



These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these ADU Plans. The use of these ADU Plans does not eliminate or reduce the user's responsibility to verify any and all information herein.

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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_



# NEWPORT BEACH ACCESSORY DWELLING UNIT STANDARD PLAN - PLAN 1

STREET ADDRESS (TO BE PROVIDED BY OWNER)

CITY OF NEWPORT BEACH, CA

## SHEET INDEX

\*FOR PLANNING STAFF ONLY

INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

G-001 TITLE SHEET - PLAN 1  
 G-101 GENERAL NOTES  
 G-102 GENERAL NOTES  
 G-103 2022 RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS  
 G-104 2022 CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS  
 G-105 2022 VERY HIGH FIRE HAZARD SEVERITY ZONE REQUIREMENTS

T24-100 ENERGY COMPLIANCE - PLAN 1

T24-101 ENERGY COMPLIANCE - PLAN 1

AS-100 EXAMPLE SITE PLAN SHEET (FOR REFERENCE ONLY)

AS-101 ARCHITECTURAL SITE PLAN

\*STRIKETHROUGH SHEETS THAT ARE NOT APPLICABLE TO CHOSEN STYLE

A1-100 PERSPECTIVES  
 A1-101 FLOOR PLANS - PLAN 1  
 A1-111 MECHANICAL & ELECTRICAL PLANS - PLAN 1  
 A1-121 ROOF PLANS & REFLECTED CEILING PLANS - CALIFORNIA RANCH - PLAN 1  
 A1-122 ROOF PLANS & REFLECTED CEILING PLANS - CONTEMP. FARMHOUSE - PLAN 1  
 A1-123 ROOF PLANS & REFLECTED CEILING PLANS - COASTAL COTTAGE - PLAN 1  
 A1-201 EXTERIOR ELEVATIONS - CALIFORNIA RANCH - PLAN 1  
 A1-202 EXTERIOR ELEVATIONS - CONTEMPORARY FARMHOUSE - PLAN 1  
 A1-203 EXTERIOR ELEVATIONS - COASTAL COTTAGE - PLAN 1  
 A1-301 BUILDING SECTIONS - PLAN 1

AD-901 ARCHITECTURAL DETAILS - COMMON  
 AD-902 ARCHITECTURAL DETAILS - COMMON  
 AD-903 ARCHITECTURAL DETAILS - CALIFORNIA RANCH  
 AD-904 ARCHITECTURAL DETAILS - CONTEMPORARY FARMHOUSE  
 AD-905 ARCHITECTURAL DETAILS - COASTAL COTTAGE  
 AD-906 ARCHITECTURAL DETAILS - ALTERNATIVE

S-101 SHEET INDEX, ABBREVIATION & SYMBOLS  
 S-102 GENERAL NOTES  
 S-103 GENERAL NOTES, SPECIAL INSPECTION & TESTS  
 S-201 FOUNDATION PLAN  
 S-211 ROOF FRAMING - CALIFORNIA RANCH  
 S-221 ROOF FRAMING - CONTEMPORARY FARMHOUSE  
 S-231 ROOF FRAMING - COASTAL COTTAGE  
 S-301 TYPICAL CONCRETE DETAILS  
 S-311 CONCRETE DETAILS  
 S-312 CONCRETE DETAILS  
 S-401 TYPICAL WOOD DETAILS  
 S-402 TYPICAL WOOD DETAILS  
 S-403 TYPICAL WOOD DETAILS  
 S-404 TYPICAL WOOD DETAILS  
 S-421 ROOF FRAMING DETAILS  
 S-422 ROOF FRAMING DETAILS

Grand total: 42

CIVIL ENGINEERING (IF REQUIRED)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## PROJECT DIRECTORY

\*FOR PLANNING STAFF ONLY

INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

### APPLICANT

ADDRESS: \_\_\_\_\_  
 CONTACT: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

### ARCHITECT

RRM DESIGN GROUP  
 ADDRESS: 3765 S Higuera St, Suite 102  
 SAN LUIS OBISPO, CA 93401  
 PHONE: P:(805) 543-1794

### CIVIL ENGINEER

ADDRESS: \_\_\_\_\_  
 CONTACT: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

### GEOTECHNICAL ENGINEER

ADDRESS: \_\_\_\_\_  
 CONTACT: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

### STRUCTURAL ENGINEER

ADDRESS: 3765 S Higuera St, Suite 102  
 SAN LUIS OBISPO, CA 93401  
 PHONE: P:(805) 543-1794

## 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: \_\_\_\_\_

## PROJECT INFORMATION

\*FOR PLANNING STAFF ONLY

INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

### PROJECT SCOPE:

1. CONSTRUCTION OF A NEW DETACHED ONE STORY 448 SF ACCESSORY DWELLING UNIT WITH ONE BEDROOM AND ONE BATH(S).
2. ALL SITE WORK WITHIN THE PROPERTY LINE.
3. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

### 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: \_\_\_\_\_

## BUILDING AREAS

### PLAN 1:

CONDITIONED FLOOR AREA \_\_\_\_\_ SF

## PROJECT CHECKLIST

\*FOR PLANNING STAFF ONLY

INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

### 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

### ON-SITE 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

### 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

- NO  
 YES

IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SEE NOTES BELOW:

1. AN ADU IN THE VERY HIGH FIRE SEVERITY ZONE SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE.
2. STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE & MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. FIRE/FUEL BREAKS SHALL BE SHOWN ON THE GRADING, MAP, AND BUILDING PLANS.
3. USE FIRE RATED ASSEMBLY ALTERNATIVE AS SHOWN IN ROOF FRAMING DETAILS AS REFERENCED ON PLANS.
4. USE RATED WALL ASSEMBLIES (34/AD-902, 24/AD-10/902)
5. THE INTENSITY OF FUELS MANAGEMENT MAY VARY WITHIN THE 100-FOOT PERIMETER OF THE STRUCTURE, WITH MORE INTENSE FUEL REDUCTIONS BEING USED BETWEEN 5 AND 30 FEET AROUND THE STRUCTURE, AND AN EMBER-RESISTANT ZONE BEING REQUIRED WITHIN 5 FEET OF THE STRUCTURE ACCORDING TO GOVERNMENT CODE 51182. THE EMBER RESISTANT ZONE FOR THE ADU SHALL BE SEPARATE FROM THE 5-FOOT EMBER RESISTANCE ZONE OF THE EXISTING STRUCTURE. THE DEFENSIBLE SPACE PLAN AND VEGETATION MANAGEMENT SHALL BE REVIEWED BY THE CITY OF NEWPORT BEACH FIRE DEPARTMENT.
6. VERIFY COMPLIANCE WITH YOUR INSURANCE UNDERWRITER PRIOR TO CONSTRUCTION OF THE ADU.

### FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

- NO  
 YES

REQUIRED AT PROPOSED ADU:

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

### FIRE SPRINKLERS NOTES

1. FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.
2. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
3. DEFERRED SUBMITTAL: OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
4. AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
5. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS.
6. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
7. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION.

### 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

NEWPORT BEACH ADU  
 STANDARD PLANS  
 NEWPORT BEACH, CA

TITLE SHEET - PLAN 1

DATE

09/26/23

SHEET

G-001





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## GENERAL NOTES

- h ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
1. APPLICABLE CODES AND STANDARDS:
  - a 2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.
  - b 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.
  - c 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.
  - d 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.
  - e 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.
  - f 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
  - g 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS.
  - i CURRENT CITY OF NEWPORT BEACH, CA MUNICIPAL CODE.
2. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
3. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
6. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
7. THE FOLLOWING ITEMS SHOWN ON THE DRAWINGS ARE OWNER PROVIDED, OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
  - a TV/DVD SYSTEMS
  - b REFRIGERATOR
  - c MICROWAVE
8. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
9. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
10. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
11. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
12. A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPROCAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.
13. THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER JUNE 1, 2019, AS REQUIRED BY NBMC SECTION 15.02.095.

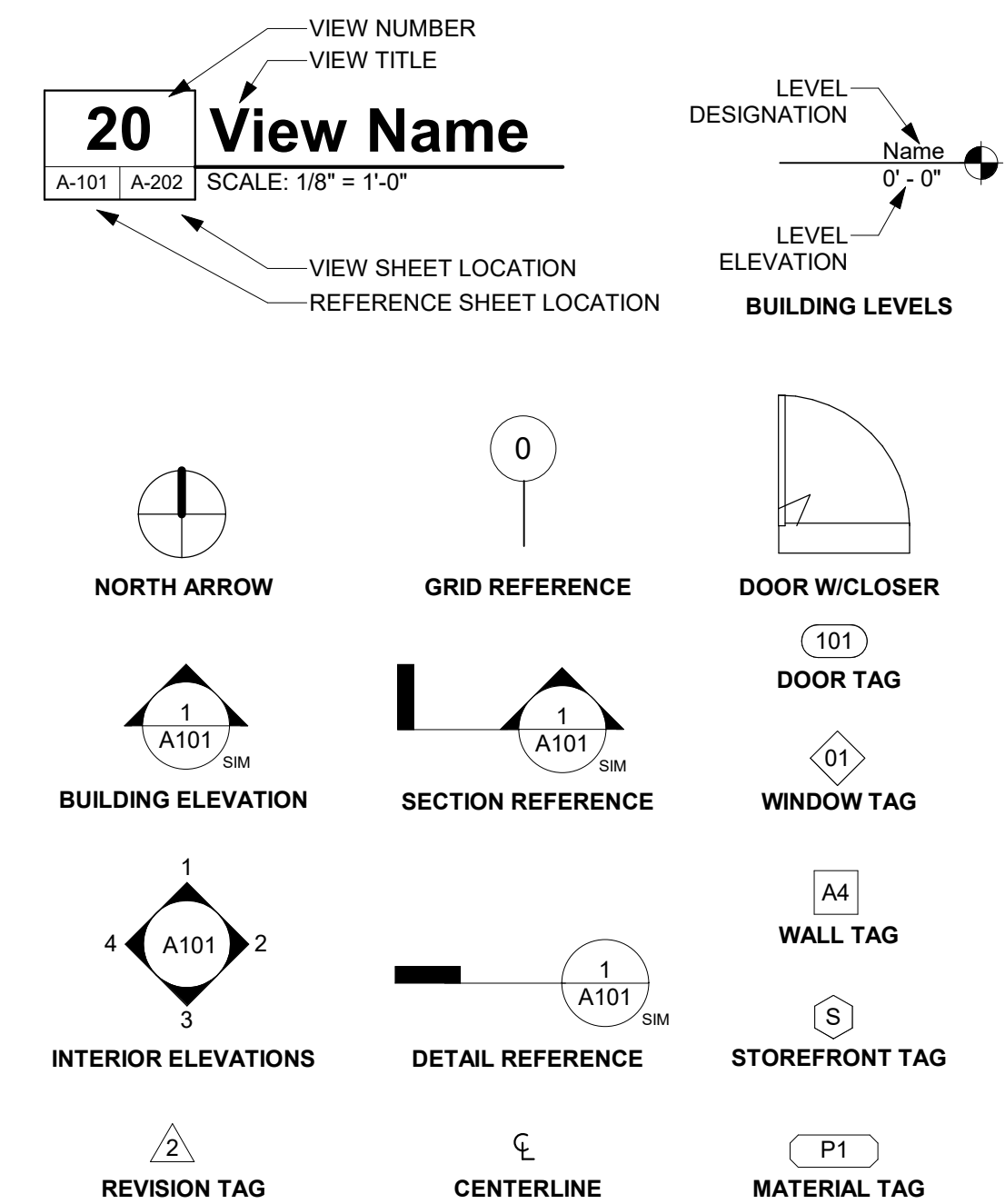
## WINDOWS

- a. HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
- b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
  - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2).
  - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
  - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

## ABBREVIATIONS

A/C	AIR CONDITIONING	FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	PV	PHOTO VOLTAIC
ABV	ABOVE	FOM	FACE OF MASONRY	PVC	POLYVINYL CHLORIDE
ACOUS	ACOUSTICAL	FOS	FACE OF STUD	PVMT	PAVEMENT
ACT	ACOUSTICAL CEILING TILE	FRP	FIBERGLASS REINFORCED PANELS	QTY	QUANTITY
ADA	AMERICANS WITH DISABILITIES ACT	FT	FOOT OR FEET	R	RADIUS, RISER
AFCI	ARC FAULT CIRCUIT INTERRUPTER	FTG	FOOTING	RB	RUBBER BASE
AFF	ABOVE FINISH FLOOR	GA	GAUGE, GAGE	RCP	REFLECTED CEILING PLAN
AL	ALUMINUM	GALV	GALVANIZED	RD	ROOF DRAIN
ALT	ALTERNATE	GB	GRAB BAR	REF	REFRIGERATOR
ARCH	ARCHITECT(URAL)	GC	GENERAL CONTRACTOR	REINF	REINFORCED
BD	BOARD	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	REQD	REQUIRED
BDRM	BEDROOM	GWB	GYPSPUM BOARD	RH	RIGHT HAND
BET	BETWEEN	GYP	GYPSPUM	RM	ROOM
BIT	BITUMINOUS	HB	HOSE BIBB	RO	ROUGH OPENING
BLDG	BUILDING	HC	HOLLOW CORE	RTU	ROOF TOP UNIT (MECH)
BLKG	BLOCKING	HDWD	HARDWOOD	S	SOUTH
BLW	BELOW	HDWR	HARDWARE	SAFB	SOUND ATTENUATION FIBER BATT
BM	BEAM	HGT	HEIGHT	SAWP	SELF ADHEREING WATERPROOFING
BOT	BOTTOM	HM	HOLLOW METAL	SC	SCUPPER/SOLID CORE
BUR	BUILT UP ROOF	HORIZ	HORIZONTAL	SCHED	SCHEDULE
CB	CATCH BASIN	HVAC	HEATING, VENTILATION, A/C	SEAL	SEALANT
CBC	CALIFORNIA BUILDING CODE	ID	INSIDE DIAMETER	SECT	SECTION
CEM	CEMENT	IIC	IMPACT INSULATION CLASS	SF	SQUARE FOOT
CFM	CUBIC FEET PER MINUTE	IN	INCH	SHT	SHEET
CIP	CAST IN PLACE	INCAND	INCANDESCENT	SHTHG	SHEATHING
CJ	CONTROL JOINT	INSUL	INSULATION, INSULATED	SIM	SIMILAR
CL	CENTER LINE	INT	INTERIOR	SM	SHEET METAL
CLG	CEILING	JC	JANITORS CLOSET	SPEC	SPECIFICATION
CLO	CLOSET	JT	JOINT	SQ	SQURE
CLR	CLEAR	LAM	LAMINATE	SS	SOLID SURFACE
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	SSTL	STAINLESS STEEL
CO	CLEAN OUT	LBS	POUNDS	STC	SOUND TRANSMISSION CLASS
COL	COLUMN	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	STD	STANDARD
CONC	CONCRETE	LF	LINEAR FEET	STL	STEEL
CONST	CONSTRUCTION	LIN	LINEN CLOSET	STOR	STORAGE
CONT	CONTINUOUS	LINO	LINOLEUM	STRUCT	STRUCTURAL
CONTR	CONTRACTOR	LT(G)	LIGHTING(S)	SUSP	SUPSPENDED
CPT	CARPET	LVL	LAMINATED VENEER LUMBER	SV	SHEET VINYL
CT	CERAMIC TILE	LVT	LUXURY VINYL TILE	SYM	SYMMETRICAL
CTR	CENTER	LW	LIGHTWEIGHT	T	TREAD
DBL	DOUBLE	MAX	MAXIMUM	T&G	TONGUE & GROOVE
DF	DRINKING FOUNTAIN	MDF	MEDIUM DENSITY FIBERBOARD	TEL	TELEPHONE
DIA	DIAMETER, DIAPHRAGM	MECH	MECHANICAL	TEMP	TEMPERED
DIM	DIMENSION	MEMB	MEMBRANE	TER	TERRAZZO
DN	DOWN	MEP	MECHANICAL, ELECTRICAL, PLUMBING	THK	THICK
DR	DOOR	MFR	MANUFACTURER	THR	THRESHOLD
DS	DOWN SPOUT	MIN	MINIMUM	TJJ	TRUSS JOIST I-JOIST
DTL	DETAIL	MISC	MISCELLANEOUS	TO	TOP OF
DW	DISHWASHER	MO	MASONRY OPENING	TOS	TOP OF SLAB
DWG	DRAWING	MTD	MOUNTED	TOW	TOP OF WALL
(E)	EXISTING	MTL	METAL	TRANS	TRANSFORMER
E	EAST	N	NORTH	TV	TELEVISION
EA	EACH	NIC	NOT IN CONTRACT	TYP	TYPICAL
EJ	EXPANSION JOINT	NO	NUMBER	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
EL	ELEVATION	NOM	NOMINAL	UG	UNDERGROUND
ELEV	ELEVATION	NTS	NOT TO SCALE	UNFIN	UNFINISHED
ELEC	ELECTRIC	O.P.	OVERFLOW PIPE	UNO	UNLNS NOTED OTHERWISE
ENCL	ENCLOSURE	OC	ON CENTER	UV	ULTRAVIOLET
EQ	EQUAL	OD	OVERFLOW DRAIN	VCT	VINYL COMPOSITION TILE
EQUIP	EQUIPMENT	OFF	OFFICE	VERT	VERTICAL
EXH	EXHAUST	OH	OPPOSITE HAND	VIF	VERIFY IN FIELD
EXP	EXPANSION	OPG	OPENING	VTR	VENT TERMINATION PIPE
EXT	EXTERIOR	OPP	OPPOSITE	WVC	VINYL WALL COVERING
FACP	FIRE ALARM CONTROL PANEL	(P)	PROPOSED	W	WEST
FAU	FORCED AIR UNIT	PERM	PERIMETER	W/	WITH
FAWP	FLUID APPLIED WATERPROOFING	PERP	PERPENDICULAR	WD	WOOD
FD	FLOOR DRAIN	PG	PAINT GRADE	WDW	WINDOW
FDC	FIRE DEPARTMENT CONNECTION	PL	PLATE, PROPERTY LINE	WH	WATER HEATER
FE	FIRE EXTINGUISHER	PLAM	PLASTIC LAMINATE	WI	WROUGHT IRON
FEC	FIRE EXTINGUISHER CABINET	PLBG	PLUMBING	WIN	WINDOW
FF	FINISHED FLOOR ELEVATION	PLYWD	PLYWOOD	WP	WATERPROOF(ING)
FG	FINISHED GRADE	PNL	PANEL	WR	WEATHER RESISTIVE
FH	FIRE HYDRANT	PP	POWER POLE	WRB	WATER RESISTIVE BARRIER
FHC	FIRE HOSE CABINET	PR	PAIR	WSCOT	WAINSCOT
FIN	FINISH	PRTN	PARTITION	WT	WEIGHT
FIXT	FIXTURE	PSF	POUNDS PER SQUARE FOOT	WWF	WELDED WIRE FABRIC
FLR	FLOOR	PSI	POUNDS PER SQUARE INCH	YD	YARD
FLUOR	FLOURESCENT	PSL	PARALLEL STRAND LUMBER		
FND	FOUNDATION	PT	PRESSURE TREATED		
FO	FACE OF	PTD	PAINTED		
FOC	FACE OF CONCRETE				
FOF	FACE OF FINISH				

## SYMBOLS



# 2022 RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

## CITY OF NEWPORT BEACH



**CITY OF NEWPORT BEACH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING DIVISION**  
 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

### RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

**Applicable Standards:** 2022 California Residential Code (CRC); 2022 California Building Code (CBC); 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Mechanical Code (CMC); 2022 Building Energy Efficiency Standards (BEES); 2022 California Green Building Standards Code (Cal Green); & Chapter 15 of the Newport Beach Municipal Code (NBMC)

#### GENERAL:

- Residential building undergoing permitted alterations, additions or improvements shall replace non-compliant plumbing fixtures with water-conserving plumbing fixtures meeting the requirements of 2022 California Green Building Standards Code, Section 4.303.1 Plumbing fixture replacement is required prior to issuance of a certificate of occupancy or final inspection by the Chief Building Official. (Civil Code, Section 1101.1 et seq., NBMC 15.11.010)
- Issuance of a building permit by the City of Newport Beach does not relieve applicants of the legal requirements to observe covenants, conditions and restrictions, which may be recorded against the property or to obtain plans. You should contact your community associations prior to commencement of any construction authorized by this permit.
- Prior to performing any work in the city right-of-way an encroachment permit must be obtained from the Public Works Department.
- A site survey by a licensed surveyor shall be required prior to foundation concrete pour.
- Garage ceiling height. The minimum unobstructed vertical clearance for parking spaces shall be seven feet, except that the front four feet may have a minimum vertical clearance of four feet. (NBMC 20.40.090 A 4)
- Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (Cal Green 4.408.1, 4.408.3)
- Stairways shall not be less than 36 inches clear width. (CRC 311.7.1) The minimum head clearance shall be 6'-8" measured vertically from the sloped line adjoining tread nosing. (CRC 311.7.2)
- Advisory Note: Homeowners Association (HOA) approval is independent of the City process and may be required for this improvement. Please check with the HOA Board.
- Additional permits are required for detached structures including but not limited to:
  - Accessory structures, detached patio covers, and trellises
  - Masonry or concrete fences over 3.5 ft. high or within 3 feet of the property line.
  - Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall and any retaining wall within 3 ft. of property line regardless of height.

2022\_Civil[RESIDENTIALConstructionMinimumReq\_11/2022] 1

#### FIREPLACE:

- All fireplaces:
  - Factory-built fireplaces, chimneys and all their components shall be listed and installed in accordance with their listing and manufacturer's installation instructions. (CRC R1004.1)
  - Factory built wood burning fireplaces shall be qualified at the U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level. (CRC 1004.1.1)
  - Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturer's installation instructions. (CRC R1005.2 & CMC 802.5.1.1 & CMC 802.5.4.3)
  - Horizontal openings are not allowed, for exhaust vents, in walls closer than 3 feet to a property line. (Tables R302.1(1) & (2)). Horizontal vent caps shall be 2 feet clear from property lines.
  - Exhaust openings shall not be directed onto walkways. (R303.5.2)
- Solid fuel burning fireplaces:
  - Provide a permanently anchored gaseous fuel burning pan to the firebox of a solid fuel burning fireplace.
  - Solid fuel burning fireplace must comply with the California Energy Standards mandatory measures.
  - Chimney shall extend at least 2 ft. higher than any portion of the building within 10 ft. but shall not be less than 3 ft. above the highest point where the chimney passes through the roof. (CRC R1003.9)
  - Liquid fueled fireplaces are not allowed for interior use.
- Direct vent gas appliance fireplace:
  - Direct vent sealed-combustion gas appliance fireplace must comply with the Cal Green code requirements and must comply with US EPA New Source Performance Standards (NSPS). (Cal Green 4.503.1)

#### MECHANICAL:

- Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with humidity control sensor having a minimum capacity of 50 CFM ducted to terminate outside the building. (CRC R303.3, Cal Green 4.506.1, CBC 1202.5.2.1, CMC 402.5)
- Where water closet compartment is independent of the bathroom or shower area, a fan will be required in each area. Bathrooms shall have an exhaust fan with humidity control sensor, min. 50 CFM capacity. (CRC R303.3)
- Where whole house fans are used in bathroom areas, the fan must run continuously and shall not be tied to a humidity control sensor. (Cal Green 4.506.1(2)).
- The clothes dryer vent shall not exceed 14 ft. in overall length with maximum two 90-degree elbows. (CMC 504.4.2.1)
- Environmental air ducts shall terminate min. 3 feet from property line or openings into building, and 10 feet from a forced air inlet. (CMC 502.2.1)

2022\_Civil[RESIDENTIALConstructionMinimumReq\_11/2022] 5

- Electrical and Plumbing for exterior improvements detached from the house (i.e. barbecue, fountain, fire feature)

#### CONSTRUCTION:

- Pedestrian protection adjacent to public way to be as follows:

HEIGHT OF CONSTRUCTION	CBC TABLE 3306.1 PROTECTION OF PEDESTRIANS	
	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
9 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

- All exterior lath and plaster shall have two layers of 10-minute Grade D paper over wood-based sheathing. (CRC R703.7.3, CBC 2510.6)
- Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 72 inches above drain inlet. Backing for tile shall be cement board or cement plaster. (CRC R307.2, CBC 1209.2.3)
- Safety glazing shall be provided at the following hazardous locations: (CRC R308.4, CBC 2406.4)
  - Swinging, bi-fold, and sliding doors.
  - When located within 60 inches above the floor of wet surfaces such as tubs, showers, saunas, steam rooms, or outdoor swimming pool.
  - Glazing adjacent to doors:
    - Within a 24-inch arc of either vertical edge of doors or within 60 inches of walking surface.
    - Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door.
  - Where glazing area is more than 9 sq. ft. in area, with the bottom edge less than 18 inches above the floor, top edge more than 36 inches above floor, and within 36 inches of a walking surface, measured horizontally.
  - Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
  - Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
  - Glazing in guards and railings.
- All doors from the house into the pool area shall be equipped with an approved alarm or an approved alternate drowning prevention safety feature. (CBC 3109 (115922))
- Smoke alarms shall be installed in the following locations (CRC R314.3, CBC 907.2.11.2, 907.2.11.3 & 907.2.11.4):

2022\_Civil[RESIDENTIALConstructionMinimumReq\_11/2022] 2

- Mechanical equipment shall be installed per the manufacturer's installation instructions. (CMC 903.1)
- Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
- Supply and return air ducts to be insulated at a minimum of R-6. (Cal Energy Code Table 150.1-A.)

#### PLUMBING:

- Separate water meters are required for all new duplexes. Separate fire risers are required at each water meter.
- Plumbing Fixtures:
  - New Construction & Addition/Alterations that increases condition space area, volume, or size (Cal Green 4.303.1):
    - Comply with CAL Green Mandatory Requirements
  - Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements:
    - Shower Heads: 1.8 gpm @ 80 psi
    - Lavatory Faucets: 1.2 gpm @ 60 psi
    - Kitchen Faucets: 1.8 gpm @ 60 psi
    - Water Closet: 1.28 gallons per flush
- Clearance for water closet to be a minimum of 24 inches in front, and 15 inches from its center to any side wall or obstruction. (CPC 402.5)
- The water heater burner to be at least 18 inches above the garage floor, if located in a garage. (CPC 507.13)
- Install a 3-inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garage. (CPC 507.13.1)
- Water heaters to be strapped at top and bottom with 1 1/2" x 16-gauge strap with 3/8" diameter, X 3" lag bolt each end. (CPC 507.2)
- ABS and PVC drain waste and vent piping material is limited to 2 stories maximum. (CPC 701.2(2) (a), and 903.1.1)
- ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1101.4)
- Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.4 and 706.0)
- Cleanouts are required within 2 feet of the connection between the building interior roof/deck drain piping system and the exterior onsite storm drain system. (CPC 1101.13)
- All hose bibbs shall have vacuum breakers. (CPC 603.5.7)
- The maximum amount of water closets on a 3-inch horizontal drainage system line is 3. (CPC Table 703.2)
- The maximum amount of water closets on a 3-inch vertical drainage system line is 4. (CPC Table 703.2)
- Provide a condensate drain no more than 2 inches above the base of the water heater space. (Cal Energy Code 150.0 (n))
- Insulate all hot water pipes. (Cal Energy Code 150.0 (j) (1), and CPC 609.12).

2022\_Civil[RESIDENTIALConstructionMinimumReq\_11/2022] 6

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story, including basements and habitable attics.
- Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
- A minimum of 20 feet horizontally from any permanently installed cooking appliance.
- Smoke alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R314.4 & R314.5 or CBC 907.2.11.5 & 907.2.11.6.

- Carbon monoxide alarms shall be installed in the following locations (CRC R315.3):
  - Outside of each sleeping area in the immediate vicinity of the bedroom(s).
  - On every occupiable level of the dwelling unit including basements.
  - Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R315.6(4).

- Electrical receptacle outlets, switches and controls shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor. CRC R327.1.2

- Doorbell buttons shall not be installed more than 48" above exterior floor or landing. CRC R327.1.4

- All fenestrations on windows and doors shall have U-factors (0.30 max) and Solar Heat Gain Coefficient (SHGC=0.23 max) values in accordance with T-24 energy calculations. All fenestrations must have temporary and permanent labels.

#### TEMPORARY GENERATOR:

- Hand operated construction tools powered by electricity must use power provided by Southern California Edison through a temporary pole or available outlet. In the rare case where electricity is not readily available and a portable temporary generator is necessary, then the following restrictions must be adhered to:
  - Must be portable and may be easily relocated.
  - Temporary generators are to be located a minimum distance from any property line according to the following table:

Time in Use Hours	Required Setback from Property Line	Required Setback from Adjacent Structures
0 - 1 day	10 feet	5 feet
> 1 day	20 feet	5 feet

- If the minimum distance cannot be achieved, then the generator shall be located the most extreme distance practical to inhibit noise. Other methods to inhibit noise may be utilized when practical.

2022\_Civil[RESIDENTIALConstructionMinimumReq\_11/2022] 3

- Isolation valves are required for tankless water heaters on the hot and cold supply lines with hose bibbs on each valve, to flush the heat exchanger. (Cal Energy Code 110.3(6))
- Install 1 automatic clothes washer connection per one- and two-family dwelling. (CPC Table 422.1)

#### ELECTRICAL:

- Electrical service shall be underground for new construction, replacement building, or addition to an existing building exceeds fifty (50) percent of the gross floor area of the existing building. (NBMC 15.32.015)
- Edison Company approval is required for meter location prior to installation.
- Field inspectors shall review and approve underground service requirement prior to concrete placement.
- Service equipment and subpanels shall have a min 30" wide by 36" deep clear work space. (CEC 110.26)
- All lighting is required shall be high efficacy. (California energy code section 150.0 (k) and Table 150.0-A.)
- Provide a listed 1-inch raceway to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger. (Cal Green 4.106.4.1)
- All receptacle outlets are required shall be listed tamper resistant (CEC 406.12 and 250.52)
- Combination type AFCI circuit breakers are required for all 120-volt single phase 15/20 amp branch circuits. Except for bathrooms, garages, and outdoors. (CEC 210.12)
- A minimum of one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
- GFCI protection is required for all receptacle outlets located outdoors, garages, accessory buildings, bathrooms, crawl spaces, kitchens, laundry areas, kitchen dishwasher branch circuit, garbage disposal, all areas within 6 feet of a sink, and all receptacles within 6 feet of a bathtub or shower stall. (CEC 210.8)
- Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9 (C))
- Subpanels are not allowed to be located in bathrooms or clothes closets. Avoid installing sub-panels in fire wall envelope unless the panel is listed, or fire protection is clearly detailed to the satisfaction of the building official. (CEC 240.24 (D) and (E))
- Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two-pole circuit breaker or an identified handle tie. Group non-cable circuits in panel. (CEC 210.4(B)) (CEC 210.4(D))
- The receptacle outlets that serve kitchen counter tops, dining room, breakfast area, and pantry, must have a min of 2 dedicated 20 amp circuits. (CEC 210.52 (B)(1))
- Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C)(1))
- Kitchen counter tops must have receptacle outlets so no point along the counter walls is more than 24 inches from a receptacle. (CEC 210.52 (C)(1))
- Island and peninsular counter tops must have at least one receptacle. (CEC 210.52(C)(1), (2), and (3))
- The spacing for general receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))

2022\_Civil[RESIDENTIALConstructionMinimumReq\_11/2022] 7

- May be operational for a maximum of five consecutive calendar days. After five consecutive calendar days of use, power shall be provided using a temporary power pole.
- Usage is limited to weekdays between the hours from 8:00 AM and 3:30 PM Monday through Friday. No use on the weekends or federal holidays.

2022\_Civil[RESIDENTIALConstructionMinimumReq\_11/2022] 4

- Hallways 10 feet or more must have at least one receptacle outlet. (CEC 210.52(H))
- Garages shall have at least one receptacle for each car space on the interior. The branch circuit supplying the receptacles shall not serve outlets outside of the garage. (CEC 210.52 (G) (1)).
- Laundry rooms must have at least one dedicated 20 amp receptacle circuit. (CEC 210.11(C) (2)).
- Provide 120V receptacle within 3 feet of water heater. (Cal Energy Code 150.0 (n) 1 A.)

#### FOUNDATION:

- Weep screed for stucco at the foundation plate line shall be a minimum of 4 inches above the earth or 2 inches above paved areas. (CRC R703.7.2.1, CBC 2512.1.2)
- Fasteners and connectors (nails, anchor bolts, etc.) in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (CRC R317.3, CBC 2304.10.6)
- Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between sill plate and nut. (CRC R602.11.1, CBC 2308.3, Acceptable alternate SDPWS 4.3.6.4.3)

2022\_Civil[RESIDENTIALConstructionMinimumReq\_11/2022] 8

These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the user agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these ADU Plans. The use of these ADU Plans does not eliminate or reduce the user's responsibility to verify any and all information herein.

**NEWPORT BEACH ADU STANDARD PLANS**  
 NEWPORT BEACH, CA  
 2022 RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

DATE  
06/28/23  
SHEET

G-103

# 2022 CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS

## CITY OF NEWPORT BEACH



**CITY OF NEWPORT BEACH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING DIVISION**  
 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
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### 2022 CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS

#### Scope

- 2022 California Green Building Standards Code (CG) is applicable to all new residential buildings, including but not limited to, dwellings, apartment houses, condominiums, hotels, and other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities regulated by the Department of Housing and Community Development (HCD-1). (NBMC 15.11.010, CG Section 101.3.1(3)).
- 2022 California Green Building Standards Code (CG) is applicable to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. (301.1.1)

#### Energy Efficiency

- New one- and two-family dwellings and townhouses with attached private garages shall install a listed nominal 1 inch inside diameter raceway to accommodate a dedicated 208/240 volt branch circuit. (4.106.4.1)
  - The raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box, or enclosure in close proximity to the proposed location of an EV charger.
  - The service panel or subpanel shall provide capacity to install a minimum 40 ampere dedicated branch circuit and space reserved for installation of a branch circuit overcurrent protective device.
  - The service panel or subpanel circuit directory shall identify the overcurrent protective device space reserved for future EV charging as "EV CAPABLE."
  - The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

#### Material Conservation and Resources Efficiency

- Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or other similar method. (4.406.1)
- Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (4.406.1, 4.406.3)

#### Water Efficiency and Conservation

- New residential developments shall comply with City's water efficient landscape ordinance. (4.304.1, NBMC 14.17)
- Plumbing fixtures and fittings shall comply with the following (4.303.1):

FIXTURE TYPE	MAXIMUM FLOW RATE
Single Showerheads	1.8 gpm @ 80 psi
Multiple Showerheads	Combine flow rate of 1.8 gpm @80 psi
Residential Lavatory Faucets	1.2 gpm @ 60 psi <sup>1</sup>
Common and Public use Lavatory Faucets	0.5 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi
Metering Faucets	0.2 gallons per cycle maximum
Water Closets	1.28 gallons/flush <sup>1</sup>
Wall Mounted Urinal	0.125 gallons/flush
All Other Types of Urinal	0.5 gallons/flush

1. Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less when tested per ASME A122.19.223.2 for single flush and ASME A122.19.14 for dual flush toilets.  
 2. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

#### Environmental Quality

- Moisture content of building materials used in wall and floor framing is checked before enclosure according to one of the following (4.505.3):
  - Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
  - Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
  - At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
- Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other toxic requirements in Sections 94522(e)(1) and (f)(1) of the California Code of Regulations, Title 17, commencing with Section 94520. (4.504.2.3)
- Carpet and carpet systems shall be compliant with one of the following (4.504.3):
  - Carpet and Rug Institute's Green Label Plus Program.
  - California Department of Public Health Specification 01350.
  - NSF/ANSI 140 at the Gold level.
  - Scientific Certifications Systems Indoor Advantage™ Gold
- Minimum 80% of floor area receiving resilient flooring shall comply with one of the following (4.504.4):
  - VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Product Database.
  - Products certified under UL GREENGUARD Gold.
  - Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
  - California Department of Public Health Specification 01350.

- Adhesives, sealants and caulks shall be compliant with volatile organic compound (VOC) limits set forth in Table 4.504.1 or Table 4.504.2. (4.504.2.1)

ADHESIVE VOC LIMIT <sup>1,2</sup>	
(Less Water and Less Exempt Compounds in Grams per Liter)	VOC LIMIT
<b>ARCHITECTURAL APPLICATIONS</b>	
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
<b>SPECIALTY APPLICATIONS</b>	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
<b>SUBSTRATE SPECIFIC APPLICATIONS</b>	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.  
 2. For additional information regarding methods to measure VOC content specified in table, see South Coast Air Quality Management District Rule 1168.

SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	VOC LIMIT
<b>SEALANTS</b>	
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
<b>SEALANT PRIMERS</b>	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	780
Other	750

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- Paints, stains, and other coatings shall be compliant with VOC and other toxic compound limits set forth in Table 4.504.3. (4.504.2.2)

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS <sup>1,3</sup>	
(Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)	
COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
<b>SPECIALTY COATINGS</b>	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Band breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings <sup>1</sup>	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.  
 2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.  
 3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

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Cont.Let.RESIDENTIAL\_CalGreenMandatoryMeasures\_11-2022 2

- Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior or exterior of the building shall comply with low formaldehyde emission standards as set forth in Table 4.504.5 below (4.504.5):

FORMALDEHYDE LIMITS <sup>1</sup>	
(Maximum Formaldehyde Emissions in Parts per Million)	
PRODUCT	LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard <sup>2</sup>	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with 40 CFR 1.1333-99(2002). For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.  
 2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

- All duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the building inspector to reduce the amount of water, dust and debris, which may enter the system until final startup of the HVAC equipment. (4.504.1)
- Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of whole house ventilation system, fans must be controlled by a humidity control capable of adjustment between a relative humidity range of less than or equal to 50% to maximum 80%. (4.506.1)
- Duct systems are sized, designed and equipment is selected using the following methods (4.507.2):
  - Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or equivalent design software or methods.
  - Size duct systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
  - Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods.

#### Installer and Special Inspector Qualifications

- HVAC system installers shall be trained and certified or work under direct supervision of trained and certified installers in the proper installation of HVAC systems. (702.1)
- HVAC special inspectors must be qualified and able to demonstrate competence in the discipline they are inspecting. (702.2)

#### Documentations

- An operation and maintenance manual, CD, web-based reference or other approved media shall be provided by the builder to the building occupant or owner at the final inspection. It shall include operation and maintenance instruction of the equipment and appliances. (4.410.1)
- Documentation shall be provided to verify that finish materials used comply with VOC limits as set forth in Tables 4.504.1, 4.504.2, & 4.504.3. (4.504.2.4)
- Documentation shall be provided to verify that composite wood products used comply with formaldehyde limits as set forth in Tables 4.504.5. (4.504.5.1)
- Documentation which shows compliance with CAL Green code including construction documents, plans, specifications, builder or installer certification, and inspection reports and verification shall be available at the final inspection. (703.1)
- CAL Green Documentation Compliance Certification form (City form) is required to be submitted to the Building Inspector prior to final building inspection. (703.1)

Cont.Let.RESIDENTIAL\_CalGreenMandatoryMeasures\_11-2022 5

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**NEWPORT BEACH ADU  
 STANDARD PLANS  
 NEWPORT BEACH, CA**  
**2022 CALGREEN - RESIDENTIAL  
 MINIMUM REQUIREMENTS**

DATE  
 06/28/23

SHEET

G-104

# 2022 VERY HIGH FIRE HAZARD SEVERITY ZONE RESIDENTIAL MINIMUM REQUIREMENTS

CITY OF NEWPORT BEACH



**CITY OF NEWPORT BEACH**  
COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

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

### GENERAL

1. New buildings, alterations and additions located in any Very High Fire Hazard Severity Zone (VHFHSZ) or Special Fire Protection Area shall comply with the provisions of CBC Chapter 7A. (NBMC 15.04.050)
2. All new construction and existing structures that are increased in size by 2,000 square feet or more and exceed 50% of the area of the existing structure located on parcels of land within the City of Newport Beach Hazard Reduction Zone and Local Agency Very High Fire Hazard Severity Zones (Special Fire Protection Area) shall comply with regulations found in Chapter 7A. (NBMC 9.04.380)
3. A certificate of occupancy, issued by the City, shall be obtained following completion of construction and final inspection. (CBC 701A.4 #2)

### ROOFING

1. Class A roof assemblies are required for new and/or reconstructed buildings. (CBC 1505.1.1)
2. Regardless of roofing Class, wood or other combustible roof covering is not permitted where more than 50% of the total existing roof area is added or replaced within any one-year period. (NBMC 15.04.120, CBC 1505.1.1)
3. Where 50% or less of the total existing roof area is added or replaced all roof covering applied shall be Class B or better. Fire-retardant-treated Class B wood roof covering may be used to match existing wood roofing. (CBC 1505.1)
4. Where the roofing profile has an airspace under the roof covering, installed over a combustible deck, one of the following shall be provided: (CBC 705A.2)
  - a. A 72 lb. cap sheet complying with ASTM D3909 for "Asphalt Rolled Roofing (Glass Felt) Surfaced with Mineral Granules," installed over the roof deck.
  - b. No less than 1" of mineral wool board or other noncombustible material between the roofing material and wood framing or deck.
  - c. A Class A fire rated roof underlayment, tested in accordance with ASTM E108.
  - d. Sheathing consisting of exterior fire-retardant treated wood.
5. Airspace between roof covering and roof deck shall have bird stops at the eaves. Hip and ridge caps shall be mudded in.
6. Valley flashing shall be not less than 0.019-inch, No. 26 gage, galvanized and corrosion-resistant metal. (CBC 705A.3)
7. Valley flashing shall be under laid with a minimum of one layer 72 pound, mineral-surfaced, non-perforated cap sheet at least 36 inches wide and running the full length of the valley. (CBC 705A.3)
8. Debris covers shall be provided on all roof gutters. (CBC 705A.4)

### VENTILATION OPENINGS

1. Ventilation openings shall be fully covered with Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or WUI vents tested to ASTM E2886 and listed. (CBC 706A.2)
2. Vents on sloped roof shall be covered with a mesh with noncombustible and corrosion-resistance material. The dimensions of the mesh shall be a minimum of 1/16-inch and shall not exceed 1/8-inch in diameter. (CBC 706A.2)

### EXTERIOR COVERING

1. Exterior wall covering shall be one of the following: CBC 707A.3
  - a. Noncombustible material; (CBC 202)
  - b. Ignition-resistant material; (CBC 702A & 704A.2)
  - c. Exterior rated fire-retardant-treated wood. (CBC 704A.4 & 2303.2)
2. Exterior wall assembly shall be one of the following: CBC 707A.4
  - a. Assembly of sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches;
  - b. Log wall construction assembly.
  - c. Assembly that has been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section 707A.4.1.
  - d. Assembly that meets the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.
  - e. Assembly suitable for exterior fire exposure with a 1-hour fire-resistance rating, rated from the exterior side, as tested in accordance with ASTM E119 or UL 263.
  - f. Assembly suitable for exterior fire exposure containing one layer of 5/8-inch Type X gypsum sheathing applied behind the exterior wall covering or cladding on the exterior side of the framing.
  - g. Assembly suitable for exterior fire exposure containing any of the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual as complying with a 1-hour fire-resistance rating, as tested in accordance with ASTM E119 or UL 263.

### WINDOWS, DOORS & SKYLIGHTS

1. Exterior windows, exterior glazed doors, and skylight assemblies shall be one of the following (CBC 708A.2.1):
  - a. Multi-pane glazing with a minimum of one tempered pane;
  - b. Glass block units; or,
  - c. 20 minute fire-resistance rated when tested according to NFPA 257, or
  - d. Tested to meet the SFM Standard 12-7A-2
2. Exterior doors shall be one of the following (CBC 708A.3):
  - a. Noncombustible or ignition-resistant material;
  - b. Solid core wood with stiles and rails shall not be less than 1 1/4 inches thick with raised panels shall not be less than 1 1/4 inches thick; or,
  - c. 20-minute fire-resistance rated.
3. Plastic skylight assemblies are not permitted. (CBC 708A.2.1)

### GARAGE DOOR PERIMETER GAP

1. Exterior garage doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the bottom, sides, and tops of doors from exceeding 1/8 inch. Gaps shall be controlled by one of the following methods:
  - a. Weather-stripping products made of materials that have been tested for tensile strength in accordance with ASTM D638 after exposure to ASTM G155 for a period of 2,000 hours, where the maximum allowable difference in tensile strength values between exposed and none exposed samples does not exceed 10% and exhibit a V-2 or better flammability rating when tested to UL 94.
  - b. Door overlaps onto jambs and headers,
  - c. Garage door jambs and headers covered with metal flashing.

### MATERIALS & TESTING

3. Fire-retardant-treated wood shall be tested in accordance with ASTM D 2898, "Standard Practice for Accelerated Weathering of Fire-Retardant Treated Wood for Fire Testing (Method A)" and CBC 2303.2. (CBC 703A.5.2.1)
4. Tested materials and material assemblies shall bear an identification label issued by a testing and/or inspecting agency approved by the California State Fire Marshal. The labeling shall include the following: (CBC 703A.4)

- a. Identification mark of the approved testing and/or inspecting agency;
  - b. Contact and identification information of the manufacturer;
  - c. Model number or identification of the product or material;
  - d. Pre-test weathering specified in CBC 703A.5.2; and,
  - e. Compliance standard as described in CBC 703A.7.
5. Regardless of testing approvals, paints, coatings, stains or other surface treatments are not an approved method of fire protection. (CBC 703A.5.3)

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3

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**NEWPORT BEACH ADU  
STANDARD PLANS**  
NEWPORT BEACH, CA

**2022 VERY HIGH FIRE HAZARD  
SEVERITY ZONE REQUIREMENTS**

DATE  
06/28/23

SHEET

G-105



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# APPLICANT TO ATTACH BUILDING ENERGY ANALYSIS REPORT FORMS TO SHEET

**NEWPORT BEACH ADU  
STANDARD PLANS**  
NEWPORT BEACH, CA

**ENERGY COMPLIANCE - PLAN 1**

DATE  
06/28/23

SHEET

**T24-100**



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# APPLICANT TO ATTACH BUILDING ENERGY ANALYSIS REPORT FORMS TO SHEET

**NEWPORT BEACH ADU  
STANDARD PLANS**  
NEWPORT BEACH, CA

**ENERGY COMPLIANCE - PLAN 1**

DATE  
06/28/23

SHEET

**T24-101**







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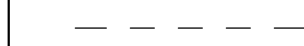
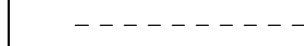

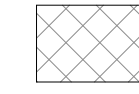
## SITE PLAN GENERAL NOTES

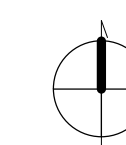
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO CIVIL PLANS FOR FURTHER INFORMATION.
3. CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS BETWEEN PLANTINGS AND UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTING AT DRIVEWAY), ETC.
4. GROUND MOUNTED MECHANICAL EQUIPEMENT SHALL BE SCREEN FROM VIEW FROM ANY PUBLIC RIGHTS-OF-WAY WITH FENCES, WALLS, OR SOLID HEDGES. CHAINLINK FENCES SHALL, WITH OR WITHOUT SLATS, ARE NOT ALLOWED.
5. PROPOSED BUILDINGS MUST COMPLY WITH COUNCIL POLICY L-6 (ENCROACHMENTS IN PUBLIC RIGHT-OF-WAY), PER PUBLIC WORKS.

## SITE PLAN CHECKLIST

- FRONT, REAR, SIDE SETBACKS DIMENSIONED AND SHOWN:**   
*(TO OBTAIN DIMENSIONS FOR SETBACKS, CONSULT WITH PLANNING DIVISION STAFF IN THE PERMIT CENTER.)*
- RIGHT-OF-WAYS AND PUBLIC UTILITY EASEMENTS DIMENSIONED AND SHOWN:**   
*(TO OBTAIN DIMENSIONS FOR RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS, CONSULT WITH PUBLIC WORKS STAFF IN THE PERMIT CENTER.)*
- PROPERTY LINES SHOWN:**   
*(TO OBTAIN DIMENSIONS FOR PROPERTY LINES, CONSULT WITH PLANNING DIVISION STAFF IN THE PERMIT CENTER.)*
- ALL EXISTING/PROPOSED BUILDINGS, STRUCTURES AND IMPROVEMENTS SHOWN:**
- ALL EXISTING/PROPOSED PLANTINGS AND HARDSCAPE SHOWN:**
- GROUND MOUNTED MECHANICAL EQUIPEMENT AND PROPOSED SCREENING**
- PORCH COVERS, ROOF EAVES, TRELIS & GAZEBO STRUCTURES**
- ALLEYS, DRIVEWAYS, STREETS SHOWN:**

## SITE PLAN LEGEND

-  PROPERTY LINE
-  SETBACK
-  EASTMENT
-  CONCRETE PAVING
-  LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.



**SITE PLAN (TO BE PROVIDED BY APPLICANT)**

SCALE:

**NEWPORT BEACH ADU  
STANDARD PLANS**  
 NEWPORT BEACH, CA  
**ARCHITECTURAL SITE PLAN**

DATE  
06/28/23

SHEET

AS-101



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STYLE 1: CALIFORNIA RANCH



STYLE 2: CONTEMPORARY FARMHOUSE



STYLE 3: COASTAL COTTAGE

**NEWPORT BEACH ADU  
STANDARD PLANS**  
NEWPORT BEACH, CA

**PERSPECTIVES**

DATE  
06/28/23

SHEET

**A1-100**



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## FLOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 AND G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
- REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION IF PROVIDED.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2019 CBC HEIGHT LIMITATIONS.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- SEE CODE ANALYSIS FOR LOCATIONS OF FIRE PARTITIONS AND FIRE BARRIERS.
- WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
- AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
- MINOR CHANGES TO THE STANDARD PLAN ALLOWED AT THE DISCRETION OF THE INSPECTOR FOR THE FOLLOWING ITEMS:
  - TUB/SHOWER DESIGN (PROVIDED MINIMUM CLEARANCES PROVIDED)
  - BATH AND KITCHEN CABINET DESIGN (PROVIDED MINIMUM CLEARANCES PROVIDED)
  - INSTALLATION OF WASHER/DRYER.

## WINDOW GENERAL NOTES

- REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES WITH WINDOW MANUFACTURER SPECIFICATIONS PRIOR TO FABRICATION OF ROUGH OPENINGS.
- CONTRACTOR TO VERIFY ACTUAL WINDOW SIZES TO FIT FINISH OPENING PRIOR TO FABRICATION OF WINDOW AND FINISH OPENING.
- HEAD HEIGHT MEASURED FROM FF UNLESS NOTED OTHERWISE.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
- PROVIDE SHOP DRAWINGS FOR ALL WINDOW UNITS.
- REFER TO WINDOW TYPES LEGEND FOR GLAZING.
- REFER TO WINDOW SCHEDULE AND WINDOW TYPES LEGEND FOR FURTHER INFORMATION.
- WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
- SAFETY GLAZING NOTATED WITH "T".

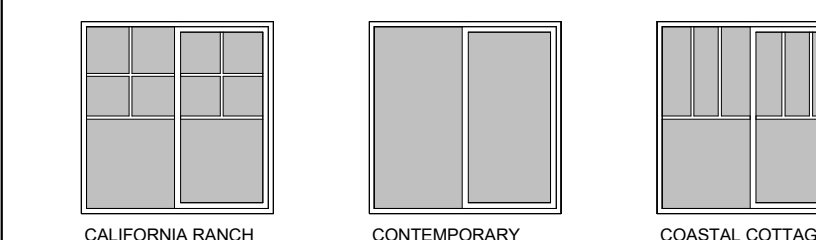
## WINDOW REMARKS

- THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. PER **CRC 2022 SEC. 312.2**
- SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. PER **CRC 2022 SEC. 310.2.3**
- TEMPERED / SAFETY GLAZING.

## WINDOW SCHEDULE

NO.	TYPE	SIZE		HEAD HEIGHT	REMARKS
		WIDTH	HEIGHT		
01	A	4' - 0"	4' - 0"	6' - 8"	
02	A	4' - 0"	4' - 0"	6' - 8"	2, 4
03	A	2' - 0"	2' - 0"	6' - 8"	
04	A	3' - 0"	3' - 0"	6' - 8"	
05	A	4' - 0"	4' - 0"	6' - 8"	

## WINDOW LEGEND



A. SLIDER.

## KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR.
- A05 REFRIGERATOR LOCATION. PROVIDE 37" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 OPTIONAL STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR THROUGH EXTERIOR WALL. DRYER VENT 4" MIN DIAMETER TO EXTERIOR WITH SCREENED AND ONE DIRECTIONAL VENT GATE. MAX LENGTH TO NOT EXCEED 14' WITH A MAX OF 2 90-DEGREE BENDS. TERMINATION SHALL BE 3' MINIMUM FROM OPERABLE OPENING IN EXTERIOR WALL.
- B02 PEDESTAL SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B06 32" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. WATER RESISTENT FINISH TO EXTEND TO 72" ABOVE FLOOR. SHOWER DOOR IF APPLICABLE TO BE TEMPERED GLASS.
- B07 32" x 60" SHOWER. TILE FLOOR. TILE WALLS AT 84" AFS. PROVIDE GLASS SHOWER ENCLOSURE.
- B10 WASHING MACHINE W/ RECESSED WASHING MACHINE OUTLET BOX WITH DRAIN.
- B18 ELECTRIC PANEL TBD. REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B42 EXTERIOR MOUNTED TANK WATER HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.

## FLOOR PLAN LEGEND

- EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND STUCCO, ONE LAYER GYPSUM WALL BOARD INTERIOR.
- INTERIOR - 5 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.

## DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS. SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK. OR 20-MINUTE FIRE-RATED DOORS **2022 CRC SECTION R302.5.1**. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE.
- GLAZING IN DOORS SHALL BE TEMPERED PER **SECTION R308.4.1**.

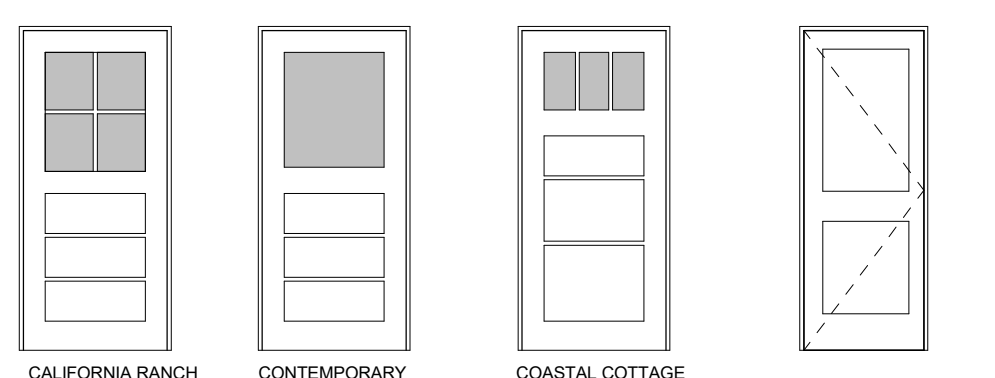
## DOOR REMARKS

- FIRE RATED DOOR. REFER TO GENERAL DOOR NOTE #5
- GLAZING IN DOOR. TEMPERED (BOTH PANES)
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.

## DOOR SCHEDULE

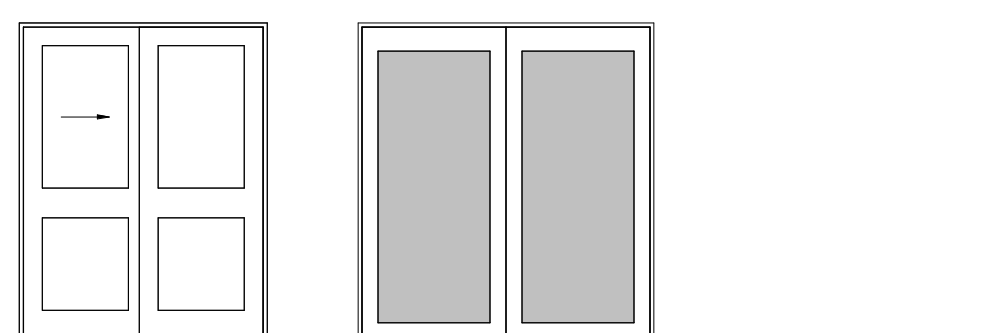
cld	TYPE	DOOR		REMARKS
		WIDTH	HEIGHT	
01	A	3' - 0"	6' - 8"	2
02	B	2' - 6"	6' - 8"	3
03	C	2' - 8"	6' - 8"	
04	B	2' - 6"	6' - 8"	
05	B	2' - 6"	6' - 8"	
06	D	5' - 0"	6' - 8"	2, 4

## DOOR LEGEND



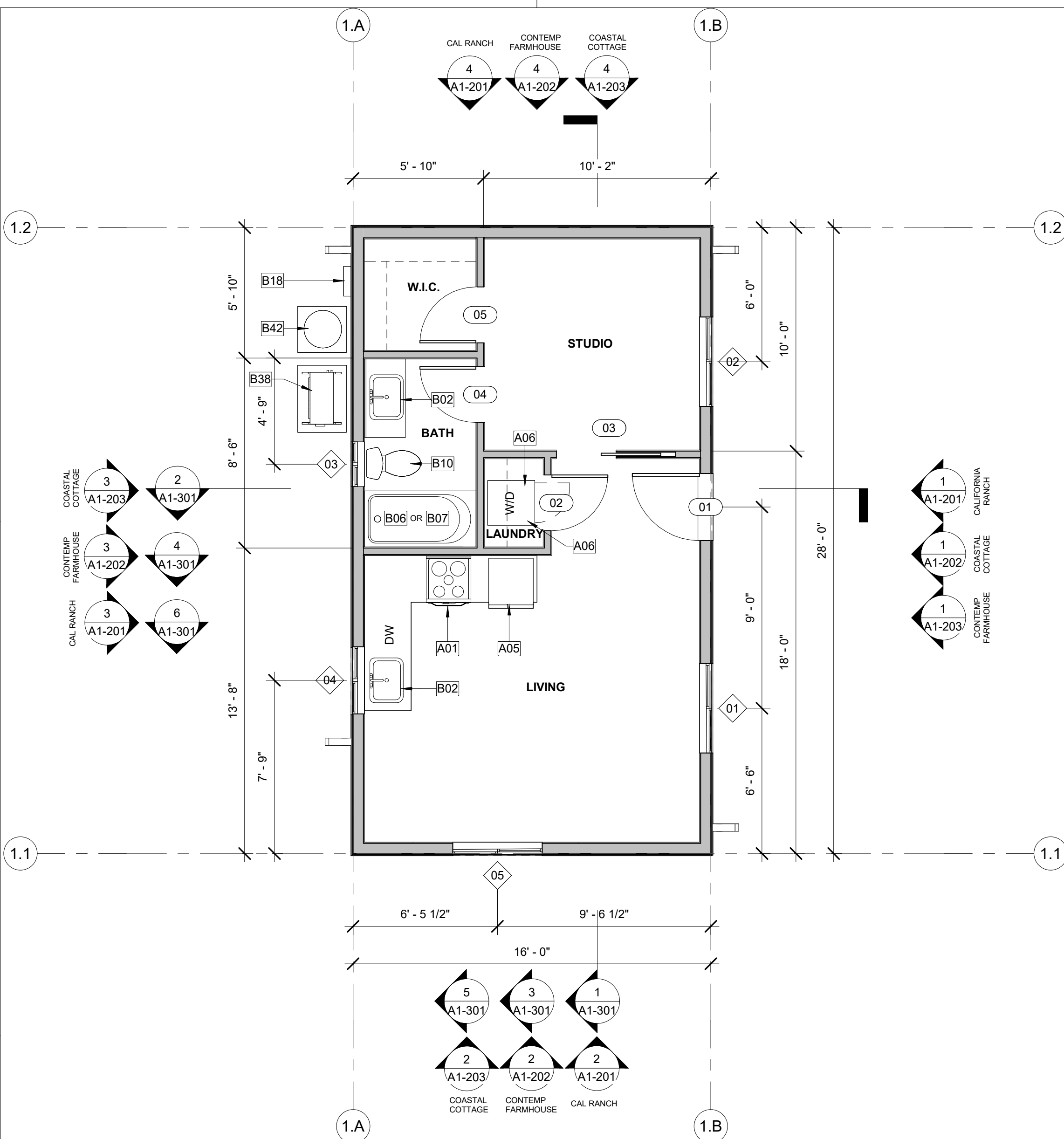
A. SOLID CORE WOOD EXTERIOR

B. SINGLE HOLLOW CORE INTERIOR



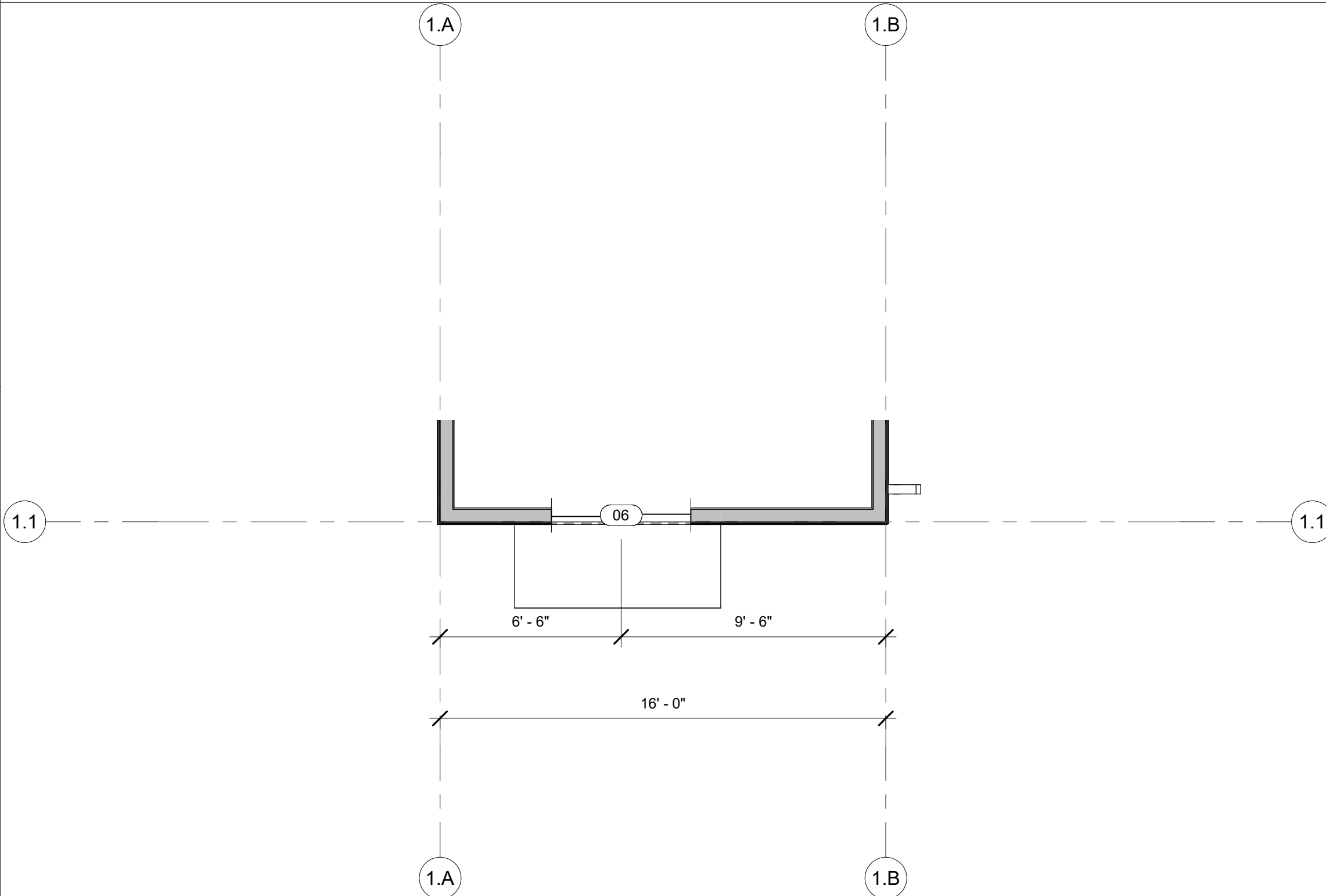
C. DOUBLE SLIDING INTERIOR

D. SLIDING GLASS EXTERIOR.



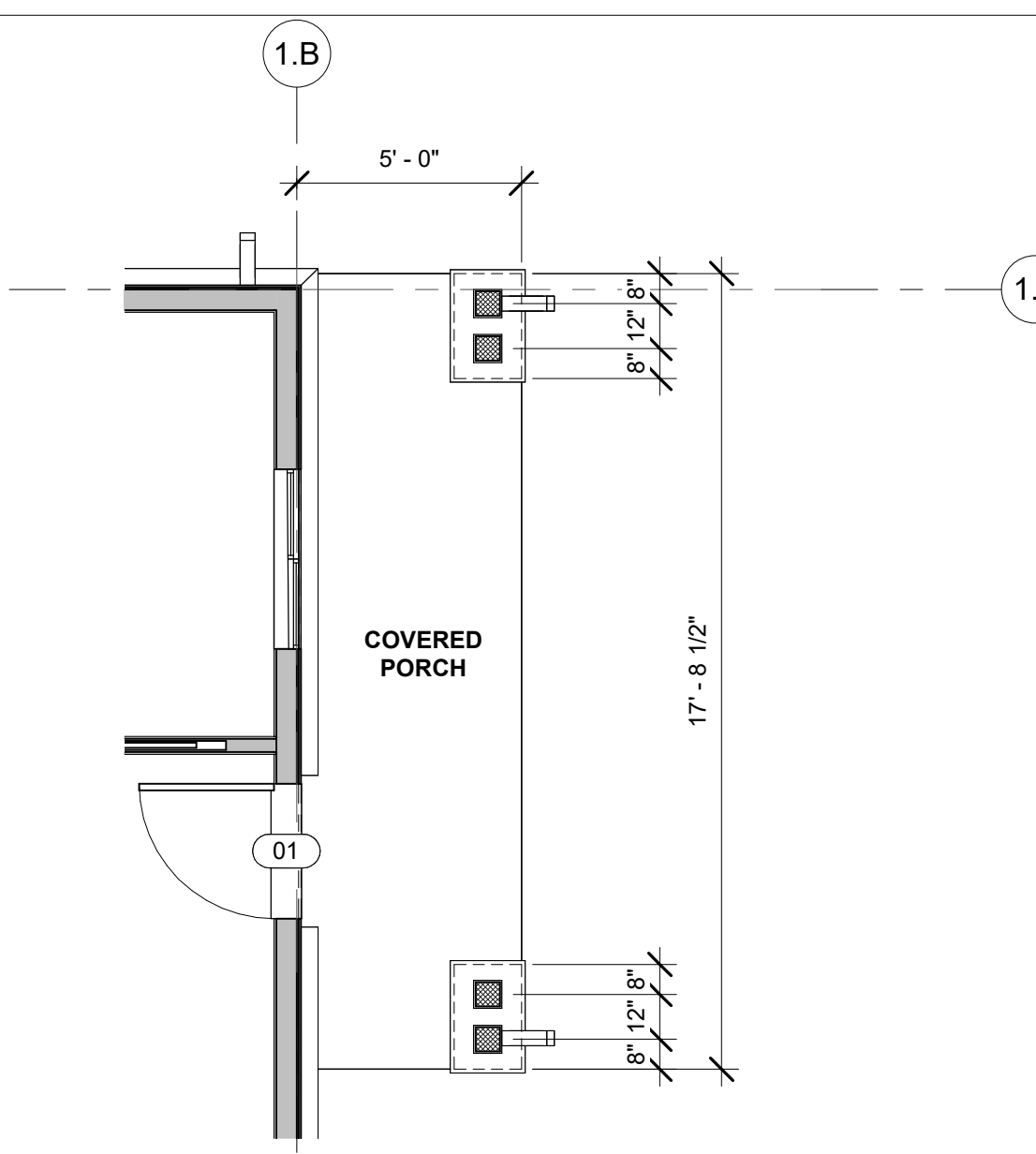
**1 PLAN 1 - GROUND FLOOR PLAN (NO PORCH)**

A1-201 A1-101 1/4" = 1'-0"

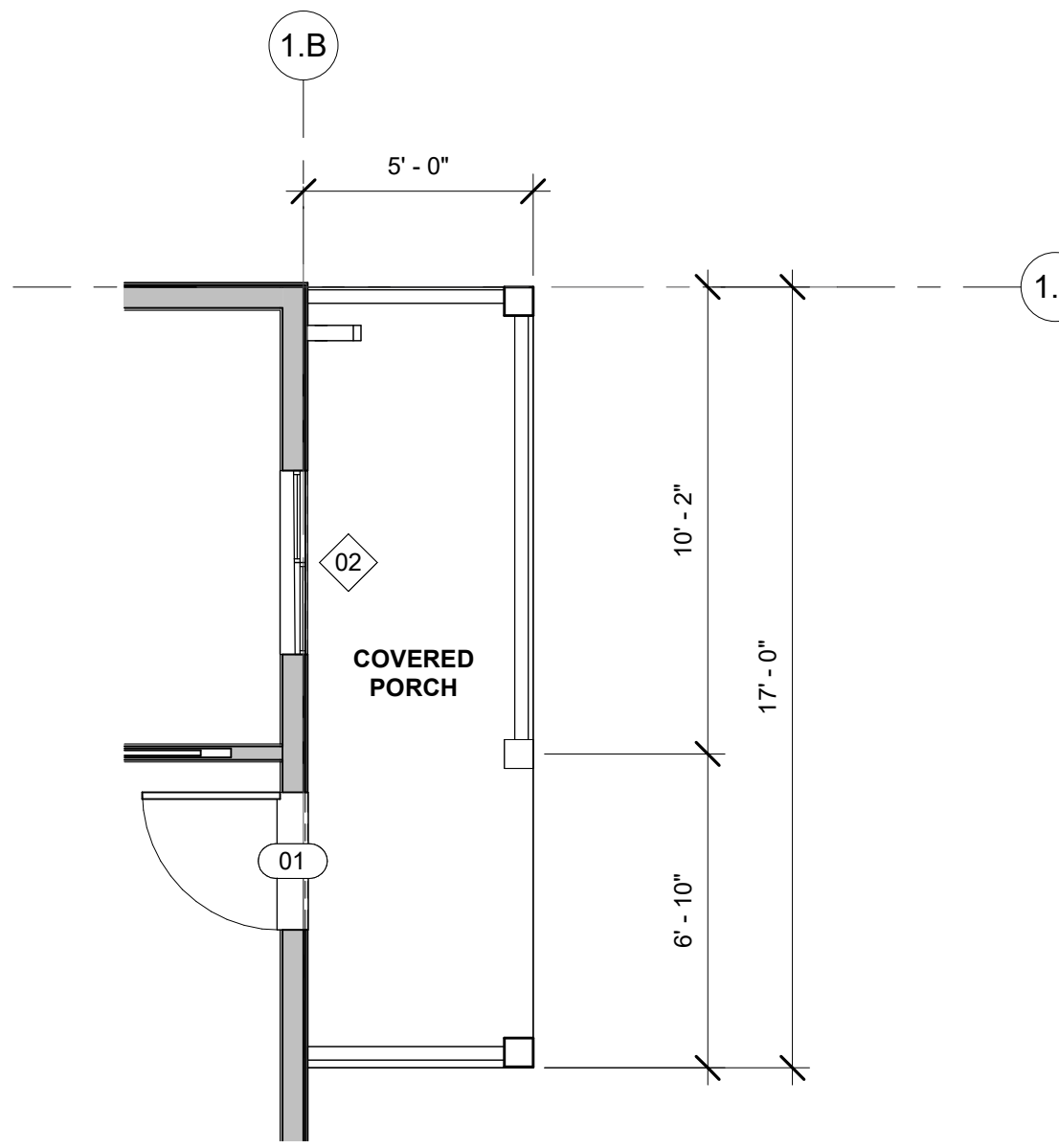


**2 OPTIONAL SLIDER**

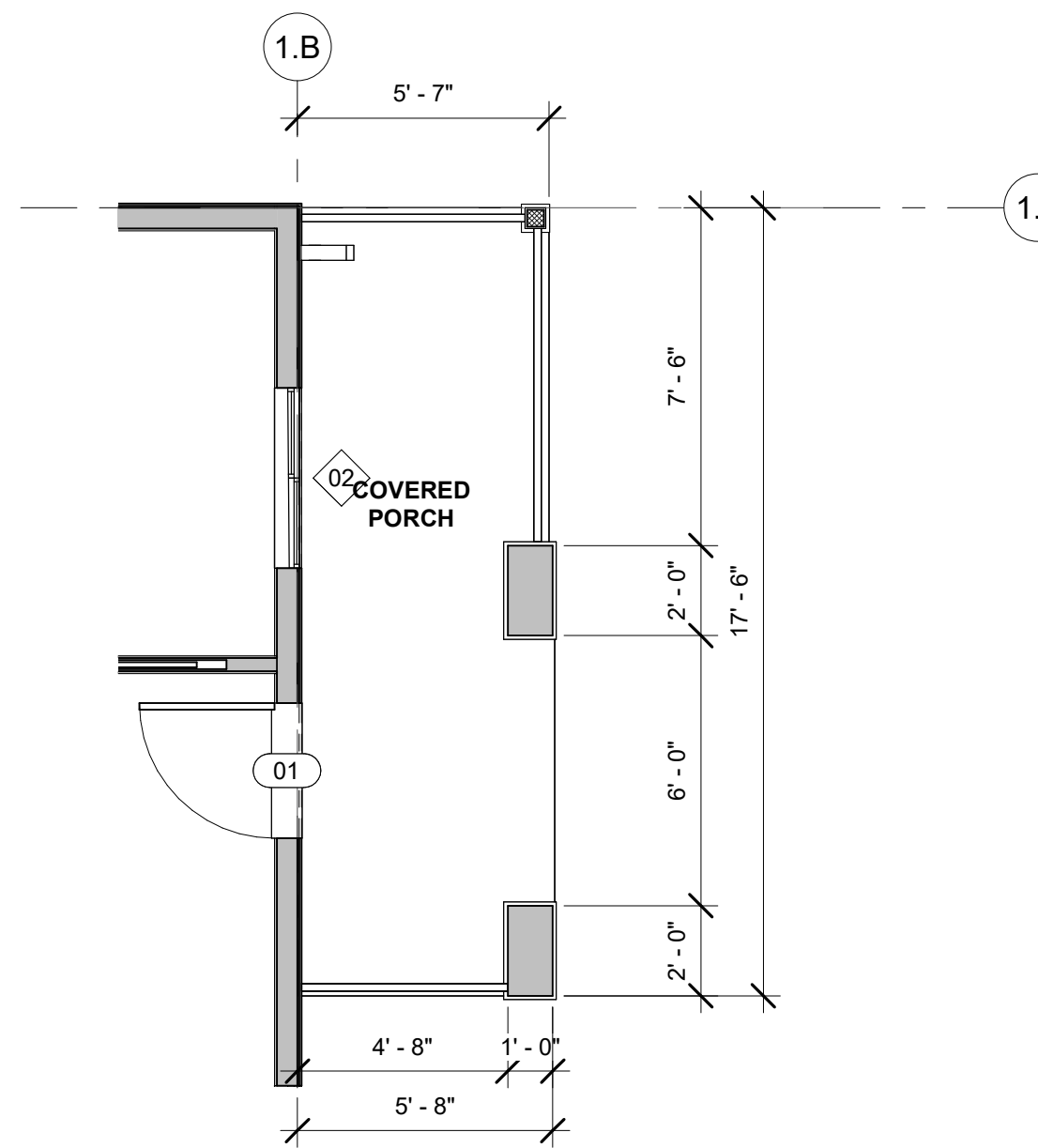
A1-201 A1-101 1/4" = 1'-0"



**3 CALIFORNIA RANCH**



**3 CONTEMPORARY FARMHOUSE**



**3 COASTAL COTTAGE**

**3 PORCH OPTIONS**

A1-201 A1-101 SCALE: 1/4" = 1'-0"

CHECK ONE OPTION



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## GENERAL MEP NOTES

1. REFER TO ELECTRICAL NOTES ON SHEET G-101.
2. REFER TO MECHANICAL NOTES ON SHEET G-101.
3. REFER TO PLUMBING NOTES ON SHEET G-101.
4. REFER TO TITLE 24 COMPLIANCE NOTES ON SHEET G-101.
5. EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF THEY ARE VISIBLE FROM A PUBLIC STREET.

## LEGEND

ELECTRICAL SWITCH	SMOKE DETECTOR/ALARM	DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
ELECTRICAL SWITCH-THREE WAY	COMBINATION SMOKE/CARBON MONOXIDE	220V DUPLEX OUTLET 220 VOLTS
ELECTRICAL SWITCH-FAN	TELEPHONE LOCATION	DUPLEX OUTLET ARC FAULT INTERRUPTER
EXHAUST FAN	CABLE TELEVISION LOCATION	DUPLEX OUTLET GROUND FAULT INTERRUPTER
PENDANT LIGHT		DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
WALL MOUNTED LIGHT		DUPLEX OUTLET AFCI-HALF HOT
RECESSED DOWNLIGHT		DUPLEX OUTLET DISH WASHER
ELECTRICAL WIRING	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	COLD WATER STUB OUT
		HOT WATER STUB OUT
		WATER HOSE BIBB WITH SHUT OF VALVE
		22"X30" MIN. CEILING ACCESS PANEL

## KEYNOTES

- B18 ELECTRIC PANEL TBD. REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B42 EXTERIOR MOUNTED TANK WATER HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.

## VENTILATION SUMMARIES

PER ASHRAE Standard 62.2, Table 7.1 (Prescriptive Duct Sizing Requirements) (Table 7.1 Assumes no elbows. Deduct 15-feet of allowable duct length for each turn, elbow or fitting. Fan rating cfm @ 0.25 in w.g., and rated at less than one sone.)

**LOCAL VENTILATION RATE SUMMARY - BATHROOM(S)**  
 Bathroom Minimum Fan Flow (cfm) = 50 cfm  
 per table 7.1, duct size = 4" diameter; Flex Duct  
 Maximum Allowable Duct Length (ft) = 70'

**LOCAL VENTILATION RATE SUMMARY - KITCHEN**  
 Kitchen Minimum Fan Flow (cfm) = Per Table 150.0-G

TABLE 150.0-G		
DWELLING UNIT FLOOR AREA (ft <sup>2</sup> )	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS
<750	150 CFM	280 CFM

TABLE 150.0-H		
FAN AIRFLOW, CFM AT MINIMUM STATIC PRESSURE   0.25IN. WATER	<175	<350
MINIMUM DUCT DIAMETER, IN. FOR RIGID DUCT	7	9
MINIMUM DUCT DIAMETER, IN FOR FLEX DUCT	7	9

Maximum Allowable Duct Length (ft) = 85 Feet

**LOCAL VENTILATION RATE SUMMARY - INDOOR AIR QUALITY**  
 Per ASHRAE Standard 62.2, CEC Equation 150.0-B

TOTAL REQUIRED VENTILATION RATE  
 $Q_{cfm} = .03(\text{floor area}) + 7.5 (\# \text{ of bedrooms} + 1)$

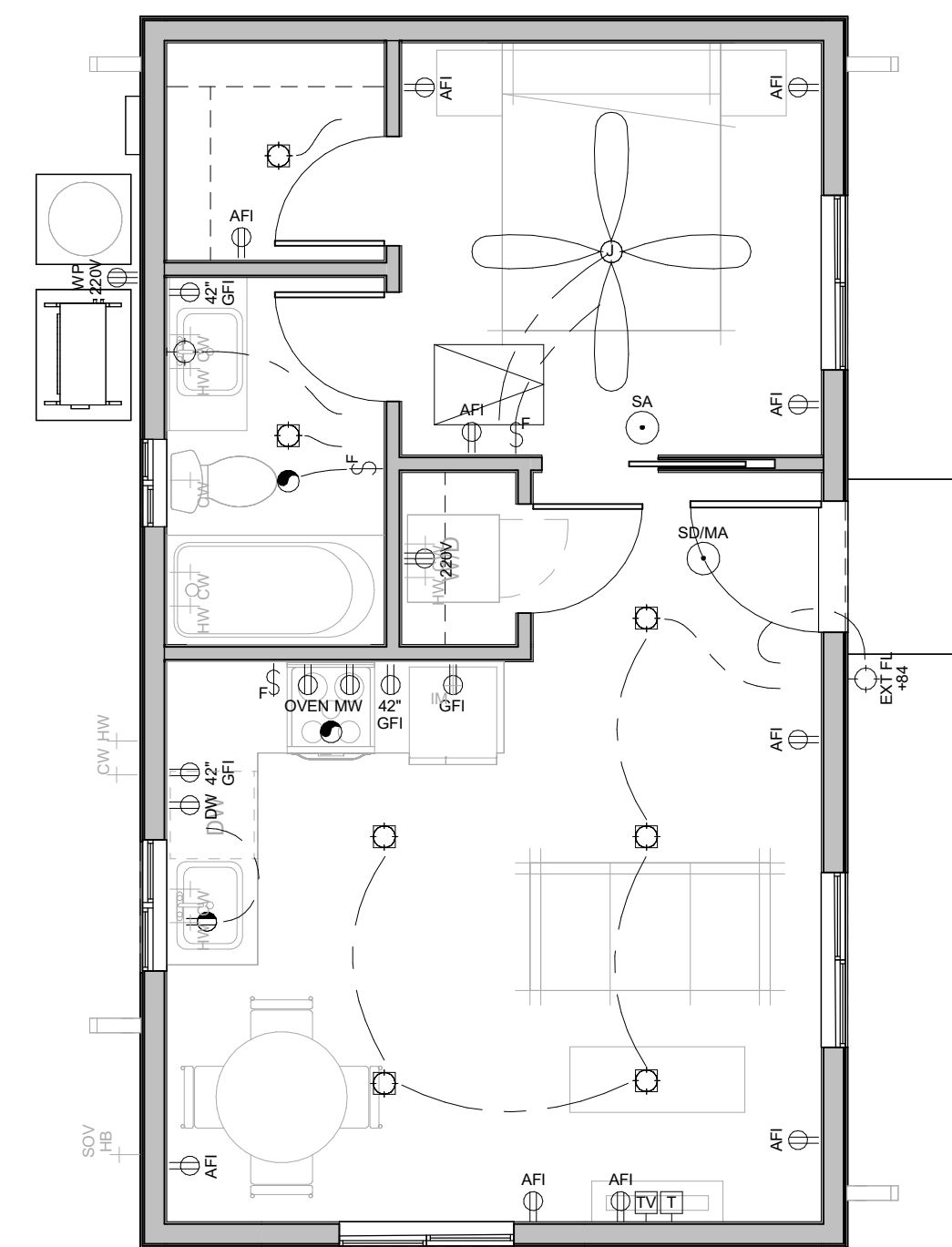
**STUDIO**  
 $Q_{cfm} = .03(205) + 7.5 (0 + 1)$   
 $Q_{cfm} = 13.65$

DUCT SIZE PER ASHRAE TABLE 7.1  
 REFER TO LEGEND FOR INDOOR AIR QUALITY FAN (IAQ)

**CONTINUOUS FAN FLOW (CFM) = 50 CFM**

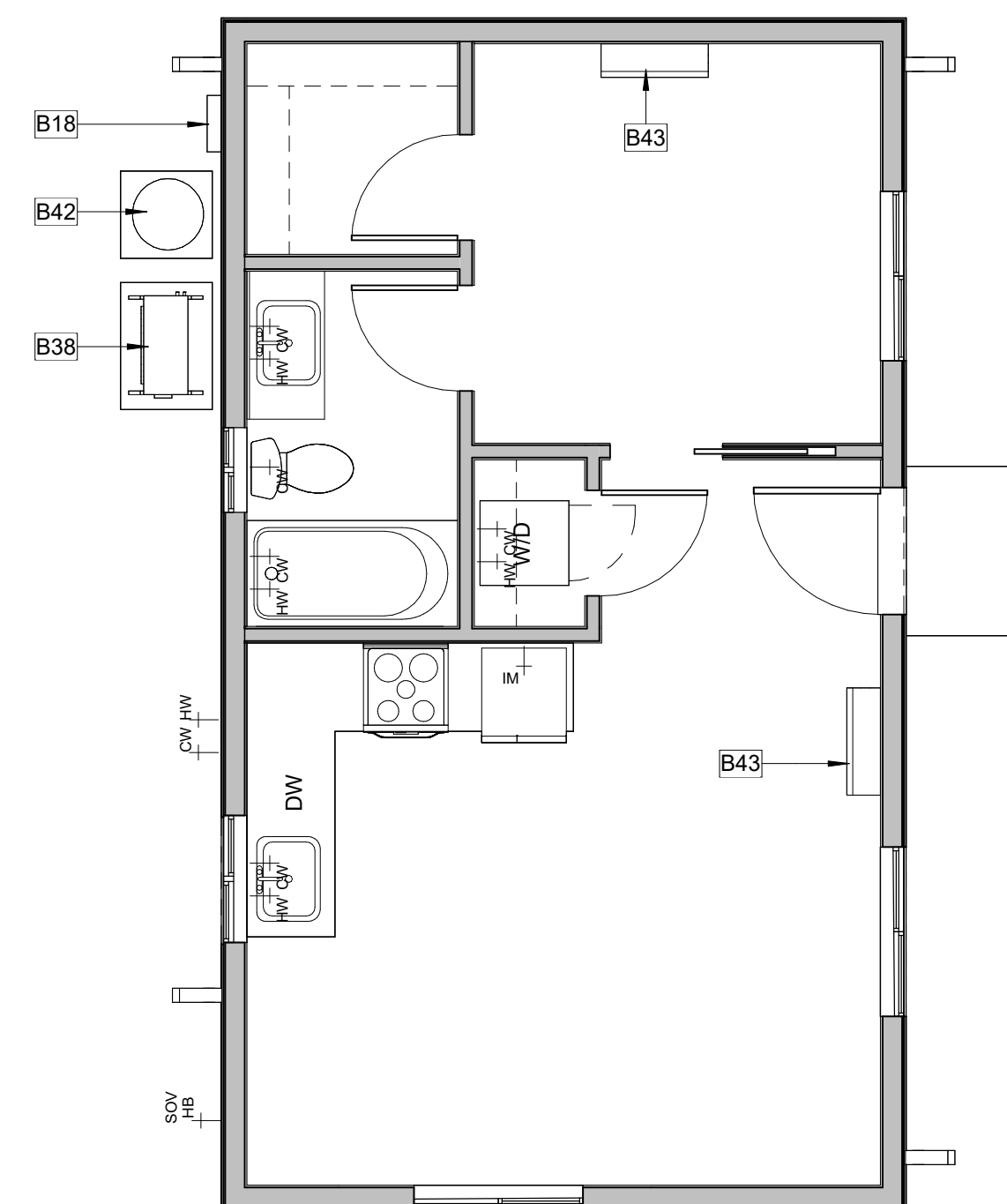
Per Table 7.1, Duct Size= 4" Diameter; Smooth duct  
 Maximum Allowable Duct Length (ft) = 35'

OR  
 Per Table 7.1, Duct Size= 5" Diameter; FLEX DUCT  
 Maximum Allowable Duct Length (ft) = 70'



## 1 GROUND FLOOR PLAN - ELECTRICAL

A1-201/A1-111 1/4" = 1'-0"



## 2 GROUND FLOOR PLAN - MECHANICAL

A1-201/A1-111 1/4" = 1'-0"

NEWPORT BEACH ADU  
 STANDARD PLANS  
 NEWPORT BEACH, CA  
 MECHANICAL & ELECTRICAL  
 PLANS - PLAN 1

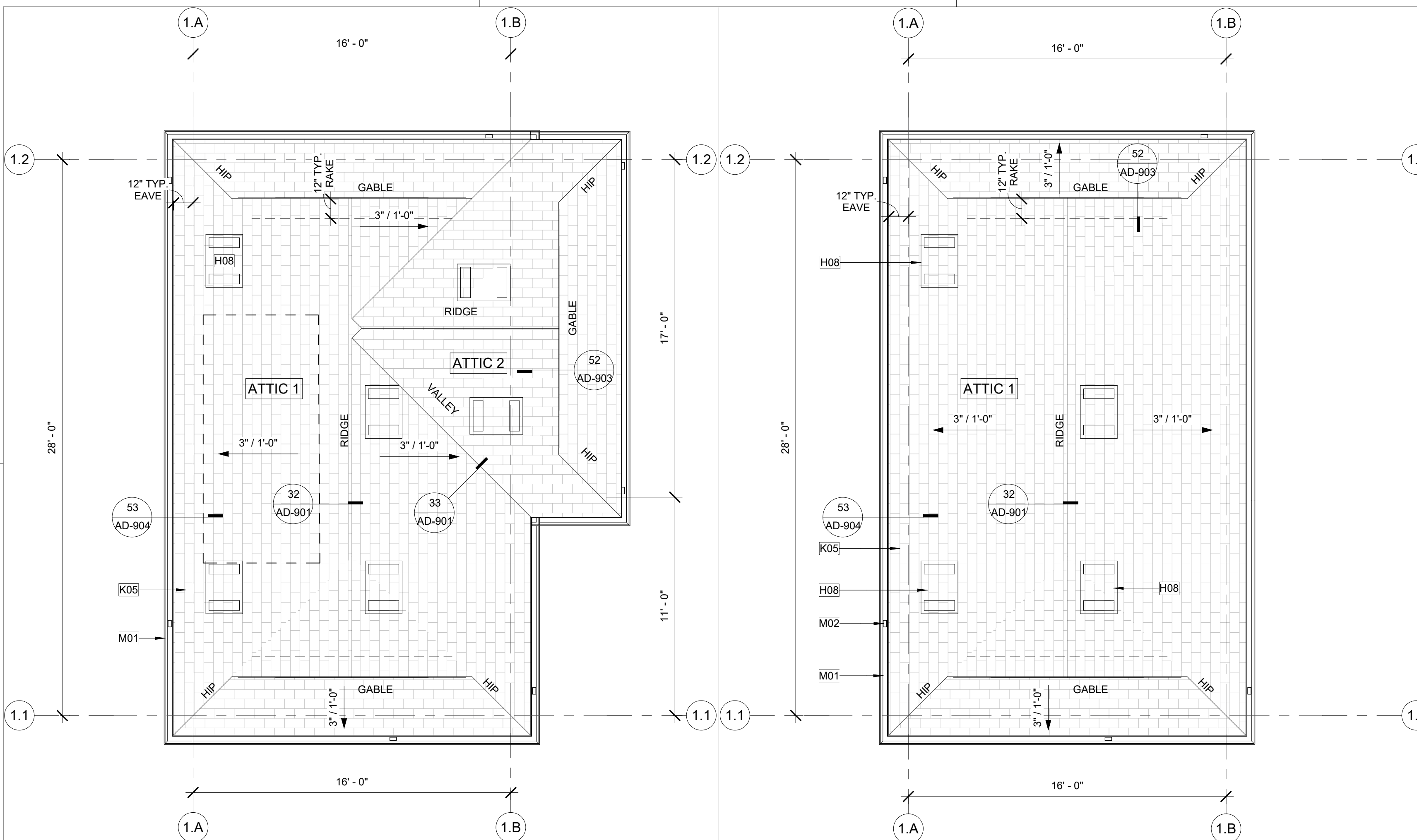
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SHEET

A1-111

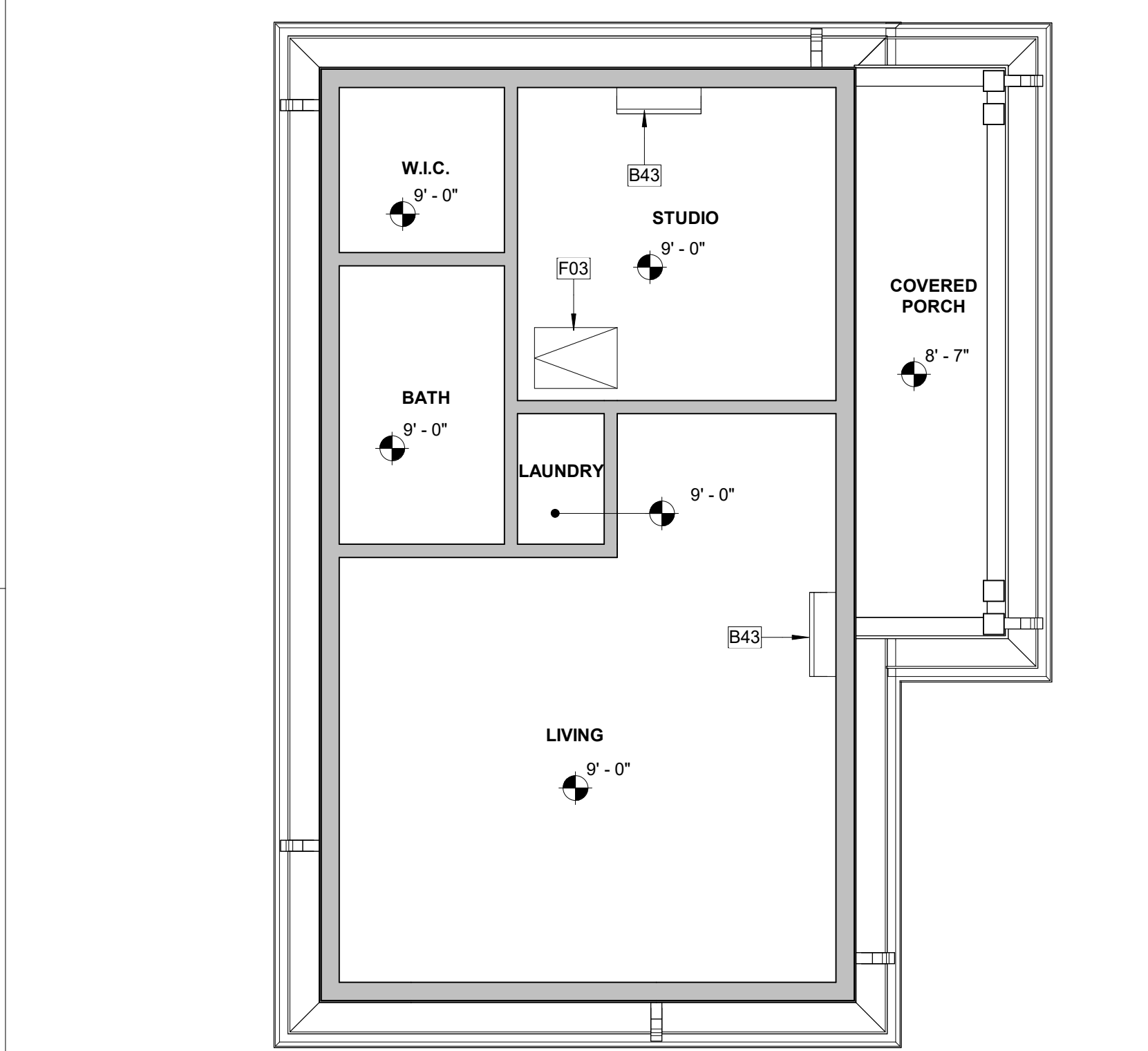


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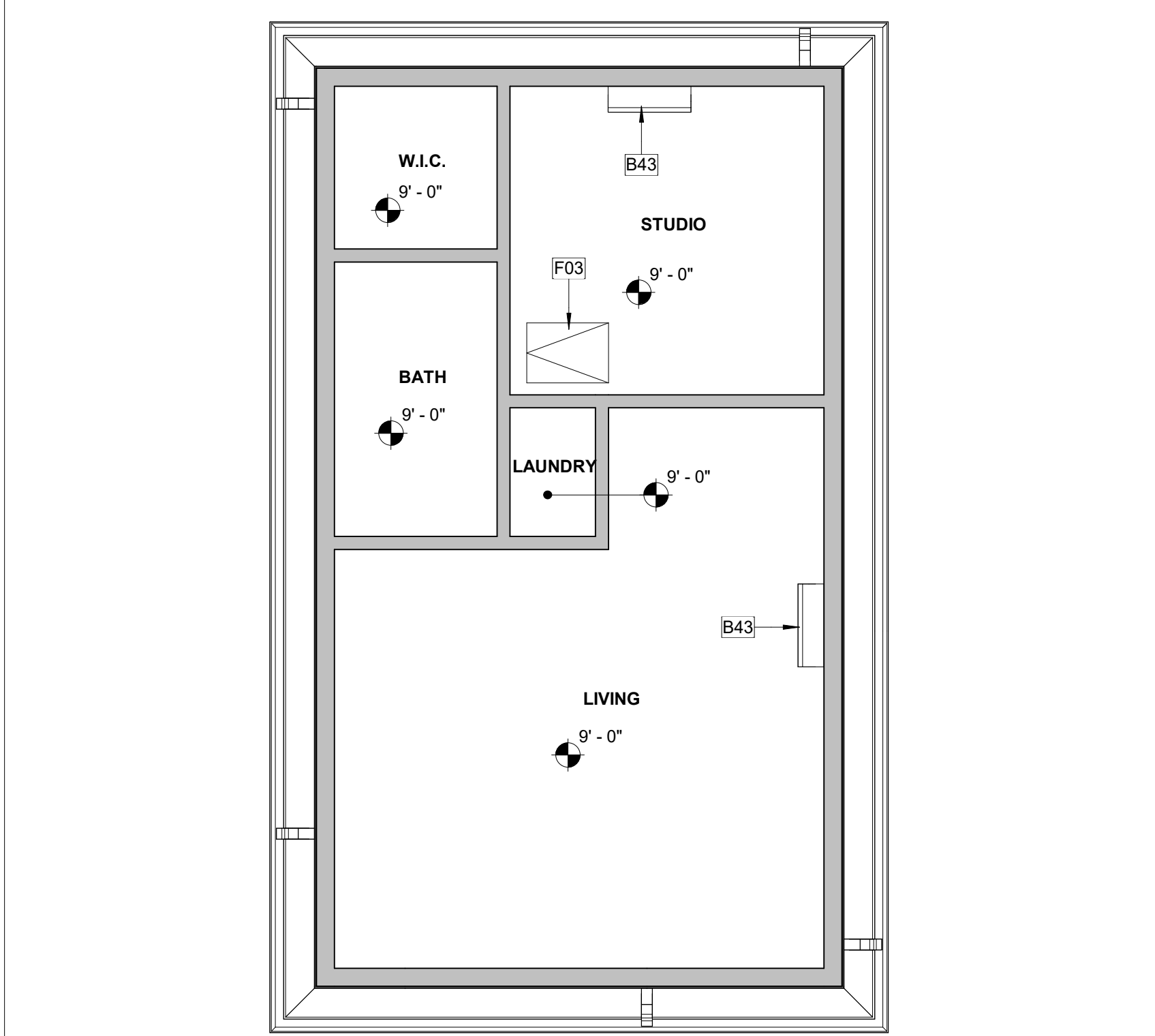


**1 PLAN 1 - ROOF PLAN - CALIFORNIA RANCH**  
A1-203A1-121 1/4" = 1'-0"

**1A OPT. NO PORCH**  
A1-203A1-121 1/4" = 1'-0"



**2 PLAN 1 - RCP - CALIFORNIA RANCH**  
A1-201A1-121 1/4" = 1'-0"



**2A OPT. NO PORCH**  
A1-201A1-121 1/4" = 1'-0"

**ROOF VENTING CALCULATIONS**

**UPPER VENTS:** O'HAGIN TAPERED LOW PROFILE STANDARD LINE  
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

**LOWER VENTS:** O'HAGIN TAPERED LOW PROFILE STANDARD LINE  
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 1	448 SF	1.49 SF	0.75 SF	0.75 SF
ATTIC 2 - PLAN 1	73 SF	0.24 SF	0.12 SF	0.12 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
<b>ATTIC 1 - PLAN 1</b>				
<b>LOWER</b>				
O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2' - 8"	0.50 SF	1.00 SF
<b>UPPER</b>				
O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF
				2.00 SF
<b>ATTIC 2 - PLAN 1</b>				
<b>LOWER</b>				
O'HAGIN SHINGLE ROOF VENT (LOWER)	1	2' - 8"	0.50 SF	0.50 SF
<b>UPPER</b>				
O'HAGIN SHINGLE ROOF VENT (UPPER)	1	2' - 8"	0.50 SF	0.50 SF
				1.00 SF

**KEYNOTES**

- B43 MINI-SPLIT WALL MOUNTED HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.
- F03 30" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENc 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENc 150.0 (a)1.

**ROOF PLAN GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF VENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ADJUST AS NEEDED TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

**LEGEND**

- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.
- ATTIC # ATTIC SPACE. REFER TO ROOF VENTING CALCULATIONS FOR AREA AND VENTING METHOD

**RCP GENERAL NOTES**

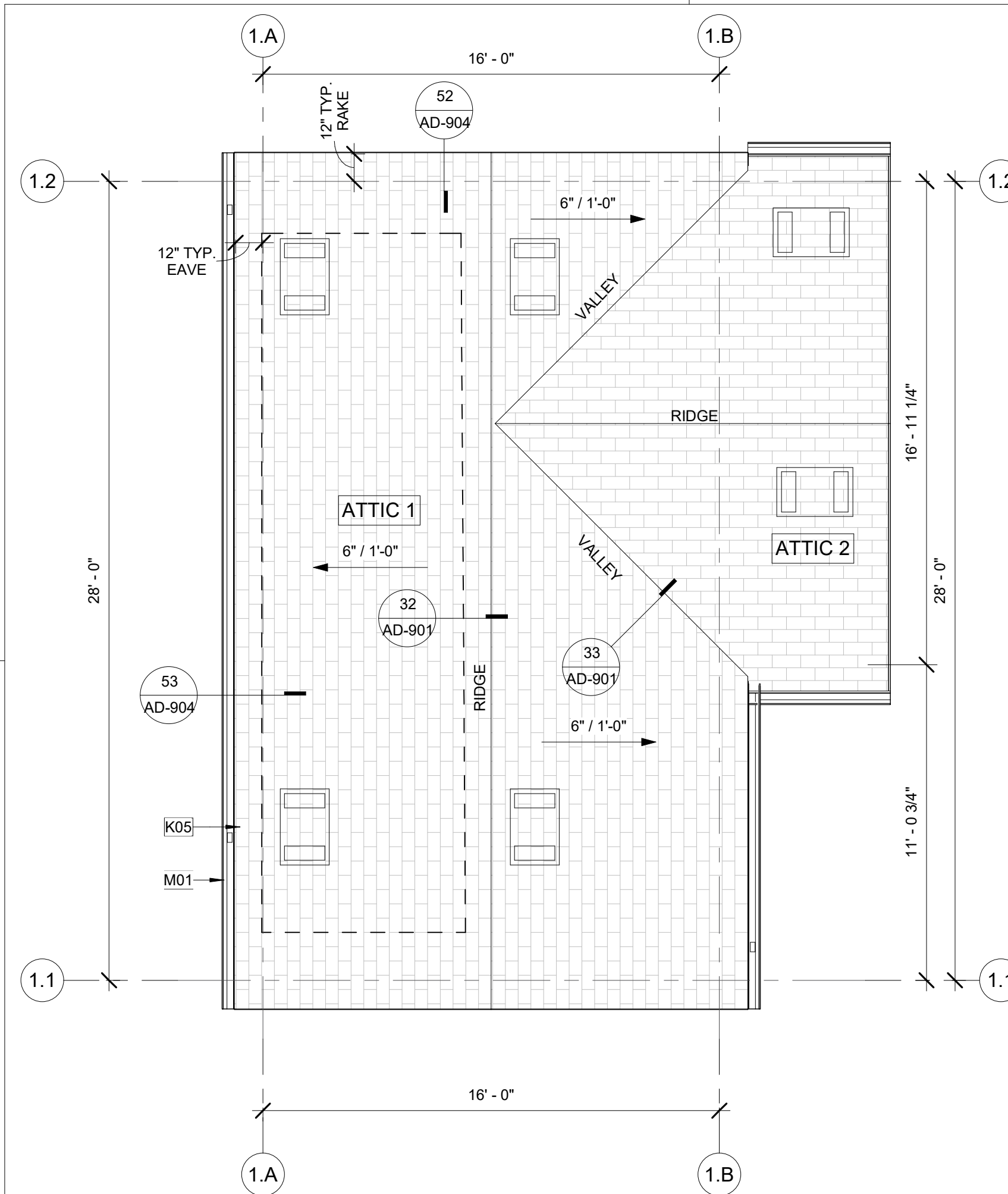
- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

**NEWPORT BEACH ADU STANDARD PLANS**  
NEWPORT BEACH, CA  
ROOF PLANS & REFLECTED CEILING PLANS - CALIFORNIA RANCH - PLAN 1

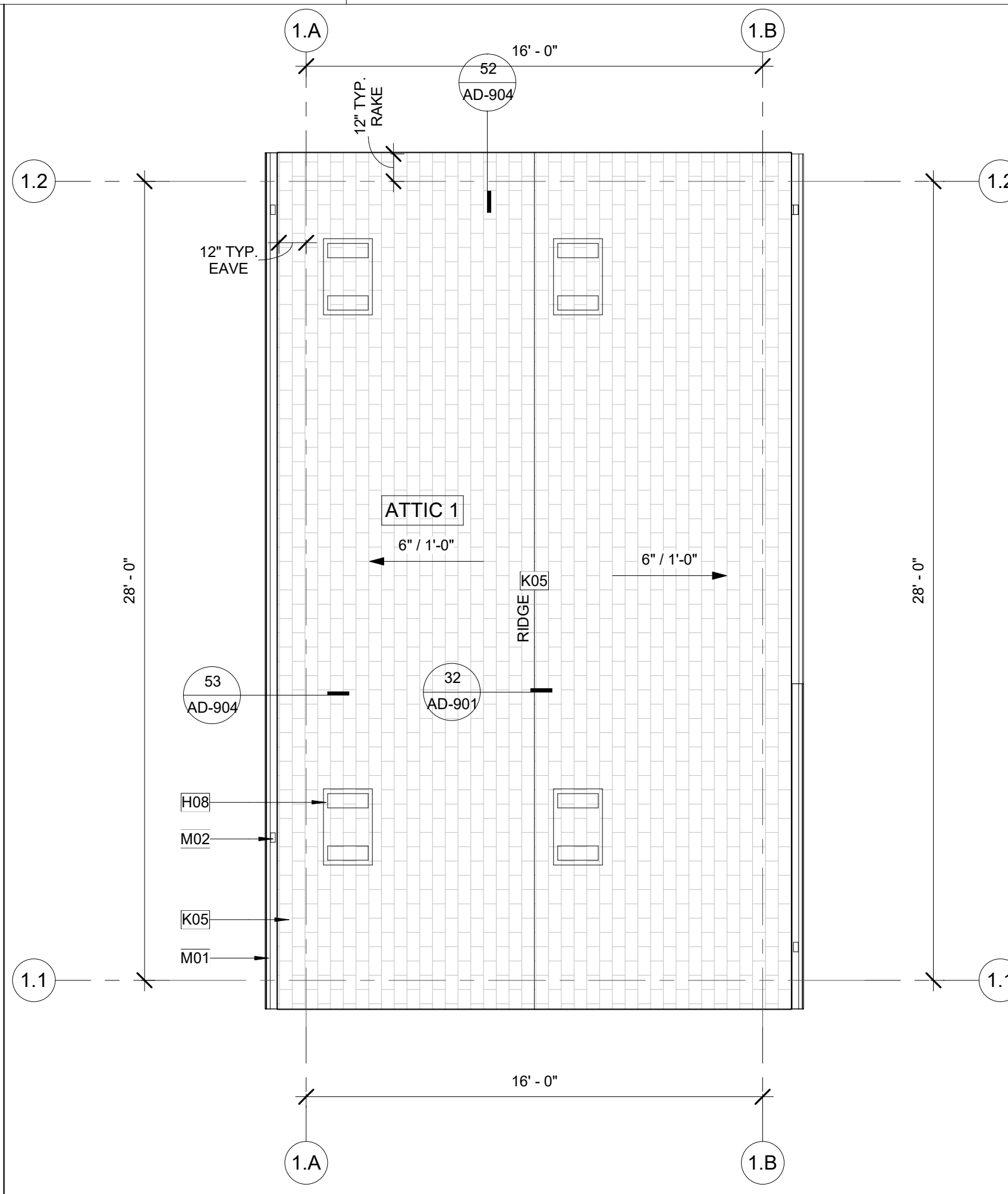
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**1 PLAN 1 - ROOF PLAN - CONTEMP. FARM**  
A1-203A1-122 1/4" = 1'-0"



**1A OPT. NO PORCH**  
A1-203A1-122 1/4" = 1'-0"

**ROOF VENTING CALCULATIONS**

**UPPER VENTS:** OHAGIN TAPERED LOW PROFILE STANDARD LINE  
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

**LOWER VENTS:** OHAGIN TAPERED LOW PROFILE STANDARD LINE  
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 1	448 SF	1.49 SF	0.75 SF	0.75 SF
ATTIC 2 - PLAN 1	73 SF	0.24 SF	0.12 SF	0.12 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
<b>ATTIC 1 - PLAN 1</b>				
<b>LOWER</b>				
OHAGIN SHINGLE ROOF VENT (LOWER)	2	2'-8"	0.50 SF	1.00 SF
<b>UPPER</b>				
OHAGIN SHINGLE ROOF VENT (UPPER)	2	2'-8"	0.50 SF	1.00 SF
				2.00 SF
<b>ATTIC 2 - PLAN 1</b>				
<b>LOWER</b>				
OHAGIN SHINGLE ROOF VENT (LOWER)	1	2'-8"	0.50 SF	0.50 SF
<b>UPPER</b>				
OHAGIN SHINGLE ROOF VENT (UPPER)	1	2'-8"	0.50 SF	0.50 SF
				1.00 SF

**KEYNOTES**

- B43 MINI-SPLIT WALL MOUNTED HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.
- F03 30" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEN 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEN 150.0 (a)1.

**ROOF PLAN GENERAL NOTES**

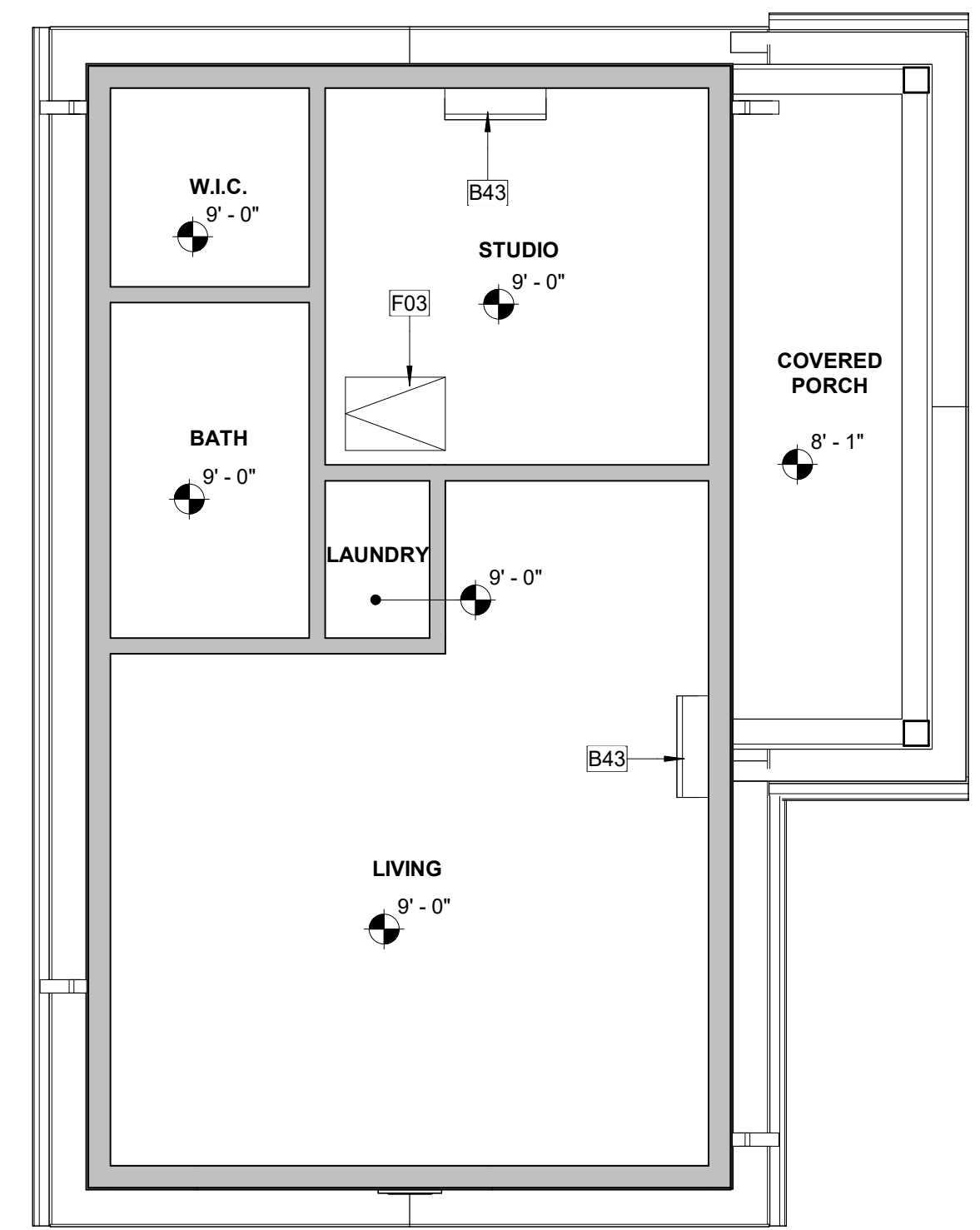
- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF VENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ADJUST AS NEEDED TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

**LEGEND**

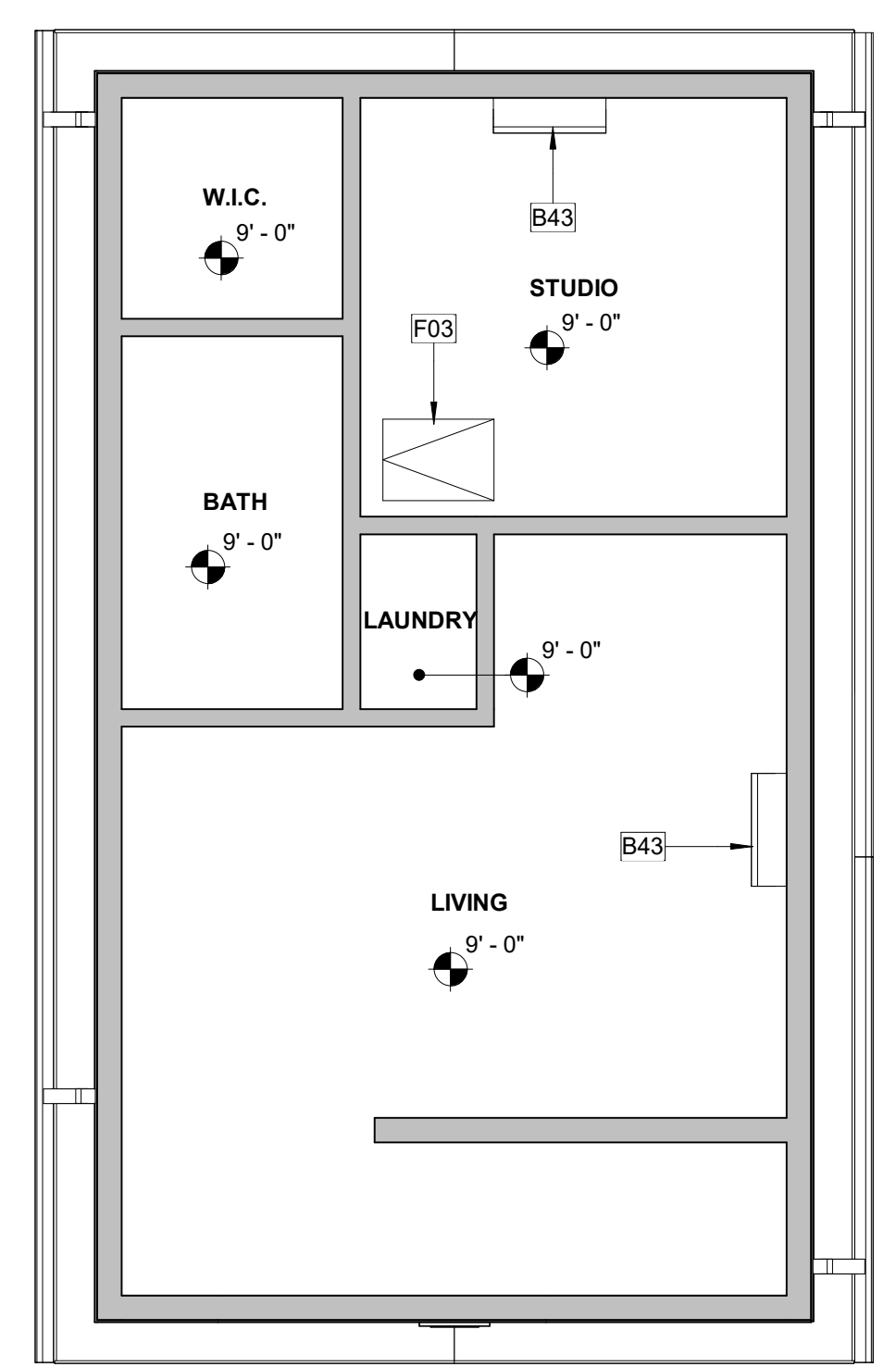
- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- OHAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.
- ATTIC # ATTIC SPACE. REFER TO ROOF VENTING CALCULATIONS FOR AREA AND VENTING METHOD

**RCP GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.



**2 PLAN 1 - RCP - CONTEMP. FARMHOUSE**  
A1-201A1-122 1/4" = 1'-0"



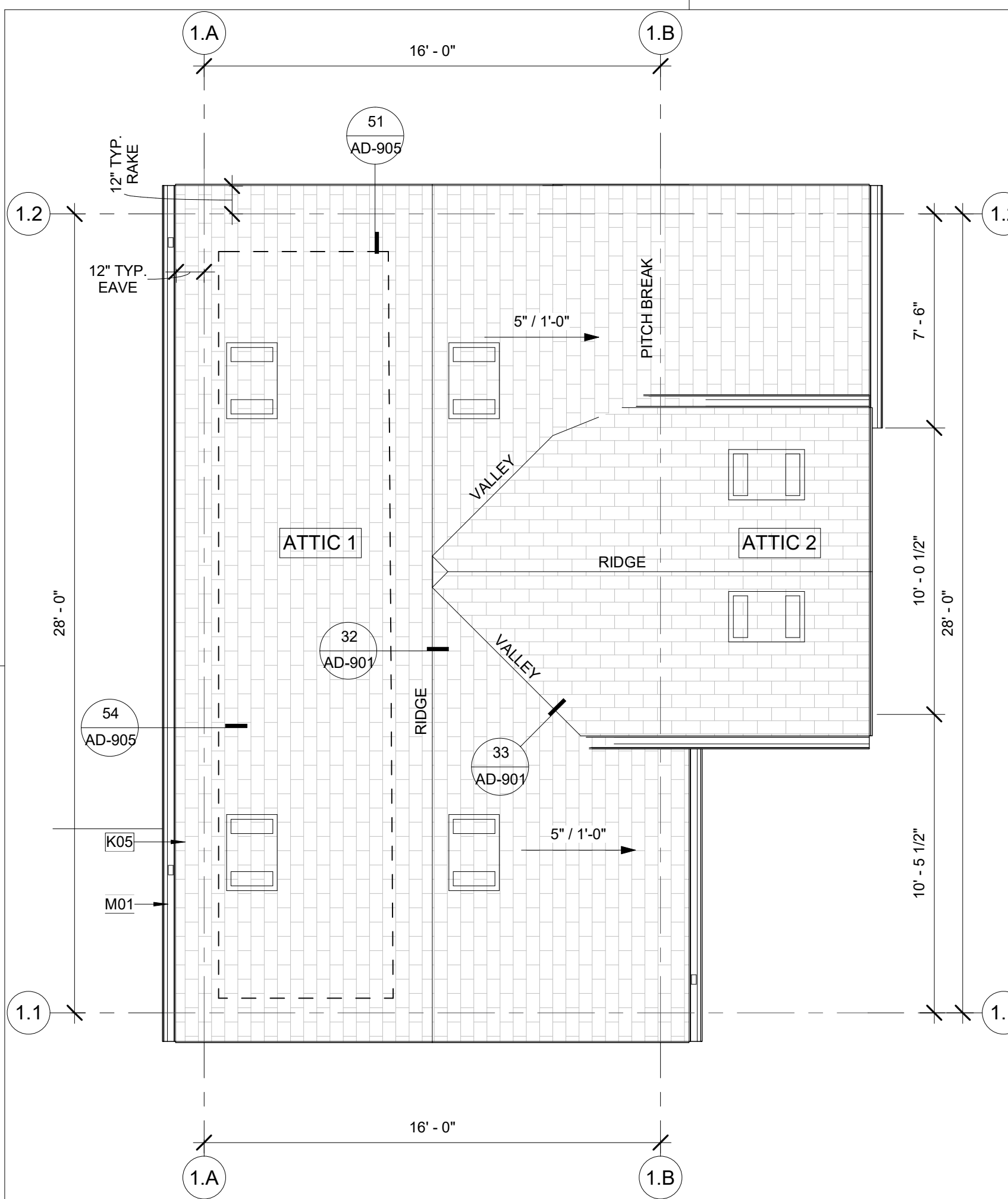
**2A OPT. NO PORCH**  
A1-201A1-122 1/4" = 1'-0"

**NEWPORT BEACH ADU STANDARD PLANS**  
NEWPORT BEACH, CA  
ROOF PLANS & REFLECTED CEILING PLANS - CONTEMP. FARMHOUSE - PLAN 1

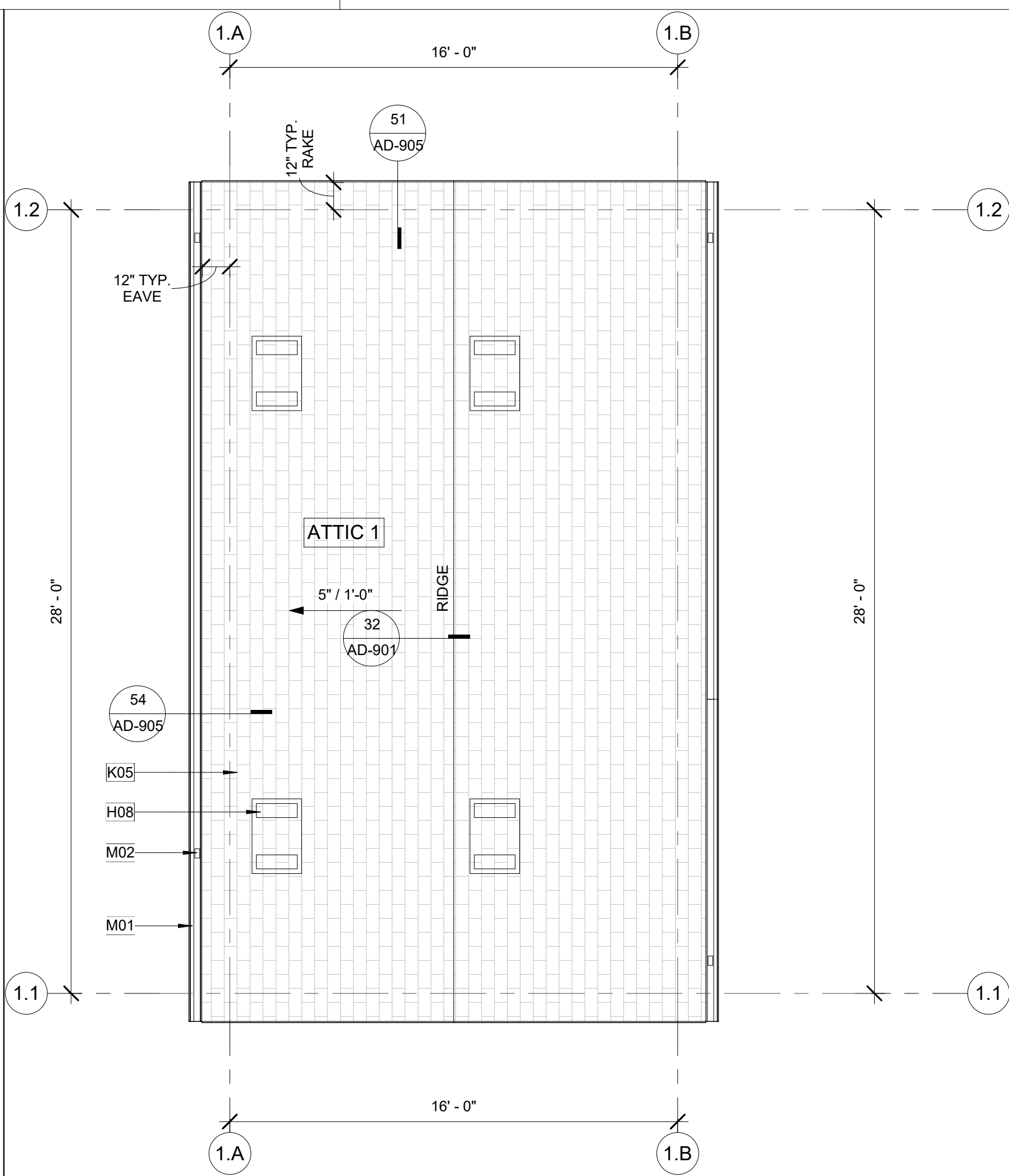
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**1 PLAN 1 - ROOF PLAN - COASTAL COTTAGE**  
A1-203A1-123 1/4" = 1'-0"



**1A OPT. NO PORCH**  
A1-203A1-123 1/4" = 1'-0"

**ROOF VENTING CALCULATIONS**

**UPPER VENTS:** O'HAGIN TAPERED LOW PROFILE STANDARD LINE  
72.0 SQ. IN OF AIR MOVEMENT PER VENT = 72. SQ. IN. / 144 = 0.5 SF

**LOWER VENTS:** O'HAGIN TAPERED LOW PROFILE STANDARD LINE  
72.0 SQ. IN OF AIR MOVEMENT PER VENT = 72. SQ. IN. / 144 = 0.5 SF

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ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 1	448 SF	1.49 SF	0.75 SF	0.75 SF
ATTIC 2 - PLAN 1	48 SF	0.16 SF	0.08 SF	0.08 SF
ATTIC 3 - PLAN 1	40 SF	0.13 SF	0.07 SF	0.07 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
<b>ATTIC 1 - PLAN 1</b>				
<b>LOWER</b>				
O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2'-8"	0.50 SF	1.00 SF
<b>UPPER</b>				
O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2'-8"	0.50 SF	1.00 SF
				2.00 SF
<b>ATTIC 2 - PLAN 1</b>				
<b>LOWER</b>				
O'HAGIN SHINGLE ROOF VENT (LOWER)	1	2'-8"	0.50 SF	0.50 SF
<b>UPPER</b>				
O'HAGIN SHINGLE ROOF VENT (UPPER)	1	2'-8"	0.50 SF	0.50 SF
				1.00 SF

**KEYNOTES**

- B43 MINI-SPLIT WALL MOUNTED HEATER, SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.
- F03 30" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CIRC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CIRC 150.0 (a)1.

