

Accessory Dwelling Unit 1 Bedroom Plan - 625 s.f. Unincorporated County of Riverside, CA

APPLICANT AGREEMENT

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

BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

HERS NOTES

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

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

3. CF1R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE. QUALITY INSULATION INSPECTION - Hire HERS rater early before drywall. VARIABLE CAPACITY HEAT PUMP - Ductless units entirely located in conditioned space, Airflow in habitable rooms, wall mounted thermostat in zones greater than 150 s.f., verify heat pump rated capacity, and Refrigerant charge. At ADU -Studio, 1 Bed, 2 Bed & 2 Bed 2 Bath - R-6 ducts in conditioned space, Verified EER/SEER2, SEER/SEER2, HSPF, Heat pump rated heating capacity, Min Airflow, Refrigerant Charge, & Fan watt Draw/Fan Efficacy. KITCHEN RANGE HOOD CFM VERIFICATION (100 CFM = 3 SONES) IAQ MECHANICAL VENTILATION - See new ducting requirements Table 150.0-H

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

5. PV SYSTEM SOLAR: SEE SITE SPECIFIC T24 SHEETS FOR KWdc REQUIRED. POSSIBLE PV EXCEPTION 2: NO PV REQUIRED WHEN MINIMUM PV SIZE < 1.8 KWDC/SECTION 150.1(C)(14) PV EXEMPTION BASED IN UPDATED ENERGY CALCULATIONS WITH SITE SPECIFIC INFORMATION.

6. SPECIAL FEATURES: VCHP required items listed above, exposed slab flooring, and NEEA rated heat pump water heater; specific brand/model or eq., and Solar exemption 2 was taken at Studio & 1 Bed

7. NEW 2022 ELECTRIC READY REQUIREMENTS FOR NEW CONSTRUCTION: IF HEAT PUMP WATER HEATER IS NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240V OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE COUNTY OF RIVERSIDE ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF RIVERSIDE BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.

2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT, THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. 4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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BUILDING INFORMATION

GOVERNING CODES:	APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA ENERGY CODE (CEC), 2022 CALIFORNIA GREEN BUILDING CODE (CGBC), COUNTY OF RIVERSIDE MUNICIPAL CODE AND COUNTY OF RIVERSIDE ORDINANCES 457.
SITE ADDRESS:	
GOVERNING AGENCY:	COUNTY OF RIVERSIDE, CA.
OCCUPANCY GROUP:	R3
STORIES:	1
TYPE OF CONSTRUCTION:	VB

CONTACT LOCAL UTILITY COMPANIES REGARDING GAS, ELECTRIC, WATER AND SEWER SERVICES TO THIS DETACHED ADU. FOR SEPTIC SYSTEMS CONTACT COUNTY OF RIVERSIDE ENVIRONMENTAL HEALTH. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION PRIOR TO ANY SITE TRENCHING CALL 811.

ZONING INFORMATION

CONTACT COUNTY OF RIVERSIDE FOR THE INFORMATION BELOW
PLANNING: PHONE: (760) 863-8277
GIS MAP: https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

ZONING :

OVERLAY :

LOT SIZE :

EXISTING HABITABLE SQ. FT. :

EXISTING FAR :

MAX. ALLOWABLE FAR :

PROPOSED FAR :

FLOOR AREA OF GARAGE:

EXISTING LOT COVERAGE:

ALLOWABLE LOT COVERAGE :

PROPOSED LOT COVERAGE :

LOT SLOPE :

ADU SETBACKS ALLOWED :

FRONT-

REAR-

SIDE-

STREET SIDE-

OFF STREET PARKING :

REQUIRED:

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, DIMENSIONED SETBACKS, AND MINIMUM SEPARATION FROM EXISTING STRUCTURES

IF A GRADING PLAN IS REQUIRED, THE GRADING PLAN SHALL BE SUBMITTED TO TRANSPORTATION FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHER INFORMATION ON GRADING PLAN THRESHOLDS AND REQUIREMENTS.

PROPOSED :

FRONT-

REAR-

SIDE-

STREET SIDE-

PROVIDED:

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

COMPANY
CONTACT PERSON
ADDRESS
PHONE
EMAIL

PROPERTY OWNER:

NAME
ADDRESS
PHONE
EMAIL

BUILDING DEPARTMENT:

4080 LEMON STREET,
RIVERSIDE, CA 92502
P. (951)955-1800

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY, 1 BEDROOM, 1 BATH, DETACHED 625 S.F. ACCESSORY DWELLING UNIT
HABITABLE AREA: 625 SQFT.
CRAFTSMAN PATIO AREA: 340 SQFT.
SPANISH PATIO AREA: 478 SQFT.
TRADITIONAL PATIO AREA: 83 SQFT.

LEGAL DESCRIPTION



VICINITY MAP

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

COMPANY
CONTACT PERSON
ADDRESS
PHONE
EMAIL

PROPERTY OWNER:

NAME
ADDRESS
PHONE
EMAIL

BUILDING DEPARTMENT:

4080 LEMON STREET,
RIVERSIDE, CA 92502
P. (951)955-1800

APN

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by owner:

☒ COMPLETED

☐ TITLE SHEET (T1.1) INFORMATION FILLED OUT

☐ SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR REVIEW

☐ UPDATED SITE SPECIFIC TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER SHOULD CONTACT AN ENERGY CONSULTANT TO OBTAIN UPDATES TO THE REPORTS.

☐ CONSTRUCTION AND DEMOLITION FORM

☐ HOLD HARMLESS AGREEMENT

exterior style selection:

☒ SELECTION MUST MATCH THE EXISTING DWELLING UNIT (HOME)

☐ CRAFTSMAN

☐ SPANISH

☐ TRADITIONAL

exterior wall material:

☒ SELECTION(S)

EXTERIOR WALL COLOR OF PRINCIPAL DWELLING UNIT (EXTERIOR WALL COLOR OF ADU SHALL MATCH PRINCIPAL DWELLING UNIT)

☐ STUCCO / MANUFACTURER COLOR # _____

☐ STONE VENEER / MANUFACTURER COLOR # _____

☐ FIBER CEMENT - SIDING / MANUFACTURER COLOR # _____

☐ WOOD SIDING / MANUFACTURER COLOR # _____

OTHER _____

window and trim color:

☒ SELECTION

☐ WHITE

☐ TAN

☐ DARK BRONZE

☐ OTHER WINDOW COLOR _____

WINDOW TRIM COLOR OF EXISTING DWELLING UNIT (WINDOW TRIM COLOR FOR THE ADU SHALL MATCH EXISTING DWELLING UNIT WINDOW COLOR)

roof material:

☒ SELECTION

ROOF COLOR OF PRINCIPAL DWELLING UNIT (ROOF COLOR OF ADU SHALL MATCH PRINCIPAL DWELLING UNIT)

TRIM COLOR OF PRINCIPAL DWELLING UNIT (TRIM COLOR OF ADU SHALL MATCH PRINCIPAL DWELLING UNIT TRIM)

☐ CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. - IAMPO UES-ER 1900 MINIMUM 2-1/2-12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF _____

☐ ARCHITECTURAL GRADE SHINGLE - CERTAINTED - ICC-ES-ESR-1389 & ESR-3537 MINIMUM 2-12 ROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES _____

☐ WOOD SHAKE - ICC ESR 2887 - MINIMUM 4-12 ROOF SLOPE. COLOR OF WOOD SHAKE ROOF _____

☐ OTHER ROOF MATERIAL / COLOR _____

sewer waste water information:

☒ SELECTION

☐ ADU TO HAVE NEW CONNECTION TO EMWD SEWER MAIN

☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL

☐ SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL

DISTANCE TO CONNECTION _____

deferred submittals under separate permit to be obtained by owner:

☒ TO BE COMPLETED

☐ FIRE SPRINKLERS: TO BE PROVIDED BY A FIRE SPRINKLER CONTRACTOR FOR THE RESIDENTIAL FIRE SPRINKLER PLANS (WHEN REQUIRED) AND APPROVED BY FIRE DEPT.

☐ PHOTOVOLTAIC SYSTEM: THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL, AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU. PLANS TO BE PROVIDED BY A SOLAR PANEL PROVIDER (WHEN REQ. TO BUILDING AND SAFETY DEPT.

fire department information:

☒ SELECTION

☐ EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS

☐ EXISTING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS

PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE https://gis1.countyofriverside.us/html5viewer/index.html?viewer=MMC_Public

PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE

A CURRENT FIRE FLOW REPORT FROM THE LOCAL WATER PURVEYOR MAY BE REQUIRED. PLEASE CONTACT THE RIVERSIDE COUNTY OFFICE OF THE FIRE MARSHAL FOR MORE INFORMATION. FIRE SPRINKLERS MAY BE REQUIRED IF THE FIRE FLOW IS INSUFFICIENT, OR THE NEAREST FIRE HYDRANT IS OVER 400 FEET FROM THE FURTHEST POINT ON THE ADU AS MEASURED ALONG ACCESS ROADS, DRIVEWAYS AND EXTERIOR WALLS

NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SPRINKLERS. IN ORDER FOR THE ADU TO NOT BE EQUIPPED WITH RESIDENTIAL FIRE SPRINKLERS ALL OF THE FOLLOWING HAVE TO BE MET PER THE RESIDENTIAL CODE. *PER THE CALIFORNIA RESIDENTIAL CODE, SECTION R313.2, #2 ACCESSORY DWELLING UNIT, PROVIDING THAT ALL OF THE FOLLOWING ARE MET: 2.1 THE UNIT MEETS THE DEFINITION OF AN ACCESSORY DWELLING UNIT AS DEFINED IN THE GOVERNMENT CODE SECTION 65852.2; 2.2 THE EXISTING PRIMARY RESIDENCE DOES NOT HAVE SPRINKLERS; 2.3 THE ACCESSORY DETACHED DWELLING UNIT DOES NOT EXCEED 1,200 SQUARE FEET IN SIZE AND 2.4 THE UNIT IS ON THE SAME LOT AS THE PRIMARY RESIDENCE. * IF THE EXISTING HOME IS EQUIPPED WITH RESIDENTIAL FIRE SPRINKLERS THEN THE ADU WILL BE REQUIRED TO HAVE RESIDENTIAL FIRE SPRINKLERS INSTALLED! SPRINKLER PLANS WILL BE REQUIRED TO BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.

lot size and impervious area:

Total Lot Size = _____
(Existing building footprint, patios, decks, hardscape, etc.)

Total Area of Existing Impervious Surfaces = _____
(Existing building footprint, patios, decks, hardscape, etc.)

Total Area of New Impervious Surfaces = _____
(Increase to building footprint, patios, decks, hardscape, etc.)

Total Area of Replaced Impervious Surfaces = _____
(Replacement to building footprint, patios, decks, hardscape, etc.)

fire rated details:

☒ SELECTION

☐ ROOF EAVE DETAIL 1,2,3,5,6,7/ AS.2

☐ WALL FINISH DETAIL 9B,12B,15B/ AS.1

WINDOW & DOOR HIGH FIRE SEVERITY NOTES 14, 15, 16, 17 & 18 ON G0.3

FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN WALLS AND ROOF EAVES ARE LESS THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

electrical service information:

☒ SELECTION

☐ UPGRADED SERVICE

☐ EXISTING SERVICE TO REMAIN (LOAD CALCS FOR THE EXISTING DWELLING IS REQUIRED)

☐ NEW SERVICE (NEW ADDRESS REQUIRED)

SIZE OF EXISTING SERVICE _____ SIZE OF NEW SERVICE _____

CONTACT SERVICE PROVIDER, REGARDING ELECTRIC SERVICES TO THIS DETACHED ADU. EXISTING SERVICE UPGRADE OR NEW SERVICE WILL REQUIRE A SEPARATE PERMIT FROM THE COUNTY OF RIVERSIDE.

gas service information:

☒ SELECTION

☐ UPGRADED SERVICE

☐ EXISTING SERVICE TO REMAIN

☐ NEW SERVICE

☐ ALL ELECTRICAL

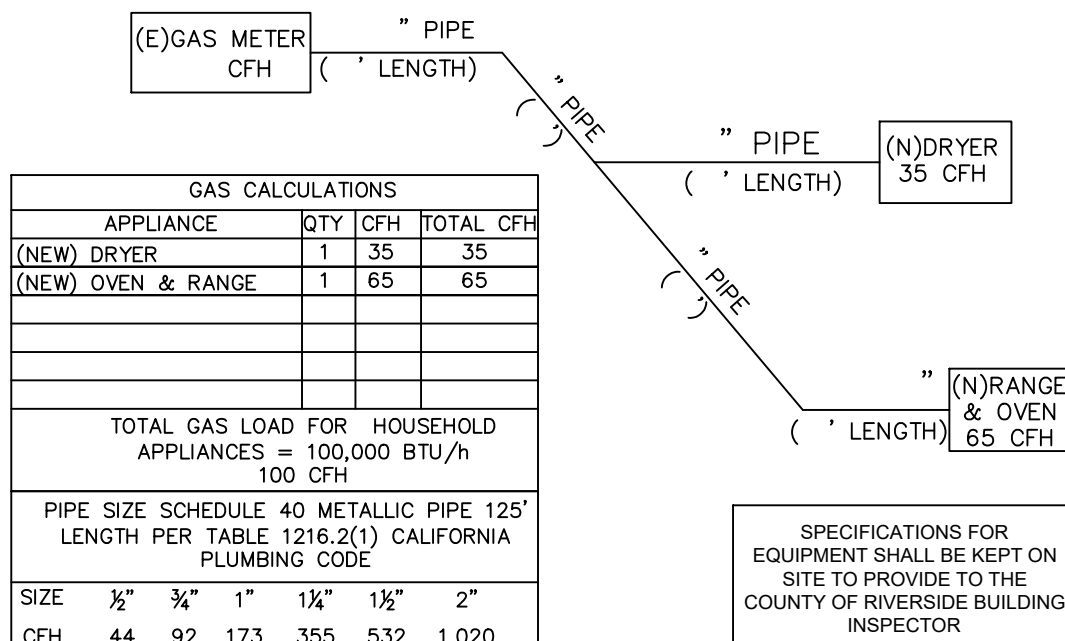
☐ PROPANE *FIRE CLEARANCE REQUIRED*

SIZE OF EXISTING SERVICE _____ SIZE OF NEW SERVICE _____

EXAMPLE GAS PIPE DIAGRAM

TO BE UPDATED FOR SITE SPECIFIC CONDITIONS

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



site / soils / foundation information

PLEASE CHECK THE BOX THAT APPLIES TO YOUR PROJECT SITE

YES	NO	QUALIFIER (PROJECT WILL NOT QUALIFY IF ANY OF THE BELOW QUESTIONS HAVE A "YES" ANSWER)
<input type="checkbox"/>	<input type="checkbox"/>	DOES THE PROJECT ABUT SEVERE ASCENDING OR DESCENDING SLOPES EXCEEDING 35%?
<input type="checkbox"/>	<input type="checkbox"/>	DOES THE PROJECT INCLUDE RETAINING WALLS?
<input type="checkbox"/>	<input type="checkbox"/>	DOES THE SITE CONTAIN ANY KNOWN GEOTECHNICAL HAZARDS?
<input type="checkbox"/>	<input type="checkbox"/>	DOES THE EXISTING DWELLING ON THE SITE HAVE A NON-CONVENTIONAL FOUNDATION?
<input type="checkbox"/>	<input type="checkbox"/>	DOES THE EXISTING DWELLING FOUNDATION SHOW ANY SIGNS OF DISTRESS?

project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Title Sheet
1 Bedroom

date 20 January 2025

project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

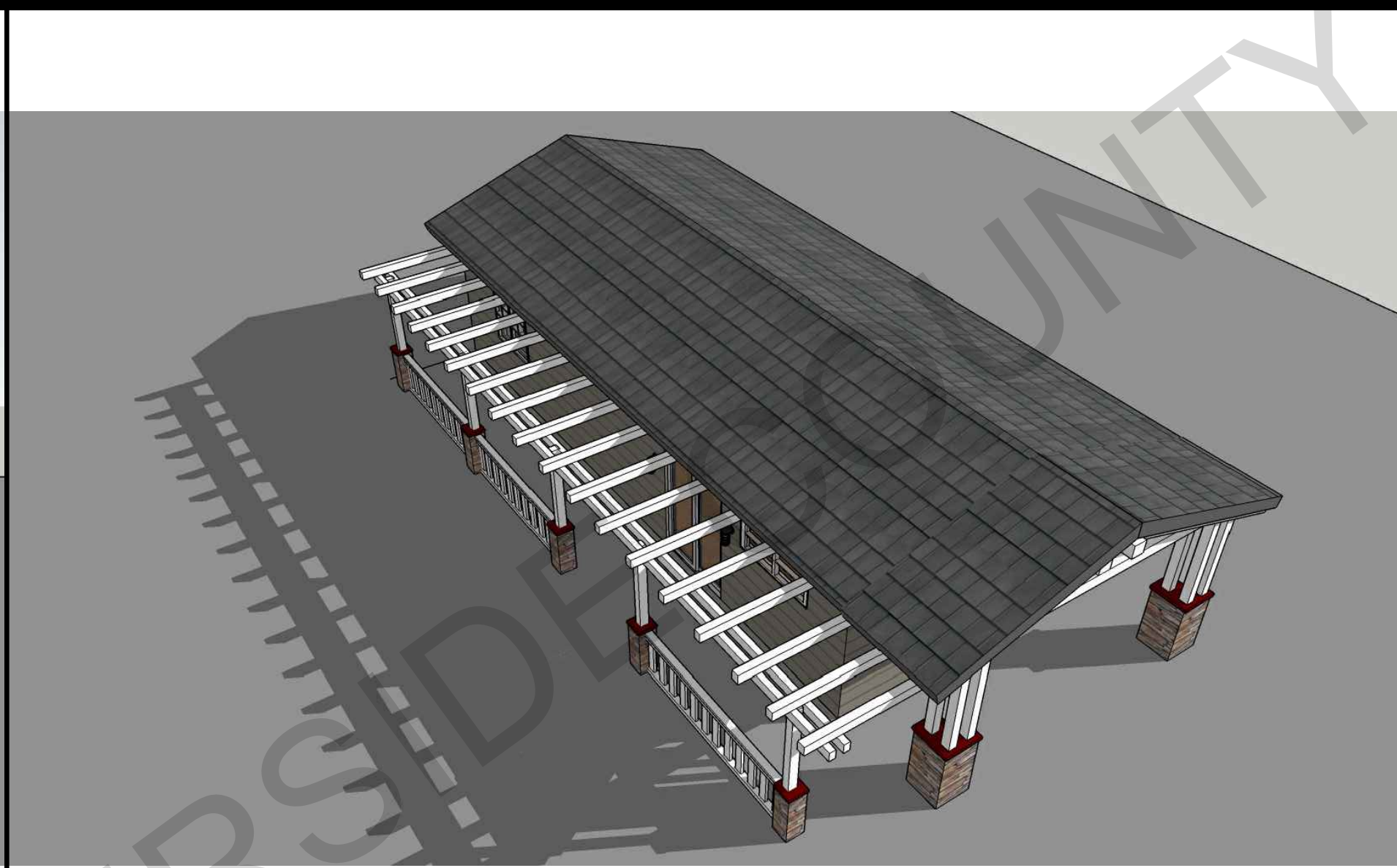
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1 Bedroom -Craftsman View #1



1 Bedroom -Craftsman View #2



1 Bedroom -Craftsman View #3



1 Bedroom -Spanish View #1



1 Bedroom -Spanish View #2



1 Bedroom -Spanish View #3



1 Bedroom -Traditional View #1



1 Bedroom -Traditional View #2



1 Bedroom -Traditional View #3

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project
County of Riverside
Pre-Approved
ADU Program

revisions
1

description

Exterior
Style
Options

date 20 January 2025

project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

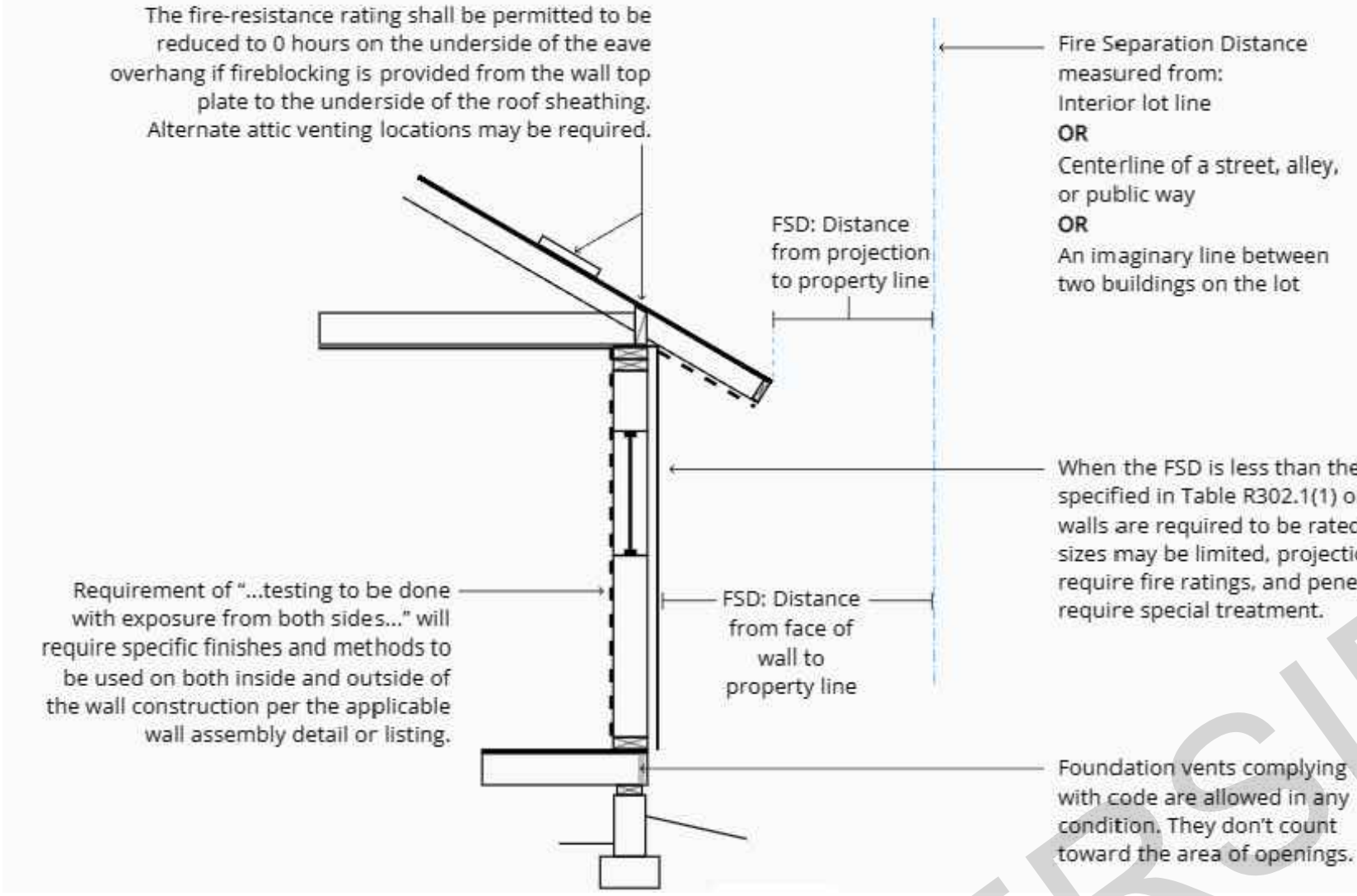
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T1.2

ENGINEERING NOTES

SITE NOTES

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 MINIMUM10' 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 OPENING. [CRC TABLE R302.1(1)]

PROJECTIONS, INCLUDING EAVES, SHALL BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, HEAVY TIMBER OR OF FRT WOOD IF THEY PROJECT INTO THE 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]

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

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

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 <i>California Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

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

GENERAL:

- ALL GRADING SHALL CONFORM TO THE CURRENT CALIFORNIA BUILDING CODE (CBC) CHAPTER 17, 18, & APPENDIX-J AS AMENDED ORDINANCE 457
- ALL PROPERTY CORNERS, GRADING BOUNDARIES AND ALL CONSERVATION AREAS/LEAST SENSITIVE AREA (LSA) DETERMINED BY THE ENVIRONMENTAL PROGRAMS DEPARTMENT (EPD) SHALL BE CLEARLY DELINEATED AND STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
- ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW-APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
- ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION PREPARED BY _____
- COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5.8. PROJECTS WITHOUT A PRELIMINARY SOIL REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTIONS 1803.2 AND 1803.5 PREPARED BY THE ENGINEER OF RECORD
- THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133
- PRIOR TO GRADING, A MEETING SHALL BE SCHEDULED WITH RIVERSIDE COUNTY ENVIRONMENTAL COMPLIANCE INSPECTOR PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

CUT/FILL:

- MAXIMUM CUT AND FILL SLOPE = 2:1 (HORIZONTAL TO VERTICAL).
- NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENDED IN THE SOILS REPORT), COMPACTED AND TESTED THROUGHOUT THE GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 2 (HORIZONTAL TO VERTICAL) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MINIMUM
- NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.

DRAINAGE, EROSION / DUST CONTROL:

- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES. THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE DISCHARGE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
- NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED
- PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT PROPERTIES
- DUST CONTROL SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.

- FUGITIVE DUST CONTROL: CONSTRUCTION SITES SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE 403.1

- ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES

NPDES:

- CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs) FOR THE MANAGEMENT OF STORM WATER AND NON-STORMWATER DISCHARGES SHALL BE DOCUMENTED ON THE GRADING PLAN. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO RETAIN THE SWPPP ON THE JOBSITE EROSION AND SEDIMENTATION. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO MAINTAIN THOSE BMPs THROUGHOUT THE TIME OF CONSTRUCTION
- EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
- SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE
- GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREA EXPOSED TO THE EXTENT FEASIBLE
- AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION
- ONCE DISTURBED, SLOPES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 21 DAYS, DURING THE STORM SEASON. ALL SLOPES SHALL BE STABILIZED PRIOR TO PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE OR STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL. NPDES PERMIT, THE STATEWIDE GENERAL PERMIT-CONSTRUCTION ACTIVITY. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUEL, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS, CONCRETE AND RELATED CUTTING OR CURING RESIDUES, FLOATABLE WASTES, WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING, WASTES FROM STREET CLEANING, AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATE FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR LOCAL STORM DRAIN SYSTEM
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- ALL CONSTRUCTION CONTRACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE TRAINED IN THE IMPLEMENTATION AND USE OF THE REQUIRED BMPs AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS AND ALL TRAINING DOCUMENTATION SHALL BE MAINTAINED IN THE SWPPP.
- DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
- BMPSS SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS

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 FORM 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.

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 ALL AVAILABLE 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 AND IMPROVEMENT PLAN (ALL SHEETS) WITH THE BUILDING PLANS. PROJECTIONS, INCLUDING EAVES, MUST BE AT LEAST 24" FROM PROPERTY LINES.

GREEN BUILDING CODE NOTES

- SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMPs THAT ARE CURRENTLY ENFORCED BY THE ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.
- 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED.
- 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 AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.
- 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.

- 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 4.503.3
- 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
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.
- 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, IT MAY BE DUAL-KEYED OR EQUIPPED WITH DUAL SWITCHES PROVIDED TO FACILITATE ACCESS BY LAW ENFORCEMENT PERSONNEL. (CFC SECTION 503.6 AMENDMENT)

ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY AND SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THE GATE

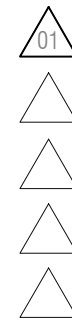
DIVISION 2 - SITEWORK

- 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
 - a. REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF ENCINITAS GRADING ORDINANCE
 - b. THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION.
 - c. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE AWAY FROM THE BUILDING AND EXTERIOR PAVING 1/4" PER FOOT MINIMUM FOR A MINIMUM DISTANCE OF 5'-0". LOT DRAINAGE TO AVOID POOLING AT BUILDING.

project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Site

Information

date 20 January 2025

project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

sheet no.

AS.1

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

SITE INFORMATION CHECKLIST:

X 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 710.1)
- ☐ ADU MUST BE A MINIMUM _____ FT FROM ADJACENT STRUCTURES.
- ☐ IDENTIFY THE FINISHED FLOOR ELEVATION OF THE ACCESSORY DWELLING UNIT (ADU), IF THE MAIN FLOOR RIM 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 1806.7.1 THROUGH 1806.7.5. (CBC 1806.7)
- ☐ PROVIDE NEW DRIVEWAY ACCESS OR INDICATE EXISTING DRIVEWAY AS ACCESS

KEYNOTES	GENERAL NOTES	LEGEND	CERTIFICATE OF ACCURACY	UTILITIES PROVIDERS:	GRADING INFORMATION:
<div><div>1</div>LINE OF EXTERIOR WALL, TYP.</div> <div><div>2</div>LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE</div> <div><div>3</div>REQUIRED SETBACKS</div> <div><div>4</div>PROPERTY LINE, TYP.</div> <div><div>5</div>FENCE- HEIGHT PER PLAN</div> <div><div>6</div>EXISTING GAS METER</div> <div><div>7</div>EXISTING WATER METER</div> <div><div>8</div>EXISTING ELECTRIC METER.</div> <div><div>9</div>CONDENSING UNIT</div> <div><div>10</div>SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET</div> <div><div>11</div>FEEDER TO EXTEND TO EXISTING PANEL</div> <div><div>12</div>NEW ADU SUB PANEL / DISCONNECT / JUNCTION BOX AND GROUNDING ELECTRODE SYSTEM PER NEC ARTICLE 250.32</div> <div><div>1.</div>SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN FIELD PRIOR TO CONSTRUCTION.</div> <div><div>2.</div>SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.</div> <div><div>3.</div>SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.</div> <div><div>4.</div>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).</div> <div><div>5.</div>SEWER DRAIN CLEANOUTS REQUIRED AT 100 FOOT INTERVALS AND CHANGES IN DIRECTION OF 135 DEGREES OR MORE.</div> <div><div>6.</div>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.</div>	<div><div><div><div><div><div>0.00'</div></div><div><div></div></div></div></div><div>SPOT GRADE ELEVATION</div></div><div><div><div><div></div></div><div>AREA OF NEW BUILDING FOOTPRINT</div></div></div><div><div><div><div></div></div><div>AREA OF EXISTING BUILDING FOOTPRINT</div></div></div><div><div><div><div></div></div><div>CONCRETE PAVING</div></div></div><div><div><div><div></div></div><div>LANDSCAPE</div></div></div></div>	<div><div><div><div><div>1</div></div><div>KEYNOTE</div></div></div><div><div><div><div><div>— · — · — ·</div></div><div>PROPERTY LINE</div></div></div><div><div><div><div><div>— — — — —</div></div><div>REQUIRED SETBACKS</div></div></div><div><div><div><div><div></div></div><div>DRAINAGE PATTERN</div></div></div><div><div><div><div><div>000</div></div><div>SITE CONTOURS</div></div></div><div><div><div><div><div>— S —</div></div><div>NEW SEWER LINE</div></div></div><div><div><div><div><div>— W —</div></div><div>NEW DOMESTIC WATER LINE</div></div></div><div><div><div><div><div>— E —</div></div><div>NEW ELECTRICAL & TEL DATA LINE</div></div></div><div><div><div><div><div>— G —</div></div><div>NEW GAS LINE</div></div></div><div><div><div><div><div>X X X</div></div><div>NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090</div></div></div></div></div></div></div></div></div></div></div></div></div>	<div>I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES. 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 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.</div> <div>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.</div> <div>APPLICANT (SIGNATURE): _____ DATE: _____</div> <div>SITE PLAN PREPARED BY (SIGNATURE) _____ DATE: _____</div>	<div>- GAS:</div> <div>- ELECTRIC:</div> <div>- WATER:</div> <div>SCHOOL DISTRICTS:</div> <div>HIGH SCHOOL -</div> <div>ELEMENTARY SCHOOL -</div>	<div>TOTAL CUBIC YARD OF EARTHWORK = _____</div> <div>TOTAL FILL MATERIAL PLACED ON AN EXISTING SLOPE STEEPER THAN FIVE UNITS HORIZONTAL TO ONE VERTICAL = _____</div> <div>TOTAL CUT OR FILL MATERIAL EXCEEDING FOUR FEET IN VERTICAL DEPTH, MEASURED FROM THE EXISTING GROUND SURFACE = _____</div>

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.

project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Example
Site Plan

date 20 January 2025

project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

sheet no.

AS.2

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

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

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

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

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

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

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] - NOT USED

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. - NOT USED

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

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

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

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. - NOT USED

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. - NOT USED

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. - NOT USED

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

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

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

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

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

4.303.1.2 Urinals. - NOT USED

4.303.1.3 Showerheads.

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

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

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

Y	N/A	RESPON. PARTY
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4.303.1.4 Faucets.

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

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. - NOT USED

4.303.1.4.3 Metering Faucets. - NOT USED

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

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

4.303.1.4.5 Pre-rinse spray valves. - NOT USED

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. - NOT USED

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

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

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

Exceptions:

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

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

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

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

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

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

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

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

NOTES:

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

4.410 BUILDING MAINTENANCE AND OPERATION

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

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
 - Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment
 - Roof and yard drainage, including gutters and downspouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

Y	N/A	RESPON. PARTY
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- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspections verifications required by the enforcing agency or this code.
- Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
- Information and/or drawings identifying the location of grab bar reinforcements.

