Accessory Dwelling Unit
1 Bedroom - 746 s.f.
City of Riverside, CA

CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION.

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLIES WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

SHEET INDEX

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S.3	FOUNDATION AND FRAMING PLANS RANCH
S.4	FOUNDATION AND FRAMING PLANS SPANISH
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T24.3	ENERGY CALC.

BUILDING INFORMATION

GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CITY OF RIVERSIDE MUNICIPAL CODE.

SITE ADDRESS:

GOVERNING AGENCY: CITY OF RIVERSIDE, CA.
OCCUPANCY GROUP: R3
STORIES: 1
TYPE OF CONSTRUCTION: VB

ZONING INFORMATION

CONTACT CITY OF RIVERSIDE FOR THE INFORMATION BELOW
EMAIL: CODINFO@RIVERSIDECA.GOV PHONE: 951-826-5800

ZONING :

OVERLAY :

LOT SIZE :

EXISTING HABITABLE SQ. FT. :

LOT SLOPE :

ADU SETBACKS FROM PROPERTY LINE

ALLOWED :	PROPOSED :
FRONT–	FRONT–
REAR–	REAR–
SIDE–	SIDE–
STREET SIDE–	STREET SIDE–

ADU SETBACKS FROM MAIN RESIDENCE

ALLOWED : PROPOSED :

OFF STREET PARKING :

REQUIRED: PROVIDED:

APN

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

COMPANY
CONTACT PERSON
ADDRESS

PHONE
EMAIL

PROPERTY OWNER:

NAME
ADDRESS

PHONE
EMAIL

BUILDING DEPARTMENT:

CITY OF RIVERSIDE BUILDING & SAFETY DEPARTMENT
3900 MAIN STREET,
RIVERSIDE, CA 92522
P. (951)826-5800

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY, 1 BEDROOM 1 BATH, DETACHED 746 S.F. ACCESSORY DWELLING UNIT

PORCH AREAS:
CRAFTSMAN: 283 S.F. RANCH: 121 S.F. SPANISH: [illegible]

LEGAL DESCRIPTION

VICINITY MAP

HERS NOTES

1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS – EES 10–103(a)3, 10–103(b)1.A – BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF1R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.

2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED AND APPROVED. EES 10–103(a)3, 10–103(b)1.A.

3. CF1R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER–MARK AND REGISTRATION NUMBER WILL BE VISIBLE.

4. HERS TESTS REQUIRED FOR THIS PROJECT ARE:
VARIABLE CAPACITY HEAT PUMP – Ductless units entirely located in conditioned space, Airflow in habitable rooms, wall mounted thermostat in zones greater than 150 s.f., verify heat pump rated capacity, and Refrigerant charge.
KITCHEN RANGE HOOD CFM VERIFICATION (160 CFM) OR PER CEC TABLE 150.0–G
IAQ MECHANICAL VENTILATION – PER ASHARE STANDARD 62.2 TABLE 7.1 – SEE MECHANICAL SHEET FOR MORE INFORMATION.

5. FOR IAQ FAN – CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTENT FAN). THIS FAN TO PROVIDE WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. SEE SITE SPECIFIC REPORT FOR CFM REQUIRED.SEE SITE SPECIFIC REPORT FOR CFM REQUIRED.

6. SOLAR IS REQUIRED: APPROXIMATE BASED ON INITIAL REPORTS POSSIBLE PV EXCEPTION 2: NO PV REQUIRED WHEN MINIMUM PV SIZE < 1.8 KWDC (SECTION 150.1(C)14) PV EXEMPTION BASED ON UPDATED ENERGY CALCULATIONS WITH SITE SPECIFIC INFORMATION.

7. SPECIAL FEATURES:VCHP required items listed above, exposed slab flooring, and NEEA rated heat pump water heater; specific brand/model or eq.

8. NEW 2022 ELECTRIC READY REQUIREMENTS: PROVIDE SPACE FOR HEAT PUMP WATER HEATER. WITH ELECTRICAL PROVISIONS PER CEC 150.0(N)1.A – SEE ELECTRICAL NOTE #16 ON SHEET G0.2. A 240v OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

EXAMPLE GAS PIPE DIAGRAM

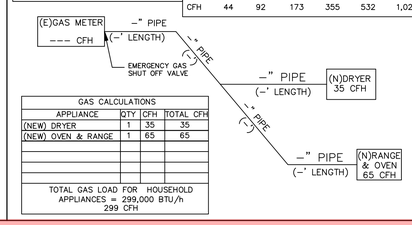
TO BE UPDATED FOR SITE SPECIFIC CONDITIONS

NOTE: EXISTING GAS SERVICE AND METER SIZE TO BE PROVIDED BY HOMEOWNER AND UPDATED ISOMETRIC LAYOUT PROVIDED BY DESIGNER OF CHOICE. CFH & BTUS PROVIDED AS SUGGESTED LOADS. OWNER/DESIGNER IS TO PROVIDE ACCURATE INFORMATION.

SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF RIVERSIDE BUILDING INSPECTOR

PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE

SIZE	½"	¾"	1"	1¼"	1½"	2"
CFH	44	92	173	355	532	1,020



GAS CALCULATIONS

APPLIANCE	QTY	CFH	TOTAL CFH
(NEW) DRYER	1	35	35
(NEW) OVEN & RANGE	1	65	65

TOTAL GAS LOAD FOR HOUSEHOLD APPLIANCES = 299,000 BTU/h
299 CFH

CITY STAFF CHECKLIST

site characteristics

X SELECTION(S)

- [ ] THE BUILDING IS IN THE FLOOD HAZARD AREA. NOTE: CITY STANDARD ADU PLANS ARE NOT APPLICABLE TO BUILDINGS IN THE FLOOD HAZARD AREA. A LICENSED PROFESSIONAL SHOULD BE CONSULTED FOR A SITE-SPECIFIC DESIGN.
- [ ] THE BUILDING IS LOCATED IN A VERY HIGH FIRE SEVERITY ZONE (VHFSZ)
- [ ] THE BUILDING IS IN AN AREA IMPACTED BY A CNEL NOISE LEVEL OF 60dBA OR ABOVE. NOTE: APPLICANT MUST COMPETE THE PRESCRIPTIVE NOISE INSULATION REQUIREMENTS CHECKLIST ON AS.1
- [ ] THE BUILDING IS IN A CULTURAL RESOURCES OVERLAY ZONE. NOTE: CITY STANDARD ADU PLANS ARE NOT APPLICABLE. A LICENSED PROFESSIONAL SHOULD BE CONSULTED FOR A SITE-SPECIFIC DESIGN
- [ ] PARK OR TRAIL IMPACT ASSESSMENT NOTE: A TRAIL EASEMENT SHALL BE DEDICATED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ADUs THAT ARE 750 SF OR LARGER AND LOCATED ADJACENT TO A TRAIL CORRIDOR

fire rated details:

X SELECTION(S)

- [ ] ROOF EAVE DETAIL 1,2,3,5,6,7/A5.2
- [ ] WALL FINISH DETAIL 9B,12B,15B/ A5.1

FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN THE PROPERTY IS LOCATED IN THE VERY HIGH FIRE SEVERITY ZONE (VHFSZ) OR WHEN WALLS AND ROOF EAVES ARE LESS THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING. SEE SITE INFORMATION SHEET AS.1 FOR FURTHER INFORMATION ON BUILDING SEPARATION/PROJECTIONS AND FIRE RATING REQUIREMENTS.

electrical service information:

X SELECTION:

- [ ] RELOCATE OR UPGRADE SERVICE
  A SEPARATE PERMIT WILL BE REQUIRED TO RELOCATE OR UPGRADE THE SERVICE UNDER THE FOLLOWING CIRCUMSTANCES:
  1. THE EXISTING ELECTRICAL SERVICE IS LESS THAN 200A.
  2. AN ELECTRICAL SERVICE GREATER THAN 200A IS REQUESTED.
  3. EXISTING OVERHEAD SERVICE ENTRANCE WIRES COINCIDE WITH LOCATION OF THE PROPOSED ADU.
  4. A SEPARATE METER IS DESIRED FOR THE ADU.
- [ ] EXISTING SERVICE TO REMAIN

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

sewer waste water information:

X SELECTION

- [ ] ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- [ ] ADU TO CONNECT TO EXISTING SEWER LATERAL
  "IF EXISTING HOUSE HAS 35 OR MORE TOILETS WITH AN EXISTING SEWER LATERAL SIZE OF 4" OR MORE TOILETS WITH AN EXISTING SEWER LATERAL SIZE OF 6" THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CRC 703.2 FOR PIPE SIZING REQUIREMENTS.
- [ ] ADU TO CONNECT TO AN EXISTING OR NEW SEPTIC
  APPROVAL FROM THE COUNTY OF RIVERSIDE ENVIRONMENTAL HEALTH WILL BE REQUIRED FOR THE INSTALLATION OR MODIFICATION OF THE SEPTIC SYSTEM. GO TO HTTPS://RIVCOEH.ORG/SEPTIC-SYSTEMS FOR MORE INFORMATION. APPLICANT MUST SUBMIT THE COUNTY APPROVED CERTIFICATION DOCUMENTS FIRST, PRIOR TO THE APPROVAL OF THE STANDARD ADU PLANS.

water service information:

X SELECTION

- [ ] ADU SERVED FROM EXISTING METER
- [ ] METER UPGRADE REQUIRED
- [ ] SEPARATE METER REQUESTED FOR ADU

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

- [ ] SERVED BY WESTERN WATER

deferred submittal under a separate permit to be obtained by applicant):