**ROOF PLAN GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
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- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECS. OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF VENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ADJUST AS NEEDED TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

**LEGEND**

- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.
- ATTIC # ATTIC SPACE. REFER TO ROOF VENTING CALCULATIONS FOR AREA AND VENTING METHOD

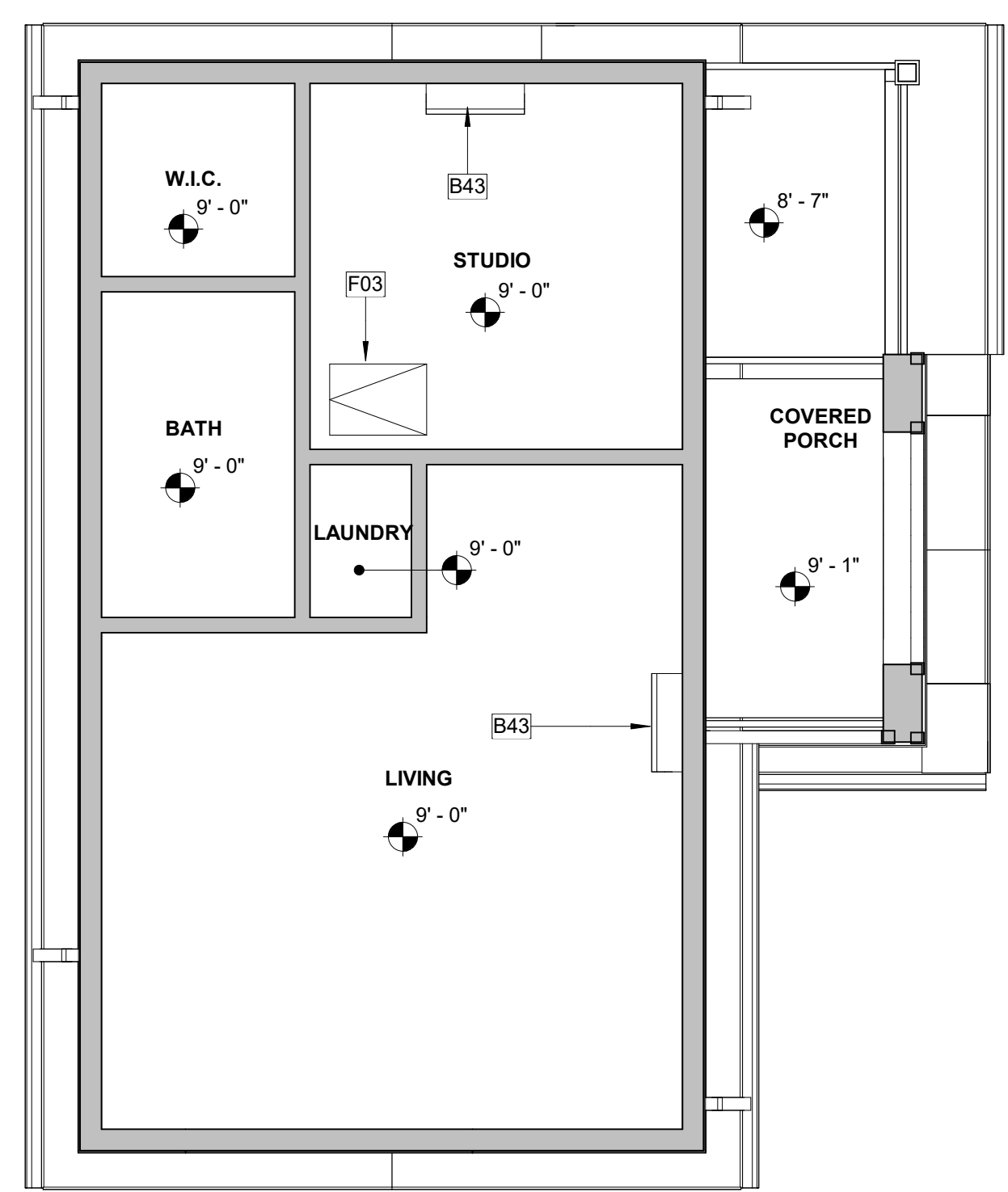
**RCP GENERAL NOTES**

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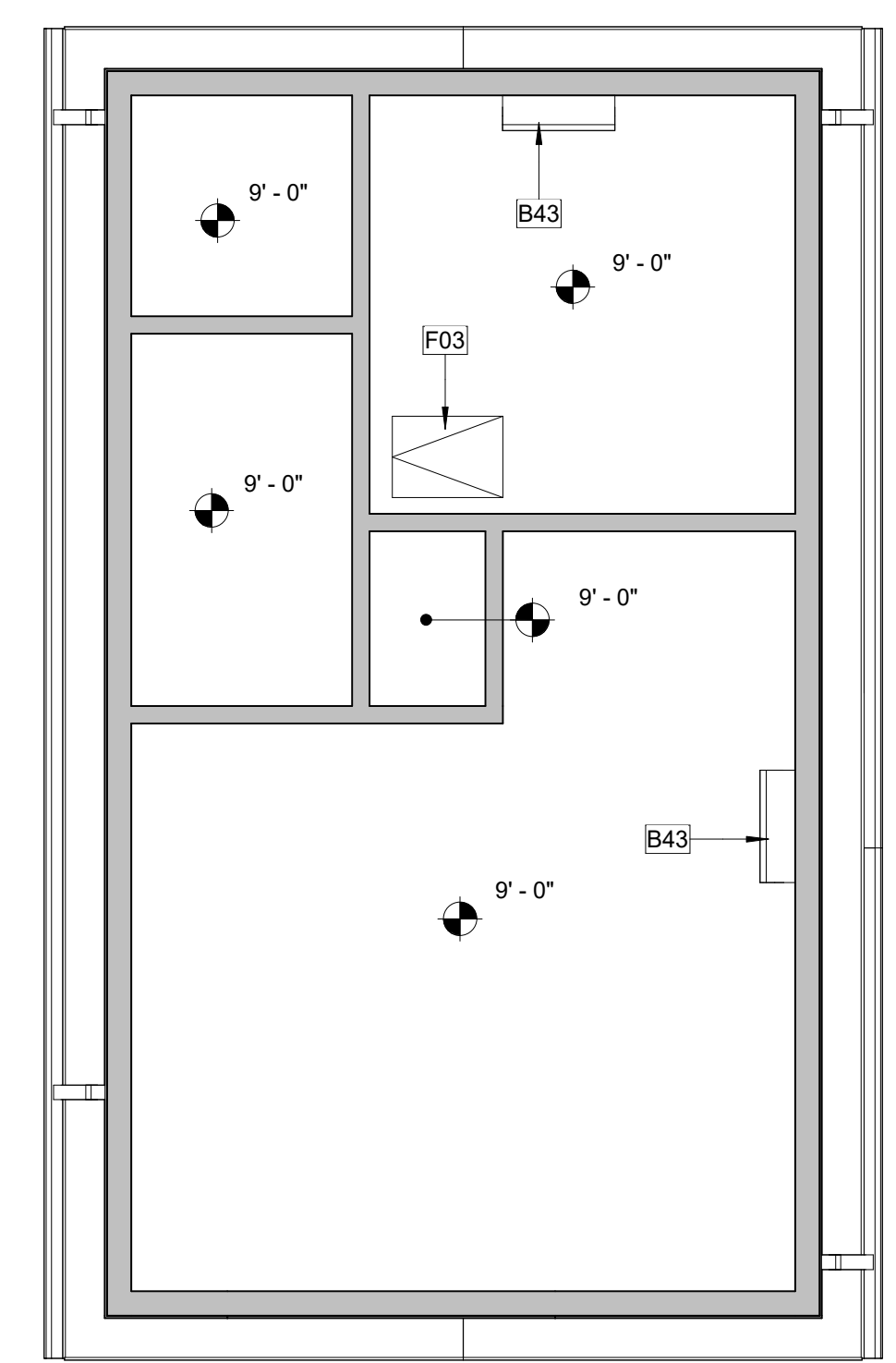
**NEWPORT BEACH ADU STANDARD PLANS**  
NEWPORT BEACH, CA  
**ROOF PLANS & REFLECTED CEILING PLANS - COASTAL COTTAGE - PLAN 1**

DATE  
06/28/23

SHEET  
**A1-123**



**2 PLAN 1 - RCP - COASTAL COTTAGE**  
A1-201A1-123 1/4" = 1'-0"



**2A OPT. NO PORCH**  
A1-201A1-123 1/4" = 1'-0"





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### ELEVATION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

### KEYNOTES

- B18 ELECTRIC PANEL TBD. REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B42 EXTERIOR MOUNTED TANK WATER HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS. TO BE PROVIDED BY OWNER.
- H08 ATTIC VENT. METAL W/ PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
- K06 BRICK VENEER.
- K08 FIBER CEMENT FIXED LOUVERED SHUTTER
- K09 FIBER CEMENT HORIZONTAL SIDING, IN COMPLIANCE WITH 2022 CRC R337
- K10 ALTERNATIVE: 3-COAT CEMENT PLASTER SYSTEM. O/LATH O/ WATER RESISTIVE BARRIER PER CRC 703.7.3. EXTERIOR BUILDING FINISH SHALL BE IN COMPLIANCE WITH 2022 CRC R337. SEE STUCCO DETAILS ON SHEET AD-906.
- K11 DOOR PER PLAN
- L02 1x8 FIBER CEMENT FASCIA.
- L15 WINDOW SURROUNDS  
PROVIDE MIN. (2)-6x6 WOOD POSTS. PROVIDE 2x12 TRIM w/ 1/2" CHAMBER AT COLUMN BASE AND 2x6 TRIM AT COLUMN CAP. USE MIN. (3)-8x10 DF#1 TRELLIS BEAMS. SHAPED END PER ELEVATION. PROVIDE (6)-4x6 TRELLIS WOOD MEMBERS EQUALLY SPACES AND EXTEND MIN. 6" BEYOND BEAM SUPPORT AS SHOWN. PROVIDE CONCEALED STRUCTURAL BEAM TO COLUMN CONNECTION AND COLUMN BASE TO FOUNDATION CONNECTION PER STRUCTURAL PLANS. PROVIDE 26GA. GSM 2-PIECE COLLAR FLASHING AT BEAM TO EXTERIOR WALL PENETRATION AND FULLY CAULK PERIMETER.
- L17
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM

### LEGEND

- FIBER CEMENT SHAKE SIDING
- FIBER CEMENT LAP SIDING
- FIBER CEMENT BOARD AND BATTEN SIDING
- BRICK VENEER

\* ALTERNATIVE EXTERIOR FINISH - 3 COAT PLASTER FINISH ACCEPTABLE

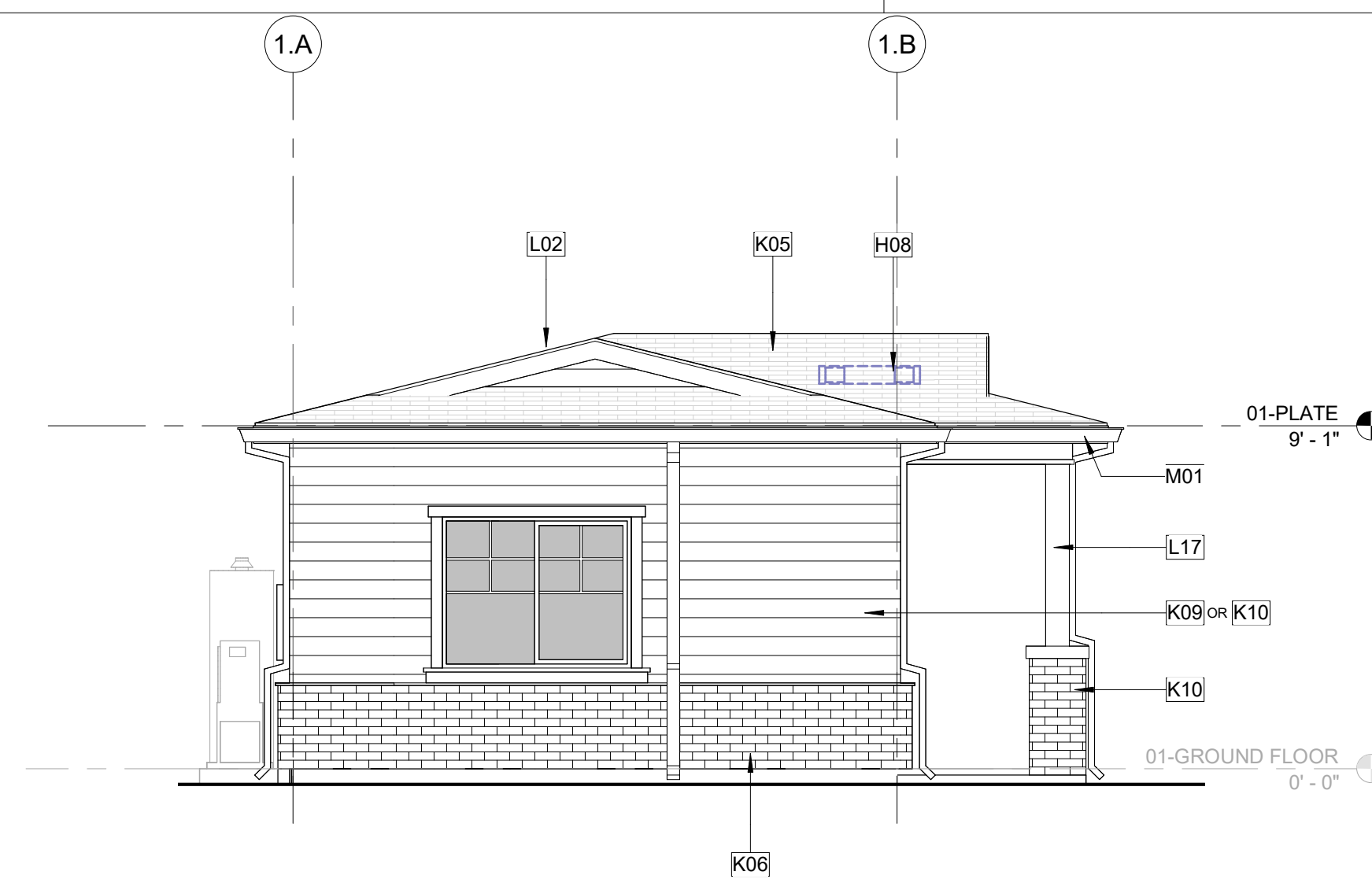
**NEWPORT BEACH ADU  
STANDARD PLANS  
NEWPORT BEACH, CA**  
  
**EXTERIOR ELEVATIONS -  
CALIFORNIA RANCH - PLAN 1**

DATE

06/28/23

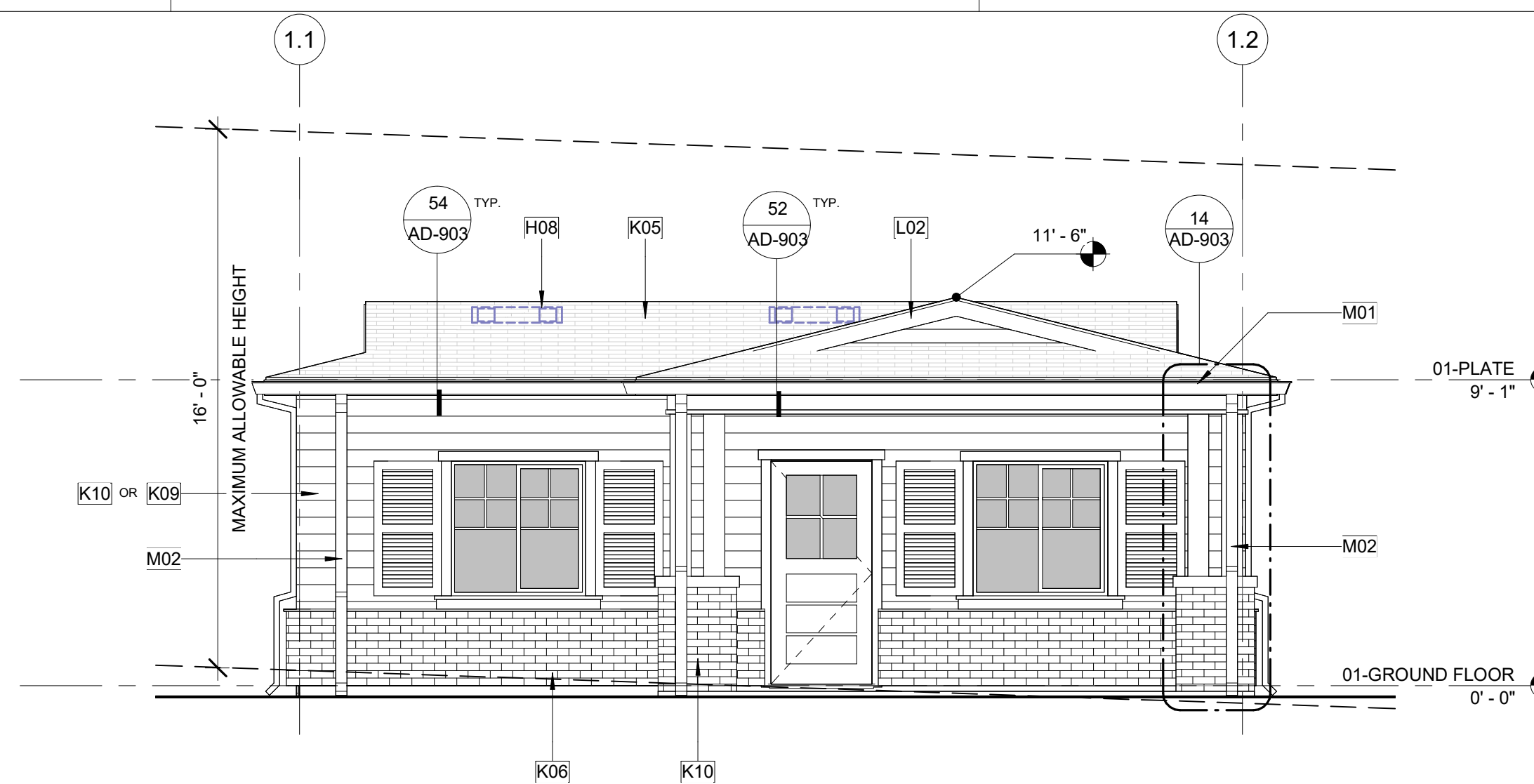
SHEET

A1-201



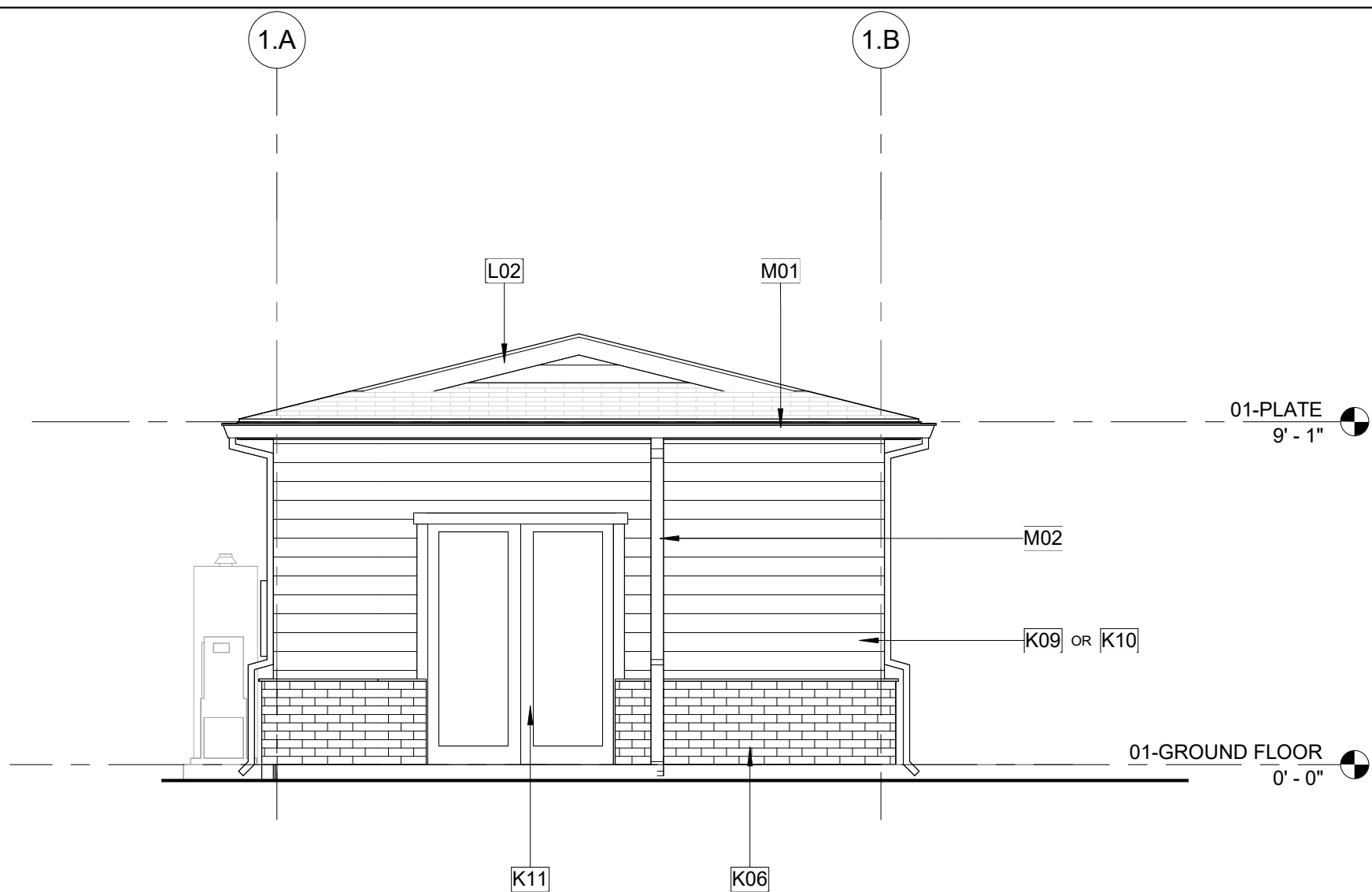
**2 PLAN 1 - LEFT ELEVATION**

A1 A1-201 1/4" = 1'-0"



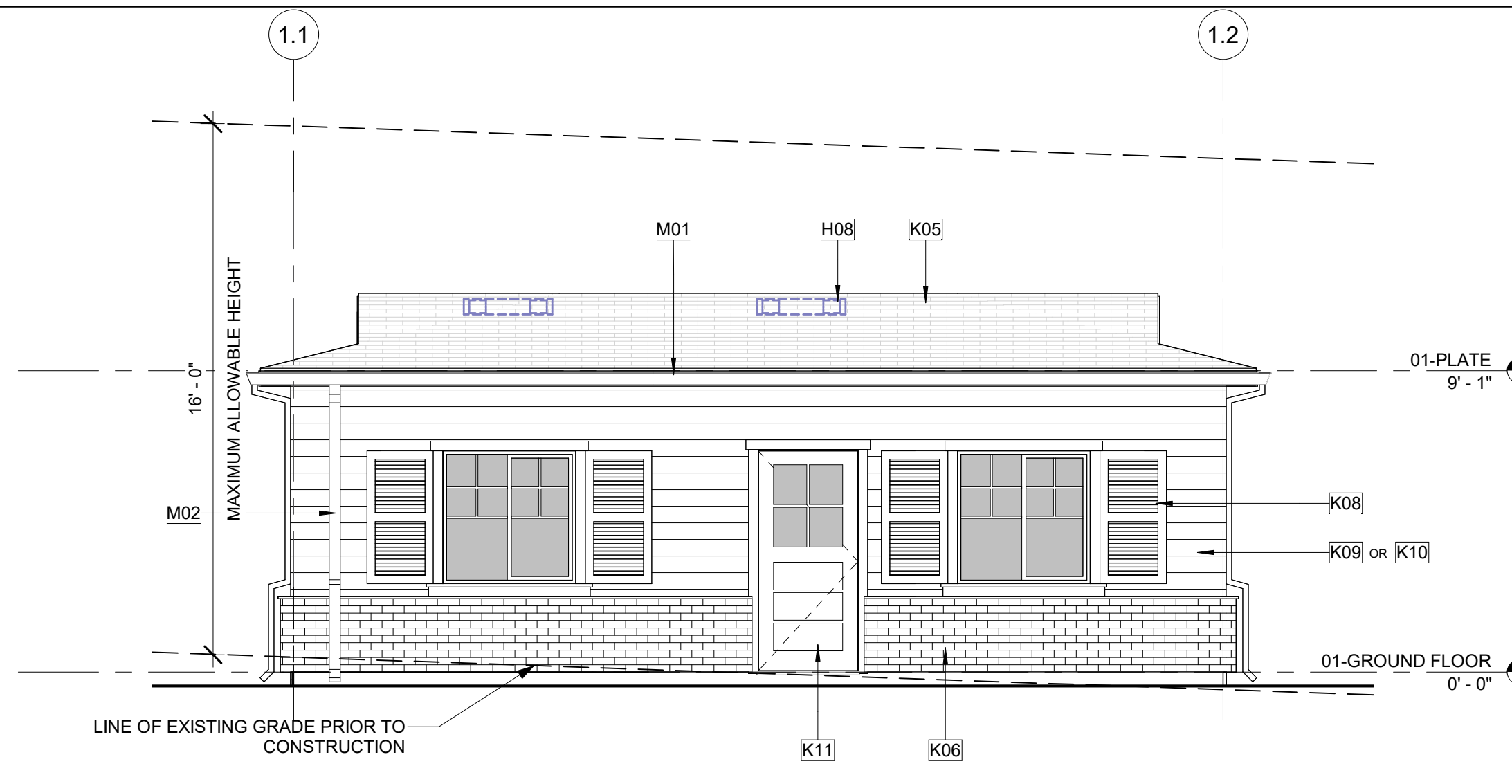
**1 PLAN 1 - CALIFORNIA RANCH - FRONT**

A1 A1-201 1/4" = 1'-0"



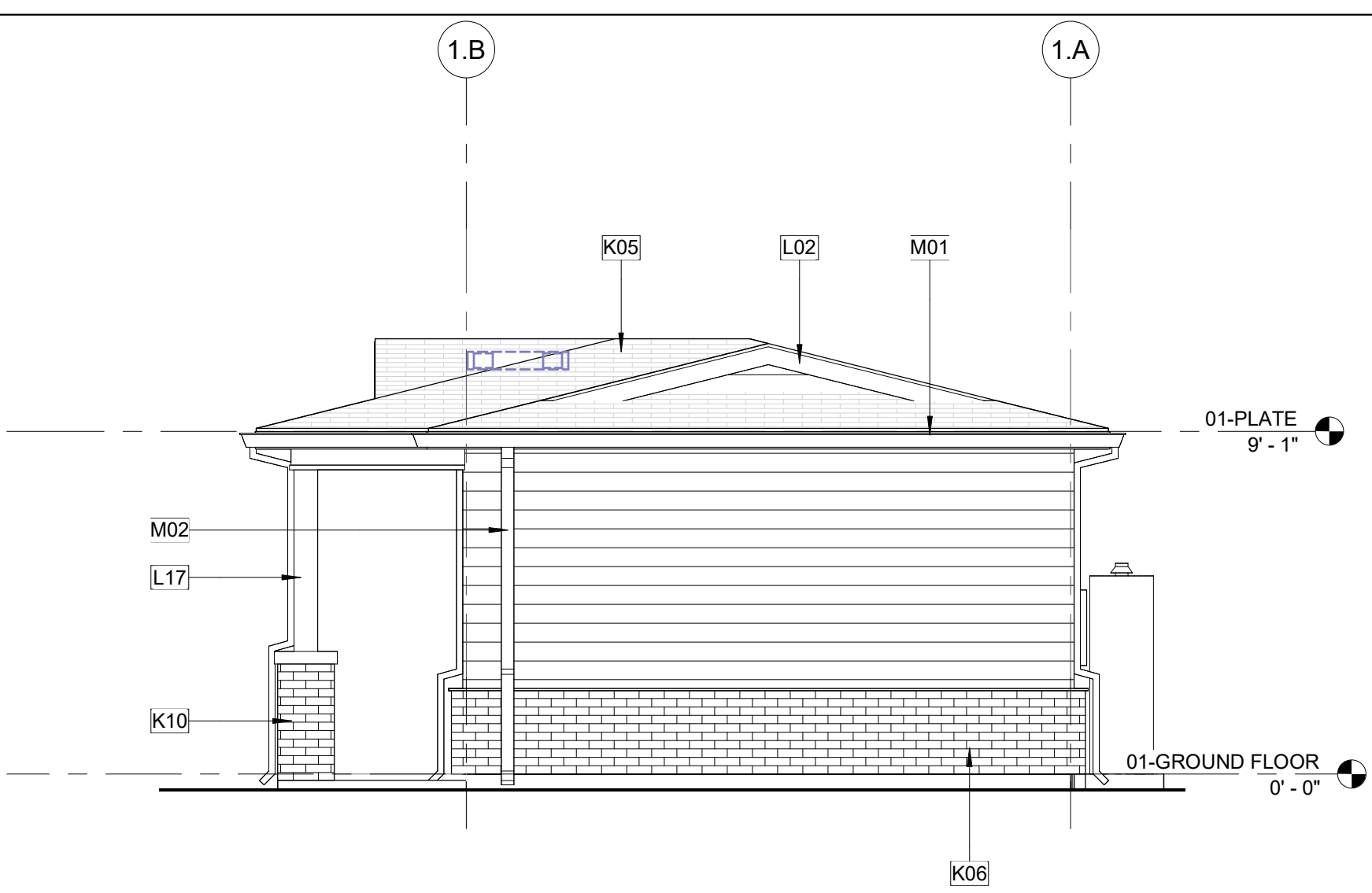
**2A OPT. SLIDER**

A1 A1-201 1/4" = 1'-0"



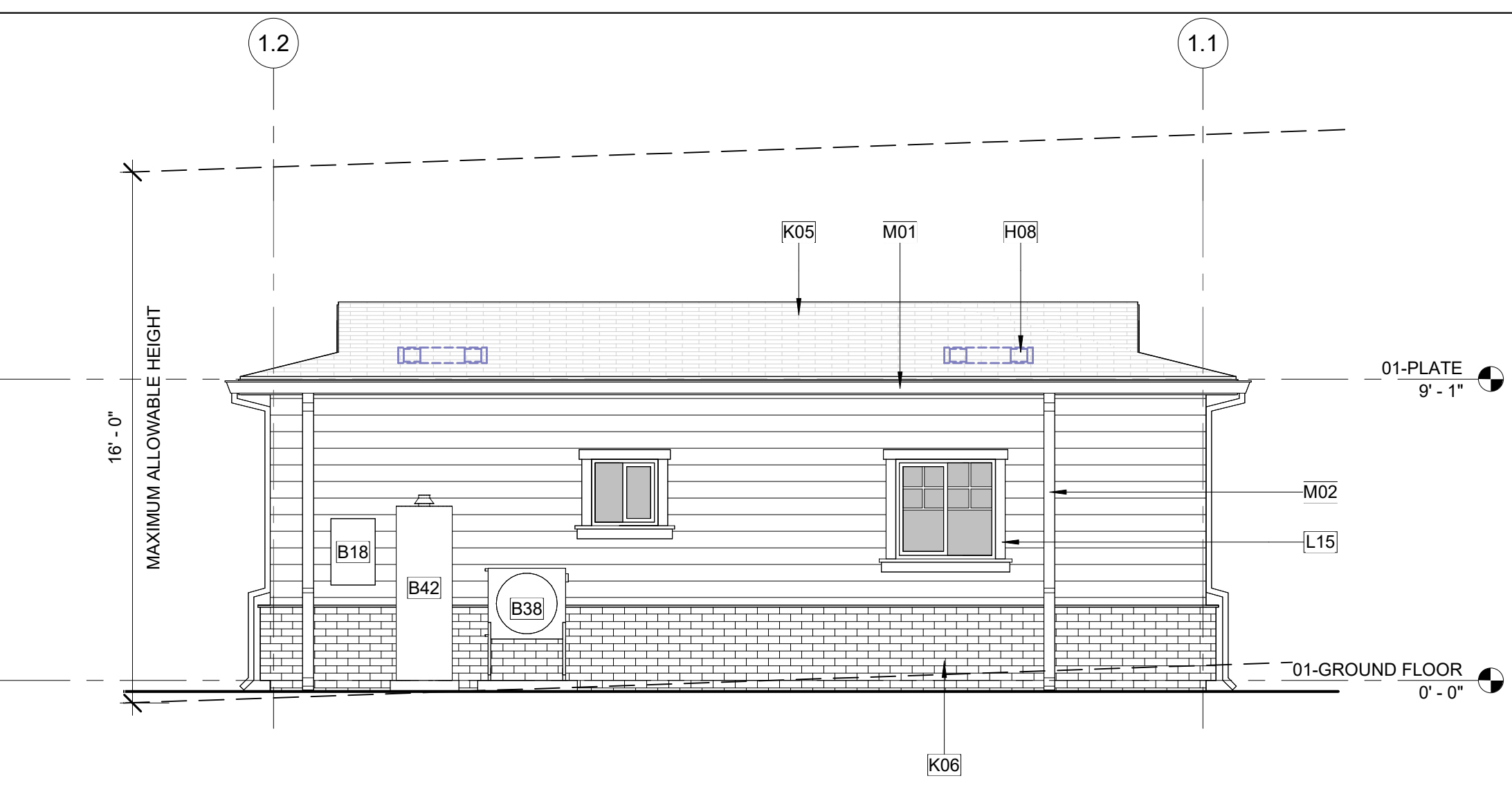
**1A OPT. NO PORCH**

A1 A1-201 1/4" = 1'-0"



**4 PLAN 1 - CALIFORNIA RANCH - RIGHT**

A1 A1-201 1/4" = 1'-0"



**3 PLAN 1 - CALIFORNIA RANCH - REAR**

A1 A1-201 1/4" = 1'-0"



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### ELEVATION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

### KEYNOTES

- B18 ELECTRIC PANEL TBD. REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B42 EXTERIOR MOUNTED TANK WATER HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.
- H08 ATTIC VENT. METAL W/ PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K04 FIBER CEMENT BOARD AND BATTEN SIDING, IN COMPLIANCE WITH 2022 CRC R337
- K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
- K09 FIBER CEMENT HORIZONTAL SIDING, IN COMPLIANCE WITH 2022 CRC R337
- K10 ALTERNATIVE: 3-COAT CEMENT PLASTER SYSTEM O/ LATH O/ WATER RESISTIVE BARRIER PER CRC 703.7.3. EXTERIOR BUILDING FINISH SHALL BE IN COMPLIANCE WITH 2022 CRC R337. SEE STUCCO DETAILS ON SHEET AD-906.
- K11 DOOR PER PLAN
- K13 WINDOW PER PLAN
- L02 1x8 FIBER CEMENT FASCIA
- L15 WIND/DOOR SURROUNDS
- L17 PROVIDE MIN. (2)-6x6 WOOD POSTS. PROVIDE 2x12 TRIM w/ 1/2" CHAMBER AT COLUMN BASE AND 2x6 TRIM AT COLUMN CAP. USE MIN. (3)-6x10 DF#1 TRELLIS BEAMS. SHAPED END PER ELEVATION. PROVIDE (6)-4x6 TRELLIS WOOD MEMBERS EQUALLY SPACES AND EXTEND MIN. 6" BEYOND BEAM SUPPORT AS SHOWN. PROVIDE CONCEALED STRUCTURAL BEAM TO COLUMN CONNECTION AND COLUMN BASE TO FOUNDATION CONNECTION PER STRUCTURAL PLANS. PROVIDE 26GA. GSM 2-PIECE COLLAR FLASHING AT BEAM TO EXTERIOR WALL PENETRATION AND FULLY GULK PERIMETER.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- P02 36" WOOD GUARDRAIL

### LEGEND

- FIBER CEMENT SHAKE SIDING
- FIBER CEMENT LAP SIDING
- FIBER CEMENT BOARD AND BATTEN SIDING
- BRICK VENEER

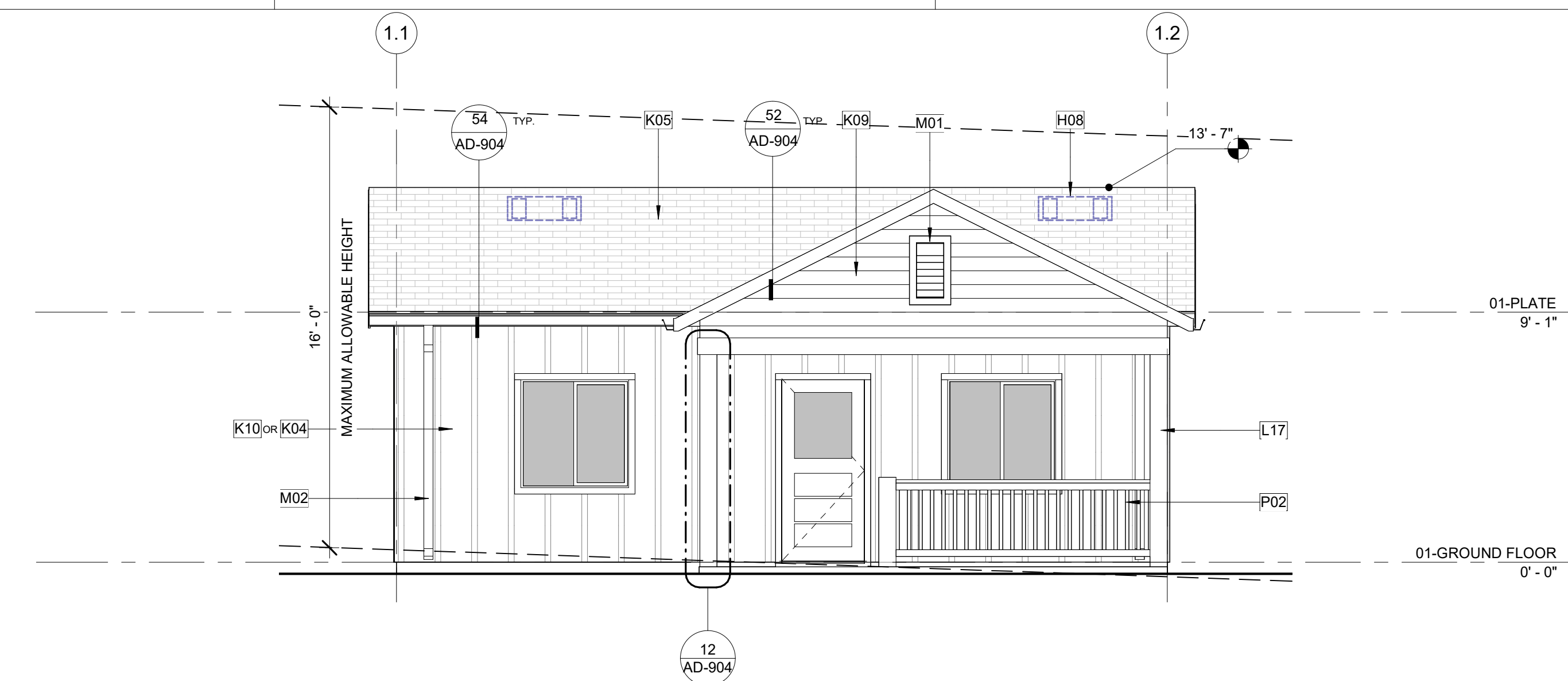
\* ALTERNATIVE EXTERIOR FINISH - 3 COAT PLASTER FINISH ACCEPTABLE

NEWPORT BEACH ADU  
 STANDARD PLANS  
 NEWPORT BEACH, CA  
 EXTERIOR ELEVATIONS -  
 CONTEMPORARY FARMHOUSE -  
 PLAN 1

DATE  
06/28/23

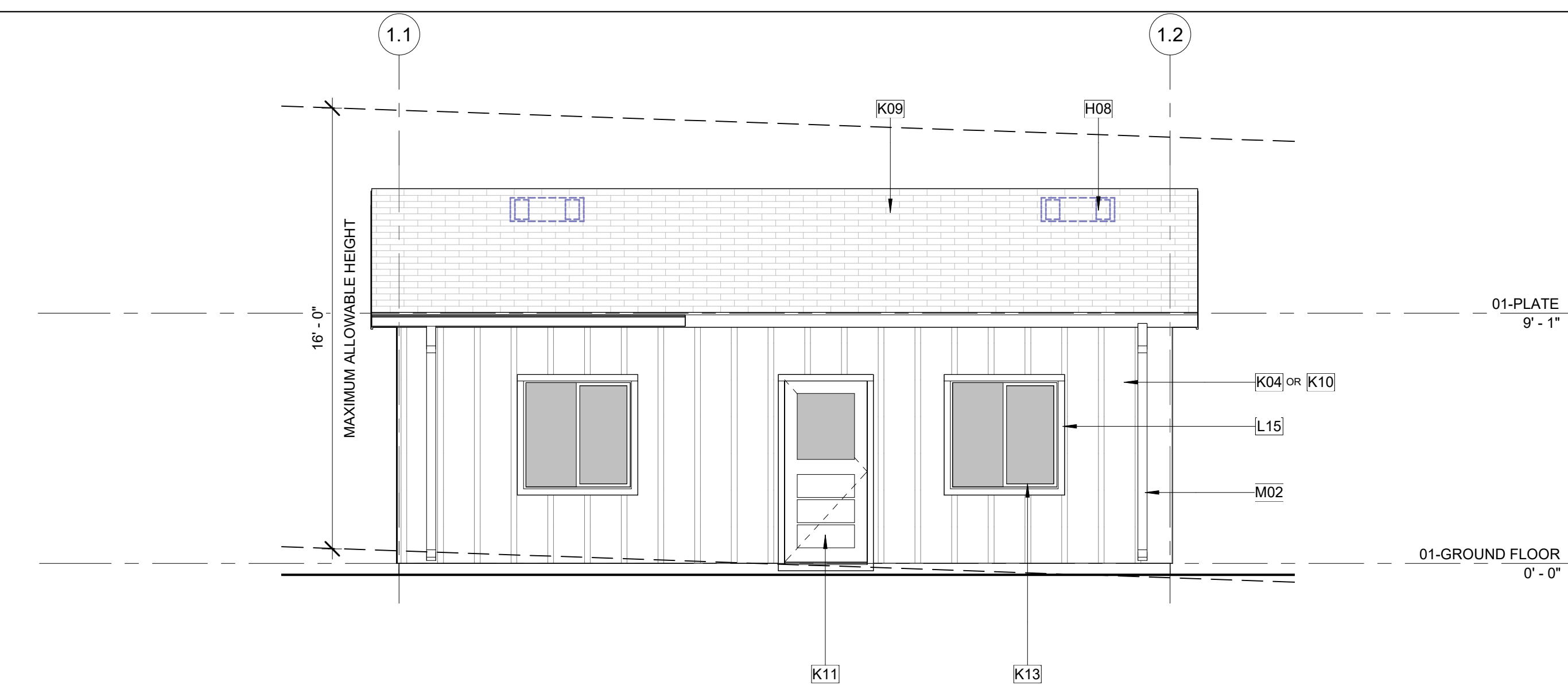
SHEET

A1-202



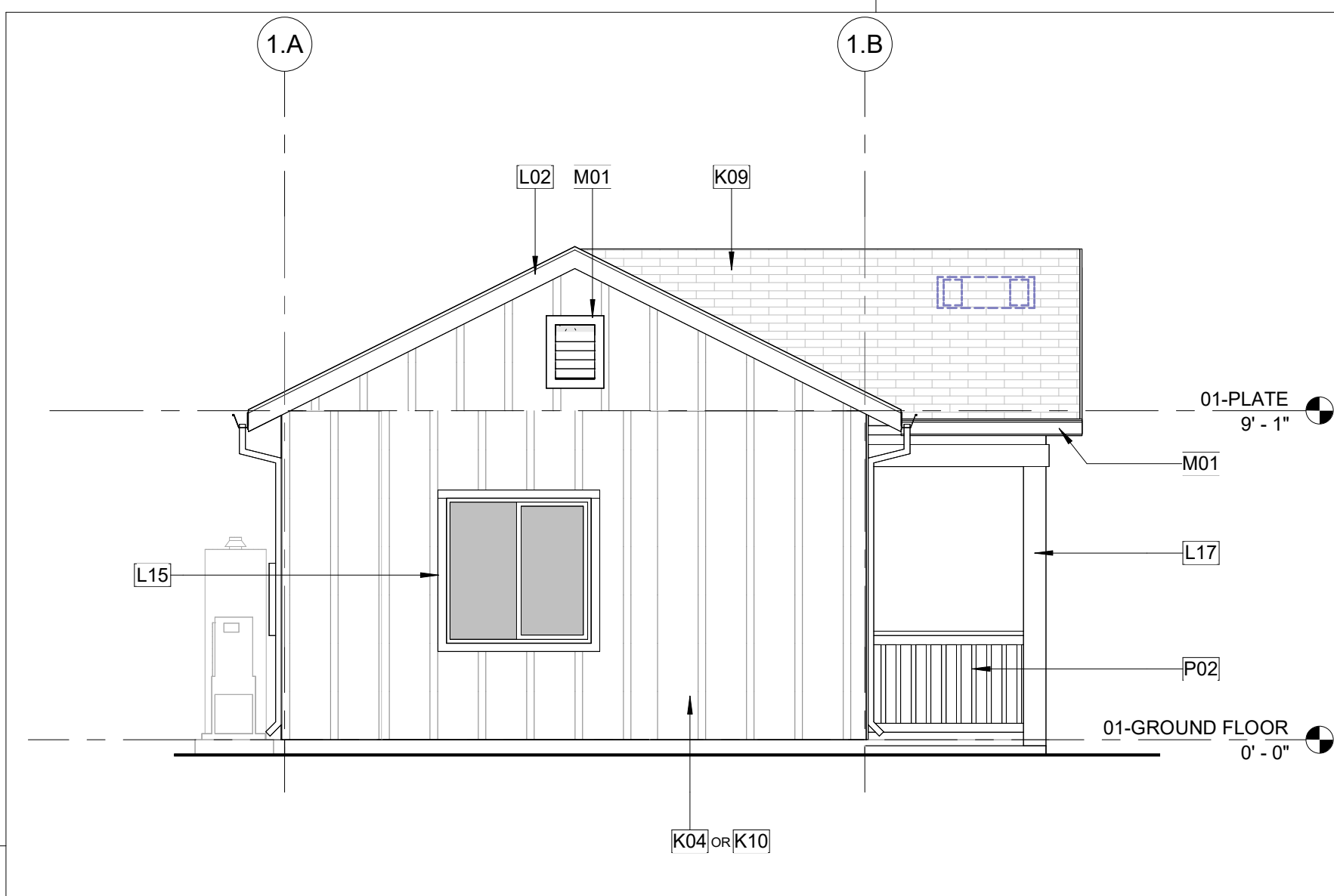
**1 PLAN 1 - CONTEMPORARY FARMHOUSE - FRONT**

A1 A1-202 1/4" = 1'-0"



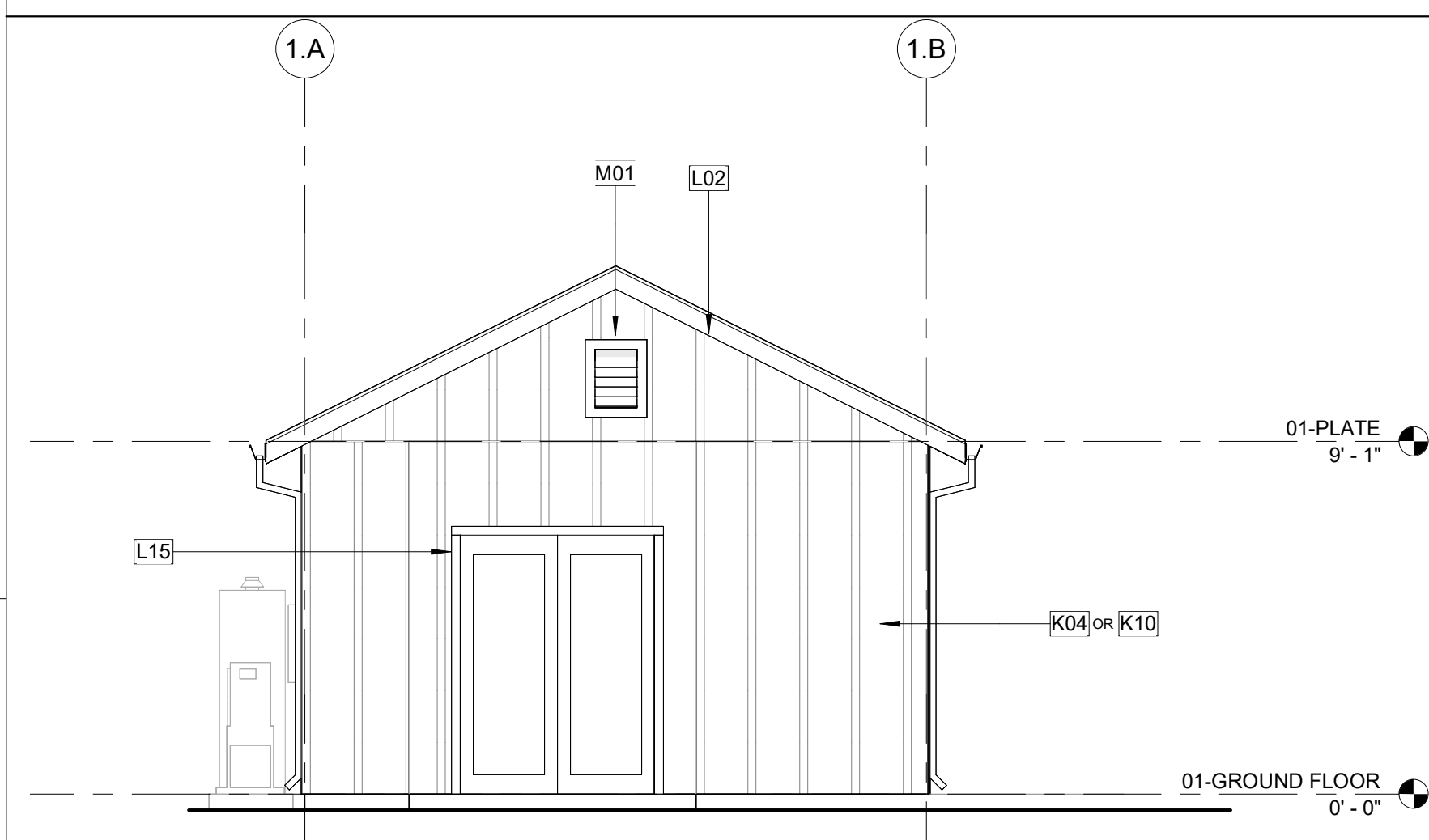
**1A OPT. NO PORCH**

A1 A1-202 1/4" = 1'-0"



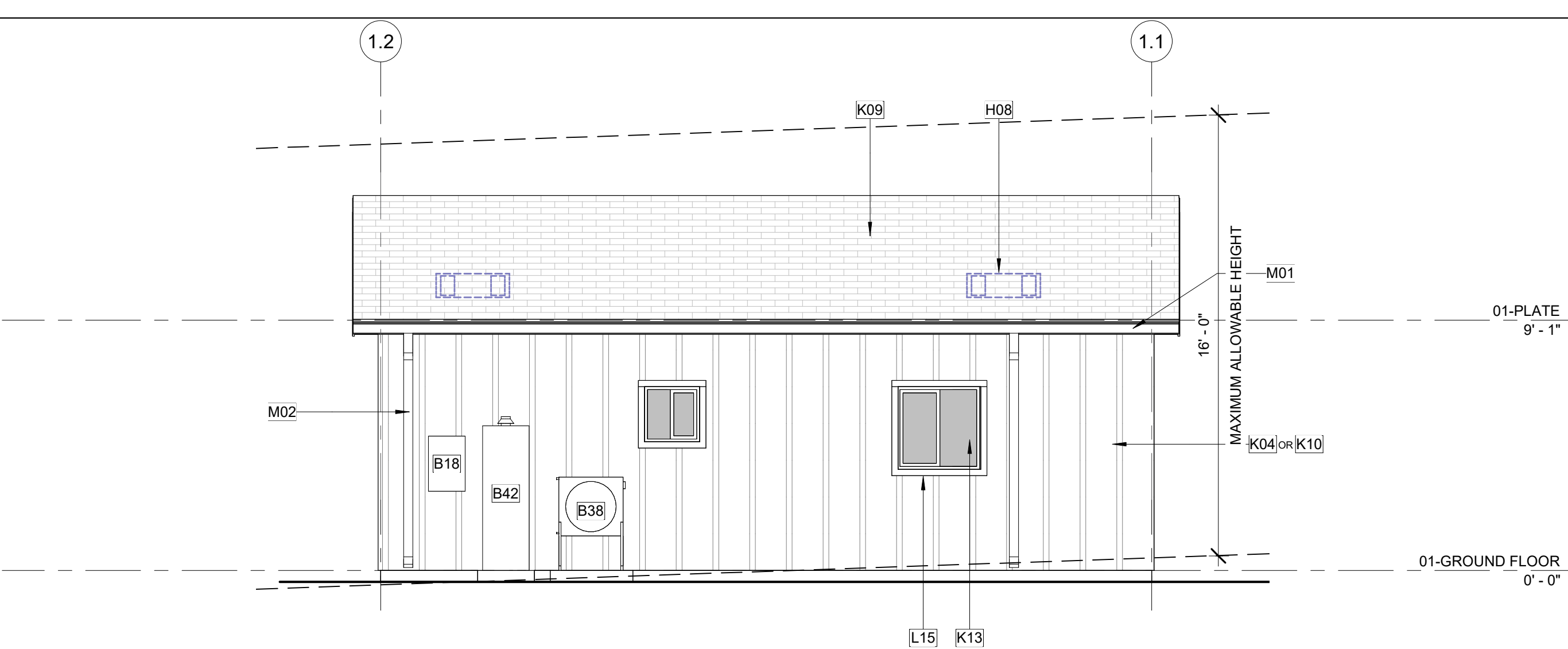
**2 PLAN 1 - CONTEMPORARY FARMHOUSE - LEFT**

A1 A1-202 1/4" = 1'-0"



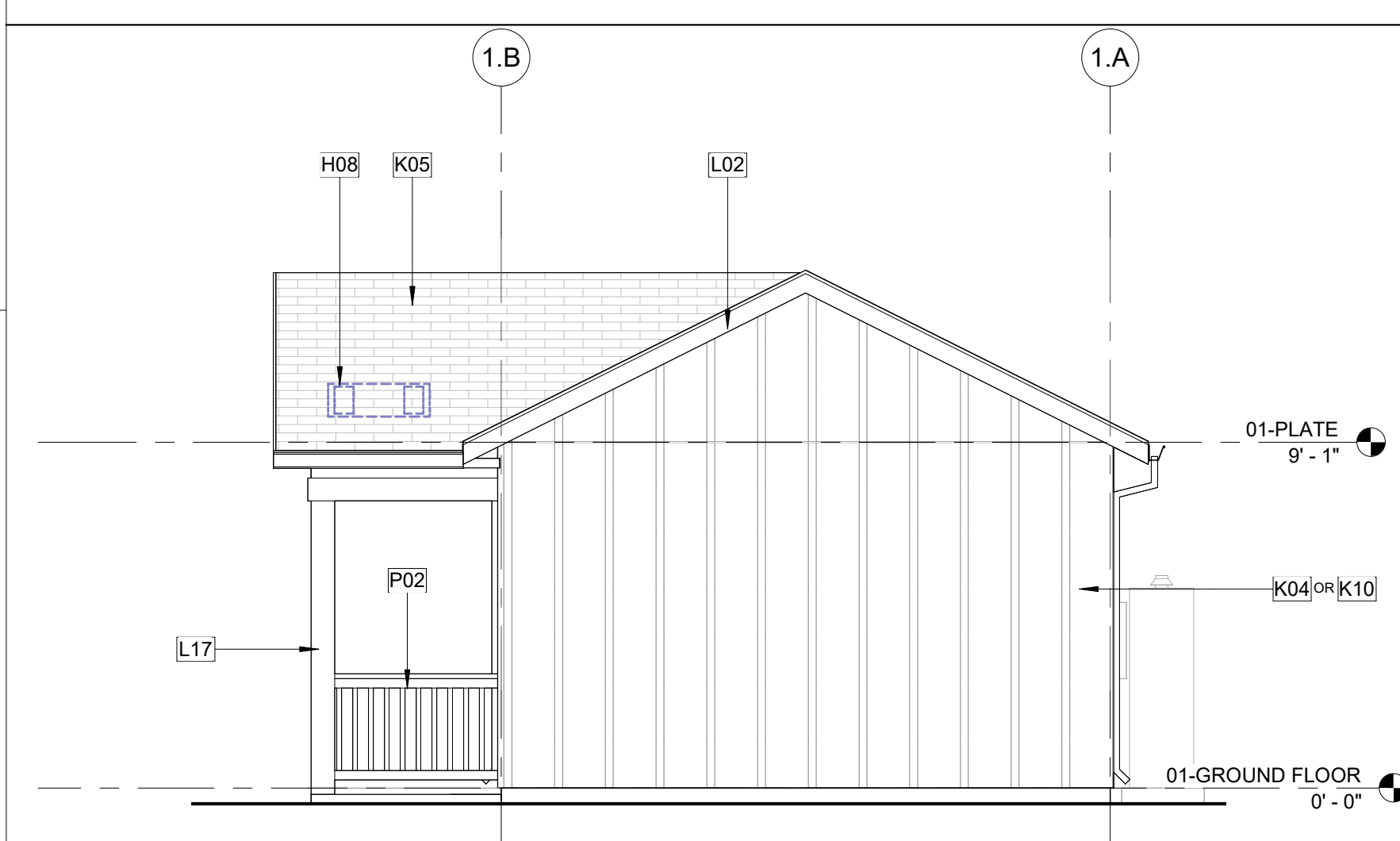
**2A OPT. SLIDER**

A1 A1-202 1/4" = 1'-0"



**3 PLAN 1 - CONTEMPORARY FARMHOUSE - REAR**

A1 A1-202 1/4" = 1'-0"



**4 PLAN 1 - CONTEMPORARY FARMHOUSE - RIGHT**

A1 A1-202 1/4" = 1'-0"



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4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

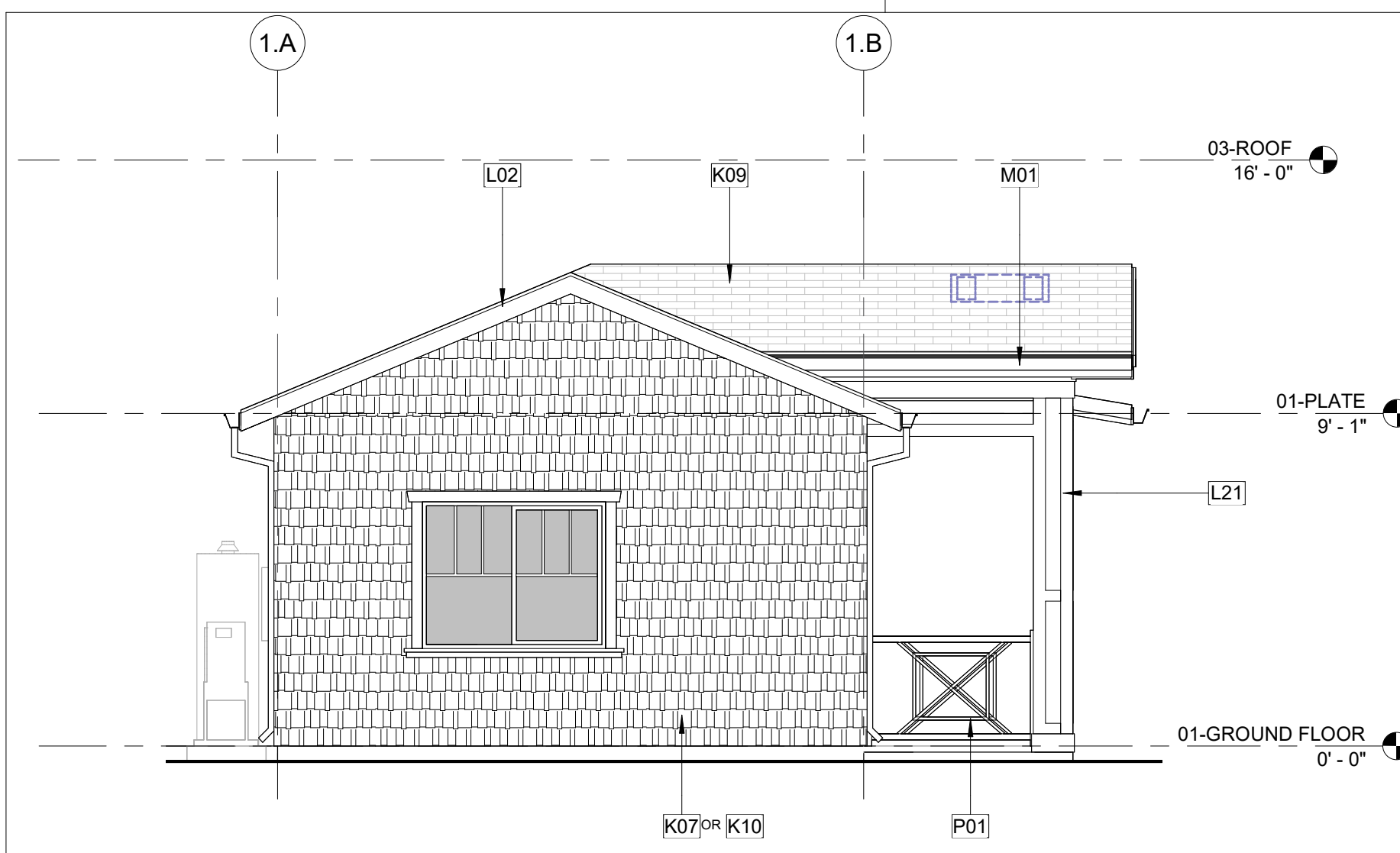
### KEYNOTES

- B18 ELECTRIC PANEL TBD. REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B42 EXTERIOR MOUNTED TANK WATER HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS. TO BE PROVIDED BY OWNER.
- H08 ATTIC VENT. METAL W/ PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K04 FIBER CEMENT BOARD AND BATTEN SIDING, IN COMPLIANCE WITH 2022 CRC R337
- K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
- K07 FIBER CEMENT SHINGLE SIDING - REFER TO COLOR SCHEME ON COLOR MATERIALS BOARD ON SHEET G-110 & G-111.
- K09 FIBER CEMENT HORIZONTAL SIDING, IN COMPLIANCE WITH 2022 CRC R337
- K10 ALTERNATIVE: 3-COAT CEMENT PLASTER SYSTEM O/ LATH O/ WATER RESISTIVE BARRIER PER CRC 703.7.3. EXTERIOR BUILDING FINISH SHALL BE IN COMPLIANCE WITH 2022 CRC R337. SEE STUCCO DETAILS ON SHEET AD-906.
- L02 1x8 FIBER CEMENT FASCIA
- L17 PROVIDE MIN. (2)-6x6 WOOD POSTS. PROVIDE 2x12 TRIM w/ 1/2" CHAMBER AT COLUMN BASE AND 2x6 TRIM AT COLUMN CAP. USE MIN. (3)-6x10 DF#1 TRELLIS BEAMS. SHAPED END PER ELEVATION. PROVIDE (6)-4x6 TRELLIS WOOD MEMBERS EQUALLY SPACES AND EXTEND MIN. 6" BEYOND BEAM SUPPORT AS SHOWN. PROVIDE CONCEALED STRUCTURAL BEAM TO COLUMN CONNECTION AND COLUMN BASE TO FOUNDATION CONNECTION PER STRUCTURAL PLANS. PROVIDE 26GA. GSM 2-PIECE COLLAR FLASHING AT BEAM TO EXTERIOR WALL PENETRATION AND FULLY CAULK PERIMETER.
- L21 FAUX SHUTTERS
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- P01 36" WOOD GUARDRAIL
- P02

### LEGEND

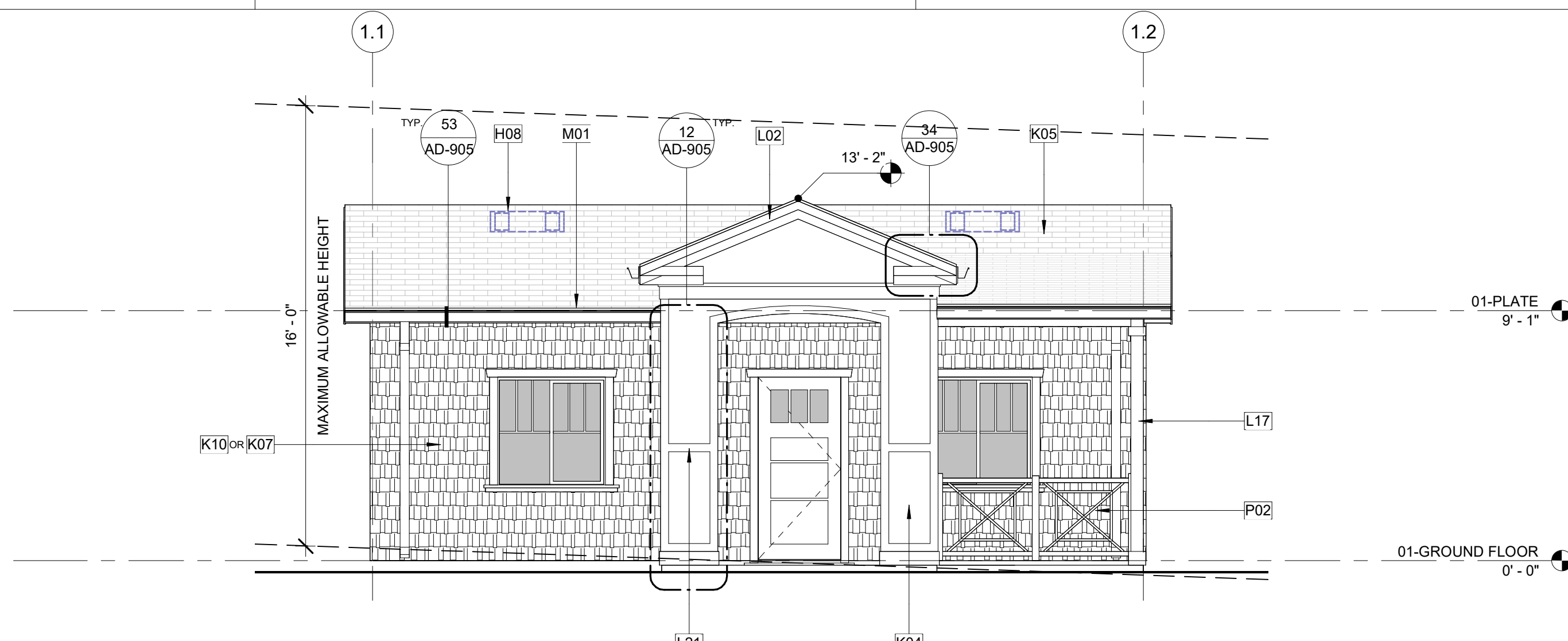
- FIBER CEMENT SHAKE SIDING
  - FIBER CEMENT LAP SIDING
  - FIBER CEMENT BOARD AND BATTEN SIDING
  - BRICK VENEER
- \* ALTERNATIVE EXTERIOR FINISH - 3 COAT PLASTER FINISH ACCEPTABLE

**NEWPORT BEACH ADU  
STANDARD PLANS**  
 NEWPORT BEACH, CA  
**EXTERIOR ELEVATIONS - COASTAL  
COTTAGE - PLAN 1**



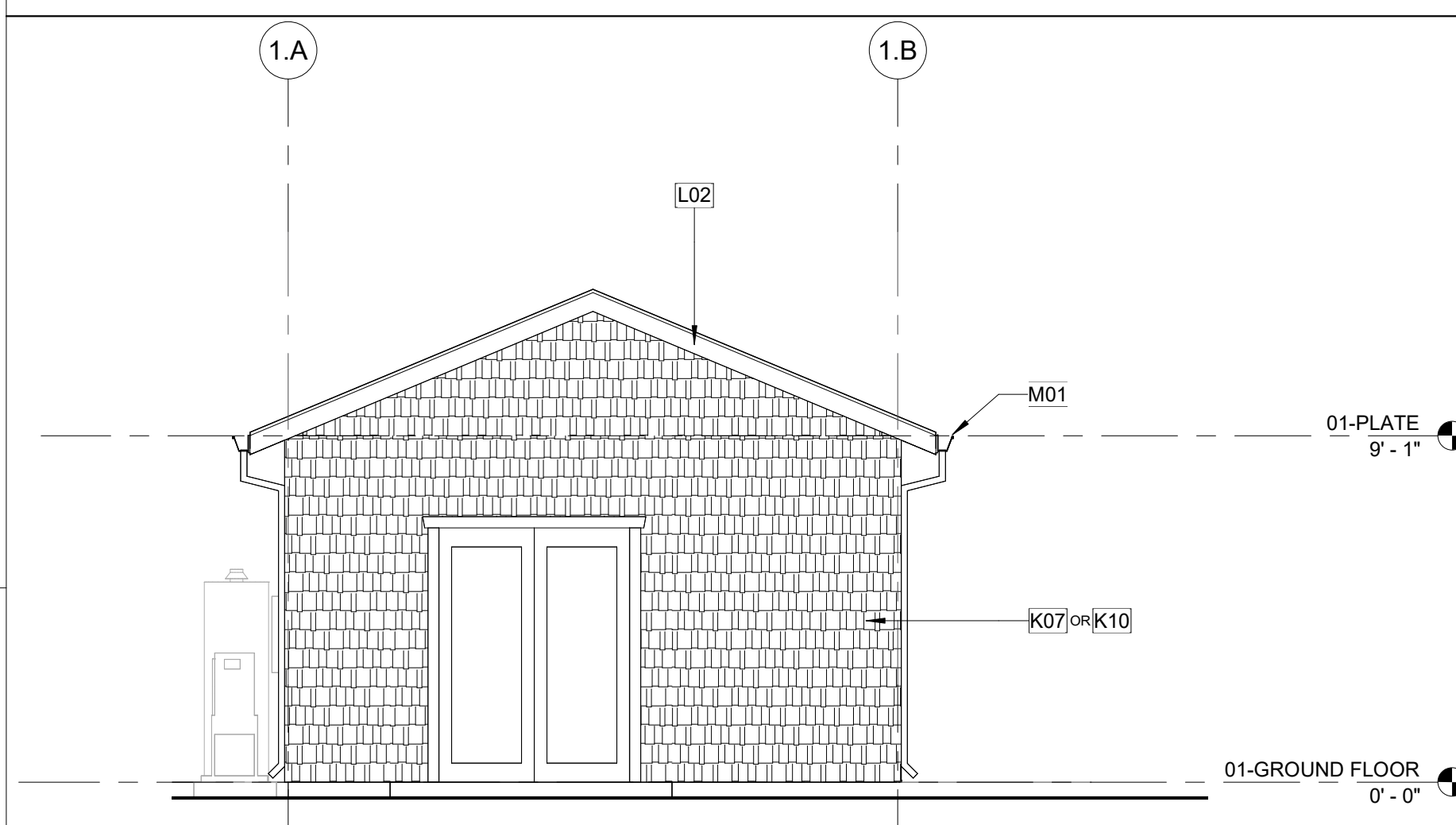
**2 PLAN 1 - COASTAL COTTAGE - LEFT**

A1 | A1-203 | 1/4" = 1'-0"



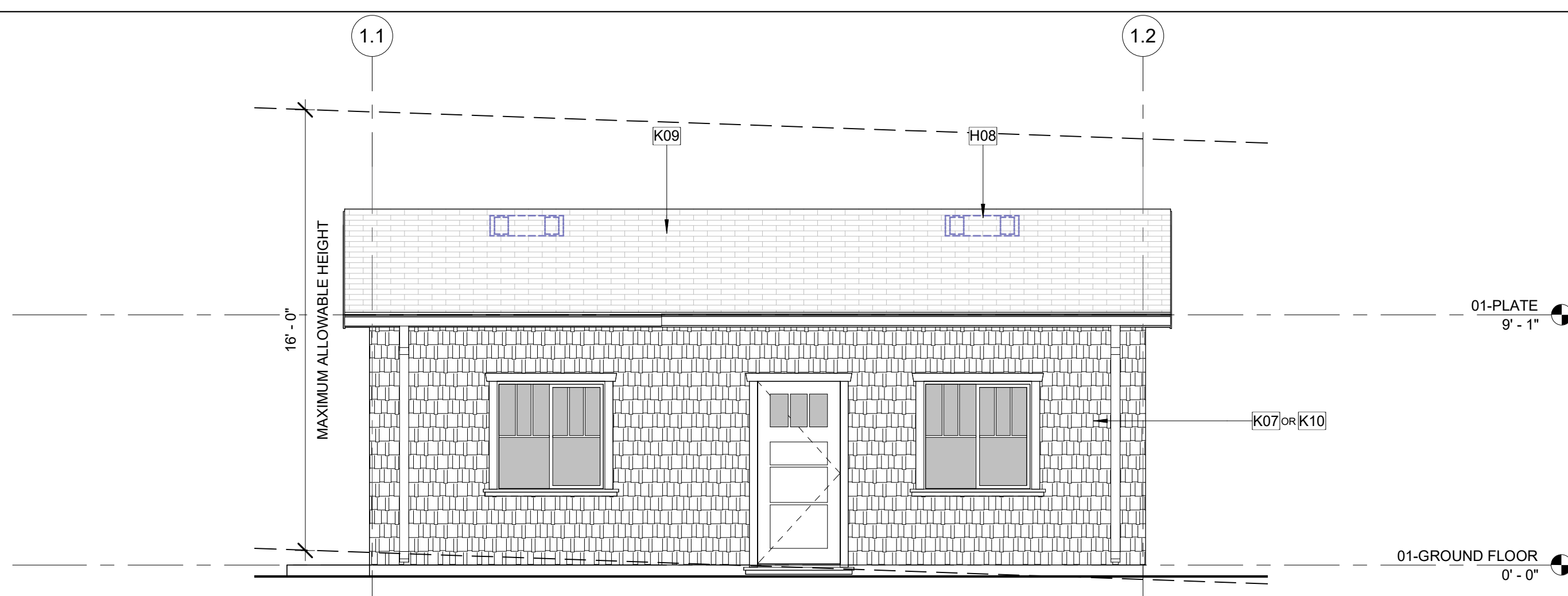
**1 PLAN 1 - COASTAL COTTAGE - FRONT**

A1 | A1-203 | 1/4" = 1'-0"



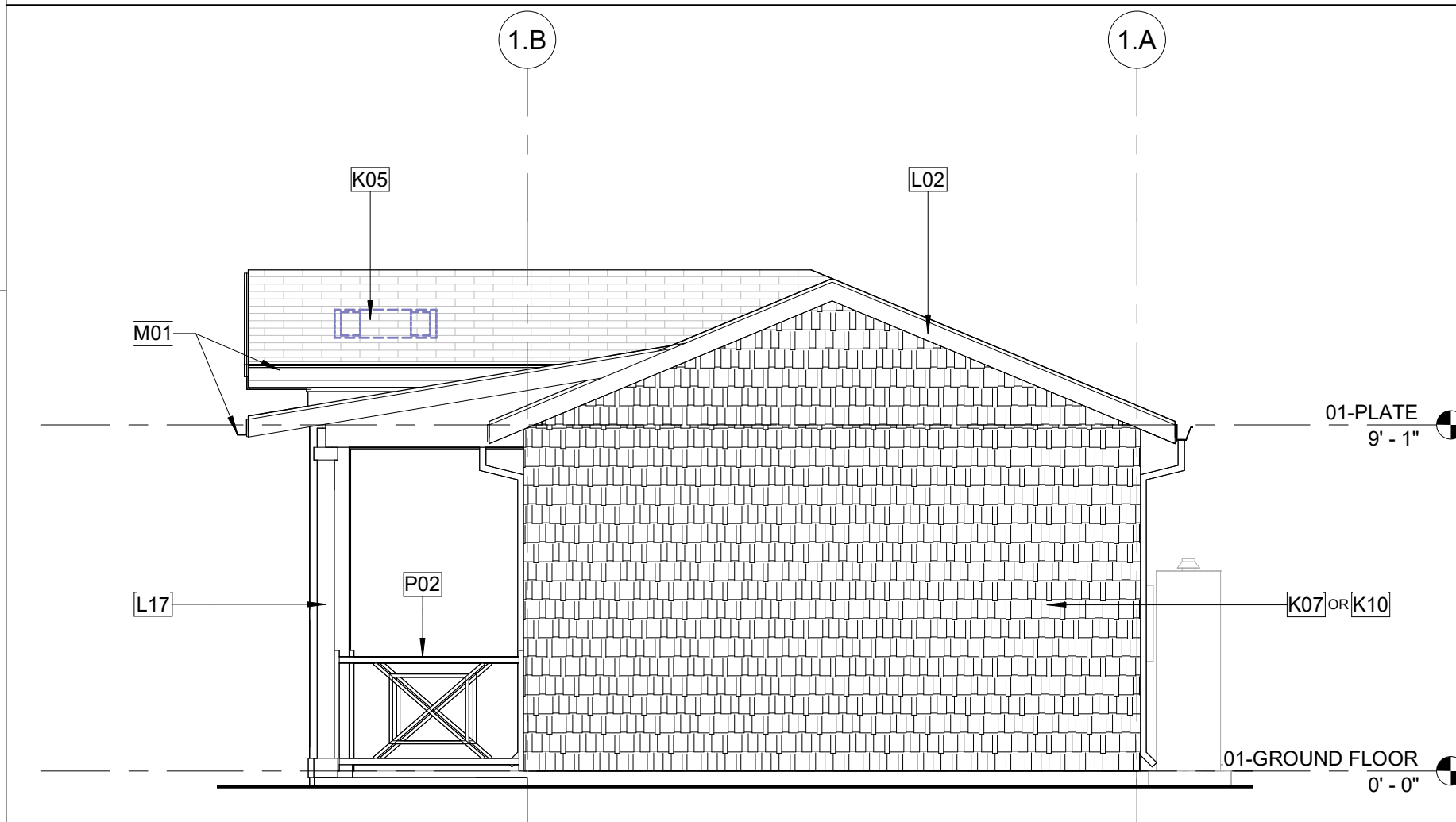
**2A OPT. SLIDER**

A1-203 | 1/4" = 1'-0"



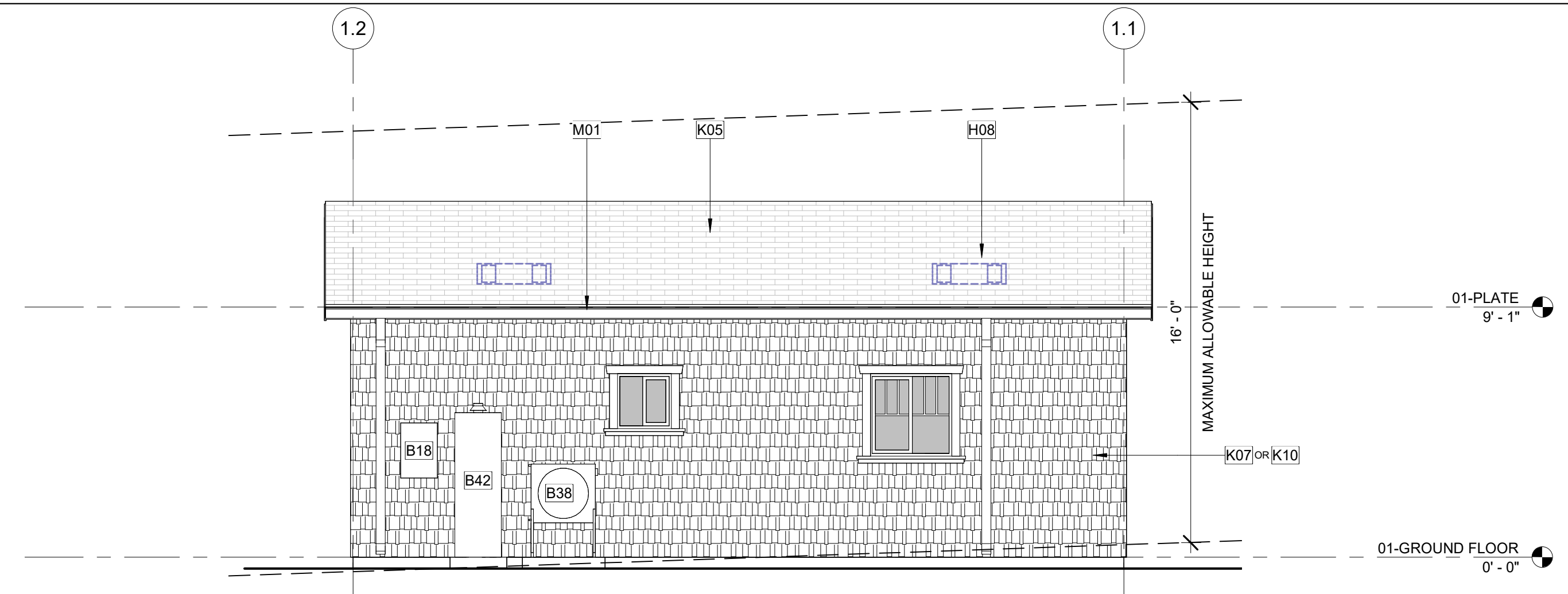
**1A OPT. NO PORCH**

A1 | A1-203 | 1/4" = 1'-0"



**4 PLAN 1 - COASTAL COTTAGE - RIGHT**

A1 | A1-203 | 1/4" = 1'-0"



**3 PLAN 1 - COASTAL COTTAGE - REAR**

A1 | A1-203 | 1/4" = 1'-0"

9/26/2023 11:59:23 AM  
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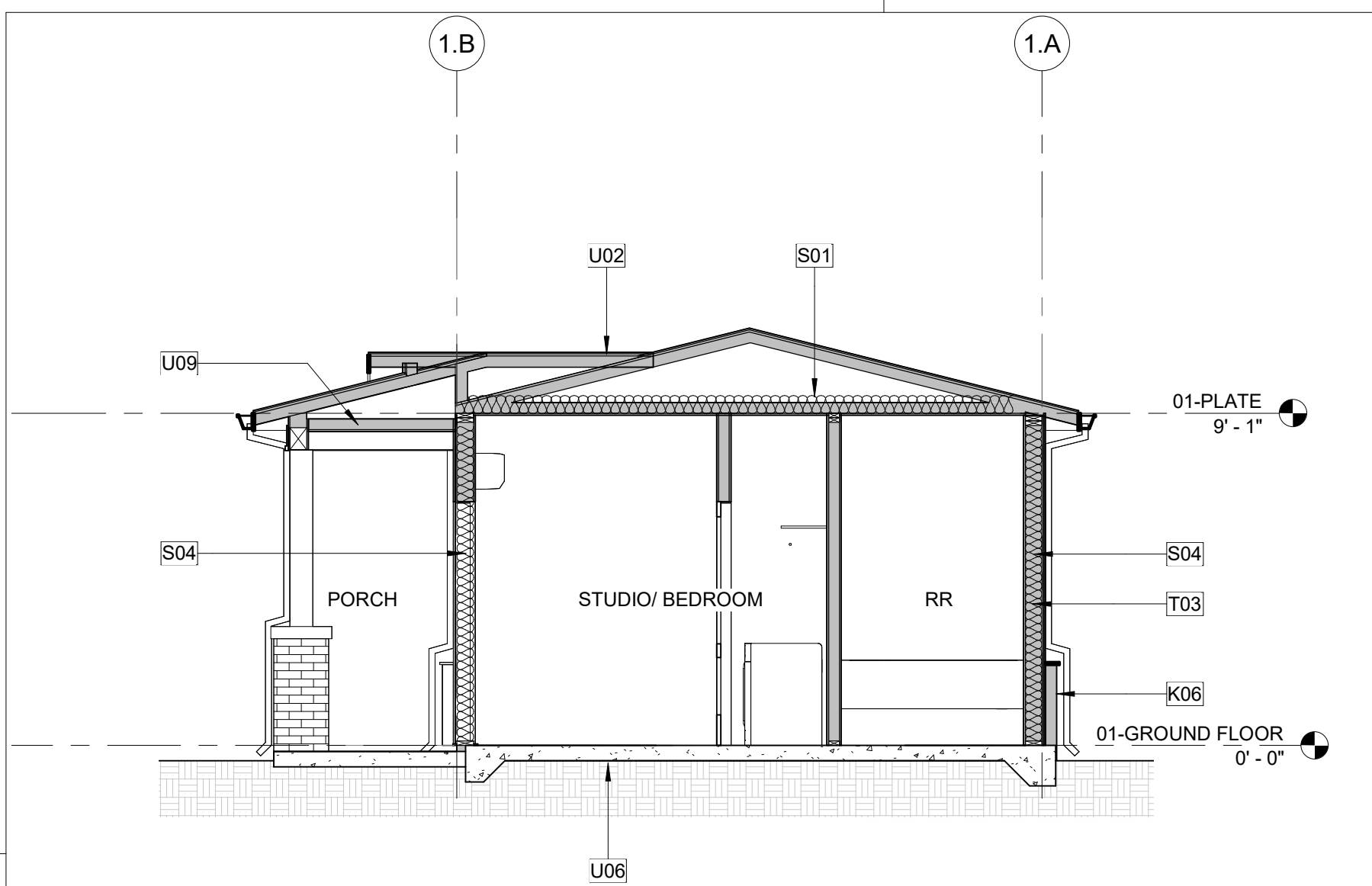
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### SECTIONS GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS.
2. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
3. REFER TO FIREBLOCKING/DRAFTSTOPPING NOTES ON SHEET G-101.
4. WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES AS REQUIRED PER **2022 CRC SECTION R317**.
5. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT ARE IN CONTACT WITH EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. **2022 CRC SECTION R317**.
6. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH **2022 CBC SECTIONS 714.1**.
7. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
8. DOORS, WINDOWS AND STOREFRONT SYSTEMS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.

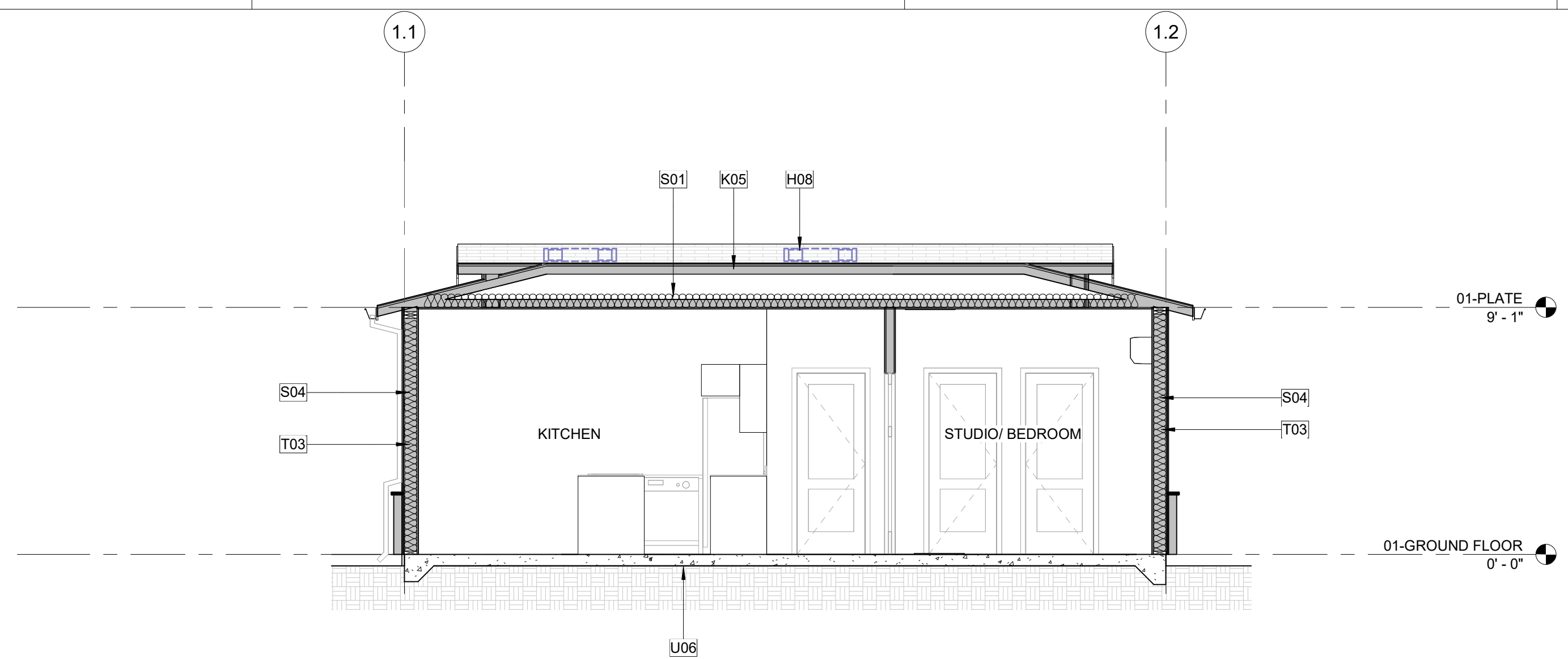
### KEYNOTES

- H08 ATTIC VENT. METAL W/ PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
- K06 BRICK VENEER.
- K13 WINDOW PER PLAN
- L15 WINDOW SURROUNDS
- P02 36" WOOD GUARDRAIL
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.).
- S04 2x6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.).
- T03 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
- U02 WOOD TRUSS. REFER TO STRUCTURAL.
- U06 EXISTING CONCRETE SLAB FOUNDATION
- U09 CEILING JOISTS / FRAMING



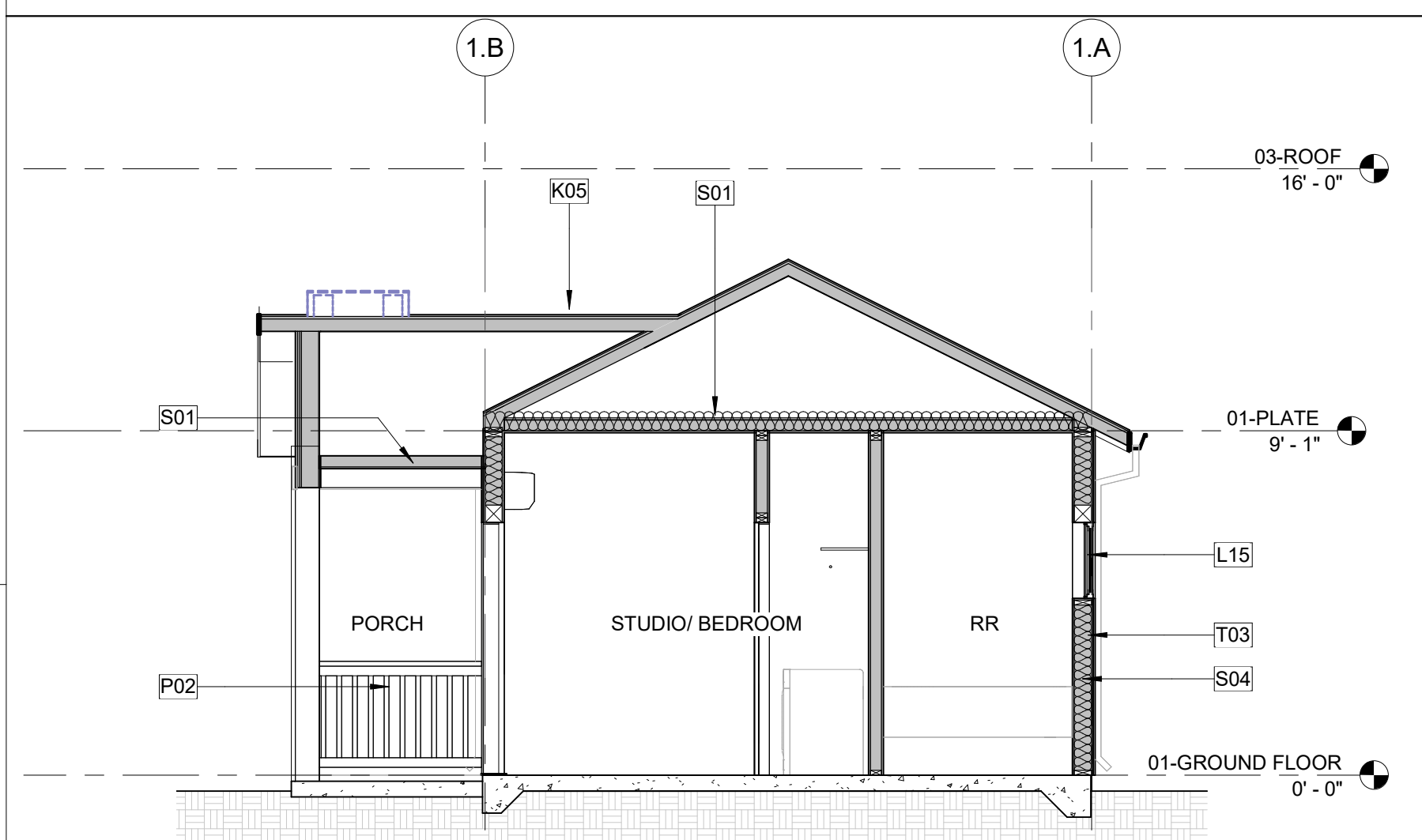
**2** PLAN 1 - CALIFORNIA RANCH - SECTION 1

A1 | A1-301 | 1/4" = 1'-0"



**1** PLAN 1 - CALIFORNIA RANCH - SECTION 2

A1 | A1-301 | 1/4" = 1'-0"



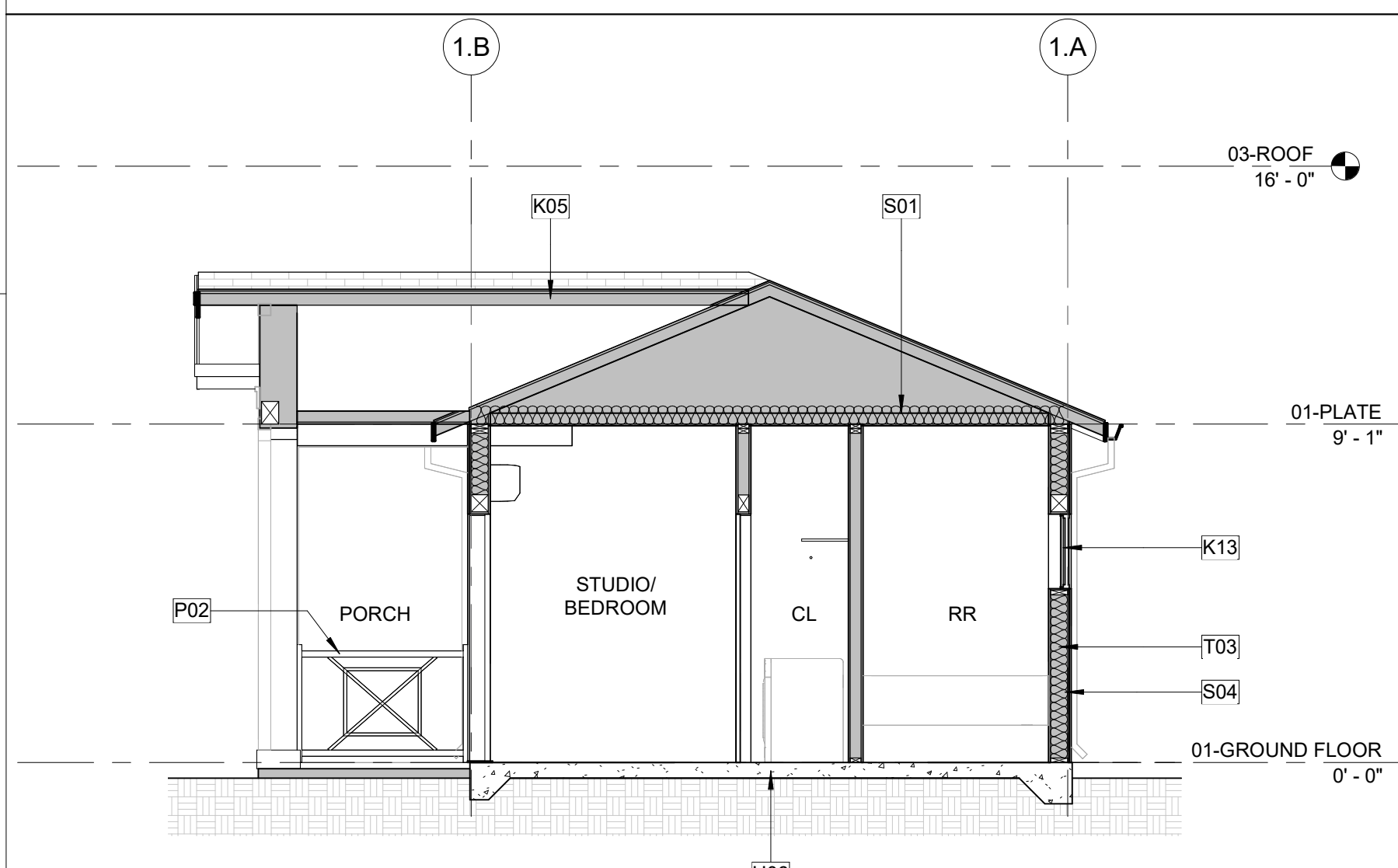
**4** PLAN 1 - CONTEMP. FARMHOUSE - SECTION 1

A1 | A1-301 | 1/4" = 1'-0"



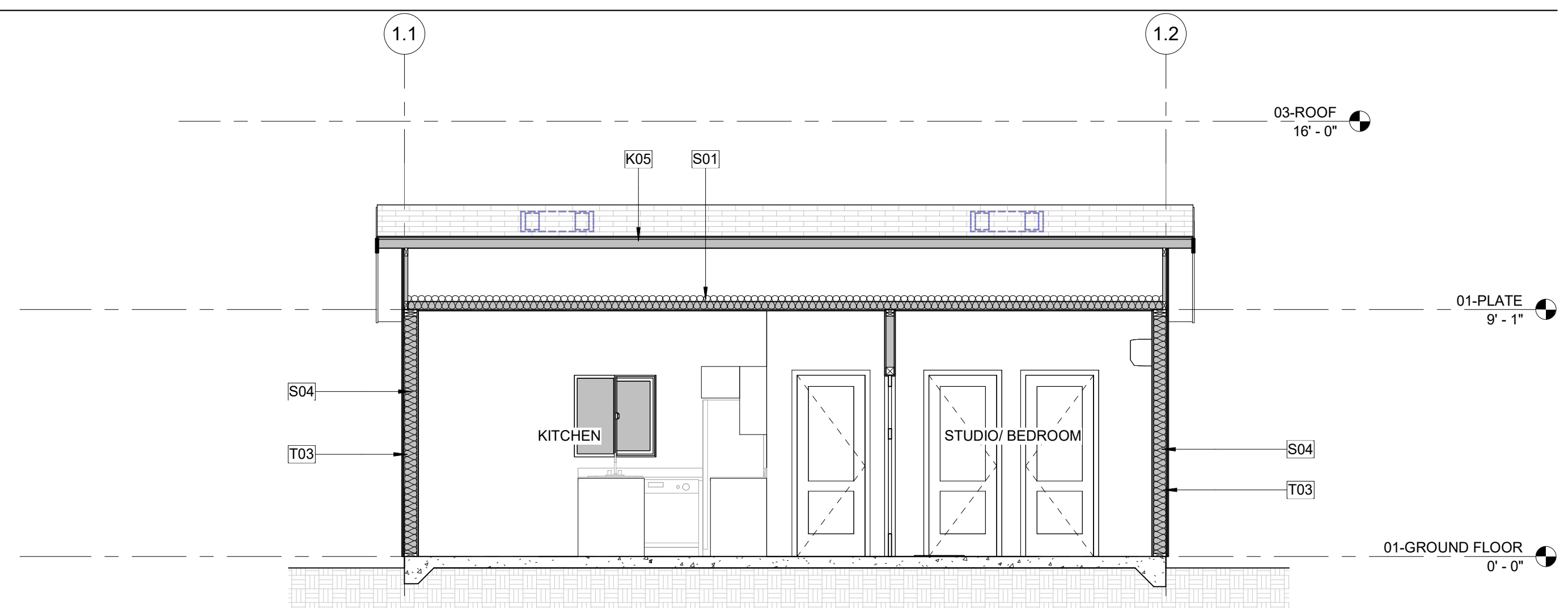
**3** PLAN 1 - CONTEMPORARY FARMHOUSE - SECTION 2

A1 | A1-301 | 1/4" = 1'-0"



**6** PLAN 1 - COASTAL COTTAGE - SECTION 1

A1 | A1-301 | 1/4" = 1'-0"



**5** PLAN 1 - COASTAL COTTAGE - SECTION 2

A1 | A1-301 | 1/4" = 1'-0"

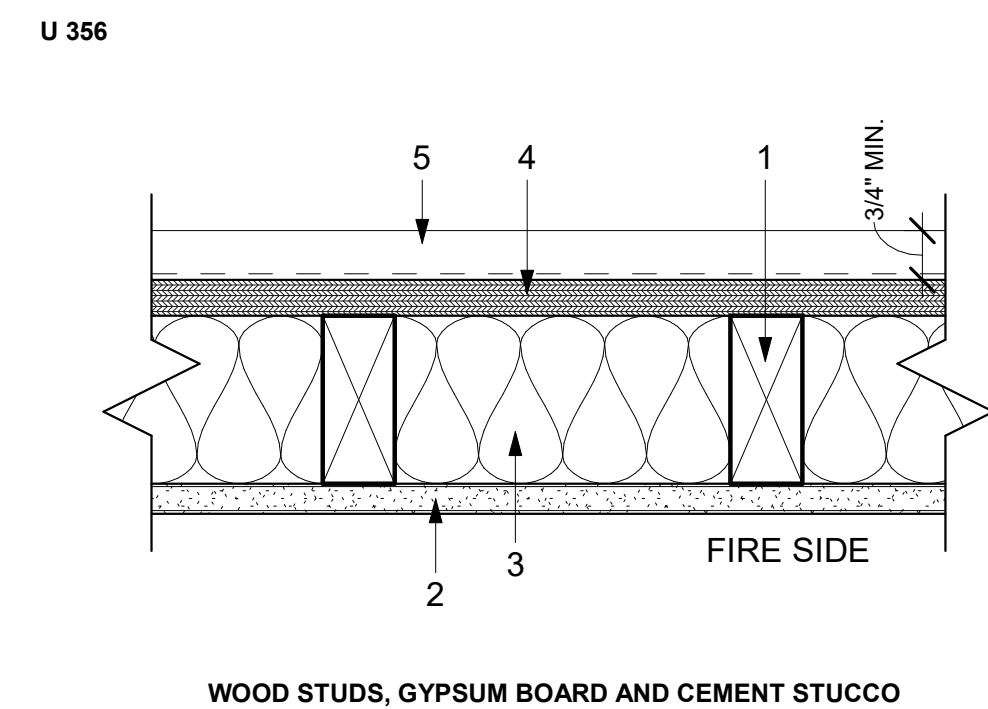
**NEWPORT BEACH ADU  
STANDARD PLANS**  
 NEWPORT BEACH, CA  
**BUILDING SECTIONS - PLAN 1**

DATE  
06/28/23

SHEET  
**A1-301**



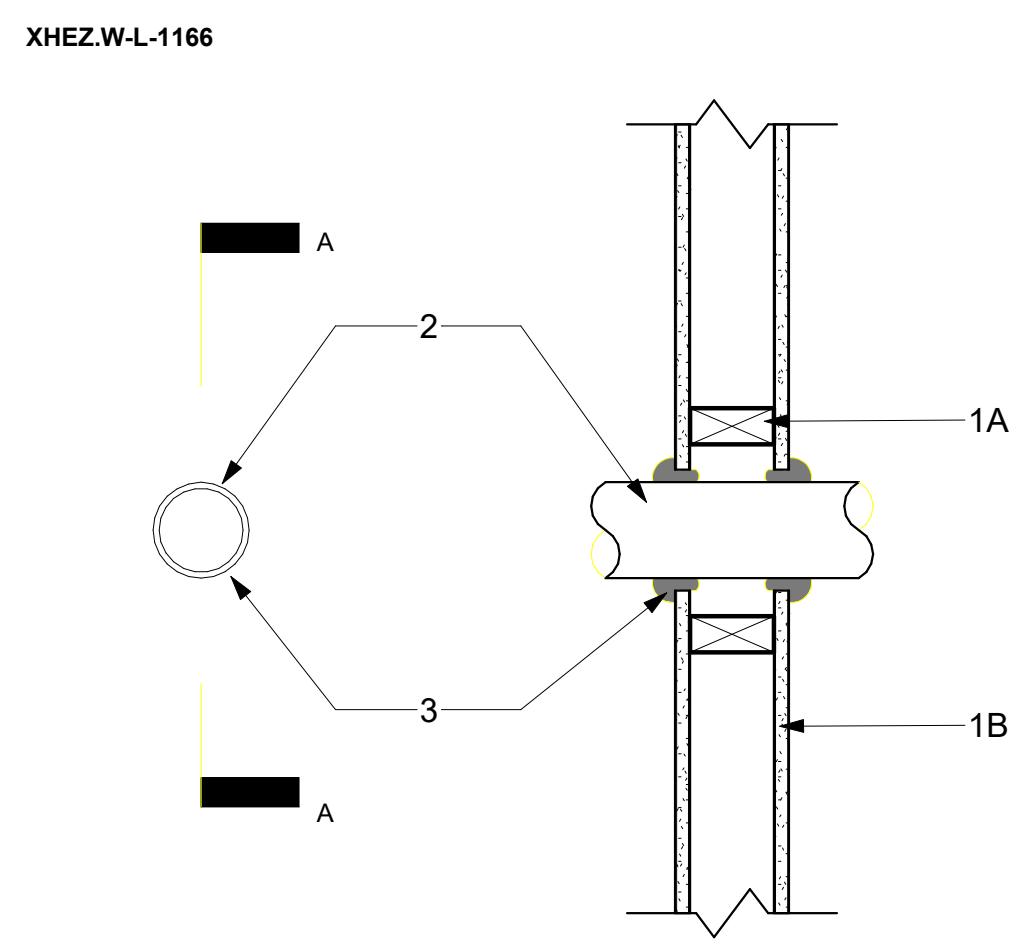
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WOOD STUDS, GYPSUM BOARD AND CEMENT STUCCO

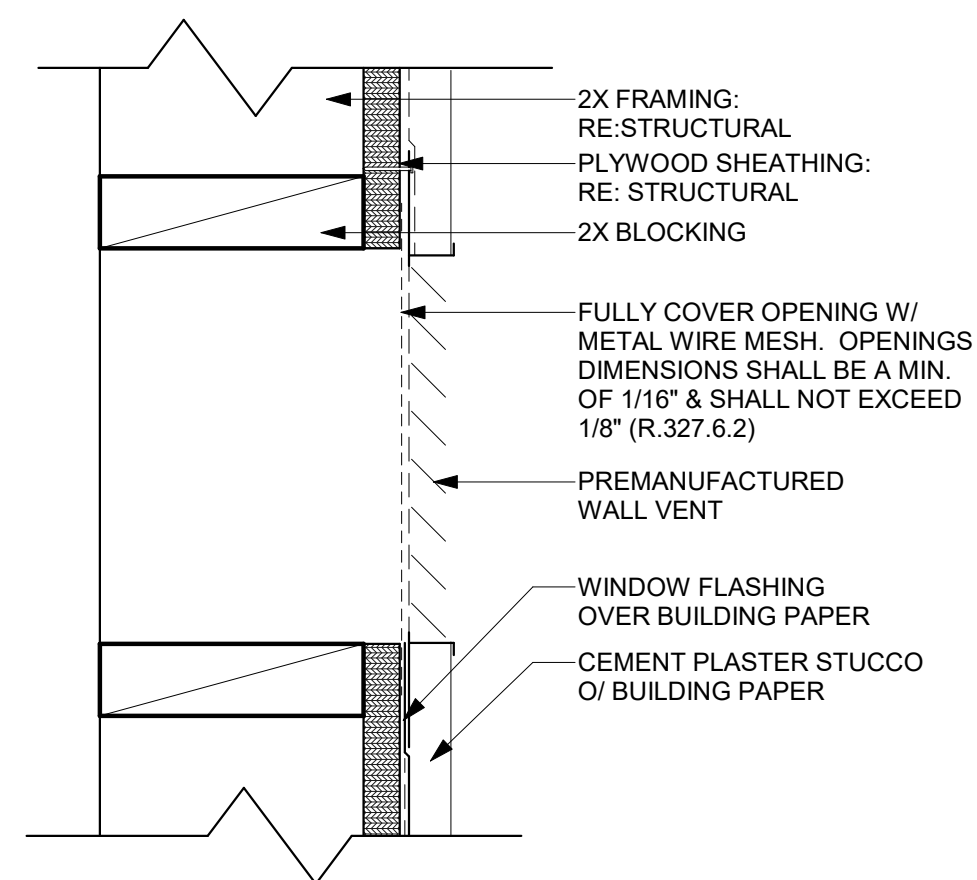
- WOOD STUDS**  
NOMINAL 2X4 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.
- GYPSUM BOARD**  
ANY CLASSIFIED 5/8" THICK, 48" WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT-COATED NAILS, 1 7/8" LONG WITH 1/4" DIAM. HEAD.  
JOINTS AND NAILHEADS (NOT SHOWN) - WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.
- BATTS AND BLANKETS**  
MINERAL FIBER OR GLASS INSULATION, 3 1/2" THICK. PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN. DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINIUM FOIL OR FRAFT PAPER AND TO HAVE A MIN. DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING) FIBER SPRAYED - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 4) - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 LB/CU.FT.
- WOOD STRUCTURAL PANEL SHEATHING**  
MIN 7/16" THICK, 4 FT. WIDE WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOMINAL 2X4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.
- EXTERIOR FACING**  
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING. REFER TO PLAN FOR INFORMATION:  
D. CEMENTITIOUS STUCCO - PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEM WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8" TO 3/4", DEPENDING ON SYSTEM.  
H. FIBER-CEMENT SIDING - FIBER-CEMENT EXTERIOR SIDING INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

**UL DES U305**  
NOTE:  
AT INTERIOR WALL USE:  
5/8" SHEETROCK FIRE CODE CORE PANELS,  
5/8" SHEETROCK ULTRA LIGHT PANELS FIRE CODE X OR  
5/8" FIBEROCK PANELS -  
2 X 4 WOOD STUD 16" OR 24" O.C.



