Accessory Dwelling Unit
2 Bedroom Plan 2B - 779 s.f.
Moreno Valley, CA

SHEET INDEX

T1.1	TITLE SHEET
T1.2	EXTERIOR STYLE OPTIONS
AS.1	SITE INFORMATION
G0.1	RESIDENTIAL MANDATORY FEATURES 2022 CALGREEN
G0.2	GENERAL NOTES
G0.3	GENERAL NOTES
A0.1	SCHEDULES
A1.1	FLOOR PLAN/ROOF PLAN RANCH BASE
A1.2	FLOOR PLAN/ROOF PLAN RANCH COMPONENT
A1.3	FLOOR PLAN/ROOF PLAN TUSCAN BASE
A1.4	FLOOR PLAN/ROOF PLAN TUSCAN COMPONENT
A2.1	MECHANICAL/PLUMBING/ELECTRICAL PLANS
A3.1	EXTERIOR ELEVATIONS RANCH BASE
A3.2	EXTERIOR ELEVATIONS RANCH COMPONENT
A3.3	EXTERIOR ELEVATIONS TUSCAN BASE
A3.4	EXTERIOR ELEVATIONS TUSCAN COMPONENT
A4.1	BUILDING SECTIONS RANCH BASE
A4.2	BUILDING SECTIONS RANCH COMPONENT
A4.3	BUILDING SECTIONS TUSCAN BASE
A4.4	BUILDING SECTIONS TUSCAN COMPONENT
A5.1	ARCHITECTURAL EXTERIOR WALL DETAILS
A5.2	ARCHITECTURAL ROOF DETAILS
S.1	STRUCTURAL NOTES
S.2	FOUNDATION PLANS BASE
S.2.1	FOUNDATION PLANS COMPONENT
S.3	FRAMING PLANS BASE
S.3.1	FRAMING PLANS COMPONENT
S.4	STRUCTURAL DETAILS
S.5	STRUCTURAL DETAILS
T24.1	ENERGY CALC.
T24.2	ENERGY CALC.
T24.3	ENERGY CALC.

CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION

ZONING INFORMATION

CONTACT CITY OF MORENO VALLEY FOR THE INFORMATION BELOW
building@moval.org PHONE:(951)413-3380

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 FROM PROPERTY LINE

ALLOWED :	PROPOSED :
FRONT–	FRONT–
REAR–	REAR–
SIDE–	SIDE–
STREET SIDE–	STREET SIDE–

ADU SETBACKS FROM MAIN RESIDENCE

ALLOWED : PROPOSED :

OFF STREET PARKING :

REQUIRED: PROVIDED:

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

COMPANY
CONTACT
ADDRESS

PHONE:
EMAIL

PROPERTY OWNER:

NAME
ADDRESS

PHONE:
EMAIL

BUILDING DEPARTMENT:

CITY OF MORENO VALLEY BUILDING & SAFETY DEPARTMENT
14177 FREDERICK STREET
MORENO VALLEY, CA 92553
P. (951)413-3380

VICINITY MAP

PROVIDED BY OWNER

BUILDING INFORMATION

GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CITY OF MORENO VALLEY MUNICIPAL CODE.

SITE ADDRESS:

GOVERNING AGENCY: CITY OF MORENO VALLEY, CA.
OCCUPANCY GROUP: R3
STORIES: 1
TYPE OF CONSTRUCTION: VB

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY 2 BEDROOM, 1 BATH, DETACHED 779 S.F. ACCESSORY DWELLING UNIT WITH PORCH AREAS AT USED BELOW:

RANCH: 43 S.F RANCH COMPONENT: 174 S.F.
TUSCAN: 94 S.F. TUSCAN COMPONENT: 168 S.F.

LEGAL DESCRIPTION

APN

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 INSPECTORS – EES 10–103(A)3, 10–103(B)1.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(A)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.

4. HERS TESTS REQUIRED FOR THIS PROJECT ARE: 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. KITCHEN RANGE HOOD CFM VERIFICATION (100 CFM - = 3 SONES) IAQ MECHANICAL VENTILATION - SEE NEW DUCTING REQUIREMENTS TABLE 150.0–H. VERIFY ALL TESTS WITH UPDATED HERS TEST REQUIREMENTS.

5. FOR IAQ FAN – SEE UPDATED SITE SPECIFIC T24 SHEETS FOR CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (.5 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.

