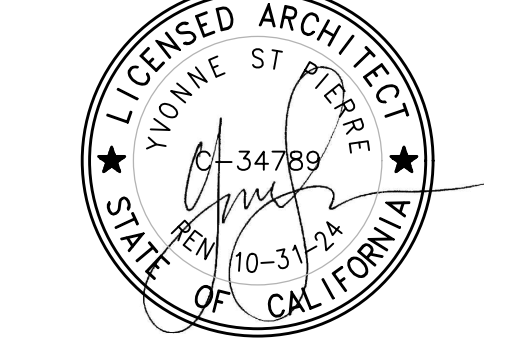


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3 Bedroom - Craftsman view #1



3 Bedroom - Ranch view #1



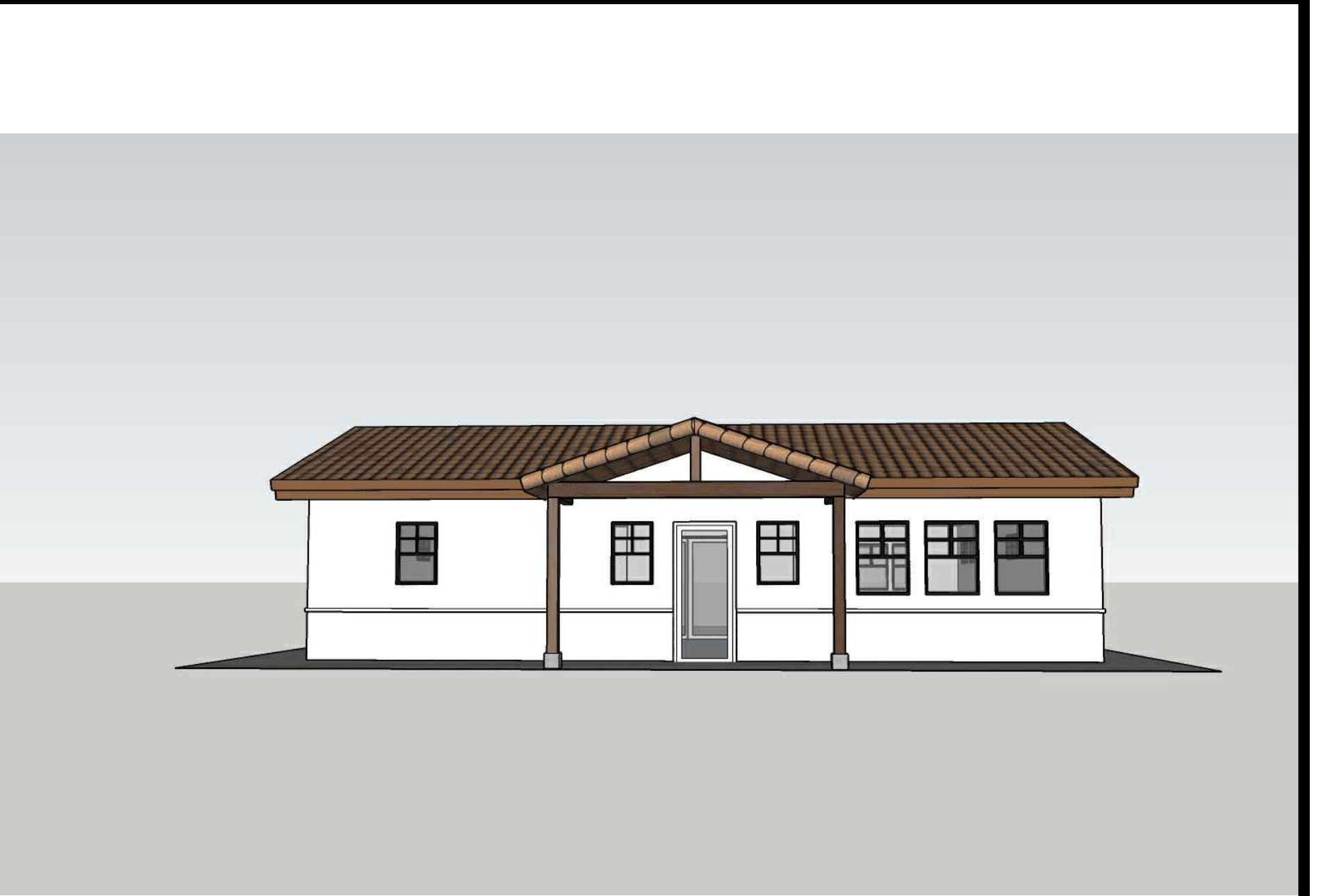
3 Bedroom - Spanish view #1



3 Bedroom - Craftsman view #2



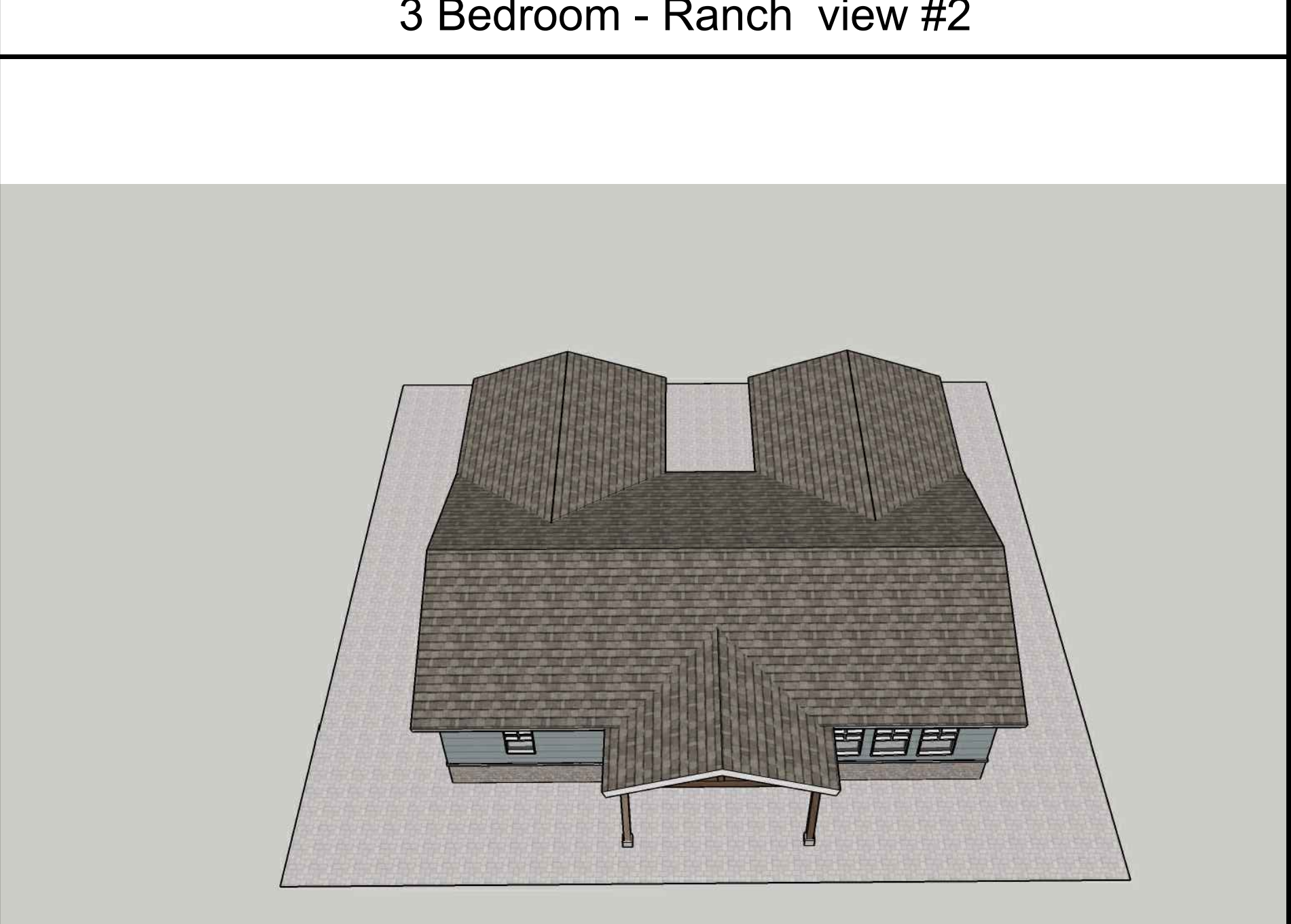
3 Bedroom - Ranch view #2



3 Bedroom - Spanish view #2



3 Bedroom - Craftsman view #3



3 Bedroom - Ranch view #3



3 Bedroom - Spanish view #3

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date
 October 2023

project no.
 Riverside ADU

drawn by
 DESIGN PATH STUDIO

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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? <i>*If No, provide Acoustical analysis report</i>
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 (c40psf) must be supported by stud-wall w/ 5/8" gyp-board/plaster.	N/A <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 2. 5/8-inch laminated glass STC 40 dB and set in non-hardening glazing material, or 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	
Interior 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.	N/A <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 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.

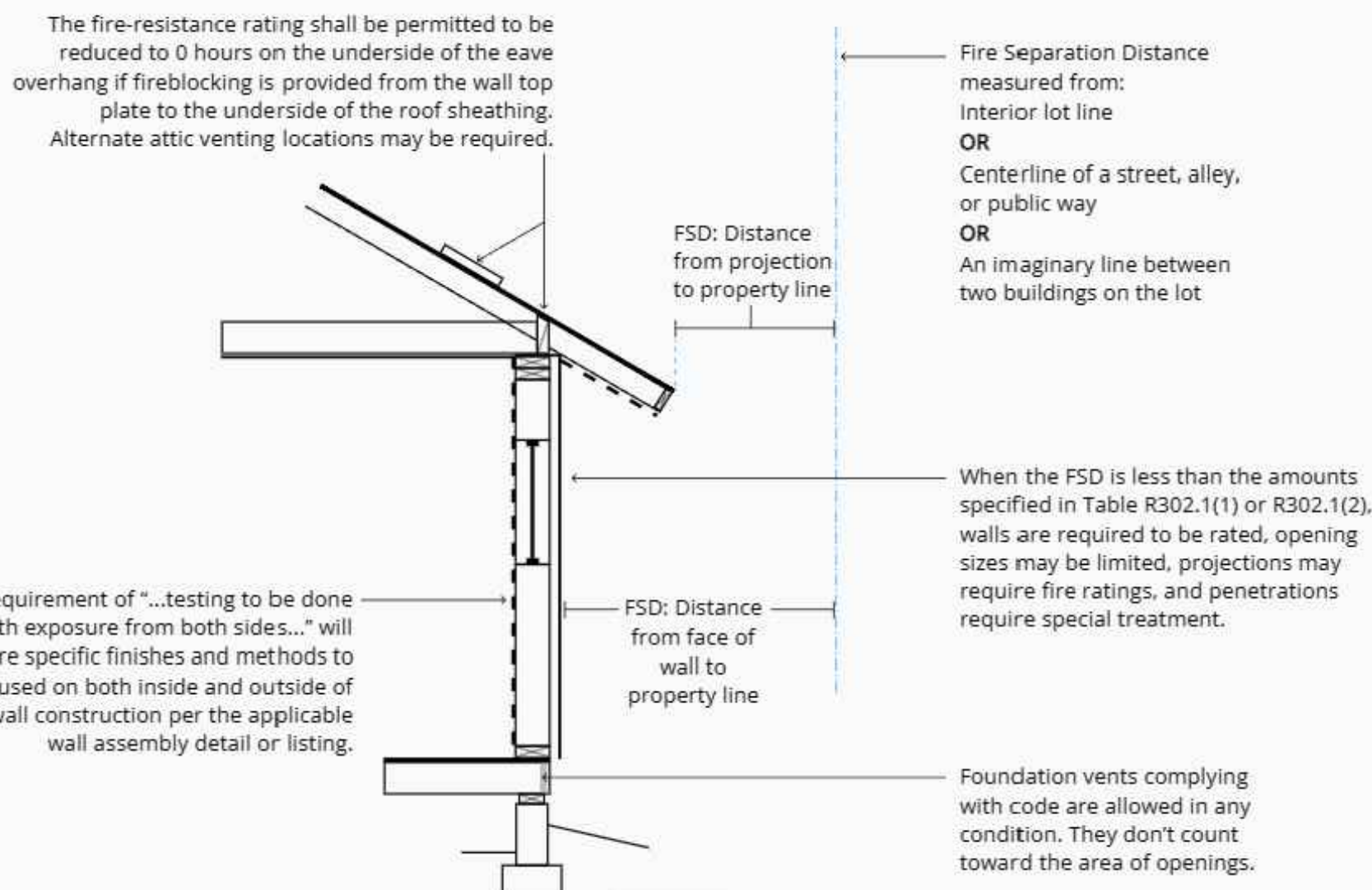
GENERAL NOTES

- 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



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)]

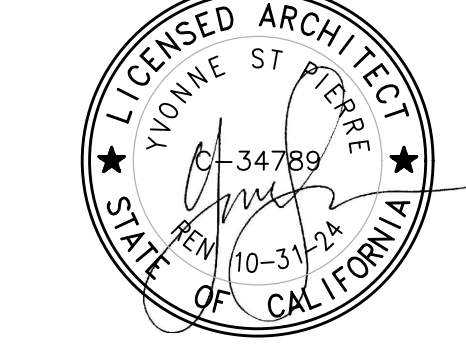
PROJECTIONS, INCLUDING EAVES, SHALL BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, HEAVY TIMBER OR OF FRT WOOD IF THEY PROJECT INTO THE 3/5 FOOT (SPRINKLERED /UNSPRINKLERED) SETBACK AREA FROM THE PROPERTY LINE. THEY MAY PROJECT A MAXIMUM OF 12 INCHES BEYOND THE 3 FOOT SETBACK. [CRC TABLES R302.1(1) AND R302.1(2), 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
	Not fire-resistance rated	0 hours
Projections	Not allowed	NA
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}
	Not fire-resistance rated	0 hours
Openings in walls	Not allowed	NA
	25% maximum of wall area	0 hours
	Unlimited	0 hours
Penetrations	All	Comply with Section R302.4
		None required

**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
	Not fire-resistance rated	0 hours
Projections	Not allowed	NA
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, c}
	Not fire-resistance rated	0 hours
Openings in walls	Not allowed	NA
	Unlimited	0 hours
Penetrations	All	Comply with Section R302.4
		None required

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Site
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date October 2023

project no. Riverside ADU

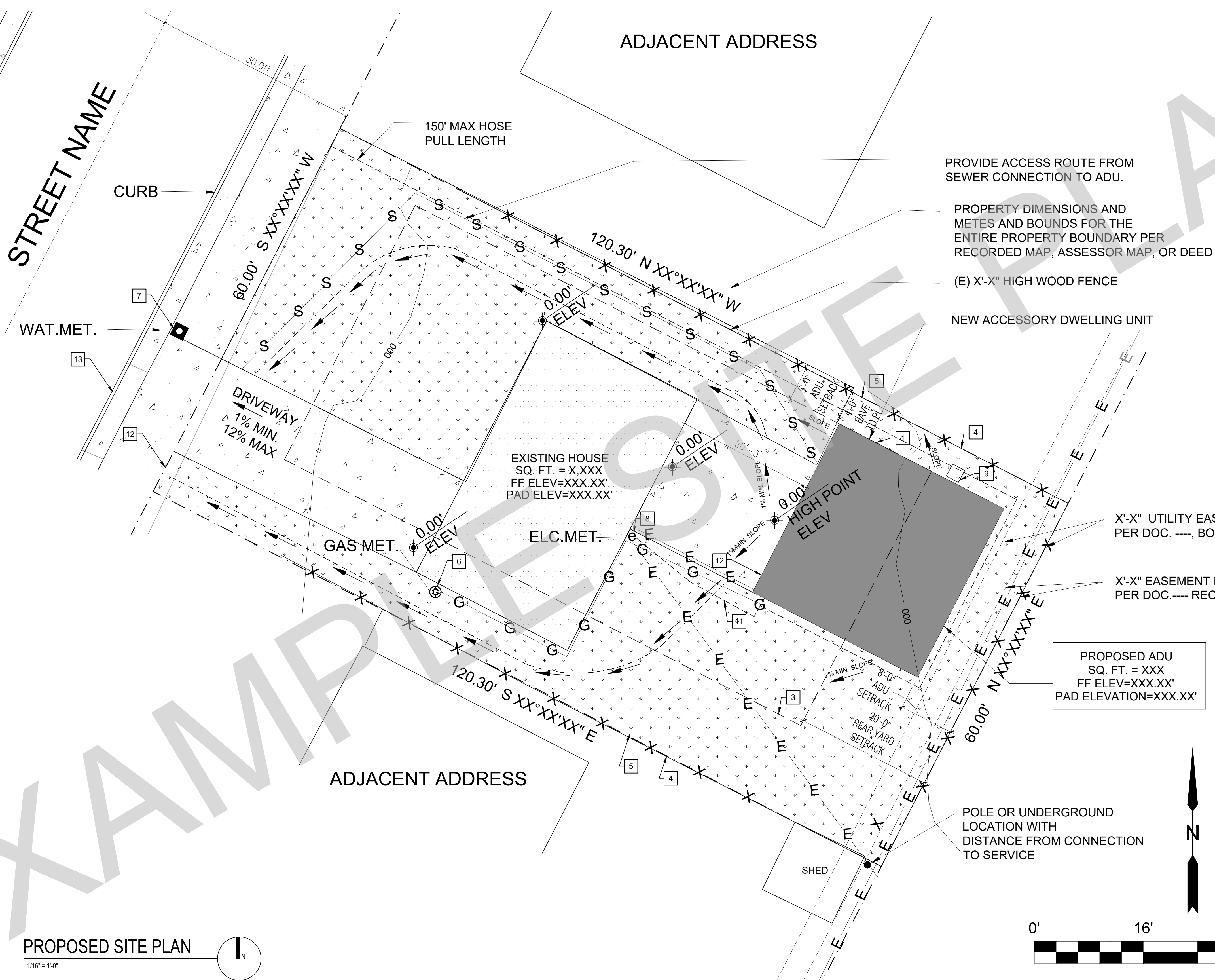
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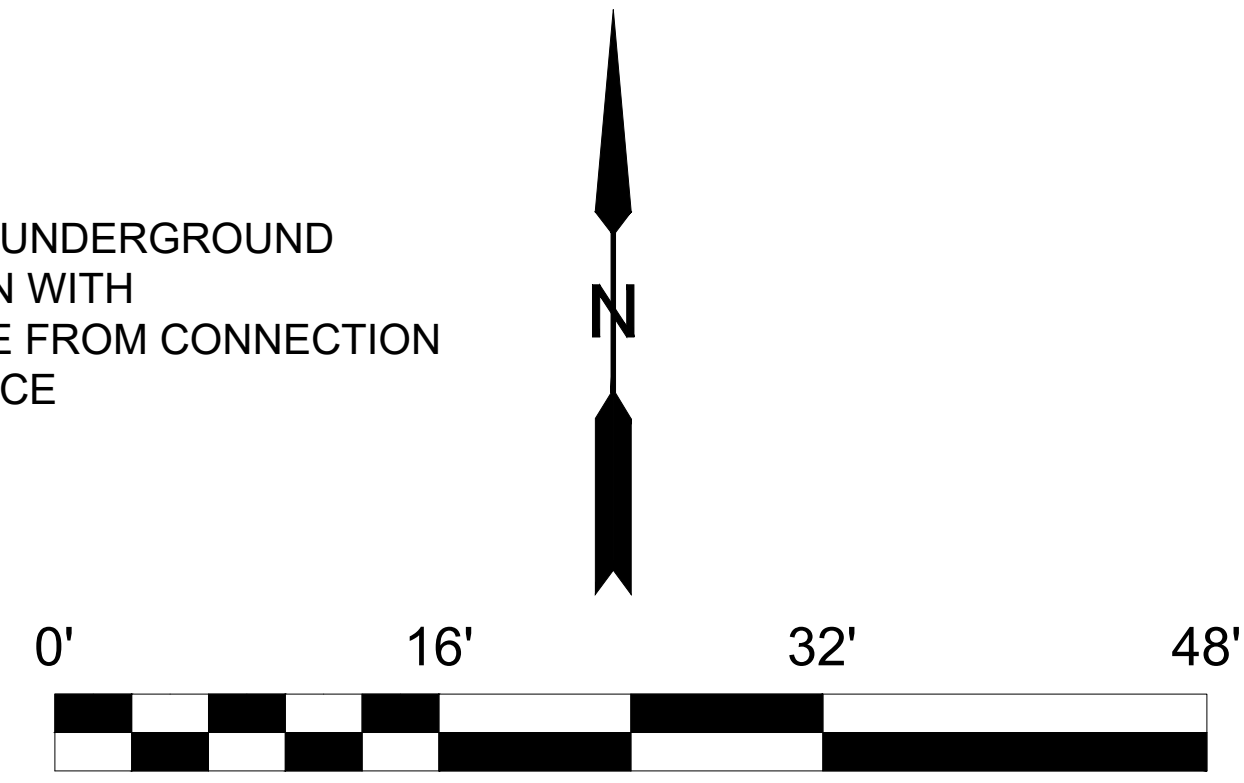
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SITE INFORMATION CHECKLIST:

- 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 FIXTURE 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. [CPC 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. [CPC 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. [CPC TABLES R302.1(1) AND R302.1(2), WITH EXCEPTIONS]

project
City of Riverside
Pre-Approved
ADU Program

revisions
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△

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>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 ABLE 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>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 style="text-align: center;">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:</p> <ol style="list-style-type: none"> ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS." <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> <ol style="list-style-type: none"> 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. 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>(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:</p> <ol style="list-style-type: none"> 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. 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>(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:</p> <ol style="list-style-type: none"> 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. 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." 				



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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.

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.

- 1. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA.

- 2. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED 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.

- 4. 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.

- 5. 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:

- 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:

- 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:

- 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:

- 11. 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

- 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:

- 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:

- 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:

FIRE SPRINKLER NOTES

- 1. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED DWELLING OR ADU THEN THE FOLLOWING NOTES APPLY.

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

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 Technologies

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.

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.

LISTING No. 8140-2026-0001 DESIGN: "Artisan®" lap siding, fiber-cement, 5/8" thick.

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



project City of Riverside Pre-Approved ADU Program

revisions (Three empty revision triangles)

description

General Notes

date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

WINDOW SCHEDULE											
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'-0"	3'-0"	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

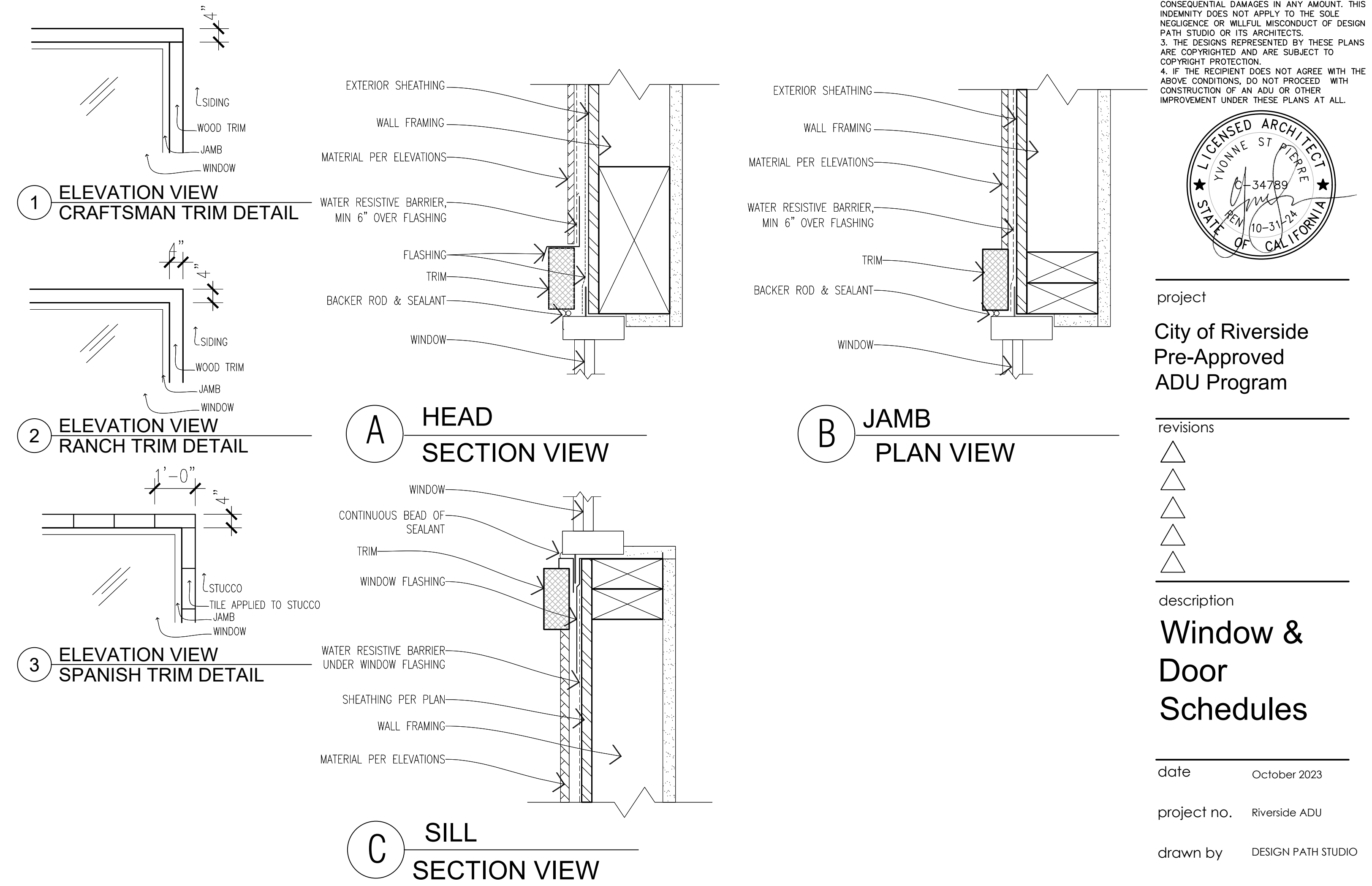
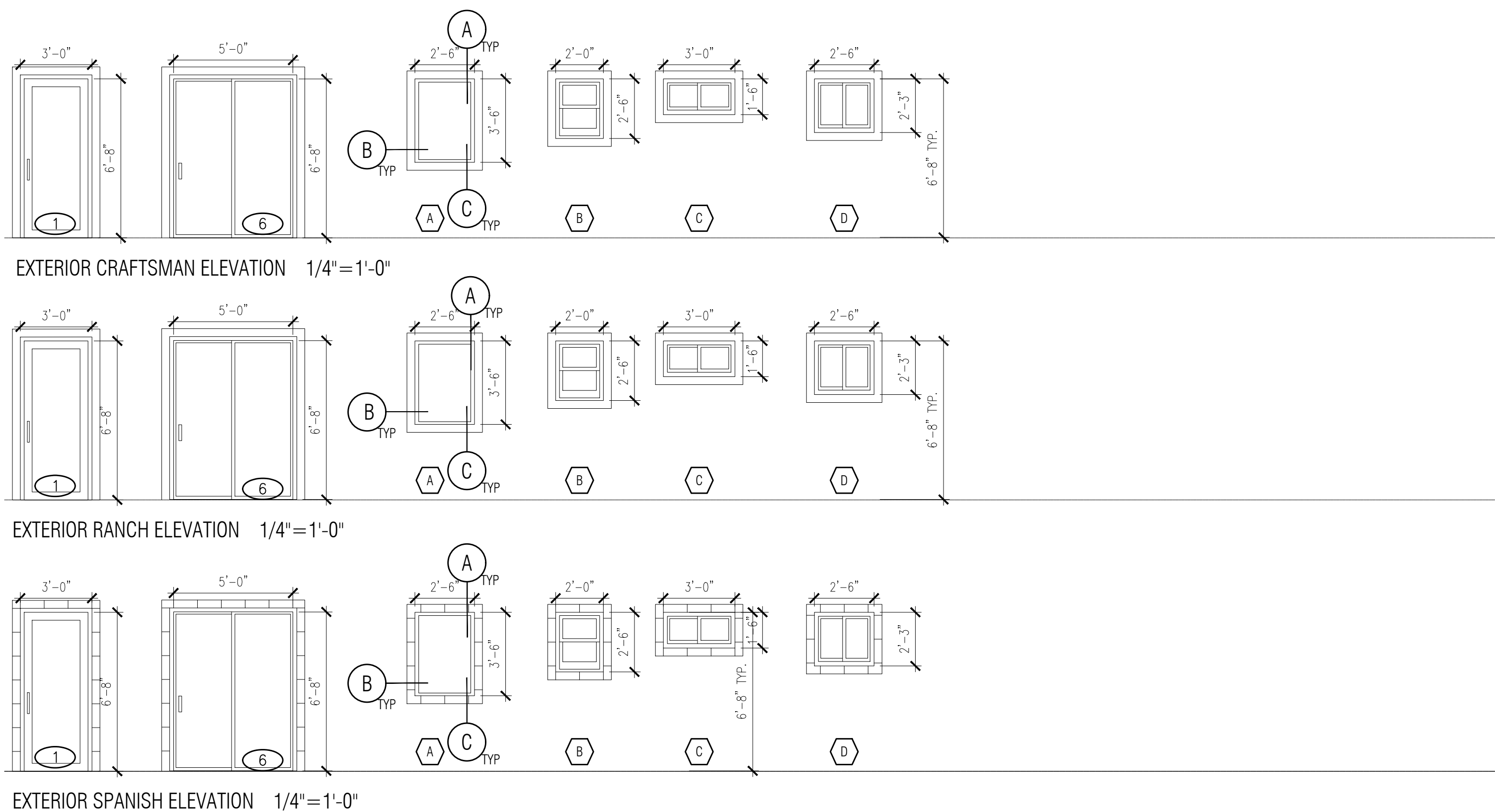
DOOR SCHEDULE												
DOOR	DOOR TYPE	DOOR SIZE			CORE	MATERIAL	FRAME	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)		
		WIDTH	HEIGHT	THICK.								
1	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY	TEMPERED, NOTE 11	NOTE 15, 16, 17, & 18		
2	BI-FOLD DOOR	4'-3 3/4"	6'-8"	1-3/4"	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			

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 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)
 - 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
- 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"

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACCEPTS 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 DESIGNS 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.



project
City of Riverside Pre-Approved ADU Program

revisions

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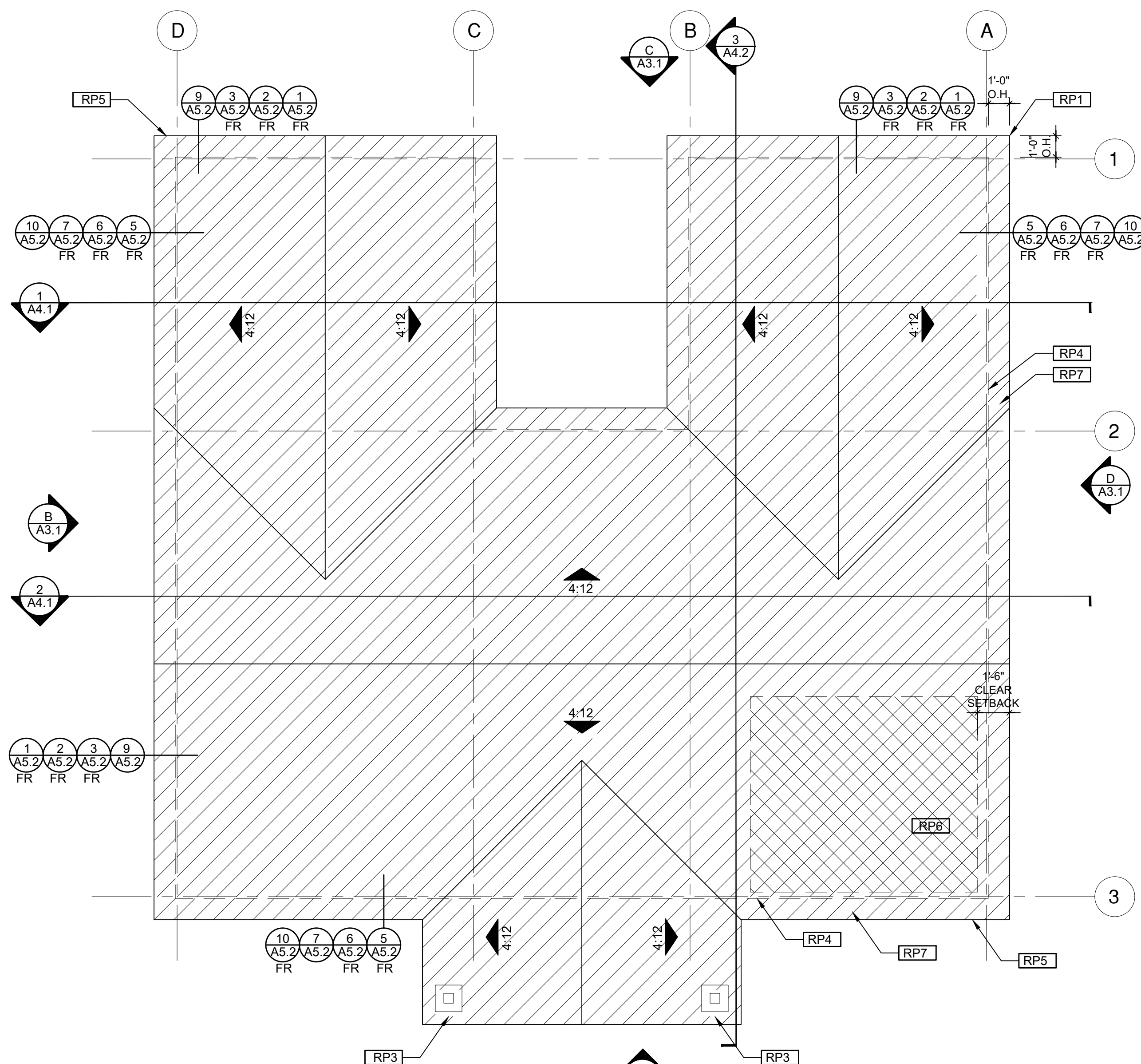
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date
October 2023

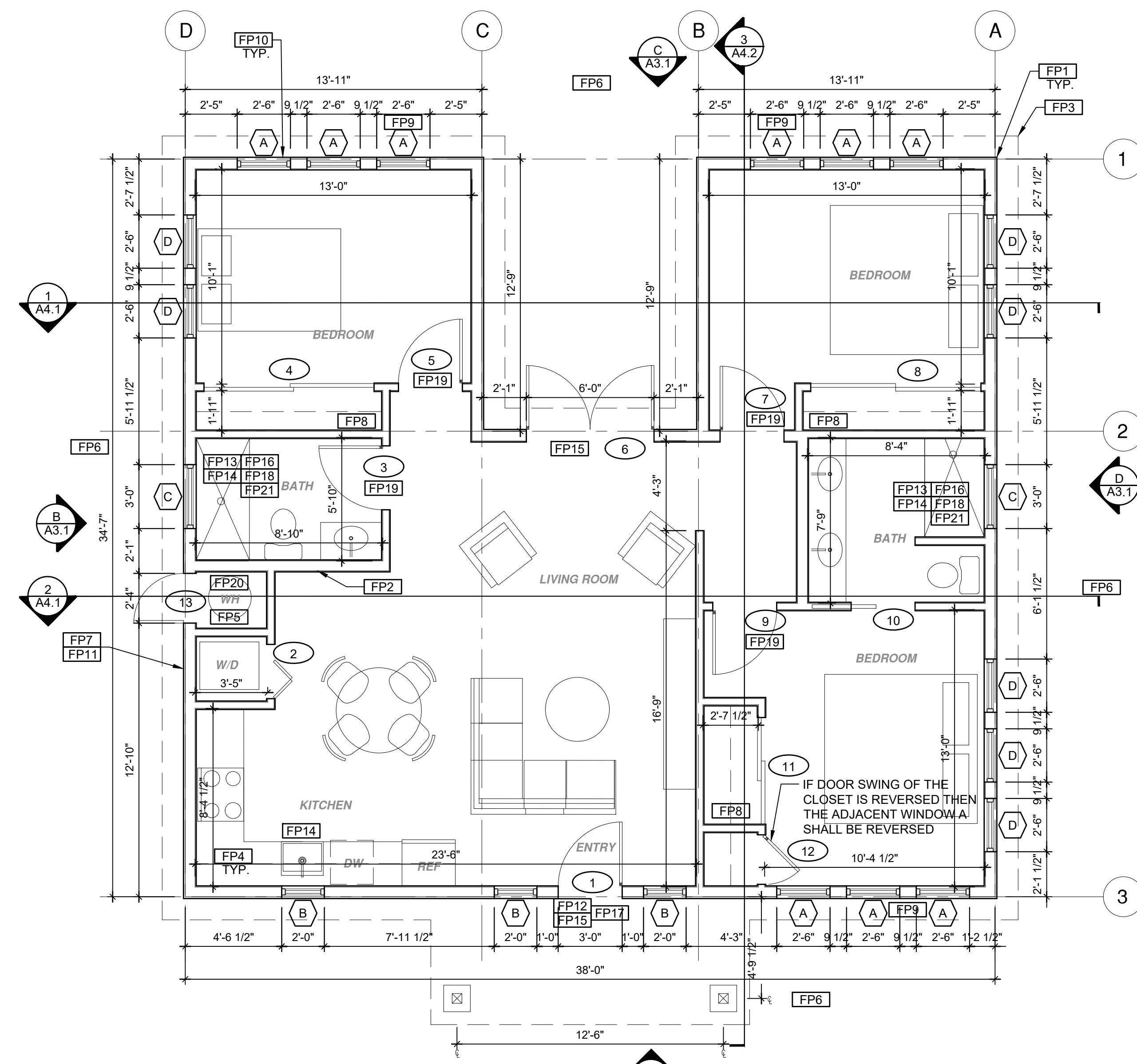
project no.
Riverside ADU

drawn by
DESIGN PATH STUDIO

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A0.1



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

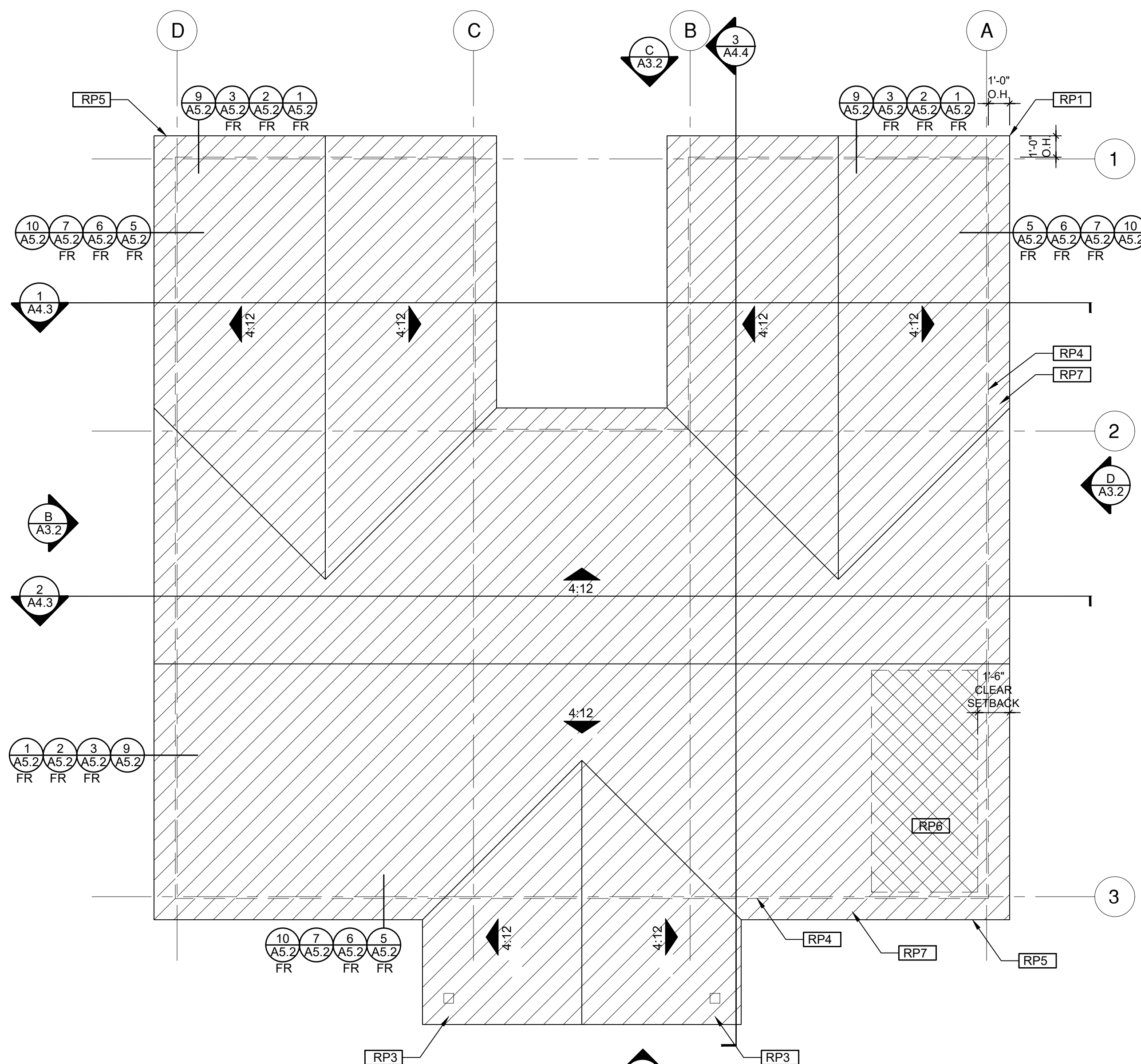
date October 2023

project no. Riverside ADU

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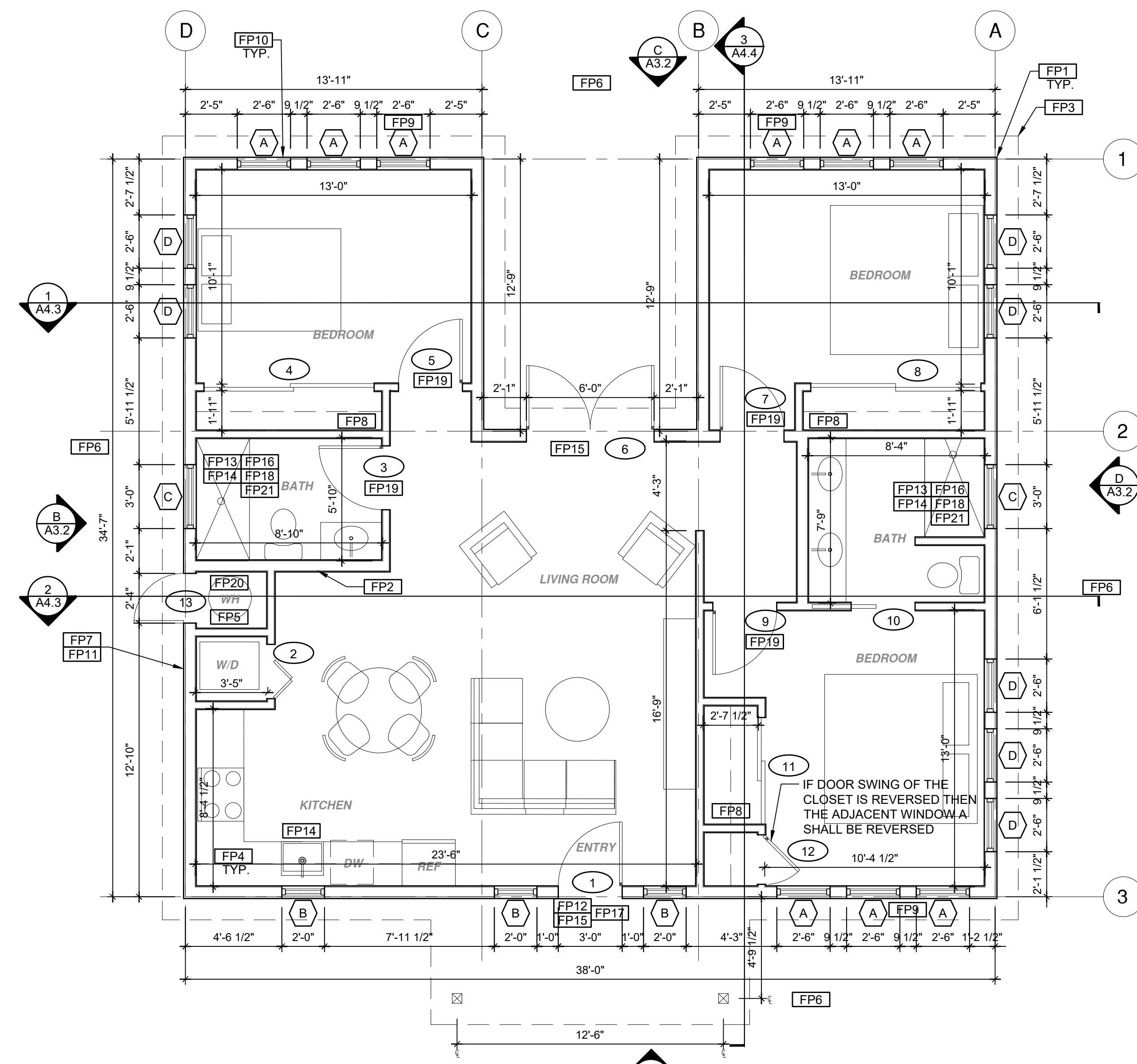
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ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT 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 ON 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 (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 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. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHTUB 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>VENTILATING CALCULATIONS</p> <p>ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. 1200_SF 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. 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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

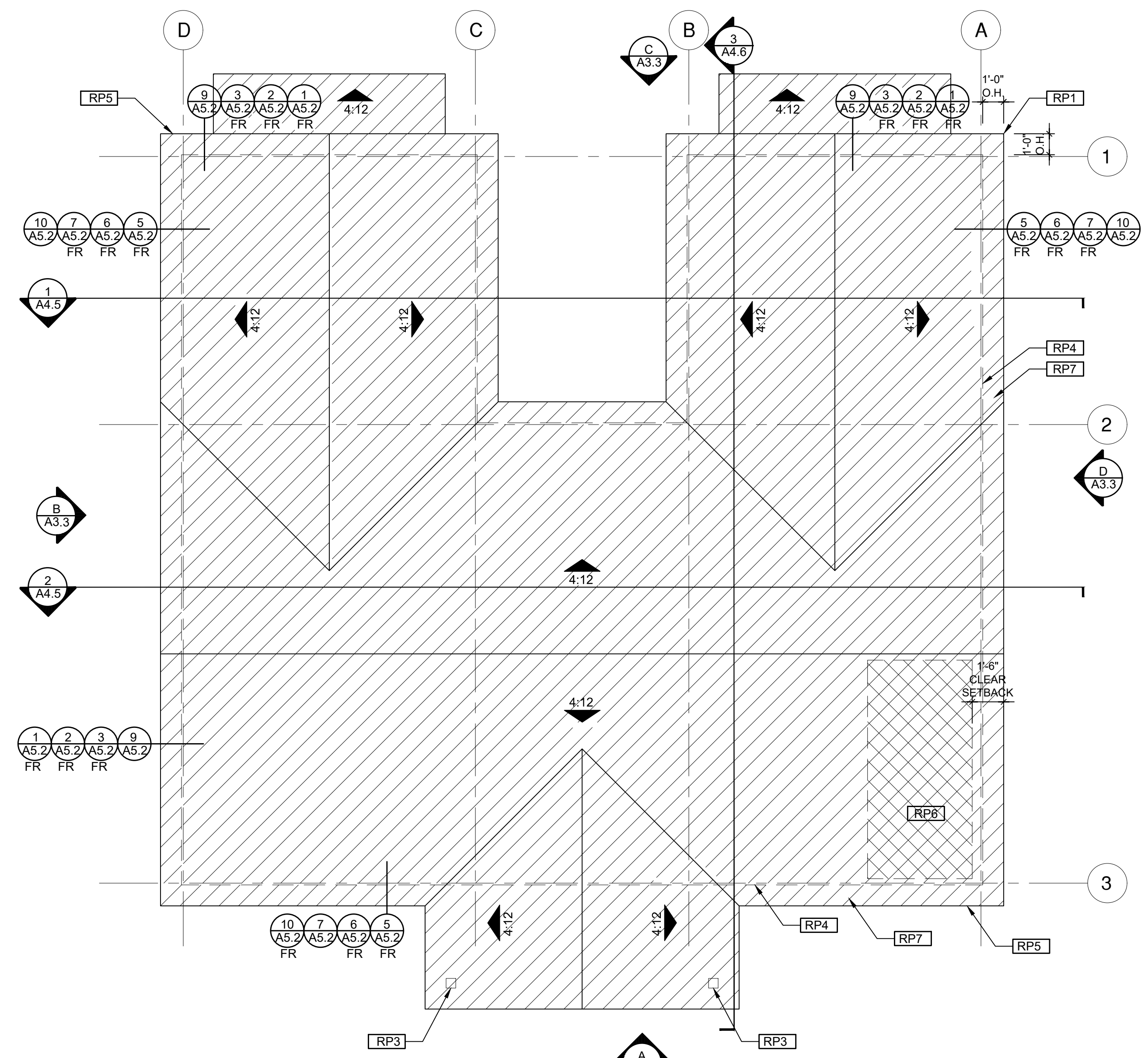
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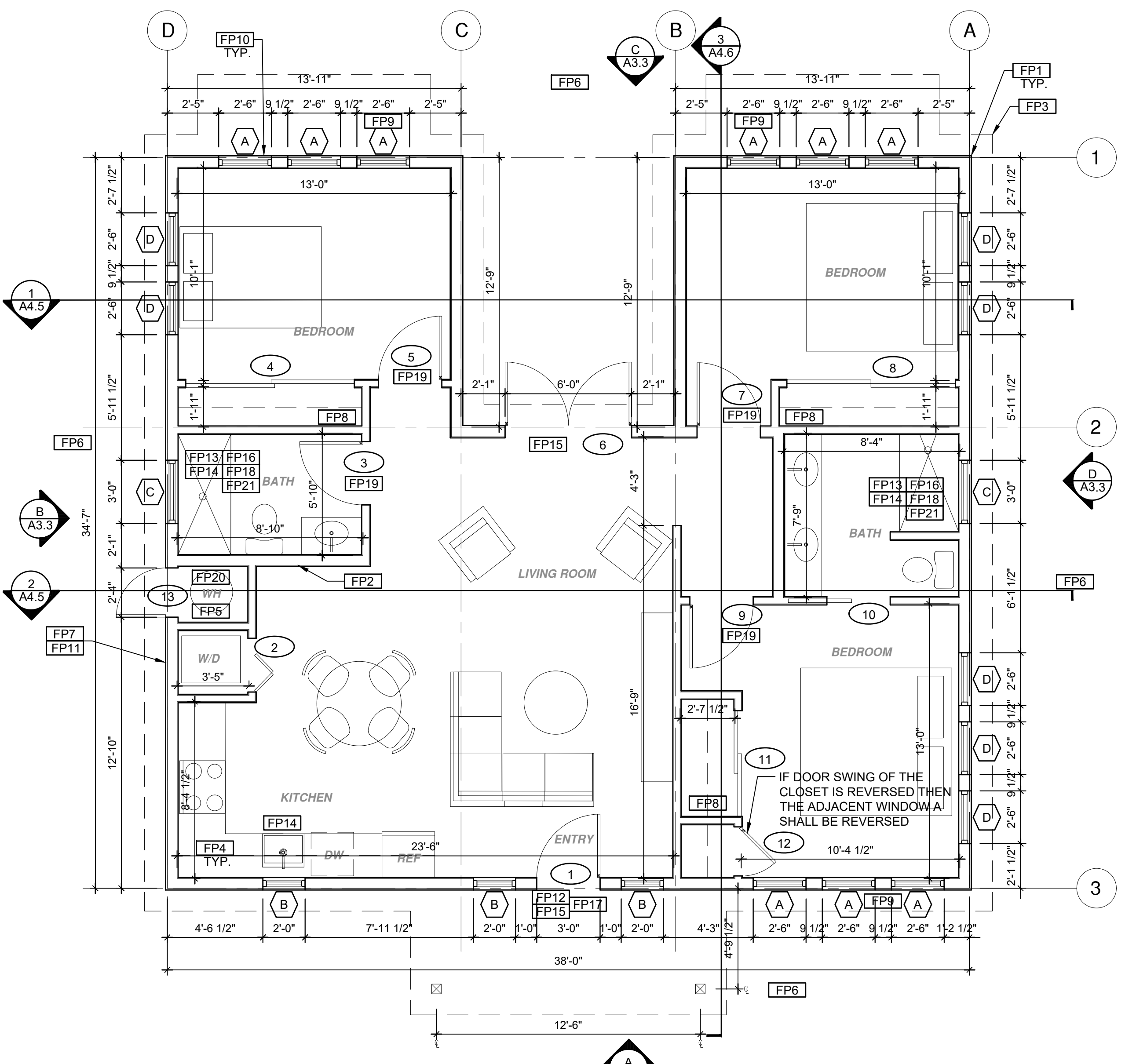
sheet no. **A1.2**

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 3/4" 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 ON 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 (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 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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ROOF PLAN
1/4"=1'-0" 1200 SQ. FT. SPANISH



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

ROOF KEYNOTES	
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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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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 ON THIS SHEET

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
FP7	DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING
FP8	CLOSET SHELF AND POLE
FP9	EMERGENCY EGRESS WINDOW
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
FP11	VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
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

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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.
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SOLAR READY NOTES	
SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)	
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VENTILATING CALCULATIONS	
ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. 1200_SF	
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		KEYNOTE
	ELEVATION CALLOUT		DOOR SYMBOL
	DETAIL DRAWING REF.		WINDOW SYMBOL
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	SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2		VAULTED CEILING
	ROOFING		ROOF SLOPE

project
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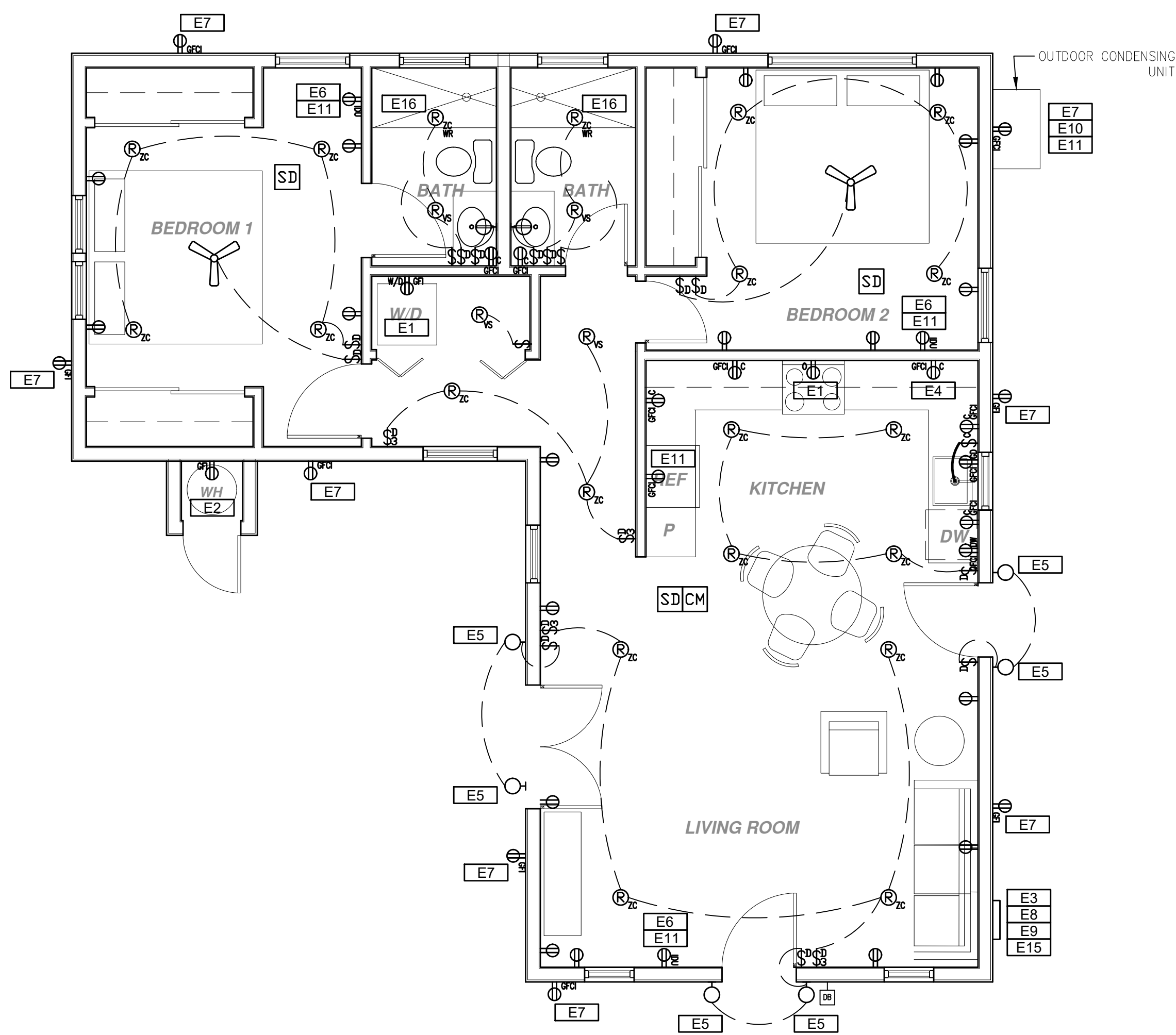
description
Roof & Floor Plan Spanish

date October 2023

project no. Riverside ADU

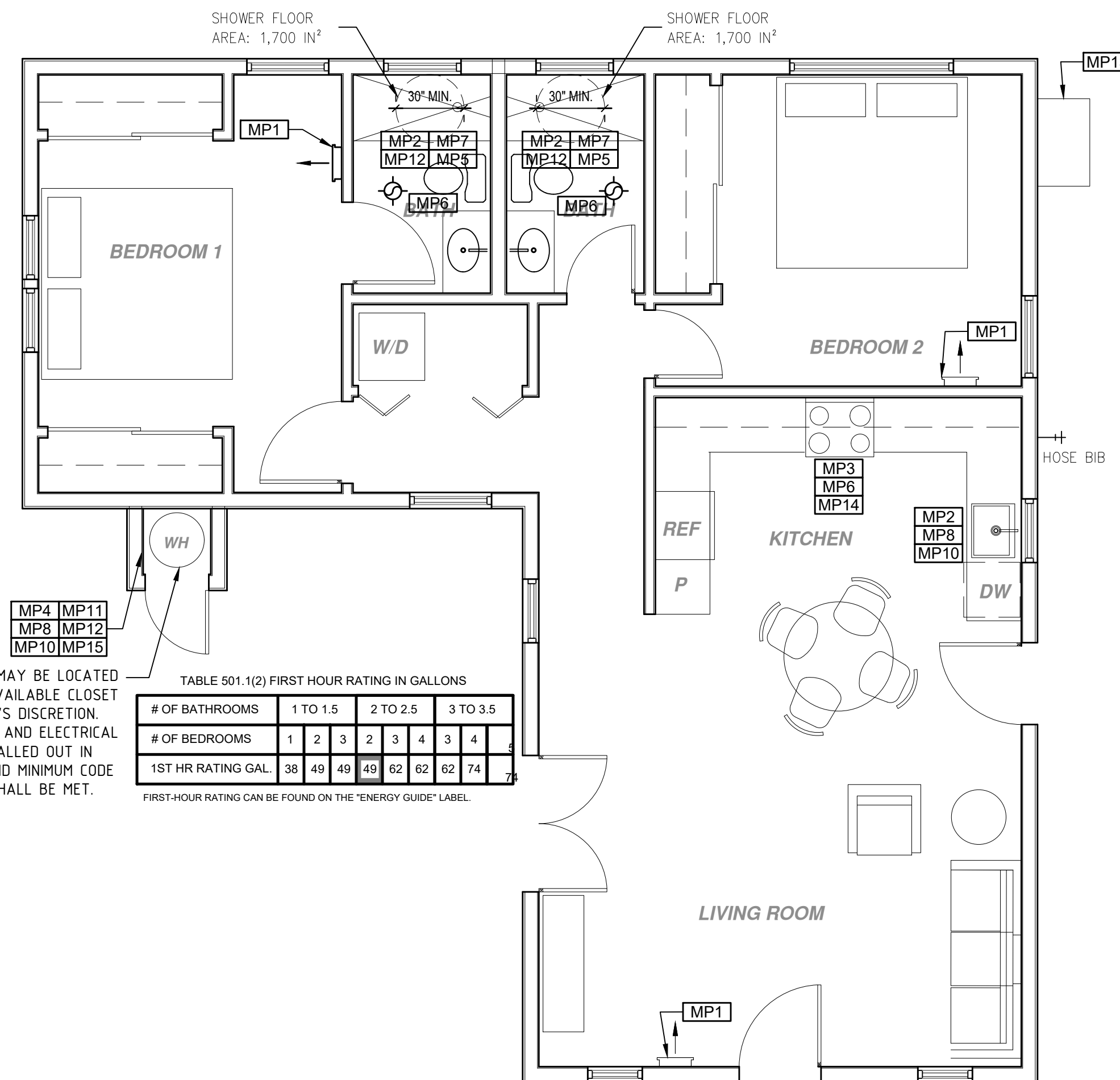
drawn by DESIGN PATH STUDIO

sheet no. **A1.3**



ELECTRICAL PLAN

1/4"=1'-0"



WATER HEATER MAY BE LOCATED INSIDE ADU IN AVAILABLE CLOSET AREA AT OWNER'S DISCRETION. ALL MECHANICAL AND ELECTRICAL REQUIREMENTS CALLED OUT IN THESE PLANS AND MINIMUM CODE REQUIREMENTS SHALL BE MET.

