



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.

GENERAL RELEASE AND AGREEMENT TO HOLD HARMLESS CLAUSE

BY USING OR IN ANY WAY RELYING UPON THESE PERMIT READY ACCESSORY DWELLING UNIT CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF NEWPORT BEACH, ITS ELECTED OFFICIALS, BOARDS AND COMMISSIONS, OFFICERS, AGENTS, VOLUNTEERS AND EMPLOYEES, RRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM AND AGAINST ANY AND ALL CLAIMS (INCLUDING, WITHOUT LIMITATION, CLAIMS FOR BODILY INJURY, DEATH, OR DAMAGE TO PROPERTY), DEMANDS, OBLIGATIONS, DAMAGES, ACTIONS, CAUSES OF ACTION, LIABILITIES, SUITS, LOSSES, JUDGMENTS, FINES, PENALTIES, COSTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES, DISBURSEMENTS, AND COURT COSTS) OF EVERY KIND AND NATURE WHATSOEVER, WHICH MAY ARISE FROM OR IN ANY WAY RELATE TO THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

SIGNATURE _____ DATE _____
 PRINT NAME _____



NEWPORT BEACH ACCESSORY DWELLING UNIT STANDARD PLAN - PLAN 2

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-002 TITLE SHEET - PLAN 2
 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

T24-200 ENERGY COMPLIANCE - PLAN 2
 T24-201 ENERGY COMPLIANCE - PLAN 2

AS-100 EXAMPLE SITE PLAN SHEET (FOR REFERENCE ONLY)
 AS-101 ARCHITECTURAL SITE PLAN

*STRIKETHROUGH SHEETS THAT ARE NOT APPLICABLE TO CHOSEN STYLE

A2-100 PERSPECTIVES - PLAN 2
 A2-101 FLOOR PLANS - PLAN 2
 A2-111 MECHANICAL & ELECTRICAL PLANS - PLAN 2
 A2-121 ROOF PLANS - CALIFORNIA RANCH - PLAN 2
 A2-122 ROOF PLANS - CONTEMPORARY FARMHOUSE - PLAN 2
 A2-123 ROOF PLANS - COASTAL COTTAGE - PLAN 2
 A2-131 REFLECTED CEILING PLANS - CALIFORNIA RANCH - PLAN 2
 A2-132 REFLECTED CEILING PLANS - CONTEMPORARY FARMHOUSE - PLAN 2
 A2-133 REFLECTED CEILING PLANS - COASTAL COTTAGE - PLAN 2
 A2-201 EXTERIOR ELEVATIONS - CALIFORNIA RANCH - PLAN 2
 A2-202 EXTERIOR ELEVATIONS - CONTEMPORARY FARMHOUSE - PLAN 2
 A2-203 EXTERIOR ELEVATIONS - COASTAL COTTAGE - PLAN 2
 A2-301 BUILDING SECTIONS - PLAN 2

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-211 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: 45

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:

- CONSTRUCTION OF A NEW DETACHED ONE STORY _____ SF ACCESSORY DWELLING UNIT WITH ONE BEDROOM AND ONE BATH(S).
- ALL SITE WORK WITHIN THE PROPERTY LINE.
- 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: _____
 HARDSAPCE/PAVING: _____
 LANDSCAPE: _____

SETBACKS (TO BE PROVIDED BY CITY OF NEWPORT BEACH)

| | 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 2:
 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

ONSITE PARKING REQUIRED

- NONE

EXCEPTION USED:

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

- ONE PARKING SPACE

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:

- AN ADU IN THE VERY HIGH FIRE SEVERITY ZONE SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE.
- 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. USE FIRE RATED ASSEMBLY ALTERNATIVE AS SHOWN IN ROOF FRAMING DETAILS AS REFERENCED ON PLANS.
- USE RATED WALL ASSEMBLIES (34/AD-902, 24/AD-10/902)
- 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.
- 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

- FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.
- IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
- DEFERRED SUBMITTAL: OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
- 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.
- LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS.
- A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
- 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 2

DATE
 09/26/23

SHEET

G-002

FLOOR PLAN NOTES

- WATER HEATER** (REFER TO BUILDING ENERGY ANALYSIS REPORT);
 - ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC 609.12.1)
 - PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. (2022 CPC 609.12.2)
 - PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2)
 - EXCEPTIONS:**
 - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (2022 CPC 609.12.2)
 - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
 - PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2" MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
 - COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
 - CLEARANCES PER MANUFACTURE REQUIREMENTS.
 - INSULATION FOR PIPING AND TANKS** (2022 CEC 105.01(j))
 - WATER HEATING SYSTEM PIPING, AND SPACE-CONDITIONING SYSTEM LINE INSULATION THICKNESS AND CONDUCTIVITY, PIPING SHALL BE INSULATED AS FOLLOWS:
 - DOMESTIC HOT WATER PIPING, SEE NOTES ABOVE.
 - PIPING FOR SPACE-CONDITIONING SYSTEMS, SOLAR WATERHEATER SYSTEM COLLECTOR LOOP, SEE 2022 CEC SECTION 120.3(c).
 - EXCEPTION:**
 - PIPING SURROUNDED WITH A MINIMUM OF 1 INCH OF WALL INSULATION, 2 INCHES OF CRAWLSPACE INSULATION, OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION.
 - INSULATION PROTECTION:** PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING (2022 CEC SECTION 120.3(b)).
 - PIPE INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED BY A COVER SUITABLE FOR OUTDOOR SERVICE. THE COVER SHALL BE WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION.
 - PIPE INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED.
 - PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE.
- WEATHER BARRIERS.**
 - NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
 - PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. (2022 CRC R703.7.3)
- DOMESTIC RANGE** VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR SURFACES. (2022 CMC 504.3)
- CLOTHES DRYER** MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THE DUCT SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4". SMOOTH, METAL DUCT. (2022 CMC 504.4)
- ALL MANUFACTURED EQUIPMENT** SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ON SITE FOR INSPECTIONS.
- SHOWERS AND TUB-SHOWER COMBINATIONS:** CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (2022 CPC 417.0.)
- WET-ROOM GLAZING:** PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60-INCHES ABOVE STANDING SURFACE. (2022 CRC R308.4.5)
- HEATING AND AIR-CONDITIONING SYSTEM DESIGN** SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
- WATER CLOSETS.**
 - CLEARANCES: 24" MIN. FRONT, 30" MIN COMPARTMENT WIDTH.
 - PROVIDE A MIN 3 SF WINDOW, 1/2 OF WHICH SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. (2022 CRC R303.3)
 - NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112.19.2. H & S CODE, SECTION 17921.3(B).
- TOWEL ACCESSORIES:** PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKNG FOR TOILET PAPER HOLDER AND TOWEL BARS.
- WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM** PER ASHRAE STANDARD 62.2. PROVIDE THE BUILDING INSPECTOR THE FOLLOWING INFORMATION AT OR BEFORE THE TIME OF INSPECTION:
 - CALCULATIONS FOR REQUIRED VENTING RATES.
 - CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS IF APPLICABLE.
 - DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE 7.1.
 - TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.
 - FANS SHALL BE A MAXIMUM OF 1 SONE.
 - FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.
- ATTIC ACCESS:**
 - PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2022 CRC R807.1)
 - IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL. PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND ITS CONTROLS. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL AIR CONDITIONING.
 - BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30-INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
 - THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT. (2022 CRC R807.1)
 - PROVIDE A 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.

ELECTRICAL NOTES

- CONFORM WITH CURRENT NEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
- ELECTRICAL SYSTEMS AND CIRCUITS TO BE PROVIDED PER NEC ARTICLE 250-81.
- ALL MATERIALS TO BE U.L. LABELED.
- METER: "SQUARE D", 120 VOLT/240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
- ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE, 100 AMP.
- CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- NOT USED
- ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC Art. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2022 CEC 210.11(C))
- PROVIDE ELECTRIC OUTLET AND PUSH-BUTTON WIRE FOR GARAGE OPENER (INCLUDE OPENER).
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
- CEILING-SUSPENDED (PADDL E) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(A).
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6).
- ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A))
- ALL NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN A LOCATED SPACE AND ARE CHORD-AND-PLUG CONNECTED PER CEC 400.7, AND (4) NOISE GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(A).
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE CALIFORNIA ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 kHz.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- LIGHTS IN OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS MUST BE CONTROLLED BY A DIMMER OR CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR, SUCH SENSORS SHALL BE CAPABLE OF AUTOMATICALLY TURNING THE LIGHTS NO MORE THAN 30 MINUTES AFTER THE AREA HAS BEEN VACATED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (2022 CEC 9.150.0(k)(2))
- OUTDOOR LIGHTING POINTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND MUST MEET THE REQUIREMENTS IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM I OR ITEM II:
 - CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS I OR III BELOW; AND
 - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL OR
 - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
- NOTE: CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.
- AT LEAST ONE LUMINAIRE EACH BATHROOM, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR.
- EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRES THAT ARE INSTALLED WITH JA8-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL.

PLUMBING NOTES

- CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
- PIPING:
 - DOMESTIC WATER (WITHIN BUILDING): COPPER OR PEX PIPE OR APPROVED EQUAL.
 - GAS, EXPOSED TO WEATHER: GALVANIZED.
 - AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
 - DIELECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
 - WHEN "OPTIONAL" SOFT-WATER LOOP INTALLED, PROVIDE WITH 2 GATE VALVES.
- WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
- WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)
- SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGBSC SECTION 4.303.
- PIPE INSULATION: REFER TO TITLE 24 - MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES"
- STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS.
- ALL HOSE BIBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES. PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
- WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER (2022 CPC 605.2) THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. PER (2022 608.5 CPC)
- PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTACHMENTS, POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUUM BREAKER, OR BY AN ATMOSPHERE VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

MECHANICAL NOTES

- CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACNA, NFPA AND LOCAL REQUIREMENTS.
- DUCTWORK: SMACNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL 181, 181A, OR 181B. OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE CMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
- GRILLES AND REGISTERS, DIFFUSERS, ETC. SUBJECTED TO OWNERS APPROVAL. "CARNES" OR EQUAL. FANS: DIRECTLY VENT TO OUTSIDE. BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24 C.A.C.).
- THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILINGS, WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USED AS PLENUMS.
- LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED.
- BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING BATHS, SHOWERS, OR TUB-SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2022 CGBSC SEC. 4.506.1):
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT IN)
- BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (2022 CMC TABLE 403.7)
- KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM EXHAUST RATE PER TABLE 150.0-C OF 2022 CECc.

| TABLE 150.0-G | | |
|--------------------------------|--------------------------|-----------------------|
| DWELLING UNIT FLOOR AREA (ft2) | HOOD OVER ELECTRIC RANGE | HOOD OVER NATURAL GAS |
| <750 | 150 CFM | 280 CFM |

- PER 2022 CECc 150(m) PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-6.0 (OR ANY LEVEL HIGHER LEVEL, REQUIRED BY 2022 CMC SECTION 605) OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE.

TITLE 24 COMPLIANCE

- ALL INTERIOR RESIDENTIAL LIGHTING IS TO BE HIGH EFFICACY.
- THE FOLLOWING LIGHTING IS HIGH EFFICACY: PIN BASED LINEAR FLUORESCENT, PIN BASED COMPACT FLUORESCENT, PULSE-START METAL HALIDE, HIGH PRESSURE SODIUM, GU-24 (OTHER THAN LED'S), INSEPARABLE SOLID STATE LUMINAIRES (SSSL) INSTALLED OUTDOORS OR INSEPARABLE SSL LUMINAIRES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSES. (2022 CEC TABLE 150.0-A)
- THE FOLLOWING LAMPS AND LIGHT SOURCES ARE HIGH EFFICACY IF THEY ARE JOINT APPENDIX JA8-CERTIFIED, JA-8 CERTIFIED LAMPS AND LIGHT SOURCES ARE MARKED AS "JA8-2016" OR "JA8-2016-E". THESE FIXTURES INCLUDE: LED LUMINAIRES WITH INTEGRAL SOURCES THAT ARE CERTIFIED TO THE ENERGY COMMISSION, SCREW-BASED LED LAMPS (A-LAMPS, PAR LAMPS, ETC.), PIN BASED LED LAMPS (MR-16, AR-111, ETC.), GU-24 BASED LED LIGHT SOURCES AND OTHER LUMINAIRES. (2022 CEC TABLE 150.0-A)
- DESIGN OF CERTIFIED FIXTURES IS LOCATED ON THE CALIFORNIA ENERGY COMMISSION WEBSITE AT: [HTTP://APPLIANCES.ENERGY.CA.GOV/ADVANCESSEARCH/IASP/](http://appliances.energy.ca.gov/advancesearch/iasp/)
- RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
- ADDITIONAL REQUIREMENTS FOR ANY RECESSED DOWNLIGHTS IN CEILINGS ARE AS FOLLOWS. THEY
 - SHALL NOT HAVE SCREW BASED SOCKETS.
 - SHALL CONTAIN JA8-CERTIFIED LIGHT SOURCES AND
 - SHALL MEET PERFORMANCE REQUIREMENTS OF 2022 CECc SECTION 150.0(K)(C).
- THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN ALUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. (2022 CEC SECTION 150(K)(B))
- UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING.
- ALL LIGHTING MUST HAVE READILY ACCESSIBLE MANUAL CONTROLS
- EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING. FOR ALL SPACE TYPES EXCEPT HALLWAYS AND CLOSETS THAT ARE 70 SF OR SMALLER, VANCANY SENSORS OR DIMMERS ARE REQUIRED WHEN USING A SOURCE REGULATED BY JA8.
- IN KITCHENS, IF THE LUMINAIRE IS AN ENCLOSED OR RECESSED LUMINAIRE, YOU MUST USE A DIMMER OR VACANCY SENSOR.
- LUMINAIRES IN THE BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM MUST BE CONTROLLED BY A VACANCY SENSOR.
- THE BUILDER MUST PROVIDE NEW HOMEOWNERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINAIRES.
- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (2022 CEC 110.7).
- ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE (2022 CEC 150.0(a)2)
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CECc TABLE 150.0-A. (2022 CECc 150(K)(A).
- THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. (2022 CECc 150(K)(B)).

SOLAR READY NOTES

SOLAR READY REQUIREMENTS PER CECc 110.10(b) THROUGH 110.10(e)

- SOLAR ZONE:**
- MINIMUM AREA.** THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION.
 - THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.
 - SINGLE FAMILY RESIDENCES.** THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET.

EXCEPTION 1 TO SECTION 110.10(B)1A. SINGLE FAMILY RESIDENCES WITH A PERMANENTLY INSTALLED DOMESTIC SOLAR WATER-HEATING SYSTEM MEETING THE INSTALLATION CRITERIA SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RRA AND WITH A MINIMUM SOLAR SAVINGS FRACTION OF 0.50.

EXCEPTION 5 TO SECTION 110.10(B)1A. SINGLE FAMILY RESIDENCES HAVING A SOLAR ZONE TOTAL AREA NO LESS THAN 150 SQUARE FEET AND WHERE ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS AND COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.

- EXCEPTION 6** TO SECTION 110.10(B)1A. SINGLE-FAMILY RESIDENCES MEETING THE FOLLOWING CONDITIONS:
- ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.
 - COMPLY WITH ONE OF THE FOLLOWING MEASURES:
 - INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR® PROGRAM REQUIREMENTS WITH A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS, A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR, OR AN SAE J1772 LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE OR EV CHARGER) WITH A MINIMUM OF 40 AMPERES, OR
 - INSTALL A HOME AUTOMATION SYSTEM CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS; OR
 - INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES; OR
 - COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA.

VERY HIGH FIRE HAZARD SEVERITY ZONE

- ROOF COVERING SHALL COMPLY WITH 2022 CBC 705A.2 WHERE THE ROOFING PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES" SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE INSTALLED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE, HIP AND RIDGE CAPS SHALL BE MUDDIED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
- ROOF VALLEYS SHALL COMPLY WITH 2022 CBC 705A.3. VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSION RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
- ROOF GUTTERS SHALL COMPLY WITH 2022 CBC 705A.4. ROOF GUTTERS SHALL BE PROVIDE WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- VENTILATION OPENINGS SHALL COMPLY WITH 2022 CBC 706A.1. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATEIALS, OR OTHER DEVICES. REFER TO 2022 CBC 706A.1 THROUGH 706A.2 FOR ADDITIONAL INFORMATION.
- EXTERIOR COVERINGS OR WALL ASSEMBLIES SHALL COMPLY WITH 2022 CBC 707A.1 EXTERIOR WALL COVERINGS OR WALL ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: BE OF NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER EXTERIOR WALL ASSEMBLY, LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12A-7A-1. REFER TO S2022 CBC 707A.1 THROUGH 707A.4 FOR ADDITIONAL INFORMATION.

SITE NOTES

- CALL BEFORE YOU DIG!** CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING. UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10-FOET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10-FOET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS.
- LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
- EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED. EXISTING DAMAGED PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OCCURRED PRIOR TO THE START OF CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
- SEASONALLY APPROPRIATE BEST MANAGEMENT PRACTICES FOR THE FOLLOWING SITE MANAGEMENT CATEGORIES MUST BE IMPLEMENTED YEAR-ROUND: 1) EROSION CONTROL, 2) RUN-ON AND RUN-OFF CONTROL, 3) SEDIMENT CONTROL, 4) GOOD SITE MANAGEMENT, AND 5) NON-STORMWATER MANAGEMENT.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.



These plans are only to be used within the 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

GENERAL NOTES

DATE
09/26/23

SHEET

G-101



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.

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.

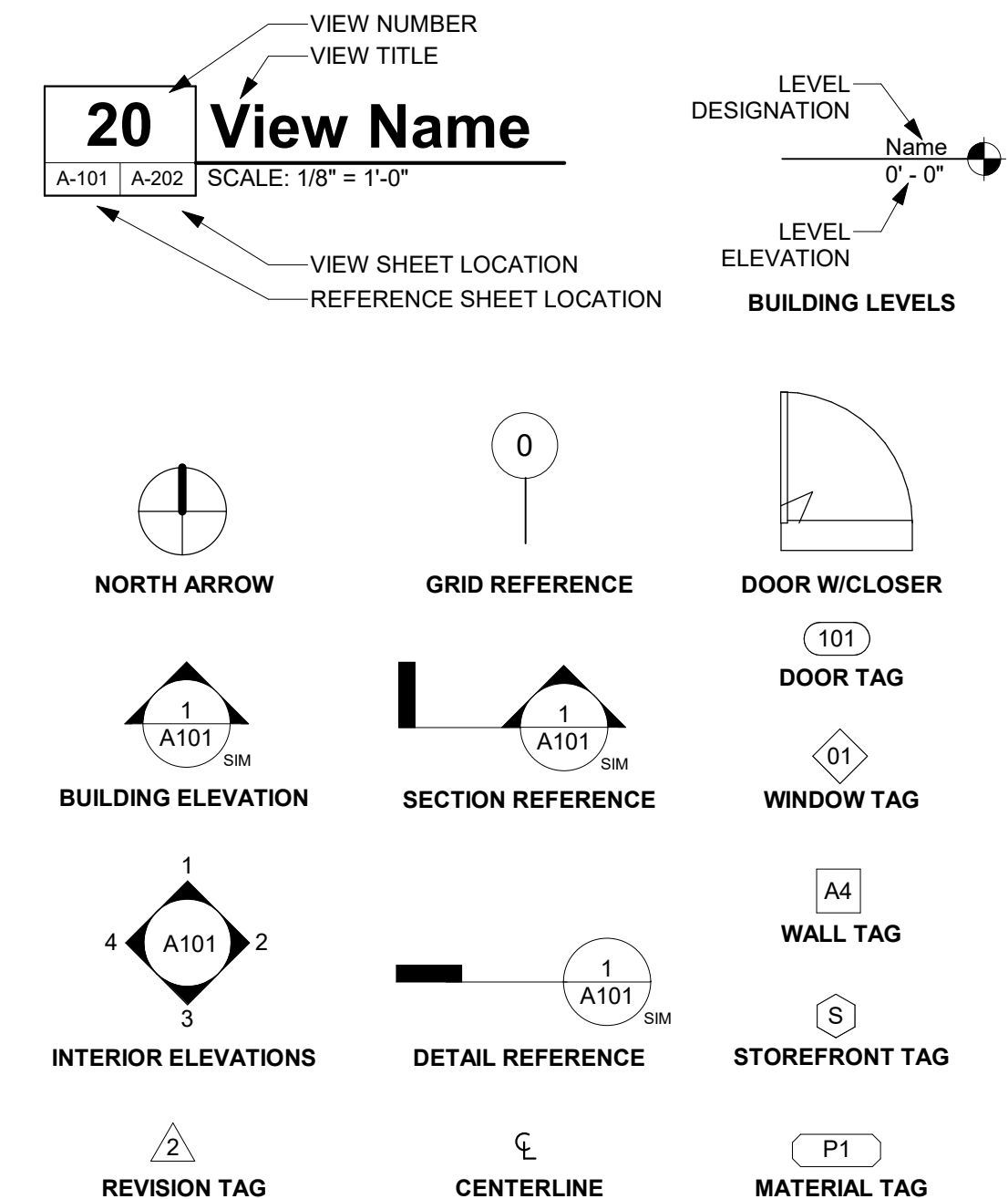
WINDOWS

- 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 | SQUIRE |
| 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 | SUSPENDED |
| 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



9/26/2023 12:28:22 PM C:\Users\mjenkins\Documents\2516-01-CU21_Newport Beach ADUs_2022_CENTRAL_PUBLIC SET_mjenkins.rvt

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

GENERAL NOTES

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 | (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 9 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
 09/26/23
 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
www.newportbeachca.gov | (949) 644-3200

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 ¹ |
| 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 ¹ |
| 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 ^{1,2} | |
|---|-----------|
| (Less Water and Less Exempt Compounds in Grams per Liter) | VOC LIMIT |
| ARCHITECTURAL APPLICATIONS | |
| 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 |
| SPECIALTY APPLICATIONS | |
| 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 |
| SUBSTRATE SPECIFIC APPLICATIONS | |
| 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 |
| SEALANTS | |
| Architectural | 250 |
| Marine deck | 760 |
| Nonmembrane roof | 300 |
| Roadway | 250 |
| Single-ply roof membrane | 450 |
| Other | 420 |
| SEALANT PRIMERS | |
| Architectural | |
| Nonporous | 250 |
| Porous | 775 |
| Modified bituminous | 500 |
| Marine deck | 780 |
| Other | 750 |

Cont.Ln/RESIDENTIAL CALGreenMandatoryMeasures 11-2022 1

- 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 ^{1,3} | |
|---|-----------|
| (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 |
| SPECIALTY COATINGS | |
| 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 ¹ | 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.

Cont.Ln/RESIDENTIAL CALGreenMandatoryMeasures 11-2022 4

Cont.Ln/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 ¹ | |
|---|-------|
| (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 ² | 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 103.333-96(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.Ln/RESIDENTIAL CALGreenMandatoryMeasures 11-2022 5

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 CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS

DATE
 09/26/23

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 | (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 1505.1.1)
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)

C:\Users\mjenkins\Documents\2022\2022_VHFHSZ_MinimumConstruction_4-2022

1

C:\Users\mjenkins\Documents\2022\2022_VHFHSZ_MinimumConstruction_4-2022

2

C:\Users\mjenkins\Documents\2022\2022_VHFHSZ_MinimumConstruction_4-2022

3

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 VERY HIGH FIRE HAZARD
SEVERITY ZONE REQUIREMENTS**

DATE
09/26/23

SHEET

G-105



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 EQUIPMENT 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.

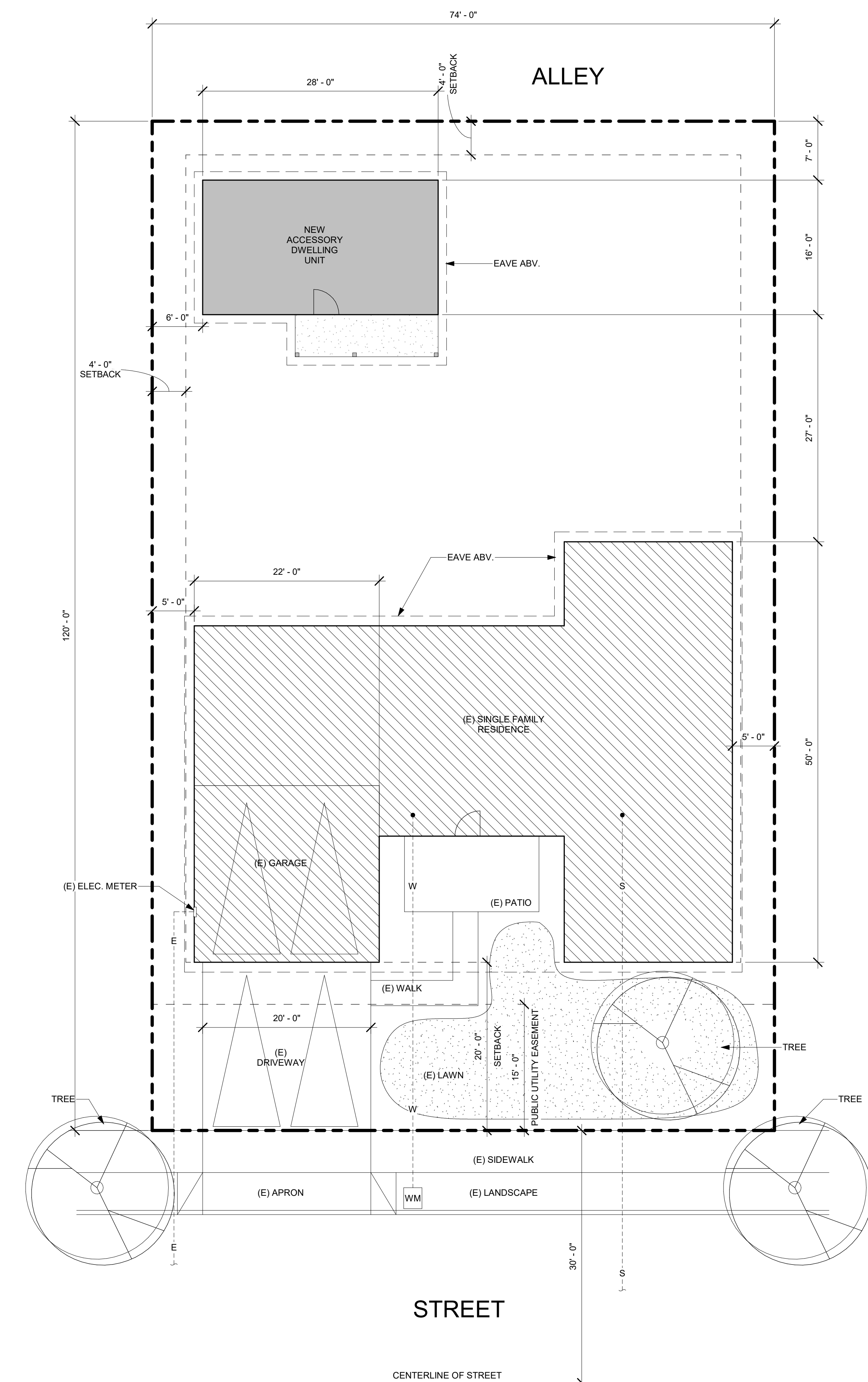
SITE PLAN CHECKLIST

- 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 EQUIPMENT AND PROPOSED SCREENING**
- PORCH COVERS, ROOF EAVES, TRELIS & GAZEBO STRUCTURES**
- ALLEYS, DRIVEWAYS, STREETS SHOWN:**

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.

SITE PLAN LEGEND

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



**NEWPORT BEACH ADU
 STANDARD PLANS**
 NEWPORT BEACH, CA
**EXAMPLE SITE PLAN SHEET
 (FOR REFERENCE ONLY)**



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.


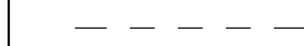
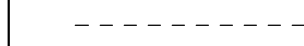

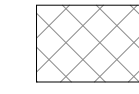
SITE PLAN GENERAL NOTES

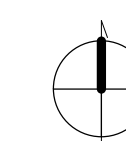
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO CIVIL PLANS FOR FURTHER INFORMATION.
3. CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS BETWEEN PLANTINGS AND UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE 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
09/26/23

SHEET
AS-101



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.

APPLICANT TO ATTACH BUILDING ENERGY ANALYSIS REPORT FORMS TO SHEET

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

ENERGY COMPLIANCE - PLAN 2

DATE
09/26/23

SHEET
T24-200



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.

APPLICANT TO ATTACH BUILDING ENERGY ANALYSIS REPORT FORMS TO SHEET

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

ENERGY COMPLIANCE - PLAN 2

DATE
09/26/23

SHEET

T24-201



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.



STYLE 1: CALIFORNIA RANCH



STYLE 2: CONTEMPORARY FARMHOUSE



STYLE 3: COASTAL COTTAGE

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

PERSPECTIVES - PLAN 2

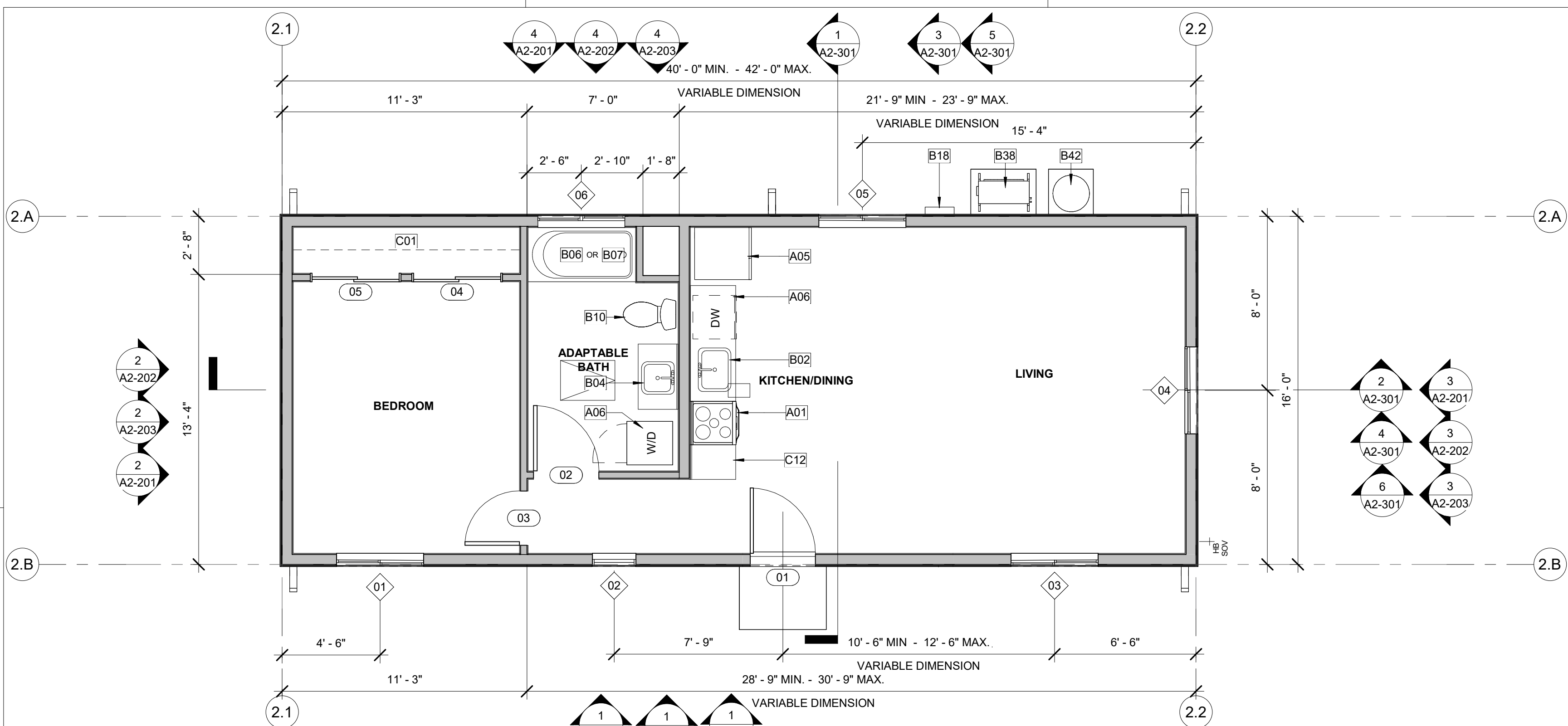
DATE
09/26/23

SHEET

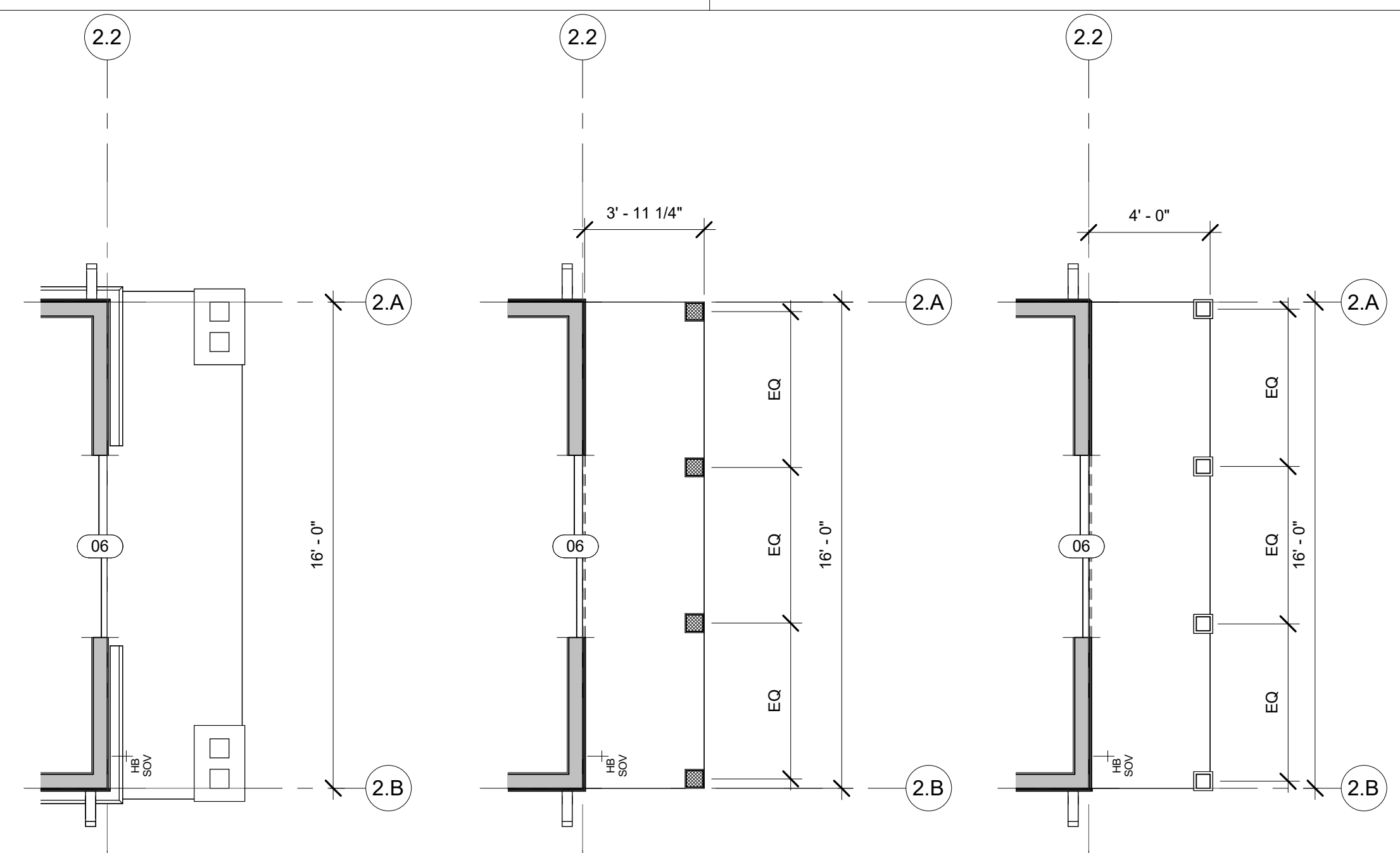
A2-100



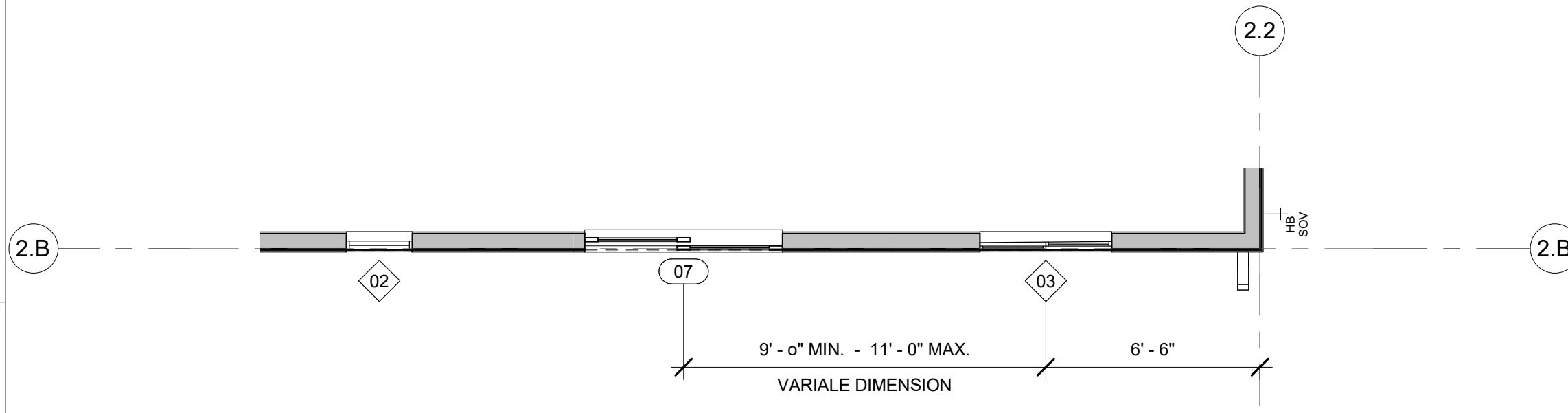
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



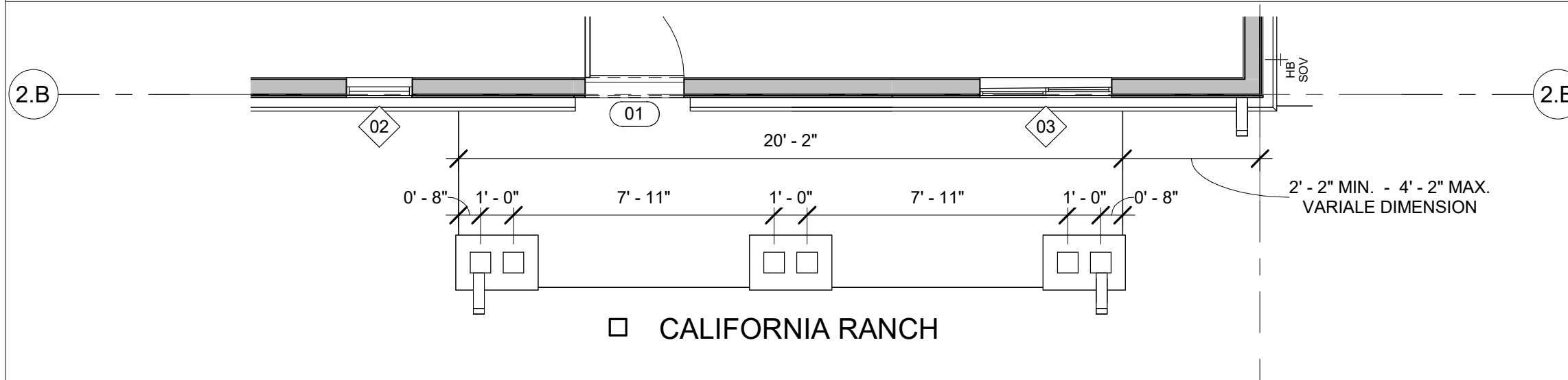
1 PLAN 2 - GROUND FLOOR PLAN
A1-201/A2-101 1/4" = 1'-0"



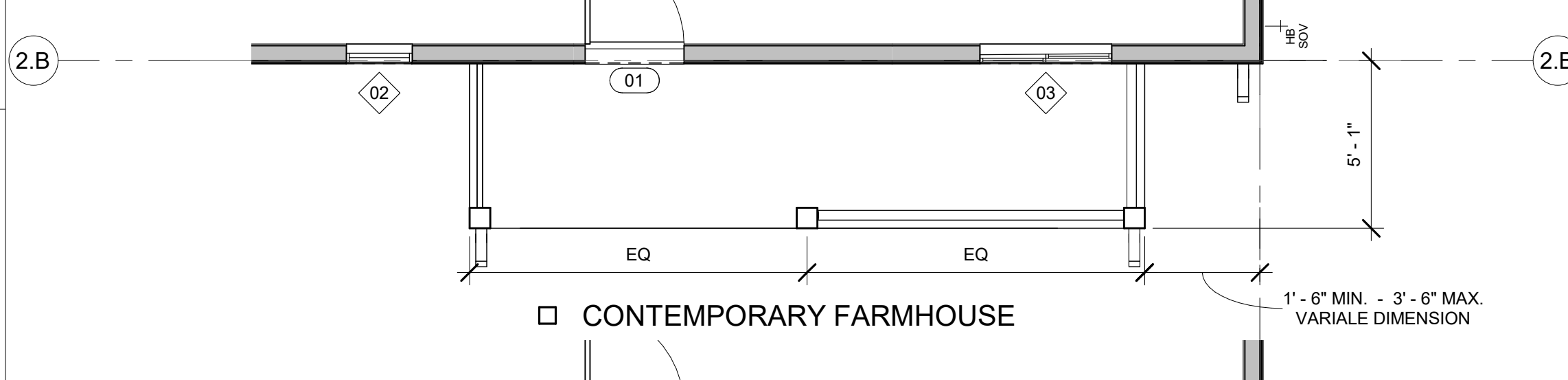
1B COVERED PORCH OPTIONS
A1-201/A2-101 1/4" = 1'-0" CHECK ONE OPTION



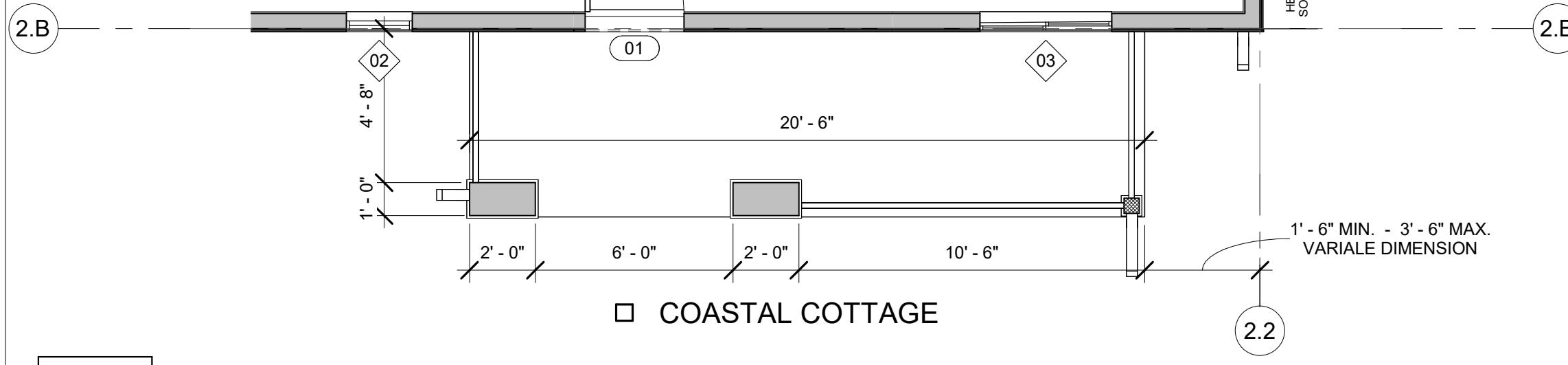
2 OPT. SLIDER
A1-201/A2-101 1/4" = 1'-0"



CALIFORNIA RANCH



CONTEMPORARY FARMHOUSE



COASTAL COTTAGE

3 COVERED PORCH OPTIONS
A1-201/A2-101 SCALE: 1/4" = 1'-0" CHECK ONE OPTION

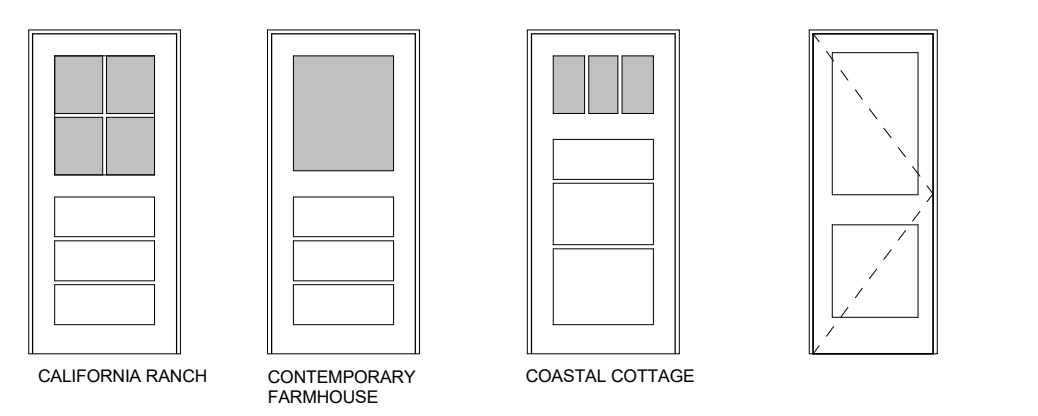
DOOR GENERAL NOTES

- 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.

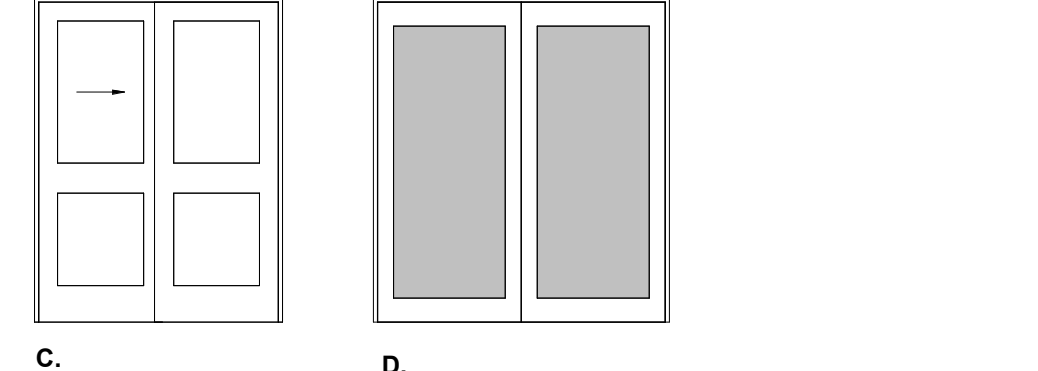
DOOR REMARKS

- 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 LEGEND



A. SOLID CORE WOOD EXTERIOR
B. SINGLE HOLLOW CORE INTERIOR



C. DOUBLE SLIDING INTERIOR
D. SLIDING GLASS EXTERIOR

DOOR SCHEDULE

| NO. | TYPE | DOOR | | REMARKS |
|-----|------|-------|--------|---------|
| | | WIDTH | HEIGHT | |
| 01 | A | 3'-0" | 6'-8" | 2 |
| 02 | B | 3'-0" | 6'-8" | |
| 03 | A | 2'-6" | 6'-8" | |
| 04 | C | 4'-0" | 6'-8" | |
| 05 | C | 4'-0" | 6'-8" | |
| 06 | D | 6'-0" | 6'-8" | 2, 4 |
| 07 | D | 6'-0" | 6'-8" | 2, 4 |

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"

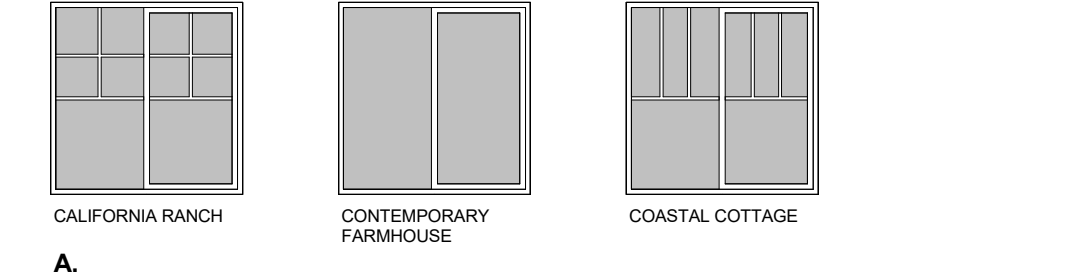
WINDOW REMARKS

- 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 | | | REMARKS |
|-----|------|-------|--------|-------------|---------|
| | | WIDTH | HEIGHT | HEAD HEIGHT | |
| 01 | A | 4'-0" | 4'-0" | 6'-8" | 2, 4 |
| 02 | B | 2'-0" | 4'-0" | 6'-8" | |
| 03 | A | 4'-0" | 4'-0" | 6'-8" | |
| 04 | A | 4'-0" | 4'-0" | 6'-8" | |
| 05 | A | 4'-0" | 4'-0" | 6'-8" | |
| 06 | A | 4'-0" | 2'-0" | 6'-8" | 3 |

WINDOW LEGEND



A. SLIDER.
B. SINGLE HUNG.

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.

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.

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.
- B04 LAVATORY 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 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.
- C01 SINGLE WOOD SHELF AND POLE.
- C12 34 1/2" HIGH BASE CABINET AND COUNTERTOP.

NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA
FLOOR PLANS - PLAN 2

DATE
09/26/23

SHEET
A2-101



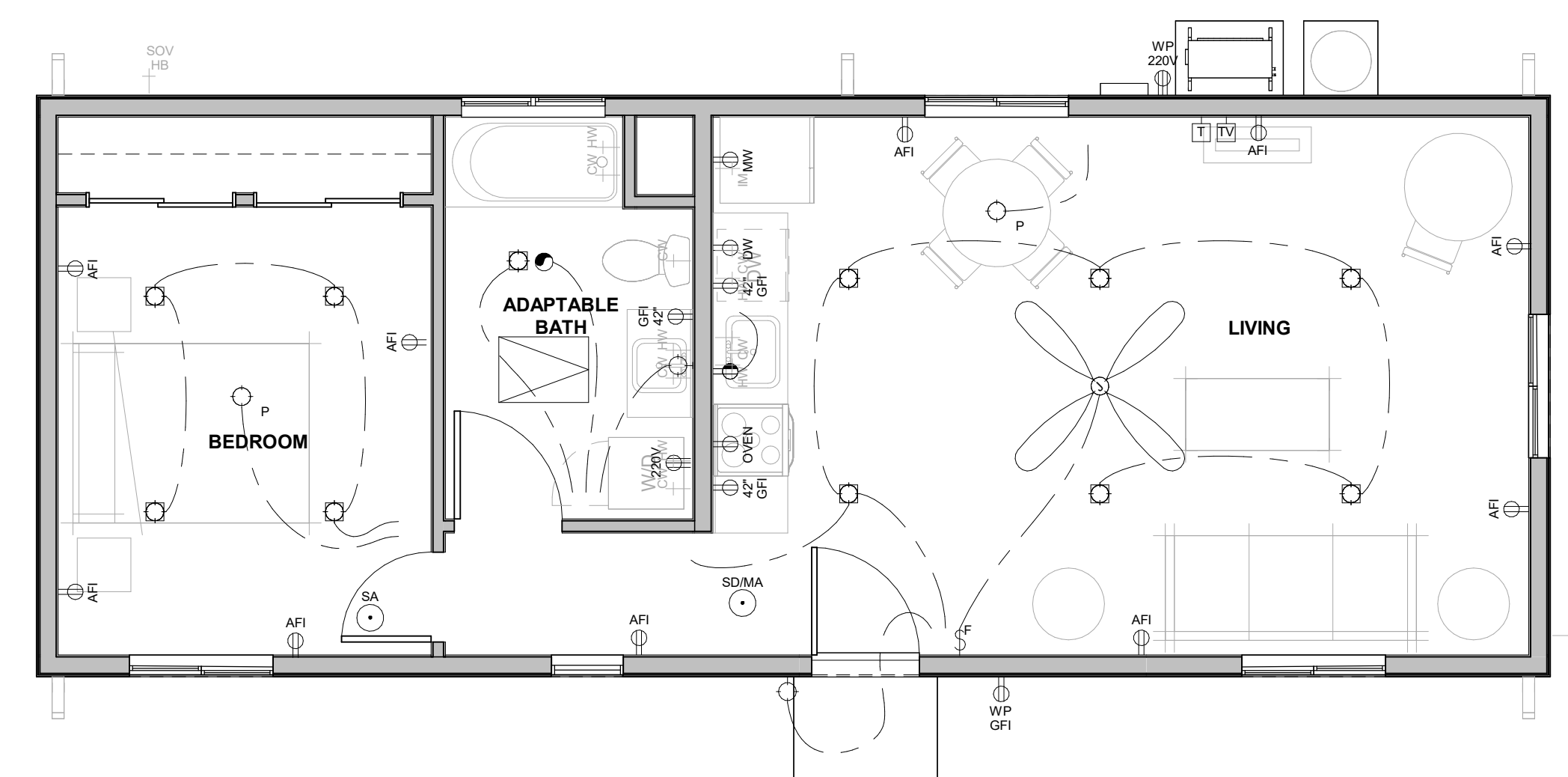
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.

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 | 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 OFF VALVE |
| | | 22"X30" MIN. CEILING ACCESS PANEL |



1 GROUND FLOOR PLAN - ELECTRICAL

A1-201/A2-111 1/4" = 1'-0"

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 ²) | HOOD OVER ELECTRIC RANGE | HOOD OVER NATURAL GAS |
| <750 | 150 CFM | 280 CFM |

| TABLE 150.0-H | | |
|---------------|--|--|
|---------------|--|--|

| | | |
|---|------|------|
| FAN AIRFLOW, CFM AT MINIMUM STATIC PRESSURE | <175 | <350 |
| 0.25IN. WATER | | |
| 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

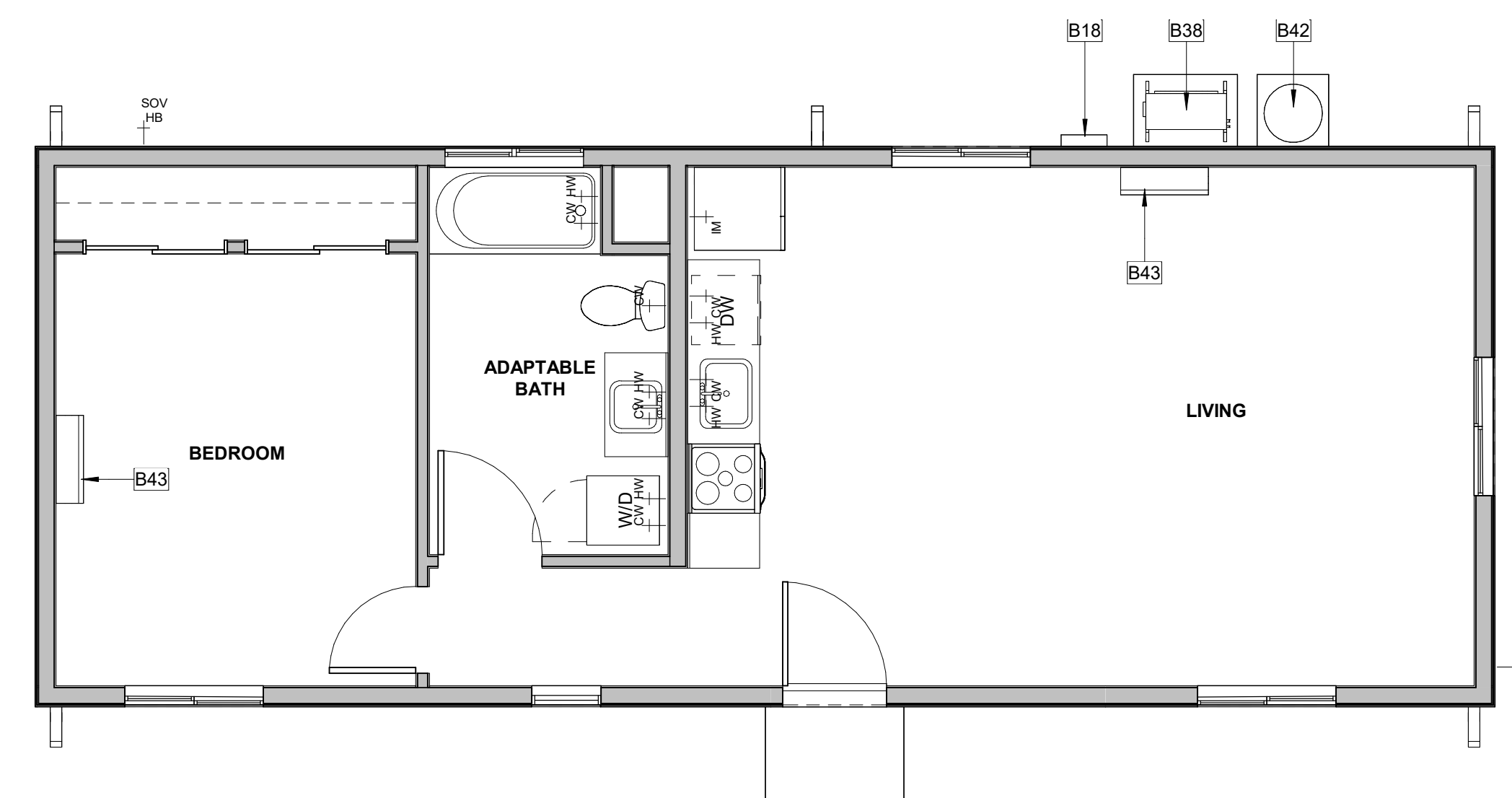
TOTAL REQUIRED VENTILATION RATE
 Qcfm = .03(floor area) + 7.5 (# of bedrooms + 1)

STUDIO
 Qcfm = .03(205) + 7.5 (0 + 1)
 Qcfm = 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'



2 GROUND FLOOR PLAN - MECHANICAL

A1-201/A2-111 1/4" = 1'-0"

NEWPORT BEACH ADU
 STANDARD PLANS
 NEWPORT BEACH, CA
 MECHANICAL & ELECTRICAL
 PLANS - PLAN 2

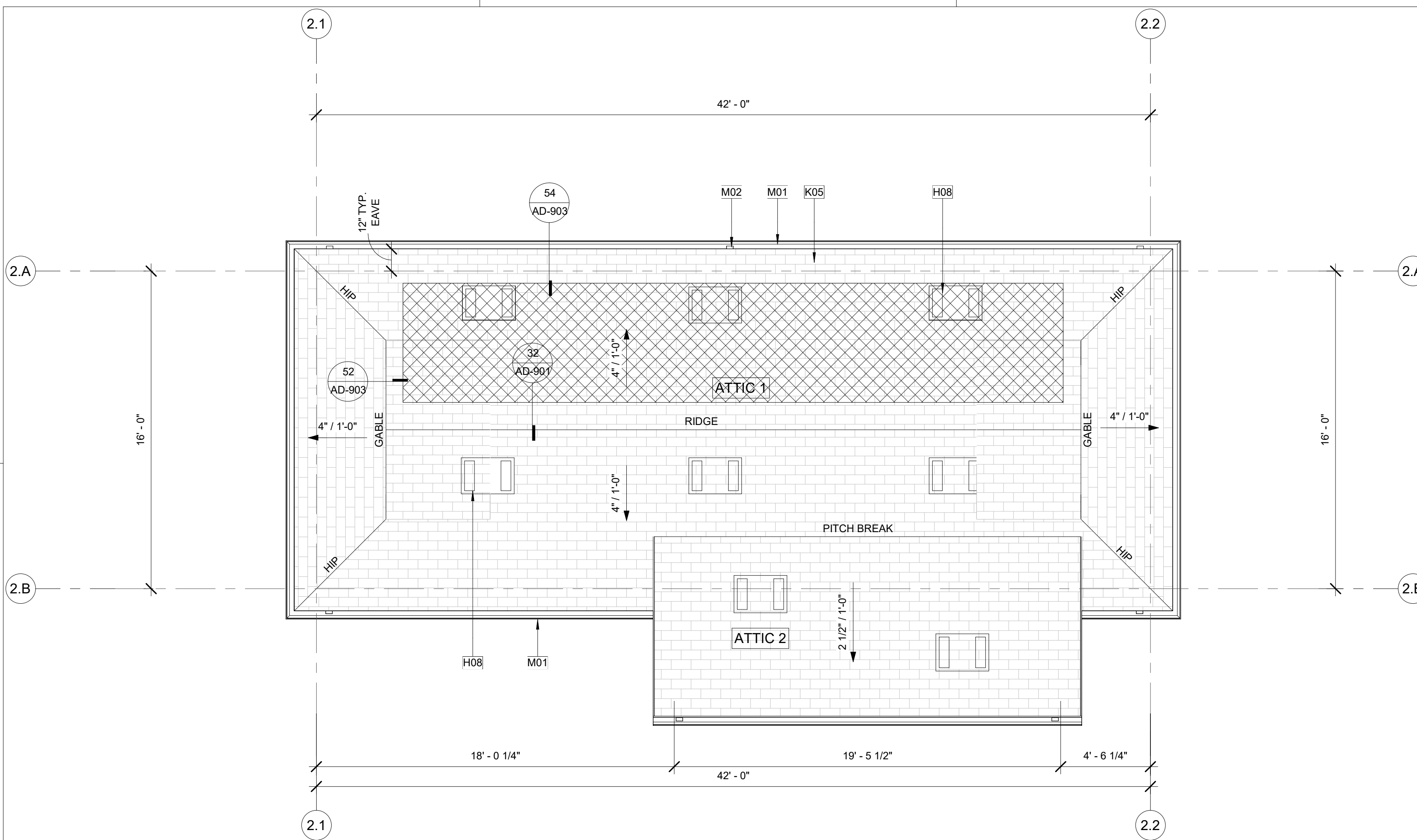
DATE
 09/26/23

SHEET

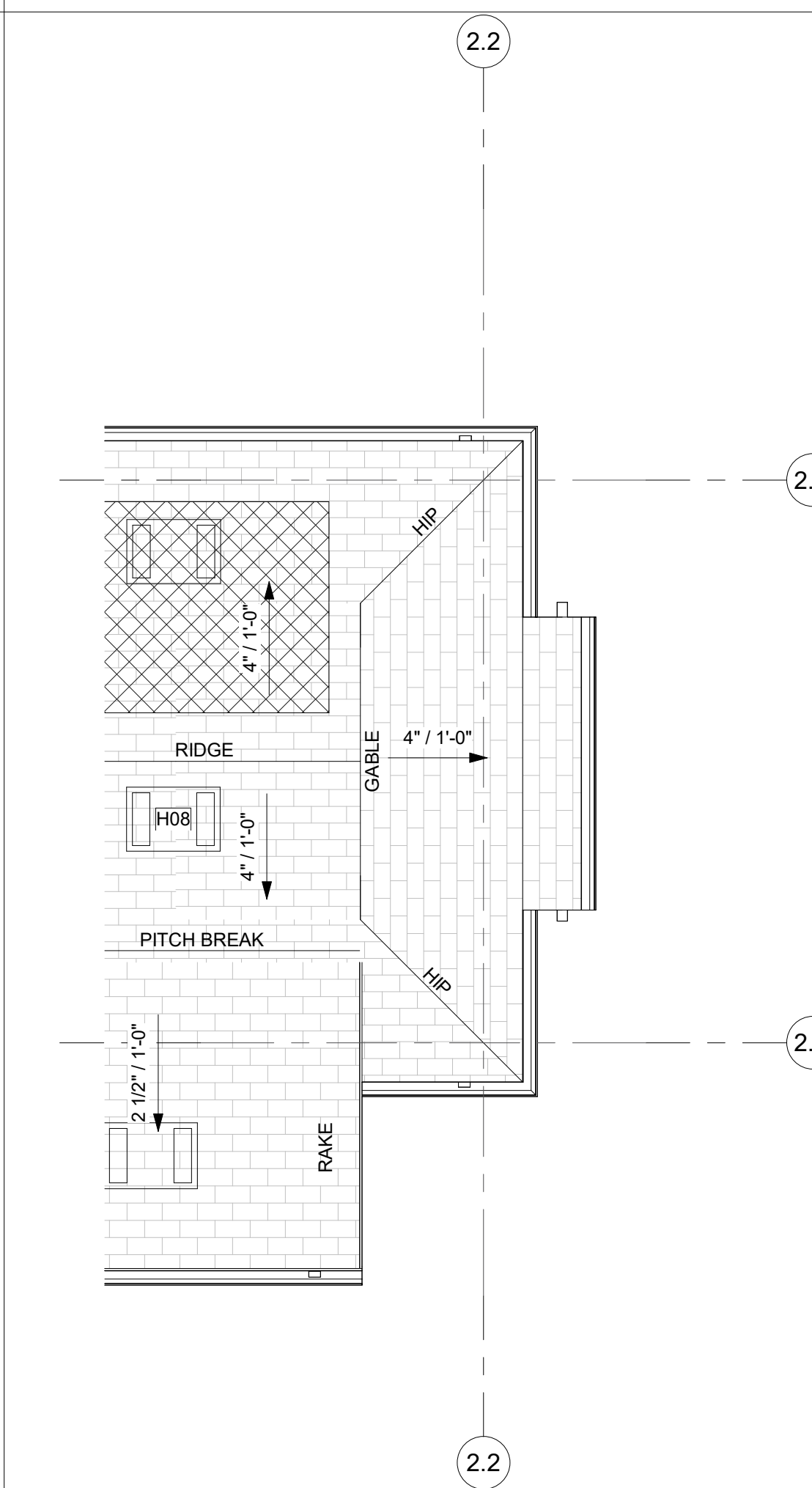
A2-111



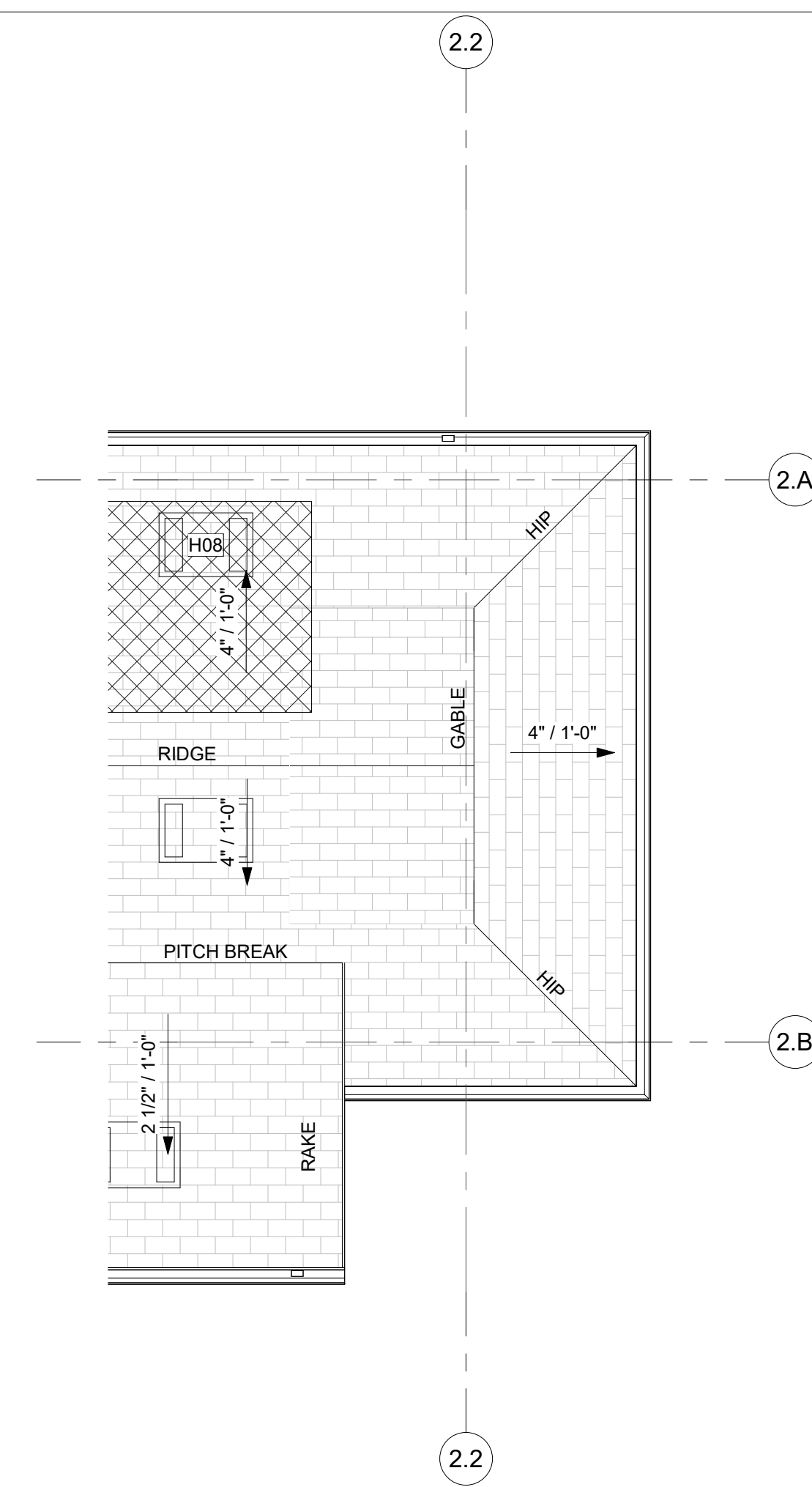
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



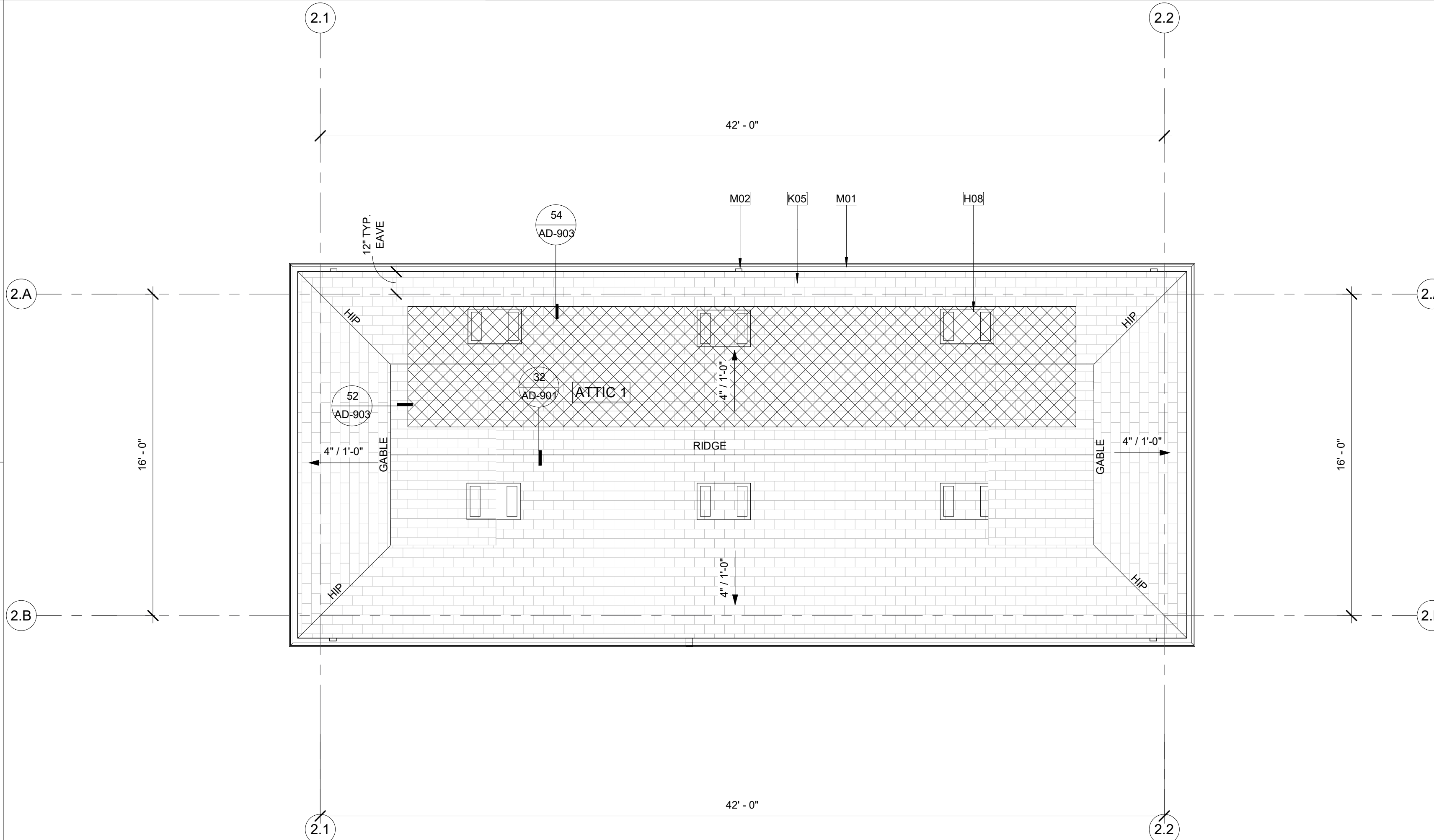
1 OPT. PORCH
A1-203A2-121 1/4" = 1'-0"



1A OPT. AWNING
A1-203A2-121 1/4" = 1'-0"



1B OPT. COVERED PORCH
A1-203A2-121 1/4" = 1'-0"



1C PLAN 2A - ROOF PLAN - CALIFORNIA RANCH
A1-203A2-121 1/4" = 1'-0"

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- 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.

KEYNOTES

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

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 2 | 672 SF | 2.24 SF | 1.12 SF | 1.12 SF |
| ATTIC 2 - PLAN 2 | 103 SF | 0.34 SF | 0.17 SF | 0.17 SF |

| VENT TYPE | COUNT | VENT LENGTH | NET FREE AREA PER VENT | PROVIDED NET FREE AREA |
|-----------------------------------|-------|-------------|------------------------|------------------------|
| ATTIC 1 - PLAN 2 | | | | |
| LOWER | | | | |
| O'HAGIN SHINGLE ROOF VENT (LOWER) | 3 | 2' - 8" | 0.50 SF | 1.50 SF |
| UPPER | | | | |
| O'HAGIN SHINGLE ROOF VENT (UPPER) | 3 | 2' - 8" | 0.50 SF | 1.50 SF |
| | | | | 3.00 SF |
| ATTIC 2 - PLAN 2 | | | | |
| LOWER | | | | |
| O'HAGIN SHINGLE ROOF VENT (LOWER) | 1 | 2' - 8" | 0.50 SF | 0.50 SF |
| UPPER | | | | |
| O'HAGIN SHINGLE ROOF VENT (UPPER) | 1 | 2' - 8" | 0.50 SF | 0.50 SF |
| | | | | 1.00 SF |

NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA

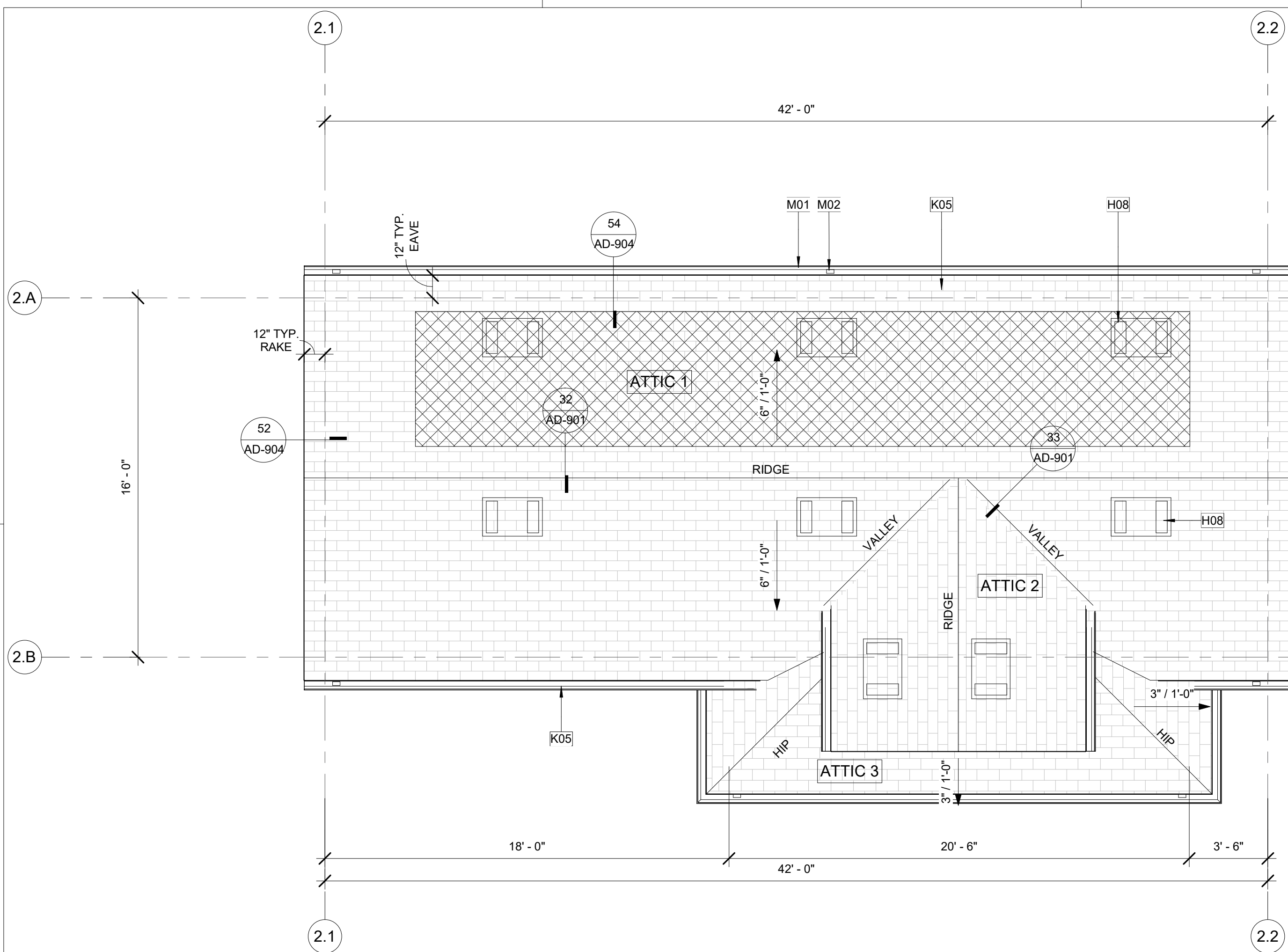
ROOF PLANS - CALIFORNIA RANCH - PLAN 2

DATE
09/26/23

SHEET
A2-121

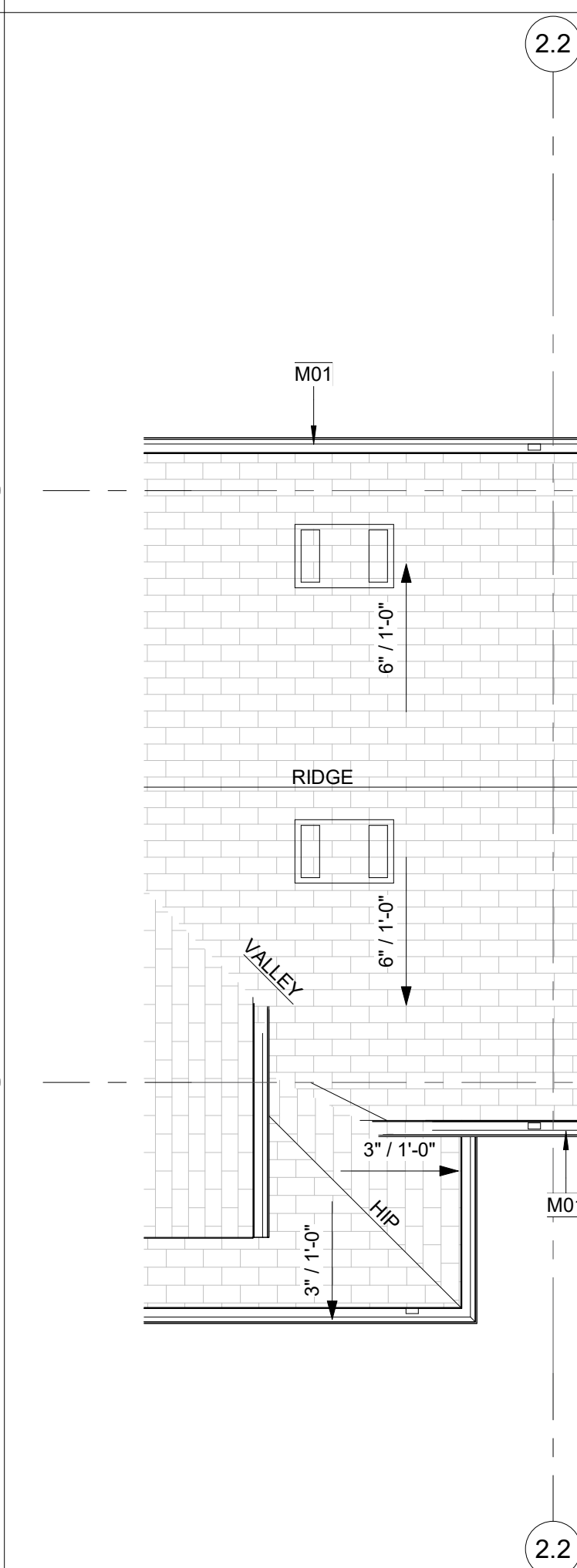


These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



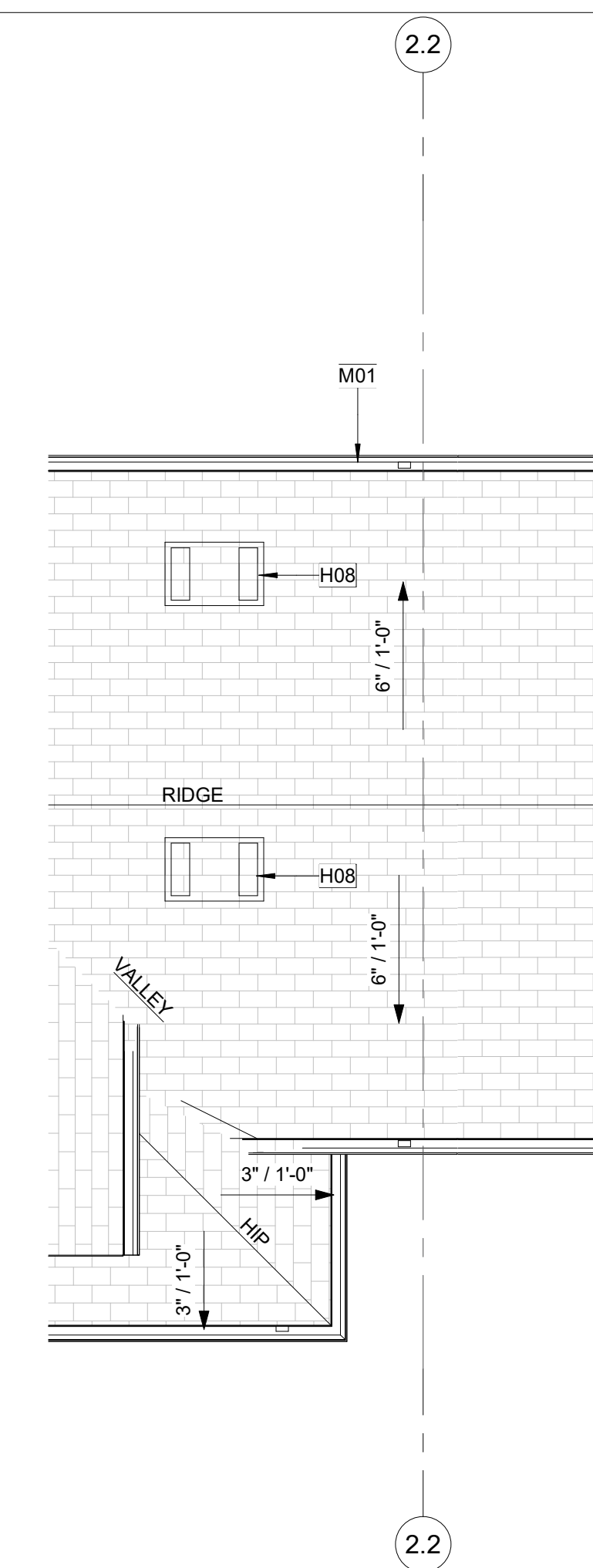
1 OPT. PORCH

A1-203A2-122 1/4" = 1'-0"



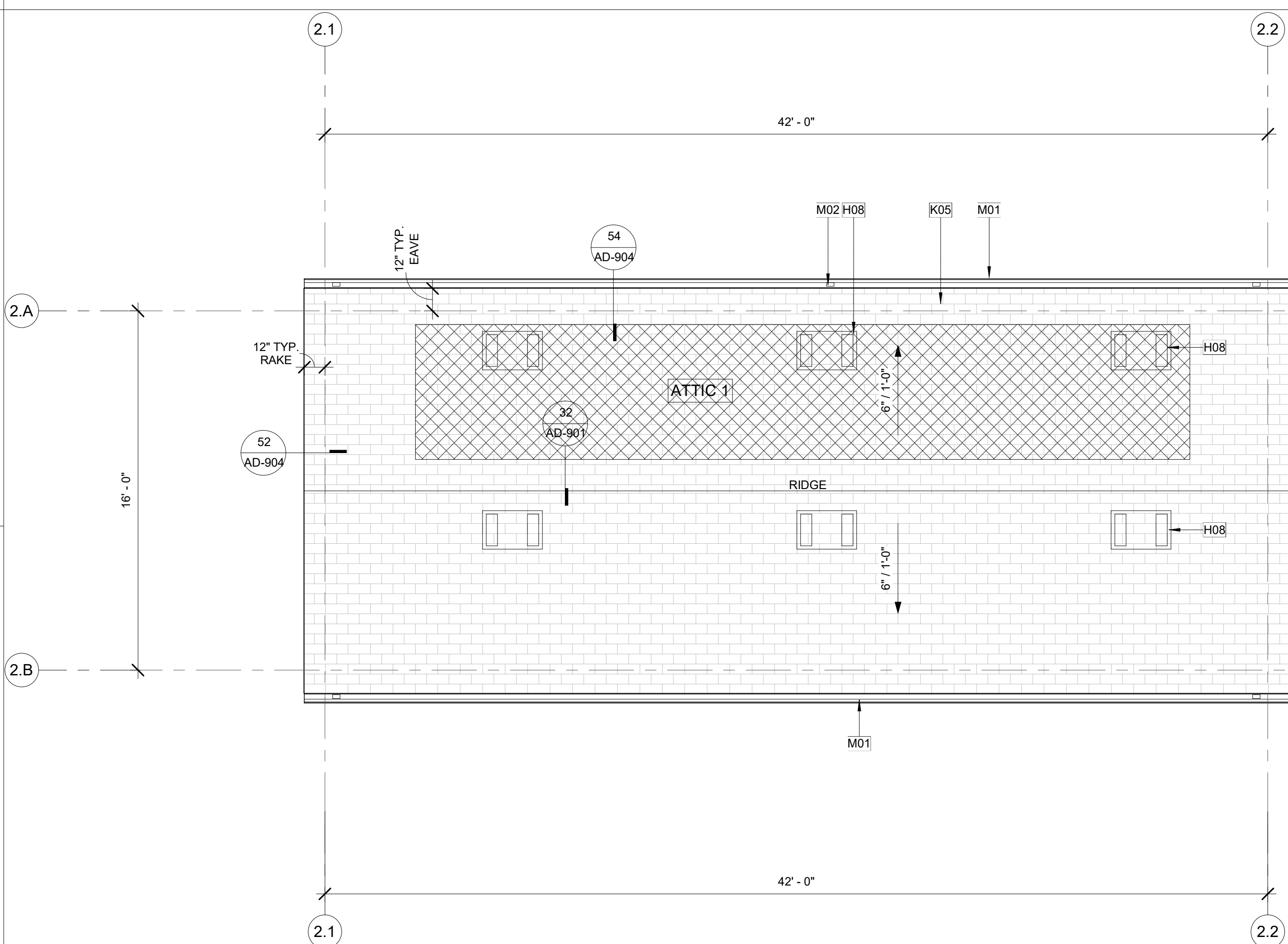
1A OPT. AWNING

A1-203A2-122 1/4" = 1'-0"



1B OPT. COVERED PORCH

A1-203A2-122 1/4" = 1'-0"



1C PLAN 2A - ROOF PLAN - CONTEMPORARY FARMHOUSE

A1-203A2-122 1/4" = 1'-0"

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.

KEYNOTES

LEGEND

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

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 2 | 672 SF | 2.24 SF | 1.12 SF | 1.12 SF |

| VENT TYPE | COUNT | VENT LENGTH | NET FREE AREA PER VENT | PROVIDED NET FREE AREA |
|-----------------------------------|-------|-------------|------------------------|------------------------|
| ATTIC 1 - PLAN 2 | | | | |
| LOWER | | | | |
| O'HAGIN SHINGLE ROOF VENT (LOWER) | 3 | 2' - 8" | 0.50 SF | 1.50 SF |
| UPPER | | | | |
| O'HAGIN SHINGLE ROOF VENT (UPPER) | 3 | 2' - 8" | 0.50 SF | 1.50 SF |
| | | | | 3.00 SF |
| ATTIC 2 - PLAN 2 | | | | |
| LOWER | | | | |
| O'HAGIN SHINGLE ROOF VENT (LOWER) | 1 | 2' - 8" | 0.50 SF | 0.50 SF |
| UPPER | | | | |
| O'HAGIN SHINGLE ROOF VENT (UPPER) | 1 | 2' - 8" | 0.50 SF | 0.50 SF |
| | | | | 1.00 SF |

NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA

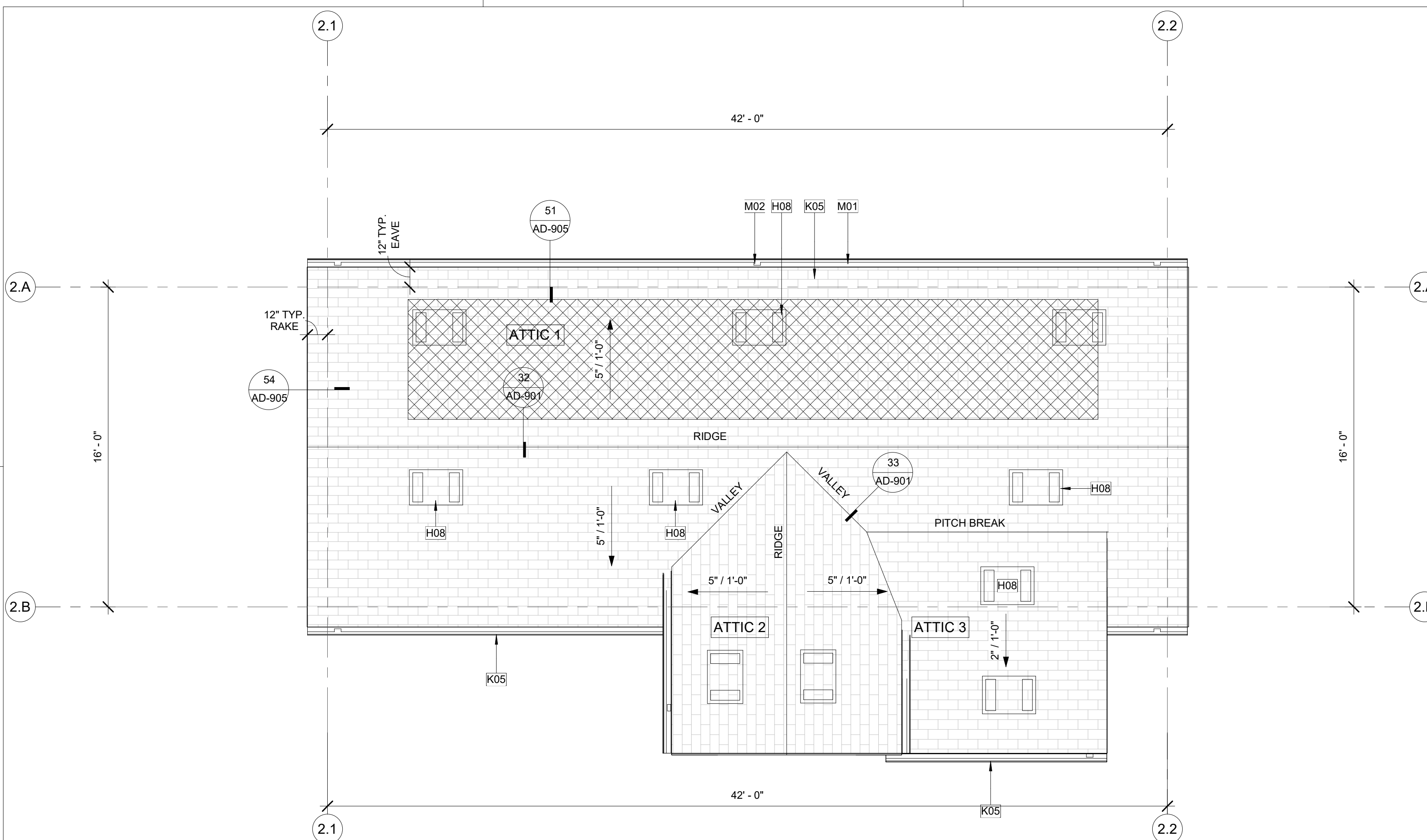
ROOF PLANS - CONTEMPORARY FARMHOUSE - PLAN 2

DATE
09/26/23

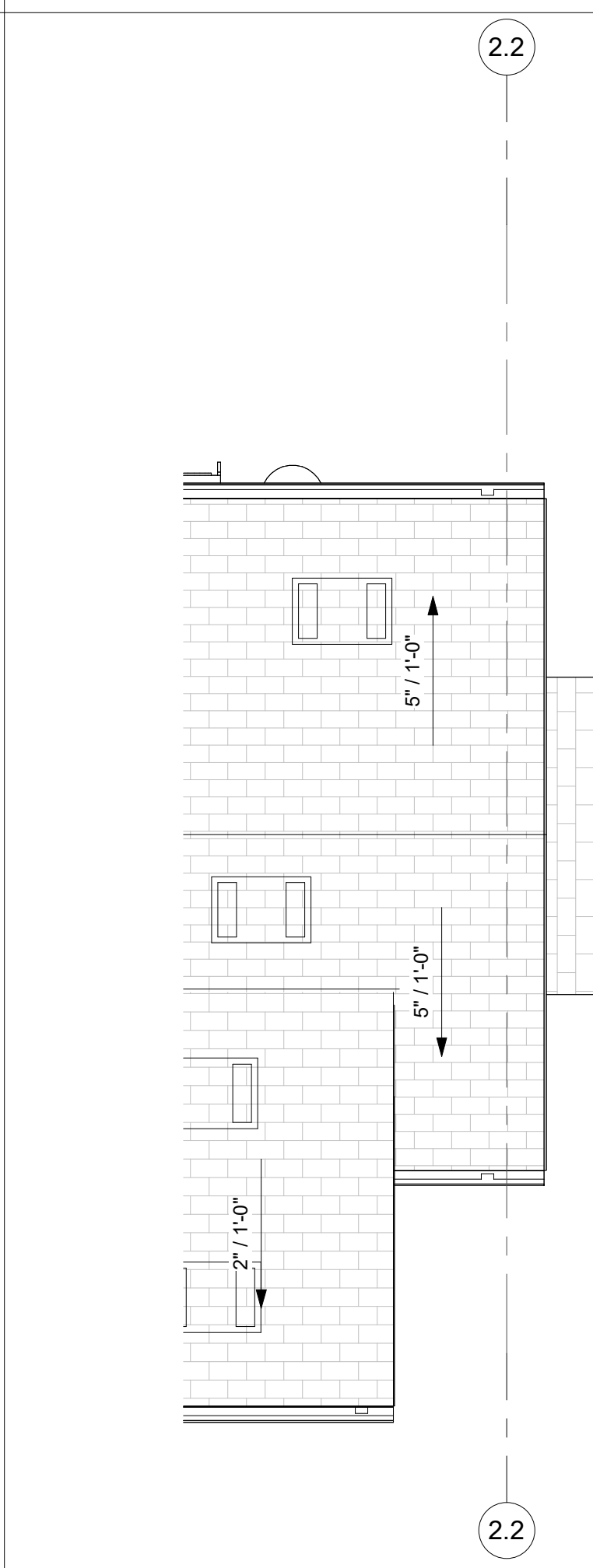
SHEET
A2-122



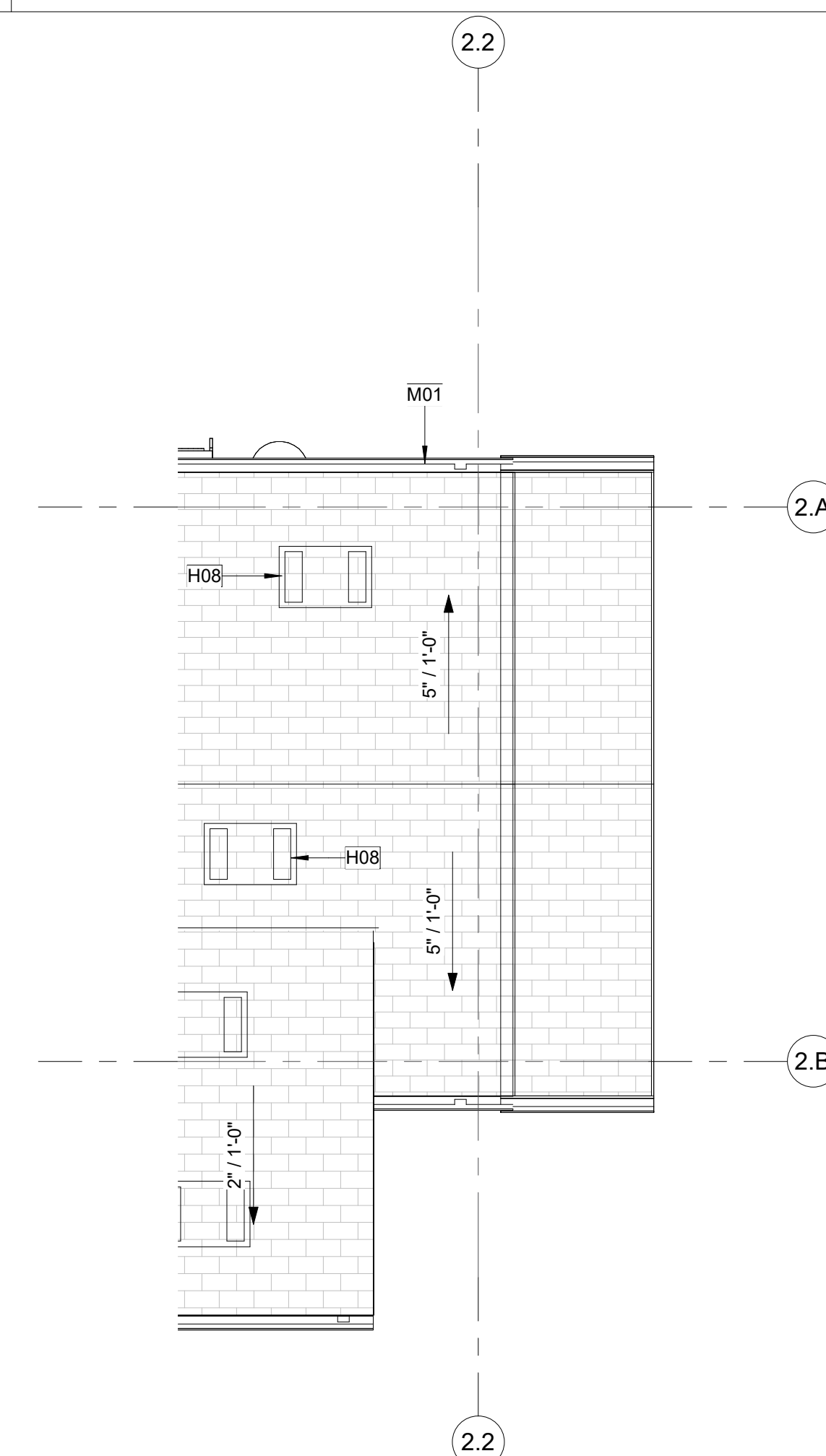
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



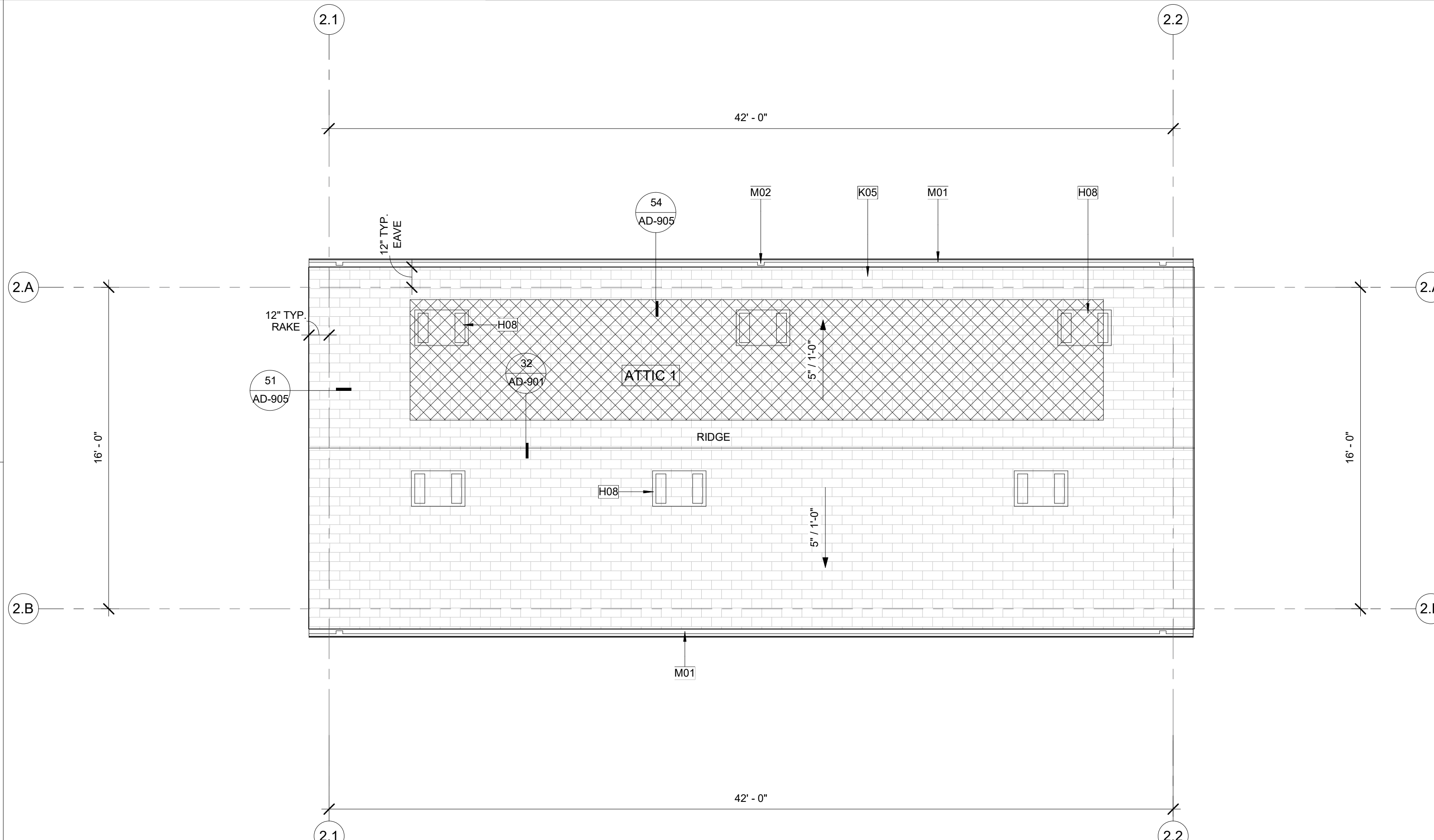
1 OPT. PORCH
A1-203A2-123 1/4" = 1'-0"



1A OPT. AWNING
A1-203A2-123 1/4" = 1'-0"



1B OPT. COVERED PORCH
A1-203A2-123 1/4" = 1'-0"



1C PLAN 2A - ROOF PLAN - COASTAL COTTAGE
A1-203A2-123 1/4" = 1'-0"

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- 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.

KEYNOTES

- 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

LEGEND

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 2 | 672 SF | 2.24 SF | 1.12 SF | 1.12 SF |
| ATTIC 2 - PLAN 2 | 89 SF | 0.30 SF | 0.15 SF | 0.15 SF |
| ATTIC 2 - PLAN 2 | 57 SF | 0.19 SF | 0.09 SF | 0.09 SF |
| ATTIC 3 - PLAN 2 | 58 SF | 0.19 SF | 0.10 SF | 0.10 SF |
| | | | NET FREE AREA PER VENT | PROVIDED NET FREE AREA |

| ATTIC | LOWER | UPPER | NET FREE AREA PER VENT | PROVIDED NET FREE AREA | |
|------------------|-----------------------------------|-------|------------------------|------------------------|---------|
| ATTIC 1 - PLAN 2 | O'HAGIN SHINGLE ROOF VENT (LOWER) | 3 | 2' - 8" | 0.50 SF | 1.50 SF |
| | O'HAGIN SHINGLE ROOF VENT (UPPER) | 3 | 2' - 8" | 0.50 SF | 1.50 SF |
| | | | | 3.00 SF | |
| ATTIC 2 - PLAN 2 | O'HAGIN SHINGLE ROOF VENT (LOWER) | 1 | 2' - 8" | 0.50 SF | 0.50 SF |
| | O'HAGIN SHINGLE ROOF VENT (UPPER) | 1 | 2' - 8" | 0.50 SF | 0.50 SF |
| | | | | 1.00 SF | |
| ATTIC 3 - PLAN 2 | O'HAGIN SHINGLE ROOF VENT (LOWER) | 1 | 2' - 8" | 0.50 SF | 0.50 SF |
| | O'HAGIN SHINGLE ROOF VENT (UPPER) | 1 | 2' - 8" | 0.50 SF | 0.50 SF |
| | | | | 1.00 SF | |

NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA

ROOF PLANS - COASTAL COTTAGE - PLAN 2

9/26/2023 12:02:21 PM C:\Users\mfernandes\Documents\2516-01-CU21_Newport Beach ADUs_2022_CENTRAL_PUBLIC SET_mfernandes.vit



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.

RCP GENERAL NOTES

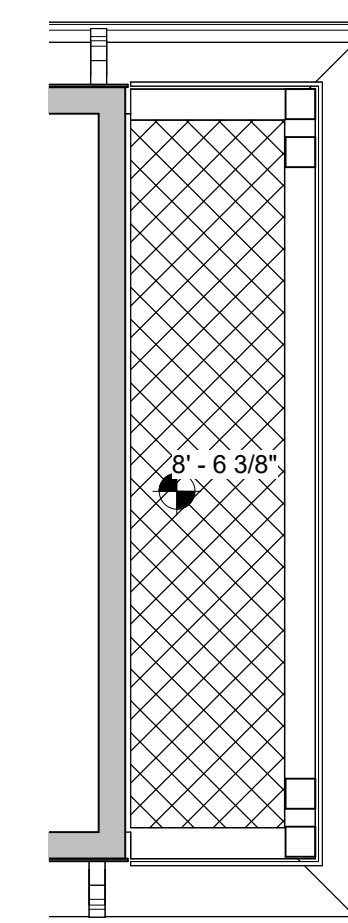
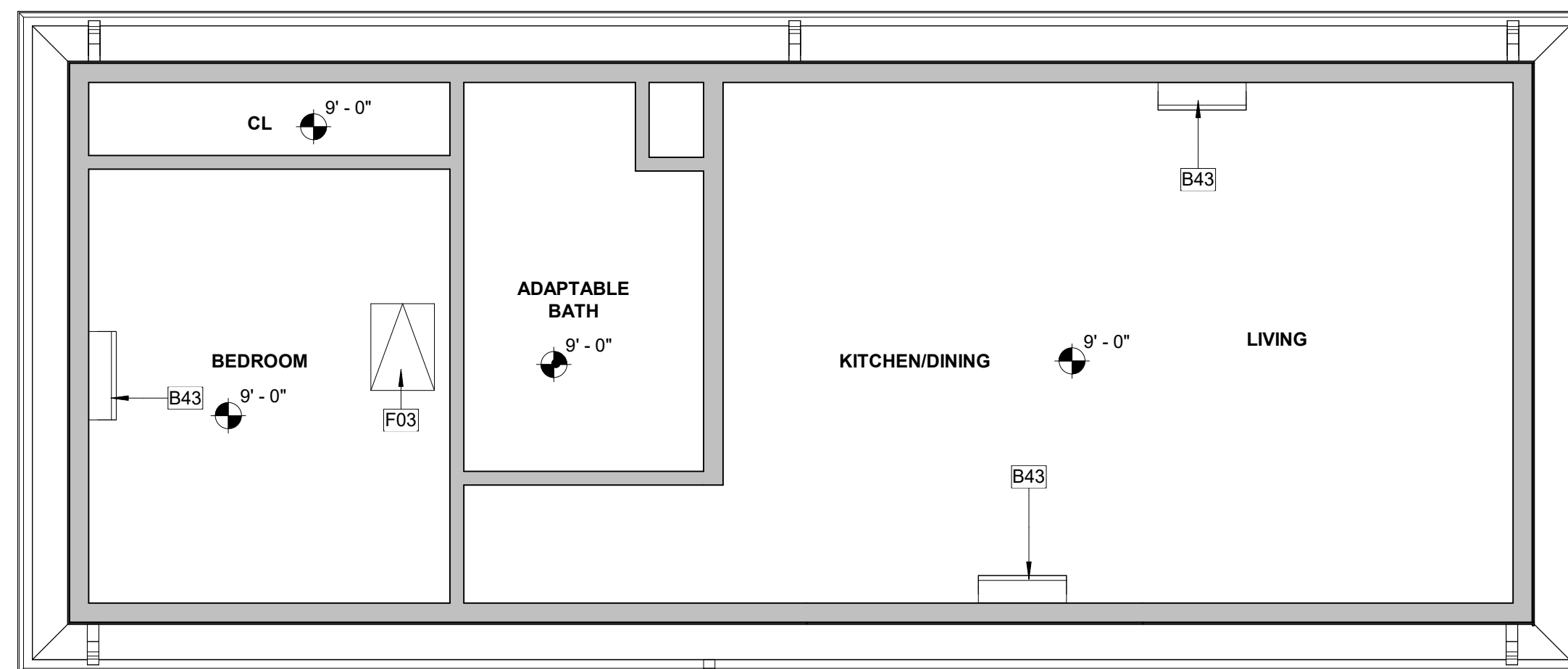
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
3. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
4. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
5. DIMENSIONS ARE TO THE FACE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

LEGEND

- 10'-0" HEIGHT OF CEILING SURFACE (SEE PLAN FOR ACTUAL HEIGHTS)
- 2" / 12" CEILING SLOPE (SEE PLAN FOR ACTUAL HEIGHTS)
- INTERIOR CEILING FINISH. REFER TO FINISH SCHEDULE.
- EXTERIOR FIBER CEMENT BOARD CEILING. HARBOR SOFFIT PANELS - BEADED PORCH PANEL OR EQ.