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

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope

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

SECTION 4.502 DEFINITIONS

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

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

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

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

4.503 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1188 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1188 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

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

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

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

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

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 1977 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDCPP/DEODD/EHLB/IAQ/Pages/VOC.aspx>.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 1977 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDCPP/DEODD/EHLB/IAQ/Pages/VOC.aspx>.

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

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDCPP/DEODD/EHLB/IAQ/Pages/VOC.aspx>.

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

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

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

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER

ARCHITECTURAL GENERAL NOTES		ROOF NOTES (CONT'D)	FLOOR PLAN NOTES (CONT'D)	MECHANICAL NOTES (CONT'D)	ELECTRICAL NOTES (CONT'D)
<div>1. DO NOT SCALE THE DRAWING. USE THE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER.</div> <div>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.</div> <div>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 COUNTY OF RIVERSIDE.</div> <div>4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.</div> <div>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.</div> <div>6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE COUNTY OF RIVERSIDE BUILDING INSPECTOR</div> <div>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.</div> <div>8. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE COUNTY FOR REVIEW AND APPROVAL.</div> <div>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 COUNTY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.</div> <div>10. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION.</div> <div>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.</div> <div>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 COUNTY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IS REQUIRED</div>		<div>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.</div> <div>15. PER SECTION R806.5/EM3.9.6:<div>a. WHERE ONLY AIR-IMPERMEABLE IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.</div><div>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.</div><div>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.</div></div>	<div>FLOOR PLAN NOTES</div> <div>1. ALL DIMENSIONS TO FACE OF STUD, U.N.O.</div> <div>2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.</div> <div>3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.</div> <div>4. REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN.</div> <div>5. ALL ROOF DRAIN PIPES TO BE MIN. 2" STORM DRAINAGE SYSTEM UNLESS LOCAL CODE REQUIRES LARGER DRAIN SIZES. ROOF GUTTERS:<div>STYLE A - INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL, PLATE #1,#2 & #3,GUTTER, PAGE 6 - 11, WIDTH AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS. SMACNA CHART #2, PAGE #2.</div>GUTTER: SIZE; PAGES 1,2, 3, 4, 5 &6, CHARTS#1,#2,#3,#4,#5&6 & #7</div> <div>STYLE: PLATE #2, STYLE A, PAGE 9</div> <div>EXPANSION:PLATE #6, PAGE 16 &17</div> <div>HANGING: PLATE #19, FIG. C, PAGE 43.</div> <div>DOWN SPOUTS: PLAN RECTANGULAR,AS REQUIRED BY SMACNA MANUAL CHART #3, PAGE #3. SEE ARCHITECT FOR LOCATIONS OF DOWN SPOUTS. ALL DOWN SPOUTS ARE TO BE DESIGNED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS. SMACNA CHART #2, PAGE #2. DOWN SPOUTS ARE TO DEPOSIT DIRECTLY OVER A NDS 6 INCH SQUARE, MODEL 641 OR APPROVED EQUAL (SEE SECTION 02710 MORE INFORMATION)</div> <div>6. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N</div> <div>7. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.</div> <div>8. FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE (I.E. TRASH, RECYCLING, ECT.) 8. SILICON SEALANT AT GLAZING TO BE CLEAR, U.O.N.</div> <div>9. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.</div> <div>10. ALL FINISH MATERIAL MUST MEET ALL APPLICATION FIRE, LIFE SAFETY, AND BUILDING CODES. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. PARTICLE BOARD, MDF AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.</div> <div>11. OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION.</div> <div>12. WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. CRC R703.7.2.1, CBC 2512.1.2</div> <div>13. FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (CRC R317.3, CBC 2304.10.5)</div> <div>14. ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (CRC R602.11.1, CBC 2308.3.2 ACCEPTANCE ALTERNATIVE SDPWS 4.3.6.4.3)</div> <div>15. FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, TITLE 24, C.A.C.</div> <div>16. 15, 20 AND 30 AMP. RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 48" MEASURED FROM THE TOP OF OUTLET BOX AND NOT LESS THAN 15" FROM THE BOTTOM OF OUTLET BOX ABOVE THE FLOOR.</div> <div>17. SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.</div> <div>18. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED SALVAGED,COMPOSTED .</div>	<div>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.</div> <div>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.</div> <div>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</div> <div>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</div> <div>23. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.</div> <div>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.</div> <div>25. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.</div> <div>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</div> <div>27. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1</div> <div>28. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.</div> <div>29. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABEL TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.</div> <div>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 CONFORMATION.</div> <div>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<div>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.</div><div>B) REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.</div><div>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.</div><div>D) WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.</div><div>E) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.</div><div>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.</div></div>	<div>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)</div> <div>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)</div> <div>7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)</div> <div>8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 5 (CPC TABLE 703.2)</div> <div>9. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 5. (CPC TABLE 703.2)</div> <div>10. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).</div> <div>11. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N)).</div> <div>12. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)</div> <div>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).</div> <div>14. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS</div> <div>15. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)</div> <div>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.</div> <div>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.</div> <div>18. ALL HOSE CONNECTIONS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS. [CPC 603.3.3]</div> <div>ELECTRICAL NOTES</div> <div><div>1. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52 & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).</div><div>2. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A); KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B). THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THESE AREAS CEC 210.11(C)1</div><div>3. BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.<div>b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3.</div></div><div>4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART. 210-8(A).</div><div>5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)</div><div>6. PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH OR THE FIXTURE NEEDS TO BE HIGH EFFICACY.</div><div>7. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCNTROL / MOTION SENSOR.</div><div>8. A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)</div><div>9. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.</div><div>10. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.</div><div>11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)</div><div>12. A MINIMUM OF 1 LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150.0(K)21)</div><div>13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210.11 (C)2)</div><div>14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)</div><div>15. TWO OR MORE SMALL-APPLIANCE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR RECEPTACLES INSTALLED IN A KITCHEN TO SERVE COUNTERTOP SURFACES. [CEC 210.52(B)(3) & CEC 210.11(C)(1)] IN DWELLING UNITS IN ALL AREAS SPECIFIED IN 210.52, ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [CEC 406.12]</div></div>
					<div>ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0</div> <div>(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:<div>1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:<div>A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."</div></div><div>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.</div><div>3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.</div><div>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.</div></div> <div>(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:<div>1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.</div><div>2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."</div></div> <div>(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:<div>1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.</div><div>2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."</div></div> <div>(V) ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:<div>1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.</div><div>2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."</div></div>

project

County of Riverside
Pre-Approved
ADU Program

revisions



description

General
Notes

date20 January 2025

project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

sheet no.

G0.2

VERY HIGH FIRE SEVERITY ZONE (VHFSZ) NOTES			FIRE SPRINKLER NOTES											
<p>GENERAL NOTE: THE ADU SHALL COMPLY WITH R337 OF THE CURRENT CALIFORNIA RESIDENTIAL CODE IF IT IS IN THE VHFSZ. STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE AND MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE COUNTY'S FIRE DEPARTMENT. FIRE/FUEL BREAK SIZE (MINIMUM 100 FEET FROM STRUCTURE) & COMPOSITION SHALL BE DETERMINED BY THE FIRE DEPARTMENT & SHOWN ON THE IMPROVEMENT/GRADING PLANS, FINAL MAP, & BUILDING PLANS</p> <p>SECTION R337 - MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE METHODS FOR EXTERIOR WILDLIFE EXPOSURE IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE THESE NOTES SHALL APPLY. THE JURISDICTION HAS DETERMINED THAT THIS PROJECT IS IN A WILDLIFE -URBAN INTERFACE AREA. PLEASE SHOW COMPLIANCE WITH THE FOLLOWING ITEMS FOR NEW BUILDINGS, PER THE 2022 CRC. EXCEPTIONS:</p> <p>1. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA. WHEN LOCATED AT LEAST 30 FEET FROM AN APPLICABLE BUILDING.</p> <p>2. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIES AS A GROUP U OCCUPANCY OF ANY SIZE LOCATED LEAST 50' FROM AN APPLICABLE BUILDING.</p> <p>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.</p> <p>REQUIREMENTS:</p> <p>1. R337.5.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES." SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT. TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.</p> <p>2. R337.5.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL - SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. AT LEAST 36-INCH -WIDE RUNNING THE FULL LENGTH OF THE VALLEY.</p> <p>3. R337.5.4 ROOF GUTTER. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.</p> <p>4. R337.6 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME And EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS:</p> <p>A) THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST B) THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST C) THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F</p> <p>5. R337.6.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING</p> <p>A) VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF 1/16 - INCH AND SHALL NOT EXCEED 3/8 - INCH IN DIAMETER B) THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE C) THE MESH MATERIAL SHALL BE CORROSION RESISTANT.</p> <p>6. R337.7.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION R337.7.4:</p> <p>1. NONCOMBUSTIBLE MATERIAL 2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2. 3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2.</p> <p>7. R337.7.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.</p>			<p>8. R337.7.4 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 R337.7.3:</p> <p>1. ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROOVE , OR SET CLOSE TOGETHER AND WELL SPIKED.</p> <p>2. LOG WALL CONSTRUCTION ASSEMBLY</p> <p>3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION R337.7.4.1.</p> <p>4. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1</p> <p>5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITH A 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263</p> <p>6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF 5/8 -INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.</p> <p>7. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUEL AS COMPLYING WITH A 1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263</p>			<p>11. R337.7.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:</p> <p>1. NON COMBUSTIBLE MATERIAL</p> <p>2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2</p> <p>3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2</p> <p>4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263</p> <p>5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.</p> <p>6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL</p> <p>7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957</p> <p>8. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3</p> <p>EXCEPTION TO SECTION R337.7.7: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION</p>			<p>14. R337.7.10 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:</p> <p>1. NONCOMBUSTIBLE MATERIAL</p> <p>2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2</p> <p>3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2</p> <p>4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263</p> <p>5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING</p> <p>6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL</p> <p>7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.</p> <p>EXCEPTION TO SECTION R337.7.10: STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION WHEN CONSTRUCTED WITH SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED</p>			<p>1. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED DWELLING OR ADU THEN THE FOLLOWING NOTES APPLY.</p> <p>2. AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.</p> <p>3. SECTION R313.2.1 AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR MFPA13D.</p>		
<p>9. R337.7.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:</p> <p>1. NON COMBUSTIBLE MATERIAL</p> <p>2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AN SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2</p> <p>3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2</p> <p>4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263</p> <p>5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIES BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK.</p> <p>6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIES AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR THE EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DEIGN MANUAL.</p> <p>EXCEPTION TO SECTION R337.7.5: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS</p>			<p>12. R337.7.8 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:</p> <p>1. NONCOMBUSTIBLE MATERIAL</p> <p>2. IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2</p> <p>3. FIRE-RETARDANT-TREATED-WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2</p> <p>4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263</p> <p>5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING</p> <p>6. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL</p> <p>7. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION R337.7.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.</p> <p>EXCEPTION TO SECTION R337.7.8: ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION</p>			<p>15. R337.8.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:</p> <p>1. EXTERIOR WINDOWS</p> <p>2. EXTERIOR GLAZED DOORS</p> <p>3. GLAZED OPENINGS WITHIN EXTERIOR DOORS</p> <p>4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS</p> <p>5. EXTERIOR STRUCTURAL GLASS VENEERS</p> <p>6. SKYLIGHTS</p> <p>7. VENTS</p>			<p>16. R337.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS:</p> <p>1. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR</p> <p>2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR</p> <p>3. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR</p> <p>4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.</p>					
<p>17. R337.8.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:</p> <p>1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL</p> <p>2. THE EXTERIOR SURFACE OR CLADDING SHALL BE IGNITION RESISTANT MATERIAL</p> <p>3. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:</p> <p>3.1 STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.</p> <p>3.2 RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK. EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.</p> <p>4. THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO THE NFPA 252.</p> <p>5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE IN SECTION R337.7.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707.</p> <p>6. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.</p>			<p>18. R337.8.3.1 EXTERIOR DOOR GLAZING. GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION R337.8.2.1.</p>											

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

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2. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.

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project

County of Riverside
Pre-Approved
ADU Program

revisions

description

General
Notes

date20 January 2025

project no.RIVERSIDE ADU

drawn byDESIGN PATH STUDIO

sheet no.G0.3

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project

County of Riverside
Pre-Approved
ADU Program

revisions



description

General
Notes

date20 January 2025

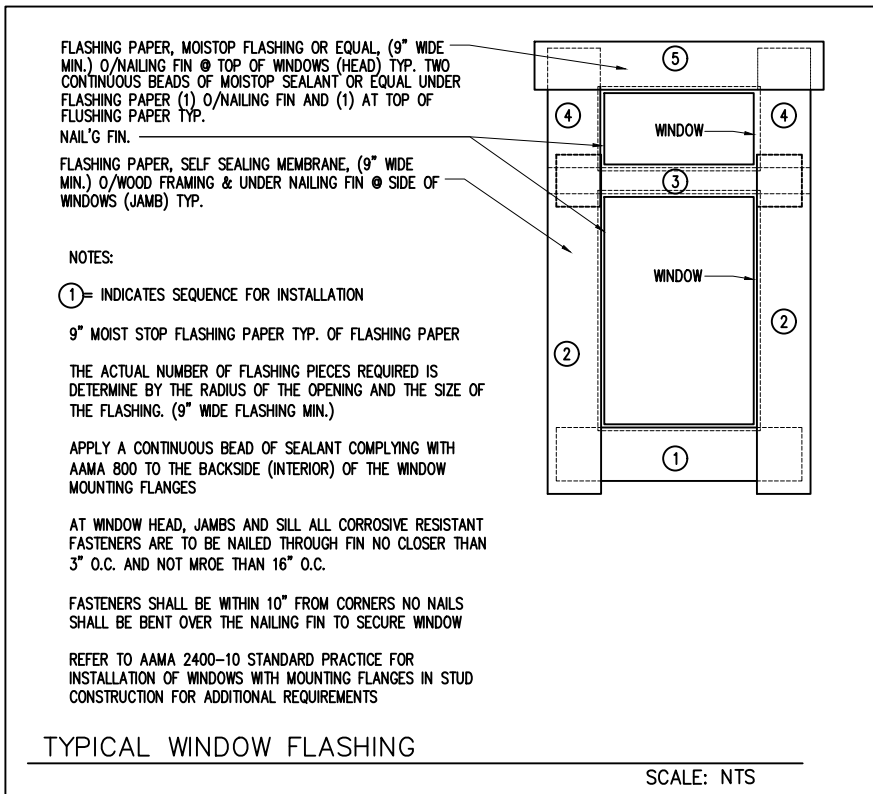
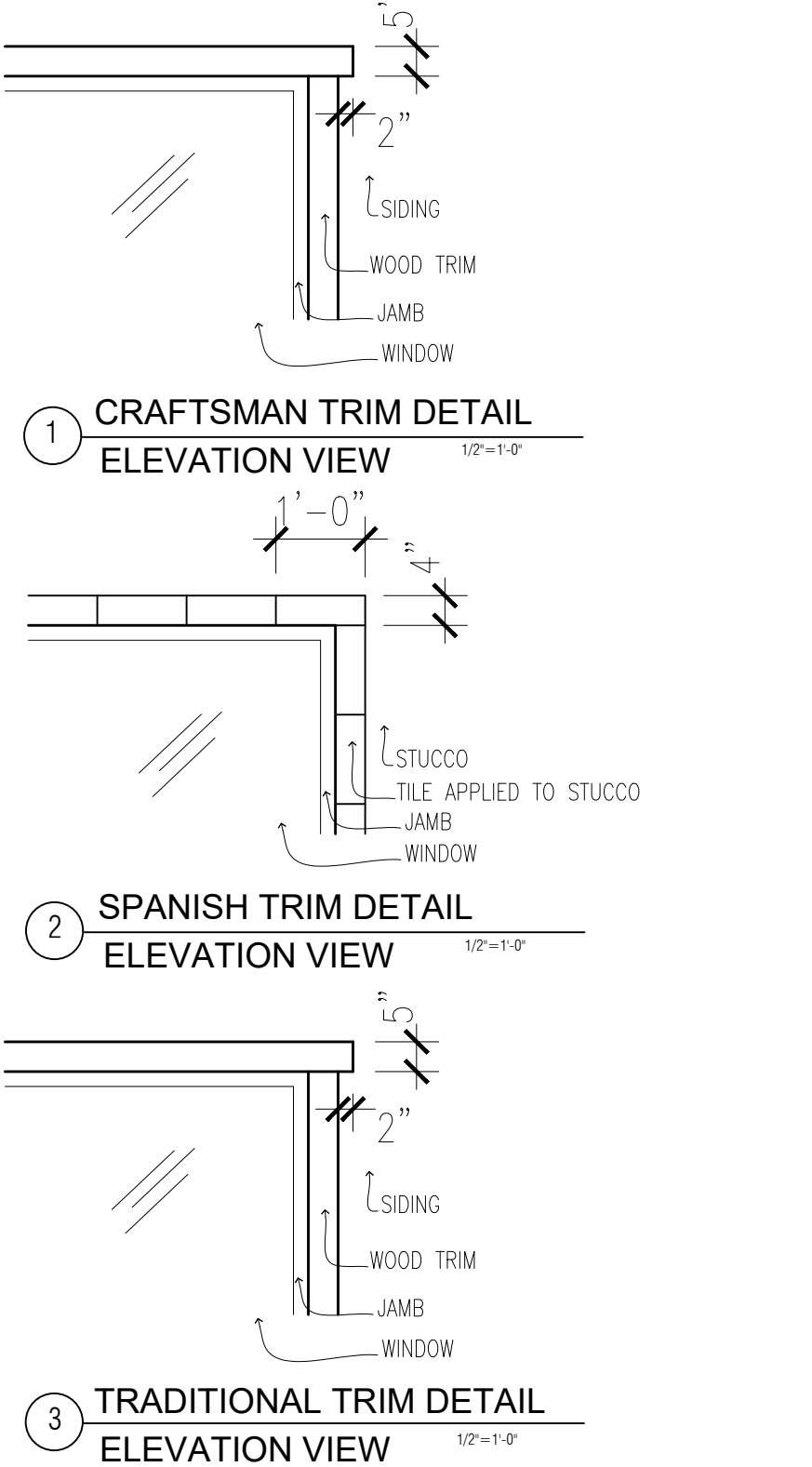
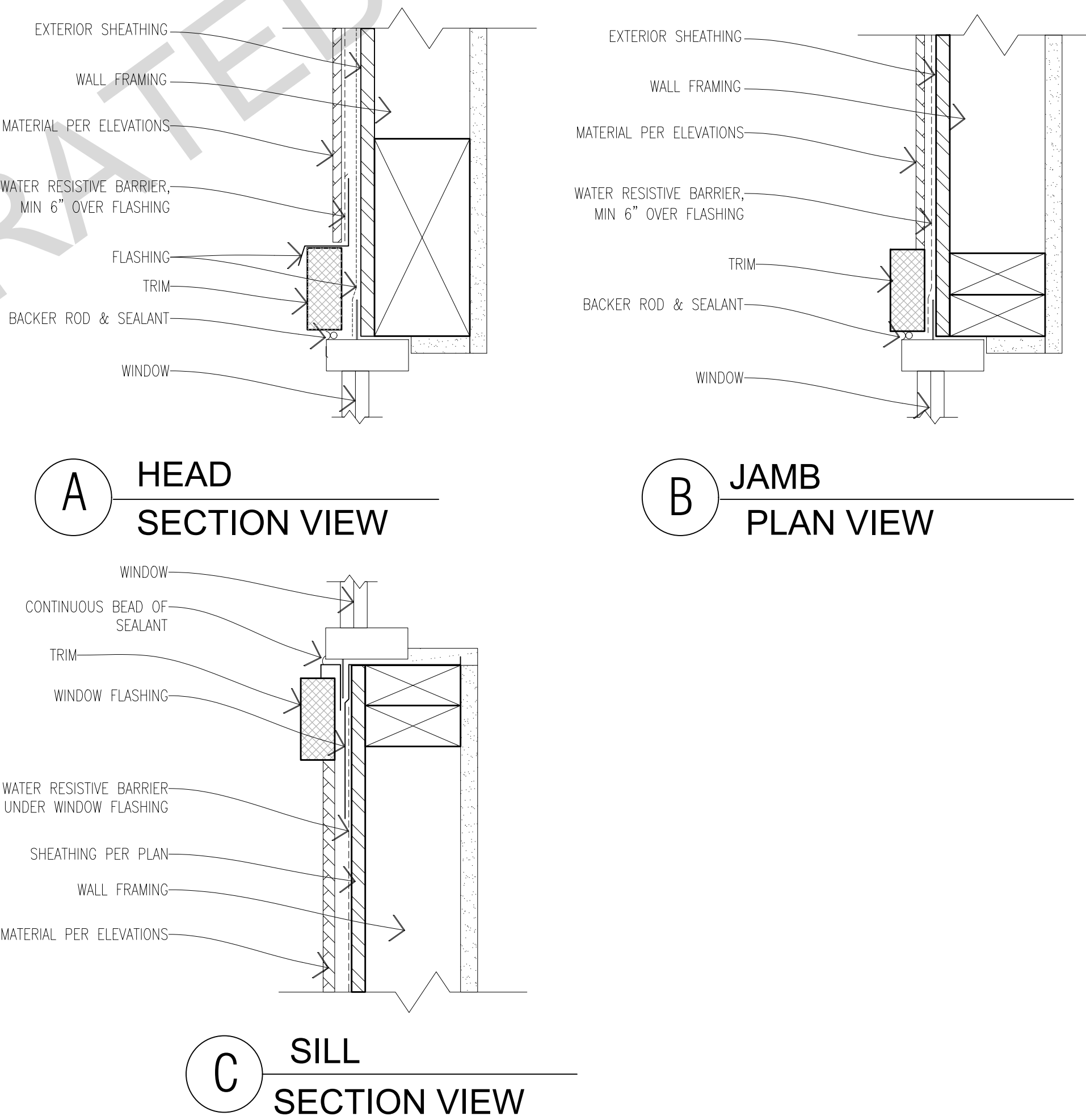
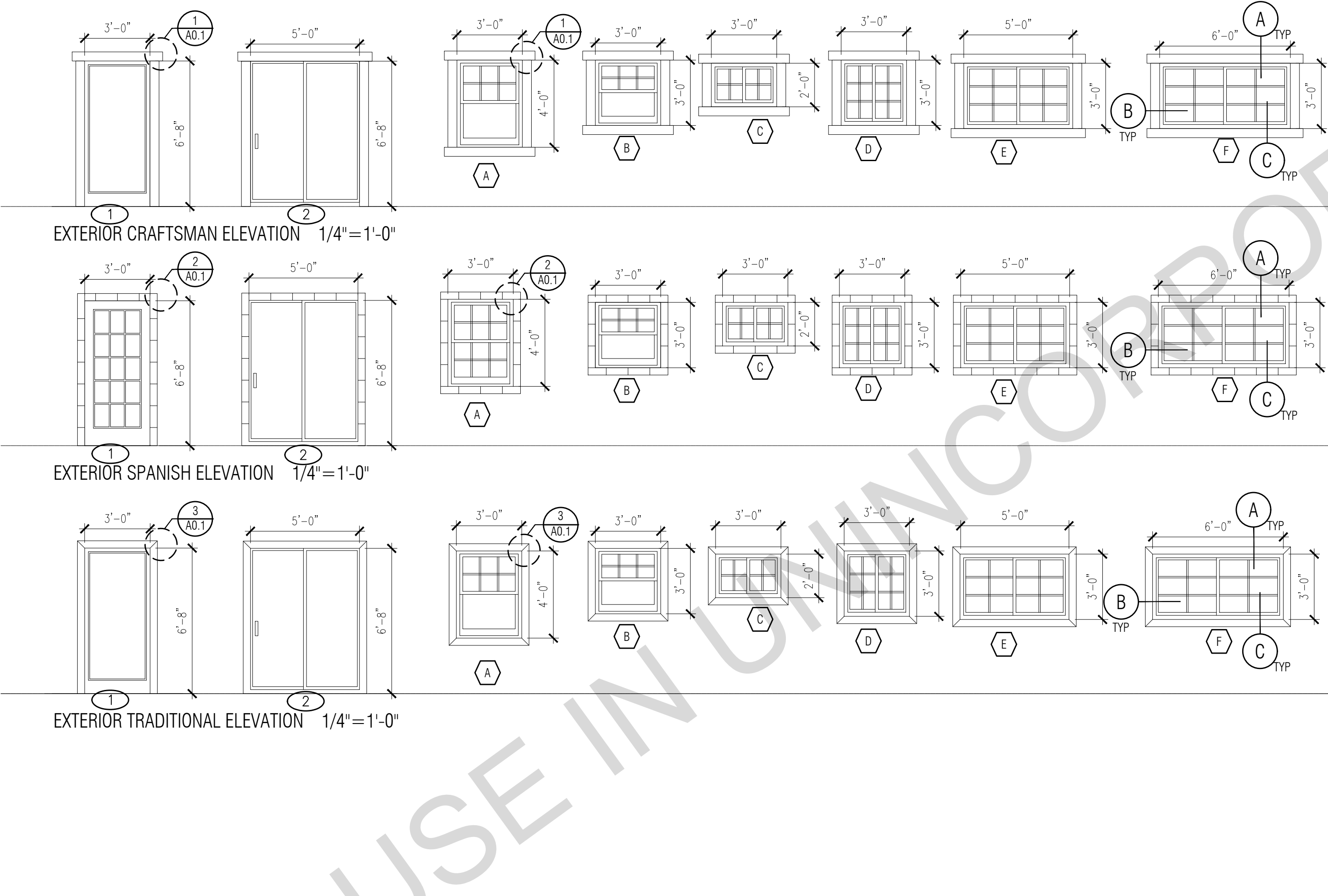
project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

sheet no.

G0.3

WINDOW SCHEDULE									DOOR SCHEDULE													
WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)	DOOR	DOOR TYPE	DOOR SIZE		DOOR SIZE ADA			CORE	MATERIAL	FRAME	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)
	WIDTH	HEIGHT										WIDTH	HEIGHT	THICK								
A	3'-0"	4'-0"	SINGLE HUNG	1	VINYL	6'-8"	FRONT LIVING ROOM		NOTE 14 & 15	1	SINGLE DOOR	3'-0"	6'-8"	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY WITH GLASS	TEMPERED	NOTE 16 & 17
B	3'-0"	3'-0"	SINGLE HUNG	1	VINYL	6'-8"	KITCHEN		NOTE 14 & 15	2	SLIDING DOOR	5'-0"	6'-8"	5'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	SIDE	TEMPERED	NOTE 16 & 17
C	3'-0"	2'-0"	SLIDER	1	VINYL	6'-8"	BATHROOM	TEMPERED	NOTE 14 & 15	3	CLOSET DOORS	5'-0"	6'-8"	4'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	CLOSEST		
D	3'-0"	3'-0"	SLIDER	2	VINYL	6'-8"	BEDROOM		NOTE 14 & 15	4	SINGLE DOOR	3'-0"	6'-8"	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM		
E	5'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	BEDROOM	WINDOW NOTE #7	NOTE 14 & 15	5	CLOSET DOORS	8'-8"	6'-8"	8'-8"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM CLOSEST		
F	6'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	LIVING ROOM		NOTE 14 & 15	6	SINGLE DOOR	3'-0"	6'-8"	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM		
										7	SINGLE DOOR	2'-4"	6'-8"	2'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	WATER HEATER CLOSET	LOUVERED	
WINDOW NOTES																						
<div>1. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).</div> <div>2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS</div> <div>3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.</div> <div>4. ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.</div> <div>5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D</div> <div>6. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303</div> <div>7. 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.</div> <div>8. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.</div> <div>9. 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</div> <div>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.</div> <div>THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4</div> <div>10. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE</div> <div>11. 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</div> <div>12. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)</div> <div>-SLIDING/SWINGING GLASS DOORS</div> <div>-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)</div> <div>-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)</div> <div>-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</div> <div>-GLAZING IN GUARDS AND RAILINGS</div> <div>-GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE</div>																						



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project
County of Riverside
Pre-Approved
ADU Program

revisions
01

description
Schedules
& Notes

date
20 January 2025

project no.
RIVERSIDE ADU

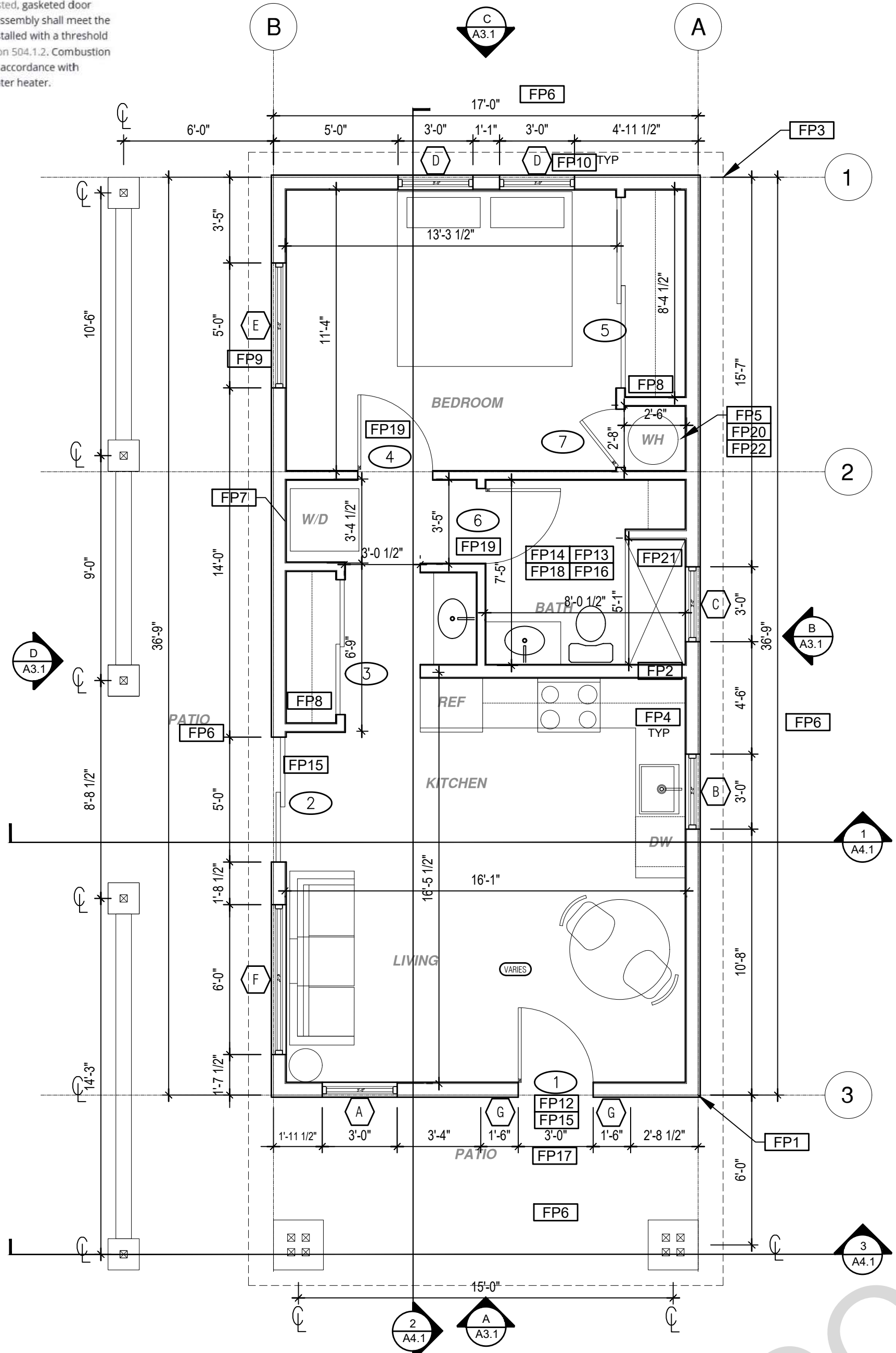
drawn by
DESIGN PATH STUDIO

sheet no.

