



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

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SIGNATURE _____ DATE _____
PRINT NAME _____



NEWPORT BEACH ACCESSORY DWELLING UNIT STANDARD PLAN - PLAN 3

STREET ADDRESS (TO BE PROVIDED BY OWNER)

CITY OF NEWPORT BEACH, CA

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*FOR PLANNING STAFF ONLY
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: _____

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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

ENERGY COMPLIANCE
PREPARED BY: _____
DATE PREPARED: _____
JOB NUMBER: _____

SOILS ENGINEERING REPORT
PREPARED BY: _____
DATE PREPARED: _____
JOB NUMBER: _____

PROJECT INFORMATION

*FOR PLANNING STAFF ONLY
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: _____

PROJECT SCOPE:

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

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

APN: _____
ZONING: _____
LOT SIZE: _____

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

MAXIMUM FAL: _____
PROPOSED FAL: _____

LOT COVERAGE (TO BE PROVIDED BY OWNER)

INCLUDING ALL AREAS UNDER SOLID ROOF, INCLUDING EAVES.
BUILDING: _____
HARDSCAPE/PAVING: _____
LANDSCAPE: _____

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 3:
CONDITIONED FLOOR AREA _____ SF

PROJECT CHECKLIST

*FOR PLANNING STAFF ONLY
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: _____

STYLE SELECTION

- CALIFORNIA RANCH
- STRIKE THROUGH SHEETS A1-122,123 & A1-202,203 & AD-903,904
- CONTEMPORARY FARMHOUSE
- STRIKE THROUGH SHEETS A1-121,123 & A1-201,203 & AD-902,904
- COASTAL COTTAGE
- STRIKE THROUGH SHEETS A1-121,122 & A1-201,202 & AD-902,903

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

EXTERIOR WALL MATERIAL

- FIBER CEMENT - SIDING PER SYLE
- ALTERNATE STUCCO FINISH

WINDOW MATERIAL

- VINYL
- FIBERGLASS
- WOOD
- ALUMINUM CLAD WOOD

ROOF MATERIAL

- COMPOSITION SHINGLES
- STANDING SEAM METAL ROOF

GUARDRAIL DESIGN

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

WASTE WATER

- SEWER

ON-SITE PARKING REQUIRED

- NONE

EXCEPTION USED:

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

- ONE PARKING SPACE

DEFERRED SUBMITTALS

CHECK ALL THAT APPLY:

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

VERY HIGH FIRE SEVERITY ZONE

- NO
- YES

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

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

FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

- NO
- YES

REQUIRED AT PROPOSED ADU:

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

FIRE SPRINKLERS NOTES

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

DESIGNATED HAZARD AREAS

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

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

NEWPORT BEACH ADU
STANDARD PLANS
NEWPORT BEACH, CA

TITLE SHEET - PLAN 3

DATE
09/26/23
SHEET

G-003



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GENERAL NOTES

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

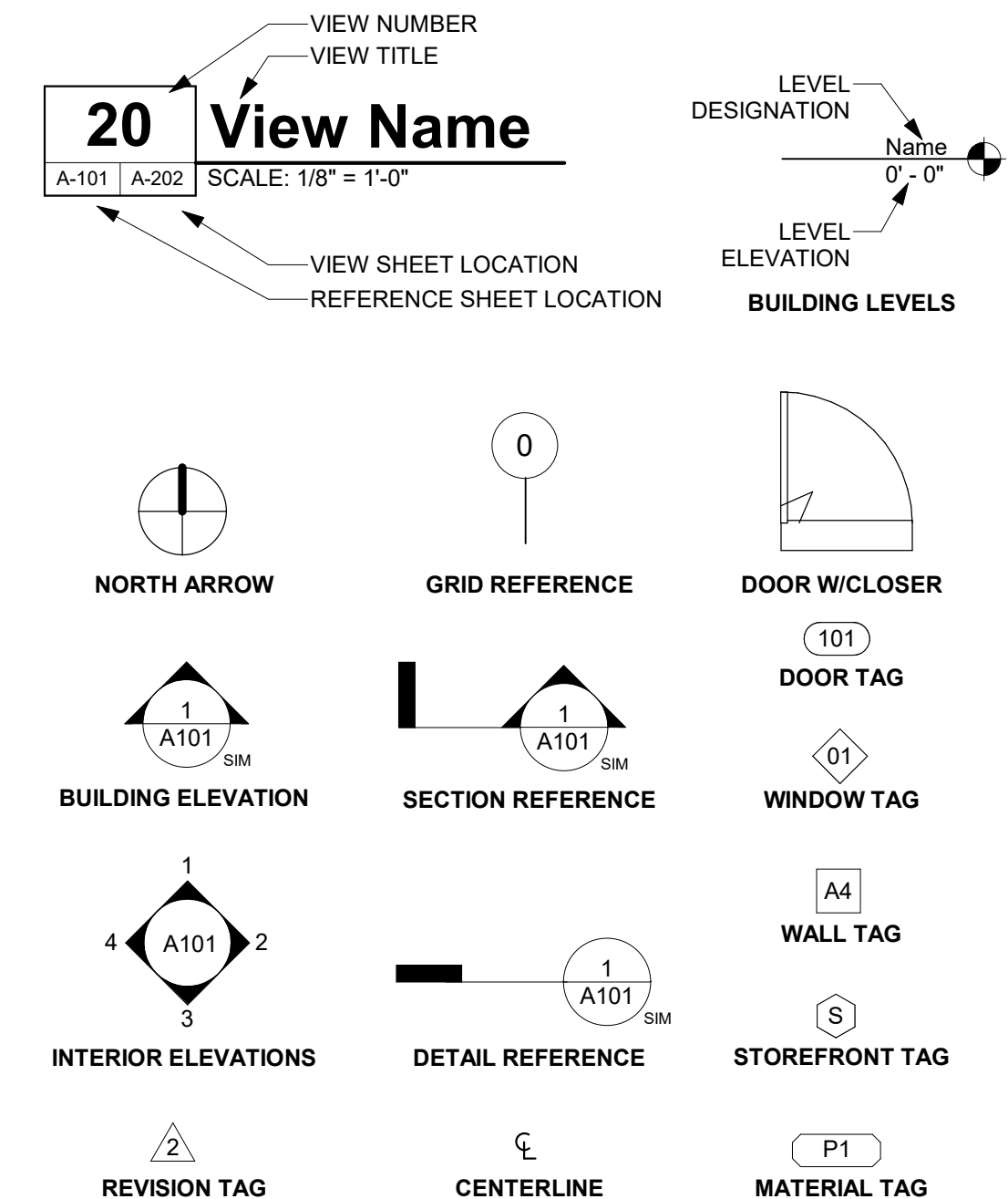
WINDOWS

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

ABBREVIATIONS

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

SYMBOLS



2022 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	85
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

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

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,3}	
(Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)	
COATING CATEGORY	VOC LIMIT
Fat 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.

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- 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 133.39(a)(2)(2)(2). 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:RESIDENTIAL_CalGreenMandatoryMeasures_11-2022 5

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**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)
4. Where the roofing profile has an airspace under the roof covering, installed over a combustible deck, one of the following shall be provided: (CBC 705A.2)
 - a. A 72 lb. cap sheet complying with ASTM D3909 for "Asphalt Rolled Roofing (Glass Felt) Surfaced with Mineral Granules," installed over the roof deck.
 - b. No less than 1" of mineral wool board or other noncombustible material between the roofing material and wood framing or deck.
 - c. A Class A fire rated roof underlayment, tested in accordance with ASTM E108.
 - d. Sheathing consisting of exterior fire-retardant treated wood.
5. Airspace between roof covering and roof deck shall have bird stops at the eaves. Hip and ridge caps shall be mudded in.
6. Valley flashing shall be not less than 0.019-inch, No. 26 gage, galvanized and corrosion-resistant metal. (CBC 705A.3)
7. Valley flashing shall be under laid with a minimum of one layer 72 pound, mineral-surfaced, non-perforated cap sheet at least 36 inches wide and running the full length of the valley. (CBC 705A.3)
8. Debris covers shall be provided on all roof gutters. (CBC 705A.4)

VENTILATION OPENINGS

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

EXTERIOR COVERING

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

WINDOWS, DOORS & SKYLIGHTS

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

GARAGE DOOR PERIMETER GAP

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

MATERIALS & TESTING

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

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

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

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

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APPLICANT TO ATTACH BUILDING ENERGY ANALYSIS REPORT FORMS TO SHEET

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

ENERGY COMPLIANCE - PLAN 3

DATE
06/28/23

SHEET
T24-300



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

ENERGY COMPLIANCE - PLAN 3

DATE
06/28/23

SHEET

T24-301



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.

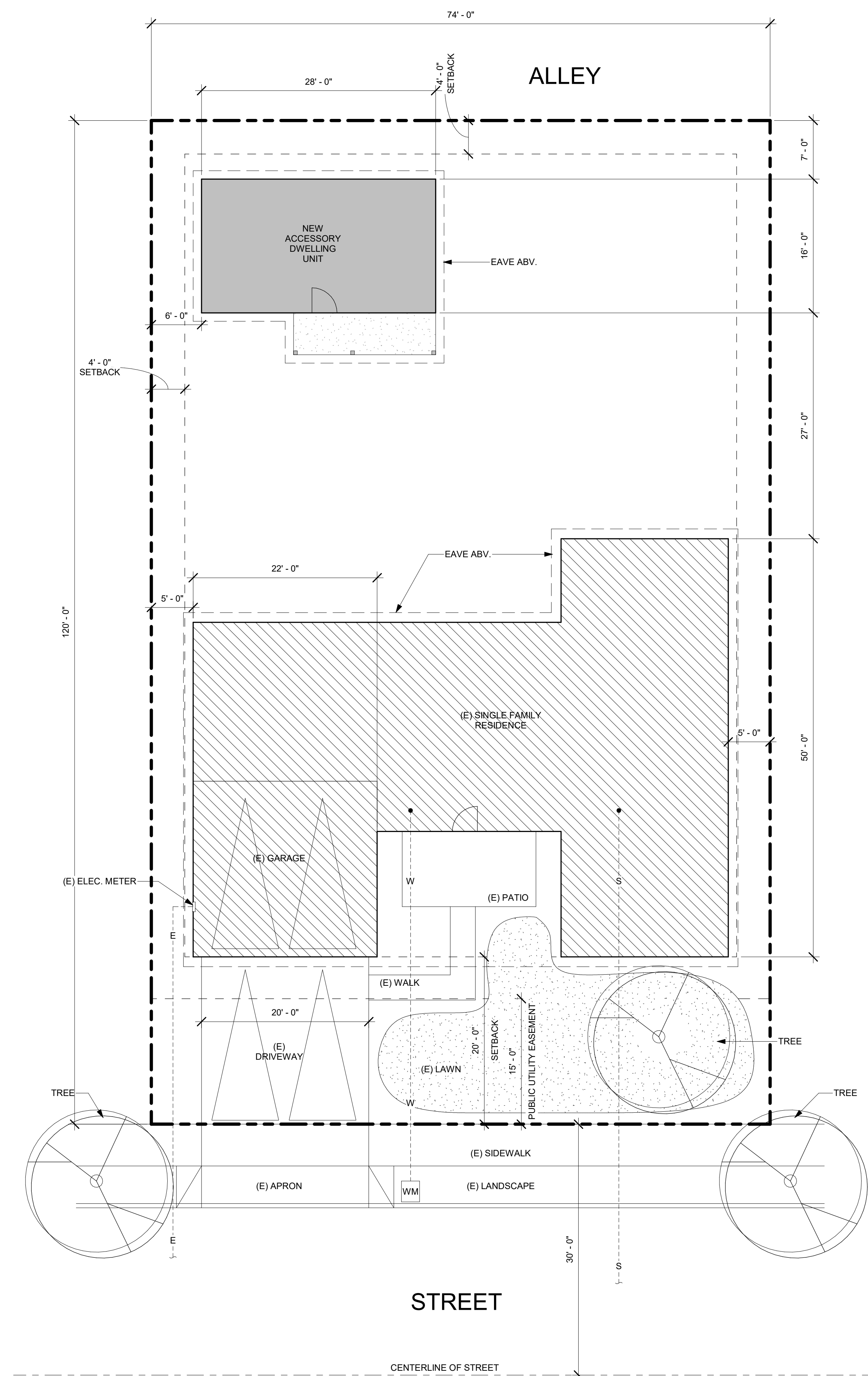
SITE PLAN CHECKLIST

- 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:**

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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)



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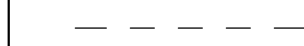
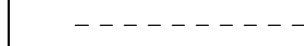

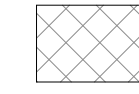
SITE PLAN GENERAL NOTES

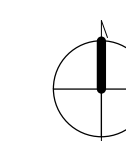
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO CIVIL PLANS FOR FURTHER INFORMATION.
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4. GROUND MOUNTED MECHANICAL EQUIPEMENT SHALL BE SCREEN FROM VIEW FROM ANY PUBLIC RIGHTS-OF-WAY WITH FENCES, WALLS, OR SOLID HEDGES. 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

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- ALL EXISTING/PROPOSED PLANTINGS AND HARDSCAPE SHOWN:**
- GROUND MOUNTED MECHANICAL EQUIPEMENT AND PROPOSED SCREENING**
- PORCH COVERS, ROOF EAVES, TRELIS & GAZEBO STRUCTURES**
- ALLEYS, DRIVEWAYS, STREETS SHOWN:**

SITE PLAN LEGEND

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



SITE PLAN (TO BE PROVIDED BY APPLICANT)

SCALE:

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

DATE
06/28/23

SHEET
AS-101



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STYLE 1: CALIFORNIA RANCH



STYLE 2: CONTEMPORARY FARMHOUSE



STYLE 3: COASTAL COTTAGE

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

PERSPECTIVES - PLAN 3

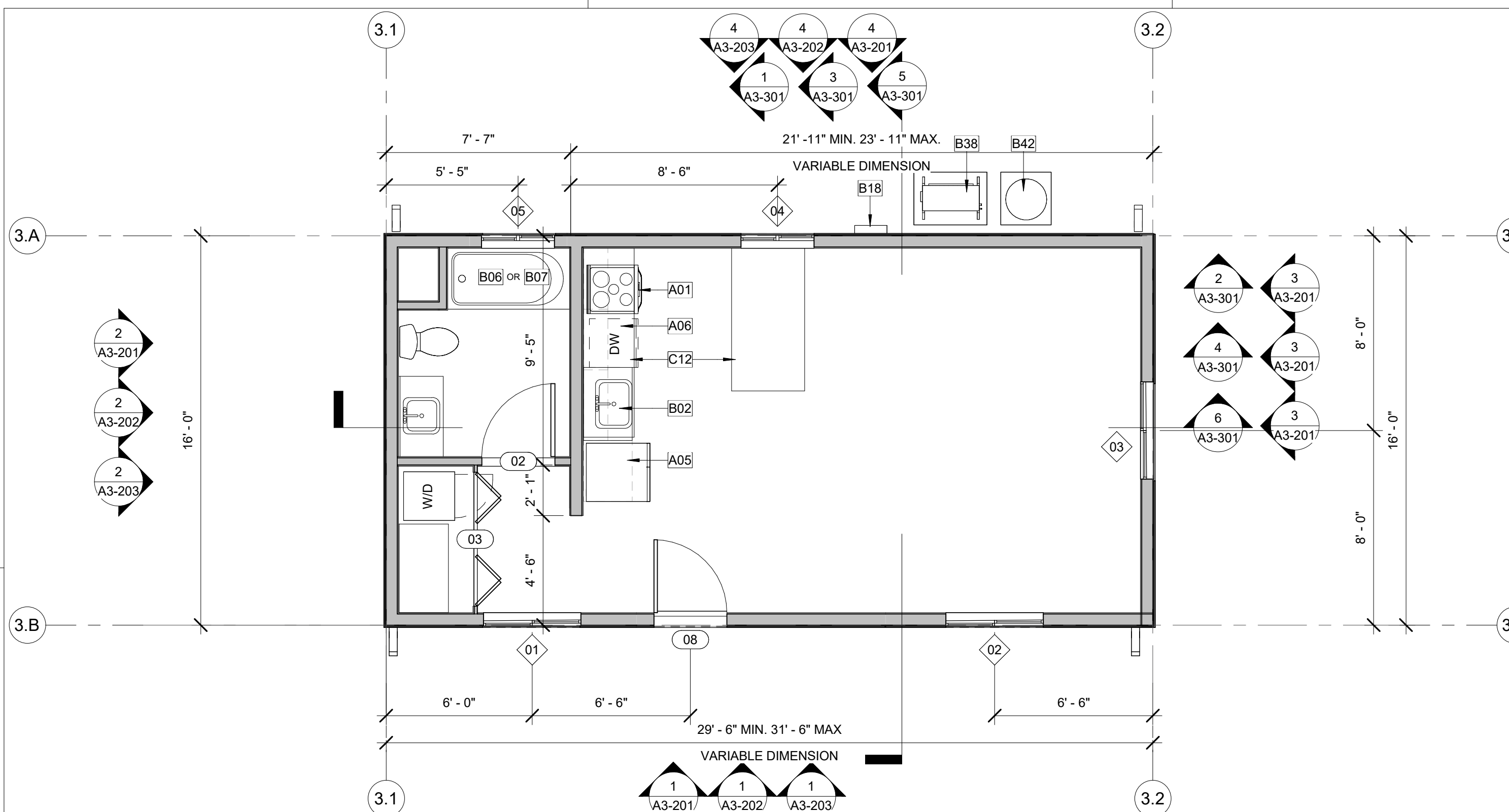
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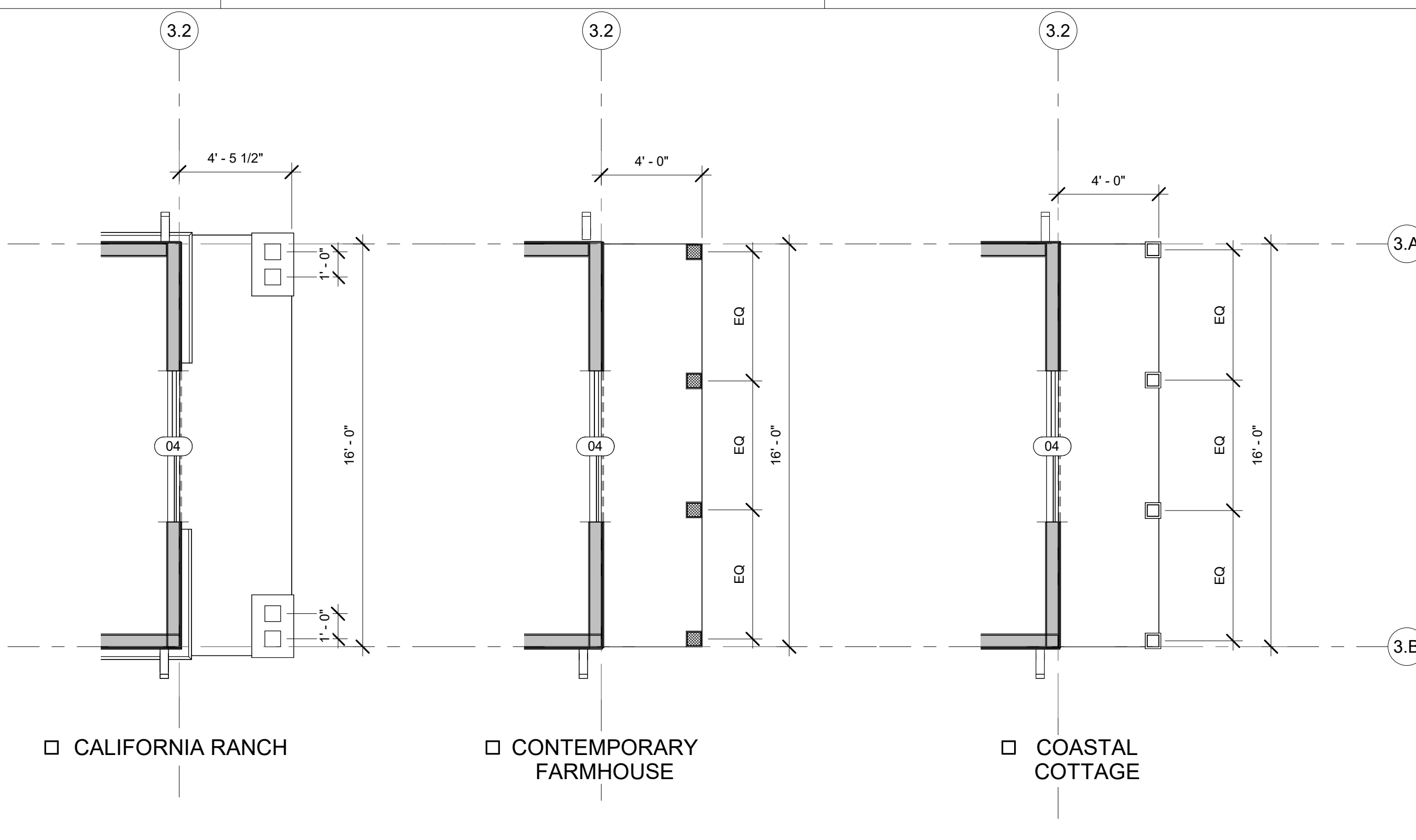
A3-100



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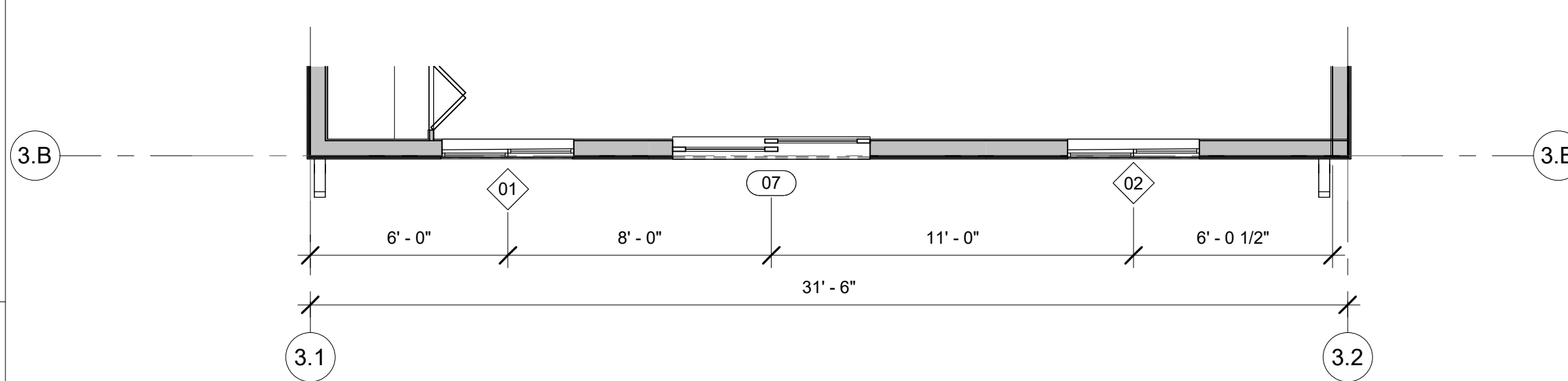


1 PLAN 3 - GROUND FLOOR PLAN
A1-201/A3-101 1/4" = 1'-0"



1B COVERED PORCH OPTIONS
A1-201/A3-101 1/4" = 1'-0"

CHECK ONE OPTION



1C PLAN 3 - OPT. SLIDER
A1-201/A3-101 1/4" = 1'-0"

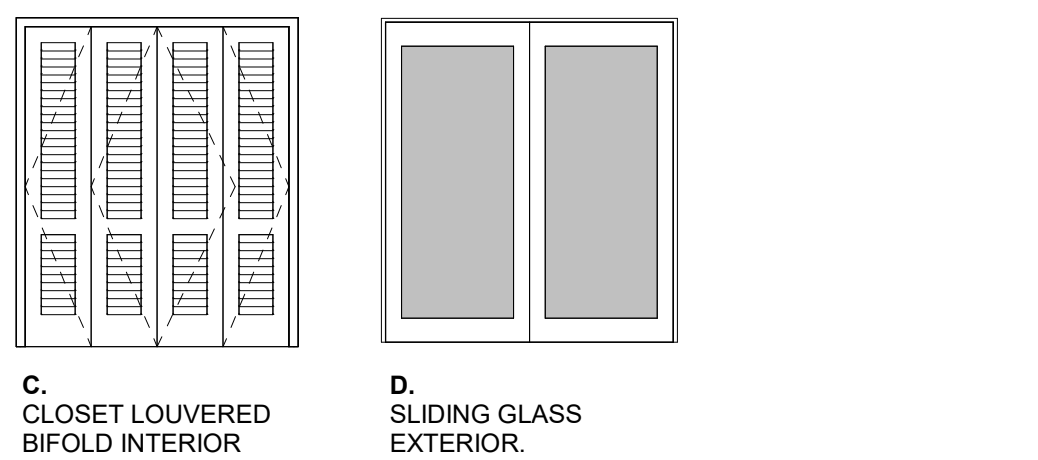
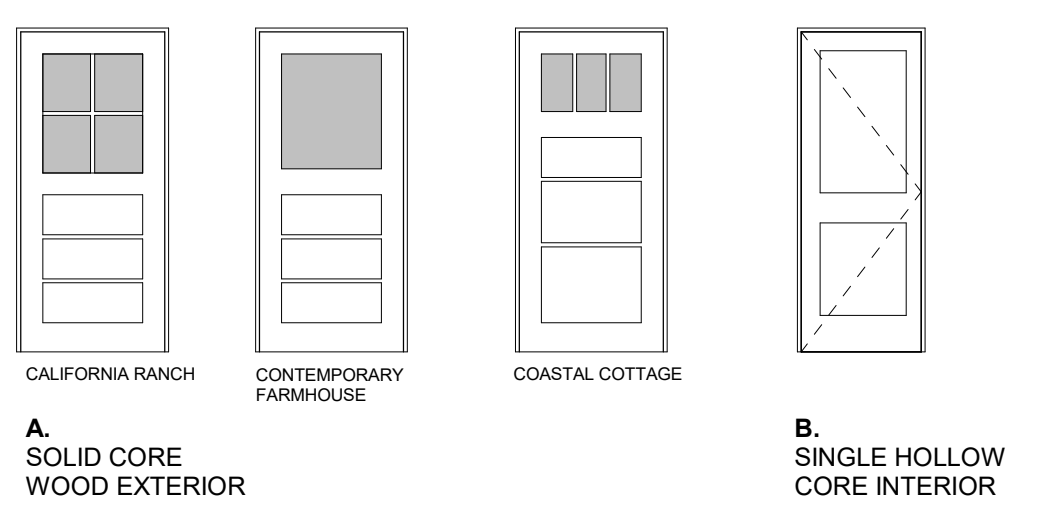
DOOR GENERAL NOTES

- 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



DOOR SCHEDULE

NO.	TYPE	DOOR		REMARKS
		WIDTH	HEIGHT	
02	B	3'-0"	6'-8"	
03	C	5'-6"	6'-8"	
04	D	6'-0"	6'-8"	2, 4
08	A	3'-0"	6'-8"	2

WINDOW GENERAL NOTES

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

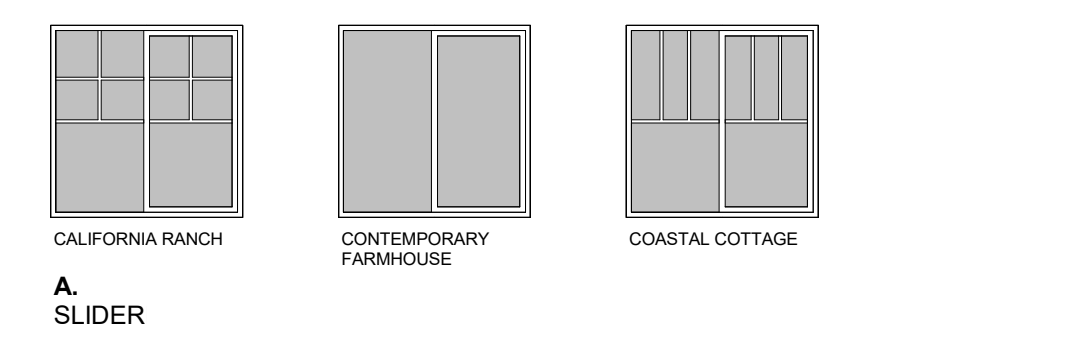
WINDOW REMARKS

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

WINDOW SCHEDULE

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

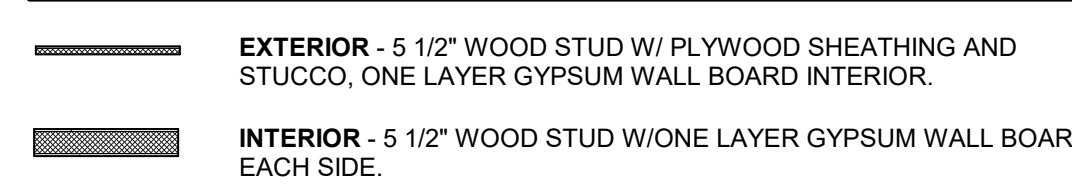
WINDOW LEGEND



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:
 - BATH AND KITCHEN CABINET DESIGN (PROVIDED MINIMUM CLEARANCES PROVIDED)
 - INSTALLATION OF WASHER/DRYER.

FLOOR PLAN LEGEND



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 CALIFORNIA 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
- 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.
- C12 34 1/2" HIGH BASE CABINET AND COUNTERTOP.

NEWPORT BEACH ADU
STANDARD PLANS
NEWPORT BEACH, CA

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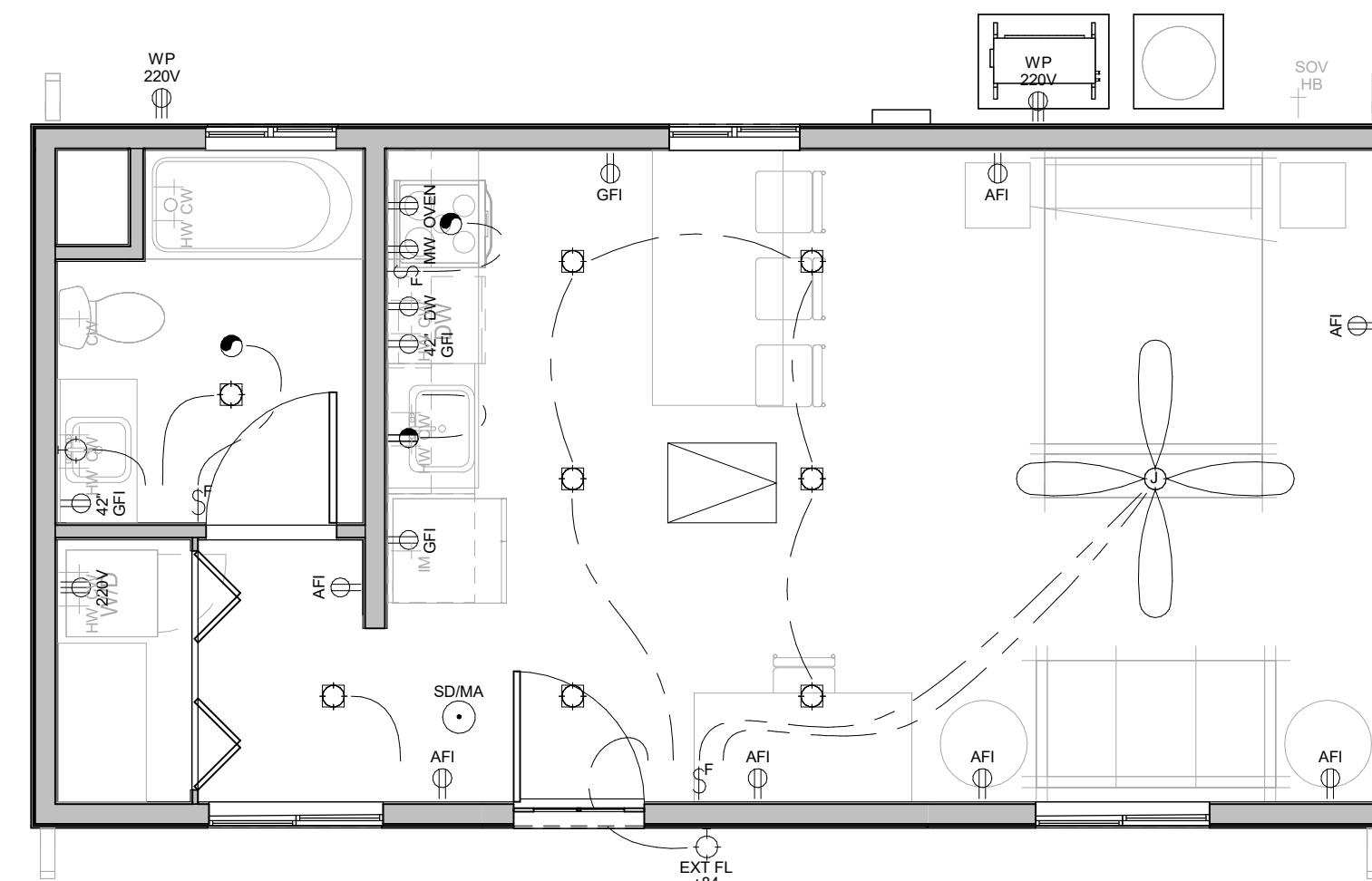
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GENERAL MEP NOTES

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

LEGEND

ELECTRICAL SWITCH	SMOKE DETECTOR/ALARM	DUPLICATE OUTLET ARC-FAULT CIRCUIT INTERRUPTER
ELECTRICAL SWITCH-THREE WAY	COMBINATION SMOKE/CARBON MONOXIDE	220V DUPLICATE OUTLET 220 VOLTS
ELECTRICAL SWITCH-FAN	TELEPHONE LOCATION	DUPLICATE OUTLET ARC FAULT INTERRUPTER
EXHAUST FAN	CABLE TELEVISION LOCATION	DUPLICATE OUTLET GROUND FAULT INTERRUPTER
PENDANT LIGHT		DUPLICATE OUTLET WATERPROOF GROUND FAULT INTERRUPTER
WALL MOUNTED LIGHT		DUPLICATE OUTLET AFCI-HALF HOT
RECESSED DOWNLIGHT		DUPLICATE OUTLET DISH WASHER
ELECTRICAL WIRING		COLD WATER STUB OUT
		HOT WATER STUB OUT
		WATER HOSE BIBB WITH SHUT OFF VALVE
		22"x30" MIN. CEILING ACCESS PANEL
	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	



1 GROUND FLOOR PLAN - ELECTRICAL

A1-201A3-111 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 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

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

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

Maximum Allowable Duct Length (ft) = 85 Feet

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

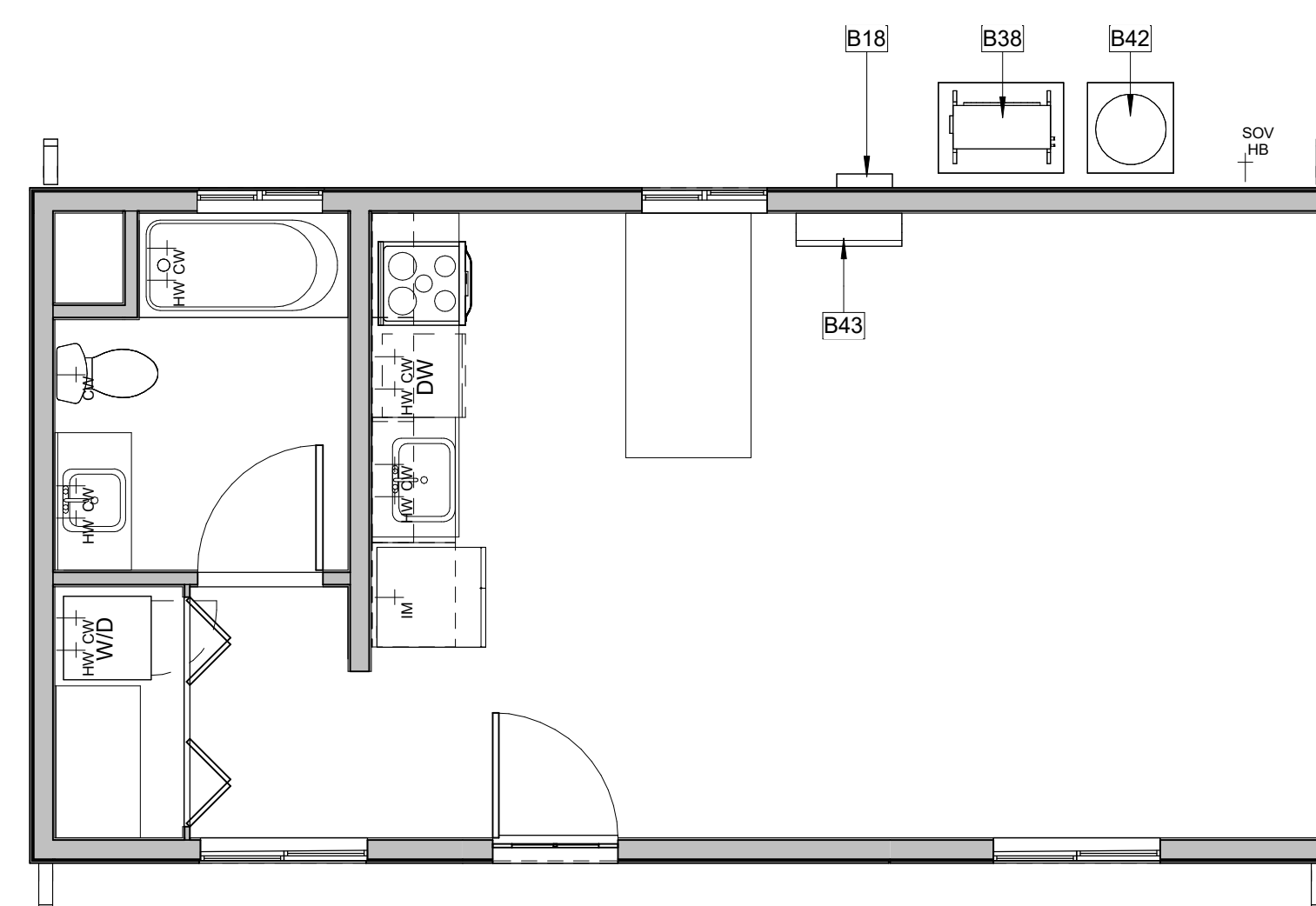
TOTAL REQUIRED VENTILATION RATE
 $Q_{cfm} = .03(\text{floor area}) + 7.5$ (# of bedrooms + 1)

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

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

CONTINUOUS FAN FLOW (CFM) = 50 CFM

Per Table 7.1, Duct Size= 4" Diameter; Smooth duct
 Maximum Allowable Duct Length (ft) = 35'
 OR
 Per Table 7.1, Duct Size= 5" Diameter; FLEX DUCT
 Maximum Allowable Duct Length (ft) = 70'



1 GROUND FLOOR PLAN - MECHANICAL

A1-201A3-111 1/4" = 1'-0"

NEWPORT BEACH ADU
 STANDARD PLANS
 NEWPORT BEACH, CA
 MECHANICAL & ELECTRICAL
 PLANS - PLAN 3

DATE
09/26/23

SHEET

A3-111



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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 FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECS. OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF VENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ADJUST AS NEEDED TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

LEGEND

- 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

KEYNOTES

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

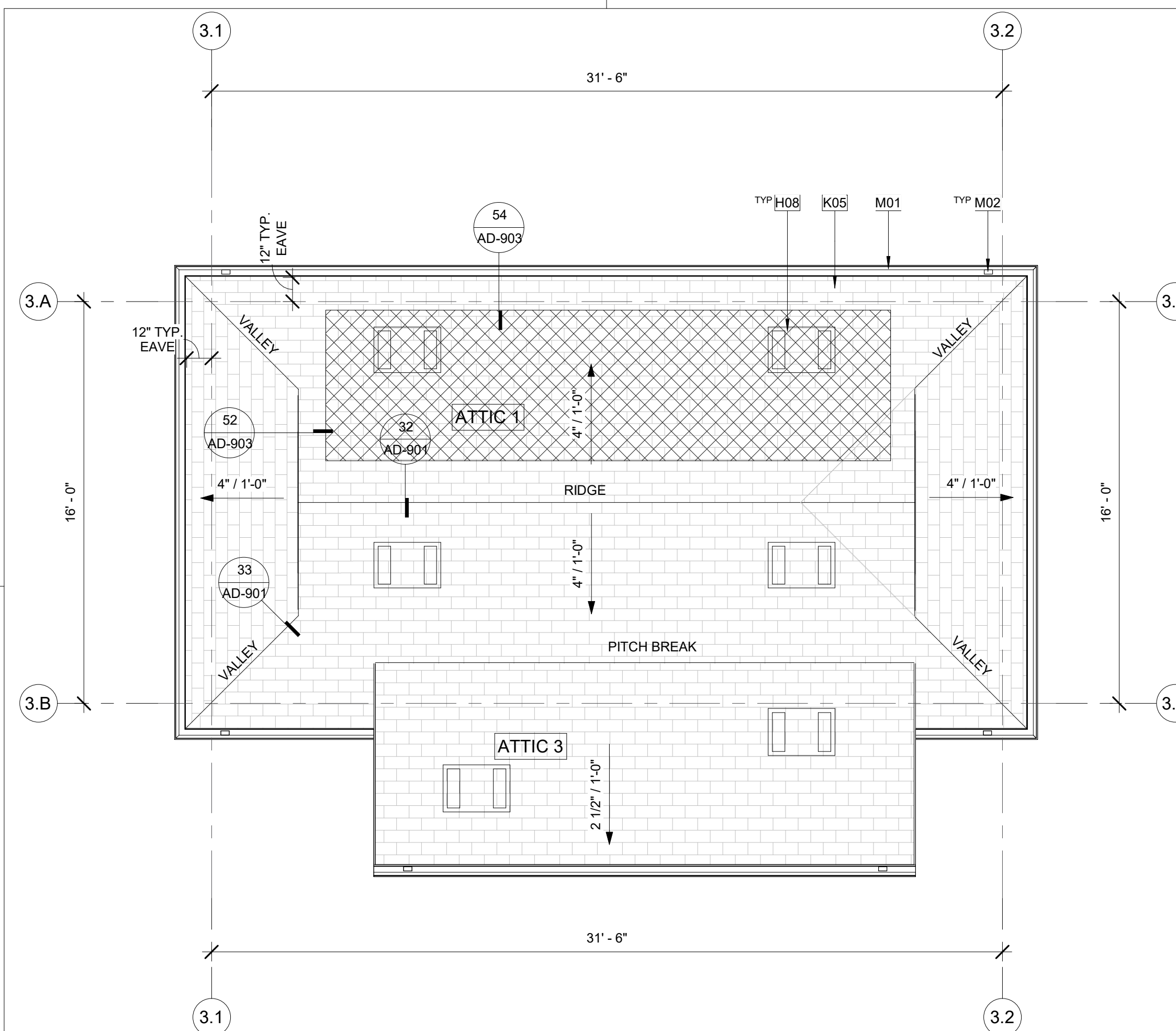
LOWER VENTS: O'HAGIN TAPERED LOW PROFILE STANDARD LINE
72.0 SQ.IN. OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

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

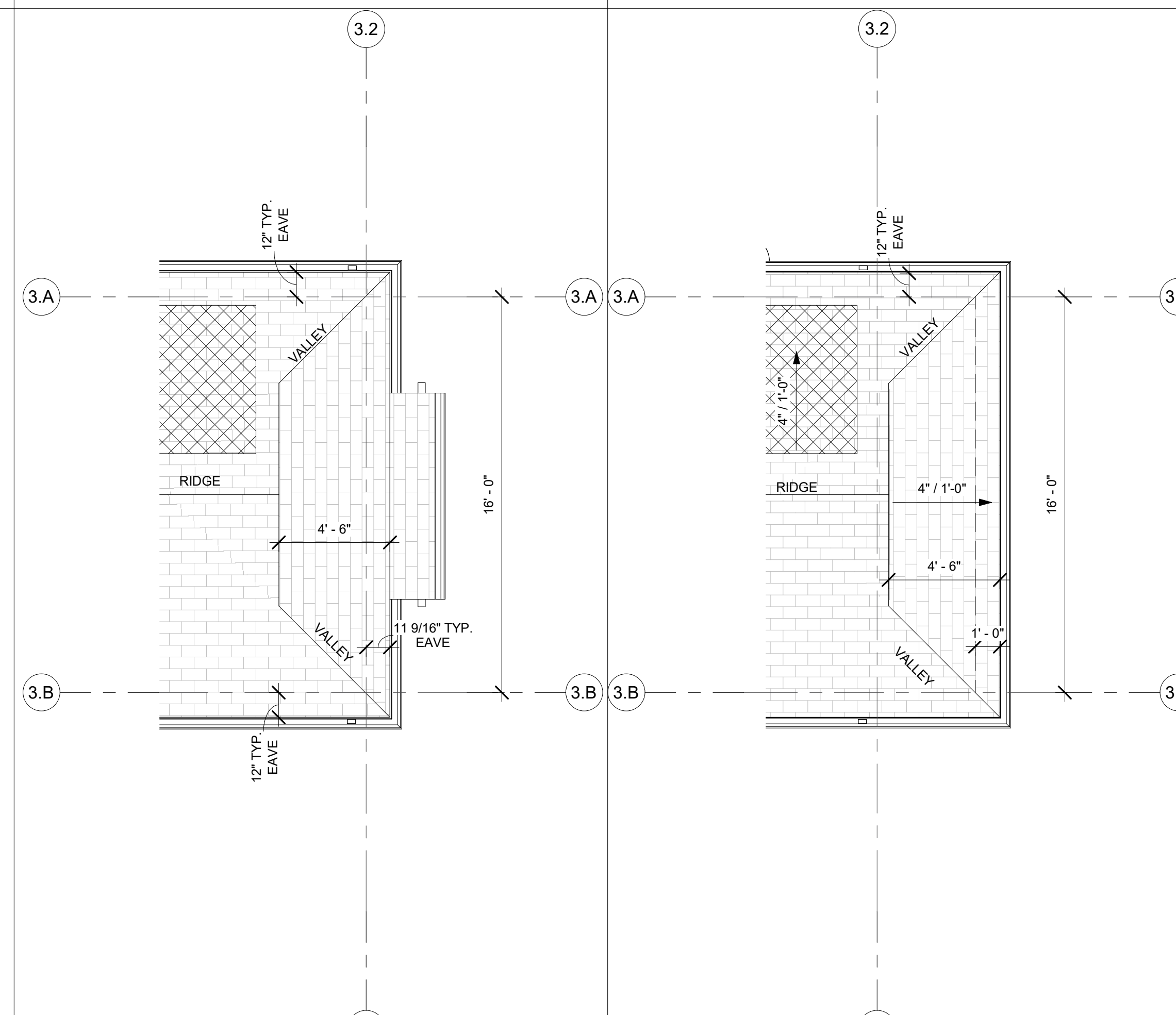
"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 3	504 SF	1.68 SF	0.84 SF	0.84 SF
ATTIC 2 - PLAN 3	102 SF	0.34 SF	0.17 SF	0.17 SF

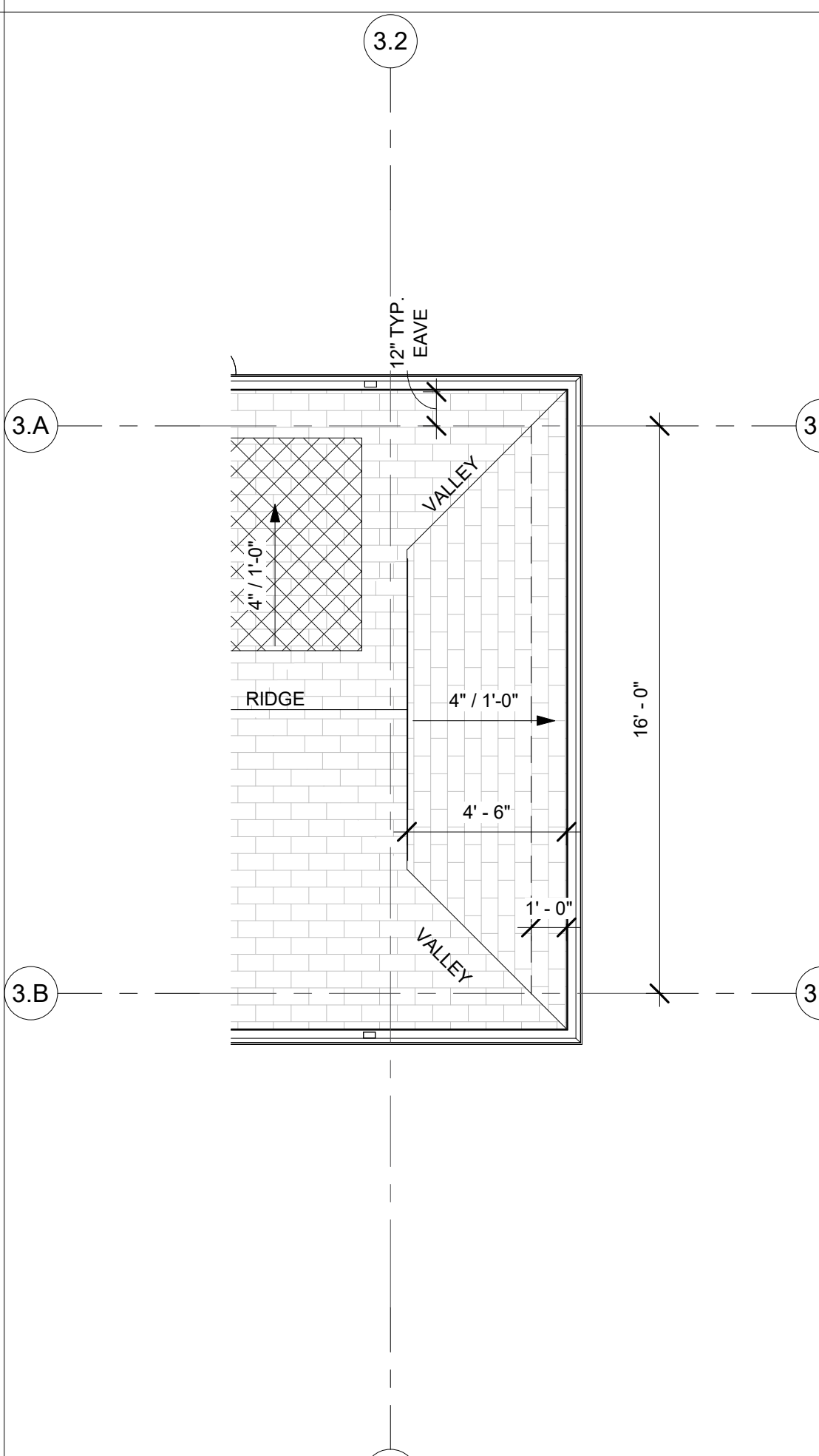
VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 3				
O'HAGIN SHINGLE ROOF VENT (LOWER)	4	2' - 8"	0.50 SF	2.00 SF
O'HAGIN SHINGLE ROOF VENT (UPPER)	4	2' - 8"	0.50 SF	2.00 SF
				4.00 SF
ATTIC 2 - PLAN 3				
O'HAGIN SHINGLE ROOF VENT (LOWER)	1	2' - 8"	0.50 SF	0.50 SF
O'HAGIN SHINGLE ROOF VENT (UPPER)	1	2' - 8"	0.50 SF	0.50 SF
				1.00 SF



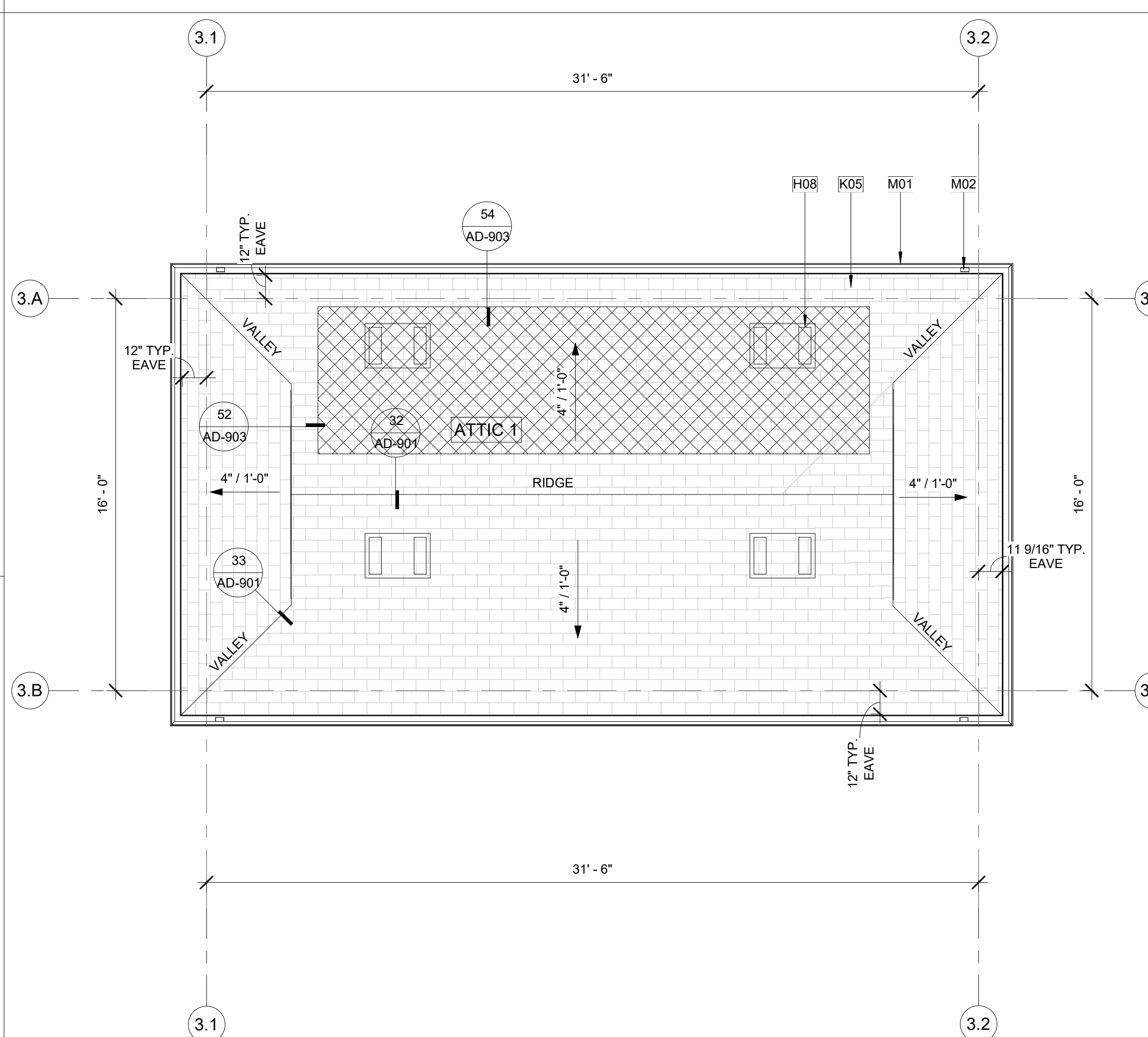
1 OPT. PORCH
A1-203A3-121 1/4" = 1'-0"



1A OPT. AWNING
A1-203A3-121 1/4" = 1'-0"



1B OPT. COVERED PORCH
A1-203A3-121 1/4" = 1'-0"



1C PLAN 3 - ROOF PLAN - CALIFORNIA RANCH
A1-203A3-121 1/4" = 1'-0"

NEWPORT BEACH ADU STANDARD PLANS
 NEWPORT BEACH, CA
ROOF PLANS - CALIFORNIA RANCH - PLAN 3

DATE
09/26/23

SHEET
A3-121



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ROOF PLAN GENERAL NOTES

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

LEGEND

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

KEYNOTES

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

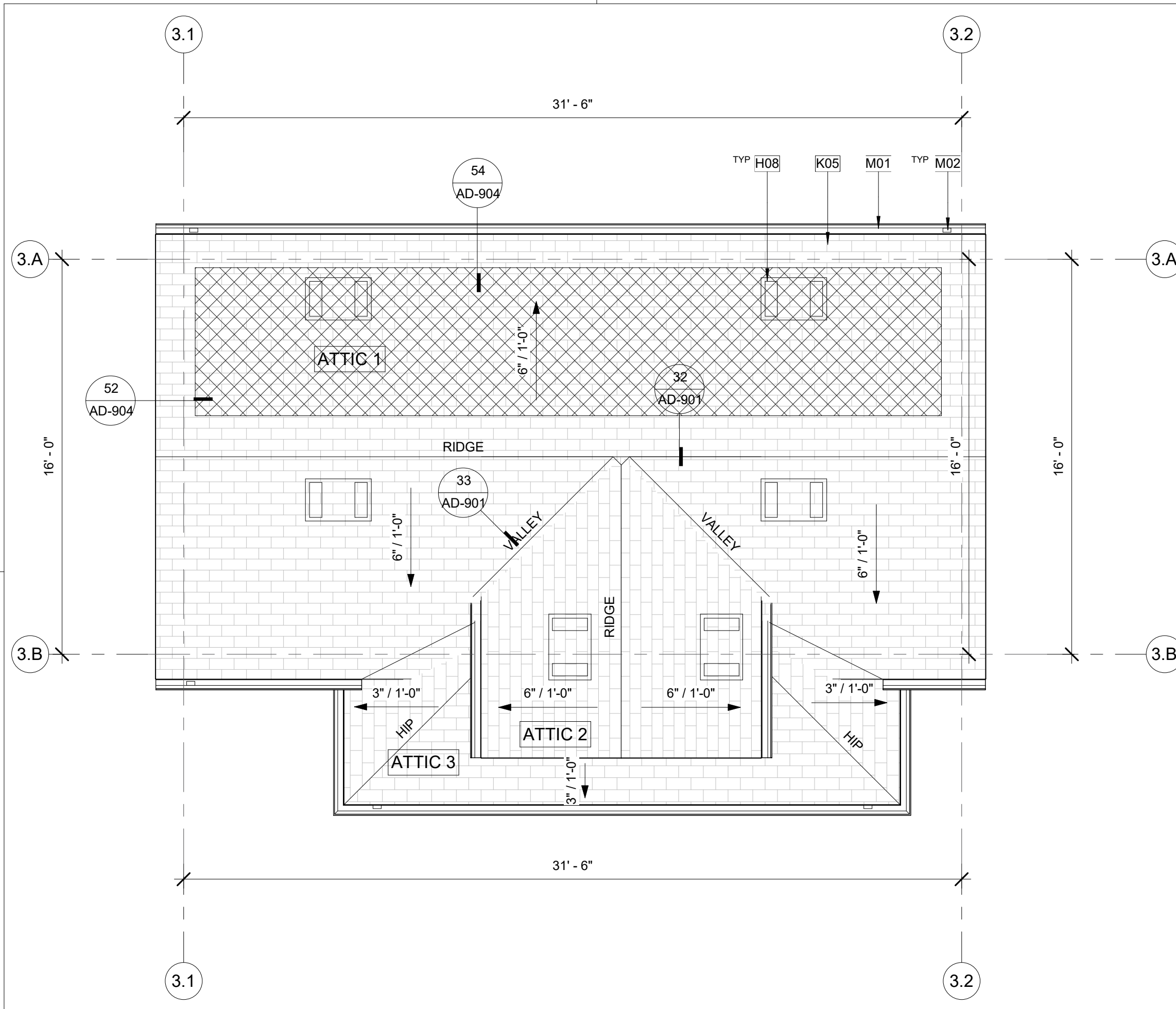
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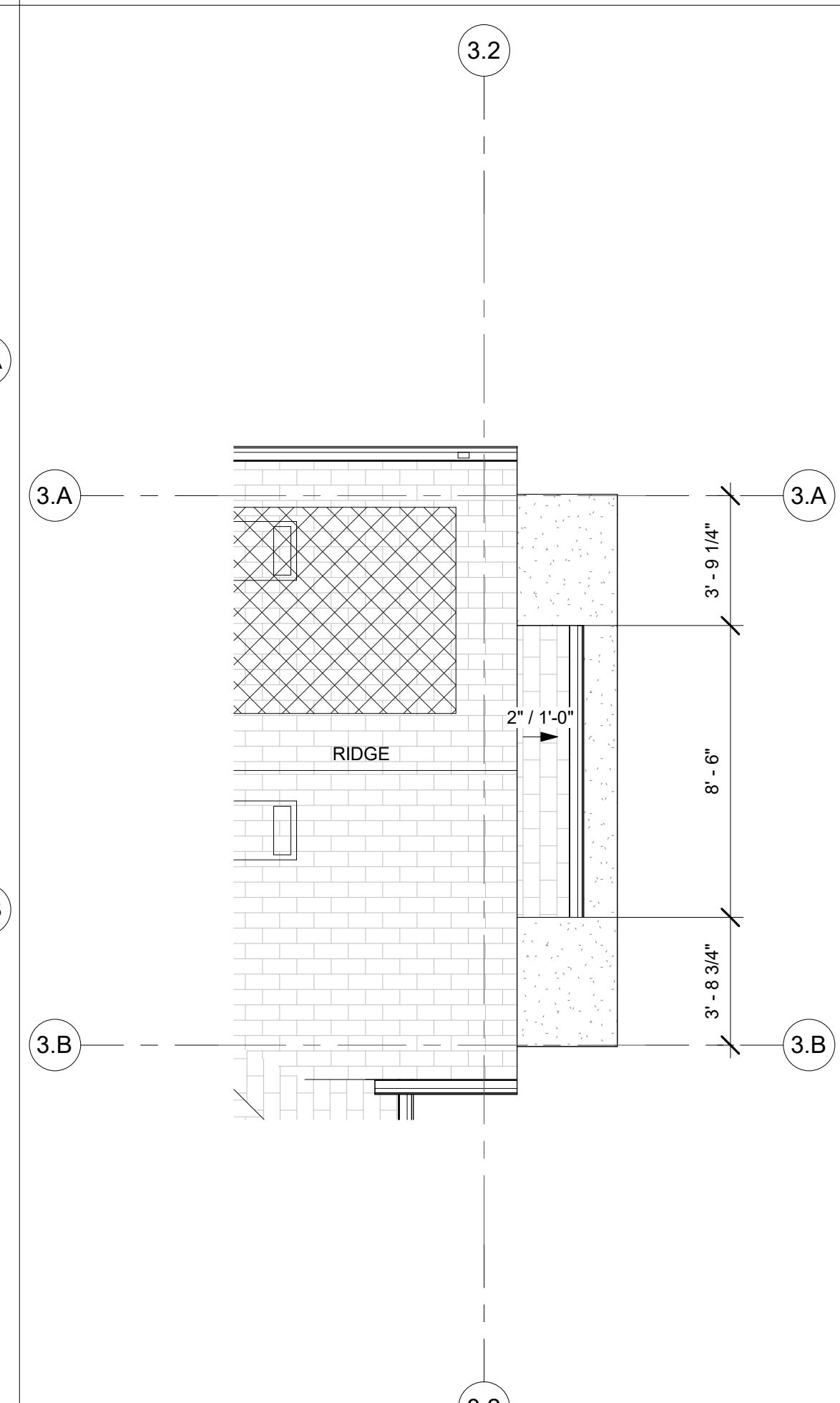
"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - PLAN 3	504 SF	1.68 SF	0.84 SF	0.84 SF
ATTIC 2 - PLAN 3	109 SF	0.36 SF	0.18 SF	0.18 SF
ATTIC 3 - PLAN 3	104 SF	0.35 SF	0.17 SF	0.17 SF

