



(310) 253-5710 www.culvercity.org

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

October 24, 2024

Conchita Ardito 4121 Charles Avenue Culver City, CA 90232

RE: NOTICE OF DECISION - REASONABLE ACCOMMODATION (P2024-0206) FOR A 17-

**FOOT-WIDE DRIVEWAY** 

4121 Charles Avenue in the Residential Two Family (R2) Zone

#### Dear Conchita Ardito:

This letter is to inform you that your request for a Reasonable Accommodation, P2024-0206, to allow a driveway expansion exceeding the maximum allowable hardscape area permitted within a front setback area on property developed with a single-family dwelling located at 4121 Charles Avenue, is hereby **APPROVED** subject to conditions of approval.

The administrative decision herein was reached after the closure of the public comment period on September 19, 2024. A detailed project description, background, analysis, and public outreach summary are incorporated herein as Attachment No. 1.

The findings for the proposed Reasonable Accommodation, P2024-0206, were made pursuant to Culver City Municipal Code (CCMC) Section 17.550.020 as detailed in Attachment No. 2. Based upon the findings, and pursuant to CCMC Section 17.550.025, this approval is subject to conditions of approval incorporated herein as Attachment No. 2.

The administrative decision may be appealed in accordance with CCMC, Chapter 17.640 – Appeals, by any interested person within 15 days of approval. If no appeal is filed, the decision shall become final. If a timely appeal is submitted, the Planning Division will notify the applicant.

Should you have any questions, please contact Andrea Fleck, Planning Technician, at (310) 253-5737 or <a href="mailto:andrea.fleck@culvercity.org">andrea.fleck@culvercity.org</a>.

Sincerely,

Mark C. Musnzer

Mark E. Muenzer

Planning and Development Director

#### Attachments:

- 1. Project Background, Analysis, and Public Outreach
- 2. Required Findings and Conditions of Approval
- 3. Plans received October 17, 2024

Copy: Decision Letter File

Case File No. P2024-0206

#### **ATTACHMENT NO. 1**

Background, Analysis, and Public Outreach Reasonable Accommodation, P2024-0206 4121 Charles Avenue

#### Request

On August 12, 2024, a request for a Reasonable Accommodation was submitted in connection with Building Permit, B21-1000, requesting approval of a proposed driveway expansion exceeding the maximum permitted hardscape area within a street-facing front setback area per Culver City Municipal Code (CCMC) Section 17.310.020, at 4121 Charles Avenue (the "Project Site").

#### Background

Pursuant to Culver City Municipal Code (CCMC) Section 17.550.010, the Director may grant reasonable accommodations from the requirements of the Zoning Code that may be necessary to ensure equal access to housing for an individual with a disability, subject to compliance with required finings and applicable conditions of approval per CCMC Section 17.550.020.

### Site Description

The Project Site is an irregularly shaped lot, with street frontages along Charles Avenue to the east and Milton Avenue to the west. The property is a through lot because it has frontages on two generally parallel streets. Pursuant to CCMC Section 17.700.010, through lots have two front lot lines, and no rear lot line. The Project Site is zoned R2 and has a front setback requirement of 15 feet, which would apply to both street-facing setbacks. The site is currently developed with a single-family dwelling which fronts Charles Avenue, and a detached two-car garage accessed from Milton Avenue. The existing garage is legal non-conforming with regard to the front and side setback, and with regard to minimum required interior garage clearance for a two-car garage.

### **Project Description**

The applicant submitted building permit plans which include a proposal for a 277 square-foot (sf) expansion to the side of the existing 363 sf detached garage to be used for additional garage and storage space. As part of this proposed expansion, the applicant requests a reasonable accommodation to allow a 17-foot-wide driveway leading to two eight-foot-wide single-car garage doors separated by a one-foot-wide wall.

According to CCMC Section 17.310.020, all street-facing setback areas must be landscaped with live plant materials for a minimum of 75% of the subject area, unless paving of a larger area is required to comply with Subsection 17.2320.035.C, such as to provide a standard 16-foot-wide double wide driveway for a street-facing two-car garage. To align with the outer edges of the proposed garage door openings and with the driveway apron on the public right-of-way, the requested reasonable accommodation would result in a paved driveway area wider than 16 feet, and a remaining landscaped area of less than 75% of the required street-facing setback area along Milton Avenue.

