

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS...

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

SIGNATURE: _____ DATE: _____

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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

Accessory Dwelling Unit
3 Bedroom - 1200 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

ZONING INFORMATION

CONTACT CITY OF RIVERSIDE FOR THE INFORMATION BELOW
EMAIL: CODING@CITYOFRIVERSIDE.CA GOV PHONE: 951-826-5800
ZONING:
OVERLAY:
LOT SIZE:
EXISTING HABITABLE SQ. FT.:
LOT SLOPE:
ADU SETBACKS FROM PROPERTY LINE
ALLOWED: FRONT- PROPOSED: FRONT-
REAR- REAR-
SIDE- SIDE-
STREET SIDE- STREET SIDE-

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, 3 BEDROOM 2 BATH, DETACHED 1200 S.F. ACCESSORY DWELLING UNIT
PORCH AREAS:
CRAFTSMAN: 76 S.F. RANCH: 66 S.F. SPANISH: 66 S.F.

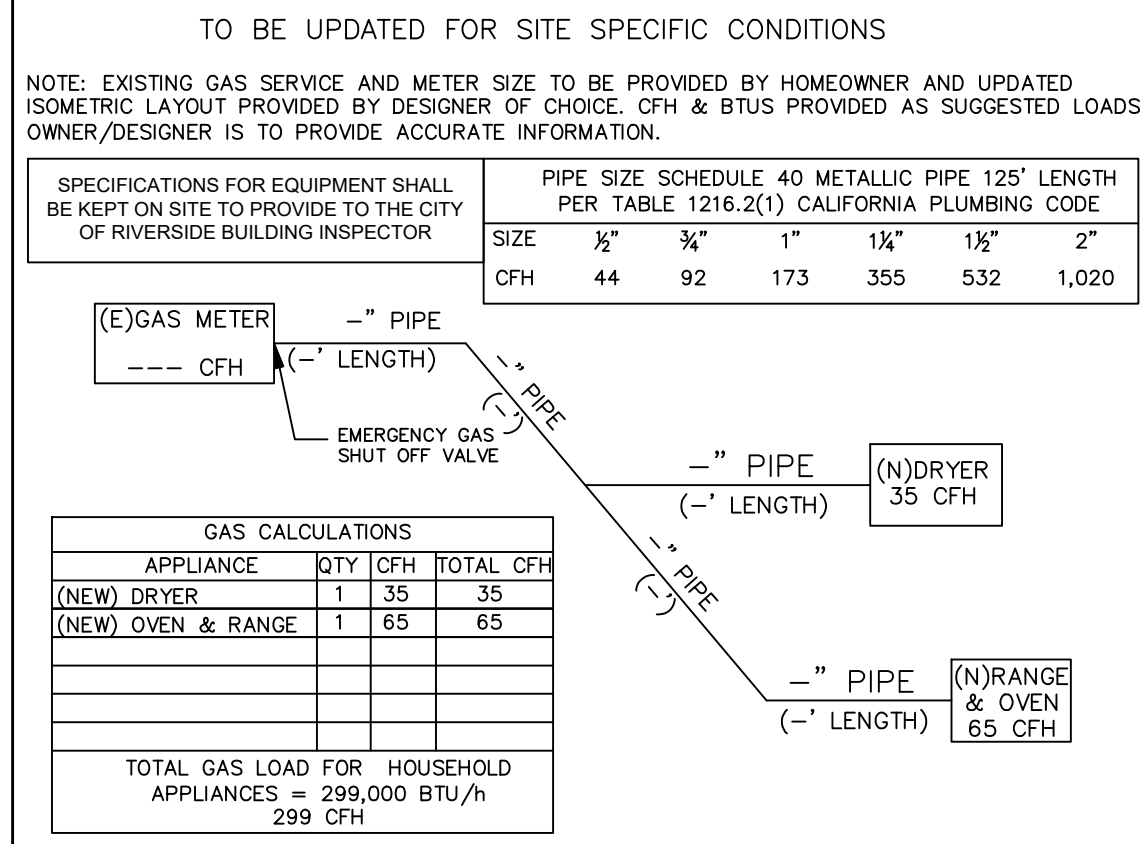
APN

LEGAL DESCRIPTION

HERS NOTES

- 1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS...
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...
3. CF3R REGISTRATION FORMS ARE LOCATED ON THE PLANS...
4. HERS TESTS REQUIRED FOR THIS PROJECT ARE: VARIABLE CAPACITY HEAT PUMP...
5. FOR IAQ FAN - CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN...
6. SOLAR IS REQUIRED: APPROXIMATE BASED ON INITIAL REPORTS...
7. SPECIAL FEATURES: VCHP required items listed above...
8. NEW 2022 ELECTRIC READY REQUIREMENTS: PROVIDE SPACE FOR HEAT PUMP WATER HEATER...

EXAMPLE GAS PIPE DIAGRAM



CITY STAFF CHECKLIST

site characteristics

- X SELECTION(S)
THE BUILDING IS IN THE FLOOD HAZARD AREA.
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
THE BUILDING IS IN A CULTURAL RESOURCES OVERLAY ZONE
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...

electrical service information:

- X SELECTION:
RELOCATE OR UPGRADE SERVICE
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 RESIDENCE SEWER LATERAL
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...

water service information:

- X SELECTION
ADU SERVED FROM EXISTING METER
METER UPGRADE REQUIRED
SEPARATE METER REQUESTED FOR ADU
SERVED BY WESTERN WATER

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

- X TO BE COMPLETED
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 FILED 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...
CONSTRUCTION AND DEMOLITION FORM
HOLD HARMLESS AGREEMENT
GRADING EXCEPTION JUSTIFICATION FORM
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

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...

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
TRIM COLOR OF PRINCIPAL DWELLING
CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. - HAMPO UES-ER 1900
ARCHITECTURAL GRADE SHINGLE - CERTAINTED - ICC-ES ESR-3537
OTHER ROOF MATERIAL / COLOR / ICC / UL:
PROPERTIES LOCATED IN VHFSZ OR WUI ZONES ARE TO USE WUI COMPLIANT SPECIFICATION...

window and trim color:

- X SELECTION
WINDOW COLOR OF PRINCIPAL DWELLING UNIT
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

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...
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...

project
City of Riverside
Pre-Approved
ADU Program
revisions
description
Title Sheet
3 Bedroom
date
October 2023
project no.
Riverside ADU
drawn by
DESIGN PATH STUDIO
sheet no.
T1.1

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.



3 Bedroom - Craftsman view #1



3 Bedroom - Ranch view #1



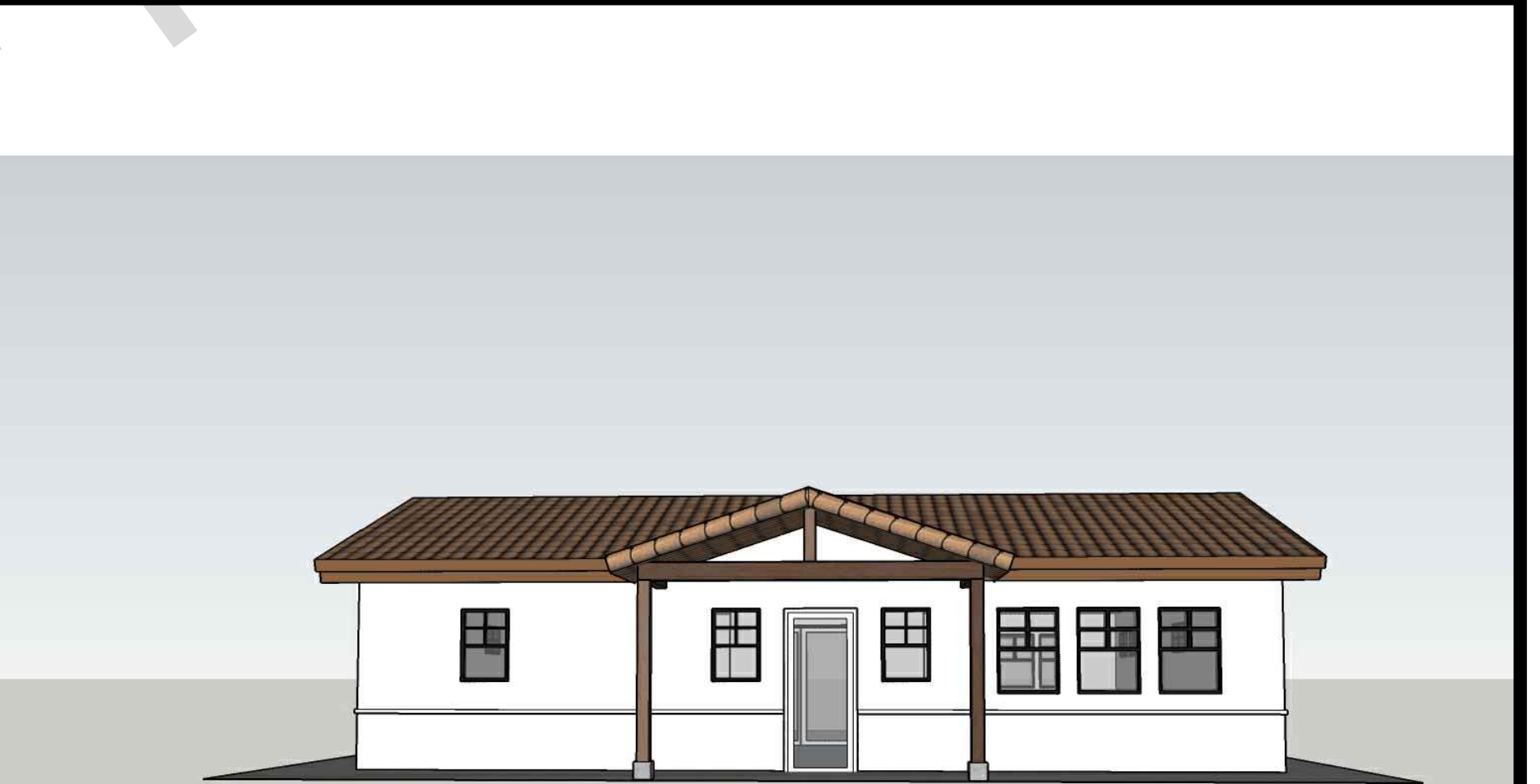
3 Bedroom - Spanish view #1



3 Bedroom - Craftsman view #2



3 Bedroom - Ranch view #2

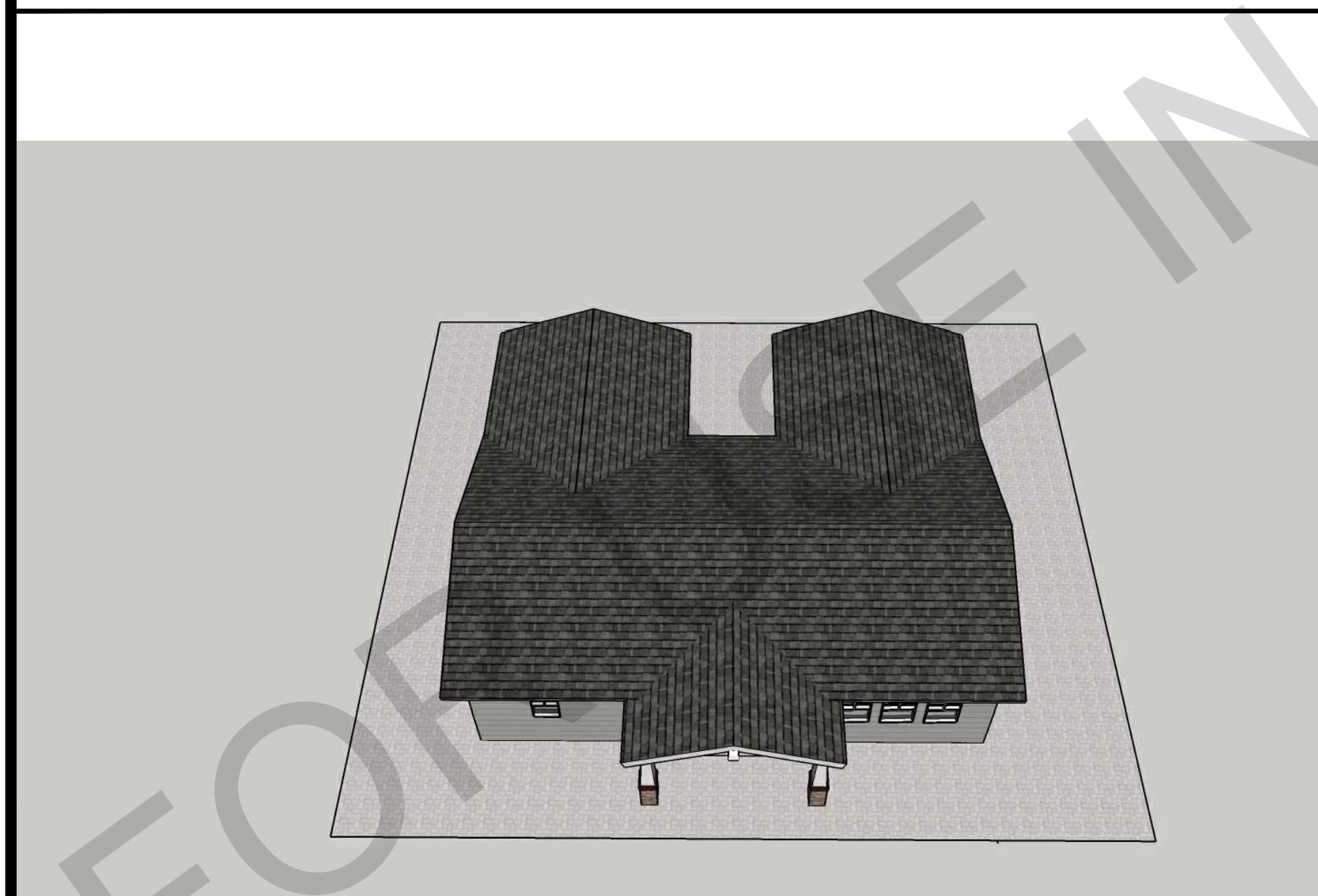


3 Bedroom - Spanish view #2

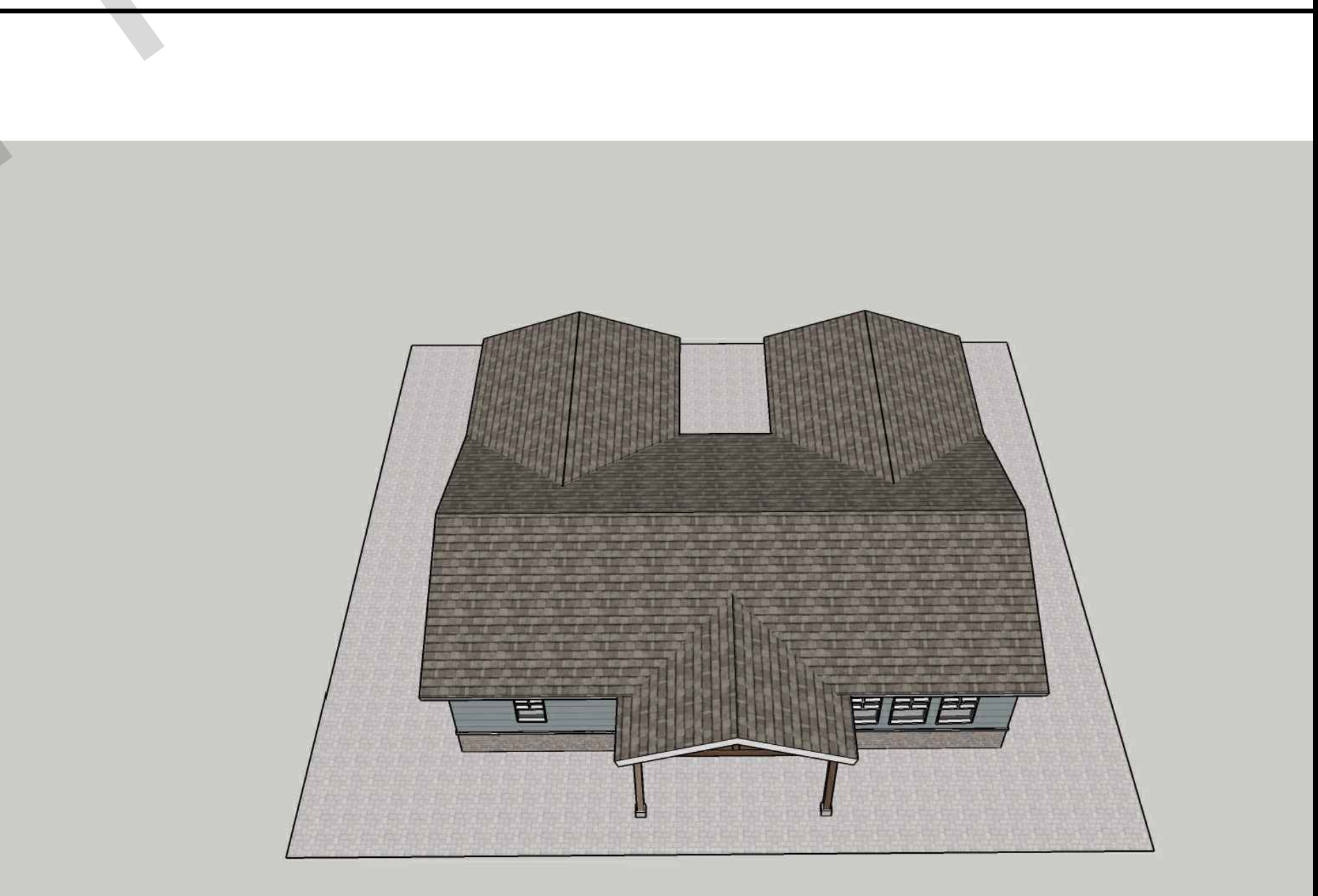
3 Bedroom - Craftsman view #2

3 Bedroom - Ranch view #2

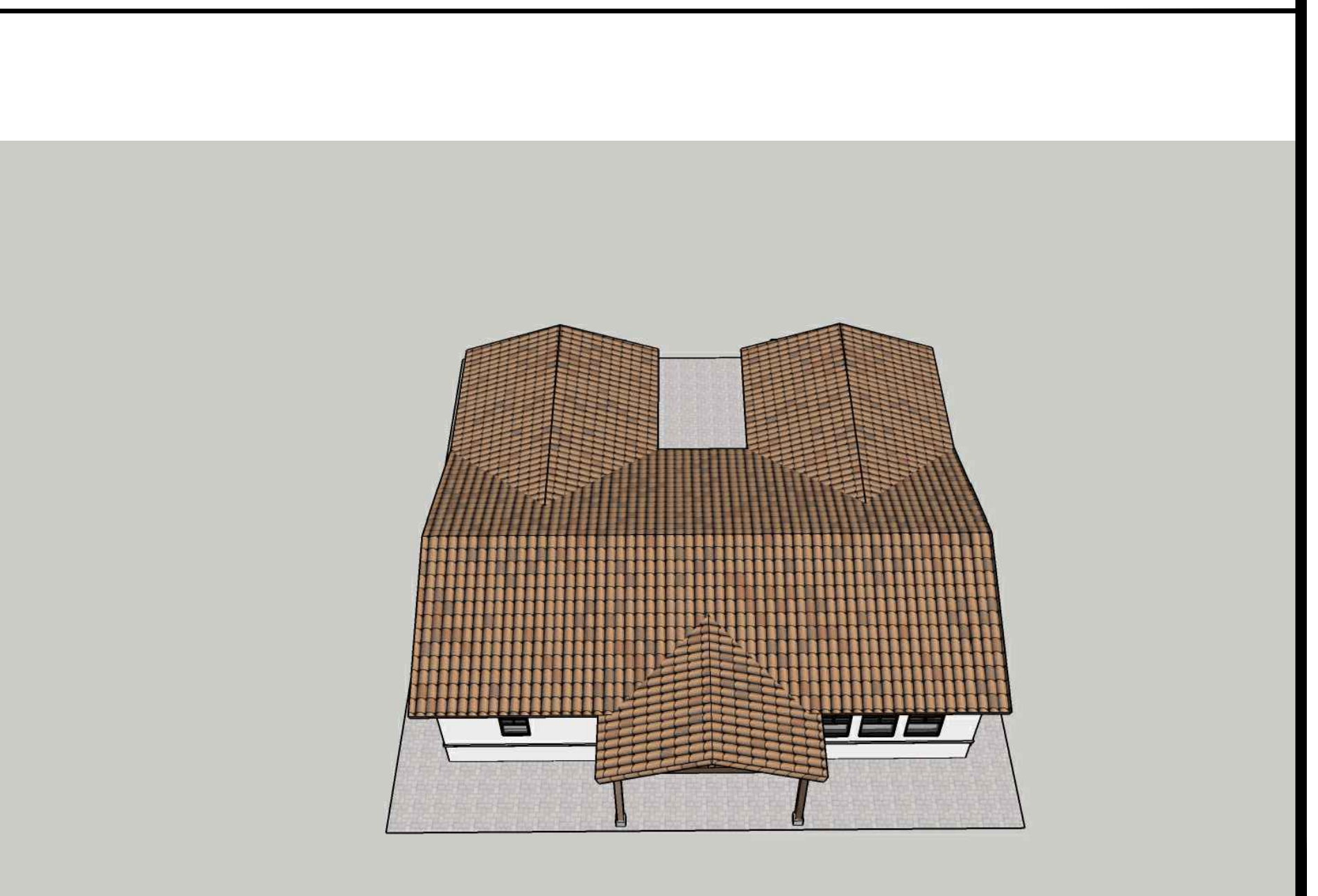
3 Bedroom - Spanish view #2



3 Bedroom - Craftsman view #3



3 Bedroom - Ranch view #3



3 Bedroom - Spanish view #3

project
 City of Riverside
 Pre-Approved
 ADU Program

revisions
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description
 Exterior
 Style
 Options

date
 October 2023

project no.
 Riverside ADU

drawn by
 DESIGN PATH STUDIO

sheet no.
T1.2

MANDATORY PRESCRIPTIVE NOISE INSULATION REQUIREMENTS CHECKLIST

Residential Building in the 60+ dB CNEL Noise Zone

These are minimum requirements and DO NOT apply to specific areas adjacent to railroad tracks, freeways, airports, etc. Please note that code requirements change over time; always check the current codes or ask the plans examiner to verify requirements.

PRESCRIPTIVE REQUIREMENTS	INCORPORATED IN DESIGN? *If No, provide Acoustical analysis report	Yes	No
EXTERIOR WALLS			
Minimum 2x4" studs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Exterior finish: 7/8" stucco, brick veneer, masonry. Wood/metal siding must be backed 1/2" solid sheathing.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Masonry walls (<40psf) must be supported by stud-wall w/ 5/8" gyp-board/plaster.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Wall Insulation: Minimum R-13 glass fiber/mineral wool installed throughout stud bay	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Exterior solid sheathing must be covered with overlapping asphalt felt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Interior wall finish: 5/8" min. gyp-board/plaster.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
EXTERIOR WINDOWS			
Operable windows: STC 40 dB min. and air infiltration rate of 0.5 cf/m max. in accordance w/ ASTM E-283.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Fixed Windows must be:			
1. STC 40 dB, or	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
2. 5/8-inch laminated glass STC 40 dB and set in non-hardening glazing material, or	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
3. Glass block at least 3-1/2 inches thick	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Max glazing in sleeping rooms: Total area of glazing shall not exceed 20% of floor or wall area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
EXTERIOR DOORS			
Exterior hinged doors facing the source of the noise must be min. STC 40 dB.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Sliding glass doors not facing source of noise must be min STC 35 dB. Direct exposure not permitted.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Access doors from attached garage to residence interior: STC 30 dB min.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

EXISTING SWIMMING POOL REQUIREMENTS

WHEN A BUILDING PERMIT IS ISSUED FOR THE CONSTRUCTION OF A NEW SWIMMING POOL OR SPA OR THE REMODELING OF AN EXISTING SWIMMING POOL OR SPA AT A PRIVATE SINGLE-FAMILY HOME, THE RESPECTIVE SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH AT LEAST TWO OF THE FOLLOWING SEVEN DROWNING PREVENTION SAFETY FEATURES:

(1) AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME.

(2) REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE.

(3) AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921.

(4) EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN."

(5) A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA.

(6) AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY FEATURE.

(7) OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).

(8) BEFORE THE ISSUANCE OF A FINAL APPROVAL FOR THE COMPLETION OF PERMITTED CONSTRUCTION OR REMODELING WORK, THE LOCAL BUILDING CODE OFFICIAL SHALL INSPECT THE DROWNING SAFETY PREVENTION FEATURES REQUIRED BY THIS SECTION AND, IF NO VIOLATIONS ARE FOUND, SHALL GIVE FINAL APPROVAL.

EXCEPT AS PROVIDED IN SECTION 115925, WHEN A BUILDING PERMIT IS ISSUED FOR THE CONSTRUCTION OF A NEW SWIMMING POOL AND/OR SPA THE REMODELING OF AN EXISTING SWIMMING POOL AND/OR SPA AT A PRIVATE SINGLE-FAMILY HOME, THE RESPECTIVE SWIMMING POOL AND/OR SPA SHALL BE EQUIPPED WITH ITEM NO. 1 SUBSECTION 115922 (A) AND AT LEAST ONE ADDITION ITEM OF THE FOLLOWING SEVEN DROWNING PREVENTION FEATURES.

THE APPLICANT SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING PROPERTY LINES, YARDS, DIMENSIONED SETBACKS, EASEMENTS, UTILITIES, STREETS, EXISTING AND PROPOSED BUILDINGS, MINIMUM SEPARATION FROM EXISTING STRUCTURES, AND FUEL MODIFICATION ZONES IF APPLICABLE. SEE EXAMPLE SITE PLAN IN THIS SET FOR REFERENCE.

THE APPLICANT SHALL IMPLEMENT SITE DESIGN STORMWATER BEST MANAGEMENT PRACTICES (BMP) AND LOW IMPACT DEVELOPMENT (LID) CONCEPTS SUCH AS IMPERVIOUS AREA DISPERSION, DRAINAGE TO NATURAL VEGETATION, REDUCTION IN IMPERVIOUS SURFACES, BREAKING UP HARDSCAPE AREA, ETC. APPLICANT IS REQUIRED TO INCORPORATE THESE CONCEPTS WITH NEW CONSTRUCTION

ALL SEPTIC SYSTEMS SHALL COMPLY WITH THE RIVERSIDE EHS LAMP STANDARDS

FIRE NOTES

- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SECTION 505.1
- ALL FIRE APPARATUS ROADS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES.
- SITE PLAN SHALL PROVIDE DIMENSIONS SHOWING REQUIRED FIRE APPARATUS ACCESS ROADS. FIRE ACCESS ROADWAYS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 20 FEET.
 - FIRE ACCESS ROADWAYS
 - SURFACE FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS NOT LESS THAN 80,000 LBS AND SHALL BE PROVIDED WITH AN APPROVED PACED SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
 - GATED ENTRANCES WITH CARD READERS, GUARD STATIONS OR CENTER MEDIANS, WHICH WILL HAVE SEPARATED LANES OF ONE-WAY TRAFFIC, SHALL BE NOT LESS THAN 12 FEET WIDE PER LANE.

- EXISTING LEGAL LOTS THAT HAVE EASEMENTS ACCESS ROADWAYS LESS THAN 20 FEET WIDE THAT PROVIDE PRIMARY ACCESS TO OTHER LOTS SHALL RECORD A COVENANT GRANTING EASEMENT RIGHTS FOR EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES AND SHALL RELINQUISH RIGHTS TO BUILD ANY BUILDING, WALL, FENCE, OR OTHER STRUCTURE WITHIN 5 FEET OF THE EXISTING ACCESS EASEMENT.
- ALL DEAD END FIRE APPARATUS ACCESS ROADWAY IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AND APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. ACCESS ROADS SERVING MORE THAN (4) FOUR DWELLING UNITS SHALL BE PROVIDED WITH A CUL-DE-SAC. THE MINIMUM UNOBSTRUCTED PAVED RADIUS WIDTH FOR A CUL-DE-SAC SHALL BE 36 FEET CURB LINE TO CURB LINE WITH NO PARKING. ALTERNATE TYPES OF TURN-AROUND (HAMMERHEADS, ETC.) MAY BE CONSIDERED BY THE FIRE MARSHAL AS NEEDED TO ACCOMPLISH THE INTENT OF THE FIRE CODE.

SECURITY GATES: AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDING ALL COMMAND FUNCTIONS AND OPENING THE GATE. WHERE THIS SECTION REQUIRES AN APPROVED KEY-OPERATED SWITCH AN INFRARED AUTOMATIC GATE SYSTEM IS REQUIRED WITH THE KNOX KEY SWITCH. CITY OF RIVERSIDE ONLY REQUIRES ONE KEY SWITCH AS FIRE AND PD HAVE THE SAME KEYS.

GENERAL NOTES

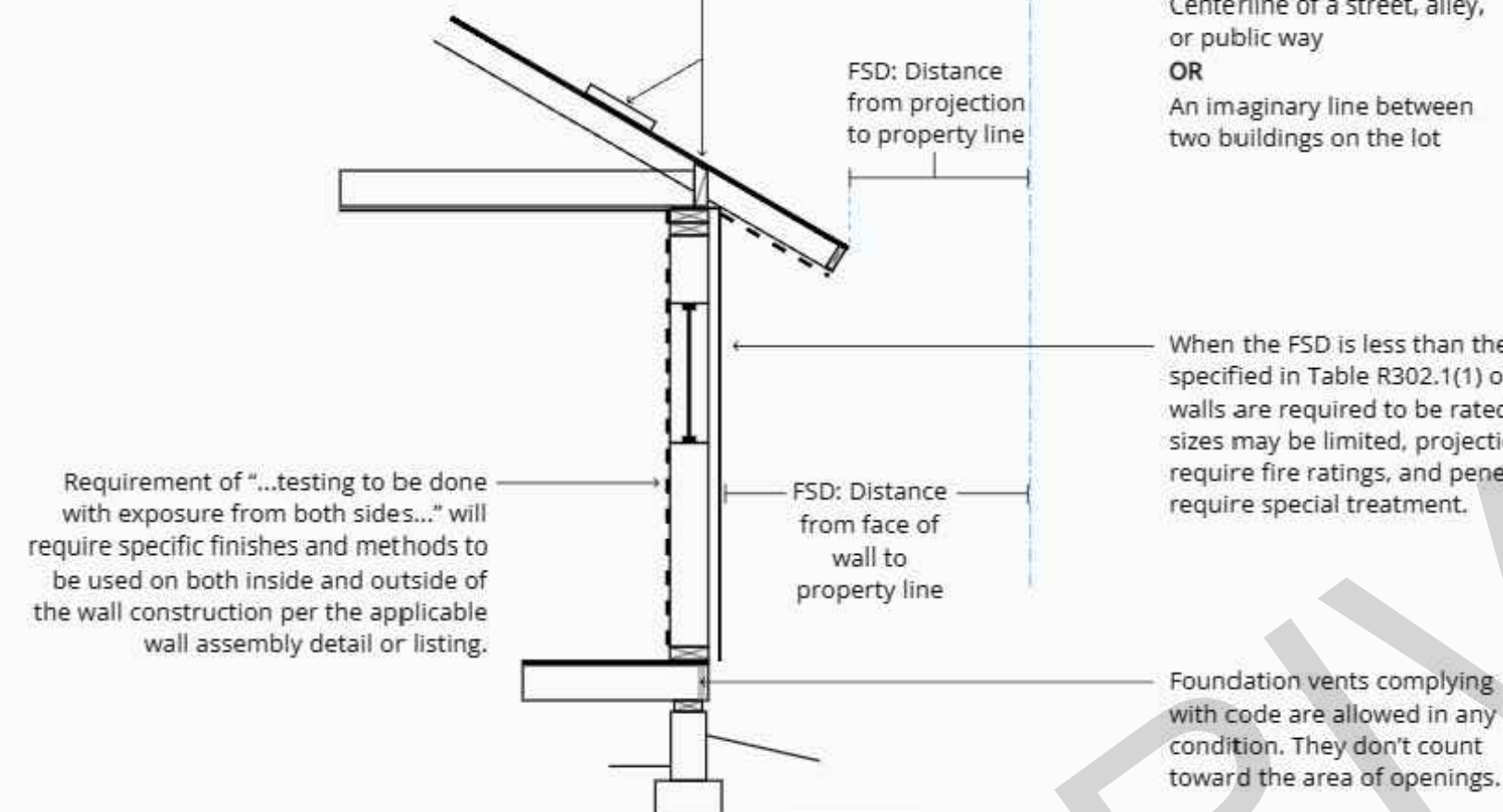
- SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
- SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
- YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO, ETC.) ADDED TO THE PLAN FOR THE SETBACK MEASUREMENT. THE FIELD INSPECTOR WILL ADD THE PLANNED WALL FINISH THICKNESS TO THE FOUNDATION SETBACK.
- NEW ELECTRIC SERVICE IS TO BE LOCATED - POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS
- LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS
- ADU WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC SYSTEM.
- CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND SHORING AND UNDERPINNING.
- A DIMENSIONED SITE PLAN DRAWN TO SCALE SHALL BE PROVIDED SHOWING THE FOLLOWING: NORTH ARROW, PROPERTY LINES, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS, AND STRUCTURES; LOCATION OF YARDS USED FOR ALLOWABLE INCREASE OF BUILDING AREA; DIMENSIONED SETBACKS, MINIMUM SEPARATION FROM EXISTING STRUCTURES AND FUEL MODIFICATION ZONES PER UNIFORM ADMINISTRATIVE CODE SECTION 302.
- IF A GRADING PLAN IS REQUIRED, INCORPORATE THE ENTIRE APPROVED GRADING PLAN/IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS. PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.

DIVISION 2 - SITEWORK

- SITE PREPARATION PROJECT IS TO BE STAKED OUT FOR OWNER APPROVAL BEFORE FOR EARTHWORKS TO BEGIN.
- SITE CLEARING CONTRACTOR WILL VERIFY WITH OWNER ALL PLANTING TO BE REMOVED PRIOR TO STARTING WORK.
- LINES AND LEVELS THE CONTRACTOR WILL VISIT THE SITE AND EVALUATE GRADE CONDITION. FOR BIDDING PURPOSES, THE CONTRACTOR WILL CALCULATE HIS OWN CUT AND FILL QUANTITIES BASED ON THE SITE PLAN.
- SHORING IS TO BE PROVIDE AS REQUIRED
- EARTH WORK
 - ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF CITY OF RIVERSIDE GRADING ORDINANCE
 - THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION.
 - THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET, WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING. [CRC R401.3]

WALL AND PROJECTION SEPARATION REQUIREMENTS TO PROPERTY LINES AND ADJACENT BUILDINGS

The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing. Alternate attic venting locations may be required.



PLEASE NOTE: NOT ALL ELEVATIONS IN THESE PERMIT READY ADU PLANS COMPLY WITH 25% MAX OPENINGS RULE FOR NON-SPRINKLERED BUILDING AND THEREFORE A MINIMUM SEPARATION OF 5' TO THE PROPERTY LINE WOULD BE REQUIRED AND MINIMUM 10' TO ADJACENT BUILDINGS (FOR NON-SPRINKLERED BUILDINGS).

WALLS OF UNSPRINKLERED BUILDINGS BETWEEN 5 AND 3 FEET TO PROPERTY LINES SHALL BE ONE-HOUR RATED CONSTRUCTION AND HAVE A MAXIMUM OF 25% OF UNPROTECTED/PROTECTED OPENINGS. [CRC TABLE R302.1(1)]

WALLS OF UNSPRINKLERED BUILDINGS CLOSER THAN 3 FEET TO PROPERTY LINES SHALL BE ONE-HOUR RATED CONSTRUCTION AND HAVE NO OPENINGS. [CRC TABLE R302.1(1)]

PROJECTIONS, INCLUDING EAVES, SHALL BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, HEAVY TIMBER OR OF FRT WOOD IF THEY PROJECT INTO THE 3/5 FOOT (SPRINKLERED /UNSPRINKLERED) SETBACK AREA FROM THE PROPERTY LINE. THEY MAY PROJECT A MAXIMUM OF 12 INCHES BEYOND THE 3 FOOT SETBACK. [CRC TABLES R302.1(1) AND R302.1(2), WITH EXCEPTIONS]

TABLE R302.1(1) EXTERIOR WALLS			
EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE	
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the California Building Code with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 5 feet
Openings in walls	Not fire-resistance rated	0 hours	≥ 5 feet
	25% maximum of wall area	0 hours	3 feet
Penetrations	Unlimited	0 hours	5 feet
	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

TABLE R302.1(2)
EXTERIOR WALLS—DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION

EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE	
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the California Building Code with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet ^a
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{b, c}	2 feet ^a
Openings in walls	Not fire-resistance rated	0 hours	3 feet
	Unlimited	0 hours	3 feet ^a
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet ^a

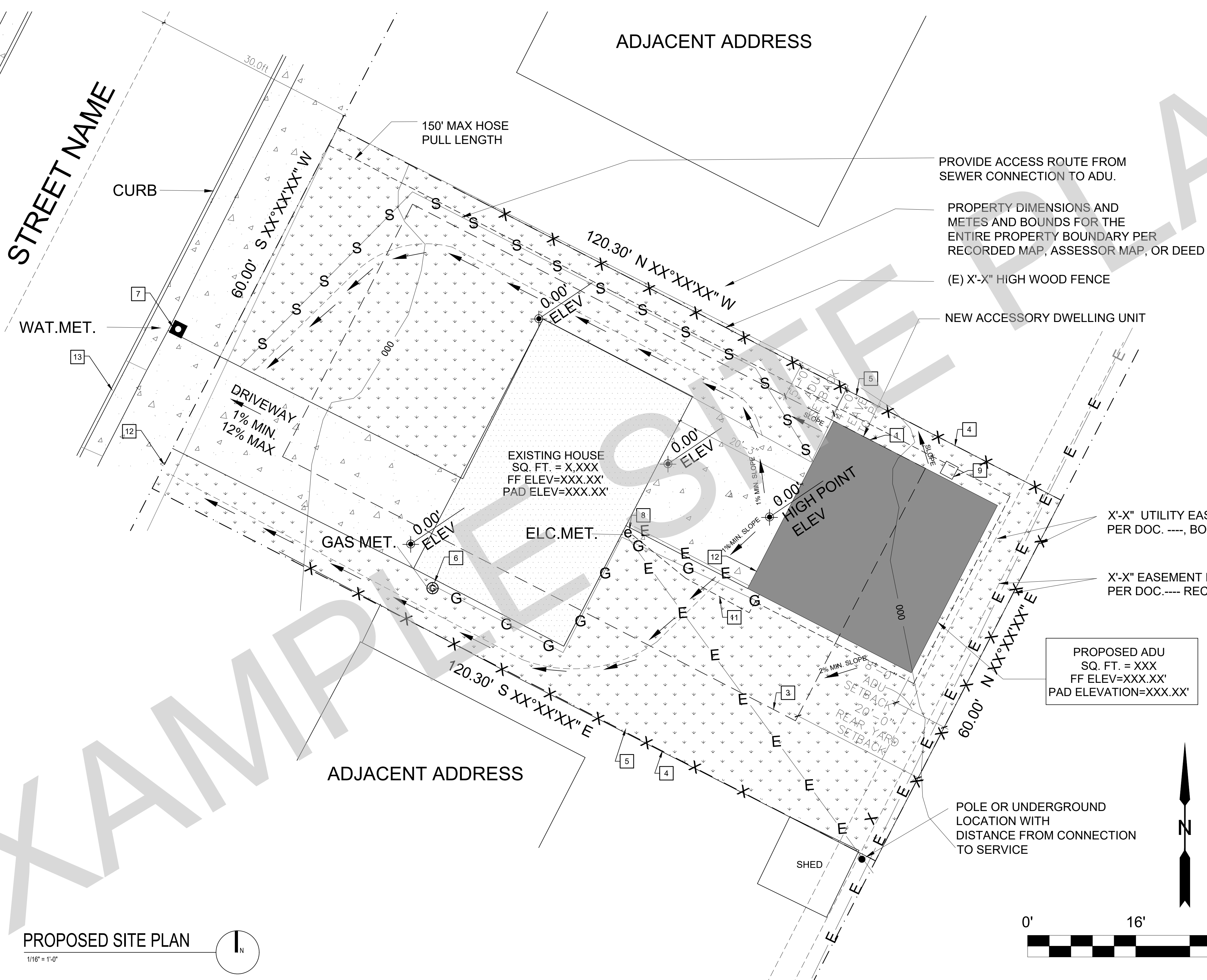
BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACCEPTS, AGREES AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

- 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.
- 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.
- THE DESIGNERS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
- 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.



SITE INFORMATION CHECKLIST:

- TO BE INCLUDED ON SITE PLAN**
- ALL EXTERIOR SITE BOUNDARIES CORRECTLY SCALED AND DIMENSIONED
- NORTH ARROW
- SCALE OF PLANS, GRAPHIC AND WRITTEN
- LEGEND OF SYMBOLS, LINES, ABBREVIATIONS, ETC. USED ON PLANS
- SITE CONTOURS, GRADE ELEVATIONS, AND OTHER TOPOGRAPHIC FEATURES
- LOCATION AND DIMENSION OF ALL DRIVEWAY, ACCESS ROADS, AND CURB CUTS
- SHOW FIRE ACCESS ROADS / DRIVEWAY - MAX FIRE HOSE PULL OF 150 FT LENGTH
- LOCATION AND DIMENSIONS OF ALL EASEMENTS (ELECTRIC, WATER, SEWER, ETC)
- REQUIRED AND PROPOSED BUILDING SETBACKS
- LOCATION OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
- DISTANCE OF ALL STRUCTURES FROM EACH OTHER AND FROM PROPERTY LINES
- LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
- LOCATION AND SIZE OF OFF-STREET PARKING
- LOCATION OF EXISTING AND PROPOSED VEGETATION
- LOCATION OF EXISTING AND PROPOSED UTILITIES TO NEW ADU
- LOCATION OF EXISTING AND NEW UTILITIES (SEWER LATERAL, CLEANOUTS, GAS LINES, ELECTRICAL OVERHEAD, OR UNDERGROUND CONDUCTORS.) SEE SHEET T1.1 FOR ADDITIONAL INFORMATION FOR UTILITY SERVICE REQUIREMENTS
- NEW SEWER LATERAL SERVING THE NEW ADU IS TO COMPLY WITH CPC 311.1
- ADU SEWER LINE CANNOT BE CONNECTED DIRECTLY TO THE EXISTING MAIN DWELLING UNIT IF THERE ARE 35 OR MORE EXISTING FUTURE UNITS PER TABLE 702.1, OR FIVE OR MORE TOILETS AND A 3 INCH SEWER DRAIN ALREADY EXISTS IN THE MAIN DWELLING UNIT PER CURRENT CPC TABLE 703.2
- LOCATION OF EXISTING AND NEW METER LOCATIONS (GAS, ELECTRICAL, WATER.) WHERE EXISTING ELECTRICAL SERVICE IS TO REMAIN, IDENTIFY THE FOLLOWING:
1. EXISTING MAIN SERVICE PANEL LOCATION AND SIZE.
2. NEW ADU SUBPANEL LOCATION AND SIZE.
WHERE EXISTING ELECTRICAL SERVICE IS UPGRADED OR RELOCATED, INDICATE THE FOLLOWING:
1. NEW ADU SUBPANEL LOCATION AND SIZE ONLY.
- SITE PLAN SIGNED BY PREPARER.
- LOCATION OF SEPTIC SYSTEM AND LEACH LINES (IF APPLICABLE) EXISTING AND/OR PROPOSED
- SOILS: IDENTIFY IF LAND IS SUBJECT TO LIQUEFACTION / GEO HAZARD OR SPECIAL STUDY ZONE PER INFORMATION FILLED OUT BY CITY STAFF ON SHEET T1.1
- FLOOD: IDENTIFY IF LAND IS SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD PER INFORMATION FILLED OUT BY CITY STAFF ON SHEET T1.1
- FLOOD ZONE
- FIRE: IDENTIFY IF LAND IS WITHIN FIRE HAZARD SENSITIVITY ZONE PER INFORMATION FILLED OUT BY CITY STAFF ON SHEET T1.1
- TOPOGRAPHY / SLOPE OF LAND AROUND ADU DESIGNED TO DRAIN AWAY FROM ADU AND MAIN DWELLING UNIT
- CLEANOUTS SHALL BE PLACED INSIDE THE BUILDING NEAR THE CONNECTION BETWEEN THE BUILDING DRAIN AND THE BUILDING SEWER OR INSTALLED OUTSIDE THE BUILDING AT THE LOWER END OF THE BUILDING DRAIN AND EXTENDED TO GRADE. ADDITIONAL BUILDING SEWER CLEANOUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET IN STRAIGHT RUNS AND FOR EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135 DEGREES. (CPC 719.1)
- ADU MUST BE A MINIMUM 4 FEET FROM ADJACENT STRUCTURES.
- IDENTIFY THE FINISHED FLOOR ELEVATION OF THE ACCESSORY DWELLING UNIT (ADU), IF THE MANHOLE RM ELEVATION UPSTREAM FROM THE SEWER LATERAL CONNECTION IS HIGHER THAN THE PROPOSED ADU, A BACKWATER VALVE SHALL BE INSTALLED ON THE BUILDING SEWER LATERAL. (CPC 710.1)
- DRAINAGE PIPING SERVING FIXTURES THAT ARE LOCATED BELOW THE CROWN LEVEL OF THE MAIN SEWER SHALL DISCHARGE INTO AN APPROVED WATERTIGHT SUMP OR RECEIVING TANK, SO LOCATED AS TO RECEIVE THE SEWAGE OR WASTES BY GRAVITY. FROM SUCH SUMP OR RECEIVING TANK, THE SEWAGE OR OTHER LIQUID WASTES SHALL BE LIFTED AND DISCHARGED INTO THE BUILDING DRAIN OR BUILDING SEWER BY APPROVED EJECTORS, PUMPS, OR OTHER EQUALLY EFFICIENT APPROVED MECHANICAL DEVICES. (CPC 710.2)
- INDICATE DESIGN FLOOD ELEVATION, AND FINISH FLOOR ELEVATION.
- INDICATE DISTANCE OF STRUCTURE TO ADJACENT SLOPES. THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN 1 UNIT VERTICAL IN 3 UNITS HORIZONTAL (33.3% SLOPE) SHALL COMPLY WITH SECTIONS 1808.7.1 THROUGH 1808.7.5. (CBC 1808.7)



PROPOSED SITE PLAN
1/16" = 1'-0"

KEYNOTES
1 LINE OF EXTERIOR WALL, TYP.
2 LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE
3 REQUIRED SETBACKS
4 PROPERTY LINE, TYP.
5 FENCE- HEIGHT PER PLAN
6 EXISTING GAS METER
7 EXISTING WATER METER
8 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS
9 CONDENSING UNIT
10 SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET
11 FEEDER TO EXTEND TO EXISTING PANEL
12 NEW ADU SUB PANEL / DISCONNECT / JUNCTION BOX AND GROUNDING ELECTRODE SYSTEM PER NEC ARTICLE 250.32

GENERAL NOTES
1. SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN FIELD PRIOR TO CONSTRUCTION.
2. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
3. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
4. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS).
5. SEWER DRAIN CLEANOUTS REQUIRED AT 100 FOOT INTERVALS AND CHANGES IN DIRECTION OF 135 DEGREES OR MORE.
6. LOAD-BEARING CAPACITY OF 1,500 PSF IS ASSIGNED FOR FOUNDATION WHERE THE FOUNDATION IS EMBEDDED IN NON-EXPANSIVE NATURAL GROUND. WHERE EXPANSIVE SOILS ARE FOUND IN THE BUILDING AREA, A GEOTECHNICAL REPORT PREPARED BY A CALIFORNIA REGISTERED DESIGN PROFESSIONAL MAY BE REQUIRED.

LEGEND
SPOT GRADE ELEVATION
AREA OF NEW BUILDING FOOTPRINT
AREA OF EXISTING BUILDING FOOTPRINT
CONCRETE PAVING
LANDSCAPE
KEYNOTE
PROPERTY LINE
REQUIRED SETBACKS
DRAINAGE PATTERN
SITE CONTOURS
NEW SEWER LINE
NEW DOMESTIC WATER LINE
NEW ELECTRICAL & TEL DATA LINE
NEW GAS LINE
NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090

CERTIFICATE OF ACCURACY
I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES/UTILITY EASEMENTS. ALL PROPOSED LAND USE ACTIVITIES, IMPROVEMENTS TO LAND, AND/OR BUILDING MODIFICATIONS OR ADDITIONS ARE CLEARLY LABELED ON THE SITE PLAN OF THE APPROVED PLAN SET. I UNDERSTAND THAT ANY POTENTIALLY EXISTING DETAIL WITHIN THESE PLANS INCONSISTENT WITH THE SITE PLAN ARE NOT APPROVED AND MAY BE REQUIRED TO BE ALTERED OR REMOVED. THE SUBMITTED DOCUMENTS AND PLANS SHOW THE CORRECT DIMENSIONS OF THE PROPERTY, THE BUILDINGS, AND STRUCTURES AND THEIR SETBACKS FROM PROPERTY LINES AND FROM ONE ANOTHER, ACCESS ROADS/EASEMENTS, AND UTILITIES. THE EXISTING AND PROPOSED USE OF LAND AND OF EACH BUILDING AS STATED IS TRUE AND CORRECT. FURTHER, ALL IMPROVEMENTS EXISTING ON THE PROPERTY WERE COMPLETED IN ACCORDANCE WITH ALL REGULATIONS IN EXISTENCE AT THE TIME OF THEIR CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EASEMENTS AND OTHER ENCUMBRANCES TO DEVELOPMENT HAVE BEEN ACCURATELY SHOWN AND LABELED AS WELL AS ALL ON-SITE GRADING/SITE PREPARATION.
THE UNDERSIGNED UNDERSTANDS WHERE EXPANSIVE SOILS ARE FOUND IN THE BUILDING AREA, A GEOTECHNICAL REPORT PREPARED BY A CALIFORNIA REGISTERED DESIGN PROFESSIONAL MAY BE REQUIRED.
APPLICANT (SIGNATURE): _____ DATE: _____
SITE PLAN PREPARED BY (SIGNATURE) _____ DATE: _____

UTILITIES PROVIDERS:
- GAS:
- ELECTRIC:
- WATER:

SCHOOL DISTRICTS:
HIGH SCHOOL -
ELEMENTARY SCHOOL -

GRADING INFORMATION:
TOTAL CUBIC YARD OF EARTHWORK = _____
TOTAL FILL MATERIAL PLACED ON AN EXISTING SLOPE STEEPER THAN FIVE UNITS HORIZONTAL TO ONE VERTICAL = _____
TOTAL CUT OR FILL MATERIAL EXCEEDING FOUR FEET IN VERTICAL DEPTH, MEASURED FROM THE EXISTING GROUND SURFACE = _____

FIRE RATING NOTE:
WALLS OF UNSPRINKLERED BUILDINGS BETWEEN 5 AND 3 FEET TO PROPERTY LINES SHALL BE ONE-HOUR RATED CONSTRUCTION AND HAVE A MAXIMUM OF 25% OF UNSPRINKLERED/PROTECTED OPENINGS. [CRC TABLE R302.1(1)]
WALLS OF UNSPRINKLERED BUILDINGS CLOSER THAN 3 FEET TO PROPERTY LINES SHALL BE ONE-HOUR RATED CONSTRUCTION AND HAVE NO OPENING. [CRC TABLE R302.1(1)]
PROJECTIONS, INCLUDING EAVES, SHALL BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, HEAVY TIMBER OR OF FRT WOOD IF THEY PROJECT INTO THE 36 FOOT (SPRINKLERED UNSPRINKLERED) SETBACK AREA FROM THE PROPERTY LINE. THEY MAY PROJECT A MAXIMUM OF 12 INCHES BEYOND THE 3 FOOT SETBACK. [CRC TABLES R302.1(1) AND R302.1(2), WITH EXCEPTIONS]

project
City of Riverside
Pre-Approved
ADU Program

revisions
△
△
△
△
△

description
**Example
Site Plan**

date
October 2023

project no.
Riverside ADU

drawn by
DESIGN PATH STUDIO

sheet no.
AS.2

ARCHITECTUAL GENERAL NOTES	ROOF NOTES (CONT'D)	FLOOR PLAN NOTES (CONT'D)	MECHANICAL NOTES (CONT'D)	ELECTRICAL NOTES (CONT'D)
<p>1. DO NOT SCALE THE DRAWING, USE THE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER.</p> <p>2. THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH CURRENT EDITION OF STATE OF CALIFORNIA TITLE 24 CCR AND CURRENT CPC, CMC AND CEC CODES.</p> <p>3. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY THE CITY OF RIVERSIDE.</p> <p>4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.</p> <p>5. ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.</p> <p>6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF RIVERSIDE BUILDING INSPECTOR</p> <p>7. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY CONSTRUCTION, RECONSTRUCTION, OR CLOSURE OR THE ROADWAY, SIDEWALK OR RIGHT OF WAY. APPLICANT SHALL CONTACT ENGINEERING DEPARTMENT TO PROCESS.</p> <p>8. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL.</p> <p>9. APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.</p> <p>10. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION.</p> <p>11. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE PERMIT. A PHOTOVOLTAIC (SOLAR) SYSTEM BUILDING AND ELECTRICAL PERMIT SHALL BE ISSUED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST.</p> <p>12. SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED BY THE LOCAL JURISDICTION, THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH CBC SECTION 1803.2 AND REPORTED IN ACCORDANCE WITH CBC SECTION 1803.6. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE CITY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IS REQUIRED</p>	<p>14. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>15. PER SECTION R806.5/EM3.9.6: a. WHERE ONLY AIR-IMPERMEABLE IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. b. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCT. SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING w/ MIN. R VALUE BASED ON CLIMATE ZONE PER TABLE R806.5. c. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCT. ROOF SHEATHING w/ MIN. R VALUE BASED ON CLIMATE ZONE PER TABLE R806.5.FOR CONDENSATION CONTROL.</p>	<p>19. VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS, STAINS, CAULKS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISHED MATERIALS HAVE BEEN USED.</p> <p>20. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.</p> <p>21. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE LISTED METHODS LISTED IN CGC SECTION 4.505.3</p> <p>22. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS</p>	<p>5. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)</p> <p>6. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10" FROM A FORCED AIR INLET. (CMC 502.2.1)</p> <p>7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)</p> <p>8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2)</p> <p>9. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 5. (CPC TABLE 703.2)</p> <p>10. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N))</p> <p>11. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N))</p> <p>12. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(i) (2), and CPC 609.11)</p> <p>13. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7)).</p> <p>14. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS</p> <p>15. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)</p> <p>16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.</p> <p>17. PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.</p> <p>18. ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]</p>	<p>16. PER CEC 2022 150.0(N).1.A.: IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING: A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND</p> <ul style="list-style-type: none"> BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE. <p>17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.</p> <p>18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.</p> <p>19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).</p>
<p>ROOF NOTES</p> <p>1. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.</p> <p>2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.</p> <p>3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.</p> <p>4. BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH SECTION R902.1 THROUGH R902.4.</p> <p>5. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.</p> <p>6. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.3.3.</p> <p>7. SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.</p> <p>8. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).</p> <p>9. BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).</p> <p>10. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).</p> <p>11. MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.</p> <p>12. SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.</p> <p>13. A CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS ON SHEET T1.1, THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING</p>	<p>FLOOR PLAN NOTES</p> <p>1. ALL DIMENSIONS TO FACE OF STUD, U.N.O.</p> <p>2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.</p> <p>3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.</p> <p>4. REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN</p> <p>5. ALL ROOF DRAIN PIPES TO BE MIN. 2" STORM DRAINAGE SYSTEM UNLESS LOCAL CODE REQUIRES LARGER DRAIN SIZES. ROOF GUTTERS: STYLE A, INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL, PLATE #1, #2 & #3, GUTTER, PAGE 6 - 11, WIDTH AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. GUTTER: SIZE; PAGES 1.2, 3, 4, 5 & 6, CHARTS#1, #2, #3, #4, #5#6 & #7. STYLE; PLATE #2, STYLE A, PAGE 9 EXPANSION; PLATE #6, PAGE 16 & 17 HANGING; PLATE #19, FIG. C, PAGE 43. DOWN SPOUTS: PLAIN RECTANGULAR, AS REQUIRED BY SMACNA MANUAL CHART #3, PAGE #3. SEE ARCHITECT FOR LOCATIONS OF DOWN SPOUTS. ALL DOWN SPOUTS ARE TO BE DESIGNED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. DOWN SPOUTS ARE TO DEPOSIT DIRECTLY OVER A NDS 6 INCH SQUARE, MODEL 641 OR APPROVED EQUAL (SEE SECTION 02710 MORE INFORMATION)</p> <p>6. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N</p> <p>7. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N</p> <p>8. FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE (I.E. TRASH, RECYCLING, ECT.) 8. SILICON SEALANT AT GLAZING TO BE CLEAR, U.O.N</p> <p>9. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.</p> <p>10. ALL FINISH MATERIAL MUST MEET ALL APPLICATION FIRE, LIFE SAFETY, AND BUILDING CODES. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. PARTICLE BOARD, MDF AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.</p> <p>11. OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION.</p> <p>12. WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. CRC R703.7.2.1, CBC 2512.1.2</p> <p>13. FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (CRC R317.3, CBC 2304.10.5)</p> <p>14. ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (CRC R602.11.1, CBC 2308.3.2 ACCEPTANCE ALTERNATIVE SDPWS 4.3.6.4.3)</p> <p>15. FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, TITLE 24, C.A.C.</p> <p>16. 15, 20 AND 30 AMP. RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 48" MEASURED FROM THE TOP OF OUTLET BOX AND NOT LESS THAN 15" FROM THE BOTTOM OF OUTLET BOX ABOVE THE FLOOR.</p> <p>17. SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.</p> <p>18. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED SALVAGED, COMPOSTED.</p>	<p>23. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.</p> <p>24. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.</p> <p>25. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.</p> <p>26. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0</p> <p>27. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1</p> <p>28. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.</p> <p>29. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABEL TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.</p> <p>30. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH TO SHOW SUBSTANTIAL CONFORMANCE.</p> <p>31. NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION PER R327 SEE SHEET A5.3 FOR AGING IN PLACE DETAILS A) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. B) REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY. C) REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING. D) WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. E) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. F) BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.</p>	<p>ELECTRICAL NOTES</p> <p>1. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52 & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).</p> <p>2. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A); KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B). THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THESE AREAS CEC 210.11(C)1</p> <p>3. BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM. b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3.</p> <p>4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6" OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART. 210-8(A).</p> <p>5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)</p> <p>6. PER LIGHTING MEASURES 150(K)4 N-T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH OR THE FIXTURE NEEDS TO BE HIGH EFFICACY.</p> <p>7. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.</p> <p>8. A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)</p> <p>9. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.</p> <p>10. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.</p> <p>11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)</p> <p>12. A MINIMUM OF 1 LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150.0(K)21)</p> <p>13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210.11 (C)2)</p> <p>14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)</p> <p>15. TWO OR MORE SMALL-APPLIANCE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR RECEPTACLES INSTALLED IN A KITCHEN TO SERVE COUNTERTOP SURFACES. [CEC 210.52(B)(3) & CEC 210.11(C)(1)] IN DWELLING UNITS IN ALL AREAS SPECIFIED IN 210.52, ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [CEC 406.12]</p>	<p>ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0</p> <p>(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:</p> <p>1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED: A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR B. 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 ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."</p> <p>2. 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 AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.</p> <p>3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.</p> <p>4. 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.</p> <p>(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:</p> <p>1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.</p> <p>2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."</p> <p>(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:</p> <p>1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.</p> <p>2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."</p> <p>(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:</p> <p>1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.</p> <p>2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."</p>
		<p>MECHANICAL NOTES</p> <p>1. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R315.5] CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. [CRC R315.6]</p> <p>2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.1)</p> <p>3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203.5.2.1, CMC 402.4)</p> <p>4. SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)</p>		

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.

project

City of Riverside
Pre-Approved
ADU Program

revisions

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description

General
Notes

date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no.

GO.2

VERY HIGH FIRE SEVERITY ZONE (VHFSZ) NOTES

GENERAL NOTE: THE ADU SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE IF IT IS IN THE VHFSZ. STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE AND MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE CITY'S FIRE DEPARTMENT. FIRE/FUEL BREAK SIZE (MINIMUM 100 FEET FROM STRUCTURE) & COMPOSITION SHALL BE DETERMINED BY THE FIRE DEPARTMENT & SHOWN ON THE IMPROVEMENT/GRADING PLANS, FINAL MAP, & BUILDING PLANS

CBC CHAPTER 7A - MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE THESE NOTES SHALL APPLY. THE JURISDICTION HAS DETERMINED THAT THIS PROJECT IS IN A WILDLIFE -URBAN INTERFACE AREA. PLEASE SHOW COMPLIANCE WITH THE FOLLOWING ITEMS FOR NEW BUILDINGS, PER THE 2022 CBC. EXCEPTIONS:

- 1. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA. WHEN LOCATED AT LEAST 30 FEET FROM AN APPLICABLE BUILDING.
2. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIES AS A GROUP U OCCUPANCY OF ANY SIZE LOCATED LEAST 50' FROM AN APPLICABLE BUILDING.
3. BUILDINGS CLASSIFIED AS A GROUP U AGRICULTURE BUILDING. AS DEFINED IN SECTION 202 OF THE CODE (SEE ALSO APPENDIX C - GROUP U AGRICULTURE BUILDINGS), WHEN LOCATED AT LEAST 50' FROM AN APPLICABLE BUILDING.