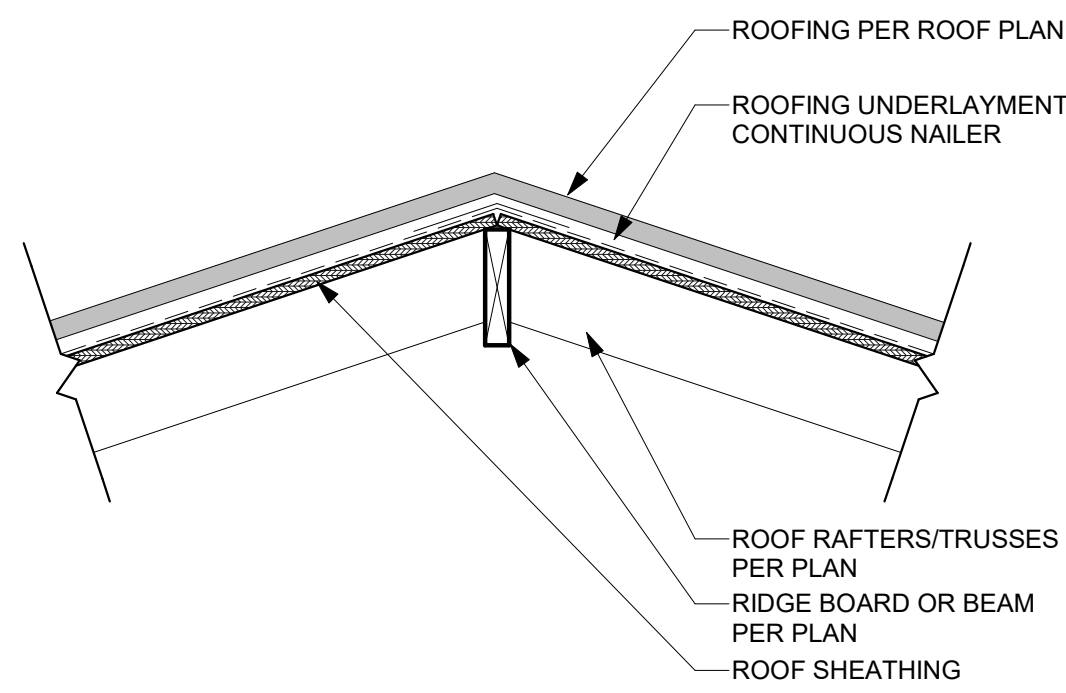
WALL SYSTEM PENETRATION  
F RATING - 1 AND 2 HR (SEE ITEM 1B)  
T RATING - 0 HR

- WALL ASSEMBLY**  
THE 1 OR 2 HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:  
A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 IN. BY 4 IN. LUMBER SPACED 16 IN. O.C. STEEL STUDS TO BE MIN. 3 1/2 IN. WIDE AND SPACED MAX. 24 IN. O.C.  
B. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARKING)- THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 5 IN.  
THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
- THROUGH-PENETRANTS**  
ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 1/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:  
A. COPPER TUBING- NOM. 4 IN. DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.  
B. COPPER PIPE- NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.  
C. STEEL PIPE- NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.  
D. CONDUIT- NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR RIGID STEEL CONDUIT  
E. IRON PIPE- NOM. 4 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.  
3. **FILL, VOID OR CAVITY MATERIALS** (BEARING THE UL CLASSIFICATION MARKING) - CAULK OR PUTTY- MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL.  
3M COMPANY - CP 25WB+ CAULK OR MPS-2+ PUTTY



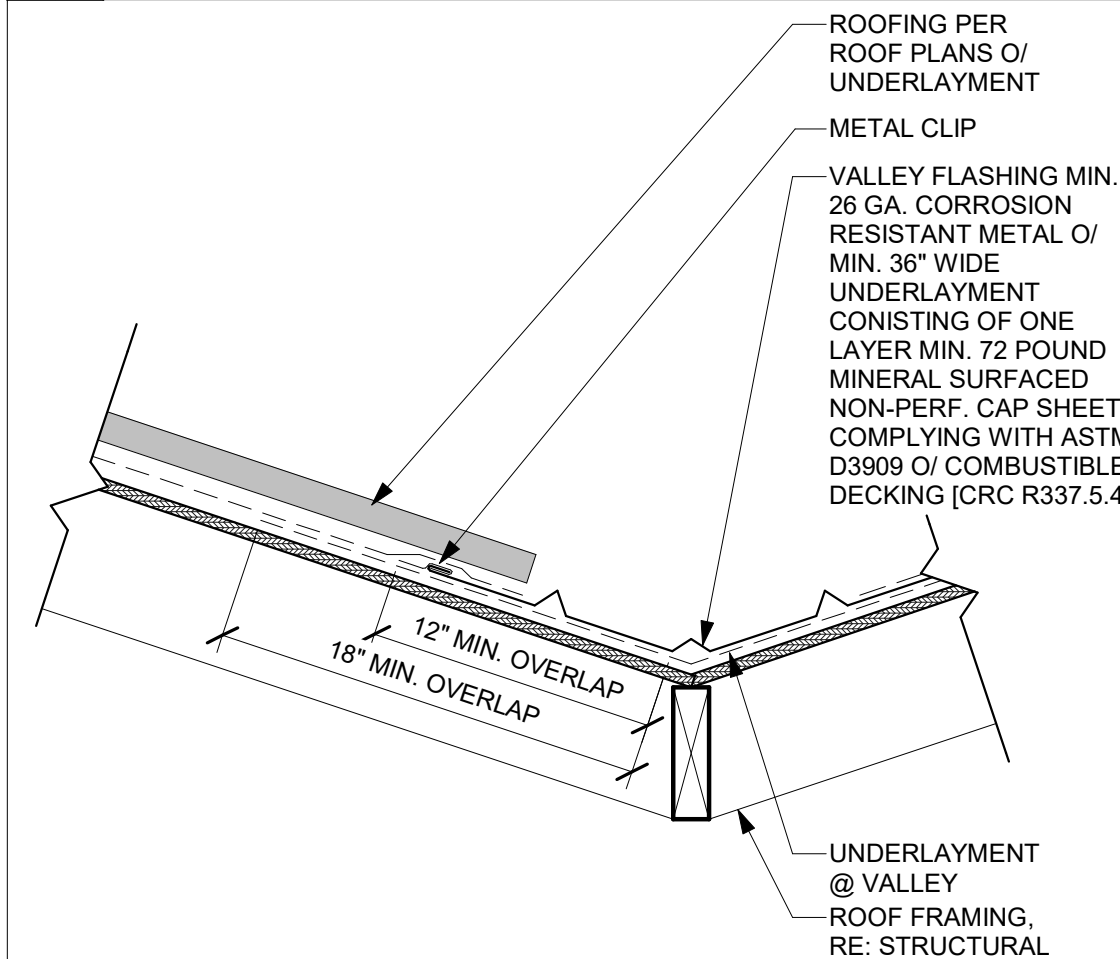
31 WALL VENT

SCALE: 3" = 1'-0"



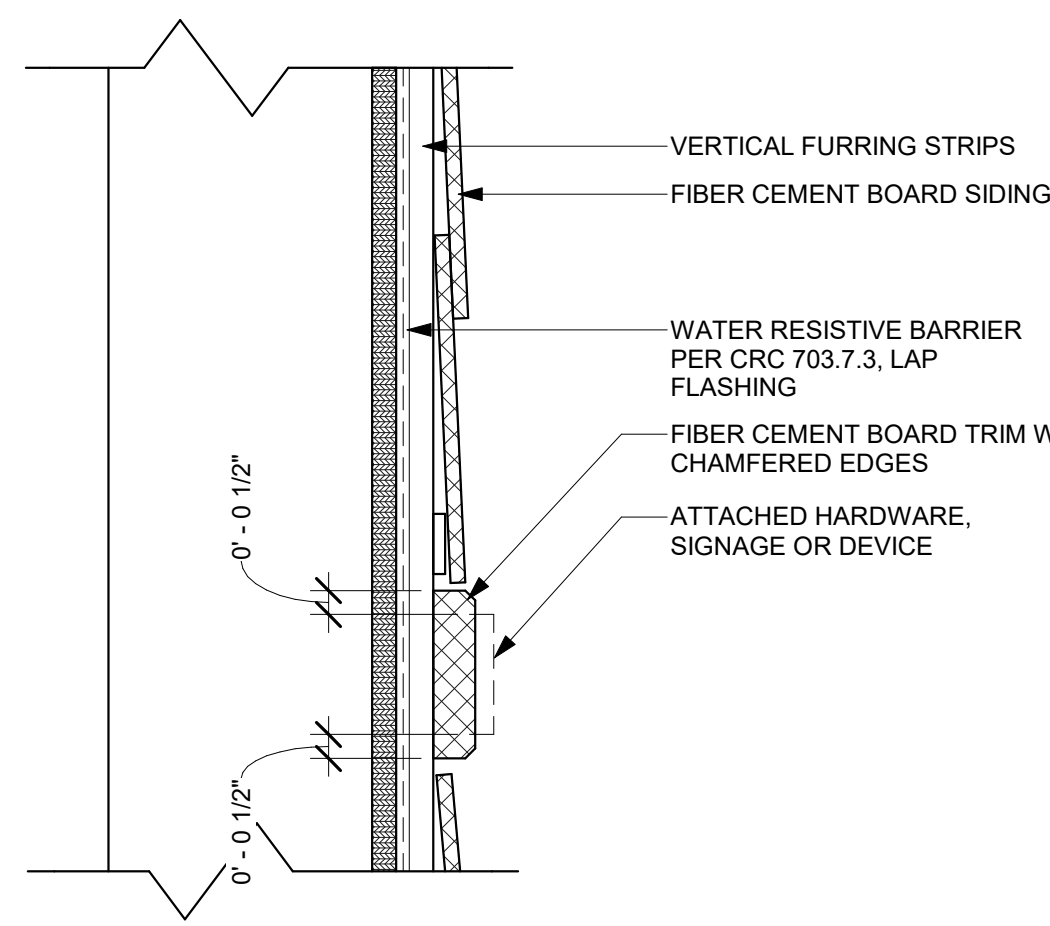
32 HIP/RIDGE

SCALE: 1" = 1'-0"



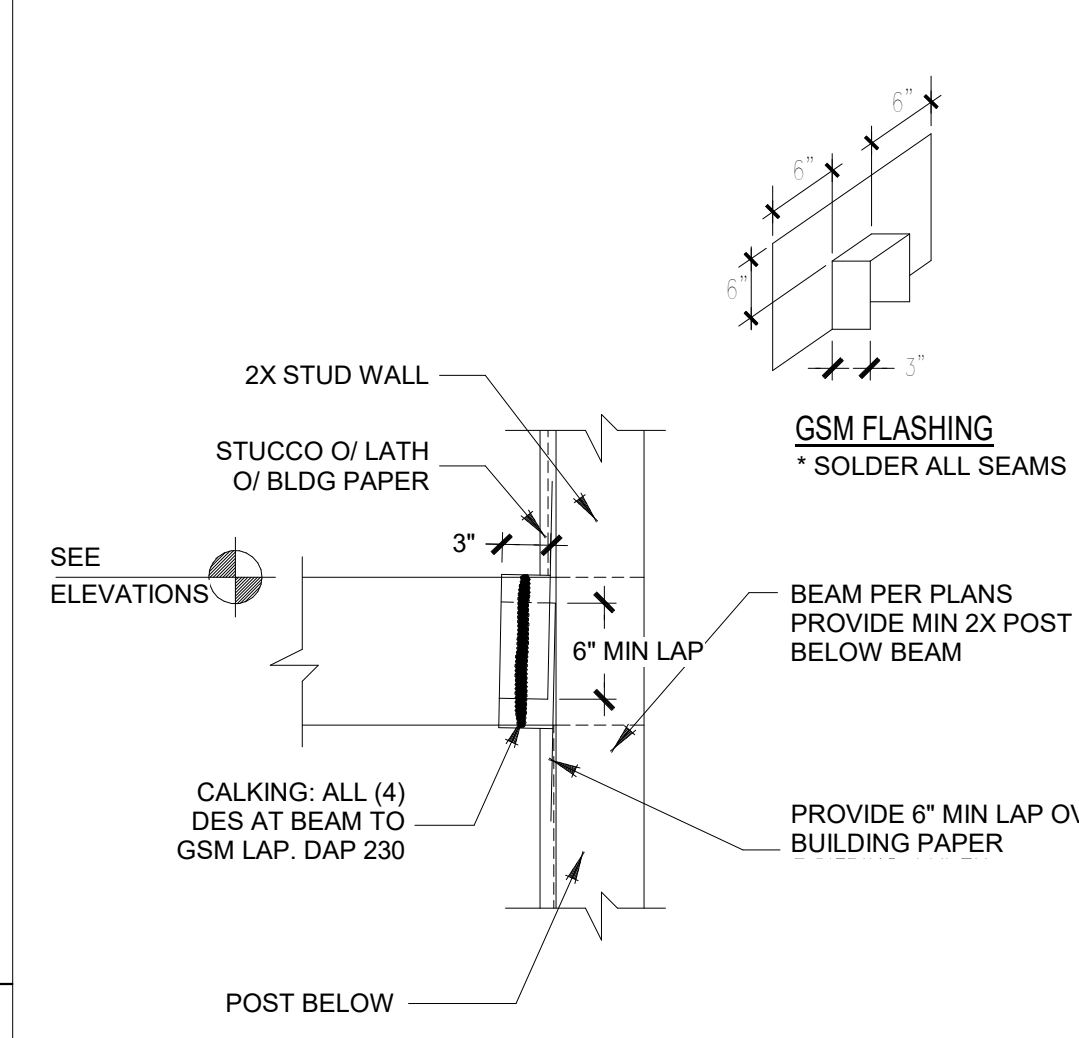
33 VALLEY FLASHING

SCALE: 1 1/2" = 1'-0"



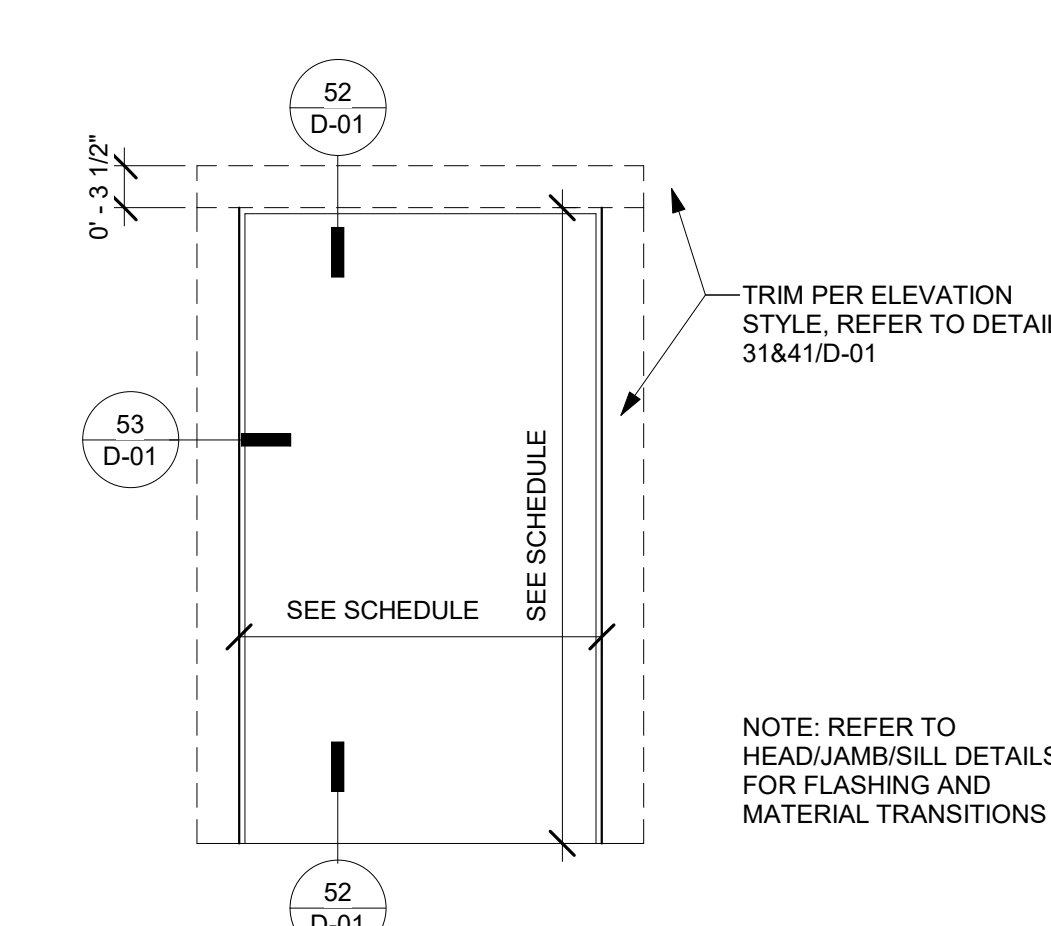
21 FIBER CEMENT MOUNTING PAD

SCALE: 3" = 1'-0"



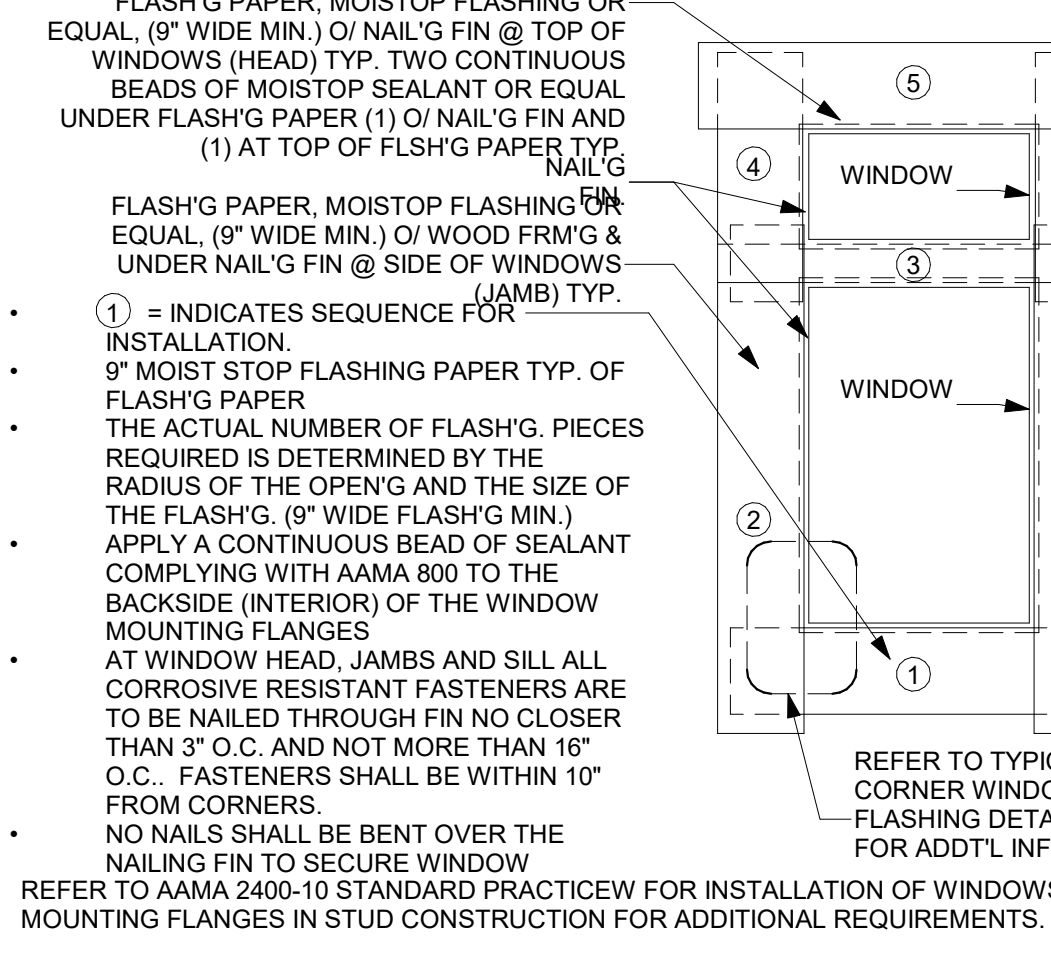
23 BEAM TO WALL FLASHING

SCALE: 1" = 1'-0"



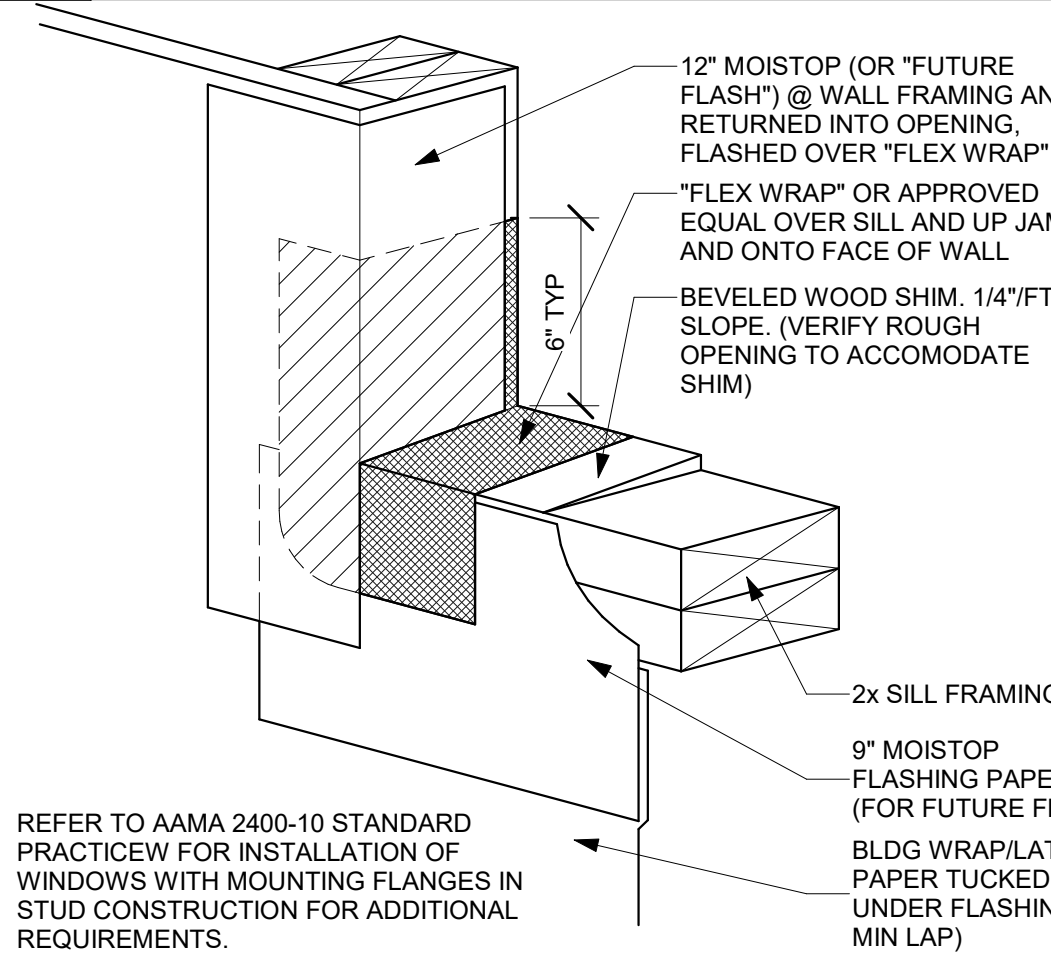
11 DOOR TRIM - SLIDING GLASS COMM

SCALE: 3/4" = 1'-0"



12 TYPICAL WIN FLASHING

SCALE: 12" = 1'-0"

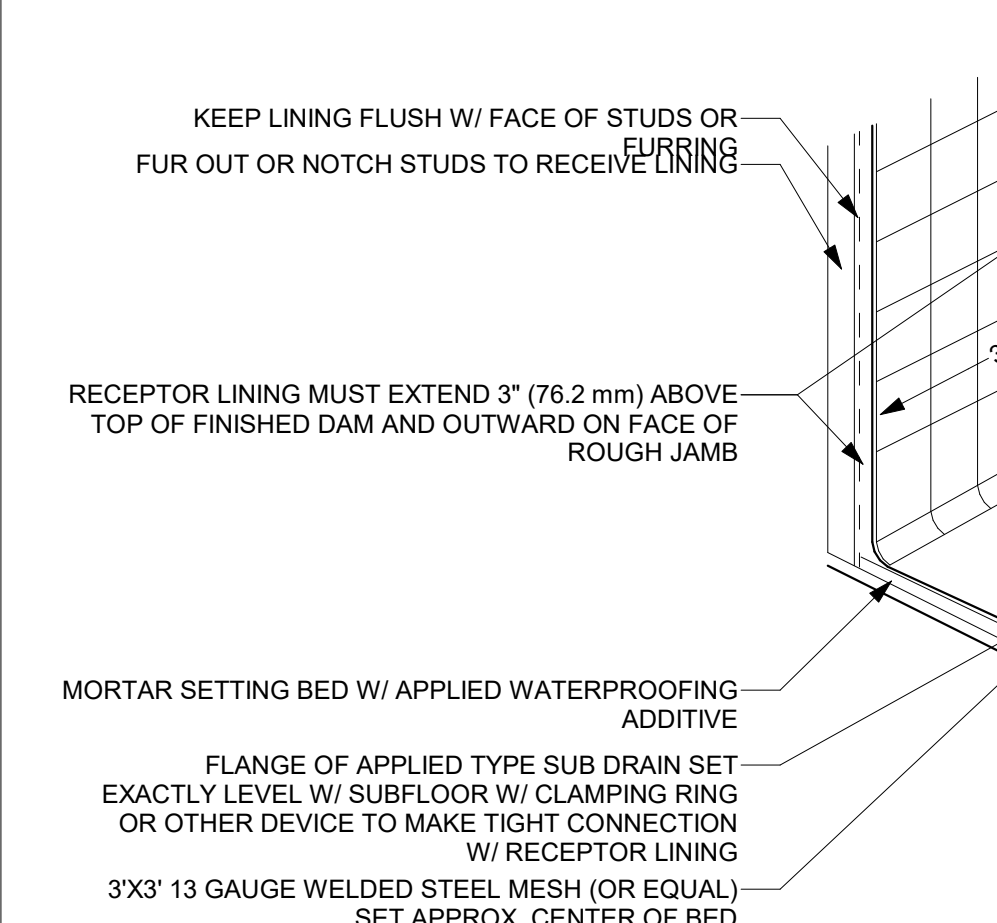


13 TYPICAL CORNER WIN FLASHING

SCALE: 12" = 1'-0"

53 1-HR EXT. RATED WALL ASSEMBLY

SCALE: 3" = 1'-0"



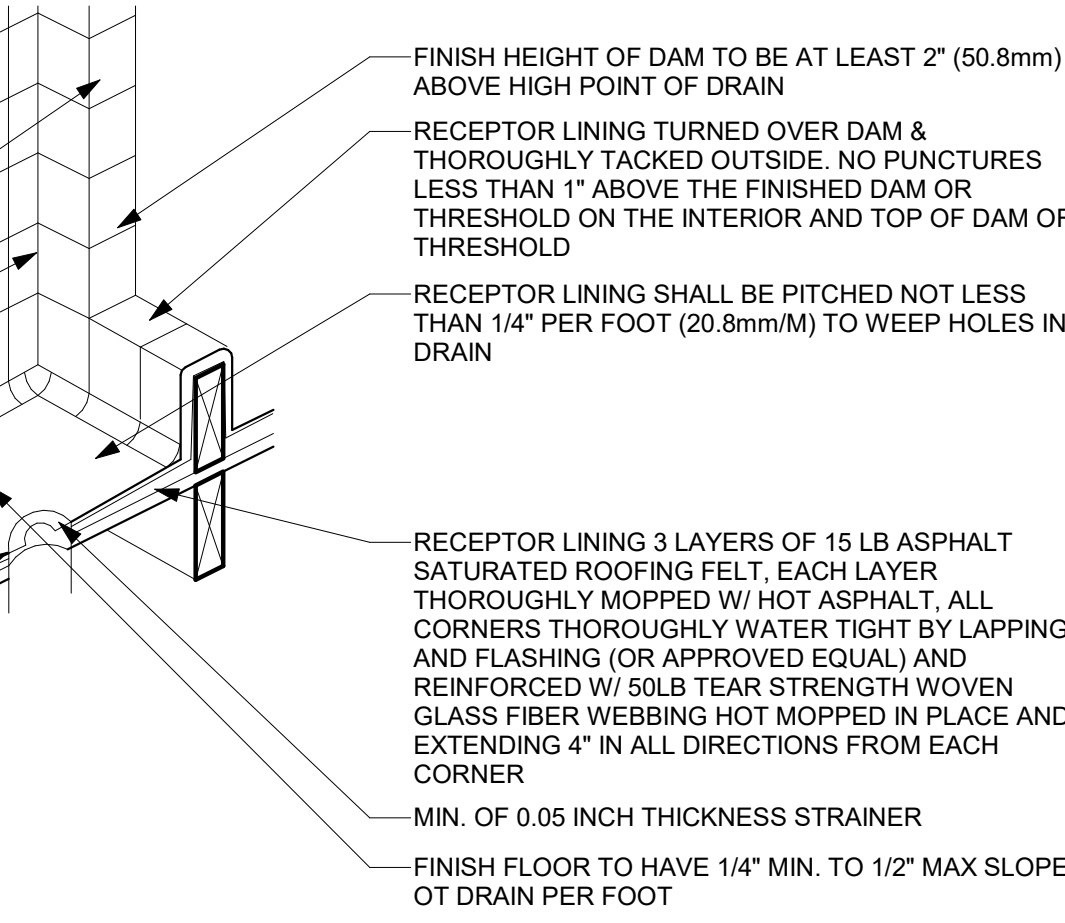
54 SHOWER - RECEPTOR

SCALE: 12" = 1'-0"



43 THROUGH PENETRATION @ WALL

SCALE: 1 1/2" = 1'-0"



33 VALLEY FLASHING

SCALE: 1 1/2" = 1'-0"



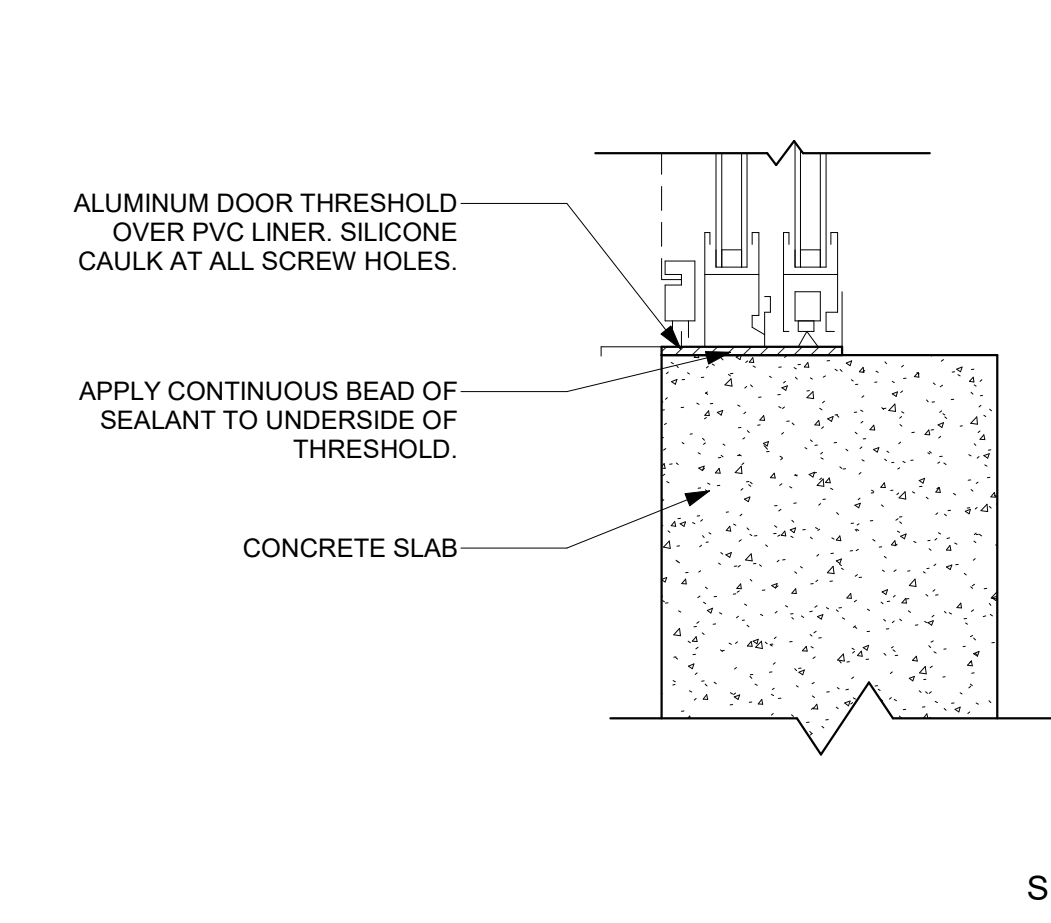
23 BEAM TO WALL FLASHING

SCALE: 1" = 1'-0"



13 TYPICAL CORNER WIN FLASHING

SCALE: 12" = 1'-0"



14 SLIDING GLASS DOOR - SILL

SCALE: 3" = 1'-0"



NEWPORT BEACH ADU  
STANDARD PLANS  
NEWPORT BEACH, CA  
ARCHITECTURAL DETAILS -  
COMMON

DATE  
09/26/23  
SHEET

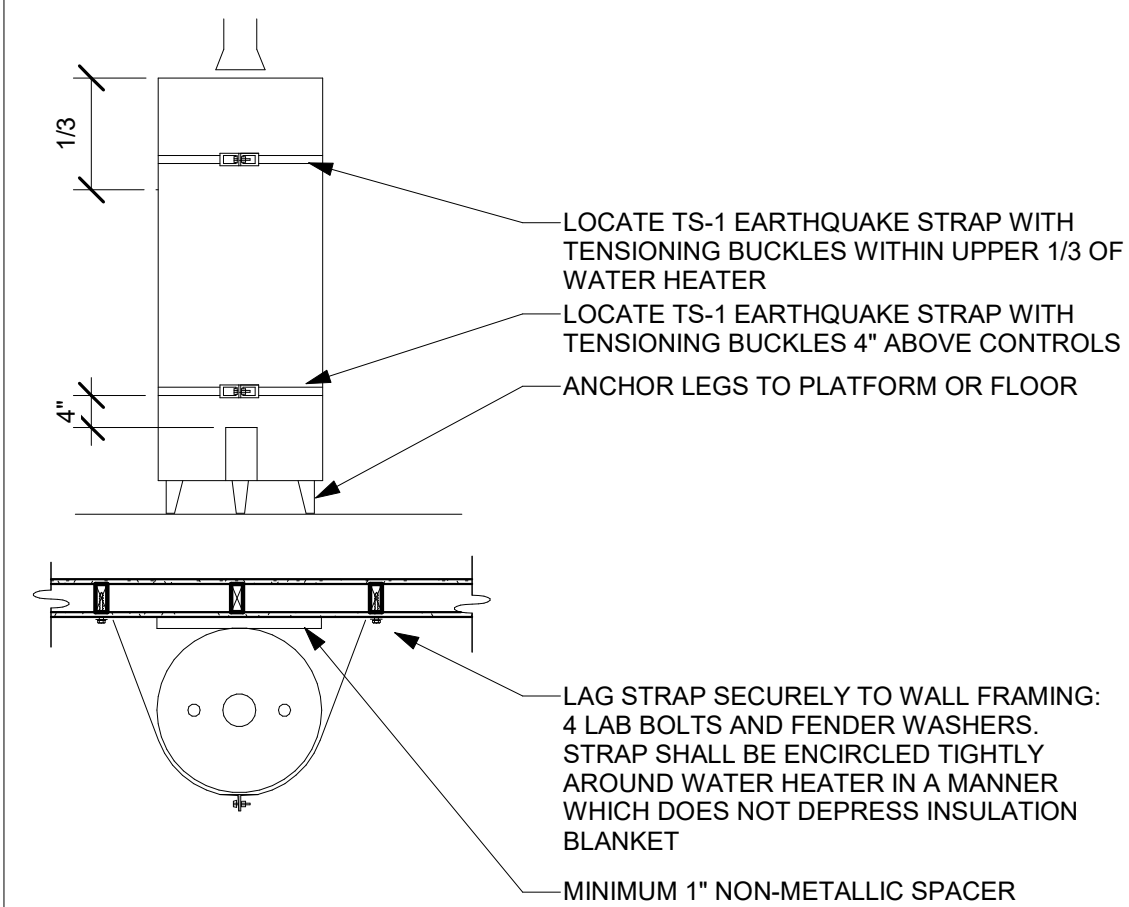
AD-901



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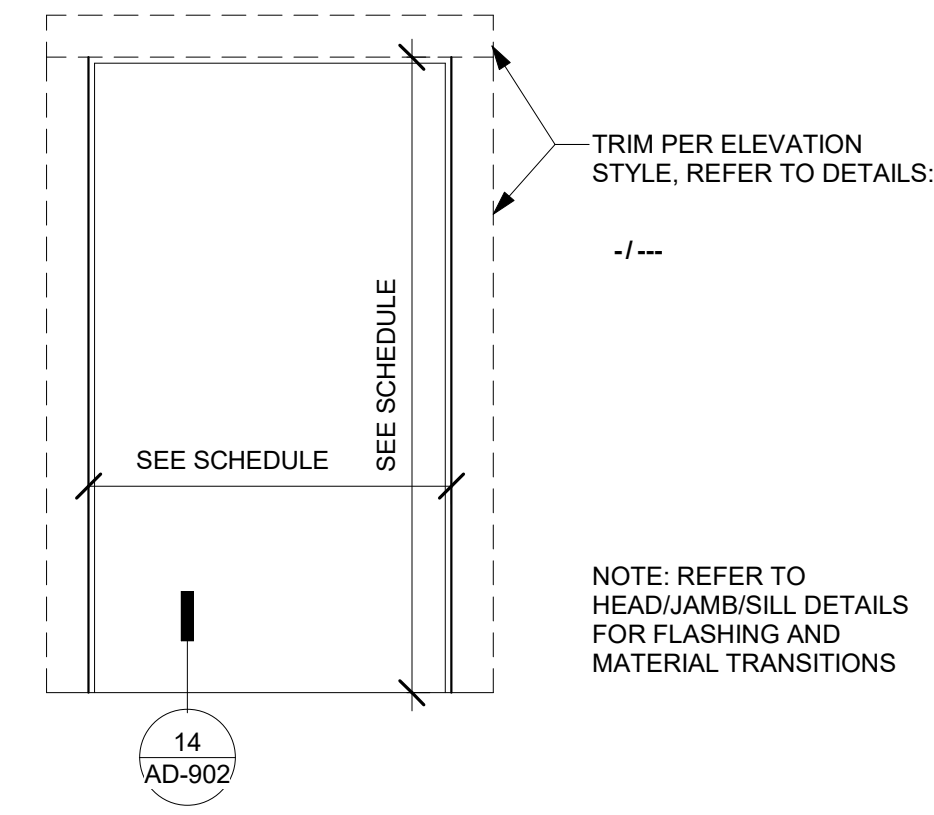
**NEWPORT BEACH ADU  
STANDARD PLANS**  
NEWPORT BEACH, CA

**ARCHITECTURAL DETAILS -  
COMMON**



**41 WATER HEATER MOUNTING**

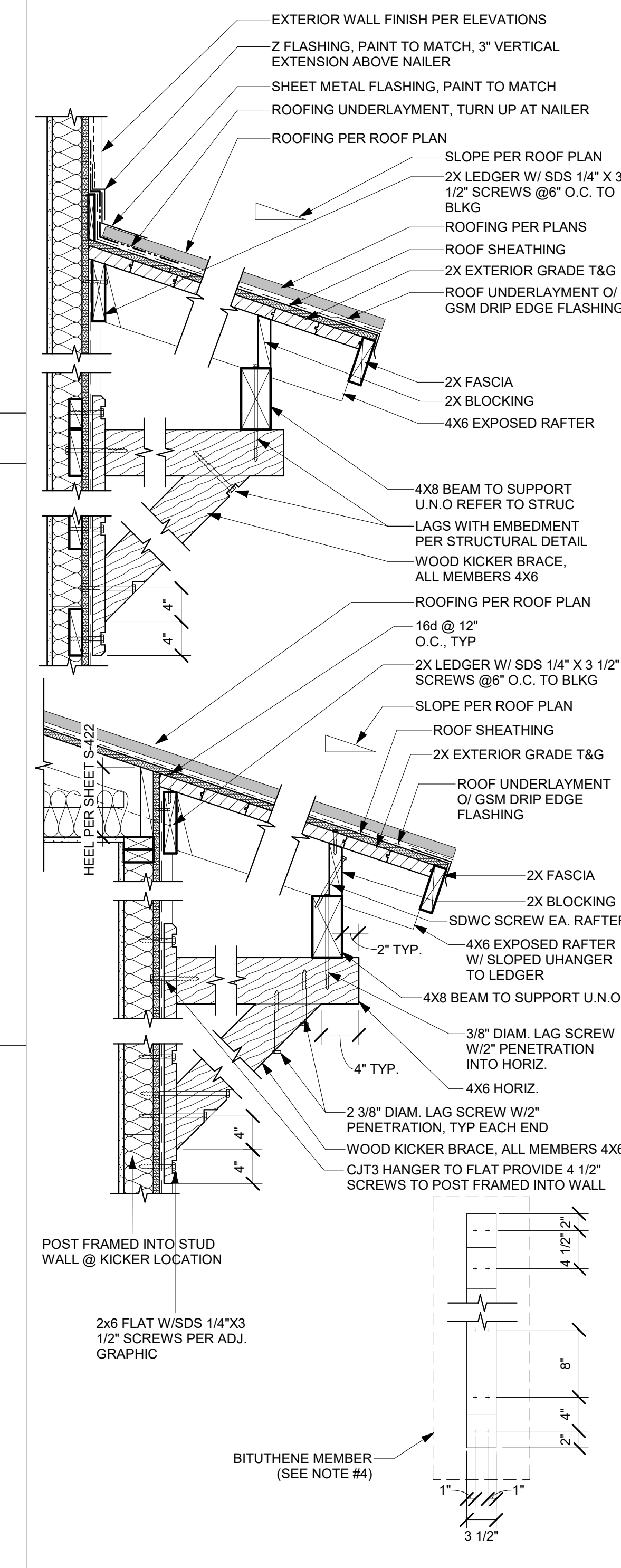
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**21 DOOR TRIM - SLIDING GLASS**

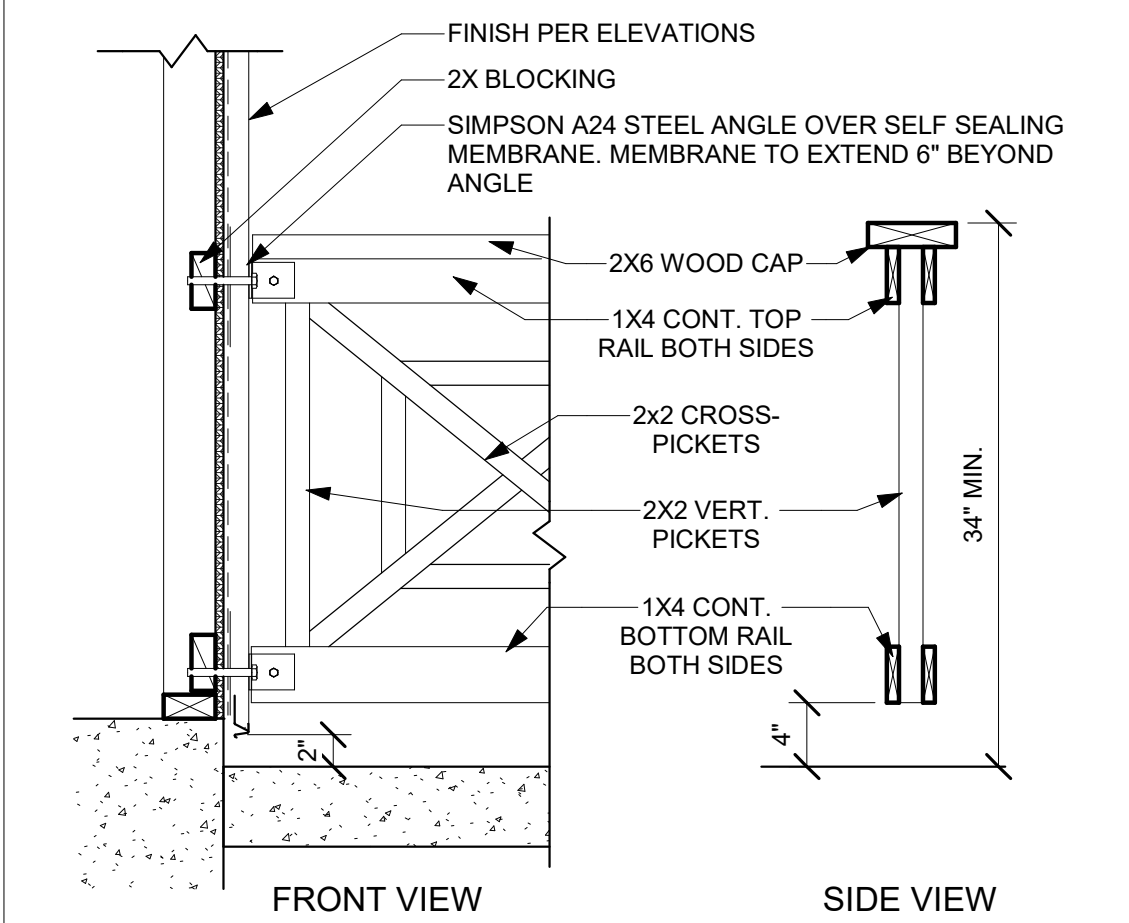
SCALE: 3/4" = 1'-0"

- NOTES**
1. PRE-PRIME ALL SIDES OF BRACE FRAMING PRIOR TO INSTALLATION. TYPICAL
  2. A SELF-SEALING MEMBRANE SHALL BE INSTALLED BEHIND WALL TRIM & EXTEND 6" BEYOND WALL TRIM AND 4" MIN. LAP OVER WEATHER BARRIER
  3. CAULK AROUND TOP & SIDES OF 4X4 AT WALL PENETRATION.
  4. A BITUTHENE MEMBRANE SHALL BE INSTALLED BEHIND 4X6 BRACE W/ 4" LAP MIN.



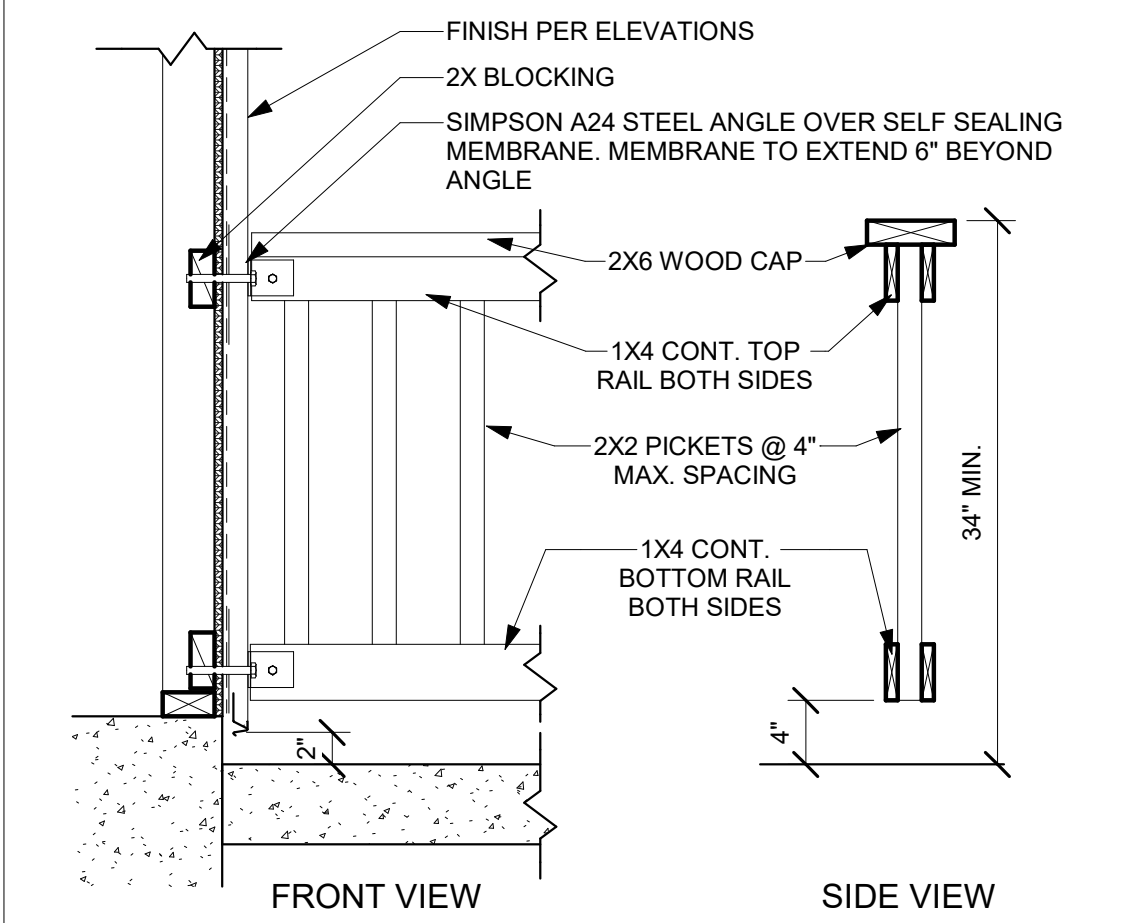
**13 SHED ROOF WITH KICKER**

SCALE: 1" = 1'-0"



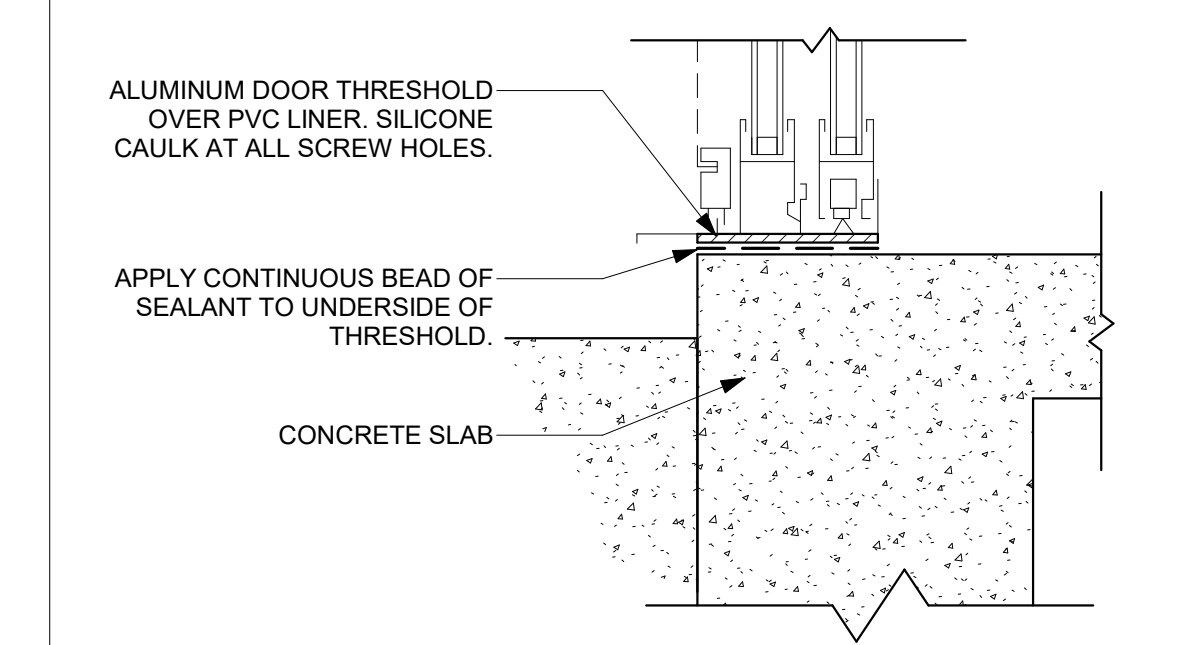
**42 RAILING - WOOD CROSS-PICKET**

SCALE: 1" = 1'-0"



**43 RAILING - WOOD PICKET**

SCALE: 1" = 1'-0"

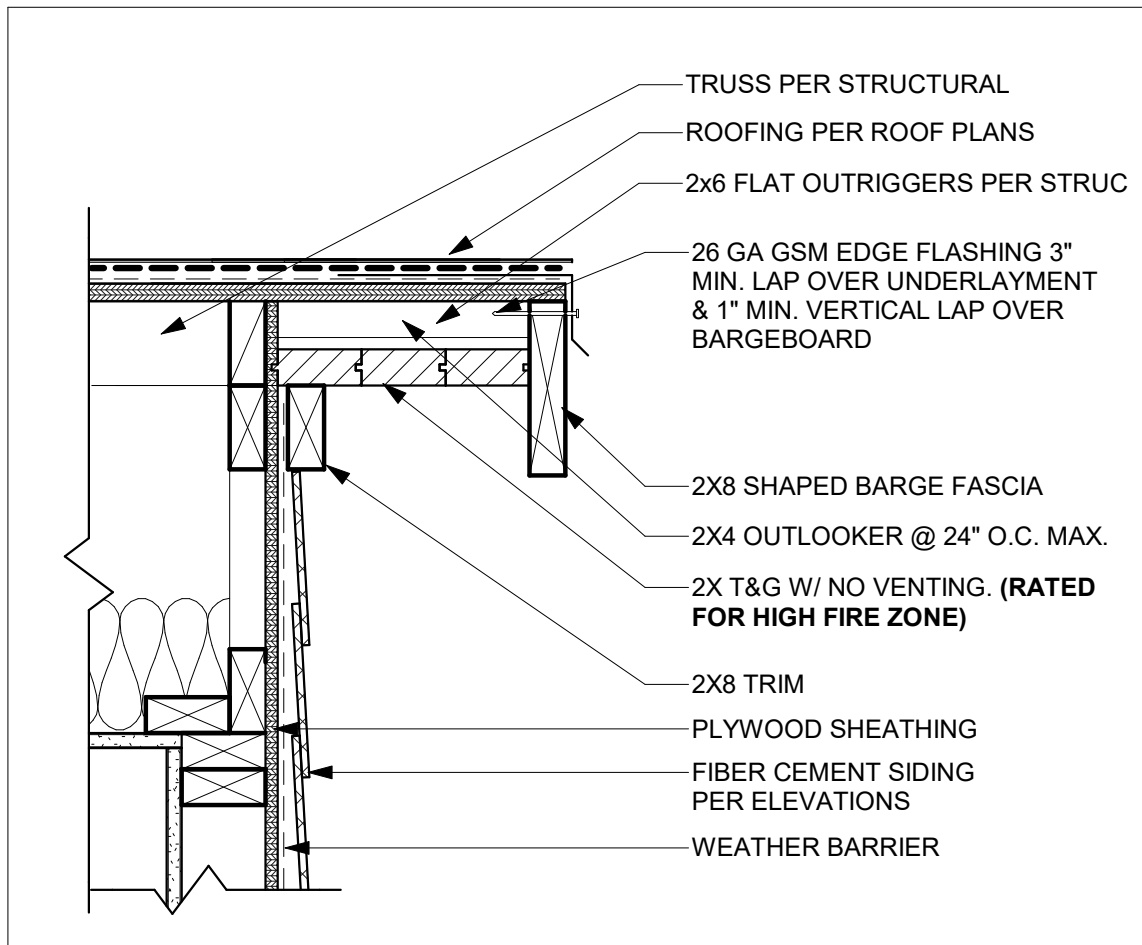


**14 DOOR-SLIDING GLASS - THRESHOLD**

SCALE: 3" = 1'-0"

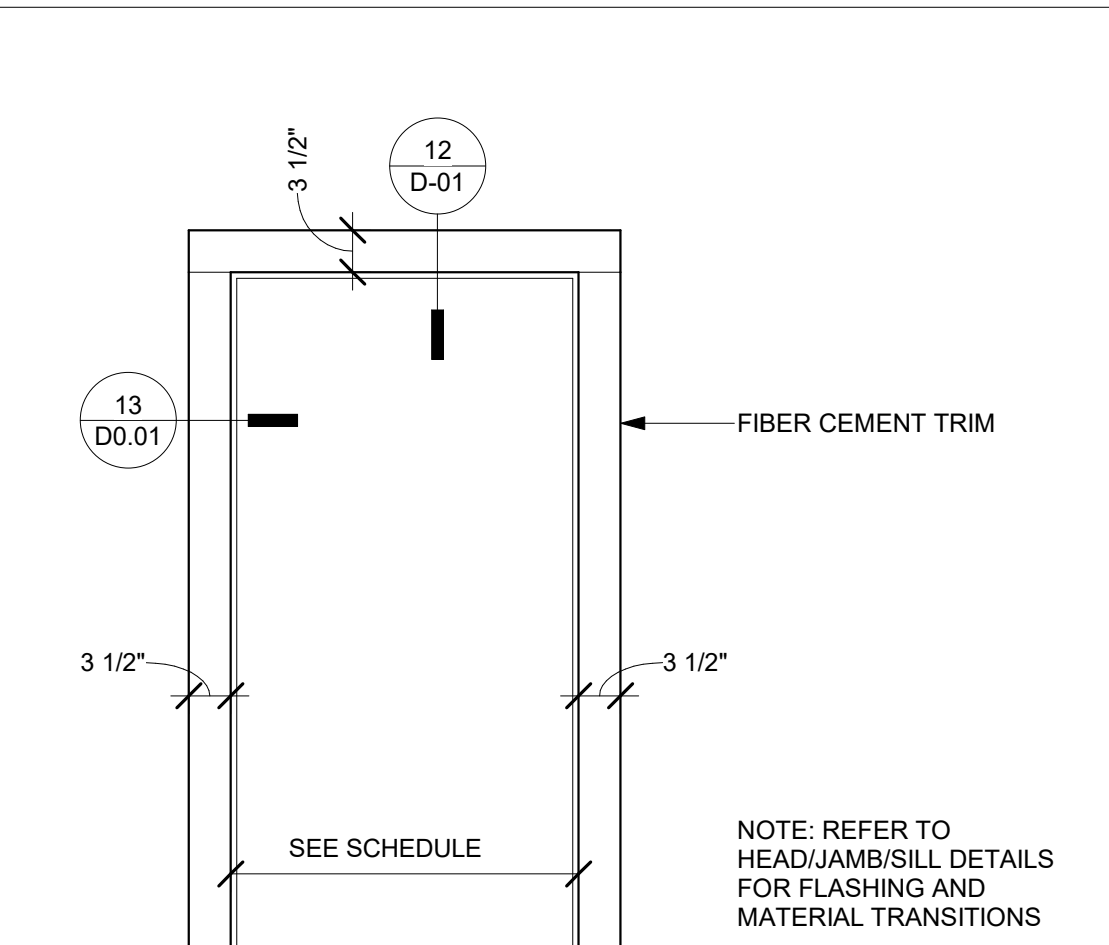


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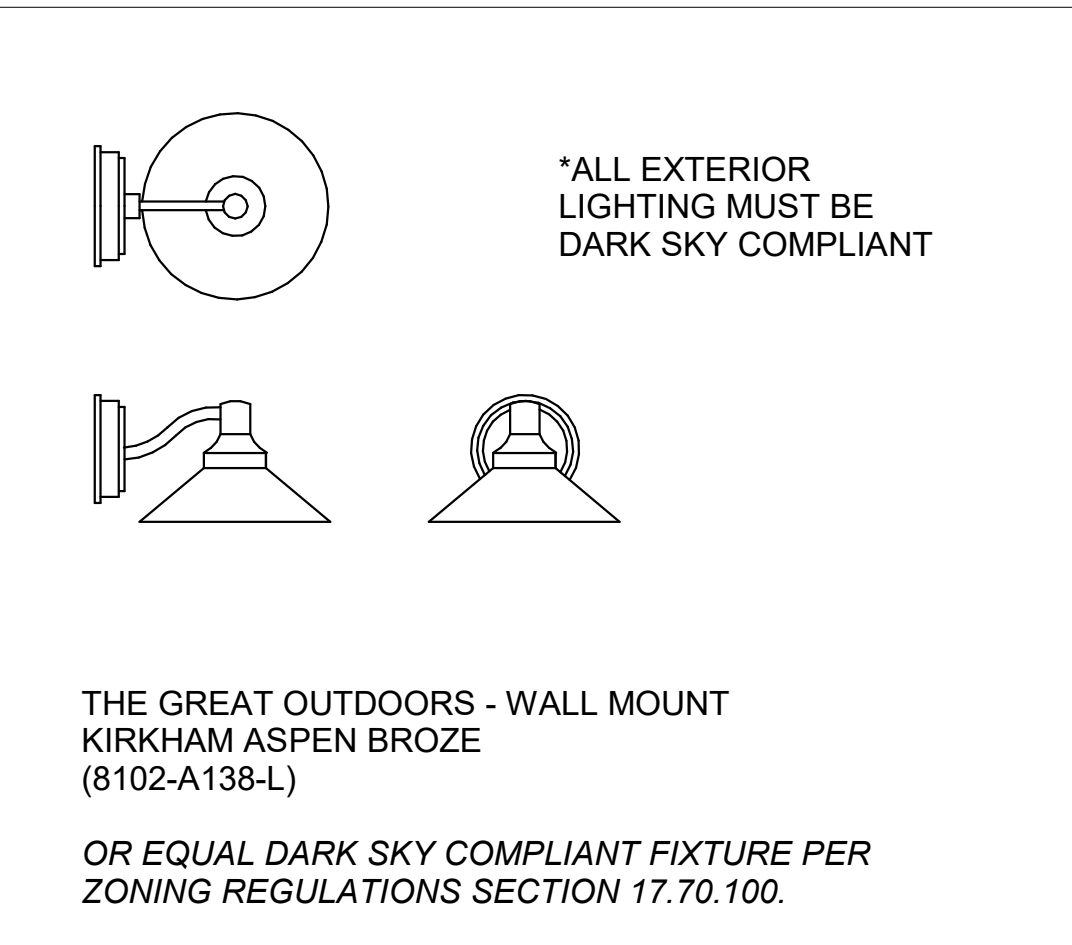
**51 RAKE W/ T&G - OPTIONAL**

SCALE: 1 1/2" = 1'-0"



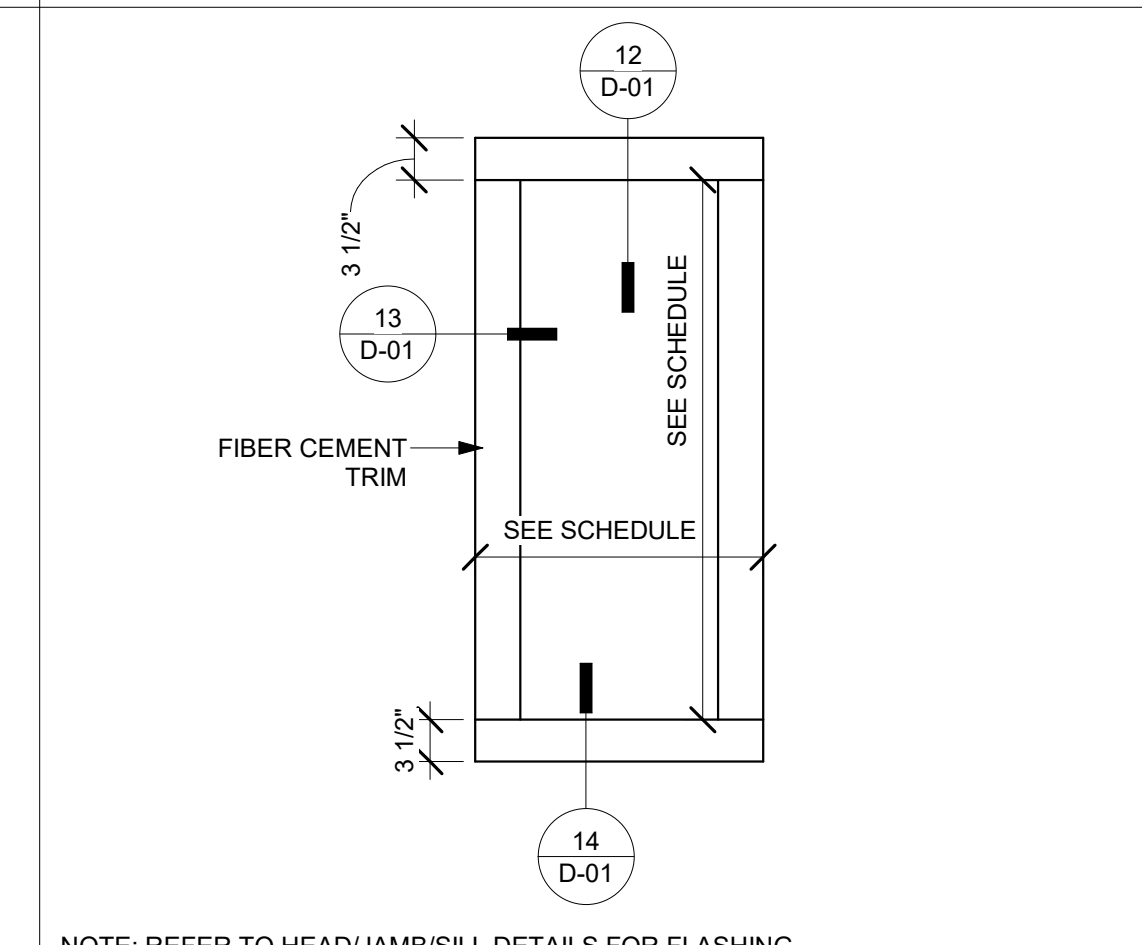
**41 DOOR TRIM**

SCALE: 3/4" = 1'-0"



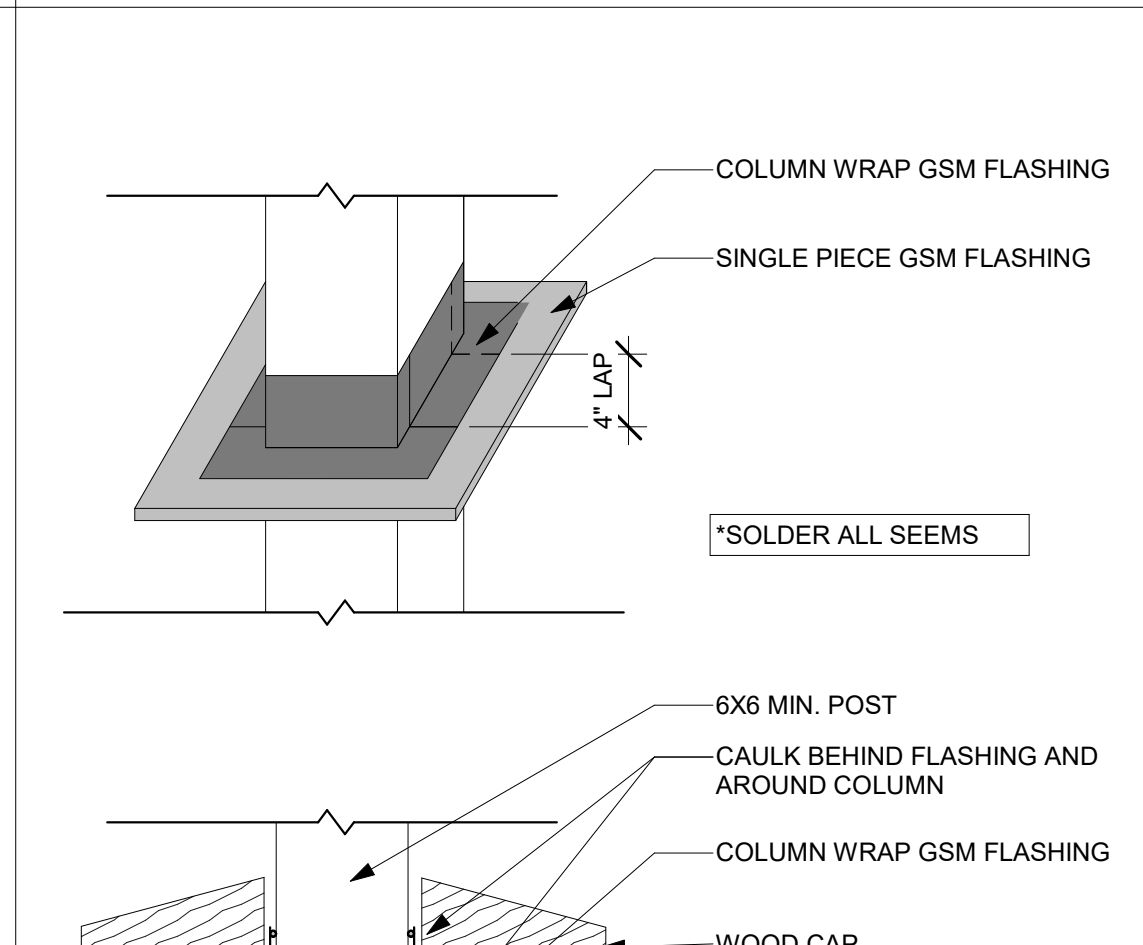
**31 TYP. LIGHTING FIXTURE**

SCALE: 1 1/2" = 1'-0"



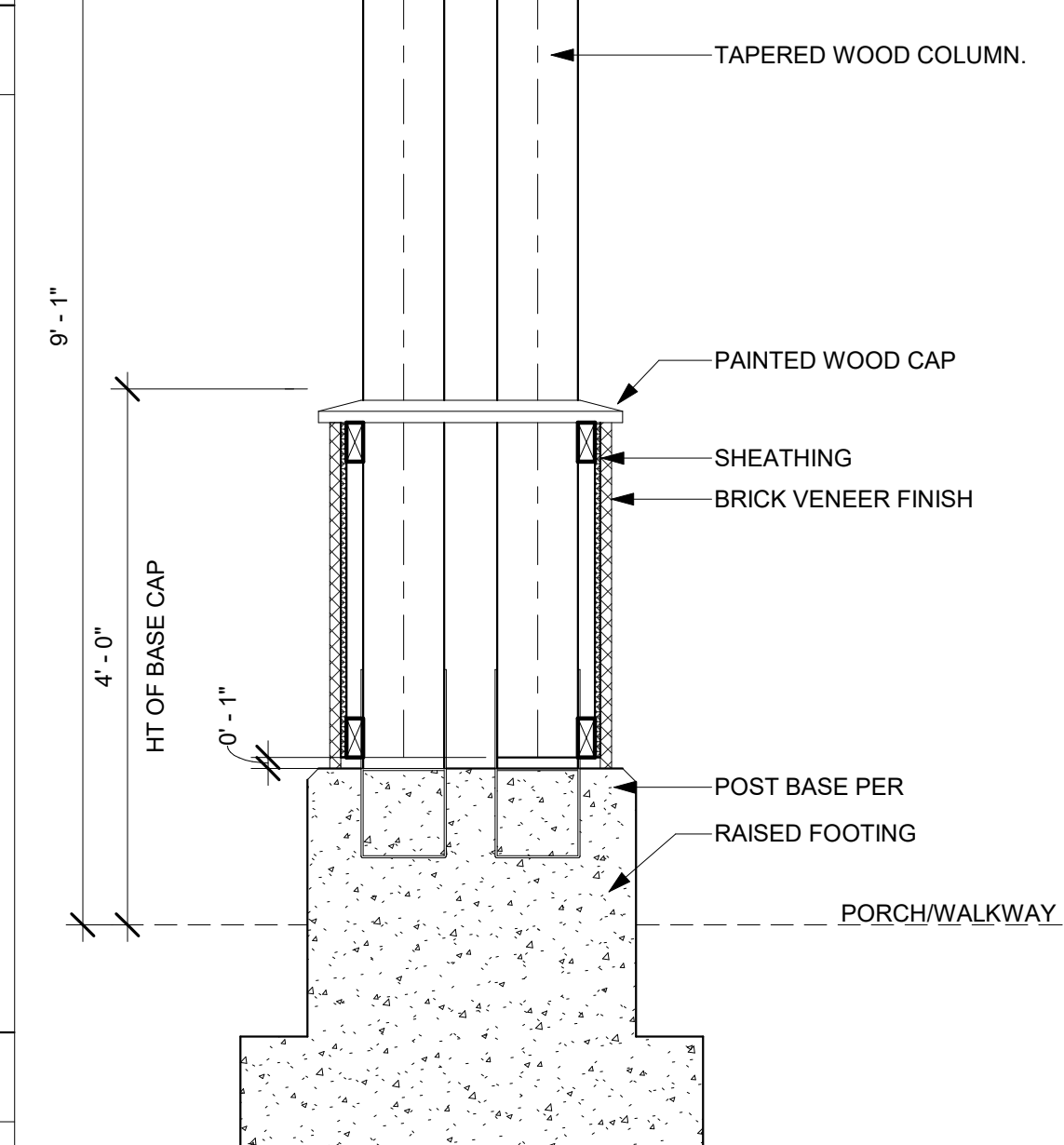
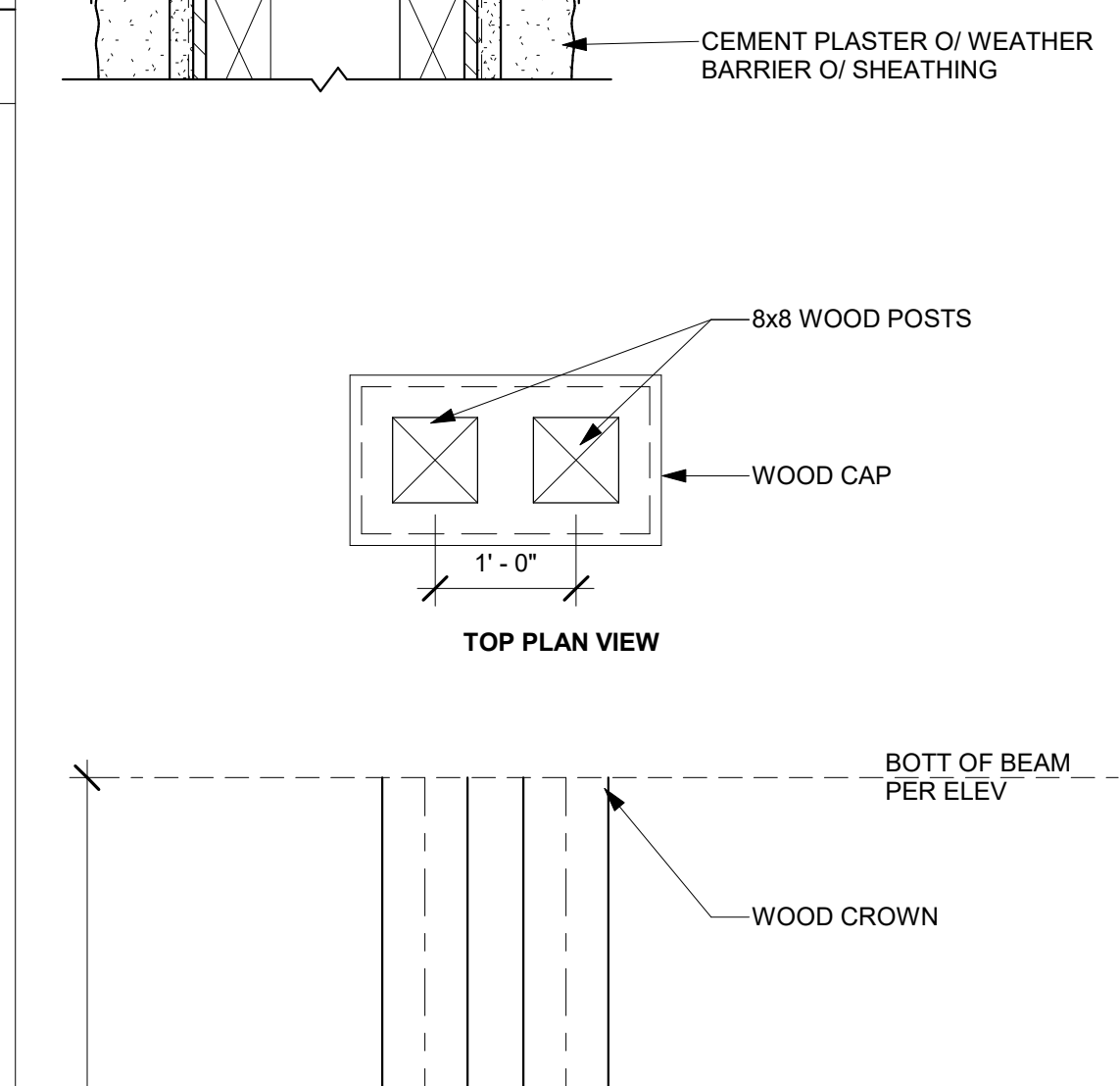
**21 WINDOW TRIM**

SCALE: 3/4" = 1'-0"

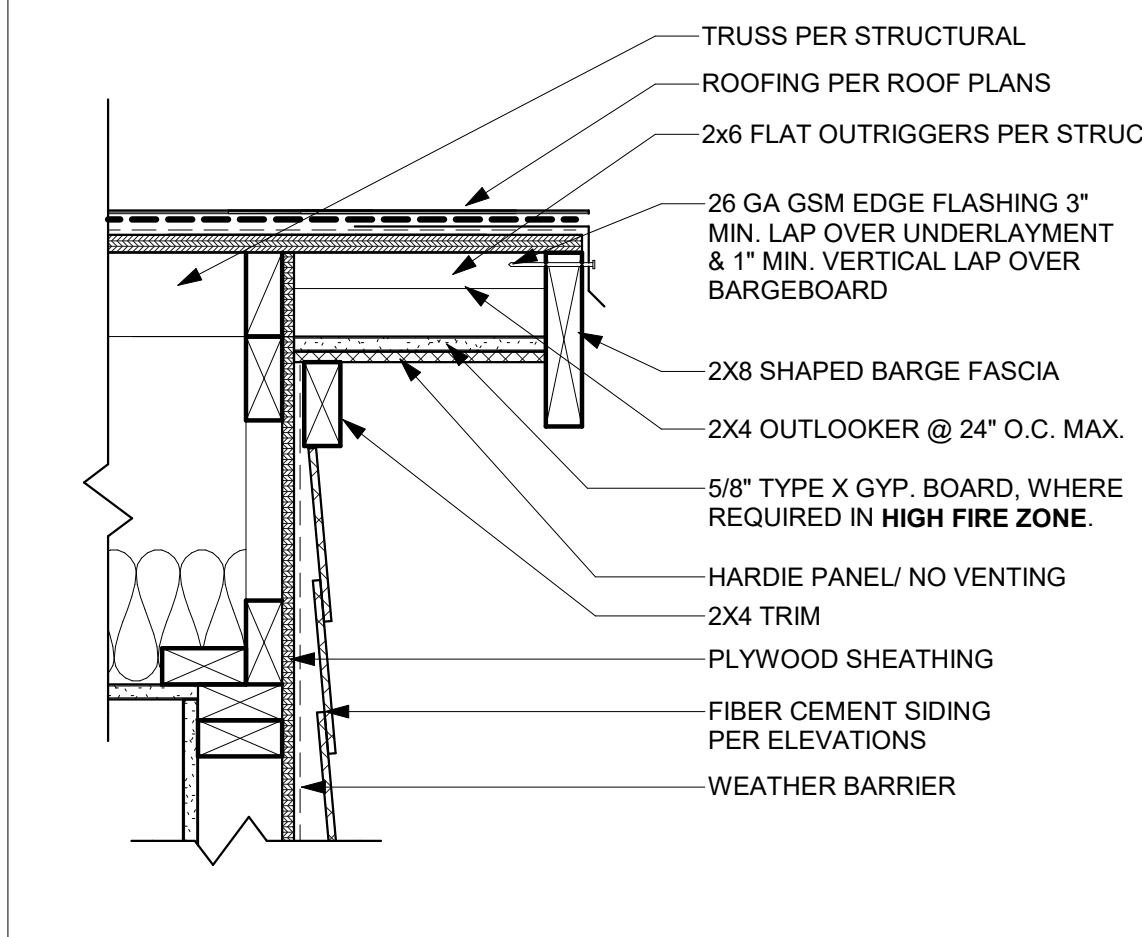


**22 TYP. WINDOW HEAD**

SCALE: 3" = 1'-0"

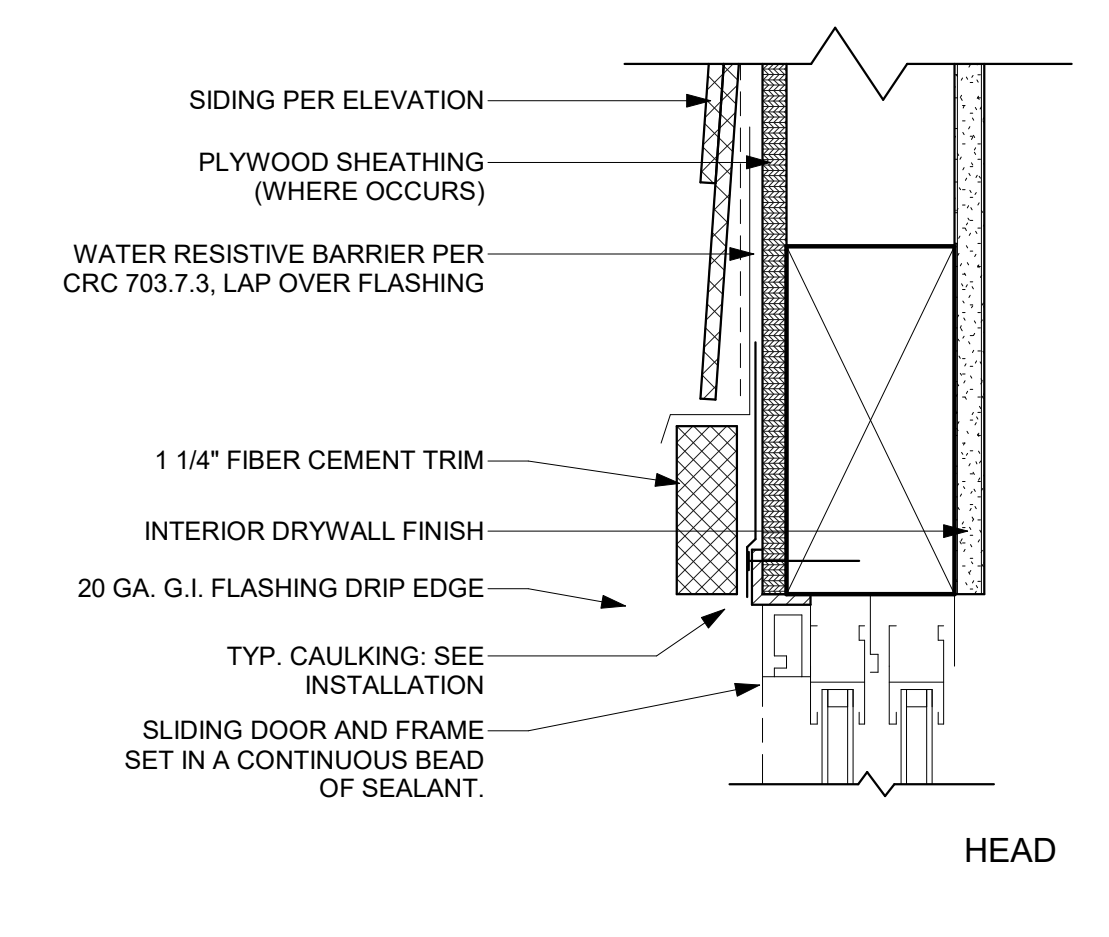


POSTS AND COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS, SHALL BE PROJECTED AT LEAST 1 INCH ABOVE THE SLAB OR DECK AND 8 INCHES ABOVE EXPOSED EARTH AND SHALL BE SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER (ALTERNATE, PROVIDE A PRESERVATIVE-TREATED WOOD POST OR COLUMN), CRC R317.1.2



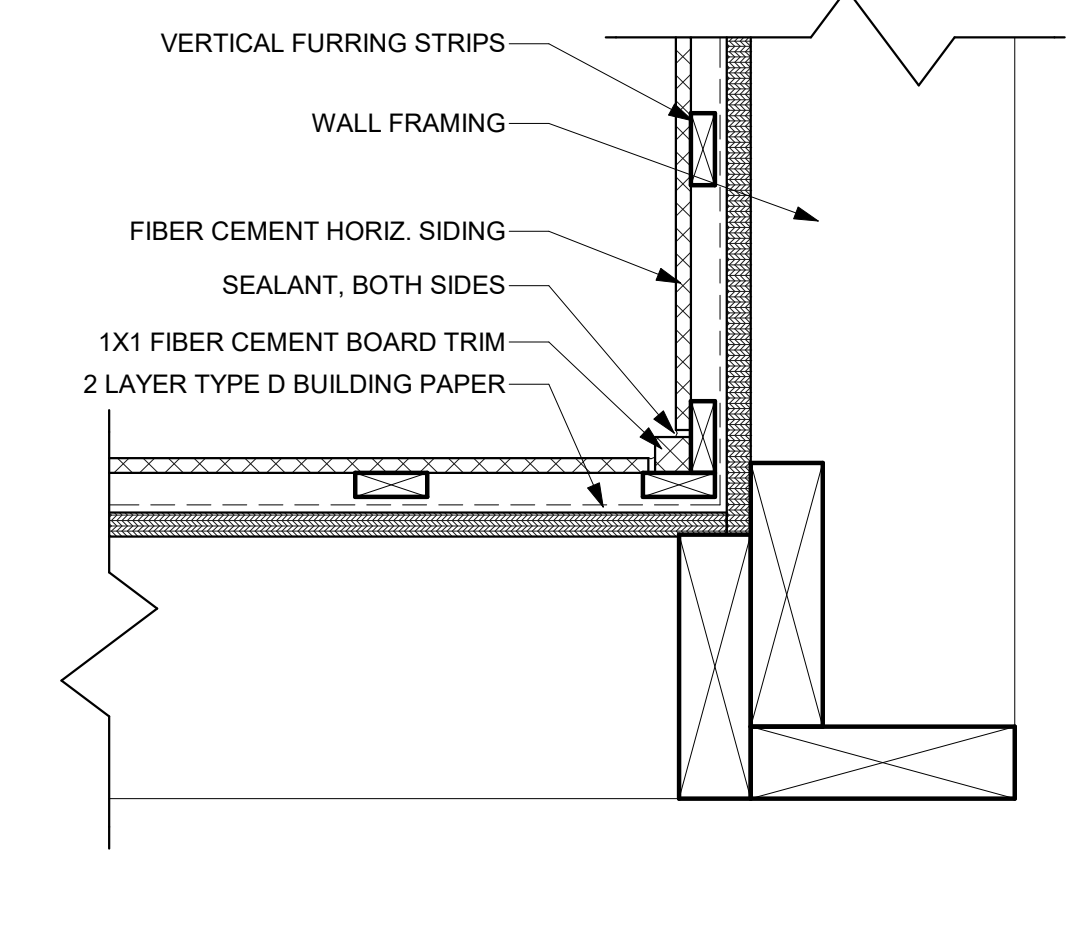
**52 RAKE W/ FIBER CEMENT**

SCALE: 1 1/2" = 1'-0"



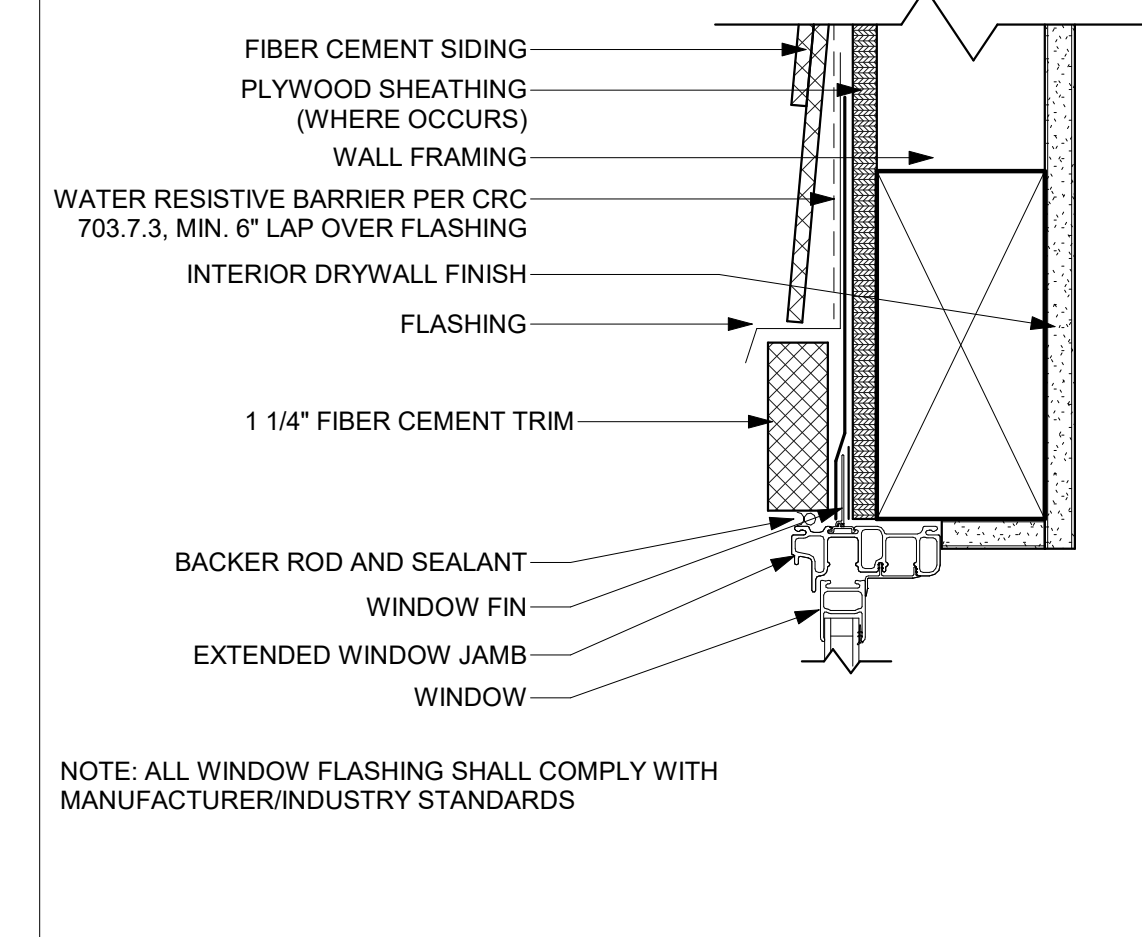
**42 TYP. SLIDING GLASS DOOR TRIM**

SCALE: 3" = 1'-0"



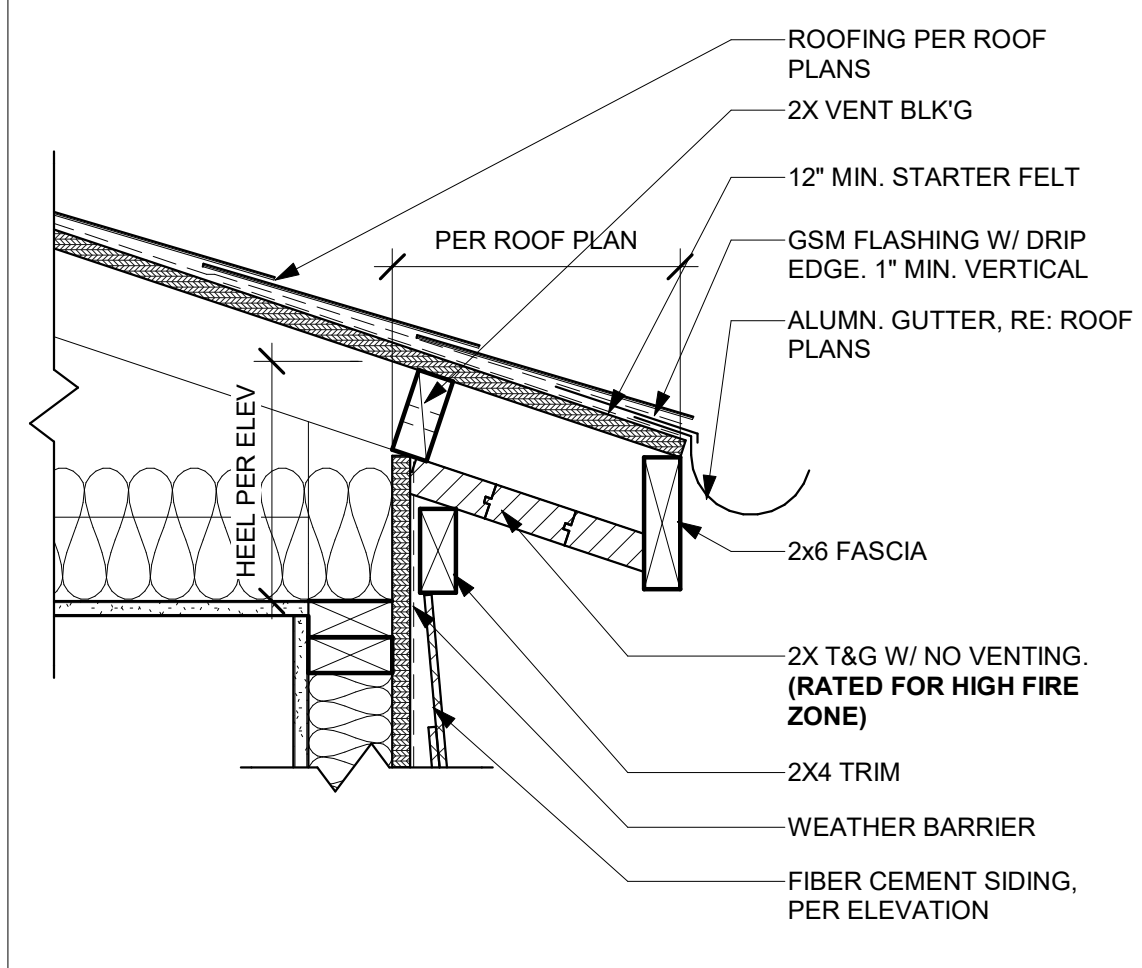
**32 INSIDE CORNER TRIM**

SCALE: 3" = 1'-0"



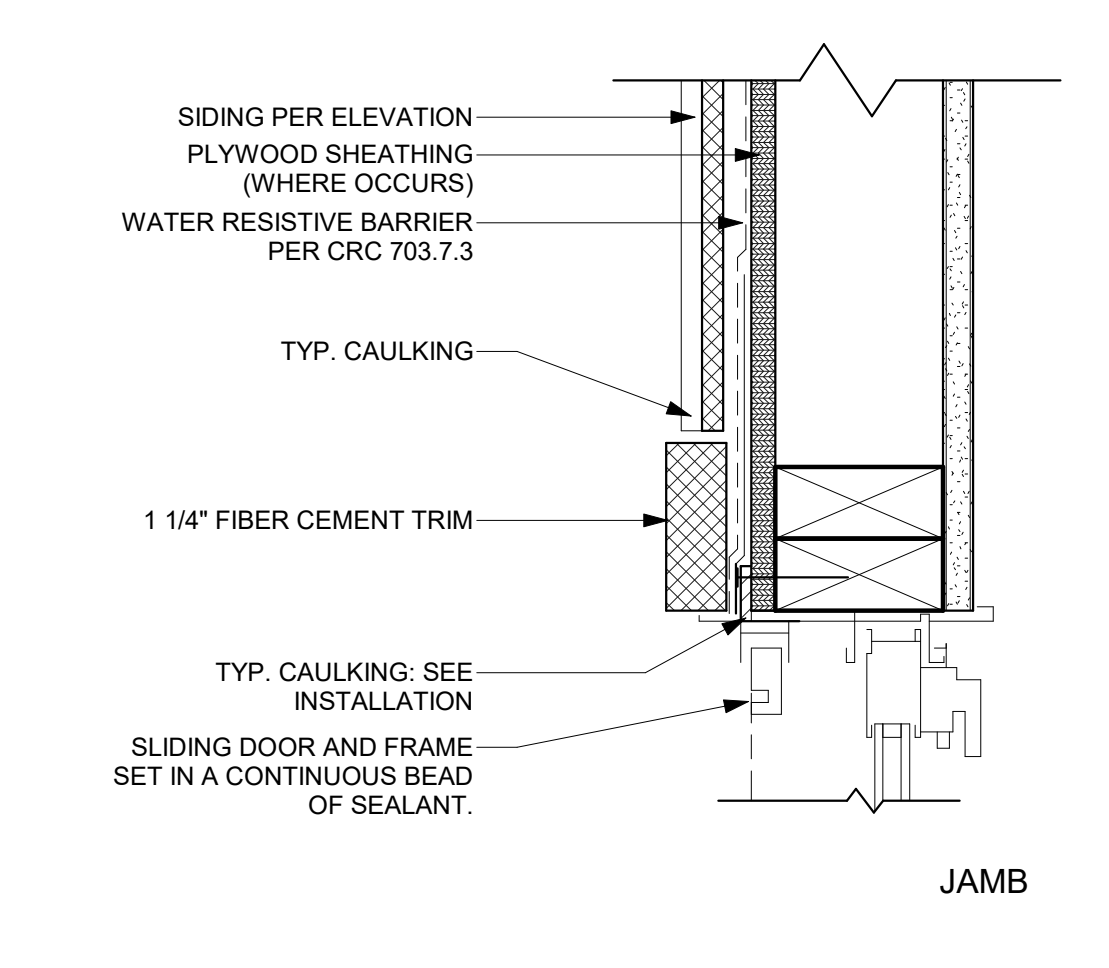
**21 WINDOW TRIM**

SCALE: 3" = 1'-0"



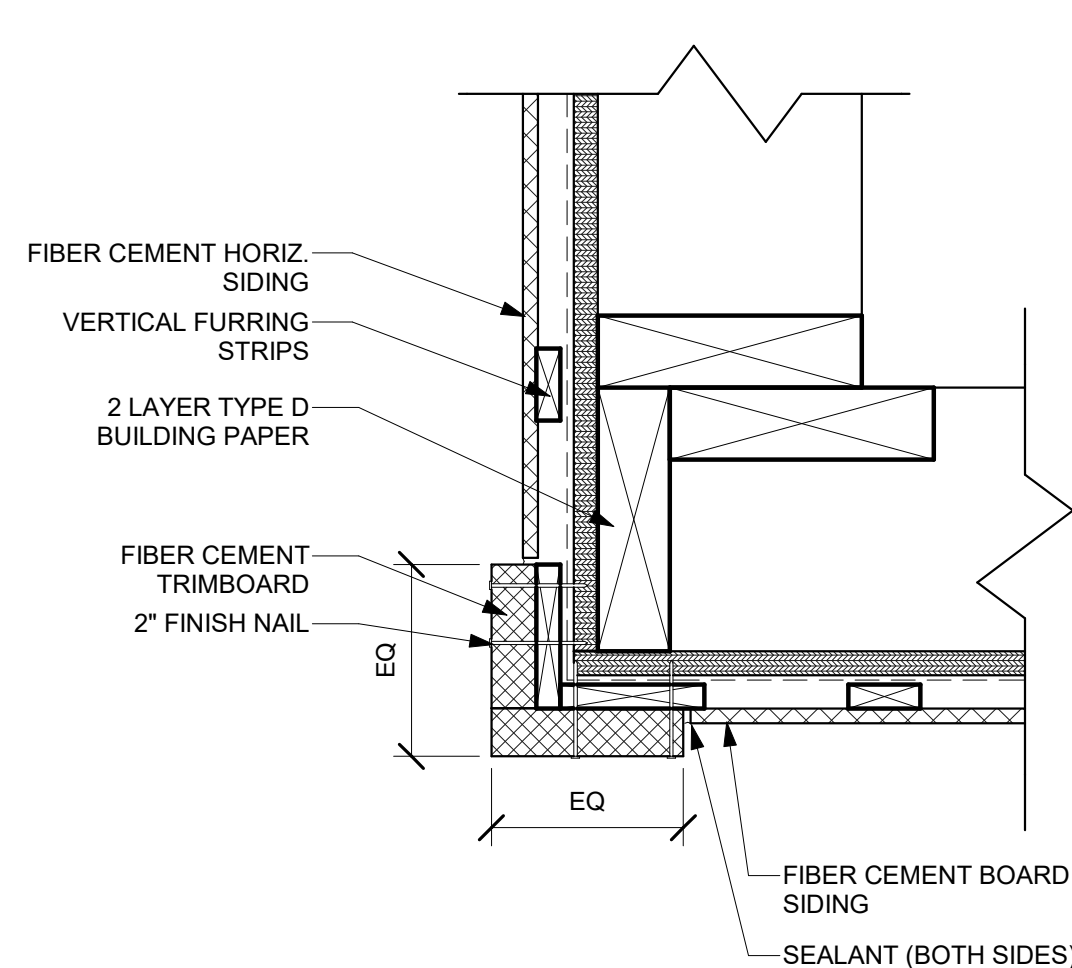
**53 EAVE W/ T&G - OPTIONAL**

SCALE: 1 1/2" = 1'-0"



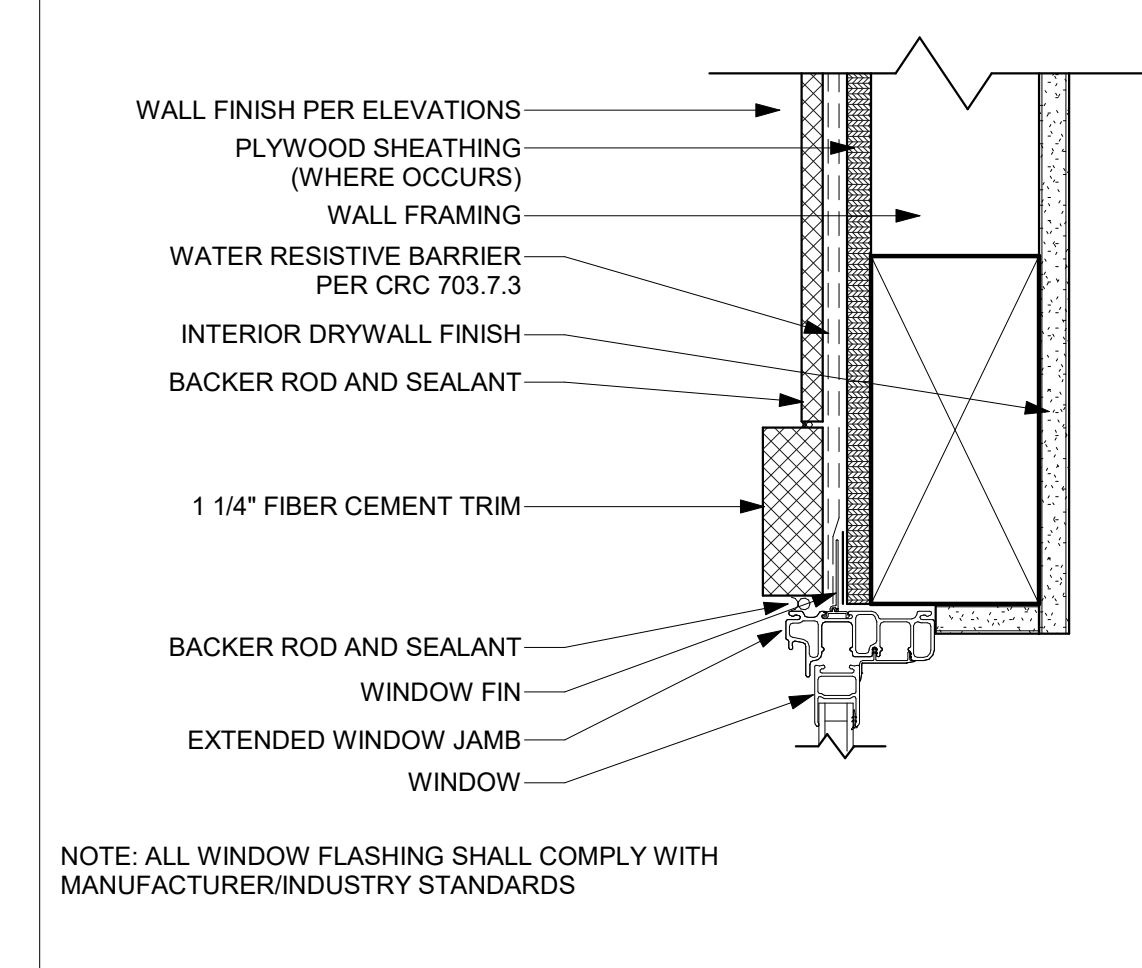
**43 TYP. JAMB AT SLIDING GLASS DOOR**

SCALE: 3" = 1'-0"



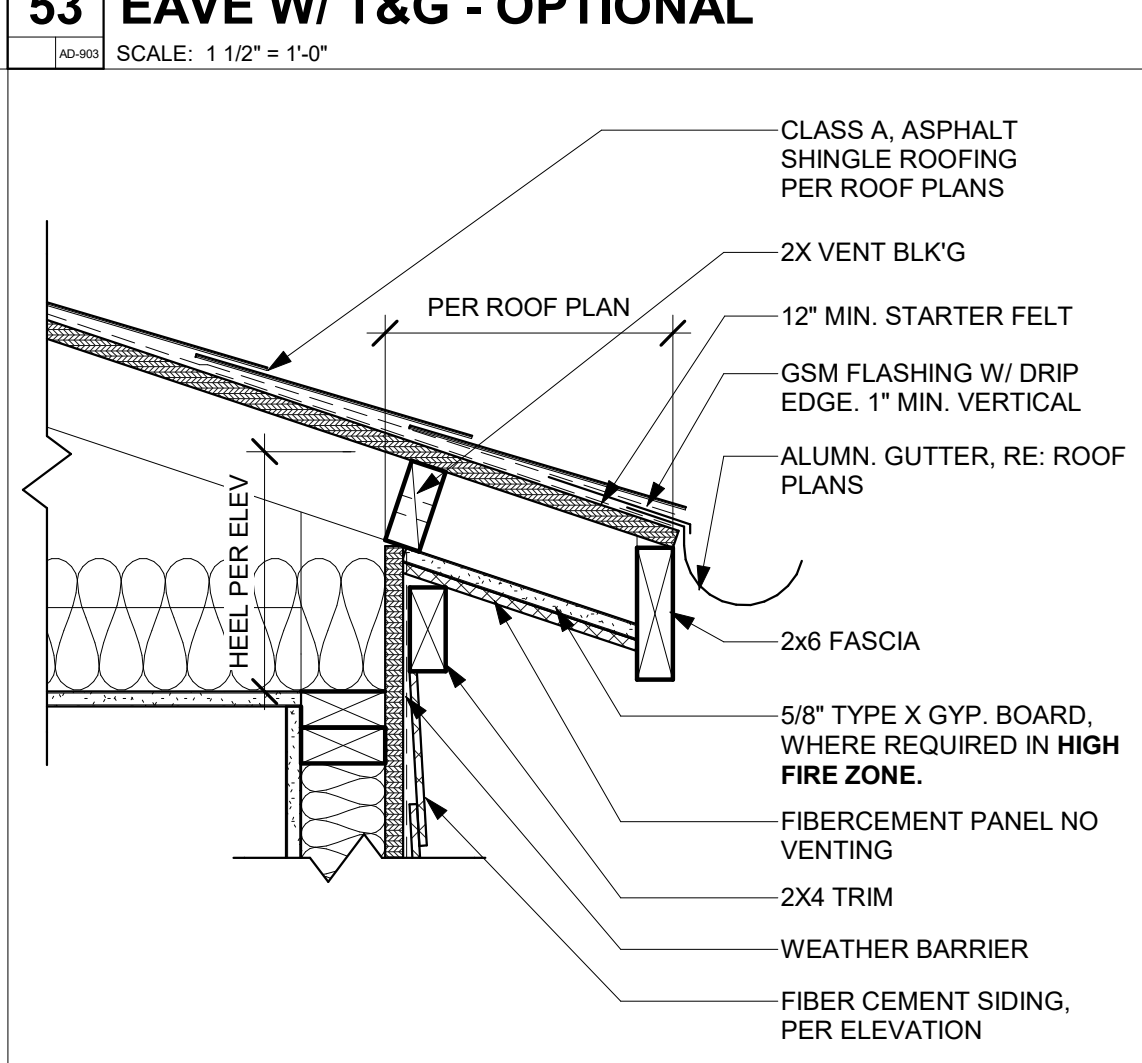
**33 OUTSIDE CORNER TRIM**

SCALE: 3" = 1'-0"



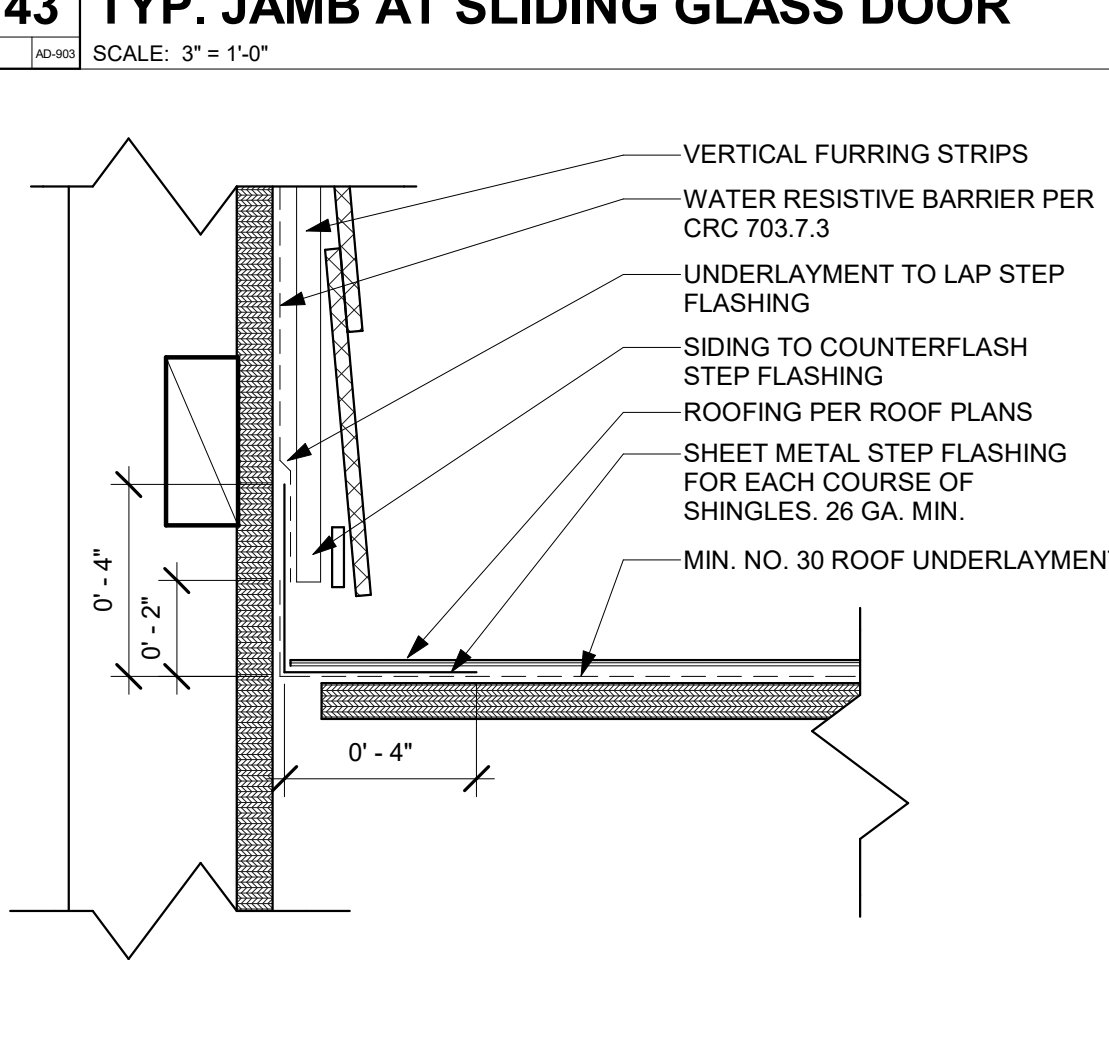
**22 TYP. WINDOW HEAD**

SCALE: 3" = 1'-0"



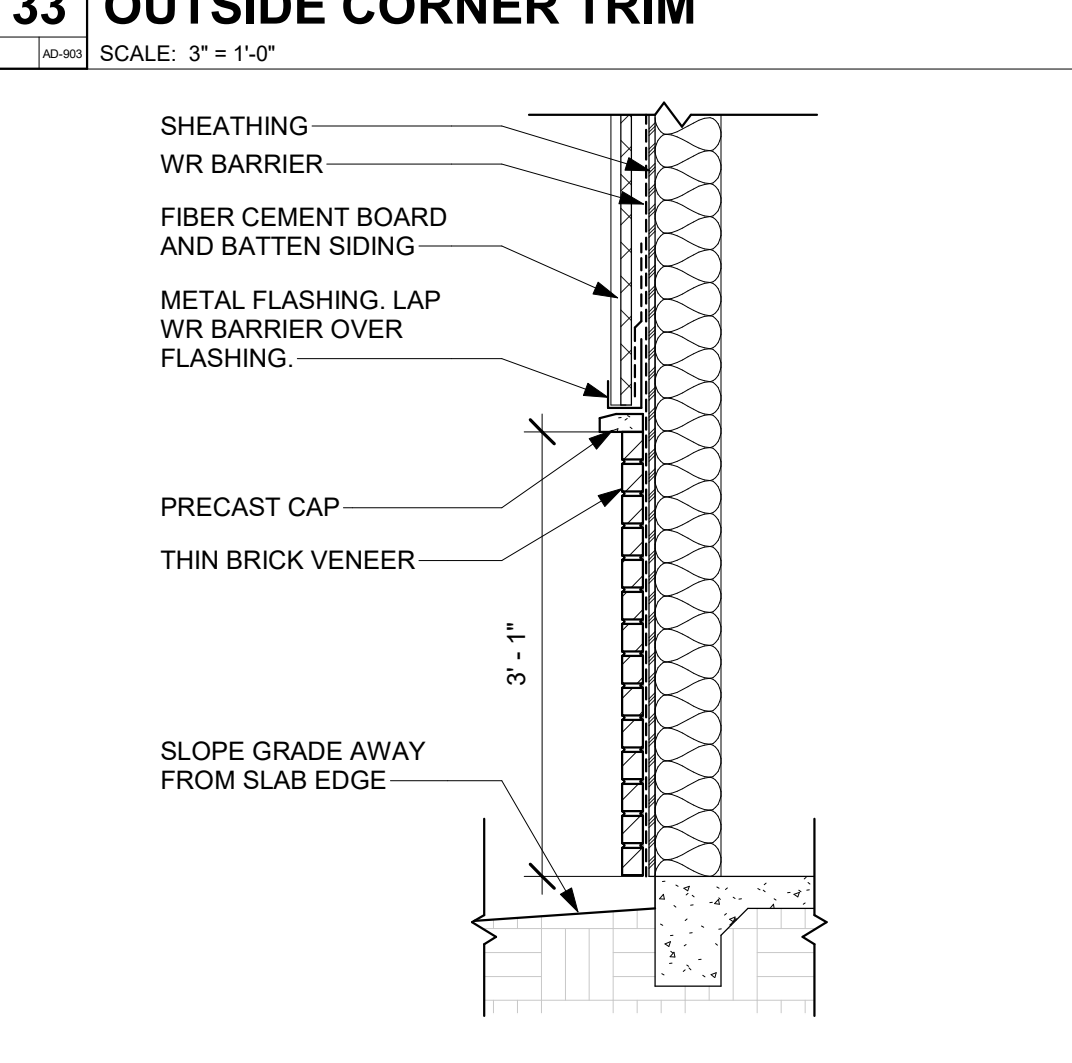
**54 EAVE @ FIBER CEMENT**

SCALE: 1 1/2" = 1'-0"



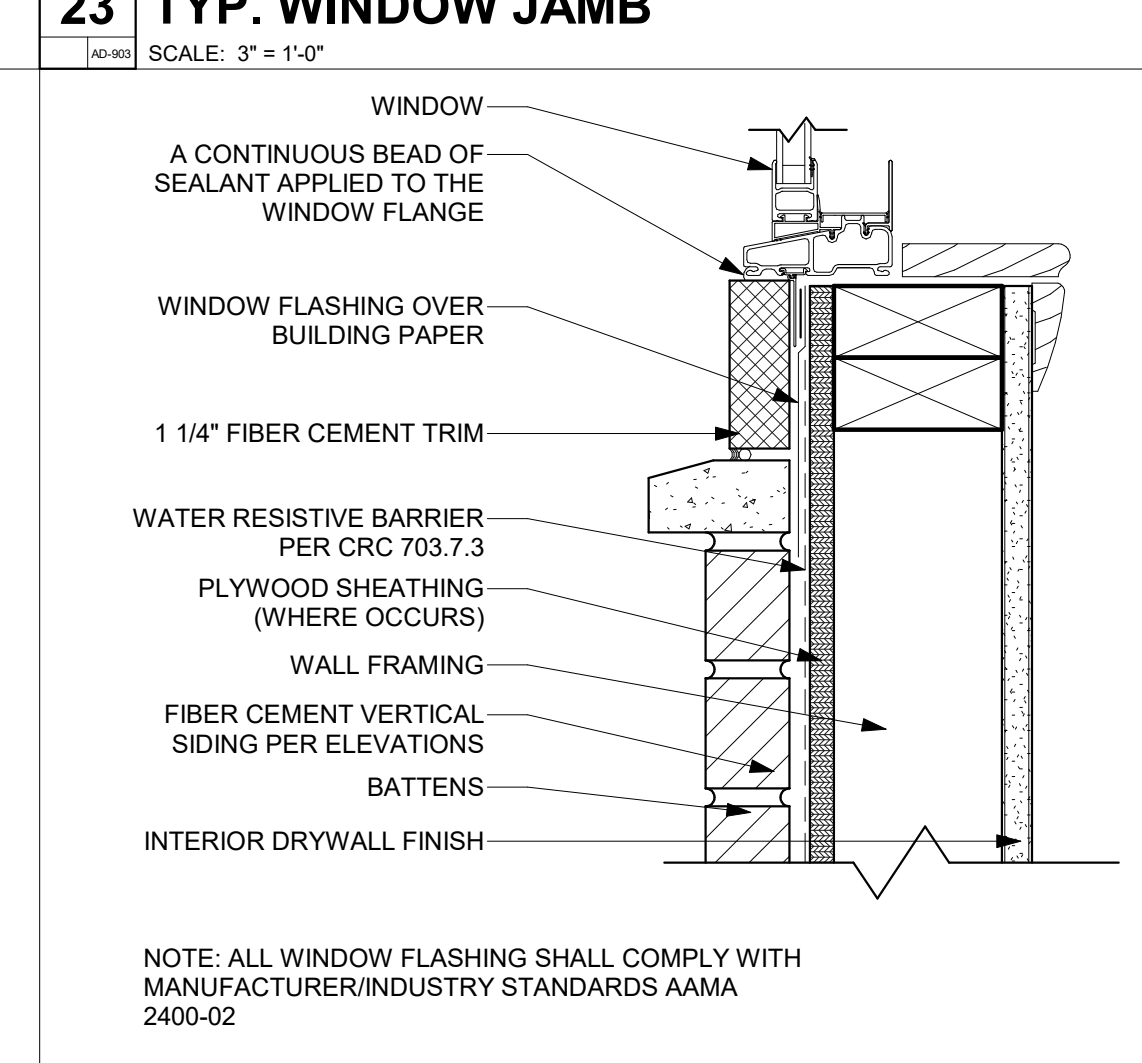
**44 SIDEWALL FLASHING @ LAP SIDING**

SCALE: 3" = 1'-0"



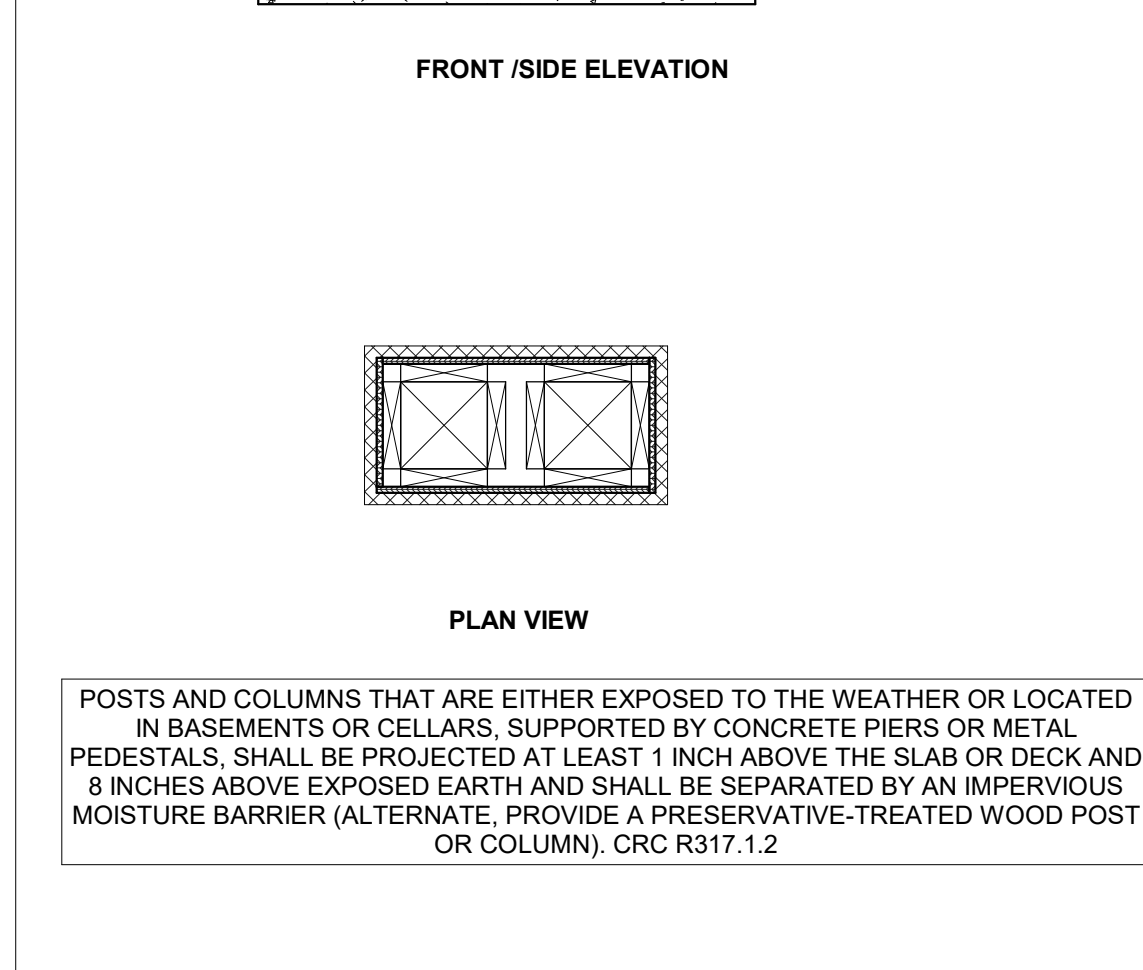
**34 BRICK VENEER WAINSCOT**

SCALE: 3/4" = 1'-0"



