



# EXISTING HOME RENOVATION, ADU CONSTRUCTION, AND NEW RESIDENCE

FOR:  
**ANDREW HART**

LOCATION:  
4291 11TH. ST, RIVERSIDE, CA. 92501

## BUILDING CODES

BUILDING CODE:  
ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (TITLE 24, PART 6), AND CITY ORDINANCES.

## BUILDING SUMMARY

### NEW SQUARE FOOTAGE

NEW RESIDENCE: 2,170.00 SF

TOTAL: 2,170.00 SF

LOT AREA: 10,075.65 SF

LOT COVERAGE: 21.53%

## SCOPE OF WORK

New construction of a 2,170-square-foot single-family residence, designed to include a living room, dining room, kitchen, four bedrooms, a garage, and RV parking.

## LEGAL DESCRIPTION

CITY: RIVERSIDE  
COUNTY: RIVERSIDE  
STATE: CALIFORNIA  
APN #: 215-071-007

## NOTE:

OWNER BUILDER:  
FIRE SPRINKLERS DEFERRED  
SOLAR PANELS DEFERRED  
WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL USE WRITTEN DIMENSIONS FOR CONSTRUCTION DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THESE DRAWINGS AND LAYOUTS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF AMAYA PROPERTY CONSTRUCTION CORPORATION.

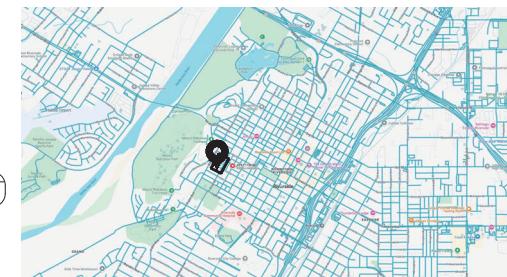
SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.

## SHEET INDEX

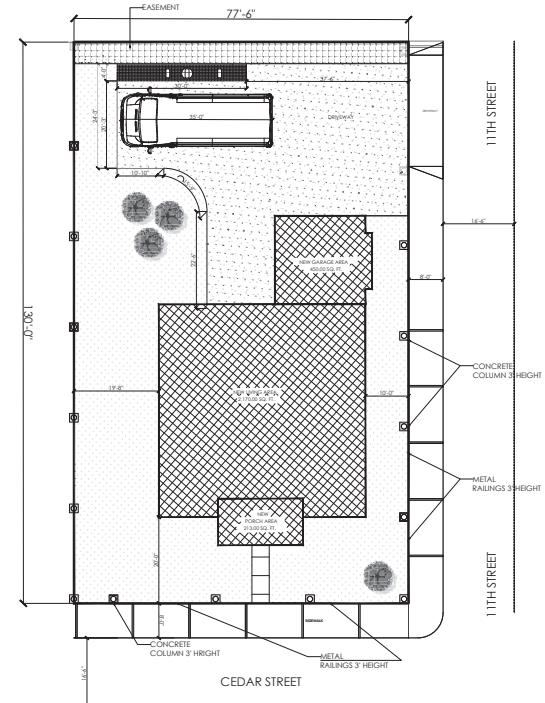
C-1 SITE PLAN  
A-1 FLOOR PLAN PROPOSED NEW RESIDENCE  
A-1.1 DOOR & WINDOW SCHEDULE  
A-2 ELEVATIONS & SECTIONS NEW RESIDENCE  
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## BUILDING ANALYSIS

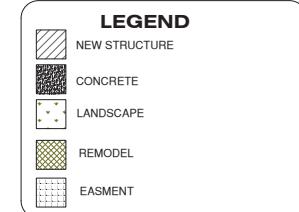
OCCUPANCY GROUP: R-3/U  
CONSTRUCTION TYPE: V-B  
NUMBER OF STORIES: ONE  
FIRE SPRINKLERS: NO