REQUIREMENTS:

- 1. 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES," SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
2. 705A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL - SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. 705A.4 ROOF GUTTER. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
4. 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:
A) THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
B) THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
C) THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F
5. 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING
A) VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 - INCH AND SHALL NOT EXCEED 1/8 - INCH IN DIAMETER
B) THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
C) THE MESH MATERIAL SHALL BE CORROSION RESISTANT.
6. 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2.
3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2.
7. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

- 8. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3:
1. ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
2. LOG WALL CONSTRUCTION ASSEMBLY
3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1.
4. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1
5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITH A 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263
6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF 5/8 -INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
7. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A 1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263

- 9. 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:
1. NON COMBUSTIBLE MATERIAL
2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AN SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
3. FIRE-RETARDANT -TREATED WOOD. THE FIRE-RETARDANT -TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIES BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK.
6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR THE EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DEIGN MANUAL.
EXCEPTION TO SECTION 707A.5: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

- 10. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
3. FIRE-RETARDANT -TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION.
6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAIIS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

EXCEPTION TO SECTION 707A.6: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

- 11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NON COMBUSTIBLE MATERIAL
2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
3. FIRE-RETARDANT -TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
EXCEPTION TO SECTION 707A.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION

- 12. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ON OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
3. FIRE-RETARDANT -TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
8. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3.
EXCEPTION TO SECTION 707A.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION

- 13. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
3. FIRE-RETARDANT -TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

EXCEPTION TO SECTION 707A.9: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.

- 14. 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
3. FIRE-RETARDANT -TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2
4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263
5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE APPENDAGE PROJECTION
6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGE AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957.
8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.
EXCEPTION TO SECTION 707A.10: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED

- 15. 708A.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. EXTERIOR WINDOWS
2. EXTERIOR GLAZED DOORS
3. GLAZED OPENINGS WITHIN EXTERIOR DOORS
4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS
5. EXTERIOR STRUCTURAL GLASS VENEERS
6. SKYLIGHTS
7. VENTS

- 16. 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:
1. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR
4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

- 17. 708A.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
2. THE EXTERIOR SURFACE OR CLADDING SHALL BE IGNITION RESISTANT MATERIAL
3. TEH EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
3.1 STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
3.2 RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK. EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
4. THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO THE NFPA 252.
5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE IN SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707.
6. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
18. 708A.3.1 EXTERIOR DOOR GLAZING. GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION 708A2.1.

FIRE SPRINKLER NOTES

- 1. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED DWELLING OR ADU THEN THE FOLLOWING NOTES APPLY.
2. 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.
3. SECTION R313.2.1 AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR MFPA13D.

WILDLAND URBAN INTERFACE (WUI) PRODUCTS

ROOF
Non-Wood Roof Covering/Assemblies for WUI (ASTM E 108, SFM Listing Category 8180)

LISTING No. 8180-2299-0501
CATEGORY: 8180 -- NON-WOOD ROOF COVERING/ASSEMBLIES FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE: Metal Sales Manufacturing Corporation
545 South 3rd Street, Suite 200, Louisville, KY 40202
Contact: David Stermer (502) 855-4342 Fax (502) 855-4242
Email: dstermer@metalsales.us.com
Metal Sales Image II™ 16" wide 26 GA Standing Seam Metal Roof System
Deck: 5/12 Slope
Nominal 7/16" OSB sheathing. Max. 1/8" gap in all joints fastened with 2" nails, 8" OC spacing. Nominal 1/2" Densdeck installed per manufacturer's instructions for joints (staggered from sheathing) fastened with 8 -2" nails per 4'x8' sheet.
Underlayment: Titanium UDL 30@ stapled to face with 3" overlap.
Roof Covering: Metal Sales Image II™ 16" wide 26 GA Standing Seam Metal Roof System with rib/joint placed 6" from OSB joint fastened with #10-12 (1") pancake head wood screws in the nail strip. Refer to listee's data sheet for additional detailed product description.
RATING: Class A

VENTS
(ASTM E 2886/2886M, E 2912, SFM Listing Category 8165)

LISTING No. 8165-2192-0500
CATEGORY: 8165 -- VENTS FOR WILDLAND URBAN INTERFACE (W.U.I.)
LISTEE: Vulcan Technologies8 Commercial Blvd, Suite E, Novato, CA 94949
Contact: Larry Dumml (916) 626-2400 Fax (916) 647-0477
Email: Larry@vulcanmetals.com
DESIGN: Models VER2, VER2M, VER3, VER3M, VER4, VER4M, and VER6M Vulcan Eave Round Vents. Products are in sizes 2", 3", 4", or 6" diameter opening with a 1/4" flange, and a depth of 3/4". The vents are manufactured out of 0.020" aluminum incorporating a 5mm hexagonal aluminum matrix core made of 0.05mm aluminum foil with an intumescent coating underneath the louver cap. Models with "M" contain a stainless steel, type 304 woven, 1/16" opening mesh screen, installed between the louvers and the honeycomb core. Refer to manufacturer's installation instructions and product data sheets.
RATING: Tested in accordance with ASTM E2886

UNDER EAVE
(SFM Standard 12-7A-3, SFM Listing Category 8160)

LISTING No. 8160-2026-0006
CATEGORY: 8160 -- UNDER EAVE FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 Elm Avenue, Fontana, CA 92337
Contact: Rathisha Sabaratnam (909) 641-0498 Fax (909) 427-0634
Email: rathisha.sabaratnam@jhresearchusa.com
DESIGN: "CemSoffit®" un-vented, fiber-cement soffit, 3/16" thick and 1/4" thick, under eave material. Refer to the manufacturer's installation instructions and product data sheets.
RATING: Noncombustible

EXTERIOR WALL SIDING
(SFM Standard 12-7A-1, SFM Listing Category 8140)

CATEGORY: 8140 -- EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)
JAMES HARDIE BUILDING PRODUCTS, INC.
10901 Elm Avenue, Fontana, CA 92337
Contact: Rathisha Sabaratnam (909) 641-0498 Fax (909) 427-0634
Email: rathisha.sabaratnam@jhresearchusa.com

LISTING No. 8140-2026-0001
DESIGN: "Artisan®" lap siding, fiber-cement, 5/8" thick. Refer to the manufacturer's installation instructions and product data sheets.

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.
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project
City of Riverside
Pre-Approved
ADU Program

revisions
[revision symbols]

description
General
Notes

date
October 2023

project no.
Riverside ADU

drawn by
DESIGN PATH STUDIO

sheet no.
G0.3

WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	STC DB	ANTI INFILTRATION RATE CF/M MAX	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)
	WIDTH	HEIGHT									
A	2'-6"	3'-6"	CASEMENT	9	VINYL	6'-8"	BEDROOM WINDOWS	NOTE 7	40	0.5	NOTE 15 & 16
B	2'-0"	2'-6"	DOUBLE-HUNG	3	VINYL	6'-8"	LIVING ROOM/ KITCHEN WINDOWS	TEMPERED	40	0.5	NOTE 15 & 16
C	3'-0"	1'-6"	SLIDER	2	VINYL	6'-8"	BATHROOM WINDOWS	TEMPERED	40	0.5	NOTE 15 & 16
D	2'-6"	2'-3"	SLIDER	7	VINYL	6'-8"	BEDROOM WINDOWS		40	0.5	NOTE 15 & 16

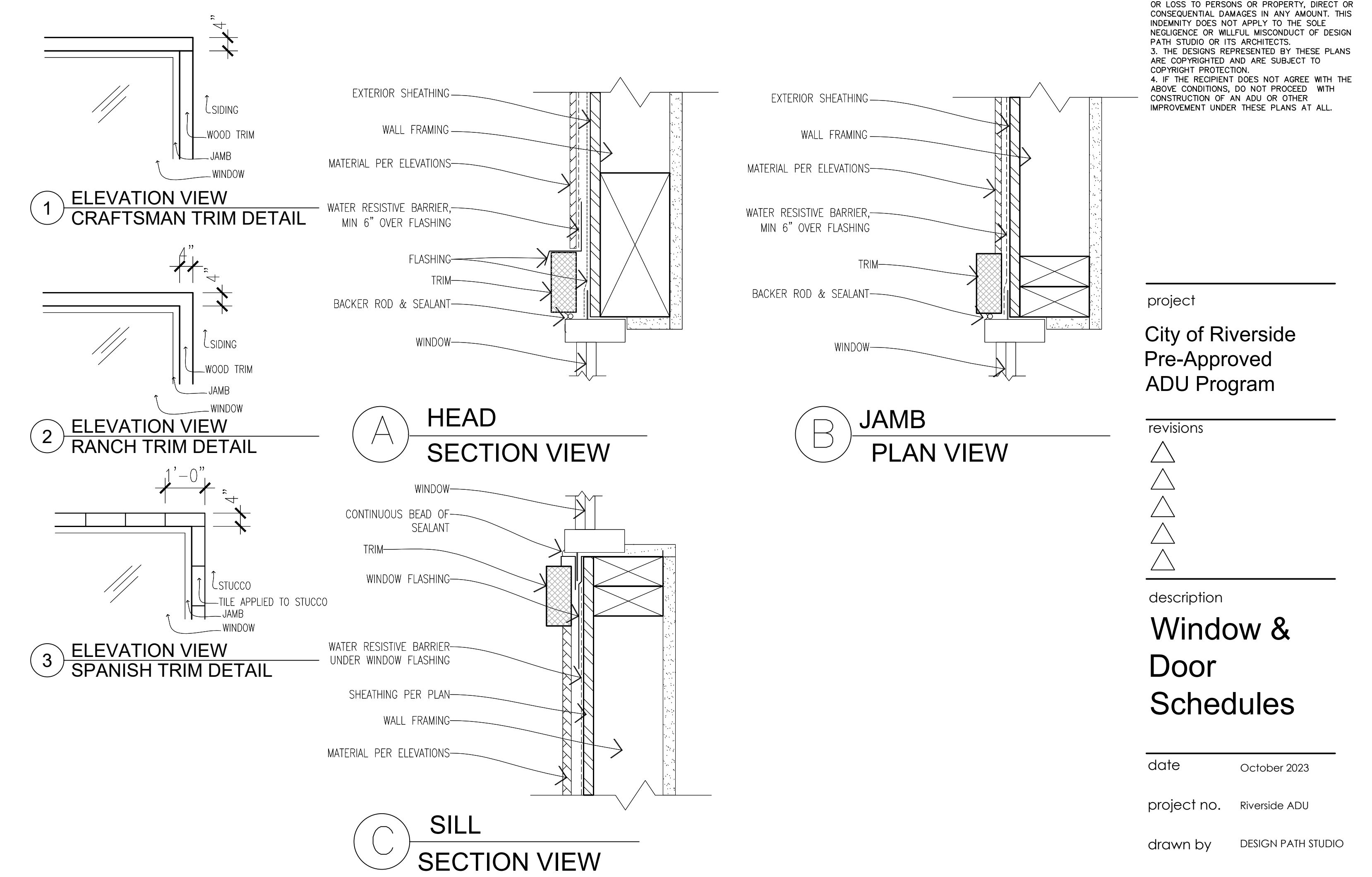
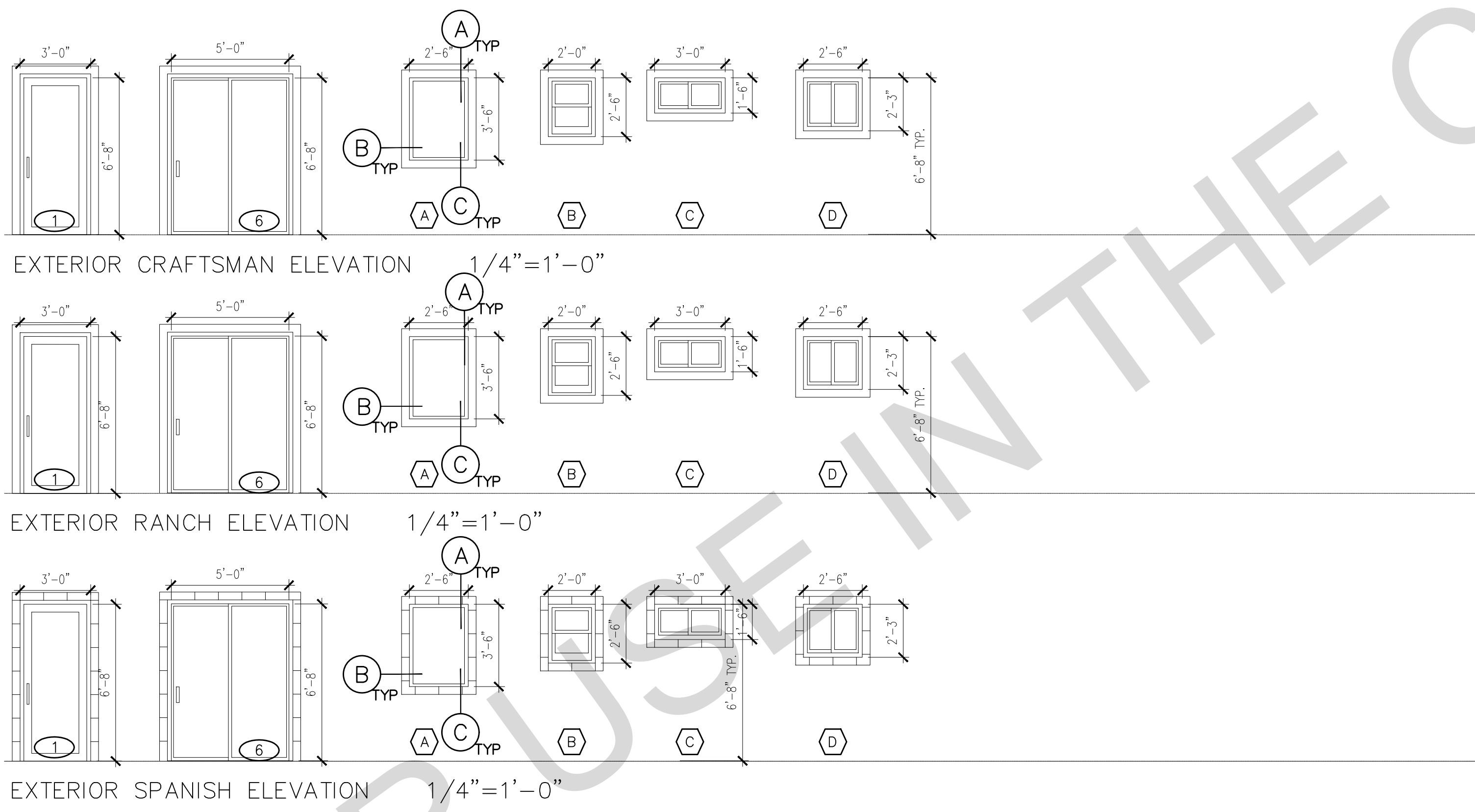
WINDOW NOTES

- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.). CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 310.1.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303.
- THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2.
- THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4.
- EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
- FIRE-RESISTANCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED PER NOTE #13.
- THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
 - SLIDING/SWINGING GLASS DOORS
 - GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
 - GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
 - GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT. BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
 - GLAZING IN GUARDS AND RAILINGS
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE

DOOR	DOOR TYPE	DOOR SIZE			CORE	MATERIAL	FRAME	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)
		WIDTH	HEIGHT	THICK.						
1	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY	TEMPERED, NOTE 11	NOTE 15, 16, 17, & 18
2	BI-FOLD DOOR	4'-3 3/4"	6'-8"	1-3/4"	HLW	WOOD	WD	WD DOOR		
3	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM DOOR		
4	SLIDING DOOR	8'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM CLOSET DOOR		
5	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM DOOR		
6	FRENCH DOOR	6'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	PATIO ACCESS	NOTE 11	NOTE 15, 16, 17, & 18
7	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM DOOR		
8	SLIDING DOOR	8'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM CLOSET DOOR		
9	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM DOOR		
10	POCKET DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM DOOR		
11	SLIDING DOOR	5'-6"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM CLOSET DOOR		
12	SINGLE DOOR	2'-4"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSET		
13	SINGLE DOOR	2'-4"	6'-8"	1-3/4"	HLW	WOOD	WD	WATER HEATER	LOUVERED	

DOOR NOTES

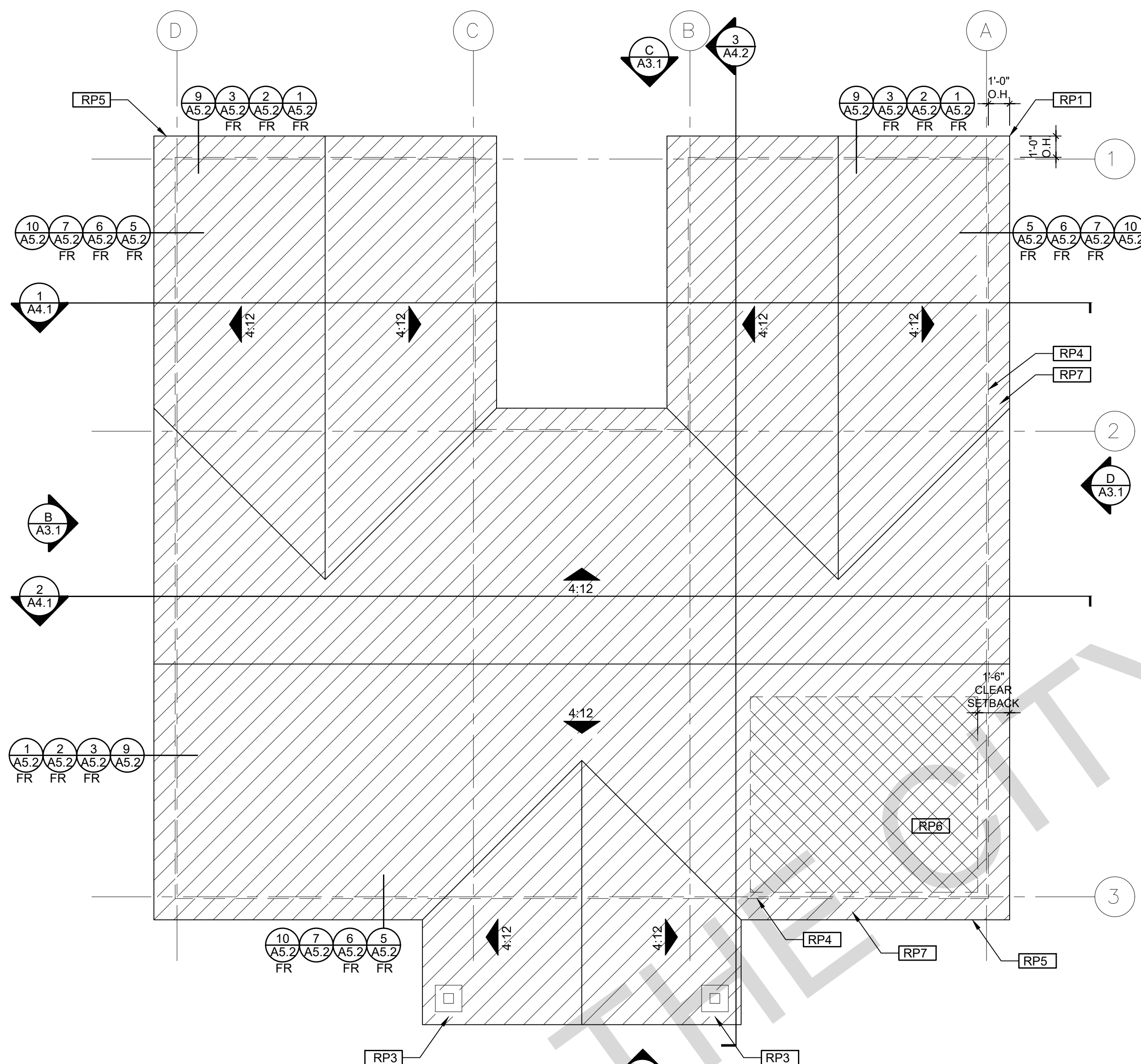
- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-1/2" INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 (CRC)
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
- THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
 - SLIDING/SWINGING GLASS DOORS
 - GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
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 - GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT. BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
 - GLAZING IN GUARDS AND RAILINGS
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE
- NOT USED
- NOT USED
- EXTERIOR HINGED DOORS FACING THE SOURCE OF NOISE MUST BE MIN. STC 40 DB
- SLIDING GLASS DOORS NOT FACING SOURCE OF NOISE MUST BE MIN STC 35 DB. DIRECT EXPOSURE NOT PERMITTED



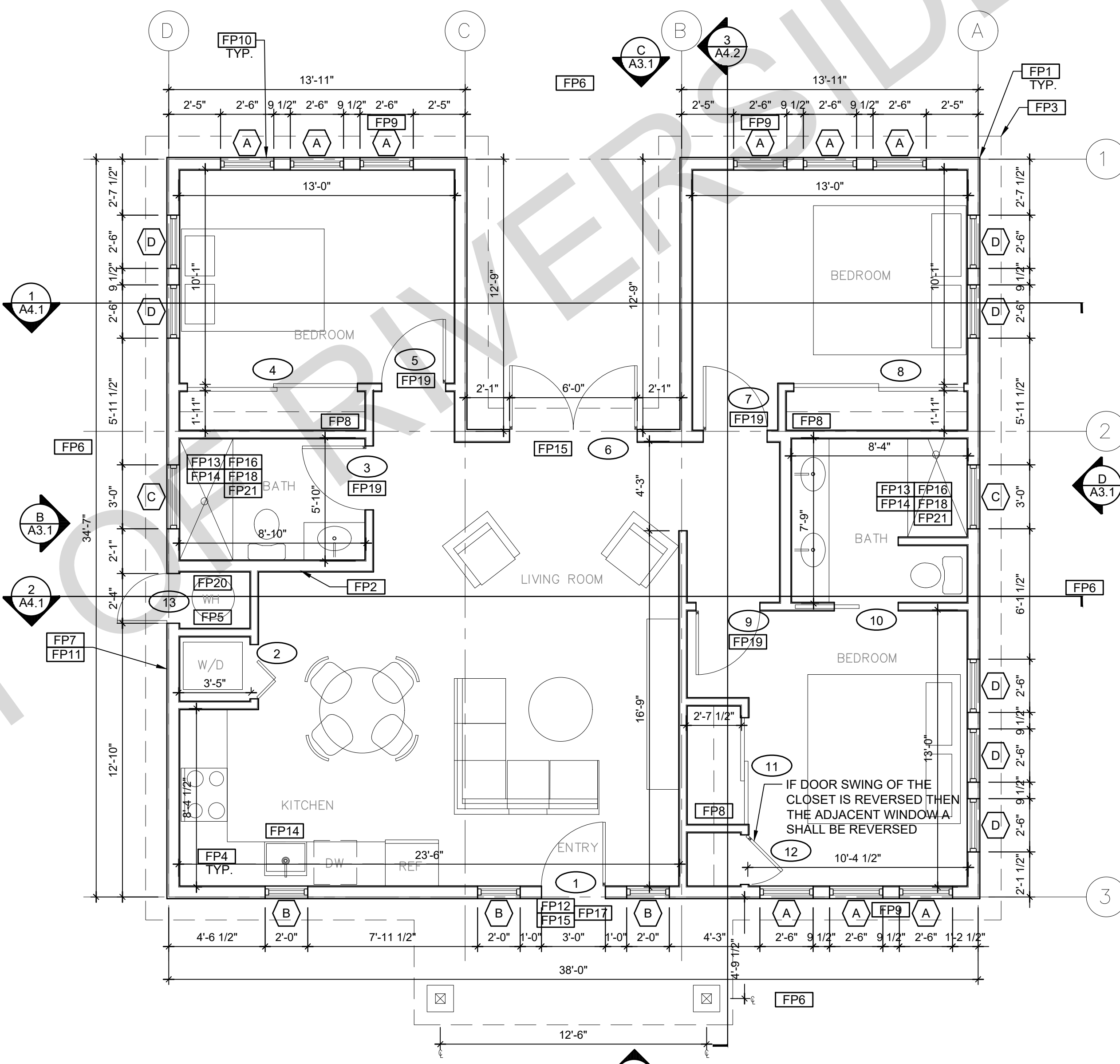
WINDOW DETAILS
SCALE: 3"=1'-0"

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ROOF PLAN
1/4"=1'-0" 1200 SQ. FT. CRAFTSMAN



FLOOR PLAN
1/4"=1'-0" 1200 SQ. FT. CRAFTSMAN

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project
City of Riverside
Pre-Approved
ADU Program

revisions
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description
Roof & Floor Plan Craftsman

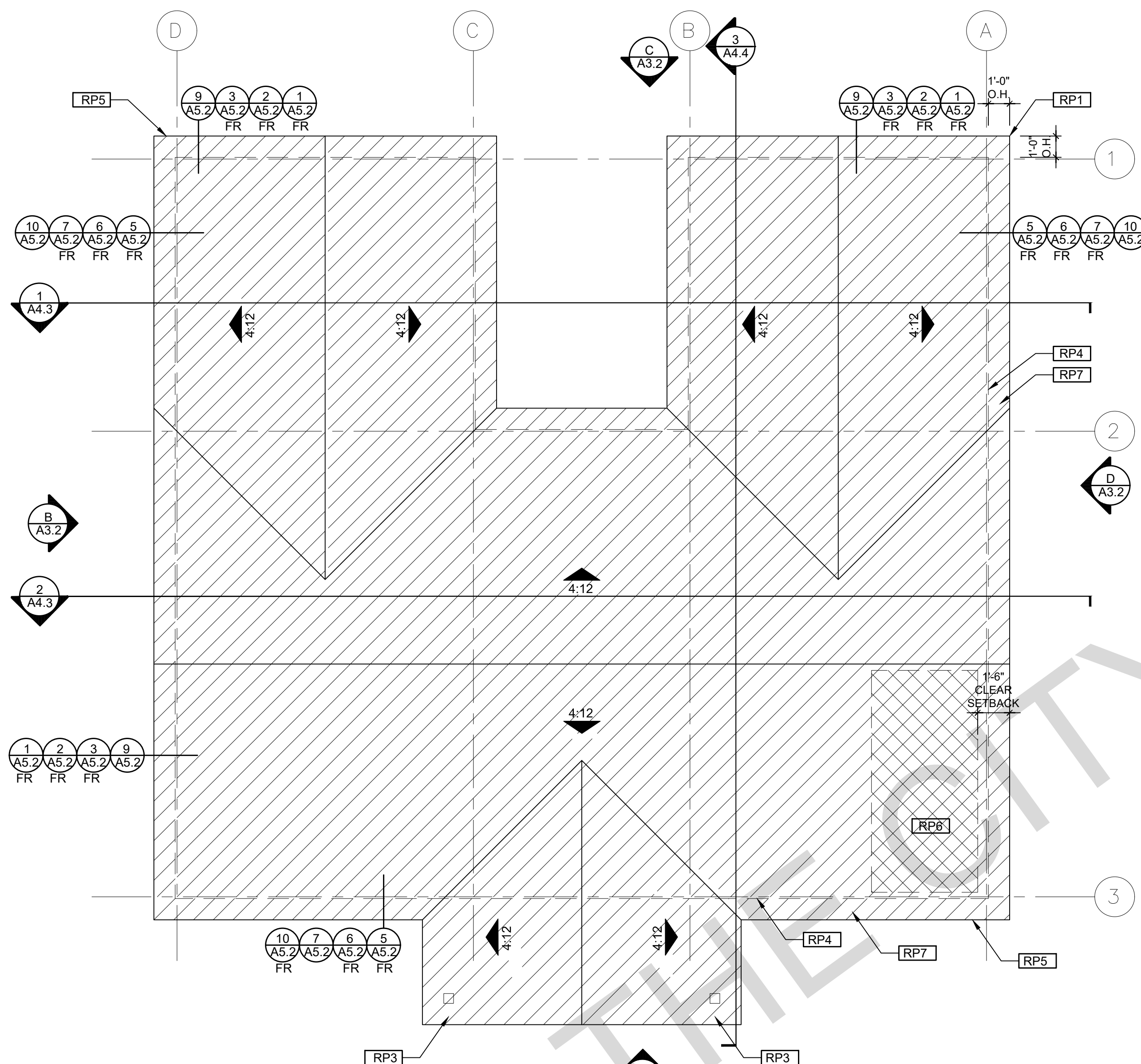
date October 2023

project no. Riverside ADU

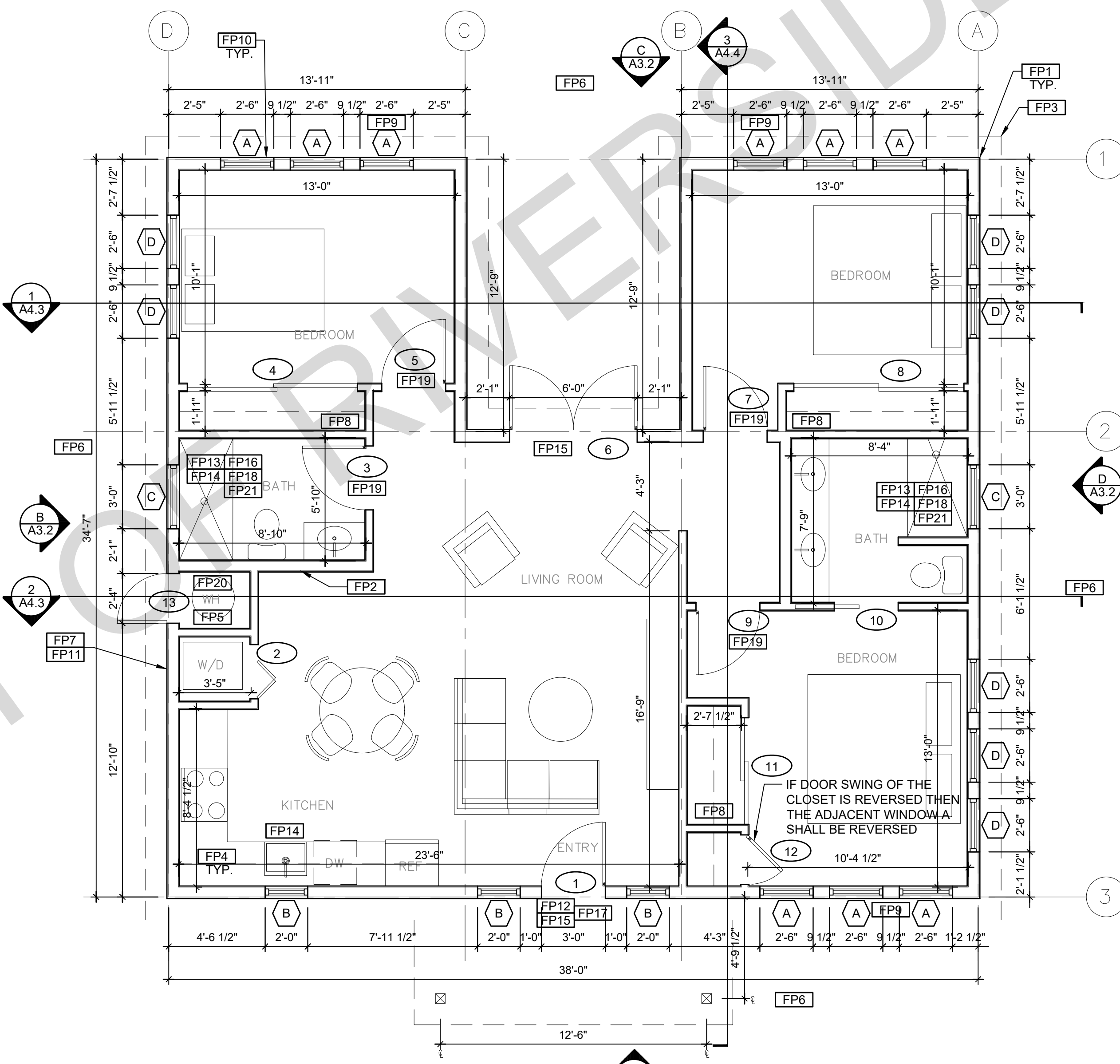
drawn by DESIGN PATH STUDIO

sheet no. **A1.1**

ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.</p> <p>RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET</p> <p>RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/2" MIN 3/4" OPENING SIZE ON VENT SCREEN WITH CORROSION RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET</p>	<p>FP1 STUD WALL SIZED PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 36 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL. SHOWER DOORS SHALL OPEN AS TO MAINTAIN NOT LESS THAN A 22-INCH UNOBSTRUCTED OPENING FOR EGRESS.</p> <p>FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE (101.3(c)), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/2" PER FOOT. (CRC 3111.3) LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD. (CRC 3111.3.1) DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS 3 INCHES NOT MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD (CRC 3111.3.2)</p> <p>FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.</p> <p>FP17 DOOR BELL BUTTON TO BE NO MORE THAN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.</p> <p>FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"</p> <p>FP20 DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)</p> <p>FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH</p>	<p>SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)</p> <p>THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TILE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION</p> <p>SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF-1R-PRF: _____ TO BE UPDATED WITH SITE SPECIFIC NUMBERS.</p> <p>VENTING CALCULATIONS</p> <p>ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 1200 SF. VENTILATION AREA REQUIRED: 1200SF / 150SF = 8.00 SF. CONVERT TO SQ. IN.: 8.00 SF x 144 = 1152 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 1152 SQ. IN.</p>	<p> SECTION CUT</p> <p> ELEVATION CALLOUT</p> <p> DETAIL DRAWING REF.</p> <p> WALL BELOW OR ROOF ABOVE</p> <p> SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2</p> <p> ROOFING</p> <p> KEYNOTE</p> <p> DOOR SYMBOL</p> <p> WINDOW SYMBOL</p> <p> CEILING HEIGHTS</p> <p> VAULTED CEILING</p> <p> ROOF SLOPE</p>



ROOF PLAN
1/4"=1'-0"
1200 SQ. FT. RANCH



FLOOR PLAN
1/4"=1'-0"
1200 SQ. FT. RANCH

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project
City of Riverside
Pre-Approved
ADU Program

revisions
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description
Roof & Floor Plan Ranch

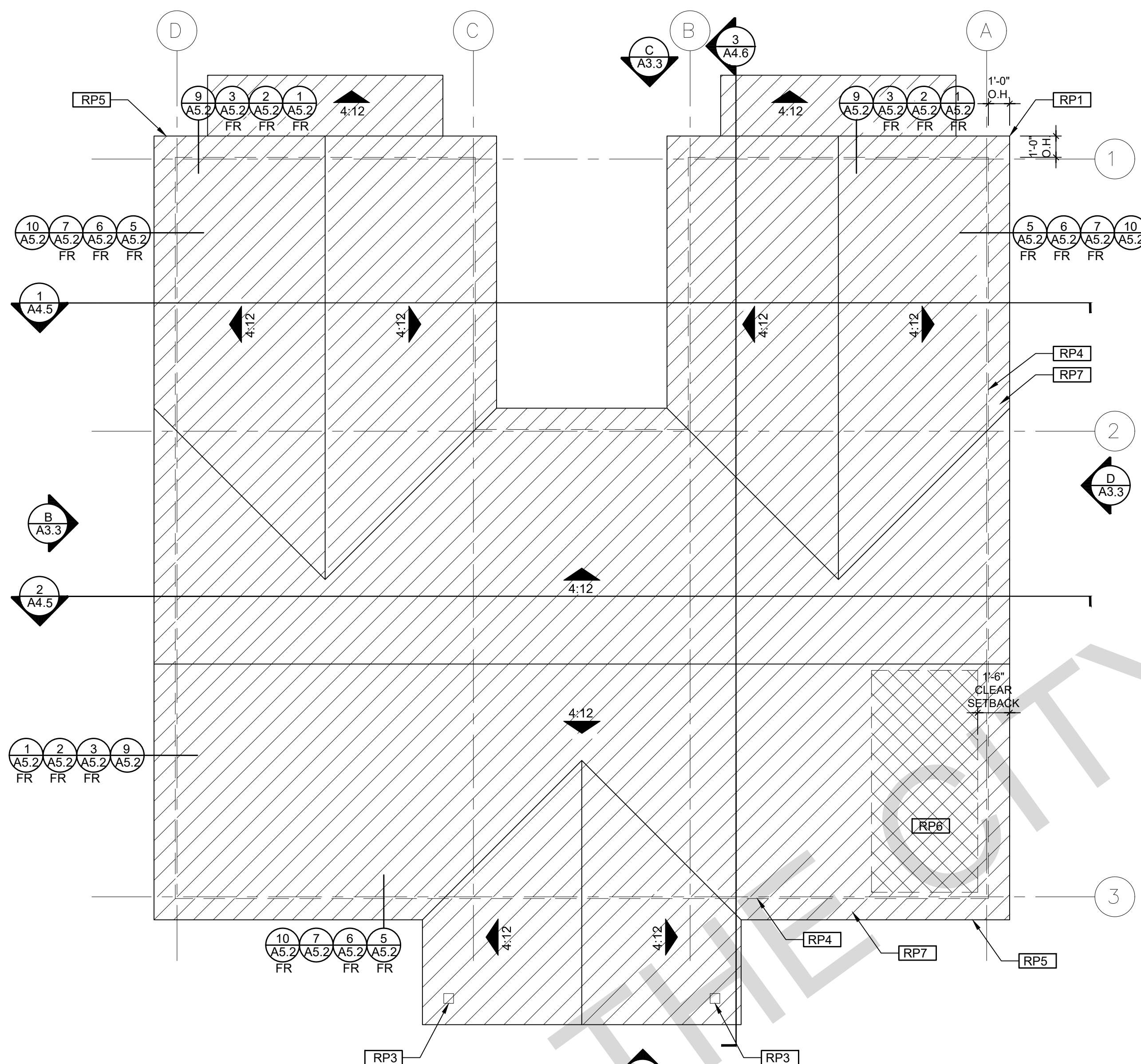
date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no. **A1.2**

ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.</p> <p>RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET</p> <p>RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/2" MIN 3/8" OPENING SIZE ON VENT SCREEN WITH CORROSION RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET</p>	<p>FP1 STUD WALL SIZE PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL. SHOWER DOORS SHALL OPEN AS TO MAINTAIN NOT LESS THAN A 22-INCH UNOBSTRUCTED OPENING FOR EGRESS.</p> <p>FP14 PER SECTION 301.1.1 CALGREEN AND CIVIL CODE (110.3)(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SERVED AND HAVE A MIN 36 INCH DEPTH MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/2" PER FOOT. (CRC 3111.3) LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD. (CRC 3111.3.1) DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD (CRC 3111.3.2)</p> <p>FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.</p> <p>FP17 DOOR BELL BUTTON TO BE NO MORE THAN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. 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THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF-1R-PRF: _____ TO BE UPDATED WITH SITE SPECIFIC NUMBERS.</p> <p>VENTING CALCULATIONS</p> <p>ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 1200 SF. VENTILATION AREA REQUIRED: 1200SF / 150SF = 8.00 SF. CONVERT TO SQ. IN.: 8.00 SF x 144 = 1152 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 1152 SQ. IN.</p>	<p> SECTION CUT</p> <p> ELEVATION CALLOUT</p> <p> DETAIL DRAWING REF.</p> <p> WALL BELOW OR ROOF ABOVE</p> <p> SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2</p> <p> ROOFING</p> <p> KEYNOTE</p> <p> DOOR SYMBOL</p> <p> WINDOW SYMBOL</p> <p> CEILING HEIGHTS</p> <p> VAULTED CEILING</p> <p> ROOF SLOPE</p>

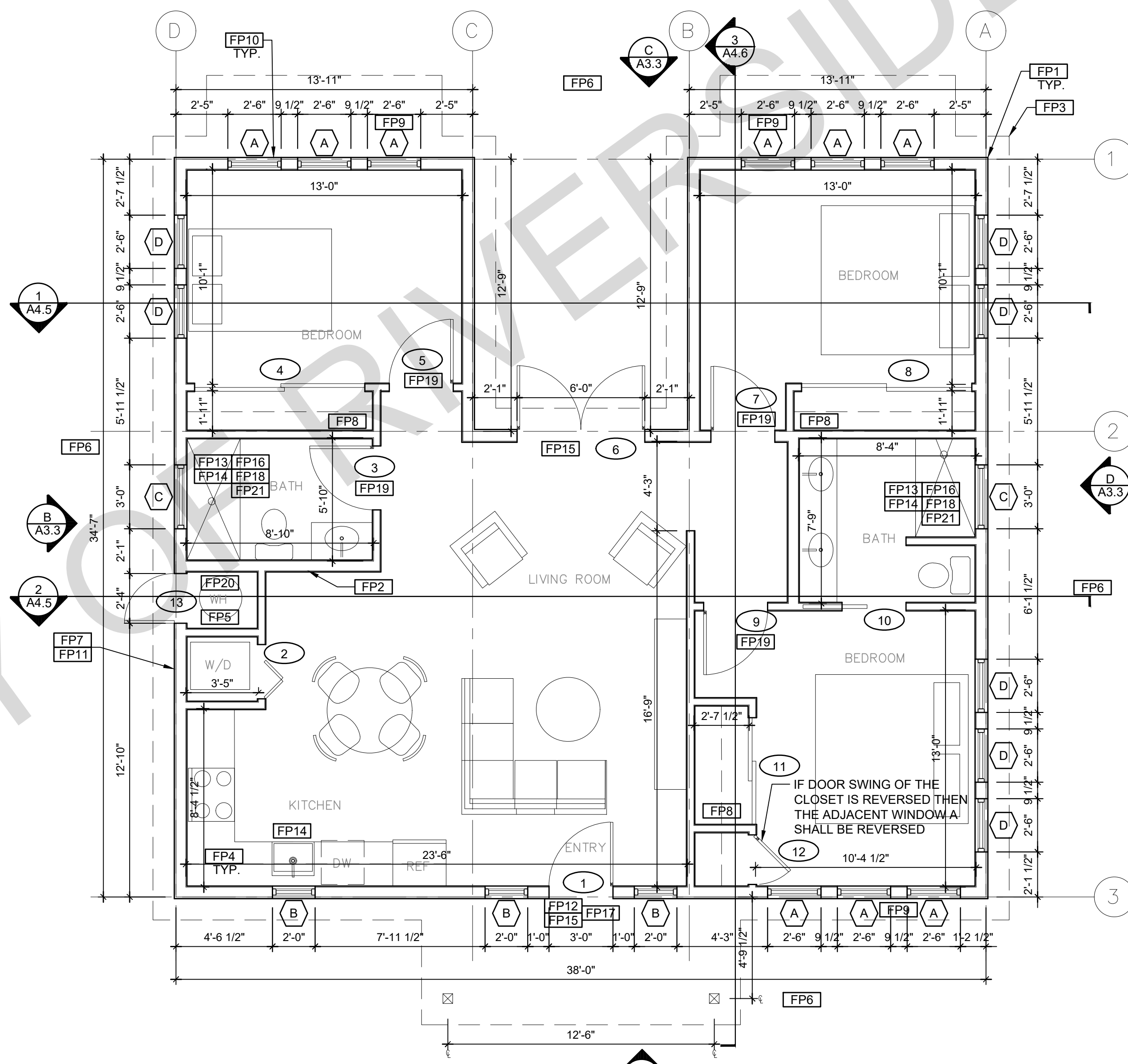


ROOF PLAN

1/4"=1'-0"

1200 SQ. FT.

SPANISH



FLOOR PLAN

1/4"=1'-0"

1200 SQ. FT.

SPANISH

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project

City of Riverside
Pre-Approved
ADU Program

revisions



description

Roof &
Floor Plan
Spanish

date

October 2023

project no.

Riverside ADU

drawn by

DESIGN PATH STUDIO

sheet no.

A1.3

ROOF KEYNOTES

- RP1** LINE OF ROOF OVERHANG
- RP2** CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2
- RP3** SUPPORT POST BELOW
- RP4** LINE OF WALLS BELOW
- RP5** ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.
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FLOOR PLAN KEYNOTES

- FP1** STUD WALL SIZE PER STRUCTURAL
- FP2** 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING
- FP3** LINE OF OVERHANG ABOVE
- FP4** 36" HIGH COUNTER
- FP5** WATER HEATER
- FP6** SLOPE SURFACE AWAY FROM BUILDING
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- FP8** CLOSET SHELF AND POLE
- FP9** EMERGENCY EGRESS WINDOW
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- FP19** DOOR TO HAVE A NET CLEAR OPENING OF 32"
- FP20** DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)
- FP21** FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH

SOLAR READY NOTES

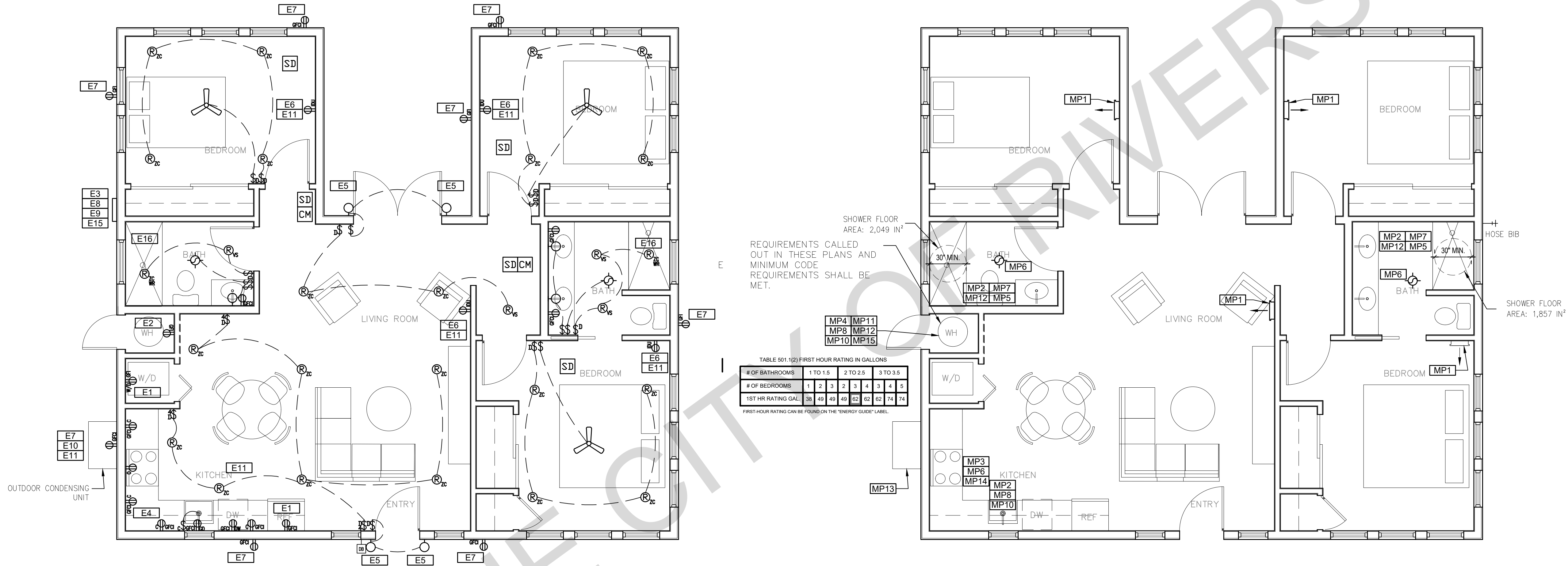
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- SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.
- FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.
- CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF-1R-PRF: _____ TO BE UPDATED WITH SITE SPECIFIC NUMBERS.

VENTING CALCULATIONS

ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA.
ENCLOSED RAFTER AREA: 1200 SF.
VENTILATION AREA REQUIRED: 1200SF / 150SF = 8.00 SF.
CONVERT TO SQ. IN.: 8.00 SF. x 144 = 1152 SQ. IN.
MINIMUM VENTILATION AREA REQUIRED: 1152 SQ. IN.

LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- WALL BELOW OR ROOF ABOVE
- SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2
- ROOFING
- KEYNOTE
- DOOR SYMBOL
- WINDOW SYMBOL
- CEILING HEIGHTS
- VAULTED CEILING
- ROOF SLOPE



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ELECTRICAL PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING PLAN

1/4"=1'-0"

MECHANICAL / PLUMBING KEYNOTES

- MP1** INDOOR UNIT MINI SPLIT SYSTEM.
- MP2** WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH. LAVATORIES LIMITED TO 1.2 GPM. KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANNOT EXCEED 2.2 GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8 GALLONS PER MIN AT 60 PSI. AND SHOWERS NOT EXCEED 1.8 GPM. AT 60 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATER SENSE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c).
- MP3** EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3).
- MP4** NEW WATER HEATER PER T24 REQUIREMENTS - TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE PLEASE SEE TABLE 501.1(2) ON THIS SHEET FOR FIRST HOUR RATING IN GALLONS.
- MP5** CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES.
- MP6** MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS.
- MP7** CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5).
- MP8** THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION.
- MP9** DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS.
- MP10** NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.
- MP11** NEW WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED.
- MP12** ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED:
2" PIPE (1" INSULATION);
1" TO 1-1/2" PIPE (1-1/2" INSULATION)
- MP13** OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT.
- MP14** A MINIMUM 100 CFM INTERMITTENT RATED HOOD OVER RANGE IS REQUIRED. IF USED FOR INDOOR AIR QUALITY THE FAN SHALL RUN CONTINUOUSLY AND BE HERIC VERIFIED PER CEC TABLE 160.0-G: 160 CFM OR 65% CE AT 75°F, 130 CFM OR 65% CE AT 75-100$^{\circ}\text{F}$, 110 CFM OR 50% CE AT 1000-1500$^{\circ}\text{F}$, OR 110 CFM OR 50% AT 1500$^{\circ}\text{F}$.
- MP15** WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACE DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.

ELECTRICAL KEYNOTES

- E1** DEDICATED 30 AMPY 240V POWER FOR ELECTRIC DRYER OR OVEN. VERIFY REQUIREMENTS WITH APPLIANCE SPECIFICATIONS - ELECTRIC COOKTOP READY REQUIREMENTS ARE TO BE IMPLEMENTED. SEE SHEET G0.2. ELECTRIC READY 150.0(u) FOR REQUIREMENTS.
- E2** OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3' OF WATER HEATER. SEE ELECTRICAL NOTE #18 ON G0.2 FOR MORE INFORMATION.
- E3** SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER.
- E4** OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C); IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE.
- E5** OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
- E6** OUTLET DEDICATED FOR INDOOR HVAC UNIT.
- E7** WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED.
- E8** OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL. ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4.
- E9** SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4.
- E10** OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.
- E11** A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATION PER CEC SECTION 440.11.
- E12** PER CEC 2022 150.0(u) 1.A. THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER AND IS TO COMPLY WITH ELECTRICAL NOTES 15&16 ON SHEET G0.2.
- E13** NOT USED.
- E14** ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC. SEE SHEET G0.2. ELECTRIC READY 150.0(u) FOR REQUIREMENTS.
- E15** SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
- E16** LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.

MECHANICAL LEGEND

- MECHANICAL**
- BATHROOM EXHAUST FAN: MINIMUM 50 CFM TO BE DUCTED TO THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED AND CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50-80% HUMIDITY.
- IOA FAN IS REQUIRED. ONE OR MORE FANS (EITHER KITCHEN OR BATHROOM) TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON T1.1(OR GREATER) TO PROVIDE INDOOR AIR QUALITY. AT THE IOA FAN SWITCH, A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR.
- DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
 - ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J-2011 OR EQUIVALENT.
 - SIZE DUCT SYSTEMS ACCORDING TO SHARE STANDARD 62.2 TABLE 7.1 PROVIDED ON THIS SHEET.
 - SELECT THE HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S-2014 OR EQUIVALENT.
- RETURN AIR GRILLE, WALL MOUNTED
- SUPPLY AIR DIFFUSER, WALL MOUNTED
- THERMOSTAT
- HOSE BIB

ELECTRICAL LEGEND

- FIRE DETECTION**
- SMOKE DETECTORS PER SECTION R314 DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP. SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SHALL COMPLY WITH THE FOLLOWING:
 - AT LEAST 3' FROM THE TIP OF THE BLADE OF A CEILING-MOUNTED FAN.
 - NOT LESS THAN 3" FROM THE DOOR OPENING OF A BATHROOM.
 - AT LEAST 20" FROM A COOKING APPLIANCE OR 10" FROM COOKING APPLIANCE WHEN THE ALARM IS AN IONIZING SMOKE ALARM.
 - PER NFPA 72 SECTION 29.8.3.4 ITEM 4.
 - AT LEAST 3' FROM SUPPLY REGISTERS OF A HEATING / COOLING SYSTEM.
- CM** CARBON MONOXIDE ALARM PERMANENTLY WIRED WITH BATTERY BACKUP PER SECTION R315. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.
- POWER/DATA**
- TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110V DUPLEX I/O ON.
- GFI = WATER PROOF GFCI
- CT = COOKTOP/ GRILL 240 V
- O = OVEN 240 V
- MW = MICROWAVE 110 V
- GD = GARBAGE DISPOSAL 110 V
- R = RANGE 220V
- C = COUNTER HEIGHT 6" ABV COUNTER
- IDU = INDOOR UNIT POWER 84" AFF
- WBD = WASHER/DRYER 30AMP/ 240AMP
- PHONE / DATA / MEDIA
- FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.
- SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)
- SUB PANEL
- SWITCHING**
- SWITCH MOUNT AT 43" AFF
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- MOUNT 6" ABV COUNTER OCCUPANCY/VACANCY SENSOR
- MISC.**
- CEILING FAN/LIGHT COMBO
- CIRCUIT WIRING
- DOOR BELL BUTTON
- LIGHTING**
- CEILING, RECESSED, DIRECTIONAL, ZERO CLEARANCE IC RATED LED BULB
- CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB
- CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB
- CEILING, RECESSED, LED BULB WITH OCCUPANT OR VACANCY SENSOR
- WALL MOUNTED LIGHT
- JUNCTION BOX FLUSH CEILING MOUNTED
- UNDER COUNTER LIGHTING
- LOW VOLTAGE, LANDSCAPE LIGHT
- FLUORESCENT FIXTURE USE SHALLOW TYPE WHEN UNDER COUNTER)
- BATHROOM EXHAUST FAN REQUIREMENTS: PER CGBC 4.506.1-**
- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF $\leq 50\%$ TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. 3. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRALLY BUILT IN.
- RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: ES 150.0(K)**
- IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.
- BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
- *ALL THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY.

project

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description
Mechanical/
Electrical/
Plumbing
Plan

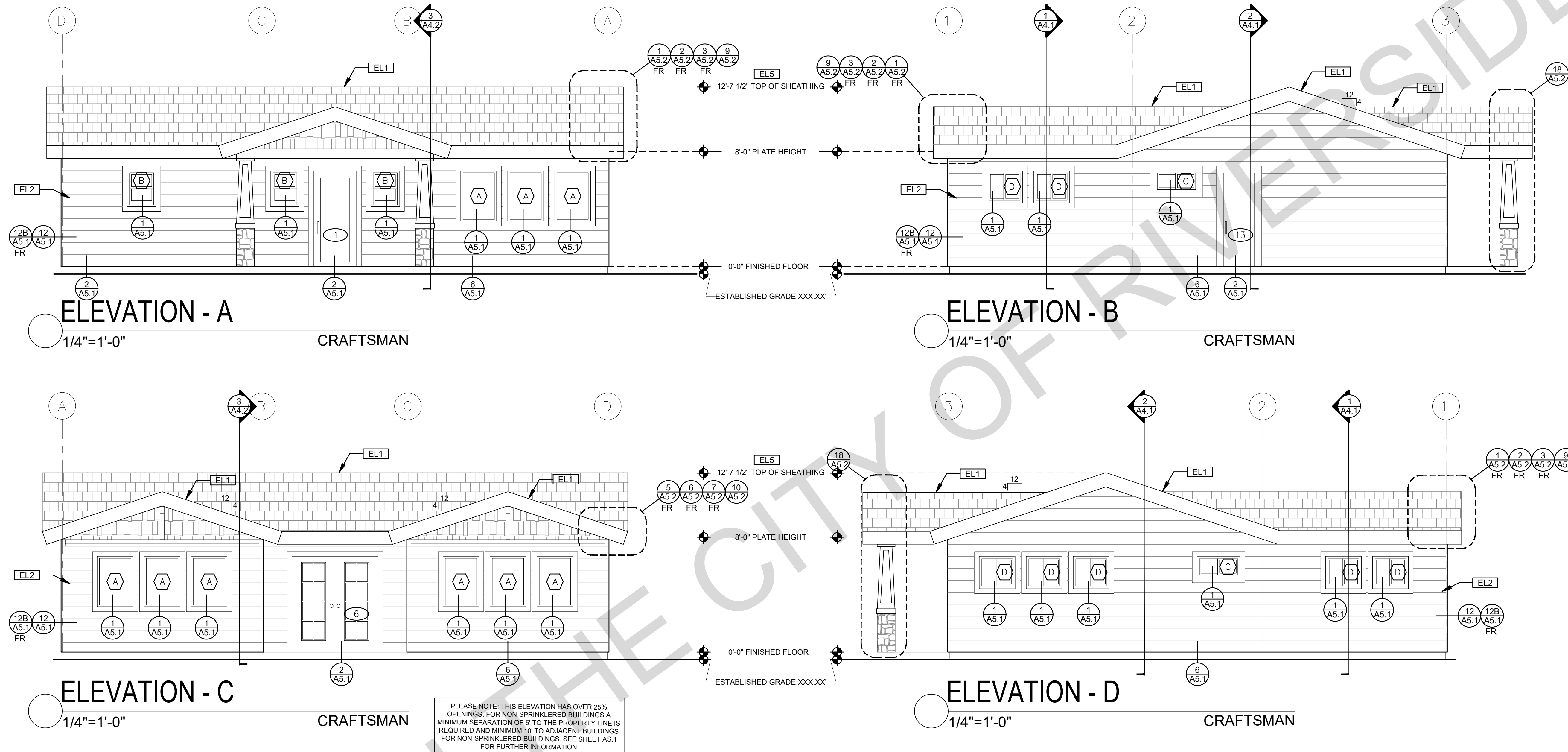
date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no. A2.1

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ELEVATION KEYNOTES	
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EL2	SIDING
EL3	STUCCO
EL4	STONE VENEER
EL5	HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES
EL6	DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)

ELEVATION GENERAL NOTES	
1. ALL DIMENSIONS TO FINISH FACE, U.N.O.	7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
2. ALL DOORS SHOULD BE 3/4" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.	8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
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LEGEND					
	SECTION CUT		KEYNOTE		SPRAY FIN, STUCCO
	ELEVATION CALLOUT		DOOR SYMBOL		BOARD & BATTEN
	DETAIL DRAWING REF.		WINDOW SYMBOL		GLAZING
	ELEVATION MARKER		TEMPERED GLASS		ROOFING

project
 City of Riverside
 Pre-Approved
 ADU Program

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description
Exterior Elevations Craftsman

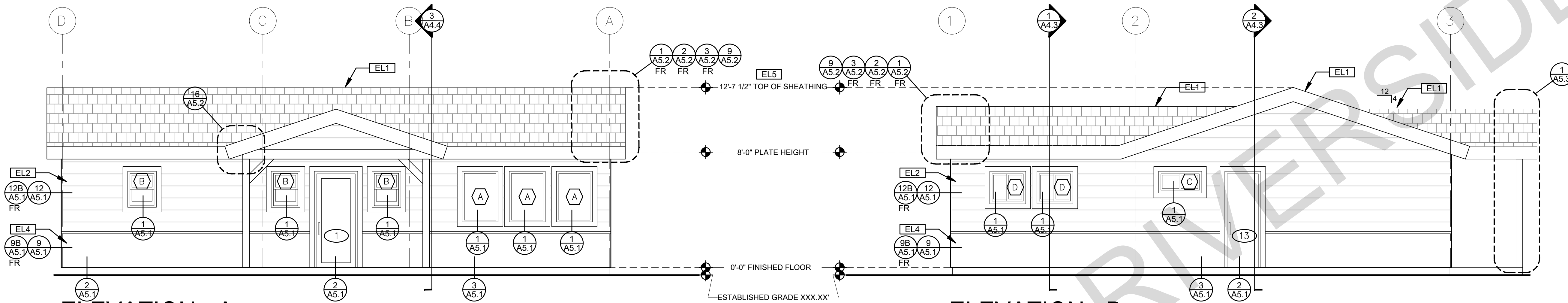
date
 October 2023

project no.
 Riverside ADU

drawn by
 DESIGN PATH STUDIO

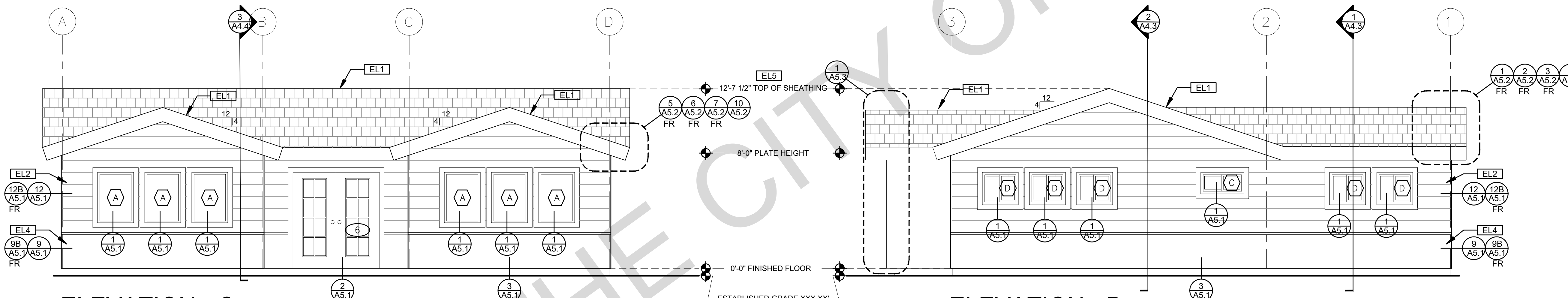
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A3.1

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ELEVATION - A
 1/4"=1'-0"
 RANCH

ELEVATION - B
 1/4"=1'-0"
 RANCH



ELEVATION - C
 1/4"=1'-0"
 RANCH

ELEVATION - D
 1/4"=1'-0"
 RANCH

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	ELEVATION MARKER		TEMPERED GLASS		ROOFING

project
 City of Riverside
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 ADU Program

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description
Exterior Elevations Ranch

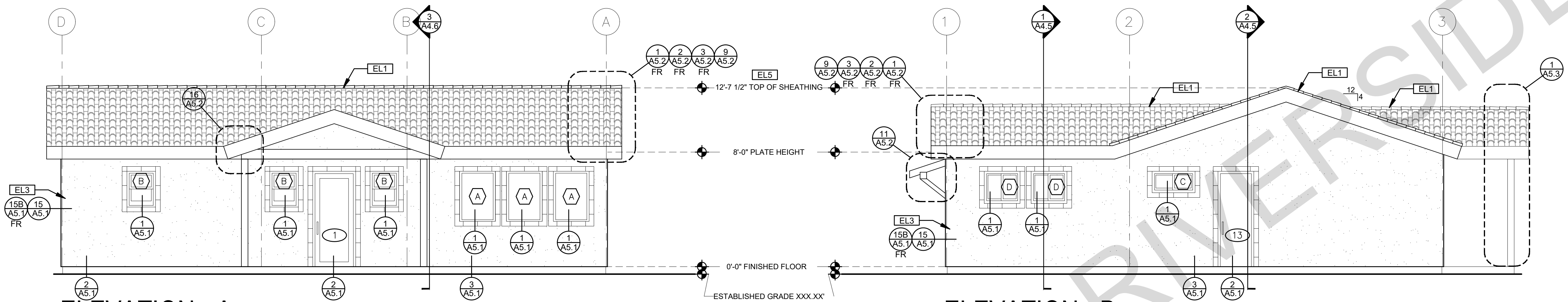
date
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project no.
 Riverside ADU

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 DESIGN PATH STUDIO

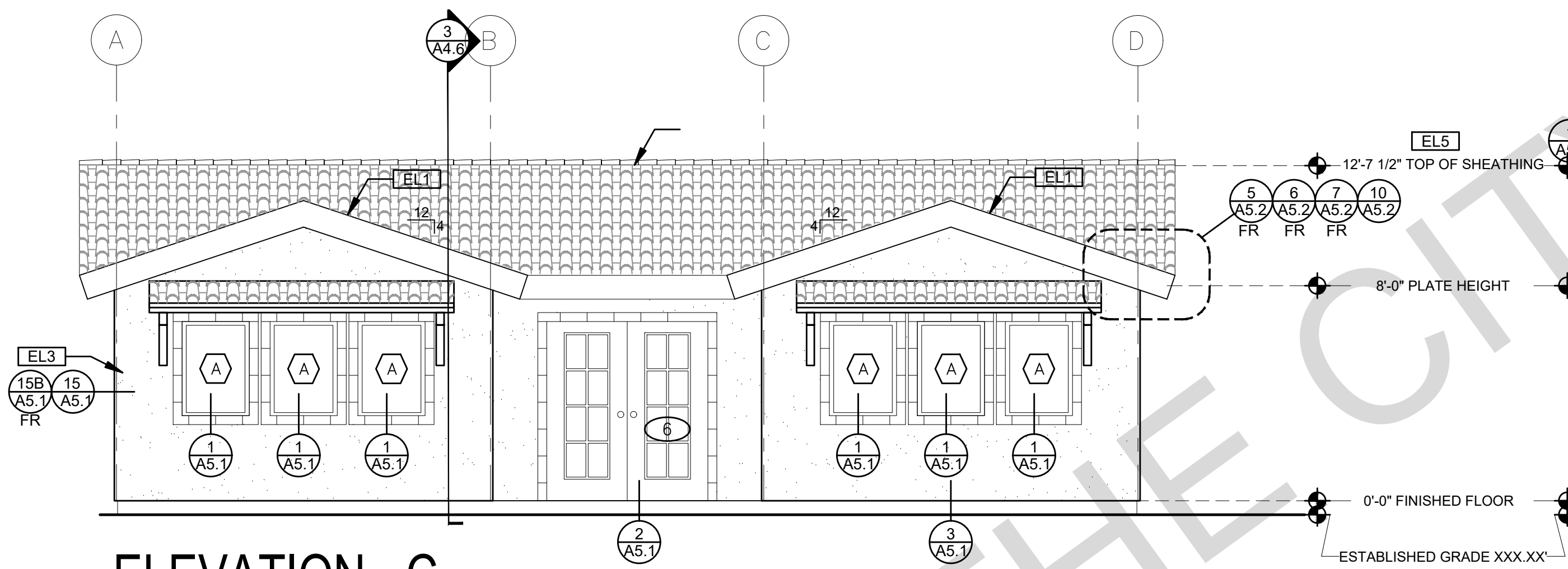
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A3.2

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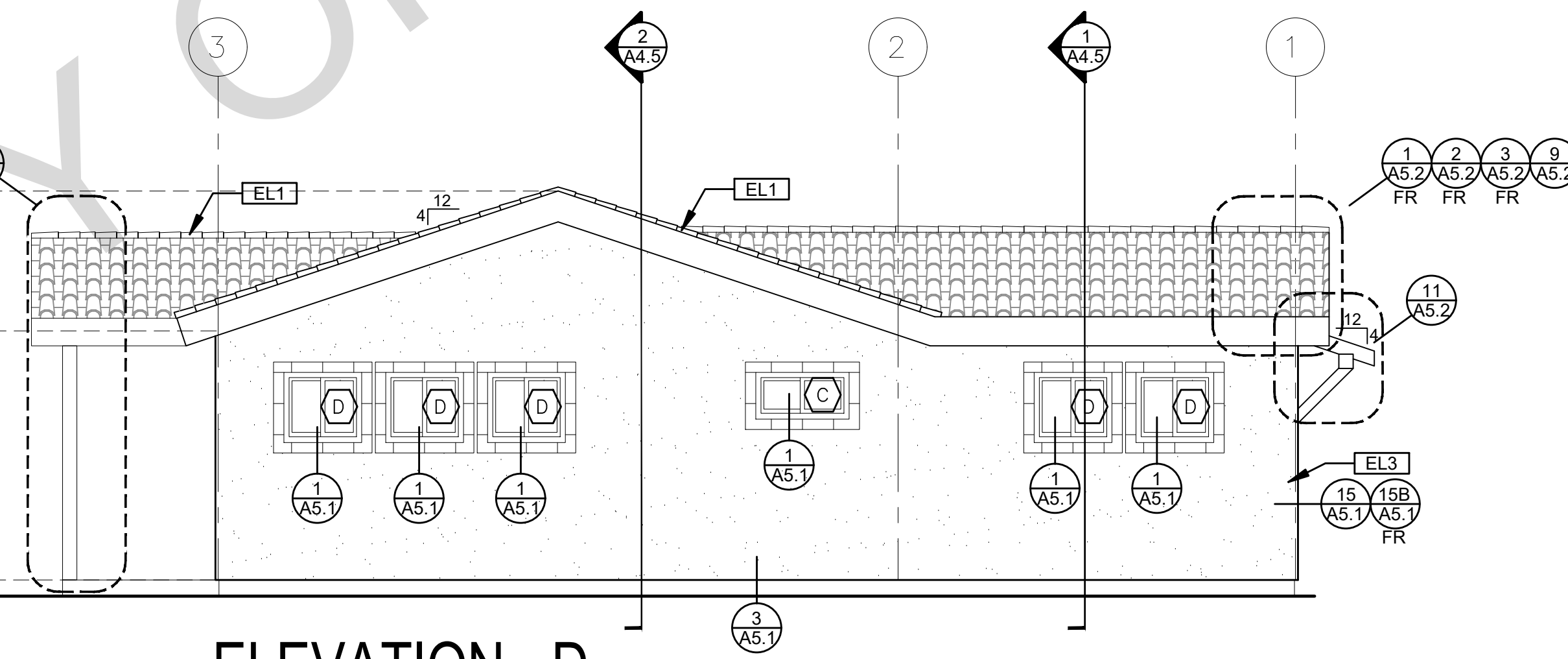


ELEVATION - A
 1/4"=1'-0"
 SPANISH

ELEVATION - B
 1/4"=1'-0"
 SPANISH



ELEVATION - C
 1/4"=1'-0"
 SPANISH



ELEVATION - D
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4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS	
5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS	
6. LATH & PLASTER A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURERS, AND SHALL BE AS MANUFACTURED BY US GYPSUM CO. AND APPROVED BY THE LATH AND PLASTER INSTIGAT OR APPROVED EQUAL. B. ALL PLASTER CORNER BEADS, CASING BEADS, CONTROL JOINTS, EXPANSION SCREEDS AND ACCESSORIES ARE TO BE GALVANIZED. PROVIDE CASING BEADS AT ALL JOINTS OF STUCCO TO DISSIMILAR SURFACES UNLESS OTHERWISE NOTED. C. WHERE INDICATED ON THE DRAWINGS, PORTLAND CEMENT PLASTER IS TO BE HAND APPLIED (3) THREE COAT WORK, 7/8" THICK ON EXTERIOR SURFACES. THE COATS ARE TO CONSIST OF A SCRATCH (3/8" AND A TWO COAT FINISH (1/8" MIN.) COAT PROPORTIONED AND MIXED ADS RECOMMENDED BY THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION.	