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 CENIC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENIC 150.0 (a)1.



1 PLAN 2A - REFLECTED CEILING PLAN - CALIFORNIA RANCH

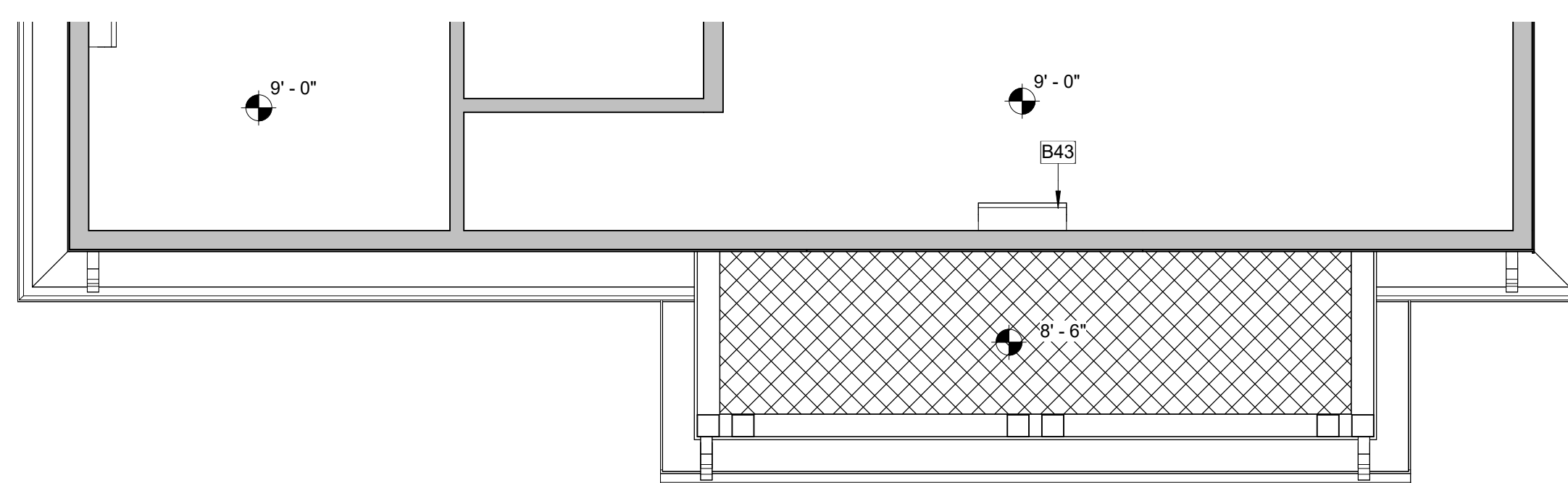
A1-201/A2-131 1/4" = 1'-0"

2 OPT. AWNING

A1-201/A2-131 1/4" = 1'-0"

3 OPT. SIDE PORCH

A1-201/A2-131 1/4" = 1'-0"



4 OPT. PORCH

A1-201/A2-131 1/4" = 1'-0"

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

**REFLECTED CEILING PLANS -
CALIFORNIA RANCH - PLAN 2**

DATE
09/26/23

SHEET

A2-131



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.

RCP GENERAL NOTES

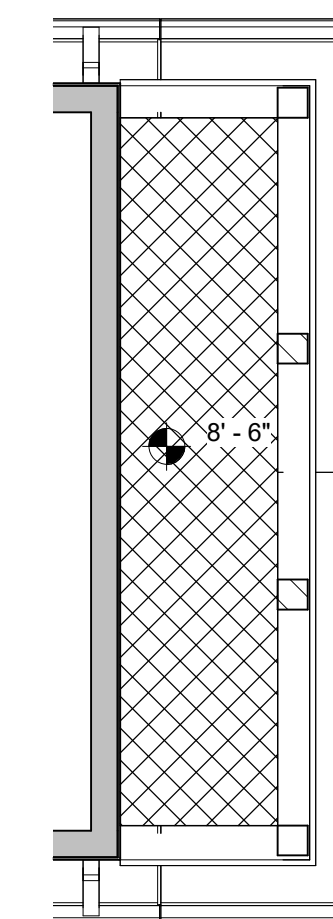
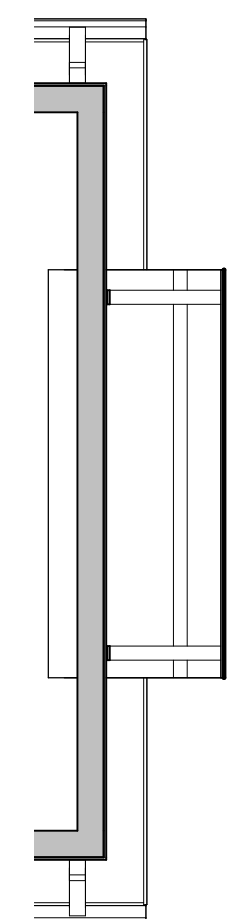
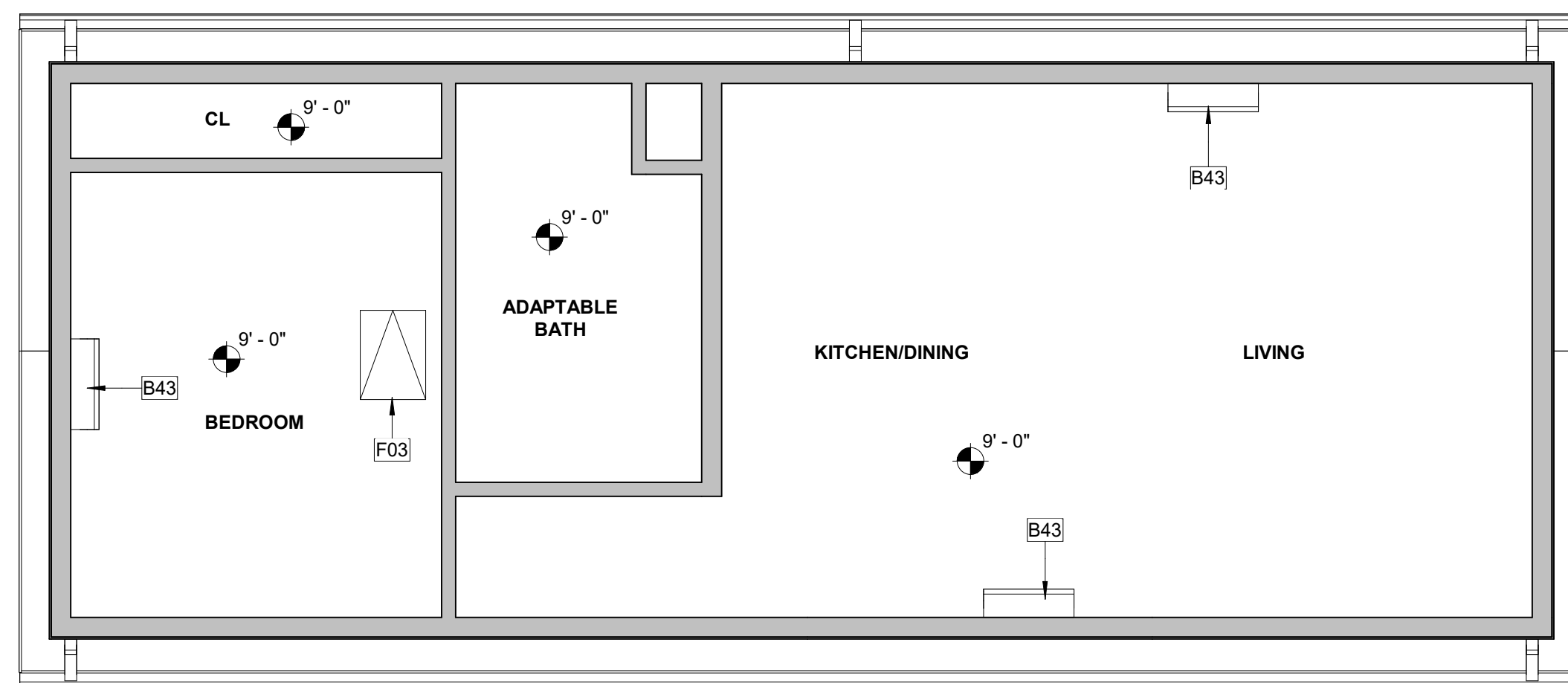
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
3. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
4. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
5. DIMENSIONS ARE TO THE FACE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

LEGEND

- 10'-0" HEIGHT OF CEILING SURFACE (SEE PLAN FOR ACTUAL HEIGHTS)
- 2" / 12" CEILING SLOPE (SEE PLAN FOR ACTUAL HEIGHTS)
- INTERIOR CEILING FINISH. REFER TO FINISH SCHEDULE.
- EXTERIOR FIBER CEMENT BOARD CEILING. HARBOR SOFFIT PANELS - BEADED PORCH PANEL OR EQ.

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 CENIC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENIC 150.0 (a)1.



1 PREFLECTED CEILING PLAN - CONTEMPORARY FARMHOUSE

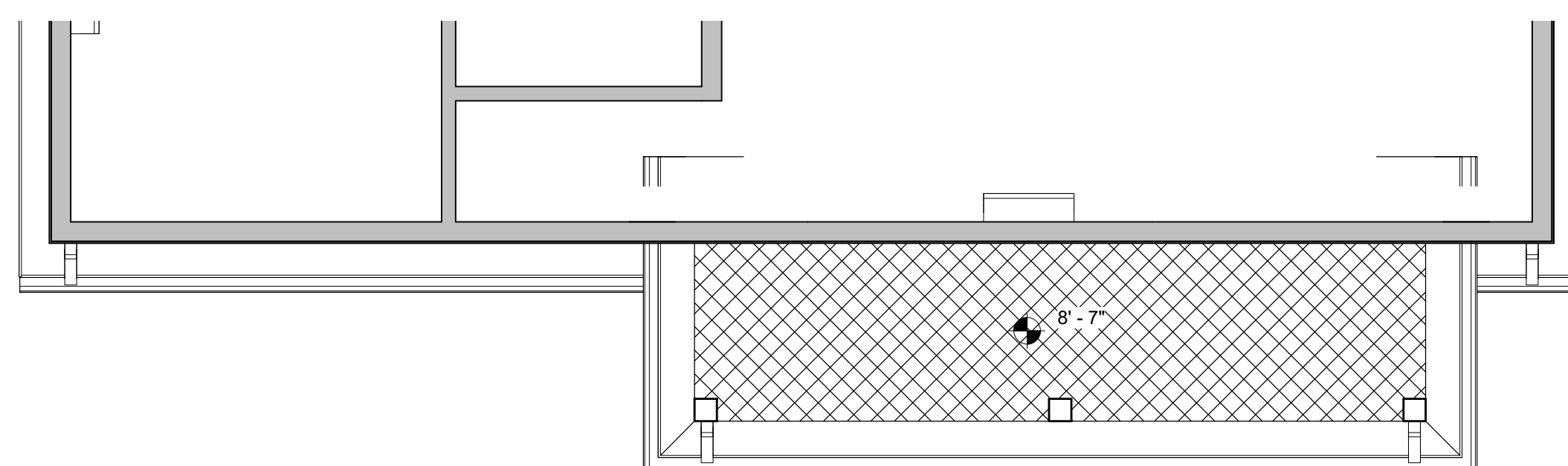
A1-201/A2-132 1/4" = 1'-0"

2 OPT. AWNING

A1-201/A2-132 1/4" = 1'-0"

3 OPT. SIDE PORCH

A1-201/A2-132 1/4" = 1'-0"



4 OPT. PORCH

A1-201/A2-132 1/4" = 1'-0"

NEWPORT BEACH ADU
STANDARD PLANS
NEWPORT BEACH, CA
REFLECTED CEILING PLANS -
CONTEMPORARY FARMHOUSE -
PLAN 2

DATE
09/26/23

SHEET
A2-132



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.

RCP GENERAL NOTES

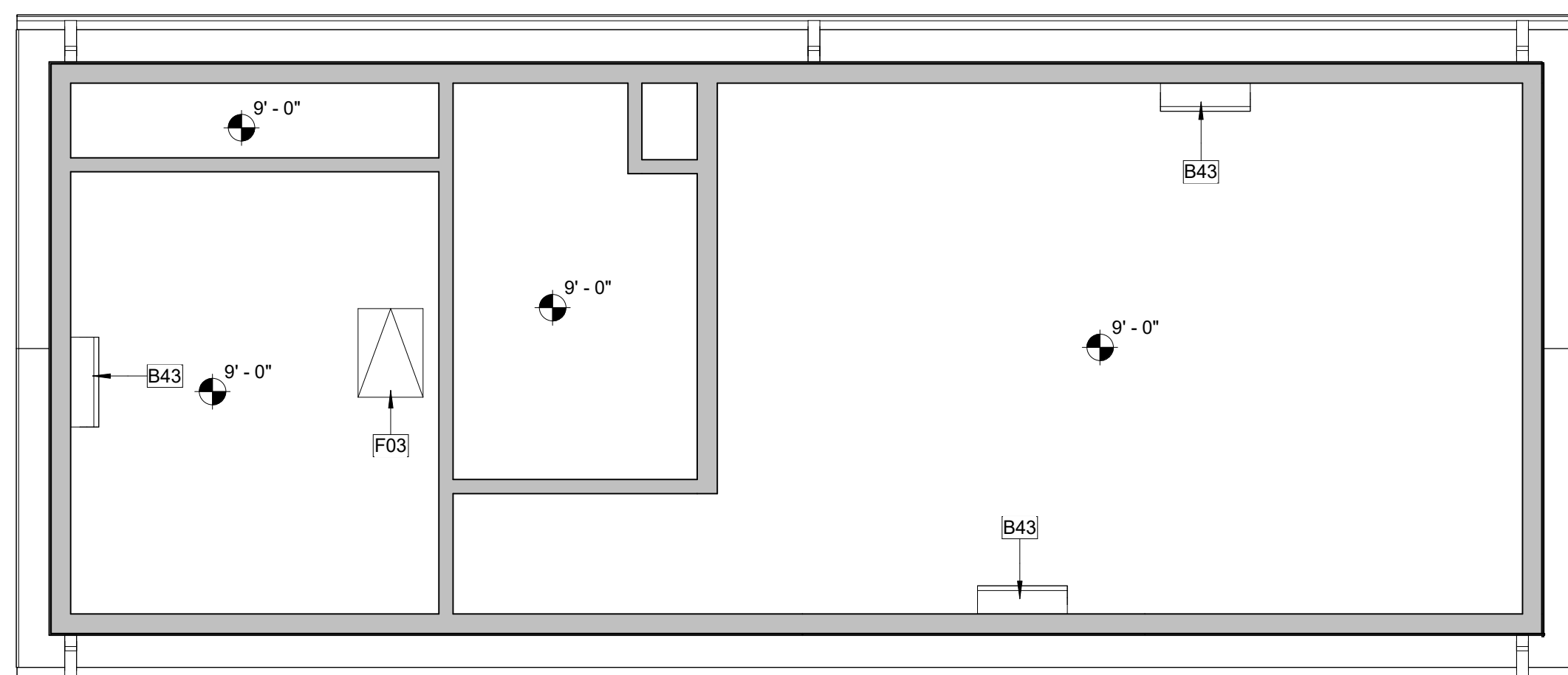
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
3. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
4. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
5. DIMENSIONS ARE TO THE FACE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

LEGEND

- 10'-0" HEIGHT OF CEILING SURFACE (SEE PLAN FOR ACTUAL HEIGHTS)
- 2" / 12" CEILING SLOPE (SEE PLAN FOR ACTUAL HEIGHTS)
- INTERIOR CEILING FINISH. REFER TO FINISH SCHEDULE.
- EXTERIOR FIBER CEMENT BOARD CEILING. HARRIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ.

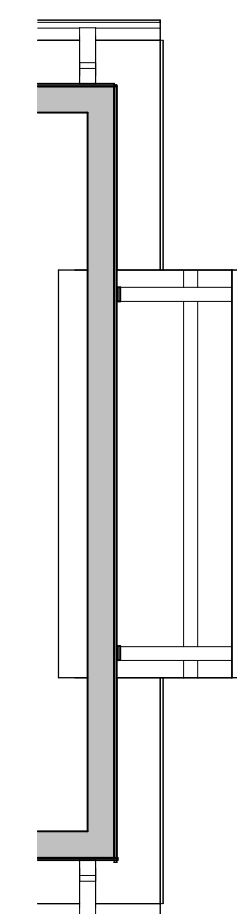
KEYNOTES

- 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 CENIC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENIC 150.0 (a)1.



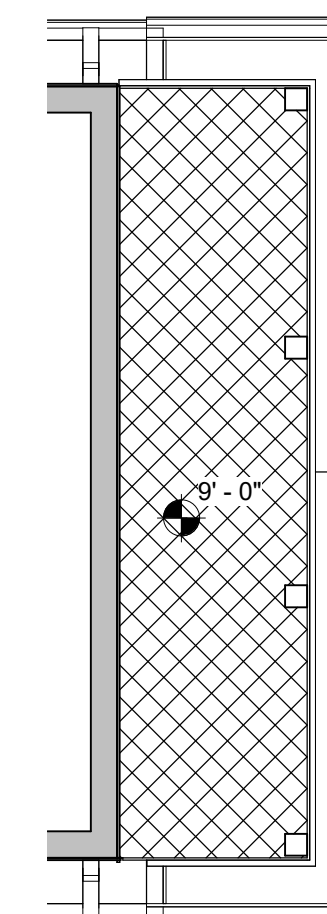
1 REFLECTED CEILING PLAN - NO COVERED PORCH

A1-201/A2-133 1/4" = 1'-0"



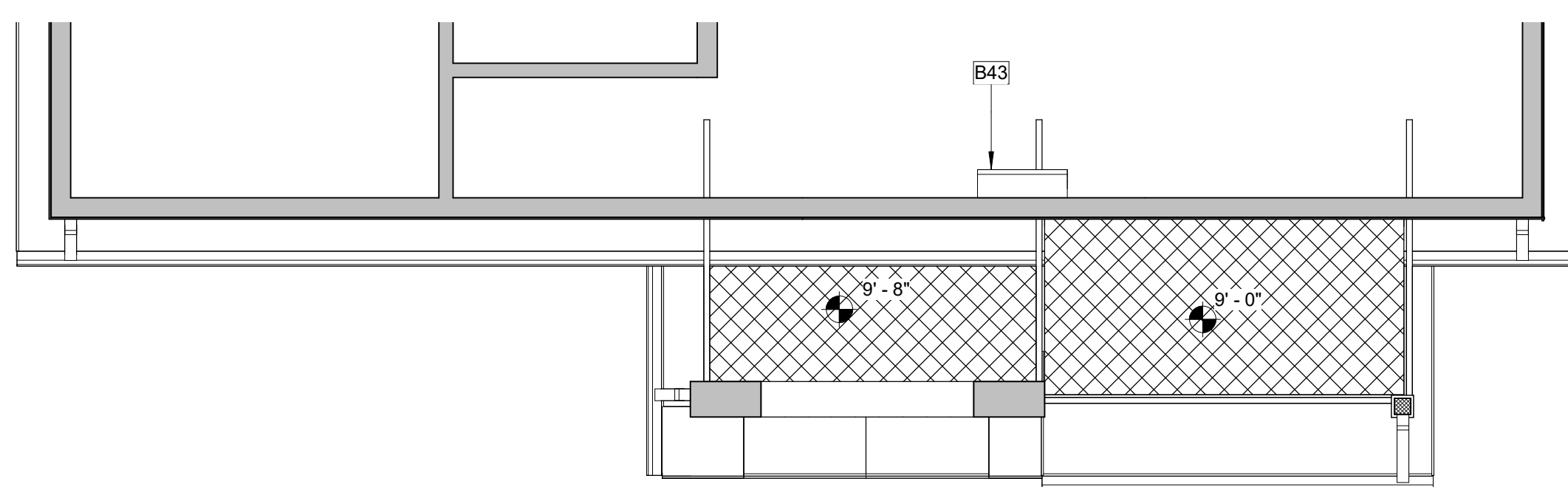
2 OPT. AWNING

A1-201/A2-133 1/4" = 1'-0"



3 OPT. SIDE PORCH

A1-201/A2-133 1/4" = 1'-0"



4 OPT. COVERED FRONT PORCH

A1-201/A2-133 1/4" = 1'-0"

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

**REFLECTED CEILING PLANS -
COASTAL COTTAGE - PLAN 2**

DATE
09/26/23

SHEET

A2-133



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.

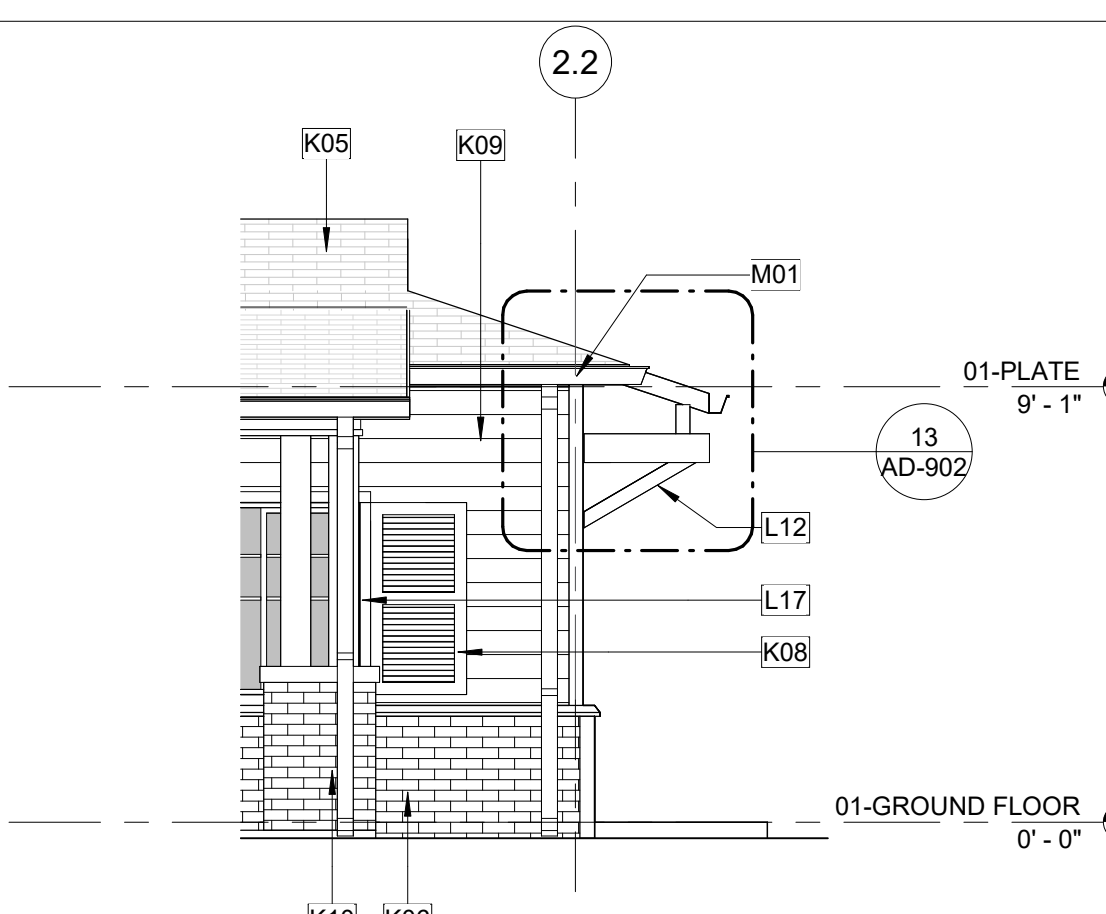
ELEVATION GENERAL NOTES

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.



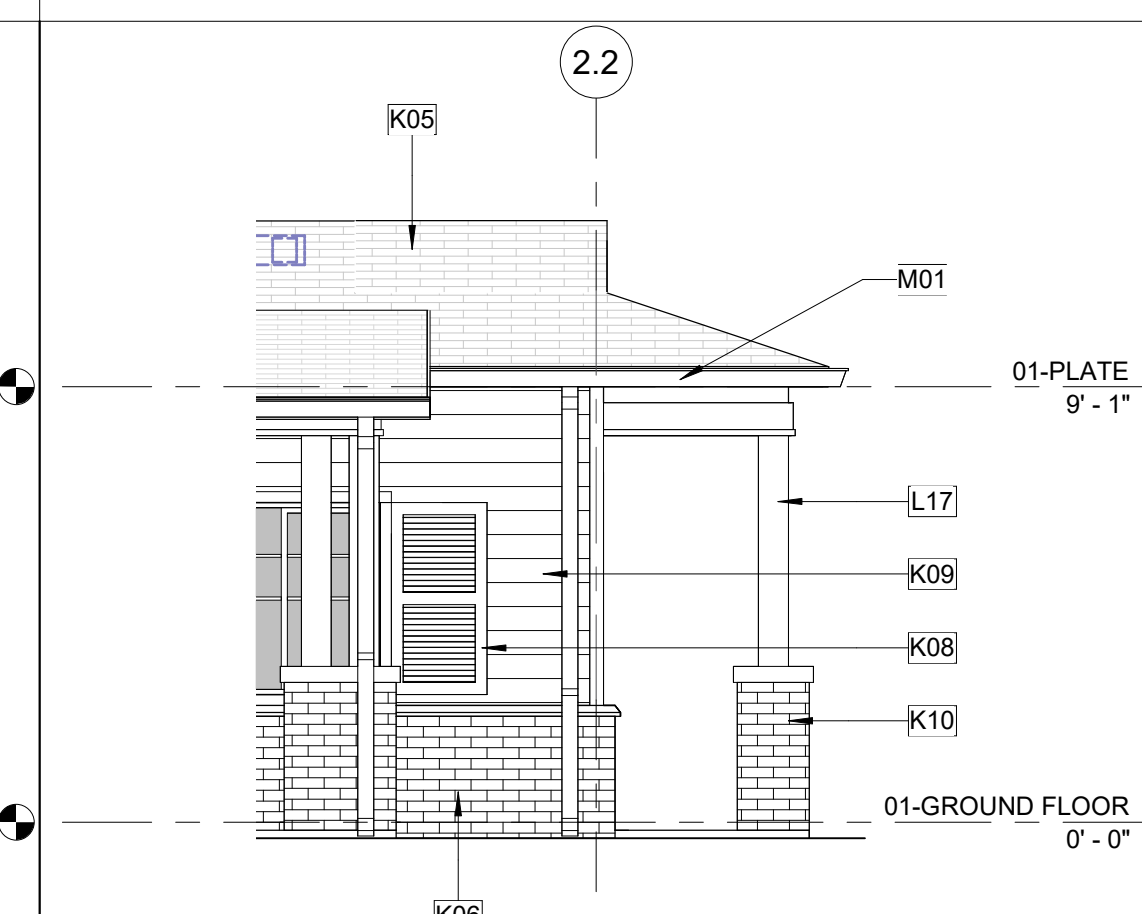
1 FRONT ELEVATION - COVERED PORCH

A2-101/A2-201 1/4" = 1'-0"



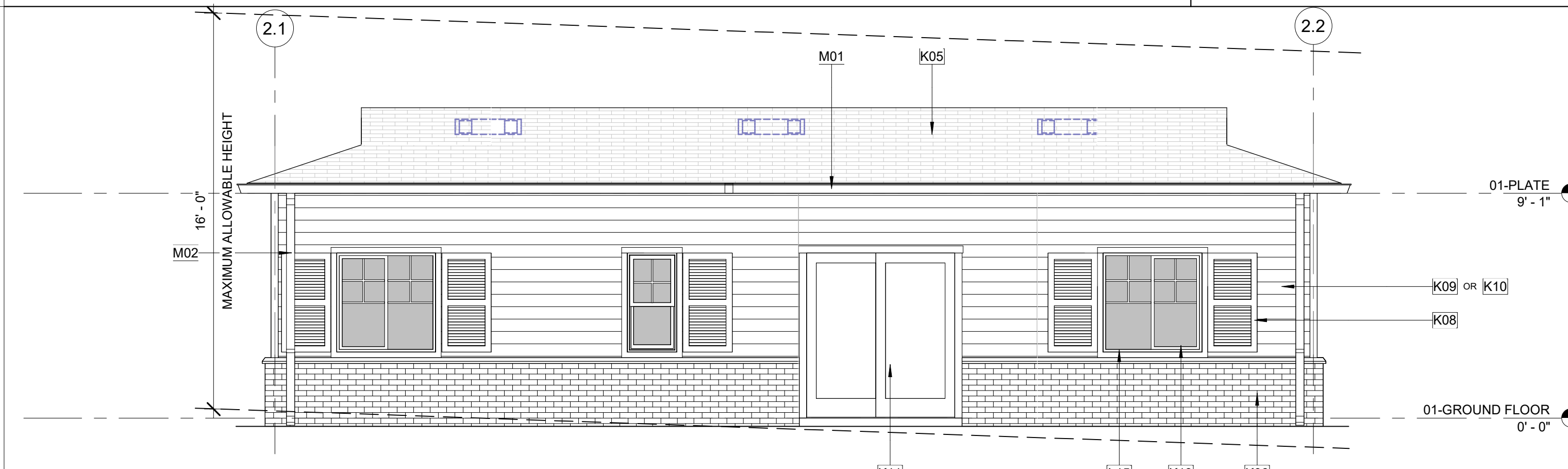
1A OPT. AWNING

A7 A2-201 1/4" = 1'-0"



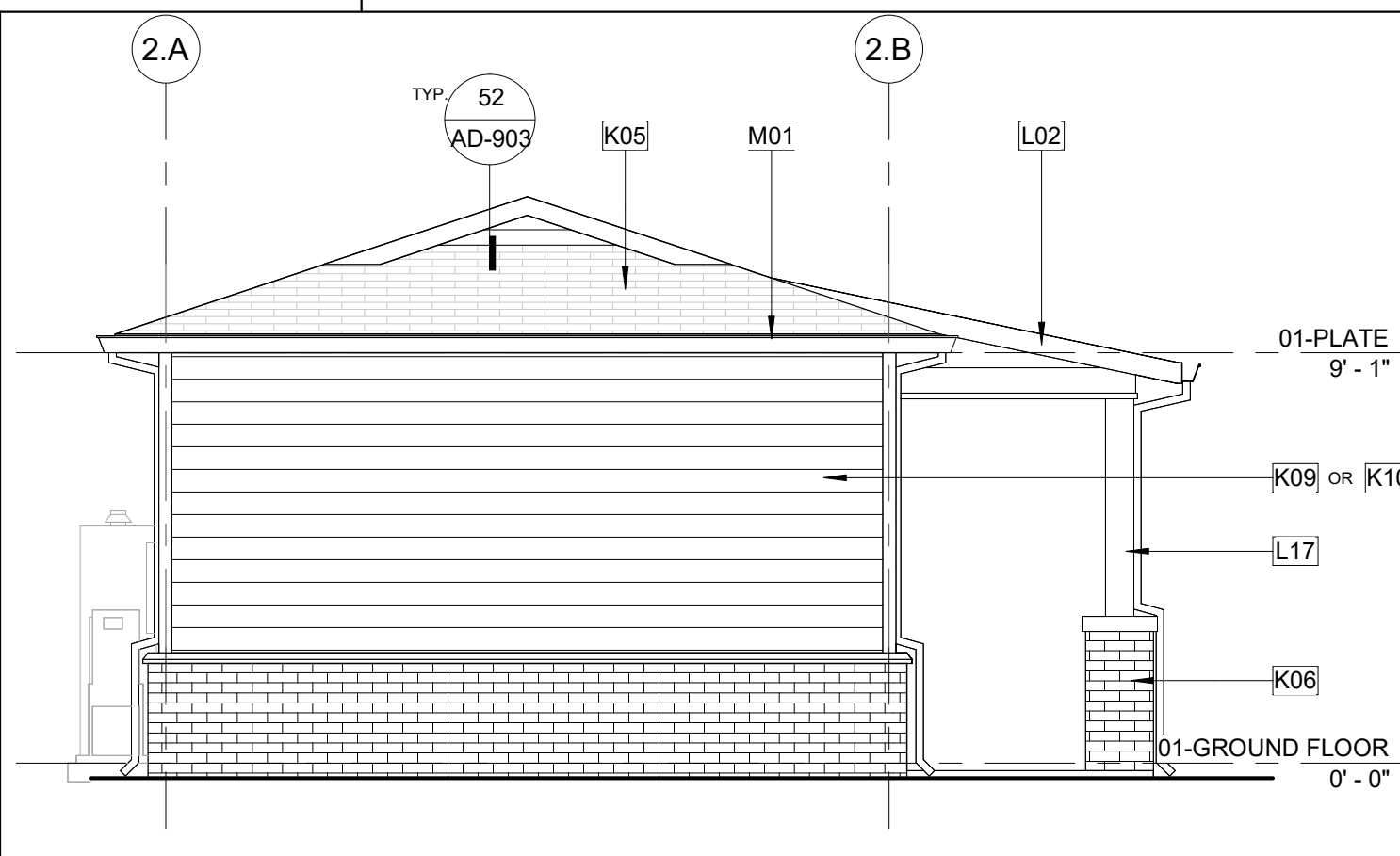
1B OPT. COVERED PORCH

A7 A2-201 1/4" = 1'-0"



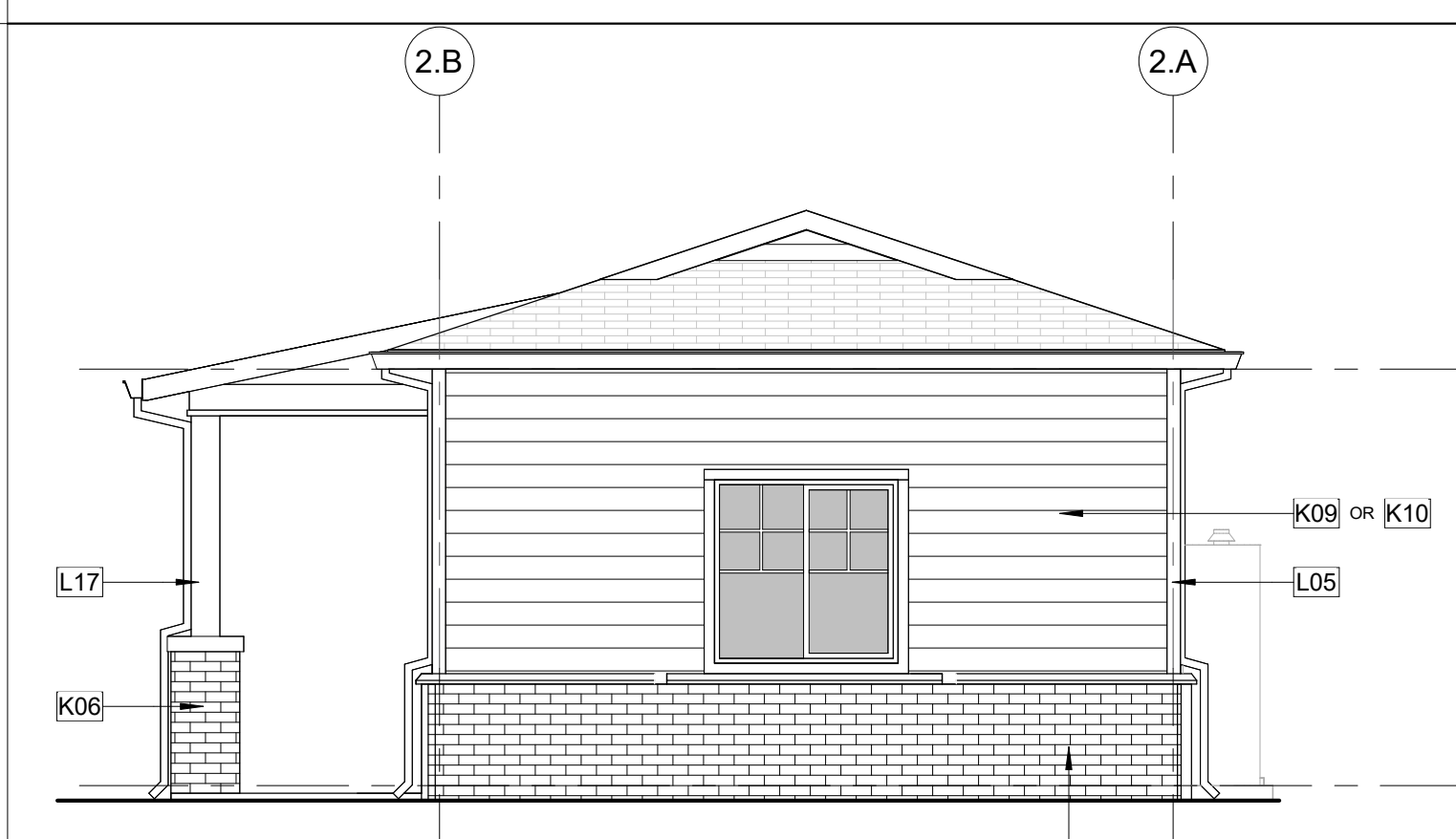
1C OPT. - NO PORCH (SHOWN WITH SLIDER OPTION)

A7 A2-201 1/4" = 1'-0"



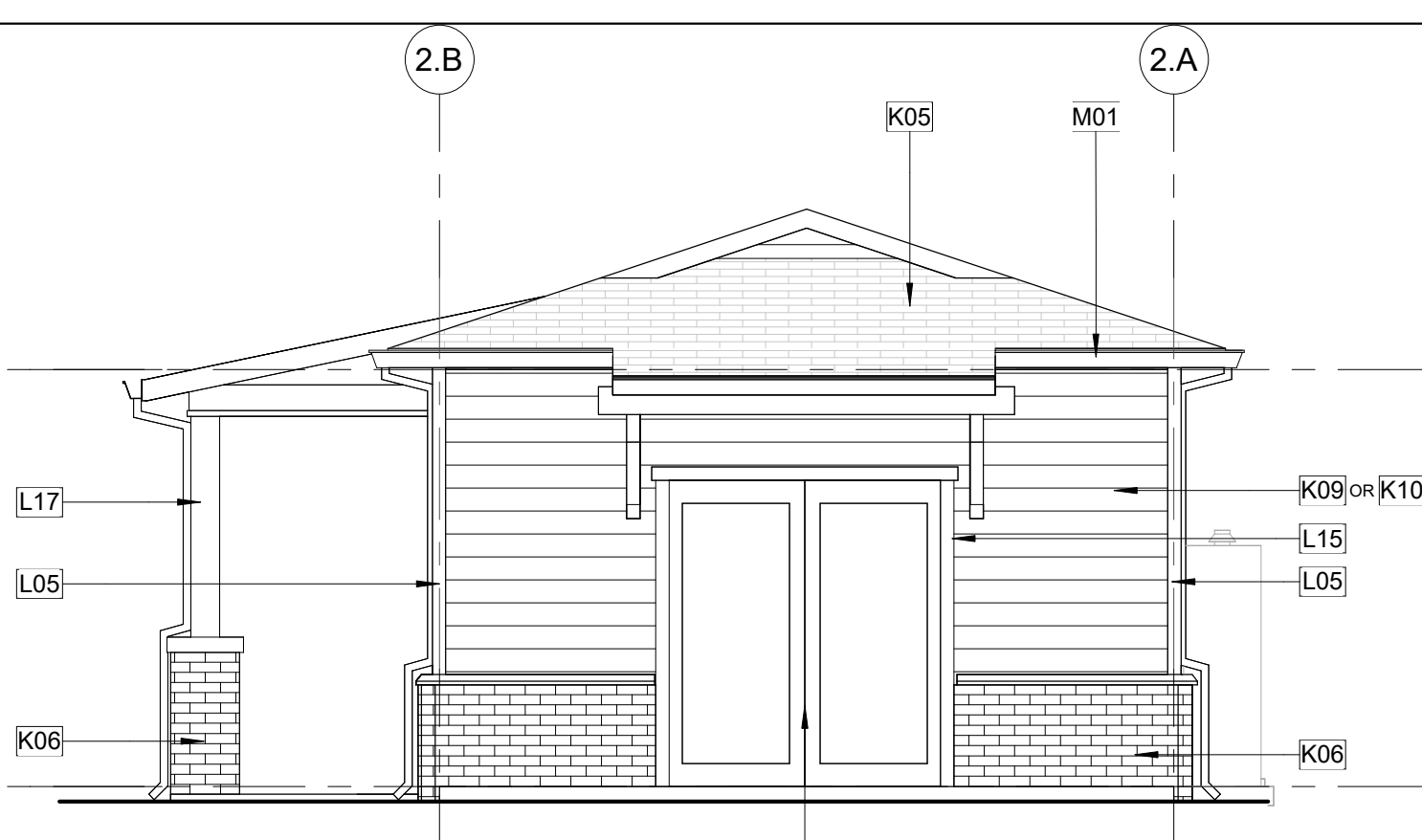
2 LEFT ELEVATION - COVERED PORCH

A2-101/A2-201 1/4" = 1'-0"



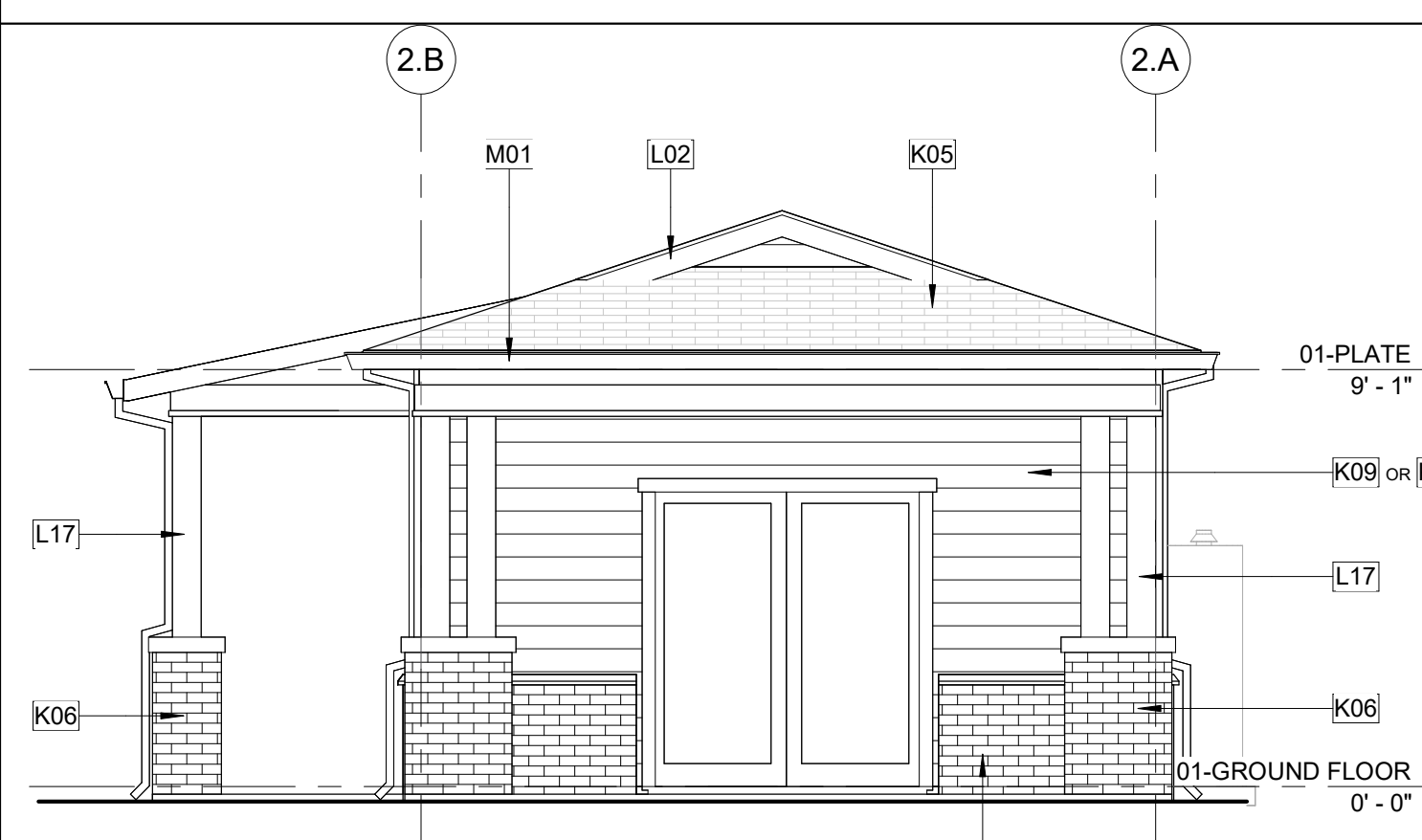
3 OPT. WINDOW (NO PORCH)

A2-101/A2-201 1/4" = 1'-0"



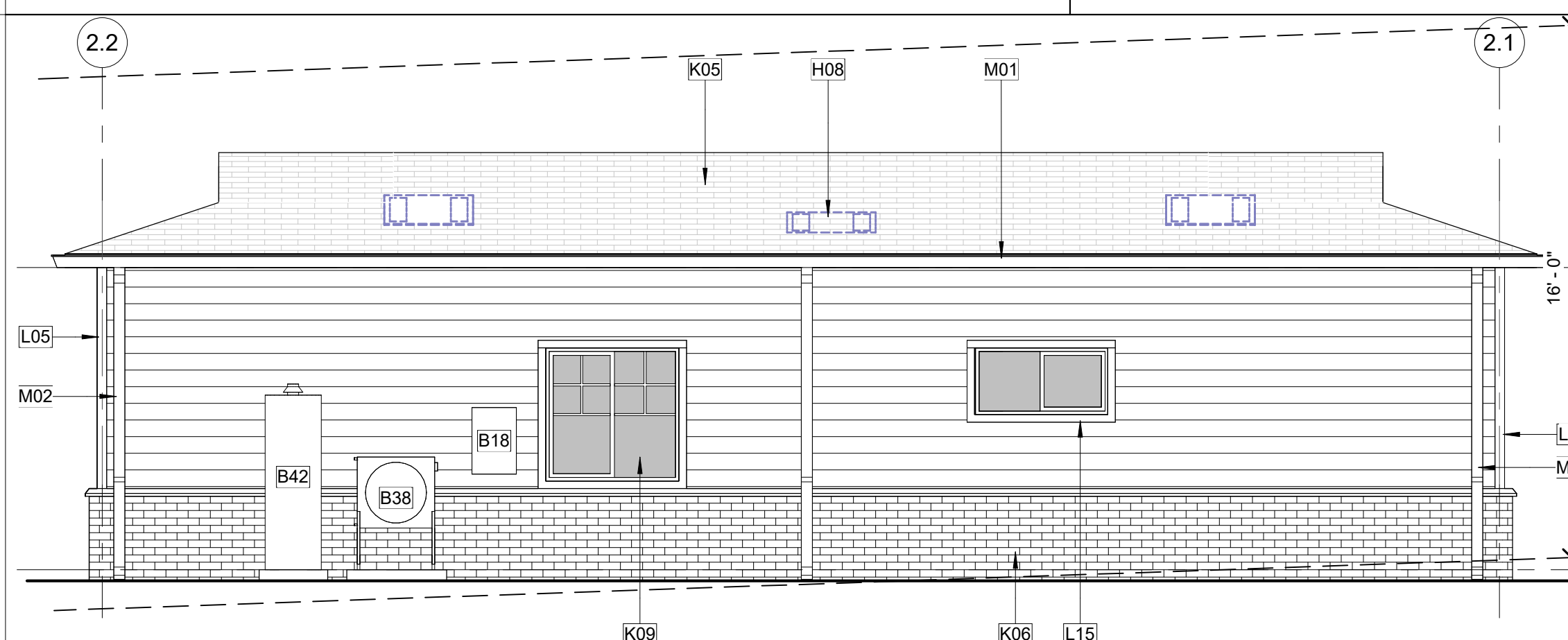
3A OPT. AWNING

A7 A2-201 1/4" = 1'-0"



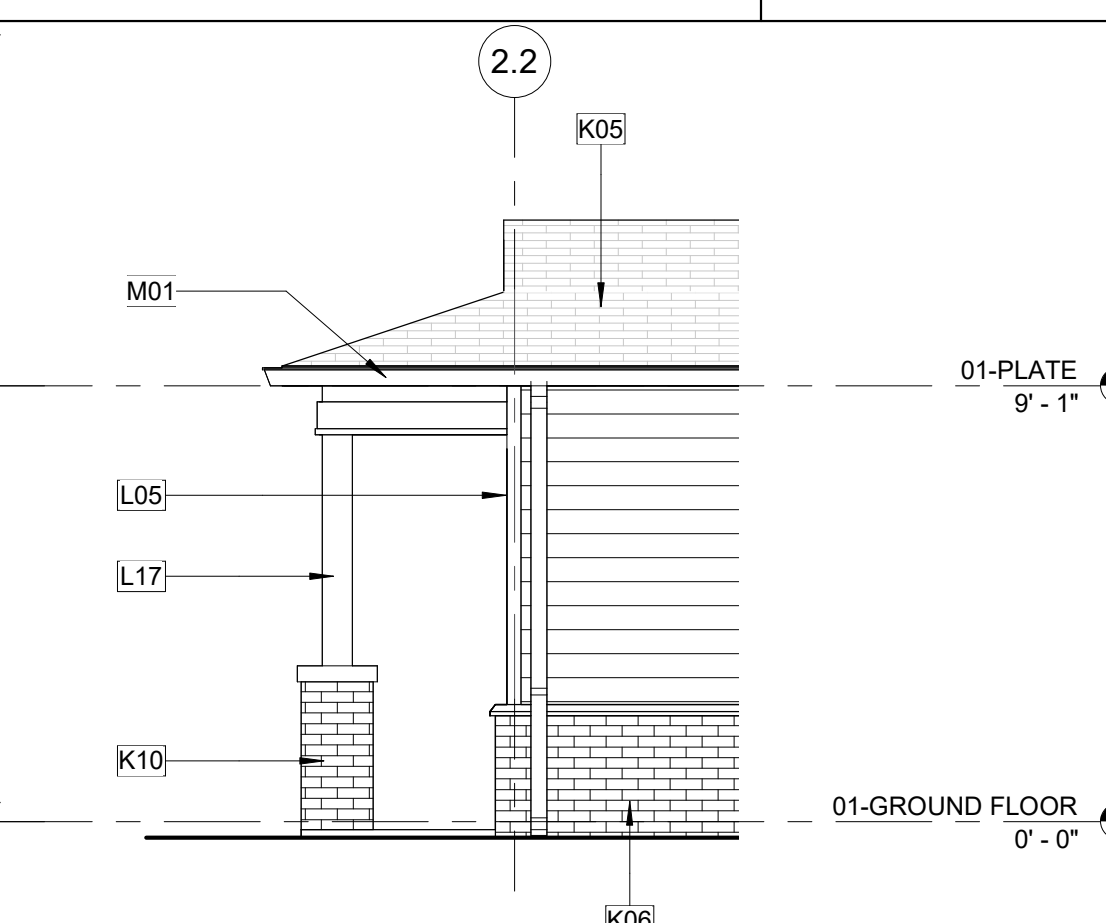
3B OPT. COVERED PORCH

A7 A2-201 1/4" = 1'-0"



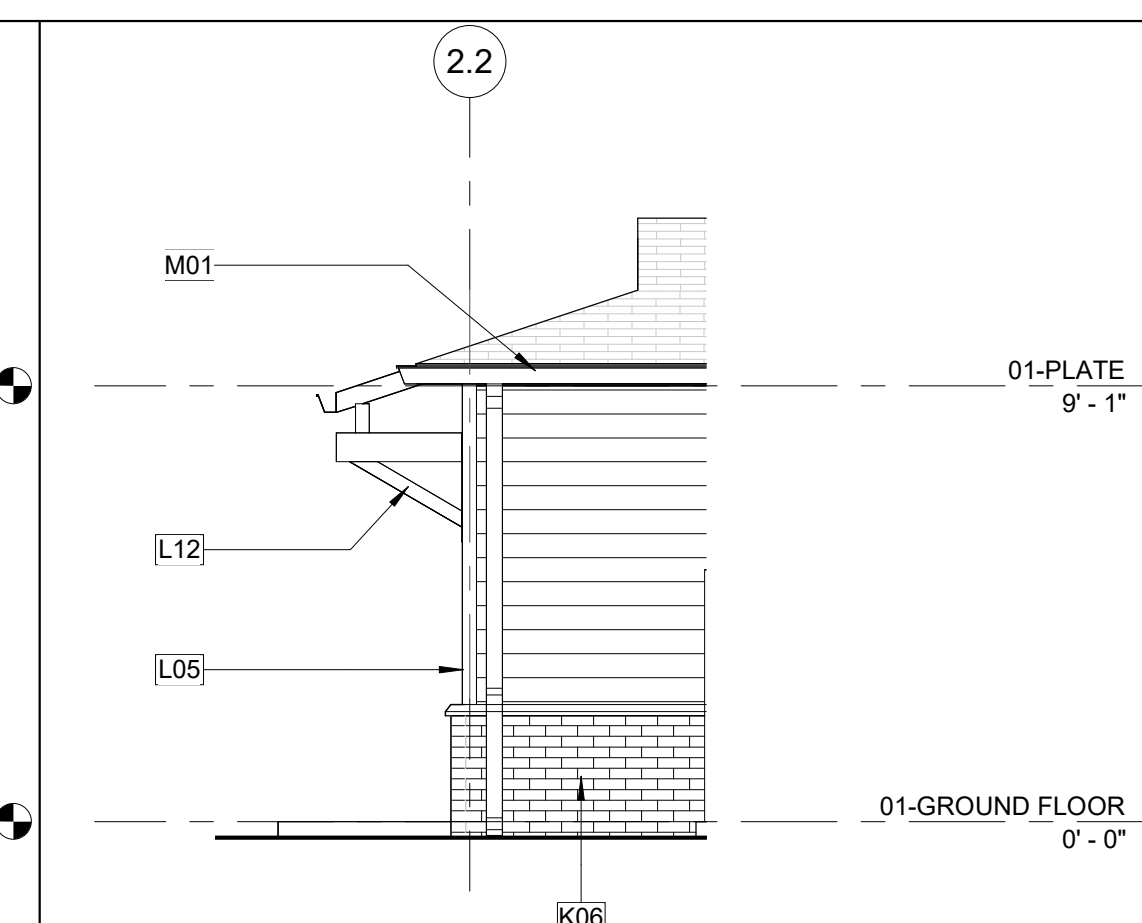
4 PLAN 2 - CALIFORNIA RANCH - REAR

A2-101/A2-201 1/4" = 1'-0"



4B OPT. COVERED PORCH

A7 A2-201 1/4" = 1'-0"



4A OPT. AWNING

A7 A2-201 1/4" = 1'-0"

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. 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
- K13 WINDOW PER PLAN
- L02 1x8 FIBER CEMENT FASCIA.
- L05 1x4 FIBER CEMENT TRIM.
- L12 4x MIN. WOOD BRACE WITH KICKER.
- L15 WIN/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 CAULK 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

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 2**

DATE
09/26/23
SHEET

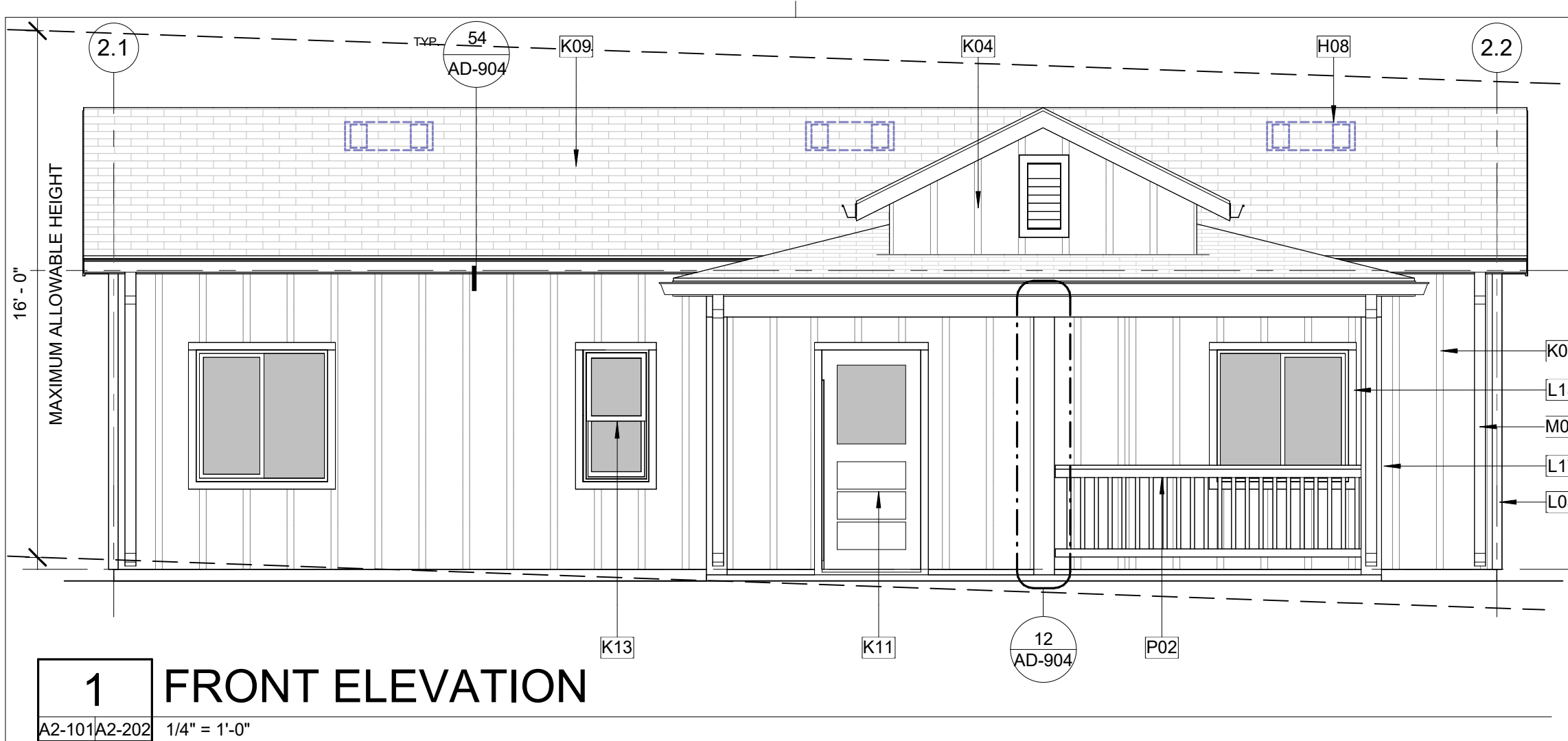
A2-201



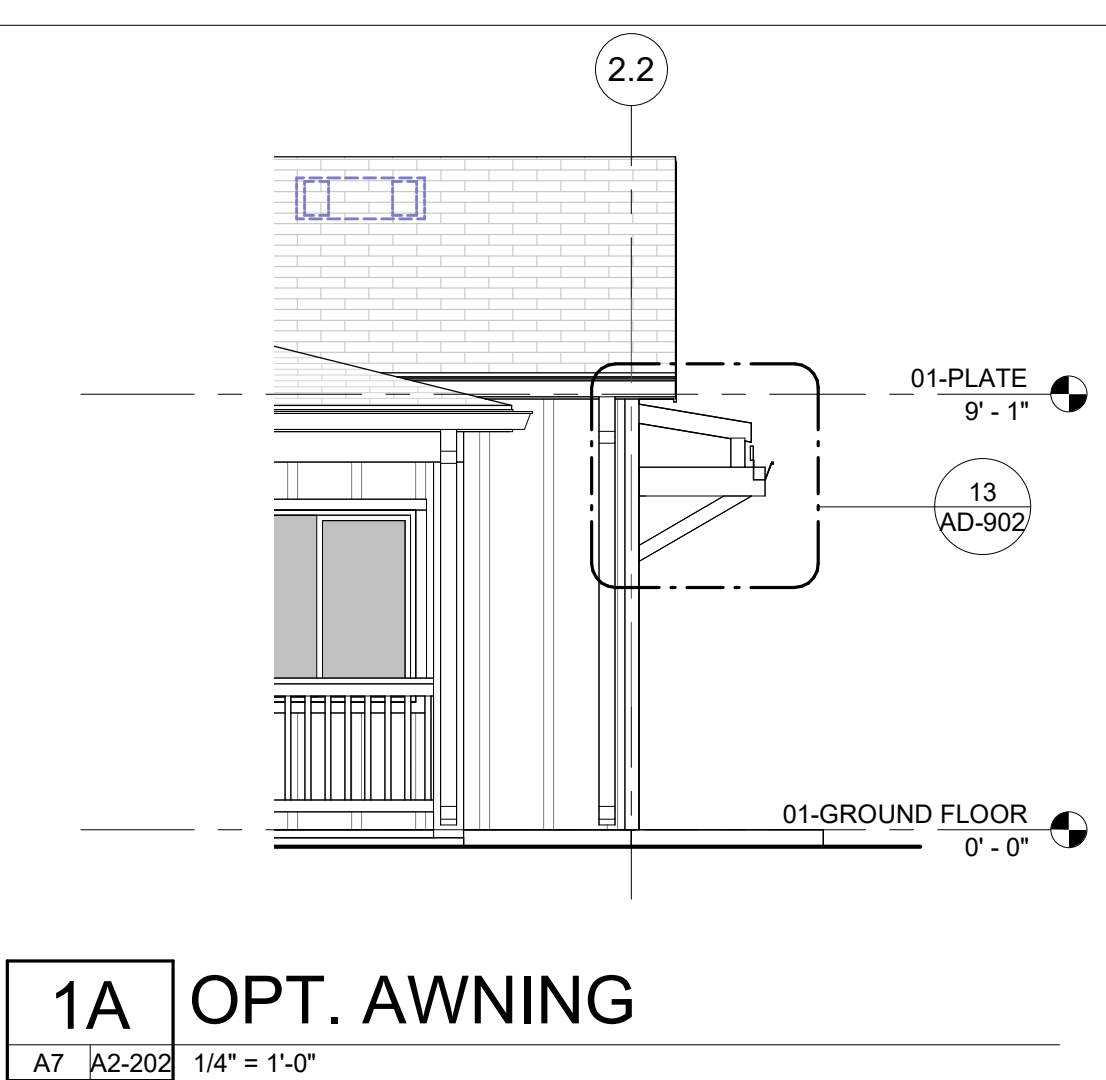
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.

ELEVATION GENERAL NOTES

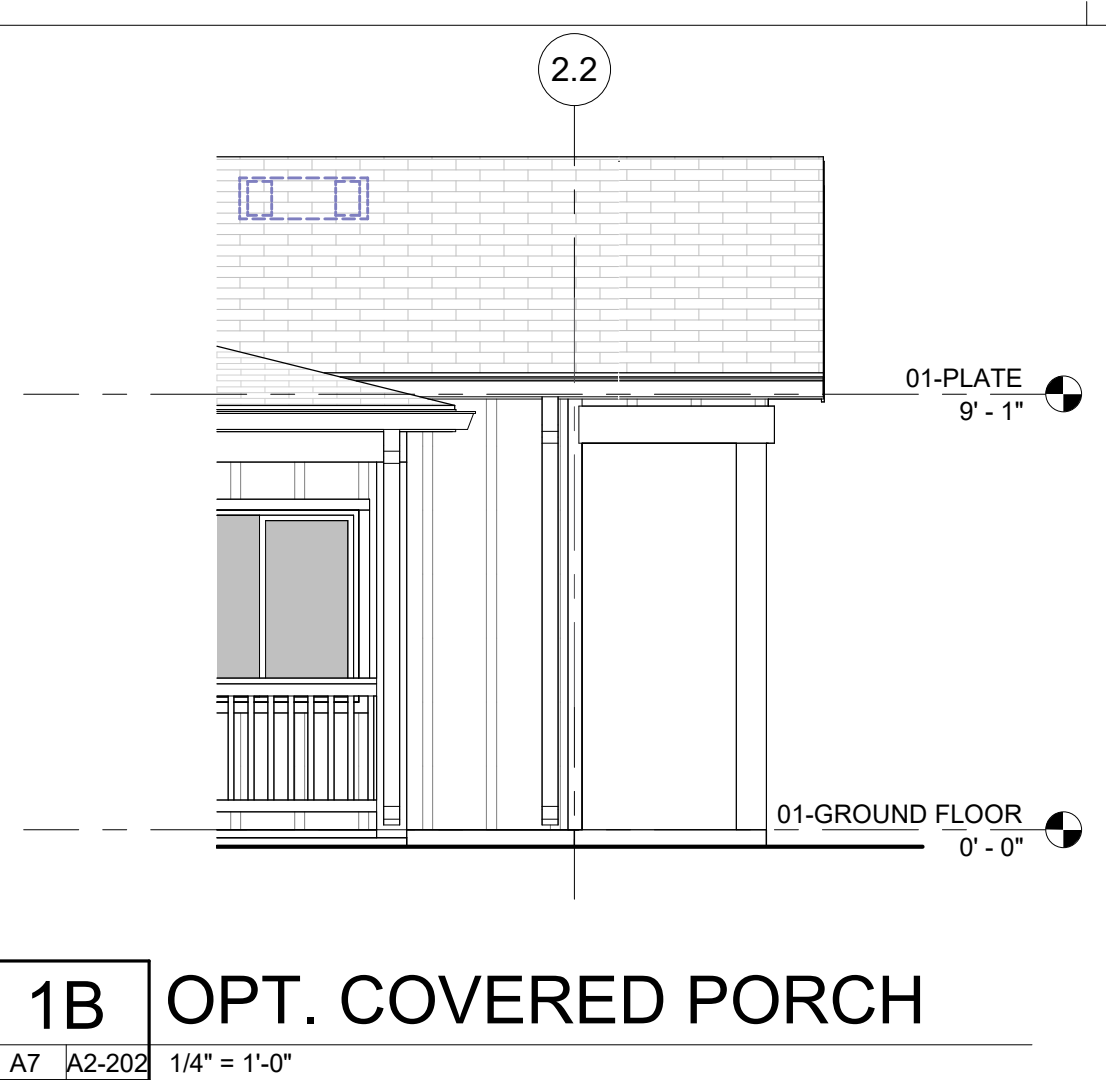
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA 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.



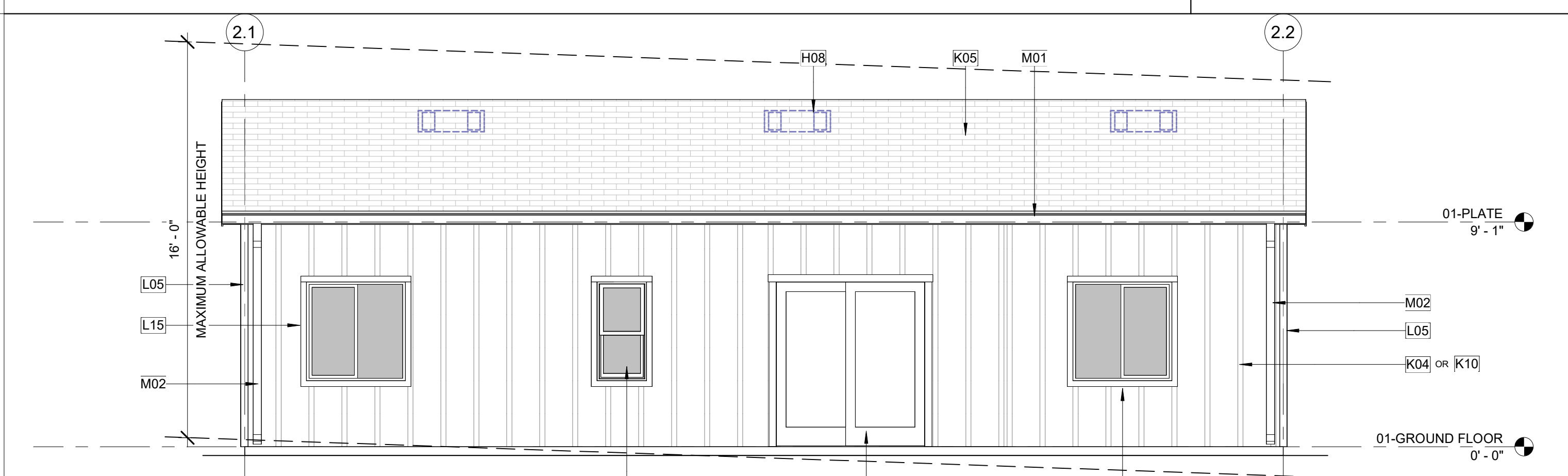
1 FRONT ELEVATION
A2-101/A2-202 1/4" = 1'-0"



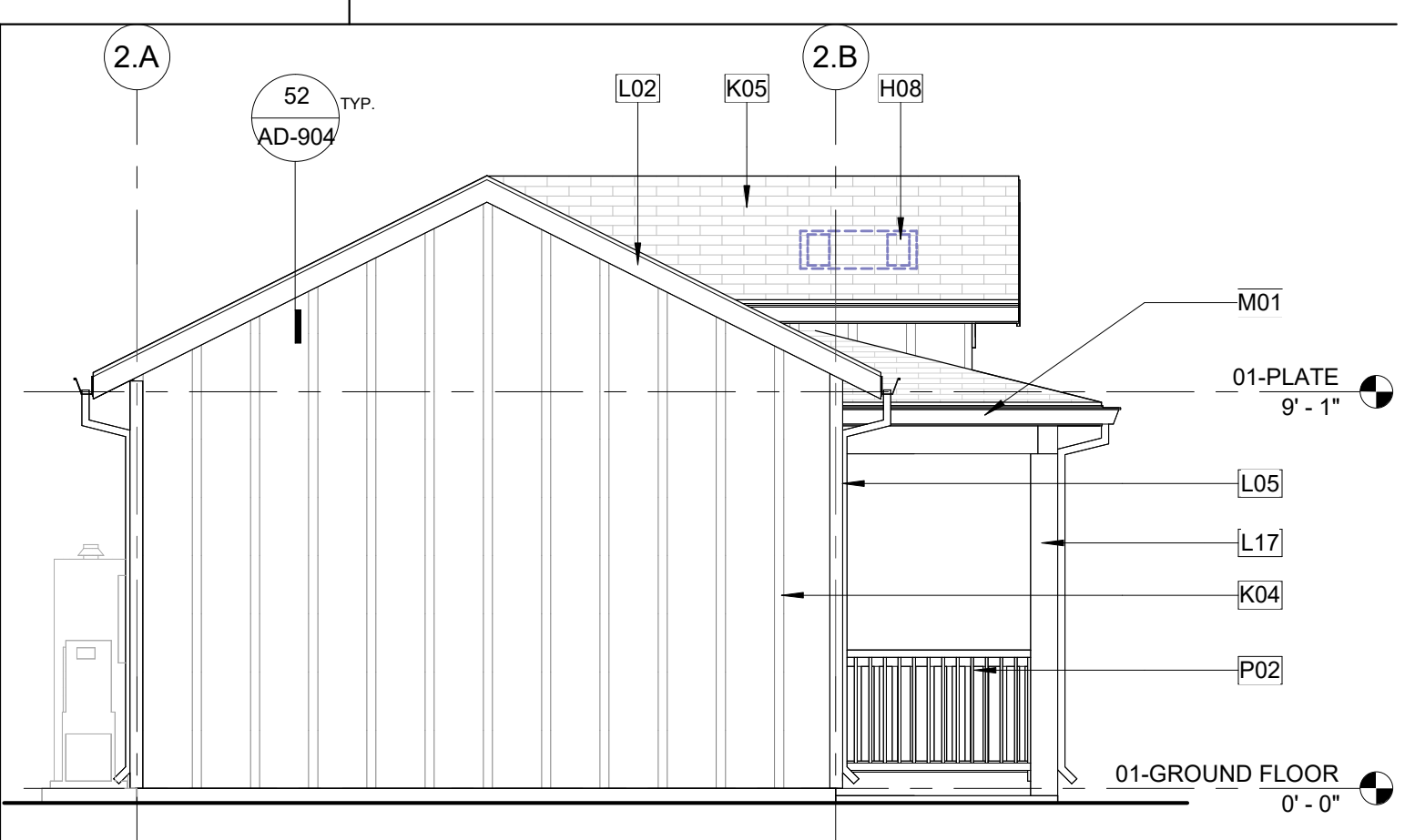
1A OPT. AWNING
A7 A2-202 1/4" = 1'-0"



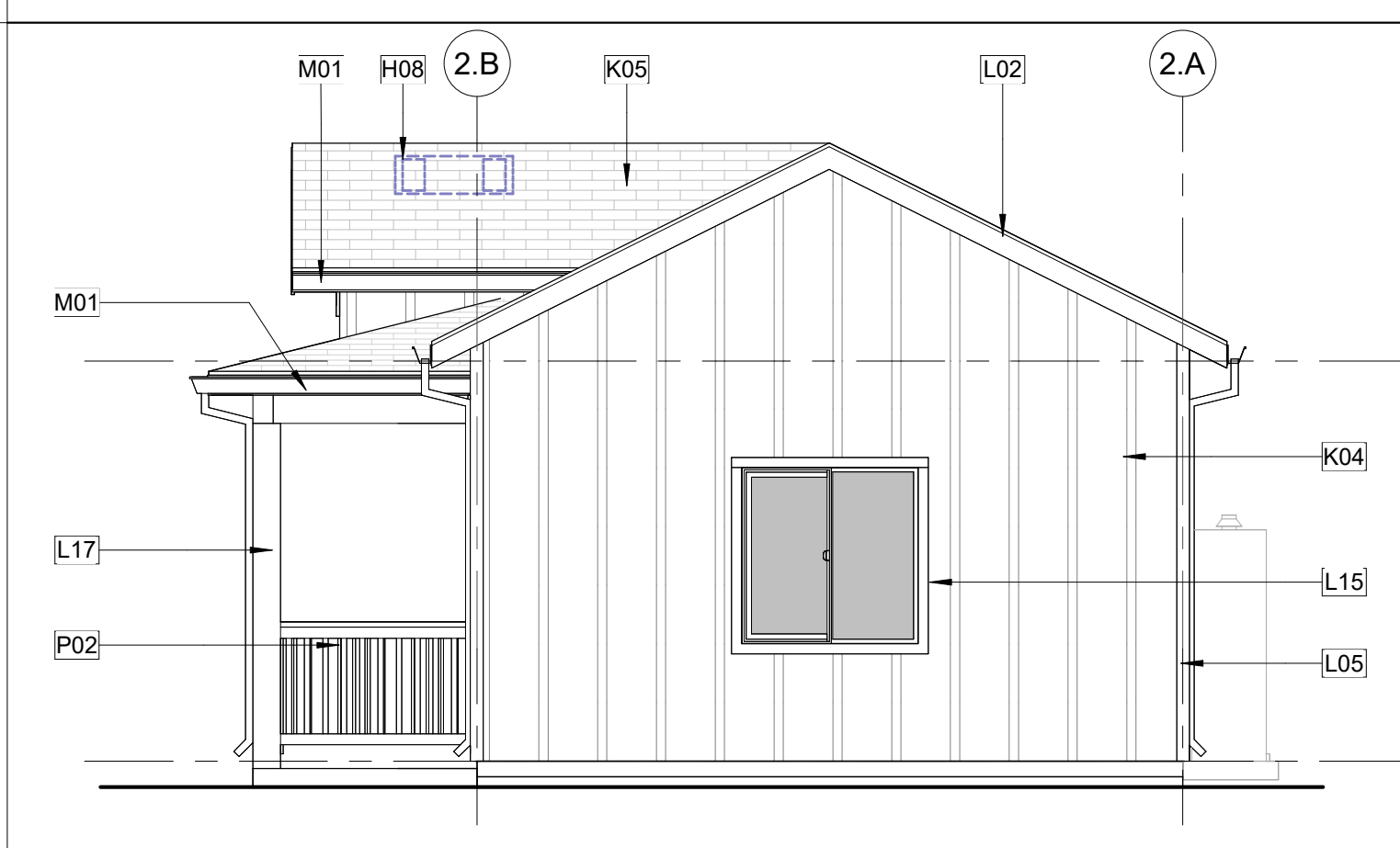
1B OPT. COVERED PORCH
A7 A2-202 1/4" = 1'-0"



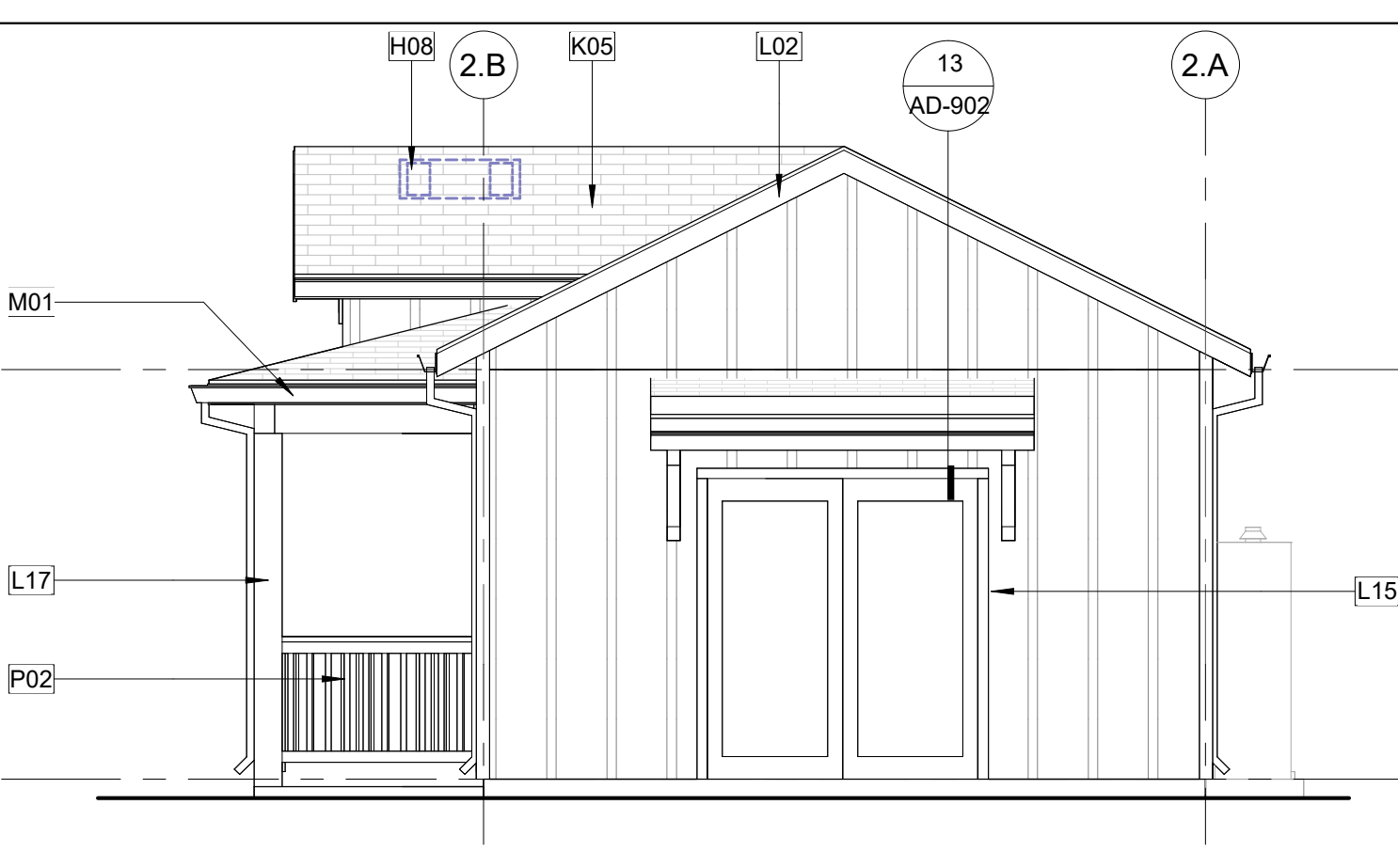
1C OPT. NO PORCH
A7 A2-202 1/4" = 1'-0"



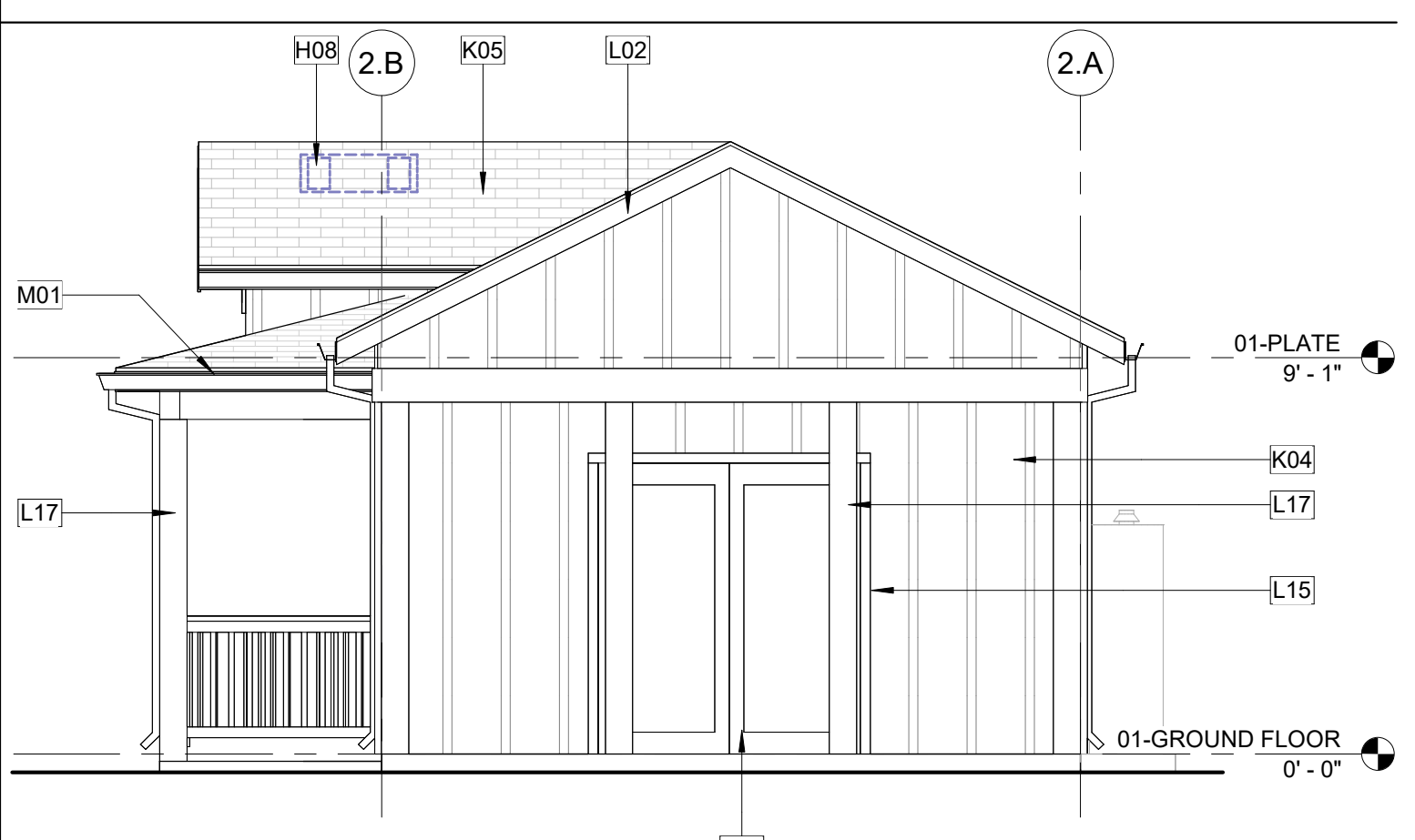
2 LEFT - FULL PORCH
A2-101/A2-202 1/4" = 1'-0"



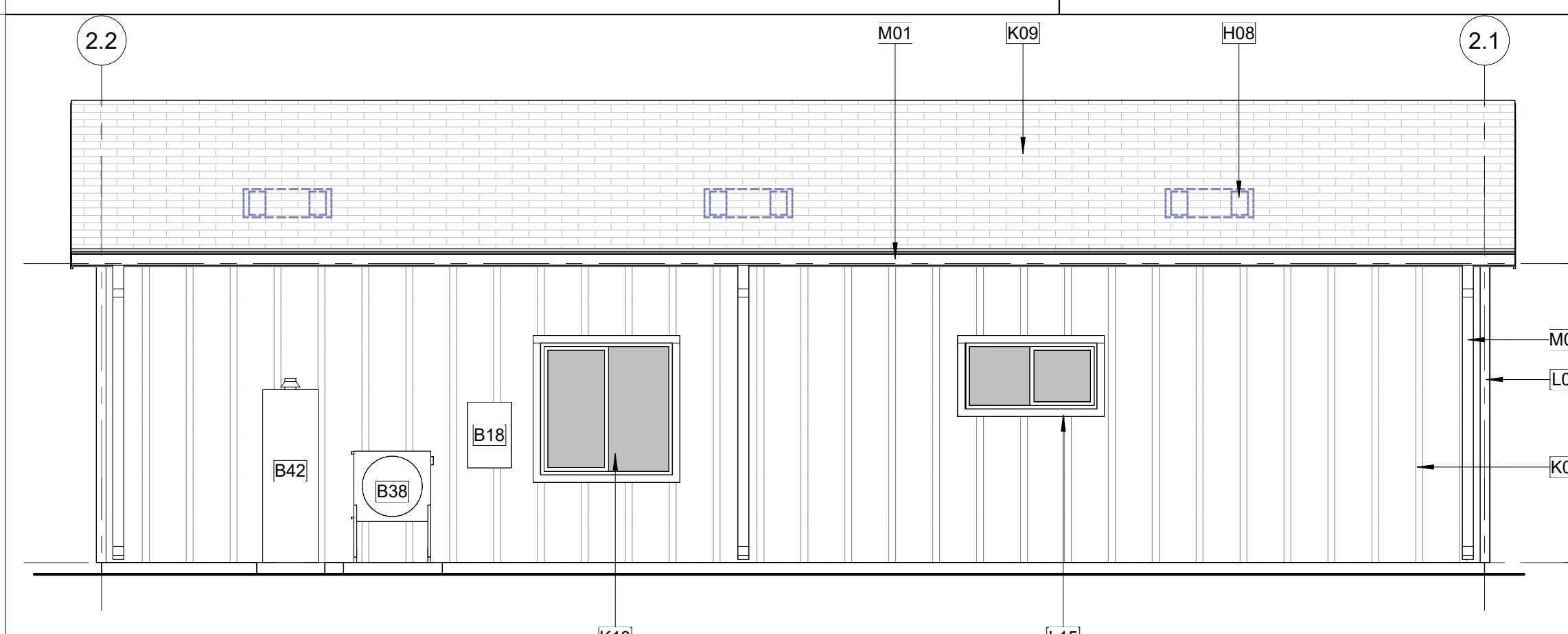
3 OPT. WINDOW (NO PORCH)
A2-101/A2-202 1/4" = 1'-0"



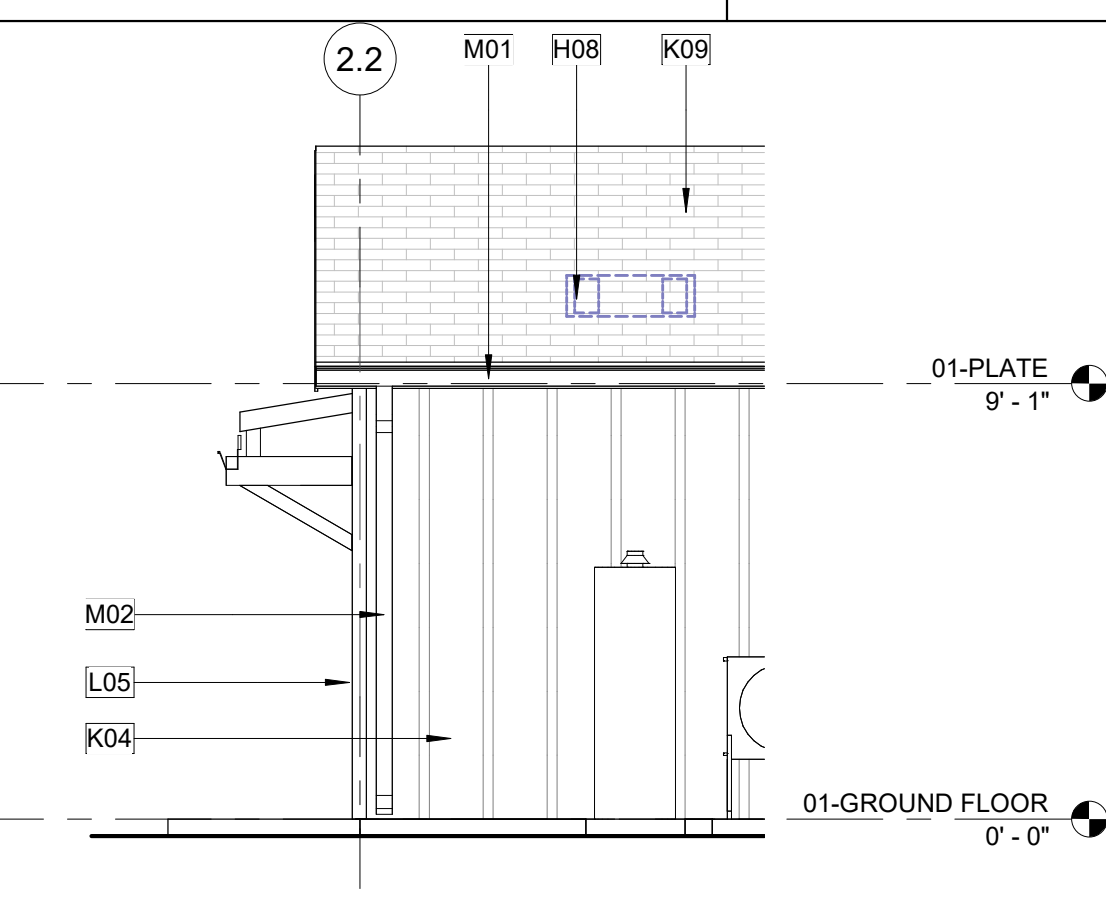
3A OPT. AWNING
A7 A2-202 1/4" = 1'-0"



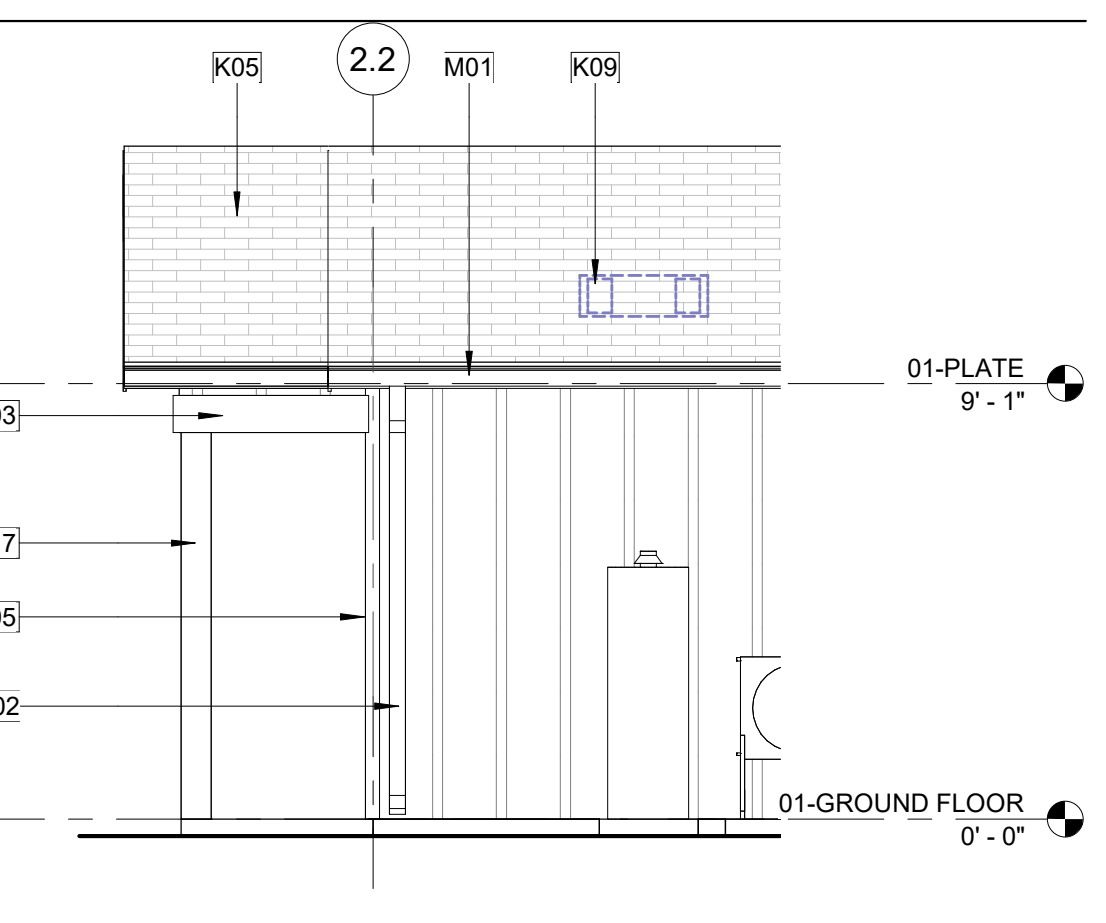
3B OPT. COVERED PORCH
A7 A2-202 1/4" = 1'-0"



4 PLAN 2 - CONTEMPORARY FARMHOUSE - REAR
A2-101/A2-202 1/4" = 1'-0"



4A OPT. AWNING
A7 A2-202 1/4" = 1'-0"



4B OPT. COVERED PORCH
A7 A2-202 1/4" = 1'-0"

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.
- L03 1x8 FIBER CEMENT TRIM W/ 1x2 FIBER CEMENT ACCENT TRIM.
- L05 1x4 FIBER CEMENT TRIM.
- L15 WINDOW 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)-4x10 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.
- 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 2

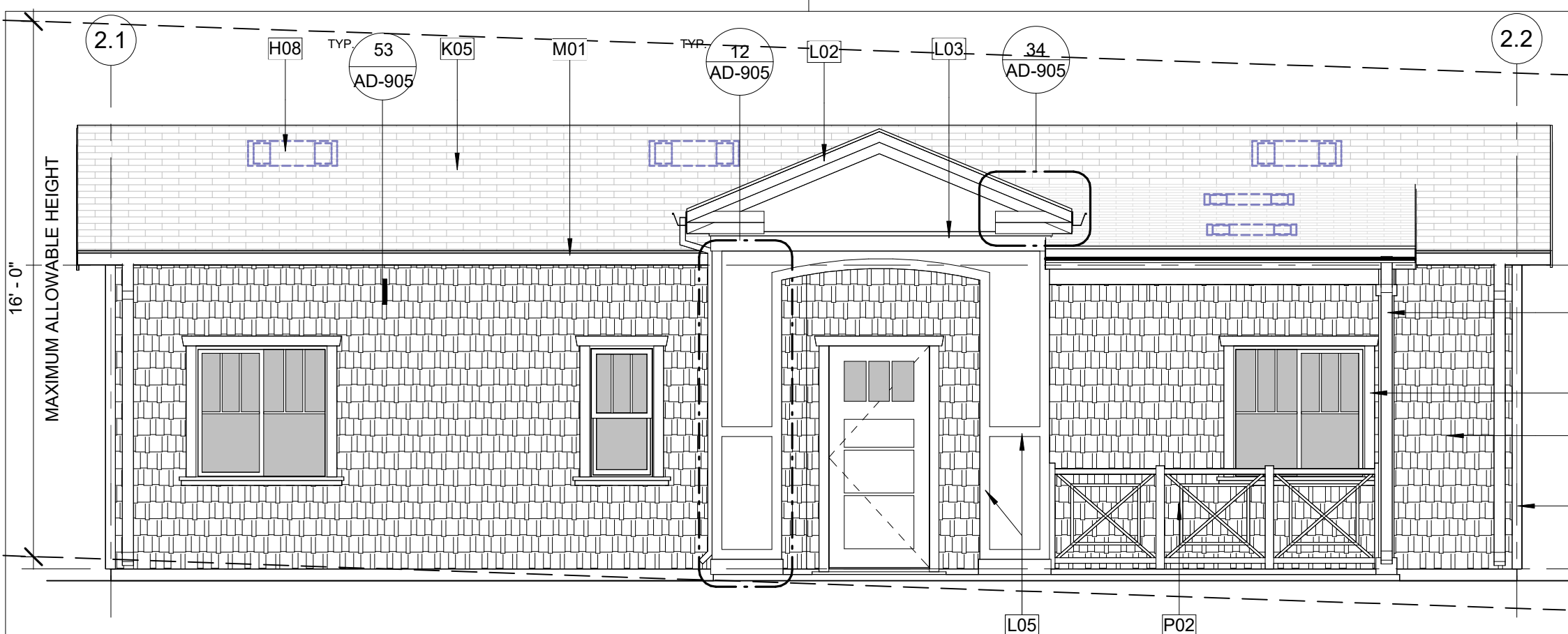
DATE
09/26/23
SHEET
A2-202



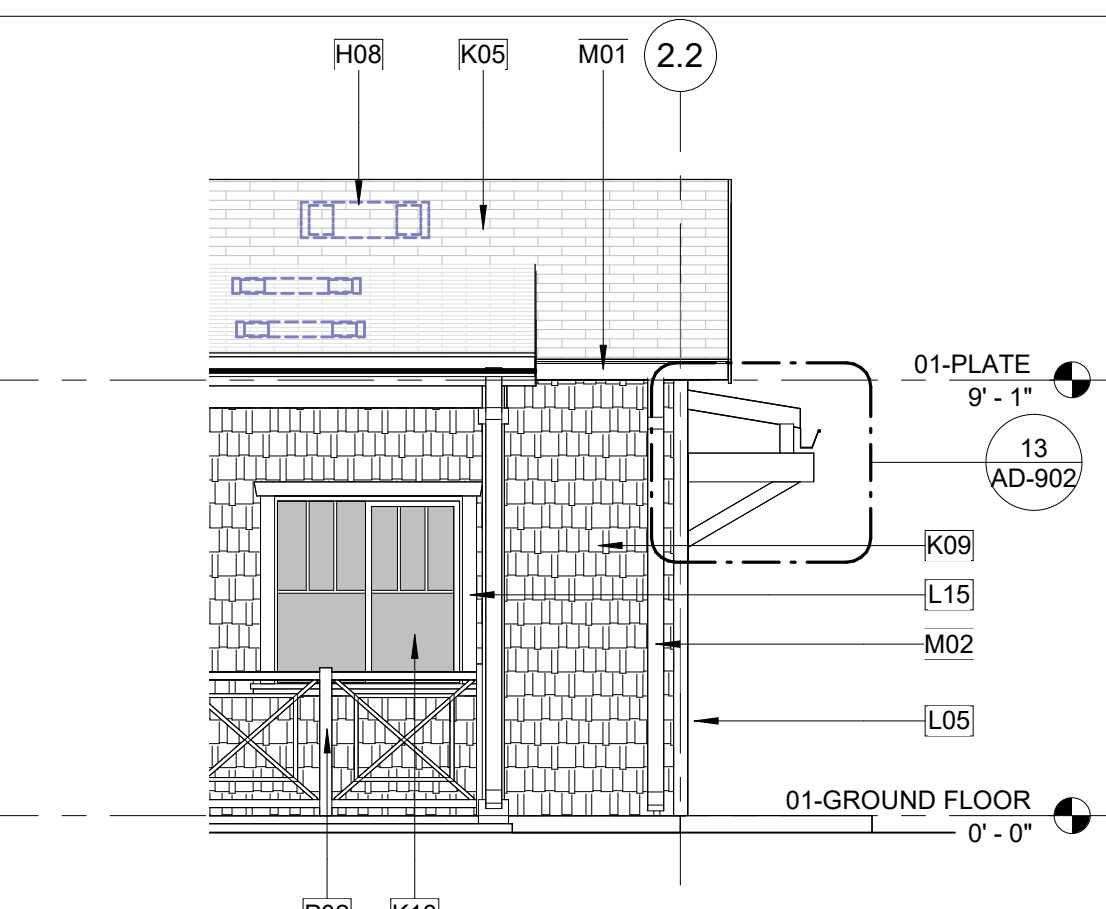
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.

ELEVATION GENERAL NOTES

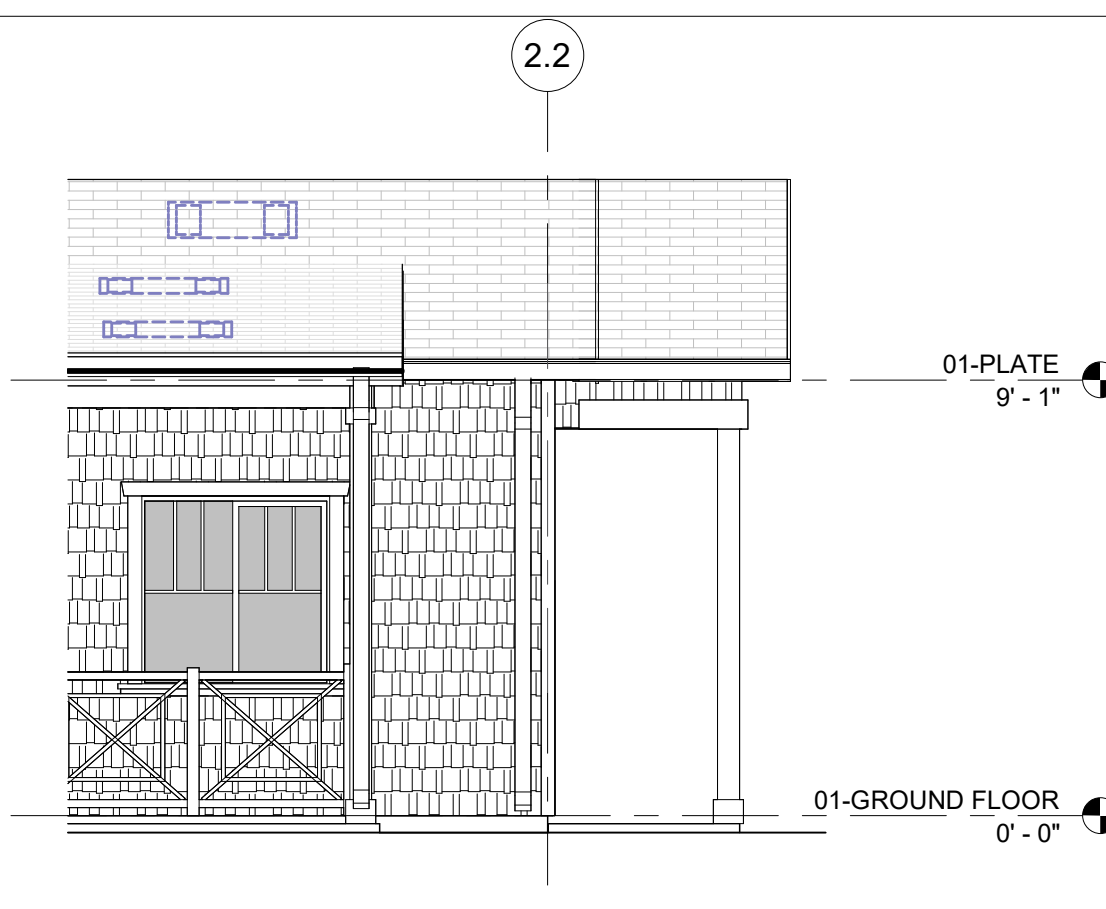
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA 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.



