

## ACCESSORY DWELLING UNIT (ADU) - STANDARD PLAN INSTRUCTIONAL GUIDANCE DOCUMENT

	T BEACH ACCESSO				<image/>
	PROJECT DIRECTORY	CITY OF NEWPORT BEACH, CA	PROJECT CHECKLIST	N - FLAN I	
Text Address 101/101/       Michael Schuld Address 101/101/201       Michael Schuld Address 101/201       Michael Schuld Addresschuld Addresschuld Address 101/201	Transmission of the second secon	<form></form>		<form></form>	NEWPORT BEACH ADU STANDARD PLANS NEWPORTBEACH.C.A. TITLE SHEET - PLAN 1
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## **GUIDANCE FOR SHEET G-001**

#### **ITEM 1: PROJECT ADDRESS**

Write the project address on the space provided:

#### **ITEM 2: ADDITIONAL PLAN SHEET INDEX**

When required by your building site and topography, indicate additional drawing sheets that will be added to the end of the standard plan here in the index. For questions, regarding which will apply to your project and next steps, consult with Building staff. STREET ADDRESS (TO BE PROVIDED BY OWNER)

#### CIVIL ENGINEERING (IF REQUIRED)




## **ITEM 3: PROJECT DIRECTORY (Contacts)**

Enter names and primary contact information for the project.

Enter names and contact information for the Civil Engineer and Landscape Architect (only if required).

APPLICANT		
	ADDRESS:	
	CONTACT:	
	EMAIL:	
	PHONE:	
CIVIL ENGINEER	ADDRESS:	
	CONTACT:	
	EMAIL:	
	PHONE:	
GEOTECHNICAL ENGINEER	ADDRESS:	
	CONTACT:	_
	EMAIL:	
	PHONE:	100

#### **ITEM 4: PROJECT INFORMATION**

To complete this section, get assistance from a Planner. You may also obtain some information on the Newport Beach GIS site, linked below.

#### Newport Beach GIS: Click Here

Make sure to complete all sections below. A Planner and/or Building staff can help you fill in any blanks you are unsure of.

Provide utility information, as applicable, in this section.

SITE INFORMATION: (TO BE PRO)	IDED BY CITY OF NEWPORT BEACH	)
APN:		
ZONING:		
LOT SIZE:		
	IDED BY CITY OF NEWPORT BEACH	)
MAXIMUM FAL:		
PROPOSED FAL:		
LOT COVERAGE (TO BE PROVIDE	D BY OWNER)	
INCLUDING ALL AREAS UNDER SO		
BUILDING:		
HARDSACPE/PAVING:		
LANDSCAPE:		
(TO BE PROVIDED BY	CITY OF NEWPORT BEACH)	
SETBACKS		
	REQUIRED	PROPOSED
FRONT:		
REAR:		
SIDES:		
BUILDING INFORMATION:		
NUMBER OF STORIES:		1
OCCUPANCY GROUP:		R-3
CONSTRUCTION TYPE:		VB
MAX. HEIGHT PROPOSED:		

## UTILITIES

	TO BE PROVIDED BY OWNER AS APPLICABLE
WATER AND SEWER SERVICE	
ELECTRICAL SERVICE	
SAS SERVICE	
ELEPHONE SERVICE	
SARBAGE SERVICE	
CABLE SERVICE	

Provide the contact information for the Energy Compliance Report and Soils Engineering Report, if required. For questions, consult with Building staff.

## SUPPORTING DOCUMENTS

	STRUCTURAL CALCULATIONS
RRM DESIGN GROUP	PREPARED BY:
06/08/2023	DATE PREPARED:
2516-01-CU21	JOB NUMBER:
TO BE PROVIDED BY OWNER	
	ENERGY COMPLIANCE
	PREPARED BY:
	DATE PREPARED:
	JOB NUMBER:
	SOILS ENGINEERING REPORT
· · · · · · · · · · · · · · · · · · ·	PREPARED BY:
	DATE PREPARED:
	JOB NUMBER:

# ADU Standard Plan INSTRUCTIONAL GUIDE

## **ITEM 5: BUILDING AREAS**

This section is based on your proposed building size. Fill in the square footage of the proposed building.

## **ITEM 6: PROJECT CHECK LIST**

Complete this section based on your preferences. Once you choose a style on this sheet, strike through the sheets that relate to other architectural styles not selected. To view appearance options See Sheet A1-100 (page # on this guidance) for perspectives. There are 3 options available. First, choose your style:

Next, choose your materials and guardrail design. Please note that the Alternate Stucco Finish is an exterior wall material option for all design styles.

Next, select your waste water service and whether parking is required for your ADU. Please note that this is not whether parking will be provided for your ADU, but whether parking is required for your ADU. For questions regarding parking requirements, contact a Planner.

## **BUILDING AREAS**

PLAN 1: CONDITIONED EL OOR AREA

SF

## STYLE SELECTION

CALIFORNIA RANCH

\*STRIKE THROUGH SHEETS A1-122,123 & A1-202,203 & AD-903,904

CONTEMPORARY FARMHOUSE

\*STRIKE THROUGH SHEETS A1-121,123 & A1-201,203 & AD-902,904

\*STRIKE THROUGH SHEETS A1-121,122 & A1-201,202 & AD-902,903

SELECT PATIO OPTIONS ON FLOOR PLAN SHEET. CHOOSE OPTION CONSISTENT WITH STYLE SELECTION. CROSS OUT OPTIONS NOT CHOSEN FOR CLARITY.

