 2x6 STUDS	17.6
INTERIOR NON BEARING WALLS: GYPSUM BOARD EACH FACE, 2x6 STUDS	8.7

ROOF LIVE LOADS			
OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE
ROOF: ORDINARY FLAT, PITCHED AND CURVED ROOFS (THAT ARE NOT OCCUPYABLE)	20	---	2022 CBC, TABLE 1607.1

SNOW DESIGN DATA		
PARAMETER	VALUE	REFERENCE
GROUND SNOW LOAD	P <sub>g</sub> = 0 PSF	ASCE 7-16 7.2

WIND DESIGN DATA		
PARAMETER	VALUE	REFERENCE
ULTIMATE DESIGN WIND SPEED (3-SEC GUST)	V <sub>ult</sub> = 94 MPH	2022 CBC FIG. 1609.3
NOMINAL DESIGN WIND SPEED (3-SEC GUST)	V <sub>60</sub> = 73 MPH	2022 CBC 1609.3.1
EXPOSURE CATEGORY	C	2022 CBC 1609.4.3
INTERNAL PRESSURE COEFFICIENT:	G <sub>Cpi</sub> = ± 0.18	ASCE 7-16 TABLE 26.13-1

COMPONENTS & CLADDING WIND PRESSURES (PSF)				
LOCATION	ZONE	COMPONENT TRIBUTARY AREA (SQ FT)		
		10	100	500
ROOF	ZONE 1	-25.8	-16.0	-16.0
	ZONE 2 <sub>r</sub>	-35.6	-22.5	-19.3
	ZONE 2 <sub>e</sub>	-35.6	-22.5	-19.3
	ZONE 3	-35.6	-22.5	-19.3
	ALL ZONES	16.0	16.0	16.0
	OVERHANG	ZONE 1	-33.9	-33.1
WALL	ZONE 2 <sub>r</sub>	-42.1	-37.2	-35.6
	ZONE 2 <sub>e</sub>	-42.1	-37.2	-35.6
	ZONE 3	-48.6	-32.3	-27.4
	ZONE 4	-20.9	-18.1	-16.0
	ZONE 5	-25.8	-20.1	-16.0
POSITIVE	19.3	16.0	16.0	

SITE AND OCCUPANCY PARAMETERS		
PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	2022 CBC TABLE 1604.5
SEISMIC IMPORTANCE FACTOR	I = 1.0	ASCE 7-16 TABLE 1.5-2
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S <sub>1</sub> = 2.011g S <sub>2</sub> = 0.713g	2022 CBC 1613.2.1
SITE CLASS	D (DEFAULT)	2022 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S <sub>DS</sub> = 1.721g S <sub>D1</sub> = 0.809g	2022 CBC 1613.2.4

BUILDING PARAMETERS		
PARAMETER	VALUE	REFERENCE
SEISMIC DESIGN CATEGORY	SDC = D	2022 CBC 1613.2.5
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	ASCE 7-16 TABLE 12.2-1
RESPONSE MODIFICATION FACTOR	R = 6 1/2	
SYSTEM OVERSTRENGTH FACTOR	Ω <sub>o</sub> = 3	
DEFLECTION AMPLIFICATION FACTOR	C <sub>d</sub> = 4	
DESIGN BASE SHEAR	V = 7.9 k	ASCE 7-16 12.8.1
REDUNDANCY FACTOR	1.3	ASCE 7-16 12.3.4
SEISMIC RESPONSE COEFFICIENTS	C <sub>s</sub> = 0.265	ASCE 7-16 12.8.1.1
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE	ASCE 7-16 12.8

- GEOTECHNICAL INFORMATION (2022 CBC SECTION 1603.1.6): REFER TO FOUNDATION GENERAL NOTES

**EXISTING CONDITIONS**

- ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITHOUT GUARANTEE OF ACCURACY.
- WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE INFORMATION PRESENTED, THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. NO MODIFICATIONS OF THE PLANS FOR NEW CONSTRUCTION SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

**EXISTING UNDERGROUND UTILITIES**

- THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. DRAWINGS, IF ANY, IS APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
- AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
  - FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.

**FOUNDATION**

- GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
  - DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1610.1
  - ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2022 CBC TABLE 1806.2
  - VALUES LISTED SHALL BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER
- SPREAD OR CONTINUOUS FOOTINGS:

ELEMENT	ALLOWABLE BEARING CAPACITY (PSF) <sup>1</sup>	ALLOWABLE LATERAL RESISTANCE <sup>2</sup>	
		PASSIVE RESISTANCE (PSF/FT BELOW GRADE) <sup>1</sup>	COHESION (PSF)
CONT FIGS	1,500	100	120

- NOTES:
- THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
  - THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE.
  - THE UPPER 0 FOOT OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
  - COMPACTED FILL SHOULD BE PREPARED AS FOLLOWS: A MIN OF 12" OF COMPACTED FILL SHALL BE PROVIDED, COMPACTED TO A MIN OF 90 PERCENT MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 (2022 CBC 1804.4)

- WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
- CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
- EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING.
- ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
- EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS.
- FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER REPRESENTATIVE PER SECTION 1705.6 OF THE CODE.
- ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.
- PIPES WITHIN THE ZONE OF INFLUENCE OF BUILDING OR SITE ELEMENT FOUNDATIONS SHALL BE ENCASED IN LIPEAN CONCRETE AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.

**CONCRETE**

- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19.
- CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE II) <sup>1</sup>	C150
CONCRETE AGGREGATES (HARDROCK)	C33
CONCRETE AGGREGATES (LIGHTWEIGHT) <sup>2</sup>	C330
WATER <sup>3</sup>	C1602
COAL FLY ASH OR POZZOLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33
SLAG	C989

- FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-19 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH PROJECT GEOTECHNICAL REPORT.
  - WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/CEMENT RATIO BE EXCEEDED.
  - PUMICE AGGREGATE SHALL NOT BE USED.
- CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19, WHICH REFERENCES ACI 301-20 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRIAL MIXTURES IN ACCORDANCE WITH ACI 301-20 ARTICLE 4.2.3.4 SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO).

LOCATION IN STRUCTURE	MINIMUM STRENGTH (PSI)	DENSITY (PCF)	MAX SLUMP (IN)	MAX WATER/CEMENT RATIO	SLAG/ FLY ASH <sup>4</sup> (MAX)
CONCRETE FOUNDATIONS, GRADE BEAMS, TIE BEAMS	2,500	150	4	0.5	0.15
CONCRETE SLAB ON GRADE	2,500	150	4	0.45	0.15

- AS MEASURED BY CEMENTITIOUS WEIGHT
- READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94 OR C685.
  - DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS.
  - ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
  - ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
  - PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
  - PIPES EMBEDDED IN CONCRETE:
    - CONCRETE
    - PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
    - NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK.
    - PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
    - DO NOT STACK CONDUITS. SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

**REINFORCING STEEL**

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19. ASTM A706, GRADE 60 UNO, ASTM A615 OR 60 STEEL MAY BE SUBSTITUTED FOR ASTM A706 GRADE STEEL PER ACI 318-19 SECTION 20.2.2.5 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
  - THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.
  - THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.
  - WHERE REINFORCEMENT COMPLYING WITH ASTM A615 IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY IN ACCORDANCE WITH SECTION 26.6.4 OF ACI 318-19.
- BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- WELDED WIRE REINFORCEMENT (WWR), PLAIN OR DEFORMED, SHALL CONFORM TO ASTM A185. WELDED DEFORMED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A1064. ALL WWR FOR STAIR PANS AND ALL WWR FOR CONCRETE FILL ON METAL DECK TO BE PLAIN WWR. PROVIDE LAPS PER ACI 318-19 SECTION 25.5.3 OR 25.5.4 MINIMUM. WWR SHALL BE SUPPORTED ON APPROVED CHAIRS.
- REINFORCING BAR LAP SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS OTHERWISE ON PLANS.
  - MINIMUM LAP SPICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-19 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
  - MINIMUM LAP SPICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE PER IMS 042-16 SECTION 6.1.6.1.1 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
- ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE. ALL REINFORCING CONFORMING TO DIFFERING ASTM SPECIFICATIONS AND/OR OF DIFFERING GRADES SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM OTHER REINFORCING STEEL IF CONCURRENTLY PRESENT ON SITE.
- WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E60XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE: REINFORCING STEEL, AWS-D1.4-15. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706.
- REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE THE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST DISPLACEMENT DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CSI MANUAL OF STANDARD PRACTICE", LATEST EDITION.
- REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "CRSI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
- COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL BY THE SEOR PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE. THE REINFORCING PLACEMENT DRAWINGS SHALL INCLUDE ALL PRIMARY REINFORCEMENT, LAP SPLICES, TIES, DOWELS, HEADED U-DOWELS, EMBED PLATES, ANCHOR BOLTS, ETC. AREAS OF CONGESTION SHALL BE DETAILED SUFFICIENTLY TO DEMONSTRATE THAT PLACEMENT OF REBAR MEETS SPACING REQUIREMENTS OF ACI 318-19.
- MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED TO THE INSPECTOR OF RECORD PRIOR TO PLACEMENT OF CONCRETE PER ACI 318-19 SECTION 26.13.2.3 OF THE CODE.
- WHEN REQ'D, INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRDS OR REINFORCING STEEL.
- CONCRETE PROTECTION FOR REINFORCEMENT

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO. 6 THROUGH NO. 18 BAR NO. 5 BAR, W31 OR D31 WIRE & SMALLER	2 1 1/2
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: NO. 14 AND NO. 18 BARS NO. 11 BAR & SMALLER BEAMS, COLUMNS: PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1 1/2 3/4 1 1/2



THESE PLANS ARE PROVIDED BY THE CITY OF CULVER CITY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONDUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

**CULVER CITY ADU  
PROTOTYPES**  
CULVER CITY, CA

**GENERAL NOTES,  
SPECIAL INSPECTION & TESTS**

**SAWN LUMBER**

1. FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

SAWN LUMBER PROPERTIES				
USE	SIZE	SPECIES	GRADE	REFERENCE
MUDSILLS	2x4	D.F.	STANDARD OR BETTER PRESSURE TREATED	2022 CBC 2303.1.9
	2x6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	
	2x	REDWOOD	FOUNDATION GRADE	
HORIZONTAL FRAMING LUMBER				
ROOF JOISTS AND RAFTERS	2x	D.F.	NO. 2	WCLB & WHPA
FLOOR JOISTS	2x	D.F.	NO. 2	
HEADERS AND BEAMS	4x	D.F.	NO. 2	WCLB & WHPA
ANY OTHER HORIZONTAL	4x4 AND SMALLER	D.F.	NO. 2	
	6x6 AND LARGER	D.F.	NO. 1	
VERTICAL FRAMING LUMBER				
TOP PLATES	2x	D.F.	NO. 2	WCLB & WHPA
STUDS	2x4 & 3x4	D.F.	STUD	
	2x6 & 2x8	D.F.	NO. 2	WCLB & WHPA
POSTS	4x4 & 4x6 POSTS	D.F.	NO. 2	
	6x6 & LARGER POSTS	D.F.	NO. 1	
ALL OTHER FRAMING LUMBER				
ALL OTHER FRAMING LUMBER (UNO)	ALL SIZES	D.F.	STANDARD & BETTER	WCLB & WHPA

2. FLOOR JOISTS SHALL BE GRADE STAMPED 'S-DRY' WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT.

3. ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED 'KD' WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT AT BUILDINGS WITH 4 OR MORE STORIES.

4. STUD WALLS SHOWN ON PLANS ARE NONBEARING PARTITIONS WALLS. BEARING WALLS OR SHEAR WALLS BELOW THE FRAMING LEVEL, UNLESS NOTED OTHERWISE. STUDS SHALL BE SIZE AND SPACING AS NOTED IN THE DRAWINGS, SEE PLANS AND ARCHITECTURAL DRAWINGS, UNLESS OTHERWISE NOTED.

5. MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON WIRE NAILS. REDRILL NAIL HOLES TO 70% OF NAIL SHANK DIAMETER WHERE NAILING TENDS TO SPLIT WOOD.

6. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" Ø X 12" BOLTS W/ 0.229" X 3" X 3" PLATE WASHER (GALV) AT 4" O.C., BEGINNING AT 9" O.C. MAXIMUM FROM EACH END OF THE PLATES. THE BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE OR MASONRY. POWDER DRIVEN PINS AT 1/3 OF THE BOLT SPACING OR 24" O.C. MAXIMUM MAY BE SUBSTITUTED FOR THE ANCHOR BOLTS AT INTERIOR NON-SHEAR WALLS ONLY).

7. PRESERVATIVE TREATMENT:

- A. WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AIC 109-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN AWPA U1-20.
  - a. UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREATMENT REQUIRED.
  - b. UC2 - INTERIOR CONSTRUCTION, ABOVE GROUND, WET - PRESERVATIVE TREATMENT REQUIRED IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER.
  - c. UC3 - EXTERIOR CONSTRUCTION ABOVE GROUND - PRESERVATIVE TREATMENT REQUIRED.

B. FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES OR INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL NAILS AND SPIKES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M4-15. THE FOLLOWING FIELD TREATMENTS SHALL BE USED:
 

- a. BORED HOLES: HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL TAR ROOFING CEMENT MEETING ASTM D5643 INTO HOLES USING A GREASE GUN OR SIMILAR DEVICE.
- b. EXTERIOR: COPPER NAPHTHENATE.
- c. INTERIOR: INORGANIC BORON PRESERVATIVES LIMITED TO USE IN APPLICATIONS NOT IN CONTACT WITH GROUND AND CONTINUOUSLY PROTECTED FROM LIQUID WATER.

C. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPA TREATMENT C2 USING EITHER ALKALINE QUAT (AQ) TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATE (SBX) ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-185 PER ASTM A653.

8. PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 6 FEET OR LONGER, UNLESS OTHERWISE NOTED. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION/PODIUM LEVEL.

9. PROVIDE THE FOLLOWING BLOCKING AS A MINIMUM, UNLESS SHOWN OTHERWISE:
 

- 2x FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT.
- 2x FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS.

10. DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, UNLESS SUPPORTED BY A WALL BELOW OR SHOWN OTHERWISE, NAIL DOUBLED JOISTS WITH 16d AT 12" O.C., STAGGERED.

11. BRIDGING SHALL BE 2 X SOLID BLOCKS, INSTALLED AS FOLLOWS:
 

- ROOF JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT.
- FLOOR JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT.

12. JOIST HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, STOCKTON, CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURERS WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED WITH APPROVAL BY SEOR.

13. FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS.

**HARDWARE AND CONNECTORS**

GENERAL:  
USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFR'S APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE

- HOLD-DOWNS:**
1. DO NOT OVER TIGHTEN NUTS ON THE-DOWN ANCHOR RODS OR BOLTS. TIGHTEN ANCHOR ROD NUTS ONE-THIRD TO ONE-HALF TURN BEYOND FINGER TIGHT
  2. INSTALL ALL HOLD-DOWNS TIGHT TO END STUDS/POST. DO NOT USE FILLER BLOCKS. FOR MISALIGNED ANCHOR BOLTS, EXTEND THE ANCHOR ROD AT A 1:6 (HORIZ/VERT) USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLD-DOWN HIGHER ON END STUD / POST
  3. FOR HOLD-DOWNS THAT BOLT TO END POSTS, INSTALL THE HEAD OF THE BOLT TO THE BRACKET SIDE, AND ON THE SIDE OPPOSITE THE BRACKET. INSTALL A WASHER BETWEEN THE NUT AND THE STUD / POSTS

- TIE-DOWN & COLLECTOR STRAPS:**
1. TIE-DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS
  2. INSTALL THE TIE-DOWN STRAPS DIRECT TO POST IN LIEU OF OVER SHEATHING. STRAPS MAY BE INSTALLED ON THE UNSHEATHED SIDE OF THE END STUDS / POSTS

**WOOD STRUCTURAL PANELS (SHEATHING)**

1. WOOD STRUCTURAL PANELS SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

WOOD STRUCTURAL PANEL PROPERTIES						
USE	PLY	BOND CLASSIFICATION <sup>c</sup>	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	REFERENCE <sup>a</sup>
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE			APA 2022 CBC 2303.1.5 (DOC PS 1-19 OR PS 2-18)
FLOOR	5	EXPOSURE 1				APA
WALL <sup>d</sup>	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE			APA

TABLE NOTES:

A. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (AWA):
 

- a. VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
- b. VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10

B. WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD

C. WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.

D. ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.

2. TRANSPORTATION, STORAGE, AND HANDLING:

- A. TRANSPORTATION
  - a. IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.
- B. STORAGE
  - a. ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
  - b. WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING. THREE STRINGERS MINIMUM.
  - c. NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
  - d. COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
  - e. IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
  - f. KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS
- C. HANDLING
  - a. ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
  - b. ACCUMULATE THE PANELS FOR 24 HOURS MINIMUM BEFORE INSTALLATION BY STANDING THE PANELS ON EDGE WITH A GAP BETWEEN EACH TO ALLOW FOR AIR CIRCULATION OR PER MANUFACTURER'S RECOMMENDATIONS.