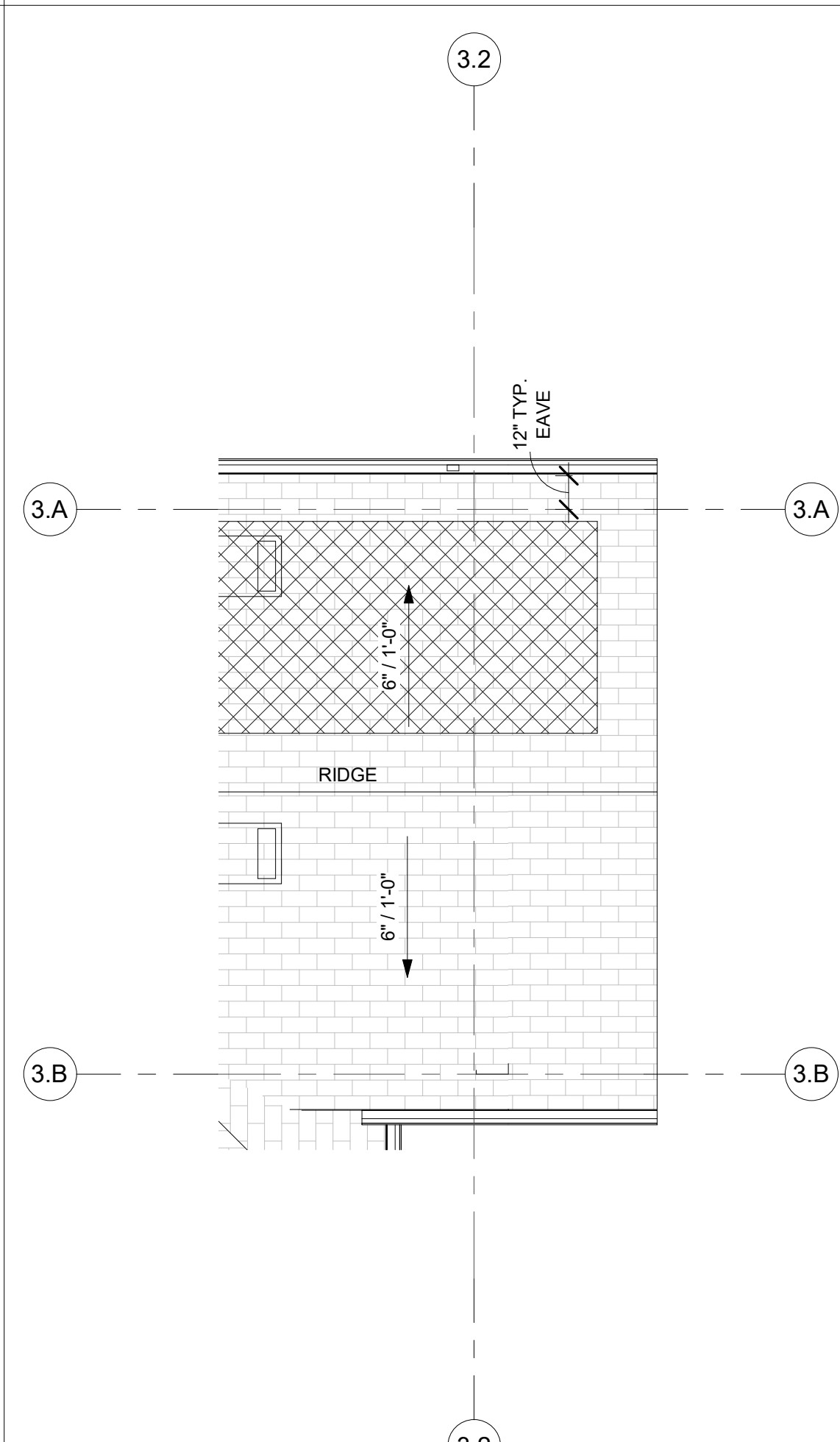
VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
ATTIC 1 - PLAN 3				
O'HAGIN SHINGLE ROOF VENT (LOWER)	2	2' - 8"	0.50 SF	1.00 SF
O'HAGIN SHINGLE ROOF VENT (UPPER)	2	2' - 8"	0.50 SF	1.00 SF
				2.00 SF
ATTIC 2 - PLAN 3				
O'HAGIN SHINGLE ROOF VENT (LOWER)	1	2' - 8"	0.50 SF	0.50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



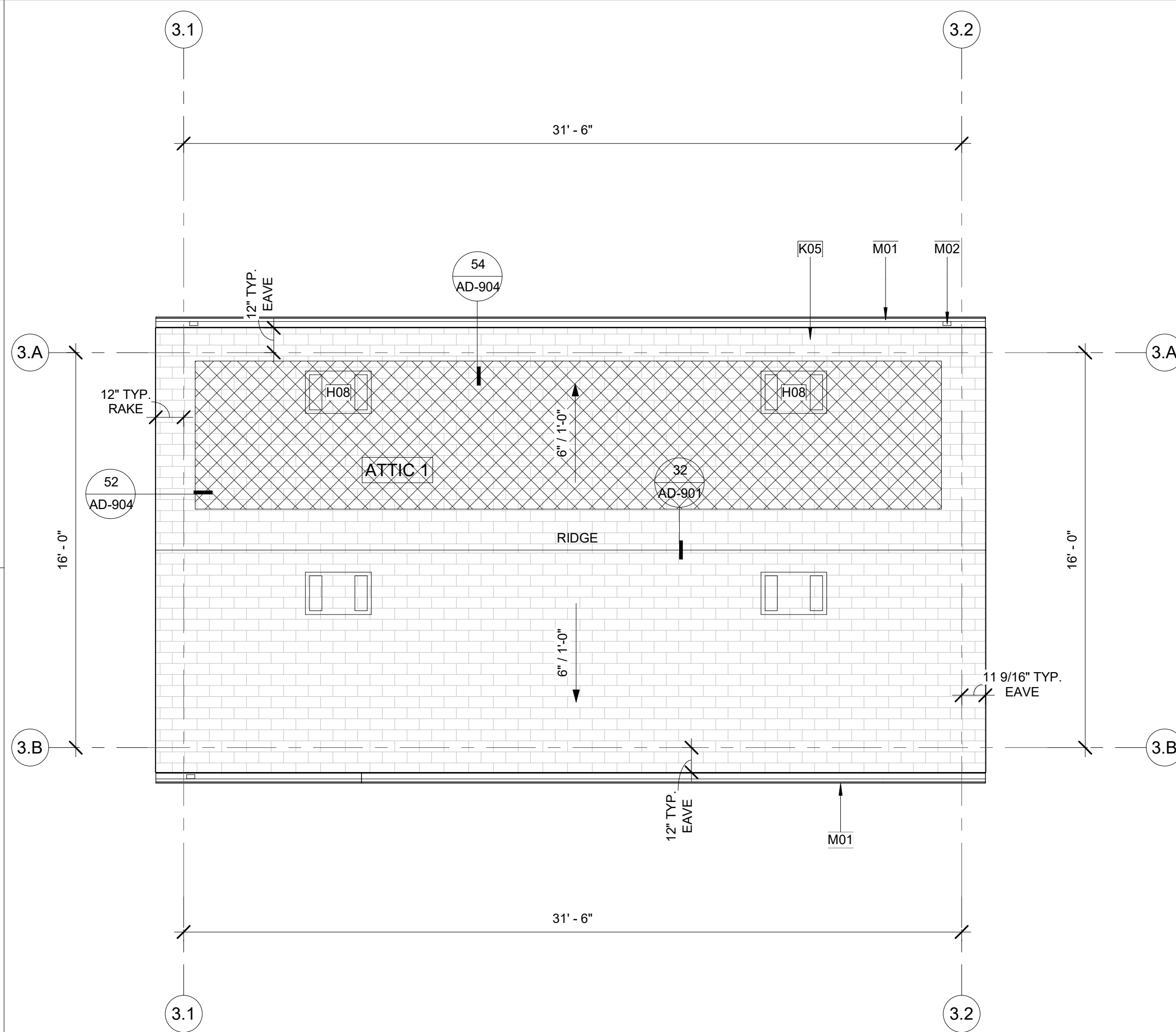
1 OPT. PORCH
A1-203A3-122 1/4" = 1'-0"



1A OPT. AWNING
A1-203A3-122 1/4" = 1'-0"



1B OPT. COVERED PORCH
A1-203A3-122 1/4" = 1'-0"



1C PLAN 3 - ROOF PLAN - CONTEMPORARY FARMHOUSE
A1-203A3-122 1/4" = 1'-0"

NEWPORT BEACH ADU STANDARD PLANS
 NEWPORT BEACH, CA
ROOF PLANS - CONTEMPORARY FARMHOUSE - PLAN 3

DATE
09/26/23

SHEET
A3-122



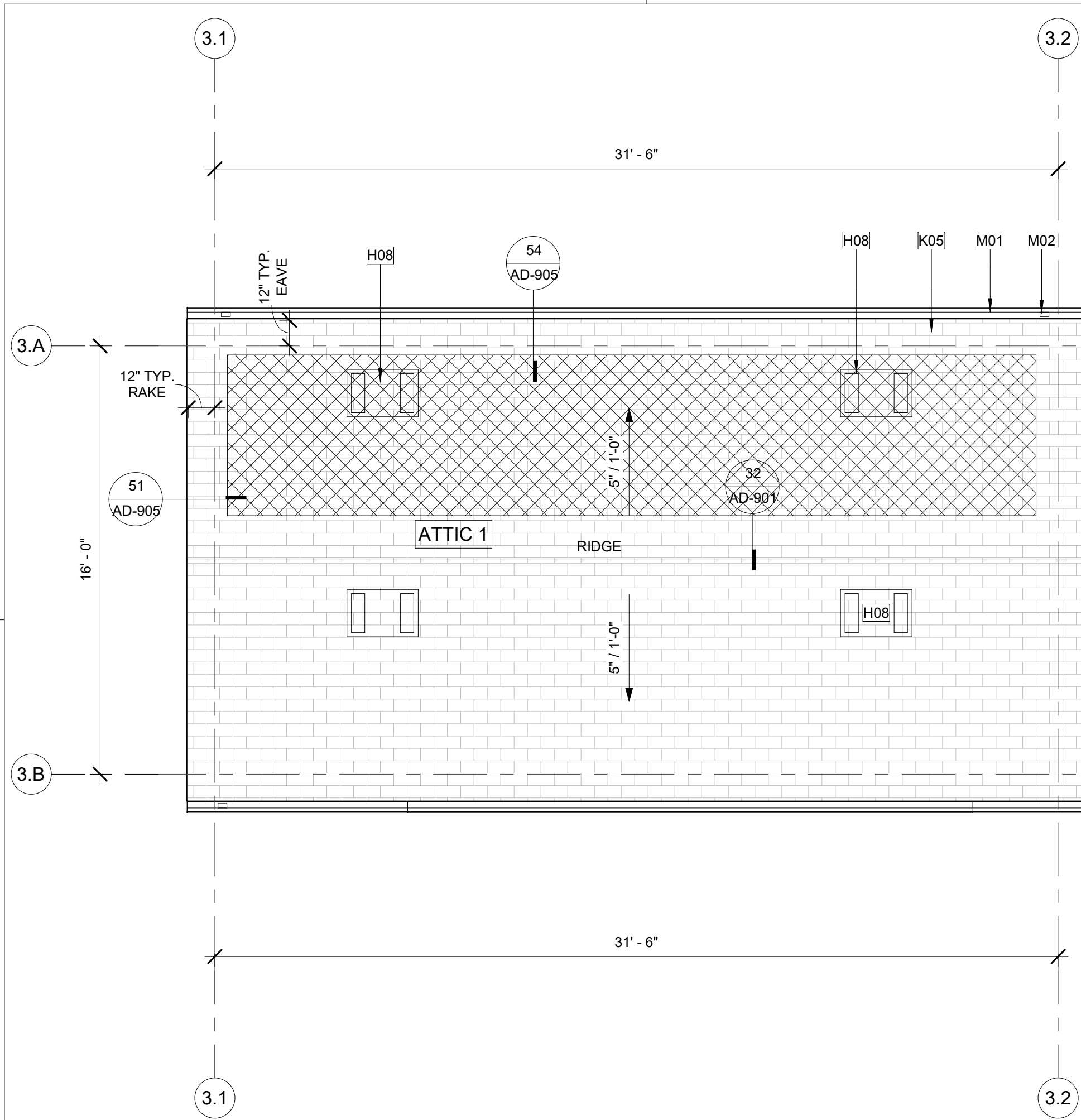
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ROOF PLAN GENERAL NOTES

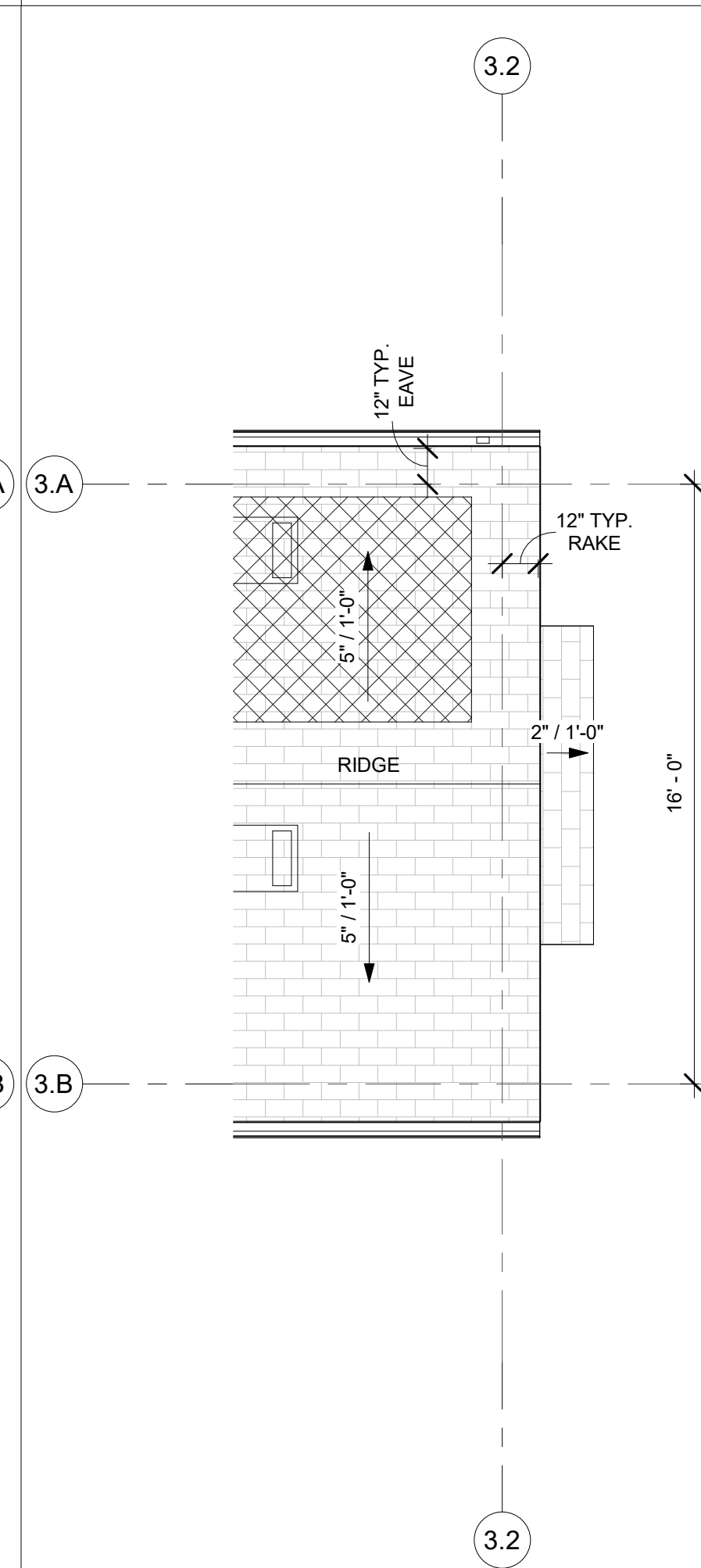
- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN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

LEGEND

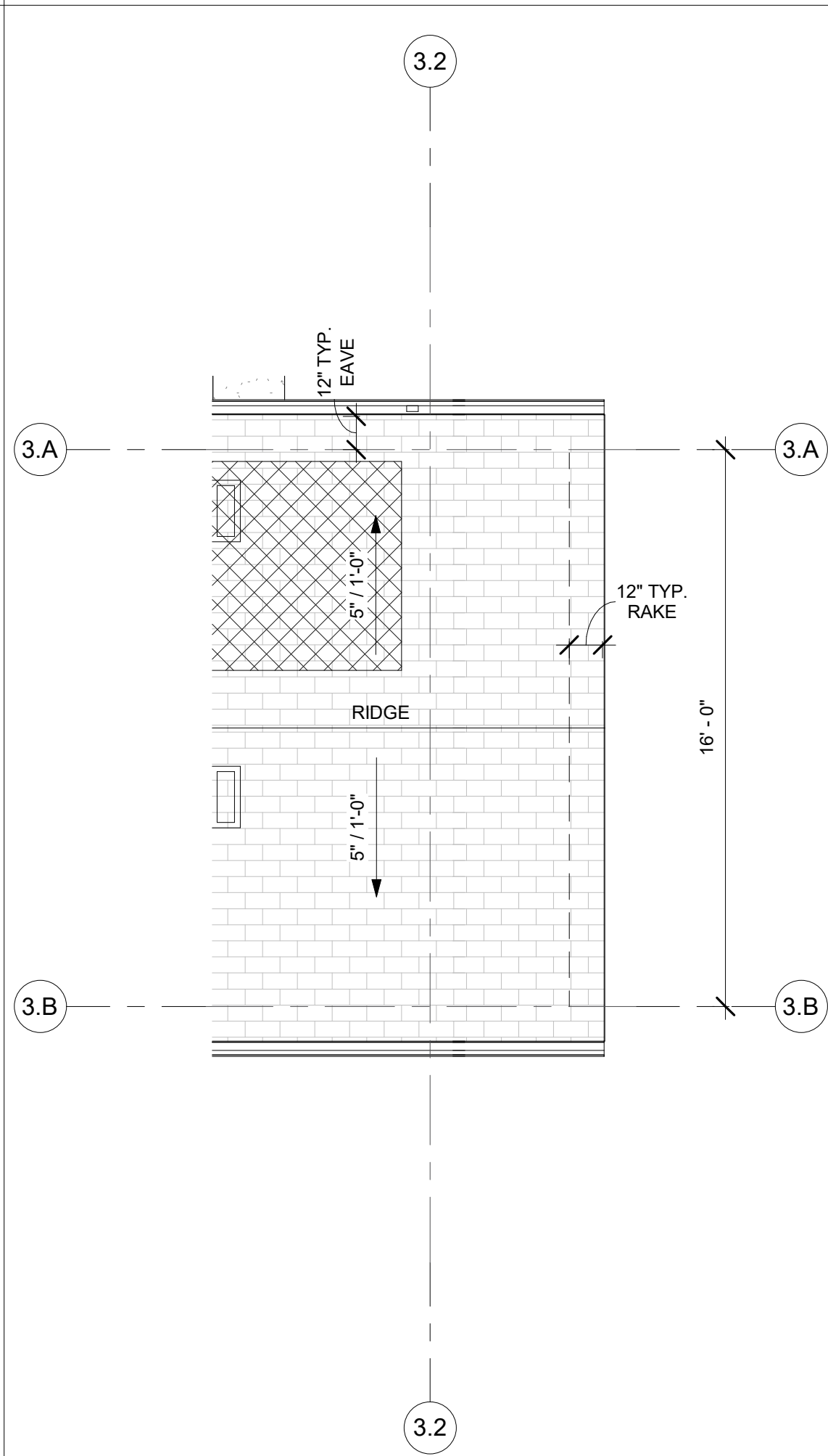
- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. (REFER TO EXTERIOR ELEVATIONS FOR COLORS AND MATERIALS.)
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES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



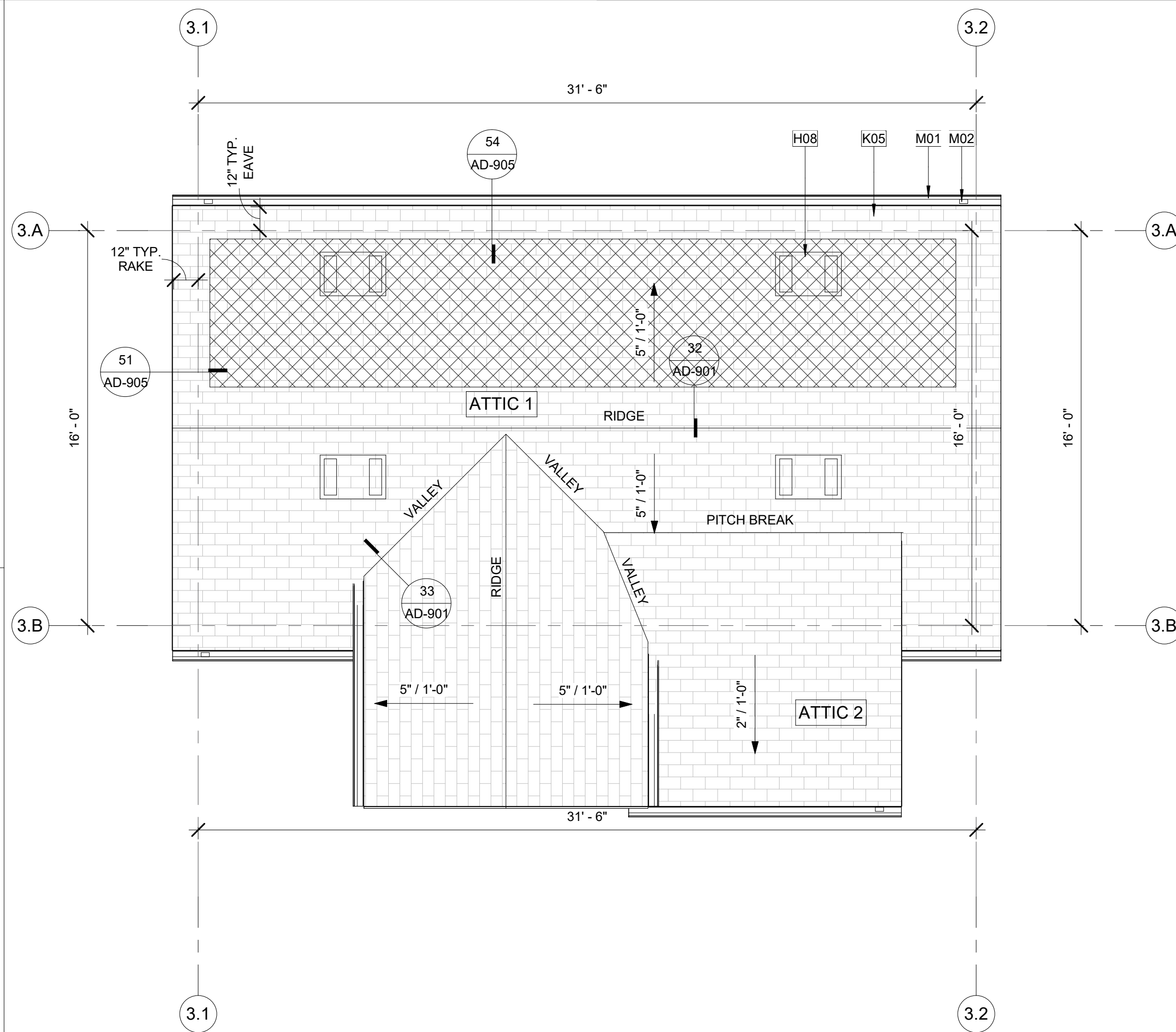
1C PLAN 3 - ROOF PLAN - COASTAL COTTAGE
A1-203A3-123 1/4" = 1'-0"



1A OPT. AWNING
A1-203A3-123 1/4" = 1'-0"



1B OPT. COVERED PORCH
A1-203A3-123 1/4" = 1'-0"



1 OPT. PORCH
A1-203A3-123 1/4" = 1'-0"

KEYNOTES

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 3	504 SF	1.68 SF	0.84 SF	0.84 SF
ATTIC 2 - PLAN 3	118 SF	0.39 SF	0.20 SF	0.20 SF

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

NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA

ROOF PLANS - COASTAL COTTAGE - PLAN 3

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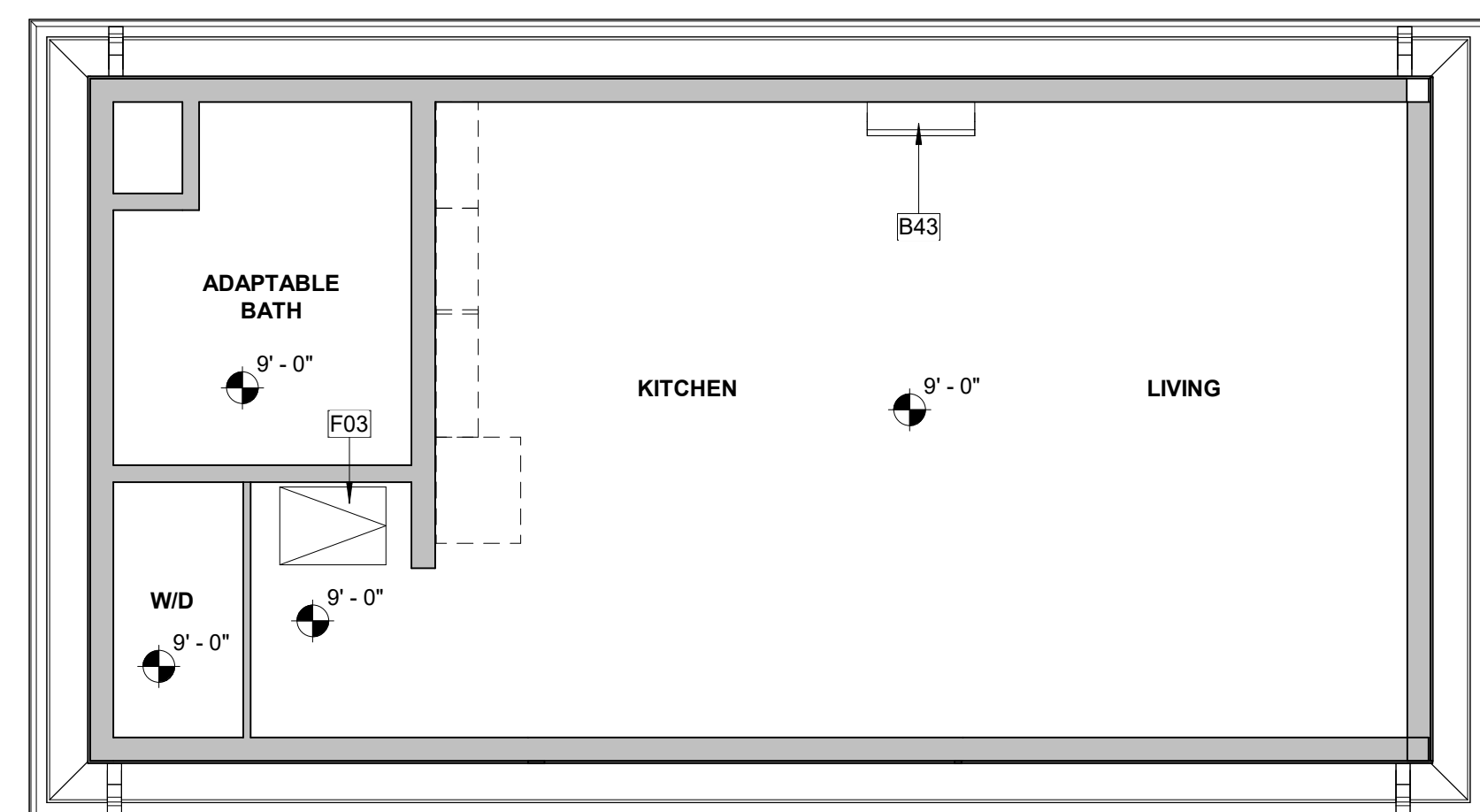
SHEET
A3-123



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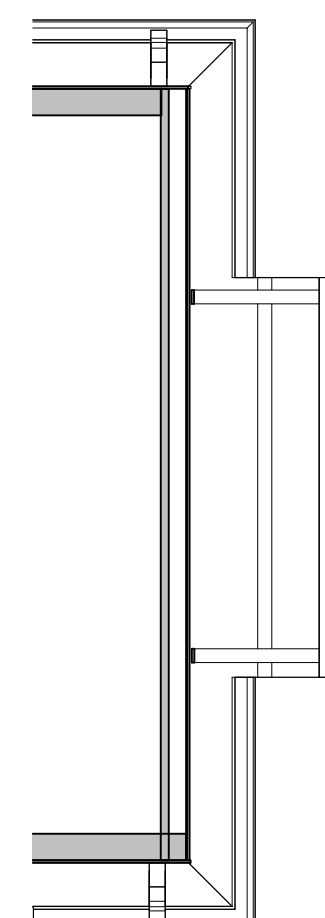
RCP GENERAL NOTES

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.



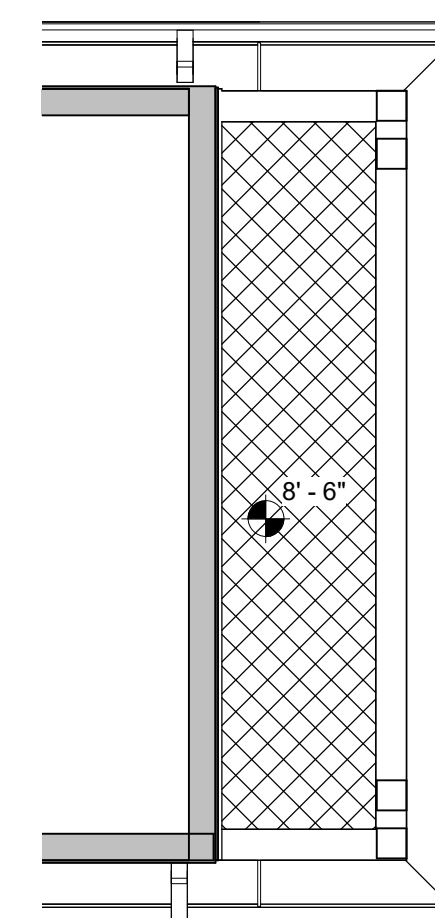
1 PLAN 3 - REFLECTED CEILING PLAN - CALIFORNIA RANCH

A1-201 | A3-131 SCALE: 1/4" = 1'-0"



2 OPT. AWNING

A1-201 | A3-131 1/4" = 1'-0"

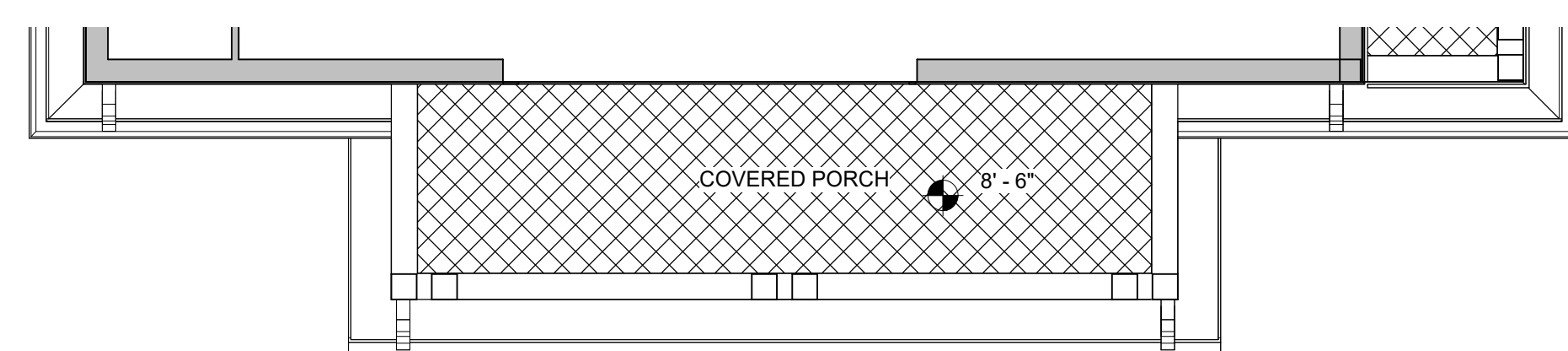


3 OPT. COVERED PORCH

A1-201 | A3-131 SCALE: 1/4" = 1'-0"

KEYNOTES

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



4 OPT. PORCH

A1-201 | A3-131 SCALE: 1/4" = 1'-0"

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. HARBIE SOFFIT PANELS - BEADED PORCH PANEL OR EQ.

NEWPORT BEACH ADU STANDARD PLANS
 NEWPORT BEACH, CA
REFLECTED CEILING PLANS - CALIFORNIA RANCH - PLAN 3

DATE
09/26/23

SHEET

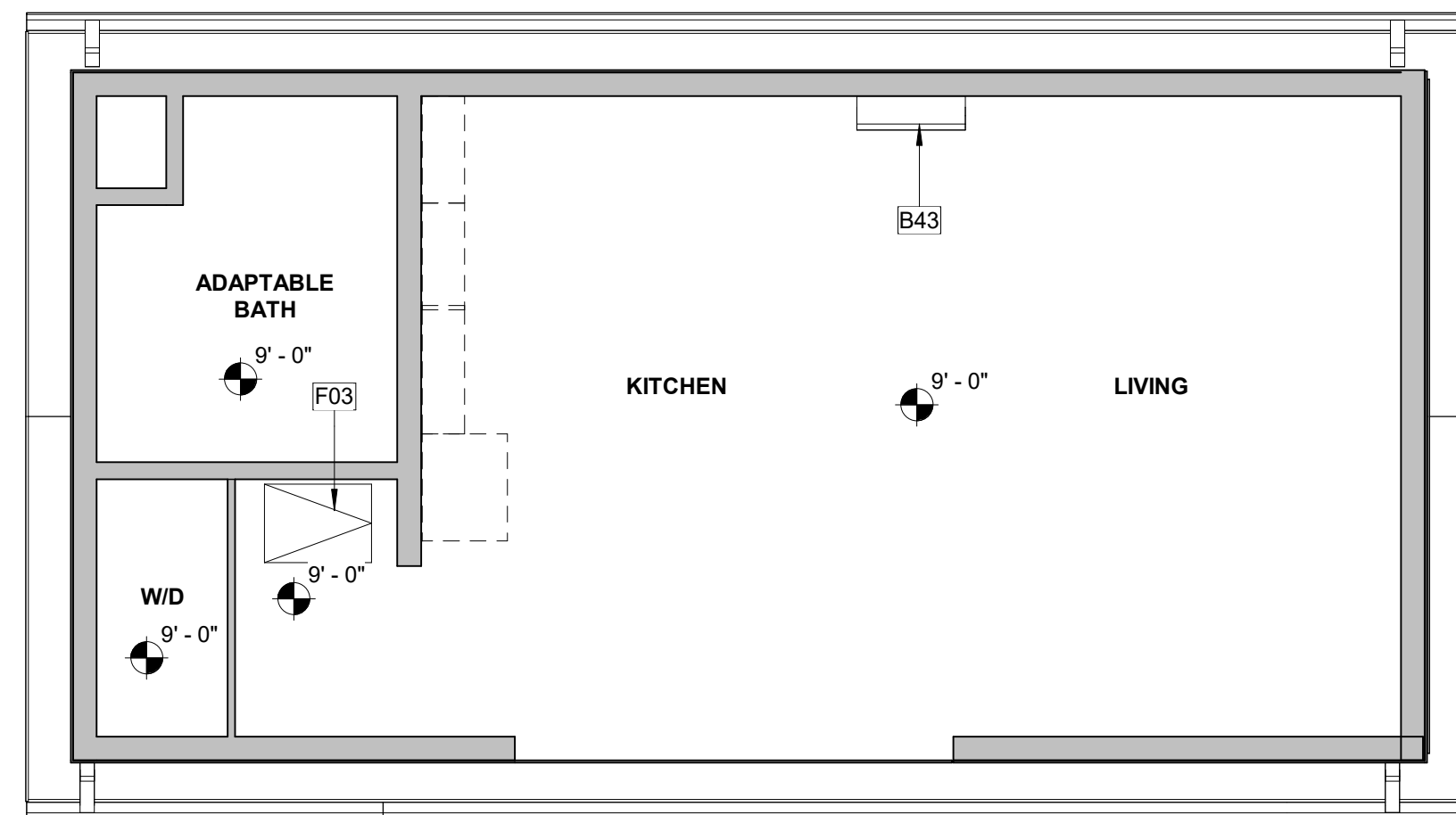
A3-131



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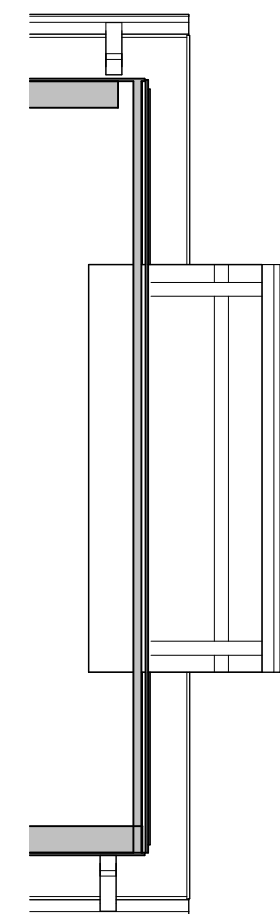
RCP GENERAL NOTES

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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.



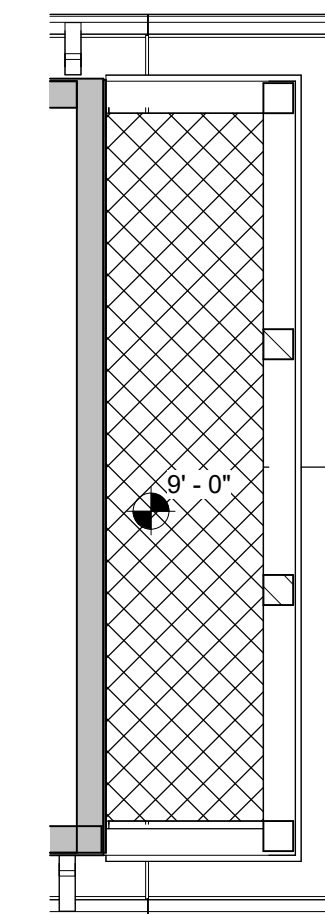
1 PLAN 3 - REFLECTED CEILING PLAN - CONTEMP. FARMHOUSE

A1-201/A3-132 1/4" = 1'-0"



2 OPT. AWNING

A1-201/A3-132 1/4" = 1'-0"

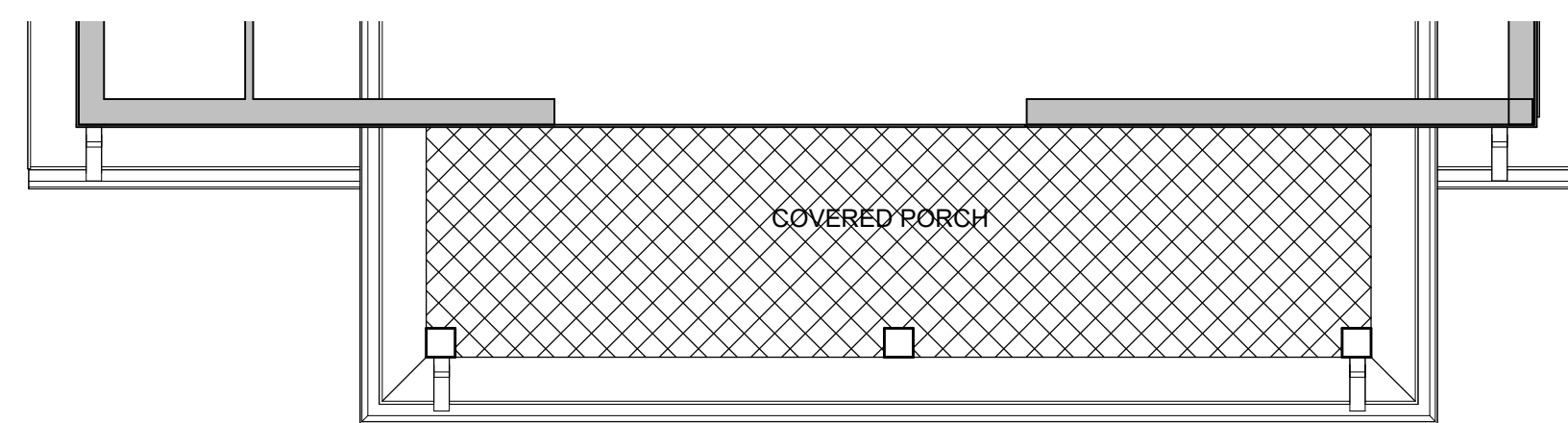


3 OPT. COVERED PORCH

A1-201/A3-132 1/4" = 1'-0"

KEYNOTES

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



4 OPT. PORCH

A1-201/A3-132 1/4" = 1'-0"

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. HARRIS SOFFIT PANELS - BEADED PORCH PANEL OR EQ.

**NEWPORT BEACH ADU
STANDARD PLANS**
 NEWPORT BEACH, CA
**REFLECTED CEILING PLANS -
CONTEMPORARY FARMHOUSE -
PLAN 3**

DATE
09/26/23

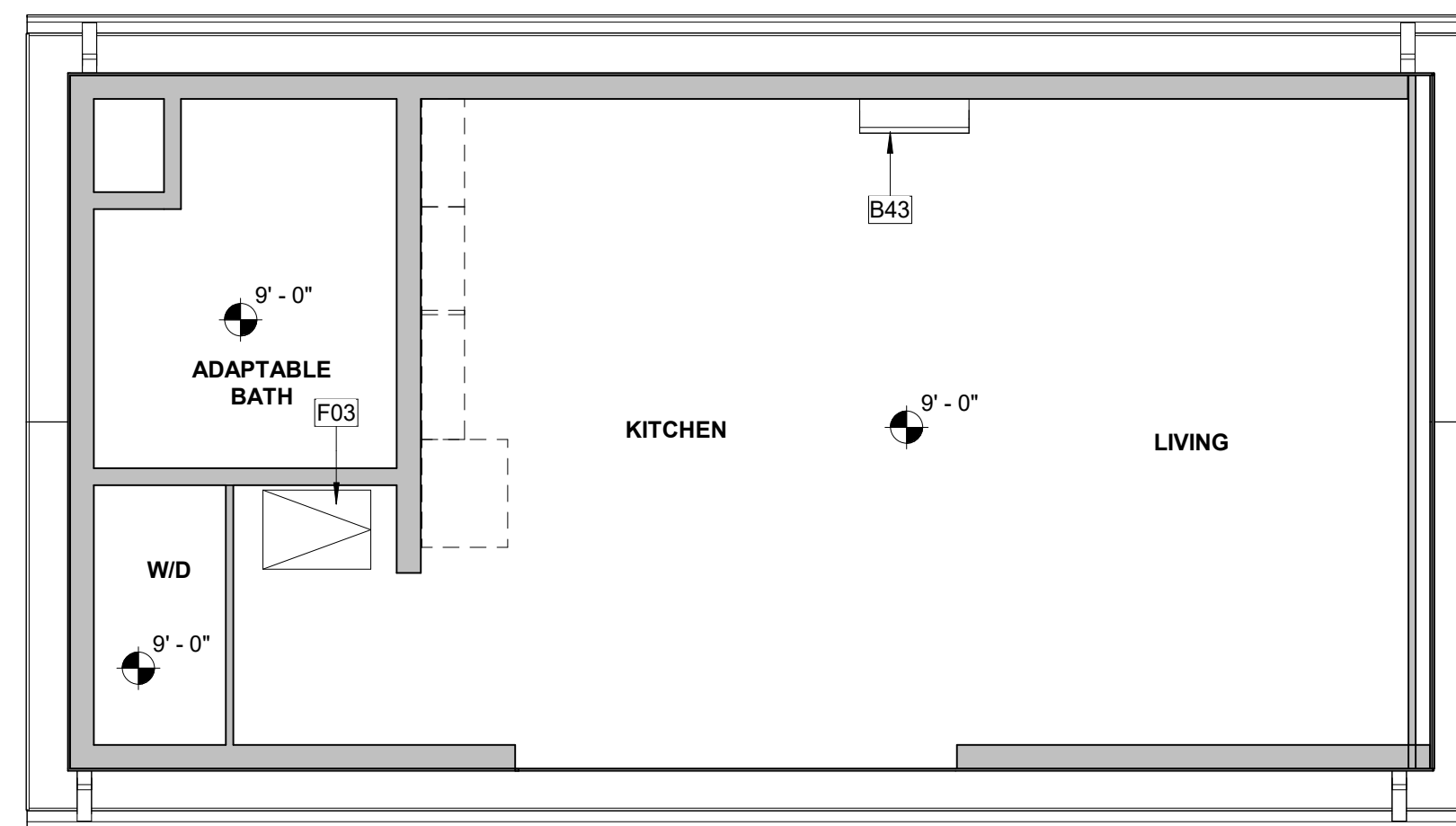
SHEET
A3-132



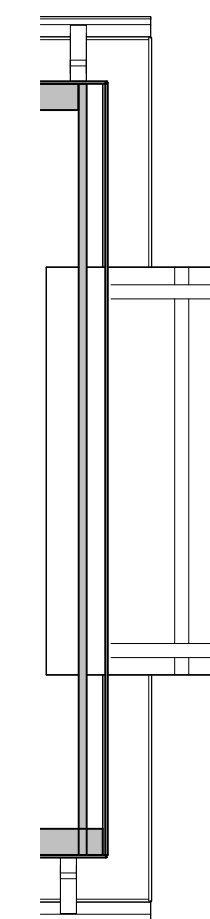
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RCP GENERAL NOTES

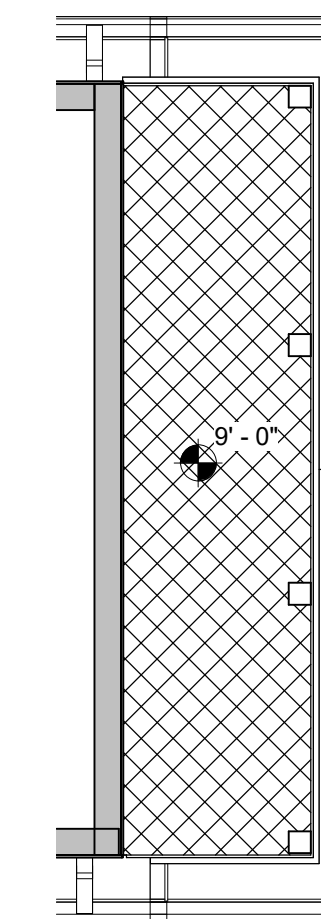
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3. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
4. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE LOCATIONS.
5. DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
6. SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.



1 REFLECTED CEILING PLAN - NO COVERED PORCH
A1-201/A3-133 1/4" = 1'-0"



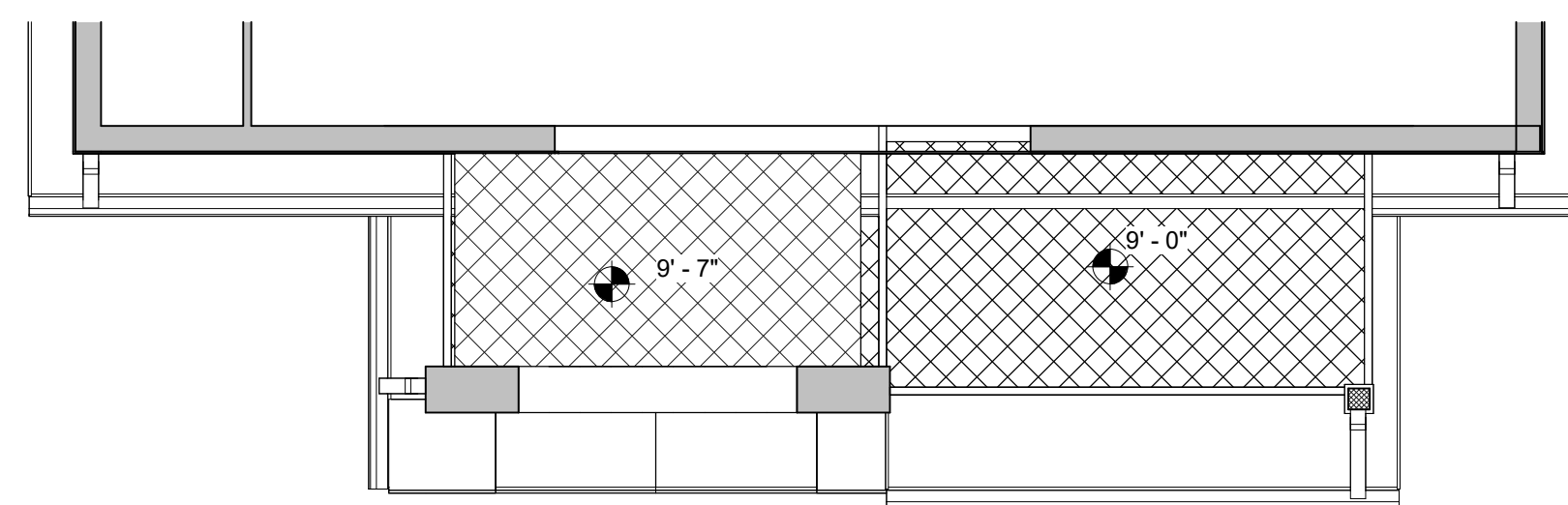
2 OPT. AWNING
A1-201/A3-133 1/4" = 1'-0"



3 OPT. COVERED PORCH
A1-201/A3-133 1/4" = 1'-0"

KEYNOTES

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



4 OPT. COVERED PORCH
A1-201/A3-133 1/4" = 1'-0"

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.