6. PV SYSTEM SOLAR: PV NOT REQUIRED WHEN LESS THAN 1.8kWdc
MINIMUM PV SIZE BASED ON EXAMPLE ENERGY CALCULATIONS: TO BE UPDATED WITH SITE SPECIFIC ENERGY CALCULATIONS.– PLEASE SEE FLOOR PLAN SHEET FOR SOLAR NOTES:

0A – 1.68kWdc
0B – 1.40kWdc
1A – 1.75kWdc
1B – 1.72kWdc
2A – 2.11kWdc
2B – 2.06kWdc
3 – 2.39kWdc

7. SPECIAL FEATURES: VCHP REQUIRED ITEMS LISTED ABOVE AND NEEA RATED HEAT PUMP WATER HEATER: SPECIFIC BRAND/MODEL OR EQ.

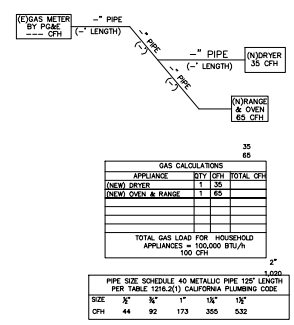
8. NEW 2022 ELECTRIC READY REQUIREMENTS: PROVIDE SPACE FOR HEAT PUMP WATER HEATER. A 240V OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

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.

SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF MORENO VALLEY BUILDING INSPECTOR



GAS CALCULATIONS			
APPLIANCE	QTY	CFH	TOTAL CFH
(NEW) DRYER	1	35	
(NEW) OVEN & RANGE	1	65	
TOTAL GAS LOAD FOR HOUSEHOLD APPLIANCES = 100,000 BTU/h 100 CFH			

PIPE SIZE SCHEDULE 40 METALLIC PIPE 125' LENGTH PER TABLE 1216.2(1) CALIFORNIA PLUMBING CODE					
SIZE	½"	¾"	1"	1¼"	1½"
CFH	44	92	173	385	532

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by applicant:

X COMPLETED

- [ ] TITLE SHEET (T1.1) INFORMATION FILLED OUT
- [ ] SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW
- [ ] UPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS, OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN UPDATES TO THE REPORT.
- [ ] CONSTRUCTION AND DEMOLITION FORM
- [ ] HOLD HARMLESS AGREEMENT

exterior style selection:

X SELECTION

- [ ] RANCH BASE
- [ ] RANCH COMPONENT
- [ ] TUSCAN BASE
- [ ] TUSCAN COMPONENT

SEE SHEET T1.2 FOR EXTERIOR RENDERING

electrical service information:

X SELECTION

- [ ] UPGRADED SERVICE
- [ ] EXISTING SERVICE TO REMAIN
- [ ] NEW SERVICE

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

exterior wall material:

X SELECTION(S)

EXTERIOR WALL COLOR OF PRINCIPAL DWELLING UNIT_____
(EXTERIOR WALL COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)

- [ ] STUCCO / COLOR_____
- [ ] STONE VENEER / COLOR_____
- [ ] FIBER CEMENT - SIDING / COLOR_____
- [ ] WOOD SIDING / COLOR_____
- [ ] OTHER_____

roof material:

X SELECTION: ROOFING MATERIAL MUST MEET CLASS A

ROOF COLOR OF PRINCIPAL DWELLING UNIT_____
(ROOF COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)

TRIM COLOR OF PRINCIPAL DWELLING_____
(TRIM COLOR OF ADU TO 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 - CERTAINTEED - ICC-ES ESR-3537 MINIMUM 2:12 ROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES_____
- [ ] OTHER ROOF MATERIAL / COLOR / ICC / UL: _____

gas service information:

X SELECTION

- [ ] UPGRADED SERVICE
- [ ] EXISTING SERVICE TO REMAIN
- [ ] NEW SERVICE

SIZE OF EXISTING SERVICE_____ SIZE OF NEW SERVICE_____

deferred submittals - separate permit to be obtained by applicant:

X TO BE COMPLETED

- [ ] FIRE SPRINKLERS (WHEN REQUIRED)
- [ ] TRUSS CALCULATIONS (WHEN REQUIRED)
- [ ] PHOTOVOLTAIC SYSTEM - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU. (WHEN REQUIRED) *IF THERE IS AN EXISTING PHOTOVOLTAIC SYSTEM OF SUFFICIENT SIZE ON THE MAIN HOUSE TO ACCOMMODATE THE NEW ADU THEN HOMEOWNER IS TO PROVIDE A REPORT STATING THE EXISTING SIZE OF THE PV PANEL.

roof framing:

X SELECTION

- [ ] ROOF FRAMING PER PLAN
- [ ] ROOF TRUSSES - IN LIEU OF ROOF DETAILS PROVIDED ON THESE PLANS, HOMEOWNER IS TO CONTRACT WITH AN INDEPENDENT TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY OF MORENO VALLEY FOR APPROVAL. INDICATE ON DEFERRED SUBMITTAL CHECKLIST ABOVE IF TRUSS PACKAGE WILL BE PROVIDED AS A DEFERRED SUBMITTAL

fire rated details:

X SELECTION

- [ ] ROOF EAVE DETAIL 1,2,3,5,6,7:AS.2
- [ ] WALL FINISH DETAIL 9B,12B,15B/ AS.1

FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN THE PROPERTY IS LOCATED IN THE VERY HIGH FIRE SEVERITY ZONE (VHFSZ) OR WHEN WALLS AND ROOF EAVES ARE LESS THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN 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.

NEW BUILDING FOR WHICH APPLICATION FOR A BUILDING PERMIT IS SUBMITTED ON OR AFTER JULY 1, 2008, LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR WILDLAND INTERFACE FIRE AREA SHALL COMPLY WITH ALL SECTIONS OF THE CALIFORNIA BUILDING CODE CHAPTER 7A (SFM) MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDE FIRE EXPOSURE

flood zone information:

X SELECTION

- [ ] PROPERTY IS IN A FLOOD ZONE

IF IN A FLOOD ZONE, WORKING WITH A PLANS EXAMINER TO DETERMINE THE REQUIRED BASE FLOOD AND DESIGN FLOOD ELEVATION IS REQUIRED PRIOR TO PERMIT APPROVAL.

sewer waste water information:

X SELECTION

- [ ] ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- [ ] ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL
- [ ] EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN, A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS

1F

- [ ] SEPTIC - REQUIRES HEALTH DEPARTMENT APPROVAL

DISTANCE TO CONNECTION_____

fire sprinkler information:

X 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
- [ ] PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHSFZ)

NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SPRINKLERS OR IS LOCATED IN VHFSZ. SEE NOTES ON G0.2 AND FIRE RATED DETAIL CHECKLIST ON THIS SHEET

window and trim color:

X SELECTION

WINDOW COLOR OF PRINCIPAL DWELLING UNIT_____
(WINDOW COLOR SELECTION BELOW FOR THE ADU IS TO MATCH PRINCIPAL DWELLING UNIT WINDOW COLOR)

- [ ] WHITE
- [ ] TAN
- [ ] DARK BRONZE
- [ ] OTHER WINDOW COLOR_____

WINDOW TRIM COLOR OF PRINCIPAL DWELLING UNIT_____
(WINDOW TRIM COLOR FOR THE ADU IS TO MATCH PRINCIPAL DWELLING UNIT WINDOW COLOR)

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.)

DESIGN PATH STUDIO
architecture + engineering + planning
P.O. BOX 230165 ENCINITAS, CA 92023 — 619.292.8807
DESIGNPATHSTUDIO.COM

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 CITY OF MORENO VALLEY ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF MORENO VALLEY BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND THE 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, AND COSTS ARISING OUT OF OR RESULTING WITH THE USE OF ANY 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 WILFUL 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.