**23 TYP. WINDOW JAMB**

SCALE: 3" = 1'-0"



**14 POST CAP AND BASE**

SCALE: 3/4" = 1'-0"

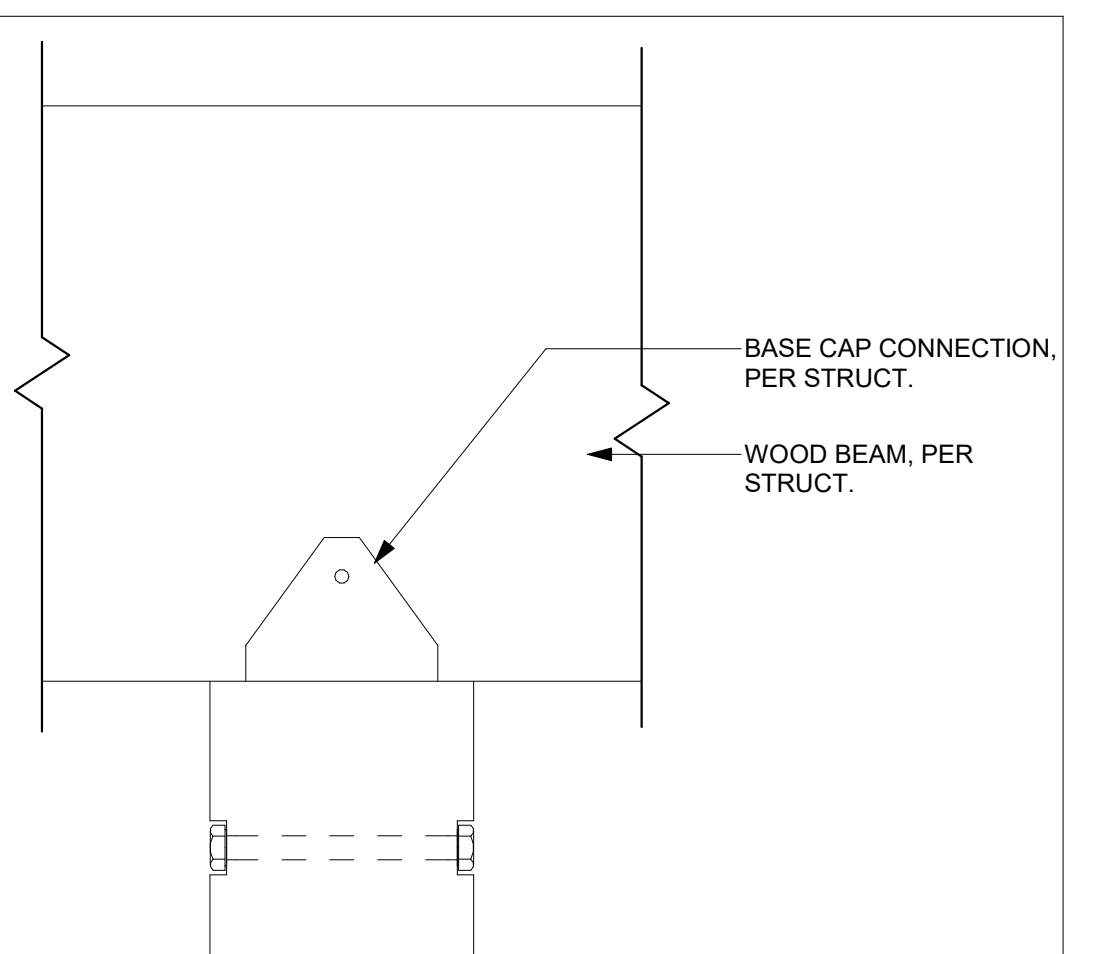
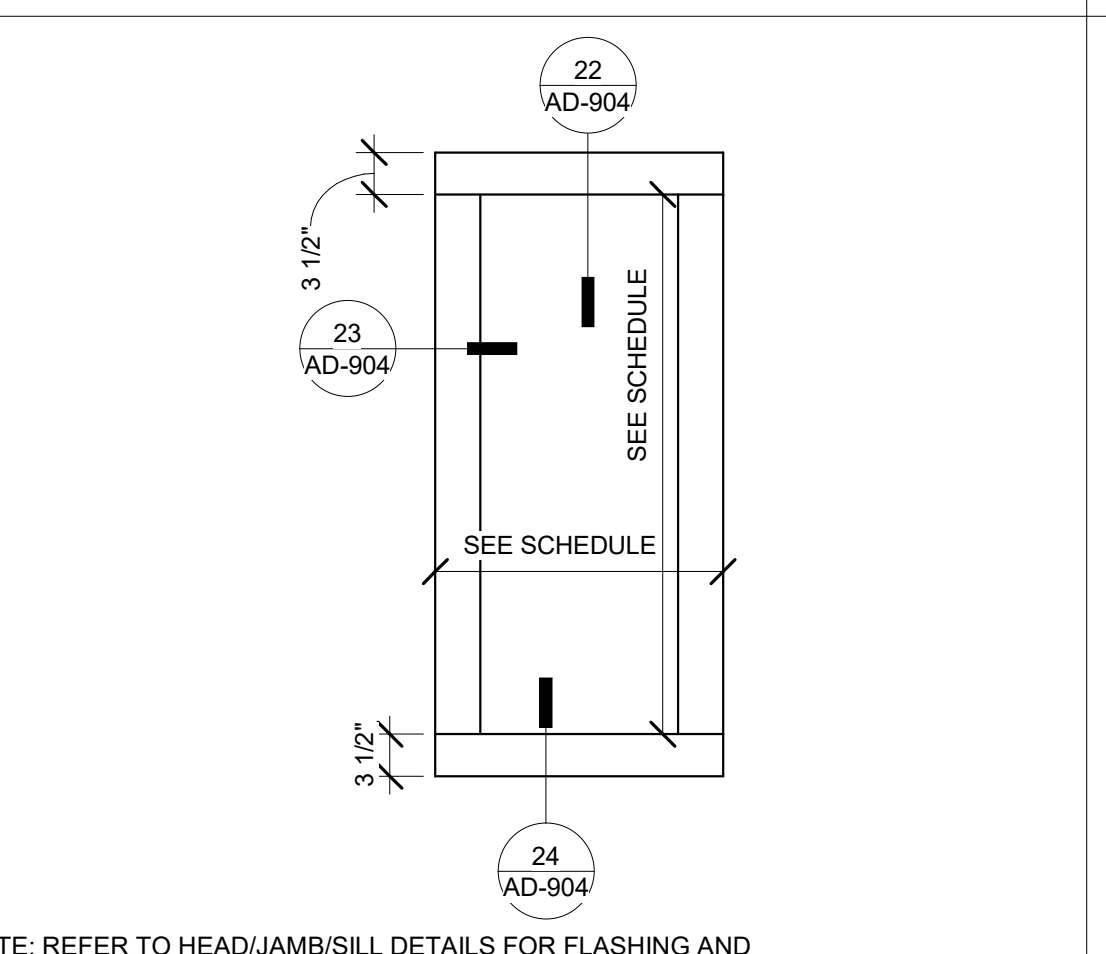
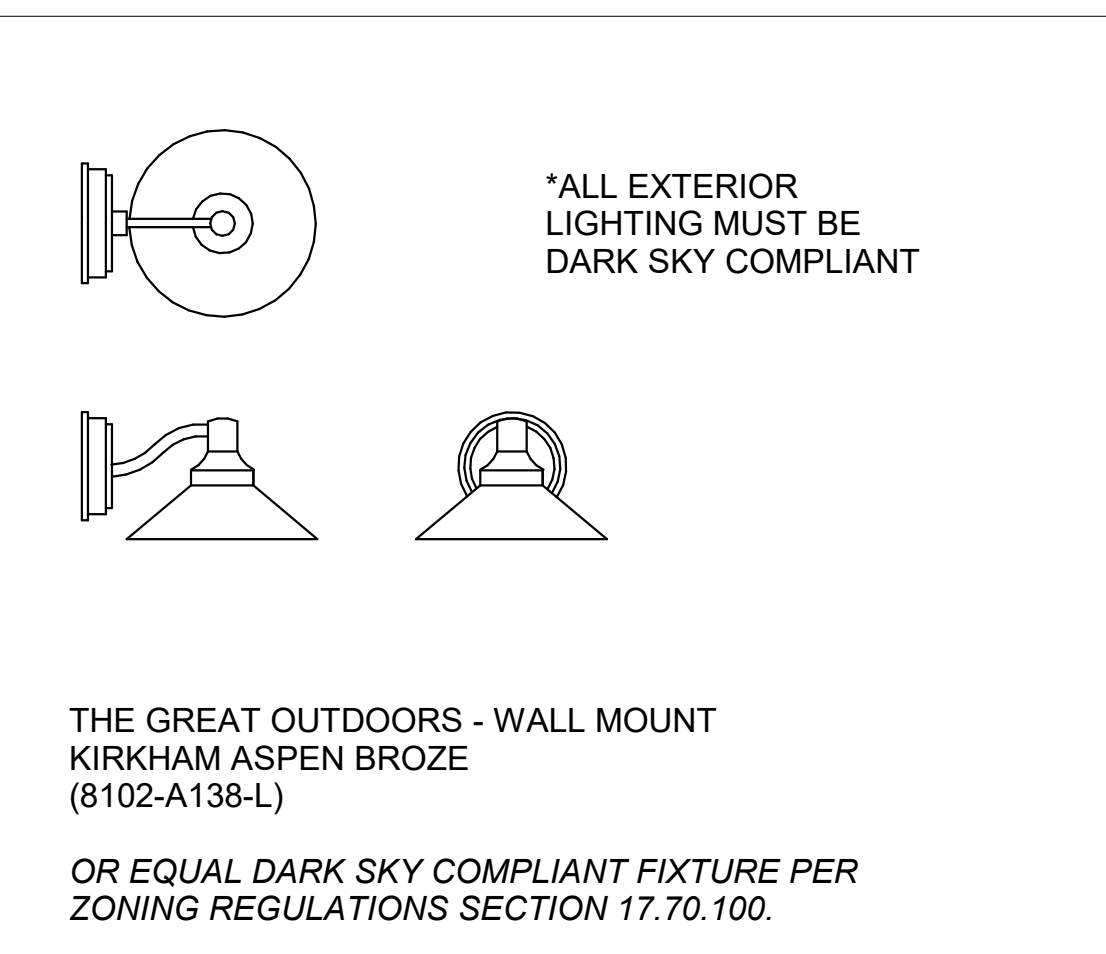
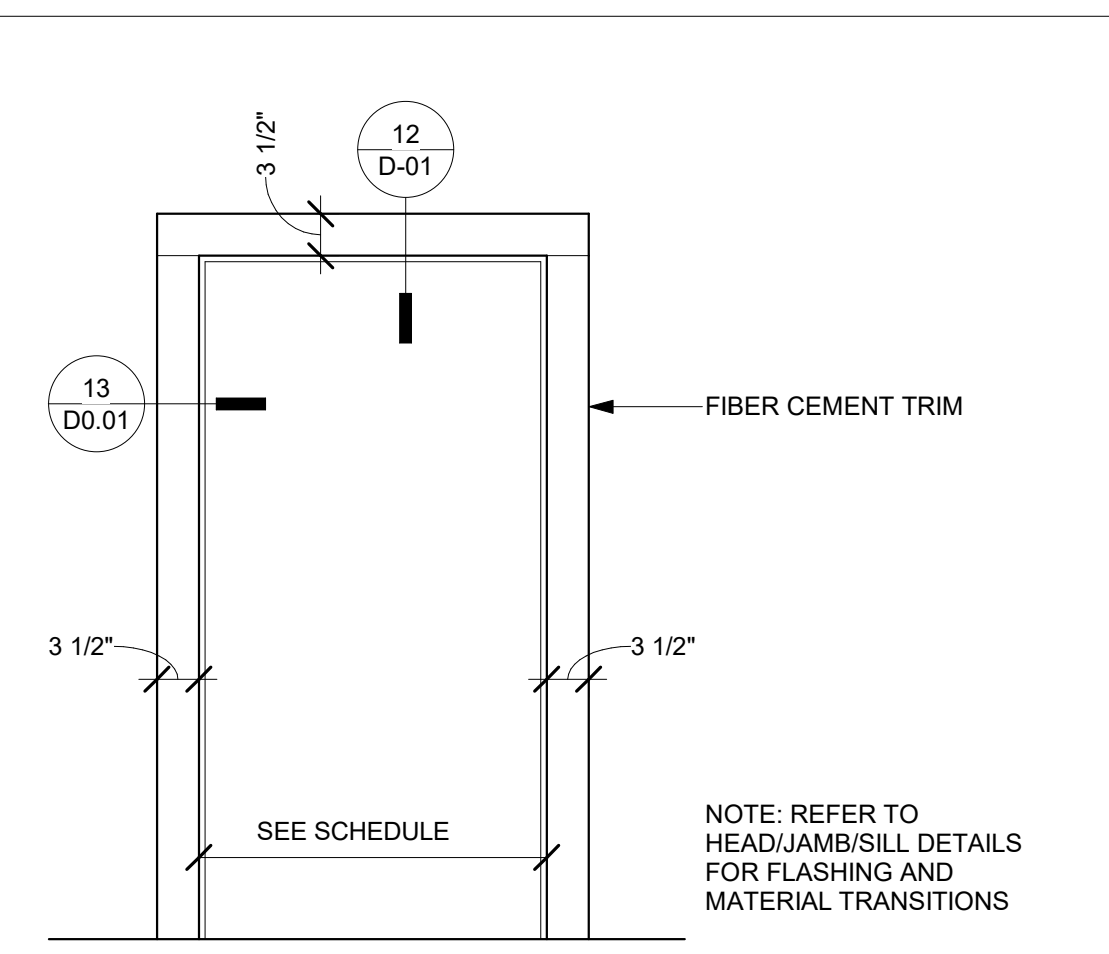
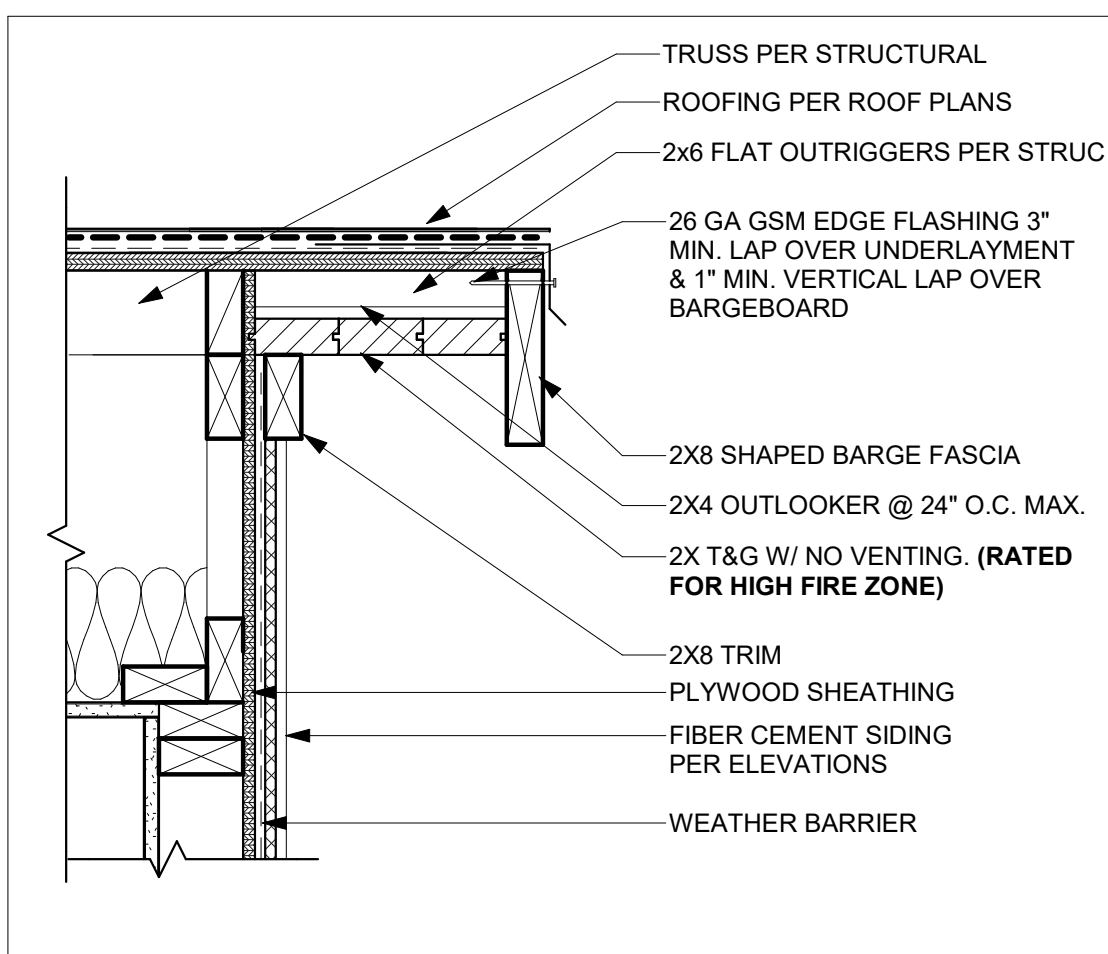
**NEWPORT BEACH ADU STANDARD PLANS**  
NEWPORT BEACH, CA  
**ARCHITECTURAL DETAILS - CALIFORNIA RANCH**

DATE: 09/26/23  
SHEET: AD-903

03/20/2023 2:17:54 PM C:\Users\mjferreira\Documents\2516-01-CU21\_Newport Beach ADUs\_2022\_CENTRAL\_PUBLIC SET\_mjferreira.rvt



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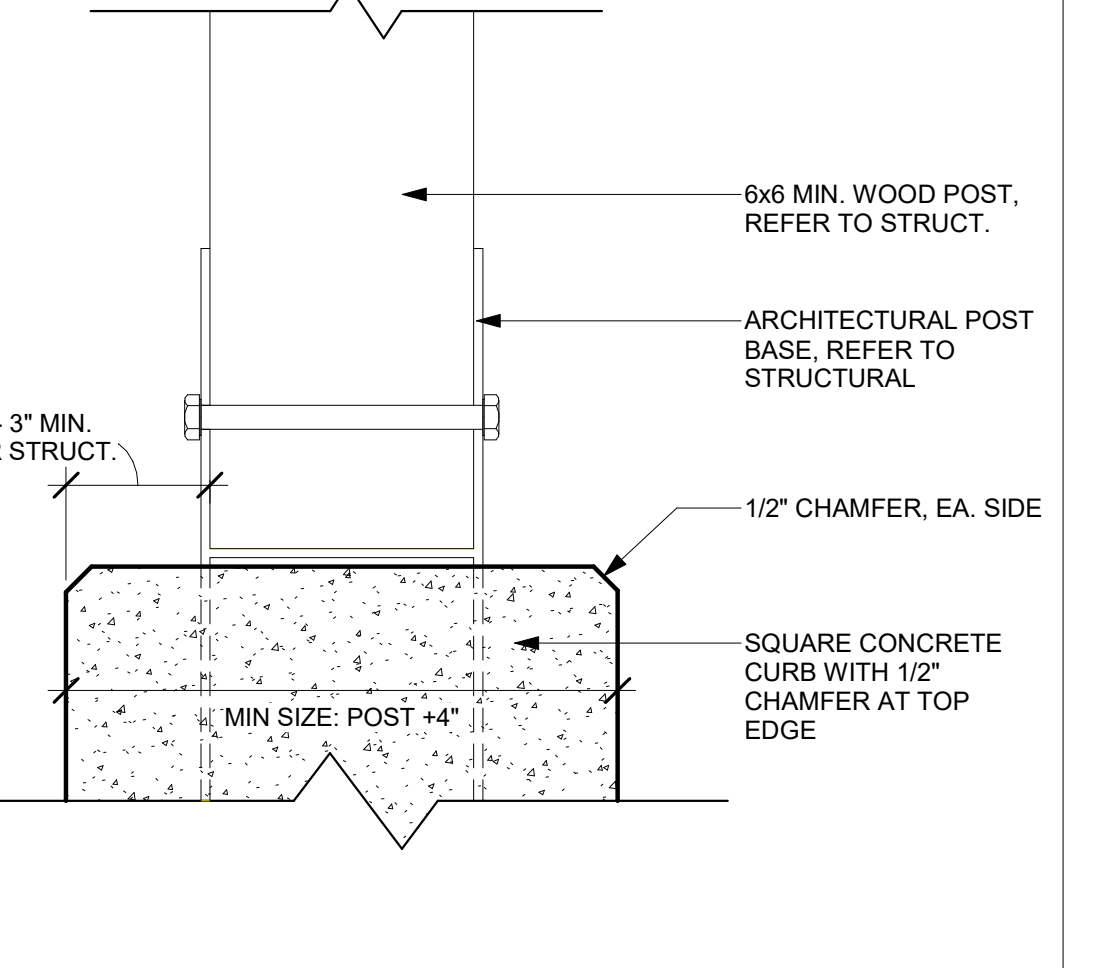
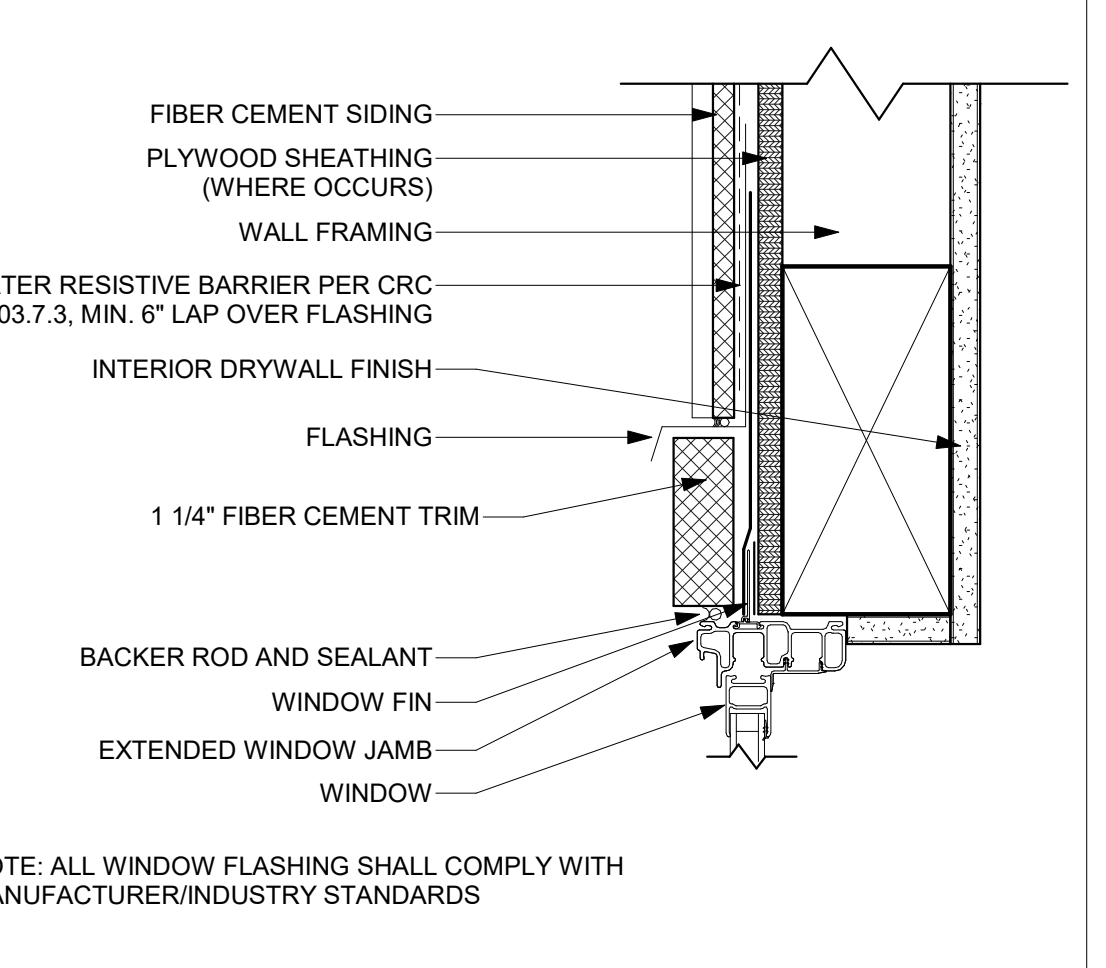
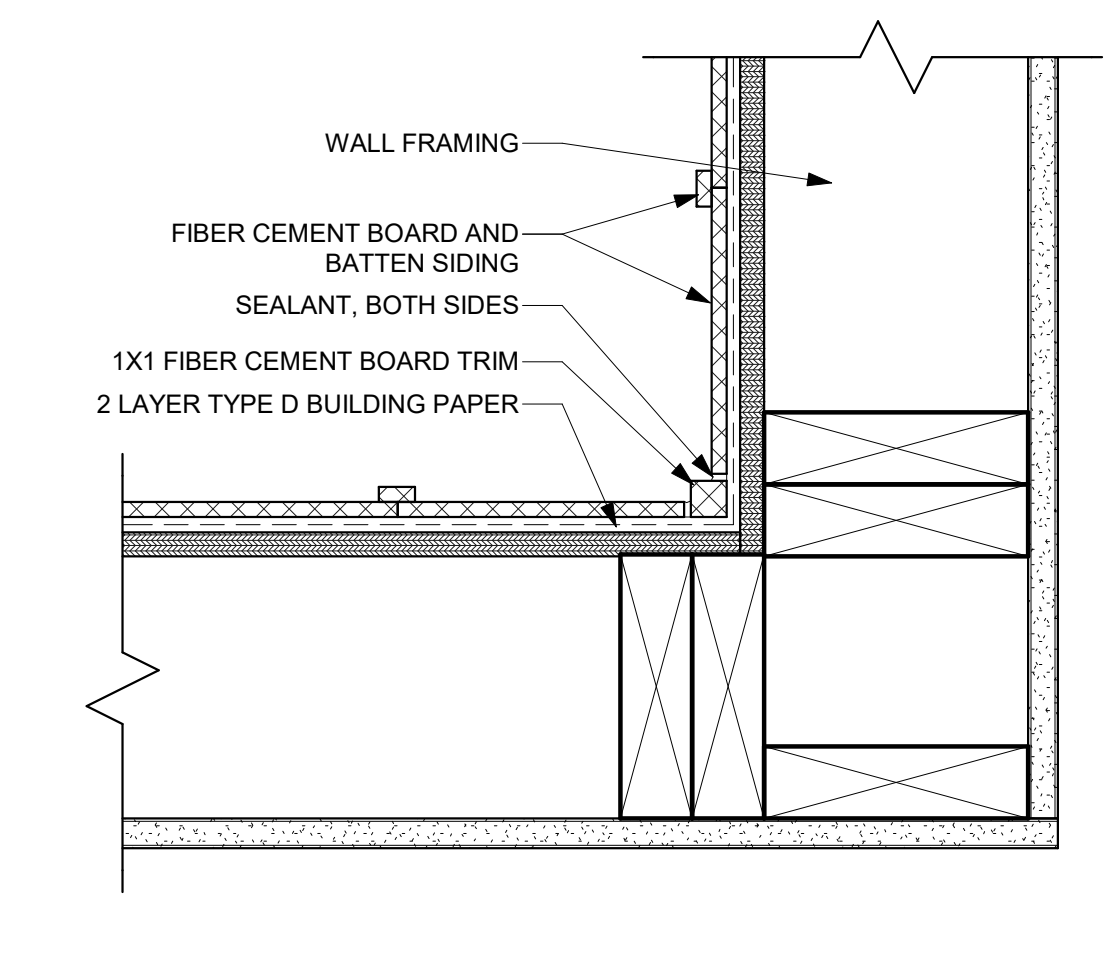
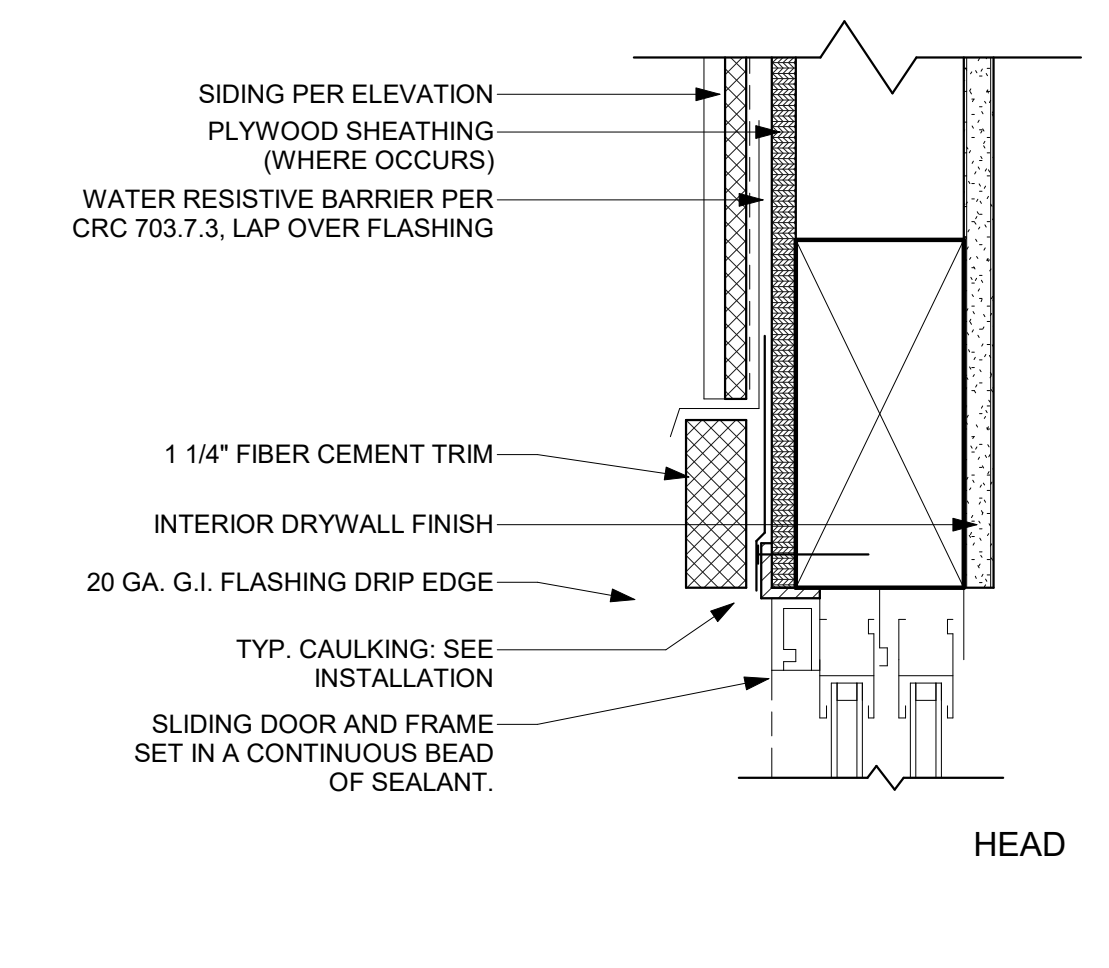
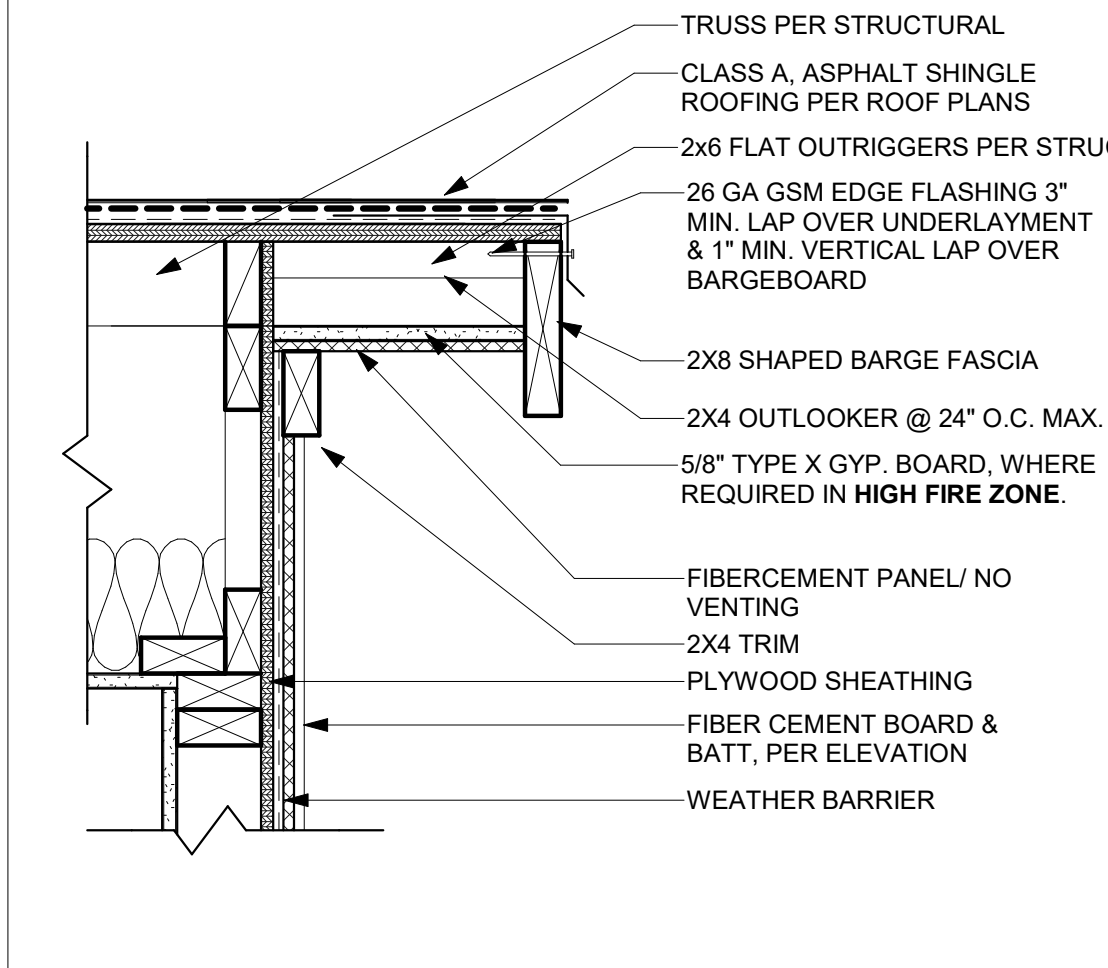


**51 RAKE W/ T&G**  
SCALE: 1 1/2" = 1'-0"

**41 TYP. DOOR TRIM**  
SCALE: 3/4" = 1'-0"

**31 TYP. LIGHT FIXTURE - CFA**  
SCALE: 1 1/2" = 1'-0"

**21 WINDOW TRIM**  
SCALE: 3/4" = 1'-0"



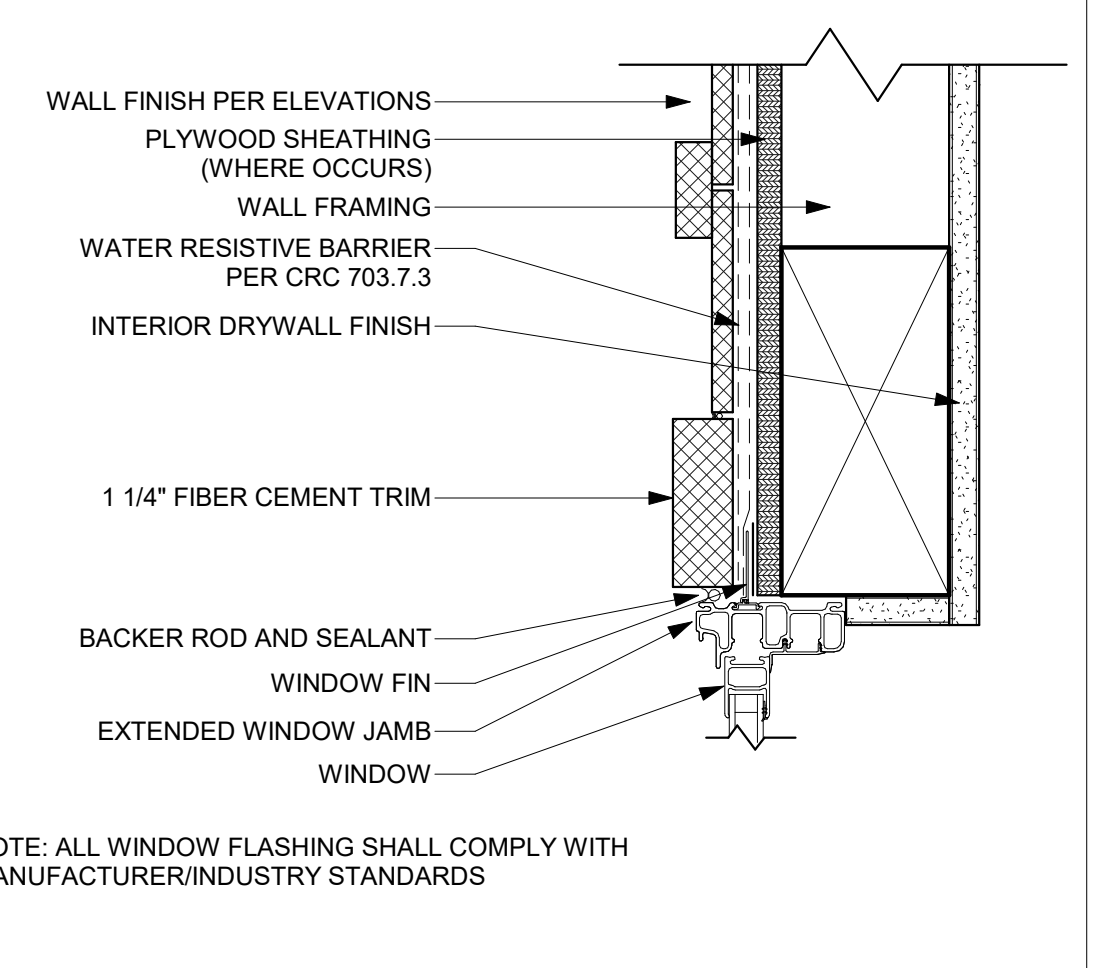
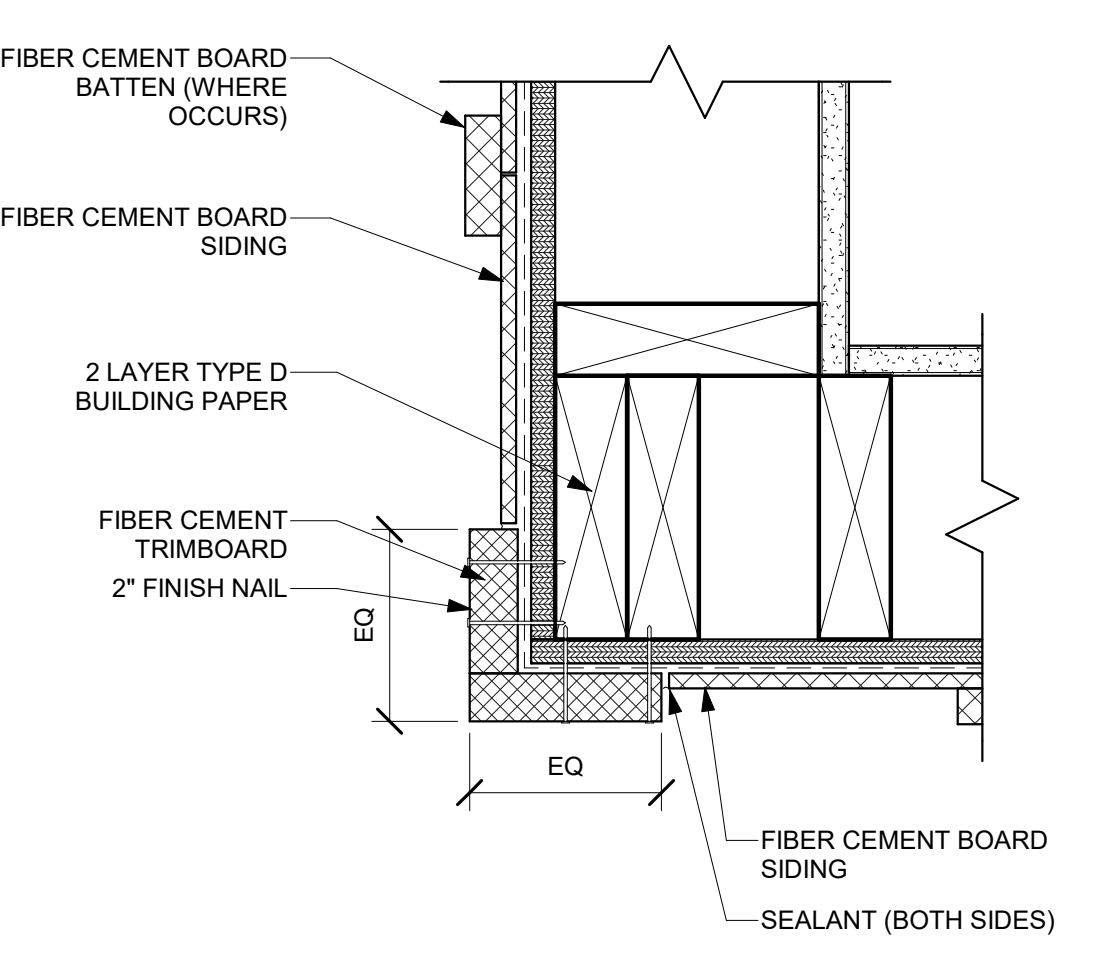
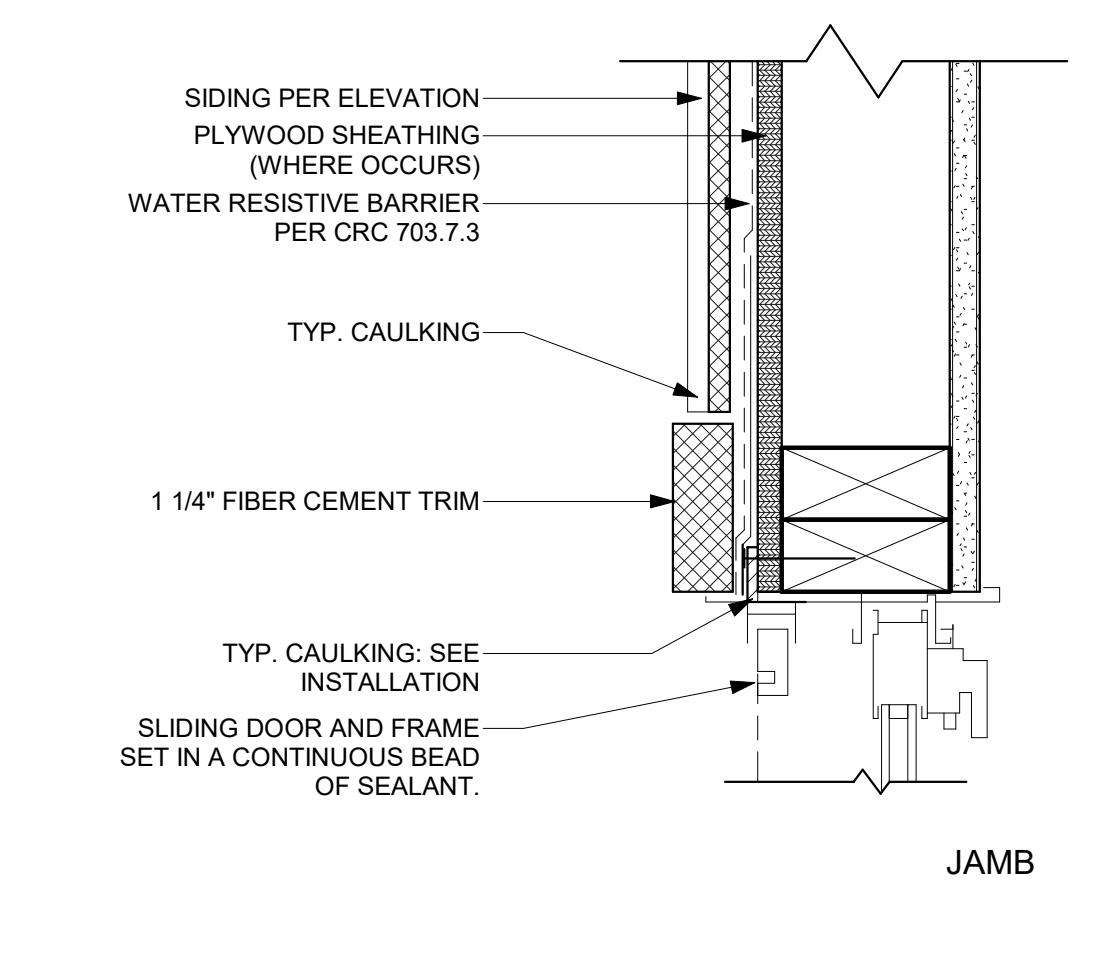
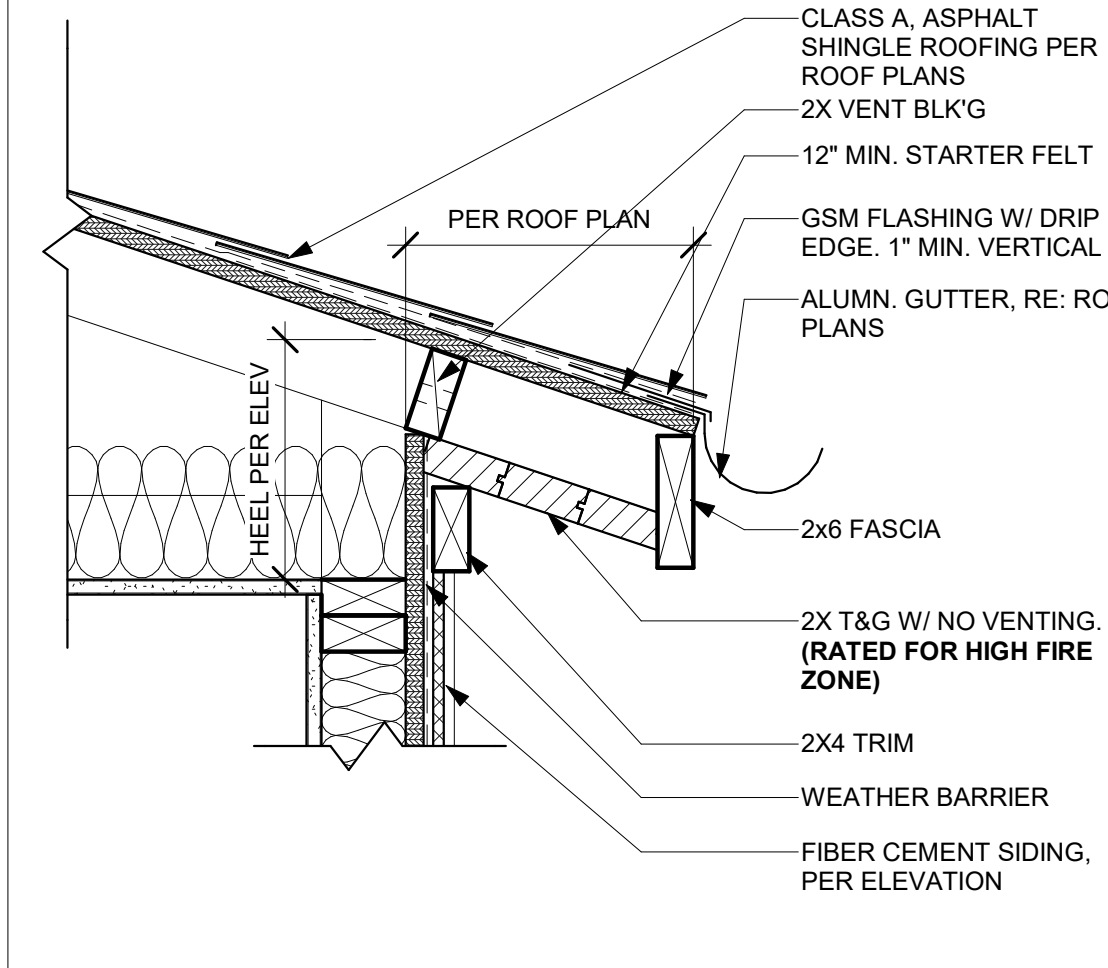
**52 RAKE W/ FIBER CEMENT**  
SCALE: 1 1/2" = 1'-0"

**42 TYP. SLIDING GLASS DOOR TRIM**  
SCALE: 3/4" = 1'-0"

**32 INSIDE CORNER TRIM**  
SCALE: 3/4" = 1'-0"

**22 TYP. WINDOW HEAD**  
SCALE: 3/4" = 1'-0"

**12 POST CAP AND BASE**  
SCALE: 3/4" = 1'-0"



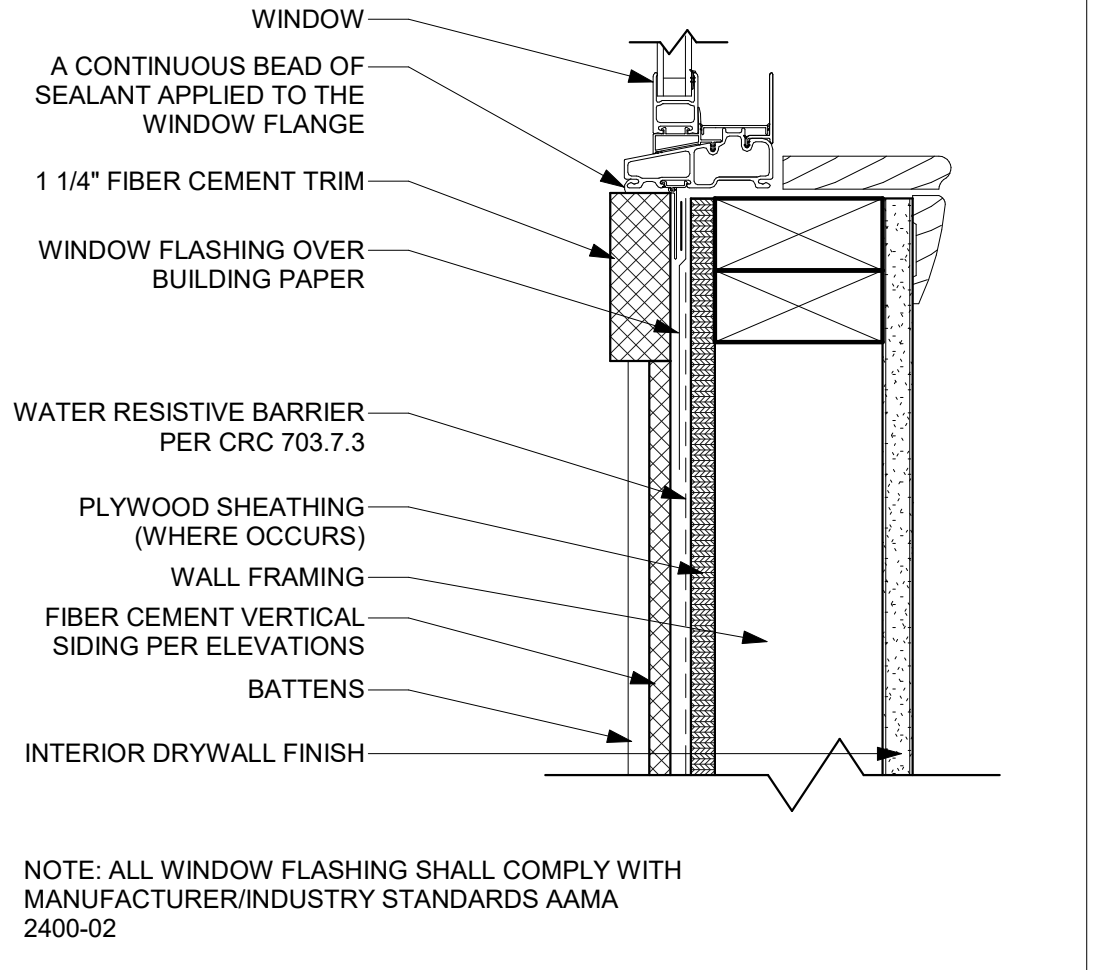
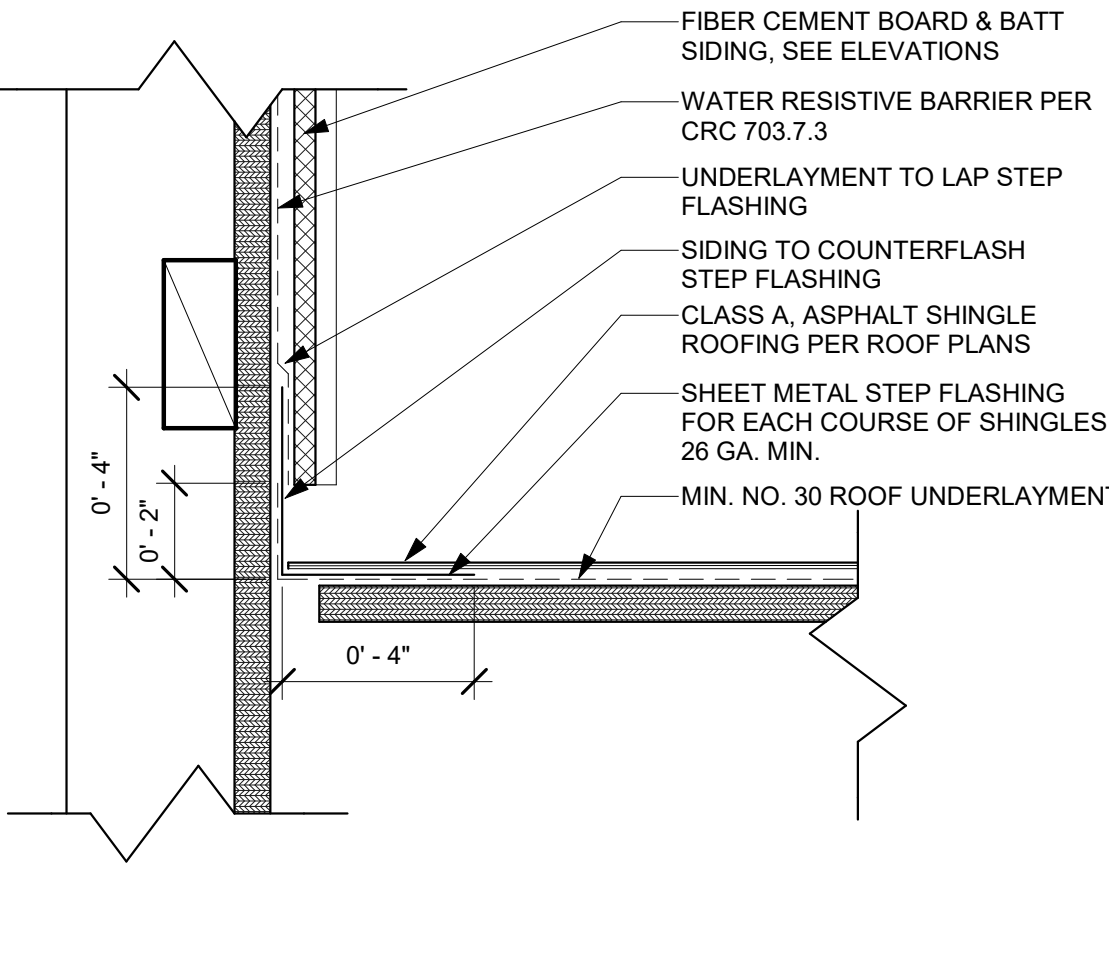
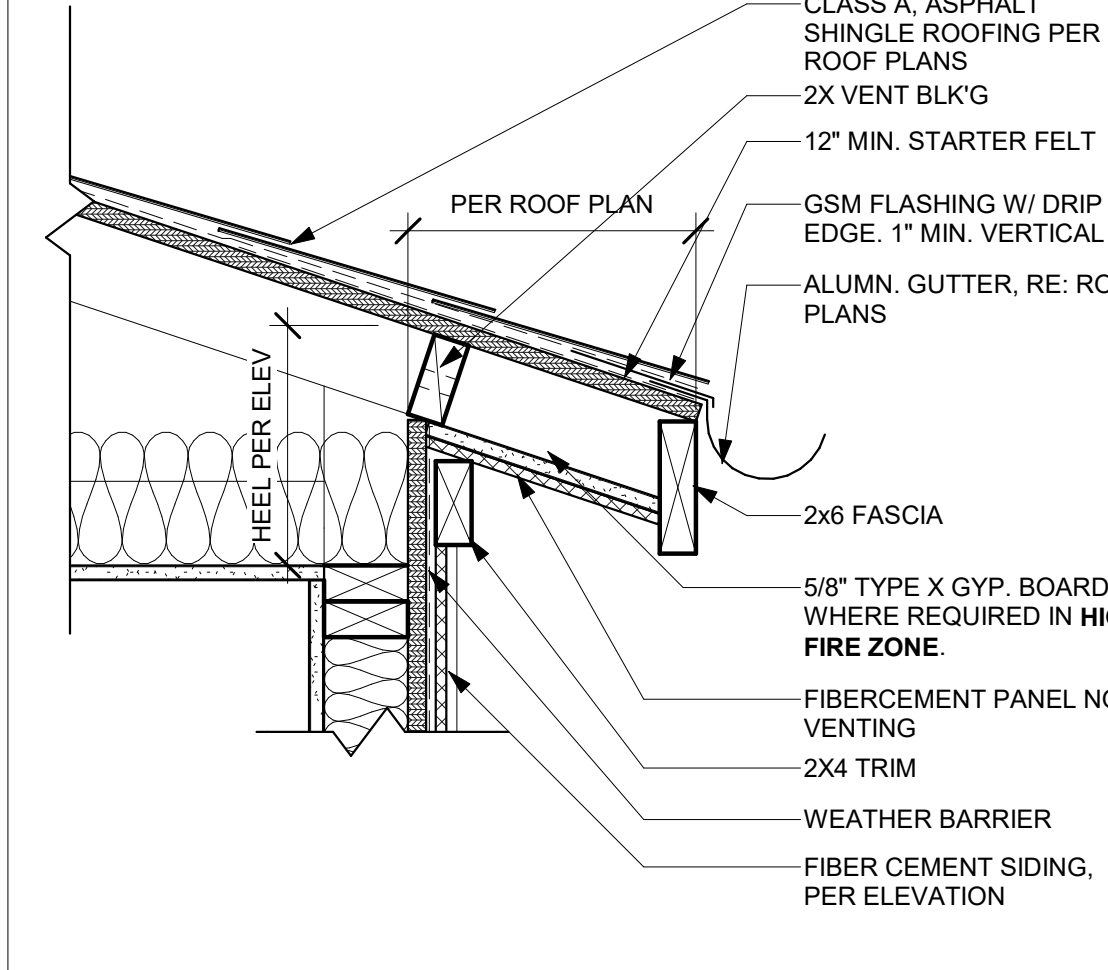
**53 EAVE W/ T&G**  
SCALE: 1 1/2" = 1'-0"

**43 TYP. JAMB AT SLIDING GLASS DOOR**  
SCALE: 3/4" = 1'-0"

**33 OUTSIDE CORNER**  
SCALE: 3/4" = 1'-0"

**23 TYP. WINDOW JAMB-FIBER CEMENT**  
SCALE: 3/4" = 1'-0"

**12 POST CAP AND BASE**  
SCALE: 3/4" = 1'-0"



**54 EAVE W/ FIBER CEMENT**  
SCALE: 1 1/2" = 1'-0"

**44 SIDEWALL FLASHING @ LAP SIDING**  
SCALE: 3/4" = 1'-0"

**33 OUTSIDE CORNER**  
SCALE: 3/4" = 1'-0"

**24 TYP. WINDOW SILL-BOARD & BATT**  
SCALE: 3/4" = 1'-0"

**12 POST CAP AND BASE**  
SCALE: 3/4" = 1'-0"

**NEWPORT BEACH ADU STANDARD PLANS**  
NEWPORT BEACH, CA  
**ARCHITECTURAL DETAILS - CONTEMPORARY FARMHOUSE**

DATE  
09/26/23  
SHEET  
**AD-904**

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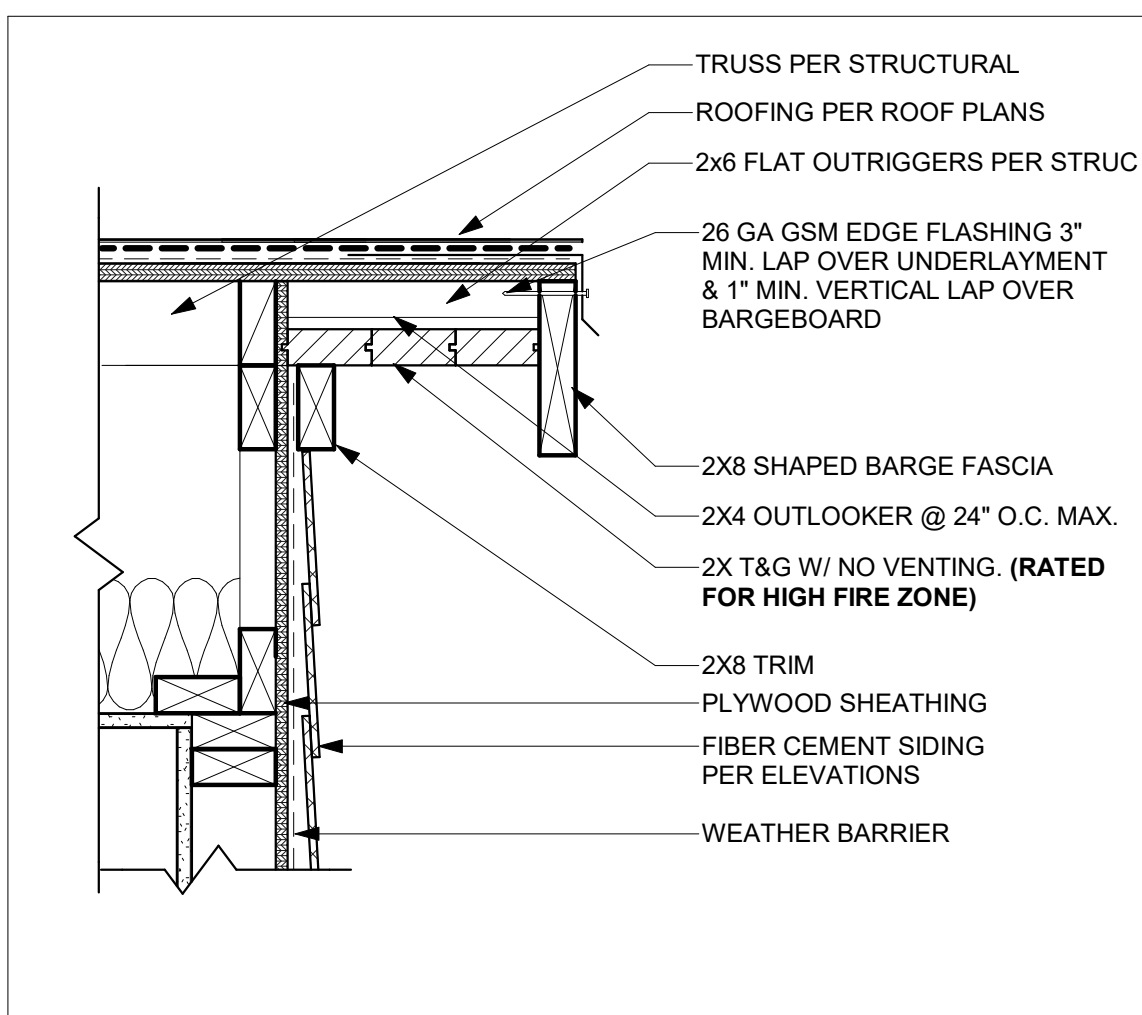
**NEWPORT BEACH ADU STANDARD PLANS**  
NEWPORT BEACH, CA

**ARCHITECTURAL DETAILS - COASTAL COTTAGE**

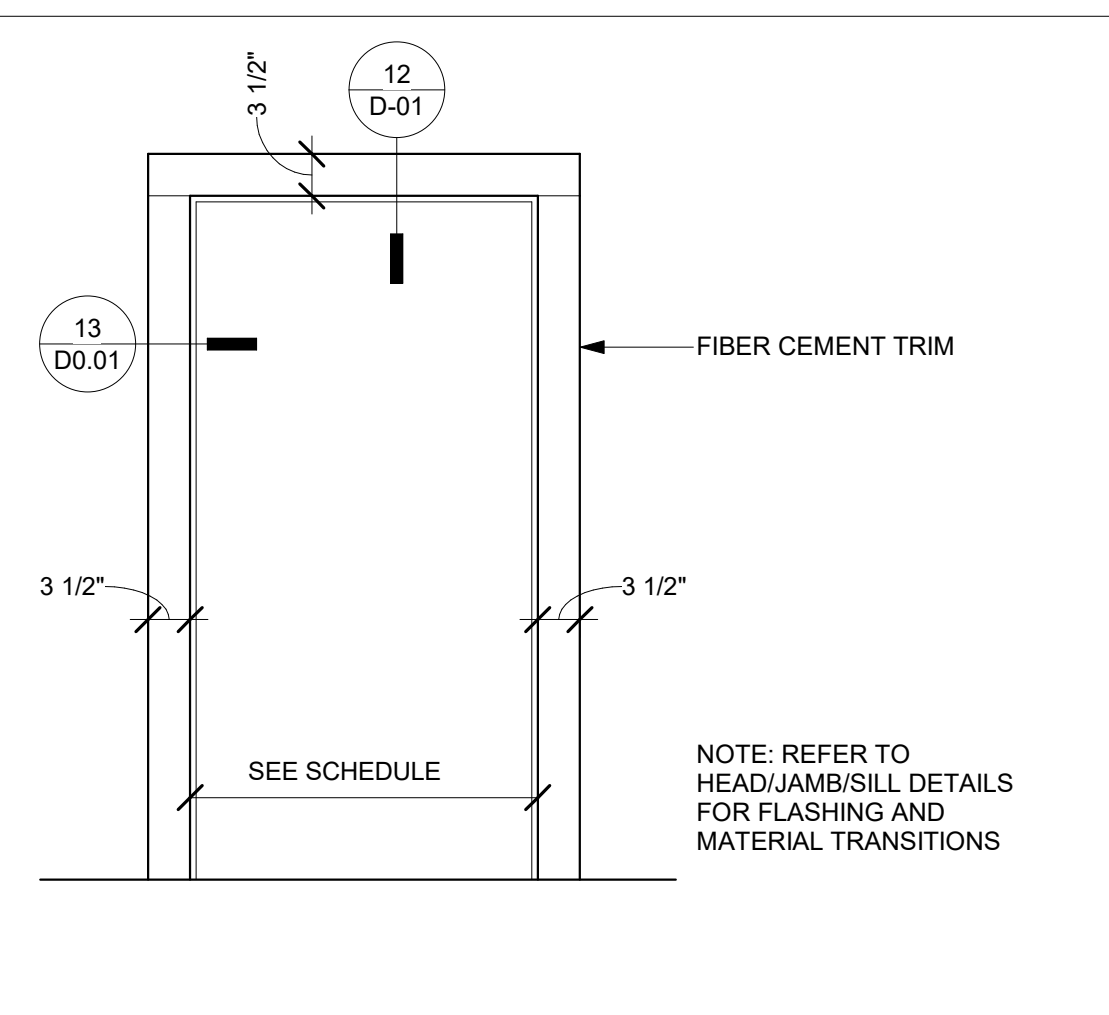
DATE  
09/26/23

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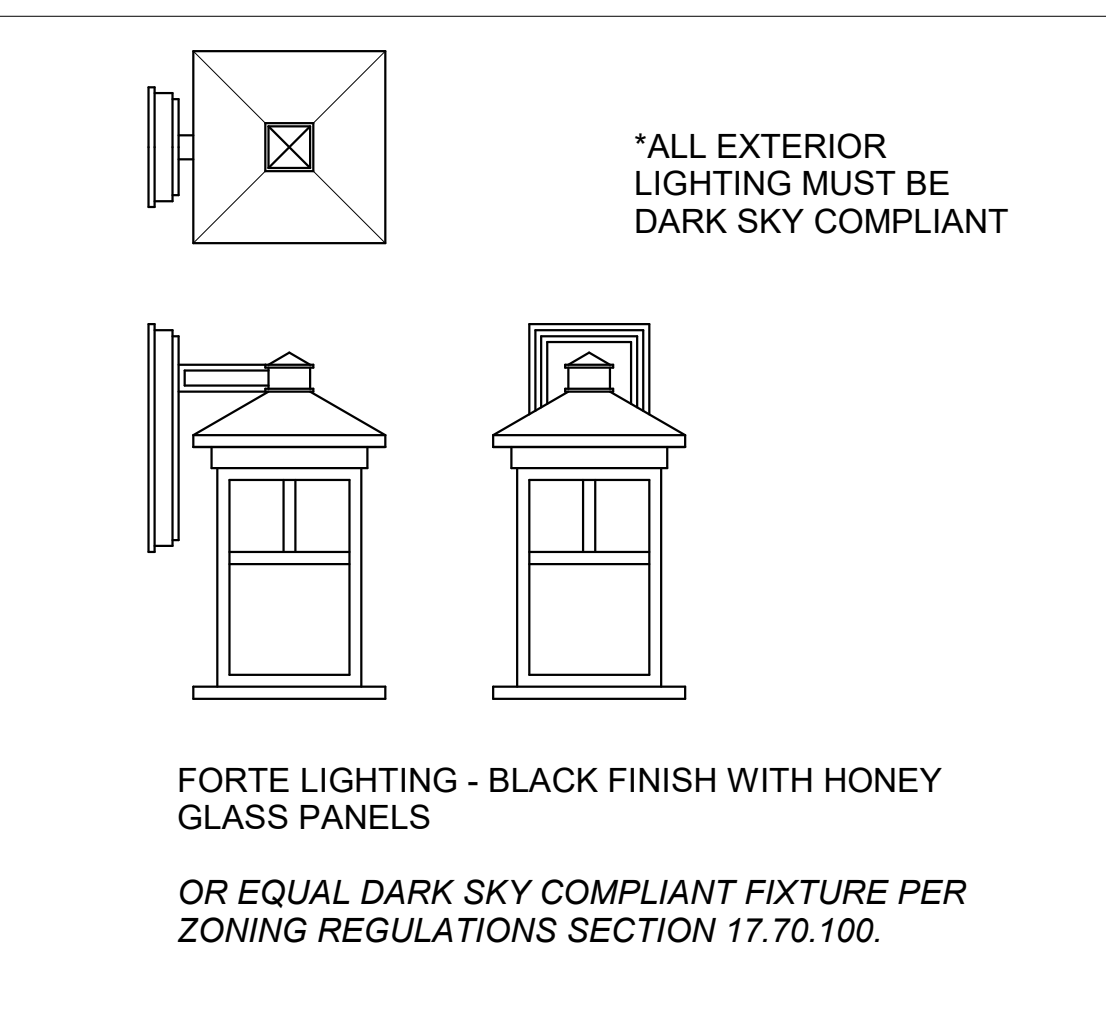
AD-905



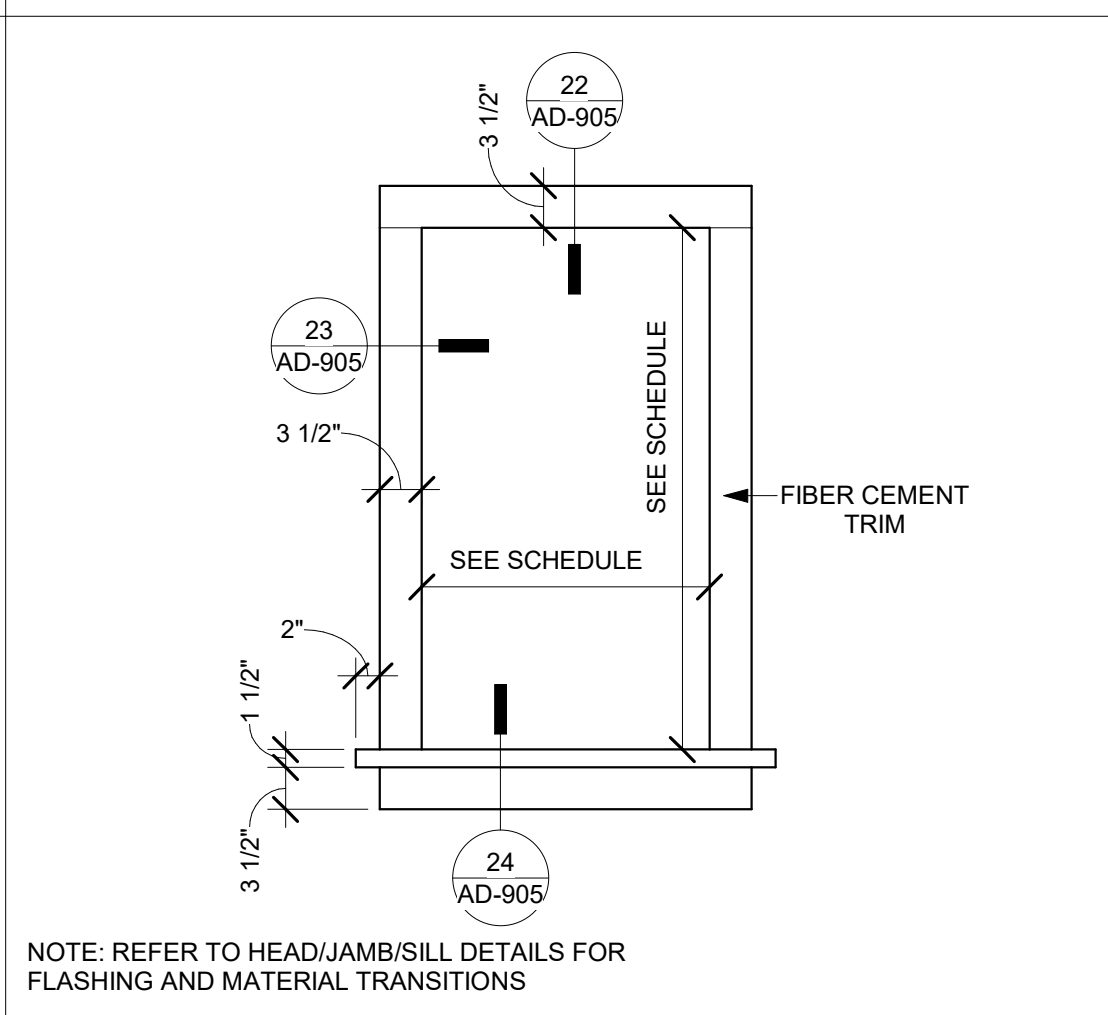
**51 RAKE W/ T&G**  
SCALE: 1 1/2" = 1'-0"



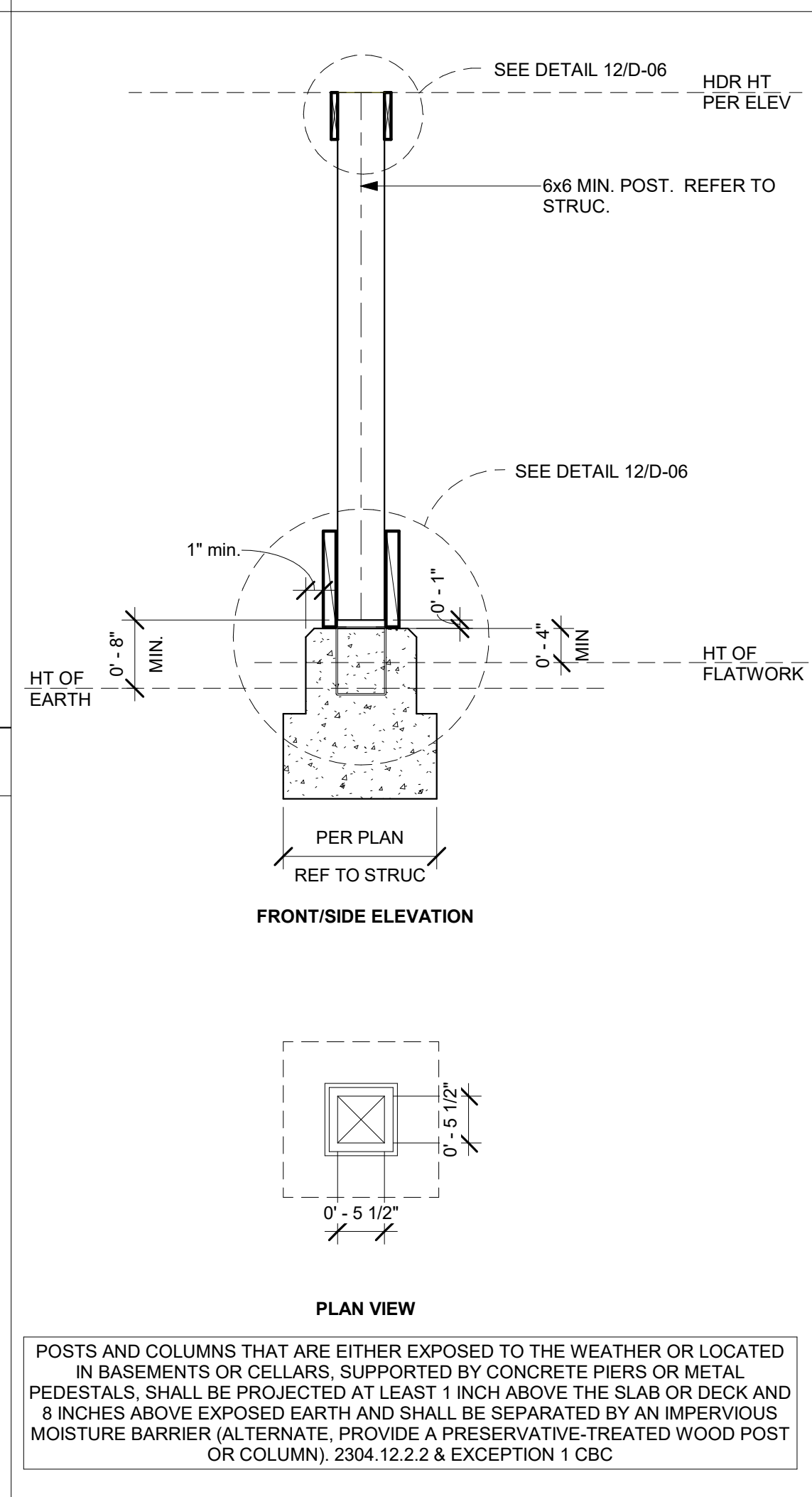
**41 DOOR TRIM**  
SCALE: 3/4" = 1'-0"



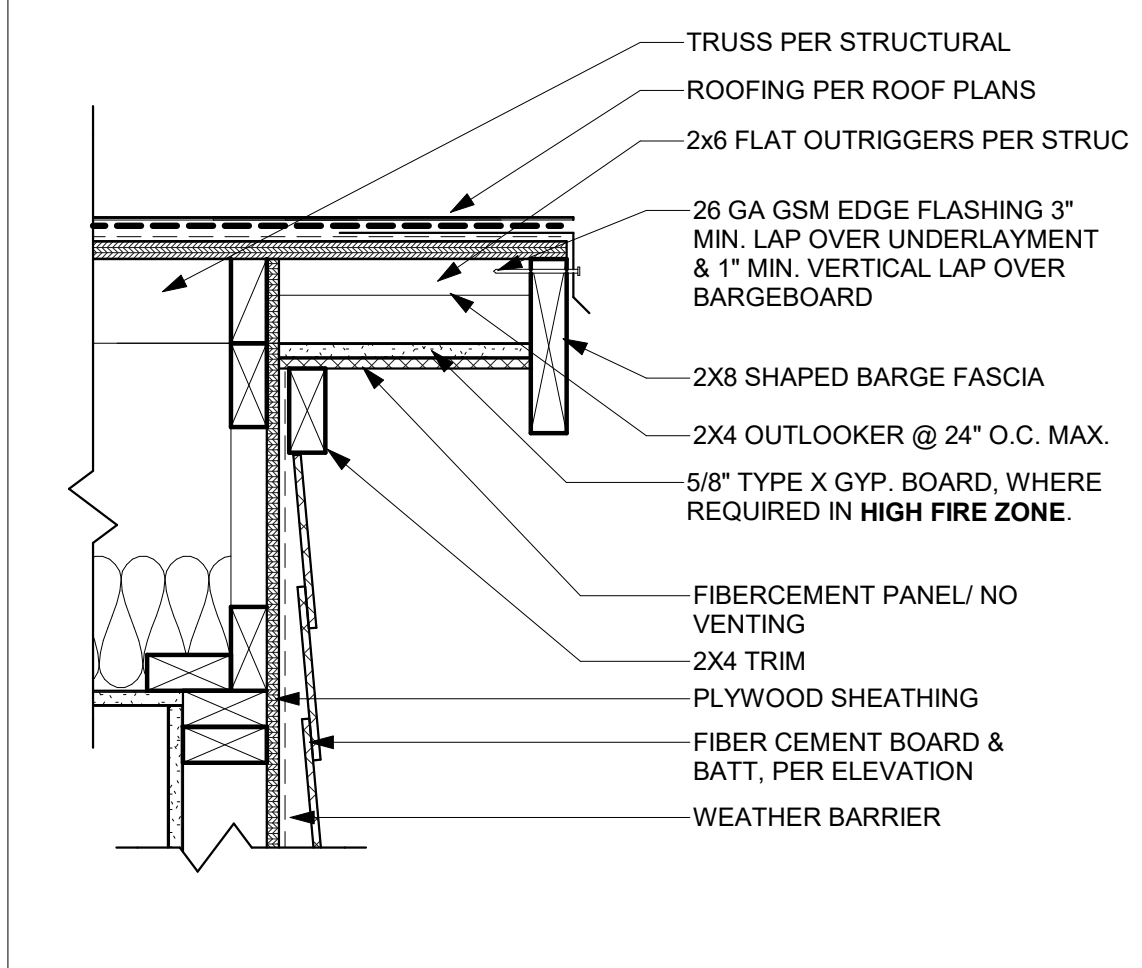
**31 TYP. LIGHT FIXTURE**  
SCALE: 1 1/2" = 1'-0"



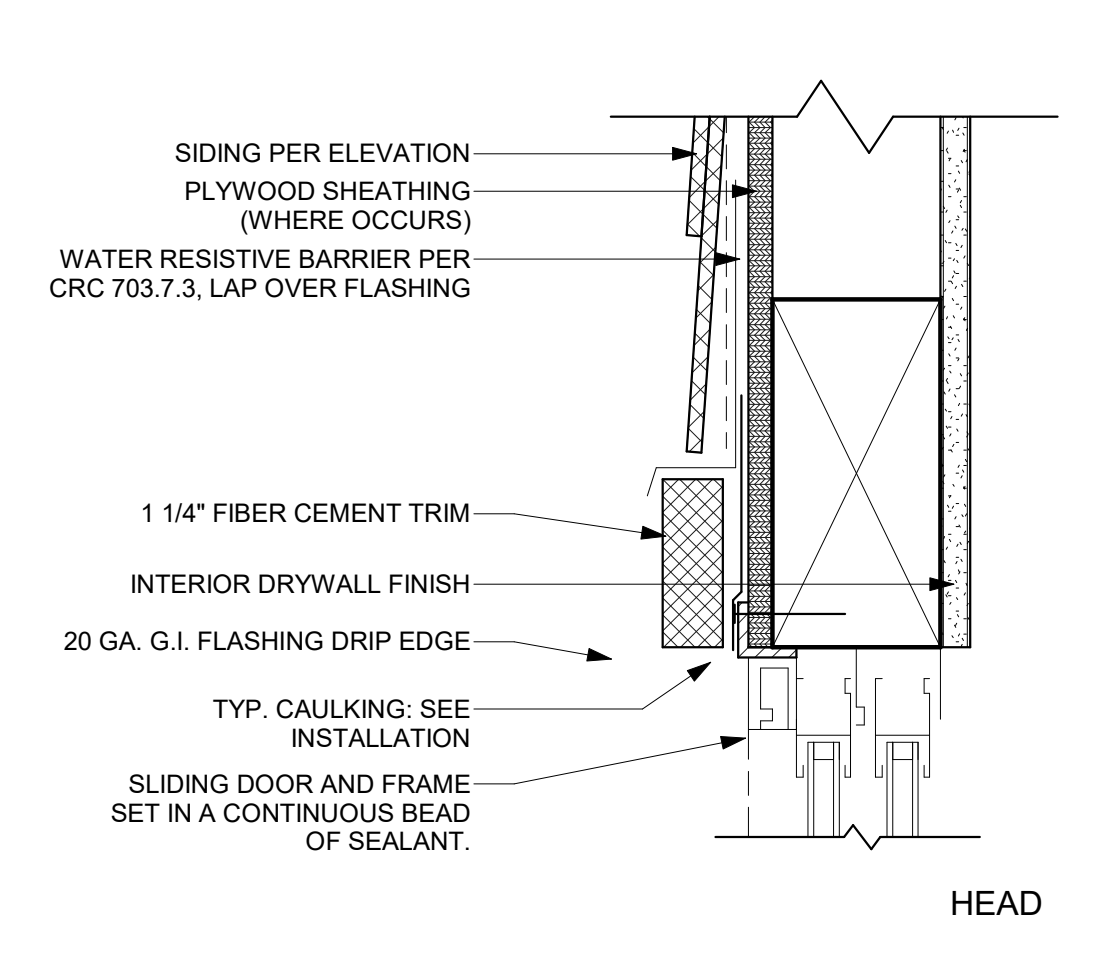
**21 WINDOW TRIM**  
SCALE: 3/4" = 1'-0"



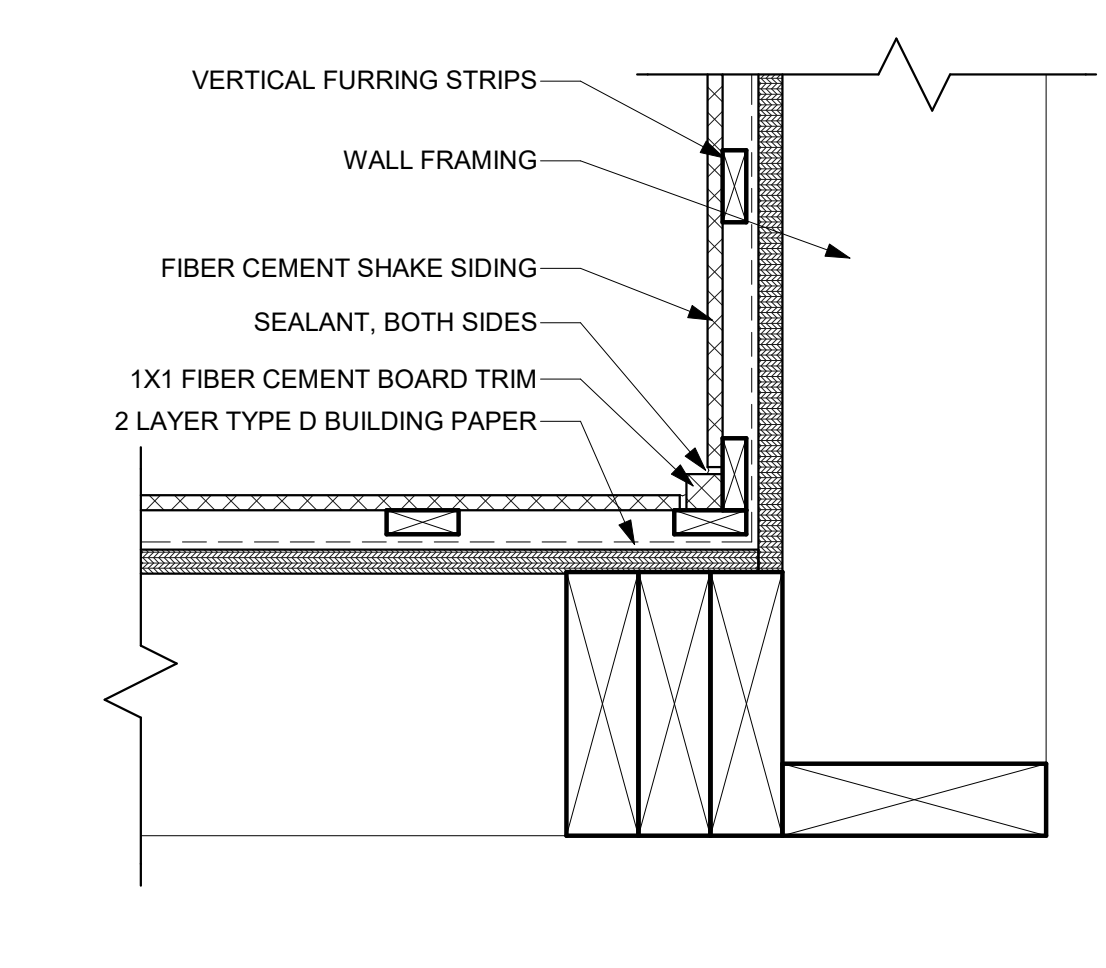
**12 POST CAP AND BASE**  
SCALE: 3/4" = 1'-0"



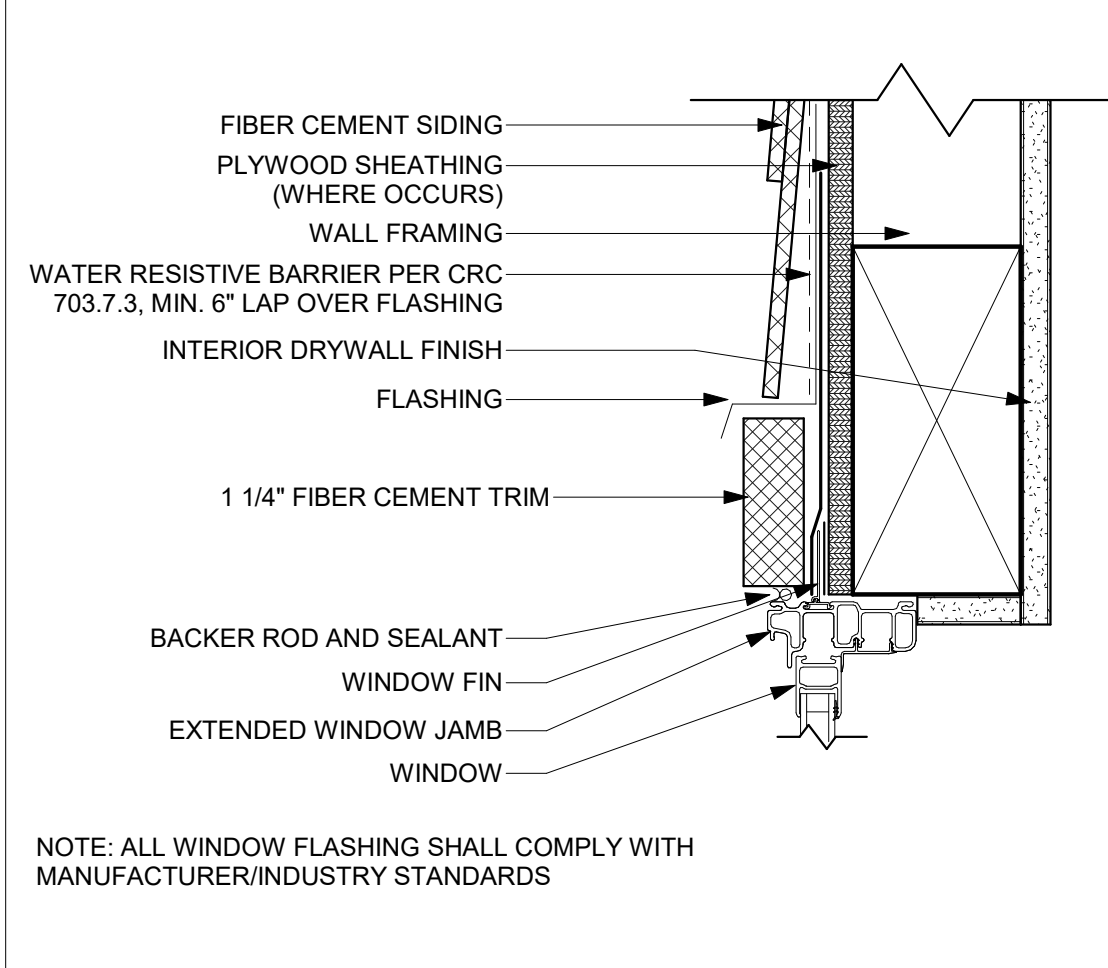
**52 RAKE @ FIBER CEMENT**  
SCALE: 1 1/2" = 1'-0"



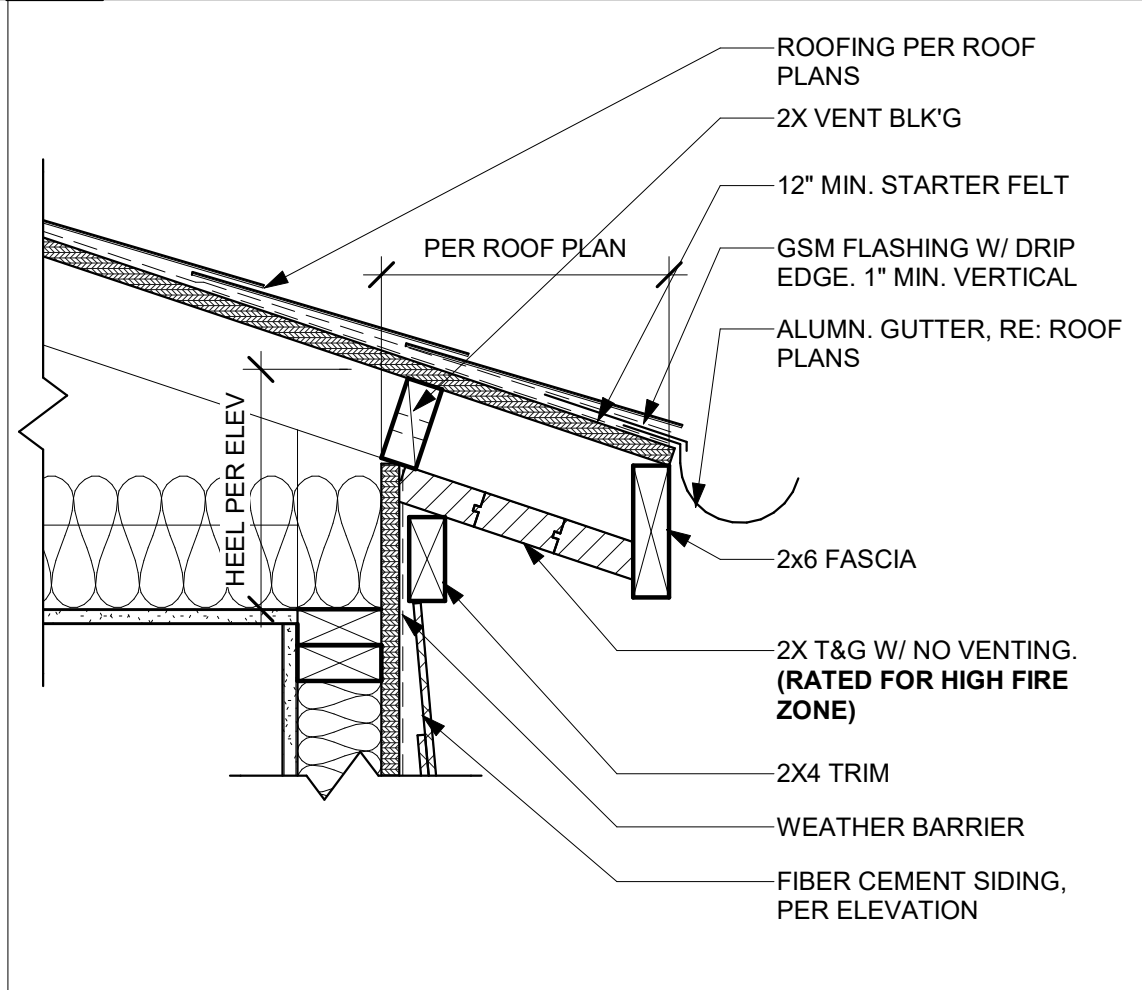
**42 TYP. SLIDING GLASS DOOR TRIM**  
SCALE: 3" = 1'-0"



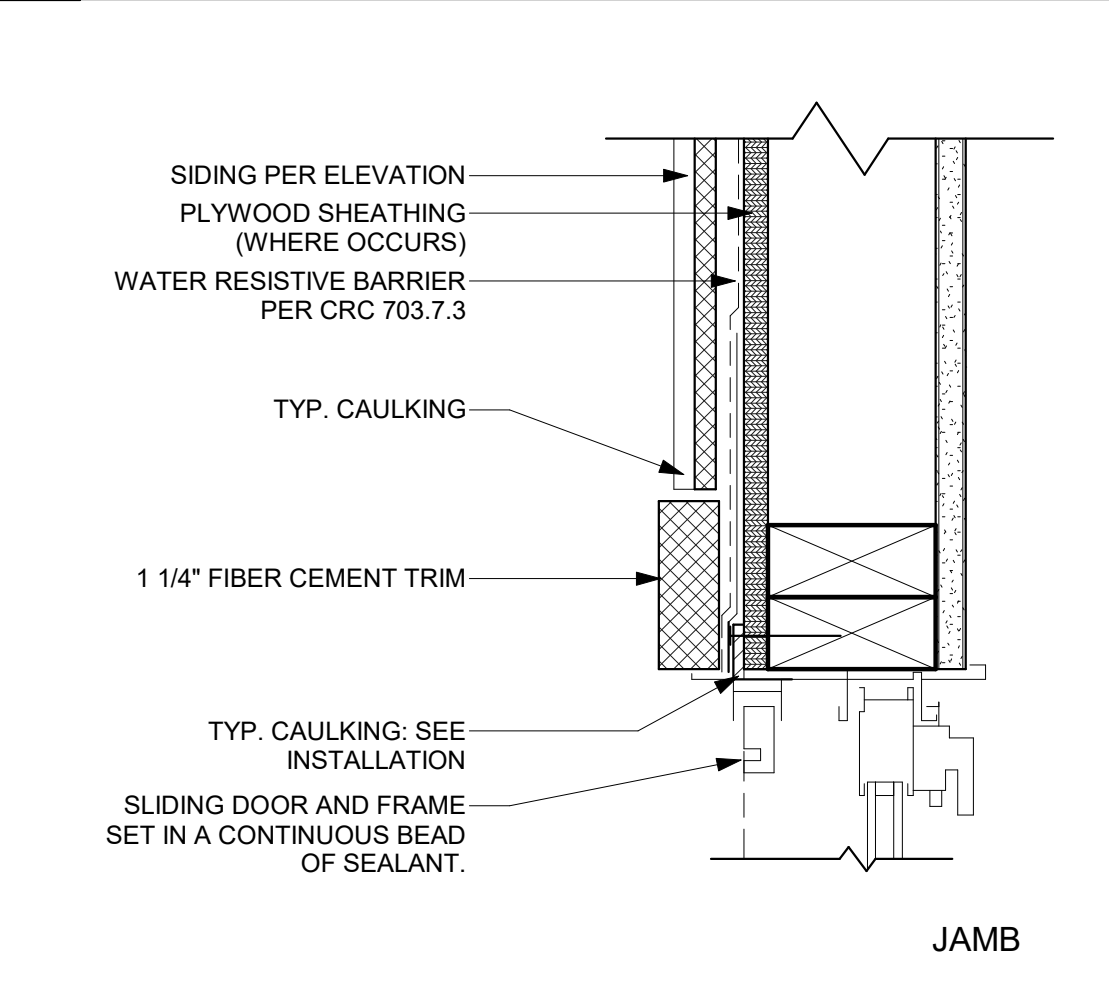
**32 INSIDE CORNER TRIM**  
SCALE: 3" = 1'-0"



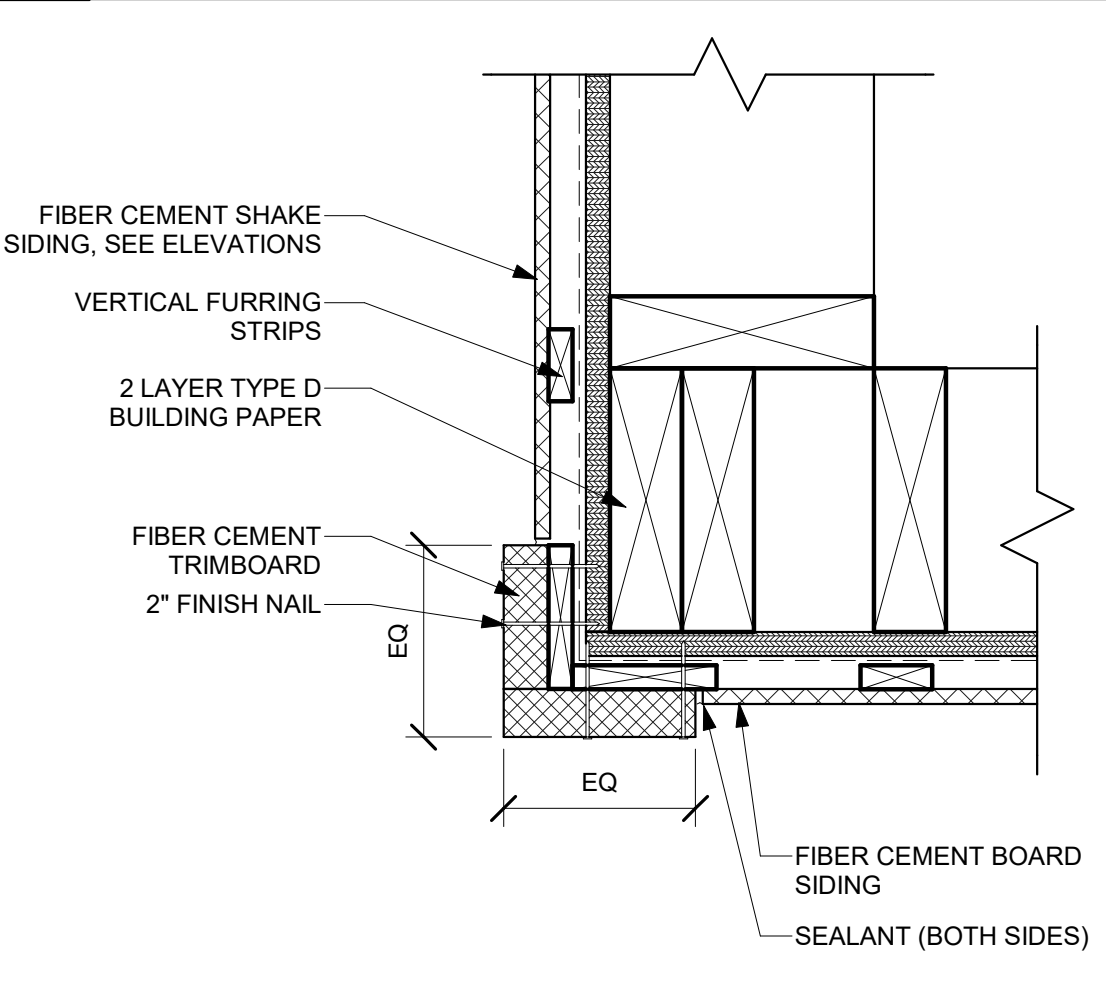
**22 TYP. WINDOW HEAD**  
SCALE: 3" = 1'-0"



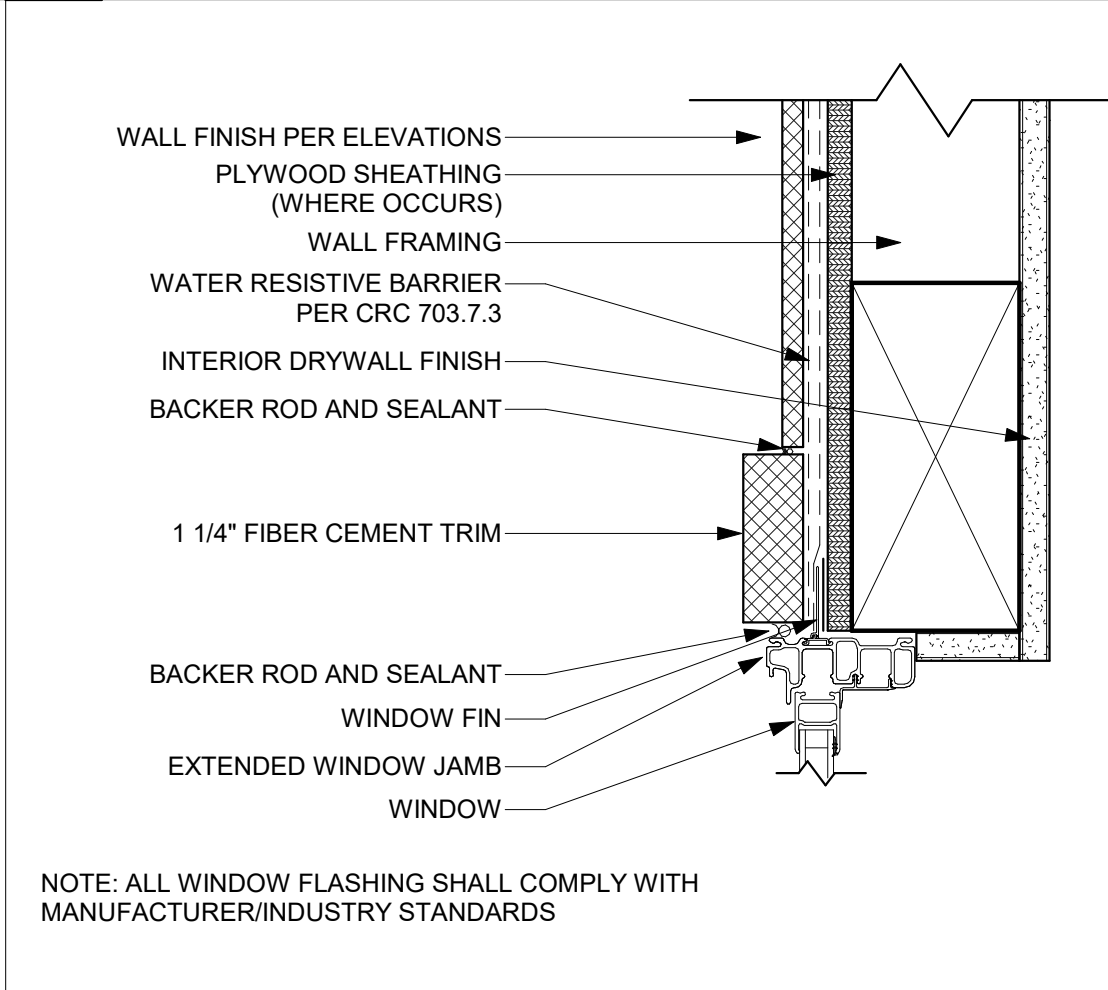
**53 EAVE @ FIBER CEMENT**  
SCALE: 1 1/2" = 1'-0"



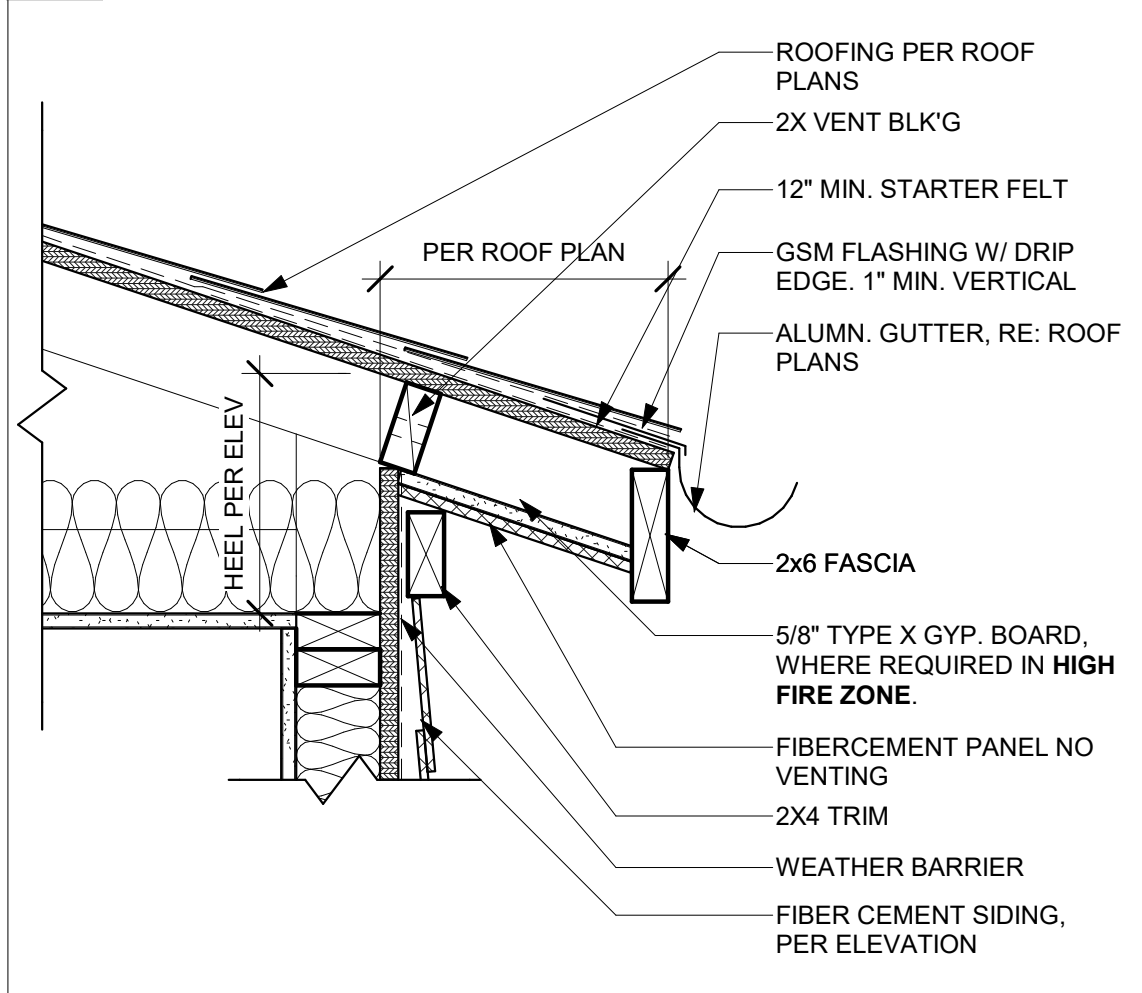
**43 TYP. JAMB AT SLIDING GLASS DOOR**  
SCALE: 3" = 1'-0"



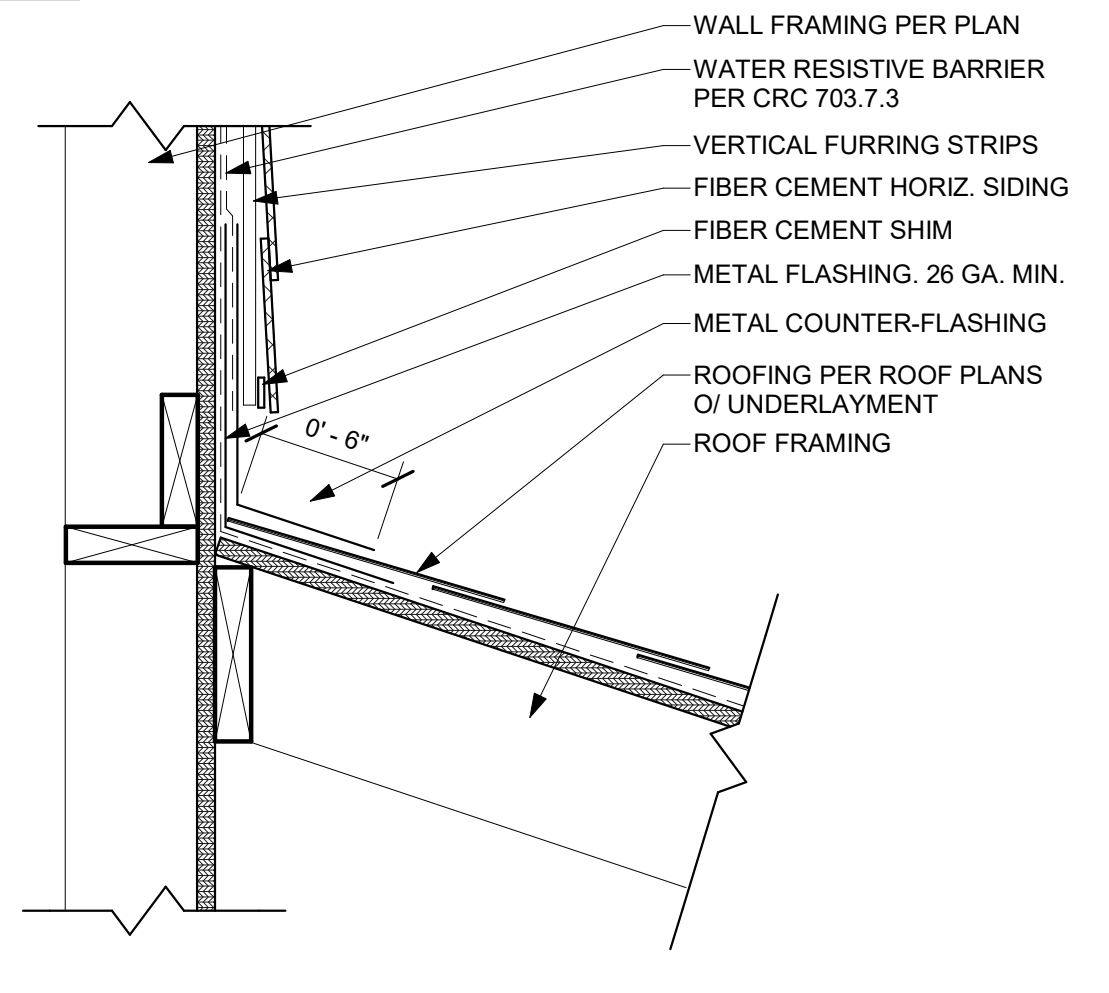
**33 OUTSIDE CORNER TRIM**  
SCALE: 3" = 1'-0"



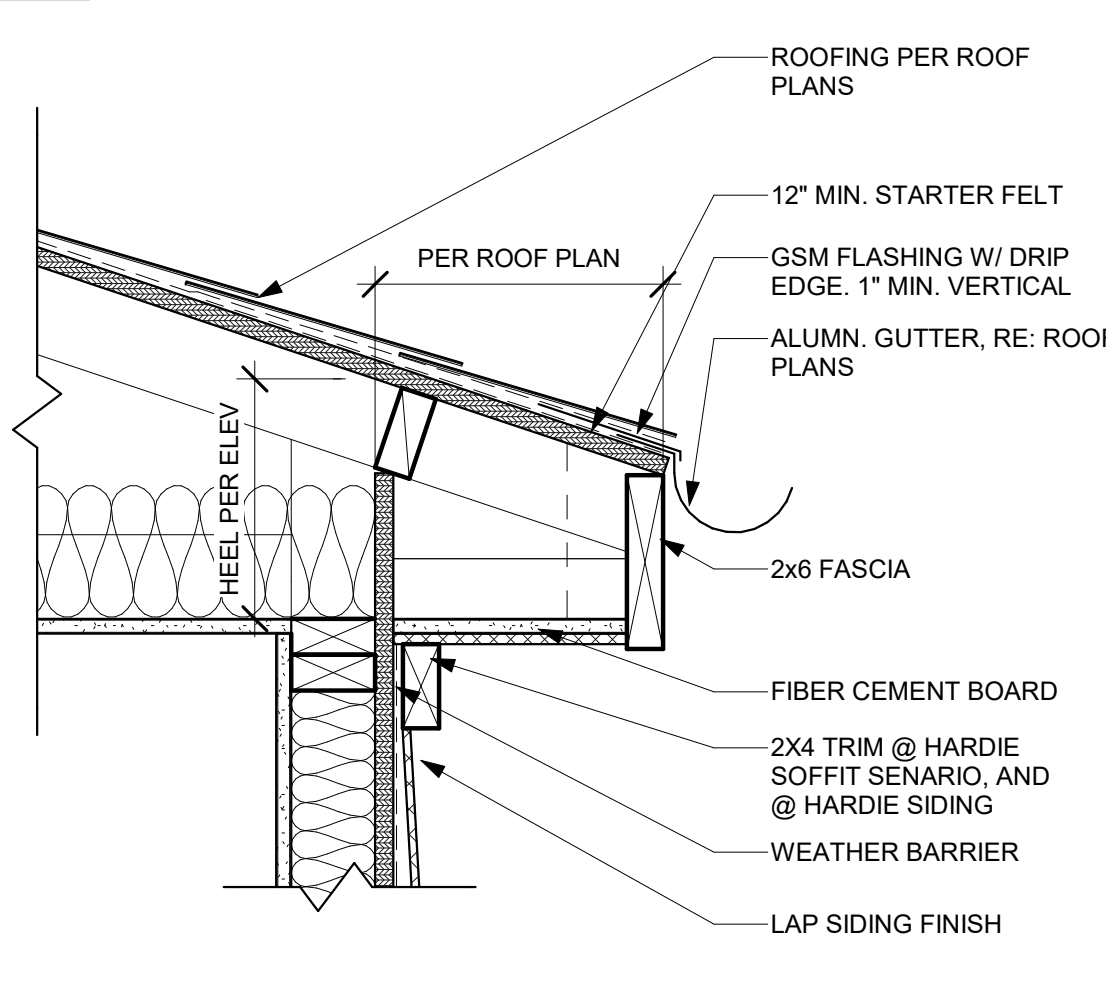
**23 TYP. WINDOW JAMB**  
SCALE: 3" = 1'-0"