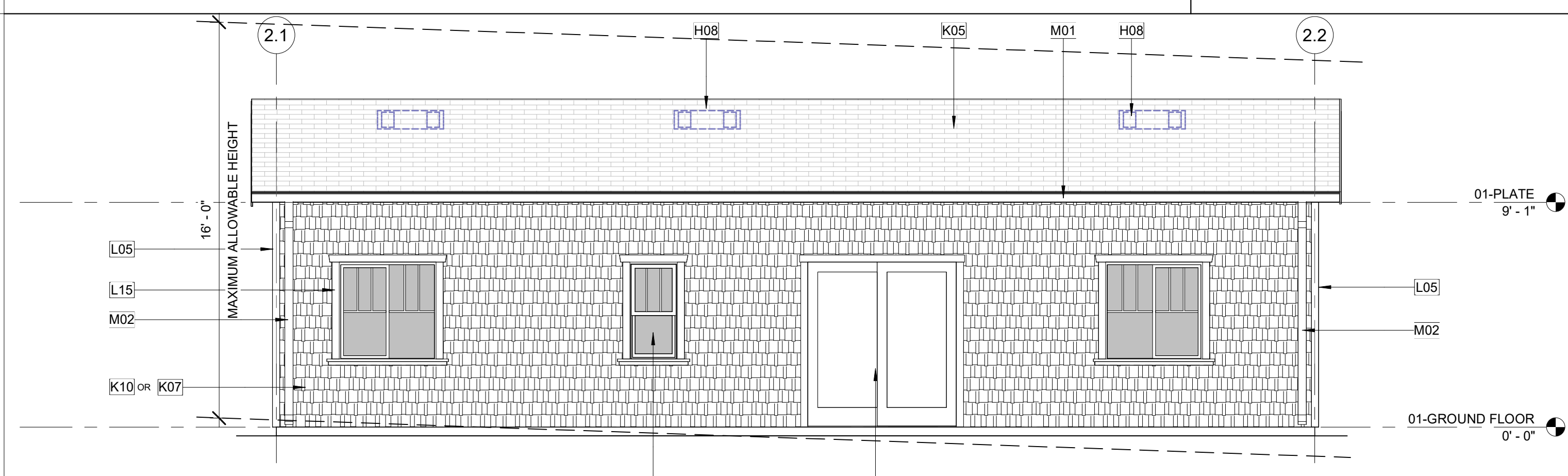
1 PLAN 2 - COASTAL COTTAGE - FRONT
A2-101A2-203 1/4" = 1'-0"



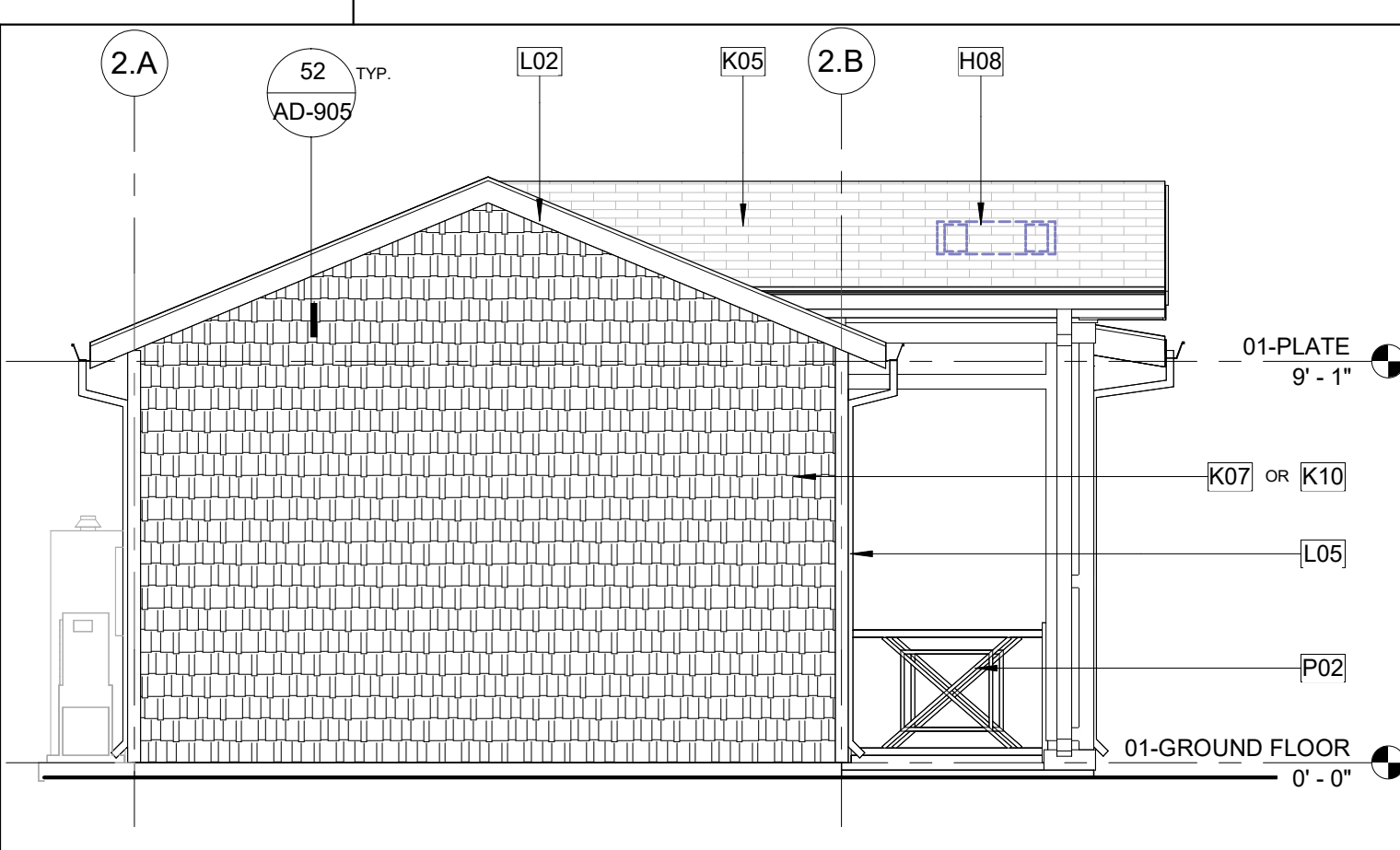
1A OPT. AWNING
A7 A2-203 1/4" = 1'-0"



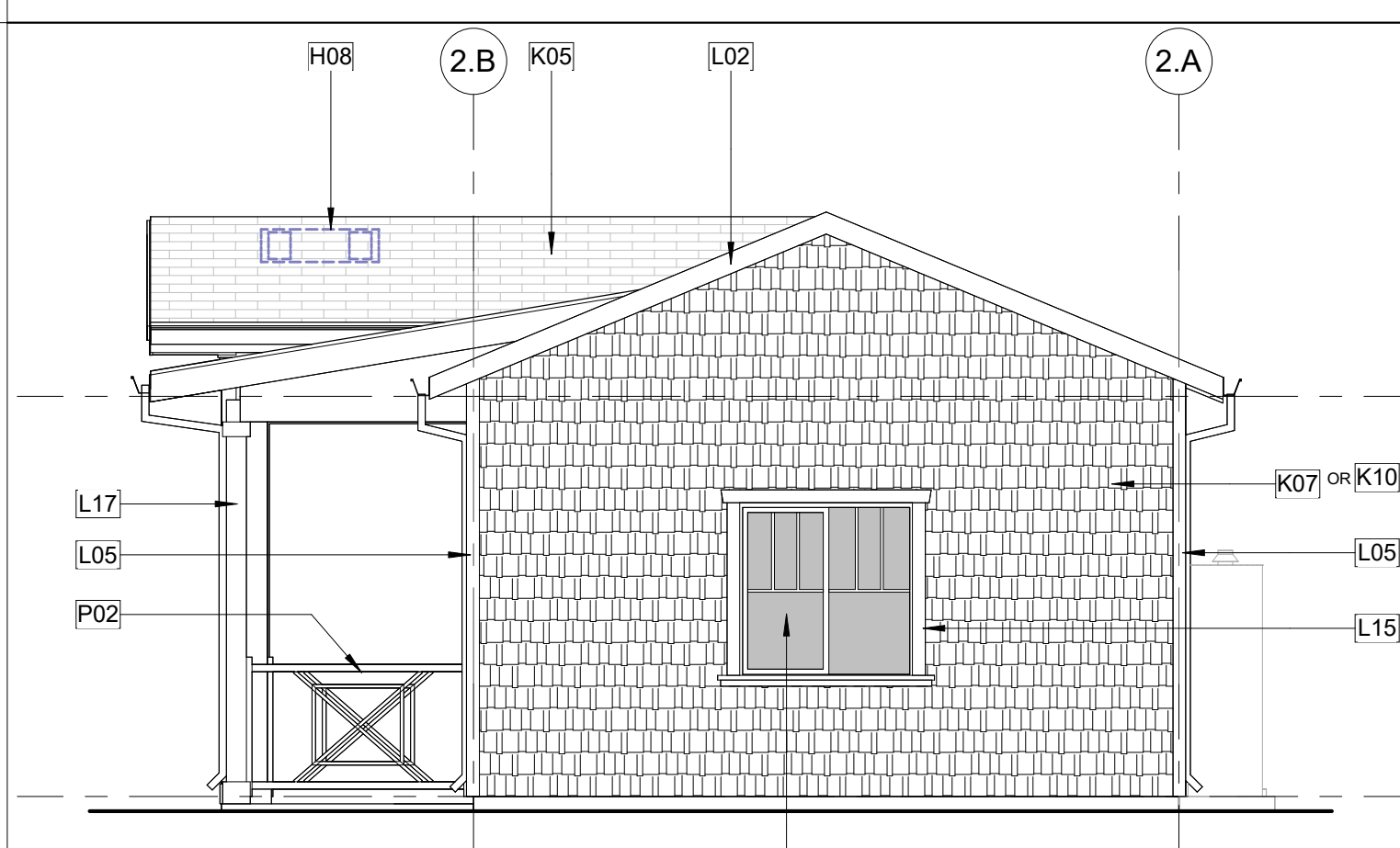
1B OPT. COVERED PORCH
A7 A2-203 1/4" = 1'-0"



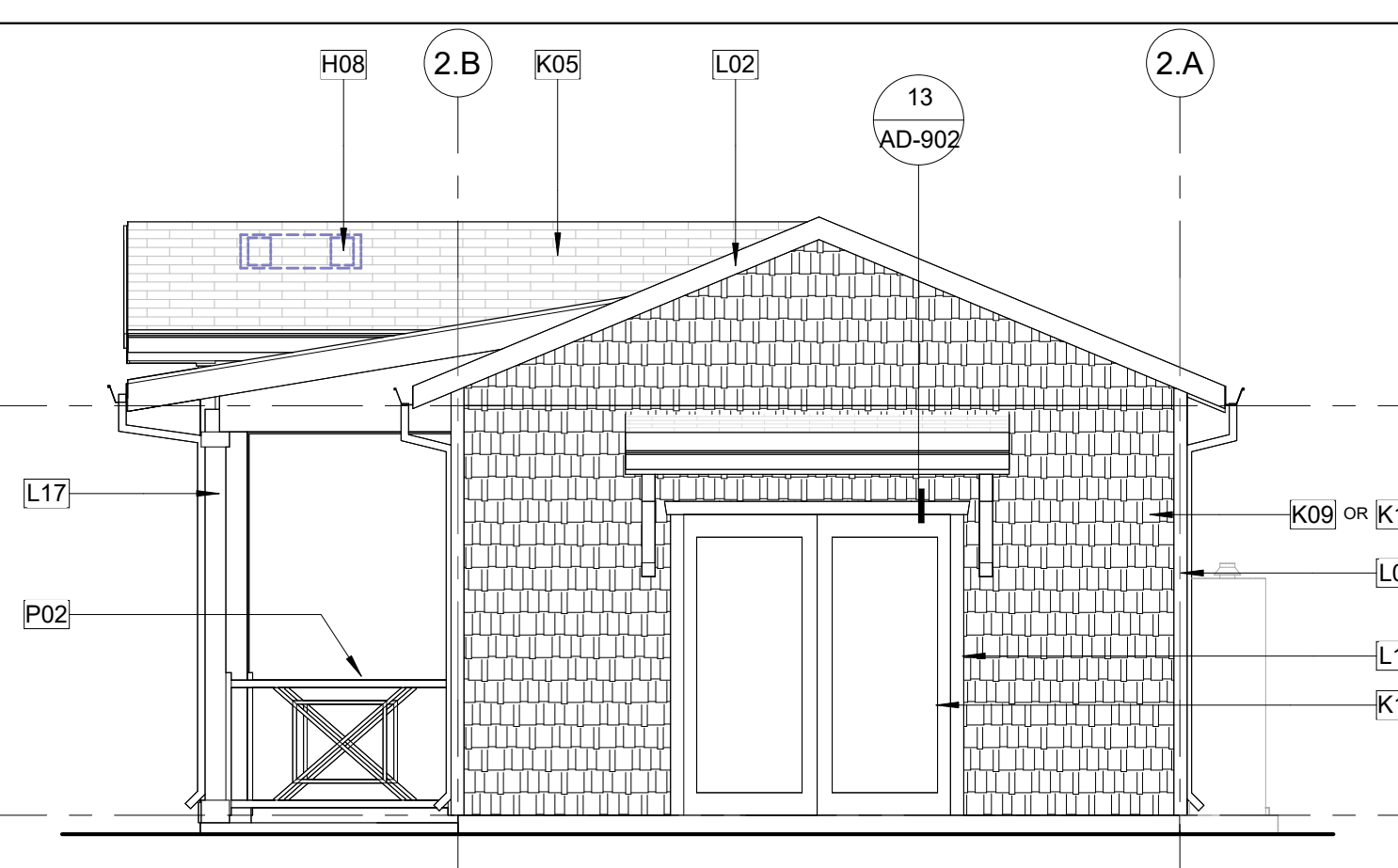
1C OPT. NO PORCH W/ SLIDER
A7 A2-203 1/4" = 1'-0"



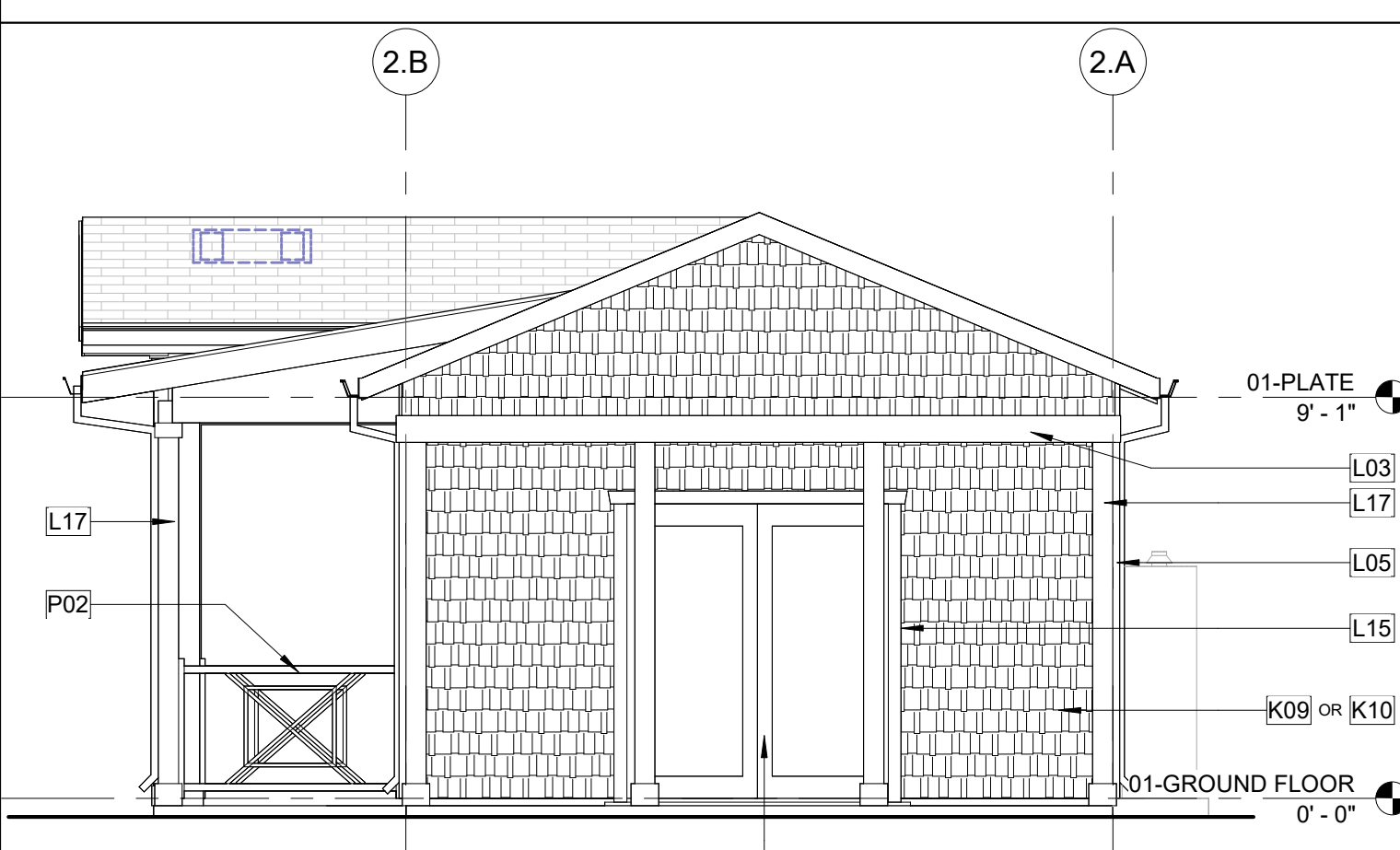
2 PLAN 2 - COASTAL COTTAGE - LEFT
A2-101A2-203 1/4" = 1'-0"



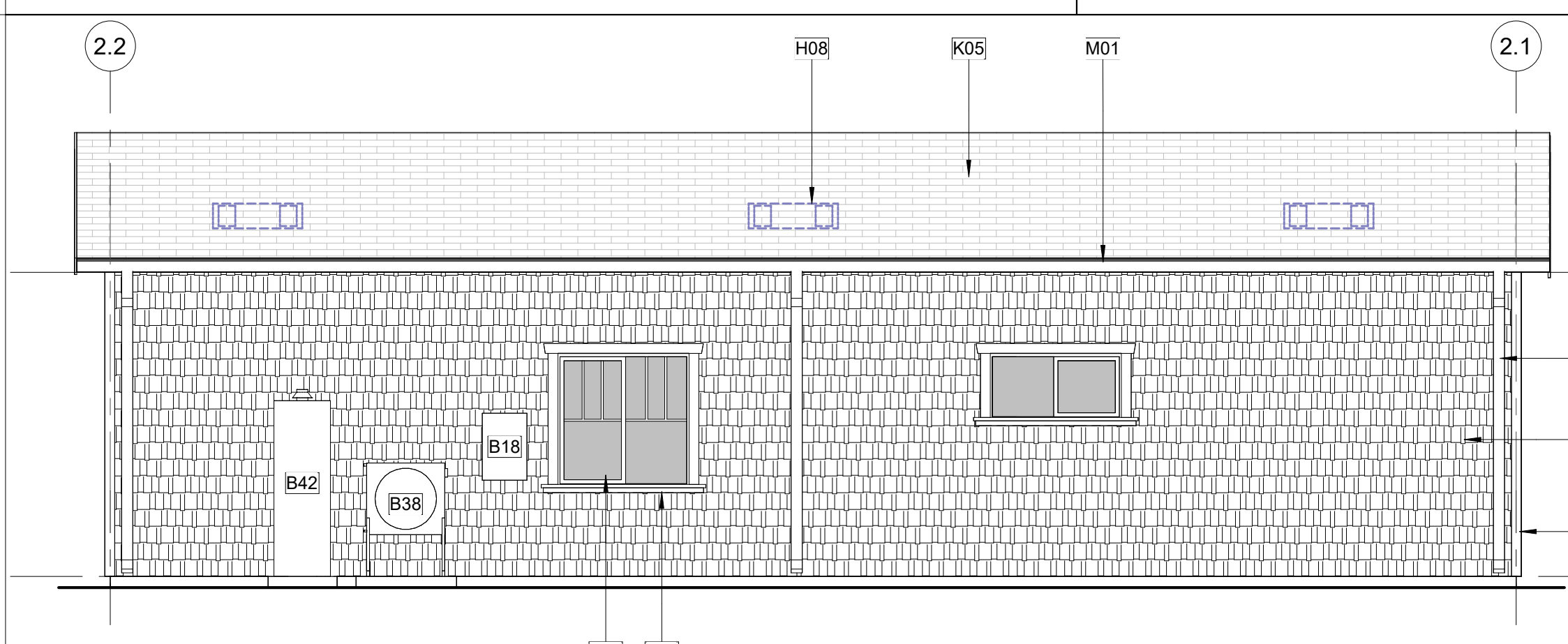
3 OPT. WINDOW (NO PORCH)
A2-101A2-203 1/4" = 1'-0"



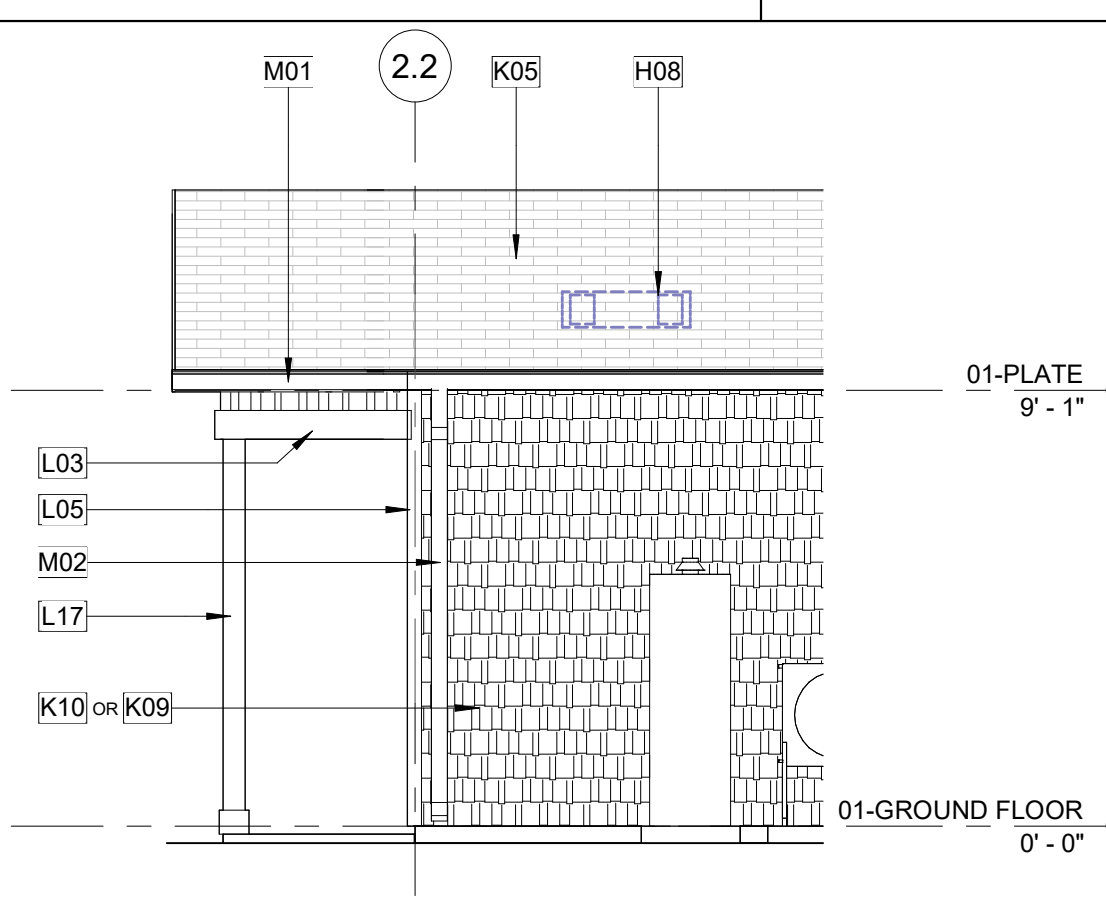
3A OPT. AWNING
A7 A2-203 1/4" = 1'-0"



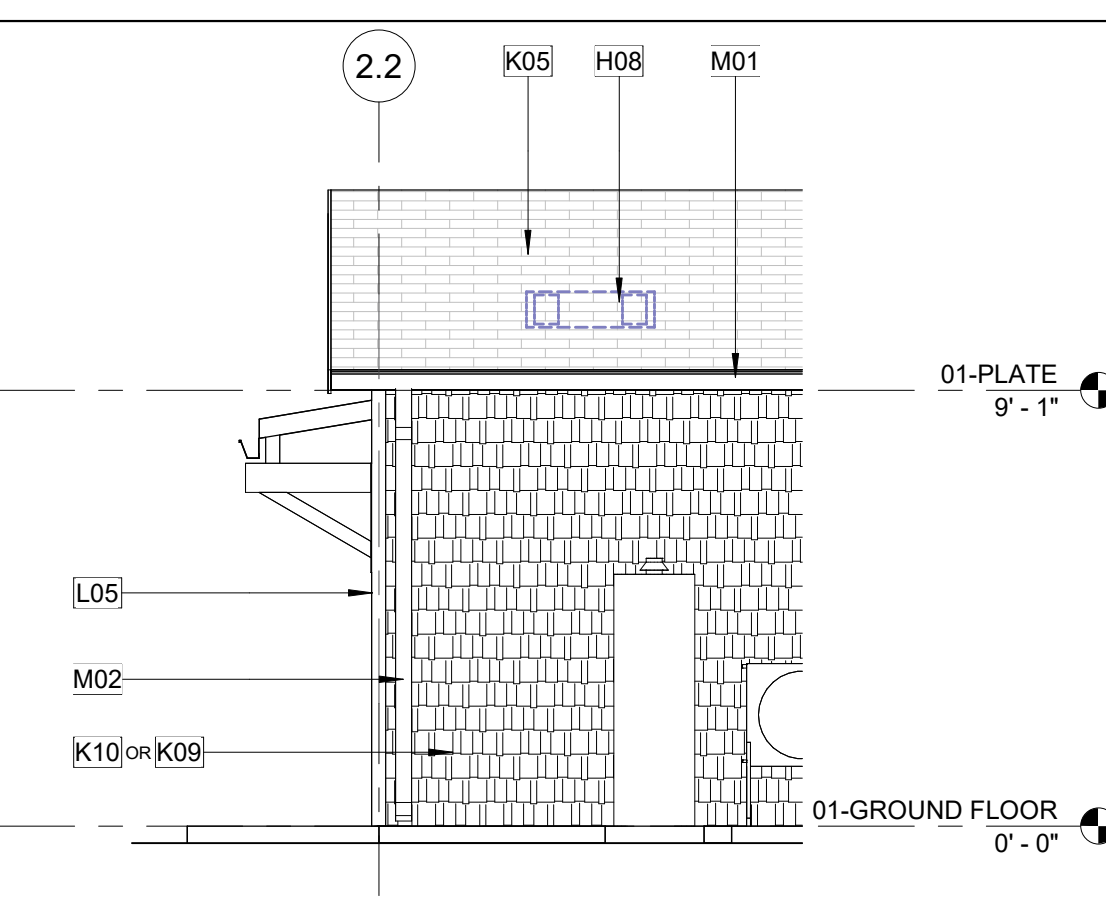
3B OPT. COVERED PORCH
A7 A2-203 1/4" = 1'-0"



4 PLAN 2 - COASTAL COTTAGE - REAR
A2-101A2-203 1/4" = 1'-0"



4B OPT. COVERED PORCH
A7 A2-203 1/4" = 1'-0"



4A OPT. AWNING
A7 A2-203 1/4" = 1'-0"

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.
- 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.
- K11 DOOR PER PLAN.
- K13 WINDOW PER PLAN.
- L02 1x8 FIBER CEMENT FASCIA.
- L03 1x8 FIBER CEMENT TRIM W/ 1x2 FIBER CEMENT ACCENT TRIM.
- L05 1x4 FIBER CEMENT TRIM.
- L15 WINDOW 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 (8)-4x6 TRELLIS WOOD MEMBERS EQUALLY SPACED 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.
- 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

**NEWPORT BEACH ADU
STANDARD PLANS**
 NEWPORT BEACH, CA
**EXTERIOR ELEVATIONS - COASTAL
COTTAGE - PLAN 2**

DATE
09/26/23
SHEET
A2-203

9/26/2023 12:02:31 PM
 C:\Users\jfernandez\Documents\2516-01-CU21_Newport Beach ADU\2023_CENTRAL_PUBLIC SET_mjnkms.rvt

* ALTERNATIVE EXTERIOR FINISH - 3 COAT PLASTER FINISH ACCEPTABLE



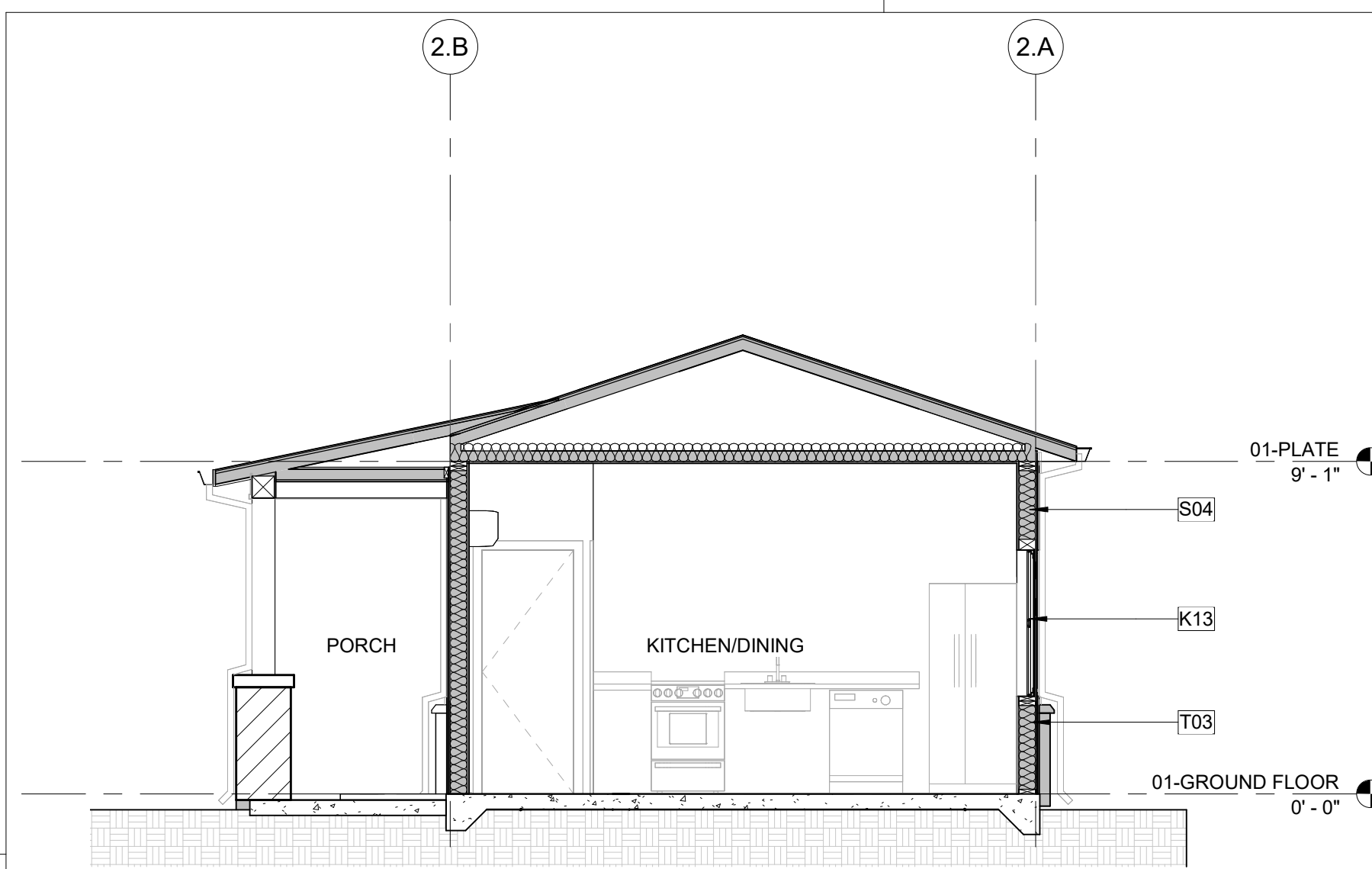
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.

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.

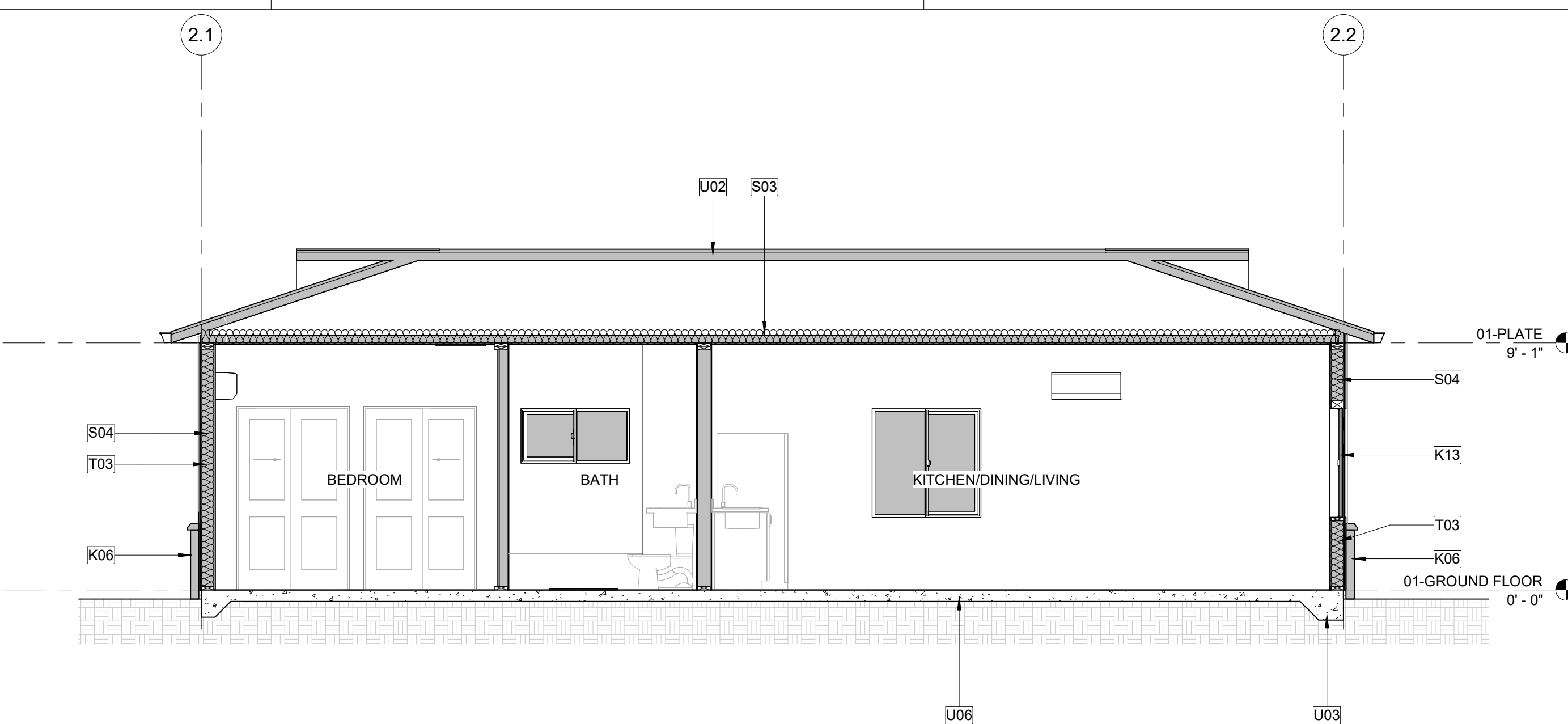
KEYNOTES

- K06 BRICK VENEER.
- K13 WINDOW PER PLAN
- S03 ROOF INSULATION. REFER TO TITLE 24 (R-19 MIN.)
- S04 2x6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- T03 2x8 WOOD STUD WALL. REFER TO STRUCTURAL.
- U02 WOOD TRUSS. REFER TO STRUCTURAL.
- U03 CONCRETE FOOTING. REFER TO STRUCTURAL.
- U06 EXISTING CONCRETE SLAB FOUNDATION



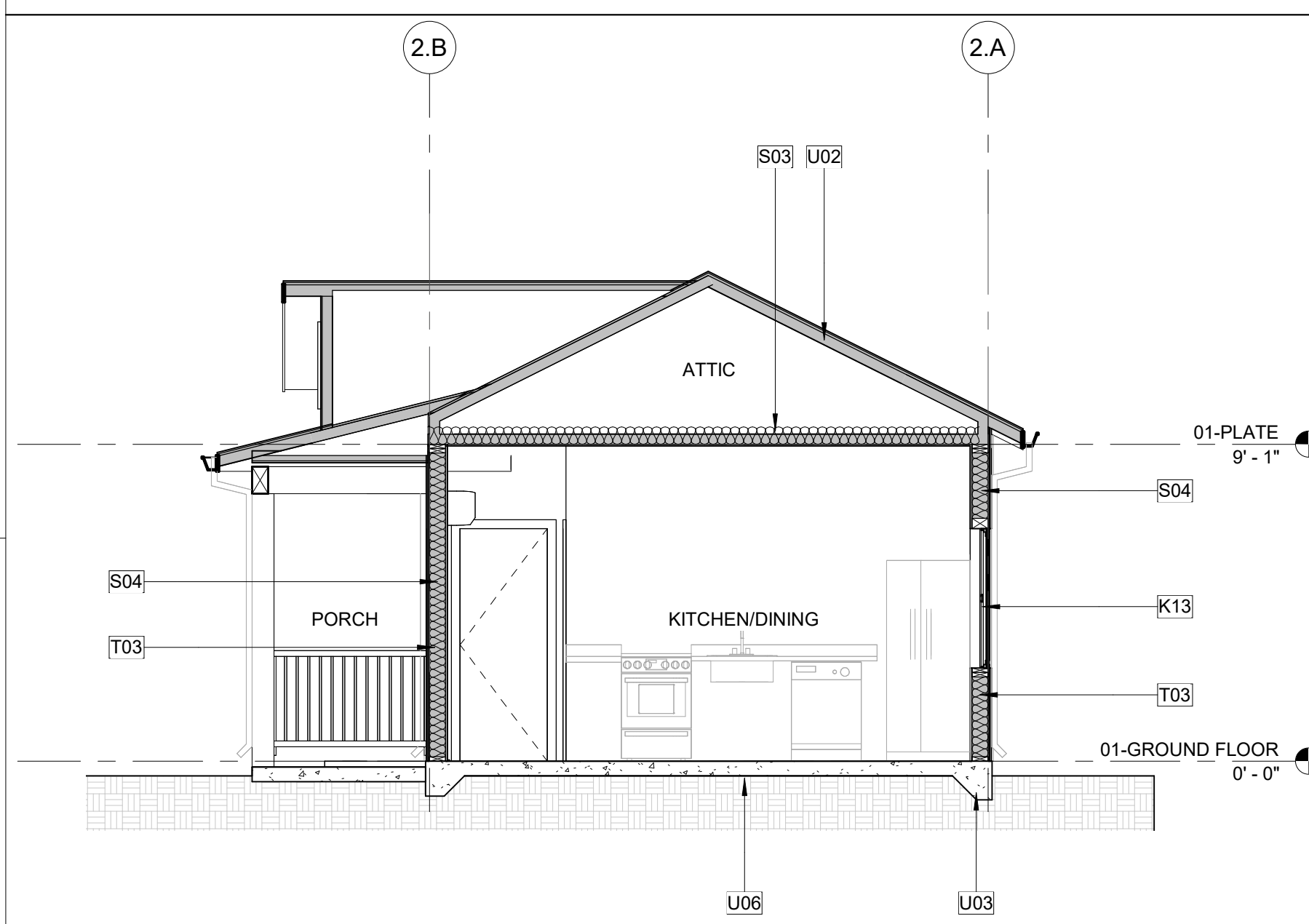
5 BUILDING SECTION - CALIFORNIA RANCH

A2-101A2-301 1/4" = 1'-0"



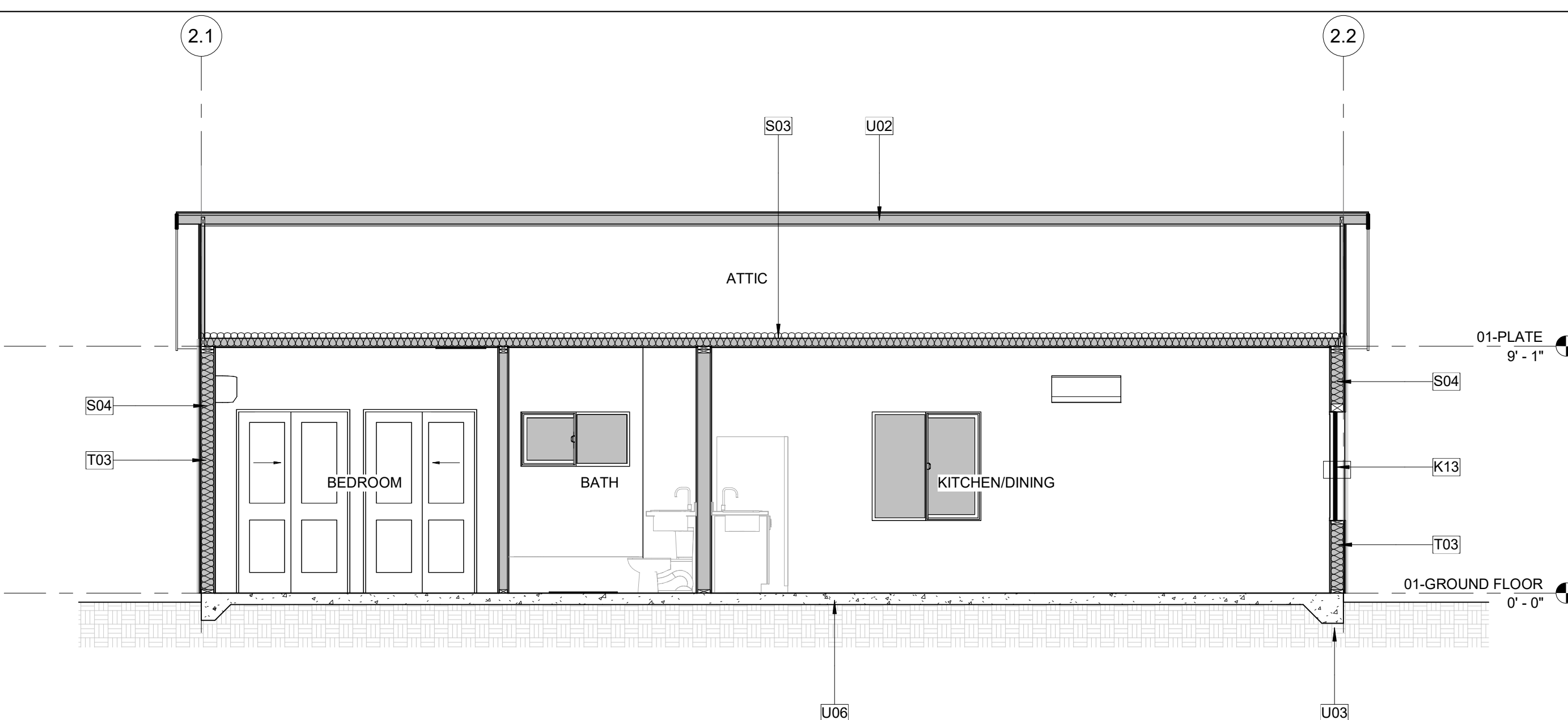
6 BUILDING SECTION - CALIFORNIA RANCH

A2-101A2-301 1/4" = 1'-0"



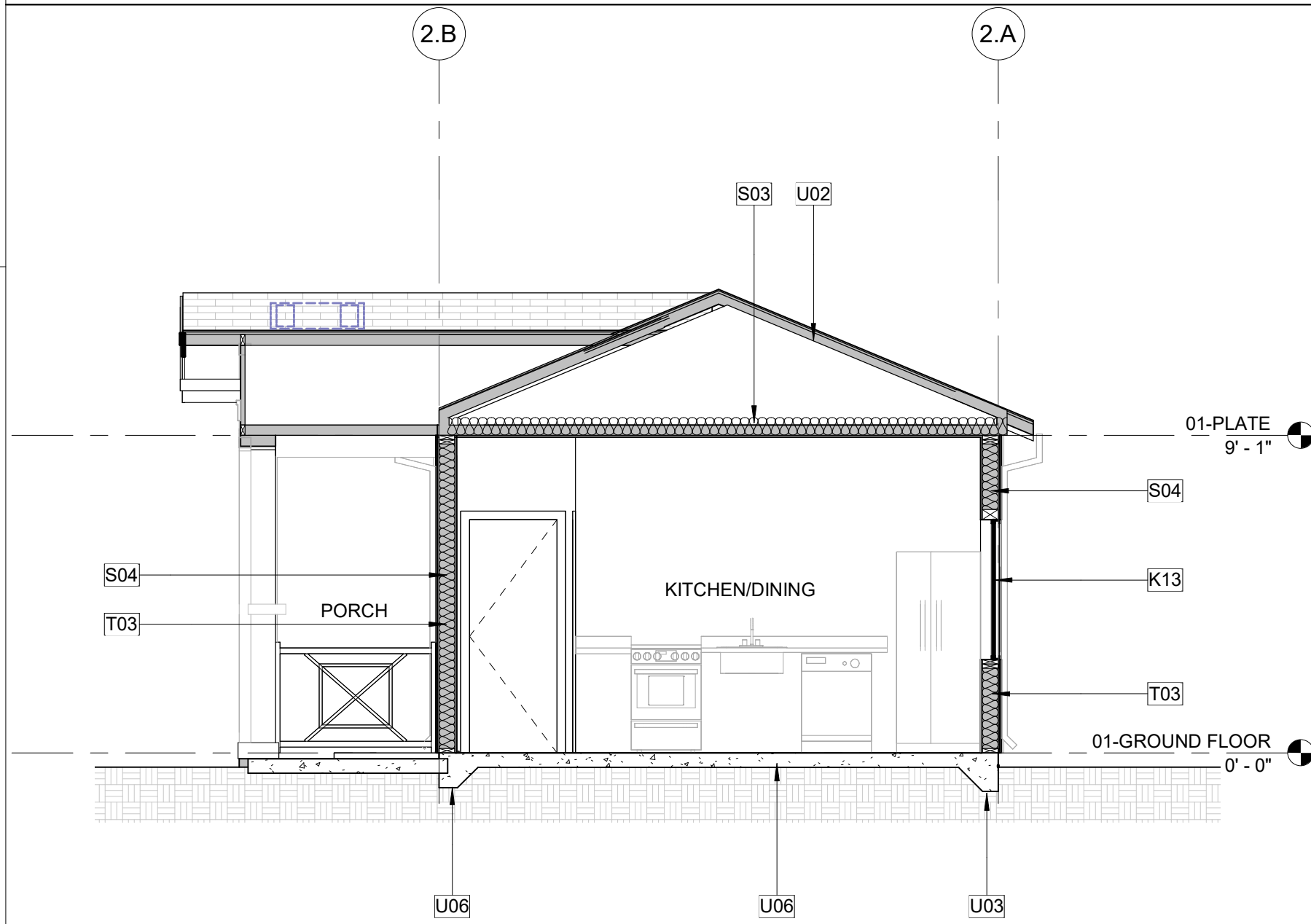
3 BUILDING SECTION - CONTEMP. FARMHOUSE

A2-101A2-301 1/4" = 1'-0"



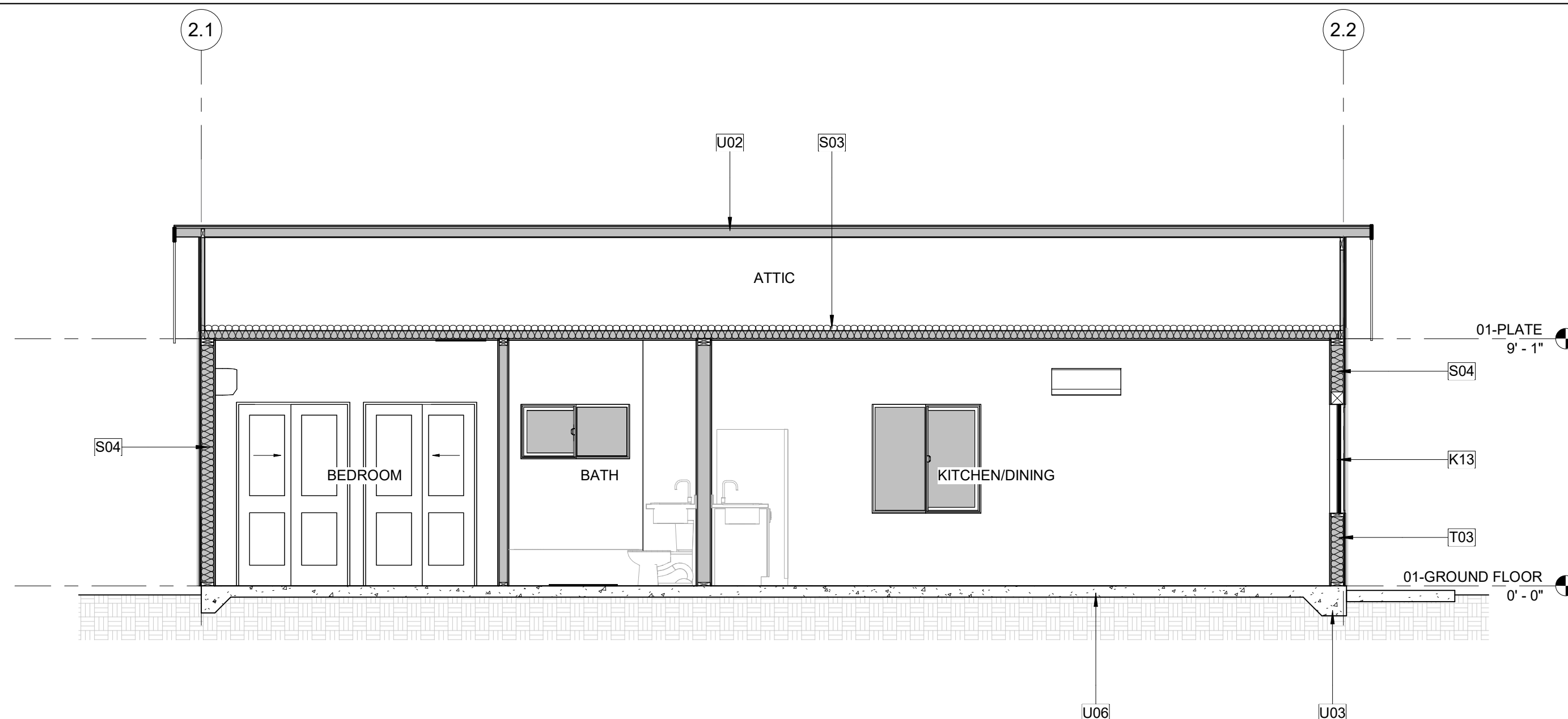
4 BUILDING SECTION - CONTEMP. FARMHOUSE

A2-101A2-301 1/4" = 1'-0"



1 BUILDING SECTION - COASTAL COTTAGE

A2-101A2-301 1/4" = 1'-0"



2 BUILDING SECTION - COASTAL COTTAGE

A2-101A2-301 1/4" = 1'-0"

NEWPORT BEACH ADU STANDARD PLANS
 NEWPORT BEACH, CA
BUILDING SECTIONS - PLAN 2

DATE

09/26/23

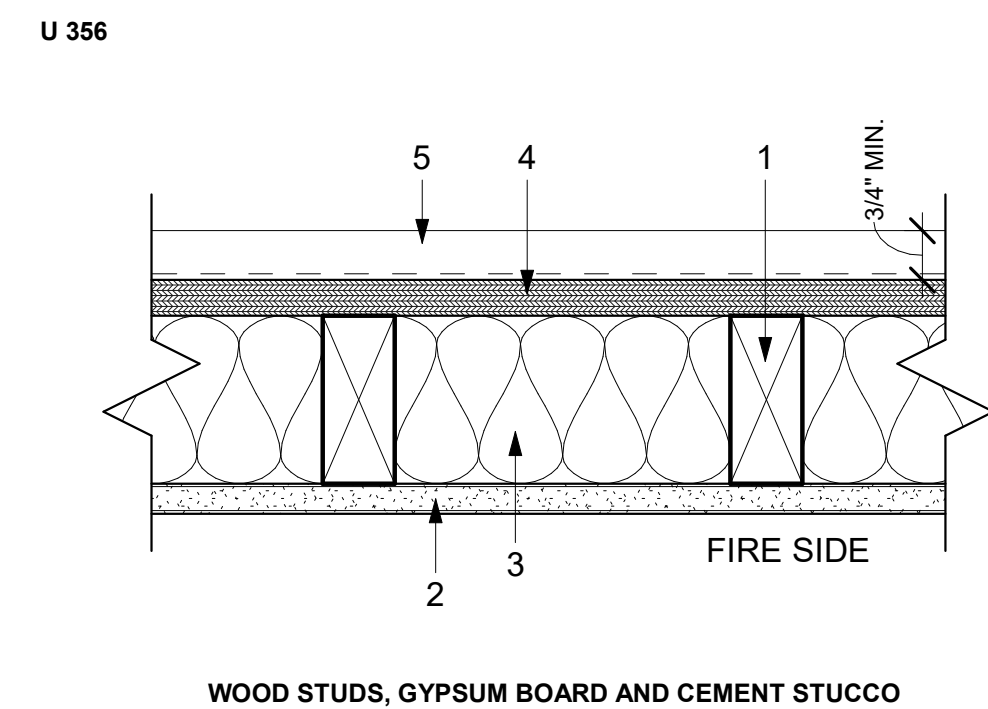
SHEET

A2-301

9/26/2023 12:02:32 PM
 C:\Users\mjferkins\Documents\2516-01-CU21_Newport Beach ADUs_2022_CENTRAL_PUBLIC SET_mjferkins.rvt



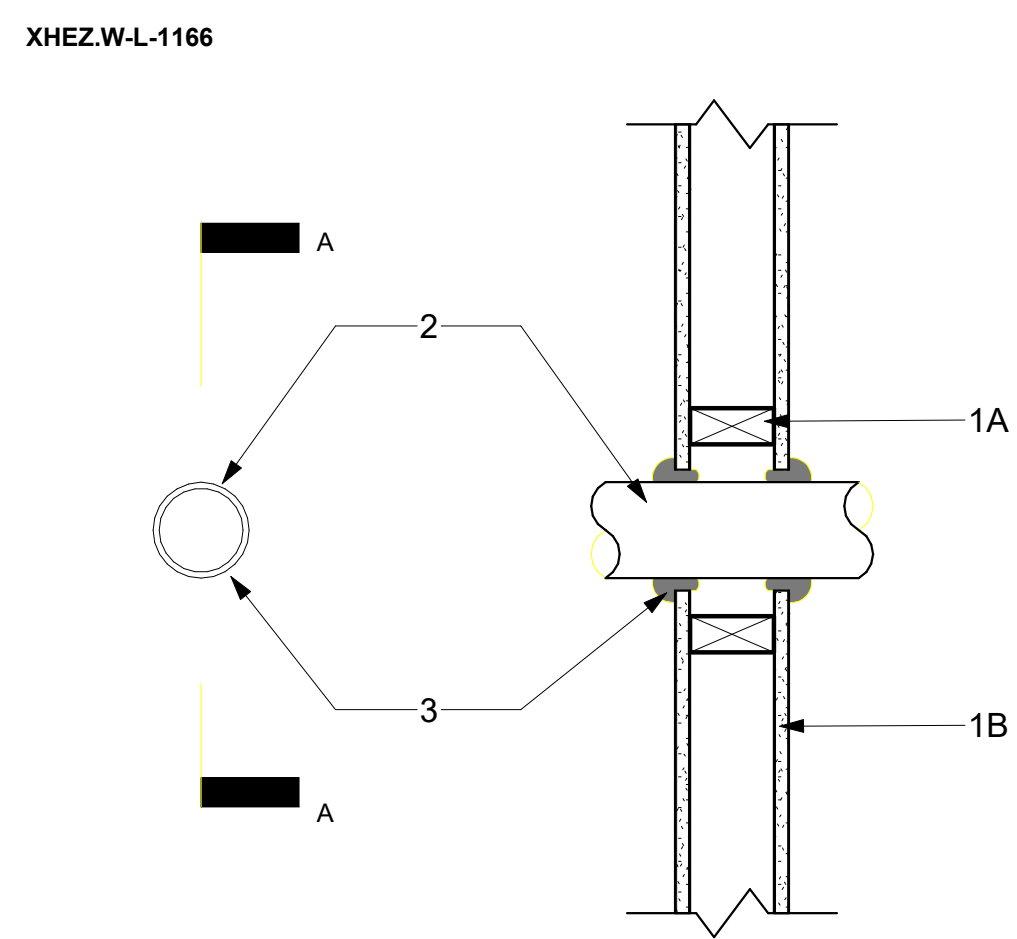
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



WOOD STUDS, GYPSUM BOARD AND CEMENT STUCCO

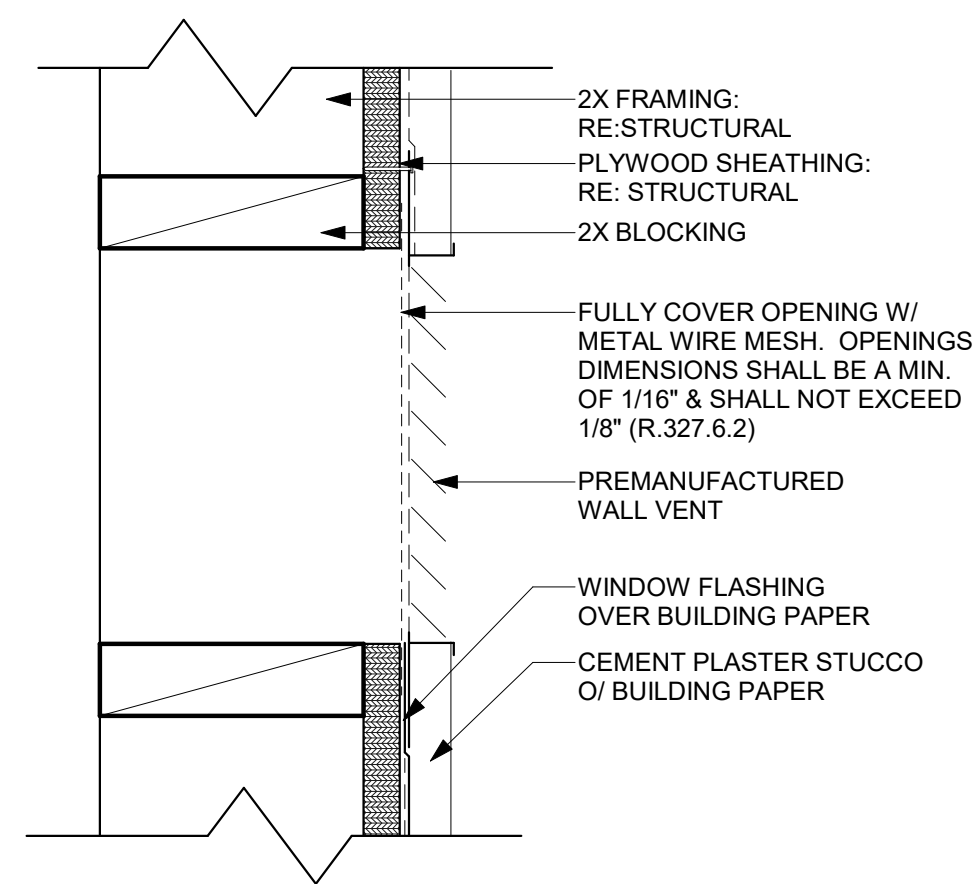
- WOOD STUDS**
NOMINAL 2X4 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.
- GYPSUM BOARD**
ANY CLASSIFIED 5/8" THICK, 48" WIDE, APPLIED VERTICALLY AND NAILED TO STUDS 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 ULTRAUGHT PANELS FIRE CODE X OR
5/8" FIBEROCK PANELS -
2 X 4 WOOD STUD 16" OR 24" O.C.



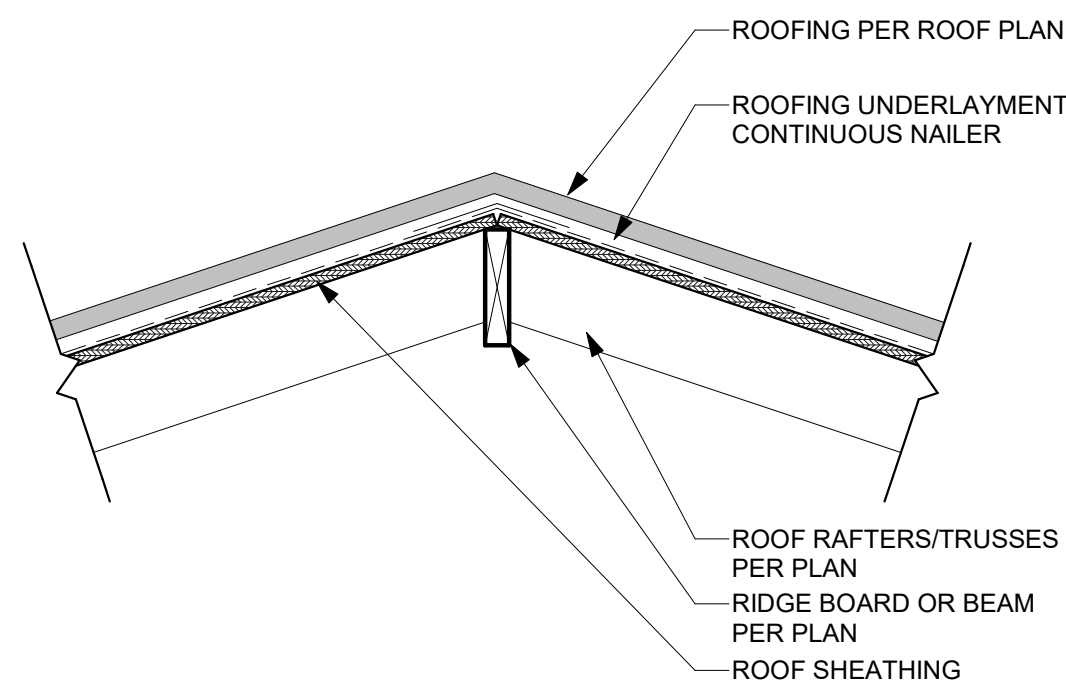
WALL SYSTEM PENETRATION
F RATING - 1 AND 2 HR (SEE ITEM 1B)
T RATING - 0 HR

- 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



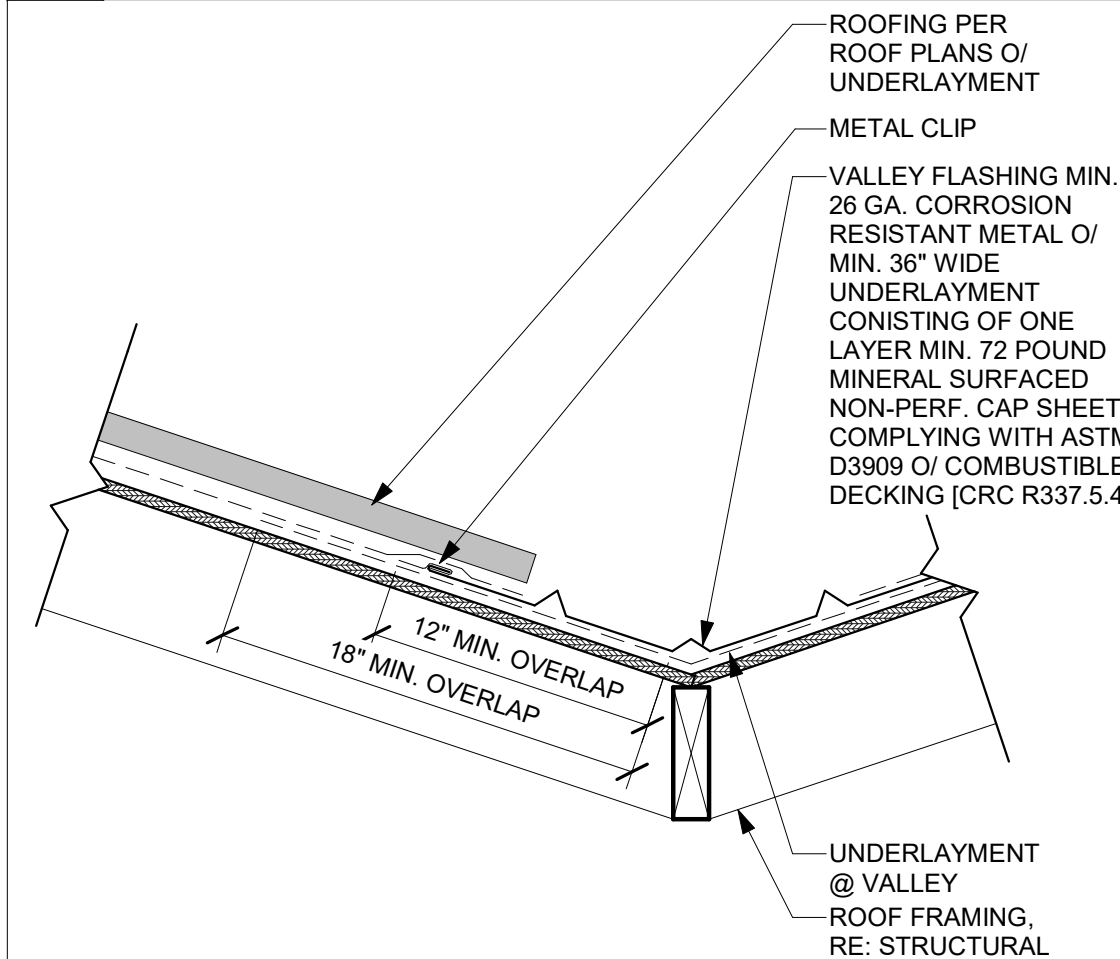
31 WALL VENT

SCALE: 3" = 1'-0"



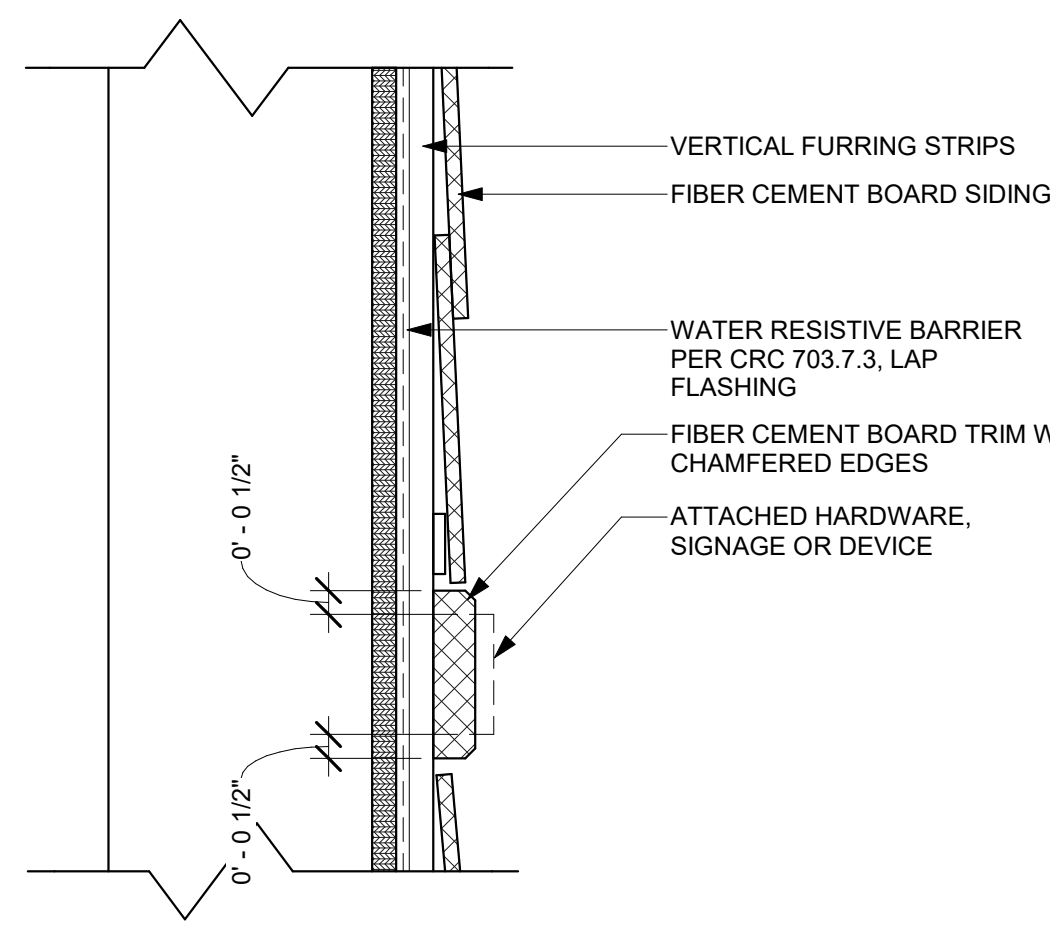
32 HIP/RIDGE

SCALE: 1" = 1'-0"



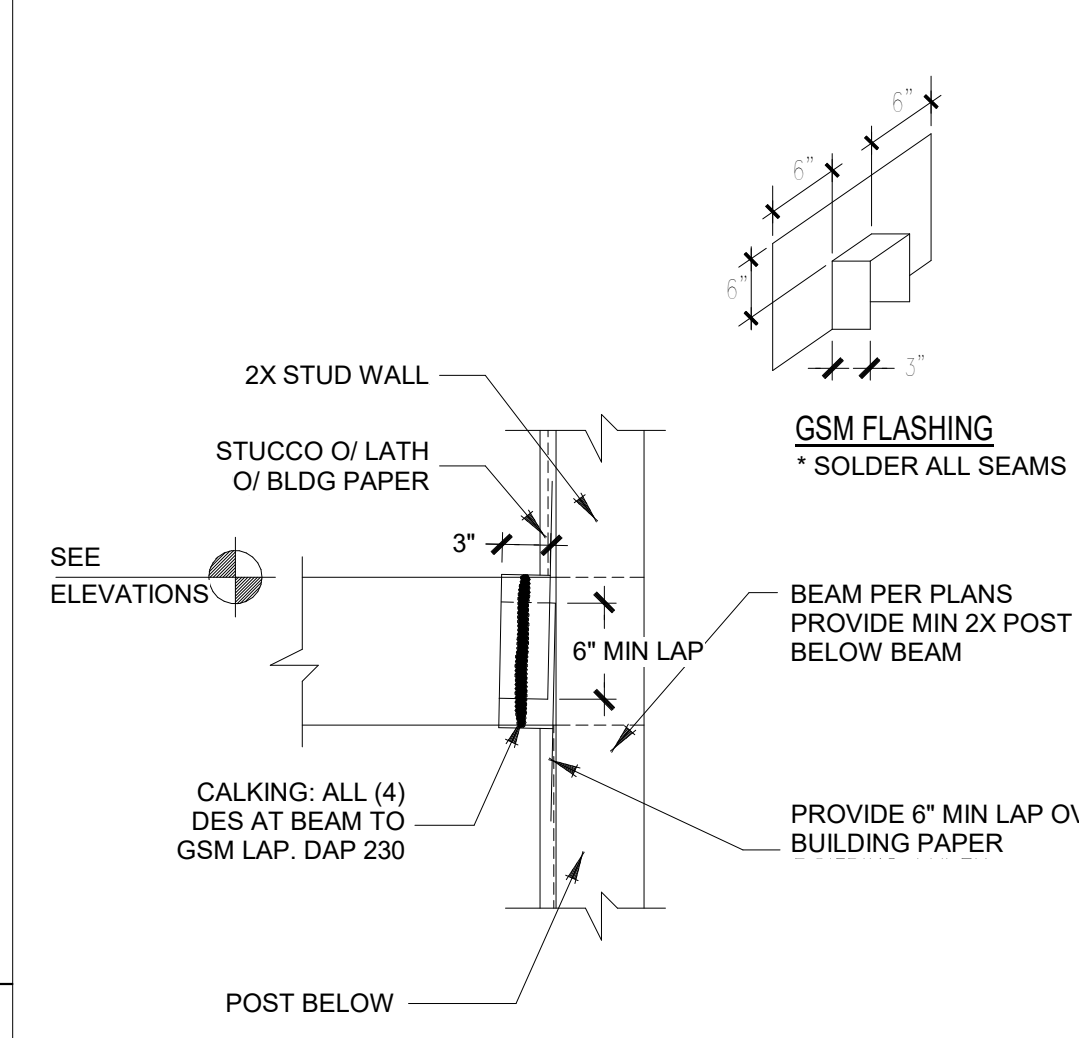
33 VALLEY FLASHING

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



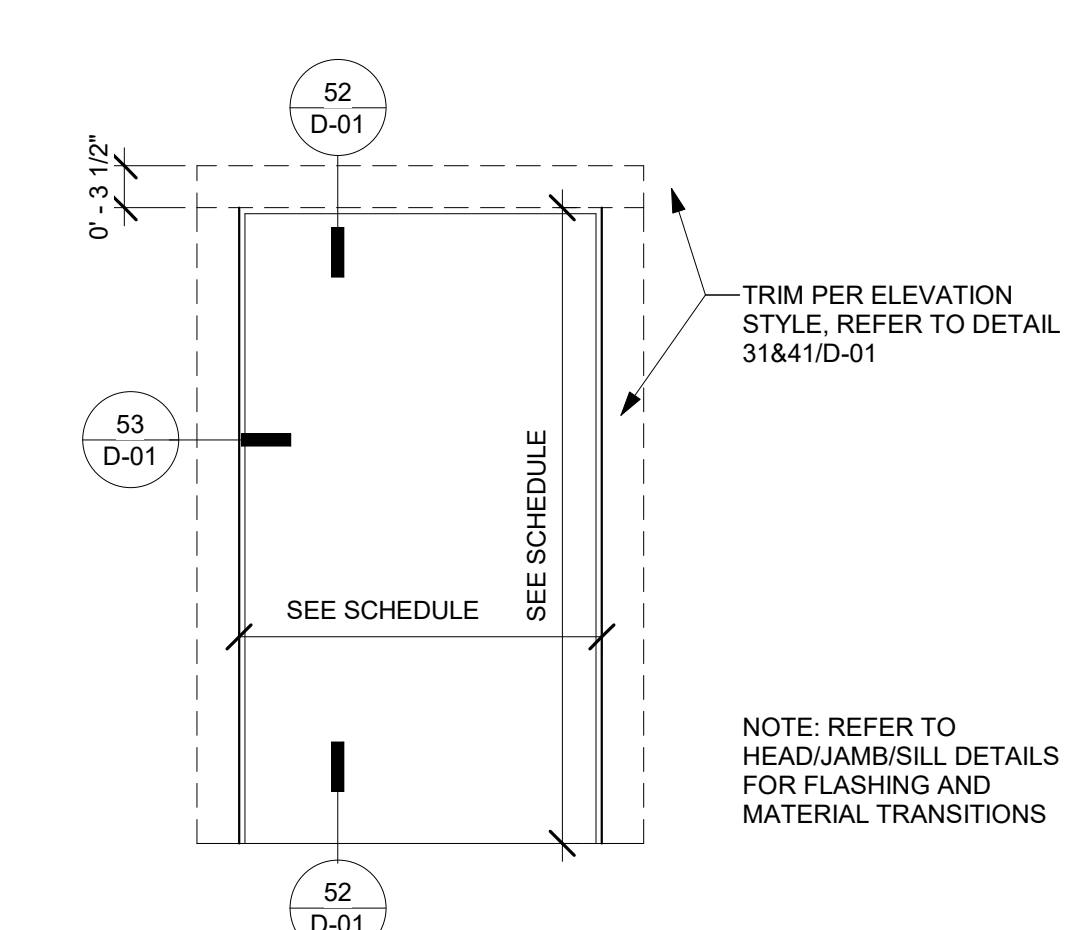
21 FIBER CEMENT MOUNTING PAD

SCALE: 3" = 1'-0"



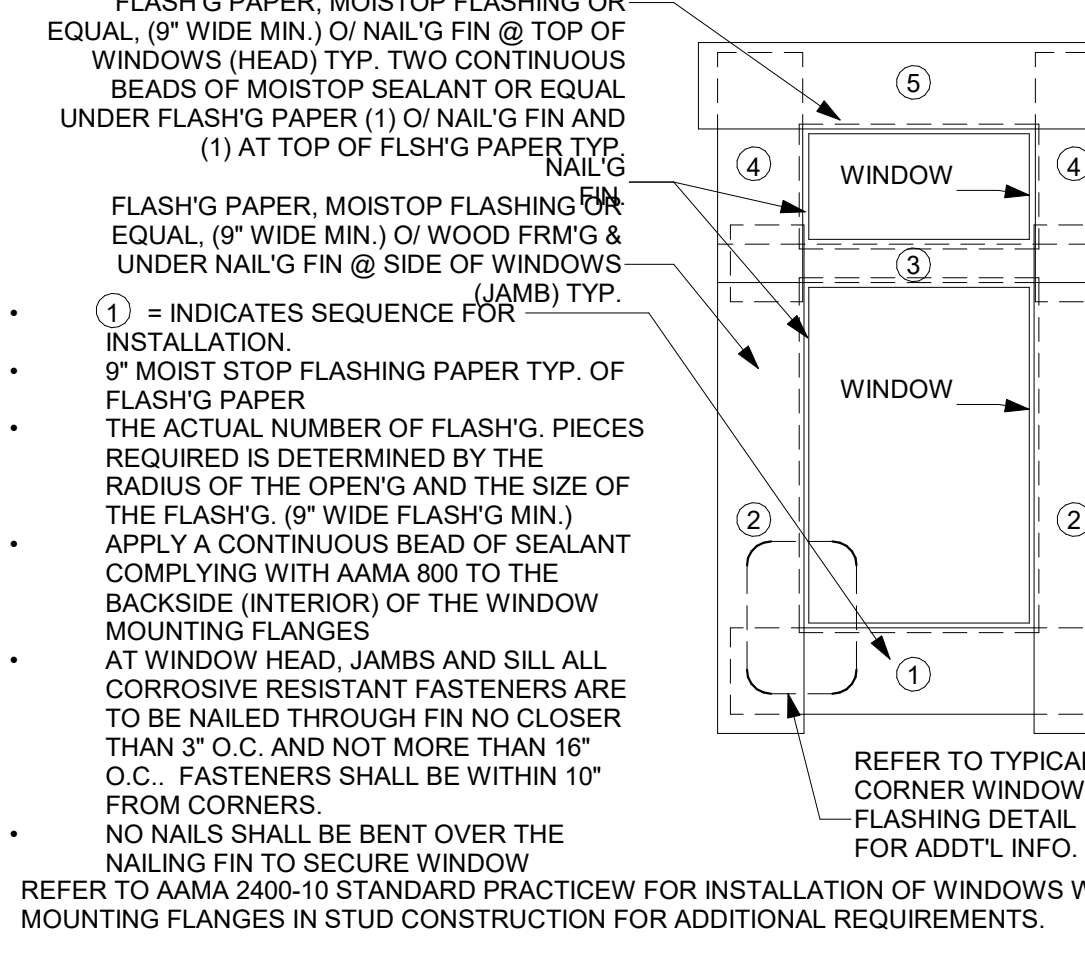
23 BEAM TO WALL FLASHING

SCALE: 1" = 1'-0"



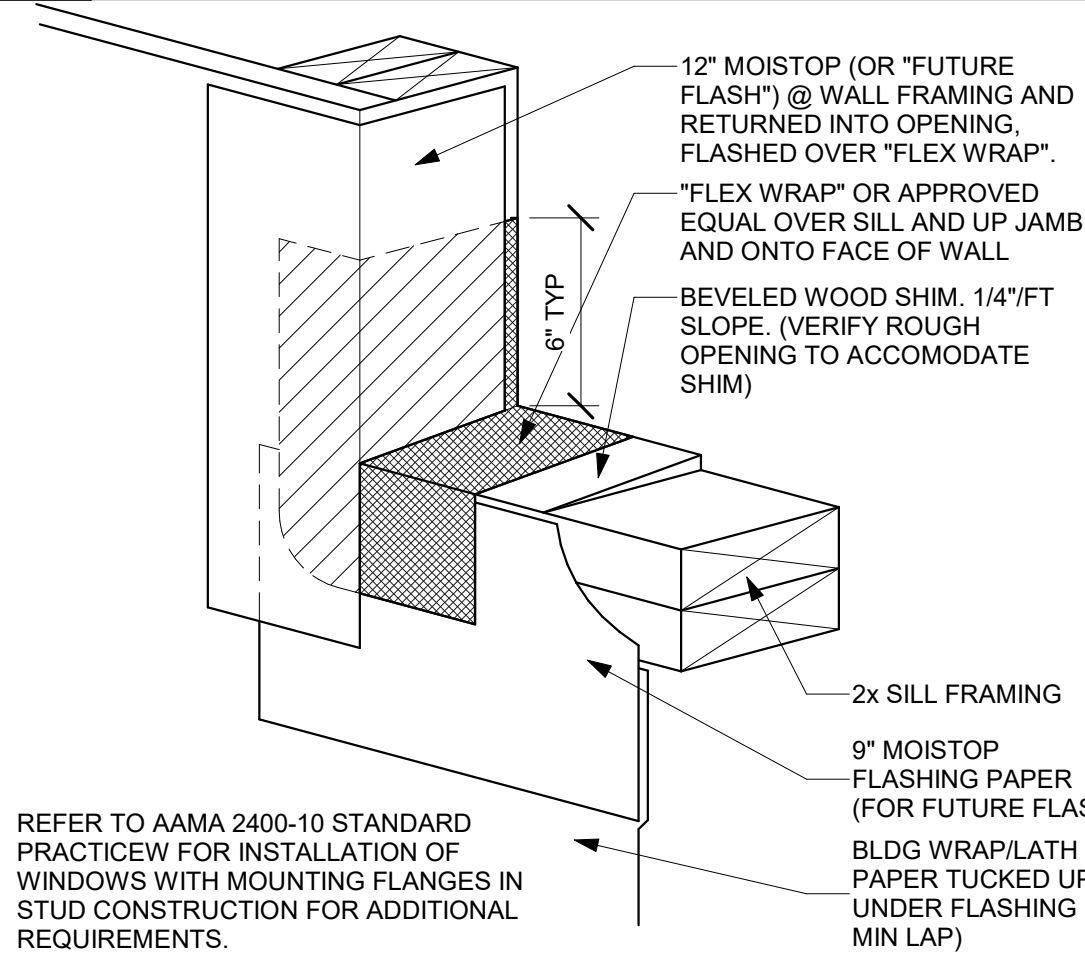
11 DOOR TRIM - SLIDING GLASS COMM

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



12 TYPICAL WIN FLASHING

SCALE: 12" = 1'-0"

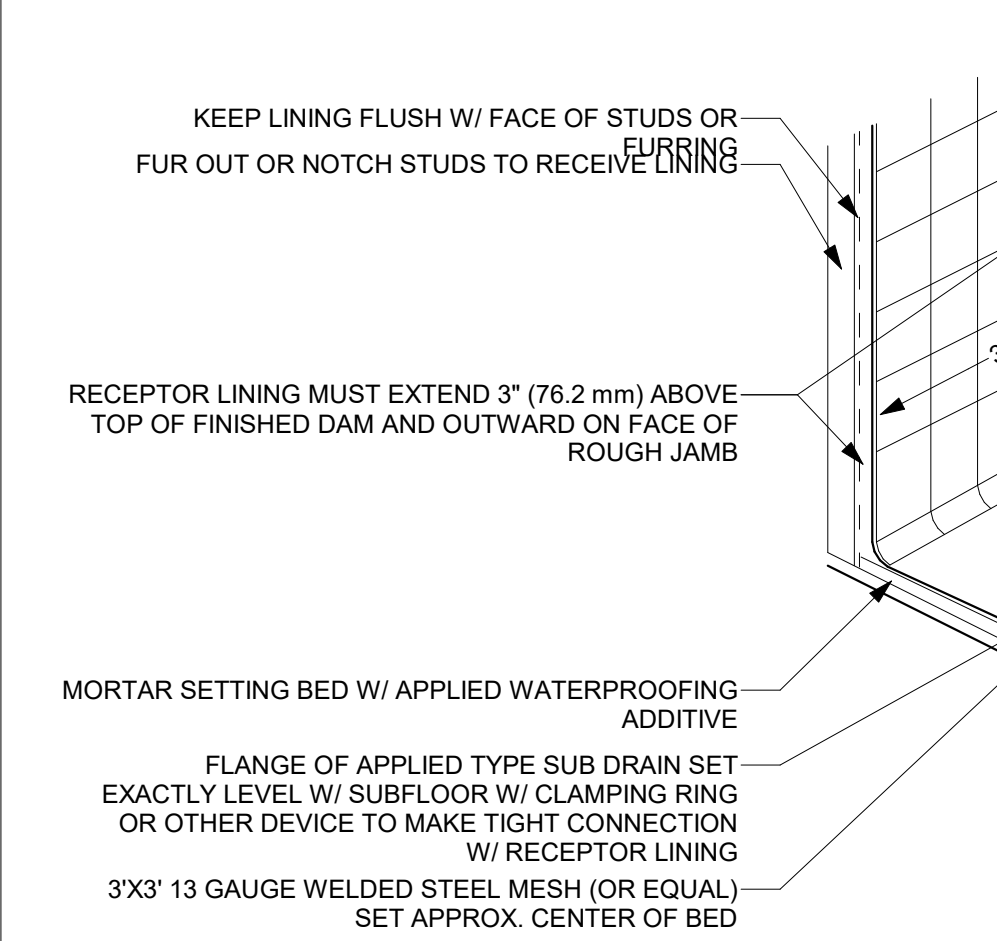


13 TYPICAL CORNER WIN FLASHING

SCALE: 12" = 1'-0"

53 1-HR EXT. RATED WALL ASSEMBLY

SCALE: 3" = 1'-0"



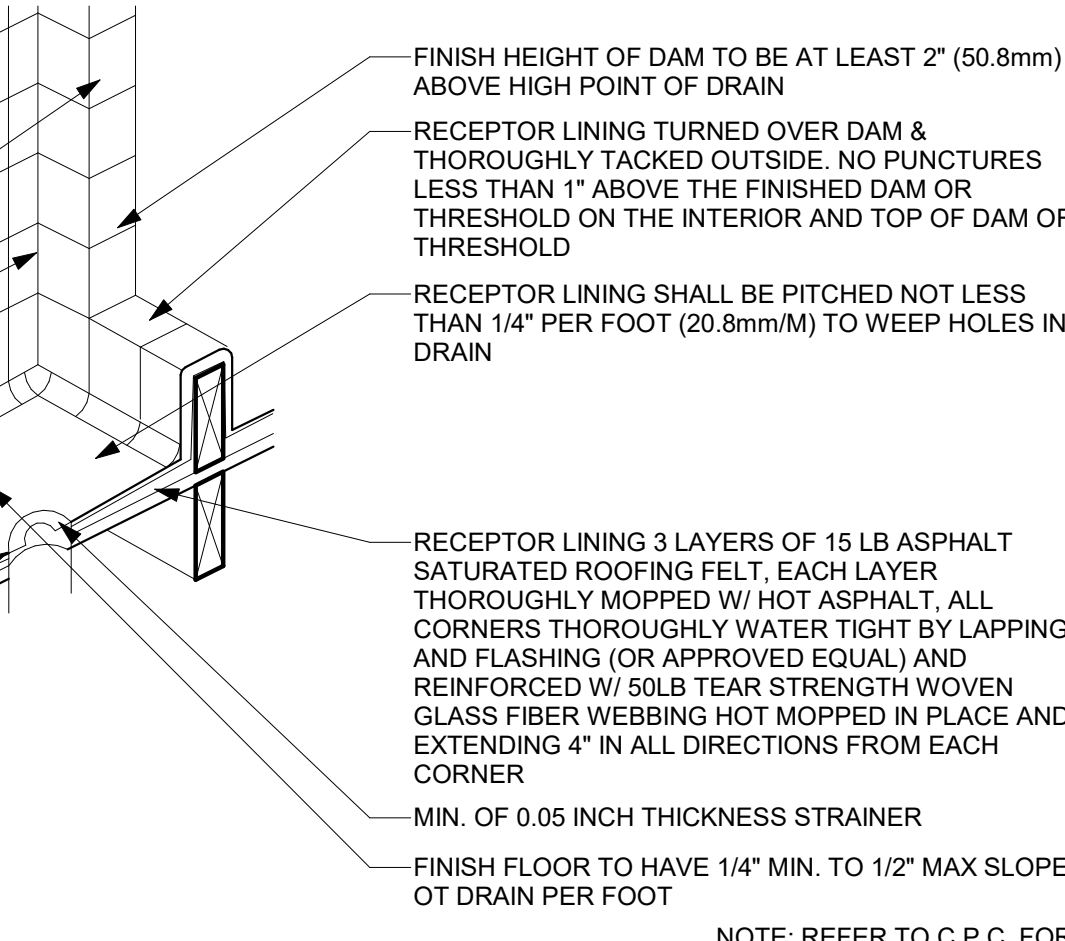
54 SHOWER - RECEPTOR

SCALE: 12" = 1'-0"



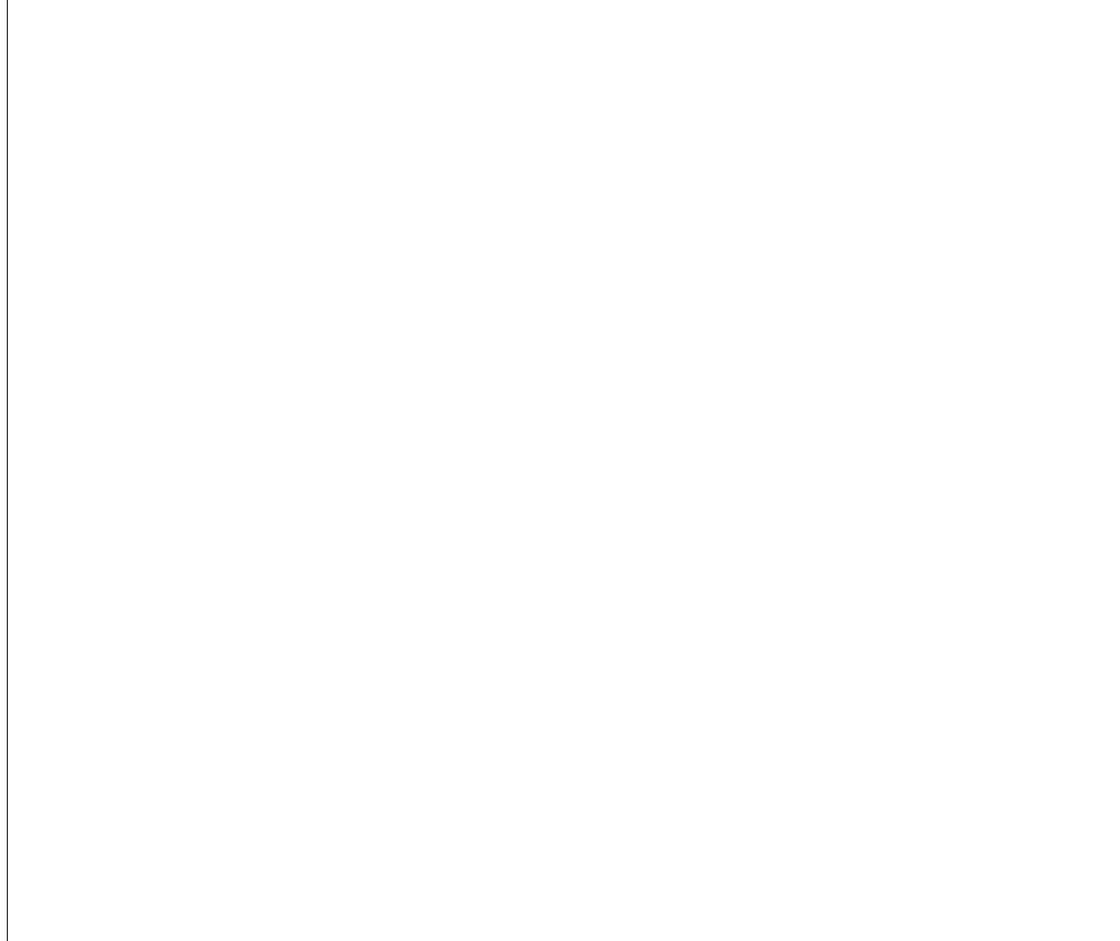
43 THROUGH PENETRATION @ WALL

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



33 VALLEY FLASHING

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



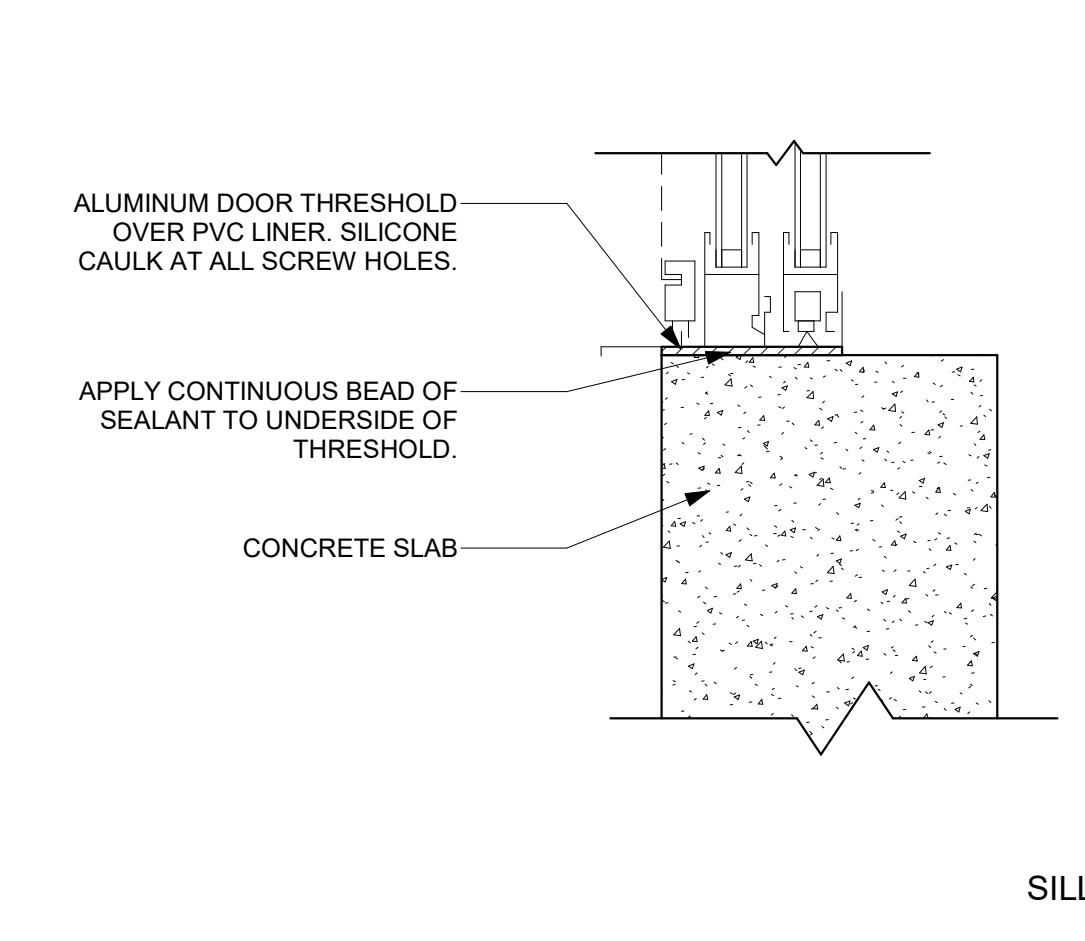
23 BEAM TO WALL FLASHING

SCALE: 1" = 1'-0"



13 TYPICAL CORNER WIN FLASHING

SCALE: 12" = 1'-0"



14 SLIDING GLASS DOOR - SILL

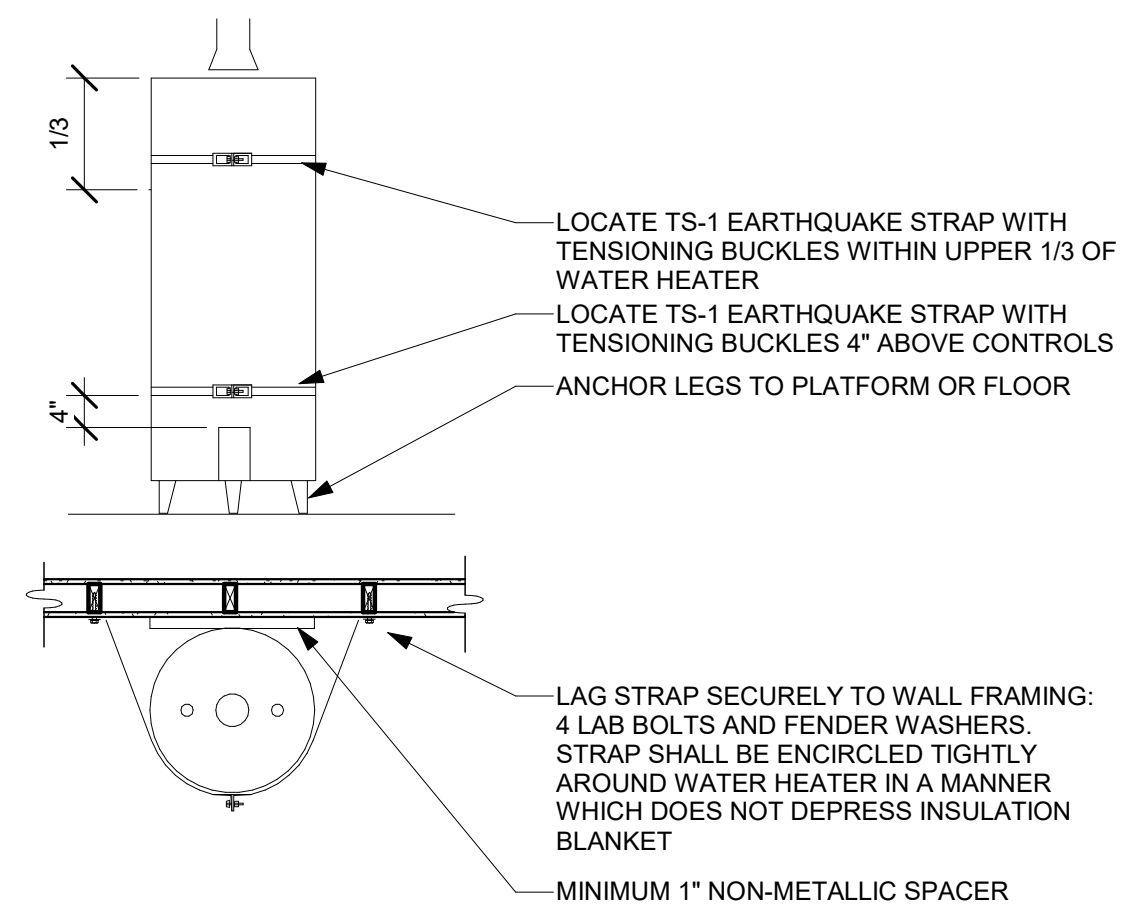
SCALE: 3" = 1'-0"



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

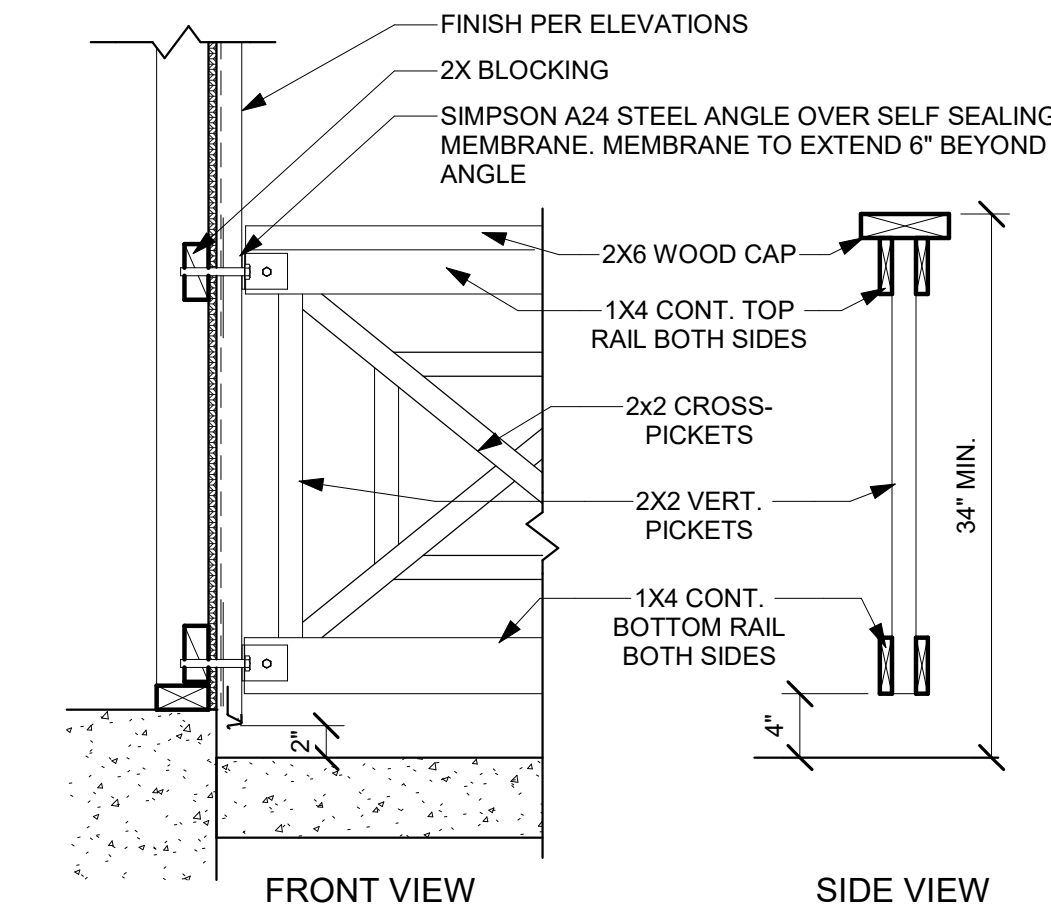
DATE
09/26/23
SHEET

AD-901



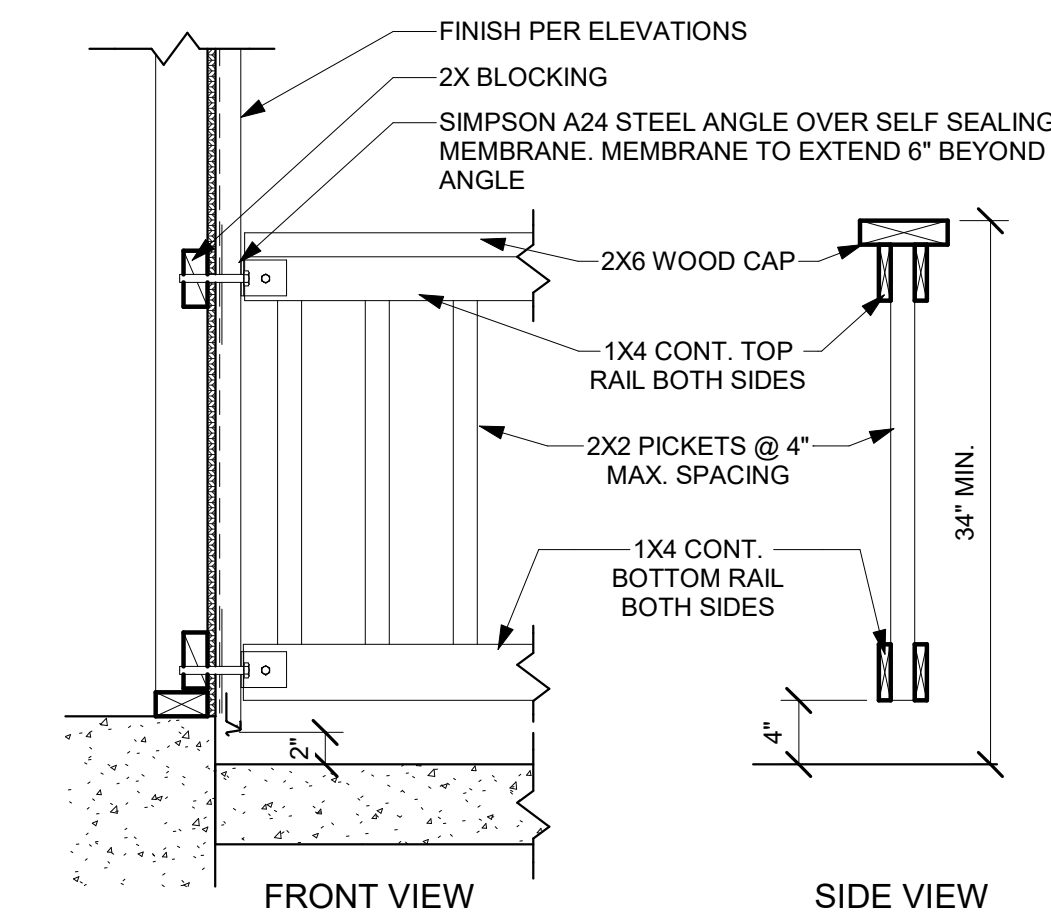
41 WATER HEATER MOUNTING

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



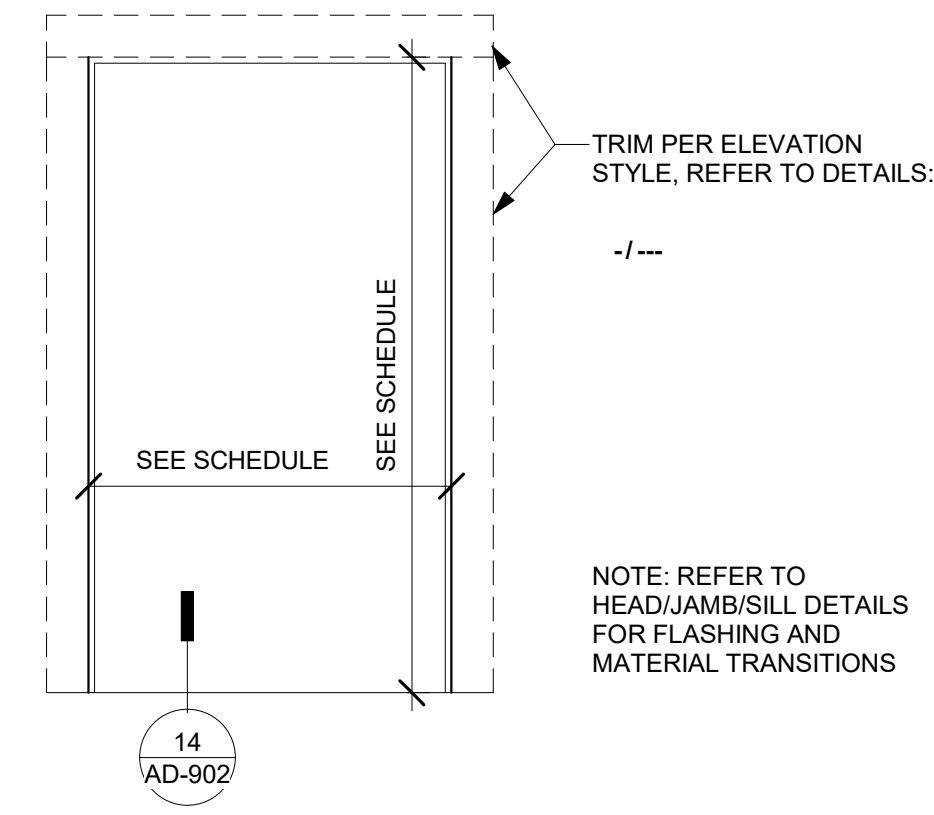
42 RAILING - WOOD CROSS-PICKET

SCALE: 1" = 1'-0"



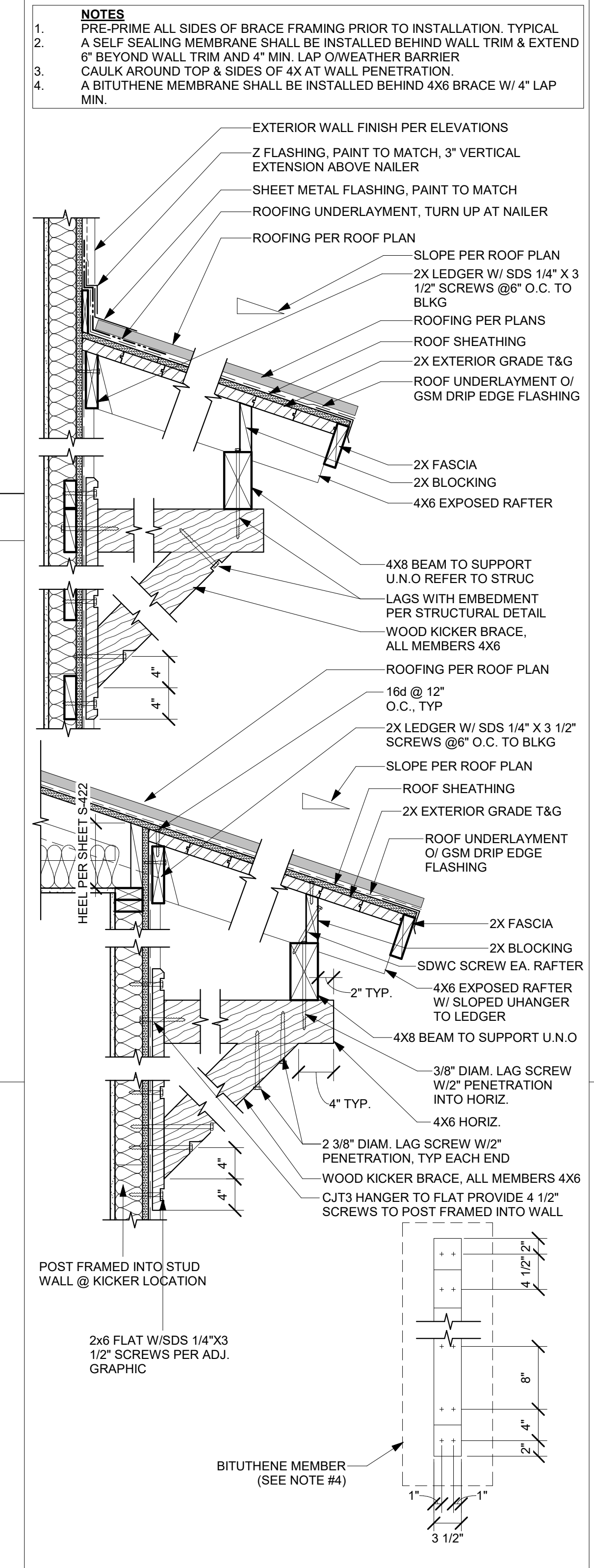
43 RAILING - WOOD PICKET

SCALE: 1" = 1'-0"



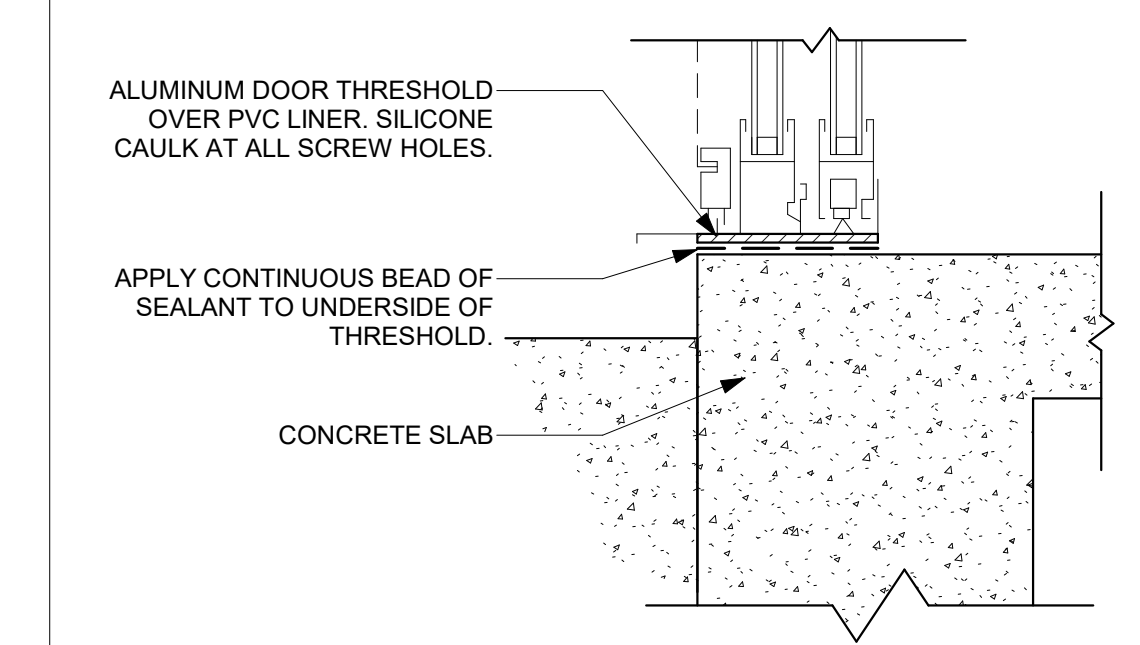
21 DOOR TRIM - SLIDING GLASS

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



13 SHED ROOF WITH KICKER

SCALE: 1" = 1'-0"



14 DOOR-SLIDING GLASS - THRESHOLD

SCALE: 3" = 1'-0"