3. PLYWOOD ORIENTATION

- A. ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS. SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOINTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A 1/2" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS RECOMMENDED OTHERWISE BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.
- B. PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS BE JOINED OVER FRAMING AND STAGGERED.

4. BLOCKING:

- A. ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
- B. ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.

C. WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.

5. FASTENERS

- A. USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWS SDPWS TABLE 4.2A OR 4.3A (AS REQUIRED).
- B. EQUIVALENT PNEUMATIC DRIVE NAILS MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED USE. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.
- C. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD OR OSB SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
- D. TYPICAL NAILING SHALL BE 10d AT 6" O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED. SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.

**PRE-FABRICATED WOOD TRUSS NOTES**

1. THE DESIGN OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- A. CODES AND STANDARDS:
  - a. THE GOVERNING CODE LISTED IN THE PROJECT GENERAL NOTES
  - b. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
  - c. NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION AND SUPPLEMENT (ANSI/AWC NDS-2018)
  - d. SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC (AWC SDPWS-2021)
  - e. THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1-2014)

B. DESIGN CRITERIA:

- a. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM VERTICAL LOADS AND OTHER LOADS INDICATED ON THE CONSTRUCTION DOCUMENTS (ATTC MECHANICAL AND UNITS, ETC.):
  - ROOF TRUSS LOADING:
    - ASPHALT SHINGLE W/ GP CEILING:
      - TOP-CHORD DEAD LOAD: 18.6 PSF \* (17.3 PSF SUPERIMPOSED)
      - BOI CHORD DEAD LOAD: 5.9 PSF (4.6 PSF SUPERIMPOSED)
      - ROOF - LIVE LOAD: 20 PSF
    - DEFECTION CRITERIA:
      - DEAD + LIVE LOAD L/240
      - LIVE LOAD ONLY L/360
  - \*INCLUDES 4 PSF ALLOWANCE FOR PV PANELS

b. (# -) EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL [0.7E]. DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3. IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.2.3. THE TRUSS DESIGNER SHALL DESIGN FOR THE TRUSSES FOR THE INDICATED HORIZONTAL LOAD ACTING IN BOTH THE TOP AND BOTTOM TRUSS CHORDS AND FOR THE TRANSFER OF THE FORCE TO THE CHORDS THROUGH THE WEB.

2. CONTRACTOR REQUIREMENTS:

- A. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.4 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
  - a. MEANS AND METHODS: THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, PROGRAMS AND SAFETY IN CONNECTION WITH THE RECEIPT, STORAGE, HANDLING, INSTALLATION, RESTRAINING, AND BRACING OF THE TRUSSES. REFER TO THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCS1-81)
  - b. TRUSS INSTALLATION SHALL COMPLY WITH INSTALLATION TOLERANCES SHOWN IN BCS1-81
  - c. TEMPORARY INSTALLATION RESTRAINT/BRACING FOR THE TRUSS SYSTEM AND THE PERMANENT TRUSS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH BCS1-82.
  - d. CONSTRUCTION LOADING ON TRUSSES SHALL BE DONE IN ACCORDANCE WITH BCS1-84.
  - e. TRUSS DAMAGE, JOBSITE MODIFICATIONS & INSTALLATION ERRORS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE EOR AND THE TRUSS DESIGNER. REFERENCE BCS1-85.
  - f. SUBMIT THE DRAWINGS FROM THE TRUSS DESIGNER/MANUFACTURER TO THE BUILDING DEPARTMENT PRIOR TO FABRICATION FOR APPROVAL. A COPY OF THIS SUBMITTAL SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW OF GENERAL CONFORMANCE TO THE DESIGN INTENT. THE CONTRACTOR SHALL INCORPORATE THE TIME REQUIRED FOR THE SUBMITTAL TO BE REVIEWED, STAMPED AND APPROVED BY ALL PARTIES AND SHALL HAVE THE APPROVED TRUSS PLANS ON THE JOB SITE PRIOR TO FOUNDATION INSPECTION.

3. TRUSS DESIGNER REQUIREMENTS:

- A. THE TRUSS DESIGNER SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.5 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
  - a. TRUSS DESIGNER SHALL SUPERVISE THE PREPARATION OF THE TRUSS DESIGN DRAWINGS WHICH SHALL CONTAIN THE INFORMATION LISTED IN SECTION 2.3.5.5 OF ANSI/TPI 1-2014. THIS INCLUDES ALL TRUSS TO TRUSS CONNECTIONS, AND DETAILS FOR THE "CALIFORNIA FILL AREAS"
  - b. TRUSS DESIGNER SHALL COMPLY WITH THE REFERENCED CODE AND DESIGN CRITERIA ABOVE.
  - c. TRUSS DESIGNER SHALL SHOW ALL HANGERS, BRACING AND RESTRAINTS AS WELL AS METHOD OF RESTRAINT/BRACING ON THE TRUSS PLANS TO MEET ANY SEISMIC AND WIND REQUIREMENTS OF THE CODE.
  - d. SUBMIT TRUSS DESIGN DRAWINGS INCLUDING ALL RELEVANT DETAILS FOR THE FABRICATION OF THE TRUSSES AND PREPARE CALCULATIONS. ALL PLANS, DETAILS AND CALCULATIONS FOR THE TRUSSES SHALL BE STAMPED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER (CIVIL OR STRUCTURAL), LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA.

**STATEMENT OF SPECIAL INSPECTIONS**

1. THIS STATEMENT OF SPECIAL INSPECTIONS HAS BEEN PREPARED PURSUANT TO SECTION 1704.3 OF THE CODE. THIS SECTION DETAILS BOTH REQUIRED SPECIAL INSPECTIONS AND TESTS INCLUDING TESTING PER SECTION 1705 OF THE CODE. THE FOLLOWING SHALL BE OBSERVED DURING THEIR IMPLEMENTATION:

A. GENERAL:

- a. STRUCTURAL VERIFICATIONS, INSPECTIONS AND TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD.

B. OWNER REQUIREMENTS:

- a. THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN SECTION 1705 OF THE CODE AND IN THIS STATEMENT OF INSPECTIONS.

C. SPECIAL INSPECTOR QUALIFICATIONS:

- a. THE SPECIAL INSPECTIONS SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. THE EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLIANCE TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUANTITIES.

D. CONTRACTOR REQUIREMENTS:

- a. SPECIAL INSPECTION IS IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING. THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING SHALL OCCUR PRIOR TO SPECIAL INSPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL INSPECTOR.
- b. THE CONTRACTOR SHALL ENSURE THAT THE WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED REMAINS ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTION.
- c. ANY CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

E. SPECIAL INSPECTOR REPORT REQUIREMENTS:

- a. THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
- b. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
- c. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
- d. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
- e. IF NOT CORRECTED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.
- f. A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

**SHOP FABRICATION**

1. SHOP FABRICATION REQUIRES SPECIAL INSPECTION IN ACCORDANCE WITH CODE SECTION 1704.2.5. EXCEPTION: SHOP SPECIAL INSPECTIONS ARE NOT REQUIRED WHEN WORK IS DONE ON THE PREMISES OF FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH CODE SECTION 1704.2.5.1. THE FOLLOWING ACCREDITATIONS MEET THE REQUIREMENTS OF THIS EXCEPTION:

- A. STEEL BUILDINGS (OR STEEL ELEMENTS IN OTHER BUILDINGS)
  - a. FOR GENERAL STEEL BUILDINGS OR ELEMENTS THE FABRICATOR SHALL BE AN ASC CERTIFIED FABRICATOR IN ACCORDANCE WITH THE ASC CERTIFICATION PROGRAM FOR STRUCTURAL STEEL FABRICATORS (ASC 201-04).
  - b. OTHER ACCREDITATION DEEMED ACCEPTABLE BY THE AUTHORITY HAVING JURISDICTION.
- c. IF FABRICATION IS PERFORMED BY AN APPROVED FABRICATOR A CERTIFICATE OF COMPLIANCE MUST BE PROVIDED TO THE BUILDING INSPECTOR THAT THE MATERIALS SUPPLIED AND WORK PERFORMED BY THE FABRICATOR ARE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
- d. IF FABRICATION IS NOT PERFORMED BY AN APPROVED FABRICATOR WELDING INSPECTION REPORTS MUST BE SUBMITTED TO THE BUILDING OFFICIAL BY AN APPROVED TESTING AGENCY.
- d.o. NONDESTRUCTIVE TESTING (NDT) MAY BE PERFORMED BY THE FABRICATOR, HOWEVER THE QA AGENCY SHALL REVIEW THE FABRICATOR'S NDT REPORTS.

B. WOOD BUILDINGS

- a. PREFABRICATED WOOD TRUSSES
- b. STRUCTURAL GLUED LAMINATED TIMBER

**REQUIRED VERIFICATION AND INSPECTIONS**

**WOOD**  
CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPWS-2015

SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	CBC REFERENCE
1. HIGH LOAD DIAPHRAGM WOOD STRUCTURAL PANELS - VERIFY THE FOLLOWING: - GRADE - THICKNESS - NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES - NAIL DIAMETER AND LENGTH - NUMBER OF FASTENER LINES - SPACING BETWEEN FASTENERS IN EACH LINE - SPACING BETWEEN FASTENERS AT EDGE MARGINS		X	1705.5.1 2306.2
3. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING LESS THAN 4" OC. - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS		X	1705.12.2 1705.13.2
4. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING GREATER THAN 4" OC. (NOT REQUIRED) - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS			1705.12.2 1705.13.2

**SOILS**  
CODE TABLE 1705.6

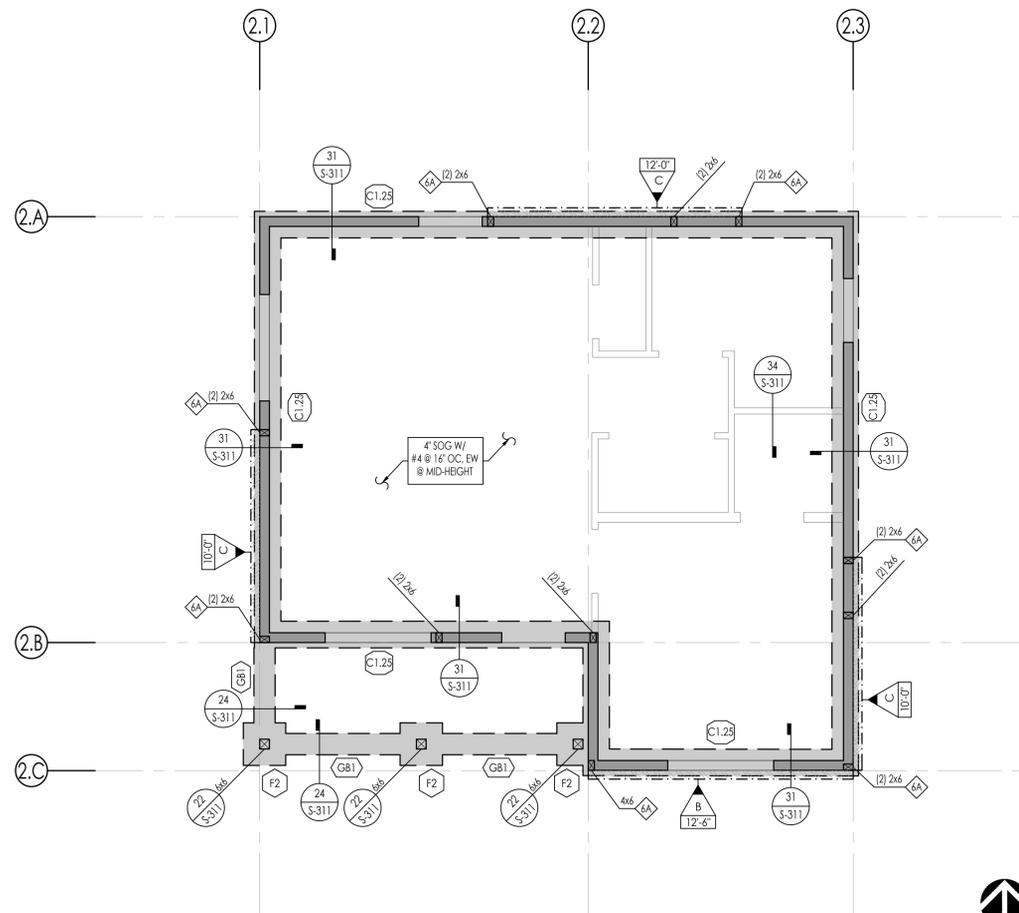
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY				X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL				X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS				X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL		X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.				X

**CONCRETE CONSTRUCTION**  
CODE TABLE 1705.3

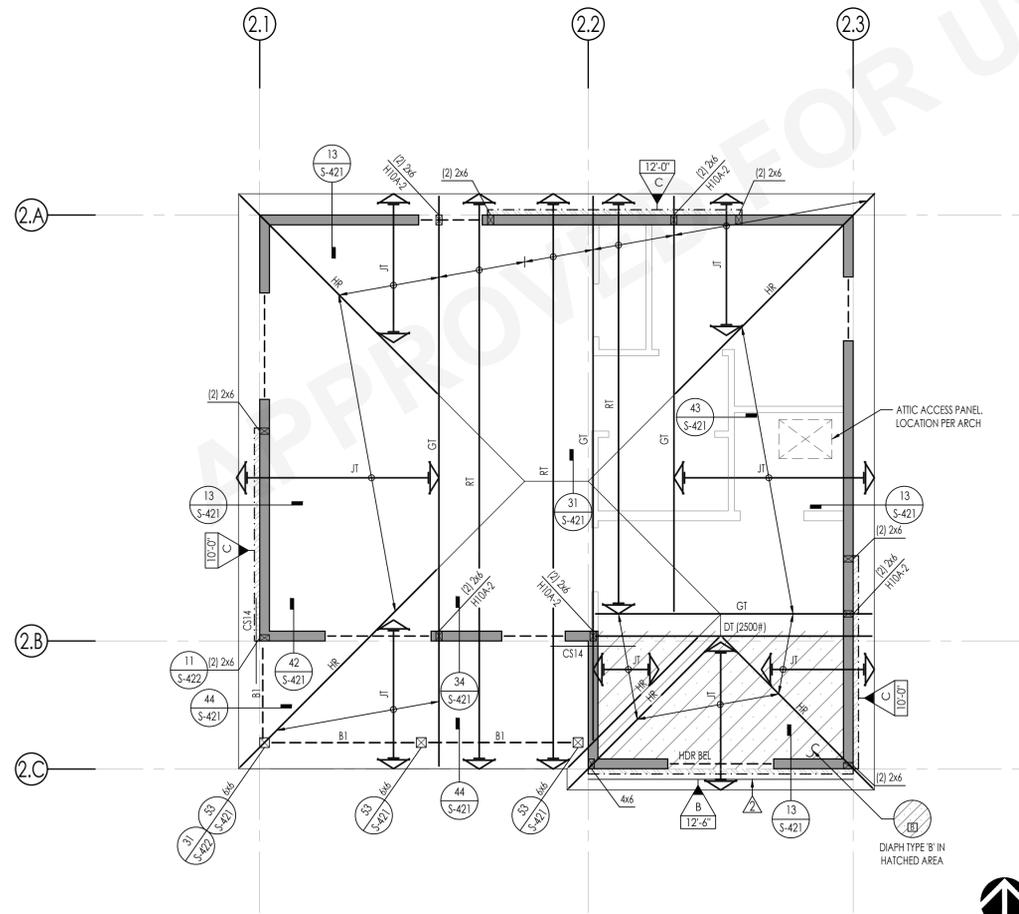
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
3. INSPECT ANCHORS CAST IN CONCRETE		X	ACI 318: 26.7	
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS <sup>(a)</sup>		X	ACI 318: 26.7.1	
(a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X		ACI 318: 26.7.1	
(b) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.		X		



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



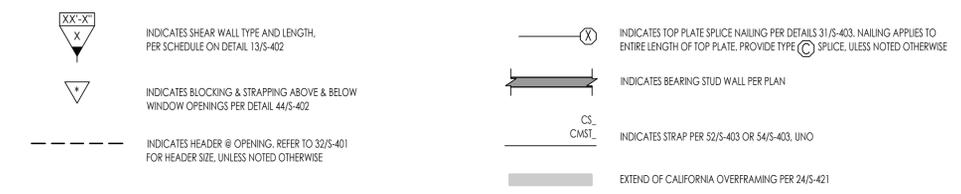
**2 ROOF FRAMING PLAN - BUNGALOW**  
SCALE: 1/4" = 1'-0"

**GENERAL PLAN NOTES**

- GENERAL**
- SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.
 

DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403
  - SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
  - SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.
  - FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
  - ALL DIMENSIONS SHOWN ARE FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.
  - SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
  - SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
  - ALL POSTS IN 6"X WALLS SHALL BE 6X6 UNLESS NOTED OTHERWISE  
ALL POSTS IN 4"X WALLS SHALL BE 4X4 UNLESS NOTED OTHERWISE
- TYPICAL WALL FRAMING SHALL BE:  
2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO  
2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO  
2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO
- FOUNDATION**
- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
  - SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
  - ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT ENGINEERING GEOLOGIST, PROJECT GEOTECHNICAL ENGINEER AND/OR RESPONSIBLE CIVIL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.
  - BOTTOM OF FOOTING TO BE CERTIFIED BY A SOILS OR CIVIL ENGINEER. A COPY OF THE MEMO SHALL BE MADE AVAILABLE TO THE BUILDING SAFETY DIVISION INSPECTOR FOR THE JOB FILE DURING THE BOTTOM OF THE FOOTING INSPECTION.
  - SETBACK CERTIFICATION REQUIRED. A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION OF THE NEW CONSTRUCTION WHEN IT IS 3 FEET OR A SETBACK LINE OR PROPERTY LINE PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING SAFETY DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION.
  - FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301
- FRAMING**
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
  - HOLD-DOWNS SHALL BE RETIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
  - ALL LINES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
  - ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
  - PLYWOOD SHEATHED DIAPHRAGM TYPES:  
ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO  
REFER TO 12/S-403
  - TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
  - ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

**SYMBOL LEGEND**



**FOUNDATION SCHEDULES**

SHEARWALL HOLD-DOWN SCHEDULE			
SPECIFIES HOLD-DOWN/STRAP DETAIL	INDICATES HOLD-DOWN/STRAP TYPE	DETAIL	
	INDICATES SIMPSON HOLD-DOWN W/ S318 TO CONCRETE FOUNDATION:	12/S-311	

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
	1'-3"	SEE NOTE 20	(2) #5 T88	#3 @ 12" OC, BOT	31/S-311

GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
	1'-0"	1'-0"	SEE NOTE 20	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	24/S-311

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
	2'-0"	2'-0"	1'-6"	SEE NOTE 20	(3) #5, EW	(3) #5, EW	22/S-311

NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AB HOLD-DOWN EMBED DEPTHS

**ROOF FRAMING SCHEDULES**

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x8	
B2	6x10	

FLOOR RAFTER SCHEDULE		
MARK	SIZE	REMARKS
J1	2x8 @ 24" OC	

PREFABRICATED ROOF TRUSS		
1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
HGT	MONO PITCH GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX
SC1	SCISSOR TRUSS	24" OC MAX, CEILING SLOPE PER ARCH

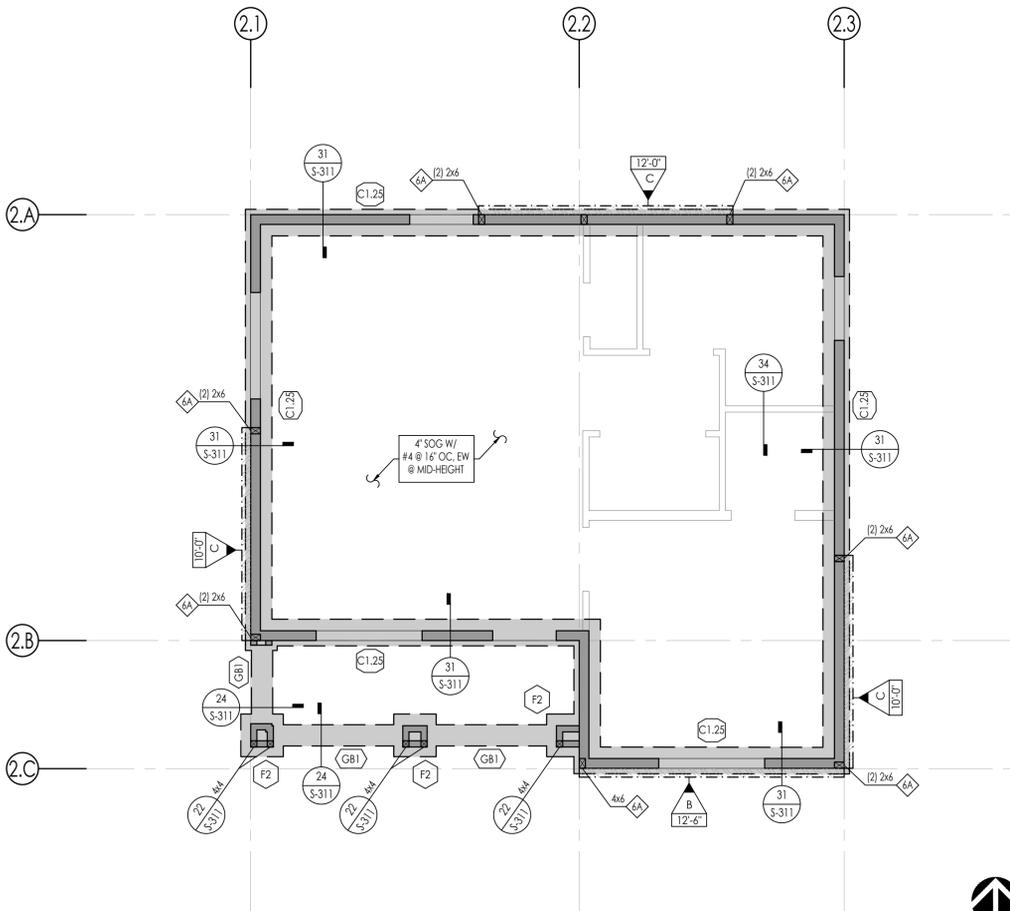
(#\*) = EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL. (0.75) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7.14.12.10.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

**CULVER CITY ADU PROTOTYPES**  
 CULVER CITY, CA  
**FOUNDATION & ROOF FRAMING PLAN - BUNGALOW**

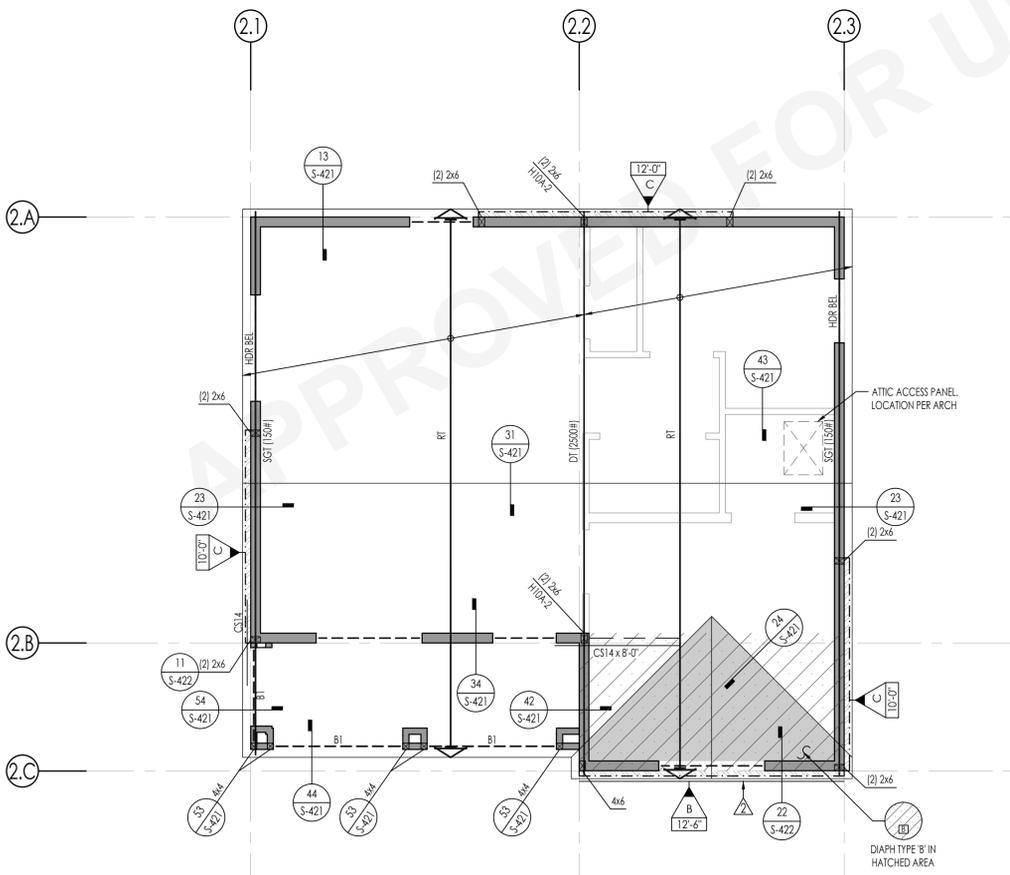
N:\3800\927-01\_C102-Culver-City-ADU-Prototypes\Structural\Drawings\Plan-2\_927-01\_C102-Plan-2.dwg, 3/20/24, 4:47pm, Al Lopez



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



**2 ROOF FRAMING PLAN - SPANISH**  
SCALE: 1/4" = 1'-0"

**GENERAL PLAN NOTES**

**GENERAL**

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.

DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403

- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.
- FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- ALL DIMENSIONS SHOWN ARE FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
- ALL POSTS IN 6"X WALLS SHALL BE 6X6 UNLESS NOTED OTHERWISE  
ALL POSTS IN 4"X WALLS SHALL BE 4X4 UNLESS NOTED OTHERWISE

**TYPICAL WALL FRAMING SHALL BE:**

- 2X6 @ 16" OC @ ALL EXTERIOR WALLS, UNO
- 2X6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO
- 2X4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO

**FOUNDATION**

- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT ENGINEERING GEOLOGIST, PROJECT GEOTECHNICAL ENGINEER AND/OR RESPONSIBLE CIVIL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.
- BOTTOM OF FOOTING TO BE CERTIFIED BY A SOILS OR CIVIL ENGINEER. A COPY OF THE MEMO SHALL BE MADE AVAILABLE TO THE BUILDING SAFETY DIVISION INSPECTOR FOR THE JOB FILE DURING THE BOTTOM OF THE FOOTING INSPECTION.
- SETBACK CERTIFICATION REQUIRED. A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION OF THE NEW CONSTRUCTION WHEN IT IS 3 FEET OR A SETBACK LINE OR PROPERTY LINE PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE MADE AVAILABLE TO THE BUILDING SAFETY DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION.
- FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301

- PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS
- ALL HOLD-DOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING
- ALL BOLT HOLES IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED.
- THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. BOTTOM OF FOOTING TO BE CERTIFIED BY A SOILS OR CIVIL ENGINEER. A COPY OF THE MEMO SHALL BE MADE AVAILABLE TO THE BUILDING SAFETY DIVISION INSPECTOR FOR THE JOB FILE DURING THE FOOTING INSPECTION.
- SATURATE THE SOIL TO A DEPTH OF 18" PRIOR TO CASTING CONCRETE.
- BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
  - 24" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO
  - 24" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO
 NOTE: FOOTING MUST BE DEEPEEN LOCALLY PER DETAIL S2/S-301 TO ACCOMMODATE ANCHOR BOLT HOLD-DOWN EMBED DEPTHS
- IF A SILL ANCHOR BOLT IS NOT INSTALLED PRIOR TO PLACEMENT OF CONCRETE, REFER TO DETAIL S3/S-311 FOR POST INSTALLED ANCHOR SOLUTION. IF HOLD-DOWN ANCHOR BOLT IS NOT INSTALLED PRIOR TO PLACEMENT OF CONCRETE, REFER TO DETAILS 44/S-301 FOR POST INSTALLED ANCHOR SOLUTION.

**FRAMING**

- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
- HOLD-DOWNS SHALL BE RETIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- ALL LINES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
- PLYWOOD SHEATHED DIAPHRAGM TYPES:
  - ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO
  - REFER TO 12/S-403
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
- ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

**SYMBOL LEGEND**

INDICATES SHEAR WALL TYPE AND LENGTH. PER SCHEDULE ON DETAIL 13/S-402	INDICATES TOP PLATE SPICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE C SPICE, UNLESS NOTED OTHERWISE
INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402	INDICATES BEARING STUD WALL PER PLAN
INDICATES HEADER @ OPENING. REFER TO S2/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE	INDICATES STRAP PER S2/S-403 OR S4/S-403, UNO
	EXTEND OF CALIFORNIA OVERFRAMING PER 24/S-421

**FOUNDATION SCHEDULES**

SHEARWALL HOLD-DOWN SCHEDULE			
SPECIFIES HOLD-DOWN/STRAP DETAIL	INDICATES HOLD-DOWN/STRAP TYPE	DETAIL	
	INDICATES SIMPSON HOLD-DOWN W/ S318 TO CONCRETE FOUNDATION:	12/S-311	

GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 20	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	24/S-311

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.23	1'-3"	SEE NOTE 20	(2) #5 T88	#3 @ 12" OC, BOT	31/S-311

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 20	(3) #5, EW	(3) #5, EW	22/S-311

NOTE: FOOTING MUST BE DEEPEEN LOCALLY PER DETAIL S2/S-301 TO ACCOMMODATE AB HOLD-DOWN EMBED DEPTHS

**ROOF FRAMING SCHEDULES**

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x8	
B2	6x10	

FLOOR RAFTER SCHEDULE		
MARK	SIZE	REMARKS
J1	2x8 @ 24" OC	

**PREFABRICATED ROOF TRUSS**

1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

ROOF TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
YJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
HGT	MONO PITCH GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX
SC1	SCISSOR TRUSS	24" OC MAX, CBING SLOPE PER ARCH

(#\*) = EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL. (0.75) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7.14.12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

**CULVER CITY ADU PROTOTYPES**  
CULVER CITY, CA

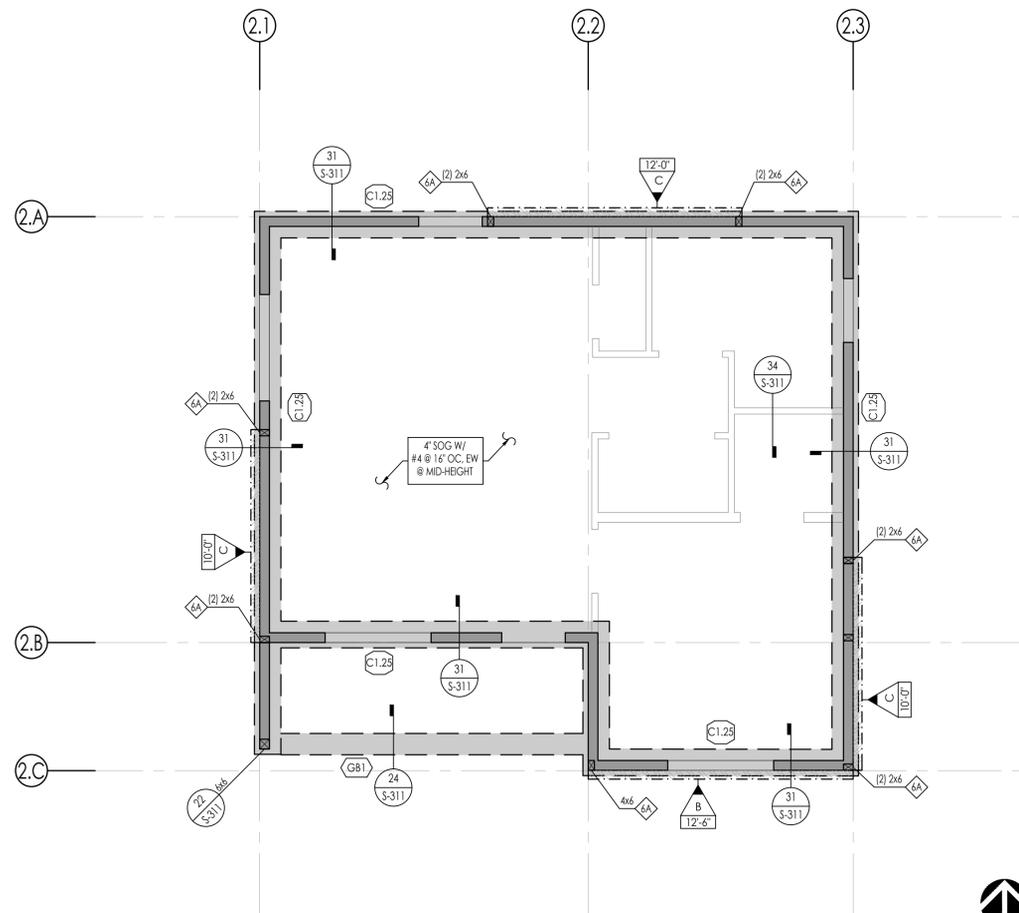
**FOUNDATION & ROOF FRAMING PLAN - SPANISH**