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

**REFLECTED CEILING PLANS -
COASTAL COTTAGE - PLAN 3**

DATE
09/26/23

SHEET
A3-133



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ELEVATION GENERAL NOTES

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

KEYNOTES

- B18 ELECTRIC PANEL TBD. REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B42 EXTERIOR MOUNTED TANK WATER HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.
- H08 ATTIC VENT. METAL W/ PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- 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 TRIM W/ 1x2 FIBER CEMENT ACCENT TRIM.
- L04 2x12 FASCIA. PRIME ALL SIDES.
- L05 1X4 FIBER CEMENT TRIM.
- L12 4x MIN. WOOD BRACE WITH KICKER.
- 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 (6)-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

LEGEND

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

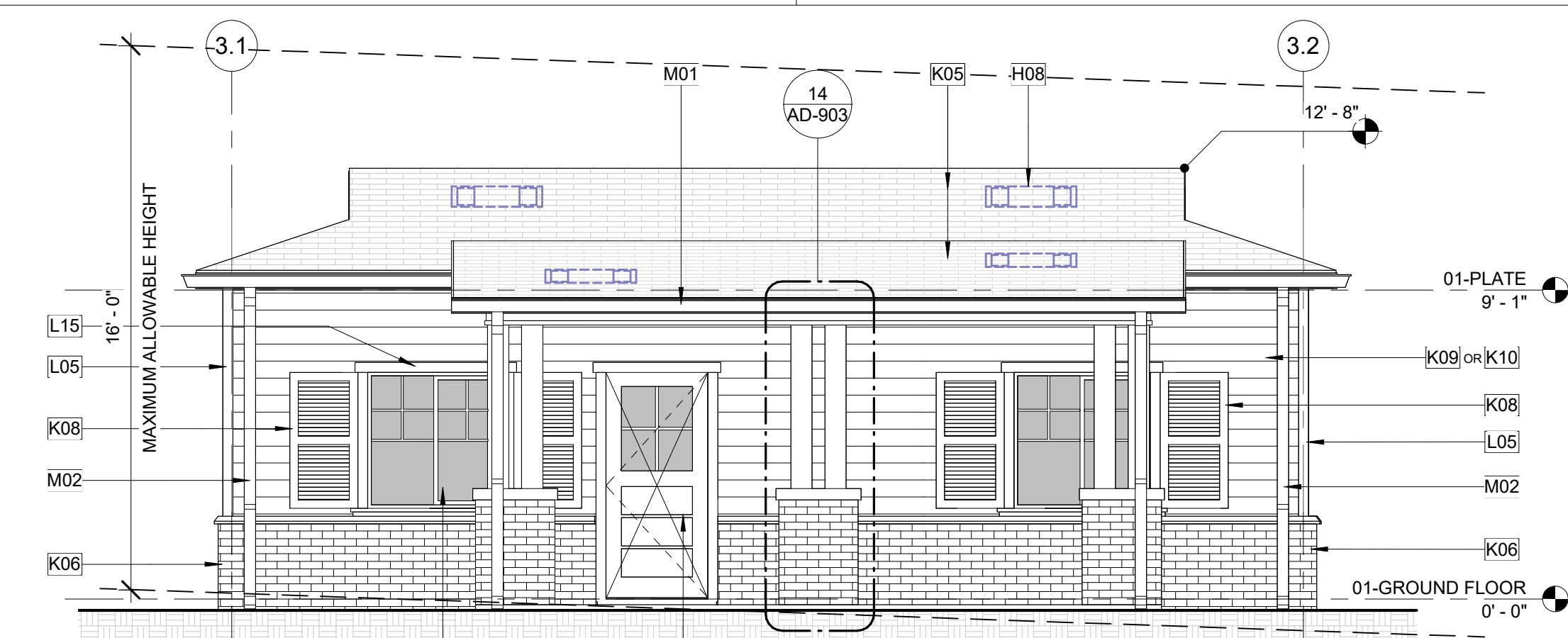
* ALTERNATIVE EXTERIOR FINISH - 3 COAT PLASTER FINISH ACCEPTABLE

**NEWPORT BEACH ADU
STANDARD PLANS
NEWPORT BEACH, CA**
**EXTERIOR ELEVATIONS -
CALIFORNIA RANCH - PLAN 3**

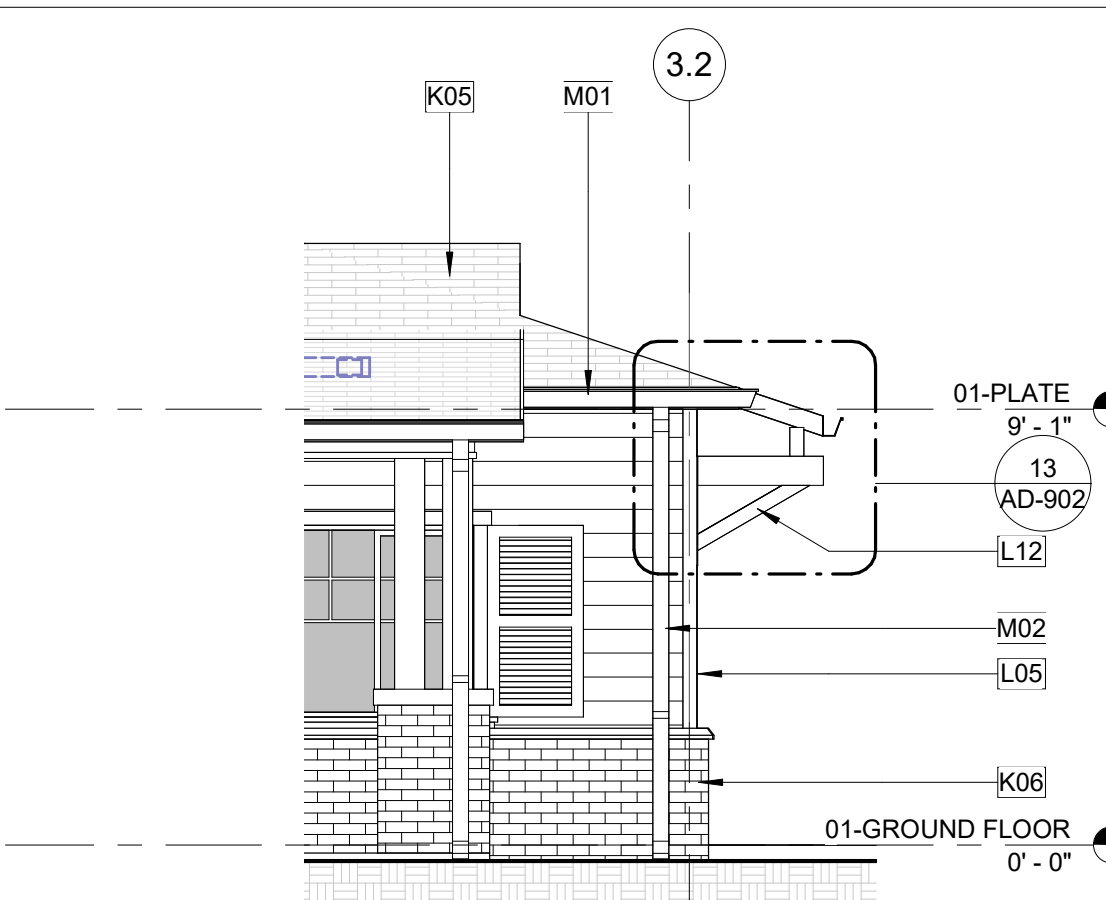
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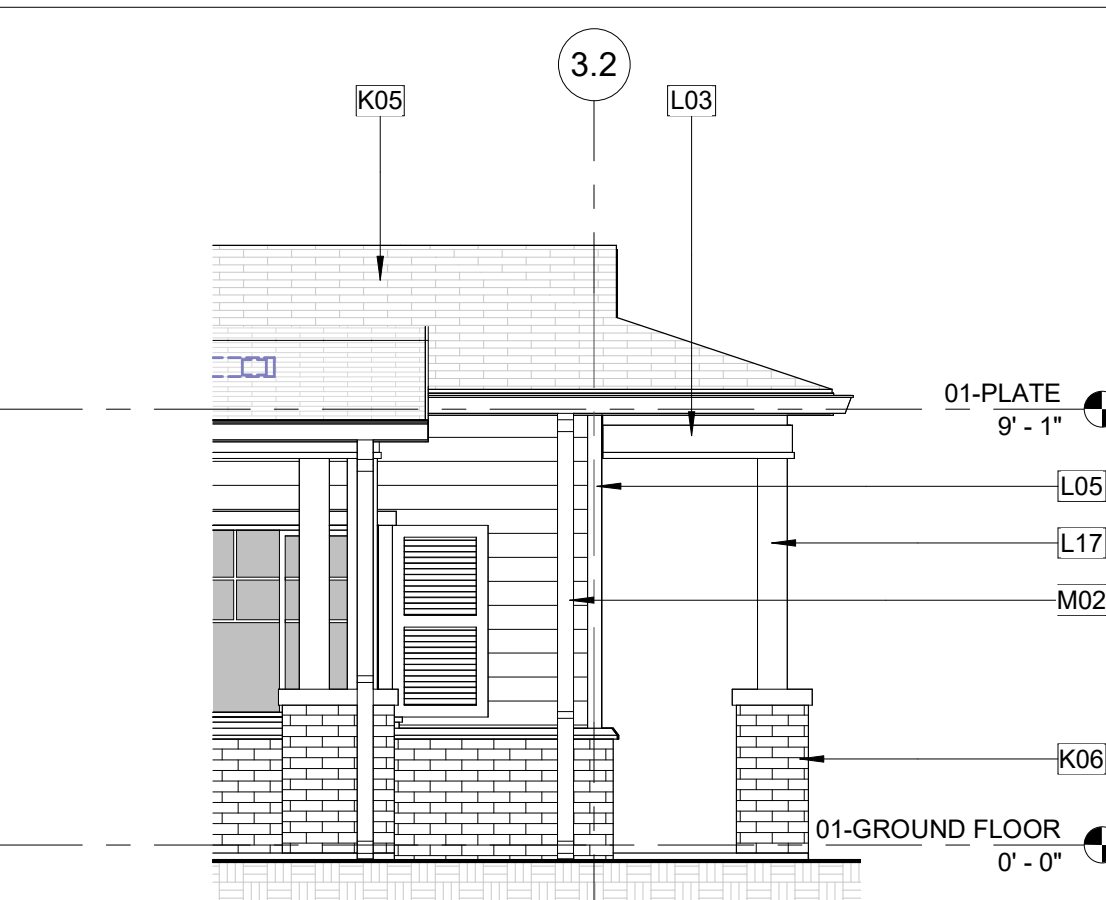
A3-201



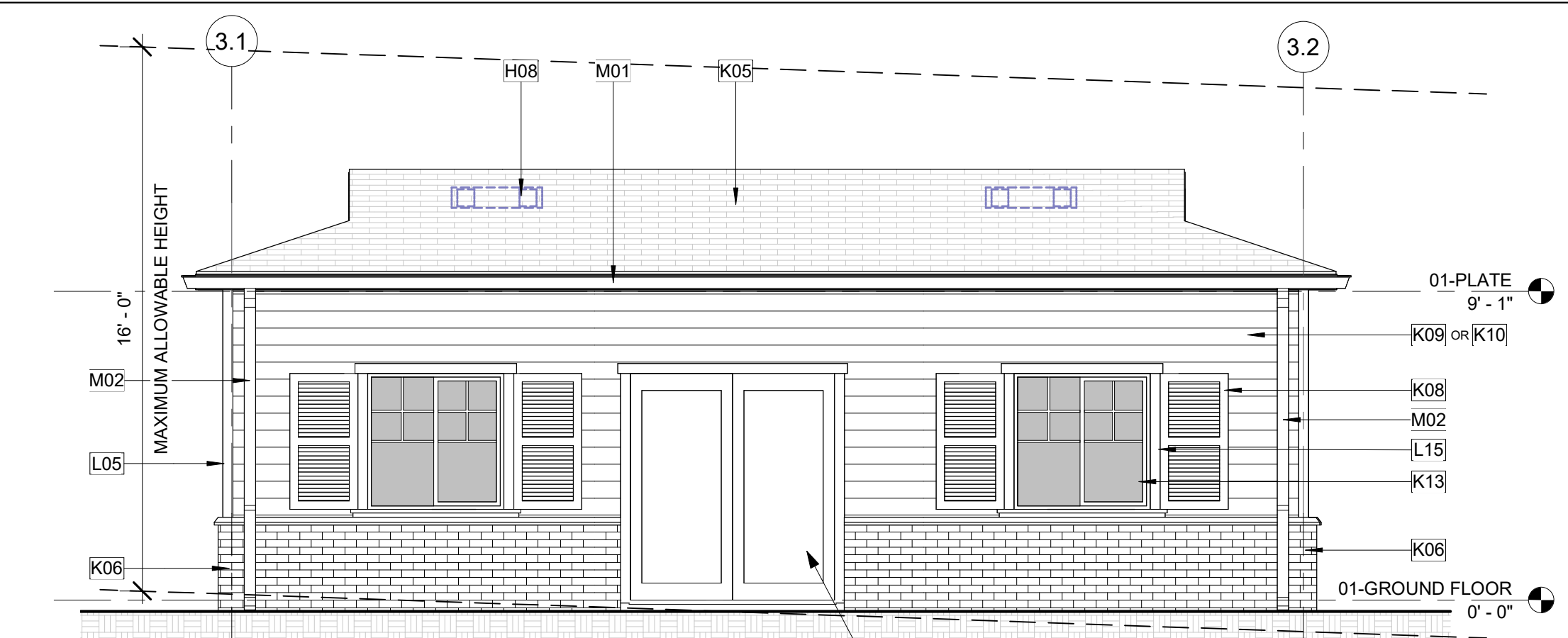
1 PLAN 3 - CALIFORNIA RANCH - FRONT
A3-101/A3-201 1/4" = 1'-0"



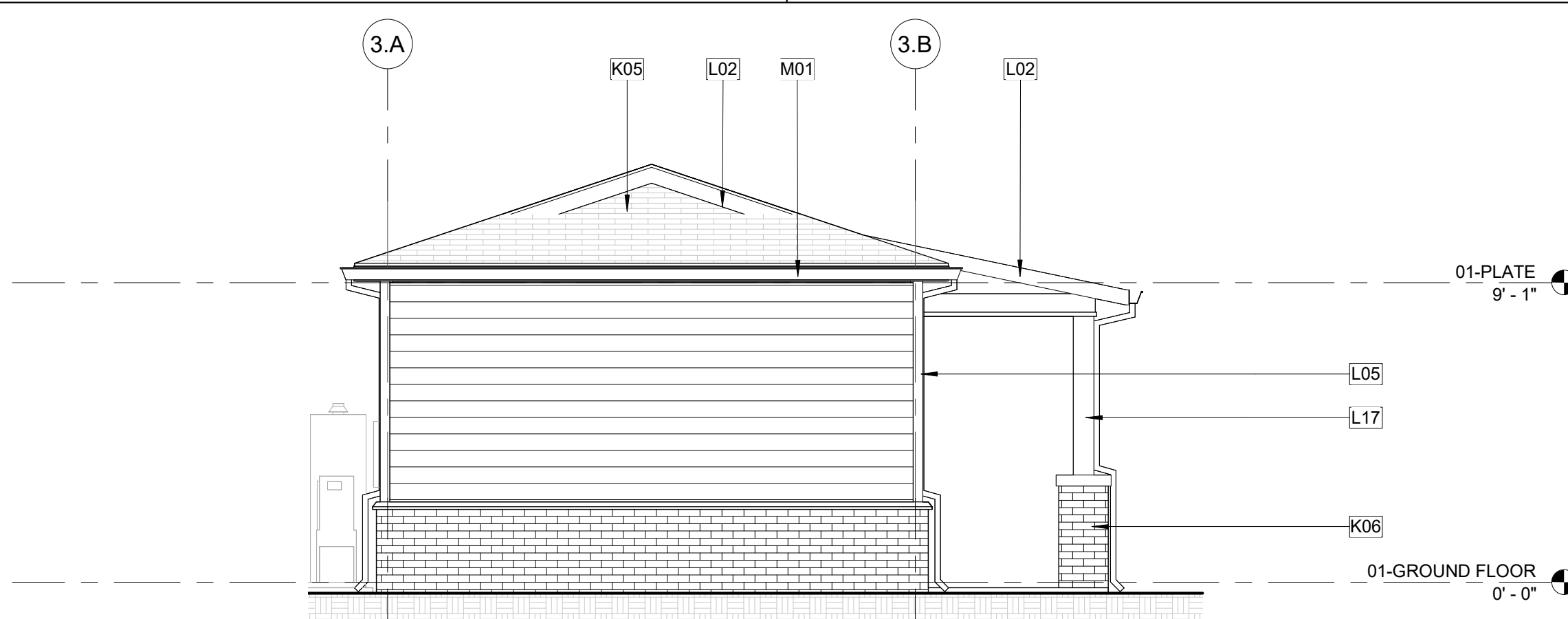
1A OPT. AWNING
A3-201 1/4" = 1'-0"



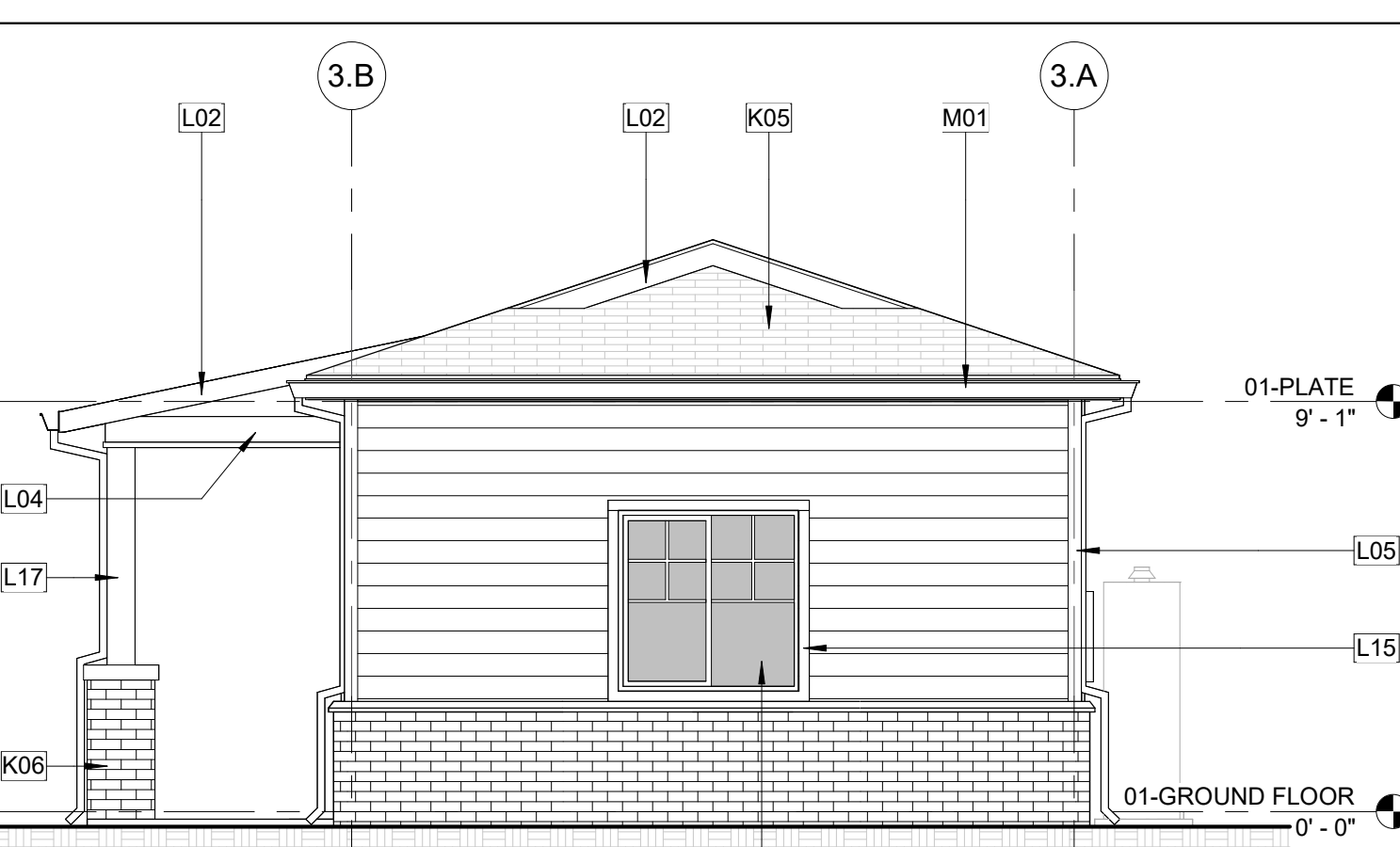
1B OPT. COVERED PORCH
A3-201 1/4" = 1'-0"



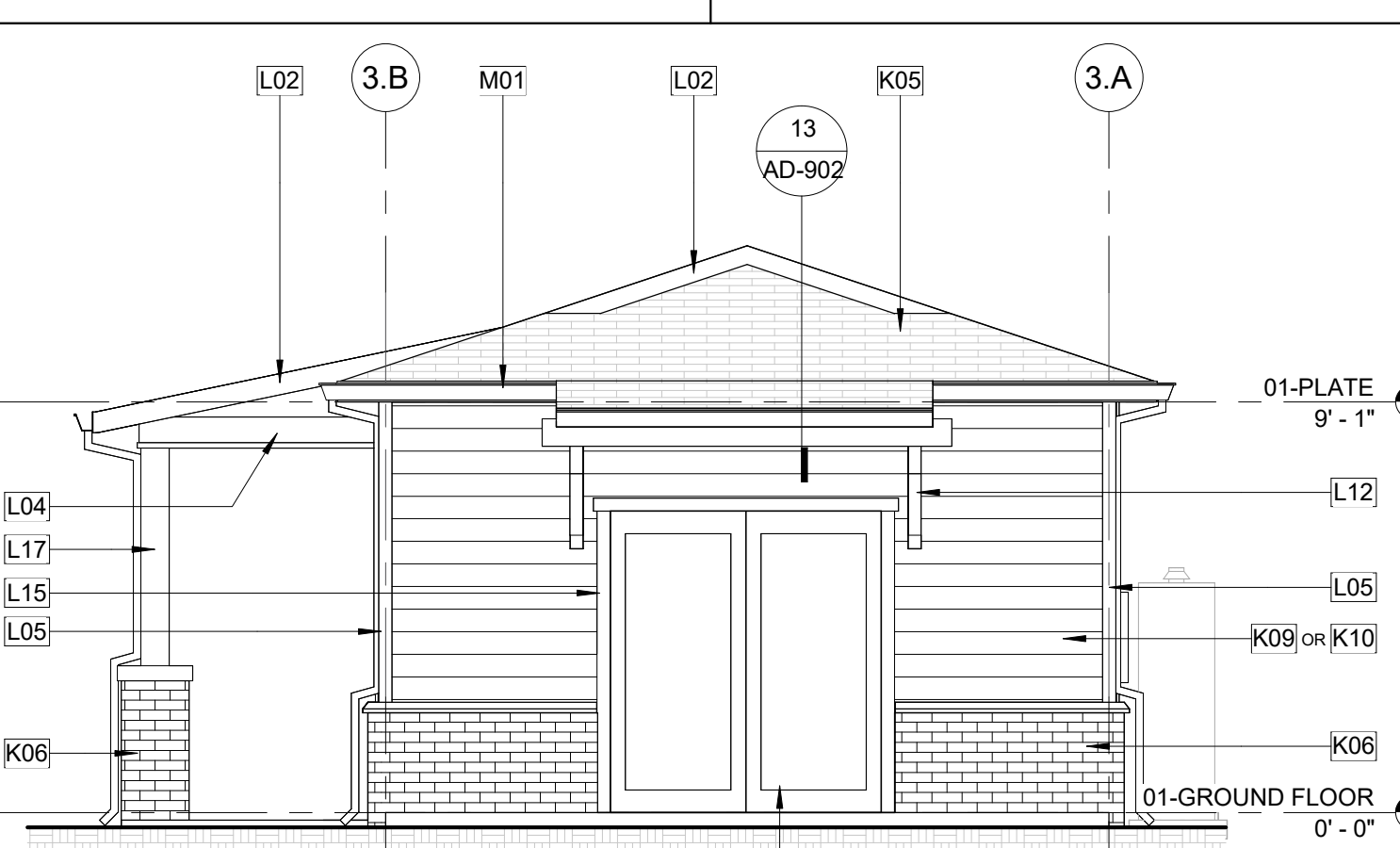
1C OPT. NO PORCH
A3-201 1/4" = 1'-0"



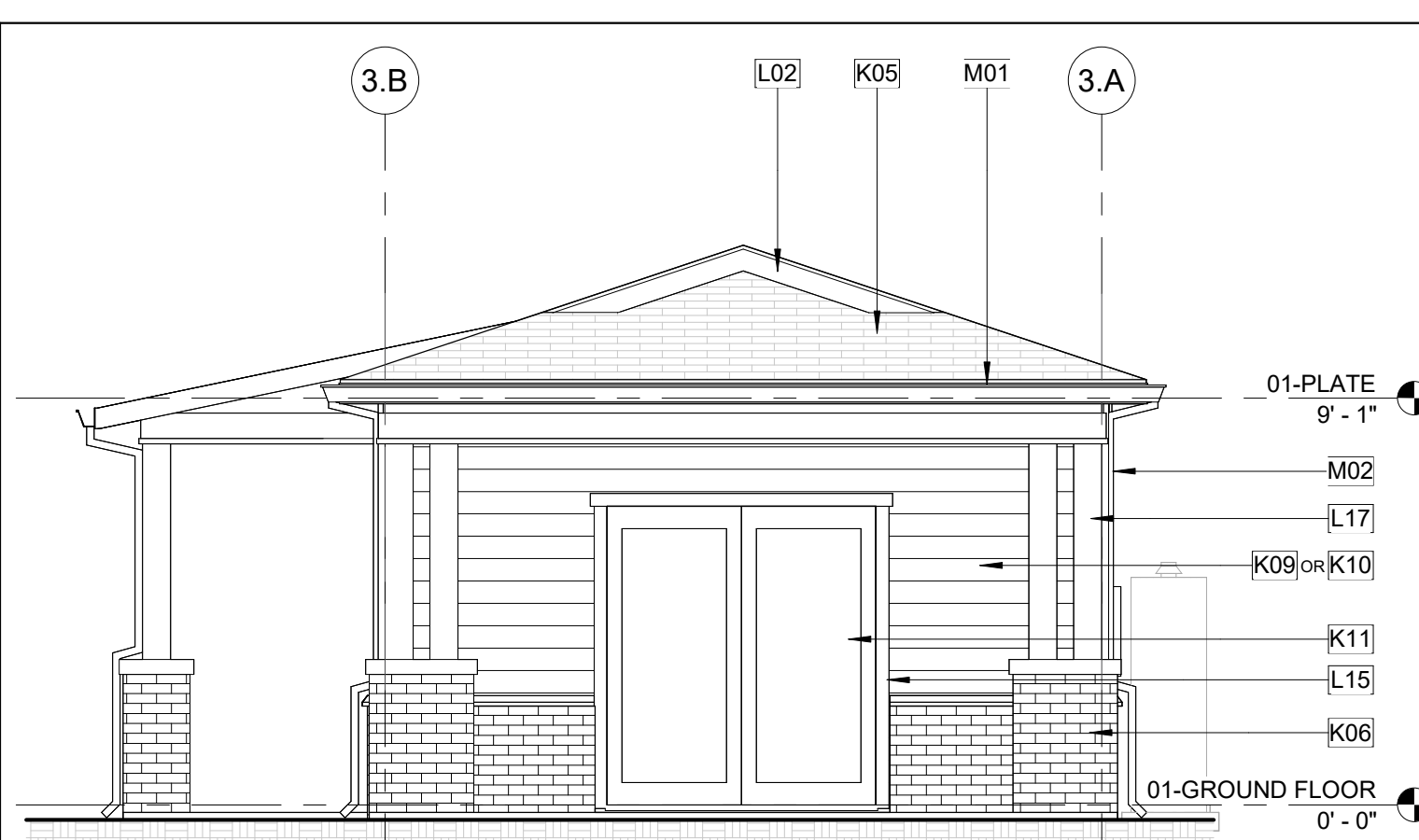
2 PLAN 3 - CALIFORNIA RANCH - LEFT
A3-101/A3-201 1/4" = 1'-0"



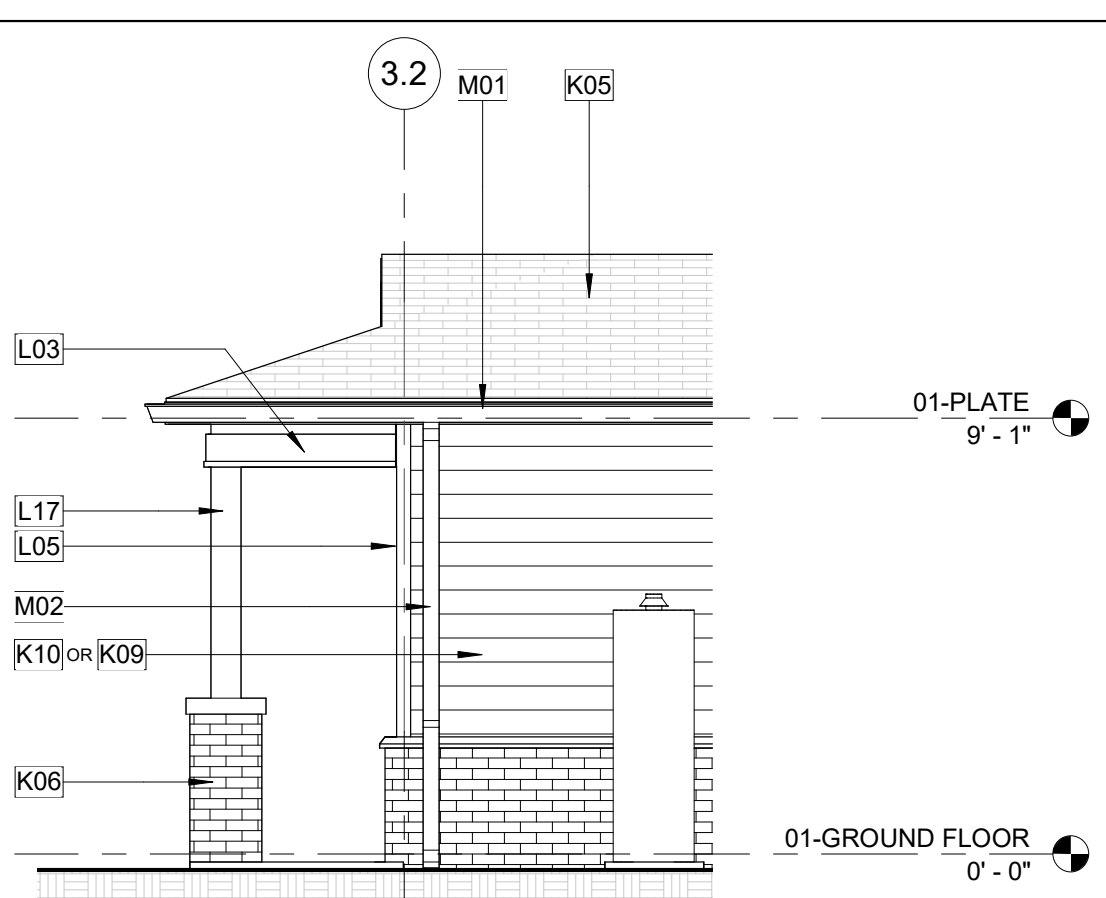
3 OPT. WINDOW (NO PORCH)
A3-101/A3-201 1/4" = 1'-0"



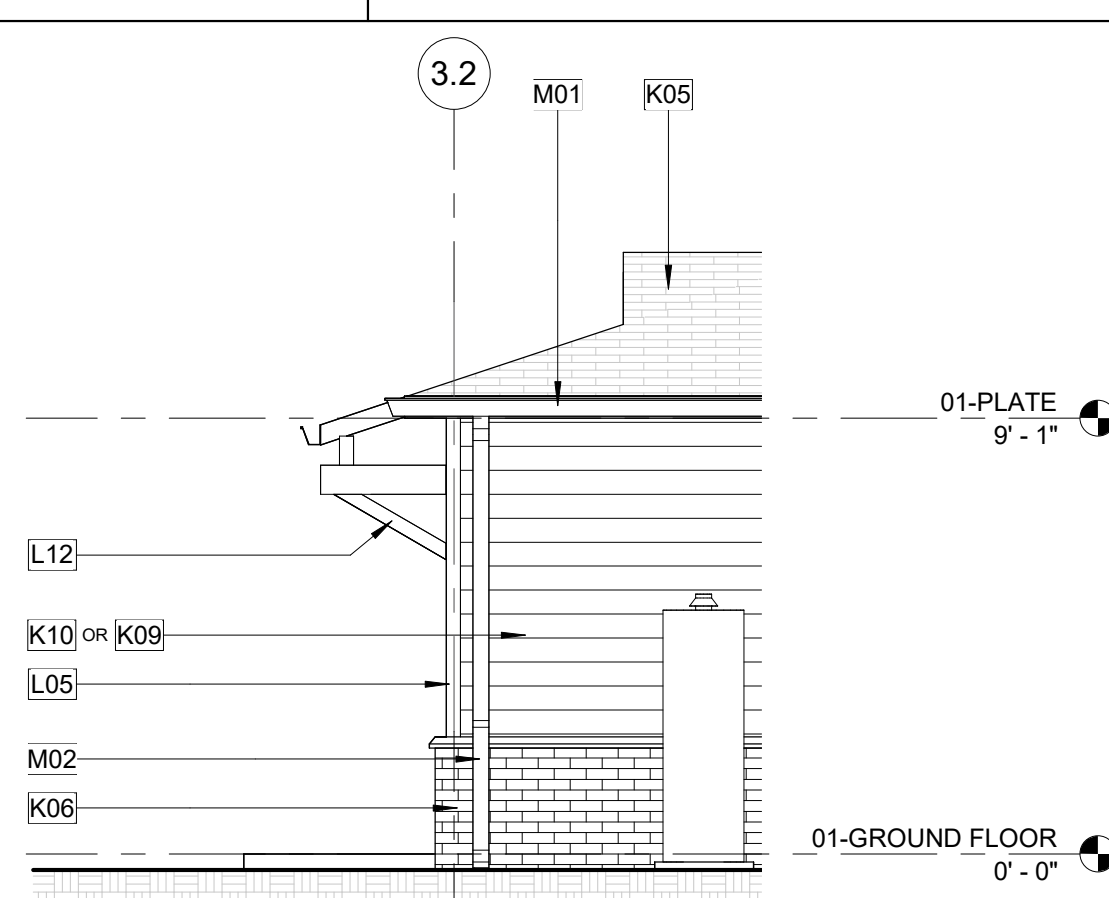
3A OPT. AWNING
A3-201 1/4" = 1'-0"



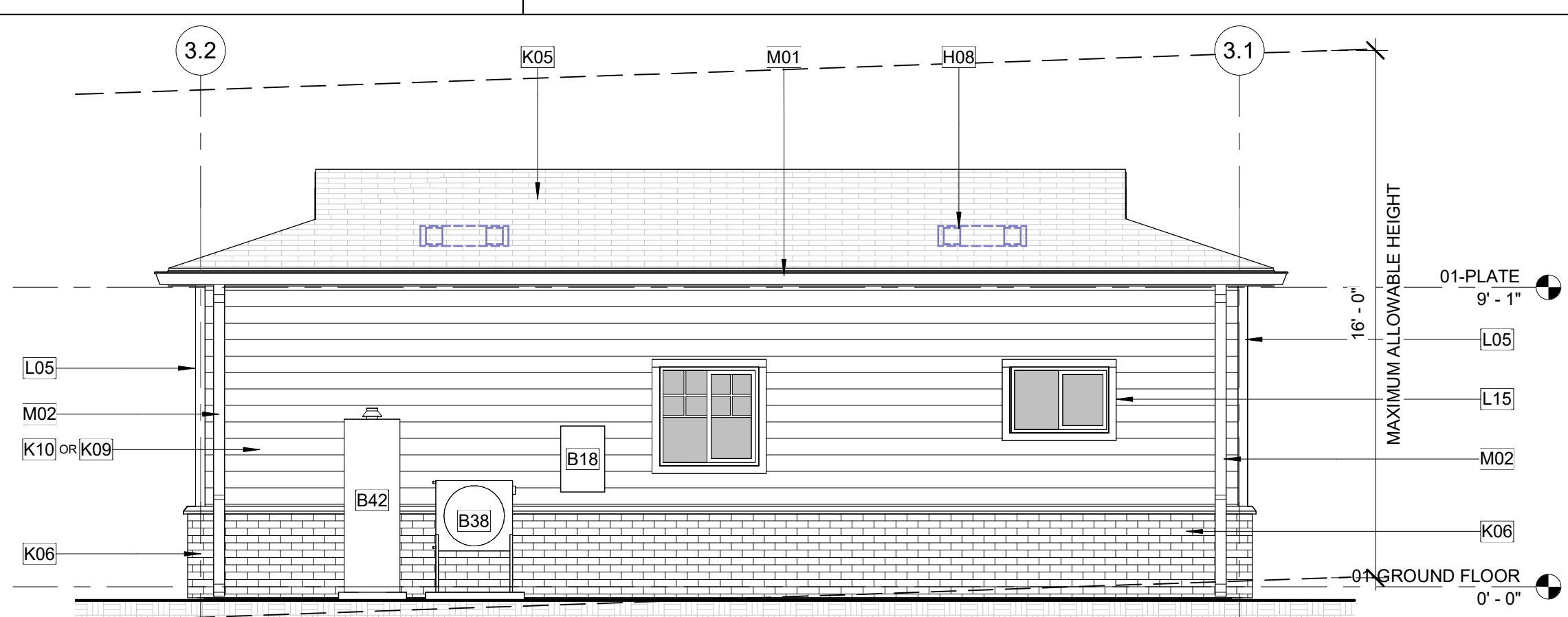
3B OPT. COVERED PORCH
A3-201 1/4" = 1'-0"



4B OPT. COVERED PORCH
A3-201 1/4" = 1'-0"



4A OPT. AWNING
A3-201 1/4" = 1'-0"



4 PLAN 3 - CALIFORNIA RANCH - REAR
A3-101/A3-201 1/4" = 1'-0"

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

KEYNOTES

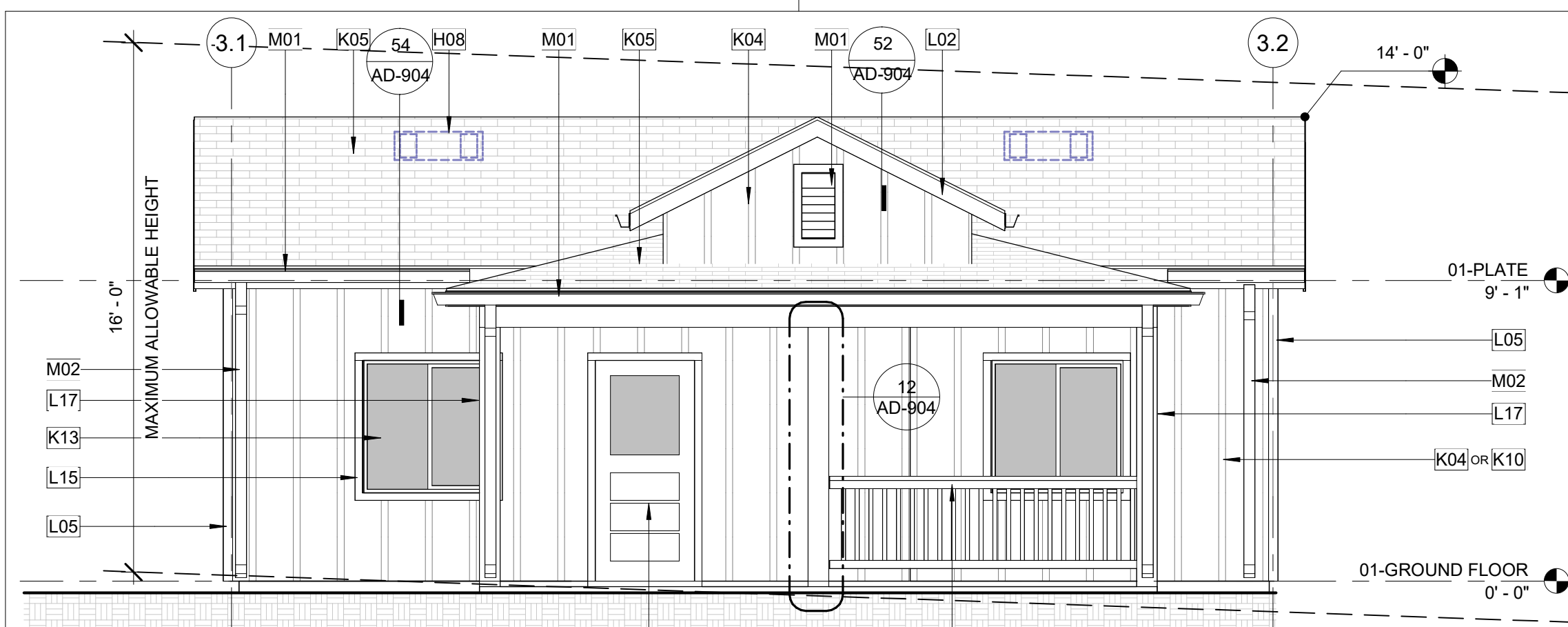
- B18 ELECTRIC PANEL TBD. REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B42 EXTERIOR MOUNTED TANK WATER HEATER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.
- H08 ATTIC VENT. METAL W/ PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K04 FIBER CEMENT BOARD AND BATTEN SIDING, IN COMPLIANCE WITH 2022 CRC R337
- K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
- 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.
- L04 2x12 FASCIA. PRIME ALL SIDES.
- 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 (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 R337.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- P02 36" WOOD GUARDRAIL
- U11 WOOD BEAM / HEADER, REFER TO STRUCTURAL.

LEGEND

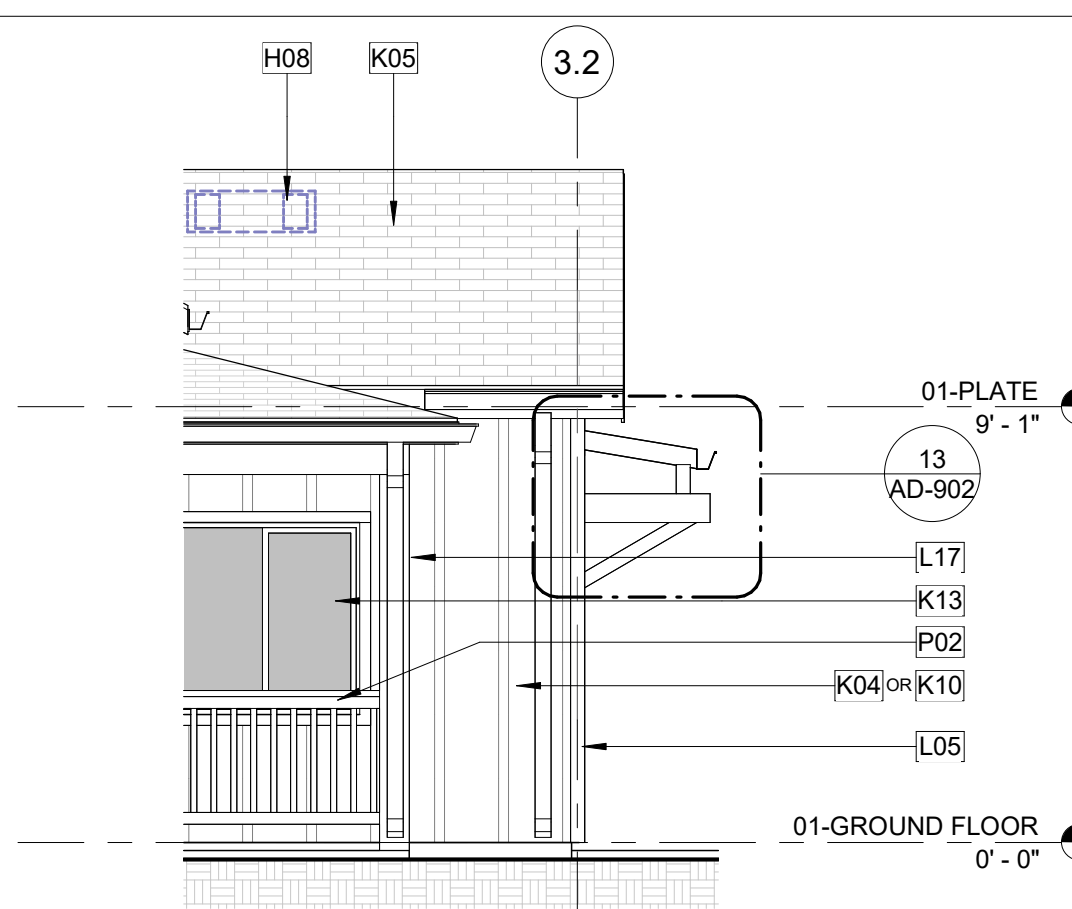
- FIBER CEMENT SHAKE SIDING
- FIBER CEMENT LAP SIDING
- FIBER CEMENT BOARD AND BATTEN SIDING
- BRICK VENEER

* ALTERNATIVE EXTERIOR FINISH - 3 COAT PLASTER FINISH ACCEPTABLE

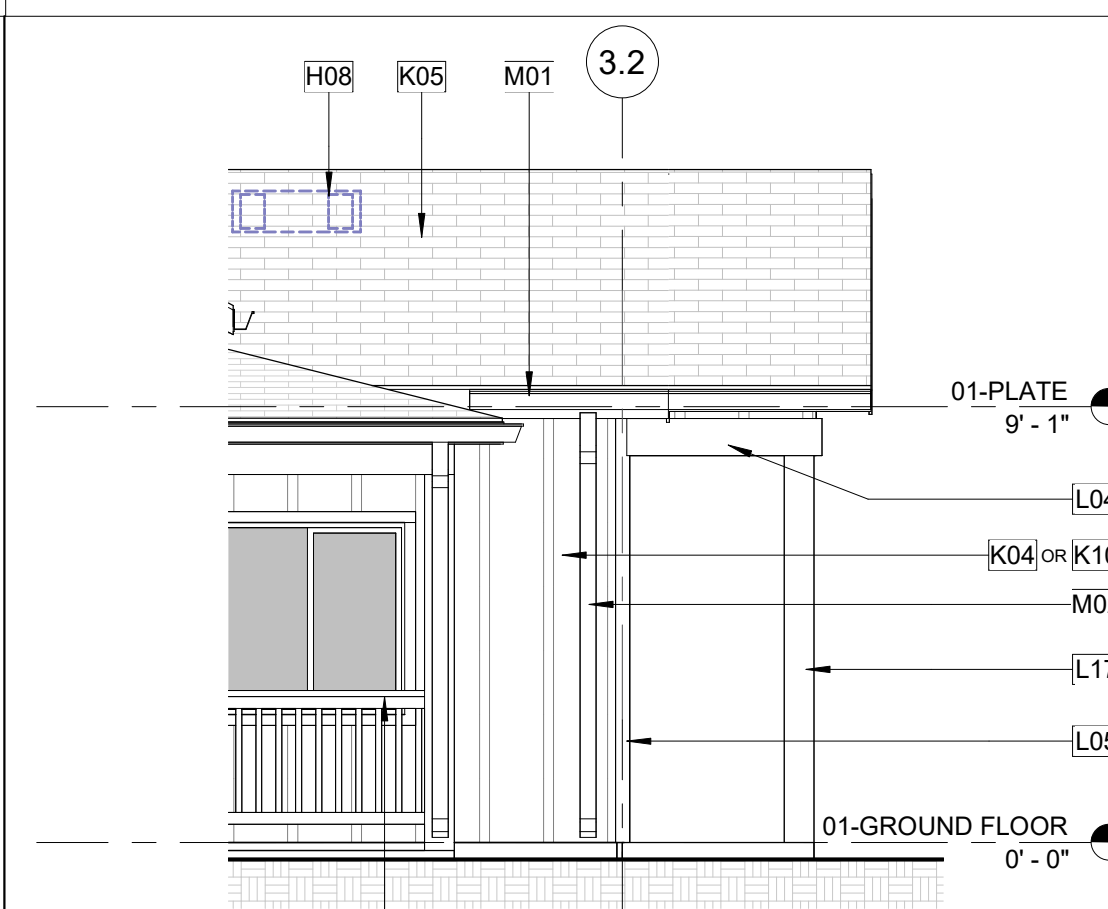
**NEWPORT BEACH ADU
STANDARD PLANS**
 NEWPORT BEACH, CA
**EXTERIOR ELEVATIONS -
CONTEMPORARY FARMHOUSE -
PLAN 3**



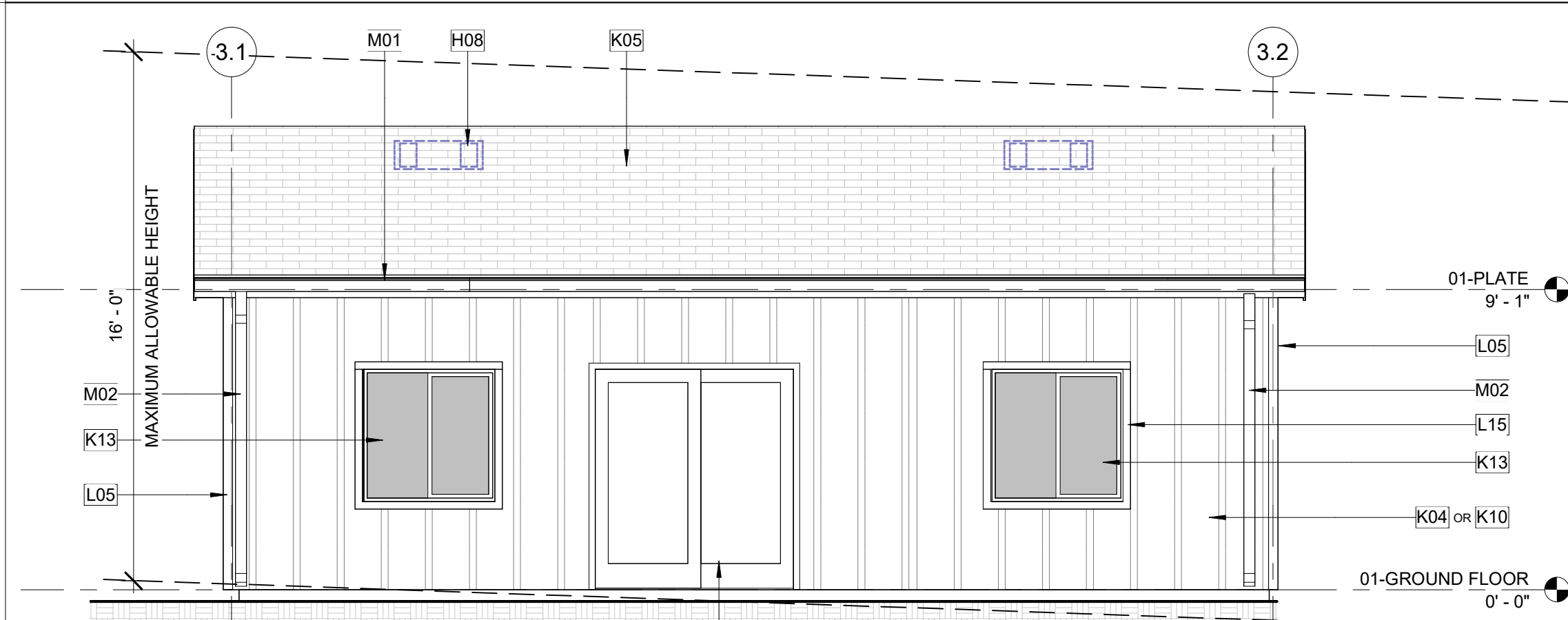
1 PLAN 3 - CONTEMPORARY FARMHOUSE - FRONT
A3-101/A3-202 1/4" = 1'-0"



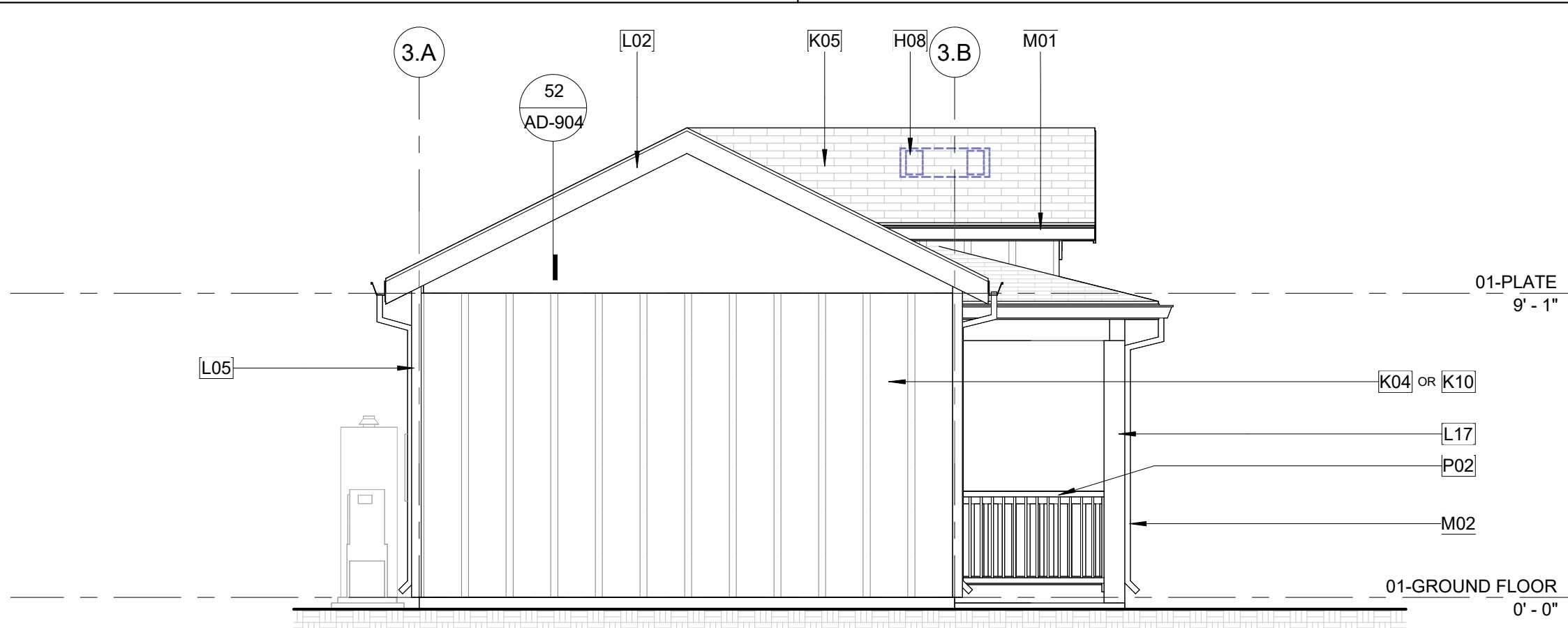
1A OPT. AWNING
A3-202 1/4" = 1'-0"



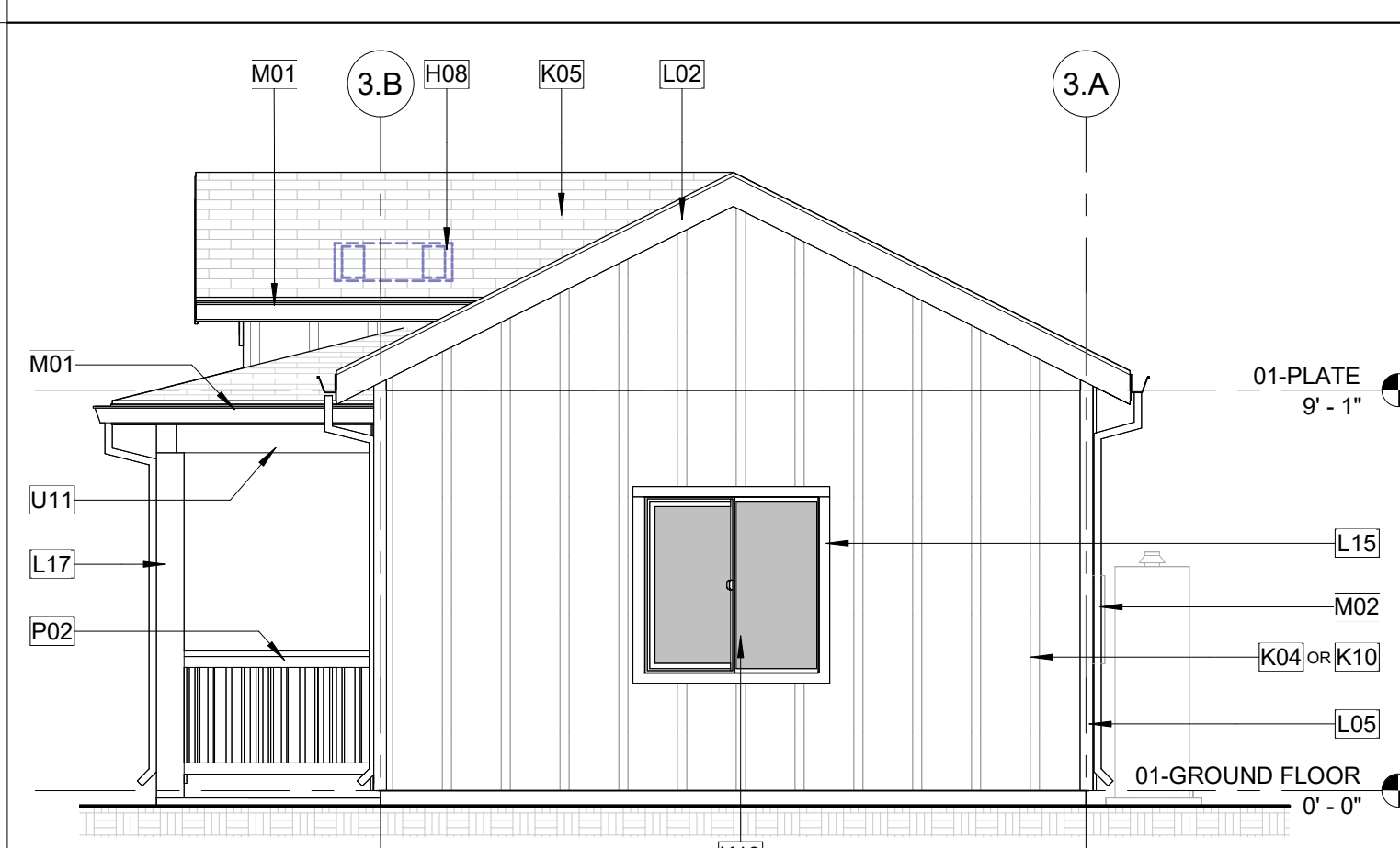
1B OPT. COVERED PORCH
A3-202 1/4" = 1'-0"



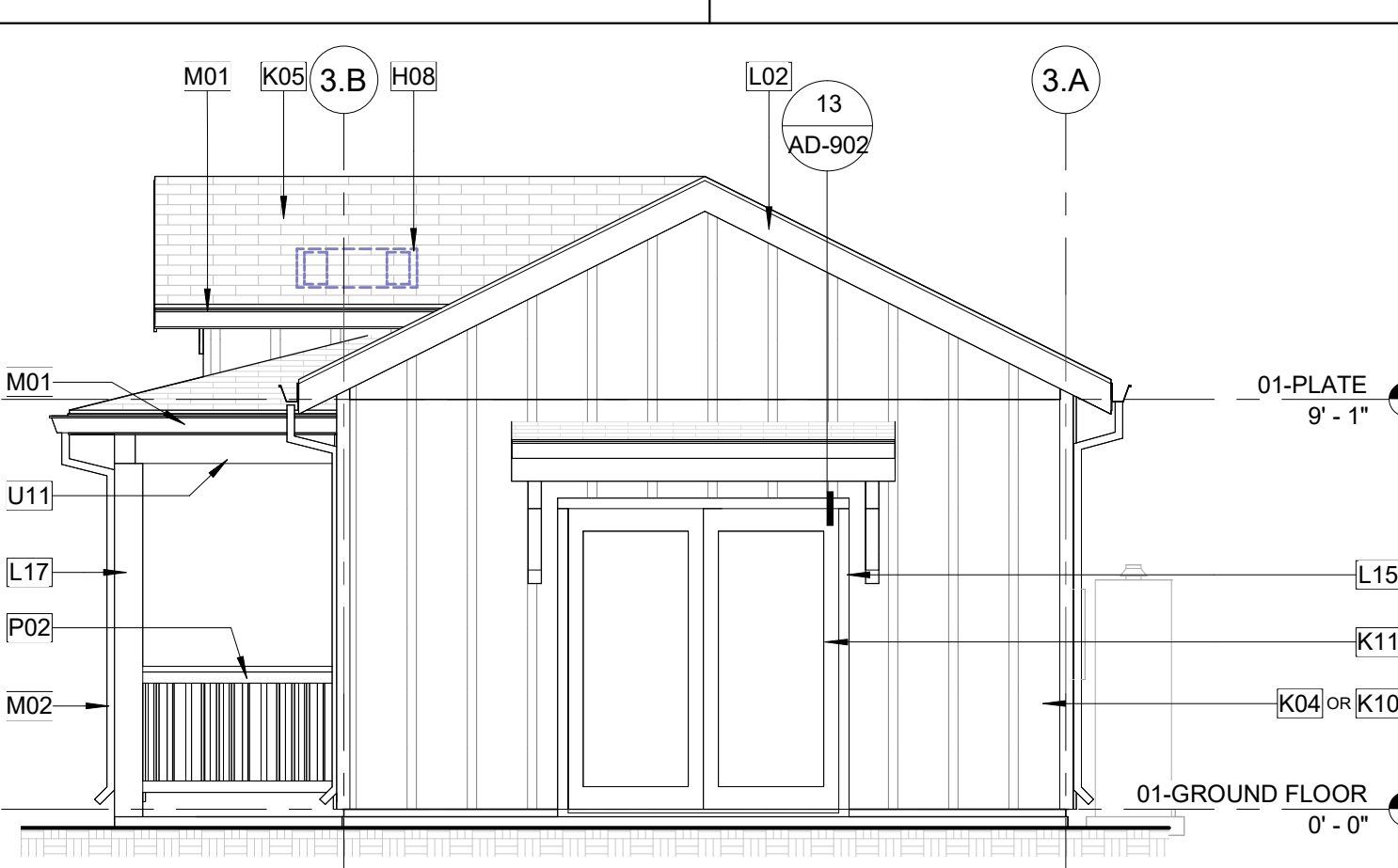
1C OPT. NO PORCH
A3-202 1/4" = 1'-0"



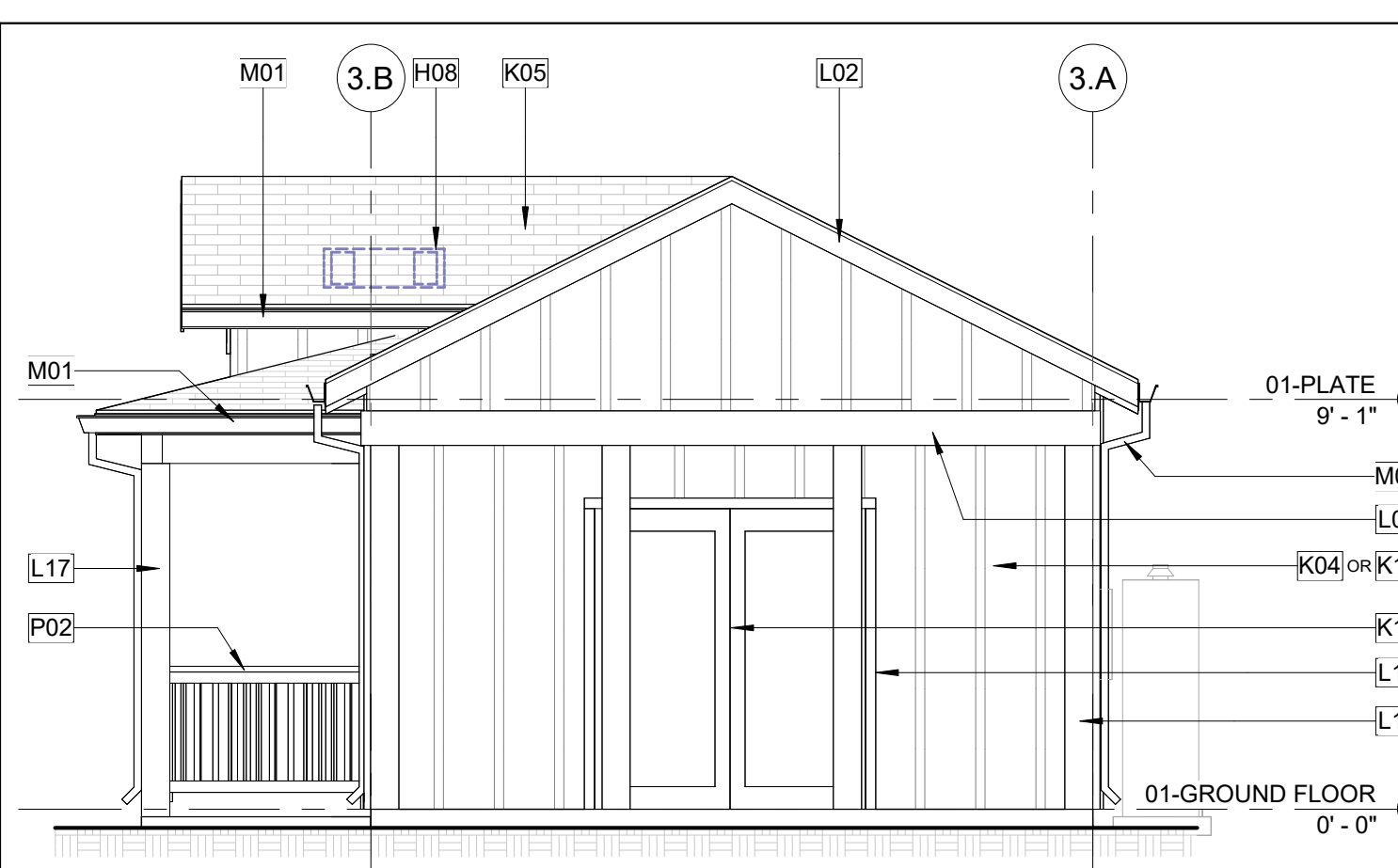
2 PLAN 3 - CONT. FARMHOUSE - LEFT
A3-101/A3-202 1/4" = 1'-0"



