

Accessory Dwelling Unit Studio - 499s.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

- PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CFIR FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS - EES 10-103(a), 10-103(b). A - BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CFIR 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 CFIR FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CFIR FORMS ARE REVIEWED AND APPROVED.
- 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 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(e), 10-103(b).1.A.
- CFIR REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE. QUALITY AIR CAPACITY HEAT PUMP - Hire HERS rater early before drywall. Minimum airflow in habitable rooms, wall mounted thermostat in zones greater than 150 s.f., verify heat pump rated capacity, and Refrigerant capacity. At ADU Studio, 1 Bed, 2 Bed & 2 Bed 2 Bath - R-6 ducts in conditioned space, Verified EER/EER2, 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
- 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.
- PV SYSTEM SOLAR: SEE SITE SPECIFIC T24 SHEETS FOR KWDC REQUIRED. POSSIBLE PV EXEMPTION 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.
- SPECIAL FEATURES: VCHP required items listed above, exposed slab flooring, and NEMA rated heat pump water heater; specific brand/model or eq., and Solar exemption 2 was taken at Studio & 1 Bed
- 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.

DESIGN PATH STUDIO
architecture + engineering + planning
DESIGNPATHSTUDIO.COM

SHEET INDEX

- T1.1 TITLE SHEET
- T1.2 EXTERIOR STYLE OPTIONS
- AS.1 SITE INFORMATION
- AS.2 EXAMPLE SITE PLAN
- G0.1 RESIDENTIAL MANDATORY FEATURES 2022 CALGREEN
- G0.2 GENERAL NOTES
- G0.3 GENERAL NOTES
- A0.1 WINDOW & DOOR SCHEDULES
- A1.1 FLOOR PLAN CRAFTSMAN
- A1.2 FLOOR PLAN SPANISH
- A1.3 FLOOR PLAN TRADITIONAL
- A1.4 ROOF PLAN CRAFTSMAN
- A1.5 ROOF PLAN SPANISH
- A1.6 ROOF PLAN TRADITIONAL
- A2.1 ELECTRICAL PLAN
- A2.2 MECHANICAL/PLUMBING PLAN
- A3.1 EXTERIOR ELEVATIONS CRAFTSMAN
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- A4.1 BUILDING SECTIONS CRAFTSMAN
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- A5.1 ARCHITECTURAL DETAILS
- A5.2 ARCHITECTURAL DETAILS
- A5.3 ARCHITECTURAL DETAILS
- S.1 STRUCTURAL NOTES + SPECIFICATIONS
- S.2 CRAFTSMAN FOUNDATION & FRAMING PLAN
- S.3 SPANISH FOUNDATION & FRAMING PLAN
- S.4 TRADITIONAL FOUNDATION & FRAMING PLAN
- S.5 STRUCTURAL DETAILS
- S.6 STRUCTURAL DETAILS
- T24.1 EXAMPLE ENERGY CALCS.
- T24.2 EXAMPLE ENERGY CALCS.
- T24.3 EXAMPLE ENERGY CALCS.
- T24.4 EXAMPLE ENERGY CALCS. CLIMATE ZONE 16 ONLY
- T24.5 EXAMPLE ENERGY CALCS. CLIMATE ZONE 16 ONLY
- T24.6 EXAMPLE ENERGY CALCS. CLIMATE ZONE 16 ONLY

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:

PROVIDED:

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 FOR TRANSPORTATION FOR REVIEW AND APPROVAL. SEE SHEET AS.1 FOR FURTHER INFORMATION ON GRADING PLAN THRESHOLDS AND REQUIREMENTS.

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

VICINITY MAP



PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY, STUDIO, 1 BATH, 1 CARPORT, 499 S.F. ACCESSORY DWELLING UNIT
HABITABLE AREA: 499 SQFT.
CRAFTSMAN PATIO AREA: 397 SQFT.
SPANISH PATIO AREA: 419 SQFT.
TRADITIONAL PATIO AREA: 84 SQFT.

PROJECT DESCRIPTION

APN

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

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 T24 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 BROWN
- 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 - CERTANTEED - 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 _____

fire department 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](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/ A5.2
- WALL FINISH DETAIL 9B,12B,15B/A5.1
- 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 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.

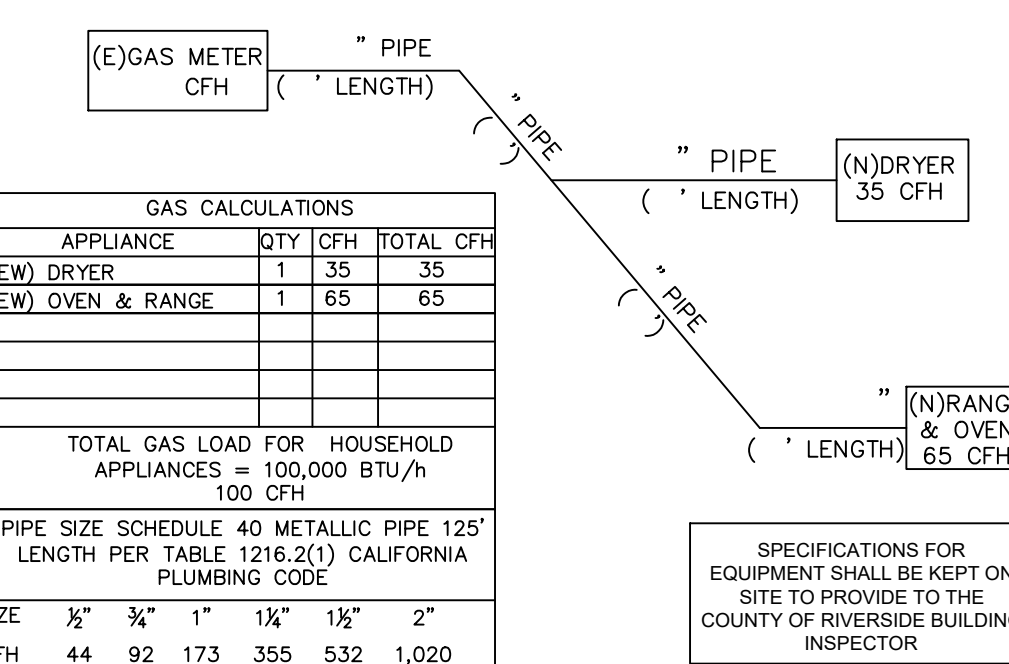
gas service information:

- 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

date 20 January 2025
project no. RIVERSIDE ADU
drawn by DESIGN PATH STUDIO
sheet no. T1.1