LICENSED ARCHITECT
YVONNE ST. PIERRE
C-34789
REN 10-31-23
STATE OF CALIFORNIA

STAMPED SET FOR CITY FILE USE ONLY- NOT TO BE DISTRIBUTED TO THE PUBLIC

project
City of Moreno Valley Permitted ADU Plan Set

revisions
1

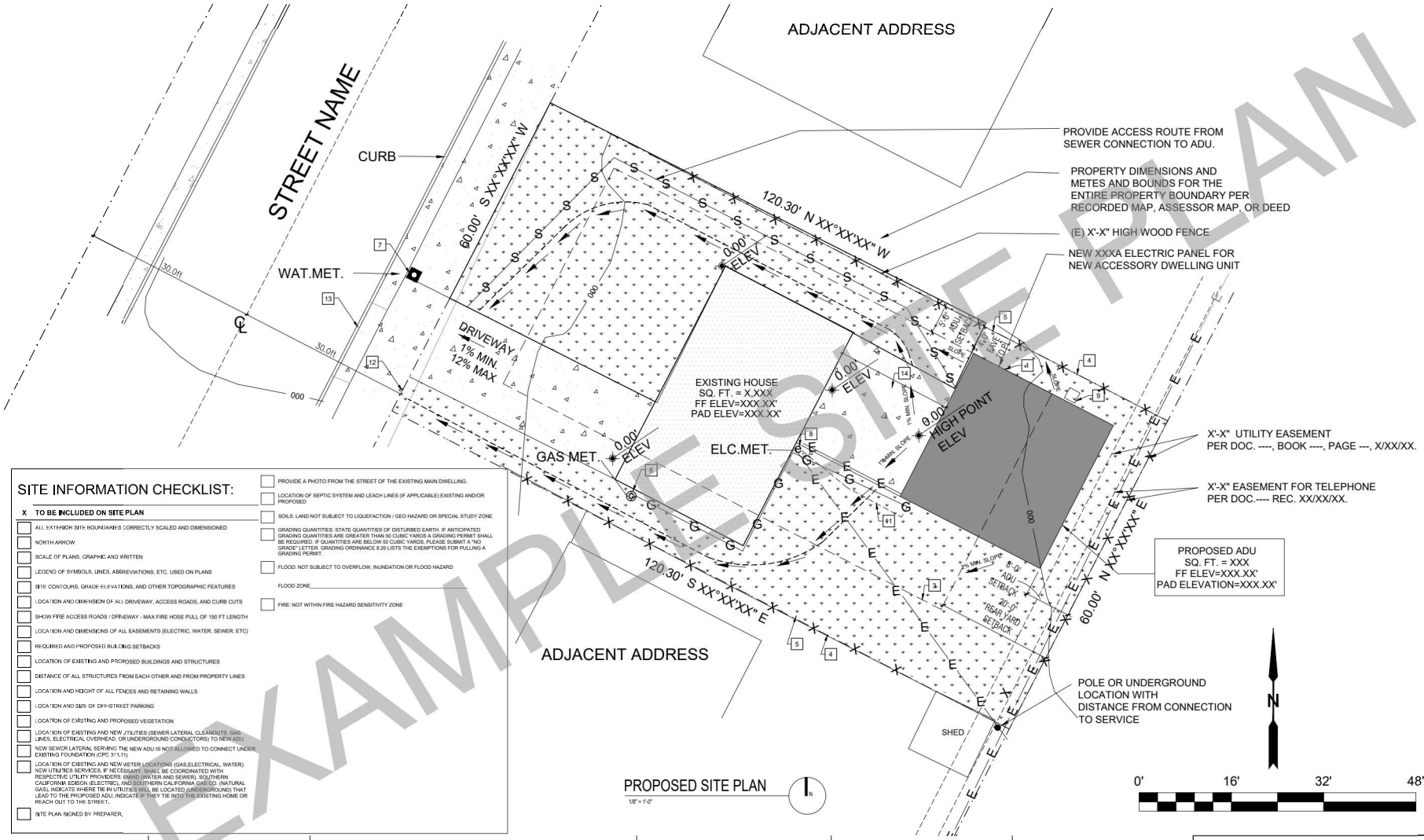
description
Title Sheet
2 Bedroom 2B

date

project no. 2024_Moreno ADU

drawn by

sheet no. T1.1



PROPOSED SITE PLAN

1/8" = 1'-0"

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 NEW UTILITIES (SEWER LATERAL CLEANOUTS, GAS LINES, ELECTRICAL OVERHEAD, OR UNDERGROUND CONDUCTORS) TO NEW ADU
	NEW SEWER LATERAL SERVING THE NEW ADU IS NOT ALLOWED TO CONNECT UNDER EXISTING FOUNDATION (CPC 311.11)
	LOCATION OF EXISTING AND NEW METER LOCATIONS (GAS,ELECTRICAL, WATER). NEW UTILITIES SERVICES, IF NECESSARY, SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS: EMWD (WATER AND SEWER), SOUTHERN CALIFORNIA EDISON (ELECTRIC), AND SOUTHERN CALIFORNIA GAS CO. (NATURAL GAS). INDICATE WHERE TIE IN UTILITIES WILL BE LOCATED (UNDERGROUND) THAT LEAD TO THE PROPOSED ADU. INDICATE IF THEY TIE INTO THE EXISTING HOME OR REACH OUT TO THE STREET.
	SITE PLAN SIGNED BY PREPARER.
	PROVIDE A PHOTO FROM THE STREET OF THE EXISTING MAIN DWELLING.
	LOCATION OF SEPTIC SYSTEM AND LEACH LINES (IF APPLICABLE) EXISTING AND/OR PROPOSED
	SOILS: LAND NOT SUBJECT TO LIQUEFACTION / GEO HAZARD OR SPECIAL STUDY ZONE
	GRADING QUANTITIES: STATE QUANTITIES OF DISTURBED EARTH. IF ANTICIPATED GRADING QUANTITIES ARE GREATER THAN 50 CUBIC YARDS A GRADING PERMIT SHALL BE REQUIRED. IF QUANTITIES ARE BELOW 50 CUBIC YARDS, PLEASE SUBMIT A "NO GRADE" LETTER. GRADING ORDINANCE 8.26 LISTS THE EXEMPTIONS FOR PULLING A GRADING PERMIT.
	FLOOD: NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
	FLOOD ZONE_____
	FIRE: NOT WITHIN FIRE HAZARD SENSITIVITY ZONE