#### **Analysis**

The request will accommodate the resident/occupant and owner of the subject residential property, who has limited mobility and dexterity due to a permanent injury. Due to the owner/occupant's physical limitations, a medical professional has advised that the requested accommodation to exceed the maximum allowable front yard hardscape area for access to two single-car garage door openings is essential to ensure safe accessibility to the parking garage. Apart from the requested accommodation, the proposed garage expansion complies with all other

Attachment No. 1 – Background, Analysis, and Public Outreach Reasonable Accommodation, P2024-0206 4121 Charles AvenueOctober 24, 2024 Page 2 of 8

zoning code regulations, including provisions for non-conforming structures applicable to this property.

A two-car garage with two single-car doors is otherwise permitted without a reasonable accommodation in certain circumstances, such as garages located in rear yards where there are no limitations on the amount of paving. The Project Site is a through lot and therefore has no rear yard setback, but rather two front yard street-facing setbacks opposite each other. The existing single-family dwelling is generally centered on the lot occupying much of the site's buildable area. Further, the Site has an irregular shape due to the layout of the surrounding street network, causing the front lot line along Milton Avenue to be angled such that the depth of the property gradually decreases toward the western end. Due to these site constraints, relocation of the garage outside of the front setback is limited and would place undue burden on the applicant.

### **Public Notification and Comments**

On Wednesday, September 4, 2024, notification of the pending administrative decision on the Reasonable Accommodation, and an invitation to submit comments, was sent to property owners and occupants adjacent to the Project Site. City staff received one public comment via phone call from an adjacent property owner, who inquired whether the requested accommodation at 4121 Charles Avenue would allow the expanded driveway to encroach on their property. Staff responded that all work would be contained within the project site boundaries, and the adjacent property owner indicated they had no further concerns and expressed no objection to the project.

#### **Environmental Determination**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, initial review of the application and plans by staff established there are no potentially significant adverse impacts upon the environment and the proposed project is Categorically Exempt pursuant to CEQA Section 15301, Class 1 – Existing Facilities, because the requested reasonable accommodation would only allow a minor increase in front yard paving to a property with an existing single-family dwelling, which involves negligible or no expansion of the existing use.

#### **ATTACHMENT NO. 2**

Required Findings and Conditions of Approval Reasonable Accommodation, P2024-0206 4121 Charles Avenue

#### **Findings**

Culver City Municipal Code (CCMC) Section 17.550.020 requires certain findings be made before a Reasonable Accommodation can be approved. Based on the review of the proposed plans, and with incorporation of the listed conditions of approval, the Project is consistent with the Zoning Code requirements, including required findings, and consistent with the Culver City General Plan as detailed below.

The following required findings for Reasonable Accommodation, P2024-0206 are hereby made pursuant to CCMC Section 17.550.020.

A. The dwelling, which is the subject of the request for reasonable accommodation will be used by an individual with a disability.

The existing single-family dwelling is currently owned and occupied by the property owner, Conchita Ardito (the Applicant) and her husband. The applicant has provided signed documentation from her physician attesting to her impaired physical mobility and dexterity which require accommodations. The dwelling, which is subject of the request for reasonable accommodation, will be used by the applicant who has a disability.

B. The requested accommodation is necessary to make the dwelling available to an individual with a disability.

The applicant's physician has provided signed documentation indicating that due to her mobility and dexterity challenges, the existing garage door access is difficult for her to manage, and the requested accommodation is necessary to facilitate her access to the parking garage.

C. There is no reasonable alternative accommodation that will comply or come closer to complying with the development standards of this Title.

The Project site has physical constraints including an irregular shape with decreasing depth, two front setback areas, and layout of the existing single-family dwelling. Together, these constraints make it infeasible for alternative options, such as fully relocating the garage outside of the front setback area, without placing an undue burden on the applicant. The 17-foot-wide driveway proposal involves only one additional foot of driveway width beyond what the Zoning Code allows and is therefore close to complying with the allowable 16 feet of driveway width for a street-fronting two car garage.

D. The requested accommodation will not negatively impact surrounding uses or properties.

The proposed reasonable accommodation involves allowing a 17-foot-wide driveway, which exceeds the maximum allowable 16-foot-wide driveway permitted leading to a street-fronting two-car garage. The additional driveway width will accommodate the replacement of an existing double-wide garage door, with two single-car garage doors. The design of the two single-car doors is expected to have a softer appearance than a double-wide doors and will therefore have an aesthetic benefit along the street-frontage. The additional requested driveway paving is minimal and therefore expected to be inconspicuous. It will not impact surrounding properties driveway access, nor encroach onto neighboring properties.