LEGEND			
	SECTION CUT		KEYNOTE
	ELEVATION CALLOUT		DOOR SYMBOL
	DETAIL DRAWING REF.		WINDOW SYMBOL
	ELEVATION MARKER		TEMPERED GLASS
			SPRAY FIN. STUCCO
			BOARD & BATTEN
			GLAZING
			ROOFING

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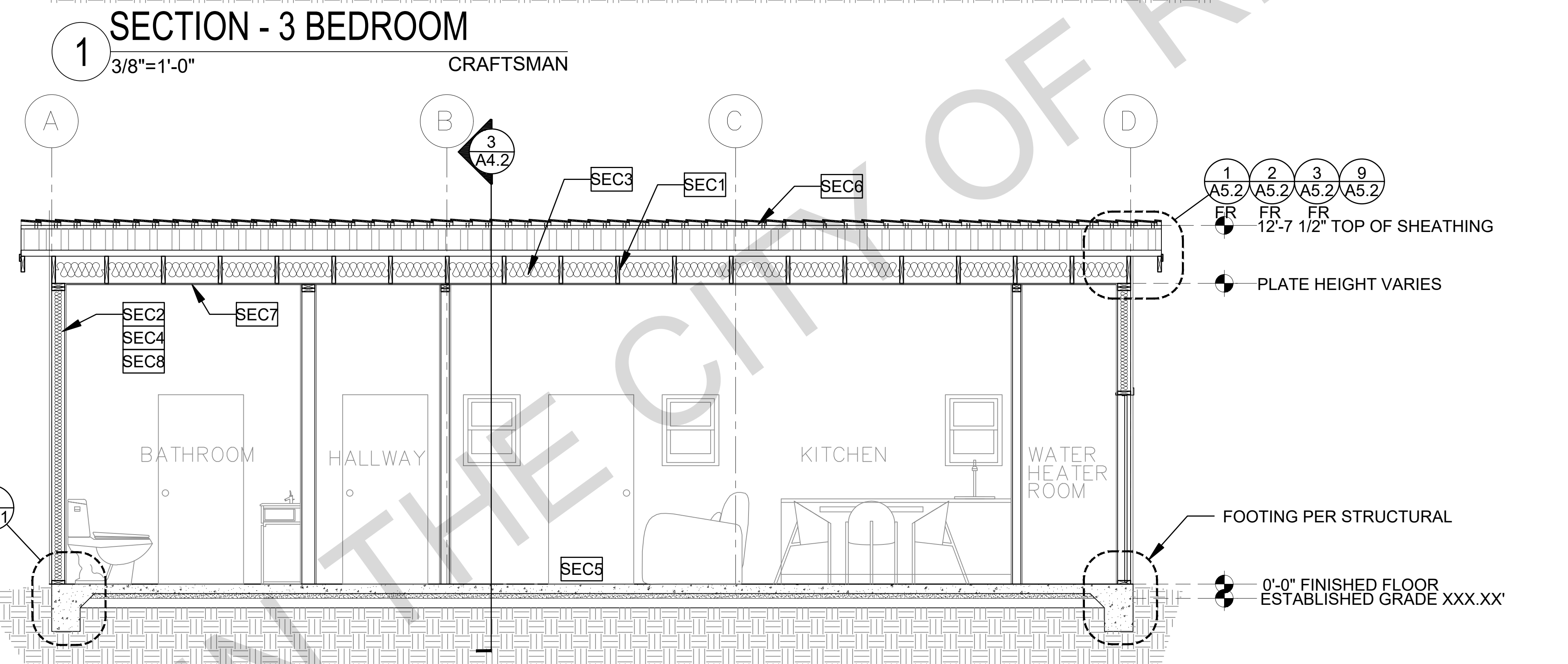
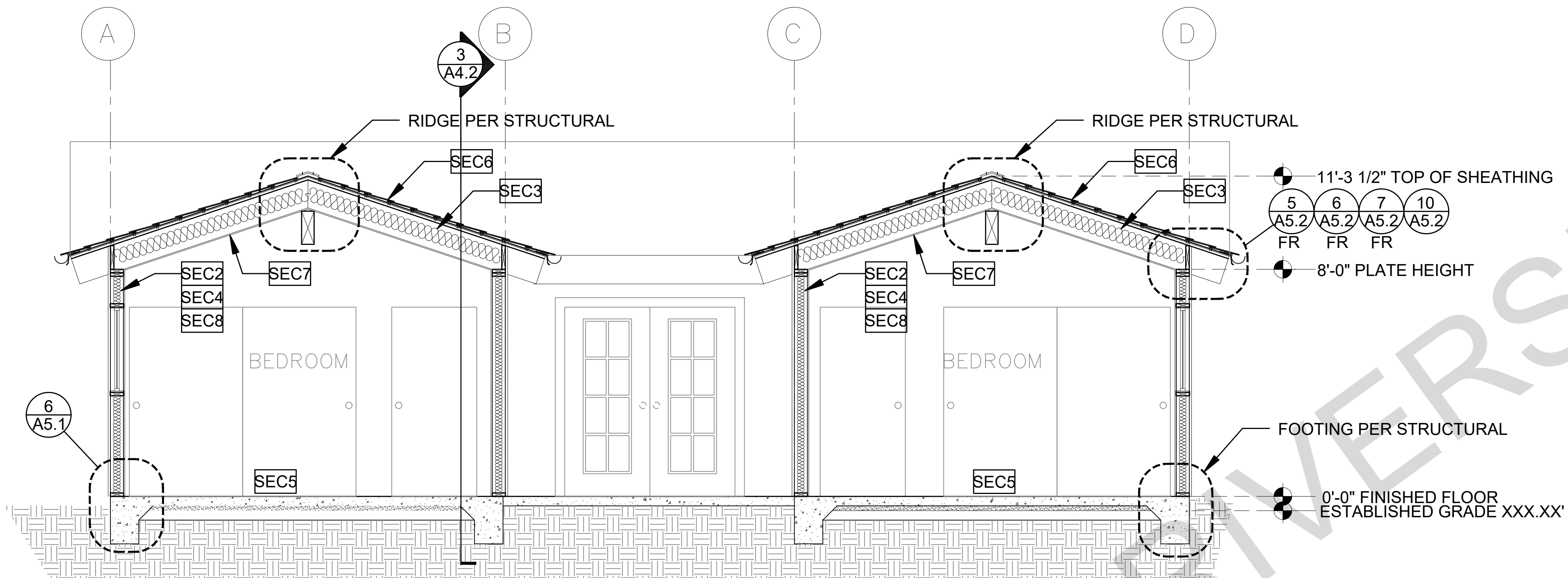
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Exterior Elevations Spanish

date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no. **A3.3**



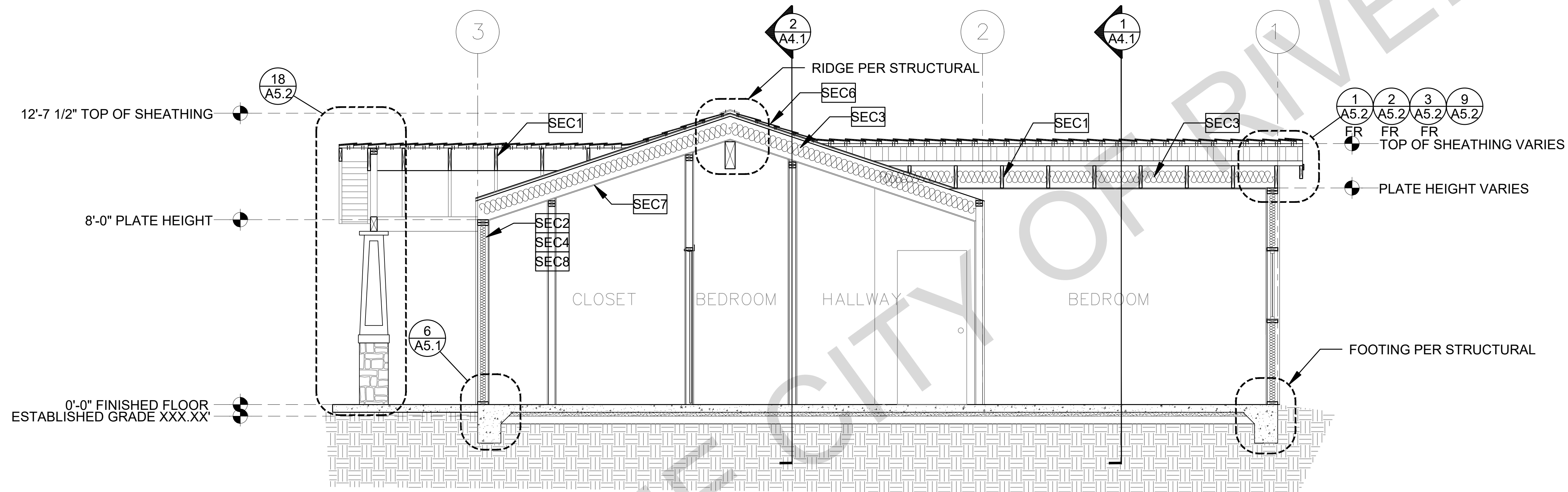
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 ADU Program

revisions
 description
 Building
 Sections
 Craftsman

date October 2023
 project no. Riverside ADU
 drawn by DESIGN PATH STUDIO
 sheet no. A4.1

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p> <p>SEC7 5/8" GYPSUM WALLBOARD MOUNTED ON RESILIENT CHANNELS WHEN THE BUILDING IS IN AREA IMPACTED BY A CNEL NOISE LEVEL OF 60DBA OR ABOVE</p> <p>SEC8 5/8" GYPSUM WALLBOARD</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/8" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIAL ASSEMBLIES, FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS. "KEYNOTES ONLY APPLY IF REFERENCED ON PLANS</p> <p>1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION</p> <p>2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11: A. SECTION R302.11-1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: A. VERTICALLY AT CEILING AND FLOOR LEVELS B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT</p> <p>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19</p> <p>FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION</p> <p>11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL NUMBER 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE HALF-INCH GYPSUM BOARD 6. ONE FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p> SECTION CUT</p> <p> ELEVATION CALLOUT</p> <p> DETAIL DRAWING REF.</p> <p> ELEVATION MARKER</p>



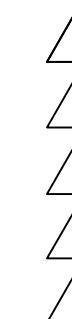
3 SECTION - 3 BEDROOM
3/8"=1'-0" CRAFTSMAN

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project

City of Riverside
Pre-Approved
ADU Program

revisions



description

Building
Sections
Craftsman

date

October 2023

project no.

Riverside ADU

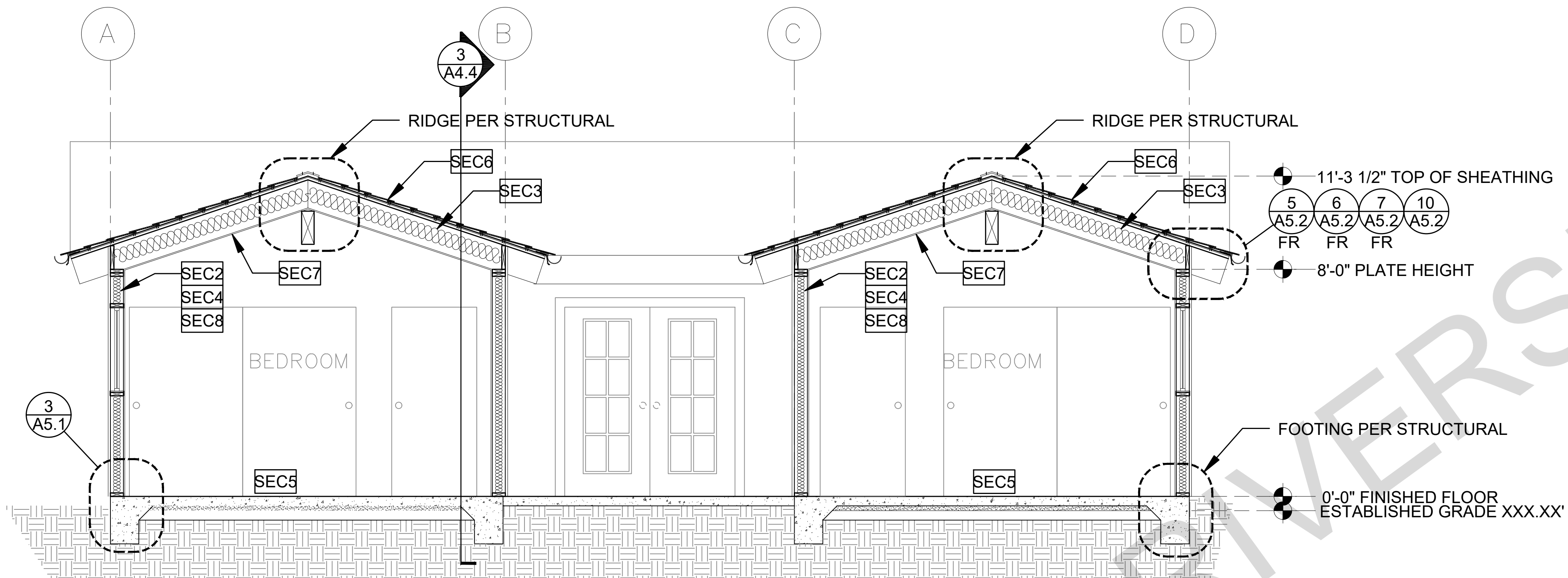
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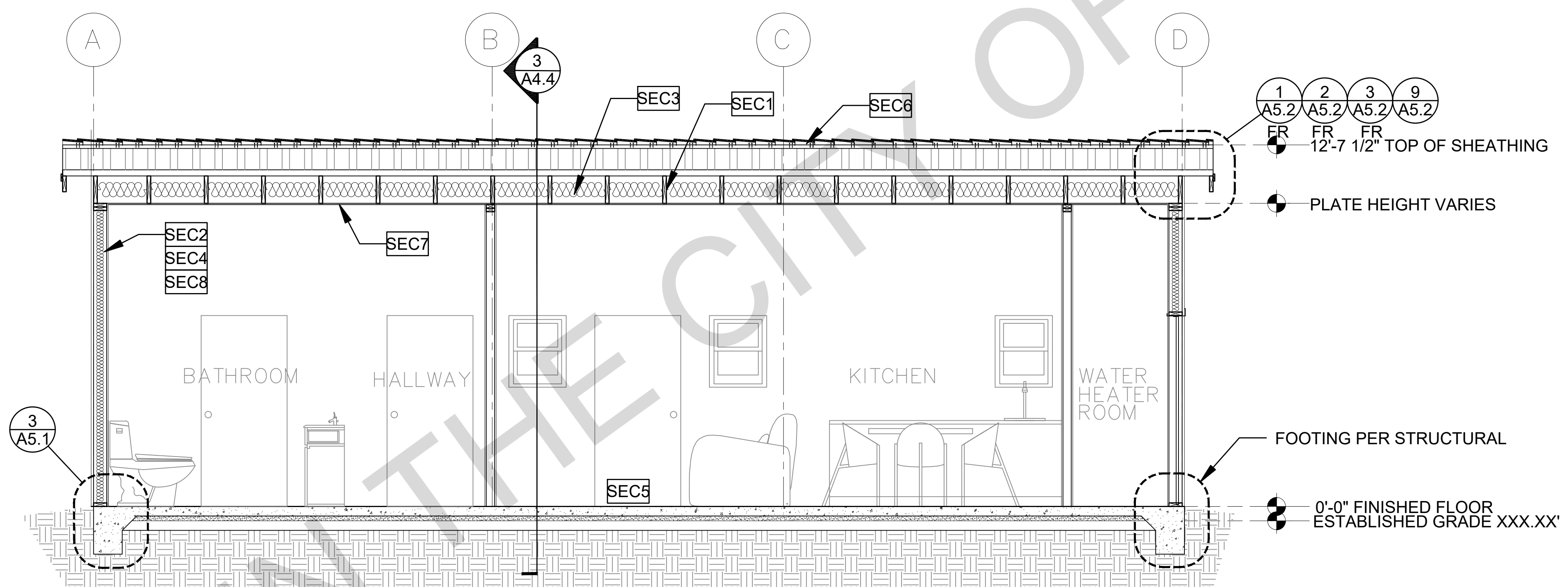
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1 SECTION - 3 BEDROOM
 3/8"=1'-0" RANCH



2 SECTION - 3 BEDROOM
 3/8"=1'-0" RANCH

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revisions

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description

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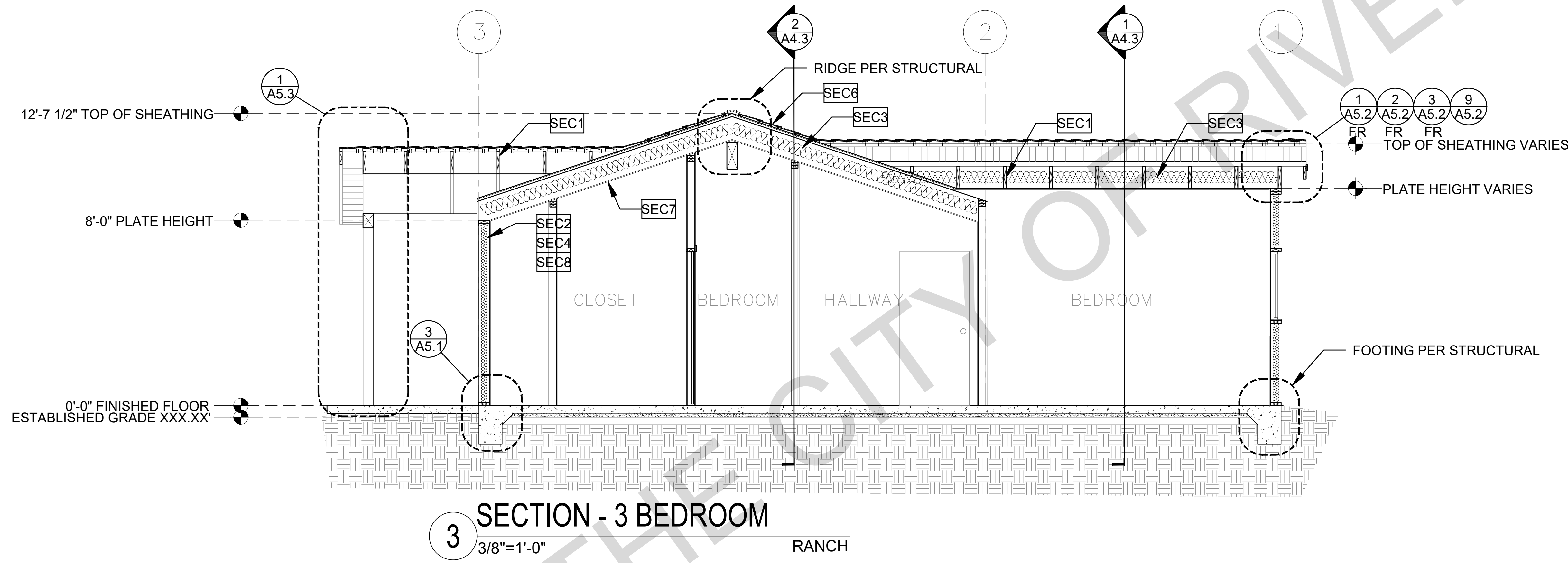
date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no. **A4.3**

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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SECTION - 3 BEDROOM
3/8"=1'-0" RANCH

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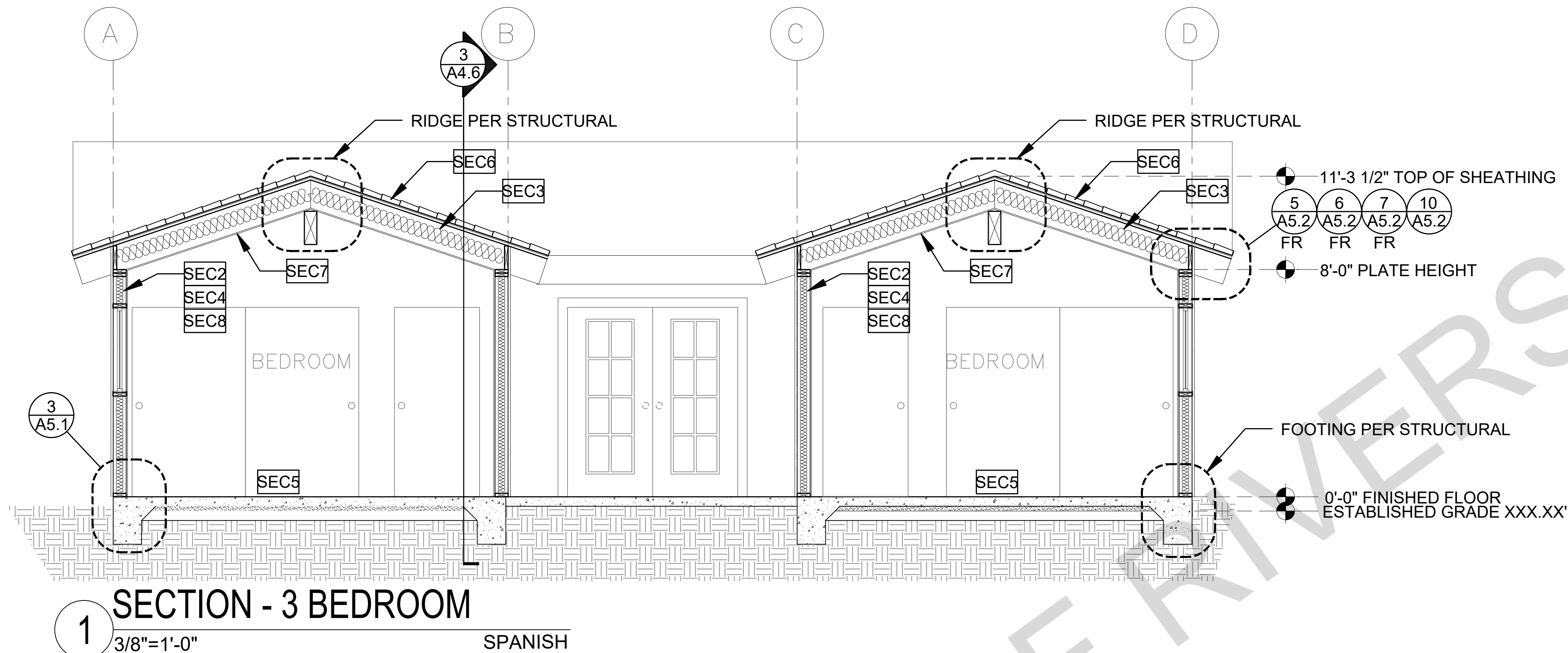
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project
City of Riverside
Pre-Approved
ADU Program

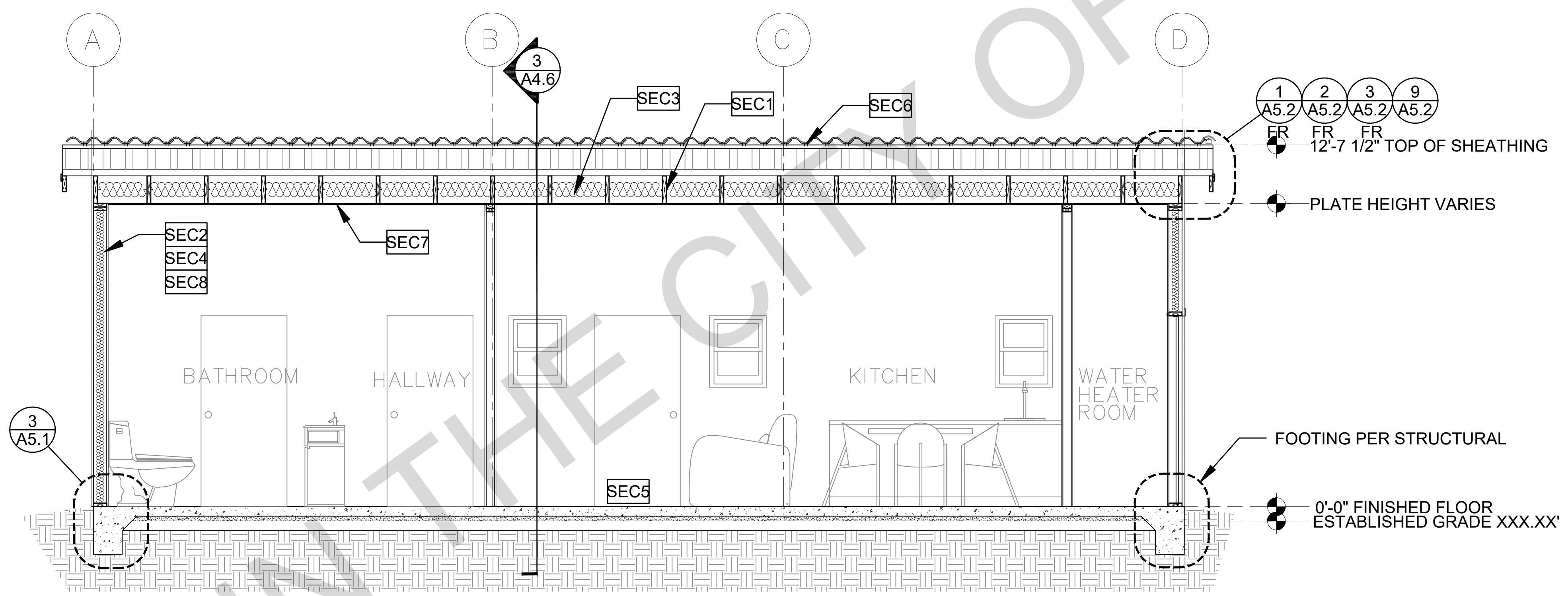
revisions

 description
Building Sections Ranch

date October 2023
 project no. Riverside ADU
 drawn by DESIGN PATH STUDIO
 sheet no. **A4.4**



1 SECTION - 3 BEDROOM
 3/8"=1'-0" SPANISH



2 SECTION - 3 BEDROOM
 3/8"=1'-0" SPANISH

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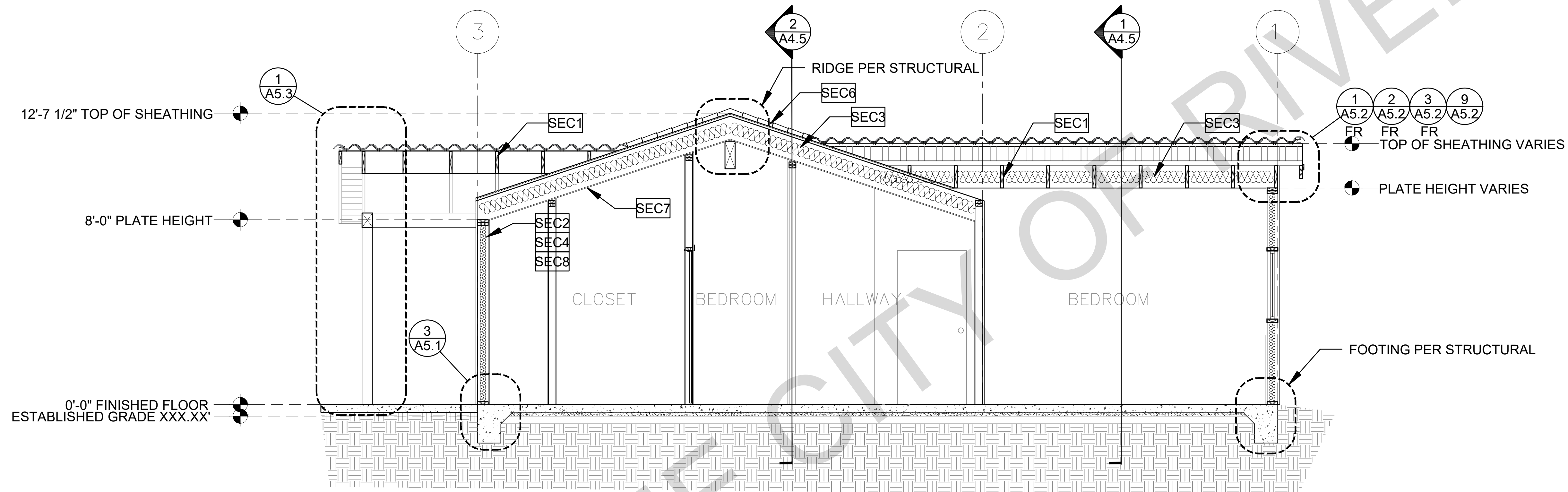
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 Building
 Sections
 Spanish

date
 October 2023

project no.
 Riverside ADU

drawn by
 DESIGN PATH STUDIO

sheet no.
A4.5



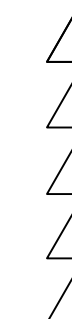
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project

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Pre-Approved
ADU Program

revisions



description

Building
Sections
Spanish

date

October 2023

project no.

Riverside ADU

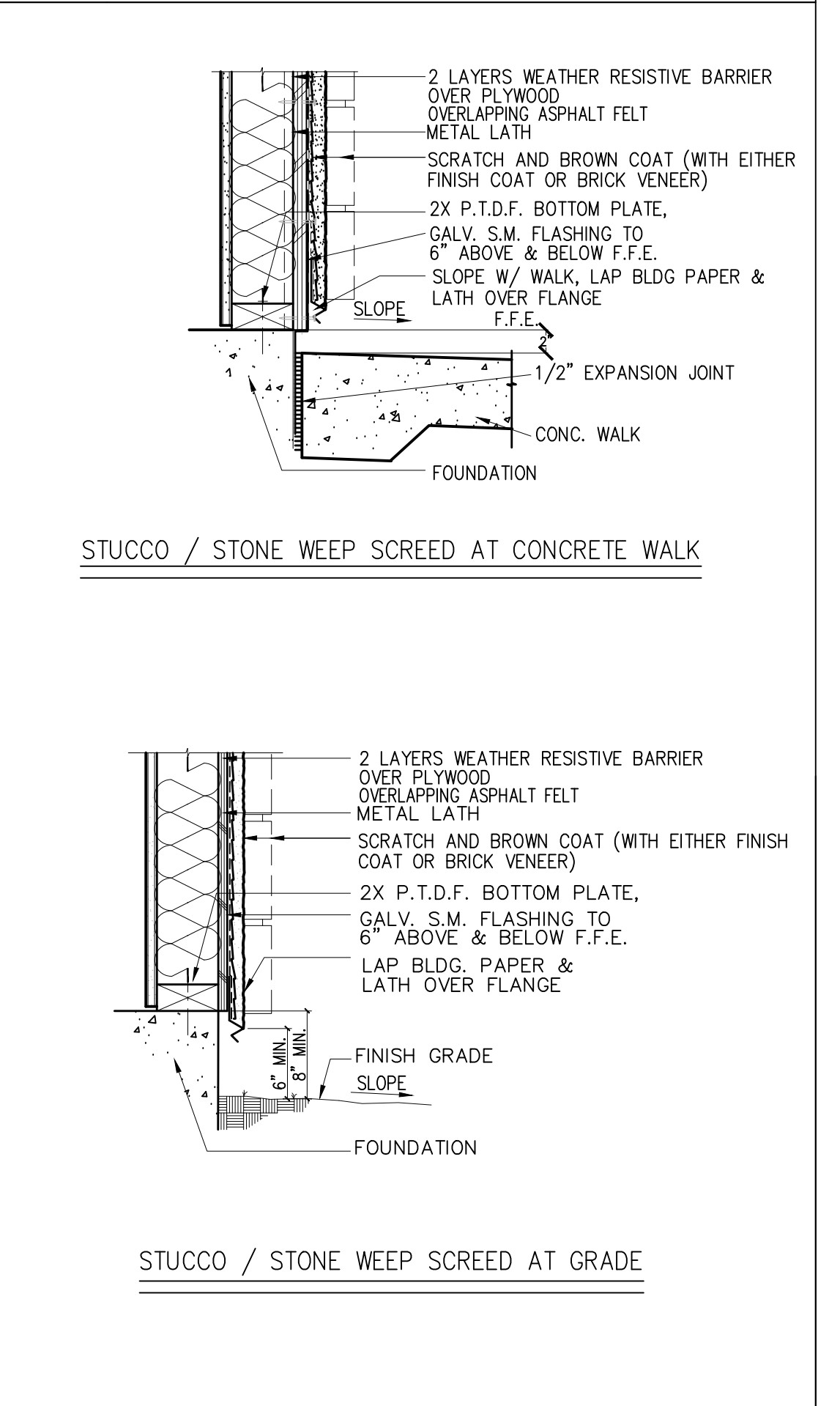
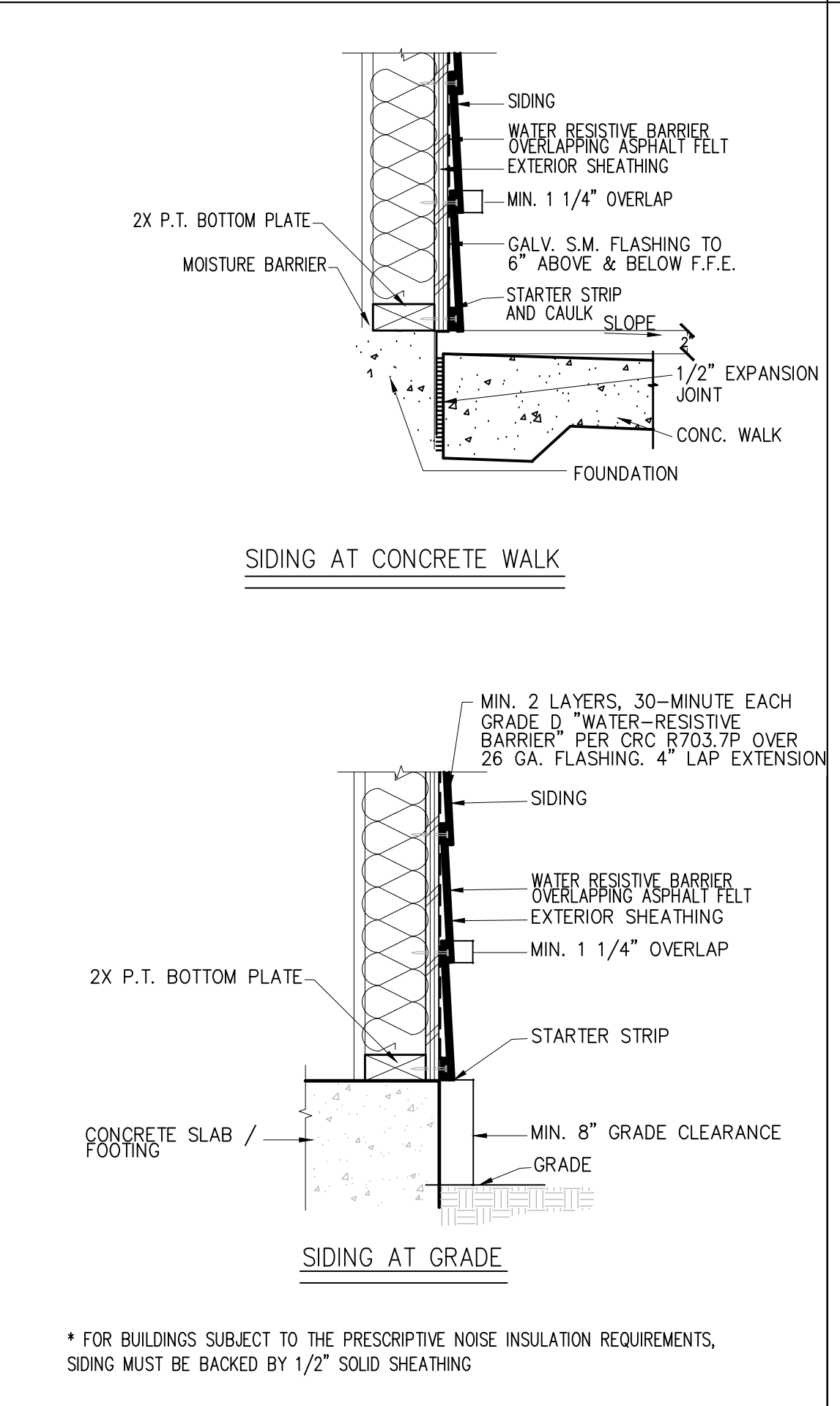
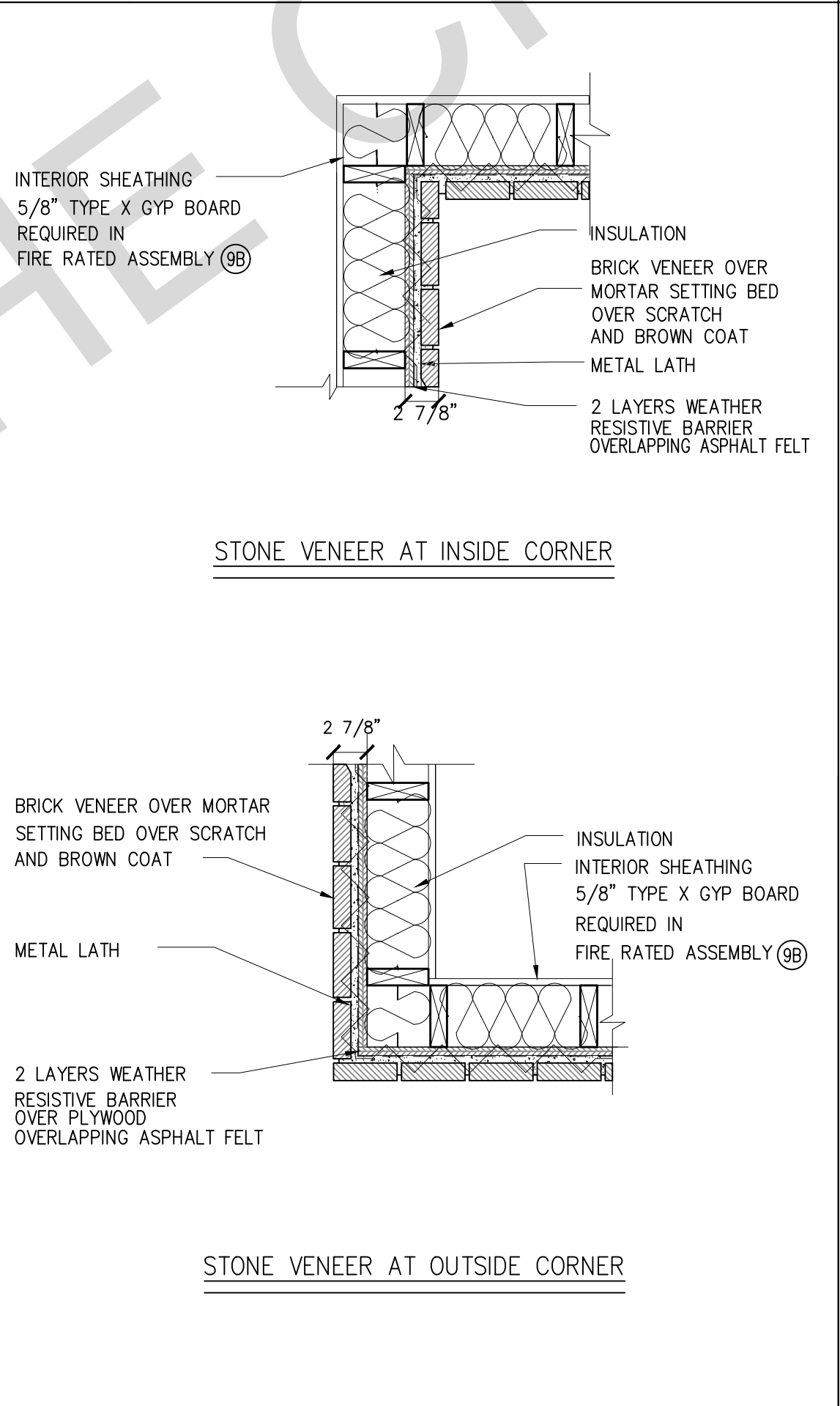
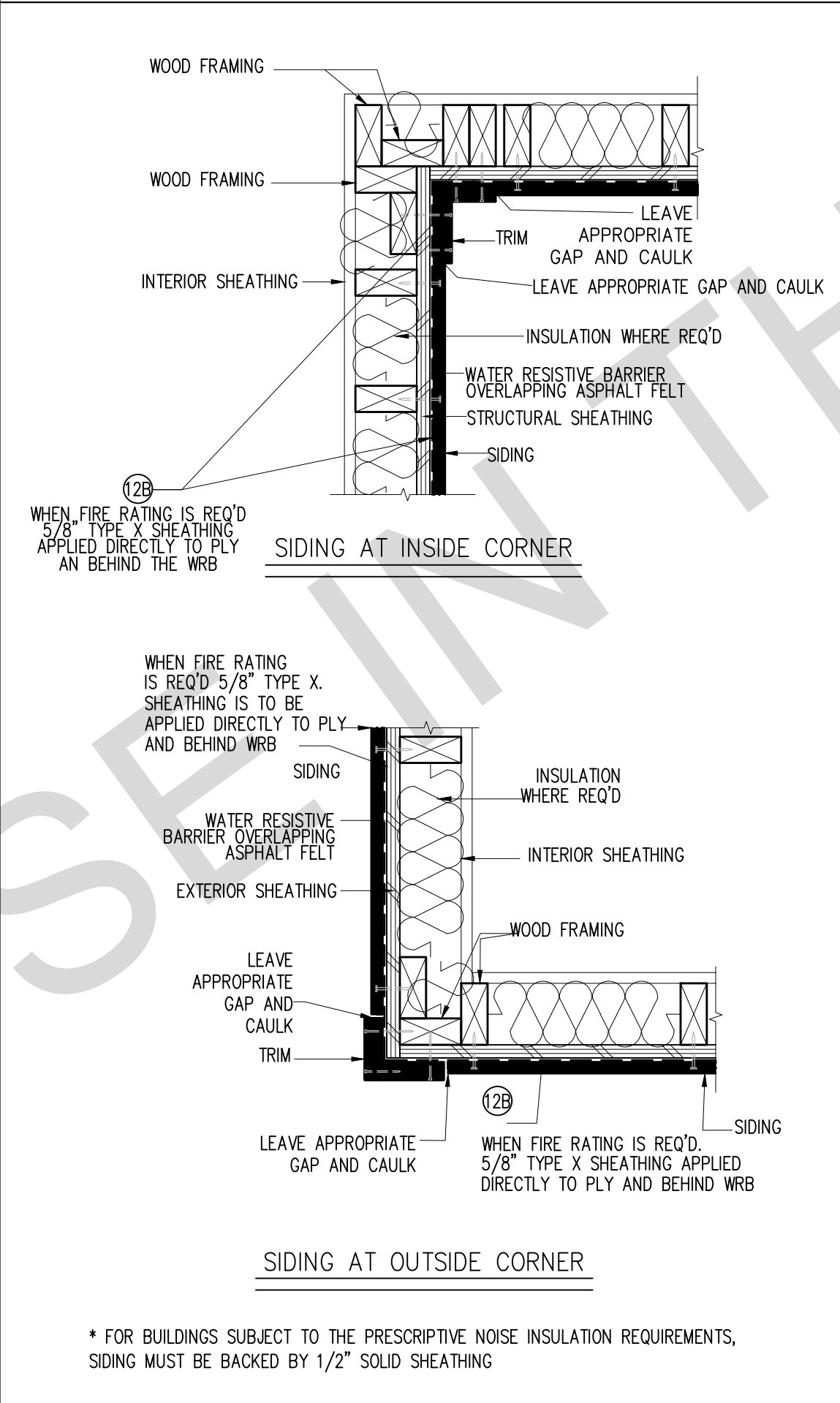
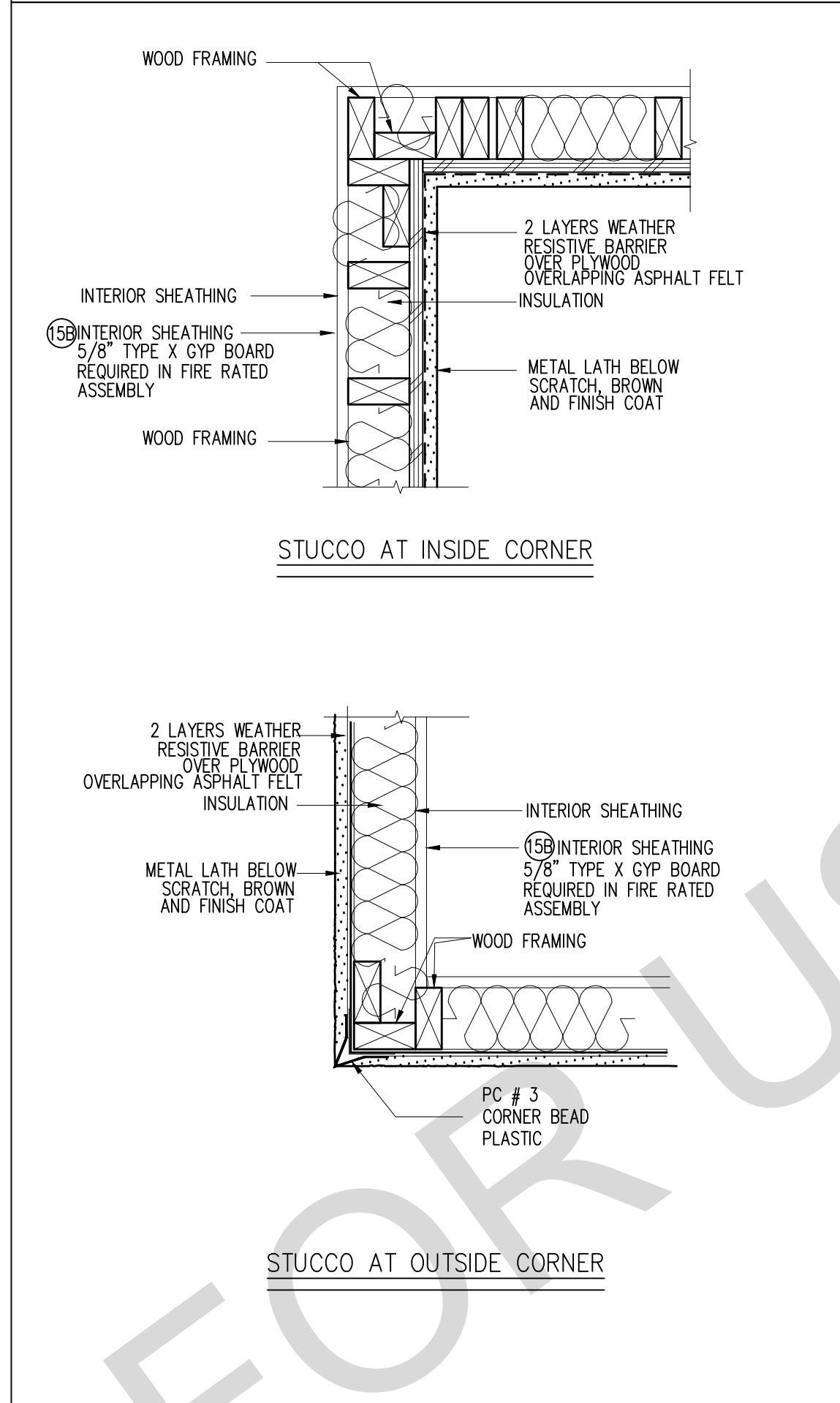
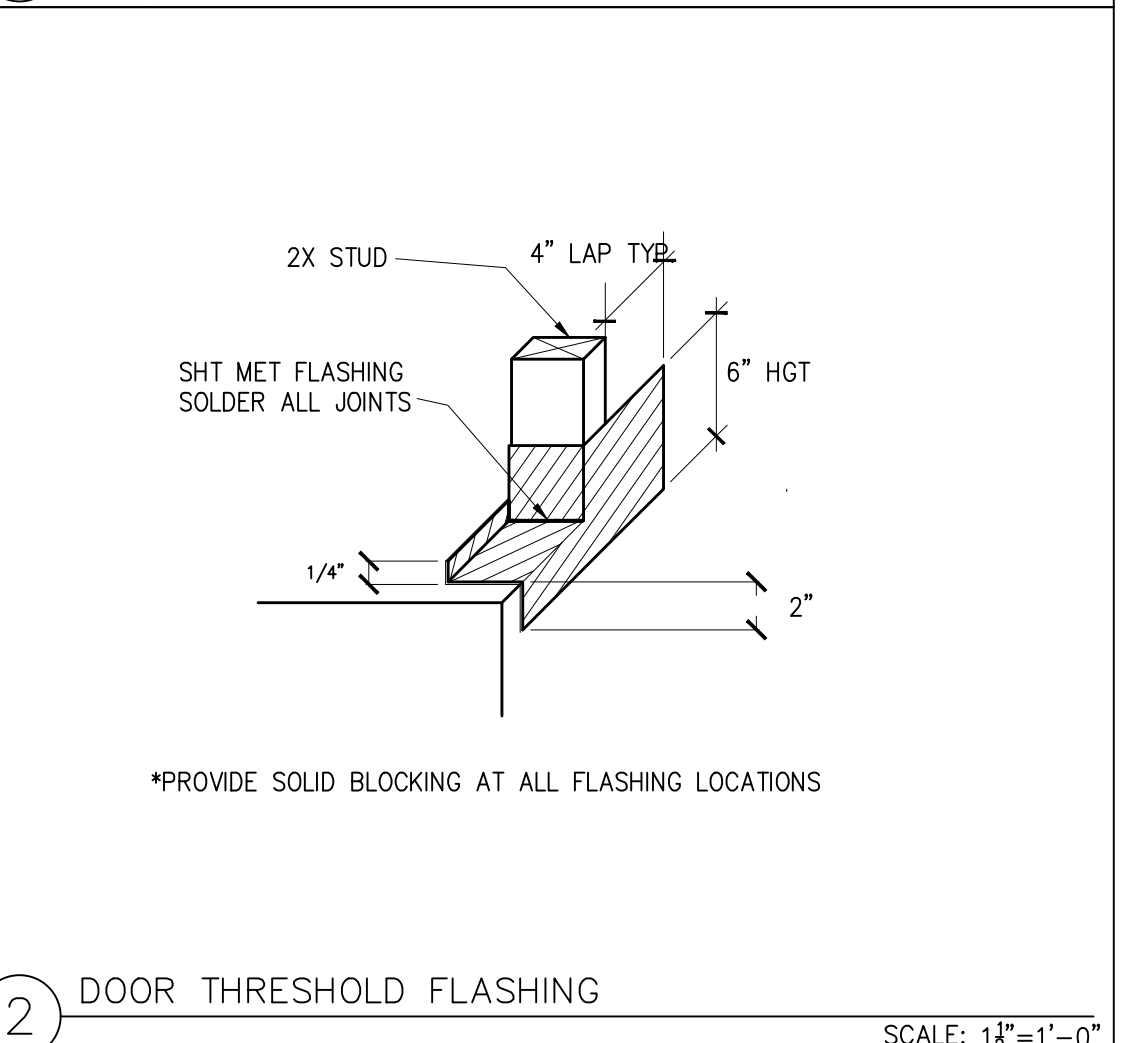
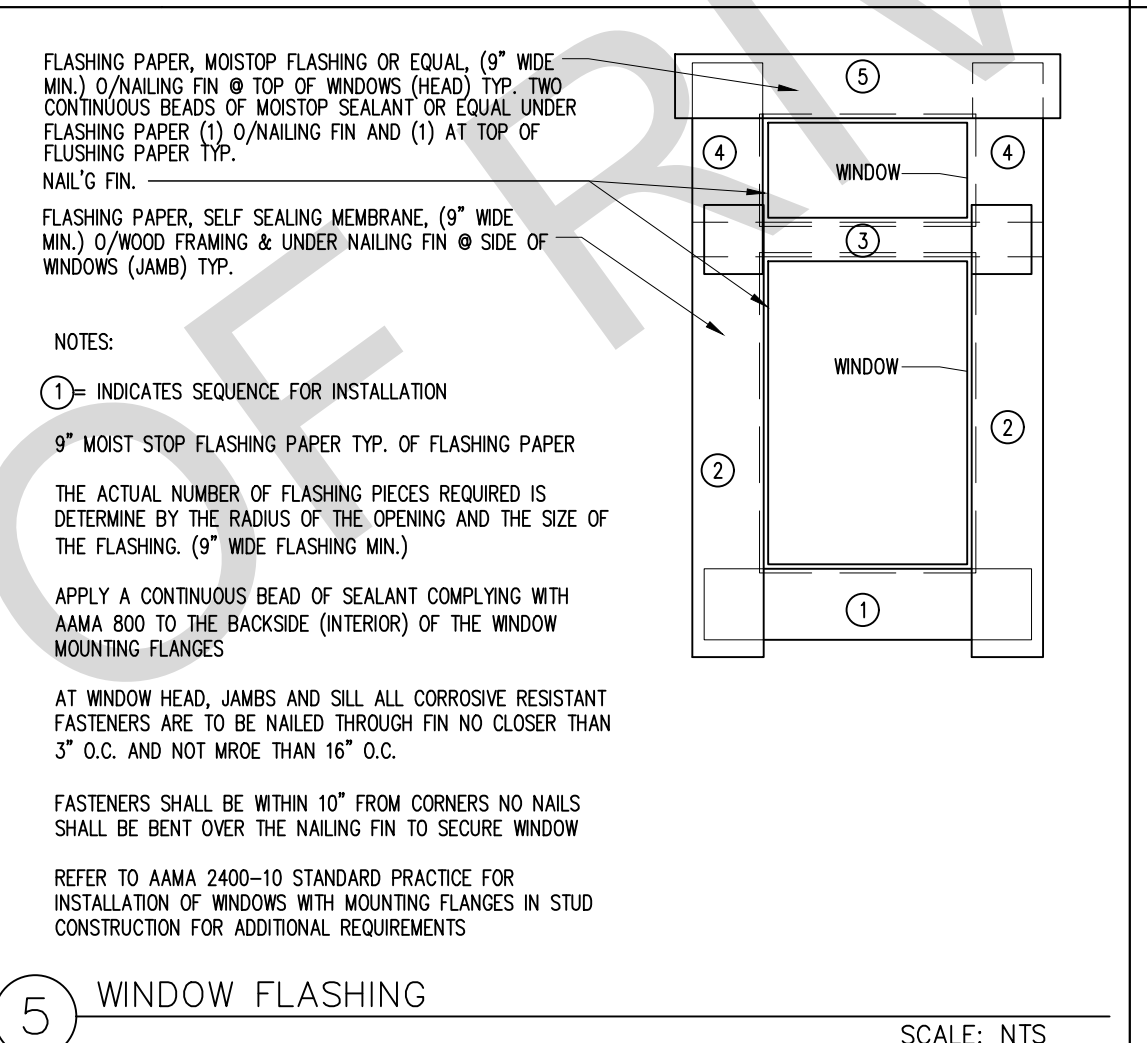
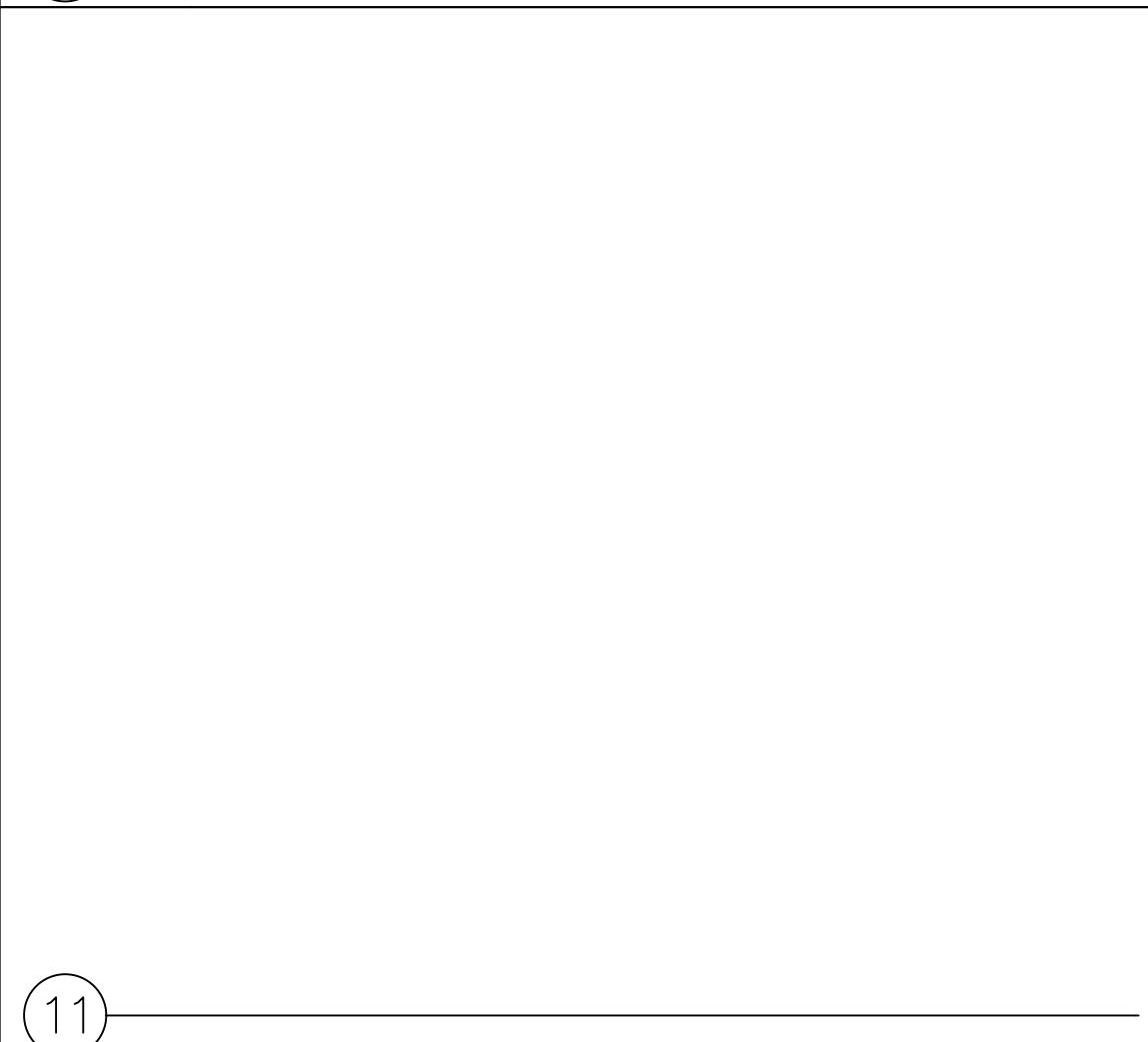
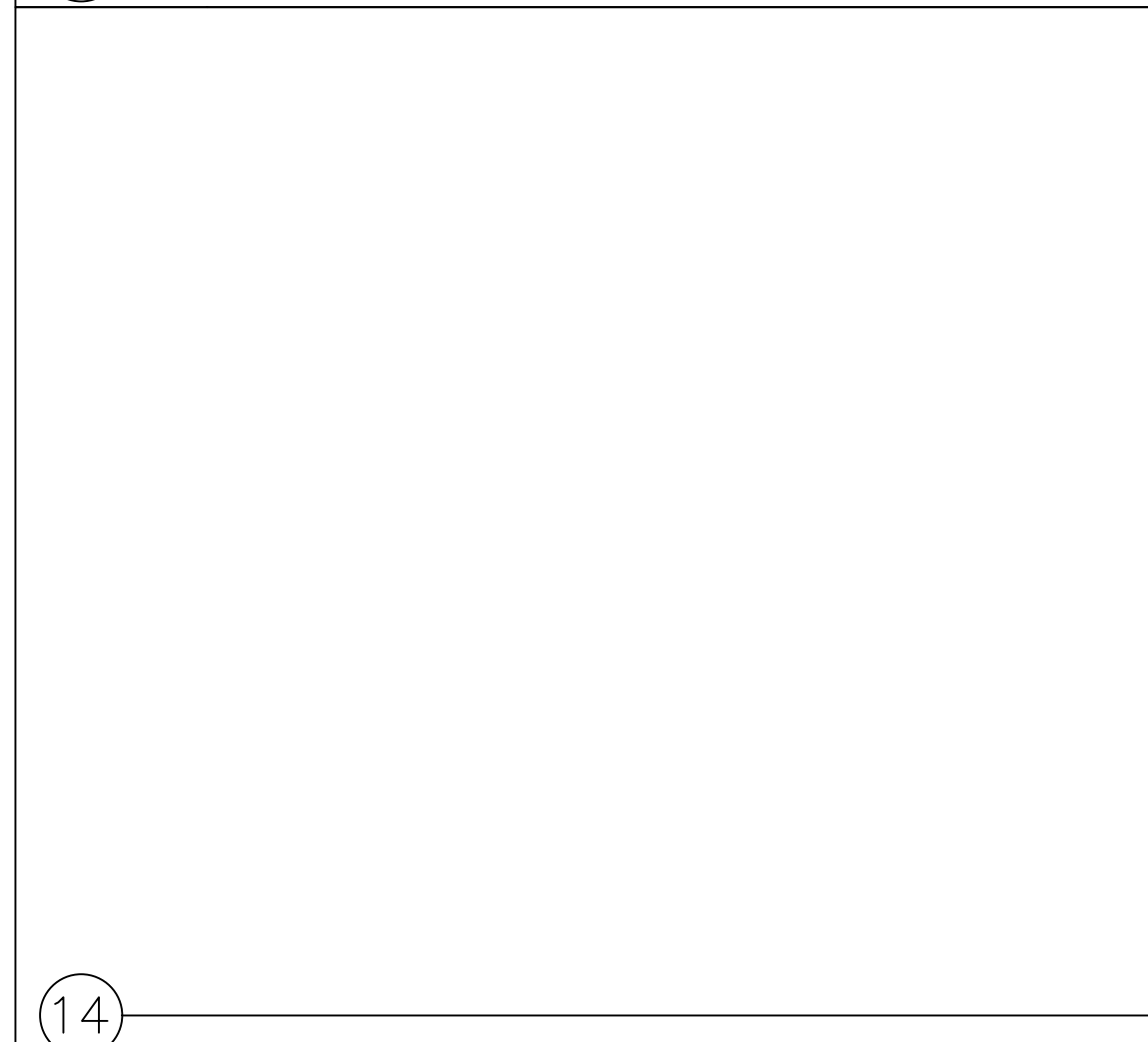
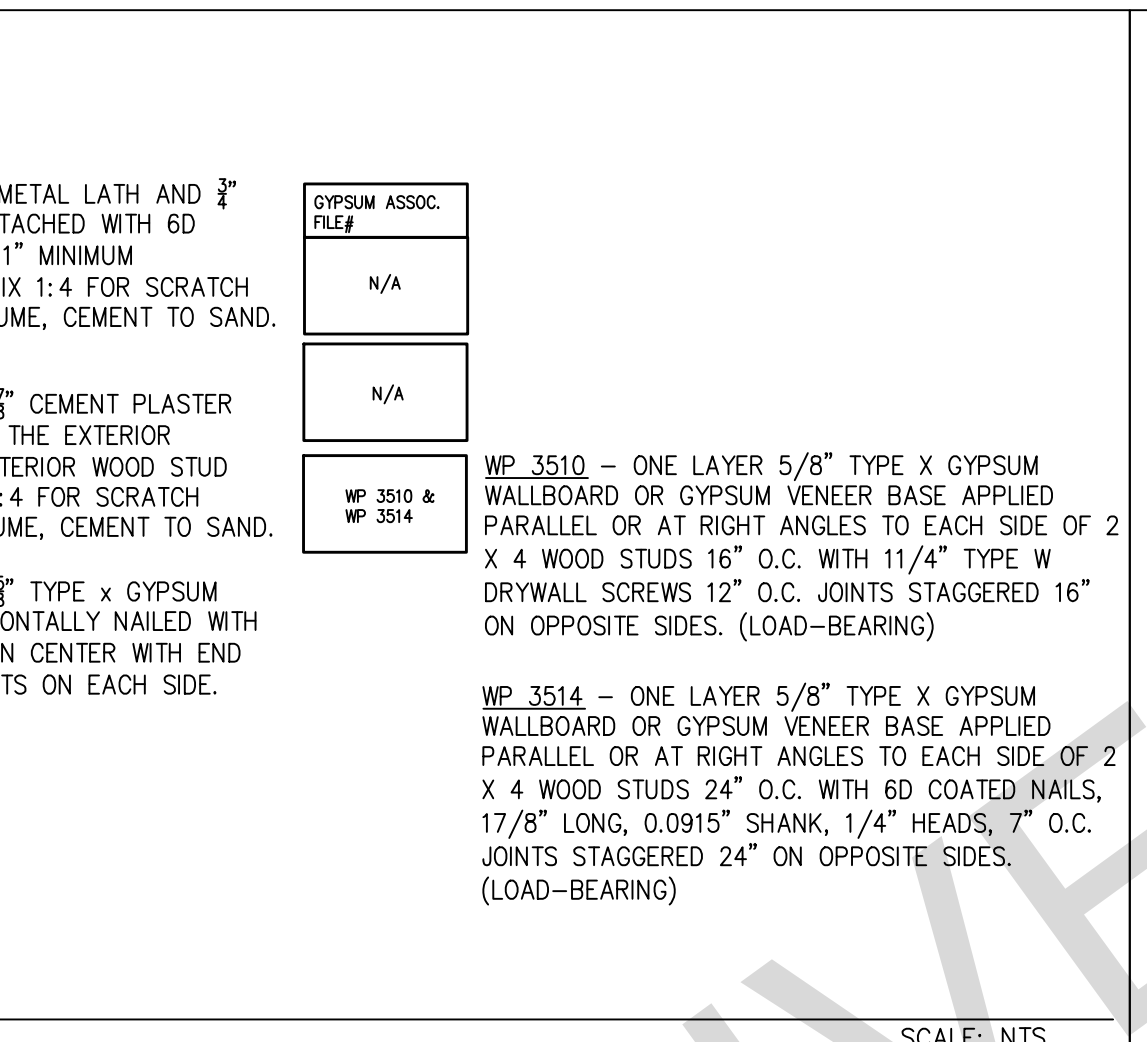
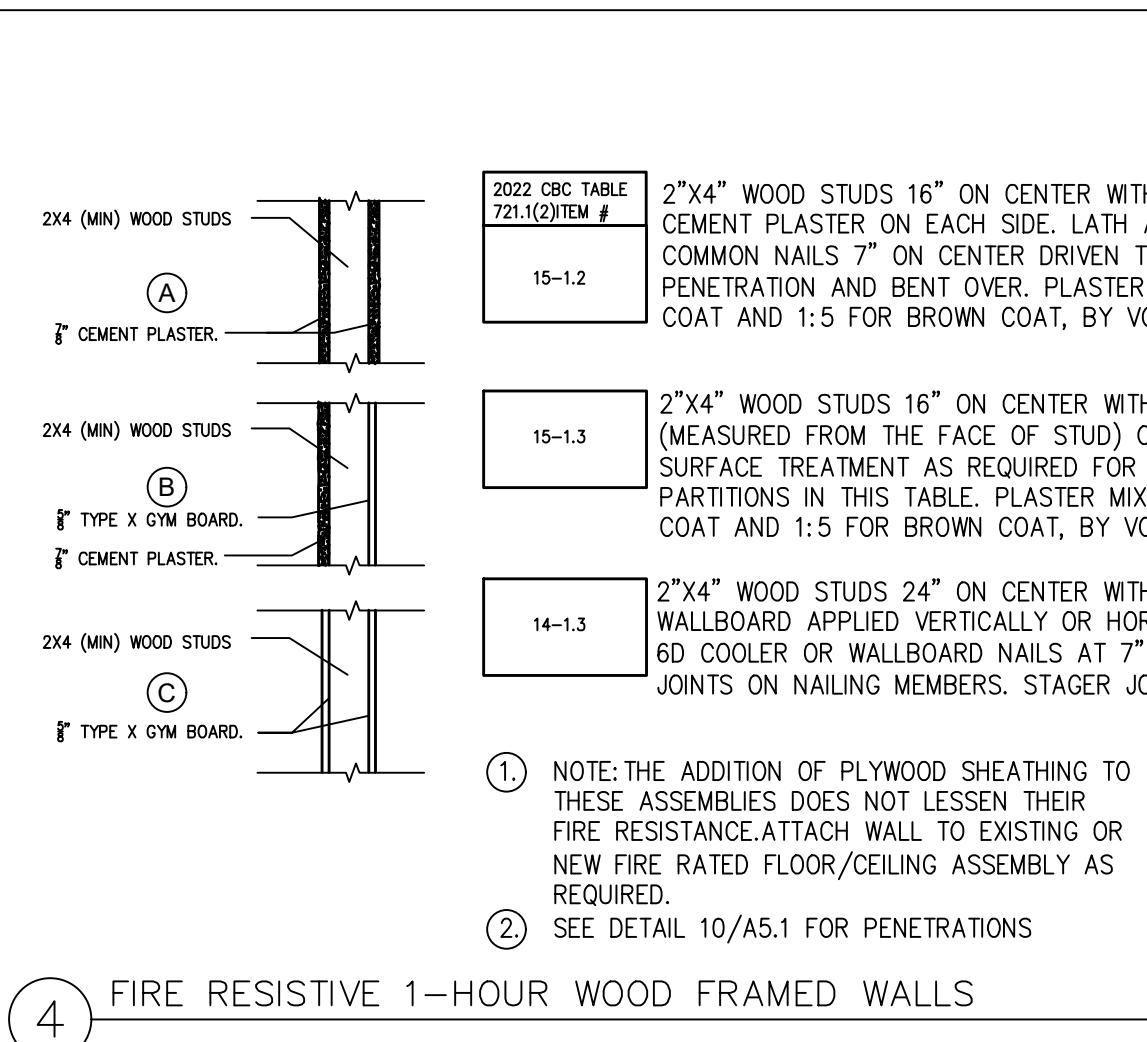
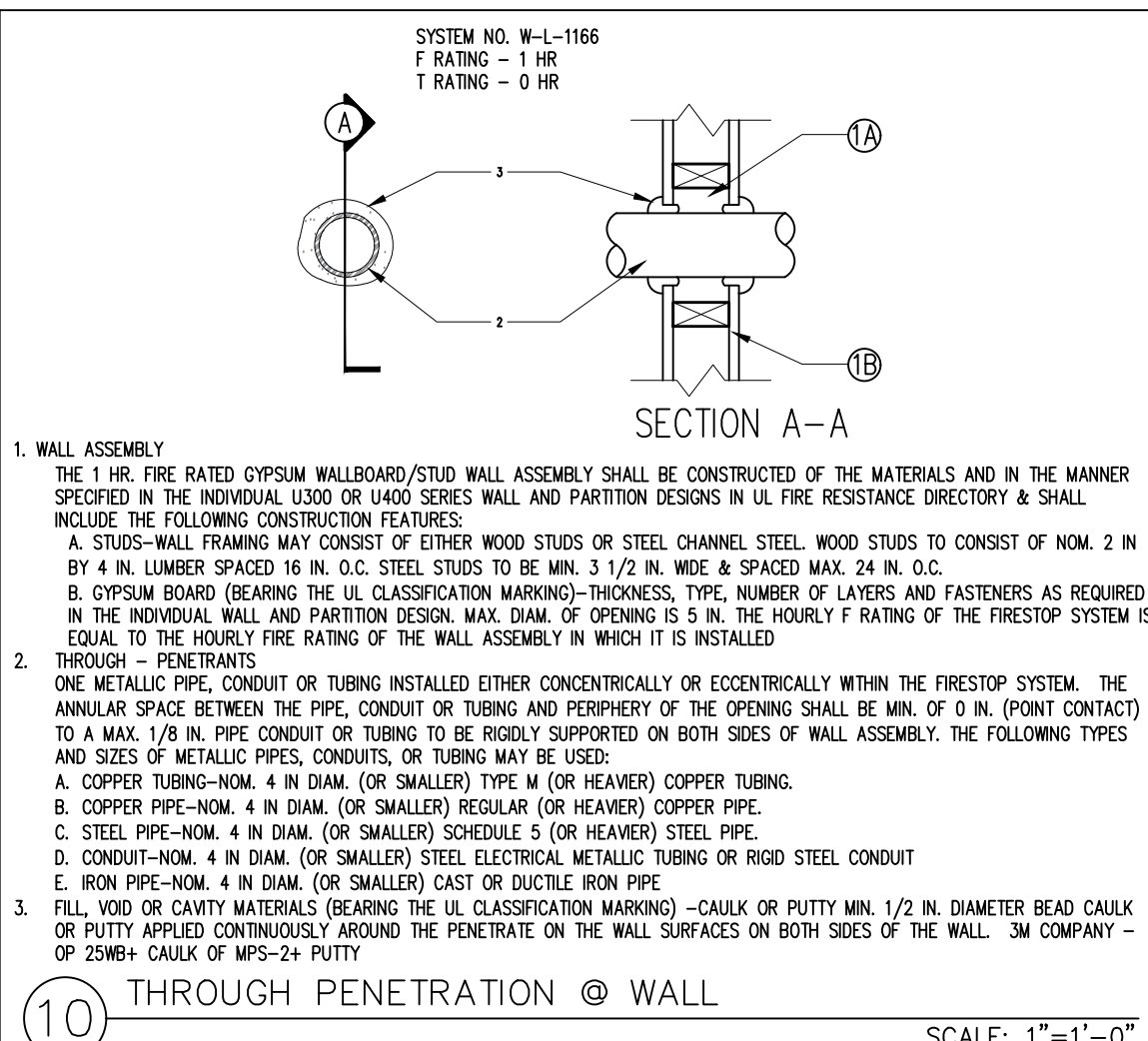
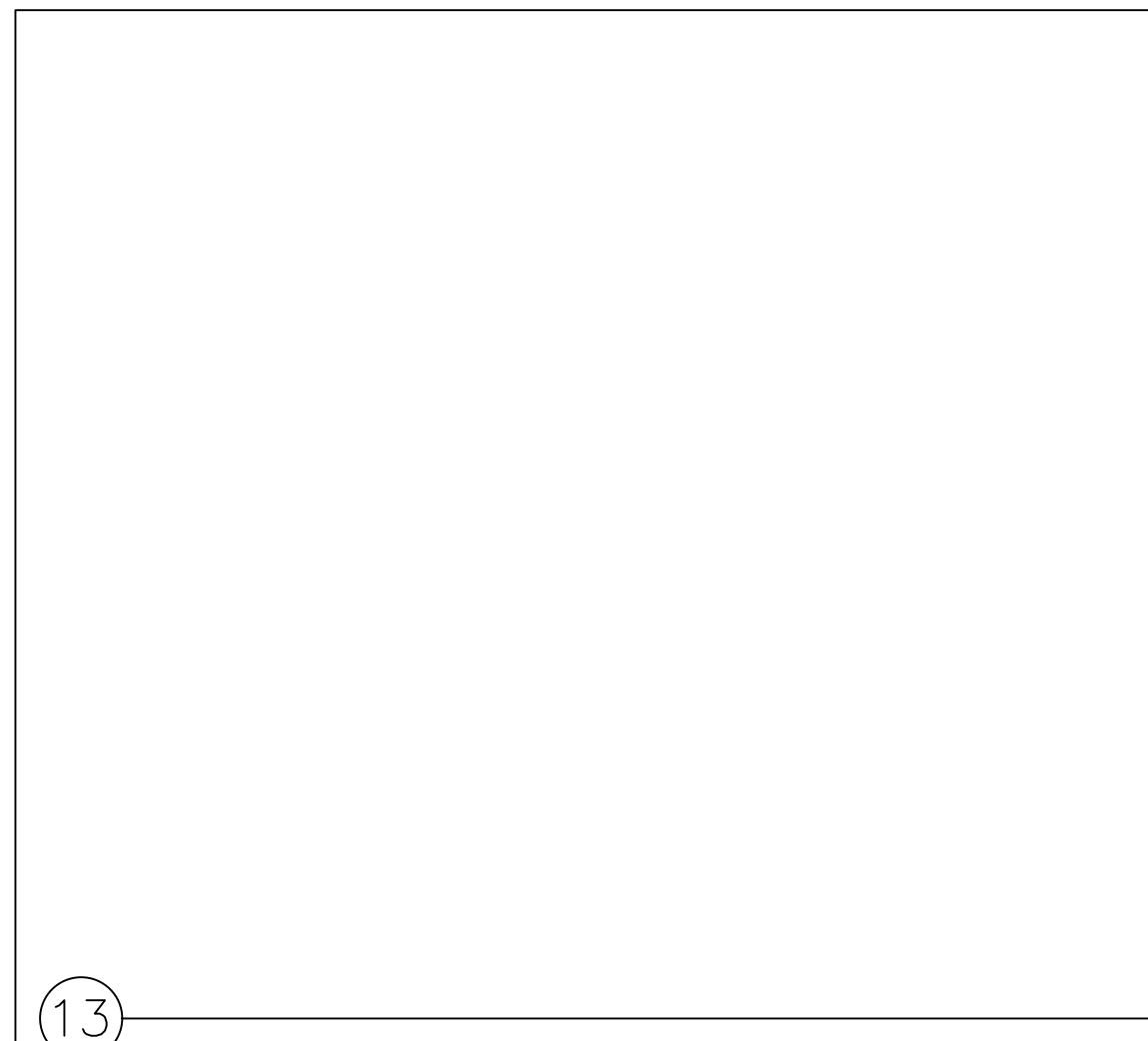
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DESIGN PATH STUDIO

