



JUNIOR Accessory Dwelling Unit (JADU) Minimum Plan Submittal Requirements

Junior ADU's can only be designed within the permitted/approved footprint of the existing house and/or garage. A special agreement is required between the property owner and the City. It cannot have its own address nor separate meter. In order for your construction plan submittal to be processed for review, the following items must be included in your submittal. Selecting the correct document type is important in SimpliCITY. Merge all plan sheets into ONE (1) PDF file.

Document Type = PLANS

- Sheet numbering should utilize standardized page numbering (see Page 4 – SimpliCITY's automated page sorting order)
- Title Sheet** (see page 2 for additional details)
- Site Plan** (see page 2 for additional details)
- EXISTING Floor Plan** - doors, windows, exterior/interior walls, features, complete dimensions, etc.
- NEW Floor Plan** - doors, windows, exterior/interior walls, features, complete dimensions, etc.
- Electrical Plan** - location of equipment, switches, outlets, panels, sub-panels, service entrance, etc.
- Plumbing Plan** - location of fixtures routing & size to sewage disposal system, water, gas, etc.
- Mechanical Plan** - location of equipment like furnace, A/C, HVAC, routing of ductwork, etc.
- Exterior Elevations of all sides of structure(s)** – including location of illuminated address numbers, showing both new and existing construction
- Construction Notes** - applicable code sections which the structure must comply, material specifications, other notes, etc.
- Foundation Plan** - floor plan, structural details, etc.
- Framing Plan (Wall, Floor and/or Roof)** – layout
- California Green Building Standards Mandatory Measures**
- Title 24 Energy Calculations** – required signed sheets printed onto plan sheets

Document Type = OTHER ATTACHMENTS

- This Completed Minimum Plan Requirements Checklist & Acknowledgement** (all 3 pages)



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A Comprehensive Title Sheet must contain the following (at a minimum):

- Valid NEW City Address(es)
- Assessor's Parcel Number (APN)
- Legal Description of Property
- Complete Scope of Work Statement, listing all aspects of construction for the permit
- Square Footage (SF) of each structure and any Linear Feet (LF) for any block wall
- Occupancy Group(s)
- Floor Area (SF) for Living Area, Garage, Porch/Patio, Deck, etc.
- Number of Stories
- Construction Type
- Code Editions
- Vicinity Map
- Fire Sprinklers (Yes or No)
- Solar Panel Installation (Yes or No) **NOTE: if "Yes", on site plan, show proposed solar panel layout for reference**
- Sheet Index
- Property Owner's Information
- Plan preparer with name, address, email and phone #
- Signature of designer/architect/engineer of record (electronic signature is acceptable)

A Comprehensive Site Plan must contain the following (at a minimum):

- North Arrow
- Use, size & dimensioned location of existing and proposed structures
- Any existing or proposed walls, especially retaining walls
- Show and label all property lines
- Location of existing and proposed sewage disposal systems (septic tanks) or public sewer lateral connections
- Zoning Setbacks/easements
- Driveway leading to garage
- Site Drainage – using arrows showing direction of drainage away from foundation



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Acknowledgements – read and initial each acknowledgement

- ___ I understand/acknowledge I will hold the City, its officials, directors, officers, employees and agents free and harmless from any claim or liability arising out of any delay or alleged failure to obtain required Release(s) and/or Clearance(s).
- ___ I acknowledge that the required covenant agreement between the property owner and the City of Moreno Valley must be completed prior to permit issuance. I will contact Planning at 951-413-3206 or planningemail@moval.org for the requirements.
- ___ I acknowledge that separate fees for Special Financing Districts will be required for any new dwelling unit. I will contact Special Districts at 951-413-3470 or sdadmin@moval.org for further information and understand that completion is required for permit issuance.
- ___ I acknowledge that my school district may require fees and certification prior to permit issuance. I will contact my applicable school district for further information:

MVUSD 951-571-7500 ext 17376 OR **VVUSD** 951-940-6100 VVUSD
- ___ I acknowledge that if a septic tank and leech lines are required, due to distance from existing sewage system lines, I will be required to forward an electronic copy of approved Health Plans to permitcounter@moval.org (list your Building permit record #) prior to permit issuance. I will contact Riv. Co. Environmental Health at 951-955-8980 for their requirements.
- ___ I acknowledge that solar panel installation is a required separate plan and permit. However, proposed PV layout on Building construction plans is required.
- ___ I acknowledge that a separate plan and permit is required for any exterior block walls. There are city standards for retaining, freestanding, combination, and pilasters available at SimpliCITY “NEED HELP” button, then “City Forms” button, then “Building & Safety” button.
- ___ I acknowledge that it is my responsibility as the property owner to contact my applicable water & sewer purveyor(s) to determine their requirements and complete those requirements prior to permit issuance. Failure to obtain the required First Release(s) and/or Final Clearance(s) may result in a delay in permit issuance and/or final occupancy.