TABLE 501.1(2) FIRST HOUR RATING IN GALLONS

# OF BATHROOMS	1 TO 1.5	2 TO 2.5	3 TO 3.5				
# OF BEDROOMS	1	2	3	4	5	6	7
1ST HR RATING GAL	38	49	49	62	62	62	74

FIRST-HOUR RATING CAN BE FOUND ON THE "ENERGY GUIDE" LABEL.

MECHANICAL / PLUMBING PLAN

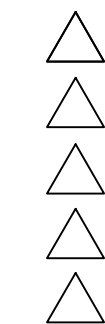
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project

City of Riverside
Pre-Approved
ADU Program

revisions



description
**Mechanical/
Electrical/
Plumbing
Plan**

date October 2023

project no. Riverside ADU

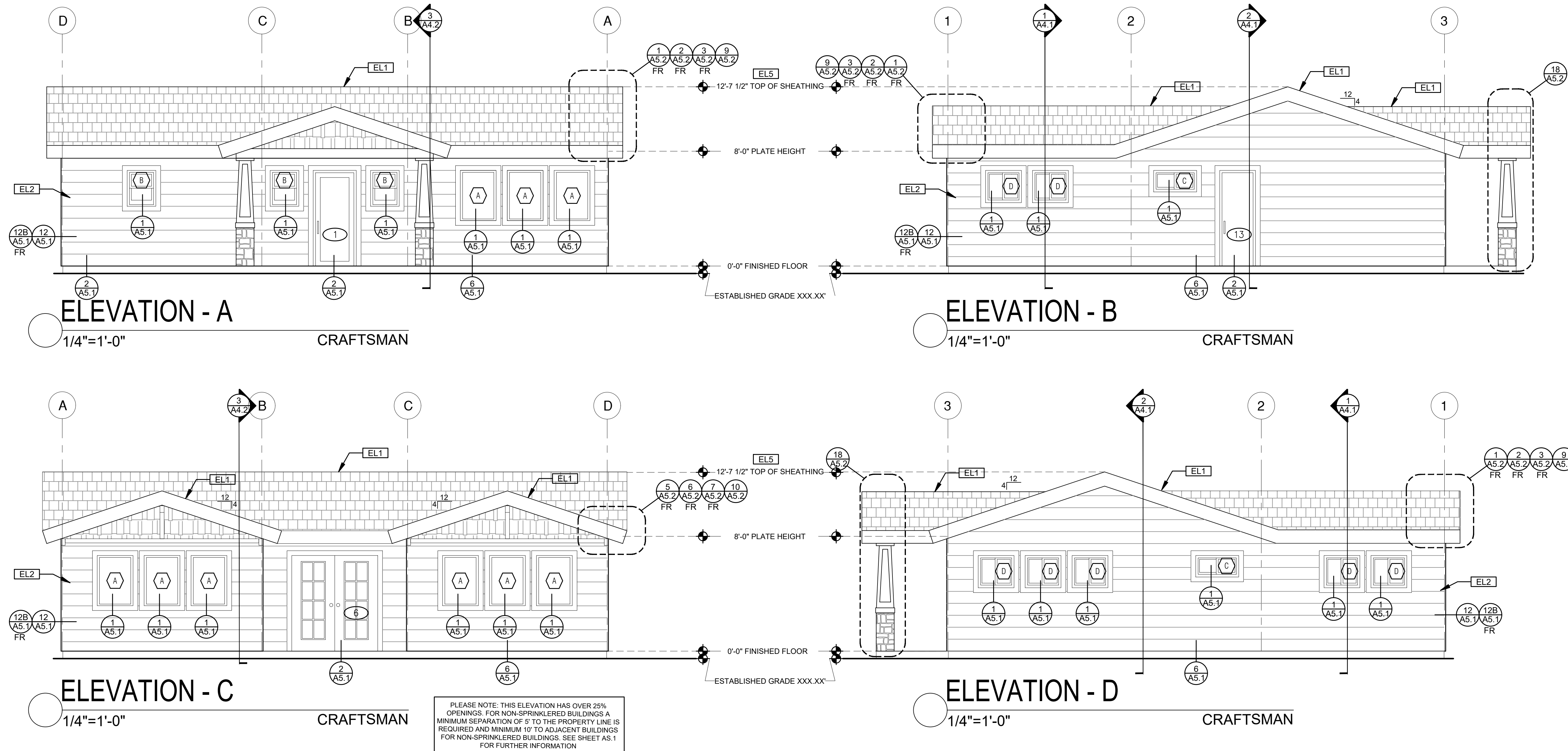
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A2.1

MECHANICAL / PLUMBING KEYNOTES	ELECTRICAL KEYNOTES	MECHANICAL LEGEND	ELECTRICAL LEGEND
<p>MP1 INDOOR UNIT MINI SPLIT SYSTEM.</p> <p>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 CANT 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 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENSE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c)</p> <p>MP3 EXHAUST HOOD ABOVE TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)</p> <p>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</p> <p>MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES</p> <p>MP6 MINIMUM OF 3 FT CLEARANCE TO ANY OPENING INTO BUILDING FOR EXHAUST FAN TERMINATIONS</p> <p>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)</p> <p>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</p> <p>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</p> <p>MP10 NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.</p> <p>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</p> <p>MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: ¾" PIPE (¾" INSULATION); 1" PIPE (1" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION)</p> <p>MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT</p> <p>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 HERV VERIFIED PER CEC TABLE 150.0-G, 160 CFM OR 65%CE AT <75°F, 130 CFM OR 65% CE AT 75°-100°F, 110CFM OR 50% CE AT 1000-1500SF, OR 110 CFM OR 50% AT 1500SF</p> <p>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.</p>	<p>E1 DEDICATED 30 AMP 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</p> <p>E2 OUTLET FOR NEW ELECTRIC HYBRID HEAT PUMP WATER HEATER WITHIN 3' OF WATER HEATER. SEE ELECTRICAL NOTE #15 ON G0.2 FOR MORE INFORMATION</p> <p>E3 SUBPANEL LOCATION. ALTERNATE LOCATION TO BE DETERMINED BY OWNER</p> <p>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</p> <p>E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.</p> <p>E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT</p> <p>E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED</p> <p>E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL. ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4</p> <p>E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4</p> <p>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.</p> <p>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</p> <p>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</p> <p>E13 NOT USED</p> <p>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</p> <p>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.</p> <p>E16 LIGHTS OVER TUBS AND SHOWERS ARE TO BE MARKED FOR DAMP/WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY</p>	<p>MECHANICAL</p> <ul style="list-style-type: none"> 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 11.1(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: <ul style="list-style-type: none"> 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 OR EQUIVALENT 2. SIZE DUCT SYSTEMS ACCORDING TOASHARE STANDARD 62.2 TABLE 7.1 PROVIDED ON THIS SHEET 3. SELECT 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 	<p>FIRE DETECTION</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 LEAS 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 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. <p>POWER/DATA</p> <ul style="list-style-type: none"> TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V 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 WID = WASHER/DRYER 30AMP/240AMP PHONE / DATA / MEDIA CEILING, WATERPROOF OUTLET FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD. SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.) SUB PANEL <p>SWITCHING</p> <ul style="list-style-type: none"> SWITCH MOUNT AT 43" AFF THREE-WAY SWITCH FOUR-WAY SWITCH DIMMER SWITCH MOUNT 6" ABV COUNTER OCCUPANCY/VACANCY SENSOR <p>MISC.</p> <ul style="list-style-type: none"> CEILING FAN/LIGHT COMBO CIRCUIT WIRING DOOR BELL BUTTON <p>LIGHTING</p> <ul style="list-style-type: none"> 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 SHALLOV TYPE WHEN UNDER COUNTER) <p>BATHROOM EXHAUST FAN REQUIREMENTS: PER CGBC 4.506.1-</p> <p>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 CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <= 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.</p> <p>RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: ES 150.0(K)</p> <p>IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY.</p> <p>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.</p> <p>*ALL THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY.</p>

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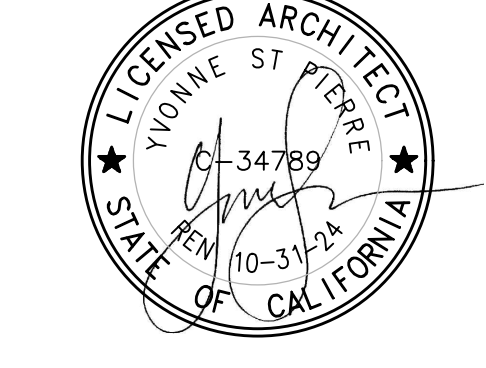


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LEGEND					
	SECTION CUT		KEYNOTE		SPRAY FIN. STUCCO
	ELEVATION CALLOUT		DOOR SYMBOL		BOARD & BATTEN
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description
Exterior Elevations Craftsman

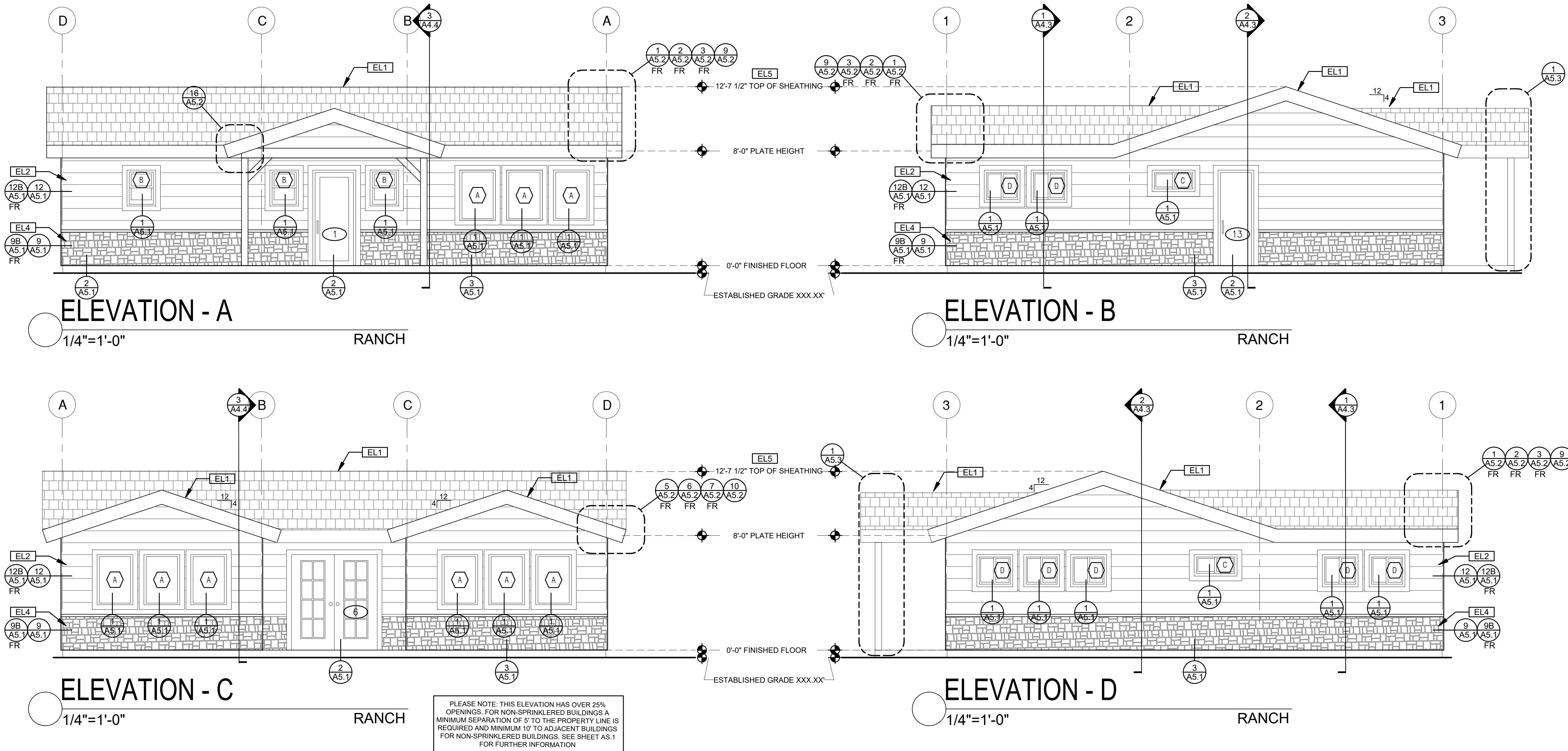
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LEGEND

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project
 City of Riverside
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 ADU Program

revisions

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description
 Exterior
 Elevations
 Ranch

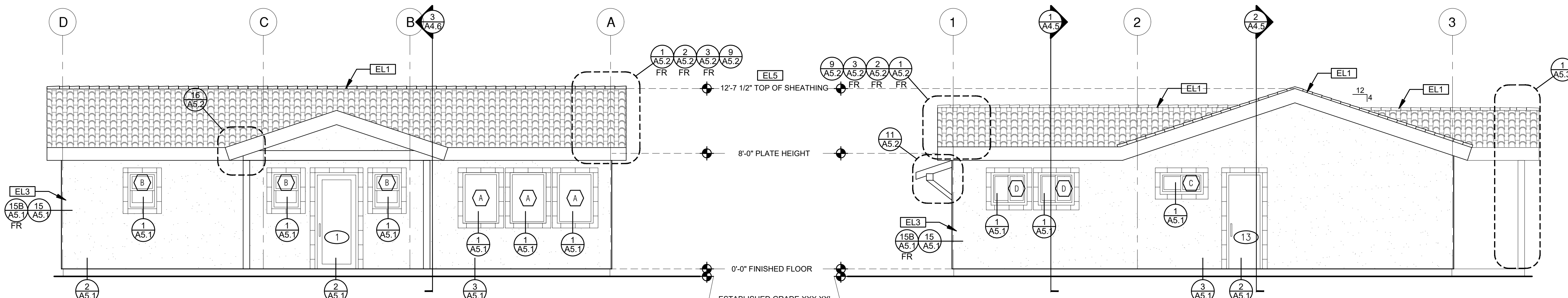
date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no. **A3.2**

FIRE RATED DETAILS NOTED WITH THE ABBREVIATION "FR" ARE TO BE USED WHEN THE PROPERTY IS LOCATED IN THE VERY HIGH FIRE SEVERITY ZONE (VHFSZ) OR WILDLAND URBAN INTERFACE (WUI) ZONE OR WHEN WALLS AND ROOF EAVES ARE LESS THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN UNSPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

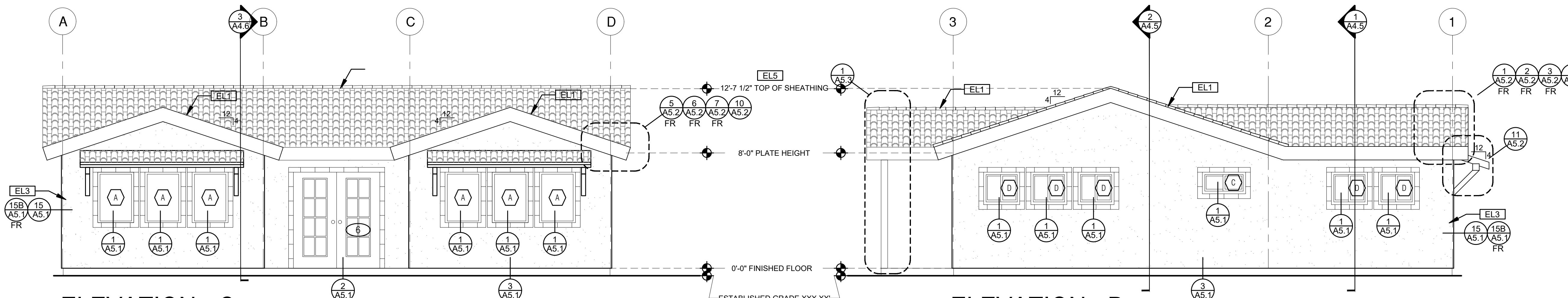


ELEVATION - A

1/4"=1'-0" SPANISH

ELEVATION - B

1/4"=1'-0" SPANISH



ELEVATION - C

1/4"=1'-0" SPANISH

ELEVATION - D

1/4"=1'-0" SPANISH

PLEASE NOTE: THIS ELEVATION HAS OVER 25% OPENINGS. FOR NON-SPRINKLERED BUILDINGS A MINIMUM SEPARATION OF 5' TO THE PROPERTY LINE IS REQUIRED AND MINIMUM 10' TO ADJACENT BUILDINGS FOR NON-SPRINKLERED BUILDINGS. SEE SHEET AS.1 FOR FURTHER INFORMATION.

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project
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revisions
 description
Exterior Elevations Spanish

date October 2023

project no. Riverside ADU

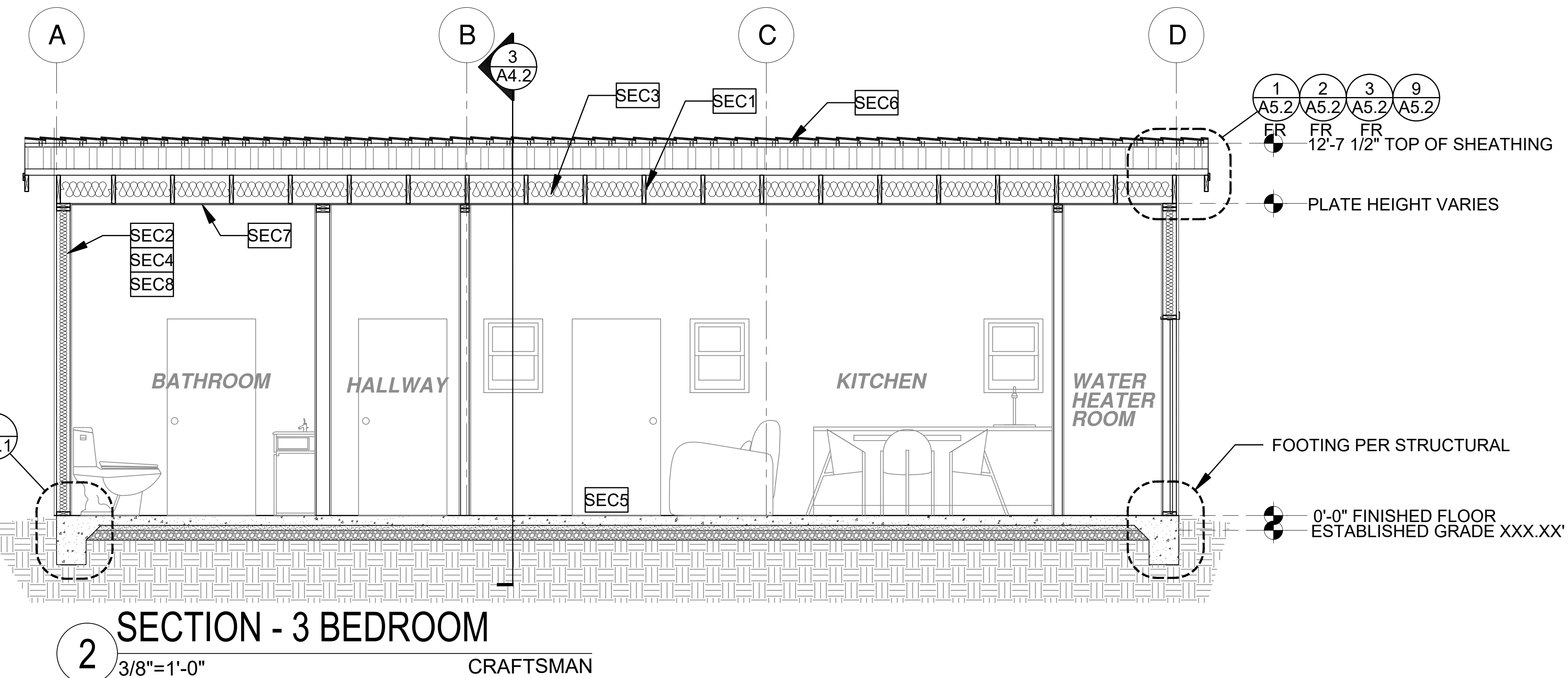
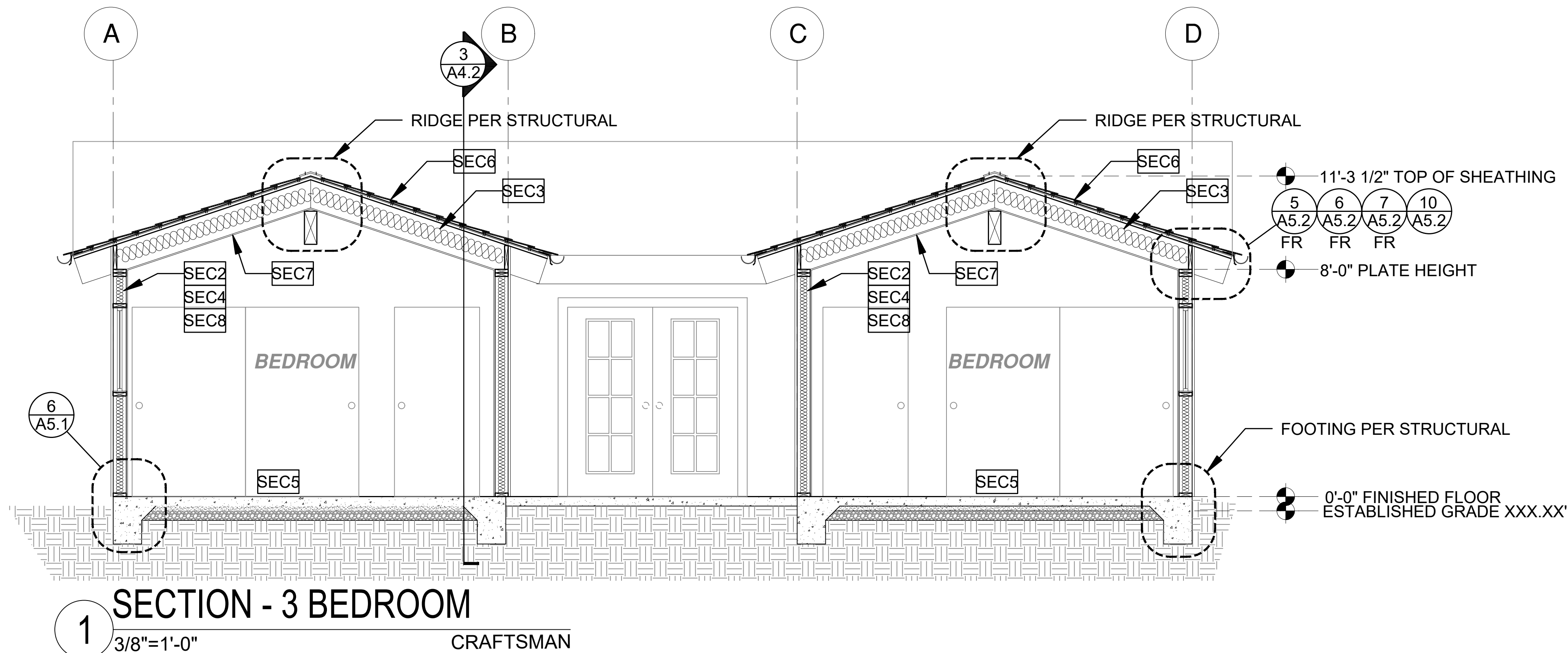
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sheet no. **A3.3**

ELEVATION KEYNOTES	
EL1	MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS
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 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.	8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.	10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK
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		SPRAY FIN. STUCCO
	ELEVATION CALLOUT		DOOR SYMBOL		BOARD & BATTEN
	DETAIL DRAWING REF.		WINDOW SYMBOL		GLAZING
	ELEVATION MARKER		TEMPERED GLASS		ROOFING



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project
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description
 Building
 Sections
 Craftsman

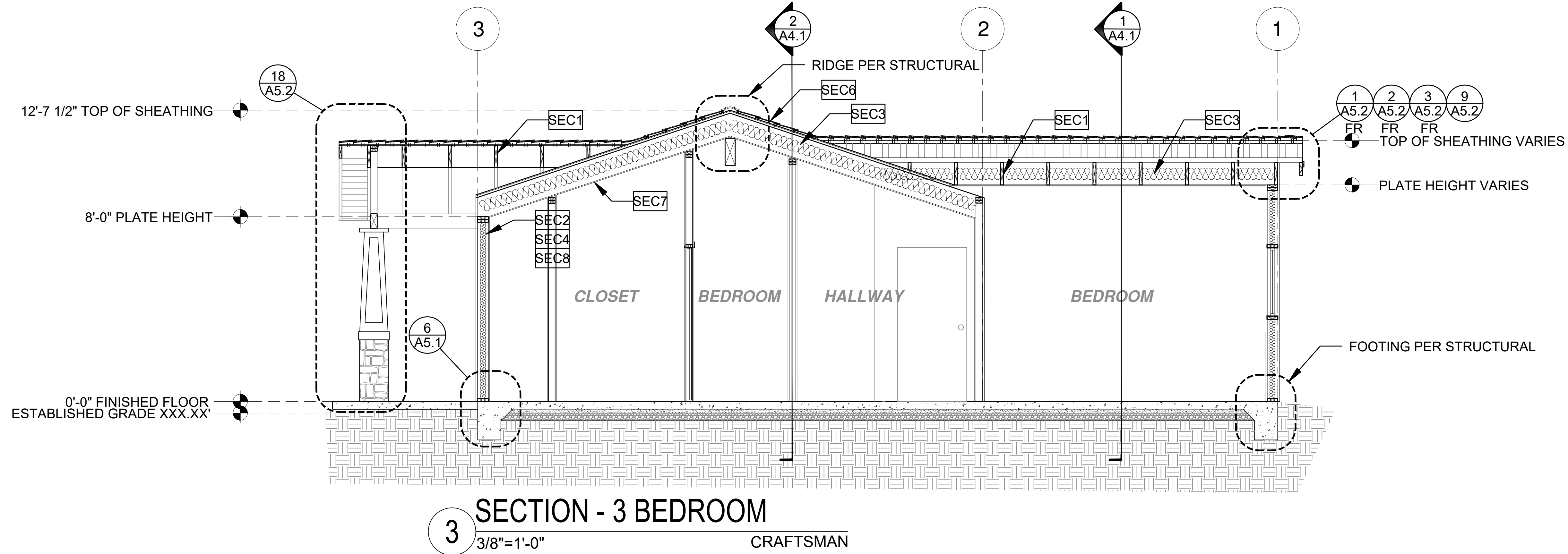
date October 2023

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 1/2" 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 COUNTERTOP 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</p> <p>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING AND COVE CEILING</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING 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>11. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION</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 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>LEGEND</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

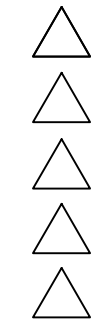
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City of Riverside
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ADU Program

revisions



description

Building
Sections
Craftsman

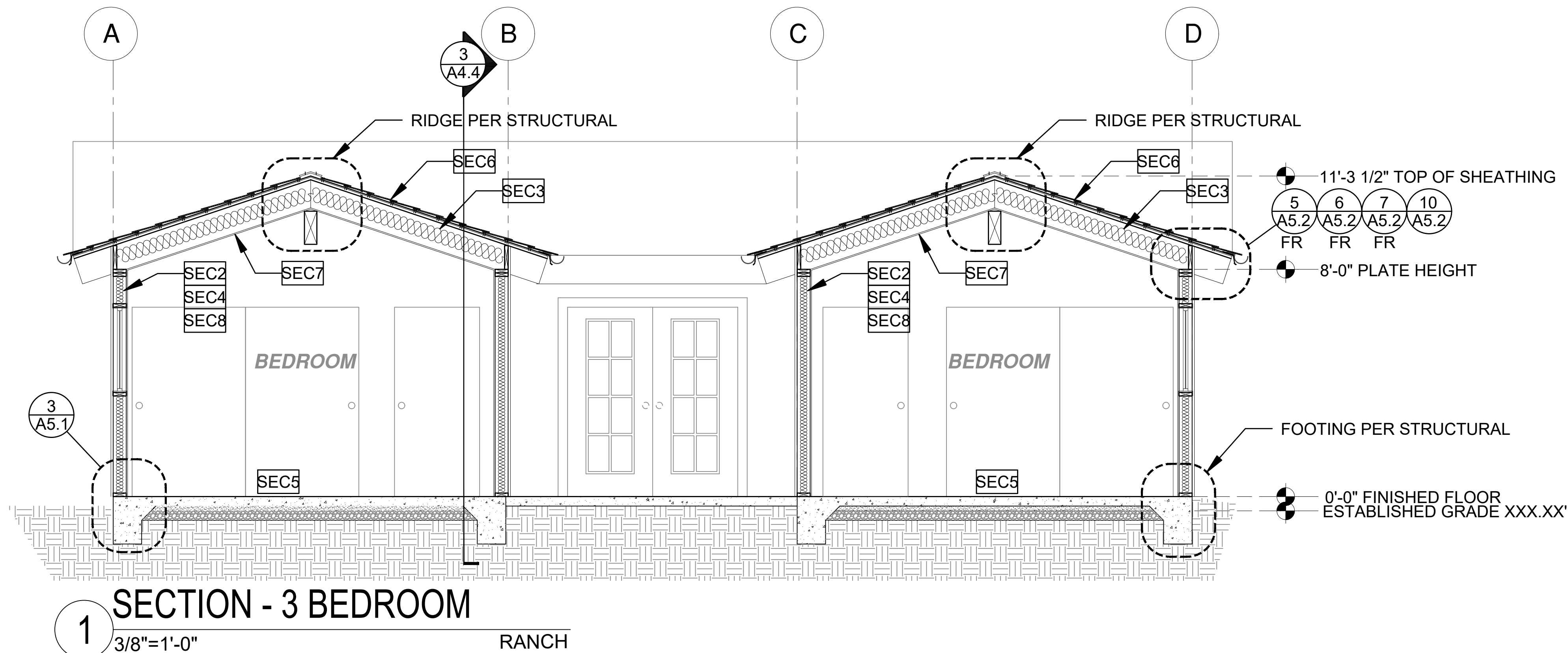
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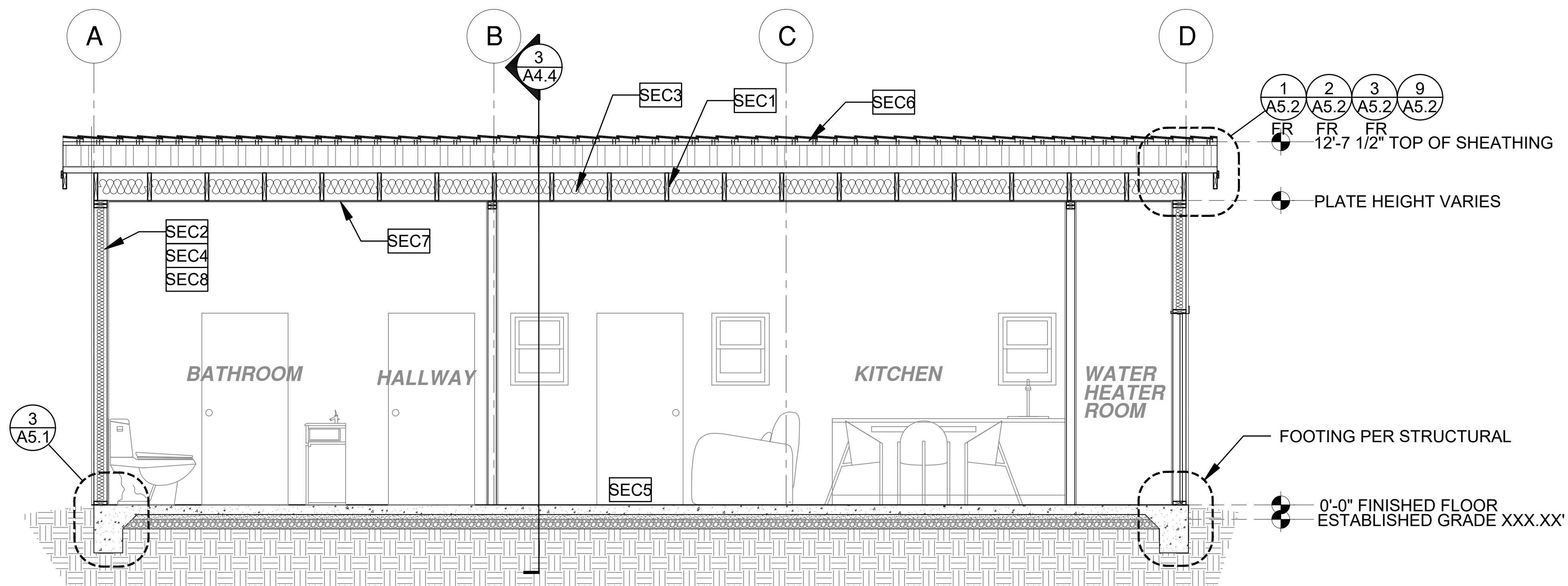
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sheet no. **A4.2**

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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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
Building Sections Ranch

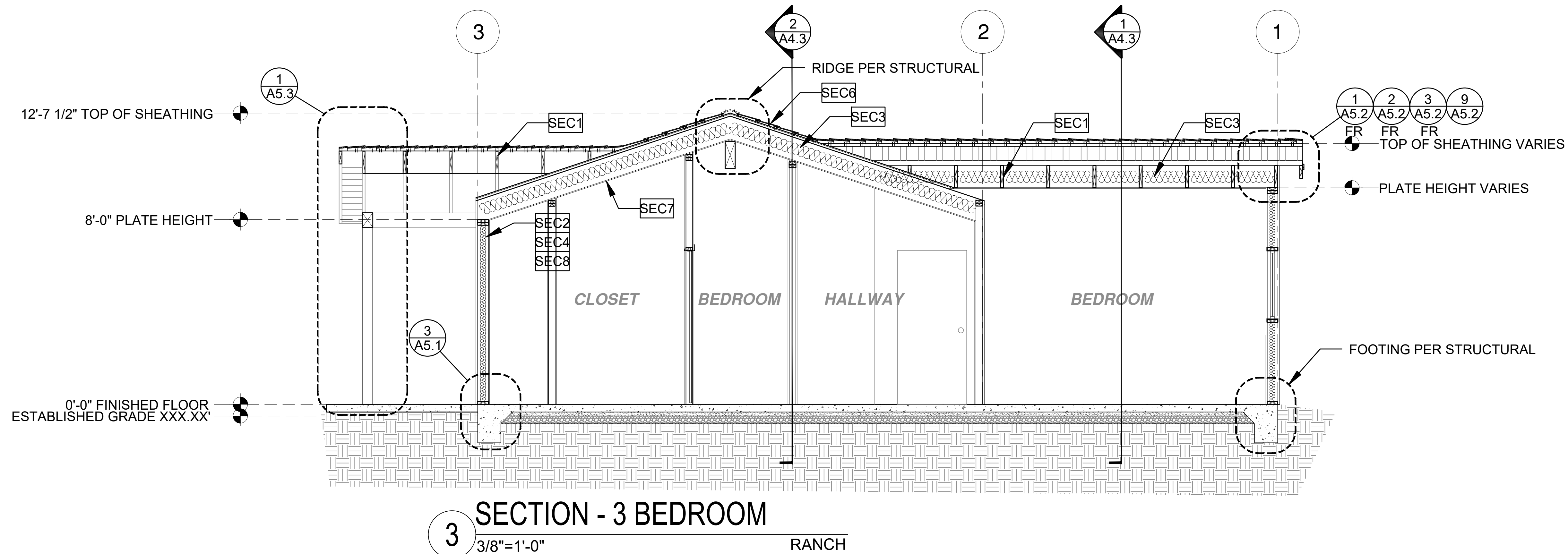
date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no. **A4.3**

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 1/4" 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 COUNTERTOP 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</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 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 CORNICICES 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>



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

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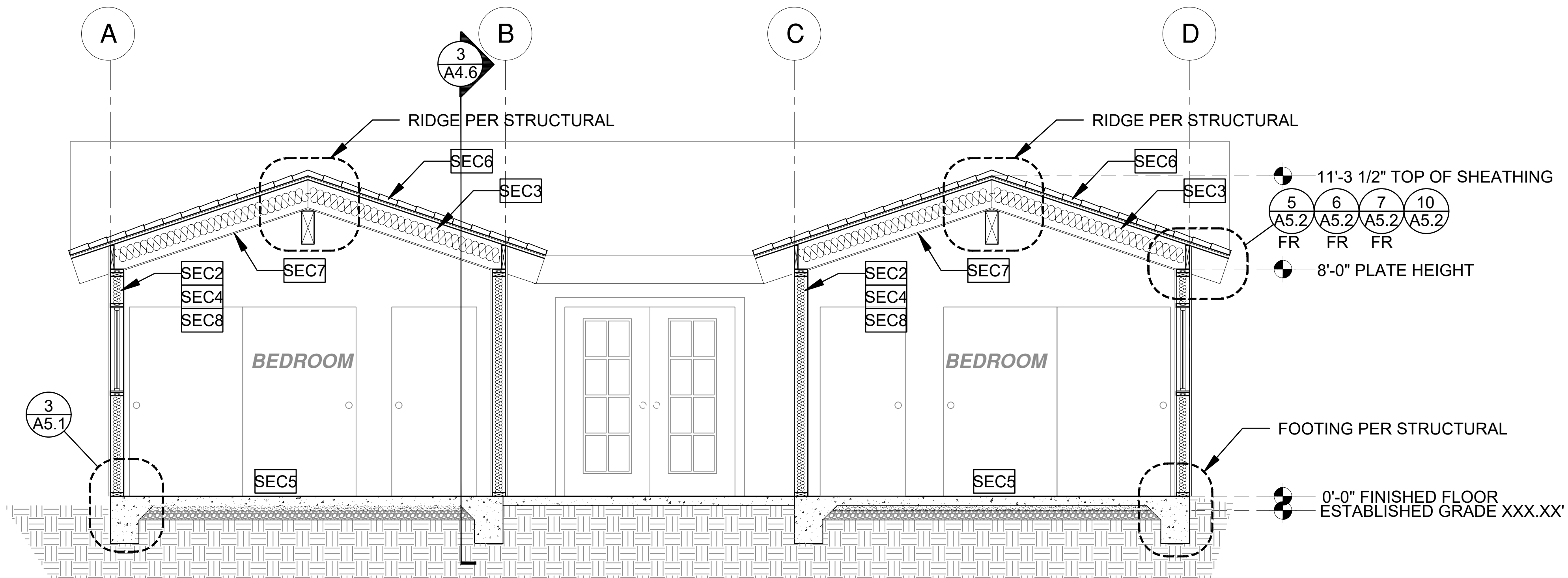


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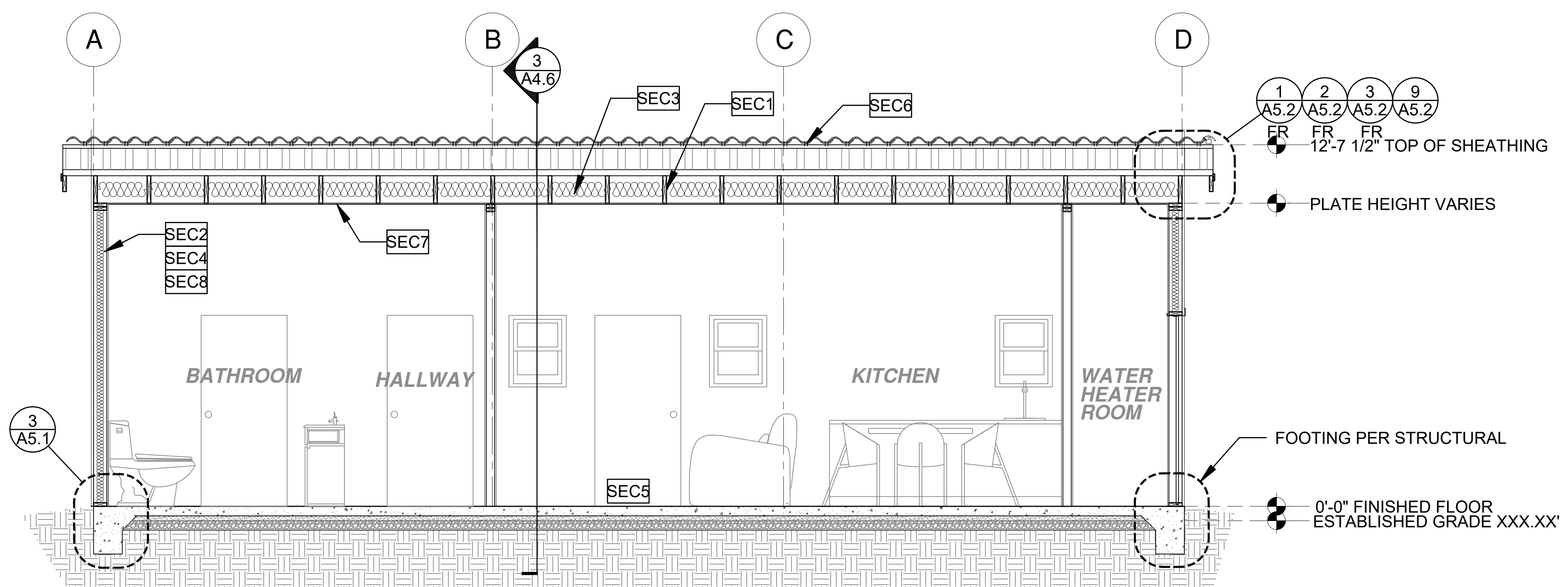
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description
Building Sections Ranch

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

SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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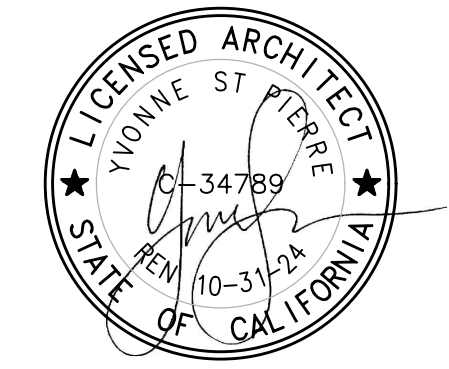


1 SECTION - 3 BEDROOM
 3/8"=1'-0" SPANISH



2 SECTION - 3 BEDROOM
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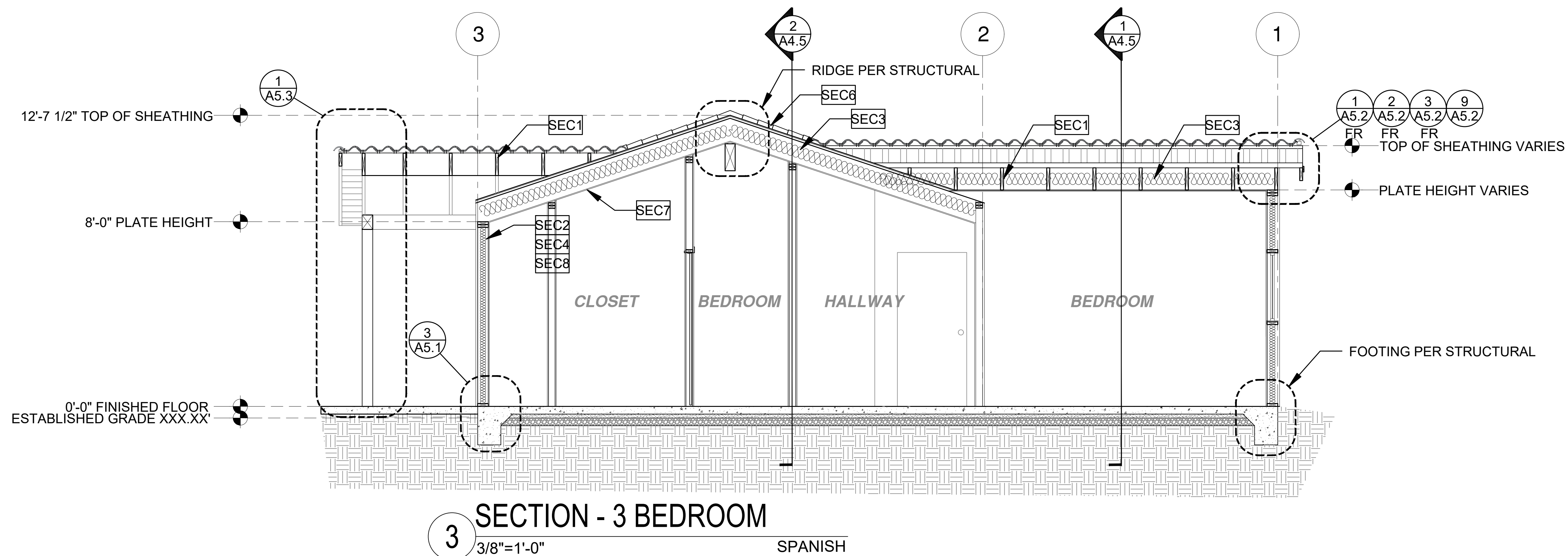
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sheet no. **A4.5**

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SECTION - 3 BEDROOM
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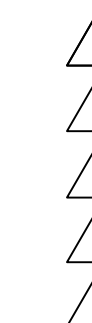
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project

City of Riverside
Pre-Approved
ADU Program

revisions



description

Building
Sections
Spanish

date

October 2023

project no.