sheet no.

A4.6

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p> <p>SEC7 5/8" GYPSUM WALLBOARD MOUNTED ON RESILIENT CHANNELS WHEN THE BUILDING IS IN AREA IMPACTED BY A CNEL NOISE LEVEL OF 60DBA OR ABOVE</p> <p>SEC8 5/8" GYPSUM WALLBOARD</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/8" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING, SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS. "KEYNOTES ONLY APPLY IF REFERENCED ON PLANS" 1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION 2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11: A. SECTION R302.11: 1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: A. VERTICALLY AT CEILING AND FLOOR LEVELS B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT</p> <p>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES. SEE SECTION R1003.19 FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION</p> <p>11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE HALF-INCH GYPSUM BOARD 6. ONE FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p>LEGEND</p> <p> SECTION CUT</p> <p> ELEVATION CALLOUT</p> <p> DETAIL DRAWING REF.</p> <p> ELEVATION MARKER</p>



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

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

4 FIRE RESISTIVE 1-HOUR WOOD FRAMED WALLS SCALE: NTS

1 WINDOW SILL FLASHING SCALE: 1 1/2"=1'-0"

14 FIRE RATED STUCCO WALL SCALE: 1 1/2"=1'-0"

11 FIRE RATED SIDING WALL SCALE: 1 1/2"=1'-0"

8 FIRE RATED STONE WALL SCALE: 1 1/2"=1'-0"

5 WINDOW FLASHING SCALE: NTS

2 DOOR THRESHOLD FLASHING SCALE: 1 1/2"=1'-0"

15 STUCCO WALL SCALE: 1 1/2"=1'-0"

12 SIDING WALL SCALE: 1 1/2"=1'-0"

9 STONE WALL SCALE: 1 1/2"=1'-0"

6 SIDING - WALL SECTION SCALE: 1 1/2"=1'-0"

3 STUCCO/STONE - WALL SECTION SCALE: 1 1/2"=1'-0"

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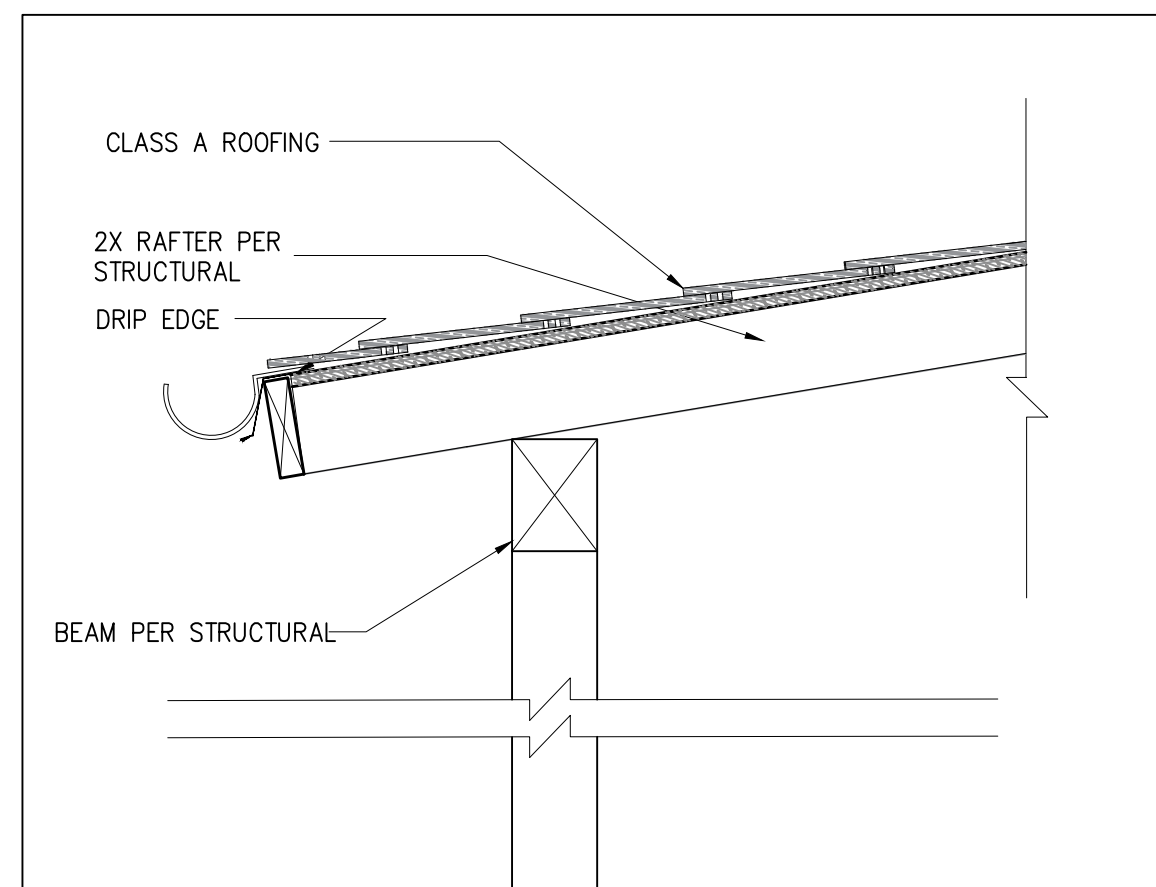
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date
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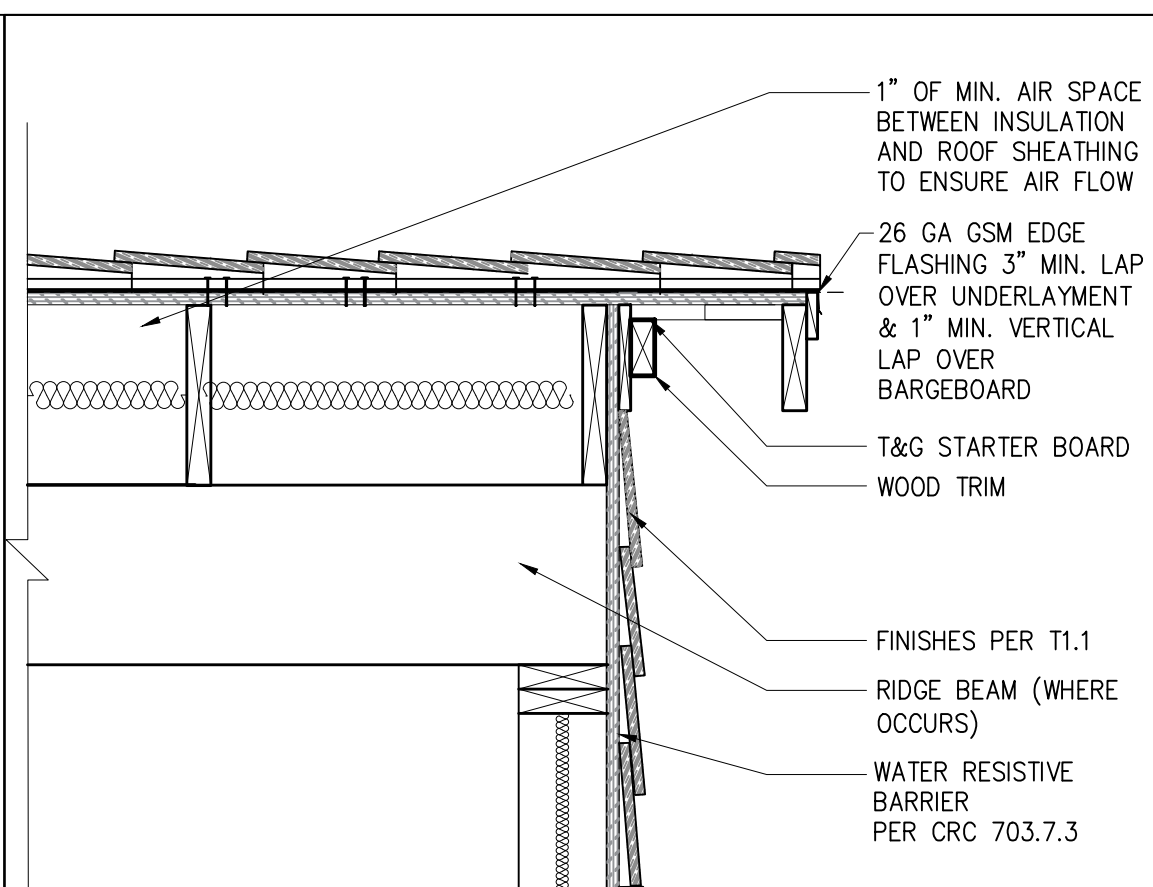
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Riverside ADU

drawn by
DESIGN PATH STUDIO

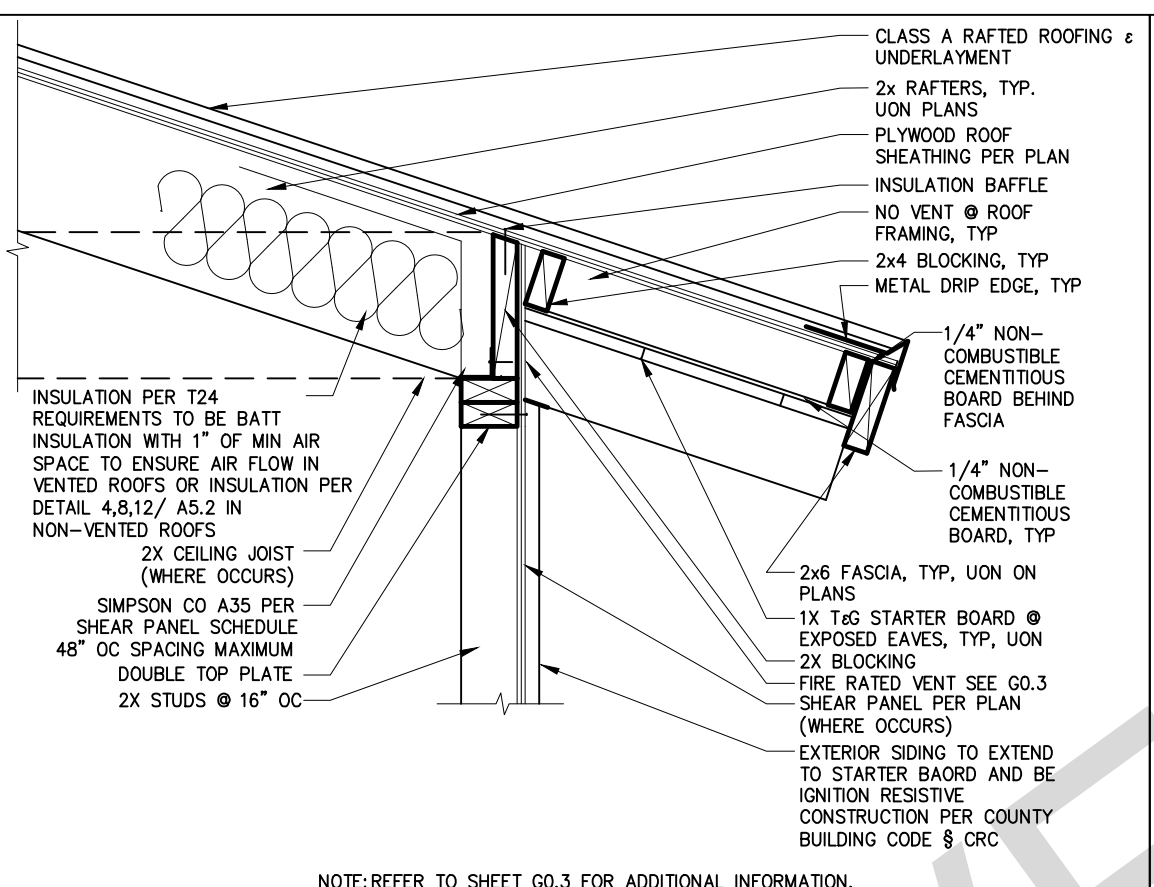
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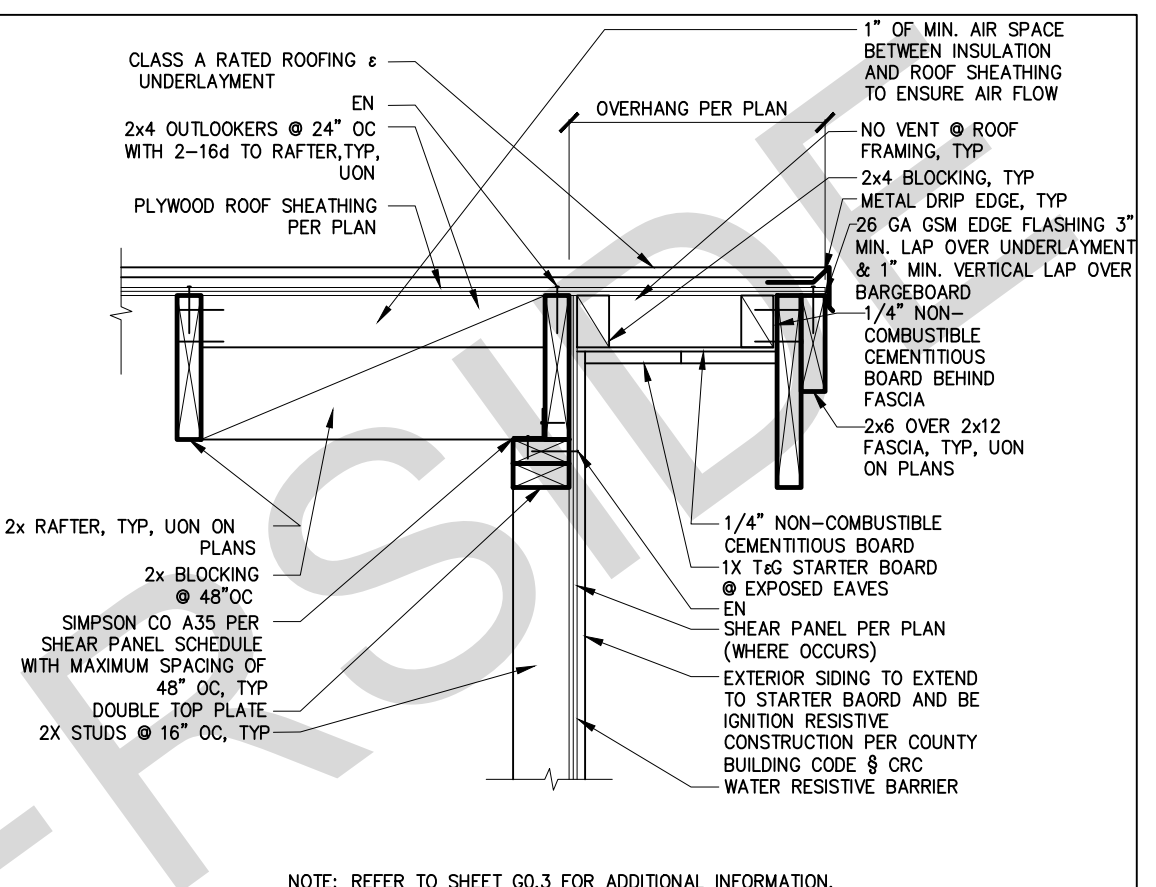
13 AWNING - AT RAFTER END SCALE: 1"=1'-0"



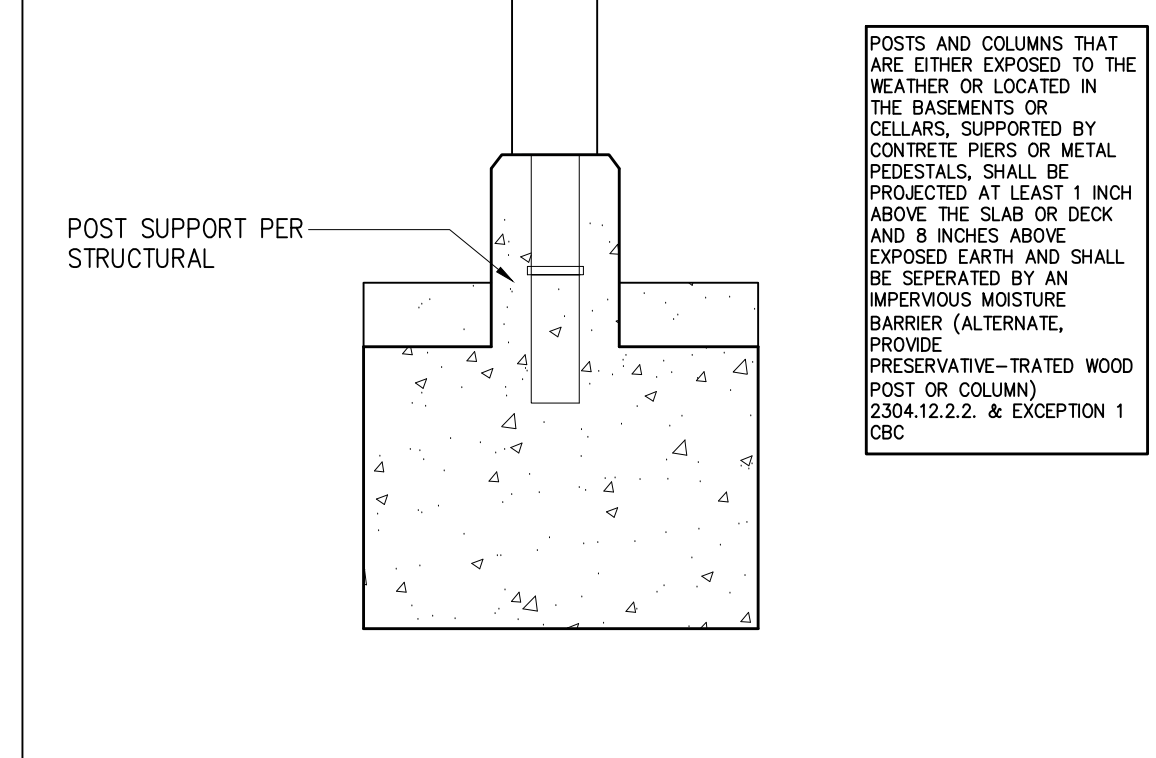
9 GABLE END, TYP. SCALE: 1"=1'-0"



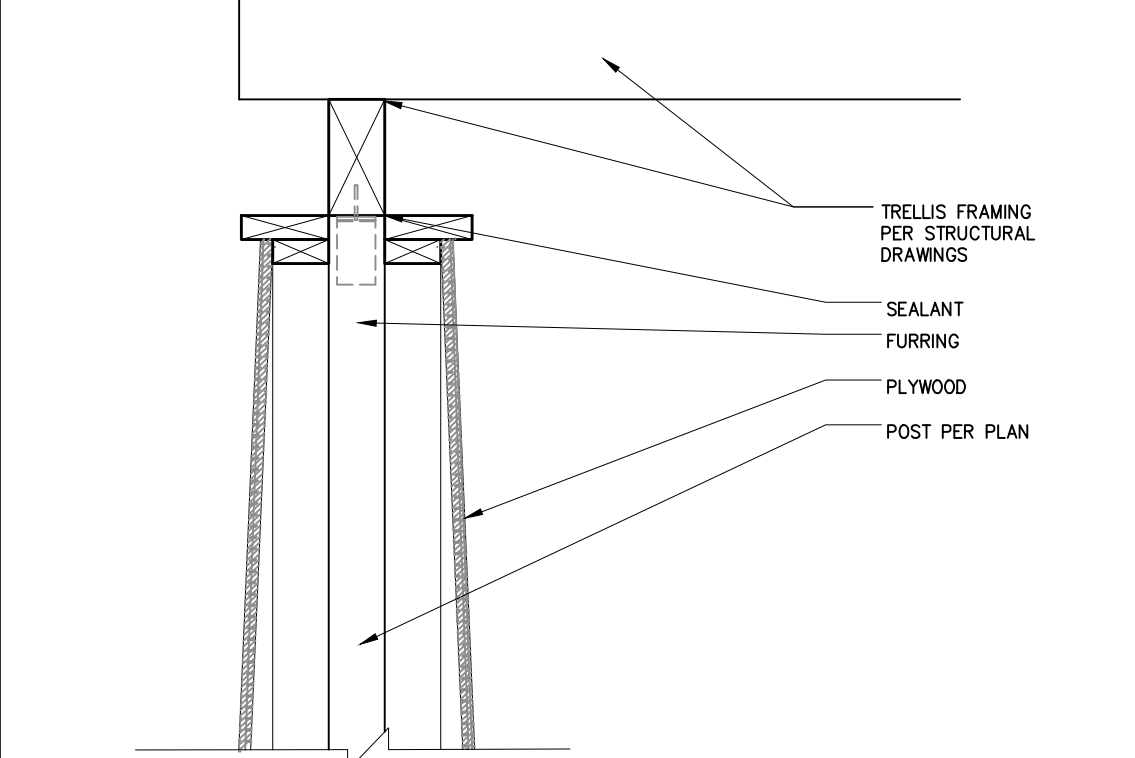
5 IGNITION RESISTIVE EXPOSED RAFTER EAVE SCALE: 1"=1'-0"



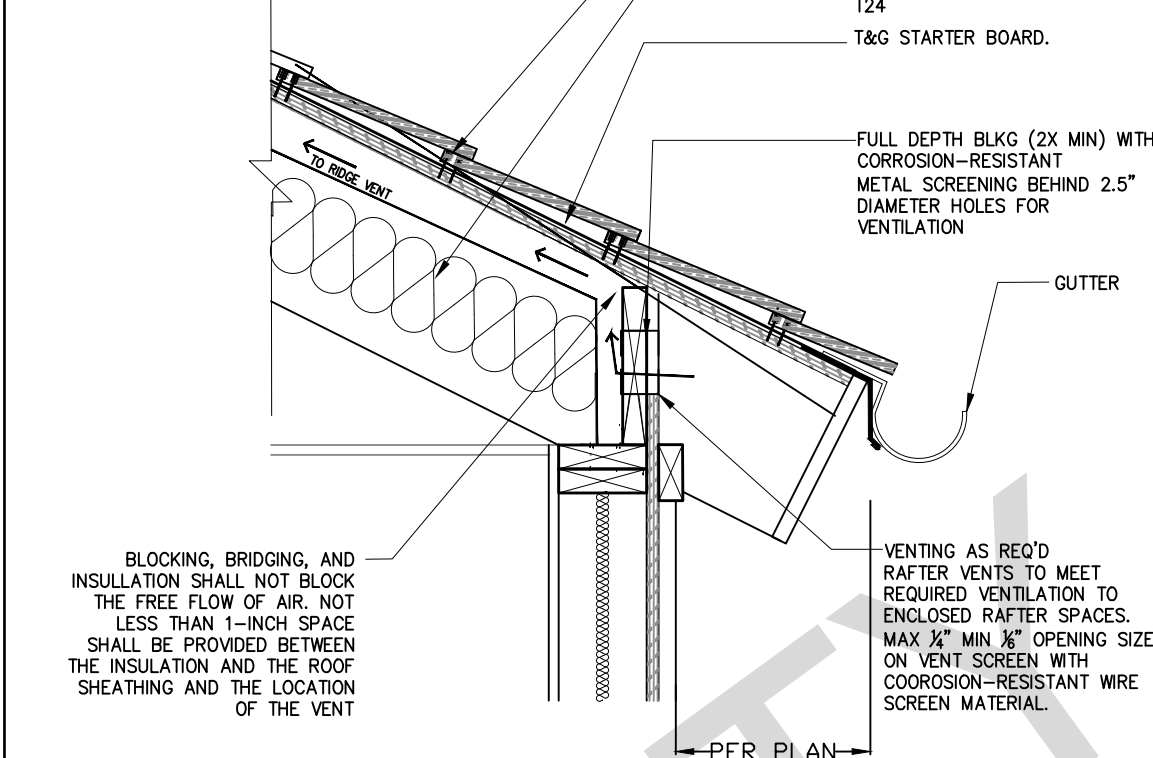
1 IGNITION RESISTIVE GABLE WITH 2x6 & 2x12 FASCIA SCALE: 1"=1'-0"



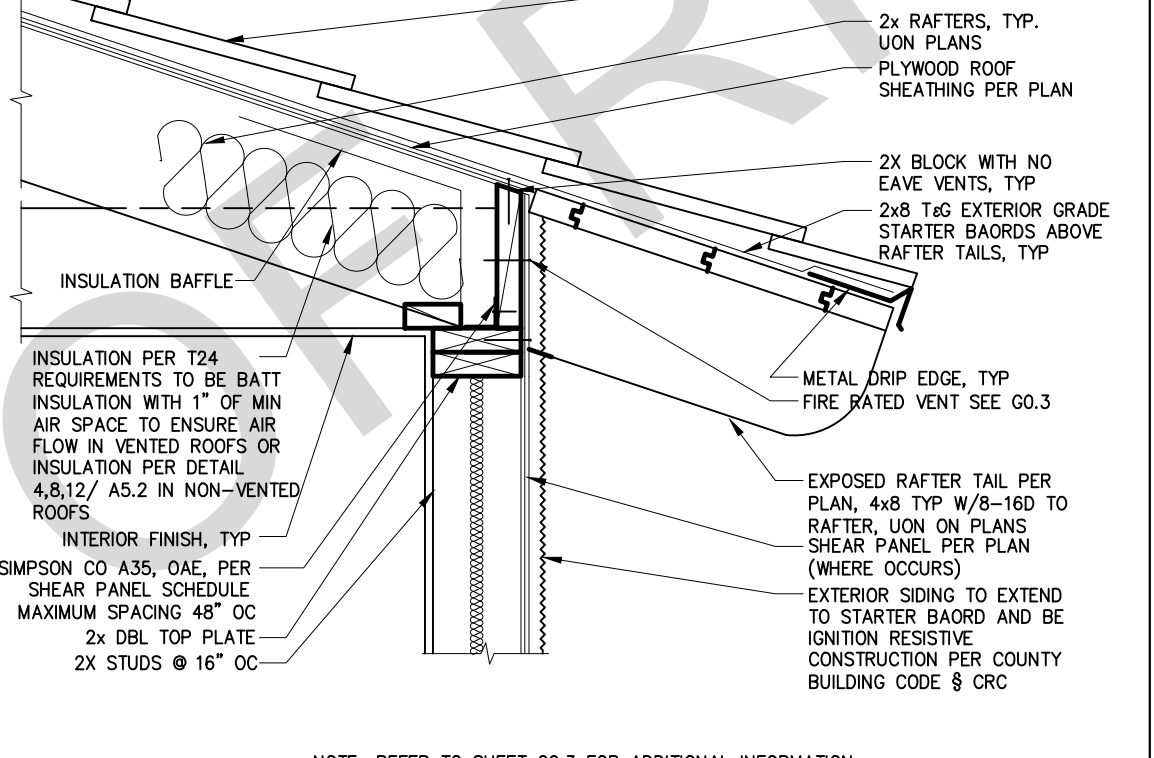
17 POST & RAFTER DETAIL AT RANCH PORCH SCALE: 1"=1'-0"



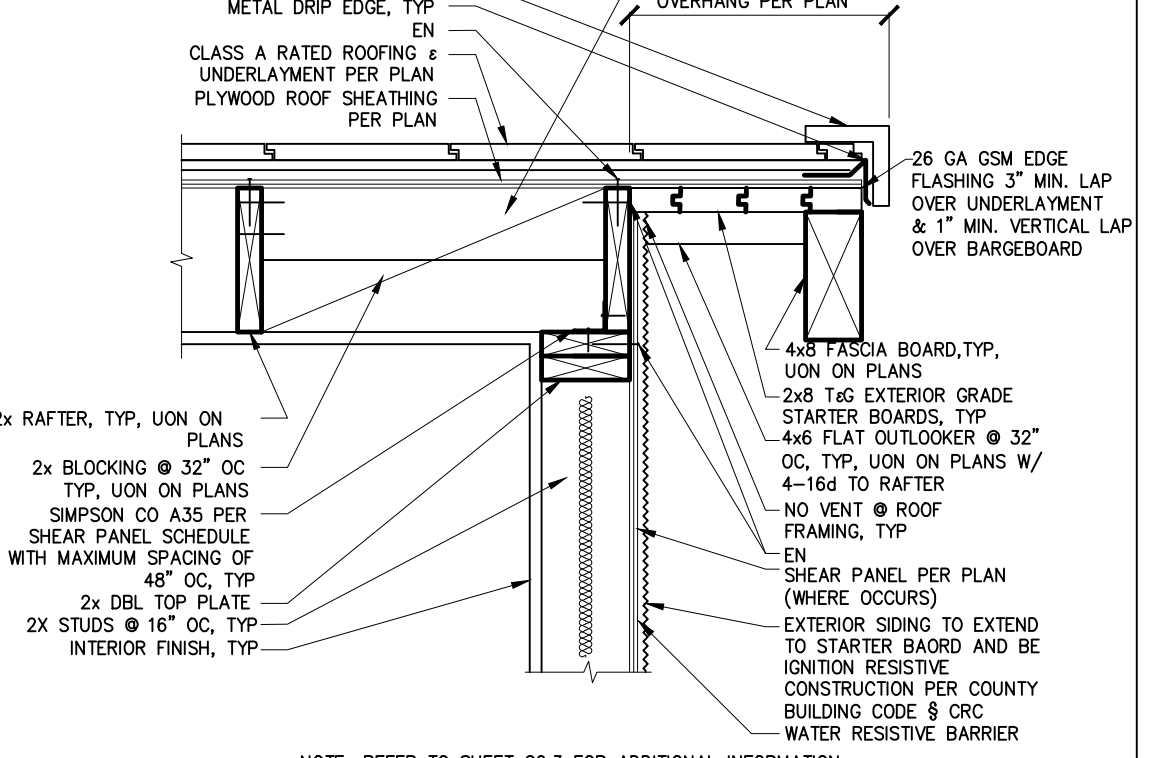
14 TRELLIS BEAM AT COLUMN - CRAFTSMAN SCALE: 1"=1'-0"



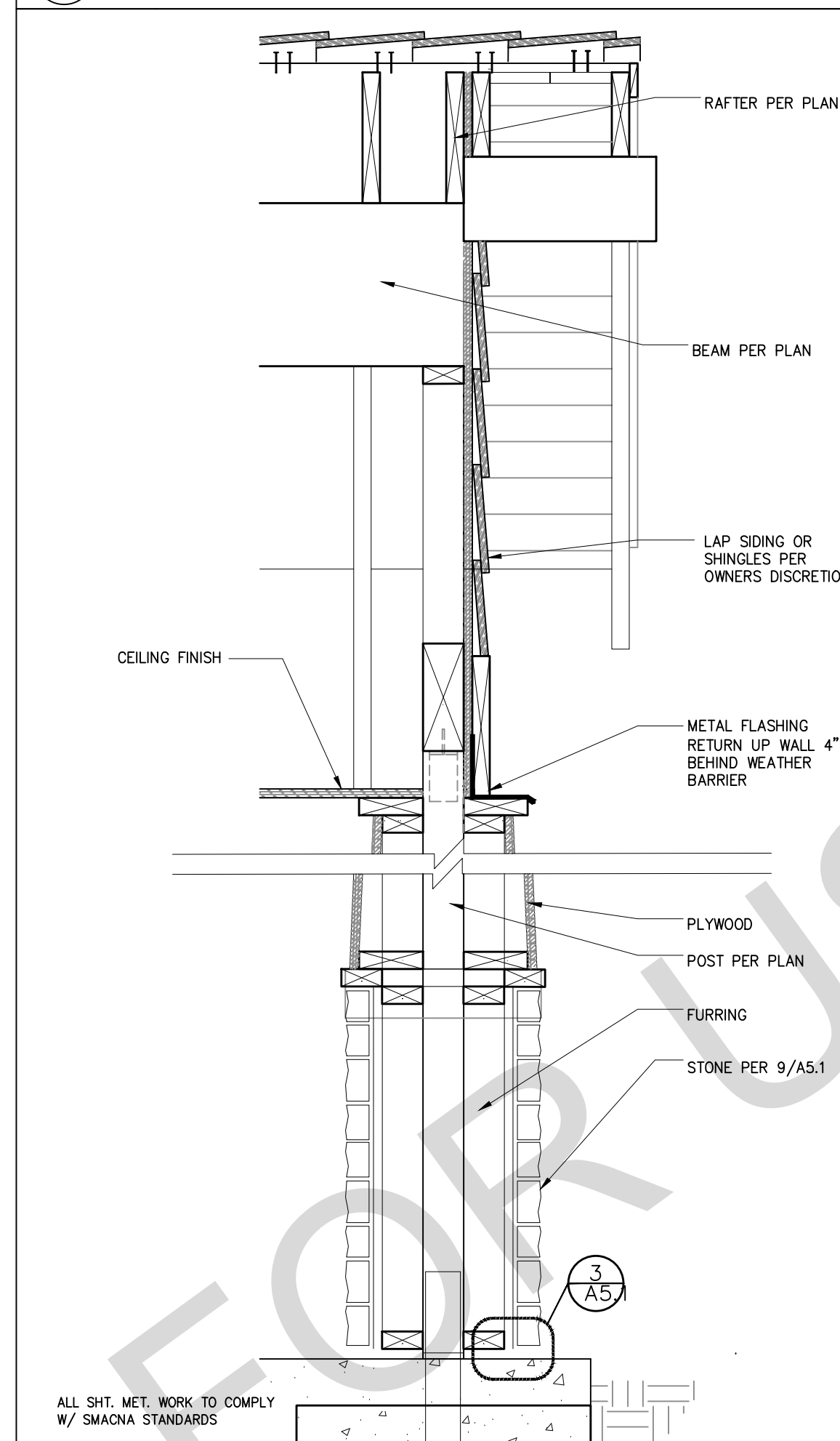
10 RAFTER EAVE CONNECTION SCALE: 1"=1'-0"



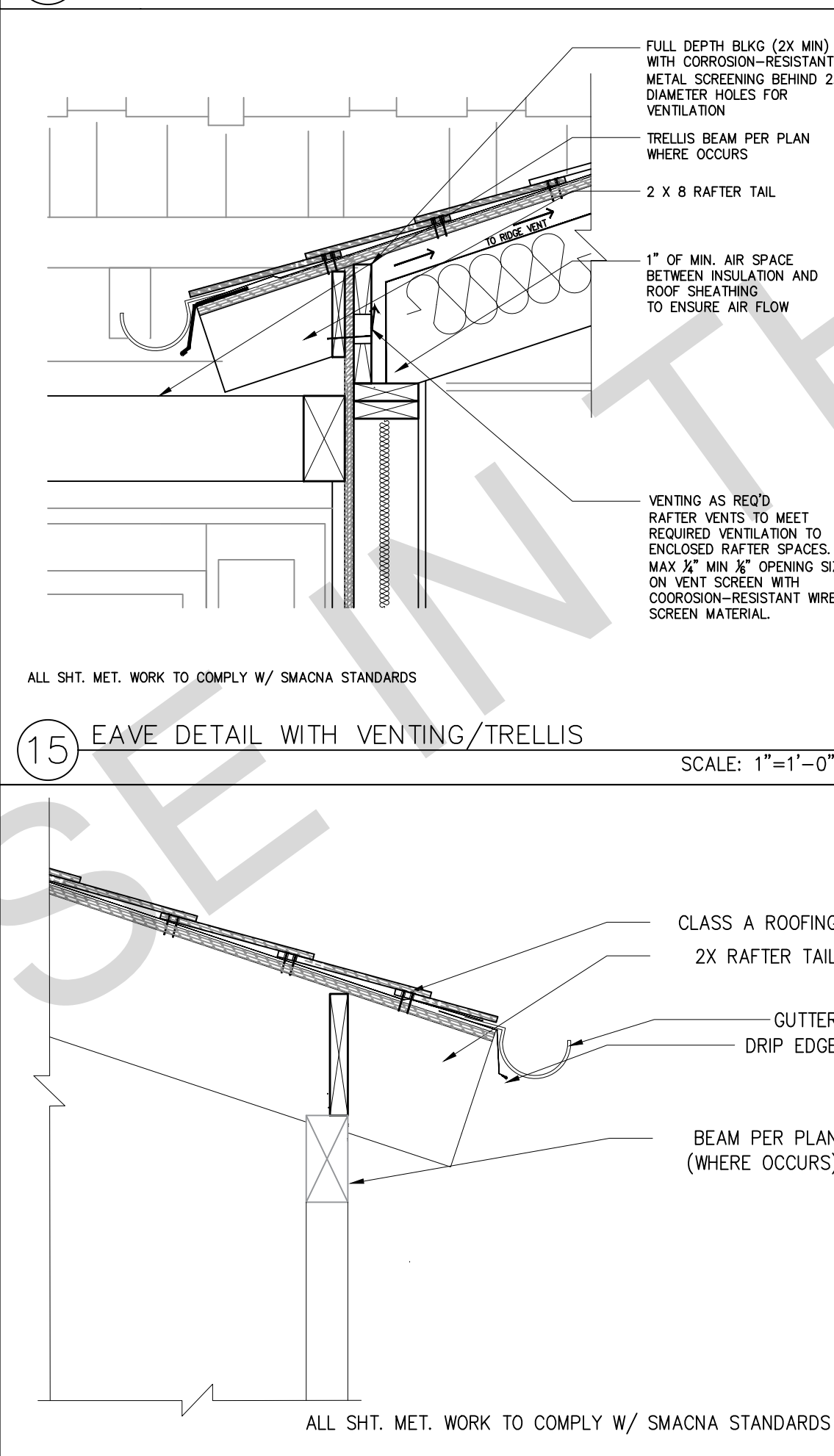
6 IGNITION RESISTIVE RAFTER EAVE HEAVY TIMBER SCALE: 1"=1'-0"