504.1 Location

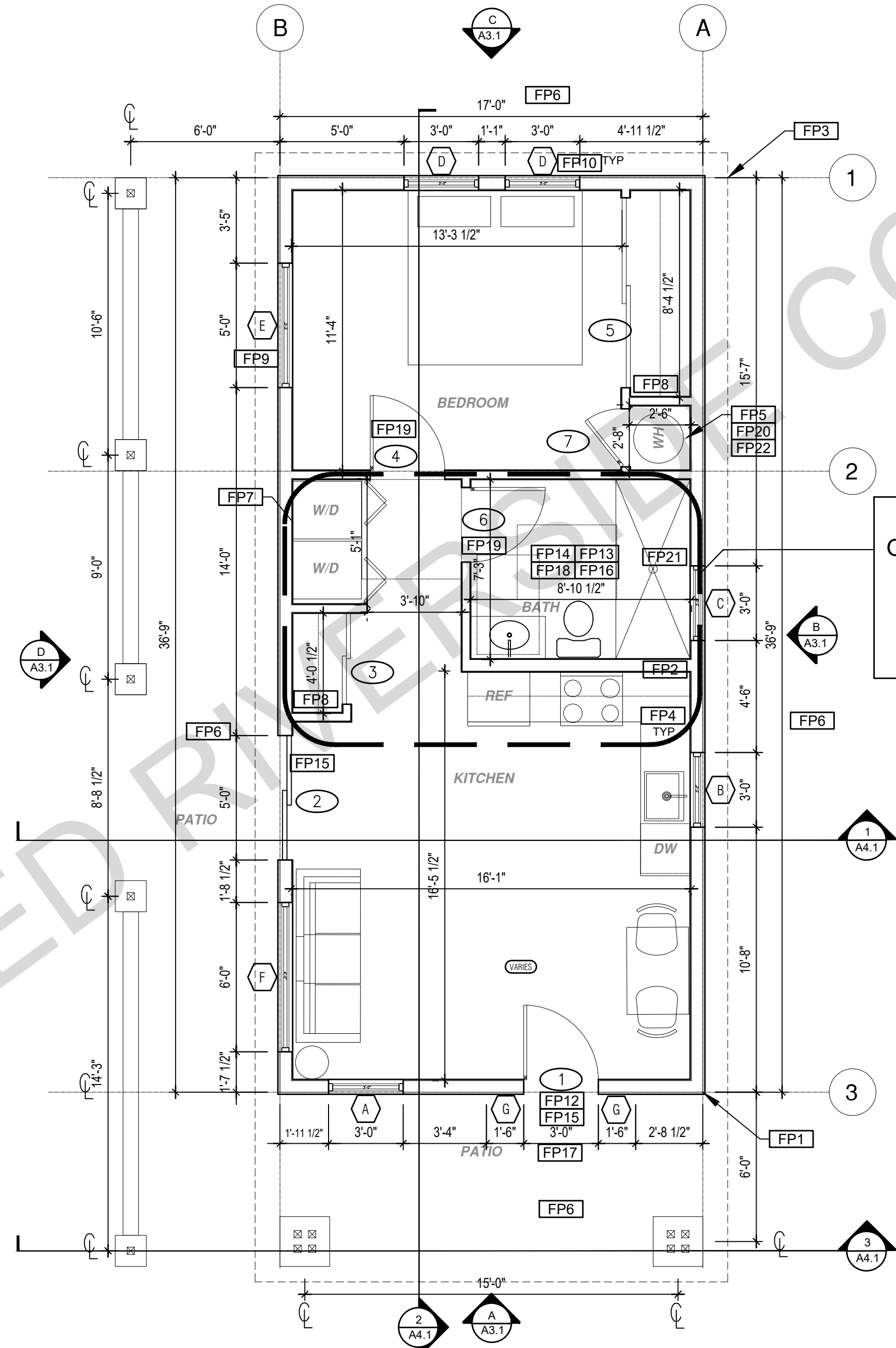
Water heater installations in bedrooms and bathrooms shall comply with one of the following [NFPA 54:10.27.1]:

- (1) Water heater shall be of the direct vent type. [NFPA 54:10.27.1(2)]
- (2) Fuel-burning water heaters shall be permitted to be installed in a closet located in the bedroom or bathroom provided the closet is equipped with a listed, gasketed door assembly and a listed self-closing device. The self-closing door assembly shall meet the requirements of Section 504.1.1. The door assembly shall be installed with a threshold and bottom door seal and shall meet the requirements of Section 504.1.2. Combustion air for such installations shall be obtained from the outdoors in accordance with Section 506.4. The closet shall be for the exclusive use of the water heater.



CRAFTSMAN FLOOR PLAN

1/4"=1'-0" 625 SQ. FT. 1 Bed 1 Bath



LARGER RESTROOM MANEUVERING OPTION

1/4"=1'-0" 625 SQ. FT. 1 Bed 1 Bath

MANEUVERING
OPTION - SEE SHEET
A5.3 FOR
MANEUVERING
DETAILS

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County of Riverside
Pre-Approved
ADU Program

revisions



description

Floor Plan
1 Bedroom
Craftsman

date

20 January 2025

project no.

RIVERSIDE ADU

drawn by

DESIGN PATH STUDIO

sheet no.

A1.1

ROOF KEYNOTES

- RP1** LINE OF ROOF OVERHANG
- RP2** CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2
- RP3** SUPPORT POST BELOW
- RP4** LINE OF WALLS BELOW
- RP5** ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.
- RP6** EXAMPLE DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET. PHOTOVOLTAIC VENTS OR EQUIVALENT TO BE USED AT SOLAR PANEL LOCATIONS.
- RP7** RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/2", 1/2" IN HIGH FIRE ZONE. MIN 1/2" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET
- RP8** ROOF VENTILATION TO BE PROVIDED AND LOCATED TO CREATE PROPER CROSS VENTILATION

FLOOR PLAN KEYNOTES

- FP1** STUD WALL SIZED 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. VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- 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** NOTE USED
- FP12** MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 36 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
- FP13** SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOLS, 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.
- FP14** PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- 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 1/4" 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 MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD (CRC 3111.3.2)
- FP16** WALL COVERINGS 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 CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- FP17** DOOR BELL BUTTON TO BE NO MORE THEN 48" ABOVE EXTERIOR FLOOR OR LANDING
- FP18** WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
- FP19** DOOR TO HAVE A NET CLEAR OPENING OF 32"
- FP20** DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)
- FP21** FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH
- FP22** WATER HEATER TO BE STRAPPED TO WALL PER CRC 507.2 REQUIREMENTS

SOLAR READY NOTES

- SOLAR READY ROOF AREA:
MIN DIMENSION > 5FT. MIN. SF. > 80SF.
PER CALIFORNIA ENERGY CODE SECTION 110.10(b)
- 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
- SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.
- FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.
- CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF-1R-PRF: 2.49 kWdc
TO BE UPDATED WITH SITE SPECIFIC NUMBERS.

VENTING CALCULATIONS

ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA.
ENCLOSED RAFTER AREA: 625 SQ. FT.
VENTILATION AREA REQUIRED: 625 SF / 150SF = 4.17 SF.
CONVERT TO SQ. IN. 4.17 SF. x 144 = 600 SQ. IN.
MINIMUM VENTILATION AREA REQUIRED: 600 SQ. IN.

LEGEND

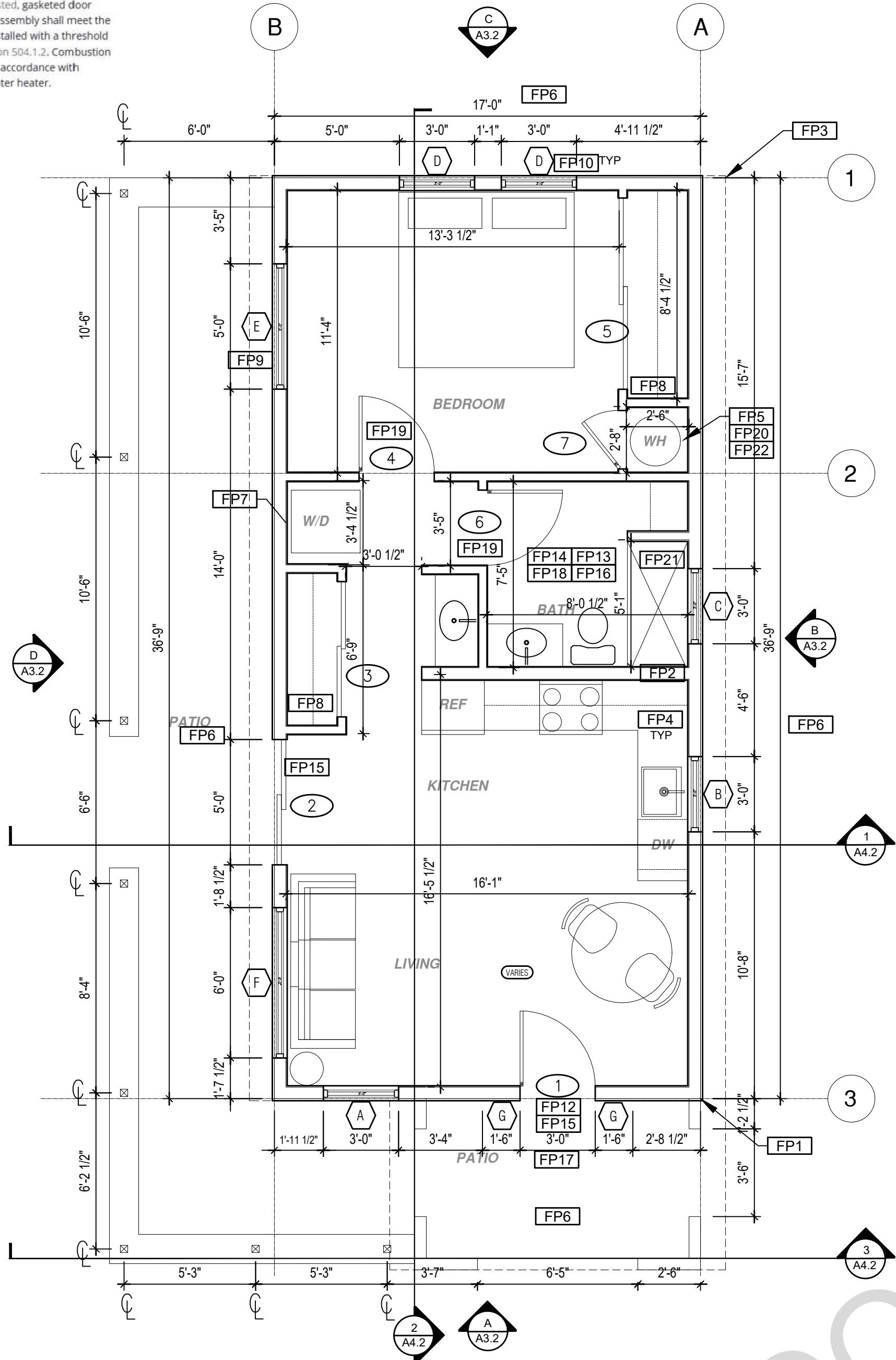
- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- WALL BELOW OR ROOF ABOVE
- SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2
- ROOFING
- KEYNOTE
- DOOR SYMBOL
- WINDOW SYMBOL
- CEILING HEIGHTS
- VAULTED CEILING
- ROOF SLOPE

504.1 Location

Water heater installations in bedrooms and bathrooms shall comply with one of the following [NFPA 54:10.27.1]:

(1) Water heater shall be of the direct vent type. [NFPA 54:10.27.1(2)]

(2) Fuel-burning water heaters shall be permitted to be installed in a closet located in the bedroom or bathroom provided the closet is equipped with a listed, gasketed door assembly and a listed self-closing device. The self-closing door assembly shall meet the requirements of Section 504.1.1. The door assembly shall be installed with a threshold and bottom door seal and shall meet the requirements of Section 504.1.2. Combustion air for such installations shall be obtained from the outdoors in accordance with Section 506.4. The closet shall be for the exclusive use of the water heater.

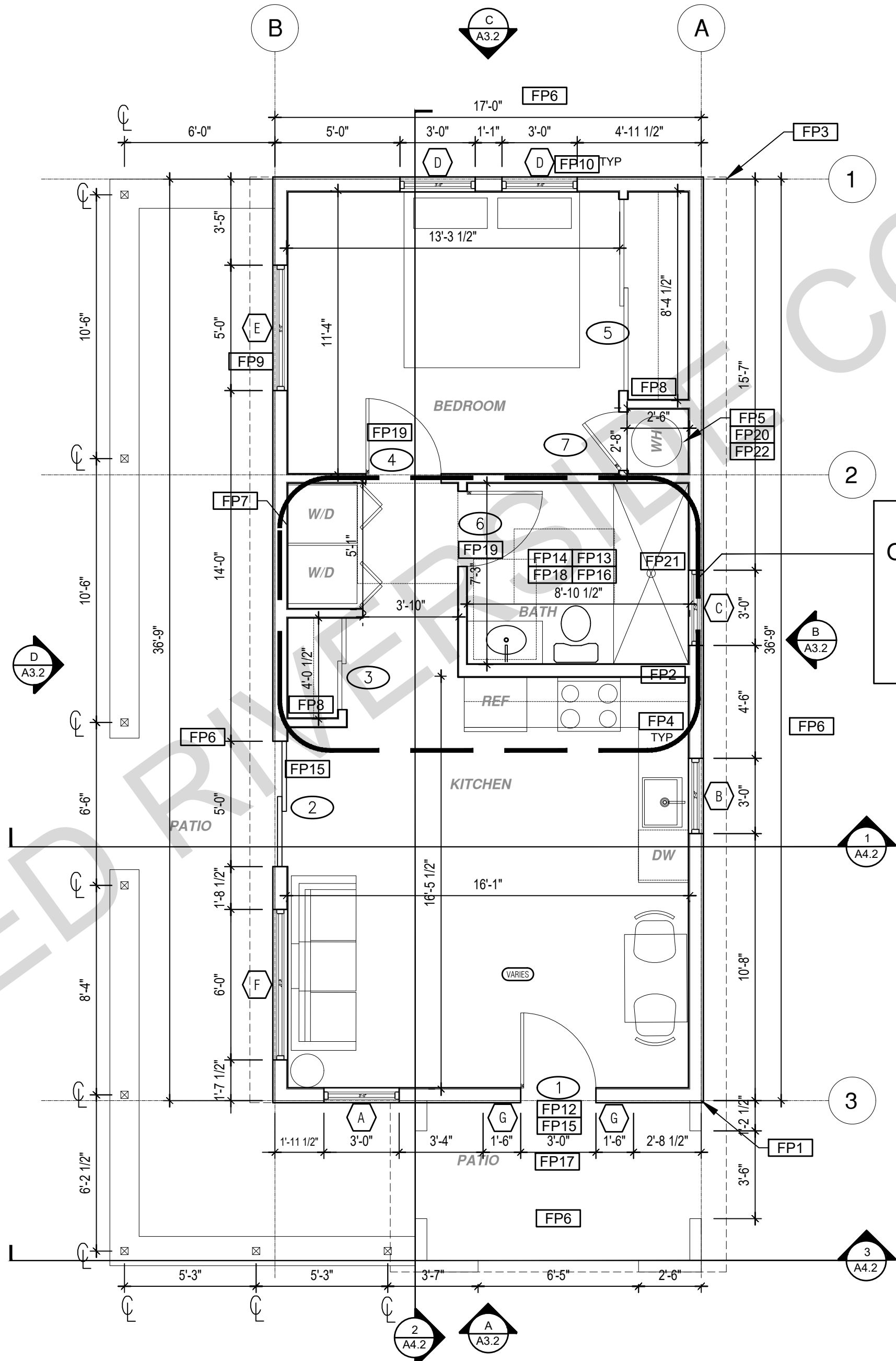


SPANISH FLOOR PLAN

1/4"=1'-0"

625 SQ. FT.

1 Bed 1 Bath



LARGER RESTROOM MANEUVERING OPTION

1/4"=1'-0"

625 SQ. FT.

1 Bed 1 Bath

MANEUVERING
OPTION - SEE SHEET
A5.3 FOR
MANEUVERING
DETAILS

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project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Floor Plan
1 Bedroom
Spanish

date

20 January 2025

project no.

RIVERSIDE ADU

drawn by

DESIGN PATH STUDIO

sheet no.

A1.2

ROOF KEYNOTES

- RP1** LINE OF ROOF OVERHANG
- RP2** CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2
- RP3** SUPPORT POST BELOW
- RP4** LINE OF WALLS BELOW
- RP5** ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER IN HIGH FIRE SEVERITY ZONES.
- RP6** EXAMPLE DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET. 0 HGIN VENTS OR EQUIVALENT TO BE USED AT SOLAR PANEL LOCATIONS.
- RP7** RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/2", 1/8" IN HIGH FIRE ZONE. MIN 1/2" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET
- RP8** ROOF VENTILATION TO BE PROVIDED AND LOCATED TO CREATE PROPER CROSS VENTILATION

FLOOR PLAN KEYNOTES

- FP1** STUD WALL SIZED 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. VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- 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** NOTE USED
- FP12** MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 36 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
- 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.
- FP14** PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-CONSERVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION
- 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 1/4" 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)
- FP16** WALL COVERINGS 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 CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- FP17** DOOR BELL BUTTON TO BE NO MORE THEN 48" ABOVE EXTERIOR FLOOR OR LANDING
- FP18** WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
- FP19** DOOR TO HAVE A NET CLEAR OPENING OF 32"
- FP20** DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF AN ELECTRIC HYBRID HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)
- FP21** FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH
- FP22** WATER HEATER TO BE STRAPPED TO WALL PER CRC 507.2 REQUIREMENTS

SOLAR READY NOTES

- SOLAR READY ROOF AREA: MIN DIMENSION > 5FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)
- 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
- SINGLE FAMILY RESIDENCE. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SQFT.
- FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.
- CAPACITY OF THE PV SYSTEMS PER THE INITIAL CF-1R-PRF: 2.49 kWdc TO BE UPDATED WITH SITE SPECIFIC NUMBERS.

VENTING CALCULATIONS

ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA.
ENCLOSED RAFTER AREA: 625 SQ. FT.
VENTILATION AREA REQUIRED: 625 SF / 150SF = 4.17 SF.
CONVERT TO SQ. IN. 4.17 SF. x 144 = 600 SQ. IN.
MINIMUM VENTILATION AREA REQUIRED: 600 SQ. IN.

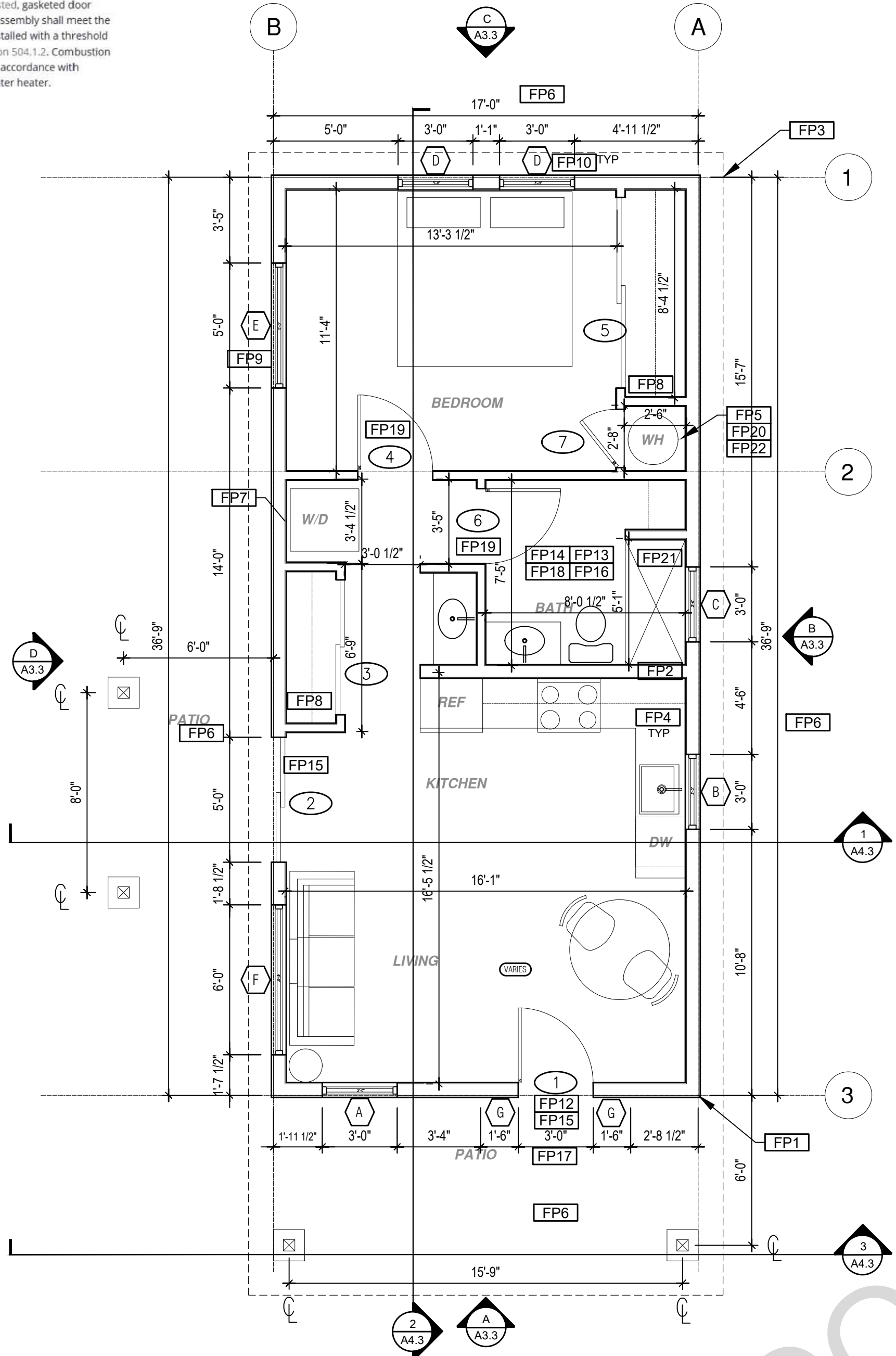
LEGEND

- SECTION CUT
- ELEVATION CALLOUT
- DETAIL DRAWING REF.
- WALL BELOW OR ROOF ABOVE
- SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2
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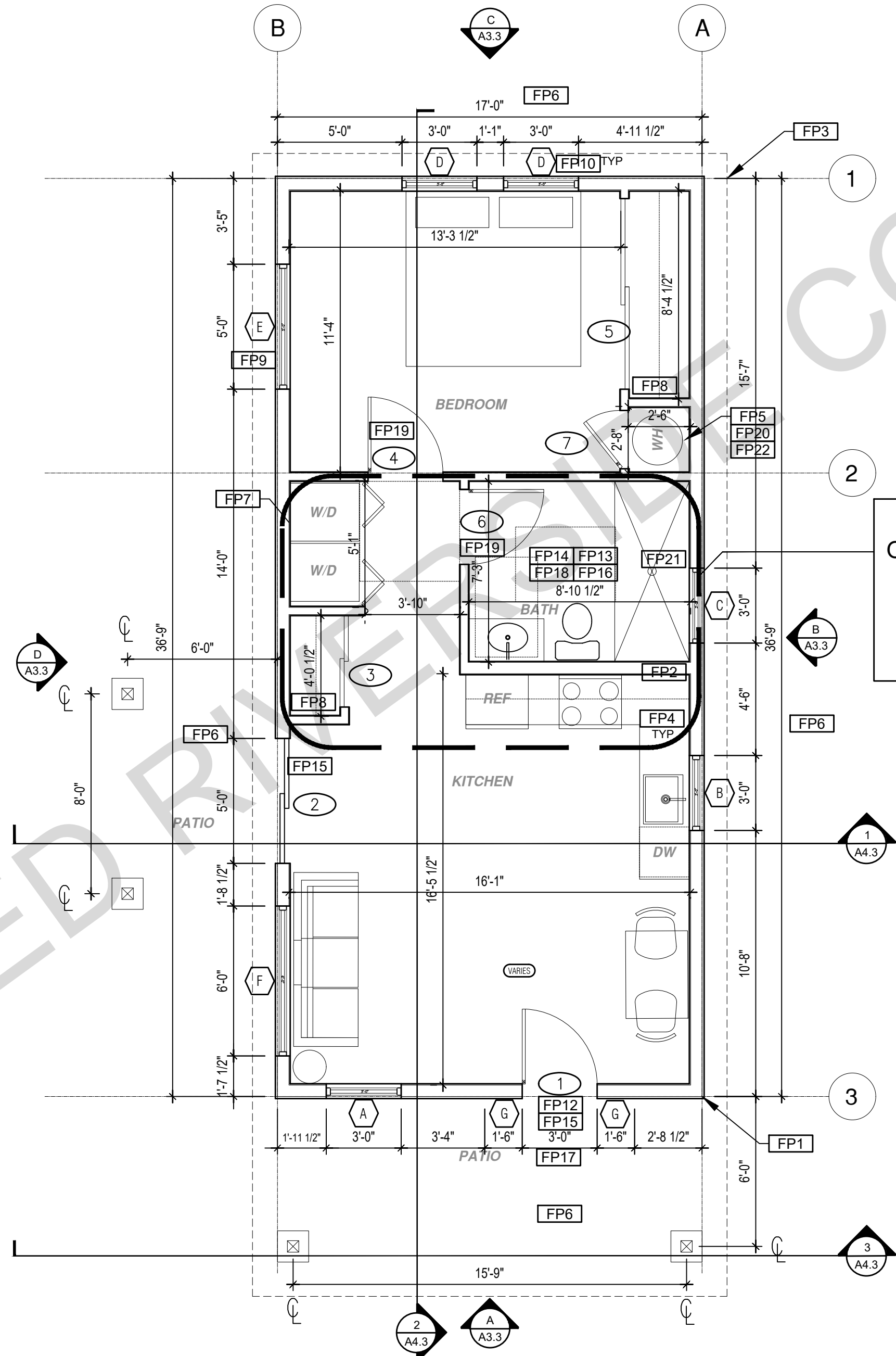
504.1 Location

Water heater installations in bedrooms and bathrooms shall comply with one of the following [NFPA 54:10.27.1):

- (1) Water heater shall be of the direct vent type. [NFPA 54:10.27.1(2)]
- (2) Fuel-burning water heaters shall be permitted to be installed in a closet located in the bedroom or bathroom provided the closet is equipped with a listed, gasketed door assembly and a listed self-closing device. The self-closing door assembly shall meet the requirements of Section 504.1.1. The door assembly shall be installed with a threshold and bottom door seal and shall meet the requirements of Section 504.1.2. Combustion air for such installations shall be obtained from the outdoors in accordance with Section 506.4. The closet shall be for the exclusive use of the water heater.



TRADITIONAL FLOOR PLAN
1/4"=1'-0" 625 SQ. FT. 1 Bed 1 Bath



LARGER RESTROOM MANEUVERING OPTION
1/4"=1'-0" 625 SQ. FT. 1 Bed 1 Bath

MANEUVERING
OPTION - SEE SHEET
A5.3 FOR
MANEUVERING
DETAILS

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project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Floor Plan
1 Bedroom
Traditional

date

20 January 2025

project no.

RIVERSIDE ADU

drawn by

DESIGN PATH STUDIO

sheet no.

A1.3

ROOF KEYNOTES

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LEGEND

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- KEYNOTE
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project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Roof Plan
1 Bedroom
Craftsman

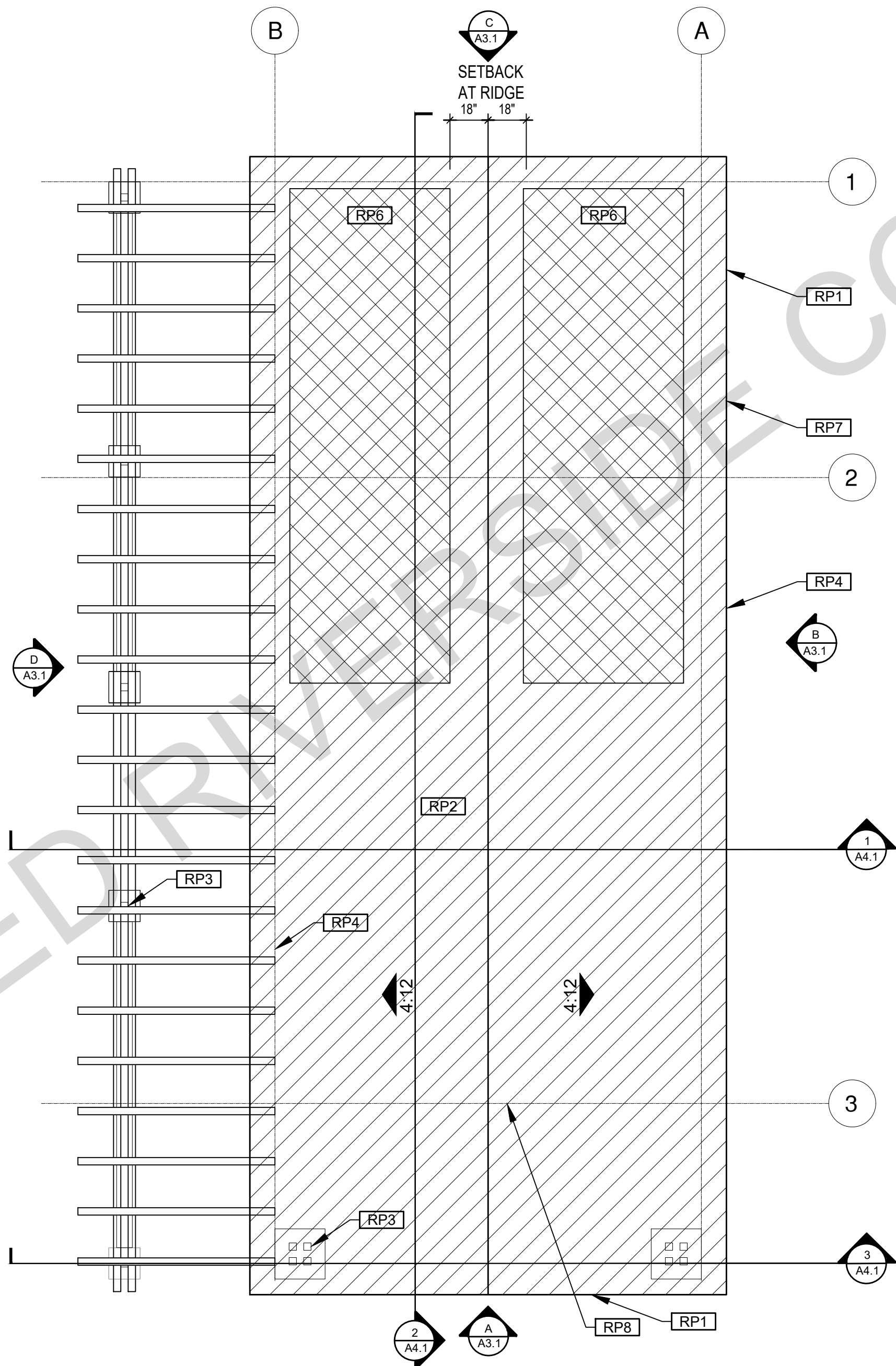
date 20 January 2025

project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

sheet no.

A1.4



CRAFTSMAN ROOF PLAN
1/4"=1'-0" 625 SQ. FT. 1 Bed 1 Bath

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 EXAMPLE DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET. 0'HAGIN VENTS OR EQUIVALENT TO BE USED AT SOLAR PANEL LOCATIONS.</p> <p>RP7 RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/2", 1/8" IN HIGH FIRE ZONE. MIN 1/2" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL. 1 SF OF VENTING PER 150 SF OF ENCLOSED RAFTER AREA IN NON-FIRE RATED CONSTRUCTION PLEASE SEE VENTING CALCULATIONS OF THIS SHEET</p> <p>RP8 ROOF VENTILATION TO BE PROVIDED AND LOCATED TO CREATE PROPER CROSS VENTILATION</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. VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</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 NOTE USED</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 36 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOLS, 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 1101.3(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 1/4" PER FOOT. (CRC 3111.3.1) 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 COVERINGS 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 THEN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY 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>FP22 WATER HEATER TO BE STRAPPED TO WALL PER CRC 507.2 REQUIREMENTS</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: 2.49 kWdc TO BE UPDATED WITH SITE SPECIFIC NUMBERS.</p> <p>ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 625 SF. VENTILATION AREA REQUIRED: 625 SF / 150SF = 4.17 SF. CONVERT TO SQ. IN. 4.17 SF. x 144 = 600 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 600 SQ. IN.</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>WALL BELOW OR ROOF ABOVE</p> <p>SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2</p> <p>ROOFING</p> <p>KEYNOTE</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>CEILING HEIGHTS</p> <p>VAULTED CEILING</p> <p>ROOF SLOPE</p>

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project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Roof Plan
1 Bedroom
Spanish

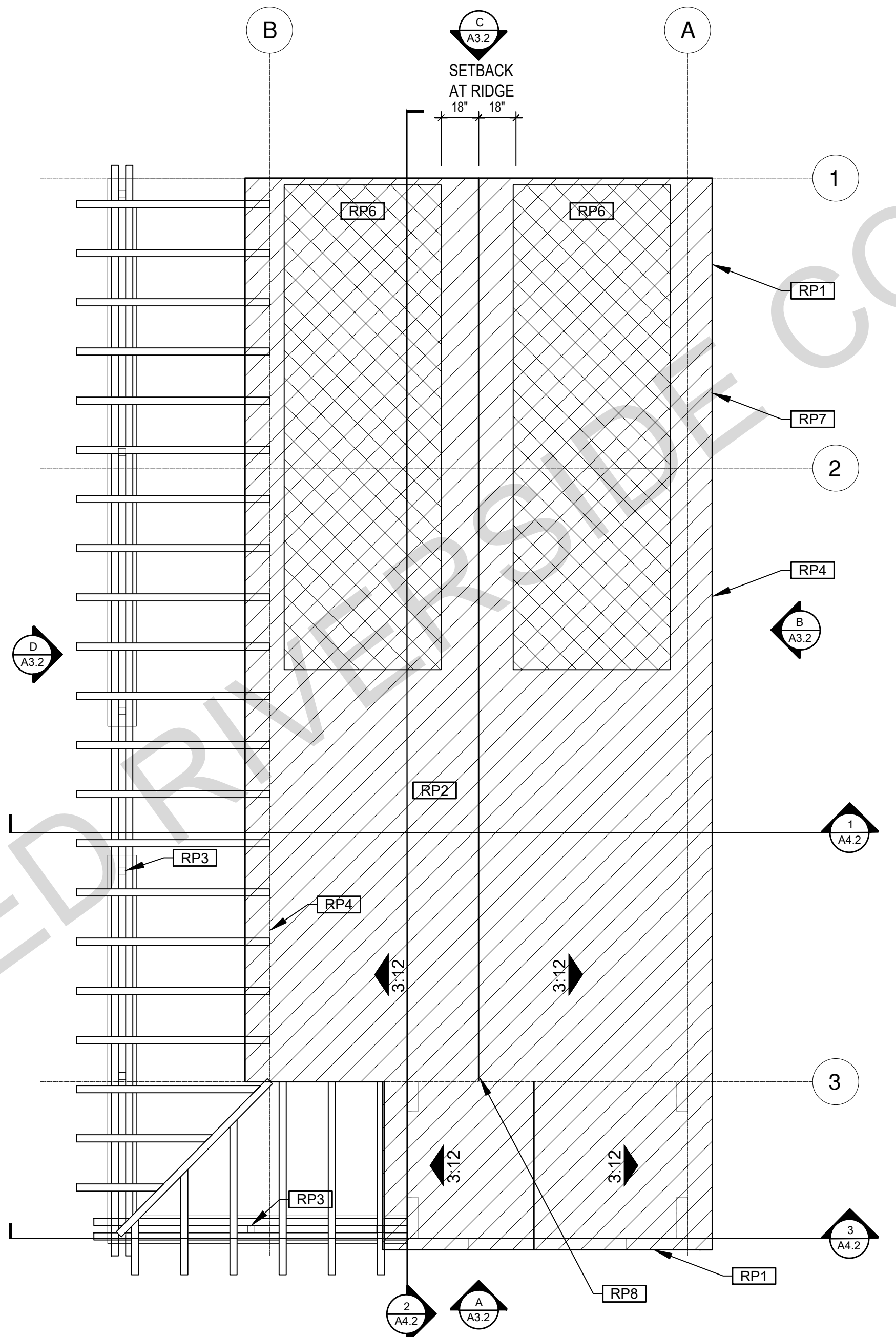
date20 January 2025

project no.RIVERSIDE ADU

drawn byDESIGN PATH STUDIO

sheet no.