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

**ARCHITECTURAL DETAILS -
COMMON**

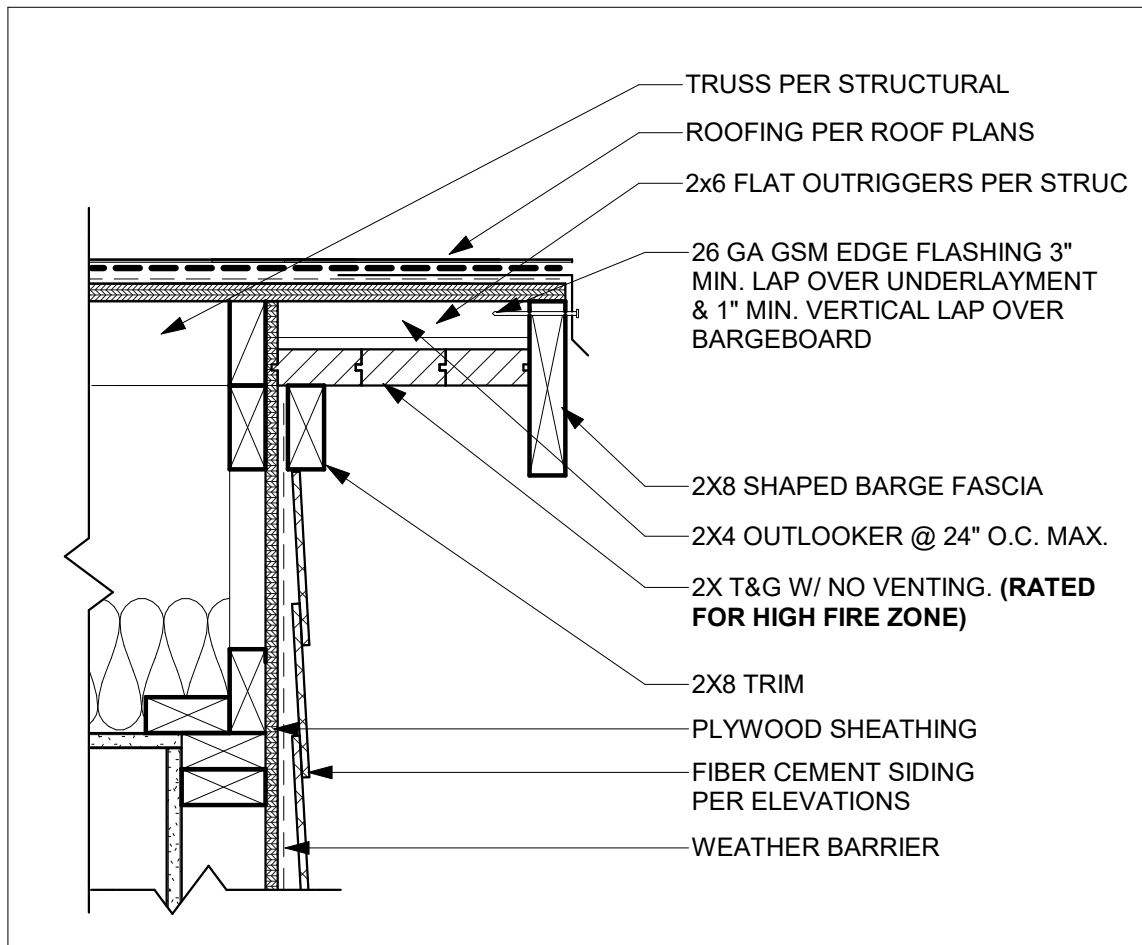
DATE
09/26/23

SHEET

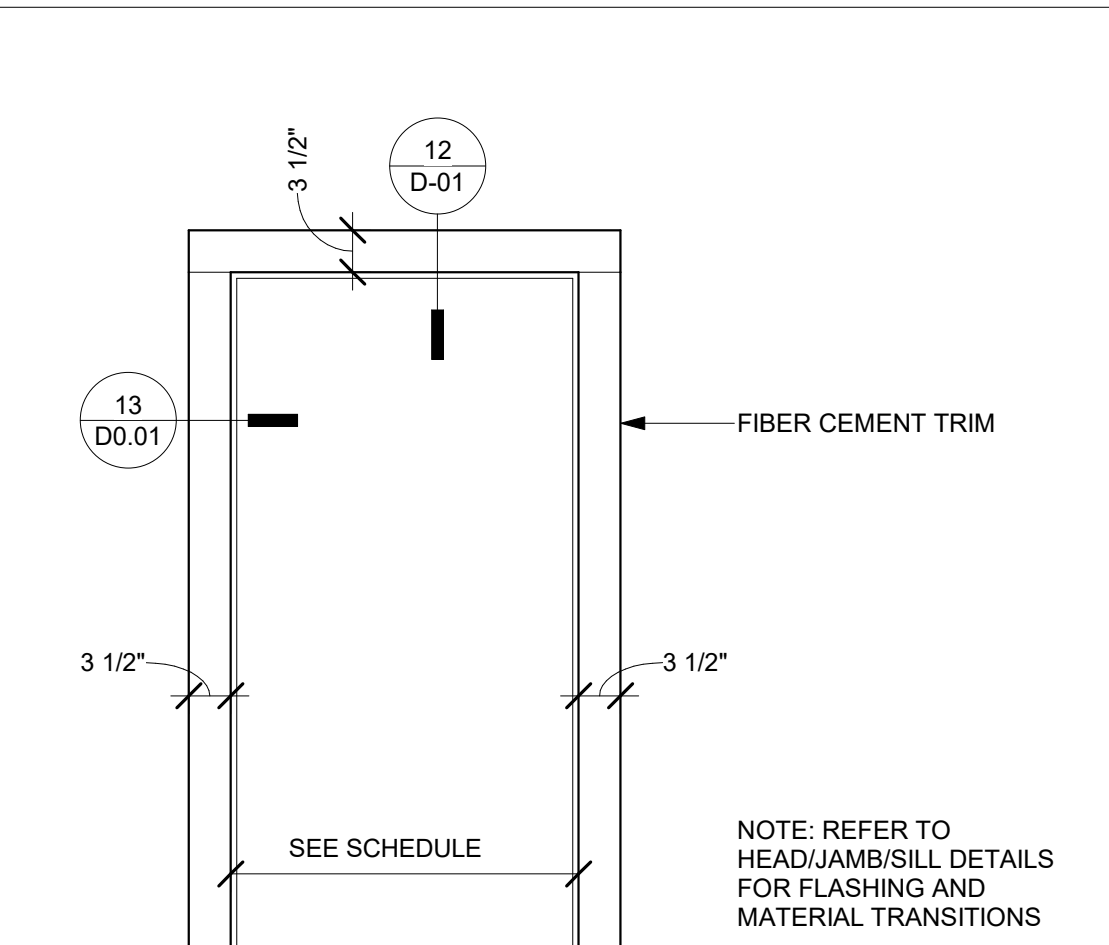
AD-902



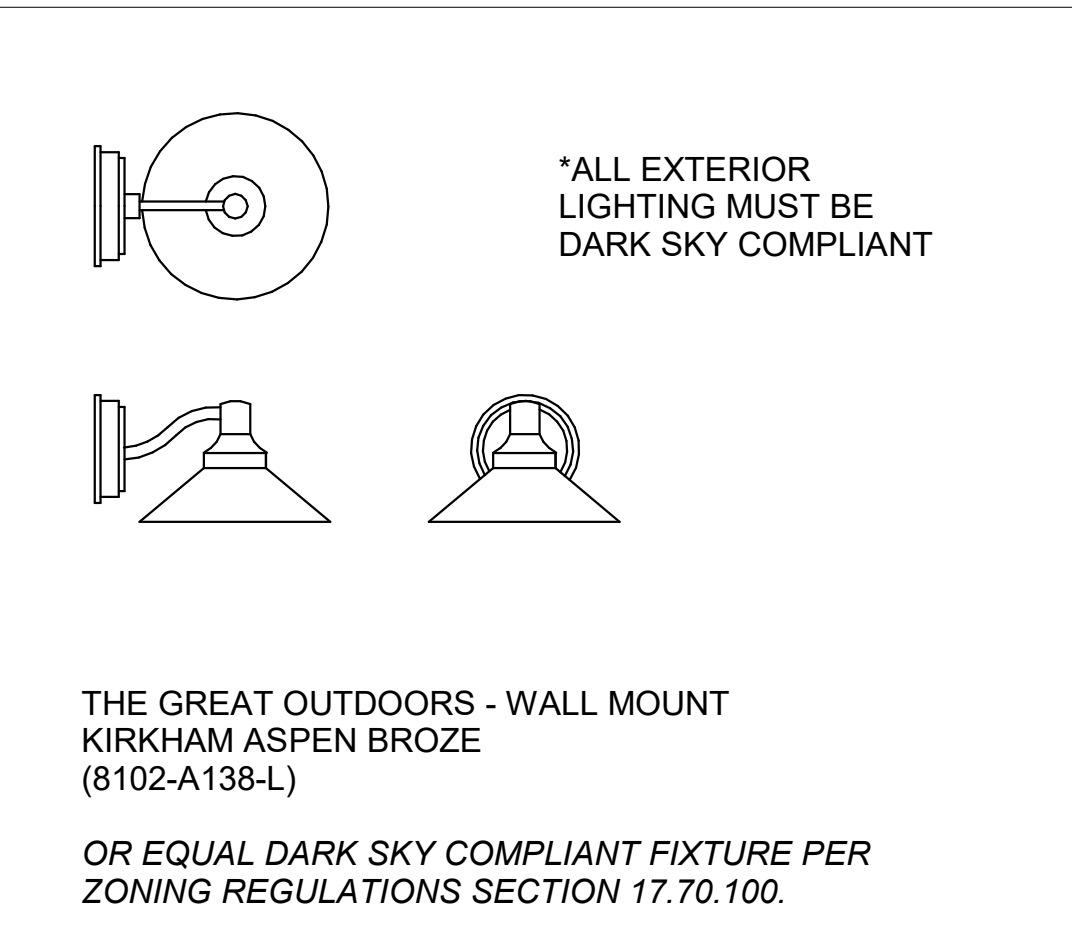
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



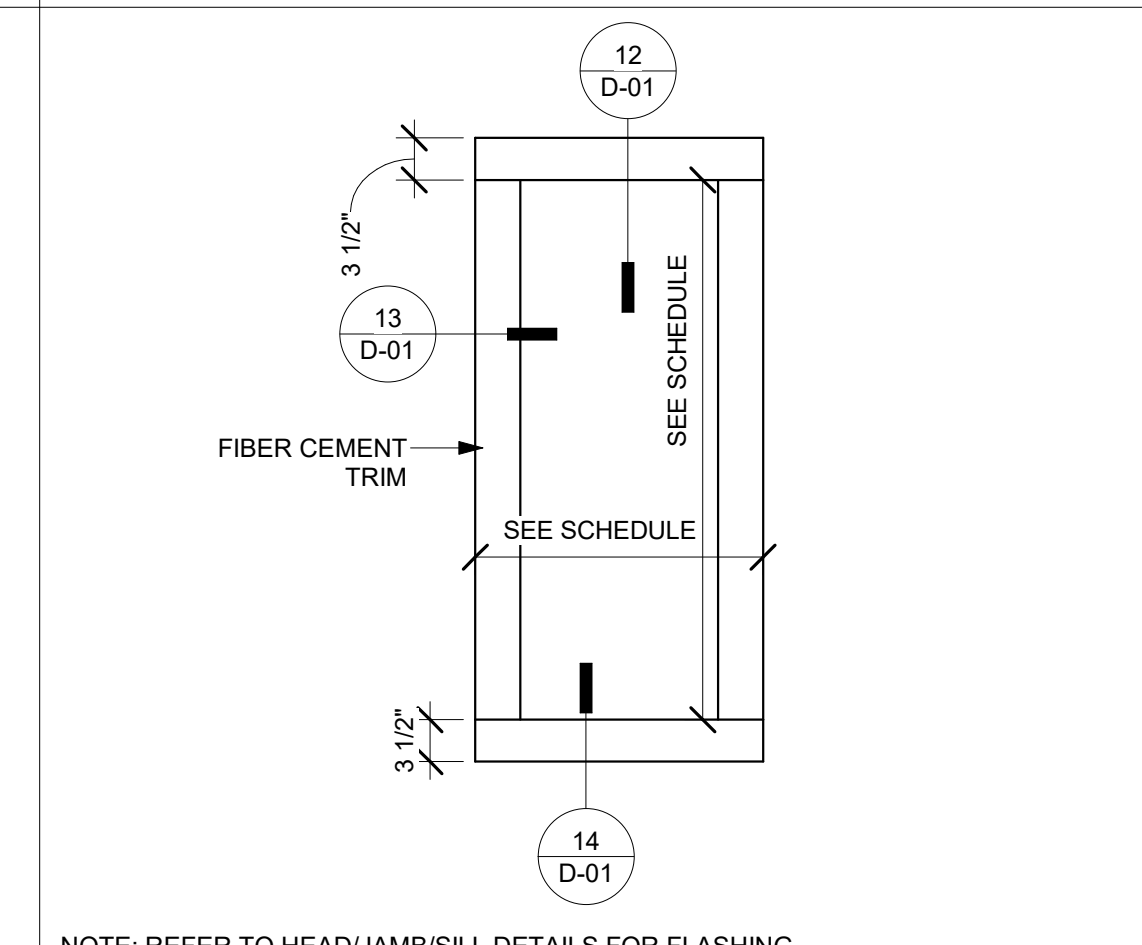
51 RAKE W/ T&G - OPTIONAL
SCALE: 1 1/2" = 1'-0"



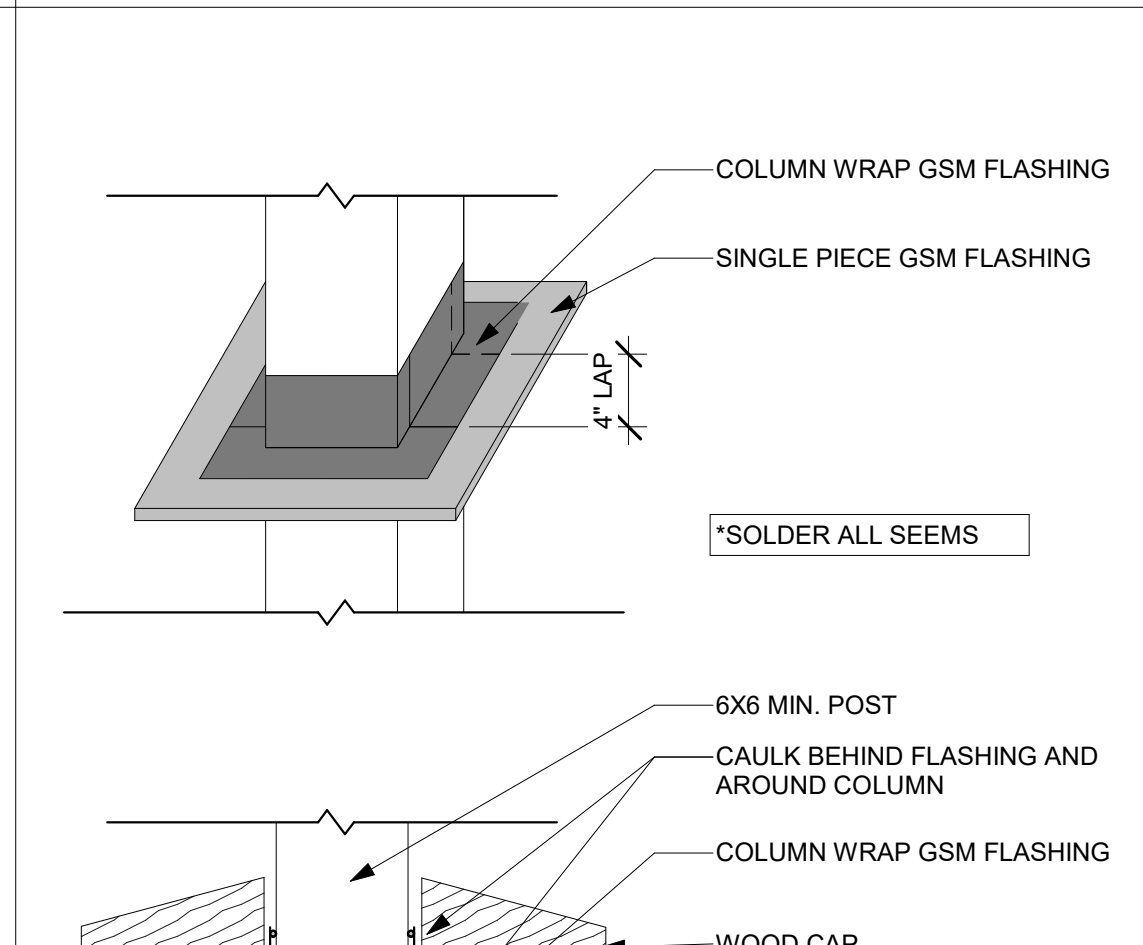
41 DOOR TRIM
SCALE: 3/4" = 1'-0"



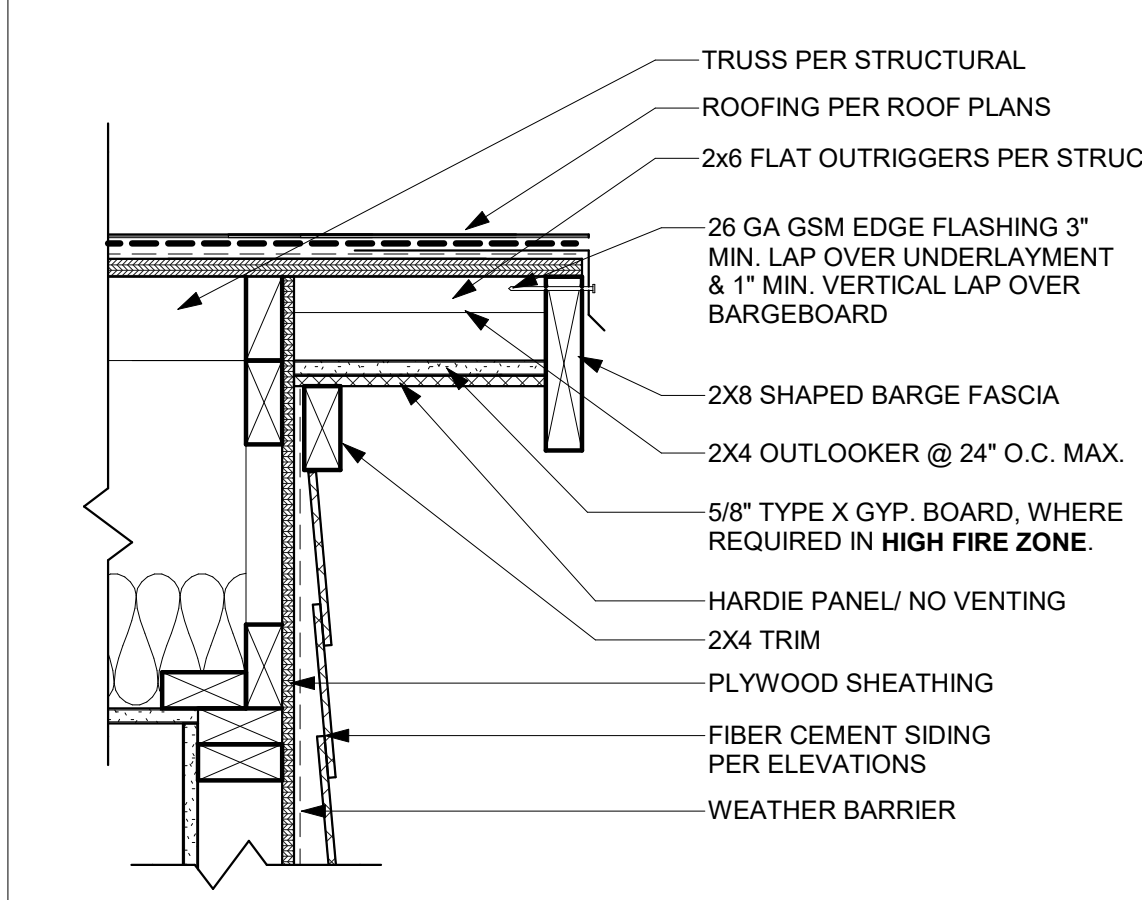
31 TYP. LIGHTING FIXTURE
SCALE: 1 1/2" = 1'-0"



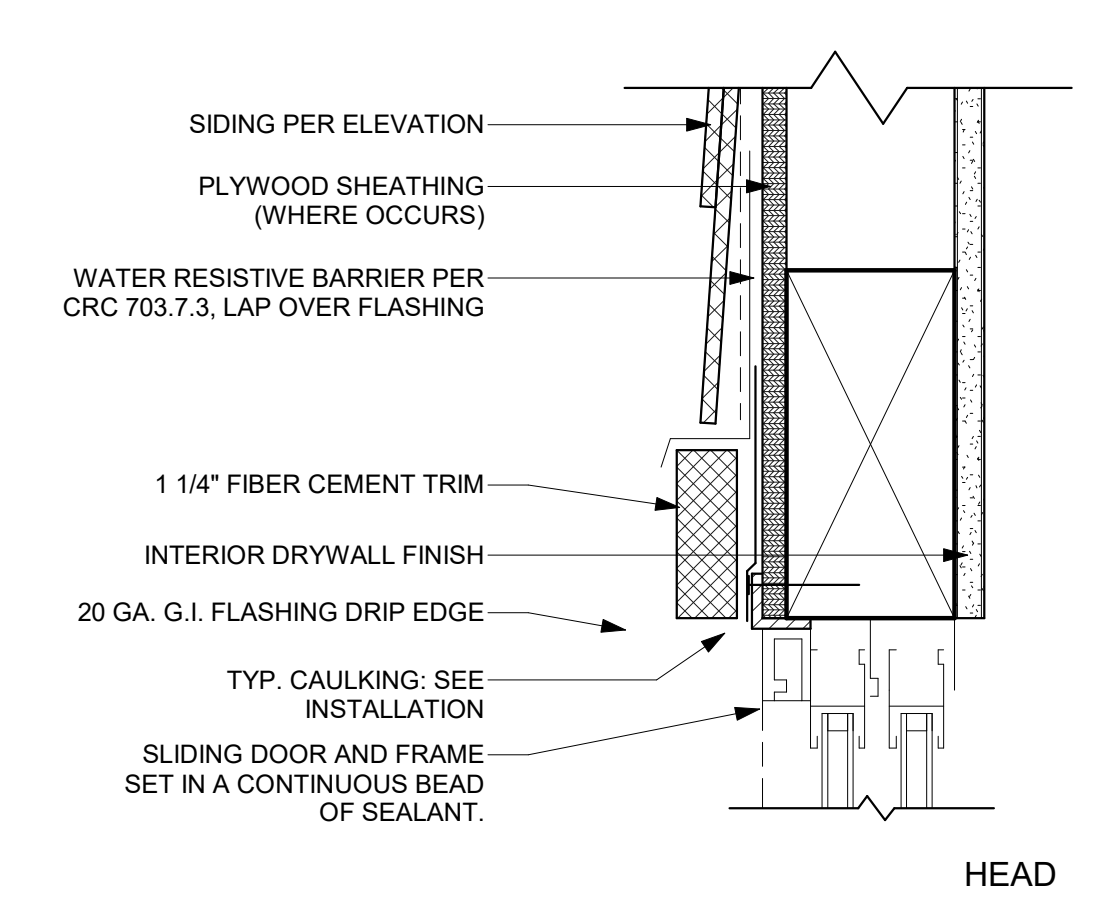
21 WINDOW TRIM
SCALE: 3/4" = 1'-0"



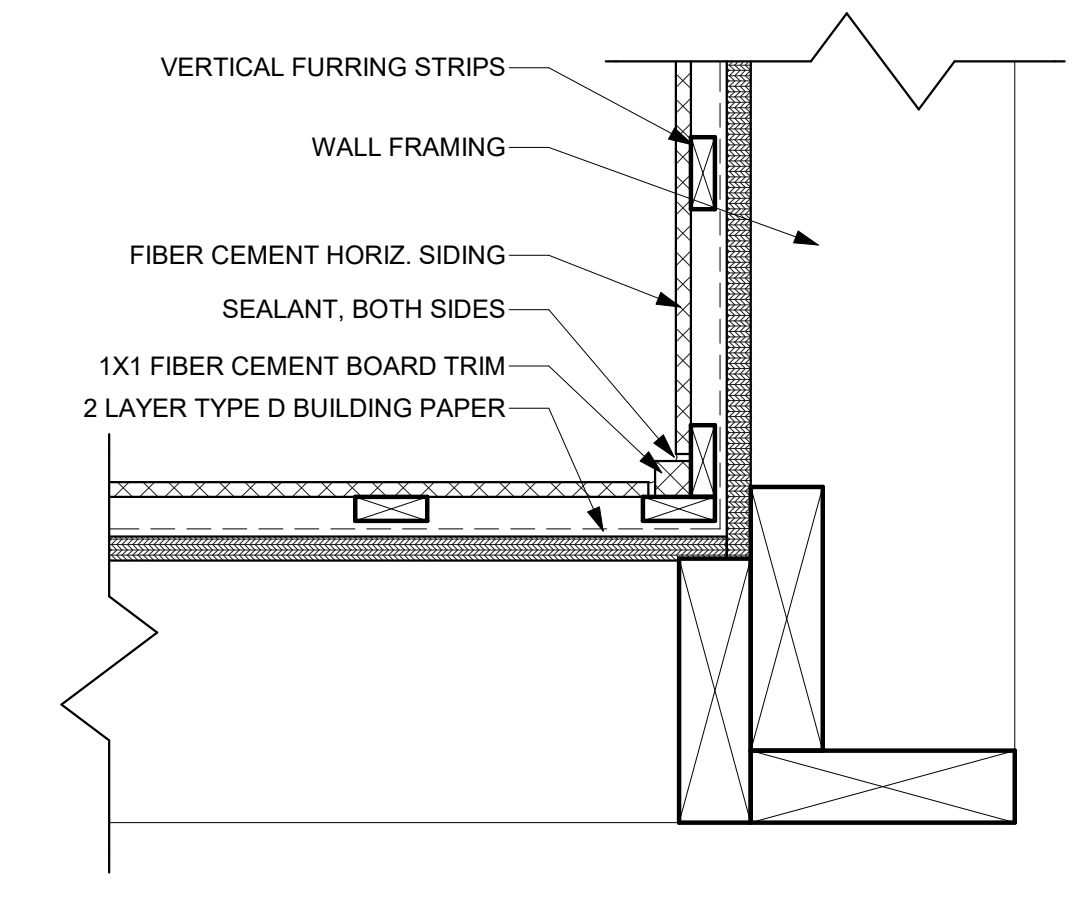
22 TYP. WINDOW HEAD
SCALE: 3" = 1'-0"



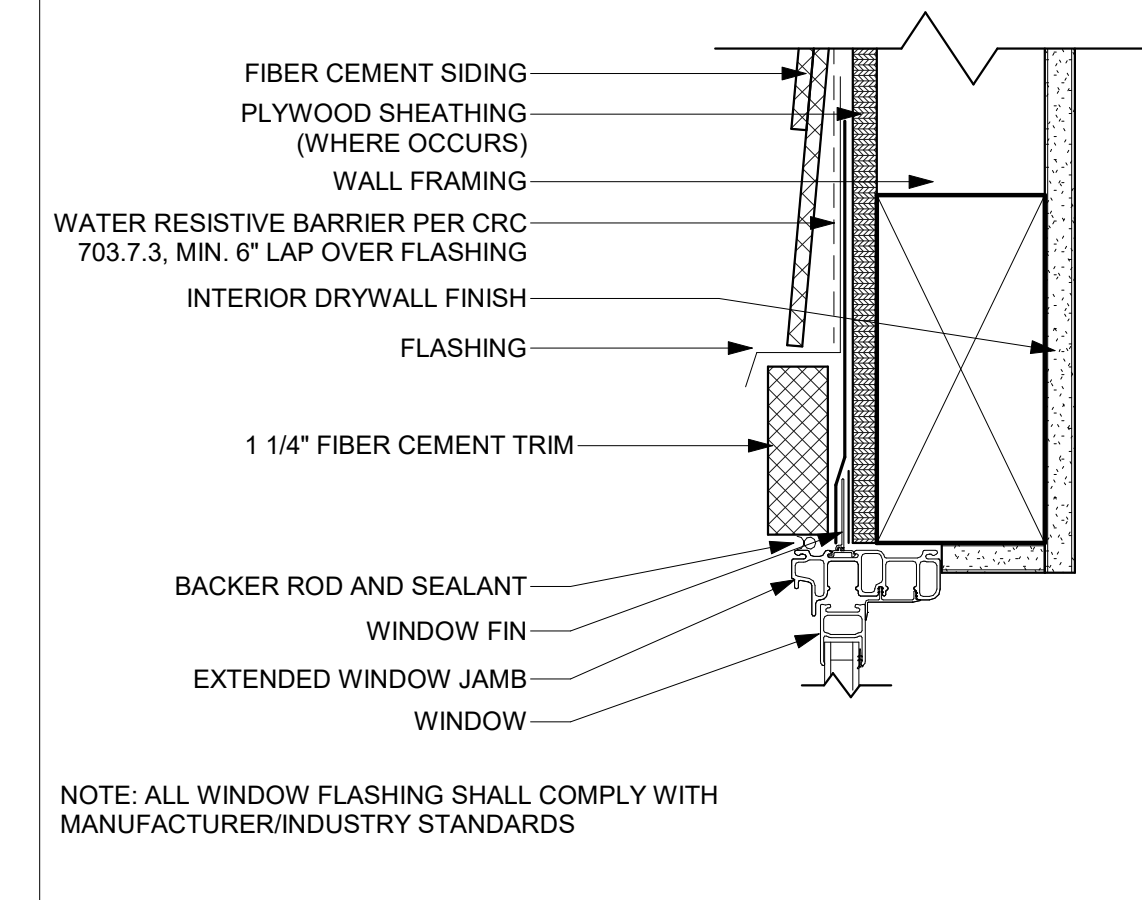
52 RAKE W/ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"



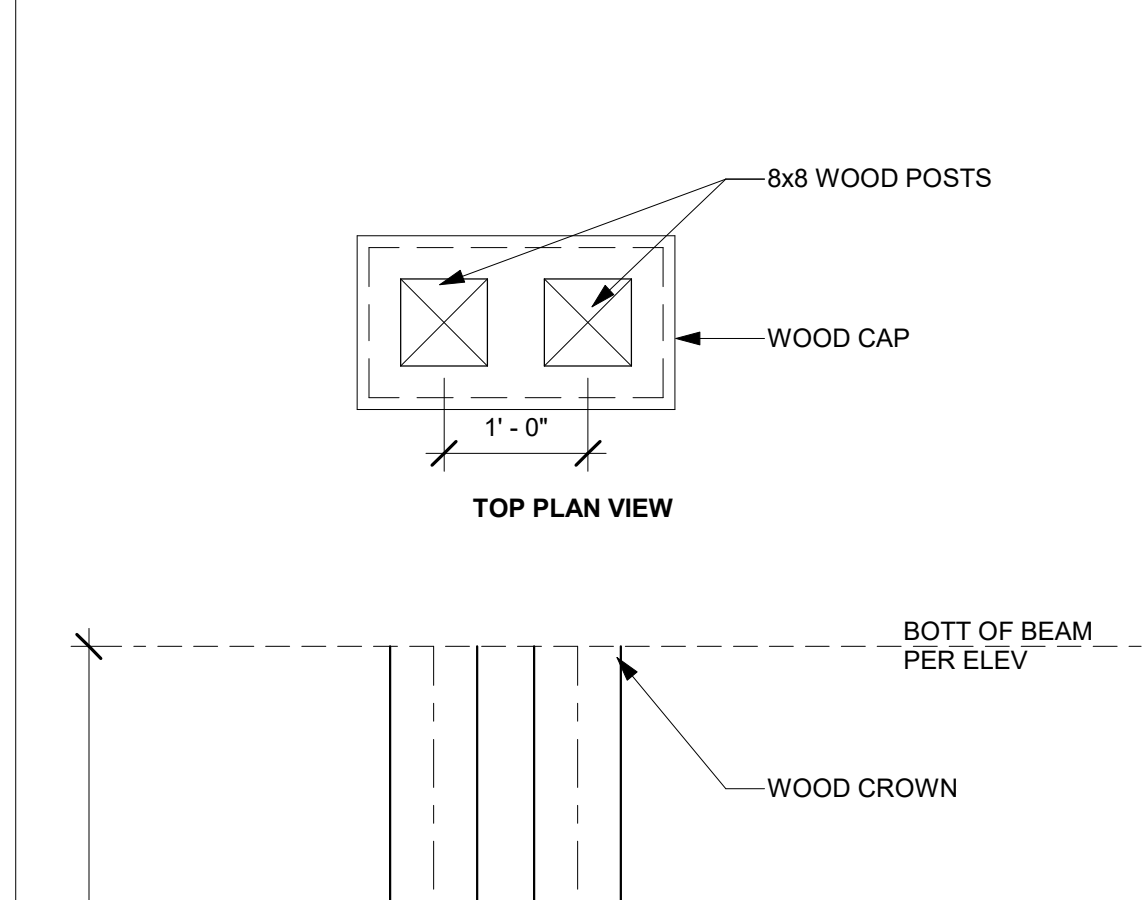
42 TYP. SLIDING GLASS DOOR TRIM
SCALE: 3" = 1'-0"



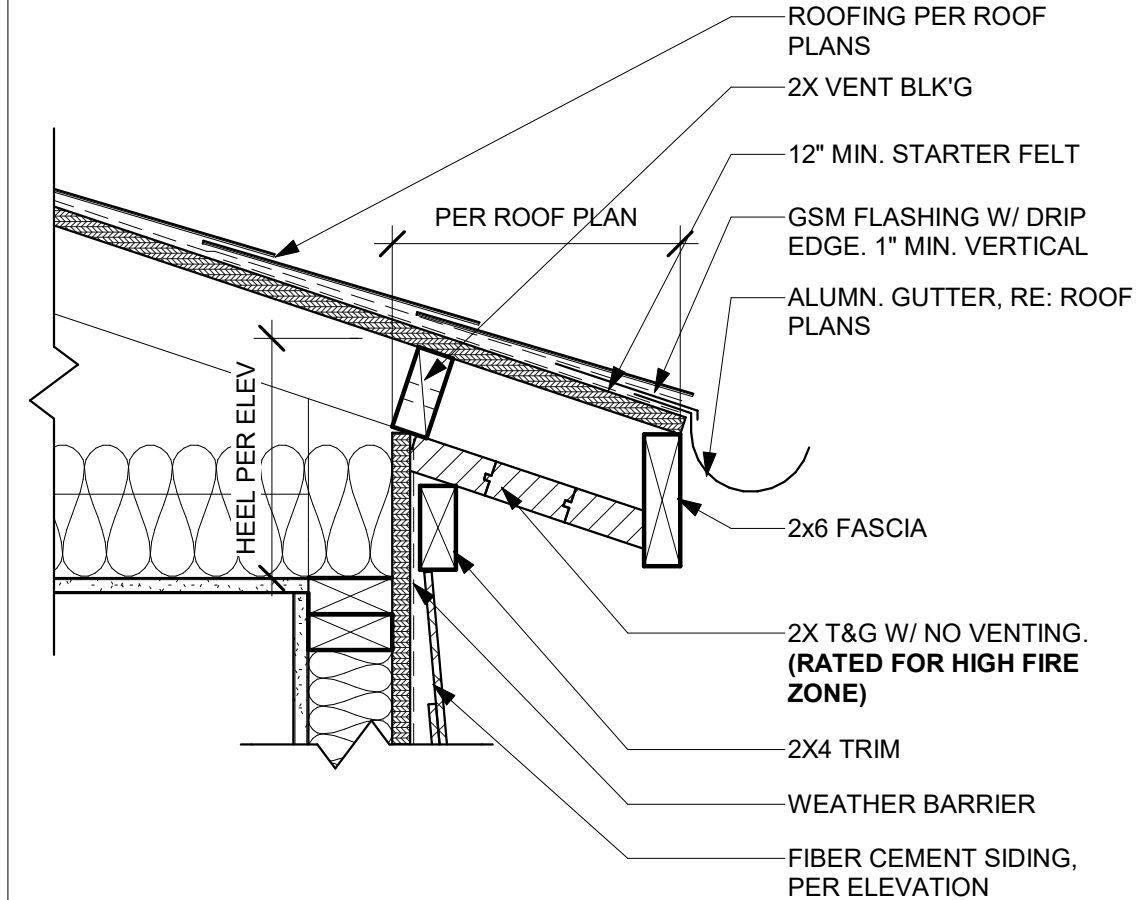
32 INSIDE CORNER TRIM
SCALE: 3" = 1'-0"



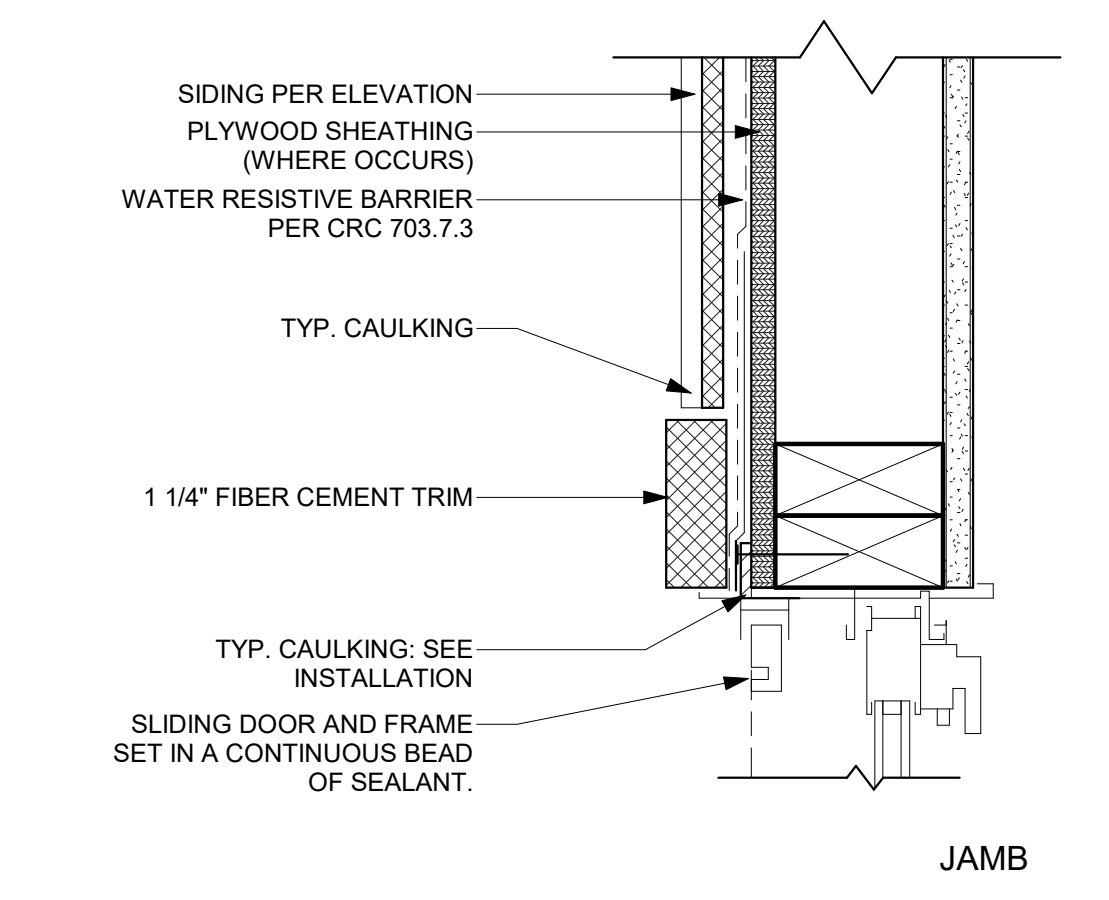
21 WINDOW TRIM
SCALE: 3" = 1'-0"



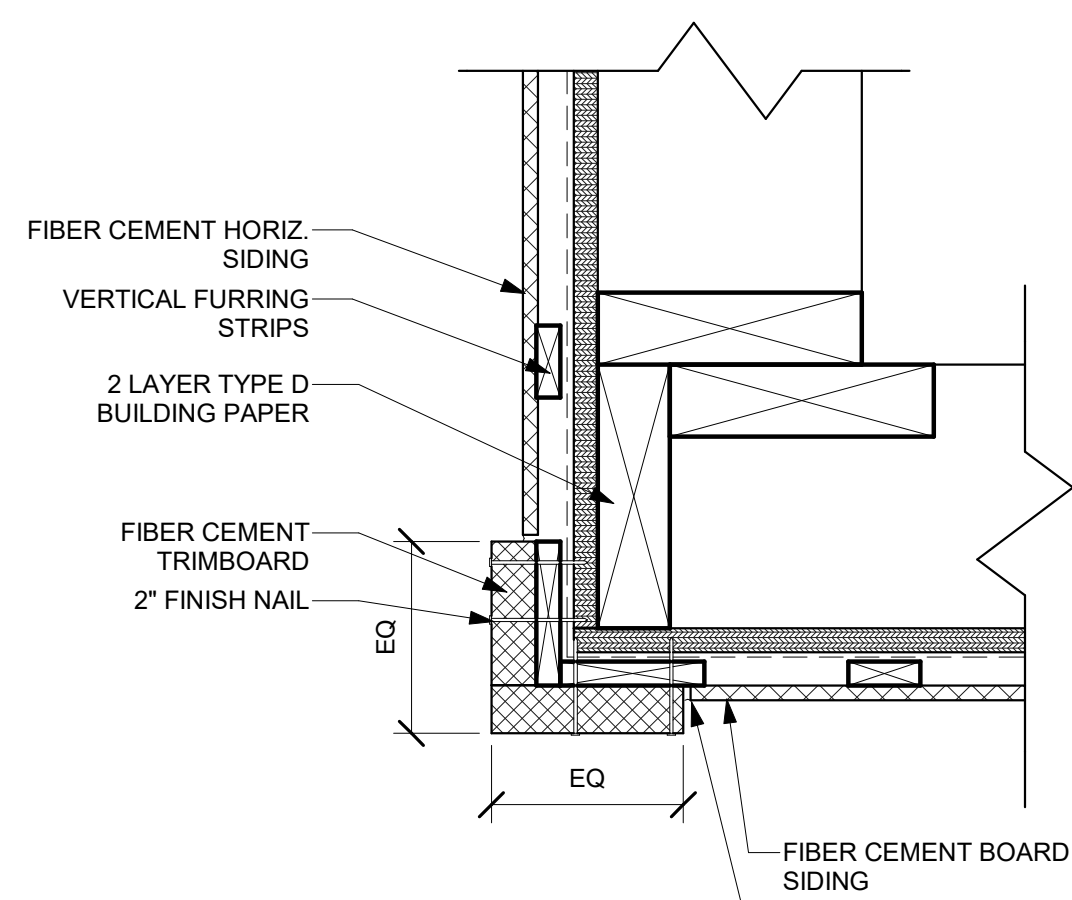
22 TYP. WINDOW HEAD
SCALE: 3" = 1'-0"



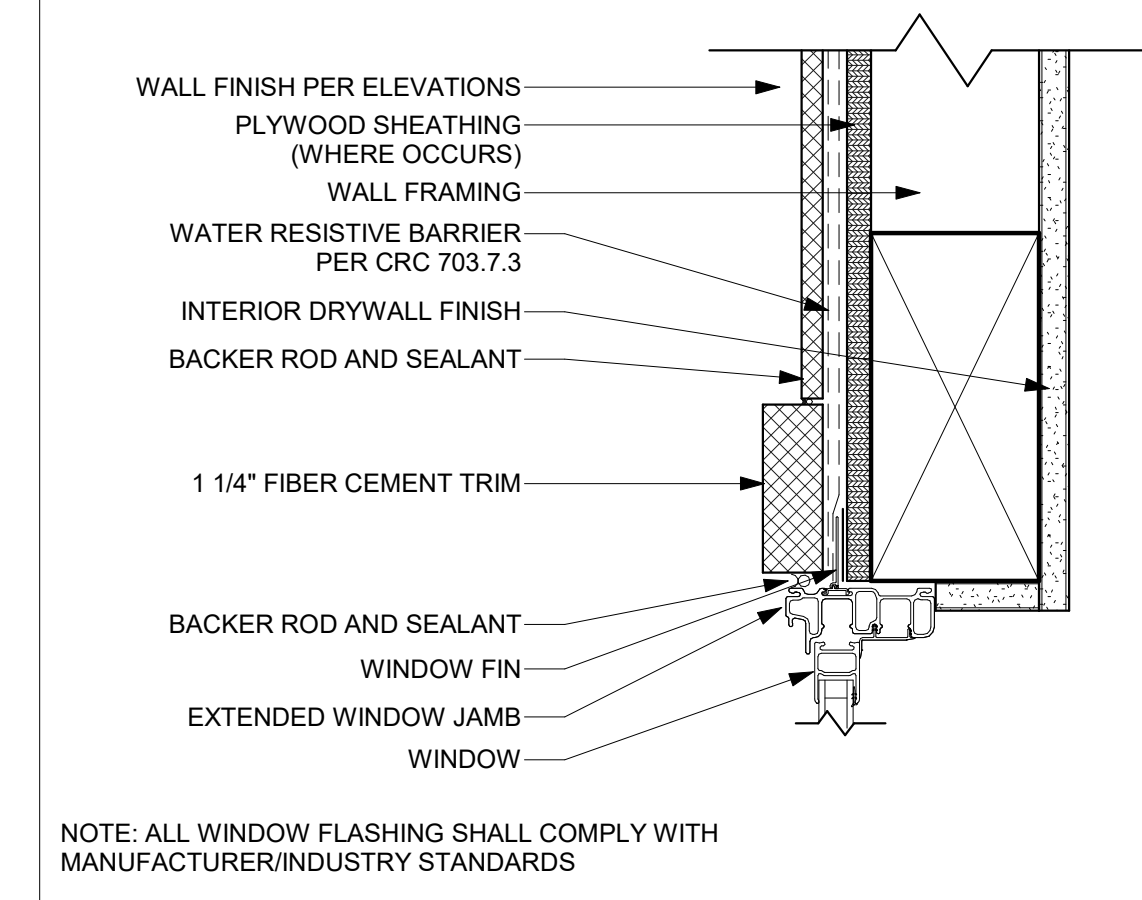
53 EAVE W/ T&G - OPTIONAL
SCALE: 1 1/2" = 1'-0"



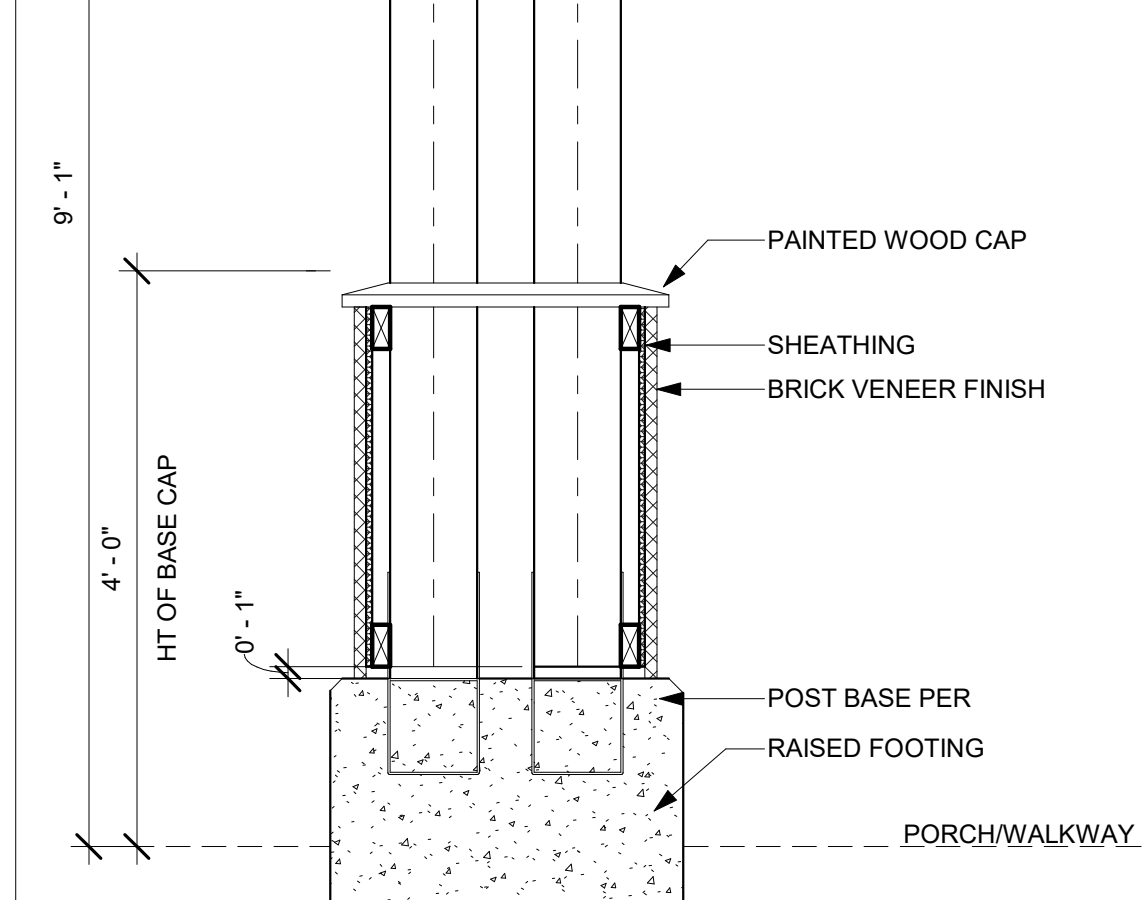
43 TYP. JAMB AT SLIDING GLASS DOOR
SCALE: 3" = 1'-0"



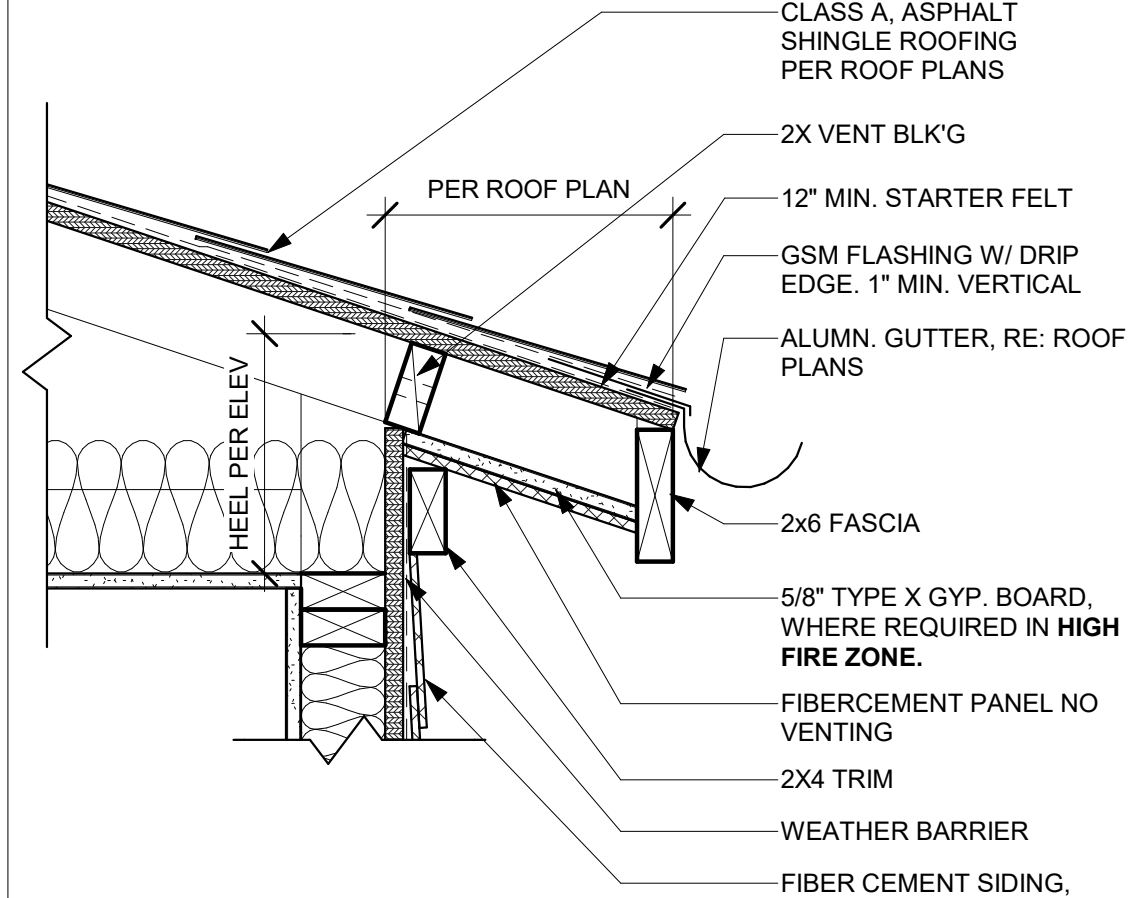
33 OUTSIDE CORNER TRIM
SCALE: 3" = 1'-0"



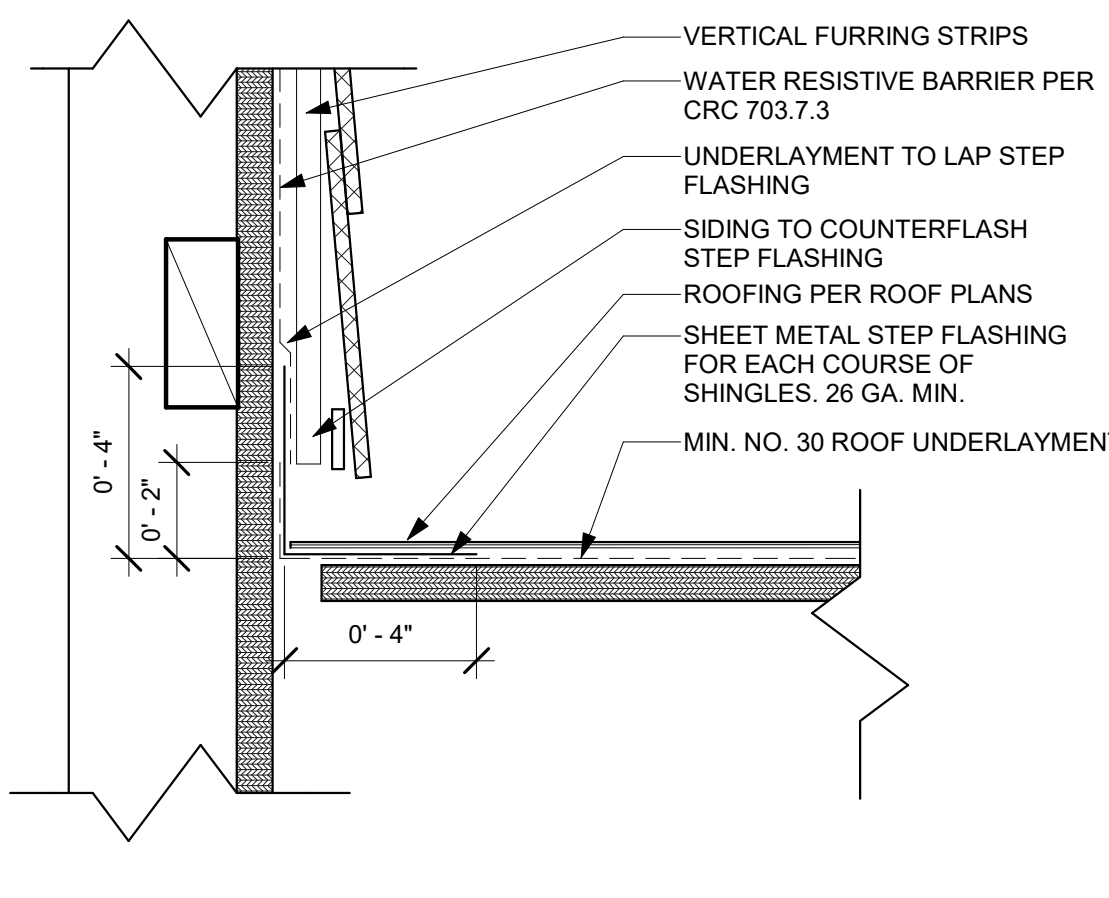
23 TYP. WINDOW JAMB
SCALE: 3" = 1'-0"



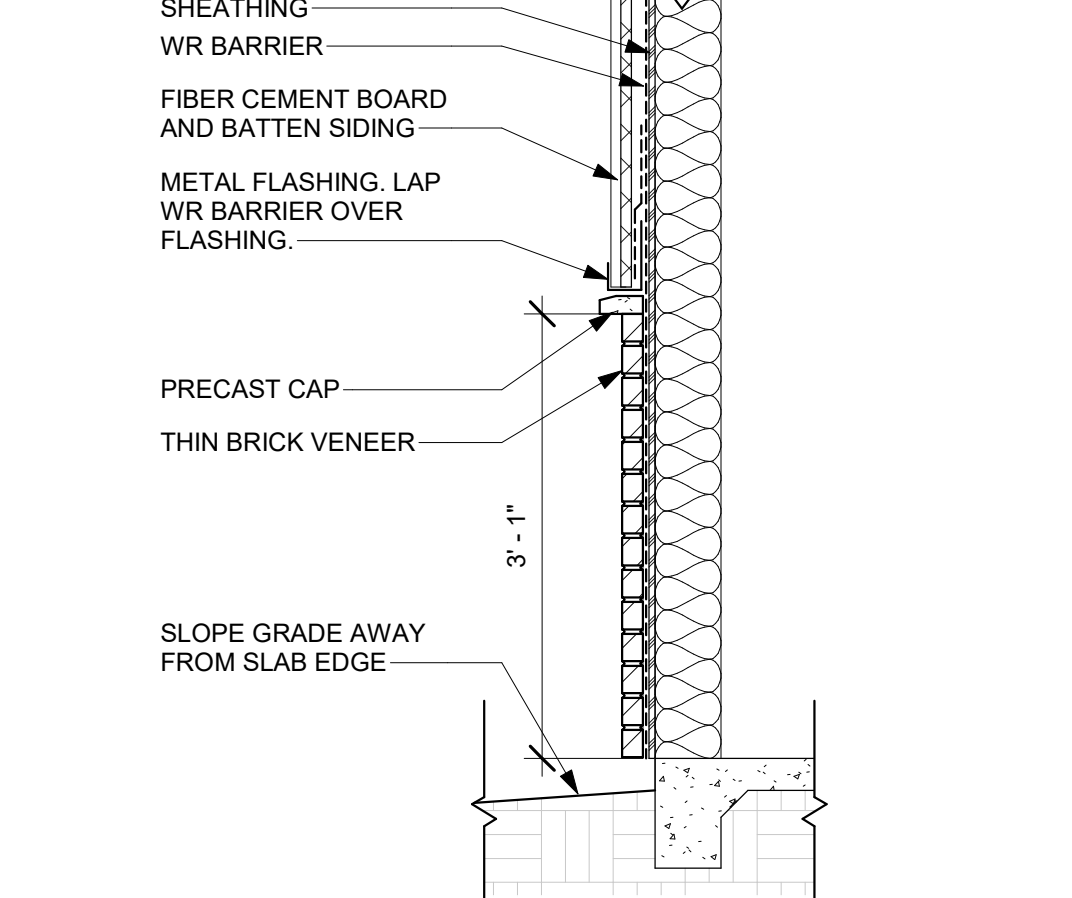
22 TYP. WINDOW HEAD
SCALE: 3" = 1'-0"



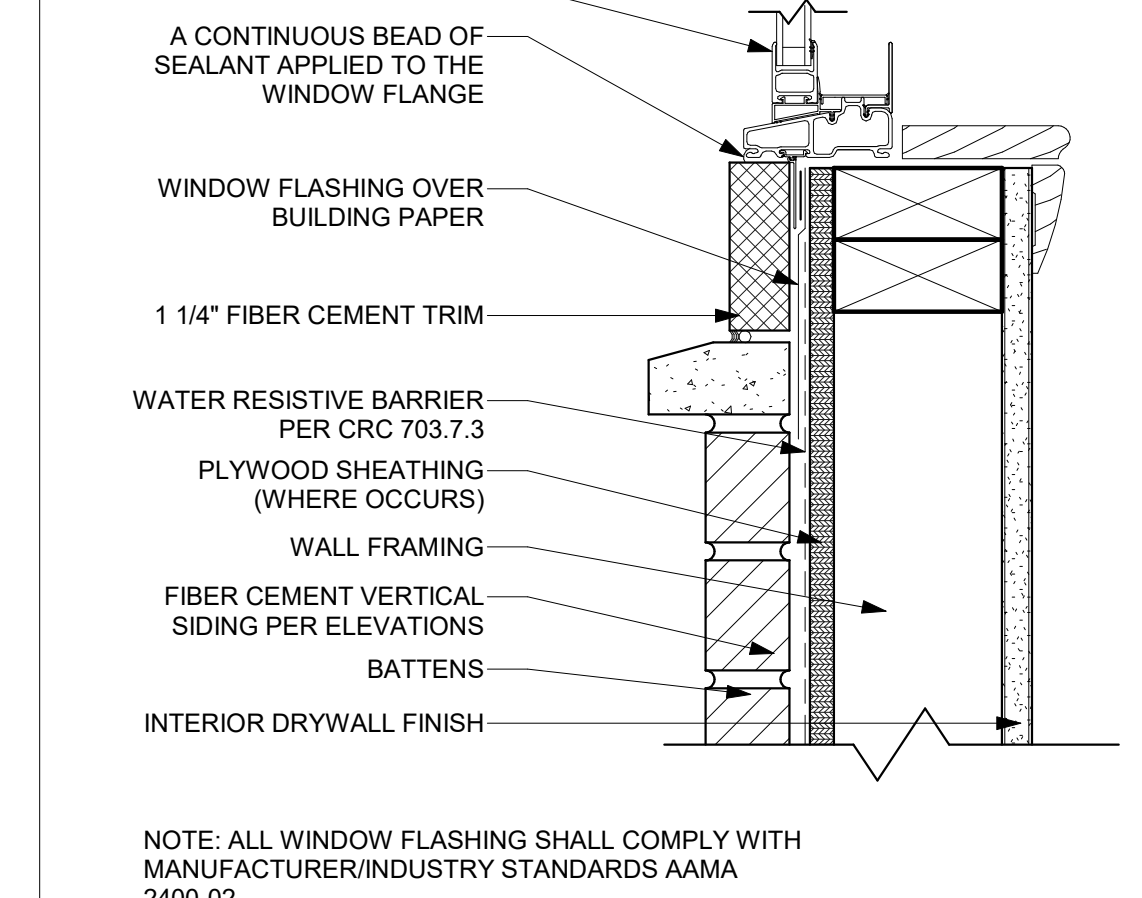
54 EAVE @ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"



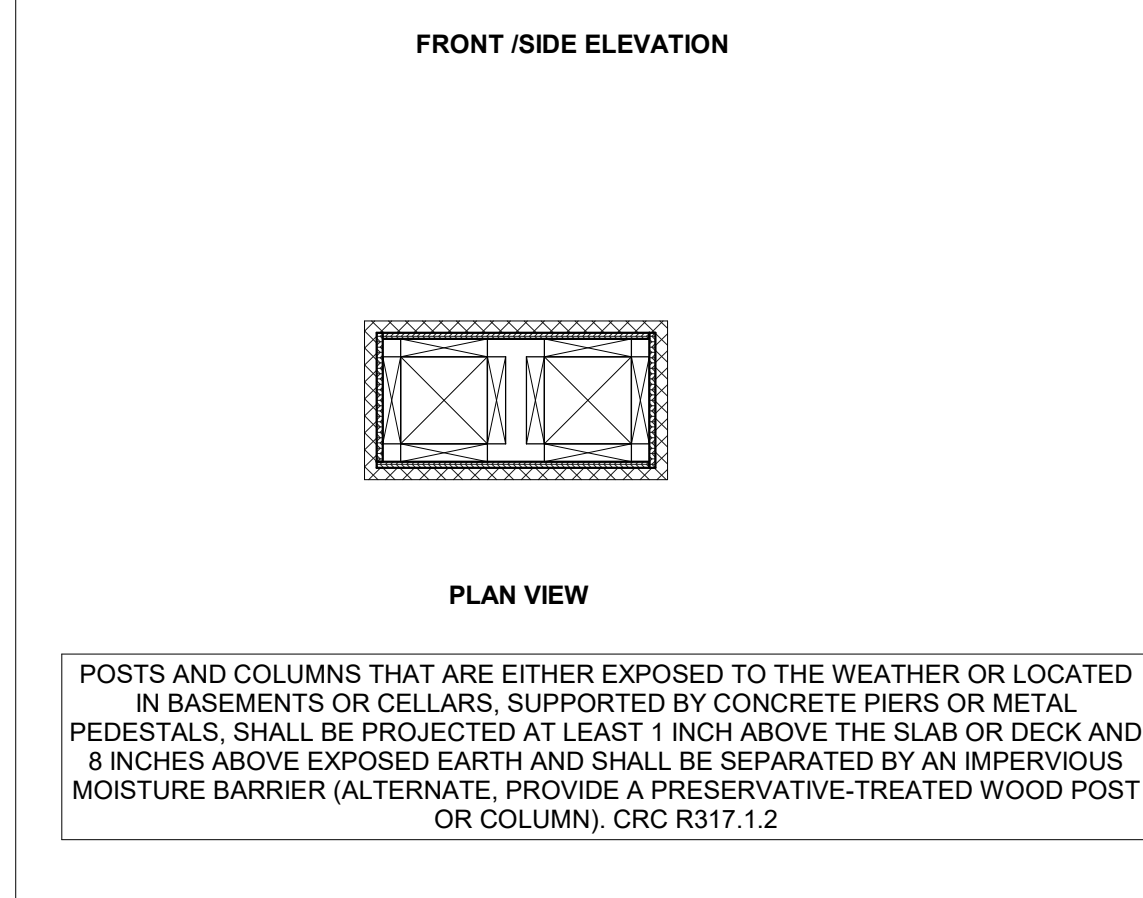
44 SIDEWALL FLASHING @ LAP SIDING
SCALE: 3" = 1'-0"



34 BRICK VENEER WAINSCOT
SCALE: 3/4" = 1'-0"



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



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

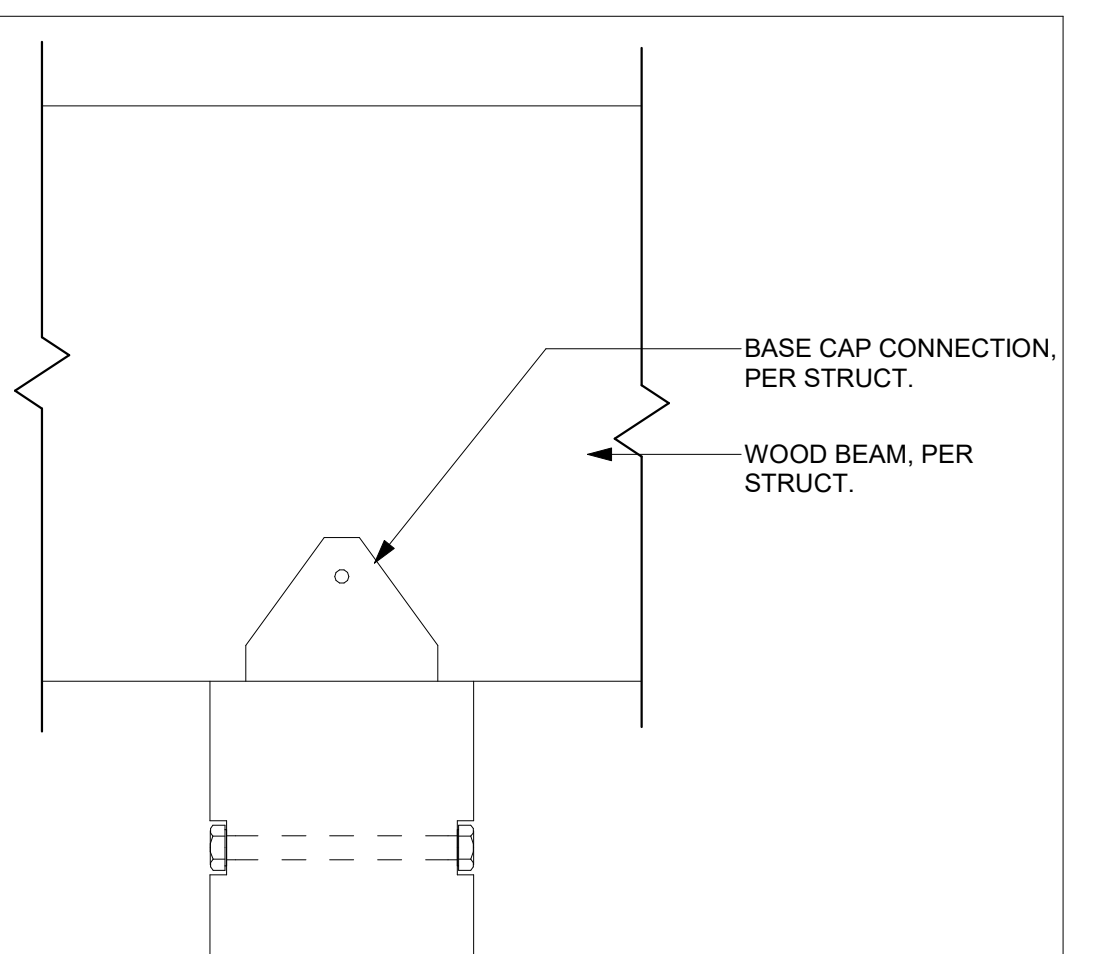
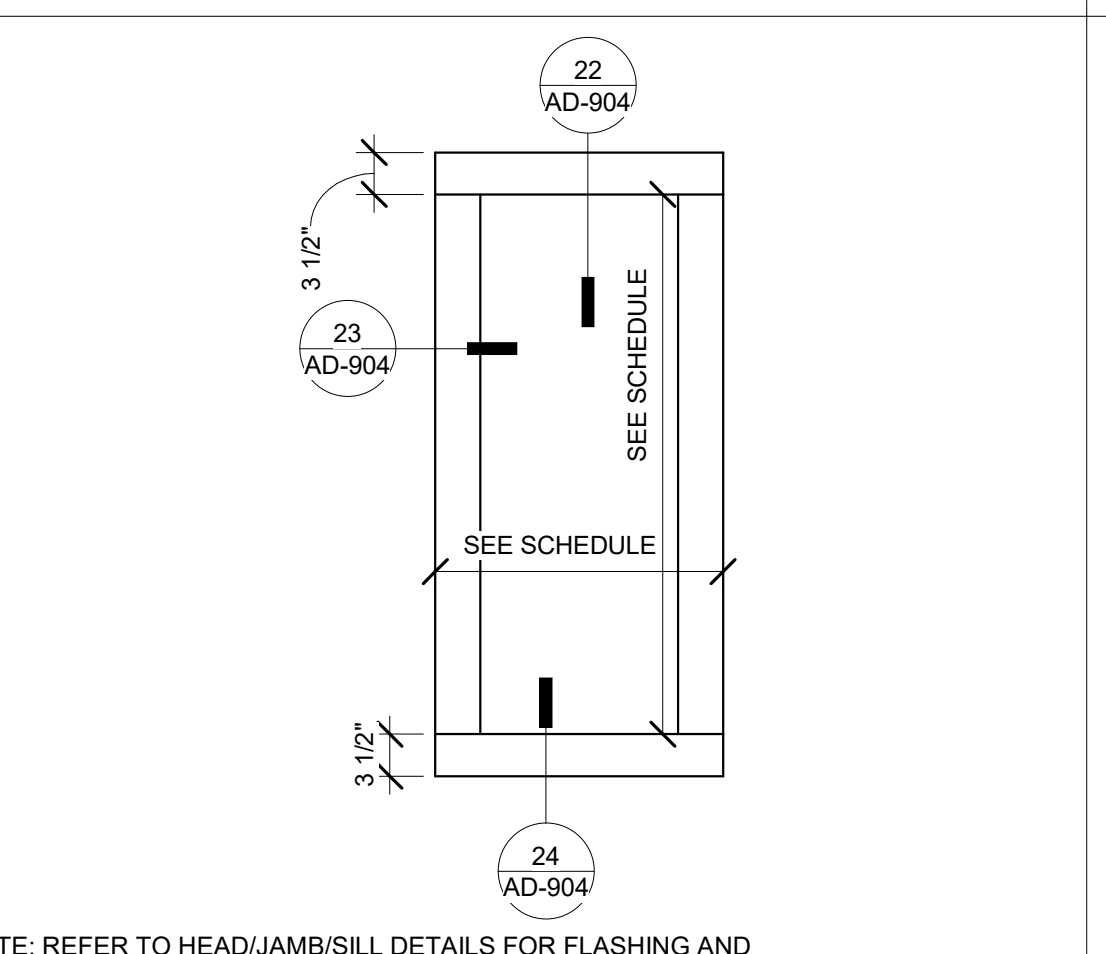
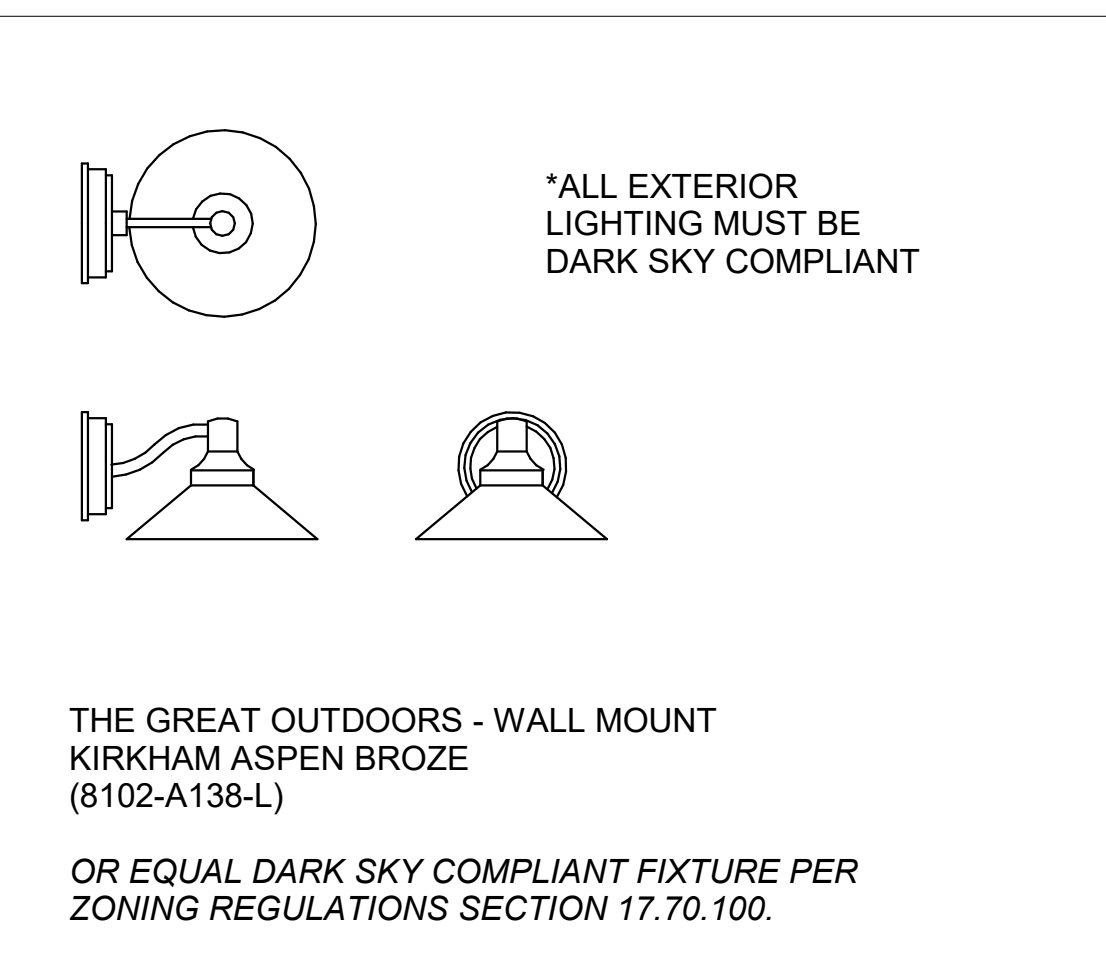
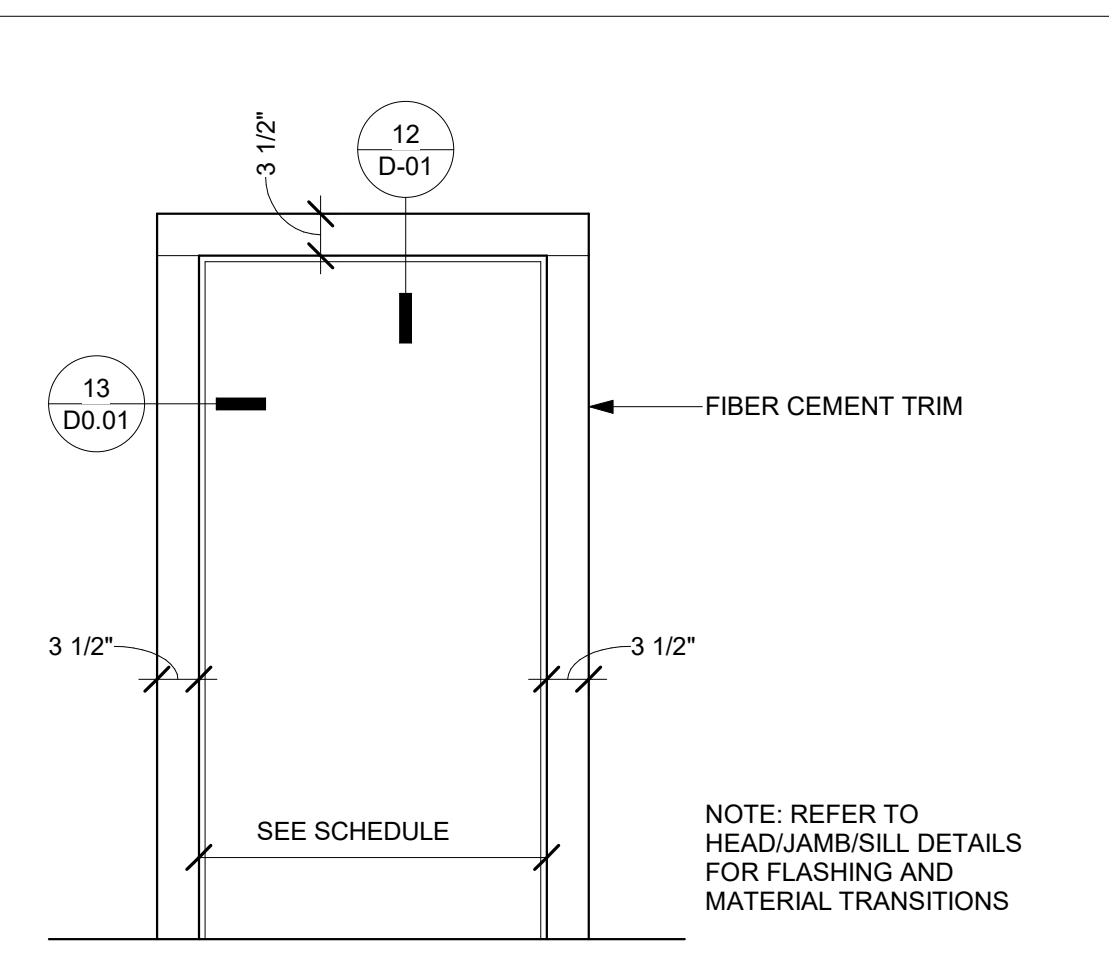
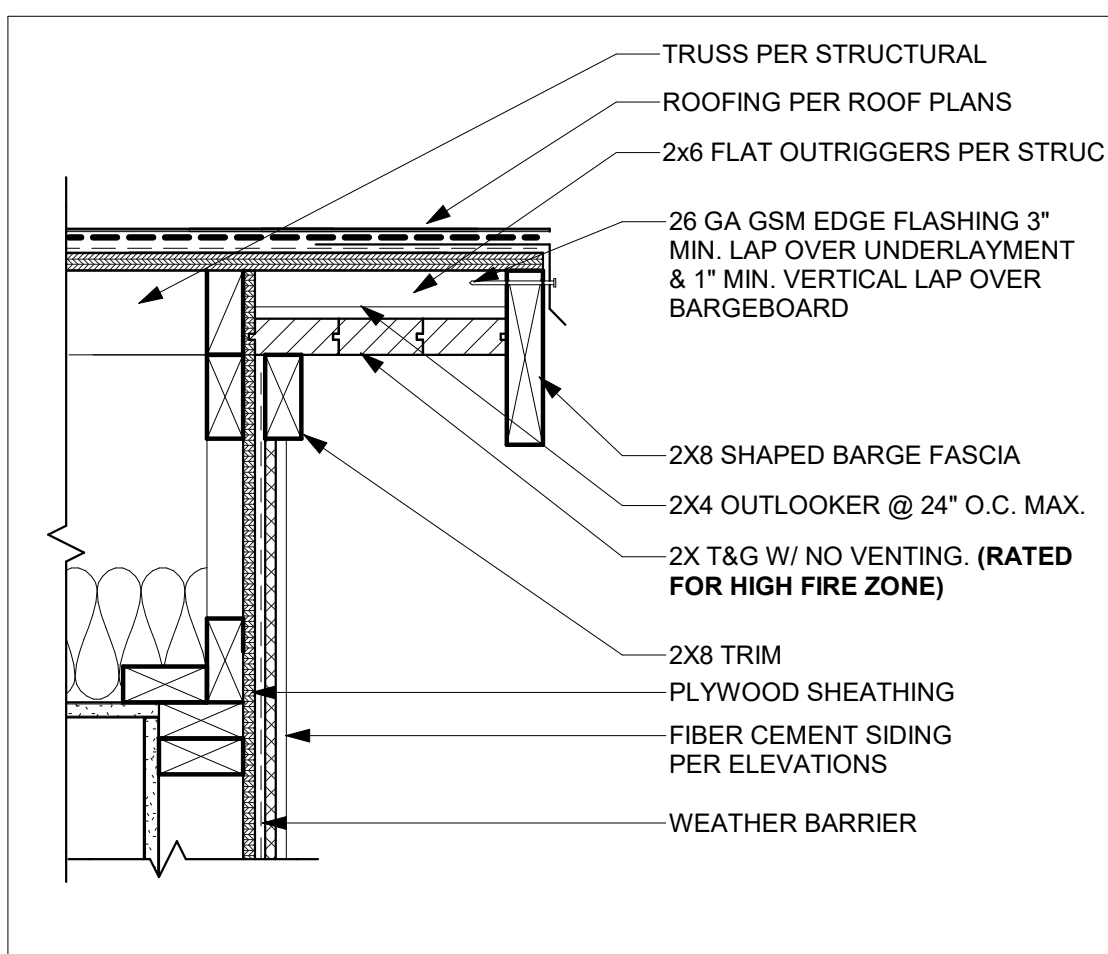
NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA
ARCHITECTURAL DETAILS - CALIFORNIA RANCH

DATE
09/26/23
SHEET
AD-903

03/20/2023 2:17:54 PM C:\Users\mjennings\Documents\2516-01-CU21_Newport Beach ADUs_2022_CENTRAL_PUBLIC SET_mjen\kns.vt



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.

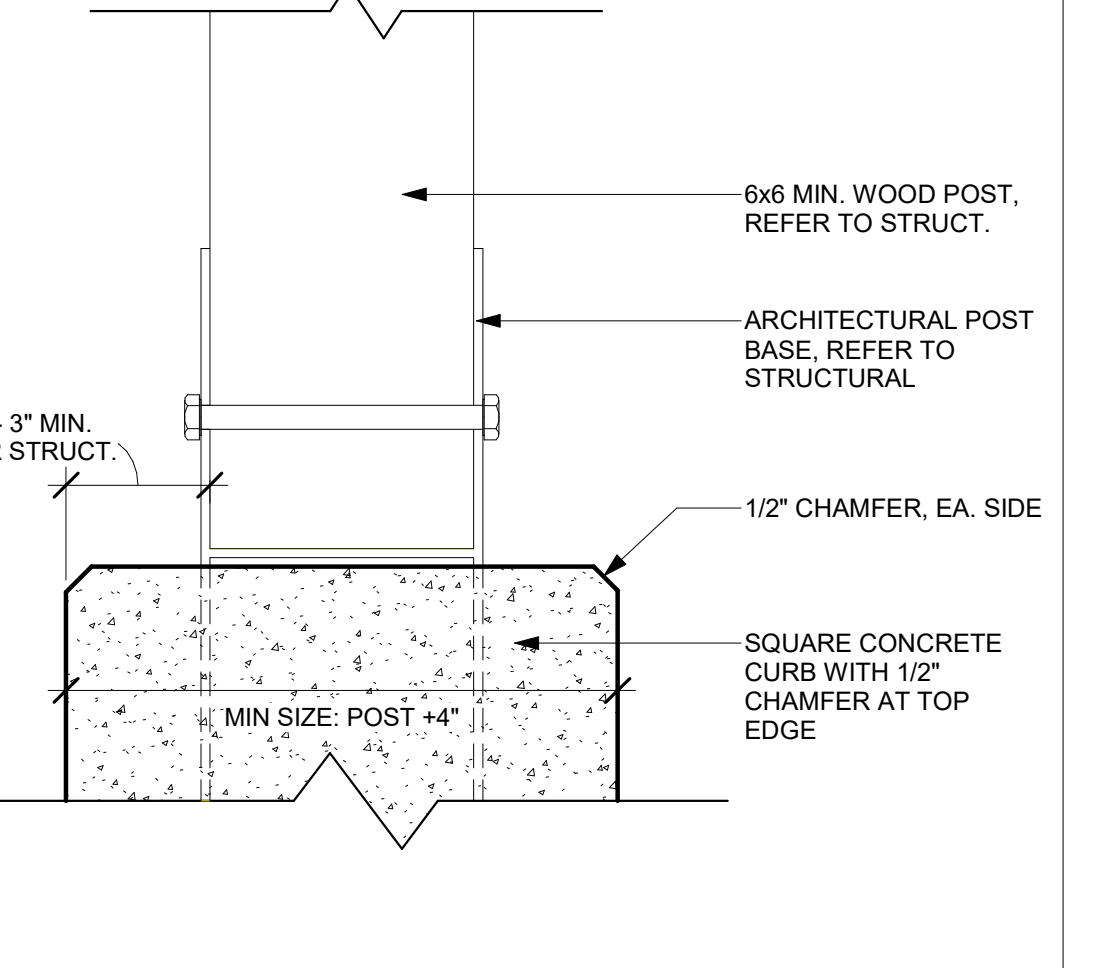
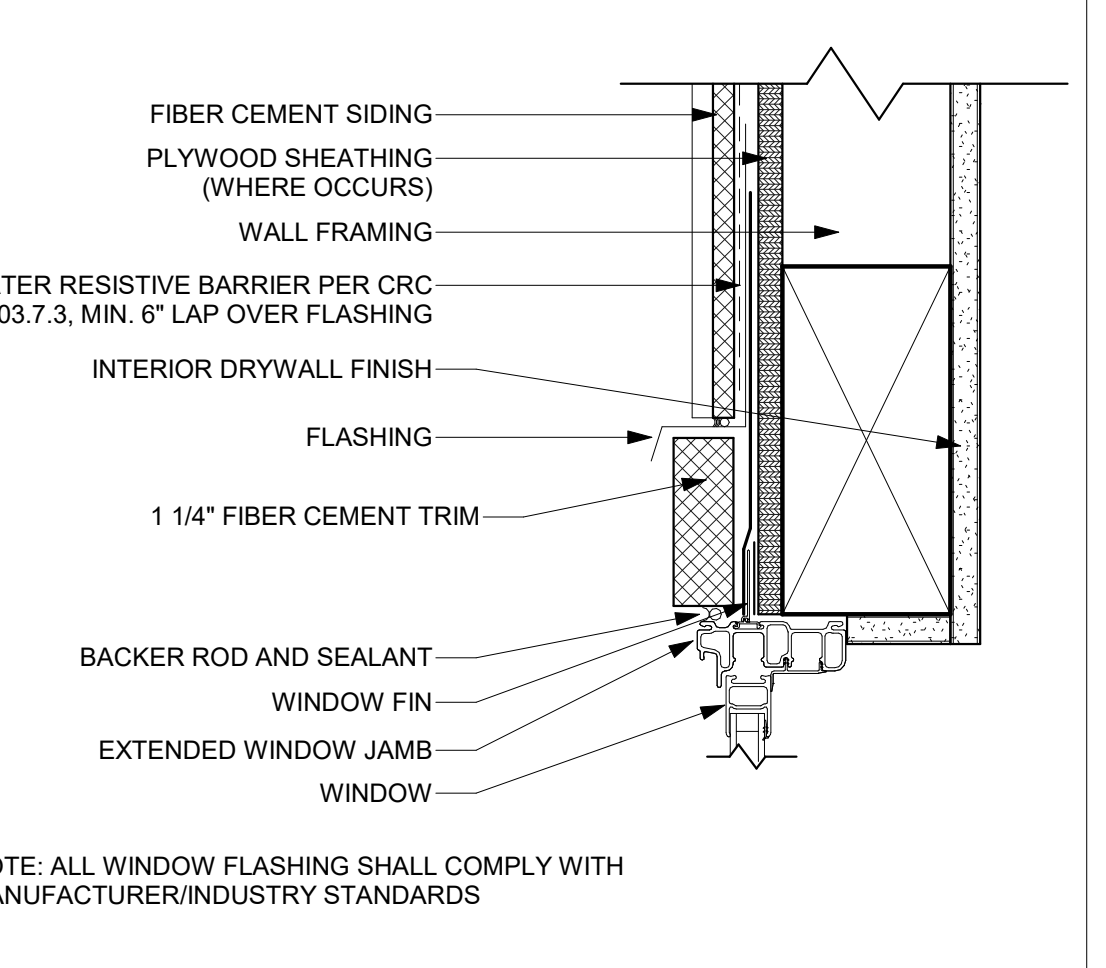
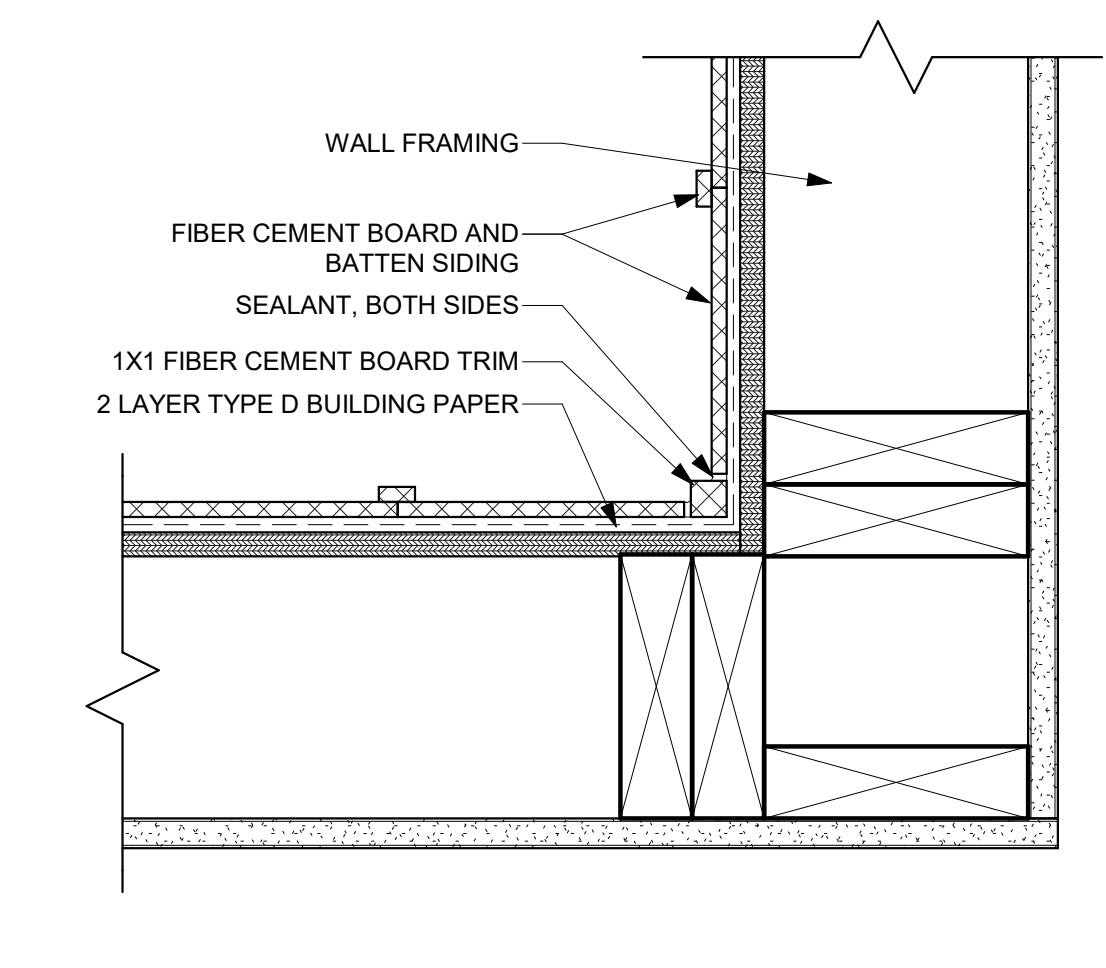
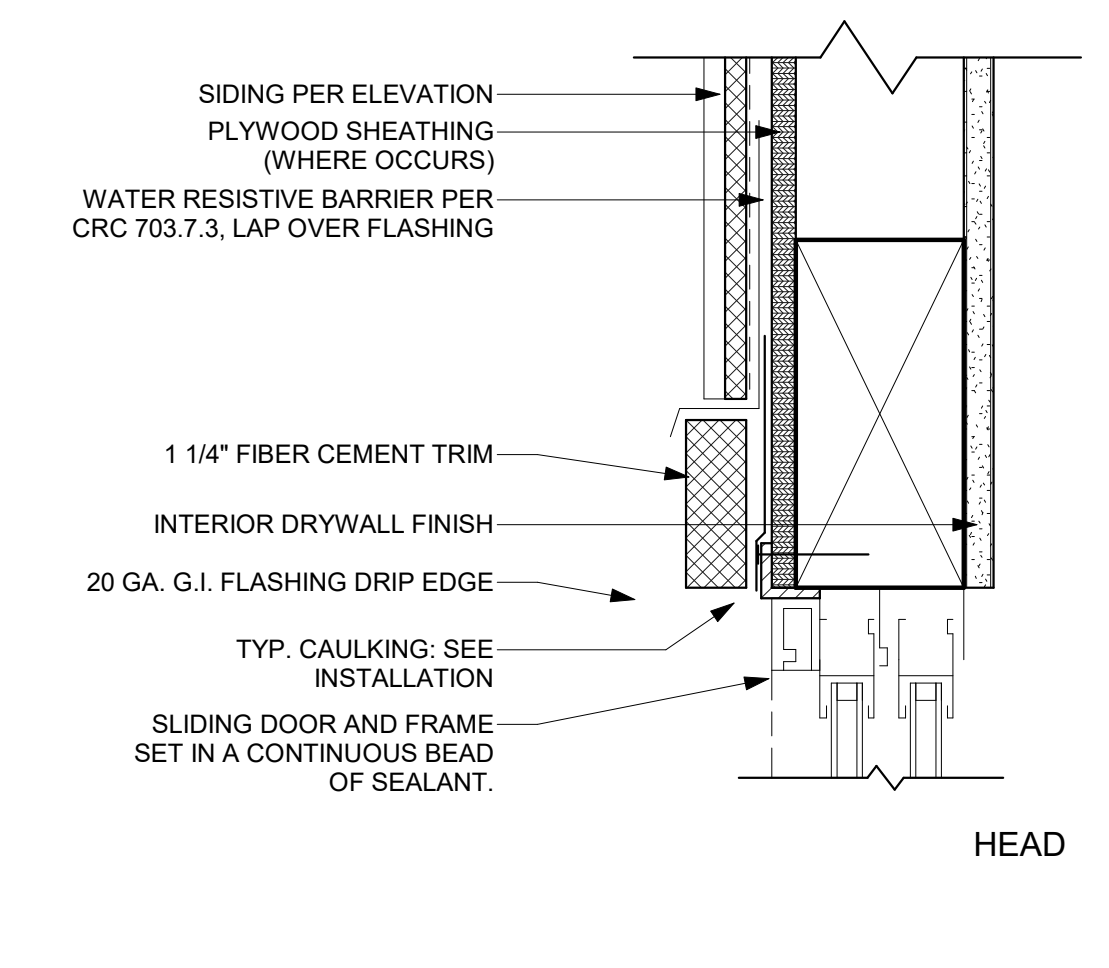
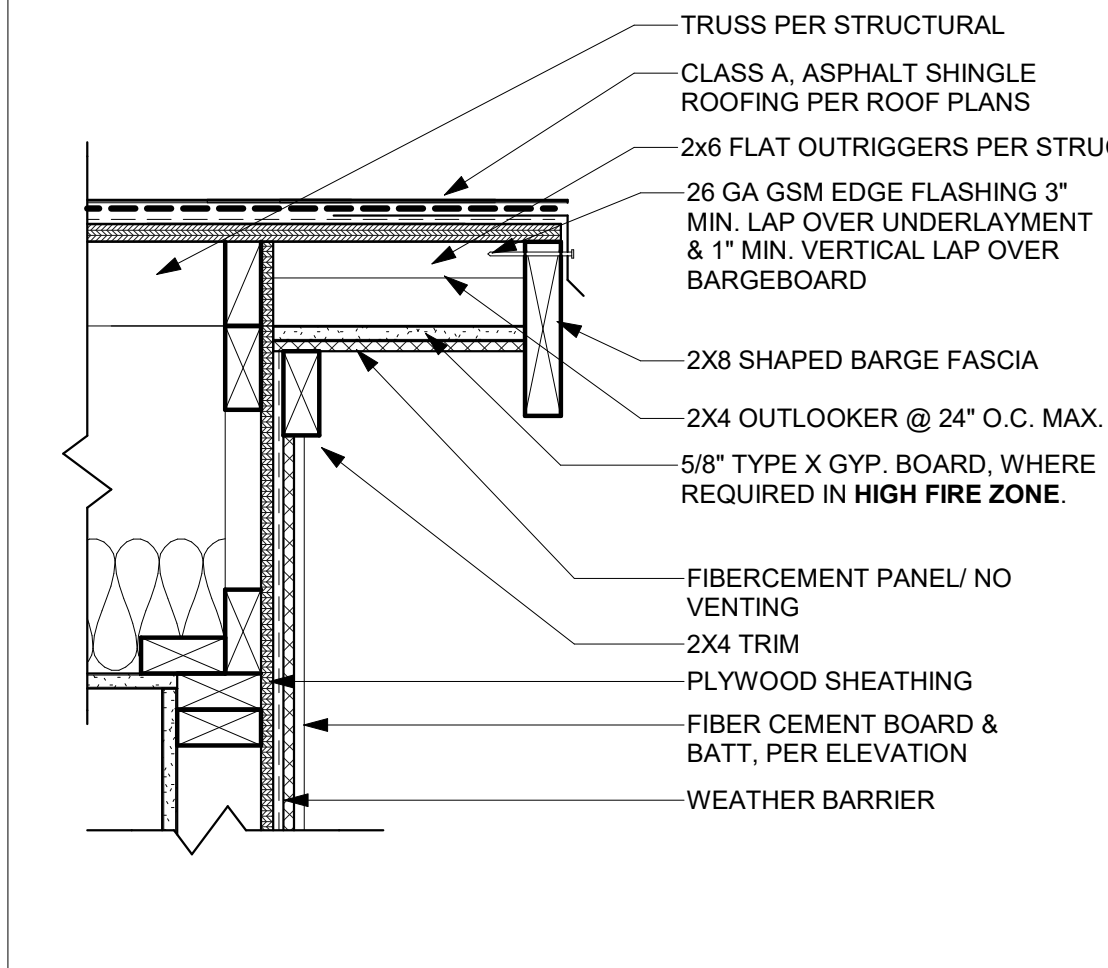


51 RAKE W/ T&G
SCALE: 1 1/2" = 1'-0"

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"



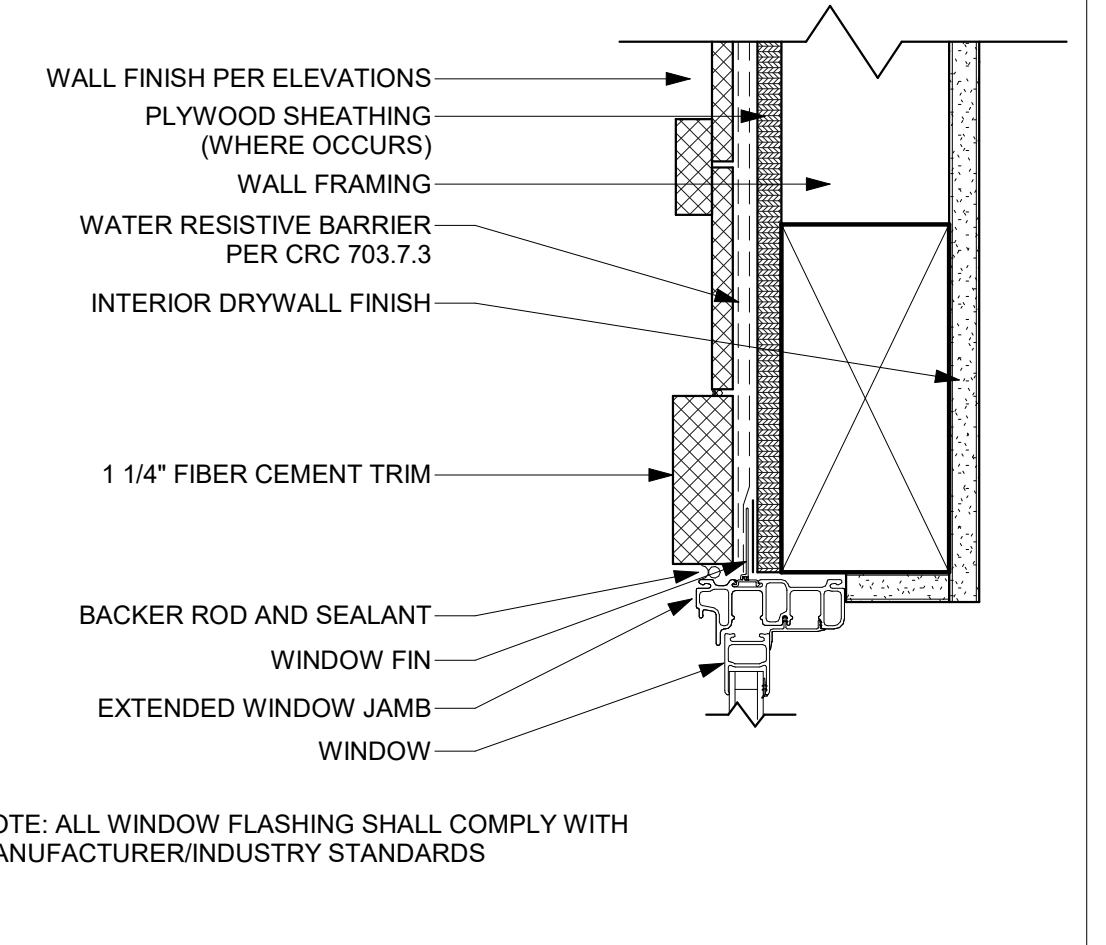
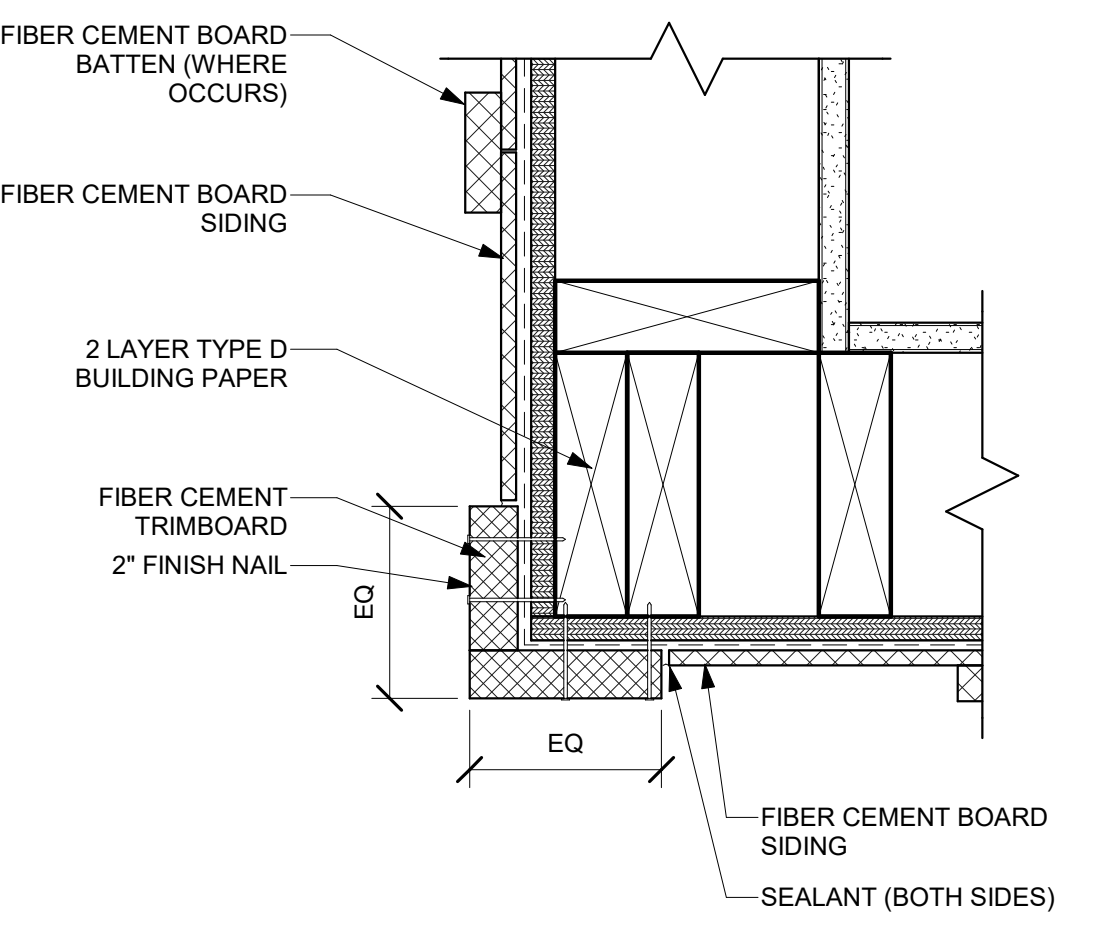
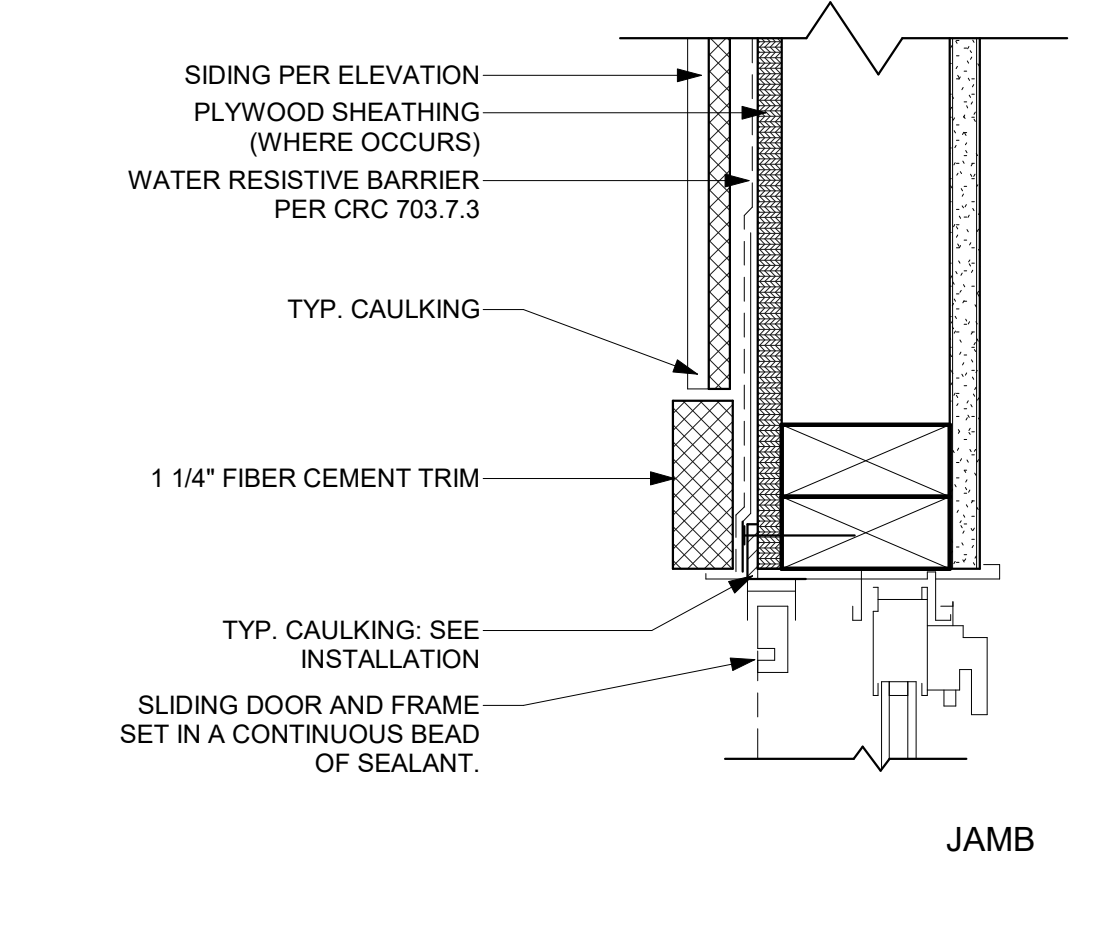
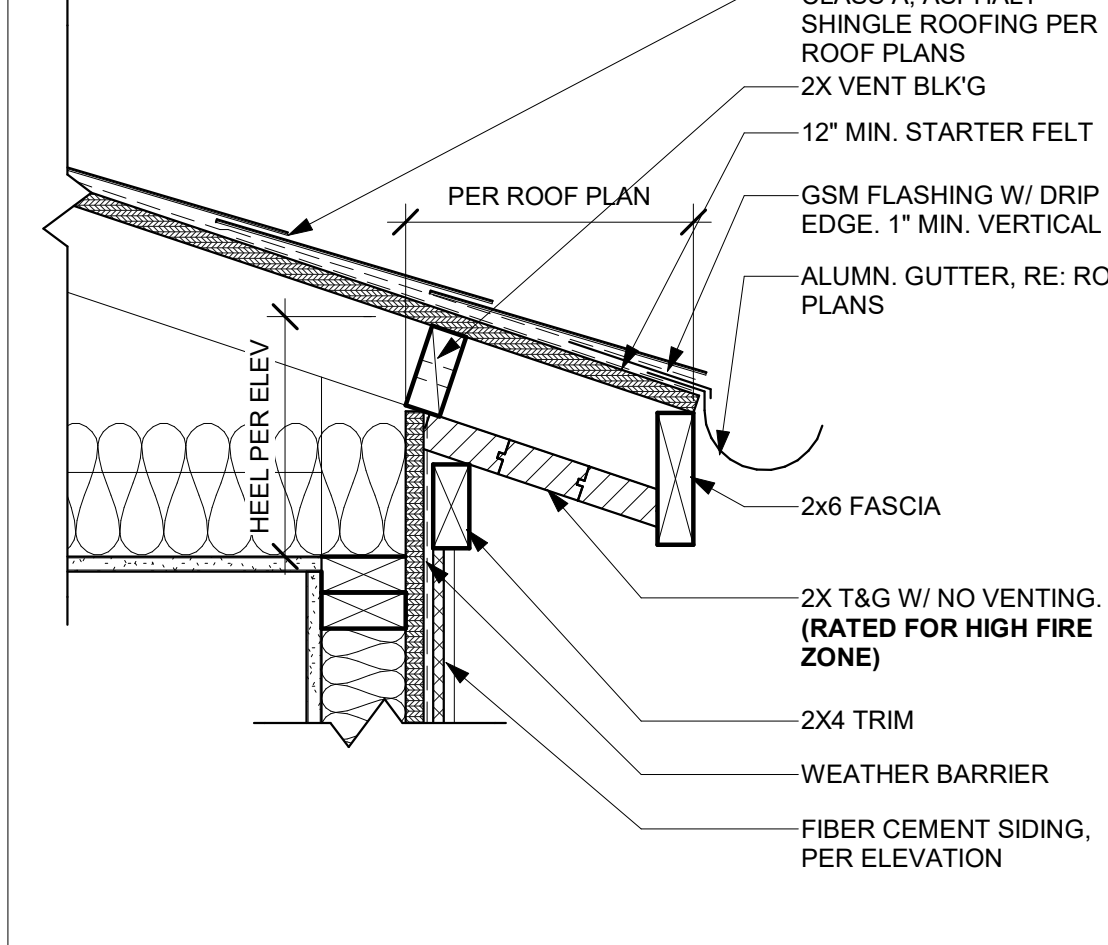
52 RAKE W/ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"