**VICINITY MAP**



**SITE PLAN**



PLANS PREPARED BY:  
**AMAYA PROPERTY CONSTRUCTIONS**  
TEL: (851) 325-8003  
guillermo@amayapccp.com

DRAFTING & SERVICE

GENERAL NOTES

ABBREVIATIONS

S.H.	SINGLE HUNG	F.A.C.	FLOOR MATERIAL CHANGE
S.L.	SLIDING OR SWING	F.P.D.	FIRE PLATE, FRENCH DOOR
C.S.	CASEMENT	G.L.	GROUNDS LEVEL
O.C.	OUTSIDE CENTER	W.G.	WALL, GABLE
O.E.	OUTSIDE ELEVATION	W.A.	WALL, AROUND
O.V.E.	OUTSIDE VERTICAL ELEVATION	S.P.	SHELF & POLE
K.C.L.	KIDNEY CEILING	M.W.	MIN. WALL, LADDER

OWNER/CLIENT

ANDREW HART

PROJECT LOCATION

4291 11TH. ST, RIVERSIDE, CA. 92501

PROJECT TITLE

EXISTING HOME RENOVATION, ADU CONSTRUCTION

SHEET TITLE

SITE PLAN

DATE

01/14/2026

SCALE

1/8" = 1'-0"

SHEET

C-1



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GENERAL NOTES

1. All dimensions shall be verified on site prior to construction.
2. All new work shall comply with the current California Residential Code (CRC), CBC, CEC, CMC, CPC, and applicable local regulations.
3. Wall framing, partitions, and structural elements shall be installed per structural drawings and manufacturer's specifications.
4. Verify location of all utilities, including water, sewer, gas, and electrical services before beginning work.
5. Final locations of doors, windows, cabinetry, and fixtures shall be coordinated on site prior to installation.
6. Contractor shall maintain site safety, dust control, and protection of adjacent improvements during construction.
7. Provide required fire-blocking and draft-stopping per code in all new framed walls.
8. Maintain all required egress clearances in bedrooms, hallways, and exit paths.
9. Ceiling heights, wall thicknesses, and clearances shall match the design drawings unless otherwise noted.
10. Refer to structural, electrical, plumbing, HVAC, and civil sheets for additional construction requirements.
11. Do not scale drawings. Use written dimensions only.
12. Contractor shall notify designer of any discrepancies found in the field.

ABBREVIATIONS

S.H.	SINGLE HUNG	F.A.C.	FLOOR MATERIAL CHANGE
S.L.	SLIDING OR SWING	F.P.D.	FRENCH DOOR
C.S.	CASEMENT	F.G.	FLAT GRADE
O.C.	OUTSIDE CENTER	W.M.	WALL
W.E.	WALK-THROUGH	E.V.	ELVATED
S.P.	SHELF & POLE	E.L.	END LINE
K.C.L.	KITCHEN CABINET LINE	S.G.	SCREW GROUT