A1.5



SPANISH ROOF PLAN

1/4"=1'-0" 625 SQ. FT. 1 Bed 1 Bath

ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<div><div>RP1</div>LINE OF ROOF OVERHANG</div> <div><div>RP2</div>CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</div> <div><div>RP3</div>SUPPORT POST BELOW</div> <div><div>RP4</div>LINE OF WALLS BELOW</div> <div><div>RP5</div>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.</div> <div><div>RP6</div>EXAMPLE DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET. 0'HAGIN VENTS OR EQUIVALENT TO BE USED AT SOLAR PANEL LOCATIONS.</div> <div><div>RP7</div>RAFTER VENTS TO MEET REQUIRED VENTILATION AREA FOR ENCLOSED RAFTER SPACES. MAX 1/2", 1/8" IN HIGH FIRE ZONE. 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SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</div> <div><div>FP8</div>CLOSET SHELF AND POLE</div> <div><div>FP9</div>EMERGENCY EGRESS WINDOW</div> <div><div>FP10</div>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</div> <div><div>FP11</div>NOTE USED</div> <div><div>FP12</div>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</div> <div><div>FP13</div>SHOWER ENCLOSURE MUST BE TEMPERED. 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project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Roof Plan
1 Bedroom
Traditional

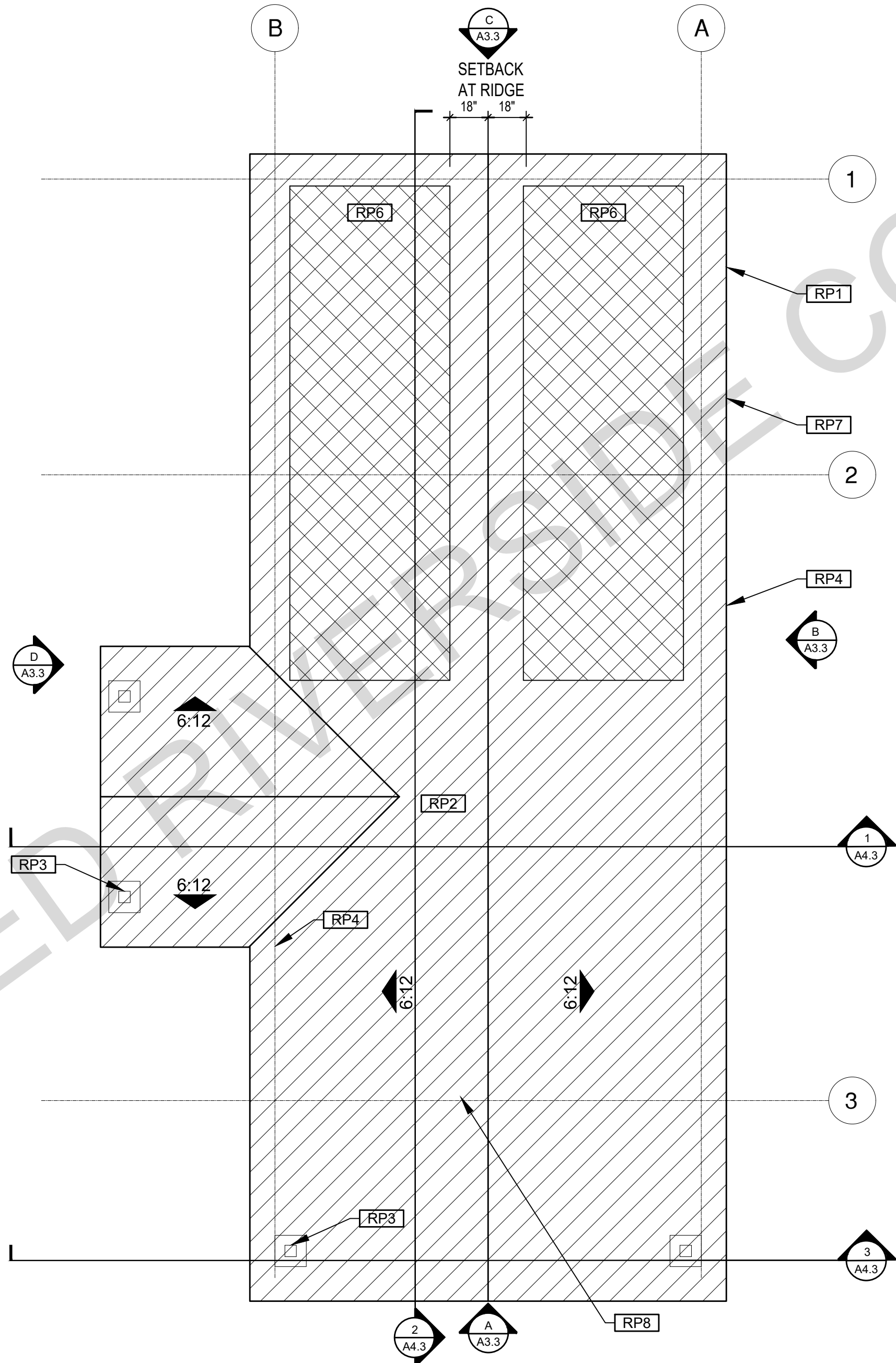
date 20 January 2025

project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

sheet no.

A1.6



TRADITIONAL ROOF PLAN

1/4"=1'-0"

625 SQ. FT.

1 Bed 1 Bath

ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
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SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</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 NOTE USED</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 36 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SHOWER ENCLOSURE MUST BE TEMPERED. GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOLS, 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 1101.3(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 1/4" PER FOOT. (CRC 3111.3.1) 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 COVERINGS 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 THEN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE REINFORCEMENT IN WALLS 2X8 NOMINAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE FLOOR PLAN GENERAL NOTE #28 ON SHEET G0.2 FOR FURTHER INFORMATION. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY 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>FP22 WATER HEATER TO BE STRAPPED TO WALL PER CRC 507.2 REQUIREMENTS</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 NY 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: 2.49 kWdc TO BE UPDATED WITH SITE SPECIFIC NUMBERS.</p> <p>ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED RAFTER AREA. ENCLOSED RAFTER AREA: 625 SF. VENTILATION AREA REQUIRED: 625 SF / 150SF = 4.17 SF. CONVERT TO SQ. IN. 4.17 SF x 144 = 600 SQ. IN. MINIMUM VENTILATION AREA REQUIRED: 600 SQ. IN.</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>WALL BELOW OR ROOF ABOVE</p> <p>SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2</p> <p>ROOFING</p> <p>KEYNOTE</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>CEILING HEIGHTS</p> <p>VAULTED CEILING</p> <p>ROOF SLOPE</p>

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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 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.
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4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

ELECTRICAL PLAN

1/4"=1'-0"

LARGER RESTROOM MANEUVERING OPTION

1/4"=1'-0"

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 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS 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(a)</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 9" 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: 3" PIPE (3" INSULATION); 2" 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 HER'S VERIFIED PER CEC TABLE 150.0-G, 160 CFM OR 65KCF AT <75°F, 130 CFM R 55% CE AT 75-100°F, 110CFM OR 50% CE AT 100-150°F, OR 110 CFM OR 50% AT 150°F</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 G02, 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 #16 ON G02 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 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.</p> <p>E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. 60A SUBPANEL FOR BACK UP ESS CIRCUIT</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 G02, 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> <p>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.</p> <p>IOA FAN IS REQUIRED. ONE OR MORE FANS (EITHER KITCHEN OR BATHROOM) TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON T1.1(OR GREATER) TO PROVIDE INDOOR AIR QUALITY. AT THE IOA FAN SWITCH, A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR.</p> <p>DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:</p> <ol 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 SHEET3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI ACCA 3 MANUAL S-2014 OR EQUIVALENT. <p>RETURN AIR GRILLE, WALL MOUNTED</p> <p>SUPPLY AIR DIFFUSER, WALL MOUNTED</p> <p>THERMOSTAT</p> <p>HOSE BIB</p>	<p>FIRE DETECTION</p> <p>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:</p> <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 <p>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> <p>POWER/DATA</p> <p>TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX U.O.N.</p> <p>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</p> <p>PHONE / DATA / MEDIA</p> <p>FLOOR MOUNTED DUPLEX RECEPTACLE, VERIFY LOCATION IN FIELD.</p> <p>SPECIAL PURPOSE CONNECTION (VOLTAGE SHALL MATCH APPLIANCE REQ.)</p> <p>SUB PANEL</p> <p>SWITCHING</p> <p>SWITCH, MOUNT AT 43" AFF</p> <p>THREE-WAY SWITCH</p> <p>FOUR-WAY SWITCH</p> <p>DIMMER SWITCH</p> <p>MOUNT 6" ABV COUNTER</p> <p>OCCUPANCY/VACANCY SENSOR</p> <p>MISC.</p> <p>CEILING FAN/LIGHT COMBO</p> <p>CIRCUIT WIRING</p> <p>DOOR BELL</p> <p>BUTTON</p> <p>LIGHTING</p> <p>CEILING, RECESSED, DIRECTIONAL ZERO CLEARANCE IC RATED LED BULB</p> <p>CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB</p> <p>CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB</p> <p>CEILING, RECESSED, LED BULB WITH OCCUPANT OR VACANCY SENSOR</p> <p>WALL MOUNTED LIGHT</p> <p>JUNCTION BOX FLUSH CEILING MOUNTED</p> <p>UNDER COUNTER LIGHTING</p> <p>LOW VOLTAGE, LANDSCAPE LIGHT</p> <p>FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)</p> <p>BATHROOM EXHAUST FAN REQUIREMENTS: PER CGBC 4.506.1- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING. 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY 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. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. 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>

project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Electrical
Plan

date

20 January 2025

project no.

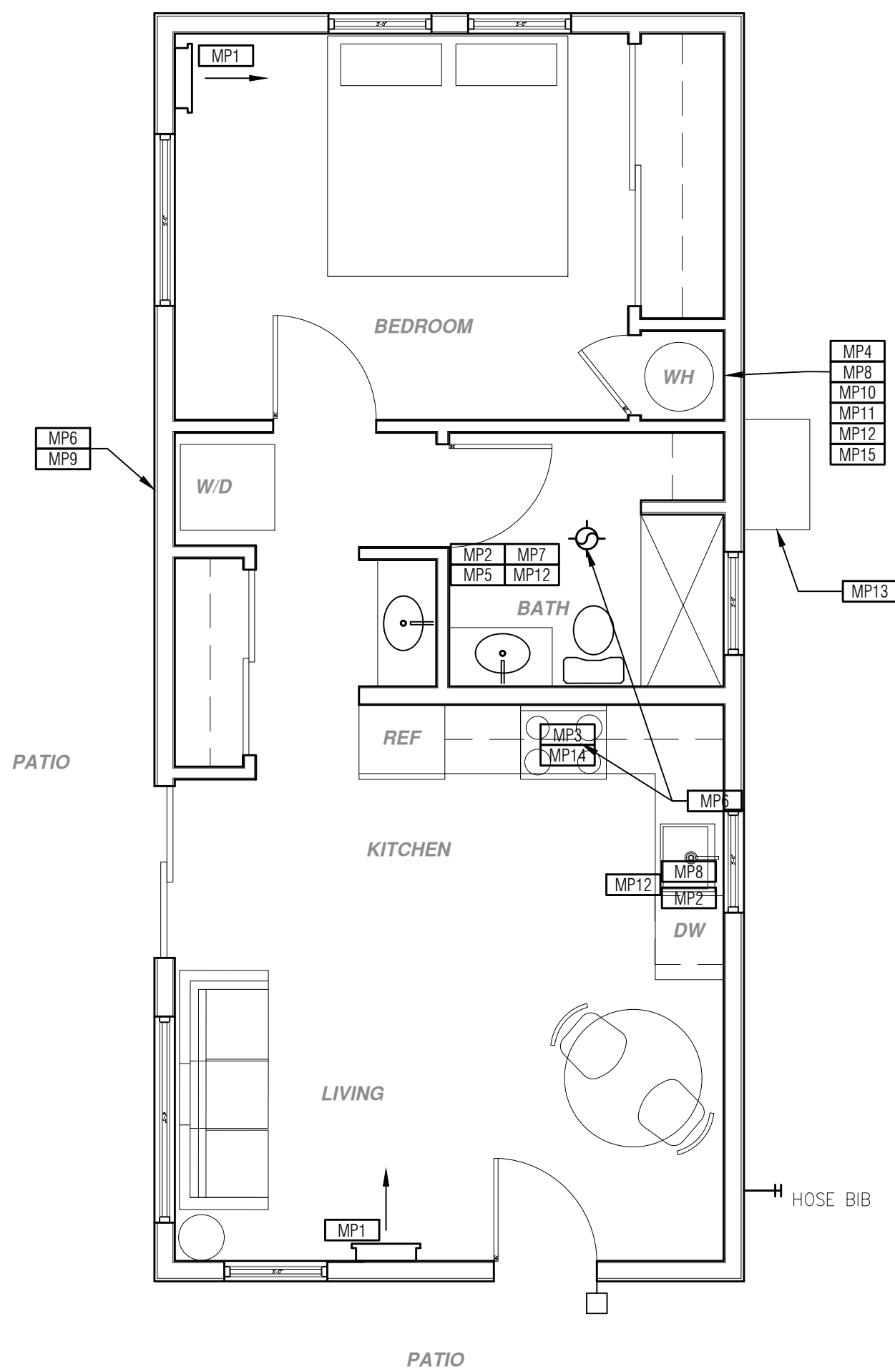
RIVERSIDE ADU

drawn by

DESIGN PATH STUDIO

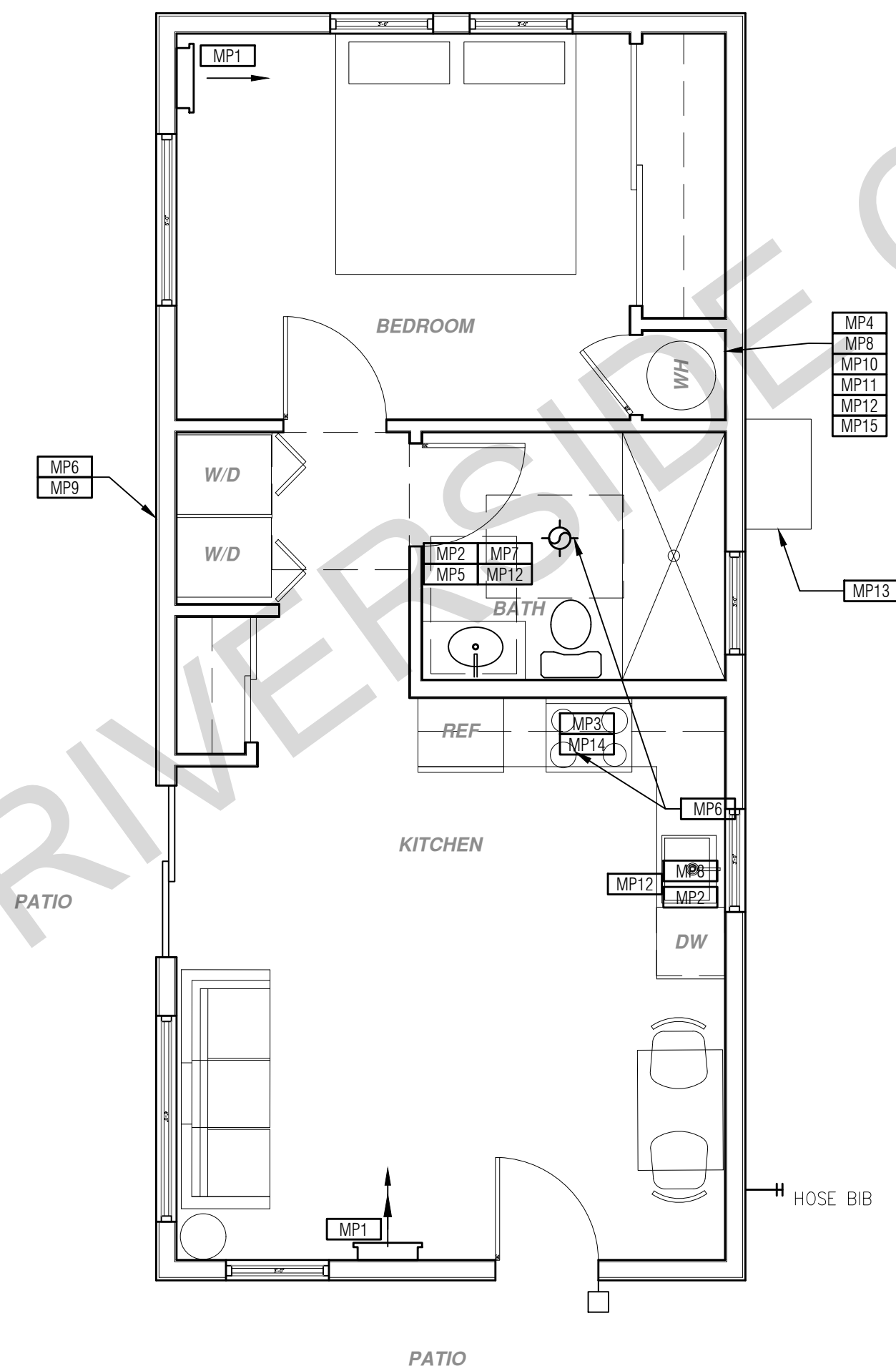
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A2.1



MECHANICAL / PLUMBING PLAN

1/4"=1'-0"



LARGER RESTROOM MANEUVERABLE OPTION

1/4"=1'-0"

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project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Mechanical/ Plumbing Plan

date

20 January 2025

project no.

RIVERSIDE ADU

drawn by

DESIGN PATH STUDIO

sheet no.

A2.2

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 2.2GALLONS PER MIN. AT 60 PSI AND MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS 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(a)</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 9" 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: 3/4" PIPE (3/4" INSULATION); 2" 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 HER'S VERIFIED PER CEC TABLE 150.0-G, 160 CFM OR 65KVA AT <75°F, 130 CFM R 65% CE AT 75-100°F, 110CFM OR 50% CE AT 100-150°F, OR 110 CFM OR 50% AT 150°F</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 G02, 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 #16 ON G02 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 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.</p> <p>E13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. 60A SUBPANEL FOR BACK UP ESS CIRCUIT</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 G02, 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> <p>☼ 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.</p> <p>IOA FAN IS REQUIRED. ONE OR MORE FANS (EITHER KITCHEN OR BATHROOM) TO OPERATE CONTINUOUSLY AT REQUIRED CFM PER HERS NOTES ON T1.1(OR GREATER) TO PROVIDE INDOOR AIR QUALITY. AT THE IOA FAN SWITCH, A LABEL CLEARLY DISPLAYING THE FOLLOWING OR EQUIVALENT TEXT IS REQUIRED: THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR.</p> <p>DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:</p> <ol 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 SHEET3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI ACCA 3 MANUAL S-2014 OR EQUIVALENT. <p>RETURN AIR GRILLE, WALL MOUNTED</p> <p>SUPPLY AIR DIFFUSER, WALL MOUNTED</p> <p>THERMOSTAT</p> <p>HOSE BIB</p>	<p>FIRE DETECTION</p> <p>☼ 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:</p> <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 <p>☼ 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> <p>POWER/DATA</p> <p>☼ TAMPER RESISTANT RECEPTACLE WALL MOUNTED, 110 V DUPLEX I/O.U.N.</p> <p>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/ 240VAMP</p> <p>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> <p>SWITCHING</p> <p>☼ SWITCH, MOUNT AT 43" AFF THREE-WAY SWITCH FOUR-WAY SWITCH DIMMER SWITCH MOUNT 6" ABV COUNTER OCCUPANCY/VACANCY SENSOR</p> <p>MISC.</p> <p>☼ CEILING FAN/LIGHT COMBO CIRCUIT WIRING DOOR BELL BUTTON</p> <p>LIGHTING</p> <p>☼ CEILING, RECESSED, DIRECTIONAL ZERO CLEARANCE IC RATED LED BULB ☼ CEILING, RECESSED, ZERO CLEARANCE IC RATED LED BULB ☼ CEILING, RECESSED, ZERO CLEARANCE IC RATED, WATER RESISTANT, LED BULB ☼ CEILING, RECESSED, LED BULB WITH OCCUPANT OR VACANCY SENSOR WALL MOUNTED LIGHT JUNCTION BOX FLUSH CEILING MOUNTED UNDER COUNTER LIGHTING LOW VOLTAGE, LANDSCAPE LIGHT FLUORESCENT FIXTURE (USE SHALLOW TYPE WHEN UNDER COUNTER)</p> <p>BATHROOM EXHAUST FAN REQUIREMENTS: PER CGBC 4.506.1- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING. 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. A. HUMIDITY 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. B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(I.E. BUILT IN)</p> <p>RESIDENTIAL ENERGY LIGHTING REQUIREMENTS: ES 150.0(K) *IN THE KITCHEN, AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY. *BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. *ALL THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY.</p>

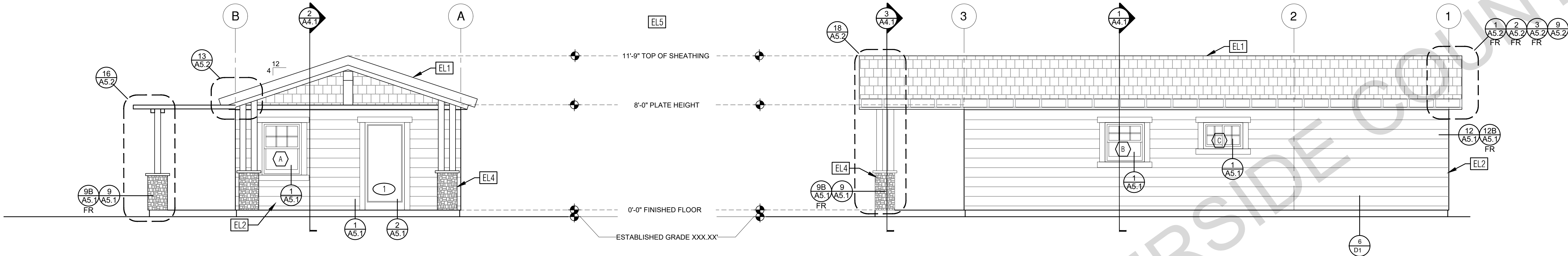
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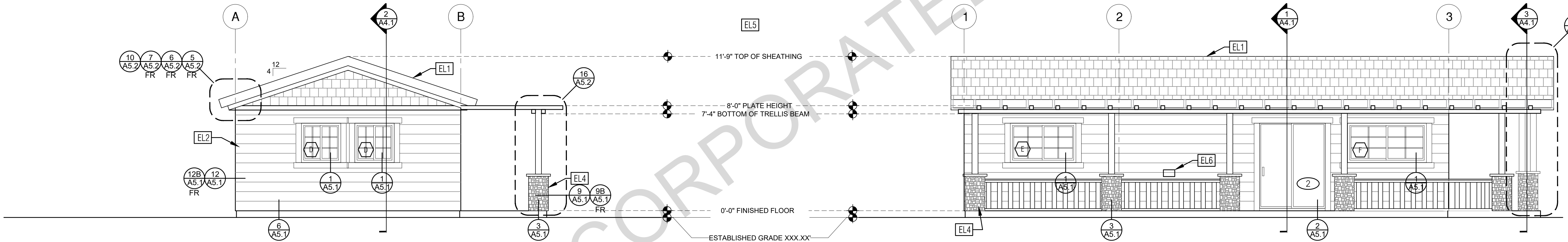
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A ELEVATION - A
1/4"=1'-0" CRAFTSMAN

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



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

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

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

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS
- SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS
- LATH & PLASTER
A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, 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 SCREDS 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.
- FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
- SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK

LEGEND

	SECTION CUT		KEYNOTE		SPRAY FIN. STUCCO
	ELEVATION CALLOUT		DOOR SYMBOL		SIDING
	DETAIL DRAWING REF.		WINDOW SYMBOL		STONE VENEER
	ELEVATION MARKER		TEMPERED GLASS		ROOFING

project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Exterior
Elevations
1 Bedroom
Craftsman

date 20 January 2025

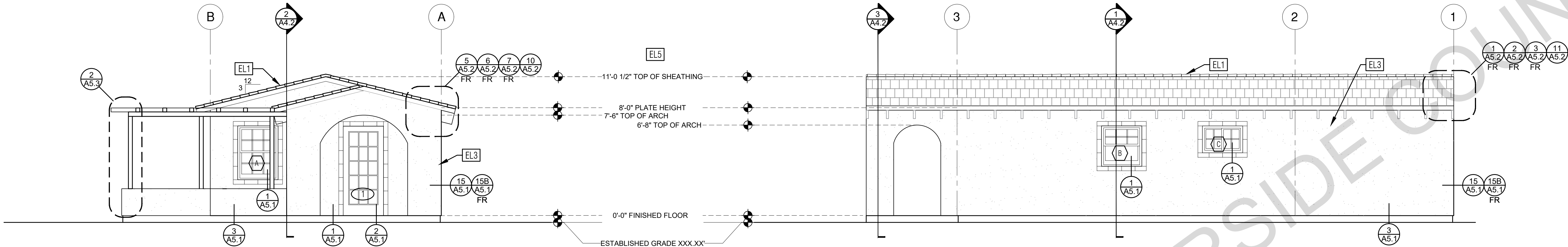
project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

sheet no.

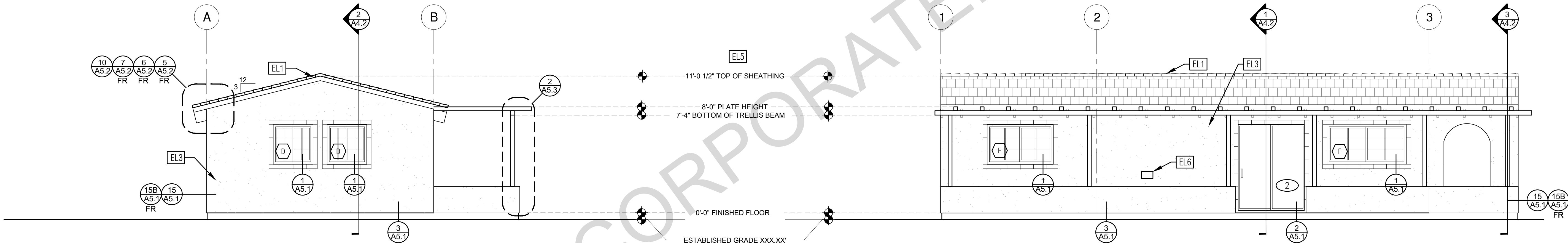
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ELEVATION - A
1/4"=1'-0" SPANISH

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



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

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

ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
<p>EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p> <p>EL2 SIDING</p> <p>EL3 STUCCO</p> <p>EL4 STONE VENEER</p> <p>EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES</p> <p>EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)</p>	<p>1. ALL DIMENSIONS TO FINISH FACE, U.N.O.</p> <p>2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.</p> <p>3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.</p> <p>4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS</p> <p>5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS</p> <p>6. LATH & PLASTER A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, 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.</p> <p>7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.</p> <p>8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.</p> <p>10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p> <p>KEYNOTE</p> <p>DOOR SYMBOL</p> <p>WINDOW SYMBOL</p> <p>TEMPERED GLASS</p> <p>SPRAY FIN. STUCCO</p> <p>SIDING</p> <p>STONE VENEER</p> <p>ROOFING</p>

project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Exterior
Elevations
1 Bedroom
Spanish

date

20 January 2025

project no.

RIVERSIDE ADU

drawn by

DESIGN PATH STUDIO

sheet no.

A3.2

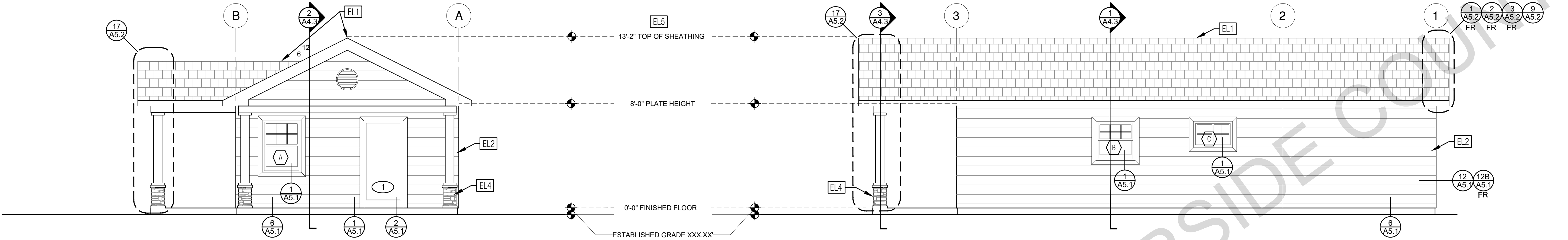
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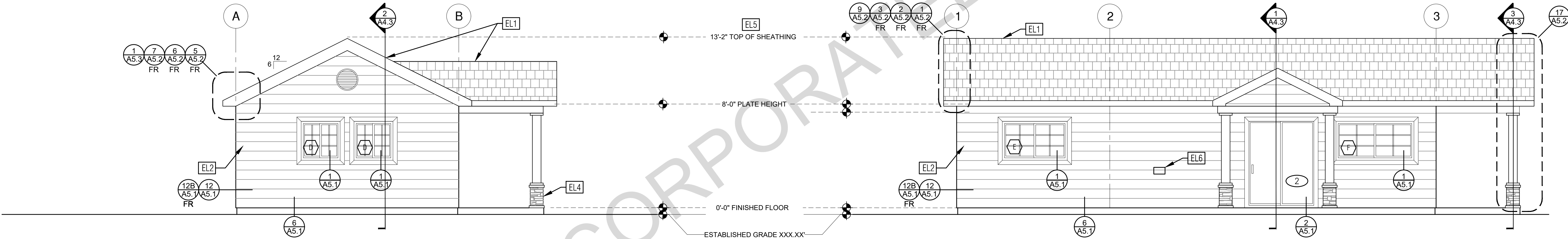
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.



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

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



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

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

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

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS
- SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS
- LATH & PLASTER
A. MATERIALS FOR PLASTER IS TO BE THE STANDARD PRODUCTS OF RECOGNIZED MANUFACTURES, 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 SCREDS 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.
- FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
- SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK

LEGEND

	SECTION CUT		KEYNOTE		SPRAY FIN. STUCCO
	ELEVATION CALLOUT		DOOR SYMBOL		SIDING
	DETAIL DRAWING REF.		WINDOW SYMBOL		STONE VENEER
	ELEVATION MARKER		TEMPERED GLASS		ROOFING

project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Exterior
Elevations
1 Bedroom
Traditional

date

20 January 2025

project no.