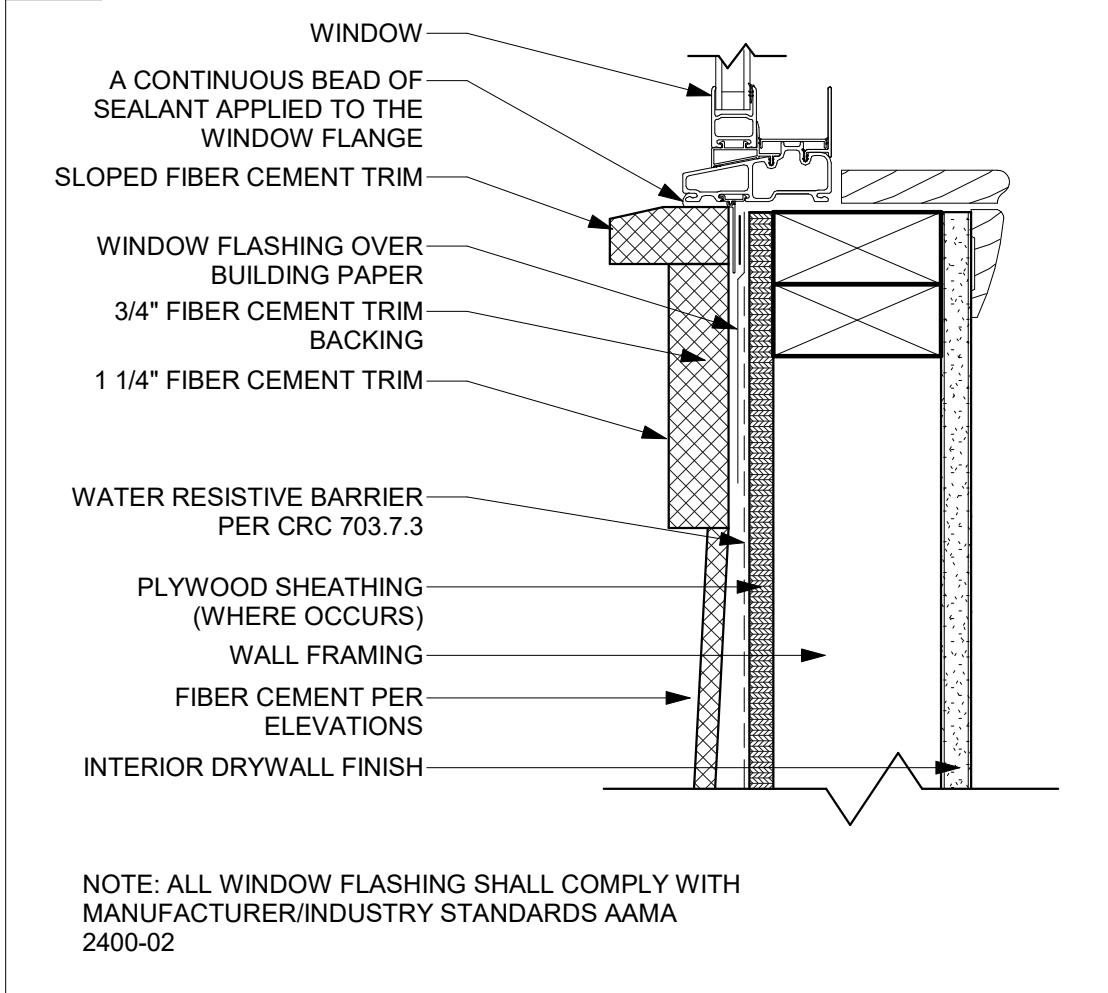
**54 EAVE @ FIBER CEMENT**  
SCALE: 1 1/2" = 1'-0"



**44 HEADWALL FLASHING**  
SCALE: 1 1/2" = 1'-0"



**34 EAVE @ PLASTER**  
SCALE: 1 1/2" = 1'-0"

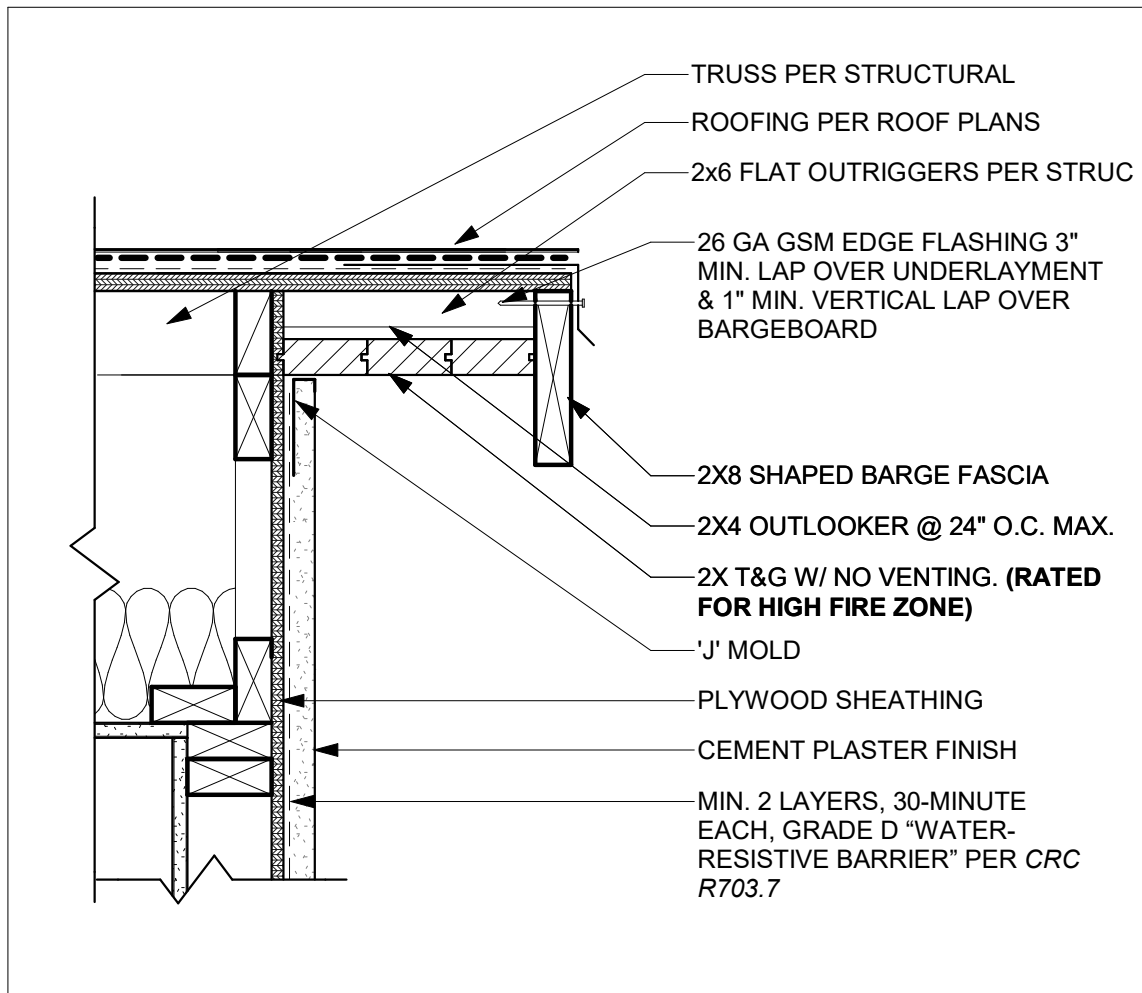


**24 TYP. WINDOW SILL**  
SCALE: 3" = 1'-0"

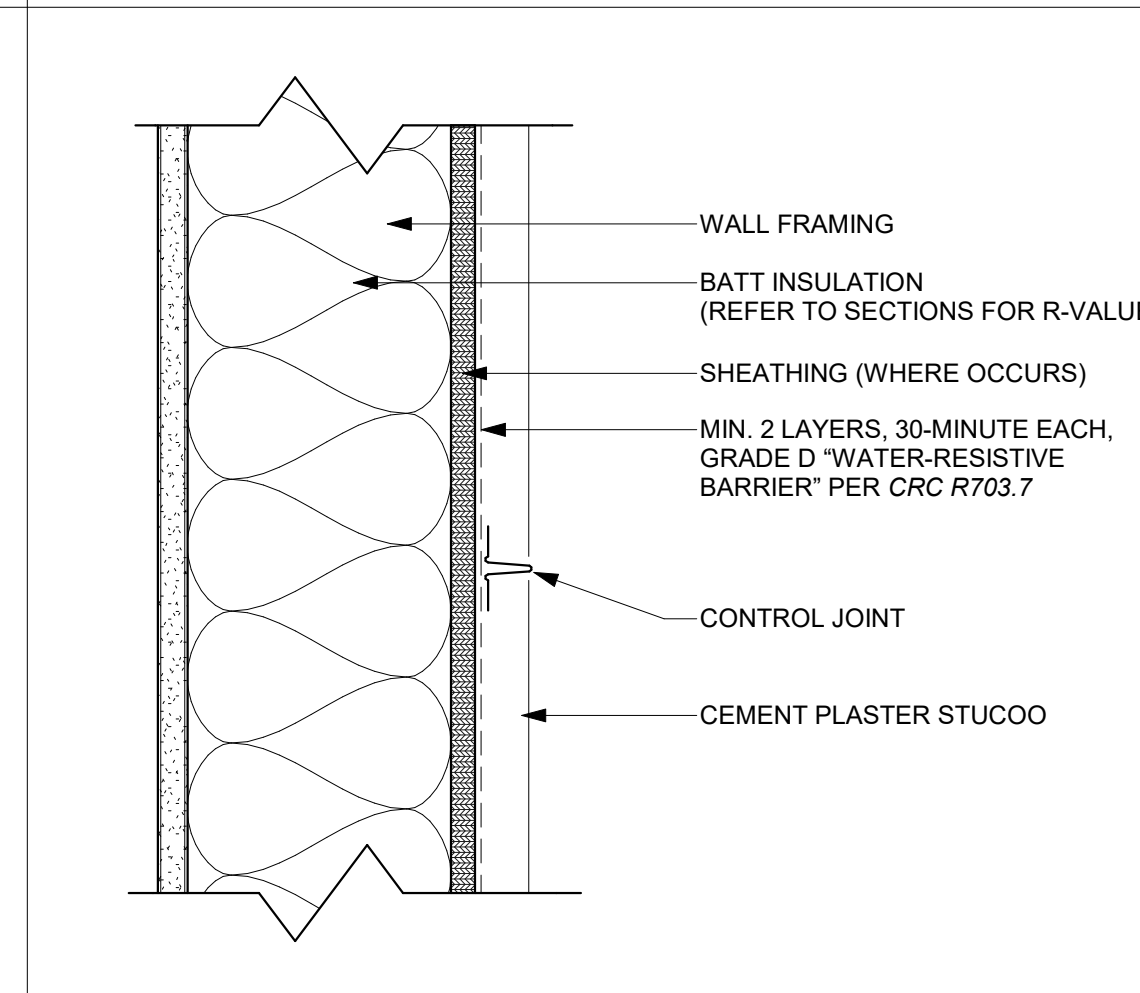
03/20/23 2:17:54 PM C:\Users\mjennings\Documents\2516-01-CU121\_Newport Beach ADU\2022\_CENTRAL\_PUBLIC SET\_mjenkins.rvt



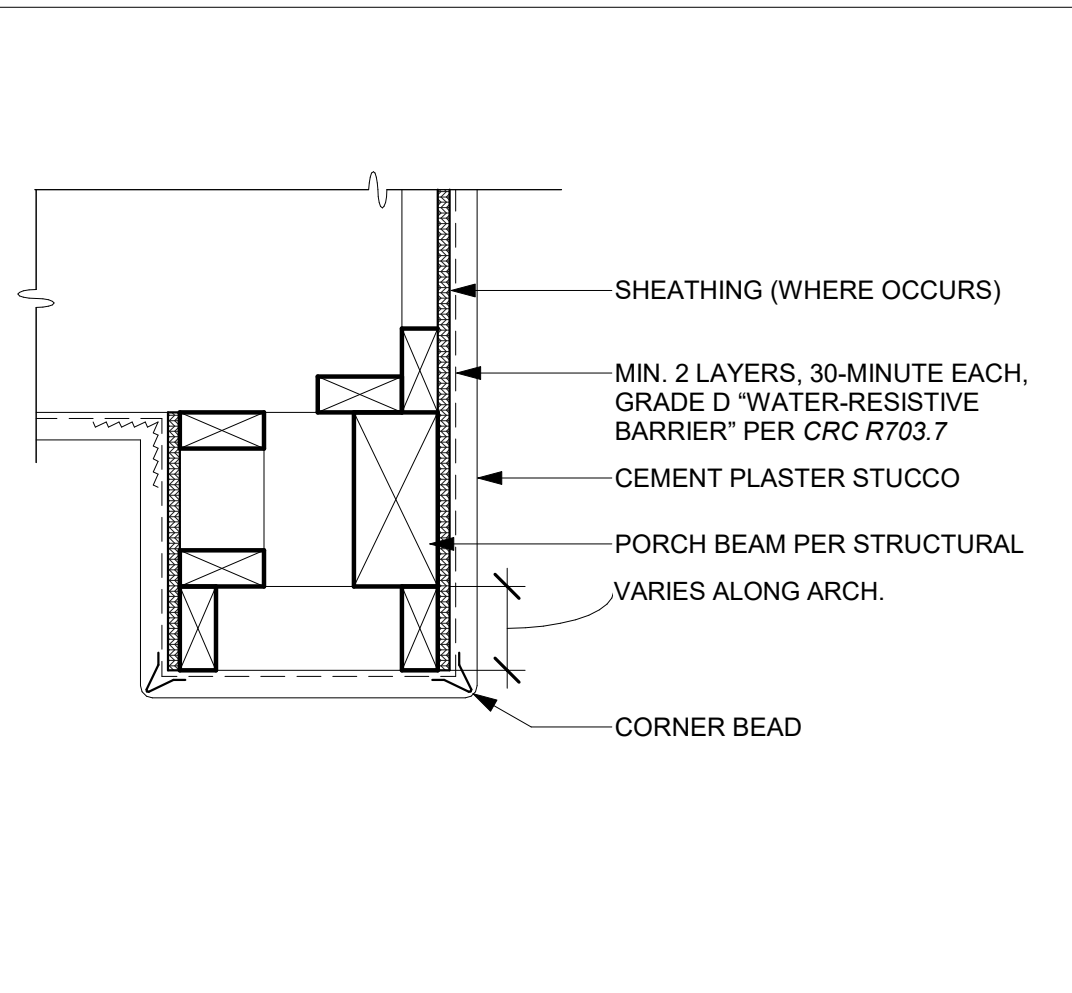
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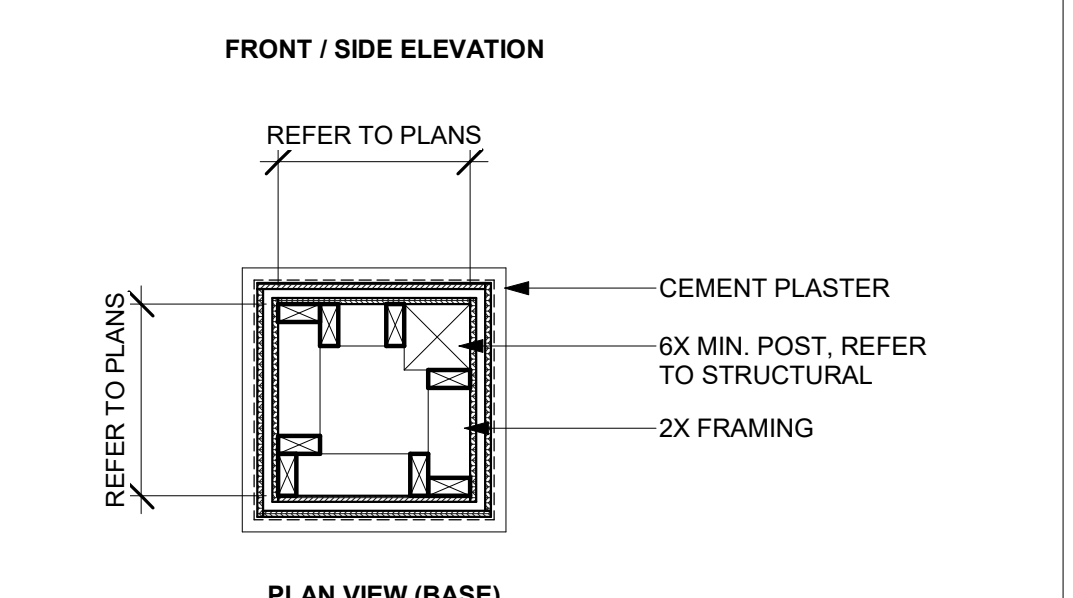
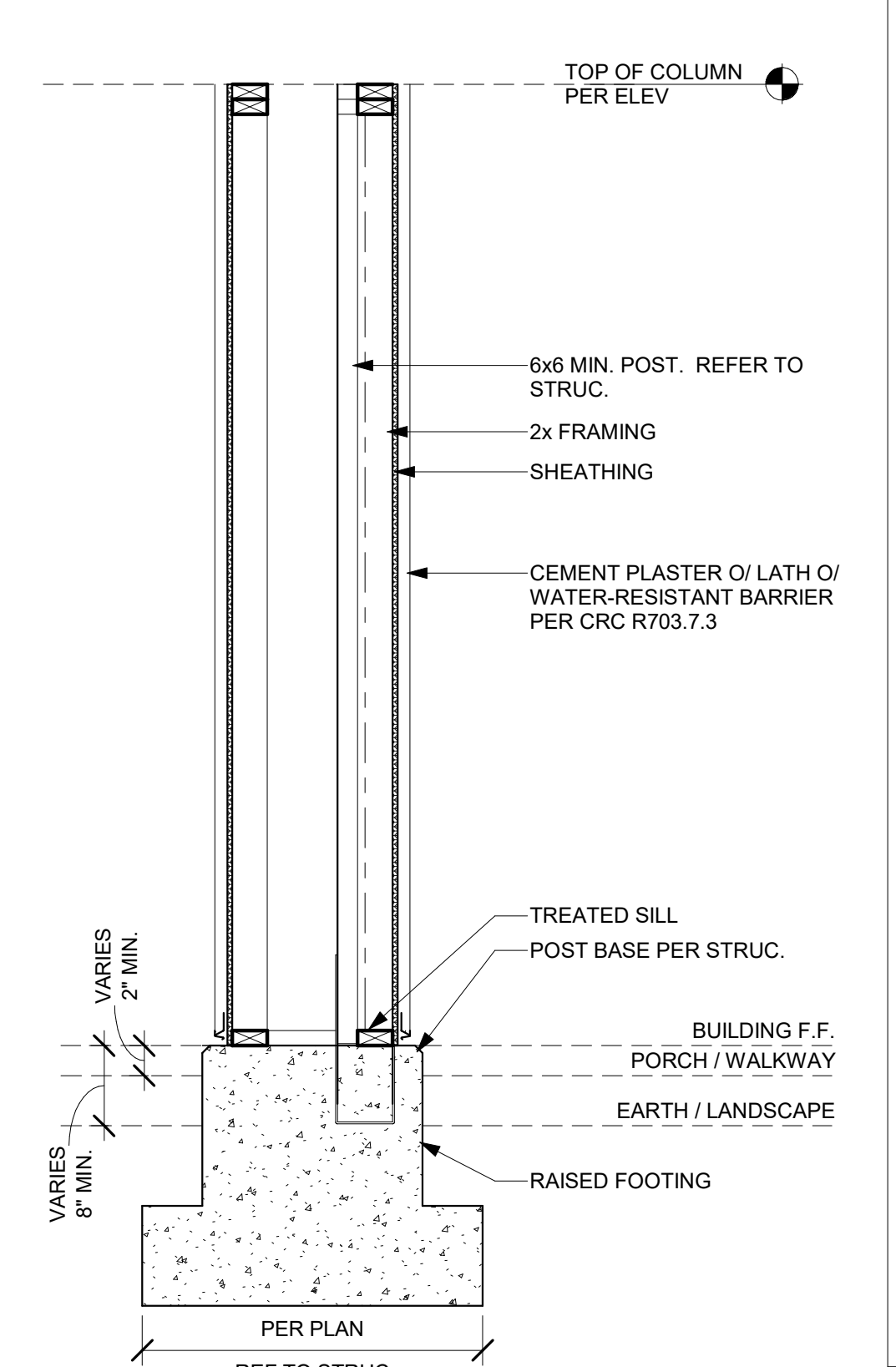
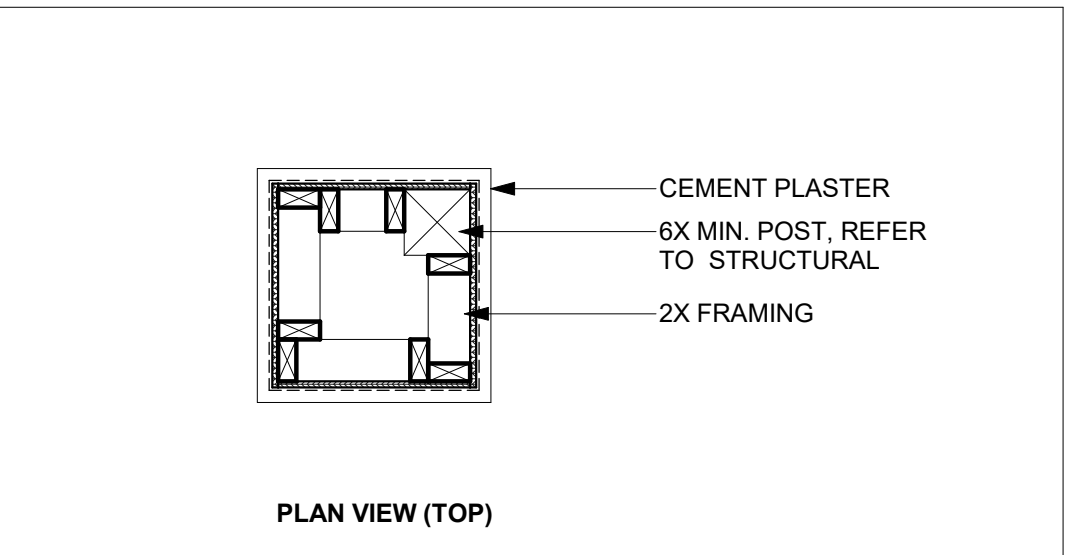
**51 RAKE W/ T&G**  
SCALE: 1 1/2" = 1'-0"



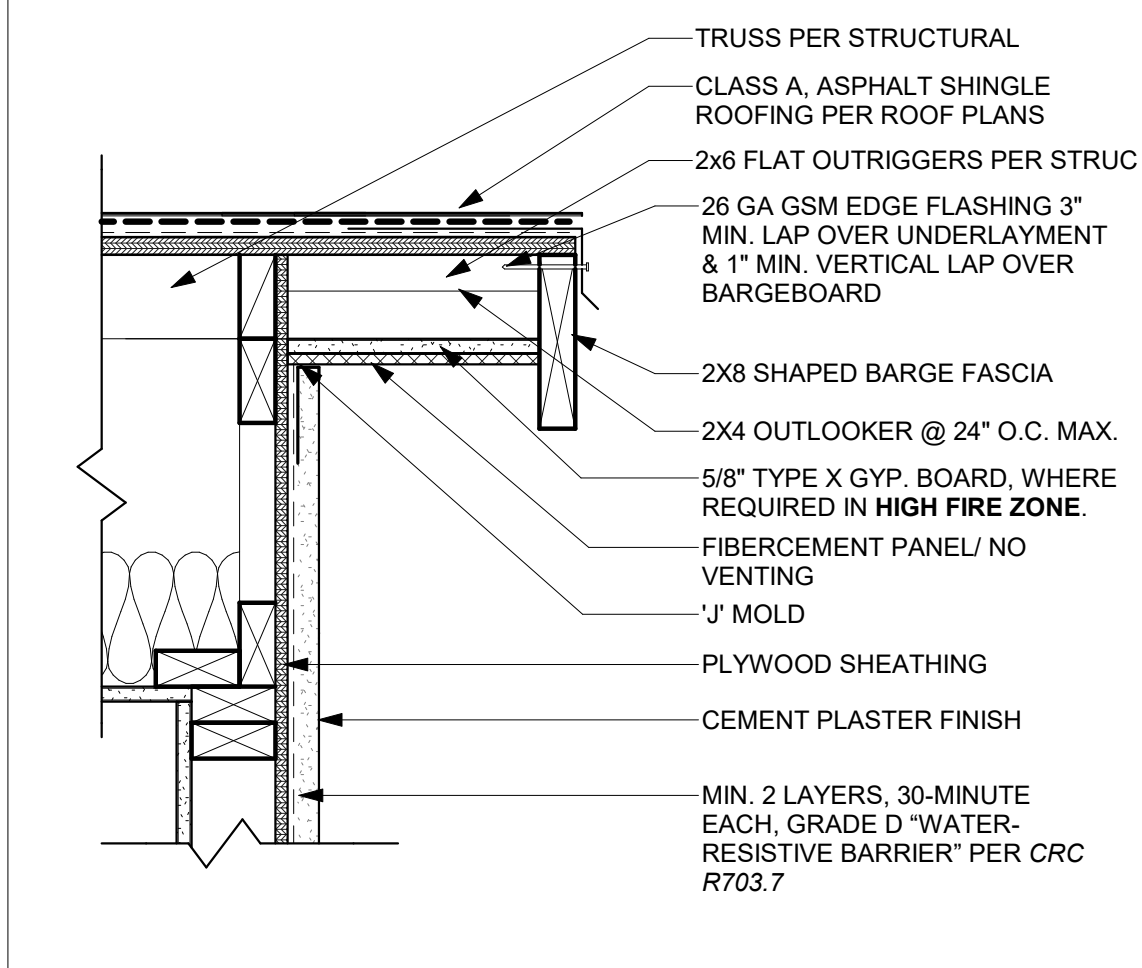
**31 CONTROL JOINT - STUCCO**  
SCALE: 3" = 1'-0"



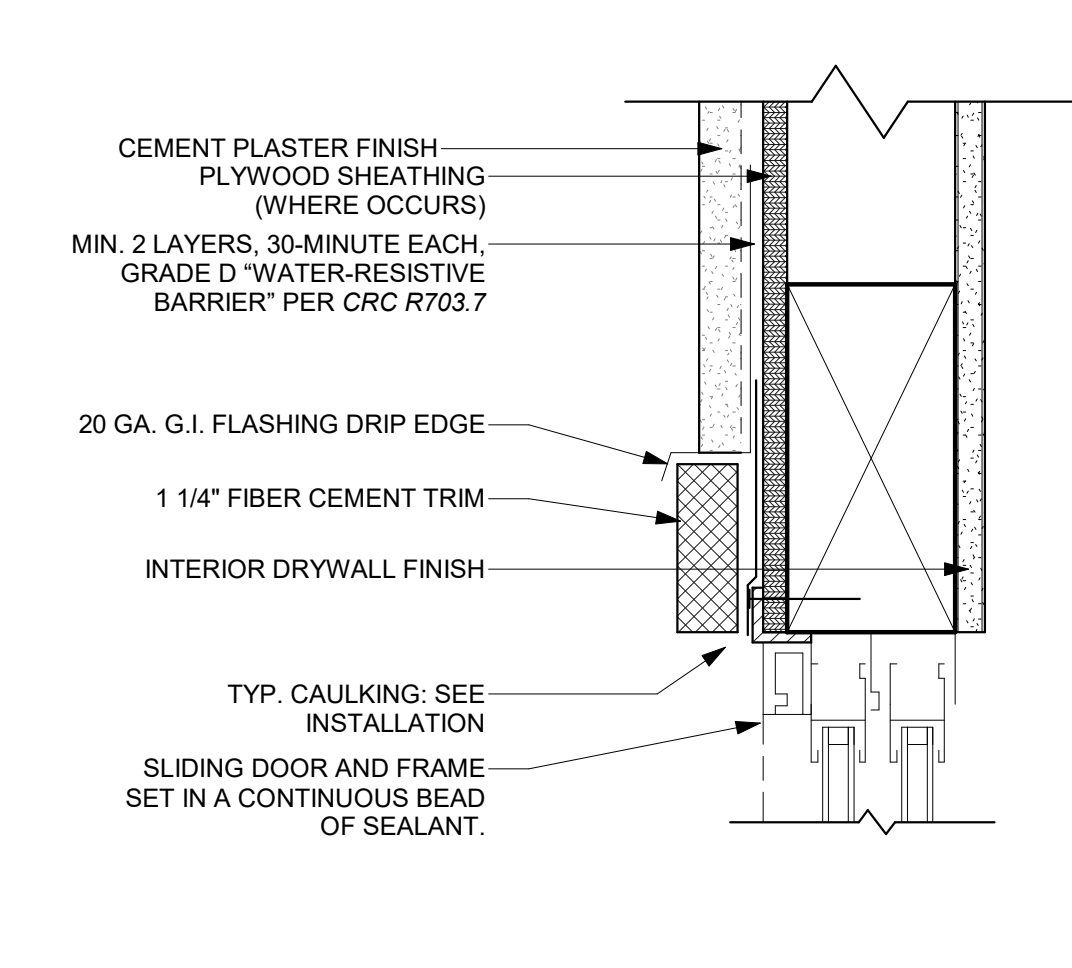
**21 PORCH BEAM - STUCCO**  
SCALE: 1 1/2" = 1'-0"



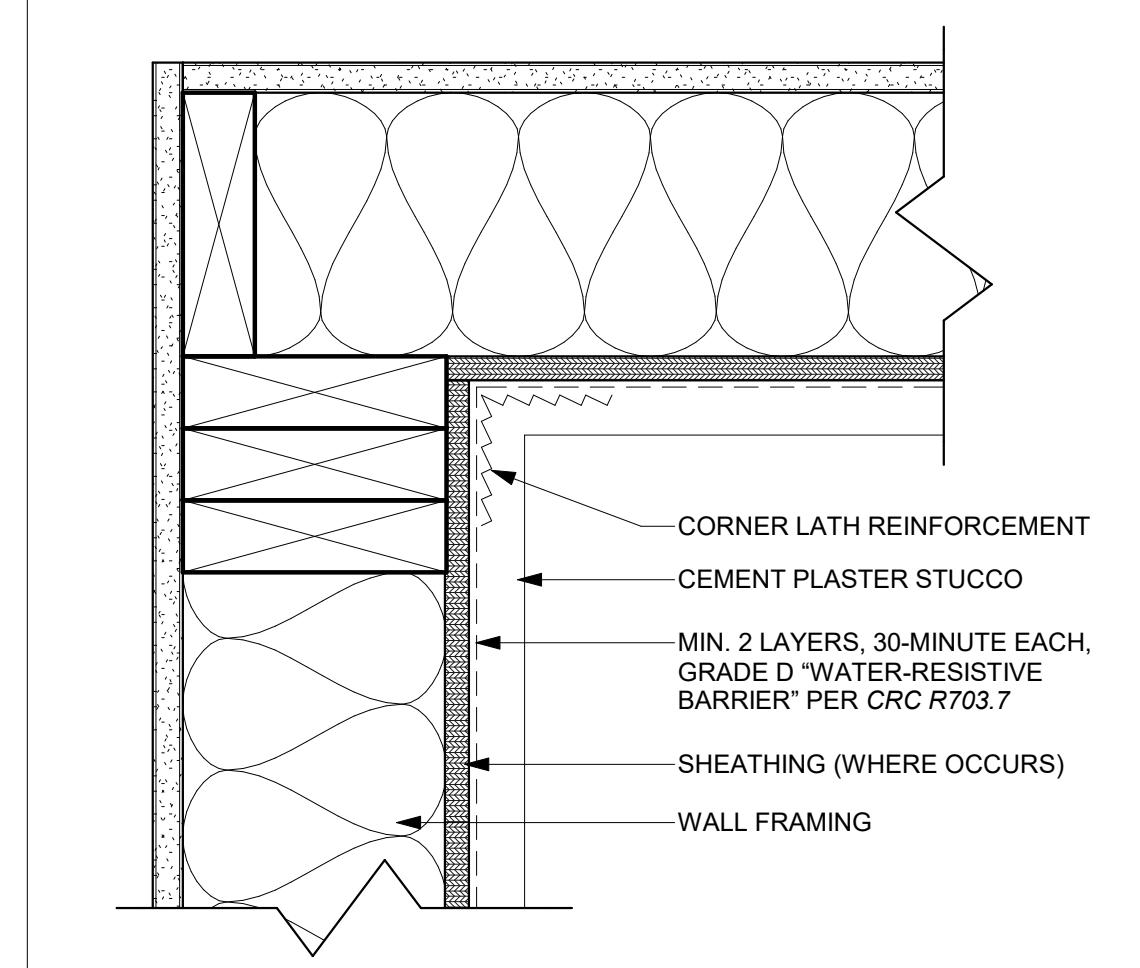
POSTS AND COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS, SHALL BE PROJECTED AT LEAST 1 INCH ABOVE THE SLAB OR DECK AND 9 INCHES ABOVE EXPOSED EARTH AND SHALL BE SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER (ALTERNATE, PROVIDE A PRESERVATIVE-TREATED WOOD POST OR COLUMN), CBC 2304.12.2.2 & EXCEPTION 1



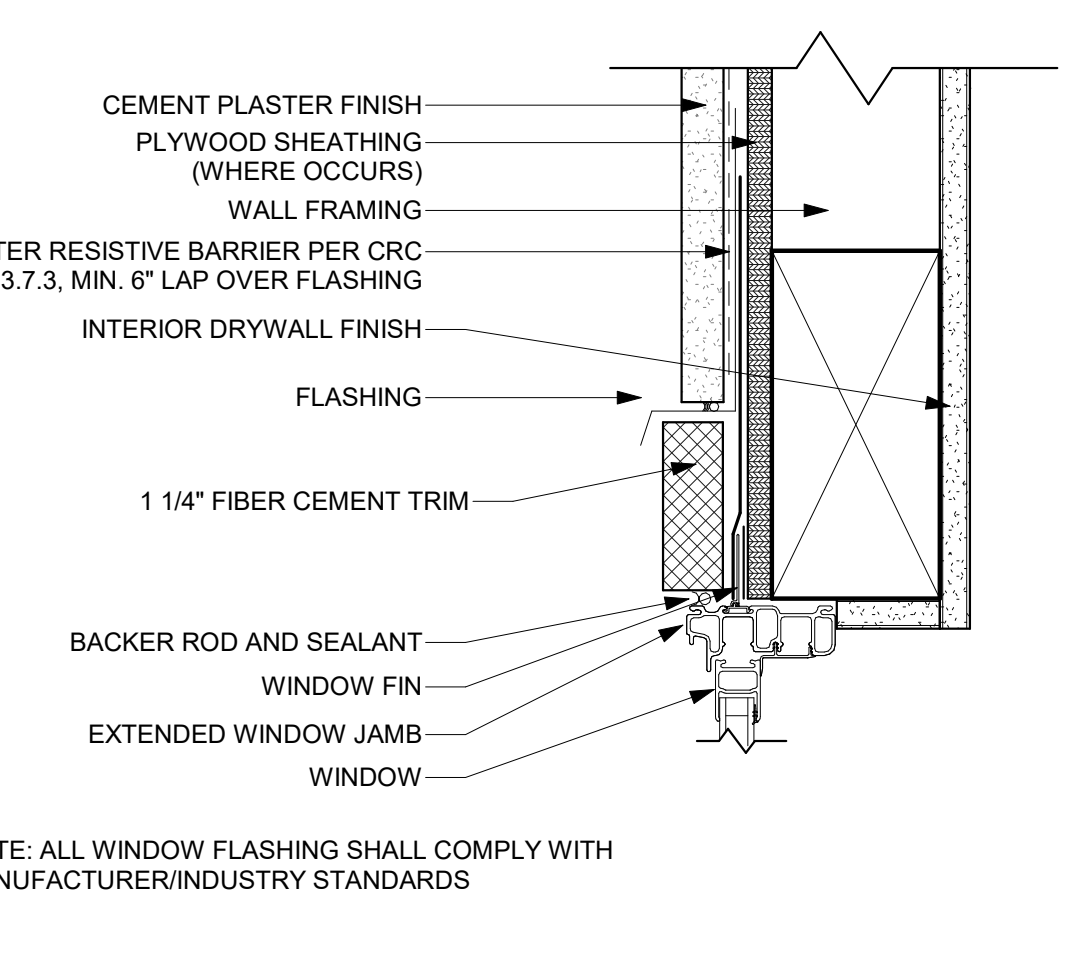
**52 RAKE W/ FIBER CEMENT**  
SCALE: 1 1/2" = 1'-0"



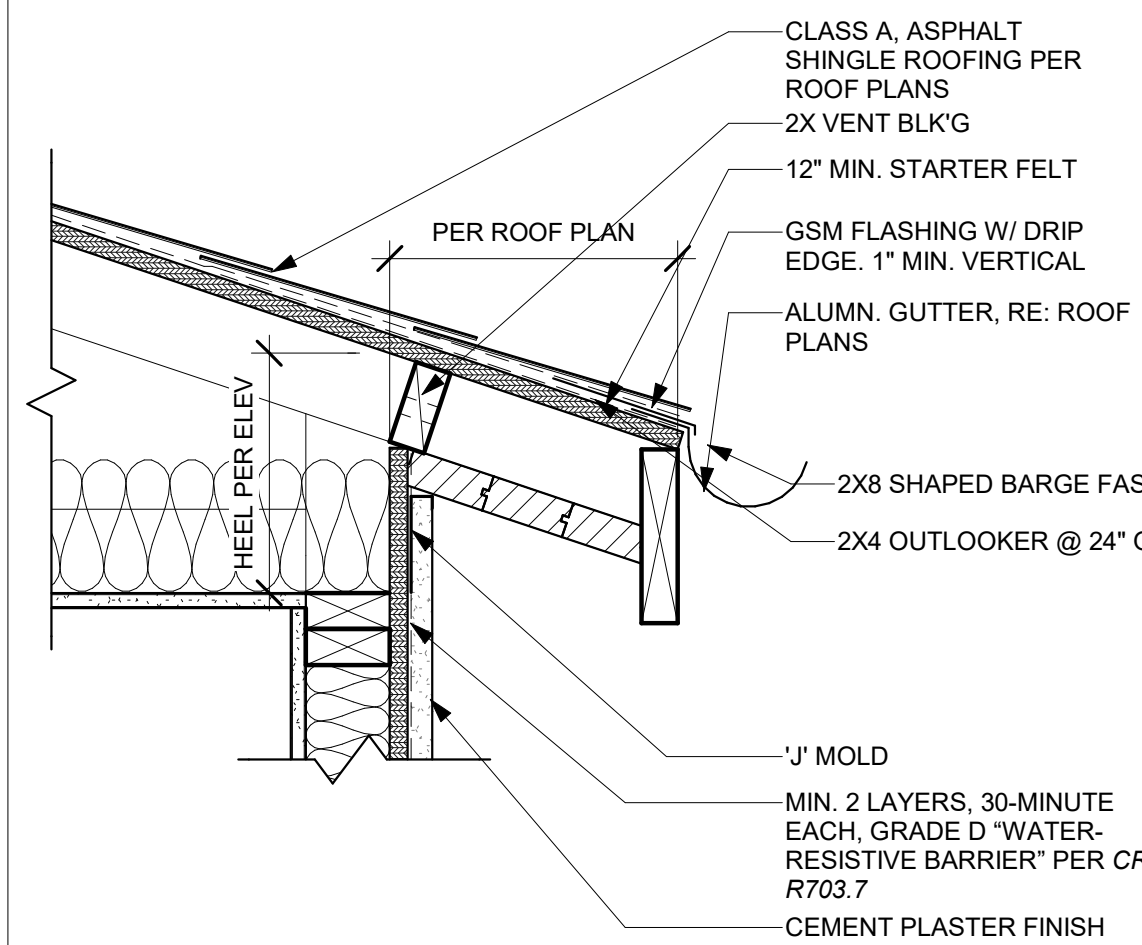
**42 TYP. SLIDING GLASS DOOR TRIM**  
SCALE: 3" = 1'-0"



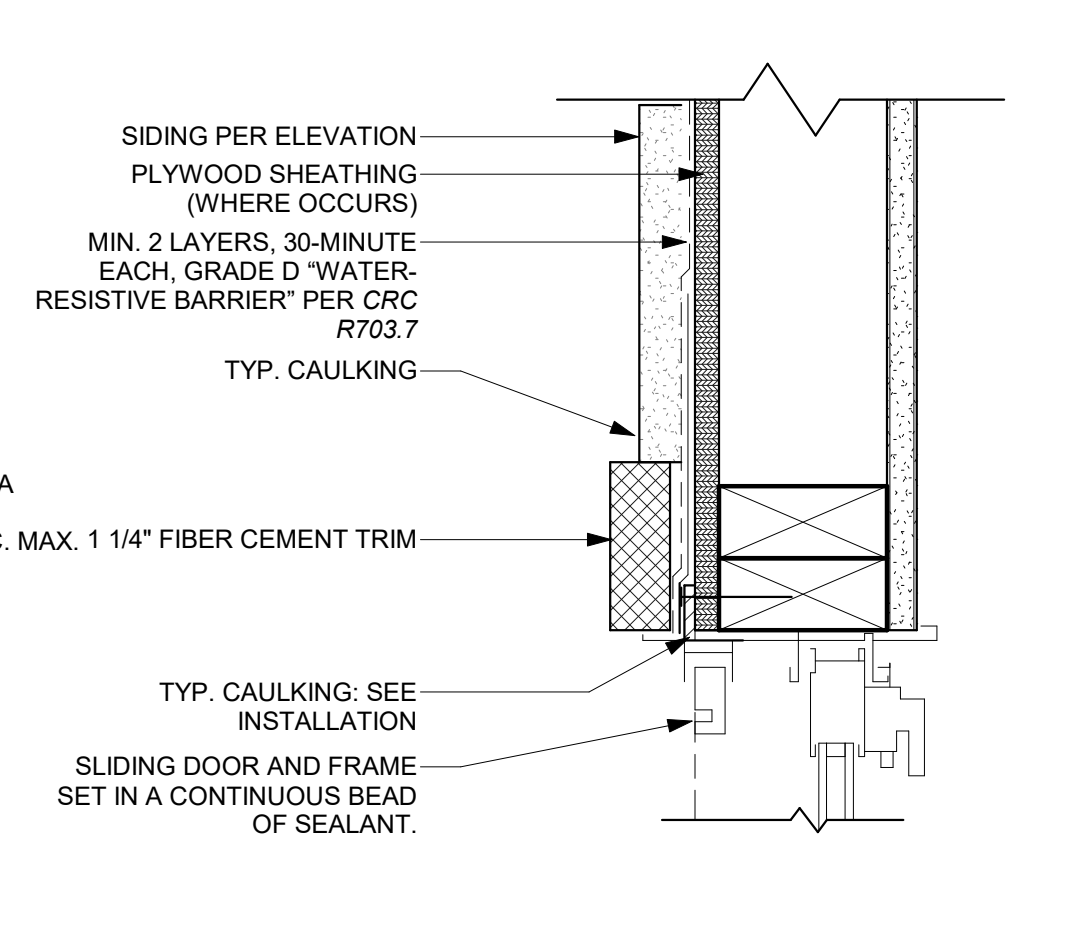
**32 TYP. INSIDE CORNER - STUCCO**  
SCALE: 3" = 1'-0"



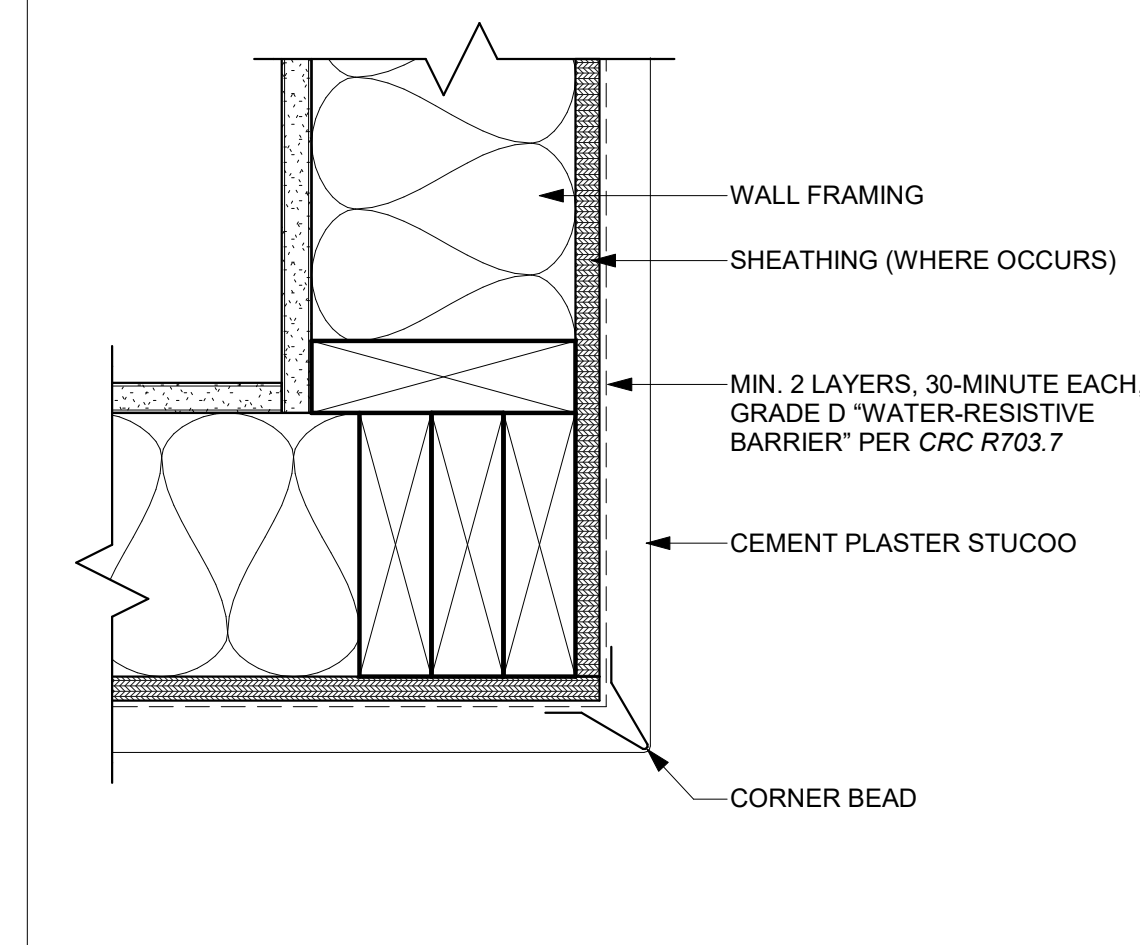
**22 TYP. WINDOW HEAD - STUCCO**  
SCALE: 3" = 1'-0"



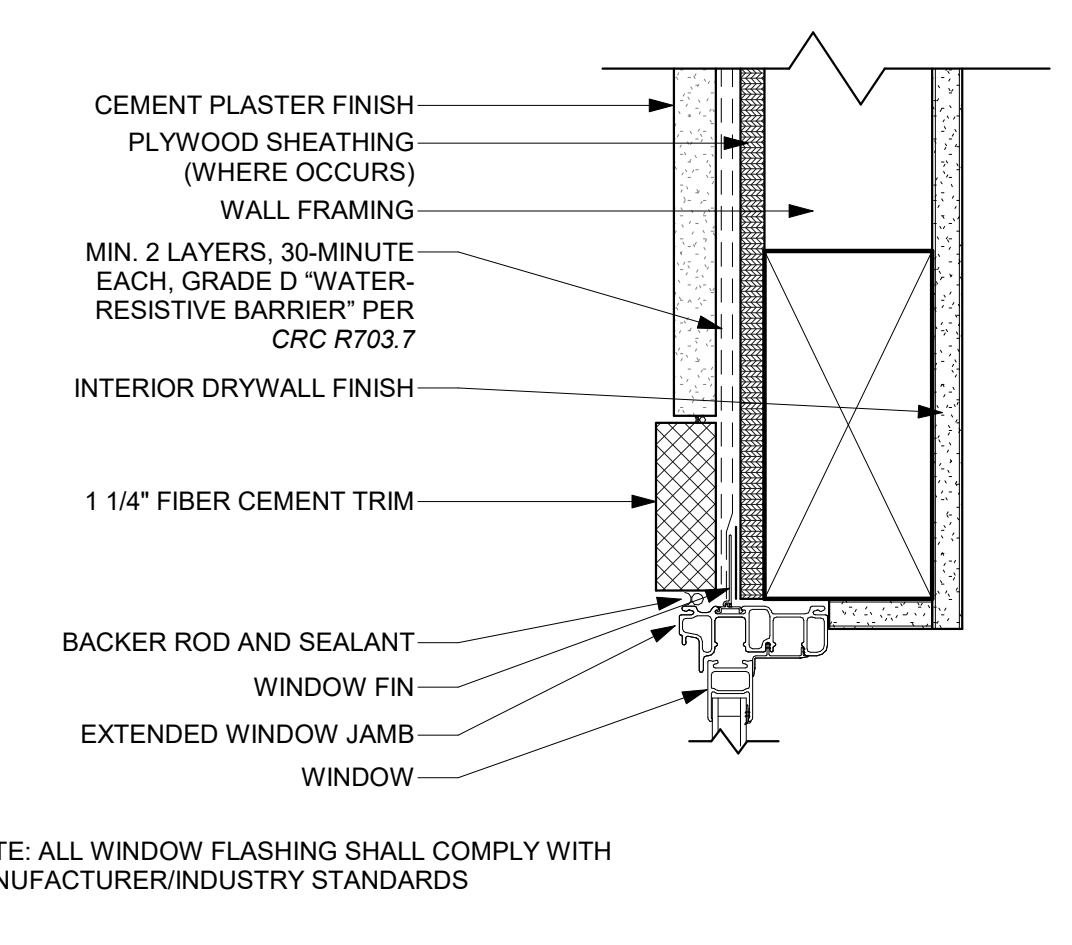
**53 EAVE W/ T&G**  
SCALE: 1 1/2" = 1'-0"



**43 TYP. JAMB AT SLIDING GLASS DOOR**  
SCALE: 3" = 1'-0"

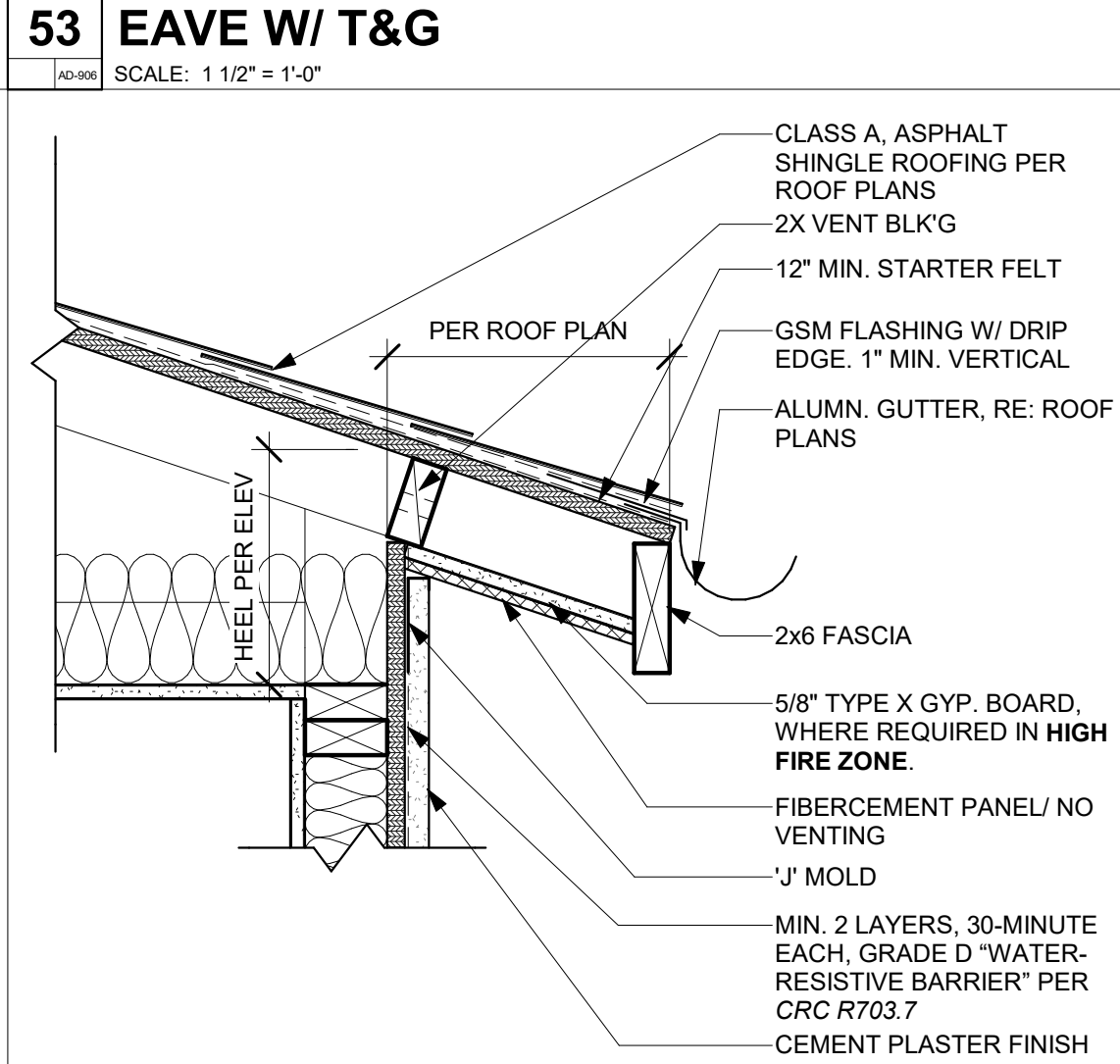


**33 TYP. OUTSIDE CORNER - STUCCO**  
SCALE: 3" = 1'-0"

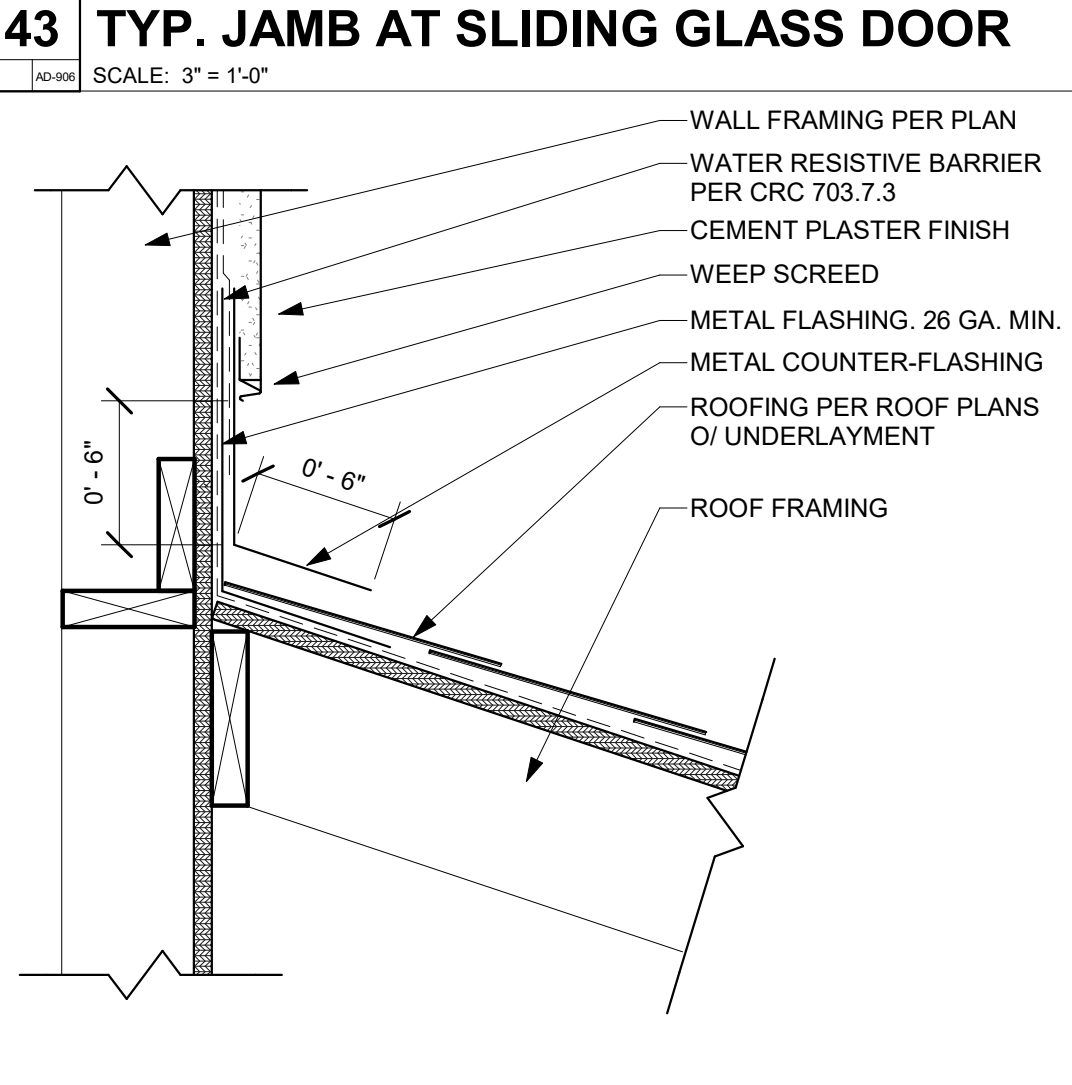


**23 TYP. WINDOW JAMB - STUCCO**  
SCALE: 3" = 1'-0"

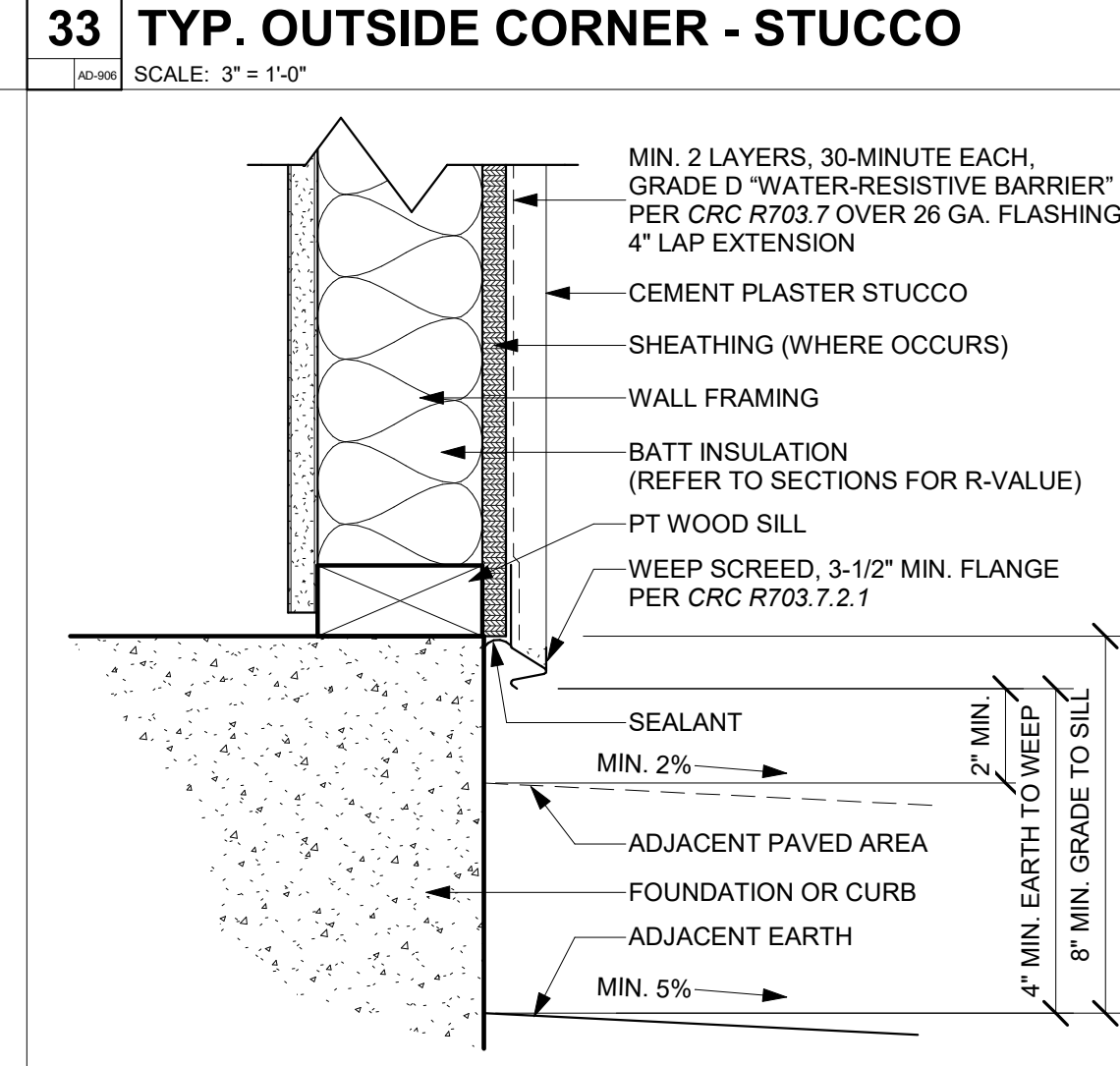
**13 BOX COLUMN - STUCCO**  
SCALE: 3/4" = 1'-0"



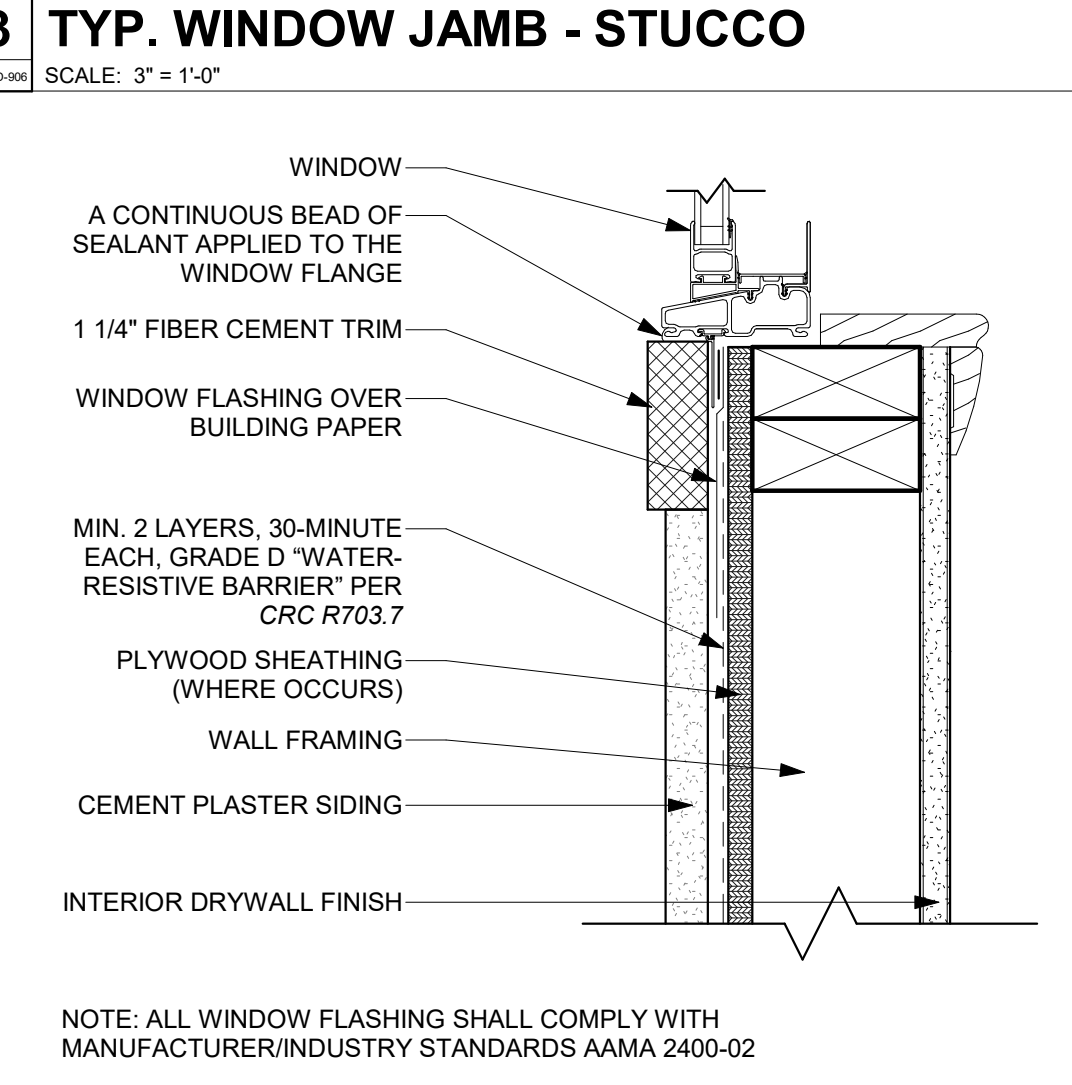
**54 EAVE W/ FIBER CEMENT**  
SCALE: 1 1/2" = 1'-0"



**44 HEADWALL FLASHING @ PLASTER**  
SCALE: 1 1/2" = 1'-0"



**34 TYP. FOUNDATION - STUCCO**  
SCALE: 3" = 1'-0"



**24 TYP. WINDOW SILL - STUCCO**  
SCALE: 3" = 1'-0"

**NEWPORT BEACH ADU STANDARD PLANS**  
NEWPORT BEACH, CA  
ARCHITECTURAL DETAILS - ALTERNATIVE

DATE  
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AD-906

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SYMBOLS

WALL TYPES

SHEET INDEX

	DETAIL REFERENCE BUBBLE WITH LEADER		INDICATES SHEAR WALL TYPE AND LENGTH. PER SHEAR WALL SCHEDULE		INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE
	FULL HEIGHT SECTION INDICATOR		INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)		INDICATES SHEAR WALL STRAP / HOLDOWN TYPE PER SCHEDULE
	NORTH ARROW		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER		INDICATES PAD FOOTING TYPE PER SCHEDULE
	SLOPE		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST		INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE
			INDICATES HEADER @ OPENING PER HEADER SCHEDULE		
			EARTH LAYER		
			INDICATES SAND OR GROUT		
			INDICATES GRAVEL		
			STEEL IN CROSS SECTION		
			INDICATES BEARING WALL		
			SHADED AREA INDICATES CALIFORNIA FRAMING		
			SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE		
			WOOD POST		

	INDICATES PLYWOOD SIDE FOR SHEARWALL
	INDICATES BEARING WOOD WALL BELOW
	INDICATES NON-BEARING WOOD WALL BELOW

S-101	SHEET INDEX, ABBREVIATION & SYMBOLS
S-102	GENERAL NOTES
S-103	GENERAL NOTES, SPECIAL INSPECTION & TESTS
S-201	FOUNDATION PLAN
S-211	ROOF FRAMING PLAN - CALIFORNIA RANCH
S-221	ROOF FRAMING PLAN - CONTEMP FARMHOUSE
S-231	ROOF FRAMING PLAN - COASTAL COTTAGE
S-301	TYPICAL CONCRETE DETAILS
S-311	CONCRETE DETAILS
S-312	CONCRETE DETAILS
S-401	TYPICAL WOOD DETAILS
S-402	TYPICAL WOOD DETAILS
S-403	TYPICAL WOOD DETAILS
S-404	TYPICAL WOOD DETAILS
S-421	ROOF FRAMING DETAILS
S-422	ROOF FRAMING DETAILS



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ABBREVIATIONS

A & B	ABOVE AND BELOW	d	PENNY (NAIL OR BAR DIA)	HDR	HEADER	PA	POST ABOVE	T & B	TOP AND BOTTOM
AB	ANCHOR BOLT	DBL	DOUBLE	HGR	HANGER	PARA OR //	PARALLEL	T & G	TONGUE & GROOVE
ABV	ABOVE	DEPT	DEPARTMENT	HP	HIGH POINT	PC	PRECAST; PIECE	TO	TOP OF
ACI	AMERICAN CONCRETE INSTITUTE	DET	DETAIL	HSR	HORIZONTALLY SLOTTED HOLES	PERP	PERPENDICULAR	TOC	TOP OF CURB; TOP OF CONCRETE
ADDL	ADDITIONAL	DF	DOUGLAS FIR/LARCH	HT	HEIGHT	PI	PLYWOOD INDEX	TOF	TOP OF FOOTING
ADJ	ADJACENT	DIA OR Ø	DIAMETER	ID	INSIDE DIAMETER	R OR PL	PLATE	TEMP	TEMPERATURE; TEMPORARY
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	DIAG	DIAGONAL	IF	INSIDE FACE	PL	PROPERTY LINE	THRU	THROUGH
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DIAPH	DIAPHRAGM	I-JST	I-JOIST	PLF	PONDS PER LINEAL FOOT	THK	THICKNESS/THICK
ALT	ALTERNATE	DIM	DIMENSION	IN	INCH	PLCS	PLACES	THR	THREADED
ALUM	ALUMINIUM	DN	DOWN	INCL	INCLUDE	PLY	PLYWOOD	TOP or 1	TOP
ANCH	ANCHOR	DO	DO OVER	INFO	INFORMATION	PROP	PROPERTY	TOS	TOP OF STEEL/TOP OF SLAB
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	DWG	DRAWING	INSP	INSPECTION	PT	PRESSURE TREATED	TOW	TOP OF WALL
APA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION)	DWL	DOWEL	INT	INTERIOR	PW	PLATE WASHER	TS	TRIMMER STUD
APPVD	APPROVED	EA	EACH	JST	JOIST	PJP	PARTIAL JOINT PENETRATION WELD	TYP	TYPICAL
APPROX	APPROXIMATE	EF	EACH FACE	JT	JOINT	PREFAB	PREFABRICATED	UNO	UNLESS NOTED OTHERWISE
ARCH	ARCHITECTURAL; ARCHITECT	EJ	EXPANSION JOINT	K	KIPS	PSF	POUNDS PER SQUARE FOOT	UT	ULTRA-SONIC TEST
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION	EL	ELEVATION	KS	KING STUD	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
AWS	AMERICAN WELDING SOCIETY	ELEC	ELECTRICAL	KP	KING POST	PSL	PARALLEL STRAND LUMBER	VSH	VERTICAL SLOTTED HOLES
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	ELEV	ELEVATOR	KSI	KIPS PER SQUARE INCH	PVMT	PAVEMENT	W/	WITH
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	EMBED	EMBEDMENT	LB(S) OR #	POUND(S)	#	POUND; NUMBER	W/O	WITHOUT
BLDG	BUILDING	EN	EDGE NAIL	LF	LINEAL FOOT	REF	REFERENCE	WO	WHERE OCCURS
BLK	BLOCK	ENGR	ENGINEER	LN	LINEAL; LINEAR	REINF	REINFORCE; REINFORCING	WD	WOOD
BLKG	BLOCKING	EQ	EQUAL OR EQUIVALENT	LH	LONG LEG HORIZONTAL	REQD	REQUIRED	WP	WORK POINT; WATERPROOF
BM	BEAM	EQUIP	EQUIPMENT	LLV	LONG LEG VERTICAL	RF	ROOF	WWF	WELDED WIRE FABRIC
BN	BOUNDARY NAIL	ES	EACH SIDE	LP	LOW POINT	RR	ROOF RAFTER		
BOT OR B	BOTTOM	EW	EACH WAY	LSH	LONG SLOTTED HOLES	Ø	ROUND; DIAMETER		
BRC	BRACE	EXIST or [E]	EXISTING	LSL	LAMINATED STRAND LUMBER	SCHED	SCHEDULE	W	W SHAPE
BRG	BEARING	EXT	EXTERIOR	LT WT	LIGHTWEIGHT	SECT	SECTION	C	AMERICAN STD CHANNEL SHAPE
BTWN	BETWEEN	FDN	FOUNDATION	LVL	LEVEL OR LAMINATED VENEER LUMBER	SEP	SEPARATION	MC	MISC CHANNEL SHAPE
CANT	CANTILEVER	FIN	FINISH	MAT	MASONRY	SHT	SHEET	L	ANGLE SHAPE
CAM OR C	CAMBER	FJ	FLOOR JOIST	MAS	MASONRY	SHTG	SHEATHING	WT, ST, MT	STRUCT TEE SHAPE
CC	CENTER TO CENTER	FLG	FLANGE	MATL	MATERIAL	SIM	SIMILAR	PIPE	STANDARD PIPE SHAPE
CG	CENTER OF GRAVITY	FLR	FLOOR	MAX	MAXIMUM	SOG	SLAB ON GRADE	PIPE-X	EXTRA STRONG PIPE SHAPE
CP	CAST-IN-PLACE	FN	FIELD NAIL	MB	MACHINE BOLT	SN	SHEAR NAIL	PIPE-XX	DBL EXTRA STRONG PIPE SHAPE
CJ	CONSTRUCTION JOINT; CONTROL JOINT	FOC	FACE OF CONCRETE	MECH	MECHANICAL	SPCG	SPACING	HSS	HOLLOW STRUCTURAL SECTION
CL	CENTER LINE	FOM	FACE OF MASONRY	MFR	MANUFACTURER	SPECS	SPECIFICATIONS		
CLR	CLEARANCE; CLEAR	FOS	FACE OF STUD	MIN	MINIMUM; MINUTE	SQ	SQUARE		
CMU	CONCRETE MASONRY UNIT	FOW	FACE OF WALL	MISC	MISCELLANEOUS	SS	STAINLESS STEEL		
COL	COLUMN	FRMG	FRAMING	[N]	NEW	SSL	SHORT SLOTTED HOLES		
COMP	COMPRESSION	FT	FOOT; FEET	N	NORTH	STD	STANDARD		
CONN	CONCRETE	FTA	FLOOR TIE ABOVE	NO or #	NUMBER	STGR	STAGGER		
CONN	CONNECTION; CONNECT	FTG	FOOTING	NTS	NOT TO SCALE	STIFF	STIFFENERS		
CONSTR	CONSTRUCTION	GA	GAUGE	OC	ON CENTER	STIRR	STIRRUP		
CONT	CONTINUE; CONTINUOUS	GALV	GALVANIZED	OD	OUTSIDE DIAMETER	STL	STEEL		
CONTR	CONTRACTOR	GB	GRADE BEAM	OF	OUTSIDE FACE	STRUCT	STRUCTURAL		
CJP	COMPLETE JOINT PENETRATION WELD	GLB	GLUED LAMINATED BEAM	OH	OPPOSITE HAND	SW	SHEAR WALL		
CTR	CENTER	GR	GRADE	OPNG	OPENING	SYM	SYMMETRICAL		
CTS&K	COUNTERSINK; COUNTERSUNK	GRND	GROUND	OPP	OPPOSITE	TB	TIE BEAM		
CU FT	CUBIC FOOT	H or HORIZ	HORIZONTAL	ORIG	ORIGINAL				
				OSB	ORIENTED STRAND BOARD				

**NEWPORT BEACH ADU STANDARD PLANS**  
NEWPORT BEACH, CA

**SHEET INDEX, ABBREVIATION & SYMBOLS**

CONSTRUCTION DOCUMENTS

DATE  
06/28/23

SHEET  
**S-101**

N:\2400\2514-01\_C101 Newport Beach-Permit-Ready-ADU-Structural-CompFiles\2514-01\_C101 - S101.dwg, PLAN 1 - S101, Apr 17, 2023, 5:00pm, A.Lopez

## SAWN LUMBER

1. FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

SAWN LUMBER PROPERTIES				
USE	SIZE	SPECIES	GRADE	REFERENCE
MIDSILLS	2 X 4	D.F.	STANDARD OR BETTER PRESSURE TREATED	2022 CBC 2303.1.9
	2 X 6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	
	2 X	REDWOOD	FOUNDATION GRADE	
HORIZONTAL FRAMING LUMBER				
ROOF JOISTS AND RAFTERS	2x	D.F.	NO. 2	WCLIB & WWPA
FLOOR JOISTS	2 X	D.F.	NO. 2	
HEADERS AND BEAMS	4 X	D.F.	NO. 2	
ANY OTHER HORIZONTAL	4 X 4 AND SMALLER	D.F.	NO. 2	WCLIB & WWPA
	6 X 6 AND LARGER	D.F.	NO. 1	
VERTICAL FRAMING LUMBER				
TOP PLATES	2 X	D.F.	NO. 2	WCLIB & WWPA
STUDS	2 X 4 & 3 X 4	D.F.	STUD	
	2 X 6 & 2 X 8	D.F.	NO. 2	
POSTS	4 X 4 & 4 X 6 POSTS	D.F.	NO. 2	WCLIB & WWPA
	6 X 6 & LARGER POSTS	D.F.	NO. 1	
ALL OTHER FRAMING LUMBER				
ALL OTHER FRAMING LUMBER (UNO)	ALL SIZES	D.F.	STANDARD & BETTER	WCLIB & WWPA

2. FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT.
3. ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT.
4. STUD WALLS SHOWN ON PLANS ARE NONBEARING PARTITIONS WALLS, BEARING WALLS OR SHEAR WALLS BELOW THE FRAMING LEVEL, UNLESS NOTED OTHERWISE. STUDS SHALL BE SIZE AND SPACING AS NOTED IN THE DRAWINGS, SEE PLANS AND ARCHITECTURAL DRAWINGS, UNLESS OTHERWISE NOTED.
5. MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON WIRE NAILS. PREDRILL NAIL HOLES TO 70% OF NAIL SHANK DIAMETER WHERE NAILING TENDS TO SPLIT WOOD.
6. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" Ø X 12" BOLTS W/ 0.229" X 3" X 3" PLATE WASHER (GALV) AT 4"-0" O.C. BEGINNING AT 9" O.C. MAXIMUM FROM EACH END OF THE PLATES. THE BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE OR MASONRY. POWDER DRIVEN PNIS AT 1/3 OF THE BOLT SPACING OR 24" O.C. MAXIMUM MAY BE SUBSTITUTED FOR THE ANCHOR BOLTS AT INTERIOR NON-SHEAR WALLS ONLY.
7. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPA TREATMENT C2 USING EITHER ALKALINE QUAT (AQO TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBK), ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-185 PER ASTM A653.
8. PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 6 FEET OR LONGER, UNLESS OTHERWISE NOTED. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION/PODIUM LEVEL.
9. PROVIDE THE FOLLOWING BLOCKING AS A MINIMUM, UNLESS SHOWN OTHERWISE:  
2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT.  
2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS.
10. DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, UNLESS SUPPORTED BY A WALL BELOW OR SHOWN OTHERWISE, NAIL DOUBLED JOISTS WITH 16D AT 12" O.C., STAGGERED.
11. BRIDGING SHALL BE 2 X SOLID BLOCKS, INSTALLED AS FOLLOWS:  
ROOF JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT.  
FLOOR JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT.
12. JOIST HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, STOCKTON, CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURE WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED.
13. FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS.

## HARDWARE AND CONNECTORS

GENERAL:  
USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFRS APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE

### HOLD-DOWNS:

- DO NOT OVER TIGHTEN NUTS ON TIE-DOWN ANCHOR RODS OR BOLTS. TIGHTEN ANCHOR ROD NUTS ONE-THIRD TO ONE HALF TURN BEYOND FINGER TIGHT
- INSTALL ALL HOLD-DOWNS TIGHT TO END STUDS/POST. DO NOT USE FILLER BLOCKS FOR MISALIGNED ANCHOR BOLTS. EXTEND THE ANCHOR ROD AT A 1:4 (HORIZONTAL) USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLD-DOWN HIGHER ON END STUD / POST
- FOR HOLD-DOWNS THAT BOLT TO END POSTS, INSTALL THE HEAD OF THE BOLT TO THE BRACKET SIDE, AND ON THE SIDE OPPOSITE THE BRACKET, INSTALL A WASHER BETWEEN THE NUT AND THE STUD / POSTS

### TIE-DOWN & COLLECTOR STRAPS:

- TIE-DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS
- INSTALL THE TIE-DOWN STRAPS DIRECT TO POST IN LIEU OF OVER SHEATHING. STRAPS MAY BE INSTALLED ON THE UNSHEATHED SIDE OF THE END STUDS / POSTS

## CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19.
- CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE II) <sup>1</sup>	C150
CONCRETE AGGREGATES (HARDROCK)	C33
WATER <sup>2</sup>	C1602
COAL FLY ASH OR POZZOLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33
SLAG	C989

- FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-19 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH PROJECT GEOTECHNICAL REPORT.
  - WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/ CEMENT RATIO BE EXCEEDED.
3. CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19, WHICH REFERENCES ACI 301-10 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRAIL MIXTURES IN ACCORDANCE WITH ACI 301-10 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):

LOCATION IN STRUCTURE	MINIMUM STRENGTH [PSI]	DENSITY [PCF]	MAX SLUMP [INE 1]	MAX WATER/CEMENT RATIO	SLAG/ FLY ASH <sup>1</sup> [MAX]
CONCRETE FOUNDATIONS, GRADE BEAMS, TIE BEAMS	2,500	150	4	0.5	0.15
CONCRETE SLAB ON GRADE	2,500	150	4	0.45	0.15

- AS MEASURED BY CEMENT/UNIT WEIGHT
- DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-14 AND PROJECT SPECIFICATIONS.
  - ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPUTITUDE
  - ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
  - PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
  - PIPES EMBEDDED IN CONCRETE:
    - CONCRETE
      - PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOTE BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
      - NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK.
      - PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
      - DO NOT STACK CONDUITS. SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

## REINFORCING STEEL

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19, ASTM A706, GRADE 60 UNO, ASTM A615 GR 60 STEEL, MAY BE SUBSTITUTED FOR ASTM A706 GRA60 STEEL PER ACI 318-19 SECTION 20.2.2.5 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
  - THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.
  - THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.
  - WHERE REINFORCEMENT COMPLYING WITH ASTM A615 IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY IN ACCORDANCE WITH SECTION 26.4.4 OF ACI 318-19.
- BARs SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- REINFORCING BAR LAP SPICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPICES UNLESS NOTED OTHERWISE ON PLANS.
  - MINIMUM LAP SPICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-19 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
- REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE THE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST DISPLACEMENT DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CRSI MANUAL OF STANDARD PRACTICE", LATEST EDITION.
- ED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.
- CONCRETE PROTECTION FOR REINFORCEMENT

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO.6 THROUGH NO. 18 BAR NO.5 BAR, W31 OR D31 WIRE & SMALLER	2 1 1/2
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS NO.14 AND NO.18 BARS NO.11 BAR & SMALLER BEAMS, COLUMNS: PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1 1/2 3/4 3/4 1 1/2

## WOOD (GENERAL)

- PRESERVATIVE TREATMENT:
  - WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AIC 109-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC) SPECIFIED IN AWPA U1-06.
    - UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREATMENT REQUIRED
    - UC2 - INTERIOR CONSTRUCTION, ABOVE GROUND, WET - PRESERVATIVE TREATMENT REQUIRED IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER.
    - UC3 - EXTERIOR CONSTRUCTION ABOVE GROUND - PRESERVATIVE TREATMENT REQUIRED.
  - FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES AND INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL OF NAILS AND SPIKES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M4-06. THE FOLLOWING FIELD TREATMENTS SHALL BE USED:
    - BORED HOLES: HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL TAR ROOFING CEMENT MEETING ASTM D5643 INTO HOLES USING A GREASE GUN OR SIMILAR DEVICE
    - EXTERIOR: COPPER NAPHTHENATE
    - INTERIOR: INORGANIC BORON PRESERVATIVES LIMITED TO USE IN APPLICATIONS NOT IN CONTACT WITH GROUND AND CONTINUOUSLY PROTECTED FROM LIQUID WATER

## FOUNDATION

- GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
  - DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1603.1.1
  - ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2022 CBC TABLE 1806.2
- SPREAD OR CONTINUOUS FOOTINGS:

ELEMENT	ALLOWABLE BEARING CAPACITY (PSF) <sup>A</sup>	ALLOWABLE LATERAL RESISTANCE <sup>B</sup>	
		PASSIVE RESISTANCE (PSF/FT BELOW GRADE) <sup>C</sup>	COHESION (PSF)
SHALLOW FOUNDATION	1,500	100	130

### NOTES:

- THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
  - THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE.
  - THE UPPER 6 INCHES OF SOIL, NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
  - COMPACTED FILL SHOULD BE PREPARED AS FOLLOWS: A MIN OF 12" OF COMPACTED FILL SHALL BE PROVIDED, COMPACTED TO A MIN OF 90 PERCENT MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 (2022 CBC 1804.6)
- WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
  - CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
  - EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING.
  - ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
  - EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS.
  - FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER REPRESENTATIVE PER SECTION 1705.6 OF THE CODE.
  - ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.

## EXISTING CONDITIONS

- ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITHOUT GUARANTEE OF ACCURACY.
- WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE INFORMATION PRESENTED, THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. NO MODIFICATIONS OF THE PLANS FOR NEW CONSTRUCTION SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

## EXISTING UNDERGROUND UTILITIES

- THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. DRAWINGS, IF ANY, IS APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
- AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
  - FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
  - FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

## DEMOLITION

- ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS, WHICH ARE TO REMAIN IN THE FINISHED STRUCTURE.
- ALL ELEMENTS OF THE STRUCTURE, WHICH ARE TO REMAIN, AND WHICH ARE DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDITIONAL COST. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE, IN ORDER TO MITIGATE DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING ELEMENTS THAT ARE NECESSARY FOR THE INSTALLATION OF ALL NEW WORK.
- WHERE EXISTING PARTITION WALLS ARE TO BE DEMOLISHED, CONTRACTOR SHALL VERIFY WALLS ARE NON-BEARING PRIOR TO DEMOLITION. IF WALLS ARE FOUND TO BE BEARING, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY

## DESIGN INFORMATION

- FLOOR LIVE LOADS (2022 CBC SECTION 1603.1.1)

FLOOR LIVE LOADS			
OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE
RESIDENTIAL ONE- AND TWO- FAMILY DWELLINGS UNINHABITABLE ATTICS WITHOUT STORAGE UNINHABITABLE ATTICS WITH STORAGE HABITABLE ATTICS AND SLEEPING AREAS ALL OTHER AREAS	10 20 30 40	---	2022 CBC TABLE 1607.1

- ROOF LIVE LOADS (2022 CBC SECTION 1603.1.2)

ROOF LIVE LOADS			
OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE
ROOF ORDINARY FLAT, PITCHED AND CURVED ROOFS (THAT ARE NOT OCCUPIABLE)	20	---	2022 CBC TABLE 1607.1

- ROOF SNOW LOADS (2022 CBC SECTION 1603.1.3):

SNOW DESIGN DATA		
PARAMETER	VALUE	REFERENCE
GROUND SNOW LOAD	P <sub>g</sub> = 0 PSF	ASCE 7-16 7.2

- WIND DESIGN DATA (2022 CBC SECTION 1603.1.4):

WIND DESIGN DATA		
PARAMETER	VALUE	REFERENCE
ULTIMATE DESIGN WIND SPEED (3-SEC GUST)	V <sub>ult</sub> = 95 MPH	2022 CBC FIG. 1609.3
NOMINAL DESIGN WIND SPEED (3-SEC GUST)	V <sub>nd</sub> = 74 MPH	2022 CBC 1609.3.1
EXPOSURE CATEGORY	C	2022 CBC 1609.4.3
INTERNAL PRESSURE COEFFICIENT:	GCp1 = ± 0.18	ASCE 7-16 TABLE 26.13-1

## COMPONENTS & CLADDING WIND PRESSURES (PSF)

LOCATION		COMPONENT TRIBURARY AREA (SQ FT)		
		10	100	500
ROOF	ZONE 1	-28.0	-21.3	-16.3
	ZONE 2a	-28.0	-21.3	-16.3
	ZONE 2b	-44.7	-26.3	-23.0
	ZONE 2c	-44.7	-26.3	-23.0
	ZONE 3a	-44.7	-26.3	-23.0
	ZONE 3b	-48.8	-33.0	-33.0
	ALL ZONES	16.0	16.0	16.0
	ZONE 1	-36.3	-34.7	-33.0
	ZONE 2a	-36.3	-34.7	-33.0
	ZONE 2b	-53.0	-42.2	-39.7
OVERHANG	ZONE 2c	-53.0	-42.2	-39.7
	ZONE 3a	-63.0	-43.0	-43.0
	ZONE 3b	-63.0	-43.0	-43.0
	ZONE 4	-21.3	-18.5	-16.3
WALL	ZONE 5	-26.3	-20.5	-16.3
	POSITIVE	19.7	16.3	16.0

- EARTHQUAKE DESIGN DATA (2022 CBC SECTION 1603.1.5):

SITE AND OCCUPANCY PARAMETERS		
PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	2022 CBC TABLE 1604.5
SEISMIC IMPORTANCE FACTOR	I = 1.0	ASCE 7-16 TABLE 1.5-2
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S <sub>1</sub> = 1.50 g S <sub>2</sub> = 0.493 g	2022 CBC 1613.2.1
SITE CLASS	D [DF]	2022 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S <sub>DS</sub> = 1.20 g S <sub>DI</sub> = 0.594 g	2022 CBC 1613.2.4

## BUILDING PARAMETERS

PARAMETER	VALUE	REFERENCE
SEISMIC DESIGN CATEGORY	SDC = D	2022 CBC 1613.2.5
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	ASCE 7-16 TABLE 12.2-1
RESPONSE MODIFICATION FACTOR	R = 6 1/2	
SYSTEM OVERSTRENGTH FACTOR	Do = 3	
DEFLECTION AMPLIFICATION FACTOR	Cd = 4	
DESIGN BASE SHEAR	V = 4.1 k	ASCE 7-16 12.8.1
SEISMIC RESPONSE COEFFICIENTS	Cs = 0.185	ASCE 7-16 12.8.1.1
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE	ASCE 7-16 12.8

- GEOTECHNICAL INFORMATION (2022 CBC SECTION 1603.1.6):  
REFER TO FOUNDATION GENERAL NOTES

## GENERAL

- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS:
  - 2022 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2022 EDITION AND LATEST REVISIONS (INCLUDING SUPPLEMENTS AND ERRATA) HEREIN REFERRED TO AS "THE CODE".
  - ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA).
  - CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE GIVEN. CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN NO INSTANCE SHALL DIMENSIONS BE SCALED FROM THE DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
  - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
  - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS
  - SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC
  - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN
  - FLOOR AND ROOF FINISHES
  - MISCELLANEOUS DRAINAGE AND WATERPROOFING
  - ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL
  - DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS
- SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
  - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
  - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
  - CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
  - SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
- SEE CIVIL DRAWINGS FOR THE FOLLOWING:
  - HEIGHT AND/OR ELEVATION OF:
    - FINISHED SURFACE
    - TOP OF WALL
    - TOP OF GRADE
    - FINISHED GRADE
    - SLOPE
  - SITE CONCRETE WALKWAYS, CURBS & PAVING
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC.. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS, INCLUDING ALL ENGINEERING OF SUCH SYSTEMS, FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTORS MEANS AND METHODS OF CONSTRUCTION (UNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY.
- BACKFILL SHALL NOT BE PLACED BEHIND EXTERIOR AND INTERIOR RETAINING WALLS UNTIL THE CONCRETE / CMU HAS ACHIEVED FULL DESIGN STRENGTH. FOR BRACED WALLS SUPPORTED BY STRUCTURAL DIAPHRAGMS, BACKFILL SHALL NOT BE PLACED BEHIND THE WALL UNTIL THE DIAPHRAGM HAS BEEN INSTALLED, AND FOR CONCRETE DIAPHRAGMS, HAS ACHIEVED FULL DESIGN STRENGTH.
- THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE LAYOUT OF THE BUILDING TO TAKE INTO ACCOUNT SHRINKAGE, CREEP, SHORTENING, ETC.
- OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS,



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**NEWPORT BEACH ADU STANDARD PLANS**  
 NEWPORT BEACH, CA  
**GENERAL NOTES, SPECIAL INSPECTION & TESTS**

CONSTRUCTION DOCUMENTS

**WOOD STRUCTURAL PANELS (SHEATHING)**

1. WOOD STRUCTURAL PANELS SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

WOOD STRUCTURAL PANEL PROPERTIES						
USE	PLY	BOND CLASSIFICATION <sup>c</sup>	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	RATING <sup>a</sup> REFERENCE <sup>d</sup>
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE		APA	2022 CBC 2303.1.5 (DOC PS 1-09 OR PS 2-10)
FLOOR	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE		APA	
WALL <sup>b</sup>	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE		APA	

- TABLE NOTES:
- WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (APA):
    - VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
    - VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10
  - WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD
  - WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.
    - EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
    - WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANS/APA PRP-210.
  - ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.

- TRANSPORTATION, STORAGE, AND HANDLING:
  - TRANSPORTATION
    - IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.
  - STORAGE
    - ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
    - WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING, THREE STRINGERS MINIMUM.
    - NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
    - COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
    - IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
    - KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS
  - HANDLING
    - ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
    - ACCLIMATE THE PANELS FOR 24 HOURS MINIMUM BEFORE INSTALLATION BY STANDING THE PANELS ON EDGE WITH A GAP BETWEEN EACH TO ALLOW FOR AIR CIRCULATION OR PER MANUFACTURER'S RECOMMENDATIONS.
- PLYWOOD ORIENTATION
  - ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS. SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOINTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A 1/8" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS RECOMMENDED OTHERWISE BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.
  - PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS BE JOINED OVER FRAMING AND STAGGERED.
- BLOCKING:
  - ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED. ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
  - FLOOR: ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED. ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
  - WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.
- FASTENERS
  - USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWS SDPWS TABLE 4.2A OR 4.3A (AS REQUIRED).
  - EQUIVALENT PNEUMATIC DRIVE NAILS OR STAPLES MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED USE. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.
  - USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD OR OSB SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
  - TYPICAL NAILING SHALL BE 10D AT 6" O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10D AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED. SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.

**PRE-FABRICATED WOOD TRUSS NOTES**

1. THE DESIGN OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE FOLLOWING A. CODES AND STANDARDS:

- THE GOVERNING CODE LISTED IN THE PROJECT GENERAL NOTES
  - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
  - NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION AND SUPPLEMENT (ANSI/AWC NDS-2018)
  - SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC (AWC SDPWS-2015)
  - THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1-2014)
- B. DESIGN CRITERIA:
- TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM VERTICAL LOADS AND OTHER LOADS INDICATED ON THE CONSTRUCTION DOCUMENTS (ATTIC MECHANICAL UNITS, ETC.)

**ROOF TRUSS LOADING:**

ASPHALT SHINGLE W/ GYP CEILING:	
TOP-CHORD DEAD LOAD:	21.0 PSF * [19.9 PSF SUPERIMPOSED]
BOT CHORD DEAD LOAD:	10.9 PSF [9.8 PSF SUPERIMPOSED]
ROOF - LIVE LOAD:	20 PSF
ASPHALT SHINGLE W/ STUCCO CEILING:	
TOP-CHORD DEAD LOAD:	26.0 PSF * [24.9 PSF SUPERIMPOSED]
BOT CHORD DEAD LOAD:	15.4 PSF [14.3 PSF SUPERIMPOSED]
ROOF - LIVE LOAD:	20 PSF

**DEFLECTION CRITERIA:**

DEAD + LIVE LOAD:	L/240
LIVE LOAD ONLY:	L/360

\*INCLUDES 4 PSF ALLOWANCE FOR PV PANELS

- INDICATES HORIZONTAL SEISMIC/WIND LOAD ON COLLECTOR TRUSSES. THE TRUSS DESIGNER SHALL DESIGN FOR THE TRUSSES FOR THE INDICATED HORIZONTAL LOAD ACTING IN BOTH THE TOP AND BOTTOM TRUSS CHORDS AND FOR THE TRANSFER OF THE FORCE TO THE CHORDS THROUGH THE WEB.
- CONTRACTOR REQUIREMENTS:
    - THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.4 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
      - MEANS AND METHODS: THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, PROGRAMS AND SAFETY IN CONNECTION WITH THE RECEIPT, STORAGE, HANDLING, INSTALLATION, RESTRAINING, AND BRACING OF THE TRUSSES. REFER TO THE GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCS1-B1)
      - TRUSS INSTALLATION SHALL COMPLY WITH INSTALLATION TOLERANCES SHOWN IN BCS1-B1
      - TEMPORARY INSTALLATION RESTRAINT/BRACING FOR THE TRUSS SYSTEM AND THE PERMANENT TRUSS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH BCS1-B2.
      - CONSTRUCTION LOADING ON TRUSSES SHALL BE DONE IN ACCORDANCE WITH BCS1-B4.
      - TRUSS DAMAGE, JOBSITE MODIFICATIONS & INSTALLATION ERRORS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE EOR AND THE TRUSS DESIGNER. REFERENCE BCS1-B5.
      - SUBMIT THE DRAWINGS FROM THE TRUSS DESIGNER/MANUFACTURER TO THE BUILDING DEPARTMENT PRIOR TO FABRICATION FOR APPROVAL. A COPY OF THIS SUBMITTAL SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW OF GENERAL CONFORMANCE TO THE DESIGN INTENT. THE CONTRACTOR SHALL INCORPORATE THE TIME REQUIRED FOR THE SUBMITTAL TO BE REVIEWED, STAMPED AND APPROVED BY ALL PARTIES AND SHALL HAVE THE APPROVED TRUSS PLANS ON THE JOB SITE PRIOR TO FOUNDATION INSPECTION.
    - TRUSS DESIGNER REQUIREMENTS:
      - THE TRUSS DESIGNER SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.5.5 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
        - TRUSS DESIGNER SHALL SUPERVISE THE PREPARATION OF THE TRUSS DESIGN DRAWINGS WHICH SHALL CONTAIN THE INFORMATION LISTED IN SECTION 2.3.5.5 OF ANSI/TPI 1-2014. THIS INCLUDES ALL TRUSS TO TRUSS CONNECTIONS, AND DETAILS FOR THE "CALIFORNIA FILL" AREAS.
        - TRUSS DESIGNER SHALL COMPLY WITH THE REFERENCED CODE AND DESIGN CRITERIA ABOVE.
        - TRUSS DESIGNER SHALL SHOW ALL HANGERS, BRACING AND RESTRAINTS AS WELL AS METHOD OF RESTRAINT/BRACING ON THE TRUSS PLANS TO MEET ANY SEISMIC AND WIND REQUIREMENTS OF THE CODE.
        - SUBMIT TRUSS DESIGN DRAWINGS INCLUDING ALL RELEVANT DETAILS FOR THE FABRICATION OF THE TRUSSES AND PREPARE CALCULATIONS. ALL PLANS, DETAILS AND CALCULATIONS FOR THE TRUSSES SHALL BE STAMPED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER (CIVIL OR STRUCTURAL), LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA.

**STATEMENT OF SPECIAL INSPECTIONS**

1. THIS STATEMENT OF SPECIAL INSPECTIONS HAS BEEN PREPARED PURSUANT TO SECTION 1704.3 OF THE CODE. THIS SECTION DETAILS BOTH REQUIRED SPECIAL INSPECTIONS AND TESTS INCLUDING TESTING PER SECTION 1705 OF THE CODE. THE FOLLOWING SHALL BE OBSERVED DURING THEIR IMPLEMENTATION:

- GENERAL:
  - STRUCTURAL VERIFICATIONS, INSPECTIONS AND TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD.
- OWNER REQUIREMENTS:
  - THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN SECTION 1705 OF THE CODE AND IN THIS STATEMENT OF INSPECTIONS.
- SPECIAL INSPECTOR QUALIFICATIONS:
  - THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. THE EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUANTITIES.
- CONTRACTOR REQUIREMENTS:
  - SPECIAL INSPECTION IS IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING. THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING SHALL OCCUR PRIOR TO SPECIAL INSPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL INSPECTOR.
  - THE CONTRACTOR SHALL ENSURE THAT THE WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED REMAINS ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTION.
  - ANY CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
- SPECIAL INSPECTOR REPORT REQUIREMENTS:
  - THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
  - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
  - REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
  - DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
  - IF NOT CORRECTED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.
  - A FINAL CONTRACTOR DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

**SHOP FABRICATION**

- SHOP FABRICATION REQUIRES SPECIAL INSPECTION IN ACCORDANCE WITH CODE SECTION 1704.2.5. EXCEPTION: SHOP SPECIAL INSPECTIONS ARE NOT REQUIRED WHEN WORK IS DONE ON THE PREMISES OF FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH CODE SECTION 1704.2.5.1. THE FOLLOWING ACCREDITATIONS MEET THE REQUIREMENTS OF THIS EXCEPTION:
  - STEEL BUILDINGS (OR STEEL ELEMENTS IN OTHER BUILDINGS)
    - FOR GENERAL STEEL BUILDINGS OR ELEMENTS THE FABRICATOR SHALL BE AN AISC CERTIFIED FABRICATOR IN ACCORDANCE WITH THE AISC CERTIFICATION PROGRAM FOR STRUCTURAL STEEL FABRICATORS (AISC 201-04).
    - OTHER ACCREDITATION DEEMED ACCEPTABLE BY THE AUTHORITY HAVING JURISDICTION.
    - IF FABRICATION IS PERFORMED BY AN APPROVED FABRICATOR A CERTIFICATE OF COMPLIANCE MUST BE PROVIDED TO THE BUILDING INSPECTOR THAT THE MATERIALS SUPPLIED AND WORK PERFORMED BY THE FABRICATOR ARE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
    - IF FABRICATION IS NOT PERFORMED BY AN APPROVED FABRICATOR WELDING INSPECTION REPORTS MUST BE SUBMITTED TO THE BUILDING OFFICIAL BY AN APPROVED TESTING AGENCY.
      - NONDESTRUCTIVE TESTING (NDT) MAY BE PERFORMED BY THE FABRICATOR, HOWEVER THE QA AGENCY SHALL REVIEW THE FABRICATOR'S NDT REPORTS.
  - WOOD BUILDINGS
    - WOOD STRUCTURAL PANELS (SHEATHING) SHALL BE IDENTIFIED BY THE APA TRADEMARK.

**REQUIRED VERIFICATION AND INSPECTIONS**

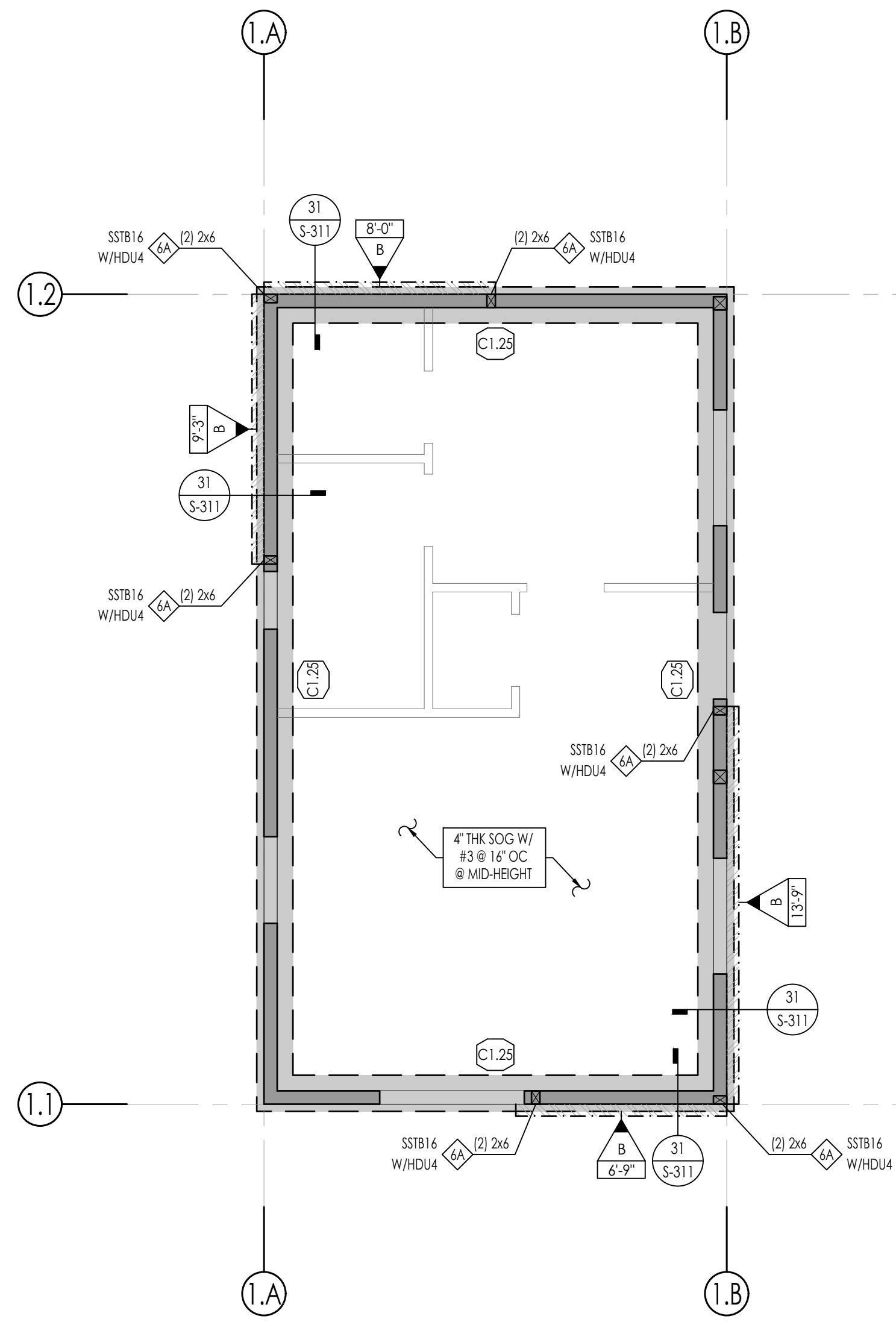
WOOD CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPWS-2015			
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	CBC REFERENCE
3. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING LESS THAN OR EQUAL TO 4" OC. - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	---	X	1705.13.2
4. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING GREATER THAN 4" OC (NOT REQUIRED) - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	---	---	1705.13.2

SOILS CODE TABLE 1705.6			
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	---	X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	---	X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	---	X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	---	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	---	X	

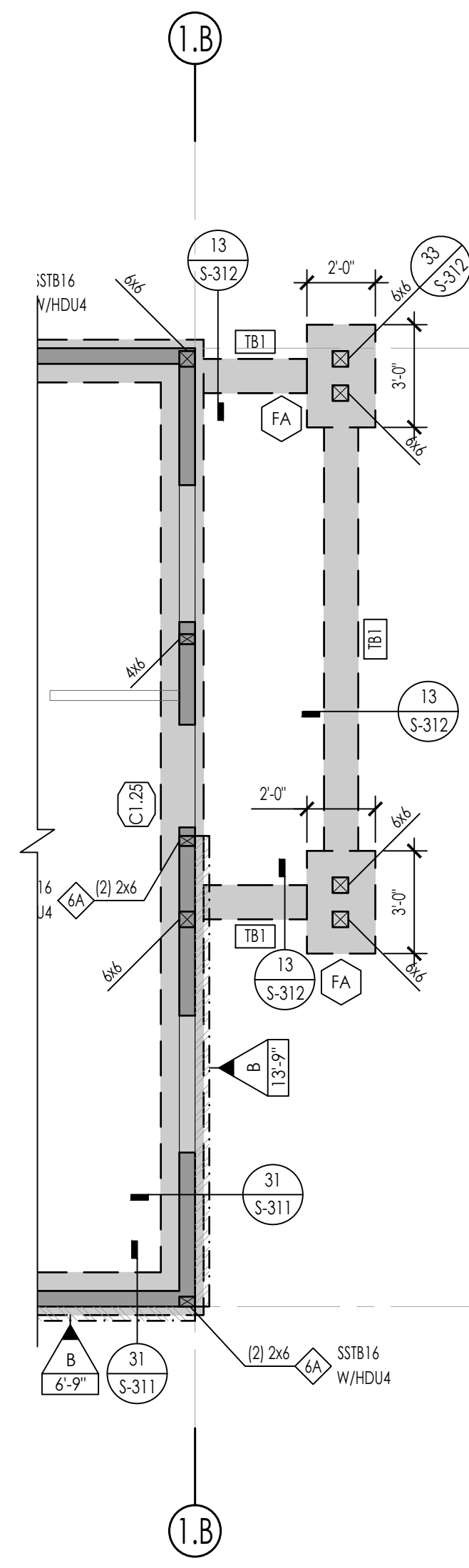
CONCRETE CONSTRUCTION CODE TABLE 1705.3				
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
3. INSPECT ANCHORS CAST IN CONCRETE	---	X	ACI 318: 26.7	---
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS <sup>(a)</sup> (a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS (b) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.c.	X	---	ACI 318: 26.7.1	---
	X	---	ACI 318: 26.7.1	---



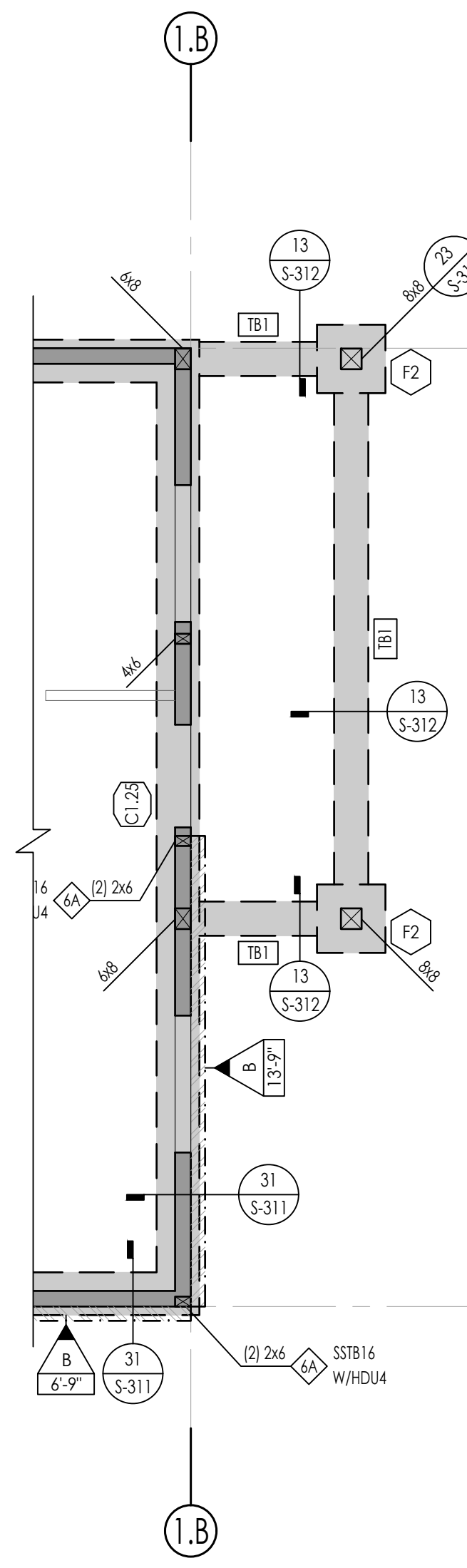
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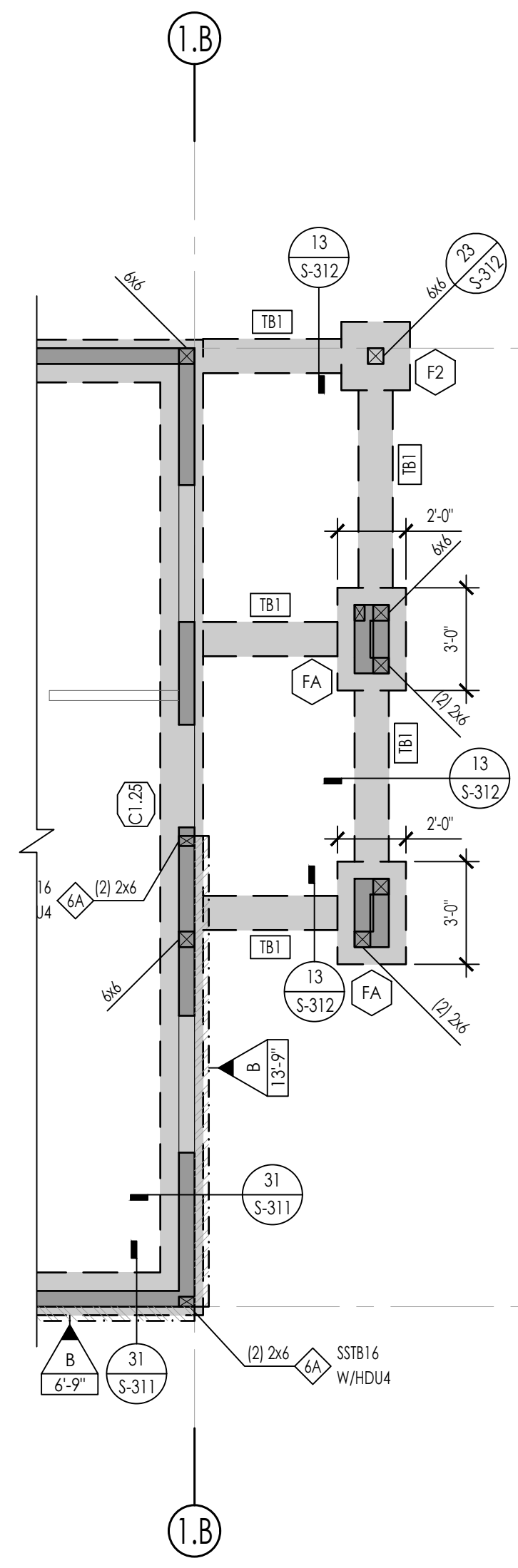
**1 FOUNDATION PLAN -NO PORCH**  
SCALE: 1/4" = 1'-0"



**2 FOUNDATION PLAN -CALIFORNIA RANCH**  
SCALE: 1/4" = 1'-0"



**3 FOUNDATION PLAN -CONTEMP FARMHOUSE**  
SCALE: 1/4" = 1'-0"



**4 FOUNDATION PLAN -COASTAL COTTAGE**  
SCALE: 1/4" = 1'-0"

**FOUNDATION PLAN NOTES**

- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:
 

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-404
- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION + 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF CONCRETE/MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN. ALL COLUMNS ARE CENTERED IN STUD WALLS, UNO.
- FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR ANY EMBEDDED ITEMS AND ALL EXTERIOR CONCRETE PAVING.
- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
- SEE ARCHITECTURAL PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301.
- ALL POSTS IN 4" WALLS SHALL BE 4x4, UNLESS NOTED OTHERWISE. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.
- PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS. REFER TO 34/S-402 FOR PLATE WASHER REQUIREMENTS AT SHEAR WALLS.
- ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING.
- ALL BOLT HOLES IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY.
- THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
- BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
  - 18" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO.
  - 18" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO. NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDDOWN EMBED DEPTHS.
- LIQUEFACTION FOOTING NOTES:
  - THE ALL PAD FOOTINGS WITH GRADE BEAMS IN 2 ORTHOGONAL DIRECTIONS.
  - BOTTOM OF ALL FOOTINGS TO BE 24-INCH BELOW GRADE.
  - CONTINUOUS FOOTINGS TO HAVE A MINIMUM OF TWO #5 STEEL BARS AT TOP AND BOTTOM.
  - FLOOR SLAB ON GRADE TO BE 5-INCH THICK (MINIMUM) REINFORCED WITH #4 BARS AT 12 INCH ON CENTER EACH WAY LOCATED AT THE CENTER OF THE SLAB.
  - DOWEL FOOTING TO SLAB WITH #4 BARS AT 24-INCHES ON CENTER.
- FOR DEEPENED FOOTING REFER TO 14/S-312. DISTANCE TO DAYLIGHT MUST BE A MINIMUM OF 10'-0" AS MEASURED FROM THE BOTTOM OF THE FOOTING. SHOULD THE SITE REQUIRE RETAINING WALLS TO FLATTEN THE LOT, REFER TO NOTES ON COVER SHEET FOR PERMITTING REQUIREMENTS.

