

	Ranch Base		Ranch Base Roof
	Ranch Porch		Ranch Porch Roof
	Tuscan Base		Tuscan Base Roof
	Tuscan Porch		Tuscan Porch Roof

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 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 RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE PROJECT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELAYED 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 REQUIRED 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 IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINS THEREIN. 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 PROVIDERS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DAMAGES, AGREEMENTS, OR COSTS ARISING OUT OF OR RESULTING THEREFROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY REUSE, SUCH CHANGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY MANNER. THE RECIPIENT DOES NOT APPLY TO THE SOLE INCUMBENCE OR RISK OF MISCONDUCT OF DESIGN PATH STUDIO OR ITS PROVIDERS.
 3. THE RECIPIENT 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.



project
 City of Moreno
 Valley Permitted
 ADU Plan Set

revisions


description
 Exterior
 Style
 Options

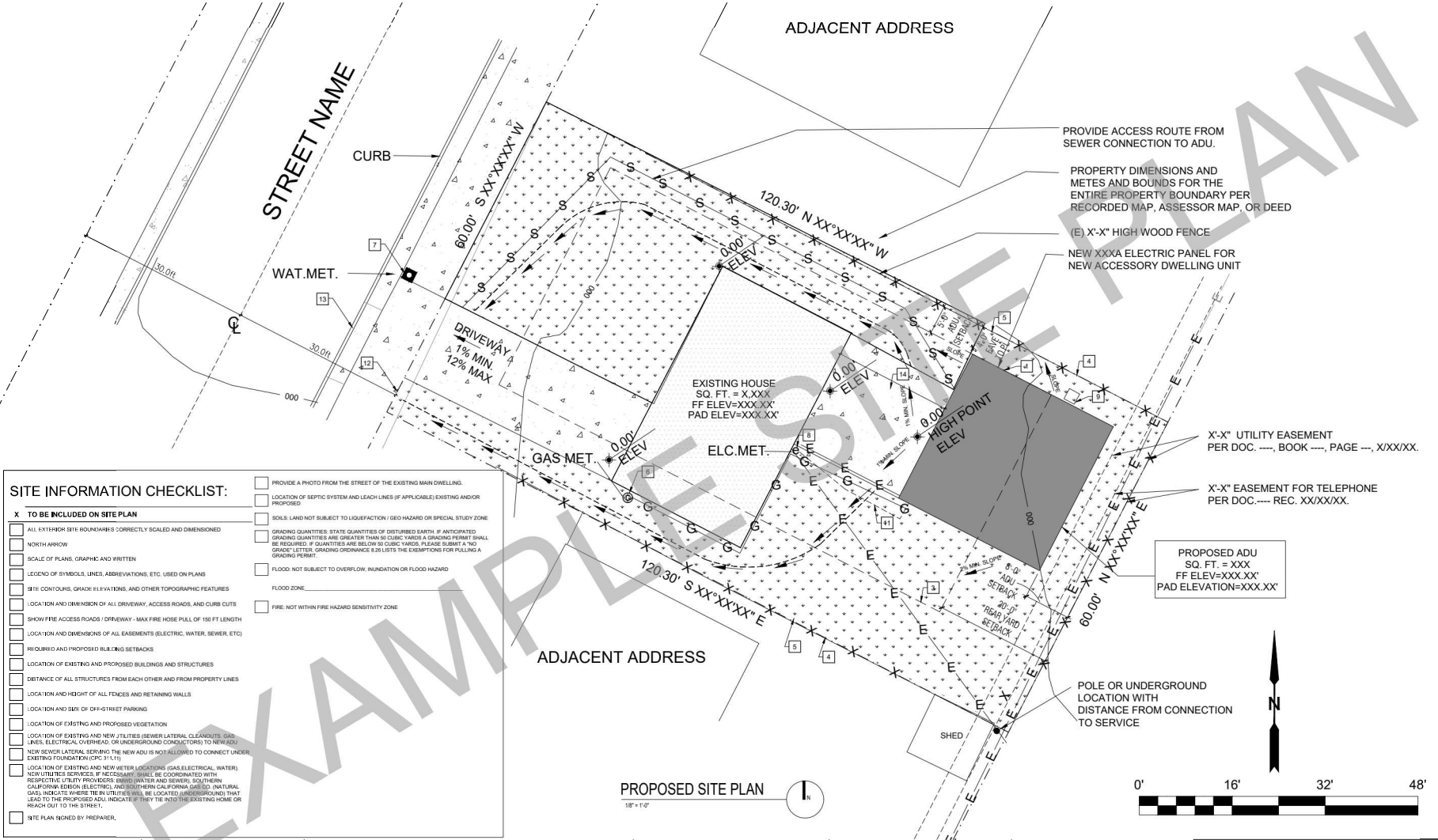
date

project no. 2024_Moreno ADU

drawn by

sheet no.