RIVERSIDE ADU

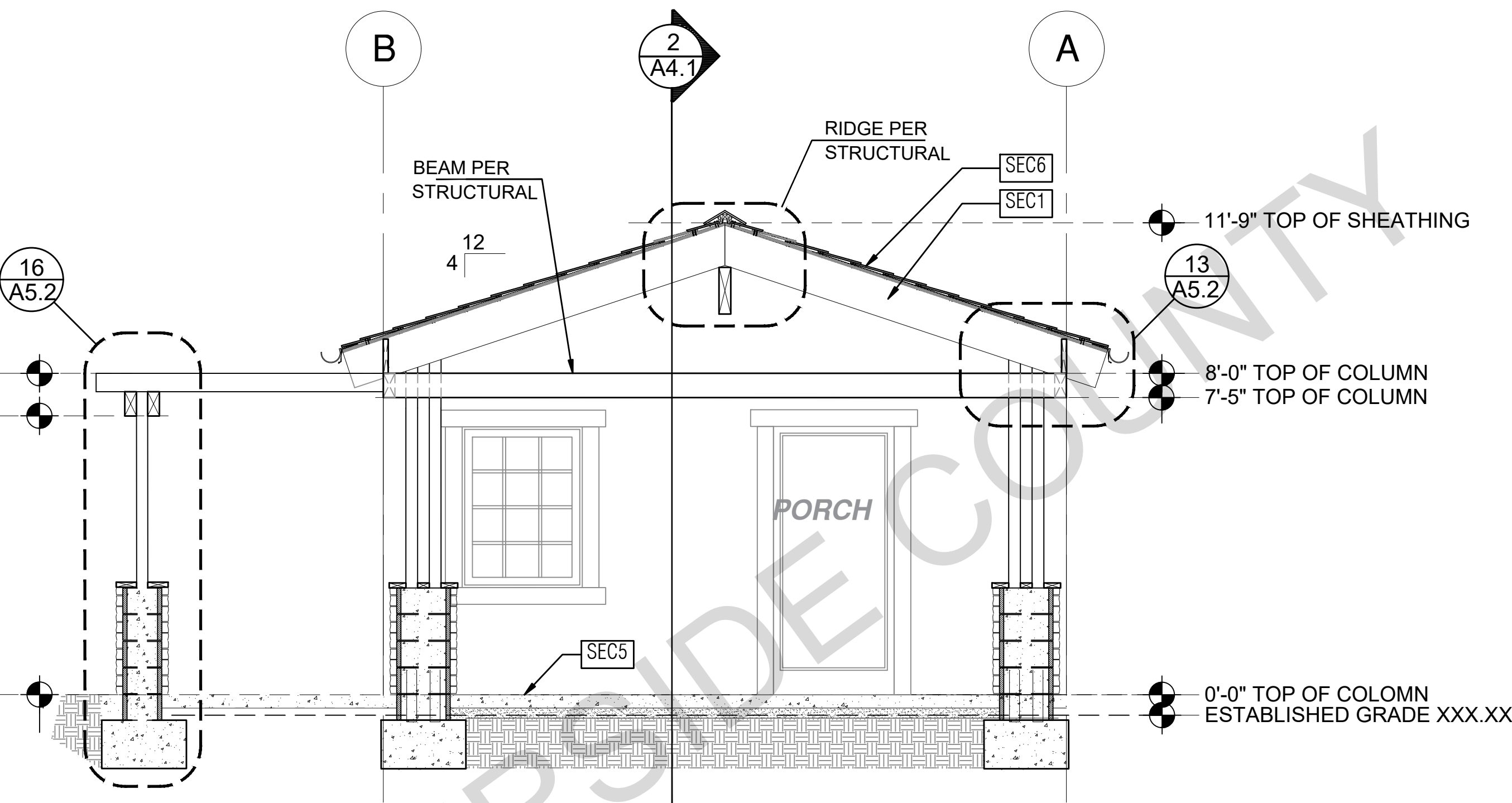
drawn by

DESIGN PATH STUDIO

sheet no.

A3.3

A4.1




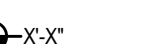


Section - 1 Bedroom

CRAFTSMAN $3/8" = 1'-0"$



CRAFTSMAN $3/8" = 1'-0"$

SECTION KEYNOTES		SECTION GENERAL NOTES					LEGEND	
<div>SEC1</div>	RAFTERS PER PLAN SEE STRUCTURAL	<div>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 INSTILLATION 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. 2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/8" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</div>	<div>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</div>	<div>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.</div>	<div>8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS 1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION 2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11:<div>A. SECTION R302.11:<div>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:<div>A. VERTICALLY AT CEILING AND FLOOR LEVELS B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT</div></div></div></div>	<div>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS 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</div>	<div>11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL NUMBER 2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE-HALF-INCH GYPSUM BOARD 6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD 7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</div>	<div>SECTION CUT</div> <div>ELEVATION CALLOUT</div> <div>DETAIL DRAWING REF.</div> <div>ELEVATION MARKER</div>
<div>SEC2</div>	2X STUDS @ 16" O.C. - SEE STRUCTURAL							
<div>SEC3</div>	CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS							
<div>SEC4</div>	WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS							
<div>SEC5</div>	CONC. SLAB ON GRADE SEE STRUCTURAL							
<div>SEC6</div>	MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS							
<div>SEC7</div>	OPTIONAL CEILING JOISTS PER STRUCTURAL REQUIRED AT CLIMATE ZONE 16.							

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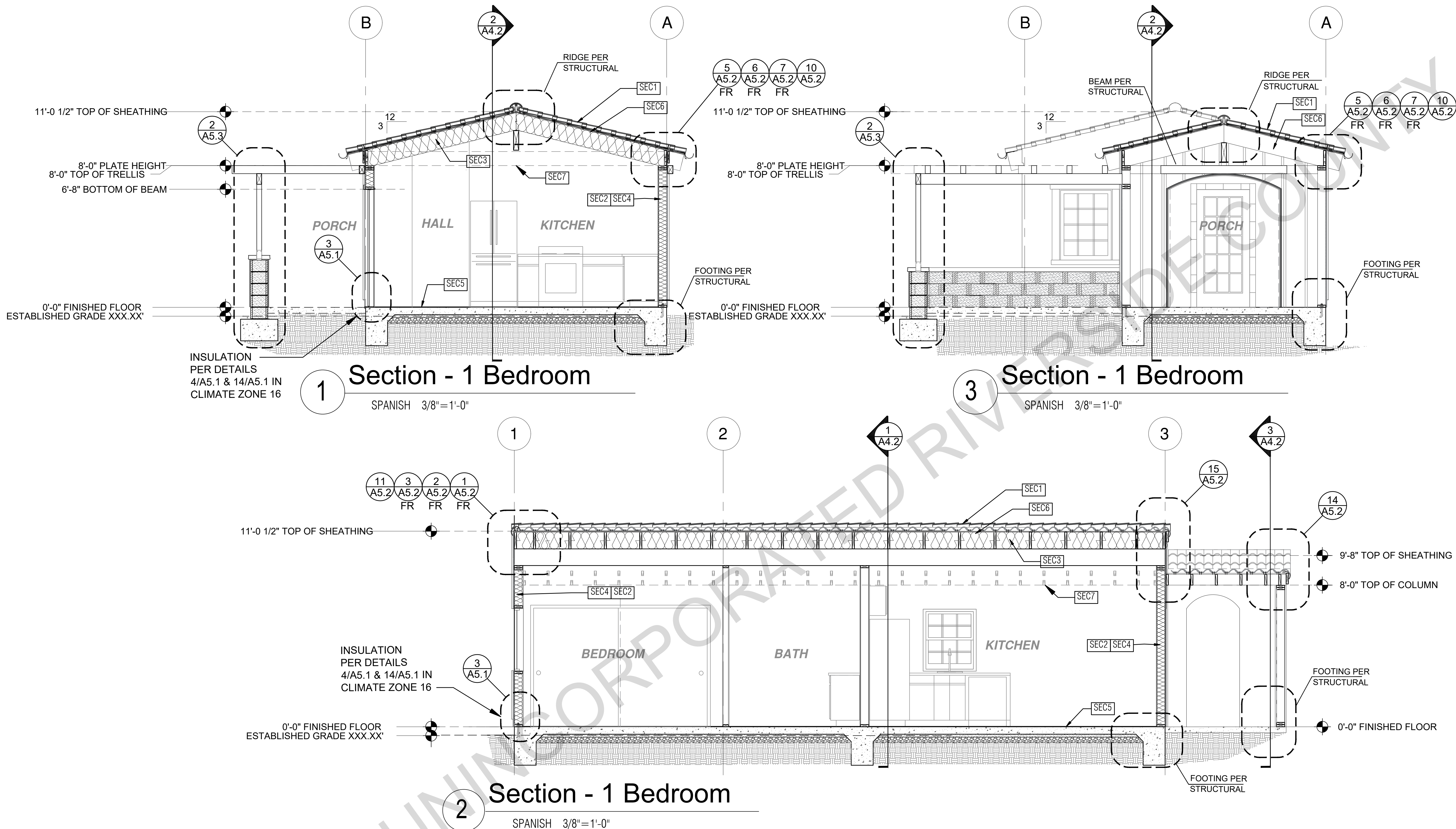
1. THE USE OF THIS INFORMATION IS LIMITED TO THE PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF LOS ANGELES. THE RECIPIENT IS LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF LOS ANGELES. THE RECIPIENT AGREES TO NOT CHANGE OVER TIME AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES AND ORDINANCES. THE RECIPIENT SHALL OBTAIN A PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION AND REQUIREMENTS OF THE CITY'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR THE RECIPIENT'S COMPLIANCE WITH ALL CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
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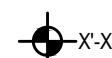
County of Riverside
Pre-Approved
ADU Program

01

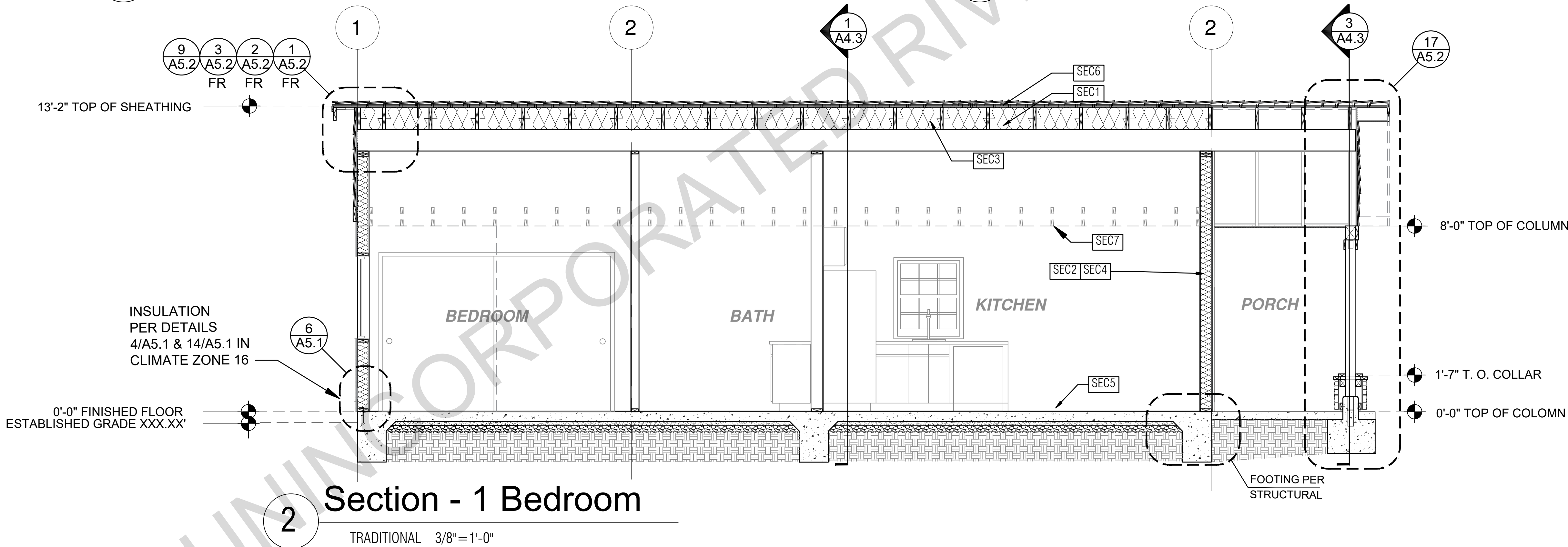
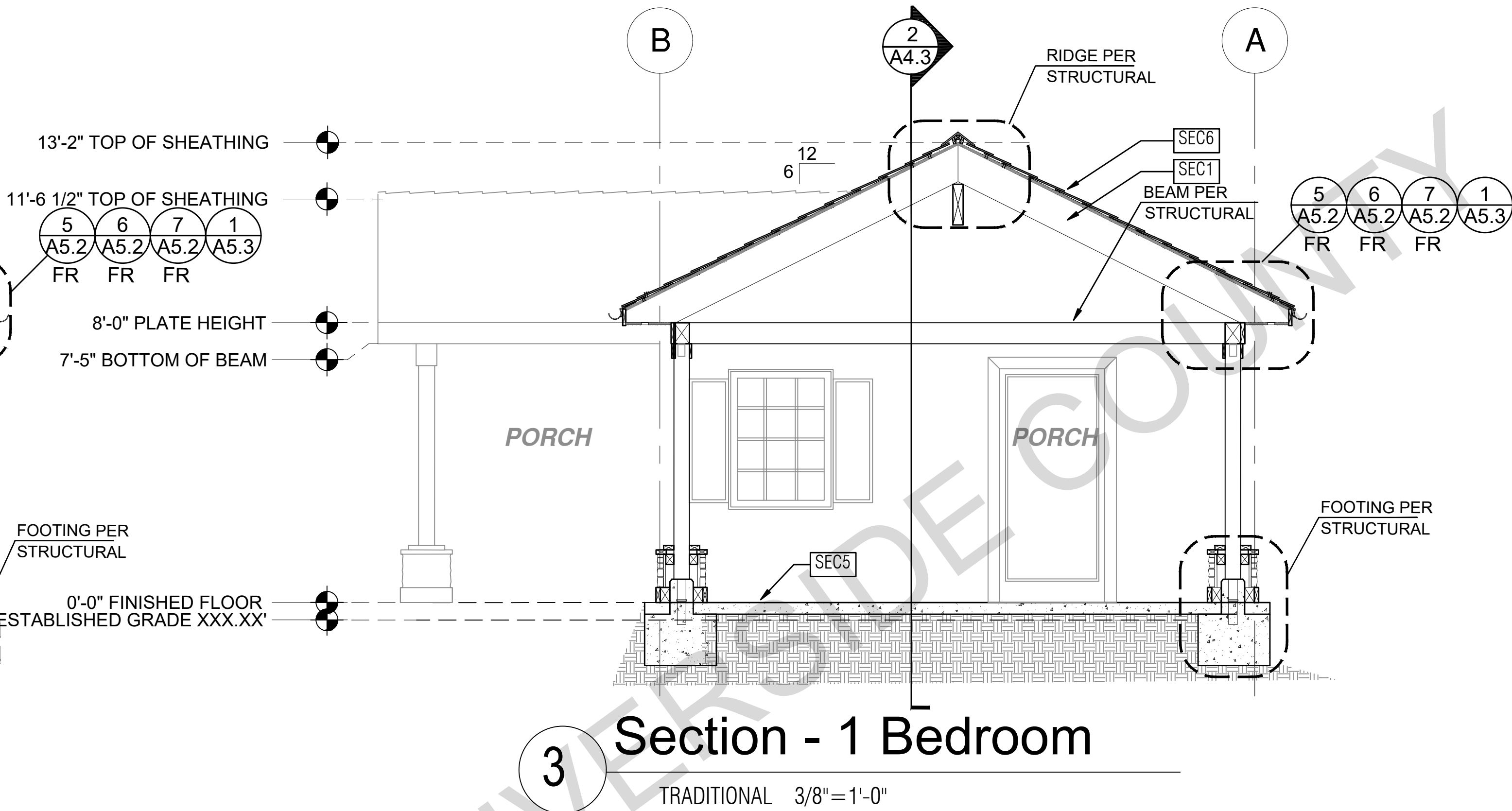
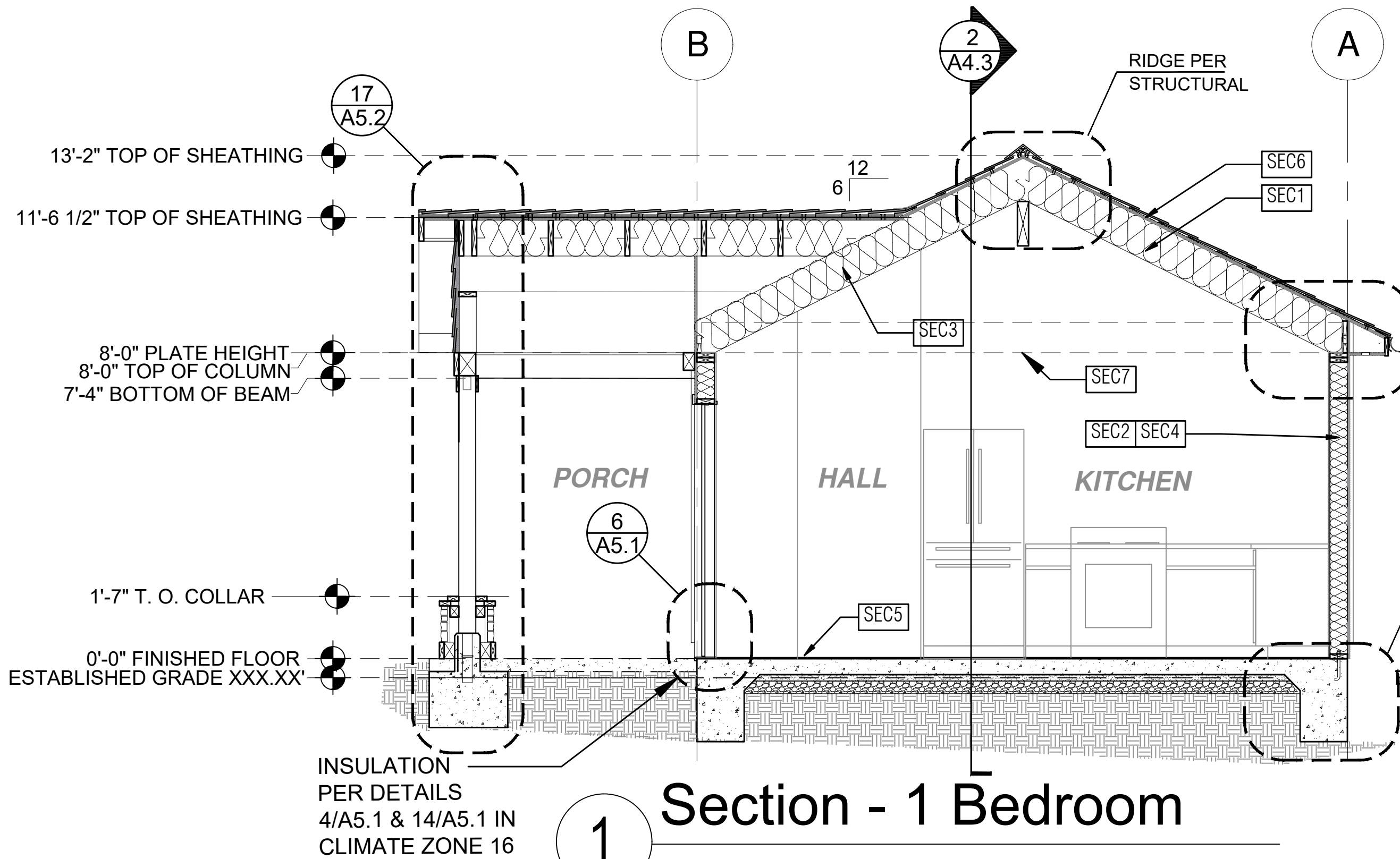
description
Sections
1 Bedroom
Spanish

A4.2



SECTION KEYNOTES		SECTION GENERAL NOTES				LEGEND		
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SECTION KEYNOTES

- SEC1** RAFTERS PER PLAN SEE STRUCTURAL
SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL
SEC3 CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS
SEC4 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS
SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL
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SEC7 OPTIONAL CEILING JOISTS PER STRUCTURAL REQUIRED AT CLIMATE ZONE 16.

SECTION GENERAL NOTES

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 A36.
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3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS, EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.
4. WOOD SOFFIT/CEILING, SIDING & TRIM
ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.
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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.
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.
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.
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.
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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
9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS
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 E158 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
11. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
1. TWO-INCH NOMINAL NUMBER
2. TWO THICKNESS OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
5. ONE-HALF-INCH GYPSUM BOARD
6. ONE-FOURTH-INCH CEMENT BASED MILLBOARD
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION

LEGEND

- SECTION CUT
 ELEVATION CALLOUT
 DETAIL DRAWING REF.
 ELEVATION MARKER

project

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description
Sections
1 Bedroom
Traditional

date 20 January 2025

project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

sheet no.

A4.3

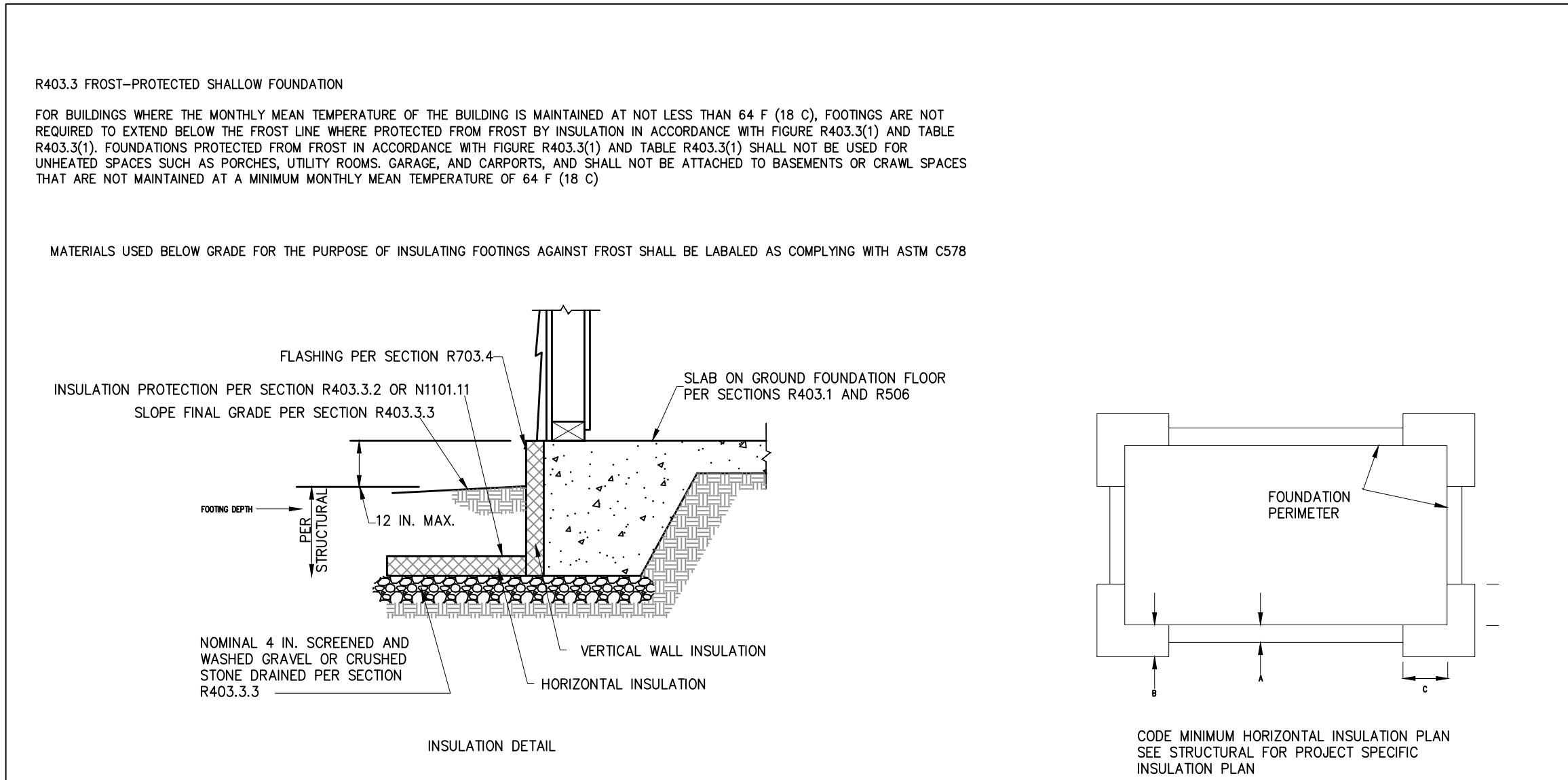


TABLE R403.3(1) MINIMUM FOOTING DEPTH AND INSULATION REQUIREMENTS FOR FROST-PROTECTED FOOTINGS IN HEATED BUILDINGS^a

AIR-FREEZING INDEX (°F ddays) ^b	MINIMUM FOOTING DEPTH, D (inches)	VERTICAL INSULATION R-VALUE ^{c,d}	HORIZONTAL INSULATION R-VALUE ^e		HORIZONTAL INSULATION DIMENSIONS PER Figure R403.3(1) (inches)		
			Along walls	At corners	A	B	C
1,500 or less	12	4.5	Not required	Not required	Not required	Not required	Not required
2,000	14	5.6	Not required	Not required	Not required	Not required	Not required
2,500	16	6.7	1.7	4.9	12	24	40
3,000	16	7.8	6.5	8.6	12	24	40
3,500	16	9.0	8.0	11.2	24	30	60
4,000	16	10.1	10.5	13.1	24	36	60

For SI: 1 inch = 25.4 mm, °C = (°F) - 32/1.8.

a. Insulation requirements are for protection against frost damage in heated buildings. Greater values could be required to meet energy conservation standards.

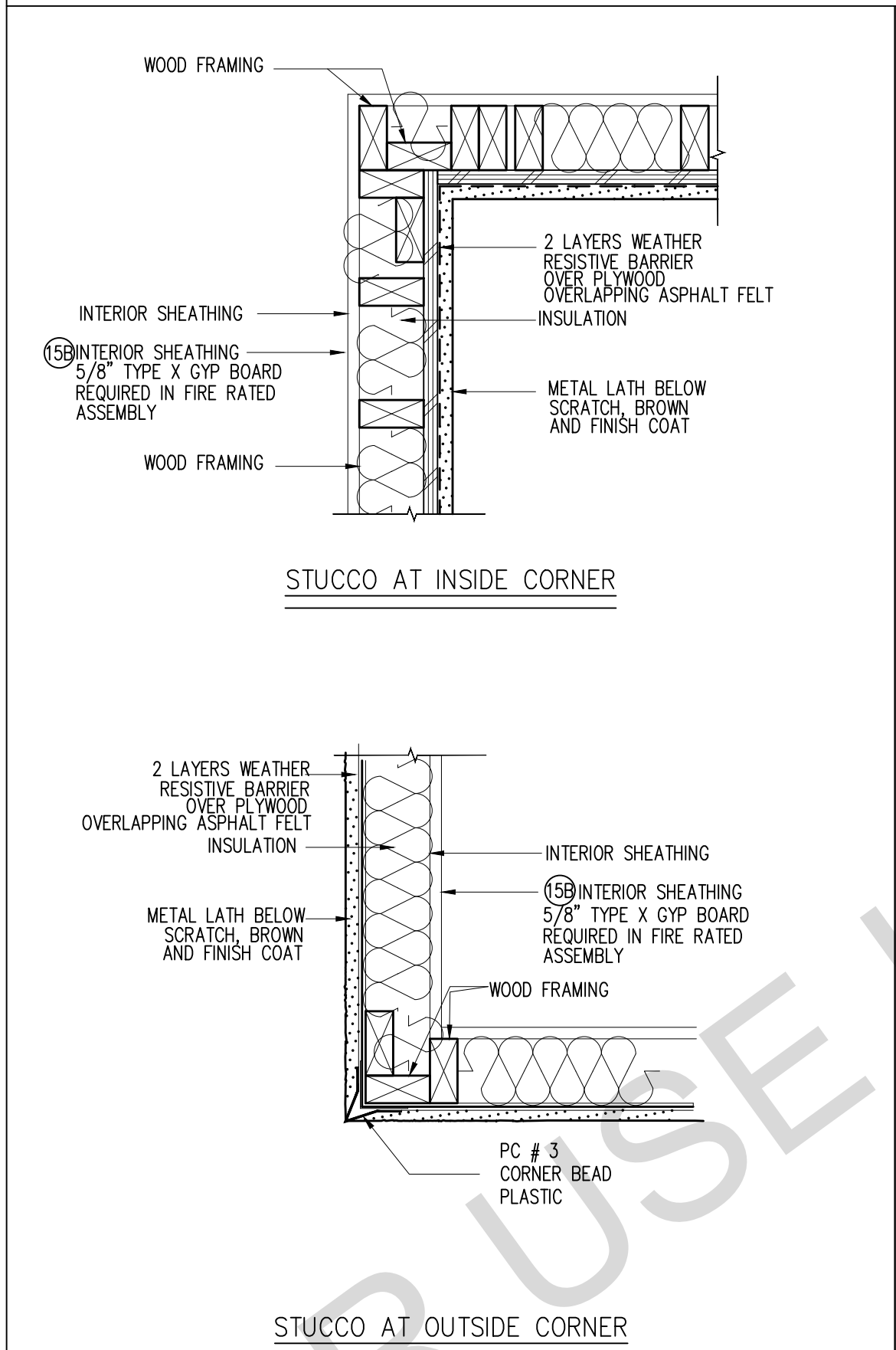
b. See Figure R403.3(2) or Table R403.3(2) for Air-Freezing Index values.

c. Insulation materials shall provide the stated minimum R-values under long-term exposure to most, below-ground conditions in freezing climates. The following R-values shall be used to determine insulation thicknesses required for this application: Type II expanded polystyrene (EPS)-3.2 R per inch for vertical insulation and 2.6 R per inch for horizontal insulation; Type IX expanded polystyrene (EPS)-3.4 R per inch for vertical insulation and 2.6 R per inch for horizontal insulation; Types IV, V, VI, VII, and X extruded polystyrene (XPS)-4.5 R per inch for vertical insulation and 4.0 R per inch for horizontal insulation.

d. Vertical insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.

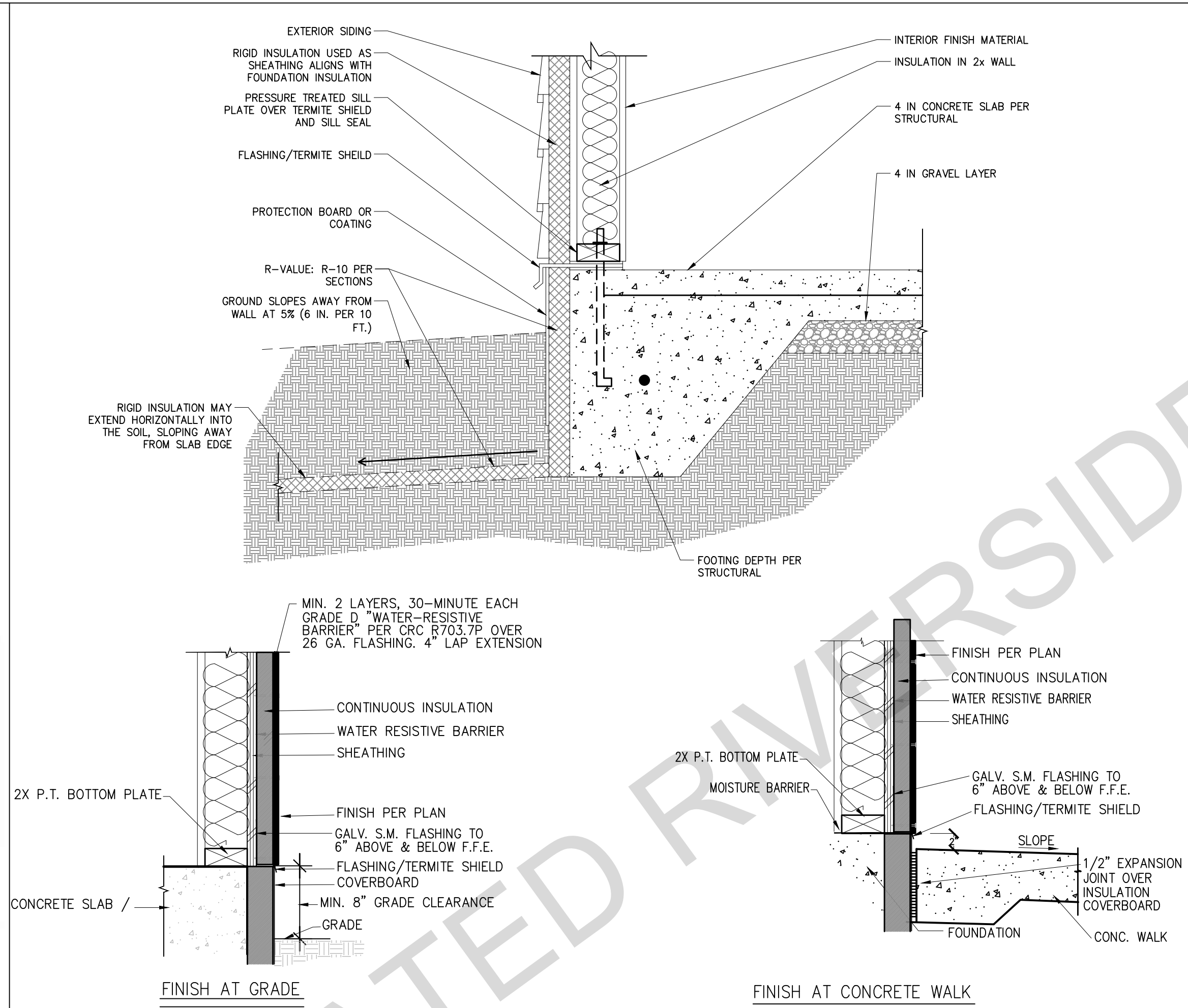
e. Horizontal insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.