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NEW RESIDENCE

SHEET TITLE

FLOOR PLAN

DATE

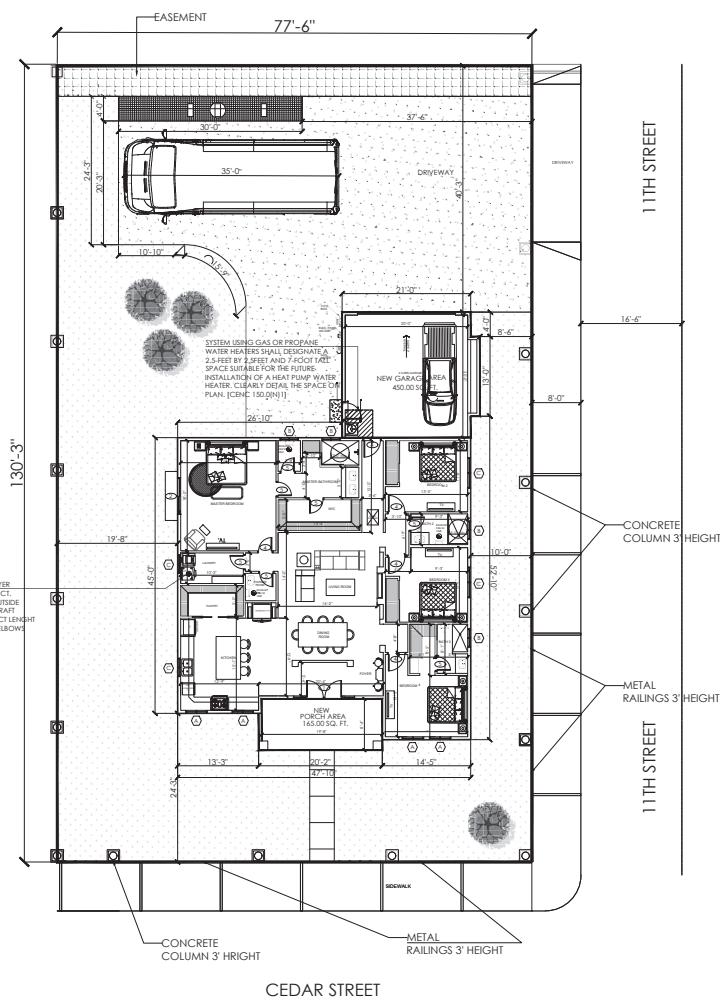
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SCALE

