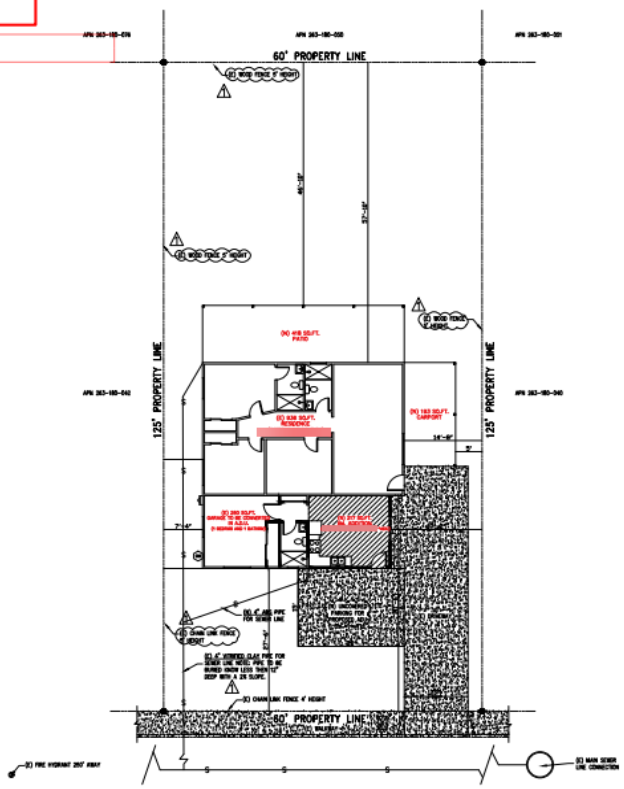
CITY OF MORENO VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY DIVISION
APPROVED
Reviewed for applicable building code compliance

Building Review - Approved
Planning Review - Approved



SITE PLAN
SCALE:1/8"=1'-0"

PROJECT INFORMATION

SITE ADDRESS

OWNER INFORMATION

PARCEL #

PROJECT LEGAL DESCRIPTION: TO CONVERT 280 SQ.FT. EXISTING GARAGE INTO LIVING SPACE AND ADD A 217 SQ.FT. ROOM ADDITION COMBINING 497 SQ.FT INTO A.D.U. TO BUILD A 193 SQ.FT. CARPORT AND BUILD A 418 REAR PATIO.

ZONING	R-5 SUBURBAN RESIDENTIAL
CONST. TYPE	V-B
OCCUPANCY	R-3/U
SEISMIC ZONE	D

LOT SIZE	7,405 SQ.FT.
EXISTING RESIDENCE	936 SQ.FT.
GARAGE CONVERTED INTO A.D.U.	280 SQ.FT.
NEW ROOM ADDITION	217 SQ.FT.
NEW PATIO	418 SQ.FT.
NEW CARPORT	193 SQ.FT.
TOTAL	2,044 SQ.FT.
LOT COVERAGE 19.3%	

SHEET INDEX

TITLE	SHEET#
PLOT PLAN	A1.0
FLOOR PLAN	A2.0
FOUNDATION PLAN	S-3
ROOF FRAMING PLAN	S-4
CROSS SECTION	A3.0
EXTERIOR ELEVATIONS	A4.0
CONSTRUCTION DETAILS	S-2
FRAMING NOTES	F-1, F-2
GENERAL NOTES	GN1, GN2, GN3, GN4
2019 LOW-RISE MANDATORY MEAS.	MN-1
2019 CAL GREEN MANDATORY MEAS.	CG-1, CG-2, CG-3
TITLE - 24	T-1, T-2, T-3

ENERGY ANALYSIS REPORT
GAF - ROOF SHINGLES - UL REPORT (UL ER21-01)
GAF - ROOFING ROLL - UL REPORT (UL ER1306-02)

All work shall comply with the 2019 California Building Code, the 2019 California Electrical Code, the 2019 California Mechanical Code, the 2019 California Residential Code, the 2019 California Green Building Standards Code, the 2019 California Plumbing Code, the 2019 California Energy Code, the 2019 California Fire Code and 2019 Uniform Municipal code.

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LEGEND

- ELECTRIC METER
- GAS METER
- WATER METER
- AIR CONDITIONER PAD
- NEW CONSTRUCTION
- CONCRETE
- WATER LINE
- GAS LINE
- SEWER LINE
- ELECTRICAL LINE

LEGEND OF WORK

1. TO CONVERT 280 SQ.FT. EXISTING GARAGE INTO LIVING SPACE AND ADD A 217 SQ.FT. ROOM ADDITION COMBINING 497 SQ.FT INTO A.D.U.
2. TO BUILD A 193 SQ.FT. CARPORT.
3. TO BUILD A 418 REAR PATIO.

NOTES

1. EXISTING RESIDENCE DOES NOT HAVE FIRE SPRINKLERS.
2. PROPERTY DOES NOT HAVE EASEMENT
3. PROPERTY IS CONNECTED THROUGH SEWERLINE

VICINITY MAP

SITE PLAN NOTES

1. ALL WORK TO BE EXPOSED FOR INSPECTION
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT (5 %). WHERE LOT LINES, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE [CRC R401.3]
3. IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING [CRC R401.3 EXCEPTION]
4. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICANTS SHALL AUTOMATICALLY EXPIRE [CRC R105.3.2]
5. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK OTHERIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS [CRC R105.5].

DRAFTING AND DESIGN SERVICES

DATE	DESIGNED BY:	DRAWN BY:

REVISIONS	REVISION DATE
1	-
2	-
3	-

SHEET TITLE: SITE PLAN

PROJECT NAME AND ADDRESS: GARAGE CONVERT INTO A.D.U. W/ RM. ADDITION NEW CARPORT AND REAR PATIO

SCALE: 1/8" = 1'-0"

CITY CASE NUMBER:

SHEET NO.

A1.0