14 TYPICAL DETAIL FOR FROST PROTECTED SHALLOW FOOTING
SCALE: NTS



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

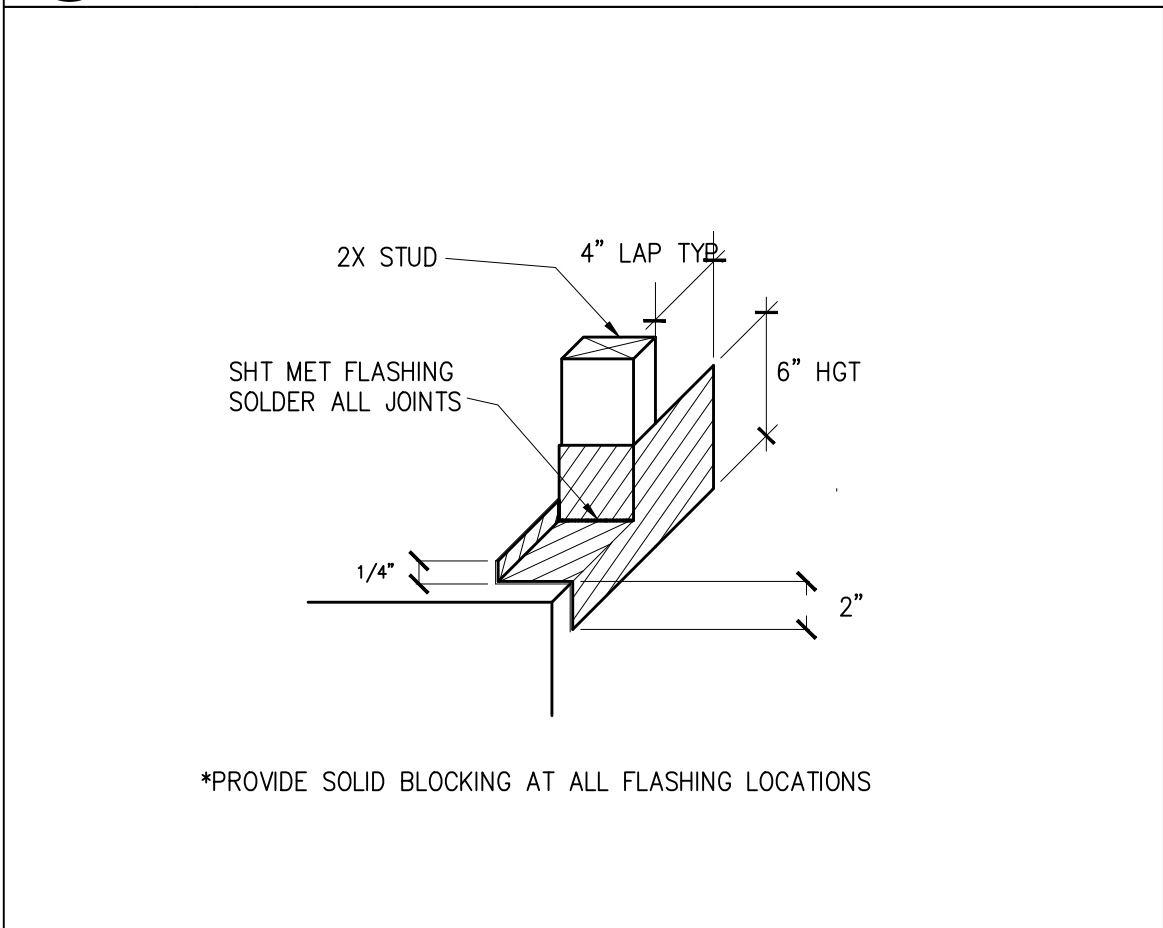
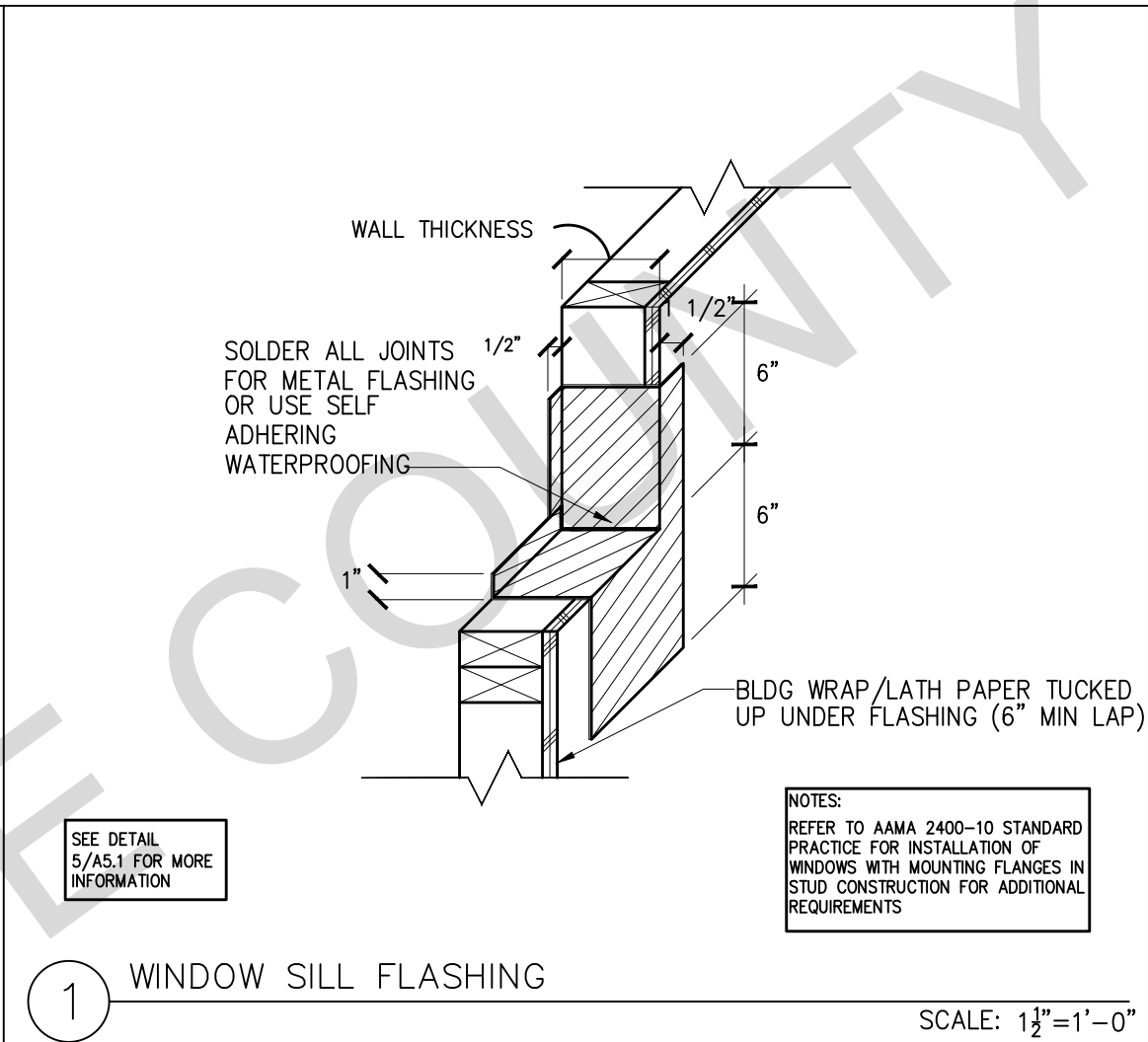
12B FIRE RATED SIDING WALL
12 SIDING WALL
SCALE: 1 1/2"=1'-0"



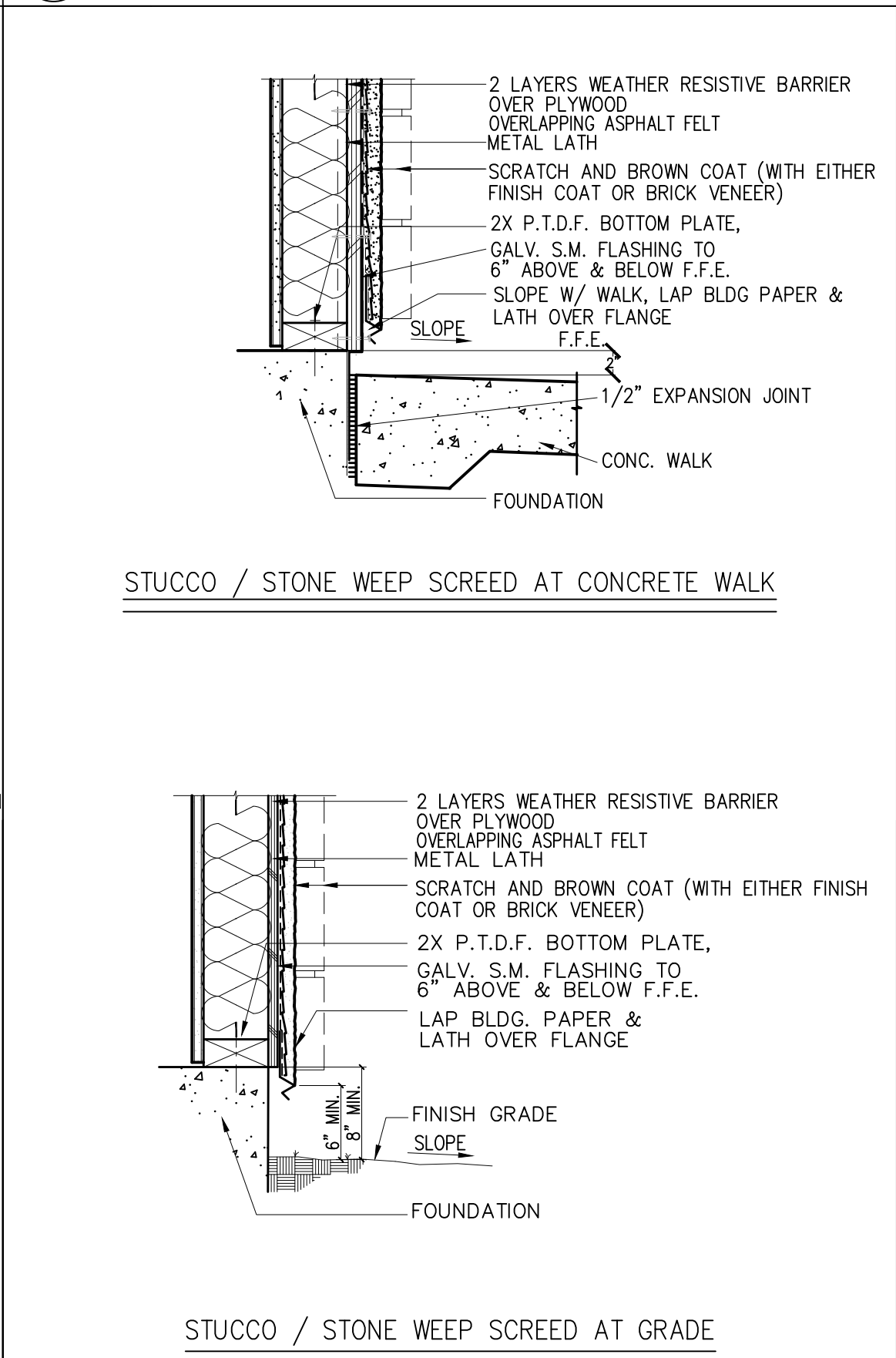
4 WALL SECTION
SCALE: 1 1/2"=1'-0"

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

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



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



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

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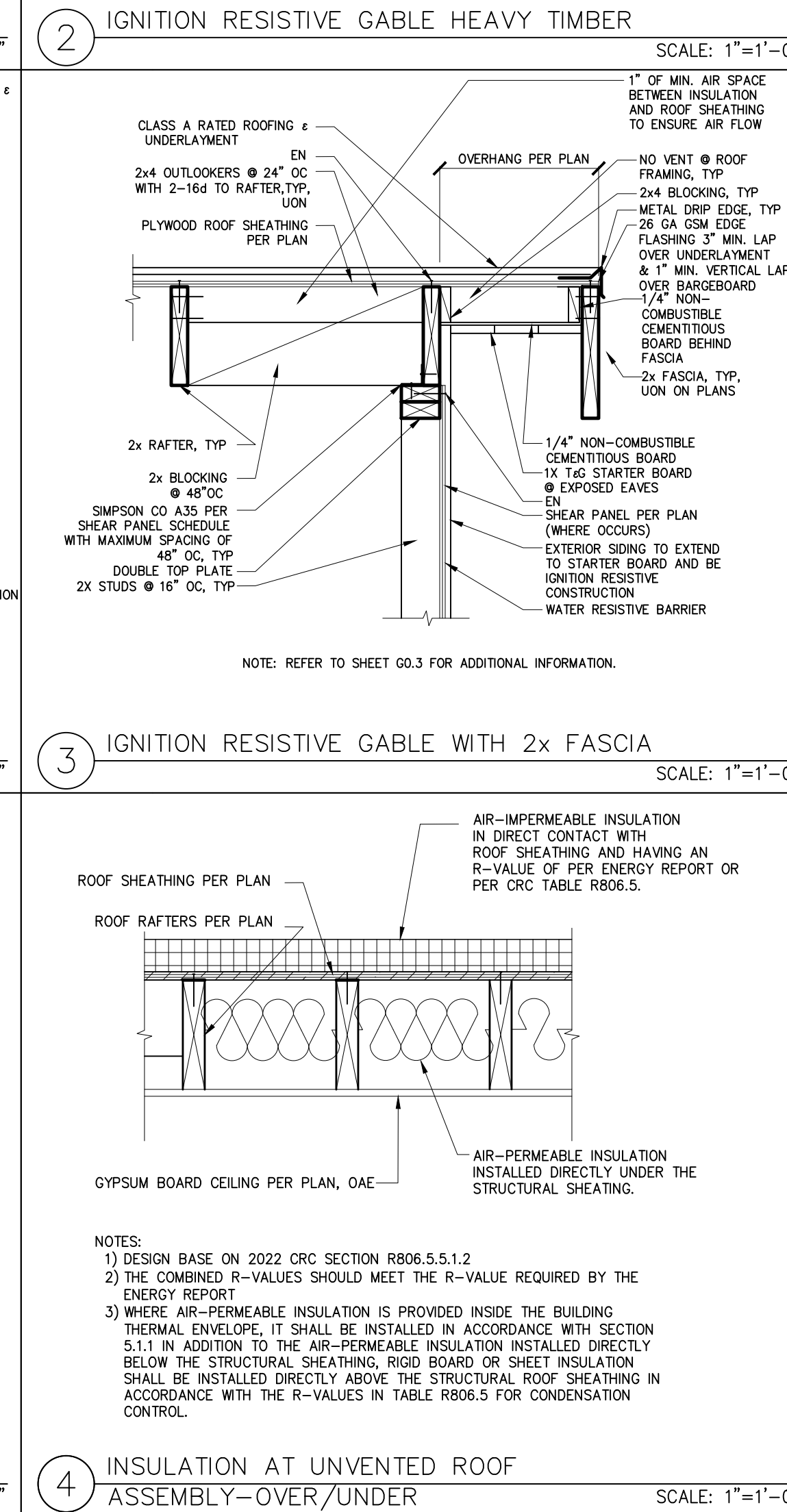
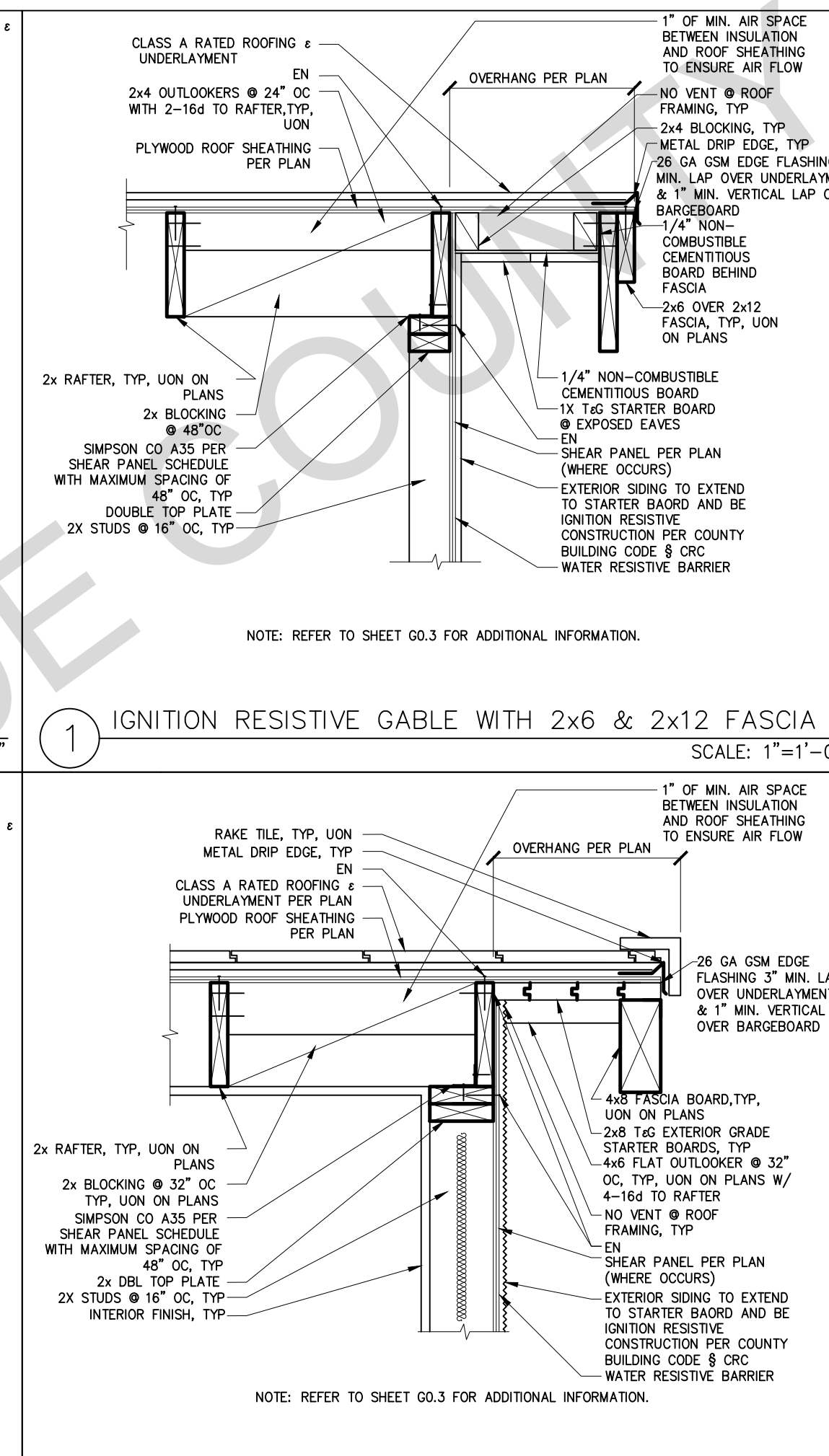
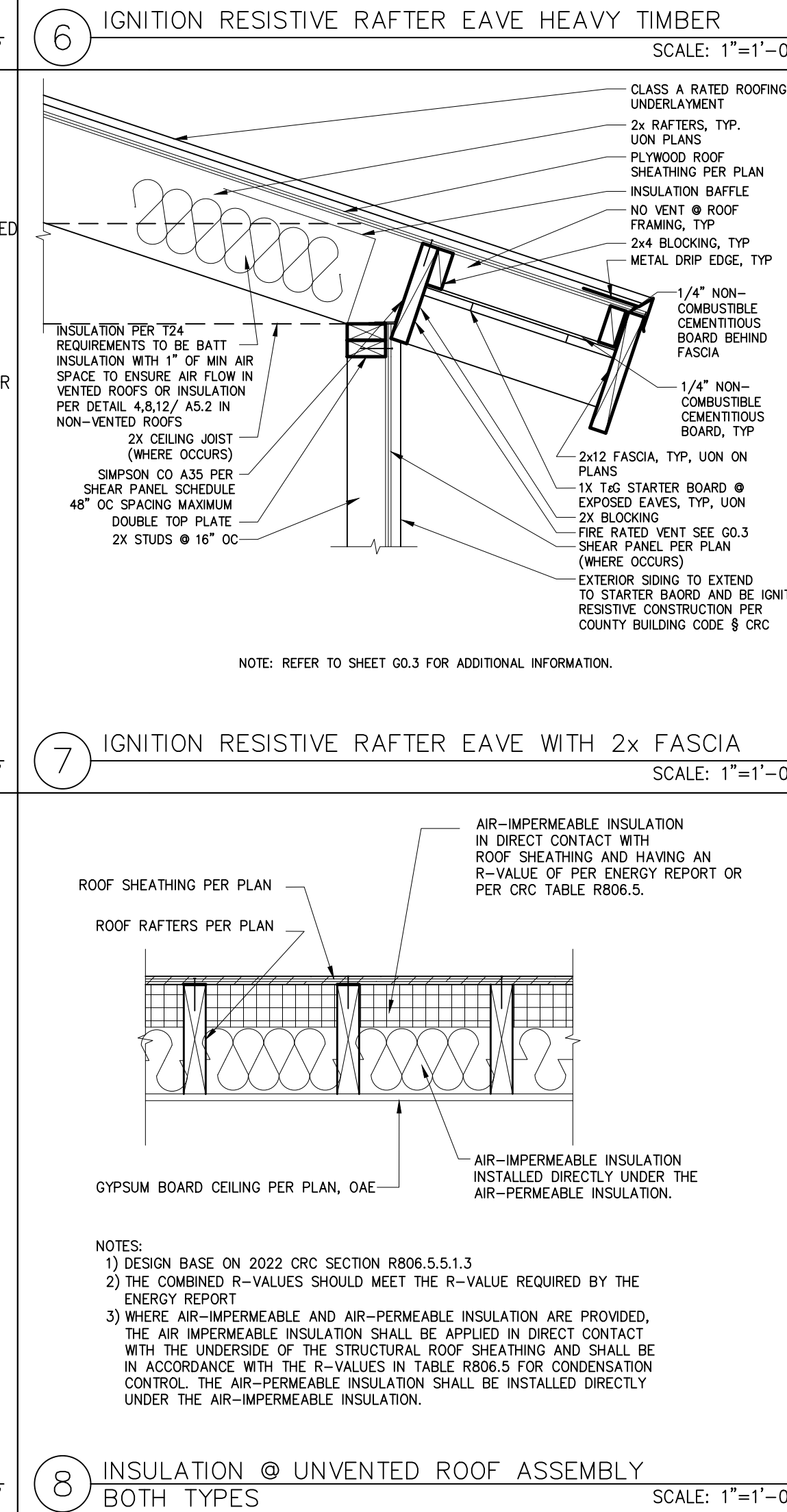
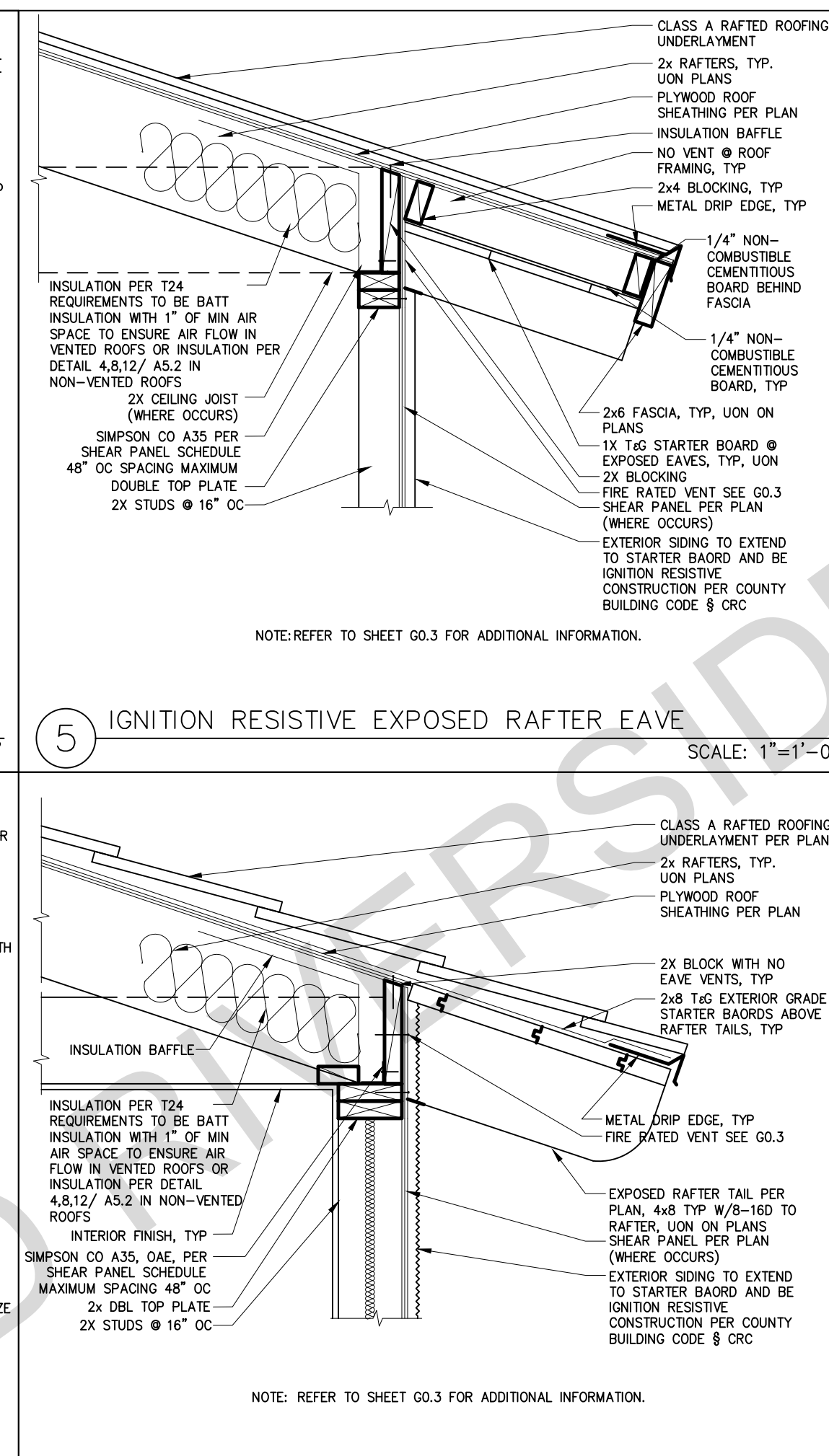
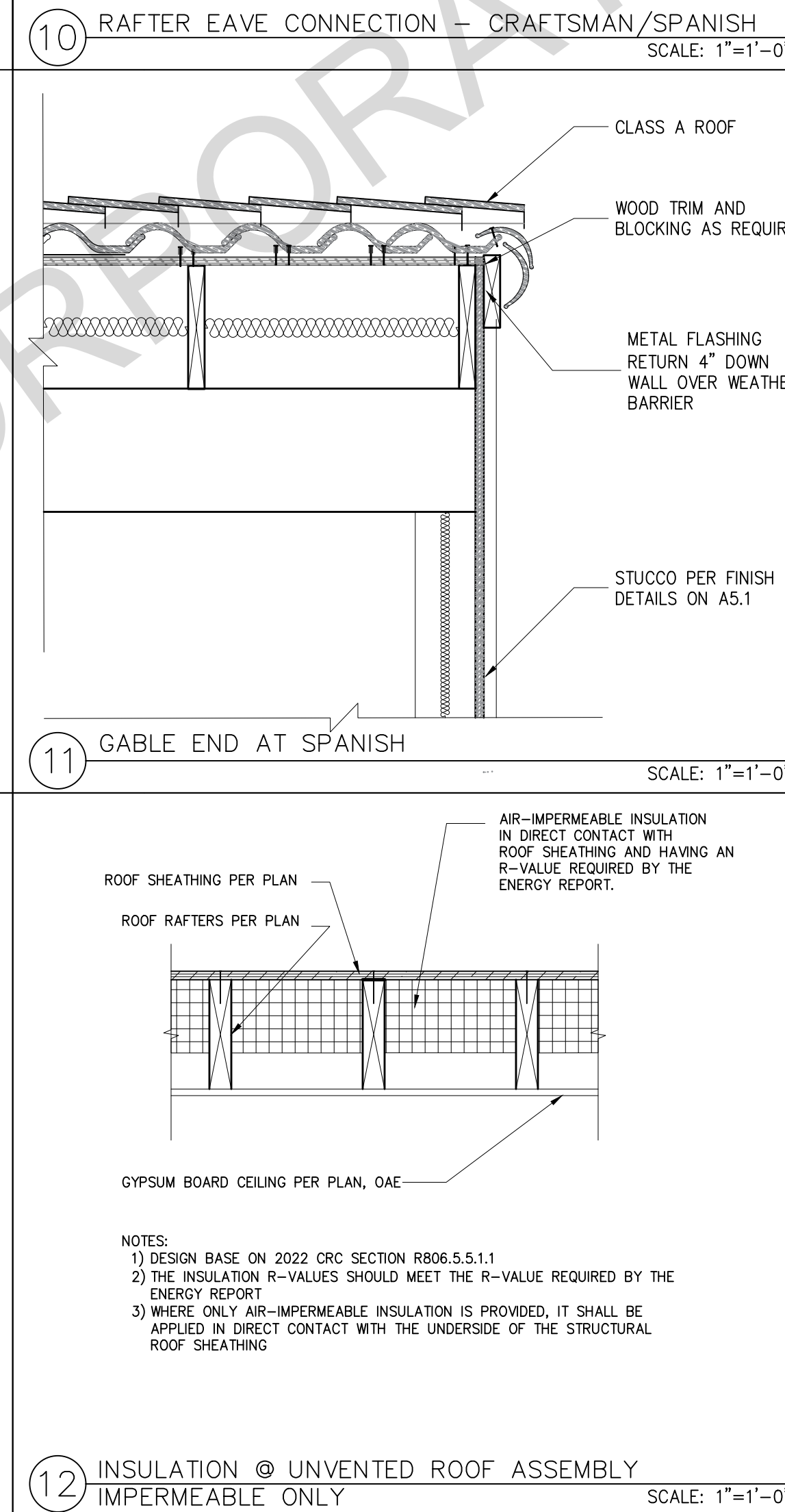
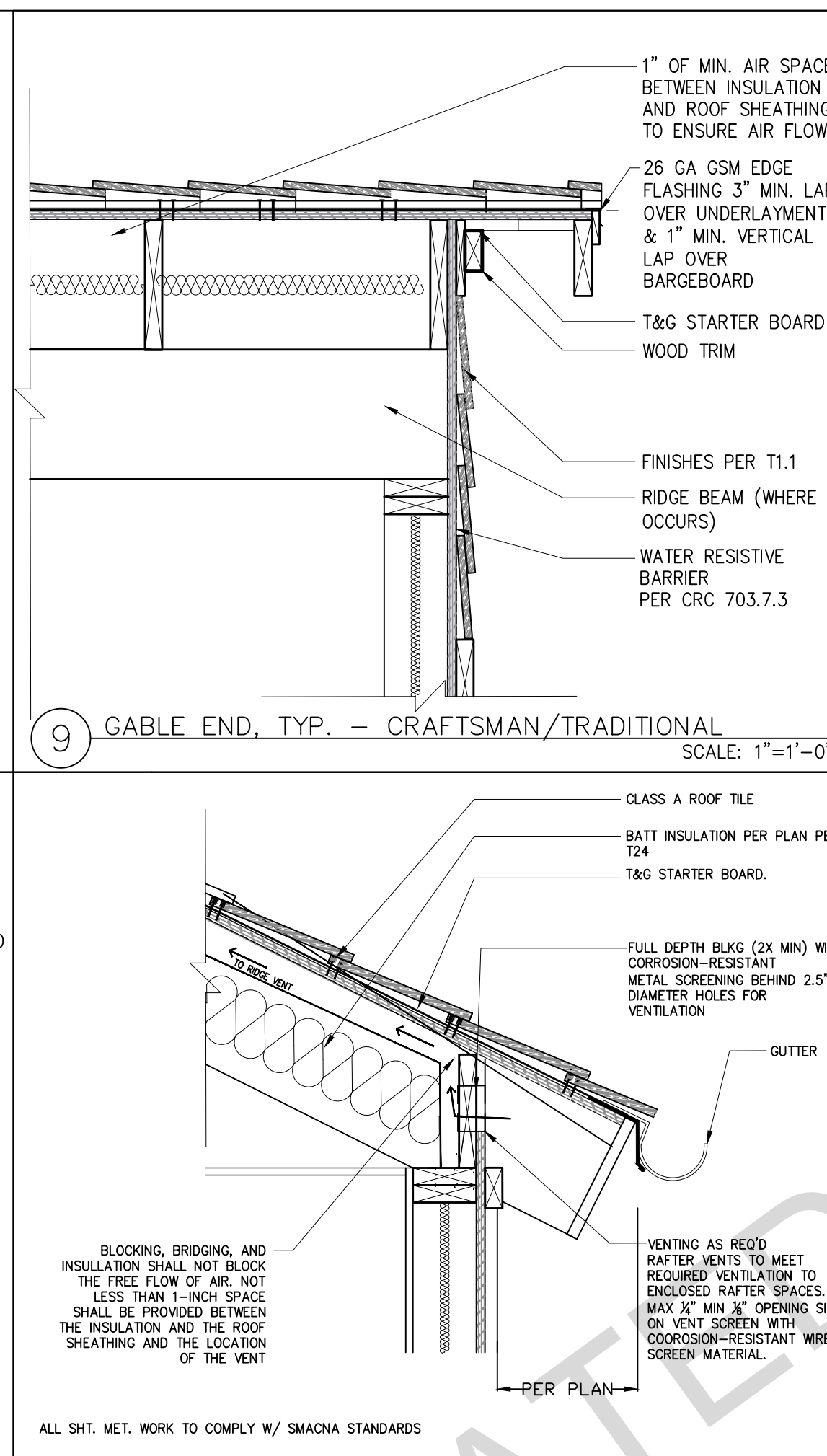
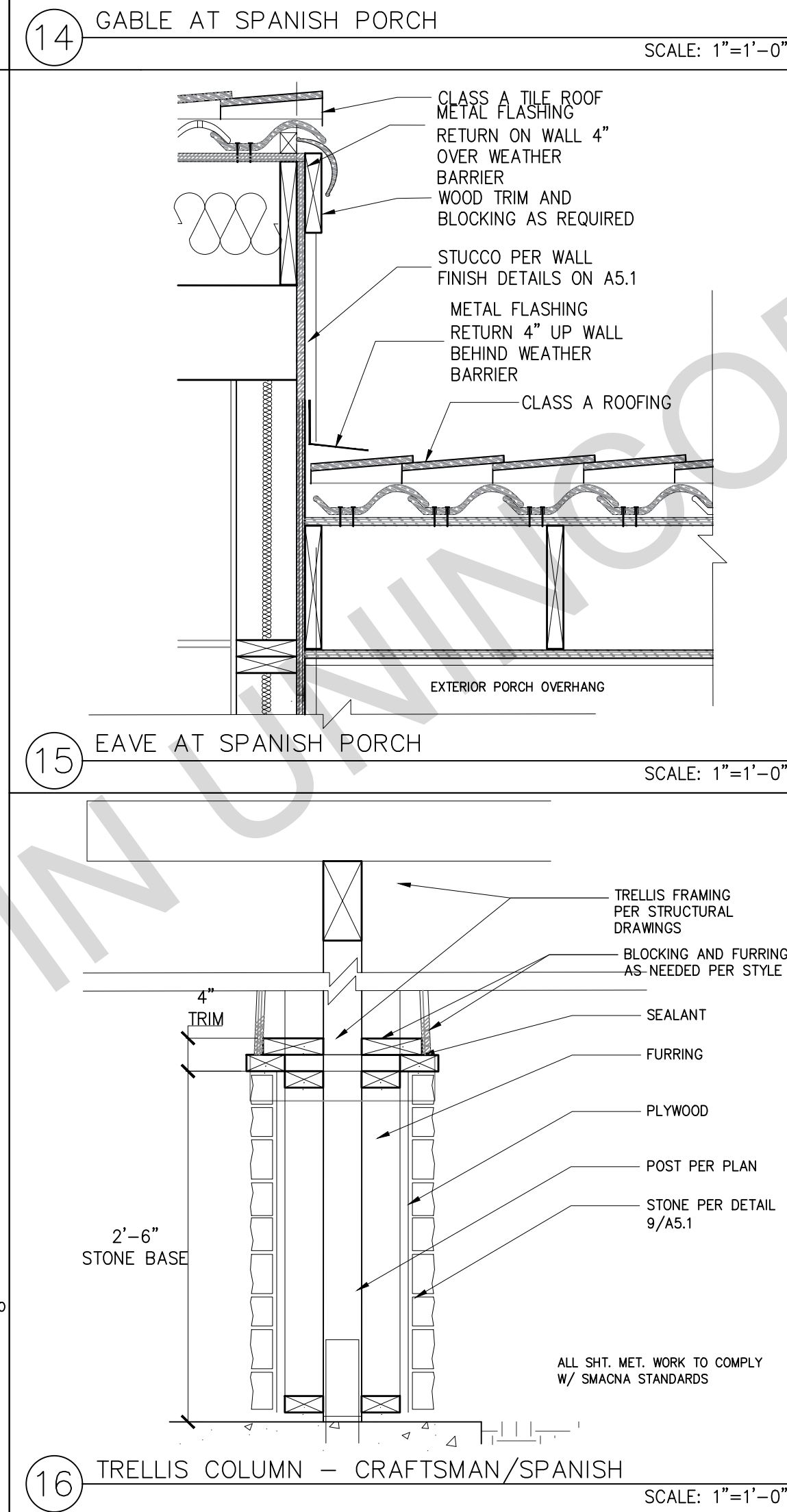
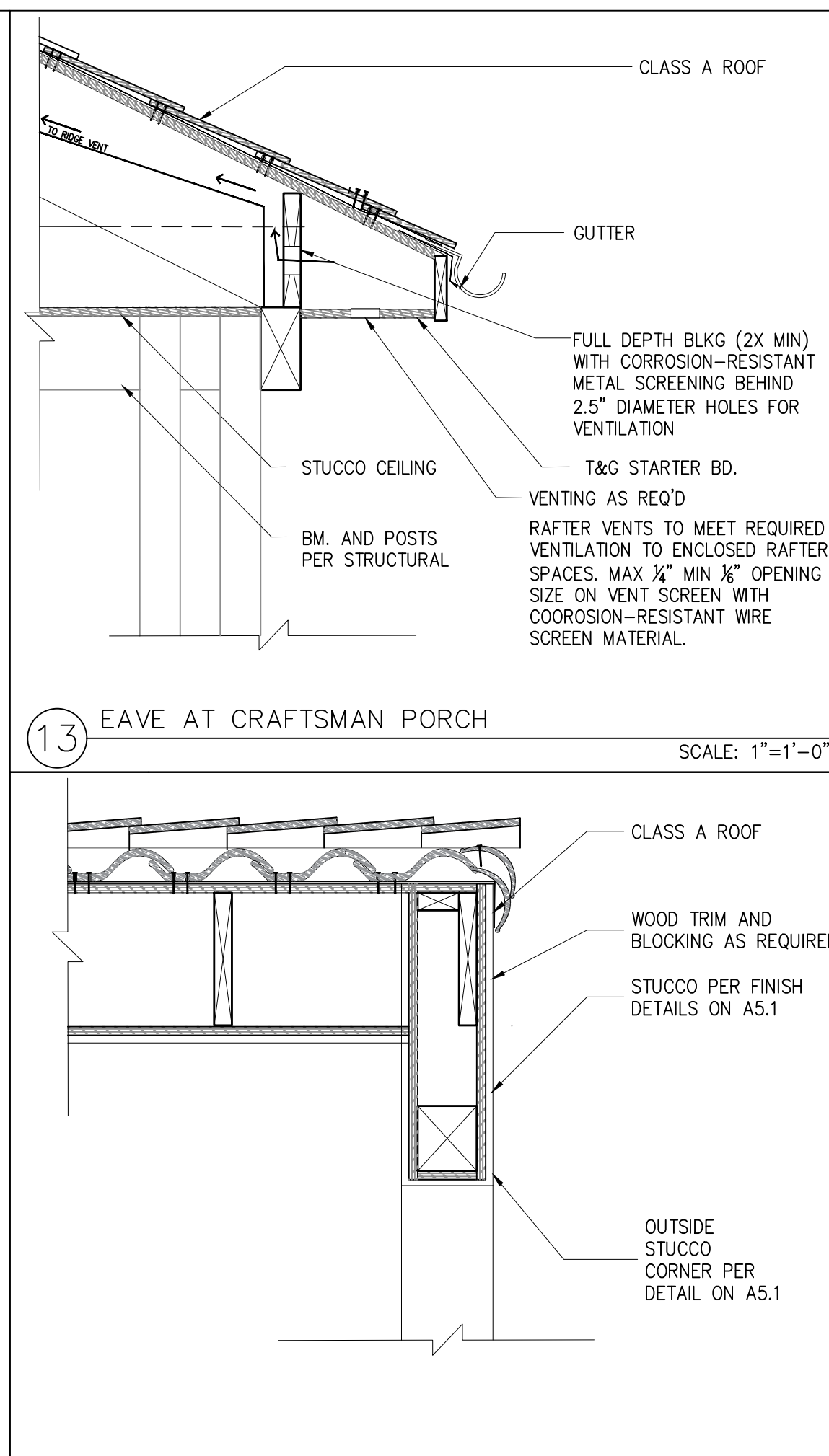
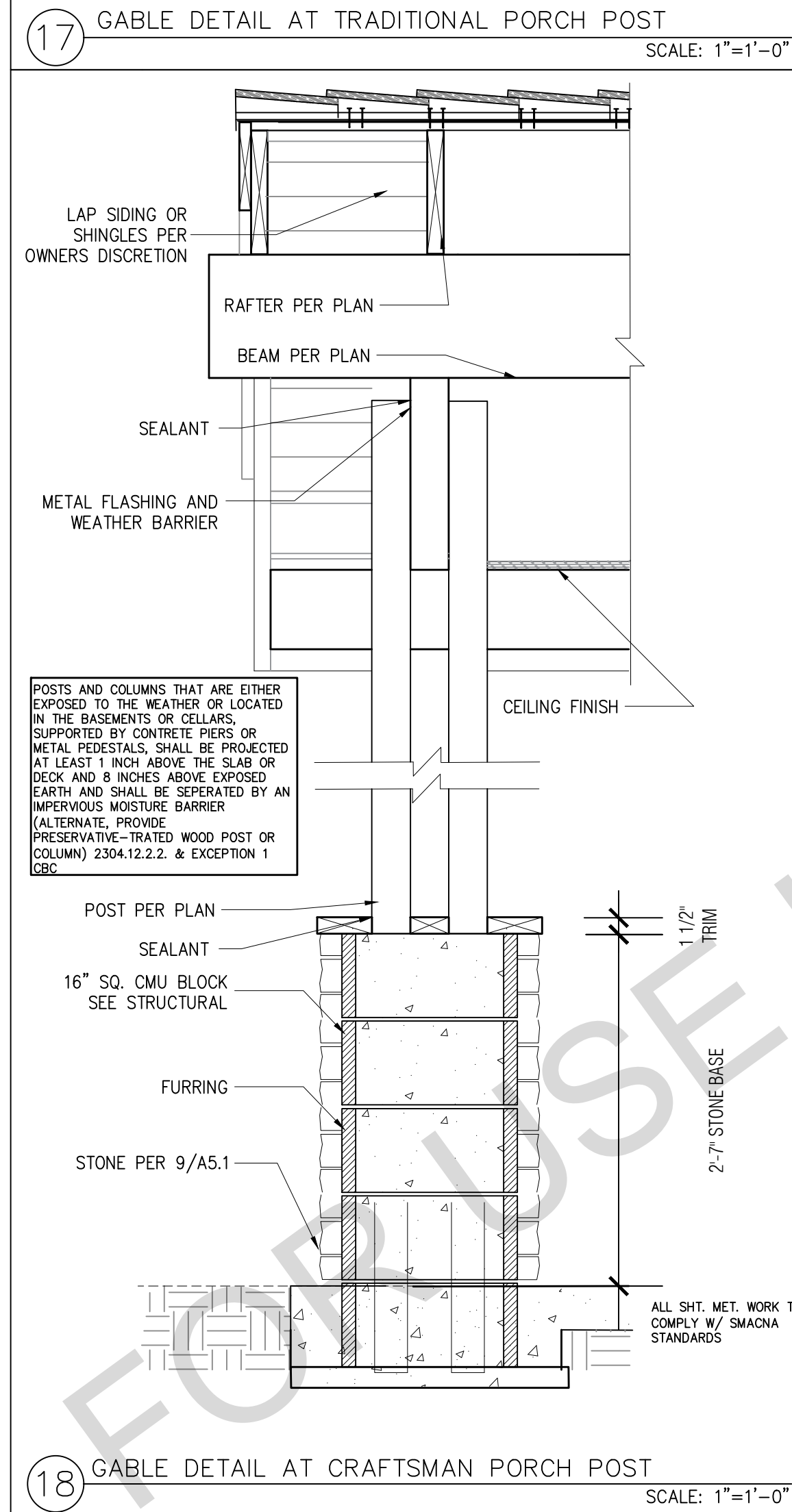
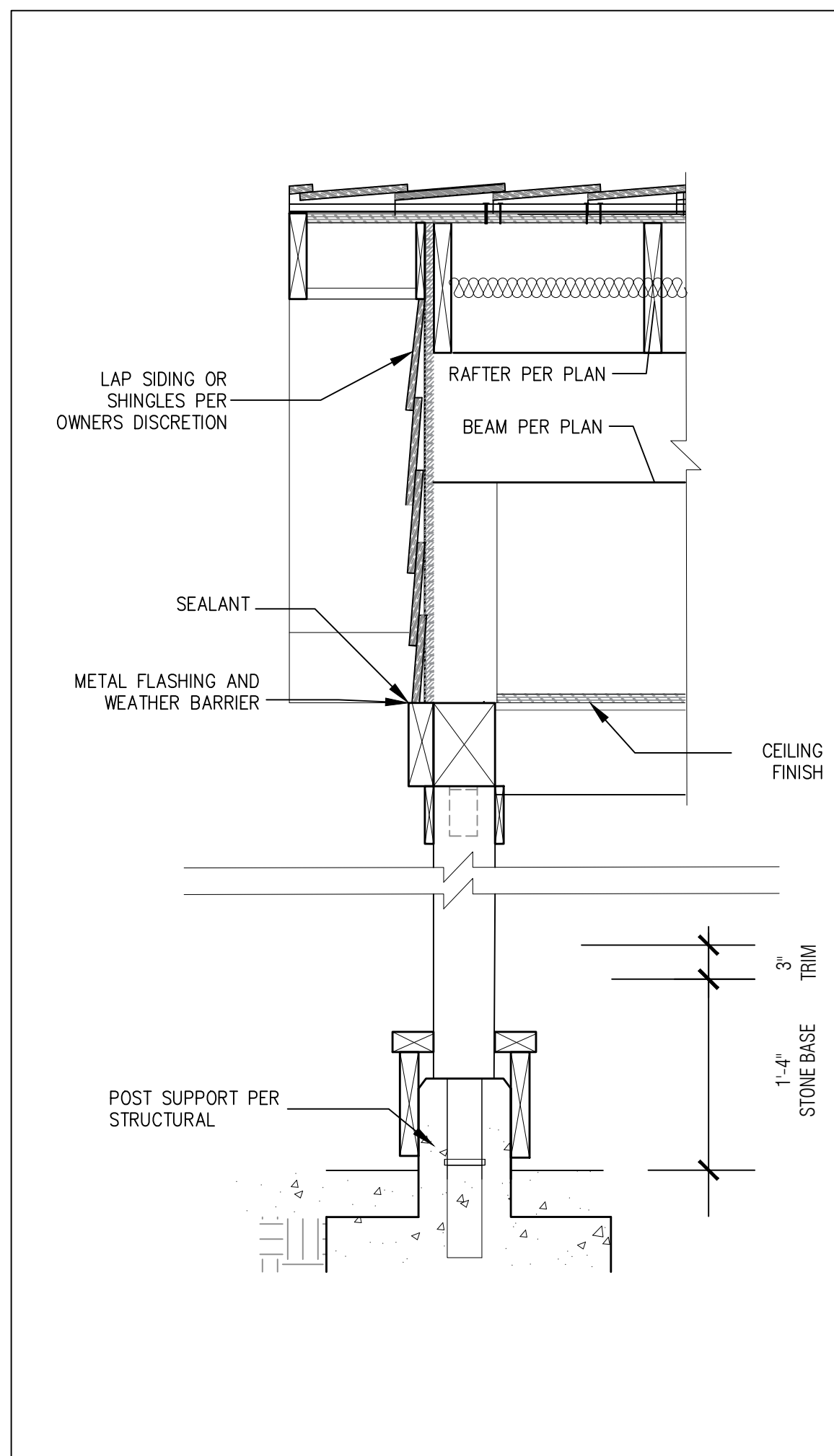
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DESIGN PATH STUDIO