DATE  
01/03/2024  
SHEET

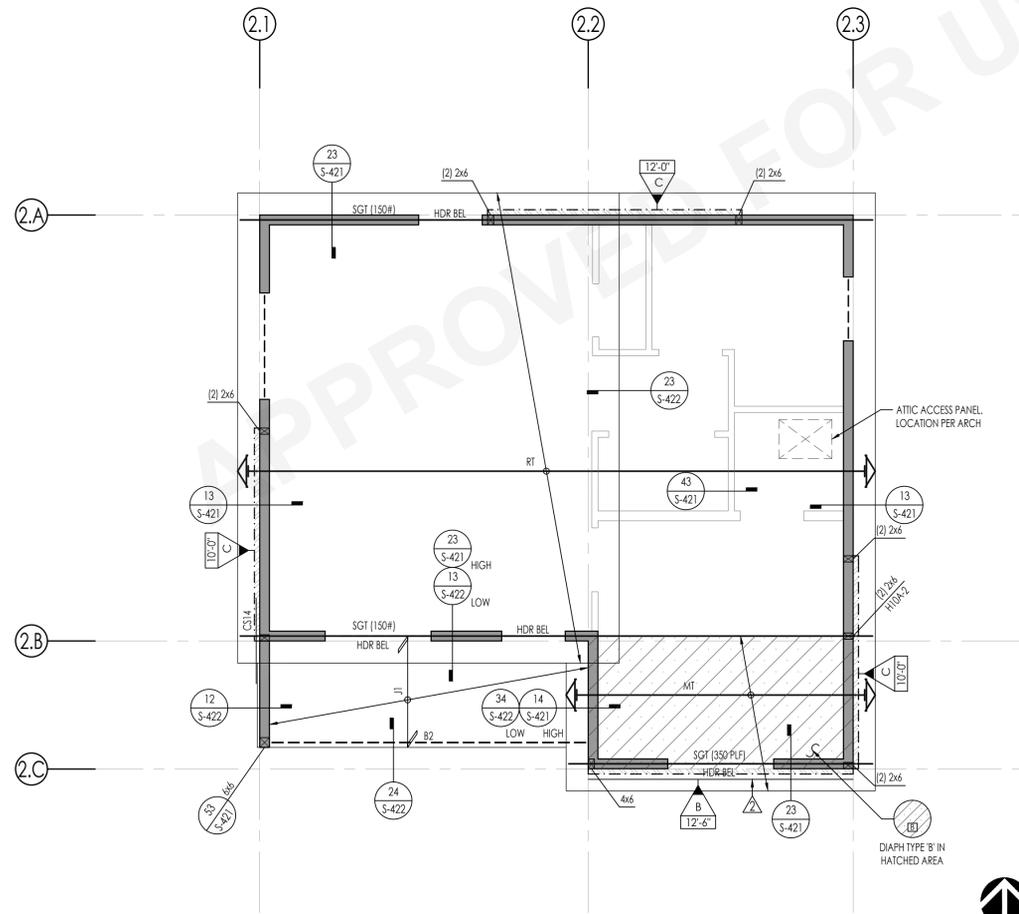
S-211



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



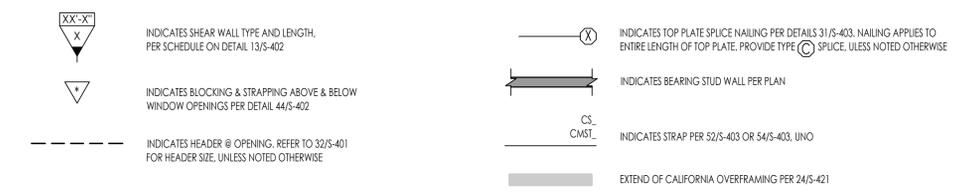
**2 ROOF FRAMING PLAN - MODERN**  
SCALE: 1/4" = 1'-0"

**GENERAL PLAN NOTES**

- GENERAL**
- SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.
 

DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403
  - SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
  - SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.
  - FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
  - ALL DIMENSIONS SHOWN ARE FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.
  - SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
  - SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
  - ALL POSTS IN 6"X WALLS SHALL BE 6X6 UNLESS NOTED OTHERWISE. ALL POSTS IN 4"X WALLS SHALL BE 4X4 UNLESS NOTED OTHERWISE.
- TYPICAL WALL FRAMING SHALL BE:  
 2X6 @ 16" OC @ ALL EXTERIOR WALLS, UNO  
 2X6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO  
 2X4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO
- FOUNDATION**
- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
  - SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
  - ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT ENGINEERING GEOLOGIST, PROJECT GEOTECHNICAL ENGINEER AND/OR RESPONSIBLE CIVIL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.
  - BOTTOM OF FOOTING TO BE CERTIFIED BY A SOILS OR CIVIL ENGINEER. A COPY OF THE MEMO SHALL BE MADE AVAILABLE TO THE BUILDING SAFETY DIVISION INSPECTOR FOR THE JOB FILE DURING THE BOTTOM OF THE FOOTING INSPECTION.
  - SETBACK CERTIFICATION REQUIRED. A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION OF THE NEW CONSTRUCTION WHEN IT IS 3 FEET OR A SETBACK LINE OR PROPERTY LINE PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING SAFETY DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION.
  - FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301
- PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS
  - ALL HOLD-DOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING
  - ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED.
  - THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. BOTTOM OF FOOTING TO BE CERTIFIED BY A SOILS OR CIVIL ENGINEER. A COPY OF THE MEMO SHALL BE MADE AVAILABLE TO THE BUILDING SAFETY DIVISION INSPECTOR FOR THE JOB FILE DURING THE FOOTING INSPECTION.
  - SATURATE THE SOIL TO A DEPTH OF 18" PRIOR TO CASTING CONCRETE.
  - BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
    - 24" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO
    - 24" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO
 NOTE: FOOTING MUST BE DEEPEEN LOCALLY PER DETAIL S2/S-301 TO ACCOMMODATE ANCHOR BOLT HOLD-DOWN EMBED DEPTHS
  - IF A SILL ANCHOR BOLT IS NOT INSTALLED PRIOR TO PLACEMENT OF CONCRETE, REFER TO DETAIL S3/S-311 FOR POST INSTALLED ANCHOR SOLUTION. IF HOLD-DOWN ANCHOR BOLT IS NOT INSTALLED PRIOR TO PLACEMENT OF CONCRETE, REFER TO DETAILS 44/S-301 FOR POST INSTALLED ANCHOR SOLUTION.
- FRAMING**
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
  - HOLD-DOWNS SHALL BE RETIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
  - ALL LINES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
  - ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
  - PLYWOOD SHEATHED DIAPHRAGM TYPES:  
ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO  
REFER TO 12/S-403
  - TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
  - ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

**SYMBOL LEGEND**



**FOUNDATION SCHEDULES**

SHEARWALL HOLD-DOWN SCHEDULE			
SPECIFIES HOLD-DOWN/STRAP DETAIL	INDICATES HOLD-DOWN/STRAP TYPE	DETAIL	
	INDICATES SIMPSON HOLD-DOWN W/ S318 TO CONCRETE FOUNDATION:	12/S-311	

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
	1'-3"	SEE NOTE 20	(2) #5 T88	#3 @ 12" OC, BOT	31/S-311

GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
	1'-0"	1'-0"	SEE NOTE 20	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	24/S-311

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
	2'-0"	2'-0"	1'-6"	SEE NOTE 20	(3) #5, EW	(3) #5, EW	22/S-311

NOTE: FOOTING MUST BE DEEPEEN LOCALLY PER DETAIL S2/S-301 TO ACCOMMODATE AB HOLD-DOWN EMBED DEPTHS

**ROOF FRAMING SCHEDULES**

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x8	
B2	6x10	

FLOOR RAFTER SCHEDULE		
MARK	SIZE	REMARKS
J1	2x8 @ 24" OC	

PREFABRICATED ROOF TRUSS		
1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
HGT	MONO PITCH GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX
SC1	SCISSOR TRUSS	24" OC MAX, CEILING SLOPE PER ARCH

(#\*) - EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL. (0.75) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7.14.12.10.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

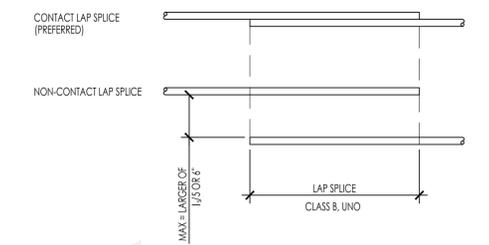
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**CULVER CITY ADU PROTOTYPES**  
CULVER CITY, CA

**FOUNDATION & ROOF FRAMING PLAN - MODERN**



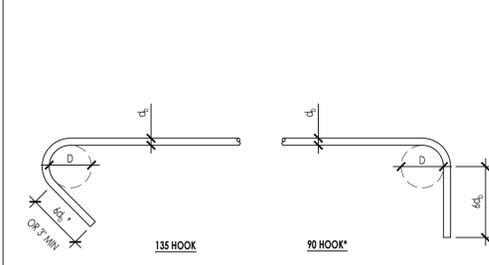
THESE PLANS ARE PROVIDED BY THE CITY OF CULVER CITY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



**REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICE SCHEDULE**

BAR SIZE	DEVELOPMENT LENGTH $l_d$ (CLASS A LAP SPICE)			LAP SPICE $l_s$ (CLASS B LAP SPICE)		
	$f_c$ (psi)	2,500	3,000	$f_c$ (psi)	2,500	3,000
#3	1'-6"	1'-5"	1'-3"	2'-0"	1'-10"	1'-7"
#4	2'-0"	1'-10"	1'-7"	2'-8"	2'-5"	2'-1"
#5	2'-6"	2'-4"	2'-0"	3'-3"	3'-0"	2'-7"
#6	3'-0"	2'-9"	2'-5"	3'-11"	3'-7"	3'-2"
#7	4'-5"	4'-0"	3'-6"	5'-9"	5'-2"	4'-6"
#8	5'-0"	4'-7"	4'-0"	6'-6"	5'-11"	5'-2"
#9	5'-8"	5'-2"	4'-6"	7'-4"	6'-9"	5'-10"
#10	6'-5"	5'-10"	5'-1"	8'-3"	7'-7"	6'-7"
#11	7'-1"	6'-6"	5'-7"	9'-2"	8'-5"	7'-3"

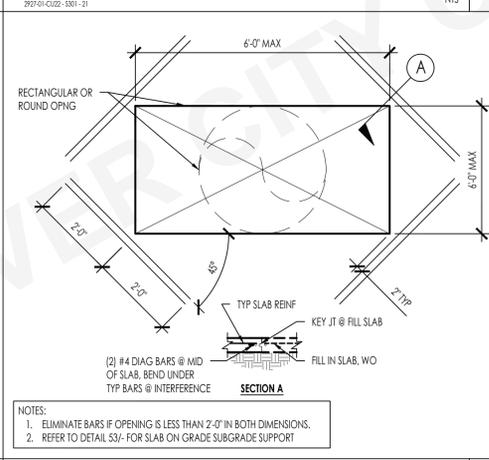
NOTES:  
 1. VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:  
 A. GRADE 60 REINFORCEMENT  
 B. NORMAL WEIGHT CONCRETE  
 o. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3  
 C. NON-EPOXY COATED REINFORCEMENT  
 D. HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS  
 o. FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3  
 E. CLEAR SPACING NOT LESS THAN  $d_b$ , CLEAR COVER NOT LESS THAN  $d_b$ , AND STIRRUPS THROUGH  $l_d$  NOT LESS THAN MIN  
 OR  
 CLEAR SPACING NO LESS THAN  $2d_b$  AND CLEAR COVER NOT LESS THAN  $d_b$   
 o. FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5  
 F. REINFORCEMENT NOT IN SHEAR WALLS  
 o. FOR REINFORCEMENT IN SHEAR WALLS MULTIPLY THE VALUES ABOVE BY 1.25  
 2. THE MULTIPLIERS LISTED IN NOTE 1 ABOVE ARE CUMULATIVE INCREASES IN DEVELOPMENT/LAP SPICE LENGTH.  
 3. ALL LAP SPICES REFERENCED IN THE PLANS SHALL BE CLASS B UNLESS NOTED OTHERWISE.  
 4. WHEN REINFORCING BARS OF TWO SIZES ARE LAP SPICED IN TENSION, USE THE LARGER OF THE TENSION CLASS B, LAP SPICE LENGTH  $l_s$  OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH  $l_d$  OF THE LARGER BAR.



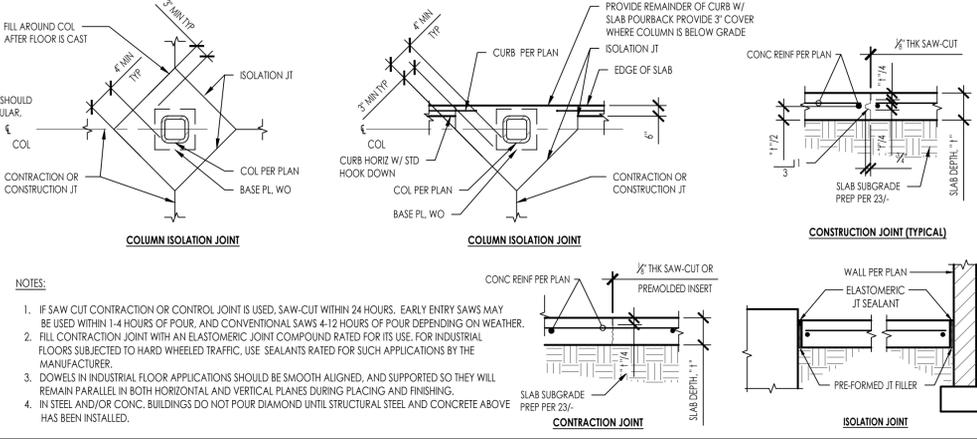
BAR SIZE	D
#3	1 1/2"
#4	2"
#5	2 1/2"

\* PROVIDE 10d<sub>s</sub> EXTENSIONS IN LIEU OF 4d<sub>s</sub> AT ALL FRAME COLUMNS, GIRDERS, SHEAR WALLS AND SHEAR WALL BOUNDARY MEMBERS

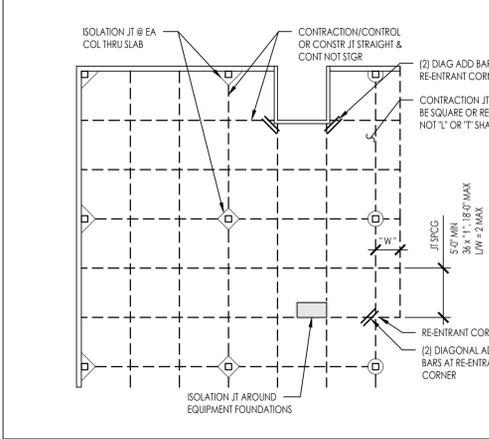
**REIN TIES AND STIRRUPS**



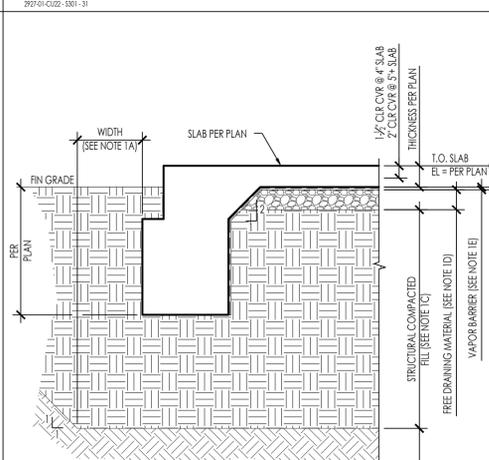
NOTES:  
 1. ELIMINATE BARS IF OPENING IS LESS THAN 2'-0" IN BOTH DIMENSIONS.  
 2. REFER TO DETAIL S31- FOR SLAB ON GRADE SUBGRADE SUPPORT



**NOTES:**  
 1. IF SAW CUT CONTRACTION OR CONTROL JOINT IS USED, SAW-CUT WITHIN 24 HOURS. EARLY ENTRY SAWS MAY BE USED WITHIN 1-4 HOURS OF POUR, AND CONVENTIONAL SAWS 4-12 HOURS OF POUR DEPENDING ON WEATHER.  
 2. FILL CONTRACTION JOINT WITH AN ELASTOMERIC JOINT COMPOUND RATED FOR ITS USE. FOR INDUSTRIAL FLOORS SUBJECT TO HARD WHEELED TRAFFIC, USE SEALANTS RATED FOR SUCH APPLICATIONS BY THE MANUFACTURER.  
 3. DOWELS IN INDUSTRIAL FLOOR APPLICATIONS SHOULD BE SMOOTH ALIGNED, AND SUPPORTED SO THEY WILL REMAIN PARALLEL IN BOTH HORIZONTAL AND VERTICAL PLANES DURING PLACING AND FINISHING.  
 4. IN STEEL AND/OR CONCR. BUILDINGS DO NOT POUR DIAMOND UNTIL STRUCTURAL STEEL AND CONCRETE ABOVE HAS BEEN INSTALLED.