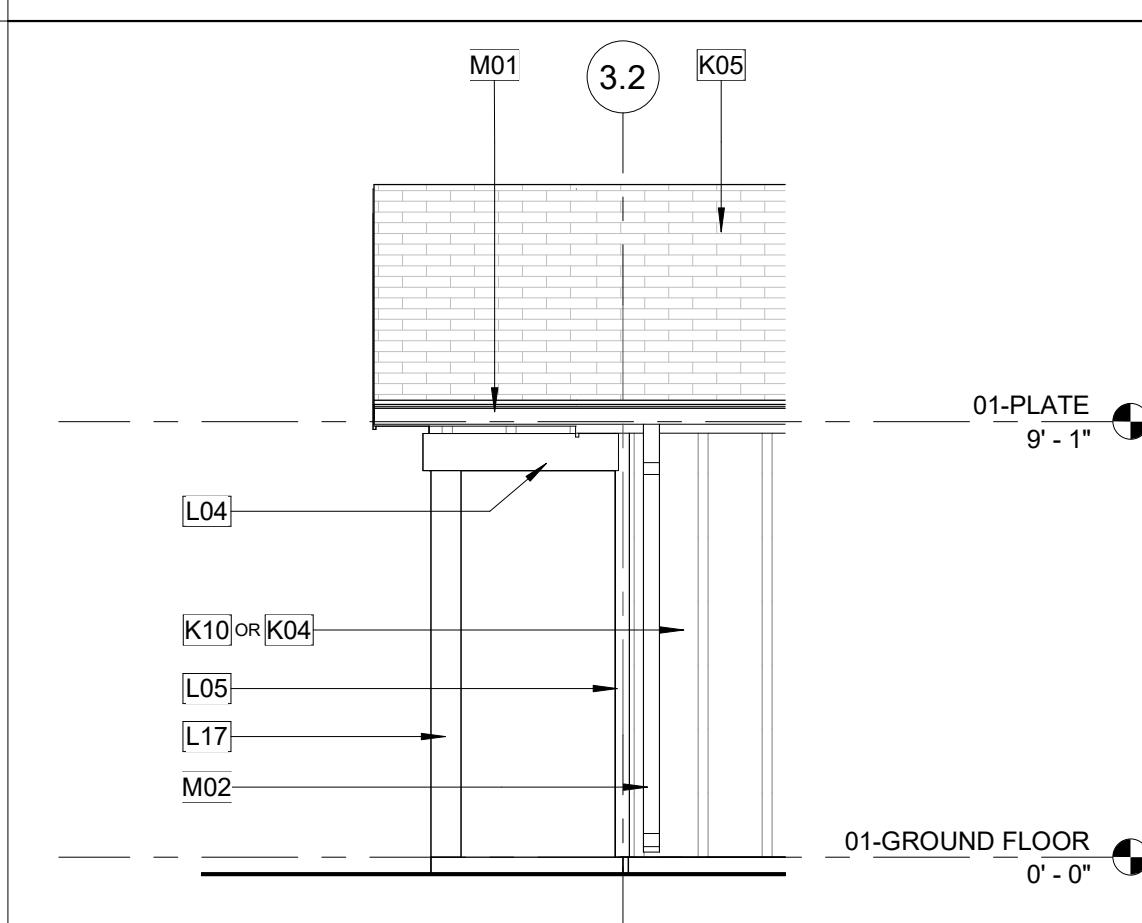
3 OPT. WINDOW (NO PORCH)
A3-202 1/4" = 1'-0"



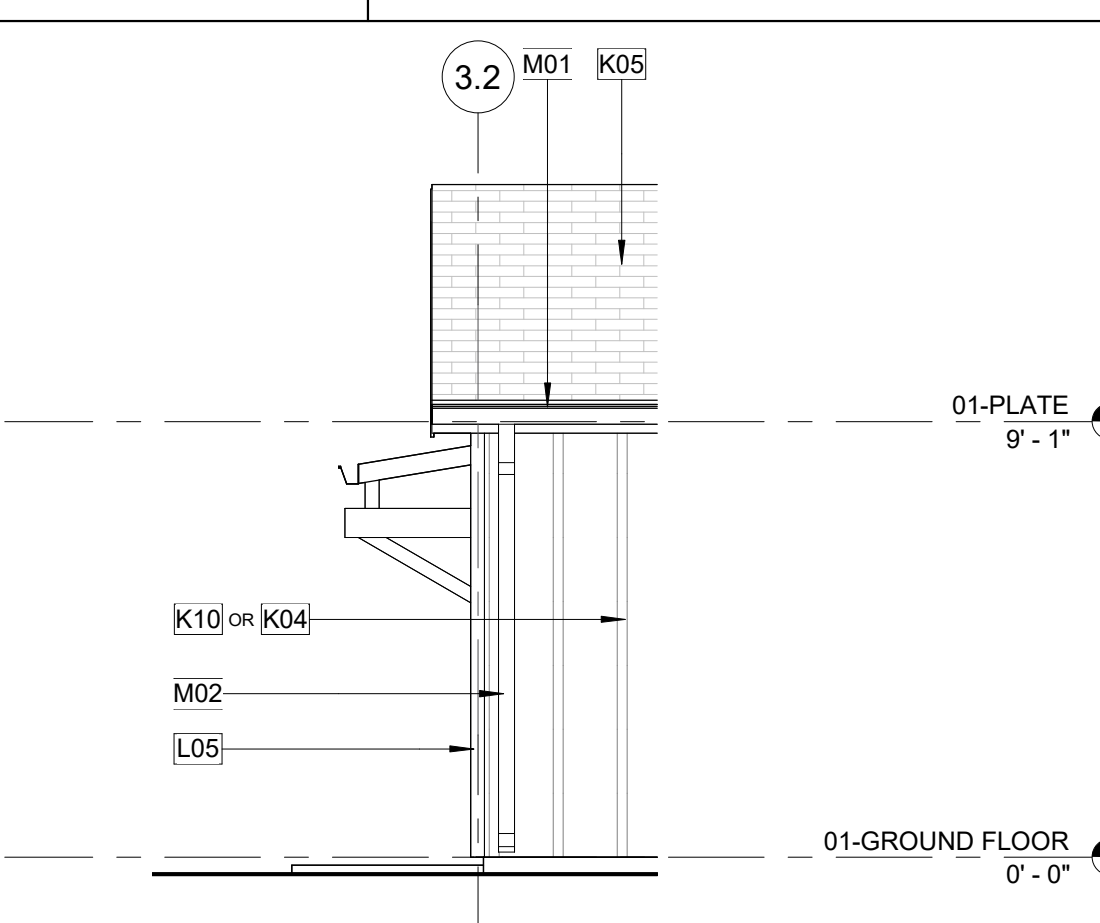
3A OPT. AWNING
A3-202 1/4" = 1'-0"



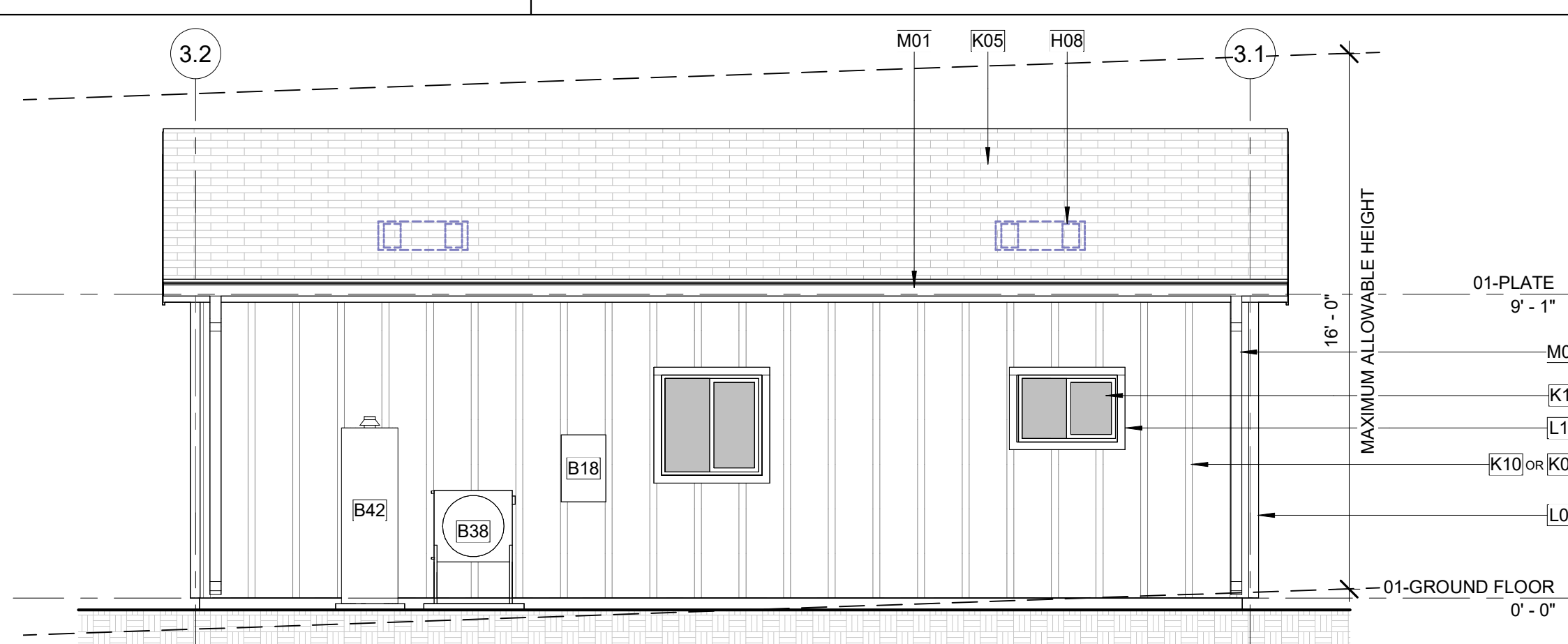
3B OPT. COVERED PORCH
A3-202 1/4" = 1'-0"



4B OPT. COVERED PORCH
A3-202 1/4" = 1'-0"



4A OPT. AWNING
A3-202 1/4" = 1'-0"



4 PLAN 3 - CONTEMPORARY FARMHOUSE - REAR
A3-101/A3-202 1/4" = 1'-0"

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DATE
09/26/23
SHEET

A3-202



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ELEVATION GENERAL NOTES

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

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

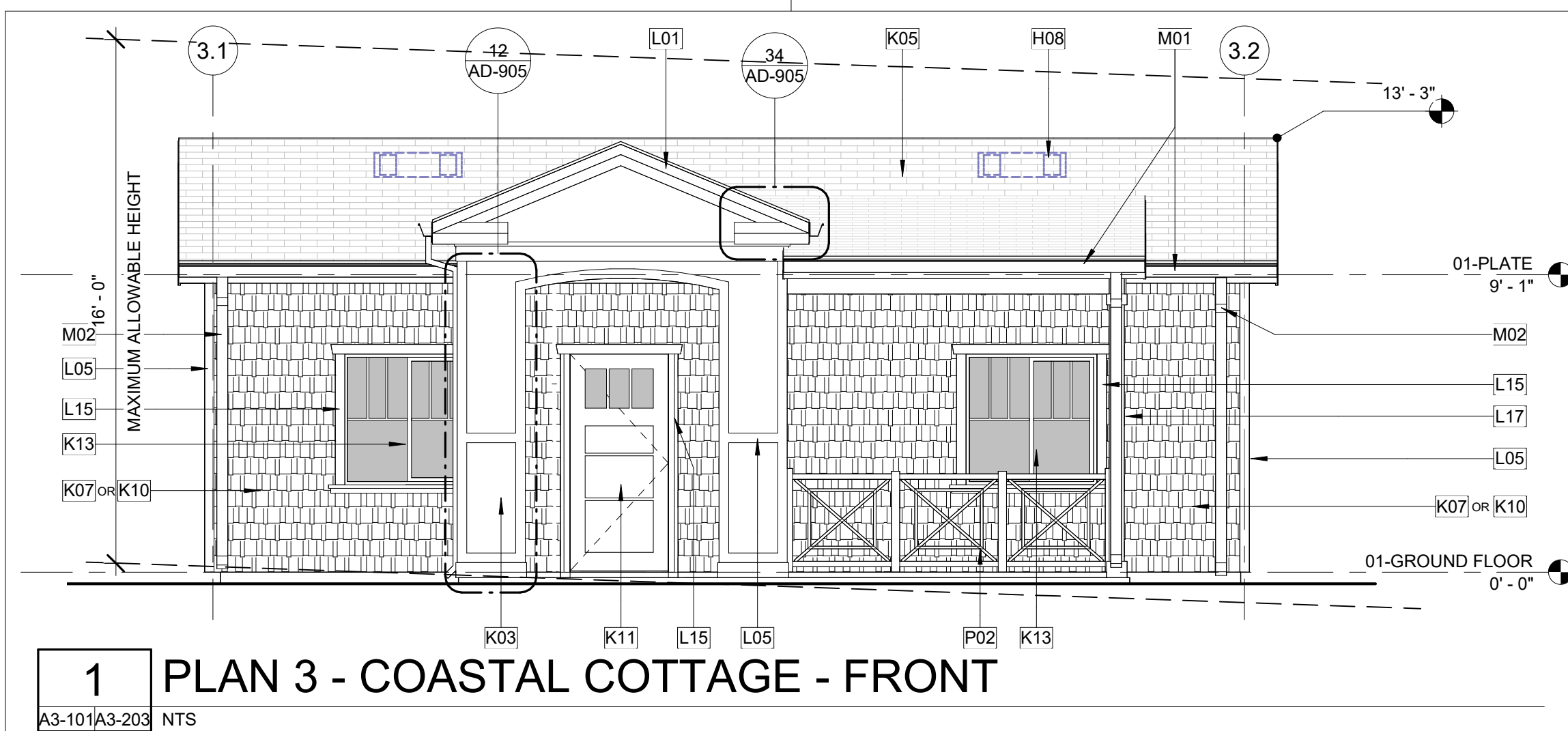
- B18 ELECTRIC PANEL TBD. REFER TO SITE PLAN FOR LOCATION.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO SITE PLAN FOR LOCATION. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
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- H08 ATTIC VENT. METAL W/ PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K03 FIBER CEMENT SHEET SIDING. IN COMPLIANCE WITH 2022 CRC R337 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.
- K05 FIBER CEMENT SHINGLE SIDING - REFER TO COLOR SCHEME ON COLOR MATERIALS BOARD ON SHEET G-110 & G-111.
- K07 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
- L01 1x4 FASCIA. PRIME ALL SIDES.
- L02 1x8 FIBER CEMENT FASCIA.
- L04 2x12 FASCIA. PRIME ALL SIDES.
- 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

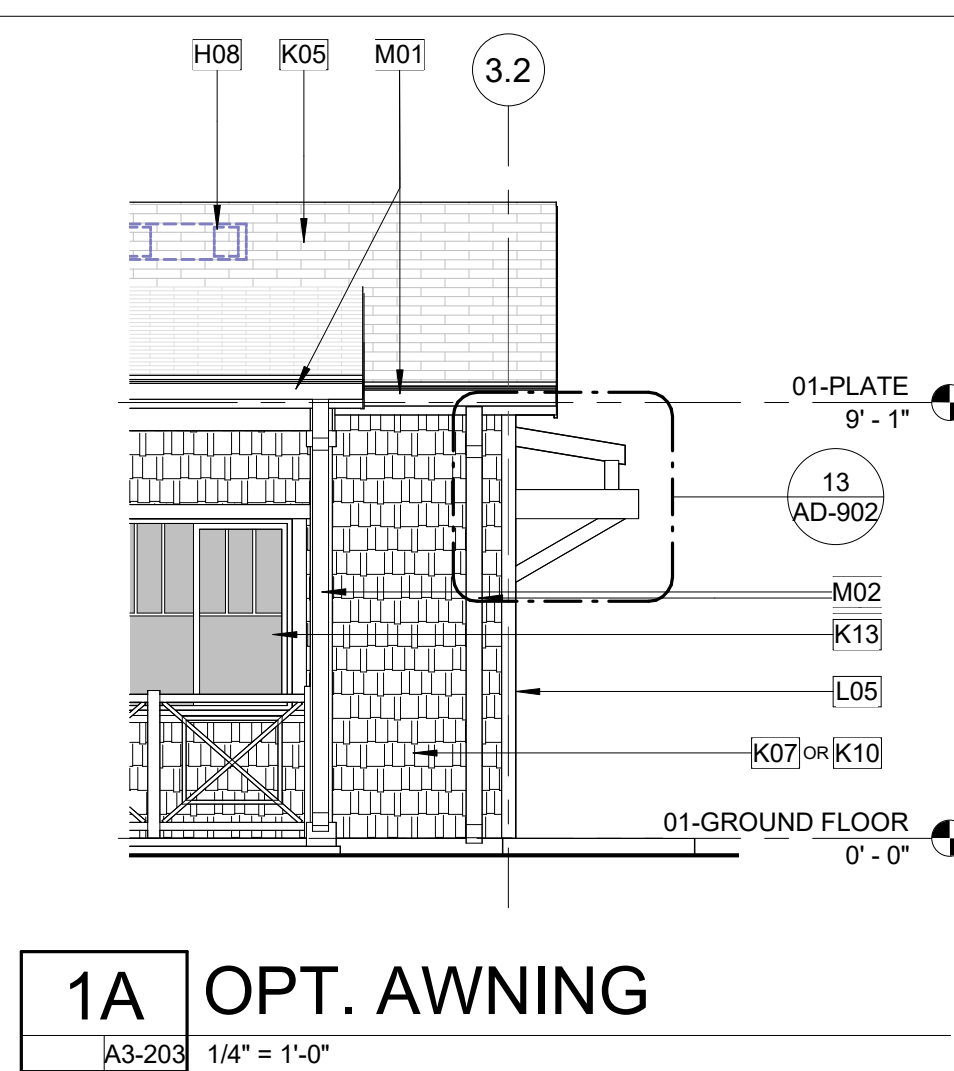
- FIBER CEMENT SHAKE SIDING
- FIBER CEMENT LAP SIDING
- FIBER CEMENT BOARD AND BATTEN SIDING
- BRICK VENEER

* ALTERNATIVE EXTERIOR FINISH - 3 COAT PLASTER FINISH ACCEPTABLE

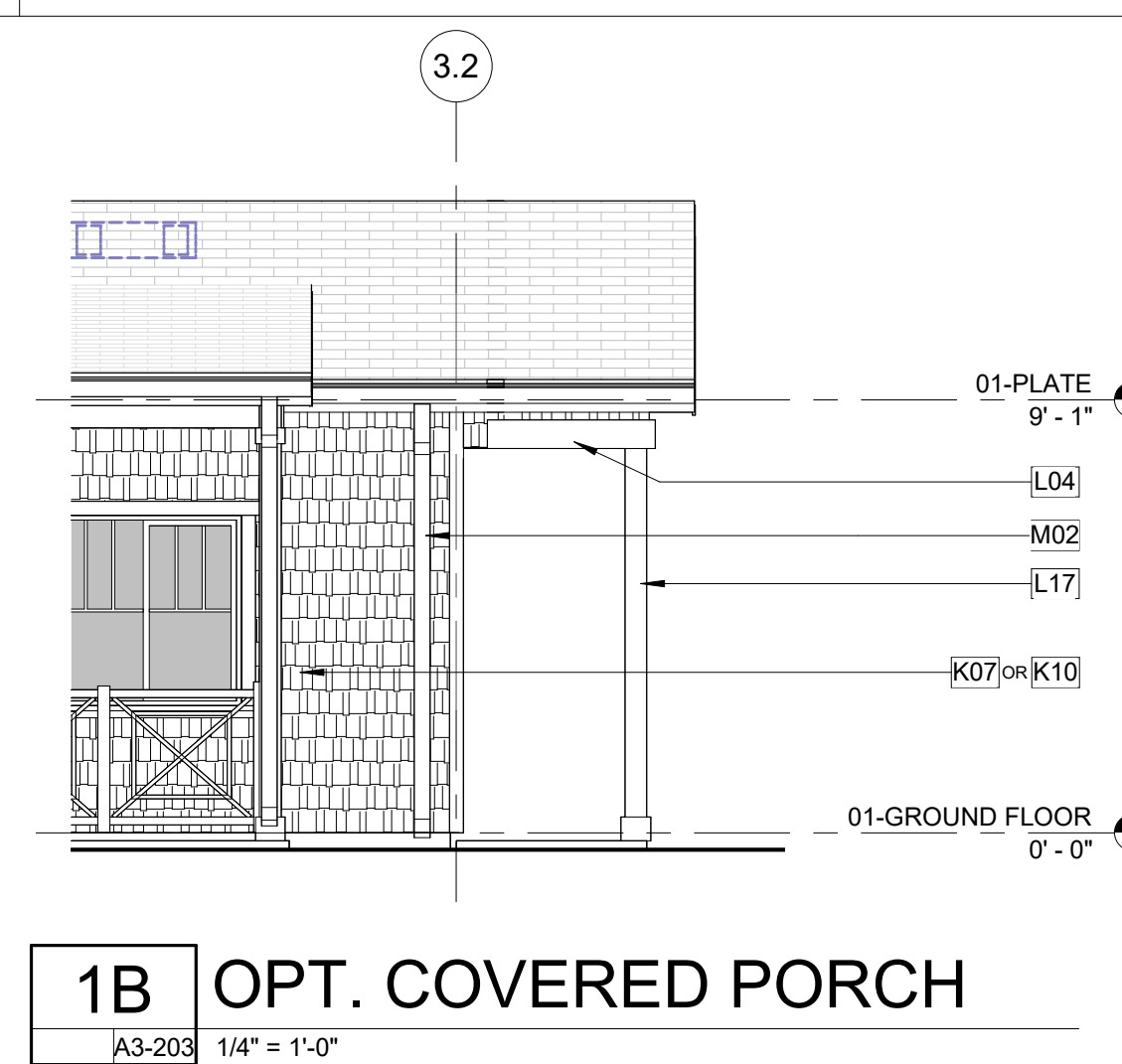
**NEWPORT BEACH ADU
STANDARD PLANS
NEWPORT BEACH, CA**
**EXTERIOR ELEVATIONS - COASTAL
COTTAGE - PLAN 3**



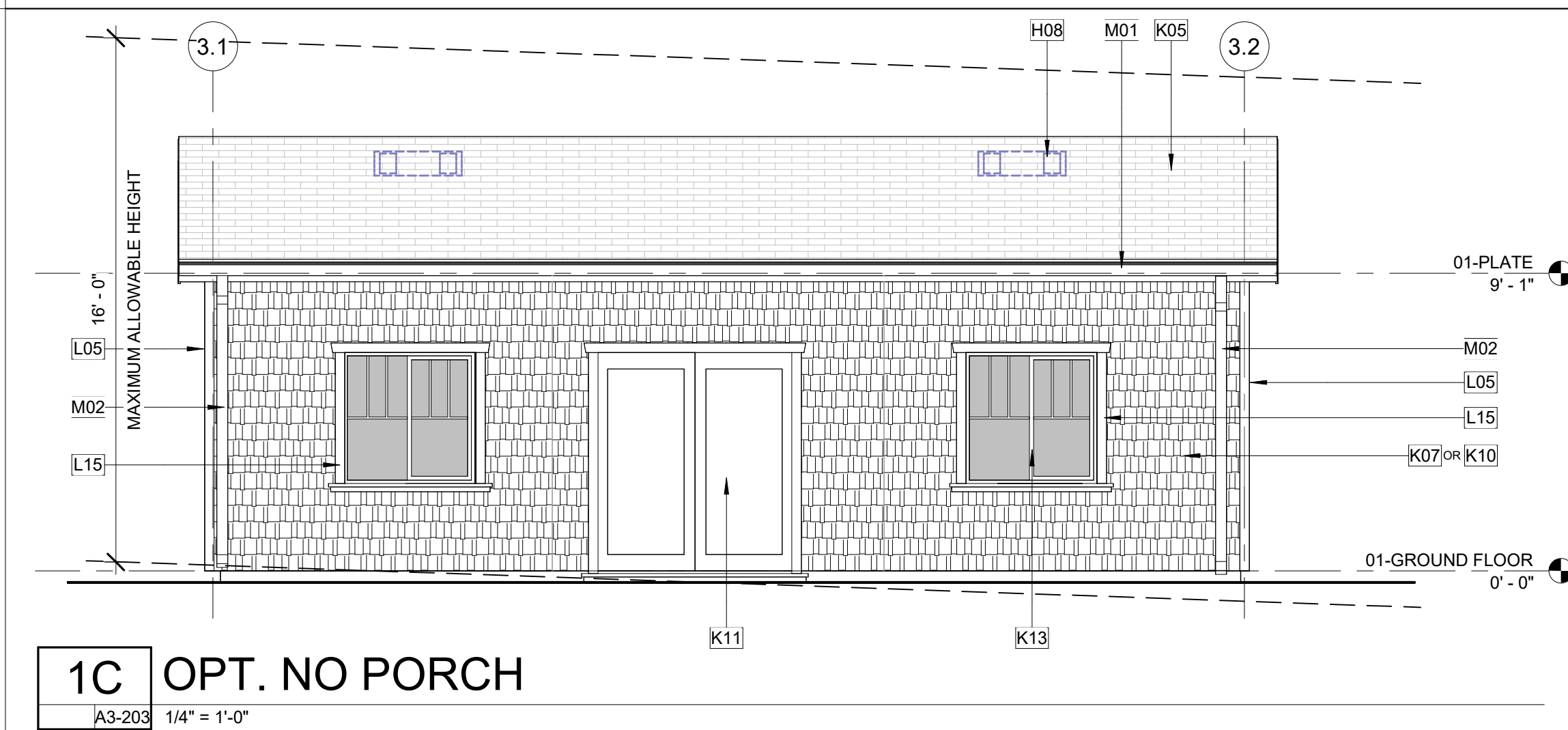
1 PLAN 3 - COASTAL COTTAGE - FRONT
A3-101/A3-203 NTS



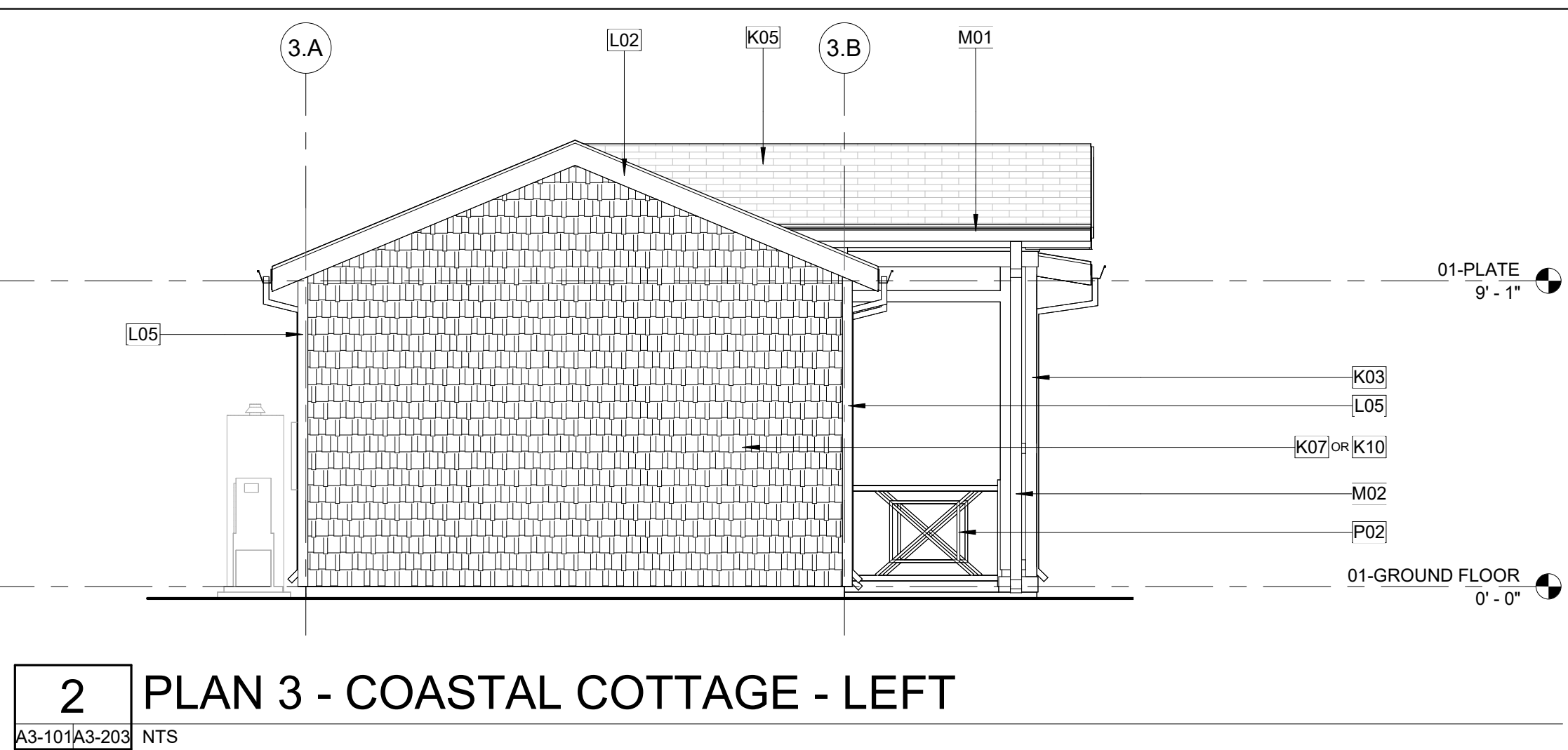
1A OPT. AWNING
A3-203 1/4" = 1'-0"



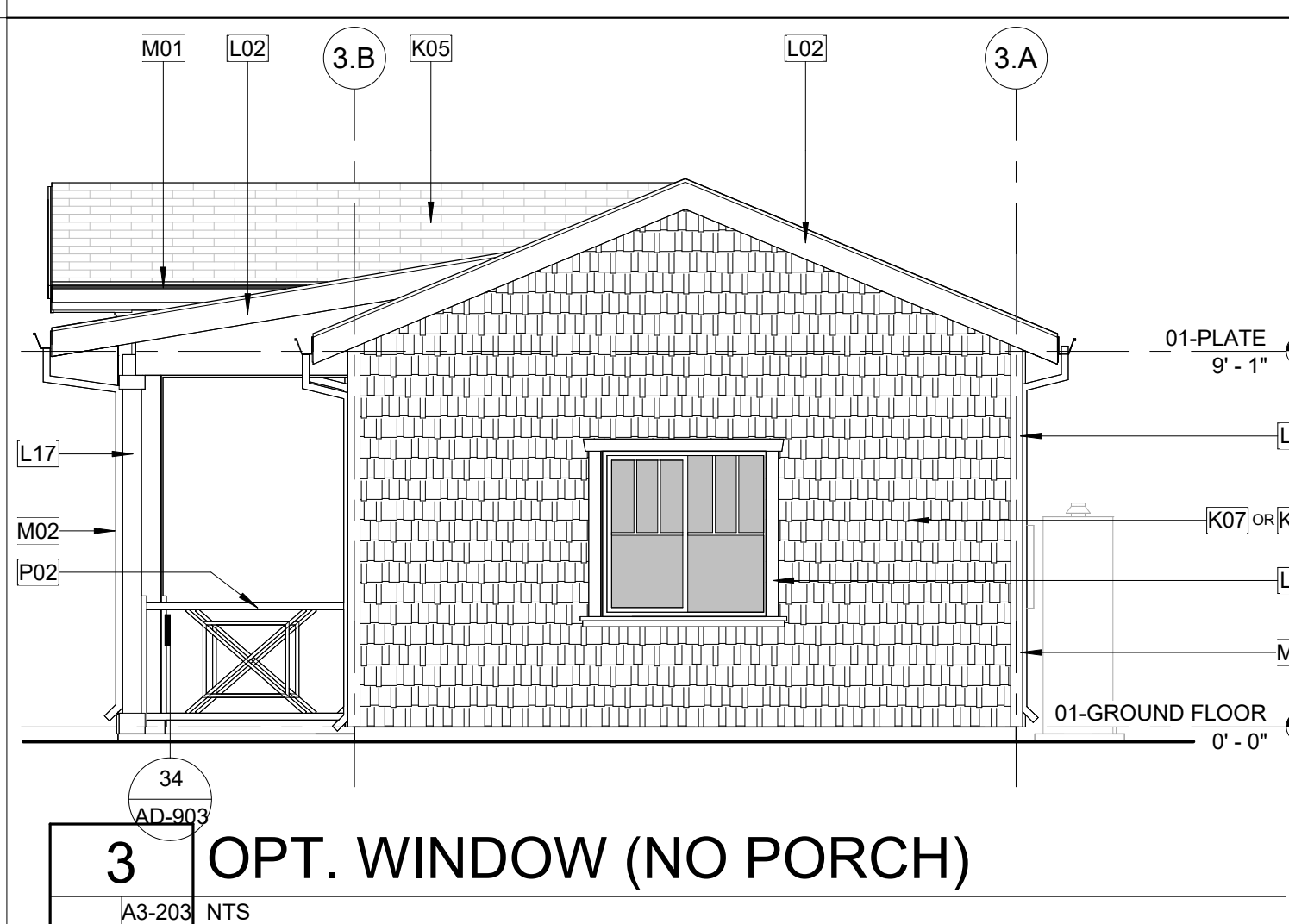
1B OPT. COVERED PORCH
A3-203 1/4" = 1'-0"



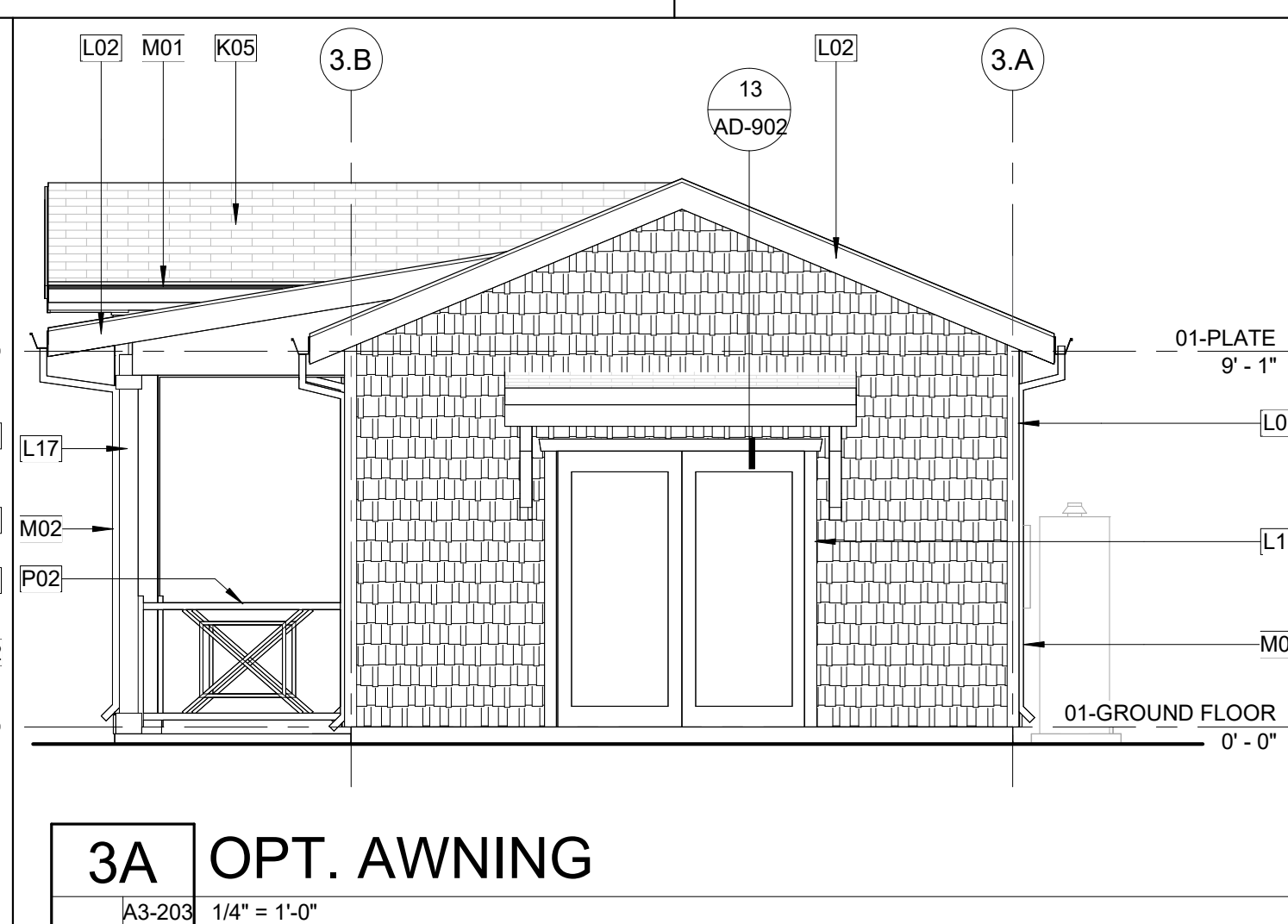
1C OPT. NO PORCH
A3-203 1/4" = 1'-0"



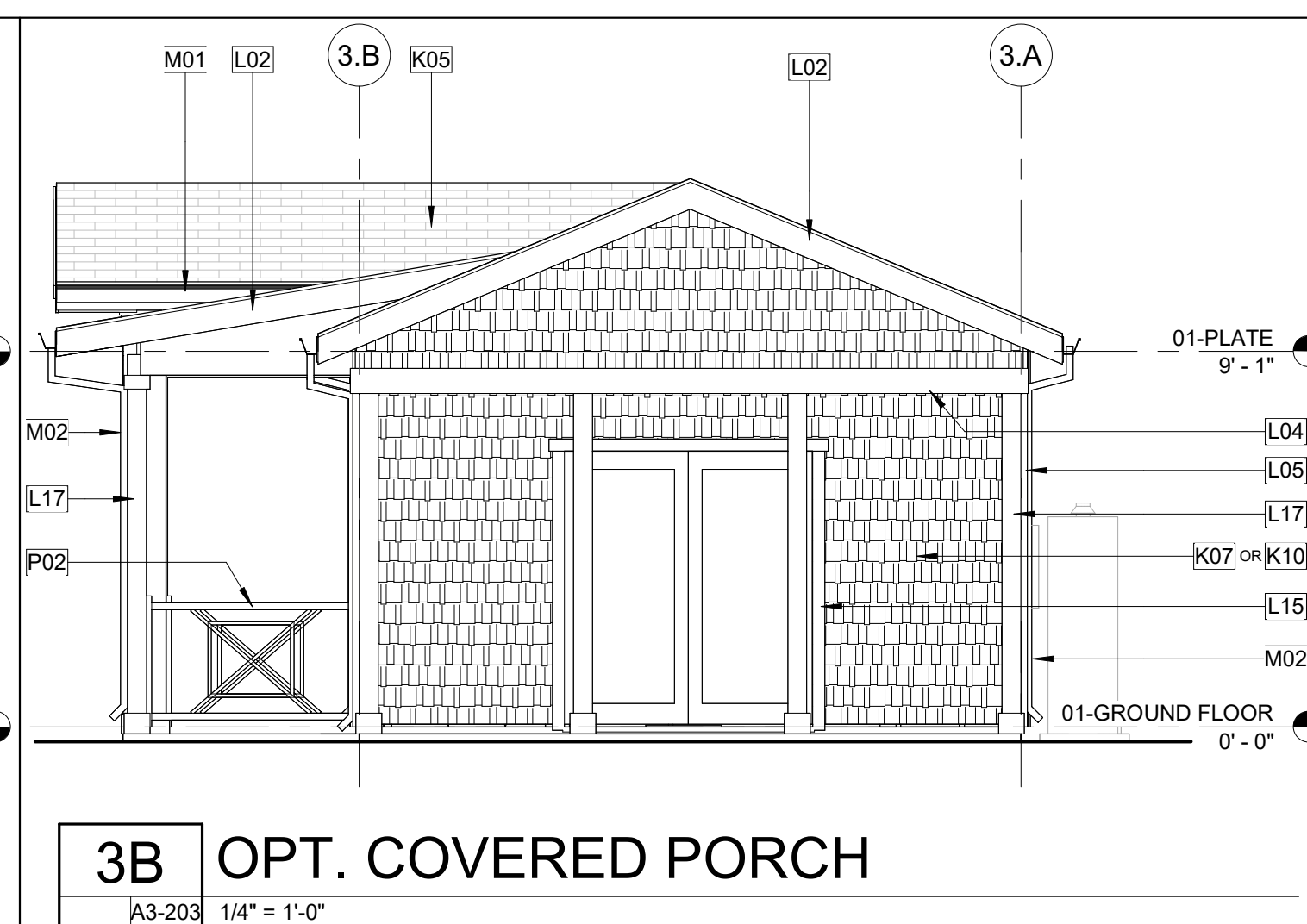
2 PLAN 3 - COASTAL COTTAGE - LEFT
A3-101/A3-203 NTS



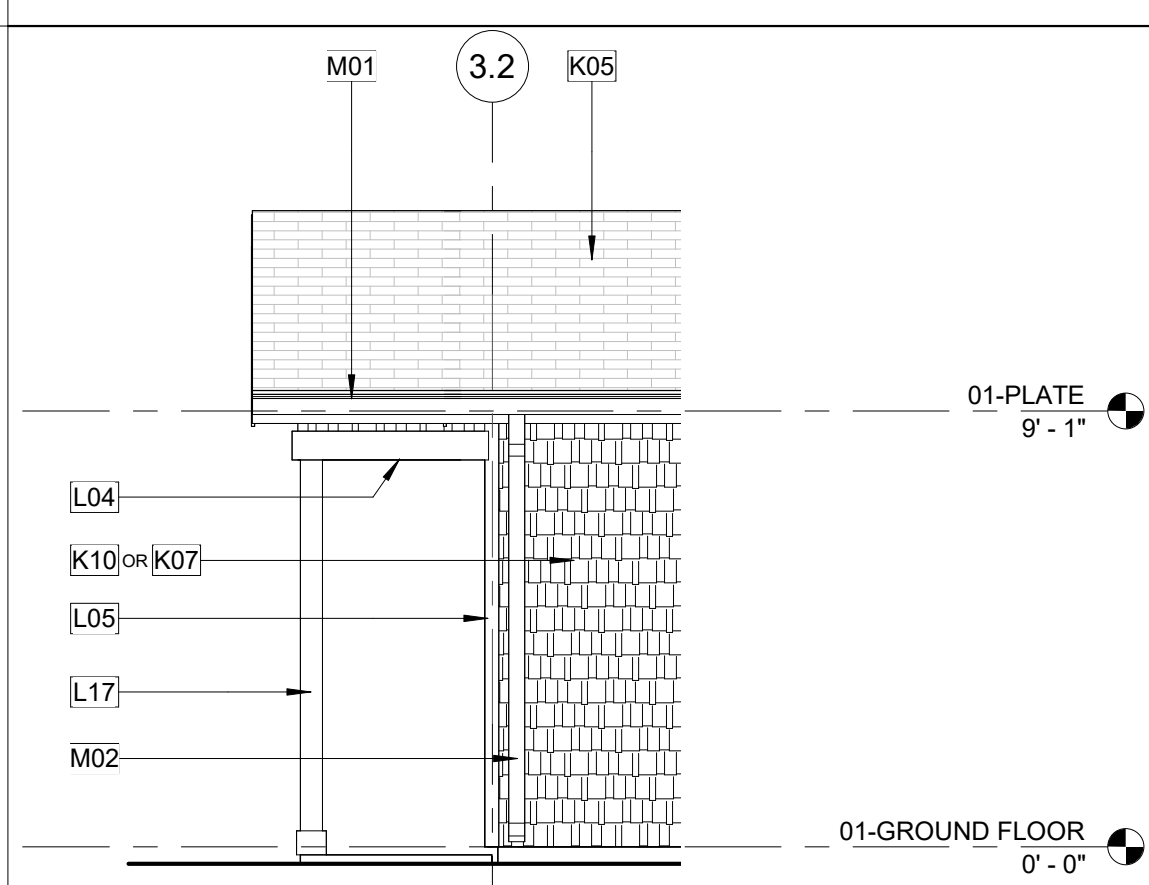
3 OPT. WINDOW (NO PORCH)
A3-203 NTS



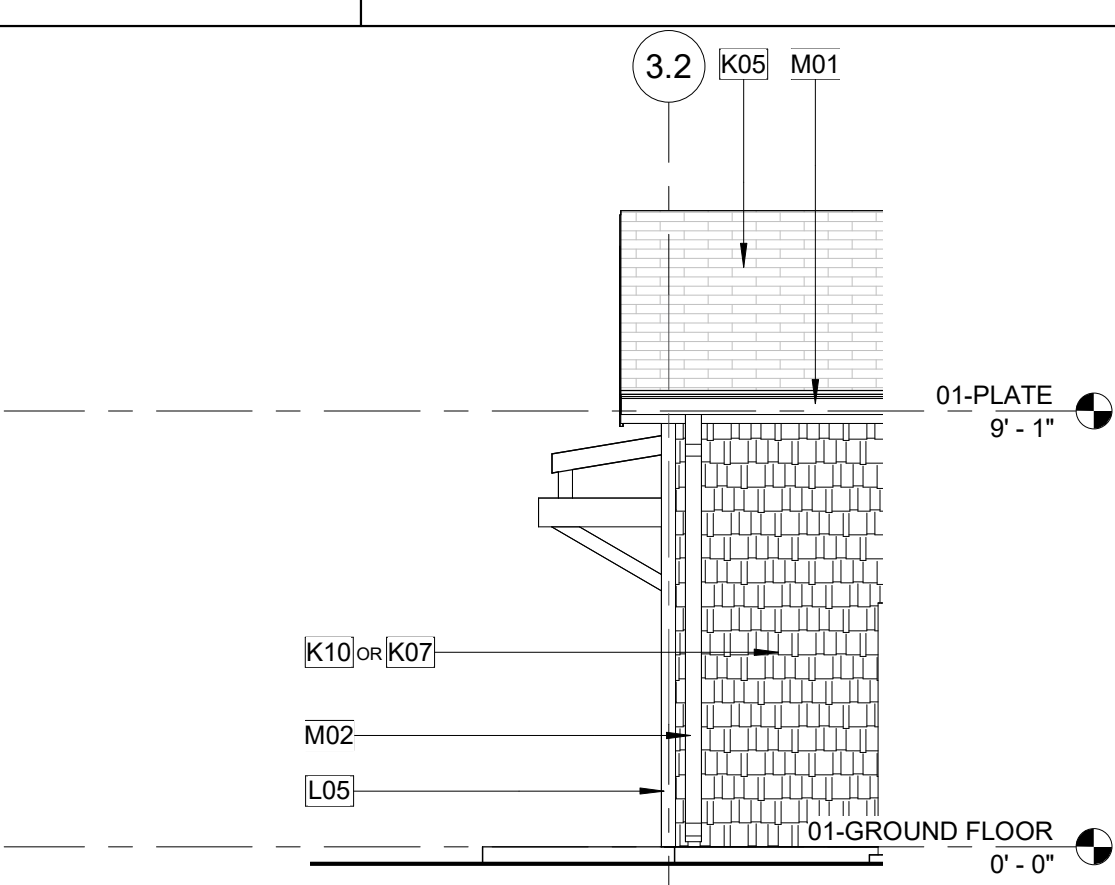
3A OPT. AWNING
A3-203 1/4" = 1'-0"



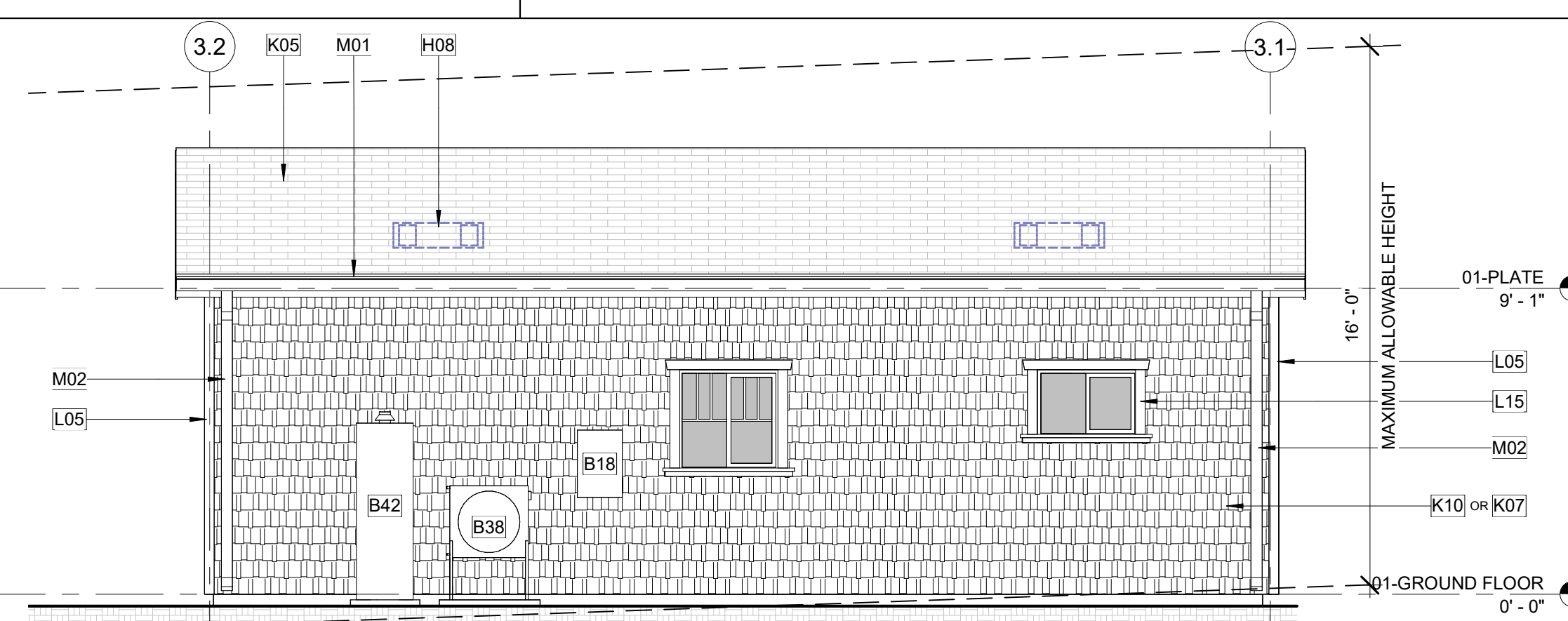
3B OPT. COVERED PORCH
A3-203 1/4" = 1'-0"



4B OPT. COVERED PORCH
A3-203 1/4" = 1'-0"



4A OPT. AWNING
A3-203 1/4" = 1'-0"



4 PLAN 3 - COASTAL COTTAGE - REAR
A3-101/A3-203 NTS



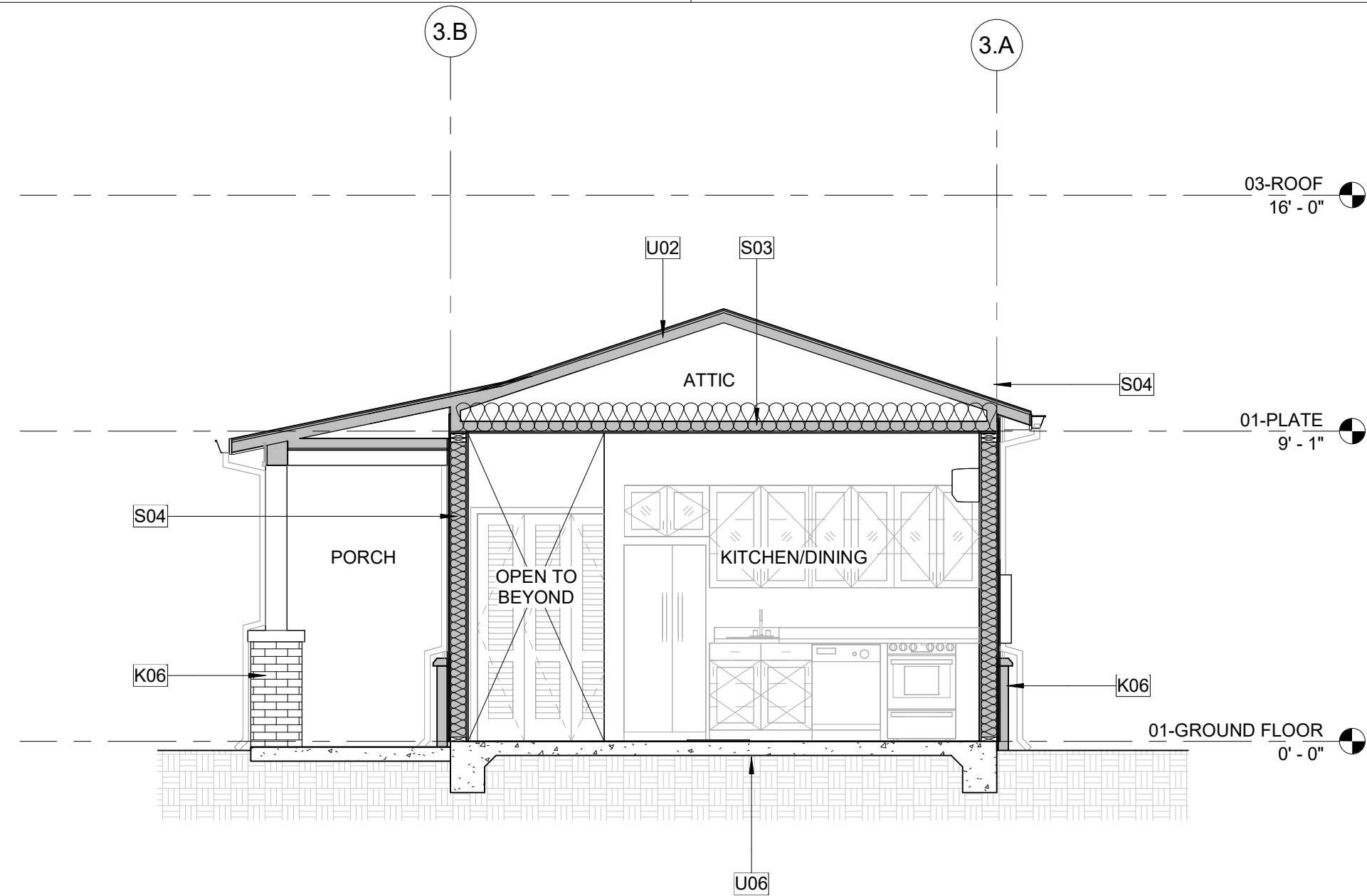
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2. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
3. REFER TO FIREBLOCKING/DRAFTSTOPPING NOTES ON SHEET G-101.
4. WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES AS REQUIRED 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.