Riverside ADU

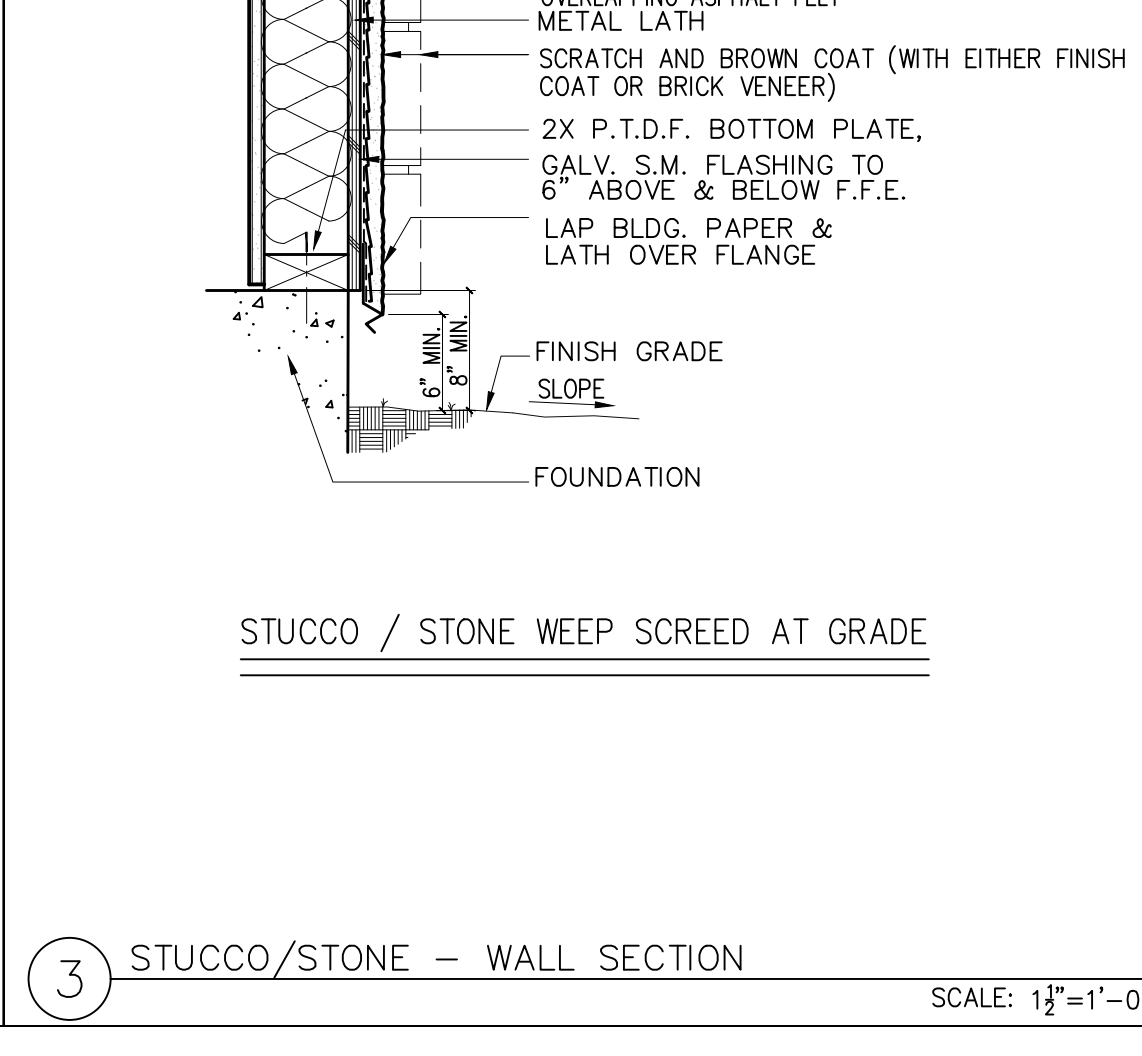
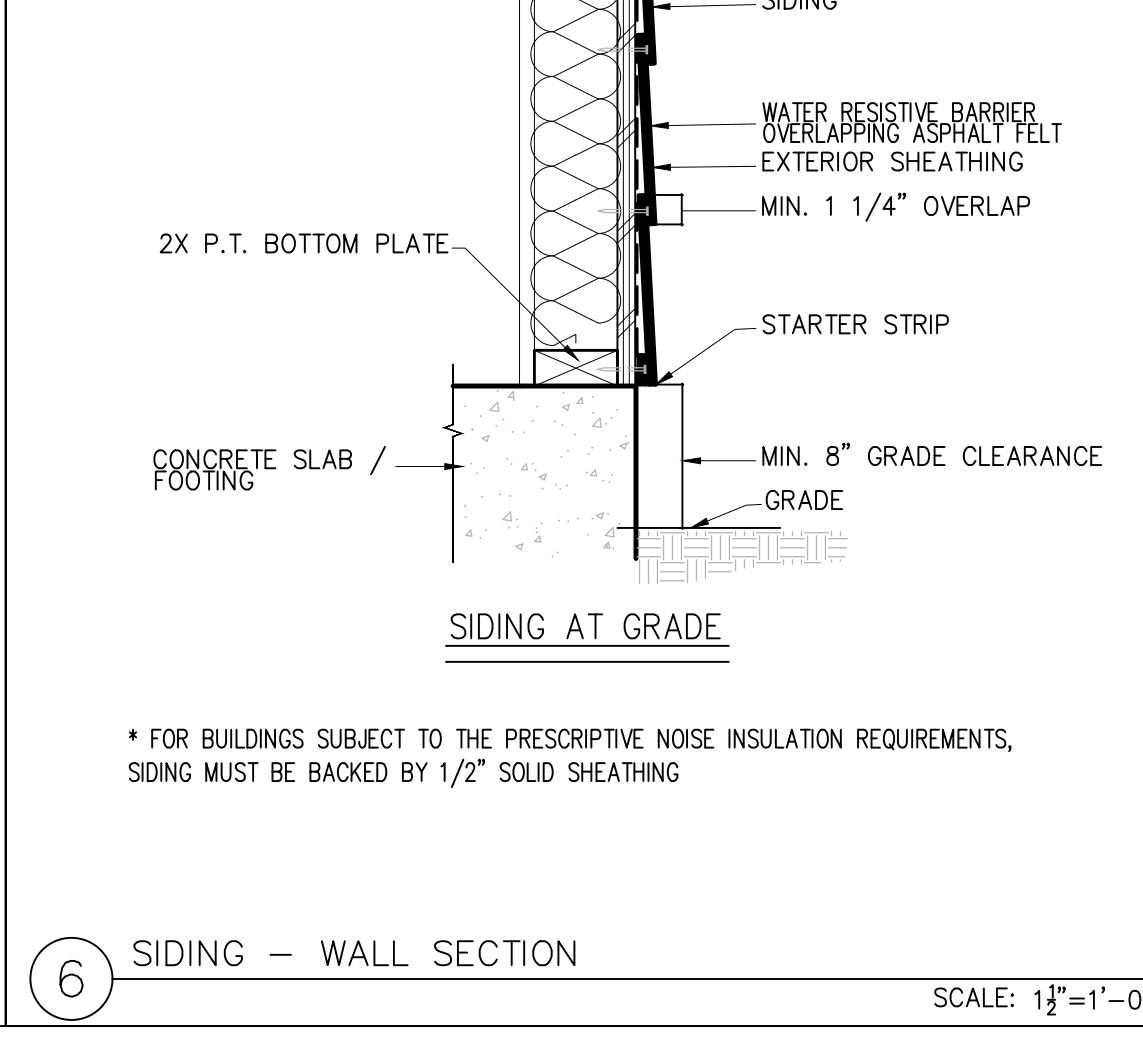
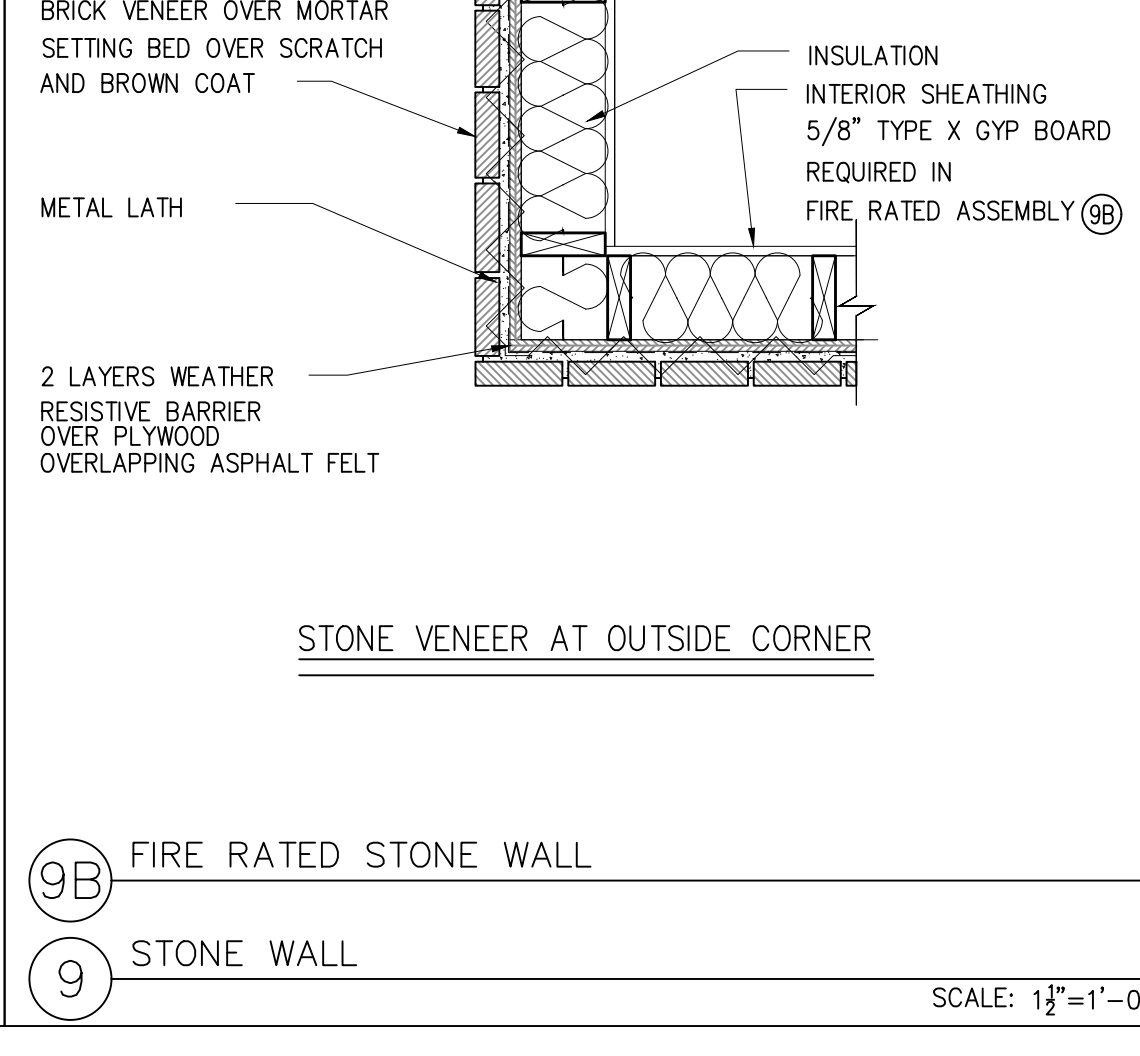
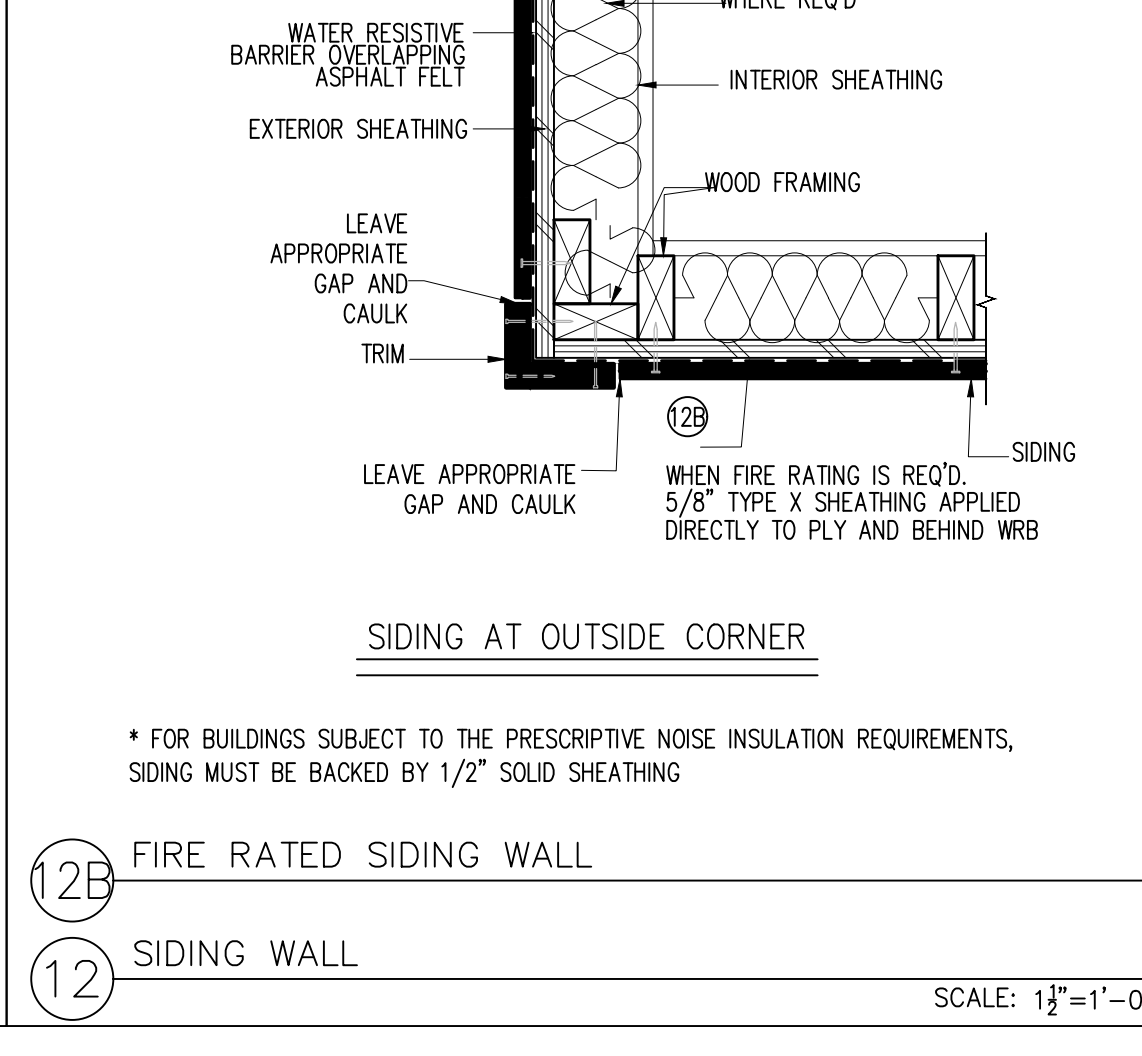
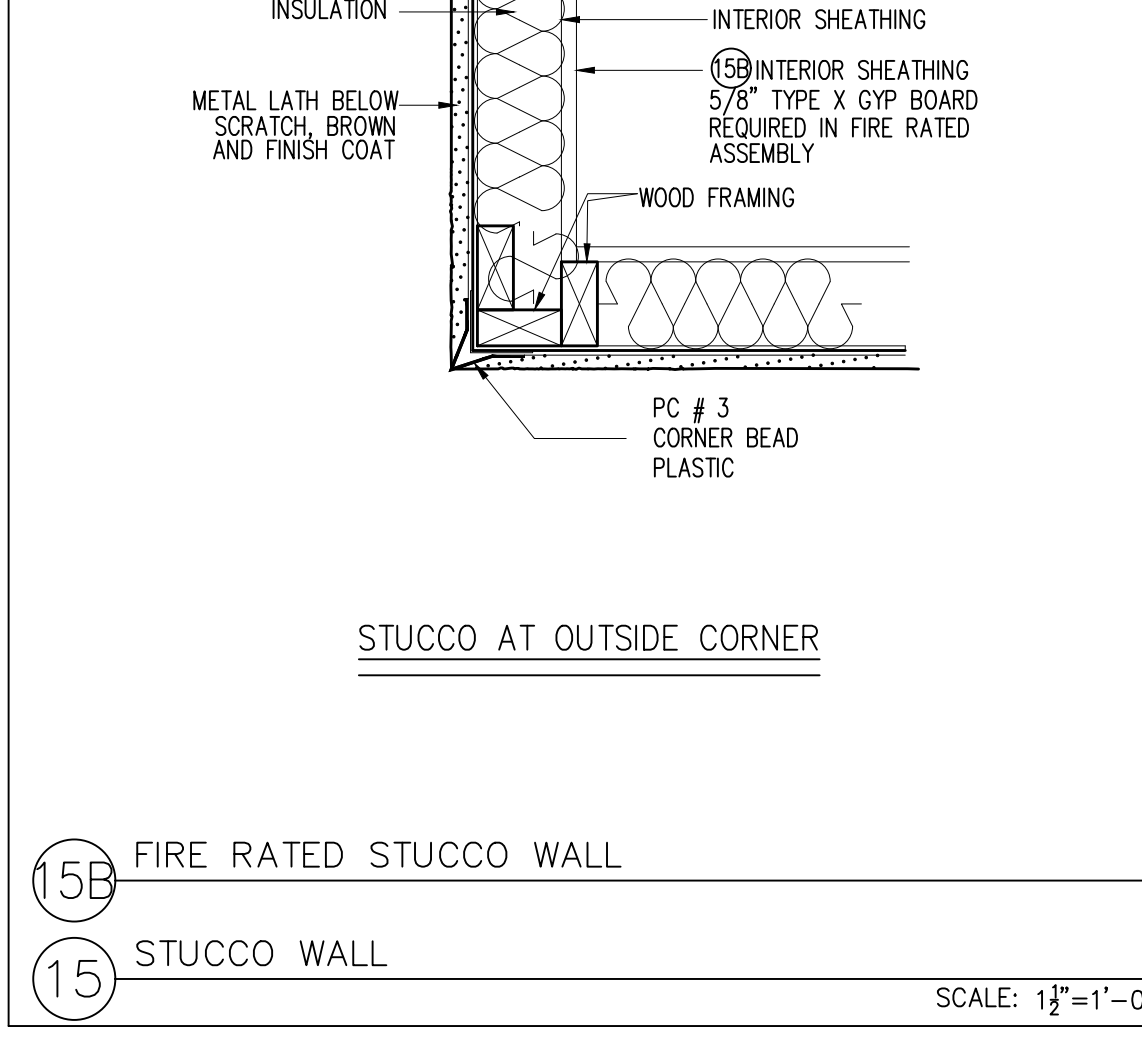
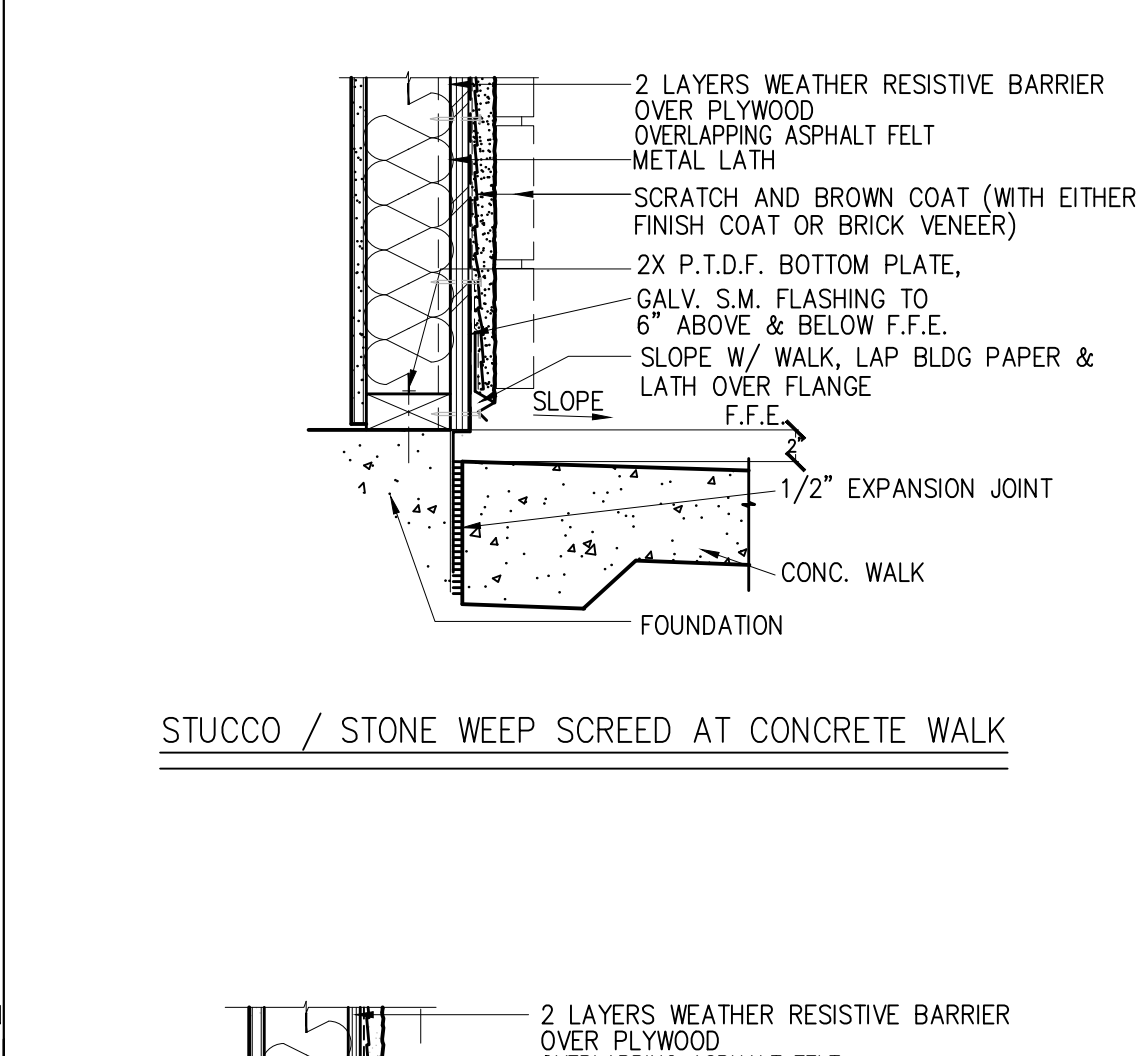
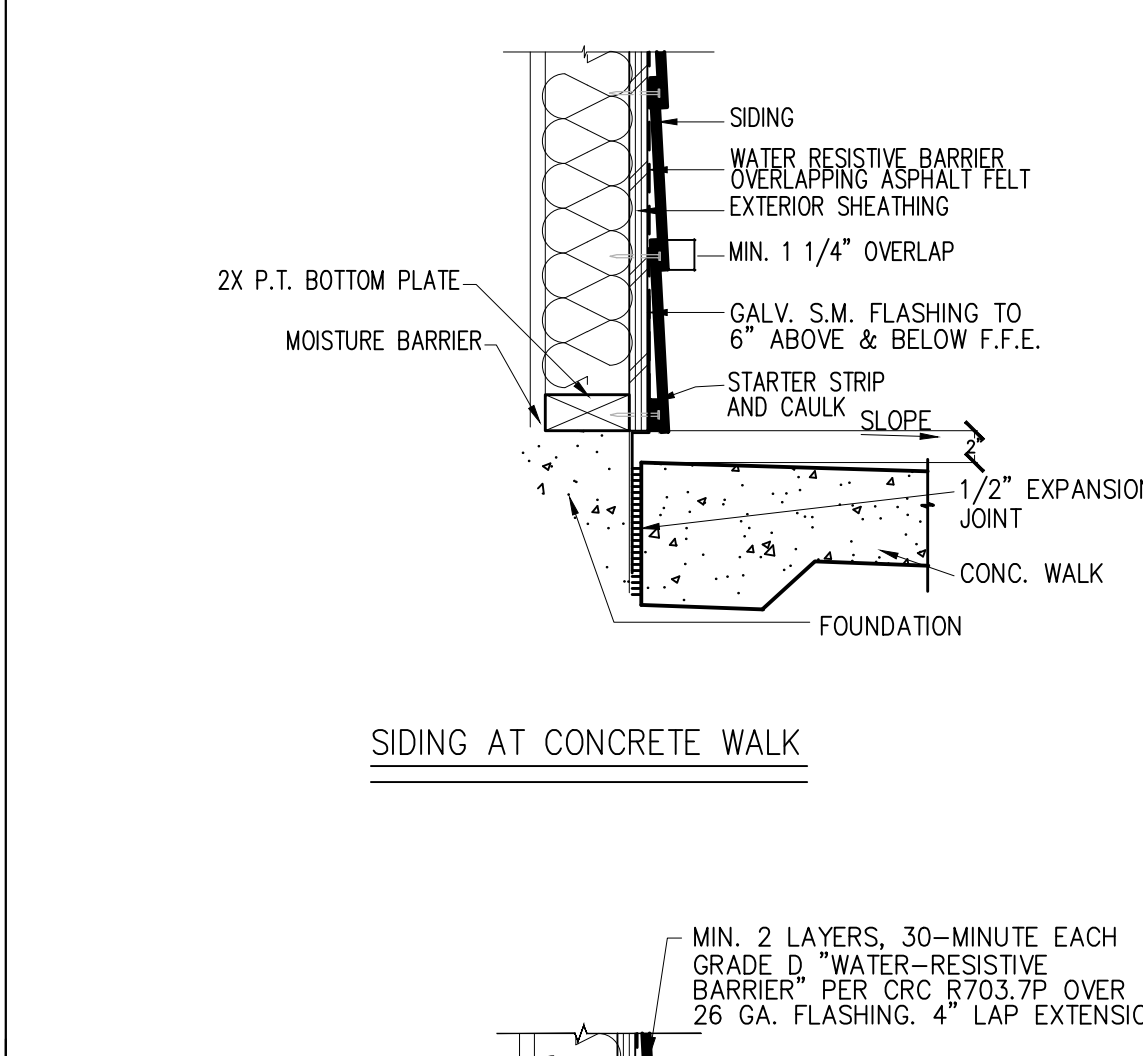
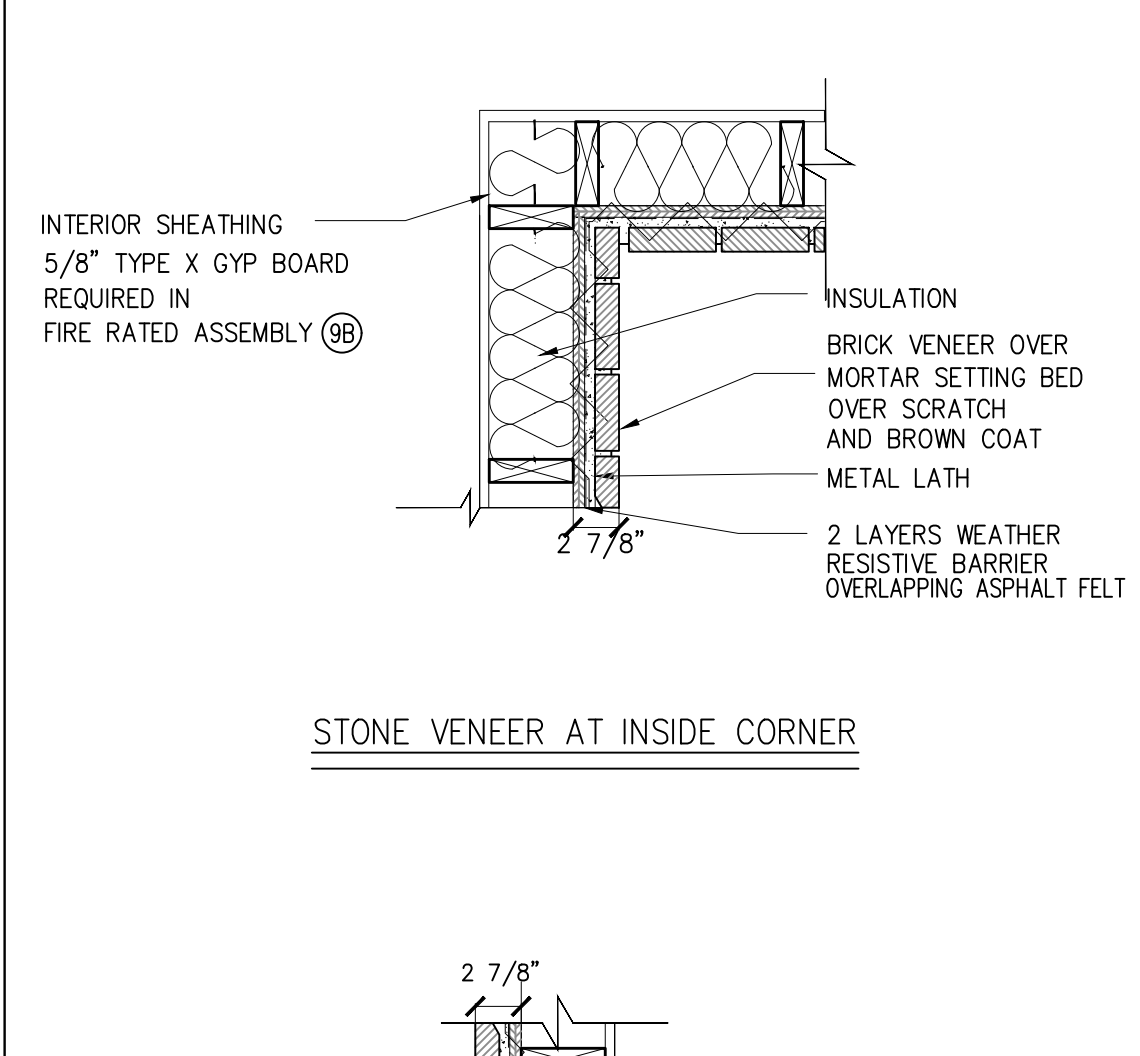
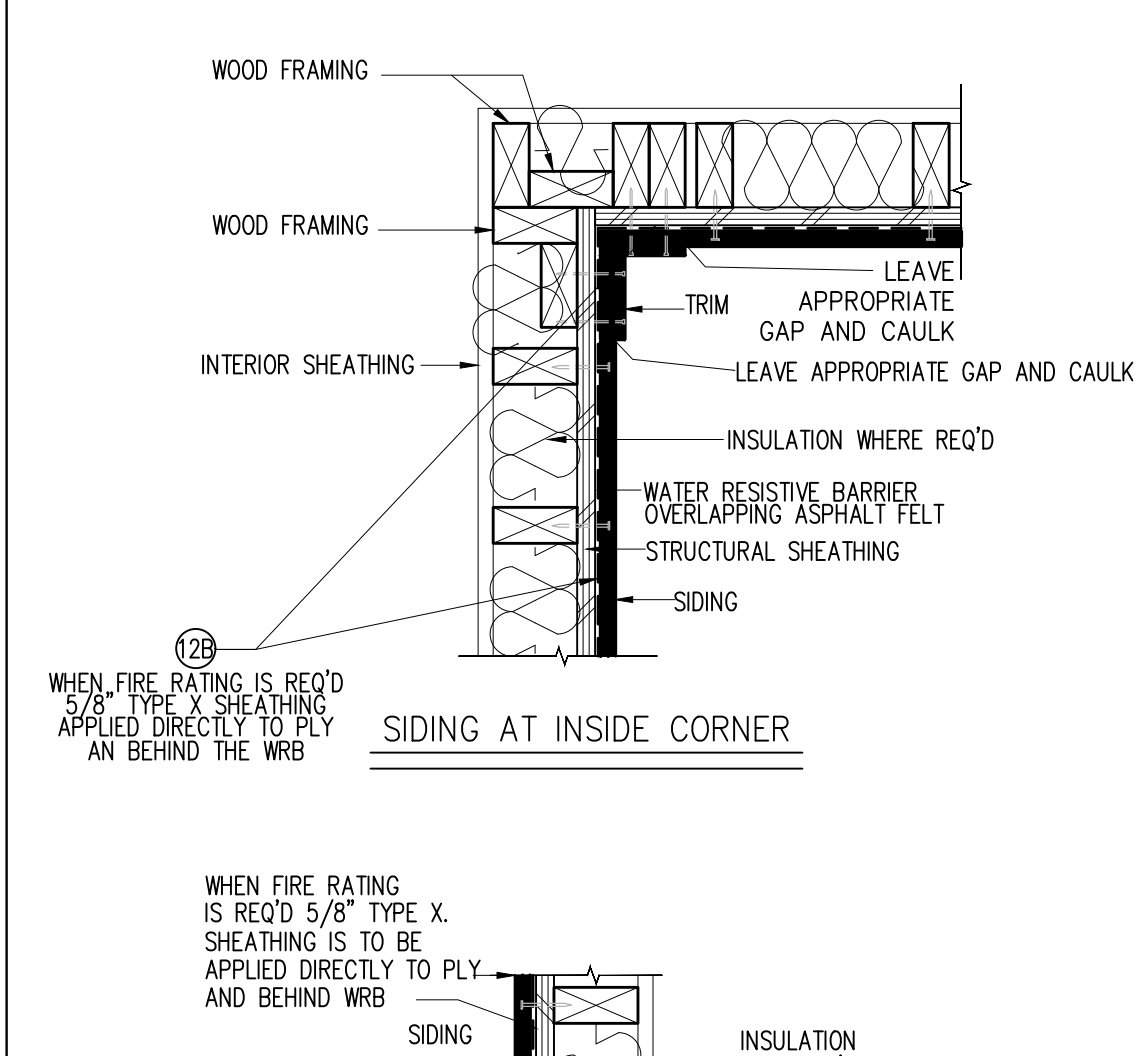
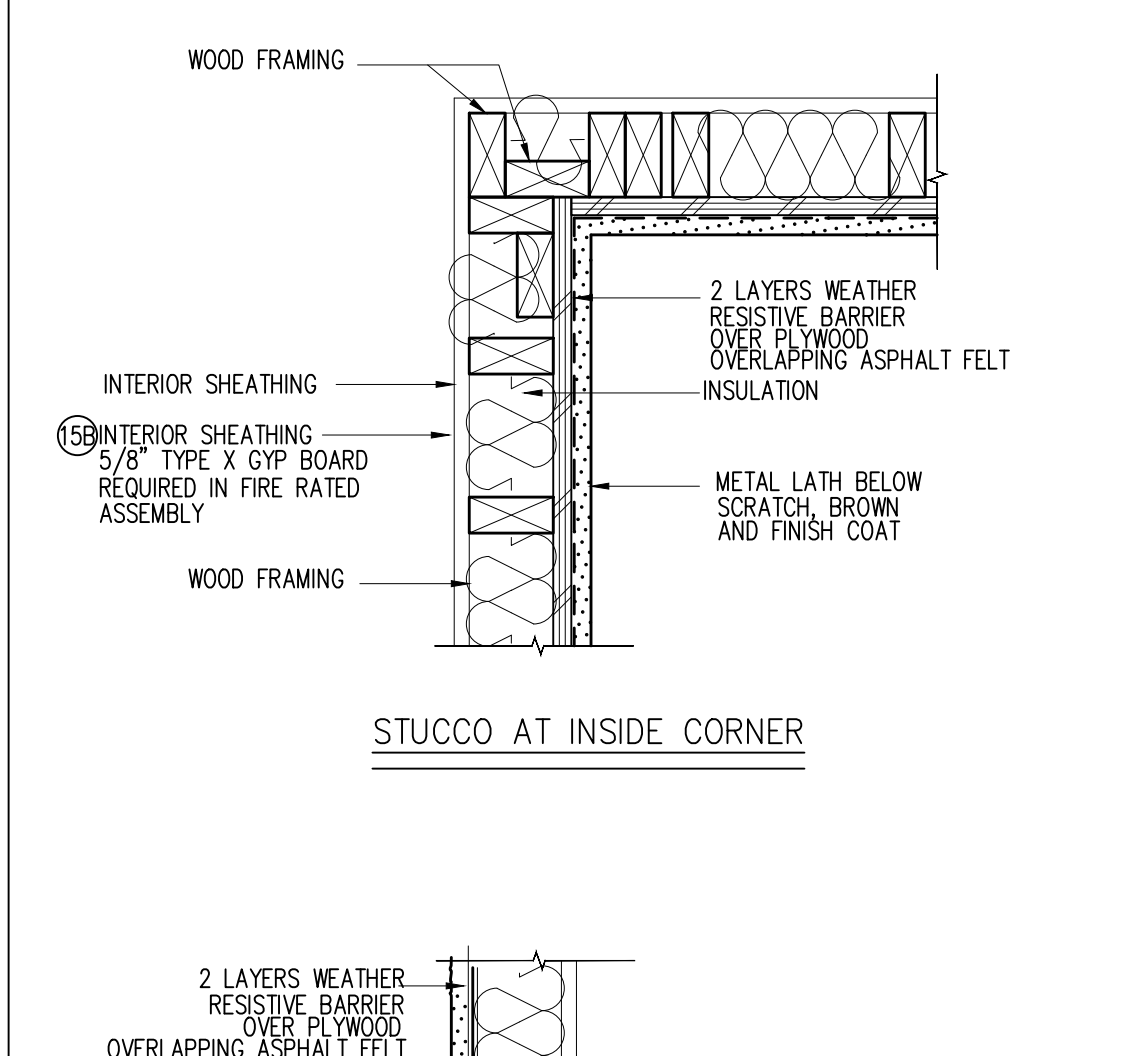
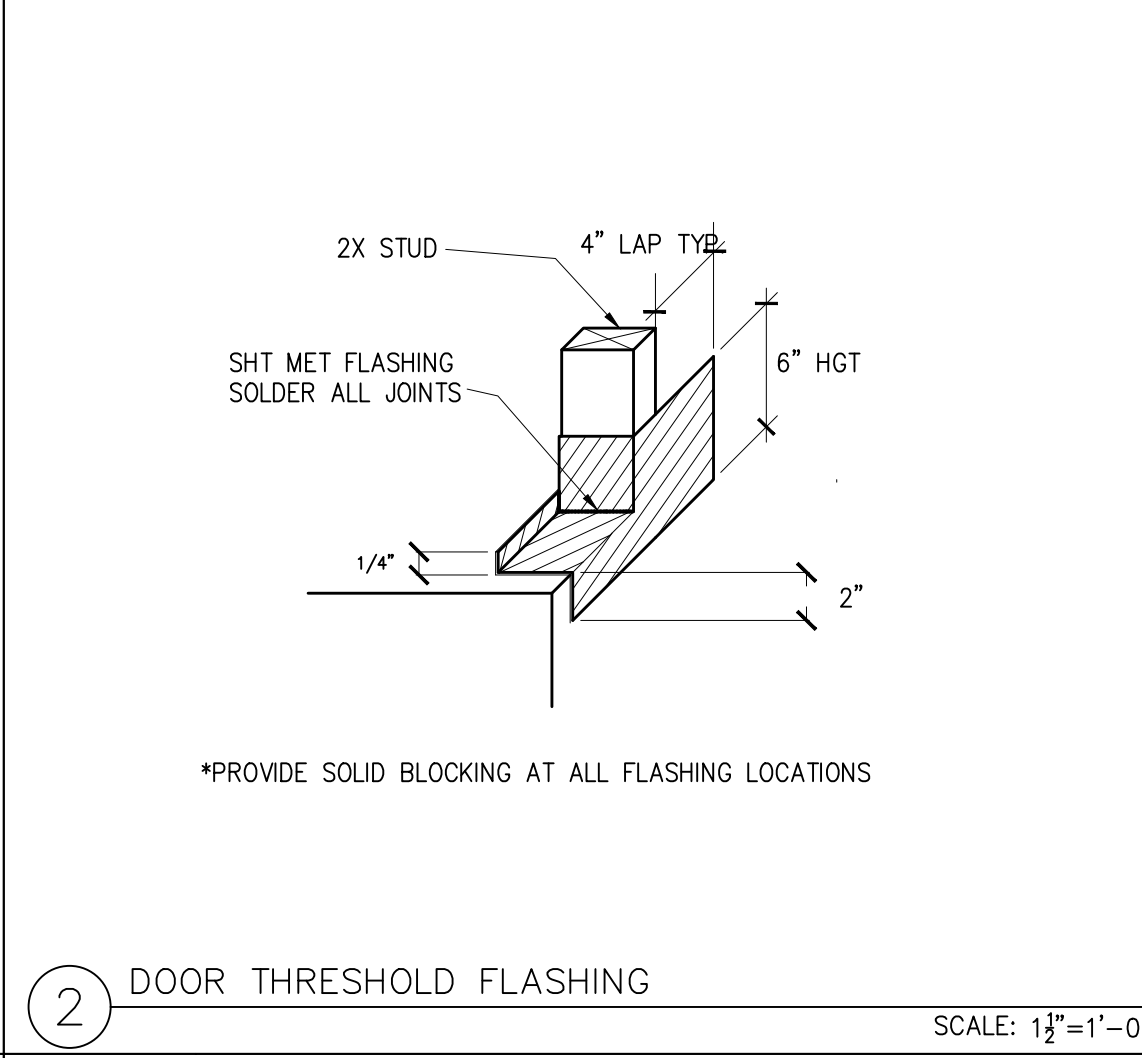
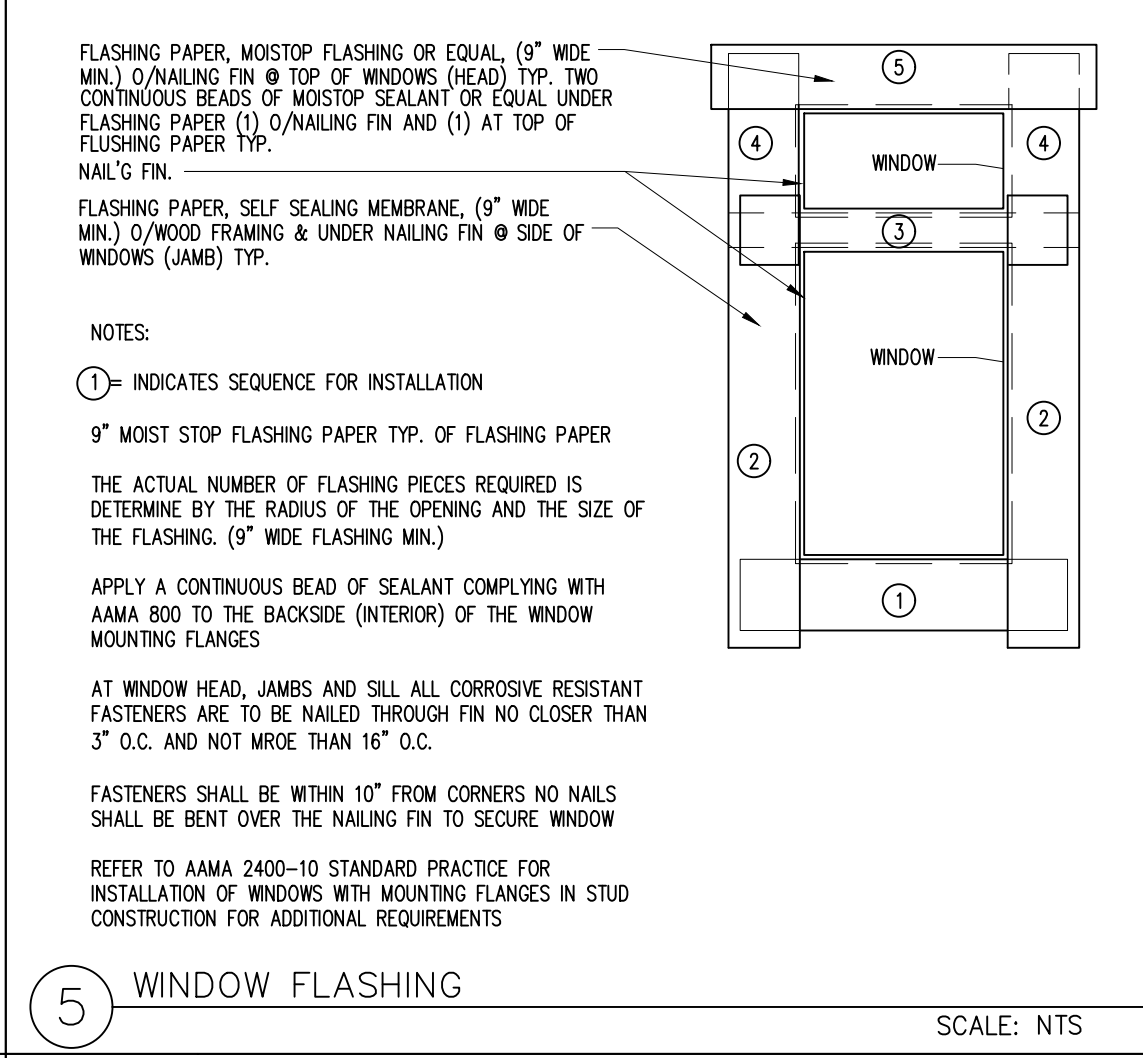
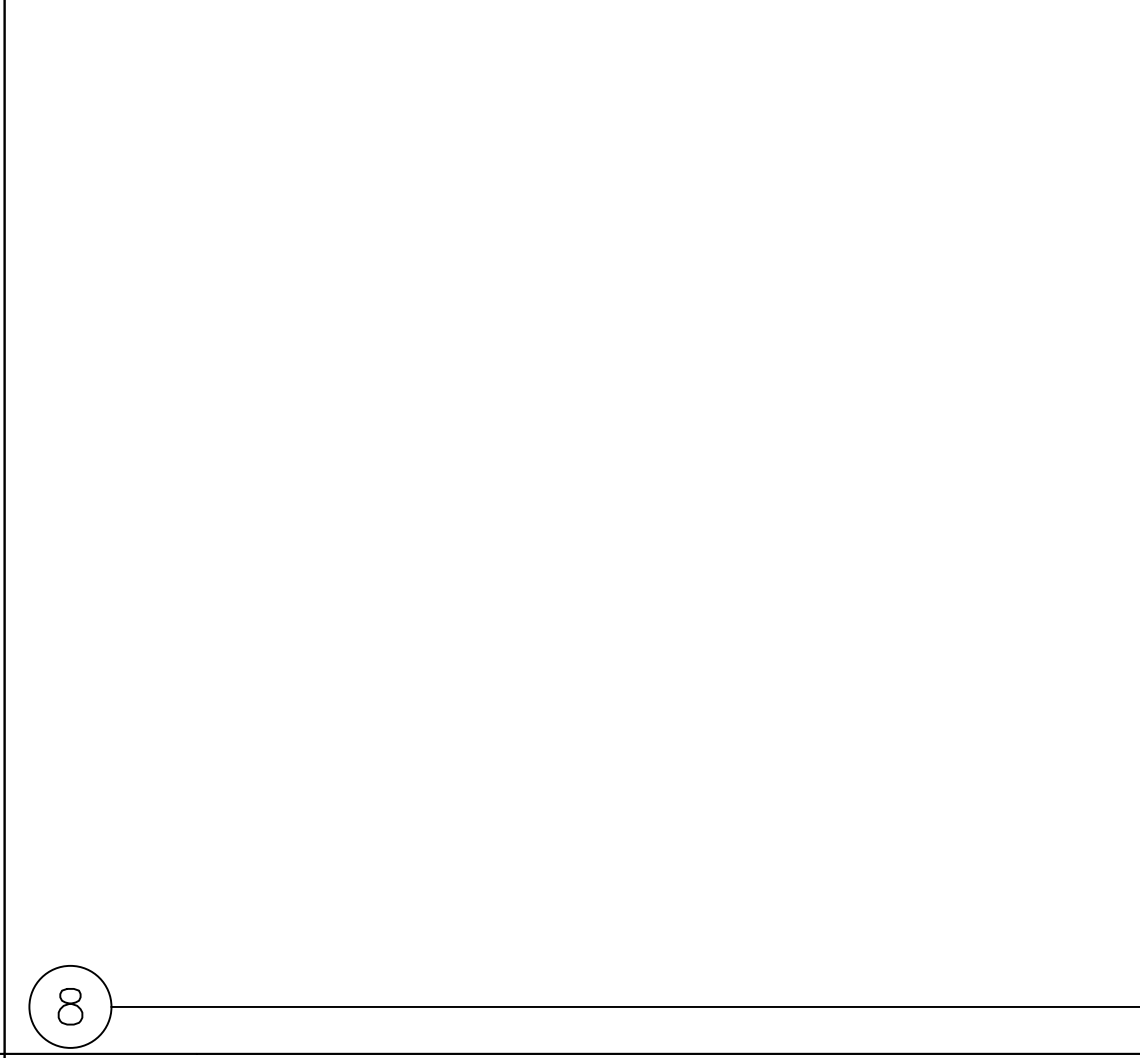
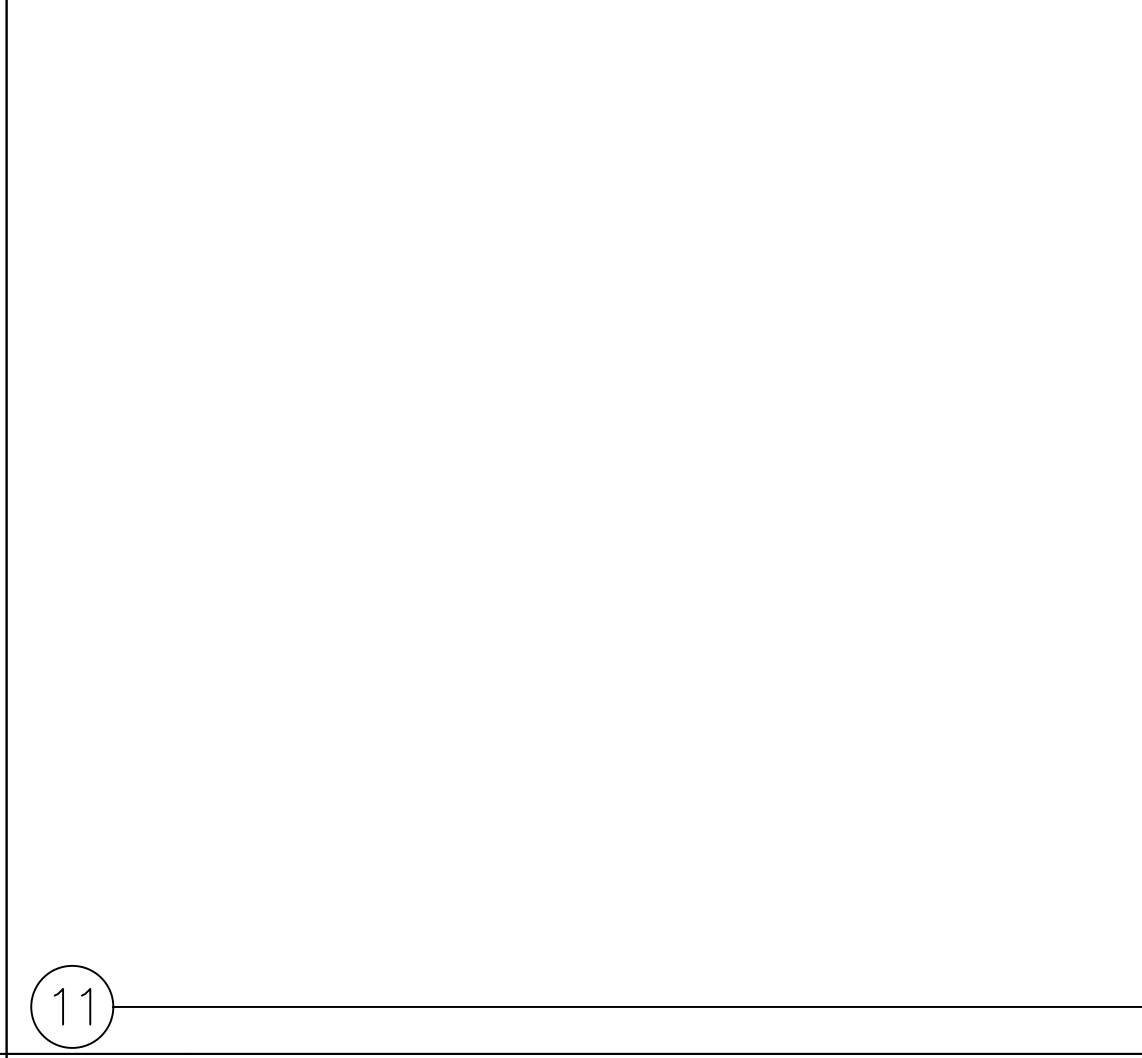
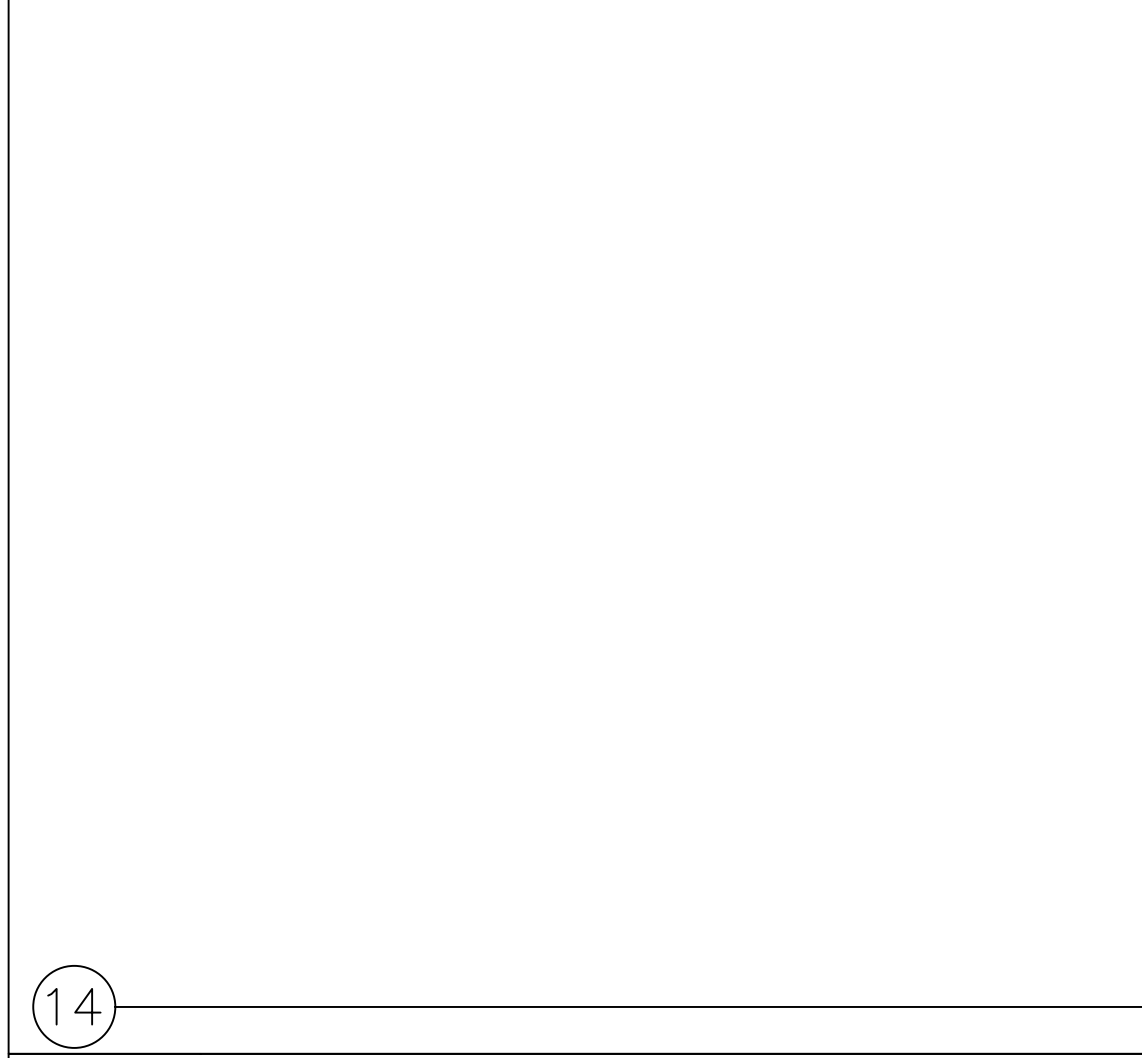
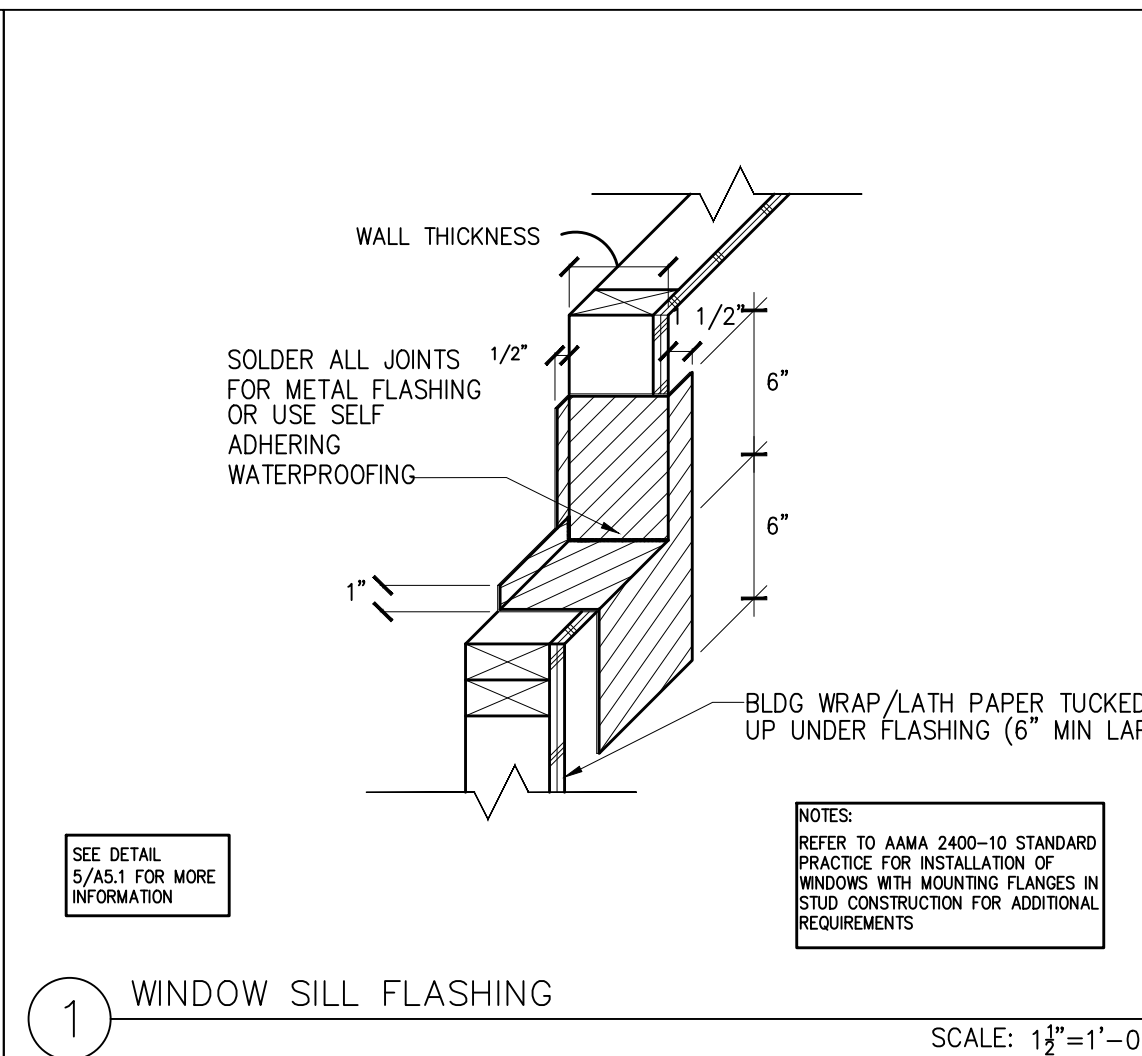
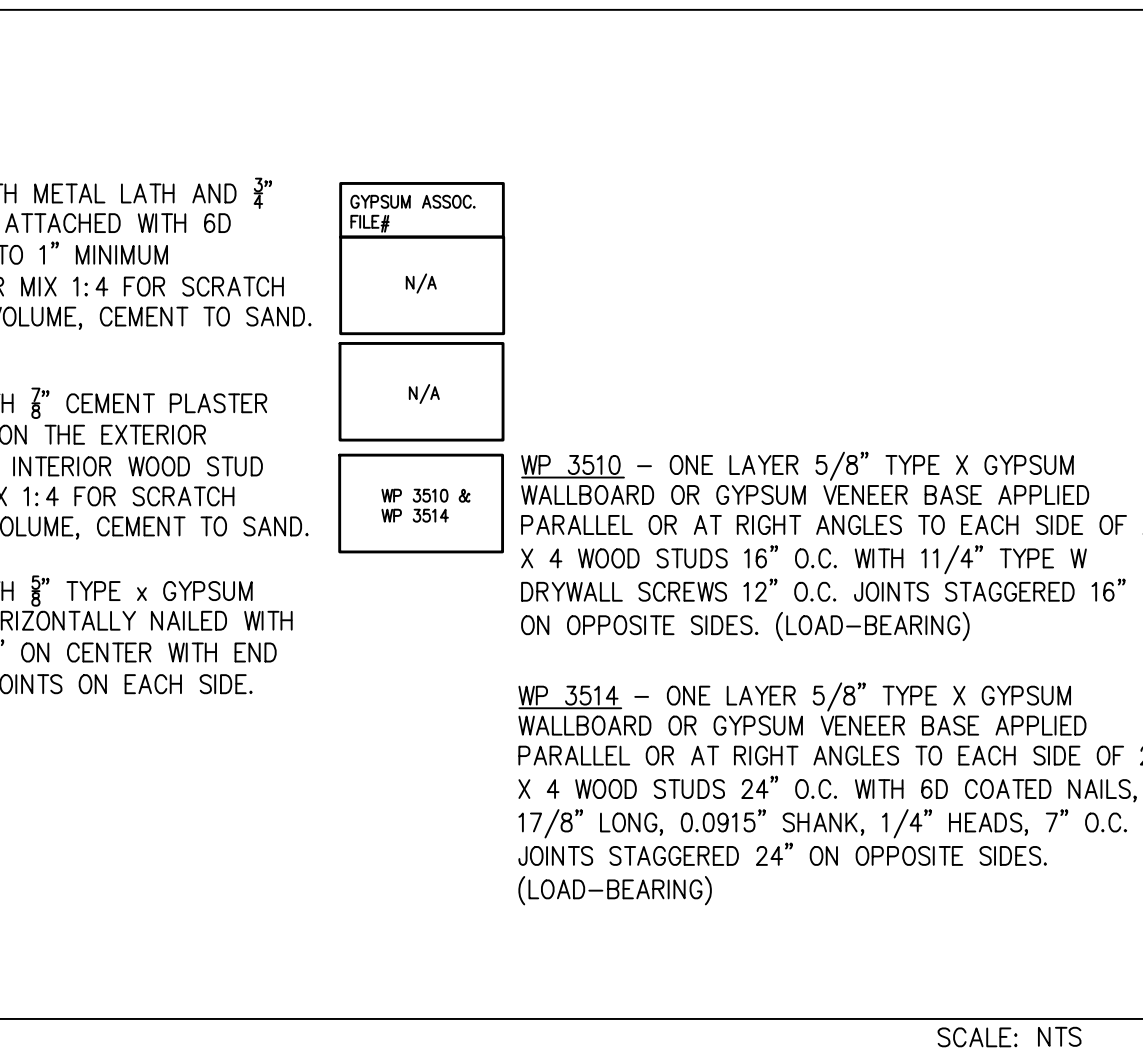
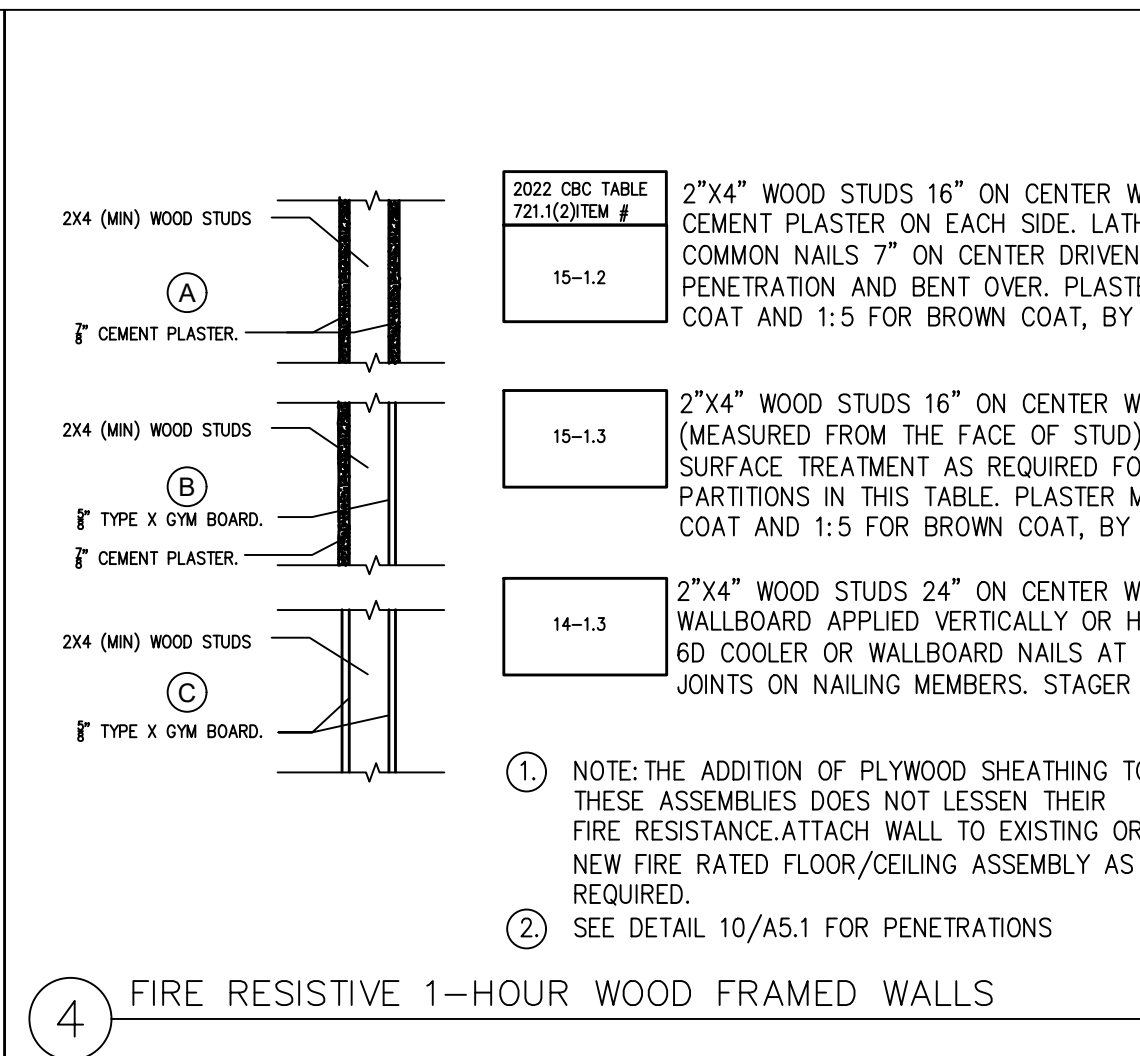
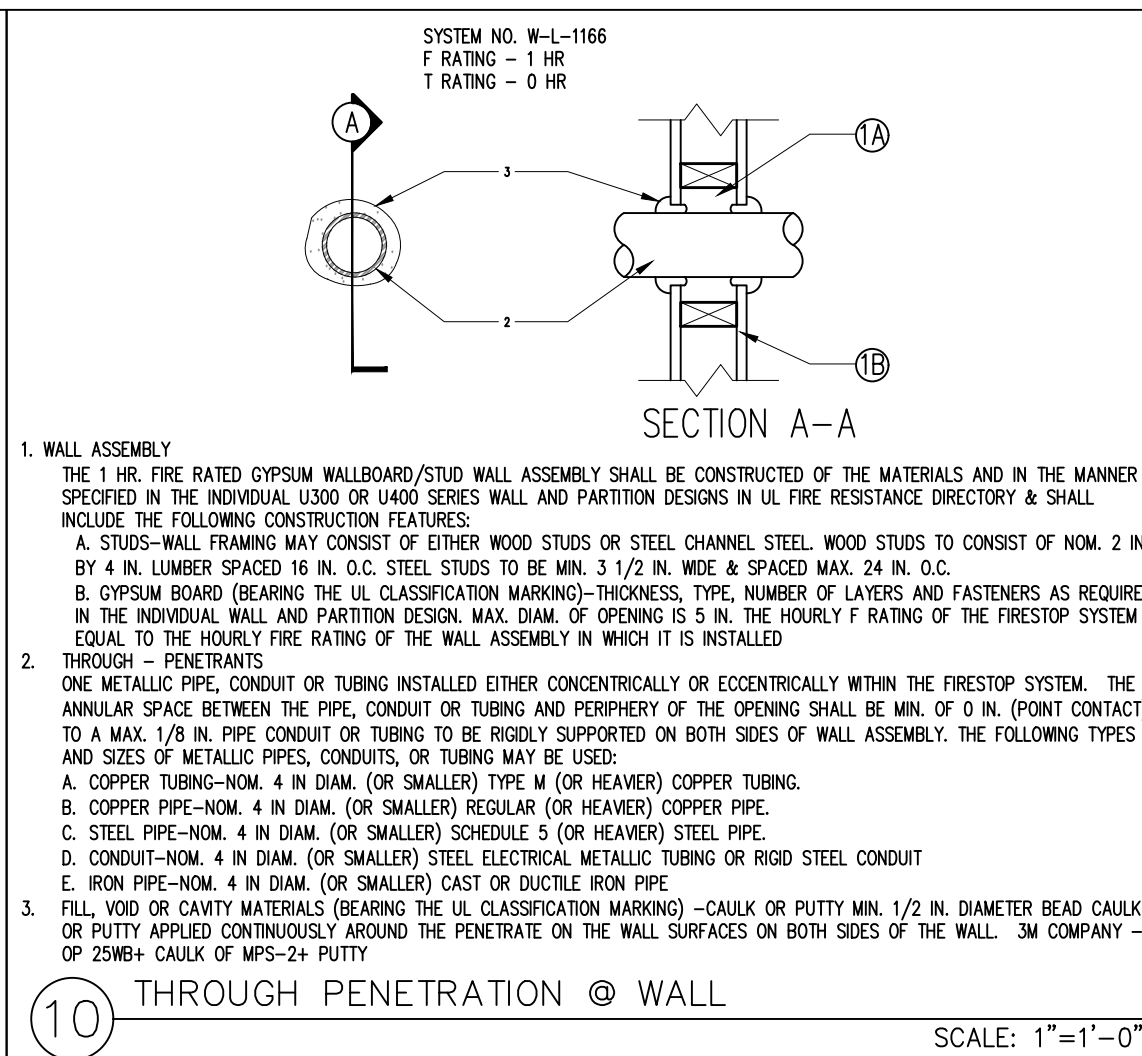
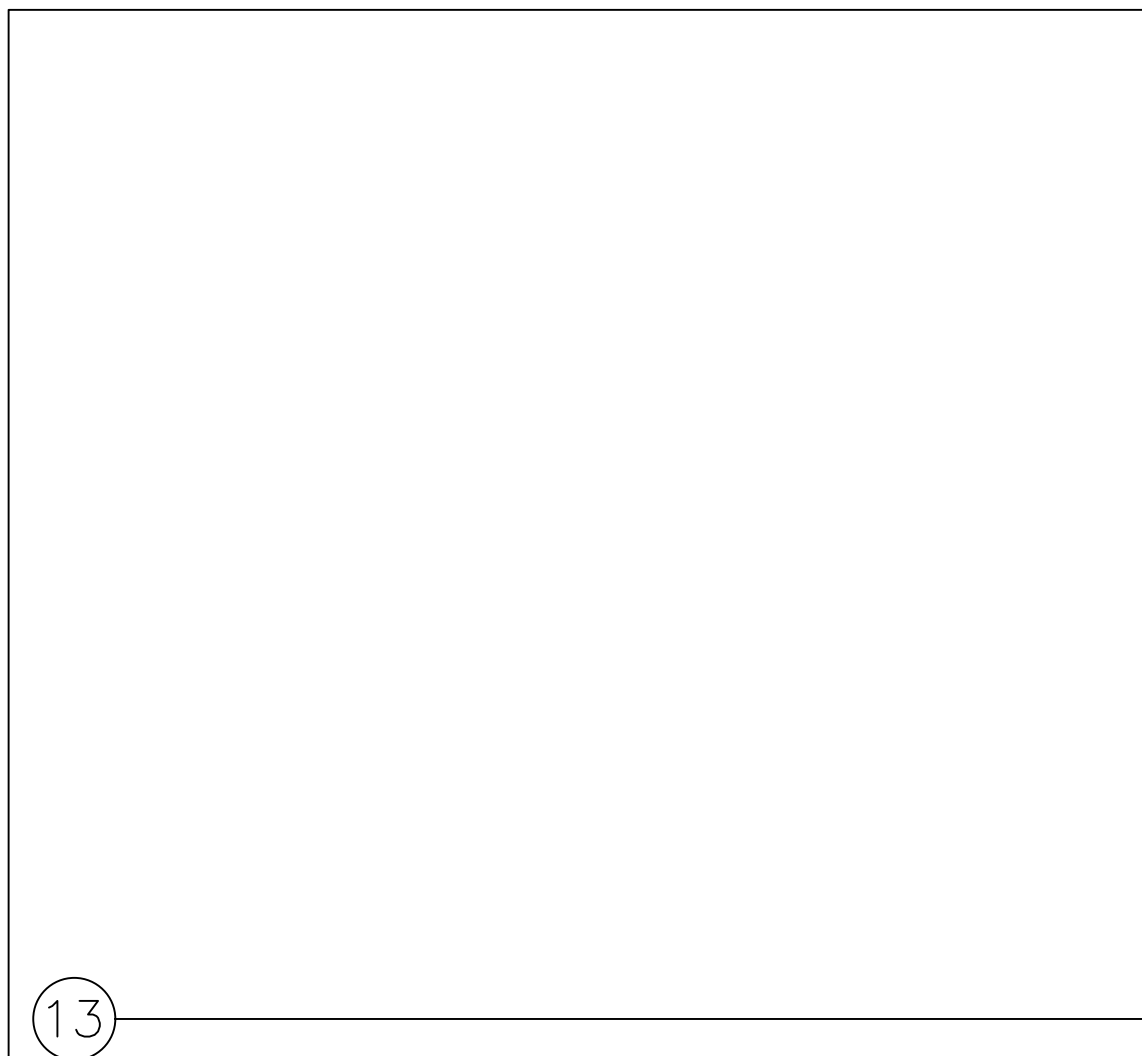
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DESIGN PATH STUDIO

