



# DETACHED Accessory Dwelling Unit (ADU) Minimum Plan Submittal Requirements

Revised 9/3/2024 – not for SB9 projects nor Manufactured ADU

**THIS DOES NOT APPLY TO MANUFACTURED HOME for an ADU, nor SB9 projects.** This is for ADU's that are a completely separate structure from the existing house. 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 PDF file.

## Document Type = PLANS

- **You have obtained valid NEW City Address(es)** - Follow instructions in the "New Address Request Requirements" at [https://moval.gov/city\\_hall/forms/building-safety/AddressRequest.pdf](https://moval.gov/city_hall/forms/building-safety/AddressRequest.pdf)
- **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)
- **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 = SUPPORTING DOCUMENTS

- **Truss Calculations** – layout plans & structural calculations if not using conventional roof framing (cannot be deferred)
- **Soils / GeoTech Report** - for all new foundation construction
- **Structural Calculations** – calculations for construction items that are not using conventional designs
- **Grading Plan (for reference)**– contact Land Development if your scope of work also requires a separate permit with them
- Any other reports, calculations, or specifications necessary for plan review

## Document Type = OTHER ATTACHMENTS

- **City Approved Address Letter**
- **This Completed Minimum Plan Requirements Checklist & Acknowledgement** (all 3 pages)
- Other miscellaneous items needed by the City but not for plan review



## DETACHED Accessory Dwelling Unit (ADU) Minimum Plan Submittal Requirements

Revised 9/3/2024 – not for SB9 projects nor Manufactured ADU

### 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. IMPORTANT: Anything not listed, regardless of being shown on plans will not be included in permit for construction and is deemed reference only
- ☐ 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) – “for Reference Only as a Separate Submittal”
- ☐ 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



## DETACHED Accessory Dwelling Unit (ADU) Minimum Plan Submittal Requirements

Revised 9/3/2024 – not for SB9 projects nor Manufactured ADU

### 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 grading plans will be required as a separate submittal to Land Development and that it will be submitted before or concurrently with my Building construction plan submittal. Delay with grading approvals will delay my project for permit issuance. I will contact them at 951-413-3120 or [landdevelopment@moval.org](mailto:landdevelopment@moval.org) to obtain submittal information.
- \_\_\_ 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](mailto:sdadmin@moval.org) for further information and understand that completion is required for permit issuance.
- \_\_\_ I acknowledge that my school district will 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 submittals and/or approvals for any required Fire Dept. systems (e.g. fire sprinkler, underground fire line systems, fire access) will delay my project for permit issuance. I will contact them at 951-413-3370 or [fireprevention@moval.org](mailto:fireprevention@moval.org) to obtain submittal information.
- \_\_\_ 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](mailto: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 if solar panel installation is a required, it is a 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 construction to the existing house. There are city standards for retaining walls, freestanding walls, combination walls, pilasters, patio covers, balconies, or decks available at SimpliCITY “NEED HELP” button, then “City Forms” button, then “Building & Safety” button. Otherwise a custom engineered design is required for separate submittal, using the HOUSE address (not ADU address).
- \_\_\_ I acknowledge if a dual meter or main panel upgrade is replacing the existing house’s meter, a separate “electrical only” permit using the HOUSE address (not the ADU address) is required.
- \_\_\_ 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

<b>Designer/Applicant Name (print)</b>	<b>Designer/Applicant Signature</b>	<b>Date</b>
<b>Property Owner Name (print)</b>	<b>Property Owner Signature</b>	<b>Date</b>

**BOTH DESIGNER & PROPERTY OWNER ARE REQUIRED** \*This cannot be signed by a representative unless this checklist includes a notarized authorization letter from the Legal Property Owner granting that representation.



# DETACHED Accessory Dwelling Unit (ADU) Minimum Plan Submittal Requirements

Revised 9/3/2024 – not for SB9 projects nor Manufactured ADU

## 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.**