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"

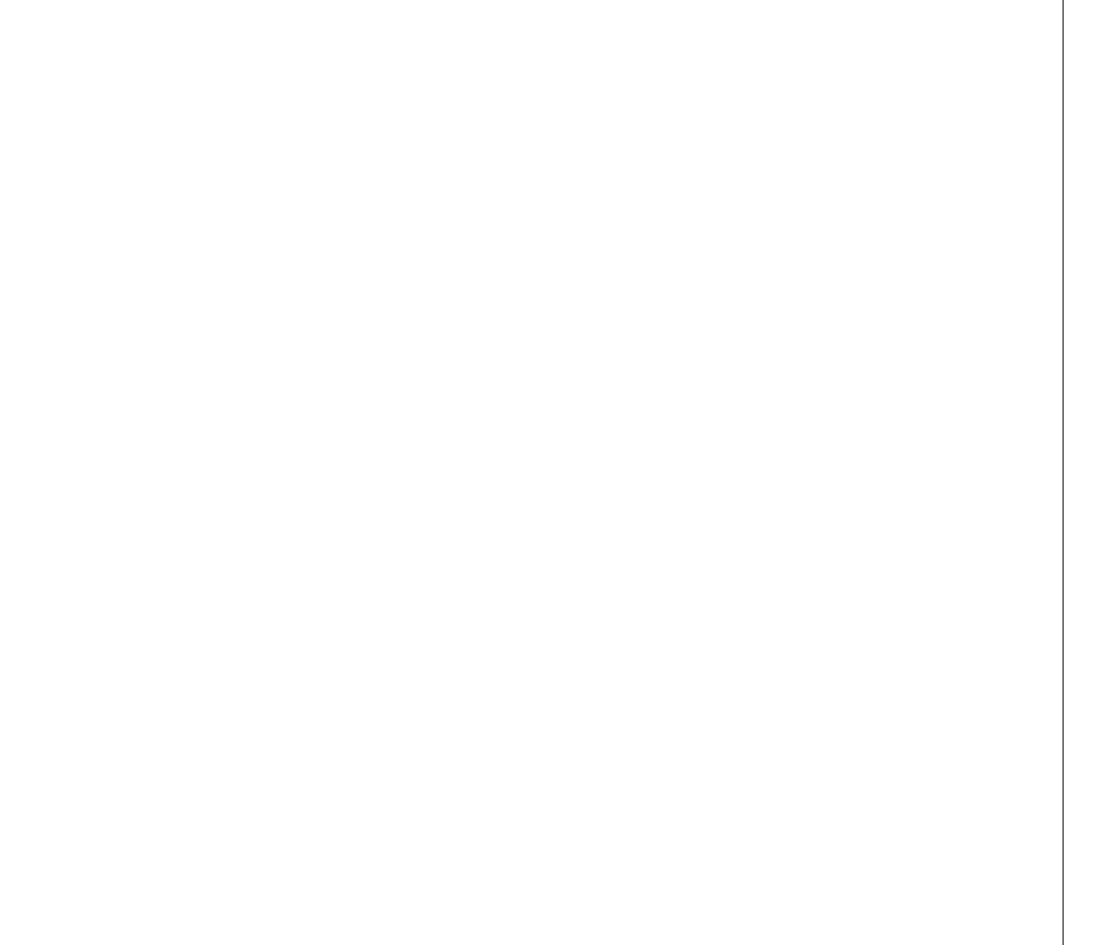
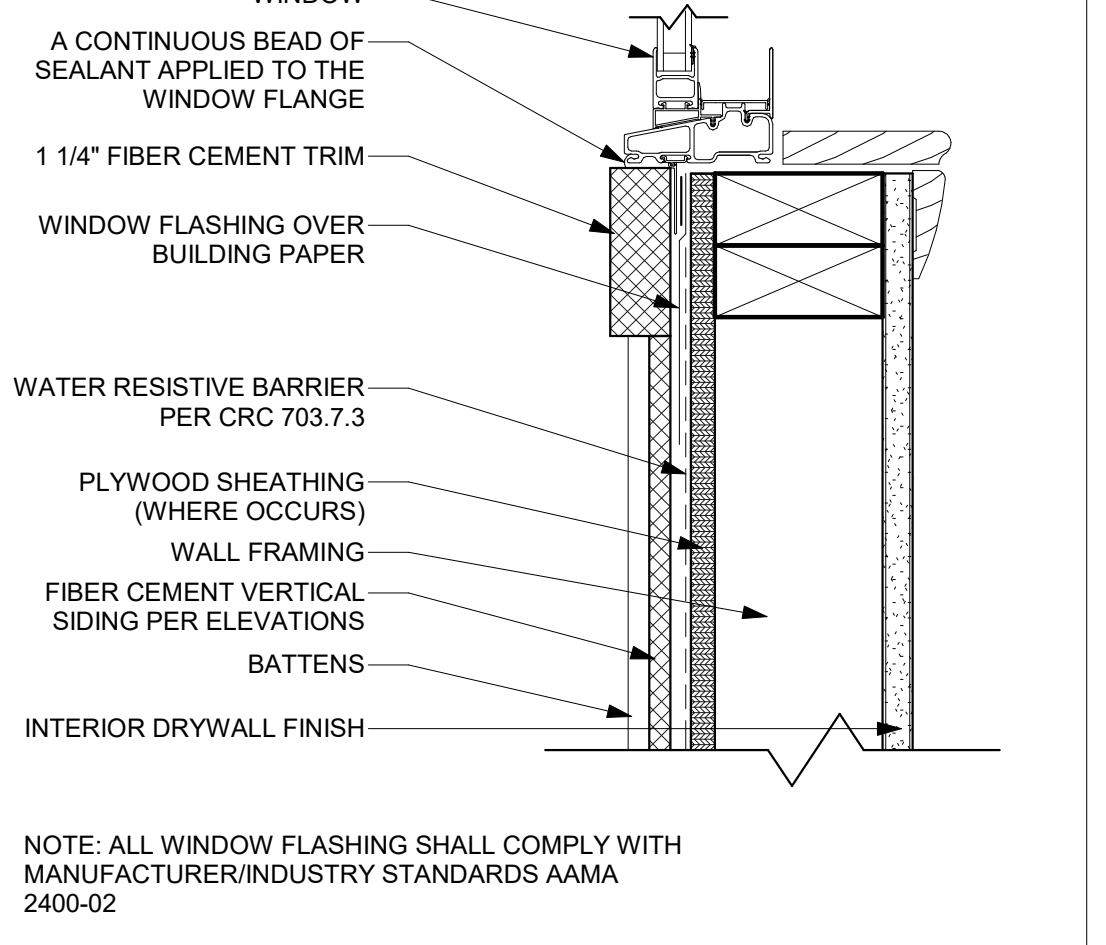
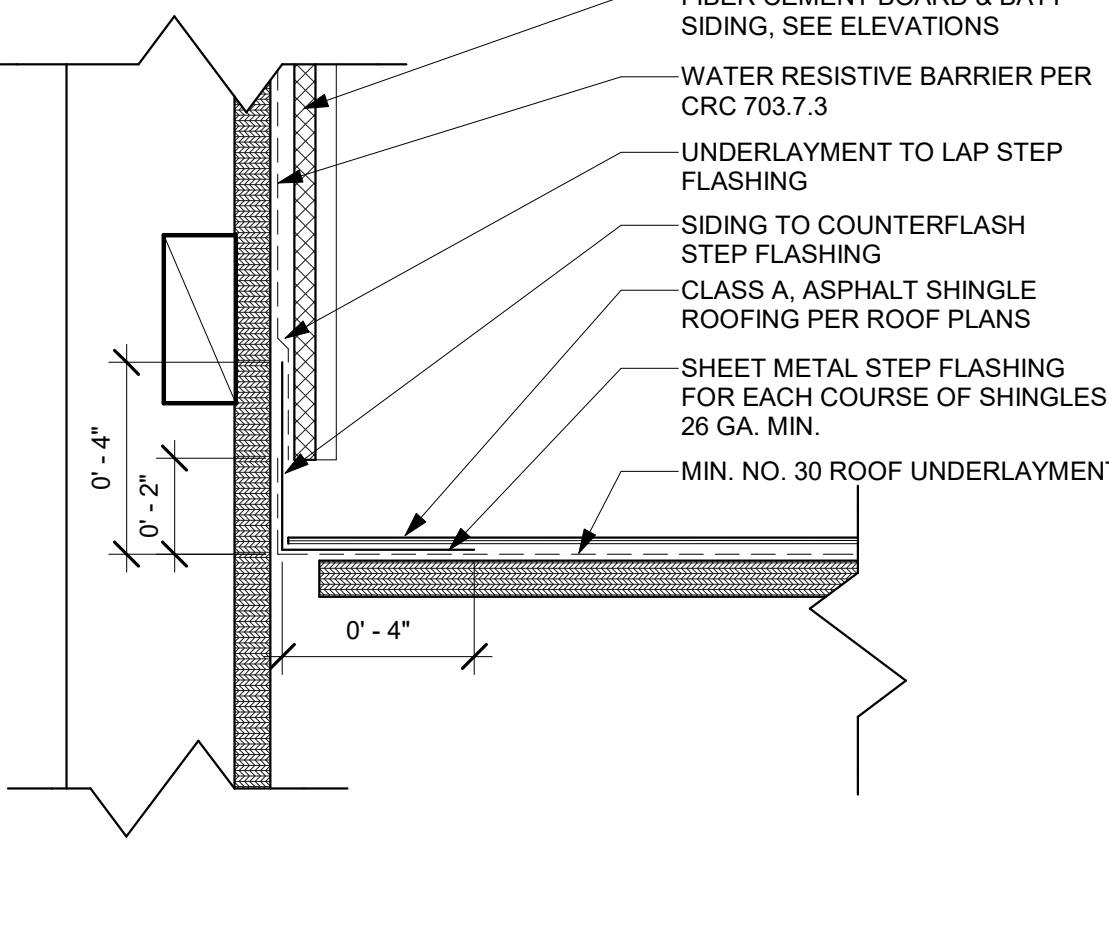
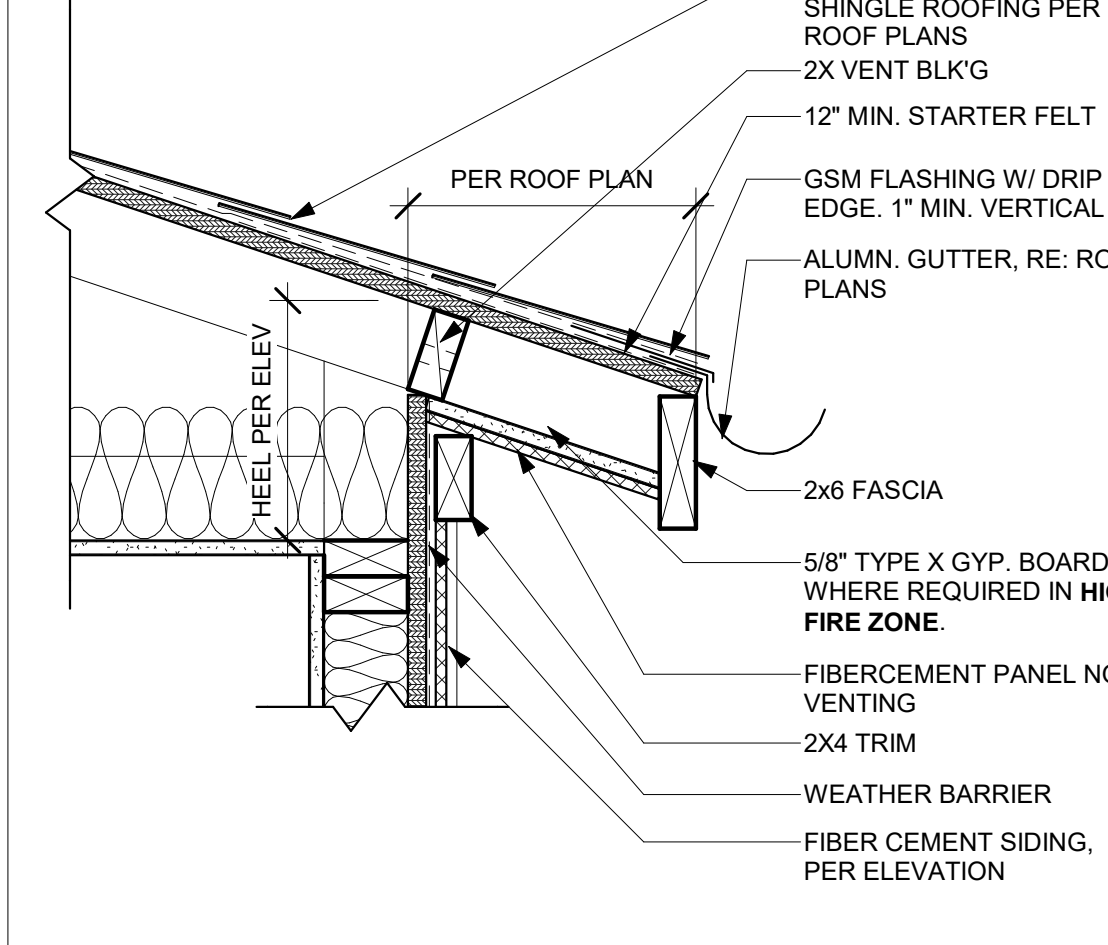


53 EAVE W/ T&G
SCALE: 1 1/2" = 1'-0"

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"



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"

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

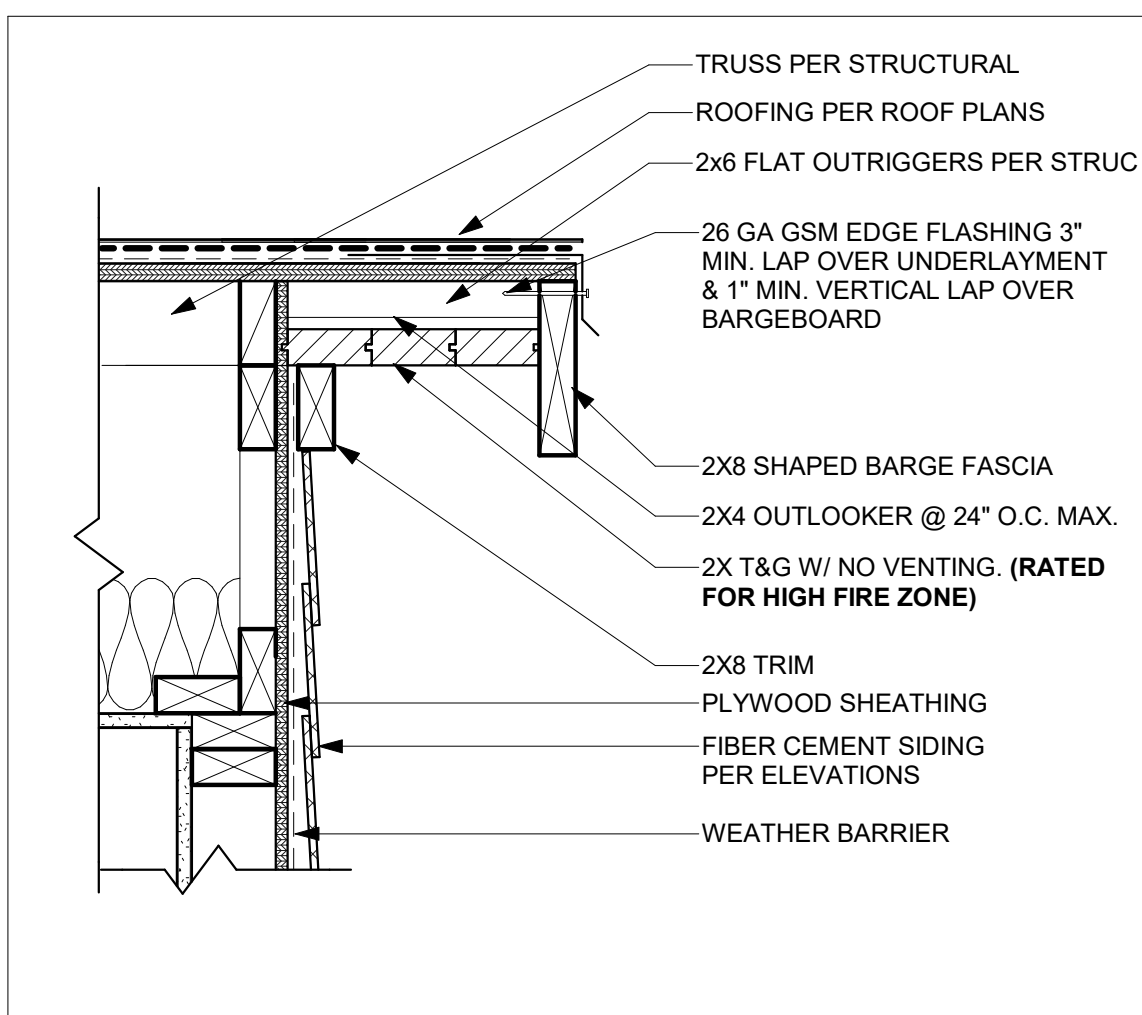
DATE
09/26/23
SHEET

AD-904

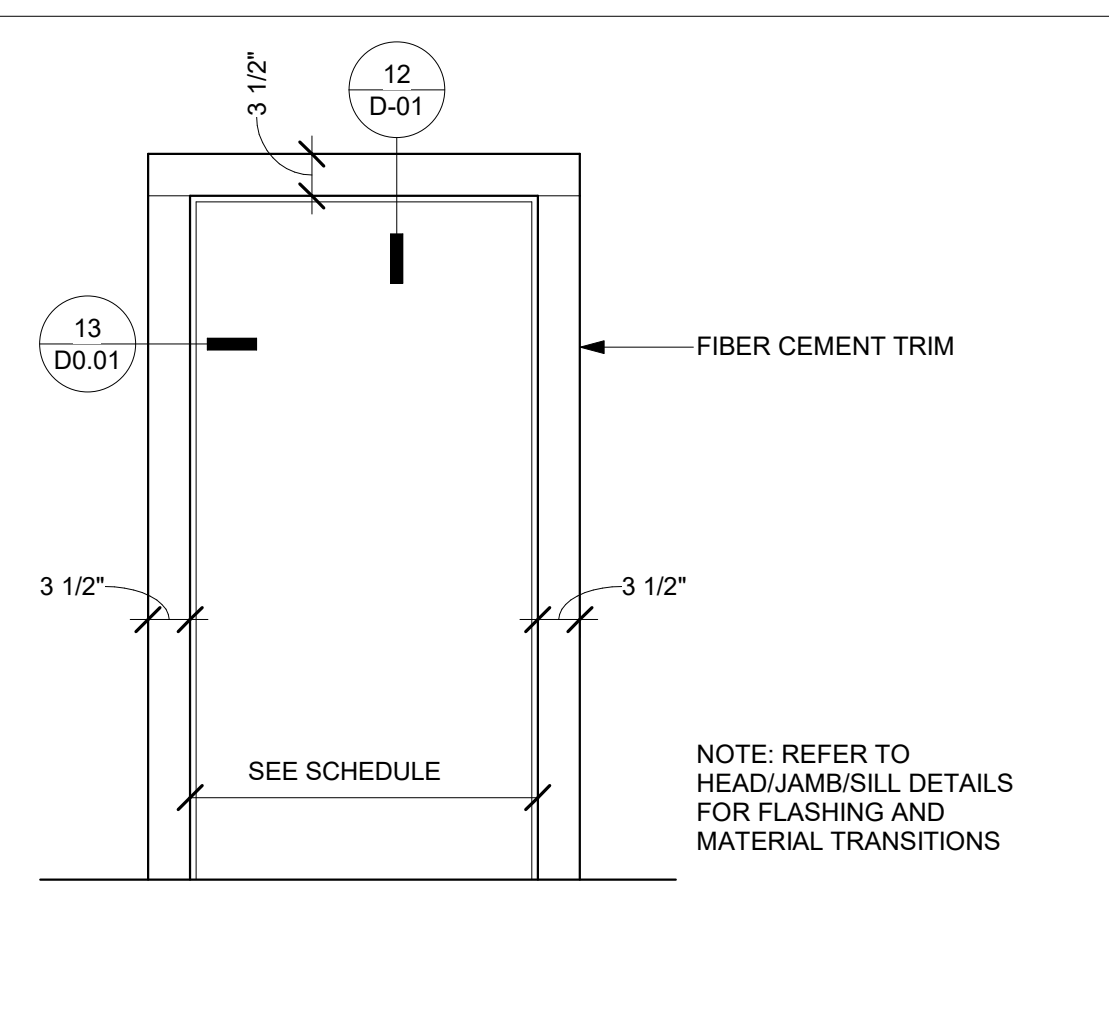
09/26/23 2:17:54 PM C:\Users\mjferkins\Documents\2516-01-CU21_Newport Beach ADU.s_2022_CENTRAL_PUBLIC SET_mjferkins.rvt



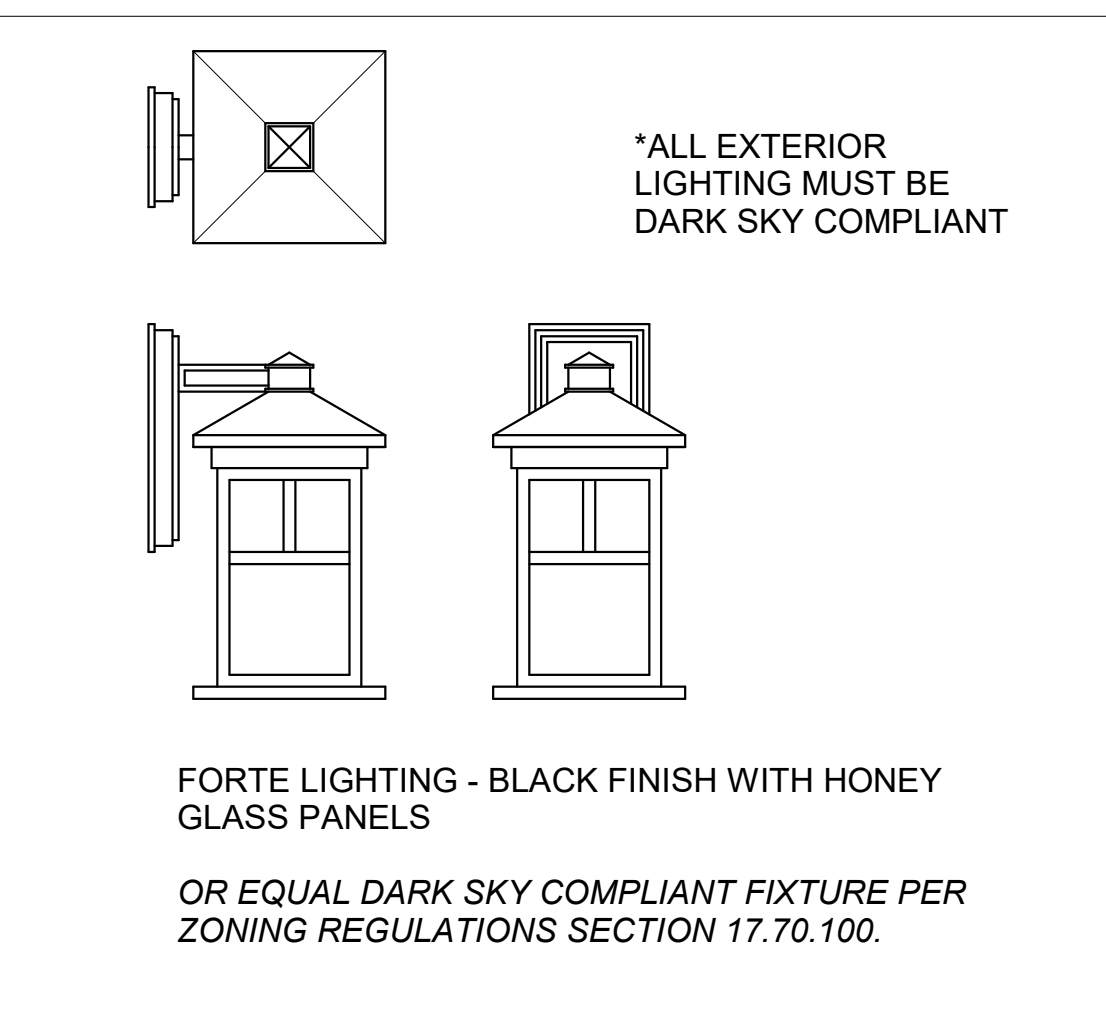
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



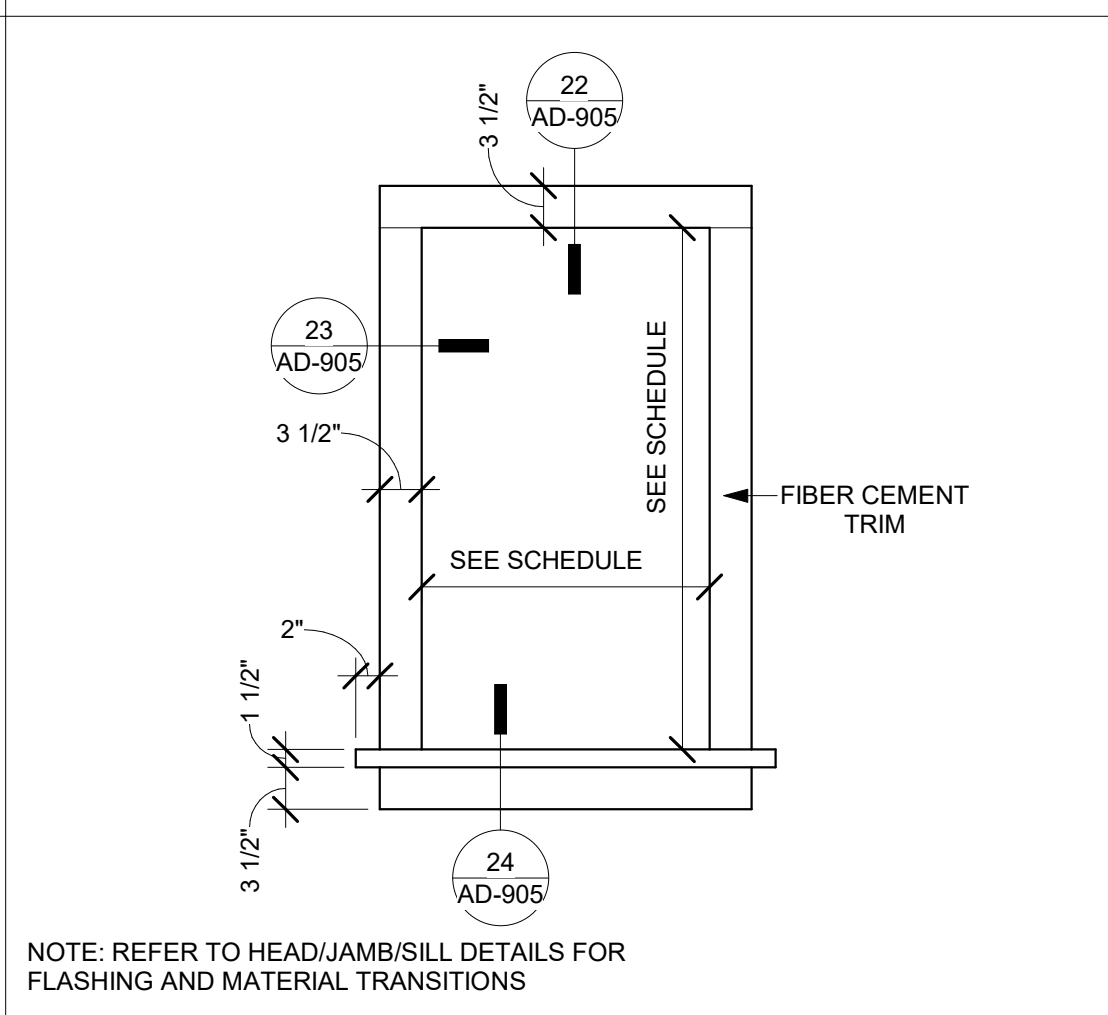
51 RAKE W/ T&G
SCALE: 1 1/2" = 1'-0"



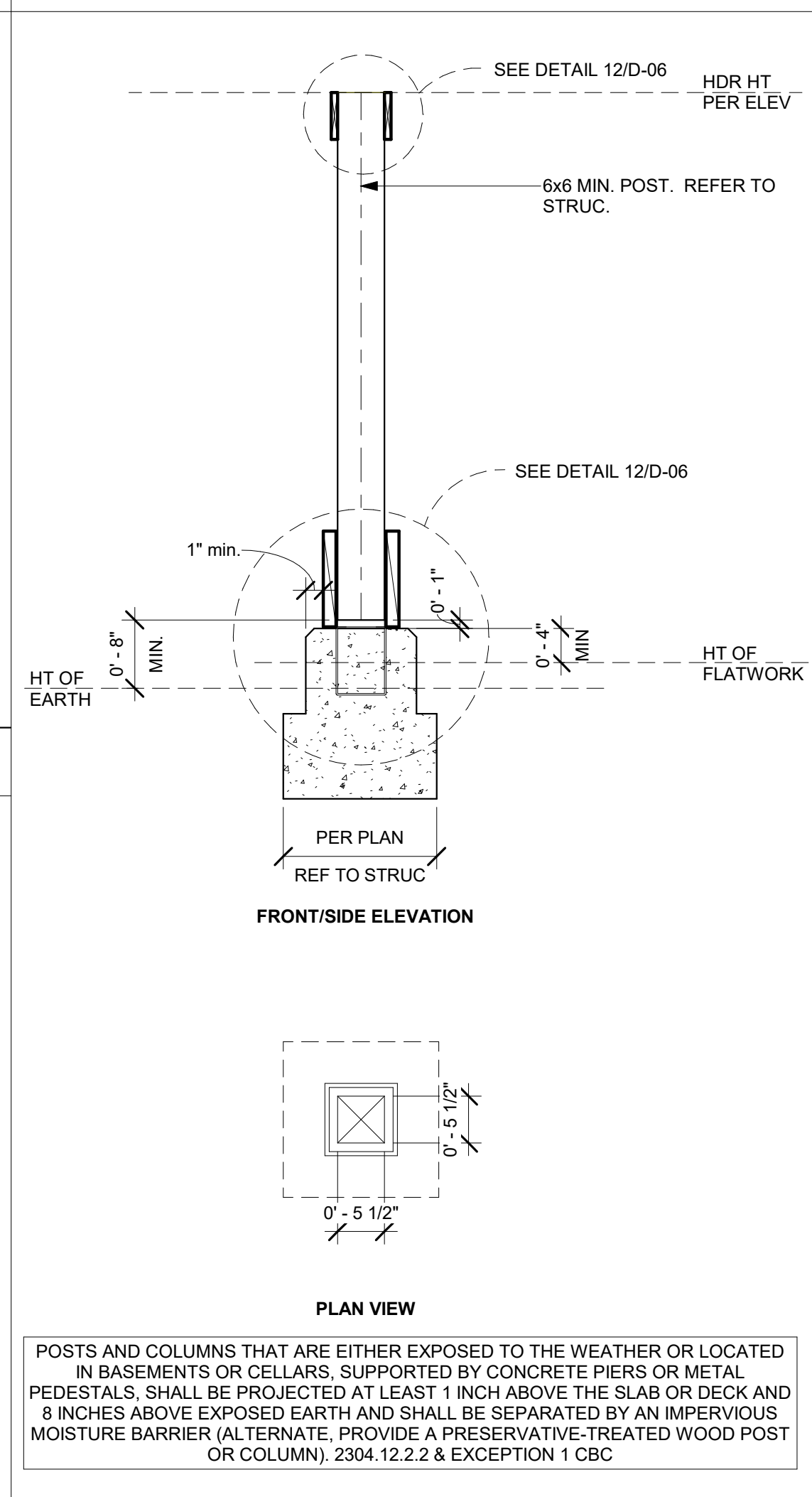
41 DOOR TRIM
SCALE: 3/4" = 1'-0"



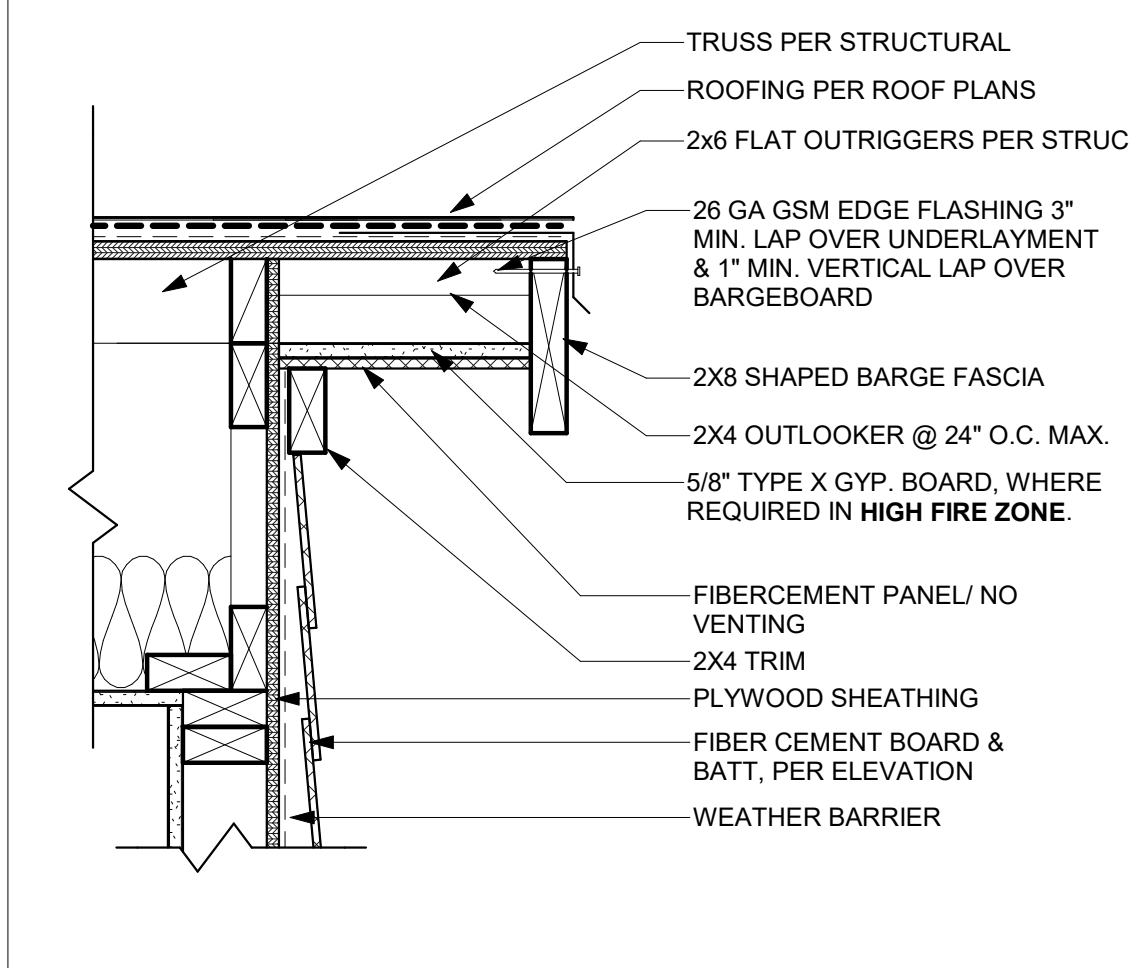
31 TYP. LIGHT FIXTURE
SCALE: 1 1/2" = 1'-0"



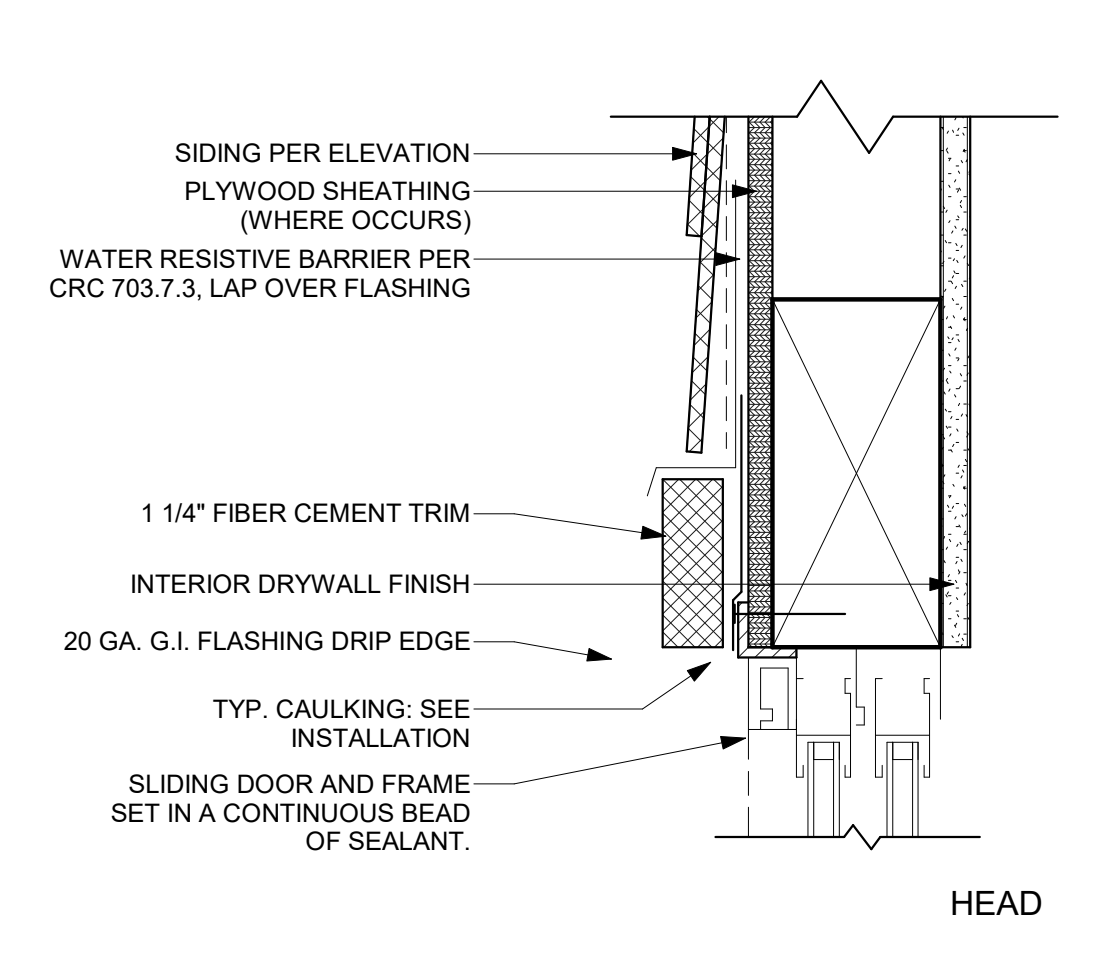
21 WINDOW TRIM
SCALE: 3/4" = 1'-0"



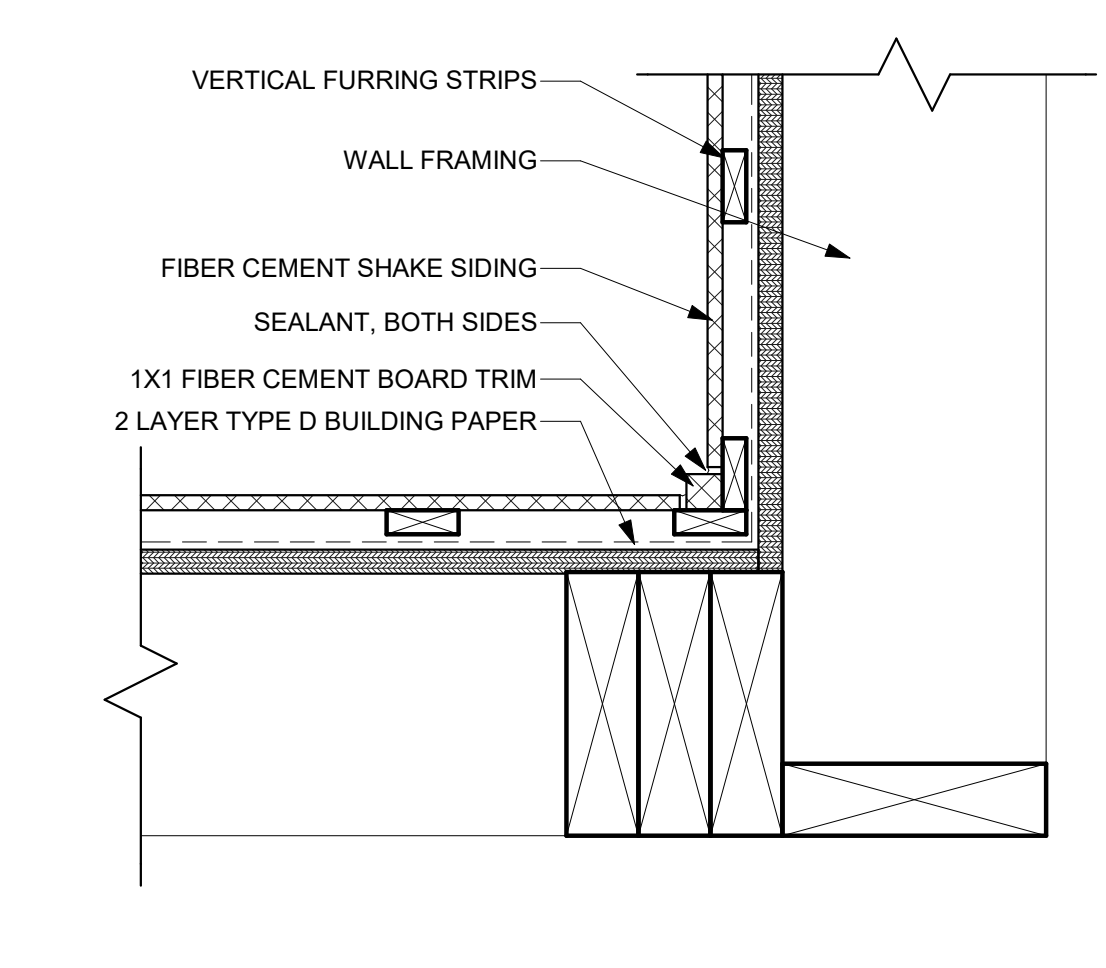
12 POST CAP AND BASE
SCALE: 3/4" = 1'-0"



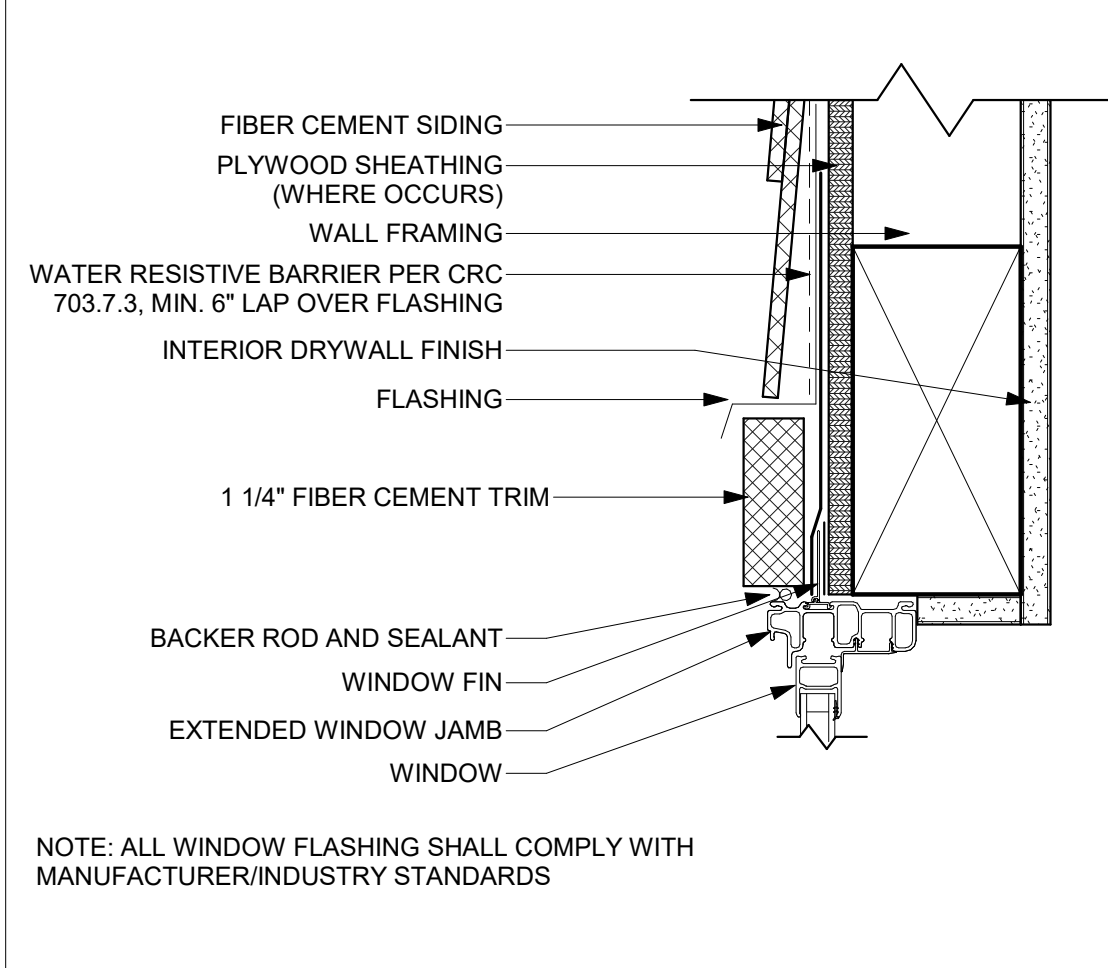
52 RAKE @ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"



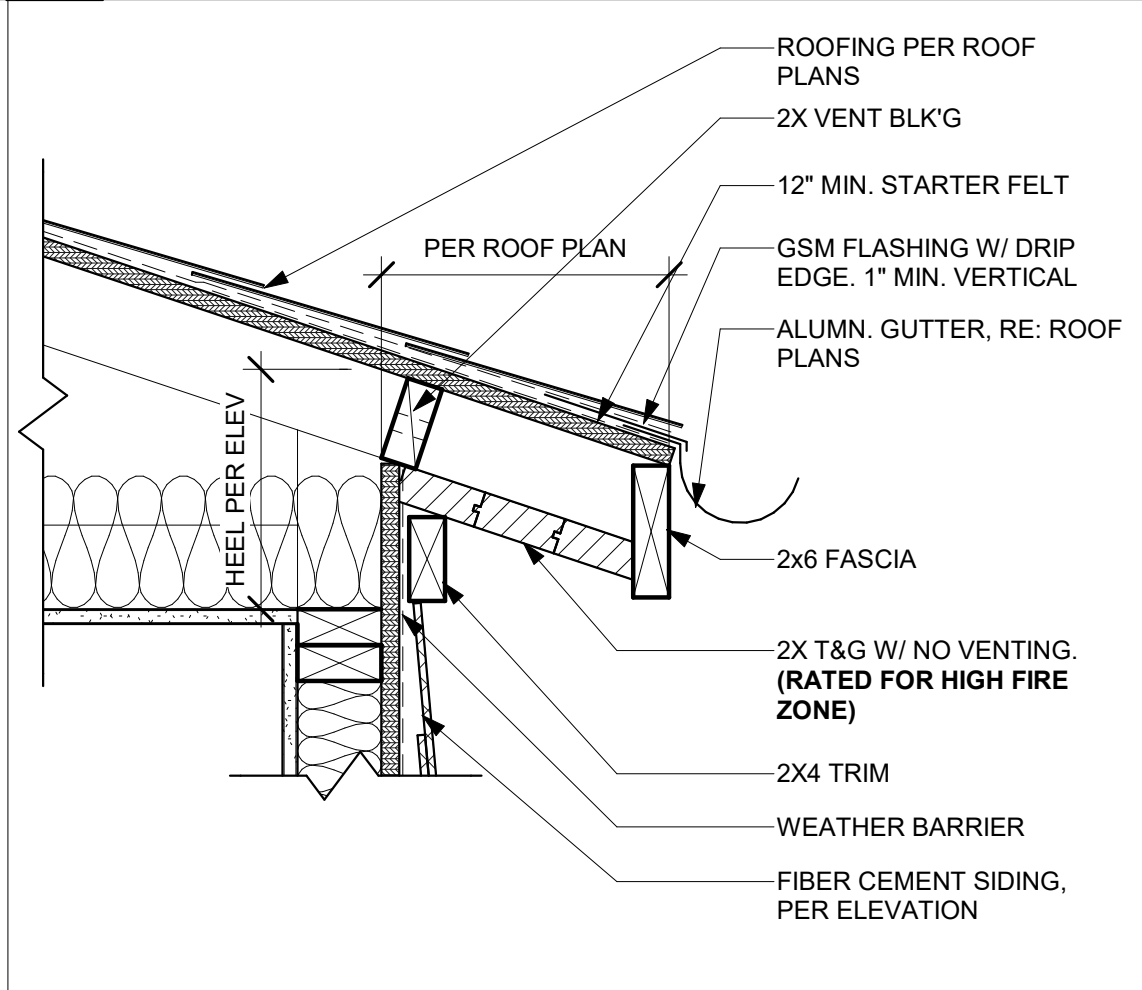
42 TYP. SLIDING GLASS DOOR TRIM
SCALE: 3" = 1'-0"



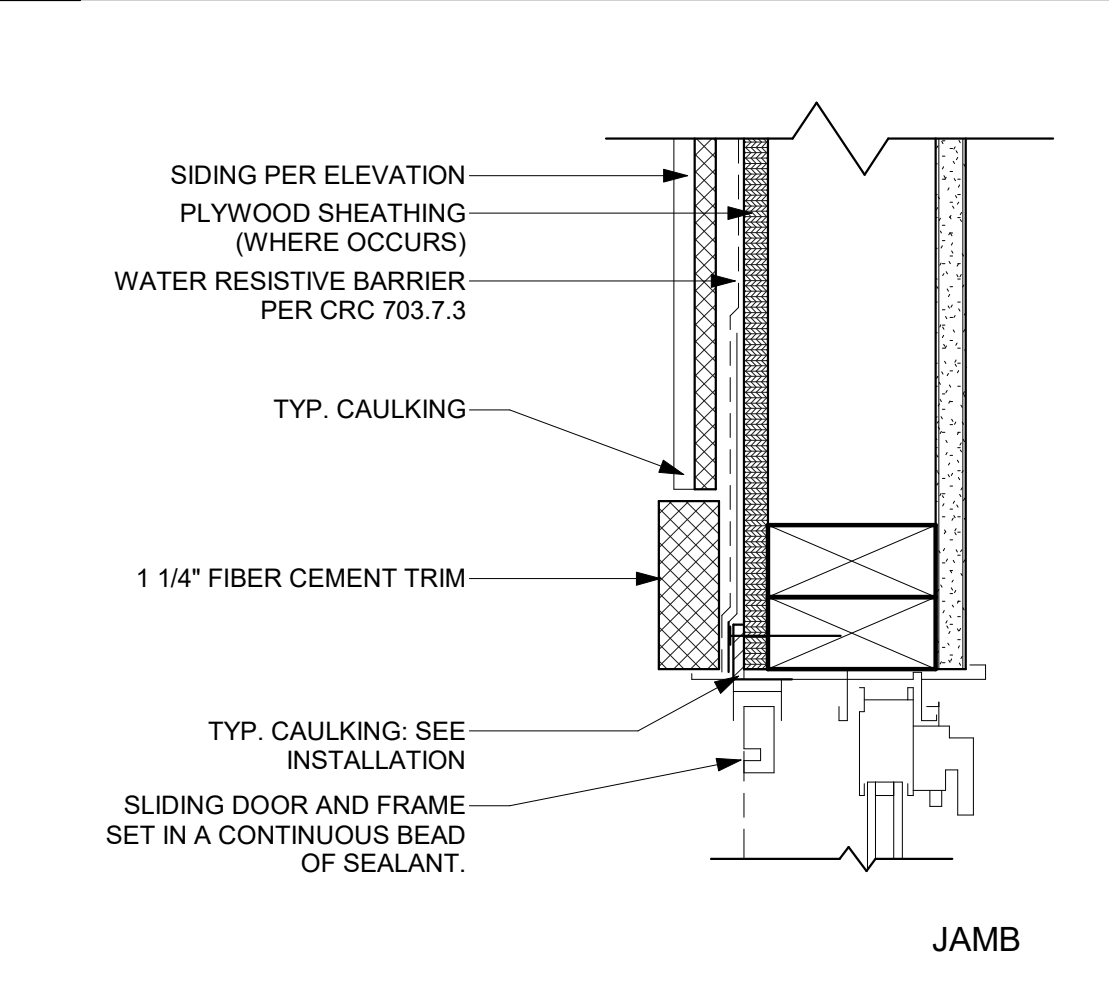
32 INSIDE CORNER TRIM
SCALE: 3" = 1'-0"



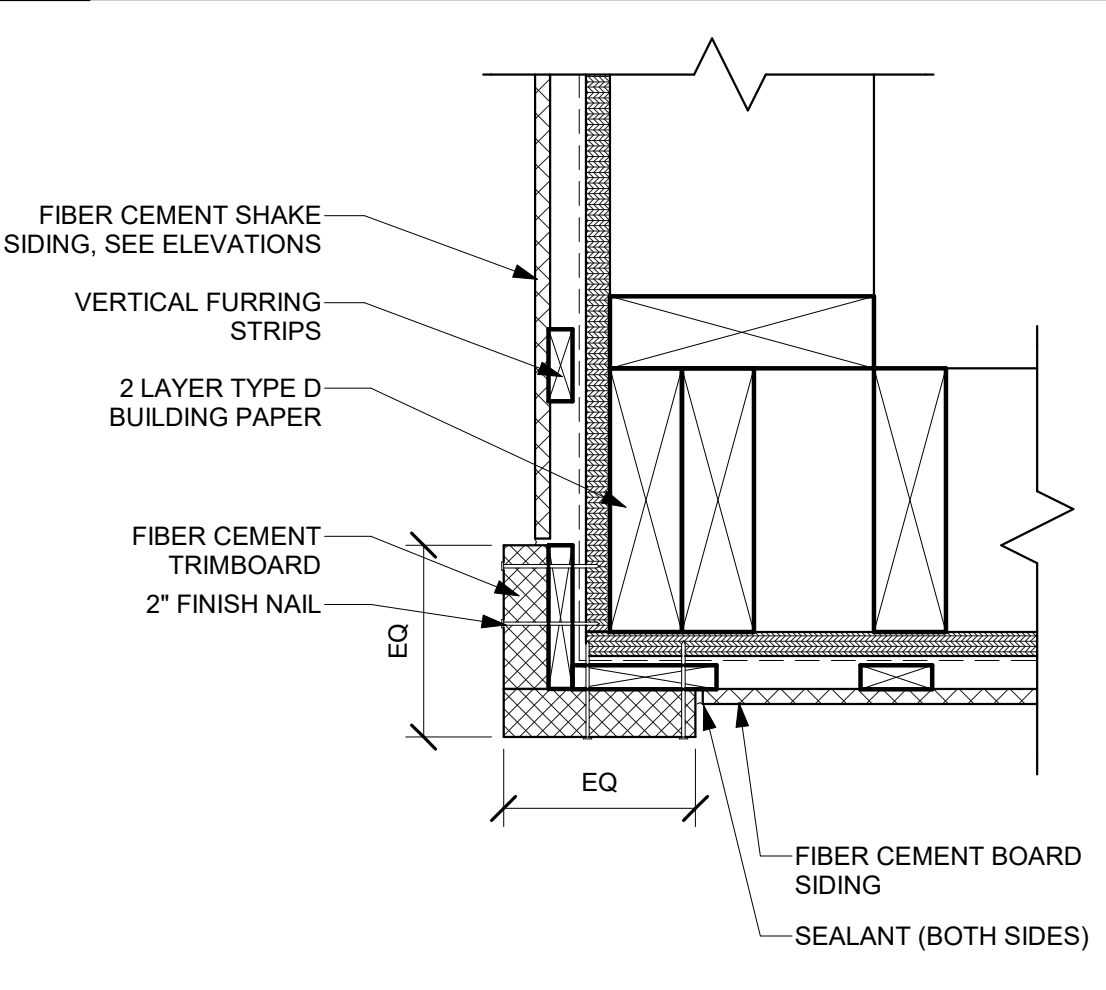
22 TYP. WINDOW HEAD
SCALE: 3" = 1'-0"



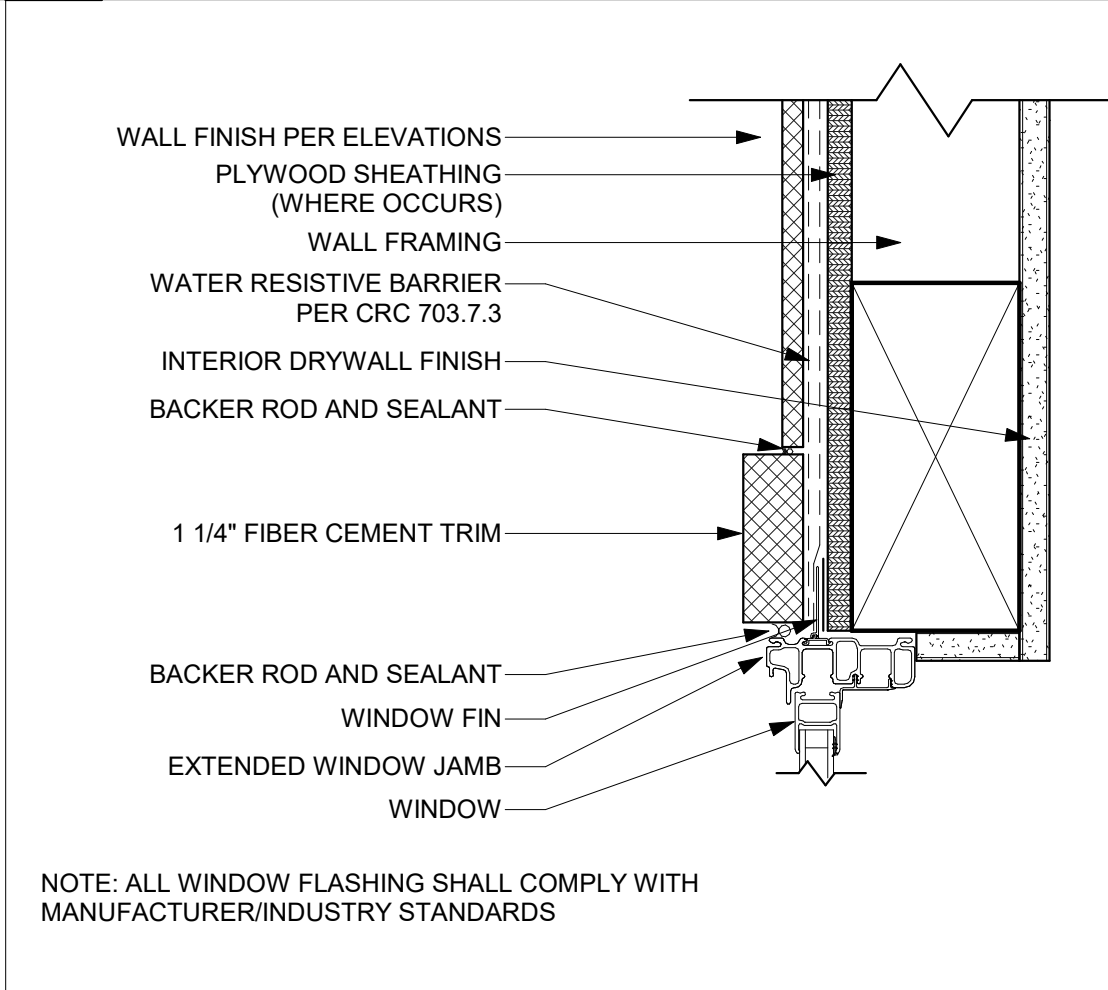
53 EAVE @ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"



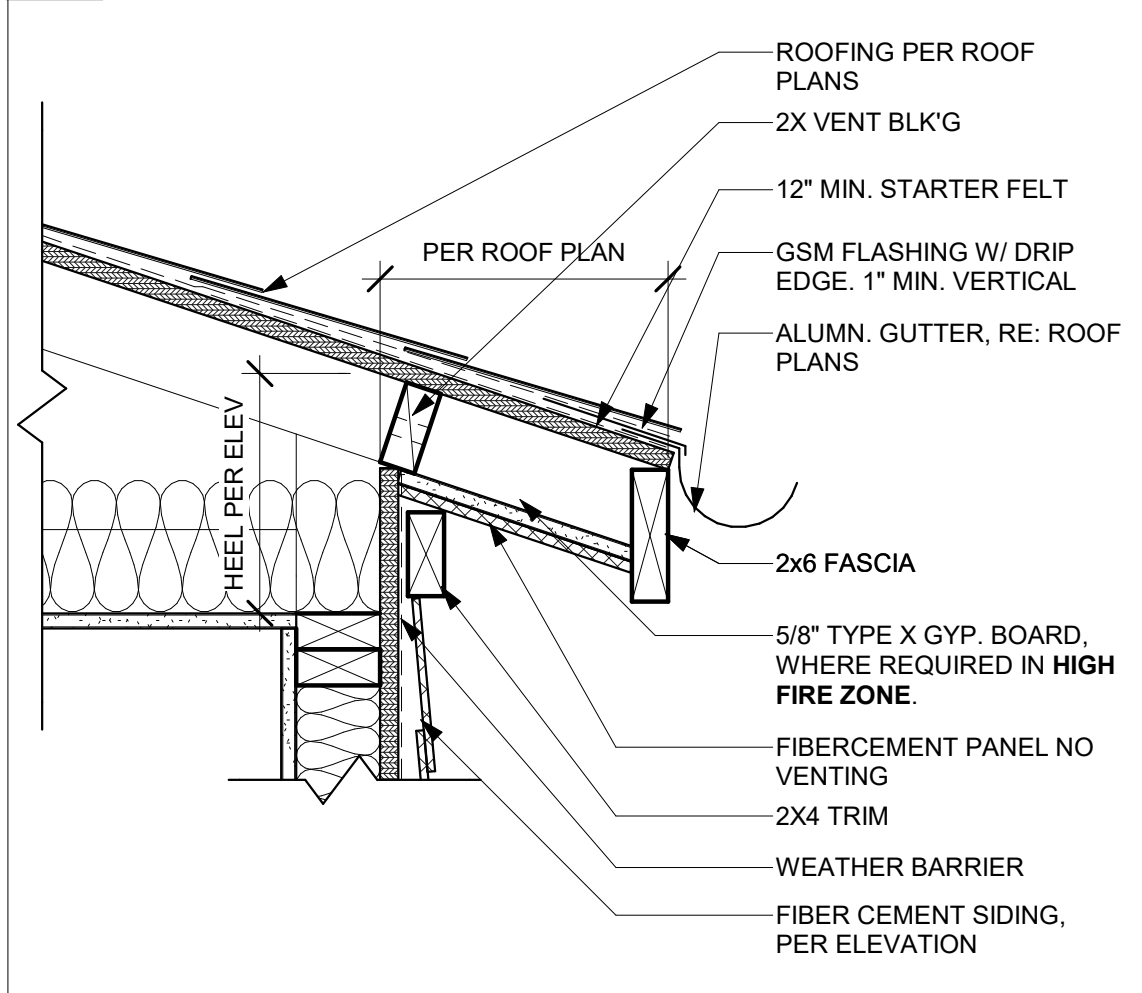
43 TYP. JAMB AT SLIDING GLASS DOOR
SCALE: 3" = 1'-0"



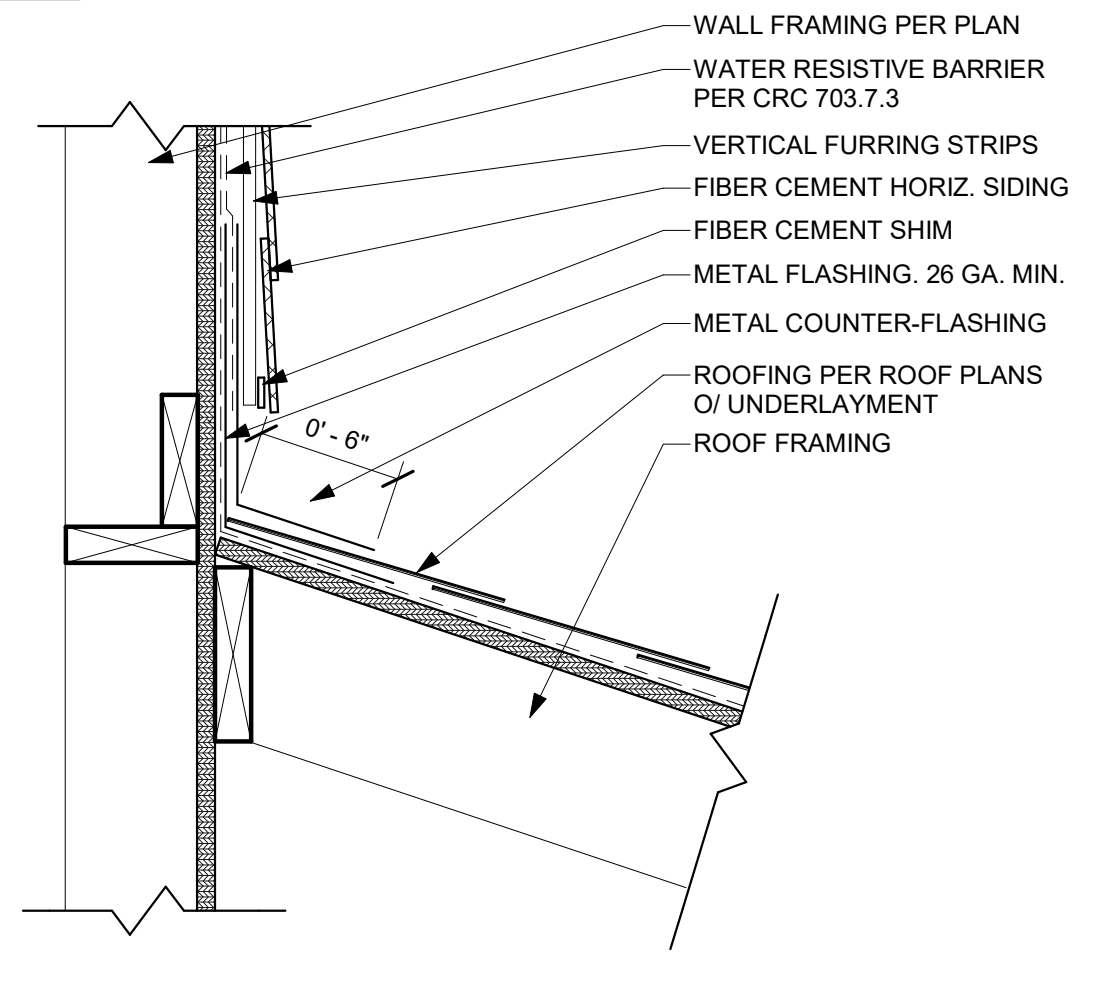
33 OUTSIDE CORNER TRIM
SCALE: 3" = 1'-0"



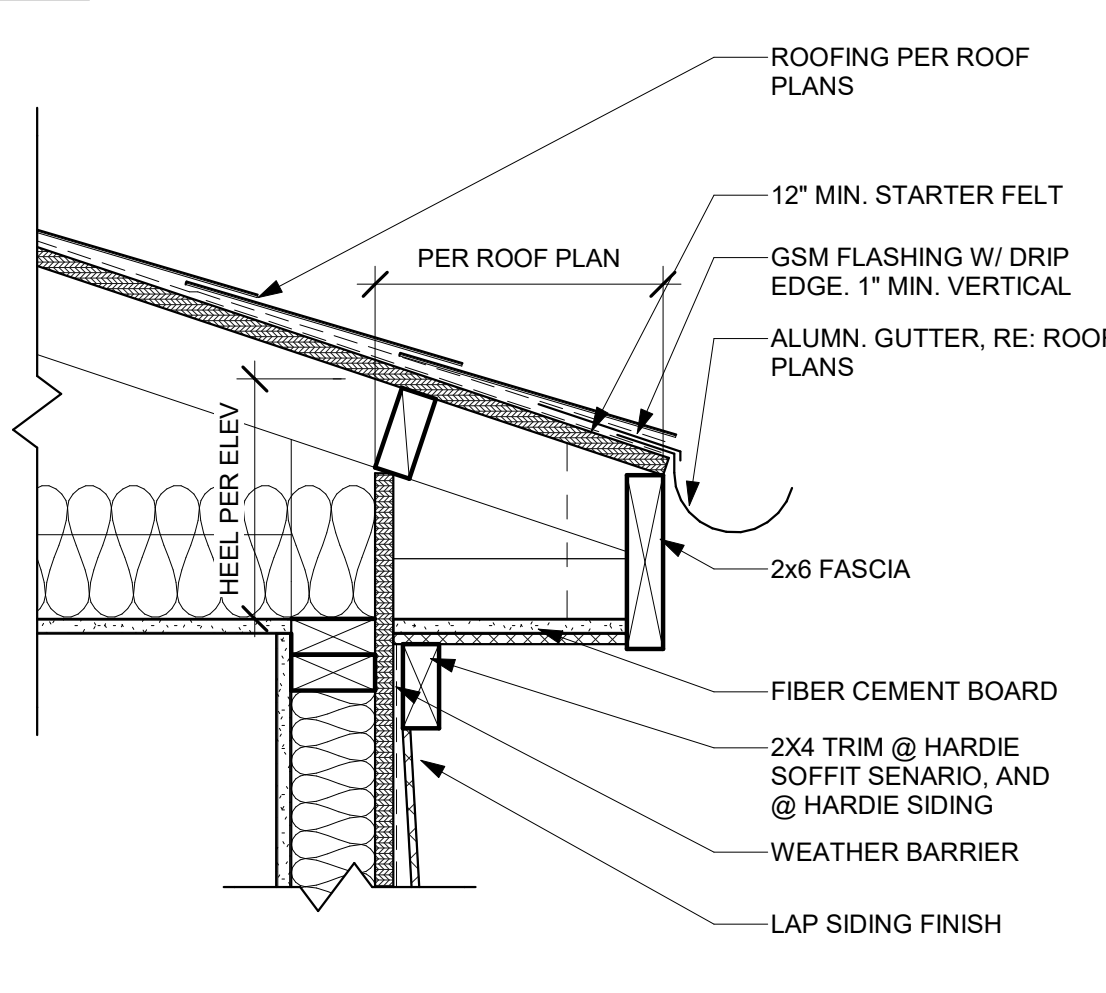
23 TYP. WINDOW JAMB
SCALE: 3" = 1'-0"



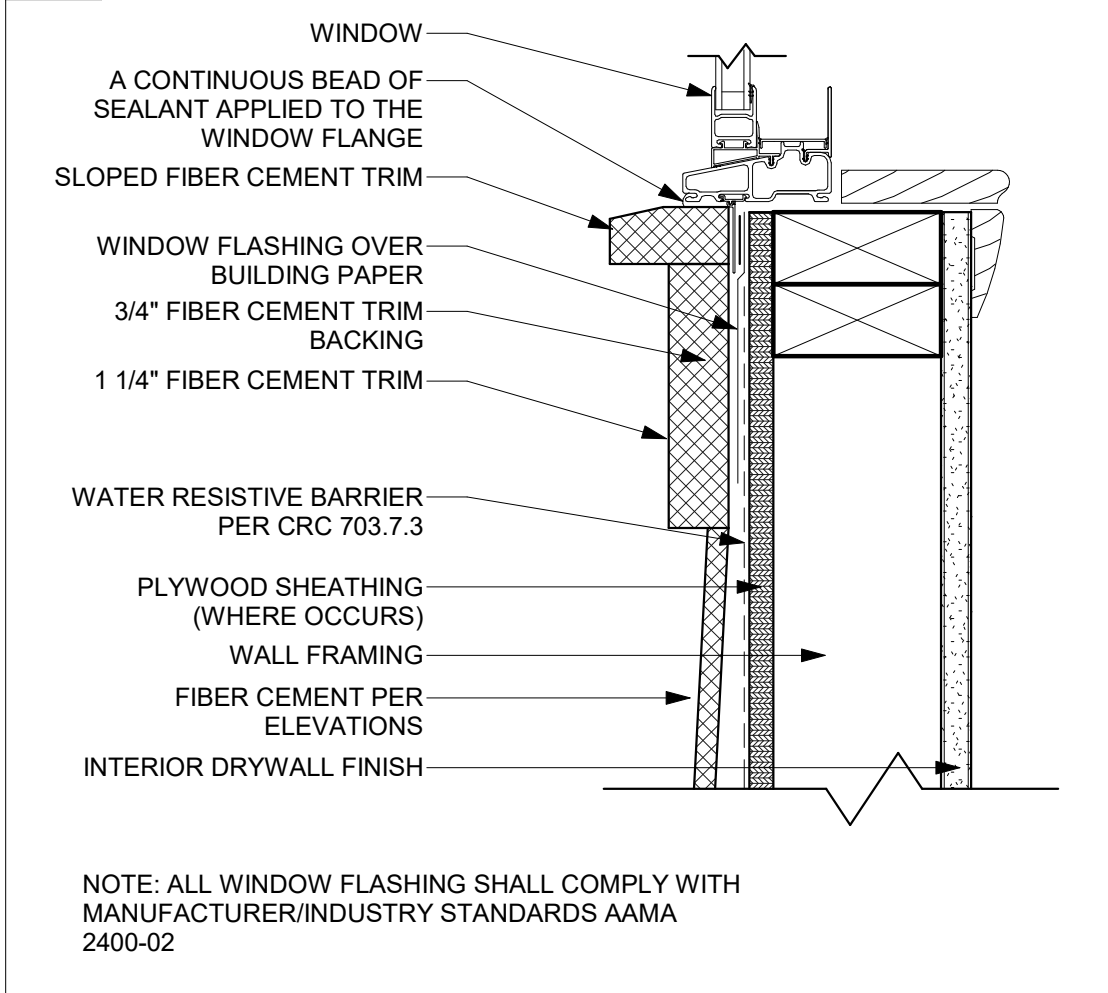
54 EAVE @ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"



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"

NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA
ARCHITECTURAL DETAILS - COASTAL COTTAGE

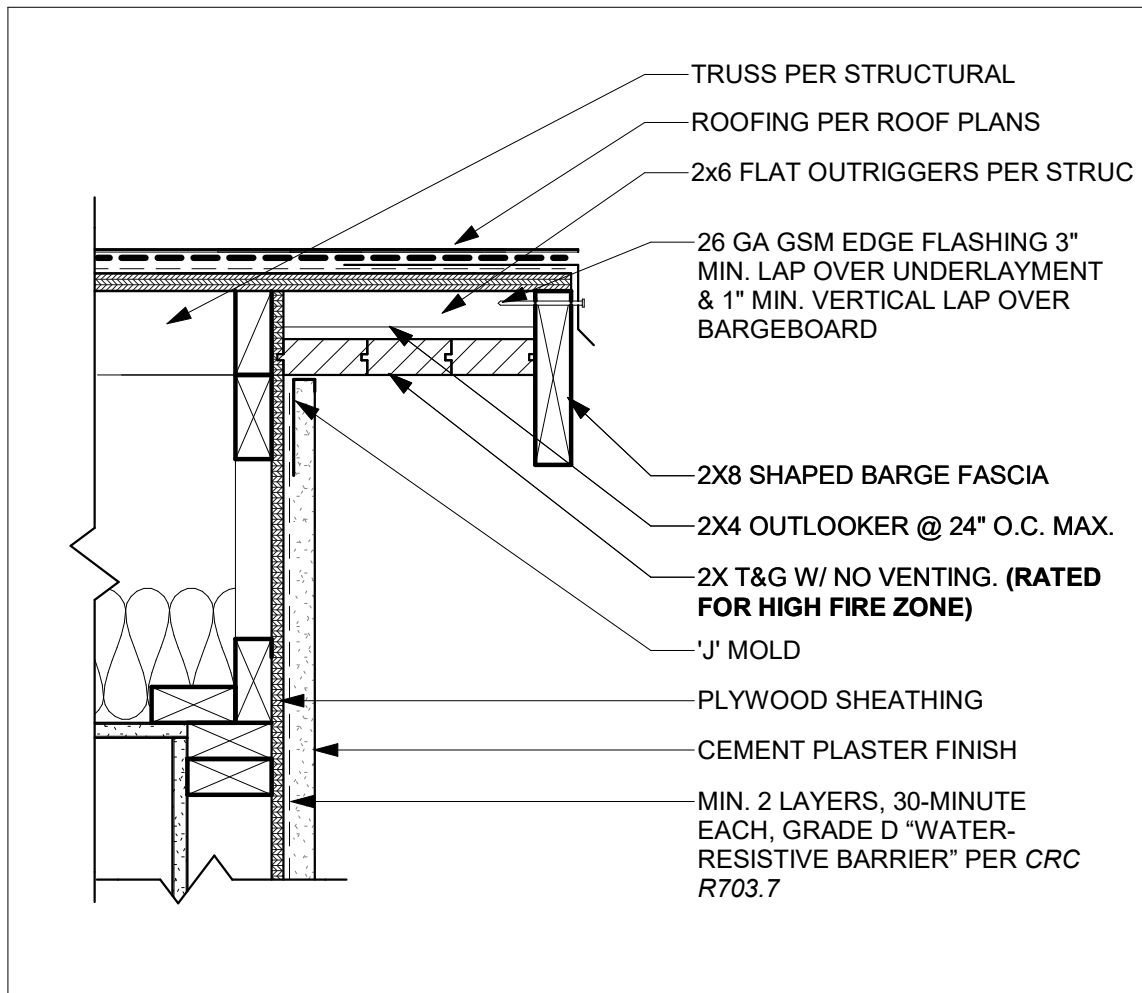
DATE
09/26/23
SHEET

AD-905

03/20/23 2:17:54 PM C:\Users\mjennings\Documents\2516-01-CU121_Newport Beach ADU\2022_CENTRAL_PUBLIC SET_mjenkins.rvt

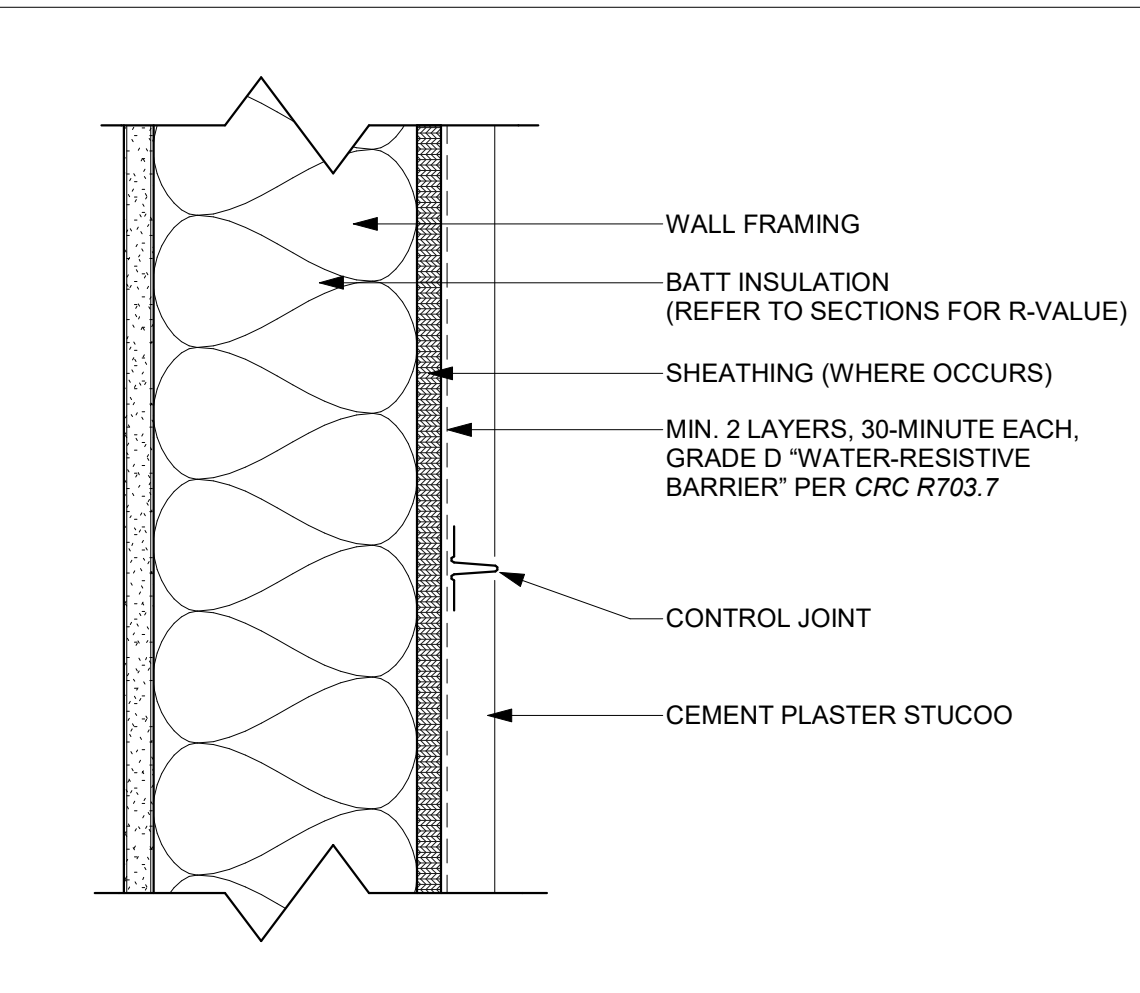


These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



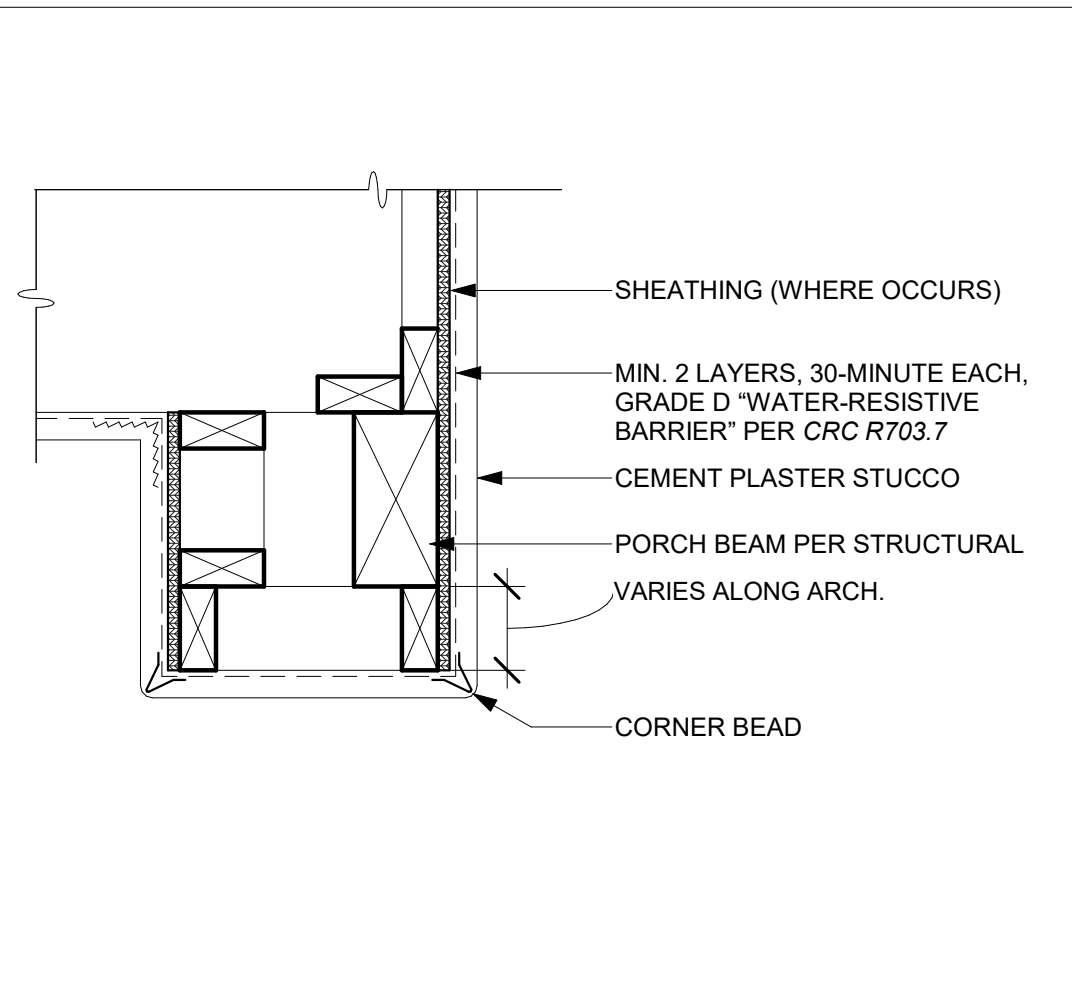
51 RAKE W/ T&G

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



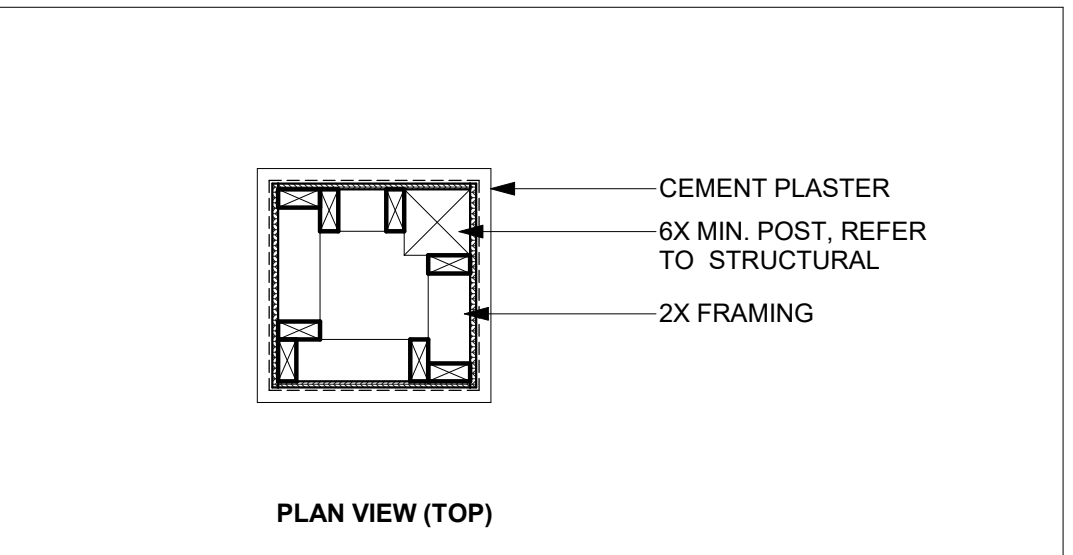
31 CONTROL JOINT - STUCCO

SCALE: 3" = 1'-0"

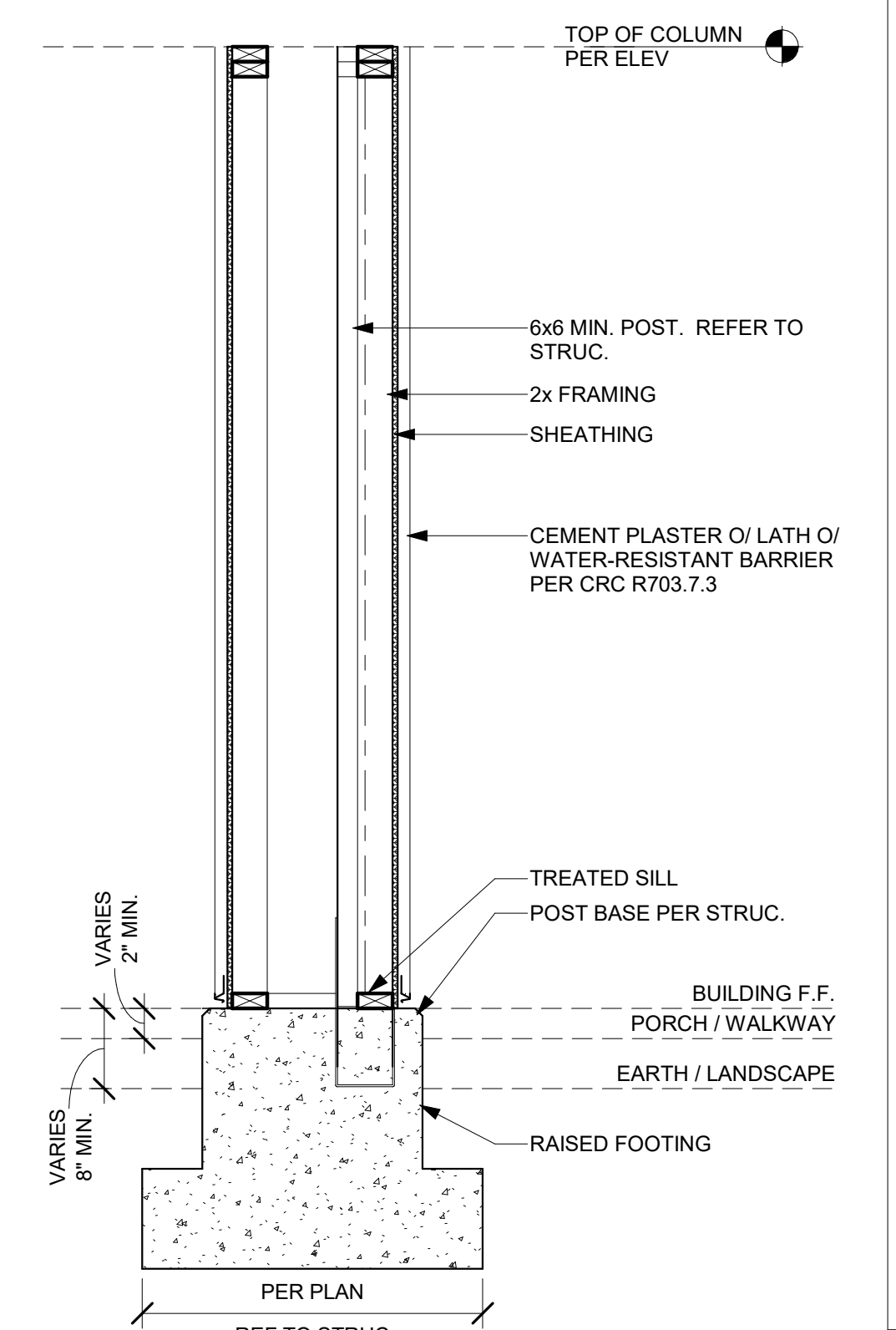


21 PORCH BEAM - STUCCO

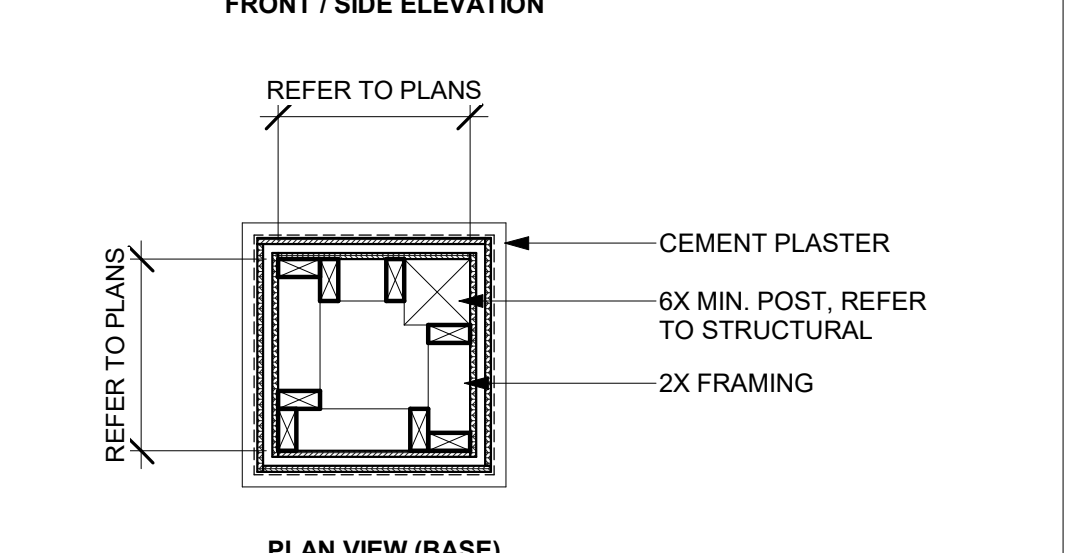
SCALE: 1 1/2" = 1'-0"



PLAN VIEW (TOP)

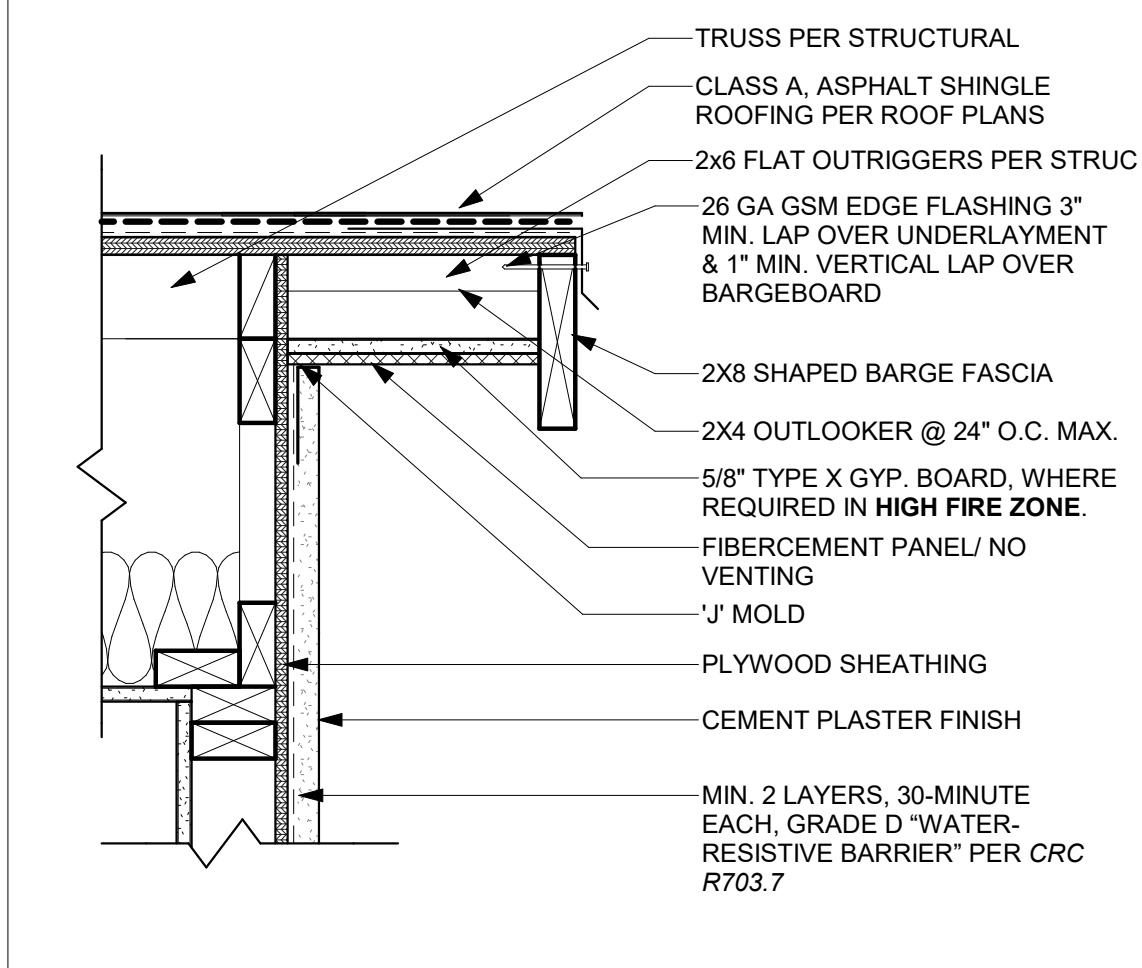


FRONT / SIDE ELEVATION



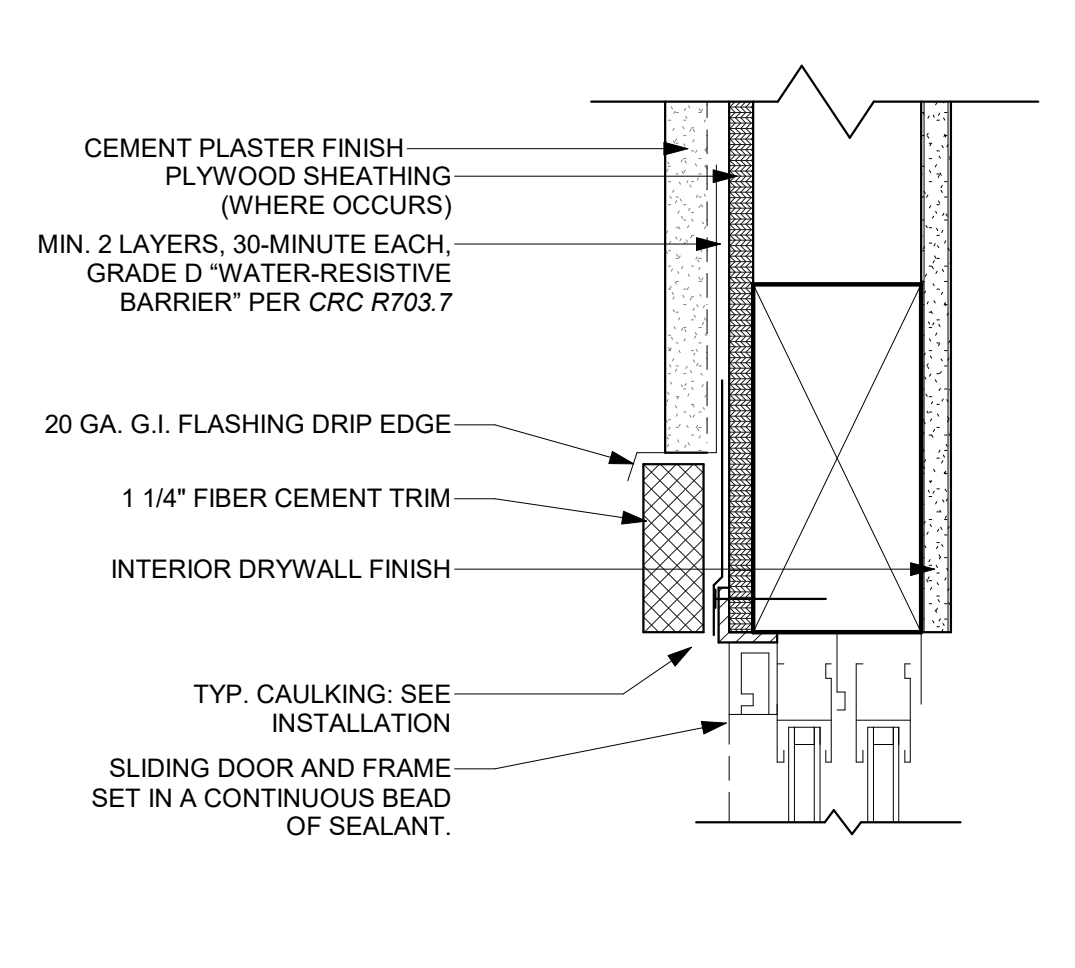
PLAN VIEW (BASE)

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



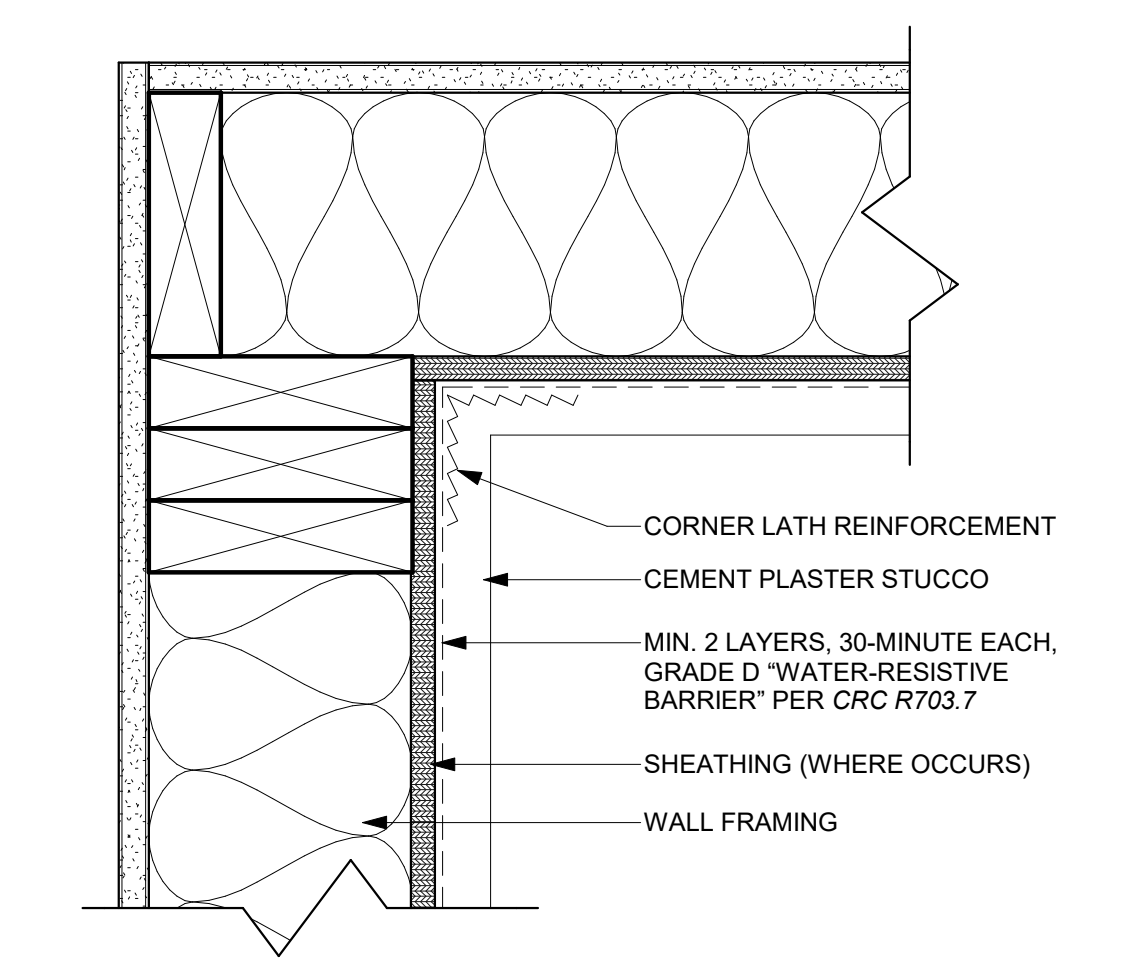
52 RAKE W/ FIBER CEMENT

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



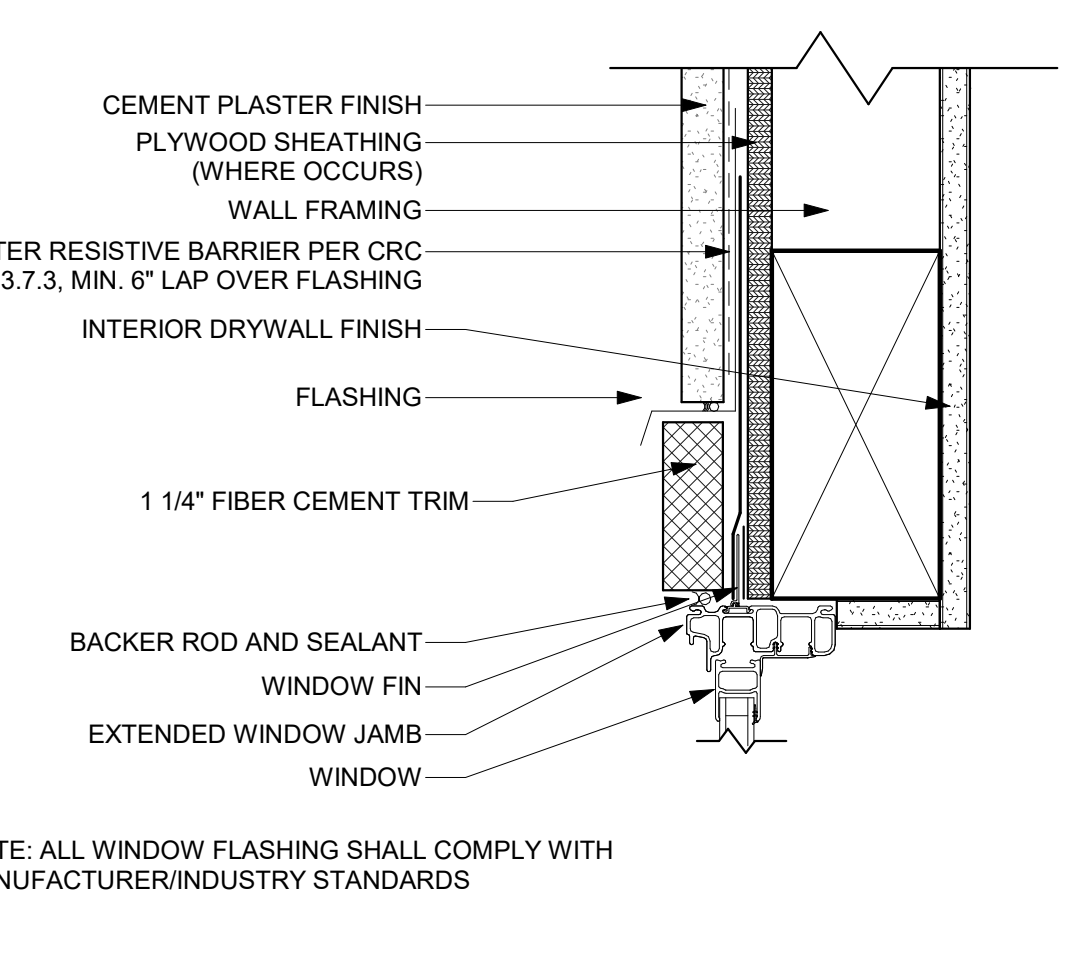
42 TYP. SLIDING GLASS DOOR TRIM

SCALE: 3" = 1'-0"



32 TYP. INSIDE CORNER - STUCCO

SCALE: 3" = 1'-0"