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 1/2" 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"</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 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>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p>



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project
City of Riverside
Pre-Approved
ADU Program

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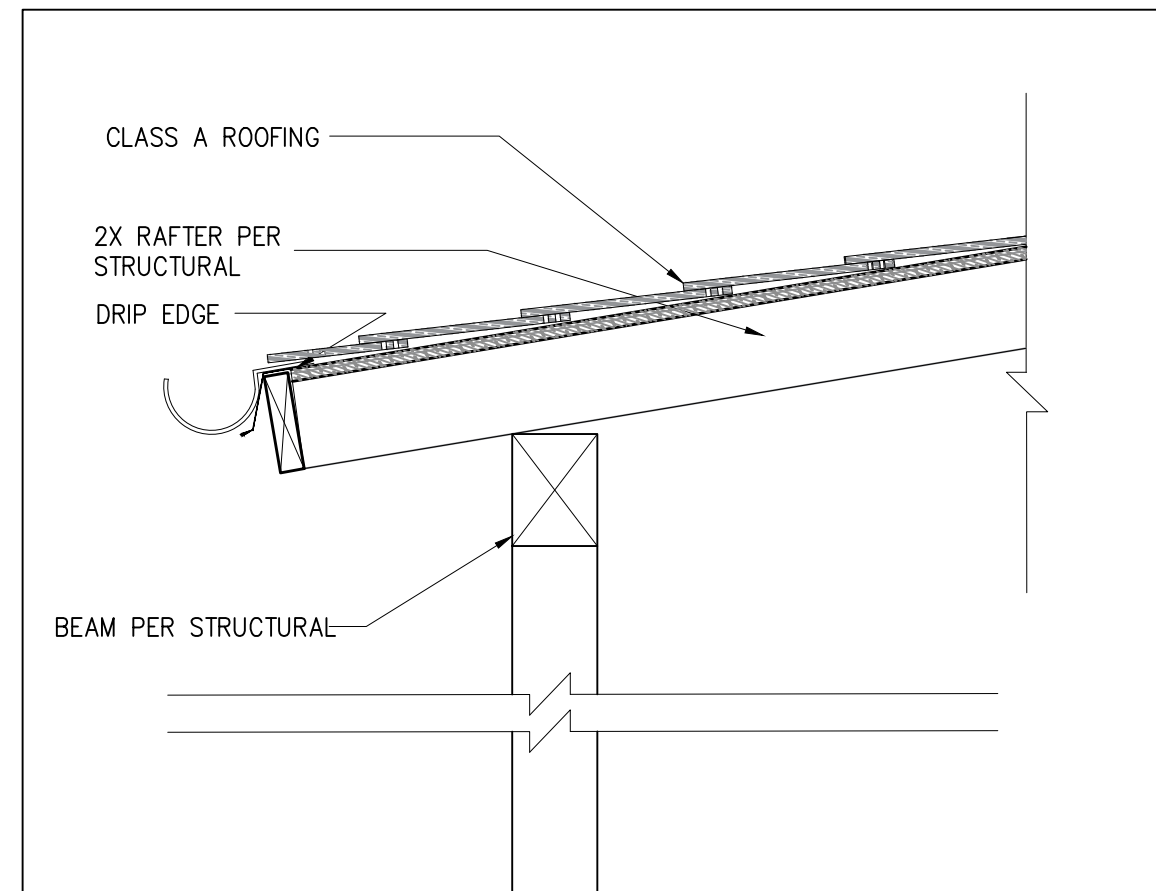
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date
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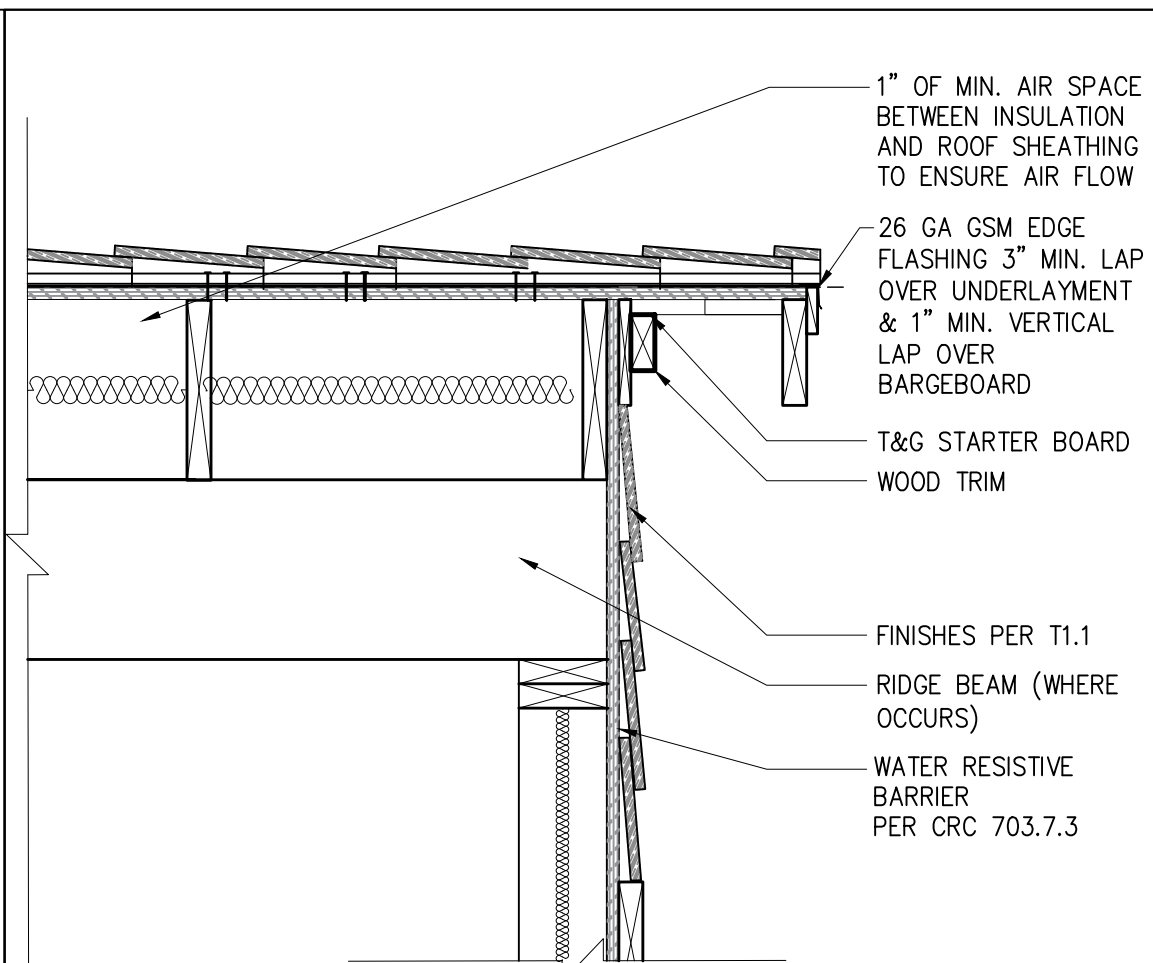
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Riverside ADU

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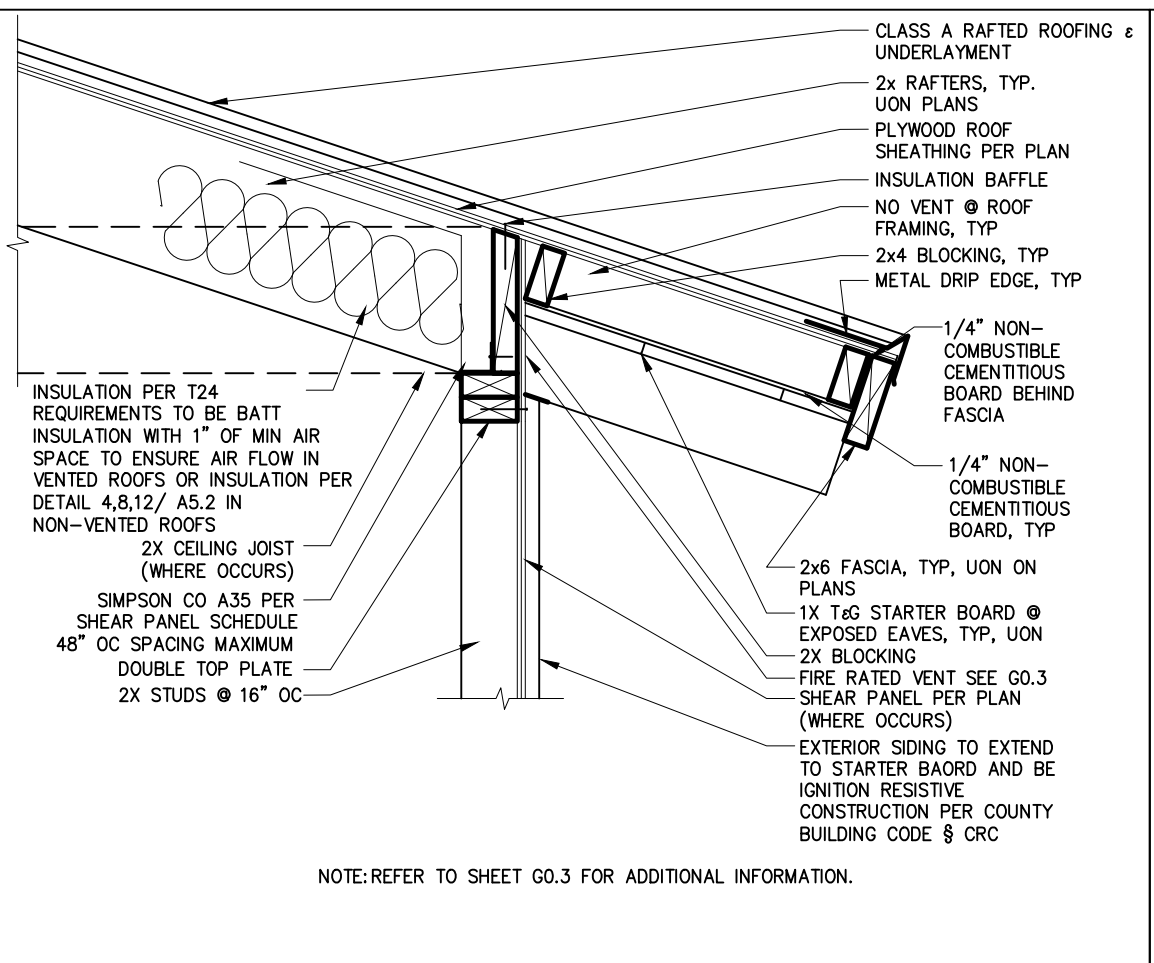
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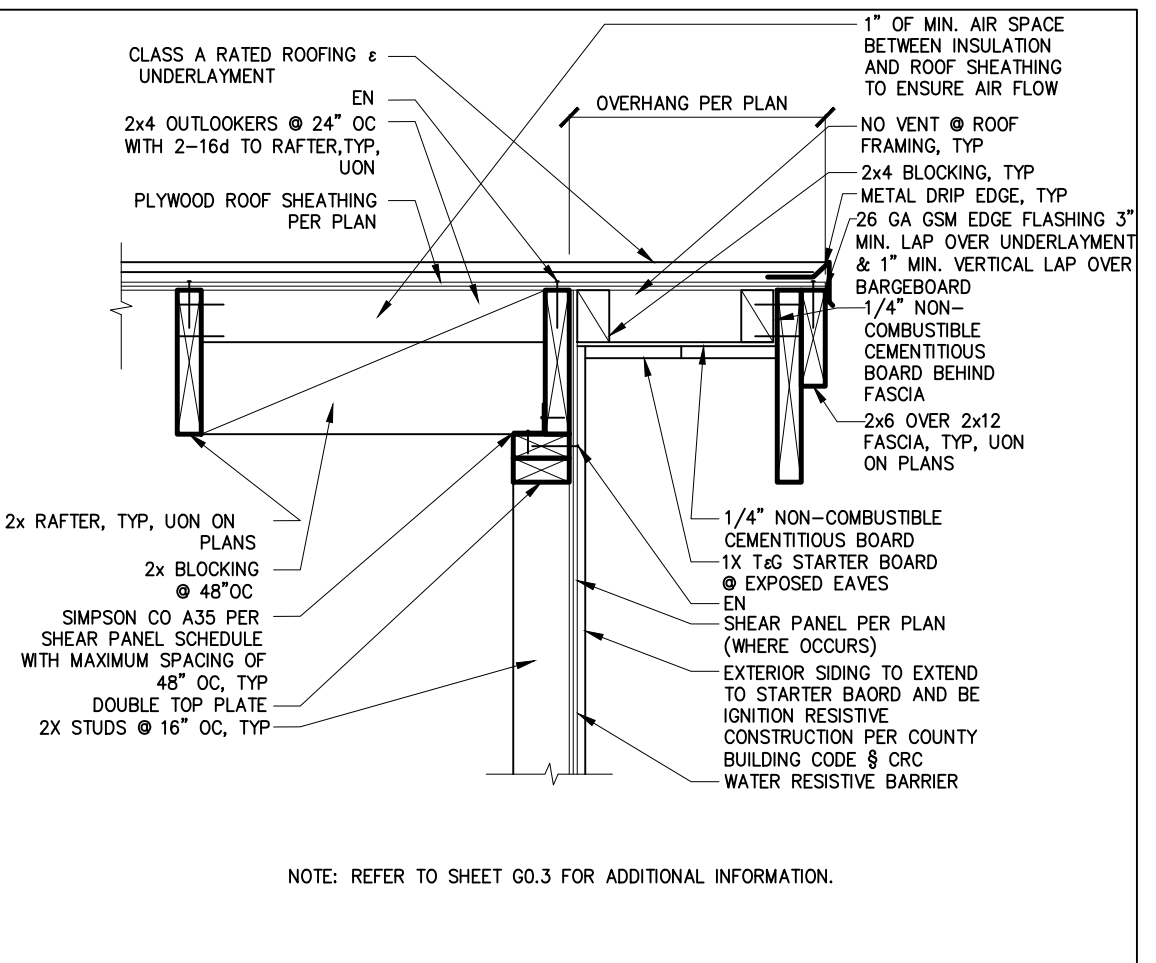
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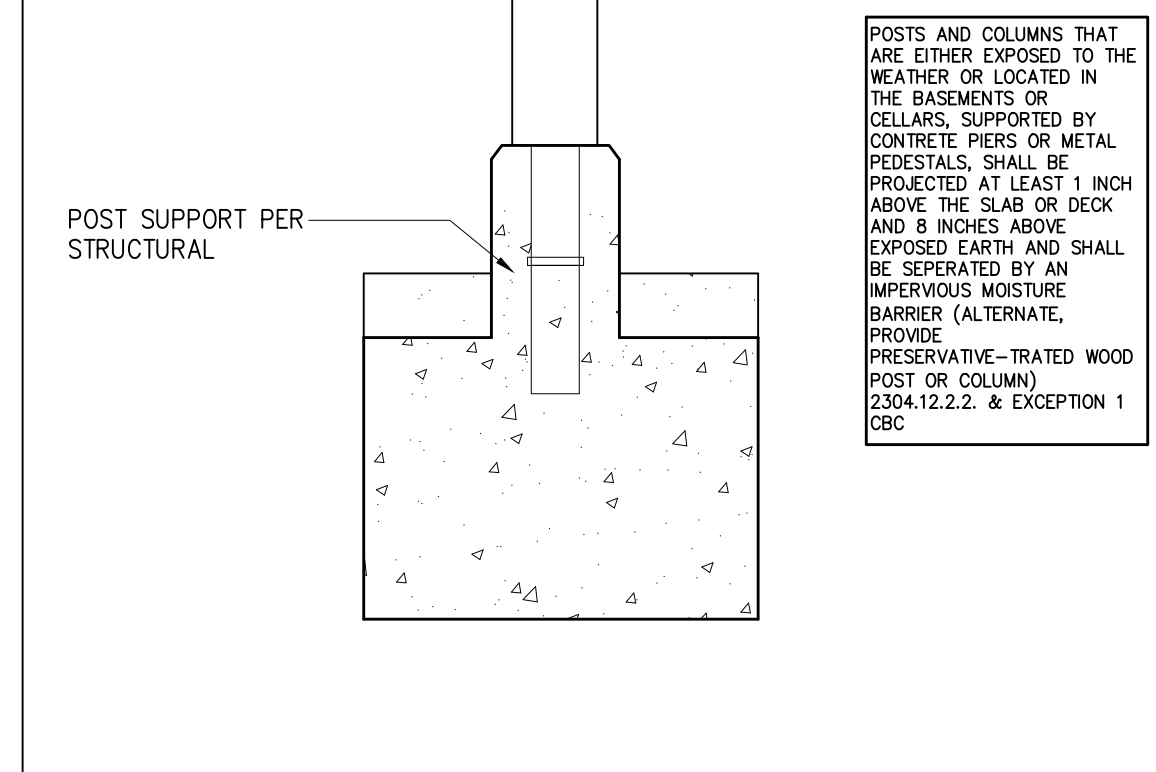
9 GABLE END, TYP. SCALE: 1"=1'-0"



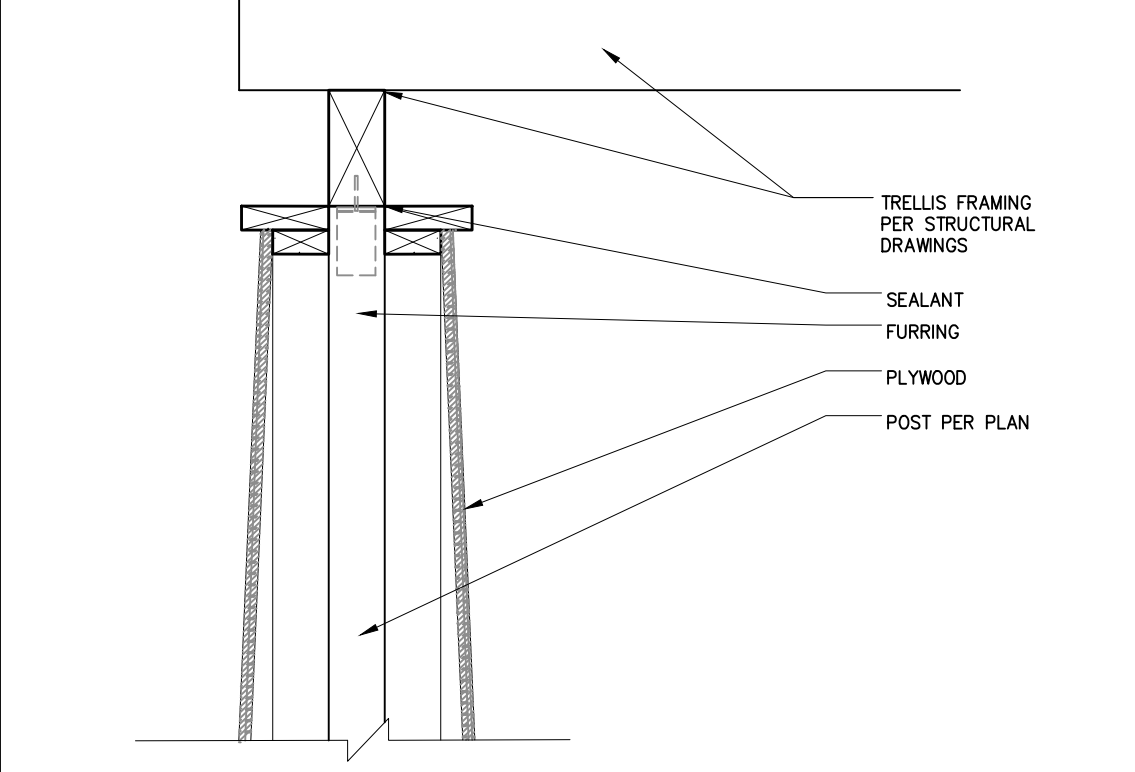
5 IGNITION RESISTIVE EXPOSED RAFTER EAVE SCALE: 1"=1'-0"



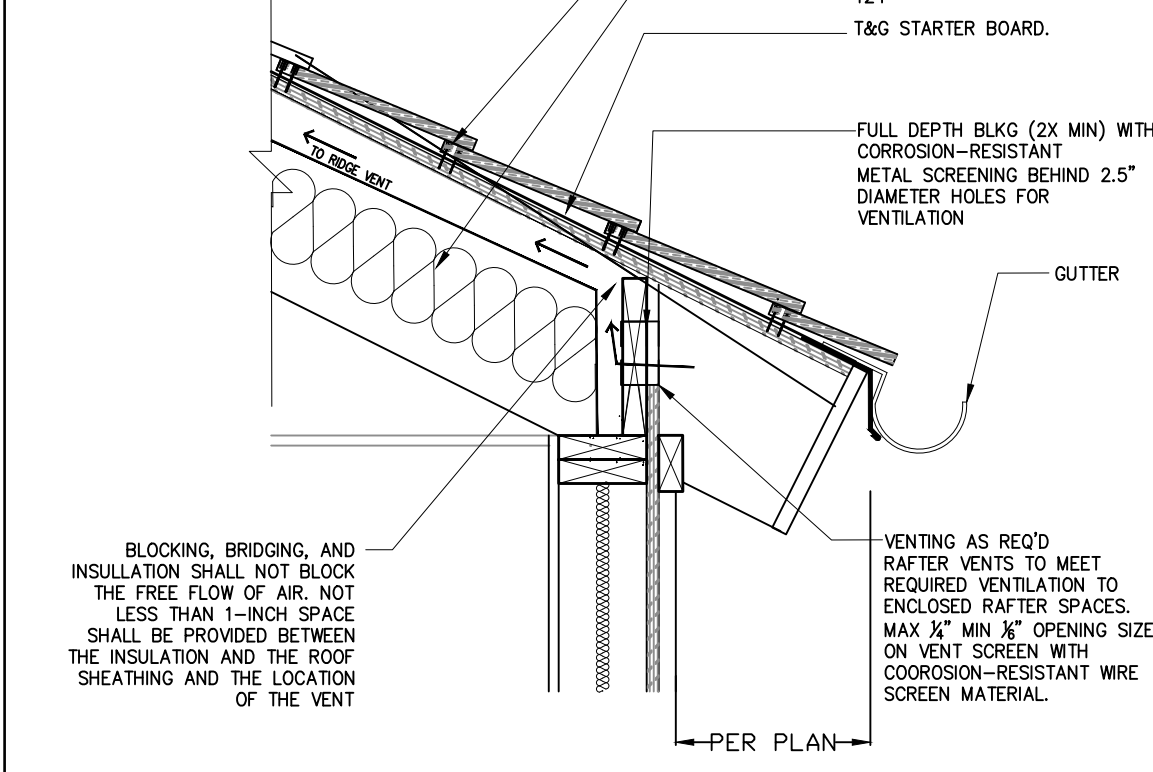
1 IGNITION RESISTIVE GABLE WITH 2x6 & 2x12 FASCIA SCALE: 1"=1'-0"



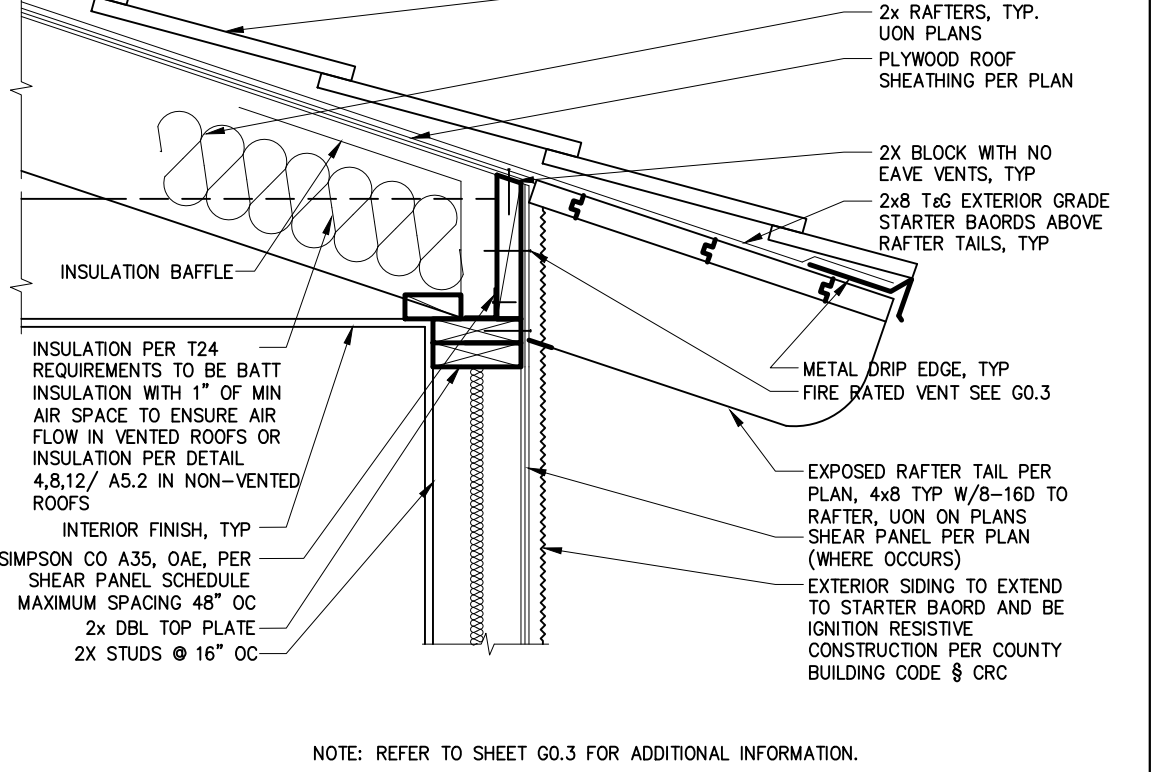
17 POST & RAFTER DETAIL AT RANCH PORCH SCALE: 1"=1'-0"



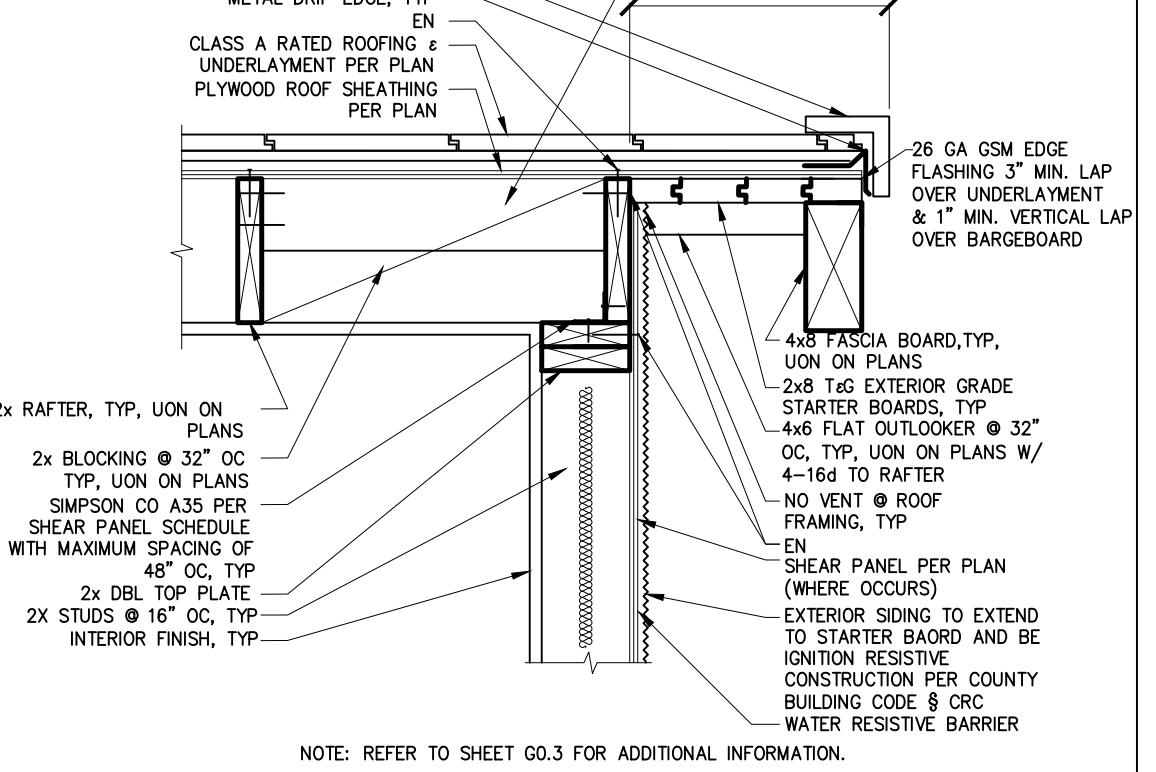
14 TRELLIS BEAM AT COLUMN - CRAFTSMAN SCALE: 1"=1'-0"



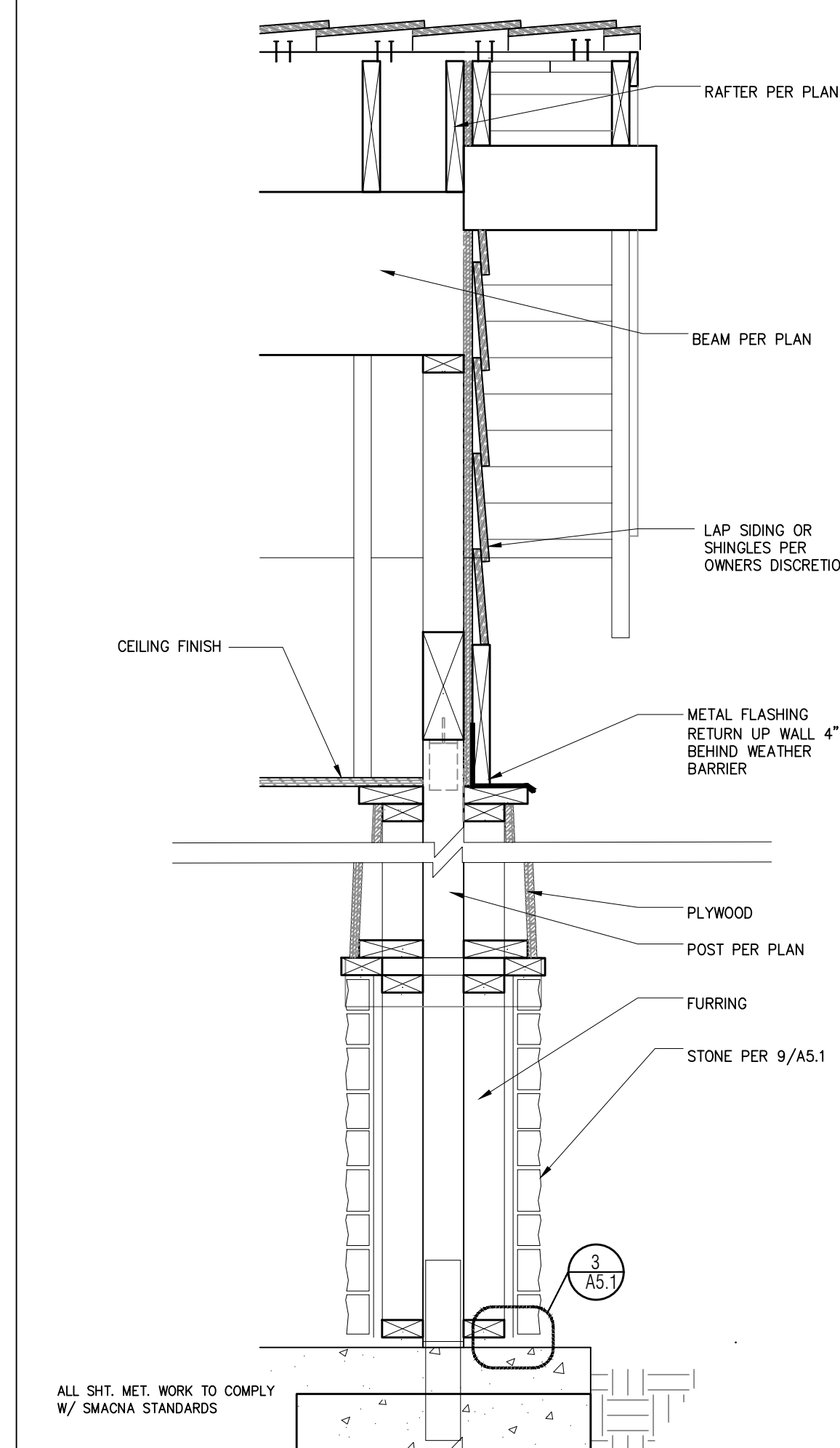
10 RAFTER EAVE CONNECTION SCALE: 1"=1'-0"



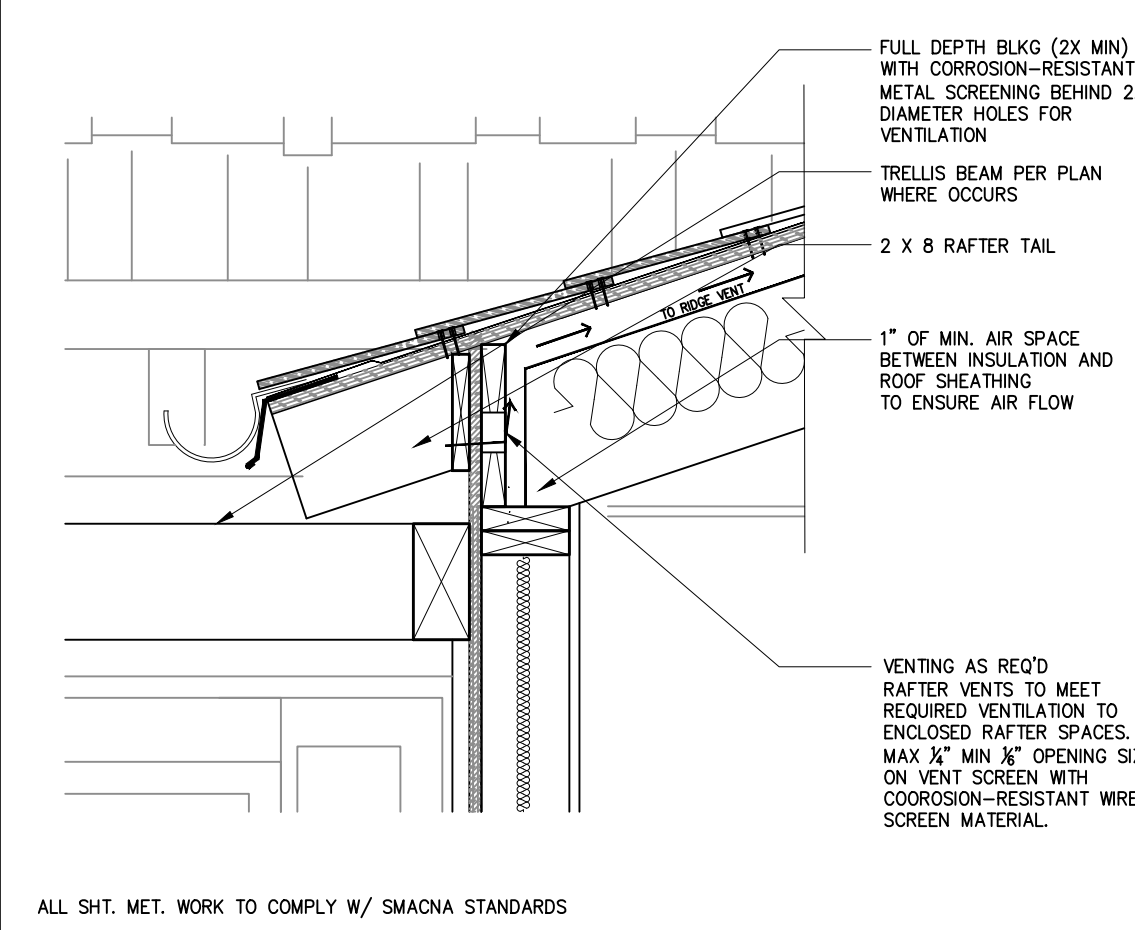
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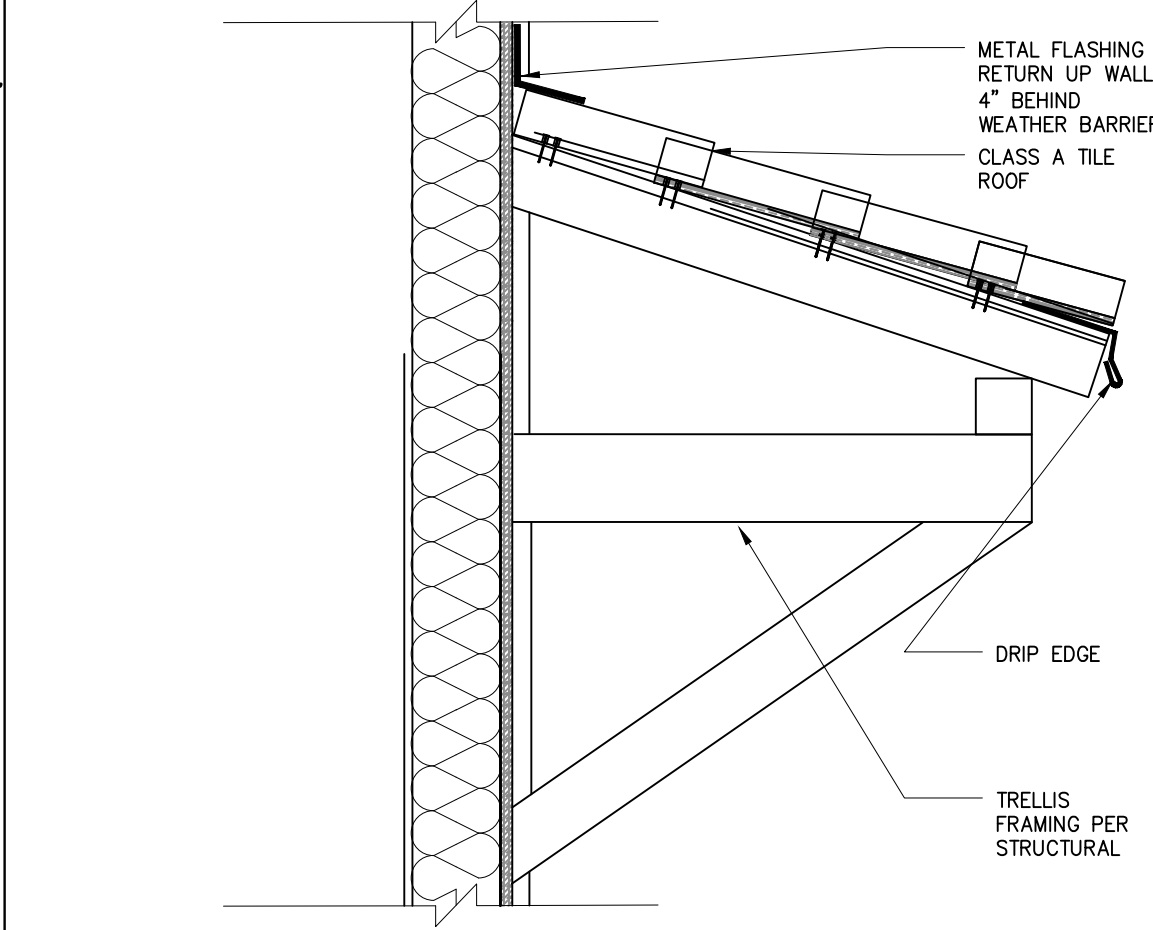
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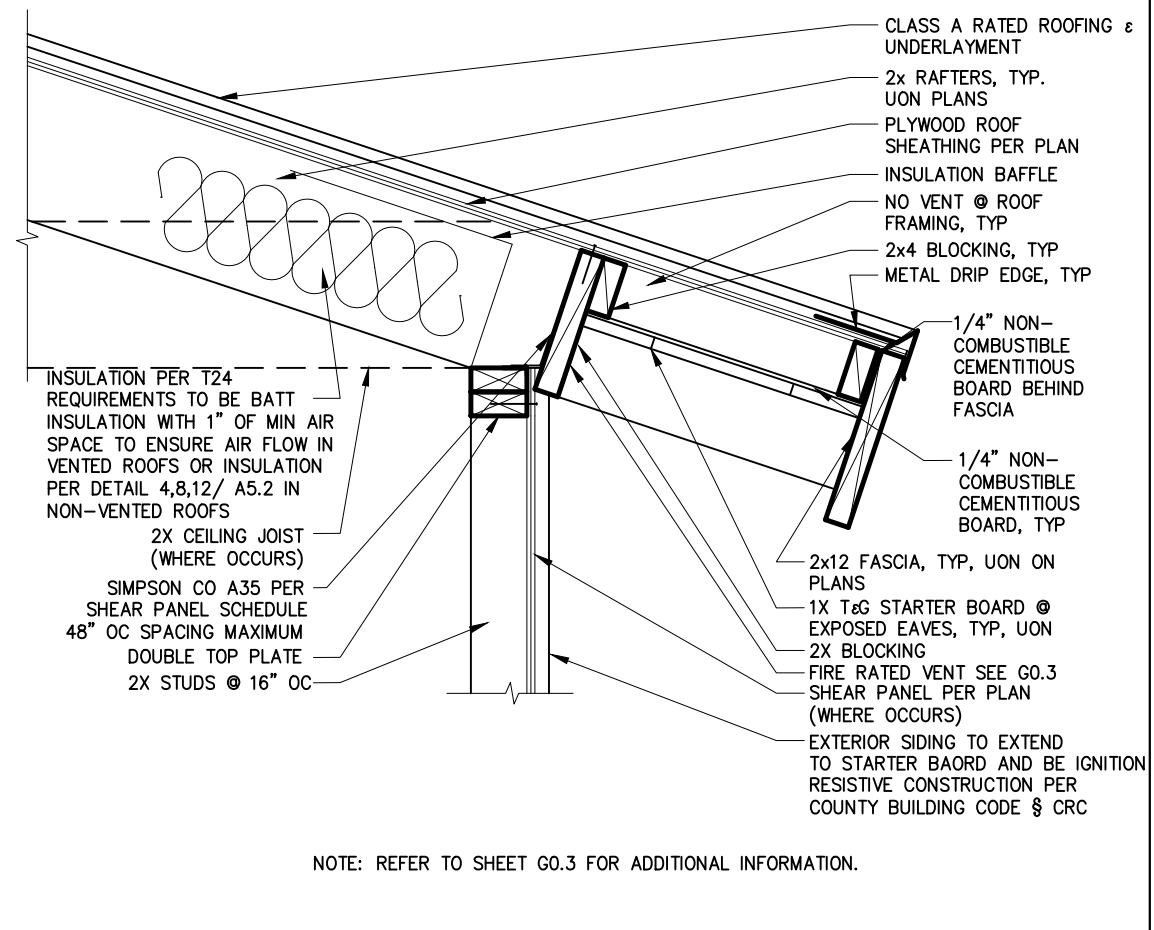
18 RIDGE BEAM/OVERHANG/COLUMN - CRAFTSMAN SCALE: 1"=1'-0"