#### EXTERIOR WALL MATERIAL

- FIBER CEMENT SIDING PER SYLE
- ALTERNATE STUCCO FINISH

#### WINDOW MATERIAL

- VINYL
- FIBERGLASS
- WOOD
- ALUMINUM CLAD WOOD

#### ROOF MATERIAL

- COMPOSITION SHINGLES
- STANDING SEAM METAL ROOF

#### GUARDRAIL DESIGN

- NO GUARDRAIL
- PICKET GUARDRAIL (43/AD-902)
- CROSS-PICKET GUARDRAIL (42/AD-902)

#### WASTE WATER

SEWER

#### 

EXCEPTION USED:

- THE ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT.
- □ THE ADU IS LOCATED WITHIN A ARCHITECTURALLY AND HISTORICALLY SIGNIFICANT STRUCTURE.
- GFF STREET PARKING PERMITS ARE REQUIRED BUT NOT OFFERED TO THE OCCUPANT OF THE ADU.
- WHEN THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE ADU.
- ONE PARKING SPACE



#### **ITEM 7: DEFERRED SUBMITTALS**

Select which deferred submittals apply to your project, and fill in any relevant information, including the kilowatts of your proposed solar system, if included. For questions, regarding which will apply to your project and next steps, consult with Building staff.

#### **ITEM 8: SITE HAZARDS**

Check the appropriate box for Fire Severity Zone below, based on location. For questions, consult with Building staff.

Check the appropriate box(es) for hazard areas, below, based on location. For questions, consult with Building staff. You may also obtain some information on the Newport Beach GIS site, linked below.

Newport Beach GIS: Click Here

#### **ITEM 9: FIRE SPRINKLERS**

Check the appropriate boxes below regarding the fire sprinklers at the primary residence and the proposed ADU. For questions, consult with Building staff.

## DEFERRED SUBMITTALS

CHECK ALL THAT APPLY:

- ROOF TRUSS CALCULATIONS
- FIRE SPRINKLER (YES / NO) (SEPARATE PLAN CHECK / PERMIT)
- SOLAR PV ( -KW) (SEPARATE PLAN CHECK / PERMIT)
- PROVIDE SOUND ATTENUATION FOR HVAC EQUIPMENT PER NBMC 10.25.045

#### VERY HIGH FIRE SEVERITY ZONE

- D NO
- ☐ YES

## DESIGNATED HAZARD AREAS

THE PRIMARY RESIDENCE LOCATED WITHIN A DESIGNATED HAZARD ZONES? CHECK ALL THAT APPLY

- SPECIAL FLOOD HAZARD ZONE
- LIQUIFICATION ZONE
- LANDSLIDE HAZARD ZONE

## FIRE SPRINKLERS

DOES THE PRIMARY RESIDNENCE HAVE NFPA 13D SPRINKLERS?

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П	N	10

REQUIRED AT PROPOSED ADU:

- NO (NOT REQUIRED IF THE PRIMARY RESIDENCE IS UNSPRINKLERED
- YES (REQUIRED IF THE PRIMARY RESIDENCE IS SPRINKLERED

## ITEM 10: General Release and Agreement to Hold Harmless Clause

Print name, sign, and date the General Release and Agreement to Hold Harmless Clause.

GENERAL RELEA AGREEMENT TO HARMLESS CLAI	HOLD
BY USING OR IN ANY YEAV BELINGG UPON Y DRELLING UNCONSTILUCTION DOCUME! NOENNYY, DEFEND AND HOLD HARDLESS LICETED OFFICIAL BOARDS AND COMMIN PREPARED INFESS CONSTILUCTION DOCUME ULANS (INCLUDING, WITHOUT UNITATION DAMAGE TO MICHIERYY, DIIGHANDS, DIUG CAMS (INCLUDING, WITHOUT UNITATION DAMAGE TO MICHIERYY, DIIGHANDS, DIUG AND COURT COSTS) OF EVERY HOR AND AND COURT COSTS) OF EVERY HOR AND RESPONSIBILITY TO YERRY ANY AND ALL IN	NTS. THE USER AGREES TO RELEASE, THE CITY OF NUMPORT BRACK. IT'S SSOK, OFFICERS, AGENTS, VOLUNTERER SSOK, OFFICERS, AGENTS, VOLUNTERER DITE & PROVINCETCO RE NOT DITE & PROVINCE OF NUMPORT AND
SIGNATURE	DATE
PRINT NAME	

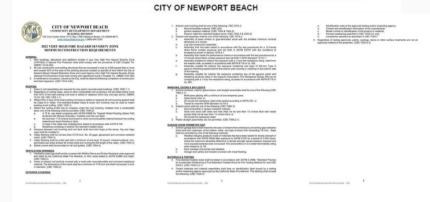


## **GUIDANCE FOR SHEET G-105**

# ITEM 1: 2022 VERY HIGH FIRE HAZARD FORM

This form includes requirements that only apply if you checked YES on sheet G-001 (Page 4 on this guidance, Item 7) for "Very High Fire Severity Zone".