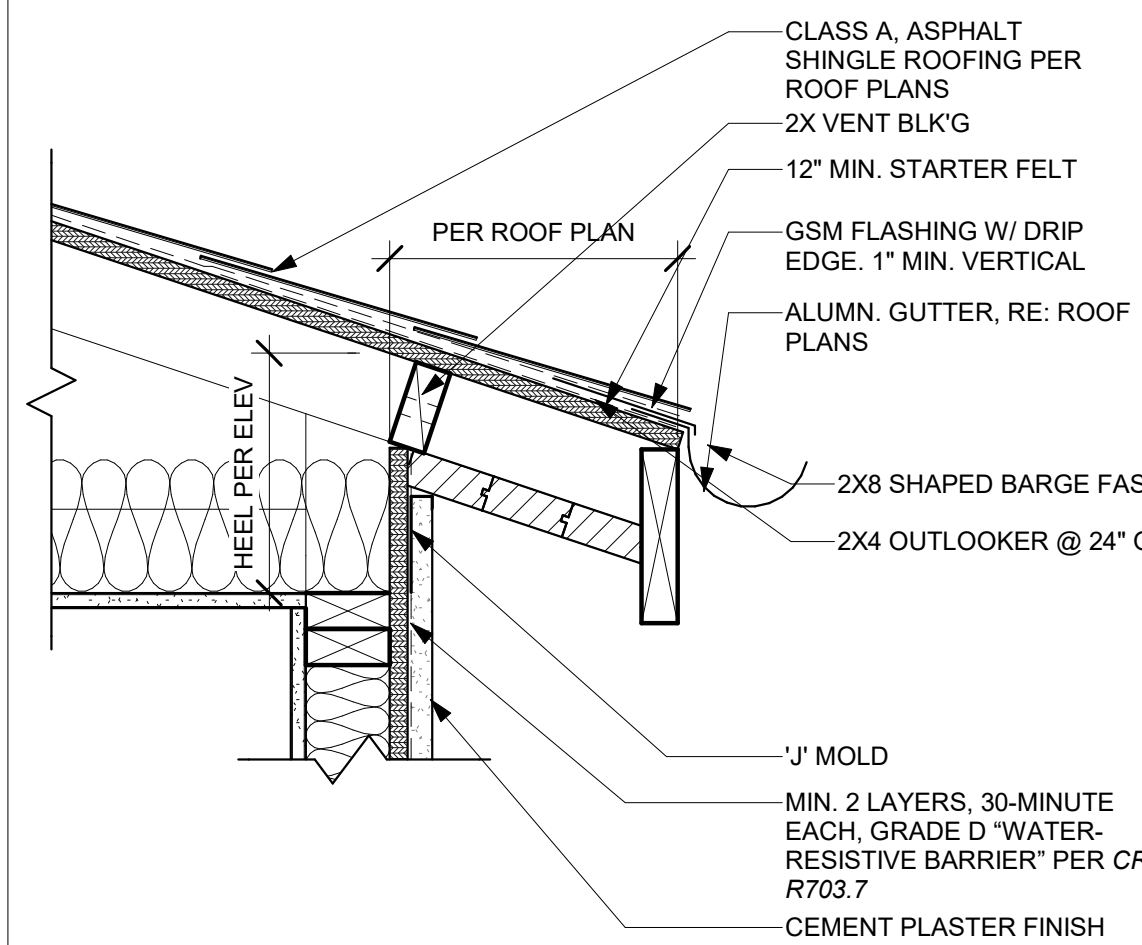


22 TYP. WINDOW HEAD - STUCCO

SCALE: 3" = 1'-0"

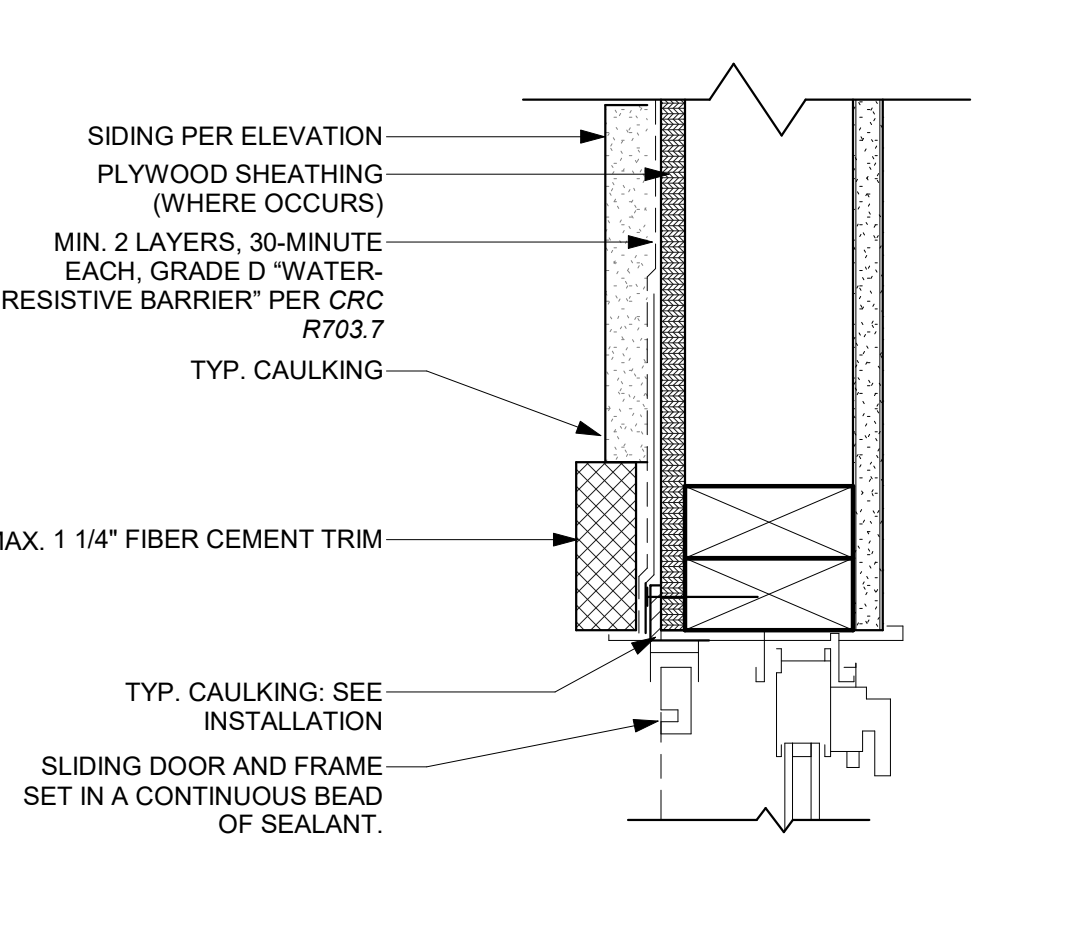
NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS

NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS



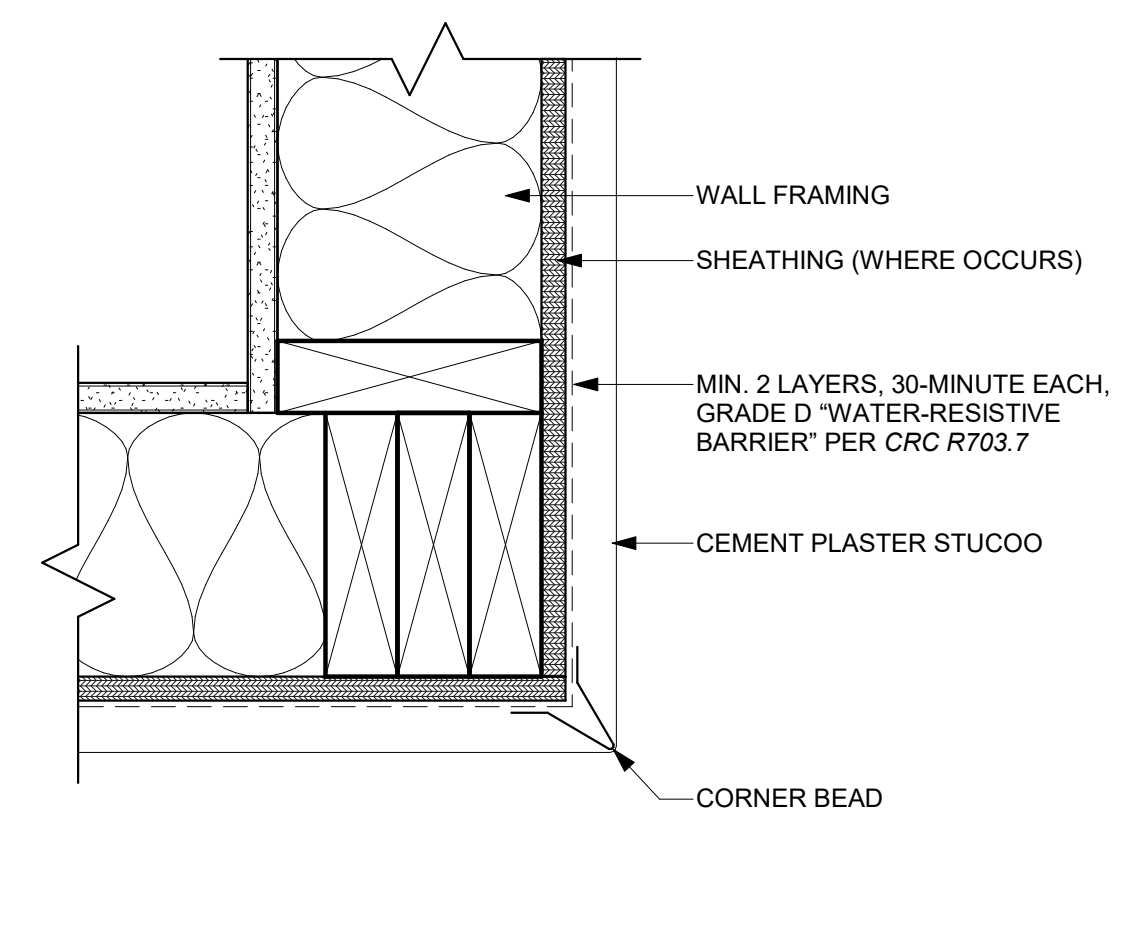
53 EAVE W/ T&G

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



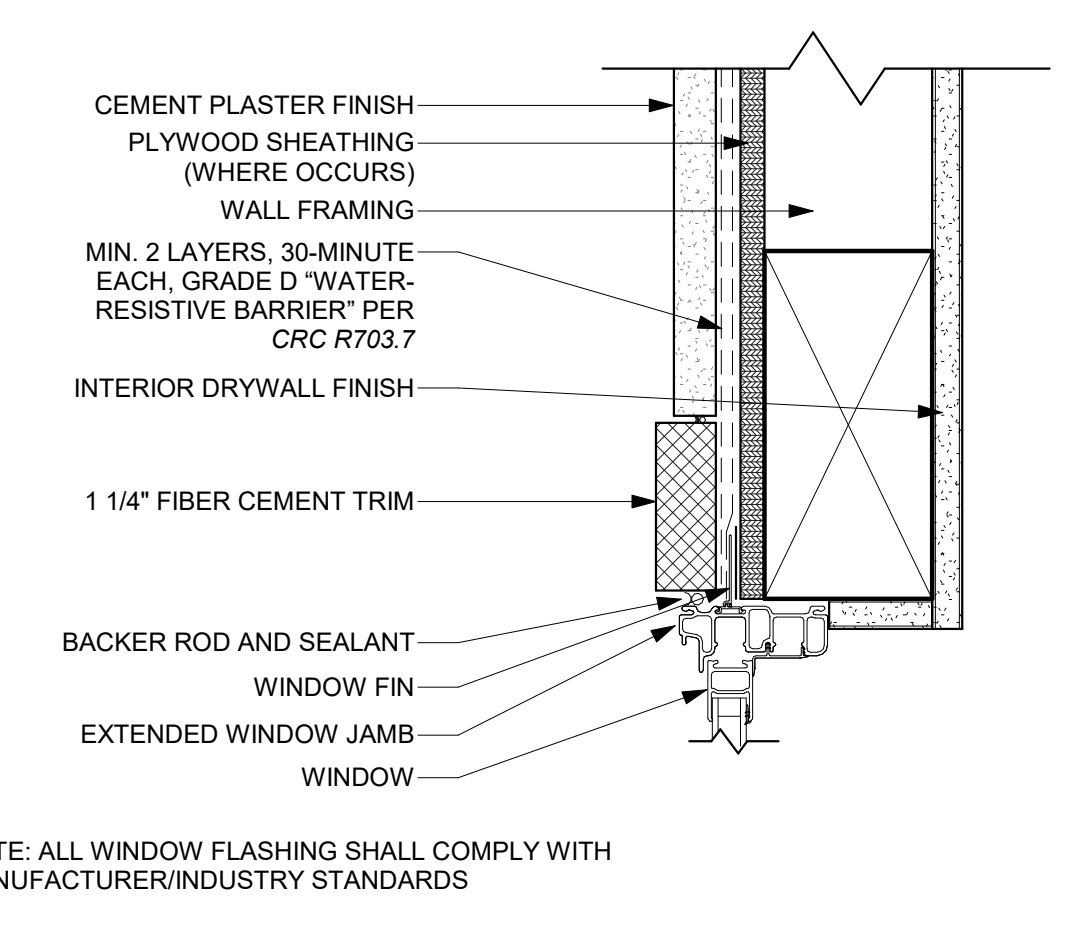
43 TYP. JAMB AT SLIDING GLASS DOOR

SCALE: 3" = 1'-0"



33 TYP. OUTSIDE CORNER - STUCCO

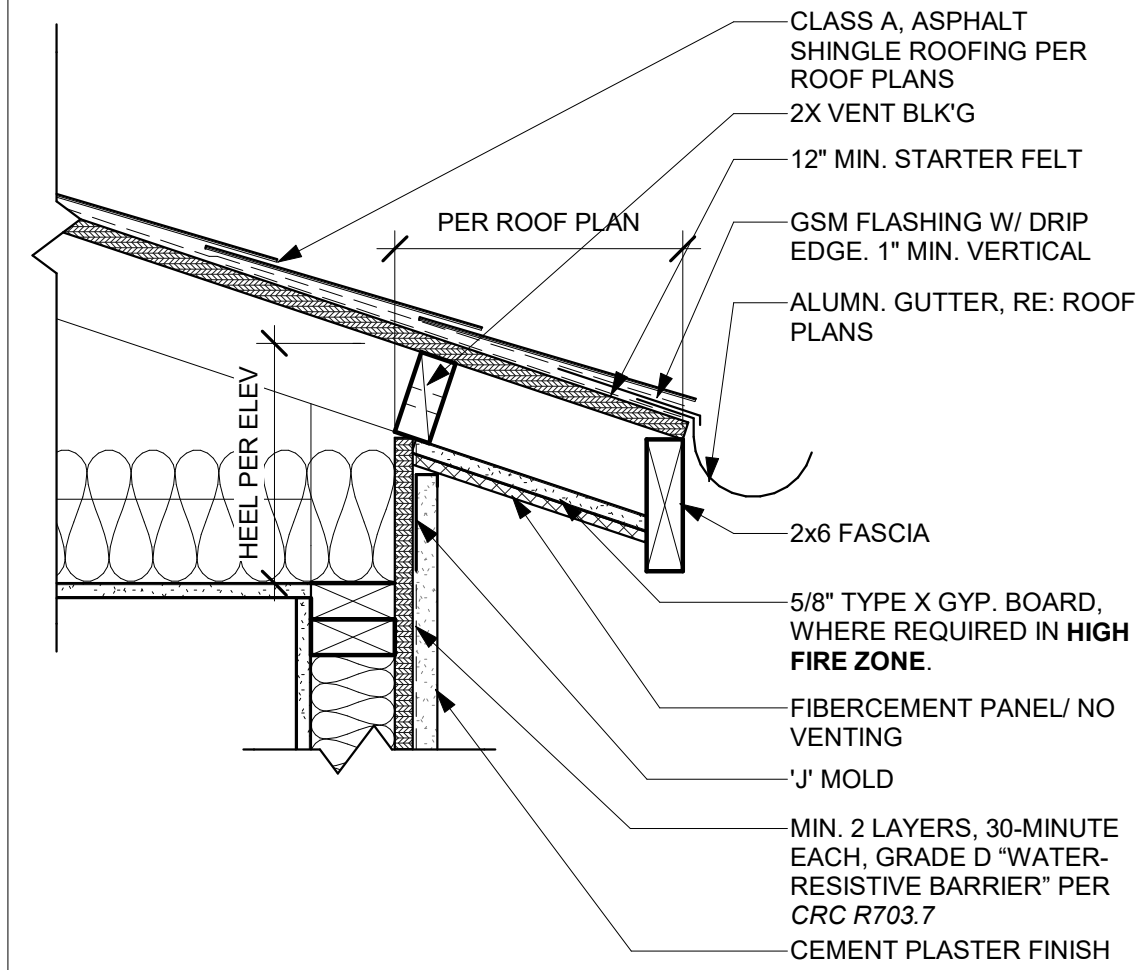
SCALE: 3" = 1'-0"



23 TYP. WINDOW JAMB - STUCCO

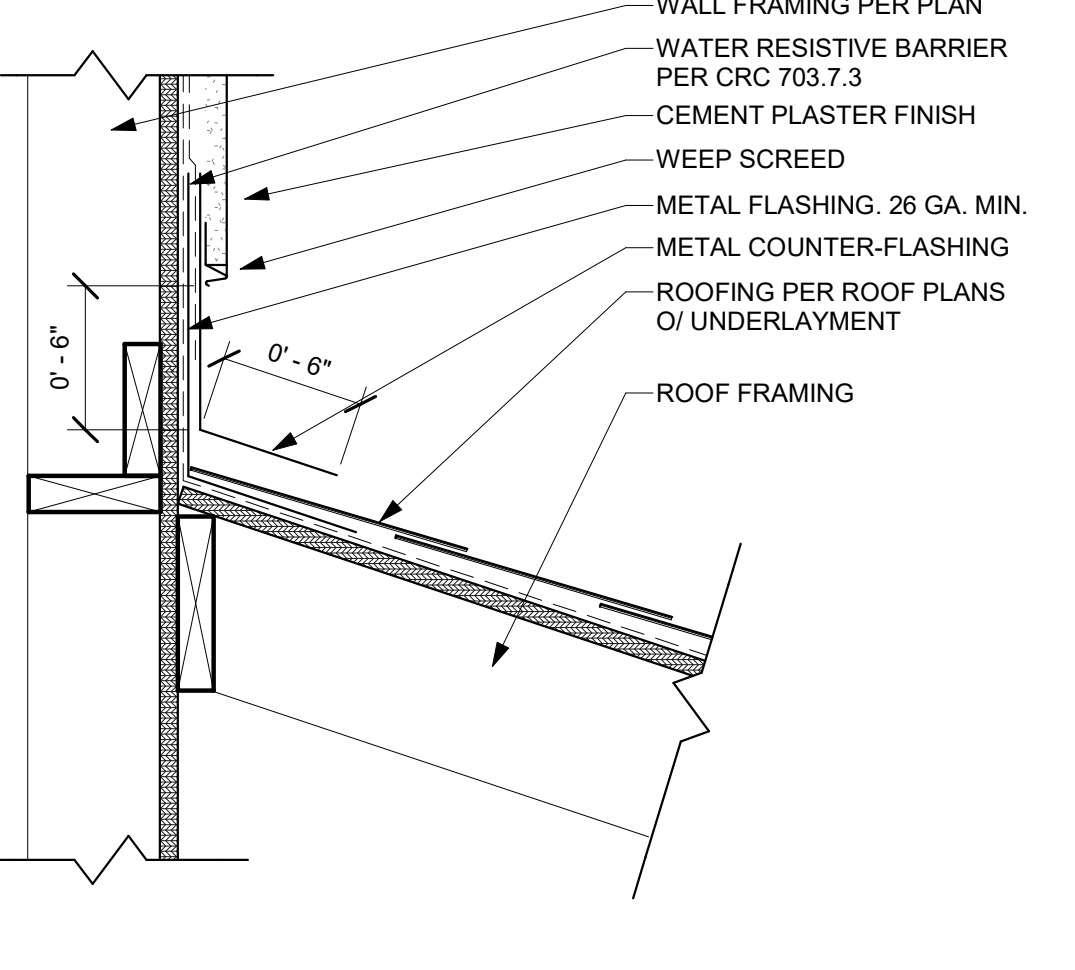
SCALE: 3" = 1'-0"

NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-02



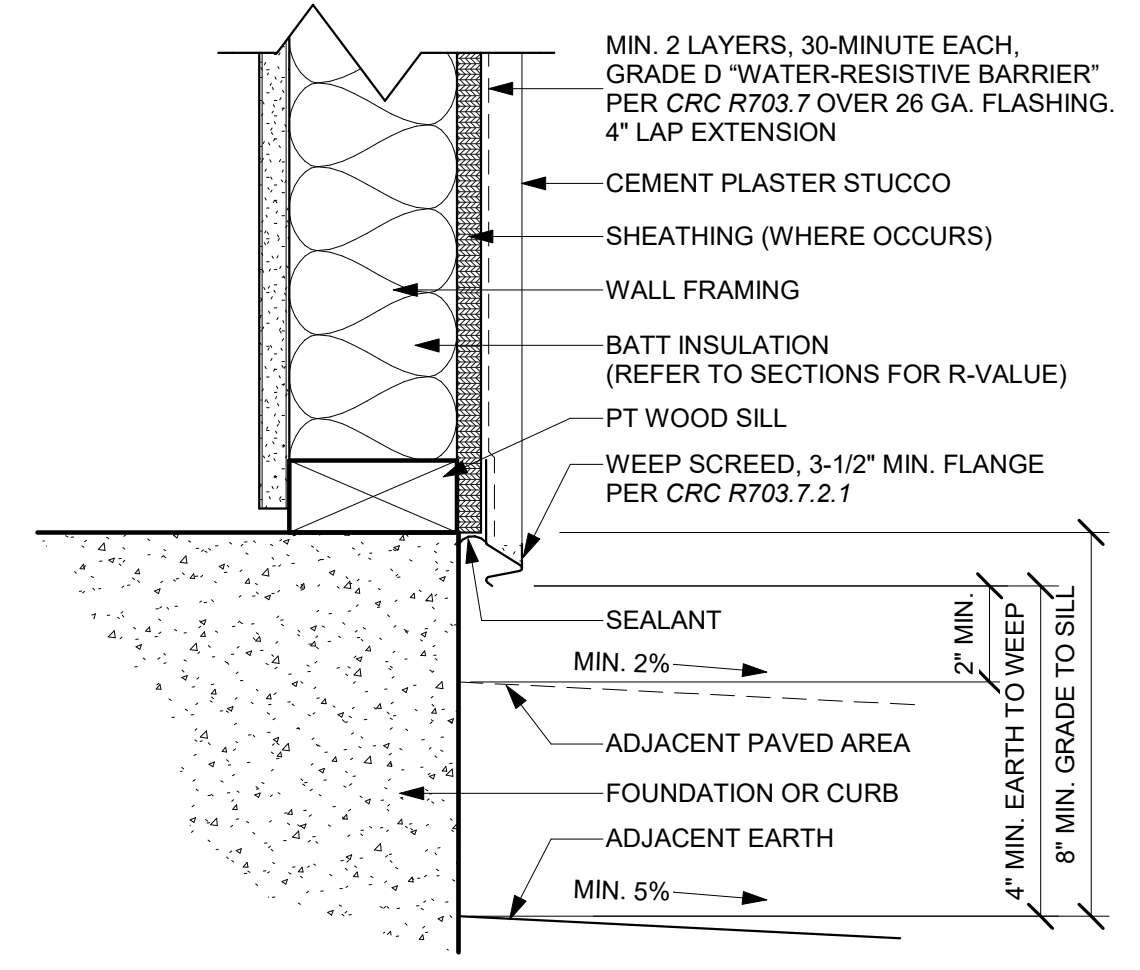
54 EAVE W/ FIBER CEMENT

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



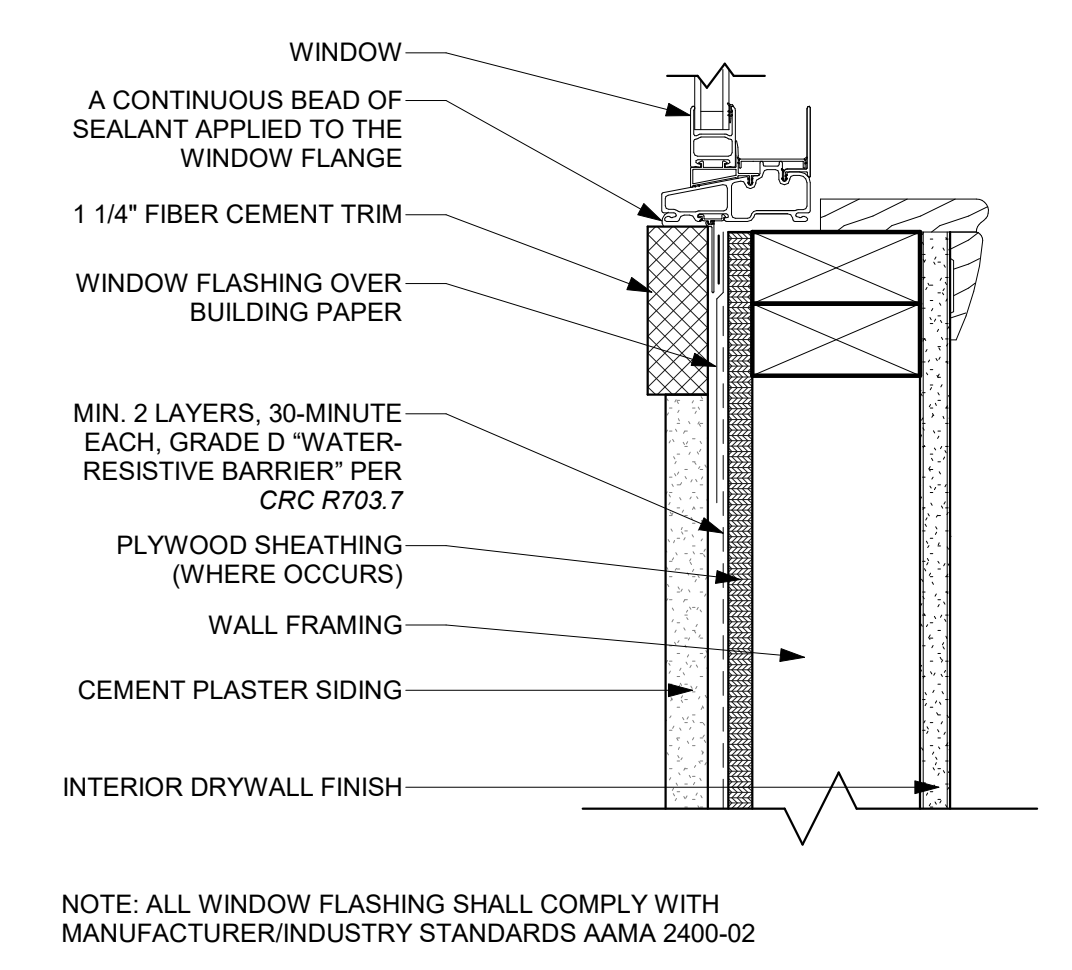
44 HEADWALL FLASHING @ PLASTER

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



34 TYP. FOUNDATION - STUCCO

SCALE: 3" = 1'-0"



24 TYP. WINDOW SILL - STUCCO

SCALE: 3" = 1'-0"

13 BOX COLUMN - STUCCO

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

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

DATE
09/26/23

SHEET

AD-906

03/20/2023 2:17:54 PM C:\Users\mjennkins\Documents\2516-01-CU21_Newport Beach ADU\2023_CENTRAL_PUBLIC SET_mjenkins.rvt

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 / HOLD/DOWN 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 - CALIFORNIA RANCH |
| S-221 | ROOF FRAMING - CONTEMP 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 |



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.

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 |
| BTKN | 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 | MB | MAXIMUM | SOG | SLAB ON GRADE | PIPE-X | EXTRA STRONG PIPE SHAPE |
| CP | CAST-IN-PLACE | FN | FIELD NAIL | MECH | MACHINE BOLT | SN | SHEAR NAIL | PIPE-XX | DBL EXTRA STRONG PIPE SHAPE |
| CJ | CONSTRUCTION JOINT; CONTROL JOINT | FOC | FACE OF CONCRETE | MFR | MECHANICAL | SPCG | SPACING | HSS | HOLLOW STRUCTURAL SECTION |
| CL | CENTER LINE | FOM | FACE OF MASONRY | MIN | MANUFACTURER | SPECS | SPECIFICATIONS | | |
| CLR | CLEARANCE; CLEAR | FOS | FACE OF STUD | MISC | MINIMUM; MINUTE | SQ | SQUARE | | |
| CMU | CONCRETE MASONRY UNIT | FOW | FACE OF WALL | (N) | MISCELLANEOUS | SS | STAINLESS STEEL | | |
| COL | COLUMN | FRMG | FRAMING | N | NEW | SSL | SHORT SLOTTED HOLES | | |
| COMP | COMPRESSION | FT | FOOT; FEET | NORTH | 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
09/26/23

SHEET
S-101

N:\2400\2514-01_C101 Newport Beach-Permit-Ready-ADU-Structural-CompFiles\2514-01_C101 - S101.dwg, PLAN 2 - S101 - 10:53am, Alcoraz



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
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, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
- ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO INSURE AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING
- 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.
- EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.

DIMENSIONS

- DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.
- SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

DESIGN INFORMATION

1. 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 |

2. 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 |

3. ROOF SNOW LOADS (2022 CBC SECTION 1603.1.3):

| SNOW DESIGN DATA | | |
|------------------|------------------------|---------------|
| PARAMETER | VALUE | REFERENCE |
| GROUND SNOW LOAD | P _g = 0 PSF | ASCE 7-16 7.2 |

4. WIND DESIGN DATA (2022 CBC SECTION 1603.1.4):

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

COMPONENTS & CLADDING WIND PRESSURES (PSF)

| LOCATION | ZONE | COMPONENT TRIBUTARY 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 |
| OVERHANG | 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 |
| | ZONE 2c | -53.0 | -42.2 | -39.7 |
| | ZONE 3a | -63.0 | -43.0 | -43.0 |
| WALL | ZONE 4 | -21.3 | -18.5 | -16.3 |
| | ZONE 5 | -26.3 | -20.5 | -16.3 |
| | POSITIVE | 19.7 | 16.3 | 16.0 |

5. 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 ₁ = 1.50 g | 2022 CBC 1613.2.1 |
| | S ₁ = 0.493 g | |
| SITE CLASS | D (DF) | 2022 CBC 1613.2.2 |
| SPECTRAL RESPONSE COEFFICIENTS: | S _{DS} = 1.20 g | 2022 CBC 1613.2.4 |
| | S _{D1} = 0.594 g | |

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 = 61 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 |

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

FOUNDATION

- GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
 - DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1610.1
 - ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2022 CBC TABLE 1806.2

2. SPREAD OR CONTINUOUS FOOTINGS:

| ELEMENT | ALLOWABLE BEARING CAPACITY (PSF) * | ALLOWABLE LATERAL RESISTANCE † | |
|--------------------|------------------------------------|---|----------------|
| | | PASSIVE RESISTANCE (PSF/FT BELOW GRADE) † | 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 SECTION 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 1703.6 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

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) | C150 |
| CONCRETE AGGREGATES (HARDROCK) | C33 |
| WATER* | 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.

- 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 (IN) | MAX WATER/CEMENT RATIO | SLAG/ FLY ASH † [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 CEMENTITIOUS 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 GRADE 60 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 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

SAWN LUMBER

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

| SAWN LUMBER PROPERTIES | | | | |
|------------------------|------------------|---------|-------------------------------------|-------------------|
| USE | SIZE | SPECIES | GRADE | REFERENCE |
| MUDSILLS | 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 | 2 x | D.F. | NO. 2 | |
| FLOOR JOISTS | 2 X | D.F. | NO. 2 | |
| HEADERS AND BEAMS | 4 X | D.F. | NO. 2 | WCLB & WWPA |
| ANY OTHER HORIZONTAL | 4 X 4 AND SMALLER | D.F. | NO. 2 | |
| | 6 X 6 AND LARGER | D.F. | NO. 1 | |

VERTICAL FRAMING LUMBER

| | | | | |
|------------|----------------------|------|-------|-------------|
| TOP PLATES | 2 X | D.F. | NO. 2 | |
| STUDS | 2 X 4 & 3 X 4 | D.F. | STUD | WCLB & WWPA |
| | 2 X 6 & 2 X 8 | D.F. | NO. 2 | |
| POSTS | 4 X 4 & 4 X 6 POSTS | D.F. | NO. 2 | |
| | 6 X 6 & LARGER POSTS | D.F. | NO. 1 | |

ALL OTHER FRAMING LUMBER

| | | | | |
|--------------------------------|-----------|------|-------------------|-------------|
| ALL OTHER FRAMING LUMBER (UNO) | ALL SIZES | D.F. | STANDARD & BETTER | WCLB & WWPA |
|--------------------------------|-----------|------|-------------------|-------------|

- FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT.
- ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT.
- 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.
- 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.
- 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 PINS 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.
- 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.
- 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.
- 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.
- DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, UNLESS SUPPORTED



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**

**GENERAL NOTES, SPECIAL INSPECTION
& TESTS**

CONSTRUCTION DOCUMENTS

DATE
09/26/23

SHEET

S-103

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 ^c | SHEATHING GRADE | PERFORMANCE RATING | SPAN RATING | RATING ³ REFERENCE ⁴ |
| 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 ² | 5 | EXPOSURE 1 | REFER TO TYPICAL SHEAR WALL SCHEDULE | | | APA |

TABLE NOTES:

A. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (AWA):
a. VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
b. VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10

B. WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD

C. 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.

a. EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
b. WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANS/APA PRP-210.

D. ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.

2. TRANSPORTATION, STORAGE, AND HANDLING:

A. TRANSPORTATION
a. IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.

B. STORAGE
a. ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
b. WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING, THREE STRINGERS MINIMUM.
c. NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
d. COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
e. IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
f. KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS

C. HANDLING
a. ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
b. 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.

3. PLYWOOD ORIENTATION

A. 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.

B. PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS BE JOINED OVER FRAMING AND STAGGERED.

4. BLOCKING:

A. 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.

B. ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.

C. WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.

5. FASTENERS

A. USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWS SDPW5 TABLE 4.2A OR 4.3A [AS REQUIRED].

B. 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.

C. 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.

D. 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:

- a. THE GOVERNING CODE LISTED IN THE PROJECT GENERAL NOTES
- b. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
- c. NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION AND SUPPLEMENT [ANSI/AWC NDS-2018]
- d. SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC [AWC SDPW5-2015]
- e. THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION [ANSI/TPI 1-2014]

B. DESIGN CRITERIA:

a. 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 |

DECKING CRITERIA:

| | |
|-------------------|-------|
| DEAD + LIVE LOAD: | 1/240 |
| LIVE LOAD ONLY: | 1/360 |

*INCLUDES 4 PSF ALLOWANCE FOR PV PANELS

b. () 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.

2. CONTRACTOR REQUIREMENTS:

A. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.4 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:

- a. 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)
- b. TRUSS INSTALLATION SHALL COMPLY WITH INSTALLATION TOLERANCES SHOWN IN BCS1-B1
- c. TEMPORARY INSTALLATION RESTRAINT/BRACING FOR THE TRUSS SYSTEM AND THE PERMANENT TRUSS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH BCS1-B2
- d. CONSTRUCTION LOADING ON TRUSSES SHALL BE DONE IN ACCORDANCE WITH BCS1-B4
- e. TRUSS DAMAGE, JOBSITE MODIFICATIONS & INSTALLATION ERRORS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE EOR AND THE TRUSS DESIGNER. REFERENCE BCS1-B5.
- f. 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.

3. TRUSS DESIGNER REQUIREMENTS:

A. THE TRUSS DESIGNER SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.5 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:

- a. 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.
- b. TRUSS DESIGNER SHALL COMPLY WITH THE REFERENCED CODE AND DESIGN CRITERIA ABOVE.
- c. 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.
- d. 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:

A. GENERAL:

a. STRUCTURAL VERIFICATIONS, INSPECTIONS AND TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD.

B. OWNER REQUIREMENTS:

a. 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.

C. SPECIAL INSPECTOR QUALIFICATIONS:

a. THE SPECIAL INSPECTORS 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.

D. CONTRACTOR REQUIREMENTS:

a. 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.

b. 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.

c. 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.

E. SPECIAL INSPECTOR REPORT REQUIREMENTS:

- a. THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
- b. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
- c. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
- d. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
- e. 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.
- f. A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

SHOP FABRICATION

1. 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:

- A. STEEL BUILDINGS (OR STEEL ELEMENTS IN OTHER BUILDINGS)
 - a. 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).
 - b. OTHER ACCREDITATION DEEMED ACCEPTABLE BY THE AUTHORITY HAVING JURISDICTION.
 - c. 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.
 - d. IF FABRICATION IS NOT PERFORMED BY AN APPROVED FABRICATOR WELDING INSPECTION REPORTS MUST BE SUBMITTED TO THE BUILDING OFFICIAL BY AN APPROVED TESTING AGENCY.
 - e.a. NONDESTRUCTIVE TESTING (NDT) MAY BE PERFORMED BY THE FABRICATOR, HOWEVER THE QA AGENCY SHALL REVIEW THE FABRICATOR'S NDT REPORTS.

B. WOOD BUILDINGS

a. WOOD STRUCTURAL PANELS (SHEATHING) SHALL BE IDENTIFIED BY THE APA TRADEMARK.

REQUIRED VERIFICATION AND INSPECTIONS

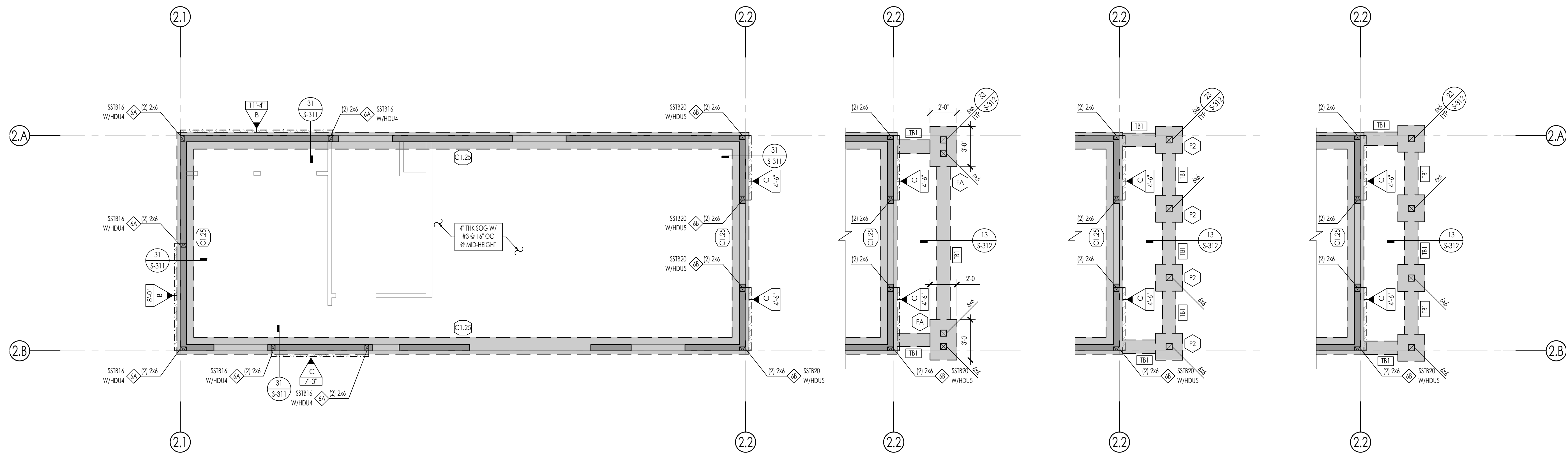
| WOOD CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPW5-2015 | | | |
|---|------------|----------|---------------|
| SPECIAL INSPECTION OR TEST | CONTINUOUS | PERIODIC | CBC REFERENCE |
| 3. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING LESS THAN OR EQUAL TO 4" OC. - 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 ^(a) (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 ACI 318: 26.7.1 | --- |



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.

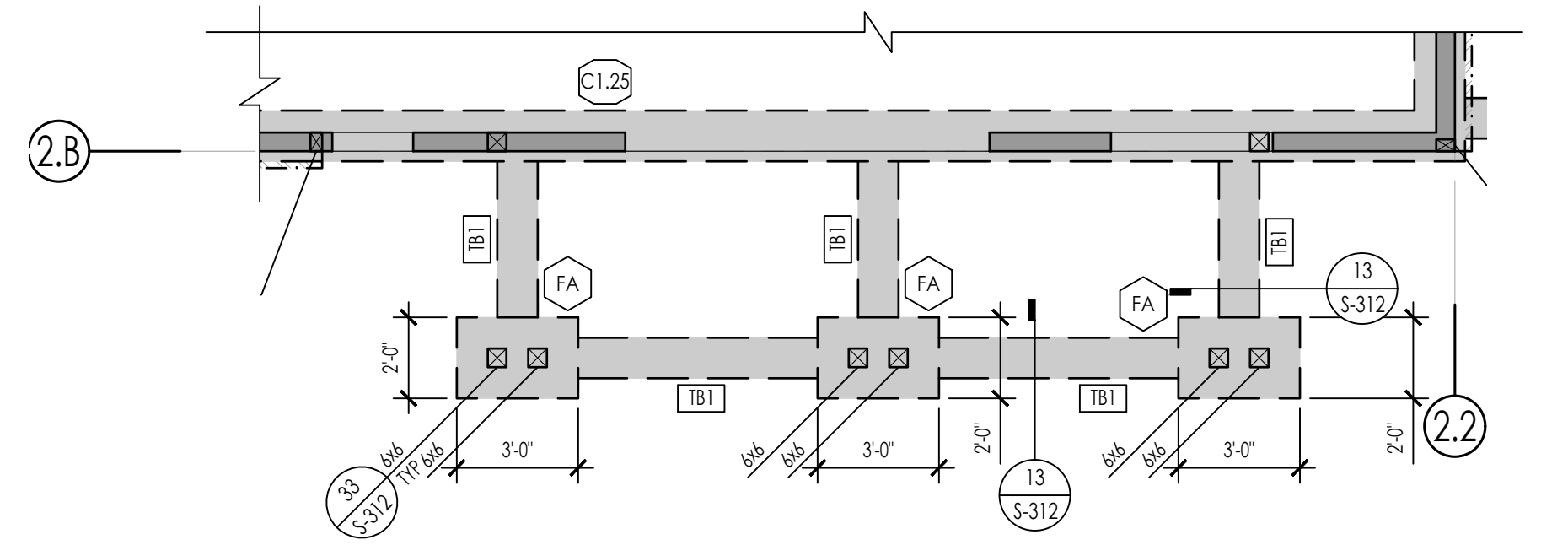


1 FOUNDATION PLAN -NO PORCH
SCALE: 1/4" = 1'-0"

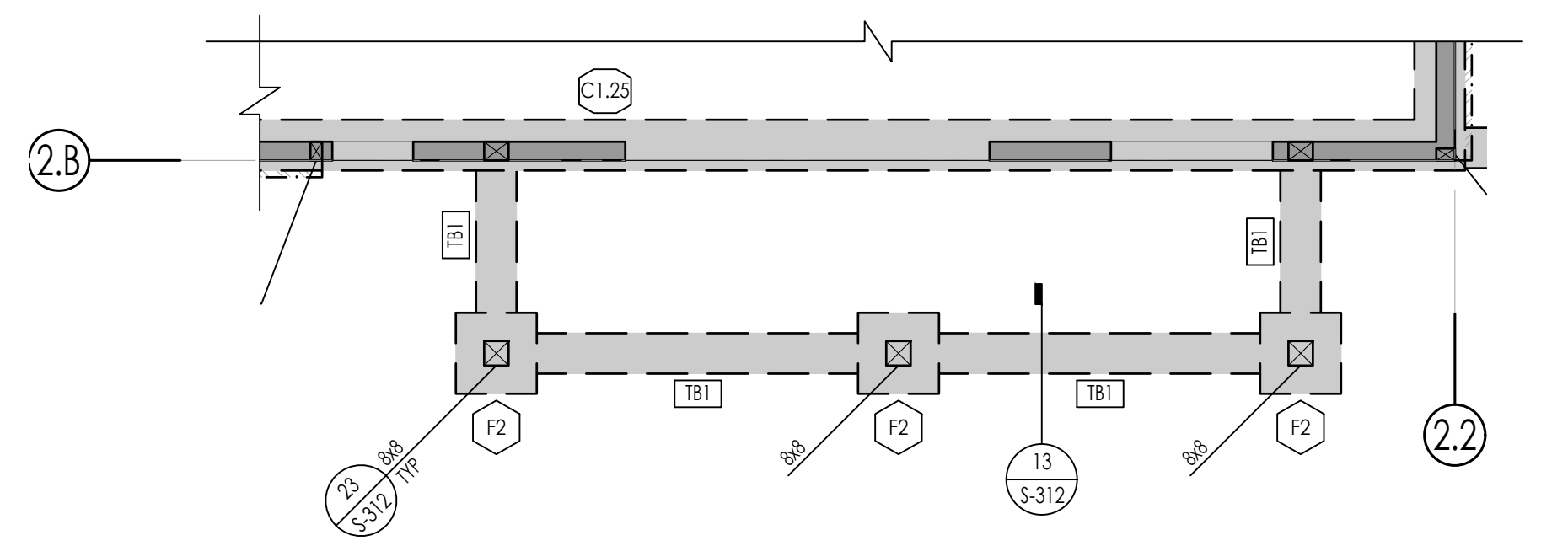
5 FOUNDATION PLAN CALIFORNIA RANCH
SCALE: 1/4" = 1'-0"

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

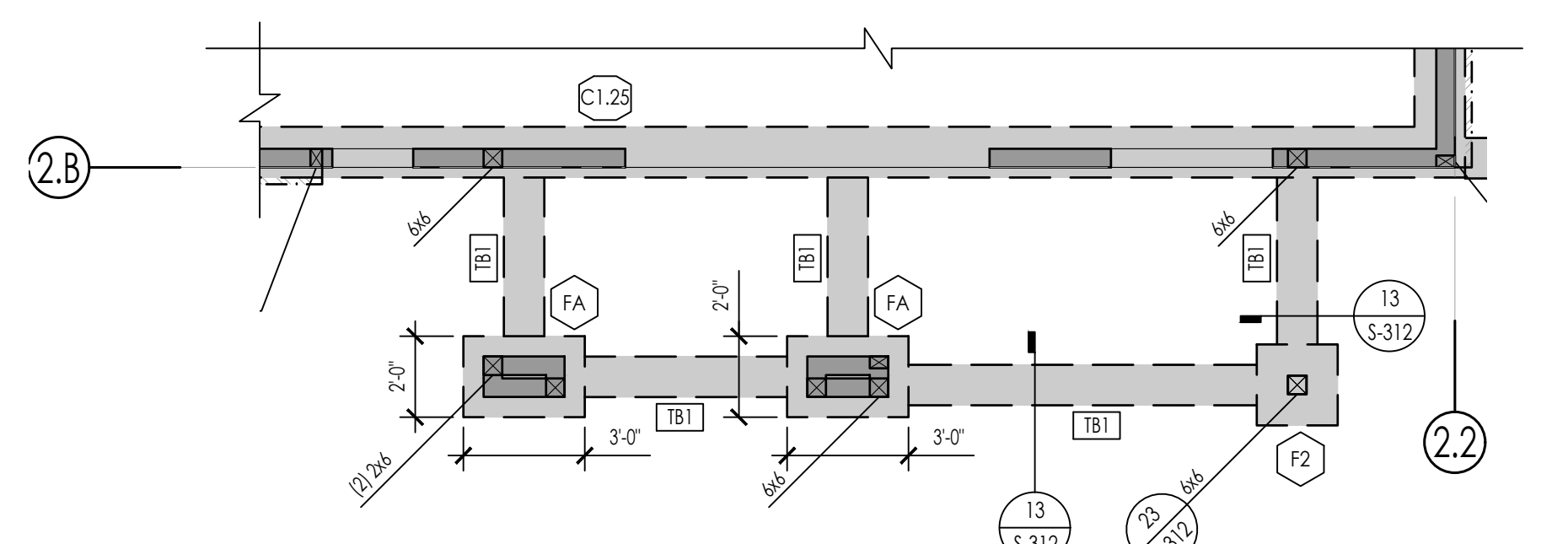
7 FOUNDATION PLAN COASTAL COTTAGE
SCALE: 1/4" = 1'-0"



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"

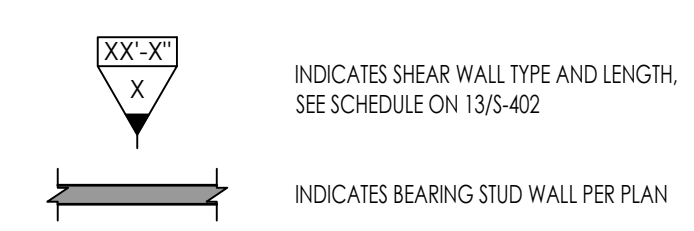
FOUNDATION PLAN NOTES

1. 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 |

- 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 HOLD-DOWN 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 53/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 HOLD-DOWN 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

HOLD-DOWN SCHEDULE

| SPECIES HOLD-DOWN/ STRAP DETAIL | INDICATES HOLD-DOWN/ STRAP TYPE | DETAIL |
|---------------------------------|--|----------|
| 4x | INDICATES SIMPSON SSTB HOLD-DOWN TO CONC FOUNDATION: | 12/S-311 |

CONTINUOUS FOOTING SCHEDULE

| MARK | WIDTH | MIN EMBED BELOW LOWEST PAD GRADE | LONG REINF | TRANS REINF | DETAIL |
|-------|-------|----------------------------------|------------|------------------|----------|
| C1.25 | 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 A8 HOLD-DOWN EMBED DEPTHS

NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA

FOUNDATION PLAN

CONSTRUCTION DOCUMENTS

DATE
09/26/23

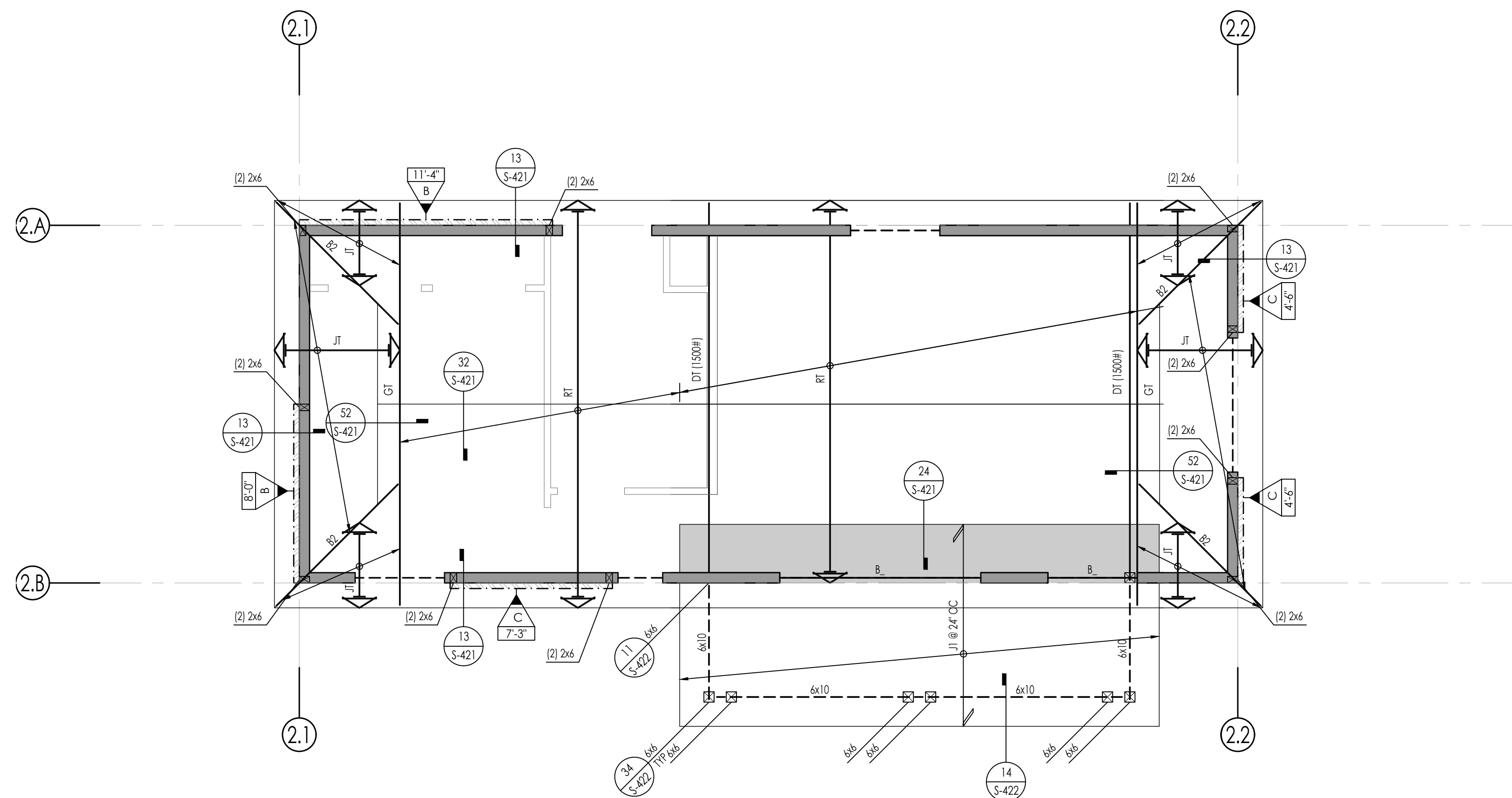
SHEET

S-201

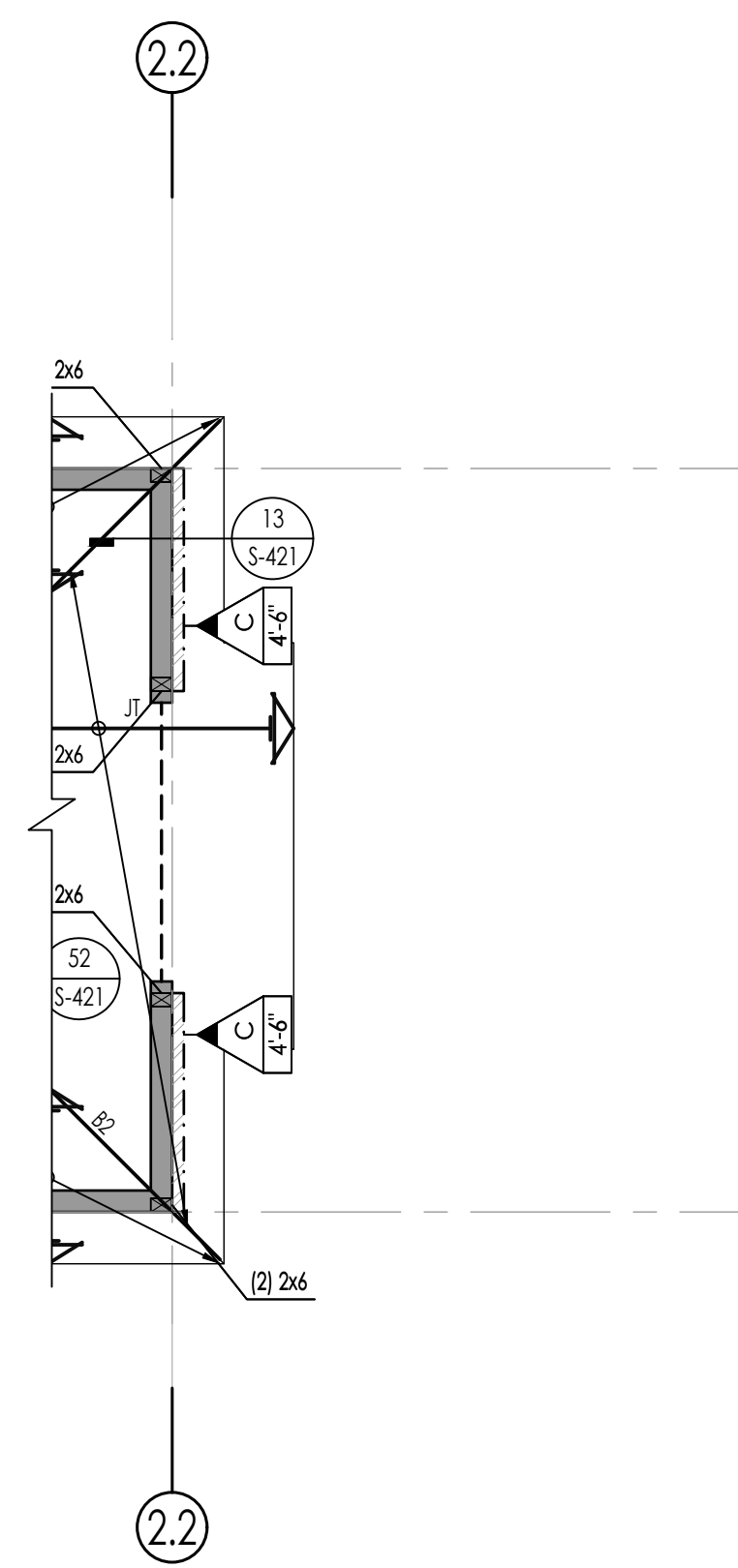
N:\2400\2514-01_C101-Newport-Beach-Permit-Ready-ADU-Structural-ComDocs\Sheet-Files\2514-01_C101 - Plan 2.dwg, PLN 2 - 3001, Apr 17, 2023, 10:54am, ALopez



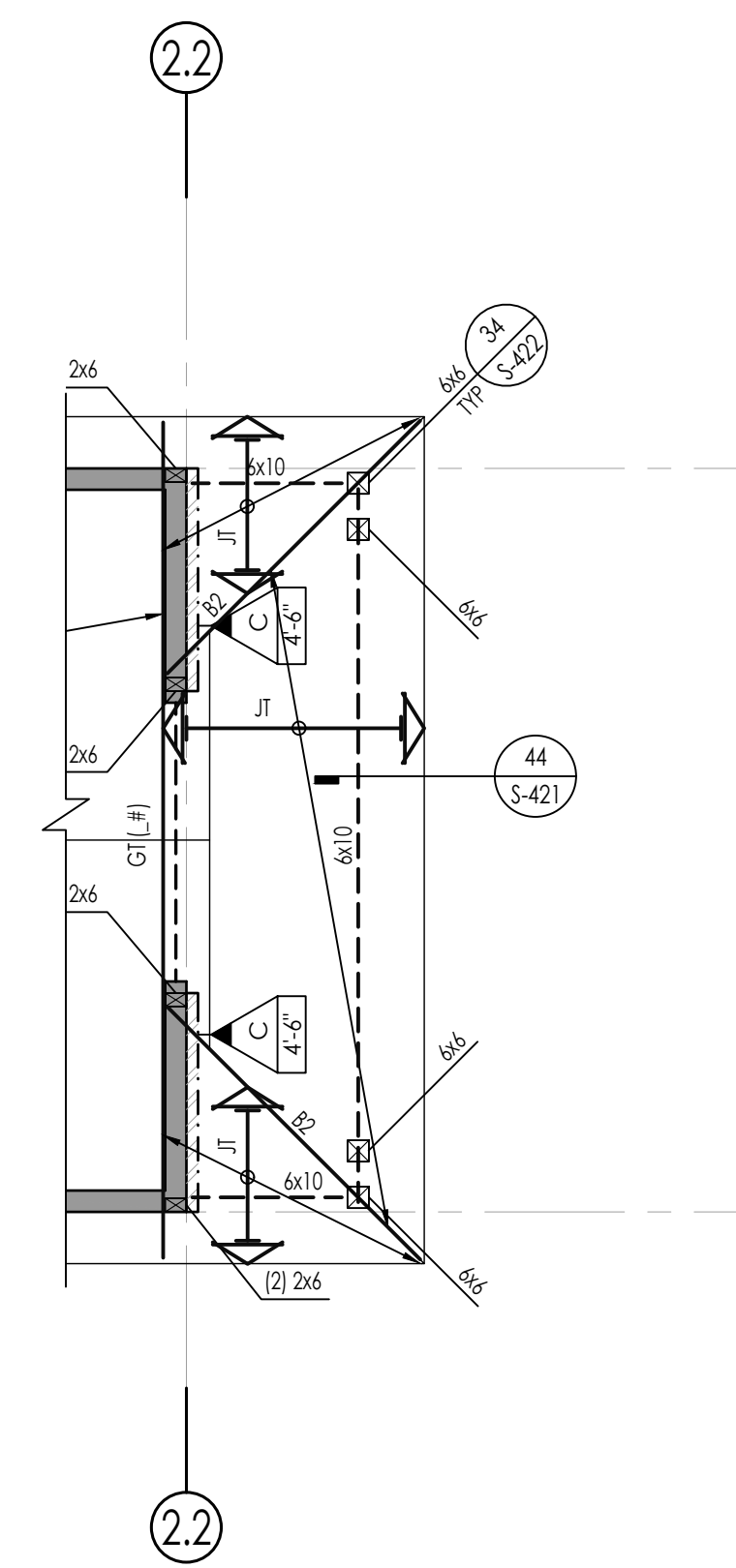
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



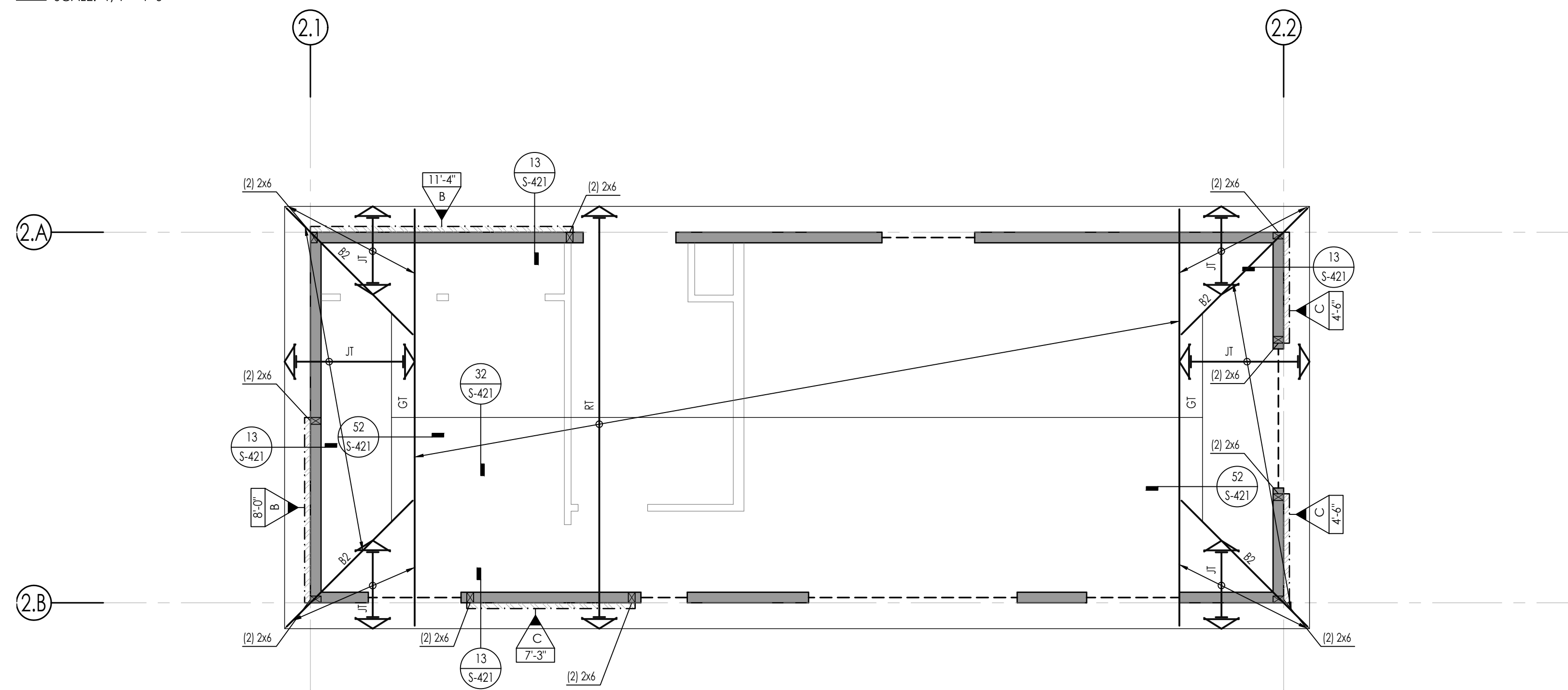
1 OPT PORCH
SCALE: 1/4" = 1'-0"



1A OPT. AWNING
SCALE: 1/4" = 1'-0"



1B OPT. COVERED PORCH
SCALE: 1/4" = 1'-0"



1C 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.
- 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/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

- XXX'-X" X 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 | | |
|--------------------------------|---|----------|
| SPECIFIES HOLDOWN/STRAP DETAIL | INDICATES HOLDOWN/STRAP TYPE | DETAIL |
| 6x | INDICATES SIMPSON S58 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

- 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 LBS. 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 - CALIFORNIA RANCH

CONSTRUCTION DOCUMENTS

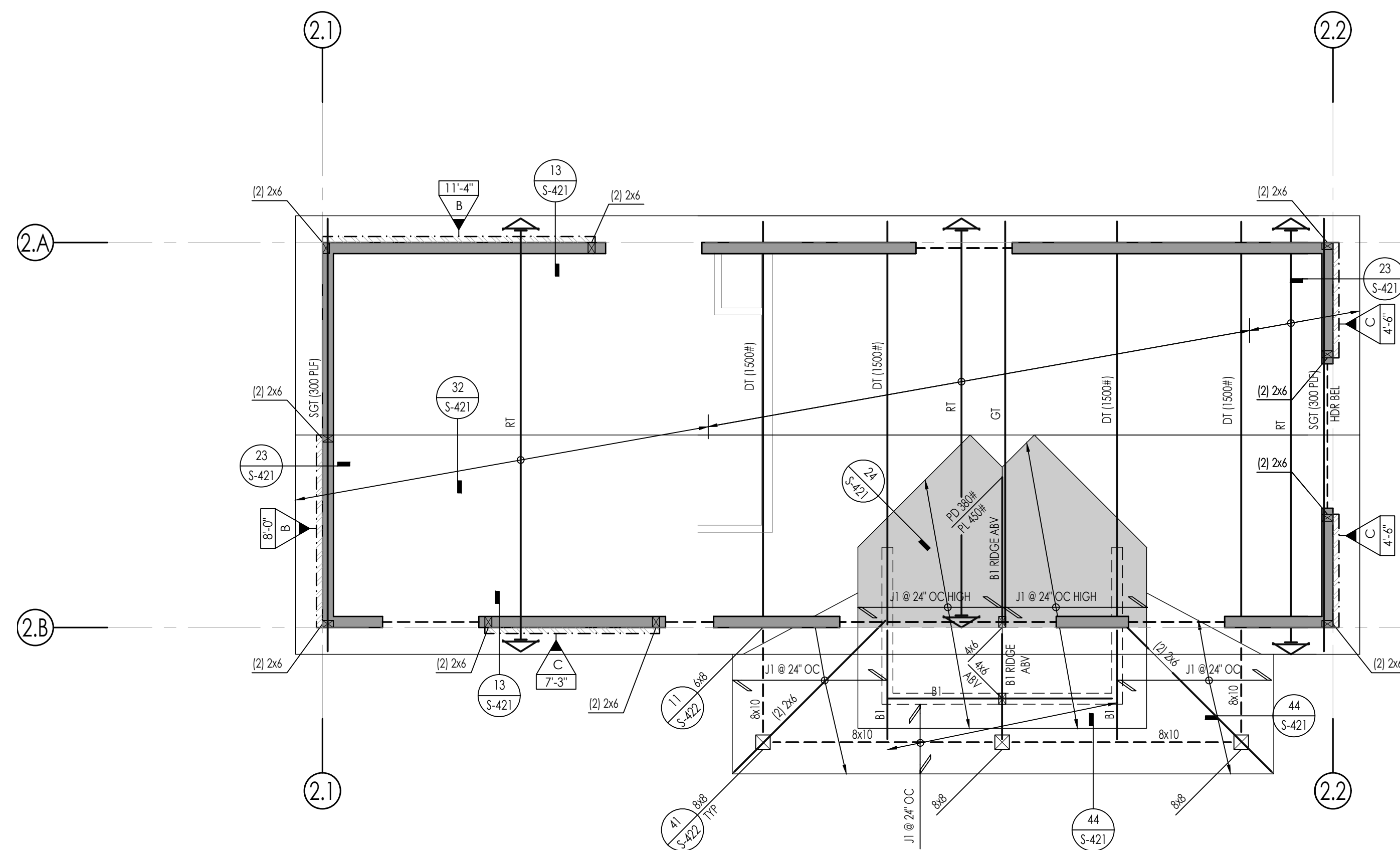
DATE
09/26/23

SHEET
S-211

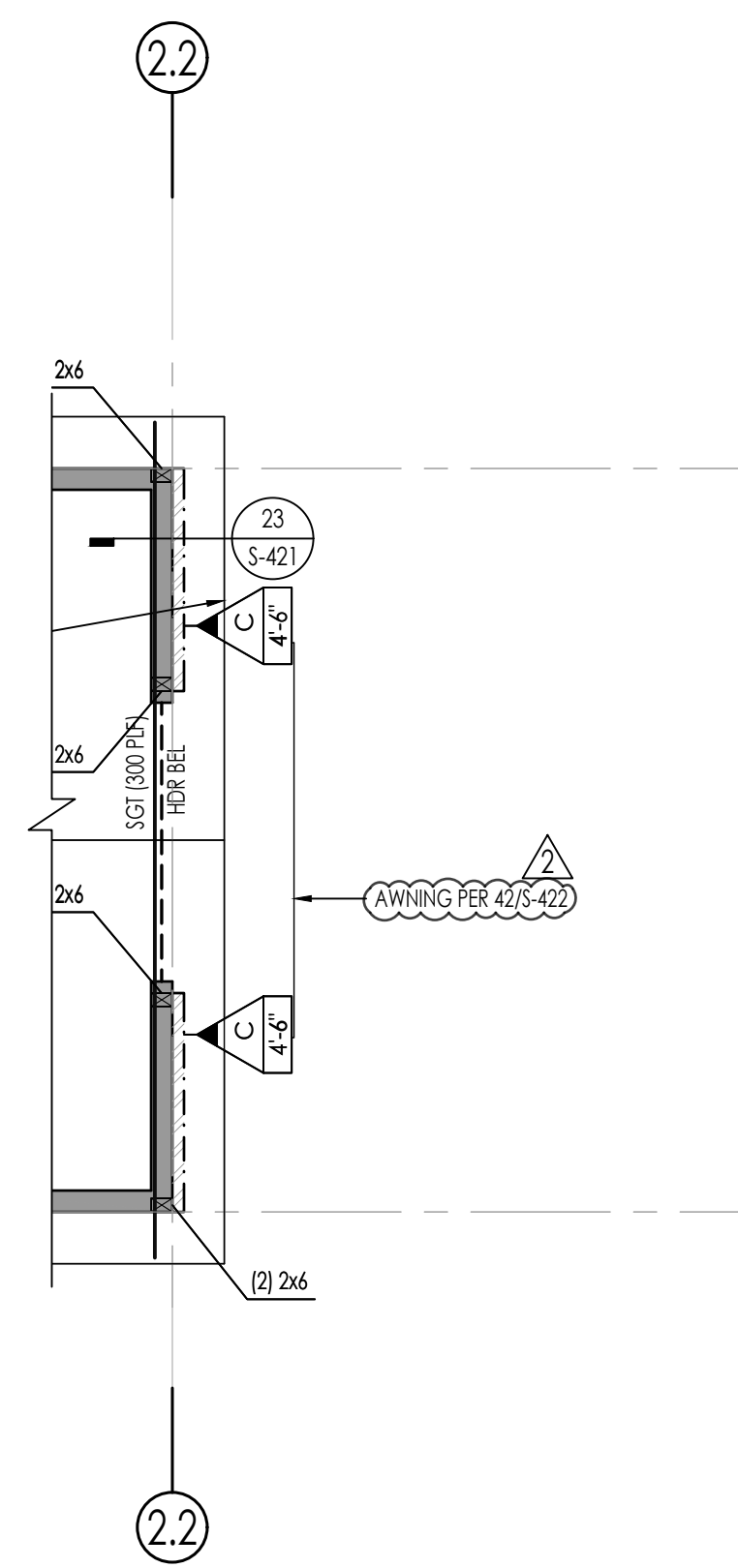
N:\2400\2514-01_C101\Newport Beach\Permit\Ready\ADU\Structural\ConDocs\Shear\Files\2514-01_C101 - Plan 2.dwg, PLN 2 - 3211, Apr 17, 2023, 10:54am, ALopez



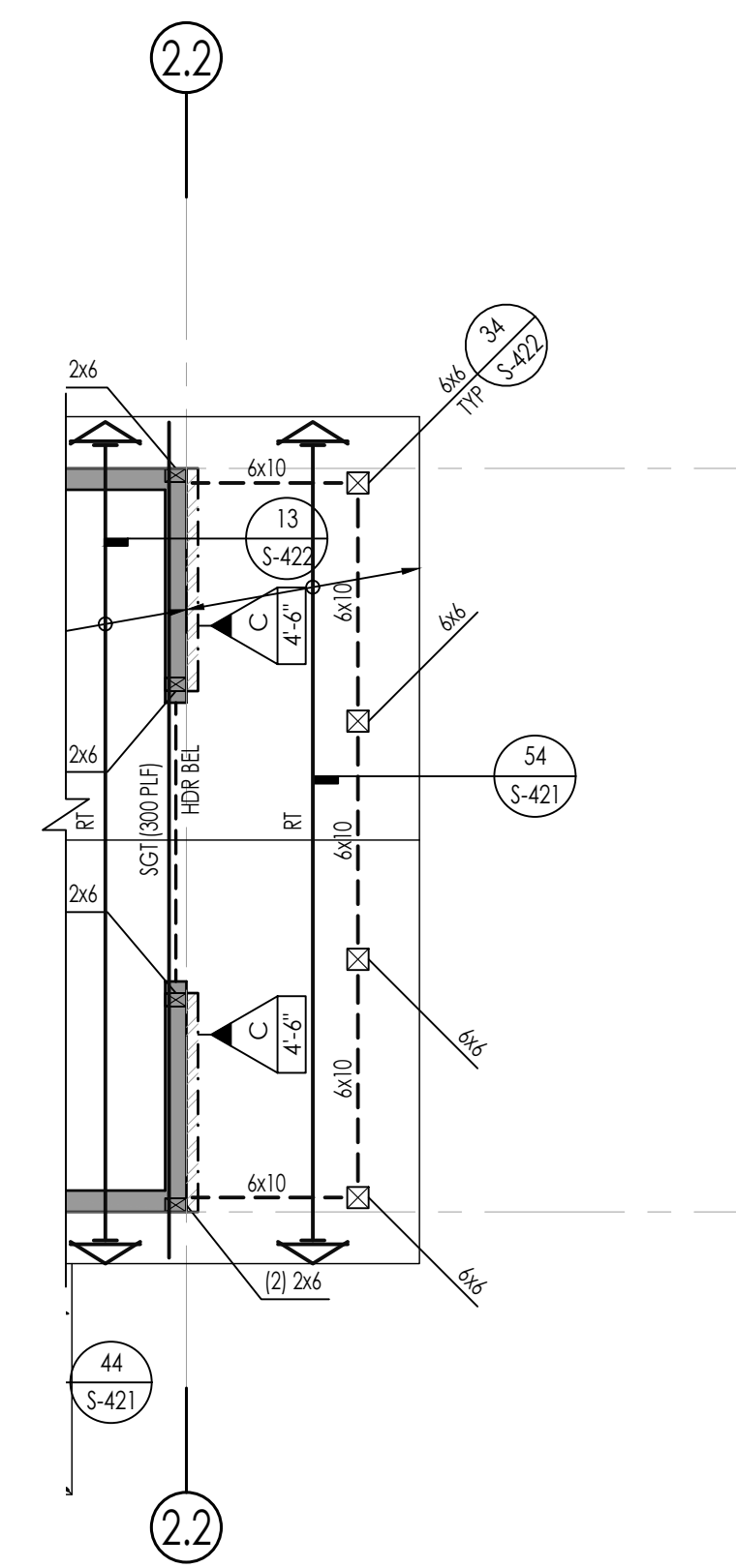
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



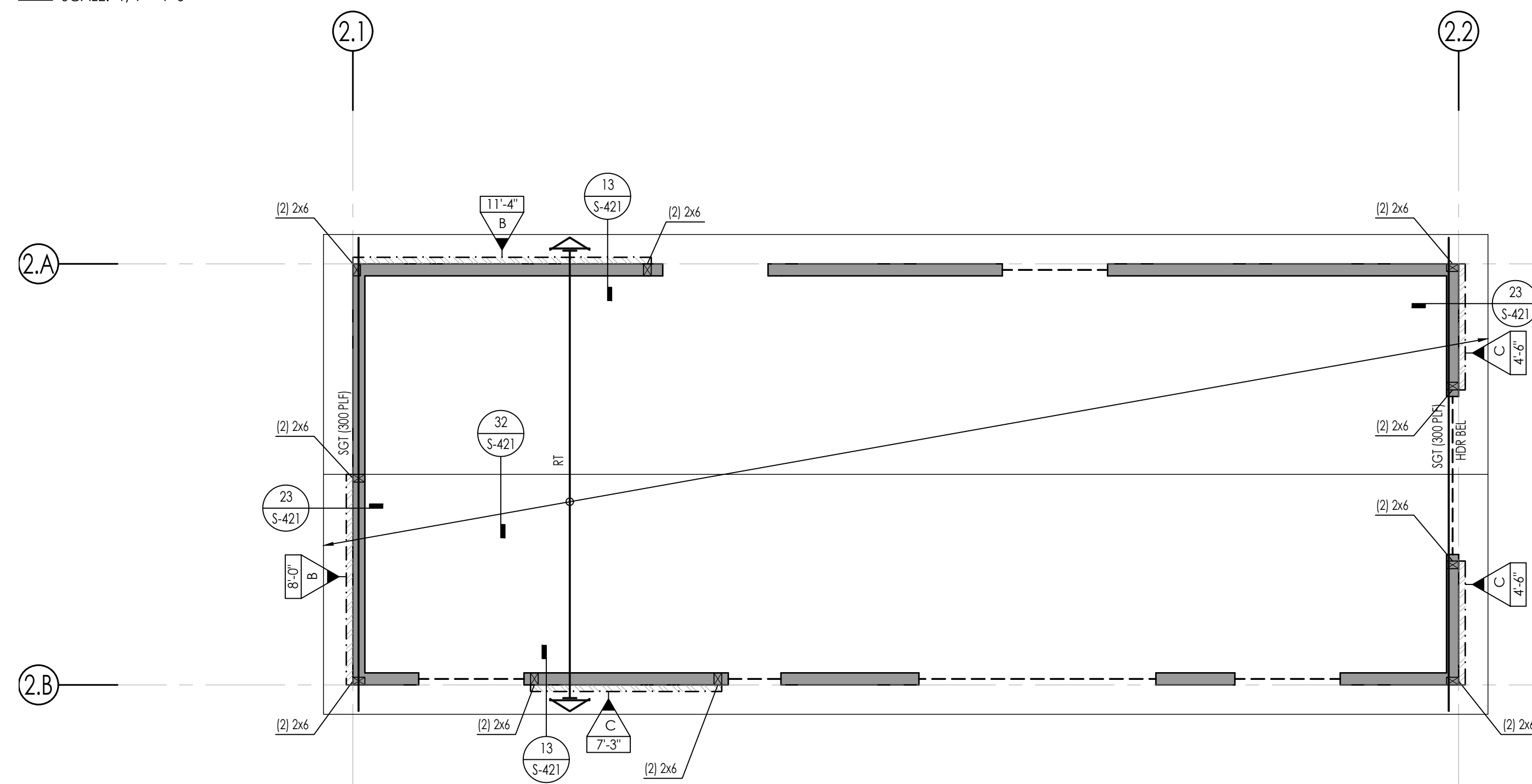
1 OPT PORCH
SCALE: 1/4" = 1'-0"



1A OPT. AWNING
SCALE: 1/4" = 1'-0"



1B OPT. COVERED PORCH
SCALE: 1/4" = 1'-0"



1C 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.
- 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/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

- XX'-X" X INDICATES SHEAR WALL TYPE AND LENGTH. SEE SCHEDULE ON 13/S-402
- X 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
- X 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 | | |
|--------------------------------|------------------------------|---|
| SPECIFIES HOLDOWN/STRAP DETAIL | INDICATES HOLDOWN/STRAP TYPE | DETAIL |
| 6x | | INDICATES SIMPSON S5TB 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

- 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 LBS. 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

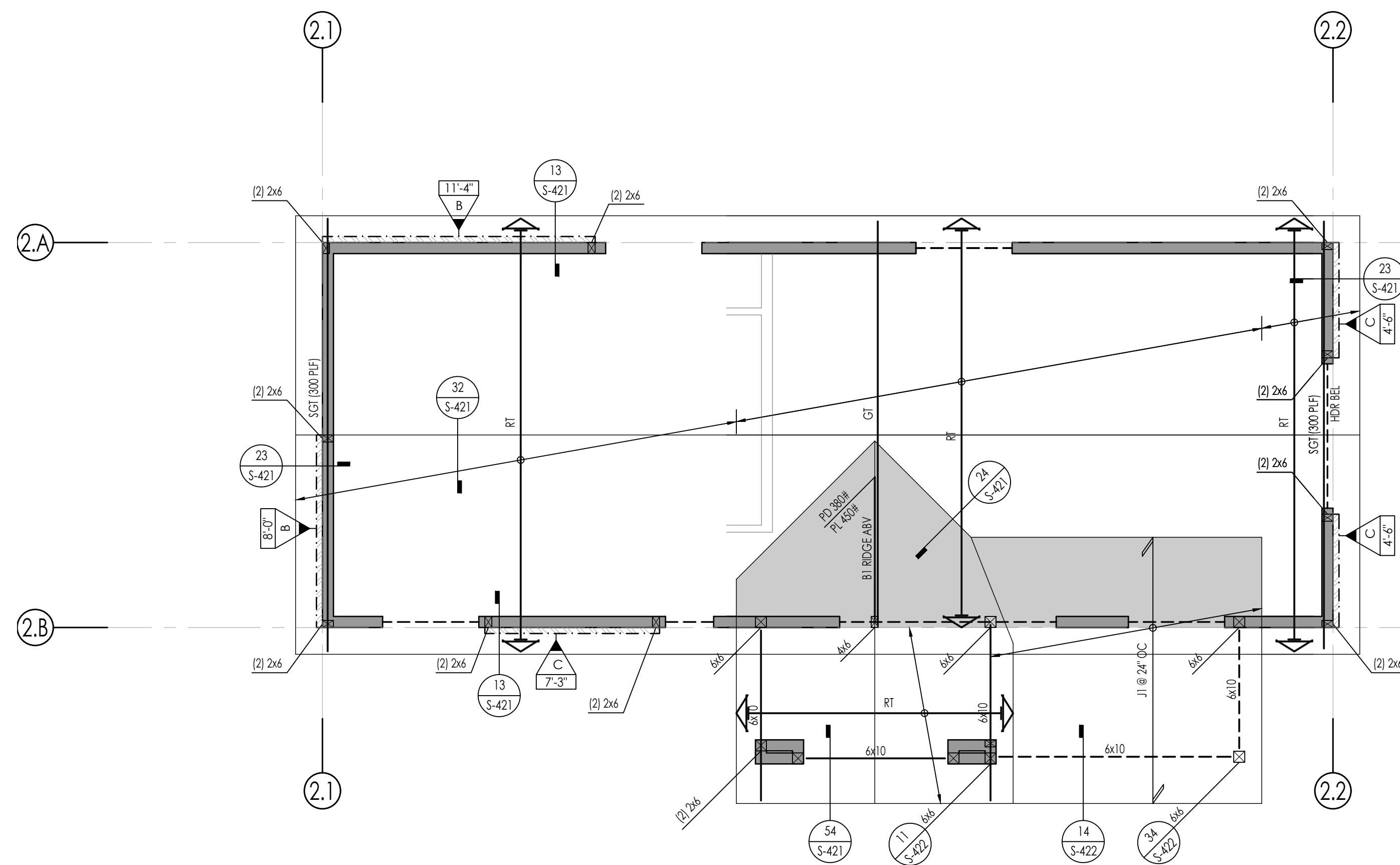
NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA
ROOF FRAMING - CONTEMP FARMHOUSE

CONSTRUCTION DOCUMENTS

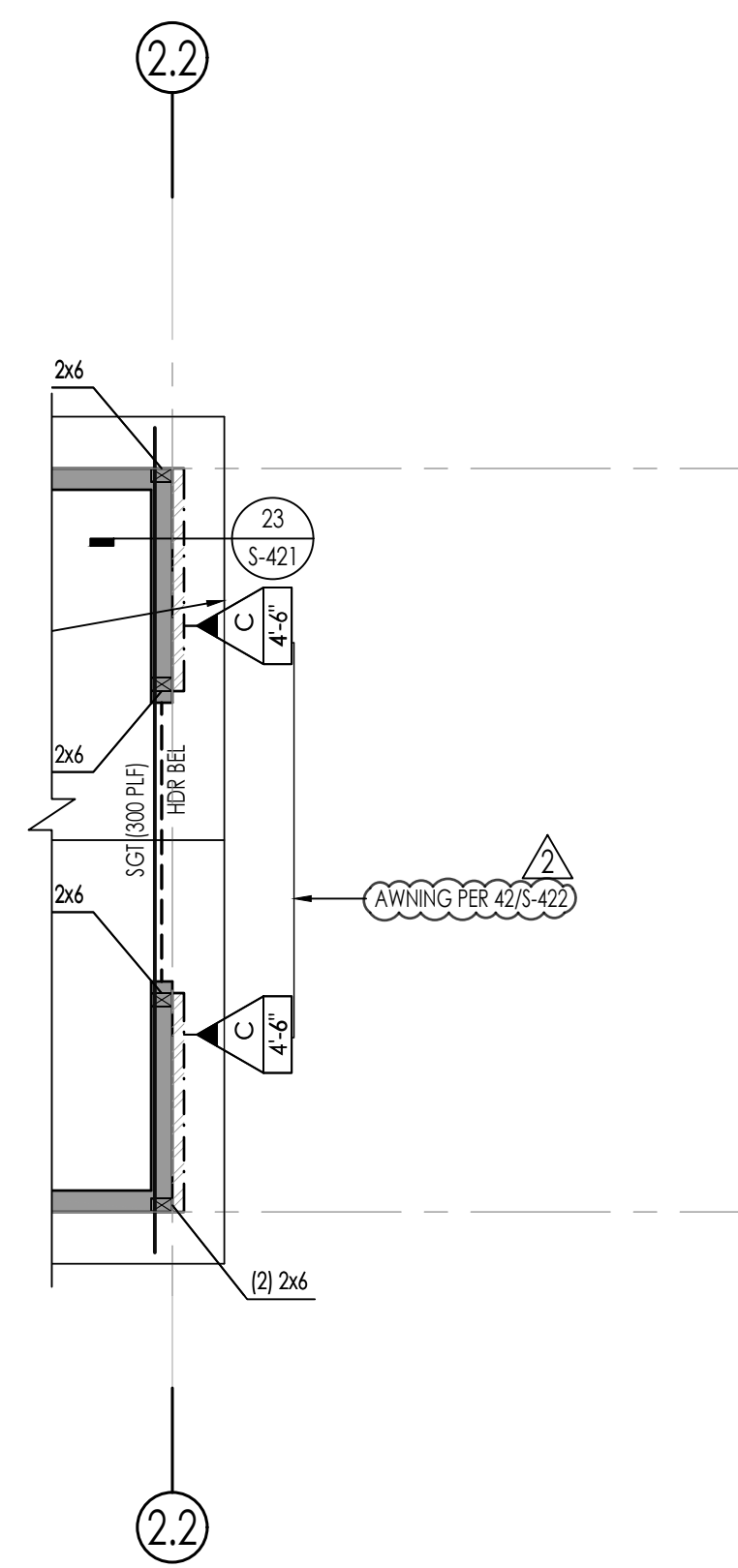
N:\2020\2514-01_C101 Newport Beach-Permit-Ready-ADU-Structural-CompDoc\Sheet Files\2514-01_C101 - Plan 2.dwg, PLN 2 - S221 - Apr 17, 2023 10:54am, ALopez



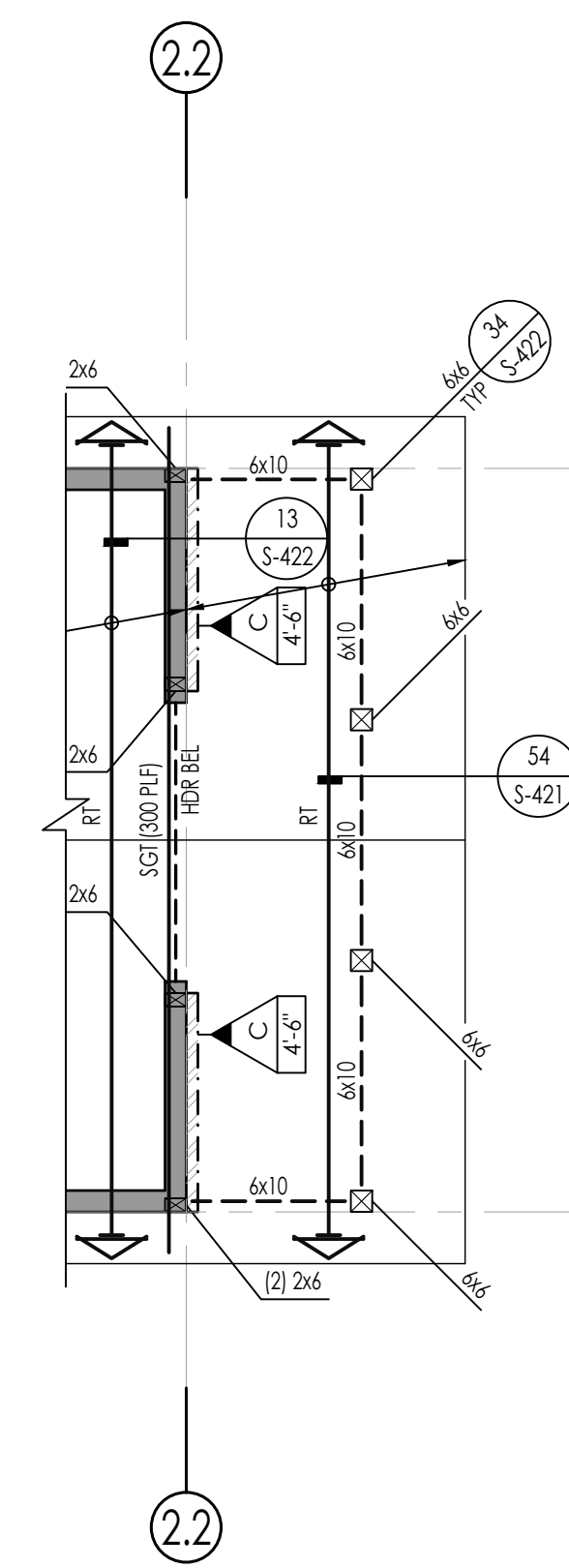
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



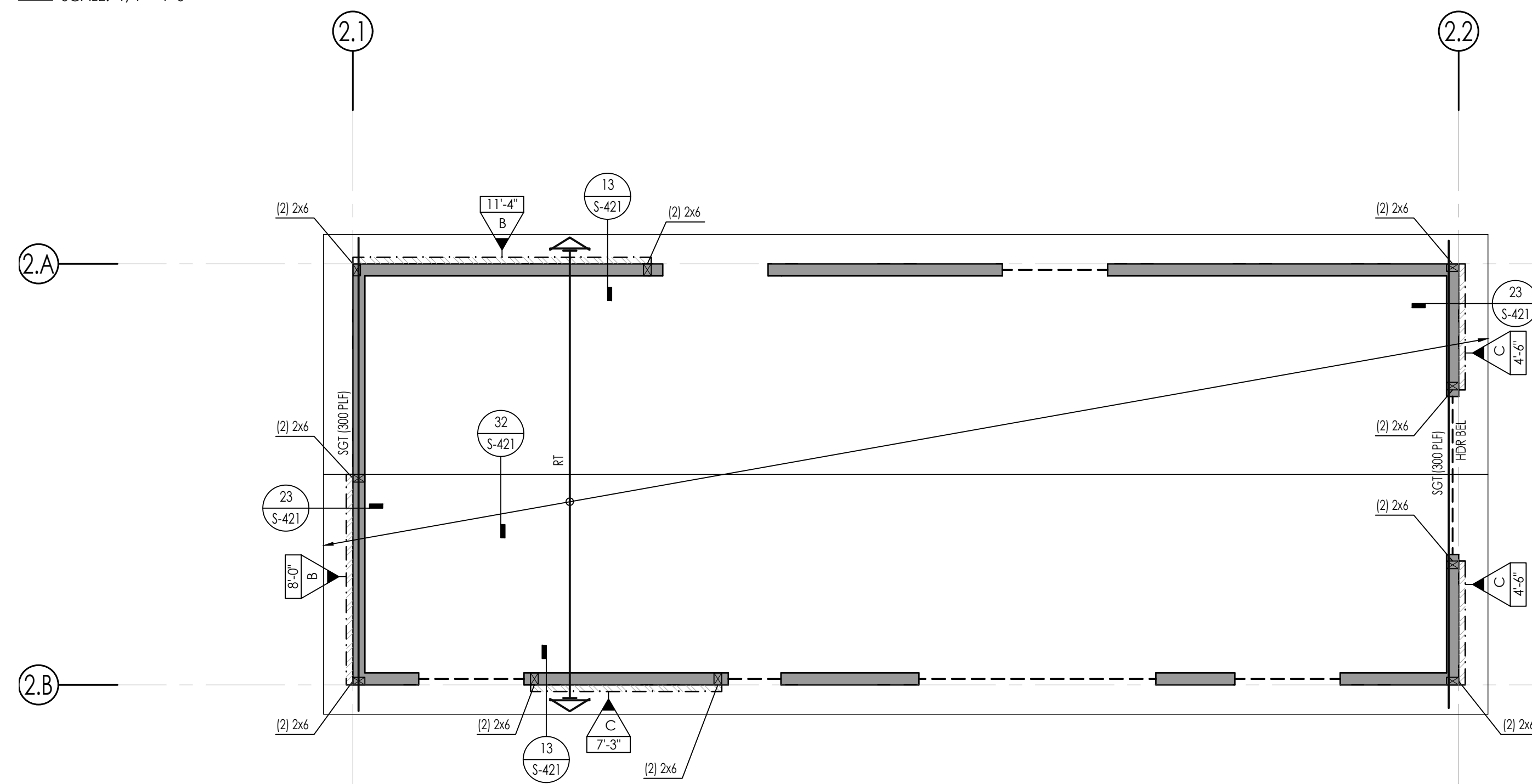
1 OPT PORCH
SCALE: 1/4" = 1'-0"



1A OPT. AWNING
SCALE: 1/4" = 1'-0"



1B OPT. COVERED PORCH
SCALE: 1/4" = 1'-0"



1C 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.
- 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/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 | | |
|--------------------------------|---|----------|
| SPECIFIES HOLDOWN/STRAP DETAIL | INDICATES HOLDOWN/STRAP TYPE | DETAIL |
| | INDICATES SIMPSON S5TB 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

- 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 LBS. 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 - COASTAL COTTAGE

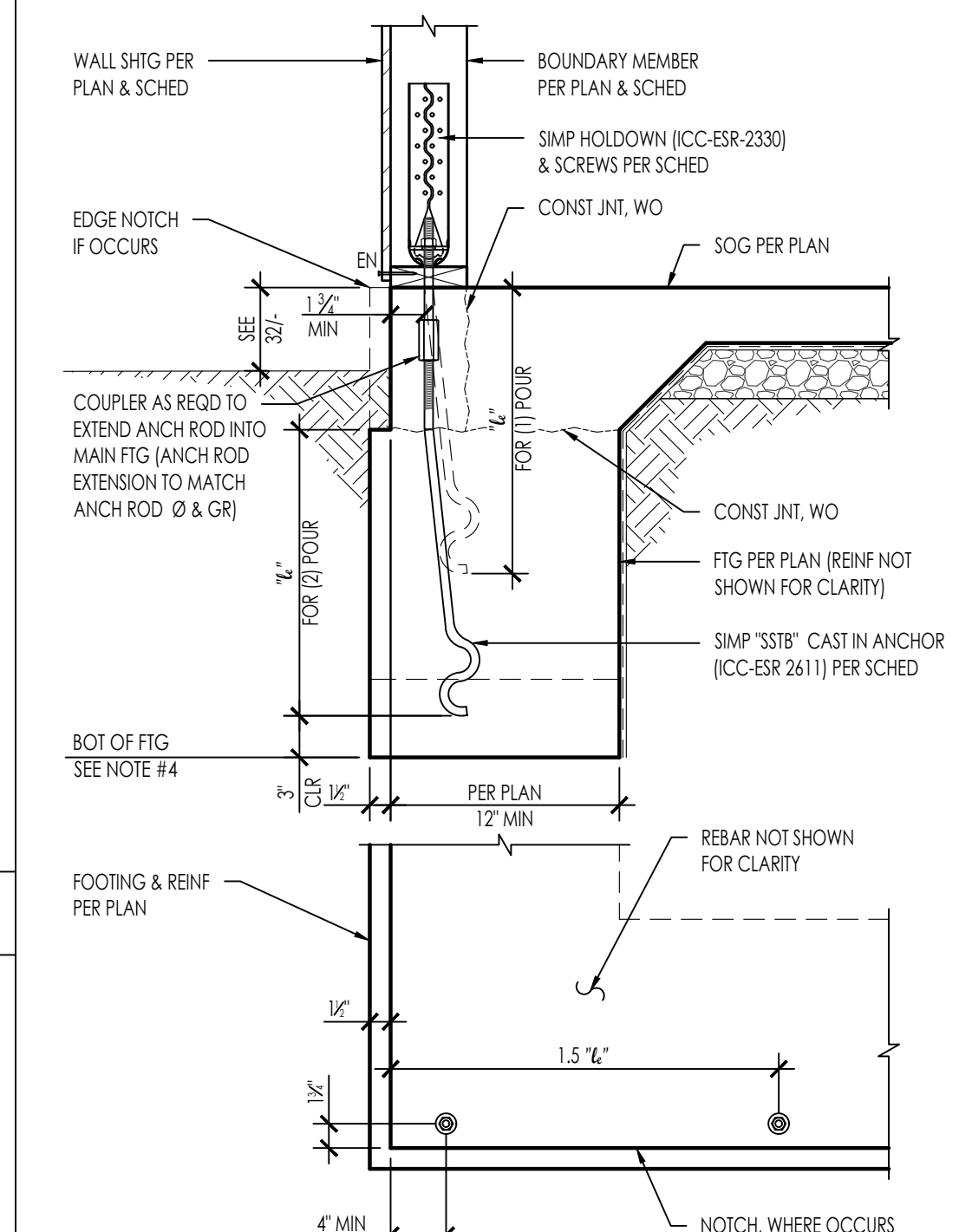
CONSTRUCTION DOCUMENTS

DATE
09/26/23
SHEET
S-231

N:\2400\2514-01_C101 Newport Beach-Permit-Ready-ADU-Structural-ComDocs\Sheet Files\2514-01_C101 - Plan 2.dwg, PLN 2 - 2311, Apr 17, 2023, 10:54am, Al Lopez

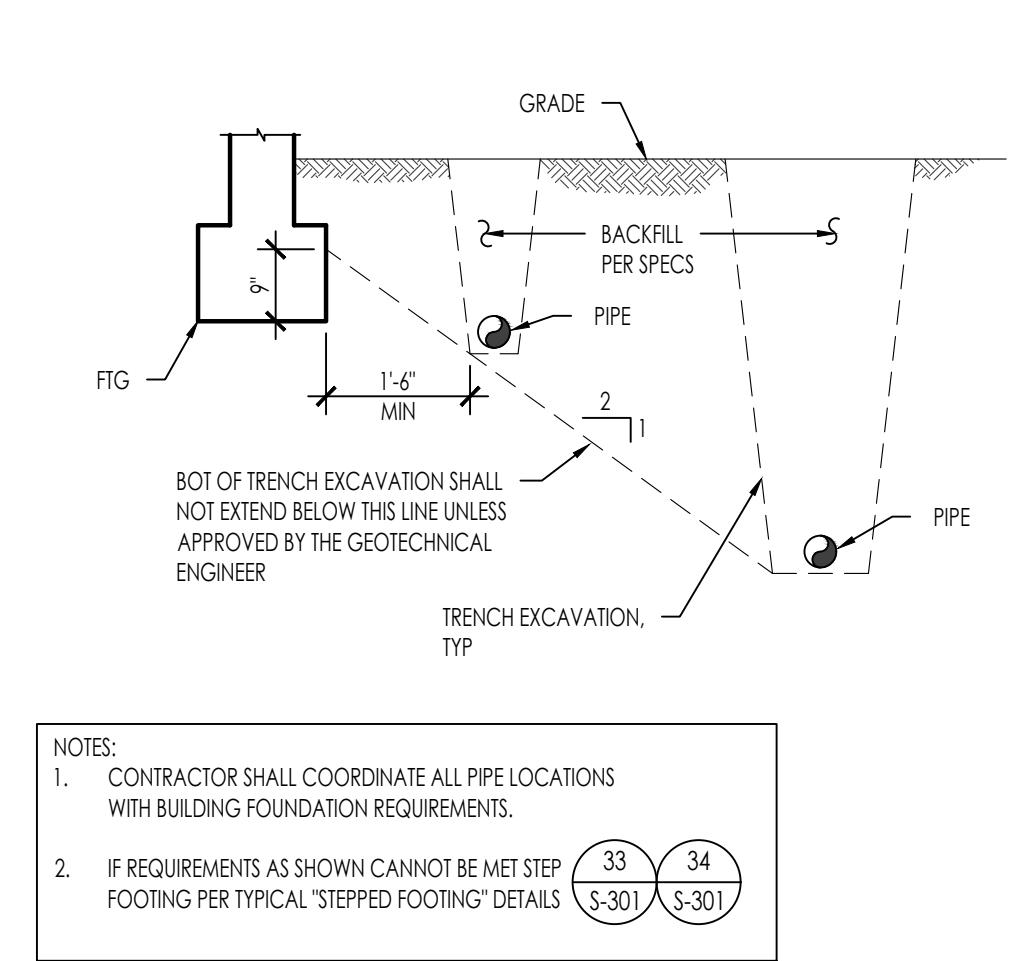


These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.

