



ADU Standard Plan INSTRUCTIONAL GUIDE

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).

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.

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

APPLICANT

ADDRESS: _____

 CONTACT: _____
 EMAIL: _____
 PHONE: _____

CIVIL ENGINEER

ADDRESS: _____

 CONTACT: _____
 EMAIL: _____
 PHONE: _____

GEOTECHNICAL ENGINEER

ADDRESS: _____

 CONTACT: _____
 EMAIL: _____
 PHONE: _____

SITE INFORMATION: (TO BE PROVIDED BY CITY OF NEWPORT BEACH)

APN: _____
 ZONING: _____
 LOT SIZE: _____

FLOOR AREA LIMIT (TO BE PROVIDED BY CITY OF NEWPORT BEACH)

MAXIMUM FAL: _____
 PROPOSED FAL: _____

LOT COVERAGE (TO BE PROVIDED BY OWNER)
 INCLUDING ALL AREAS UNDER SOLID ROOF, INCLUDING EAVES.

BUILDING: _____
 HARDSCAPE/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: _____
 ROOF RATING: _____

UTILITIES

TO BE PROVIDED BY OWNER AS APPLICABLE

WATER AND SEWER SERVICE _____
 ELECTRICAL SERVICE _____
 GAS SERVICE _____
 TELEPHONE SERVICE _____
 GARBAGE SERVICE _____
 CABLE SERVICE _____

SUPPORTING DOCUMENTS

STRUCTURAL CALCULATIONS

PREPARED BY: _____ RRM DESIGN GROUP
 DATE PREPARED: _____ 06/08/2023
 JOB NUMBER: _____ 2516-01-CU21

TO BE PROVIDED BY OWNER

ENERGY COMPLIANCE

PREPARED BY: _____
 DATE PREPARED: _____
 JOB NUMBER: _____

SOILS ENGINEERING REPORT

PREPARED BY: _____
 DATE PREPARED: _____
 JOB NUMBER: _____



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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 FLOOR 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
- COASTAL COTTAGE
*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

ONSITE PARKING REQUIRED

- NONE

EXCEPTION USED:

- THE ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT.
- THE ADU IS LOCATED WITHIN A ARCHITECTURALLY AND HISTORICALLY SIGNIFICANT STRUCTURE.
- OFF 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

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 CITY OF NEWPORT BEACH



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.

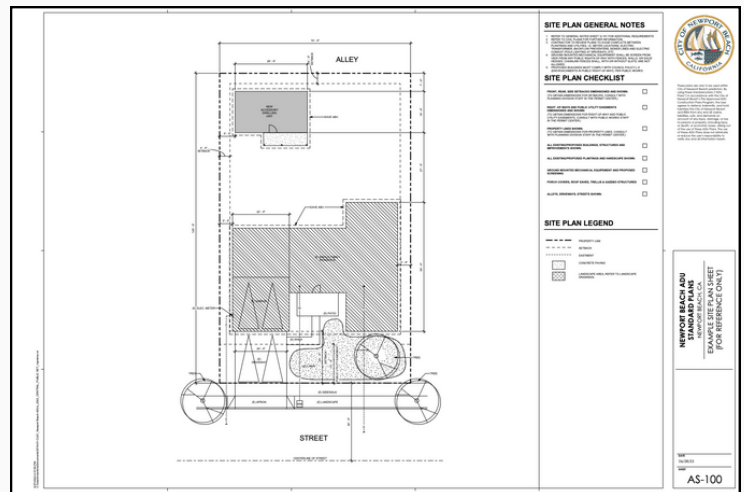
RESOURCES: CA Energy Commission resources page: [Click Here](#)