## 2022 VERY HIGH FIRE HAZARD SEVERITY ZONE RESIDENTIAL MINIMUM REQUIREMENTS



## **GUIDANCE FOR SHEET T24-100 and T24-101**

#### **ITEM 1: ENERGY COMPLIANCE**

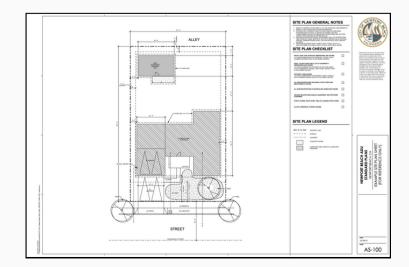
You will need to hire a certified energy consultant to provide a Building Energy Analysis Report. Attach the resulting forms to these sheets. RESOURCES: CA Energy Commission resources page: <u>Click Here</u>

## APPLICANT TO ATTACH BUILDING ENERGY ANALYSIS REPORT FORMS TO SHEET

## **GUIDANCE FOR SHEET AS-100**

#### **ITEM 1: EXAMPLE SITE PLAN SHEET**

This sheet is for your reference only, to help you with your site plan on Sheet AS-101.

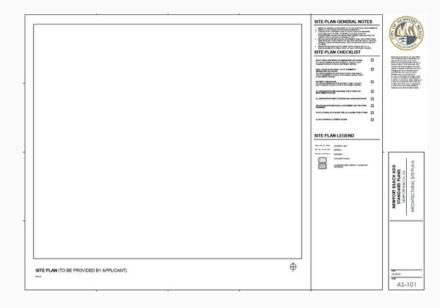




## **GUIDANCE FOR SHEET AS-101**

#### **ITEM 1: ARCHITECTURAL SITE PLAN**

Draw your site plan. See the Site Plan Checklist on the righthand side of AS-101 for key information to include on the site plan.



## **GUIDANCE FOR SHEET A1-100**

#### **ITEM 1: PERSPECTIVES**

This sheet is provided for your reference only. Each of the three style options (chosen on Sheet #) are shown here.

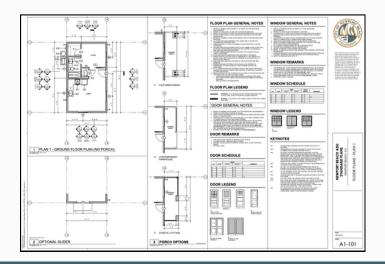


## **GUIDANCE FOR SHEET A1-101**

#### **ITEM 1: FLOOR PLANS**

Based on your style selection, check the box for the selected options.

**Note:** Some plans have variable dimensions to allow slight flexibility in the size of the units. Construction must abide by dimensions shown on plans and within the variable parameters provided.



## ADU Standard Plan INSTRUCTIONAL GUIDE

## **GUIDANCE FOR SHEET T24-100**

## ITEM 1: BUILDING ENERGY ANALYSIS REPORT FORMS

Attach sheets from Building Energy Analysis Report provided by your energy consultant to thi sheet. Add additional sheets as necessary in sequence (e.g. T24-101).



## GUIDANCE FOR SHEET A1-121 THROUGH A1-203

## ITEM 1: REFLECTED CEILING PLANS AND ELEVATIONS

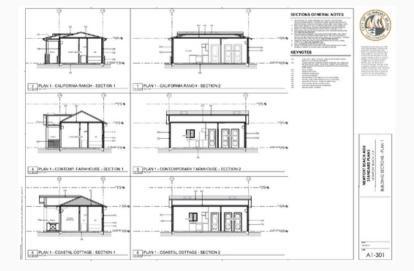
Based on your style selection, keep only the sheets for Roof Plan/RCP and Elevation related to your selected style. Remove sheets for the other styles. Strike through the removed sheets on the Sheet Index on Item #



## **GUIDANCE FOR SHEET A1-301**

## **ITEM 1: BUILDING SECTIONS**

Based on your style selection, strike through the options that have not been selected.

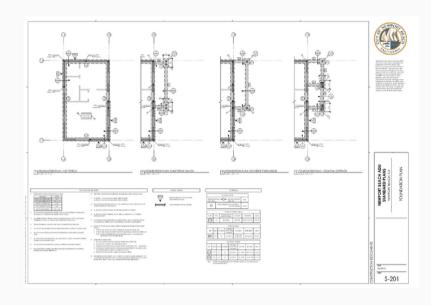




## **GUIDANCE FOR SHEET S-201**

## **ITEM 1: FOUNDATION PLAN**

Based on your style selection, strike through the porch options that have not been selected.



## **GUIDANCE FOR SHEET S-211 THROUGH S-231**

## **ITEM 1: ROOF FRAMING PLANS**

Based on your style selection, keep only the sheets for Roof Framing Plan related to your selected style. Remove sheets for the other styles. Strike through the removed sheets on the Sheet Index on Item #