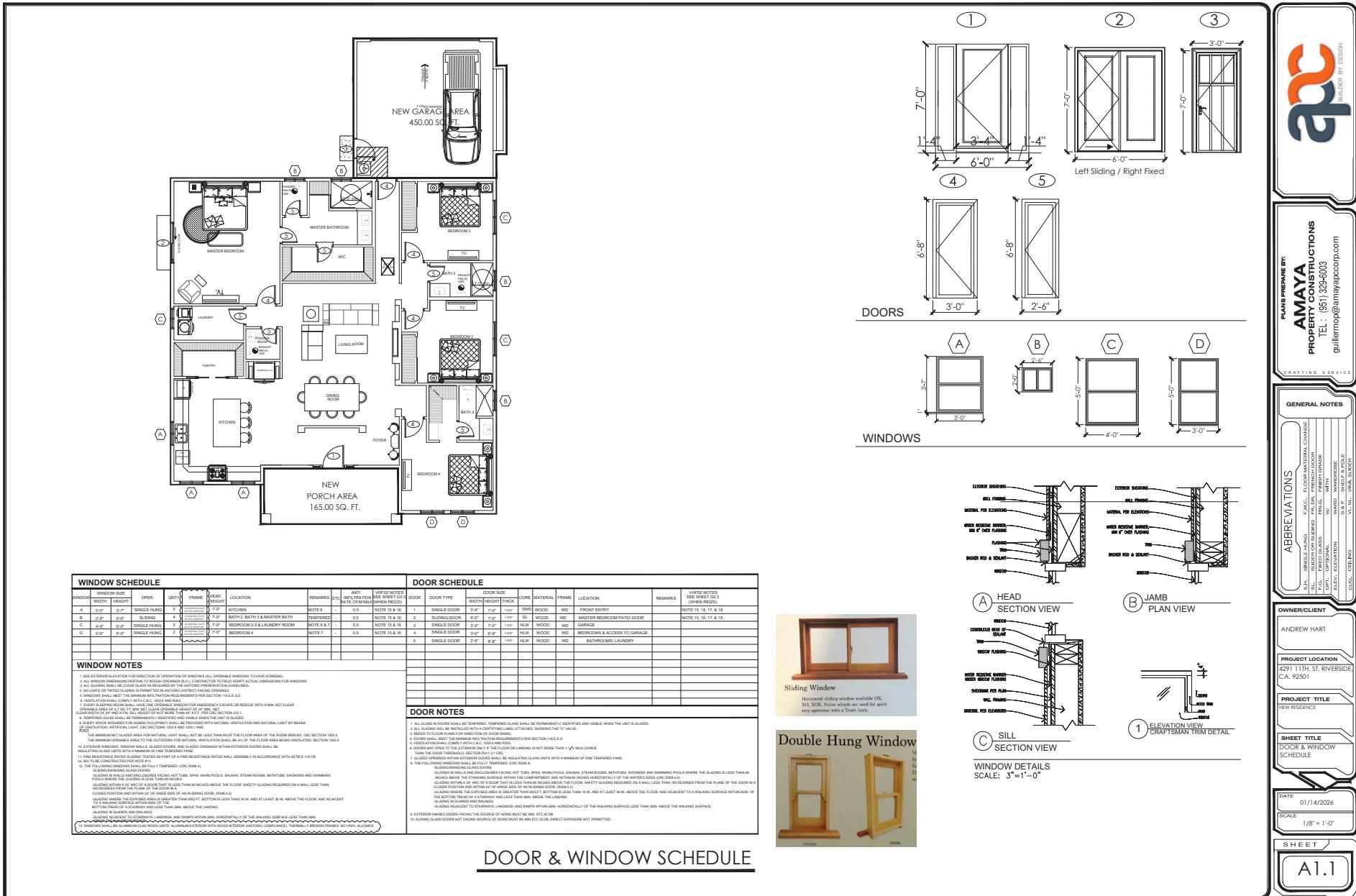
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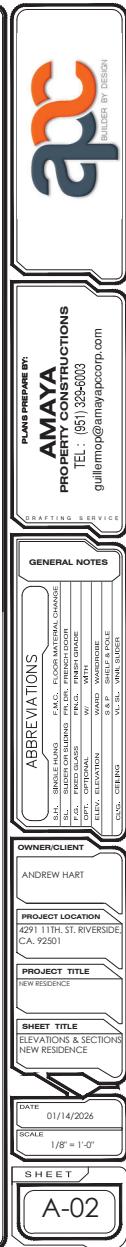
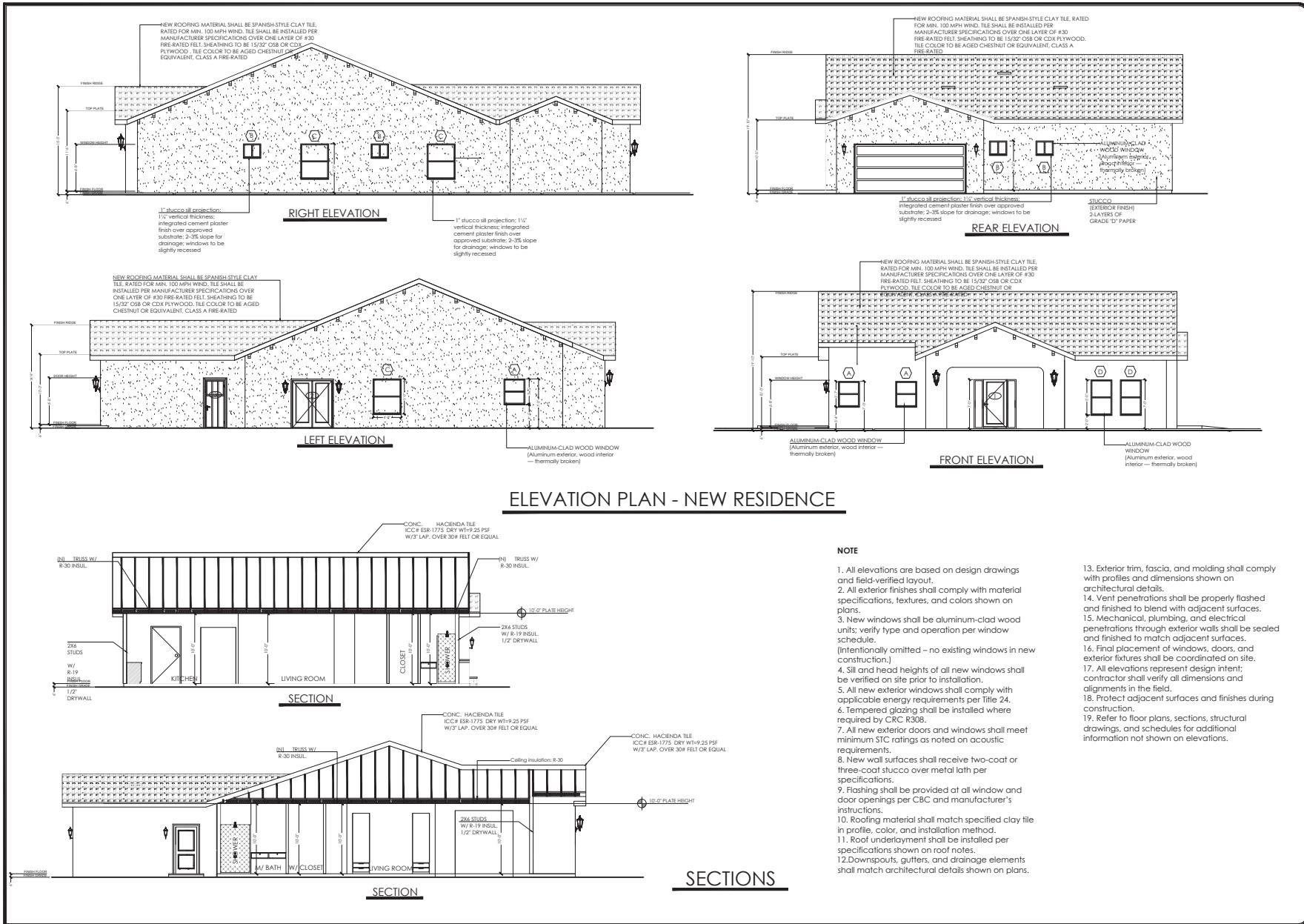