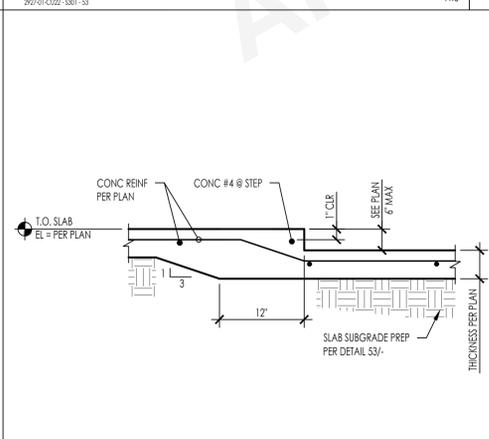
**SLAB ON GRADE JOINTS**



**SLAB ON GRADE EDGE AND SUBGRADE PREP**

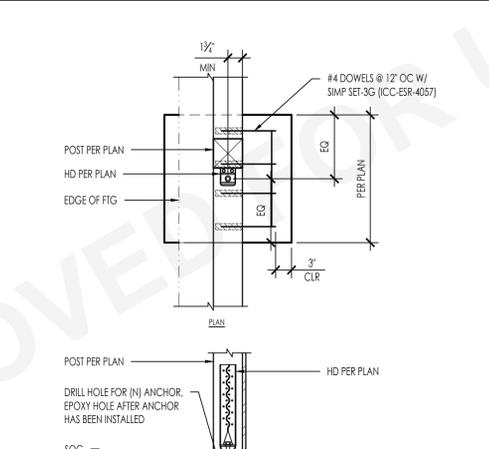
**NOTES:**  
 1. PREPARATION OF THE SLAB SUBGRADE SHALL BE AS FOLLOWS.  
 A. OVER-EXCAVATION SHALL EXTEND 5 FEET BEYOND PERIMETER FOUNDATION, TO PROPERTY LINES OR EXISTING IMPROVEMENTS, WHICHEVER IS LEAST.  
 B. NATIVE MATERIALS  
 o. SHALL BE OVER-EXCAVATED 36" BELOW (E) GRADE OR 18" BELOW BOTTOM OF FOOTINGS, WHICHEVER IS GREATEST.  
 b. THE EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6", MOISTURE CONDITIONED TO 3 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)  
 C. ENGINEERED COMPACTED FILL  
 o. STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH APPROXIMATELY 8" THICK BEFORE COMPACTION, AND SHOULD BE CONDITIONS WITH WATER TO PRODUCE A SOIL WATER CONTENT NEAR OPTIMUM MOISTURE AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)  
 D. 4" THICK, CLEAR FREE-DRAINING MATERIAL SUCH AS 1/2" COARSE AGGREGATE  
 E. REFER TO ARCH DRAWINGS FOR VAPOR BARRIER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR SEALING OF PENETRATIONS, JOINTS AND EDGES.  
 o. VAPOR BARRIER IS NOT TO BE PUNCTURED DURING CONSTRUCTION OF SLAB ON GRADE.  
 F. 2" THICK OPTIONAL SAND LAYER, SHALL BE LIGHTLY MOISTENED PRIOR TO PLACING CONCRETE.

**SLAB ON GRADE DEPRESSION**

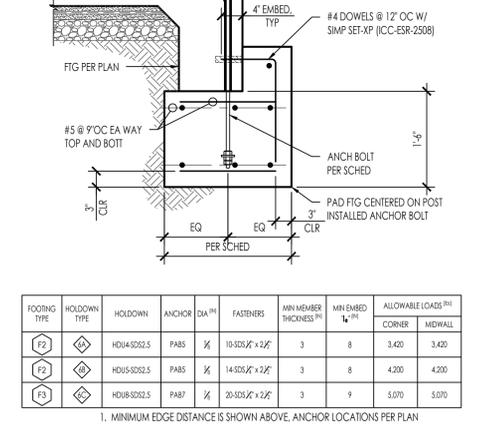


**SLAB ON GRADE DEPRESSION**

**SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)**

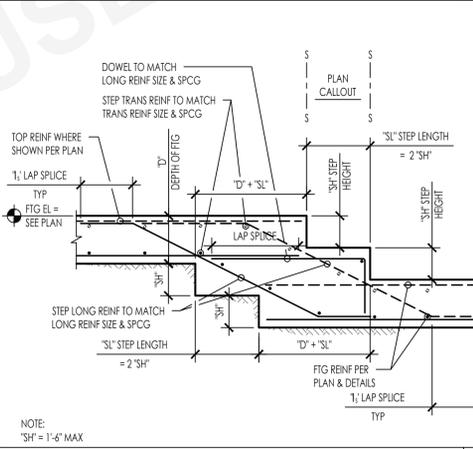


**SLAB ON GRADE DEPRESSION**

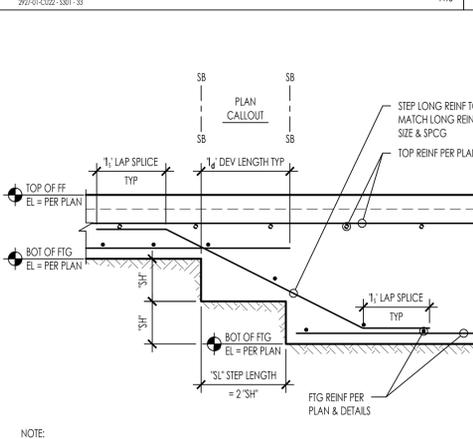


**MISSED HOLDDOWN @ FTG**

**DEEPEMED FTG @ ANCHOR BOLT**

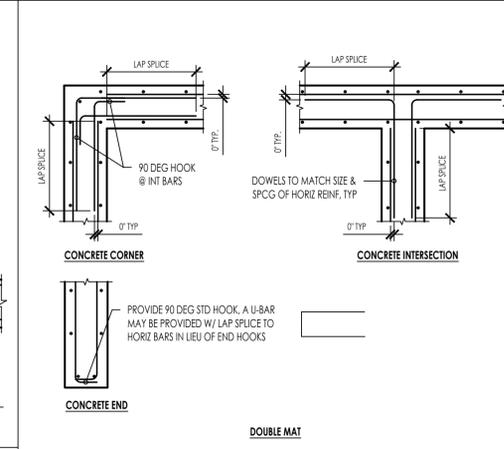


**STEP FOOTING**

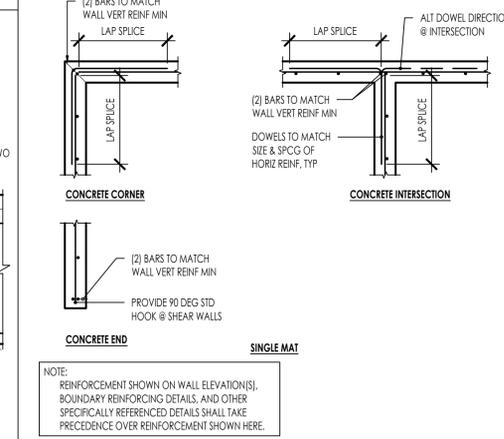


**STEPPED FOOTING (BOTTOM ONLY)**

**SOG OPENING**

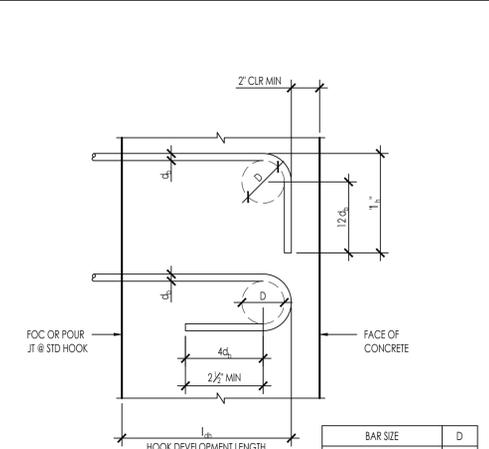


**CONC REIN @ INTERSECTION**



**CONC REIN @ INTERSECTION**

**REIN DEVELOPMENT LENGTH AND SPLICES**



**REIN HOOK DEVELOPMENT LENGTH AND BENDS**

**STANDARD HOOK DEVELOPMENT LENGTH  $l_{dh}$**

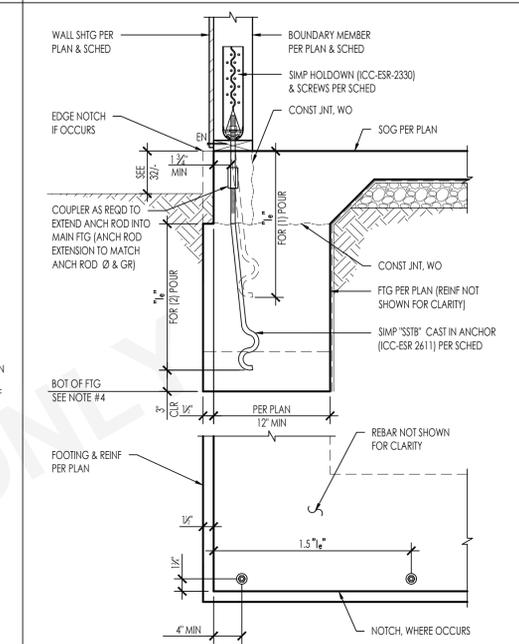
BAR SIZE	D	$l_{dh}$	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-8"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-7"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-10"	2'-7"	2'-3"

**REIN HOOK DEVELOPMENT LENGTH AND BENDS**

**CULVER CITY ADU PROTOTYPES**  
 CULVER CITY, CA  
 TYPICAL CONCRETE DETAILS

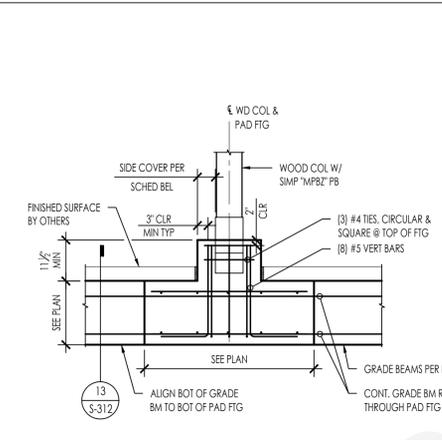


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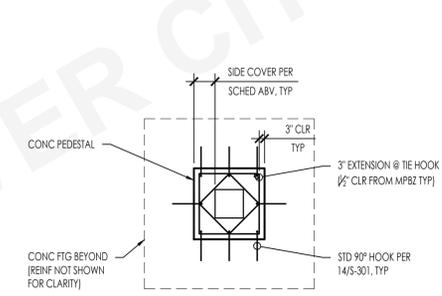


TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED 1/4" (IN)		ALLOWABLE LOADS (KIP)	
						CORNER	MIDWALL	CORNER	MIDWALL
DA	HDU4-SDS2.5	SSTB16	1/2"	10-SDS 1/2" x 2 1/2"	3	12 3/4"	3.424	3.424	
DB	HDUS-SDS2.5	SSTB20	3/4"	14-SDS 1/2" x 2 1/2"	3	16 3/4"	4.234	4.234	
DC	HDUS-SDS2.5	SSTB24	1"	14-SDS 1/2" x 2 1/2"	3	20 3/4"	4.234	4.234	
DD	HDQ8-SDS3	SSTB28	1 1/4"	20-SDS 1/2" x 3"	4 1/2"	24 3/4"	5.723	5.723	

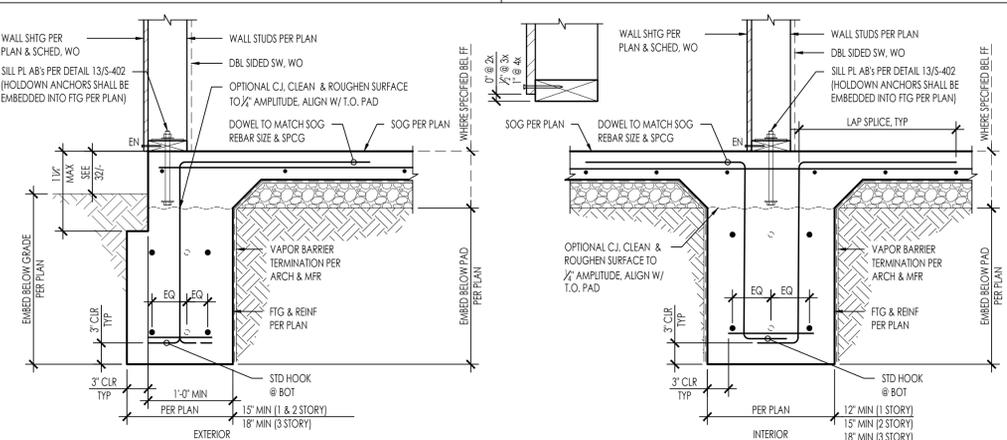
- MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
- MINIMUM ANCHOR TO ANCHOR SPACING IS 3x
- \* = CAPACITY LIMITED BY HOLDOWN
- DEEPEN FOOTING AT HOLDOWN ANCHOR AS REQ'D PER DETAIL 32/31



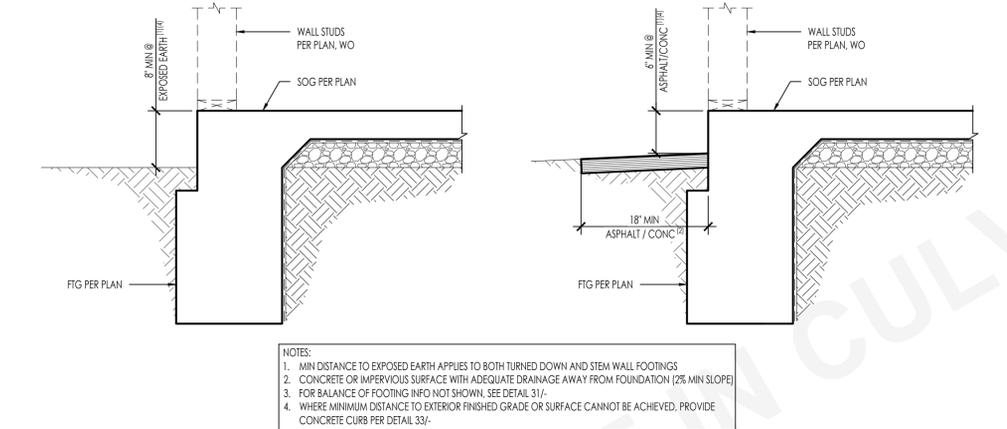
POST SIZE	MIN SIDE COVER
4x4	0'-4"
6x6	0'-5"
8x8	0'-6"