Attachment No. 2 – Required Findings and Conditions of Approval Reasonable Accommodation, P2024-0206 4121 Charles AvenueOctober 24, 2024 Page 2 of 8

Therefore, the requested accommodation will not negatively affect surrounding uses or properties.

E. Approval of the reasonable accommodation would not be detrimental to the public health, interest, safety, or general welfare and would not be detrimental or injurious to property or improvements in the vicinity and in the same zoning district.

The proposed reasonable accommodation does not introduce any hazards or risks that would negatively affect public health or safety. The change will not significantly alter the visual or functional nature of the neighborhood or its overall appeal, thereby protecting the general welfare of the community. The reasonable accommodation ensures that the property owner, who has a documented disability, can fully use the property. This is in line with broader public interests in supporting equitable access and accommodation to persons with disabilities.

### **Conditions of Approval**

Based upon the above findings and pursuant to CCMC Chapter 17.550, the Reasonable Accommodation, P2024-0206, is hereby approved subject to the Conditions of Approval as stated herein:

- 1. These Conditions of Approval are being imposed upon the requested reasonable accommodation for a driveway expansion beyond the maximum allowable hardscape area within a front setback area to accommodate a garage expansion with two single-car garage door openings (the "Project"), for the property at 4121 Charles Avenue (the "Property").
- 2. Approval of the reasonable accommodation herein is not granted to the individual (owner/occupant) because modifications are physically integrated into the structure that cannot be easily removed or altered to comply with the code once the individual no longer lives at the Property.
- 3. The reasonable accommodation is considered permanent subject to the following:
  - a. Future reconstruction or partial reconstruction of the accessory residential structure after intentional demolition, not due to an accident, calamity, or fire, resulting in 51% or more destruction of said wall and/or of said structure, shall be built at the setback required per the Zoning Code in effect at time of demolition and rebuild if there is no property occupant at time of demotion and rebuild that requires a Reasonable Accommodation due to a disability.
  - b. The Reasonable Accommodation may be maintained, repaired, or rebuilt after an accident, calamity, or fire, at its present location whether or not a person with a disability resides at the Property.
- 4. The Reasonable Accommodation shall be null and void if an individual with a disability fails to take advantage of said approval within one year or if said individual with a disability terminates tenancy prior to installing the Reasonable Accommodation related structure(s).
- 5. Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 "Changes to an Approved Project", subject to review and approval by the Planning Manager.

Attachment No. 2 – Required Findings and Conditions of Approval Reasonable Accommodation, P2024-0206 4121 Charles AvenueOctober 24, 2024 Page 3 of 8

- 6. The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit if the use has not been exercised. As provided in CCMC Section 15.595.030 "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.
- 7. The use and development of the property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state, and federal statutes, codes, standards, and regulations including, but not limited to, Building & Safety Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.
- 8. Pursuant to Zoning Code Chapter 17.550, the Reasonable Accommodation may be revoked or modified if the conditions of approval herein are not complied with or if there are adverse impacts to the surrounding community or nuisances result from this approval. Prior to any such revocation, timely notice and response opportunities shall be given to the property owner.

# LEGAL NON - CONFORMING PROPERTY

GARAGE SIDE SETBACK LEGAL NON-CONFORMING

**CHARLES AVE CHARLES AVE** "(Ë) LÄNDSÇAPE ` Ĭ(Ę)ĬĿĄŇDSČĄPĔ EXISTING SINGLE FAMILY DWELLING EXISTING SINGLE FAMILY DWELLING **ADDRESS:** 4121 **ADDRESS:** 4121 (E) LEGAL NON-CONFORMING SETBACK (E) GARAGE PROPOSED 560 SQ. FT. ADJ OVER EXISTING GARAGE WITH 277 SQ, FT. GARAGE EXTÉNSIÓN (M) BRIVEWAY WALL TO BE DEMO√ (E) DRIVEWAY (EXAPRON TO REMAIN (E) APRON TO REMAIN MILTON AVE MILTON AVE

> PROPOSED PLOT PLAN SCALE 1/8" = 1' - 0"

**APPROVED** 

SCALE 1/8" = 1' - 0"