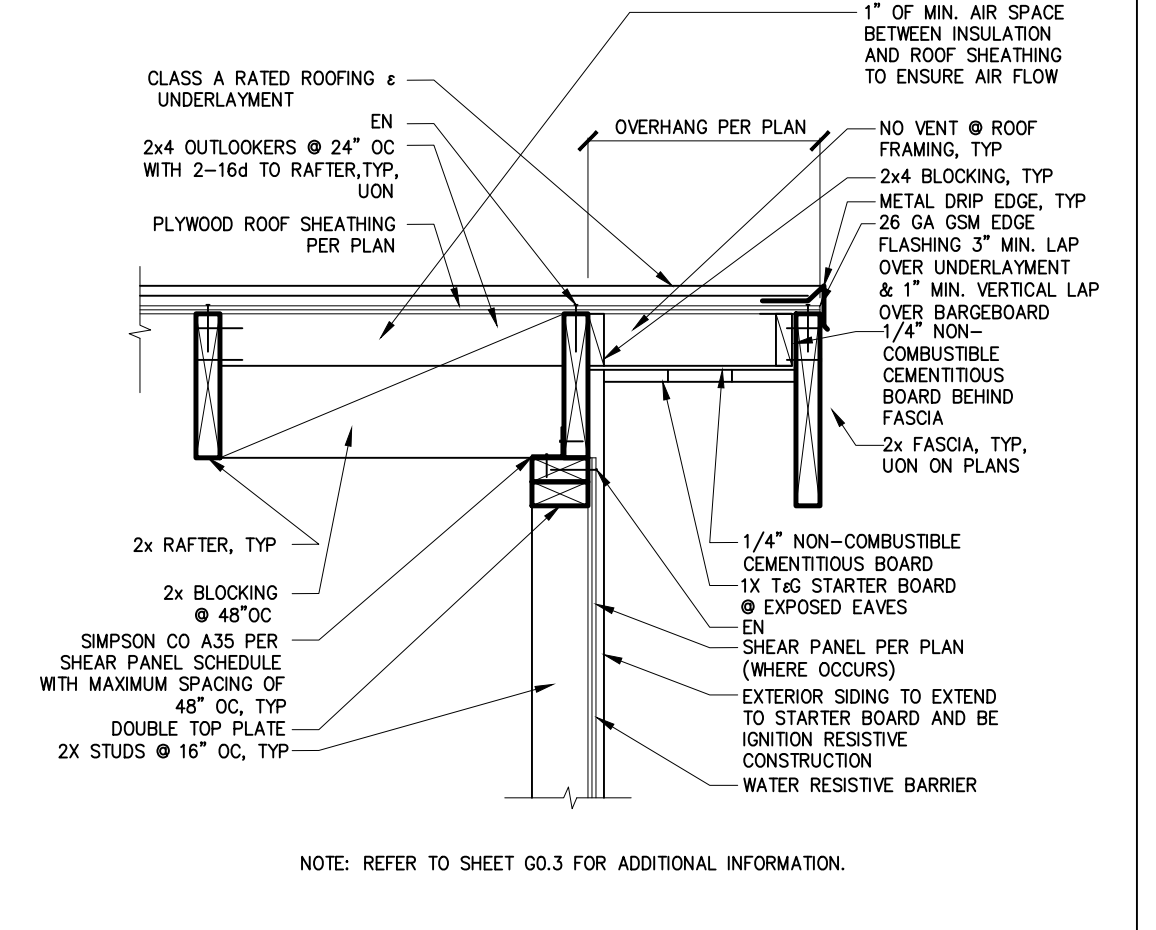
15 EAVE DETAIL WITH VENTING/TRELLIS SCALE: 1"=1'-0"



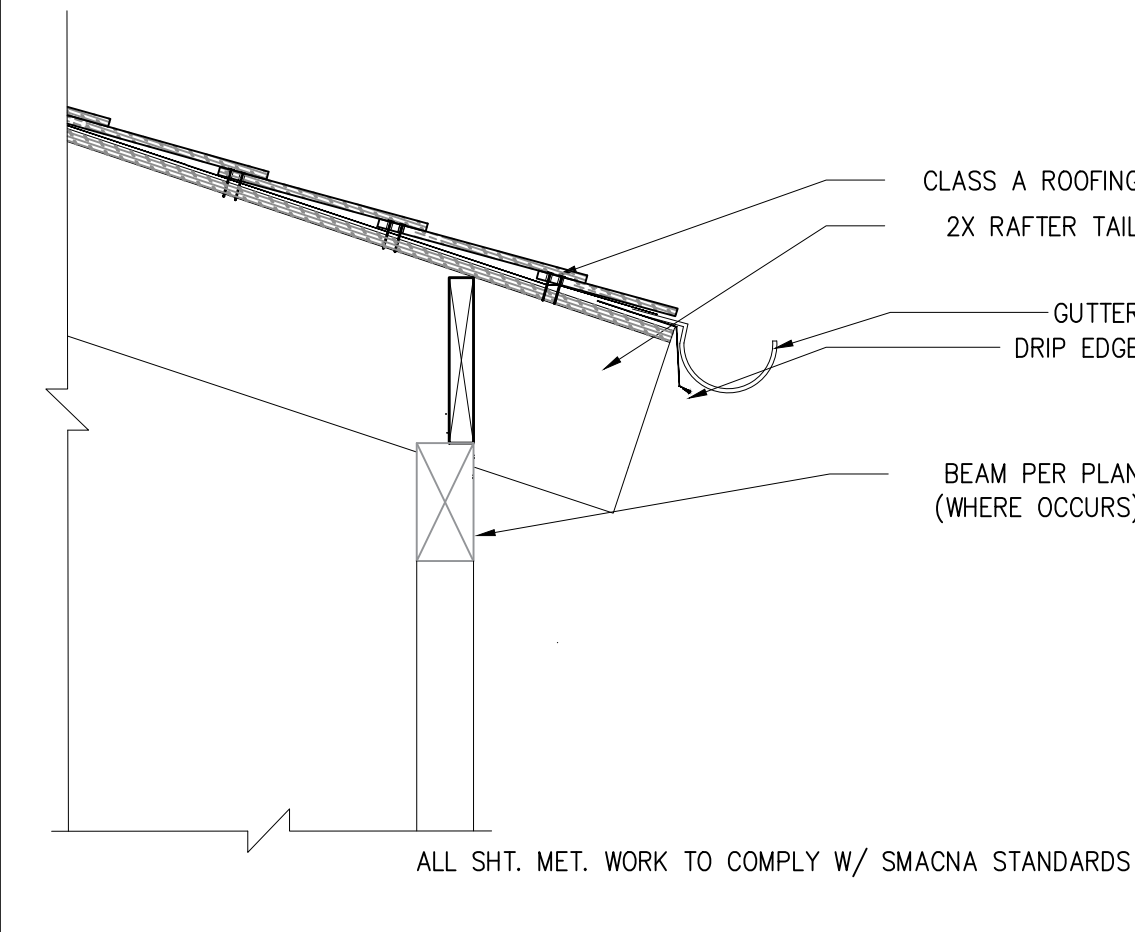
11 AWNING - AT GABLE END SCALE: 1"=1'-0"



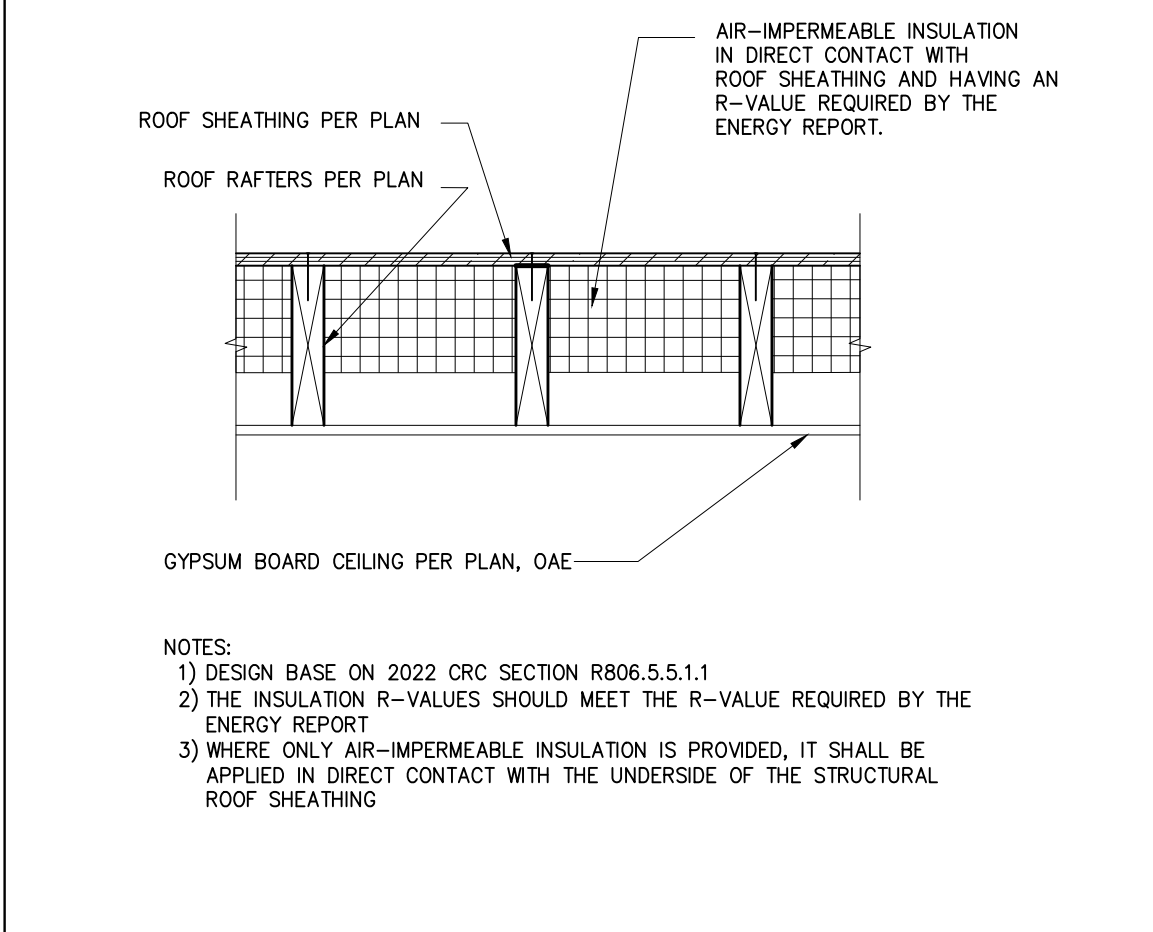
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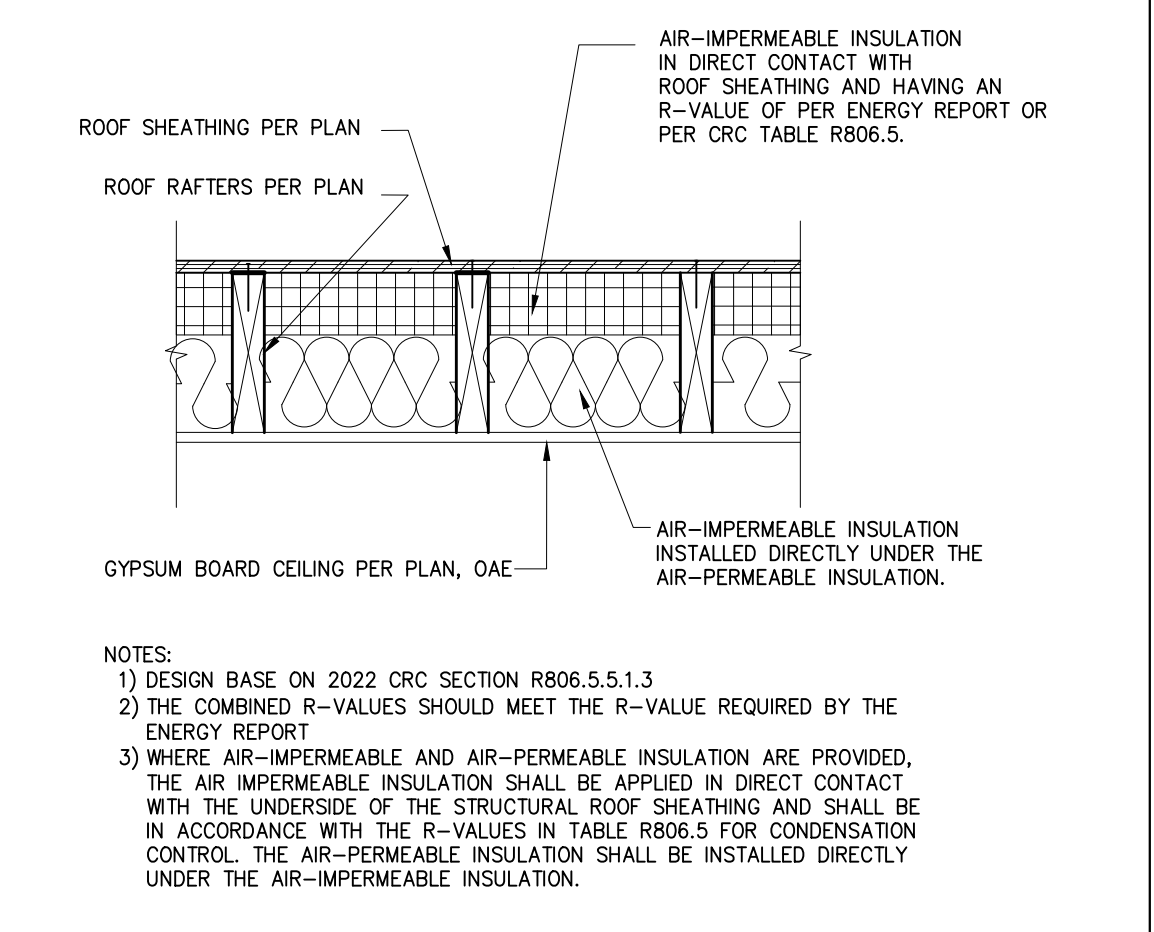
3 IGNITION RESISTIVE GABLE WITH 2x FASCIA SCALE: 1"=1'-0"



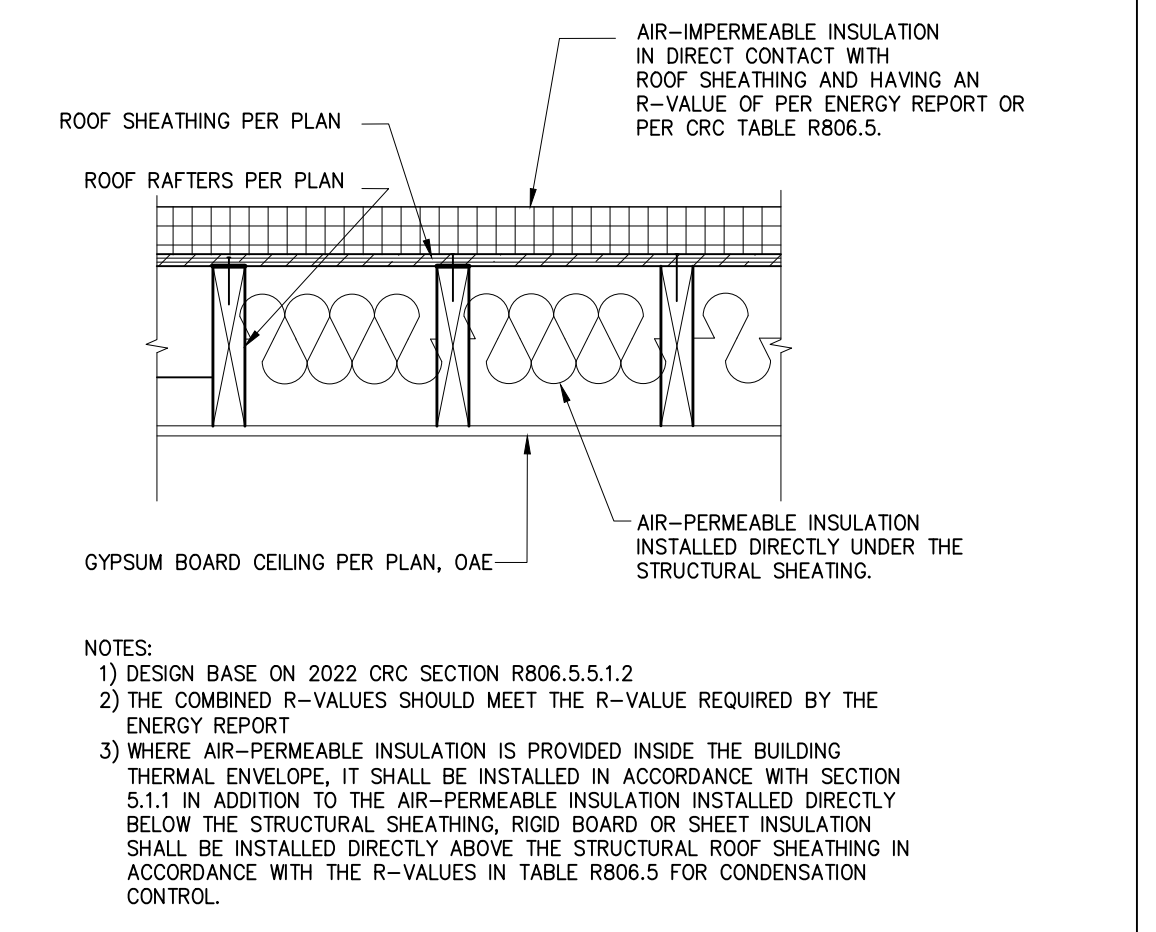
16 EAVE AT RANCH PORCH SCALE: 1"=1'-0"



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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project
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description
Architectural
Roof Finish
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Riverside ADU

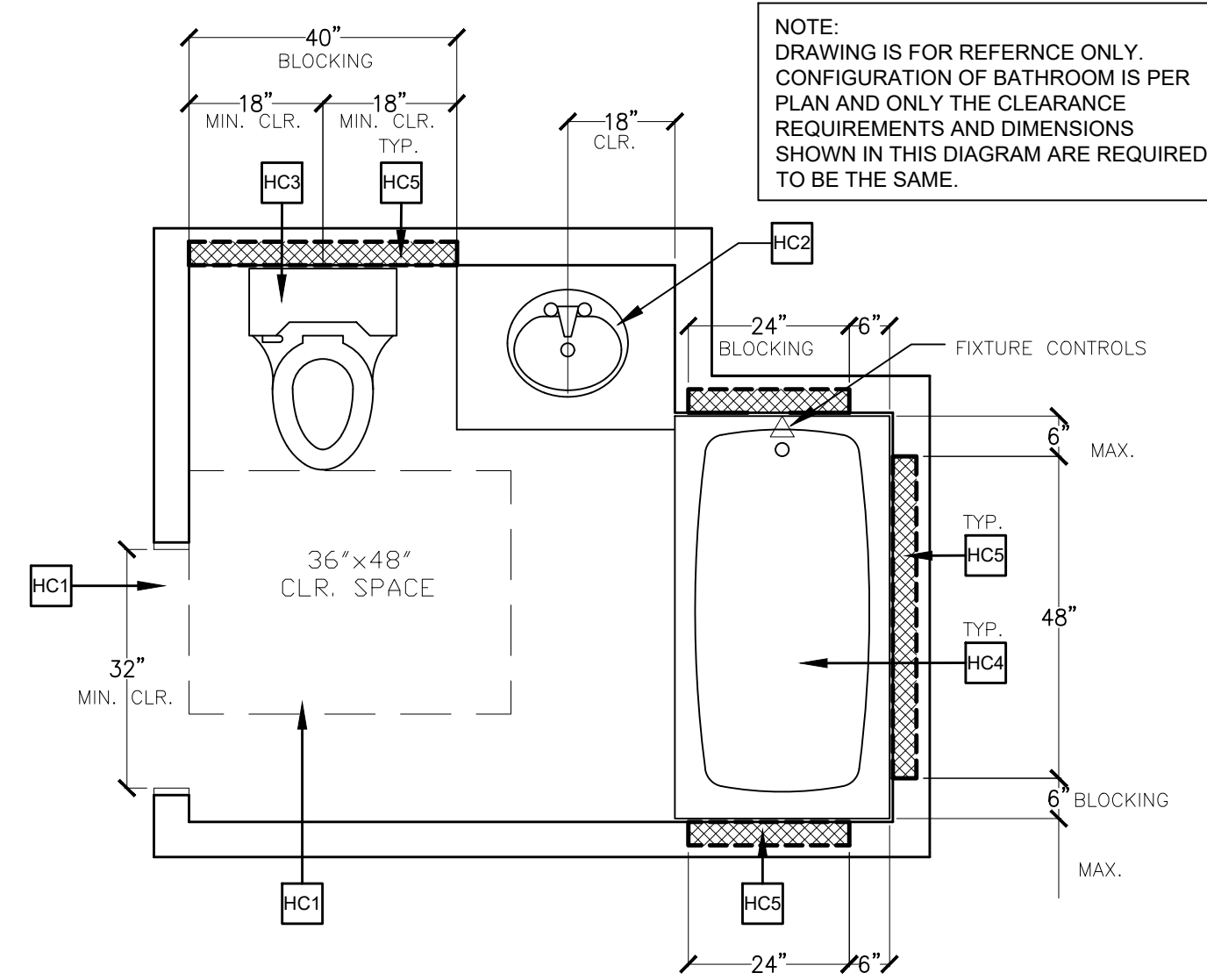
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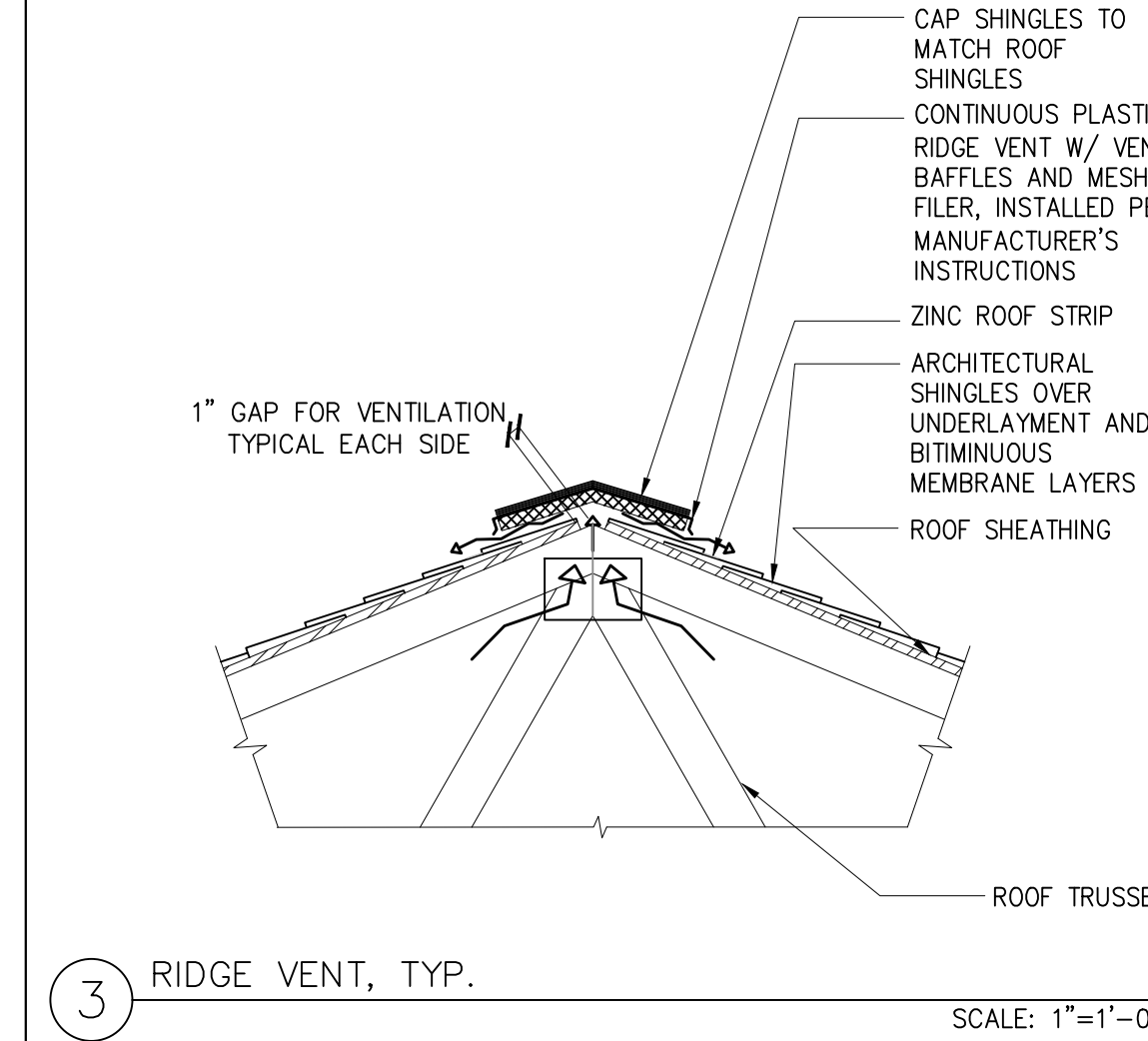
R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES

- 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.

UNVENTED ROOF ASSEMBLY (CRC R806.5.2)



EXAMPLE ACCESSIBLE BATHROOM (CBC 11A)



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, FOLDDAWAY 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.

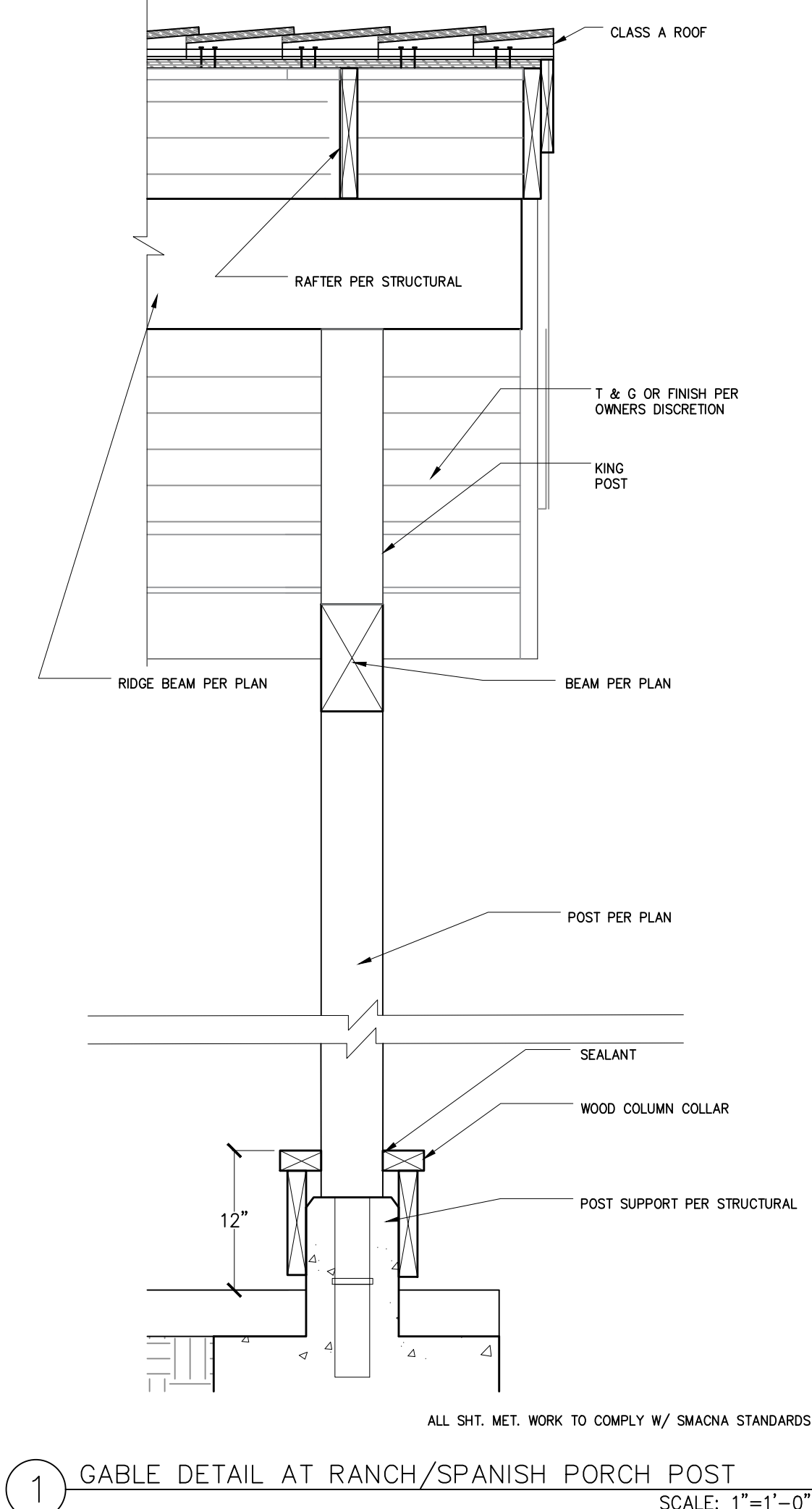
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ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS

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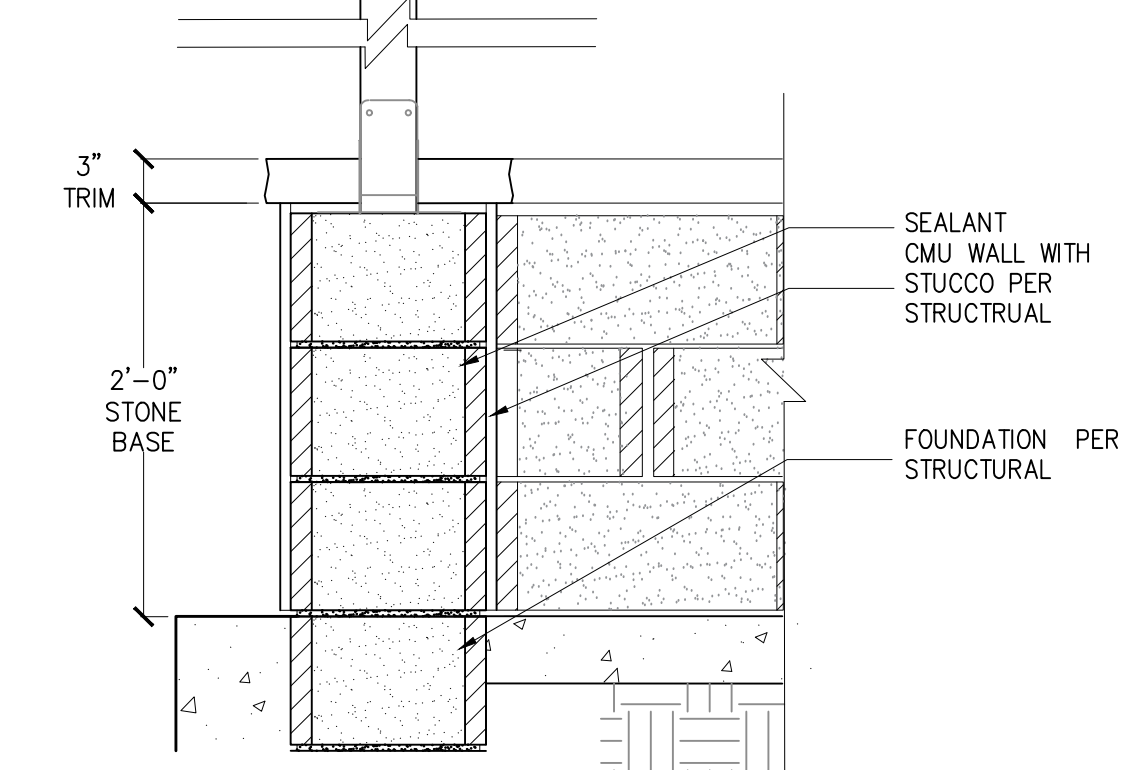
AGING IN PLACE KEYNOTES (CRC 327)

- 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.



GABLE DETAIL AT RANCH/SPANISH PORCH POST

- 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.



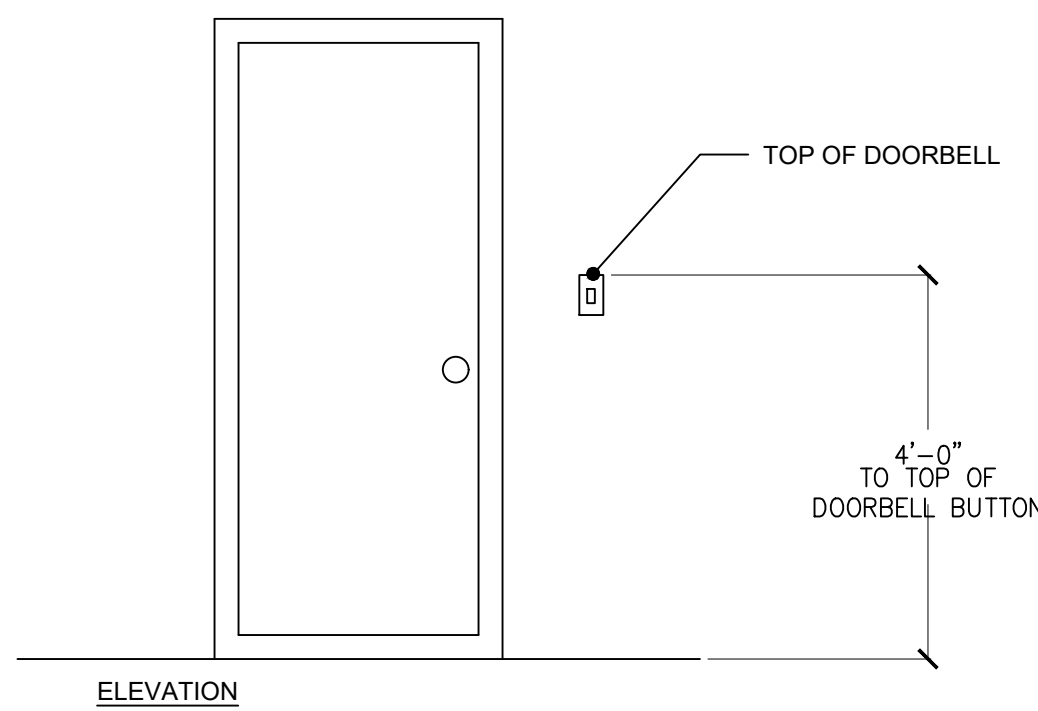
TRELLIS POST AT CMU WALL - SPANISH

- 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.
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DOORBELL BUTTONS REQUIREMENTS

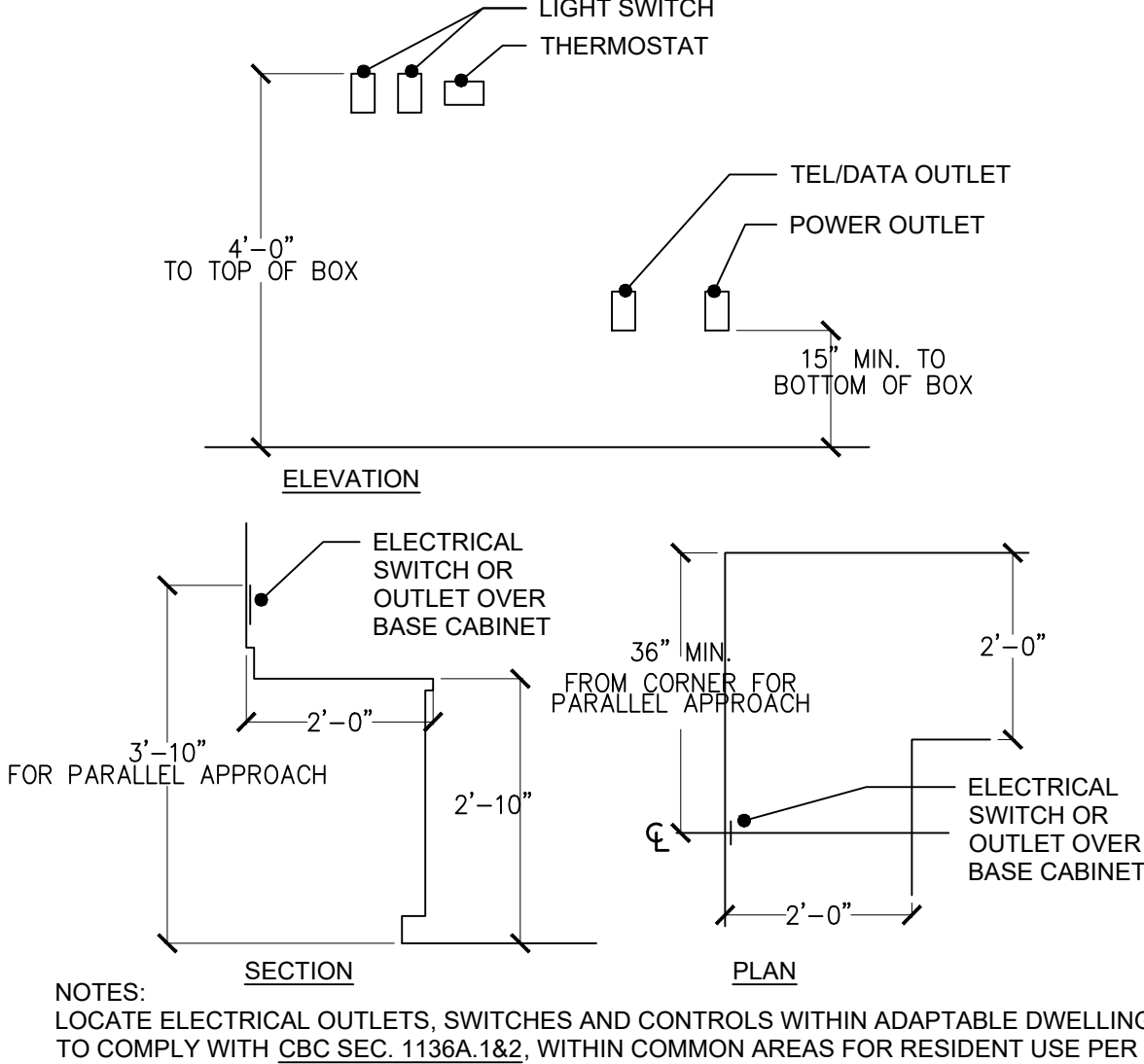
CRC R327.1.4

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)

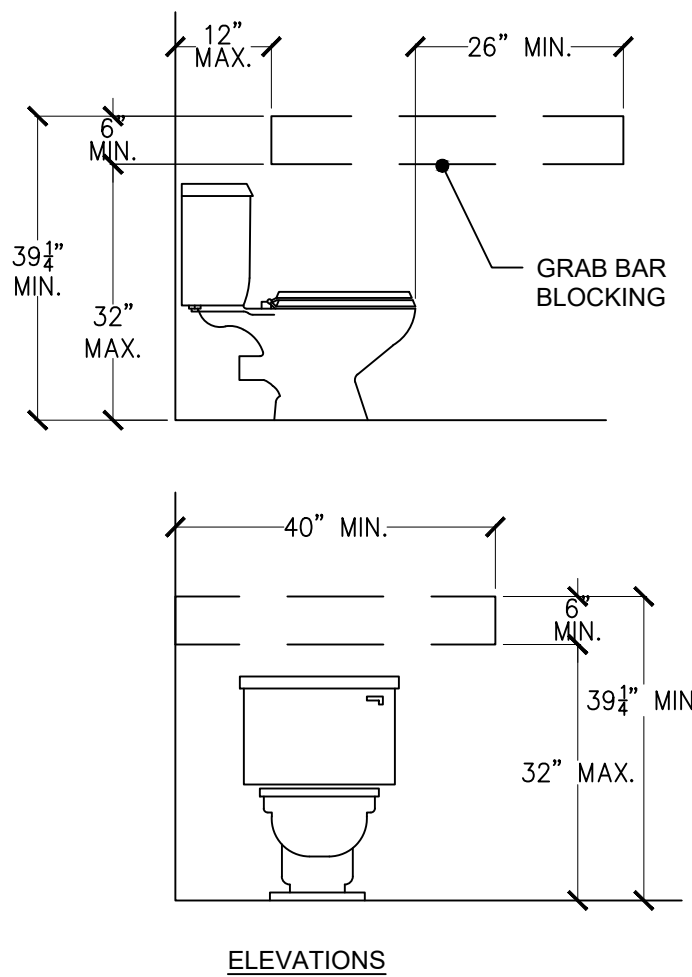
DWELLING UNIT SWITCH LOCATIONS (R327.1.2)



NOTES:
LOCATE ELECTRICAL OUTLETS, SWITCHES AND CONTROLS WITHIN ADAPTABLE DWELLING UNITS TO COMPLY WITH CBC SEC. 1136A.182, WITHIN COMMON AREAS FOR RESIDENTIAL USE PER CBC SEC. 1142A.182 AND WITHIN COMMON AREAS FOR PUBLIC USE PER CBC SEC. 11B-308.

DWELLING UNIT SWITCH LOCATIONS (R327.1.2)

RESTROOM RES. WATER CLOSET (CBC 11A)



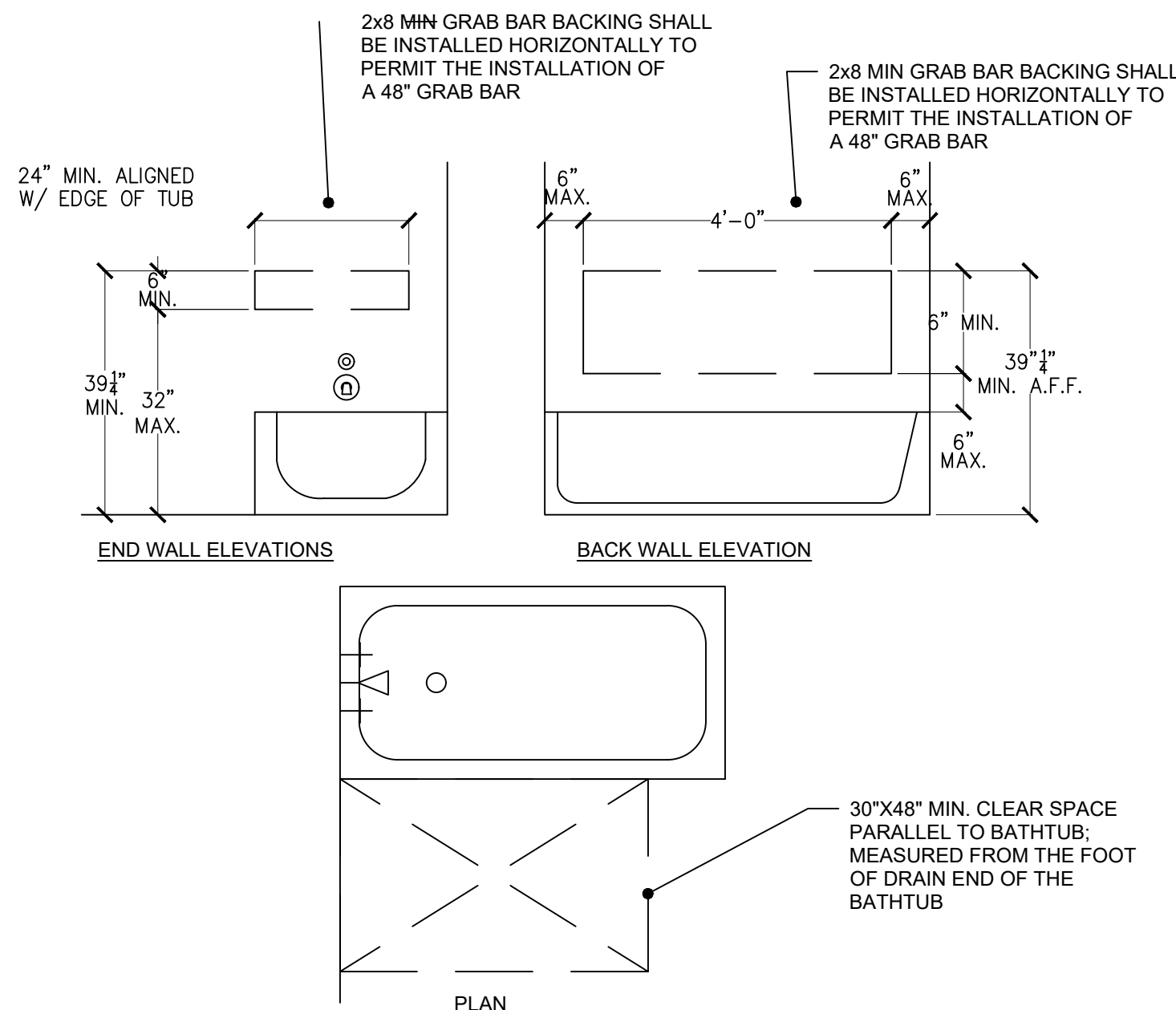
NOTES:
WHERE WATER CLOSETS ARE NOT PLACED ADJACENT TO A SIDE WALL, PROVIDE FOR INSTALLATION OF FLOOR-MOUNTED, FOLDDAWAY OR SIMILAR ALTERNATIVE GRAB BARS. (SEC. 1134A.7.2)

IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO NON-GRAB BAR WALLS, VANITIES, LAVATORIES OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MINIMUM OF 18 INCHES FROM THE OBSTACLE. (SEC. 1134A.7.1)

WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. (SEC. 1134A.7.4)

RESTROOM RES. WATER CLOSET (CBC 11A)

RESTROOM RES. BATHTUB/SHOWER (R327.1.1)



RESTROOM RES. BATHTUB/SHOWER (R327.1.1)

TRELLIS POST AT CMU WALL - SPANISH

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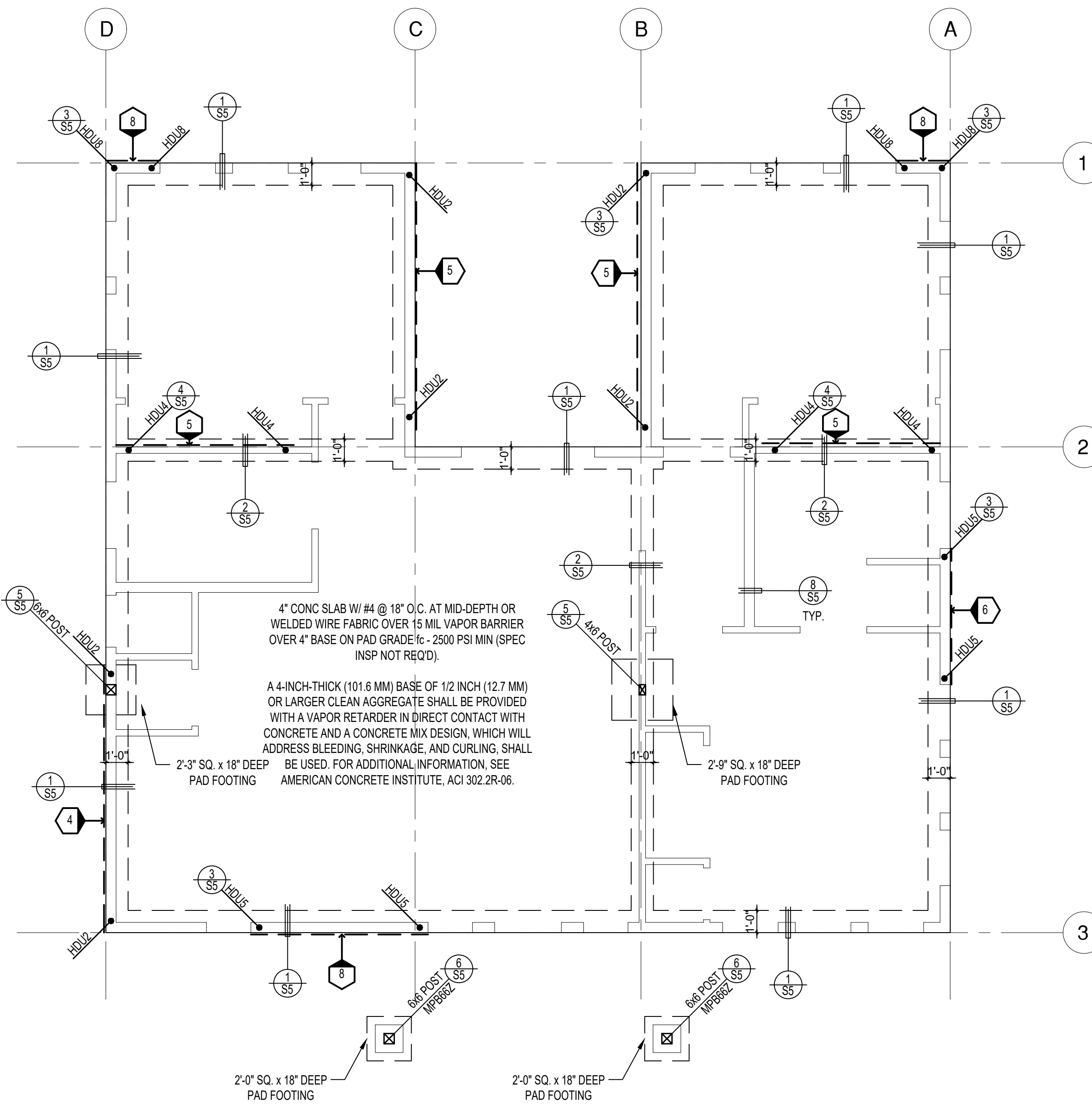
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Architectural Details

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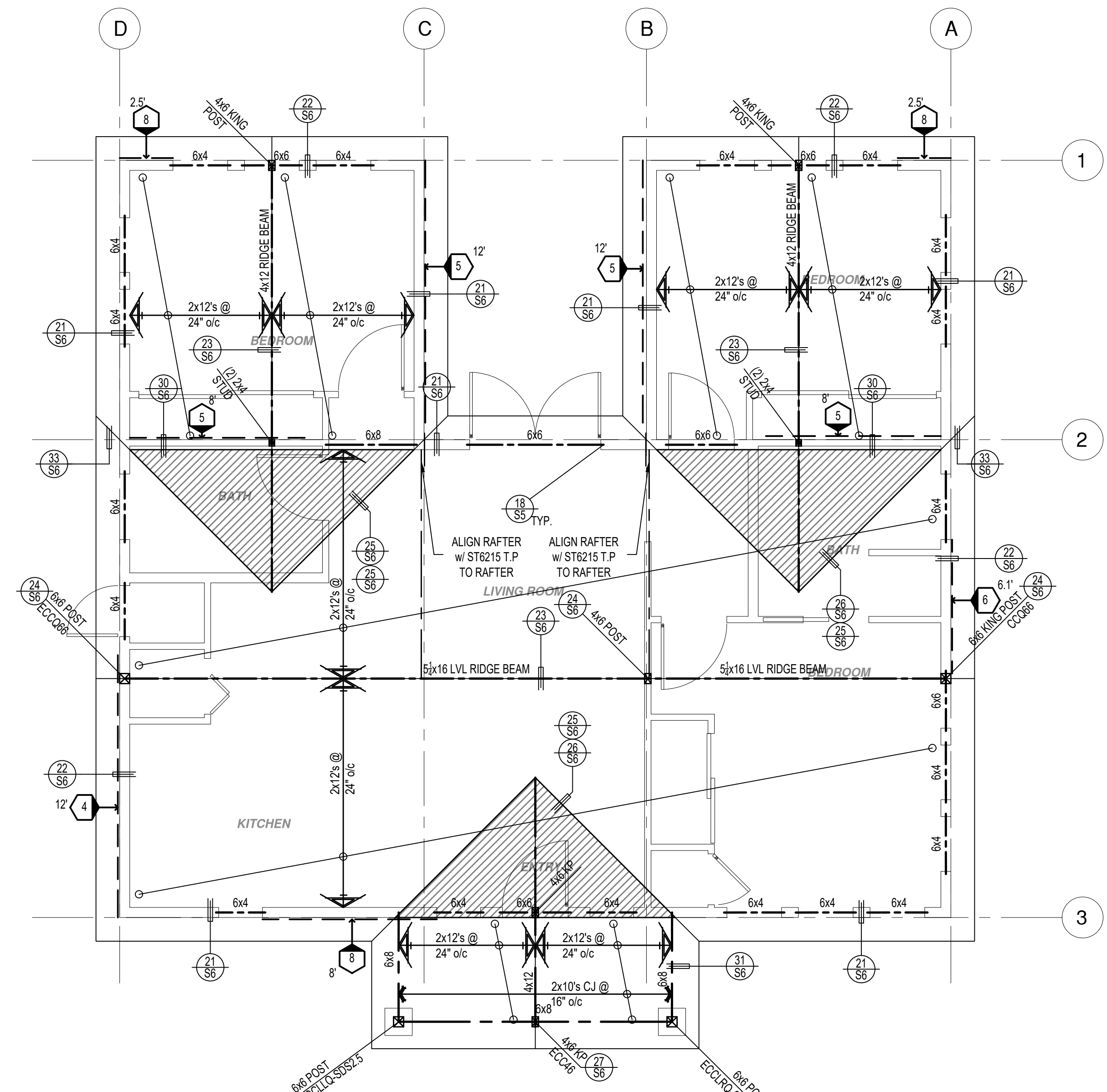
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Riverside ADU

drawn by
DESIGN PATH STUDIO

sheet no.
A5.3



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"		
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.