**SYMBOL LEGEND**



**SCHEDULES**

HOLDOWN SCHEDULE					
SPECIFIES HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL			
6A	INDICATES SIMPSON SSB HOLDOWN TO: CONC FOUNDATION:	12/S-311			

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.29	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311

TIE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
TB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
F2	2'-0"	2'-0"	2'-0"	SEE NOTE 16	(3) #5, EW	(3) #5 @, EW	11/S-312
FA	2'-0"	3'-0"	2'-0"	SEE NOTE 16	(4) #5, EW	(4) #5, EW	11/S-312

NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AS HOLDOWN EMBED DEPTHS

N:\2400\2514-01\_C101 Newport Beach-Permit-Ready-ADU\Structural\ConDocs\Sheet Files\2514-01\_C101 - Plan 1.dwg, PLN 1 - 301, Apr 17, 2023, 5:00pm, Alcorse

CONSTRUCTION DOCUMENTS

**NEWPORT BEACH ADU  
STANDARD PLANS**  
NEWPORT BEACH, CA

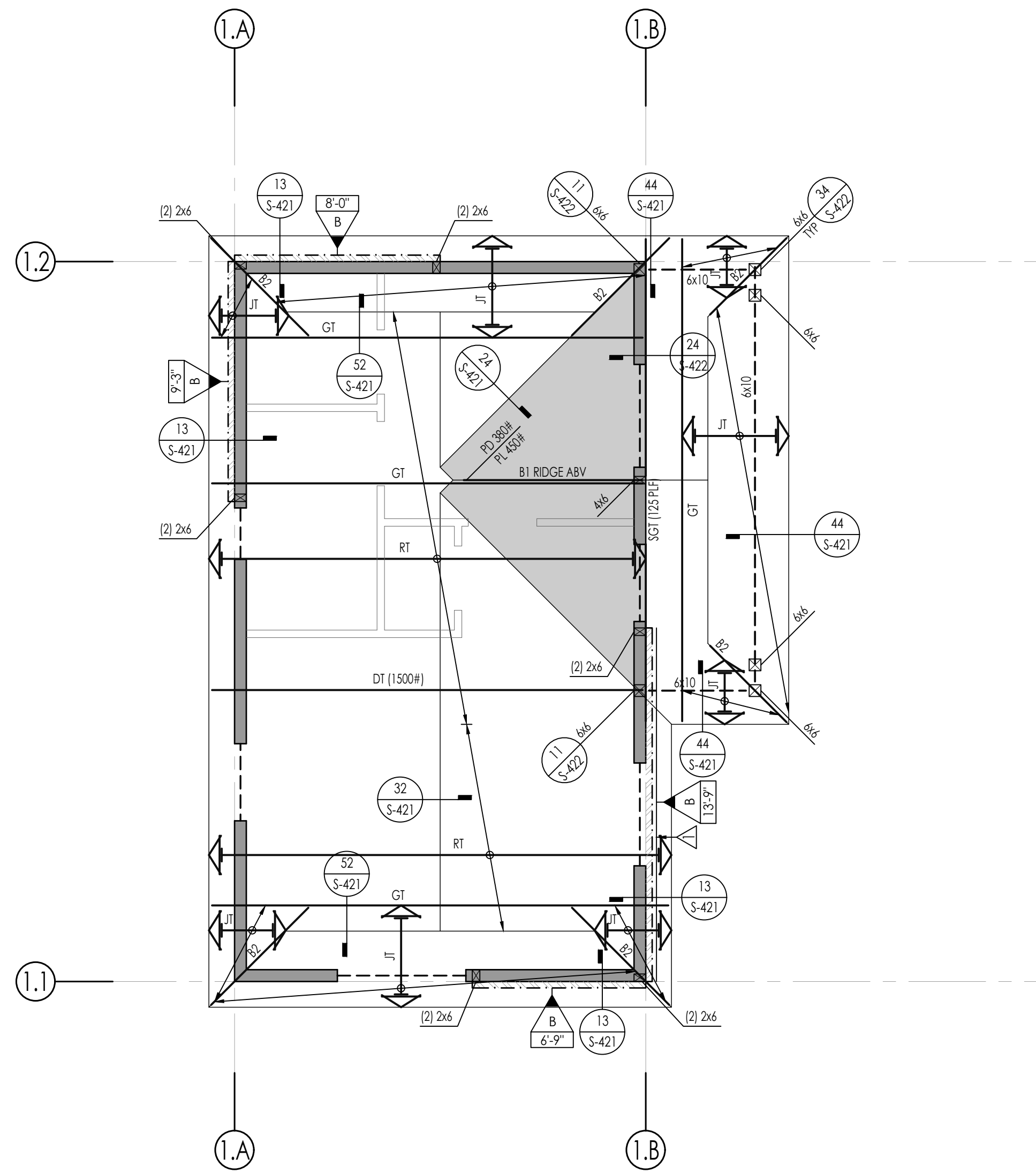
FOUNDATION PLAN

DATE  
06/28/23

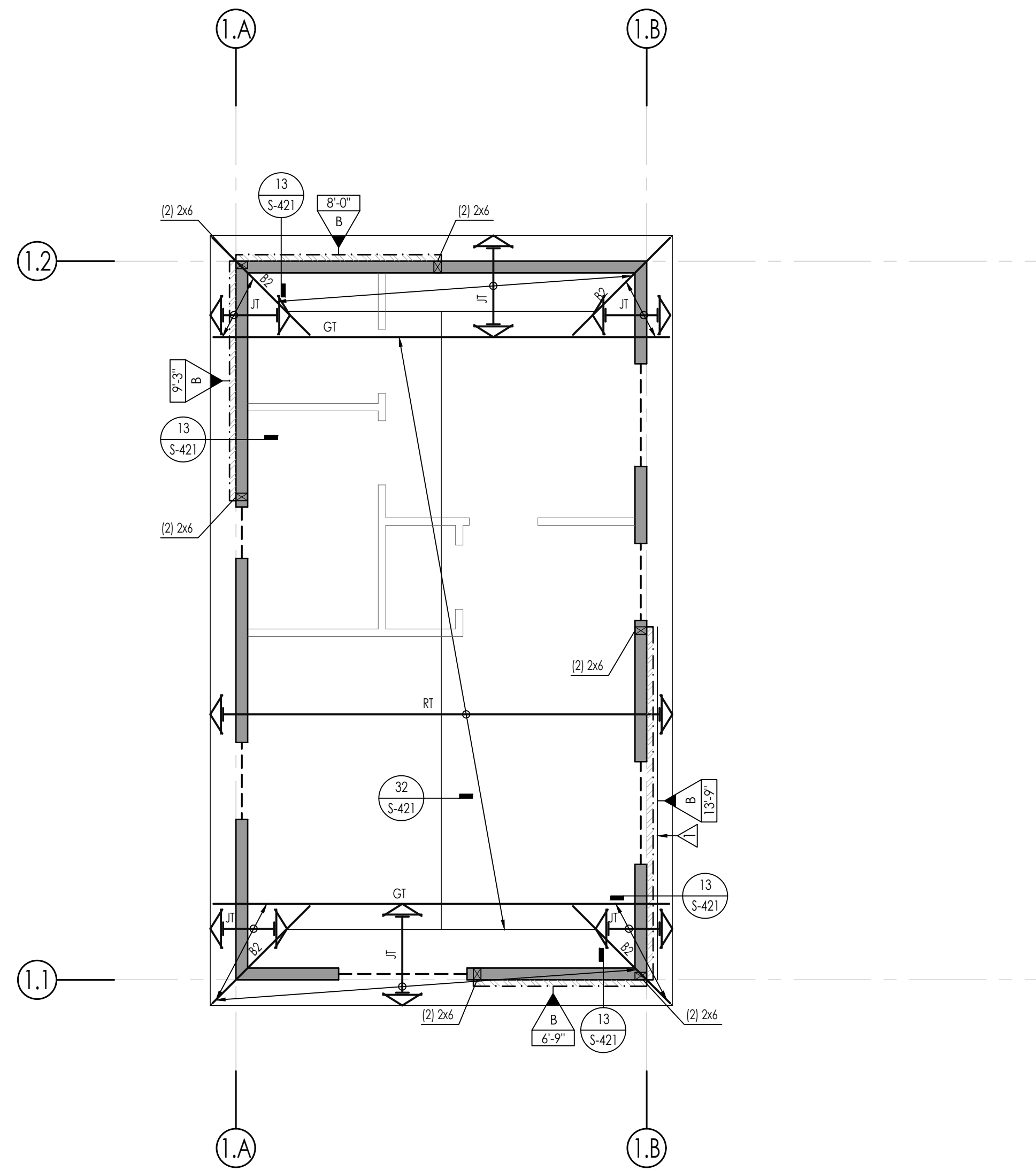
SHEET  
**S-201**



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**1** ROOF FRAMING PLAN - CALIFORNIA RANCH - PORCH  
SCALE: 1/4" = 1'-0"



**1** ROOF FRAMING PLAN - CALIFORNIA RANCH - NO PORCH  
SCALE: 1/4" = 1'-0"

**ROOF FRAMING NOTES**

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION:
  - GRID DIMENSIONS AND HORIZONTAL CONTROL
  - ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC
  - LOCATION AND EXTENT OF EXTERIOR WALL ASSEMBLIES AND OPENINGS
  - ALL NON STRUCTURAL WALLS
- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:
 

DESCRIPTION	SHEET [S]
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-404
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
- SEE ARCHITECTURAL PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF PIPES, DUCTS AND OTHER ROOF PENETRATIONS. FOR ROOF PENETRATIONS NOT SHOWN ON ROOF FRAMING PLAN, SEE DETAIL 23/5-403 FOR TYPICAL OPENINGS, UNO.
- ALL POSTS IN 4" WALLS SHALL BE 4x4, UNLESS NOTED OTHERWISE.  
ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.

TYPICAL WALL FRAMING SHALL BE:  
2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO  
2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO  
2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO

- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/5-401, UNO.
- DIAPHRAGM TYPES:  
ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO  
REFER TO 12/5-403
- ALL LINES AND/OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STGR.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
- ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

**SYMBOL LEGEND**

- INDICATES SHEAR WALL TYPE AND LENGTH. SEE SCHEDULE ON 13/5-402
- INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/5-402
- INDICATES HEADER @ OPENING. REFER TO 32/5-401 FOR HEADER SIZE, UNO ON PLANS
- INDICATES TOP PLATE SPLICE NAILING PER 32/5-403. NOTE THAT NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, UNO

**SCHEDULES**

HOLDOWN SCHEDULE		
SPECIFIES HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL
	INDICATES SIMPSON SSTB HOLDDOWN TO CONC FOUNDATION:	12/5-311

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	4x8	
B2	4x6	

ROOF JOIST SCHEDULE		
MARK	SIZE	REMARKS
J1	2x8 SELECT STRUCTURAL @ 24" OC	

**PREFABRICATED ROOF TRUSS**

1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

ROOF TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
JT	JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX

(#\*) - EQUALS DRAG FORCE IN U.S. DRAG FORCE IS AT A FACTORED LEVEL (0.7E). DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

**NEWPORT BEACH ADU  
STANDARD PLANS**  
NEWPORT BEACH, CA

**ROOF FRAMING PLAN - CALIFORNIA  
RANCH**

CONSTRUCTION DOCUMENTS

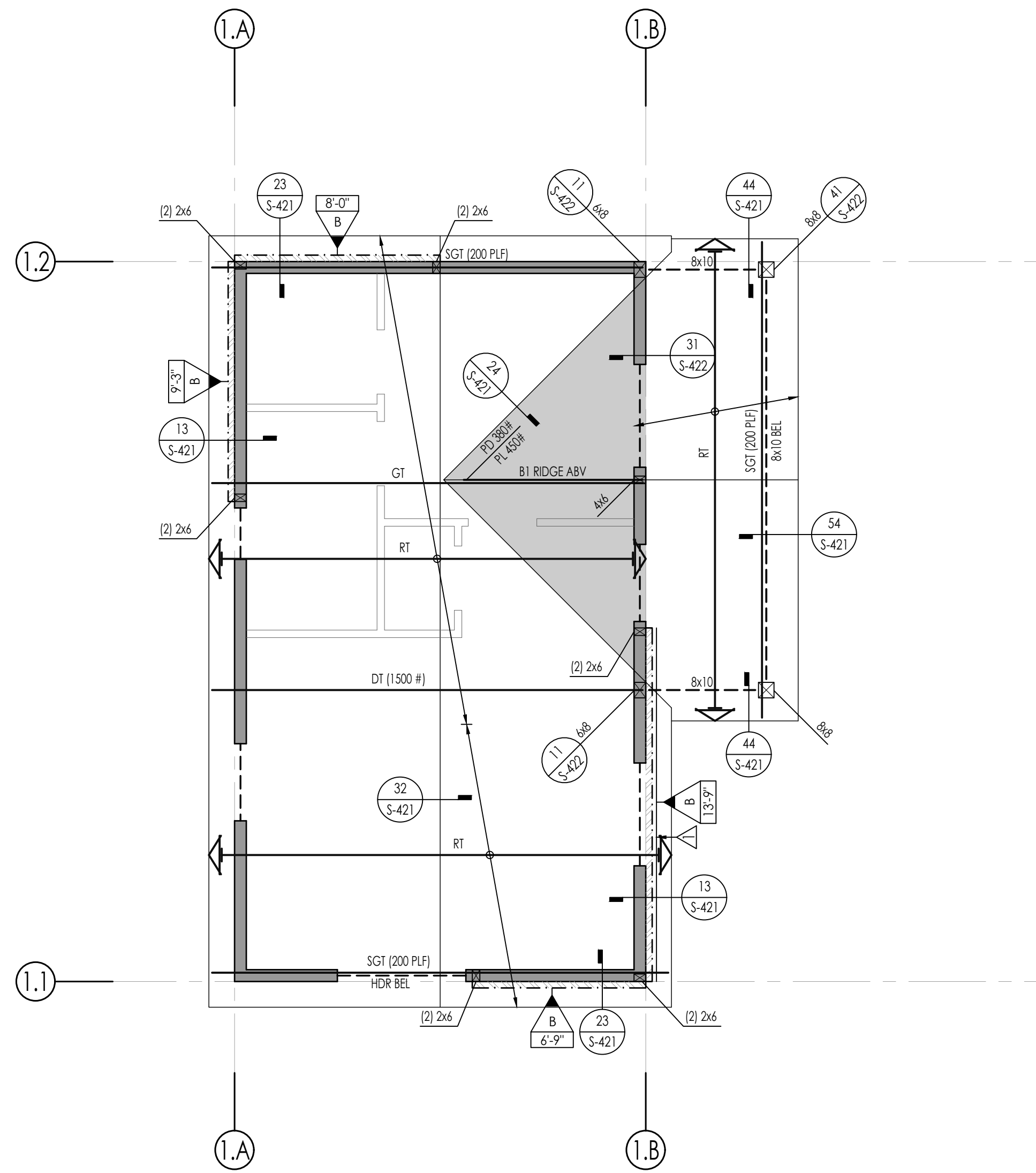
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SHEET

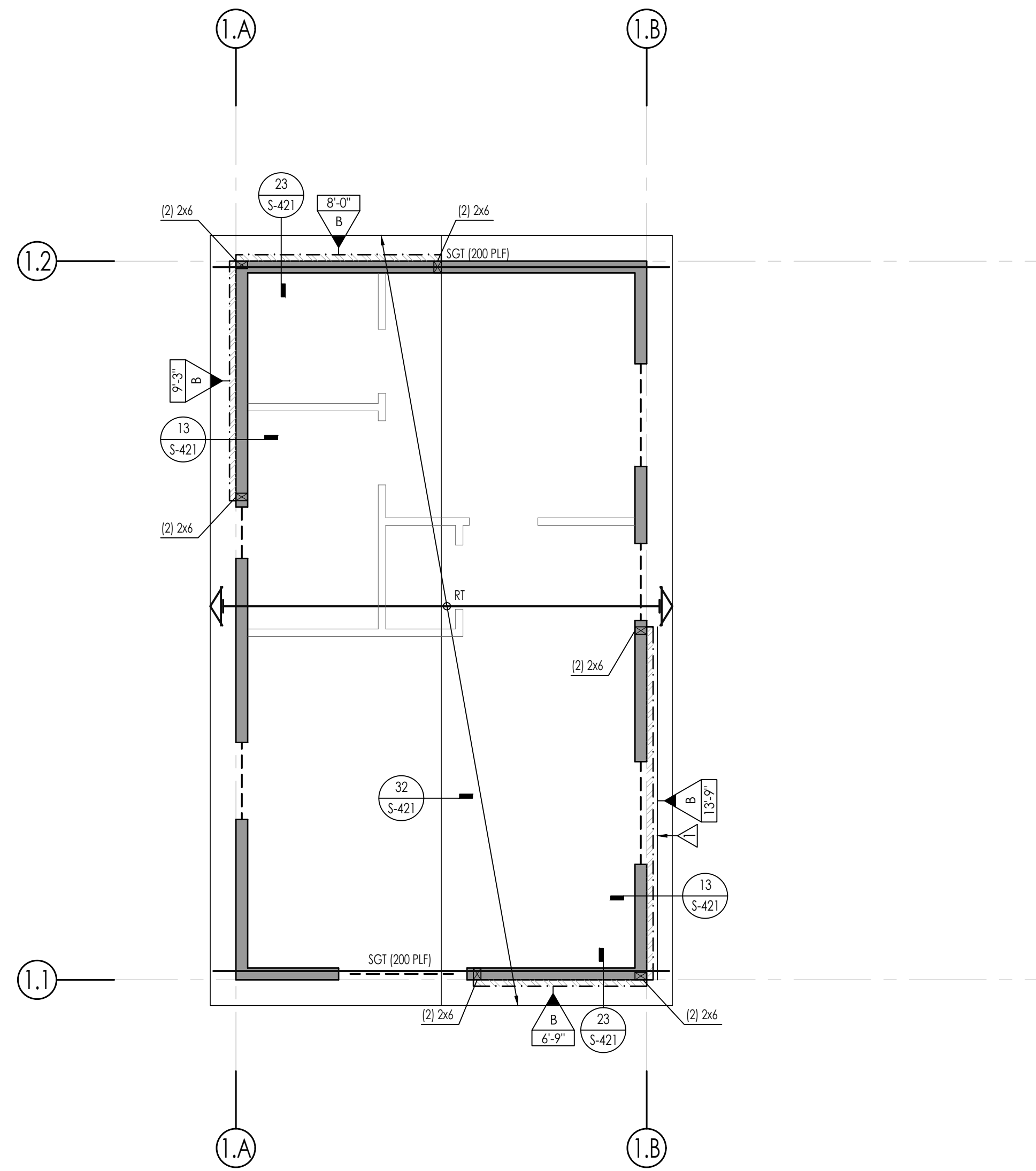
S-211



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**1** ROOF FRAMING PLAN - CONTEMP FARMHOUSE - PORCH  
SCALE: 1/4" = 1'-0"



**1** ROOF FRAMING PLAN - CONTEMP FARMHOUSE - NO PORCH  
SCALE: 1/4" = 1'-0"

**ROOF FRAMING NOTES**

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION:
  - GRID DIMENSIONS AND HORIZONTAL CONTROL
  - ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC
  - LOCATION AND EXTENT OF EXTERIOR WALL ASSEMBLIES AND OPENINGS
  - ALL NON STRUCTURAL WALLS
- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:
 

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-404
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
- SEE ARCHITECTURAL PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF PIPES, DUCTS AND OTHER ROOF PENETRATIONS. FOR ROOF PENETRATIONS NOT SHOWN ON ROOF FRAMING PLAN, SEE DETAIL 23/S-403 FOR TYPICAL OPENINGS, UNO.
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TYPICAL WALL FRAMING SHALL BE:  
2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO  
2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO  
2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO

- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
- DIAPHRAGM TYPES:  
ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO  
REFER TO 12/S-403
- ALL LINES AND/OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STGR.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
- ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

**SYMBOL LEGEND**

- INDICATES SHEAR WALL TYPE AND LENGTH, SEE SCHEDULE ON 13/S-402
- INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402
- INDICATES HEADER @ OPENING, REFER TO 32/S-401 FOR HEADER SIZE, UNO ON PLANS
- INDICATES TOP PLATE SPLICE NAILING PER 32/S-403 NOTE THAT NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE, PROVIDE TYPE (C) SPLICE, UNO

**SCHEDULES**

HOLDOWN SCHEDULE		
SPECIFICS HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL
	INDICATES SIMPSON SSTB HOLDOWN TO: CONC FOUNDATION:	12/S-311

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	4x8	
B2	4x6	

ROOF JOIST SCHEDULE		
MARK	SIZE	REMARKS
J1	2x8 SELECT STRUCTURAL @ 24" OC	

**PREFABRICATED ROOF TRUSS**

1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

ROOF TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
JT	JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX

(#\*) - EQUALS DRAG FORCE IN U.S. DRAG FORCE IS AT A FACTORED LEVEL (0.7E) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

**NEWPORT BEACH ADU  
STANDARD PLANS**  
NEWPORT BEACH, CA

**ROOF FRAMING PLAN - CONTEMP  
FARMHOUSE**

CONSTRUCTION DOCUMENTS

DATE  
06/28/23

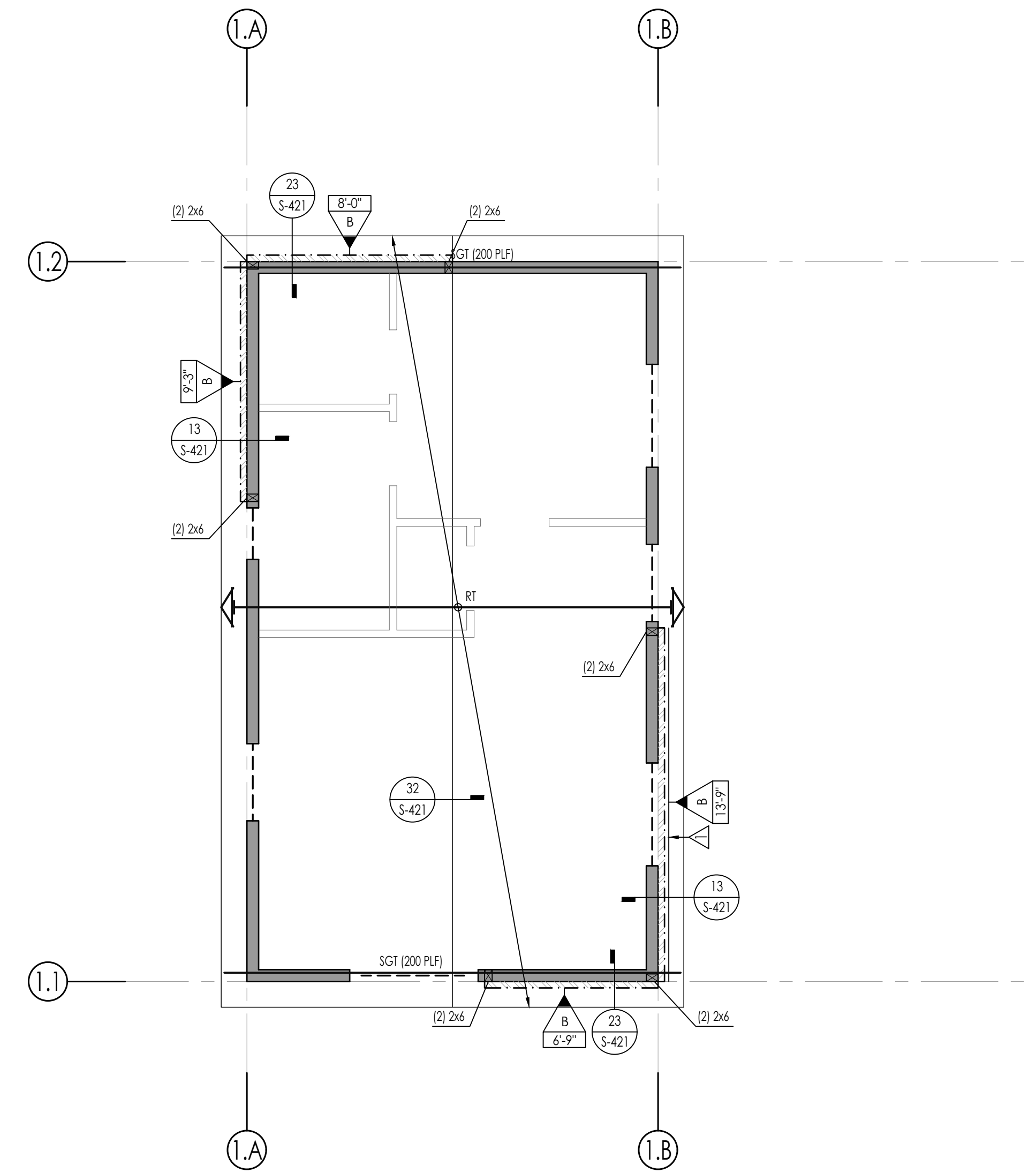
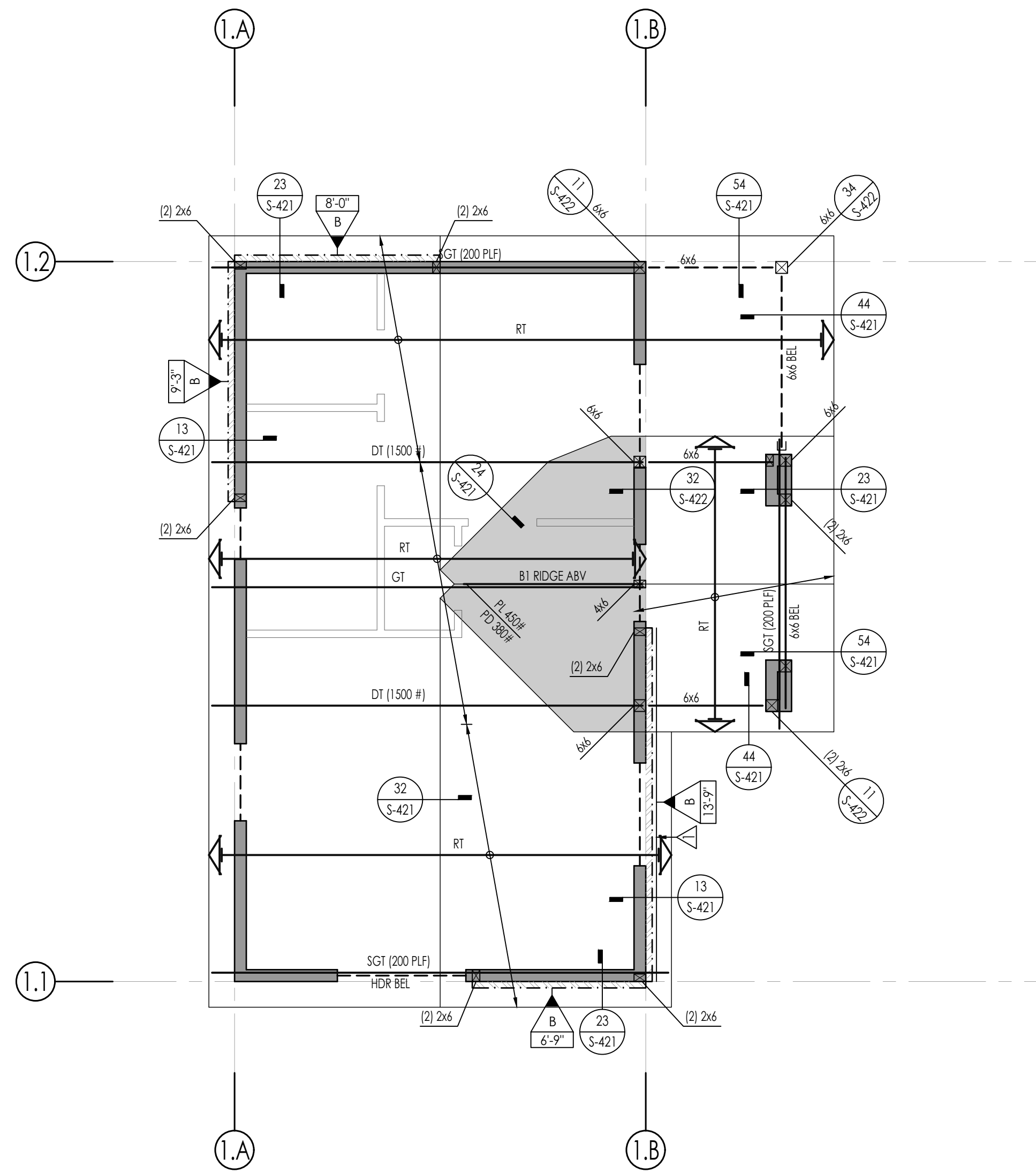
SHEET

S-221





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**1** ROOF FRAMING PLAN - COASTAL COTTAGE - PORCH  
SCALE: 1/4" = 1'-0"

**1** ROOF FRAMING PLAN - COASTAL COTTAGE - NO PORCH  
SCALE: 1/4" = 1'-0"

**ROOF FRAMING NOTES**

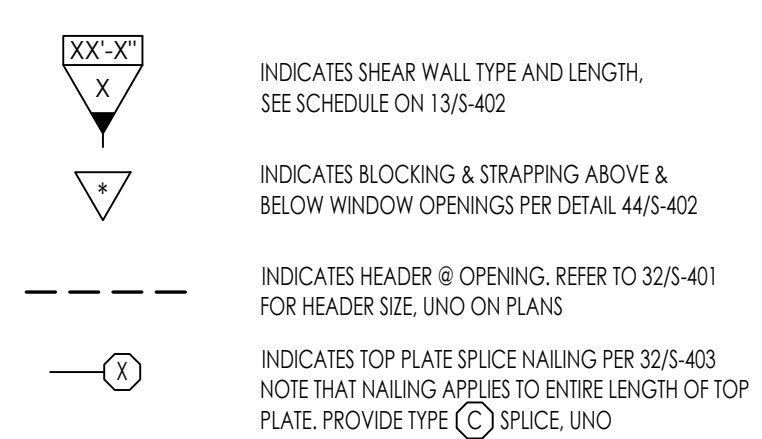
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION:
  - GRID DIMENSIONS AND HORIZONTAL CONTROL
  - ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC
  - LOCATION AND EXTENT OF EXTERIOR WALL ASSEMBLIES AND OPENINGS
  - ALL NON STRUCTURAL WALLS
- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:
 

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
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2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO  
2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO

- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
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ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO  
REFER TO 12/S-403
- ALL LINES AND/OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STGR.
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**SYMBOL LEGEND**



**PREFABRICATED ROOF TRUSS**

1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
JT	JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX

(#\*) - EQUALS DRAG FORCE IN U.S. DRAG FORCE IS AT A FACTORED LEVEL (0.7E) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS, OR PORTIONS THEREOF, DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

**SCHEDULES**

HOLDOWN SCHEDULE		
SPECIFIES HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL
6x	INDICATES SIMPSON SSTB HOLDDOWN TO CONC FOUNDATION:	12/S-311

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	4x8	
B2	4x6	

ROOF JOIST SCHEDULE		
MARK	SIZE	REMARKS
J1	2x8 SELECT STRUCTURAL @ 24" OC	

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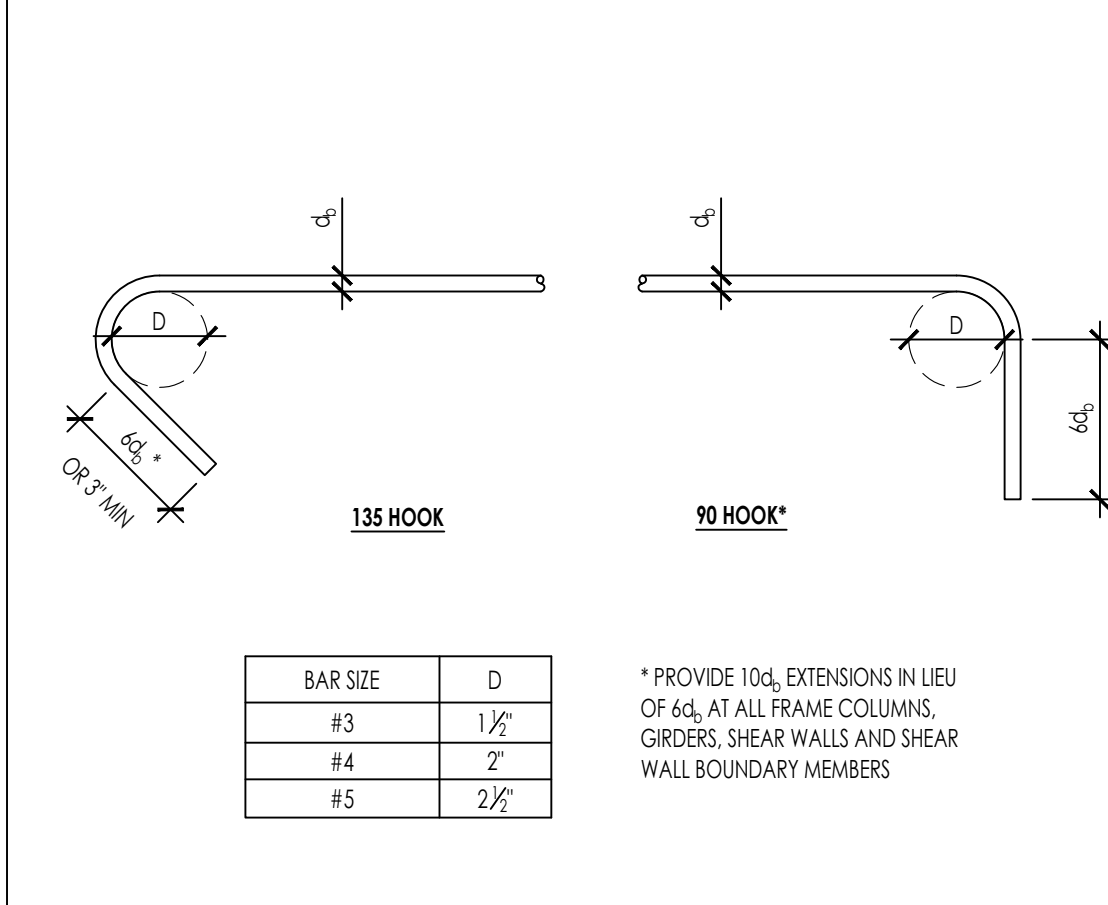
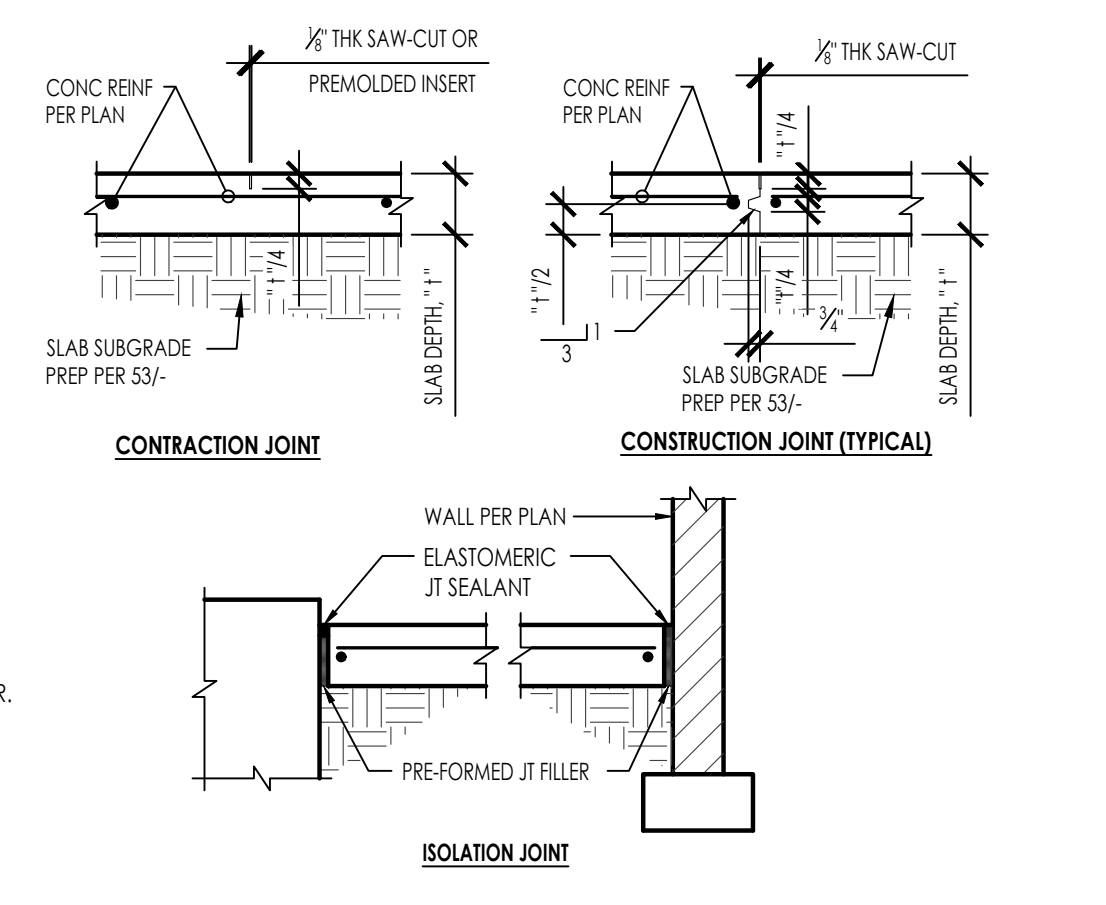
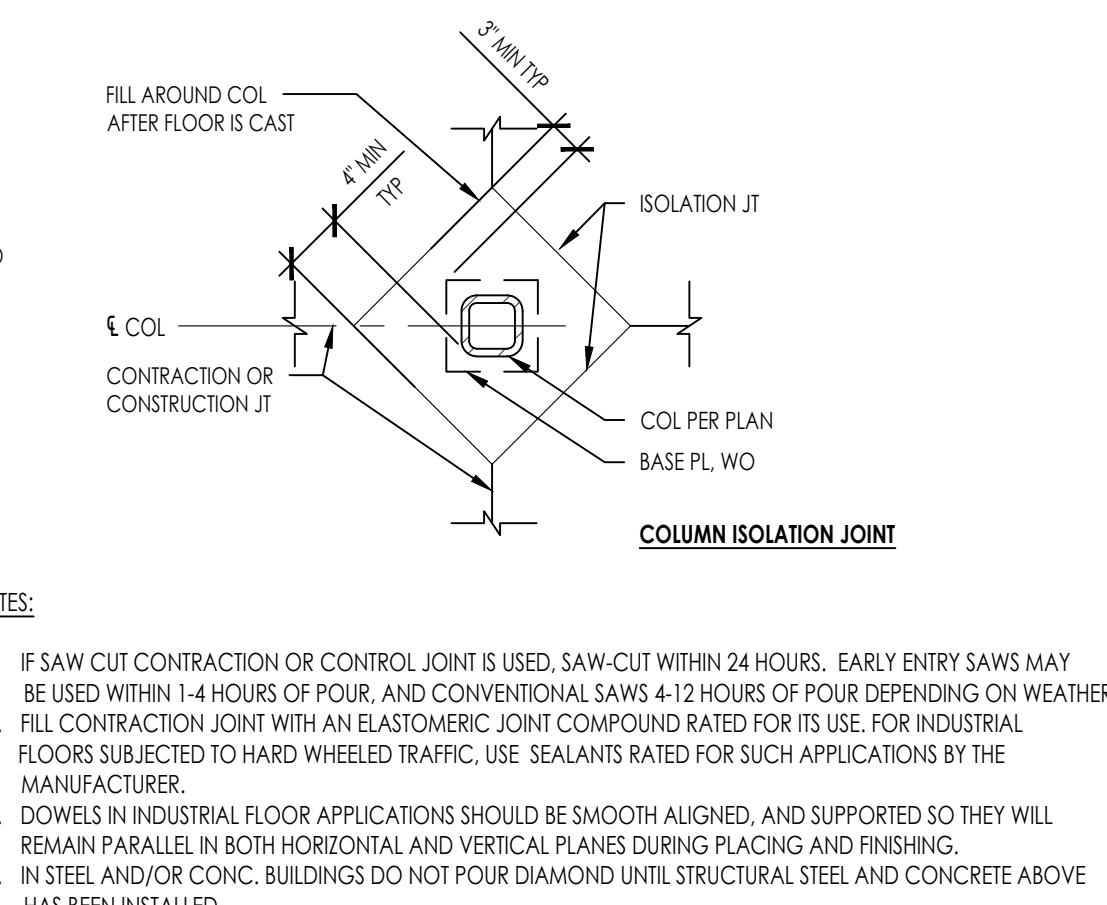
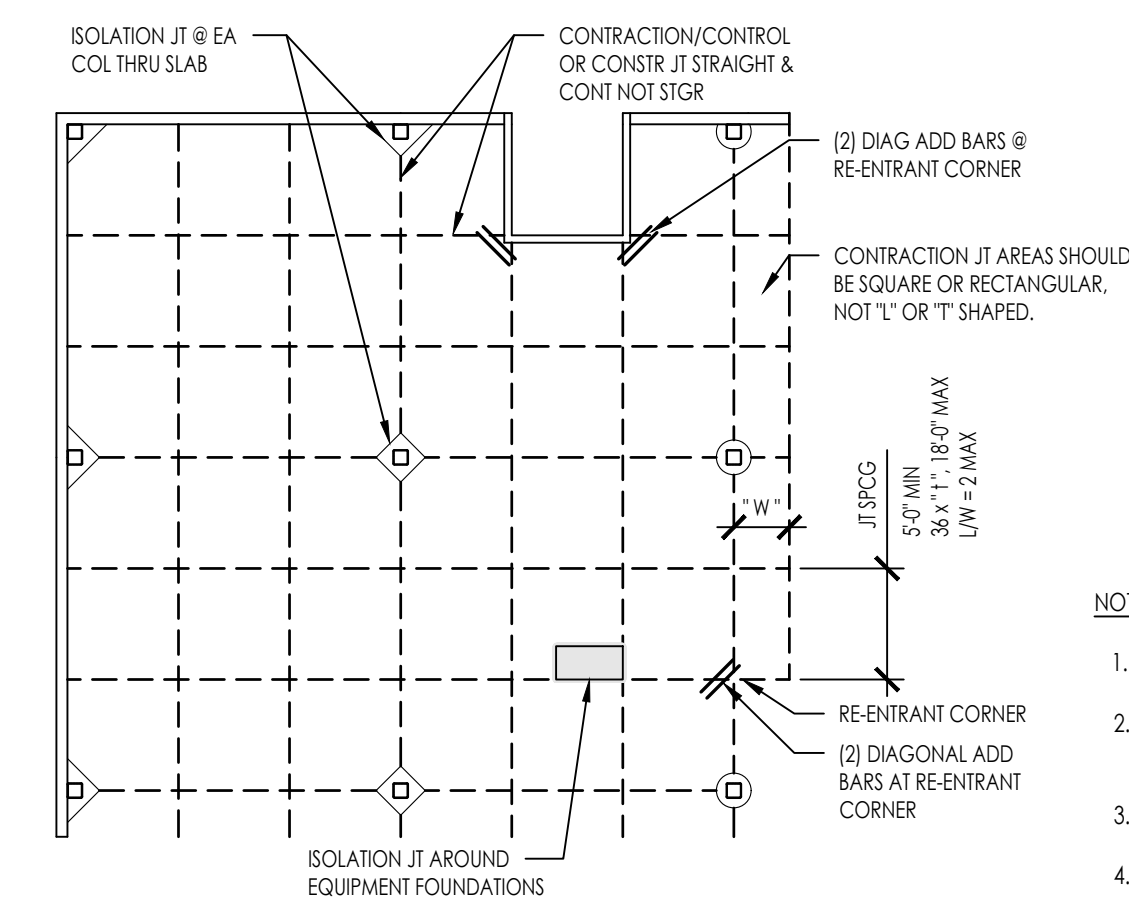
CONSTRUCTION DOCUMENTS

**NEWPORT BEACH ADU  
STANDARD PLANS**  
 NEWPORT BEACH, CA  
**ROOF FRAMING PLAN - COASTAL  
COTTAGE**

DATE  
06/28/23  
SHEET  
**S-231**



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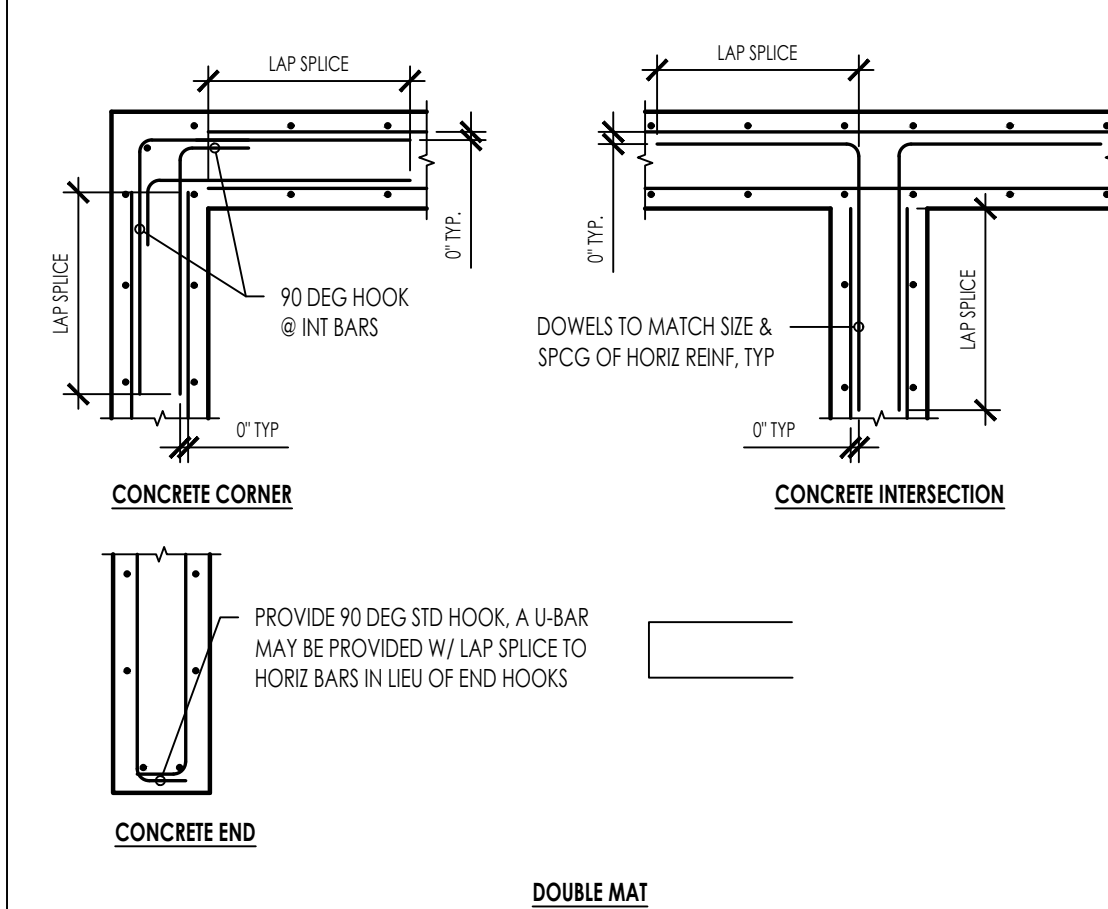
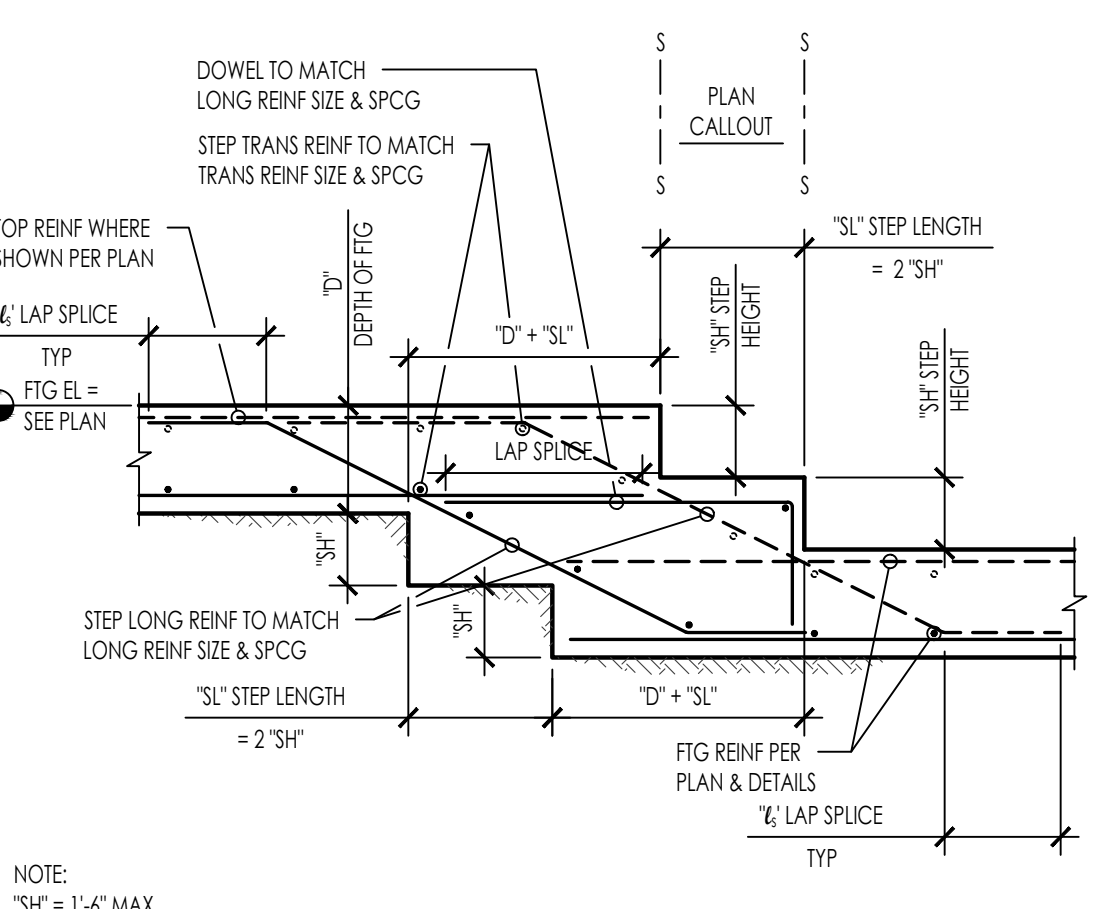
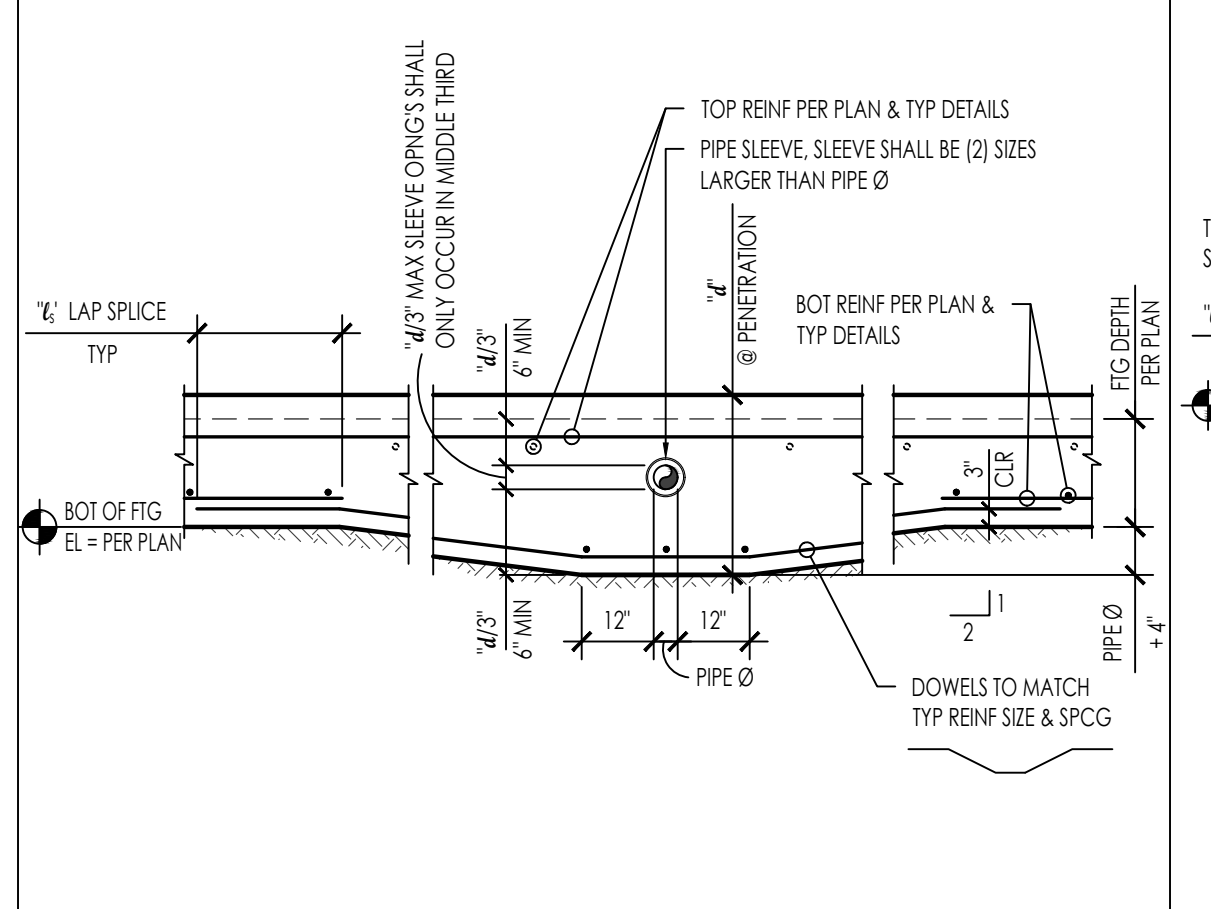
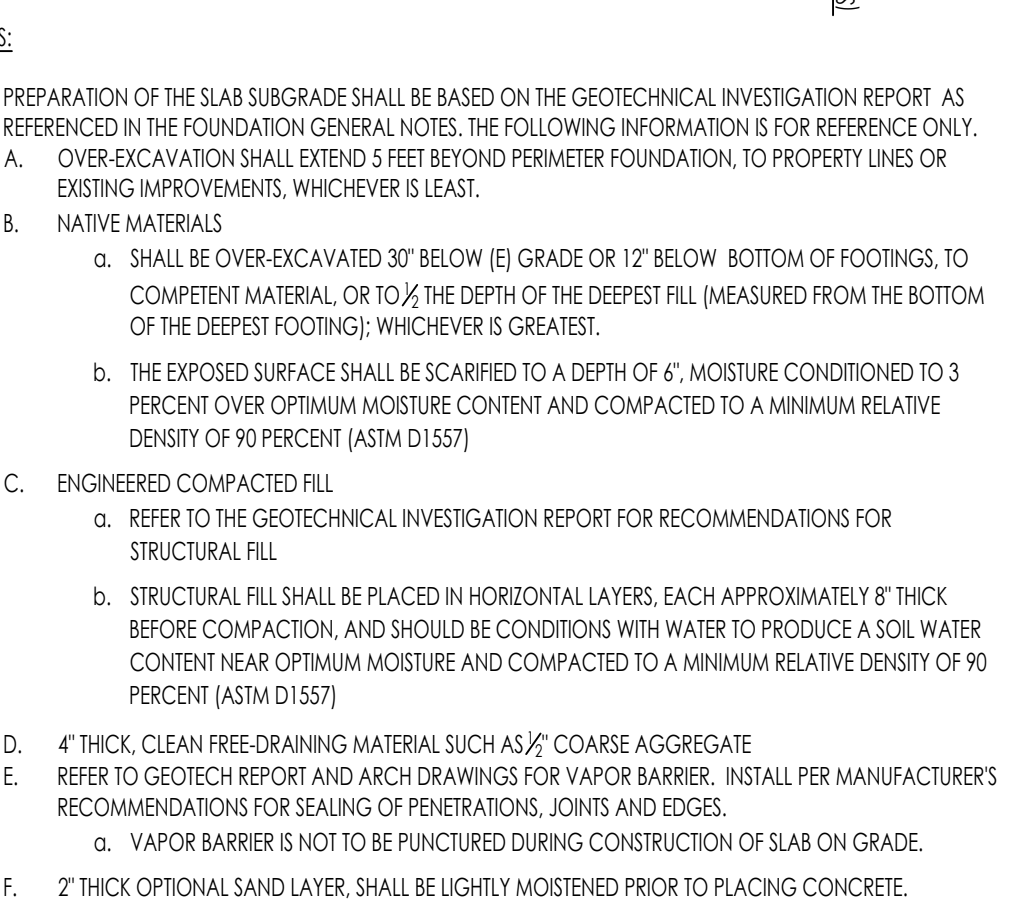
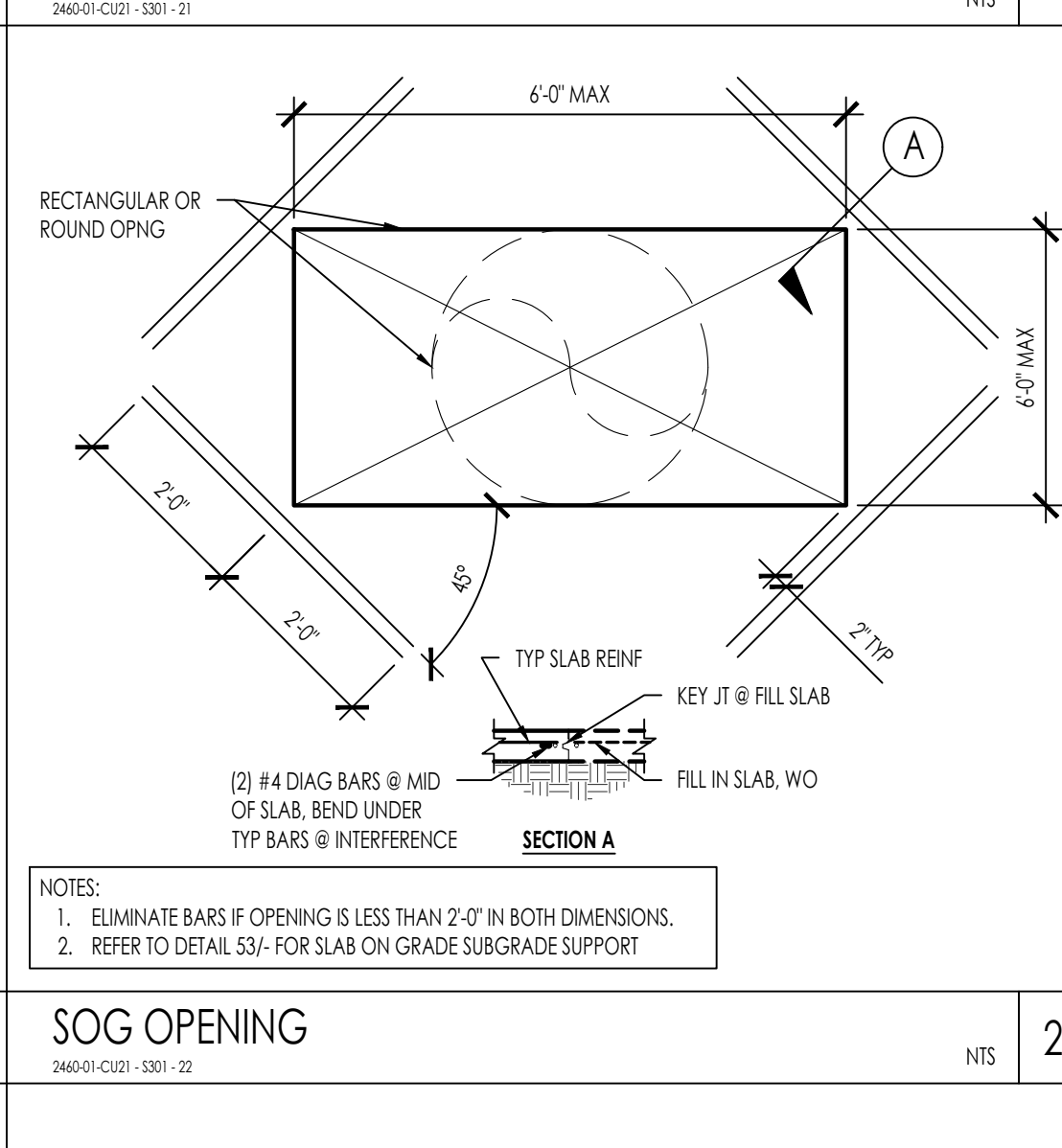
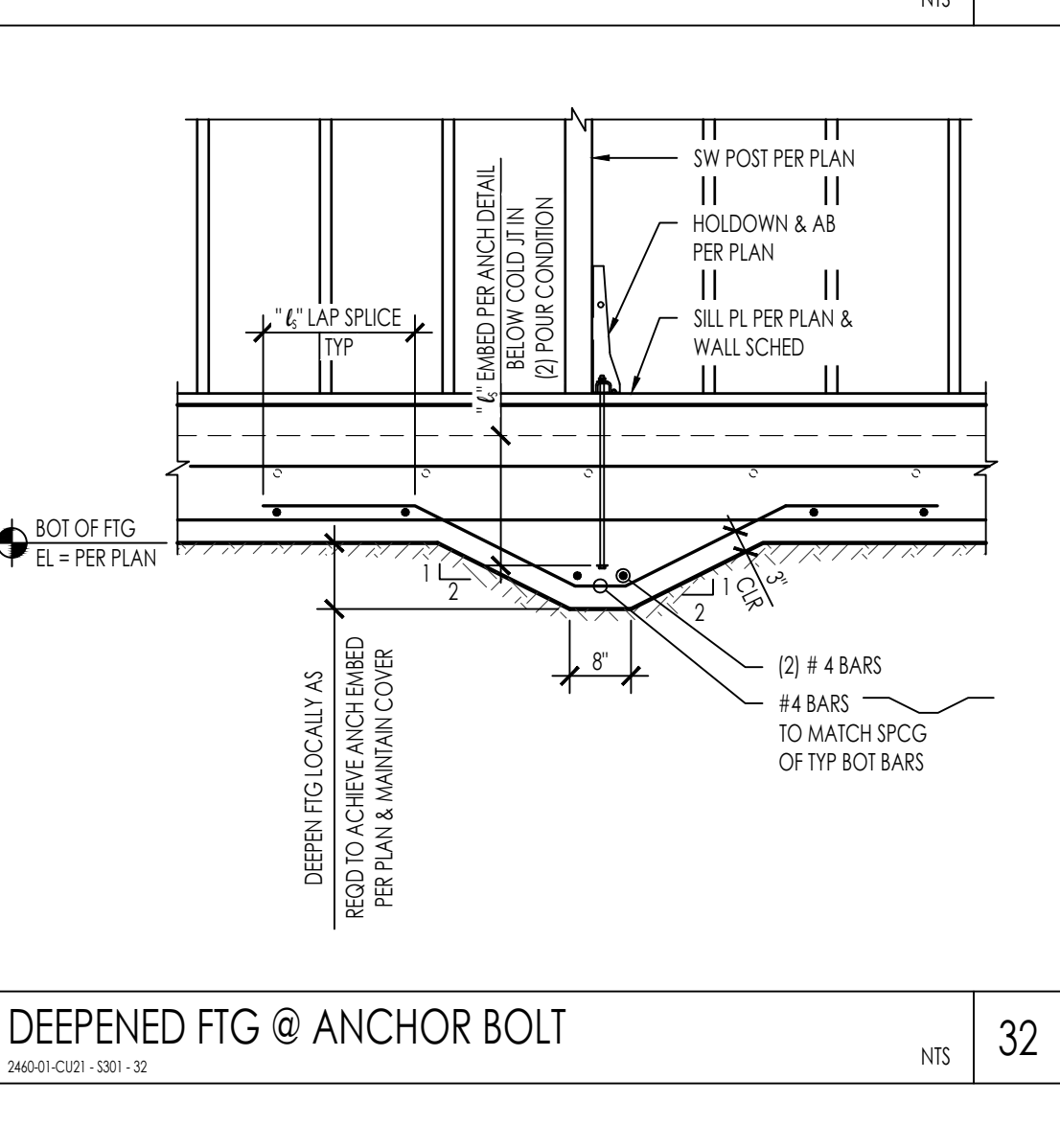
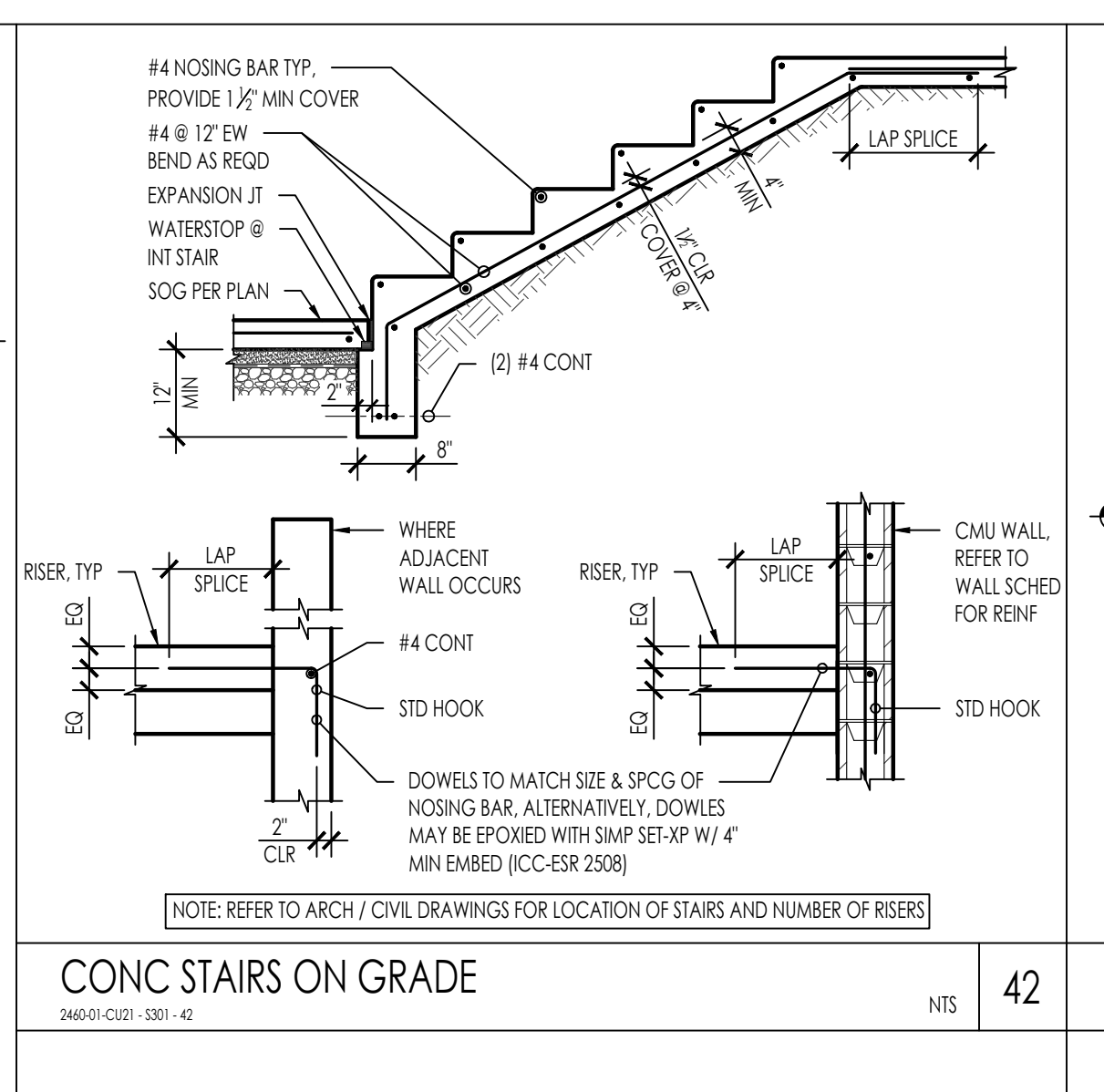
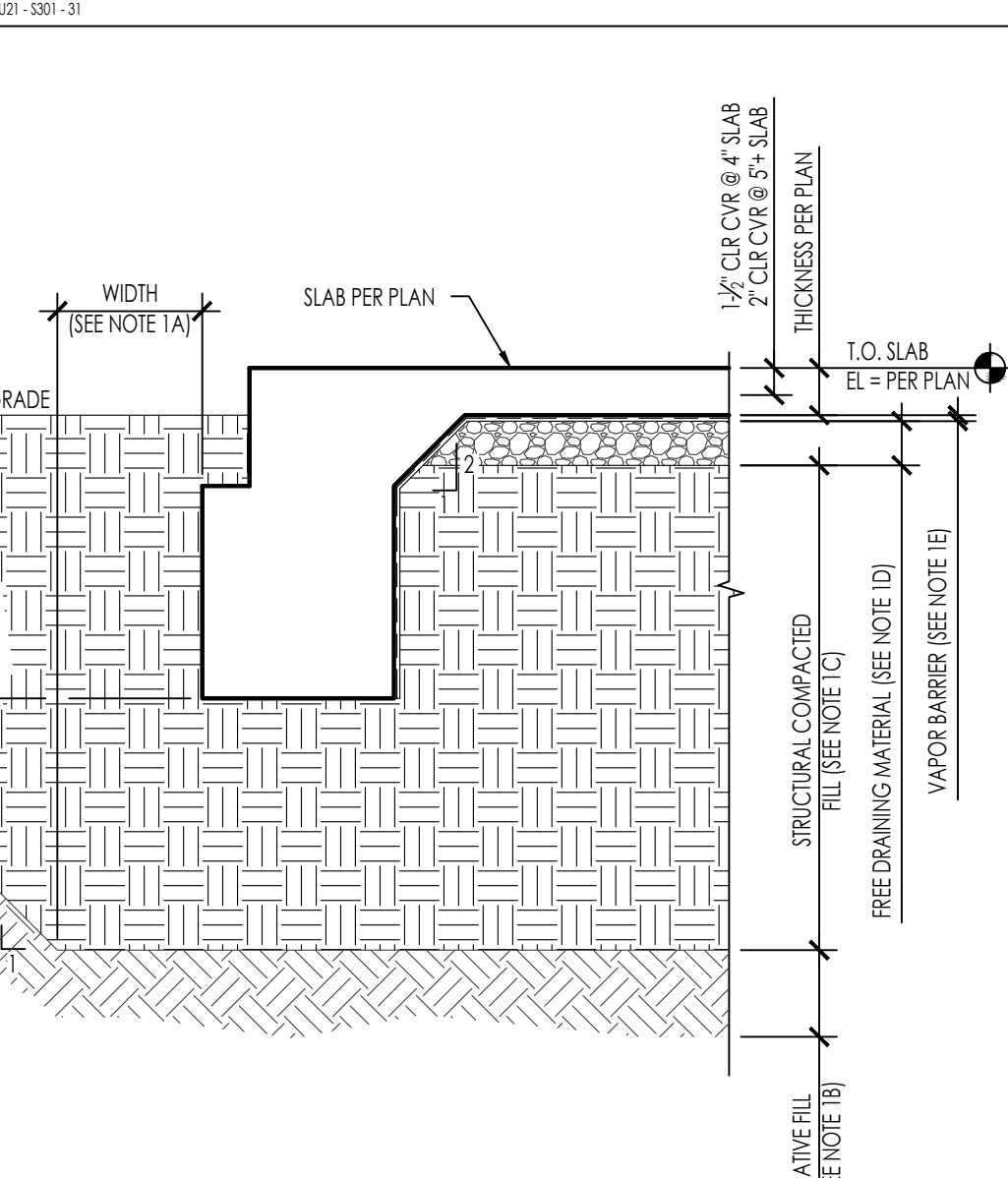


SLAB ON GRADE JOINTS

NTS 31

REINF TIES AND STIRRUPS

NTS 21



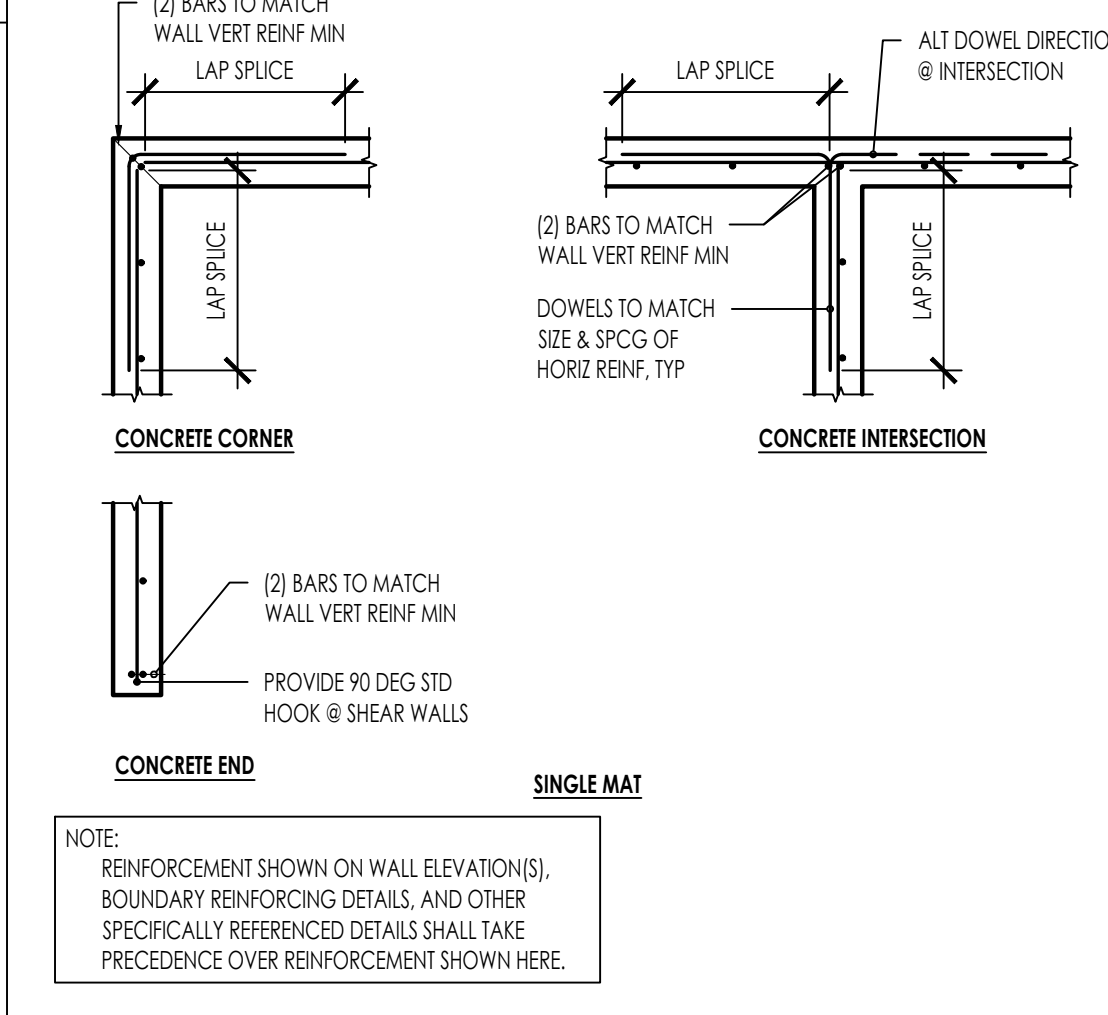
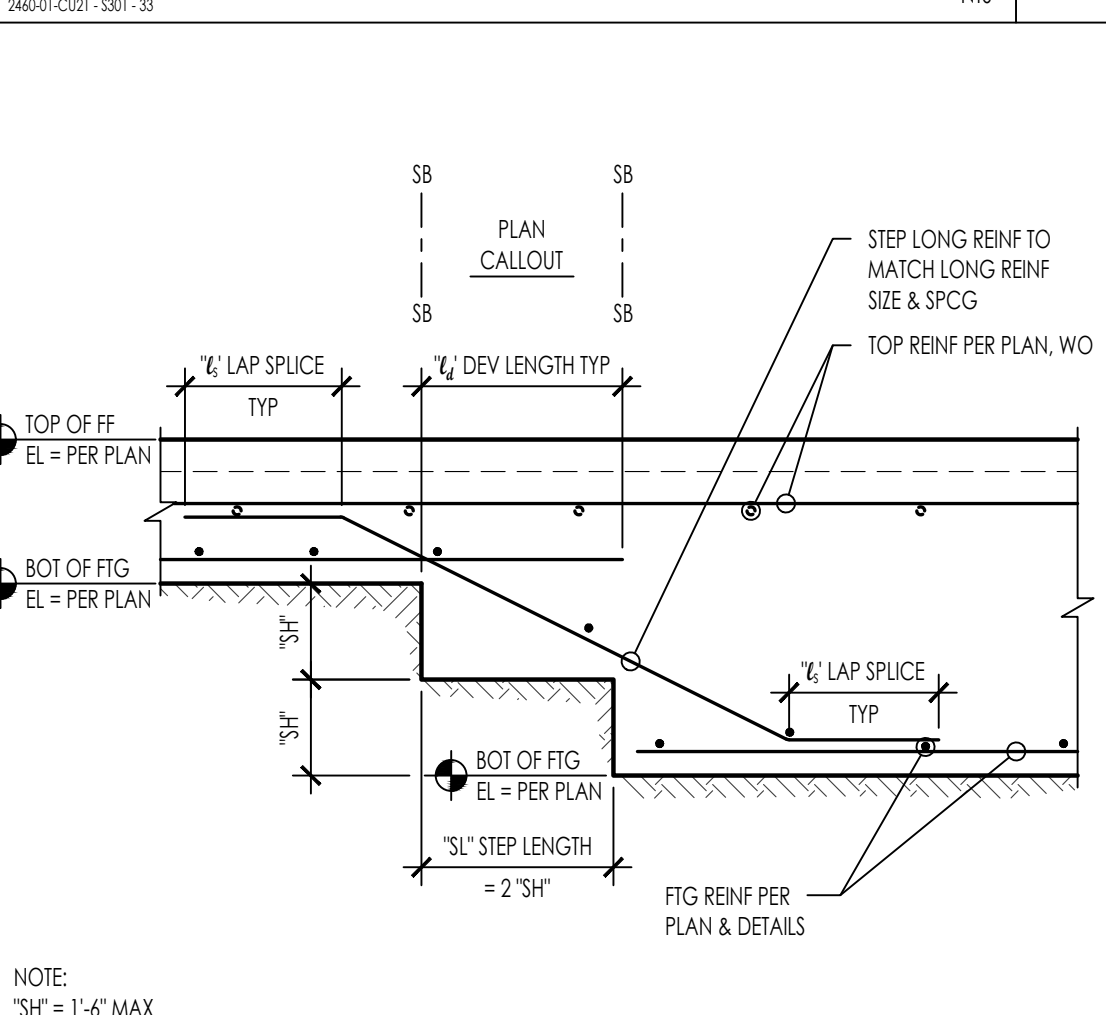
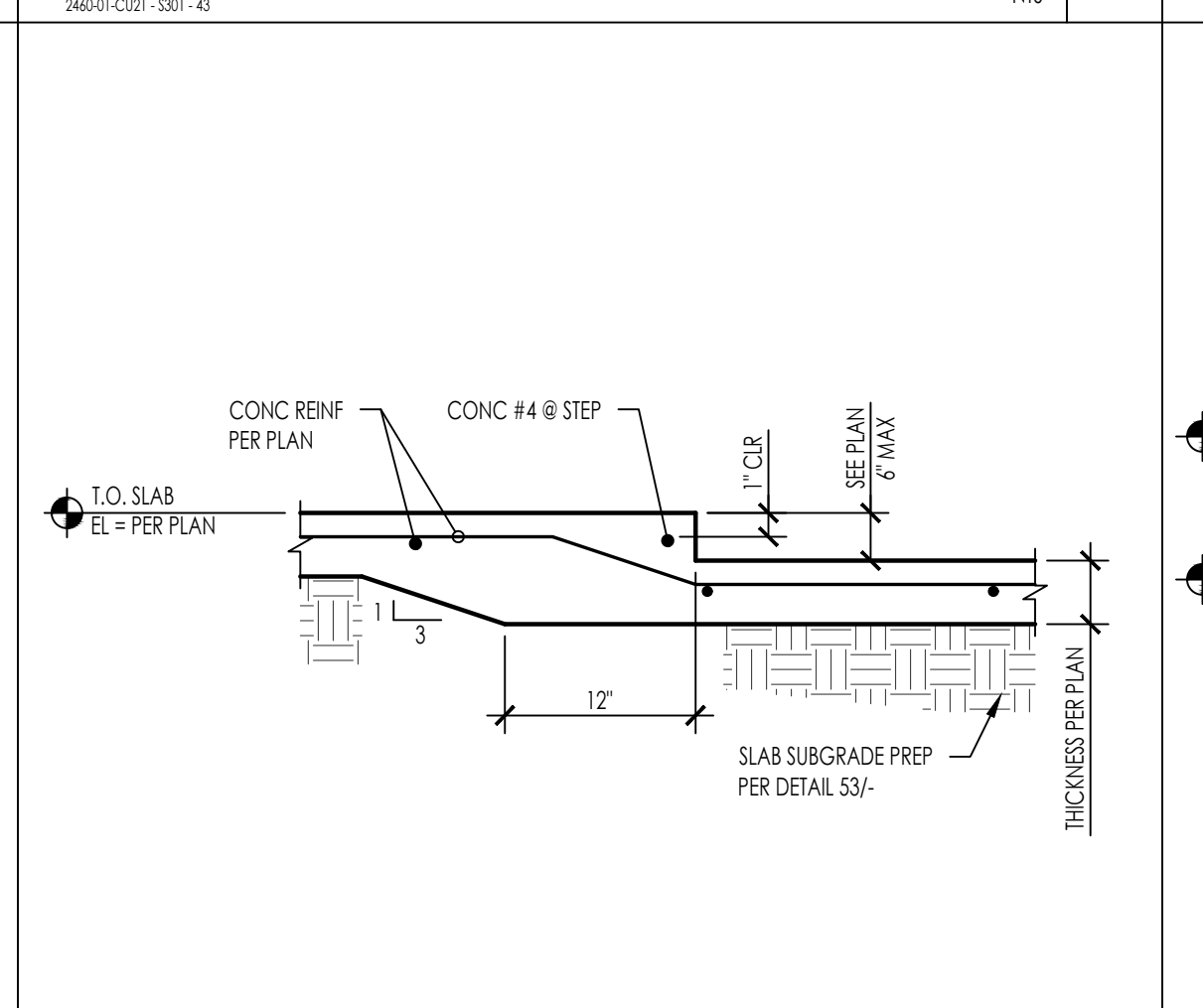
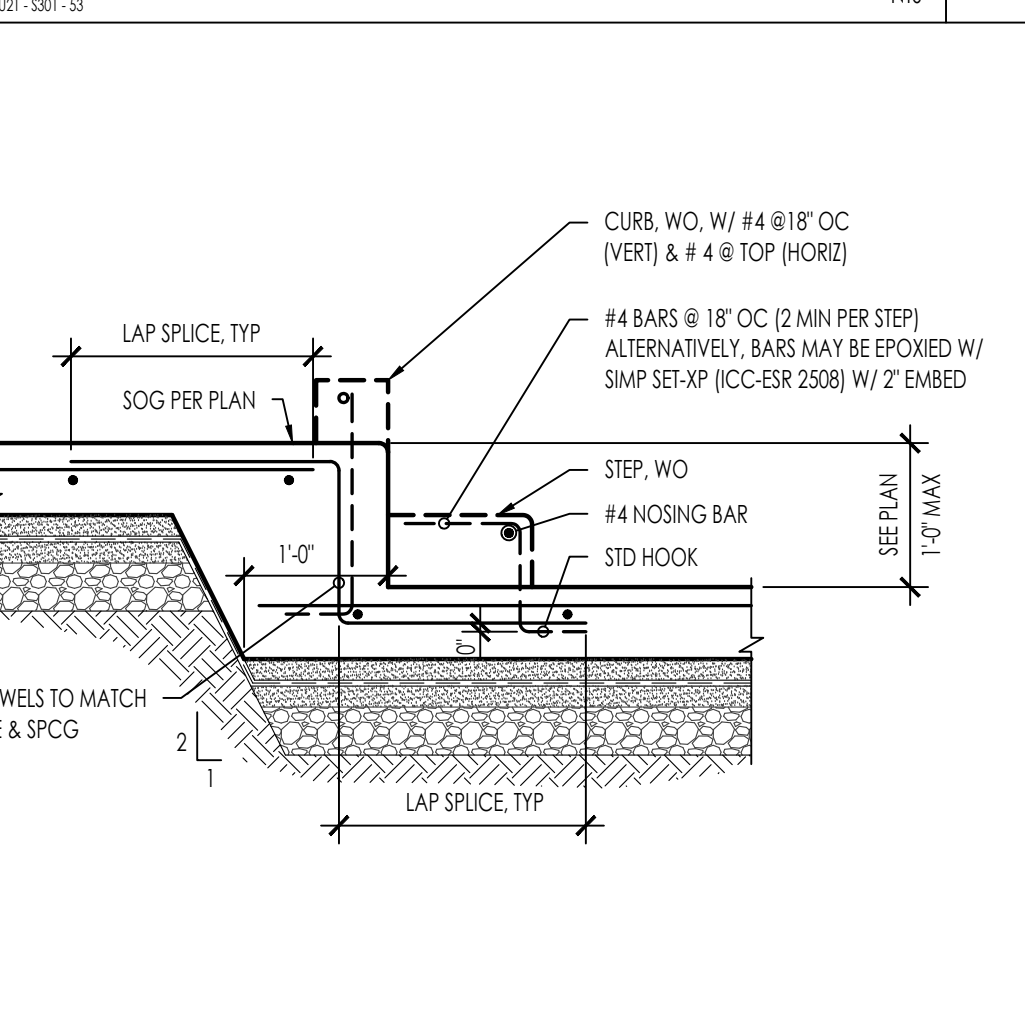
SLAB ON GRADE EDGE AND SUBGRADE PREP

NTS 53

SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)

STEP FOOTING

NTS 33



STEP IN CONCRETE SLAB ON GRADE

NTS 54

SLAB ON GRADE DEPRESSION

STEPPED FOOTING (BOTTOM ONLY)

NTS 34

CONC REINF @ INTERSECTION

NTS 24

NTS 54

NTS 44

NTS 34

NTS 24

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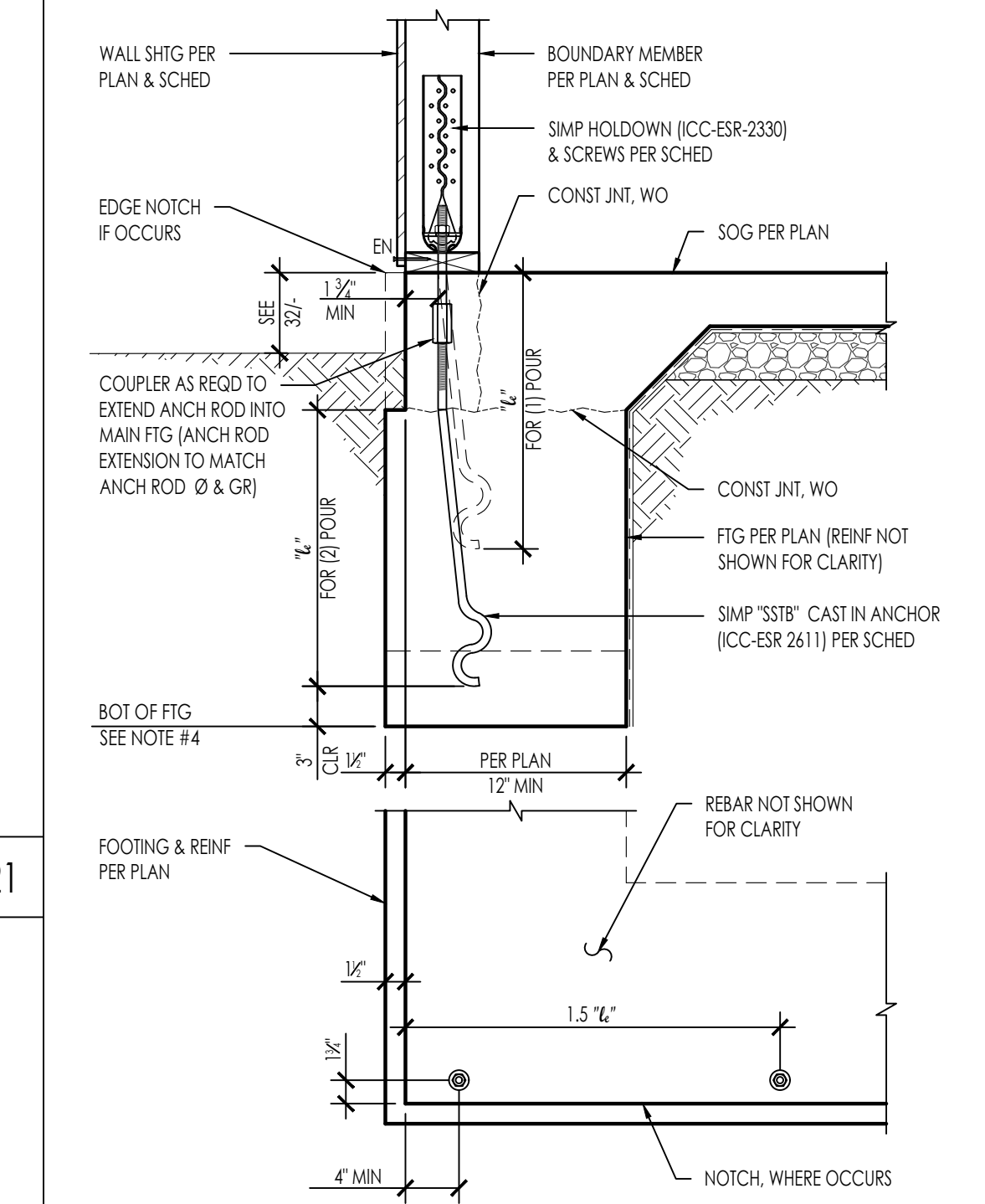
NTS 44

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NTS 24

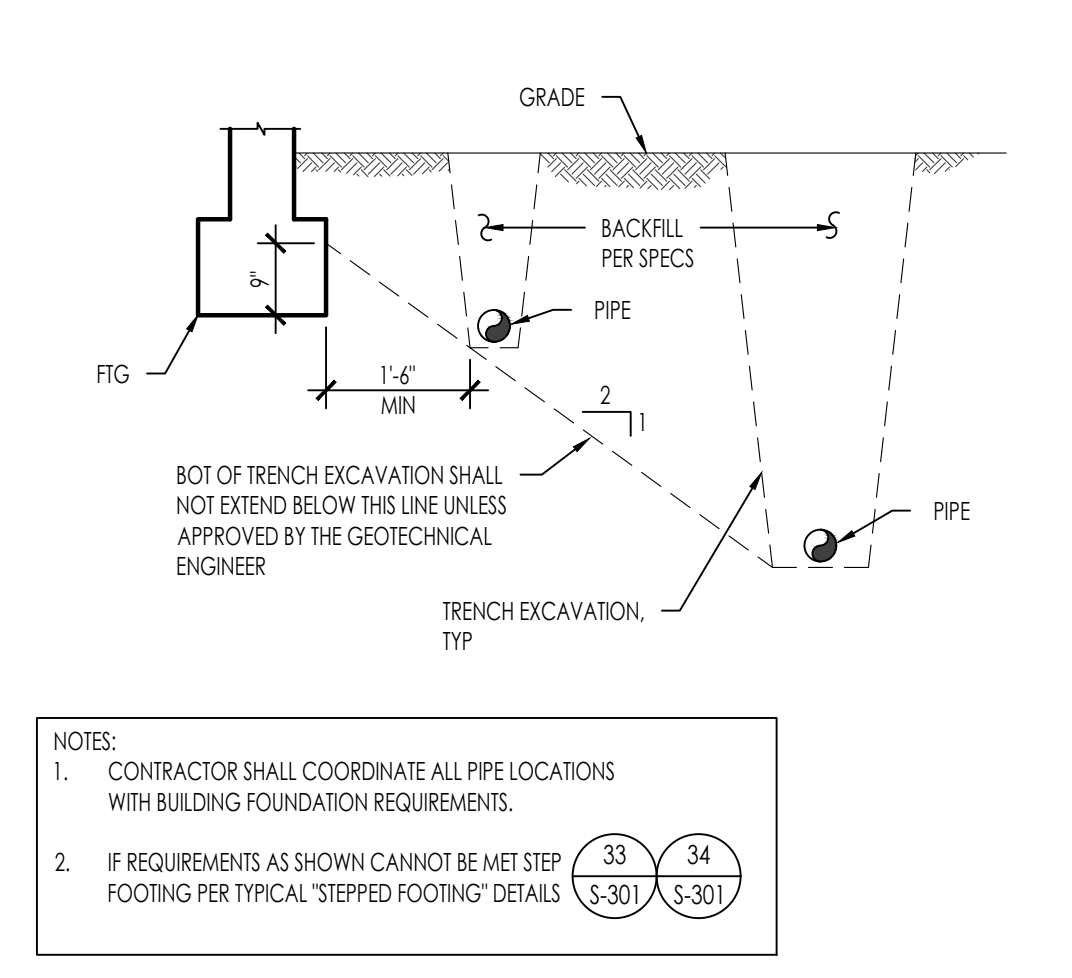


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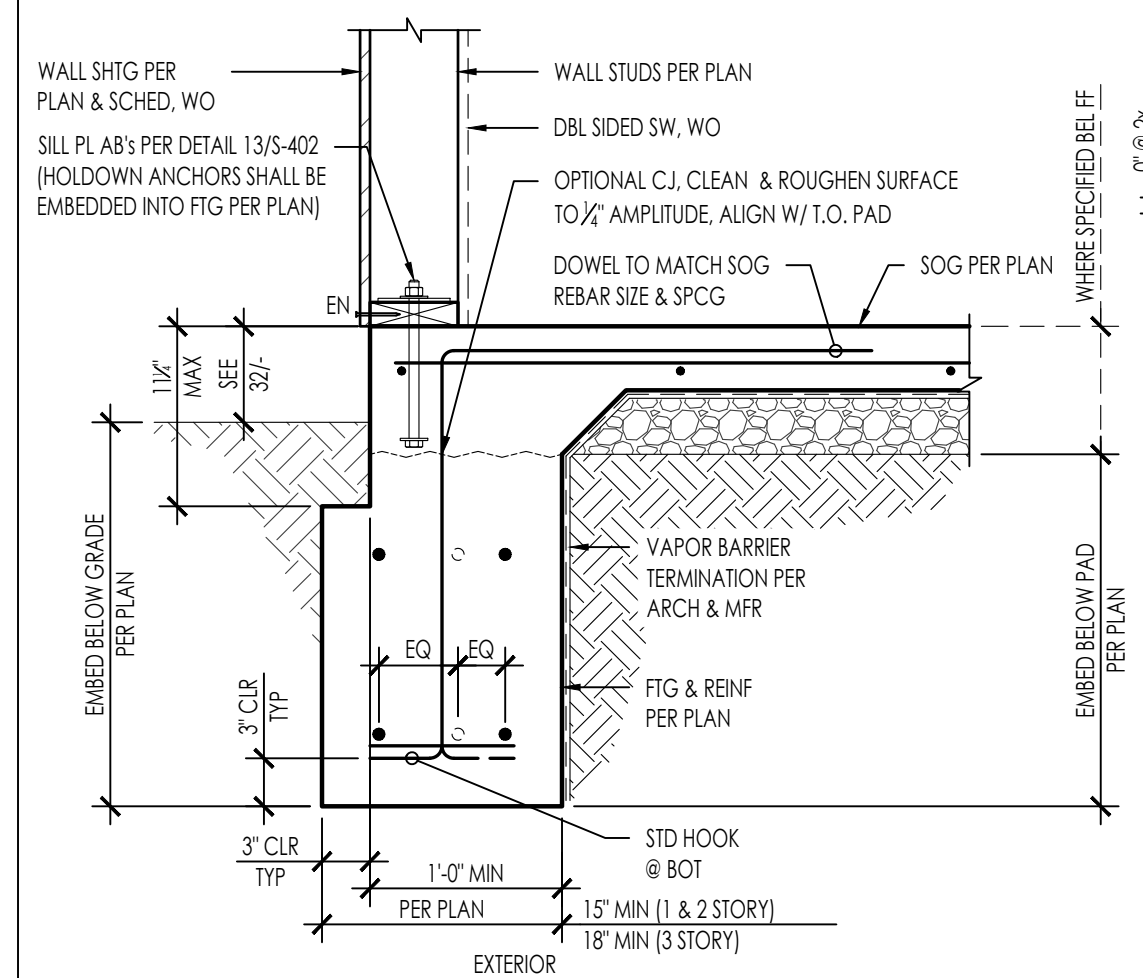


TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED (IN)	ALLOWABLE LOADS (KIP)	
							CORNER	MIDWALL
DA	HDU4-SDS2.5	SSB16		10-SDS 1/2" x 2 1/2"	3	12 1/2	3,780	3,780
DB	HDU5-SDS2.5	SSB20	3/4"	14-SDS 1/2" x 2 1/2"	3	16 1/2	4,785	4,785
DC	HDU5-SDS2.5	SSB24		14-SDS 1/2" x 2 1/2"	3	20 1/2	5,645*	5,645*
DD	HDQ8-SDS3	SSB28	1"	20-SDS 1/2" x 3"	4 1/2	24 1/2	9,230*	9,230*

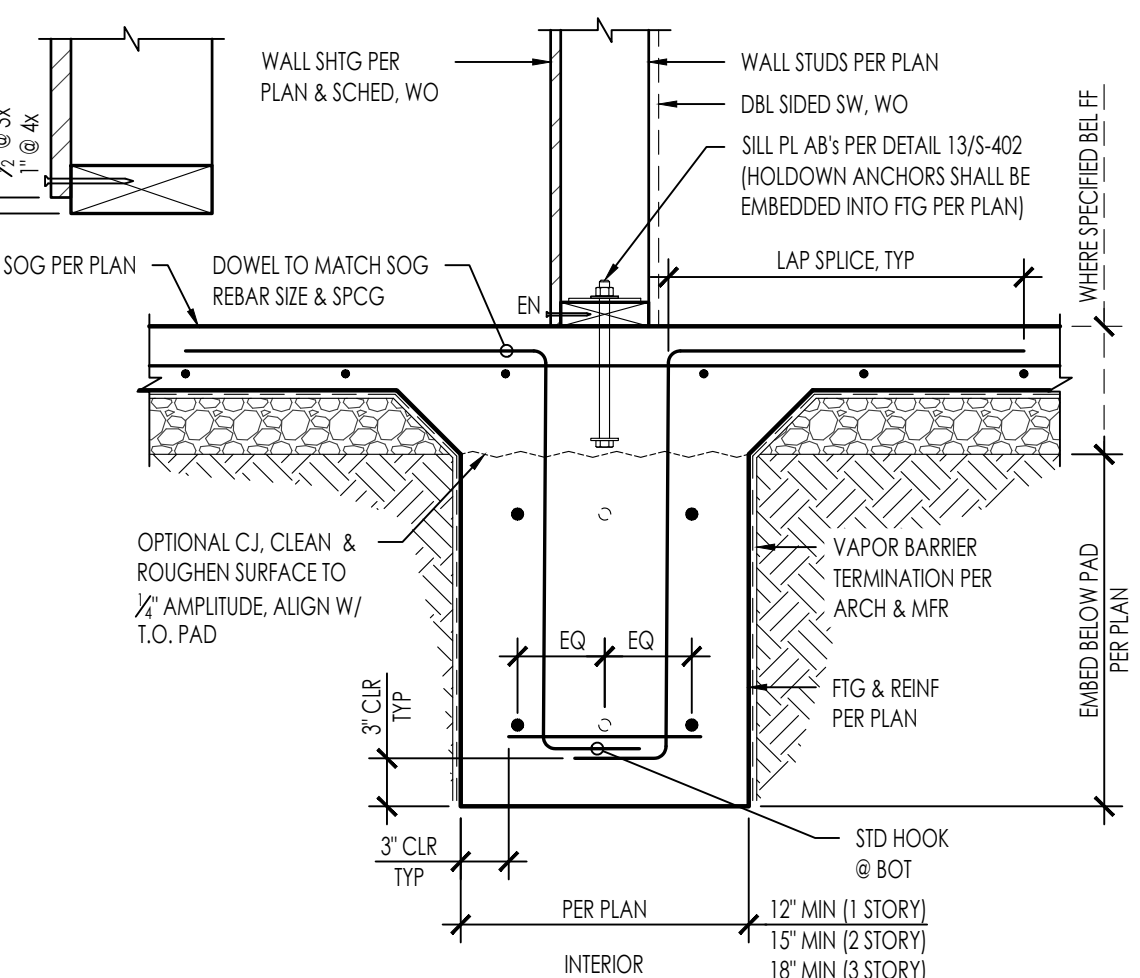
- MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
- MINIMUM ANCHOR TO ANCHOR SPACING IS 3L
- \* = CAPACITY LIMITED BY HOLDOWN
- DEEPEN FOOTING AT HOLDOWN ANCHOR AS REQD PER DETAIL 32/-



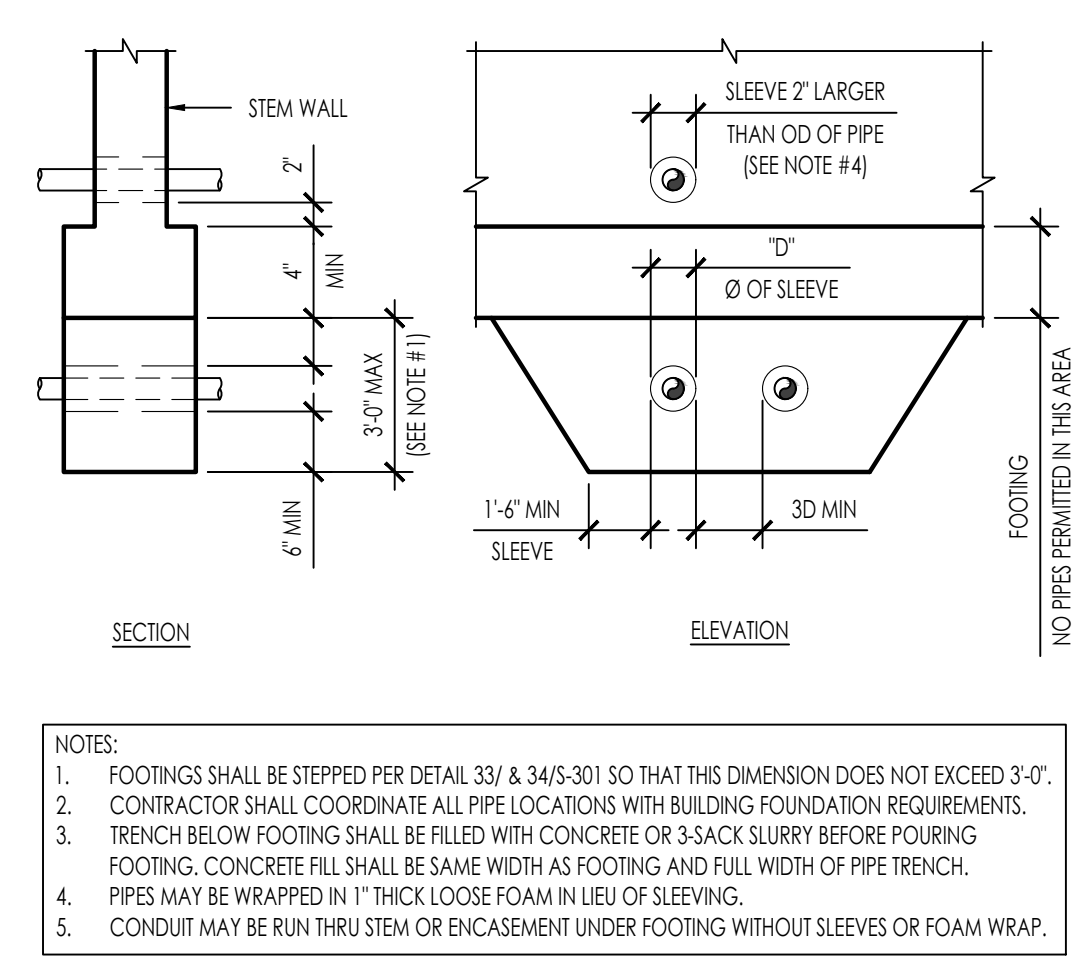
PIPES PARALLEL TO FOOTINGS  
2516-01-C201 - S311



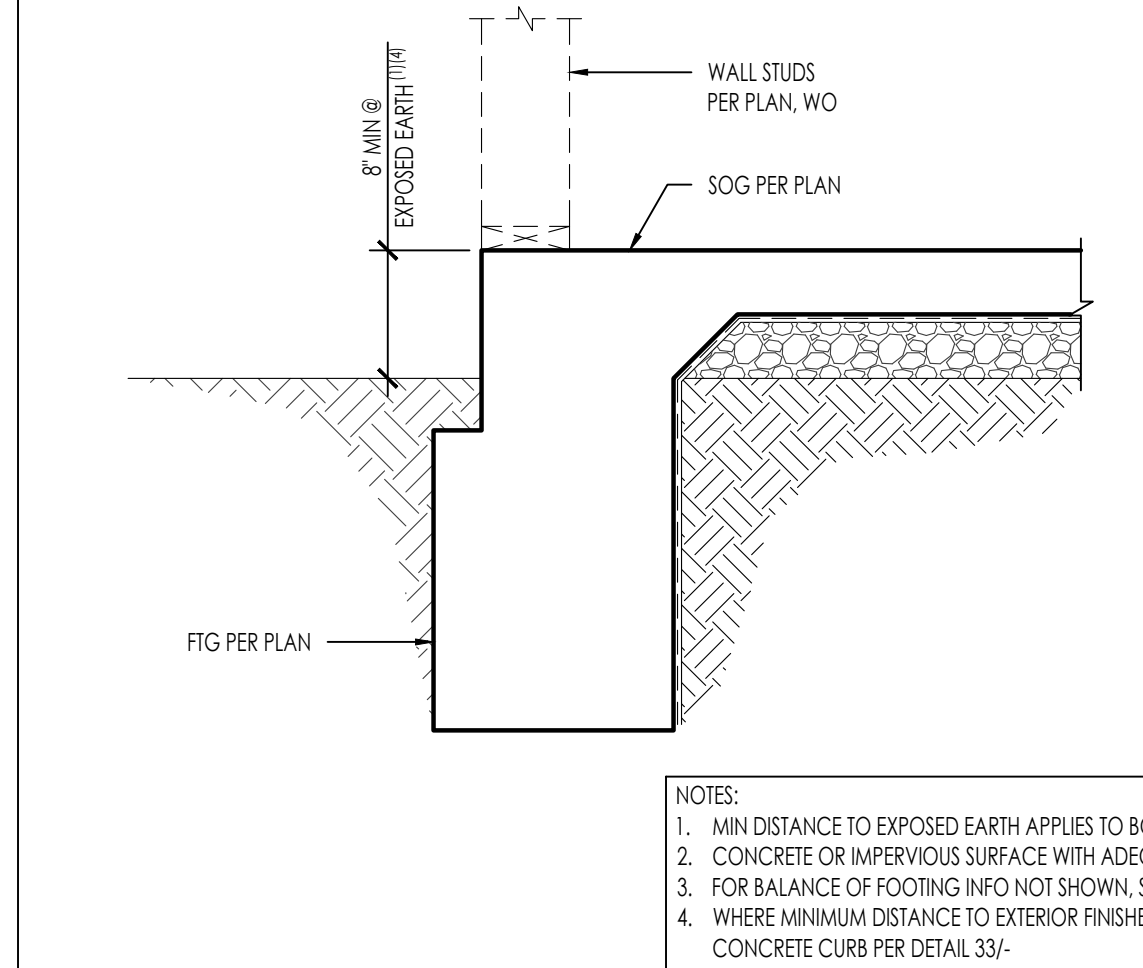
CONTINUOUS WALL FOOTING  
2516-01-C201 - S311



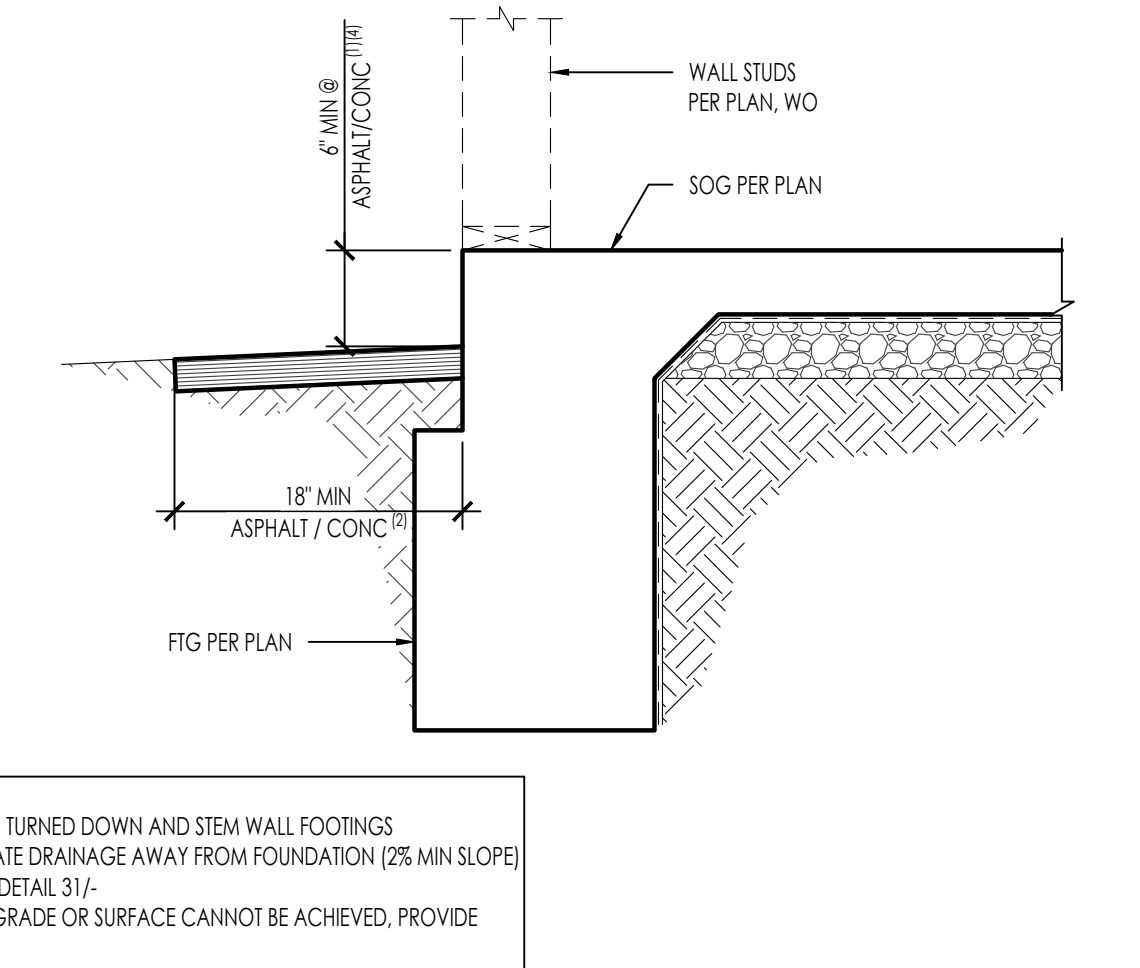
CONTINUOUS WALL FOOTING  
2516-01-C201 - S311



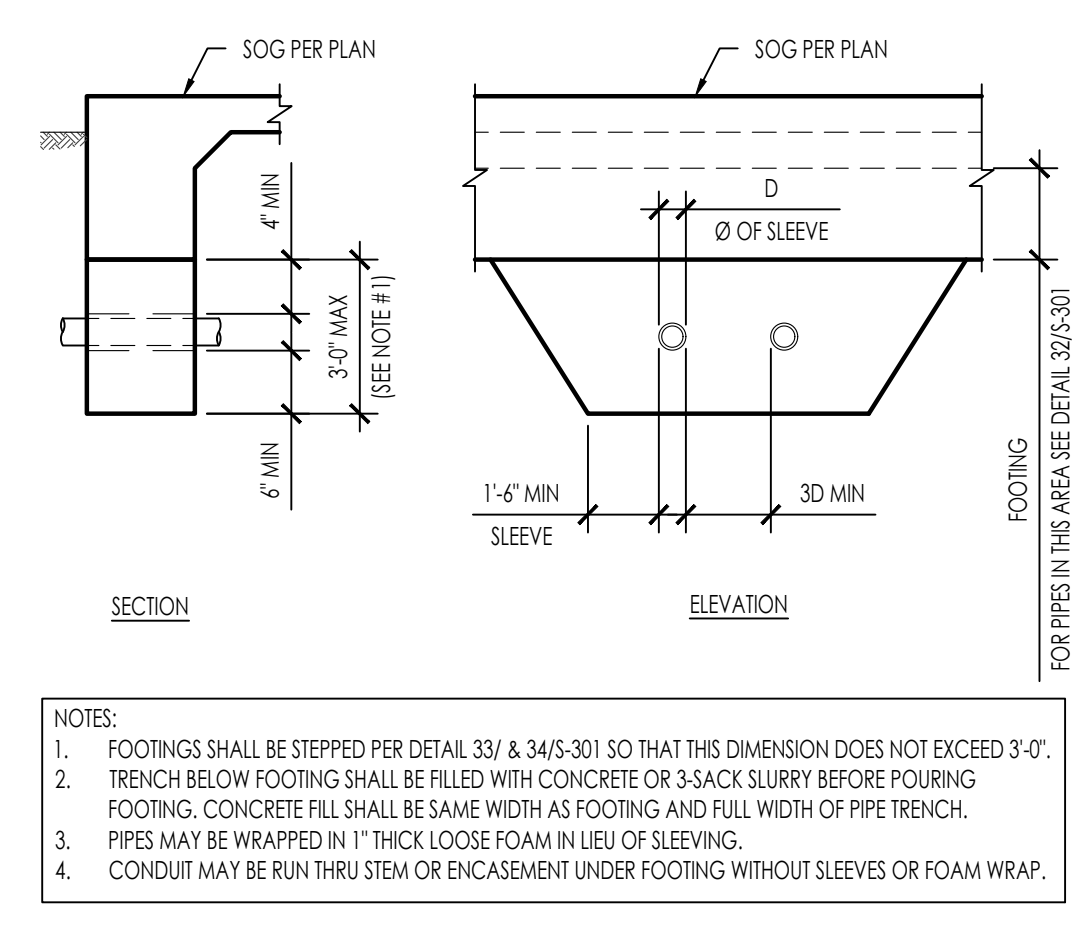
PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL  
2516-01-C201 - S311



MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING  
2516-01-C201 - S311



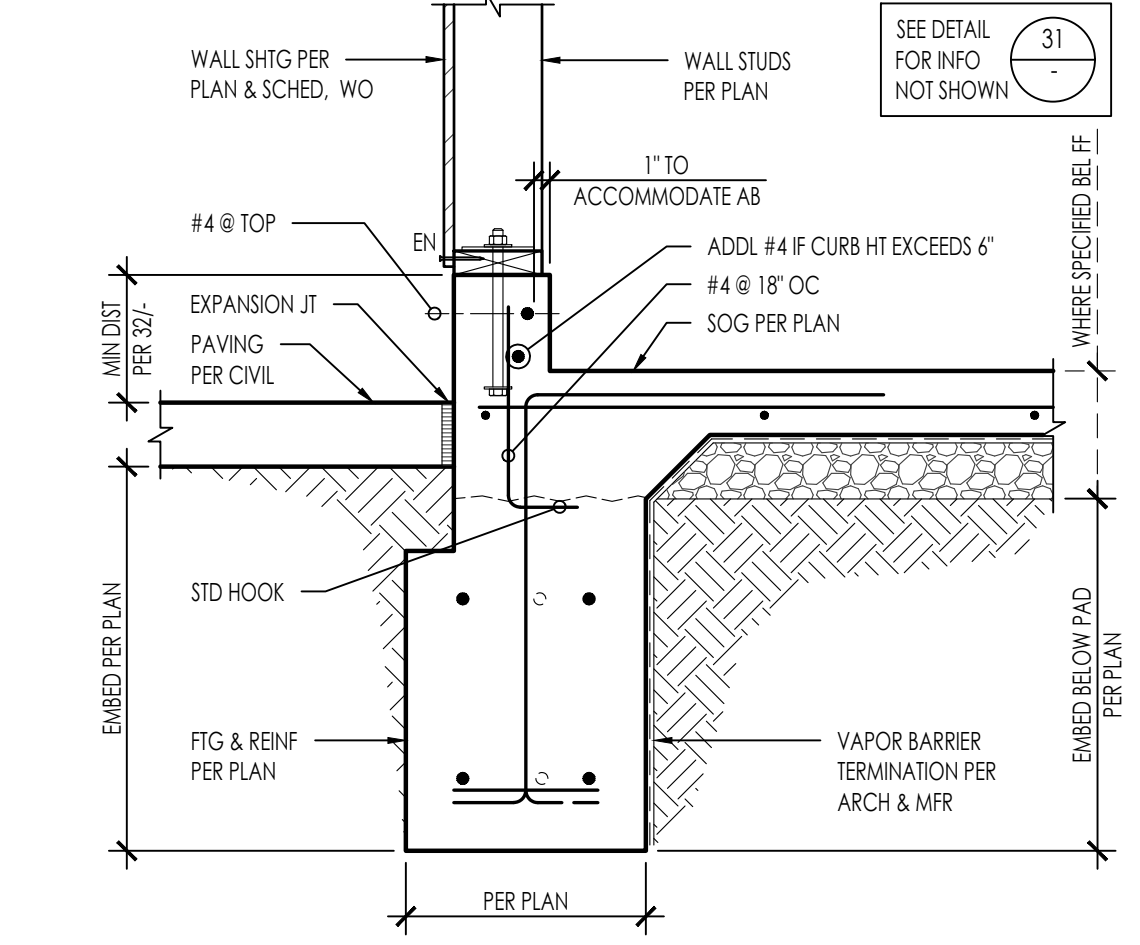
MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING  
2516-01-C201 - S311



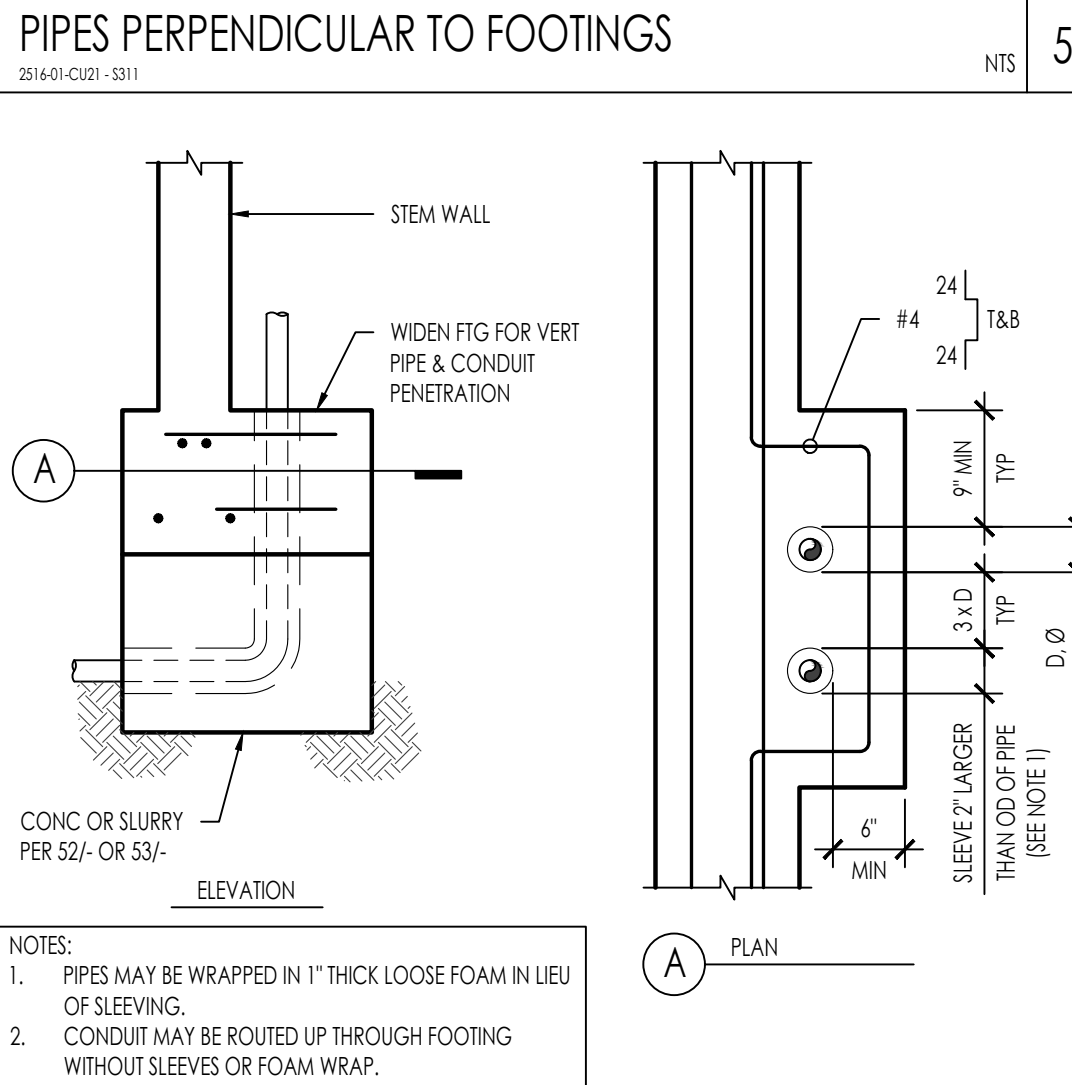
PIPES PERPENDICULAR TO FOOTINGS  
2516-01-C201 - S311



EXTERIOR CONTINUOUS WALL FTG W/ CURB  
2516-01-C201 - S311



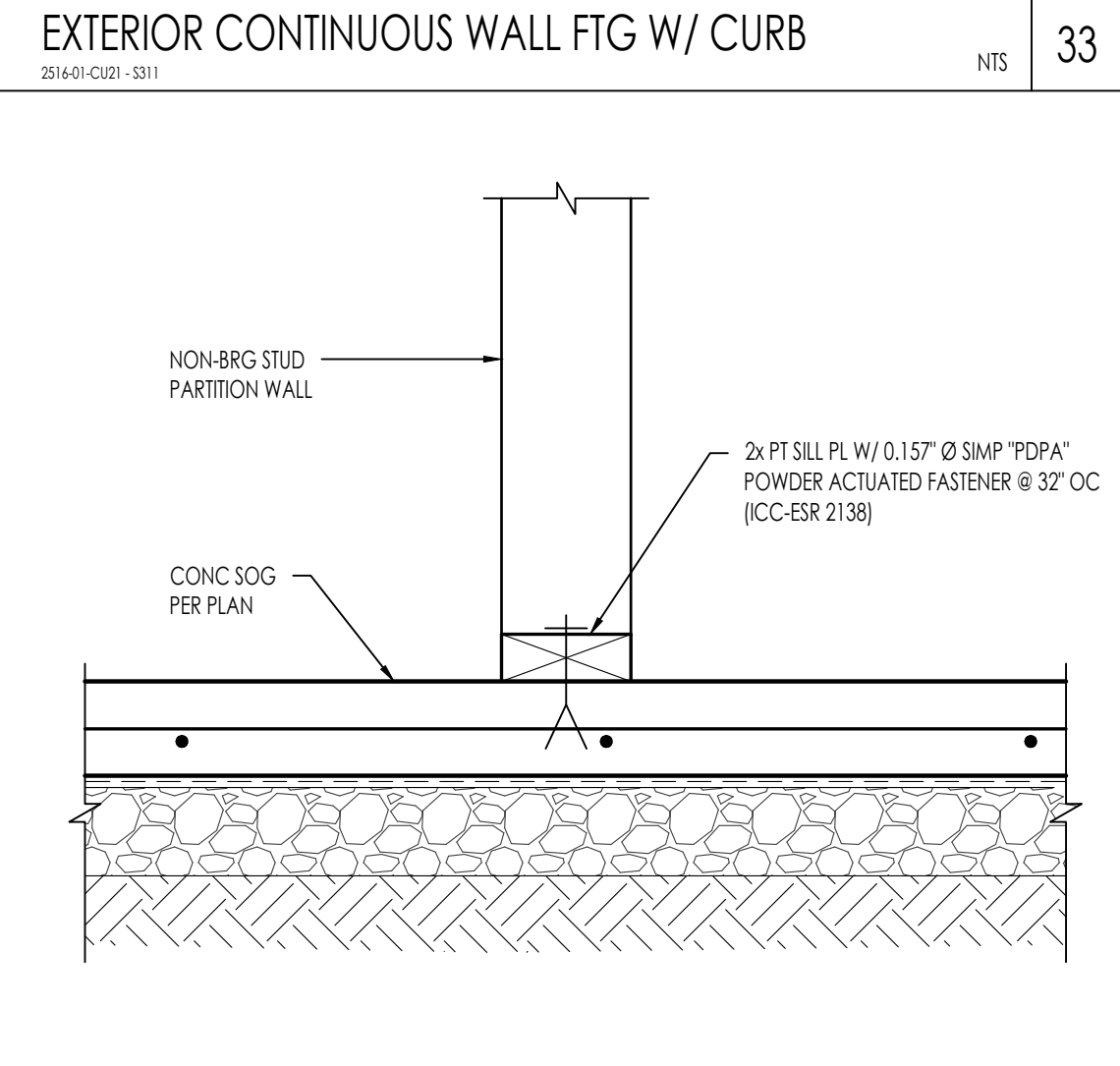
EXTERIOR CONTINUOUS WALL FTG W/ CURB  
2516-01-C201 - S311