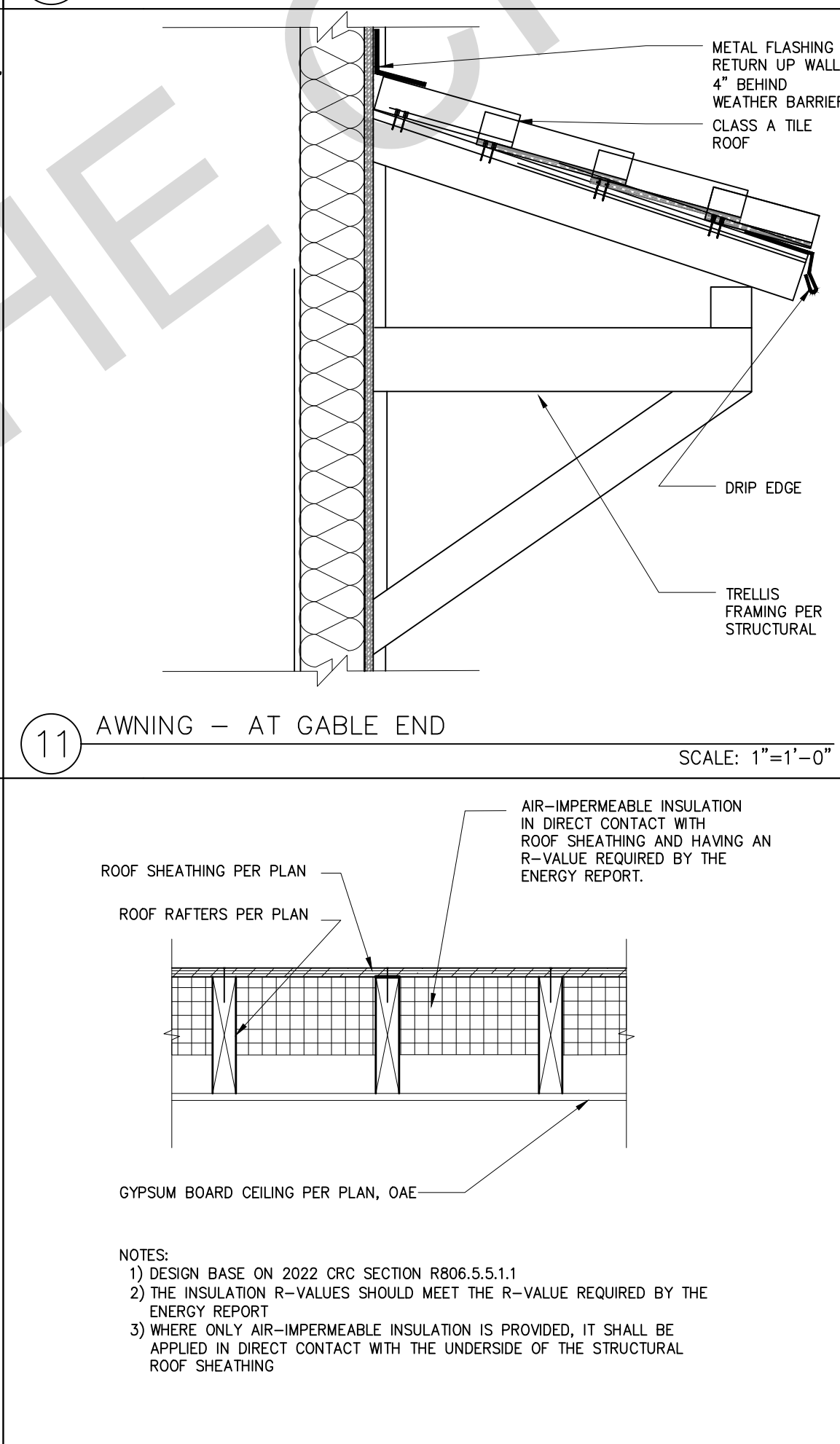
2 IGNITION RESISTIVE GABLE HEAVY TIMBER SCALE: 1"=1'-0"



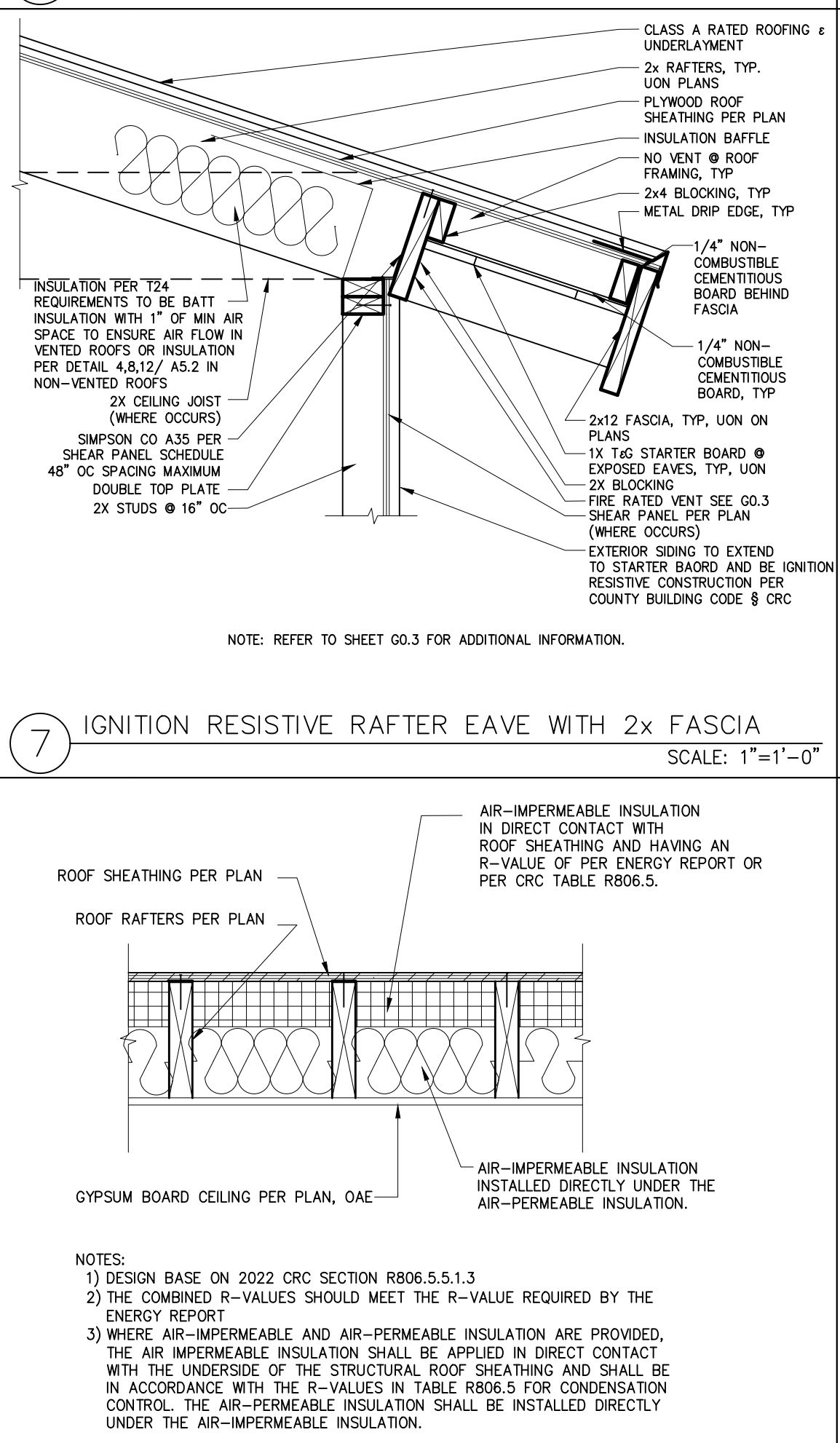
18 RIDGE BEAM/OVERHANG/COLUMN - CRAFTSMAN SCALE: 1"=1'-0"



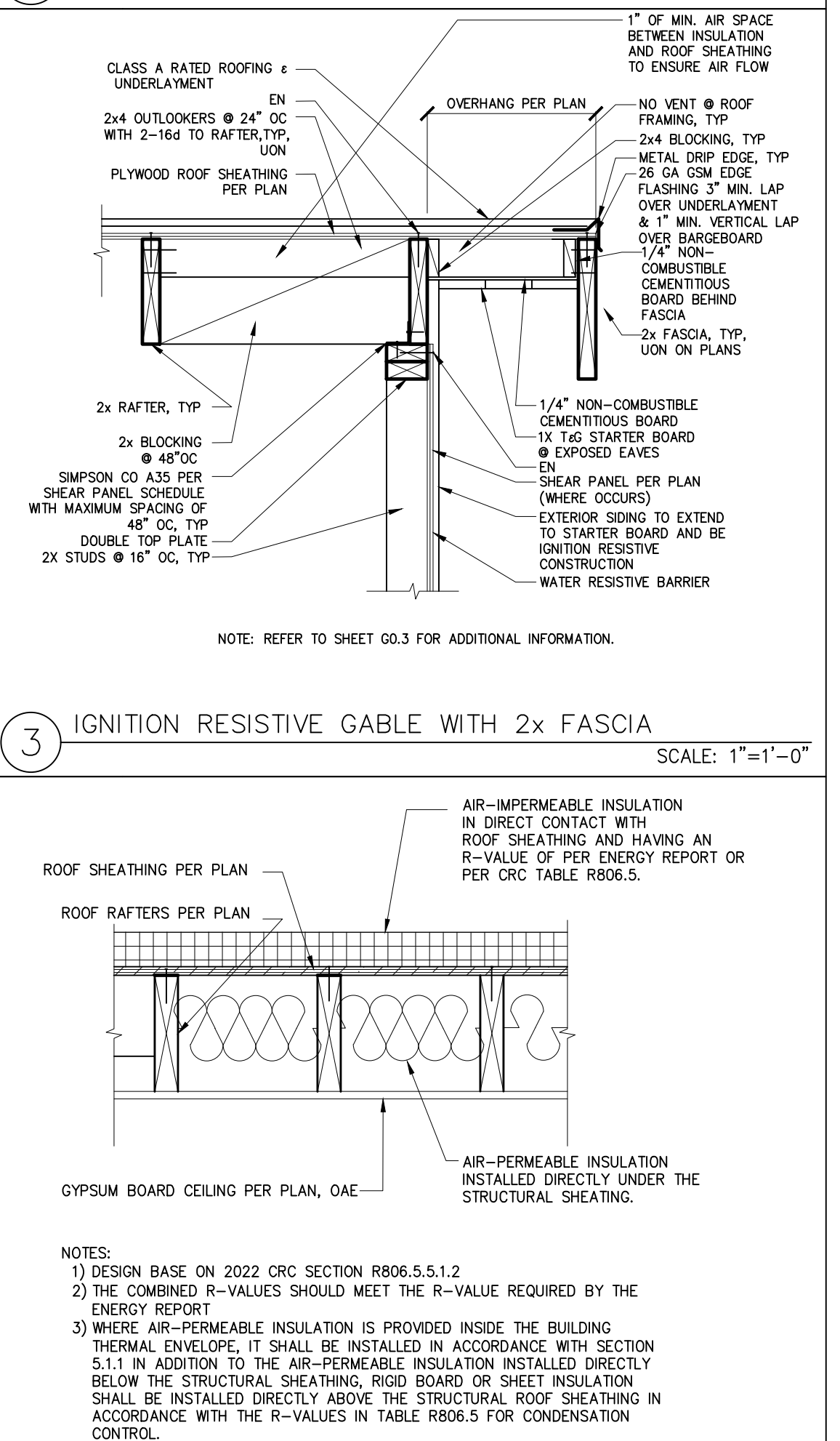
15 EAVE DETAIL WITH VENTING/TRELLIS SCALE: 1"=1'-0"



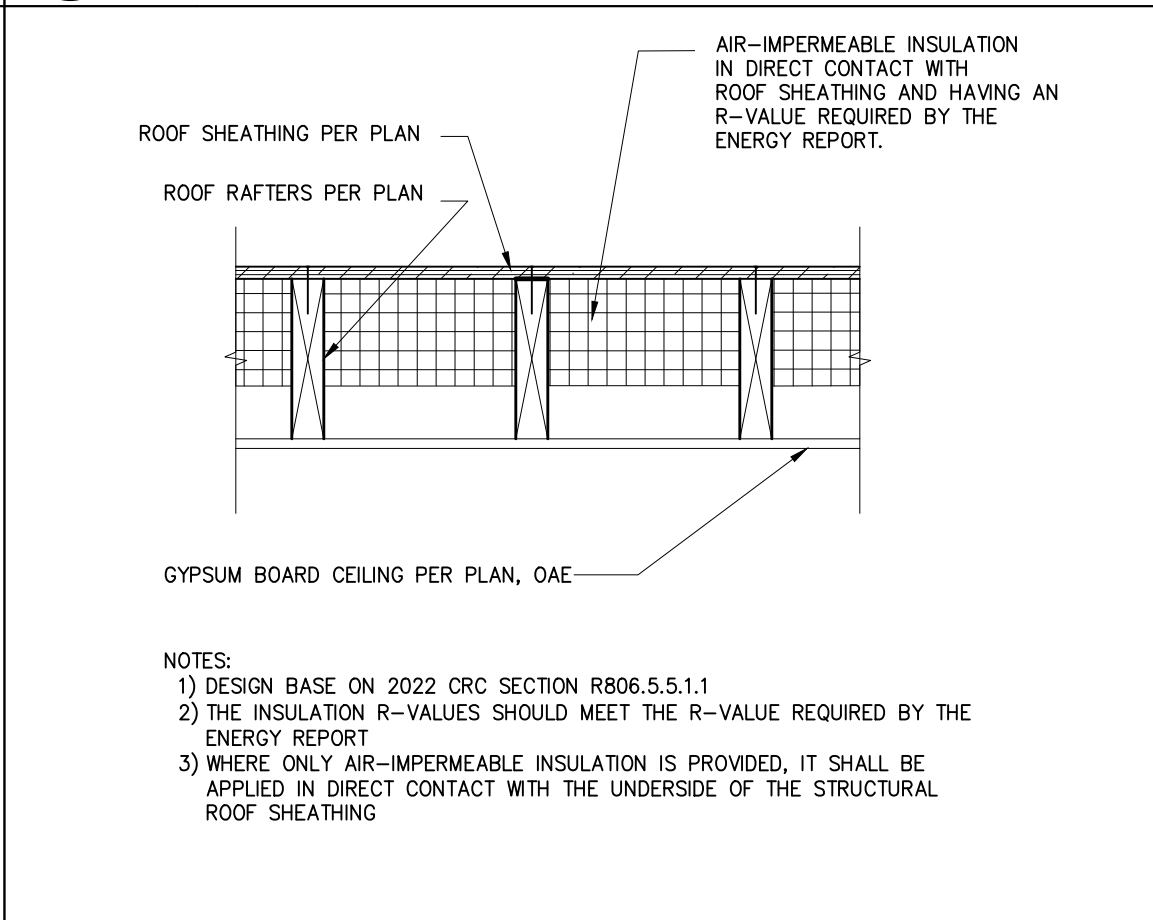
11 AWNING - AT GABLE END SCALE: 1"=1'-0"



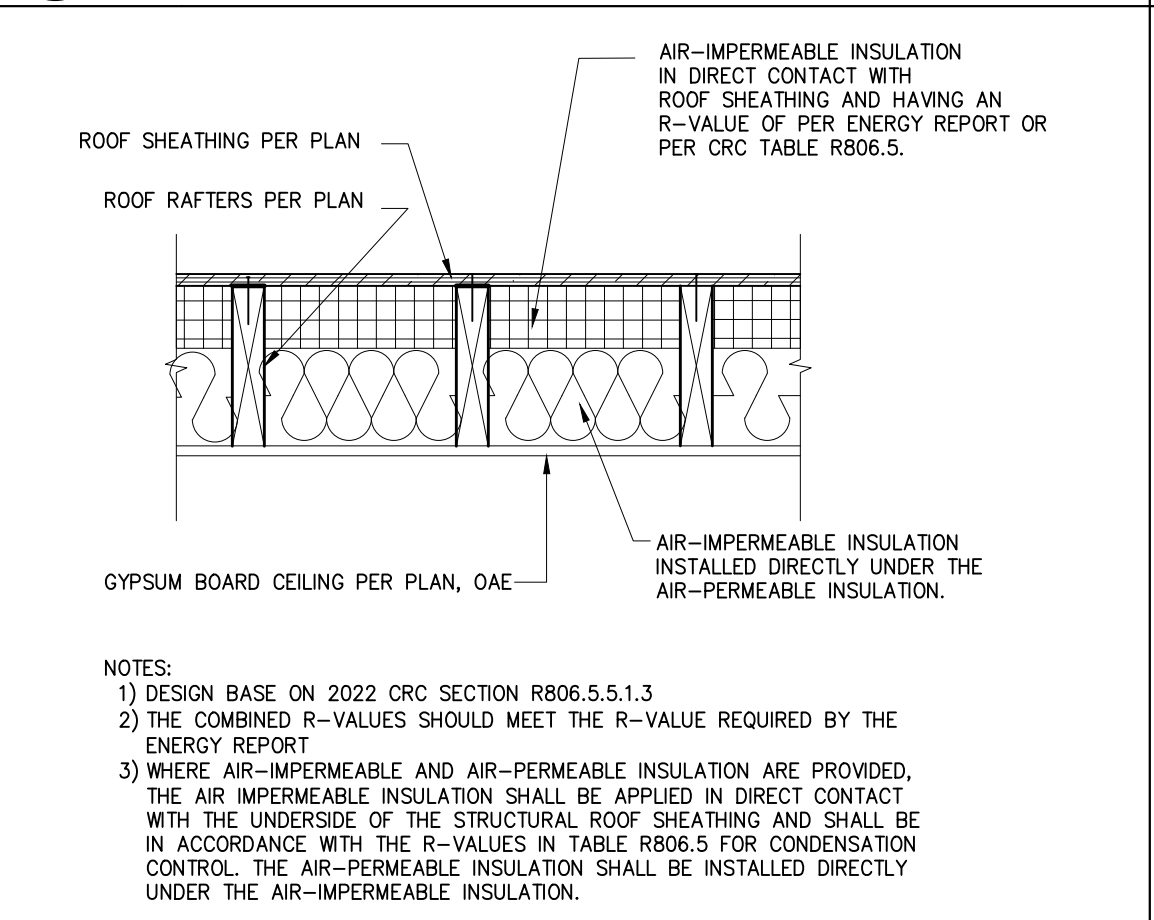
7 IGNITION RESISTIVE RAFTER EAVE WITH 2x FASCIA SCALE: 1"=1'-0"



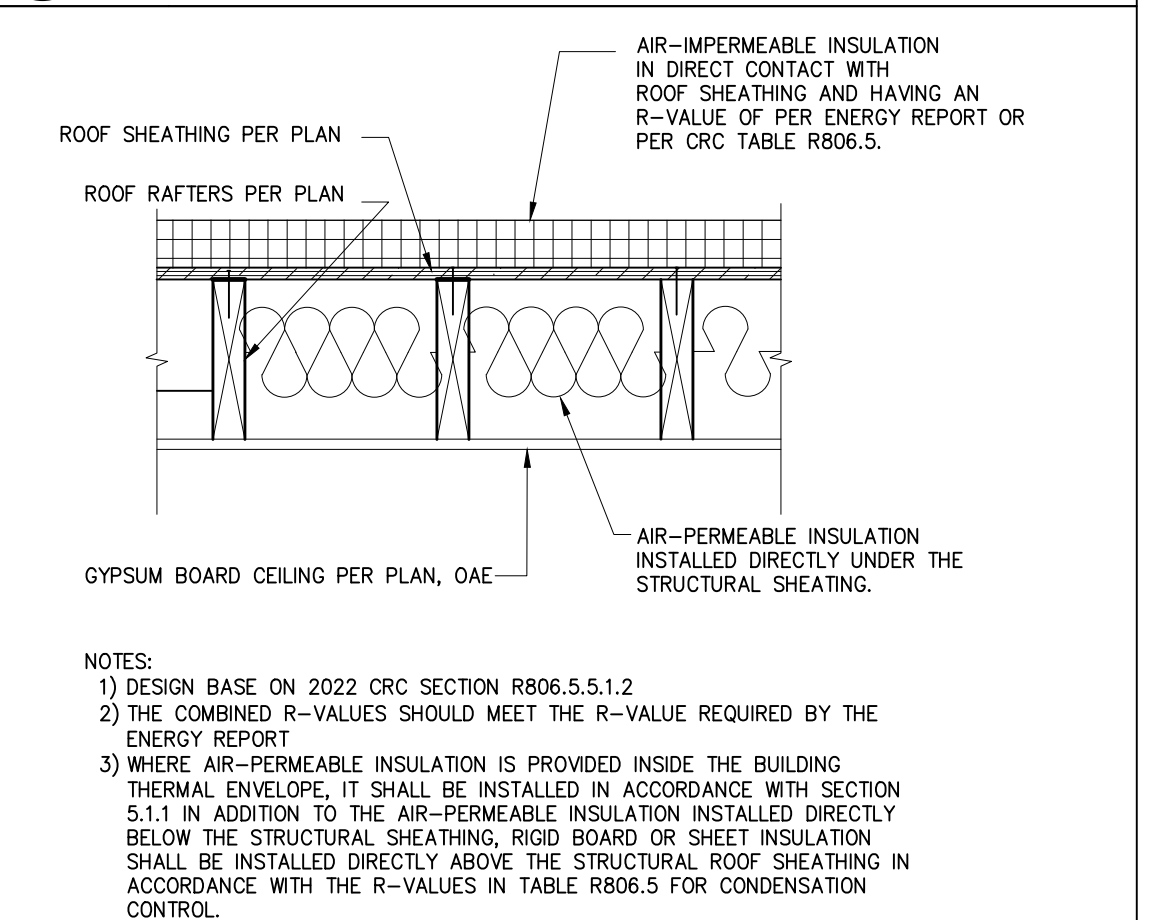
3 IGNITION RESISTIVE GABLE WITH 2x FASCIA SCALE: 1"=1'-0"



12 INSULATION @ UNVENTED ROOF ASSEMBLY IMPERMEABLE ONLY SCALE: 1"=1'-0"



8 INSULATION @ UNVENTED ROOF ASSEMBLY BOTH TYPES SCALE: 1"=1'-0"



4 INSULATION AT UNVENTED ROOF ASSEMBLY-OVER/UNDER SCALE: 1"=1'-0"

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City of Riverside
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ADU Program

revisions



description
Architectural
Roof Finish
Details

date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no. A5.2

R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES

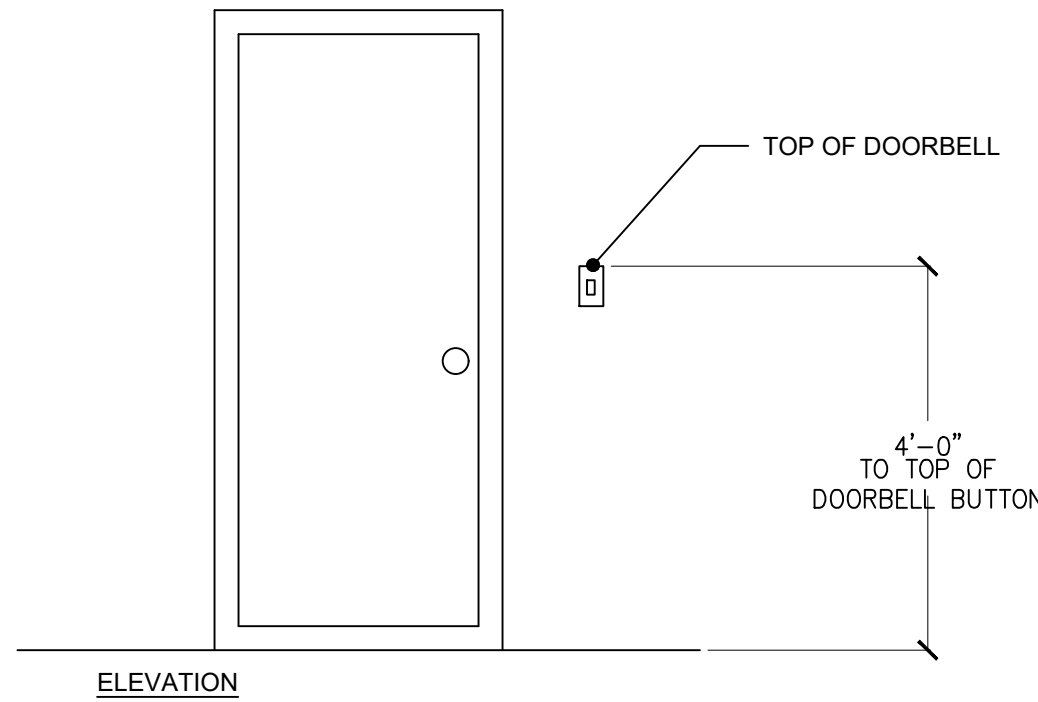
- 5.2 In Climate Zones 1, 2 and 3, air-permeable insulation installed in unvented attics shall meet the following requirements:
- 5.2.1 An approved vapor diffusion port shall be installed not more than 12 inches (305 mm) from the highest point of the roof, measured vertically from the highest point of the roof to the lower edge of the port.
- 5.2.2 The port area shall be greater than or equal to 1:600 of the ceiling area. Where there are multiple ports in the attic, the sum of the port areas shall be greater than or equal to the area requirement.
- 5.2.3 The vapor-permeable membrane in the vapor diffusion port shall have a vapor permeance rating of greater than or equal to 20 perms when tested in accordance with Procedure A of ASTM E96.
- 5.2.4 The vapor diffusion port shall serve as an air barrier between the attic and the exterior of the building.
- 5.2.5 The vapor diffusion port shall protect the attic against the entrance of rain and snow.
- 5.2.6 Framing members and blocking shall not block the free flow of water vapor to the port. Not less than a 2-inch (51 mm) space shall be provided between any blocking and the roof sheathing. Air-permeable insulation shall be permitted within that space.
- 5.2.7 The roof slope shall be greater than or equal to 3:12 (vertical/horizontal).
- 5.2.8 Where only air-permeable insulation is used, it shall be installed directly below the structural roof sheathing, on top of the attic floor, or on top of the ceiling.
- 5.2.9 Air-impermeable insulation, where used in conjunction with air-permeable insulation, shall be directly above or below the structural roof sheathing and is not required to meet the R-value in Table R806.5. Where directly below the structural roof sheathing, there shall be no space between the air-impermeable insulation and air-permeable insulation.
- 5.2.10 Where air-permeable insulation is used and is installed directly below the roof structural sheathing, air shall be supplied at a flow rate greater than or equal to 50 CFM (23.6 L/s) per 1,000 square feet (93 m²) of ceiling. The air shall be supplied from ductwork providing supply air to the occupiable space when the conditioning system is operating. Alternatively, the air shall be supplied by a supply fan when the conditioning system is operating.

4 UNVENTED ROOF ASSEMBLY (CRC R806.5.2)

DOORBELL BUTTONS REQUIREMENTS

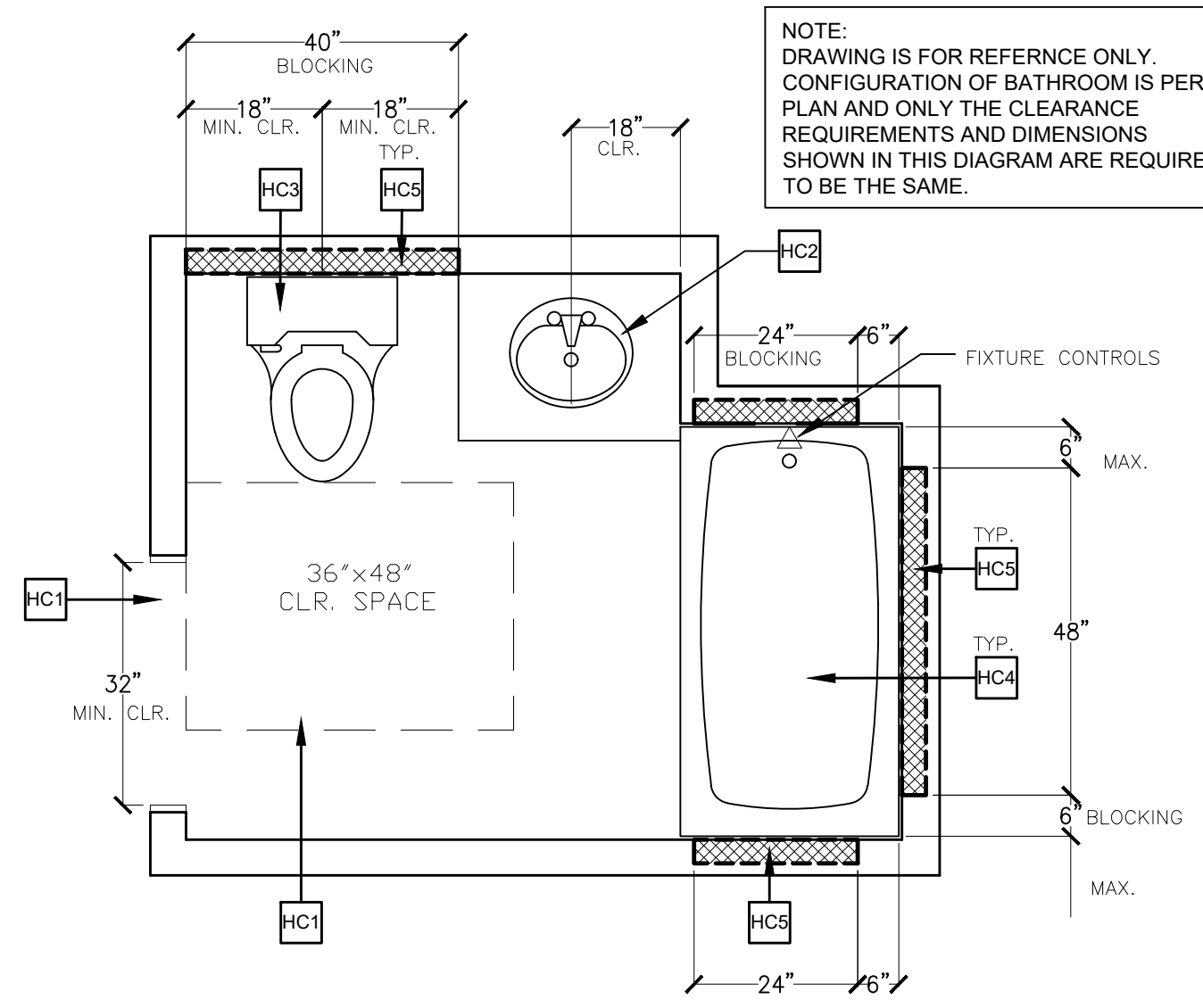
CRC R327.1.4

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.



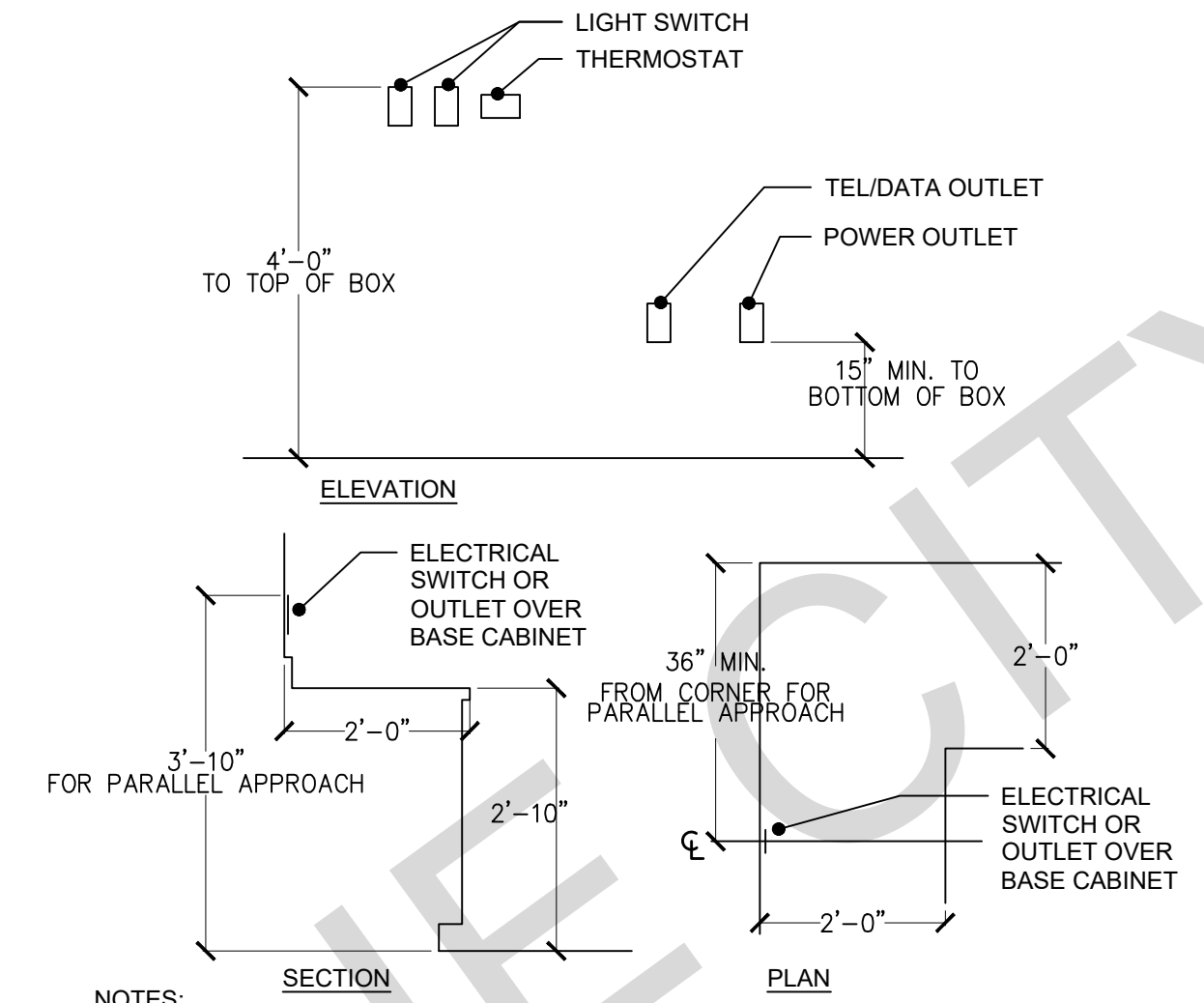
DOORBELL BUTTONS (R327.1.4)

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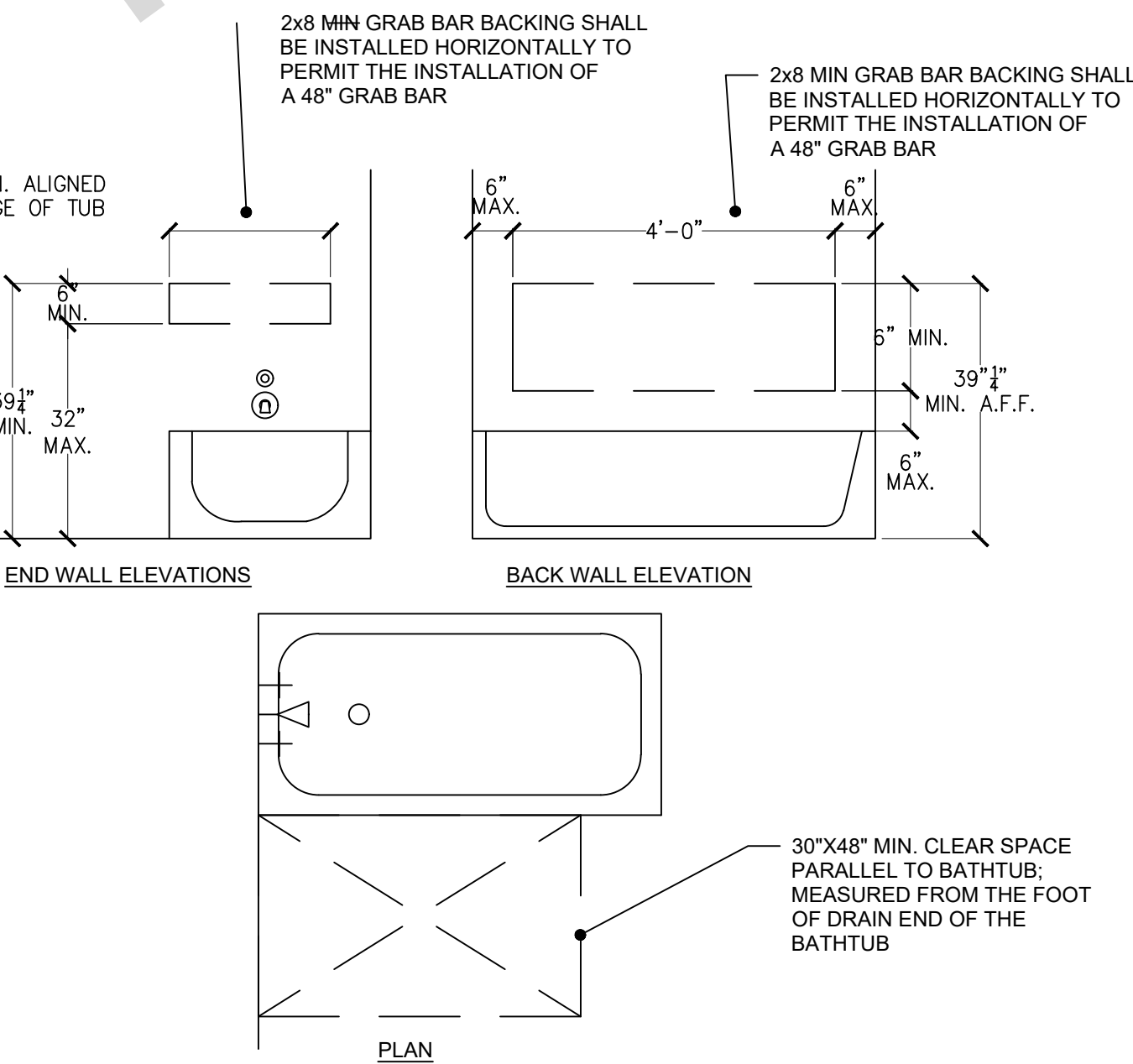
EXAMPLE ACCESSIBLE BATHROOM (CBC 11A)

A



DWELLING UNIT SWITCH LOCATIONS (R327.1.2)

B



RESTROOM RES. BATHTUB/SHOWER (R327.1.1)

C

RESIDENTIAL UNIT BATHROOM AGING IN PLACE REQUIREMENTS (SINGLE BATHROOM OPTION)

CRC R327.1.1 - REINFORCEMENT FOR GRAB BARS

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
 2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/2 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
 3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
 4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
- EXCEPTIONS:
1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
 2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
 3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
 4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
 5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

CRC R327.1.1 - DOCUMENTATION FOR GRAB BAR REINFORCEMENT

INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS

CRC R327.1.2

ELECTRICAL RECEPTACLE OUTLETS, SWITCH, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION, AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

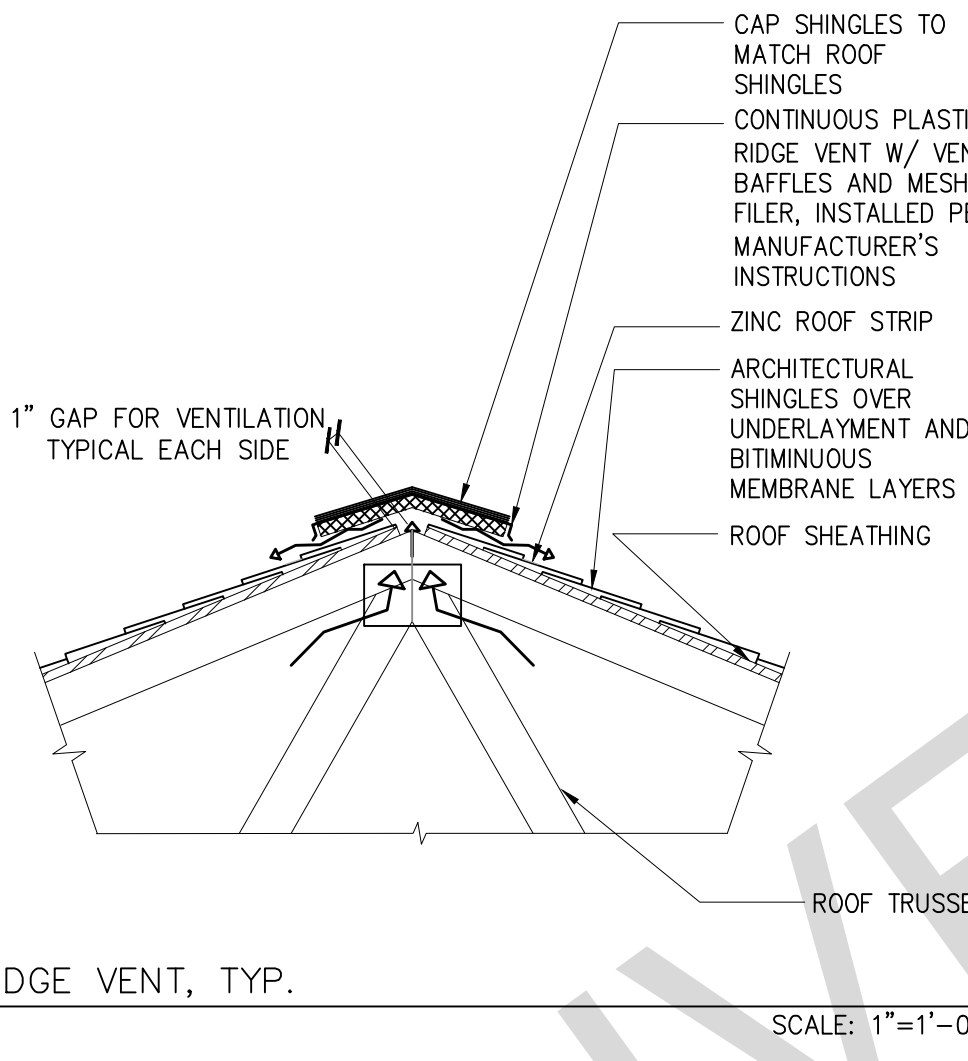
- EXCEPTIONS:
1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
 2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

AGING IN PLACE KEYNOTES (CRC 327)

- HC1** AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
- HC2** ACCESSIBLE LAVATORY PER PLAN W/ A REMOVABLE BASE CABINET. FOR LAVATORY ACCESSIBILITY REQUIREMENTS SEE NOTES UNDER THE "RESIDENTIAL UNIT BATHROOM DISABLED ACCESS REQUIREMENT NOTES."
- HC3** ACCESSIBLE WATER CLOSET PER PLAN. FOR WATER CLOSET ACCESSIBILITY REQUIREMENTS SEE NOTES UNDER THE "RESIDENTIAL UNIT BATHROOM DISABLED ACCESS REQUIREMENT NOTES."
- HC4** ACCESSIBLE 60"L (MIN.) TUB/SHOWER COMBINATION PER PLAN. FOR TUB/SHOWER ACCESSIBILITY REQUIREMENTS SEE NOTES UNDER THE "RESIDENTIAL UNIT BATHROOM DISABLED ACCESS REQUIREMENT NOTES."
- HC5** REINFORCED 2x8 BLOCKING IN WALL FOR FUTURE GRAB BARS.

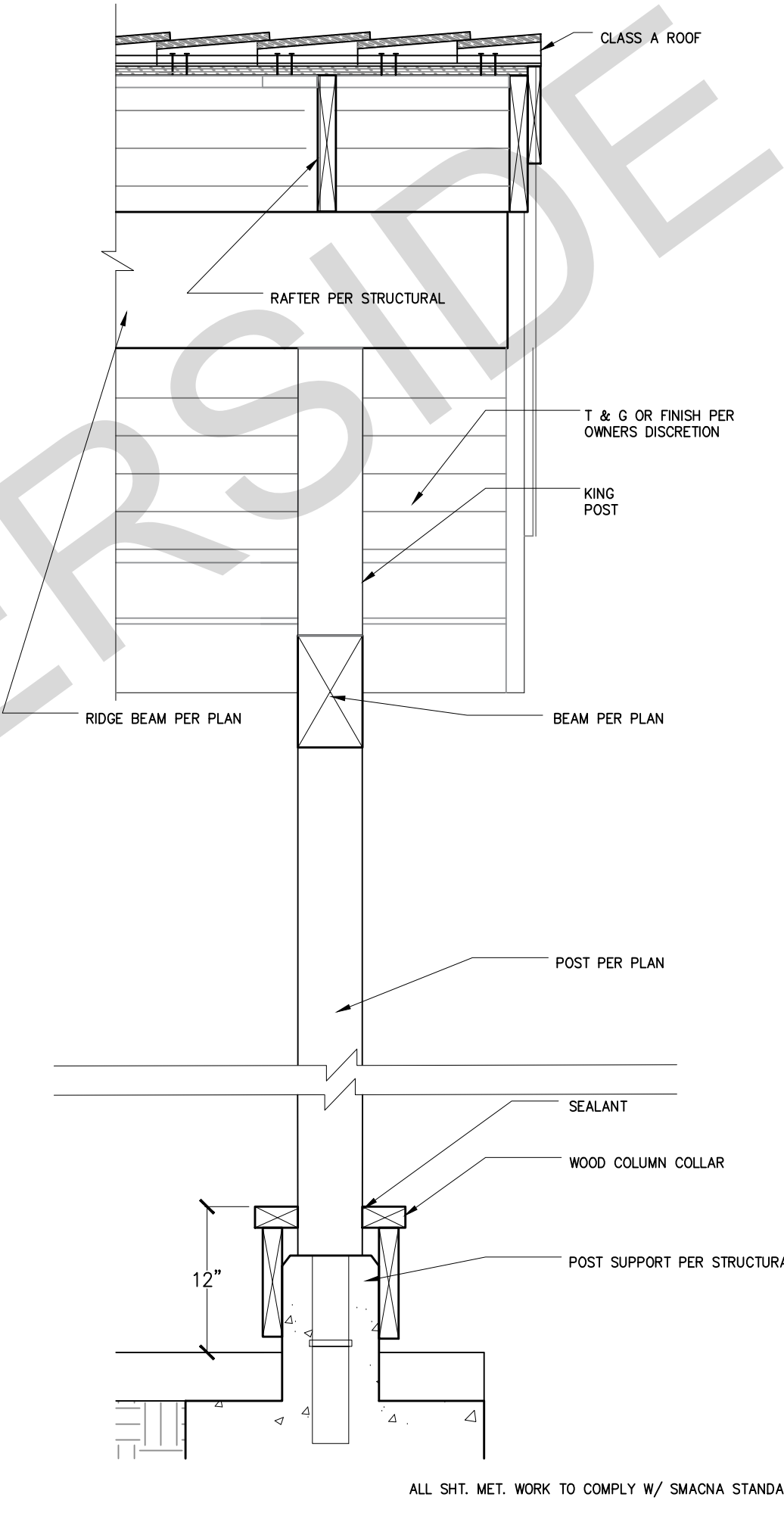
RESTROOM RES. WATER CLOSET (CBC 11A)

E



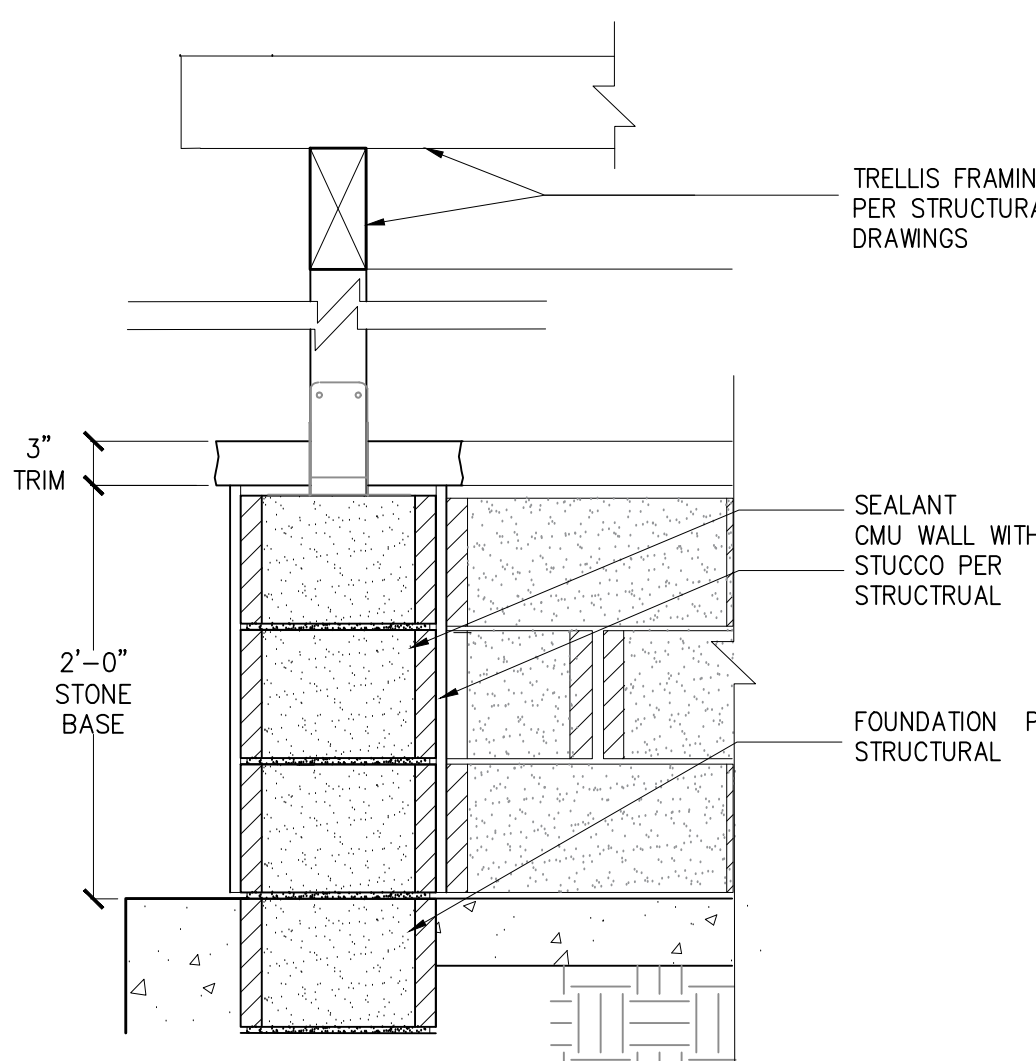
3 RIDGE VENT, TYP.

SCALE: 1"=1'-0"



1 GABLE DETAIL AT RANCH/SPANISH PORCH POST

SCALE: 1"=1'-0"



2 TRELLIS POST AT CMU WALL - SPANISH

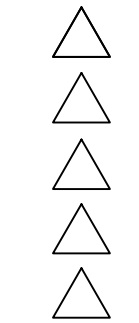
SCALE: 1"=1'-0"

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 THEREFROM 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.

project
**City of Riverside
Pre-Approved
ADU Program**

revisions



description

**Architectural
Details**

date
October 2023

project no.
Riverside ADU

drawn by
DESIGN PATH STUDIO

sheet no.
A5.3

2. CONCRETE FOUNDATION CONSTRUCTION

200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.
201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.
202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S4, CENTERED IN SLAB.
203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER
204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.
205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + 3/16", LENGTH <= 1 1/2") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF 1 1/2" FROM THE EDGE OF CONCRETE.
206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE 3/8" DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.
207. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.
208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.
209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL 384/IS4 FROM EXTERIOR CORNER OF SLAB.
210. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF RIVERSIDE OF ANY DISCREPANCY, TYPICAL.
211. PROVIDE A UFER GROUND FOR ELECTRICAL. SYSTEM PER ARTICLE 250.52 N.E.C.
212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.
213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:
- | MISPLACED HOLDOWN | RETROFIT BOLT | REPLACEMENT HARDWARE |
|----------------------|----------------------------|----------------------|
| LSTD8, HTT4 | 3/8" ALL-THREAD, EMBED 9" | HTT4 |
| STHD10, STHD14, HTT5 | 3/8" ALL-THREAD, EMBED 9" | HTT5 |
| LT20B | 3/8" ALL-THREAD, EMBED 7" | LT20B |
| LT20B | 3/8" ALL-THREAD, EMBED 7" | LT20B |
| HDUB | 3/8" ALL-THREAD, EMBED 15" | HDUB |
214. RETROFIT 3/8" & 1/2" EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.
- | LOCATION | TYPE | REPLACEMENT |
|--------------------------|------------------------|---|
| SLAB EDGE, 1 3/4" DIST. | SHEARWALL | 3/8" ALL-THREAD, EPOXY, EMBED 3" OR 3/8" TITEN HD, EMBED 3" MIN. |
| INTERIOR > 6" EDGE DIST. | SHEARWALL OR NON-SHEAR | 3/8" TITEN HD, EMBED 3" MIN. |
| ANY OTHER | NON-SHEAR | 0.145 DIA. SHOT PINS SPACED 4 INCHES APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT. |
215. WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING:
- THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF RIVERSIDE APPROVAL.
 - THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED.
 - THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF RIVERSIDE RECOMMENDATIONS.
216. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.

3. WOOD FRAMING CONSTRUCTION

300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.
301. ROOF SHEATHING SHALL BE 1/2" OR 5/8" C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (240) W/ 10D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.
302. TYPICAL WALL SHEATHING:
- INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. 5/8" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 6" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.
- EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE 1/2" EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X 1/8" STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.
303. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB. SHEATHING (WOOD STRUCTURAL PANELS) MUST MEET THE REQUIREMENTS OF DOC P51 OR PS2 IN ACCORDANCE WITH NDS SDPVs.
304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

3. WOOD FRAMING CONSTRUCTION (CONT.)

305. TYPICAL SHEAR TRANSFER:
ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.
- SILL PLATE ANCHORS:
306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTFD SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.
307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTFD SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309.
308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD:
ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.
- ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.
- WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.
309. RE-TIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.
310. ENGINEERED BEAMS ARE AS FOLLOWS:
"PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900).
"LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325).
(E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9")
"LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800).
"GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O.
"LC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
311. LUMBER SPECIFICATIONS:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING:
2X4 FRAMING LUMBER NOT LISTED BELOW STANDARD GRADE OR BETTER
92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS STUD GRADE OR BETTER
2X4 STUDS OVER 10' #2 OR BETTER
2X4 SILLS & PLATES STANDARD OR BETTER
2X6 STUDS, SILLS, & PLATES #2 OR BETTER
4X4 STUDS & POSTS STANDARD OR BETTER OR #1
4X6, 6X6, & LARGER STUDS & POSTS #1 OR BETTER
4X4, 4X6 BEAMS & HEADERS #2 OR BETTER
4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS #1 OR BETTER
6X4 BEAMS & HEADERS #2 OR BETTER
6X6 & LARGER BEAM & HEADERS #1 OR BETTER
2X10 AND LARGER RAFTERS AND JOISTS #1 OR BETTER
312. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS:
BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL. OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW.
- PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.
- PSL AND LVL BEAMS: A RAKE CUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT.
- STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S4 FOR NOTCHING AND BORING.
313. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.
314. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.
315. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.
316. PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.
317. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS
318. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.
319. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.
320. COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

3. WOOD FRAMING CONSTRUCTION (CONT.)

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.
322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED, UNLESS OTHERWISE NOTED. THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:
- | BEAM OR JOIST | SIMPSON/USP HANGER |
|----------------------|--------------------------|
| I-JOIST FLOOR JOISTS | IUS, IUT, OR ITT HANGERS |
| 1.75 X LSL AND LVL | HU, HUS, OR WPU |
| 2.69 X PSL AND LVL | HU OR HWU |
| 3.5 X PSL AND LVL | HHUS OR HWU |
| 5.25 X PSL AND LVL | HHUS OR HWU |
| 7 X PSL AND LVL | HHUS OR HWU |
- AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS.
323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.
324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:
A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES
B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.)
C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED.
D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.
325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER
326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.
327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.

4. ICC-ES AND NER APPROVALS

400. PLYWOOD AND OSB PANELS:
APA PLYWOOD & OSB-ESR-2586 FULL REPORTS FOUND AT: [HTTP://WWW.ICC-ES.ORG](http://www.icc-es.org)
401. JOISTS AND RAFTERS AND BEAMS:
TRUS-JOIST T/J JOISTS AND PSL, LSL, & LVL-ICC-ES ESR-1387, 1153,
BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND-ICC-ESR-1040, 1336
LOUISIANA PACIFIC JOISTS & BEAMS-ESR-1305, 2403
ROSEBURG JOISTS & BEAMS-ESR-1210, 1251
GLU-LAM BEAMS- ESR-1940
PACIFIC WOOD TECH - ESR 2909
402. WOOD CONNECTORS:
SIMPSON CONNECTORS-ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2627, 2920, 3046
IAPMO ER-112, 130, 143, 192, 262
USP LUMBER CONNECTORS-ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200
QUICK DRIVE WOOD SCREWS-ICC-ES ESR-1472
403. ADHESIVES & ANCHORS:
SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)-ICC-ES ESR-1772, 2508.
SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS-ICC-ES ES-1771
SIMPSON TITEN HD-ICC-ESR-1056, 2713
SIMPSON SHOT PINS ICC-ES ESR-2138
HILTI X-DN, X-ZF, X-CF SHOT PINS-ICC-ES ER-1663, 1752, 2269

5. NAILING & FASTENING

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)
501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.
502. ALTERNATE NAILING FOR ROOF SHEATHING:
8D 2 1/2" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.
503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D 2 1/2" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL
504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:
10D 2 1/2" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL
- | NAIL SIZES | | C&C PRESSURES | |
|--------------|-----------------|---------------------|----------------------|
| SIZE OF NAIL | STANDARD LENGTH | WIRE GAUGE (INCHES) | PENETRATION REQUIRED |
| 6D | 2" | 12 | 0.099 1" |
| 8D | 2" | 11 | 0.113 1" |
| 10D | 3" | 10 | 0.128 1" |
| 12D | 3" | 10 | 0.128 1" |
| 16D | 3" | 10 | 0.135 1" |
| 16D SINKER | 3" | 9 | 0.148 1" |
- | ROOF: GABLE ROOF, PITCH α = 18.3° | |
|-----------------------------------|-----------------------------------|
| AFFECTIVE | 10 sf |
| (-) ZONE 1 | -42.0 psf -39.5 psf -39.3 psf |
| (-) ZONE 2 | -50.6 psf -45.5 psf -45.1 psf |
| (-) ZONE 3 | -87.5 psf -76.0 psf -75.2 psf |
| (+) ALL ZONES | 16.5 psf 16.0 psf 16.0 psf |
- | WALLS | |
|--------------|-----------------------------------|
| AFFECTIVE | 10 sf |
| (-) ZONE 4 | -1.28 psf -34.7 psf -32.9 psf |
| (-) ZONE 5 | -1.58 psf -41.6 psf -38.0 psf |
| (+) ZONE 4&5 | 1.00 psf 31.9 psf 30.1 psf |

6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)

- BLKG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N. 4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
- BLKG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N. 2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples
- BLKG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N. 2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples
- FLAT BLKG TO TRUSS AND WEB, F.N. 16d Com, 3"x.131" nails; 3"x14 gage staples @ 6" o.c
- CEILING JOISTS TO TOP PLATE, T.N. 4-8d box, 3-8d Com, 3-10d box, 3-3"x.131 nails, 3-3" 14 gage staples
- CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
- CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1 3-16d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
- STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL) 3-10d Com, 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
- RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM
- TOENAIL 4-16d box, 3-10d Com, 3-16d or 4-10d box, 4-3" x 0.131" nails, 4-3" 14 gage staples
- ENDNAIL 2-16d Com, 3-16d box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
- STUD TO STUD (NOT AT BRACED WALL PANELS) 16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples @ 16" o.c. FN
- STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL) 16d Com @ 16" o.c. FN OR 16d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12" o.c. FN
- BUILT-UP HEADER (2" TO 2"), FN EA. EDGE 16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12" o.c. FN
- CONT. HEADER TO STUD, T.N. 4-8d Com, 4-10d Box, 5-8d box
- TOP PLATE TO TOP PLATE 16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 12" o.c. FN
- TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL 8-16d Com, 12-16d Box, 12-10d Box, 12-3" x 0.131" nails, 12-3" 14 gage staples
- 24" MIN LAP SPLICE EA. SIDE 16d Com
- BOTTOM PLATE TO JOIST, RIM, OR BLKG. FACENAIL 2-16d Com, 3-16d Box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
- UNBRACED WALL: 16" o.c. FN 16d Com
- UNBRACED WALL: 12" o.c. FN 16d Box, 3" x 0.131" nails, 3" 14 gage staples
- BRACED WALL: 16" o.c. FN 2-16d Com, 3-16d Box, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples
- STUD TO TOP OR BOTTOM PLATE
- TOENAIL 4-8d Box, 4x10d Box, 4-8d Com, 3-16d Box, 4-3"x0.131" nails, 4-3" 14 gage staples
- ENDNAIL 3-16d Box, 2-16d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
- TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N. 3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples
- 1" BRACE TO EACH STUD AND PLATE, F.N. 3-8d Box, 2-8d Com, 2-10d Box, 2-3" x 0.131" nails, 2-3" 14 gage staples
- 1"x8" SHEATHING TO EACH BEARING, F.N. 3-8d Box, 2-1.75" 16 Gage staples, 2-8d Com, 2-10d Box
- 1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N. 4-8d box, 4-1.75" 16 Gage staples, 3-8d Com, 3-10d Box
- JOIST TO SILL, TOP PLATE, OR GIRDER, T.N. 4-8d box, 3-8d Com, 3-10d Box, 3-3" x 0.131" nails, 3-3" 14 gage staples
- RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER 8d Box @ 4" o.c. TN OR 8d Com, 10d Box, 3" x 0.131" nails, 3" 14 gage staples @ 6" o.c. TN
- 1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N. 2-1.75" Gage Staples, 2-8d Com, 3-10d Box
- 2" SUBFLOOR TO JOIST OR GIRDER, F.N. OR BLIND 3-16d Com, 2-16d Com
- 2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING 3-16d Box, 2-16d Com
- BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS
- 32" o.c. FN Top & BTM STAGGERED ON OPPOSITE SIDES 20d Com
- 24" o.c. FN Top & BTM 10d Box, 3"x0.131" nails, 3" 14 gage staples
- ENDS & SPLICES, FN 2-20d Com, 3-10d Box, 3-3"x0.131" nails, 3-3" 14 gage staples
- LEDGER SUPPORTING JOISTS/RAFTERS 4-16d Box, 3-16d Com, 4-10d Box, 4-3"x0.131, 4-3" 14ga. STAPLES
- JOIST TO BAND OR RIM JOIST, END NAIL 3-16d Com, 4-10d Box, 4-3"x0.131, 4-3" 14ga. STAPLES
- BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N. 2-8d Com, 2-10d box, 2-3" x 0.131" nails, 2-3" 14 gage staples

7. DESIGN CRITERIA

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA RESIDENTIAL CODE.
701. SEISMIC DESIGN CRITERIA:
- | SOIL BEARING VALUE | 1,500 psf |
|---------------------------|-------------|
| SITE CLASS | D (Default) |
| SEISMIC DESIGN CATEGORY | D |
| RISK CATEGORY | II |
| SEISMIC IMPORTANCE FACTOR | 1 |
| Ss: | 1.875 |
| Sd1: | 1.020 |
| Cs: | 0.231 |
| R: | 6.5 |
- BASIC SEISMIC FORCE RESISTING SYSTEM: BEARING WALL ANALYSIS
METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL CALCULATIONS FOR SD1, SDS, DESIGN BASE SHEAR, Cs, & R FACTORS.
702. WIND DESIGN CRITERIA:
- | WIND SPEED (V-wt) | 124 mph |
|------------------------|---------|
| RISK CATEGORY | II |
| EXPOSURE | C |
| INTERNAL PRESSURE COEF | 0.18 |
703. DESIGN LOADING:
- | ROOF DL | 27 psf | ROOF LL | 20 psf |
|------------|--------|------------|--------|
| PORCH DL | 35 psf | PORCH LL | 20 psf |
| TRELLIS DL | 6 psf | TRELLIS LL | 10 psf |

8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD'S WITHOUT A HOLDOWN ATTACHED.)
801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.
802. PER CBC 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.
- ## 9. SOILS REPORT
- A GEOTECHNICAL REPORT WILL NOT BE REQUIRED FOR THIS ADU PROGRAM. A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.
- IF IT IS UNDERSTOOD THAT EXPANSIVE SOILS MAY BE FOUND IN BUILDING AREA, A GEOTECHNICAL REPORT PREPARED BY A CALIFORNIA REGISTERED DESIGN PROFESSIONAL MAY BE REQUIRED.