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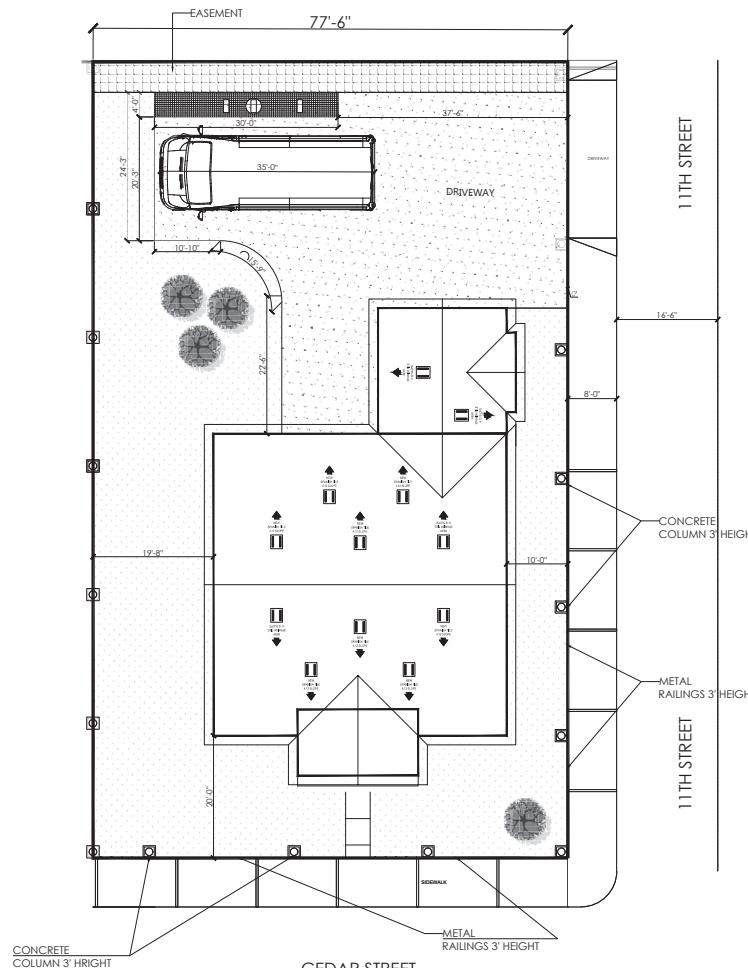
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**FLOOR PLAN**