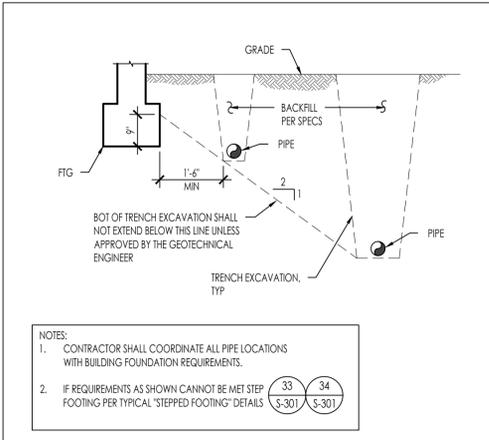
MOMENT BASE POST @ POLE FOOTING 1/2" = 1'-0"



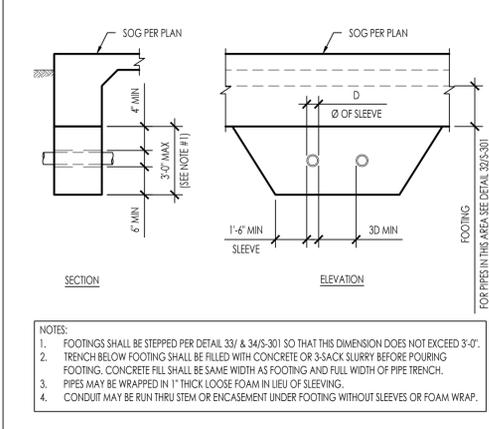
CONTINUOUS WALL FOOTING



MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING

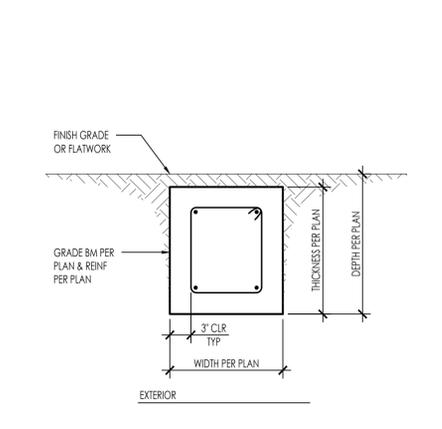


PIPES PARALLEL TO FOOTINGS

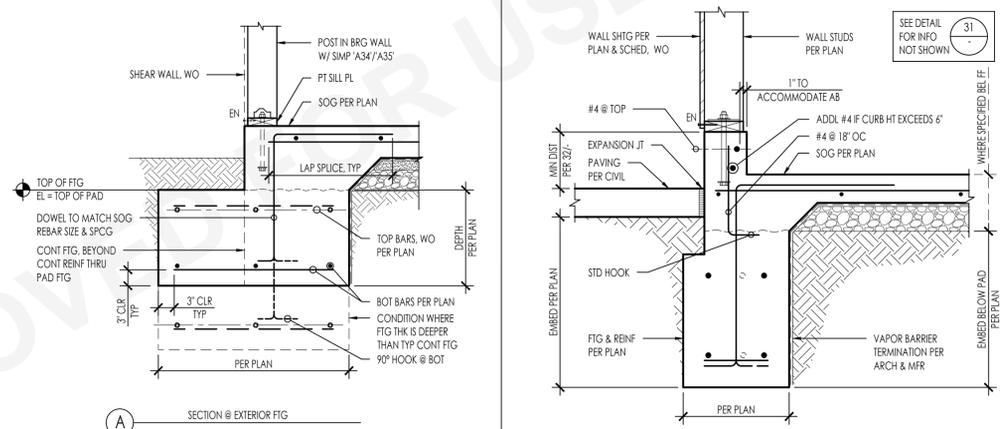


PIPES PERPENDICULAR TO FOOTINGS

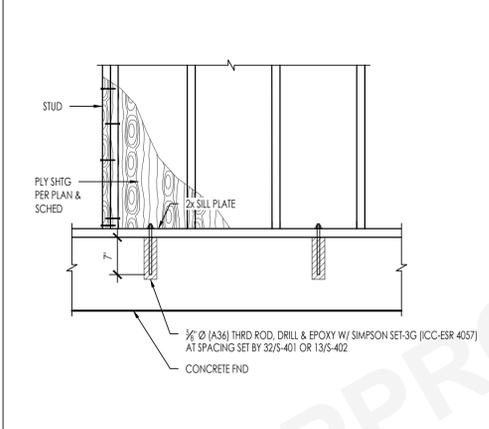
SSTB ANCHOR & HOLDOWN @ FOUNDATION



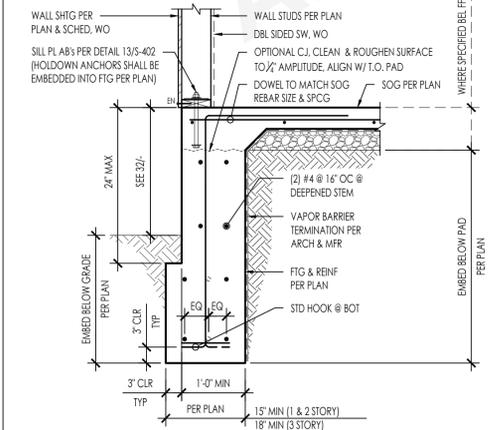
EXTERIOR CONTINUOUS WALL FTG W/ CURB



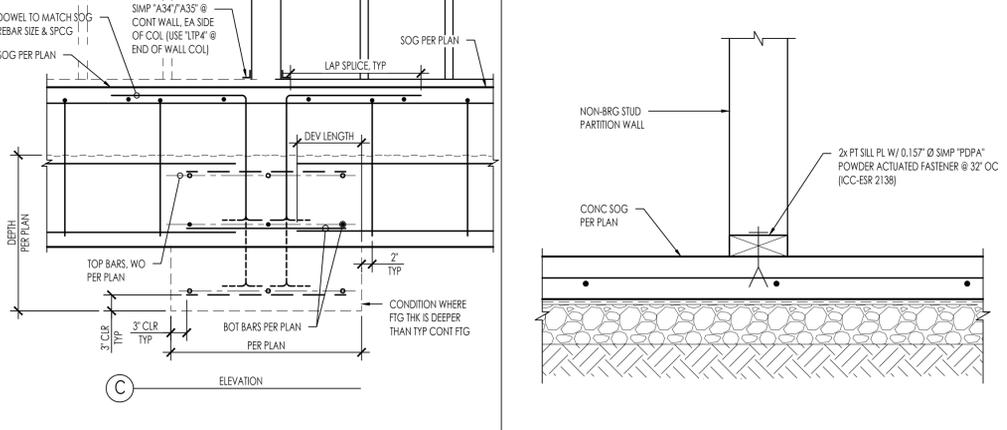
SPREAD FOOTING @ BEARING WALL POST



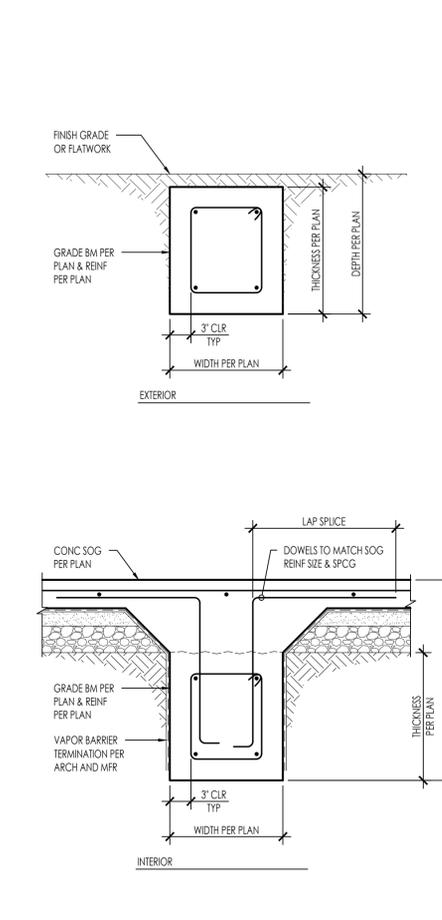
MISSED ANCHOR BOLTS @ FOOTING



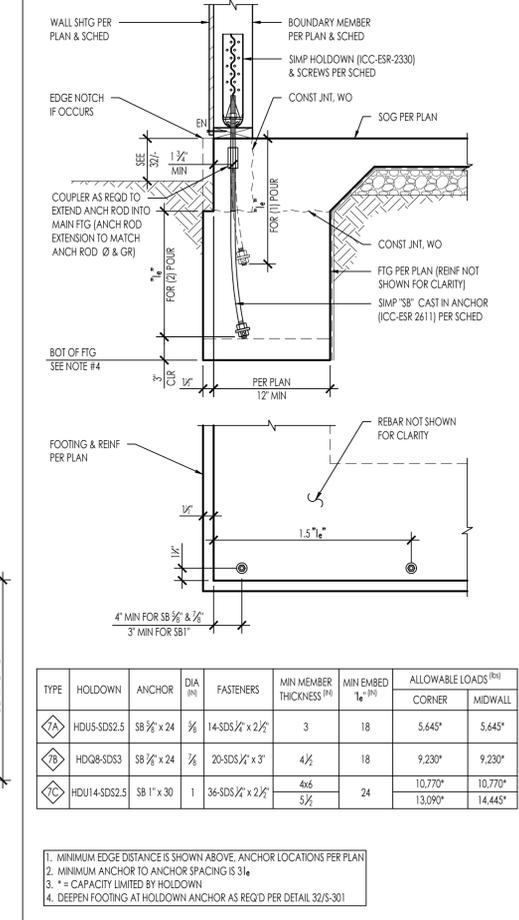
DEEPEXTERIOR FOOTING



NON-BEARING WALL ANCHORAGE @ SOG



GRADE BEAM



SB ANCHOR & HOLDOWN @ FOUNDATION

TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	MIN MEMBER THICKNESS (IN)	MIN EMBED 1/4" (IN)		ALLOWABLE LOADS (KIP)	
						CORNER	MIDWALL	CORNER	MIDWALL
DA	HDUS-SDS2.5	S8 1/2" x 24"	1/2"	14-SDS 1/2" x 2 1/2"	3	18"	5.645"	5.645"	
DB	HDQ8-SDS3	S8 1/2" x 24"	3/4"	20-SDS 1/2" x 3"	4 1/2"	18"	9.230"	9.230"	
DC	HDU14-SDS2.5	S8 1" x 30"	1"	36-SDS 1/2" x 2 1/2"	5 1/2"	24"	13.090"	14.445"	

- MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
- MINIMUM ANCHOR TO ANCHOR SPACING IS 3x
- \* = CAPACITY LIMITED BY HOLDOWN
- DEEPEXTERIOR FOOTING AT HOLDOWN ANCHOR AS REQ'D PER DETAIL 32/31

CULVER CITY ADU PROTOTYPES CULVER CITY, CA  
CONCRETE DETAILS  
PUBLIC SET  
DATE 01/03/2024  
SHEET S-311

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**CULVER CITY ADU PROTOTYPES**  
CULVER CITY, CA

TYPICAL WOOD DETAILS

DATE  
01/03/2024  
SHEET

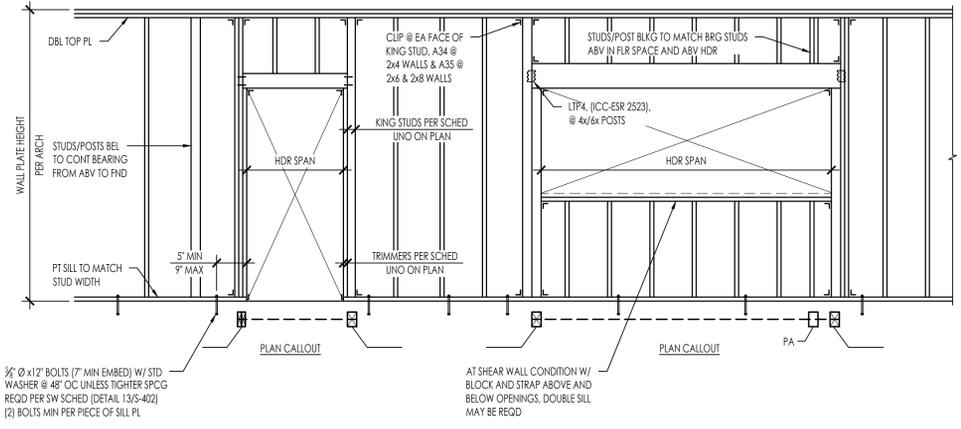
S-401

PUBLIC SET

FASTENING SCHEDULE PER 2022 CBC 2304.10.2		
CONNECTION	FASTENING	LOCATION
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON	EACH END, TOENAIL
2. BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TO TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL
3. FLAT BLOCKING TO TRUSS AND WEB FILER	2-16d COMMON	END NAIL
4. CEILING JOIST TO TOP PLATE	1-6d COMMON @ 6' OC	FACE NAIL
5. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTERS, LAPS OVER PARTITIONS	3-8d COMMON	EACH JOIST, TOENAIL
6. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	3-16d COMMON	FACE NAIL
7. COLLAR TIE TO RAFTER	3-10d COMMON	FACE NAIL
8. RAFTER OR ROOF TRUSS TO PLATE	3-10d COMMON	TOENAIL <sup>o</sup>
9. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTER; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON	END NAIL
10. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	3-10d COMMON	TOENAIL
11. BUILT-UP HEADER (2" TO 2" HEADER)	1-6d COMMON	1/4" OC EACH EDGE, FACE NAIL
12. CONTINUOUS HEADER TO STUD	4-10d COMMON	TOENAIL
13. TOP PLATE TO TOP PLATE	1-6d COMMON	1/4" OC FACE NAIL
14. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	2-16d COMMON	1/4" OC FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON	TOENAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON	END NAIL
18. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON	FACE NAIL
20. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON	6" OC, TOENAIL
21. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON	FACE NAIL
22. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	FACE NAIL
23. BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192)	3/2" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDE
24. LEDGER STRIP SUPPORTING JOIST OR RAFTERS	3-16d COMMON	EACH JOIST OR RAFTER, FACE NAIL
26. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON	END NAIL
27. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL

NOTES:  
a. THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED  
b. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL

BEARING/SHEAR WALL HEADER SCHEDULE				
1-STORY			6 INCH WALLS	
1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER
	UP TO 3'-0"	6x4	2x	2x6
	3'-0" - 5'-0"	6x6	2x	2x6
	5'-0" - 7'-0"	6x8	(2) 2x	2x6 (2) 2x6



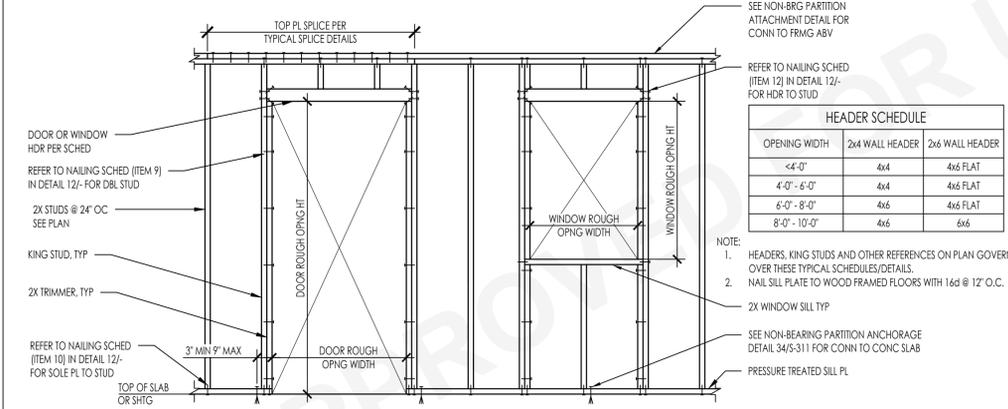
3/8" Ø x 12" BOLTS (7" MIN EMBED) W/ STD WASHER @ 48" OC UNLESS TIGHTER SPCC REQD PER SW SCHED (DETAIL 135-402) (2) BOLTS MIN PER PIECE OF SILL PL

AT SHEAR WALL CONDITION W/ BLOCK AND STRAP ABOVE AND BELOW OPENINGS, DOUBLE SILL MAY BE REQD

NOTES:  
1. THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING  
A. FOR SHEAR WALLS SEE 3415-402 FOR ADD'L REQUIREMENTS.  
B. FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 431.  
2. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS  
3. PROVIDE A34 @ 4" WALLS & A35 @ 6" OR GREATER WALLS (ICC-ESR 2353)

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

2927-01-C102-1461-12



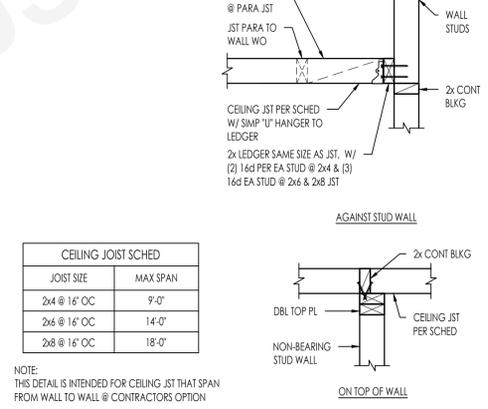
HEADER SCHEDULE		
OPENING WIDTH	2x4 WALL HEADER	2x6 WALL HEADER
<4'-0"	4x4	4x6 FLAT
4'-0" - 6'-0"	4x4	4x6 FLAT
6'-0" - 8'-0"	4x6	4x6 FLAT
8'-0" - 10'-0"	4x6	6x6

NOTE:  
1. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THESE TYPICAL SCHEDULES/DETAILS.  
2. NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 1-6d @ 12" O.C.