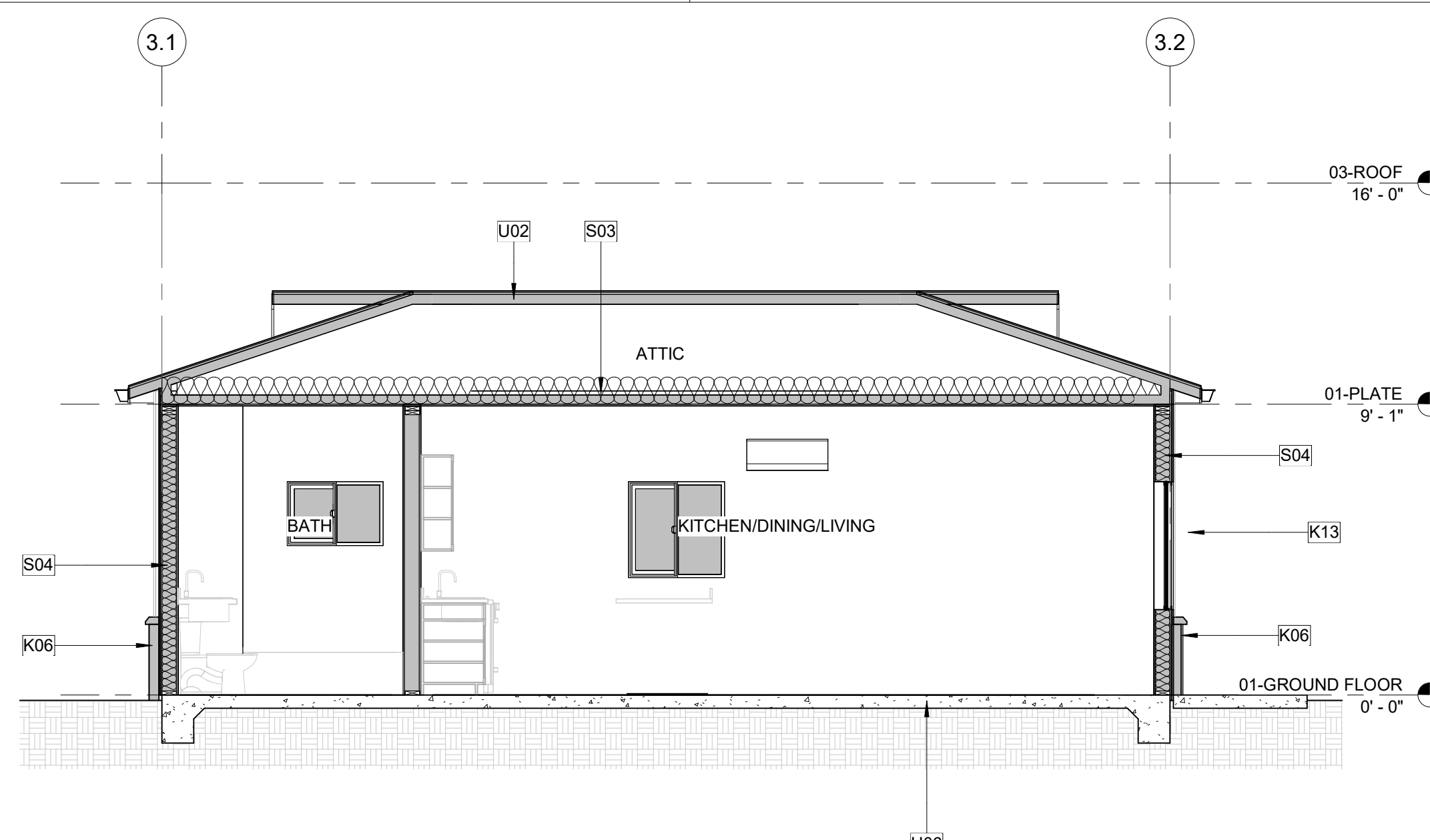
KEYNOTES

- 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.)
- U02 WOOD TRUSS. REFER TO STRUCTURAL.
- U03 CONCRETE FOOTING, REFER TO STRUCTURAL.
- U06 EXISTING CONCRETE SLAB FOUNDATION



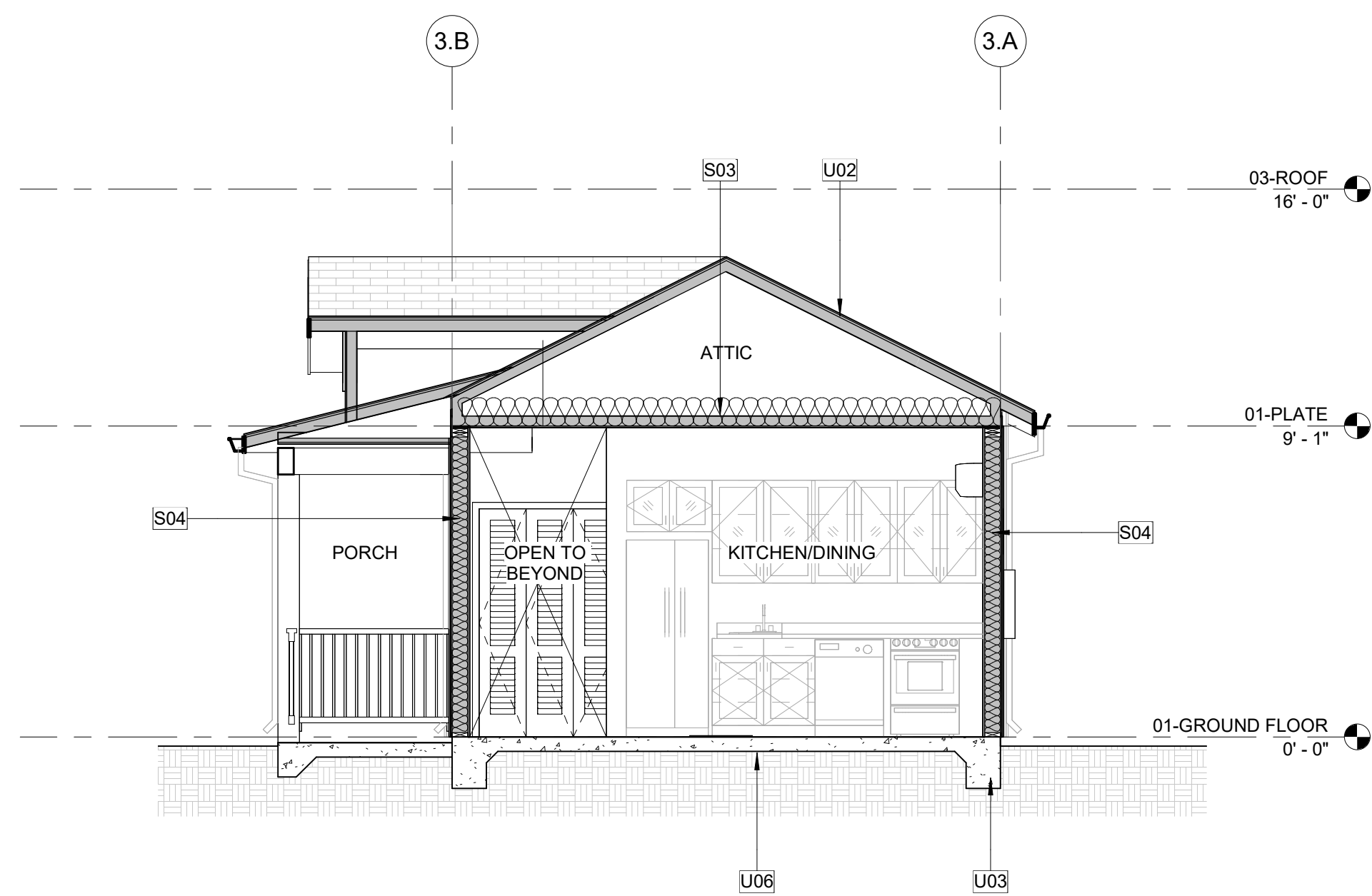
1 PLAN 3 - CALIFORNIA RANCH - SECTION 1

A3-101/A3-301 1/4" = 1'-0"



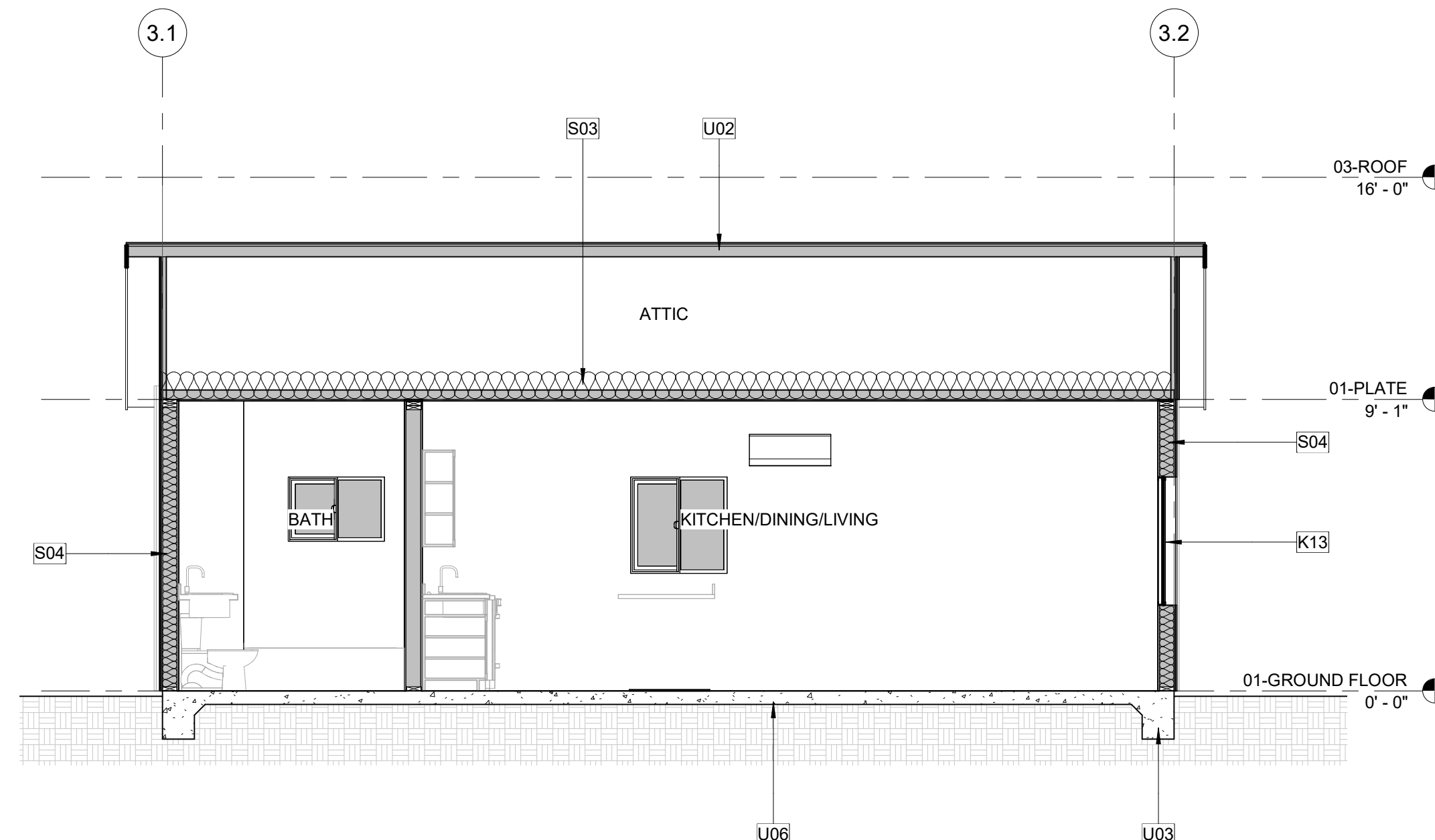
2 PLAN 3 - CALIFORNIA RANCH - SECTION 2

A3-101/A3-301 1/4" = 1'-0"



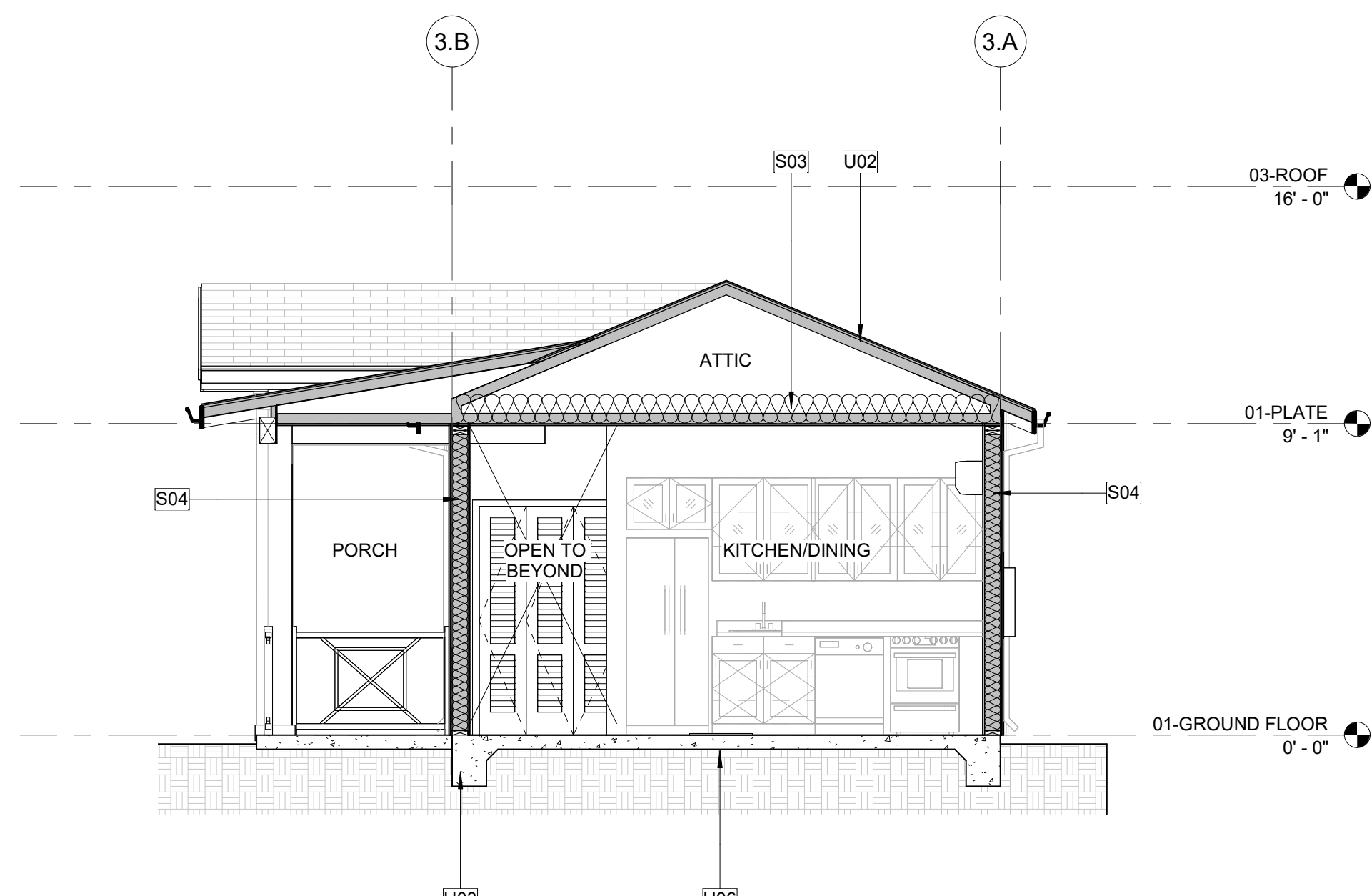
3 PLAN 3 - CONTEMPORARY FARMHOUSE - SECTION 1

A3-101/A3-301 1/4" = 1'-0"



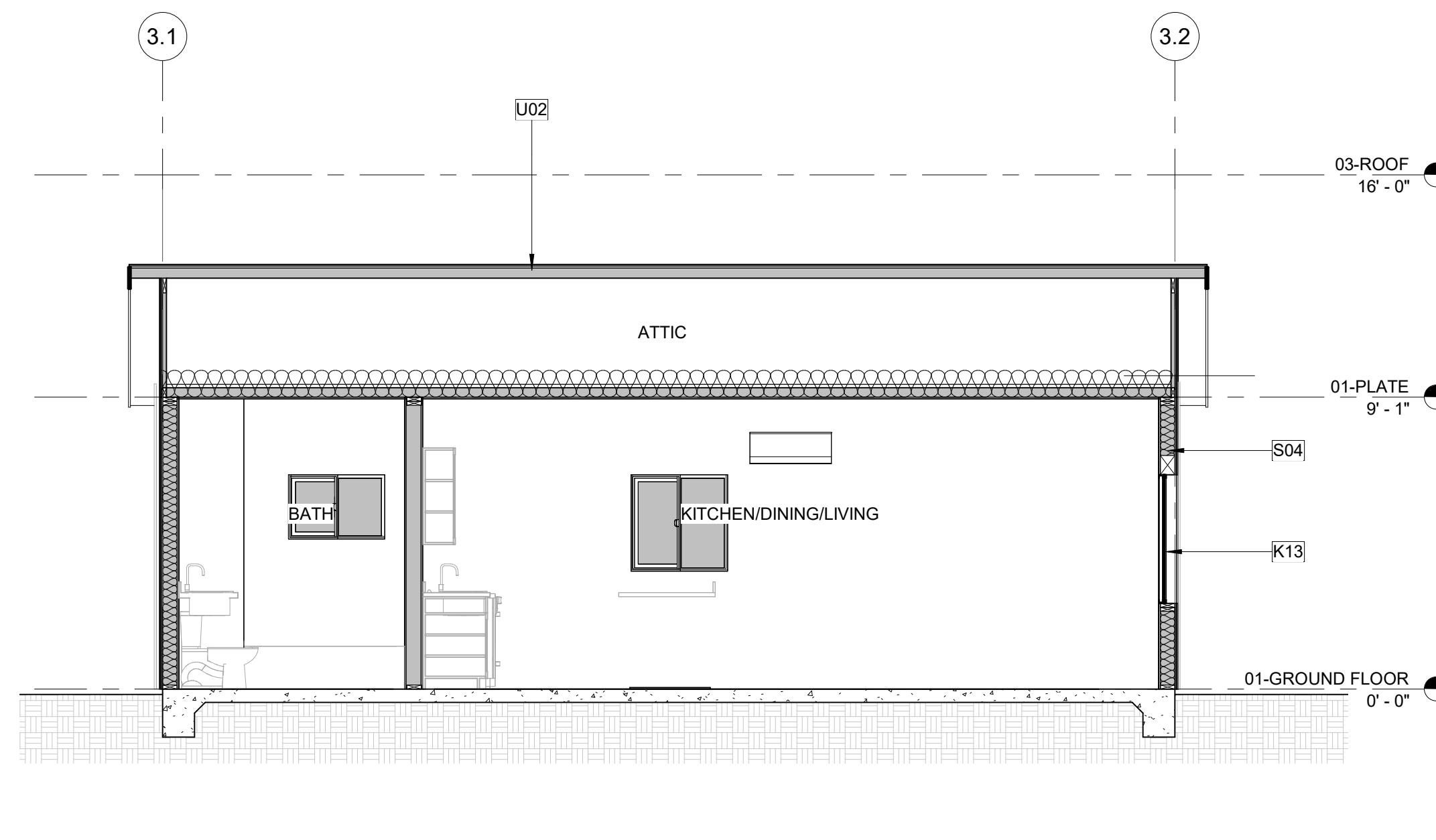
4 PLAN 3 - CONTEMPORARY FARMHOUSE - SECTION 2

A3-101/A3-301 1/4" = 1'-0"



5 PLAN 3 - COASTAL COTTAGE - SECTION 1

A3-101/A3-301 1/4" = 1'-0"



6 PLAN 3 - COASTAL COTTAGE - SECTION 2

A3-101/A3-301 1/4" = 1'-0"

**NEWPORT BEACH ADU
STANDARD PLANS**
 NEWPORT BEACH, CA
BUILDING SECTIONS - PLAN 3

DATE

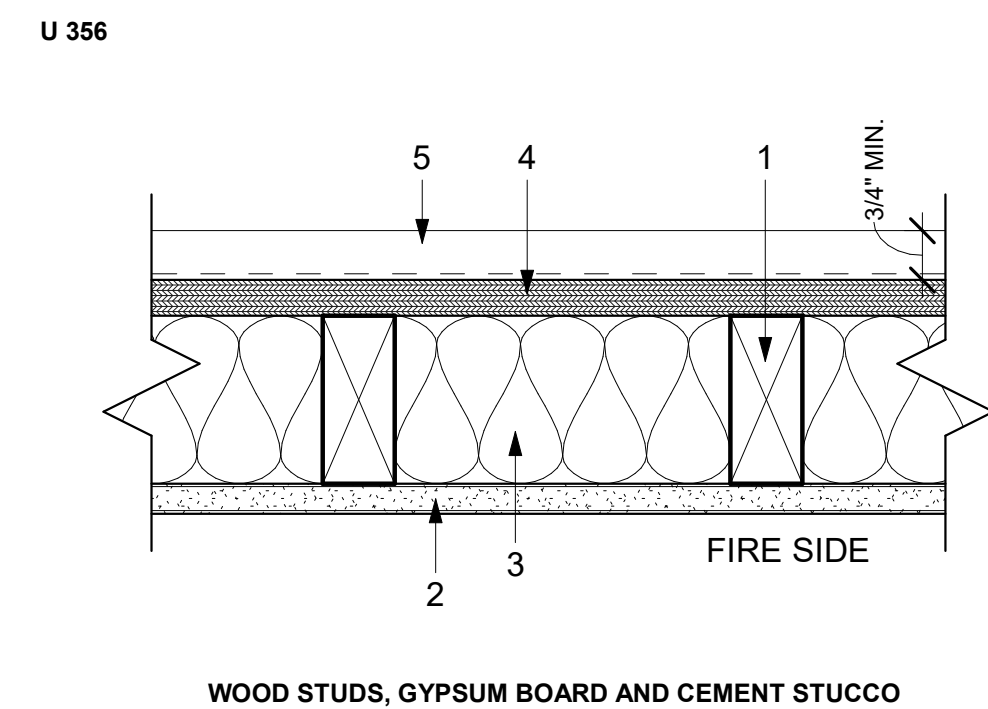
09/26/23

SHEET

A3-301



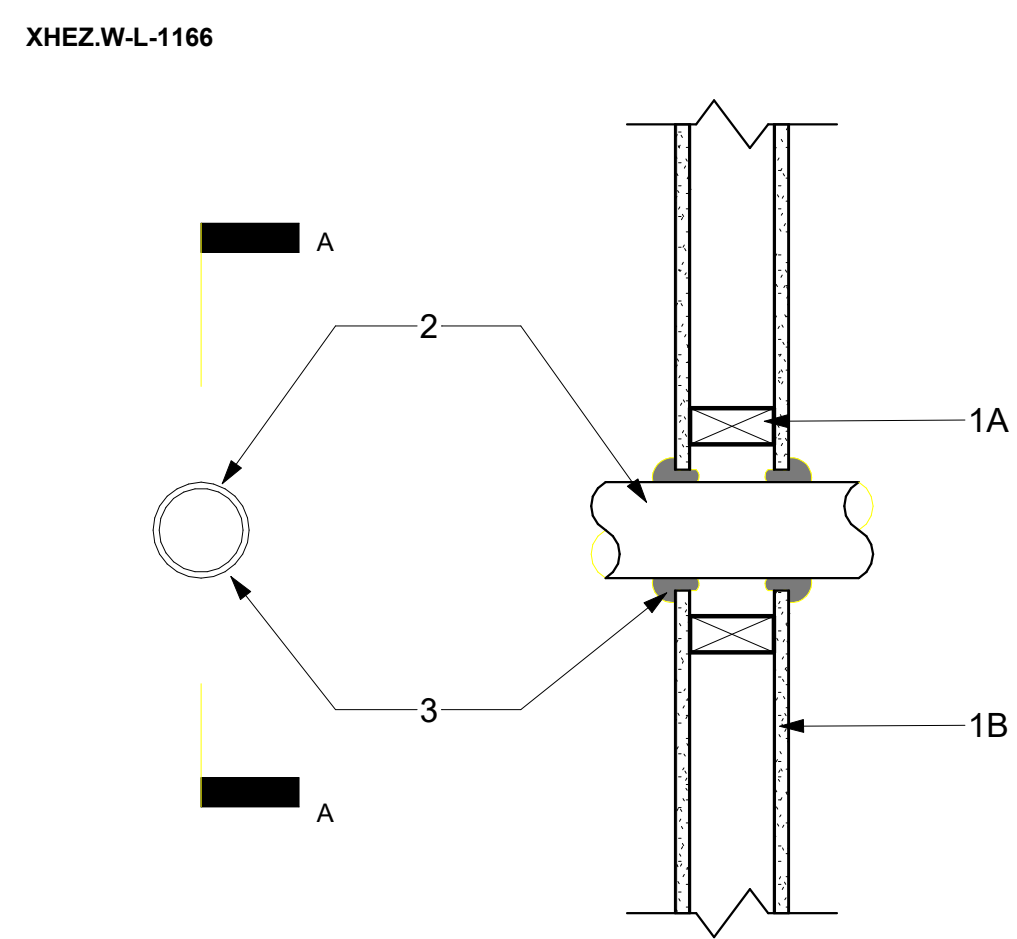
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WOOD STUDS, GYPSUM BOARD AND CEMENT STUCCO

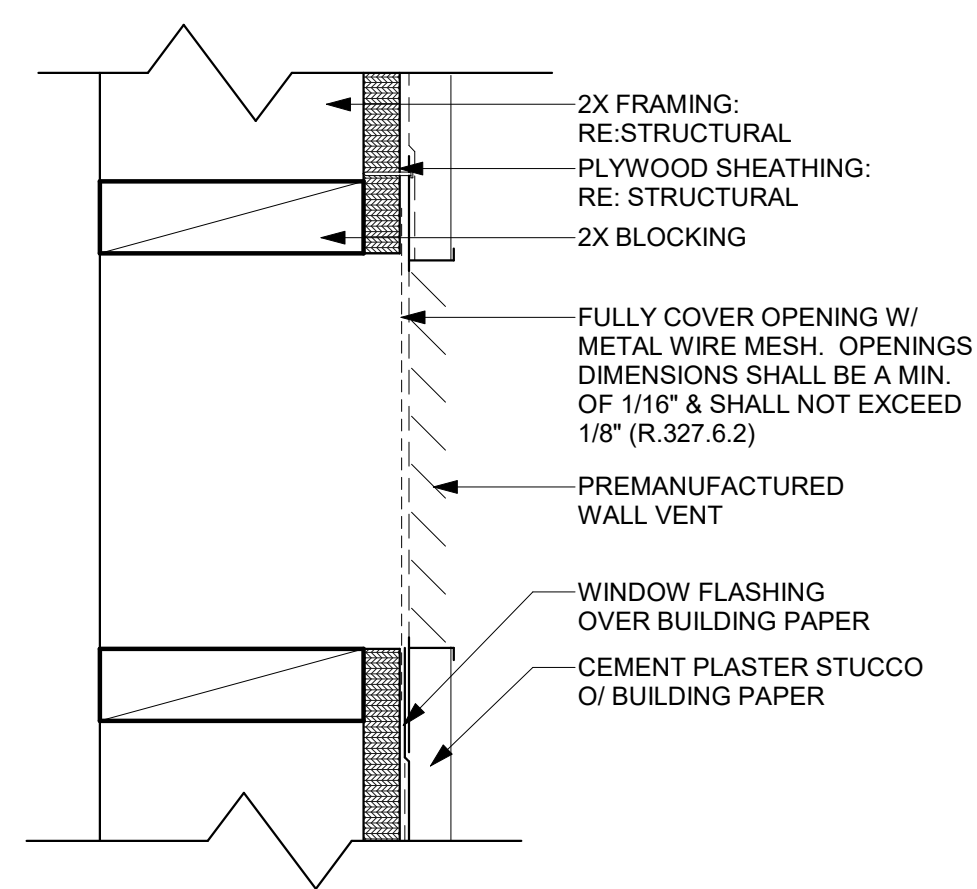
- WOOD STUDS**
NOMINAL 2X4 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.
- GYPSUM BOARD**
ANY CLASSIFIED 5/8" THICK, 48" WIDE, APPLIED VERTICALLY AND NAILED TO STUDS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

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



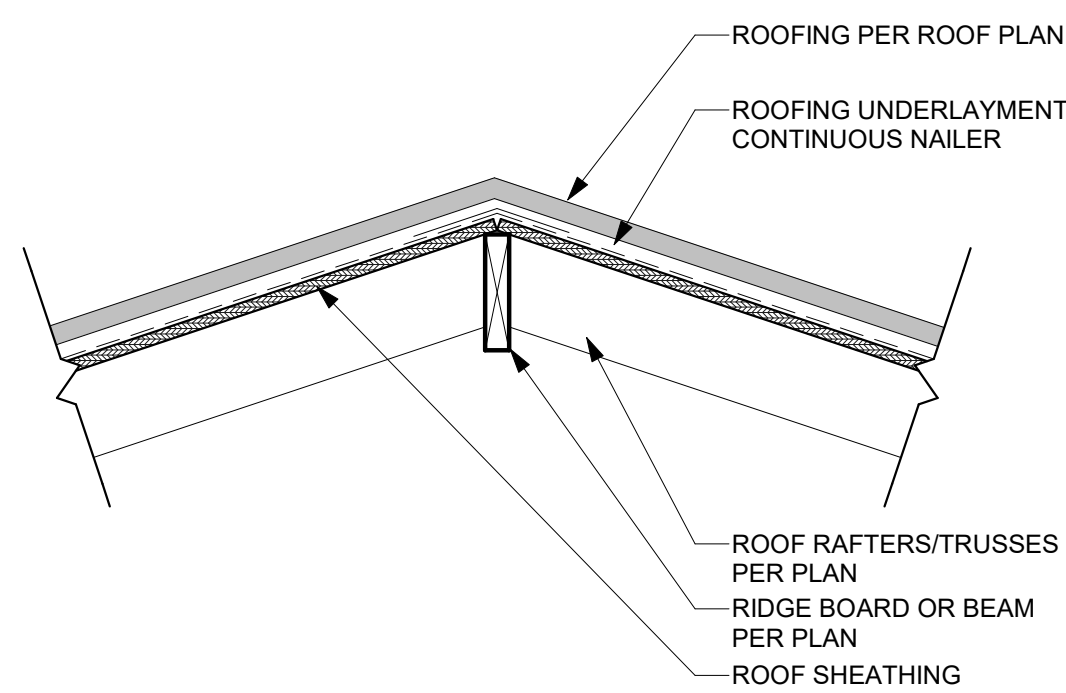
WALL SYSTEM PENETRATION
F RATING - 1 AND 2 HR (SEE ITEM 1B)
T RATING - 0 HR

- 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



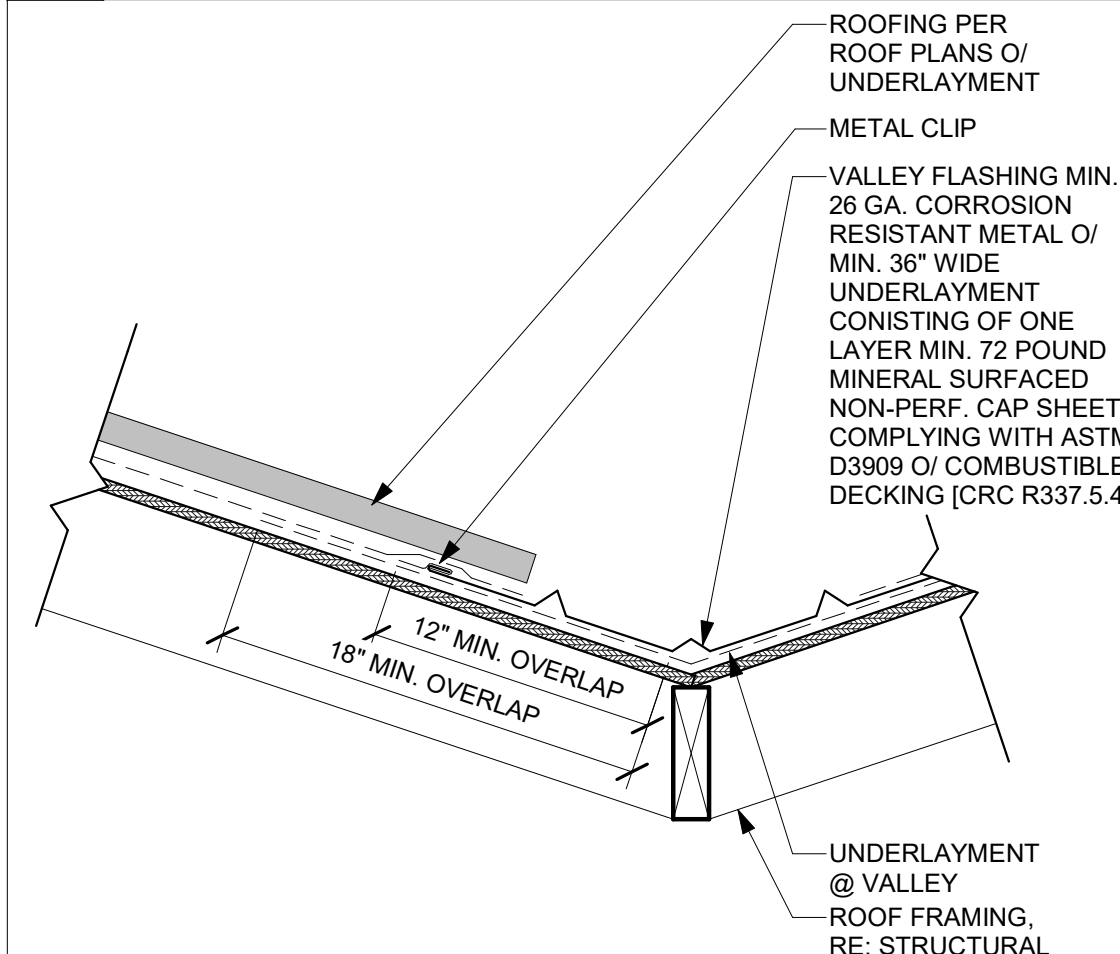
31 WALL VENT

SCALE: 3" = 1'-0"



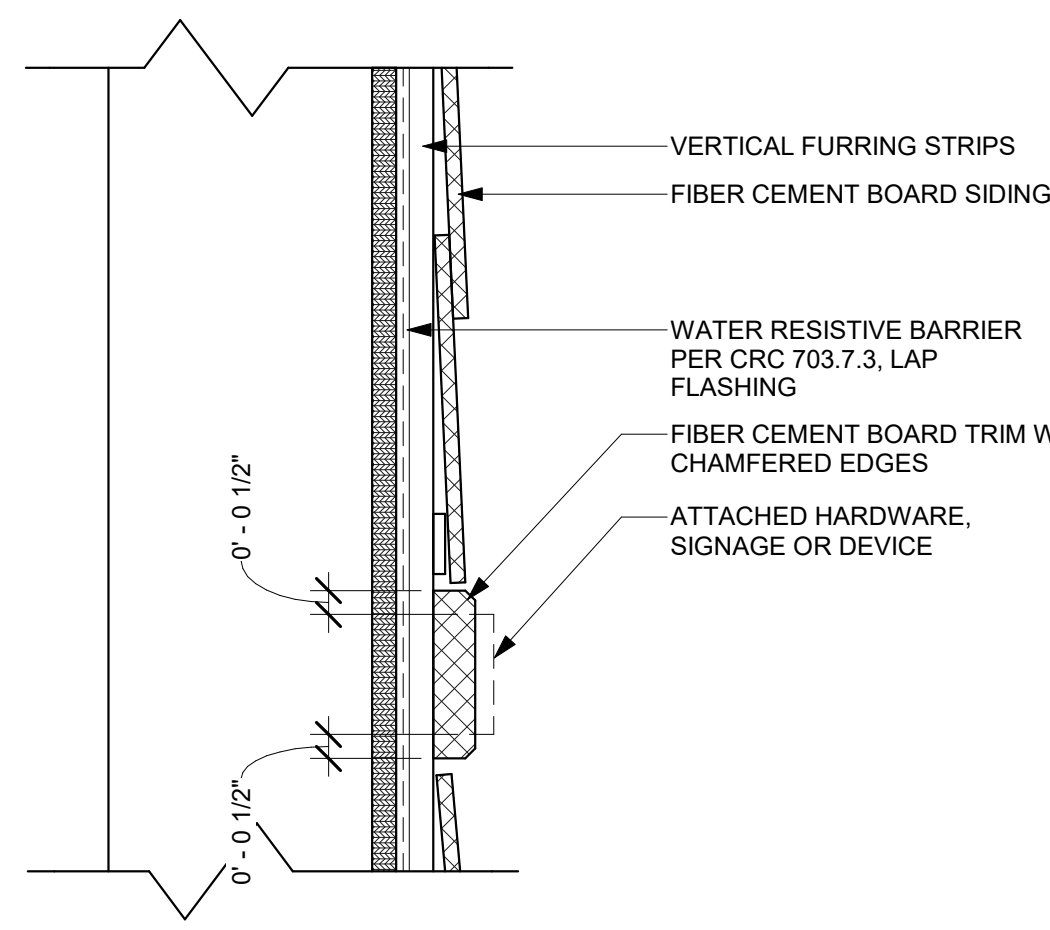
32 HIP/RIDGE

SCALE: 1" = 1'-0"



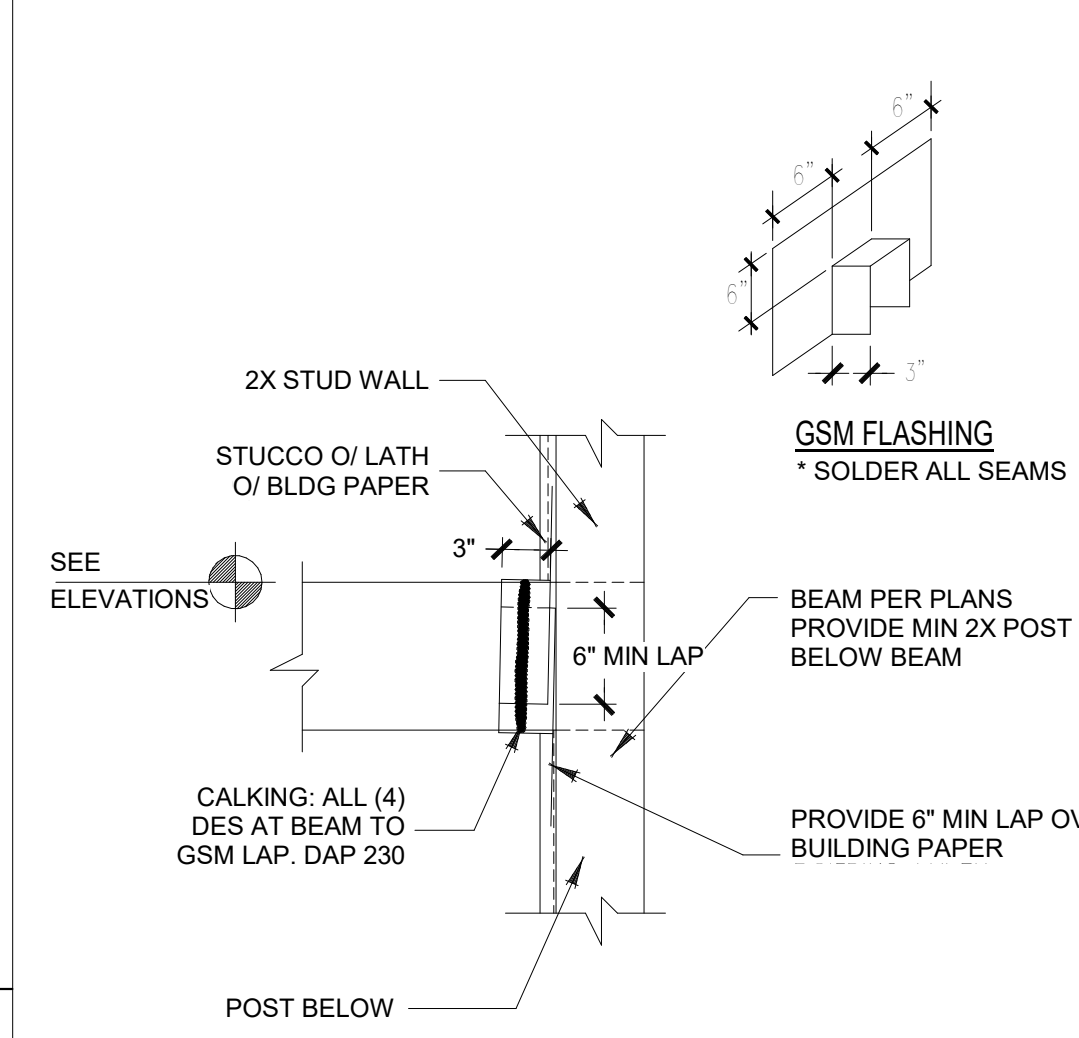
33 VALLEY FLASHING

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



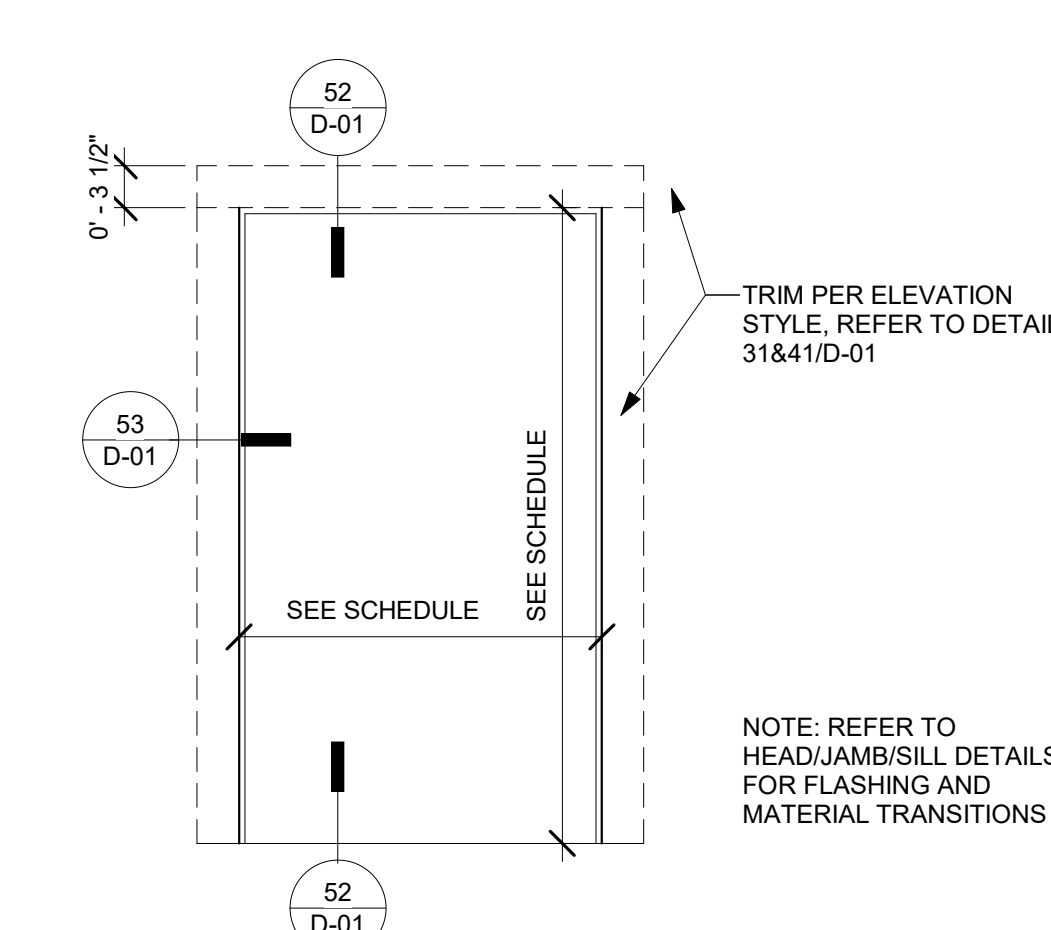
21 FIBER CEMENT MOUNTING PAD

SCALE: 3" = 1'-0"



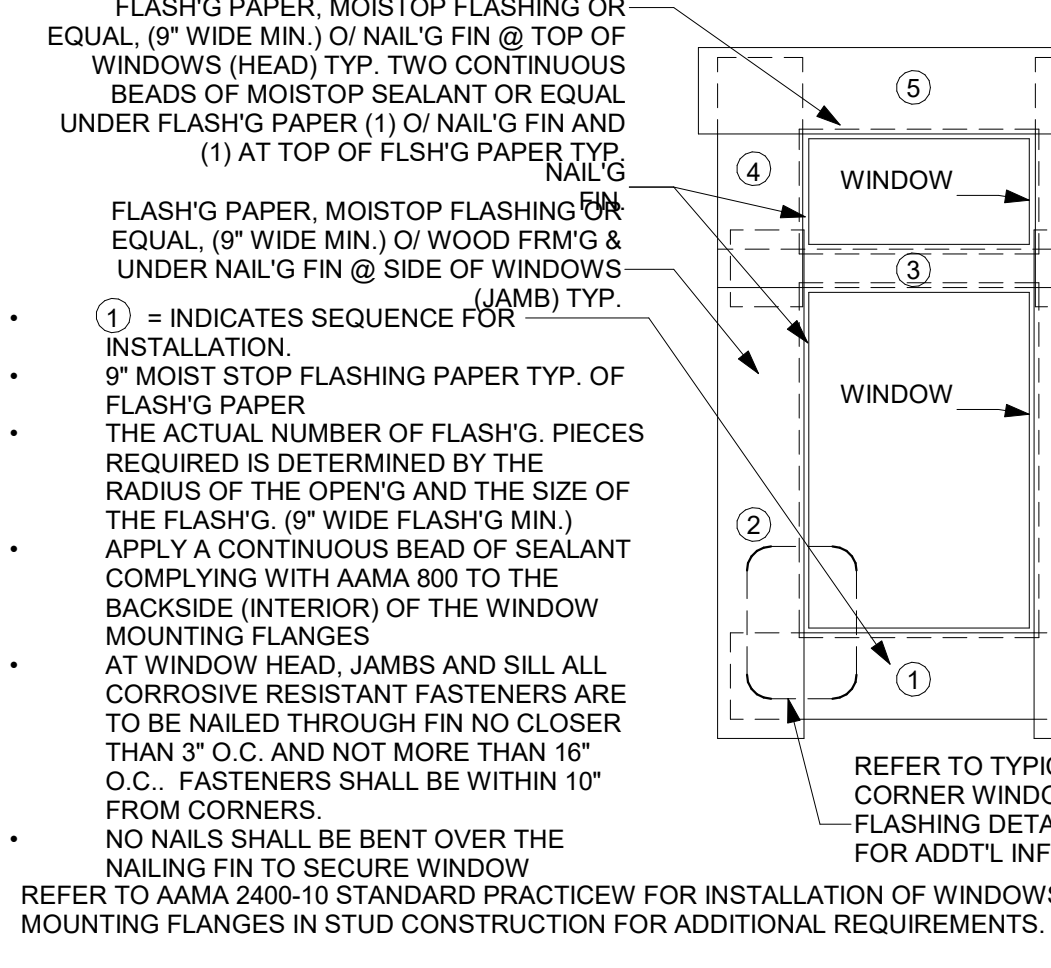
23 BEAM TO WALL FLASHING

SCALE: 1" = 1'-0"



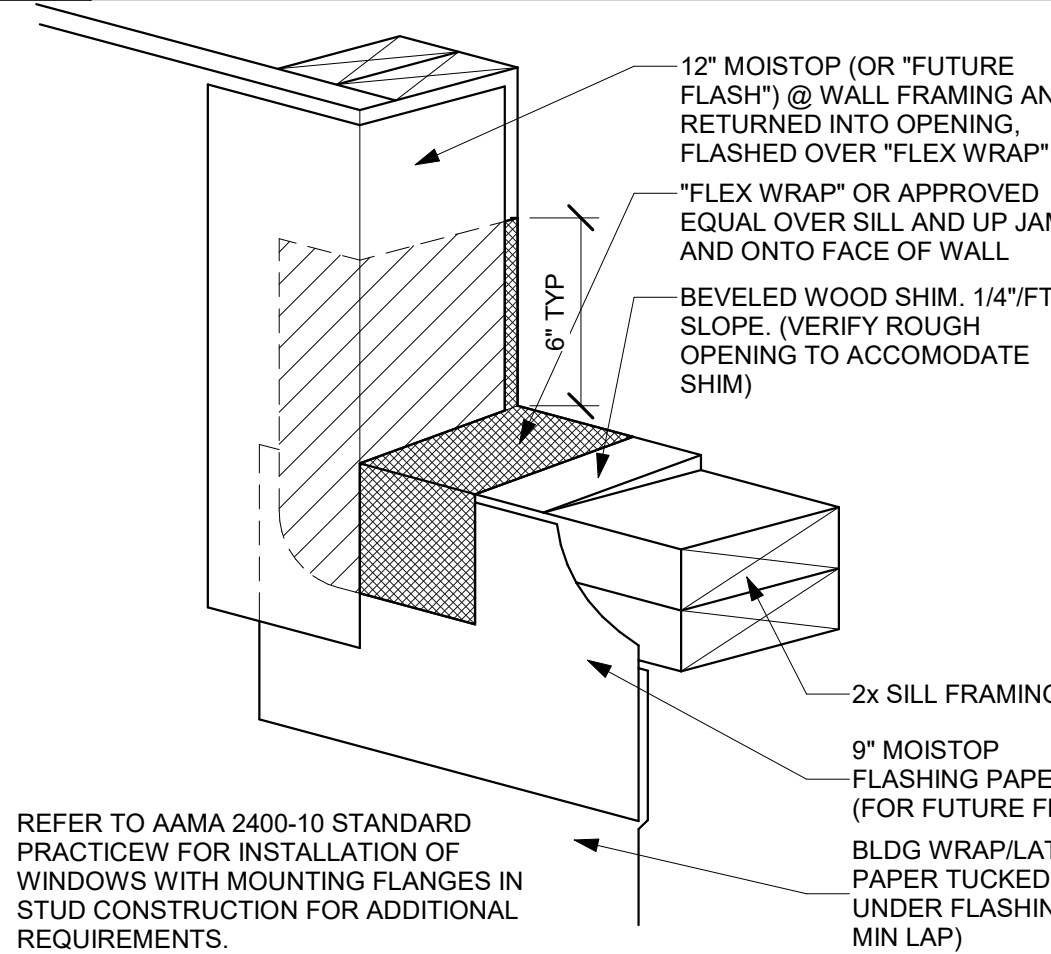
11 DOOR TRIM - SLIDING GLASS COMM

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



12 TYPICAL WIN FLASHING

SCALE: 12" = 1'-0"

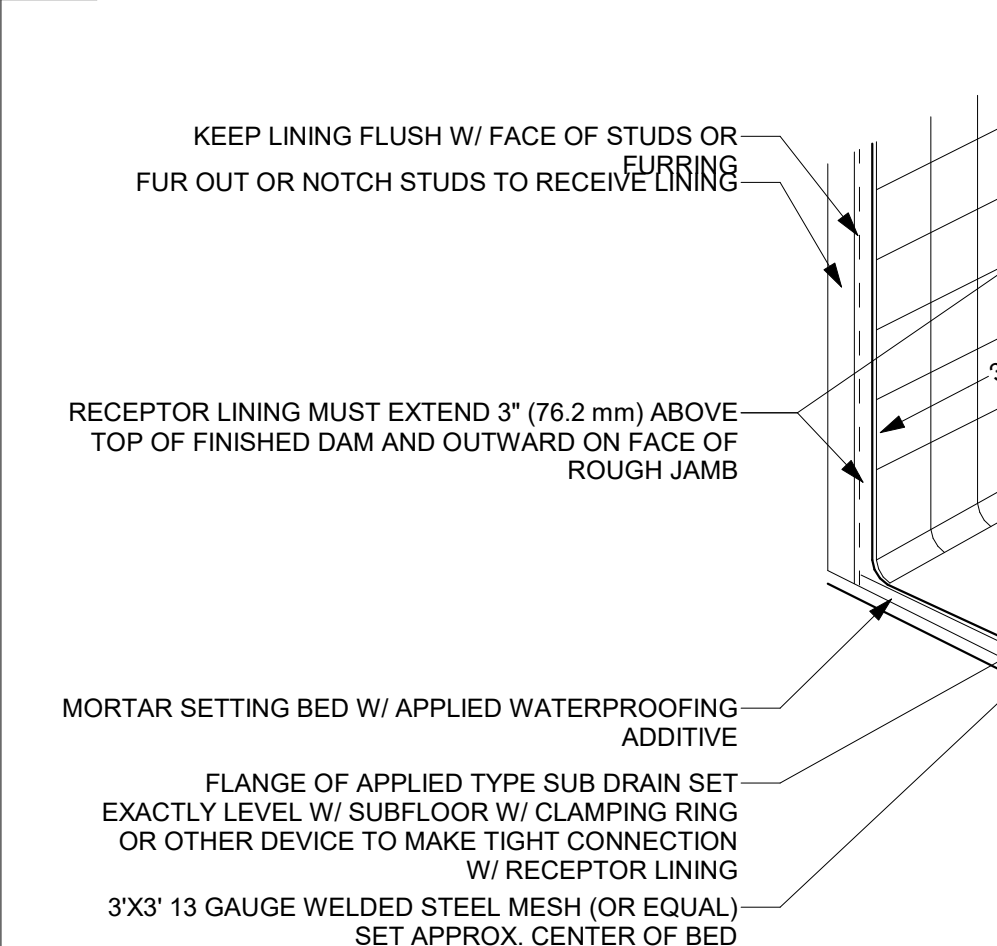


13 TYPICAL CORNER WIN FLASHING

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

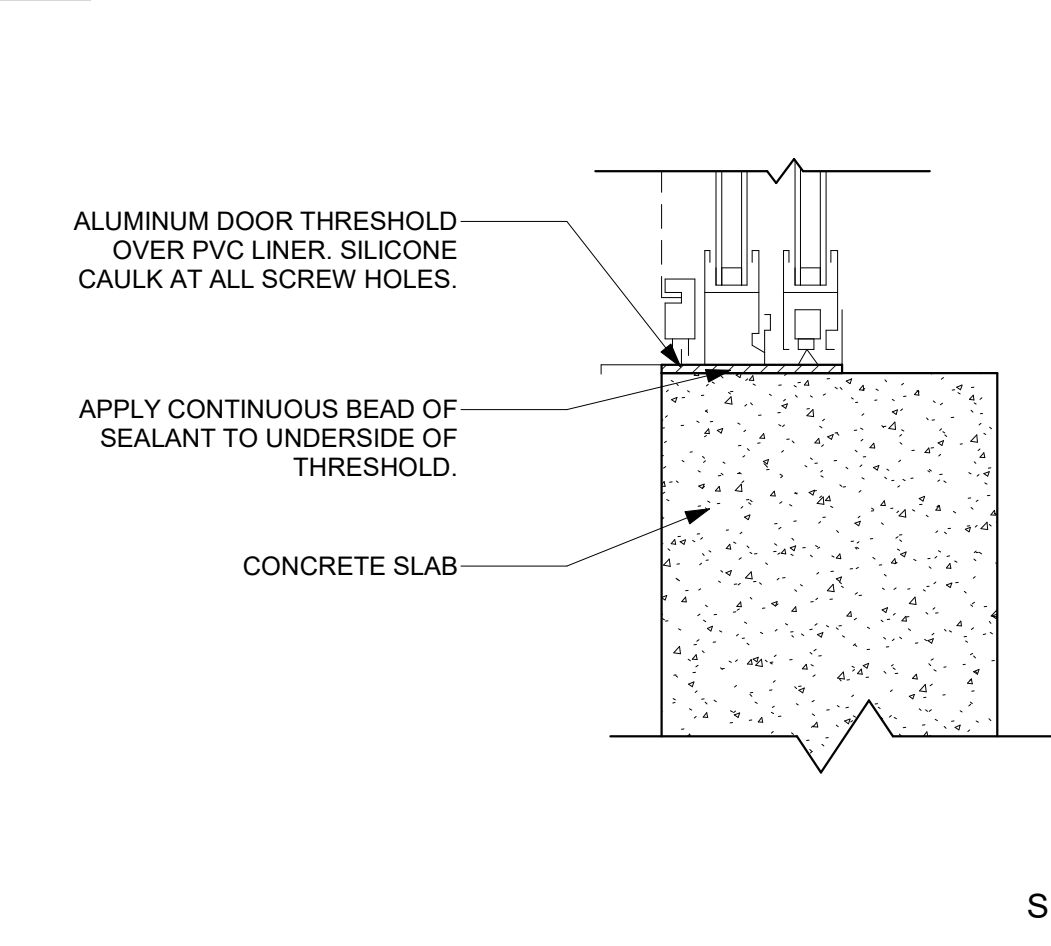
SCALE: 1 1/2" = 1'-0"

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

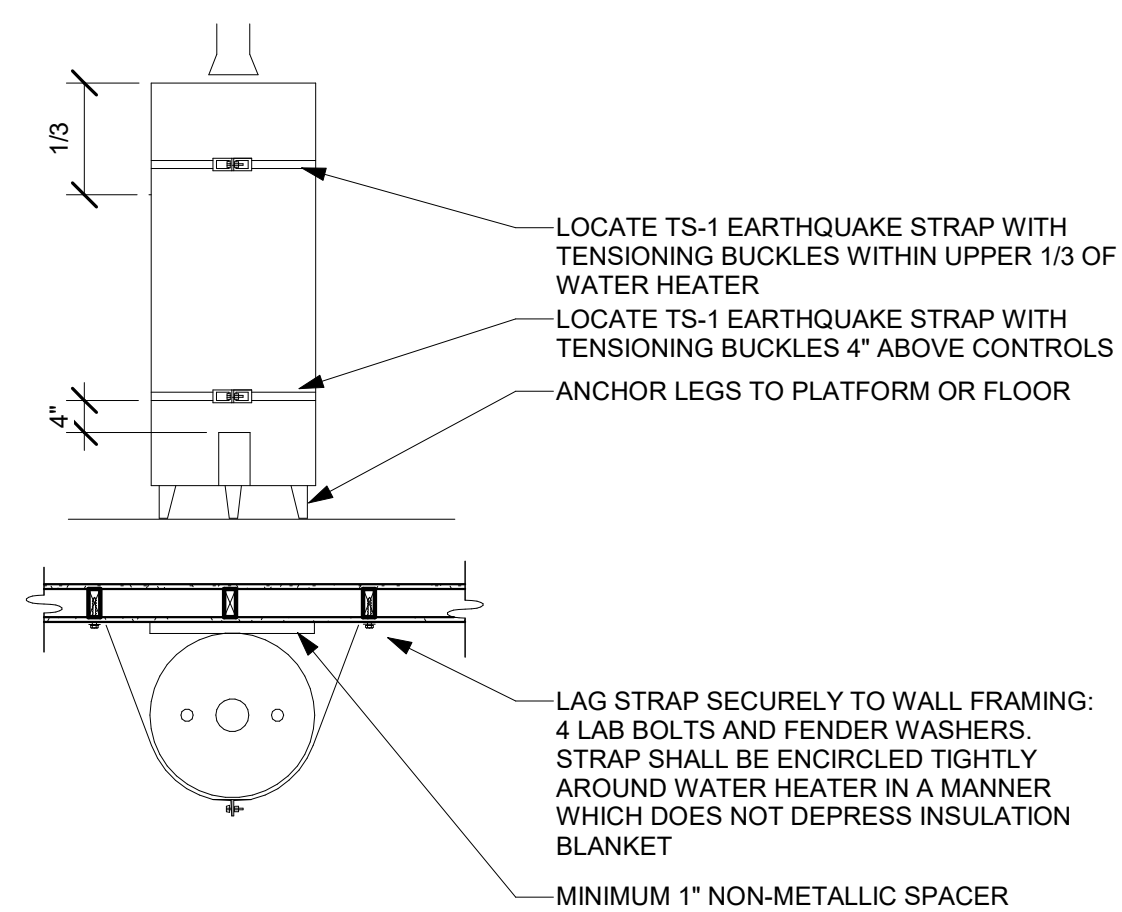
AD-901



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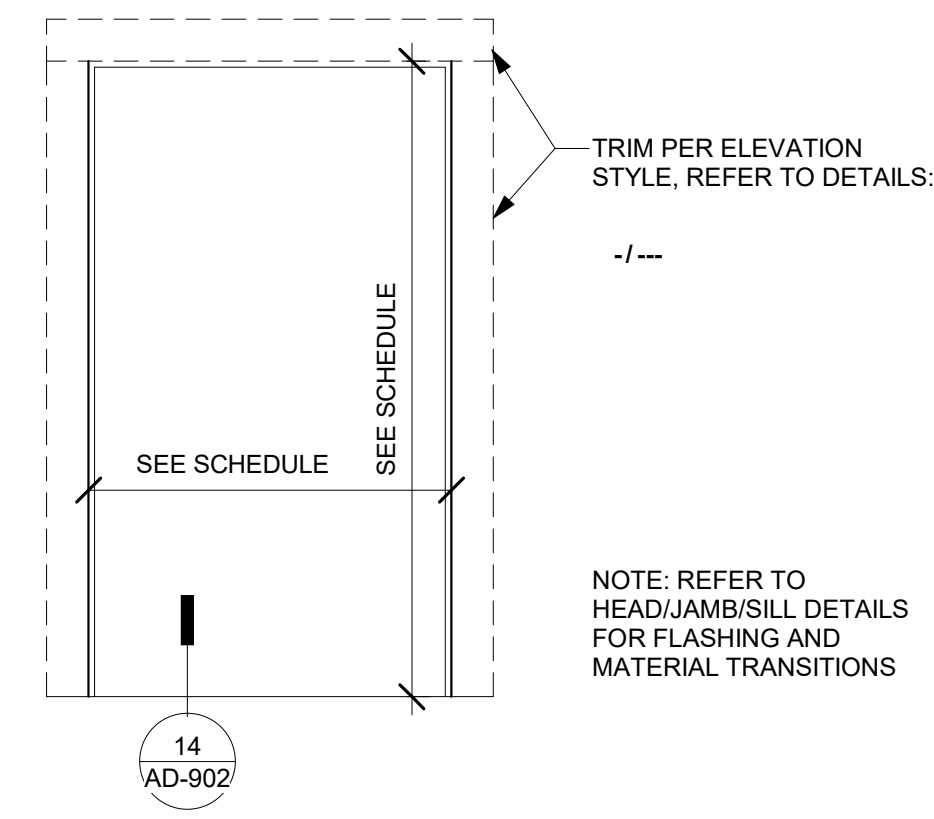
**NEWPORT BEACH ADU
STANDARD PLANS**
NEWPORT BEACH, CA

**ARCHITECTURAL DETAILS -
COMMON**



41 WATER HEATER MOUNTING

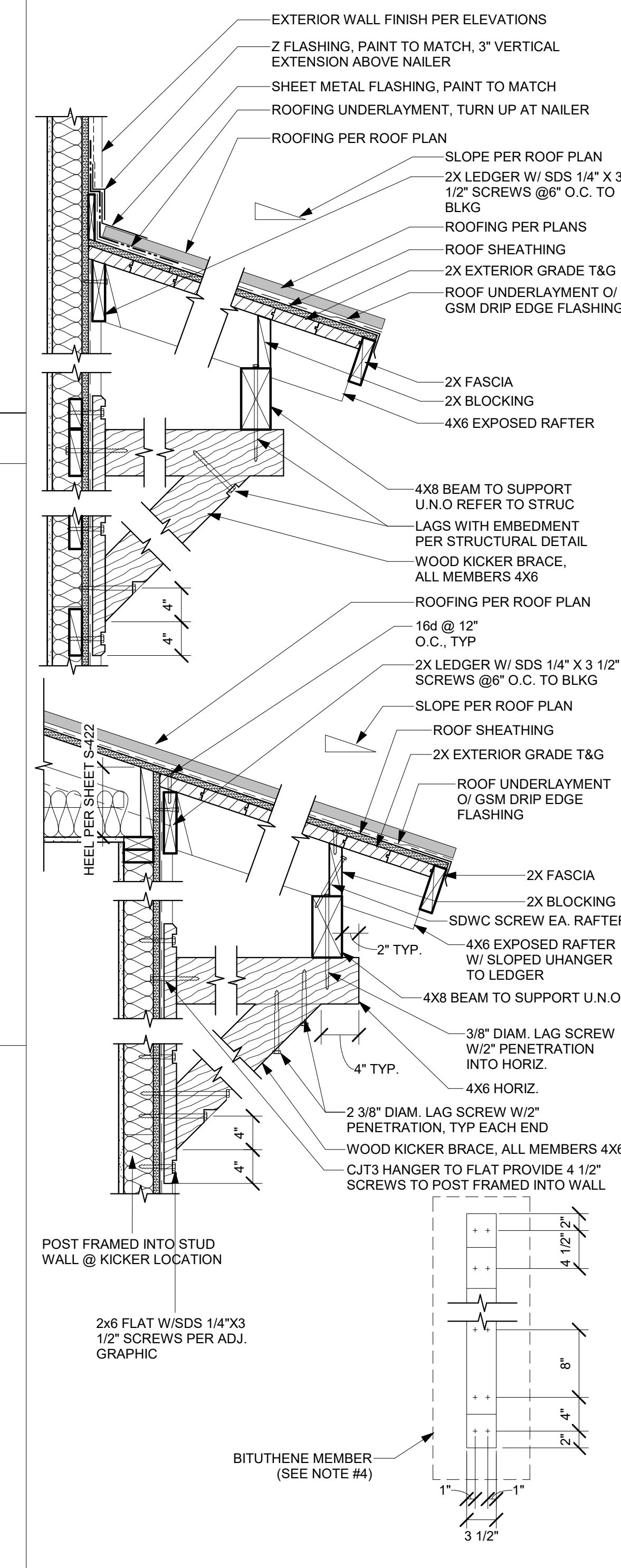
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21 DOOR TRIM - SLIDING GLASS