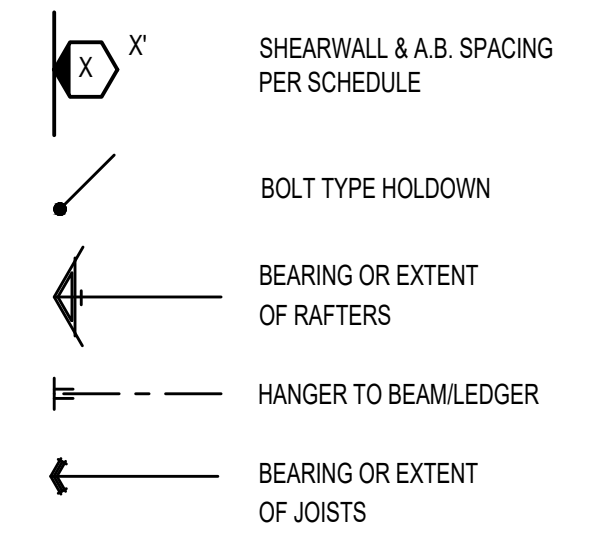
SHEAR WALL FOOTNOTES

- 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 2" 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 ANCHORBOLT 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 I.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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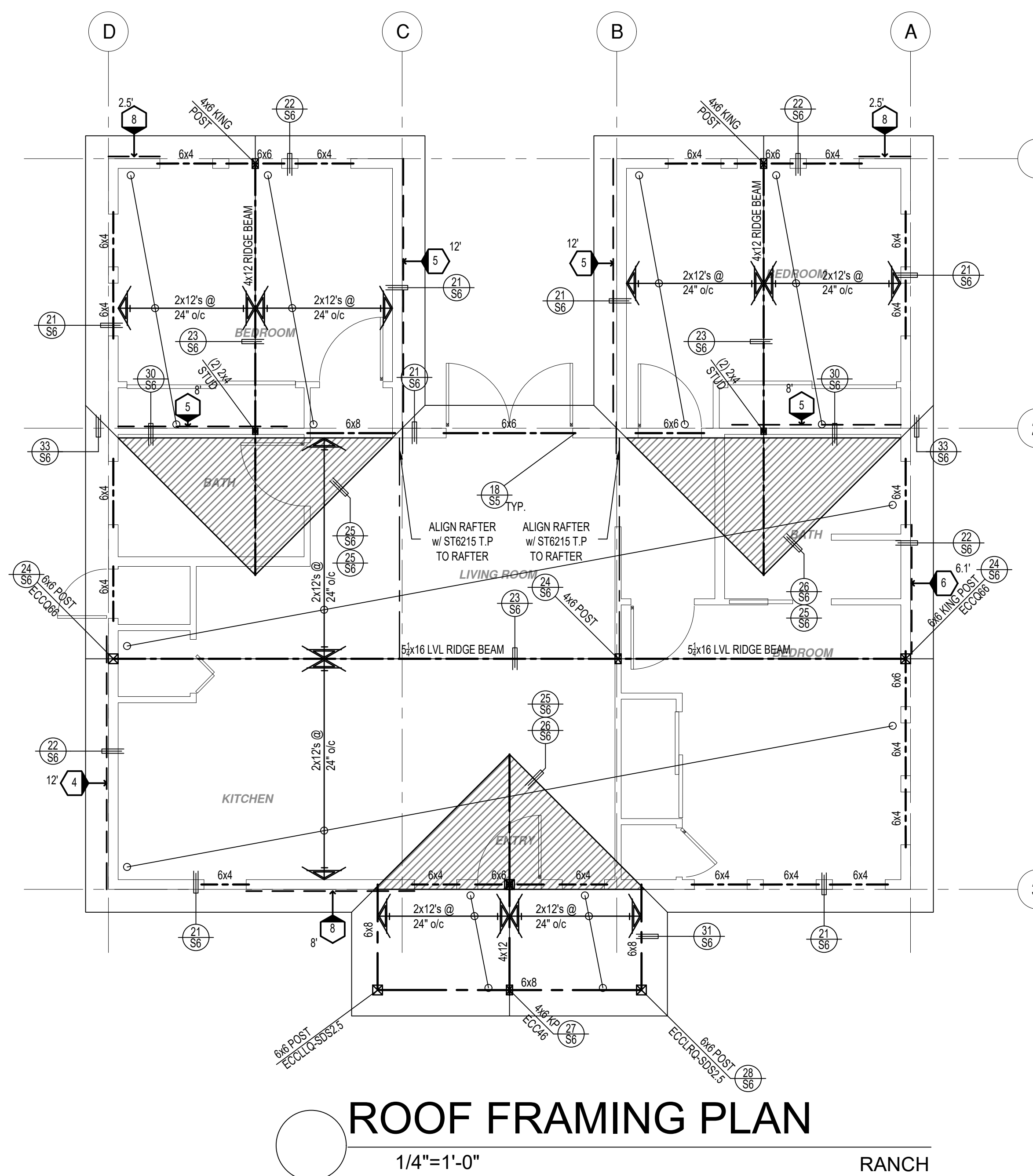
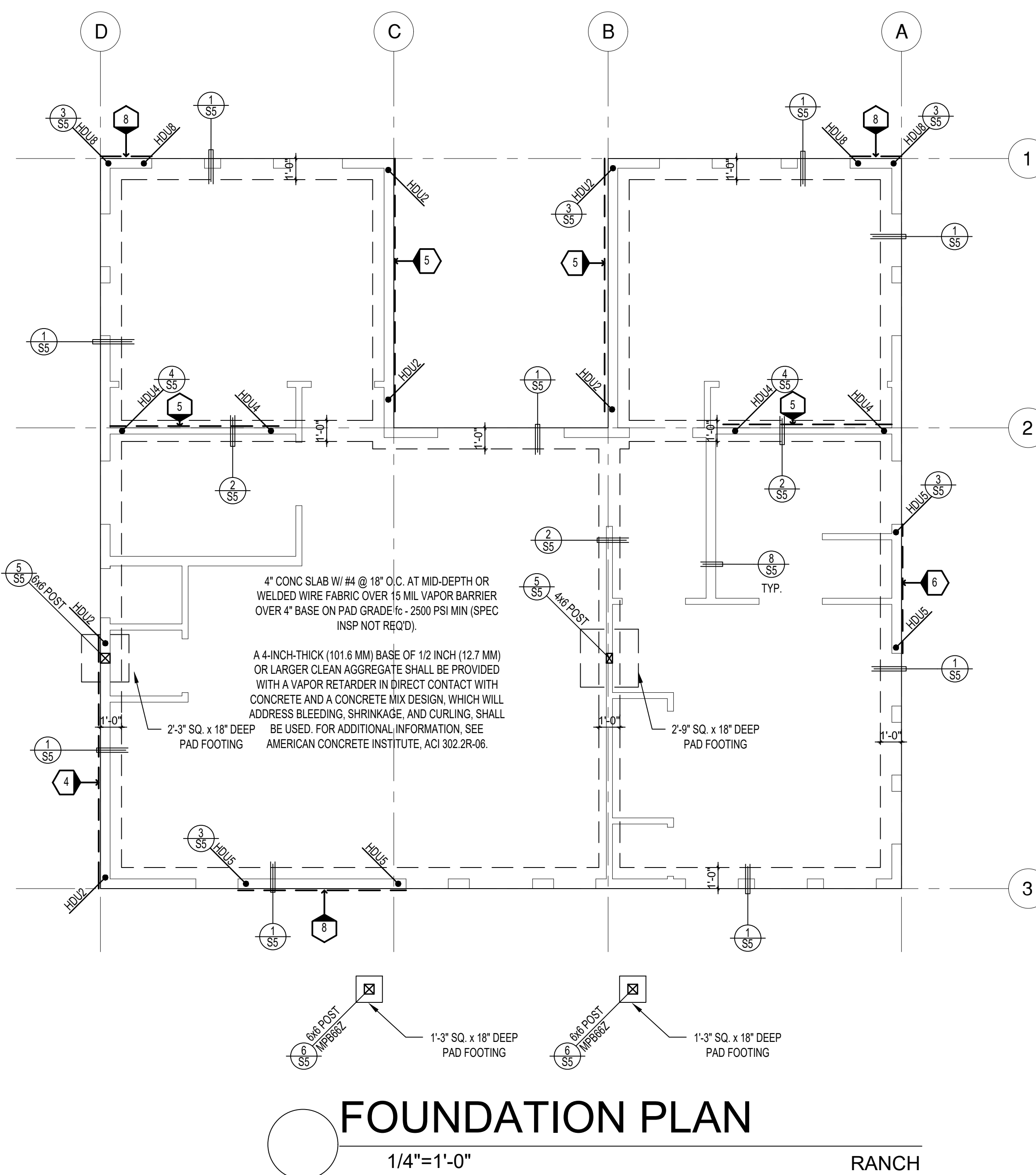
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description
**Craftsman
Foundation
& Framing
Plan**

date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no. **S2**



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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"		
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 2" 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 ANCHORBOLT 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 I.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.

project
City of Riverside
Pre-Approved
ADU Program

revisions

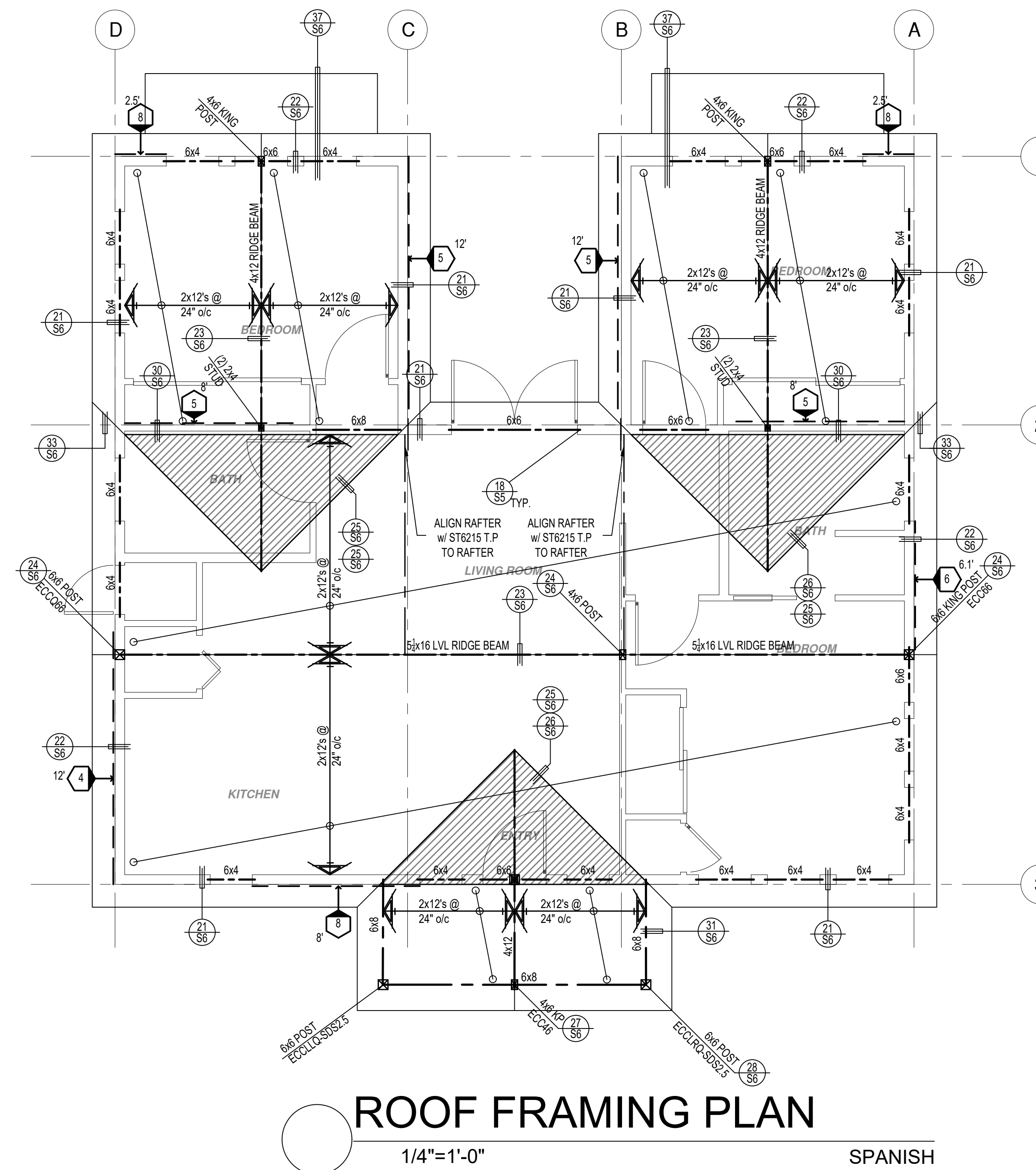
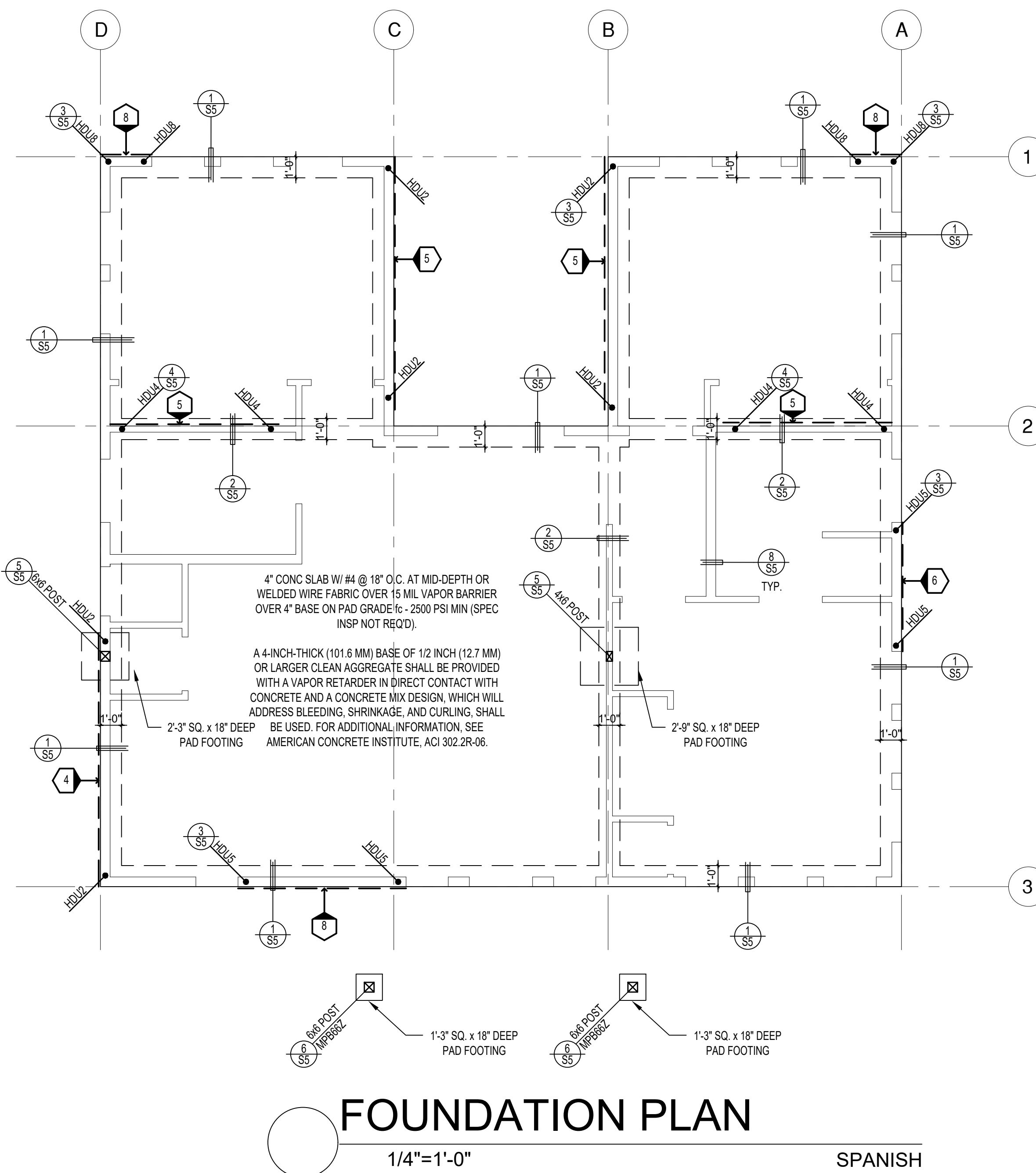
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Foundation
& Framing
Plan**

date
October 2023

project no.
Riverside ADU

drawn by
DESIGN PATH STUDIO

sheet no.
S3



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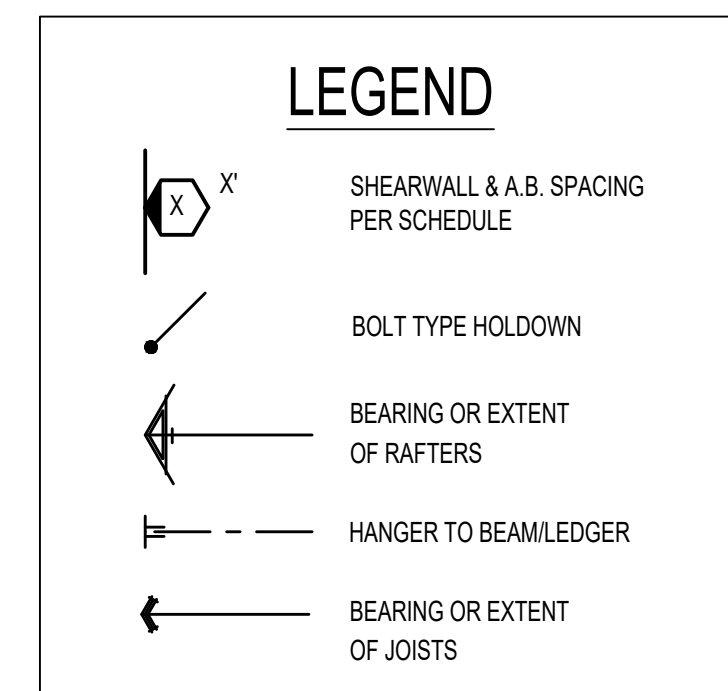


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project
City of Riverside
Pre-Approved
ADU Program

revisions
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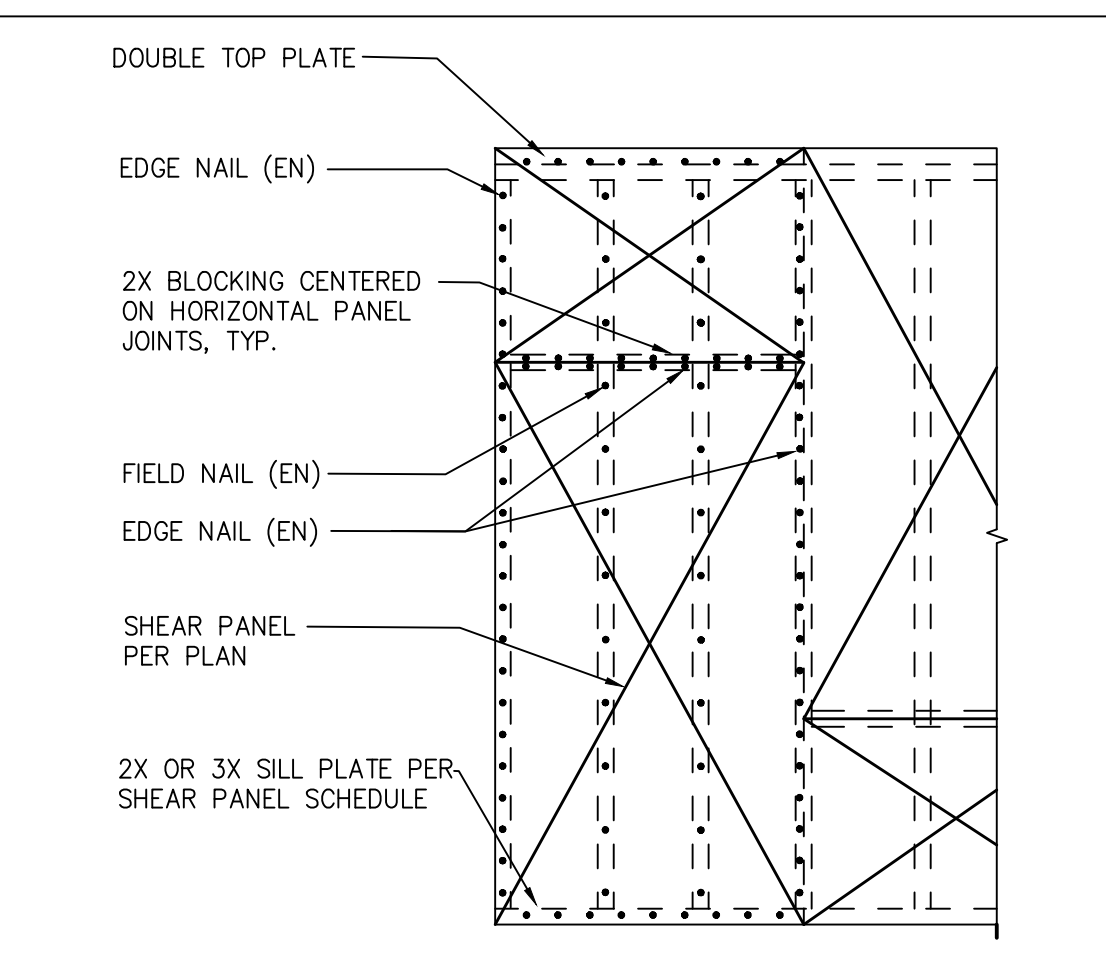
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& Framing
Plan**

date
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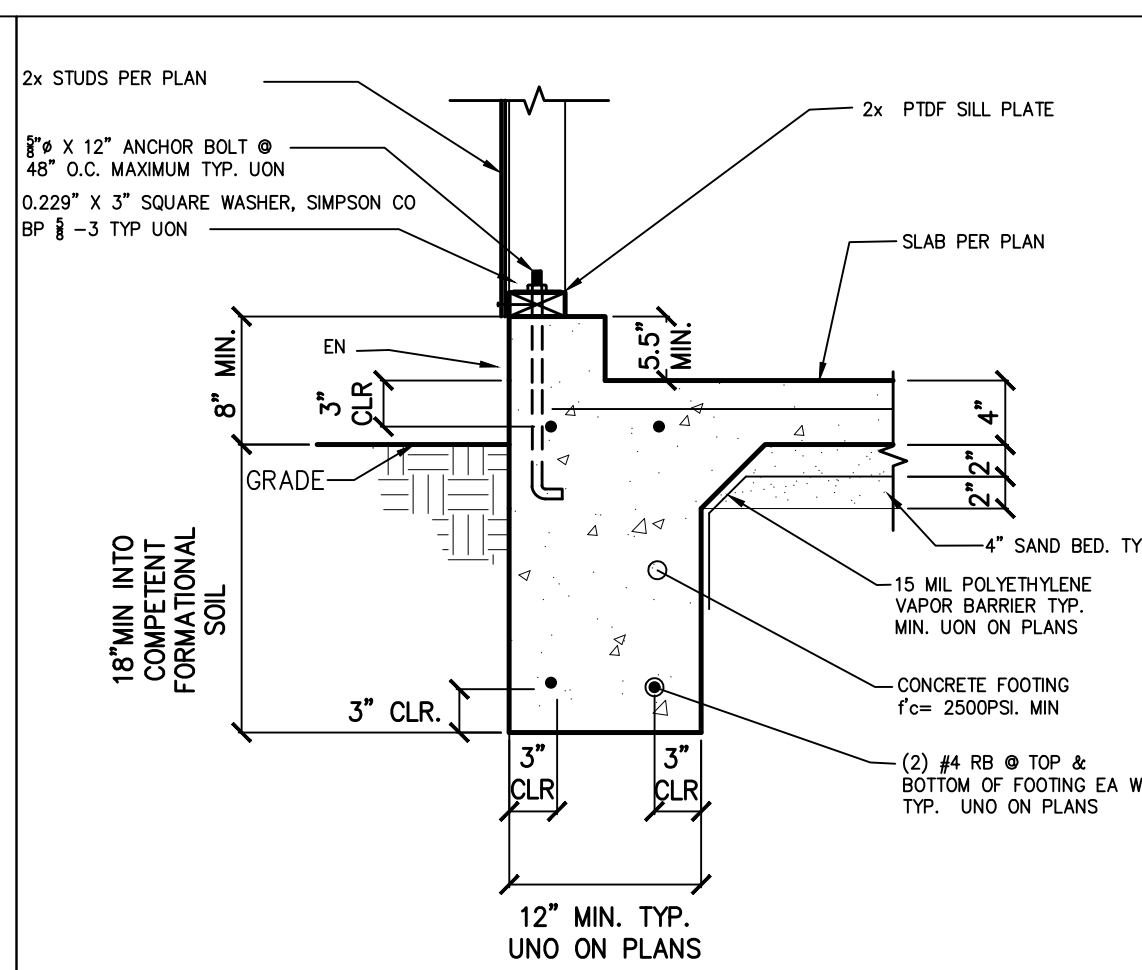
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Riverside ADU

drawn by
DESIGN PATH STUDIO

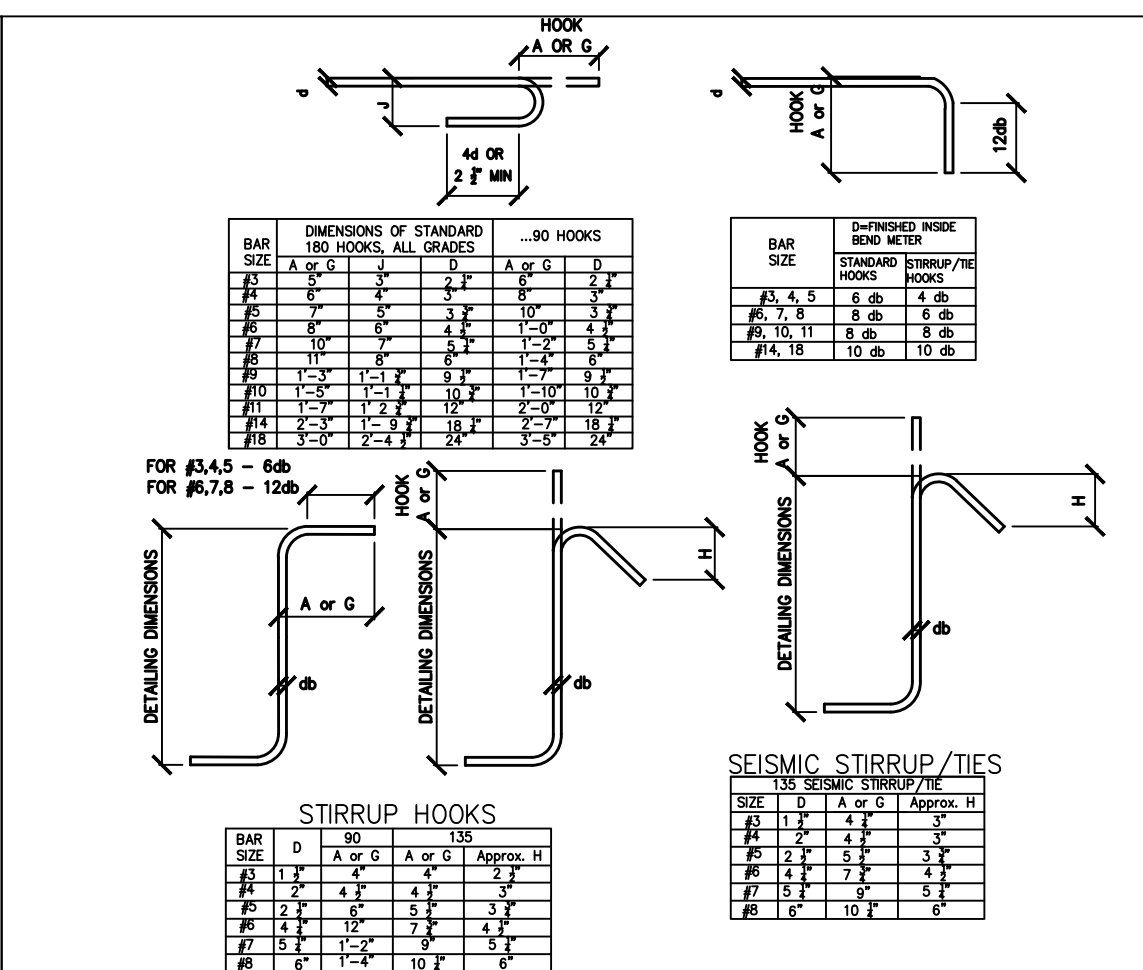
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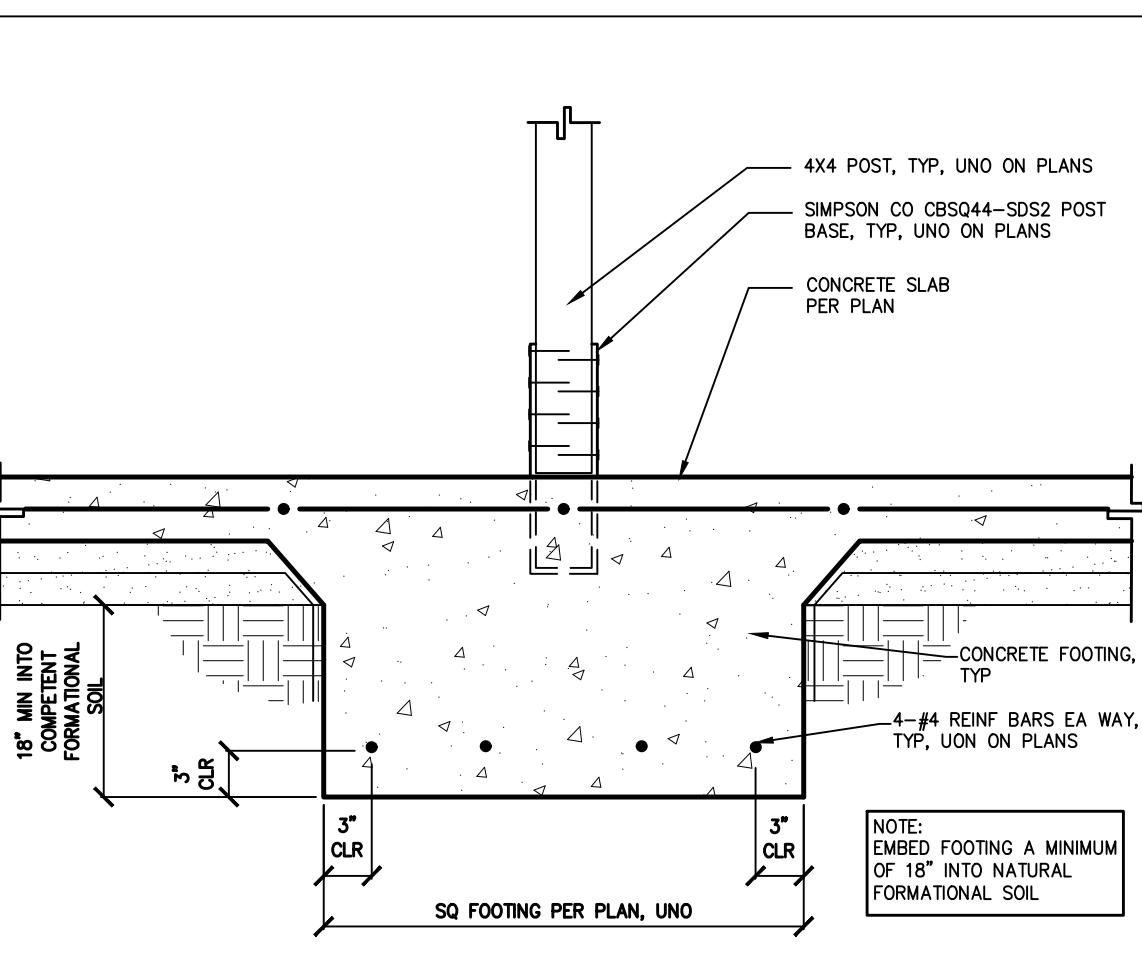
17 TYPICAL SHEAR PANEL SCALE: NTS



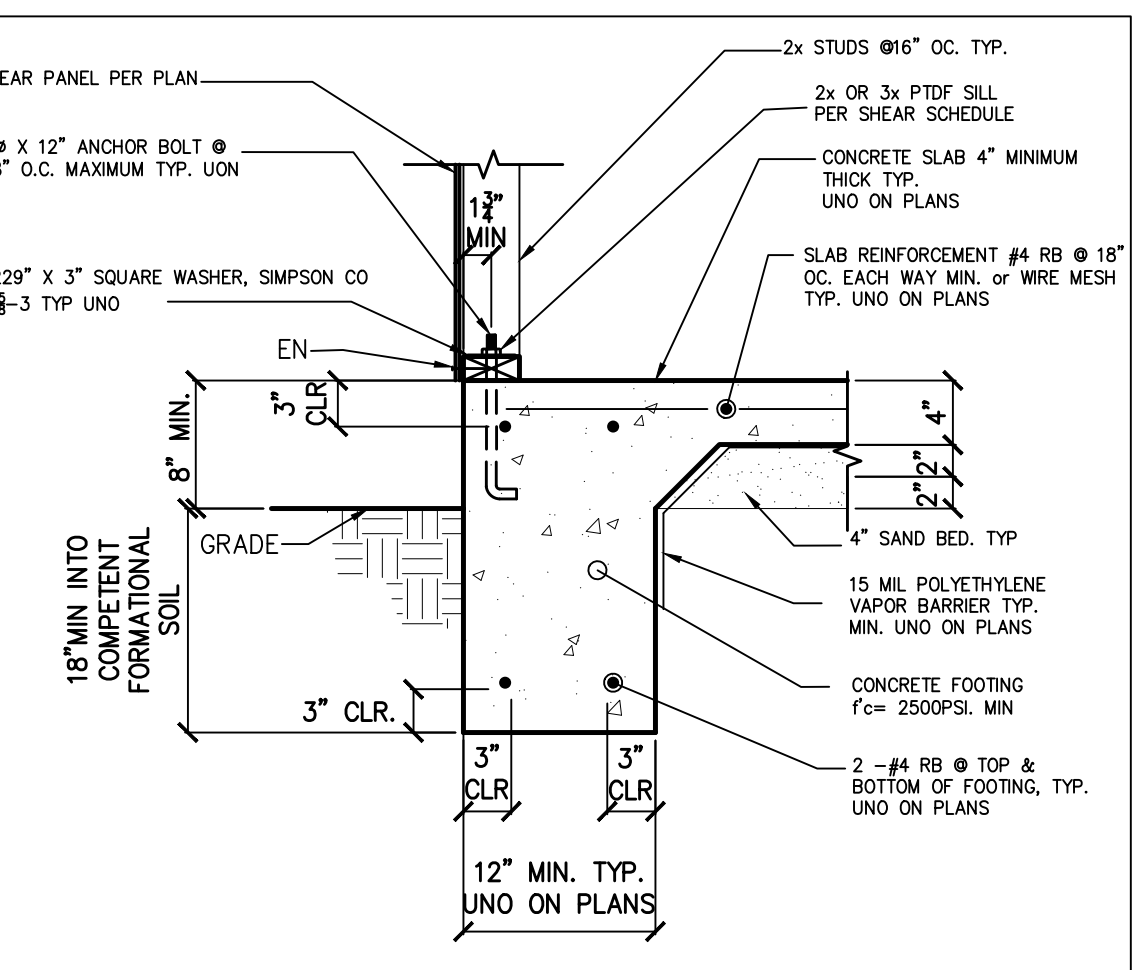
13 EXTERIOR WALL AT PORCH FOOTING SCALE: 1"=1'-0"



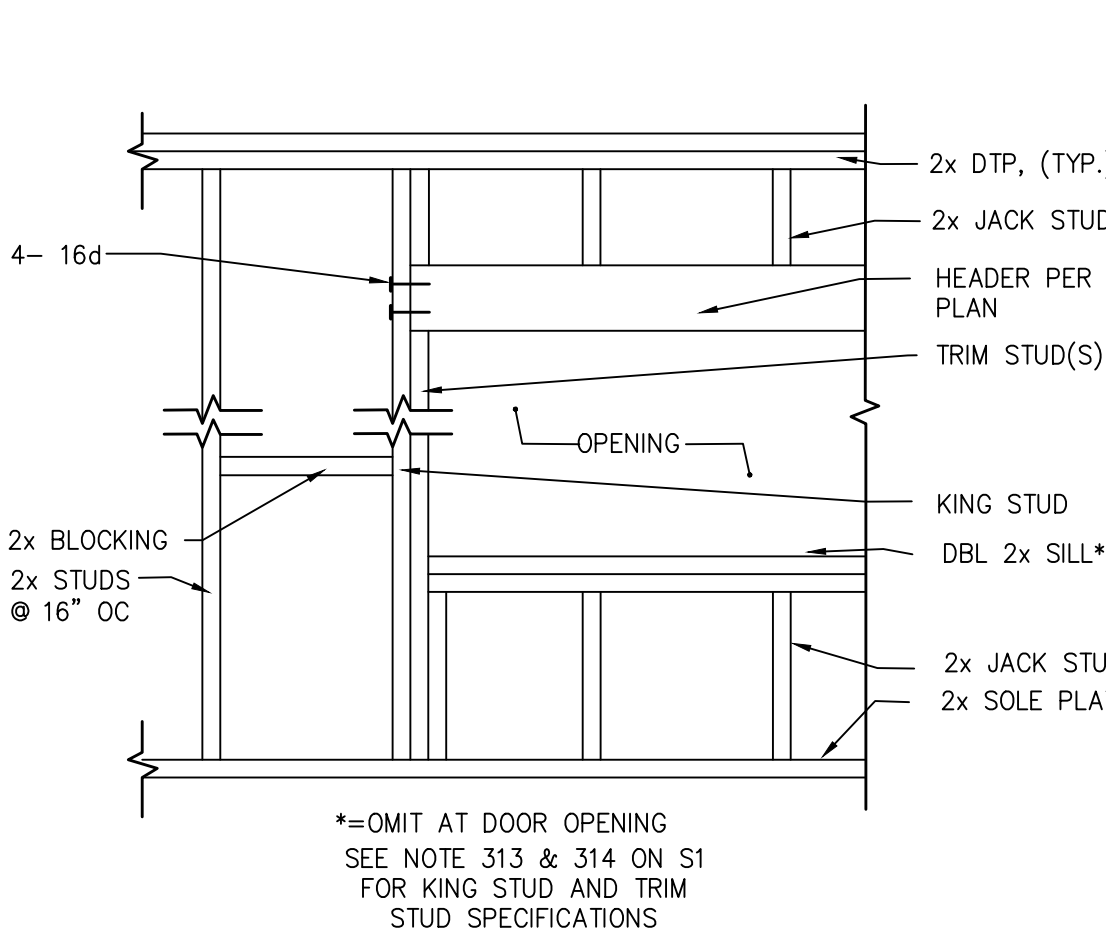
9 STANDARD HOOK DETAILS SCALE: NTS



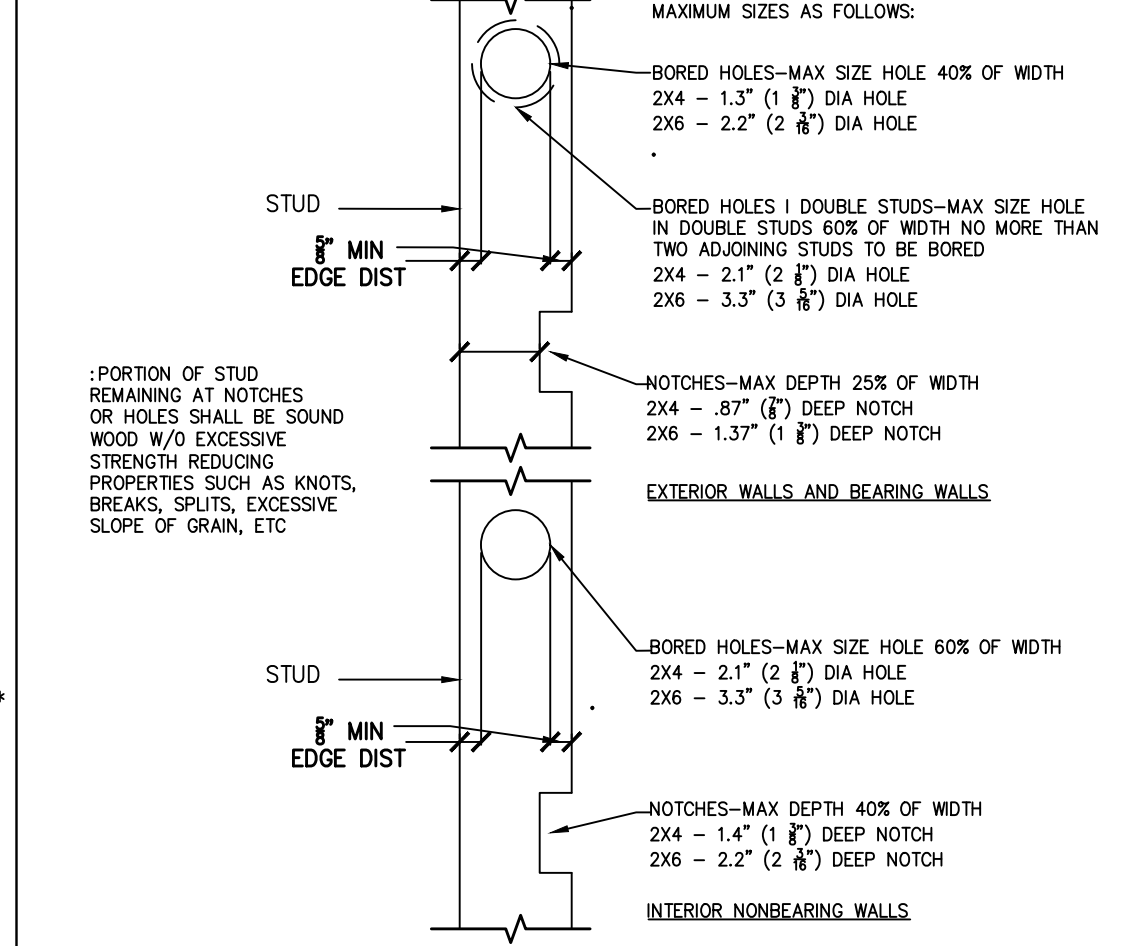
5 POST FOOTING WITHIN SLAB SCALE: 1"=1'-0"



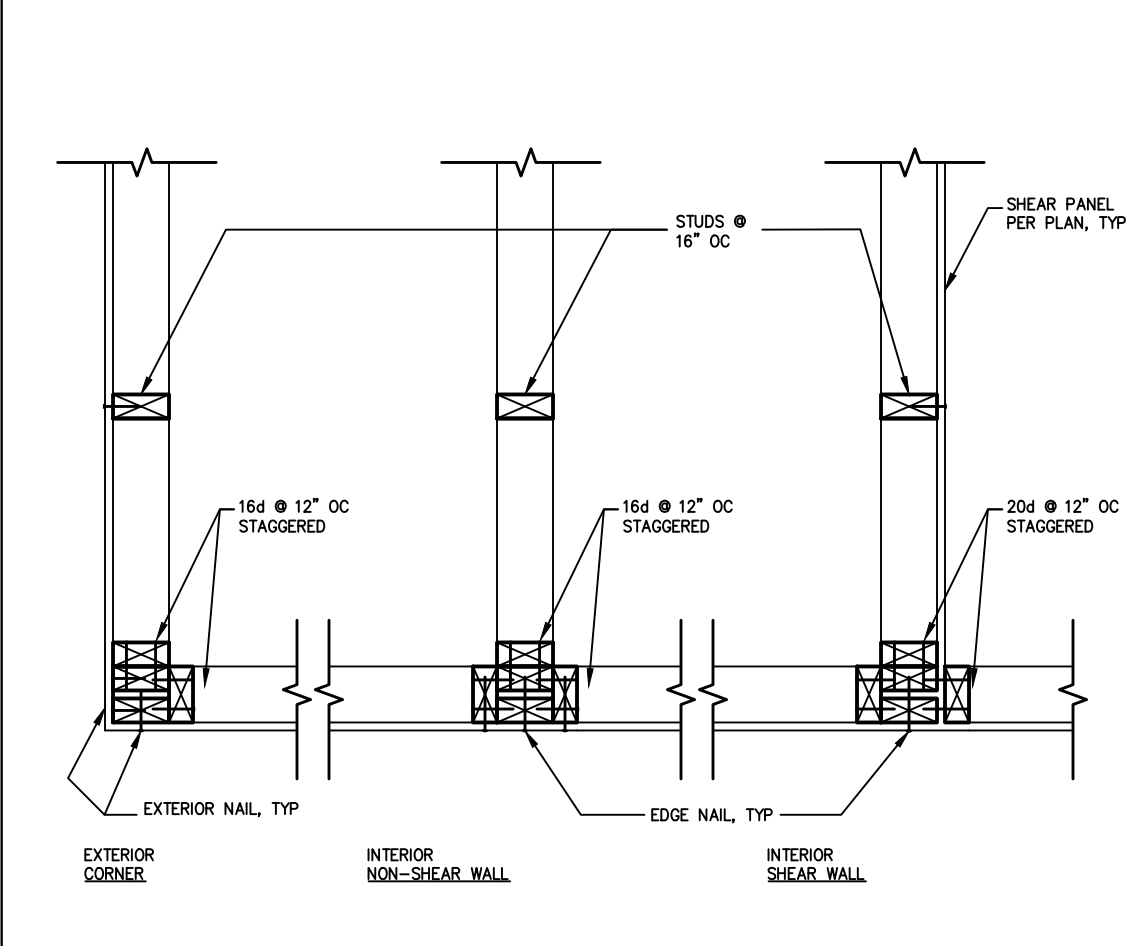
1 EXTERIOR FOOTING, TYPICAL SCALE: 1"=1'-0"



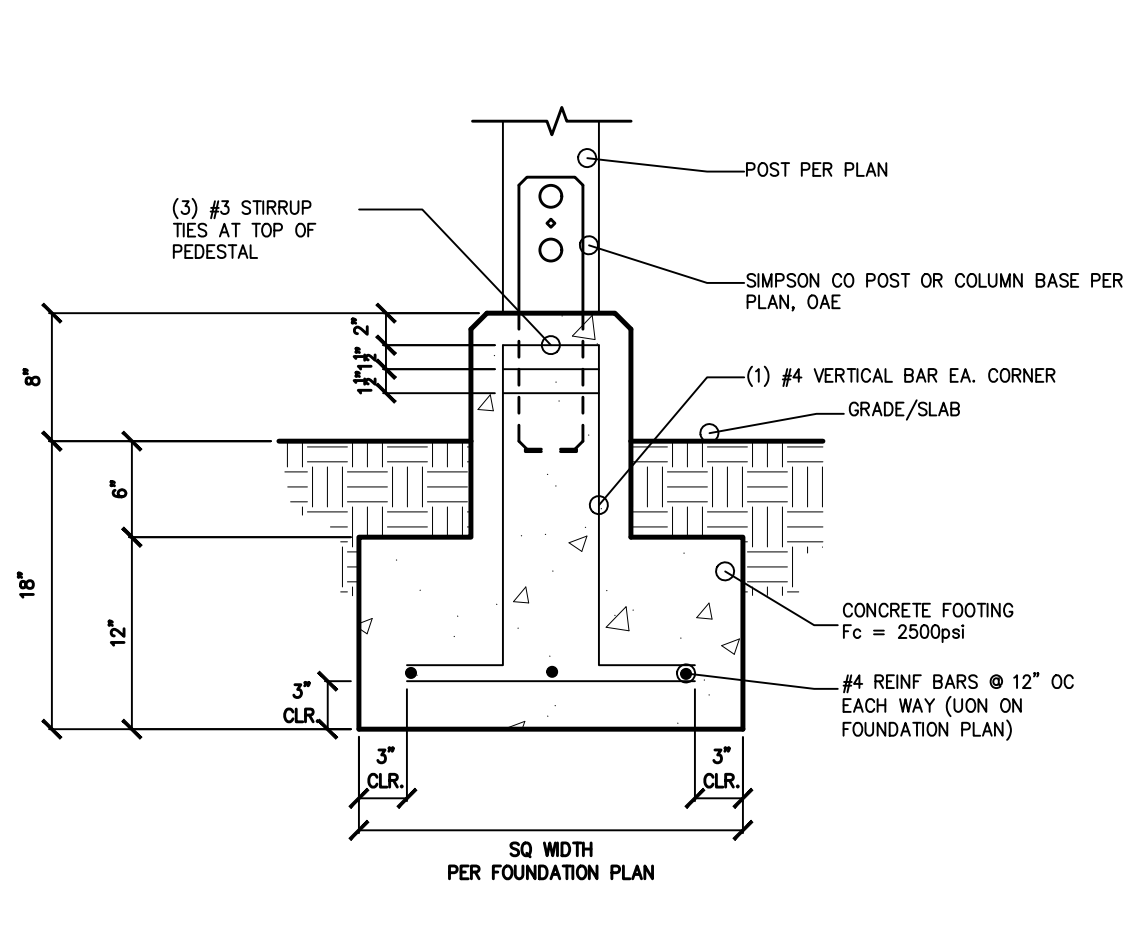
18 FRAMING FOR ROUGH WINDOW OR DOOR OPENING SCALE: 1 1/2"=1'-0"



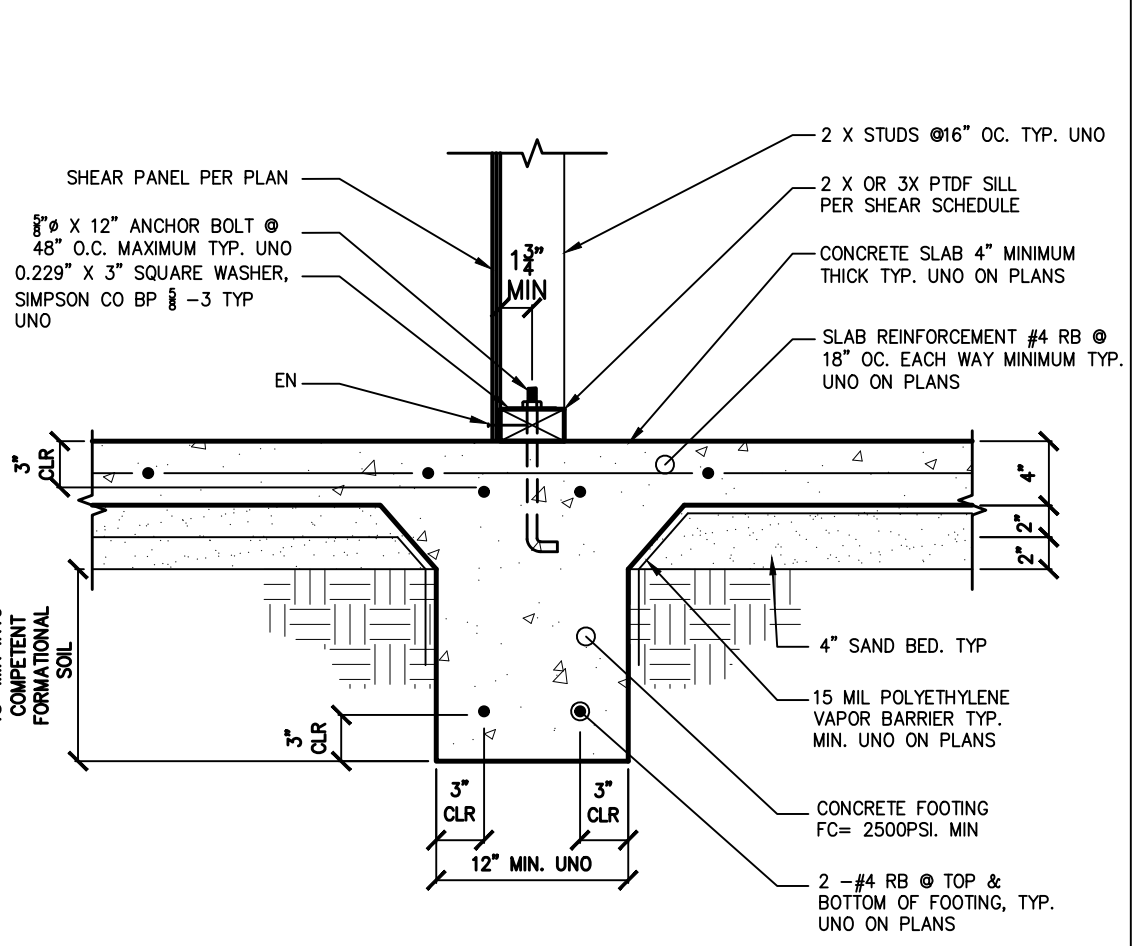
14 STUD CUTTING, BORING AND NOTCHING SCALE: 1"=1'-0"



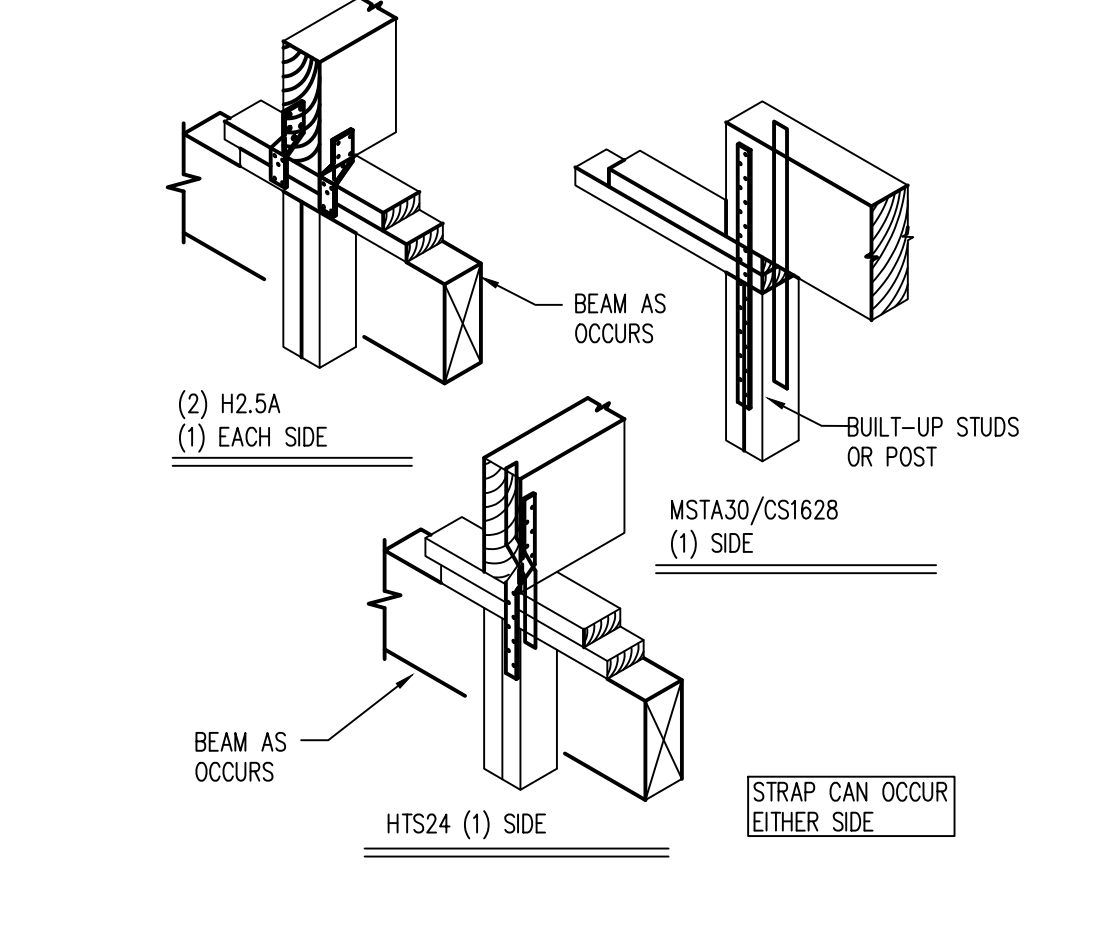
10 STUD WALL INTERSECTION SCALE: 1"=1'-0"