sheet no.

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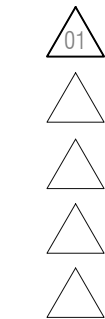


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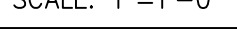
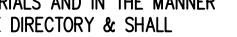
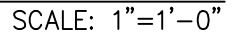
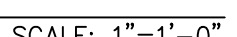
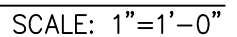
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2. CONCRETE FOUNDATION CONSTRUCTION

200.	THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.
201.	CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.
202.	SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S5, CENTERED IN SLAB.
203.	REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER
204.	PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14'-0" O/C MAX.
205.	SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH >= BOLT DIAMETER + $\frac{3}{16}$ ", LENGTH <= $1\frac{1}{2}$ ") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE CONCRETE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF $1\frac{1}{4}$ " FROM THE EDGE OF CONCRETE.
206.	EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE $\frac{5}{8}$ " DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.
207.	ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.
208.	SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.
209.	ALL HOLDDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL S5 FROM EXTERIOR CORNER OF SLAB.
210.	VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND COUNTY OF RIVERSIDE OF ANY DISCREPANCY, TYPICAL.
211.	PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.
212.	ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.
213.	RETROFIT MISPLACED HOLDDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS: MISPLACED HOLDDOWN RETROFIT BOLT MIN EDGE DISTANCE REPLACEMENT HD HDU2 5/8" ALL-THREAD, EMBED 6" 2" HDU2 HDU4 5/8" ALL-THREAD, EMBED 6" 4.5" HDU4 HDU5 5/8" ALL-THREAD, EMBED 9" 6" HDU5 HDU8 7/8" ALL-THREAD, EMBED 9" 6" HDU8 HDU11 1" ALL-THREAD, EMBED 12" 7" HDU11
214.	RETROFIT $\frac{5}{8}$ " EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-XP EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS. LOCATION TYPE REPLACEMENT SLAB EDGE, 1 3/4" DIST. SHEARWALL $\frac{5}{8}$ " ALL-THREAD, EPOXY, EMBED 3" OR $\frac{5}{8}$ " TITEN HD, EMBED 5 $\frac{1}{2}$ " MIN.
	INTERIOR > 6" EDGE DIST. SHEARWALL OR NON-SHEAR $\frac{5}{8}$ " TITEN HD, EMBED 5 $\frac{1}{2}$ " MIN.
	ANY OTHER NON-SHEAR 0.145 DIA. SHOT PINS SPACED 4 INCHES APART ON SILL. (2) FOR EACH MISSING ANCHOR BOLT. MAX. OF (6) SHOT PINS EVERY 6 FT.
215.	WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING: A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND COUNTY OF RIVERSIDE APPROVAL. B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED. C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE COUNTY OF RIVERSIDE RECOMMENDATIONS.
216.	ALL HOLDDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.

3. WOOD FRAMING CONSTRUCTION

300.	ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.
301.	ROOF SHEATHING SHALL BE $\frac{15}{16}$ " OR $\frac{3}{4}$ " C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (240) W/ 10D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.
302.	TYPICAL WALL SHEATHING: INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. $\frac{5}{8}$ " GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 6" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS. EXTERIOR SURFACES: SEE PLANS. WHERE "STUCCO" IS SPECIFIED PROVIDE $\frac{1}{2}$ " EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X $\frac{1}{16}$ " STAPLES @ 6" O/C OR NO. 11 GAGE X 1-1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.
303.	STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB. SHEATHING (WOOD STRUCTURAL PANELS) MUST MEET THE REQUIREMENTS OF DOC P51 OR P52 IN ACCORDANCE WITH NDS SDPIVS.
304.	TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (8) 16D NAILS MIN. @ MINIMUM 4'-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.

3. WOOD FRAMING CONSTRUCTION (CONT.)

305.	TYPICAL SHEAR TRANSFER: ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS. SILL PLATE ANCHORS: 306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB. 307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) IF OTHER TREATMENTS ARE USED, SEE NOTE 309. 308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD: ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153. ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL. WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL. 309. RE-TIGHTEN ALL HOLDDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.
310.	ENGINEERED BEAMS ARE AS FOLLOWS: "PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900). "LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325). (E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) < 9") "LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800). "GLB" REFERS TO 24F-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O. "IJC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS. AN A.I.T.C CERTIFICATE OF COMPLIANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY FOR GLUED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
311.	LUMBER SPECIFICATIONS: ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH. STUDS, PLATES & BLOCKING: 2X4 FRAMING LUMBER NOT LISTED BELOW STANDARD GRADE OR BETTER 92-1/4", 104-1/4", & 116-1/4" 2X4 STUDS STUD GRADE OR BETTER 2X4 STUDS OVER 10' #2 OR BETTER 2X4 SILLS & PLATES STANDARD OR BETTER 2X6 STUDS, SILLS, & PLATES #2 OR BETTER 4X4 STUDS & POSTS STANDARD OR BETTER OR #1 4X6, 6X6, & LARGER STUDS & POSTS #1 OR BETTER 4X4, 4X6 BEAMS & HEADERS #2 OR BETTER 4X8, 4X10, 4X12, 4X14 BEAMS & HEADERS #1 OR BETTER 6X4 BEAMS & HEADERS #2 OR BETTER 6X6 & LARGER BEAM & HEADERS #1 OR BETTER 2X10 AND LARGER RAFTERS AND JOISTS #1 OR BETTER
312.	HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS: BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.6.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL. OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW: PSL AND LVL BEAMS: A HOLE 1 INCH IN DIAMETER CAN BE DRILLED ANYWHERE, AND A 2 INCH DIA. HOLE CAN BE DRILLED IN THE MIDDLE THIRD OF THE SPAN IN THE MIDDLE THIRD OF THE DEPTH OF THE BEAM FOR ANY PSL OR LVL BEAM, EXCEPT CANTILEVERED BEAMS AND BEAMS SUPPORTING CONCENTRATED LOADS. HOLES IN THOSE CONDITIONS REQUIRE APPROVAL IN WRITING FROM THE ENGINEER.
	PSL AND LVL BEAMS: A RAKE OUT (TAPER) AT THE TOP OF THE BEAM AT THE END OF THE SUPPORT IS ALLOWED IF NOTED ON PLANS, TO A MINIMUM OF 4-3/8" AT INSIDE FACE OF SUPPORT. RAKE CUT (TAPER) THAT RESULTS IN A DEPTH AT THE INSIDE FACE OF THE SUPPORT OF 2/3RDS THE BEAM DEPTH IS ALLOWED AT CONDITIONS NOT SPECIFIED. OTHER TAPERED ENDS AND SQUARE NOTCHES IN TOP OR BOTTOM FACE REQUIRE APPROVAL IN WRITING FROM THE ENGINEER OR ARCHITECT. STUDS AND PLATES: SEE STRUCTURAL DETAILS 14 & 15 ON SHEET S5 FOR NOTCHING AND BORING.
313.	PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.
314.	PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.
315.	PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.
316.	PROVIDE MINIMUM 2-1/4" BEARING @ EACH END OF EACH FLUSH BEAM OR HEADER WHERE BEARING IS ON TOP PLATE. PROVIDE 2X4 STUD WITHIN 3" OF BEARING POINT. PROVIDE (2) 2X STUDS @ 6X OR LSL OR PSL BEAMS.
317.	ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS
318.	EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.
319.	SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.
320.	COMBINE AND GROUP PLUMBING VENTS WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.

3. WOOD FRAMING CONSTRUCTION (CONT.)

321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.

322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:

BEAM OR JOIST

SIMPSON/USP HANGER

I-JOIST FLOOR JOISTS

IUS, IUT, OR ITT HANGERS

1.75 X LSL AND LVL

HU, HUS, OR WPU

2.69 X PSL AND LVL

HU OR HWU

3.5 X PSL AND LVL

HHUS OR HWU

5.25 X PSL AND LVL

HHUS OR HWU

7 X PSL AND LVL

HHUS OR HWU

AT BEAM HANGER CALLOUTS, IE HGUS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12. AN HGUS2.75/12 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NOT TO APPLY (MAX) LOADS.

323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.

324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED:

A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES

B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL.)

C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED.

D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.

325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED. USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER

326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.

327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVE, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.

4. ICC-ES AND NER APPROVALS

400. PLYWOOD AND OSB PANELS:

APA PLYWOOD & OSB--ESR-2586

FULL REPORTS FOUND AT:

HTTP://WWW.ICC-ES.ORG

401. JOISTS AND RAFTERS AND BEAMS:

TRUS-JOIST T-JI JOISTS AND PSL, LSL, & LVL--ICC-ES ESR-1387, 1153,
BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND--ICC-ESR-1040, 1336
LOUISIANA PACIFIC JOISTS & BEAMS--ESR-1305, 2403
ROSEBURG JOISTS & BEAMS--ESR-1210, 1251
GLU-LAM BEAMS-- ESR-1940
PACIFIC WOOD TECH - ESR 2909

402. WOOD CONNECTORS:

SIMPSON CONNECTORS--ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046
IAPMO ER-112, 130, 143, 192, 262
USP LUMBER CONNECTORS--ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200
QUICK DRIVE WOOD SCREWS--ICC-ES ESR-1472

403. ADHESIVES & ANCHORS:

SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-XP)--ICC-ES ESR-1772, 2508.
SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS--ICC-ES ES-1771
SIMPSON TITEN HD--ICC-ESR-1056, 2713
SIMPSON SHOT PINS ICC-ES ESR-2138
HILTI X-DN, X-ZF, X-CF SHOT PINS--ICC-ES ER-1663, 1752, 2269

5. NAILING & FASTENING

500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)

501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.

502. ALTERNATE NAILING FOR ROOF SHEATHING:
8D 2½" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.

503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR
8D 2½" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL

504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED:
10D 2½" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL

NAIL SIZES

SIZE OF NAIL STANDARD LENGTH WIRE GAUGE SIZE (INCHES) PENETRATION REQUIRED

BOX NAILS

6D 2" 12 0.099 1"

8D 2 " 11 0.113 1"

10D 3" 10 0.128 1"

12D 3" 10 0.128 1 "

16D 3 " 10 0.135 1 "

16D SINKER 3" 9 0.148 1"

COMMON NAILS

6D 2" 11 0.113 1"

8D 2½ " 10 0.131 1"

10D 3" 9 0.148 1½"

12D 3" 9 0.148 1½"

16D 3 " 8 0.162 1½"

C&C PRESSURES

ROOF: GABLE ROOF, PITCH α = 18.3°

A_{EFFECTIVE} = 10 sf 28 sf 30 sf

(-) ZONE 1 -42.0 psf -39.5 psf -39.3 psf

(-) ZONE 2 -50.6 psf -45.5 psf -45.1 psf

(-) ZONE 3 -87.5 psf -76.0 psf -75.2 psf

(+) ALL ZONES 16.5 psf 16.0 psf 16.0 psf

WALLS

A_{EFFECTIVE} = 10 sf 21 sf 48 sf

(-) ZONE 4 -1.28 psf -34.7 psf -32.9 psf

(-) ZONE 5 -1.58 psf -41.6 psf -38.0 psf

(+) ZONE 4&5 1.00 psf 31.9 psf 30.1 psf

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

BLKNG AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N.			
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, T.N.			
BLKNG AT CEILING RAFTERS OR TRUSSES NOT AT WALL TOP PLATE TO RAFTER OR TRUSS, E.N.			
FLAT BLKNG TO TRUSS AND WEB, F.N.			
CEILING JOISTS TO TOP PLATE, T.N.			
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, F.N. PER 2308.7.3.1			
CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT), F.N. PER 2308.7.3.1			
COLLAR TIE TO RAFTER, F.N.			
RAFTER/TRUSS TO TOP PLATE, T.N. PER TABLE 2308.7.3.5			
RAFTERS TO RIDGE VALLEY OR HIP; OR FATER TO 2" RIDGE BEAM			
TOENAIL			
ENDNAIL			
STUD TO STUD (NOT AT BRACED WALL PANELS)			
STUD TO STUD AT INTERSECTING WALL CORNERS (BRACED WALL)			
BUILT-UP HEADER (2" TO 2"), FN EA. EDGE			
CONT. HEADER TO STUD, T.N.			
TOP PLATE TO TOP PLATE			
TOP PLATE TO TOP PLATE, AT END JOINTS (EACH SIDE OF END JOINT), FACENAIL			
24" MIN LAP SPLICE EA. SIDE			
BOTTOM PLATE TO JOIST, RIM, OR BLKG, FACENAIL			
UNBRACED WALL: 16" o.c. FN			
UNBRACED WALL: 12" o.c. FN			
BRACED WALL: 16" o.c. FN			
STUD TO TOP OR BOTTOM PLATE			
TOENAIL			
ENDNAIL			
TOP PLATES, LAPS AT CORNERS AND INTERSECTION, F.N.			
1" BRACE TO EACH STUD AND PLATE, F.N.			
1"x6" SHEATHING TO EACH BEARING, F.N.			
1"x8" SHEATHING AND WIDER TO EACH BEARING, F.N.			
JOIST TO SILL, TOP PLATE, OR GIRDER, T.N.			
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER			
1"x6" SUBFLOOR OR LESS TO EACH JOIST, F.N.			
2" SUBFLOOR TO JOIST OR GIRDER, F.N. OR BLIND			
2" PLANKS (PLANK & BEAM - FLOOR & ROOF), FACENAIL & EACH BEARING			
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS			
32" o.c. FN Top & BTM STAGGERED ON OPPOSITE SIDES			
24" o.c. FN Top & BTM			
ENDS & SPLICES, FN			
LEDGER SUPPORTING JOISTS/RAFTERS			
JOIST TO BAND OR RIM JOIST, END NAIL			
BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS EACH END, T.N.			
WOOD STRUCT. PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHTNG TO FRMG AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
$\frac{3}{8}$ "-1" $\frac{1}{2}$ "-2"	16d Com or deformed; or 2 $\frac{3}{8}$ "x.113" nail (subfloor a&d wall) 8d Com or deformed (roof) or 2 $\frac{3}{8}$ " x.113" nail (roof) 1 $\frac{1}{2}$ " 16 Ga Staple, $\frac{1}{16}$ " crown (subfloor and wall) 2 $\frac{3}{8}$ " x.113"x.266" head nail (roof) 1 $\frac{1}{2}$ " 16 Ga Staple, $\frac{1}{16}$ " crown (roof)		
$\frac{13}{16}$ "-3" $\frac{3}{4}$ "-4"	8d Com or deformed (subfloor and wall) 8d Com or deformed (roof) or 2 $\frac{3}{8}$ " x.113" nail (roof) ^d 2 $\frac{3}{8}$ " x.113"x.266" head nail, 2"16 Gage staple, $\frac{1}{16}$ " crown		
$\frac{7}{8}$ "-1 1/4"	10d Com or (3"x0.148"); or deformed (2 $\frac{3}{8}$ " x.131"x.281 head)		
OTHER EXTERIOR WALL SHEATHING (FIBERBOARD)			
$\frac{1}{2}$ "- $\frac{3}{4}$ " $\frac{3}{8}$ "-1"	1 $\frac{1}{2}$ " x.120", galvanized roofing nail ($\frac{1}{16}$ " head dia) or 1 $\frac{1}{2}$ " 16 Ga Staple w/ $\frac{1}{16}$ " or 1" crown 1 $\frac{1}{2}$ " x.120", galvanized roofing nail ($\frac{1}{16}$ " head dia) or 1 $\frac{1}{2}$ " 16 Ga Staple w/ $\frac{1}{16}$ " or 1" crown		
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
$\frac{3}{4}$ " & LESS $\frac{5}{8}$ "-1" 1 $\frac{1}{8}$ "-1 1/4"	8d COMMON (2 $\frac{3}{8}$ "x.0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") 8d COMMON (2 $\frac{3}{8}$ "x.0.131"); or deformed (2"x0.113"); or deformed (2"x0.120") 10d COMMON (3"x0.148"); or deformed (2 $\frac{3}{8}$ "x.0.131"); or deformed (2 $\frac{3}{8}$ "x.0.120")		
PANEL SIDING TO FRAMING			
$\frac{1}{2}$ " & LESS $\frac{5}{8}$ "	6d corrosion-resistant siding (1 $\frac{1}{8}$ "x.106"); or 6d corrosion-resistant (2"x.099") 8d corrosion-resistant siding (2 $\frac{3}{8}$ "x.128"); or 8d corrosion-resistant casing (2 $\frac{1}{2}$ "x0.113")		
INTERIOR PANELING			
$\frac{1}{2}$ " $\frac{3}{8}$ "	4d casing (1 $\frac{1}{2}$ "x0.080"); or 4d finish (1 $\frac{1}{2}$ "x0.072") 6d casing (2"x0.099"); or 6d finish (2"x.092") - (Panel supports at 24 inches)		

7. DESIGN CRITERIA

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE				
701. SEISMIC DESIGN CRITERIA:				
SOIL BEARING VALUE		1,500 psf		
SITE CLASS		D (Default)		
SEISMIC DESIGN CATEGORY		D		
RISK CATEGORY		II		
SEISMIC IMPORTANCE FACTOR		1		
Ss: 2.400	Sds: 1.920	Cs: 0.269		
S1: 0.900	Sd1: 1.020	R: 6.5		
BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS				
METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL CALCULATIONS.				
702. WIND DESIGN CRITERIA :		129 mph		
WIND SPEED (V-ult)				
RISK CATEGORY		II		
EXPOSURE		C		
INTERNAL PRESSURE COEF		0.18		
703. DESIGN LOADING:				
ROOF DL	28 psf	I	ROOF LL	20 psf
PORCH DL	33 psf	I	PORCH LL	20 psf
TRELLIS DL	6 psf	I	TRELLIS LL	10 psf
SOLAR PANELS	3 psf			
704. SNOW LOADING: WORST CASE PER RIVERSIDE COUNTY RECOMMENDATIONS: 63 PSF				

7. DESIGN CRITERIA

700. BUILDING CODE: 2022 CALIFORNIA BUILDING CODE	
701. SEISMIC DESIGN CRITERIA: SOIL BEARING VALUE SITE CLASS SEISMIC DESIGN CATEGORY RISK CATEGORY SEISMIC IMPORTANCE FACTOR Ss: 2.400 Sds: 1.920 Cs: 0.269 S1: 0.900 Sd1: 1.020 C: 6.5	1,500 psf D (Default) D II I II C 0.18
BASIC SEISMIC FORCE RESISTING SYSTEM:BEARING WALL ANALYSIS METHOD: EQUIVALENT LATERAL FORCE PROCEDURE SEE STRUCTURAL CALCULATIONS.	
702. WIND DESIGN CRITERIA : WIND SPEED (V-ult) RISK CATEGORY EXPOSURE INTERNAL PRESSURE COEF	129 mph II C 0.18
703. DESIGN LOADING: ROOF DL 28 psf I PORCH DL 33 psf I TRELLIS DL 6 psf I SOLAR PANELS 3 psf	ROOF LL 20 psf PORCH LL 20 psf TRELLIS LL 10 psf
704. SNOW LOADING: WORST CASE PER RIVERSIDE COUNTY RECOMMENDATIONS: 63 PSF	

8. STATEMENT OF SPECIAL INSPECTIONS

800. RETROFIT ANCHOR BOLTS FOR MISPLACED HOLDDOWNS WITH ALL-THREAD ROD AND SIMPSON SET-XP EPOXY REQUIRE SPECIAL INSPECTION. (NO SPECIAL INSPECTION IS REQUIRED FOR RETROFIT ANCHOR BOLTS OR TITEN HD's WITHOUT A HOLDDOWN ATTACHED.) REFER TO NOTE 213 FOR MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS.	
801. PER CBC 1705.3 SPECIAL INSPECTION IS NOT REQUIRED FOR NON-STRUCTURAL SLABS ON GRADE NOR FOR CONCRETE FOOTINGS THAT SUPPORT 3 STORIES ABOVE GRADE OR LESS.	
802. PER CBC 1705.13 SPECIAL INSPECTION IS NOT REQUIRED FOR SEISMIC COMPONENTS FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS NOT EXCEEDING 2 STORIES ABOVE GRADE.	
9. SOILS REPORT	
A SOILS REPORT MAY BE REQUIRED BY THE BUILDING OFFICIAL. IN-LIEU OF THE SOILS REPORT A CONSERVATIVE VALUE FOR THE SOIL BEARING ALLOWABLE OF 1500 PSF HAS BEEN USED IN DESIGN OF THE BUILDING.	