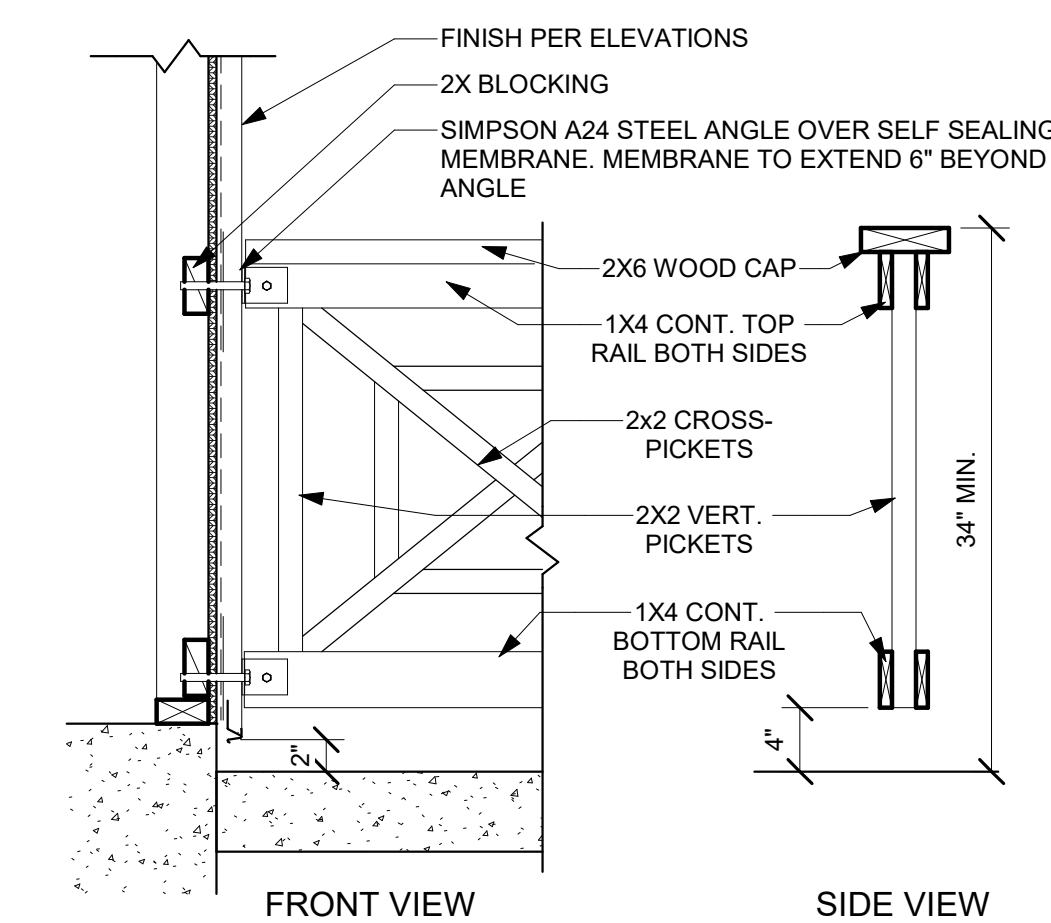
SCALE: 3/4" = 1'-0"

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



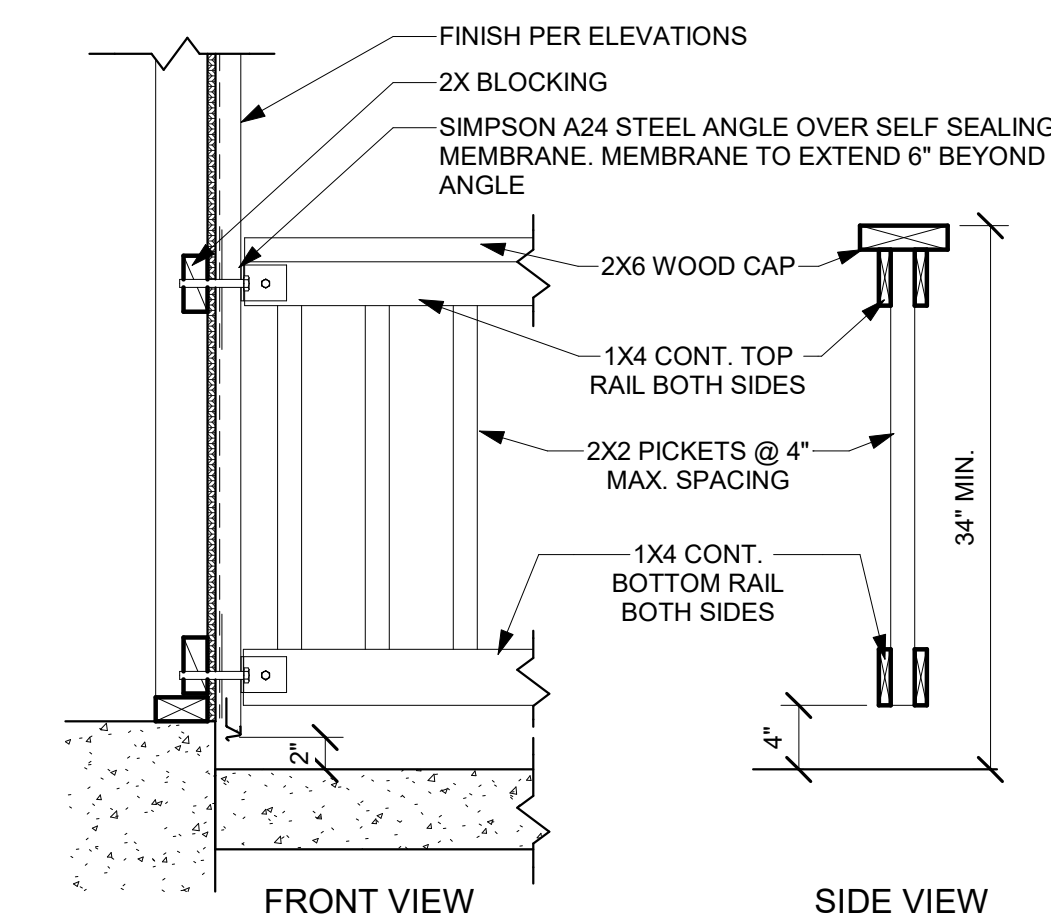
13 SHED ROOF WITH KICKER

SCALE: 1" = 1'-0"



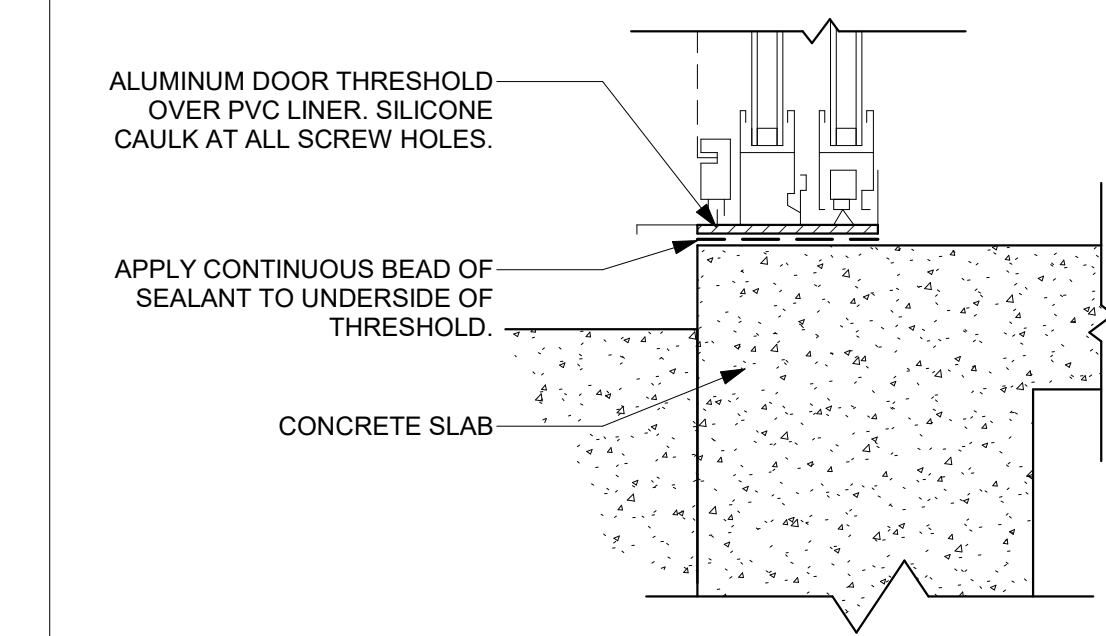
42 RAILING - WOOD CROSS-PICKET

SCALE: 1" = 1'-0"



43 RAILING - WOOD PICKET

SCALE: 1" = 1'-0"

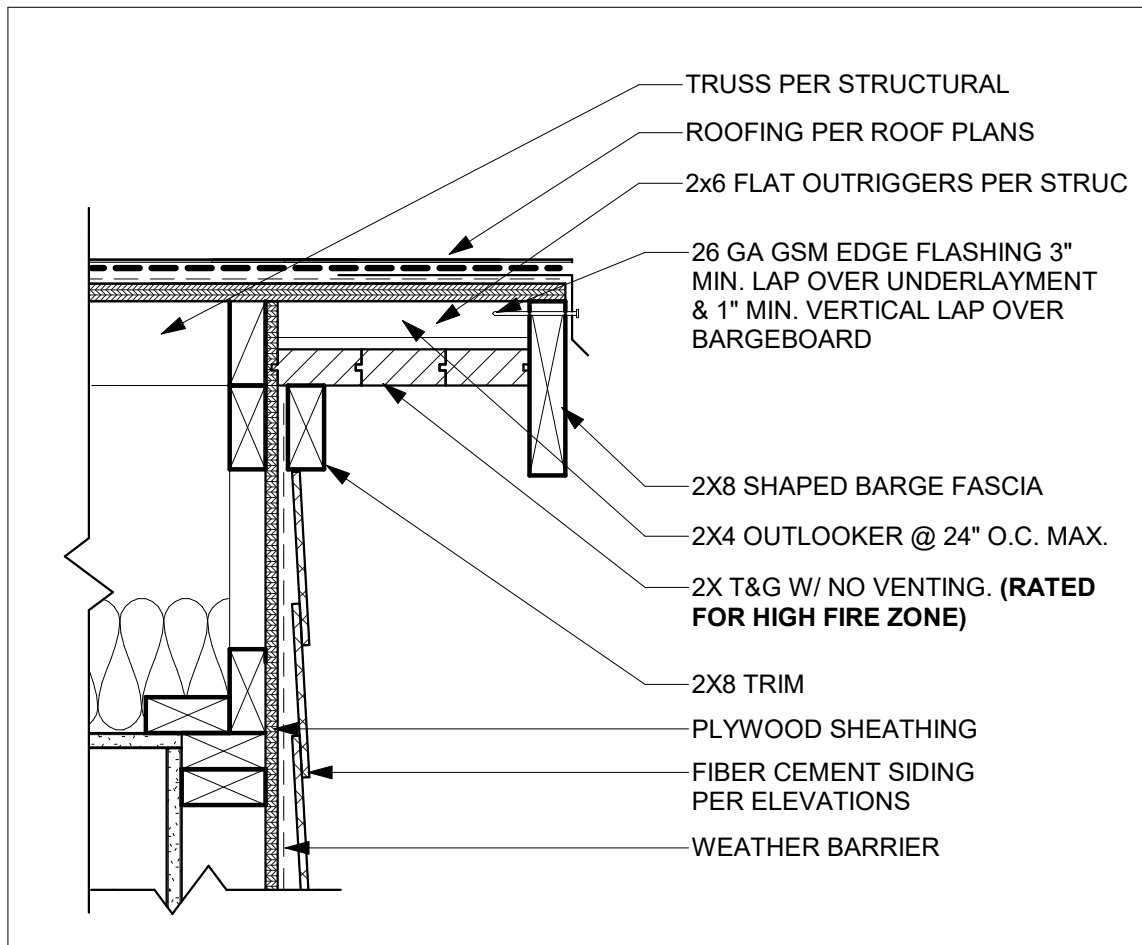


14 DOOR-SLIDING GLASS - THRESHOLD

SCALE: 3" = 1'-0"

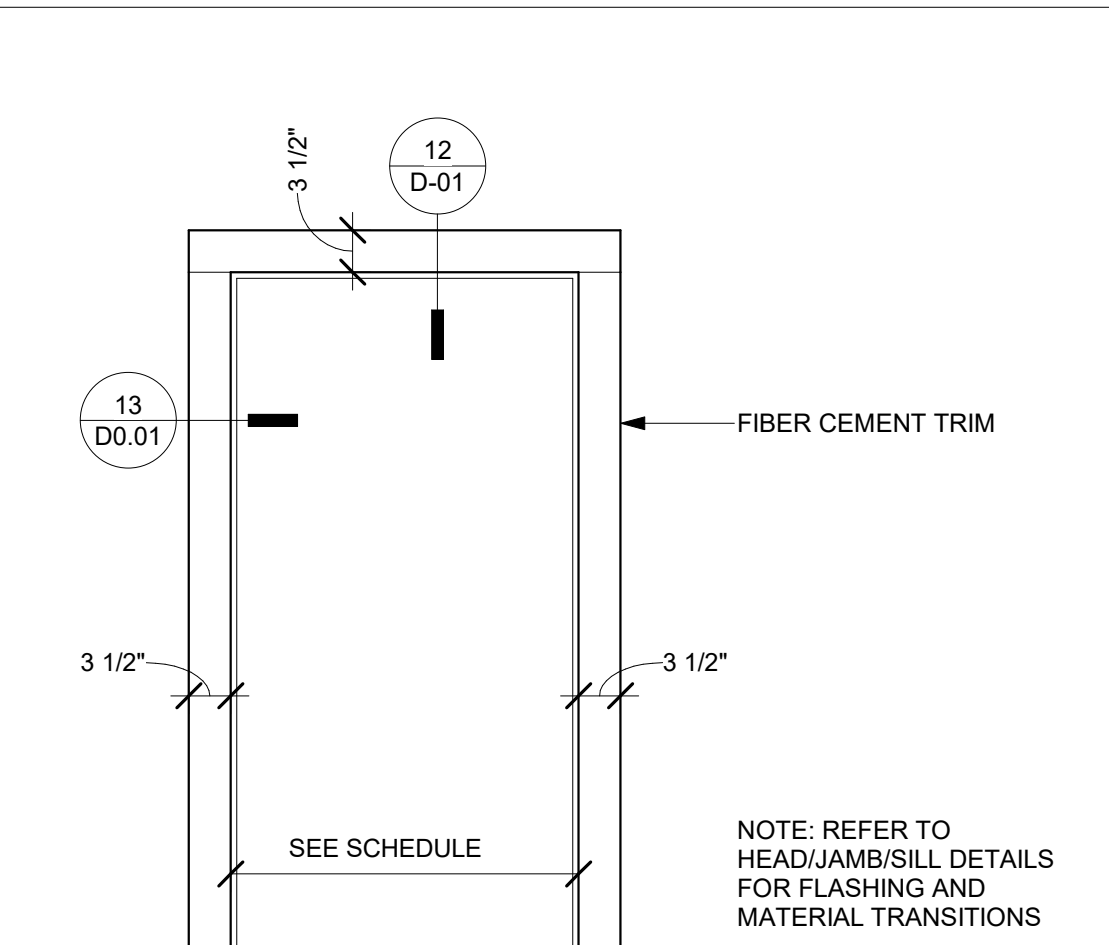


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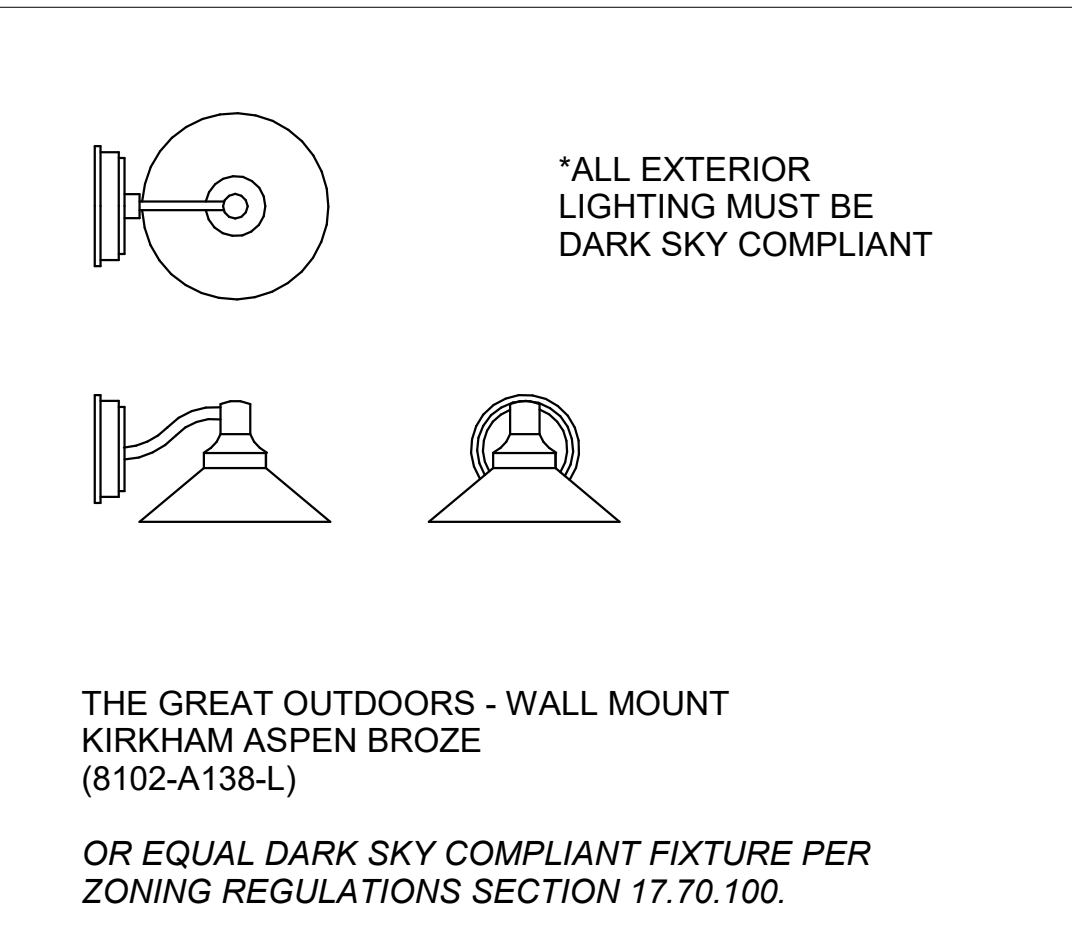
51 RAKE W/ T&G - OPTIONAL

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



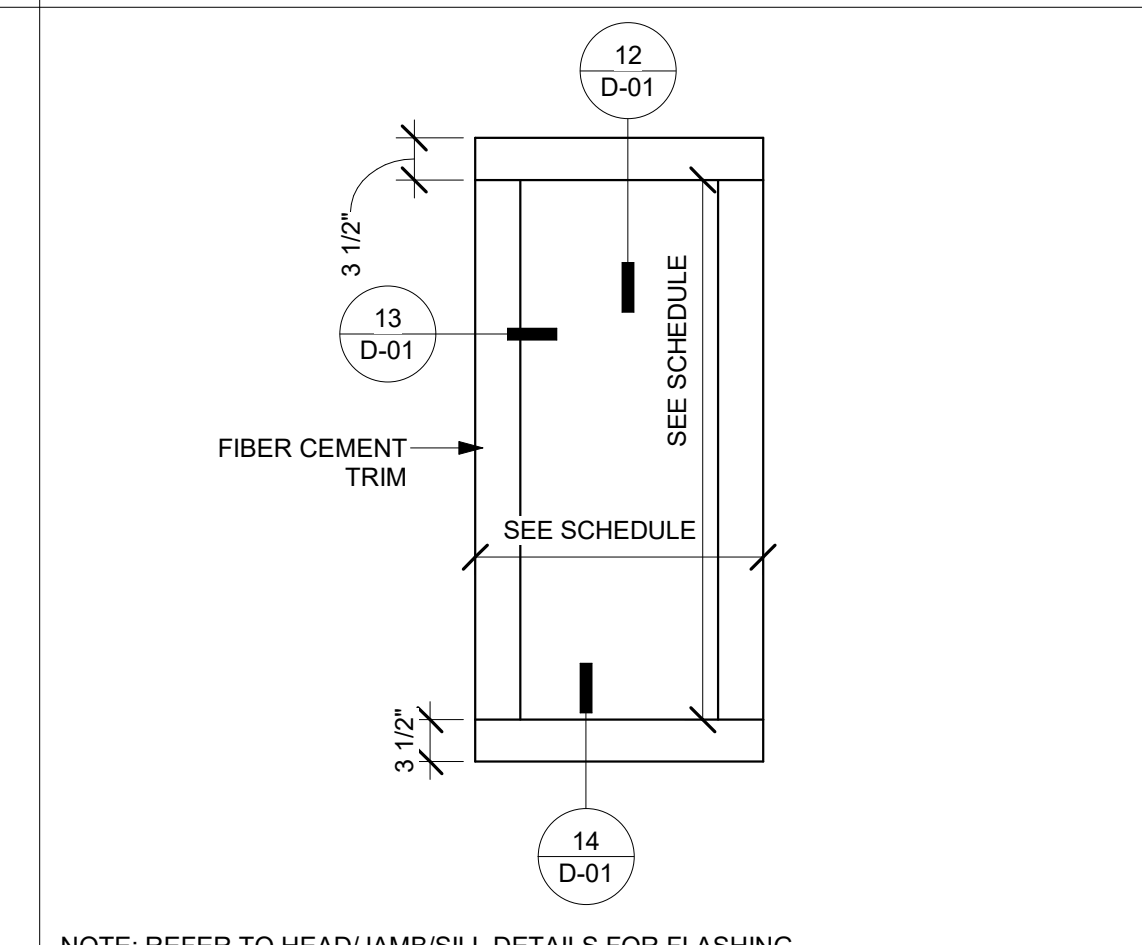
41 DOOR TRIM

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



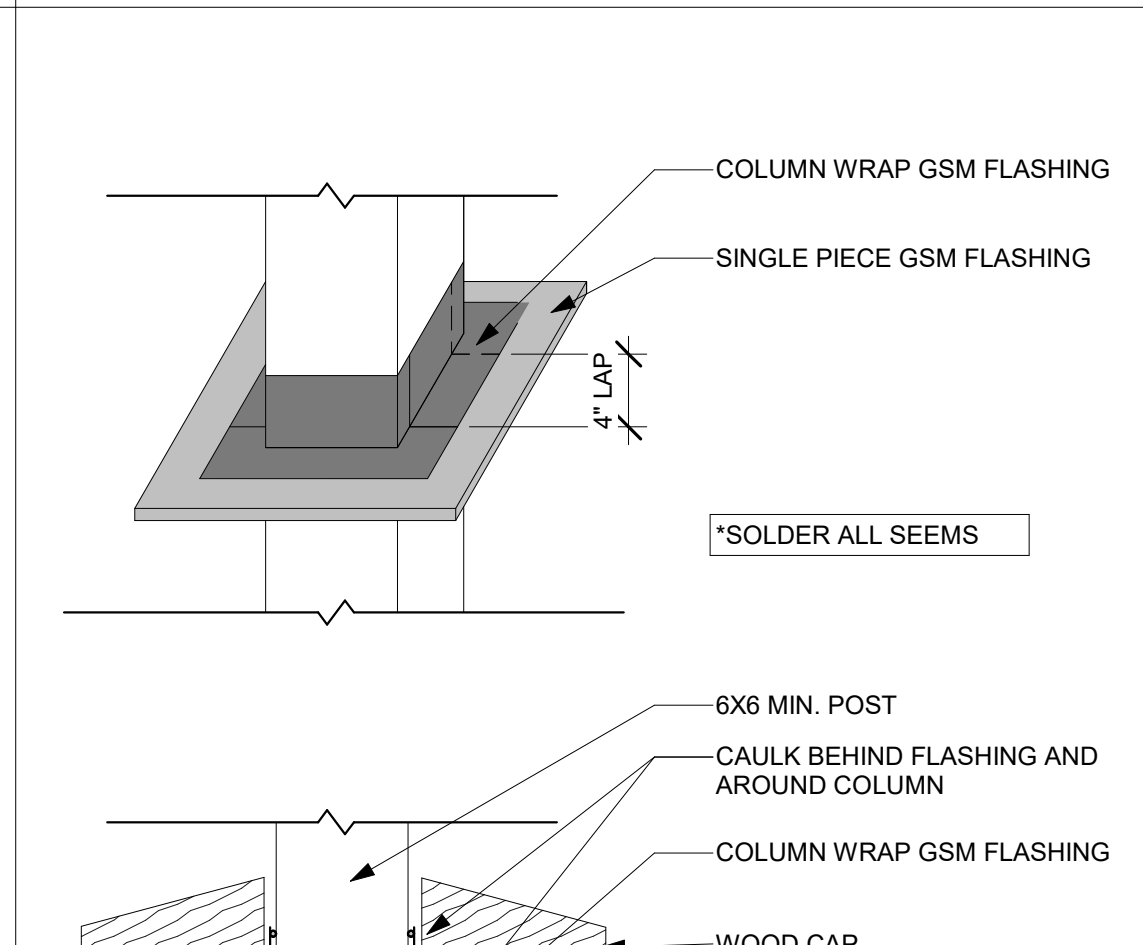
31 TYP. LIGHTING FIXTURE

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



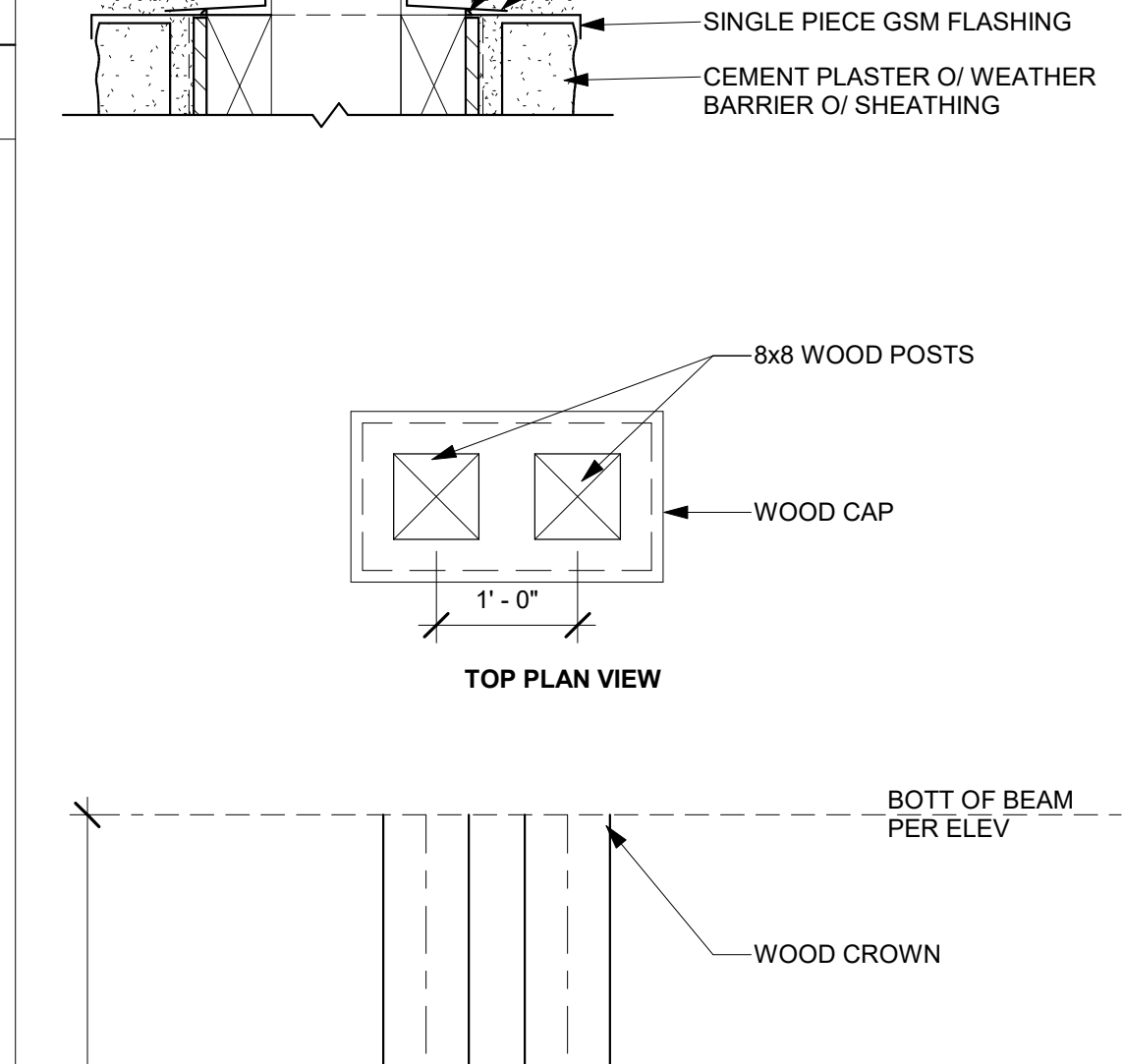
21 WINDOW TRIM

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



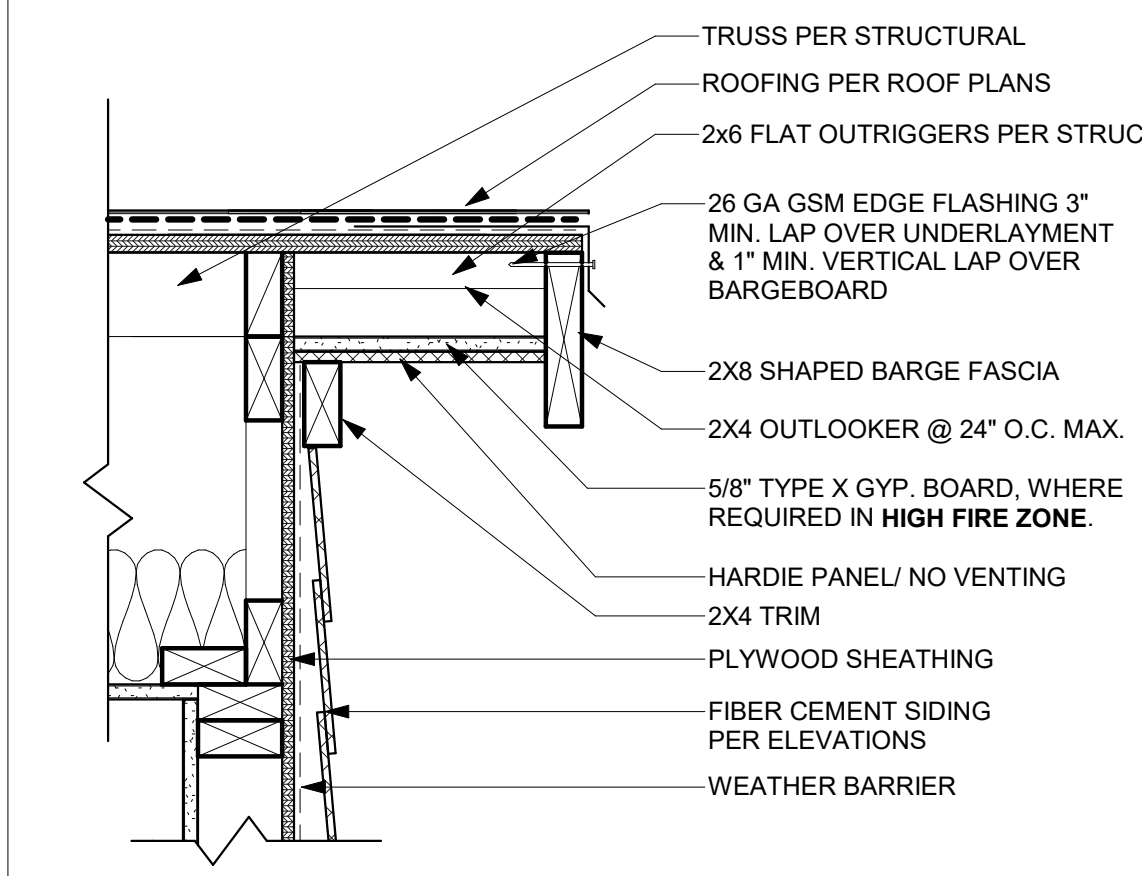
22 TYP. WINDOW HEAD

SCALE: 3" = 1'-0"



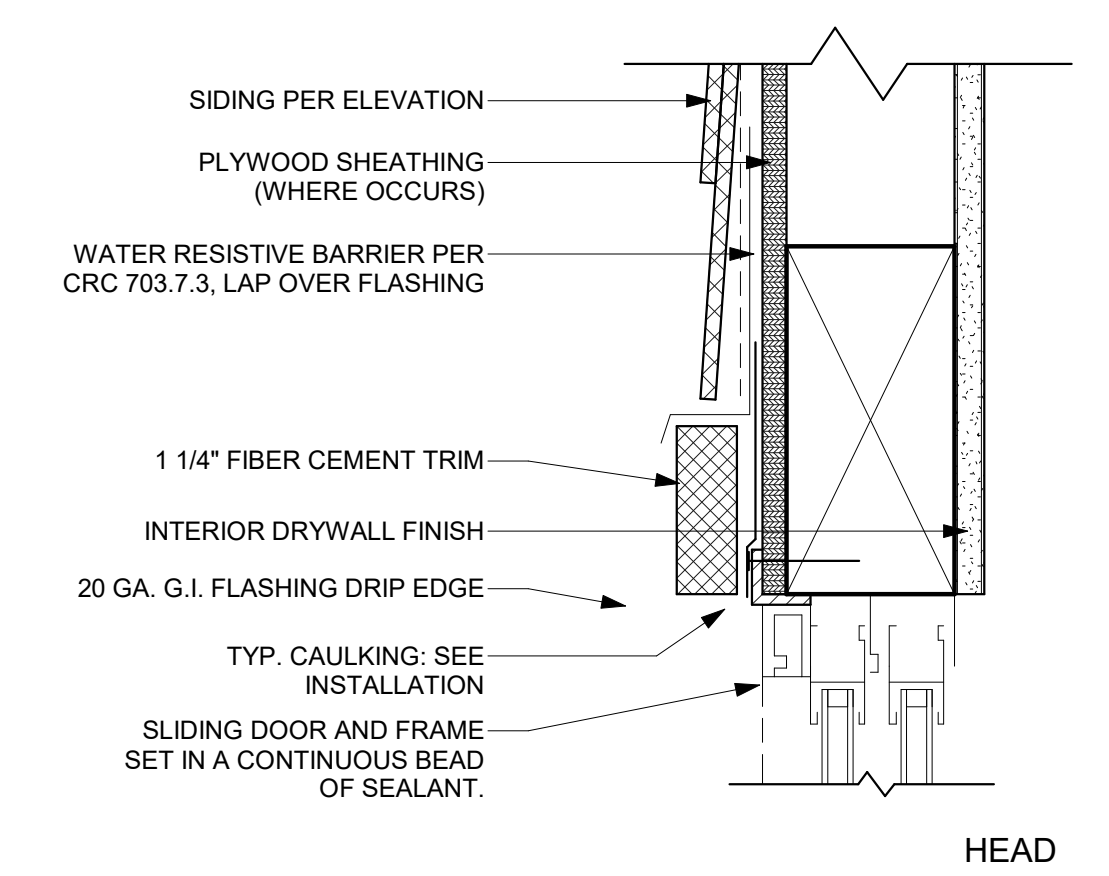
22 TYP. WINDOW HEAD

SCALE: 3" = 1'-0"



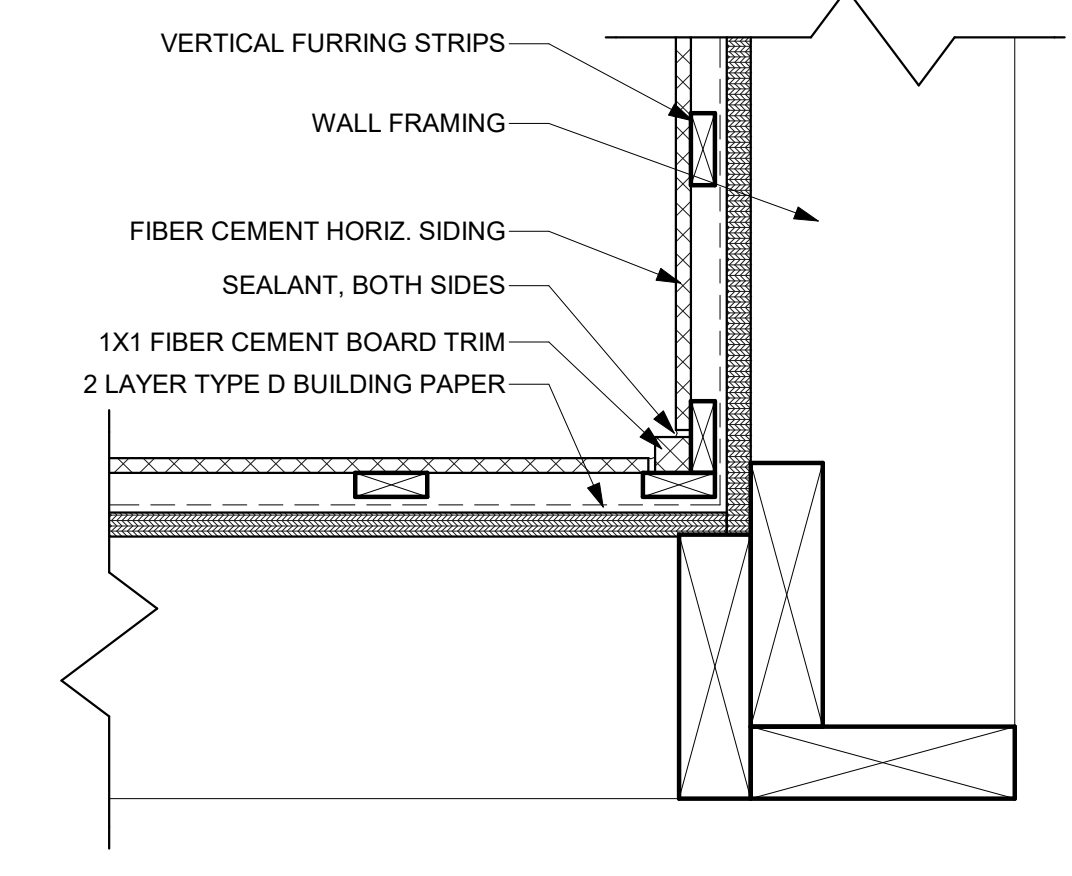
52 RAKE W/ FIBER CEMENT

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



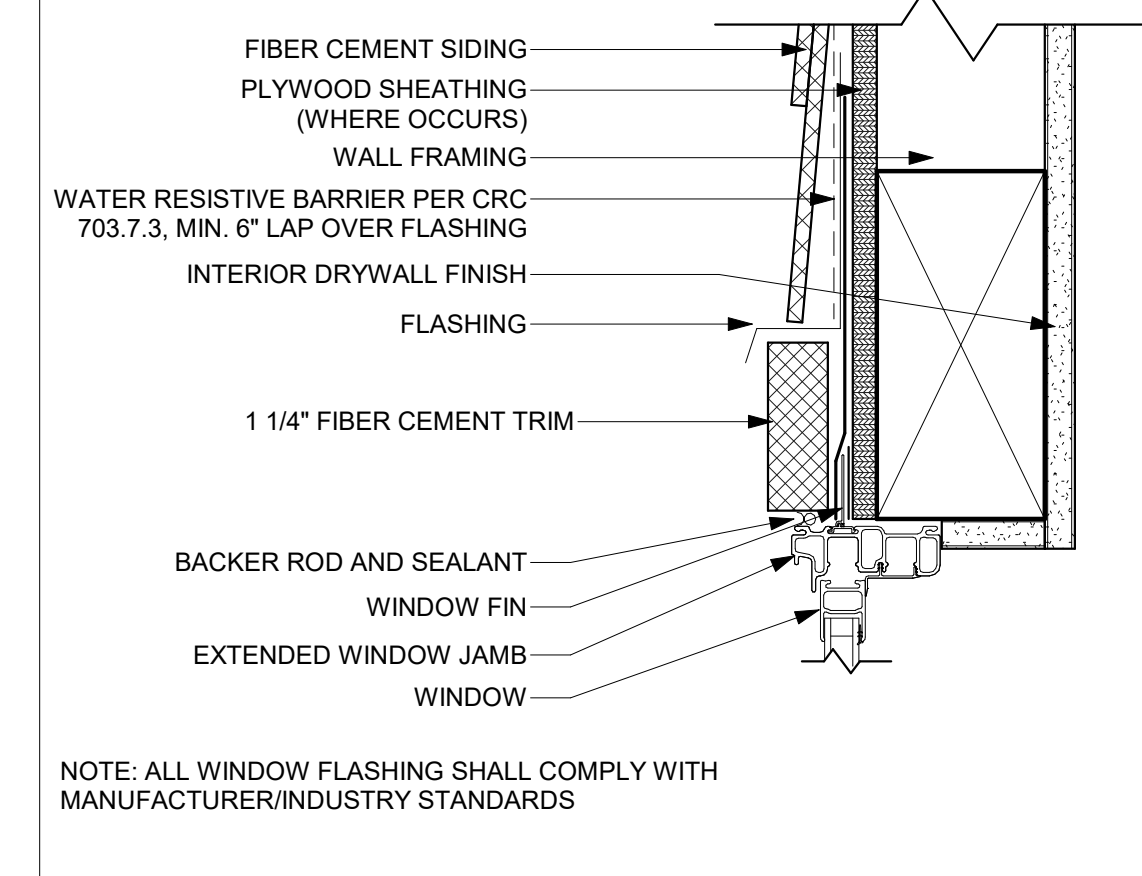
42 TYP. SLIDING GLASS DOOR TRIM

SCALE: 3" = 1'-0"



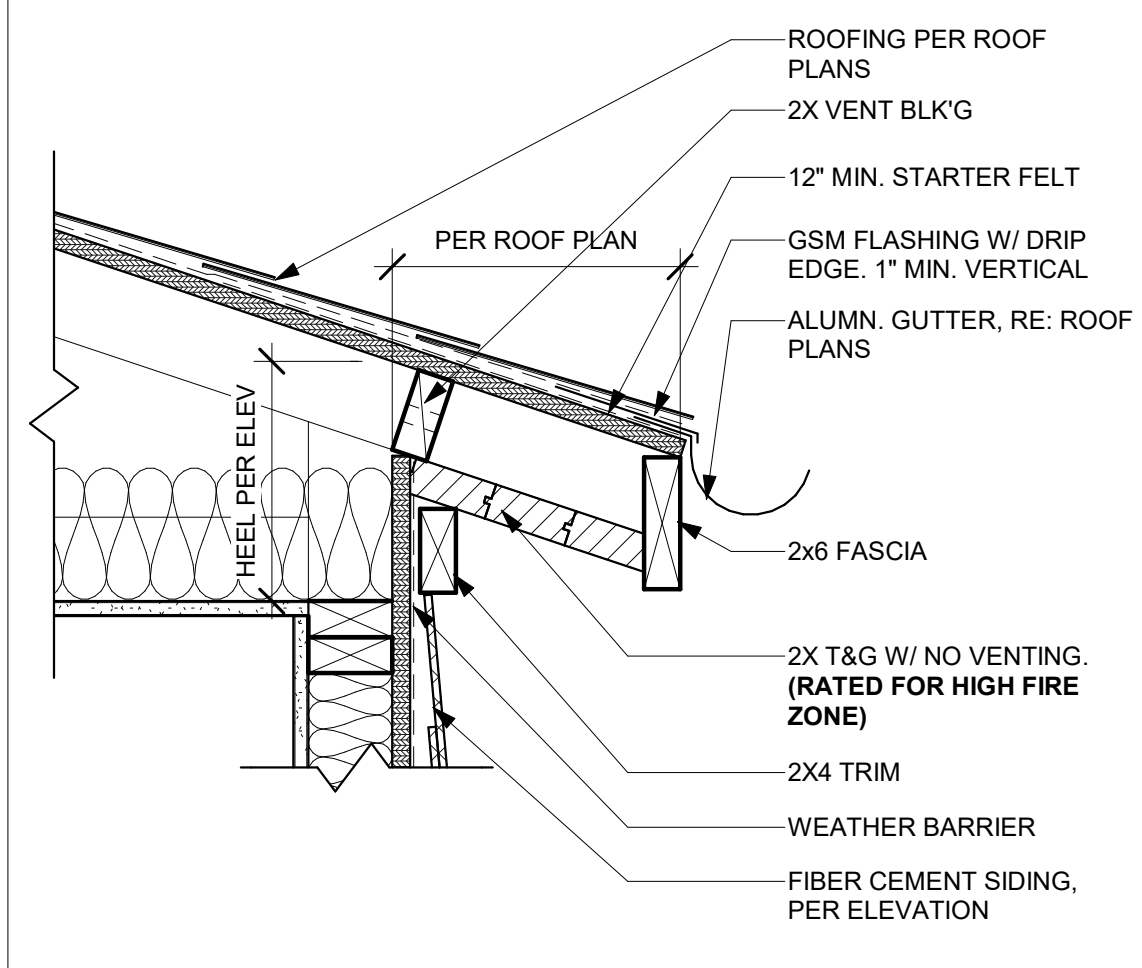
32 INSIDE CORNER TRIM

SCALE: 3" = 1'-0"



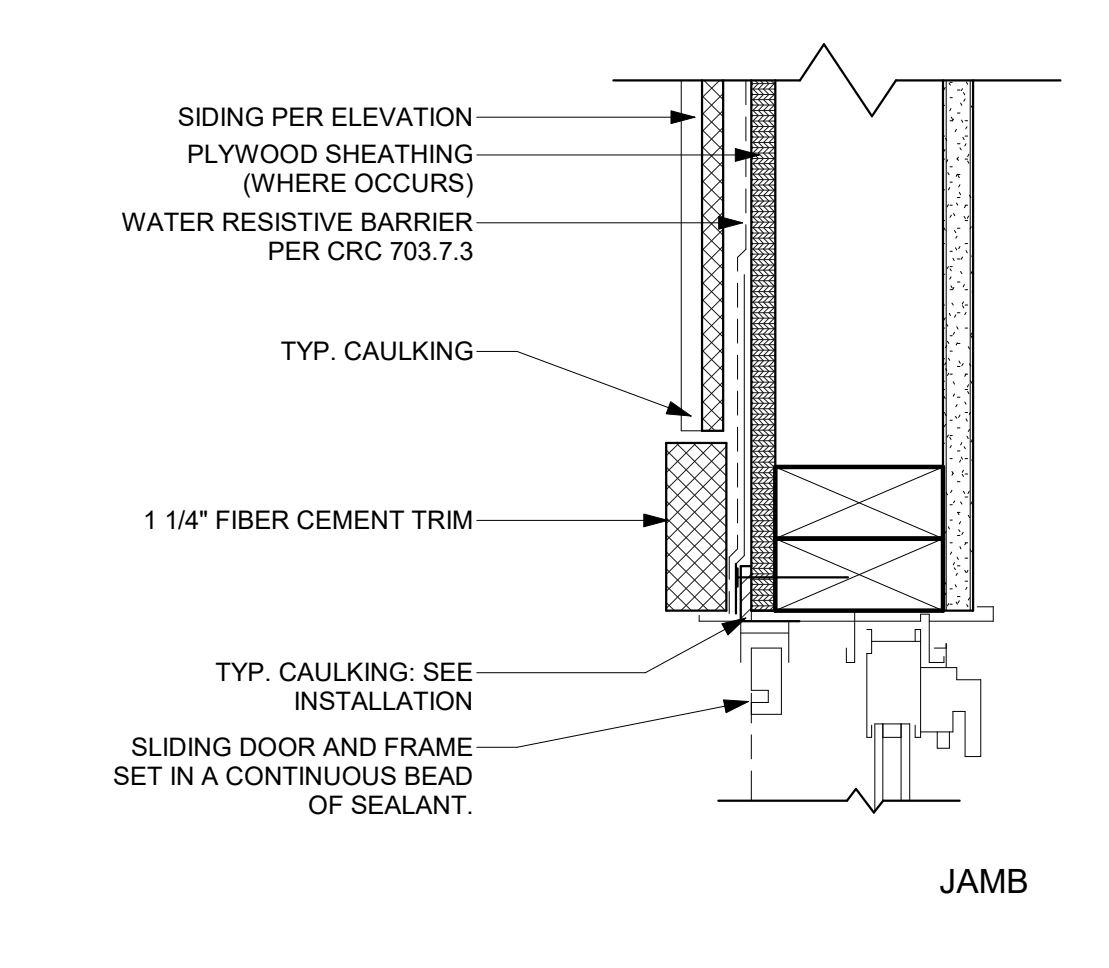
21 WINDOW TRIM

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



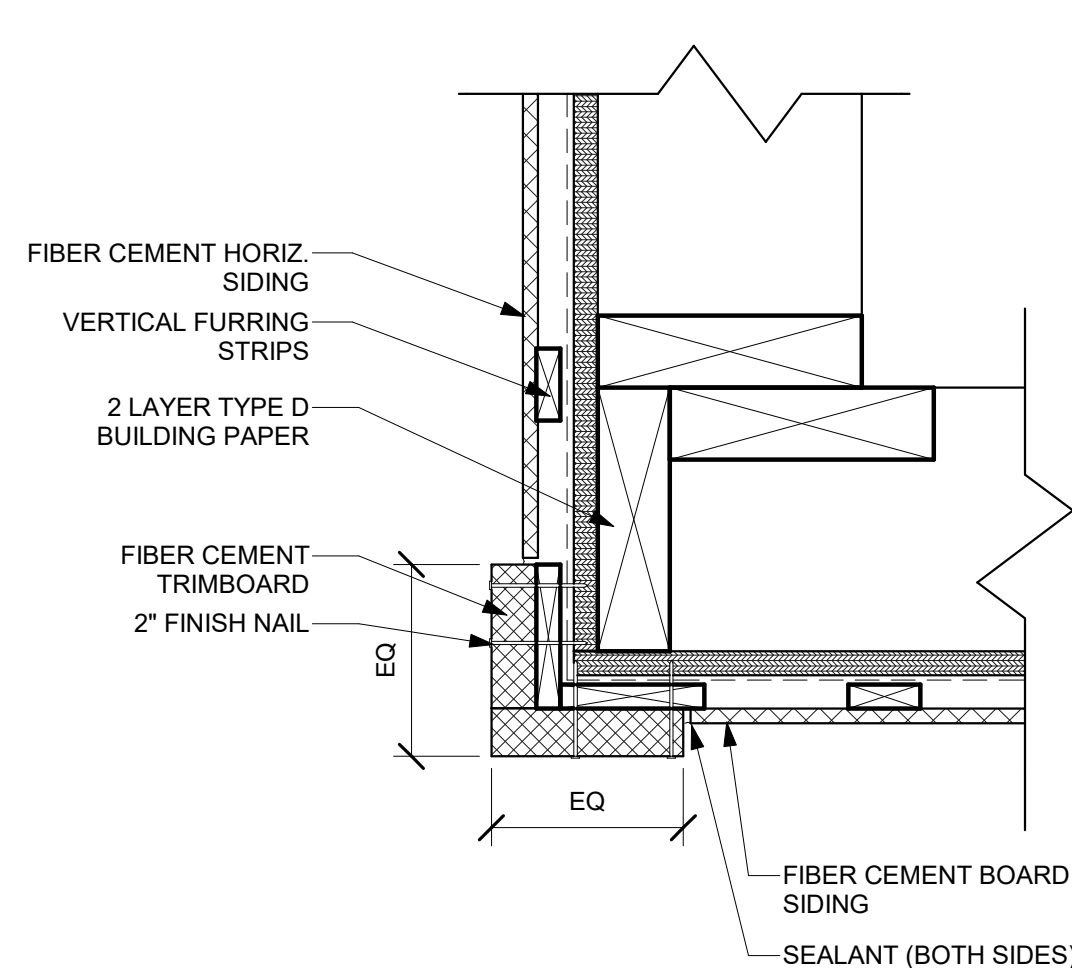
53 EAVE W/ T&G - OPTIONAL

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



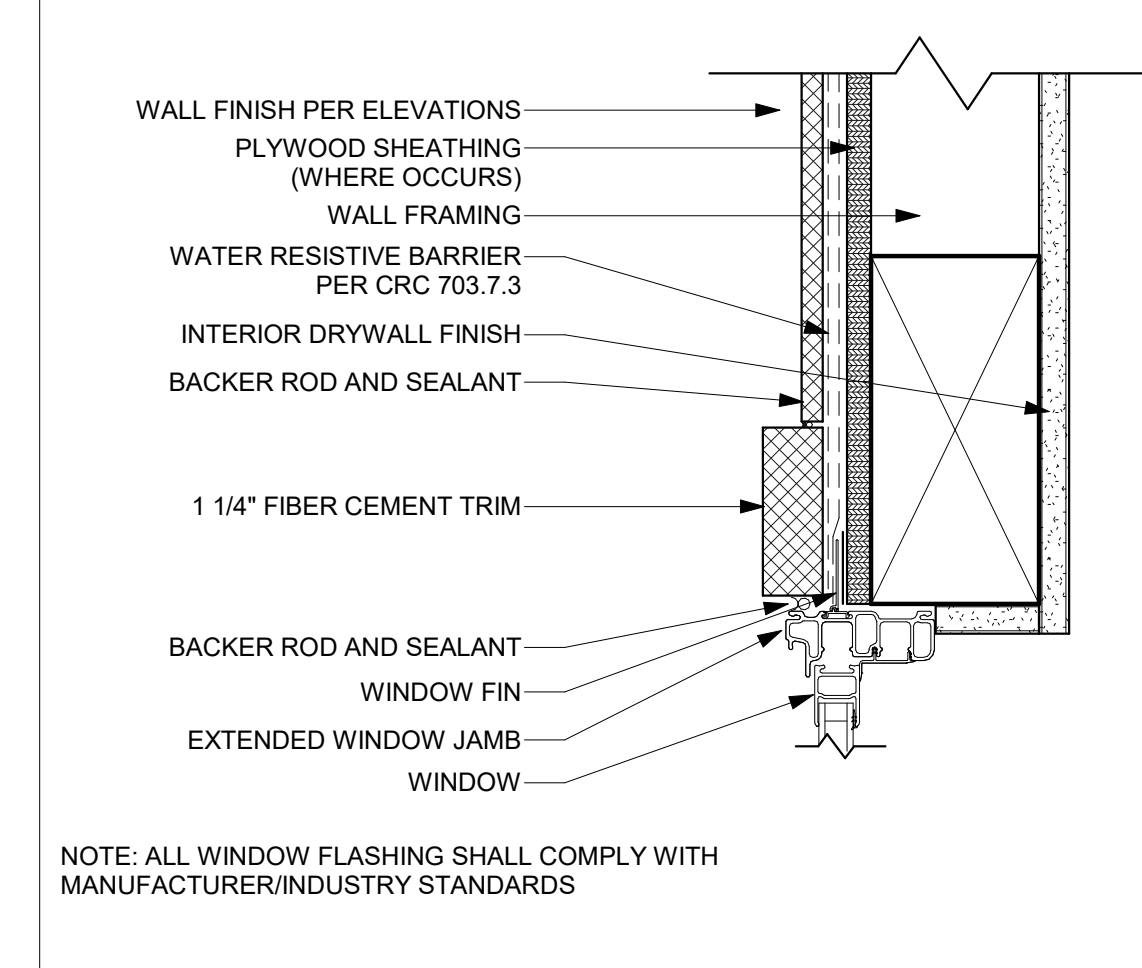
43 TYP. JAMB AT SLIDING GLASS DOOR

SCALE: 3" = 1'-0"



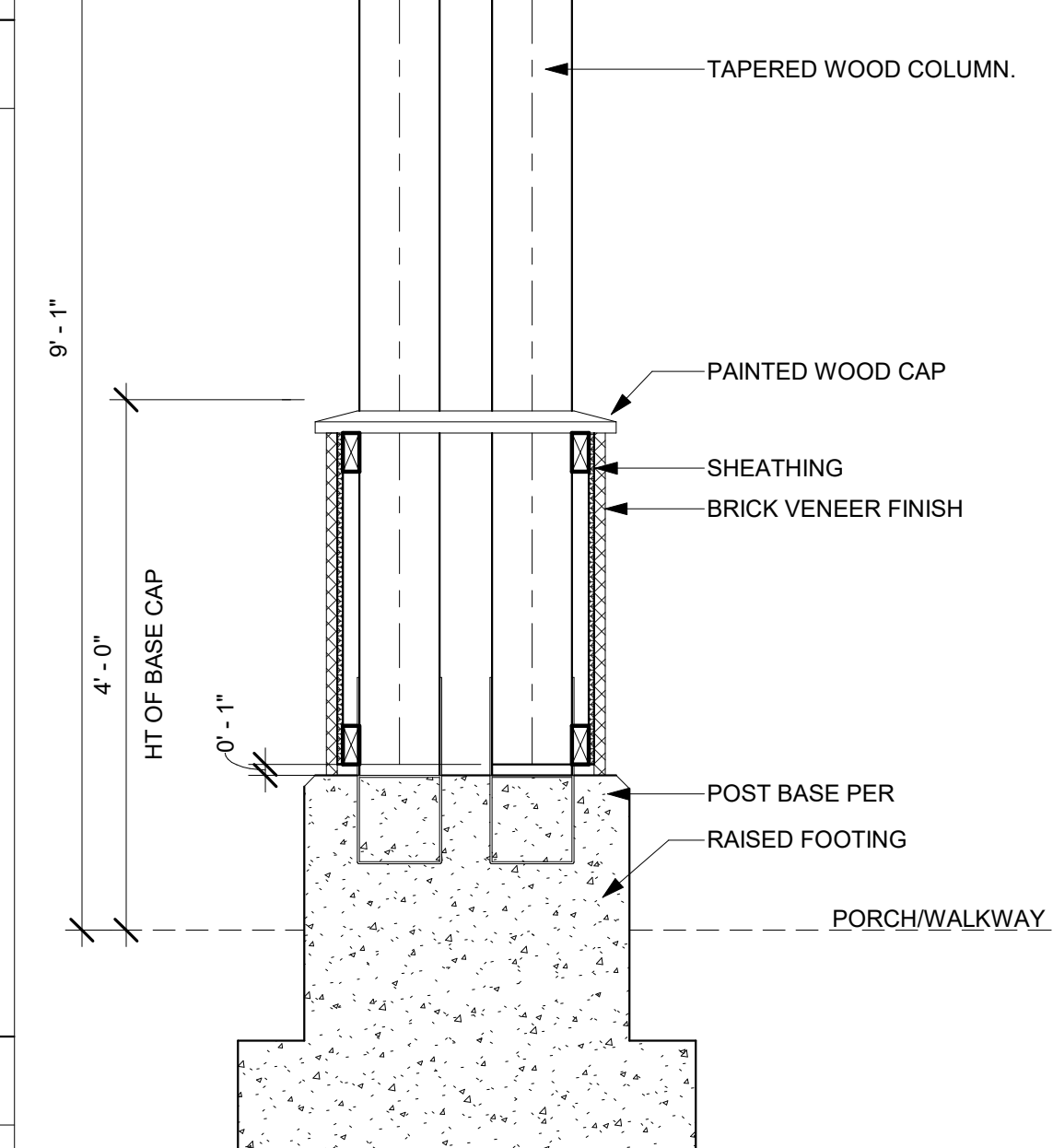
33 OUTSIDE CORNER TRIM

SCALE: 3" = 1'-0"