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3. THE DESIGNS REPRESENTED BY THESE PLANS ARE UNREGISTERED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
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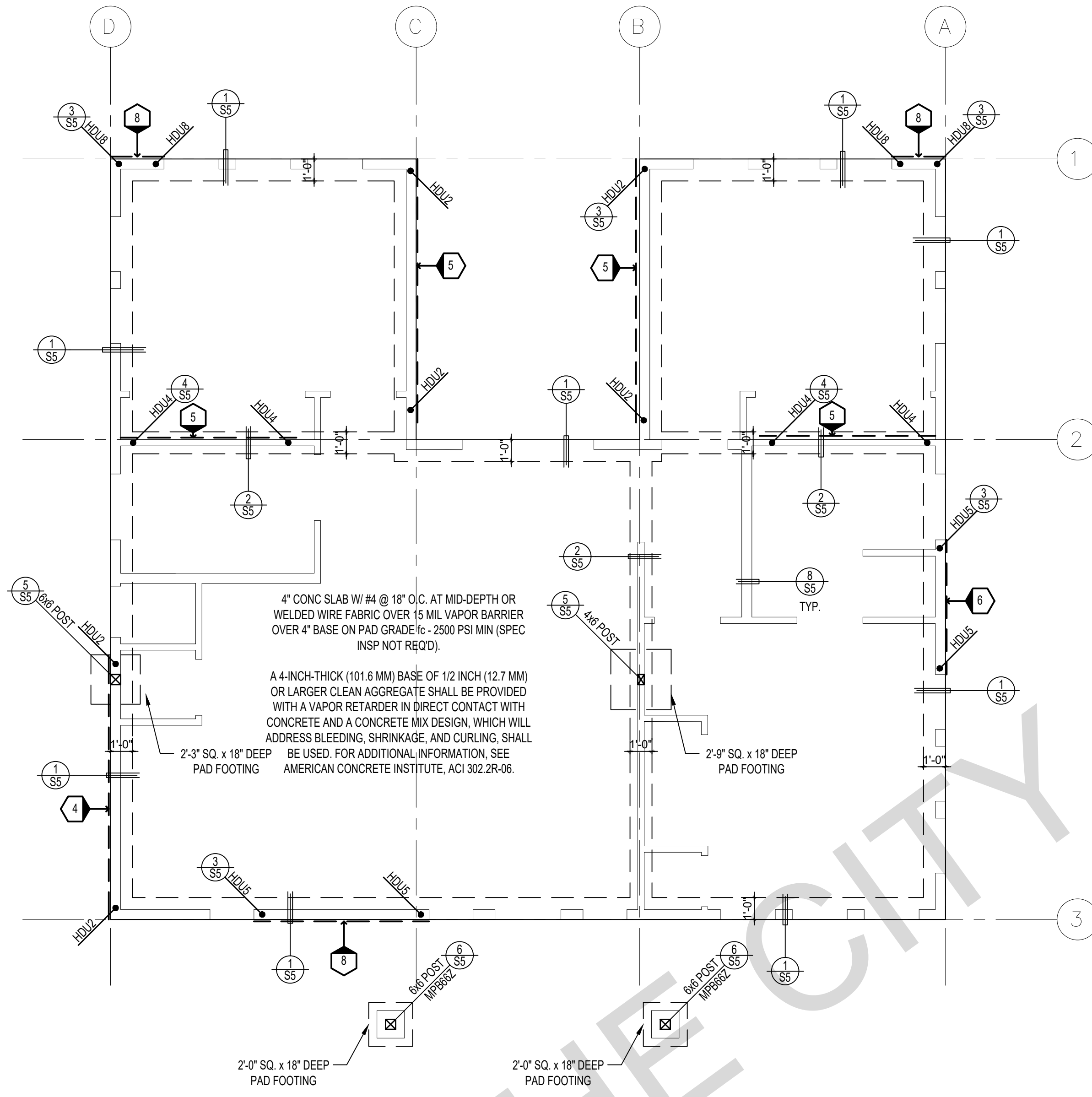
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Structural
Notes &
Specifications

date
October 2023

project no.
Riverside ADU

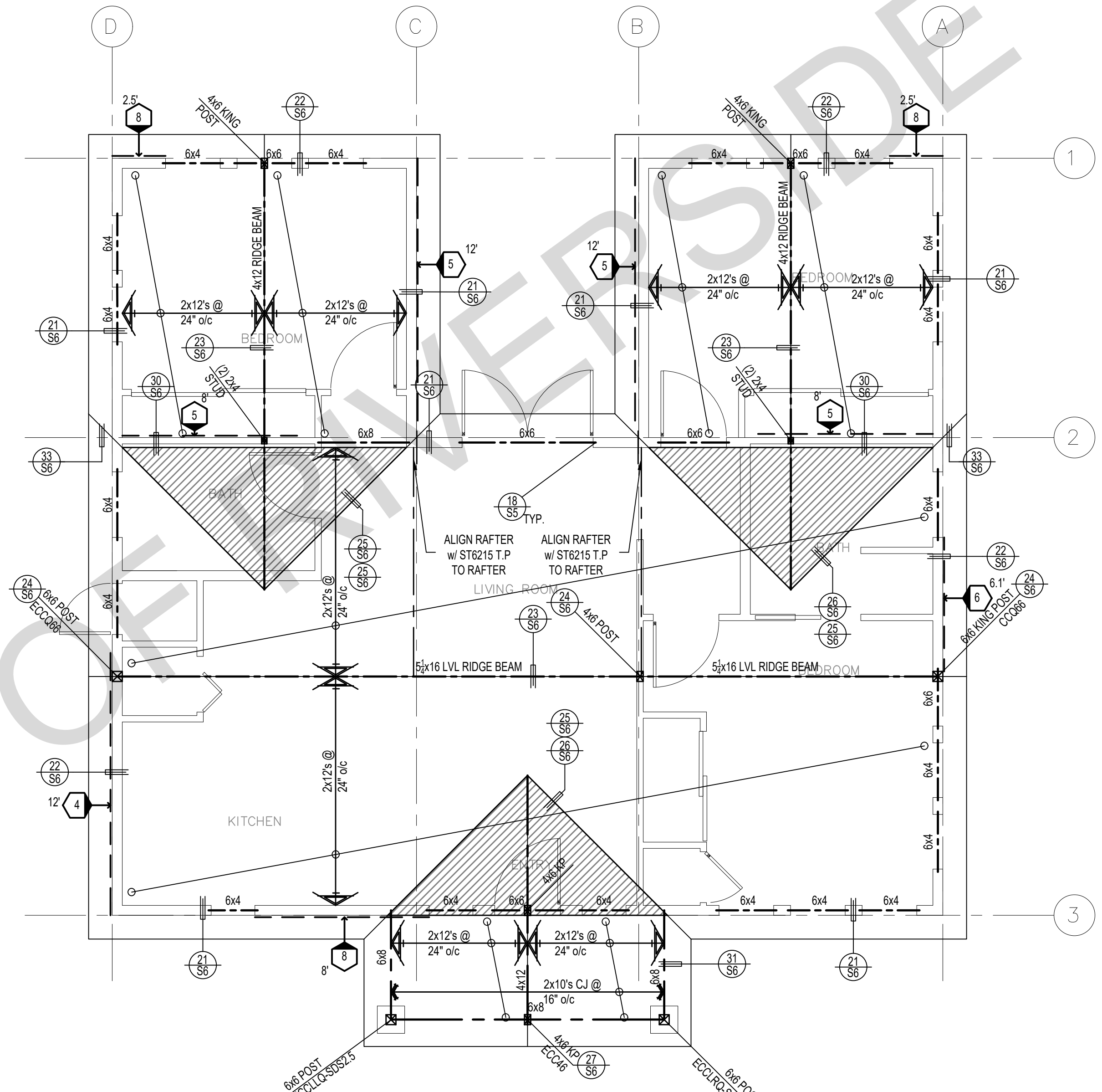
drawn by
DESIGN PATH STUDIO

sheet no.
S1



FOUNDATION PLAN

1/4" = 1'-0" CRAFTSMAN



ROOF FRAMING PLAN

1/4" = 1'-0" CRAFTSMAN

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 6)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 6)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	3/4" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 12"	3/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4"	3 1/2"	3"	1/2" x 4 1/2" SDS screws @ 8"	1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

- AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARWALL SHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
- SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
- IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.
- WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO 3/4" WSP. ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. 3/4" SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.
- ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
- THE MINIMUM NOMINAL ANCHOR BOLT DIAMETER SHALL BE 1/2" INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
- PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
- PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- SEE SHEET S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA. SIDE, TYP.
- FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

LEGEND

- X SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER GRADE SPECIFICATIONS.

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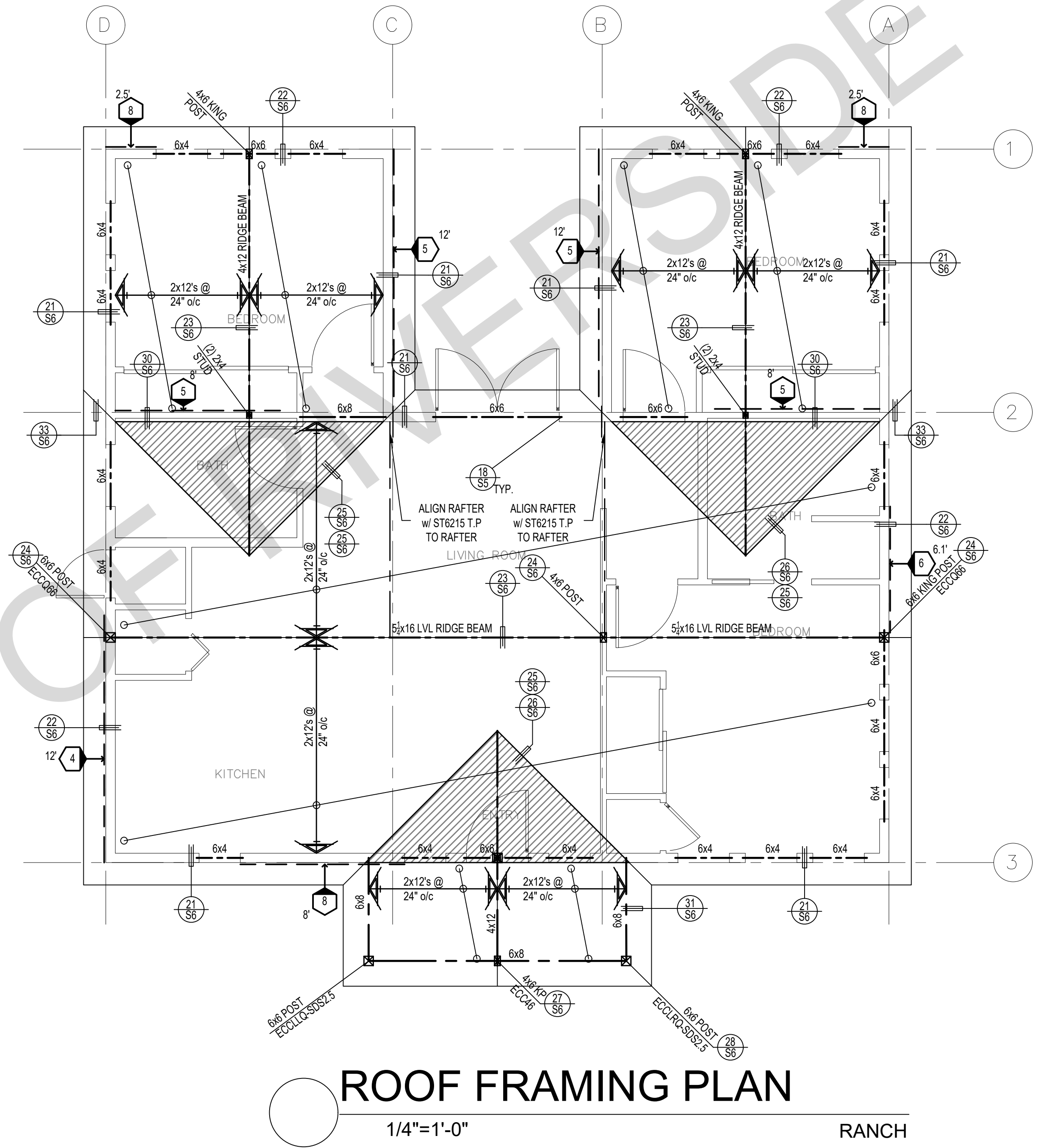
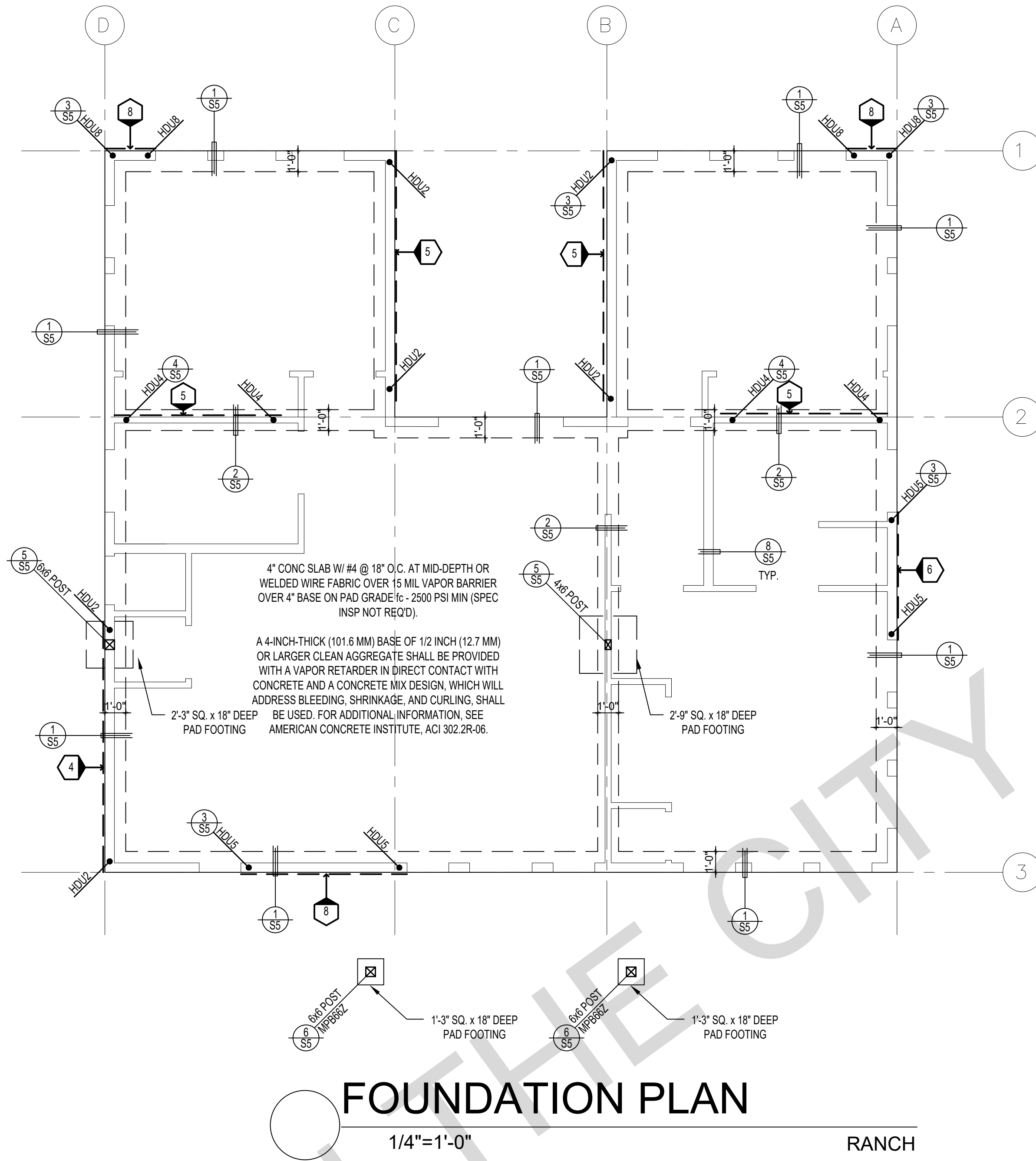
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**Craftsman
Foundation
& Framing
Plan**

date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no. **S2**



FOUNDATION PLAN

ROOF FRAMING PLAN

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEAR WALL DESCRIPTION (See footnotes 1 & 4)	3/4" ply, C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 6)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 6)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	3/4" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 12"	3/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4"	3 1/2"	3"		
SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

- AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEAR SHALL BE APPLIED OVER STUDS @ 16" O.C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
- SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
- IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.
- WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO 3/4" WSP. ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. 3/4" SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.
- ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND

- X SHEARWALL & A.B. SPACING PER SCHEDULE
- BOLT TYPE HOLDDOWN
- BEARING OR EXTENT OF RAFTERS
- HANGER TO BEAM/LEDGER
- BEARING OR EXTENT OF JOISTS

* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER GRADE SPECIFICATIONS.

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project
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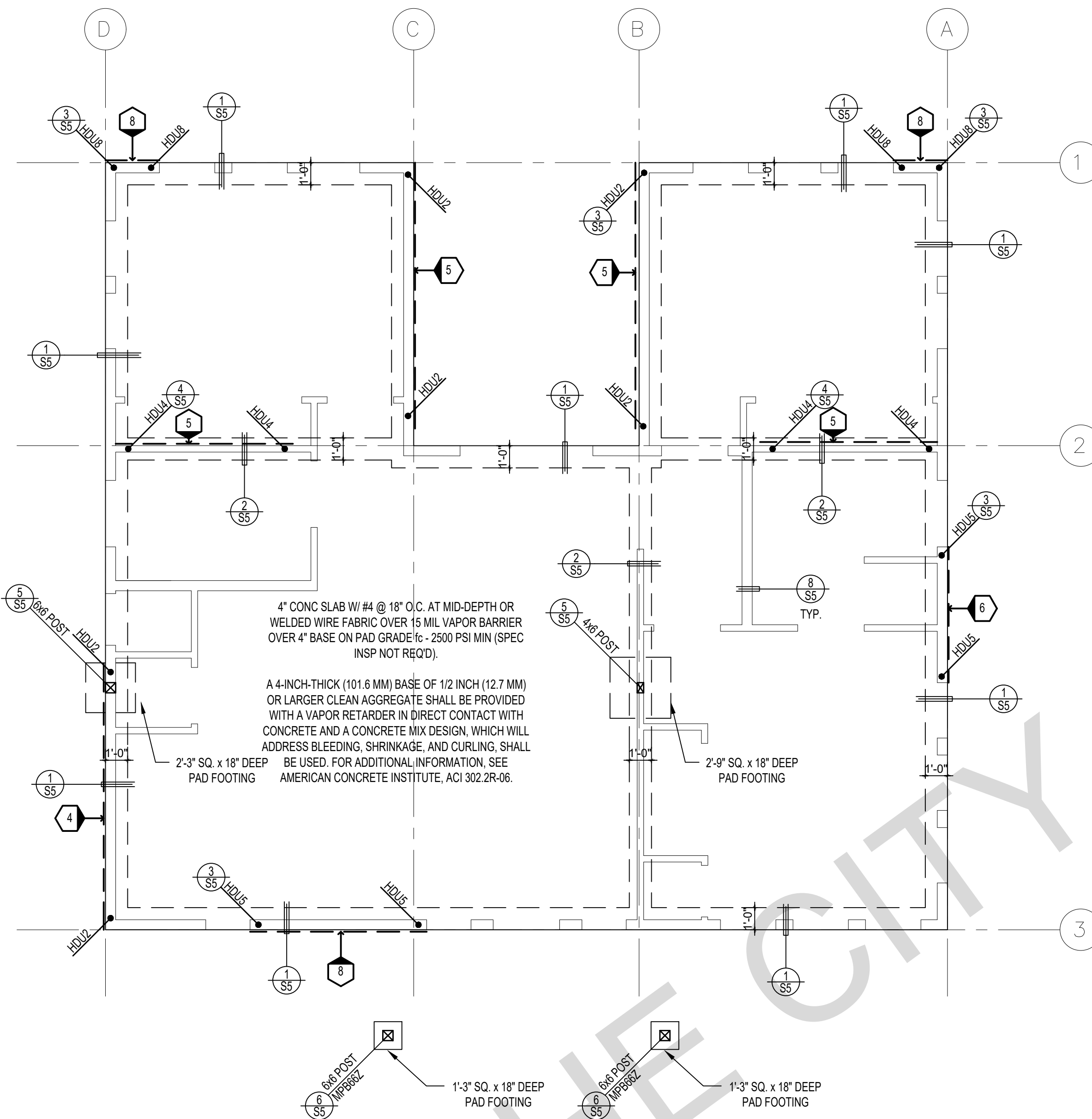
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description
Ranch
Foundation
& Framing
Plan

date October 2023

project no. Riverside ADU

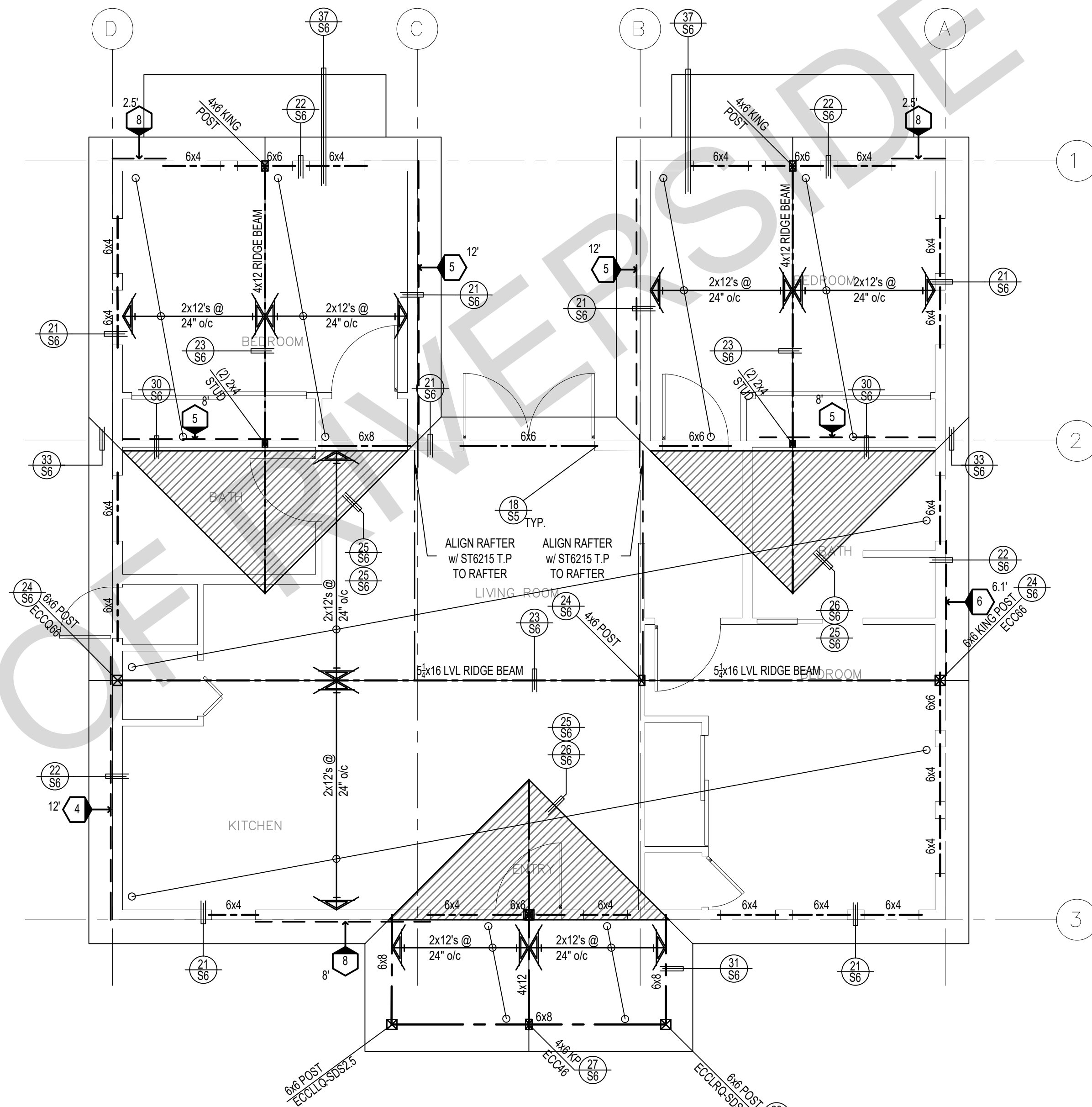
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sheet no. **S3**



FOUNDATION PLAN
1/4" = 1'-0"

SPANISH



ROOF FRAMING PLAN
1/4" = 1'-0"

SPANISH

SHEAR WALL SCHEDULE (ASD VALUES)

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	3/4" ply, C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	3/8" ply, C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 6)	3/4" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 6)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)	1/2" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)
SHEAR VALUE (PLF)	260*	375*	490*	550*	665*	870*
ANCHOR BOLT SPACING	3/4" @ 48" or 1/2" @ 32"	3/8" @ 32" or 1/2" @ 24"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 24" or 1/2" @ 16"	3/8" @ 16" or 1/2" @ 12"	3/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4"	3 1/2"	3"		
SPACING OF A35LTP4 FRAMING TO TOP PLATE	32" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

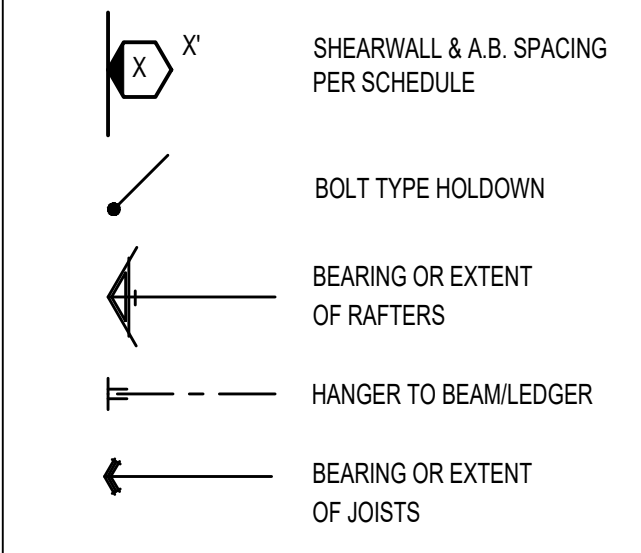
SHEAR WALL FOOTNOTES

- AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARWALL SHALL BE APPLIED OVER STUDS @ 16" O.C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
- SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
- IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 3/8" MIN. FROM THE EDGE OF SHEATHING.
- WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO 3/4" WSP. ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. 3/4" SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.
- ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
- THE MINIMUM NOMINAL ANCHOR BOLT DIAMETER SHALL BE 1/2" INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
- PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
- PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
- SEE SHEET S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
- POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA. SIDE, TYP.
- FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

LEGEND

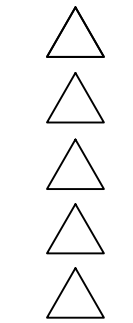


* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER GRADE SPECIFICATIONS.

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revisions



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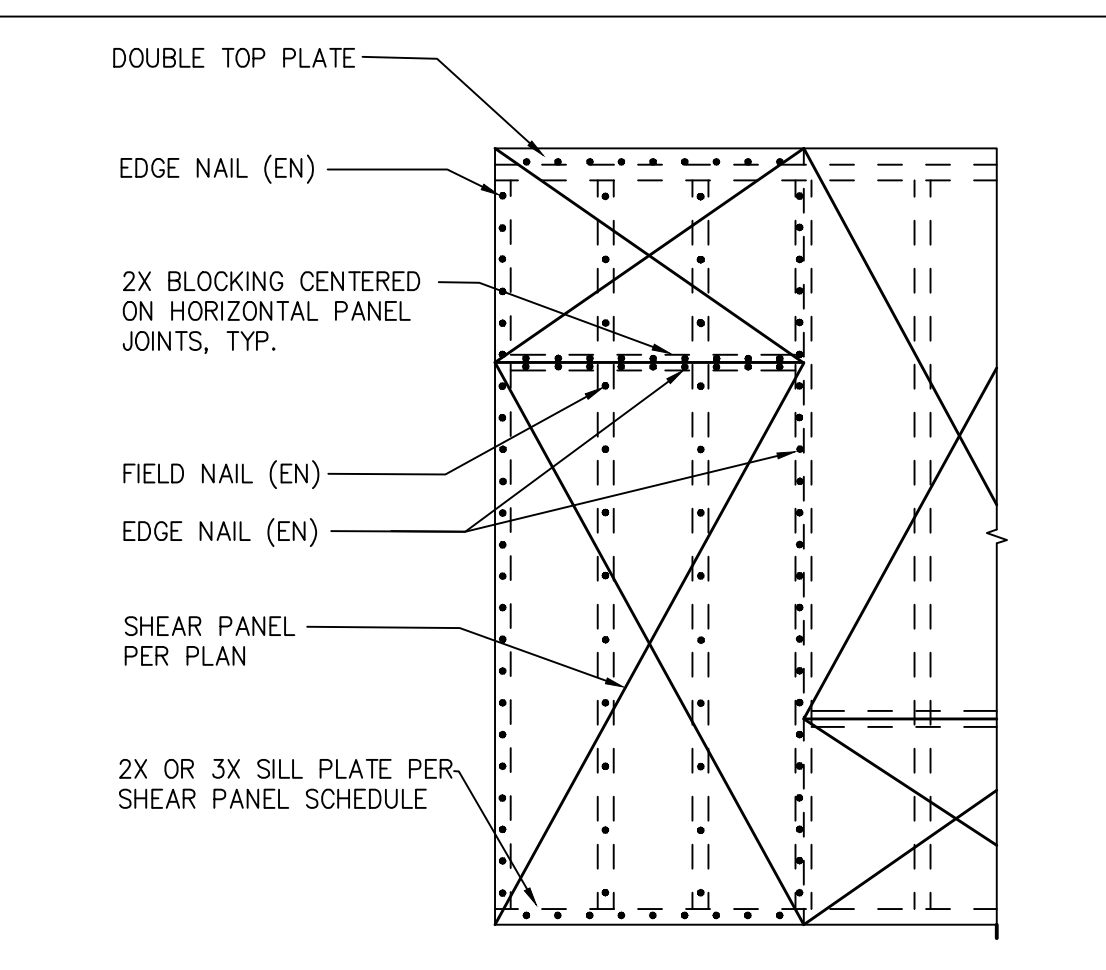
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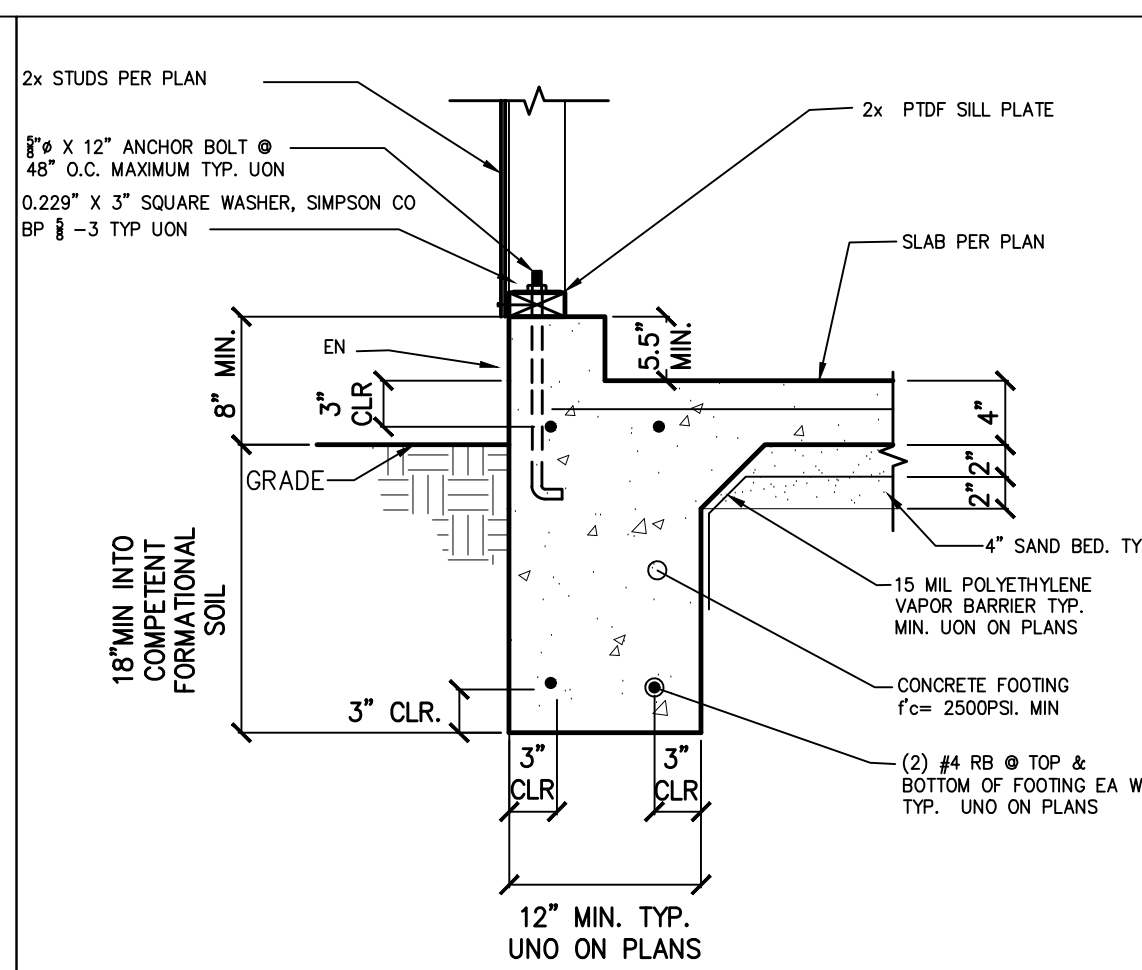
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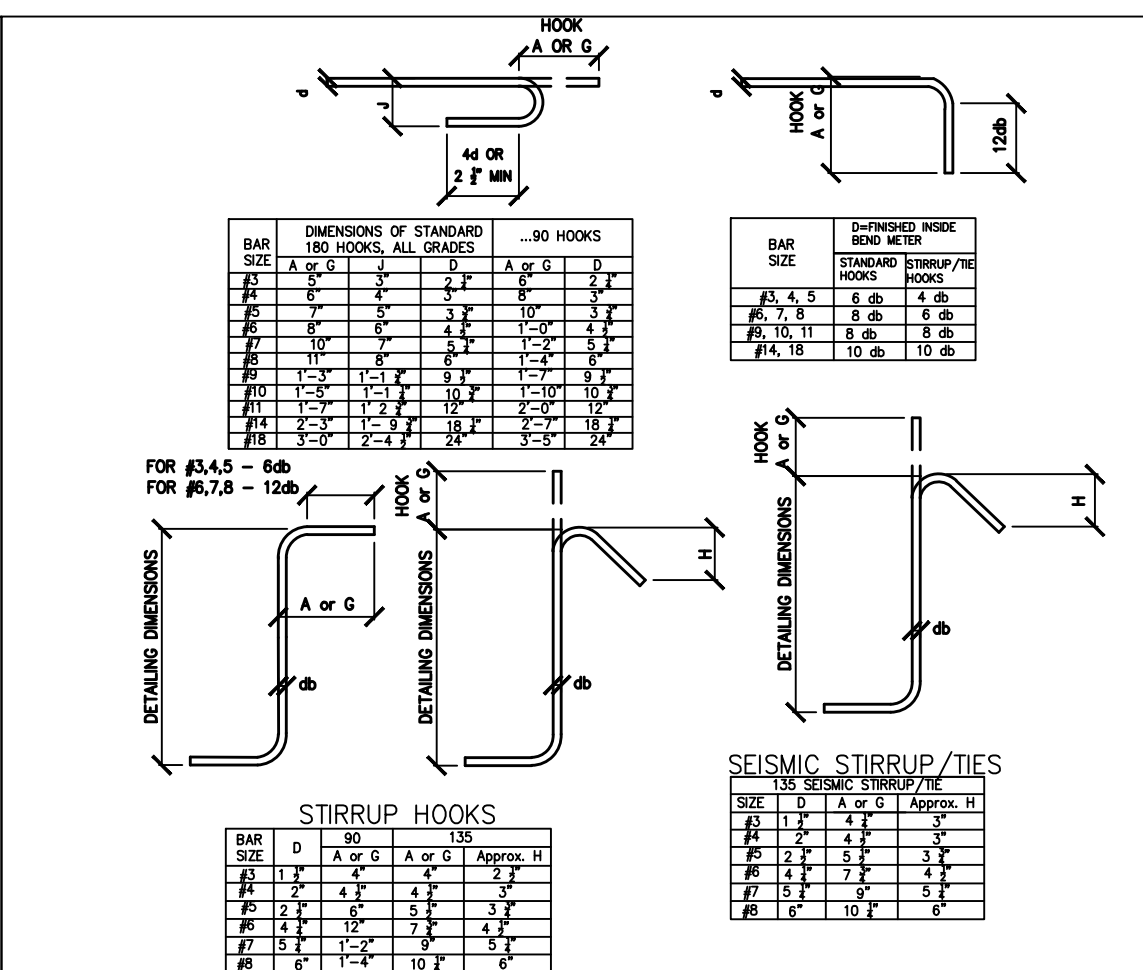
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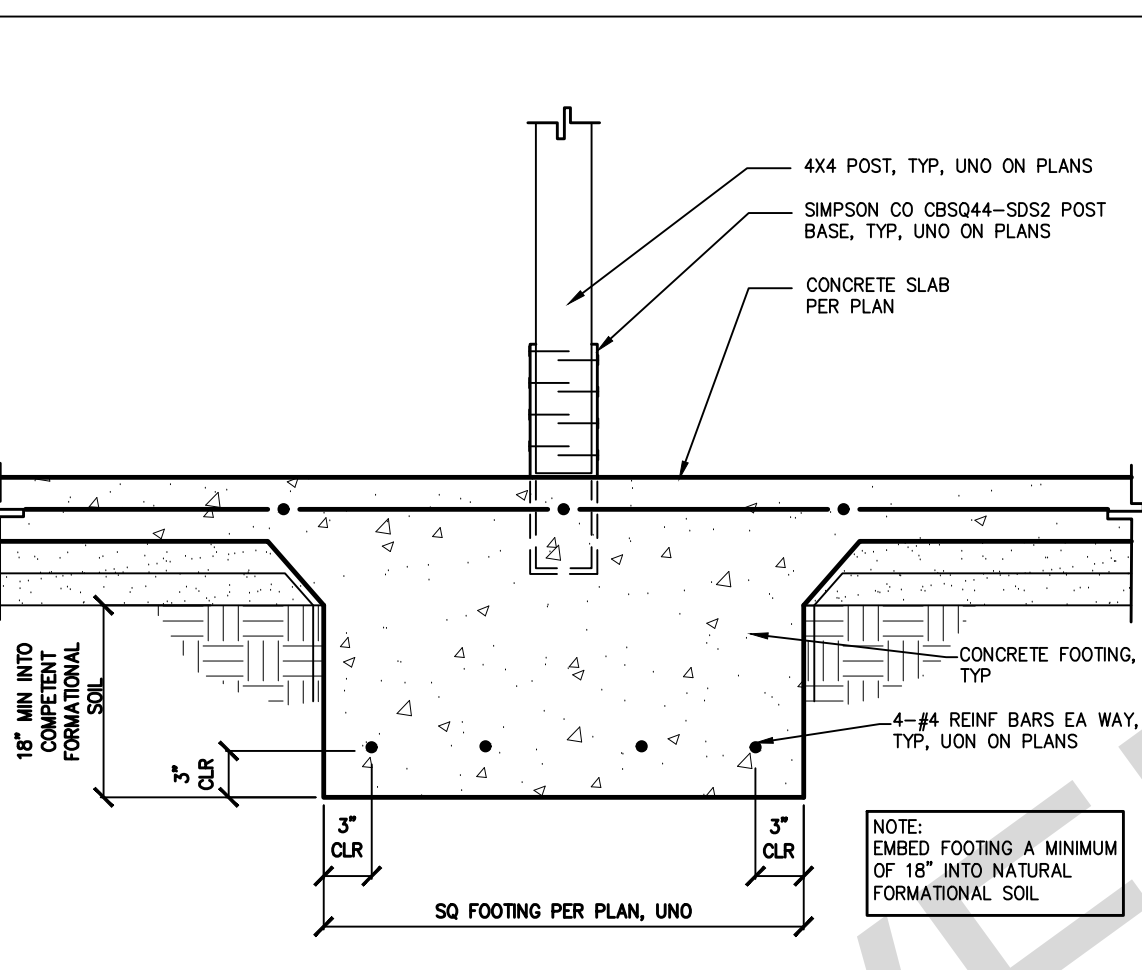
17 TYPICAL SHEAR PANEL SCALE: NTS



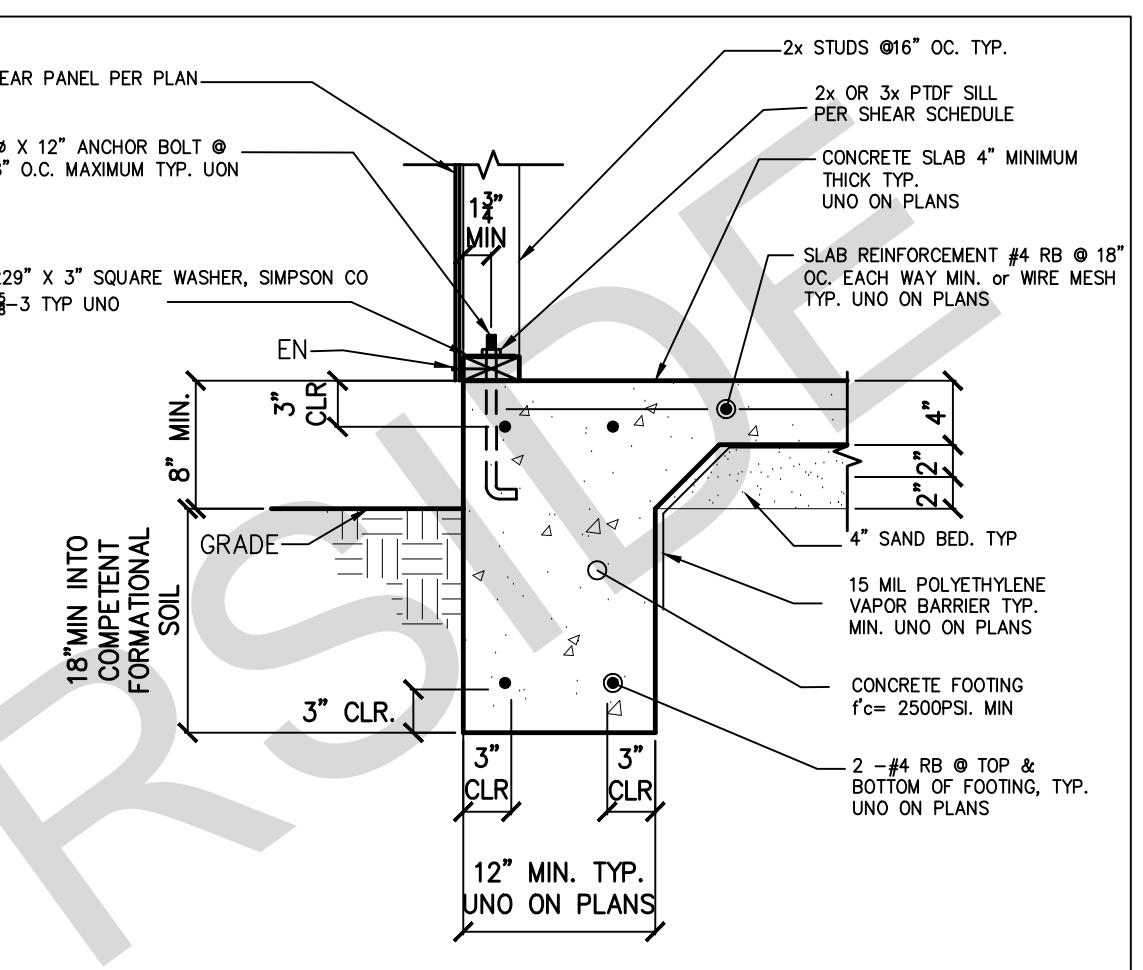
13 EXTERIOR WALL AT PORCH FOOTING SCALE: 1"=1'-0"



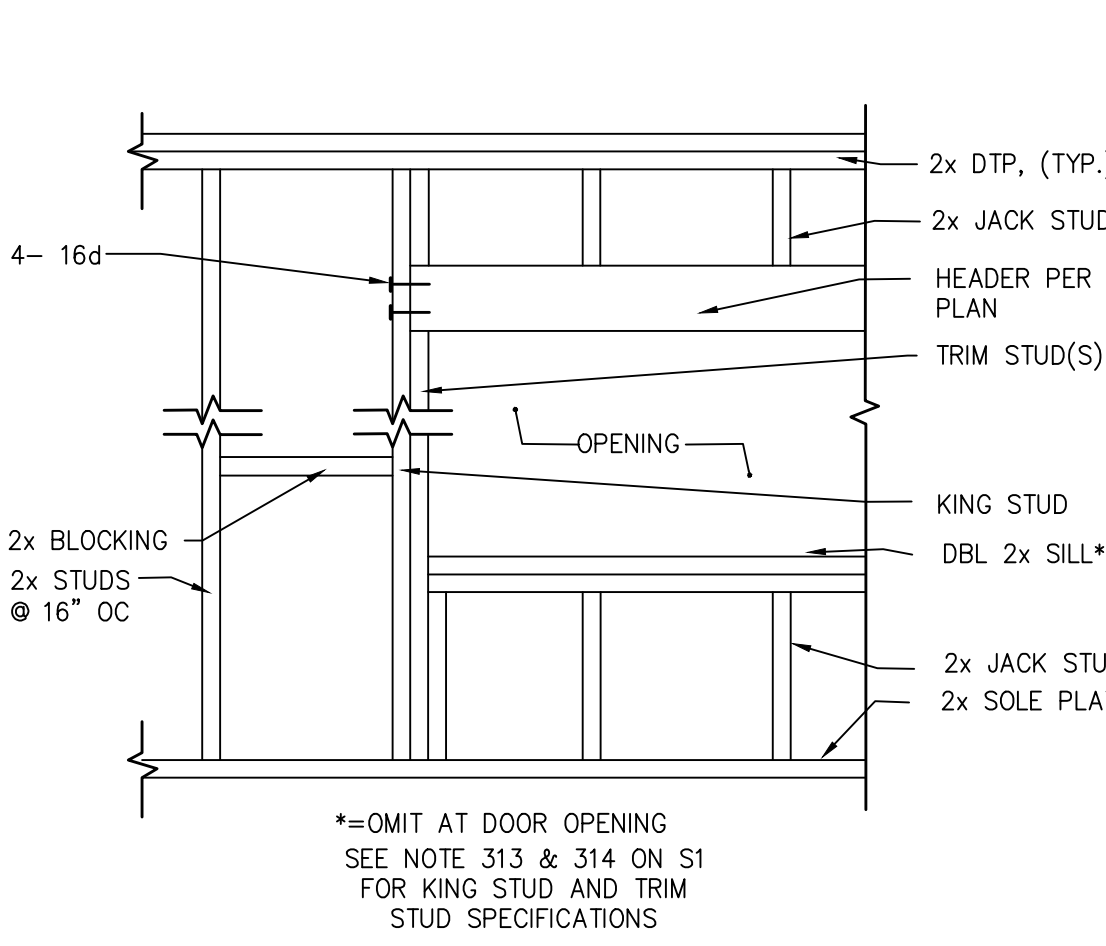
9 STANDARD HOOK DETAILS SCALE: NTS



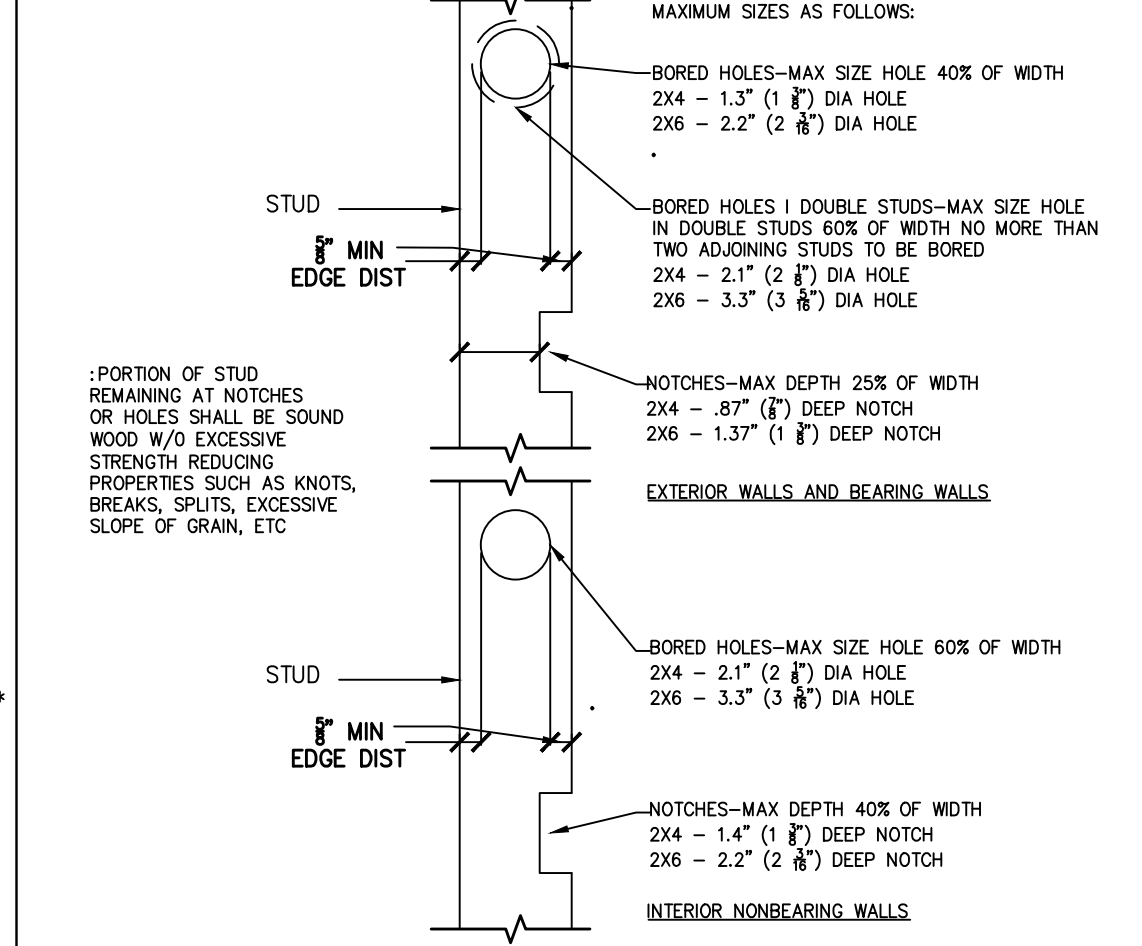
5 POST FOOTING WITHIN SLAB SCALE: 1"=1'-0"



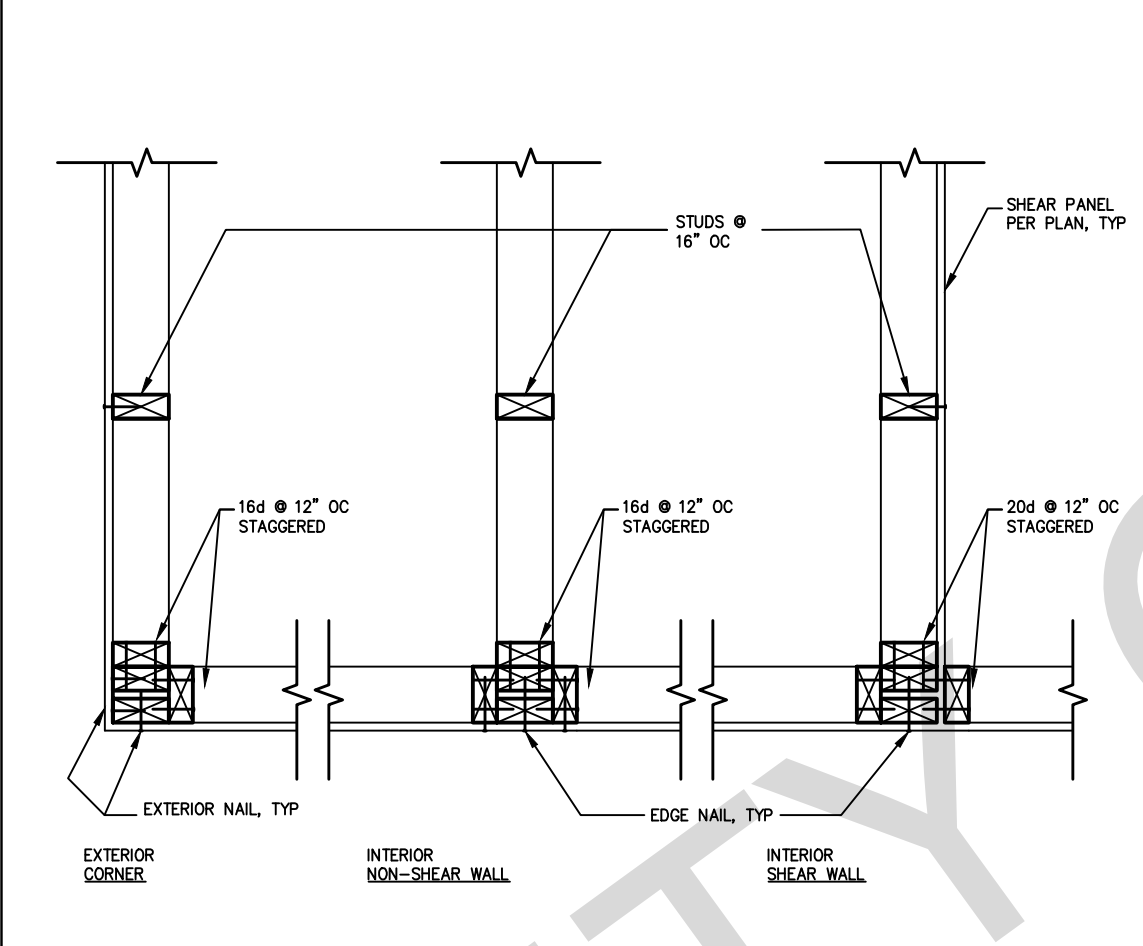
1 EXTERIOR FOOTING, TYPICAL SCALE: 1"=1'-0"



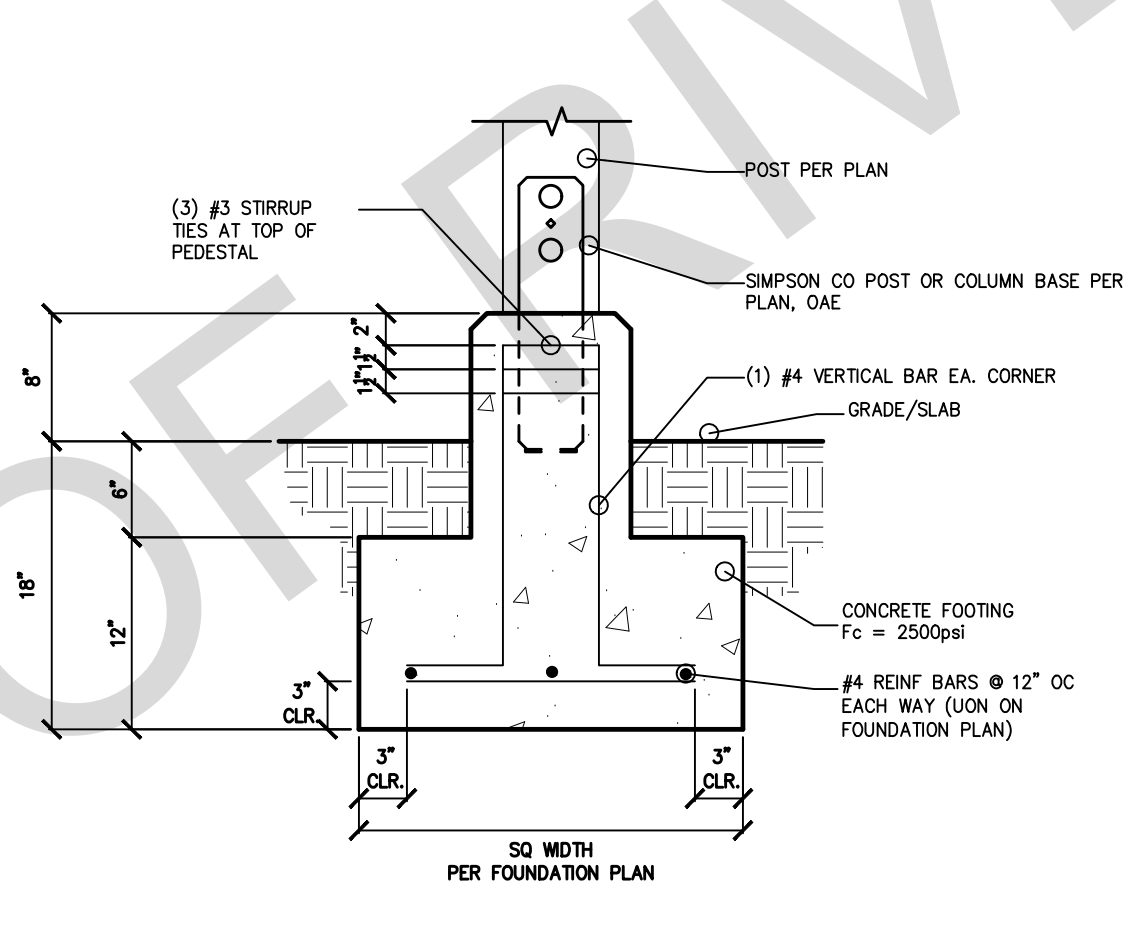
18 FRAMING FOR ROUGH WINDOW OR DOOR OPENING SCALE: 1 1/2"=1'-0"



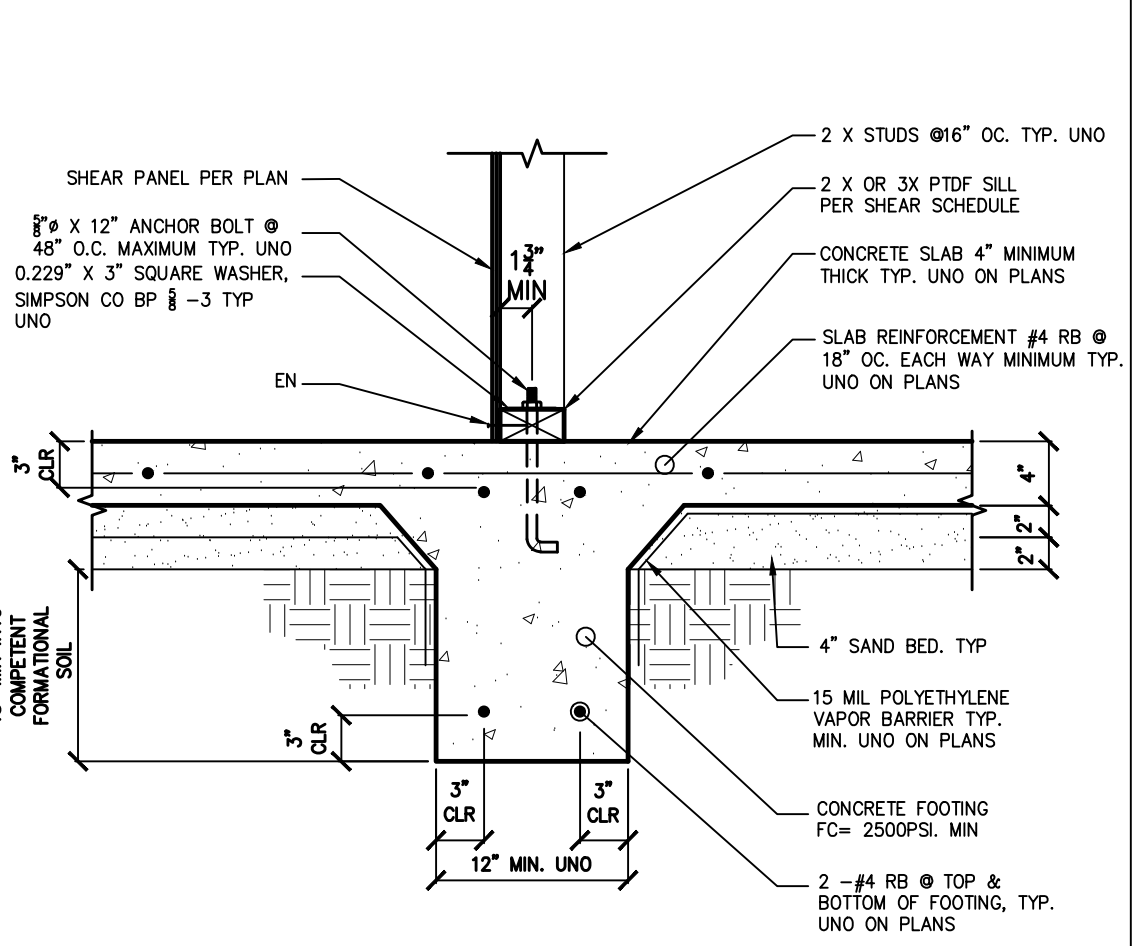
14 STUD CUTTING, BORING AND NOTCHING SCALE: 1"=1'-0"