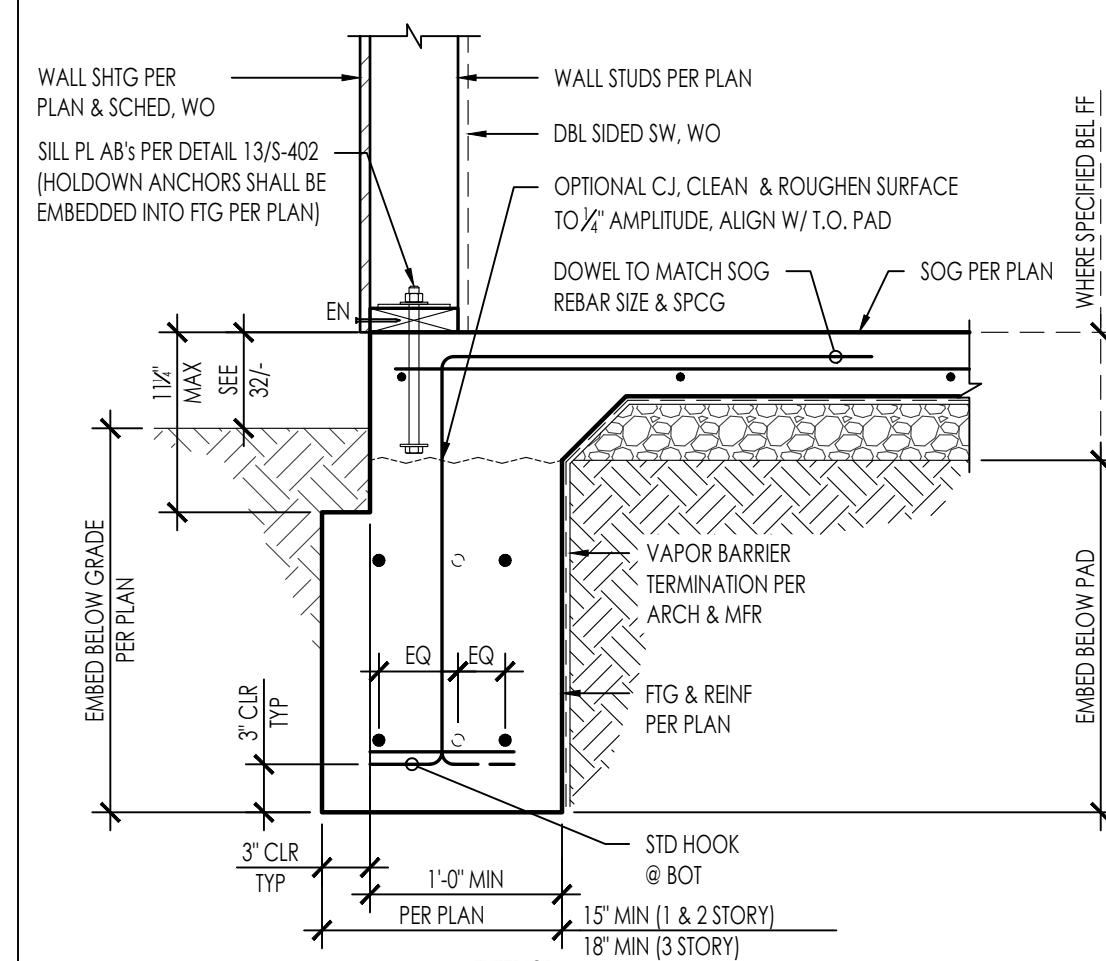


| TYPE | HOLDOWN | ANCHOR | DIA (IN) | FASTENERS | BOUNDARY MEMBER MIN THICKNESS (IN) | MIN EMBED (IN) | ALLOWABLE LOADS (LB) | |
|------|-------------|--------|----------|----------------------|------------------------------------|----------------|----------------------|---------|
| | | | | | | | CORNER | 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 | 1/2 | 20-SDS 1/2" x 3" | 4 1/2 | 24 1/2 | 9,230* | 9,230* |

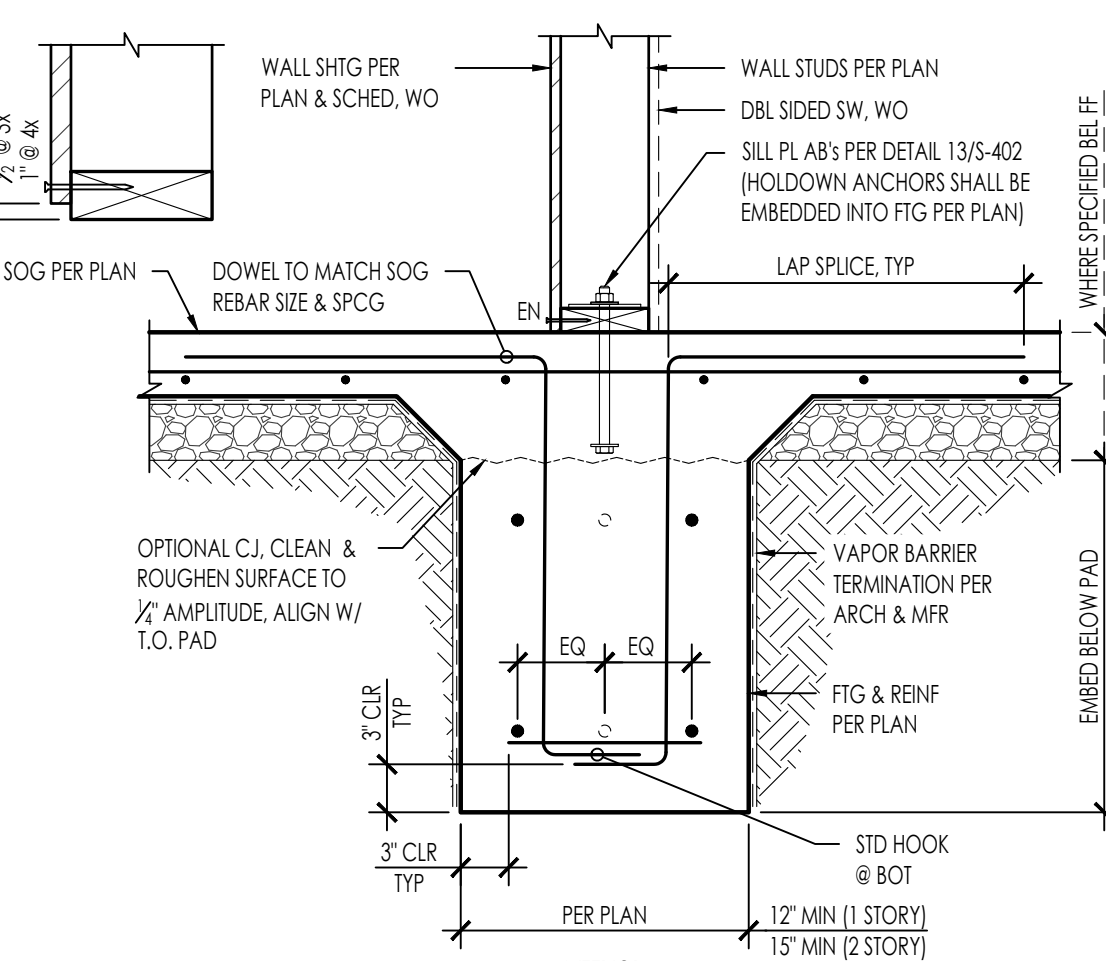
- MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
- MINIMUM ANCHOR TO ANCHOR SPACING IS 3 L
- * = CAPACITY LIMITED BY HOLDOWN
- DEEPEN FOOTING AT HOLDOWN ANCHOR AS REQ'D PER DETAIL 32/-



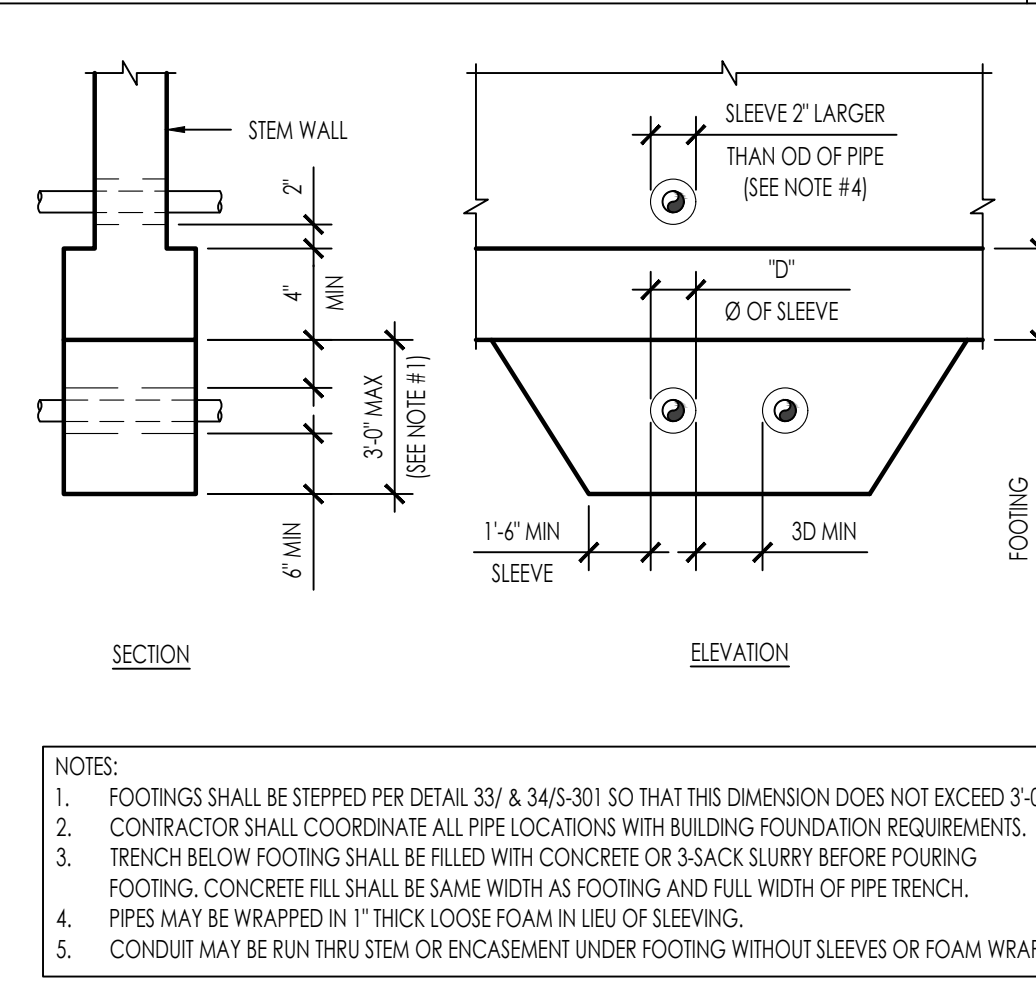
PIPES PARALLEL TO FOOTINGS NTS 51



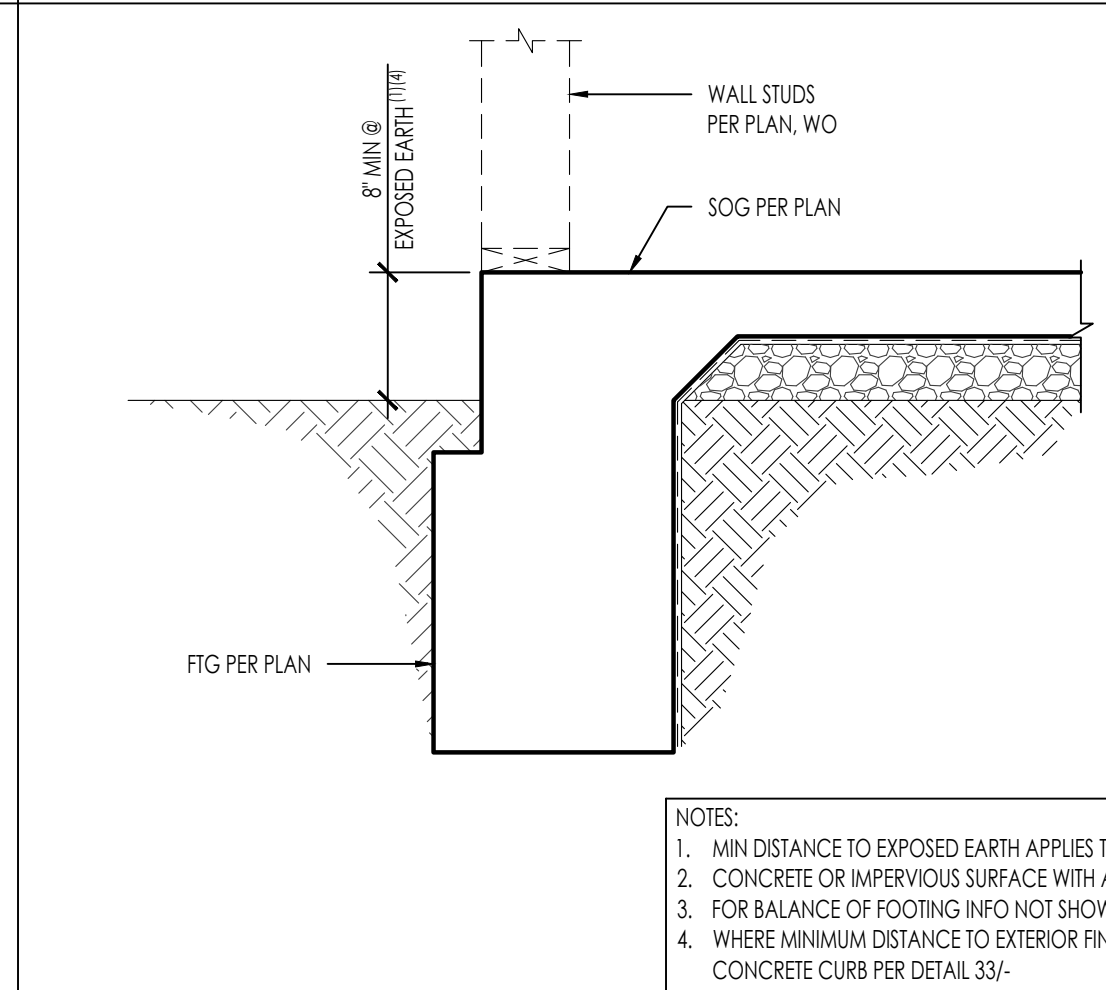
CONTINUOUS WALL FOOTING NTS 31



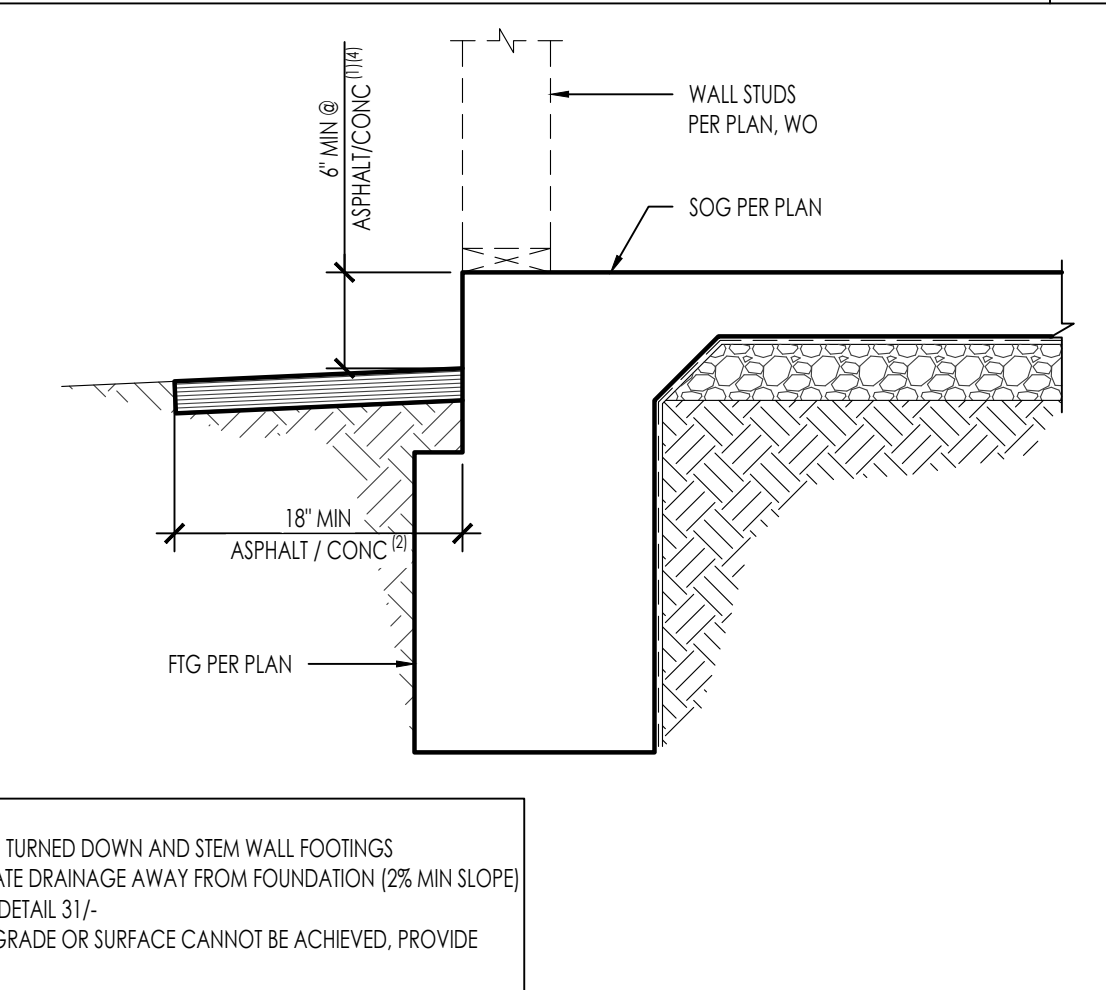
CONTINUOUS WALL FOOTING NTS 31



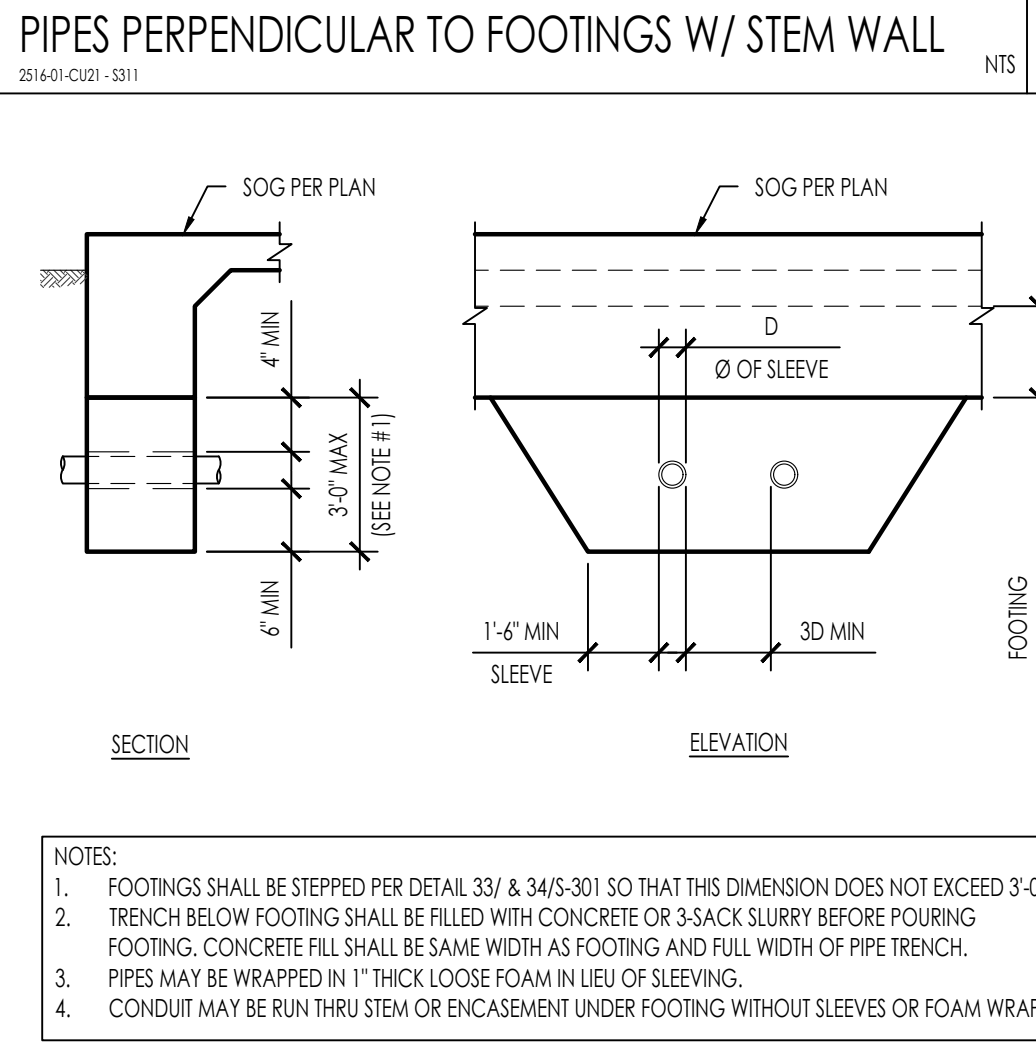
PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL NTS 52



MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING NTS 32



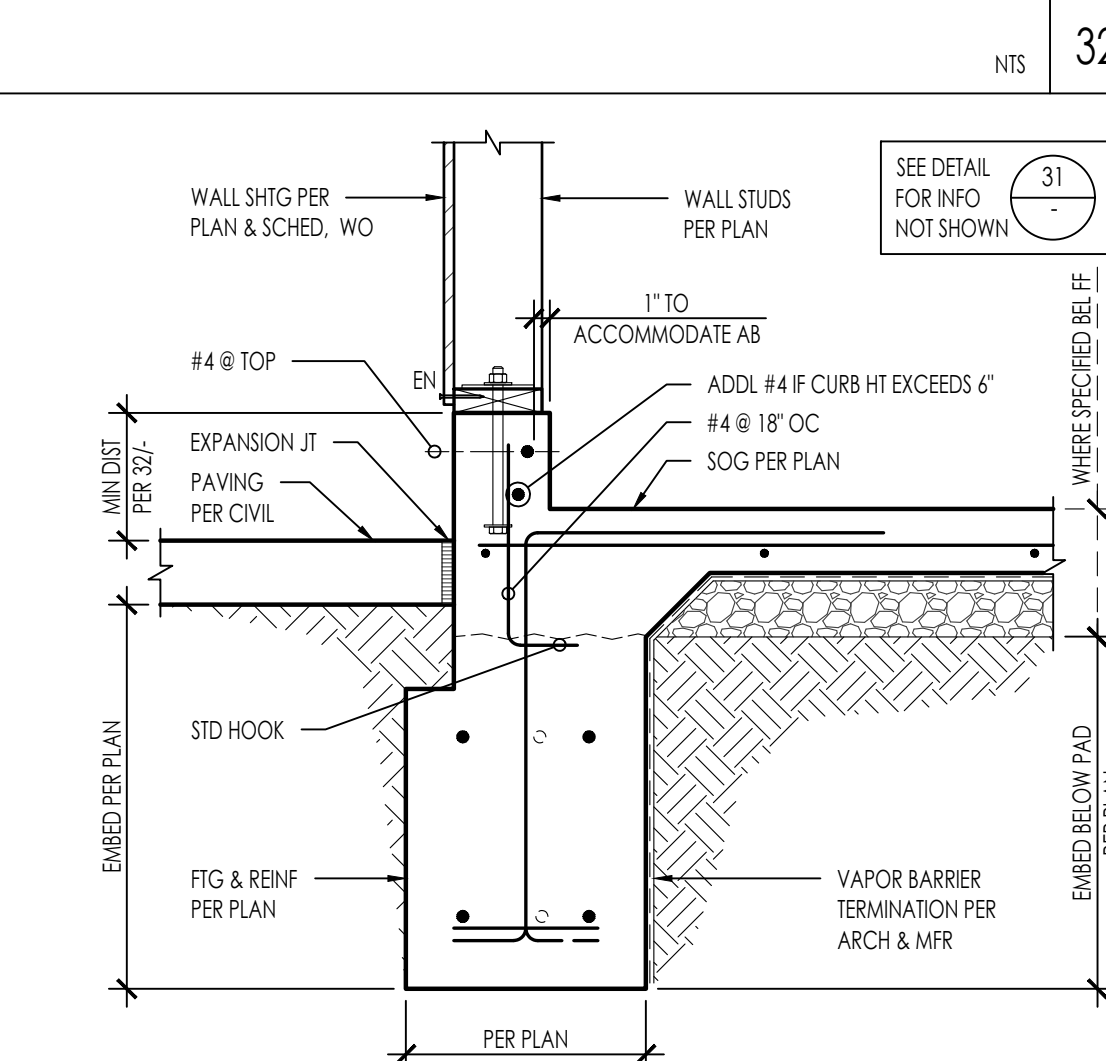
MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING NTS 32



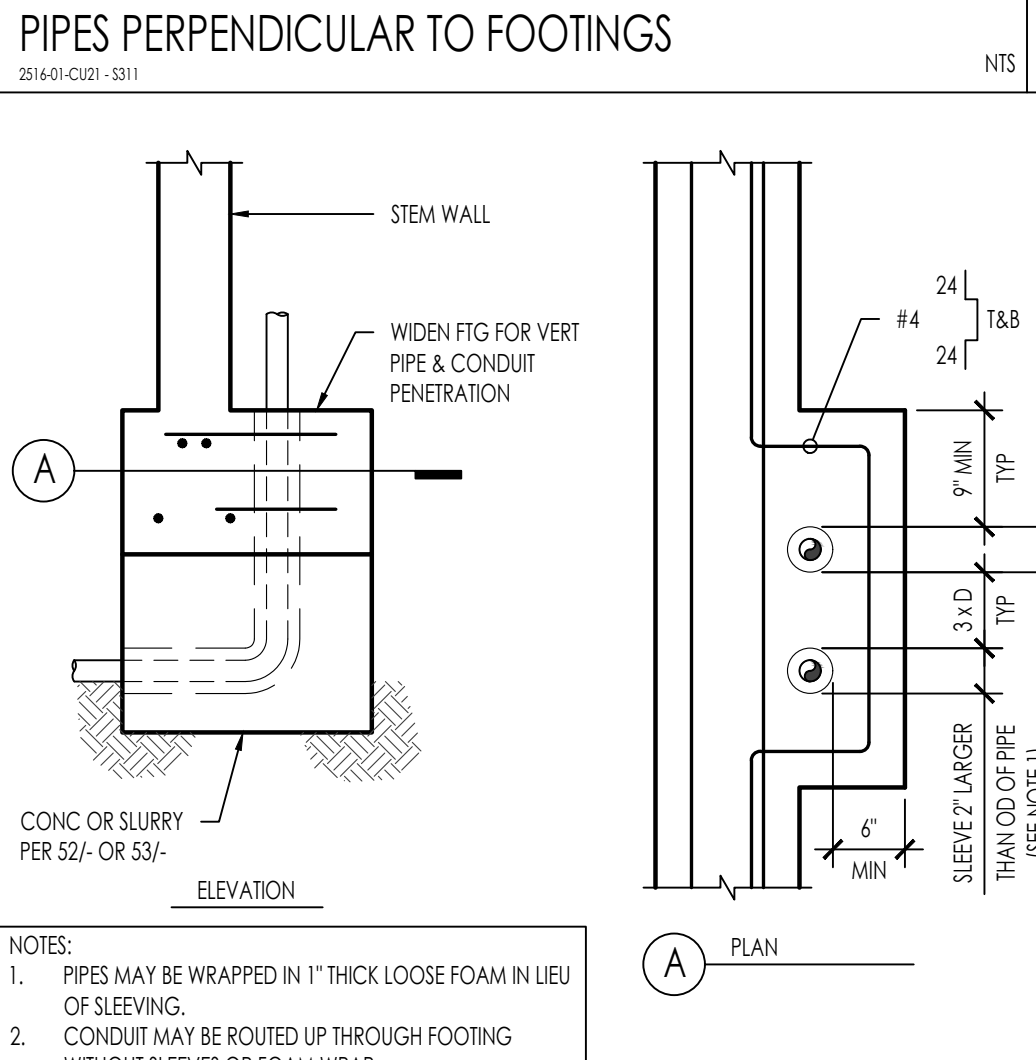
PIPES PERPENDICULAR TO FOOTINGS NTS 53



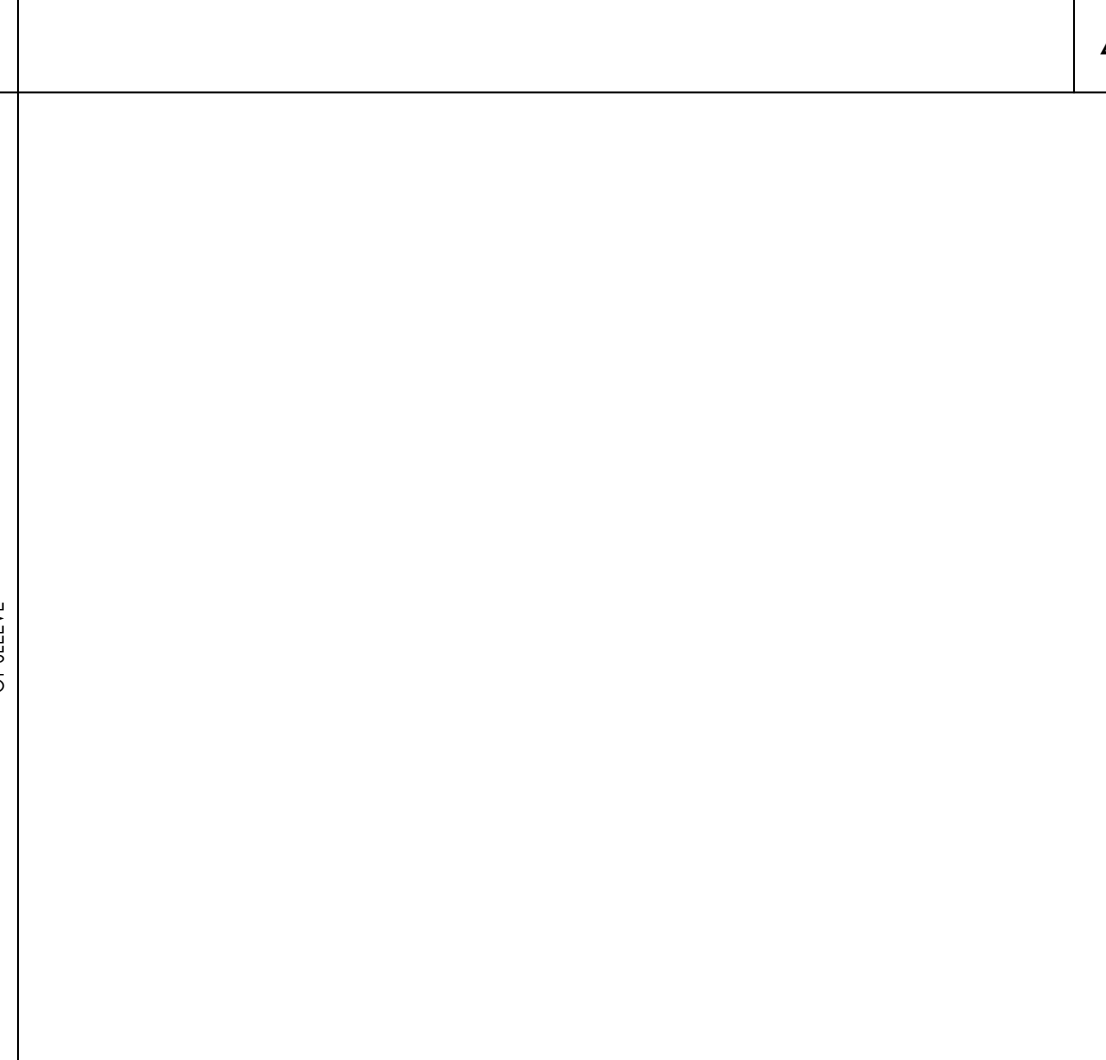
EXTERIOR CONTINUOUS WALL FTG W/ CURB NTS 43



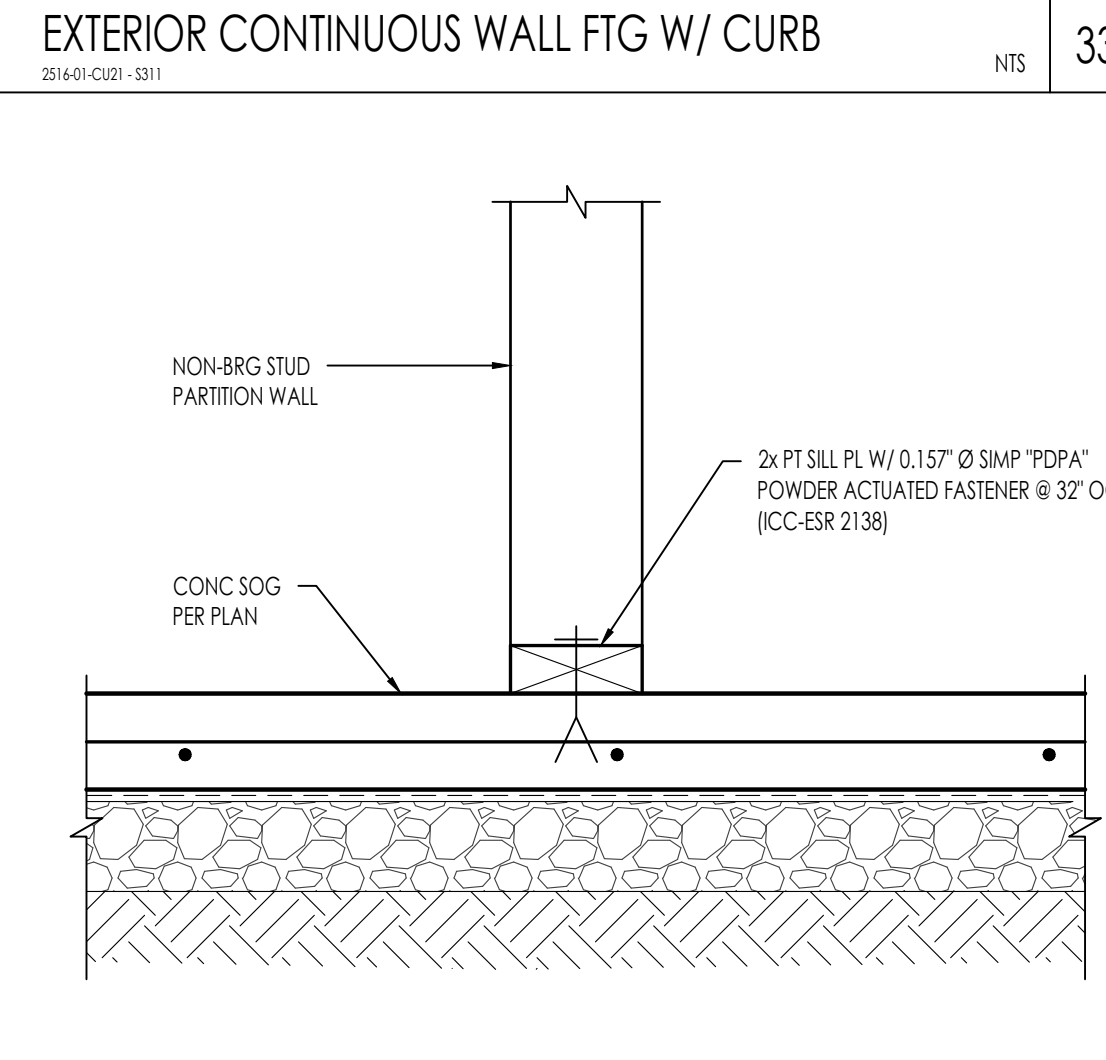
EXTERIOR CONTINUOUS WALL FTG W/ CURB NTS 43



TYPICAL VERT PIPES OR COND THROUGH FOOTING NTS 54



NON-BEARING WALL ANCHORAGE @ SOG NTS 34



NON-BEARING WALL ANCHORAGE @ SOG NTS 34

TYPICAL VERT PIPES OR COND THROUGH FOOTING NTS 54

NON-BEARING WALL ANCHORAGE @ SOG NTS 34

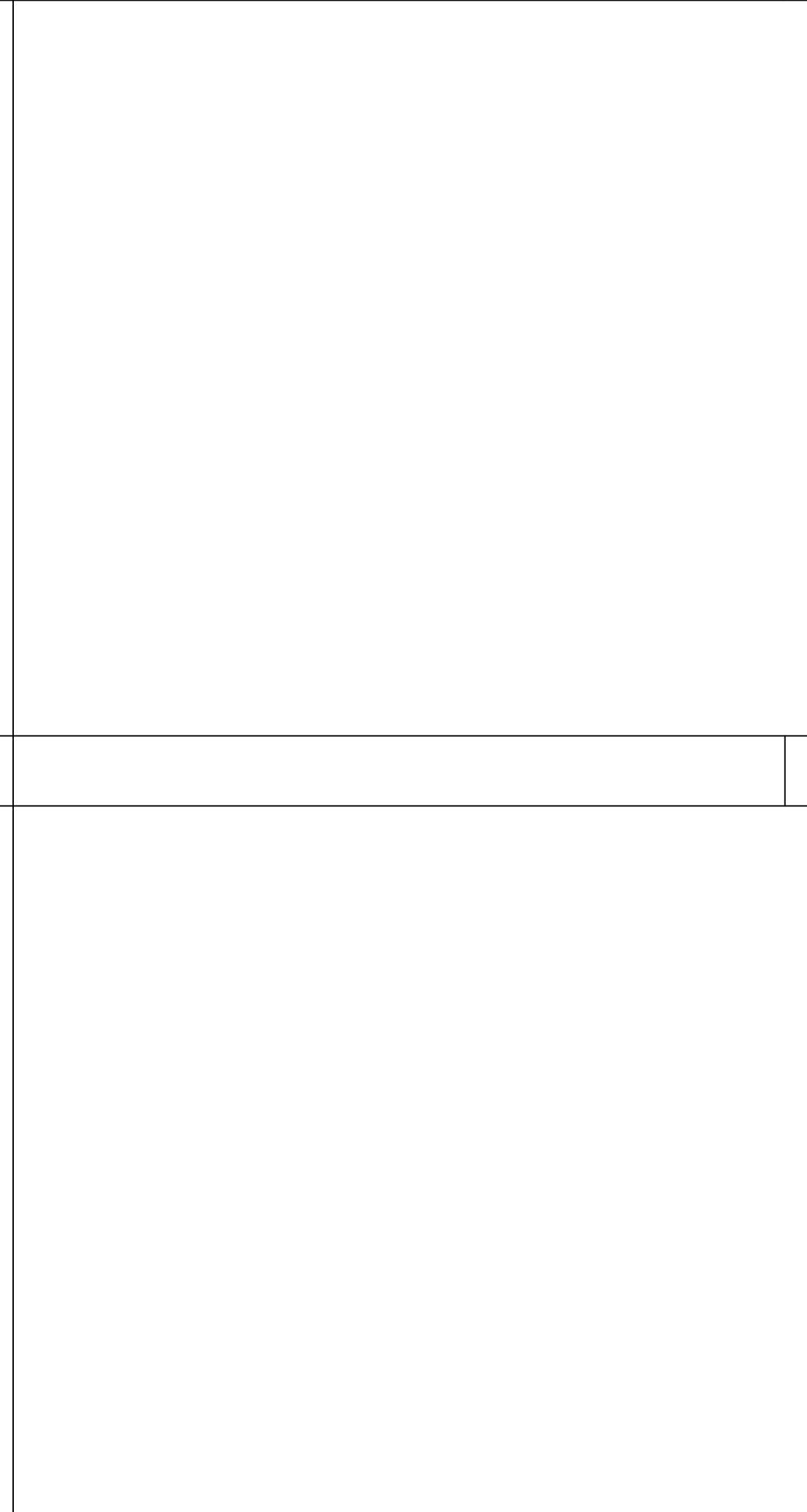
NON-BEARING WALL ANCHORAGE @ SOG NTS 34

TYPICAL VERT PIPES OR COND THROUGH FOOTING NTS 54

NON-BEARING WALL ANCHORAGE @ SOG NTS 34

NON-BEARING WALL ANCHORAGE @ SOG NTS 34

SSB ANCHOR & HOLDOWN @ FOUNDATION NTS 12



SSB ANCHOR & HOLDOWN @ FOUNDATION NTS 12

CONSTRUCTION DOCUMENTS

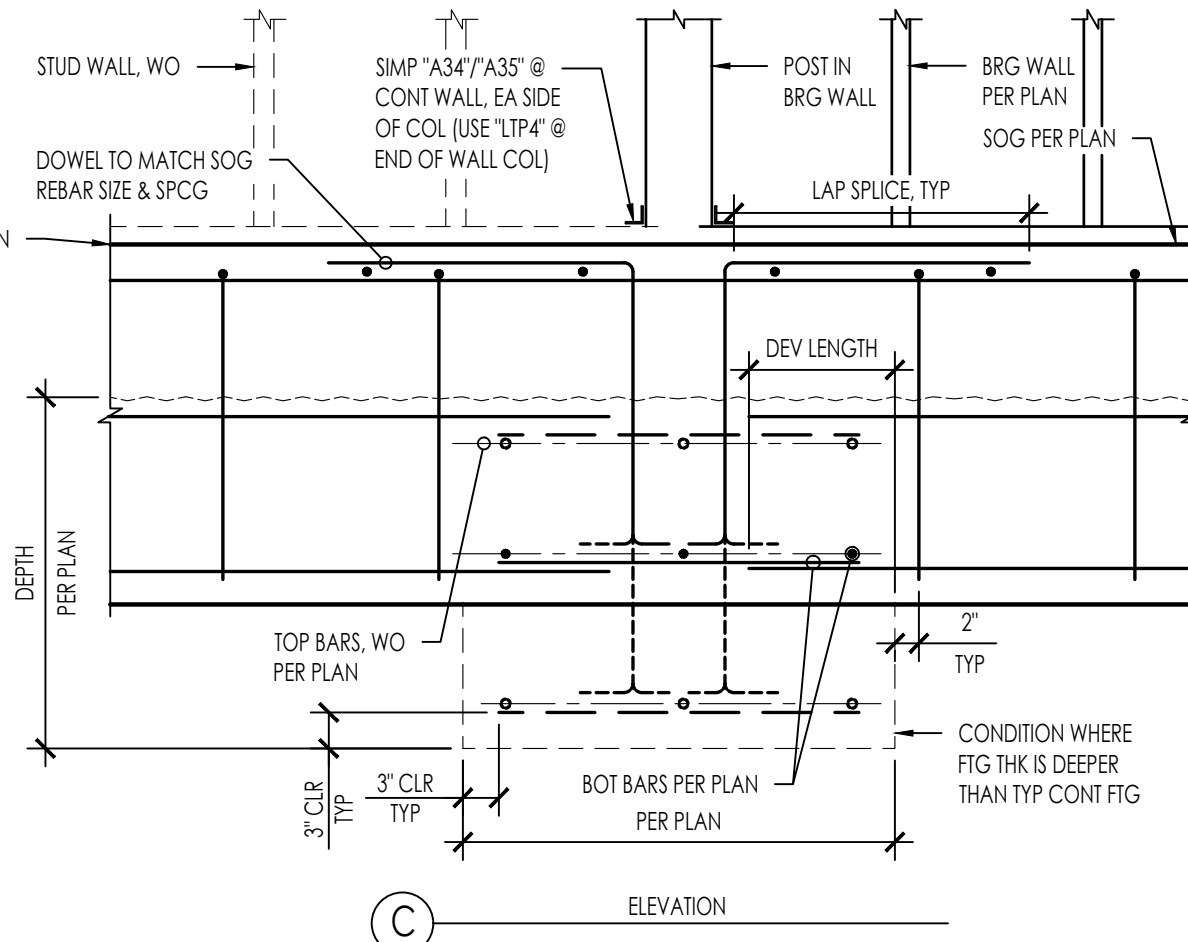
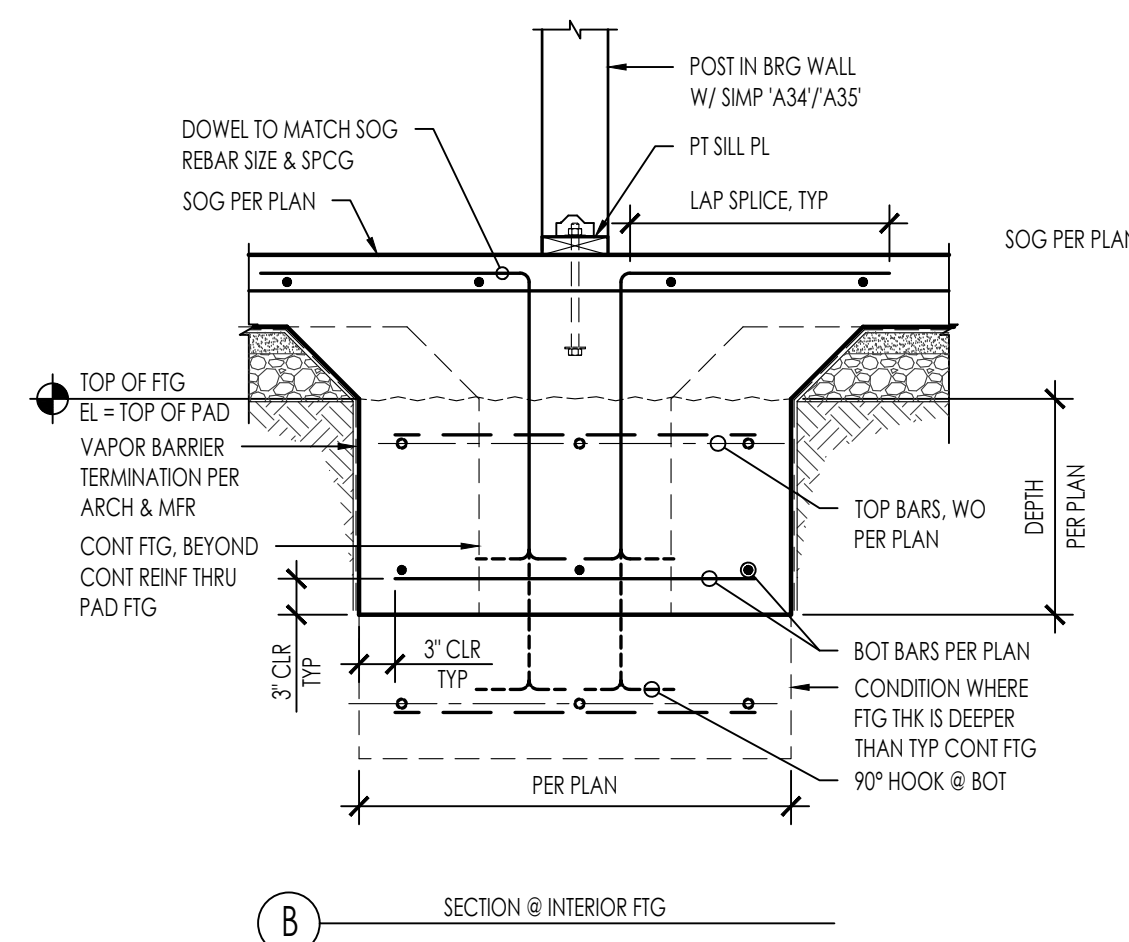
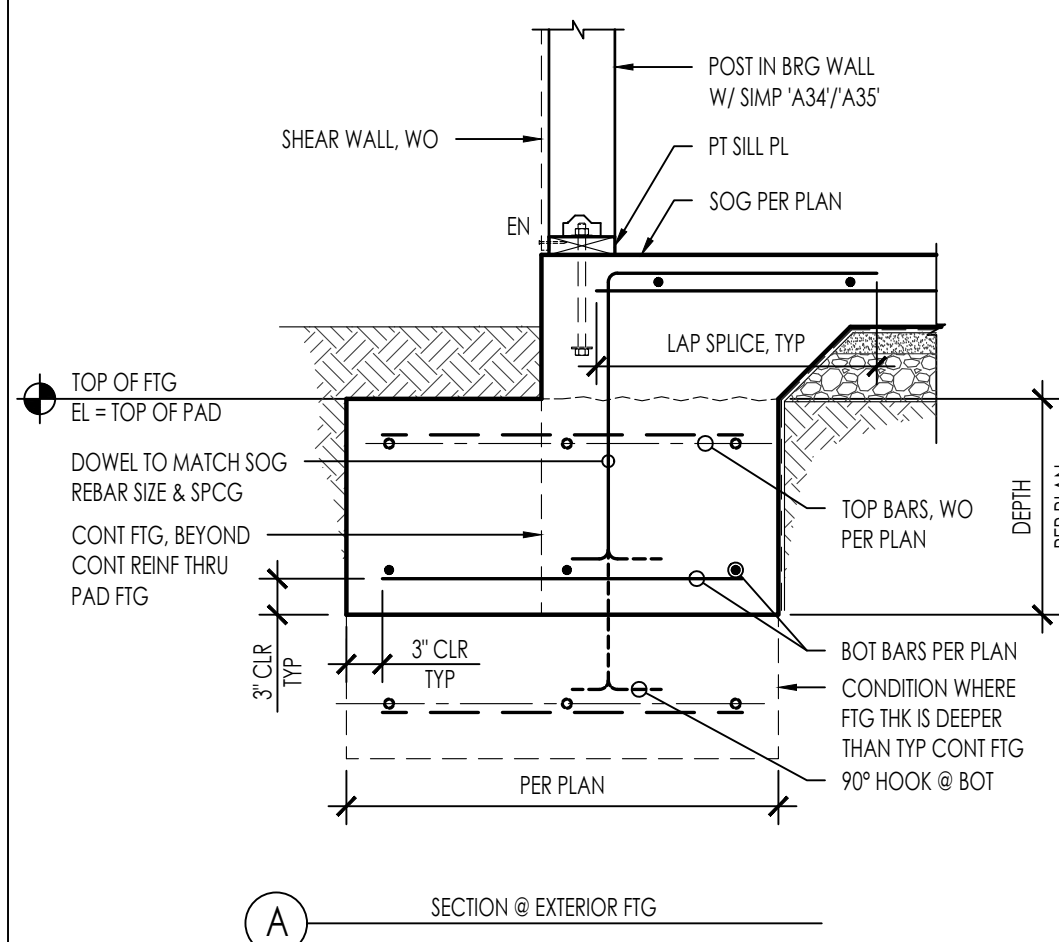
NEWPORT BEACH ADU
STANDARD PLANS
NEWPORT BEACH, CA
CONCRETE DETAILS

DATE
09/26/23
SHEET
S-311

N:\2400\2514\01-CID01-Newport Beach-Permit Ready-ADU\Structural\ConDocs\Sheet\Free\2514\01-CID01 - S311.dwg, PLAN 2 - S311 - Apr 17, 2023, 10:55am, Algor



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.



51

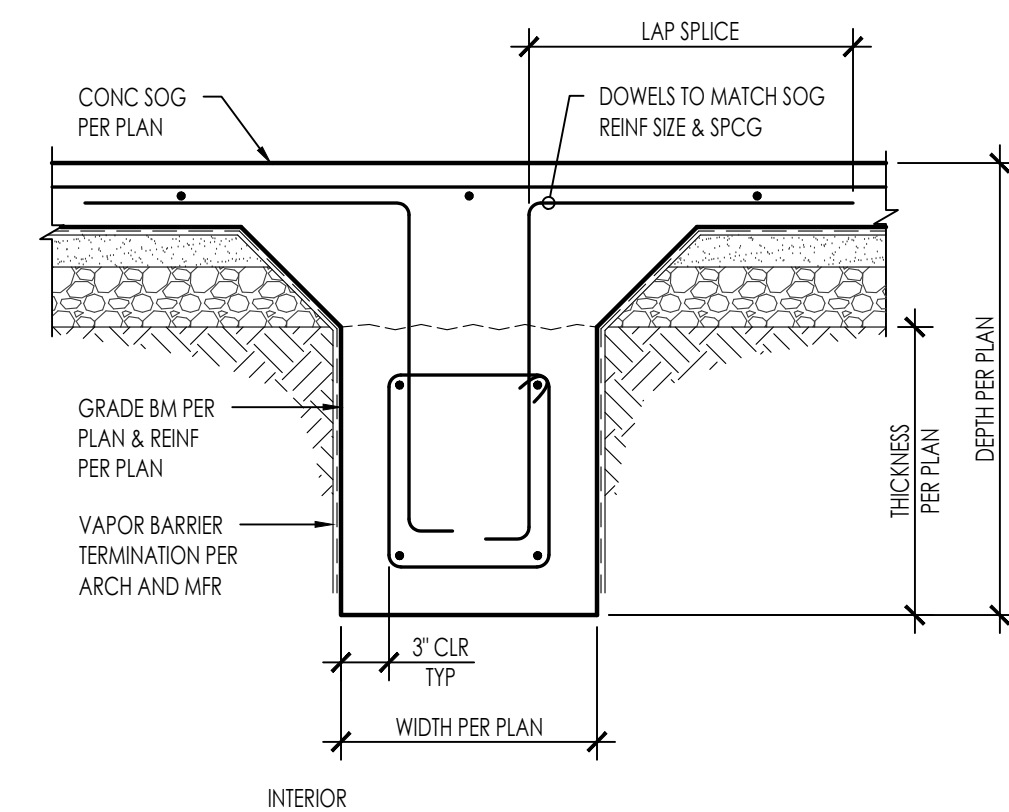
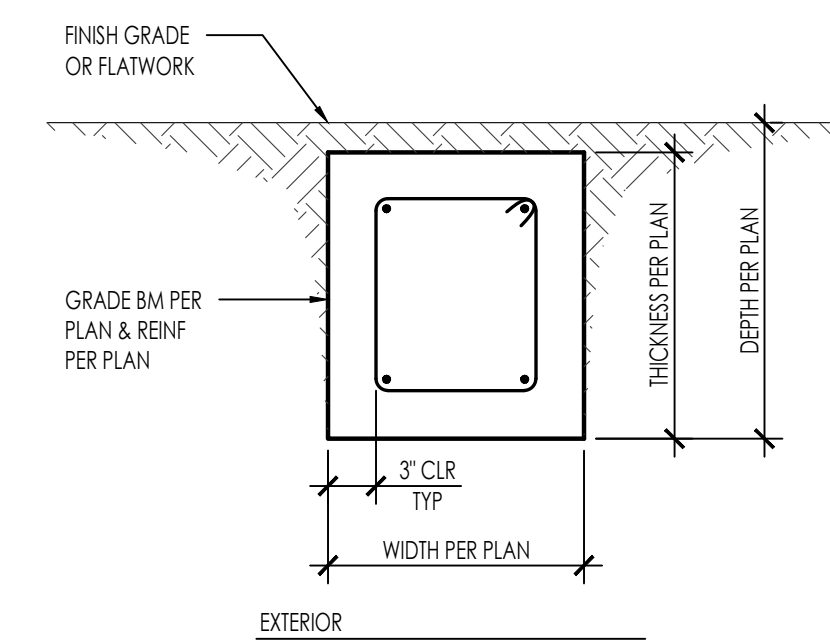
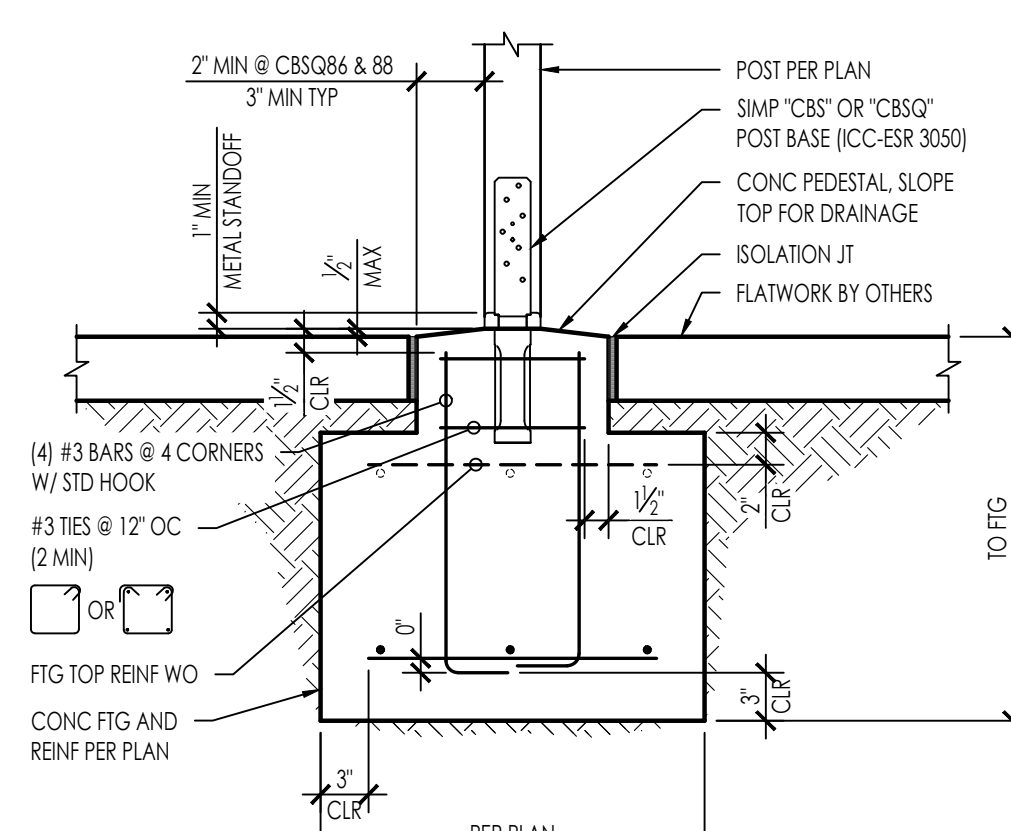
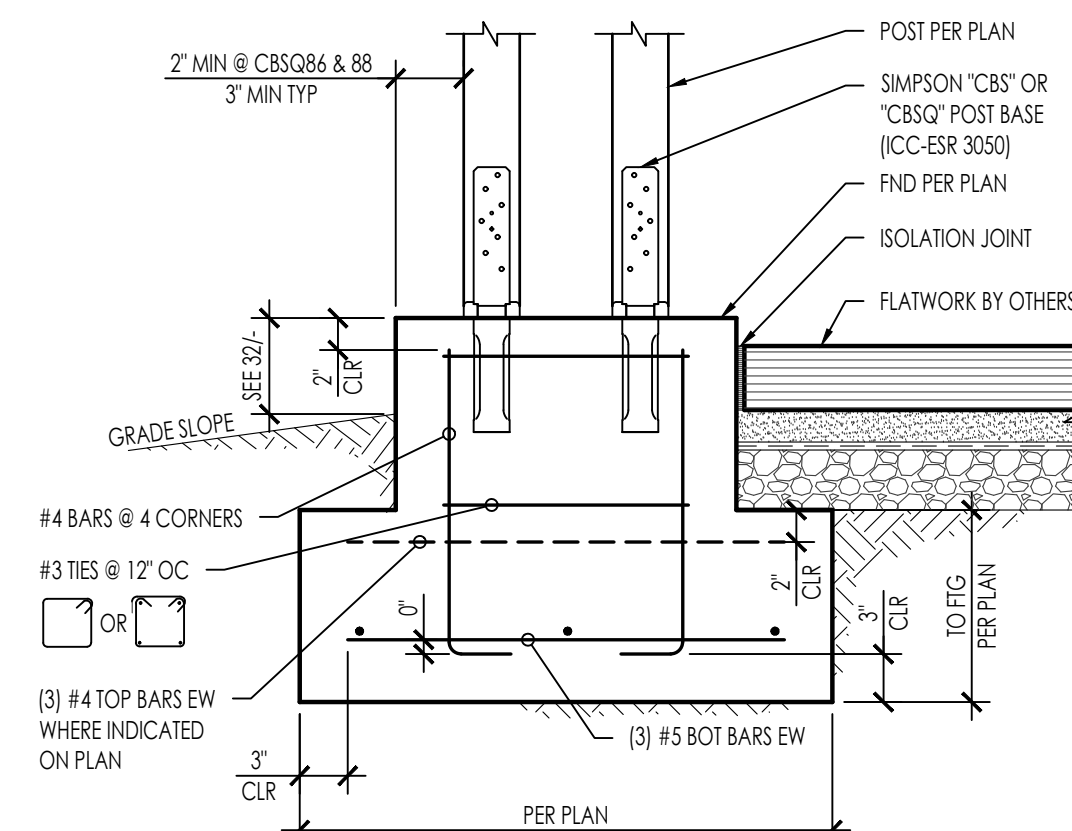
41

SPREAD FOOTING @ BEARING WALL POST

2516-01-C101 - S312

3/4" = 1'-0"

11



52

42

| MODEL | COLUMN | BOLTS/SCREWS | ALLOWABLE LOADS (lbs) | |
|--------|--------|------------------|-----------------------|----------|
| | | | 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 (lbs) | |
|--------|--------|------------------|-----------------------|----------|
| | | | 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 |

53

43

POST BASE @ ISOLATED ENLARGE FIG

2516-01-C101 - S312 - 23

NTS or 1" = 1'-0"

33

POST BASE @ ISOLATED ENLARGED FIG

2516-01-C101 - S312 - 23

1" = 1'-0"

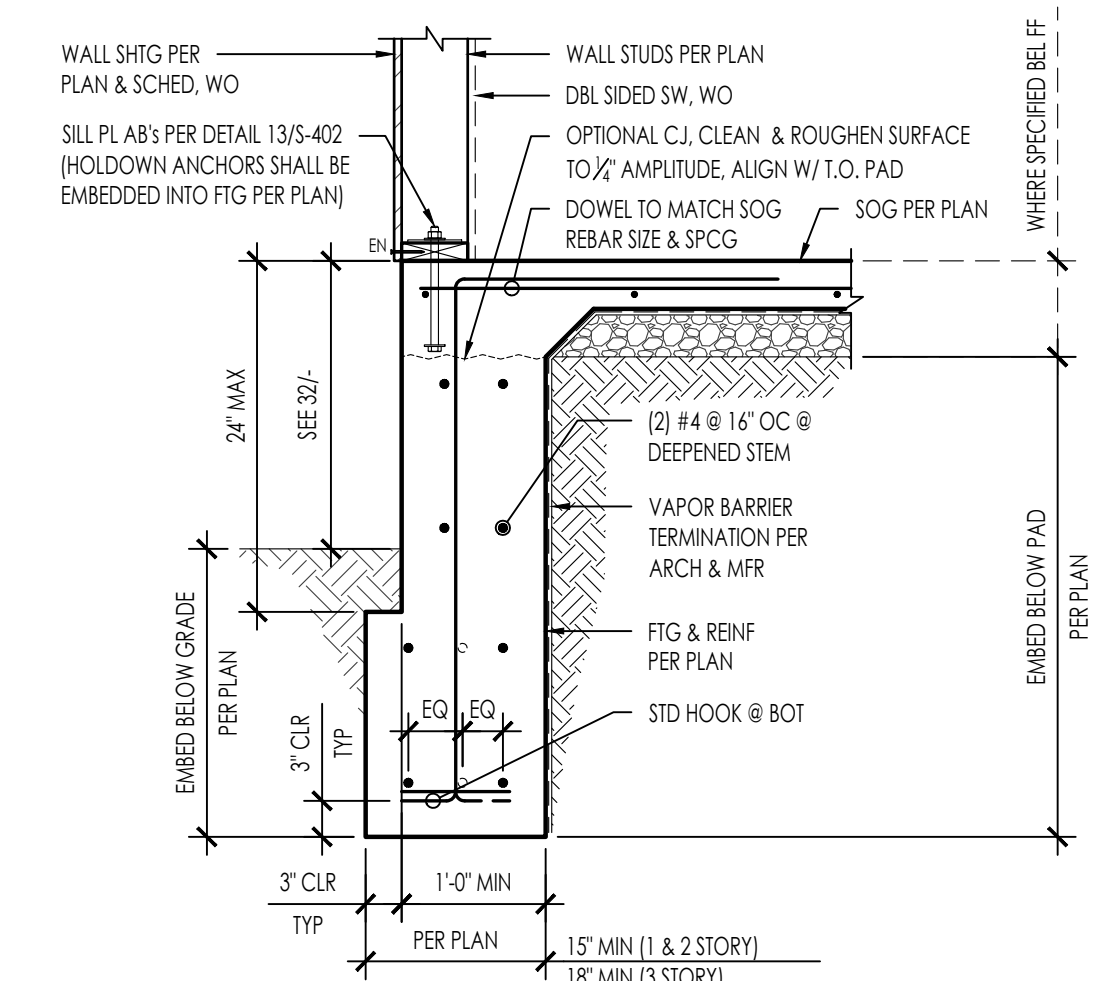
23

GRADE BEAM

2516-01-C101 - S312

NTS

13



54

44

DEEPEND EXTERIOR FOOTING

2516-01-C101 - S312

3/4" = 1'-0"

14

N:\2400\2516-01-C101-Newport-Beach-Permit-Ready-ADU-Structural-ComDocs\Drawings\312\312.dwg, PLAN 2 - S312, Apr 17, 2023, 10:55am, Alogez

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

CONCRETE DETAILS

CONSTRUCTION DOCUMENTS

DATE
09/26/23

SHEET

S-312



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.

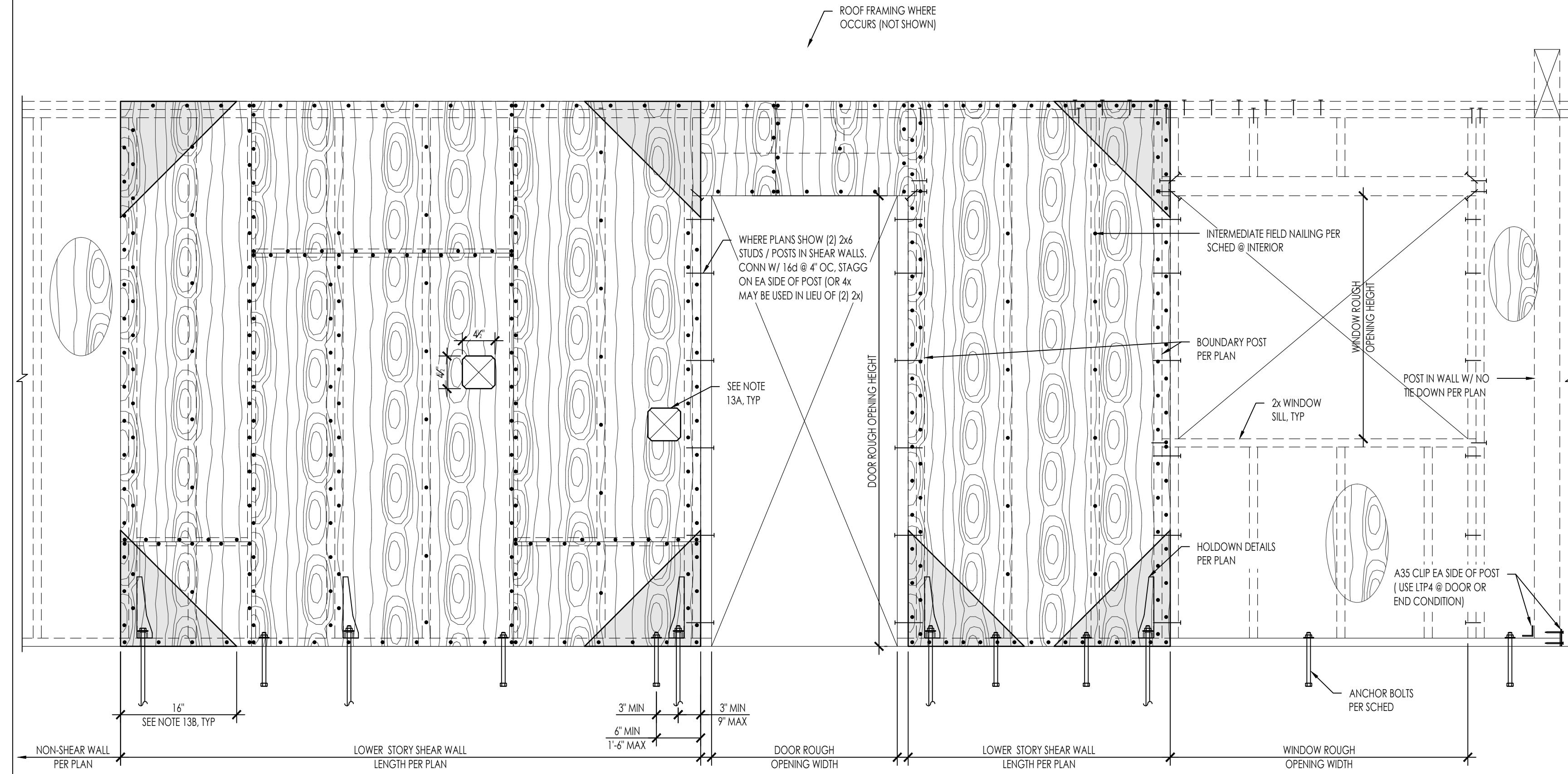
NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA

TYPICAL WOOD DETAILS

CONSTRUCTION DOCUMENTS

DATE
09/26/23
SHEET

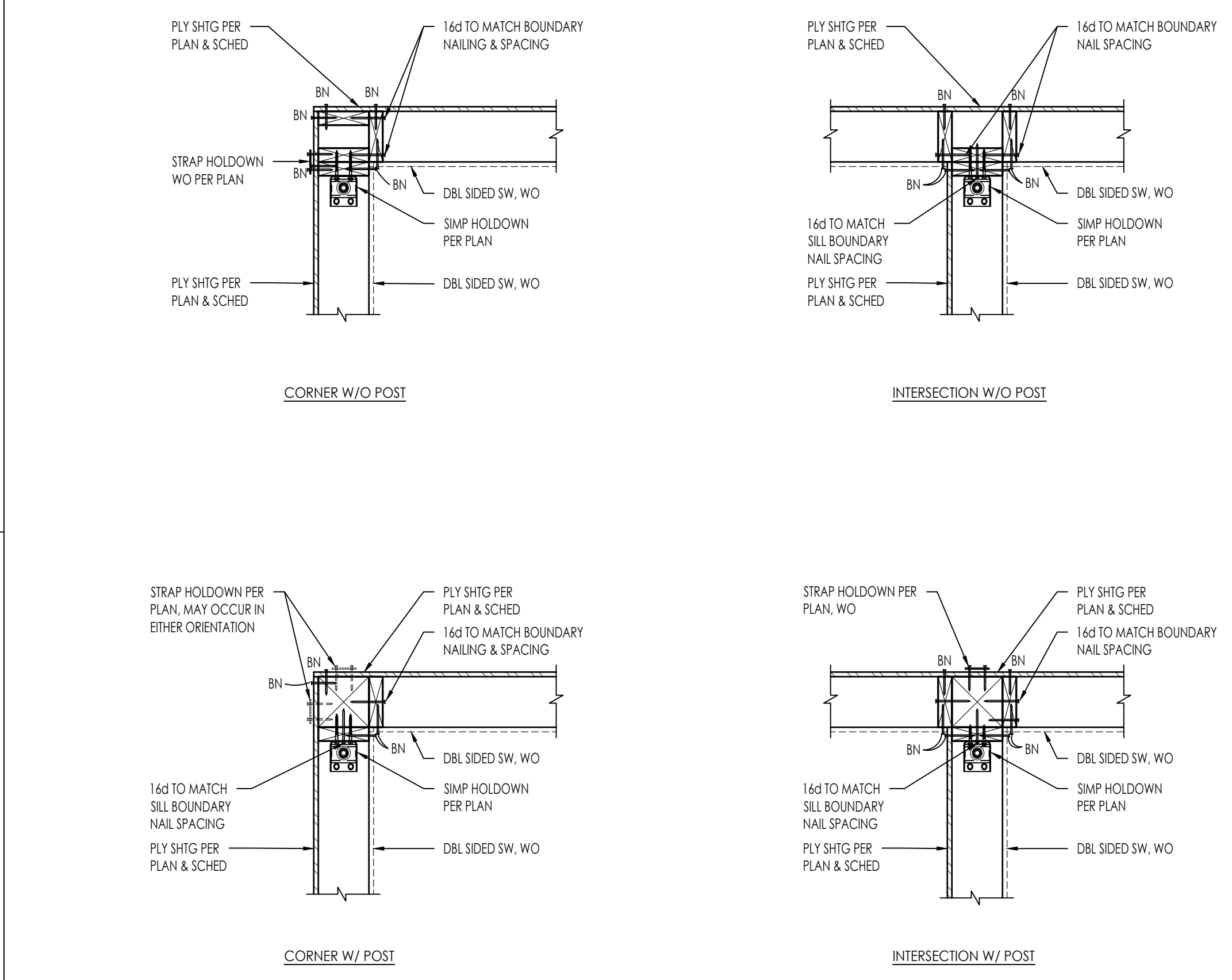
S-402



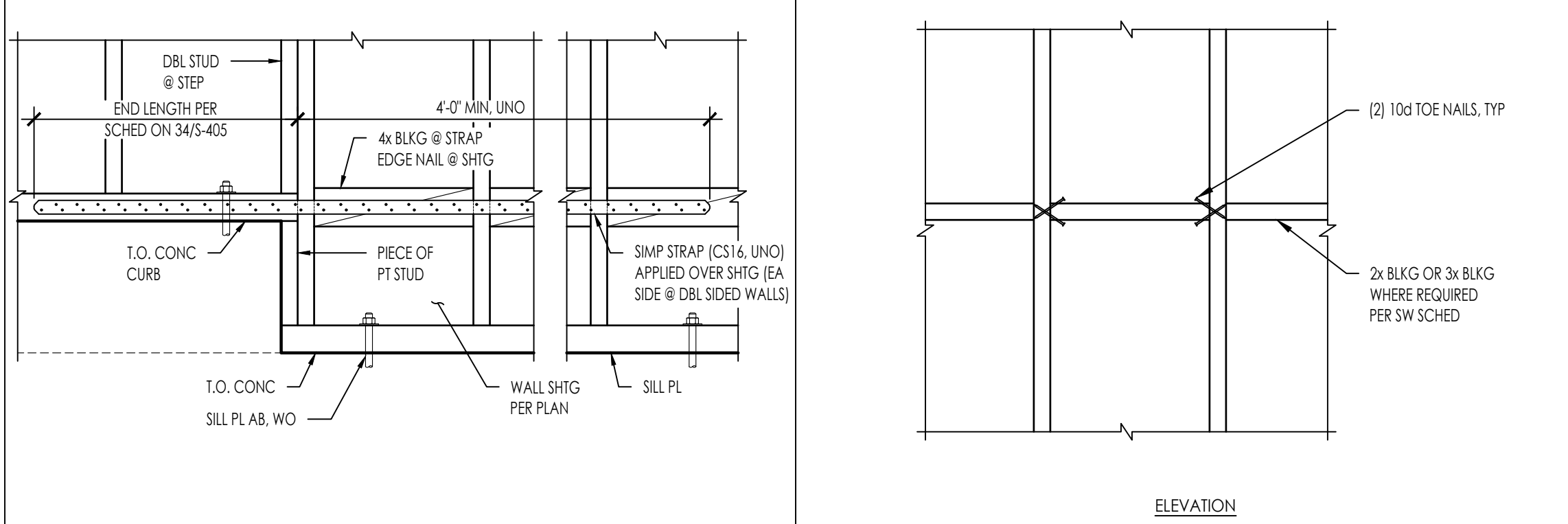
SHEAR WALL SHEATHING / NAILING SCHEDULE

| 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 | 16d @ 6" OC | 12" OC | 14 SDS SCREWS OPTION | A35s | | |
| △ | 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 OVER CUT HOLE WITH SAW.
 - 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.



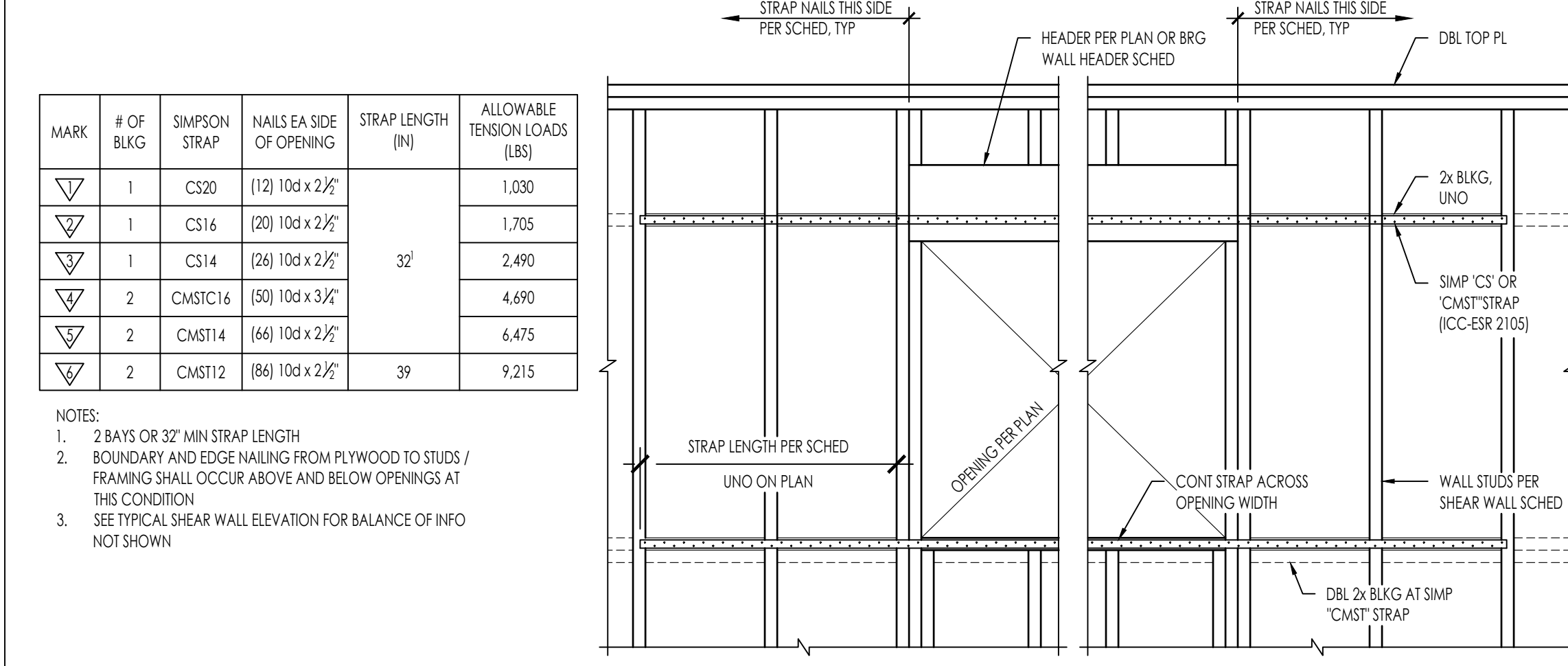
SHEAR WALL INTERSECTION NTS 42



STRAP AT STEP IN SHEAR WALL SILL PLATE NTS 53

TYPICAL BLOCKING DETAIL NTS 43

TYPICAL SHEAR WALL ELEVATION AND SCHEDULE NTS 13



FORCE TRANSFER AROUND OPENINGS NTS 44

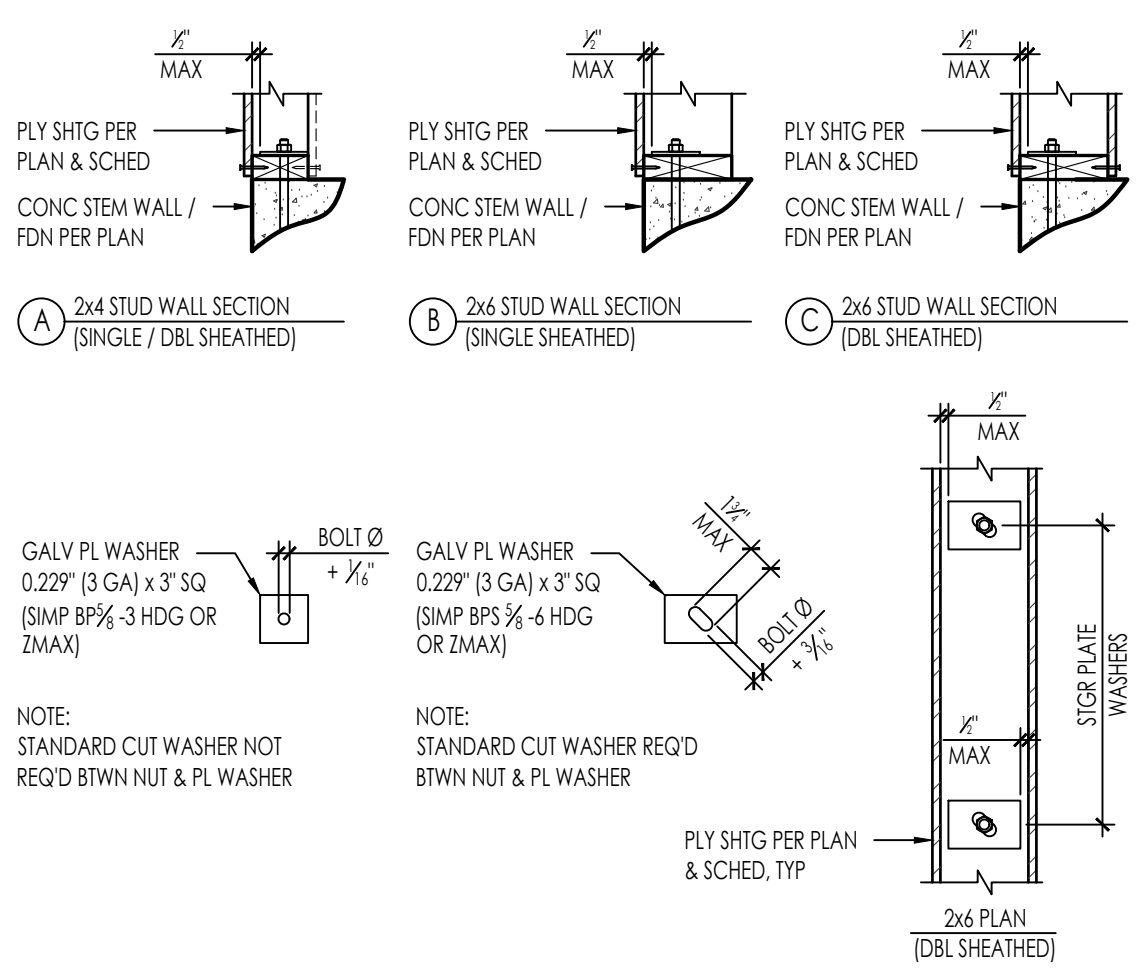
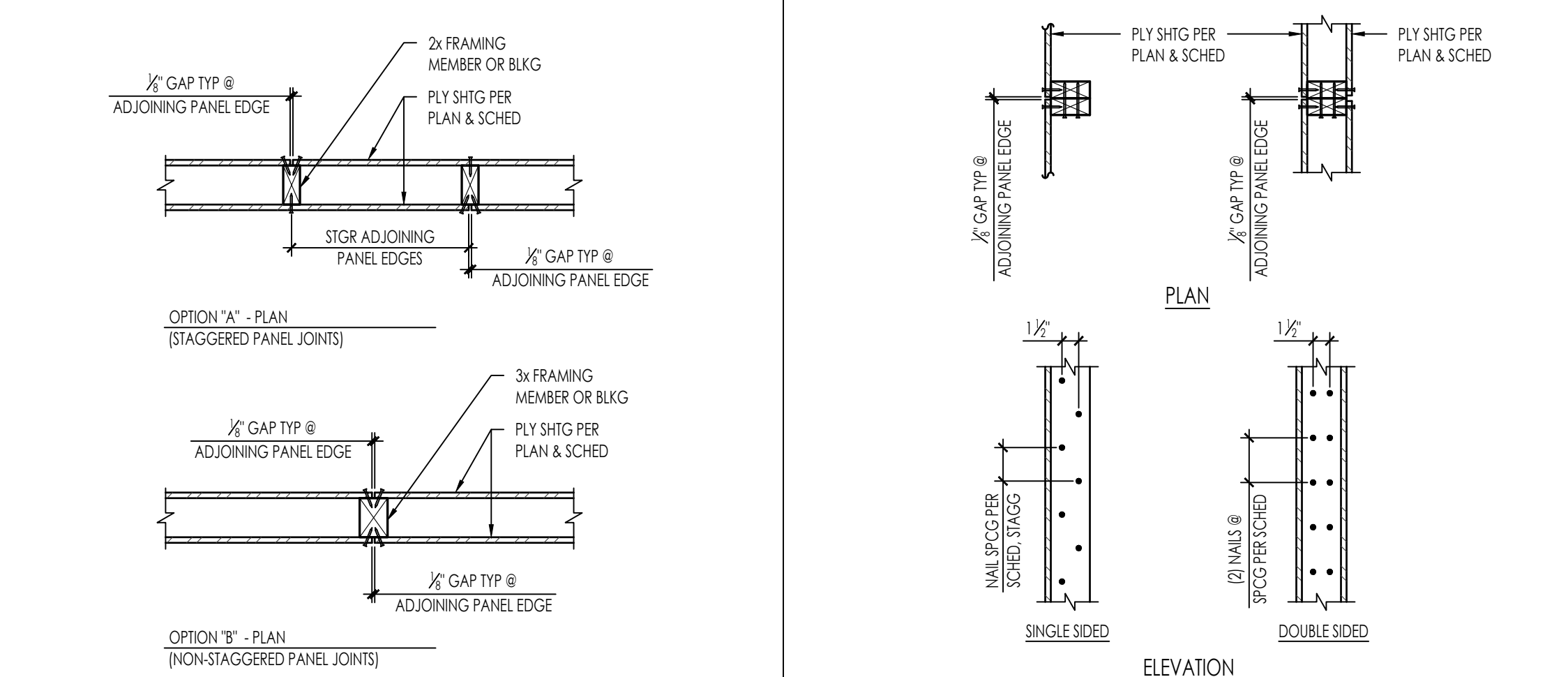


PLATE WASHER DETAIL NTS 34



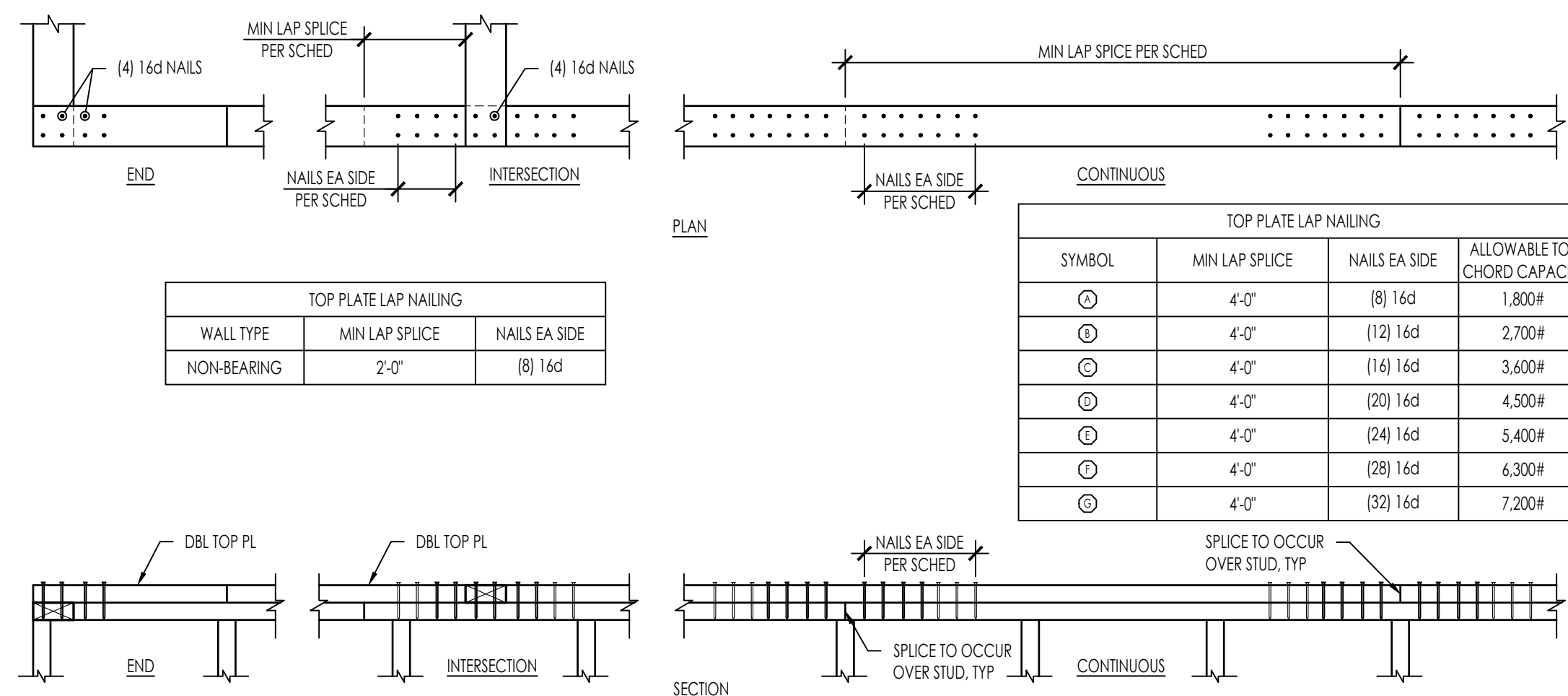
DOUBLE SIDED SHEAR WALL NTS 24

2x STUD NAILING @ ADJOINING PANEL EDGES NTS 14

N:\2400\2514-01-C101-Newport-Beach-Permit-Ready-ADU-Structural-CompDoc\Shear-Fin\2514-01-C101-5402.dwg, PLAN 2 - S402, Apr 17, 2023, 10:56am, Alcoraz

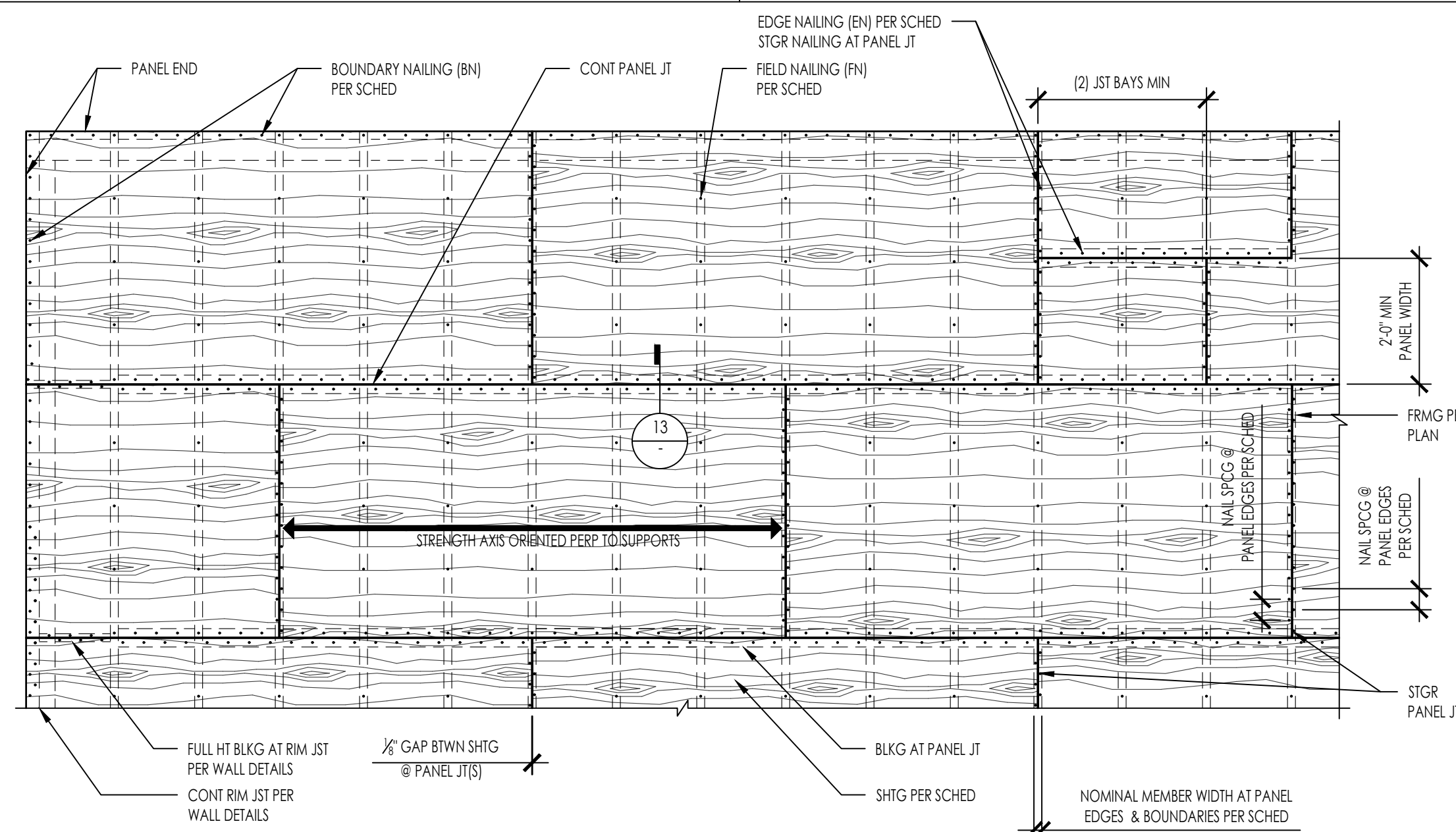


These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



51 DBL TOP PLATE SPLICE NAILING

NTS



NOTES:

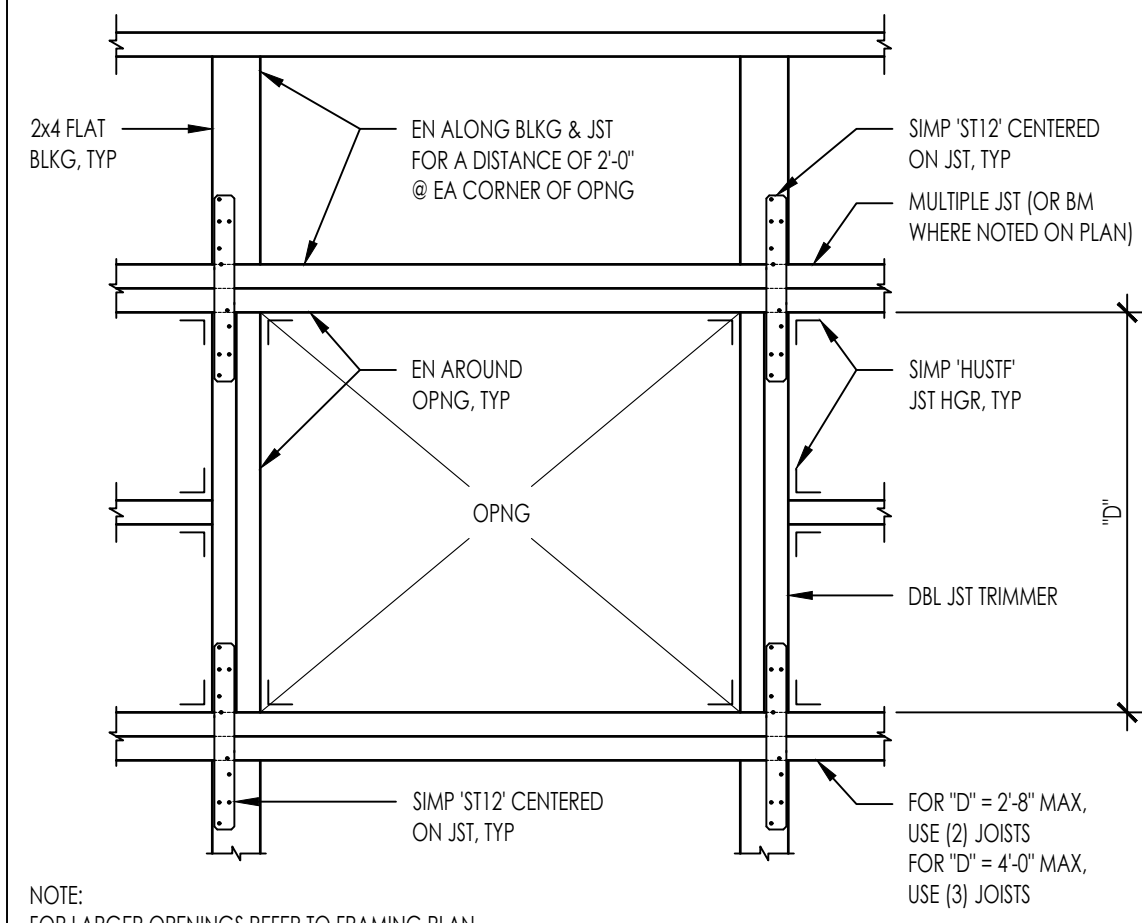
- DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING. REFER TO PROJECT GENERAL NOTES.
- MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 1/2" FROM SHEATHING EDGE AND 3/8" FROM LUMBER EDGE.
- NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND SHALL NOT PENETRATE THE TOP OF PLYWOOD MORE THAN COMMONLY 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

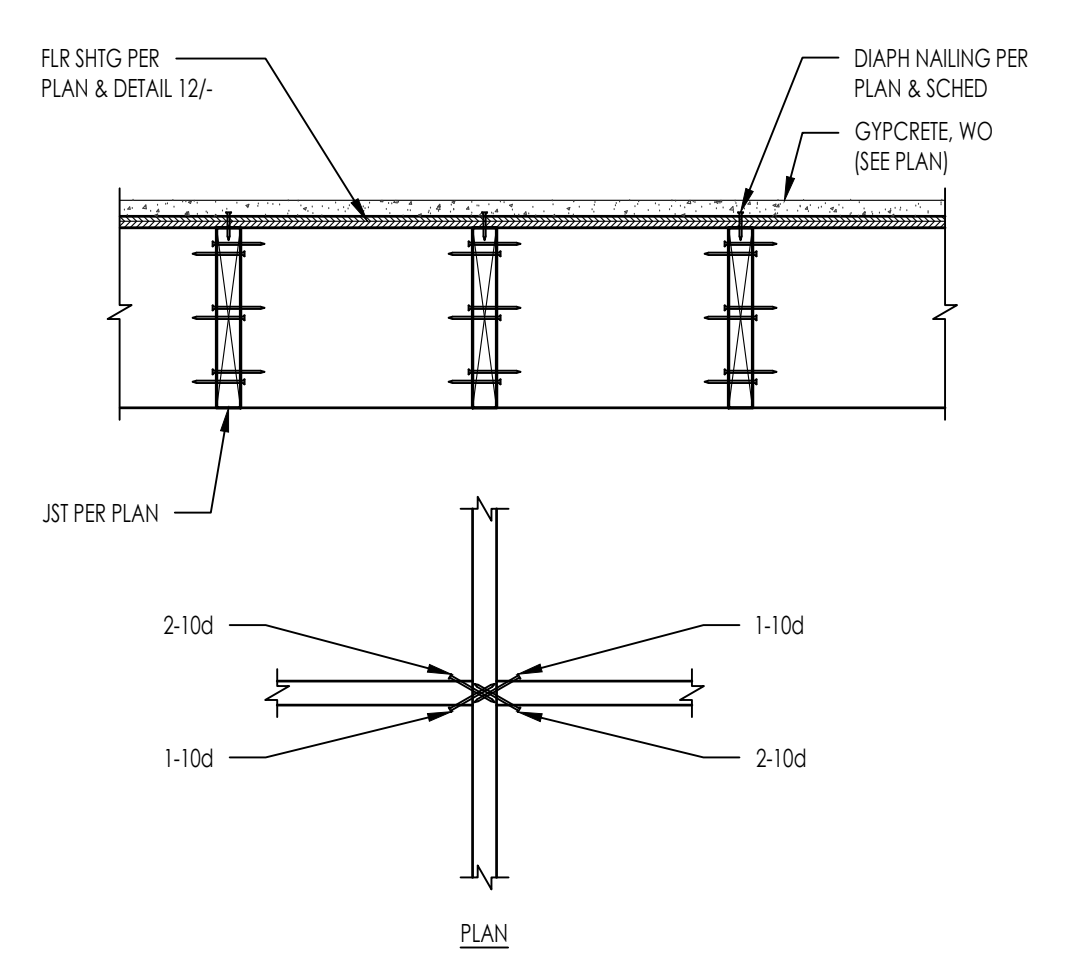
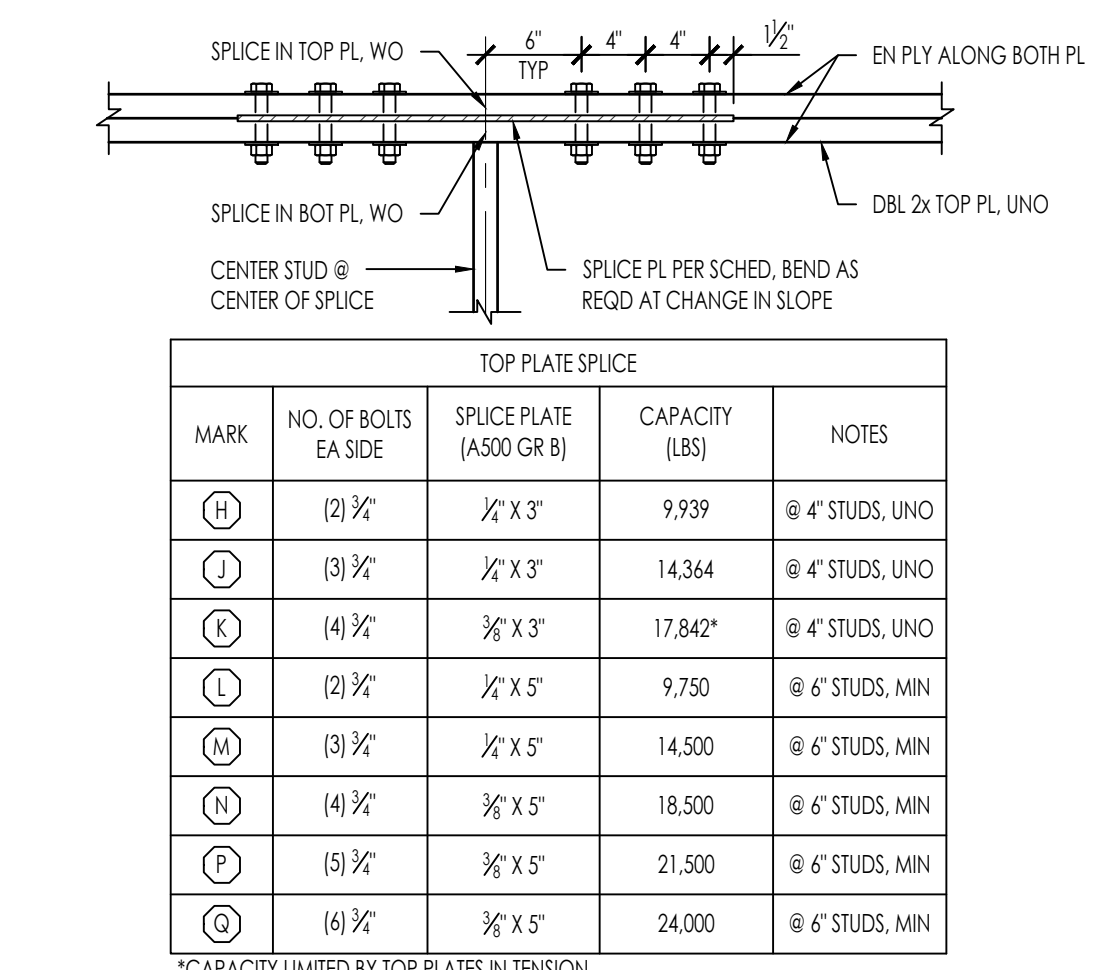


53

43

33 OPENING AT FRAMING

23 DIAPHRAGM PANEL JOINTS



54

44

34 TOP PLATE SPLICE W/ STEEL TIE PLATE

24 TYP JOIST BLOCKING

N:\2400\2514-01-C101-Newport-Beach-Permit-Ready-ADU-Structural-ComDocs\Drawings\2514-01-C101-5403.dwg, PLAN 2 - 5403, Apr 17, 2023, 10:56am, Alogaz

NEWPORT BEACH ADU STANDARD PLANS NEWPORT BEACH, CA

CONSTRUCTION DOCUMENTS

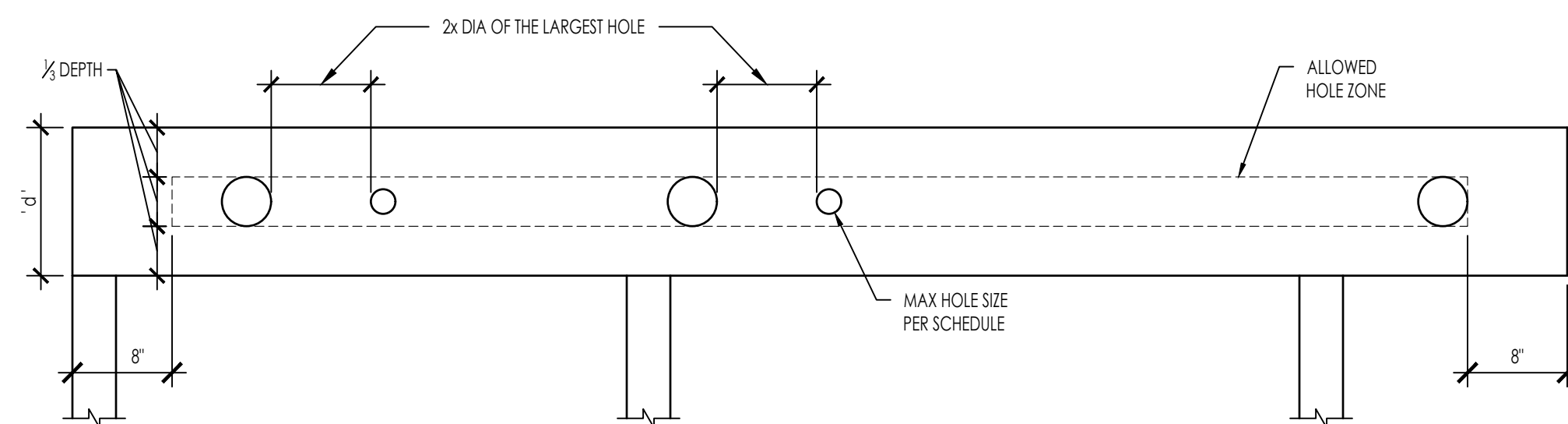
TYPICAL WOOD DETAILS

DATE
09/26/23

SHEET
S-403



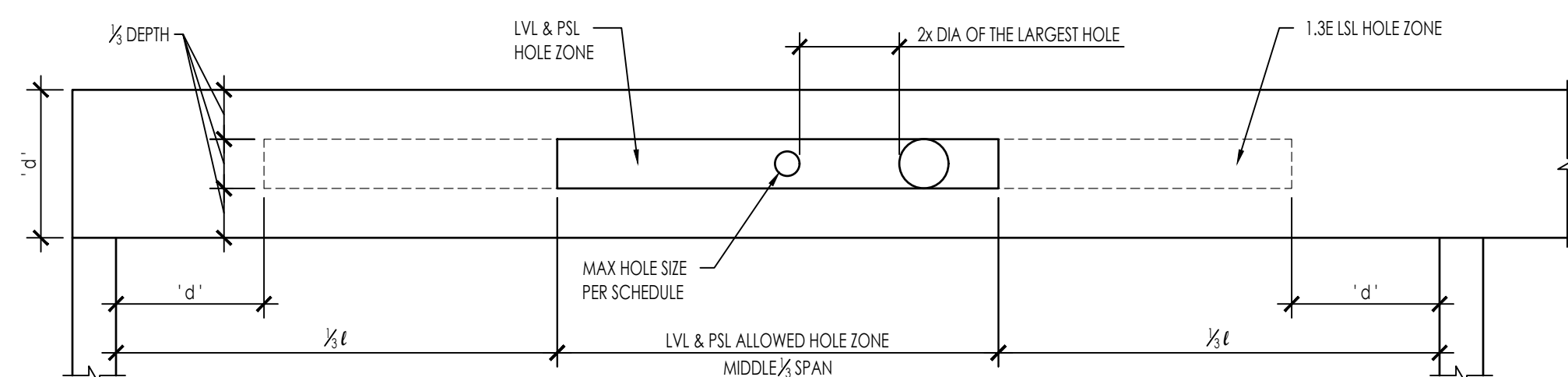
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM 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.



| 1.55E LSL BEAMS & HEADERS | |
|---------------------------|---------------------|
| HEADER OR BEAM DEPTH | MAX ROUND HOLE SIZE |
| 9 1/2" | 3" |
| 11 7/8" | 3 3/8" |
| 14'-16" | 4 3/8" |

- 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.

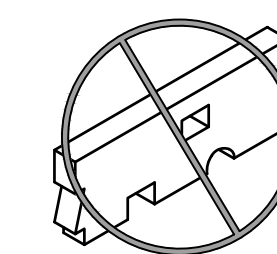
A 1.55E LSL HEADERS & BEAMS



| LVL, PSL, & 1.3E LSL BEAMS & HEADERS | |
|--------------------------------------|---------------------|
| HEADER OR BEAM DEPTH | MAX ROUND HOLE SIZE |
| 4 1/2" | 1" |
| 5 1/2" | 1 3/4" |
| 7 1/4" - 20" | 2" |

- 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.

B LVL, PSL, & 1.3E LSL HEADERS & BEAMS



DO NOT CUT, NOTCH, OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT AS INDICATED IN THE ILLUSTRATIONS AND TABLES

51

41

31

52

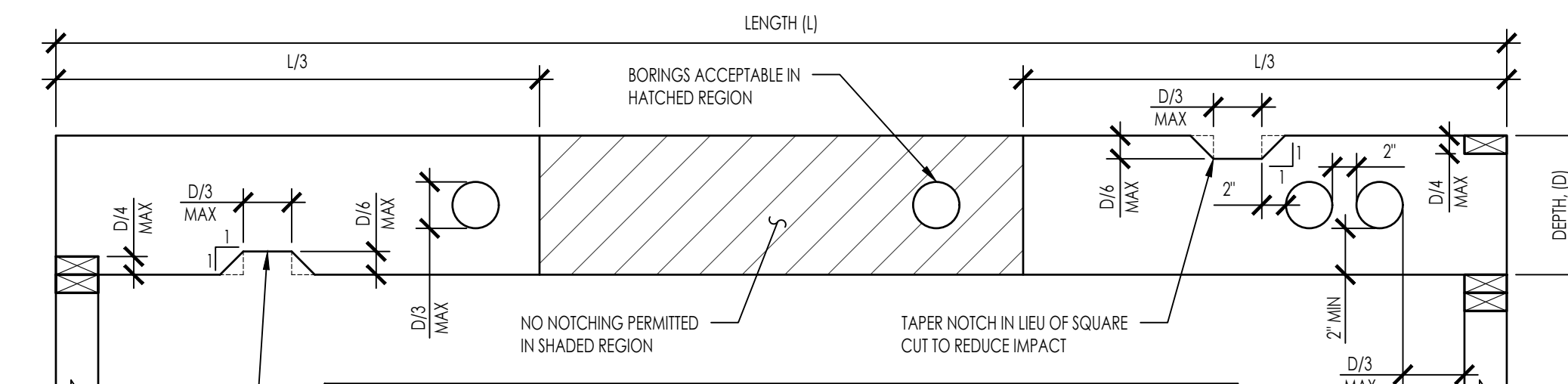
42

32

ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS

2516-01-C101 - S404

NTS 12



- NOTES:
- NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
 - NOTCH WIDTHS GREATER THAN SHOWN IN TABLE NOT PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
 - NO NOTCHES OR HOLES PERMITTED ANYWHERE IN CANTILEVERED ELEMENTS WITHOUT STRUCTURAL ENGINEER'S APPROVAL.

| JOIST SIZE | MAX HOLE | MAX NOTCH DEPTH | MAX END NOTCH | MAX NOTCH LENGTH |
|------------|----------|-----------------|---------------|------------------|
| 2x4 | NONE | NONE | NONE | NONE |
| 2x6 | 1 1/2" | 1/2" | 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" |

53

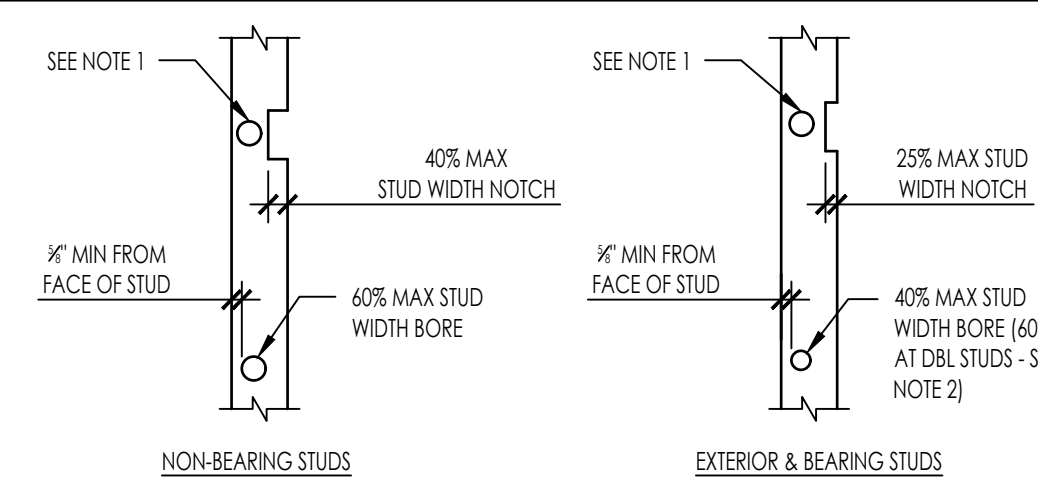
43

33

SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS

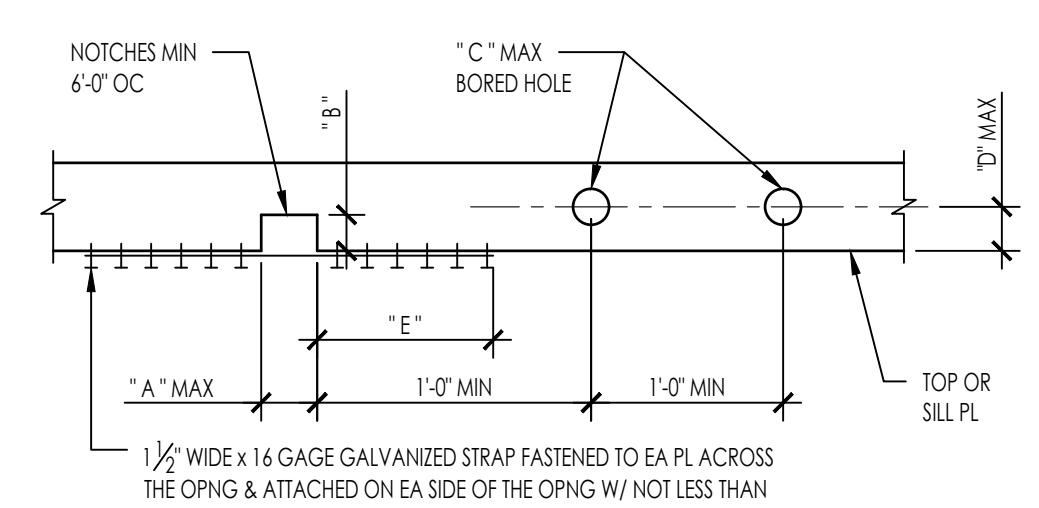
2516-01-C101 - S404

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 | NOTCH AND HOLE LIMITATIONS | | | | | |
|-------------------|----------------------------|------|------|------|--------|----|
| | 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

2516-01-C101 - S404

NTS 24

TOP PL AND SILL NOTCH AND BORING LIMITATIONS

2516-01-C101 - S404

NTS 14

N:\2000\2516-01-C101 Newport Beach-Permit-Ready-ADU-Structural\Drawings\2516-01-C101 - S404.dwg, PLAN 2 - S404, Apr 17, 2023, 10:56am, Alcoraz

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

CONSTRUCTION DOCUMENTS

DATE
09/26/23

SHEET

S-404



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.