checkmark the agencies you have contacted applicable to your project

Water

- Eastern Municipal Water District
951.928.3777
P O Box 8300 Perris, CA 92572-8300
- Box Springs Mutual Water Company
Melissa Martinez, Admin. Supervisor
951.653.6419
21740 Dracaea Ave. Moreno Valley, CA
92553

Sewer

- Eastern Municipal Water District
951.928.3777
P O Box 8300 Perris, CA 92572-8300
- Edgemont Community Services
District
Jessica Pfalmer, General Manager
951.784.2632
P O Box 5436 Riverside, CA 92517

Septic

- Riverside County
Health Dept
951.955.8980

| | | |
|--|-------------------------------------|-------------|
| Designer/Applicant Name (print) | Designer/Applicant Signature | Date |
| | | |
| Property Owner Name (print) | Property Owner Signature | Date |
| | | |



JUNIOR Accessory Dwelling Unit (JADU) Minimum Plan Submittal Requirements

City of Moreno Valley Sheet Numbering / Sheet Order Guide

* = designates USNCS Standard V6

Sheet Numbering Format:

{Discipline Code}{Sheet Type}{Sheet Number}

A = Alpha character & N = Numerical Character

{AA}{N}{NN}

{AA} - 2 characters - see *Discipline Code* below

either 2 alphas, or 1 alpha with a hyphen

{N} - 1 character - see *Sheet Type* below

{NN} - 2 characters - see *Sheet Numbering* below

Sheet Numbering Examples:

Architectural, Plans, 3rd sheet A-103

Architectural Demo, Plans, 3rd sheet AD103

Architectural Demo, Elevations, 1st sheet A-201

Electrical, General Notes, 1st sheet E-001

Site Plan, Plans, 1st sheet SP-101

Site Plan, Details, 1st sheet SP-501

Interiors, Elevations, 3rd sheet I-203

| Discipline Code | Discipline Description | Sheet Type | Sheet Type Description | Sheet Numbering |
|-----------------|--|------------|--|-----------------|
| CS | Cover Sheet/Title Sheet | 0 | General Notes, Symbol legend, abbreviation list, etc. | 01 |
| CA | Conditions of Approval | 1 | Plans | 02 |
| H-* | Hazardous Materials | 2 | Elevations | 03 |
| G-* | General | 3 | Sections | 04 |
| SP | Site Plan | 4 | Large Scale Drawings plans, elevations, sections (NOT DETAILS) | 05 |
| A-* | Architectural | 5 | Details | 06 |
| AD | Architectural Demo / Details / Accessibility | 6 | Schedules and Diagrams | 07 |
| S-* | Structural | 7 | User Defined | ... |
| SD | Structural Details | 8 | User Defined | 98 |
| E-* | Electrical | 9 | 3D Drawings, isometrics, perspective, photos, etc. | 99 |
| EL | Electrical Lighting | | | |
| EP | Electrical Power | | | |
| ES | Photometrics | | | |
| M-* | Mechanical | | | |
| MP | Mechanical Piping | | | |
| P-* | Plumbing | | | |
| EN | Title 24 / Energy documents | | | |
| Q-* | Equipment | | | |
| R-* | Resource | | | |
| X-* | Other Disciplines | | | |
| F-* | Fire Protection | | | |
| FA | Fire Alarm | | | |
| FS | Fire Sprinklers | | | |
| FX | Fire Suppression | | | |
| V-* | Survey/Mapping | | | |
| B-* | Geotechnical | | | |
| W-* | Distributed Energy | | | |
| C-* | Civil | | | |
| CD | Civil Demolition | | | |
| CG | Civil Grading | | | |
| L-* | Landscape | | | |
| LI | Landscape Irrigation | | | |
| PG | Preliminary/Grading Plan | | | |
| I-* | Interiors | | | |
| IN | Interior Design | | | |
| D-* | Process | | | |
| TI | Telecommunications Intercom | | | |
| TT | Telecommunications Telephone | | | |
| Z-* | Contractor/Shop Drawings | | | |
| O-* | Operations | | | |
| T-* | Telecommunications | | | |
| Y- | Security | | | |
| QL | Laboratory Equipment | | | |
| DAB | | | | |
| 1 | Numeric (e.g. Land Development submittals) | | | |
| 2 | " | | | |
| 3 | " | | | |
| 4 | " | | | |

If your plans do not follow this sheet order and numbering system, SimpliCITY will automatically sort your plans per this order.

This will cause your final approved plans to not match your original order when printing them.