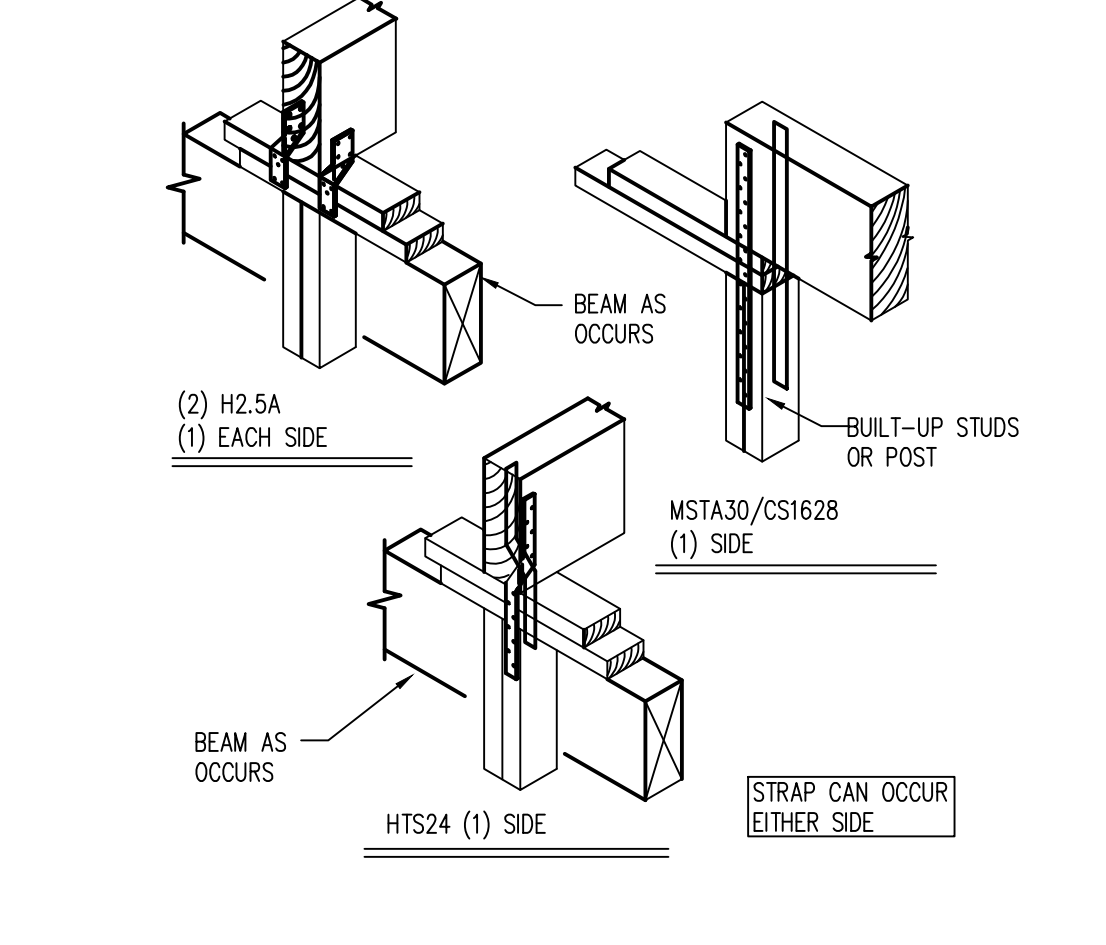
10 STUD WALL INTERSECTION SCALE: 1"=1'-0"



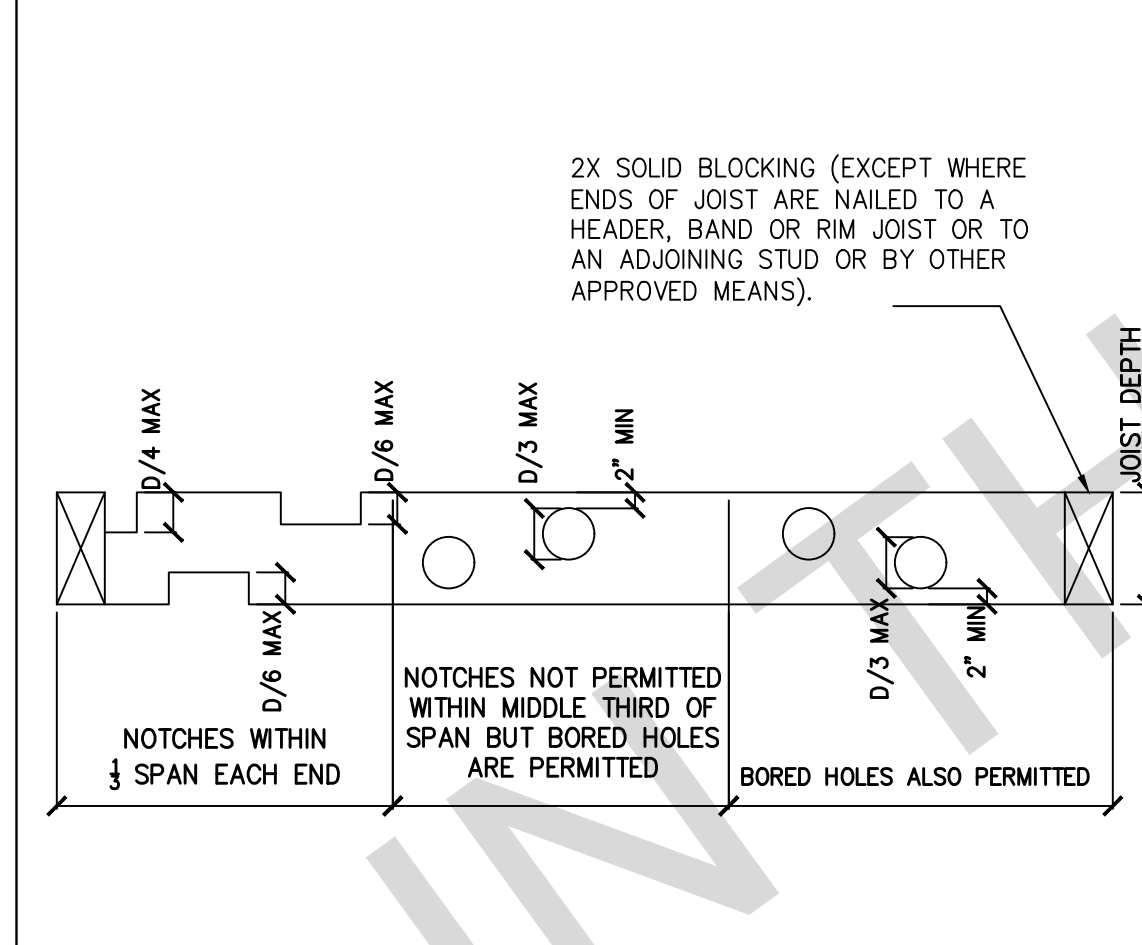
6 TYPICAL POST FOOTING SCALE: 1"=1'-0"



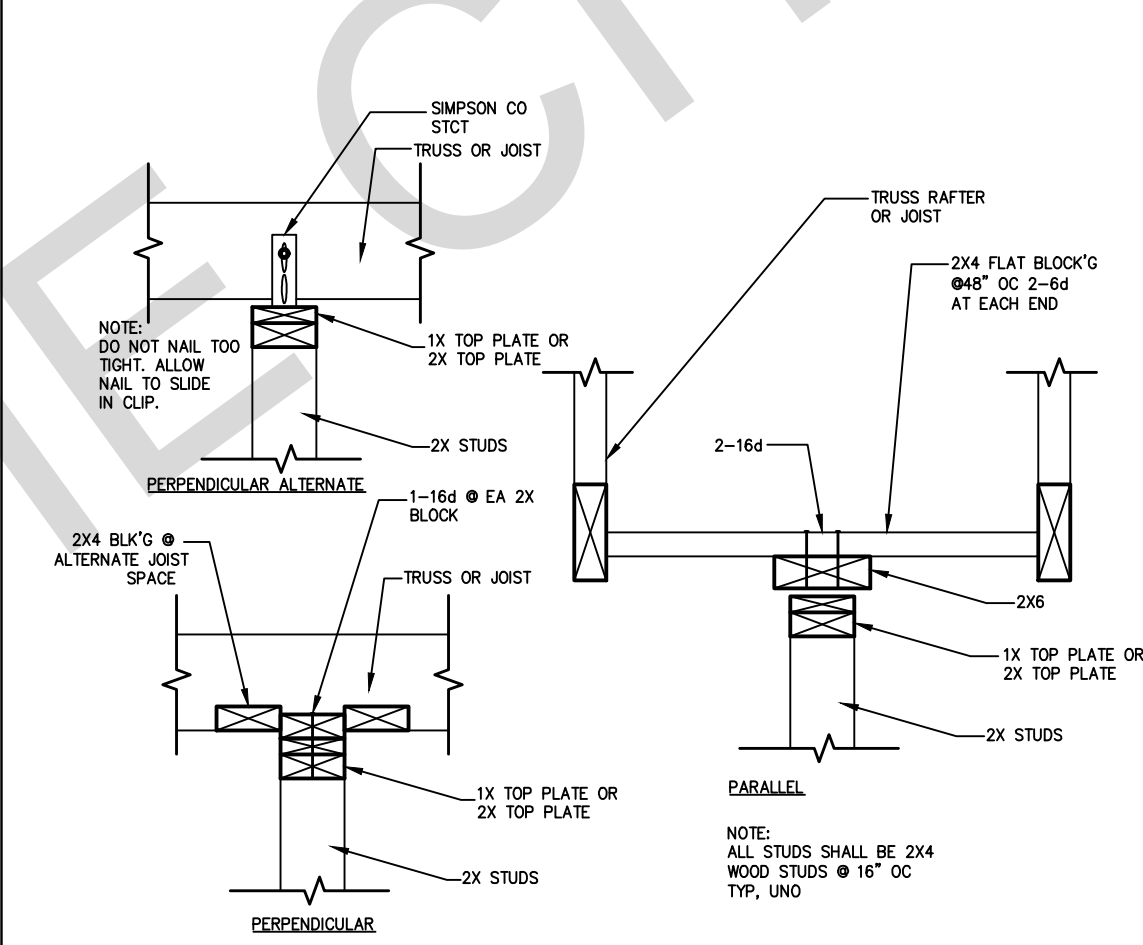
2 SLAB ON GRADE ONE STORY INTERIOR FOOTING SCALE: 1"=1'-0"



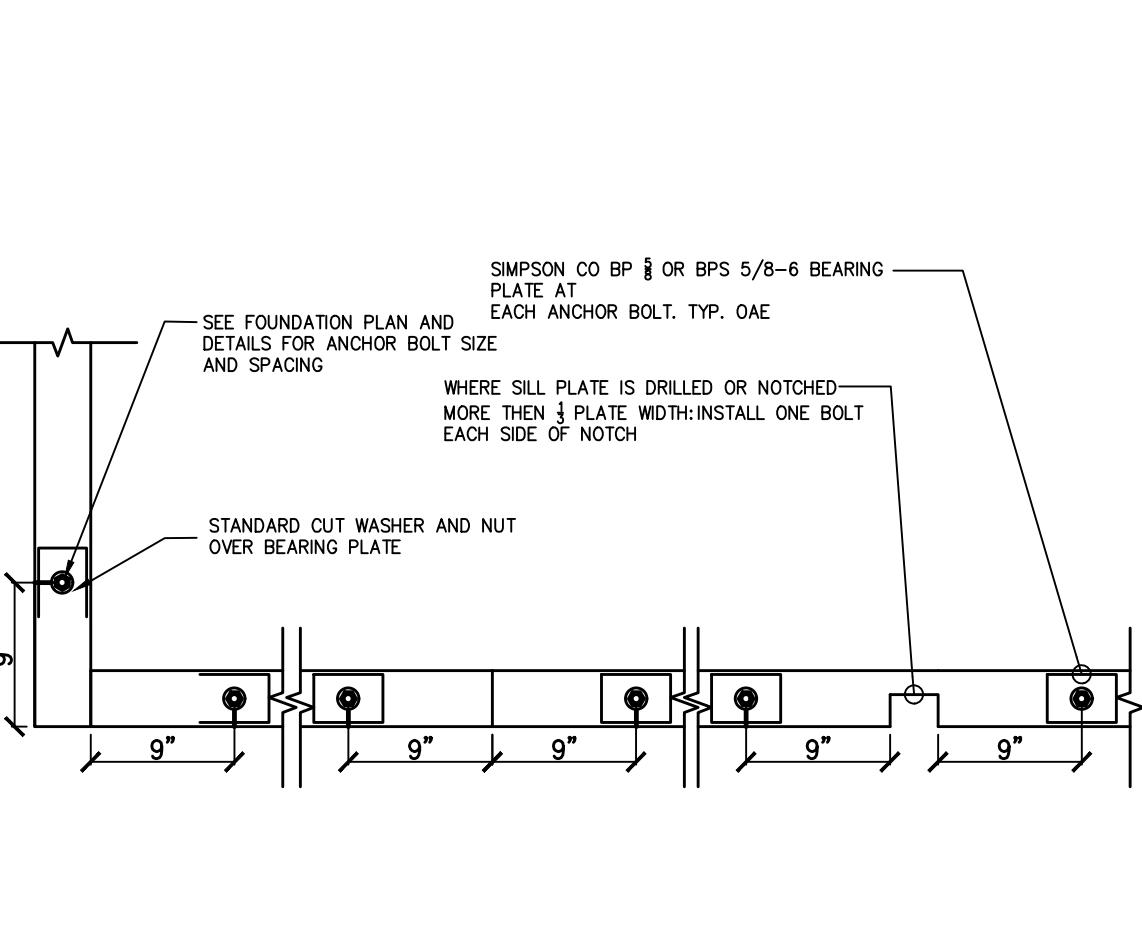
19 SUPPORT COLUMN TO BEAM SCALE: 1"=1'-0"



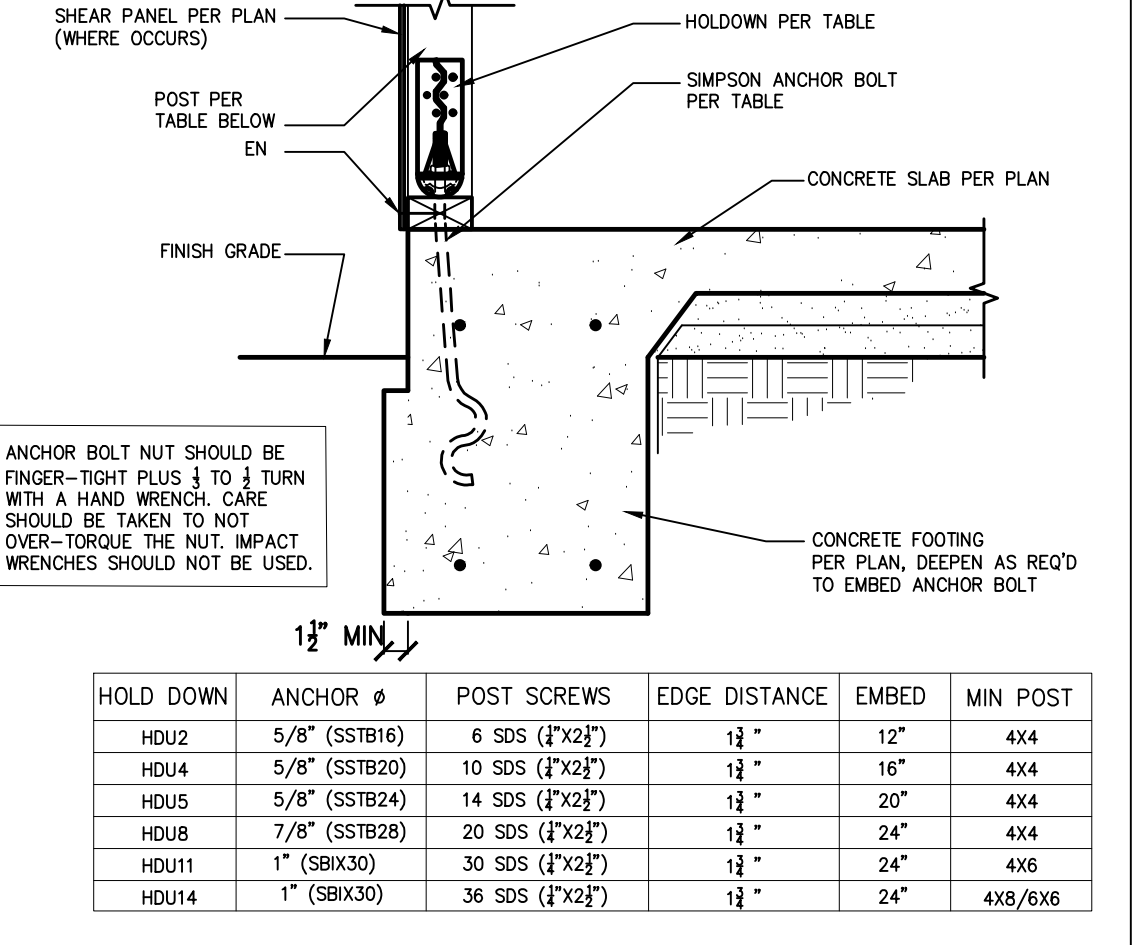
15 JOIST CUTTING, BORING AND NOTCHING SCALE: NTS



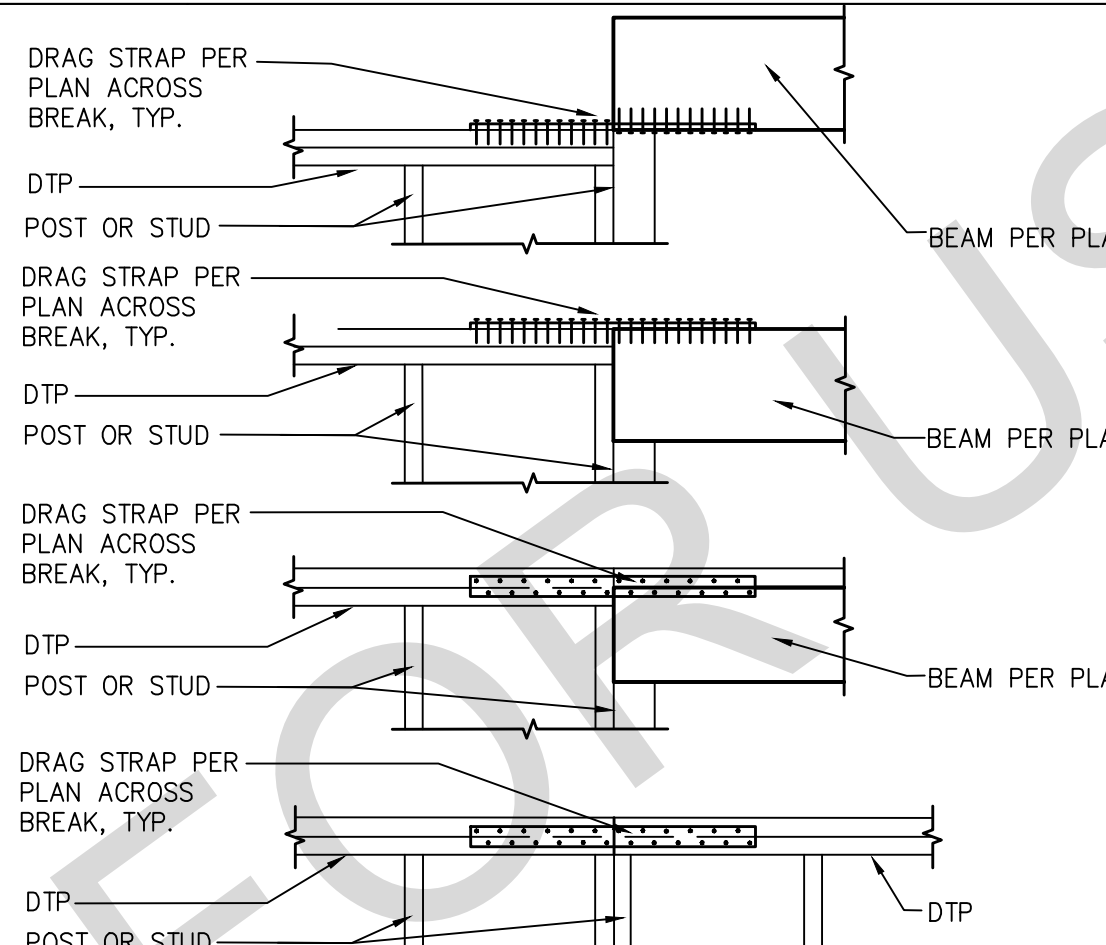
11 NON-BEARING/NON-SHEAR PARTITIONS AT TOP PLATE SCALE: 1"=1'-0"



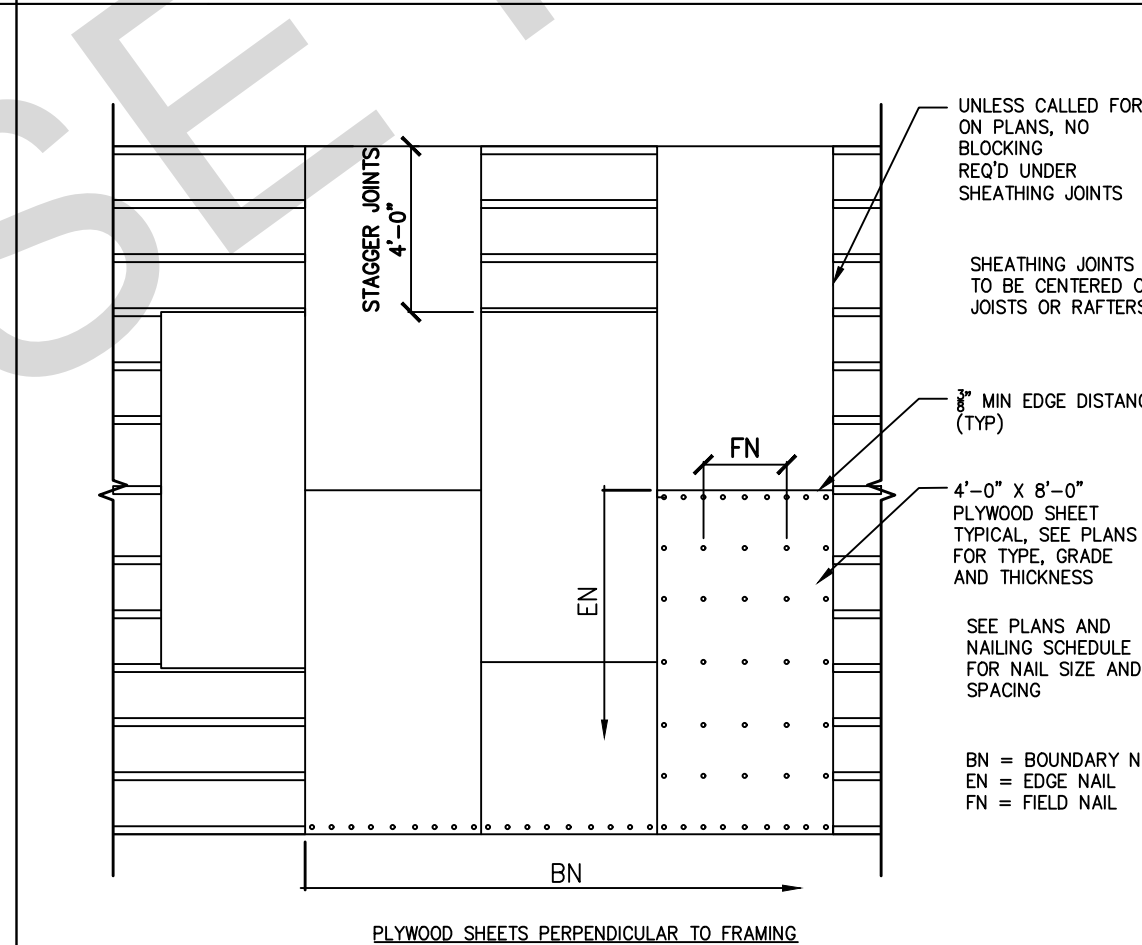
7 SILL PLATE ANCHOR BOLTING SCALE: 1"=1'-0"



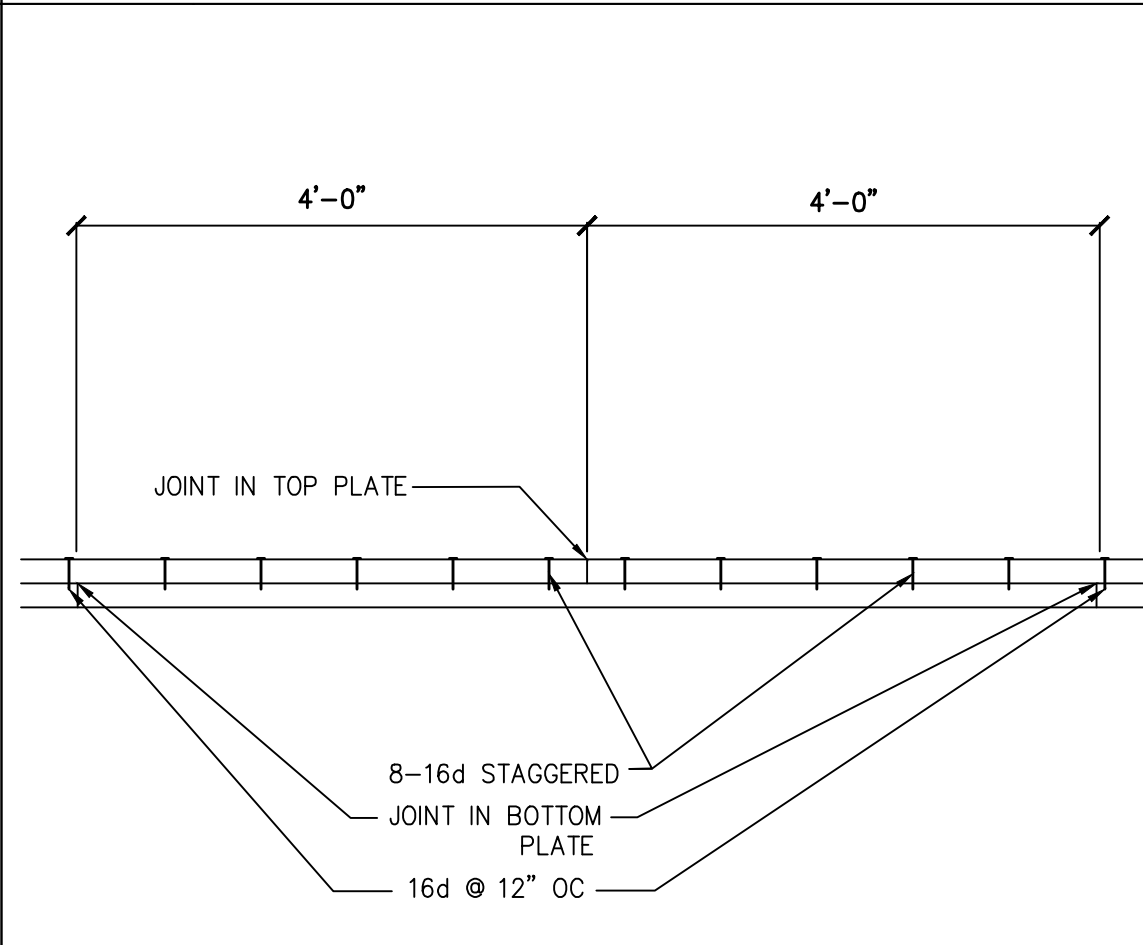
3 HOLDDOWN - PERIMETER FOOTING SCALE: 1"=1'-0"



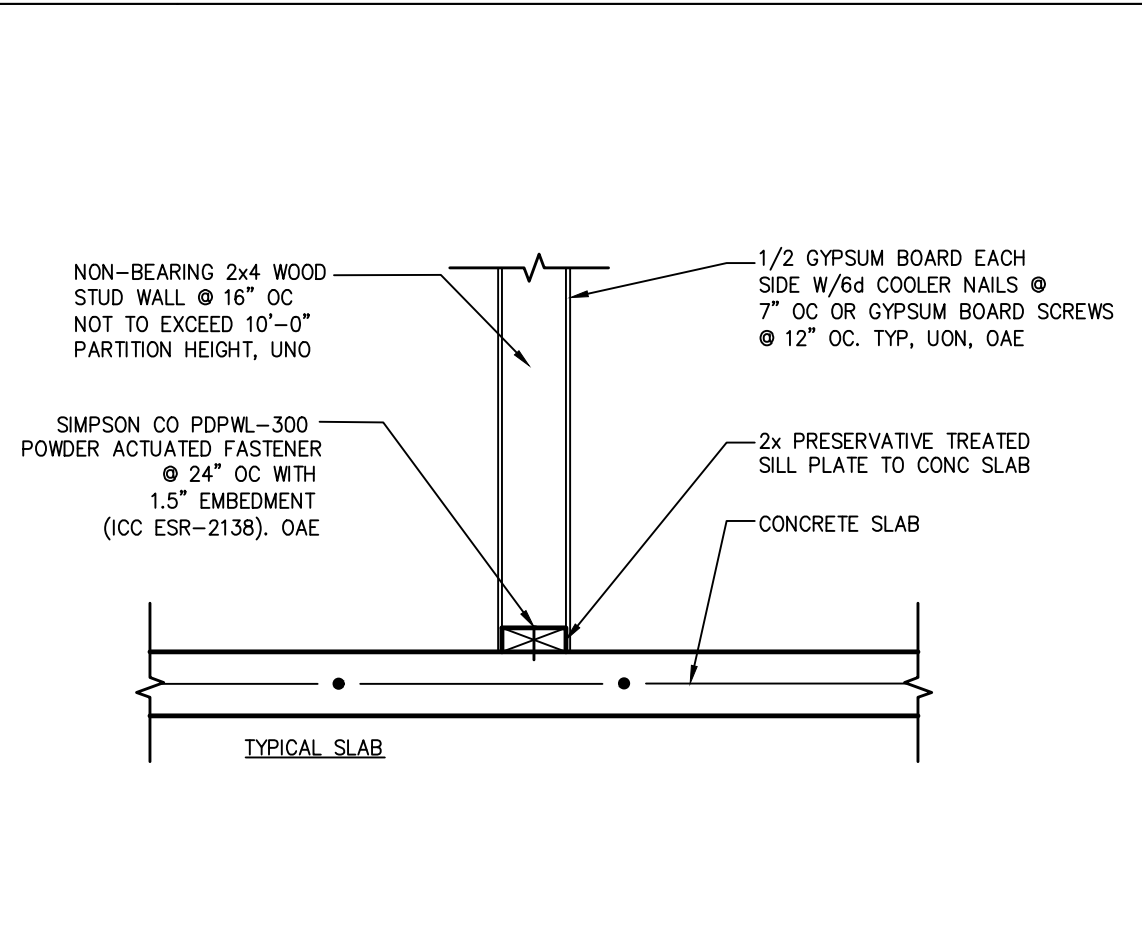
20 DRAG STRAP AT TP TO BM OR TP SCALE: 1"=1'-0"



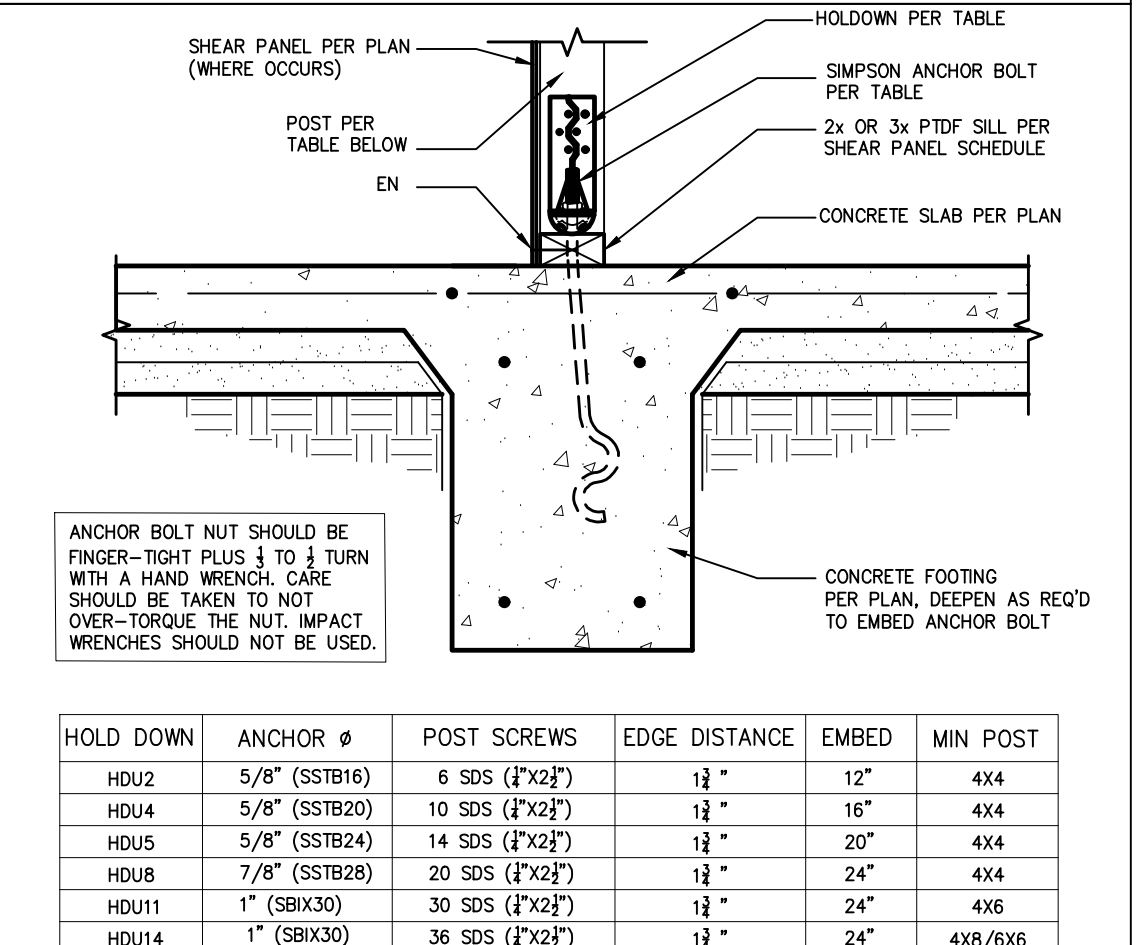
16 WOOD ROOF AND FLOOR SHEATHING LAYOUT SCALE: 1"=1'-0"



12 DOUBLE TOP-PLATE SPLICE SCALE: NTS



8 NON-BEARING INTERIOR STUD WALL TO CONCRETE SLAB SCALE: 1"=1'-0"



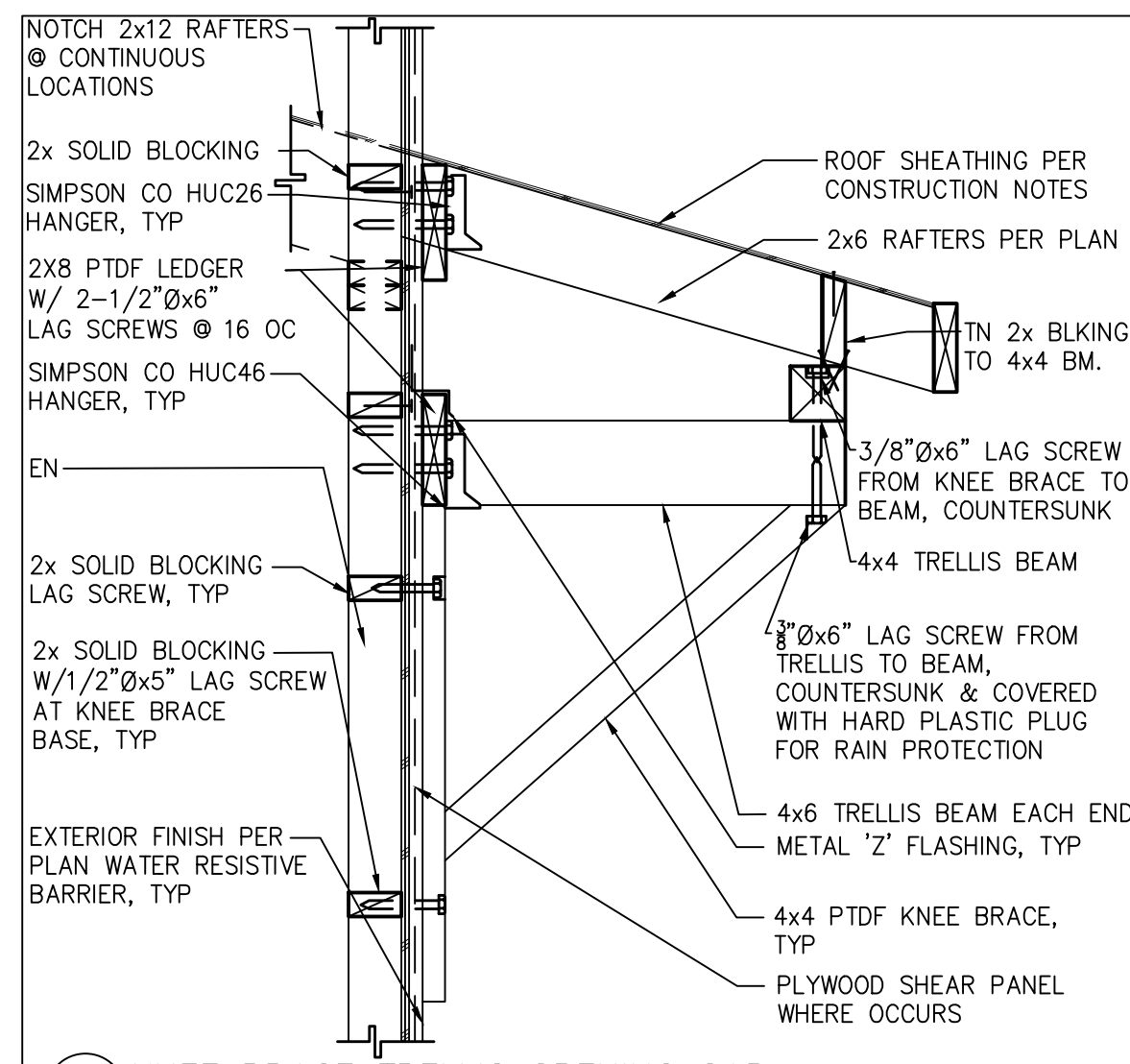
4 HOLDDOWN - INTERIOR FOOTING SCALE: 1"=1'-0"

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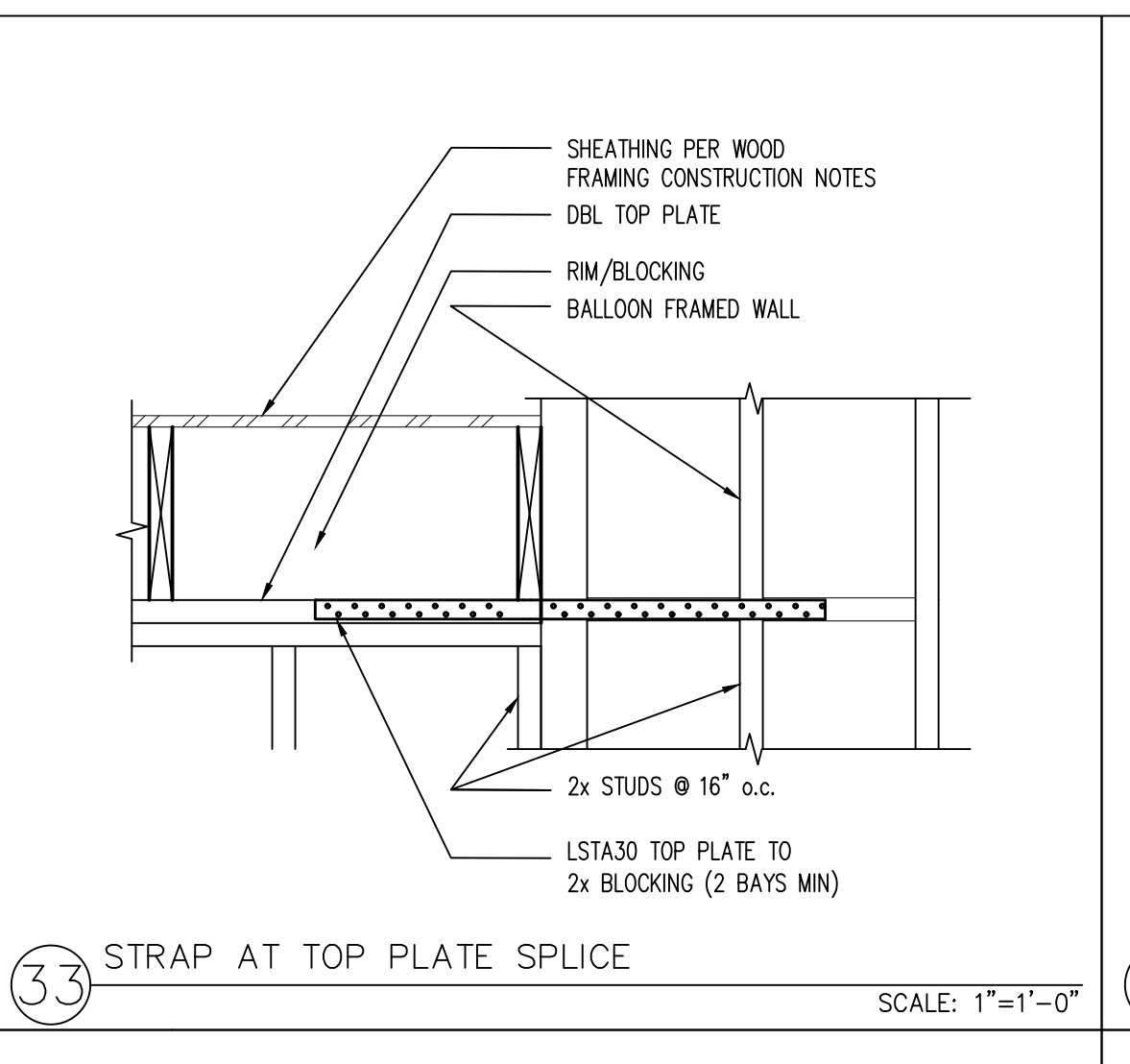
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ADU Program

revisions
description
**Structural
Details**

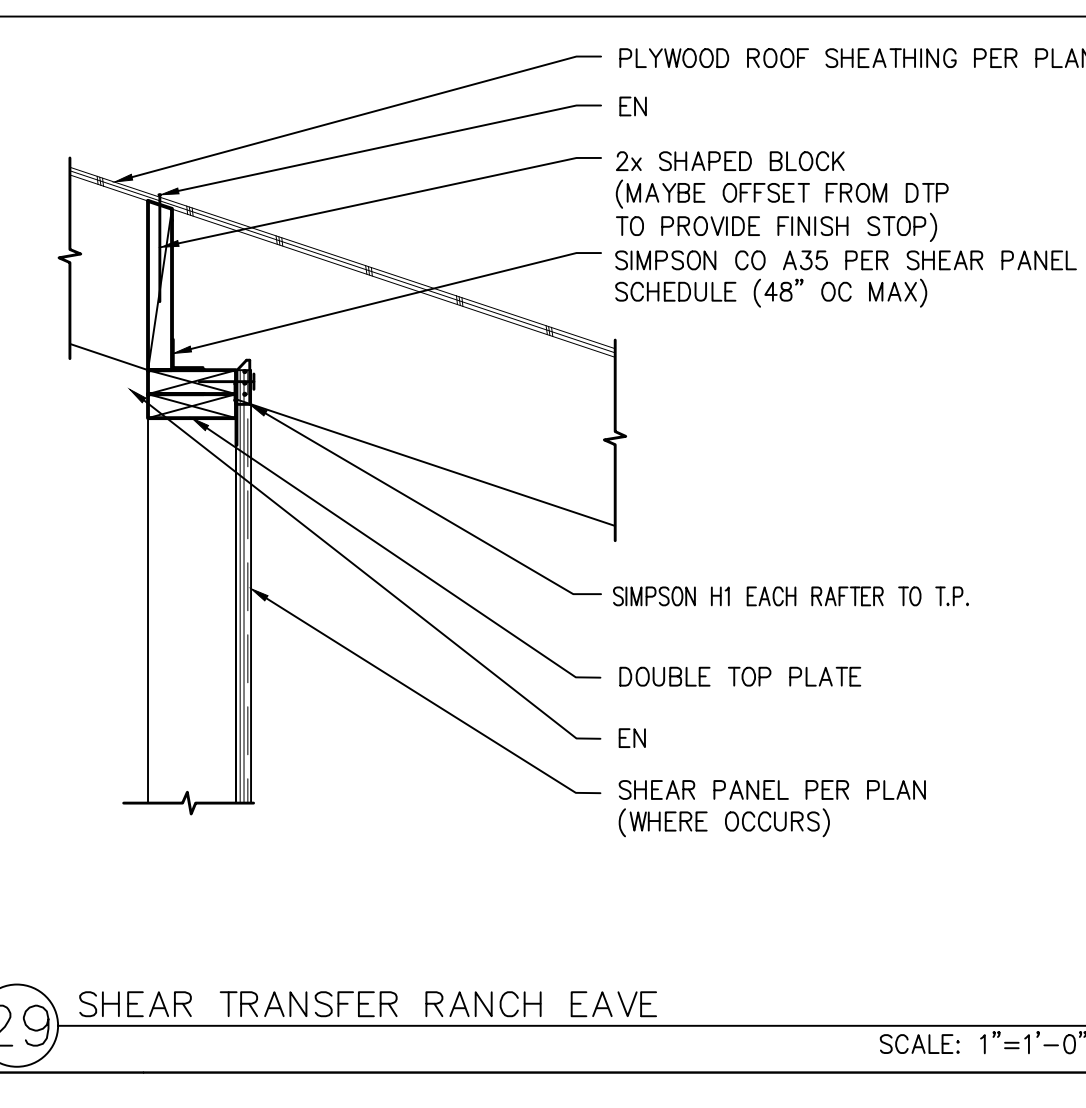
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drawn by DESIGN PATH STUDIO
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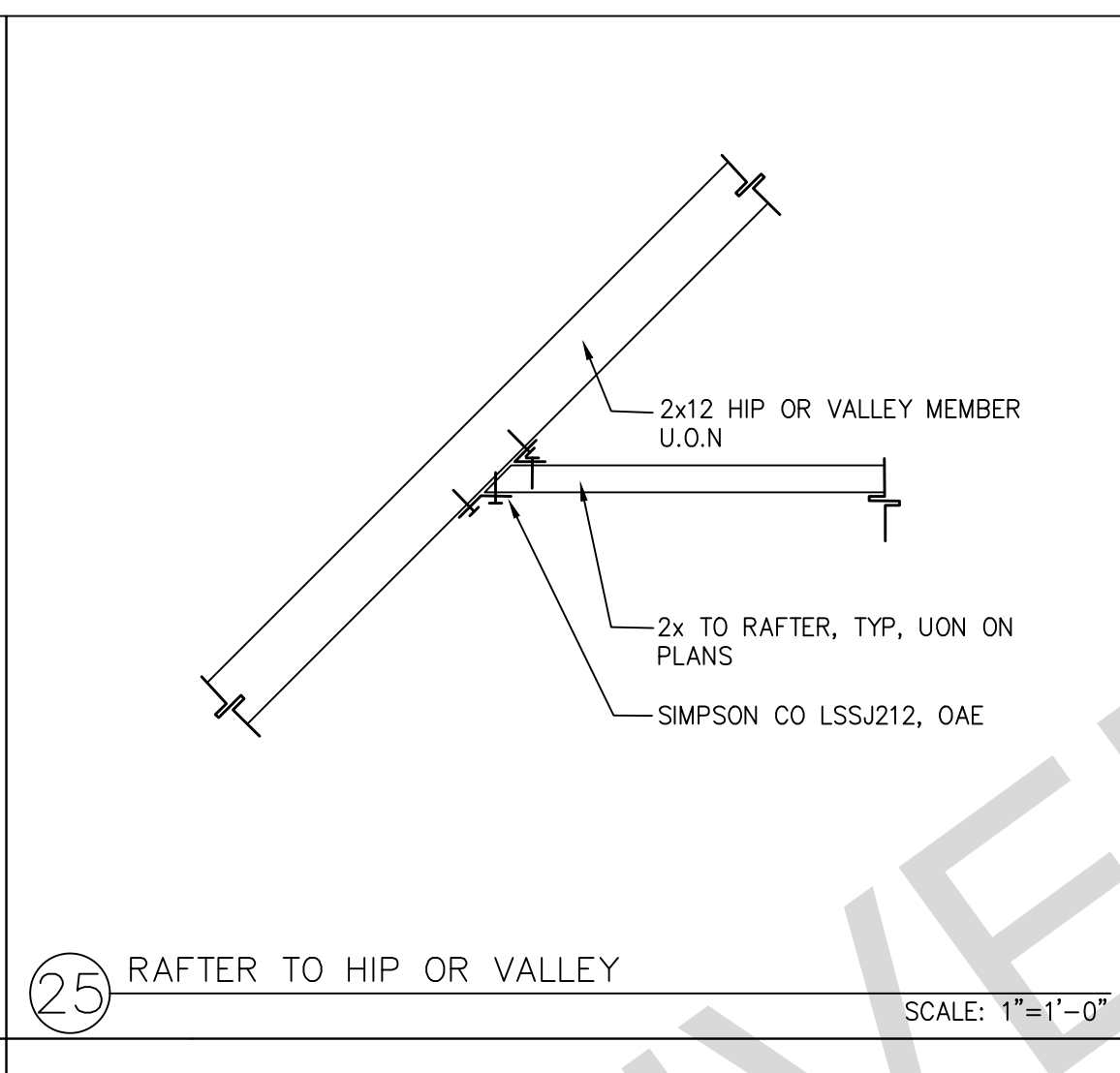
37 KNEE BRACE TRELLIS OPENING CAP SCALE: 1"=1'-0"



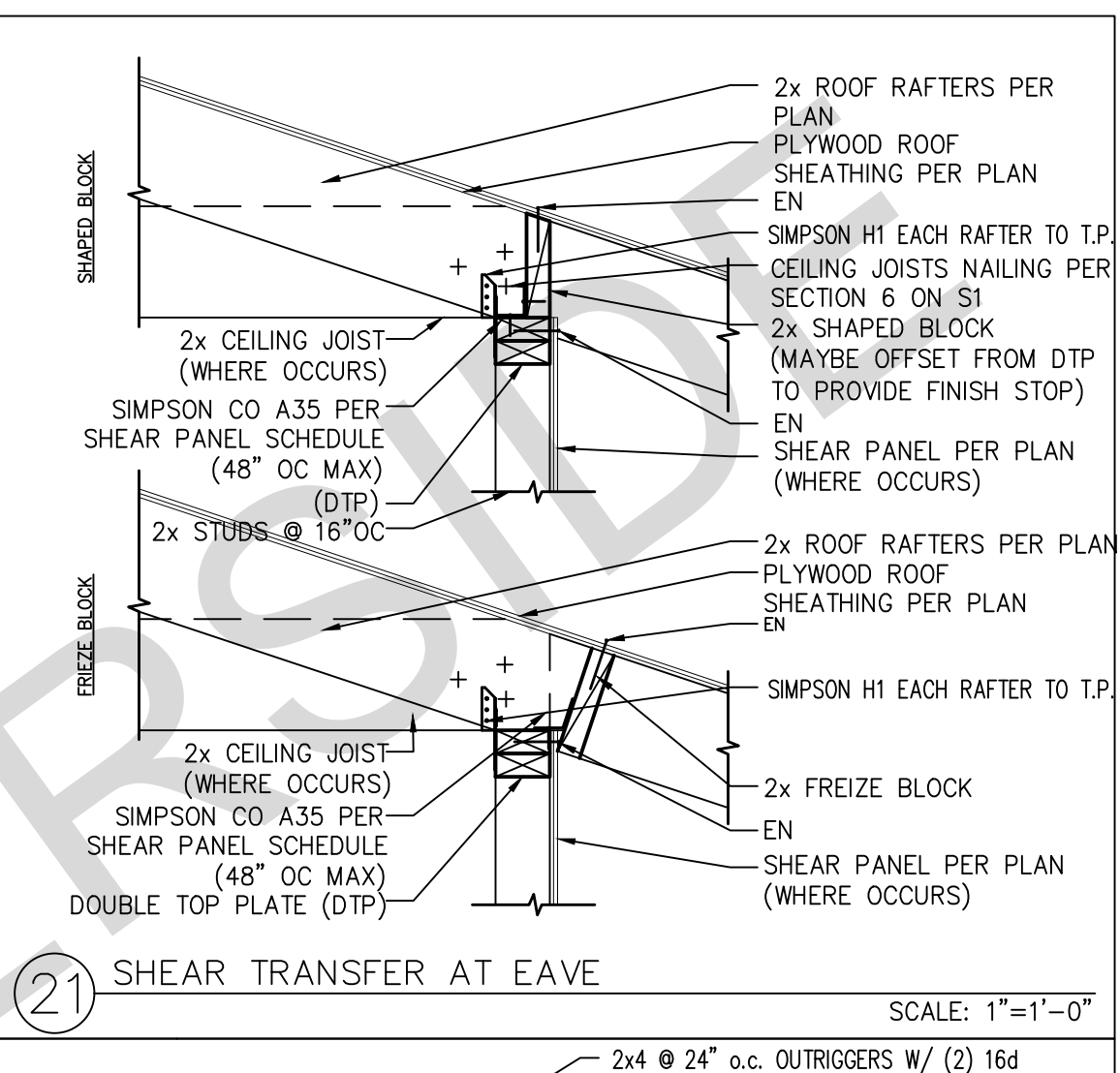
33 STRAP AT TOP PLATE SPlice SCALE: 1"=1'-0"



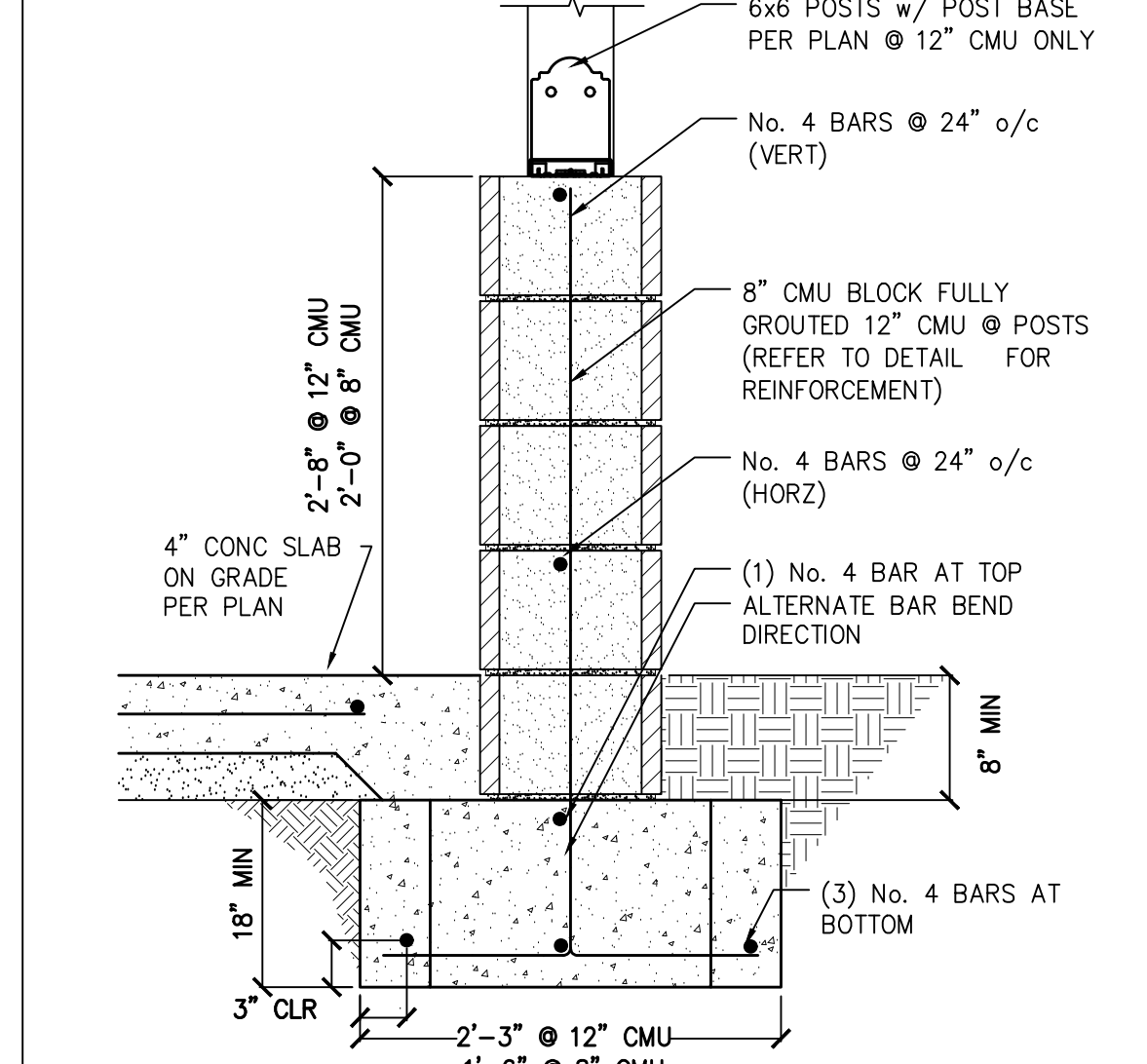
29 SHEAR TRANSFER RANCH EAVE SCALE: 1"=1'-0"



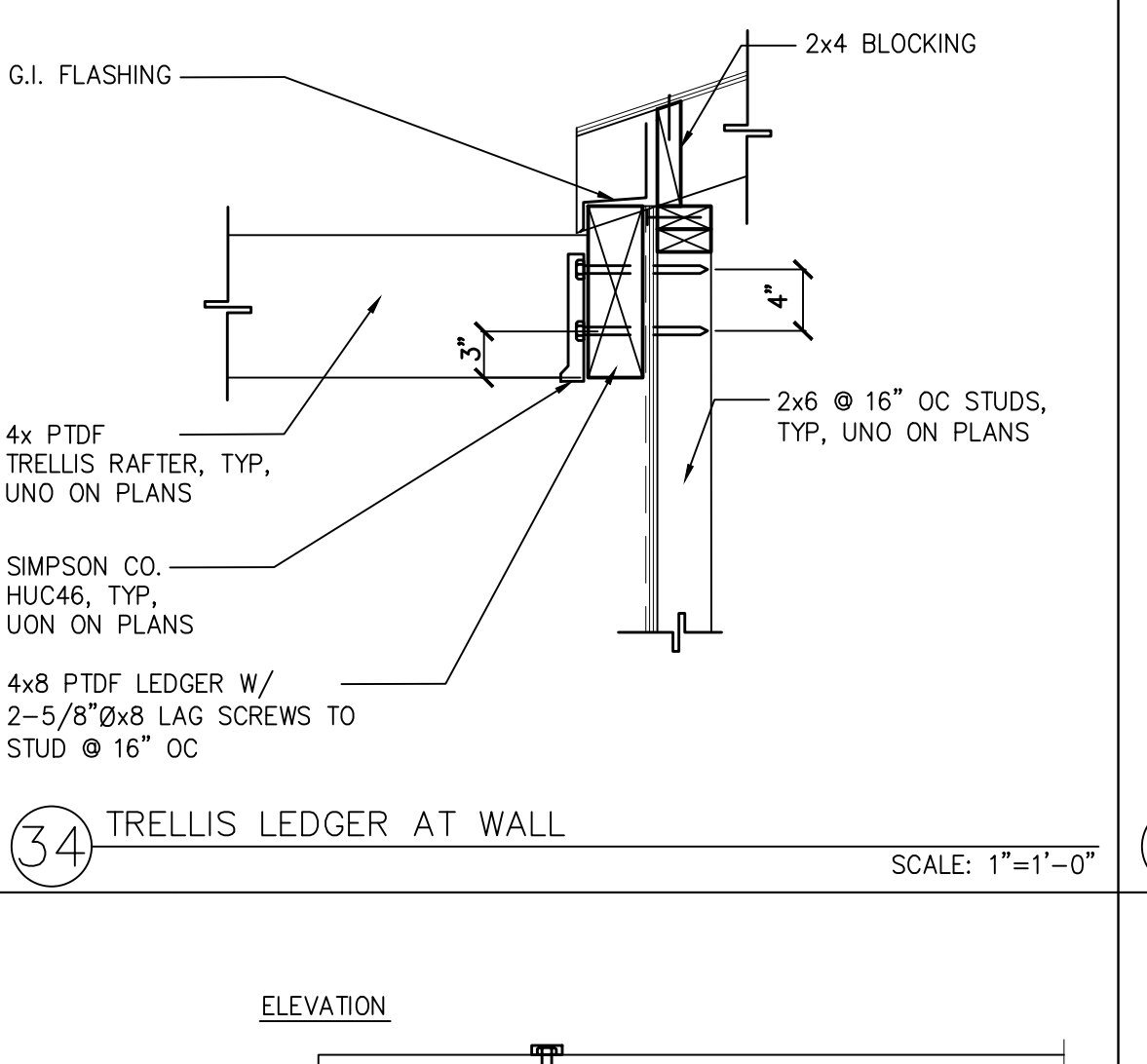
25 RAFTER TO HIP OR VALLEY SCALE: 1"=1'-0"