APPLICANT TO ATTACH BUILDING ENERGY ANALYSIS REPORT FORMS TO SHEET

GUIDANCE FOR SHEET AS-100

ITEM 1: EXAMPLE SITE PLAN SHEET

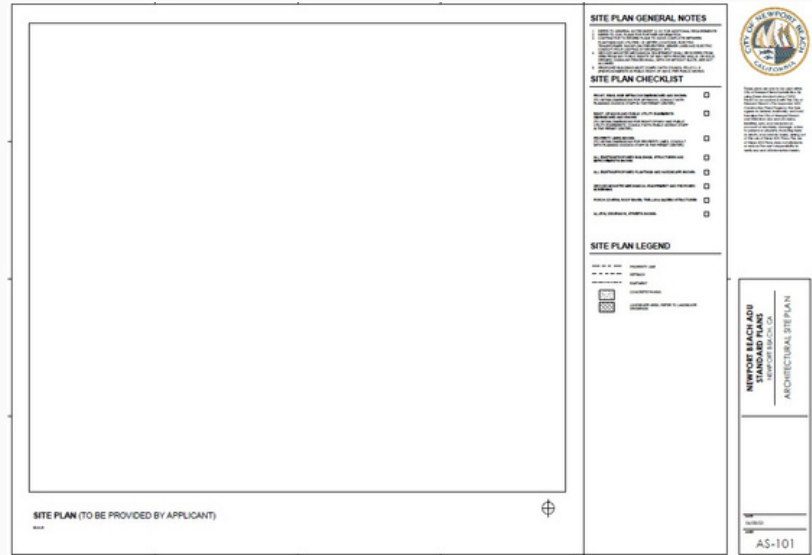
This sheet is for your reference only, to help you with your site plan on Sheet AS-101.



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.

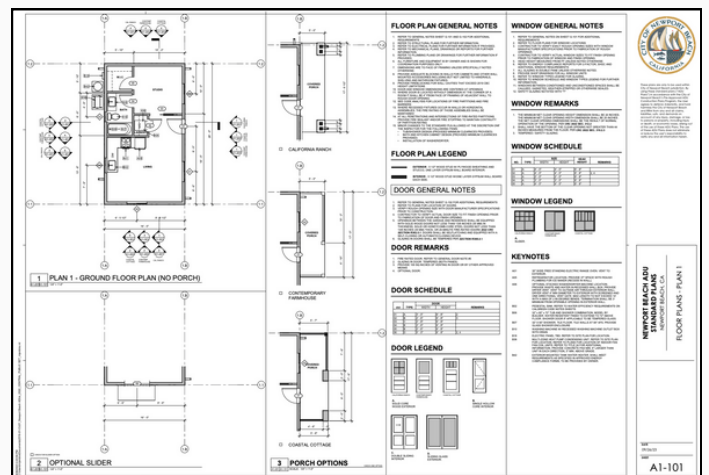


GUIDANCE FOR SHEET A1-101

ITEM 1: FLOOR PLANS

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

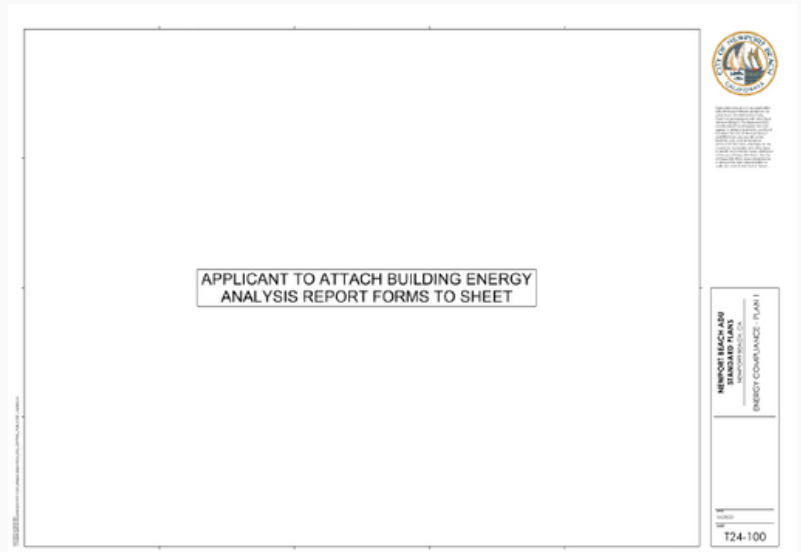
Note: Some plans have variable dimensions to allow slight flexibility in the size of the units. Construction must abide by dimensions shown on plans and within the variable parameters provided.