X SELECTION

- [ ] FIRE SPRINKLERS (WHEN REQUIRED)
- [ ] TRUSS CALCULATIONS (WHEN REQUIRED)
- [ ] PHOTOVOLTAIC SYSTEM - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU.

application documents (to be provided by the applicant):

X COMPLETED

- [ ] TITLE SHEET (T1.1) INFORMATION FILLED OUT
- [ ] SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW
- [ ] UPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN UPDATES TO THE REPORT.
- [ ] CONSTRUCTION AND DEMOLITION FORM
- [ ] HOLD HARMLESS AGREEMENT
- [ ] GRADING EXCEPTION JUSTIFICATION FORM
- [ ] FOR PROJECTS ON SEPTIC: APPROVED CERTIFICATION DOCUMENTS FROM THE COUNTY OF RIVERSIDE HEALTH DEPARTMENT
- [ ] WAIVER OF GEOTECHNICAL INVESTIGATION FORM

APPLICANT CHECKLIST

exterior style:

X SELECTION (SEE SHEET T1.2 FOR EXTERIOR RENDERING)

- [ ] CRAFTSMAN
- [ ] RANCH
- [ ] SPANISH

exterior wall material:

X SELECTION(S)

EXTERIOR WALL COLOR OF PRINCIPAL DWELLING UNIT_____
(EXTERIOR WALL COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)

- [ ] STUCCO / COLOR_____
- [ ] STONE VENEER / COLOR_____
- [ ] FIBER CEMENT - SIDING / COLOR_____
- [ ] WOOD SIDING / COLOR_____
- [ ] OTHER _____

PROPERTIES LOCATED IN VHFHSZ OR WUI ZONES ARE TO USE WUI COMPLIANT SPECIFICATION. APPLICANT IS TO PROVIDE WUI COMPLIANT INFORMATION IF DIFFERENT THAN LISTING ON SHEET G0.3

roof framing:

X SELECTION

- [ ] ROOF FRAMING PER PLAN
- [ ] ROOF TRUSSES - IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS. HOMEOWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY OF RIVERSIDE FOR APPROVAL. INDICATE ON DEFERRED SUBMITTAL CHECKLIST ABOVE IF TRUSS PACKAGE WILL BE PROVIDED AS A DEFERRED SUBMITTAL

fire sprinklers:

X SELECTION

- [ ] ADU TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS

roof material:

X SELECTION

ROOFING MATERIAL MUST MEET CLASS A

ROOF COLOR OF PRINCIPAL DWELLING UNIT_____
(ROOF COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)

- [ ] TRIM COLOR OF PRINCIPAL DWELLING _____
  (TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT TRIM)
- [ ] CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. - IAMPO UES-ER 1900
  MINIMUM 2-1/2:12 ROOF SLOPE.
  COLOR OF CONCRETE TILE ROOF_____
- [ ] ARCHITECTURAL GRADE SHINGLE - CERTAINTEED - ICC-ES ESR-3537
  MINIMUM 2:12 ROOF SLOPE.
  COLOR OF ARCHITECTURAL GRADE SHINGLES_____

OTHER ROOF MATERIAL / COLOR / ICC / UL: _____

PROPERTIES LOCATED IN VHFHSZ OR WUI ZONES ARE TO USE WUI COMPLIANT SPECIFICATION. APPLICANT IS TO PROVIDE WUI COMPLIANT INFORMATION IF DIFFERENT THAN LISTING ON SHEET G0.3

window and trim color:

X SELECTION

WINDOW COLOR OF PRINCIPAL DWELLING UNIT_____
(WINDOW COLOR SELECTION BELOW FOR THE ADU IS TO MATCH PRINCIPAL DWELLING)

- [ ] WHITE
- [ ] TAN
- [ ] DARK BRONZE
- [ ] OTHER WINDOW COLOR_____

gas service:

X SELECTION

- [ ] UPGRADED SERVICE
- [ ] EXISTING SERVICE TO REMAIN
- [ ] NEW SERVICE

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

SAMPLE

DESIGN PATH STUDIO
architecture + engineering + planning
DESIGNPATHSTUDIO.COM

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF RIVERSIDE ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF RIVERSIDE BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

LICENSED ARCHITECT
YVONNE ST PIERRE
C-34789
REN. 10-31-24
STATE OF CALIFORNIA

STAMPED SET FOR CITY FILE ONLY- NOT TO BE DISTRIBUTED TO THE PUBLIC

project
City of Riverside
Pre-Approved
ADU Program

revisions

description
Title Sheet
1 Bedroom

date	October 2023
project no.	Riverside ADU
drawn by	DESIGN PATH STUDIO
sheet no.	T1.1