SEE NON-BEARING PARTITION ANCHORAGE DETAIL 34/5-311 FOR CONN TO CONC SLAB

INTERIOR NON-BEARING PARTITION WALL FRAMING

2927-01-C102-1461-13



CEILING JOIST SCHED	
JOIST SIZE	MAX SPAN
2x4 @ 16" OC	9'-0"
2x6 @ 16" OC	14'-0"
2x8 @ 16" OC	18'-0"

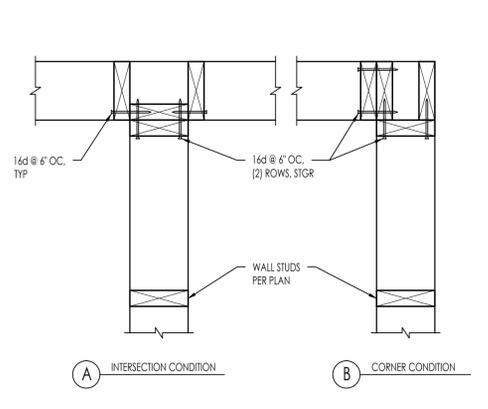
NOTE:  
THIS DETAIL IS INTENDED FOR CEILING JST THAT SPAN FROM WALL TO WALL @ CONTRACTORS OPTION

CEILING JOIST SCHED & DETAILS

2927-01-C102-1461-13

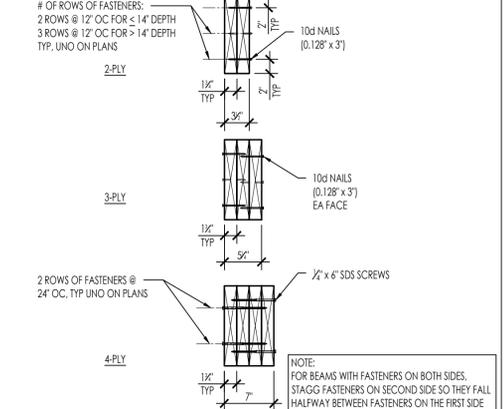
NAILING SCHEDULE

2927-01-C102-1461-12



TYPICAL WOOD STUD INTERSECTIONS

2927-01-C102-1461-13



MULTI-PLY MEMBER CONNECTION

2927-01-C102-1461-13

LEDGER DETAIL

2927-01-C102-1461-14

ANCHOR BOLT AT WOOD STUD

2927-01-C102-1461-14



NOTE:  
THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND OR RIM JOIST

ANCHOR BOLT AT WOOD STUD

2927-01-C102-1461-14

ANCHOR BOLT AT WOOD STUD

2927-01-C102-1461-14

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**STRAP TO BOTTOM OF FLUSH BEAM**

**STRAP TO FACE OF DROP BEAM**

**STRAP TO TOP OF DROP BEAM**

STRAP MODEL	END FASTENERS	END LENGTH (IN)	ALLOWABLE TENSION LOADS (lbs)
CS16	(20) 10d	11	1,705
	(22) 8d	13	
CS14	(26) 10d	15	2,490
	(30) 8d	16	
CMSTC16	(50) 16d	20	4,690
CMST14	(56) 16d	26	6,475
	(66) 10d	30	
CMST12	(74) 16d	33	9,215
	(86) 10d	39	

**DRAG STRAP AT BEAM-TO-WALL** NTS 52

**WOOD TRUSS FRAMING**

STRAP MODEL	FASTENERS PER SPICE	SPICE LENGTH (IN)	MIN BLKG WIDTH	ALLOWABLE TENSION LOADS (lbs)
CS16	(5) 10d	8	1 1/2"	1,705
	(6) 8d	9	1 1/2"	
CS14	(6) 10d	9	1 1/2"	2,490
	(7) 8d	10	1 1/2"	
CMSTC16	(11) 16d	10	3 1/2"	4,690
CMST14	(13) 16d	14	3 1/2"	6,475
	(15) 10d	15	3 1/2"	
CMST12	(18) 16d	18	3 1/2"	9,215
	(22) 10d	21	3 1/2"	

**BLOCK & STRAP PERP TO FRMG** NTS 54

**DBL TOP PLATE SPLICE NAILING**

WALL TYPE	MIN LAP SPICE	NAILS EA SIDE
NON-BEARING	2'-0"	(8) 16d

SYMBOL	MIN LAP SPICE	NAILS EA SIDE	ALLOWABLE TOP CHORD CAPACITY
⊙	4'-0"	(8) 16d	1,800#
⊙	4'-0"	(12) 16d	2,700#
⊙	4'-0"	(16) 16d	3,600#
⊙	4'-0"	(20) 16d	4,500#
⊙	4'-0"	(24) 16d	5,400#
⊙	4'-0"	(28) 16d	6,300#
⊙	4'-0"	(32) 16d	7,200#

**DBL TOP PLATE SPLICE NAILING** NTS 31

**1.55E LSL HEADERS & BEAMS**

HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
9 1/2"	3"
11 1/2"	3 3/4"
14" - 16"	4 3/4"

**1.55E LSL NOTES:**

- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER.
- ROUND HOLES ONLY.
- NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

**1.55E LSL HEADERS & BEAMS** NTS 33

**LVL, PSL, & 1.3E LSL HEADERS & BEAMS**

HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
4 3/4"	1"
5 1/2"	1 1/2"
7 1/2" - 20"	2"

**LVL, PSL, & 1.3E LSL NOTES:**

- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
- ROUND HOLES ONLY.
- NO HOLES IN CANTILEVERS.
- NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

**ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS** NTS 33

**SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS**

JOIST SIZE	MAX HOLE	MAX NOTCH DEPTH	MAX END NOTCH	MAX NOTCH LENGTH
2X4	NONE	NONE	NONE	NONE
2X6	1 1/2"	7/8"	1 1/2"	1 1/2"
2X8	2 1/2"	1 1/2"	1 1/2"	2 1/2"
2X10	3"	1 1/2"	2 1/2"	3"
2X12	3 1/2"	1 1/2"	2 1/2"	3 1/2"

**NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.**

**SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS** NTS 34

**PLYWOOD DIAPHRAGM SHEATHING**

EDGE NAILING (EN) PER SCHED  
BOUNDARY NAILING (BN) PER SCHED  
CONT. PANEL JT  
FIELD NAILING (FN) PER SCHED  
MIN LAP SPICE PER SCHED  
NAIL SPC @ PANEL EDGES PER SCHED  
FRMG PER PLAN  
STGR PANEL JT  
BLKG AT PANEL JT  
SHIG PER SCHED  
NOMINAL MEMBER WIDTH AT PANEL EDGES & BOUNDARIES PER SCHED

**DIAPHRAGM SCHEDULE**

TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES	LINES OF FASTENERS
A	ROOF	SEE NOTE 5	STRUCT 1	32 / 16	NO	10d	6	-	6	12	H-CLIPS	1
B	ROOF	SEE NOTE 5	STRUCT 1	32 / 16	YES	10d	6	6	6	12	2x4 FLAT	1

**NOTES:**

- DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING. REFER TO PROJECT GENERAL NOTES.
- MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 1/2" FROM SHEATHING EDGE AND 3/8" FROM LUMBER EDGE.
- NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND SHALL NOT PENETRATE THE TOP OF PLYWOOD MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS.
- WHERE H-CLIPS ARE SPECIFIED, THEY SHOULD BE INSTALLED AS FOLLOWS:
  - ONE H-CLIP SHALL BE PLACED BETWEEN ABUTTING PANELS AT A LOCATION MIDWAY BETWEEN EACH PAIR OF TRUSSES, RAFTERS OR JOISTS. HOWEVER, (2) H-CLIPS ARE REQUIRED BETWEEN SUPPORTS WHEN SPACED 48 INCHES ON CENTER.
  - USE THE SAME SIZE PANEL EDGE CLIP AS THE PANEL THICKNESS. H-CLIPS MUST FIT SNUGLY.
  - ABUTTING WOOD STRUCTURAL PANELS BE FITTED AS CLOSELY AS CLIPS PERMIT. OCCASIONAL MISFIT OF ABUTTING SHEETS MAY BE TOLERATED PROVIDING THAT GAPS DO NOT EXCEED MAXIMUM OPENING OF 1/4".
- ROOF SHEATHING THICKNESS SHALL BE INSTALLED AS FOLLOWS:
  - 1/2" @ SINGLE PLY OR ASPHALT SHINGLES
  - 1/2" @ TILE
  - 3/8" @ TILE WITH MORTAR
- STRUCTURALLY ACCEPTABLE TO USE "SHEATHING" SHEATHING GRADE @ FLOOR LOCATIONS WITHOUT GYPCRETE TOPPING

**PLYWOOD DIAPHRAGM SHEATHING** NTS 12

**OPENING AT FRAMING**

EN ALONG BLKG & JST FOR A DISTANCE OF 2'-0" @ EA CORNER OF OPNG  
SIMP ST12 CENTERED ON JST, TYP  
MULTIPLE JST (OR BM WHERE NOTED ON PLAN)  
SIMP HUSTF JST HGR, TYP  
DBL JST TRIMMER  
OPNG  
SIMP ST12 CENTERED ON JST, TYP  
FOR "D" = 2'-8" MAX, USE (2) JOISTS  
FOR "D" = 4'-0" MAX, USE (3) JOISTS

**OPENING AT FRAMING** NTS 23

**DIAPHRAGM PANEL JOINTS**

2-10d TOE NAILS EA END  
JST PER PLAN, TYP  
BLKG WHERE SPECIFIED PER SCHED  
FLR SHIG PER PLAN & DETAIL 12J-  
GAP PER DETAIL 12J-  
DIAPH BN PER PLAN & SCHED  
2 x 4 FLAT BLKG WHERE SPECIFIED  
FLR SHIG PER PLAN & DETAIL 12J-  
GAP PER DETAIL 12J-  
H-CLIP  
H-CLIP WHERE SPECIFIED

**DIAPHRAGM PANEL JOINTS** NTS 13

**TYP WALL NOTCH AND BORING LIMITATIONS**

STUD SIZE (IN)	APPLICATION	MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2X4	NON-BEARING	2 1/2"	1 3/4"
	EXTERIOR/BEARING	1 3/4"	7/8"
2X6	NON-BEARING	3 1/4"	2 3/4"
	EXTERIOR/BEARING	2 3/4"	1 3/4"

**NOTES:**

- NOTCHING AND BORING NOT PERMITTED IN THE SAME STUD SECTION.
- NO MORE THAN 2 SUCCESSIVE DBL STUDS ARE PERMITTED TO HAVE 60% MAX BORED HOLES.

**TYP WALL NOTCH AND BORING LIMITATIONS** NTS 24

**TOP PL AND SILL NOTCH AND BORING LIMITATIONS**

TOP PL OR SILL PL	A	B	C	D	E	F
2X4	3/4"	1/2"	1/4"	1/2"	3/4"	6
2X6	1/2"	3/4"	1/4"	3/4"	1/2"	9
2X8	3/4"	3"	3/4"	3/4"	1 1/4"	12

**NOTCHES MIN 6'-0" OC**  
"C" MAX BORED HOLE  
"A" MAX  
"E" MIN  
1'-0" MIN  
1'-0" MIN  
TOP OR SILL PL  
1 1/2" WIDE x 1/4" GAGE GALVANIZED STRAP FASTENED TO EA PL ACROSS THE OPNG & ATTACHED ON EA SIDE OF THE OPNG W/ NOT LESS THAN "E" 16d COMMON NAILS

**TOP PL AND SILL NOTCH AND BORING LIMITATIONS** NTS 14

**CULVER CITY ADU PROTOTYPES**  
CULVER CITY, CA

**TYPICAL WOOD DETAILS**

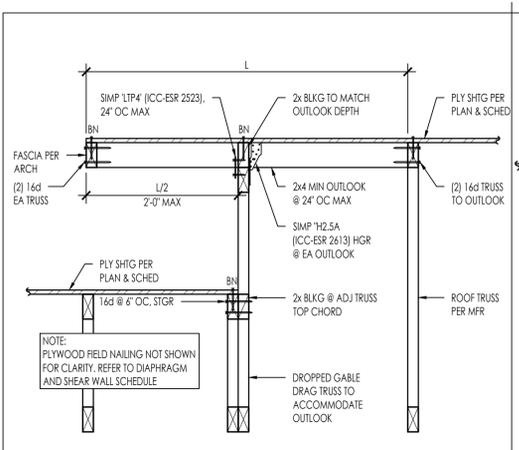
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**DATE**  
01/03/2024

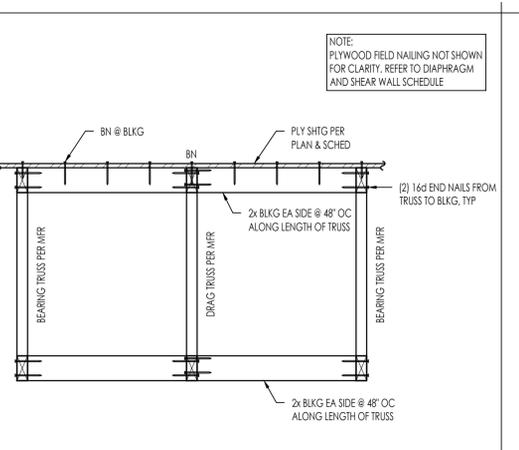
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S-403



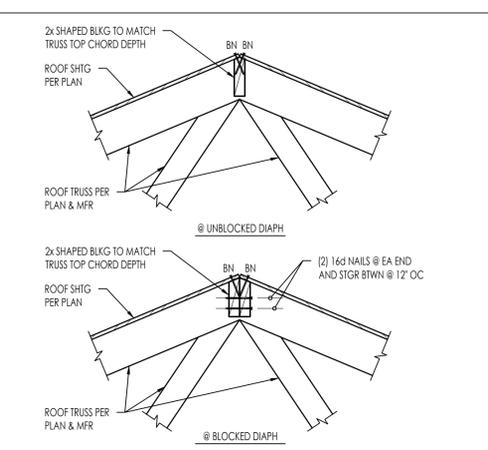
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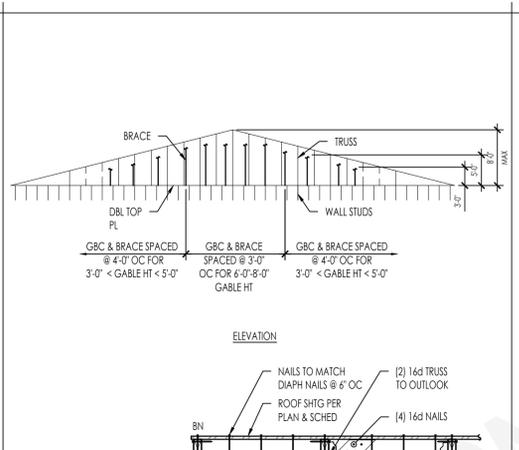
DIAPH TRANSITION W/ OVERHANG  
2927-01-C102-1401-51 1" = 1'-0" 51