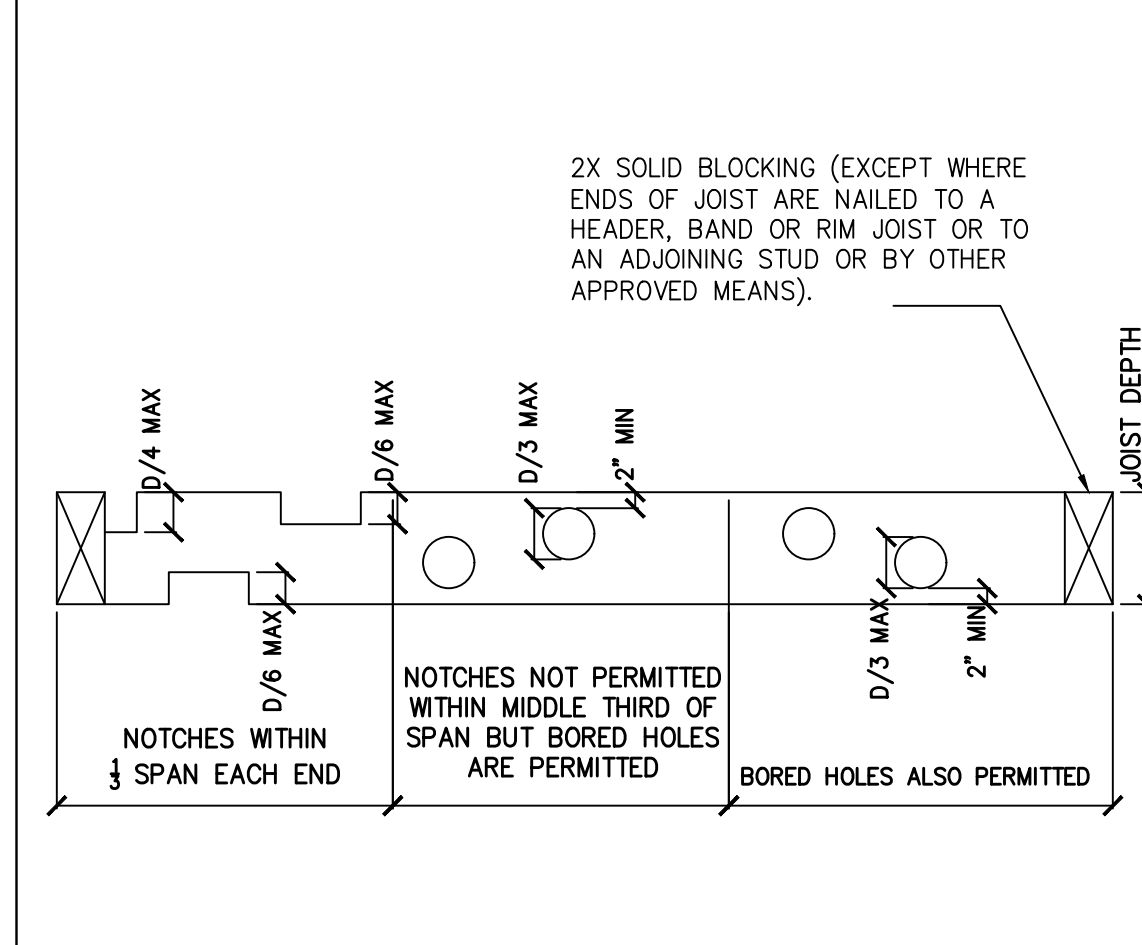
6 TYPICAL POST FOOTING SCALE: 1"=1'-0"



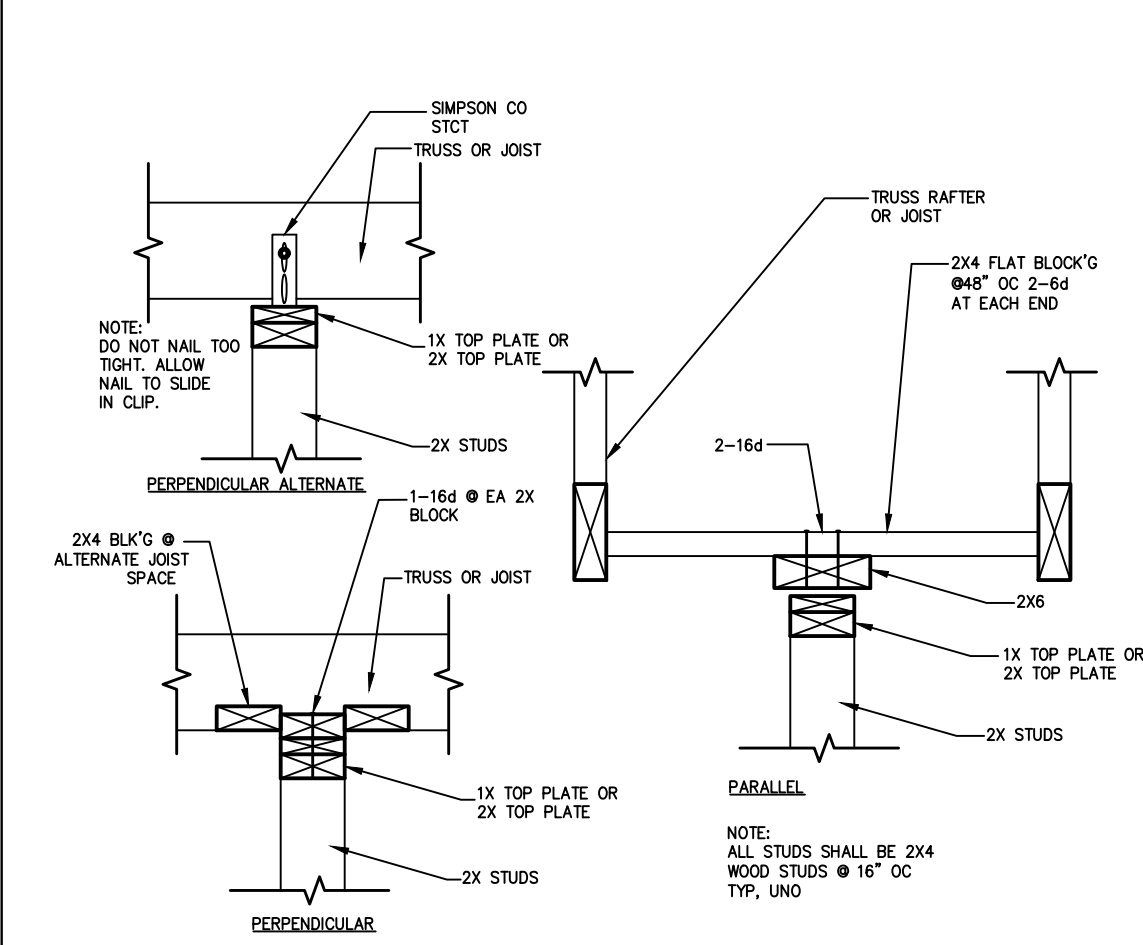
2 SLAB ON GRADE ONE STORY INTERIOR FOOTING SCALE: 1"=1'-0"



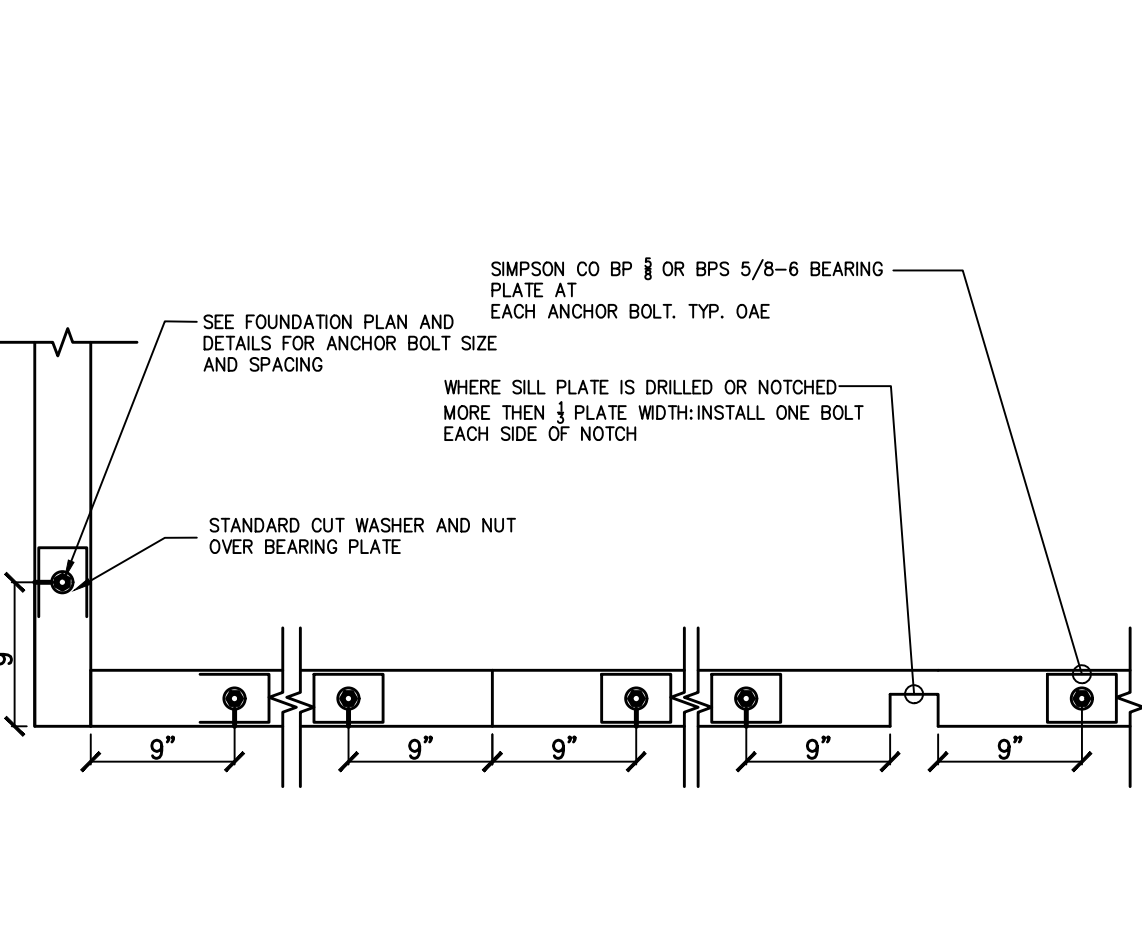
19 SUPPORT COLUMN TO BEAM SCALE: 1"=1'-0"



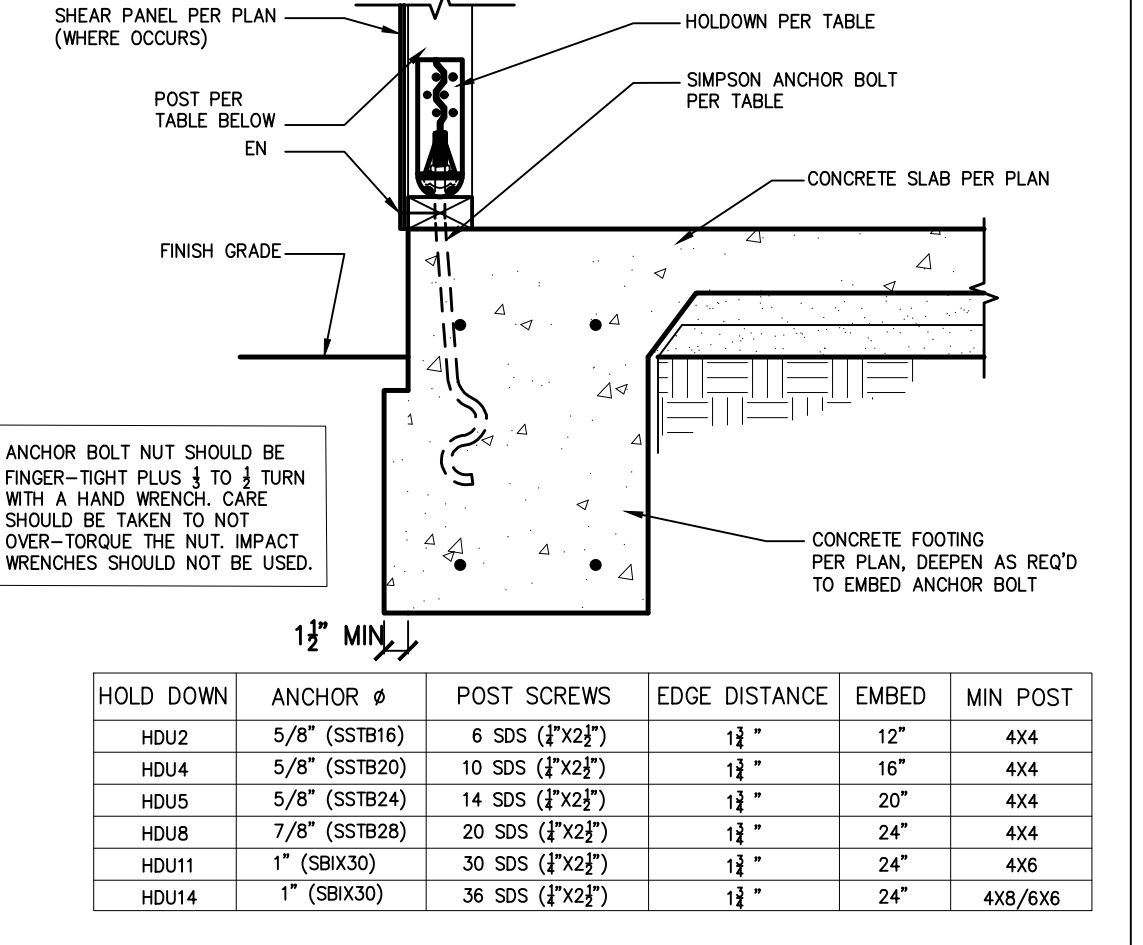
15 JOIST CUTTING, BORING AND NOTCHING SCALE: NTS



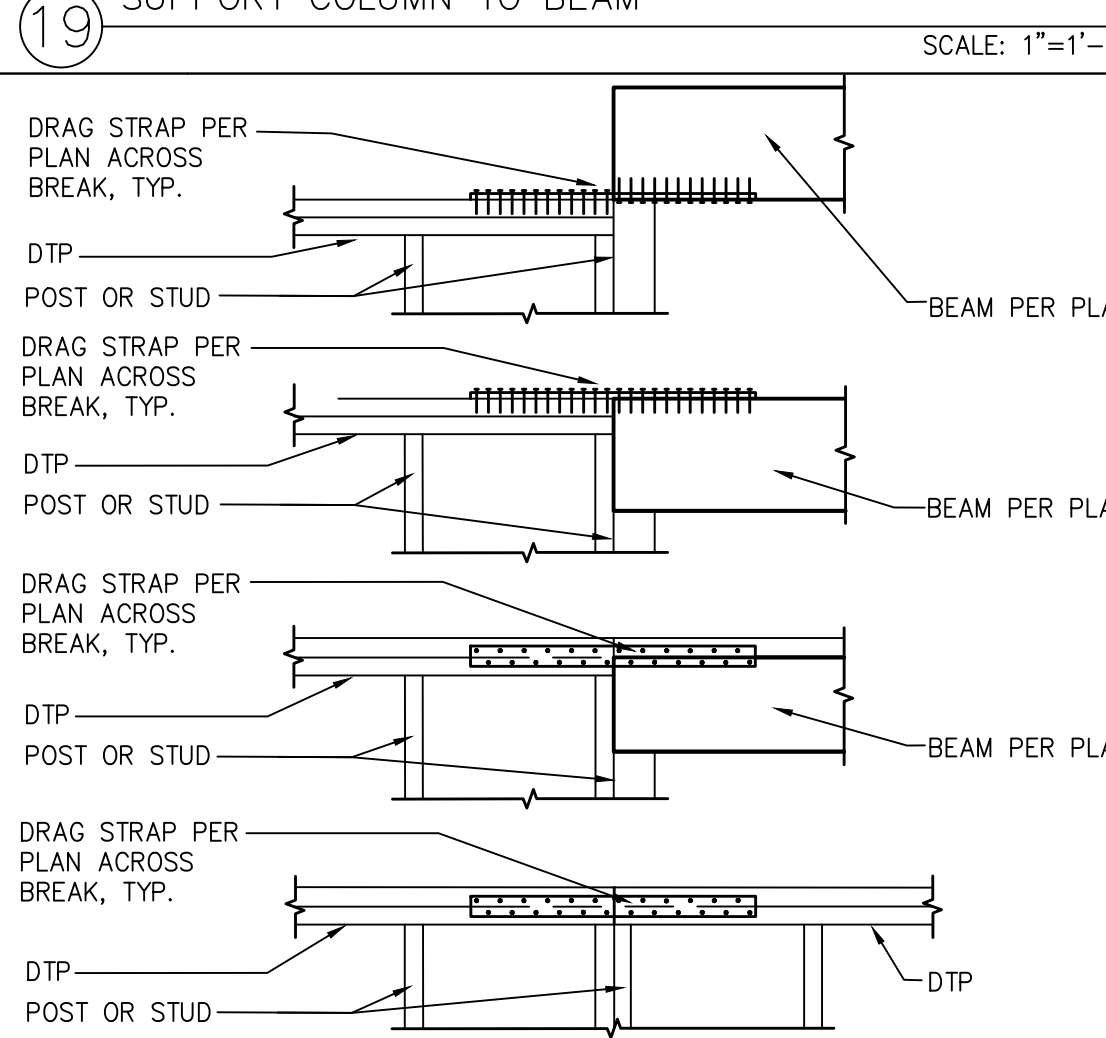
11 NON-BEARING/NON-SHEAR PARTITIONS AT TOP PLATE SCALE: 1"=1'-0"



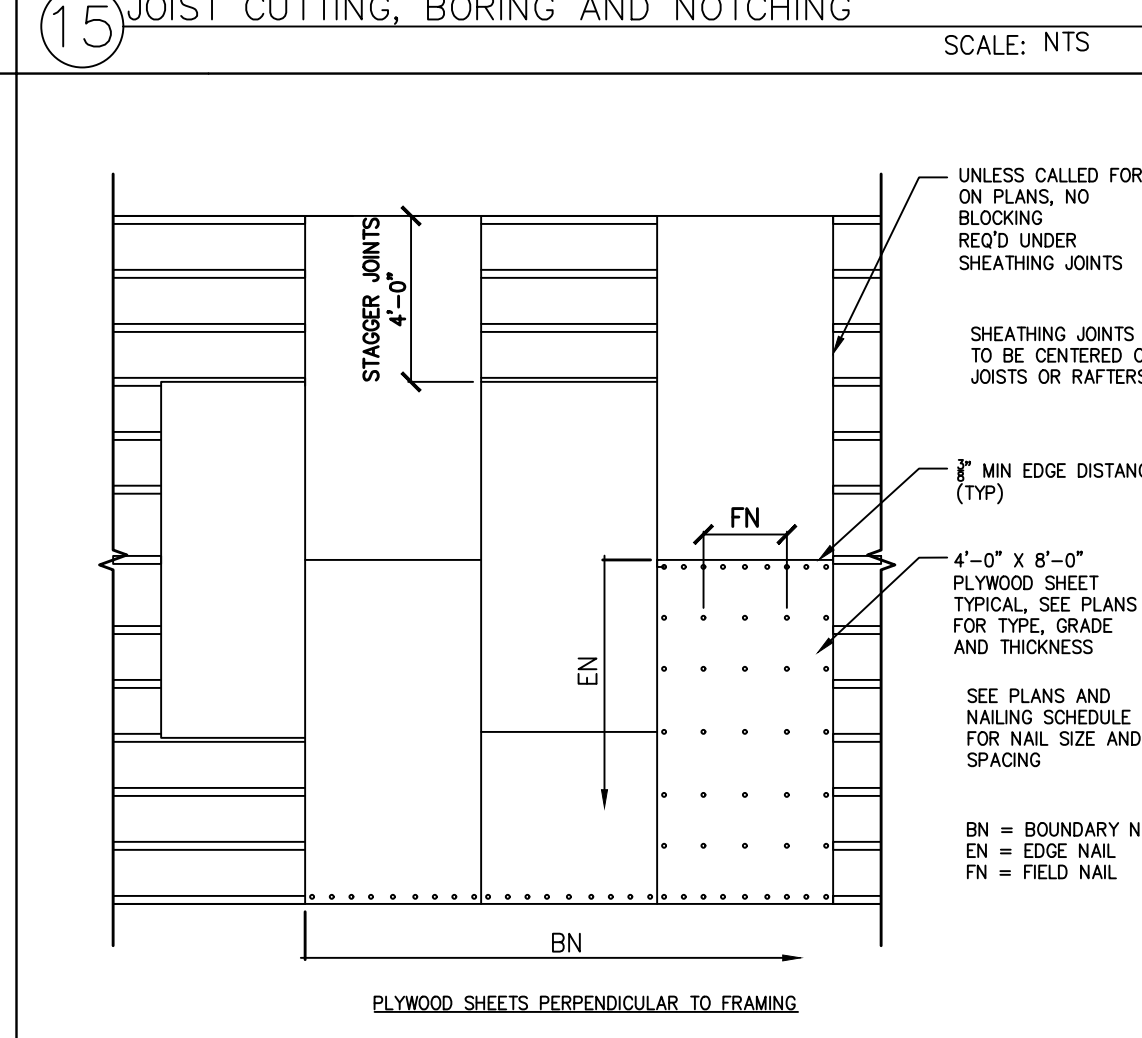
7 SILL PLATE ANCHOR BOLTING SCALE: 1"=1'-0"



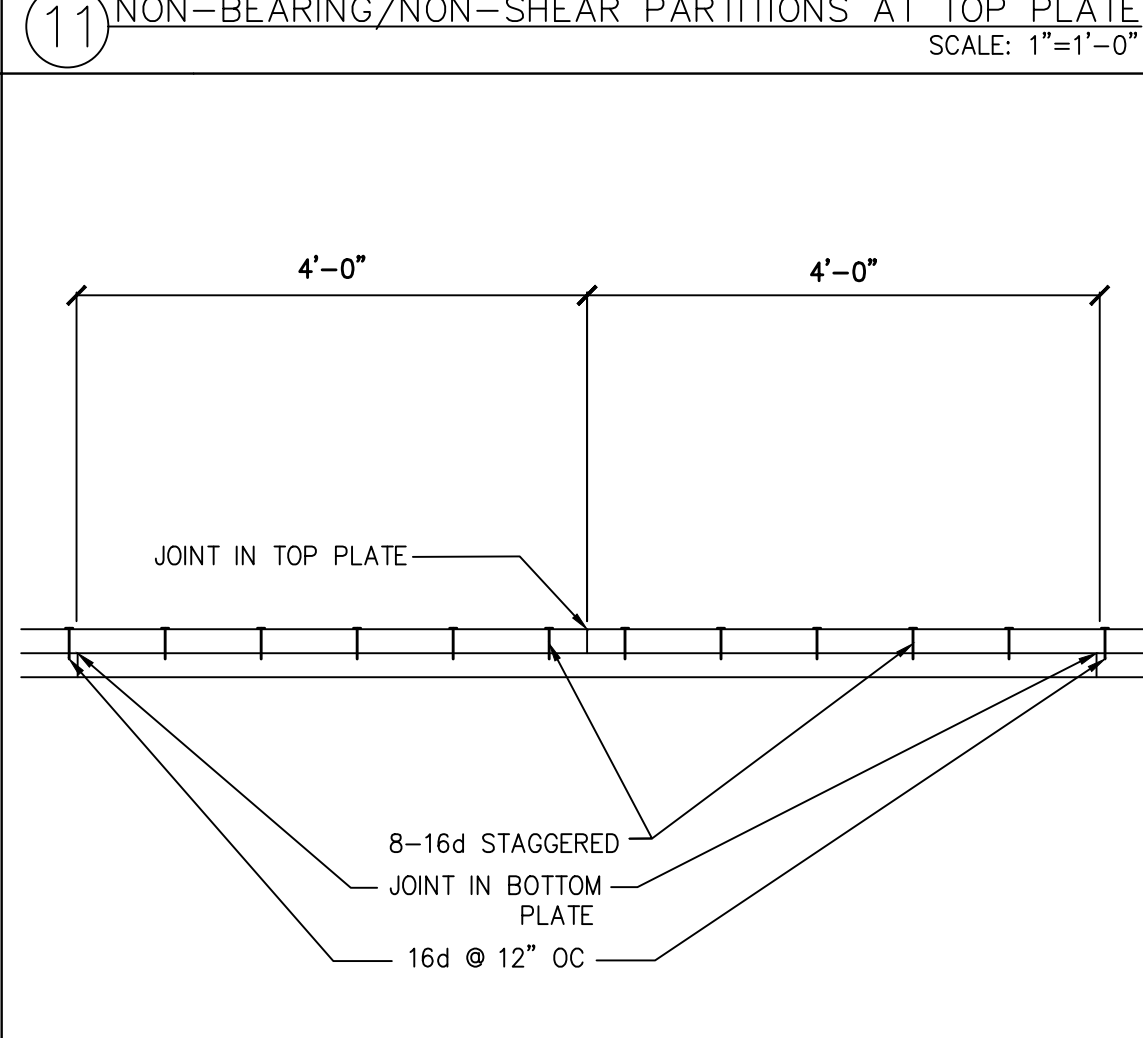
3 HOLDOWN - PERIMETER FOOTING SCALE: 1"=1'-0"



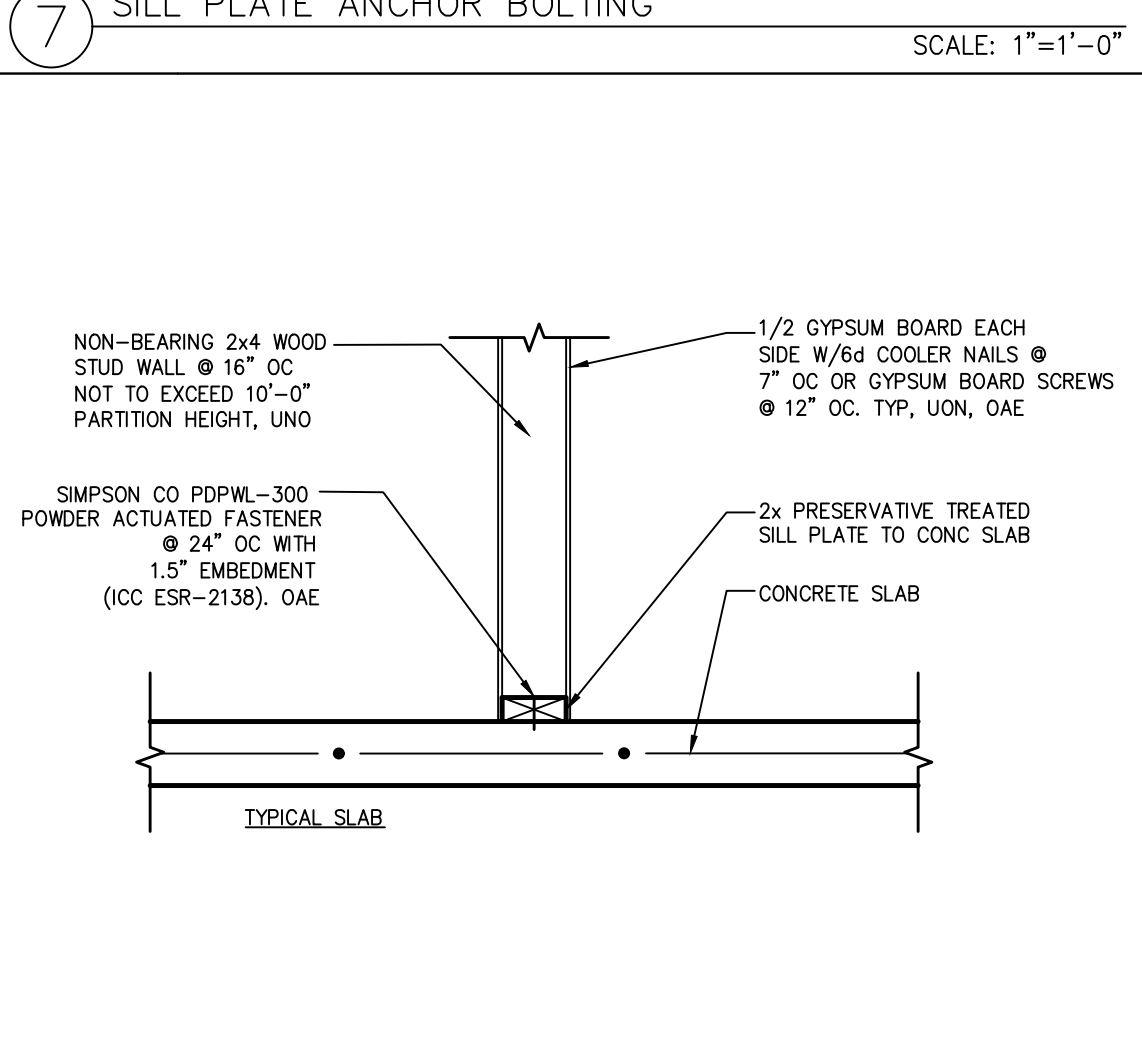
20 DRAG STRAP AT TP TO BM OR TP SCALE: 1"=1'-0"



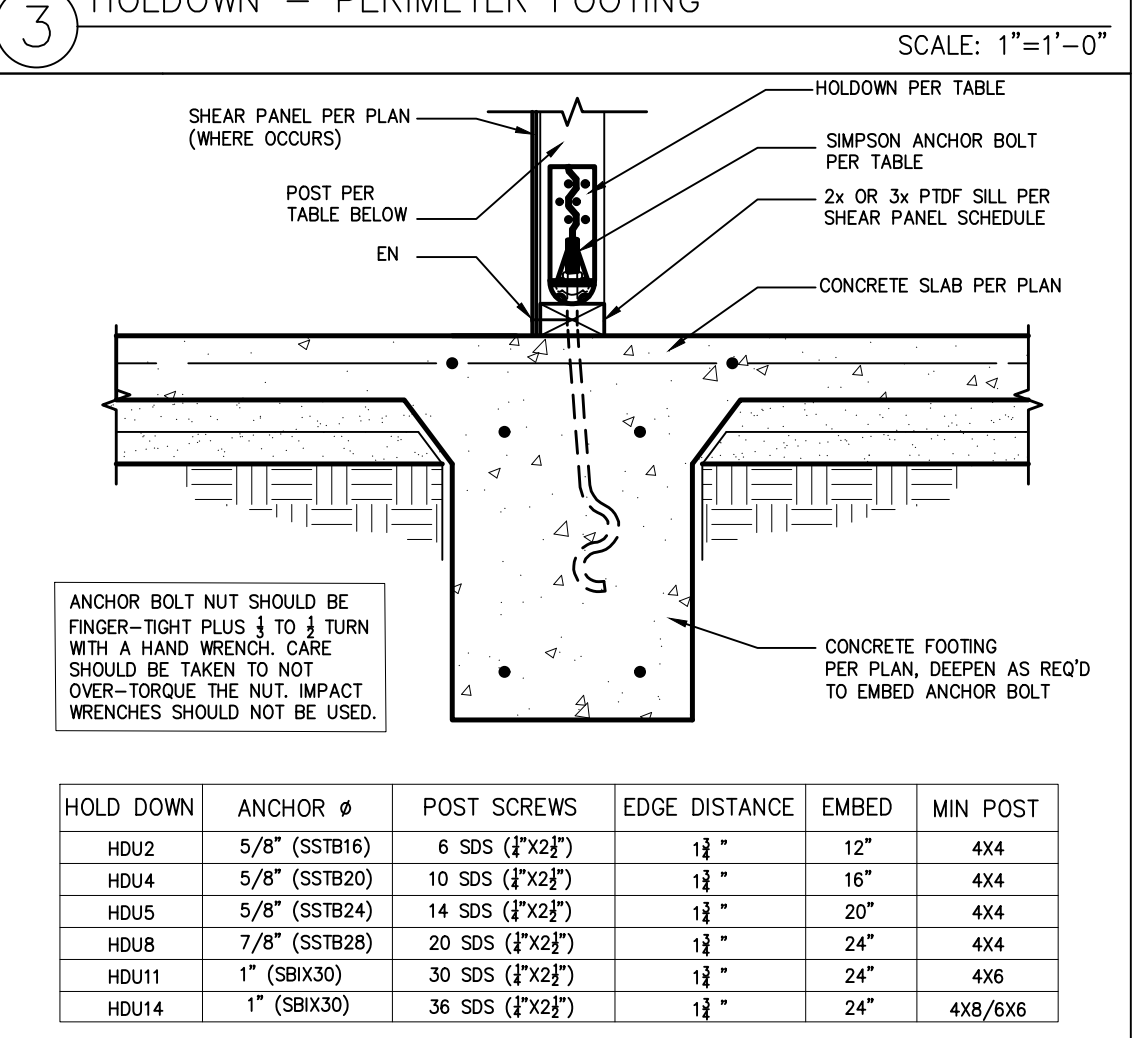
16 WOOD ROOF AND FLOOR SHEATHING LAYOUT SCALE: 1"=1'-0"