## ROOF PLAN



PLANS PREPARED BY:  
**AMAYA**  
PROPERTY CONSTRUCTIONS  
TEL: (85) 325-8003  
guillermop@amayapccp.com

DRAFTING SERVICE

GENERAL NOTES	
F.A.C.	FLOOR MATERIAL CHANGE

OWNER/CLIENT	
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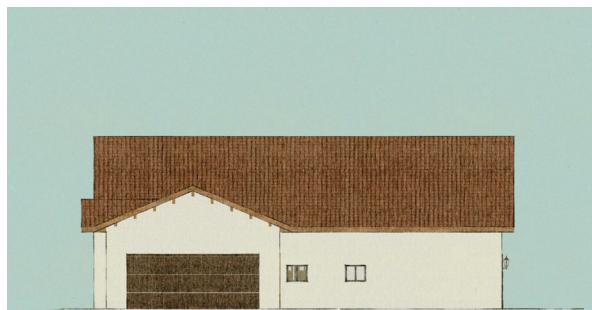
**A-3**



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

### COLOR ELEVATIONS PLAN - NEW RESIDENCE



NEW ROOFING MATERIAL SHALL BE SPANISH-STYLE CLAY TILE, RATED FOR MIN. 100 MPH WIND LOAD. SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS OVER ONE LAYER OF #30 FIRE-RATED FELT. SHEATHING TO BE 15/32" OSB OR CDX PLYWOOD TO MATCH EXISTING. TILE COLOR TO BE AGED CHESTNUT OR EQUIVALENT, CLASS A FIRE-RATED.



EXTERIOR STUCCO FINISH TO BE APPLIED OVER TWO LAYERS OF GRADE 'D' PAPER. STUCCO COLOR SHALL BE LIGHT BEIGE OR WHITE, SMOOTH OR SLIGHTLY TEXTURED AS PER ARCHITECTURAL DESIGN. MATERIAL SHALL COMPLY WITH LOCAL BUILDING CODES AND BE WEATHER-RESISTANT.



WINDOW FRAMES SHALL BE EXTRUDED ALUMINUM, FINISHED IN BLACK TINT OR AS SELECTED BY OWNER. FRAMES SHALL BE DURABLE, WEATHER-RESISTANT, AND COMPATIBLE WITH TRADITIONAL SPANISH-STYLE WINDOWS. INSTALL PER MANUFACTURER'S GUIDELINES FOR PROPER SEALING AND PERFORMANCE.



EXTERIOR DOORS SHALL BE SOLID WOOD, DARK STAINED OR EQUIVALENT, SUITABLE FOR EXTERIOR USE. FINISH SHALL PROVIDE WEATHER PROTECTION AND UV RESISTANCE. INSTALLATION SHALL ENSURE PROPER FIT, SECURE HARDWARE, AND CONFORM TO LOCAL BUILDING CODES.



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GENERAL NOTES

ABBREVIATIONS

S.H.	SINGLE HUNG
F.A.C.	FLOOR, MATERIAL CHANGE
F.D.	FLR. DIF. ON ELEVENS
S.L.	SLIDING DOOR
C.S.	CASEMENT
O.F.	OPENING
W.M.	WALL, WARDROBE
G.E.	GARAGE ELEVATOR
S.P.	SHELF & POLE
K.C.	KITCHEN, MUD ROOM
CEIL.	CEILING

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SHEET TITLE

COLOR ELEVATIONS

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A-4