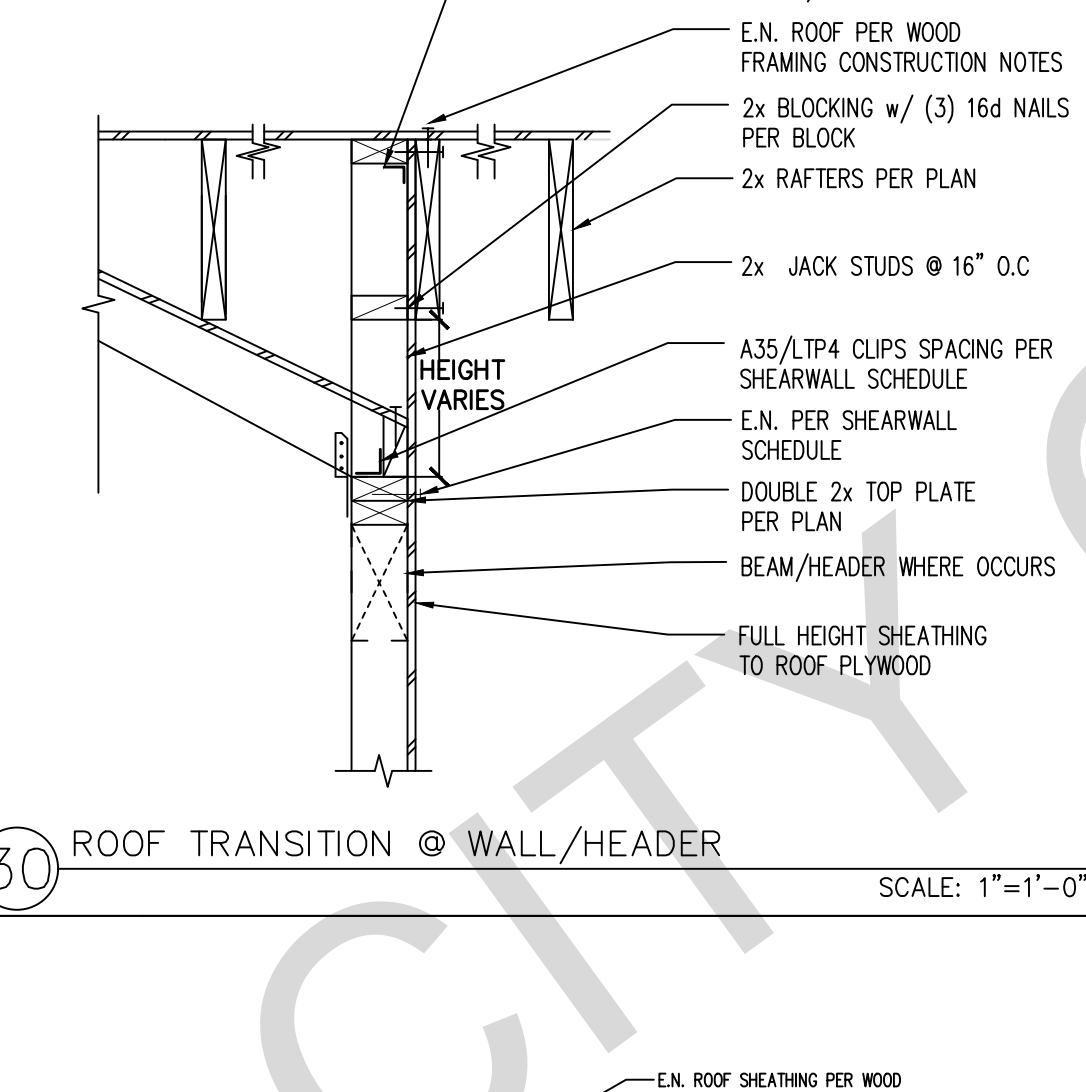
21 SHEAR TRANSFER AT EAVE SCALE: 1"=1'-0"



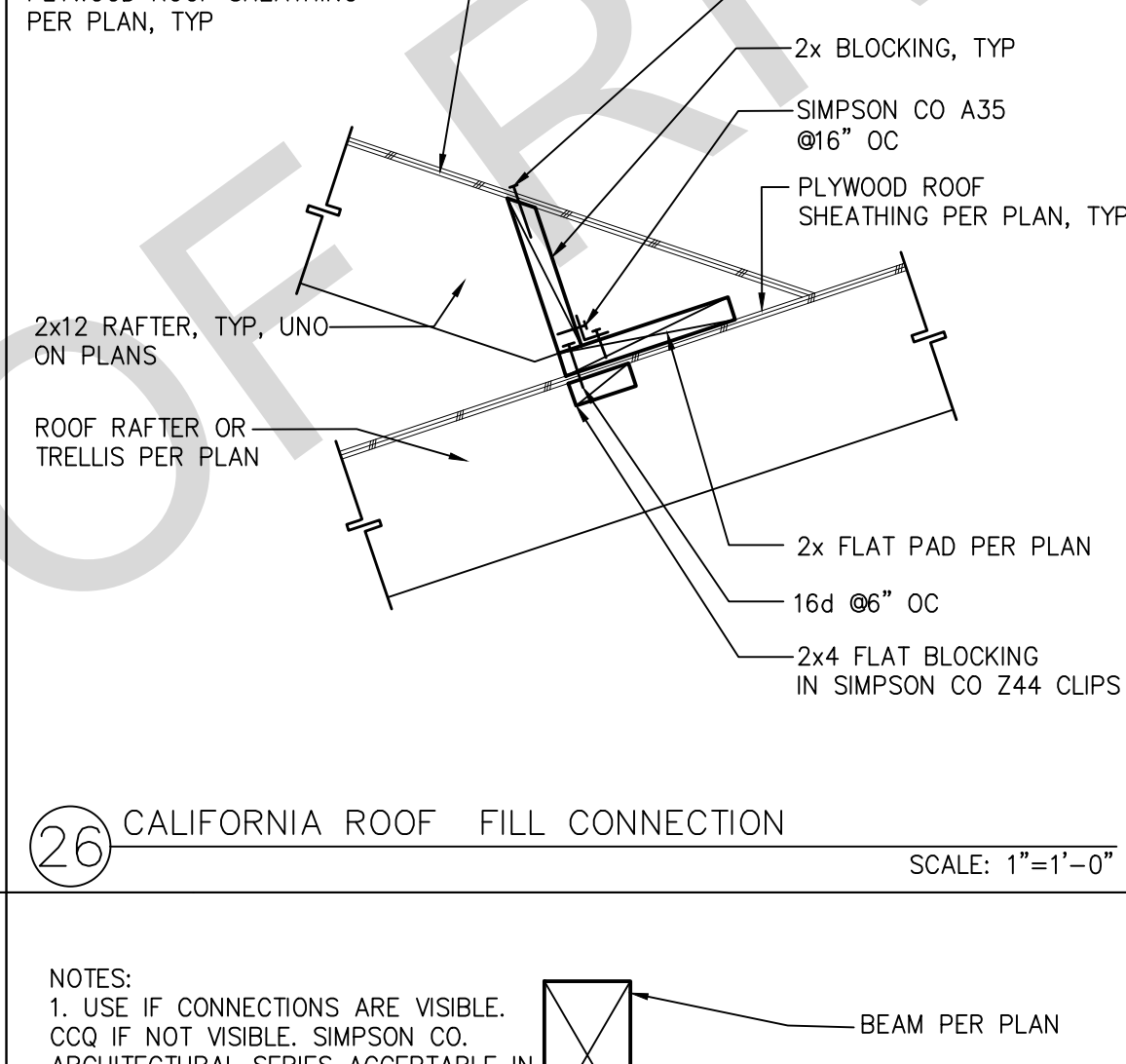
34 TRELLIS LEDGER AT WALL SCALE: 1"=1'-0"



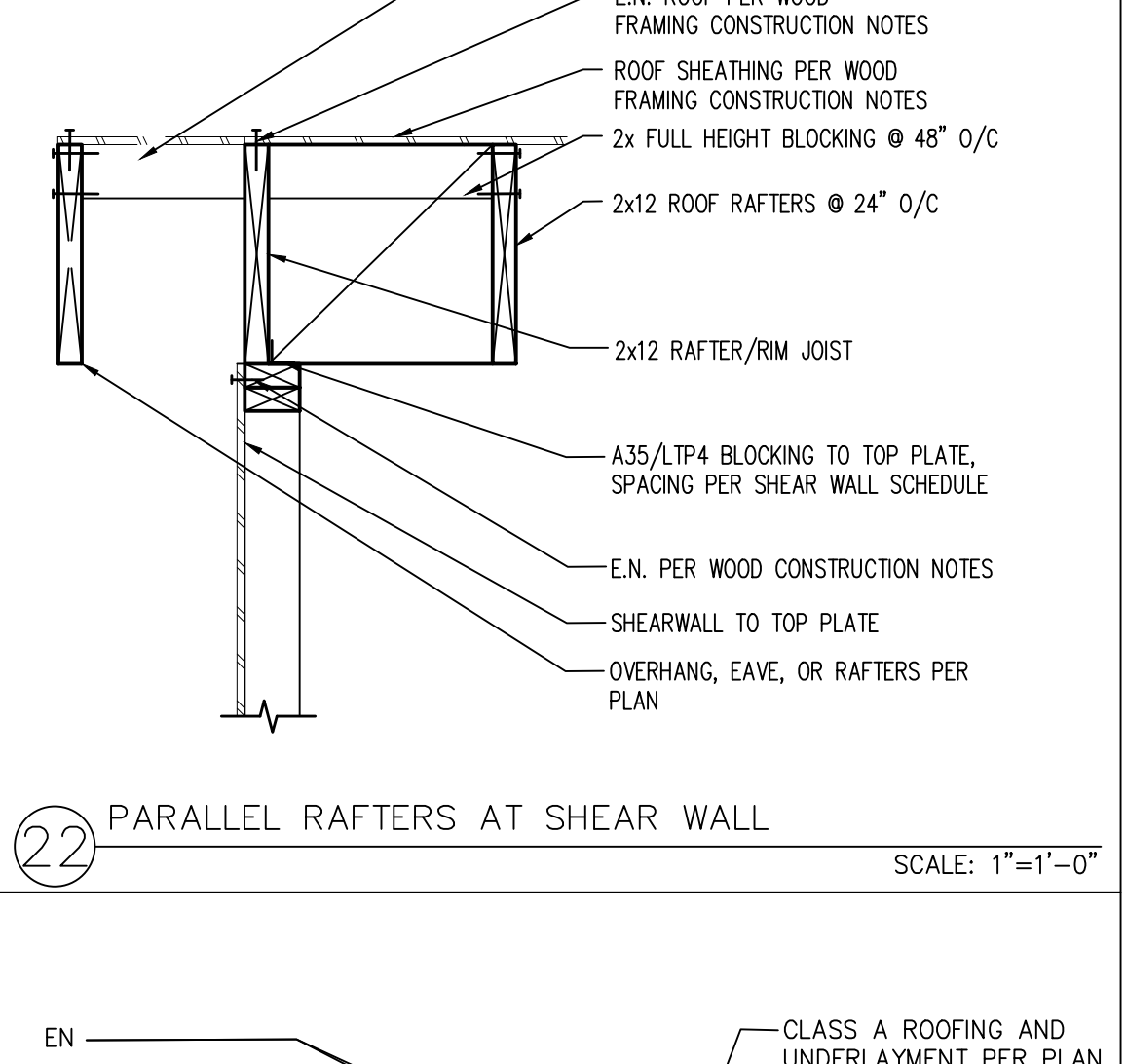
30 ROOF TRANSITION @ WALL/HEADER SCALE: 1"=1'-0"



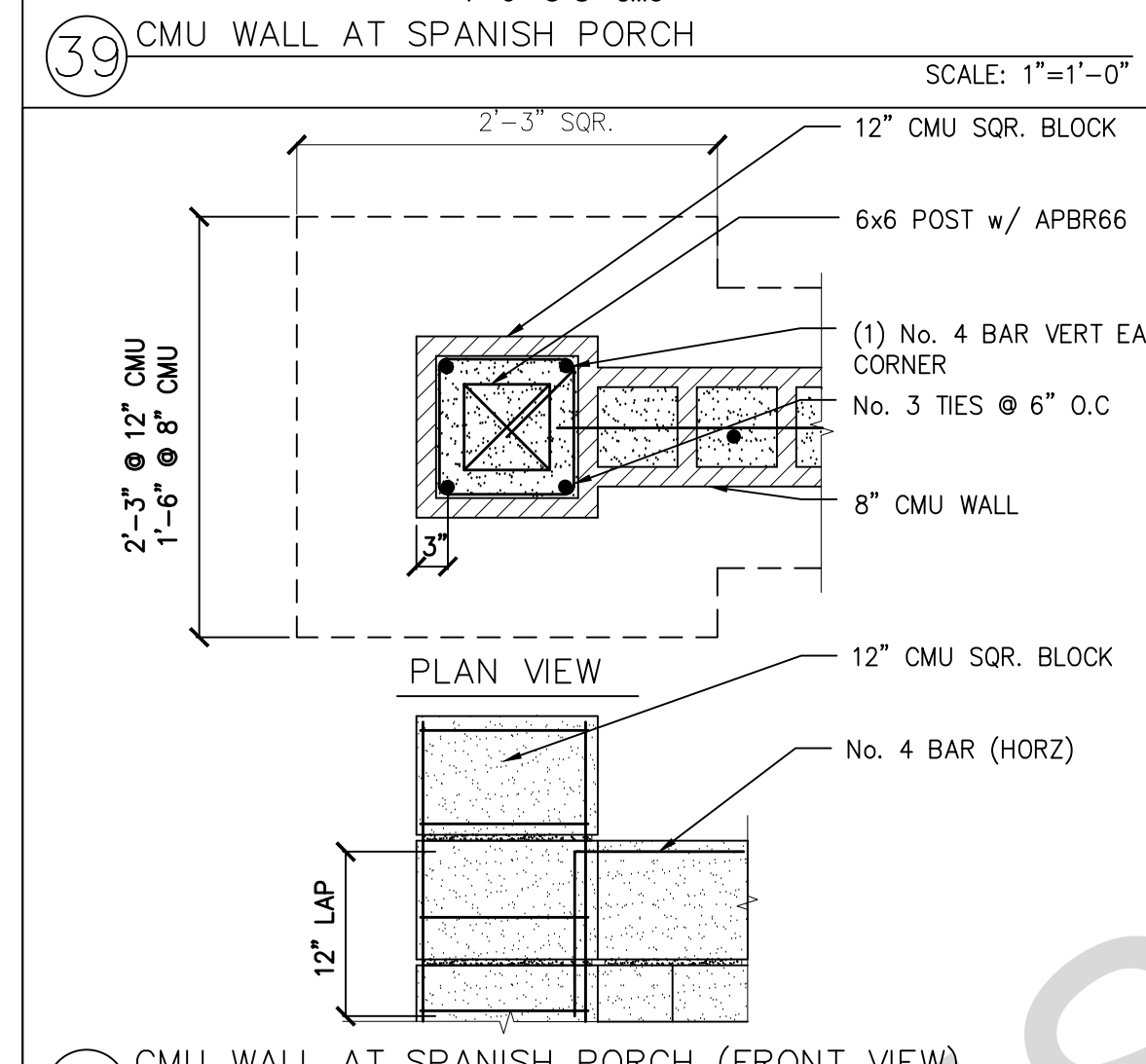
26 CALIFORNIA ROOF FILL CONNECTION SCALE: 1"=1'-0"



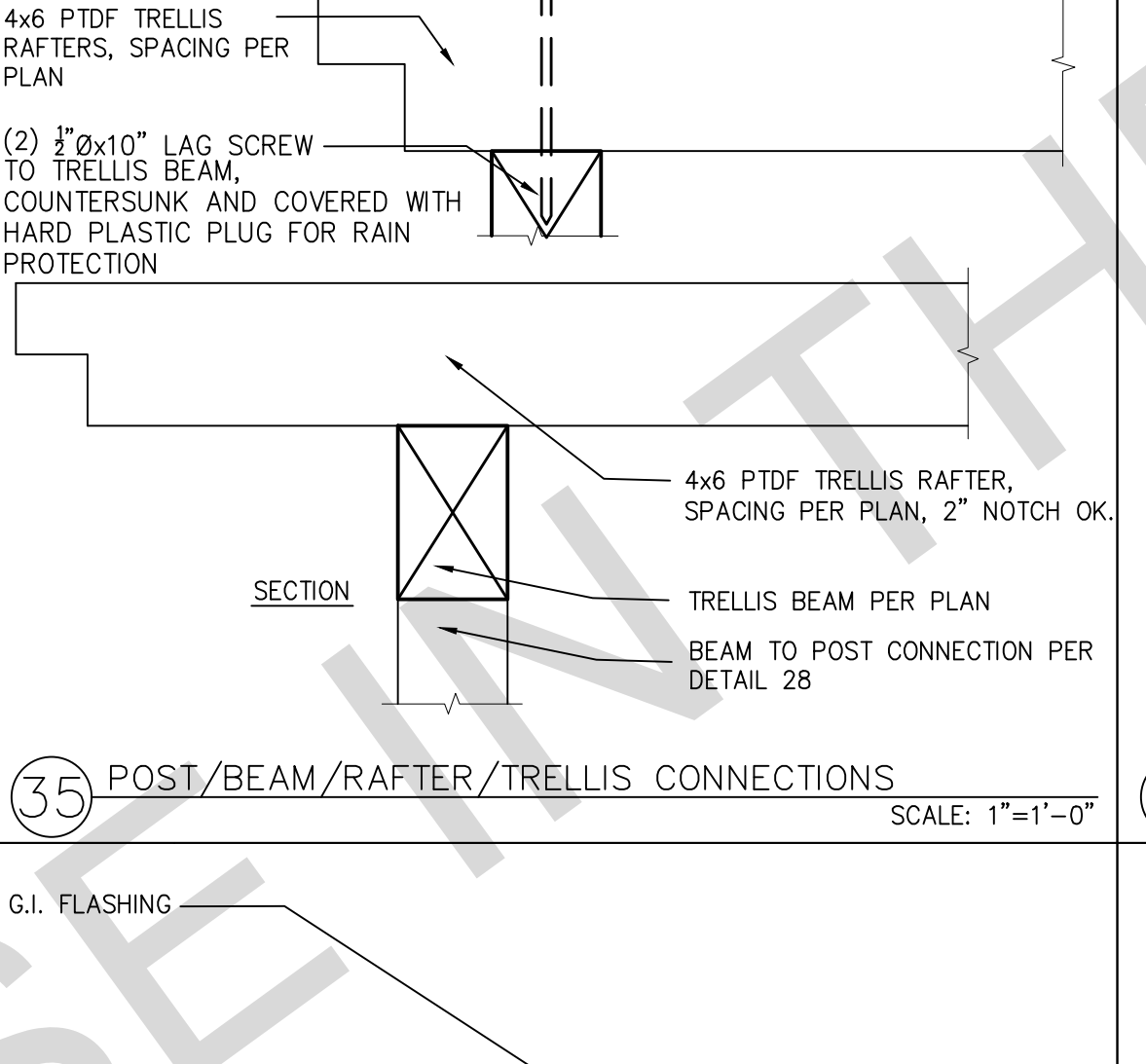
22 PARALLEL RAFTERS AT SHEAR WALL SCALE: 1"=1'-0"



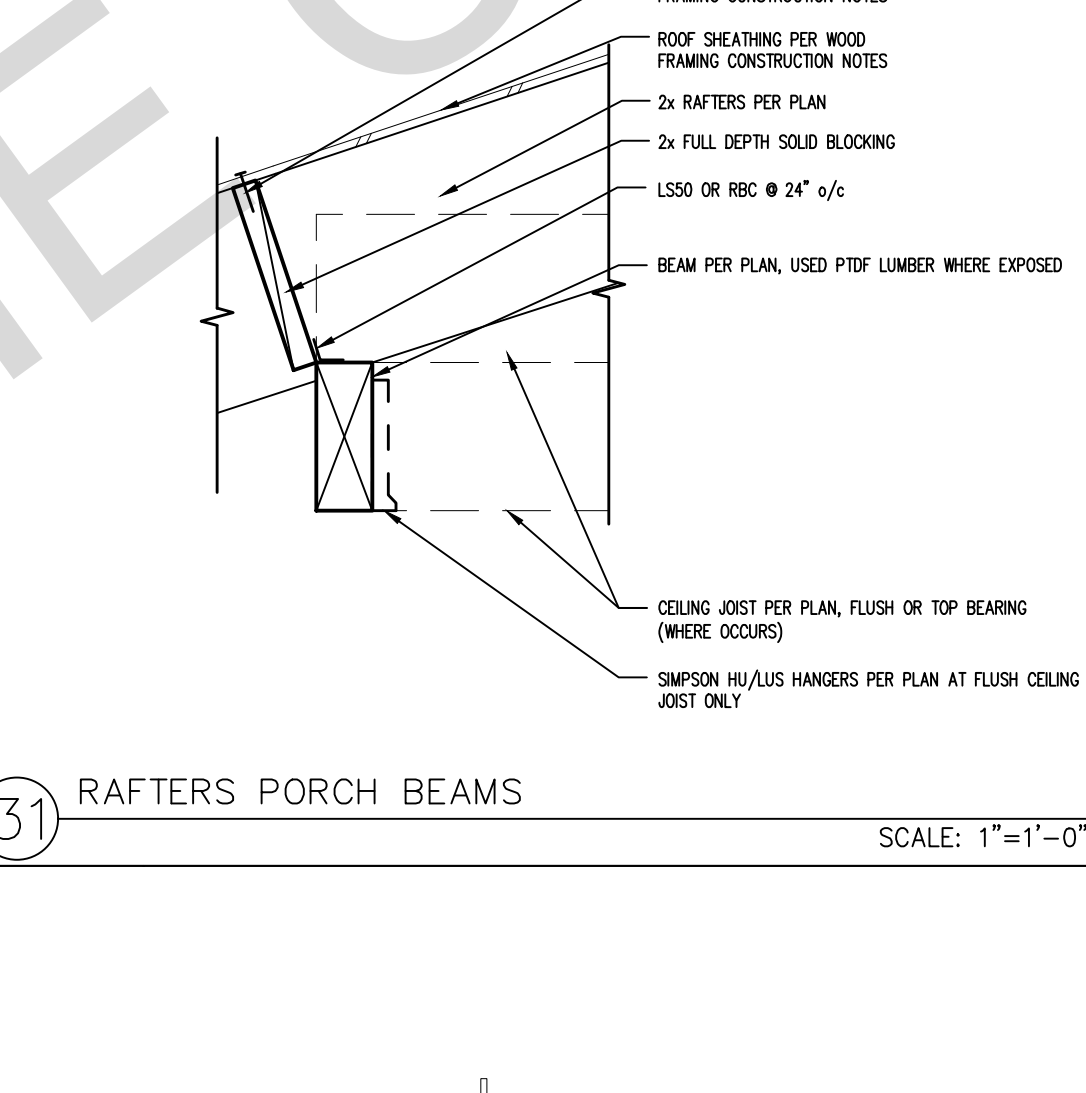
23 RAFTER AT RIDGE BOARD OVER RIDGE BEAM SCALE: 1"=1'-0"



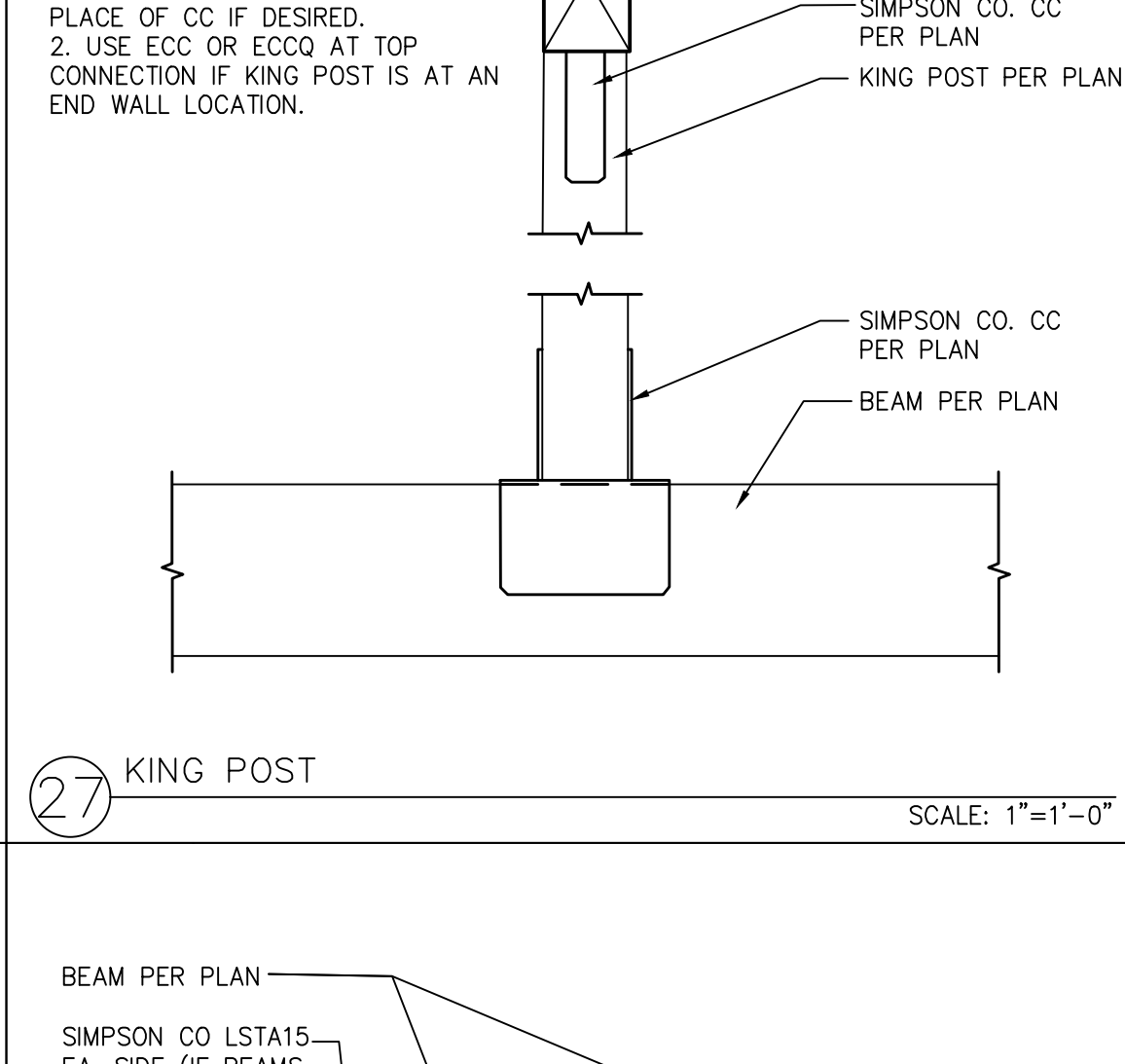
39 CMU WALL AT SPANISH PORCH SCALE: 1"=1'-0"



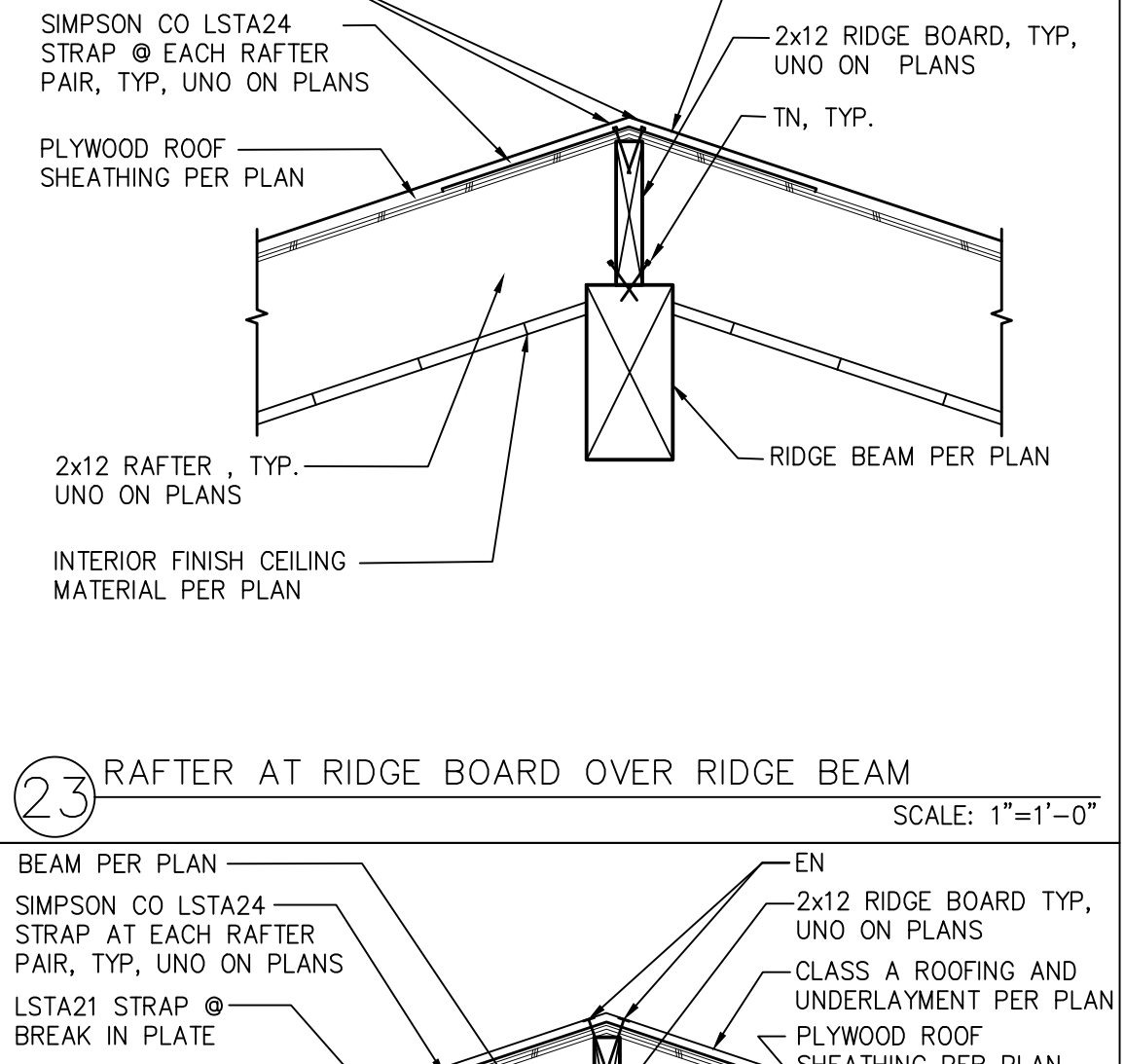
35 POST/BEAM/RAFTER/TRELLIS CONNECTIONS SCALE: 1"=1'-0"



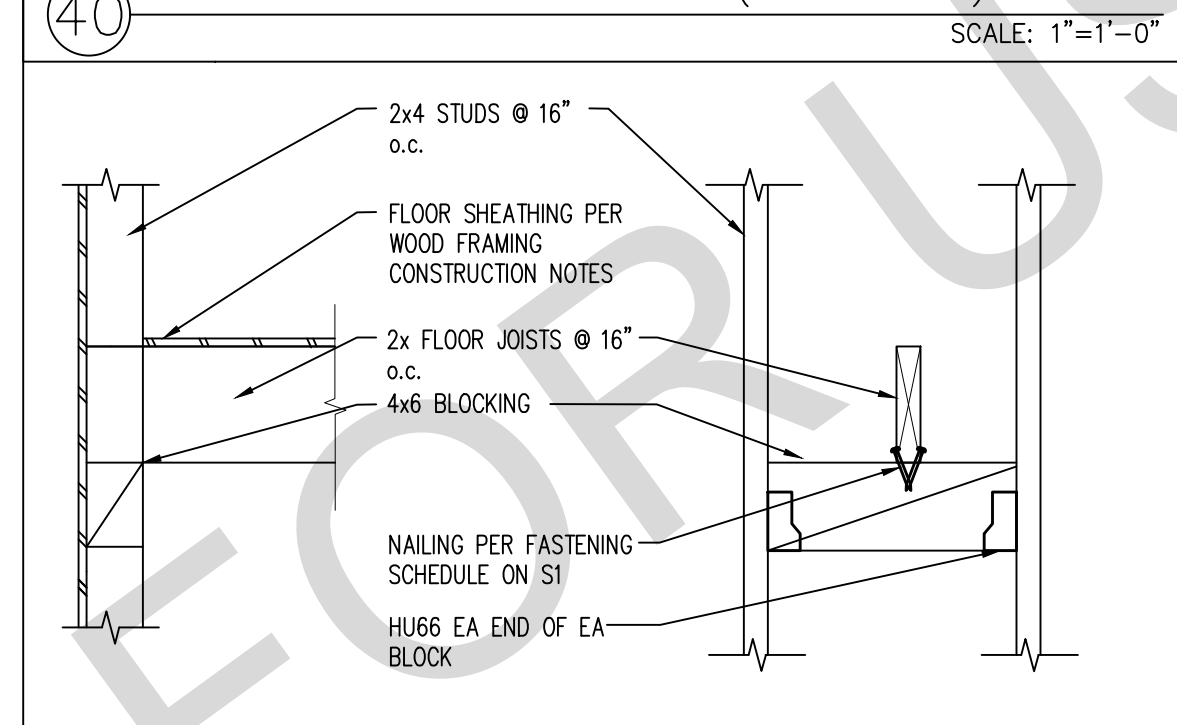
31 RAFTERS PORCH BEAMS SCALE: 1"=1'-0"



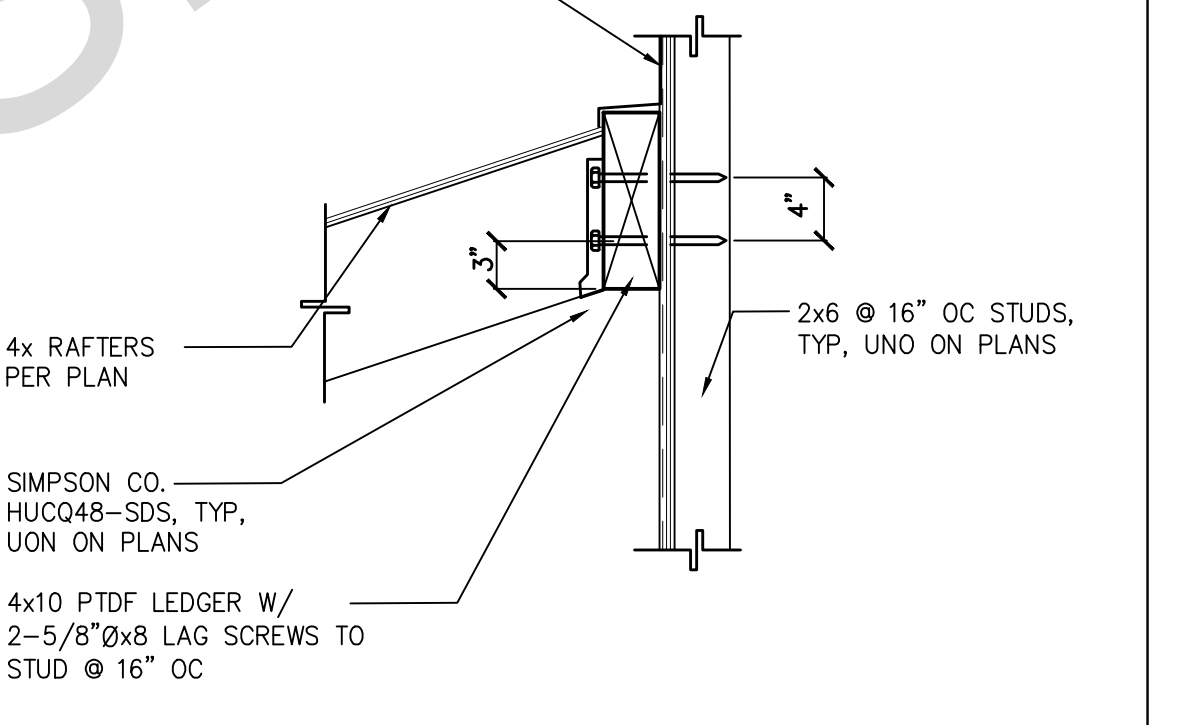
27 KING POST SCALE: 1"=1'-0"



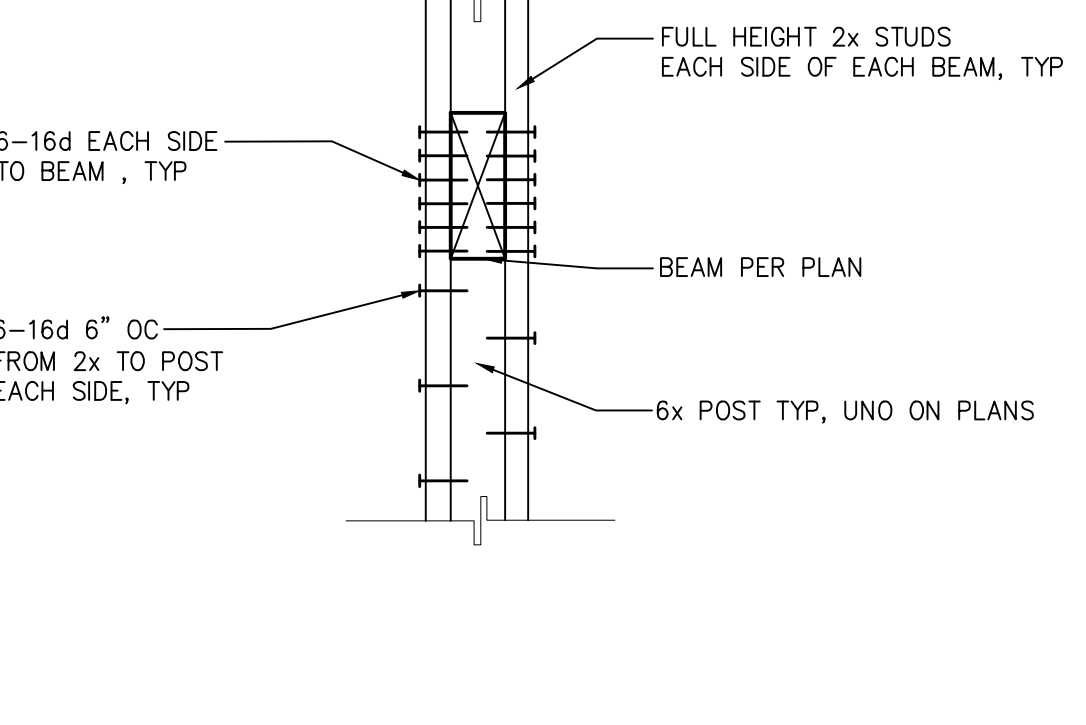
24 RIDGE BOARD & BEAM AT WALL POST W/ HARDWARE SCALE: 1"=1'-0"



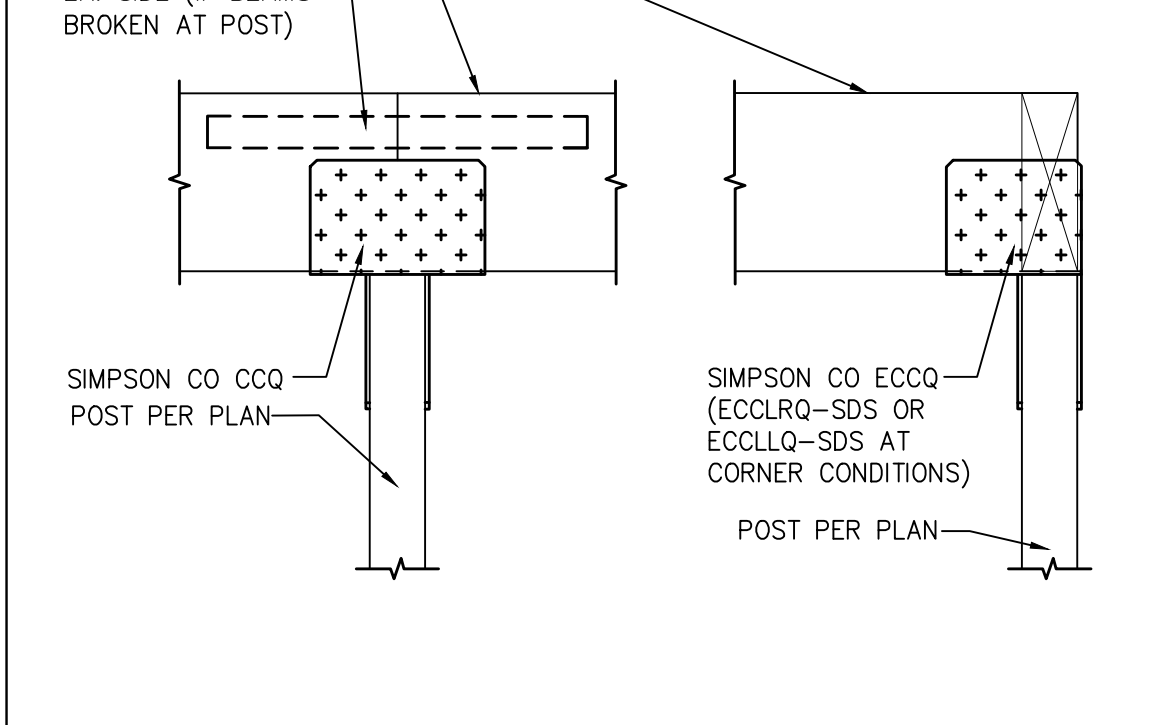
40 CMU WALL AT SPANISH PORCH (FRONT VIEW) SCALE: 1"=1'-0"



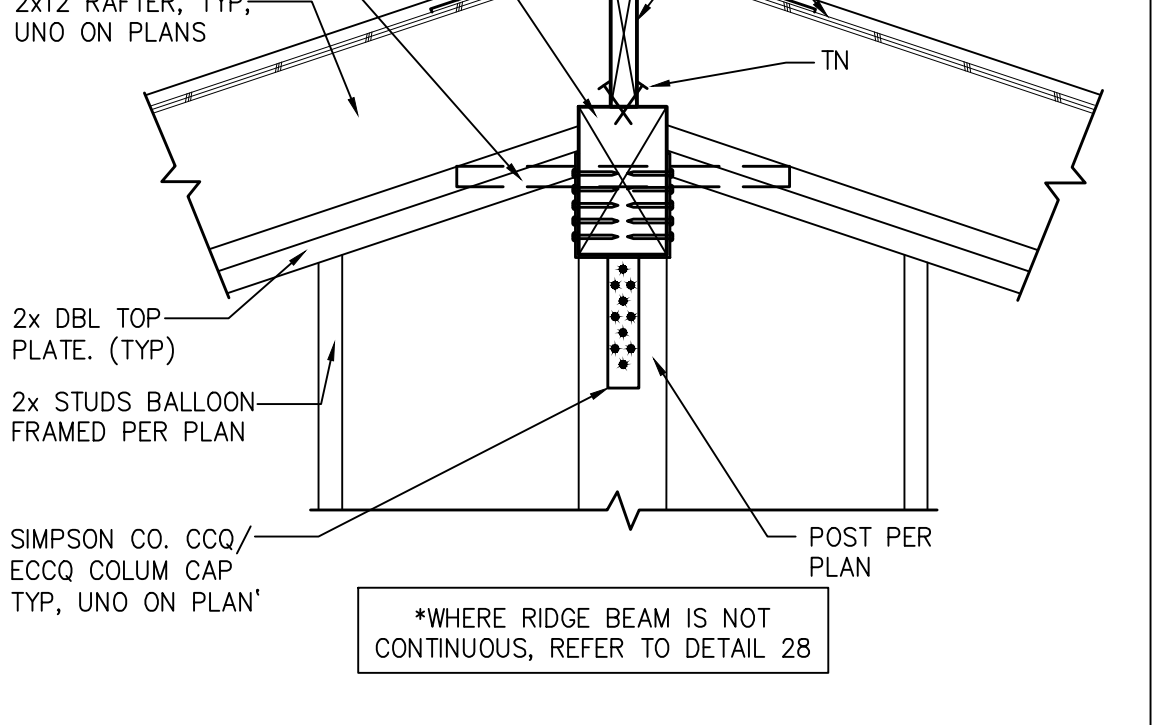
36 LEDGER AT WALL SCALE: 1"=1'-0"



32 TRELLIS/PORCH BEAM TO STUD WALL SCALE: 1"=1'-0"



28 POST TO BEAM WITH CCQ/ECCQ SCALE: 1"=1'-0"



24 RIDGE BOARD & BEAM AT WALL POST W/ HARDWARE SCALE: 1"=1'-0"

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project
City of Riverside Pre-Approved ADU Program
 revisions
 description
Structural Details
 date October 2023
 project no. Riverside ADU
 drawn by DESIGN PATH STUDIO
 sheet no. **S6**

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
3 Bedroom - Riverside ADU
Riverside, CA

Project Designer:
Design Path Studio
P.O. Box 230165
Encinitas, CA 92023
(760) 944-1443

Report Prepared by:
Design Path Studio

Job Number:

Date:
4/8/2024

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.
This program developed by EnergySoft, LLC - www.energysoft.com

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Calculation Date/Time: 2024-04-08T12:01:25-07:00
Project Name: 3 Bedroom - Riverside ADU
Calculation Description: Title 24 Analysis
Input File Name: 3 Bedroom - Riverside.rbd22x

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GENERAL INFORMATION												
01	Project Name: 3 Bedroom - Riverside ADU											
02	Run Title: Title 24 Analysis											
03	Project Location: Riverside											
04	City	Riverside	05	Standards Version								2022
06	Zip code		07	Software Version								EnergyPro 9.2
08	Climate Zone	10	09	Front Orientation (deg/ Cardinal)								All orientations
10	Building Type	Single family	11	Number of Dwelling Units								1
12	Project Scope	Newly Constructed	13	Number of Bedrooms								3
14	Addition Cond. Floor Area (ft²)	n/a	15	Number of Stories								1
16	Existing Cond. Floor Area (ft²)	n/a	17	Finestration Average U-factor								0.3
18	Total Cond. Floor Area (ft²)	1200	19	Glazing Percentage (%)								16.73%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area								n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit								No

COMPLIANCE RESULTS		
01	Building Complies with Computer Performance	
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.	
03	This building incorporates one or more Special Features shown below	

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ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ² EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ² EDR (EDR2efficiency)	Total ² EDR (EDR2total)
	Standard Design	37.6	-40.2	29.6		
Proposed Design						
North Facing	34.7	35.8	27.3	2.9	4.4	2.3
East Facing	35	38.2	28.5	2.6	2	1.1
South Facing	34.4	35.7	27.3	3.2	4.5	2.3
West Facing	35	37.3	28.1	2.6	2.9	1.5
RESULT: PASS						

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment.
²Total EDR includes efficiency and demand response modifiers such as photovoltaic (PV) systems and batteries.
Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load four limits are not exceeded.

* Standard Design PV Capacity: 2.44 kWdc
* Proposed PV Capacity Scaling: North (2.44 kWdc) East (2.44 kWdc) South (2.44 kWdc) West (2.44 kWdc)

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ENERGY USE SUMMARY							
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDU/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDU/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)	
Space Heating	1.57	7.18	1.72	12.21	-0.15	-5.03	
Space Cooling	1.21	26.69	0.86	22.05	0.35	4.64	
IAQ Ventilation	0.42	4.4	0.42	4.4	0	0	
Water Heating	2.01	20.41	1.21	13.56	0.8	6.85	
Self Utilization/Flexibility Credit				0		0	
North Facing Efficiency Compliance Total	5.21	58.68	4.21	52.22	1	6.46	
Space Heating	1.57	7.18	1.71	12.24	-0.14	-5.06	
Space Cooling	1.21	26.69	0.97	25.57	0.24	1.12	
IAQ Ventilation	0.42	4.4	0.42	4.4	0	0	
Water Heating	2.01	20.41	1.2	13.54	0.81	6.87	
Self Utilization/Flexibility Credit				0		0	
East Facing Efficiency Compliance Total	5.21	58.68	4.3	55.75	0.91	2.93	

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ENERGY USE SUMMARY							
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDU/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDU/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)	
Space Heating	1.57	7.18	1.58	11.34	-0.01	-4.16	
Space Cooling	1.21	26.69	0.91	22.93	0.3	3.76	
IAQ Ventilation	0.42	4.4	0.42	4.4	0	0	
Water Heating	2.01	20.41	1.2	13.54	0.81	6.87	
Self Utilization/Flexibility Credit				0		0	
South Facing Efficiency Compliance Total	5.21	58.68	4.31	52.21	1.1	6.47	
Space Heating	1.57	7.18	1.69	12.05	-0.12	-4.87	
Space Cooling	1.21	26.69	0.99	24.5	0.22	2.19	
IAQ Ventilation	0.42	4.4	0.42	4.4	0	0	
Water Heating	2.01	20.41	1.2	13.54	0.81	6.87	
Self Utilization/Flexibility Credit				0		0	
West Facing Efficiency Compliance Total	5.21	58.68	4.3	54.49	0.91	4.19	

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
North Facing				
Gross EUH ¹	19.72	17.96	1.76	8.92
Net EUH ²	7.91	6.14	1.77	22.38
East Facing				
Gross EUH ¹	19.72	18.3	1.42	7.2
Net EUH ²	7.91	6.48	1.43	18.08
South Facing				
Gross EUH ¹	19.72	17.92	1.8	9.13
Net EUH ²	7.91	6.1	1.81	22.88
West Facing				
Gross EUH ¹	19.72	18.16	1.56	7.91
Net EUH ²	7.91	6.34	1.57	19.85

Notes:
1. Gross EUH is Energy Use Total (not including PV) / Total Building Area.
2. Net EUH is Energy Use Total (including PV) / Total Building Area.

Registration Number: 224-P010404344-000-000-0000000-0000
Registration Date/Time: 2024-04-08 12:12:04
HERS Provider: CalCERTS Inc.
Report Version: 2022.0.000
Schema Version: rev 20220901
Report Generated: 2024-04-08 12:03:10

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REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt (deg)	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.44	NA	Standard [14-17W]	Fixed	none	true	150-270	n/a	n/a	~7-12	95	98

REQUIRED SPECIAL FEATURES											
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.											
<ul style="list-style-type: none"> Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3) Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heaters, specific brand/model, or equivalent, must be installed 											

HERS FEATURE SUMMARY											
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Register											
<ul style="list-style-type: none"> Quality Insulation Installation (QI) Indoor air quality ventilation Kitchen range hood Verified Refrigerant Charge Airflow in habitable rooms (SC3.1.4.1.7) Verified heat pump rated heating capacity Wall-mounted thermostat in zones greater than 150 R2 (SC3.4.5) Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8) 											

BUILDING - FEATURES INFORMATION							
01	02	03	04	05	06	07	
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems	
3 Bedroom - Riverside ADU	1200	1	3	1	0	1	

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ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU	Conditioned	Mini Split1	1200	9.5	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	ADU	R-19 Wall	0	Front	304	61.25	90
Right Wall	ADU	R-19 Wall	270	Right	322	32	90
Back Wall	ADU	R-19 Wall	180	Back	304	92	90
Left Wall	ADU	R-19 Wall	90	Left	322	30.9	90

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	ADU	R-30 Roof No Attic	0	Front	1200	0	4	0.1	0.85	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window B 3	Window	Front Wall	Front	0	1	5	0.3	NFRC	0.23	NFRC			Bug Screen
Window A	Window	Front Wall	Front	0	1	8.75	0.3	NFRC	0.23	NFRC			Bug Screen
Window A 2	Window	Front Wall	Front	0	1	8.75	0.3	NFRC	0.23	NFRC			Bug Screen
Window A 3	Window	Front Wall	Front	0	1	8.75	0.3	NFRC	0.23	NFRC			Bug Screen
Window D	Window	Right Wall	Right	270	1	5.5	0.3	NFRC	0.23	NFRC			Bug Screen
Window D 2	Window	Right Wall	Right	270	1	5.5	0.3	NFRC	0.23	NFRC			Bug Screen
Window C	Window	Right Wall	Right	270	1	4.5	0.3	NFRC	0.23	NFRC			Bug Screen
Window D 3	Window	Right Wall	Right	270	1	5.5	0.3	NFRC	0.23	NFRC			Bug Screen
Window D 4	Window	Right Wall	Right	270	1	5.5	0.3	NFRC	0.23	NFRC			Bug Screen
Window D 5	Window	Right Wall	Right	270	1	5.5	0.3	NFRC	0.23	NFRC			Bug Screen
Window A 4	Window	Back Wall	Back	180	1	8.75	0.3	NFRC	0.23	NFRC			Bug Screen
Window A 5	Window	Back Wall	Back	180	1	8.75	0.3	NFRC	0.23	NFRC			Bug Screen
Window A 6	Window	Back Wall	Back	180	1	8.75	0.3	NFRC	0.23	NFRC			Bug Screen
French Door 6	Window	Back Wall	Back	180	1	39.5	0.3	NFRC	0.23	NFRC			Bug Screen
Window A 7	Window	Back Wall	Back	180	1	8.75	0.3	NFRC	0.23	NFRC			Bug Screen
Window A 8	Window	Back Wall	Back	180	1	8.75	0.3	NFRC	0.23	NFRC			Bug Screen
Window A 9	Window	Back Wall	Back	180	1	8.75	0.3	NFRC	0.23	NFRC			Bug Screen
Window D 6	Window	Left Wall	Left	90	1	5.5	0.3	NFRC	0.23	NFRC			Bug Screen

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.01(C) **Overhead Luminaires.** Overhead luminaires must contain lamps that comply with Reference Joint Appendix JAE. *

§ 150.01(D) **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JAE luminaire temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

§ 150.01(E) **Light Sources in Drawers, Cabinets, and Over Cabinets.** Light sources intended to illuminate cabinets or over cabinets are not required to comply with Table 103.0.A or to be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, and no more than 100 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or item closed is closed.

§ 150.01(G) **Instantaneous Dimming and Controls.** All forward phase dimmers used with LED light sources must comply with NEMA UL21, IA.

§ 150.01(H) **Instantaneous Dimming and Controls.** Dimmers must be controlled separately from lighting systems. *

§ 150.01(I) **Accessible Controls.** Lighting must have readily accessible and unobstructed controls that allow the lighting to be manually turned on and off.

§ 150.01(J) **Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.01(I).

§ 150.01(K) **Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.8.

§ 150.01(L) **Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.8 and the physical controls specified in § 150.01(I).

§ 150.01(M) **Automatic Shutoff Controls.** In bathrooms, pantries, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with automatic shutoff controls must have controls that turn the light off when the drawer or door is closed.

§ 150.01(N) **Dimming.** Lighting in bathrooms, pantries, laundry rooms, utility rooms, dining rooms, libraries, and bedrooms must have readily accessible and unobstructed dimming controls that allow a lighting fixture to be manually adjusted up and down. Forward phase dimmers controlling LED light sources in these systems must comply with 103.01.02, IA.

§ 150.01(O) **Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fan. Lighting under cabinets or sinks, lighting in display cabinets, and recessed cabinets must be controlled separately from ceiling-mounted lighting.

§ 150.01(P) **Medical Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photovoltaic and motion sensor or automatic time switch control or an environmental fire clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.

§ 150.01(Q) **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.**

§ 150.01(R) **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in § 110.8, 103.1, 103.4, 103.5, and 141.6.

Other Requirements:

§ 110.101 **Single-Family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for subdivision approval was for the residences has been deemed complete and approved by the enforcement agency, which do not have a subdivision system installed, must comply with the requirements of § 110.101(a).

§ 110.101(a) **Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, window ventilation, and spacing requirements as specified in Title 24, Part 11 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area may be computed as areas that have no dimension less than 5 feet and are no less than 50 square feet each for buildings with roof areas less than or equal to 15,000 square feet or no less than 100 square feet each for buildings with roof areas greater than 15,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.

§ 110.101(b) **Access.** All sections of the solar zone located on steep-sloped roofs must have an access between 60:00" of free width.

§ 110.101(c) **Shading.** The solar zone must not contain any obstructions, including but not limited to vents, chimneys, architectural features, and roof-mounted equipment.

§ 110.101(d) **Height.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height of obstruction between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.

§ 110.101(e) **Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and live load must be clearly indicated on the construction documents.

§ 110.101(f) **Information Pathways.** The construction documents must indicate a location reserved for travelers and mailing equipment and a pathway reserved for mail delivery from the solar zone to the point of interconnection with the electrical service, and for single-family residences, a pathway reserved for mail delivery from the solar zone to the utility meter.

§ 110.101(g) **Documentation.** A copy of the construction documents or acceptance document containing the information from § 110.101(a)-(f) must be provided to the recipient.

§ 110.101(h) **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.

§ 110.101(i) **Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "Future Solar Electric Electric and Energy Storage Ready."

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.01(A) **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either (ESS-ready) interconnection equipment with a backed-up capacity of 60 amps or more and four or more ESS-supplied branch circuits, or a dedicated pathway from the main service to a sub-panel that supplies the branch circuits (§ 150.01(i)), at least two branch circuits must be identified and have their wires color-coded at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit, one the primary coil, and one circuit must supply a standby power supply unit capable of providing a minimum standby output of 225 watts. Sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 7' of the main panelboard, with reserved space between the panelboard and the transfer switch to be consistent with the manufacturer's installation instructions.

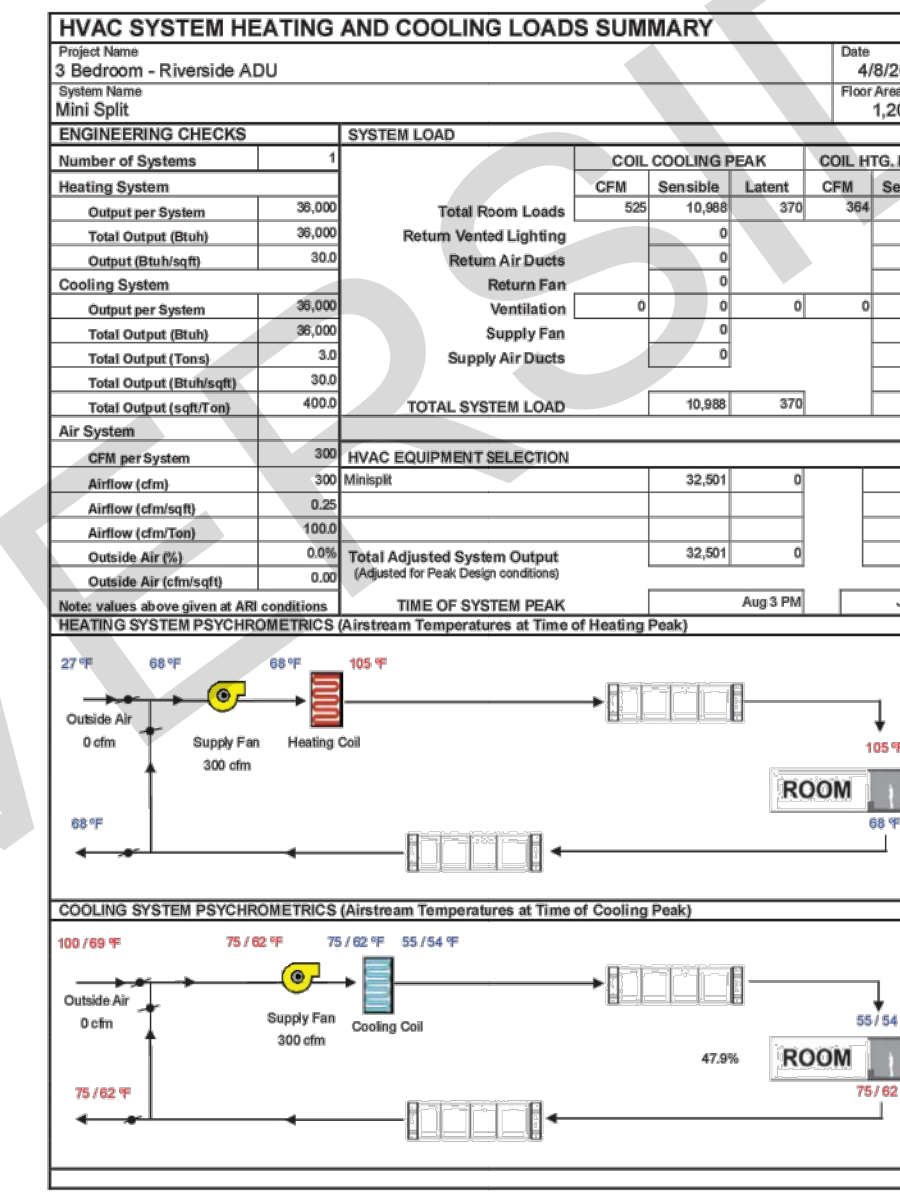
§ 150.01(B) **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include a dedicated outdoor 240V branch circuit wiring installed within 7' of the furnace with circuit conductors rated at least 20 amps with the blank cover identified as "EHV ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "7' or Future 240V use."

§ 150.01(C) **Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include a dedicated outdoor 240V branch circuit wiring installed within 7' of the cooktop with circuit conductors rated at least 20 amps with the blank cover identified as "EHV ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "7' or Future 240V use."

§ 150.01(D) **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include a dedicated outdoor 240V branch circuit wiring installed within 7' of the dryer location with circuit conductors rated at least 20 amps with the blank cover identified as "EHV ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "7' or Future 240V use."

*Exceptions may apply.

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project

City of Riverside
Pre-Approved
ADU Program

revisions

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description

Energy
Calculations

date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no. T24.3