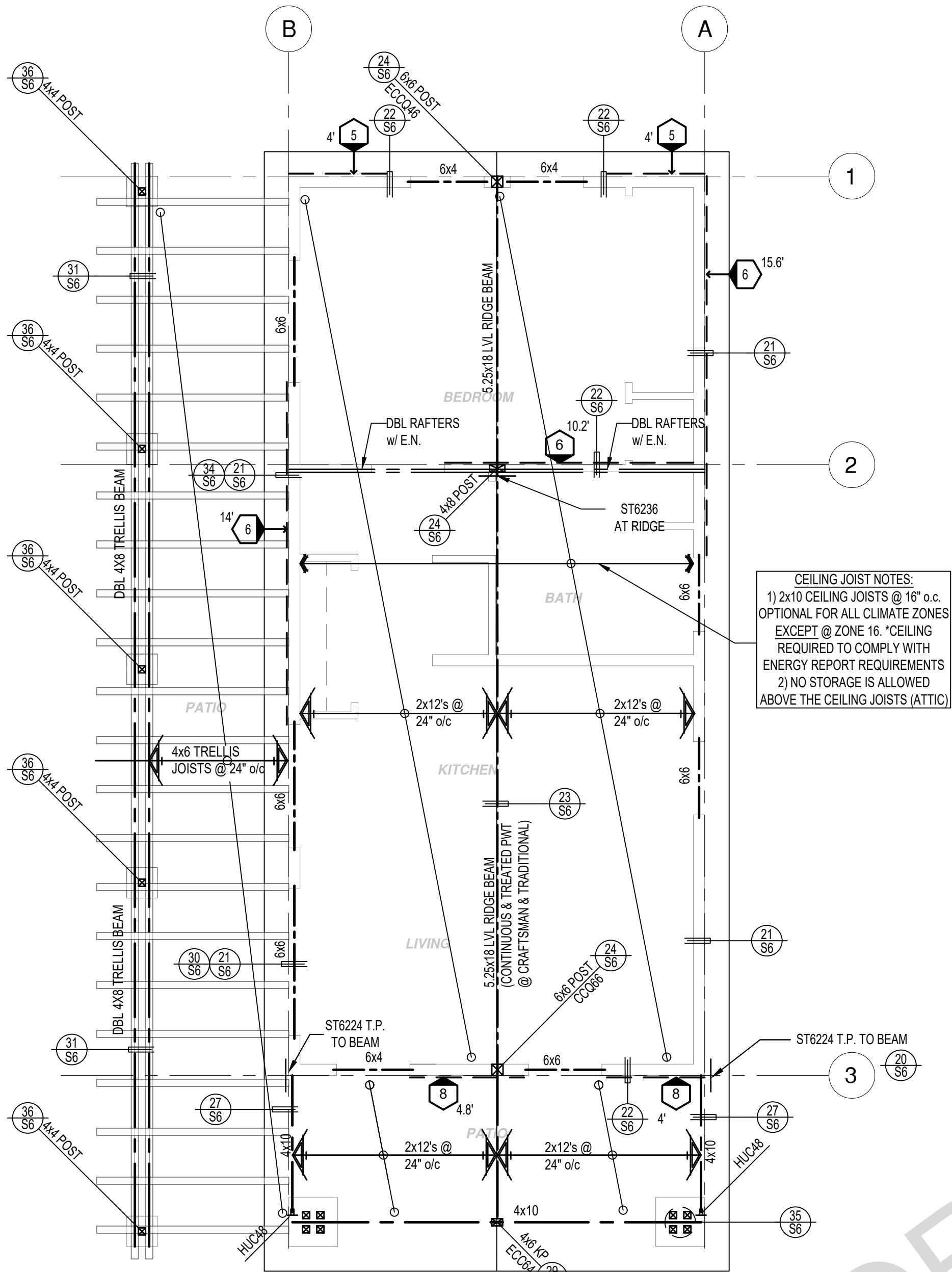
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NOTE
FOUNDATION, HOLD DOWN AND
SHEAR WALL LOCATIONS,
FRAMING SIZES AND SPACING TO
REMAIN THE SAME AT
MANUEVERING BATHROOM
OPTION PLAN

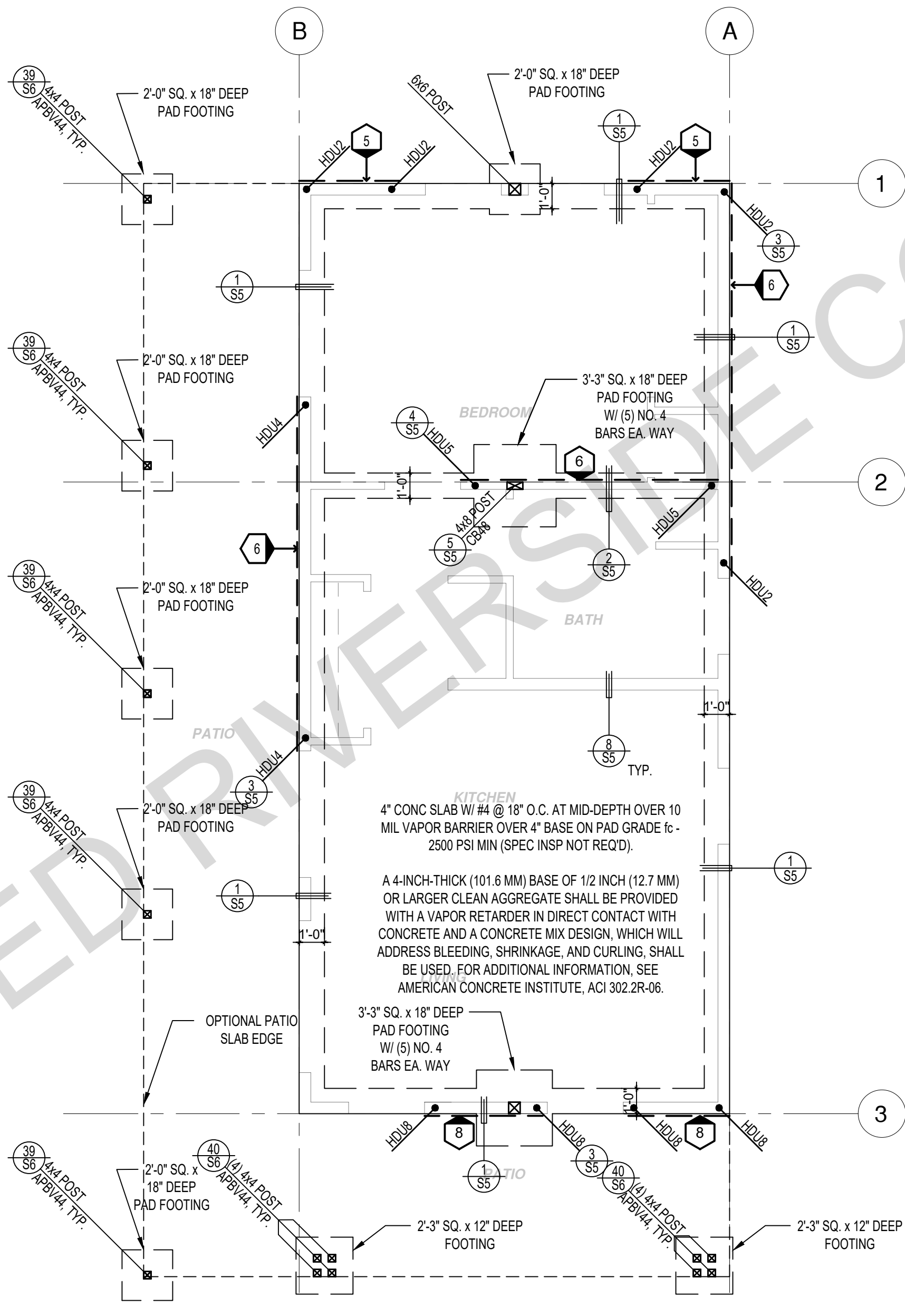
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3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.



FRAMING PLAN

1/4"=1'-0"

CRAFTSMAN



FOUNDATION PLAN

1/4"=1'-0"

CRAFTSMAN

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES	
1.	ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2.	ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3.	THE MINIMUM NOMINAL ANCHOR BOLT DIAMETER SHALL BE 5/8 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4.	PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5.	PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6.	SEE SHEET S5 FOR TYP. CONCRETE & SLAB DETAILS 1-3
7.	POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8.	FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

	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)	15/32" 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)	15/32" 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	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	24" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

- (1) 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.
- (2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
- (3) 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.
- (4) 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 STITCH NAILED WITH 10D, SPACING EQUAL TO THE E.N. SPACING PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED.
- (6) WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO 3/4" WSP, ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. 3/4" SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.
- (7) ALL ANCHOR BOLTS AND HOLD-DOWN BOLT NUTS SHALL BE TIGHTENED PRIOR TO WALL COVERING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

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
	CALIFORNIA FILL FRAMING

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

project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Craftsman
Foundation
& Framing
Plan

date

20 January 2025

project no.

RIVERSIDE ADU

drawn by

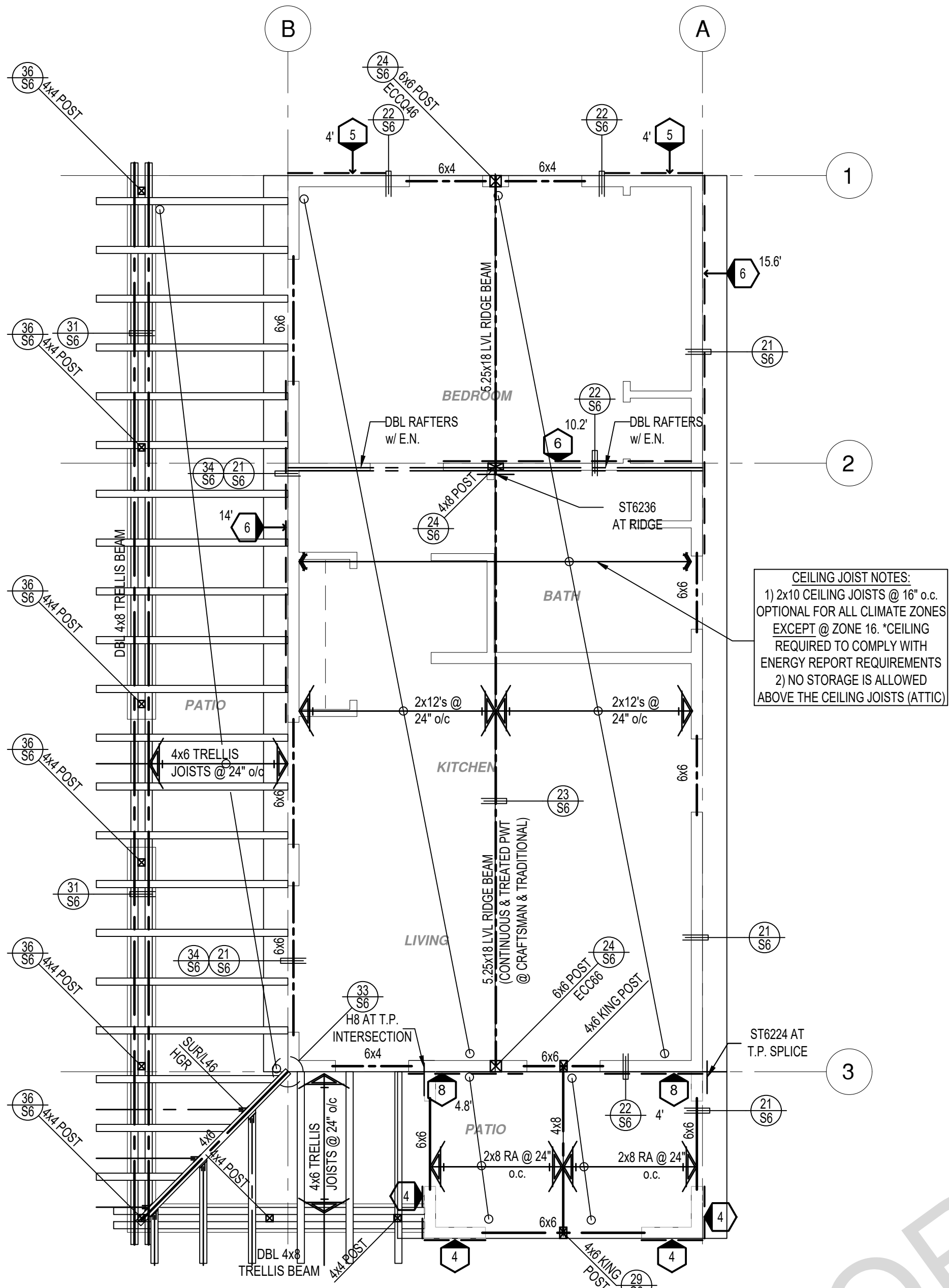
DESIGN PATH STUDIO

sheet no.

S2

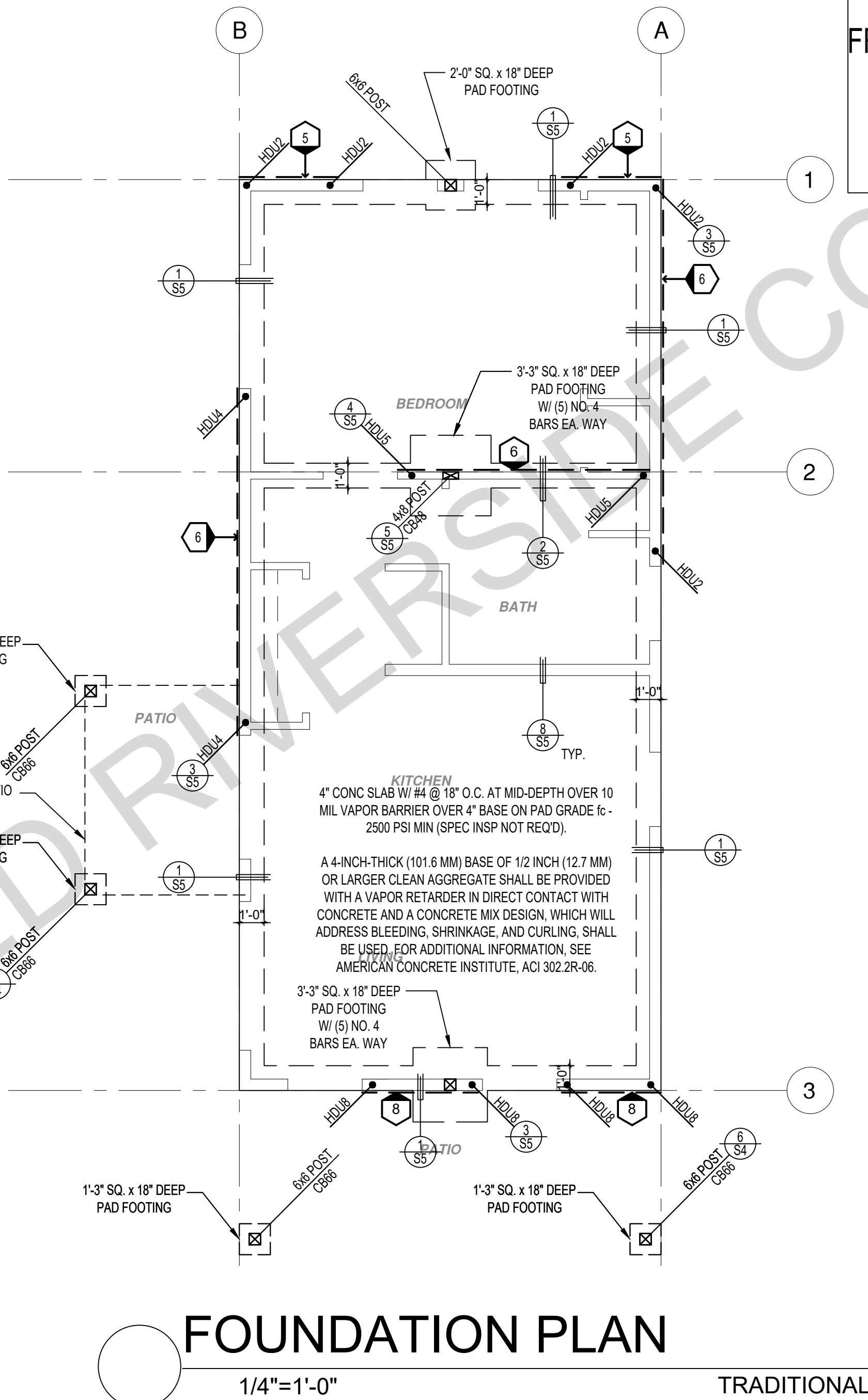
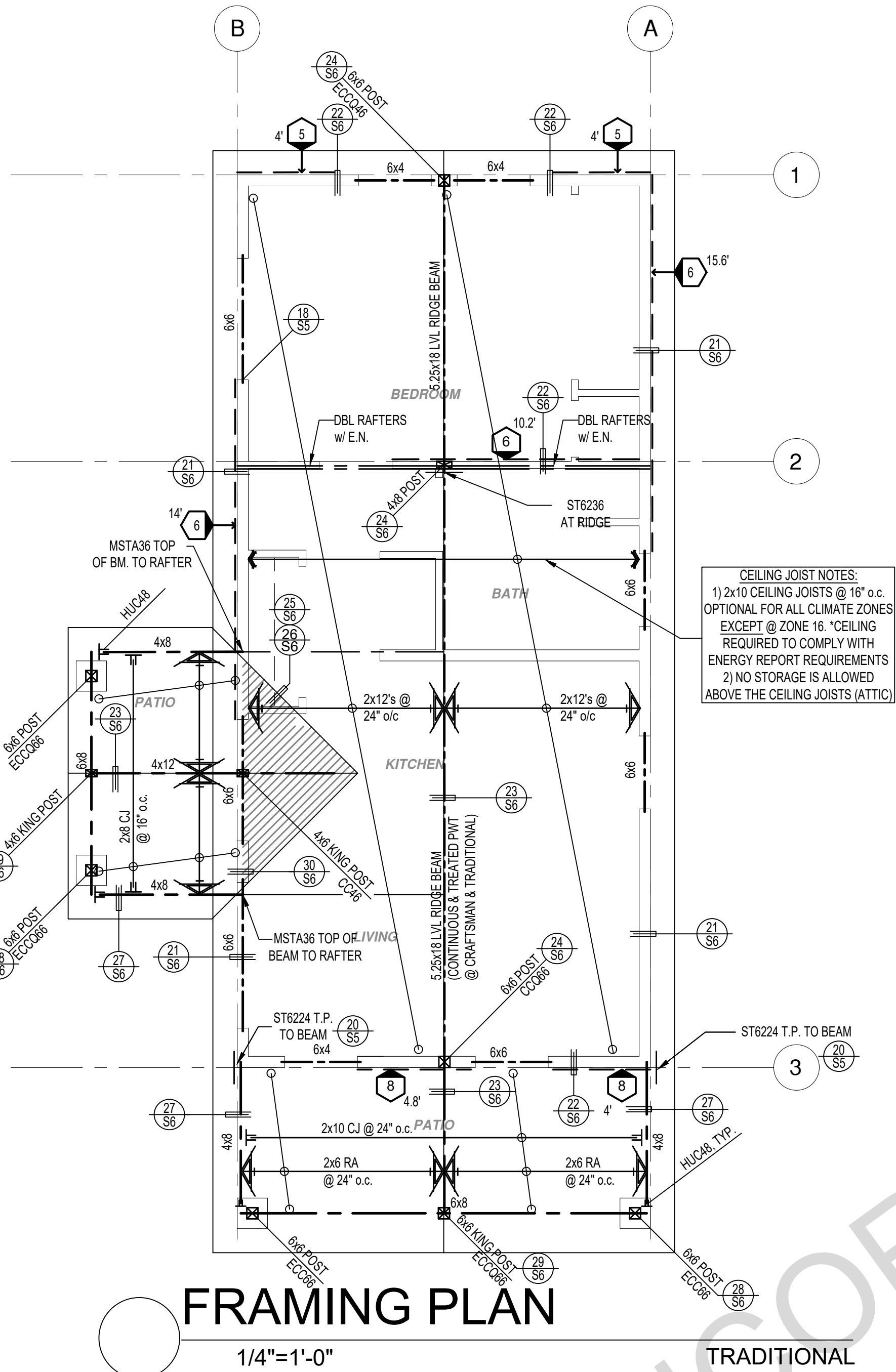
NOTE
FOUNDATION, HOLD DOWN AND
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SHEAR WALL SCHEDULE (ASD VALUES)

	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)	15/32" 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)	15/32" 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	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	24" 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.
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- ALL ANCHOR BOLTS AND HOLD-DOWN BOLT NUTS SHALL BE TIGHTENED PRIOR TO WALL COVERING.
- ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

FOUNDATION NOTES

- ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
- THE MINIMUM NOMINAL ANCHOR BOLT DIAMETER SHALL BE 5/8 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 1-3
- POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
- FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7.

LEGEND

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

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

project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Traditional
Foundation
& Framing
Plan

date

20 January 2025

project no.

RIVERSIDE ADU

drawn by

DESIGN PATH STUDIO

sheet no.

S4



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project

County of Riverside
Pre-Approved
ADU Program

revisions

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description

Example
Energy
Calculations

date12/30/2024

project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

sheet no. T24.3

2022 Single-Family Residential Mandatory Requirements Summary	
§ 150.04)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backup up capacity of 40 amps or more and four or more ESS supplied branch circuits, or a dedicated service from the main service to a subpanel that supplies the branch circuits in § 150.04), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room. In-structure outlet, main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipmenttransfer switch within 3' of the main panelboard, with an emergency disconnect installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.04)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.04)	Electric Cooktop Ready. Systems using gas or propane cooking to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.04)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY									
Project Name Riverside County ADU 1 Bed						Date 12/30/2024			
System Name Manisplit ADU-1Bed						Floor Area 625			
ENGINEERING CHECKS				SYSTEM LOAD					
Number of Systems				COIL COOLING PEAK			COIL HTG. PEAK		
Heating System				CFM	Sensible	Latent	CFM	Sensible	
Output per System				Total Room Loads					
Total Output (Btu/h)				417	8,868	194	225	8,912	
Output (Btu/h/ft²)				Return Vented Lighting					
Cooling System				Return Air Ducts					
Output per System				Return Fan					
Total Output (Btu/h)				Ventilation					
Total Output (Cfm)				Supply Fan					
Total Output (Btu/h/ft²)				Supply Air Ducts					
Total Output (Cfm/ft²)				TOTAL SYSTEM LOAD					
Air System				8,868 194 8,912					
CFM per System				HVAC EQUIPMENT SELECTION					
Furnace (cfm)				Furnace ADU1BRLXFVN					
Airflow (cfm/ft²)				14,802 225 11,242					
Airflow (cfm/ft²)				0.48					
Airflow (cfm/ft²)				20.91					
Outside Air (%)				0.0%					
Outside Air (cfm/ft²)				0.00					
Total Adjusted System Output (Adjusted for Peak Design conditions)				14,802 225 11,242					
Notes: values above given at ARI conditions				Aug 3 PM Jan 1 AM					
TIME OF SYSTEM PEAK									
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)									
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)									

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Riverside County ADU 1 Bed - Idyllwild

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-12-30T11:48:34-08:00

Input File Name: Riverside County ADU 1 Bed.rbd22x

CFJR-PRF-01-E

(Page 9 of 12)

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
Attic RoofADU - 1Bed	Attic Roofs	Wood Framed Ceiling	2x4 @ 24in. O. C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-6.0 Insul.
R-38 HP Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Require	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (H)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

Registration Number: 424-PO10328016A-000-000-000000-0000

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Registration Date/Time: 12/30/2024 12:43

Report Version: 2022.0.000

Schema Version: rev 20220901

HERS Provider: CHEERS

Report Generated: 2024-12-30 11:49:37

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CFJR-PRF-01-E

(Page 12 of 12)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Yvonne St. Pierre

Company: Design Path Studio

Address: P.O. Box 230165

City/State/Zip: Encinitas, CA 92023

Documentation Author Signature: Yvonne St. Pierre

Signature Date: 12/30/2024

CEA/HERS Certification Identification (If applicable):

Phone: (760) 484-0253

RESPONSIBLE PERSON'S DECLARATION STATEMENT

- I certify the following under penalty of perjury, under the laws of the State of California:
 - I am eligible under Division 3 of the Rules and Regulations to accept responsibility for the building design identified on this Certificate of Compliance.
 - I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 - The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Yvonne St. Pierre

Company: Design Path Studio

Address: P.O. Box 230165

City/State/Zip: Encinitas, CA 92023

Responsible Designer Signature: Yvonne St. Pierre

Signature Date: 12/30/2024

License:

Phone: (760) 484-0253

Digitally signed by California Home Energy Rating Services (CHERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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(Page 10 of 12)

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH37550 (40 gal, J43)	Outside	ADU - 1Bed	ADU - 1Bed

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Minisplit ADU-1Bed1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PF/CO2P	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/CEER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSFP	8.2	38000	14400	EESEER	14	13.7	Not Zonal	Single Speed	Heat Pump System 1-hers-tlump

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(Page 11 of 12)

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-tlump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3.4.1 and SC3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Exhaust Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentPr	33	0.35	Exhaust	No	n/a / n/a	No	Yes	

Registration Number: 424-PO10328016A-000-000-000000-0000

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

Building Envelope

110.6.0.1: Air Leakage. Manufactured ventilation, exterior doors, and exterior and roof must meet air leakage to 3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AIAA/MOMA/CSA 1015.5.21440-2011.

110.6.0.2: Labeling. Fenestration products and exterior doors must have a label meeting the requirements of 110.11.0.1.

110.6.0.3: Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weatherstripped.

110.6.0.4: Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHSG).

110.6.0.5: Insulation Requirements for Heated Bath Floors. Heated bath floors must be insulated per the requirements of 110.6.0.1.

110.6.0.6: Roofing Products. Solar Reflectance and Thermal Emittance. The thermal emittance and solar reflectance values of the roofing material must meet the requirements of 110.6.0.1 and be labeled per 110.11.3 when the installation of a roof is specified or required.

110.6.0.7: Radiant Barriers. When required, radiant barriers must have an emissivity of 0.05 or less and be certified to the Department of Consumer Affairs.

110.6.0.8: Roof Deck, Ceiling and Rafter/Roof Insulation. Roof decks in newly constructed attic in climate zones 4 and 5 and 6 and 6 are required to have a minimum R-19 insulation. Ceiling and other roof decks must have R-19 insulation in wood-frame ceilings or area-weighted average U-factor must not exceed 0.043. Rafter roof insulation minimum R-19 or area-weighted average U-factor of 0.044 or less. Attic access doors must have permanently attached insulation using urethane or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and air leakage, as specified in 110.11.2, including but not limited to insulation over the roof deck or on top of a gabled ceiling.

110.6.0.9: Vapor Barrier. In climate zones 14 and 16, a Class II vapor barrier must be installed on the conditioned space side of all insulation in exterior walls, exterior attics, and unvented attics with air-permeable insulation.

110.6.0.10: Vapor Barrier. In climate zones 14 and 16, a Class II vapor barrier must be installed on the conditioned space side of all insulation in exterior walls, exterior attics, and unvented attics with air-permeable insulation.

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110.6.0.52: Vapor Barrier. In climate zones 14 and 16

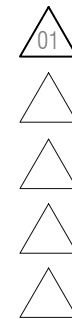
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project

County of Riverside
Pre-Approved
ADU Program

revisions



description

Example Energy
Calculations
Climate Zone
16 Only

date12/30/2024

project no. RIVERSIDE ADU

drawn by DESIGN PATH STUDIO

sheet no.

T24.6

2022 Single-Family Residential Mandatory Requirements Summary	
§ 150.04)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backup up capacity of 40 amps or more and four or more ESS supplied branch circuits, or a dedicated service from the main service to a subpanel that supplies the branch circuits in § 150.04), at least four branch circuits must be identified and have their source color-coded as a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room. In-rush current must have a minimum rating of 25 amps, sufficient space must be reserved to allow future installation of a system isolation equipmenttransfer switch within 3' of the main panelboard, with an emergency disconnect installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.04)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use".
§ 150.04)	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use".
§ 150.04)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use".

*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY									
Project Name Riverside County ADU 1 Bed						Date 12/30/2024			
System Name Manisplit ADU-1Bed						Floor Area 625			
ENGINEERING CHECKS				SYSTEM LOAD					
Number of Systems				COIL COOLING PEAK			COIL HTG. PEAK		
Heating System				CFM	Sensible	Latent	CFM	Sensible	
Output per System				Total Room Loads					
Total Output (Btu/h)				415	7,349	39	301	9,877	
Output (Btu/h/ft²)				Return Vented Lighting					
Cooling System				Return Air Ducts					
Output per System				Return Fan					
Total Output (Btu/h)				Ventilation					
Total Output (Cfm)				Supply Fan					
Total Output (Btu/h/ft²)				Supply Air Ducts					
Total Output (Cfm/ft²)				TOTAL SYSTEM LOAD					
Air System				7,349			39		
CFM per System				HVAC EQUIPMENT SELECTION					
Airflow (cfm)				Fujitsu ACU18RLXFWM					
Airflow (cfm/ft²)				15,634					
Airflow (cfm/ft²)				0.48					
Airflow (cfm/ft²)				20.91					
Outside Air (%)				0.0%					
Outside Air (cfm/ft²)				0.00					
Total Adjusted System Output (Adjusted for Peak Design conditions)				15,634					
Total Adjusted System Output (Adjusted for Peak Design conditions)				6,508					
Note: values above given at ARI conditions				Aug 2 PM					
TIME OF SYSTEM PEAK				Jan 1 AM					
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)									
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)									

58/22