T1.2



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, CLEANSOUTS, 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 311.15)

☐ LOCATION OF EXISTING AND NEW WATER LOCATIONS (GAS/ELECTRICAL, WATER), NEW UTILITIES SERVICES, IF NECESSARY, SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS. EXISTING WATER AND SEWER, SOUTHERN CALIFORNIA Edison (SCE), AND SOUTHERN CALIFORNIA GAS (SCG) NATURAL GAS, INDICATE WHERE THE UTILITIES WILL BE LOCATED UNDERGROUND THAT LEAD TO THE PROPOSED ADU. INDICATE IF THEY THE INTO 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 GRAD" LETTER. GRADING ORDNANCE 8.8.8 LISTS THE EXCEPTIONS FOR PULLING A GRADING PERMIT.

☐ FLOOD: NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD

☐ FLOOD ZONE:

☐ FIRE: NOT WITHIN FIRE HAZARD SENSITIVITY ZONE

KEYNOTES	GENERAL NOTES	LEGEND
1 LINE OF EXTERIOR WALL, TYP. 2 LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE 3 REQUIRED SETBACKS 4 PROPERTY LINE, TYP. 5 FENCE-HIGHT 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 1" WITHIN THE FIRST 10 FEET FEEDER TO EXTEND TO EXISTING PANEL. 11 SEE CITY STANDARD 301 FOR UNDER SIDEWALK CURB DRAIN 12 SEE CITY STANDARD 208 FOR DRIVEWAY APPROACHES 13 STRUCTURES 10' MIN DISTANCE BETWEEN EAVES/WALLS ARE SUBJECT TO R302 IN BOTH STRUCTURES. REFER TO ARCH DETAILS	1. SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY 1' 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 PROPERTY LINE OUTSIDE OF THE FOOTING (OR FACE OF STUD). 5. BACKYARD AND SIDE SWALES TO BE GRADED AT 1% MIN. 6. CONCRETE IS TO BE DEEPENED FOOTING AS NEEDED. 7. PROVIDE A 6" MIN. LANDING AT 5% MAX. FOR DRAINING OVER 12" 8. WHERE DRAINAGE PIPES ARE INSTALLED PIPES SIZE IS TO BE 2" DIA. MIN. PVC AND SHALL HAVE A 0.025" MIN. SLOPE.	1 SPOT GRADE ELEVATION PROPERTY LINE REQUIRED SETBACKS DRAINAGE PATTERN EXISTING CONTOURS NEW SEWER LINE NEW DOMESTIC WATER LINE NEW ELECTRICAL & TEL DATA NEW GAS LINE NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 31-260.090

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 STUDIOS.

5

BACKYARD AND SIDE SWALES TO BE GRADED AT 1% MIN.

6

PROVIDED DEEPENED FOOTING AS NEEDED.

7

PROVIDE A 6" 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.

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 RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.

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

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

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



project

City of Moreno
Valley Permitted
ADU Plan Set

revisions



description

Example Energy
Calculations

date

project no. 2024_Moreno ADU

drawn by

sheet no.

T24.3

2022 Single-Family Residential Mandatory Requirements Summary	
	
§ 150.0(a)	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 service line from the main service to a subpanel that supplies the branch circuits in § 150.0(a), at least four branch circuits must be identified and have their source calculated as a single panelboard suitable to be supported 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 wiring installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(i)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(j)	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(k)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY									
Project Name Moreno Valley 3 Bed 3B ADU Base						Date 10/4/2024		Floor Area 988	
System Name Mini Split									
ENGINEERING CHECKS			SYSTEM LOAD						
Number of Systems						COIL COOLING PEAK		COIL HTG. PEAK	
Heating System						CFM	Sensible	Latent	CFM
Output per System			30,000			Total Room Loads		CFM	
Total Output (Btu/h)			36,000			Return Venturi Lighting		CFM	
Output (Btu/h/ft²)			36.4			Return Air Ducts		CFM	
Cooling System						Return Fan		CFM	
Output per System			30,000			Ventilation		CFM	
Total Output (Btu/h)			36,000			Supply Fan		CFM	
Total Output (Tons)			2.5			Supply Air Ducts		CFM	
Total Output (Btu/h/ft²)			36.4					CFM	
Total Output (Cfm/Ton)			395.2			TOTAL SYSTEM LOAD		CFM	
Air System						20,790		16,740	
CFM per System			396			HVAC EQUIPMENT SELECTION			
Airflow (cfm)			300			Fujitsu KACUOL09L2EZH			
Airflow (cfm/ft²)			0.38			26,227		16,723	
Airflow (cfm/ton)			120.8						
Outside Air (%)			0.0%			Total Adjusted System Output		16,723	
Outside Air (cfm/ft²)			0.0%			(Adjusted for Peak Design conditions)			
Note: values above given at ARI conditions						Aug 3 PM			
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)						Jan 1 AM			
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)									