OCT 24, 2024

**Culver City Current Planning Division** 

**EXISTING PLOT PLAN** 

### **ENGINEERING NOTES**

1. OWNER SHALL REPAIR OR REPLACE ANY DAMAGED, DEFECTIVE, OFF-GRADE, OR ANY NON-CONFORMING SIDEWALK, DRIVEWAY APPROACH, OR NON-CONFORMING CONDITIONS THAT EXISTING IN THE PUBLIC RIGHT OF WAY AND BE CONSIDERED HAZARDOUS BY THE CITY ENGINEER (MUNICIPAL ORDINANCE 9.08.415). THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR

AND COMPLETE PRIOR TO FINAL INSPECTION. 2. OWNER SHALL RECONSTRUCT THE DRIVEWAY APPROACH, SIDEWALKS AND/OR CURB AND GUTTER PER APWA STANDARD PLANS AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR. THIS WORK WILL REQUIRES A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AN MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION

3. ANY WORK PROPOSED IN THE PUBLIC RIGHT OF WAY TO INCLUDE DRIVEWAY RECONSTRUCTION REQUIRE A SEPARATE PLAN SUBMITTAL, REVIEW, APPROVAL, AND PERMIT THROUGH ENGINEERING DIVISION

4. PARKWAY SHALL BE IMPROVED ACCORDING TO PARKWAY PLANTING GUIDELINES TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR

### SCOPE OF WORK

PROPOSED 560 SQ. FT. ADU OVER EXISTING GARAGE WITH 277 SQ. FT.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. BARBOSA DESIGN, LLC., is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible

### BEST MANAGEMENT PRACTICE

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES MINIMUM WATER QUALITY PROTECTION REQUIREMENT FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS/CERTIFICATION STATEMENT

THE FOLLOWING IS INTENDED AS AN ATTACHMENT FOR CONSTRUCTION AND HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE.

1 ERODED SEDIMENTS AND POLLUTANTS SHALL BE RETAINED ON SITE AND AREA DRAINS. NATURAL DRAINAGE OR WIND

2 STOCKPILES OF EARTH AND OTHER CONSTRUCTION - RELATED

3 FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIAL MUST BE STORE NOT BE WASHED INTO THE DRAINAGE SYSTEM

4 NON - STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED ON THE PROJECT SITE. 5 EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTER ON SIRE UNTIL IT CAN BE APPROPRIATELY DISPOSED

6 TRASH AND CONSTRUCTION - RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION

DEPOSITED INTO THE STREET/ PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.

8 RETENTION BASINS OF SUFFICIENT SIZE SHALL BE PROVIDED TO RETAIN STORM WATER RUNOFF ON SITE AND SHALL BE PROPERLY LOCATED TO COLLECTED ALL TRIBUTARY SITE RUNOFF.

9 WHERE RETENTION OF STORM WATER RUNOFF ON SITE IS NOT FEASIBLE DUE TO THE SITE CONSTRAINTS, RUNOFF MAY BE CONVEYED TO THE STREET AND THE STORM DRAIN SYSTEM PROVIDED THAT AN APPROVED FILTERING SYSTEM IS INSTALLED AND MAINTAIN DON SITE DURING THE CONSTRUCTION DURATION.

10 ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME: <u>MARISOL XOCHILT BARBOSA</u> (OWNER OR AUTHORIZED AGENT OF THE OWNER) SIGNATURE:

(OWNER OR AUTHORIZED AGENT OF THE OWNER) DATE: \_\_\_

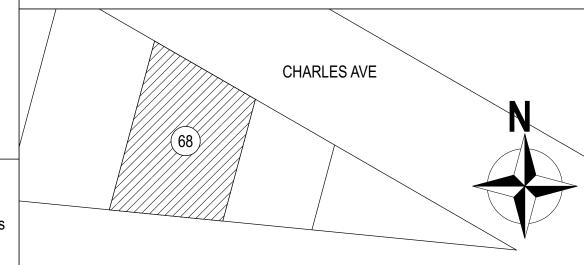
### COMPLY WITH BUILDING CODES

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA FIRE CODE

### HERS VERIFICATION

INDIVIDUAL RESPONSIBLE FOR THE VERIFICATION:

### **VICINITY MAP**



BARBOSA DESIGN, LLC

1619 BRYCEDALE AVE DUARTE, CA 91010

MARISOL X. BARBOSA

(323) 717 - 3736

SCOPE OF WORK:

PROPOSED 560 SQ. FT. ADU OVER EXISTING GARAGE WITH 277 SQ. FT. **GARAGE EXTENSION** 

### LEGAL DESCRIPTION

MILTON AVE

APN# 4208 - 025 - 021 PROPERTY TYPE: SINGLE FAMILY DWELLING **TRACT NO: 7432** LOT: 68 BLOCK: **ZONING: R2** GENERAL PLAN LAND USE: LOW DENSITY TWO FAMILY

### 

LOT COVERAGE			
	EXISTING SINGLE FAMILY DWELLING	1,118	SQ. FT.
	EXISTING GARAGE	363	SQ. FT.
	GARAGE EXTENSION	277	SQ. FT.
	ACCESSORY DWELLING UNIT (ADU)	560	SQ. FT.
	TOTAL	2,318	SQ. FT.
	LOT AREA	5,000	SQ. FT.

A VE A 90232 SONFORMING

**REVISIONS:** 

REVISIONS: Apr. 2024

REVISIONS: Jul. 2024

### REVISIONS: Sept. 2024 LIST OF DRAWINGS

PROPOSED PLOT PLAN

PROPOSED 1ST AND 2ND FLOOR PLAN

PROPOSED ELEVATION PLAN PROPOSED CROSS SECTION PLAN

EXISTING FLOOR PLAN, ELEVATION, AND CROSS SECTION PLAN

FOUNDATION/CEILING/ROOF PLAN

DETAILS

**DETAILS** 

NOTES NOTES

(N) DRIVEWAY

THESE PLANS AND ANY ATTACHED DOCUMENTS ARE WORK AND PROPERTY OF BARBOSA DESIGN, LLC. WHICH SHALL NOW BE REFEREED TO AS "THE COMPANY". THE DUPLICATION AND USE OF THESE DOCUMENTS SHALL BE DONE ONLY WITH AN AGREEMENT AND WRITTEN CONCENT FROM THE COMPANY AND SHALL BE PURSUANT TO APPLICABLE LAWS. ANY ALTERATIONS OF THESE DOCUMENTS SHALL VOID THEIR USE IF NOT DONE WITH PERMISSION FROM THE COMPANY.

### **NOTES**

OWNER SHALL REPAIR OR REPLACE ANY DAMAGED, DEFECTIVE, OFF-GRADE, OR ANY NON-CONFORMING SIDEWALK, DRIVEWAY APPROACH, OR NON - CONFORMING CONDITIONS THAT EXIST IN THE PUBLIC RIGHT OF WAY AND BE CONSIDERED HAZARDOUS BY THE CITY ENGINEER (MUNICIPAL ORDINANCE 9.08.415). THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.