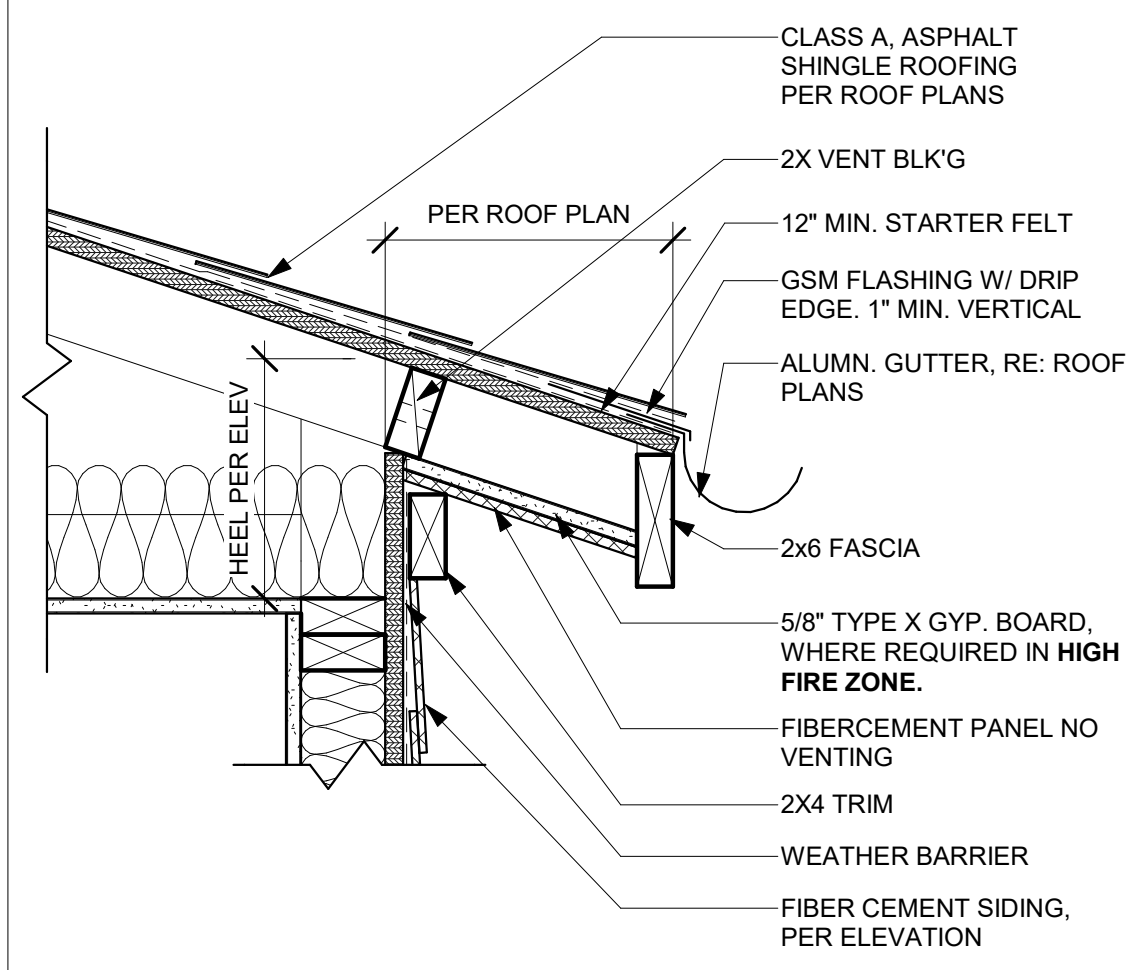
22 TYP. WINDOW HEAD

SCALE: 3" = 1'-0"



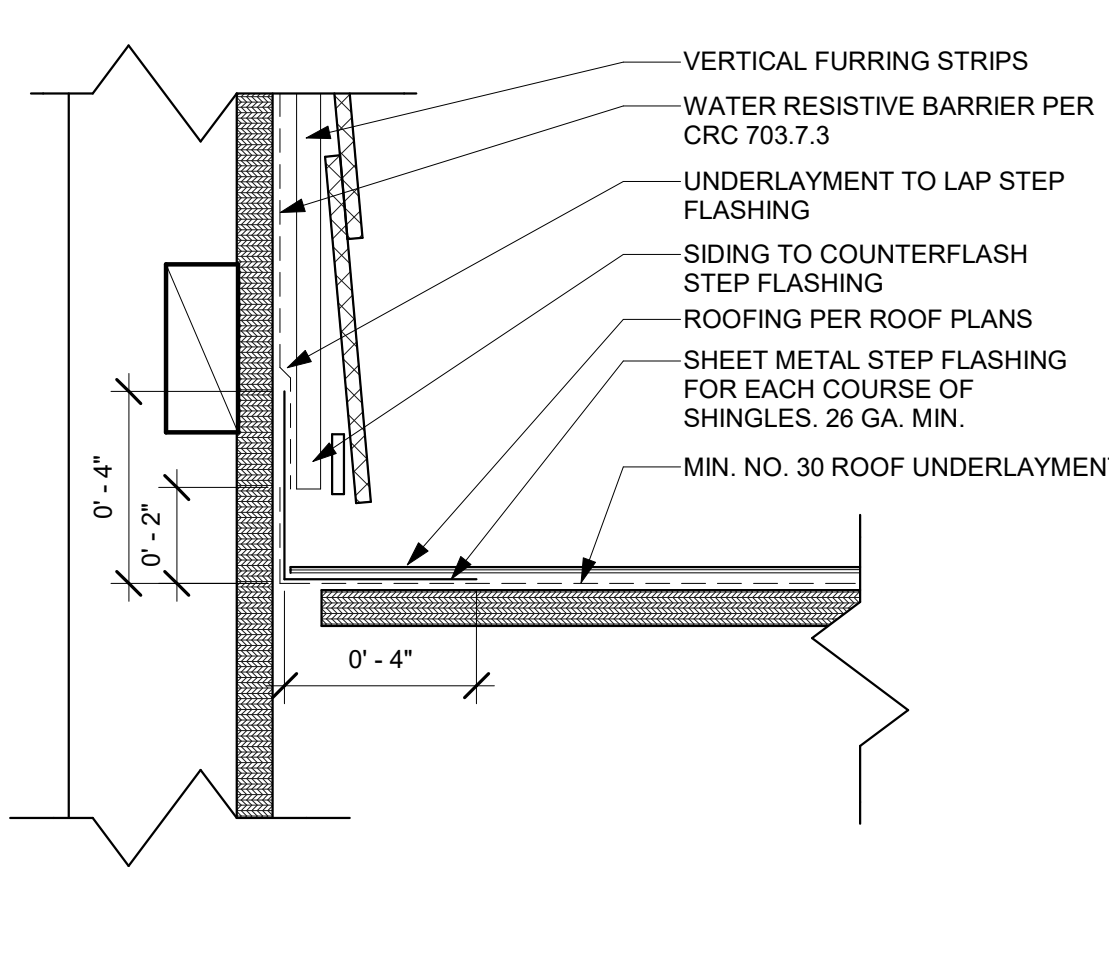
14 POST CAP AND BASE

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



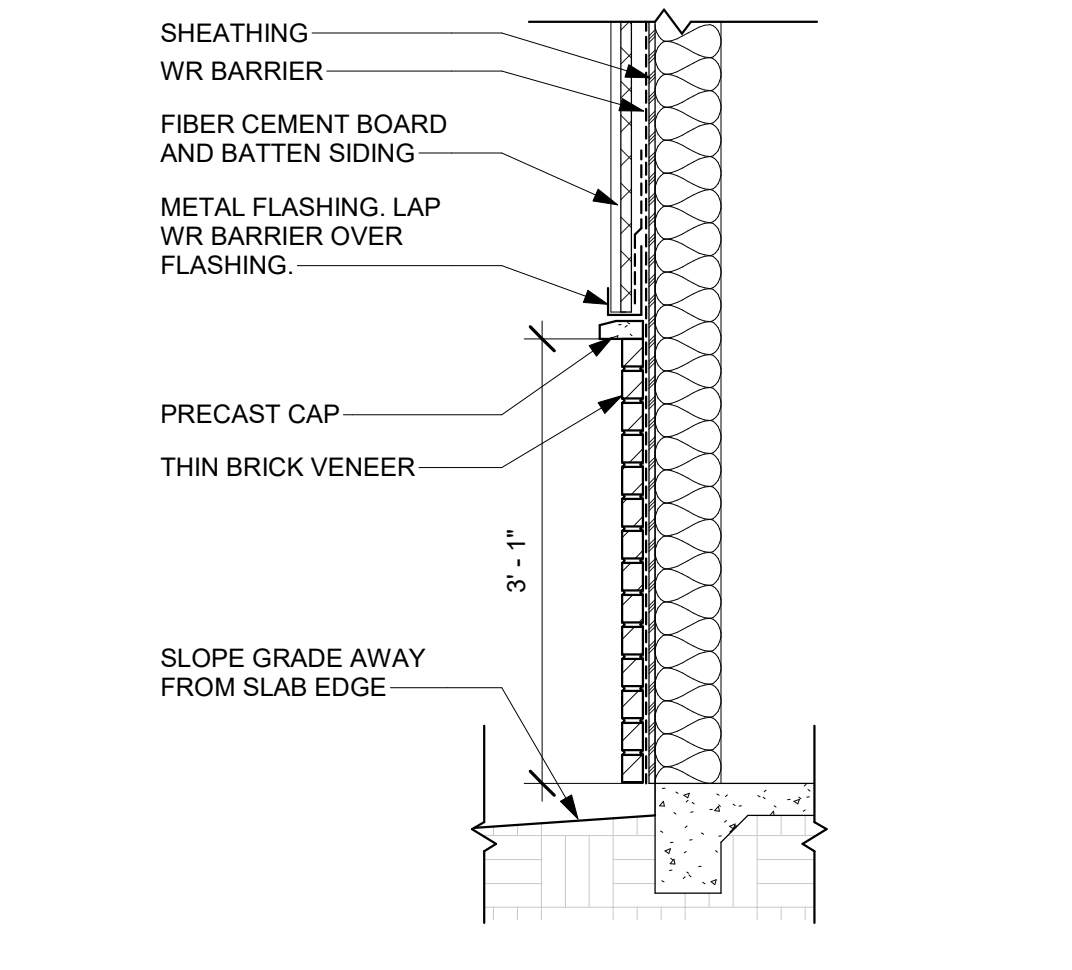
54 EAVE @ FIBER CEMENT

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



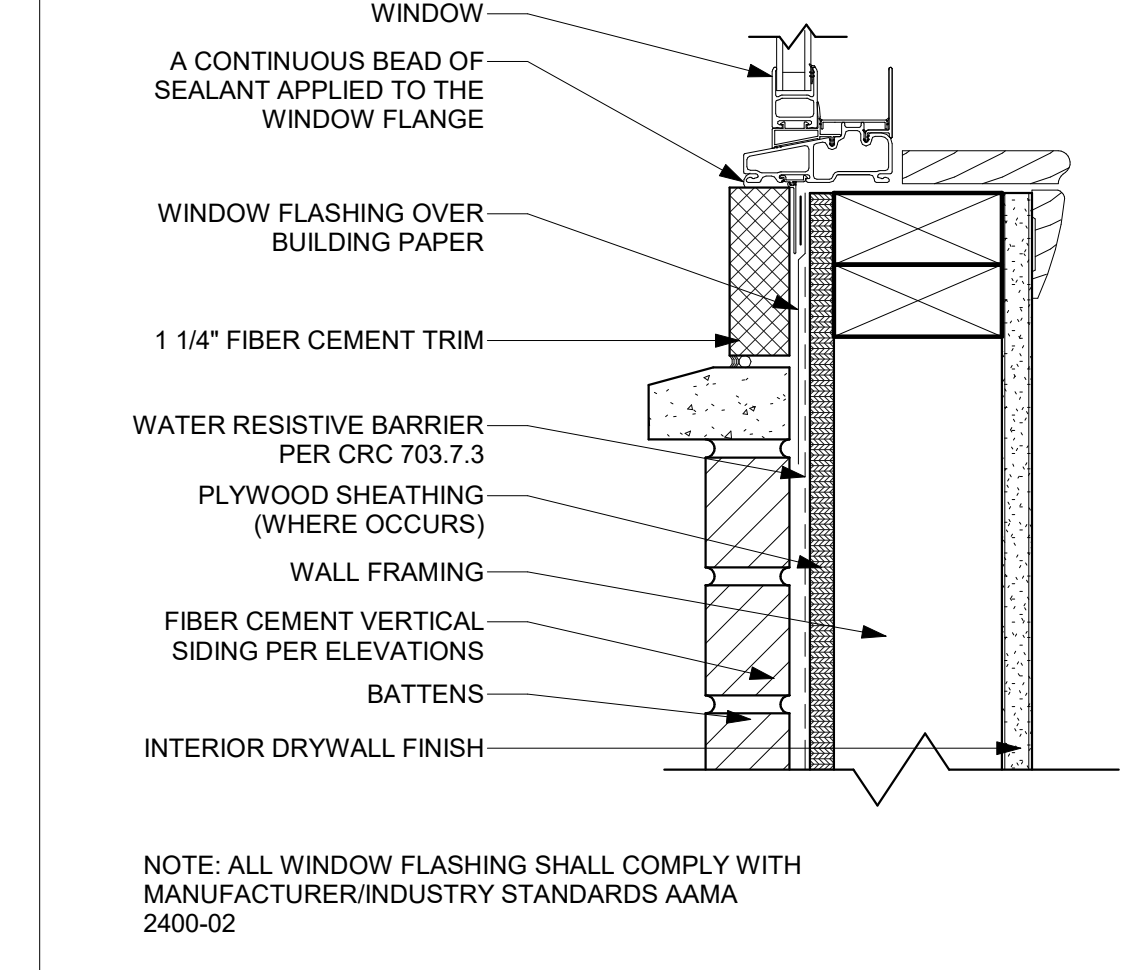
44 SIDEWALL FLASHING @ LAP SIDING

SCALE: 3" = 1'-0"



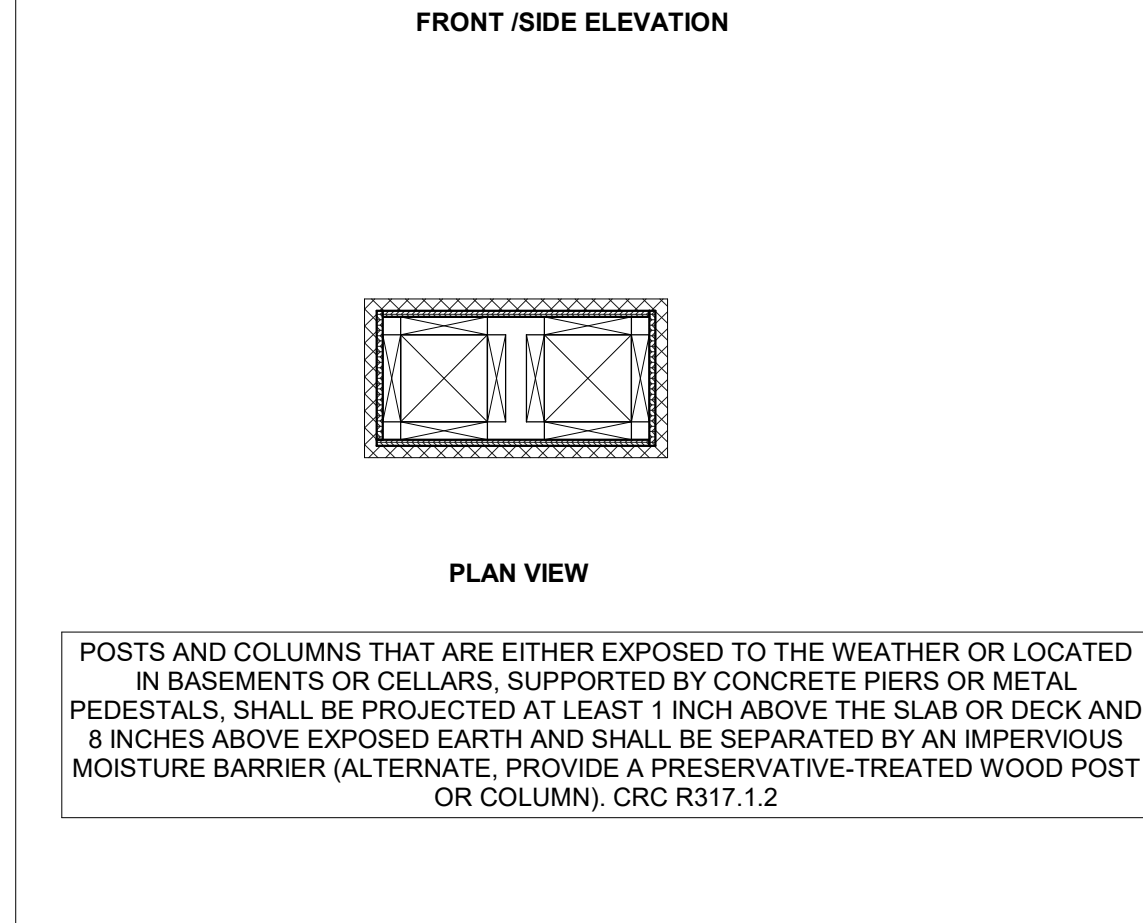
34 BRICK VENEER WAINSCOT

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



23 TYP. WINDOW JAMB

SCALE: 3" = 1'-0"



24 TYP. WINDOW SILL - BRICK VENEER

SCALE: 3" = 1'-0"

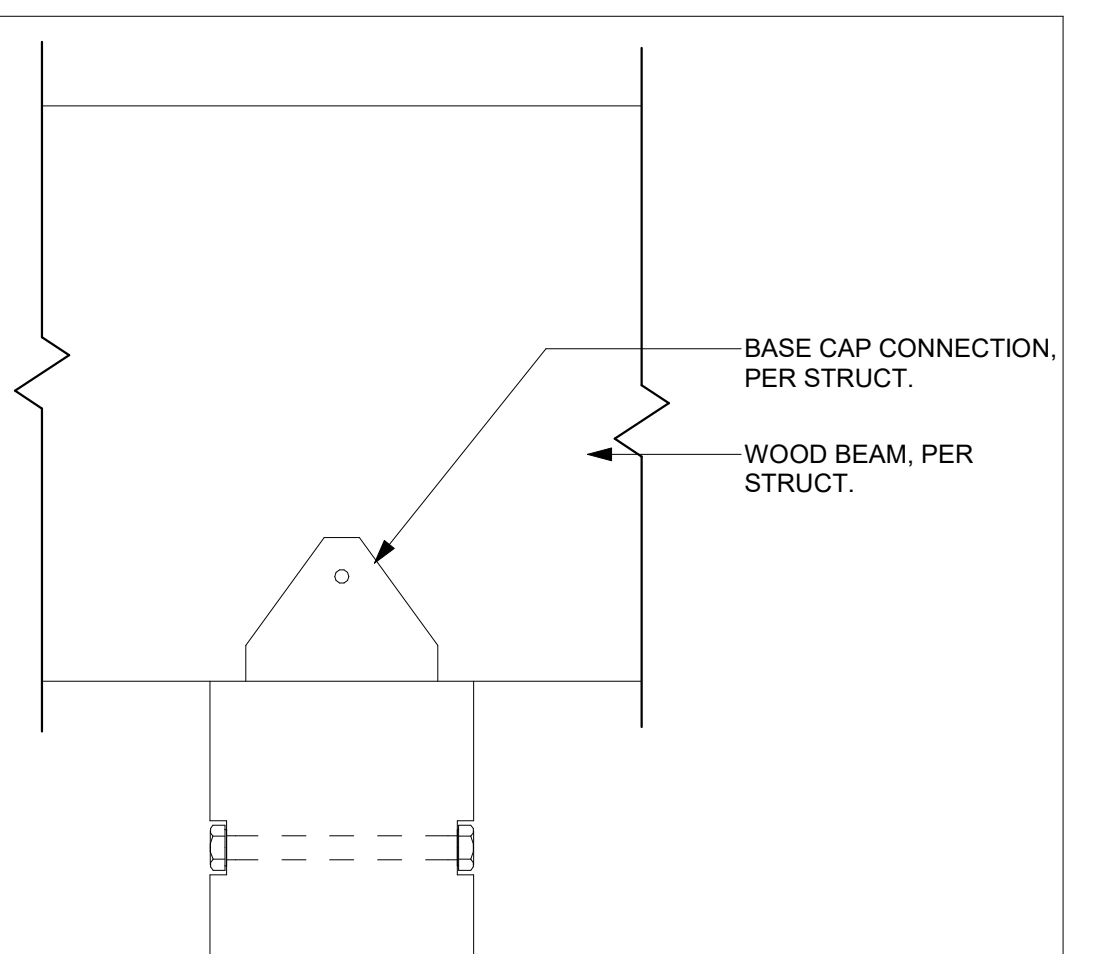
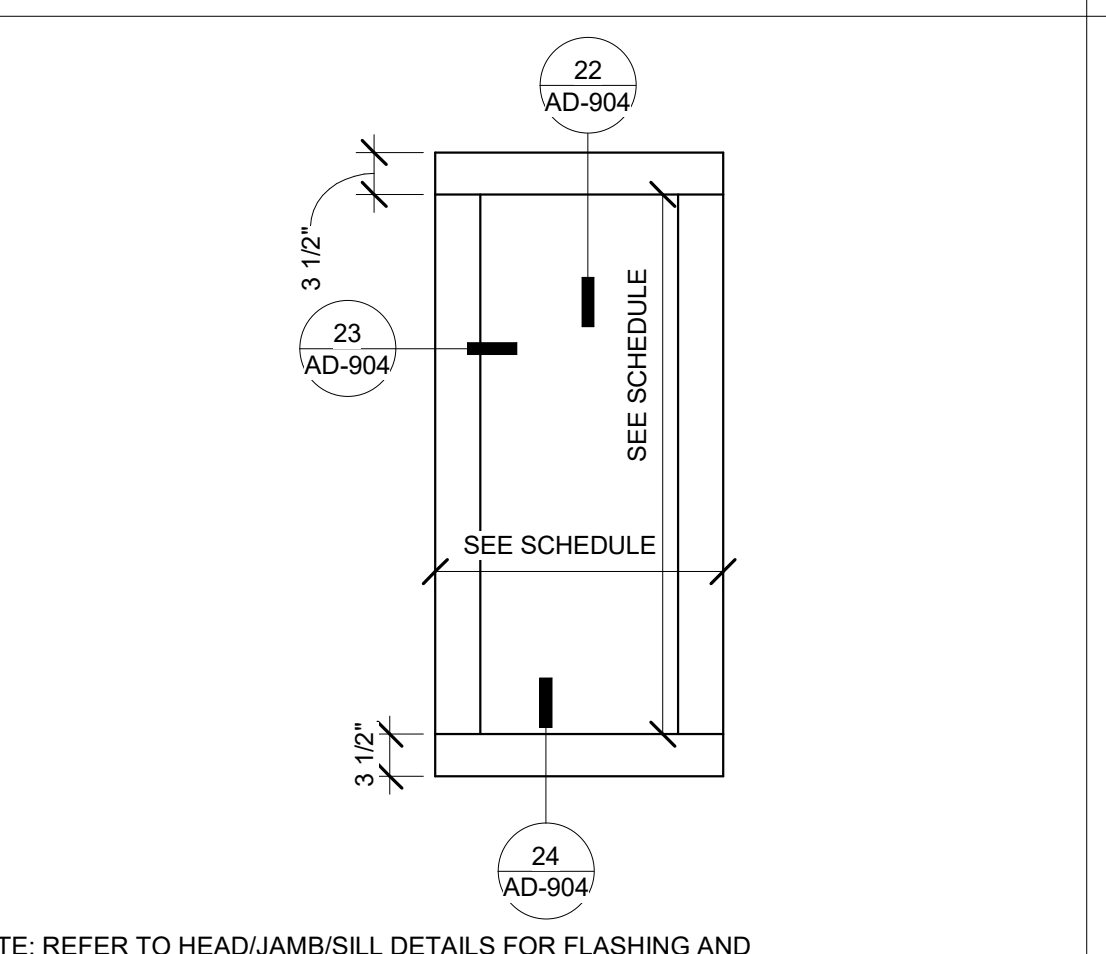
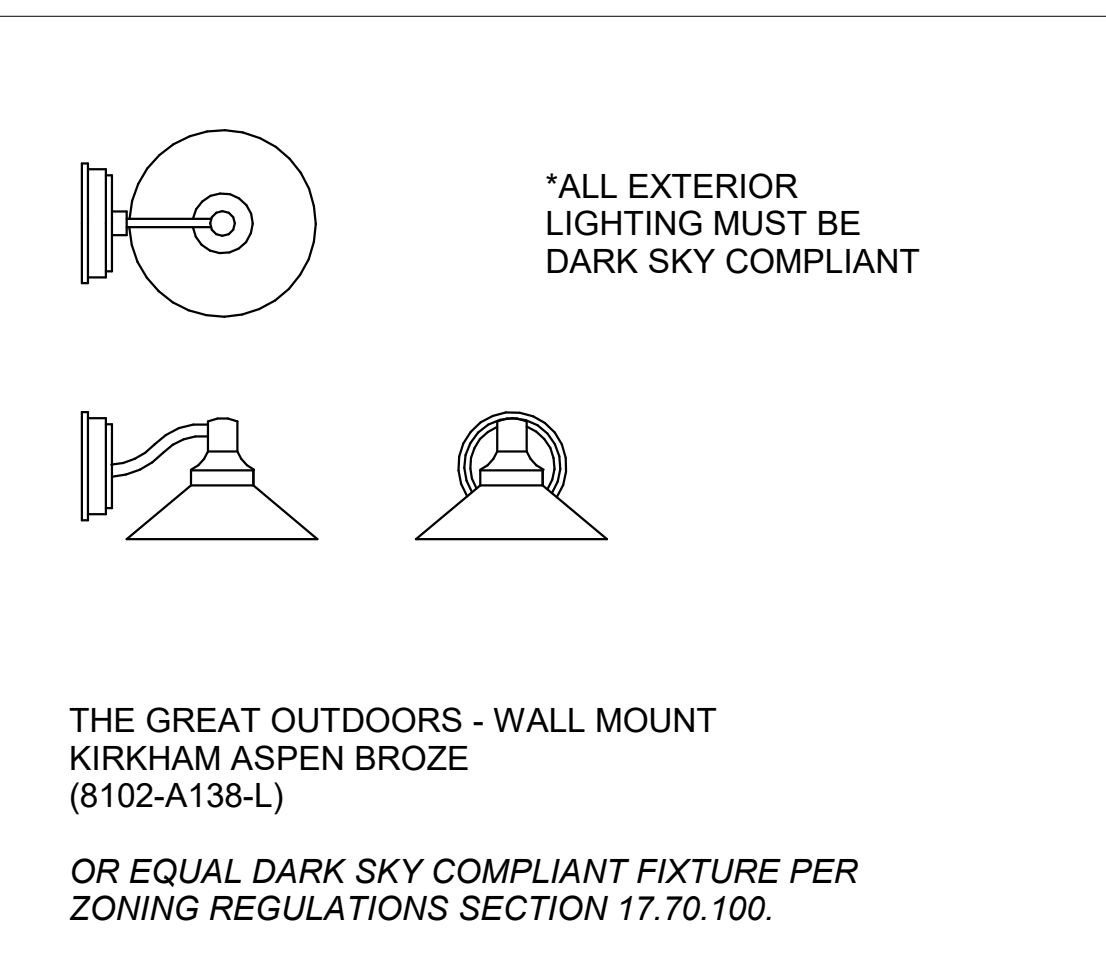
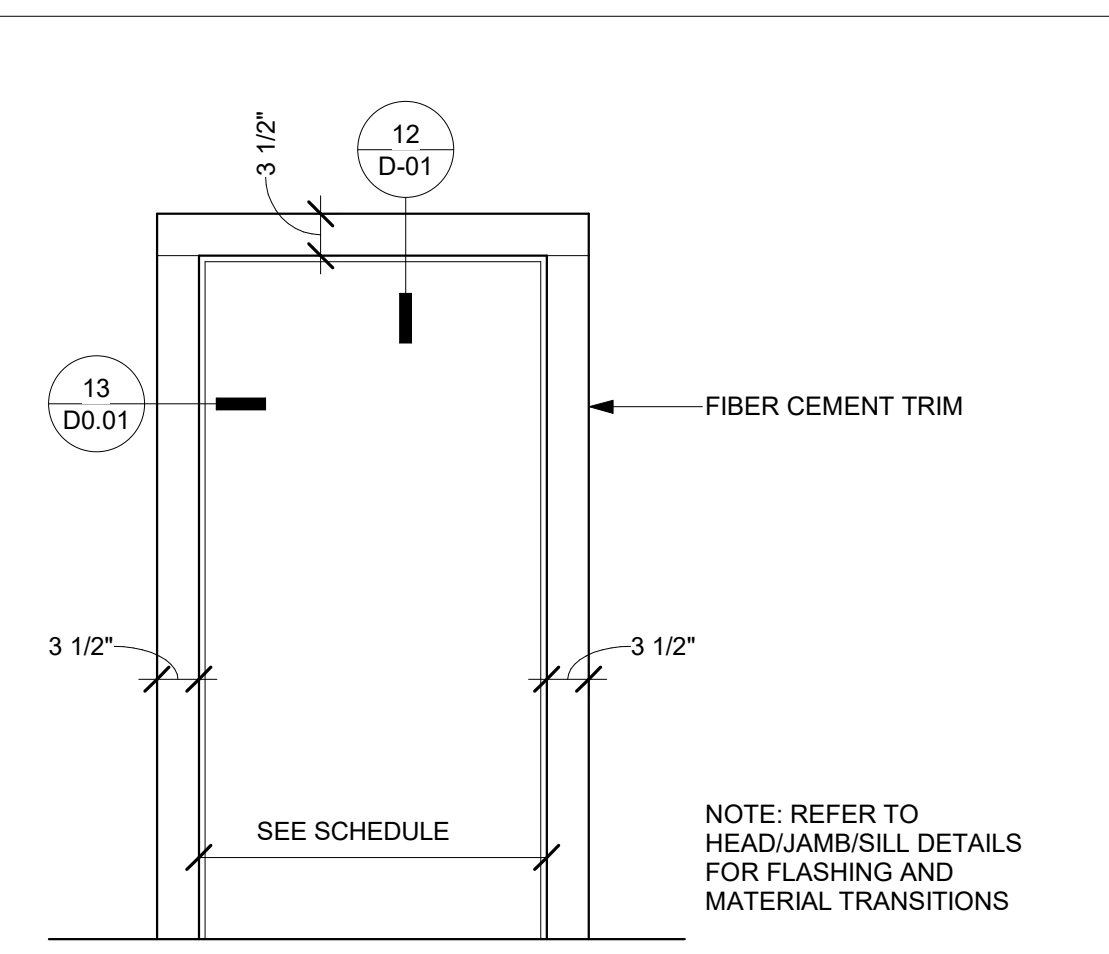
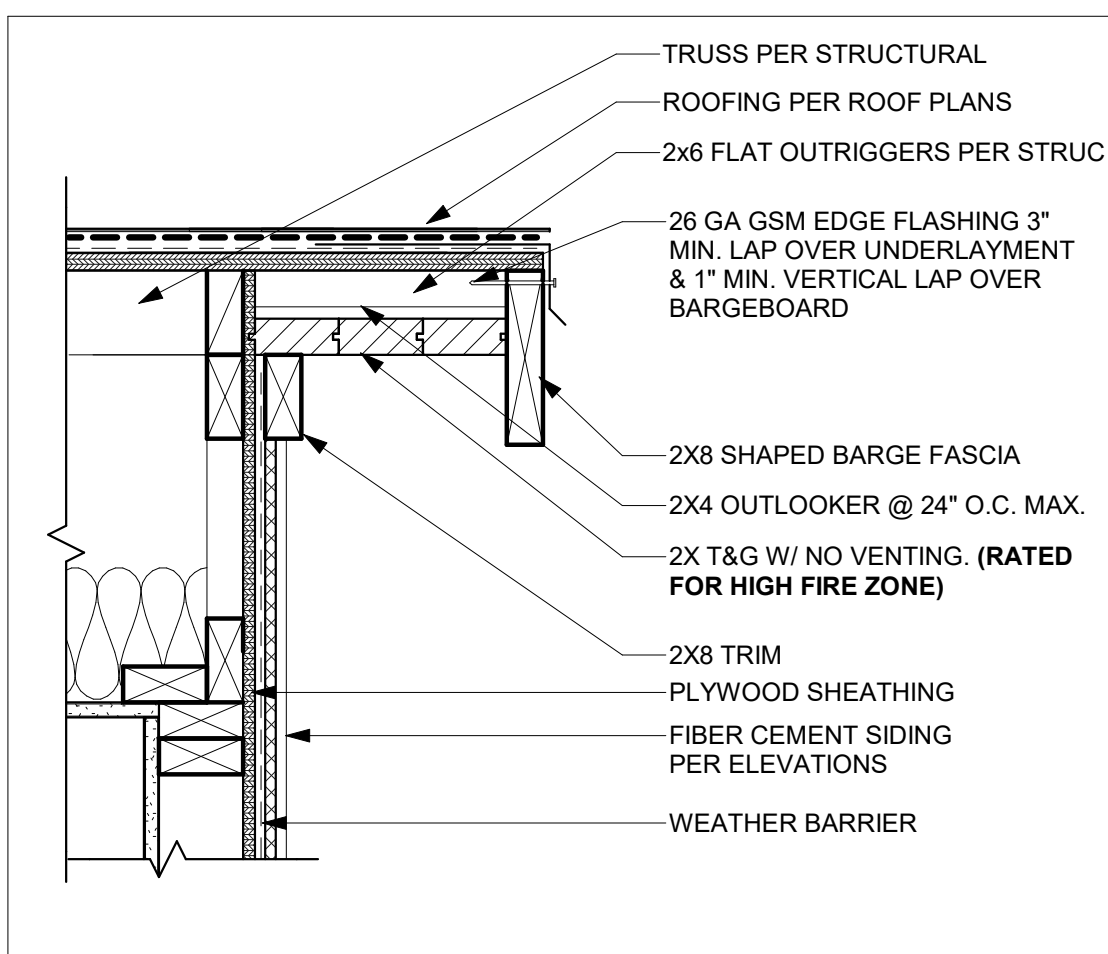
NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA
ARCHITECTURAL DETAILS - CALIFORNIA RANCH

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

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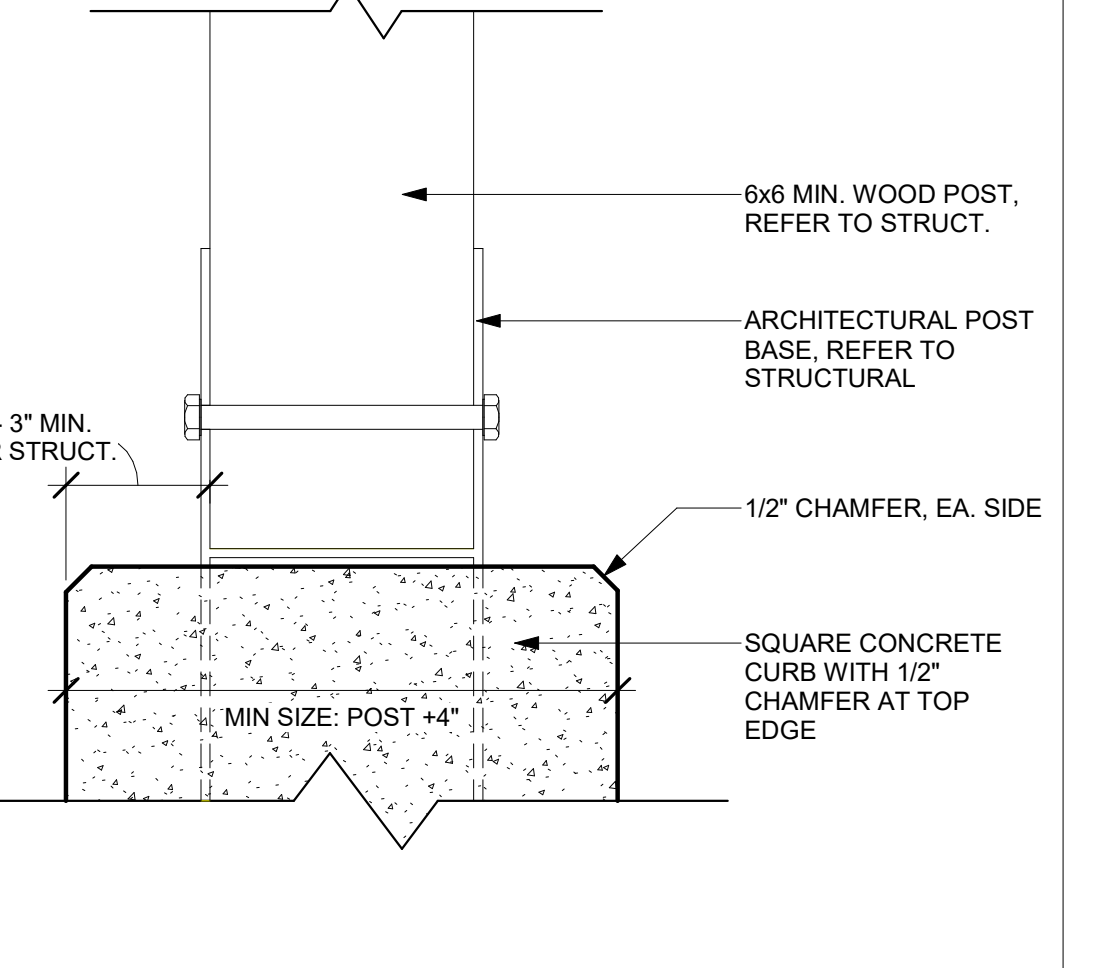
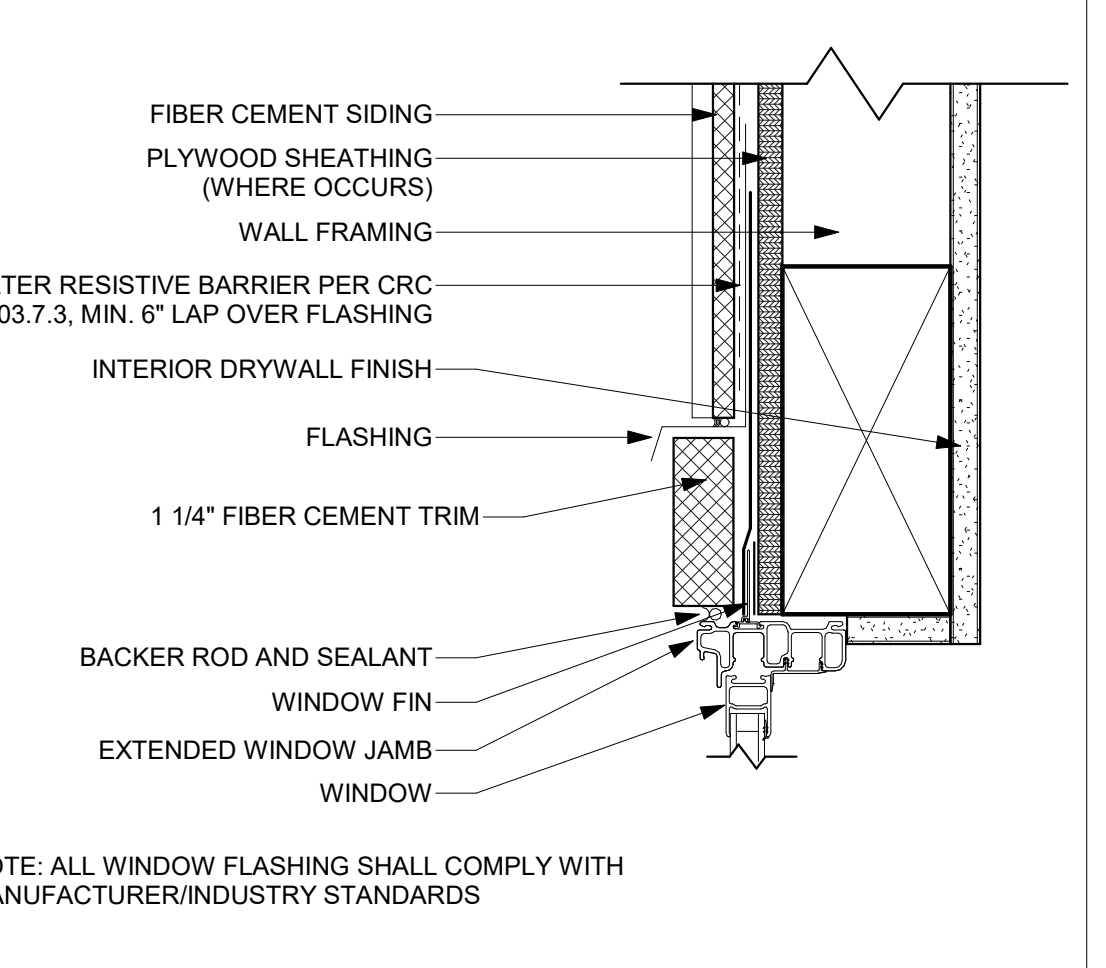
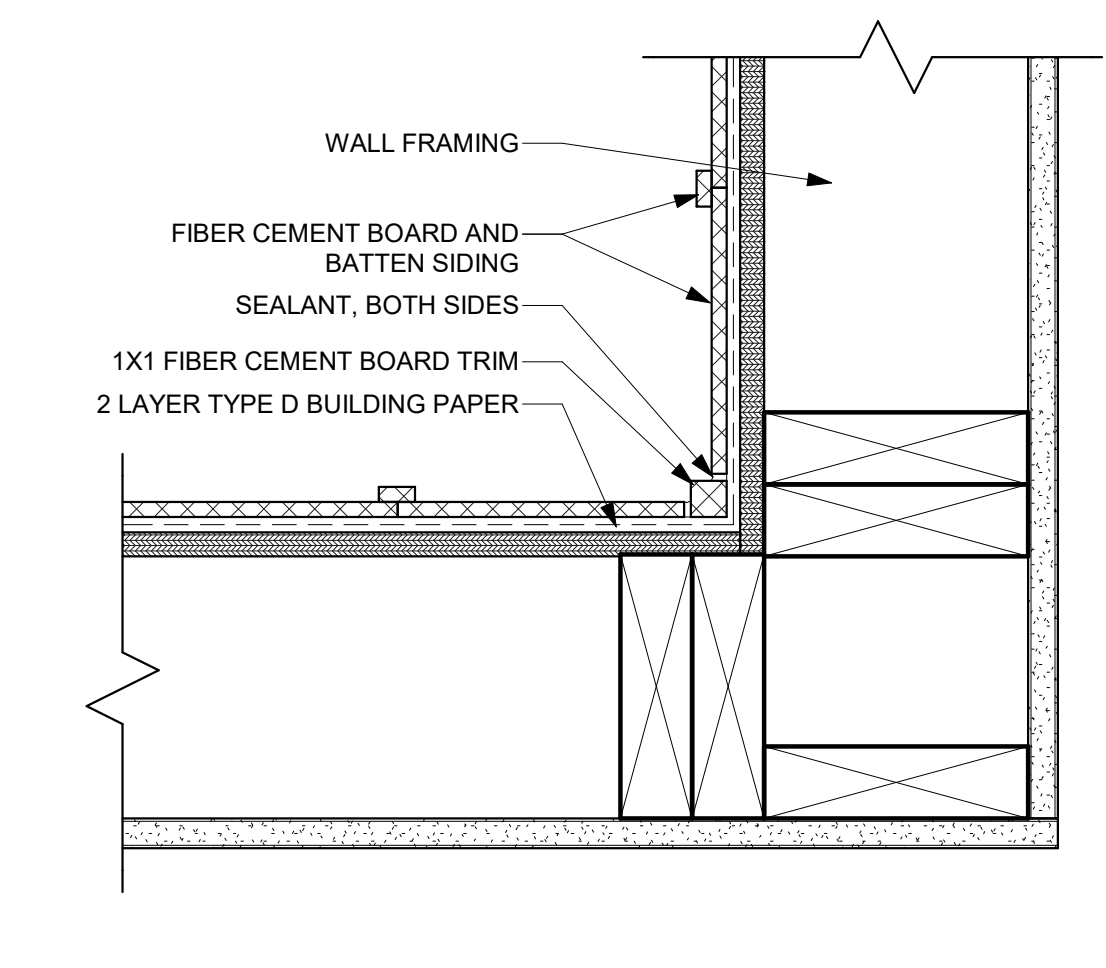
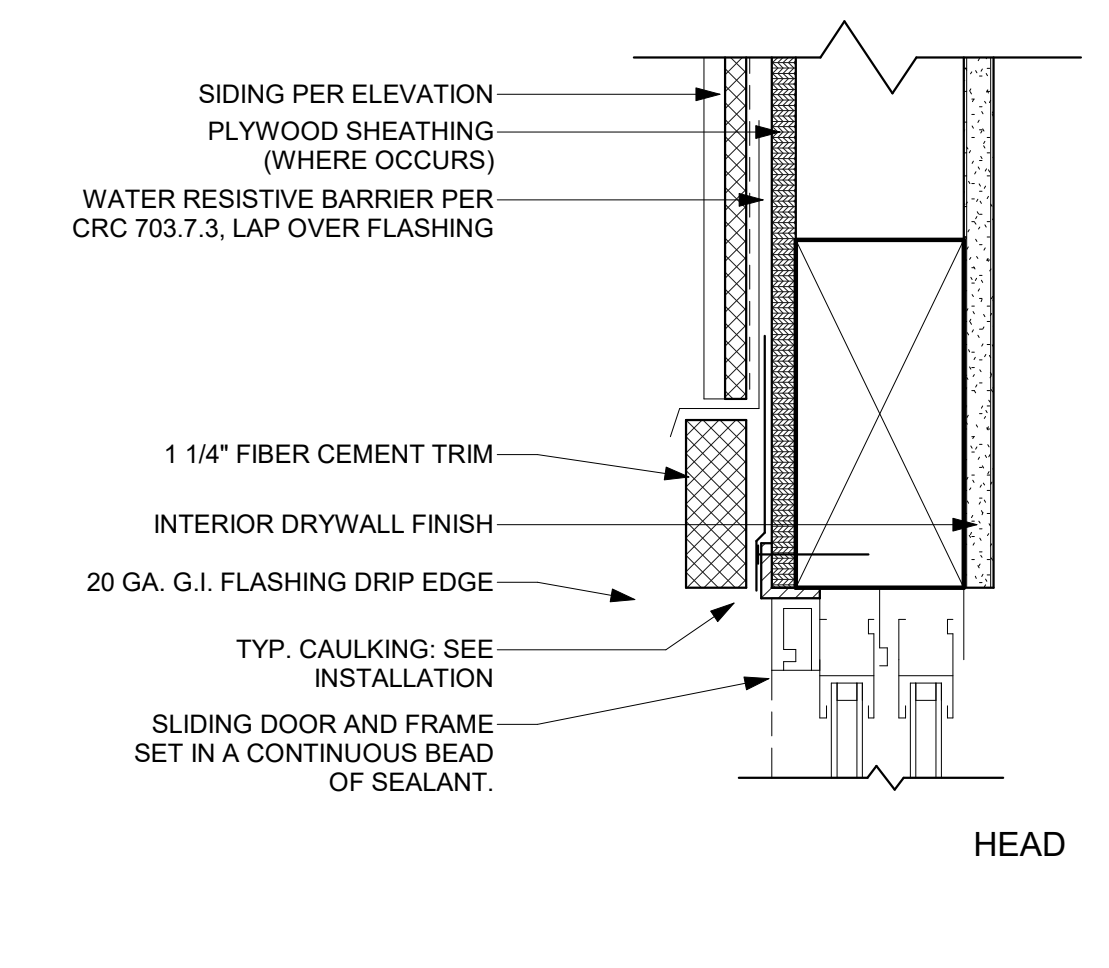
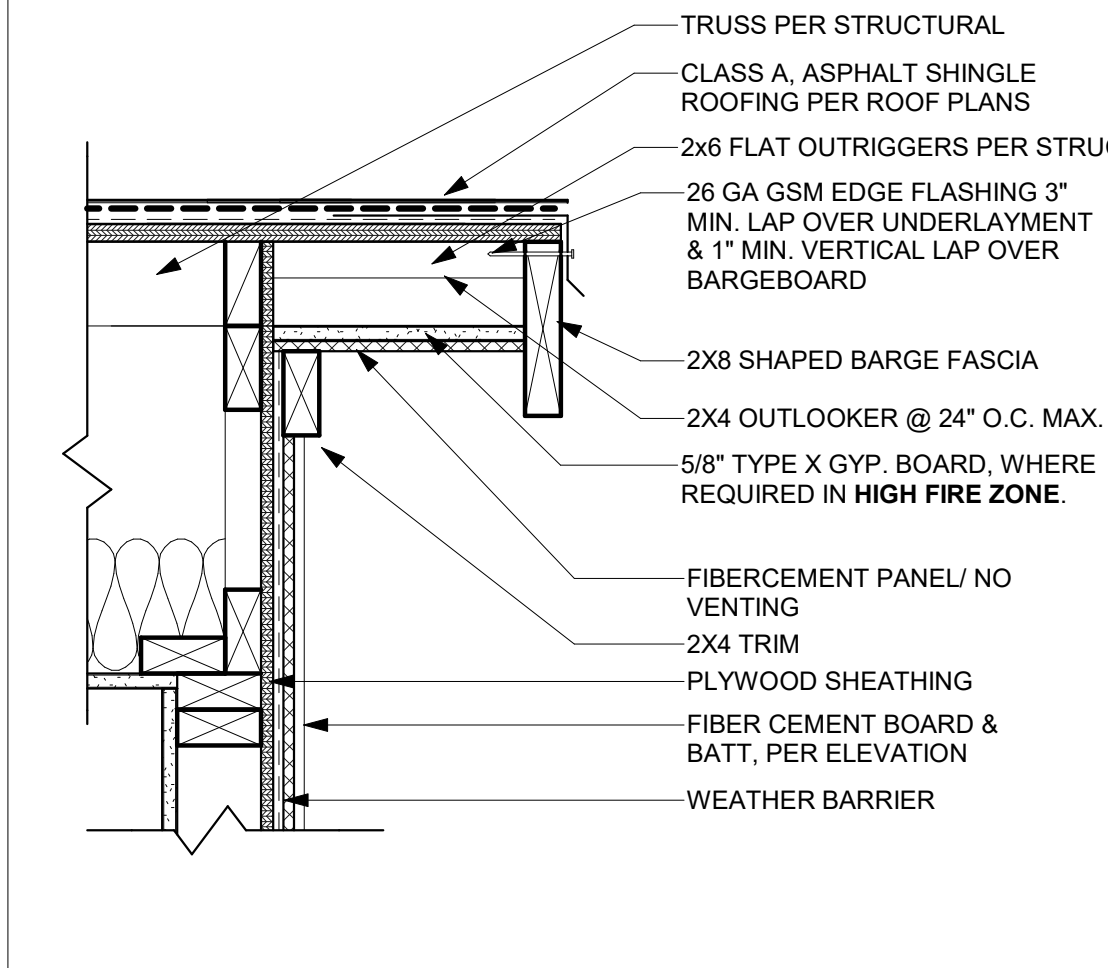


51 RAKE W/ T&G
SCALE: 1 1/2" = 1'-0"

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

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

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



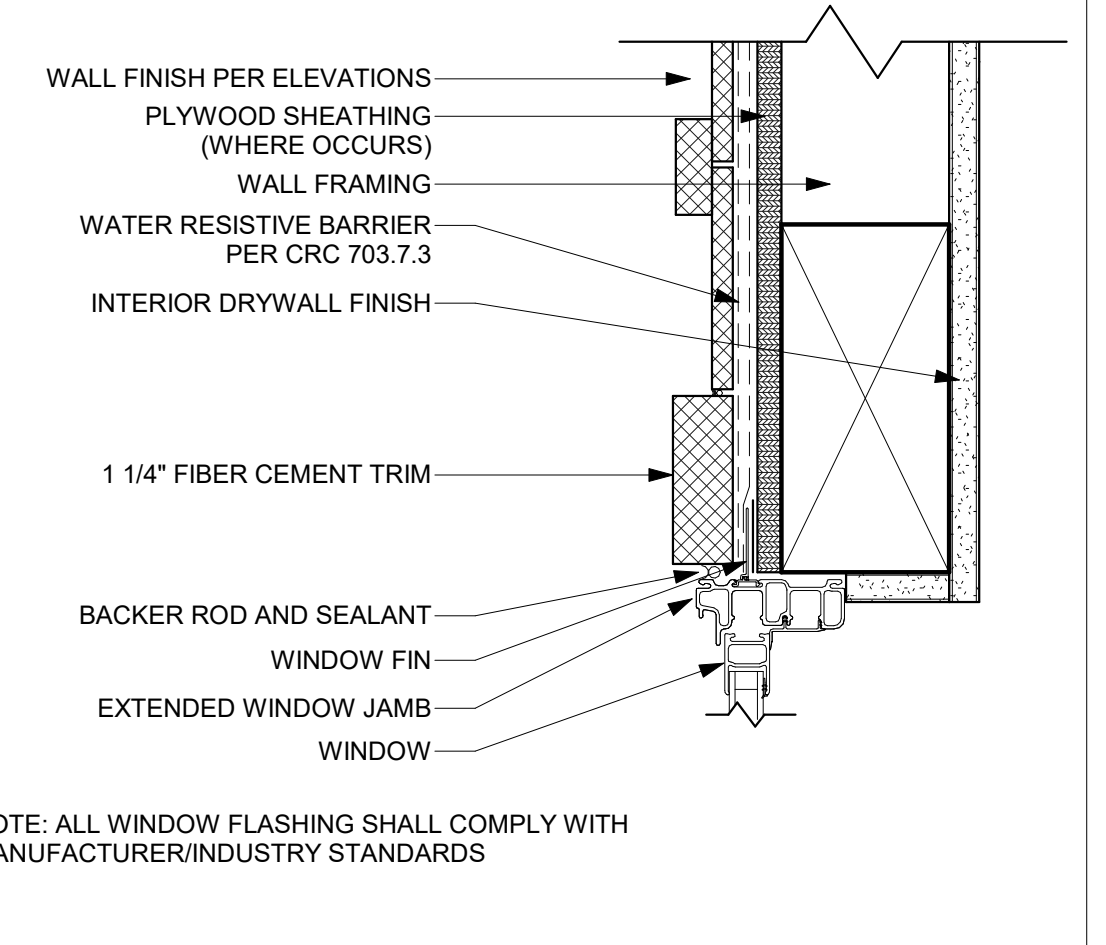
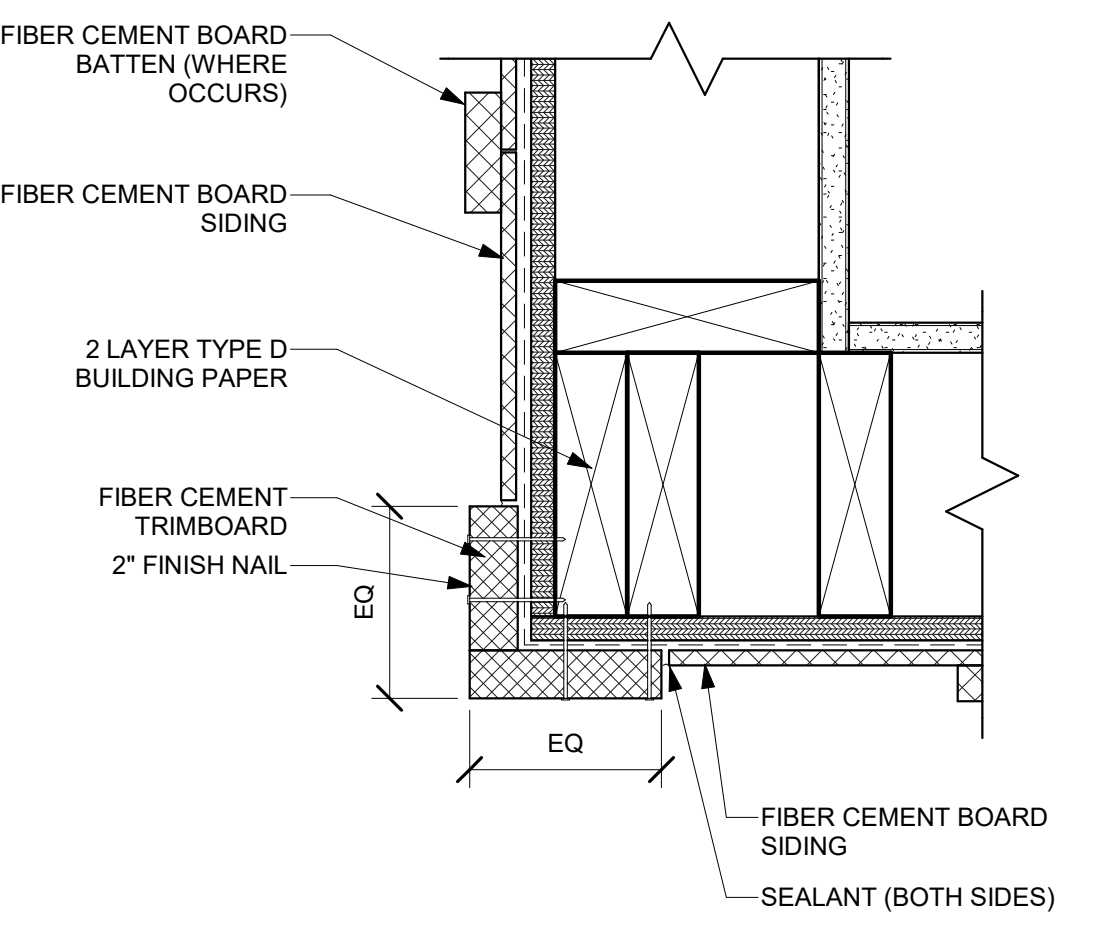
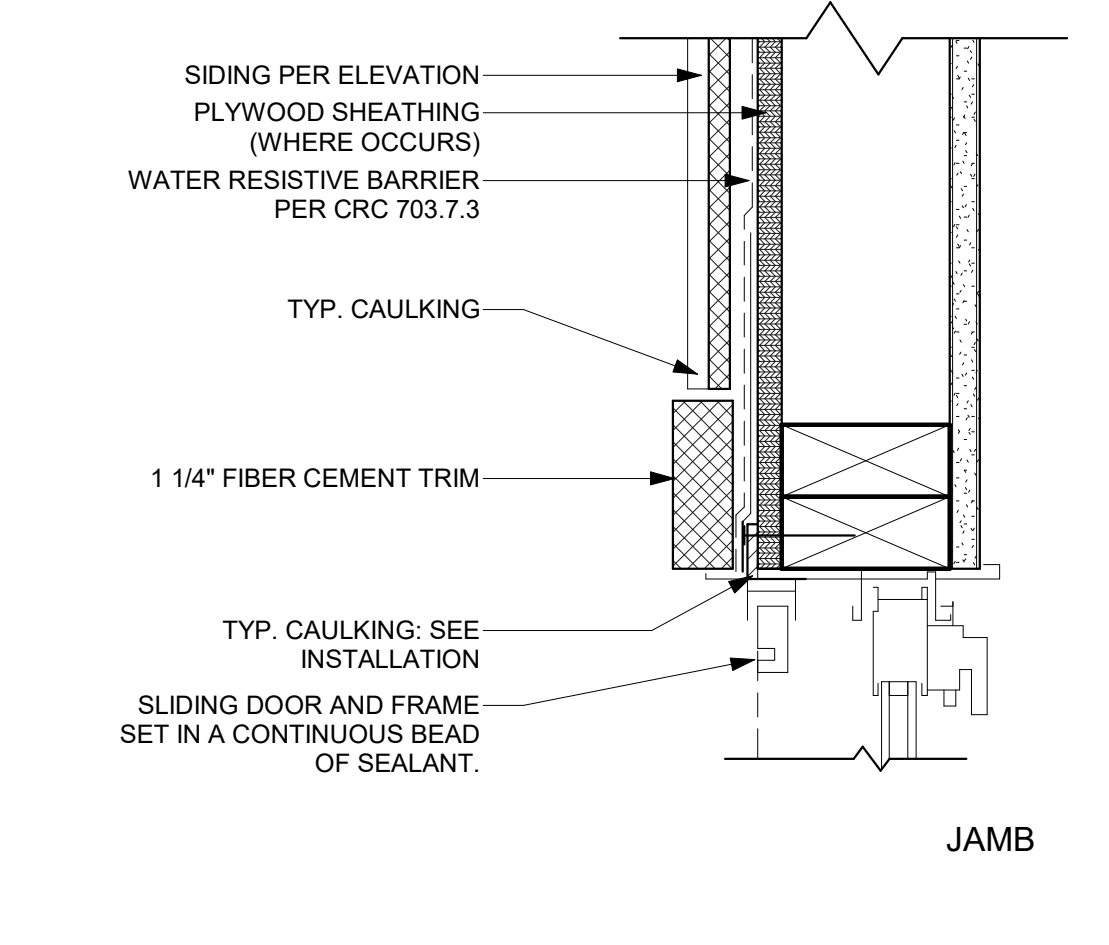
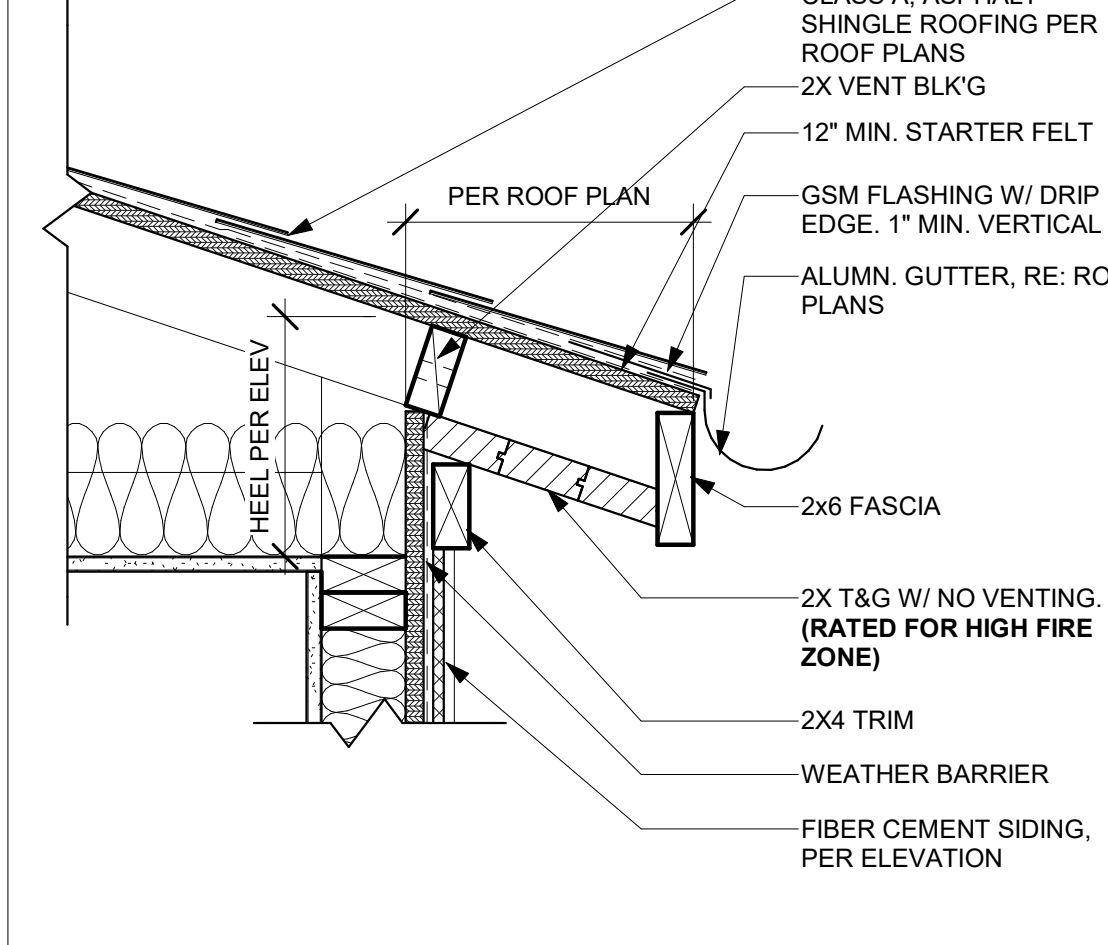
52 RAKE W/ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"