KEYNOTES

1. LINE OF EXTERIOR WALL, TYP.
2. LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE
3. REQUIRED SETBACKS
4. PROPERTY LINE, TYP.
5. FENCE- HEIGHT PER PLAN
6. EXISTING GAS METER
7. EXISTING WATER METER
8. EXISTING ELECTRIC METER.
9. CONDENSING UNIT
10. SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET
11. FEEDER TO EXTEND TO EXISTING PANEL
12. SEE CITY STANDARD 301 FOR UNDER SIDEWALK CURB DRAIN
13. SEE CITY STANDARD 206 FOR DRIVEWAY APPROACHES
14. STRUCTURES 10' MIN DISTANCE BETWEEN EAVES/WALLS ARE SUBJECT TO R302 IN BOTH STRUCTURES, REFER TO ARCH DETAILS

GENERAL NOTES

1. SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN FIELD PRIOR TO CONSTRUCTION.
2. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
3. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
4. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS).
5. BACKYARD AND SIDE SWALES TO BE GRADED AT 1% MIN.
6. PROVIDED DEEPENED FOOTING AS NEEDED.
7. PROVIDE A 8' MIN. LANDING AT 5% MAX. FOR DRIVEWAYS OVER 12%
8. WHERE DRAINAGE PIPES ARE INSTALLED PIPES SIZE IS TO BE 3" DIA. MIN. PVC AND SHALL HAVE A 0.50% MIN. SLOPE.

LEGEND

- 0.00' ELEV — SPOT GRADE ELEVATION
- AREA OF NEW BUILDING FOOTPRINT
- AREA OF EXISTING BUILDING FOOTPRINT
- CONCRETE PAVING
- LANDSCAPE
- 1 — KEYNOTE
- PROPERTY LINE
- REQUIRED SETBACKS
- DRAINAGE PATTERN
- EXISTING CONTOURS
- SS — NEW SEWER LINE
- W — NEW DOMESTIC WATER LINE
- E — NEW ELECTRICAL & TEL DATA LINE
- G — NEW GAS LINE
- X X X — NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-60.090

OWNER / APPLICANT:

NAME
ADDRESS (MAILING ADDRESS)
CITY, STATE ZIP
PHONE: (---)--------
EMAIL

SITE PLAN PREPARED BY:

NAME
ADDRESS (MAILING ADDRESS)
CITY, STATE ZIP
PHONE: (---)--------
EMAIL
SIGNATURE
DATE

UTILITIES PROVIDERS:

- GAS: SO CAL GAS
- ELECTRIC: SO CAL EDISON
- WATER: EASTERN MUNICIPAL WATER DISTRICT (EMWD)

SCHOOL DISTRICTS:

PROPERTY DATA:

CURRENT ZONING :

LOT AREA (SQ.FT.) :

EXISTING HOUSE SQ. FT. :

PROPOSED ADU SQ. FT. :

OTHER STRUCTURES SQ. FT. :

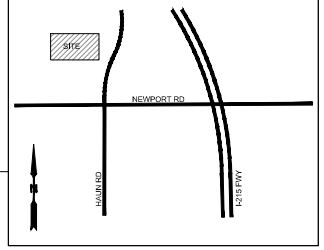
TOTAL BUILDINGS FOOTPRINT SQ. FT. :

LOT COVERAGE : (BUILDING FOOTPRINT \ LOT AREA)

ASSESSOR PARCEL # :

APN:

VICINITY MAP



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description
Example Site Plan

date

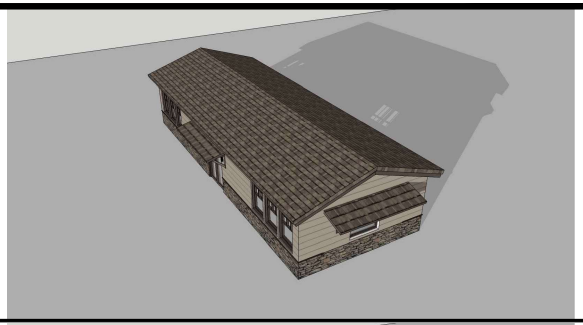
project no. 2024_Moreno ADU

drawn by

sheet no. AS.2

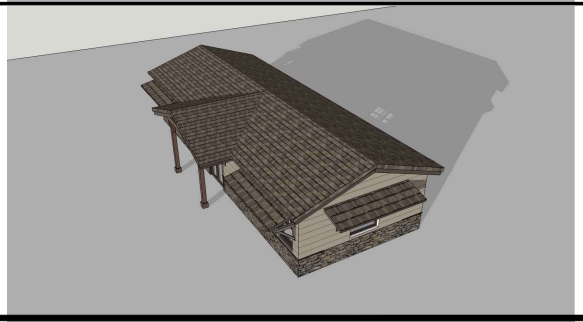
EXAMPLE SITE PLAN

Ranch Base



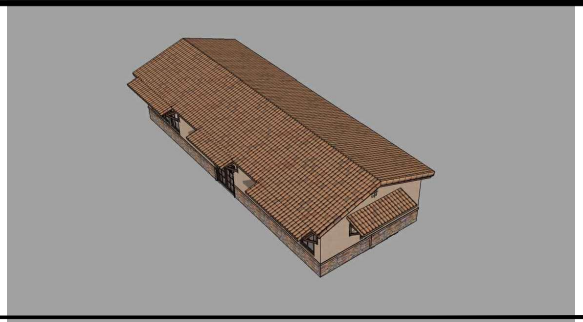
Ranch Base Roof

Ranch Porch



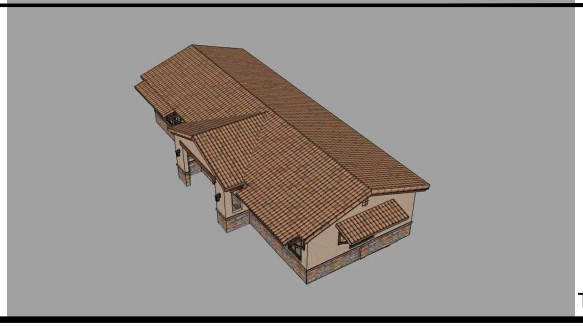
Ranch Porch Roof

Tuscan Base



Tuscan Base Roof

Tuscan Porch



Tuscan Porch Roof

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description

Exterior Style Options

date

project no. 2024_Moreno ADU

drawn by

sheet no. T1.2

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Moreno Valley 2 Bed 2 B ADU Base

Moreno Valley , CA 92553

Project Designer:

Design Path Studio
P.O. Box 230165
Encinitas, CA 92023

Report Prepared by:

Design Path Studio

,

Job Number:

Date:

10/4/2024

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC – www.energysoft.com.

GENERAL INFORMATION					
01	Project Name	Moreno Valley 2 bed 2B ADU Base			
02	Run Title	Title 24 Analysis			
03	Project Location	_			
04	City	Moreno Valley	05	Standards Version	2022
06	Zip code	92553	07	Software Version	EnergyPro 9.2
08	Climate Zone	10	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	779	19	Glazing Percentage (%)	16.79%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

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ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	37.3	39.7	30			
Proposed Design						
North Facing	35.2	35.4	27.7	2.1	4.3	2.3
East Facing	35.4	37.3	28.6	1.9	2.4	1.4
South Facing	34.3	34.8	27.4	3	4.9	2.6
West Facing	35.6	38.6	29.4	1.7	1.1	0.6
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.06 kWdc
- Proposed PV Capacity Scaling: North (2.06 kWdc) East (2.06 kWdc) South (2.06 kWdc) West (2.06 kWdc)

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.04	4.82	1.25	8.8	-0.21	-3.98
Space Cooling	1.66	34.46	1.3	29.51	0.36	4.95
IAQ Ventilation	0.45	4.73	0.45	4.73	0	0
Water Heating	2.67	27.13	1.89	20.42	0.78	6.71
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	**5.82**	**71.14**	**4.89**	**63.46**	**0.93**	**7.68**
Space Heating	1.04	4.82	1.1	7.57	-0.06	-2.75
Space Cooling	1.66	34.46	1.51	34.21	0.15	0.25
IAQ Ventilation	0.45	4.73	0.45	4.73	0	0
Water Heating	2.67	27.13	1.89	20.37	0.78	6.76
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	**5.82**	**71.14**	**4.95**	**66.88**	**0.87**	**4.26**