TYPICAL VERT PIPES OR COND THROUGH FOOTING  
2516-01-C201 - S311



NON-BEARING WALL ANCHORAGE @ SOG  
2516-01-C201 - S311



NON-BEARING WALL ANCHORAGE @ SOG  
2516-01-C201 - S311

TYPICAL VERT PIPES OR COND THROUGH FOOTING  
2516-01-C201 - S311

NON-BEARING WALL ANCHORAGE @ SOG  
2516-01-C201 - S311

NON-BEARING WALL ANCHORAGE @ SOG  
2516-01-C201 - S311

SSTB ANCHOR & HOLDOWN @ FOUNDATION  
2516-01-C201 - S311

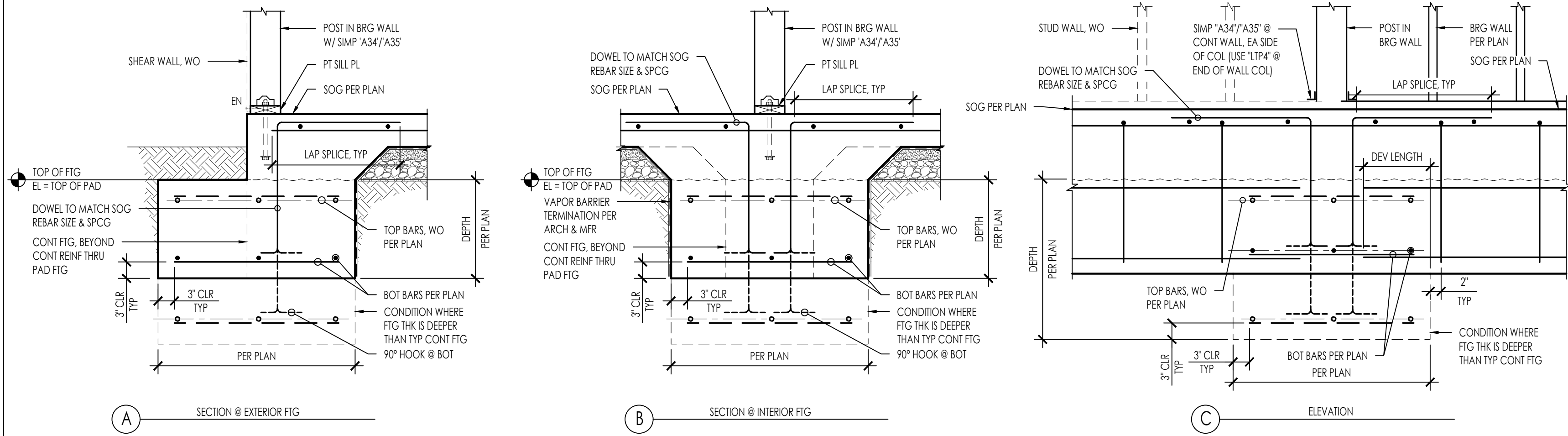
CONSTRUCTION DOCUMENTS

NEWPORT BEACH ADU  
STANDARD PLANS  
NEWPORT BEACH, CA  
CONCRETE DETAILS

N:\2400\2516-01-C201-Newport Beach-Permit-Ready-ADU-Structural-CompDocs\Sheet\Free\2516-01-C201 - S311.dwg, PLAN 1 - S311, Apr 17, 2023, 5:01pm, Allopze



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51

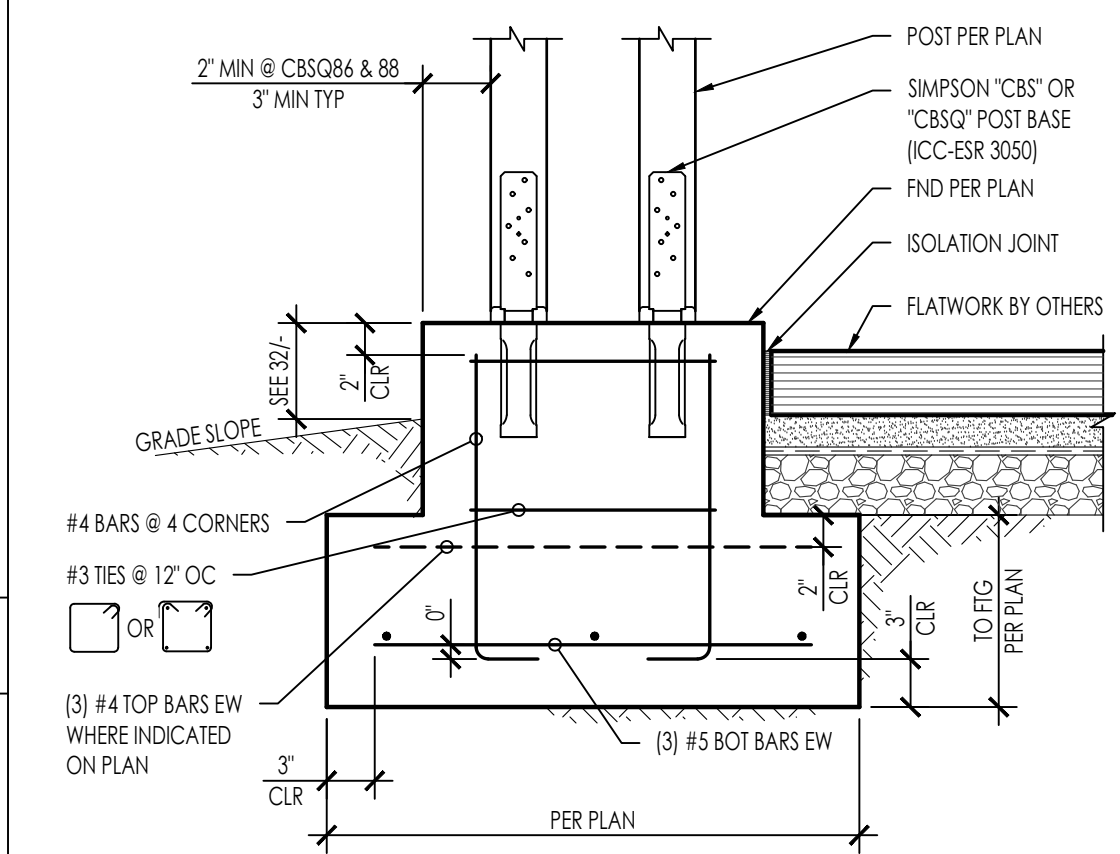
41

**SPREAD FOOTING @ BEARING WALL POST**

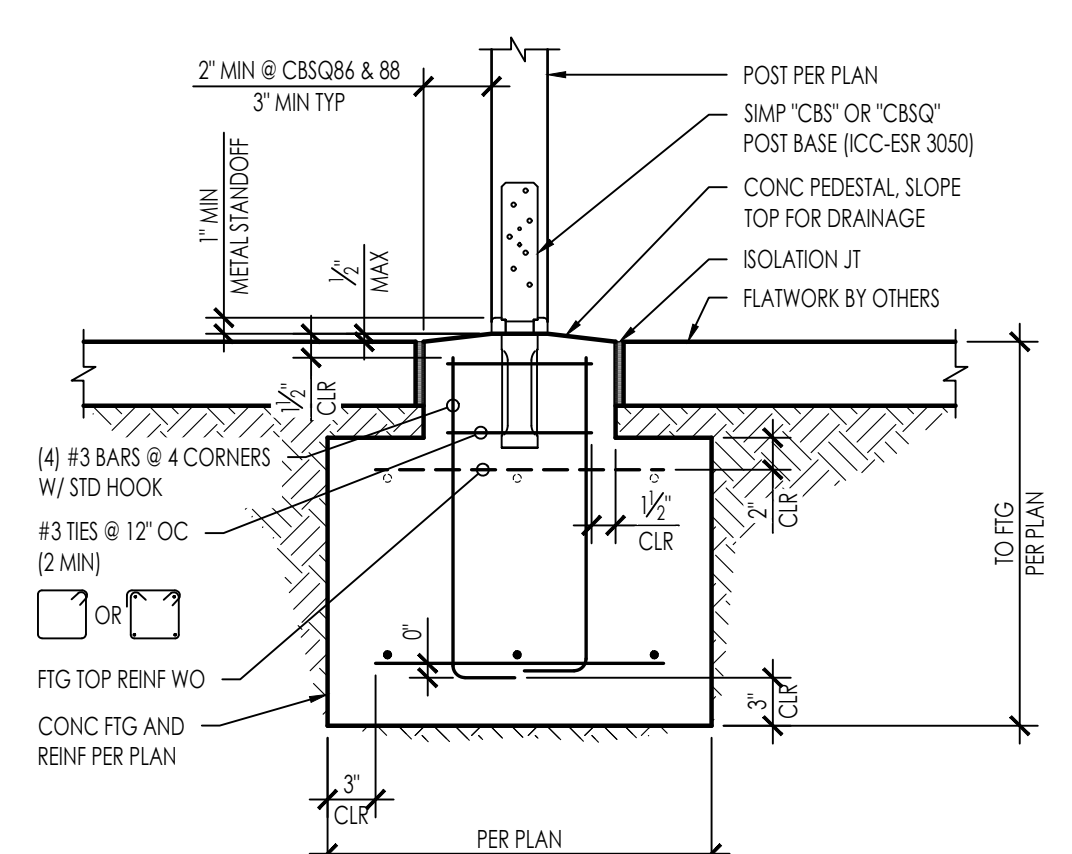
2516-01-C201 - S312

3/4" = 1'-0"

11



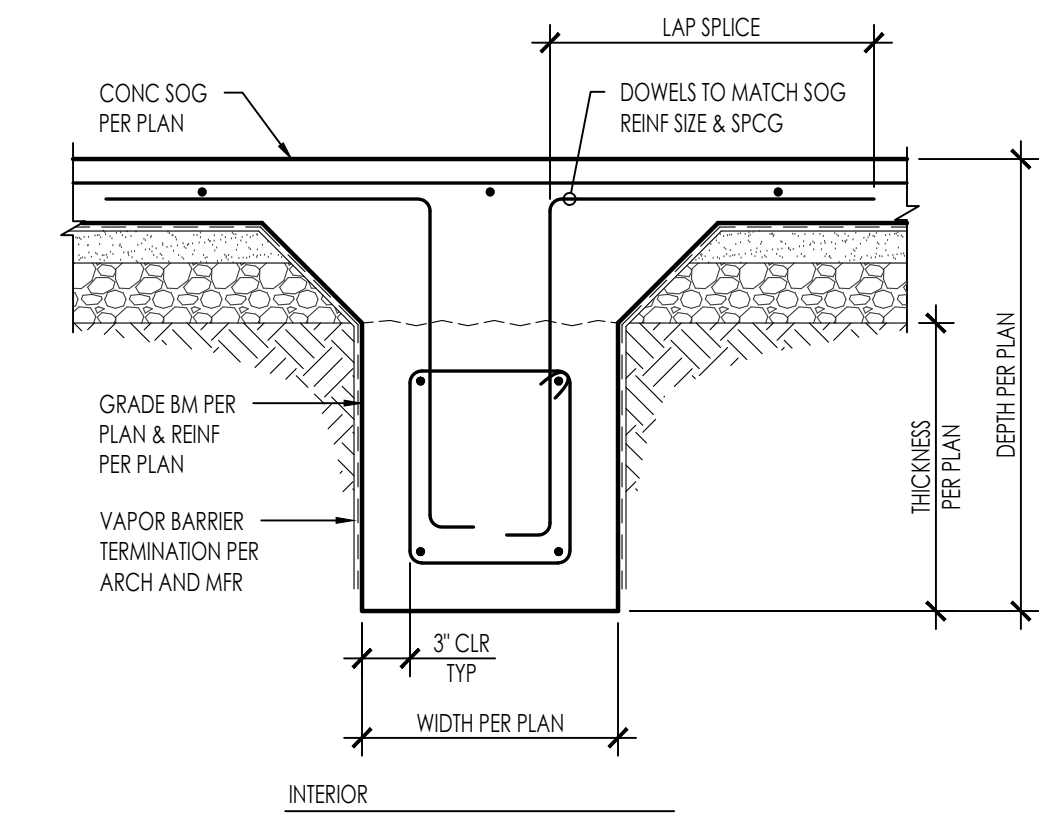
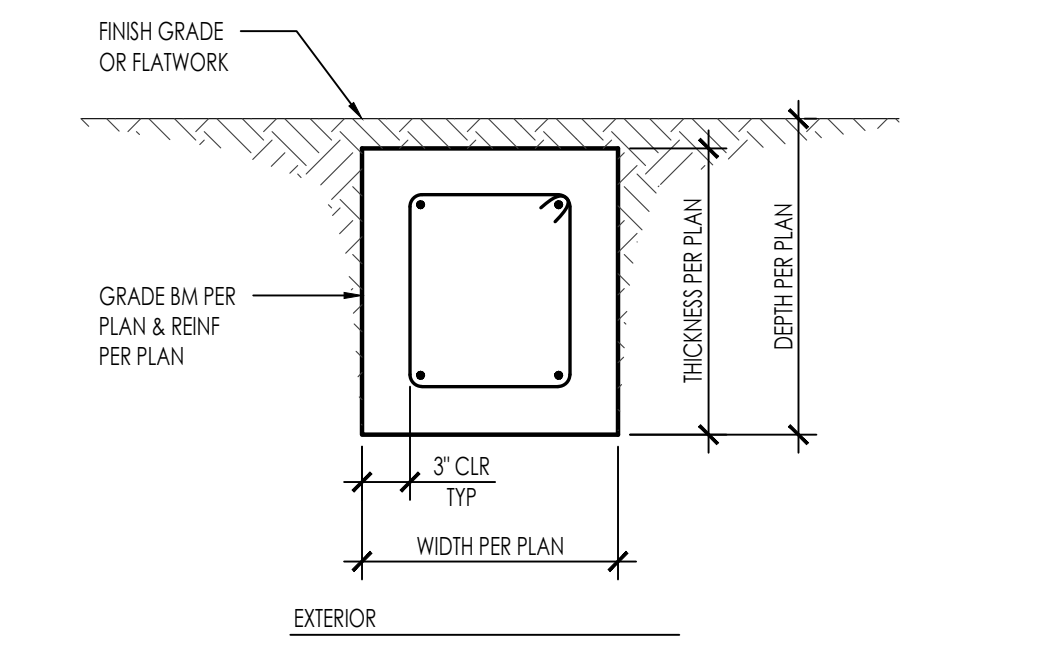
MODEL	COLUMN	BOLTS/SCREWS	ALLOWABLE LOADS (k)	
			UPLIFT	DOWNWARD
CBS44	4x4	(2) - 3/8" Ø MB	4,070	10,975
CBS46	4x6	(2) - 3/8" Ø MB	4,070	14,420
CBS66	6x6	(2) - 3/8" Ø MB	2,680	14,420
CBSQ44	4x4	14-SDS 1/2" x 2"	4,070	10,975
CBSQ46	4x6	14-SDS 1/2" x 2"	4,070	14,420
CBSQ66	6x6	14-SDS 1/2" x 2"	2,680	14,420
CBSQ86	6x8	12-SDS 1/2" x 2"	2,335	20,915
CBSQ88	8x8	12-SDS 1/2" x 2"	2,335	22,225



MODEL	COLUMN	BOLTS/SCREWS	ALLOWABLE LOADS (k)	
			UPLIFT	DOWNWARD
CBS44	4x4	(2) - 3/8" Ø MB	4,070	10,975
CBS46	4x6	(2) - 3/8" Ø MB	4,070	14,420
CBS66	6x6	(2) - 3/8" Ø MB	2,680	14,420
CBSQ44	4x4	14-SDS 1/2" x 2"	4,070	10,975
CBSQ46	4x6	14-SDS 1/2" x 2"	4,070	14,420
CBSQ66	6x6	14-SDS 1/2" x 2"	2,680	14,420
CBSQ86	6x8	12-SDS 1/2" x 2"	2,335	20,915
CBSQ88	8x8	12-SDS 1/2" x 2"	2,335	22,225

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43

**POST BASE @ ISOLATED ENLARGE FIG**

2516-01-C201 - S312 - 23

33

NTS or 1" = 1'-0"

**POST BASE @ ISOLATED ENLARGED FIG**

2516-01-C201 - S312 - 23

23

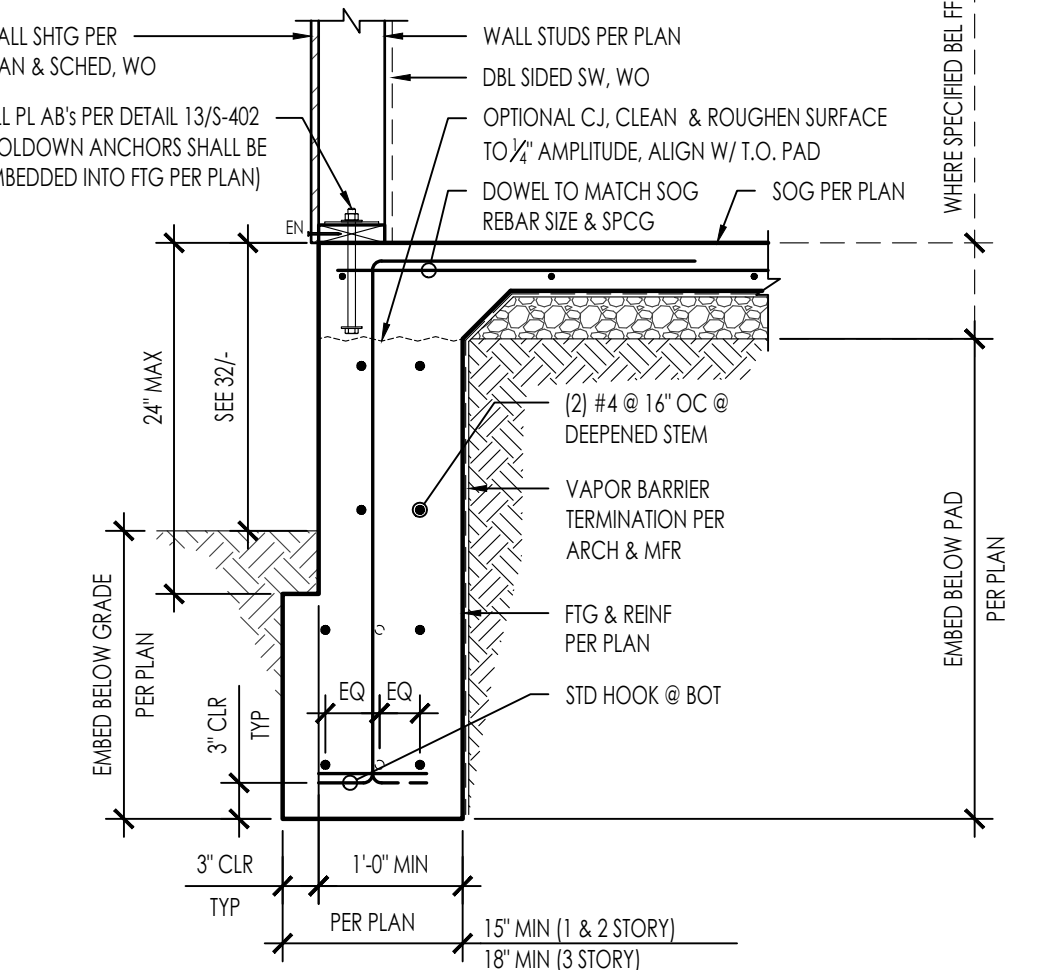
1" = 1'-0"

**GRADE BEAM**

2516-01-C201 - S312

13

NTS



54

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24

**DEEPEND EXTERIOR FOOTING**

2516-01-C201 - S312

14

3/4" = 1'-0"

N:\2400\2516-01-C201-Newport-Beach-Permit-Ready-ADU-Structural-ComDocs\Drawings\2516-01-C201 - S312.dwg, PLAN 1 - S312, Apr 17, 2023, 5:01pm, Al Lopez

CONSTRUCTION DOCUMENTS

**NEWPORT BEACH ADU  
STANDARD PLANS  
NEWPORT BEACH, CA**

**CONCRETE DETAILS**

DATE  
06/28/23

SHEET

**S-312**



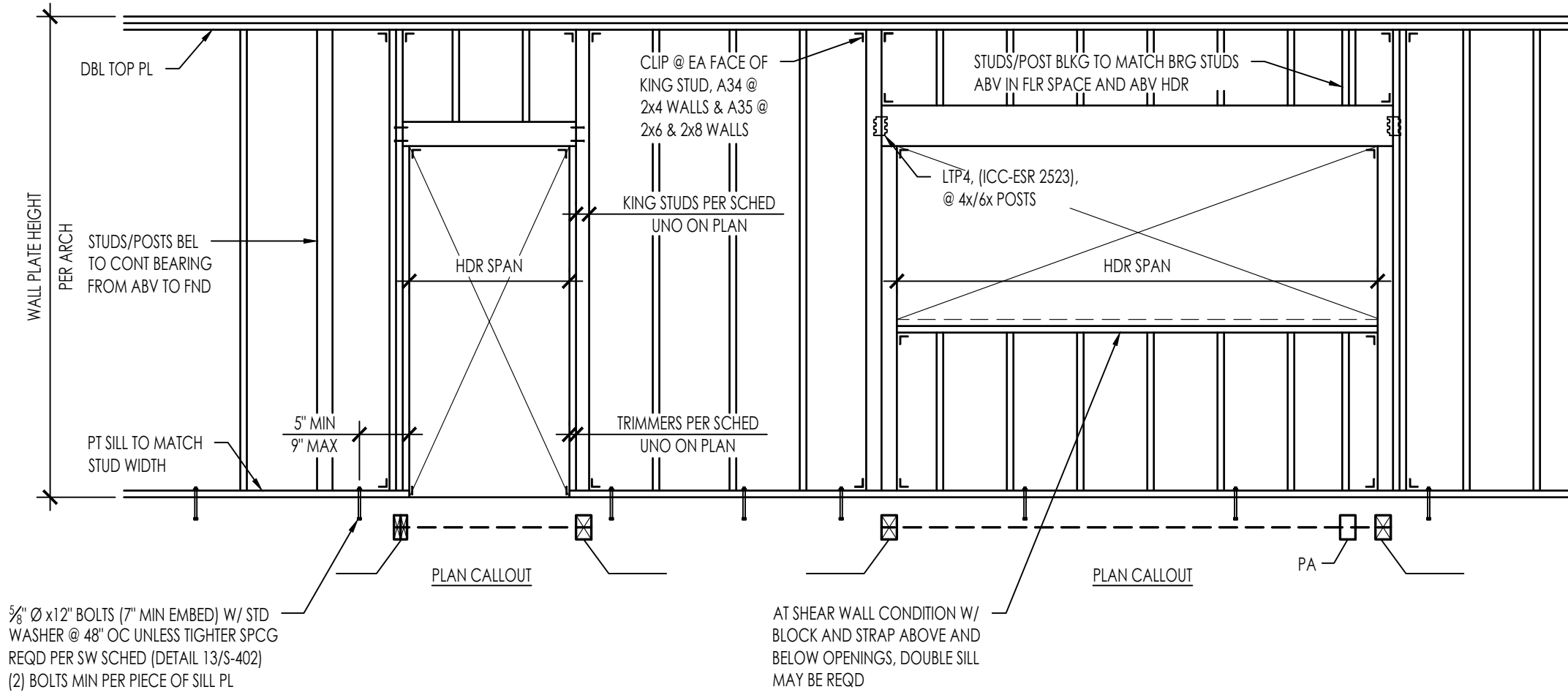
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FASTENING SCHEDULE PER 2022 CBC 2304.10.2		
CONNECTION	FASTENING	LOCATION
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON	EACH END, TOENAIL
2. BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TO TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL
3. FLAT BLOCKING TO TRUSS AND WEB FILER	2-16d COMMON	END NAIL
4. CEILING JOIST TO TOP PLATE	1-6d COMMON @ 6' OC	FACE NAIL
5. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTERS, LAPS OVER PARTITIONS	3-8d COMMON	EACH JOIST, TOENAIL
6. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	3-1-6d COMMON	FACE NAIL
7. COLLAR TIE TO RAFTER	3-1-10d COMMON	FACE NAIL
8. RAFTER OR ROOF TRUSS TO PLATE	3-1-10d COMMON	TOENAIL <sup>a</sup>
9. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTER; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-1-6d COMMON	END NAIL
10. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	3-1-10d COMMON	TOENAIL
11. BUILT-UP HEADER (2" TO 2" HEADER)	1-6d COMMON	1/4" OC FACE NAIL
12. CONTINUOUS HEADER TO STUD	4-1-10d COMMON	TOENAIL
13. TOP PLATE TO TOP PLATE	1-6d COMMON	1/4" OC FACE NAIL
14. TOP PLATE TO TOP PLATE, AT END JOINTS	8-1-6d COMMON	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	2-1-6d COMMON	1/4" OC FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON	TOENAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-1-6d COMMON	END NAIL
18. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON	FACE NAIL
20. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON	TOENAIL
21. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	8d COMMON	FACE NAIL
22. 2" SUBFLOOR TO JOIST OR GIRDER	2-1-6d COMMON	FACE NAIL
23. BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192)	3/2" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDE
24. LEDGER STRIP SUPPORTING JOIST OR RAFTERS	3-1-6d COMMON	EACH JOIST OR RAFTER, FACE NAIL
26. JOIST TO BAND JOIST OR RIM JOIST	3-1-6d COMMON	END NAIL
27. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL

NOTES:  
 a. THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED.  
 b. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.

BEARING/SHEAR WALL HEADER SCHEDULE										
4 INCH WALLS					6 INCH WALLS					
OPENING WIDTH	4x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS	1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS
UP TO 3'-0"	4x4	2x	2x4	2x4		UP TO 3'-0"	6x4	2x	2x6	2x6
UP TO 5'-0"	4x6	2x	2x4	2x4		3'-0" - 5'-0"	6x6	2x	2x6	2x6
UP TO 7'-0"	4x8	(2) 2x	(2) 2x4	(2) 2x4		5'-0" - 7'-0"	6x8	(2) 2x	2x6	(2) 2x6

BEARING/SHEAR WALL HEADER SCHEDULE					
8 INCH WALLS					1-STORY
OPENING WIDTH	8x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS	1-STORY
UP TO 3'-0"	4x6 FLAT	2x	2x6	2x6	
3'-0" - 5'-0"	6x6 FLAT	2x	2x6	2x6	
5'-0" - 7'-0"	6x8 FLAT	(2) 2x	2x6	(2) 2x6	



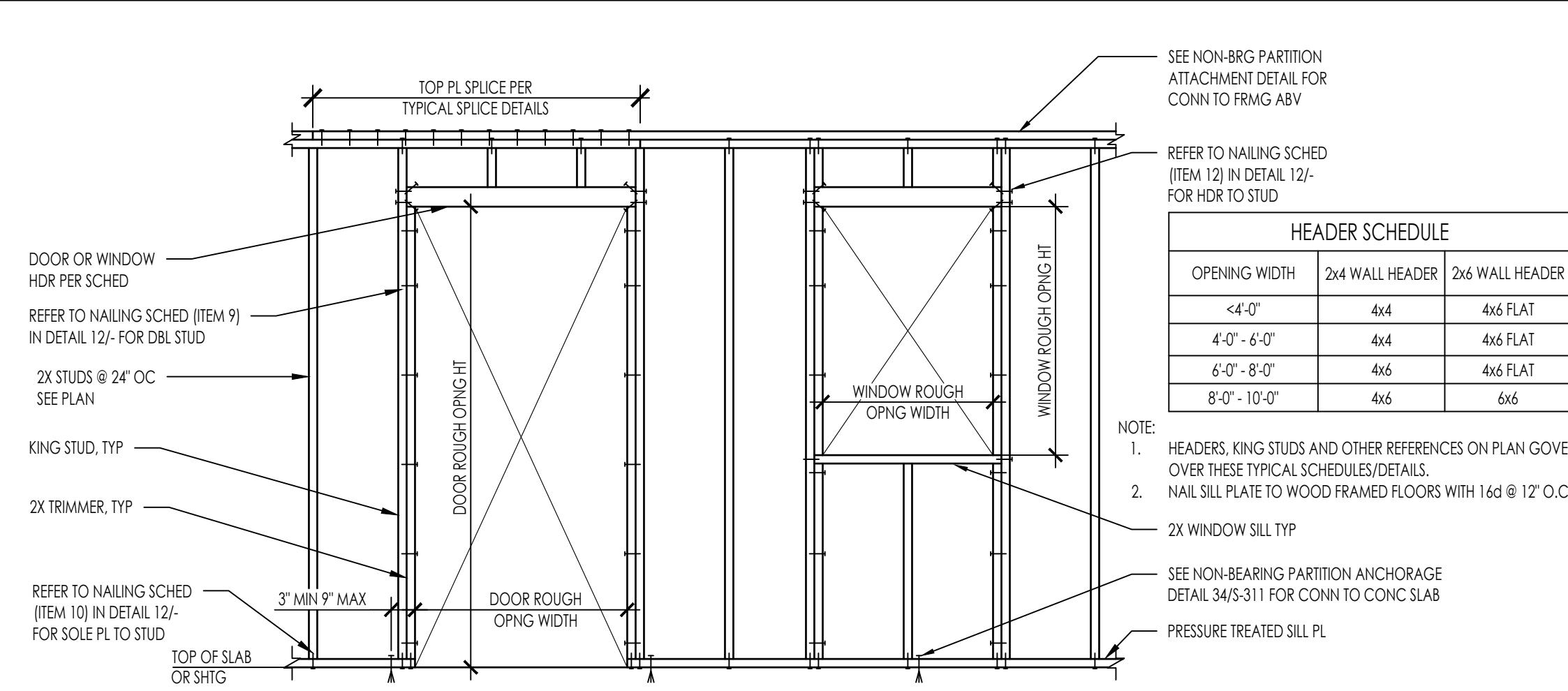
3/8" Ø x 12" BOLTS (7" MIN EMBED) W/ STD WASHER @ 48" OC UNLESS TIGHTER SPCG REQD PER SW SCHED (DETAIL 13S-402)  
 (2) BOLTS MIN PER PIECE OF SILL PL

AT SHEAR WALL CONDITION W/ BLOCK AND STRAP ABOVE AND BELOW OPENINGS, DOUBLE SILL MAY BE REQD.

NOTES:  
 1. THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING.  
 A. FOR SHEAR WALLS SEE 34/5-402 FOR ADD'L REQUIREMENTS.  
 B. FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 43.  
 2. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS.  
 3. PROVIDE A34 @ 4" WALLS & A35 @ 6" OR GREATER WALLS (ICC-ESR 2353).

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

2516-01-C101-5401



HEADER SCHEDULE		
OPENING WIDTH	2x4 WALL HEADER	2x6 WALL HEADER
<4'-0"	4x4	4x6 FLAT
4'-0" - 6'-0"	4x4	4x6 FLAT
6'-0" - 8'-0"	4x6	4x6 FLAT
8'-0" - 10'-0"	4x6	6x6

NOTE:  
 1. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THESE TYPICAL SCHEDULES/DETAILS.  
 2. NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 1-6d @ 12" O.C.

SEE NON-BEARING PARTITION ANCHORAGE DETAIL 34/5-311 FOR CONN TO CONC SLAB  
 PRESSURE TREATED SILL PL

INTERIOR NON-BEARING PARTITION WALL FRAMING

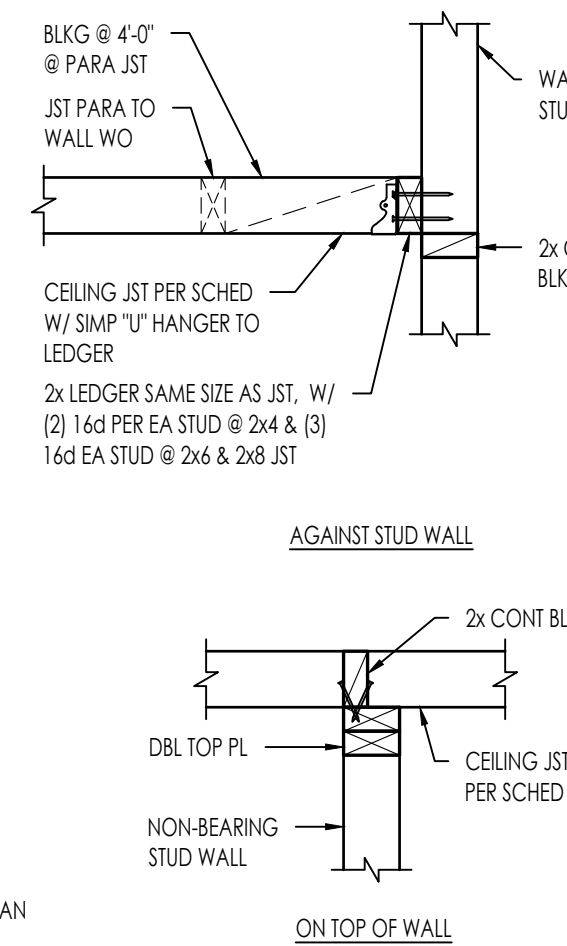
2516-01-C101-5401

CEILING JOIST SCHED & DETAILS

2516-01-C101-5401

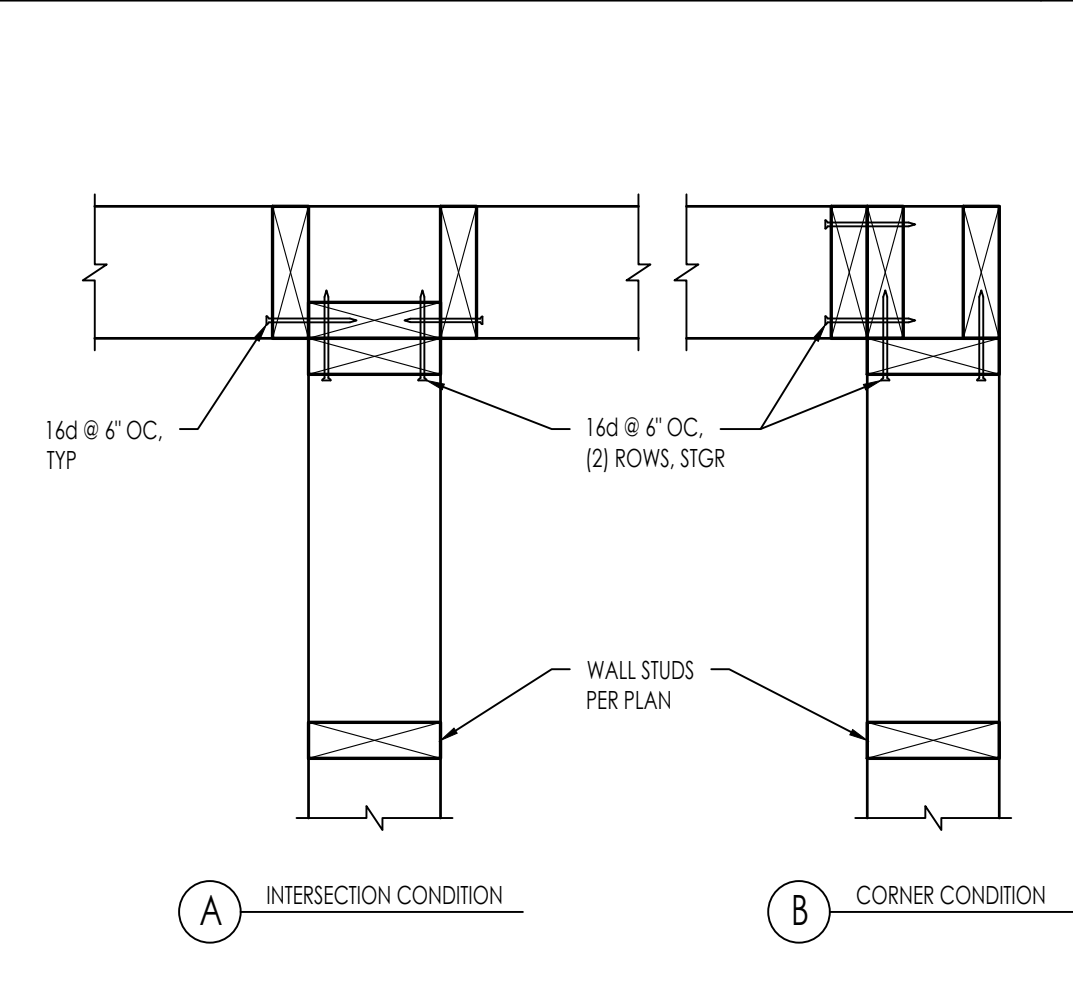
CEILING JOIST SCHED	
JOIST SIZE	MAX SPAN
2x4 @ 16" OC	9'-0"
2x6 @ 16" OC	14'-0"
2x8 @ 16" OC	18'-0"

NOTE:  
 THIS DETAIL IS INTENDED FOR CEILING JOIST THAT SPAN FROM WALL TO WALL @ CONTRACTORS OPTION



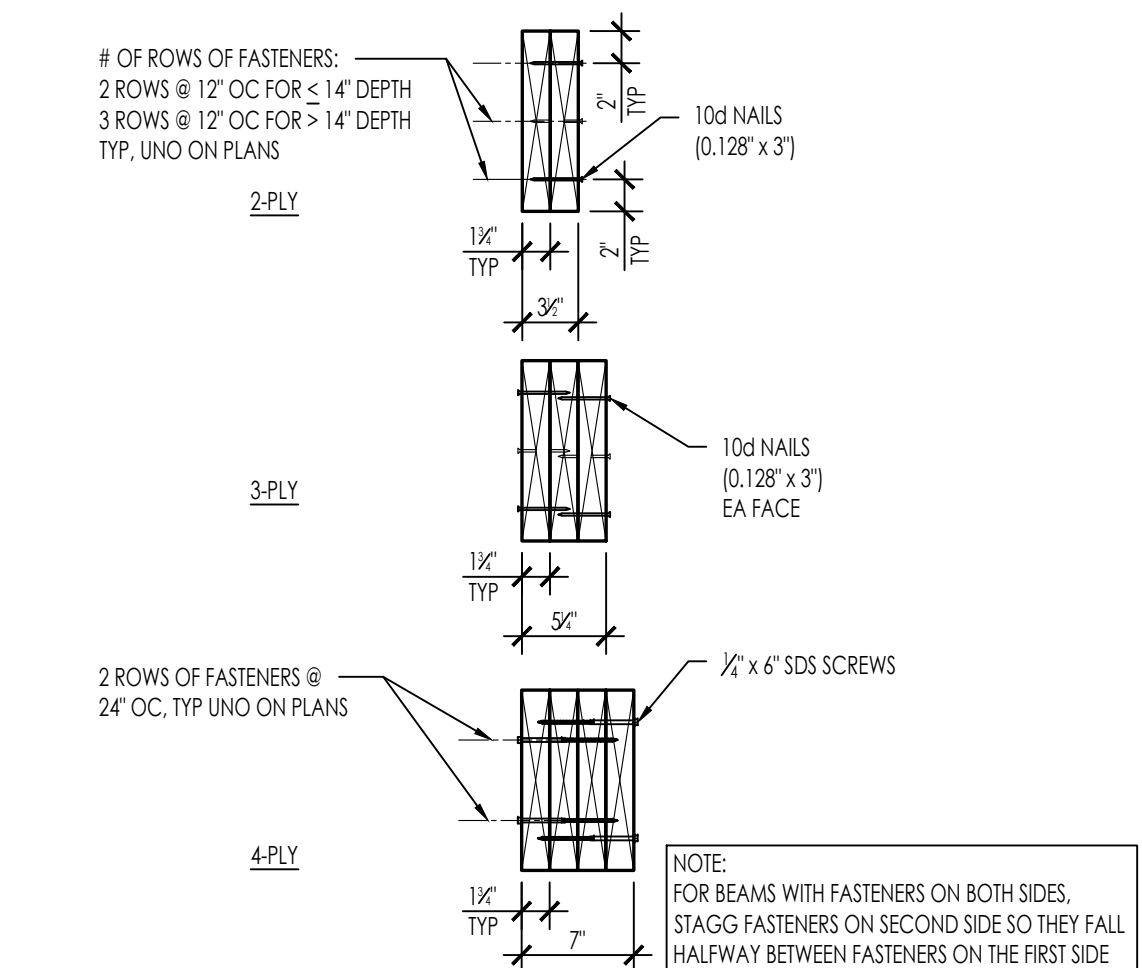
NAILING SCHEDULE

2516-01-C101-5401



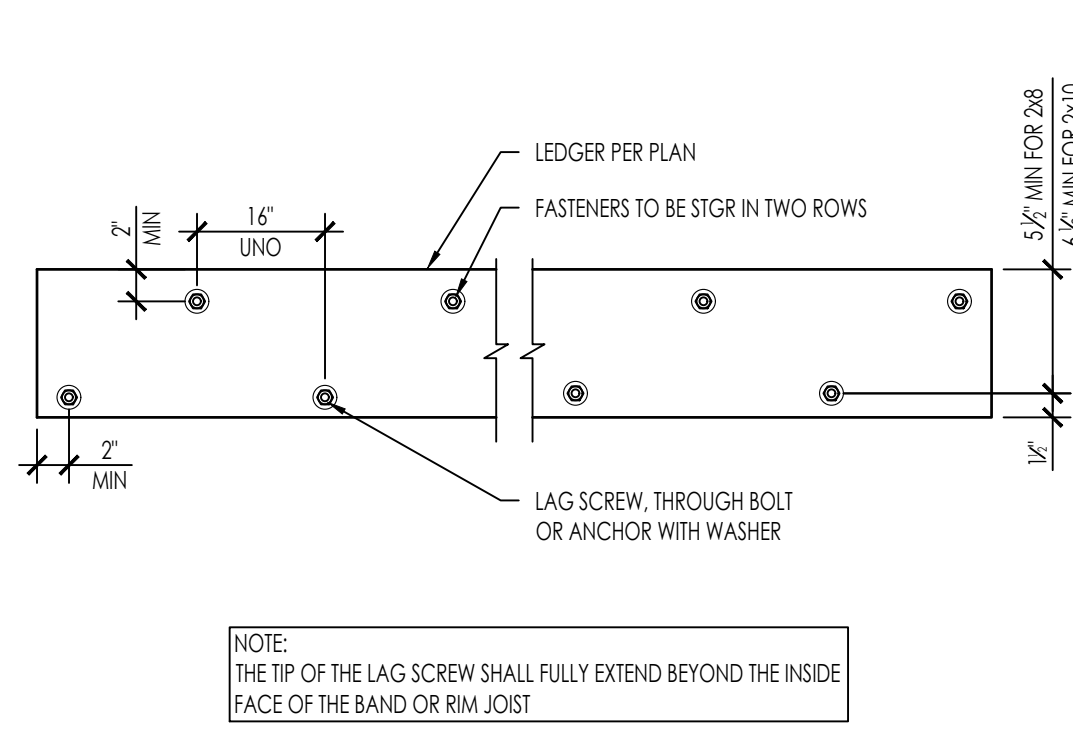
TYPICAL WOOD STUD INTERSECTIONS

2516-01-C101-5401



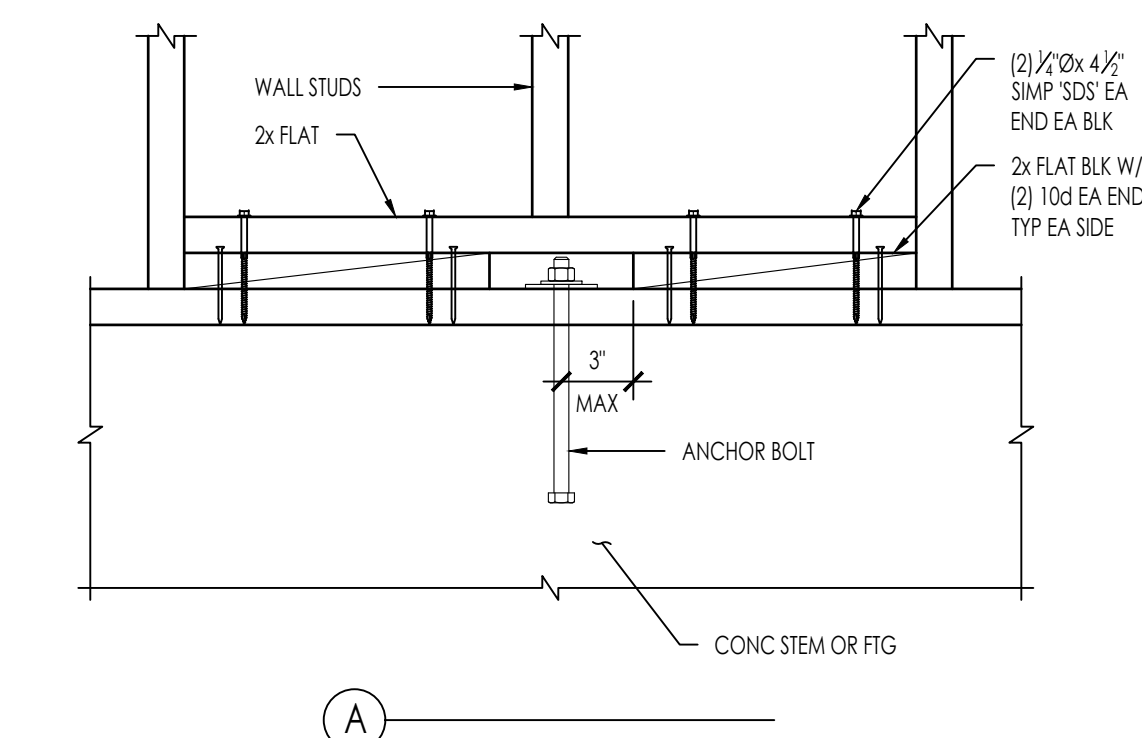
MULTI-PLY MEMBER CONNECTION

2516-01-C101-5401



LEDGER DETAIL

2516-01-C101-5401



ANCHOR BOLT AT WOOD STUD

2516-01-C101-5401

54

44

34

24

CONSTRUCTION DOCUMENTS

NEWPORT BEACH ADU  
 STANDARD PLANS  
 NEWPORT BEACH, CA

TYPICAL WOOD DETAILS

DATE  
 06/28/23

SHEET  
 S-401



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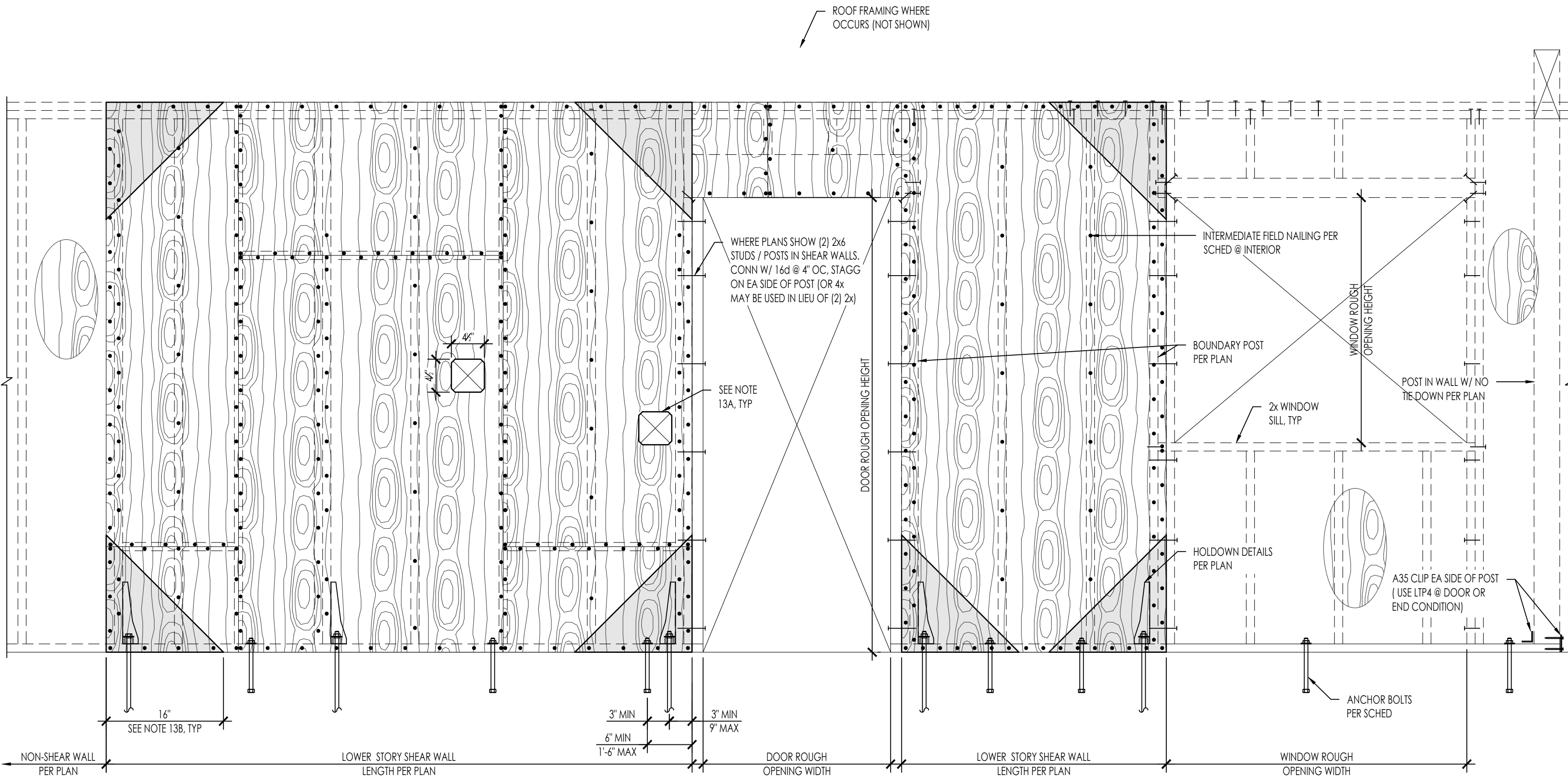
**NEWPORT BEACH ADU STANDARD PLANS**  
NEWPORT BEACH, CA

TYPICAL WOOD DETAILS

CONSTRUCTION DOCUMENTS

DATE  
06/28/23  
SHEET

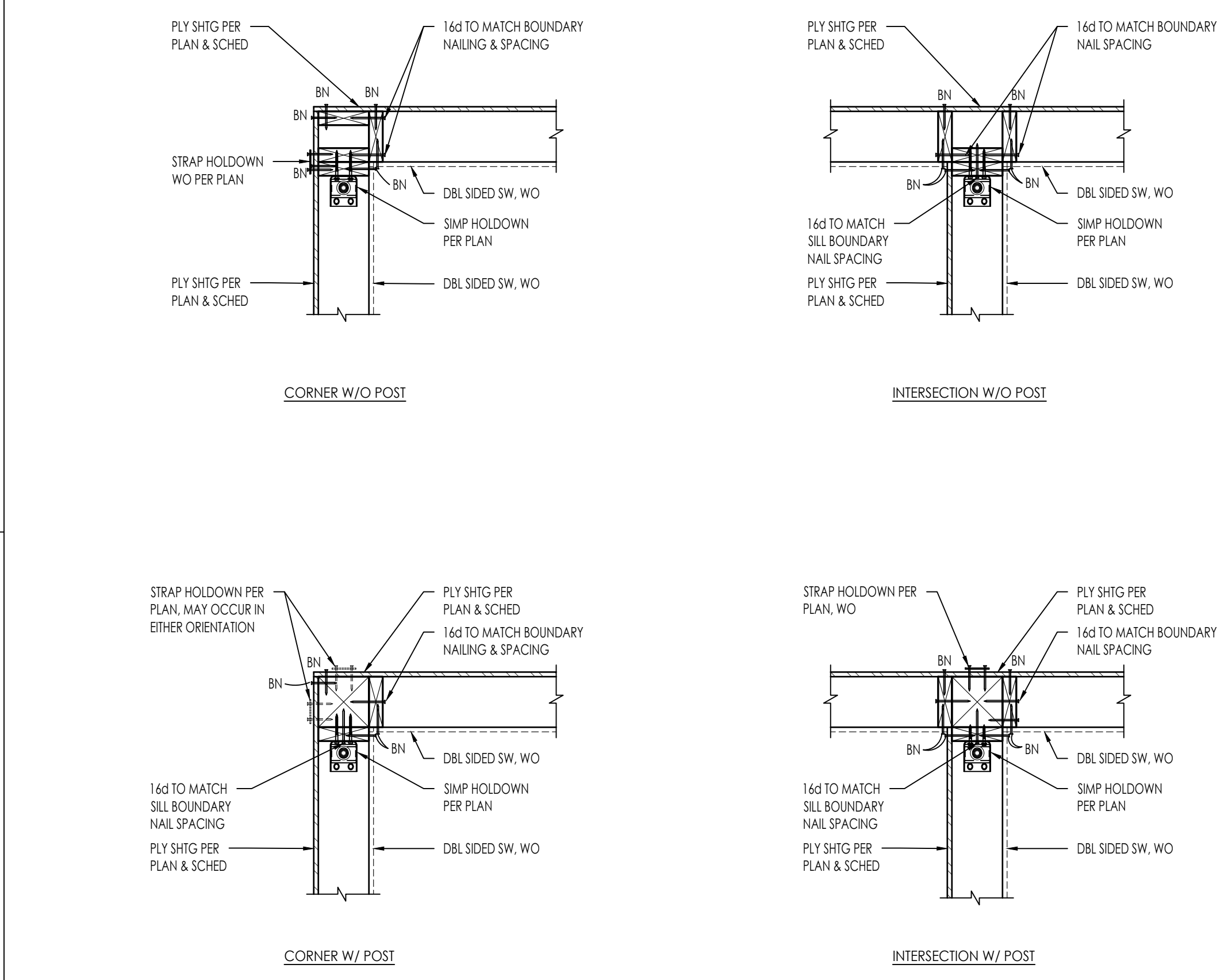
S-402



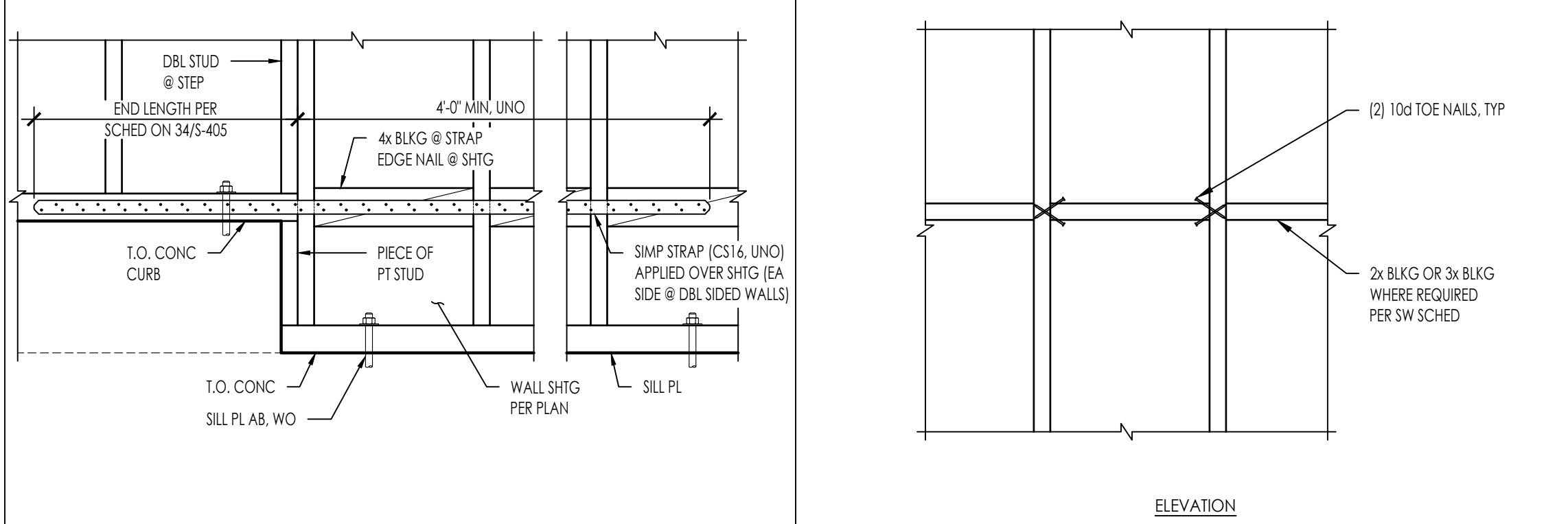
SHEAR WALL SHEATHING / NAILING SCHEDULE

WALL SYMBOL	STRUCT SHEATHING	1,12 FRAMING SIZE	6 NAILING				7 SILL NAILING				10,11 ANCHOR BOLTING	CAPACITY PER 2015 AWC SDPWS
			(2) 2x STUD	EDGE	INTERMEDIATE SUPPORTS	8d @ 12" OC	NAILS /LAG SCREWS	8d @ 6" OC	12" OC	14 SDS SCREWS OPTION		
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 7" OC	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	12" OC	24" OC	5/8" DIA @ 48" OC	280 PLF		
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 8" OC	10d @ 6" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	12" OC	16" OC	5/8" DIA @ 48" OC	340 PLF		
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	8" OC	12" OC	5/8" DIA @ 32" OC	510 PLF		
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 4" OC	10d @ 3" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	6" OC	8" OC	5/8" DIA @ 32" OC	665 PLF		
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 3" OC	10d @ 2" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	4" OC	8" OC	5/8" DIA @ 24" OC	860 PLF		
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 8" OC *	6" OC	5/8" DIA @ 16" OC	1020 PLF		
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 4" OC	10d @ 3" OC	10d @ 8" OC	5/8" LAG SCREWS @ 8" OC	(2) @ 6" OC *	A34 @ 4" OC	5/8" DIA @ 16" OC	1330 PLF		
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 3" OC	10d @ 2" OC	10d @ 6" OC	5/8" LAG SCREWS @ 6" OC	(2) @ 4" OC *	LTP4 @ 4" OC	5/8" DIA @ 8" OC	1740 PLF		

- NOTES:
- ALL PLYWOOD SHALL BE 5 PLY MINIMUM WITH A SPAN RATING OF 32/16 AND ALL PANEL EDGES SHALL BE BLOCKED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.
  - ALL NAILS SHALL BE COMMON NAILS.
  - PROVIDE E.N. AT ALL END STUDS, STUDS/POSTS WITH HOLD-DOWNS OR TIE-DOWN STRAPS, SILL PLATES AND TOP PLATES.
  - WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
  - NAILS SHALL BE 1/2 INCH MINIMUM FROM PLYWOOD PANEL EDGE AND 3/8 INCH MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 PLF.
  - USE 3x FRAMING AT BOTTOM SILL PLATES, BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE SHEAR EXCEEDS 300 PLF. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
  - WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
  - LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
  - SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
  - REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS.
  - LENGTHY ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
  - ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD PLY INDICATED.
  - LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:
    - A. 4 1/2" MAX PENETRATION.
    - B. NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS. SQUARE PENETRATIONS SHALL RADIUS EDGES. DO NOT COVER CUT HOLE WITH SAW TOOTH.
  - ASSUMES A 1 1/4" MIN LSI RIM BOARD. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD.
  - \* WALL W/ DOUBLE SIDED PLYWOOD REQUIRE (2) RIM BOARDS.
  - SIMPSON LTP4 CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.



**SHEAR WALL INTERSECTION** NTS 42



**STRAP AT STEP IN SHEAR WALL SILL PLATE** NTS 53 **TYPICAL BLOCKING DETAIL** NTS 43

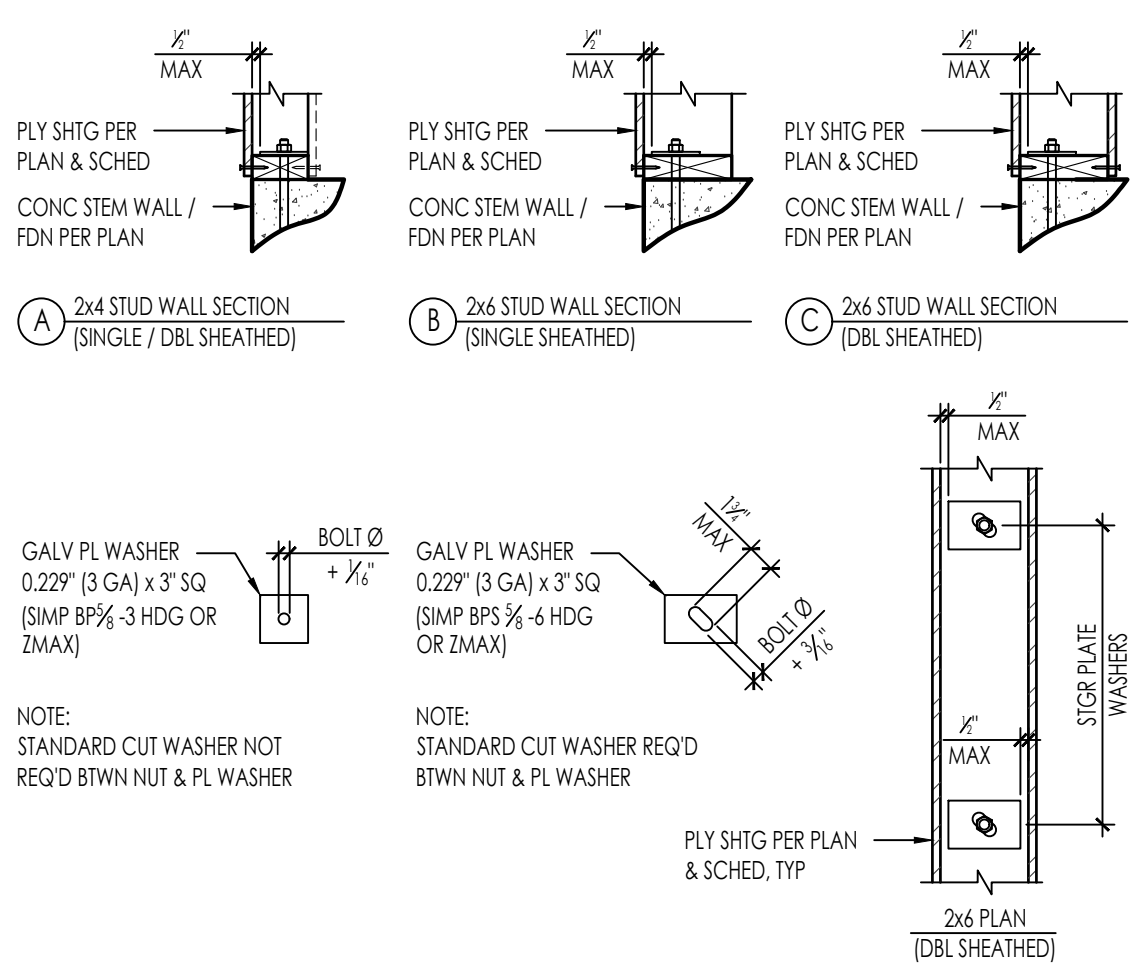
**TYPICAL SHEAR WALL ELEVATION AND SCHEDULE** NTS 13

STRAP NAILS THIS SIDE PER SCHED, TYP

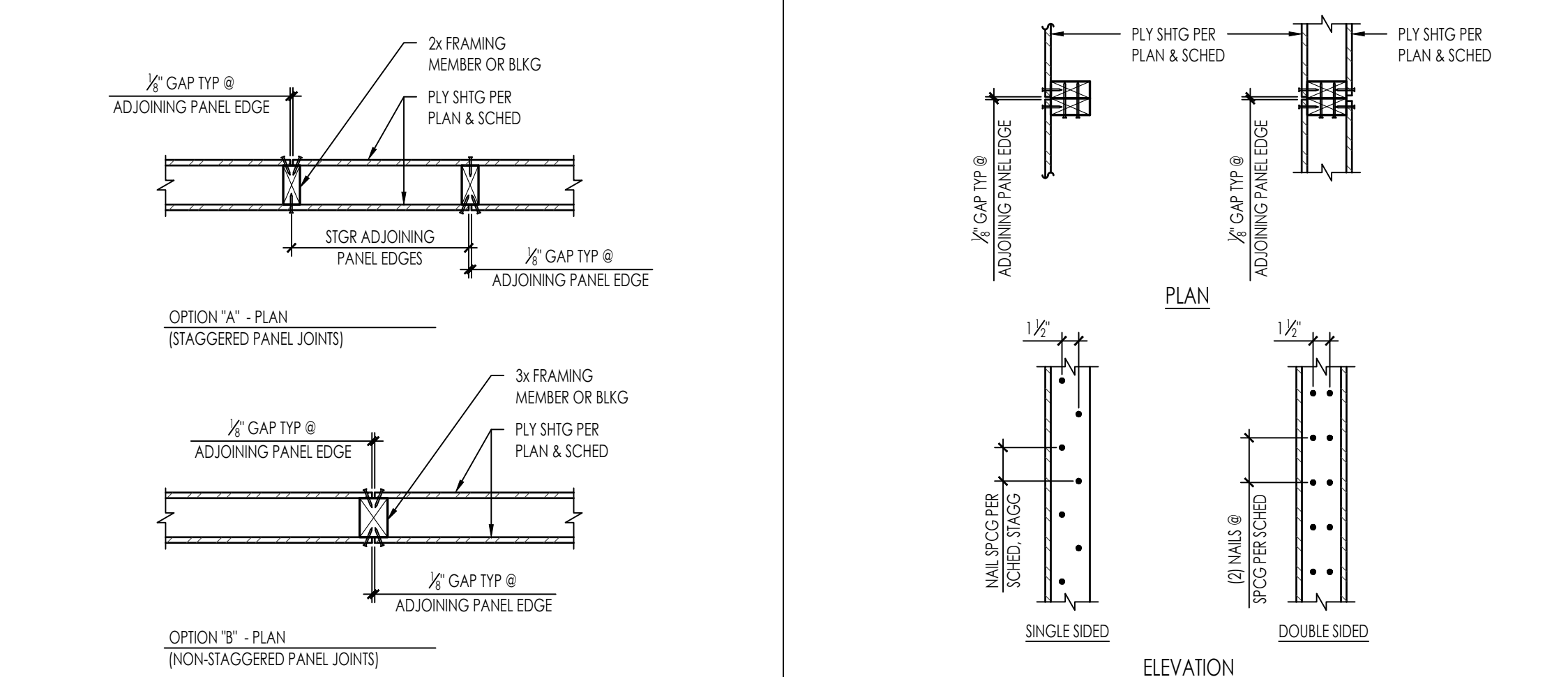
MARK	# OF BLKG	SIMPSON STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
▽	1	CS20	(12) 10d x 2 1/2"	32'	1,030
▽	1	CS16	(20) 10d x 2 1/2"		1,705
▽	1	CS14	(26) 10d x 2 1/2"		2,490
▽	2	CMST16	(50) 10d x 3 1/2"		4,690
▽	2	CMST14	(66) 10d x 2 1/2"		6,475
▽	2	CMST12	(86) 10d x 2 1/2"		9,215

NOTES:  
1. 2 BAYS OR 32' MIN STRAP LENGTH  
2. BOUNDARY AND EDGE NAILING FROM PLYWOOD TO STUDS / FRAMING SHALL OCCUR ABOVE AND BELOW OPENINGS AT THIS CONDITION  
3. SEE TYPICAL SHEAR WALL ELEVATION FOR BALANCE OF INFO NOT SHOWN

**FORCE TRANSFER AROUND OPENINGS** NTS 44



**PLATE WASHER DETAIL** NTS 34

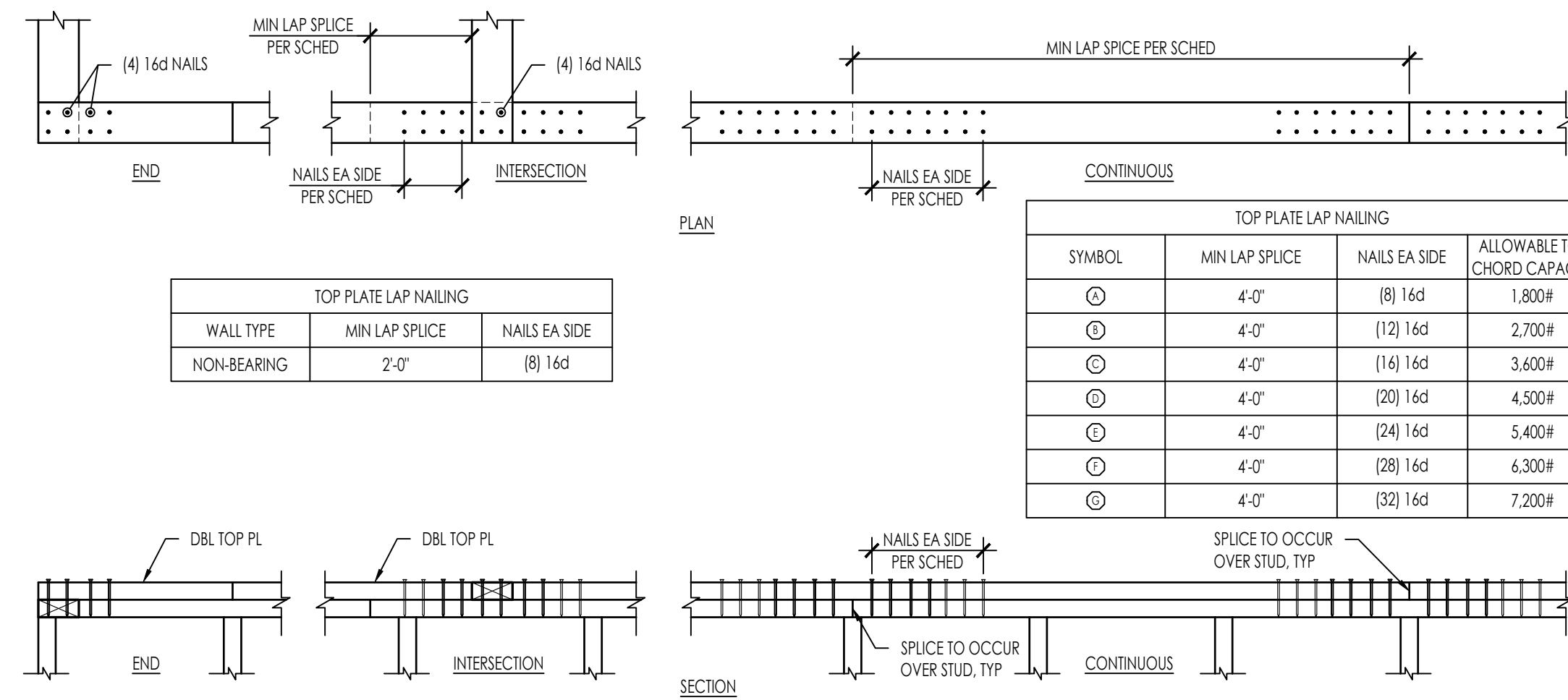


**DOUBLE SIDED SHEAR WALL** NTS 24 **2x STUD NAILING @ ADJOINING PANEL EDGES** NTS 14

N:\2400\2514-01-C101-Newport-Beach-Permit-Ready-ADU-Structural-Code-Check-Shear-Floor-2514-01-C101-0402.dwg, PLAN 1 - S-402, Apr 17, 2023, 5:02pm, Alogoz

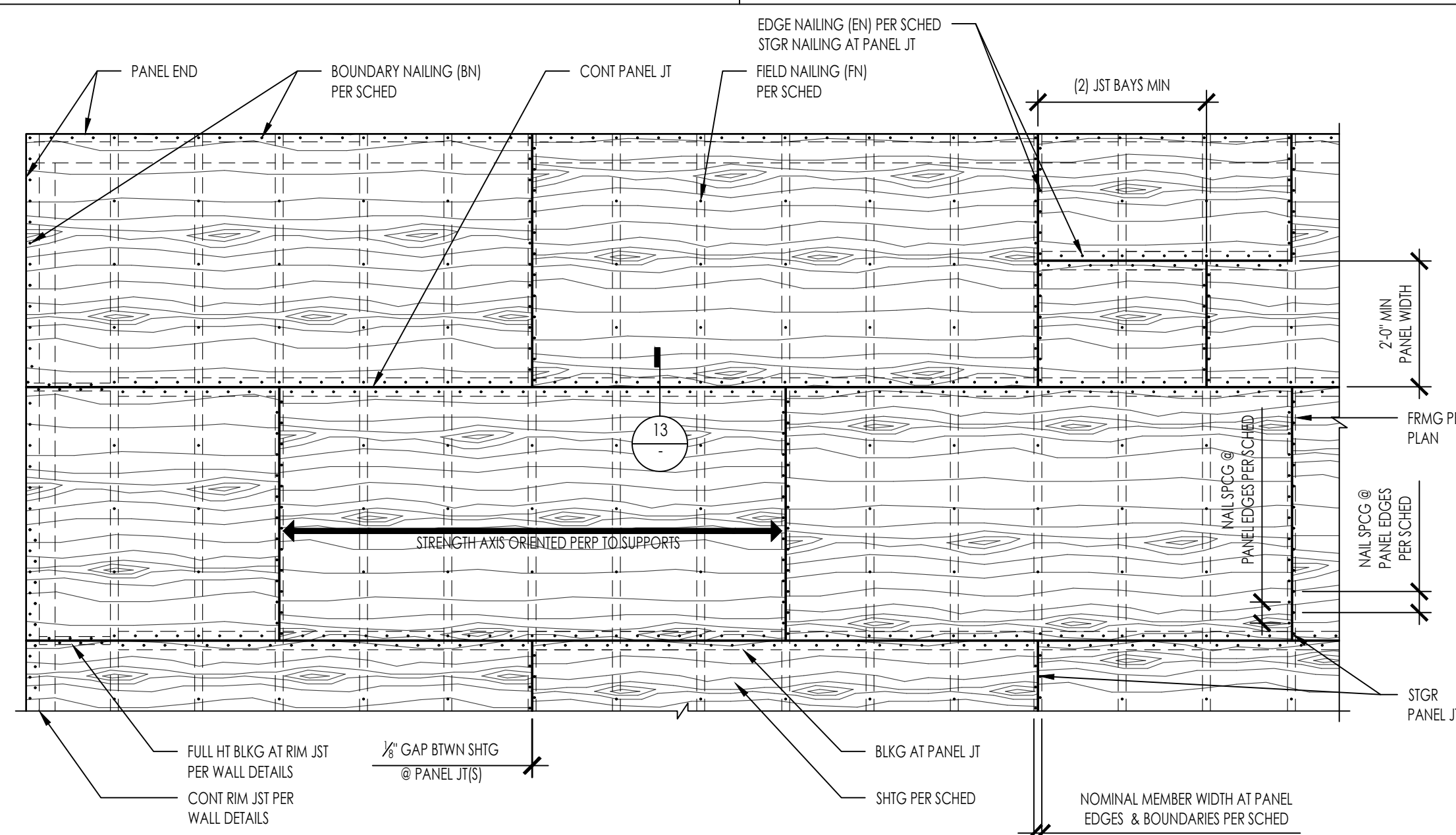


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51 DBL TOP PLATE SPLICE NAILING

NTS 32



NOTES:

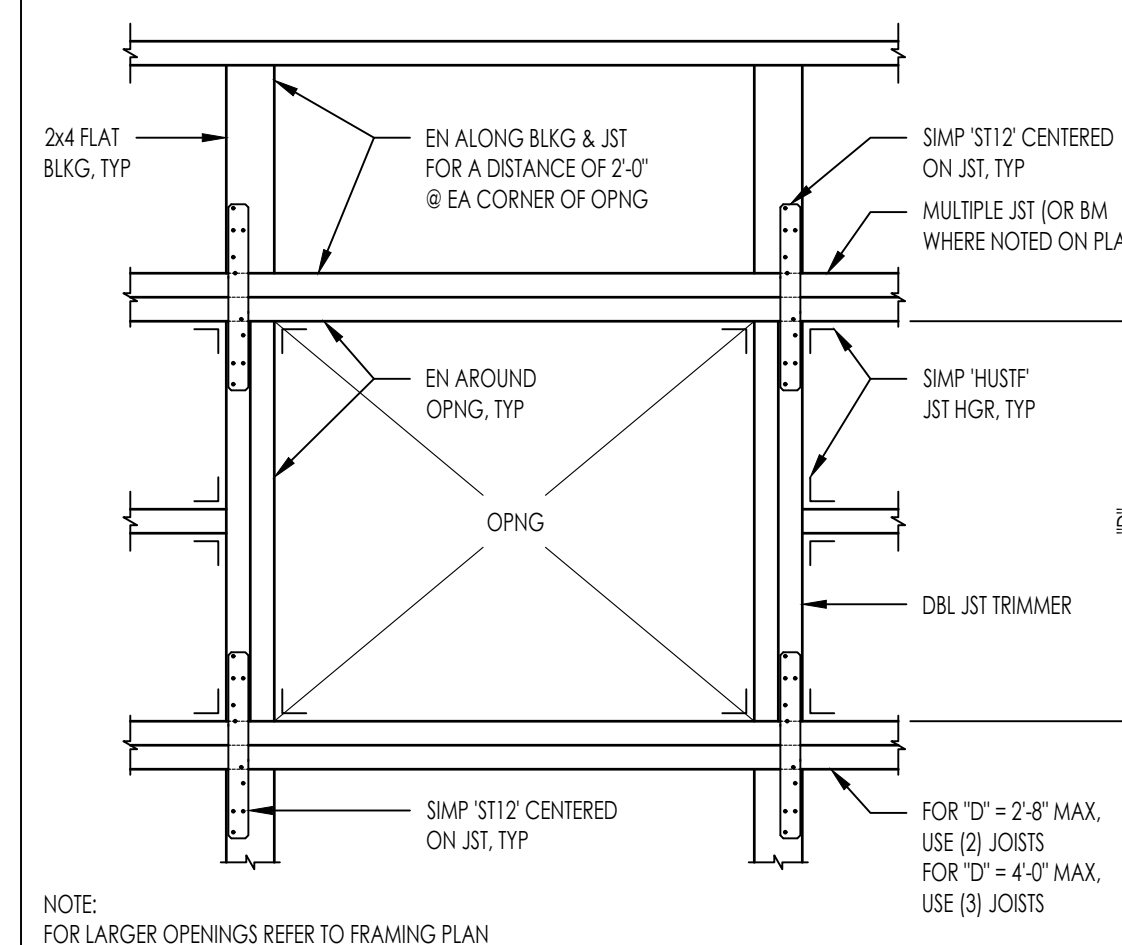
- DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING. REFER TO PROJECT GENERAL NOTES.
- MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 1/2" FROM SHEATHING EDGE AND 3/8" FROM LUMBER EDGE.
- NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND SHALL NOT PENETRATE THE TOP OF PLYWOOD MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS.
- WHERE H-CLIPS ARE SPECIFIED, THEY SHOULD BE INSTALLED AS FOLLOWS:
  - ONE H-CLIP SHALL BE PLACED BETWEEN ABUTTING PANELS AT A LOCATION MIDWAY BETWEEN EACH PAIR OF TRUSSES, RAFTERS OR JOISTS. HOWEVER, (2) H-CLIPS ARE REQUIRED BETWEEN SUPPORTS WHEN SPACED 48 INCHES ON CENTER.
  - USE THE SAME SIZE PANEL EDGE CLIP AS THE PANEL THICKNESS. H-CLIPS MUST FIT SNUGLY.
  - ABUTTING WOOD STRUCTURAL PANELS BE FITTED AS CLOSELY AS CLIPS PERMIT. OCCASIONAL MISFIT OF ABUTTING SHEETS MAY BE TOLERATED PROVIDING THAT GAPS DO NOT EXCEED MAXIMUM OPENING OF 1/8".
- ROOF SHEATHING THICKNESS SHALL BE INSTALLED AS FOLLOWS:
  - 3/8" @ SINGLE PLY OR ASPHALT SHINGLES
  - 1/2" @ TILE
  - 3/4" @ TILE WITH MORTAR
- STRUCTURALLY ACCEPTABLE TO USE 'SHEATHING' SHEATHING GRADE @ FLOOR LOCATIONS WITHOUT GYPCRETE TOPPING

52

42

32 PLYWOOD DIAPHRAGM SHEATHING

NTS 12

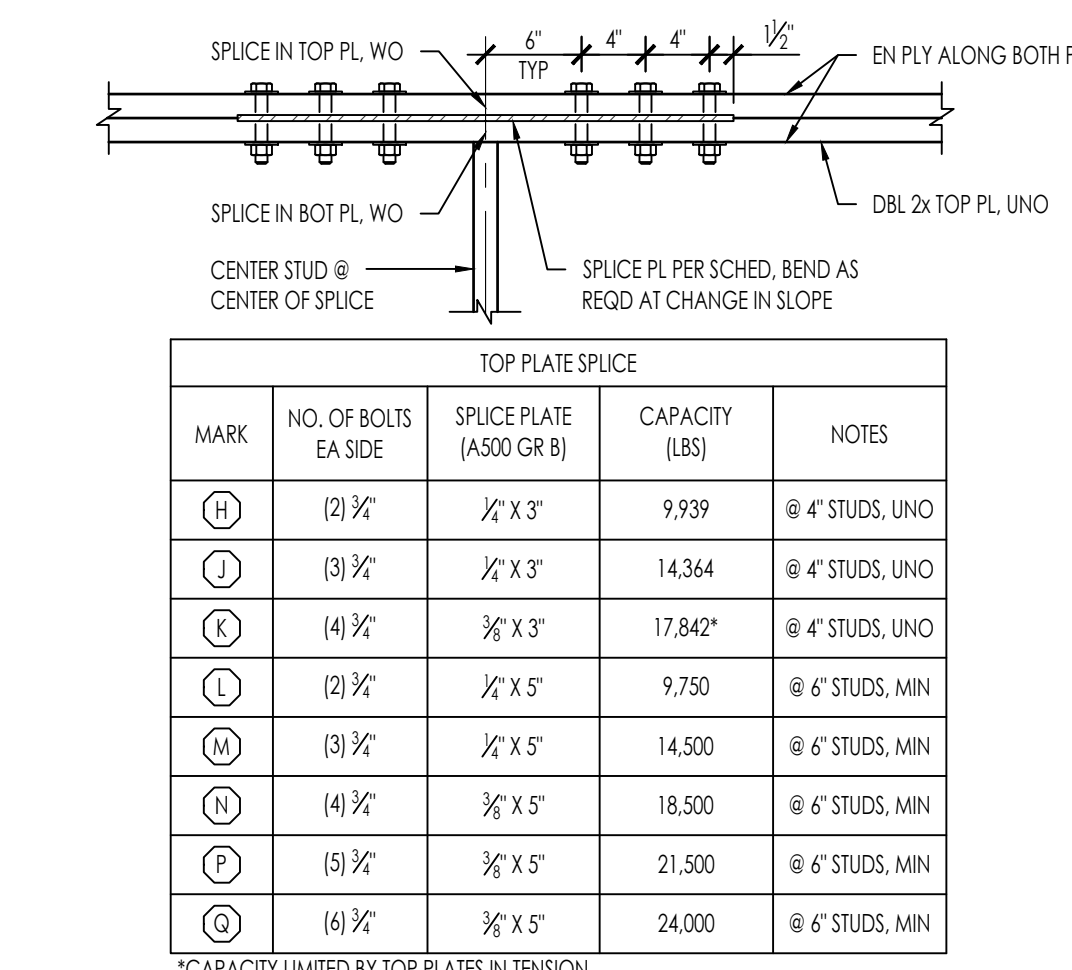


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33 OPENING AT FRAMING

NTS 23

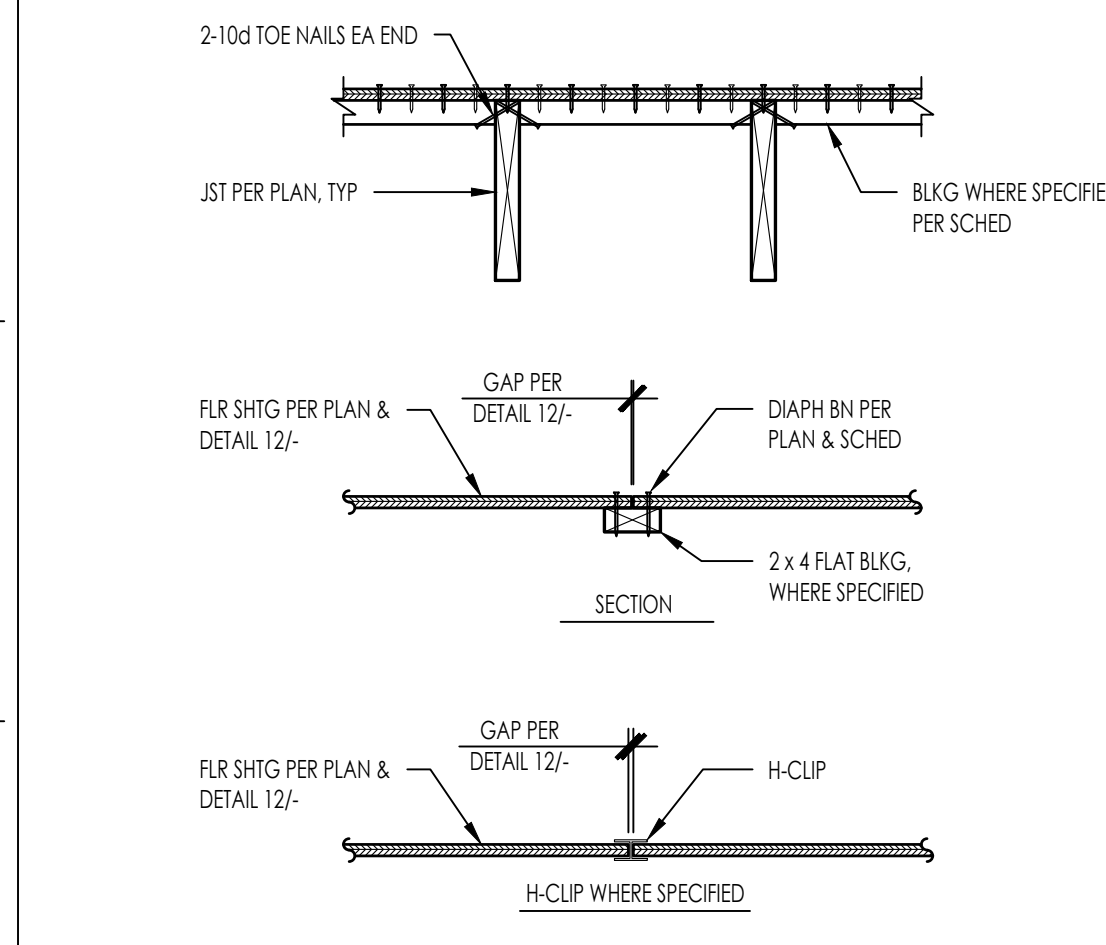


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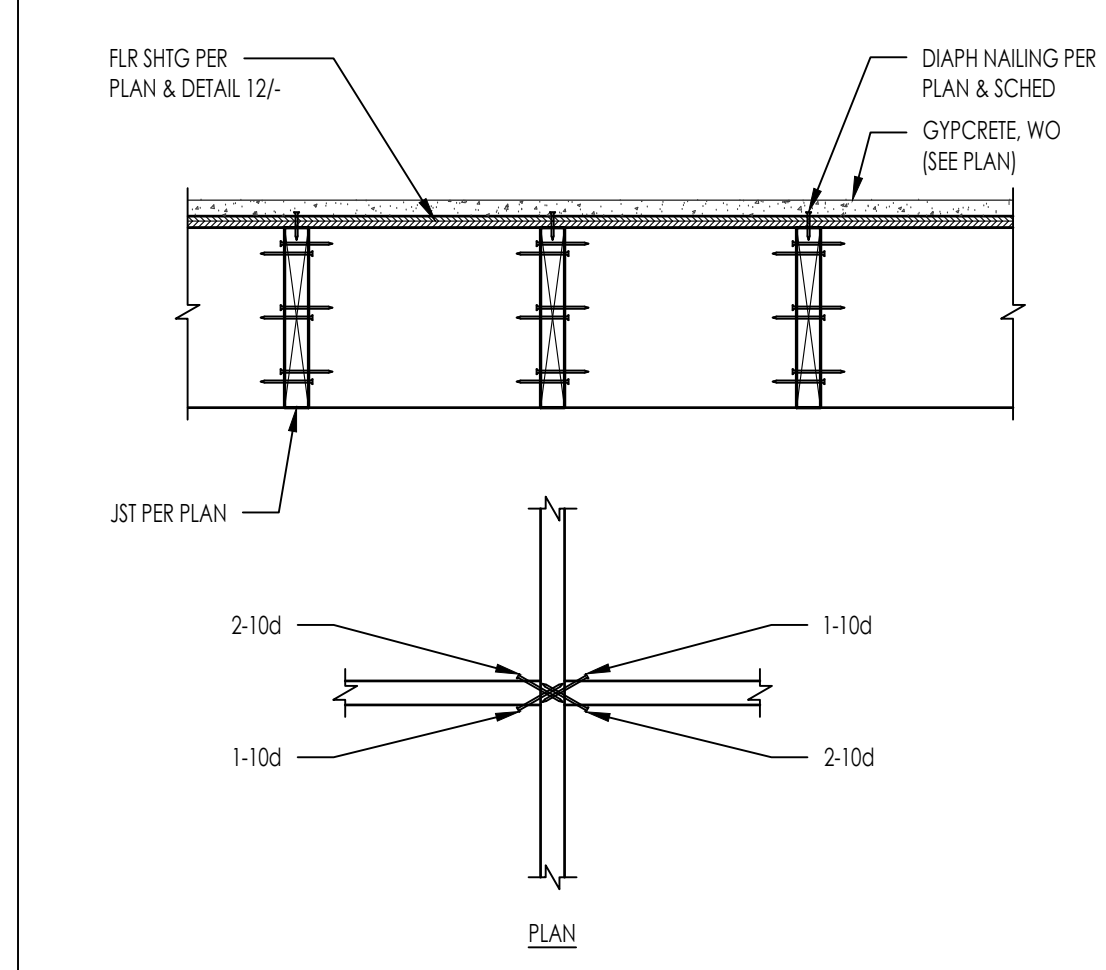
34 TOP PLATE SPLICE W/ STEEL TIE PLATE

NTS 24



DIAPHRAGM PANEL JOINTS

NTS 13



TYP JOIST BLOCKING

NTS 14

NEWPORT BEACH ADU STANDARD PLANS  
NEWPORT BEACH, CA  
TYPICAL WOOD DETAILS

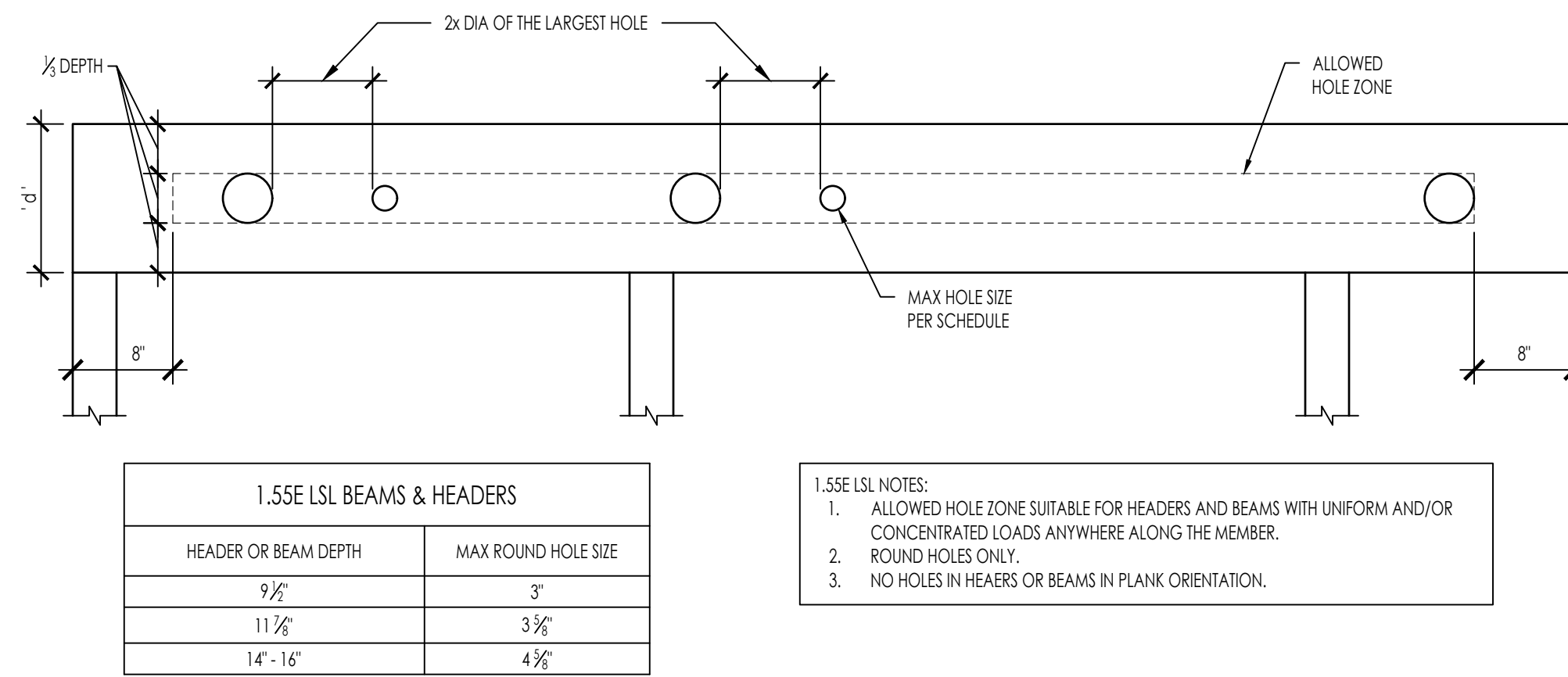
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DATE  
06/28/23  
SHEET  
S-403

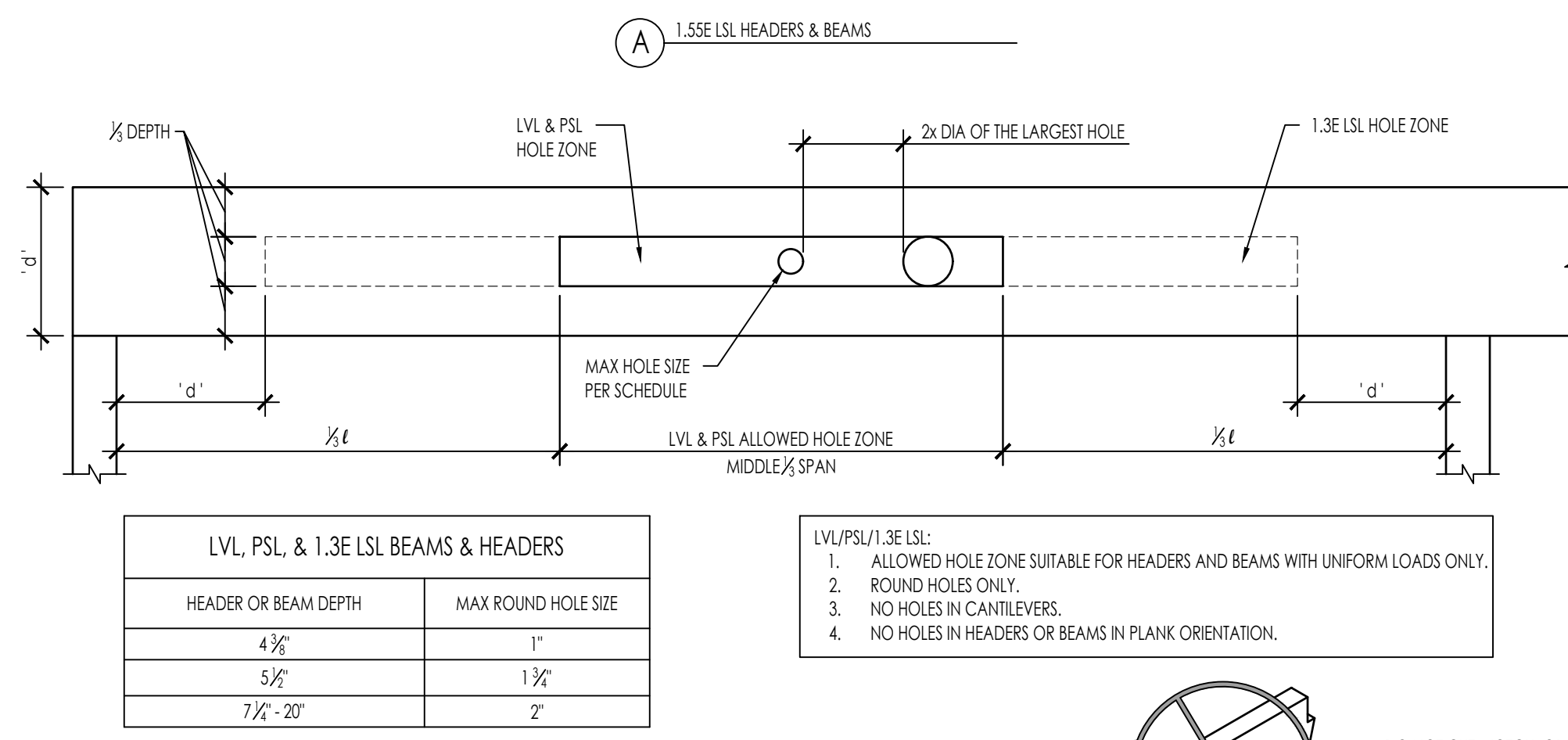
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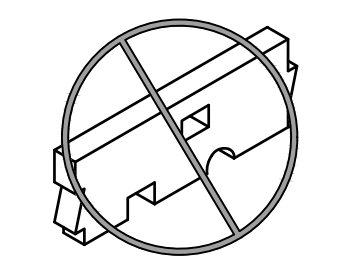
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- 1.55E LSL NOTES:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER.
  - ROUND HOLES ONLY.
  - NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.



- LVL/PSL/1.3E LSL:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
  - ROUND HOLES ONLY.
  - NO HOLES IN CANTILEVERS.
  - NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.



51

41

31

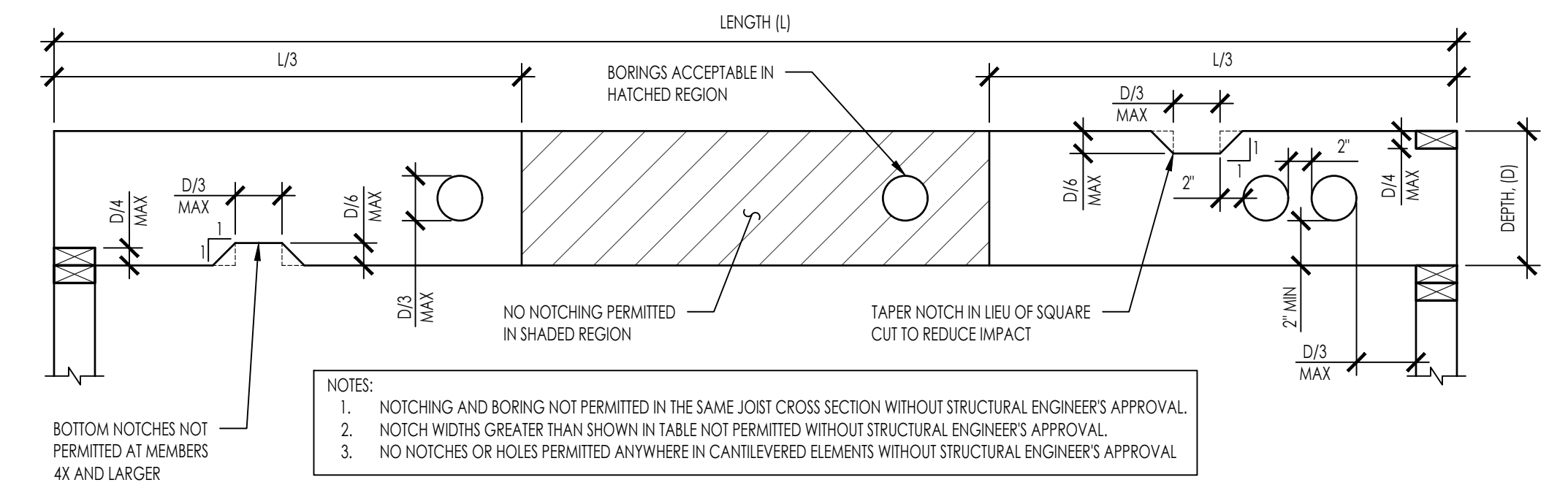
52

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32

ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS

NTS 12



JOIST SIZE	MAX HOLE	MAX NOTCH DEPTH	MAX END NOTCH	MAX NOTCH LENGTH
2x4	NONE	NONE	NONE	NONE
2x6	1 1/2"	3/4"	1 3/8"	1 1/2"
2x8	2 3/8"	1 1/2"	1 3/8"	2 3/8"
2x10	3"	1 1/2"	2 3/8"	3"
2x12	3 3/4"	1 1/2"	2 3/8"	3 3/4"

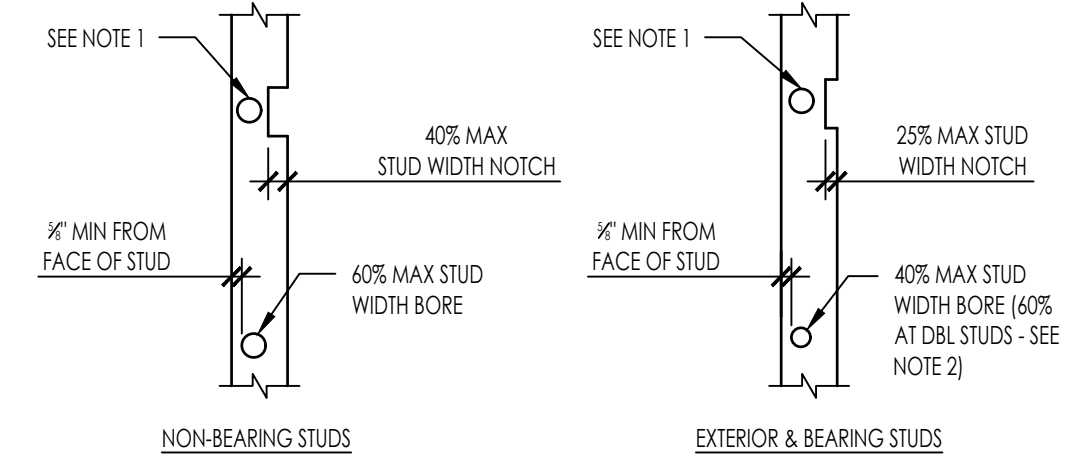
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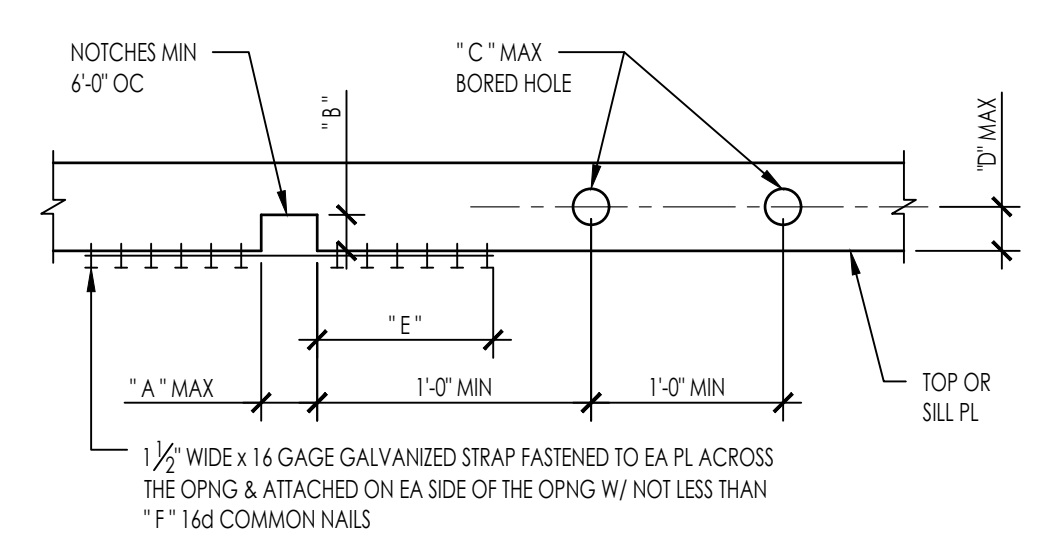
SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS

NTS 13



STUD SIZE (IN)	APPLICATION	MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2x4	NON-BEARING	2 3/8"	1 3/8"
	EXTERIOR/BEARING	1 3/8"	7/8"
2x6	NON-BEARING	3 1/4"	2 3/8"
	EXTERIOR/BEARING	2 3/8"	1 3/8"

- NOTES:
- NOTCHING AND BORING NOT PERMITTED IN THE SAME STUD SECTION.
  - NO MORE THAN 2 SUCCESSIVE DBL. STUDS ARE PERMITTED TO HAVE 60% MAX BORED HOLES.