PLOT PLAN LEGEND

DATE: APRIL 2015

DESIGNED BY: MXB

SCALE: SEE PLAN

JOB NUMBER: 16 - 2050

OCT 17, 2024

RECEIVED

**Culver City Current Planning Division** 

**A**1



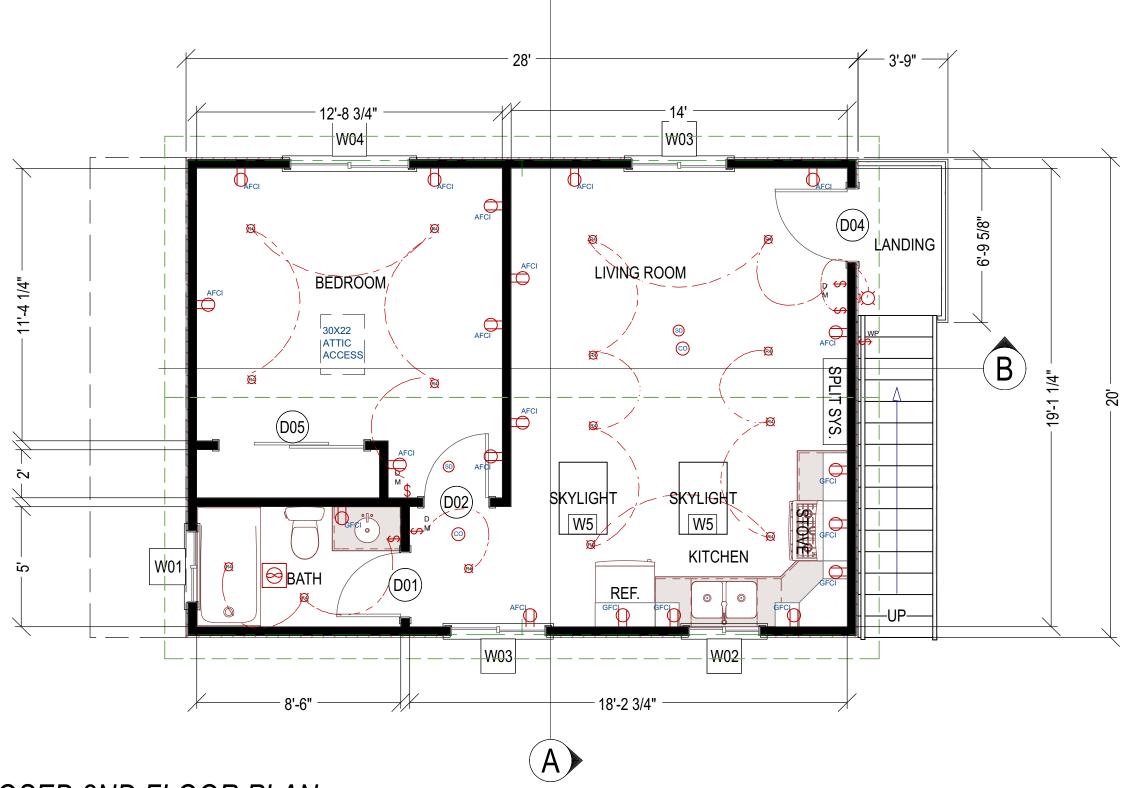
HERS VERIFICATION REQUIRED

NAME: LARRY ARDITO PROPERTY OWNER

**NEW CONSTRUCTION** PROPERTY LINE LANDSCAPE ψ ψ ψ ψ ψ ψ  $\psi$   $\psi$   $\psi$   $\psi$   $\psi$ CONCRETE 

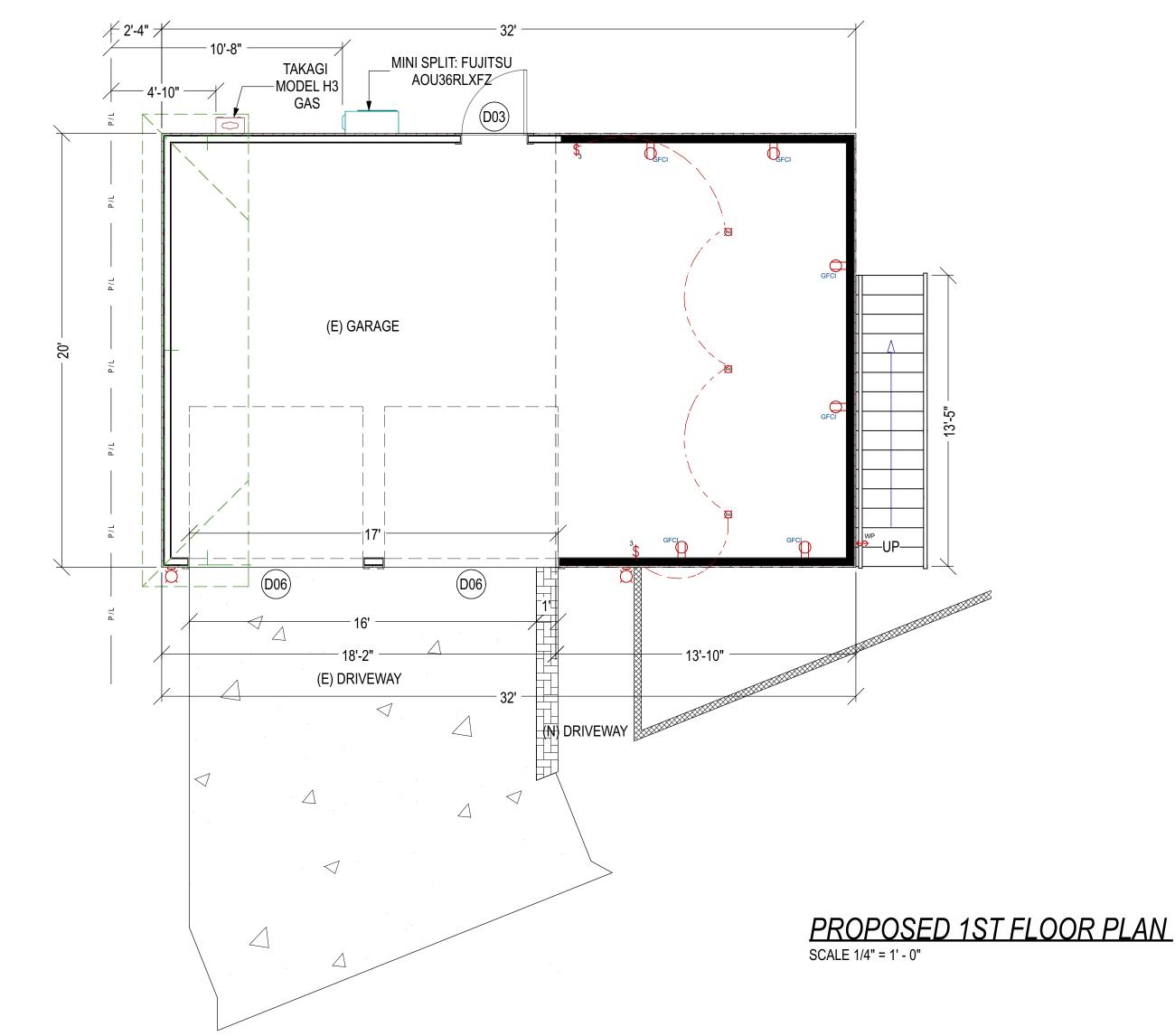
## LEGAL NON - CONFORMING PROPERTY

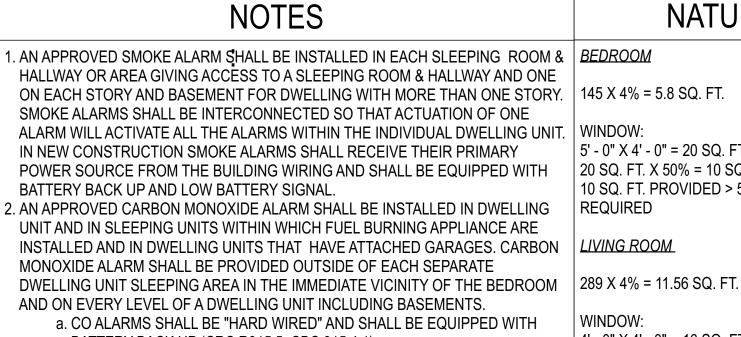
GARAGE SIDE SETBACK LEGAL NON-CONFORMING



### PROPOSED 2ND FLOOR PLAN

SCALE 1/4" = 1' - 0"





BATTERY BACK UP (CRC R315.5, CBC 915.4.1)

b. CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 4' - 0" X 4' - 0" = 16 SQ. FT. 2075, AND MAINTAINED PER NFPA 720 (CRC R315.1.1, R315.7.2, CBC 915.4.2, 3' - 0" X 3' - 0" = 9SQ. FT. CBC 915.4.4, CBC 915.5.2) c. CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN 41 SQ. FT. X 50% = 20.5 SQ. FT.

THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT (CRC R315.3, CBC 915.2) d. CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF REQUIRED ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT (CRC R3156.5, CBC 915.4.5)

3. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITION, EXCEEDING ONE THOUSAND DOLLARS (\$1,000.00)

4. ALL SHOWERS AND TUB SHOWERS SHALL HAVE A PRESSURE BALANCE. THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING TYPE VALVE. 5. SMOKE ALARMS SHALL COMPLY WITH SPECIFIC LOCATION REQUIREMENTS PER

NFPA 72 SECTION 29.8.3.4 (CRC R314.3.3, CBC 907.2.11.8) 6. A WATERPROOF SWITCH AT EACH FLOOR LEVEL TO CONTROL LIGHTING FOR

STAIRWAY WITH SIX OR MORE RISERS.

(A) (B)

MINIMUM SIZE

WINDOW FOR 24"

FINISHED FLOOR

SHGC U-Factor Material

CLEAR HEIGHT

FLOOR PLAN

LEGEND

(N) WALL

(E) WALL

WINDOWS

**ROOF LINE** 

ATTIC ACCESS

1ST FLOOR FOOT PRINT

CLEAR

OPENABLE

AREA = 5.7

SQ. FT.