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	1.04	4.82	0.75	5.21	0.29	-0.39
Space Cooling	1.66	34.46	1.39	32.03	0.27	2.43
IAQ Ventilation	0.45	4.73	0.45	4.73	0	0
Water Heating	2.67	27.13	1.88	20.34	0.79	6.79
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	**5.82**	**71.14**	**4.47**	**62.31**	**1.35**	**8.83**
Space Heating	1.04	4.82	1.1	7.73	-0.06	-2.91
Space Cooling	1.66	34.46	1.61	36.39	0.05	-1.93
IAQ Ventilation	0.45	4.73	0.45	4.73	0	0
Water Heating	2.67	27.13	1.89	20.37	0.78	6.76
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	**5.82**	**71.14**	**5.05**	**69.22**	**0.77**	**1.92**

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
North Facing				
Gross EUI[1]	25.03	23.57	1.46	5.83
Net EUI[2]	9.66	8.2	1.46	15.11
East Facing				
Gross EUI[1]	25.03	24.11	0.92	3.68
Net EUI[2]	9.66	8.74	0.92	9.52
South Facing				
Gross EUI[1]	25.03	23.49	1.54	6.15
Net EUI[2]	9.66	8.12	1.54	15.94
West Facing				
Gross EUI[1]	25.03	24.07	0.96	3.84
Net EUI[2]	9.66	8.7	0.96	9.94

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

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REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.06	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Exposed slab floor in conditioned zone
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Moreno Valley 2 bed 2B ADU Base	779	1	2	1	0	1

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ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
2 Bed 2B ADU	Conditioned	Mini Split:1	779	9.4	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	2 Bed 2B ADU	R-19 Wall	0	Front	366	78.3	90
Right Wall	2 Bed 2B ADU	R-19 Wall	270	Right	160	18	90
Back Wall	2 Bed 2B ADU	R-19 Wall	180	Back	366	22.5	90
Left Wall	2 Bed 2B ADU	R-19 Wall	90	Left	160	12	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof (cath)	2 Bed 2B ADU	R-38 Roof No Attic	0	Front	779	0	4	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window (3) D	Window	Front Wall	Front	0			1	22.5	0.3	NFRC	0.23	NFRC	Bug Screen
FrDoor 1	Window	Front Wall	Front	0			1	33.3	0.3	NFRC	0.23	NFRC	Bug Screen
Window D.(3)..	Window	Front Wall	Front	0			1	22.5	0.3	NFRC	0.23	NFRC	Bug Screen

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window (2) A	Window	Right Wall	Right	270			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
Window A.	Window	Right Wall	Right	270			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
Window (2) B	Window	Back Wall	Back	180			1	18	0.3	NFRC	0.23	NFRC	Bug Screen
Window C	Window	Back Wall	Back	180			1	4.5	0.3	NFRC	0.23	NFRC	Bug Screen
Window (2) A..	Window	Left Wall	Left	90			1	12	0.3	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	2 Bed 2B ADU	779	125.5	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

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-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco

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REN 10-31-23
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Example Energy Calculations

date

project no. 2024_Moreno ADU

drawn by

sheet no.

T24.1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Moreno Valley 2 bed 2B ADU Base **Calculation Date/Time:** 2024-10-04T10:35:42-07:00 **(Page 9 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Moreno Valley 2Bed2B_ADUBase.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

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-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	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 (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

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 RH37530 (40 gal, JA13)	Tank2one	Outside	Outside

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Moreno Valley 2 bed 2B ADU Base **Calculation Date/Time:** 2024-10-04T10:35:42-07:00 **(Page 10 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Moreno Valley 2Bed2B_ADUBase.ribd22x

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
Mini Split1	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				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	VCHP-ductless	1	HSPF	8.2	24000	14880	EERSEER	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Moreno Valley 2 bed 2B ADU Base **Calculation Date/Time:** 2024-10-04T10:35:42-07:00 **(Page 11 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Moreno Valley 2Bed2B_ADUBase.ribd22x