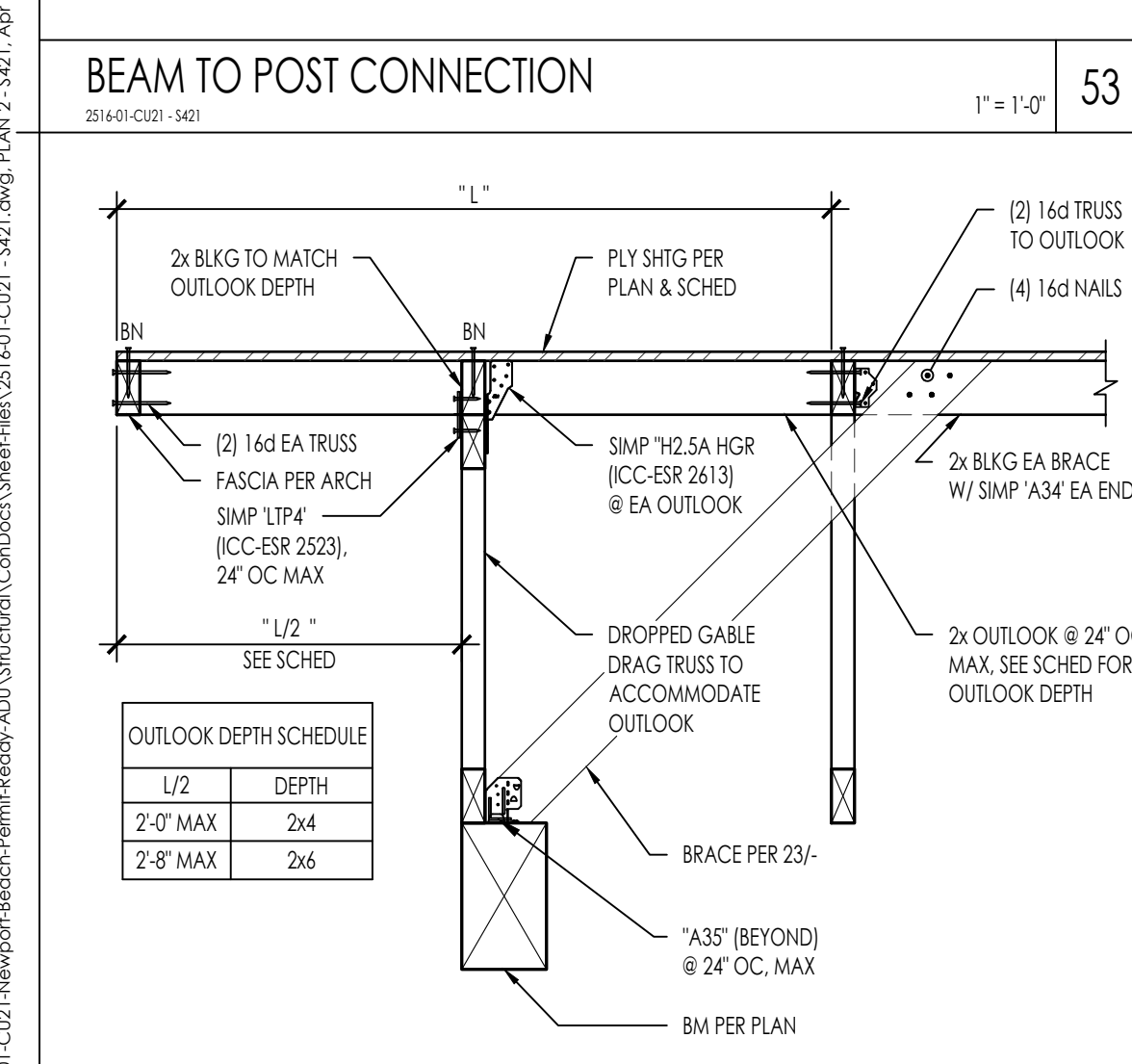
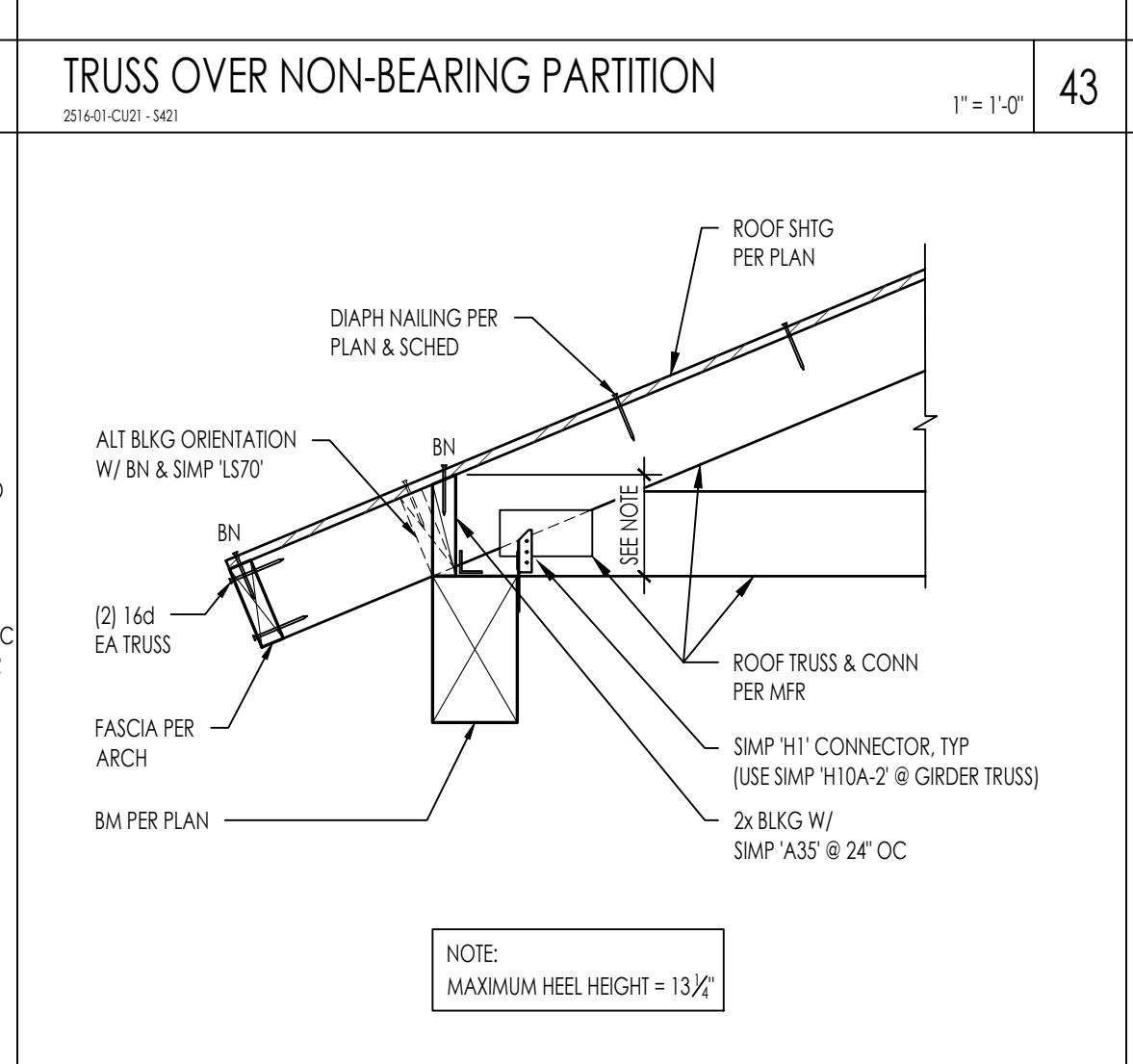
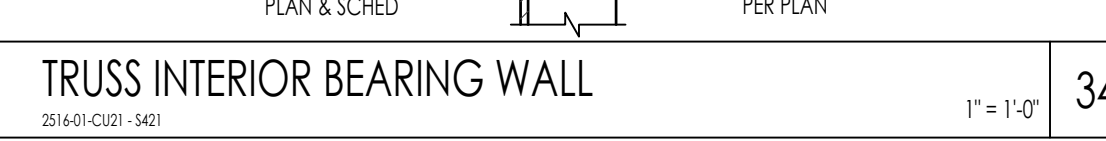
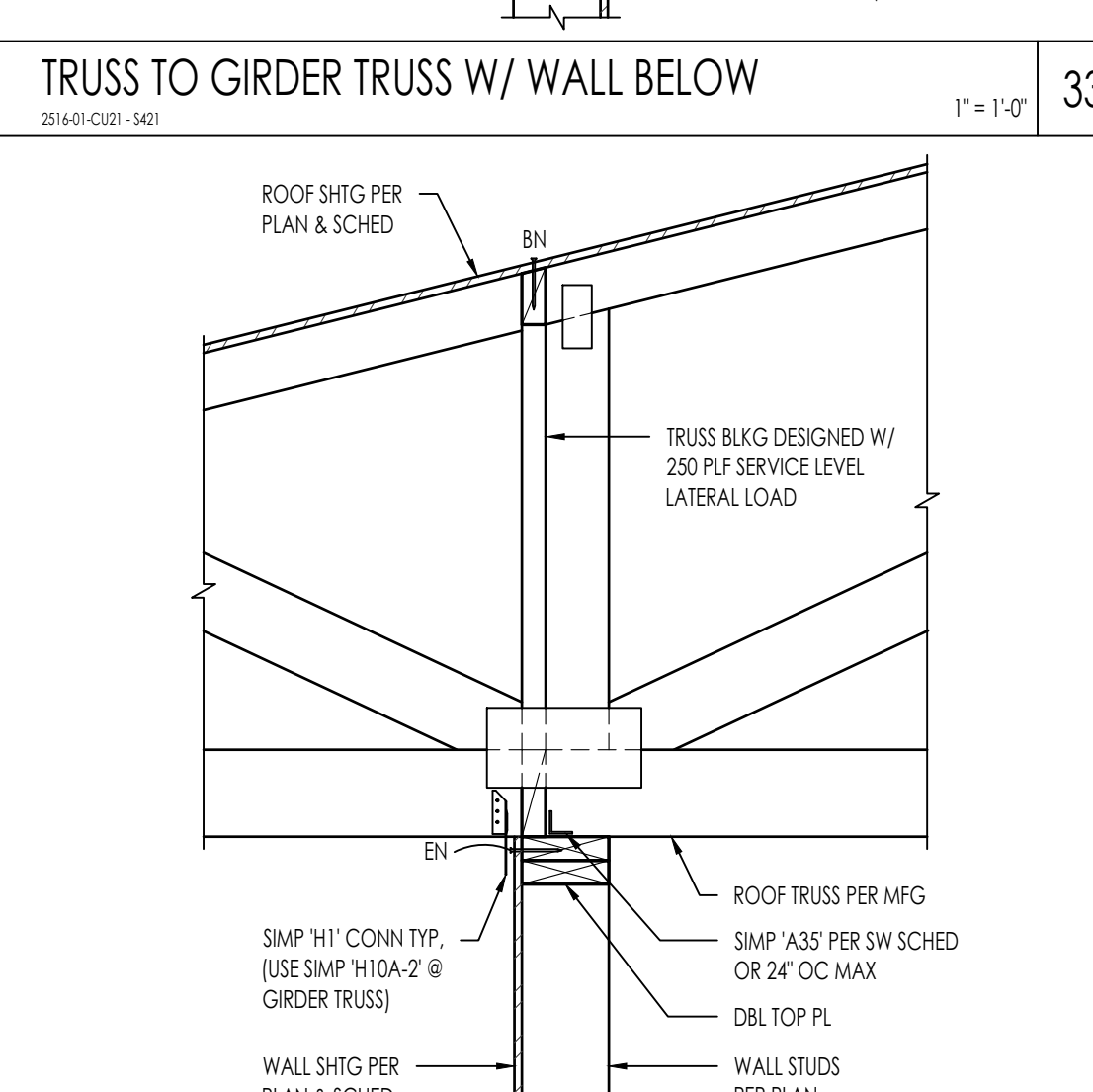
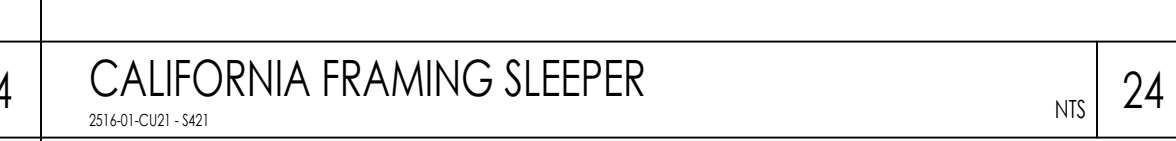
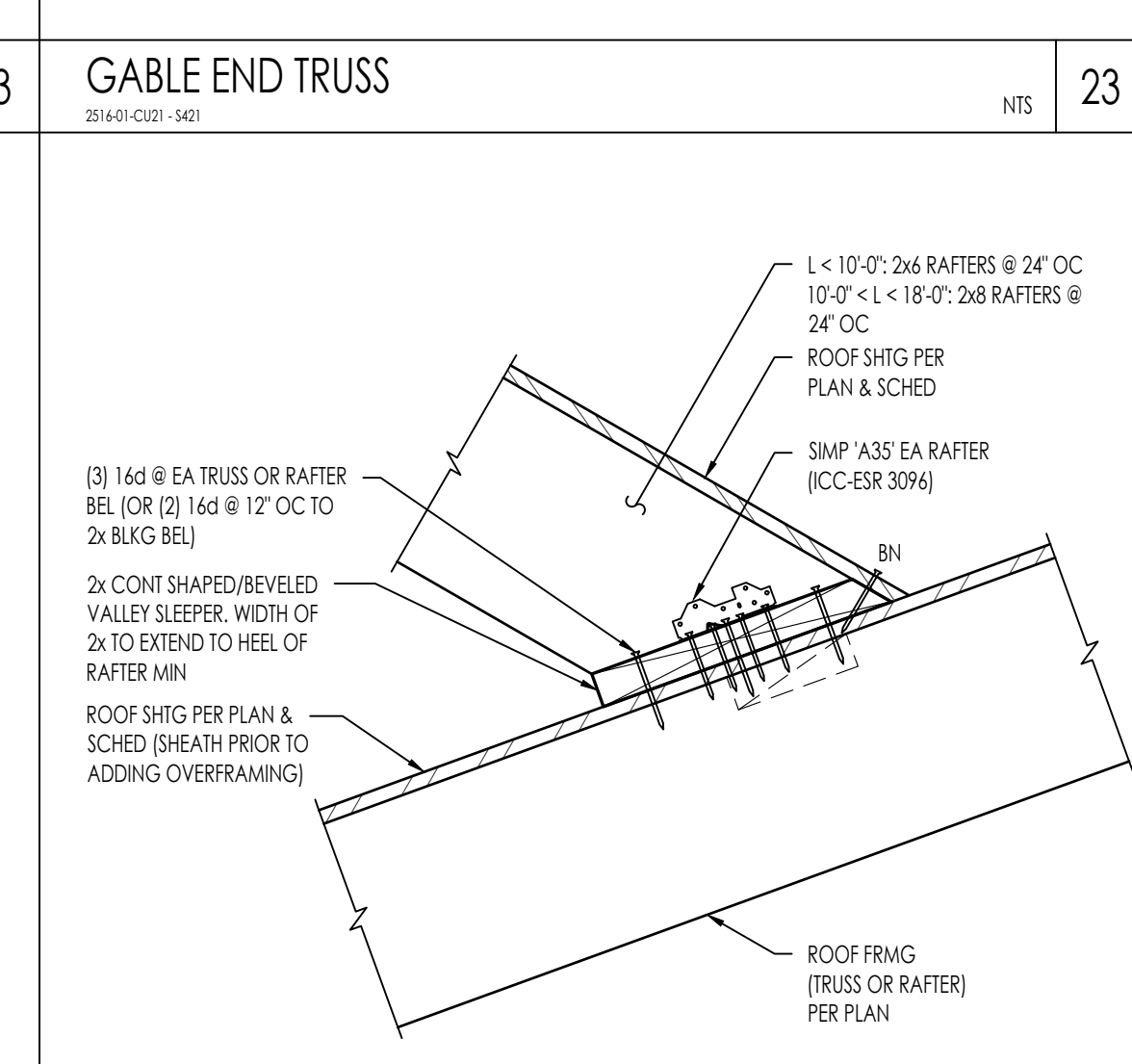
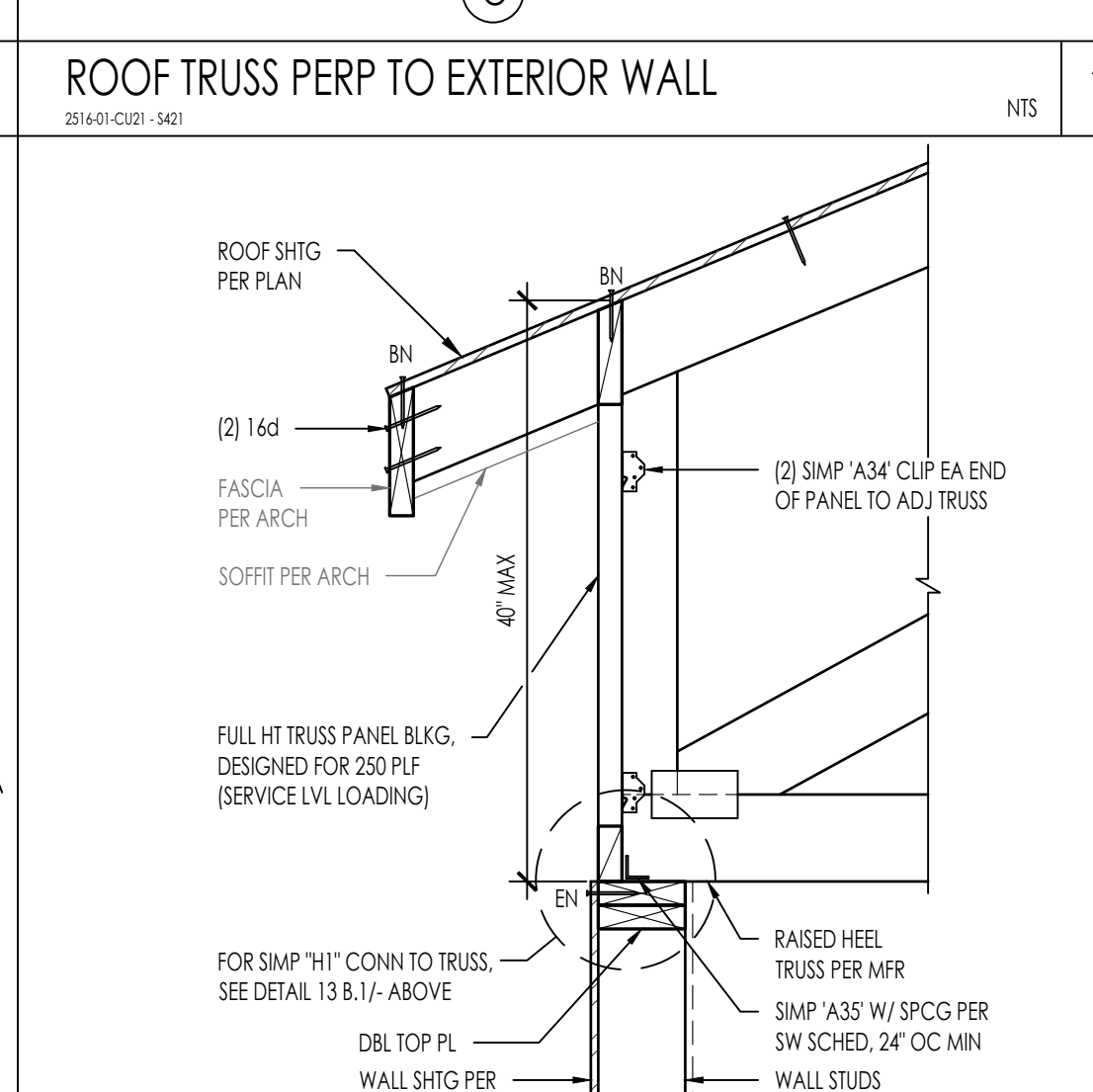
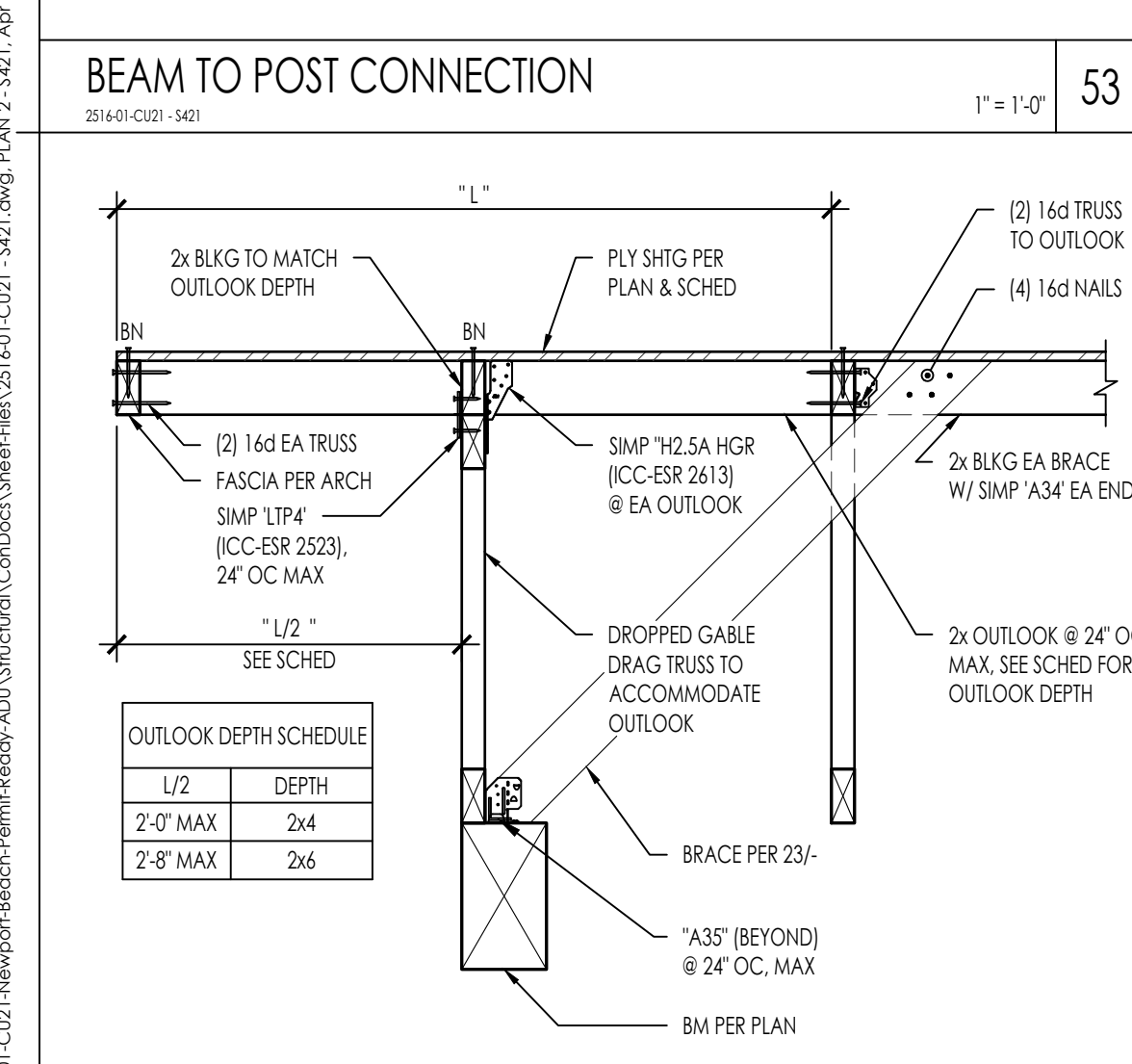
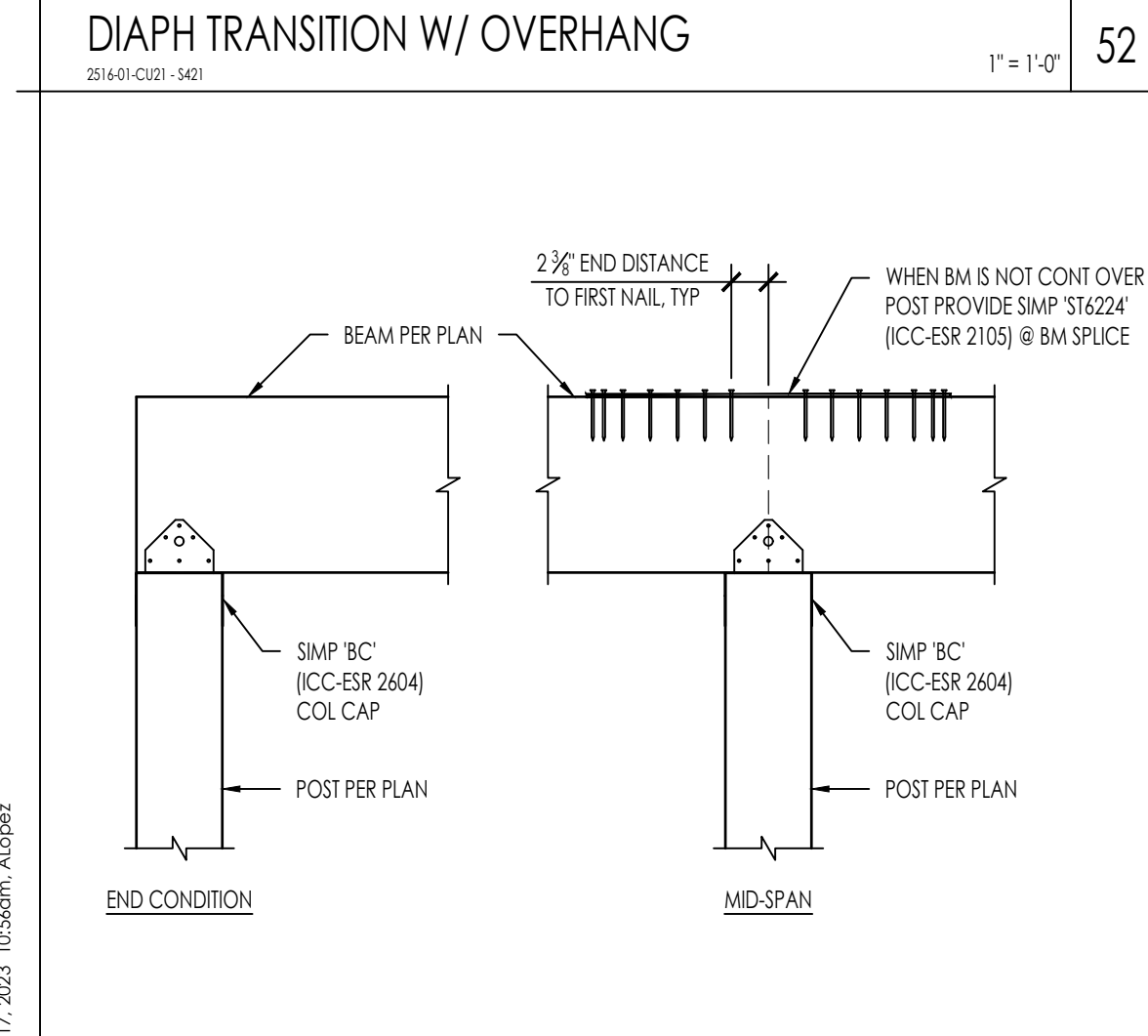
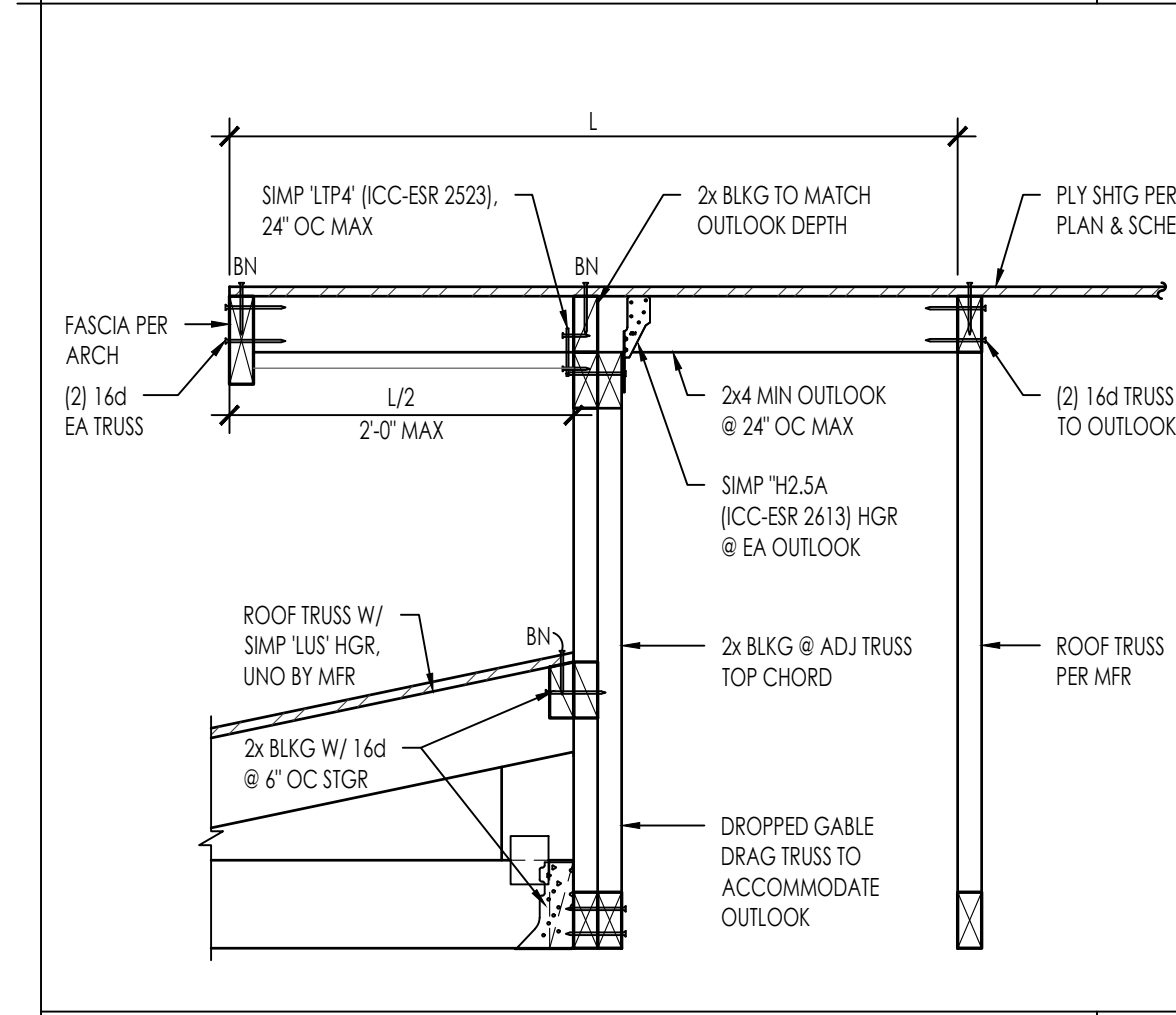
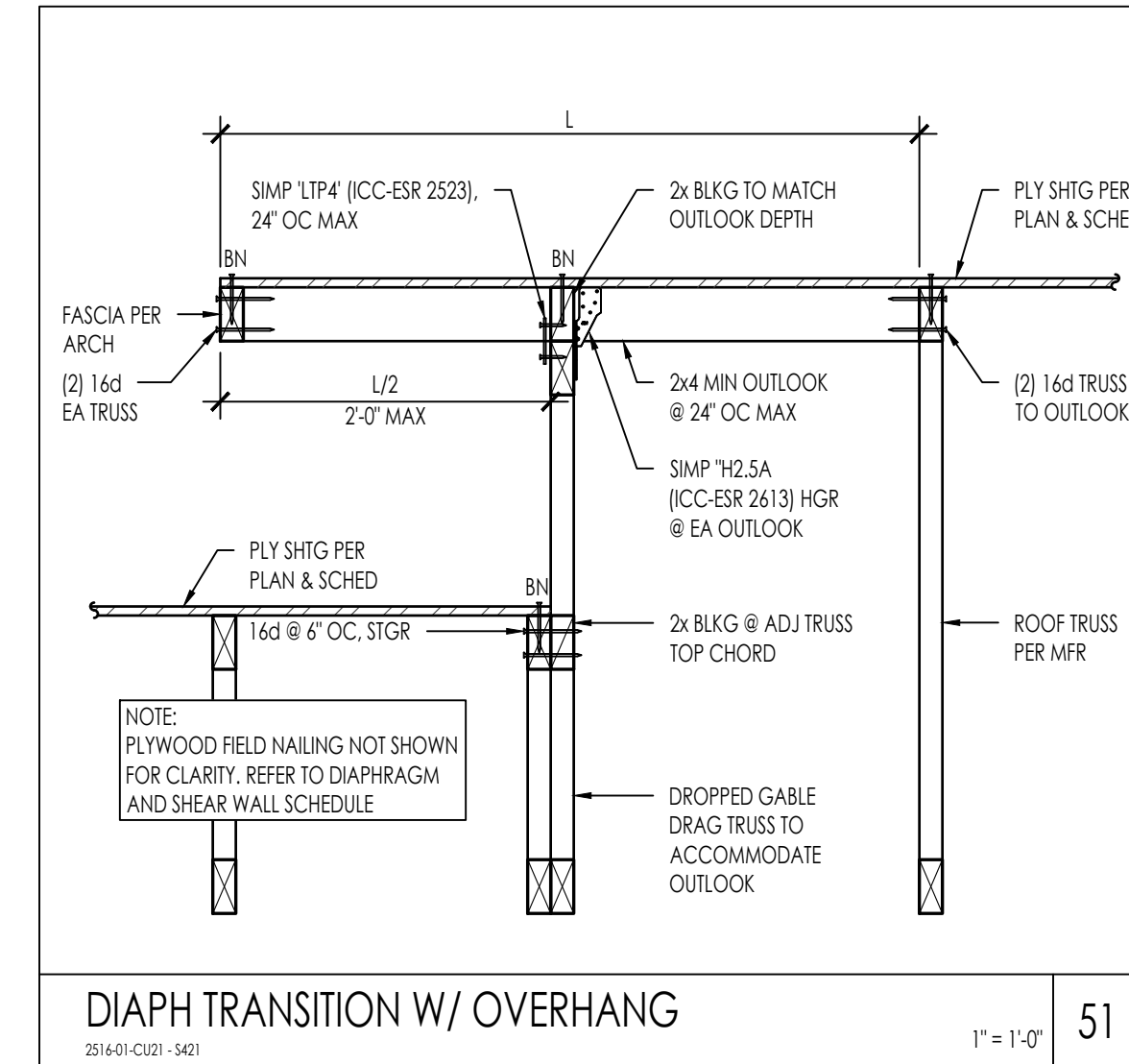
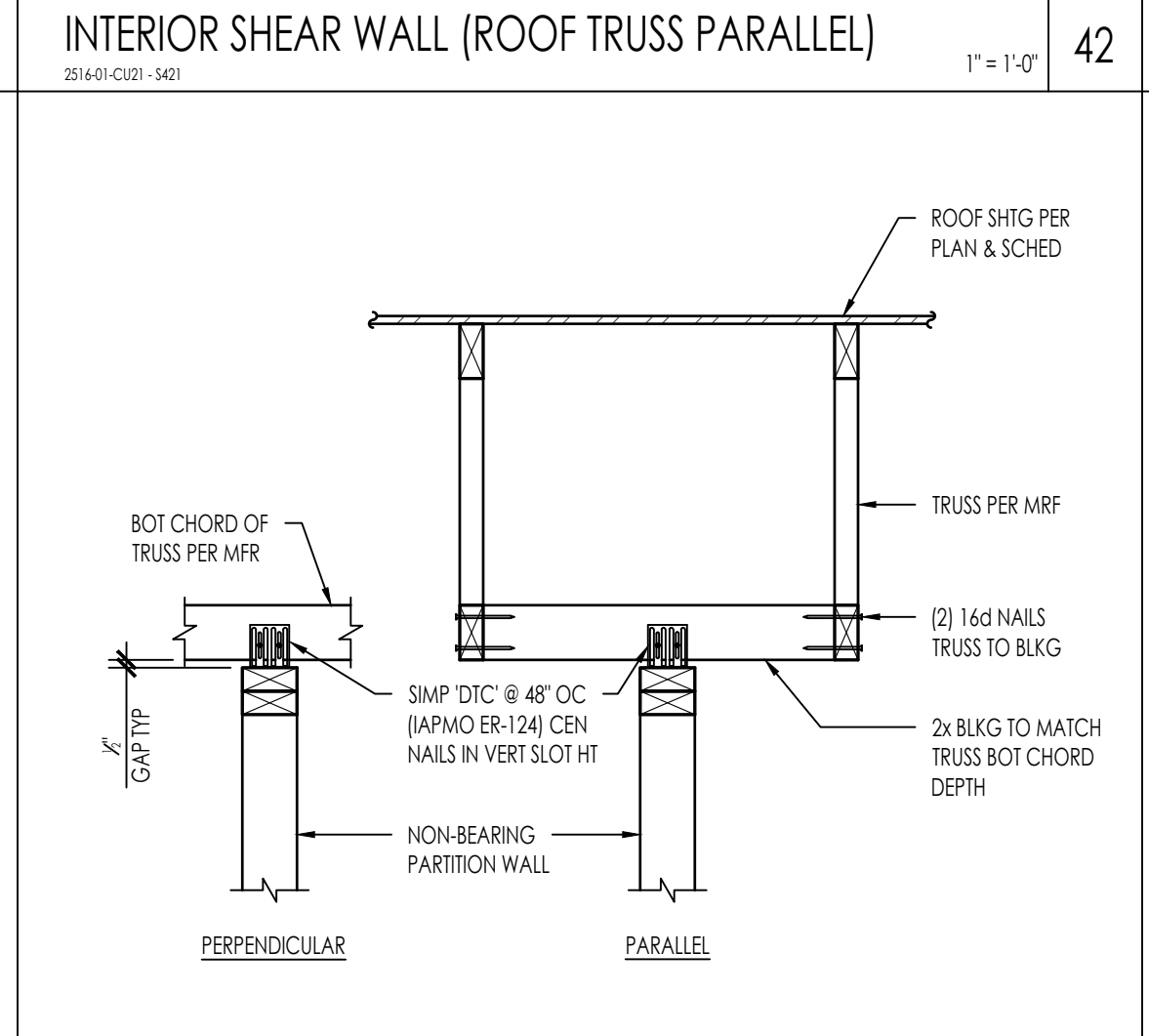
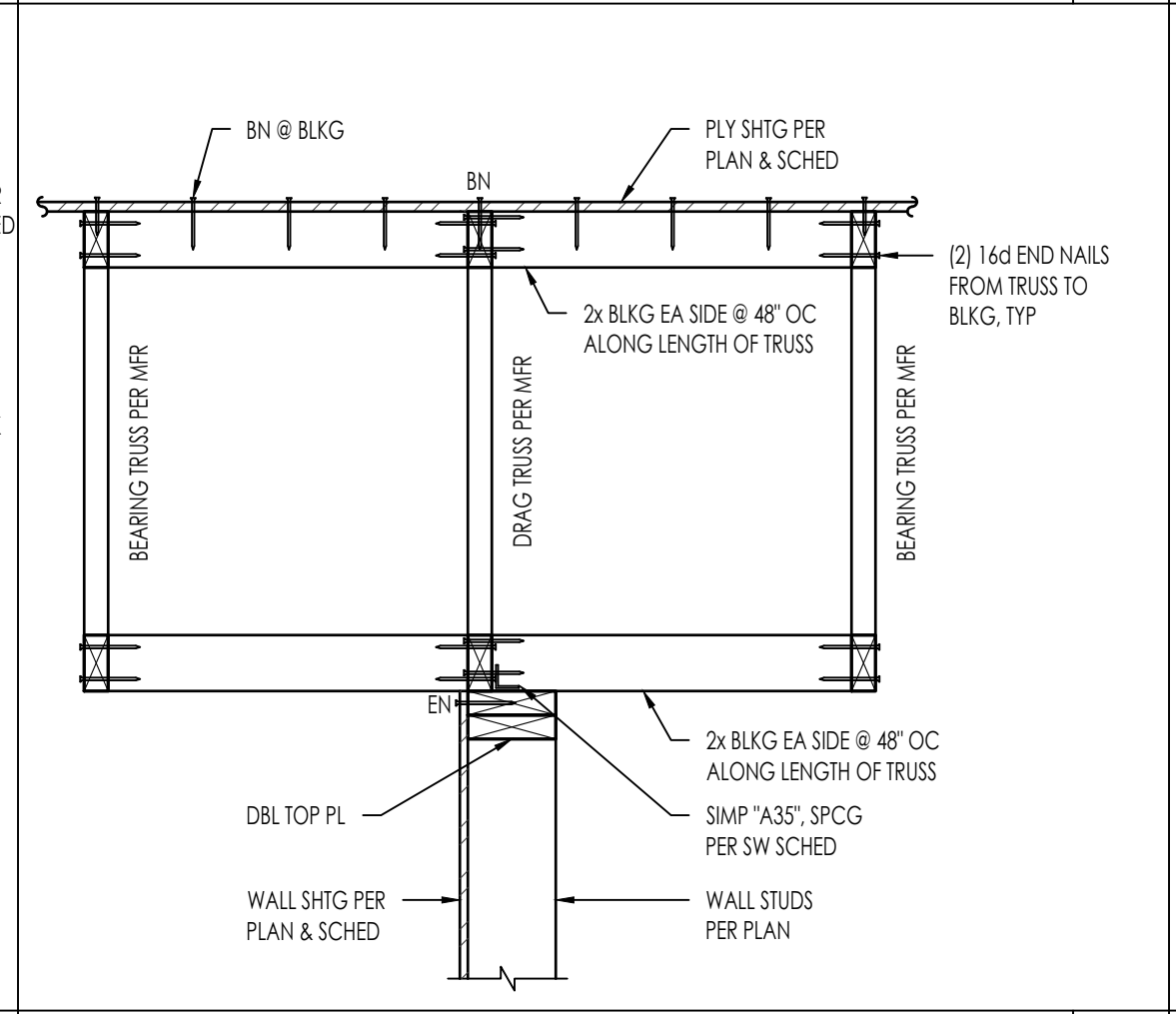
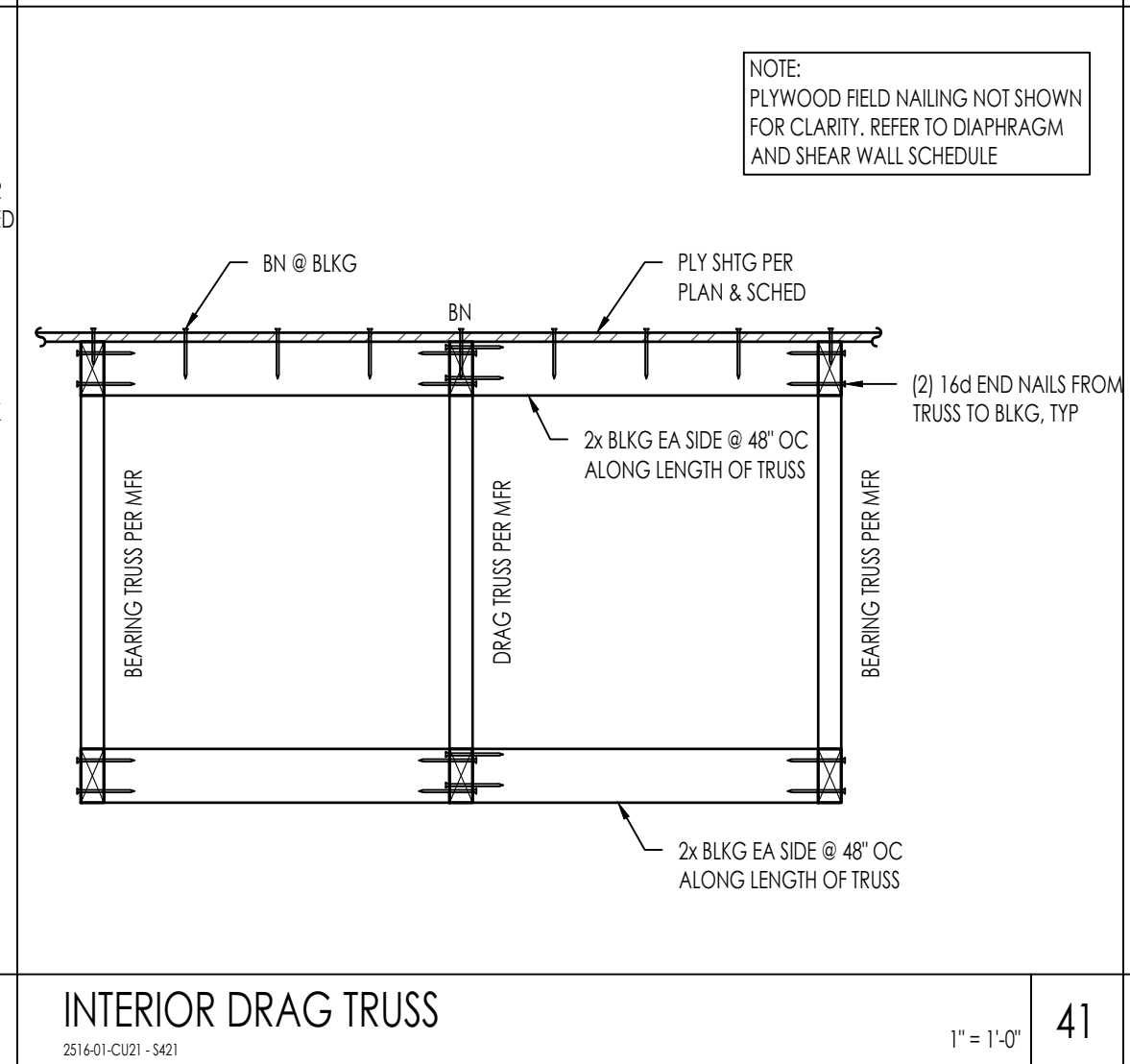
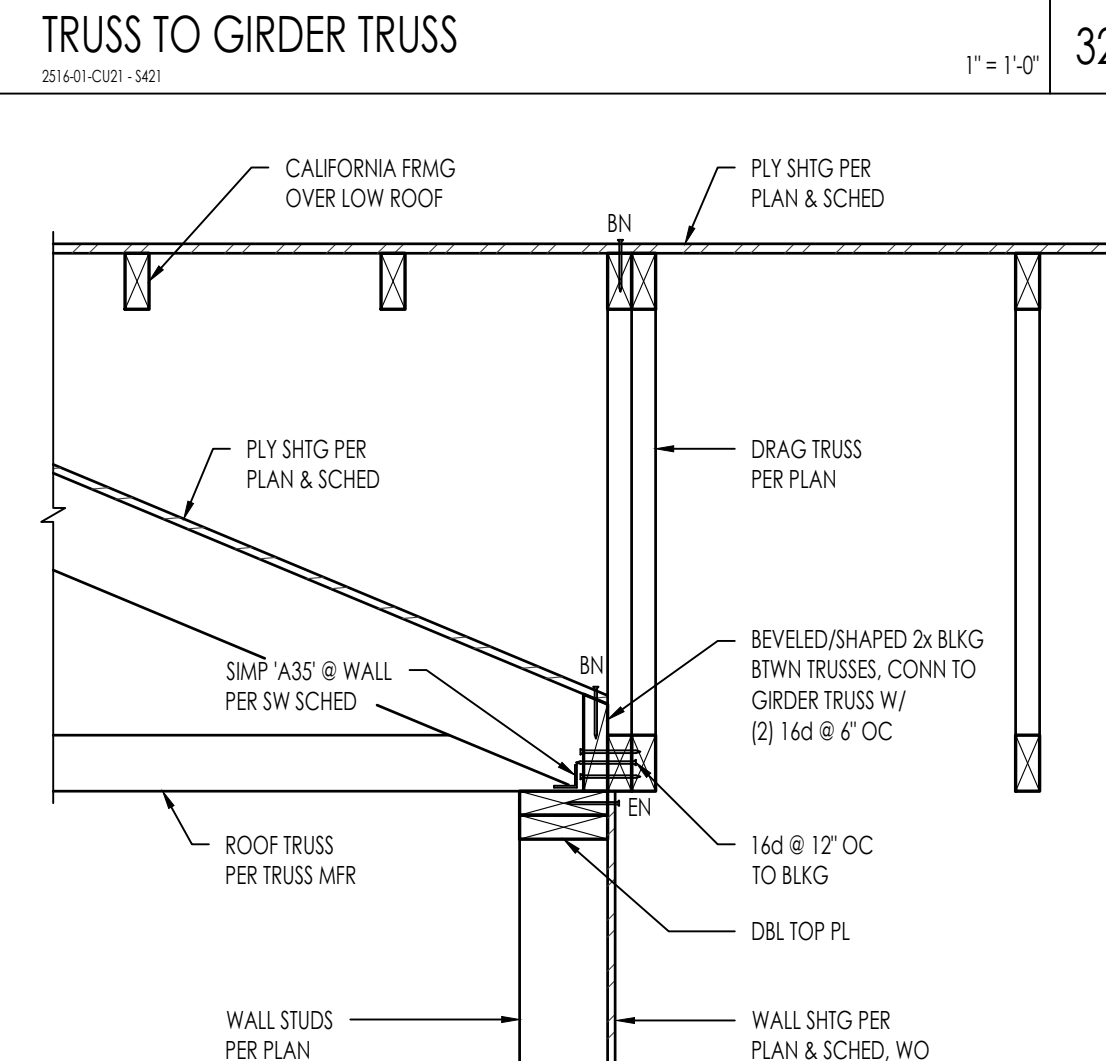
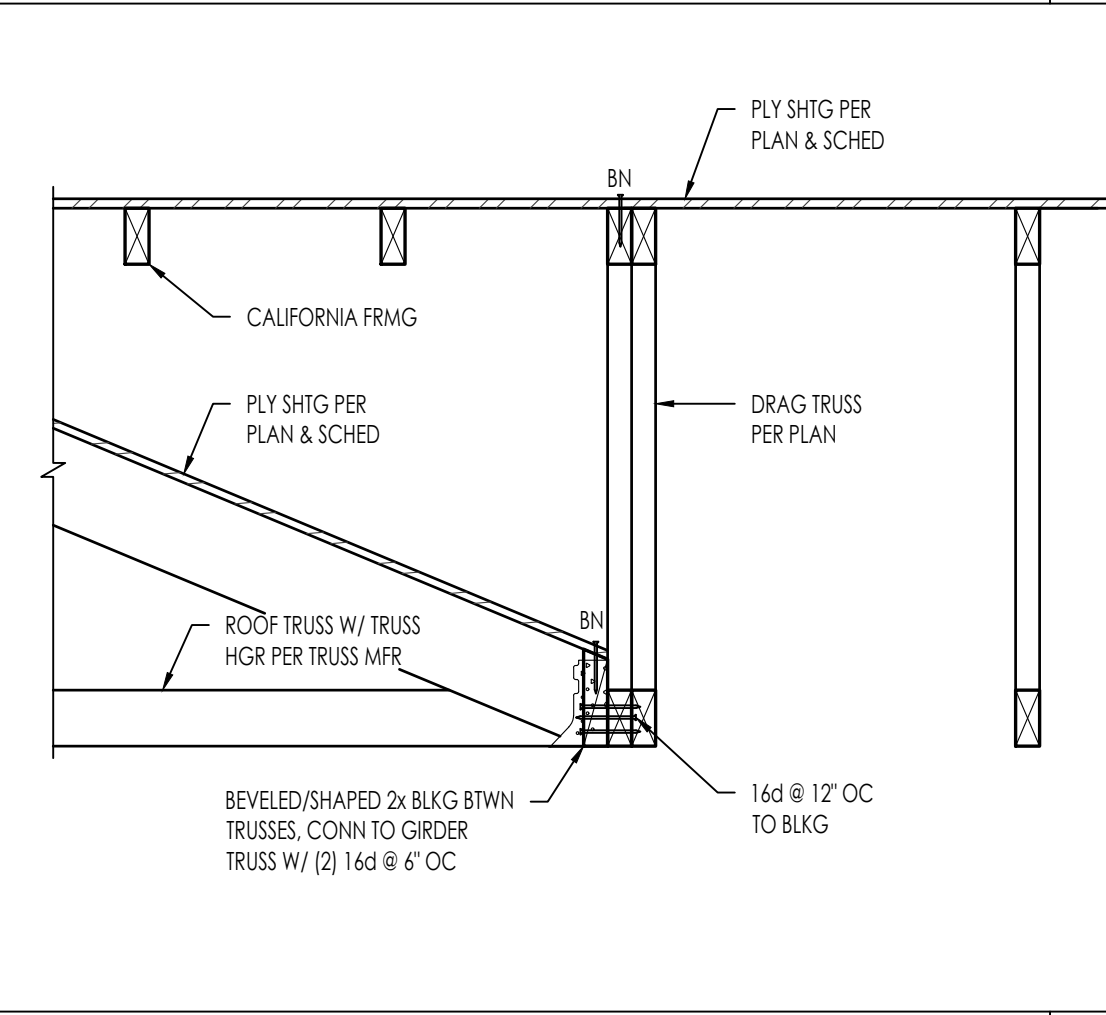
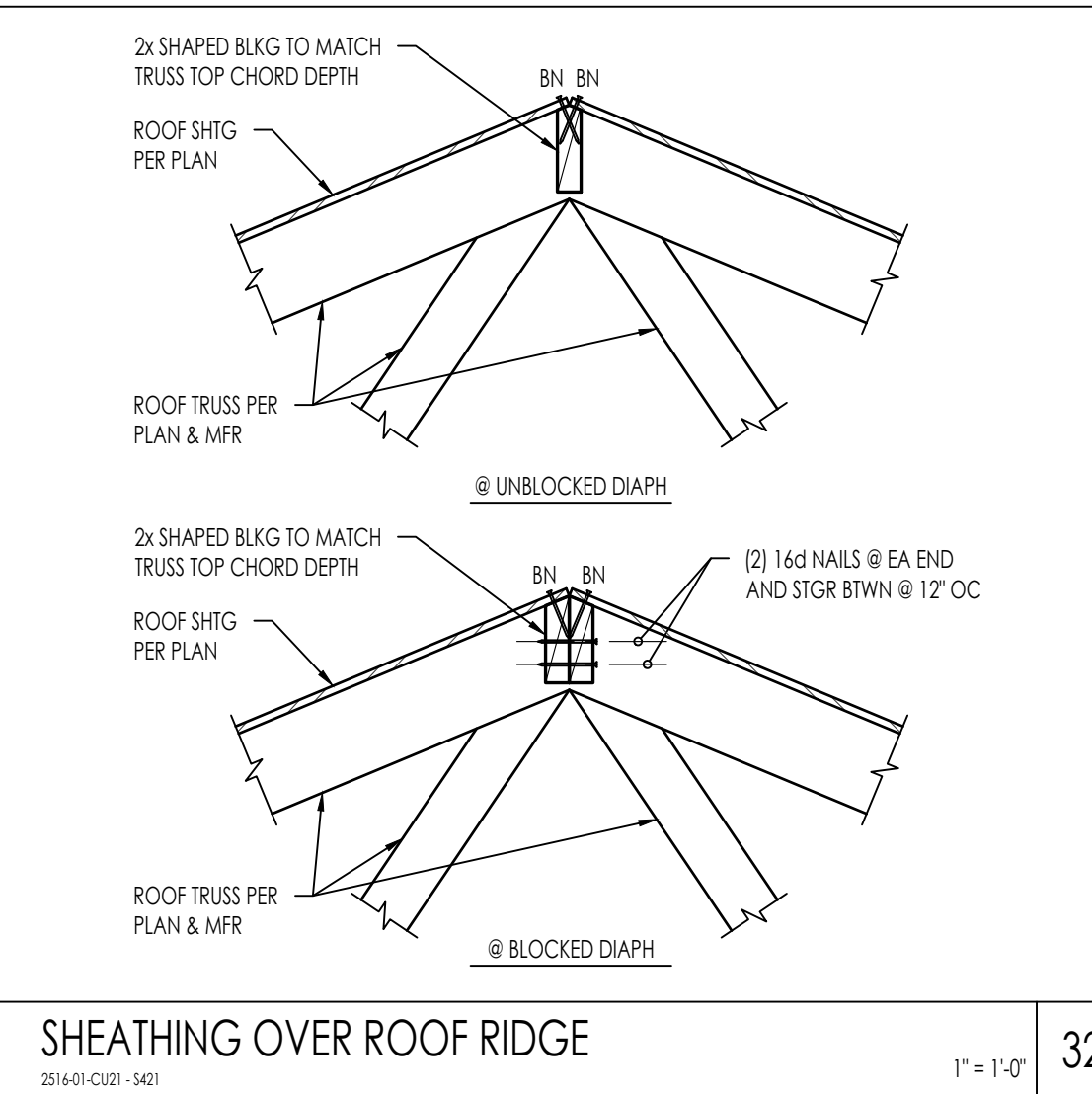
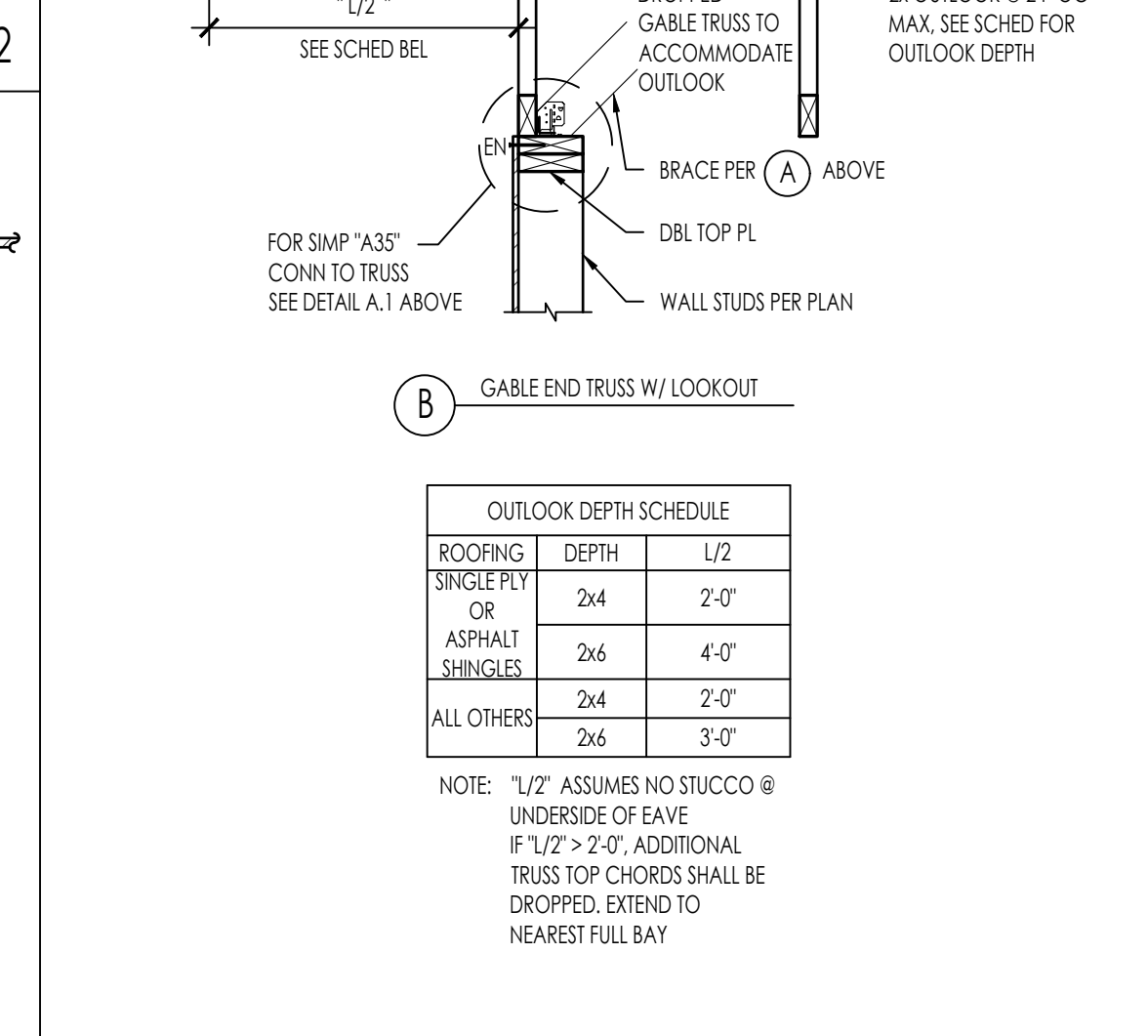
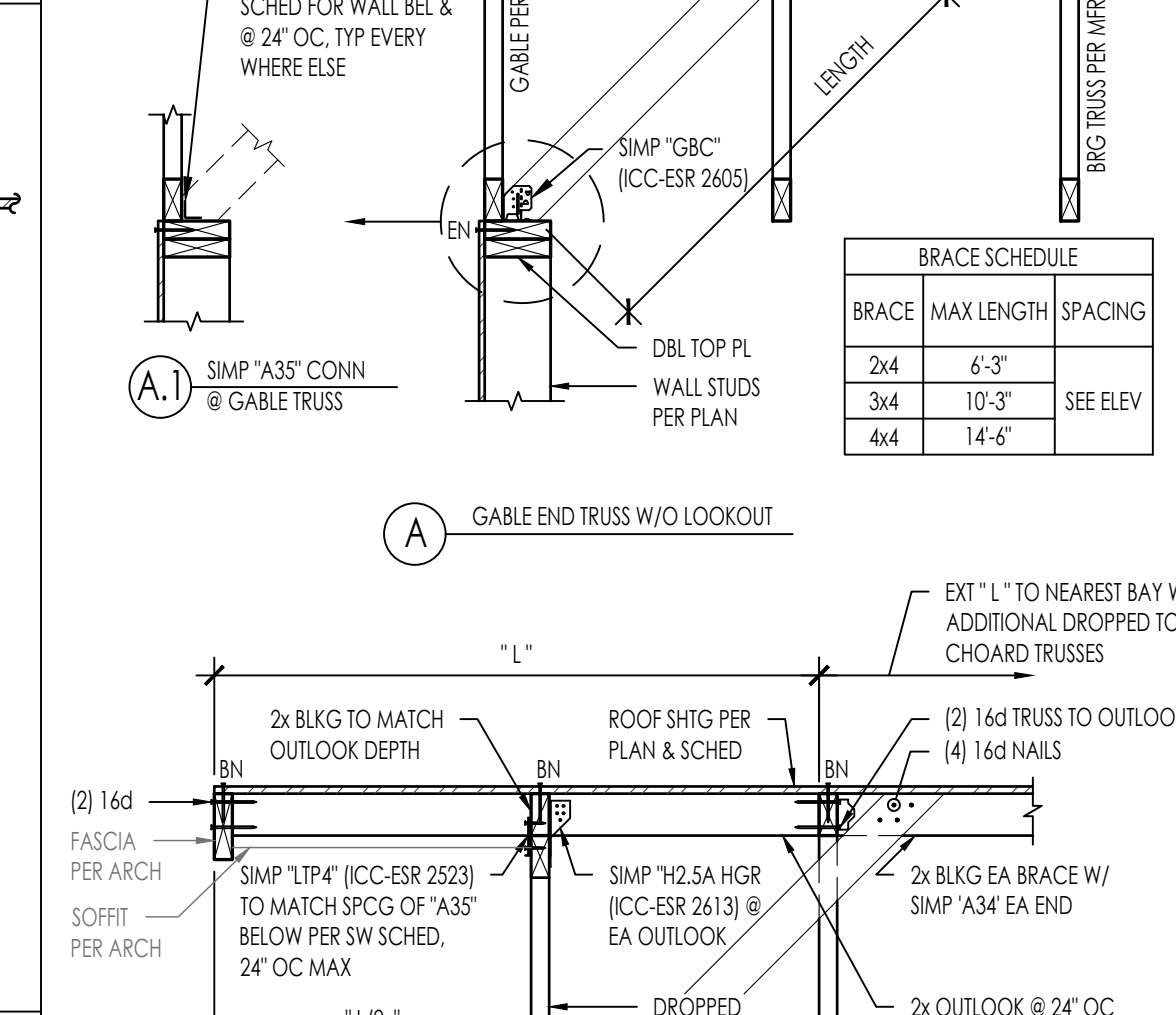
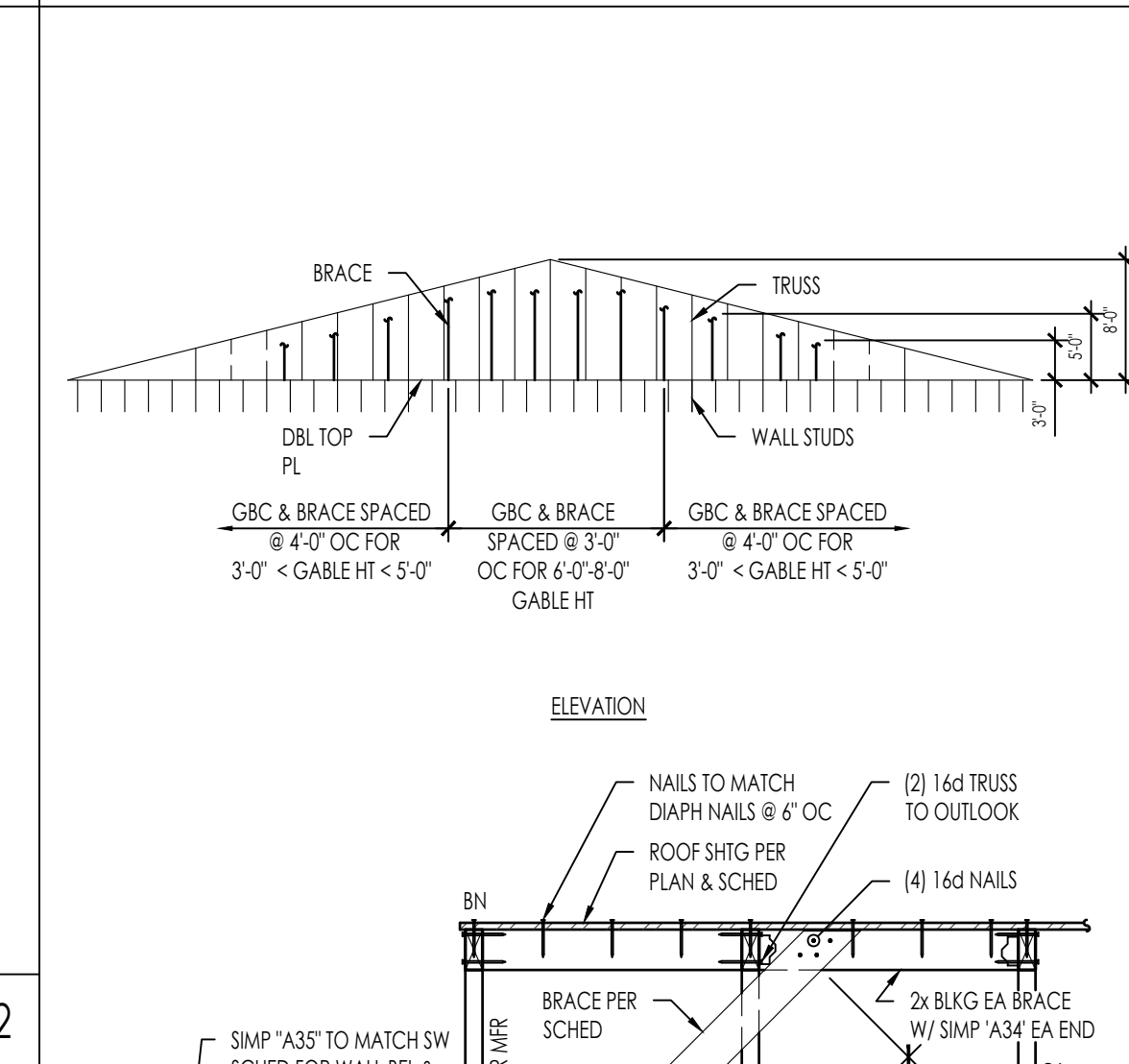
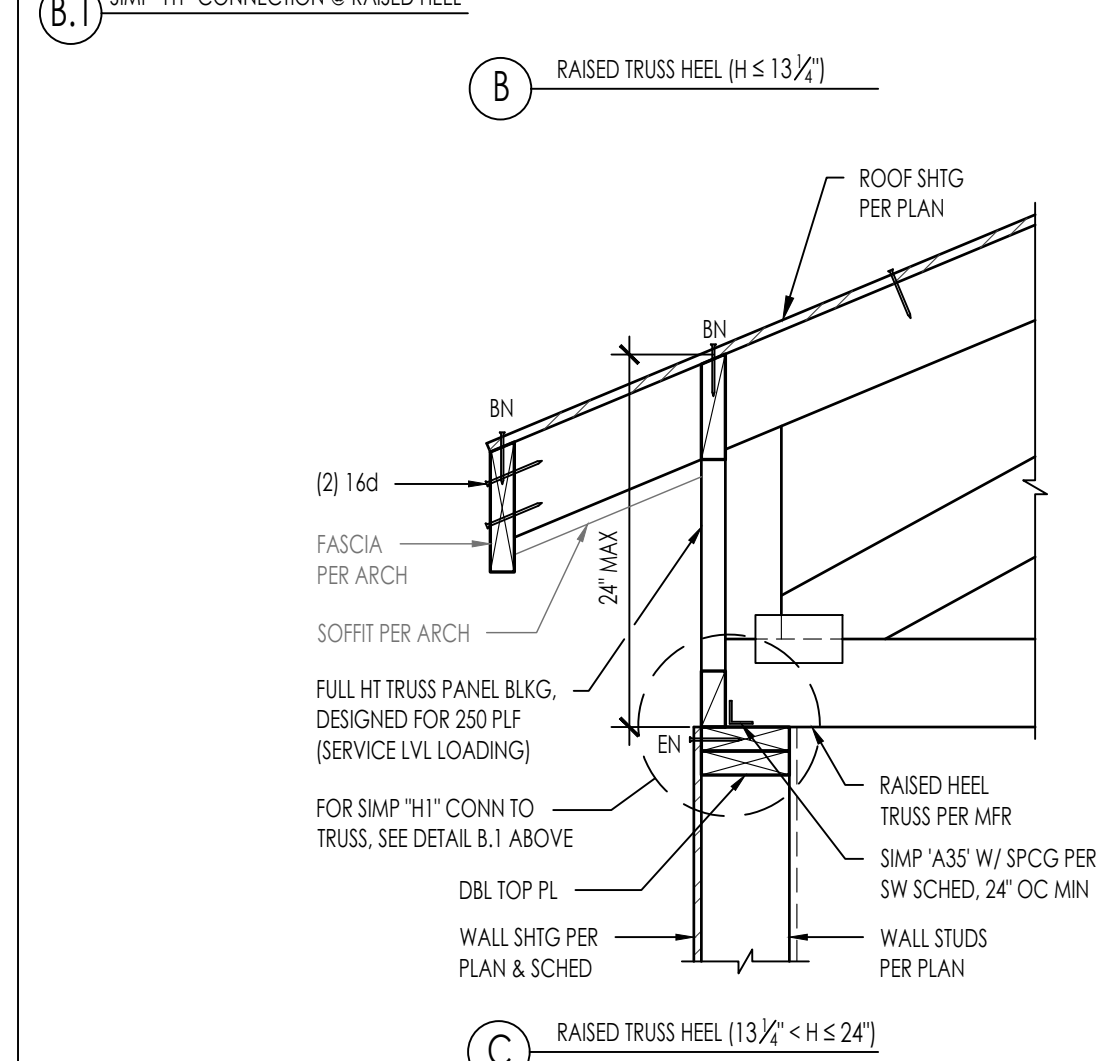
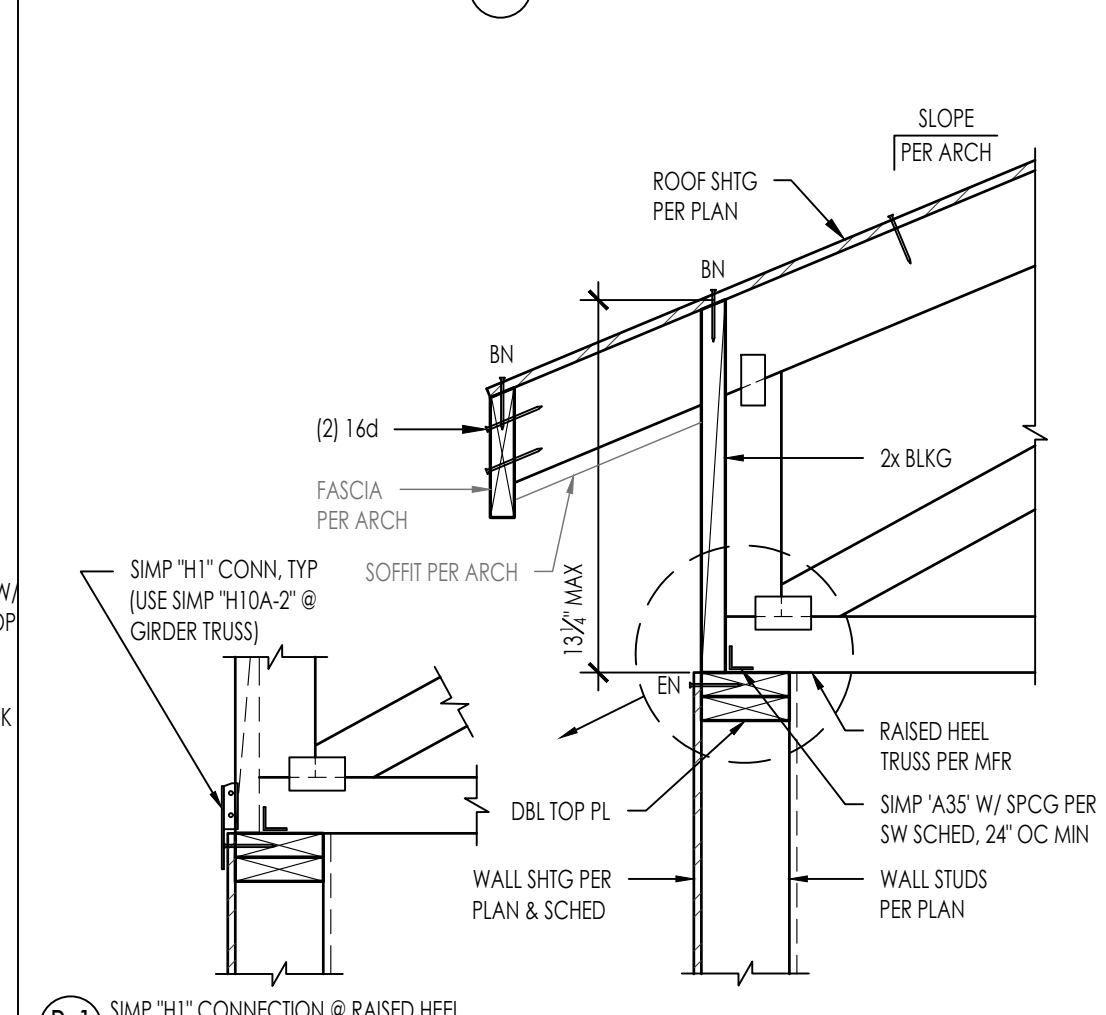
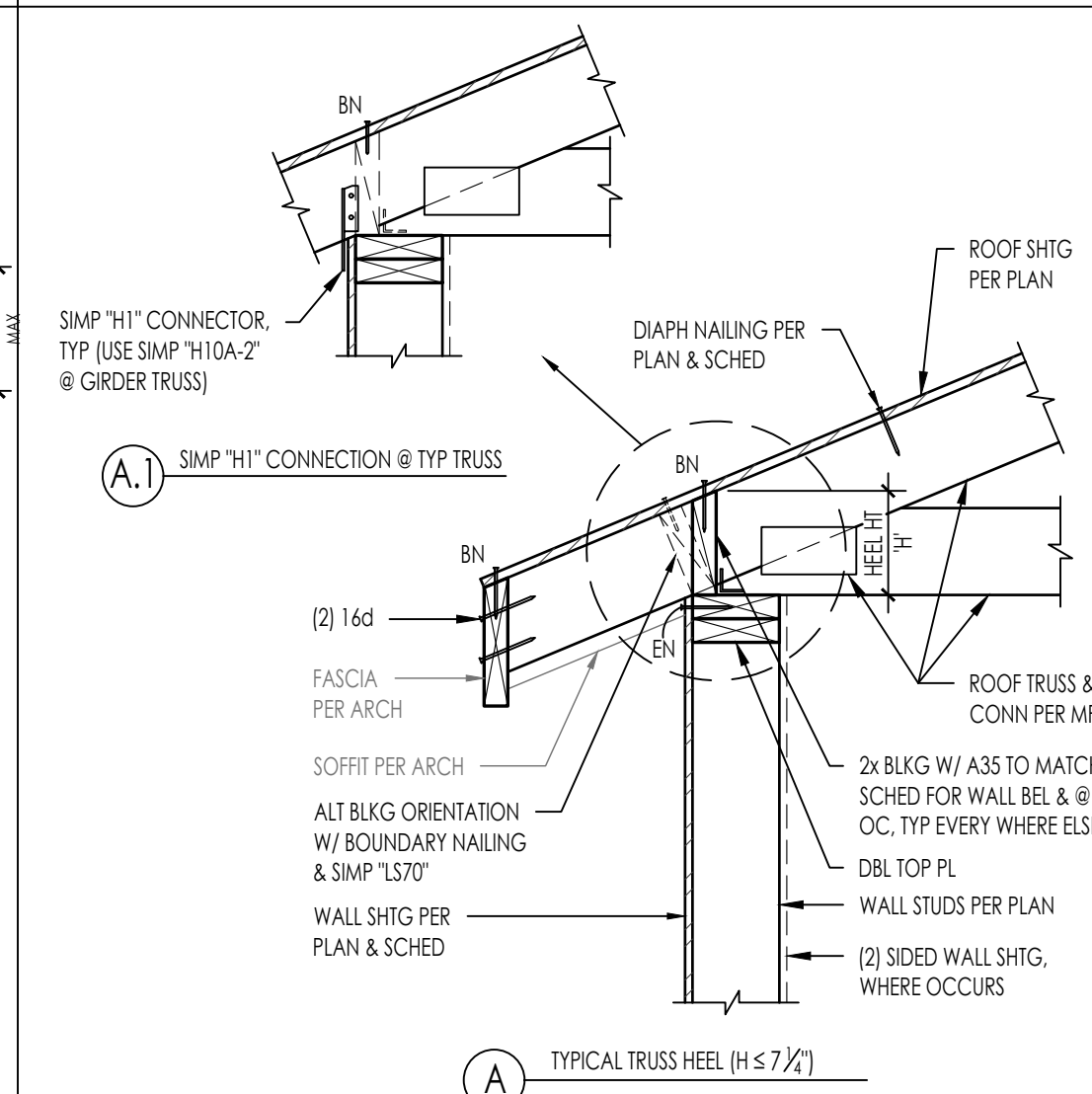
**NEWPORT BEACH ADU
STANDARD PLANS
NEWPORT BEACH, CA**

ROOF FRAMING DETAILS

CONSTRUCTION DOCUMENTS

DATE
09/26/23
SHEET

S-421



BRACE SCHEDULE

| BRACE | MAX LENGTH | SPACING |
|-------|------------|----------|
| 2x4 | 6'-3" | SEE ELEV |
| 3x4 | 10'-3" | SEE ELEV |
| 4x4 | 14'-6" | SEE ELEV |

OUTLOOK DEPTH SCHEDULE

| ROOFING | DEPTH | L/2 |
|---------------------|-------|-------|
| SHINGLE | 2x4 | 2'-0" |
| OR ASPHALT SHINGLES | 2x6 | 4'-0" |
| ALL OTHERS | 2x4 | 2'-0" |
| | 2x6 | 3'-0" |

NOTE: "L/2" ASSUMES NO STUCCO @ UNDERSIDE OF EAVE IF "L/2" > 2'-0". ADDITIONAL TRUSS TOP CHORDS SHALL BE DROPPED, EXTEND TO NEAREST FULL BAY

NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE

NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE

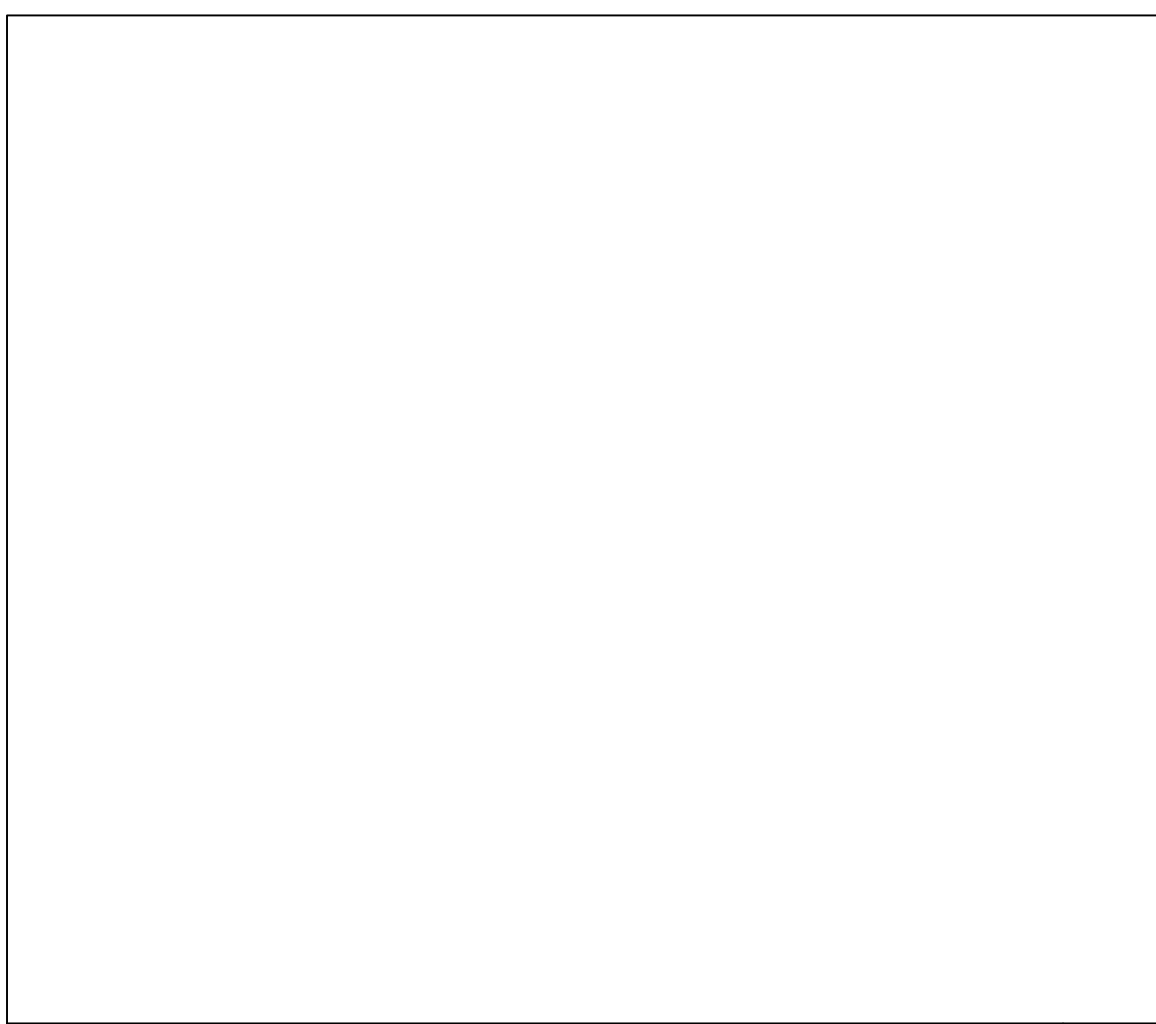
NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE

NOTE: MAXIMUM HEEL HEIGHT = 13 1/2"

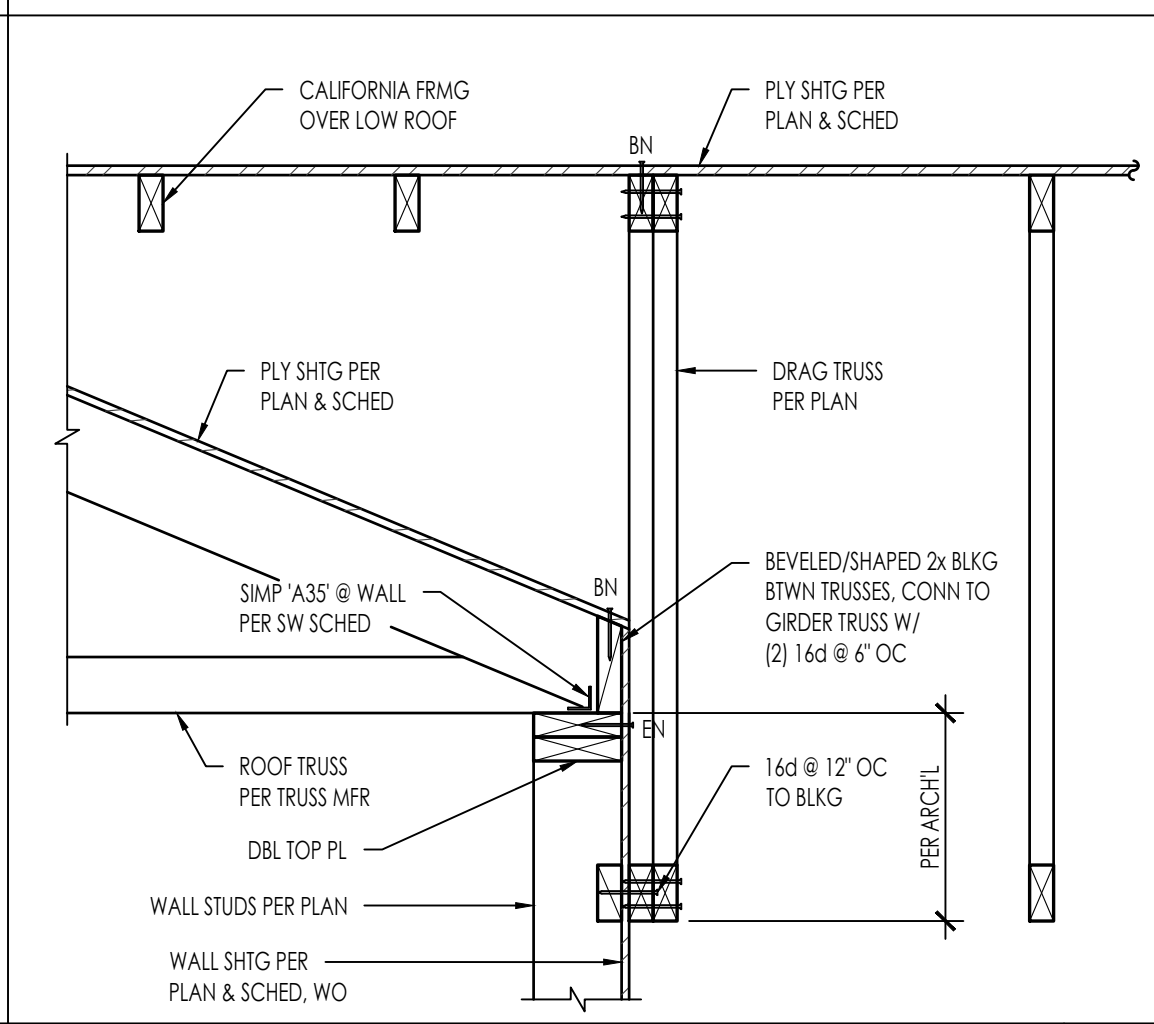
N:\2400\2451\4-01-C101-Newport-Beach-Permit-Ready-ADU-Structural-ConnDocs\Shear-Frames\2451-4-01-C101-5421.dwg, PLAN 2 - 5421, Apr 17, 2023, 10:56am, Alogez



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.



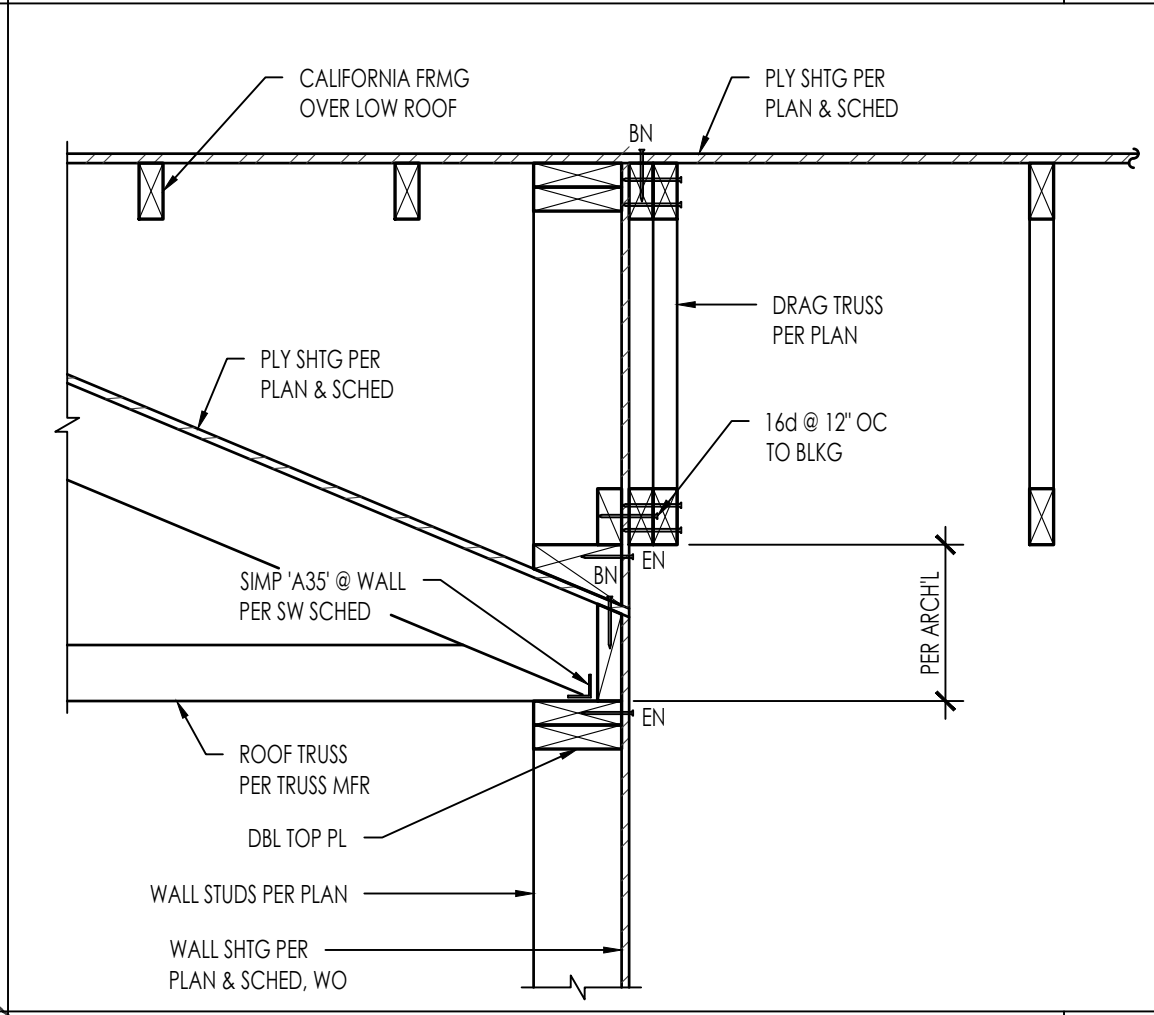
51 BEAM TO POST CONNECTION @ TRELLIS
2516-01-C101-1422-41 1" = 1'-0" 41



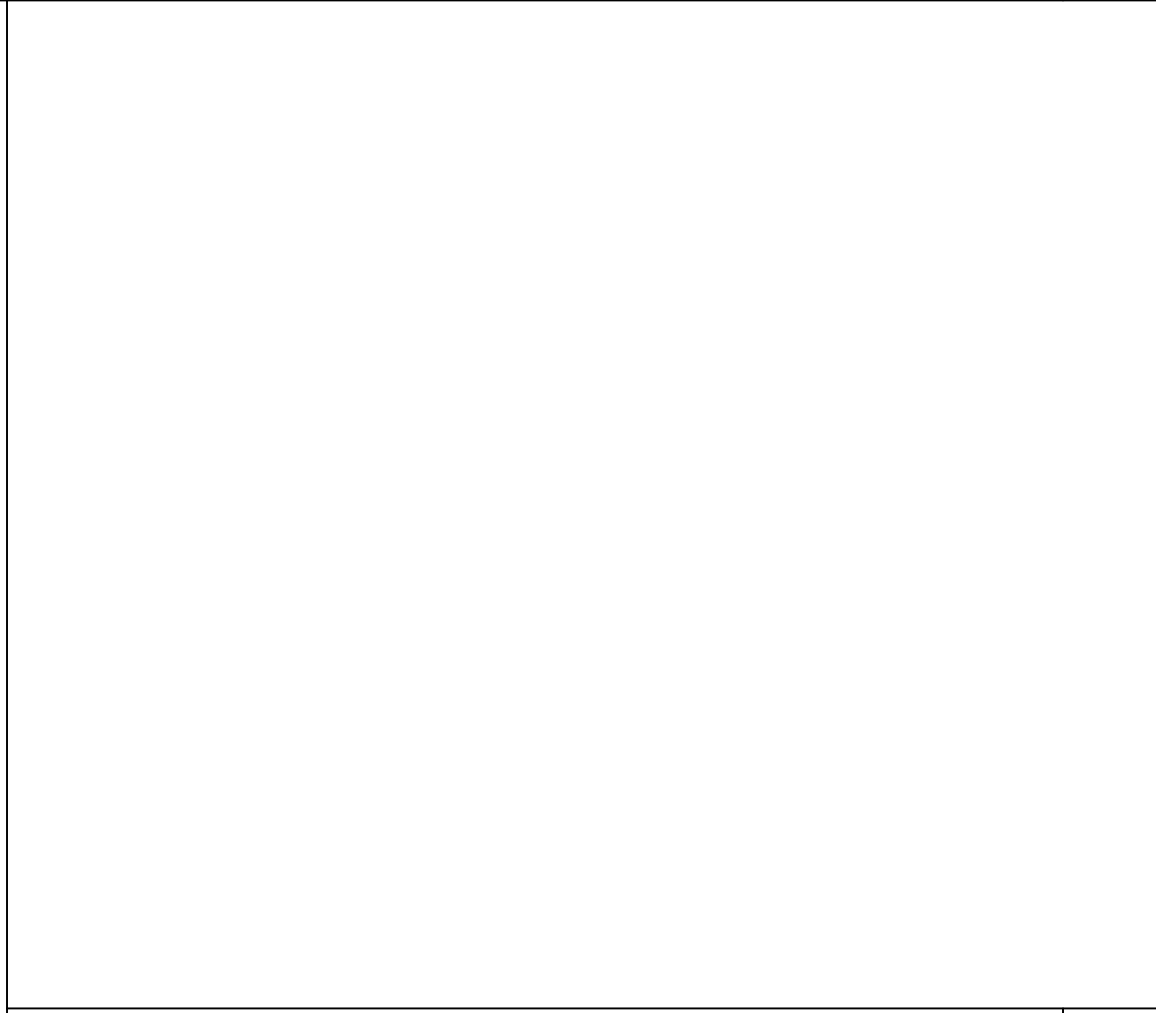
31 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-31 1" = 1'-0" 31



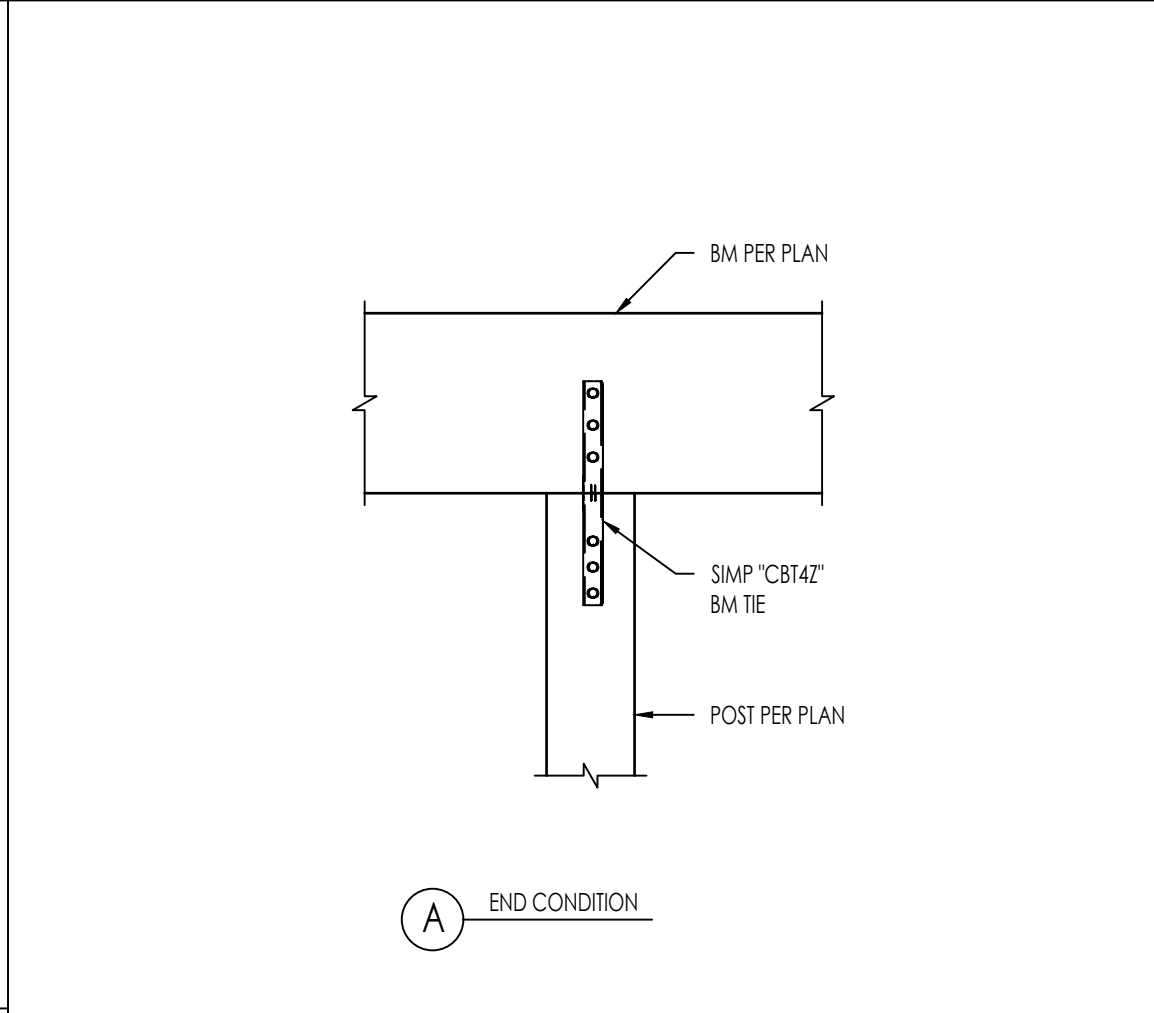
52 AWNING FRAMING
2516-01-C101-1422-42 3/4" = 1'-0" 42



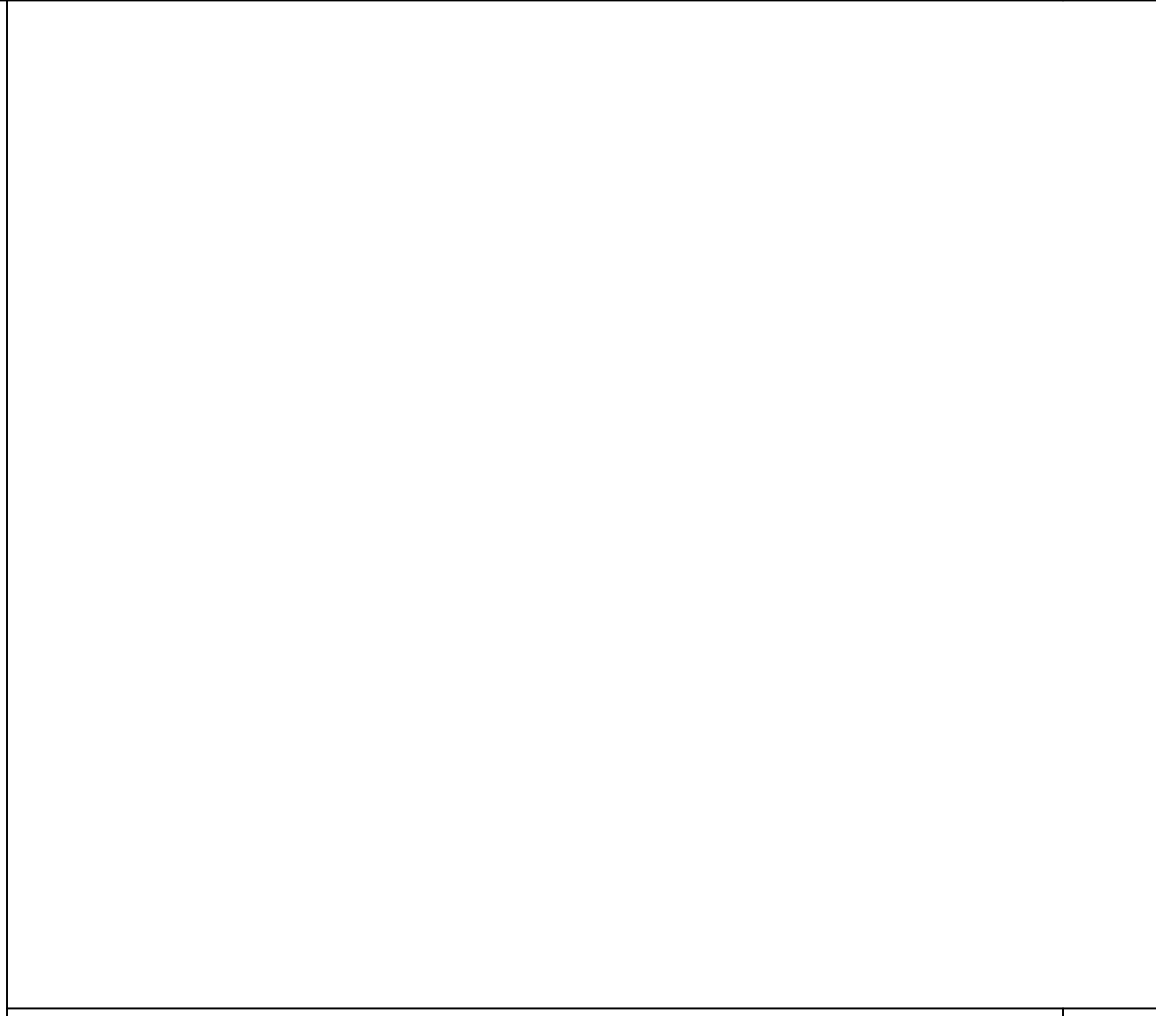
42 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-42 1" = 1'-0" 32



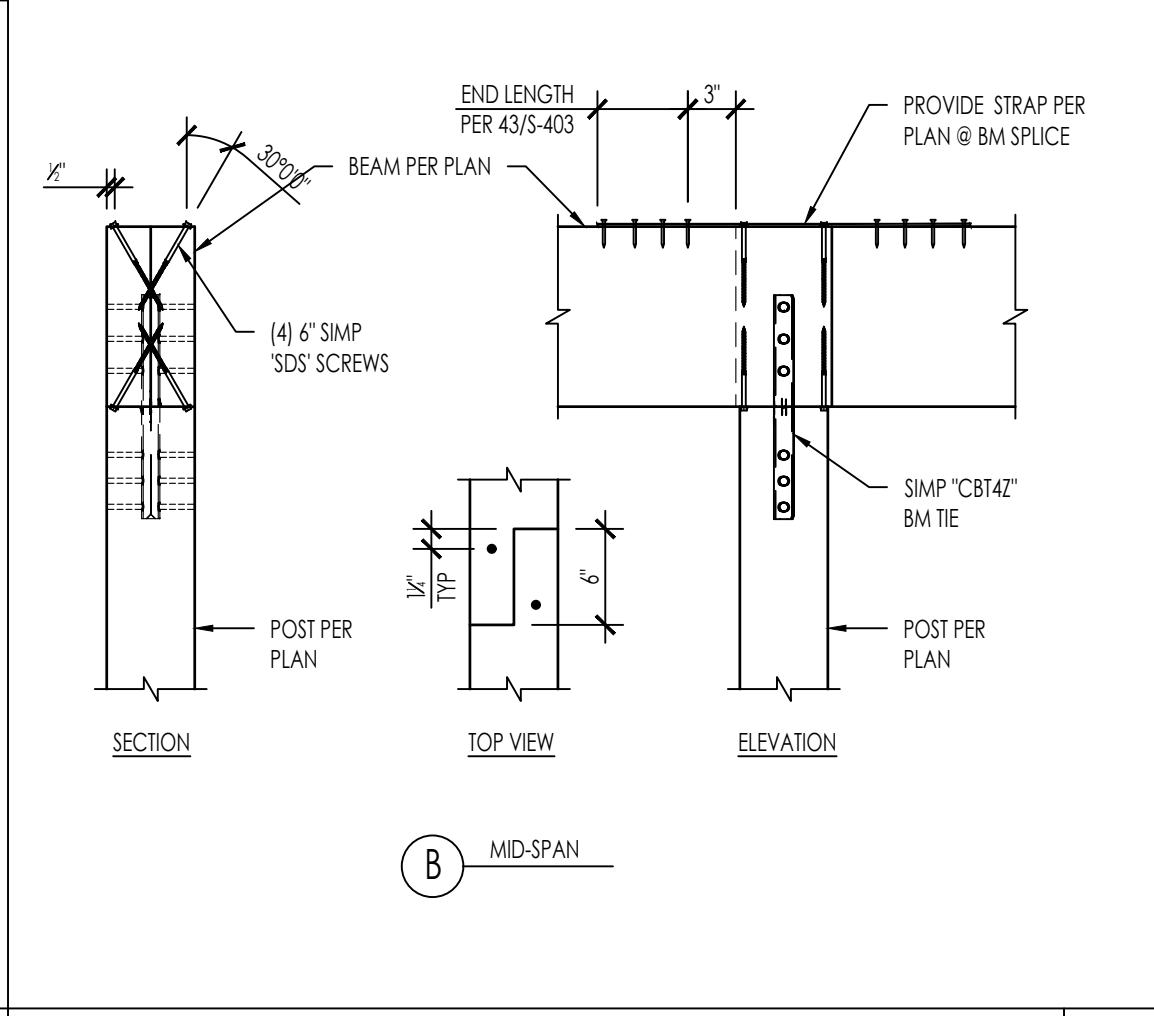
53 BEAM TO POST CONNECTION
2516-01-C101-1422-43 1" = 1'-0" 43



43 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-43 1" = 1'-0" 33



54 BEAM TO POST CONNECTION
2516-01-C101-1422-44 1" = 1'-0" 44



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



55 BEAM TO POST CONNECTION
2516-01-C101-1422-45 1" = 1'-0" 45



44 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-44 1" = 1'-0" 35



56 BEAM TO POST CONNECTION
2516-01-C101-1422-46 1" = 1'-0" 46



35 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-35 1" = 1'-0" 35

57 BEAM TO POST CONNECTION
2516-01-C101-1422-47 1" = 1'-0" 47

45 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-45 1" = 1'-0" 36

58 BEAM TO POST CONNECTION
2516-01-C101-1422-48 1" = 1'-0" 48

36 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-36 1" = 1'-0" 36

59 BEAM TO POST CONNECTION
2516-01-C101-1422-49 1" = 1'-0" 49

46 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-46 1" = 1'-0" 37

60 BEAM TO POST CONNECTION
2516-01-C101-1422-50 1" = 1'-0" 50

37 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-37 1" = 1'-0" 37

61 BEAM TO POST CONNECTION
2516-01-C101-1422-51 1" = 1'-0" 51

47 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-47 1" = 1'-0" 38

62 BEAM TO POST CONNECTION
2516-01-C101-1422-52 1" = 1'-0" 52

38 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-38 1" = 1'-0" 38

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

48 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-48 1" = 1'-0" 39

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

39 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-39 1" = 1'-0" 39

65 BEAM TO POST CONNECTION
2516-01-C101-1422-55 1" = 1'-0" 55

49 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-49 1" = 1'-0" 40

66 BEAM TO POST CONNECTION
2516-01-C101-1422-56 1" = 1'-0" 56

40 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-40 1" = 1'-0" 40

67 BEAM TO POST CONNECTION
2516-01-C101-1422-57 1" = 1'-0" 57

50 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-50 1" = 1'-0" 41

68 BEAM TO POST CONNECTION
2516-01-C101-1422-58 1" = 1'-0" 58

51 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-51 1" = 1'-0" 41

69 BEAM TO POST CONNECTION
2516-01-C101-1422-59 1" = 1'-0" 59

52 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-52 1" = 1'-0" 42

70 BEAM TO POST CONNECTION
2516-01-C101-1422-60 1" = 1'-0" 60

53 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-53 1" = 1'-0" 43

71 BEAM TO POST CONNECTION
2516-01-C101-1422-61 1" = 1'-0" 61

54 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-54 1" = 1'-0" 44

72 BEAM TO POST CONNECTION
2516-01-C101-1422-62 1" = 1'-0" 62

55 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-55 1" = 1'-0" 45

73 BEAM TO POST CONNECTION
2516-01-C101-1422-63 1" = 1'-0" 63

56 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-56 1" = 1'-0" 46

74 BEAM TO POST CONNECTION
2516-01-C101-1422-64 1" = 1'-0" 64

57 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-57 1" = 1'-0" 47

75 BEAM TO POST CONNECTION
2516-01-C101-1422-65 1" = 1'-0" 65

58 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-58 1" = 1'-0" 48

76 BEAM TO POST CONNECTION
2516-01-C101-1422-66 1" = 1'-0" 66

59 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-59 1" = 1'-0" 49

77 BEAM TO POST CONNECTION
2516-01-C101-1422-67 1" = 1'-0" 67

60 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-60 1" = 1'-0" 50

78 BEAM TO POST CONNECTION
2516-01-C101-1422-68 1" = 1'-0" 68

61 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-61 1" = 1'-0" 51

79 BEAM TO POST CONNECTION
2516-01-C101-1422-69 1" = 1'-0" 69

62 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-62 1" = 1'-0" 52

80 BEAM TO POST CONNECTION
2516-01-C101-1422-70 1" = 1'-0" 70

63 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-63 1" = 1'-0" 53

81 BEAM TO POST CONNECTION
2516-01-C101-1422-71 1" = 1'-0" 71