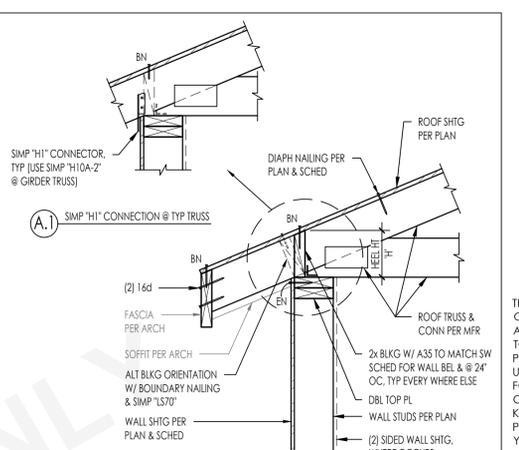
INTERIOR DRAG TRUSS  
2927-01-C102-1401-41 1" = 1'-0" 41



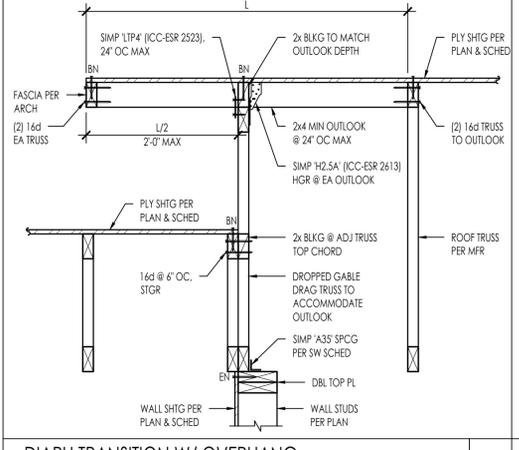
SHEATHING OVER ROOF RIDGE  
2927-01-C102-1401-31 1" = 1'-0" 31



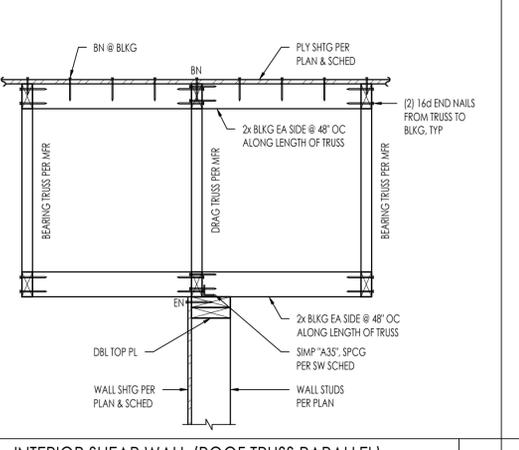
TRUSS TO GIRDER TRUSS  
2927-01-C102-1401-32 1" = 1'-0" 32



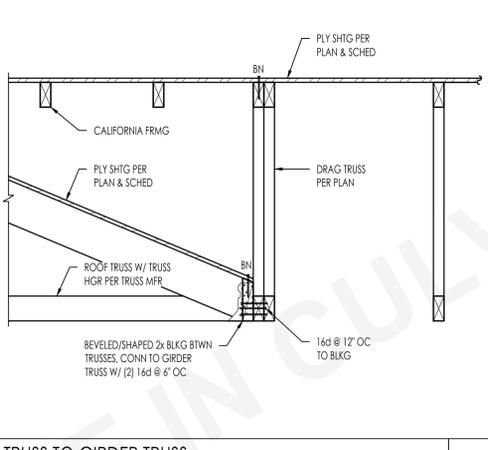
GABLE END TRUSS  
2927-01-C102-1401-23 NTS 23



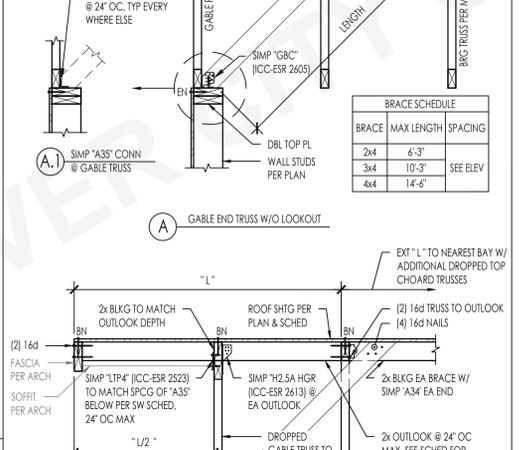
DIAPH TRANSITION W/ OVERHANG  
2927-01-C102-1401-52 1" = 1'-0" 52



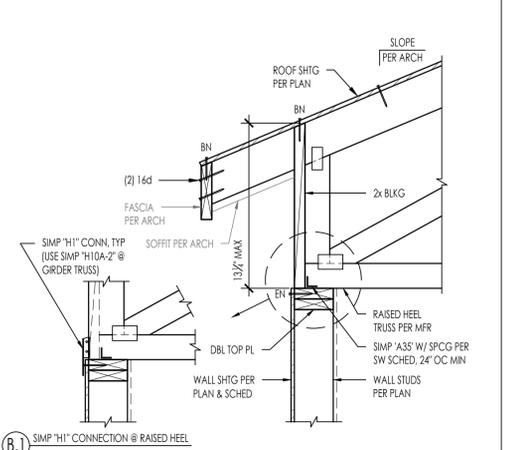
INTERIOR SHEAR WALL (ROOF TRUSS PARALLEL)  
2927-01-C102-1401-42 1" = 1'-0" 42



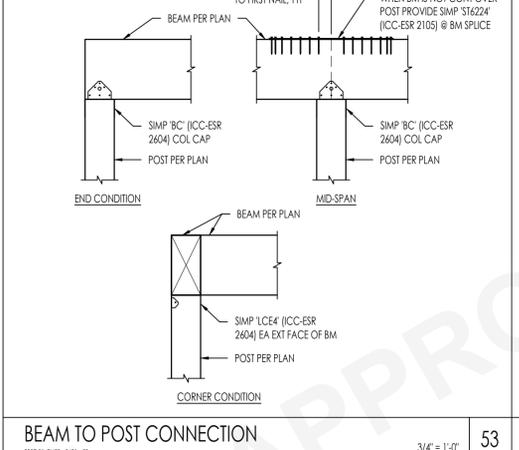
TRUSS TO GIRDER TRUSS W/ WALL BELOW  
2927-01-C102-1401-33 1" = 1'-0" 33



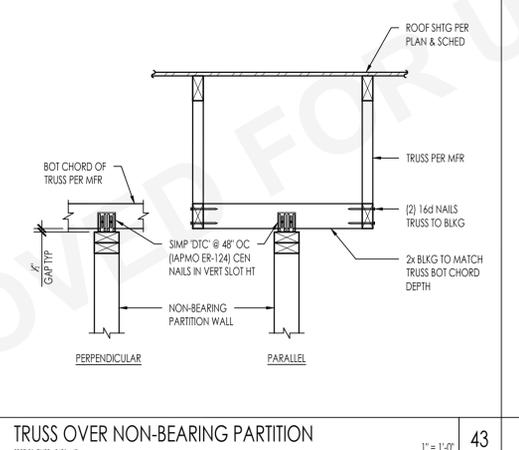
CALIFORNIA FRAMING SLEEPER  
2927-01-C102-1401-34 NTS 34



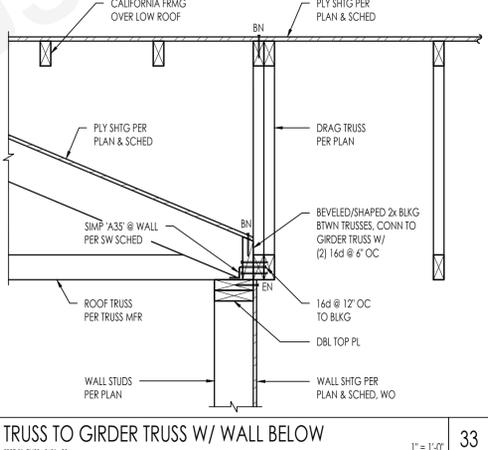
ROOF TRUSS PERP TO EXTERIOR WALL  
2927-01-C102-1401-13 NTS 13



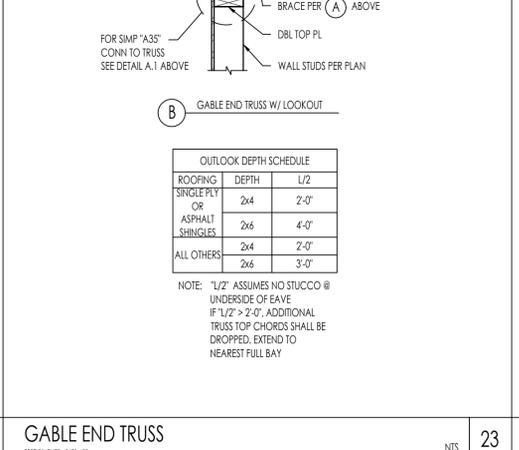
BEAM TO POST CONNECTION  
2927-01-C102-1401-53 3/4" = 1'-0" 53



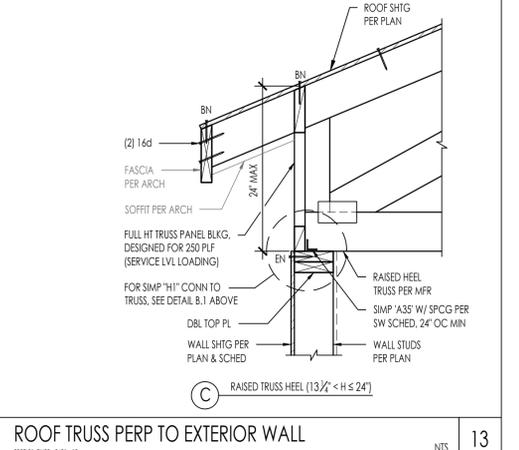
TRUSS OVER NON-BEARING PARTITION  
2927-01-C102-1401-43 1" = 1'-0" 43



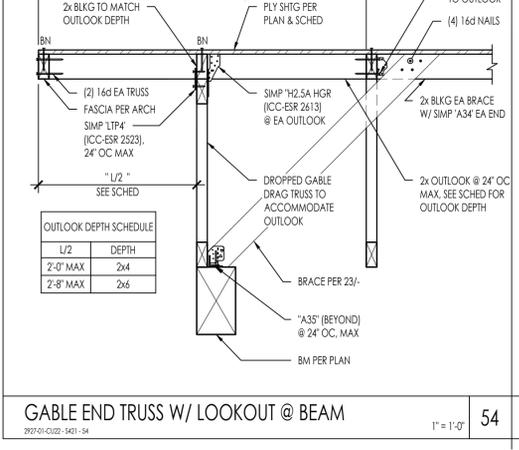
GABLE END TRUSS W/ LOOKOUT @ BEAM  
2927-01-C102-1401-54 1" = 1'-0" 54



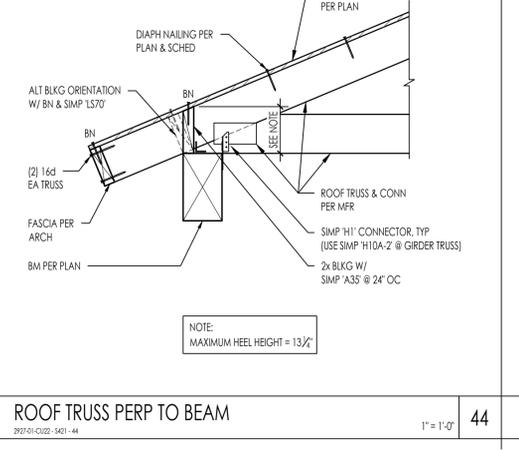
ROOF TRUSS PERP TO EXTERIOR WALL  
2927-01-C102-1401-24 NTS 24



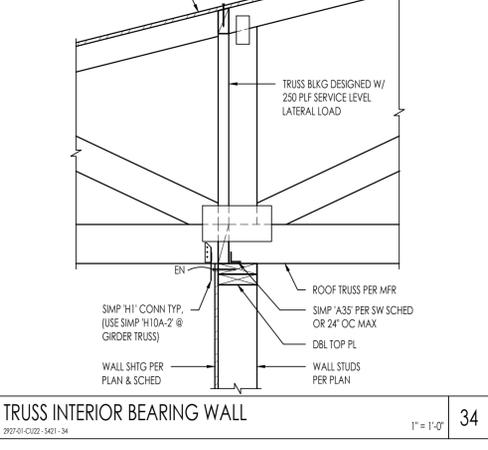
ROOF TRUSS PERP TO EXTERIOR WALL  
2927-01-C102-1401-14 NTS 14



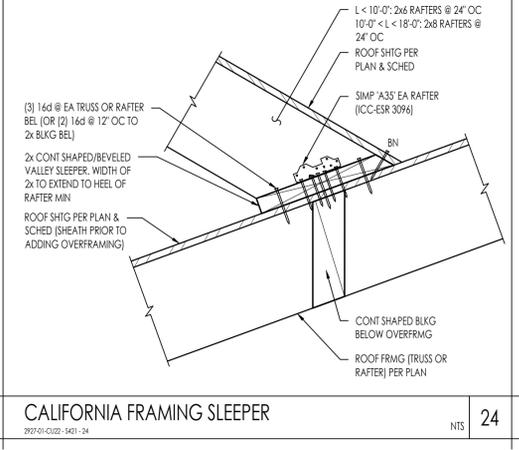
GABLE END TRUSS W/ LOOKOUT @ BEAM  
2927-01-C102-1401-54 1" = 1'-0" 54



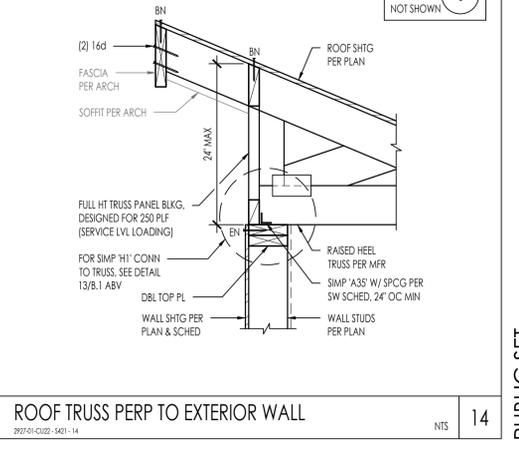
ROOF TRUSS PERP TO BEAM  
2927-01-C102-1401-44 1" = 1'-0" 44



TRUSS INTERIOR BEARING WALL  
2927-01-C102-1401-34 1" = 1'-0" 34



CALIFORNIA FRAMING SLEEPER  
2927-01-C102-1401-24 NTS 24



ROOF TRUSS PERP TO EXTERIOR WALL  
2927-01-C102-1401-14 NTS 14

CULVER CITY ADU PROTOTYPES  
CULVER CITY, CA  
ROOF FRAMING DETAILS

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THESE PLANS ARE PROVIDED BY THE CITY OF CULVER CITY AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE RECONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

	51	41	<p><b>HIP TRUSS @ CORNER CONNECTION</b> 2927-01-C102-1402-31</p>	<p><b>BEAM POCKET THROUGH EXTERIOR WALL</b> 2927-01-C102-1402-11</p>
	52	42	<p><b>ROOF TRUSS PERP TO EXTERIOR WALL</b> 2927-01-C102-1402-22</p>	<p><b>RAFTERS PARALLEL TO EXT WALL</b> 2927-01-C102-1402-12</p>
	53	43	<p><b>OVERFRAMING AT MODERN RIDGE LINE</b> 2927-01-C102-1402-23</p>	<p><b>ROOF RAFTER TO EXTERIOR WALL (PERP)</b> 2927-01-C102-1402-13</p>
	54	44	<p><b>ROOF RAFTER TO EXTERIOR WALL (PARA)</b> 2927-01-C102-1402-34</p>	<p><b>RAFTERS TO FLUSH BEAM</b> 2927-01-C102-1402-24</p>
	54	44	<p><b>ROOF RAFTER TO BEAM</b> 2927-01-C102-1402-14</p>	

**CULVER CITY ADU PROTOTYPES**  
CULVER CITY, CA

**ROOF FRAMING DETAILS**

**PUBLIC SET**

DATE  
01/03/2024

SHEET  
**S-422**

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