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 and SC3.3.3.4.1	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 Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
5Fam IAQVentRpt	45	0.35	Exhaust	No	n/a / n/a	No	Yes	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Moreno Valley 2 bed 2B ADU Base **Calculation Date/Time:** 2024-10-04T10:35:42-07:00 **(Page 12 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** Moreno Valley 2Bed2B_ADUBase.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Yvonne St. Pierre	Documentation Author Signature: Yvonne St. Pierre
Company: Design Path Studio	Signature Date: 10/04/2024
Address: P.O. Box 230165	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Encinitas, CA 92023	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:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. 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.
3. 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	Responsible Designer Signature: Yvonne St. Pierre
Company: Design Path Studio	Date Signed: 10/04/2024
Address: P.O. Box 230165	License:
City/State/Zip: Encinitas, CA 92023	Phone: (760) 484-0253

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). 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.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.0:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.
§ 150.0(b)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 150.0(h). Insulation exposed to weather must be water-retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(j)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-603.0 and ANSI/SMACNA-006:2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures, joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water-retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

RESIDENTIAL MEASURES SUMMARY RMS-1

Project Name	Building Type	Climate Zone	Date
Moreno Valley 2 Bed 2 B ADU Base	☒ Single Family ☐ Multi Family ☐ Addition Alone ☐ Existing+ Addition/Alteration	CA Climate Zone 10	10/4/2024

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
Moreno Valley	10	779	n/a	1

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Wall Wood Framed	R-19	921		New
Roof Wood Framed Rafter	R-38	779		New
Slab Unheated Slab-on-Grade	- no insulation	779	Perim = 126'	New

FENESTRATION Total Area: 177 Glazing Percentage: 16.8% New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (N)	78.3	0.300	0.23	none	none	N/A	New
Right (W)	18.0	0.300	0.23	none	none	N/A	New
Rear (S)	22.5	0.300	0.23	none	none	N/A	New
Left (E)	12.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.20 HSPF	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Mini Split	Ductless / with Fan	Ductless	n/a	n/a	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	40	3.10	Standard	New

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Ventilation for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Central fan integration of CFI ventilation systems is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1BiiiAv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** All dwelling units must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1GiiLenclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1GiiI-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet according to the procedures per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV airflow and efficiency must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G.

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment for human use shall be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; not equipped with a continuously lighted pilot light; automatic time switch that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not exceed maximum allowable flow rates. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater; or dedicated suction and return lines, or other built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Automatic Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light. *
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

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.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage using a durable gasket that is designed to seal the access door when it is closed. Roof/ceiling ventilation and infiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: must have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.40, or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A if the permanently installed lighting is provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets; at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Occupant Sensor Controls.** Occupant sensors in dwelling units, hotels and dormitories, and nursing homes must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or mounted to display cabinets, and switched outlets that are not controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, shall be "solar zone a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(d).
§ 110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are not less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sleep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s). 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 receptacle 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 equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 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."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 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."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 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.

5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

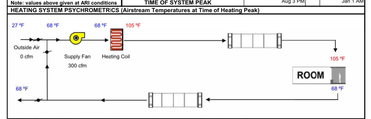
Project Name: Moreno Valley 2 Bed 2 B ADU Base
Date: 10/4/2024
System Name: Mini Split
Floor Area: 779

ENGINEERING CHECKS	
Number of Systems	1
Heating System	
Output per System	24,000
Total Output (Btuh)	24,000
Output (Btuh/sqft)	30.8
Cooling System	
Output per System	24,000
Total Output (Btuh)	24,000
Total Output (Tons)	2.0
Total Output (Btuh/sqft)	30.8
Total Output (sqft/Ton)	389.5
Air System	
CFM per System	300
Airflow (cfm)	300
Airflow (cfm/sqft)	0.39
Airflow (cfm/Ton)	150.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00

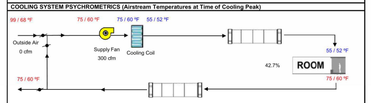
SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Total Room Loads	336	6,810	202	277	10,454
Return Vented Lighting		0			0
Return Air Ducts		0			0
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		0			0
TOTAL SYSTEM LOAD		6,810	202		10,454
HVAC EQUIPMENT SELECTION					
Fujitsu AOU24RLXFWH		21,043	0		15,402
Total Adjusted System Output (Adjusted for Peak Design conditions)		21,043	0		15,402
TIME OF SYSTEM PEAK		Aug 3 PM			Jan 1 AM

Note: values above given at ARI conditions.

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



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LICENSED ARCHITECT
YVONNE ST. PIERRE
C-34789
REN 10-31-23
STATE OF CALIFORNIA

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project
City of Moreno Valley Permitted ADU Plan Set

revisions
01

description
Example Energy Calculations

date

project no. 2024_Moreno ADU

drawn by

sheet no.
T24.3