GUIDANCE FOR SHEET T24-100

ITEM 1: BUILDING ENERGY ANALYSIS REPORT FORMS

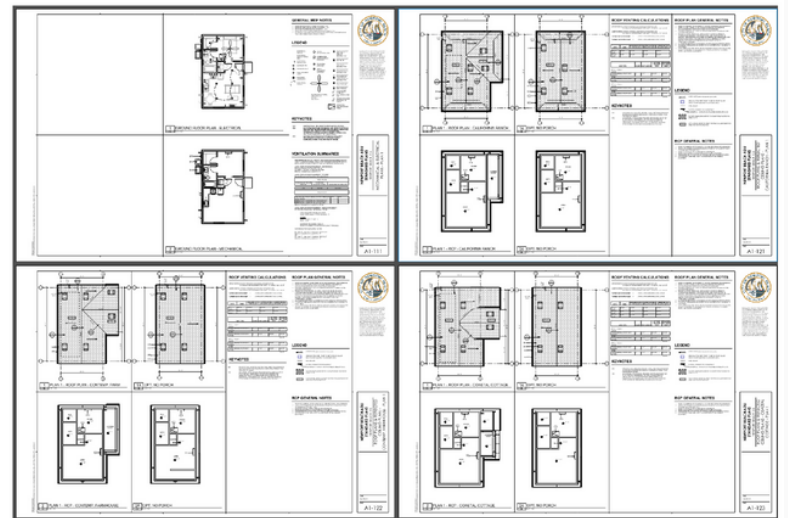
Attach sheets from Building Energy Analysis Report provided by your energy consultant to this sheet. Add additional sheets as necessary in sequence (e.g. T24-101).



GUIDANCE FOR SHEET A1-121 THROUGH A1-203

ITEM 1: REFLECTED CEILING PLANS AND ELEVATIONS

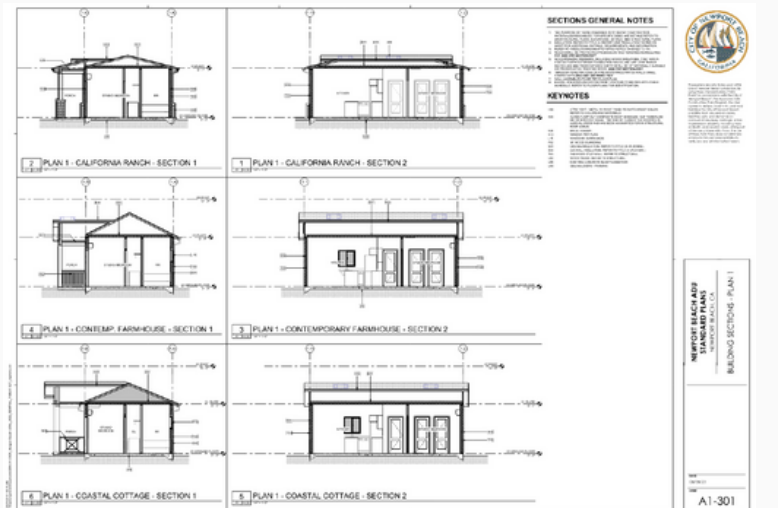
Based on your style selection, keep only the sheets for Roof Plan/RCP and Elevation related to your selected style. Remove sheets for the other styles. Strike through the removed sheets on the Sheet Index on Item #



GUIDANCE FOR SHEET A1-301

ITEM 1: BUILDING SECTIONS

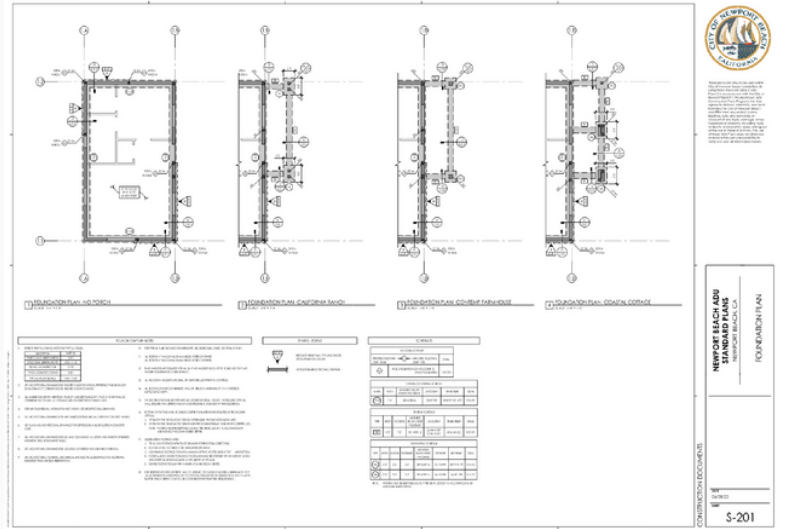
Based on your style selection, strike through the options that have not been selected.



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 #