TOP PL OR SILL PL	A	B	C	D	E	F
2x4	3/8"	1/2"	1/2"	1/2"	3/4"	6
2x6	1/2"	3/4"	3/4"	3/4"	3/4"	9
2x8	3/8"	3"	3/4"	3/8"	1 1/4"	12

54

44

34

TYP WALL NOTCH AND BORING LIMITATIONS

NTS 24

TOP PL AND SILL NOTCH AND BORING LIMITATIONS

NTS 14

N:\2000\2514\01 - C101 Newport Beach-Permit-Ready-ADU-Structural\Drawings\2514\01 - C101 - S404.dwg, PLAN 1 - S404, Apr 17, 2023, 5:02pm, Alopez

**NEWPORT BEACH ADU  
STANDARD PLANS**  
 NEWPORT BEACH, CA  
**TYPICAL WOOD DETAILS**

CONSTRUCTION DOCUMENTS

DATE  
06/28/23

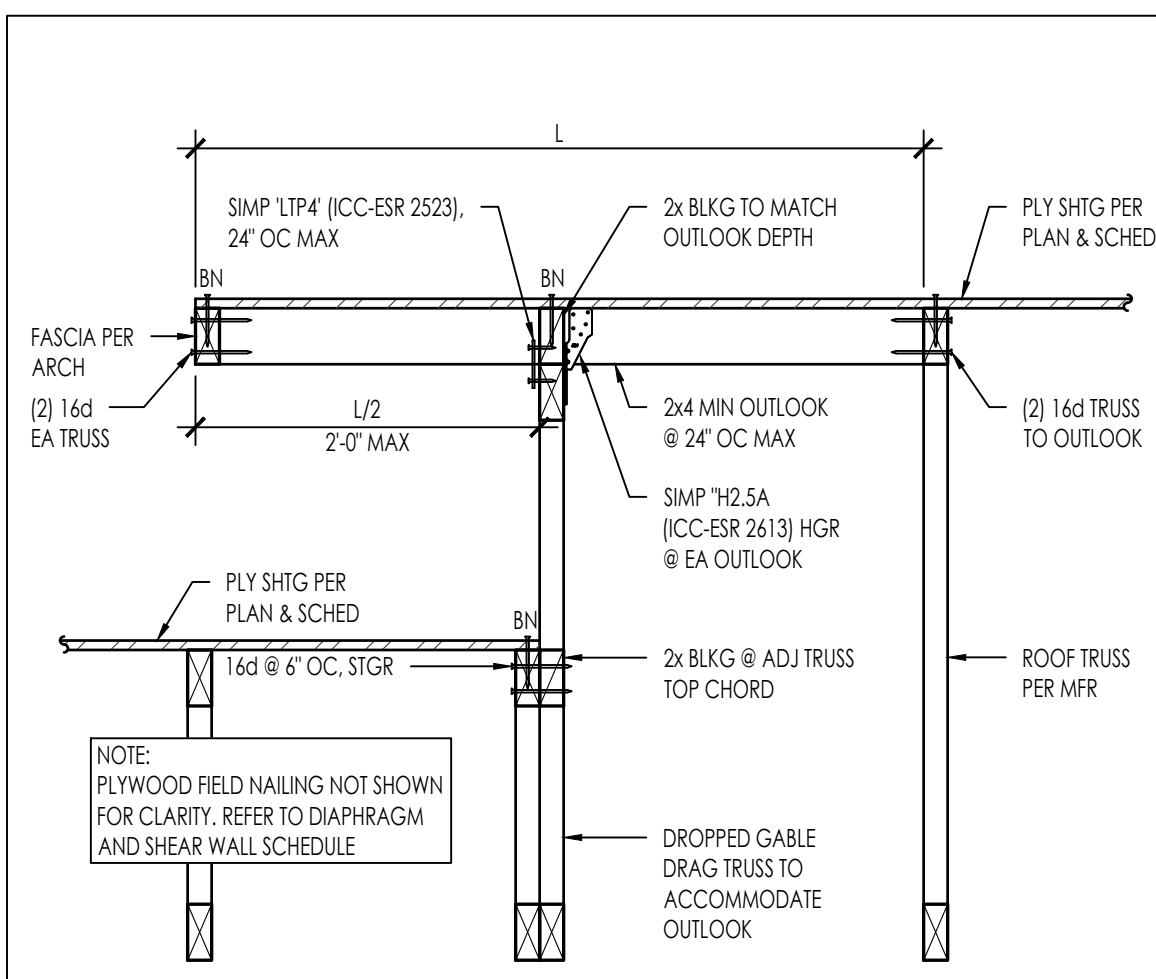
SHEET

**S-404**

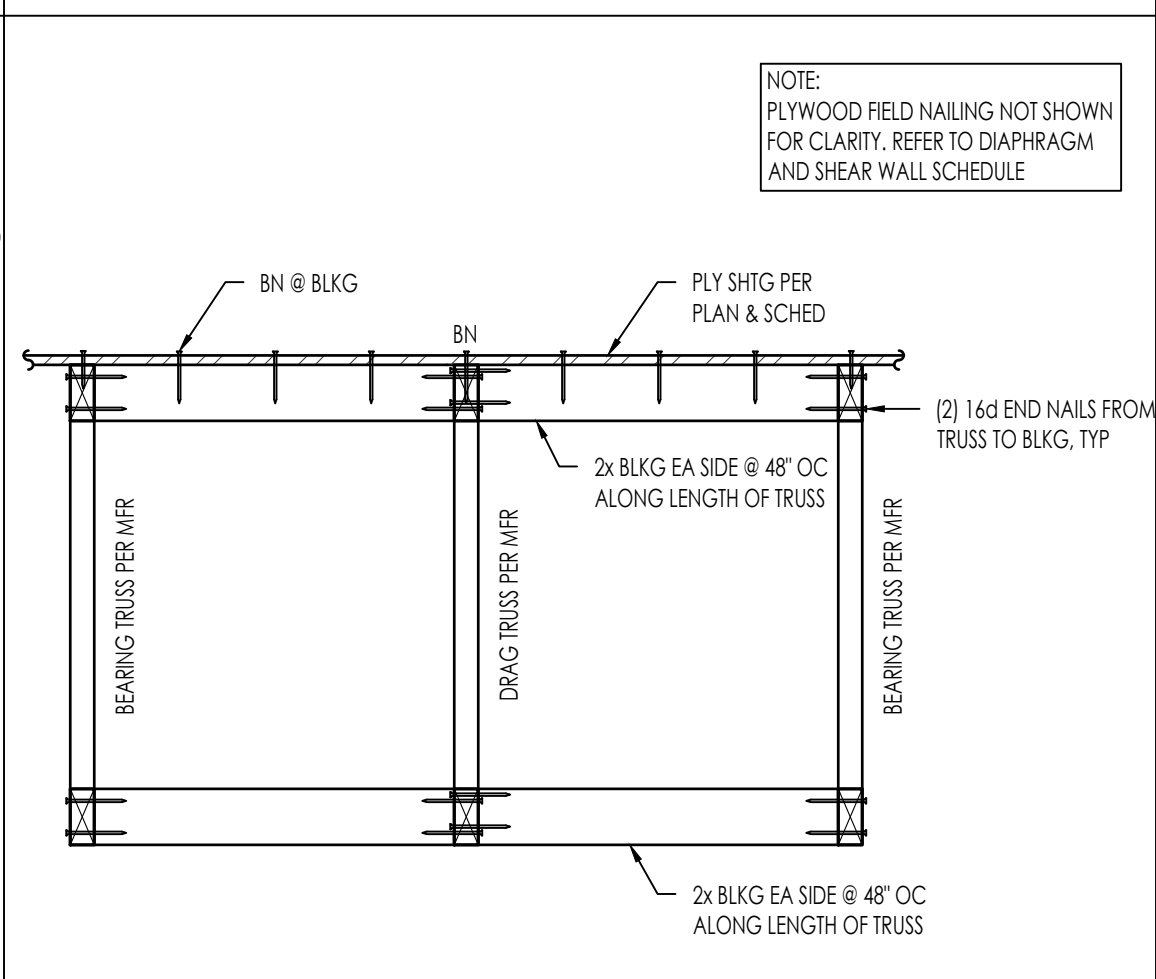




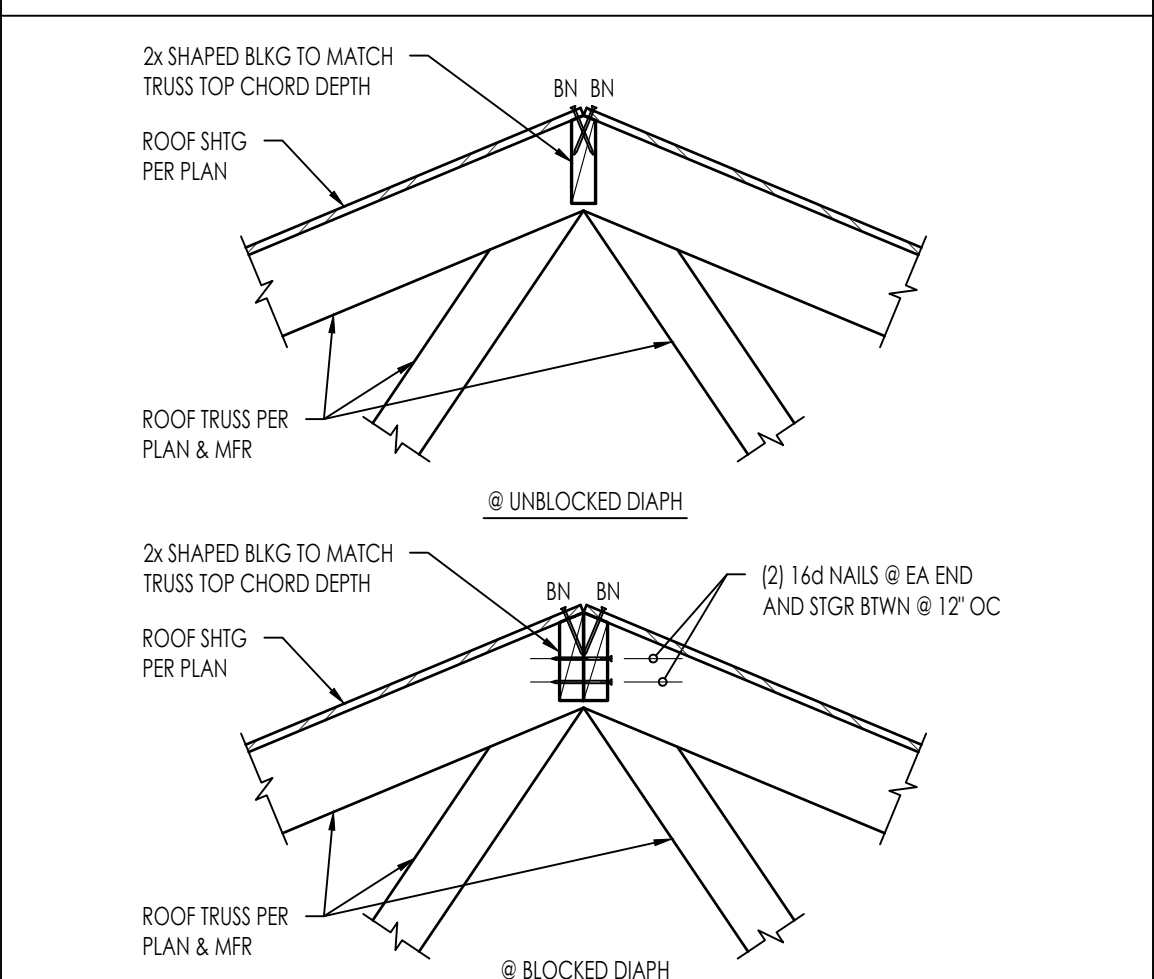
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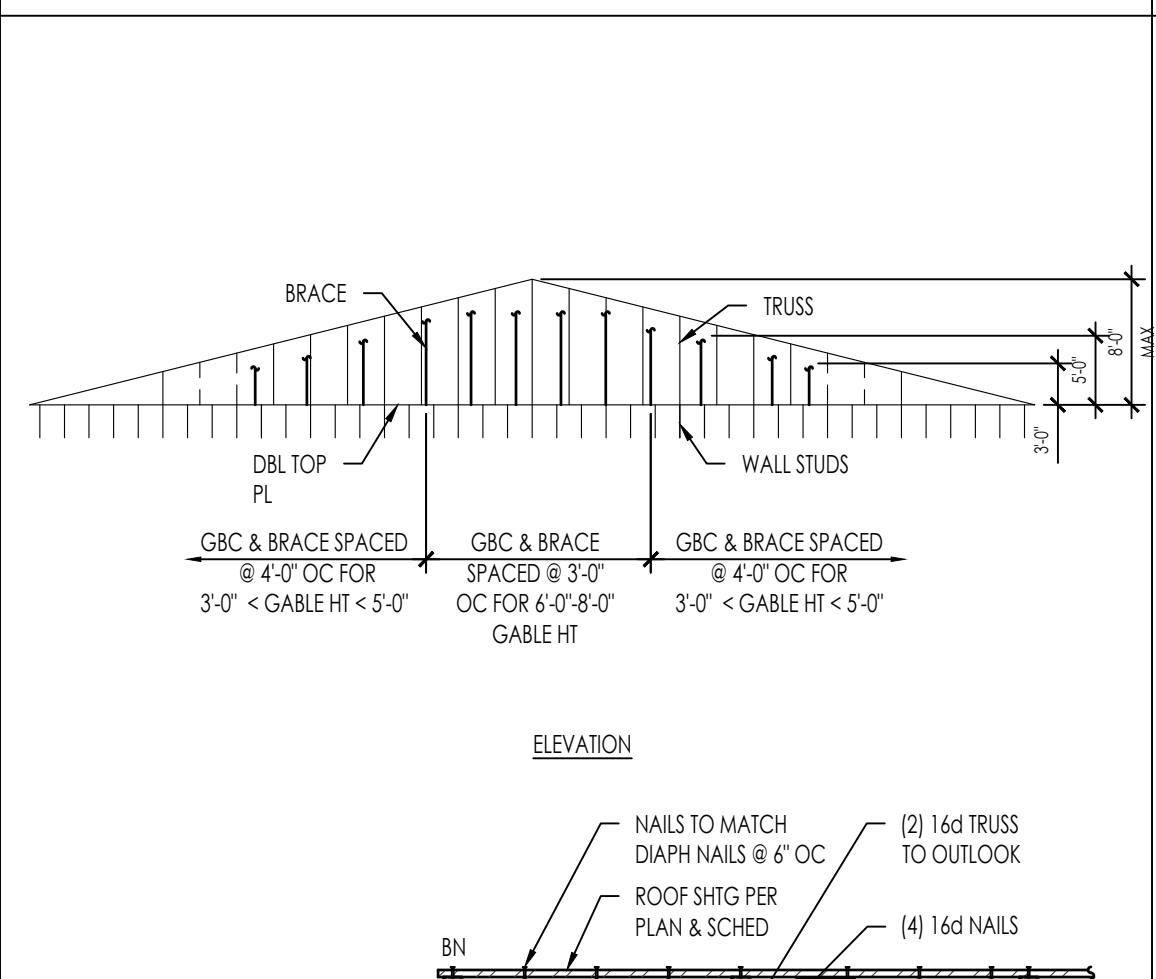
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2516-01-C101 - 541



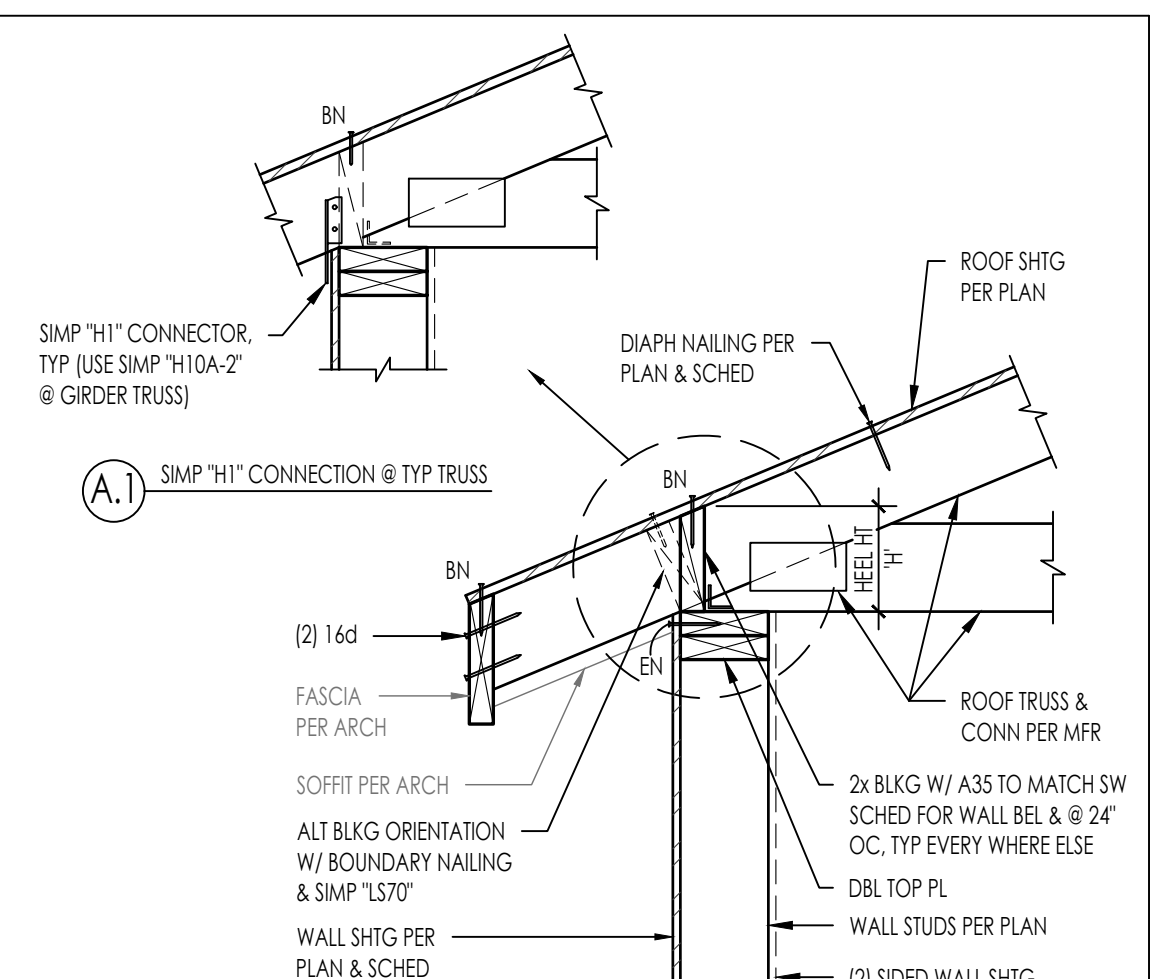
INTERIOR DRAG TRUSS  
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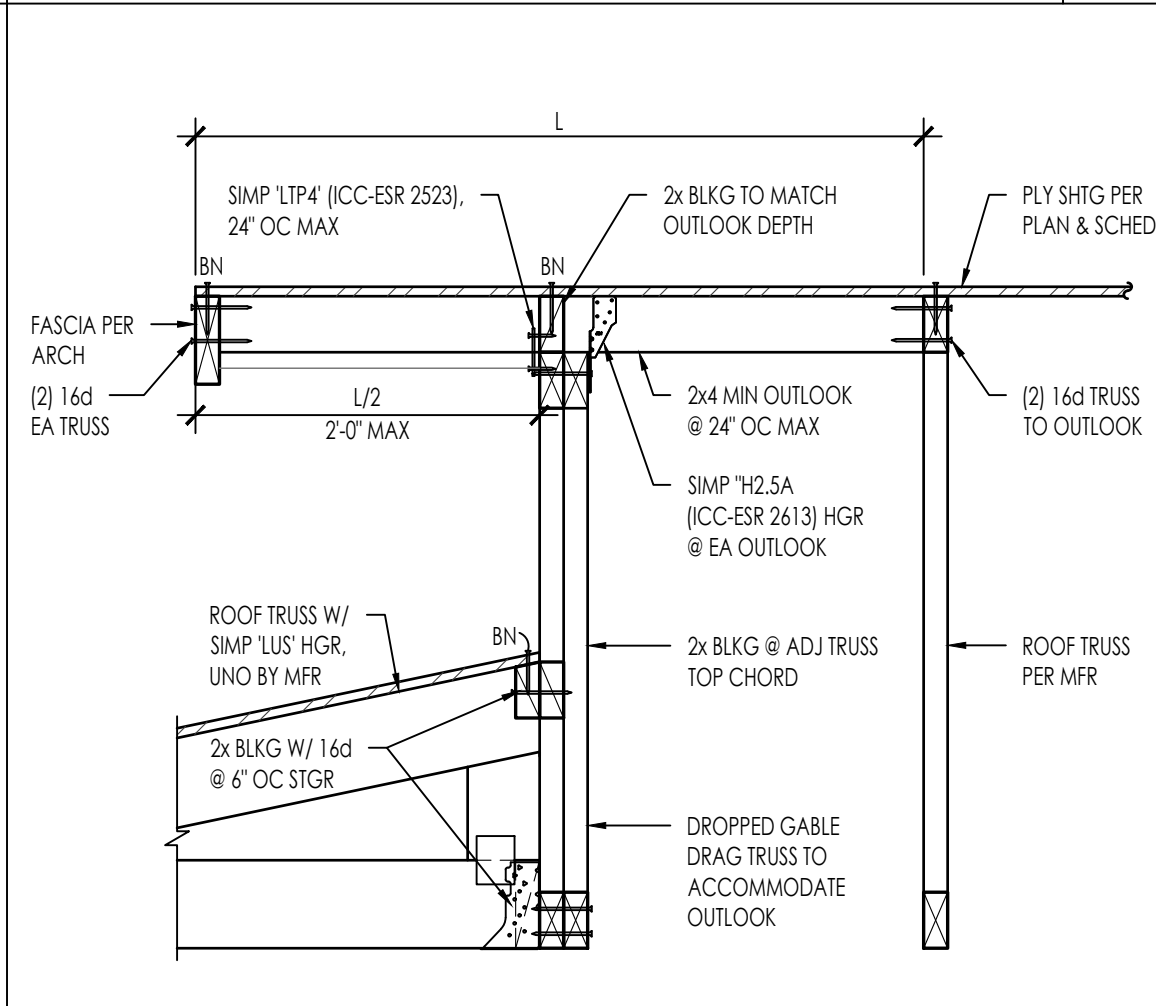
SHEATHING OVER ROOF RIDGE  
2516-01-C101 - 541



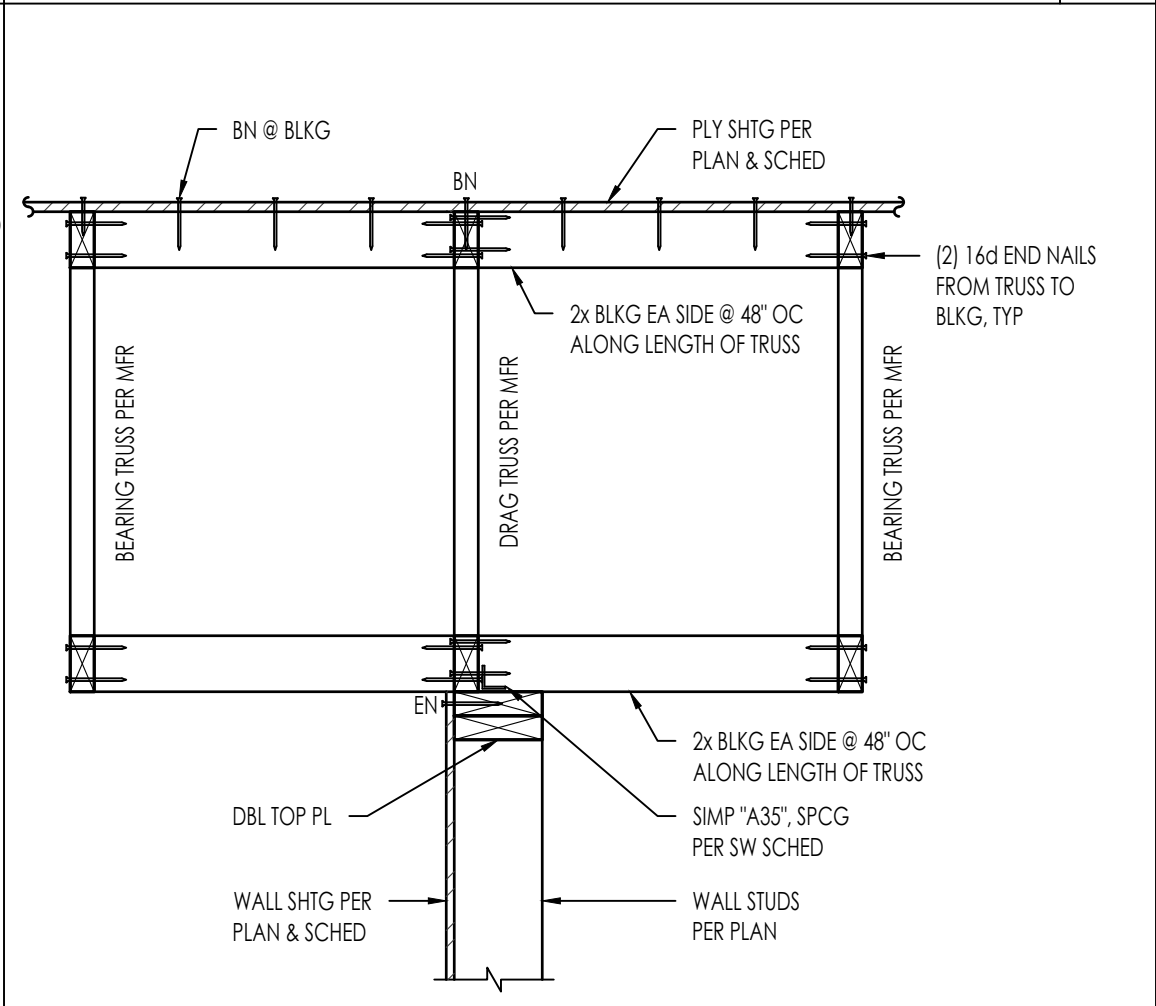
GABLE END TRUSS  
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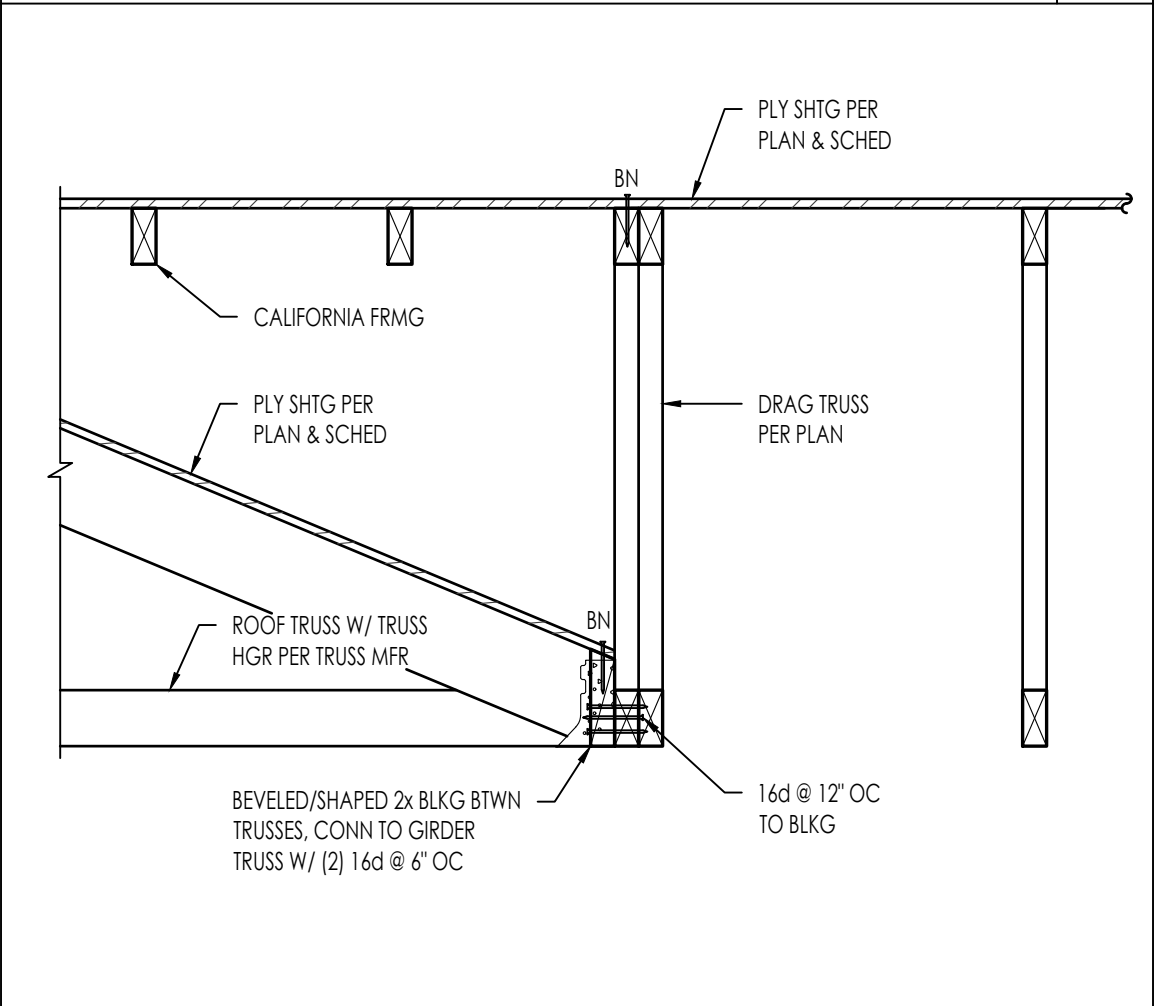
ROOF TRUSS PERP TO EXTERIOR WALL  
2516-01-C101 - 541



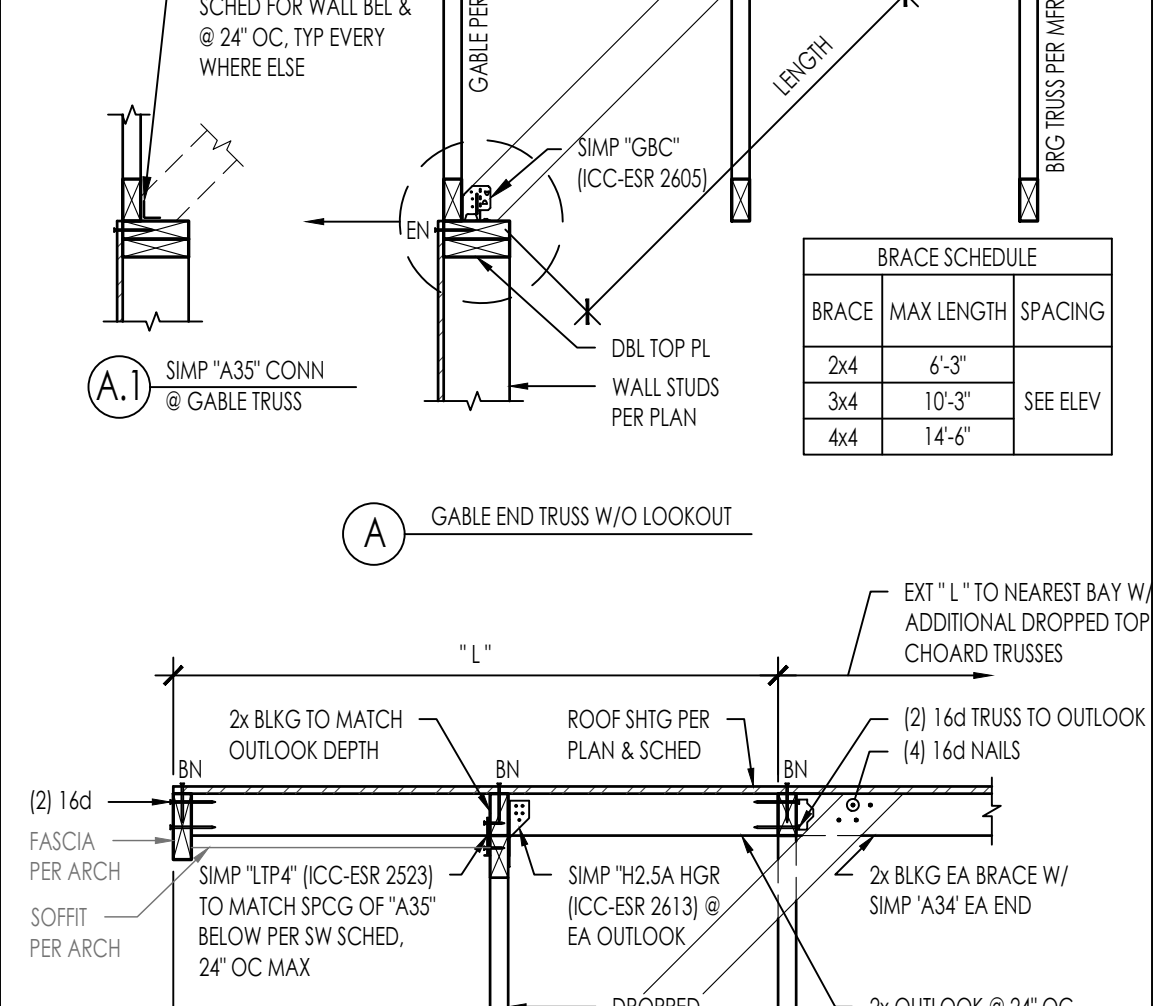
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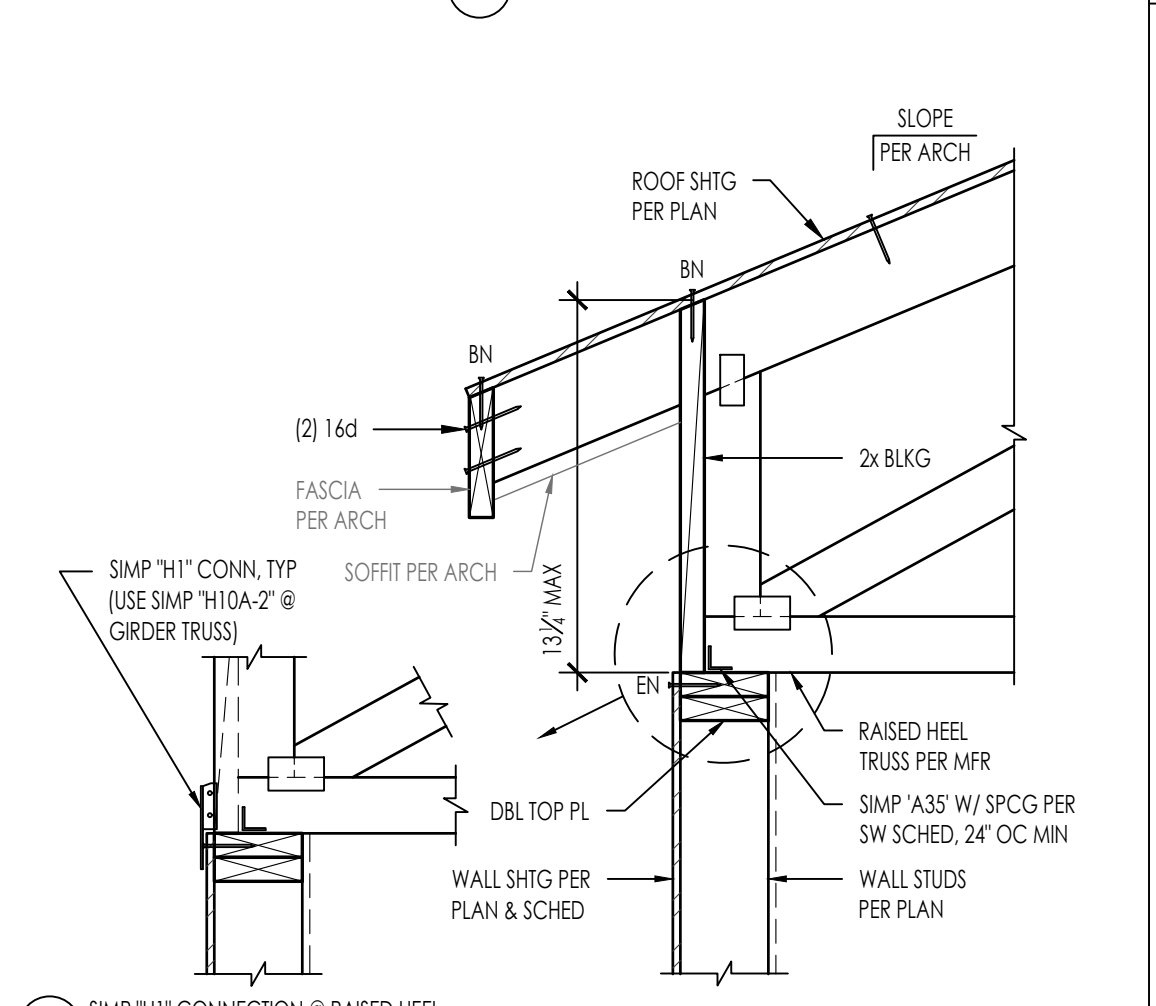
INTERIOR SHEAR WALL (ROOF TRUSS PARALLEL)  
2516-01-C101 - 541



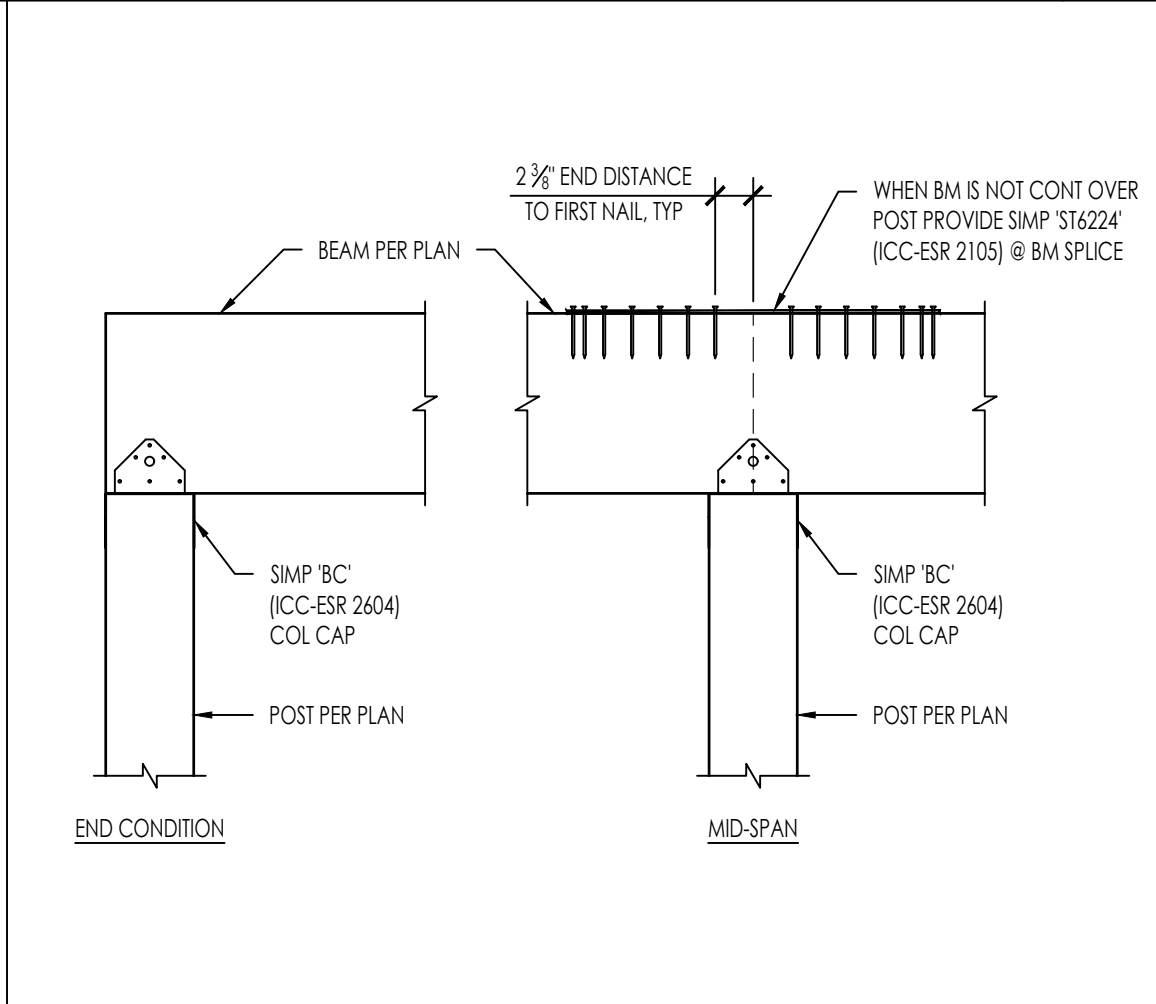
TRUSS TO GIRDER TRUSS  
2516-01-C101 - 541



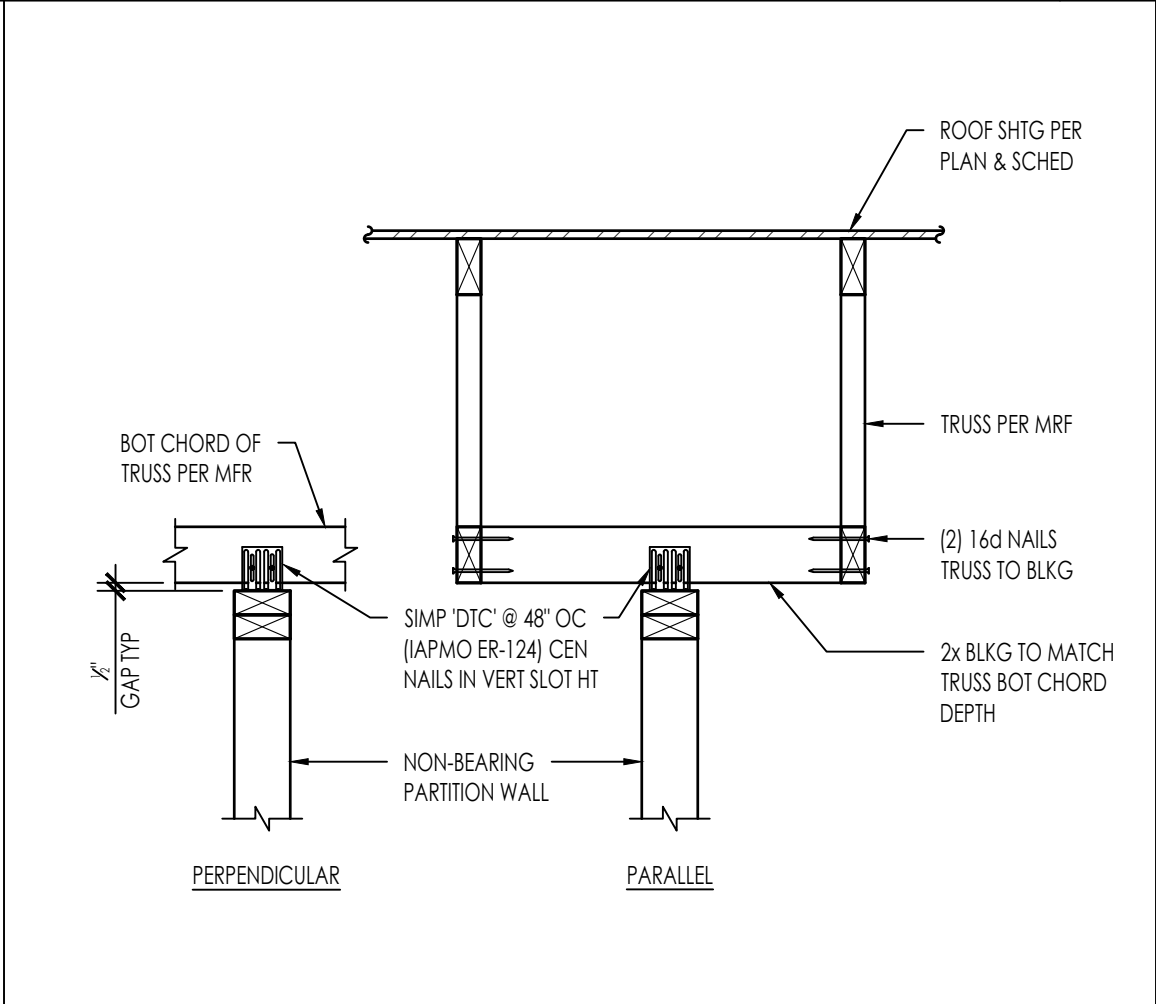
GABLE END TRUSS W/ LOOKOUT  
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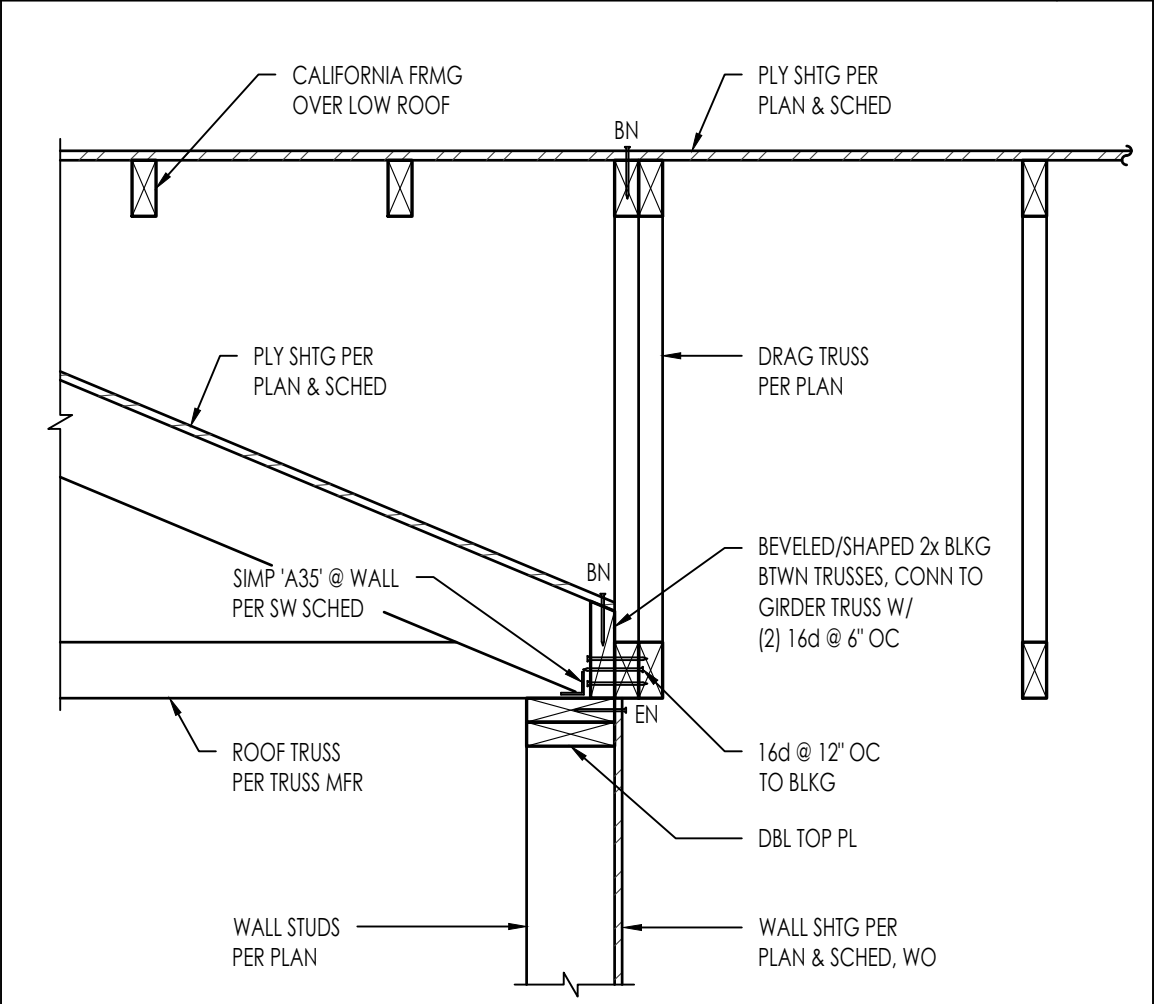
ROOF TRUSS PERP TO EXTERIOR WALL  
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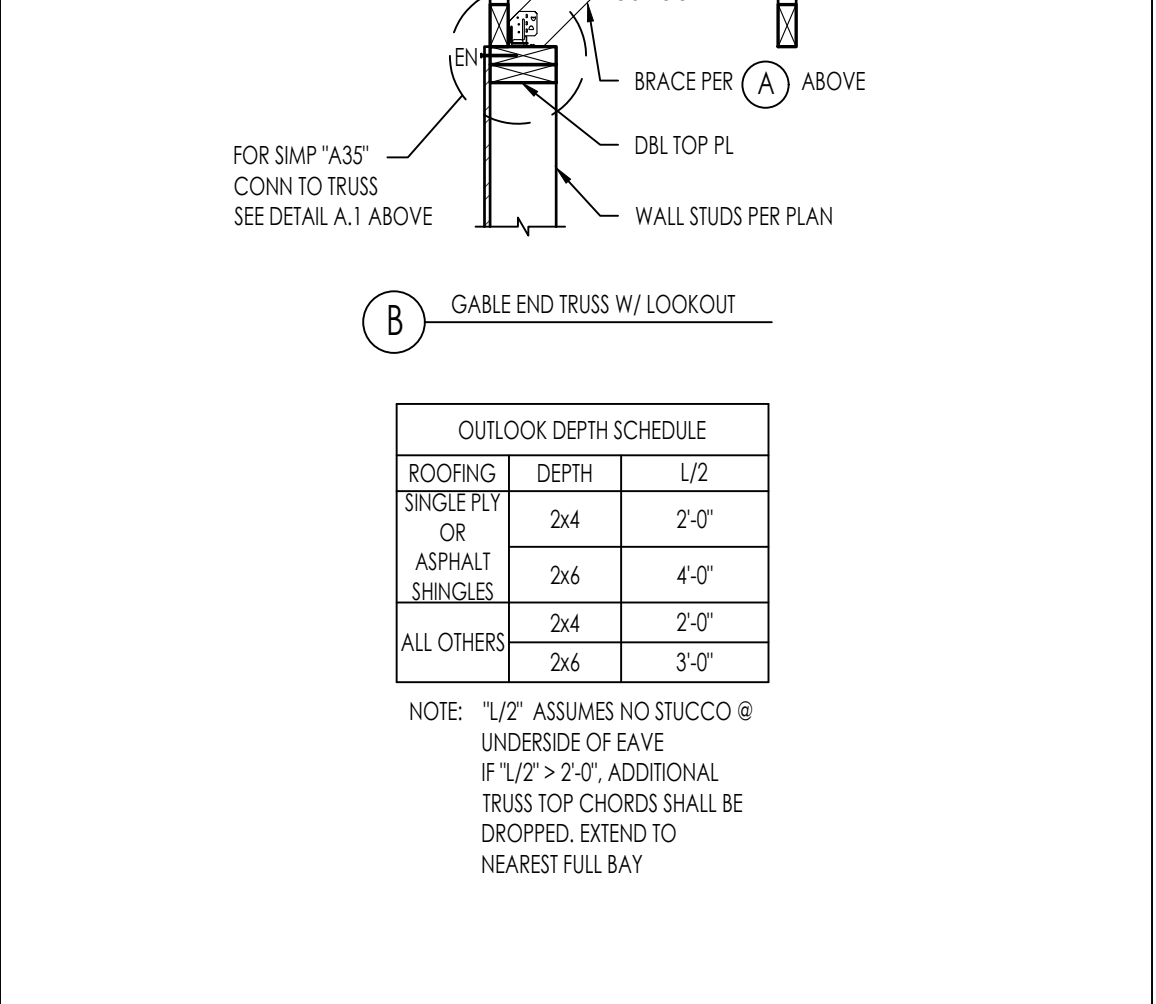
BEAM TO POST CONNECTION  
2516-01-C101 - 541



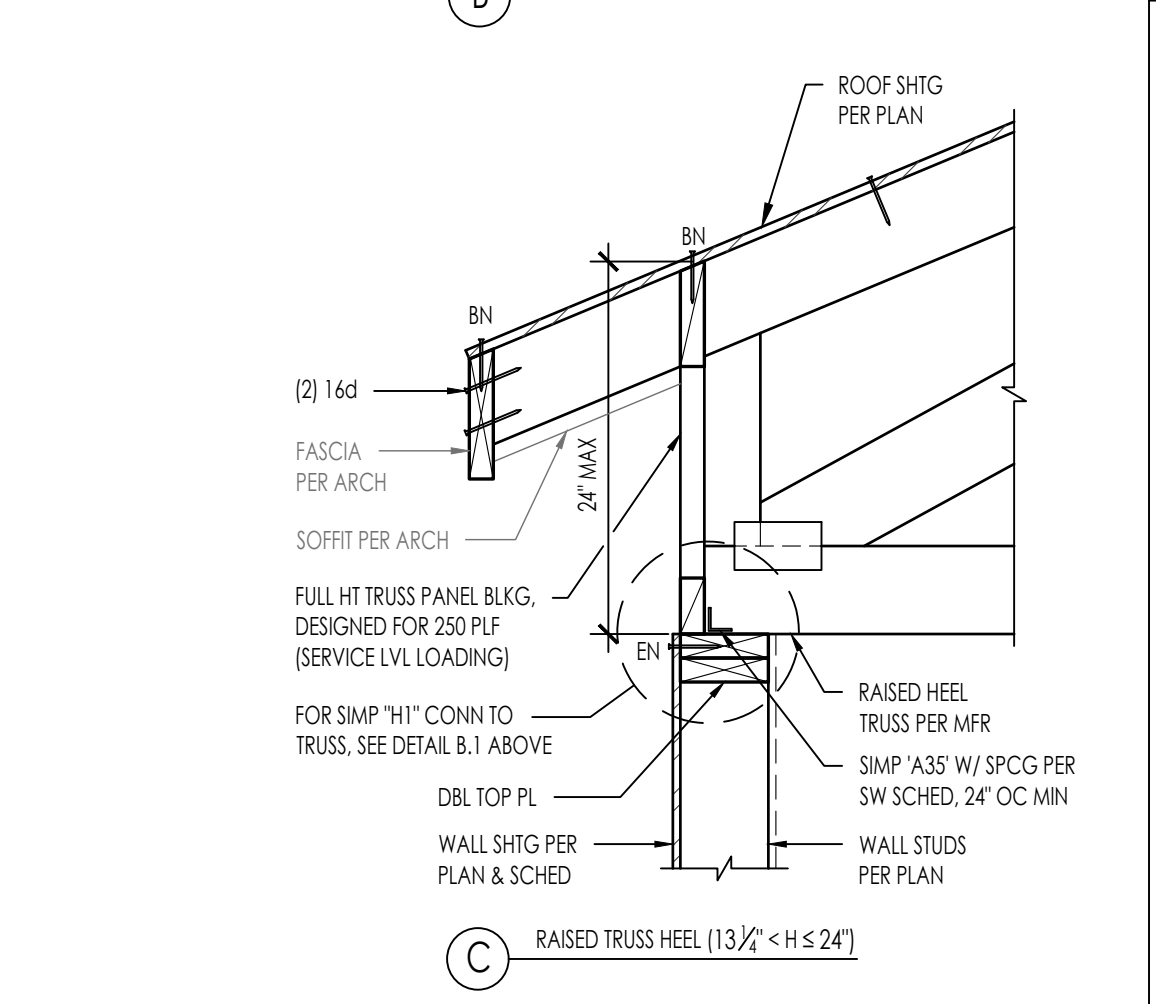
TRUSS OVER NON-BEARING PARTITION  
2516-01-C101 - 541



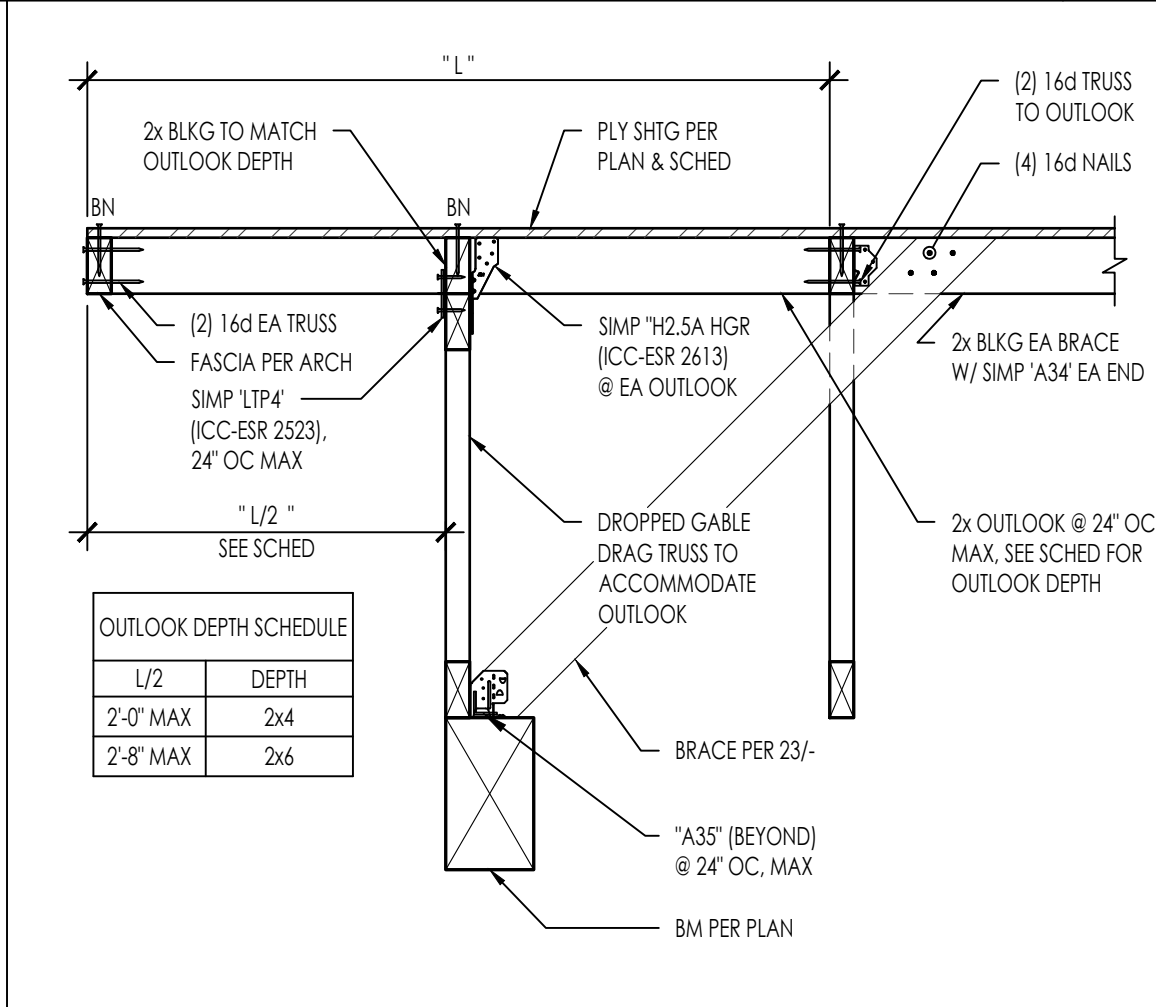
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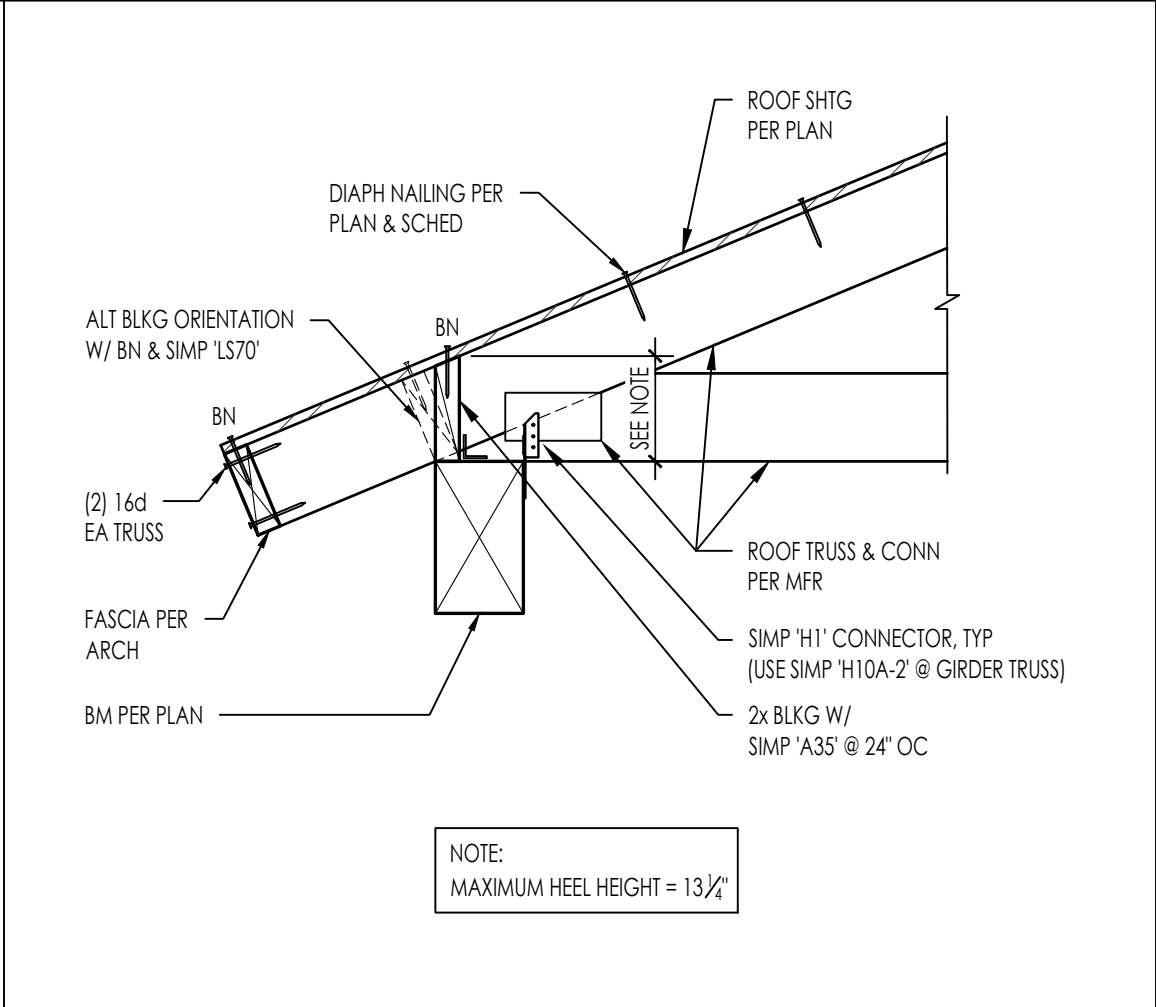
GABLE END TRUSS  
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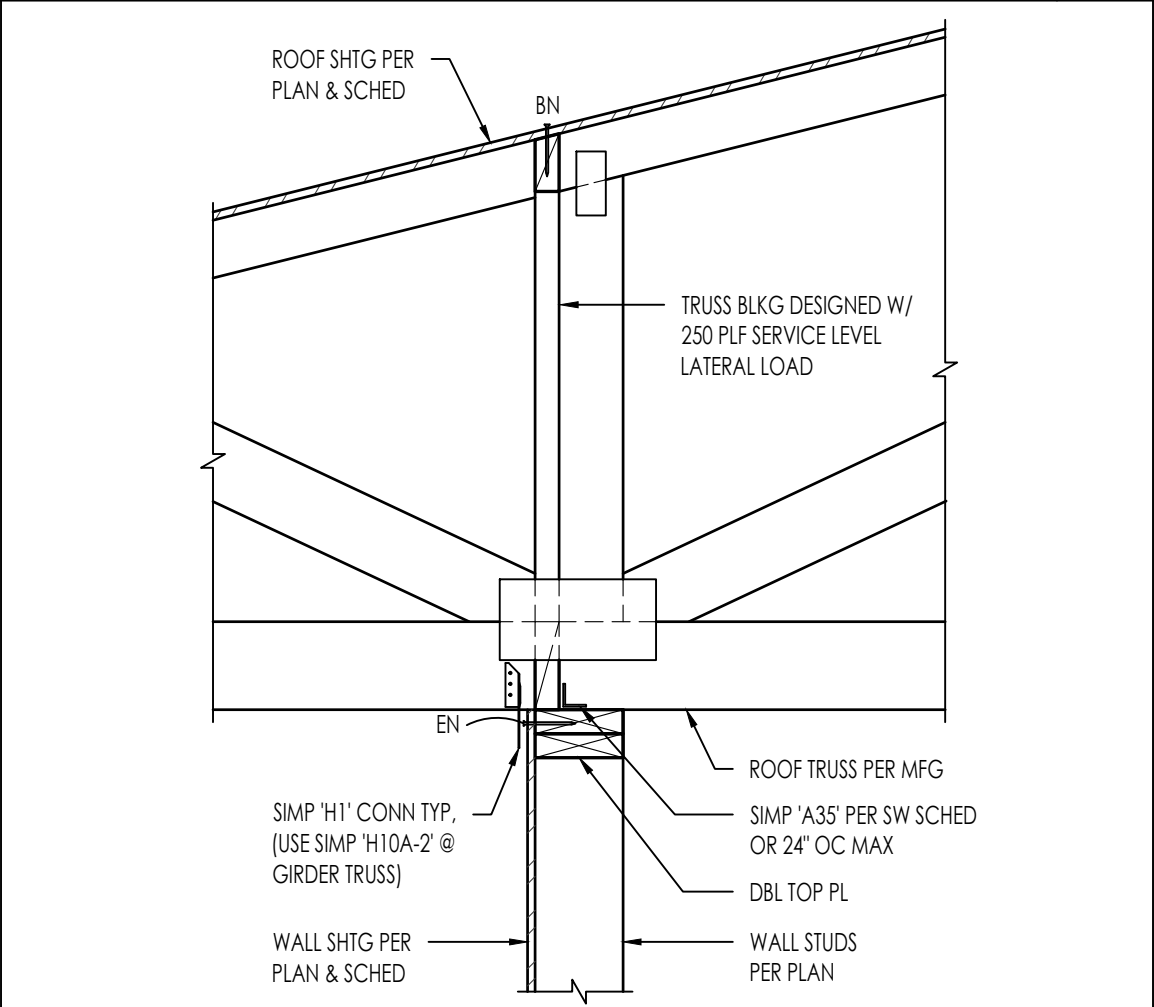
ROOF TRUSS PERP TO EXTERIOR WALL  
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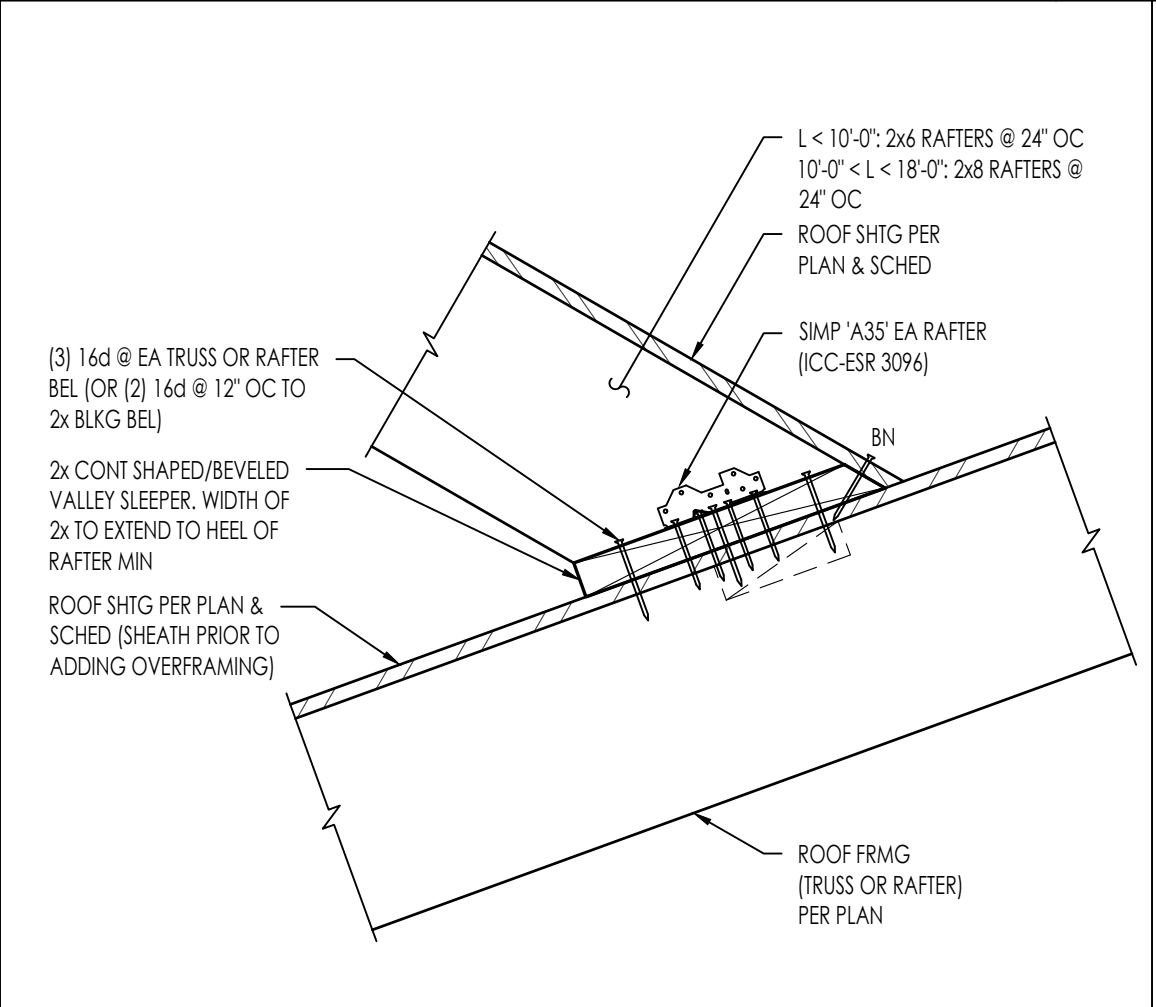
GABLE END TRUSS W/ LOOKOUT @ BEAM  
2516-01-C101 - 541



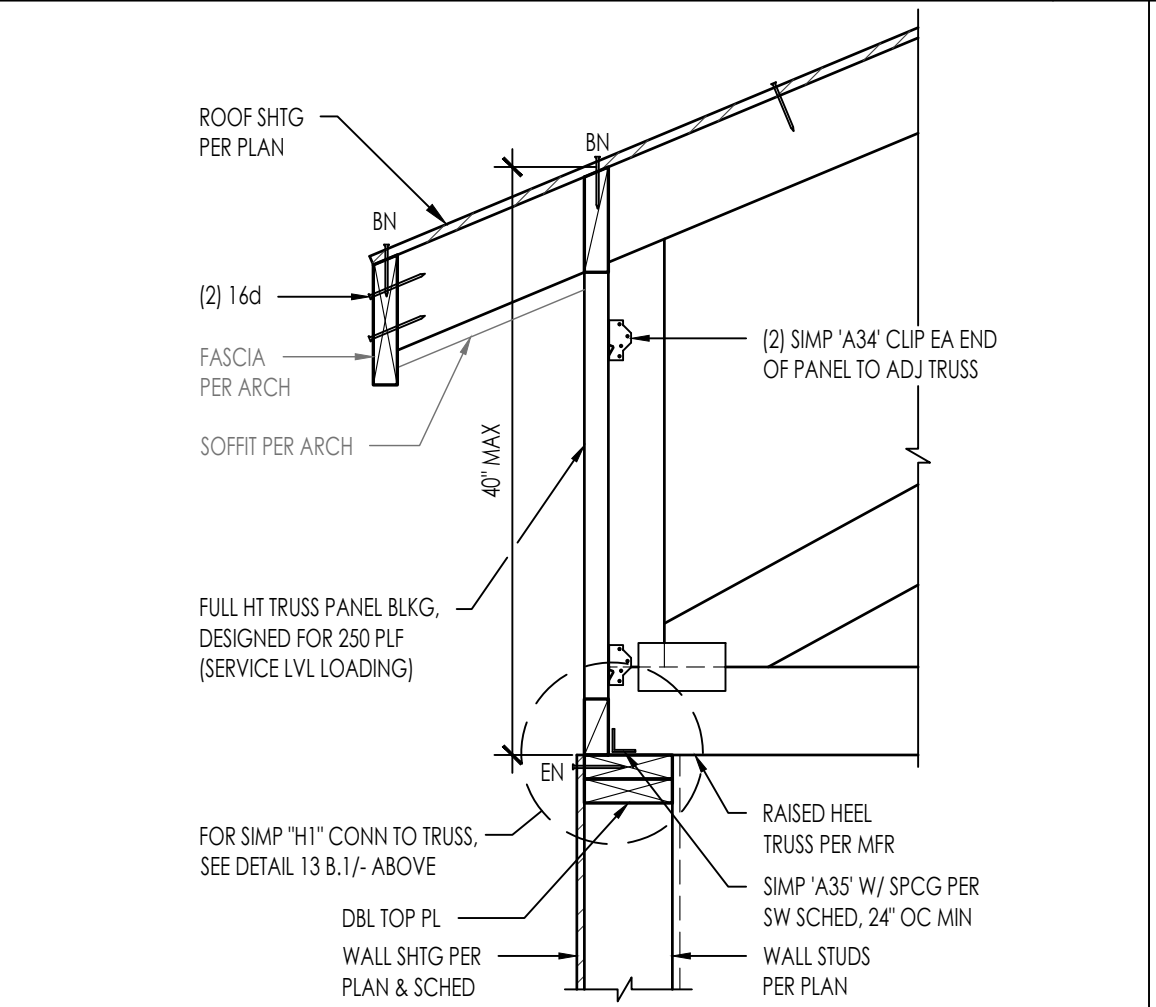
ROOF TRUSS PERP TO BEAM  
2516-01-C101 - 541



TRUSS INTERIOR BEARING WALL  
2516-01-C101 - 541



CALIFORNIA FRAMING SLEEPER  
2516-01-C101 - 541



ROOF TRUSS PERP TO EXTERIOR WALL  
2516-01-C101 - 541

NEWPORT BEACH ADU  
STANDARD PLANS  
NEWPORT BEACH, CA

ROOF FRAMING DETAILS

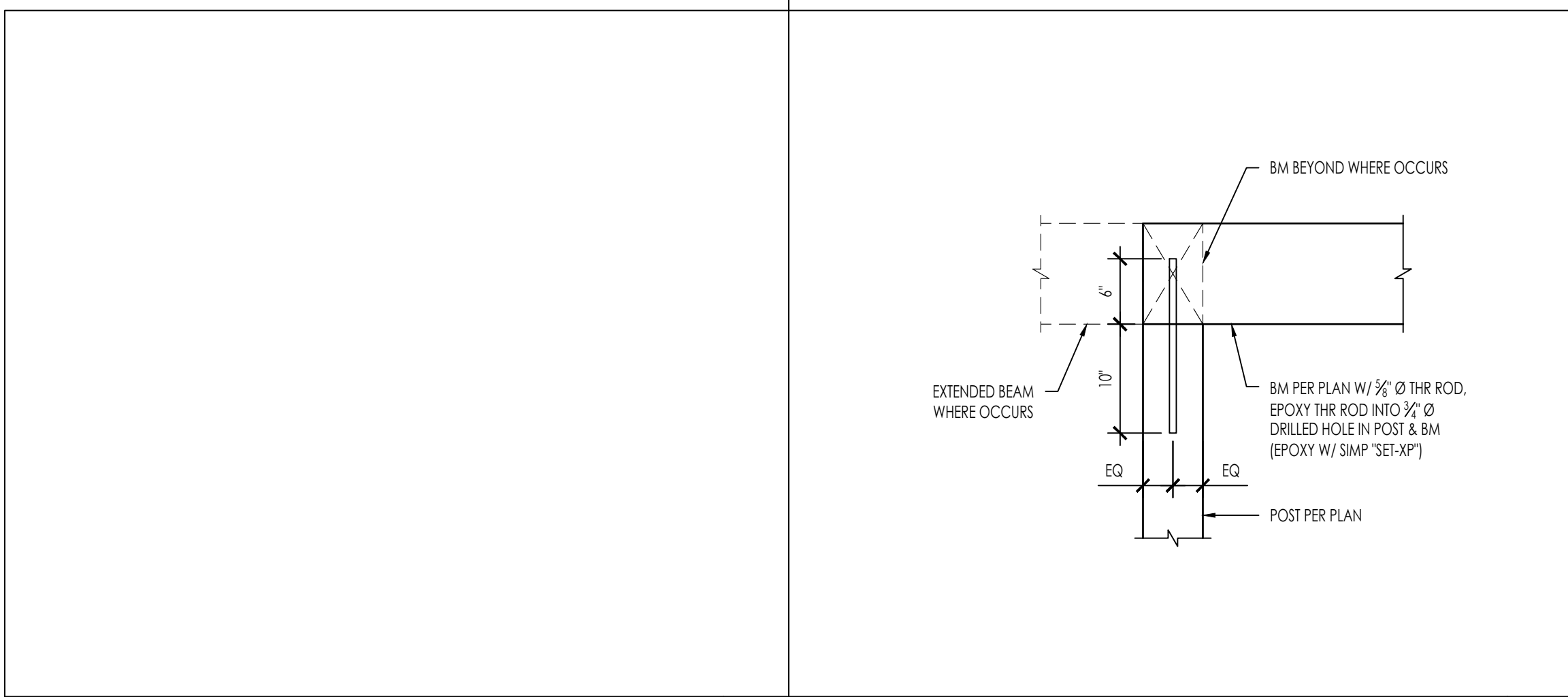
CONSTRUCTION DOCUMENTS

DATE  
06/28/23  
SHEET  
S-421

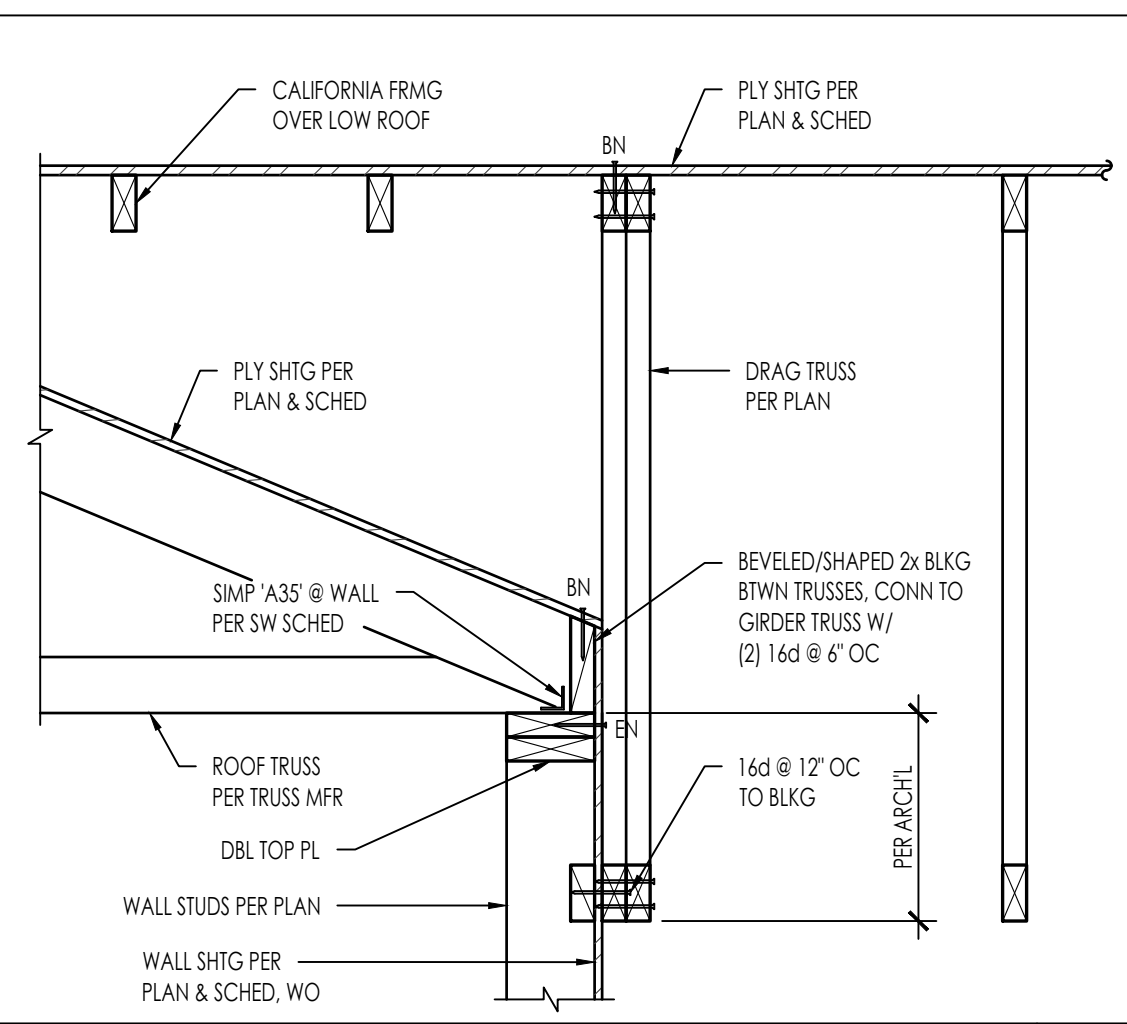
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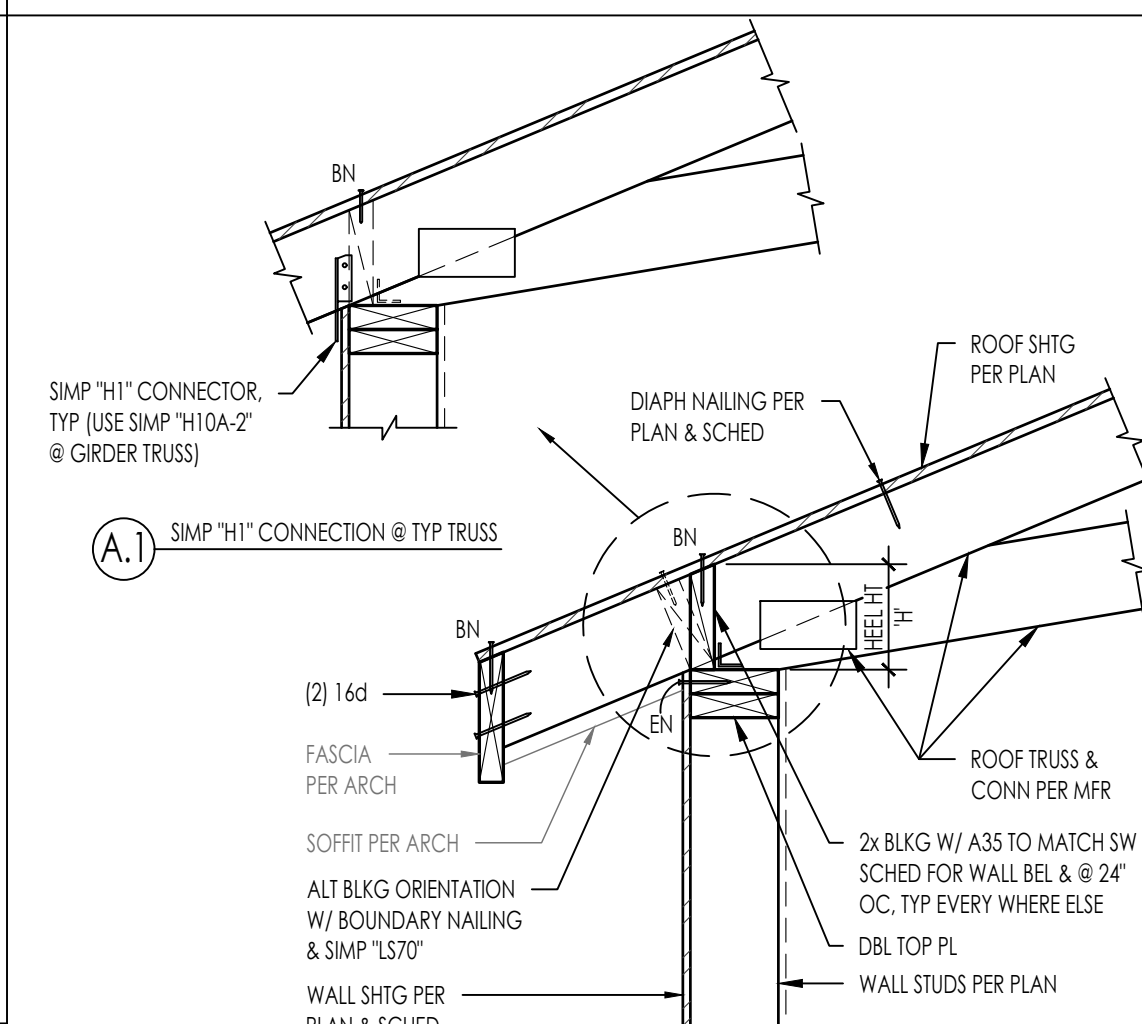
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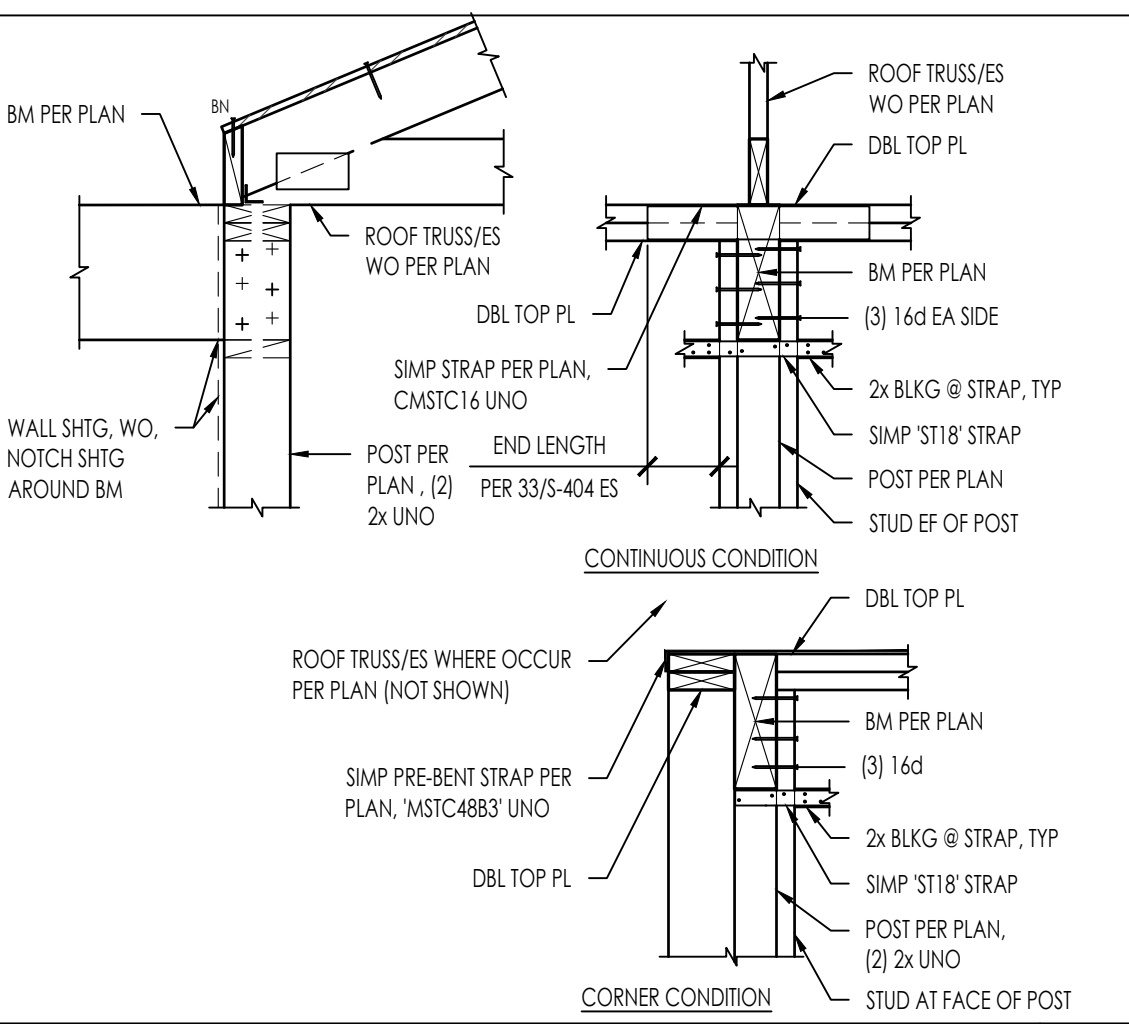
51 BEAM TO POST CONNECTION @ TRELLIS  
2516-01-C101-1422-41 1" = 1'-0" 41



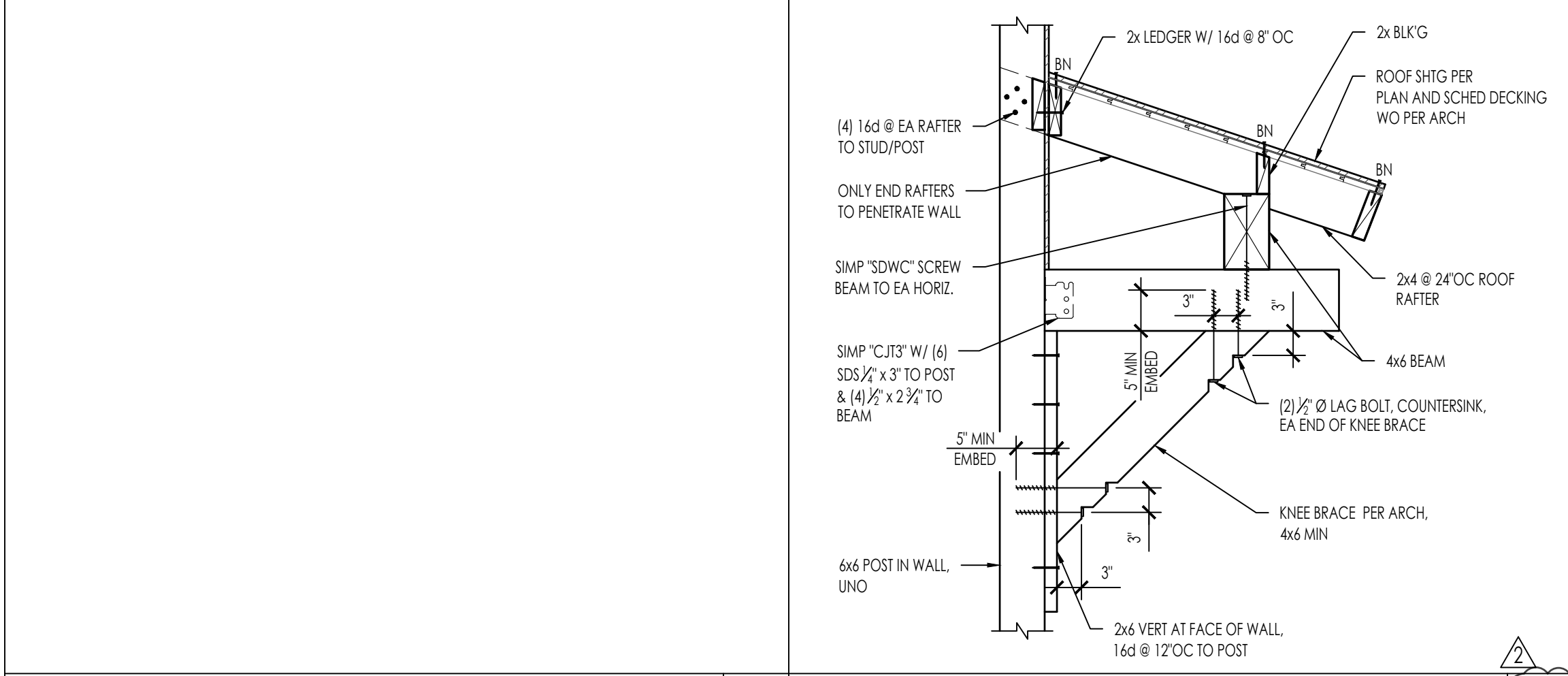
31 TRUSS TO GIRDER TRUSS W/ WALL BELOW  
2516-01-C101-1422-31 1" = 1'-0" 31



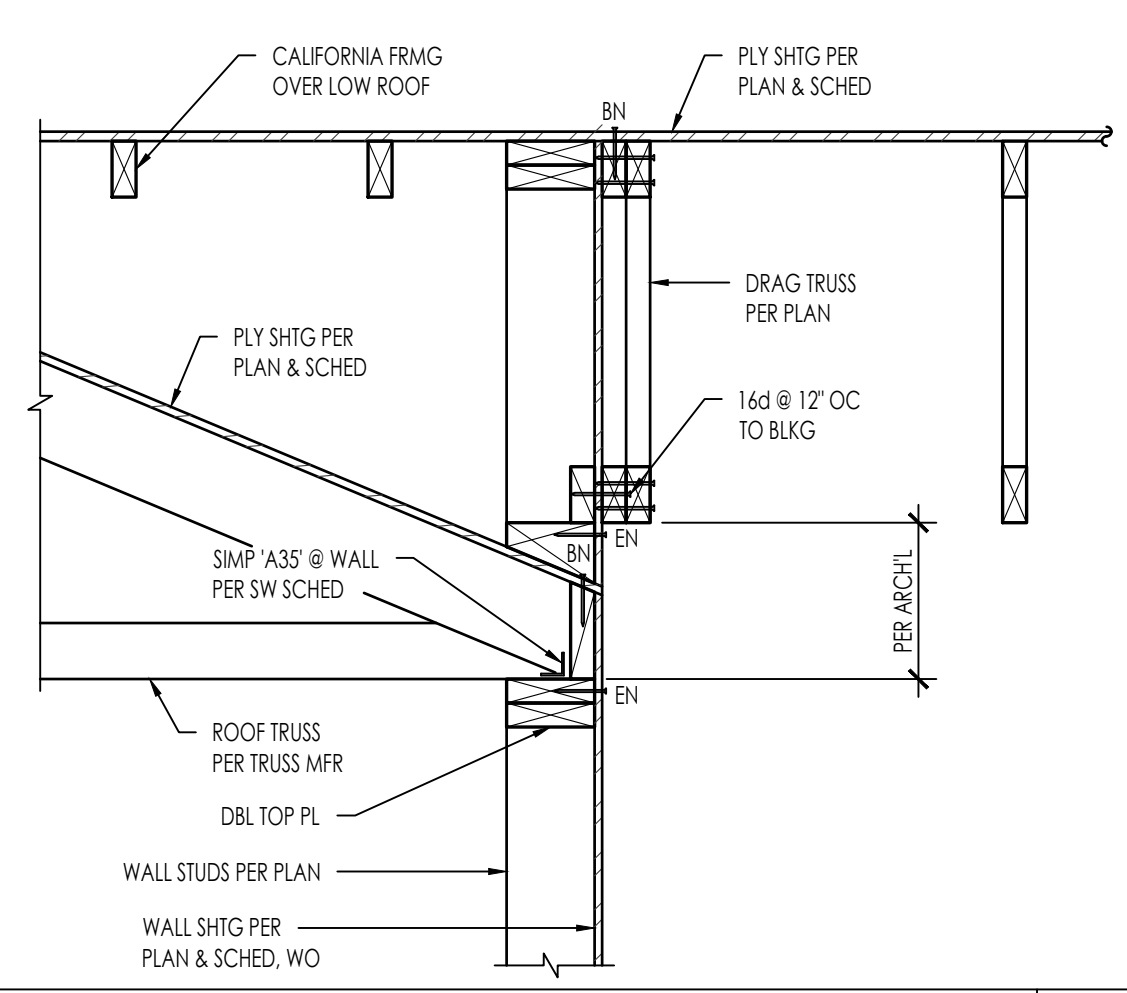
A.1 SIMP 'H1' CONNECTION @ TYP TRUSS  
2516-01-C101-1422-11 1" = 1'-0" 11



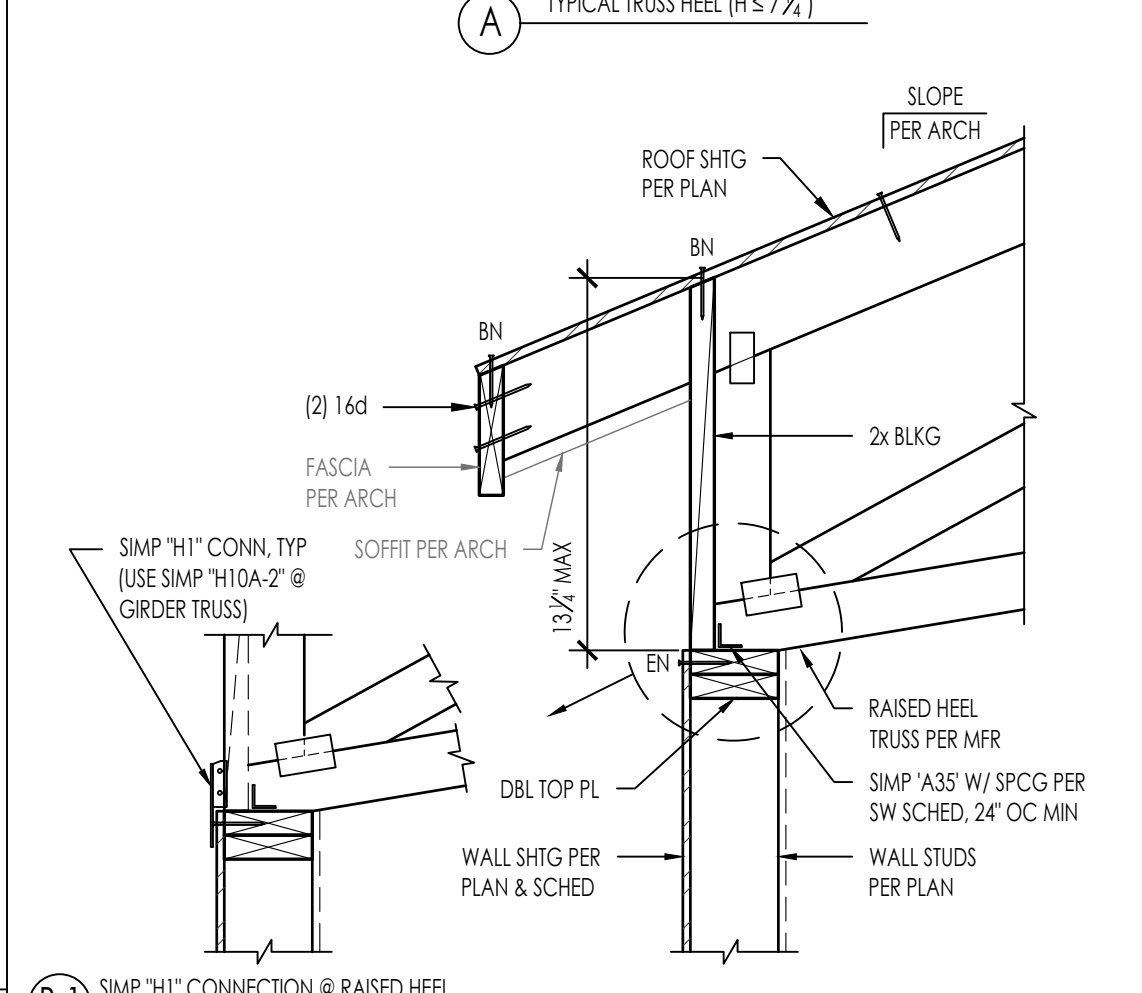
11 BEAM POCKET THROUGH EXTERIOR WALL  
2516-01-1422-11 NTS or 3/4" = 1'-0" 11



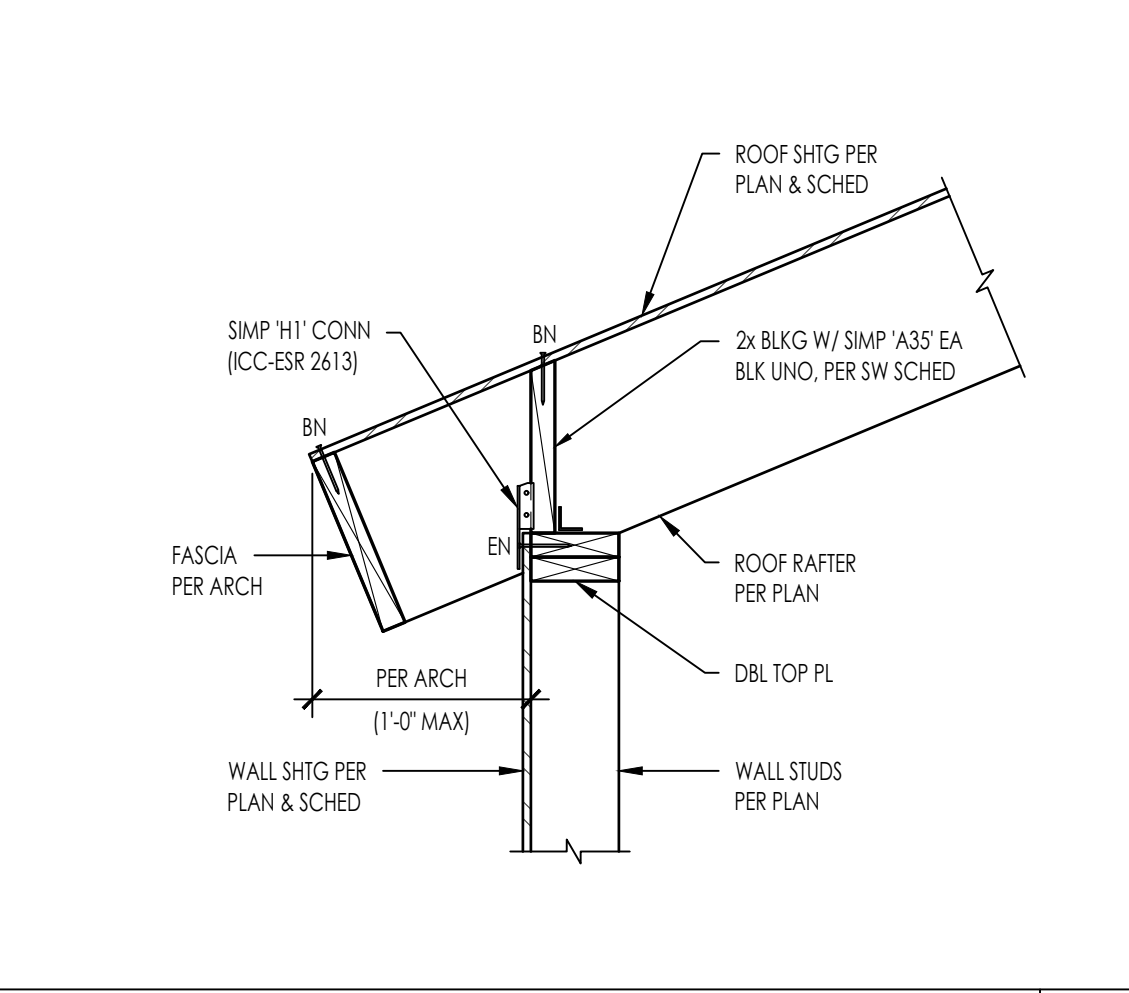
52 AWNING FRAMING  
2516-01-C101-1422-42 3/4" = 1'-0" 42



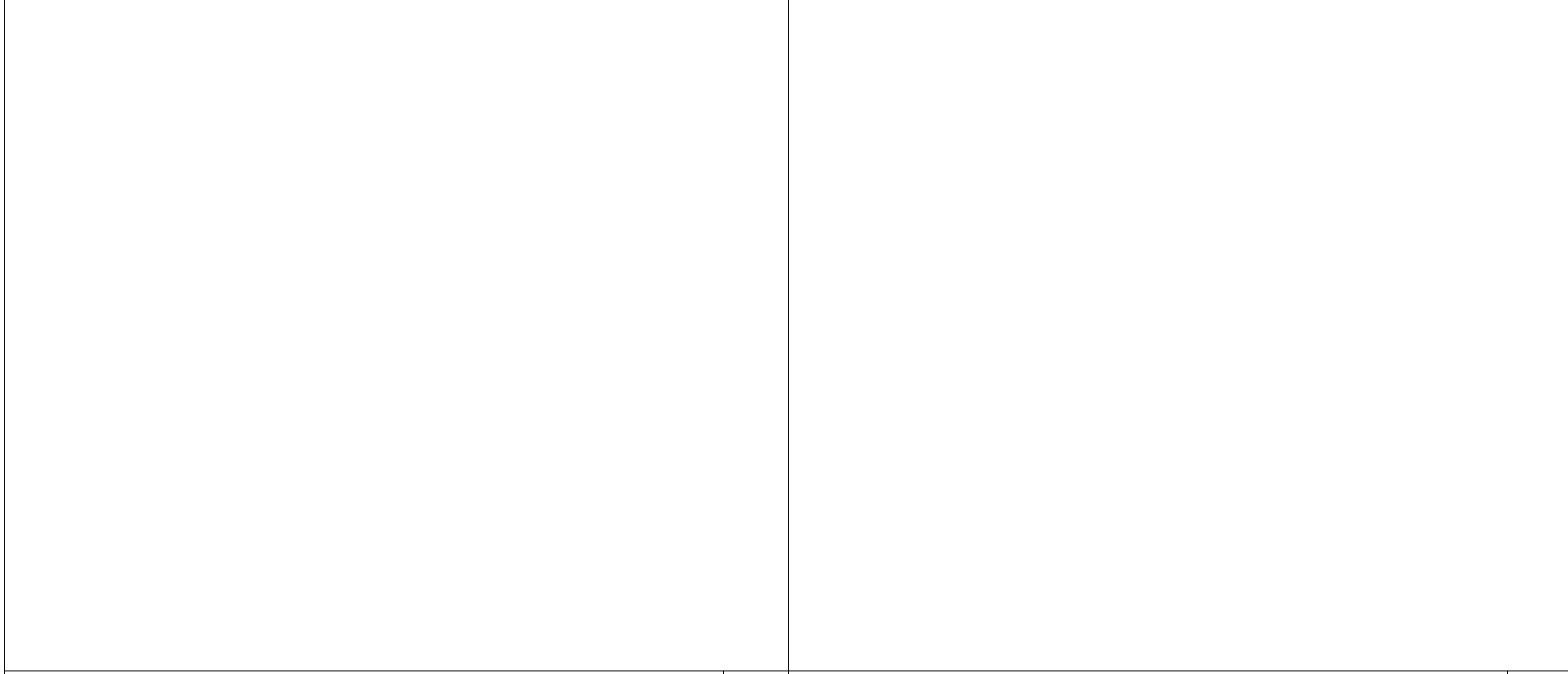
32 TRUSS TO GIRDER TRUSS W/ WALL BELOW  
2516-01-C101-1422-32 1" = 1'-0" 32



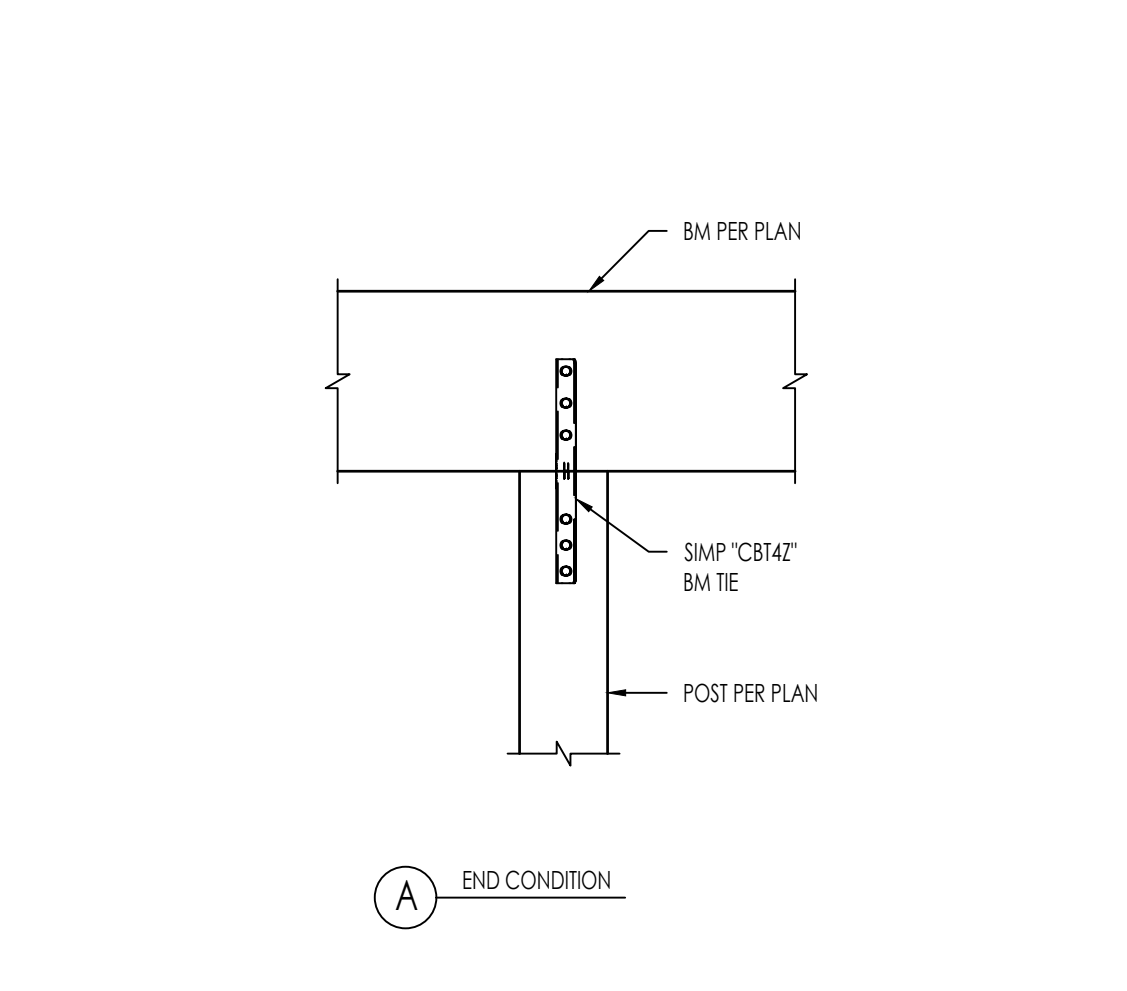
B.1 SIMP 'H1' CONNECTION @ RAISED HEEL  
2516-01-C101-1422-12 1" = 1'-0" 12



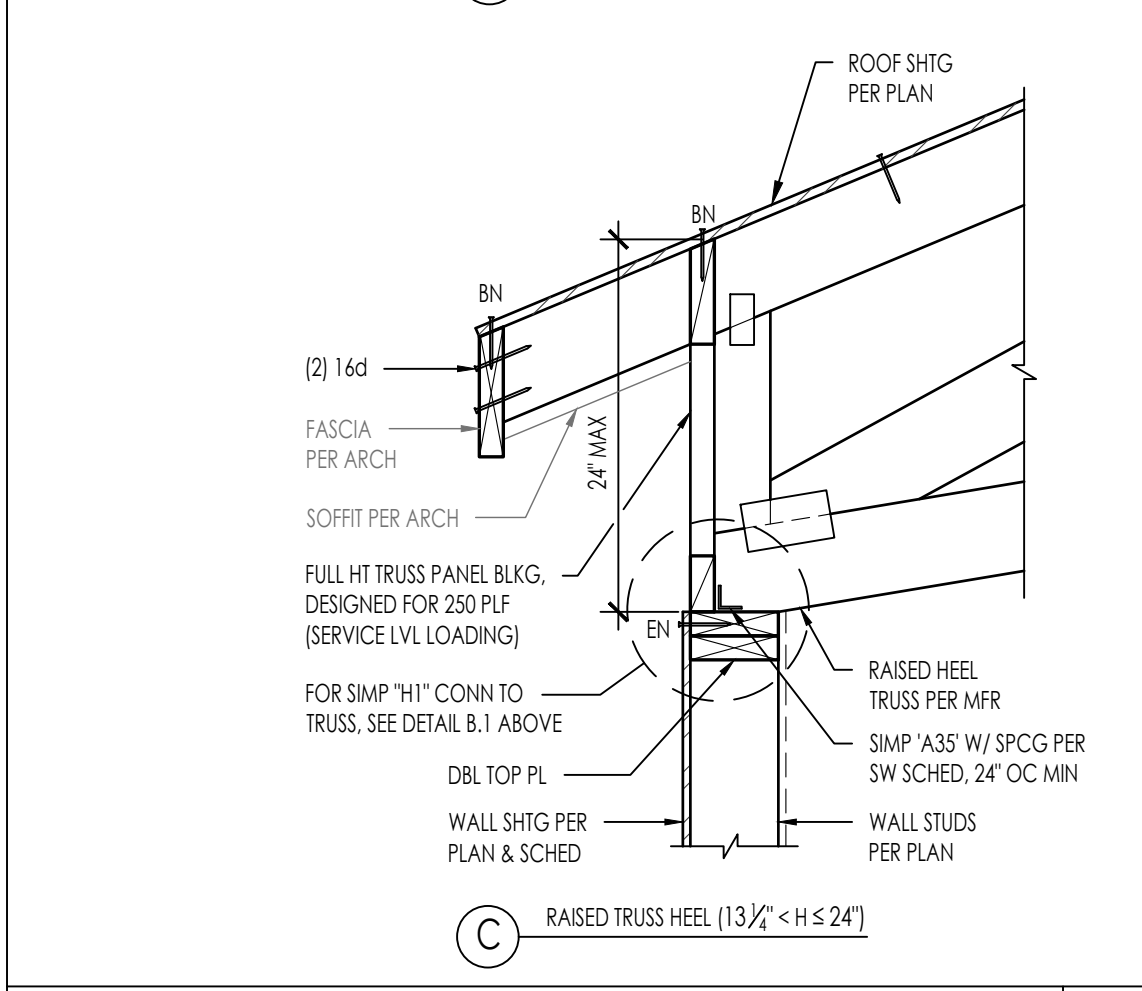
12 RAFTER @ EXTERIOR SHEAR WALL  
2516-01-C101-1422-12 1" = 1'-0" 12



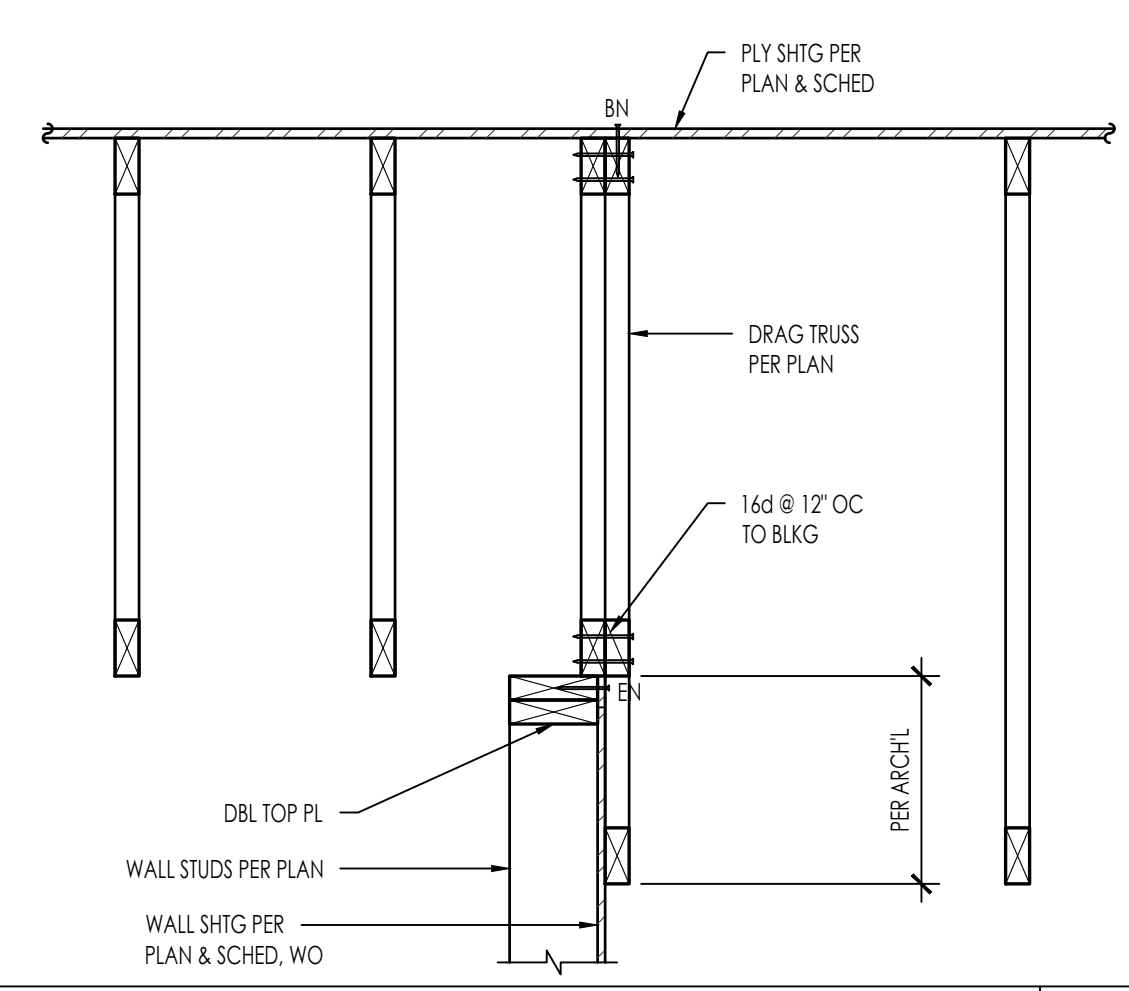
53 BEAM TO POST CONNECTION  
2516-01-C101-1422-43 1" = 1'-0" 43



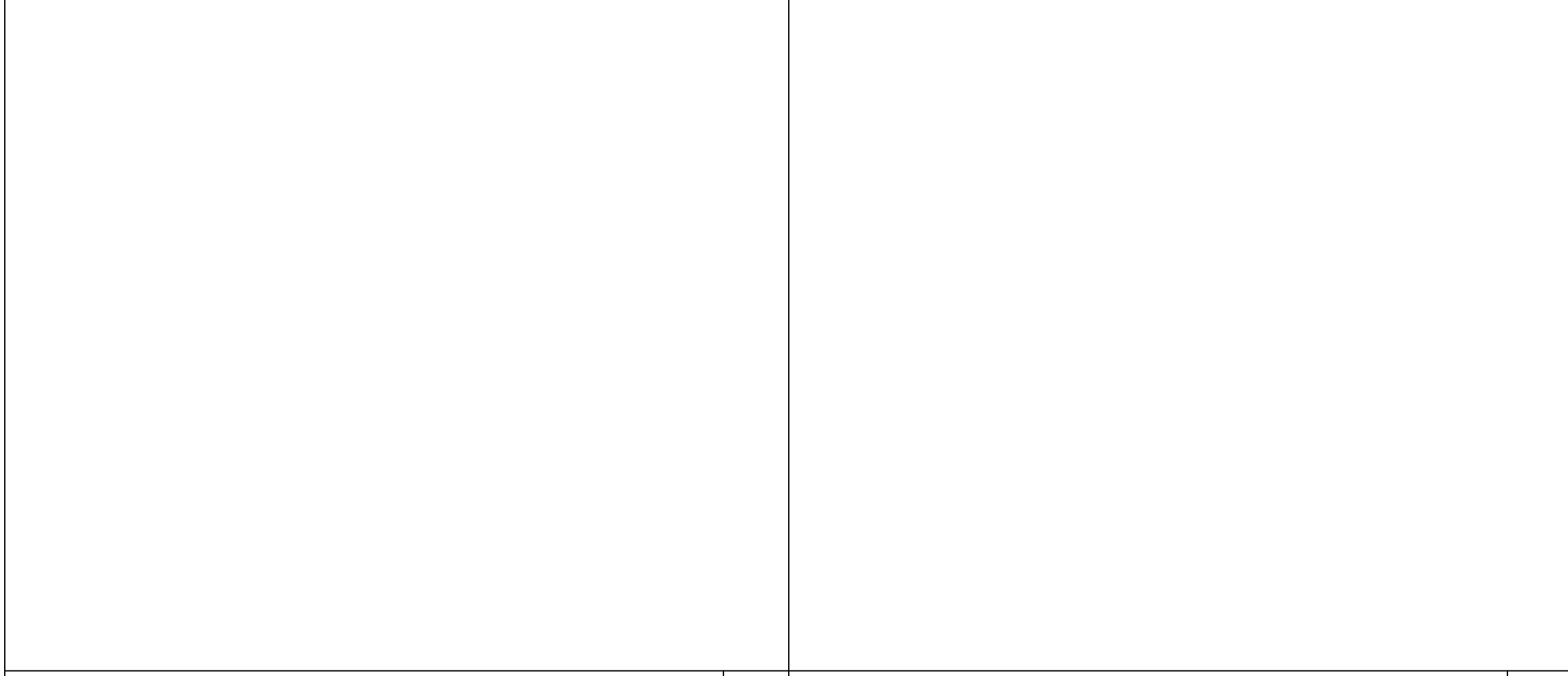
33 TRUSS TO GIRDER TRUSS W/ WALL BELOW  
2516-01-C101-1422-33 1" = 1'-0" 33



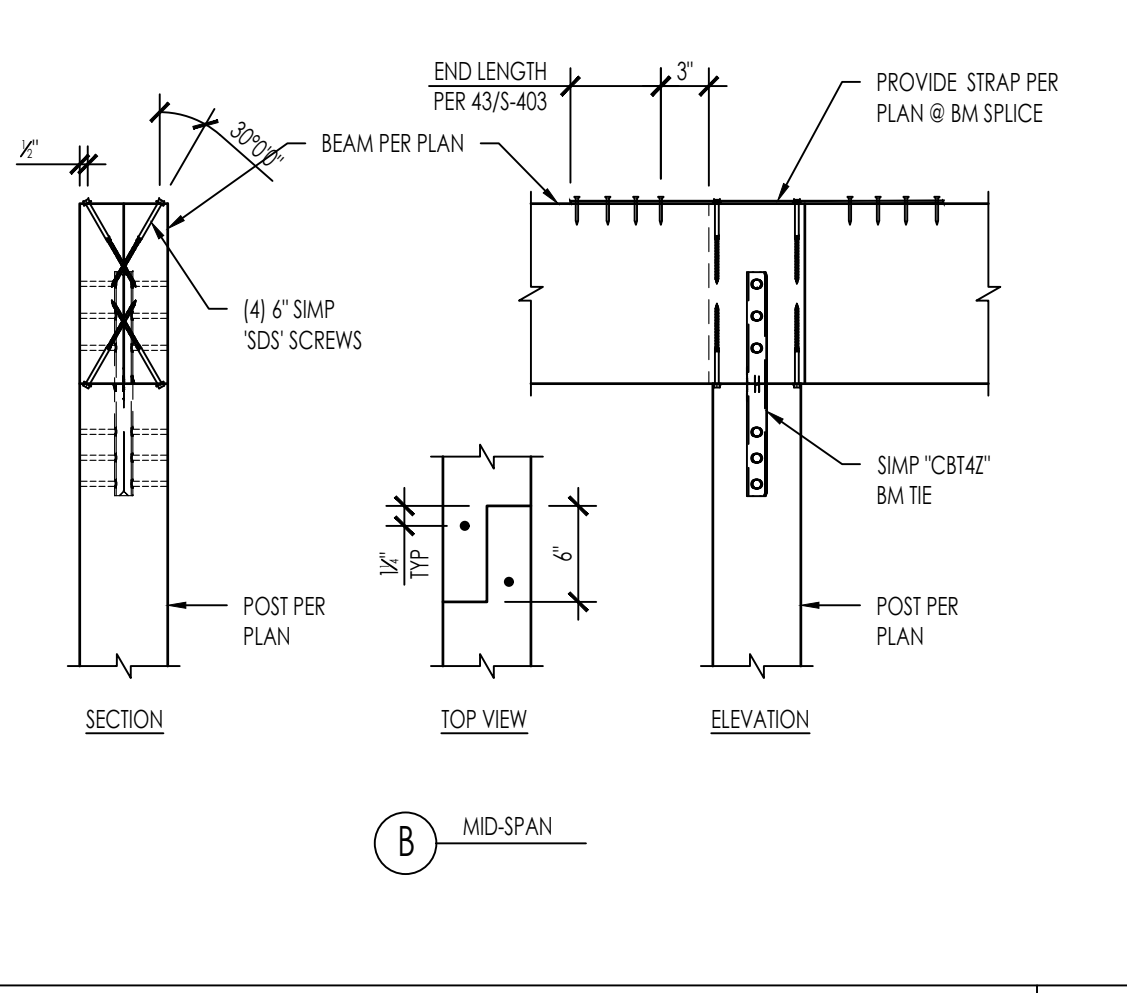
C.1 RAISED TRUSS HEEL (13 1/2\"/>



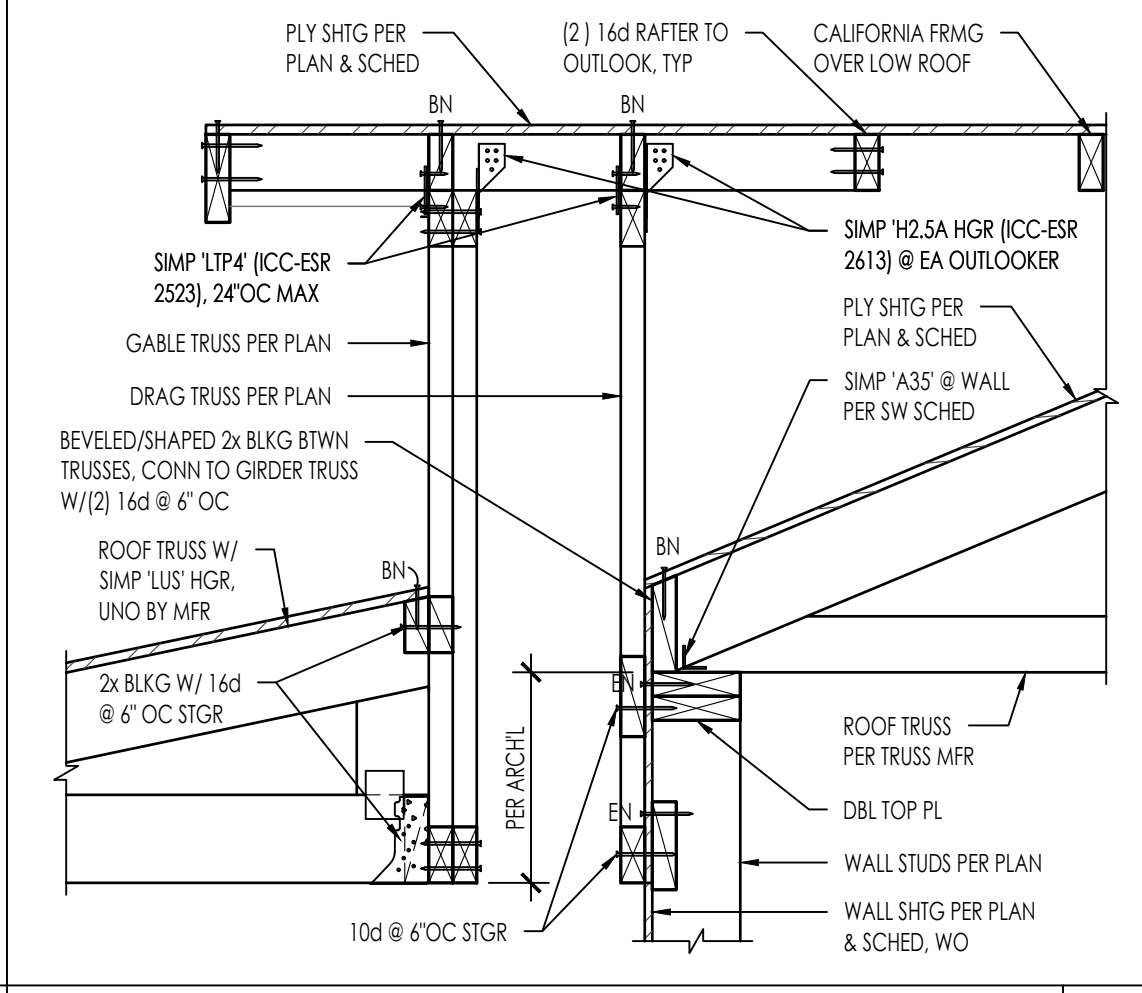
13 TRUSS ROOF @ STEPPED ROOF  
2516-01-C101-1422-13 1" = 1'-0" 13



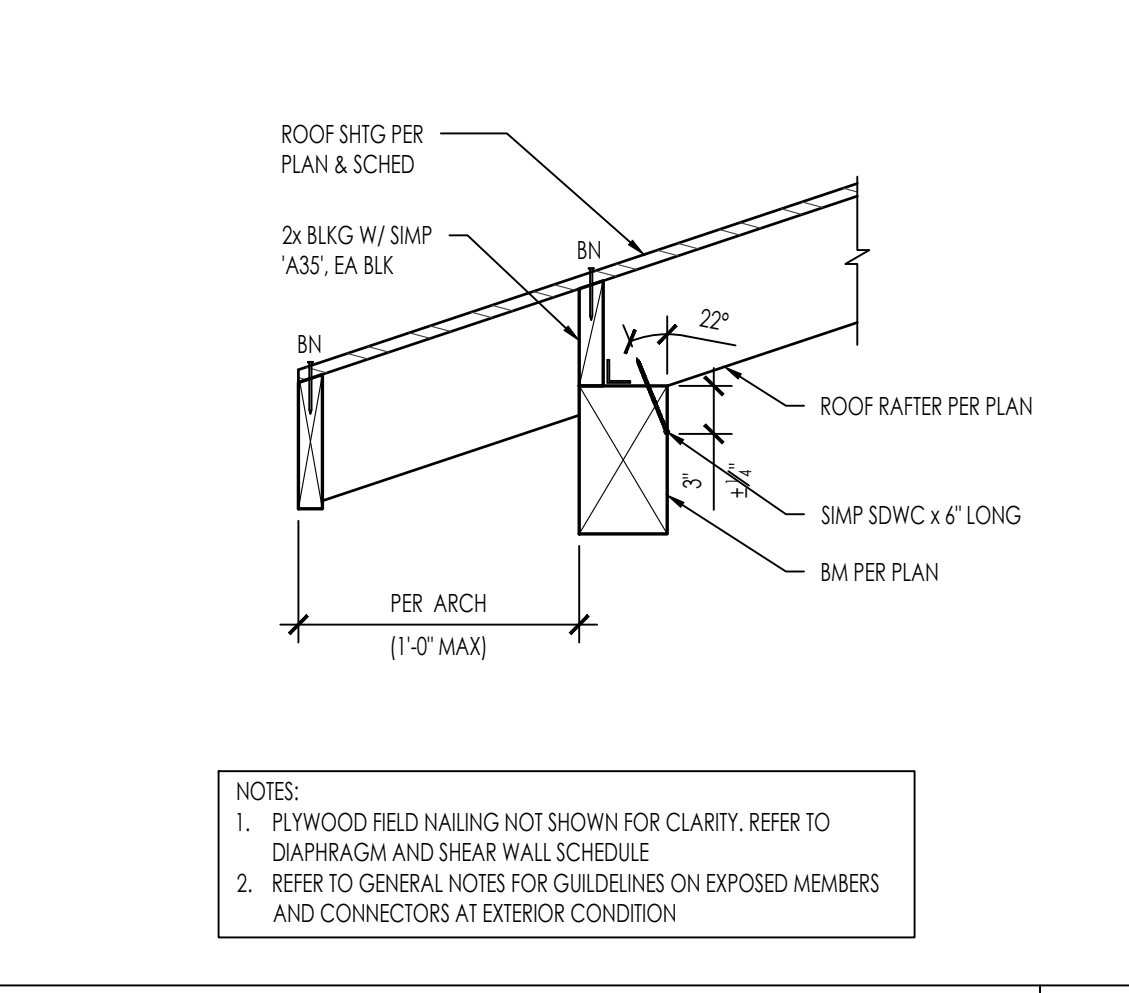
54 BEAM TO POST CONNECTION  
2516-01-C101-1422-24 1" = 1'-0" 24



34 TRUSS TO GIRDER TRUSS W/ WALL BELOW  
2516-01-C101-1422-24 1" = 1'-0" 24



23 ROOF TRUSS PERP TO EXTERIOR WALL  
2516-01-C101-1422-23 NTS 23



14 ROOF RAFTER TO BEAM  
2516-01-C101-1422-14 1" = 1'-0" 14

NEWPORT BEACH ADU STANDARD PLANS  
NEWPORT BEACH, CA  
ROOF FRAMING DETAILS

CONSTRUCTION DOCUMENTS

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