5' X 6'

**APPROVED** 

OCT 24, 2024

**Culver City** 

**Current Planning Division** 

MINIMUM SIZE

**CLEAR HEIGHT** 

WINDOW FOR 20"

20"

CLEAR -

OPENABLE A

**EMERGENCY EGRESS** 

3020LS 36"

3068 R IN 6068 L IN

3030LS 36"

AREA = 5.7

SQ. FT.

WINDOW

Number Label Qty Floor Size Width

# NATURAL VENTILATION CALC. 145 X 4% = 5.8 SQ. FT.

WINDOW: 5' - 0" X 4' - 0" = 20 SQ. FT. 3' - 0" X 2' - 0" = 6 SQ. FT. 20 SQ. FT. X 50% = 10 SQ. FT. 6 SQ. FT. X 50% = 3 SQ. FT. 10 SQ. FT. PROVIDED > 5.8 SQ. FT. 10 SQ. FT. PROVIDED > 3 SQ. FT. REQUIRED REQUIRED

42.5 X 4% = 1.7 SQ. FT.

LIVING ROOM

4' - 0" X 4' - 0" = 16 SQ. FT.

20.5 SQ. FT. PROVIDED > 11.56 SQ. FT.

## NATURAL LIGHT

LIVING ROOM

REQUIRED

**CALC** 42.5 SQ. FT. X 8% = 3.4 289 X 8% = 23.12

4' - 0" X 4' - 0" = 16 SQ. FT. 3' - 0" X 2' - 0" = 6 SQ. FT. 6 SQ. FT. PROVIDED > 3.4 SQ. FT. 4' - 0" X 4' - 0" = 16 SQ. FT.

3' - 0" X 3' - 0" = 9 SQ. FT. **BEDROOM** 41 SQ. FT. PROVIDED > 23.12 SQ. FT.

145 X 8% = 11.6

5' - 0" X 4' - 0" = 20 SQ. FT. 20 SQ. FT. PROVIDED > 11.6 SQ. FT REQUIRED

**REVISIONS:** 

THESE PLANS AND ANY ATTACHED

NOW BE REFEREED TO AS "THE

DOCUMENTS ARE WORK AND PROPERTY

OF BARBOSA DESIGN, LLC. WHICH SHALL

COMPANY". THE DUPLICATION AND USE OF THESE DOCUMENTS SHALL BE DONE

SHALL BE PURSUANT TO APPLICABLE

LAWS. ANY ALTERATIONS OF THESE DOCUMENTS SHALL VOID THEIR USE IF

COMPANY.

DATE: APRIL 2015

ONLY WITH AN AGREEMENT AND WRITTEN CONCENT FROM THE COMPANY AND

NOT DONE WITH PERMISSION FROM THE

BARBOSA DESIGN, LLC

1619 BRYCEDALE AVE

DUARTE, CA 91010

MARISOL X. BARBOSA

(323) 717 - 3736

PROPOSED 560 SQ. FT. ADU OVER

GARAGE EXTENSION

EXISTING GARAGE WITH 277 SQ. FT.

ARLES AVE TY, CA 90232 NON-CONFORMING

SCOPE OF WORK:

## **ELECTRICAL - DATA - AUDIO LEGEND**

SYMBOL **DESCRIPTION** REVISIONS: Apr. 2024 REVISIONS: Jul. 2024 Ceiling Fan REVISIONS: Sept. 2024

Ventilation Fans: Ceiling Mounted, Wall Mounted

Ceiling Mounted Light Fixtures: Surface/Pendant,

Recessed, Heat Lamp, Low Voltage Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce

Chandelier Light Fixture

240V Receptacle

Fluorescent Light Fixture

110V Receptacles: Duplex, Weather Proof, GFCI Switches: Single Pole, Weather Proof, 3-Way, 4-Way

Switches: Dimmer, Timer

Electrical Breaker Panel

44" Above

4040LS 48" 4040LS 2 5040LS 1 5040LS 60" 48" l 5.7 min. Door Schedule Width Height U-Factor SHGC Material 2868 L IN 3068 1 |3068 R EX | |36"

Window Schedule
Height Egress

Intercom

DESIGNED BY: MXB Audio Video: Control Panel, Switch SCALE: SEE PLAN Speakers: Ceiling Mounted, Wall Mounted JOB NUMBER: 16 - 2050 Wall Jacks: CAT5, CAT5 + TV, TV/Cable Telephone Jack

Thermostat Door Chime, Door Bell Button

Smoke Detectors: Ceiling Mounted, Wall Mounted

A2