12 DOUBLE TOP-PLATE SPLICE SCALE: NTS

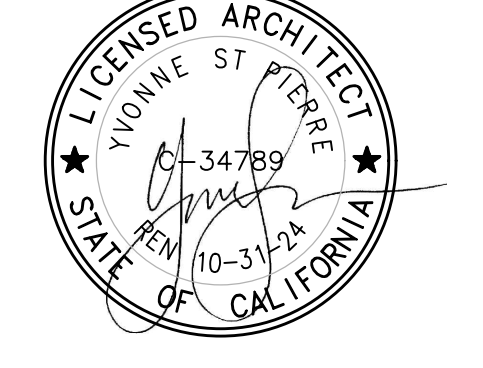


8 NON-BEARING INTERIOR STUD WALL TO CONCRETE SLAB SCALE: 1"=1'-0"

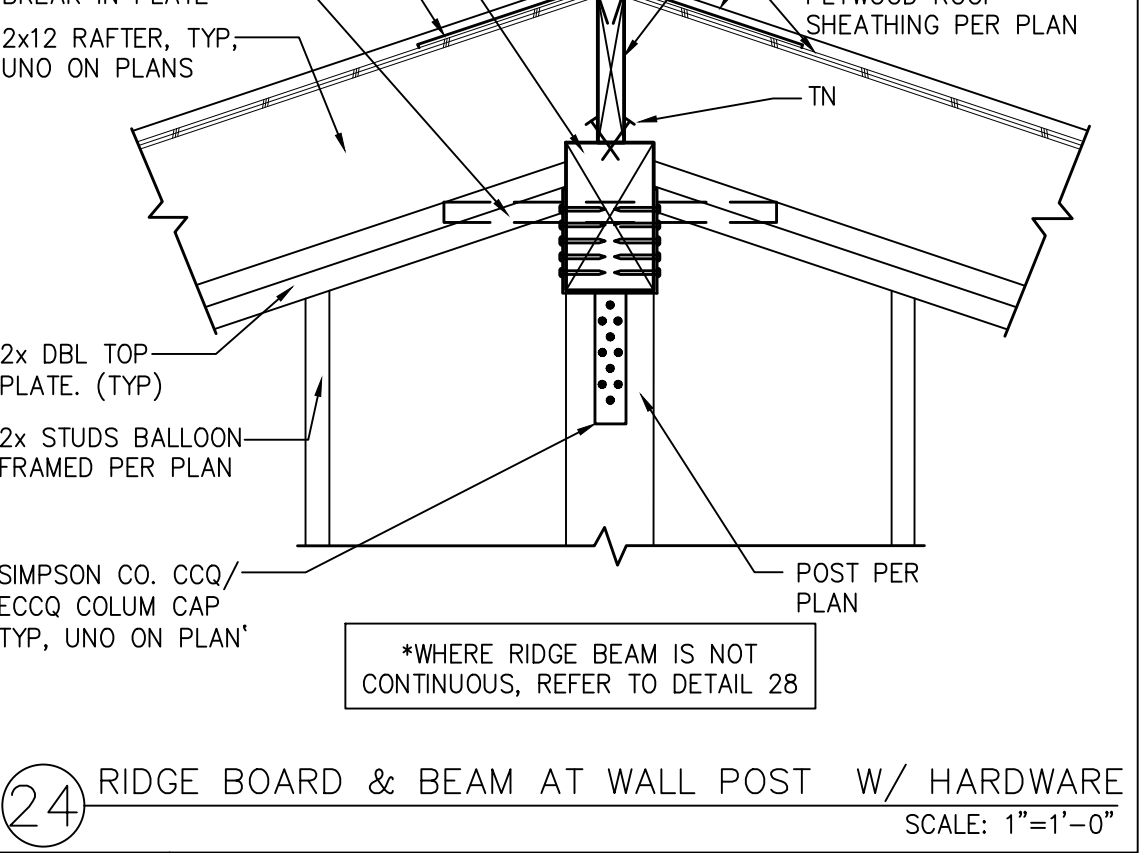
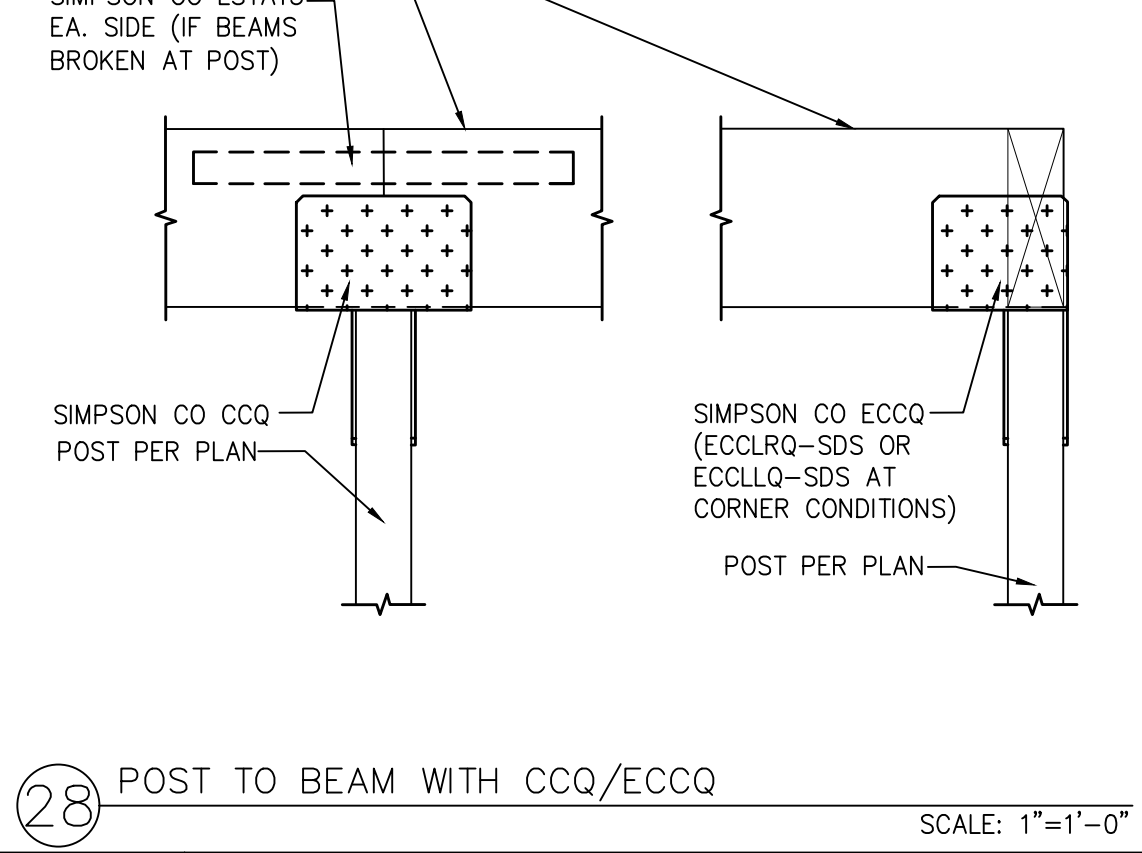
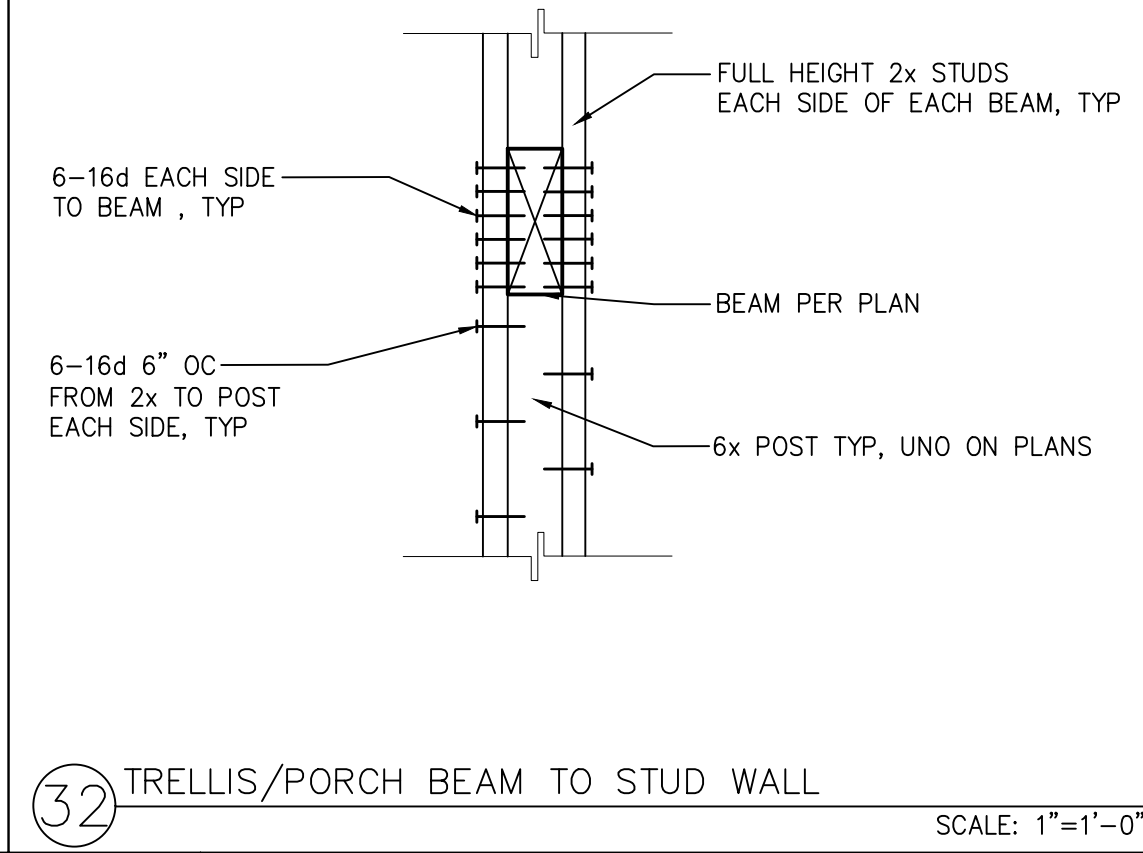
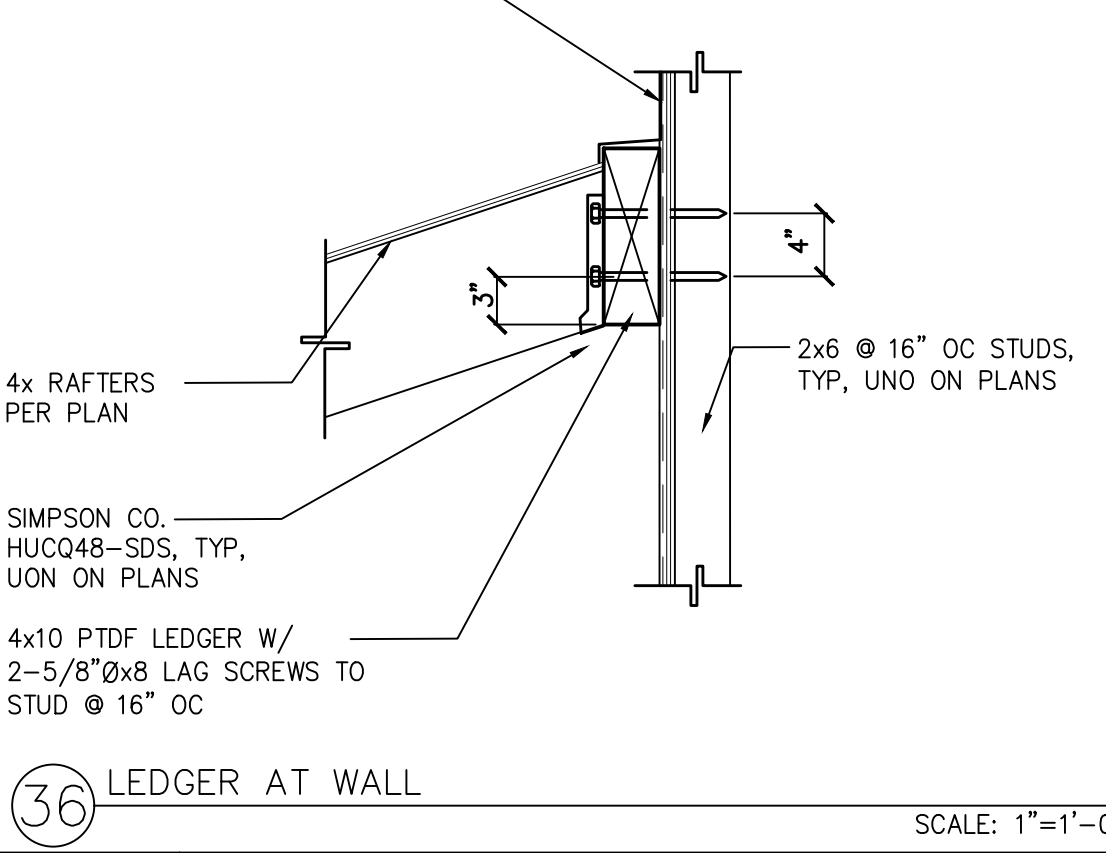
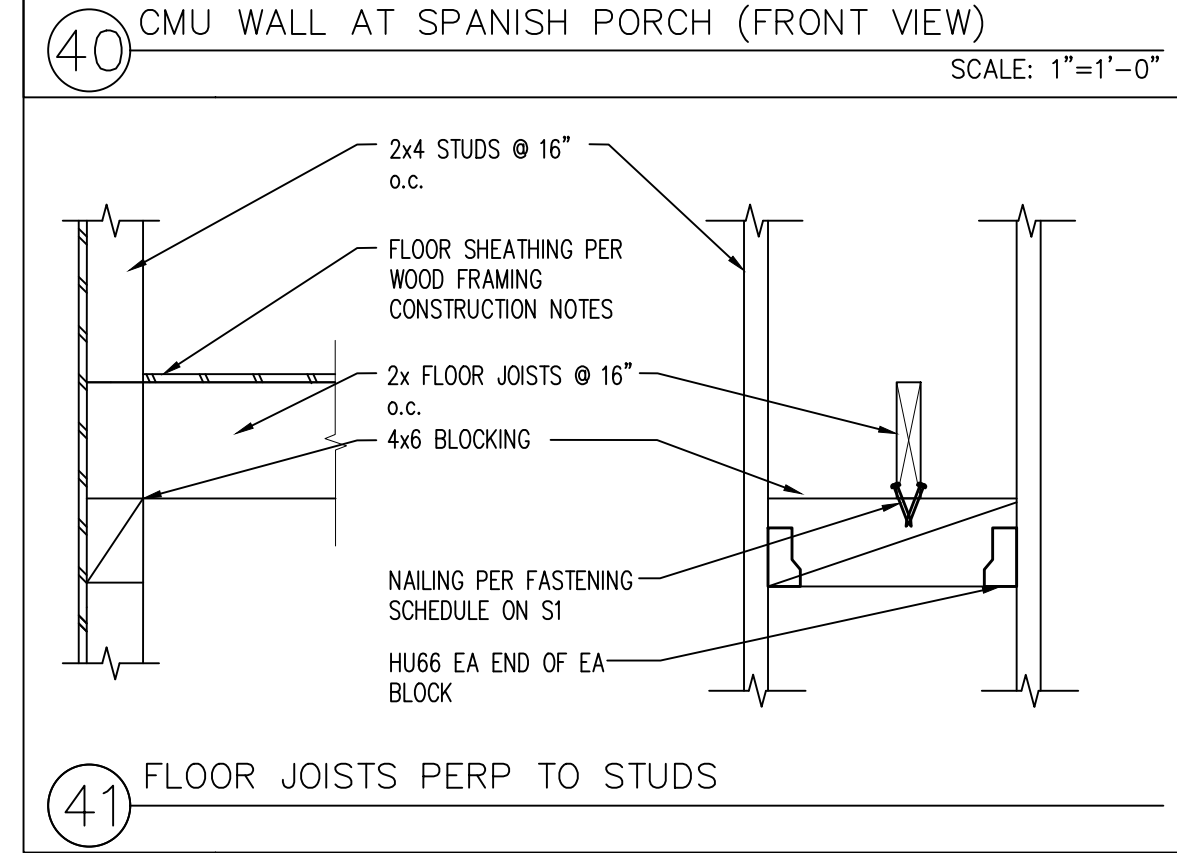
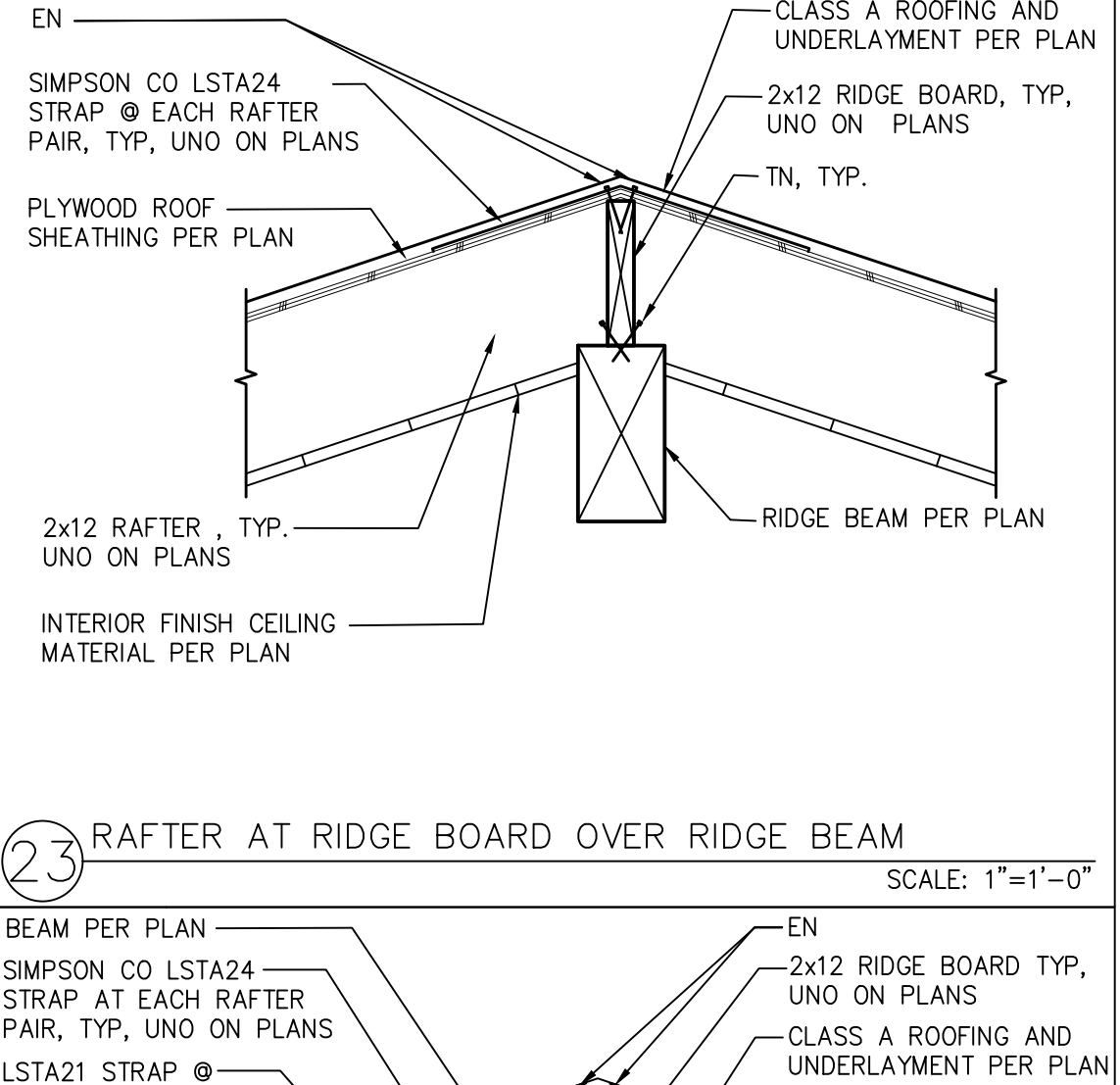
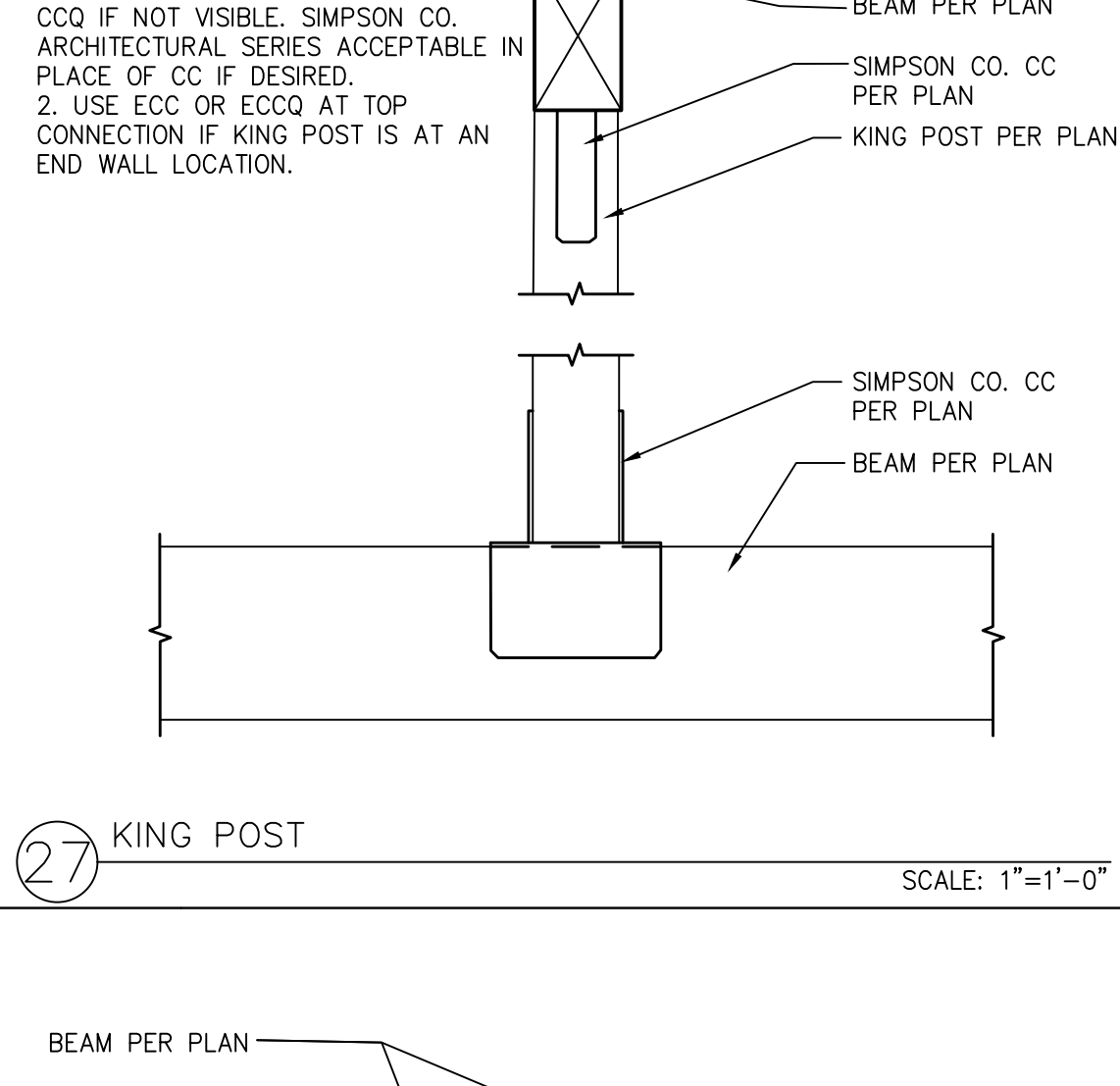
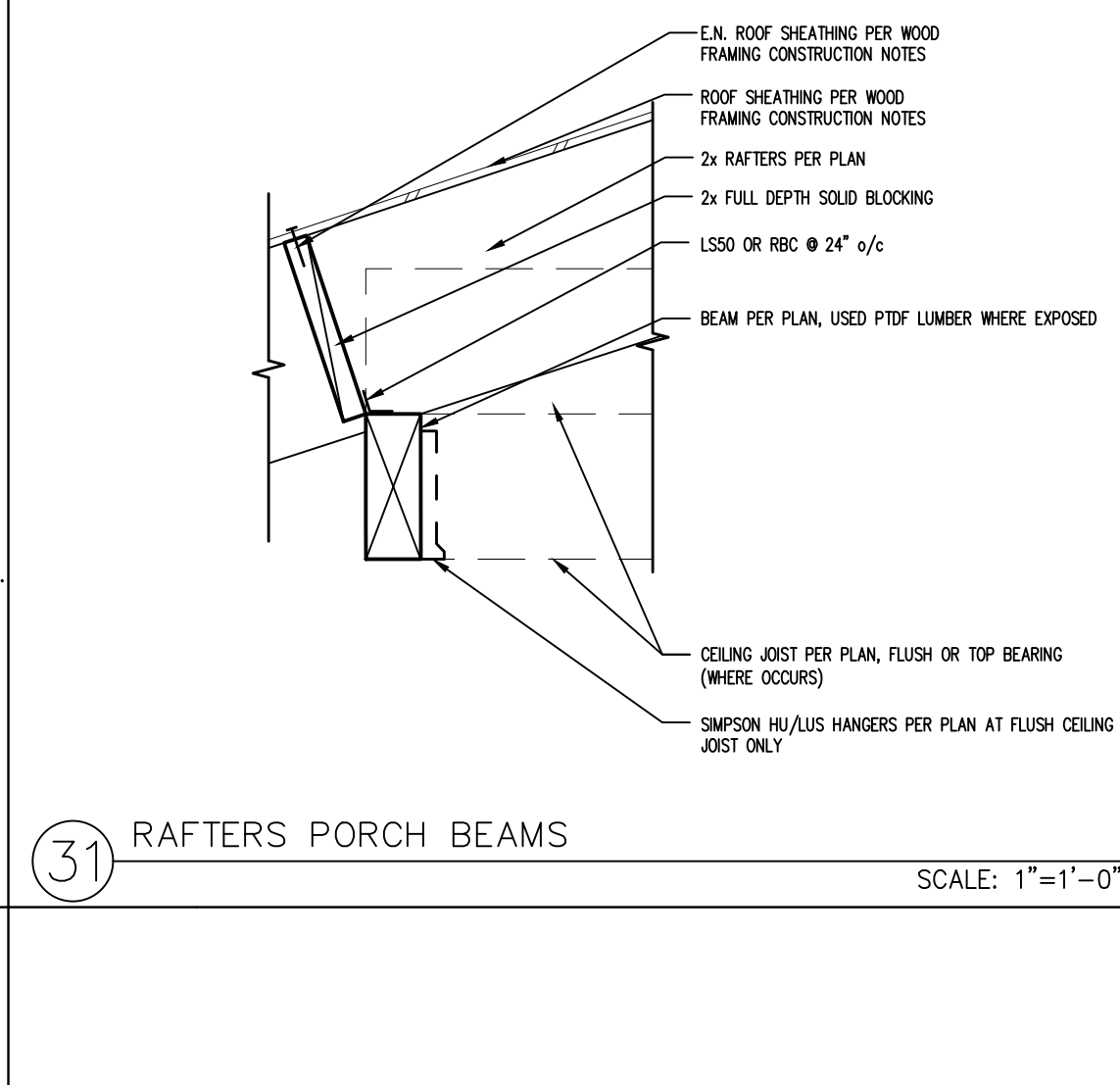
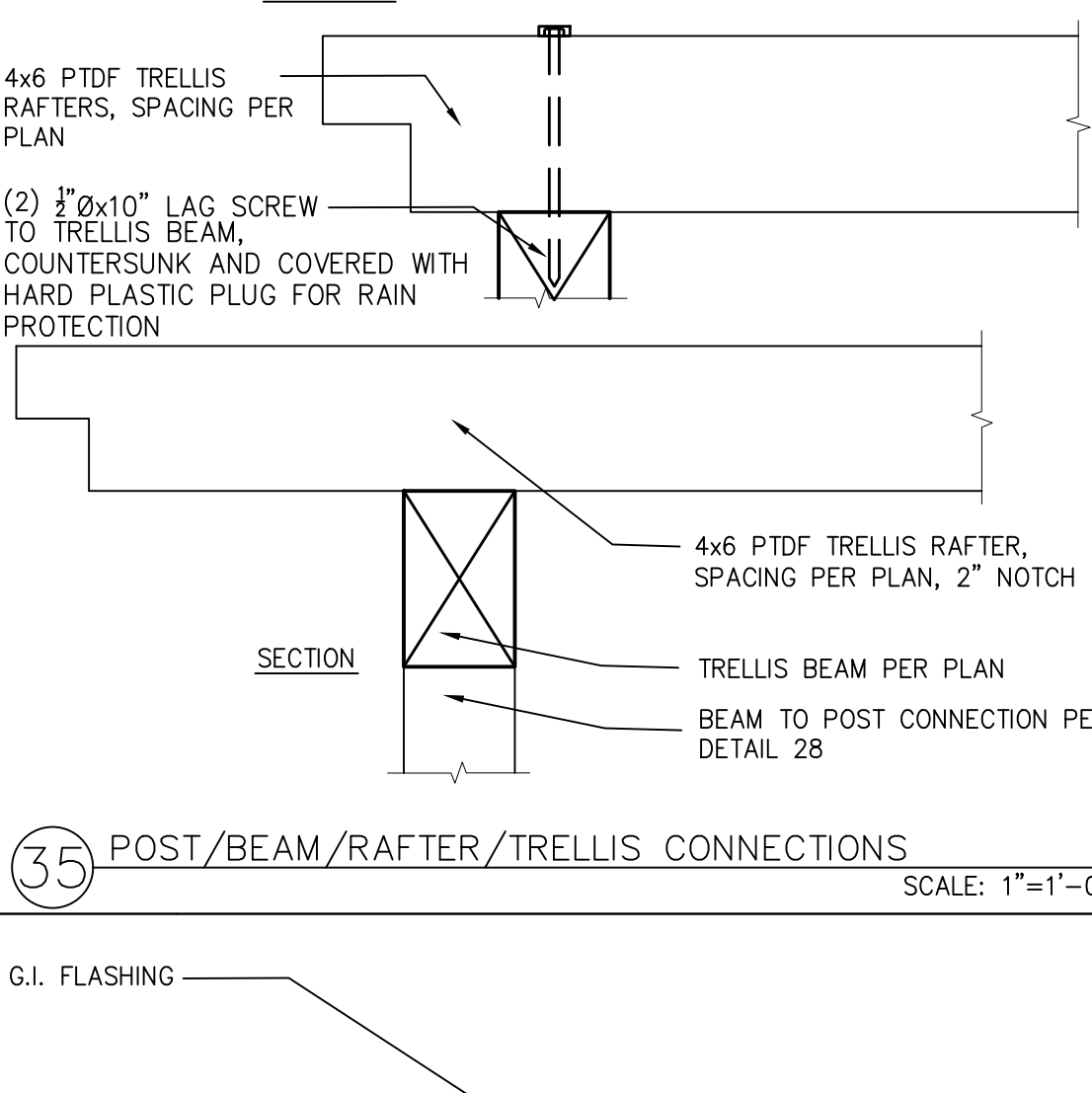
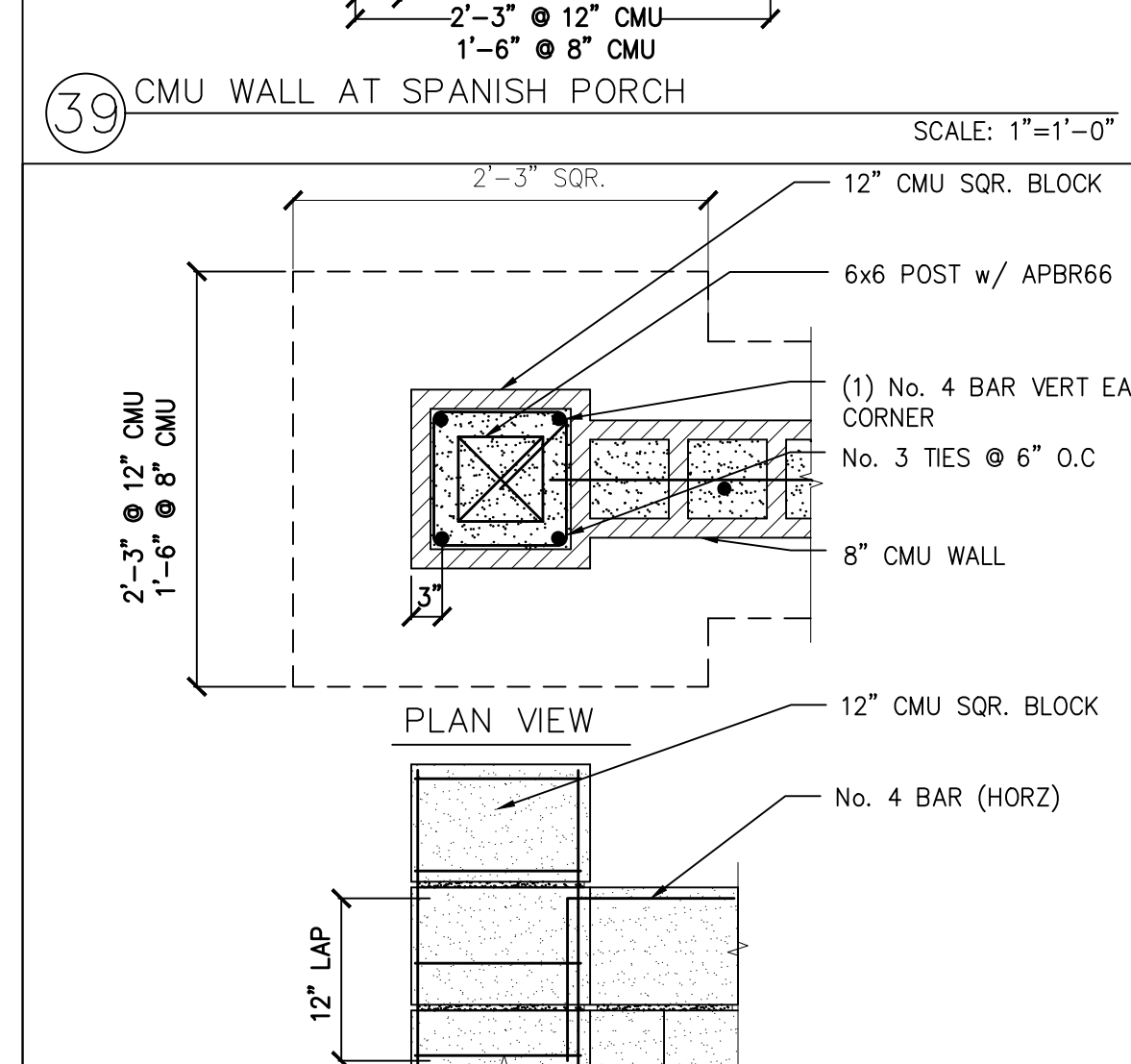
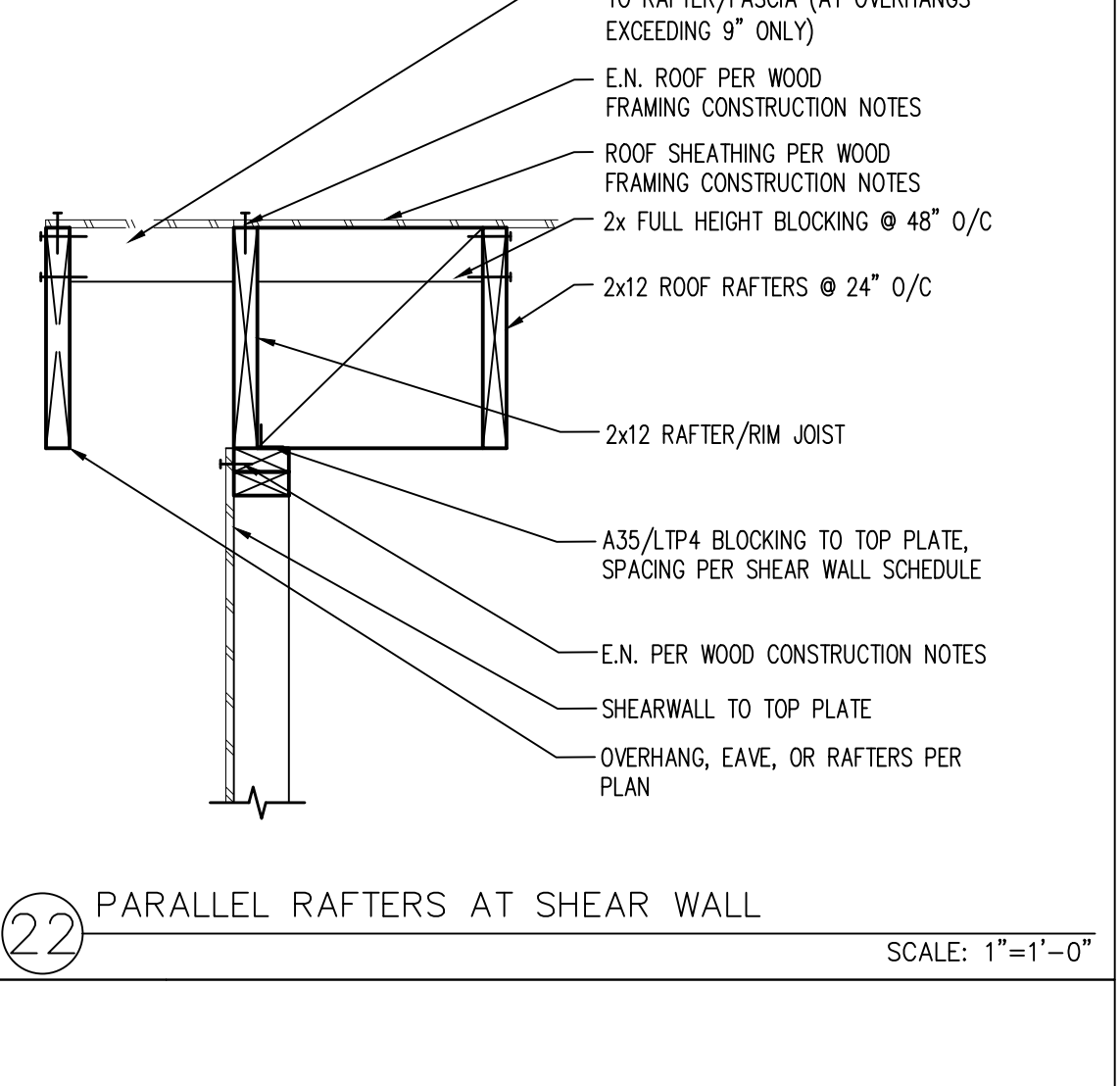
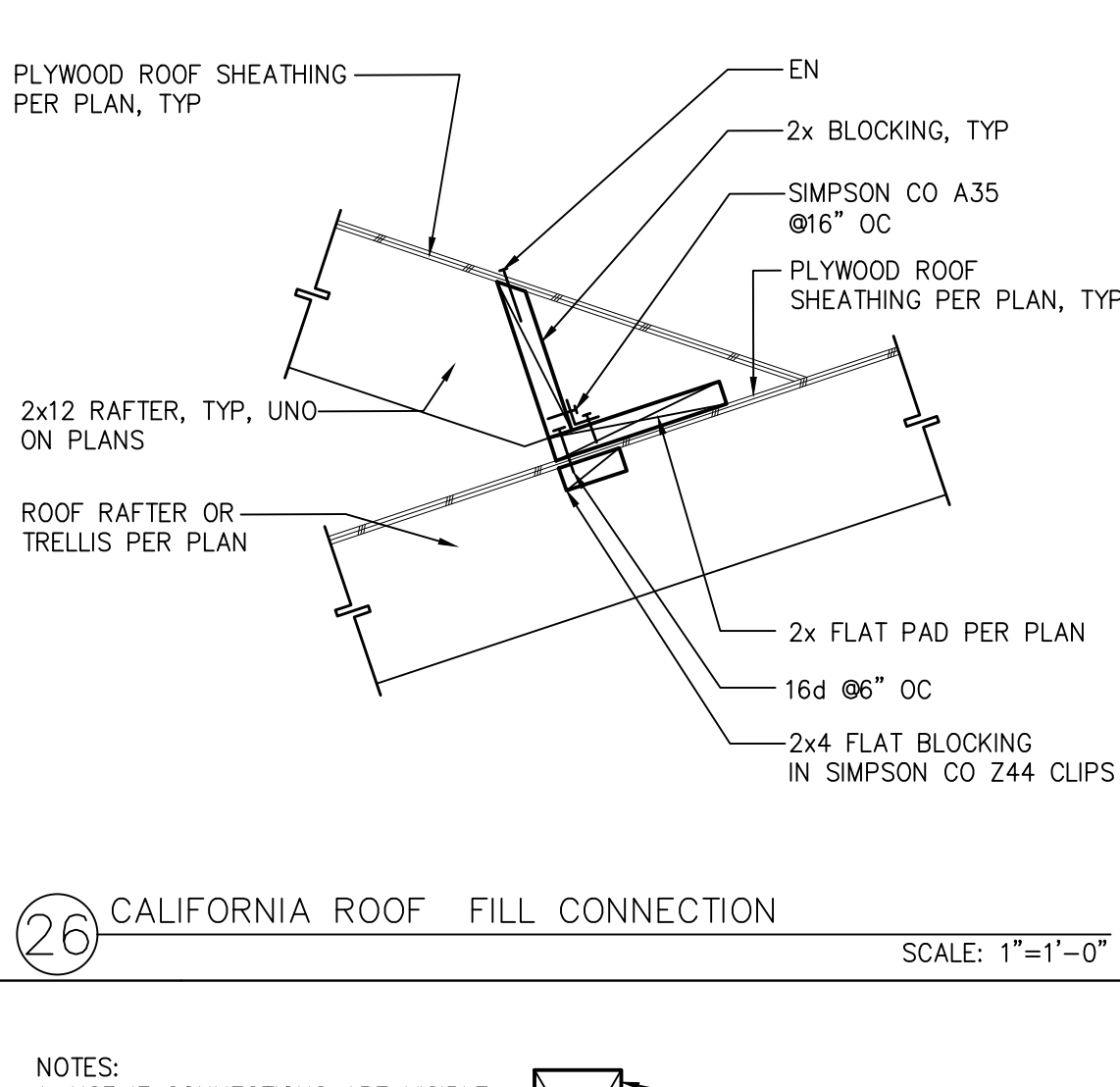
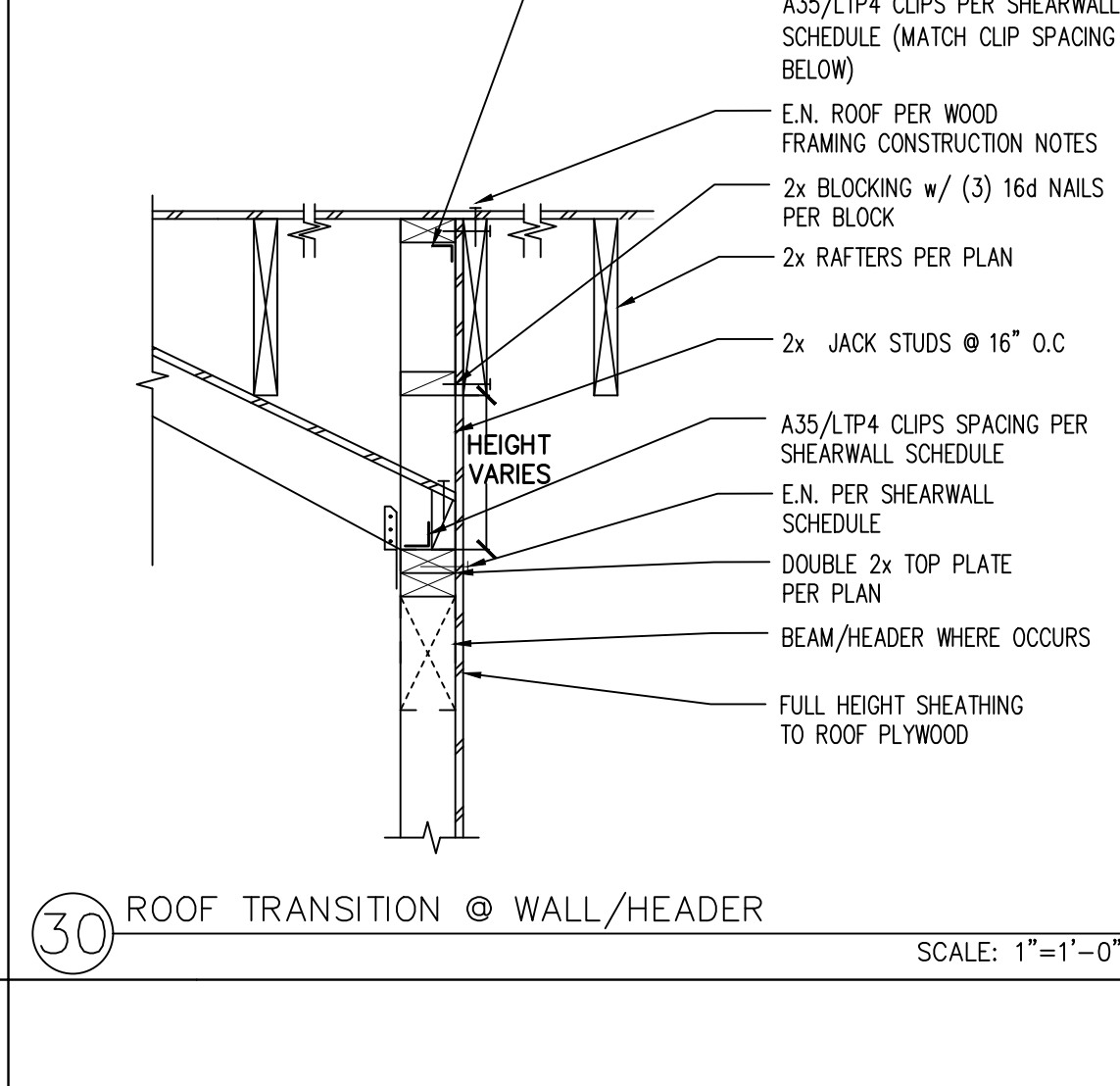
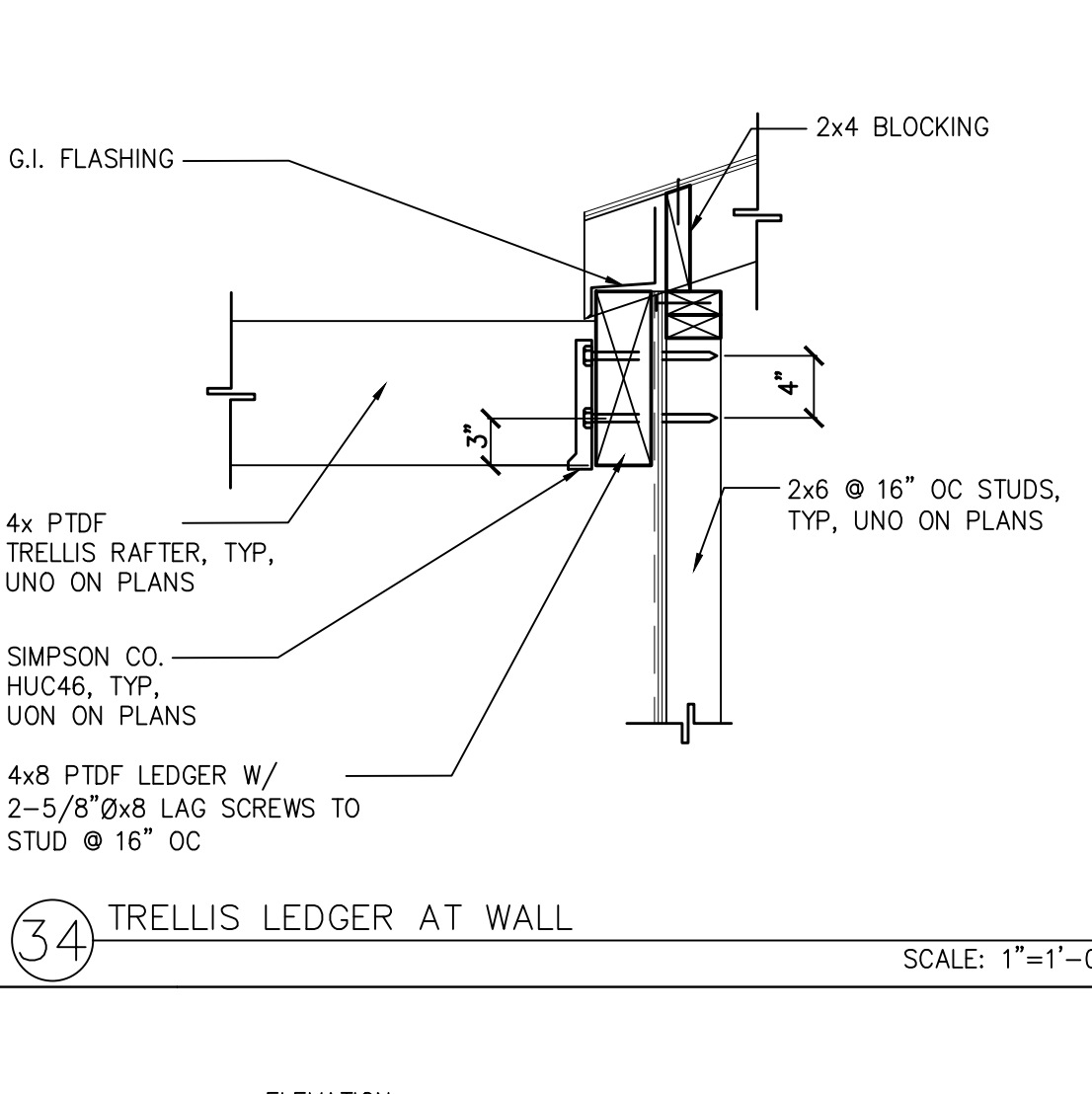
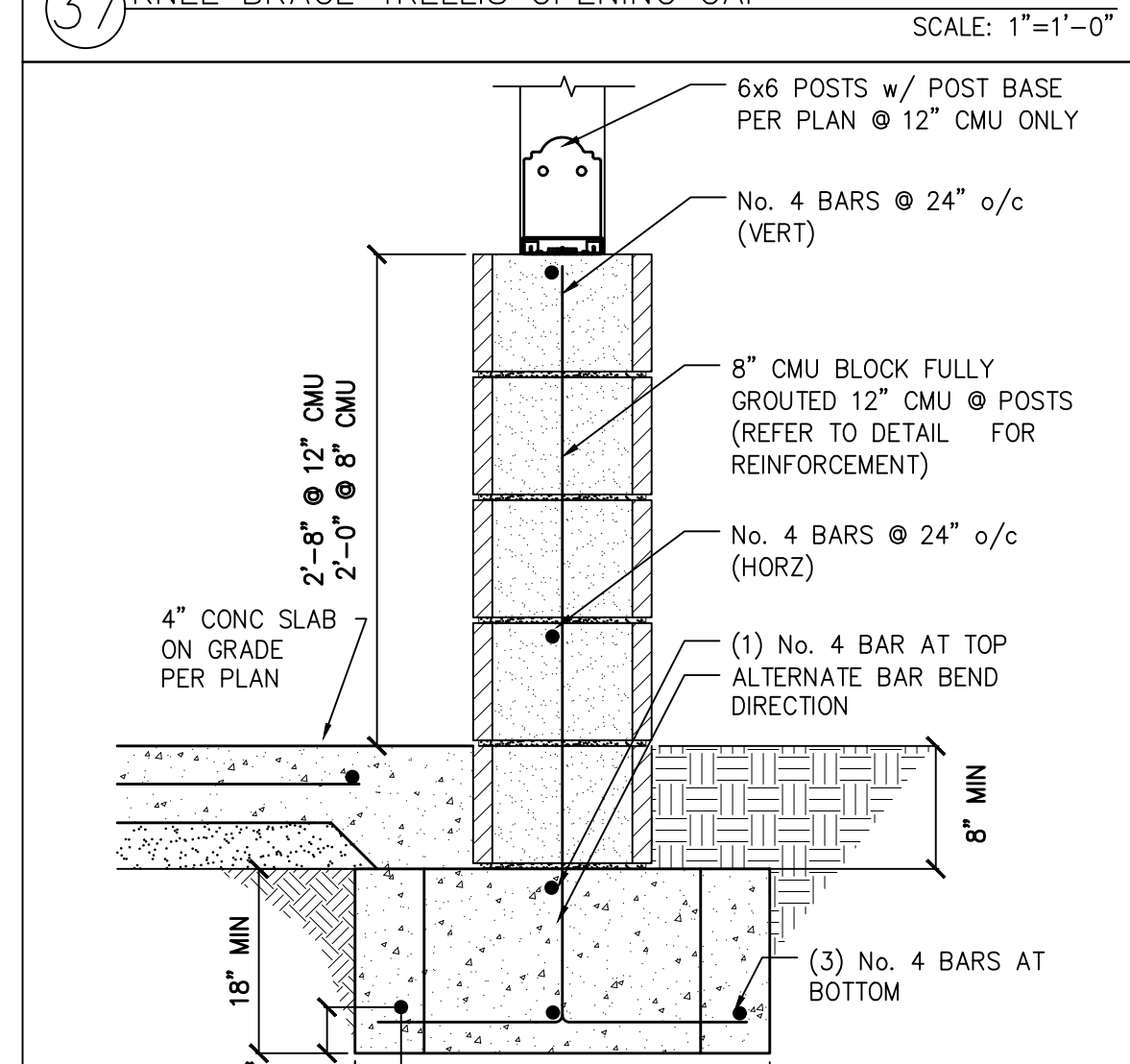
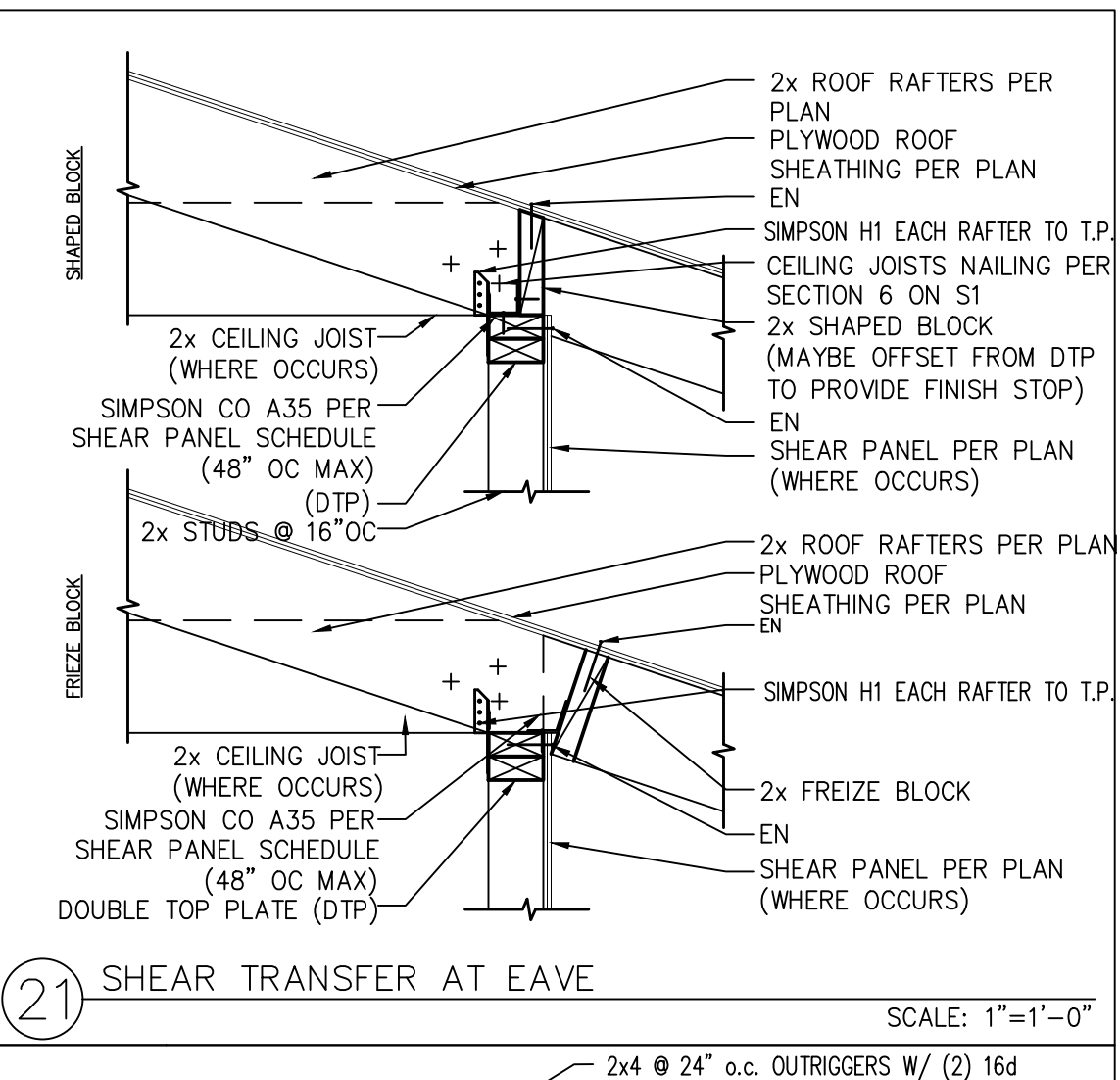
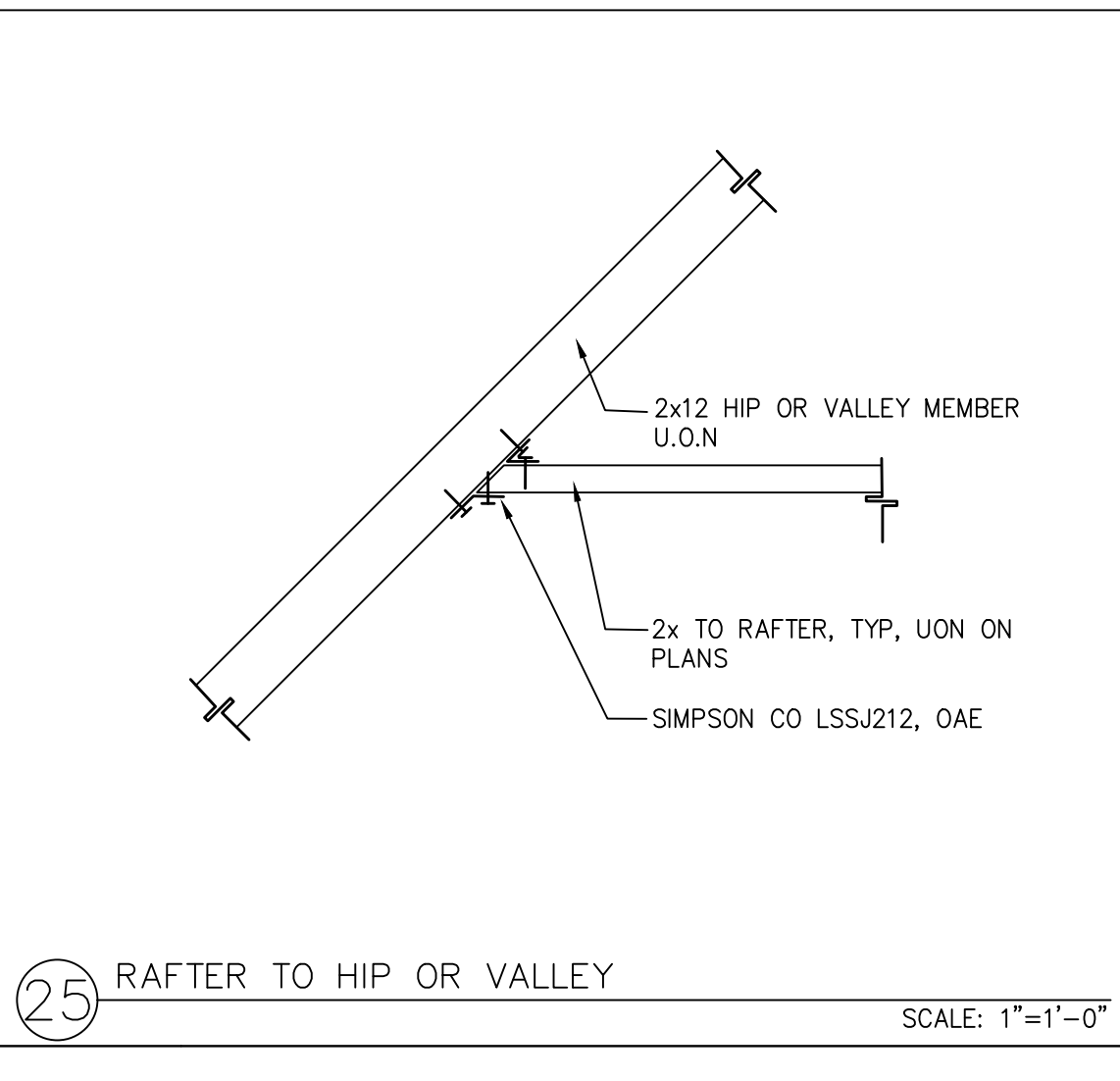
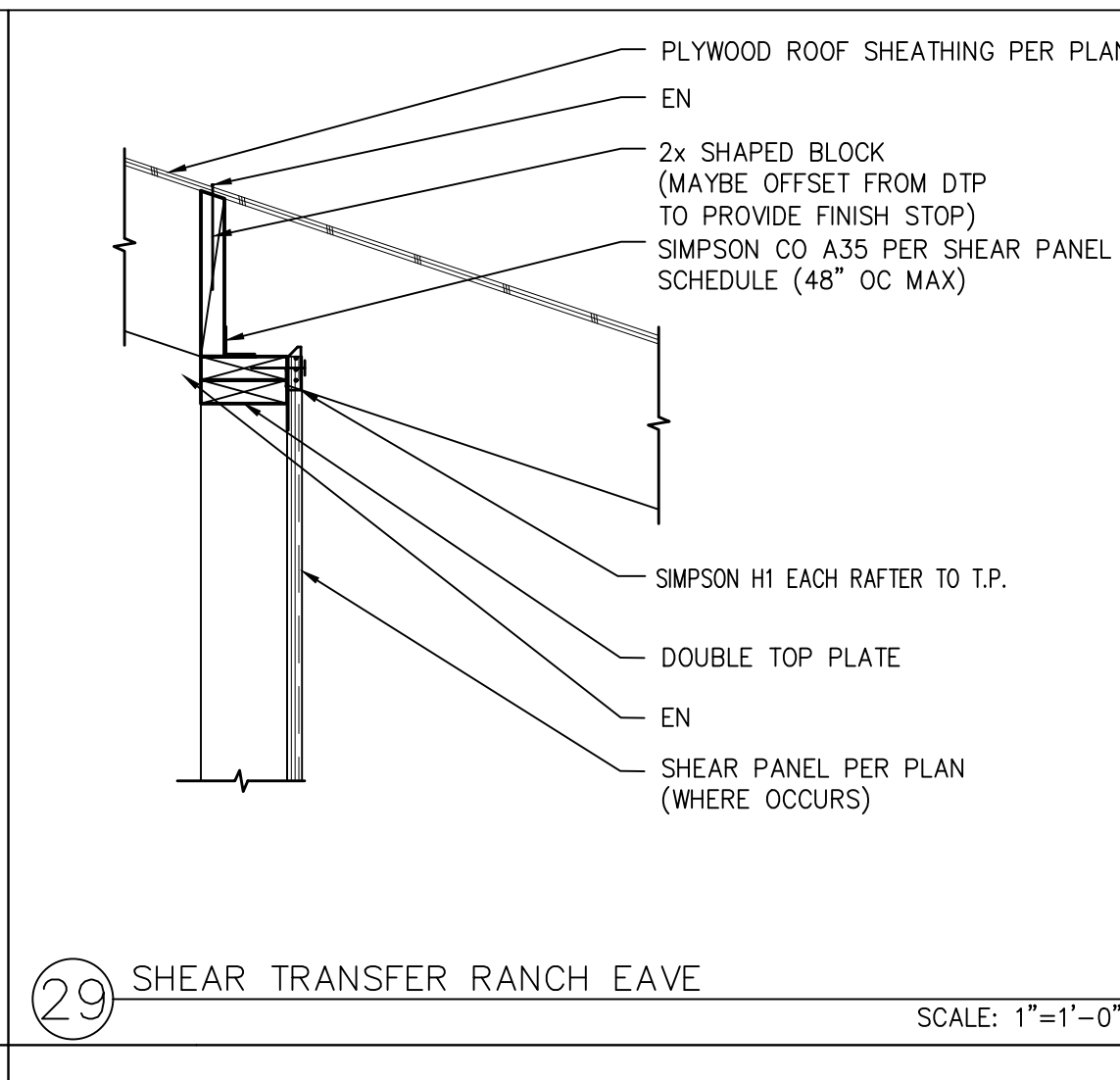
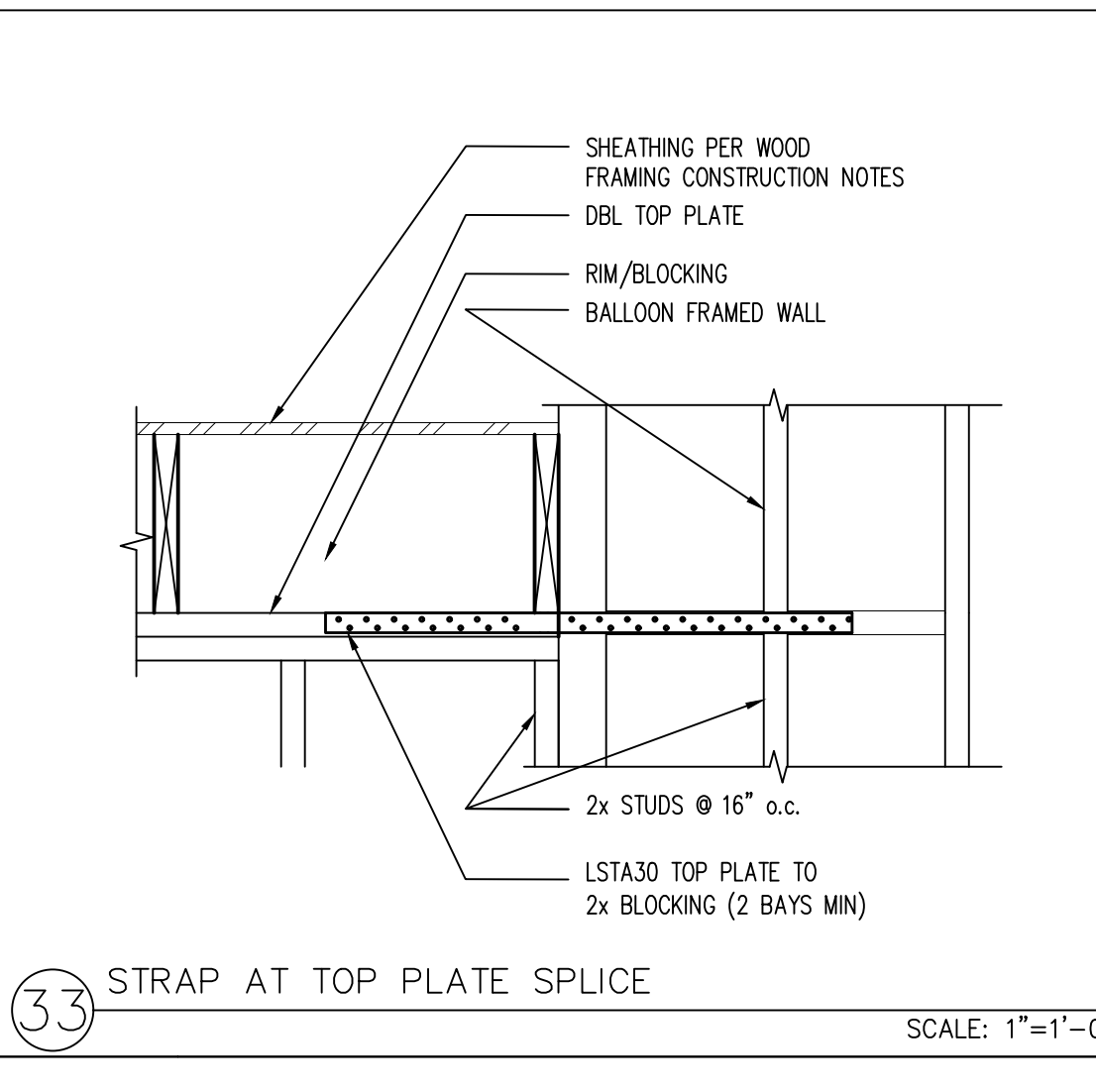
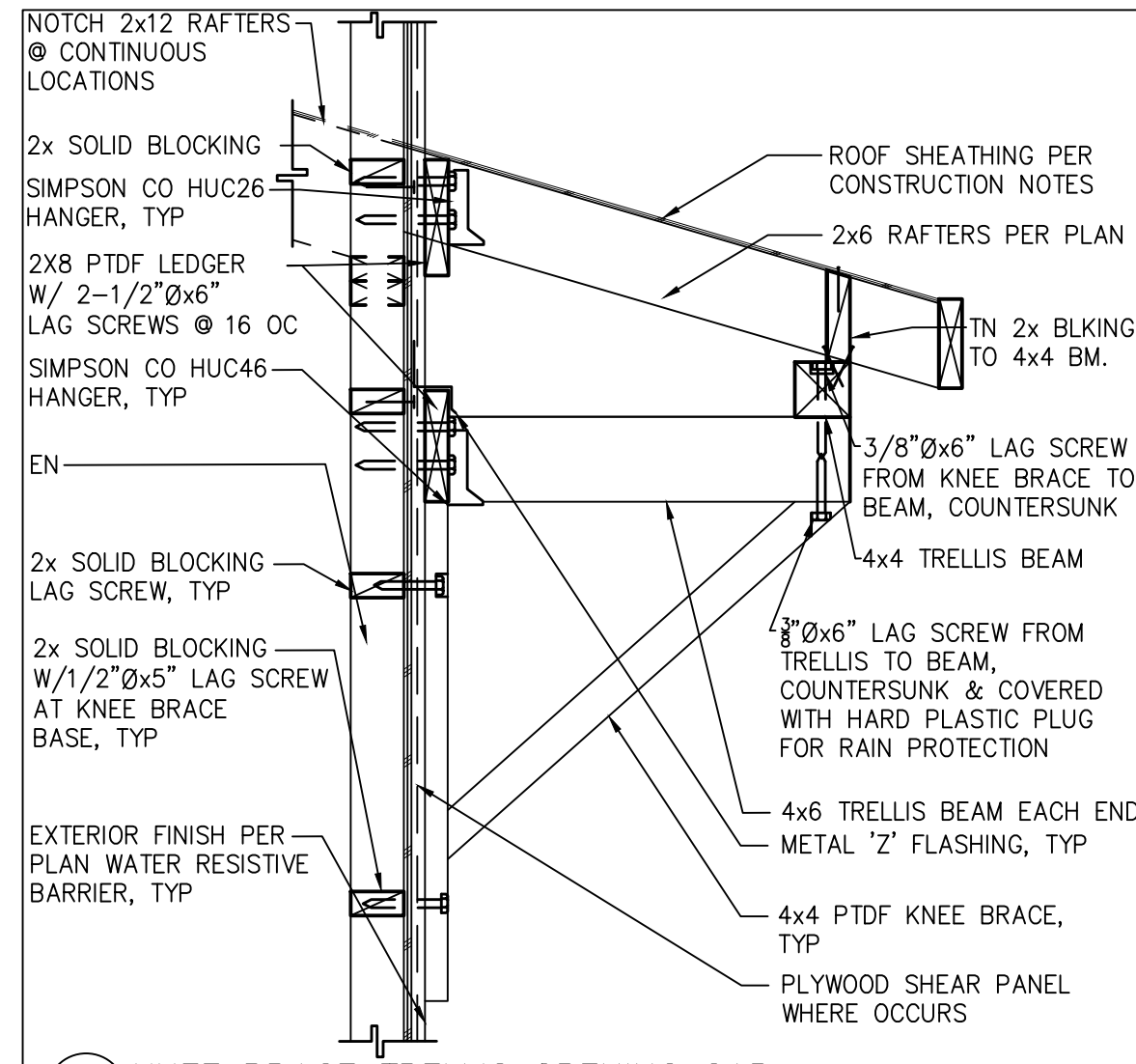


4 HOLDOWN - INTERIOR FOOTING SCALE: 1"=1'-0"

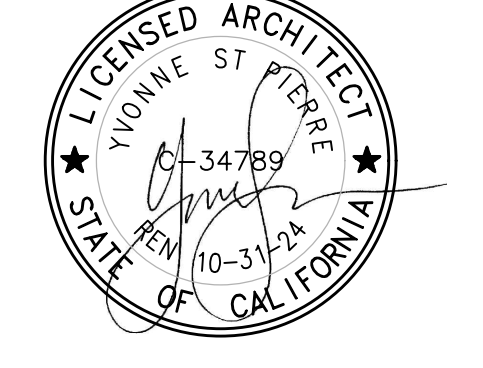
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 revisions
 description
Structural Details
 date
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 project no.
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S5



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S6

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0010	Some leased luminaires. Some leased luminaires must contain lamps that comply with Reference Joint Appendix J14.
§ 150.0014	Light Sources in Enclosed or Recessed Luminaires. Lamps and other replaceable light sources that are not compliant with the J14 electrical performance requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0017	Light Sources in Drawers, Cabinets, and Under-Cabinet. Light sources installed in drawers, cabinets or under-cabinet are not required to comply with Table 103.0A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, and no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or shelf door is closed.
§ 150.0024	Interior Switches and Controls. All forward phase-out dimmers used with LED light sources must comply with NEMA E85, 7A.
§ 150.0028	Interior Switches and Controls. Forward phase-out dimmers must be controlled separately from lighting systems.
§ 150.0032	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0033	Multiple Controls. Controls must bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0032.
§ 150.0035	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.8.
§ 150.0036	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 § 150.0032.
§ 150.0037	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic shutoff functionality. Lighting inside drawers and cabinets with closed fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0037	Dimmers. Lighting in individual spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase-out dimmers controlling LED light sources must comply with NEMA E85, 7A.
§ 150.0038	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0039	Residential Outdoor Lighting. In single-family residential buildings, outdoor lighting permanently mounted to residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control or an automatic time clock. An energy management control system that provides the specified control functionally and meets all applicable requirements may be used to meet these requirements.
§ 150.0041	Manually Illuminated Address Signs. Manually illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0042	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, 103.0, 103.1, 103.4, 140.8, and 141.0.
§ 110.1010	Single-Family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a predevelopment system installed, must comply with the requirements of § 110.1010(a).
§ 110.1010(a)	Minimum Solar Zone Area. The solar zone must have a minimum total area as depicted below. The solar zone must comply with access, egress, snow, ventilation, and spacing requirements as specified in Title 24, Part 3 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area may be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 100 square feet each for buildings with roof areas greater than 10,000 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 200 square feet.
§ 110.1010(b)	Access. All portions of the solar zone located on roof-mounted roofs must have an access between 60:300" of clear width.
§ 110.1010(c)	Shading. The solar zone must not contain any obstructions, including but not limited to vents, chimneys, architectural features, and roof-mounted equipment.
§ 110.1010(d)	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least below the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.1010(e)	Structural Design Loads in Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.1010(f)	Interconnection Pathways. The construction documents must include a location marked for materials and mounting equipment used to allow for the installation of a solar array. The construction documents must include a location marked for materials and mounting equipment used to allow for the installation of a solar array. The construction documents must include a location marked for materials and mounting equipment used to allow for the installation of a solar array. The construction documents must include a location marked for materials and mounting equipment used to allow for the installation of a solar array.
§ 110.1010(g)	Documentation. A copy of the construction documents or a comparable document including the information from § 110.1010(e) must be provided to the occupant.
§ 110.1010(h)	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.1010(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 main solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

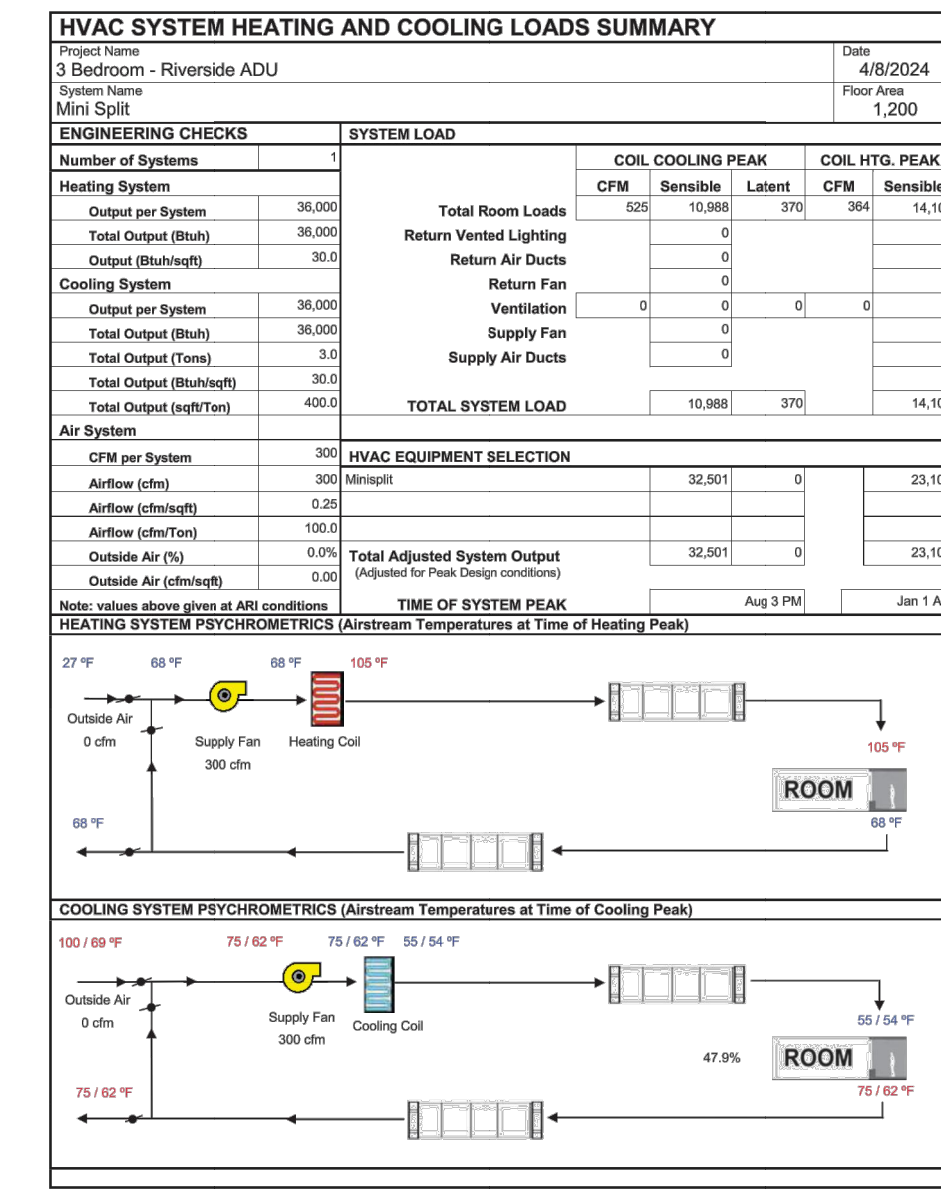
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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0010	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready reconnection equipment with a backed-up capacity of 40 amps or more and four or more ESS-supplied branch circuits, or a dedicated reconnection panel with a capacity that supplies the branch circuits in § 150.0010, or a dedicated reconnection panel with a capacity that supplies the branch circuits in § 150.0010, or a dedicated reconnection panel with a capacity that supplies the branch circuits in § 150.0010, or a dedicated reconnection panel with a capacity that supplies the branch circuits in § 150.0010.
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*Exceptions may apply.

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description
Energy Calculations

date October 2023

project no. Riverside ADU

drawn by DESIGN PATH STUDIO

sheet no. **T24.3**