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

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

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

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

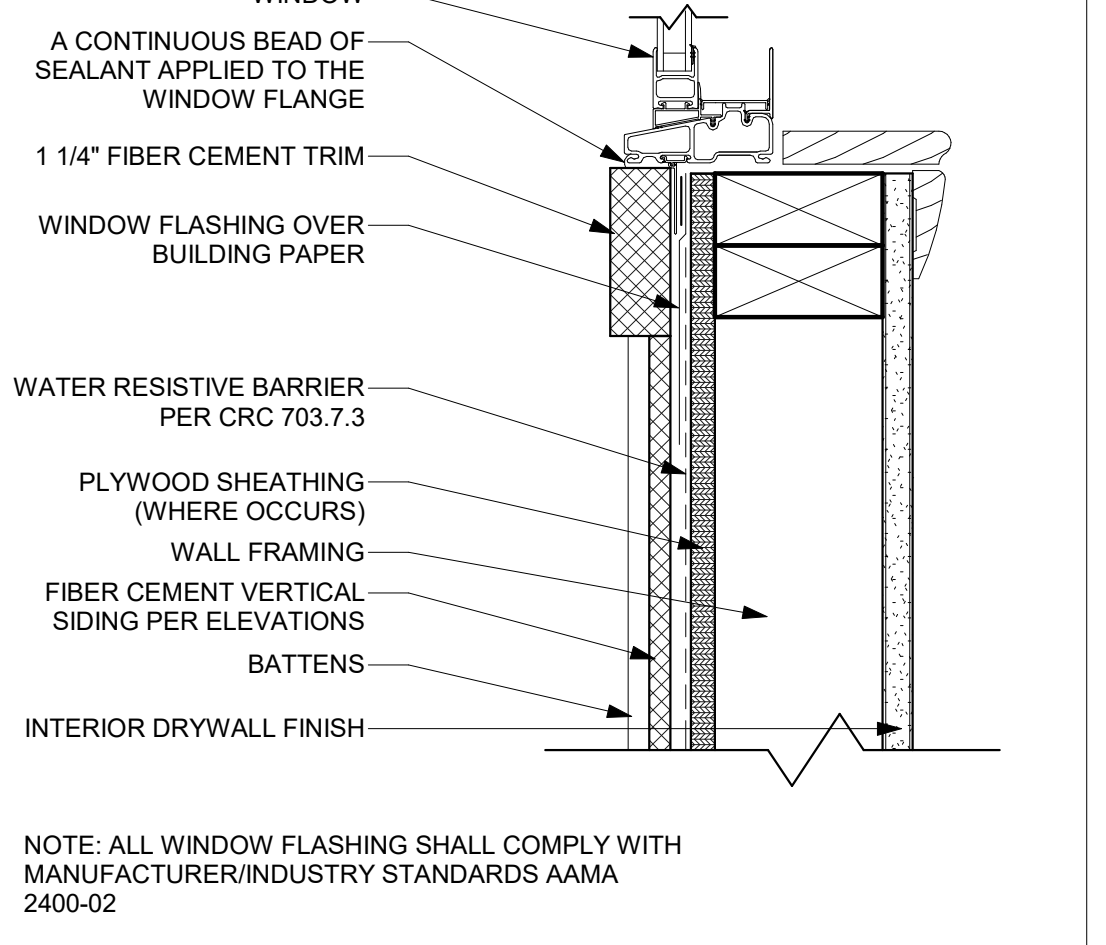
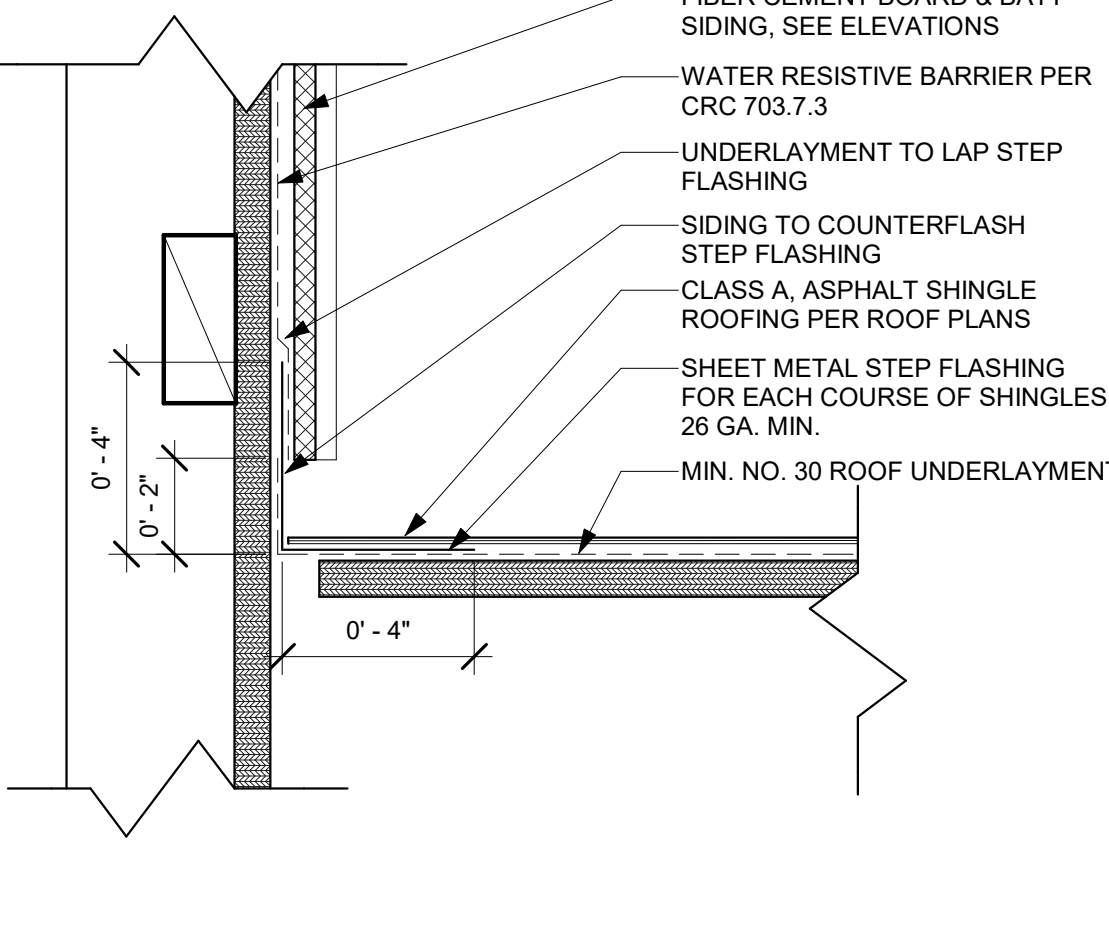
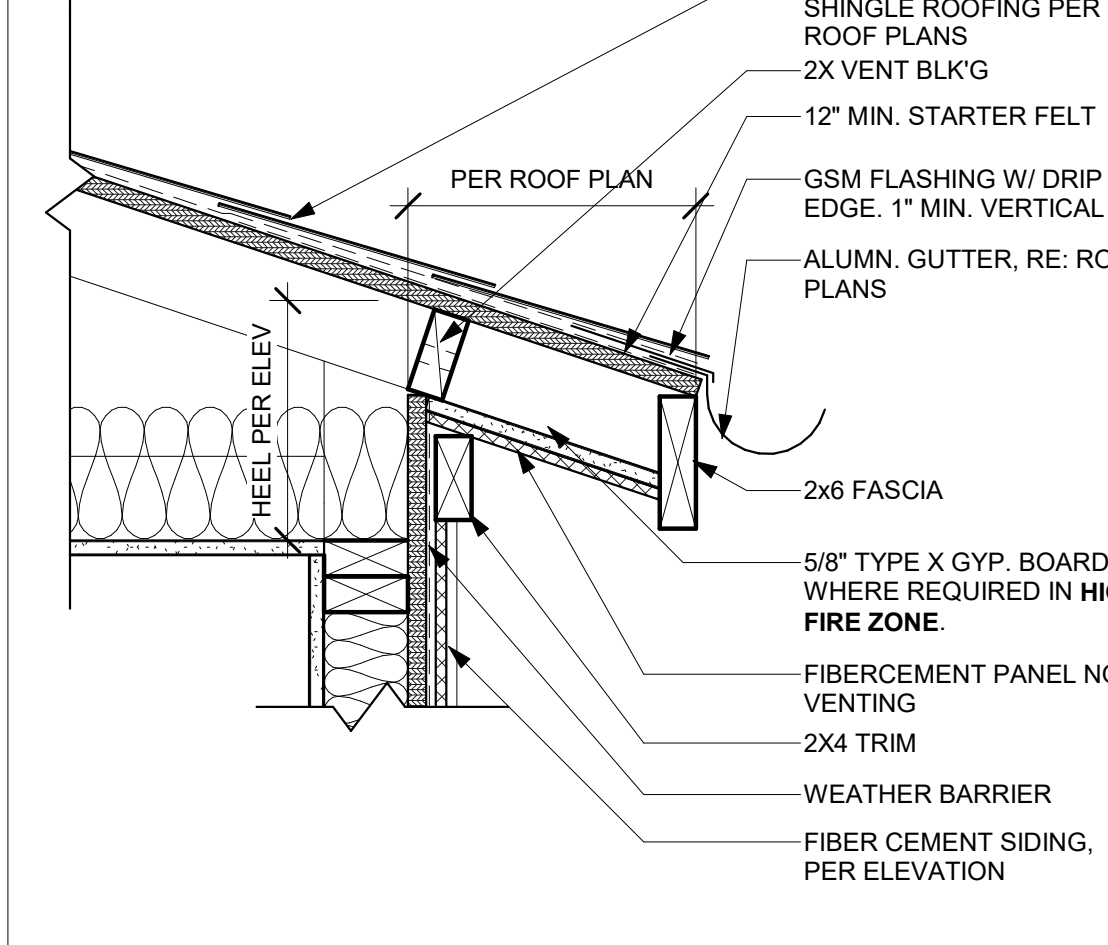


53 EAVE W/ T&G
SCALE: 1 1/2" = 1'-0"

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

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

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



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

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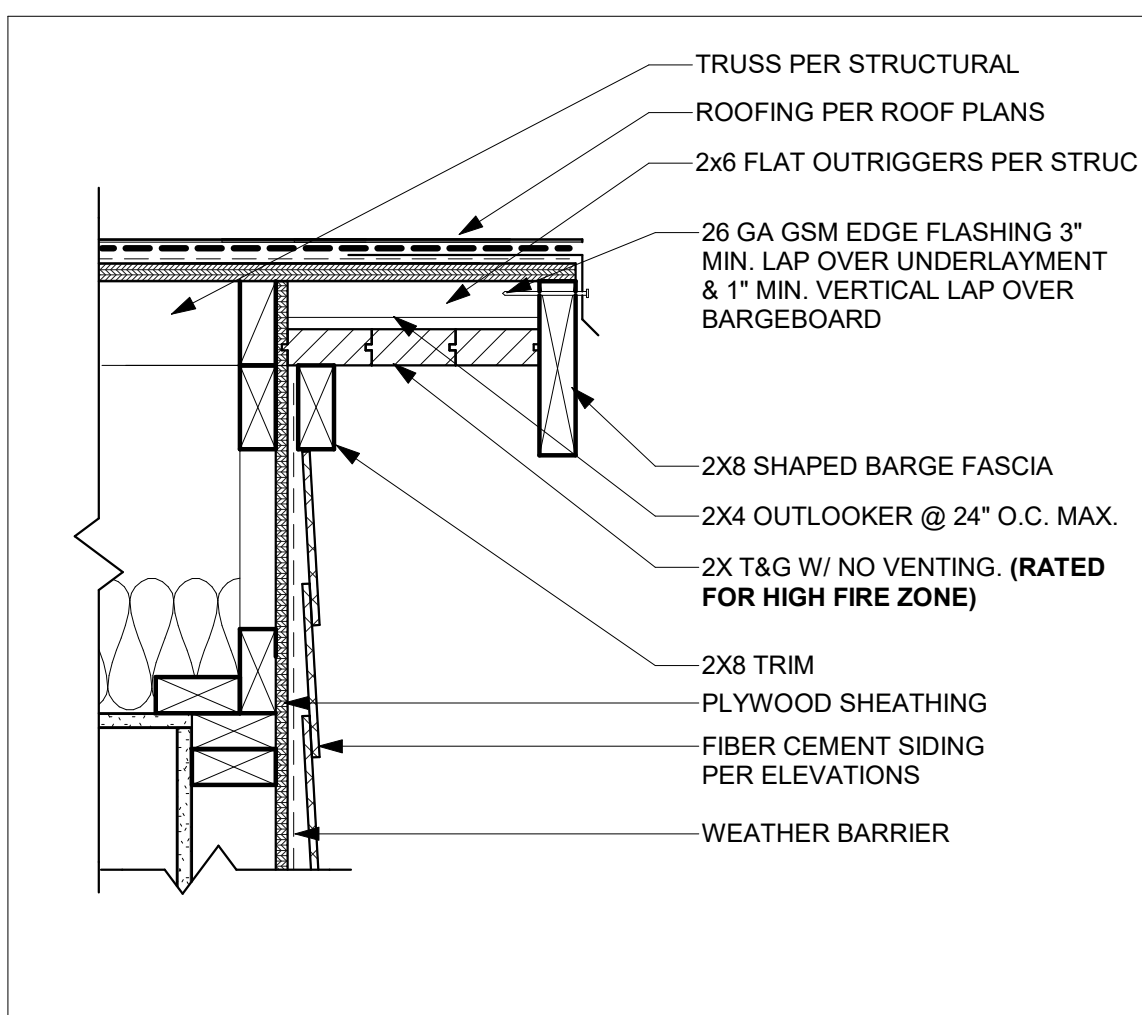
NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA

ARCHITECTURAL DETAILS - COASTAL COTTAGE

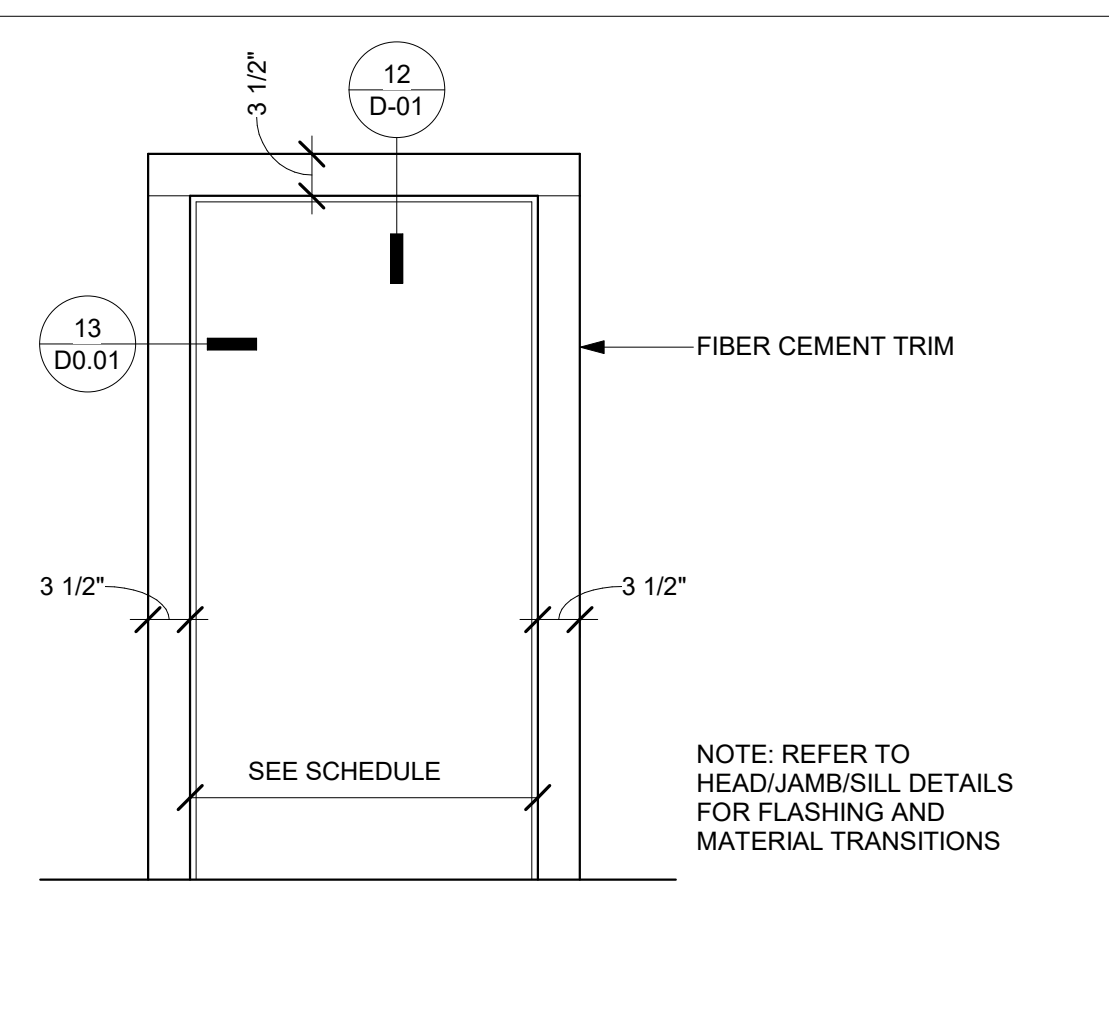
DATE
09/26/23

SHEET

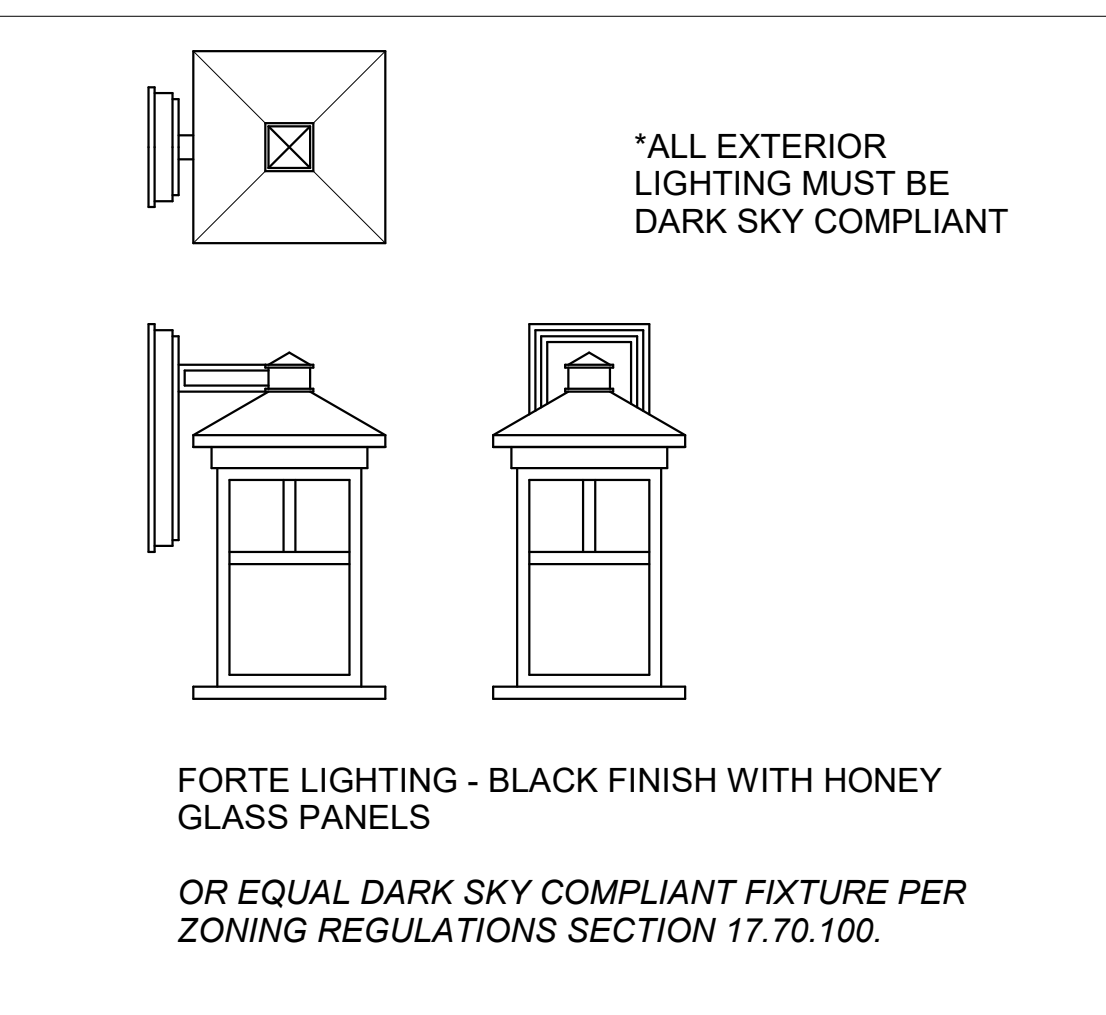
AD-905



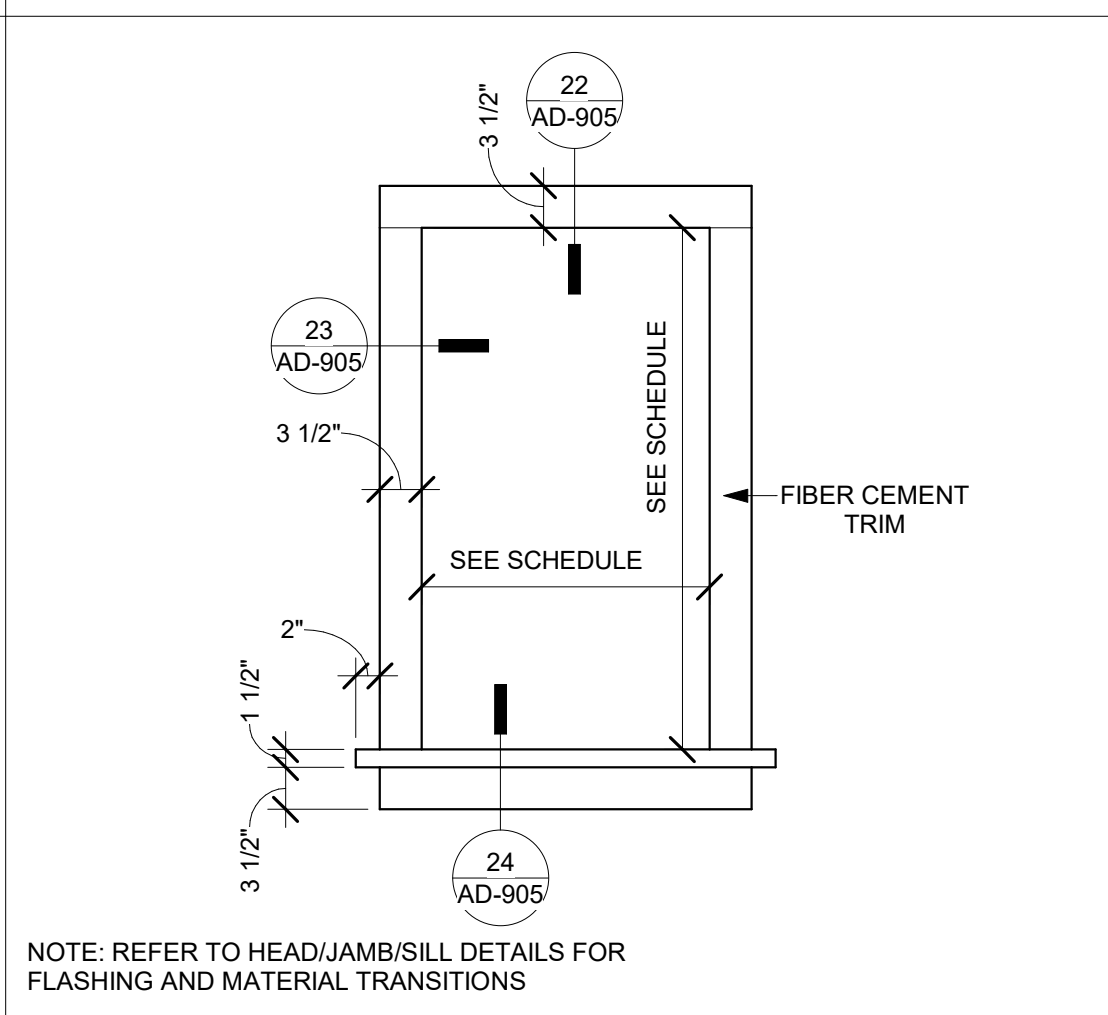
51 RAKE W/ T&G
SCALE: 1 1/2" = 1'-0"



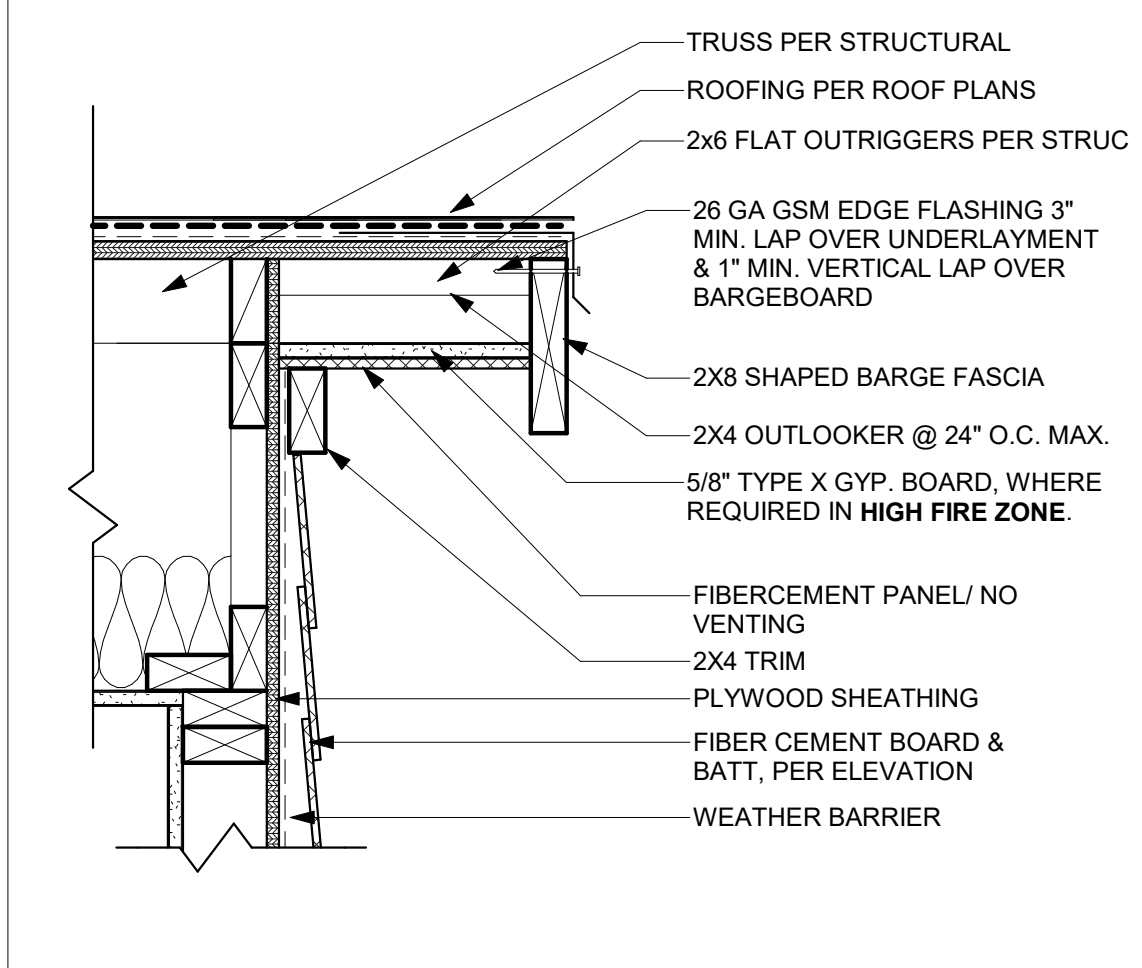
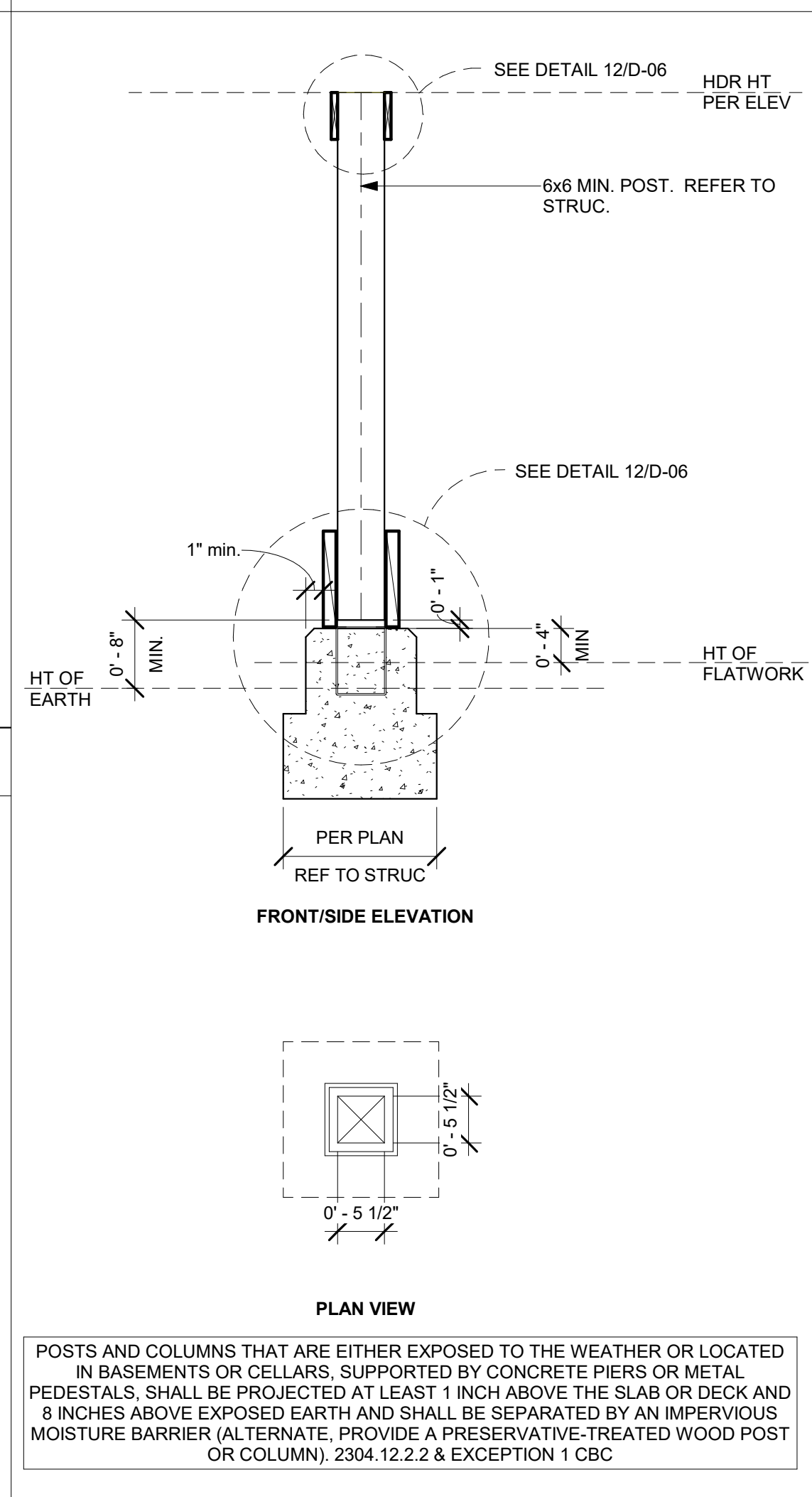
41 DOOR TRIM
SCALE: 3/4" = 1'-0"



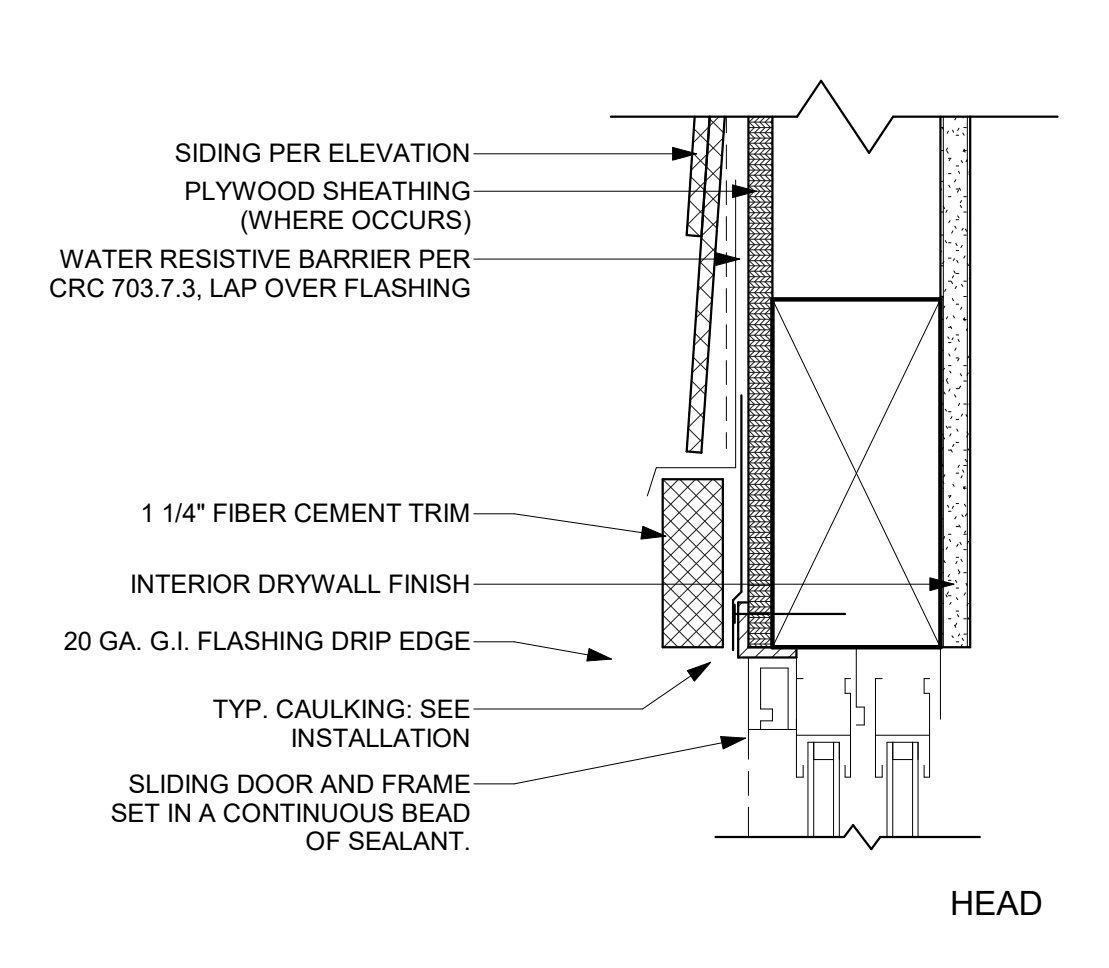
31 TYP. LIGHT FIXTURE
SCALE: 1 1/2" = 1'-0"



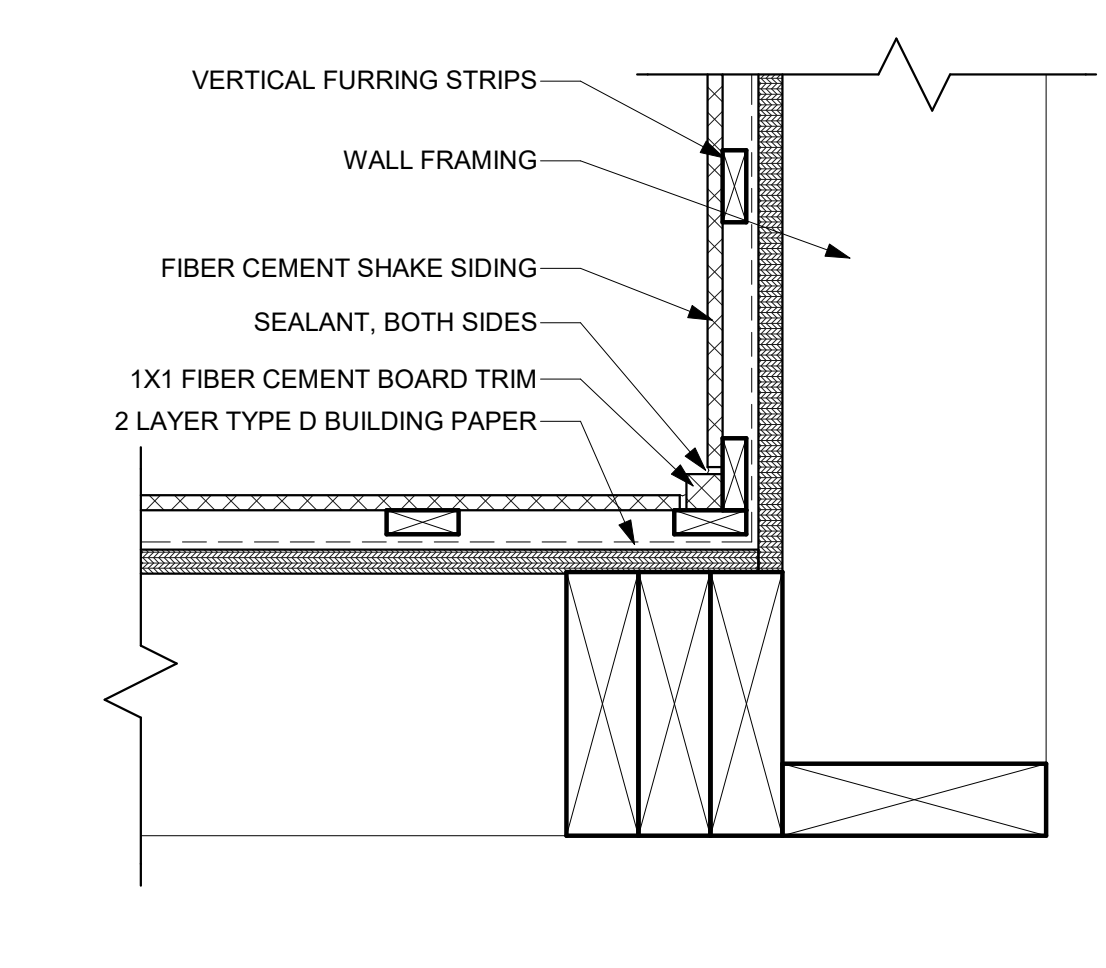
21 WINDOW TRIM
SCALE: 3/4" = 1'-0"



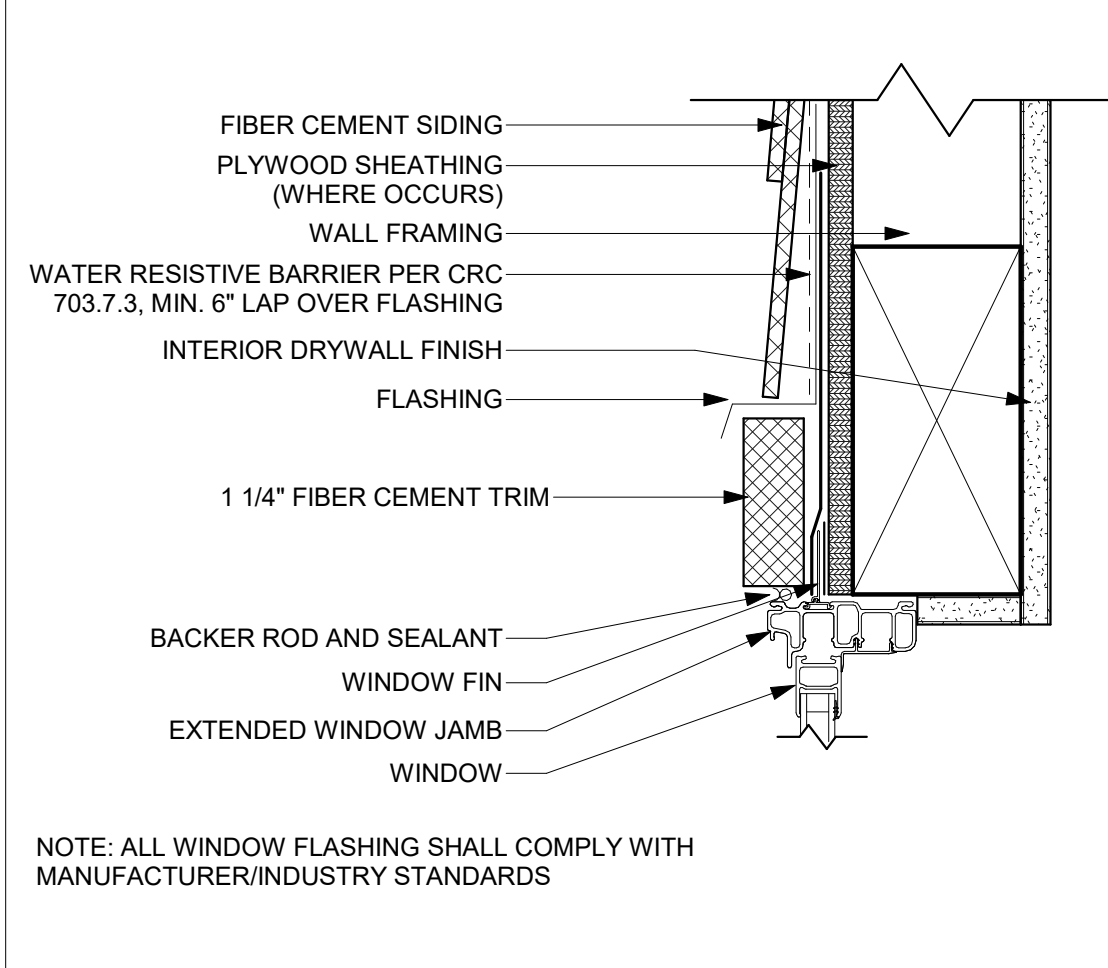
52 RAKE @ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"



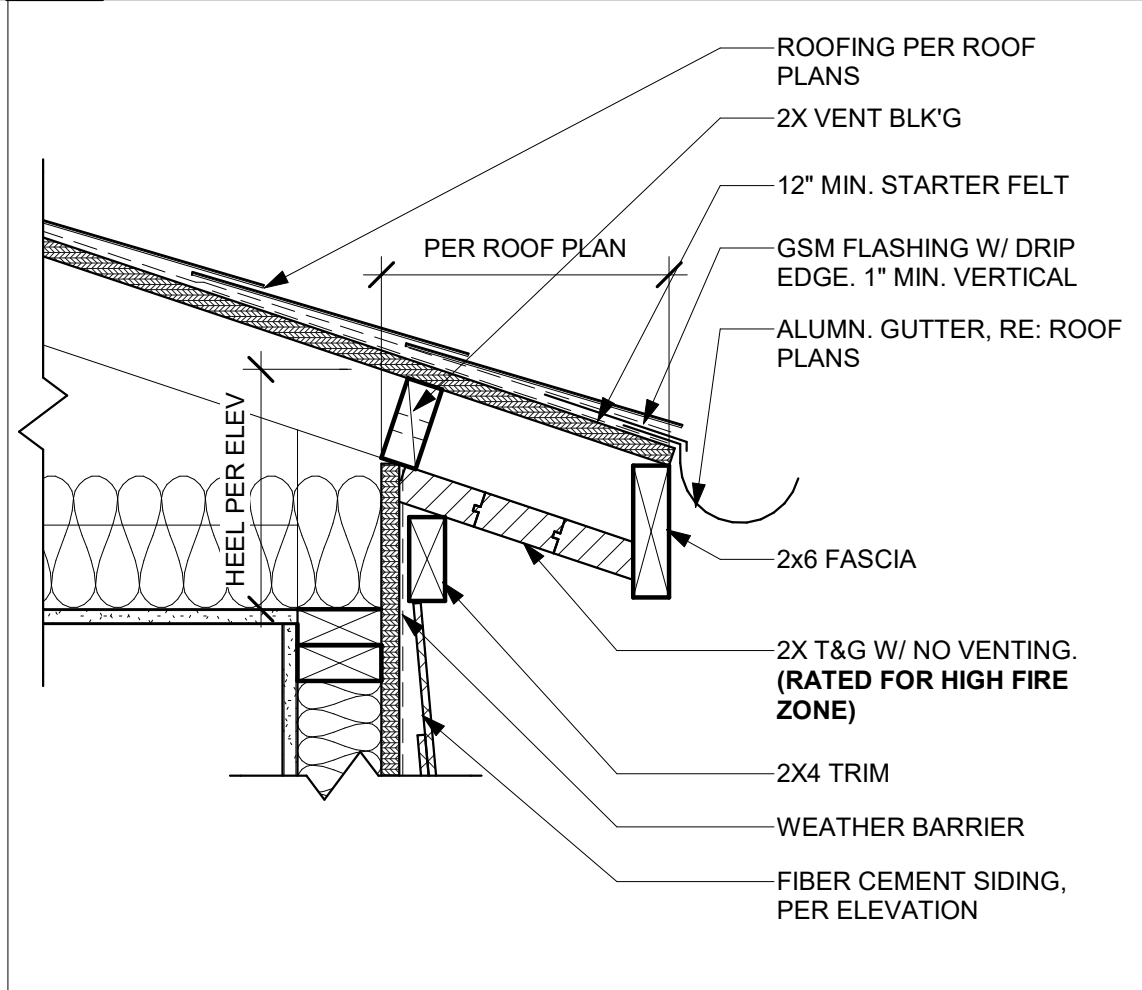
42 TYP. SLIDING GLASS DOOR TRIM
SCALE: 3/4" = 1'-0"



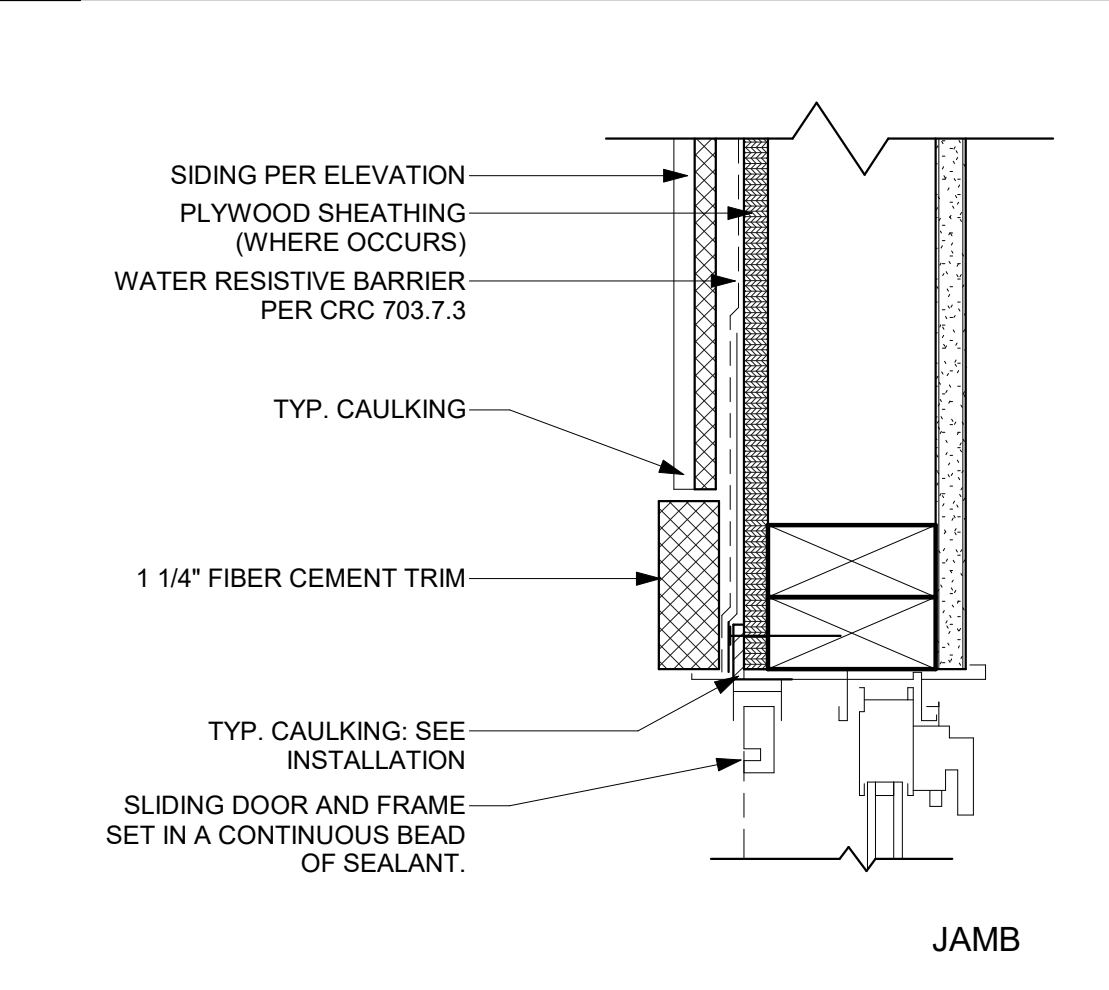
32 INSIDE CORNER TRIM
SCALE: 3/4" = 1'-0"



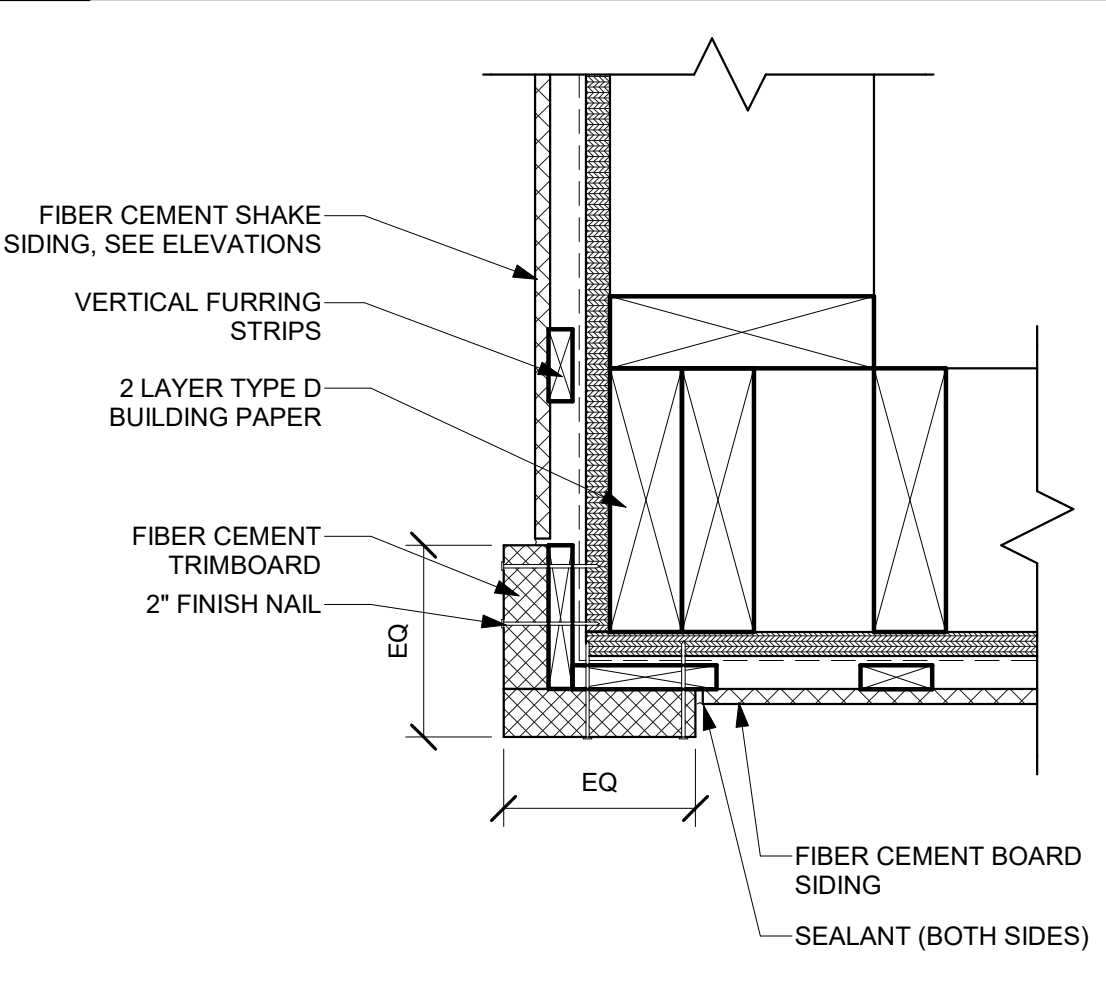
22 TYP. WINDOW HEAD
SCALE: 3/4" = 1'-0"



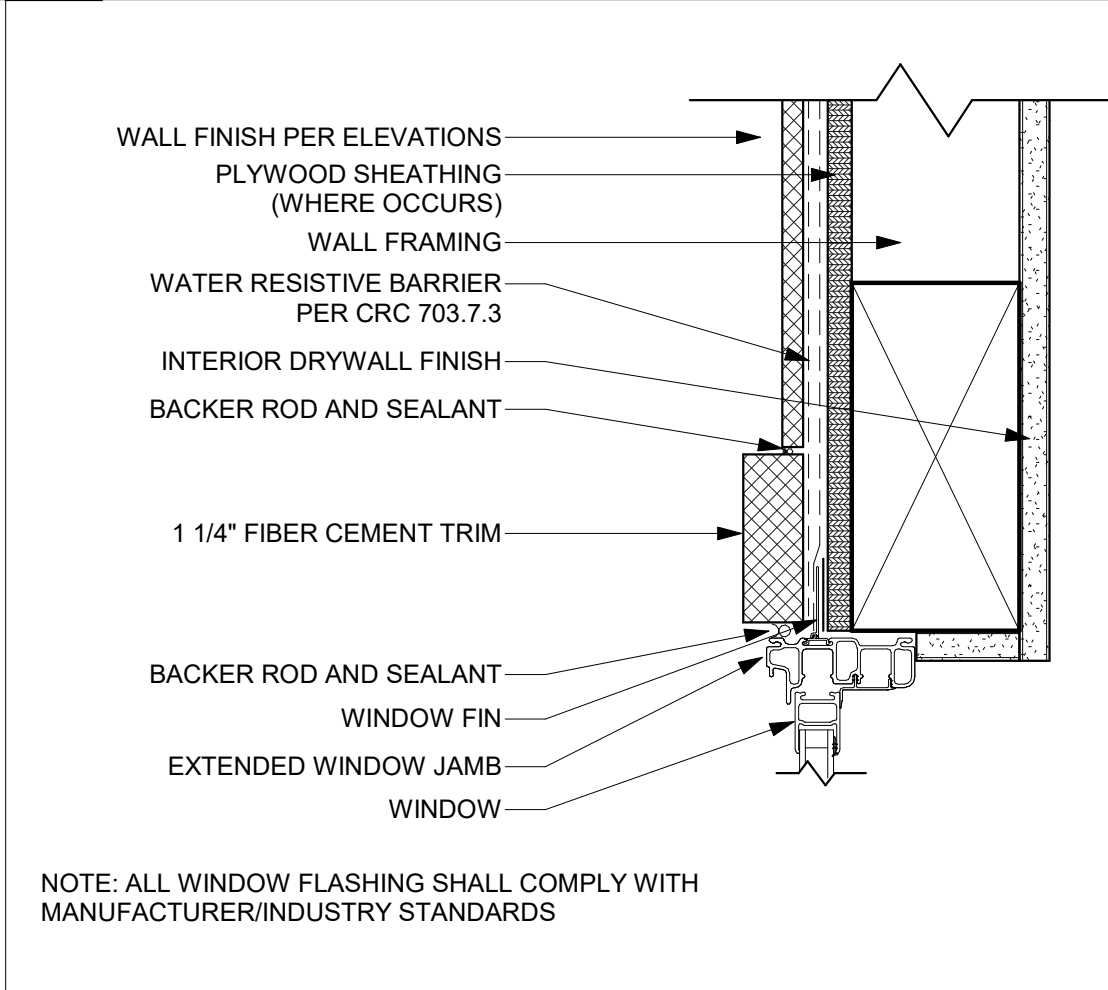
53 EAVE @ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"



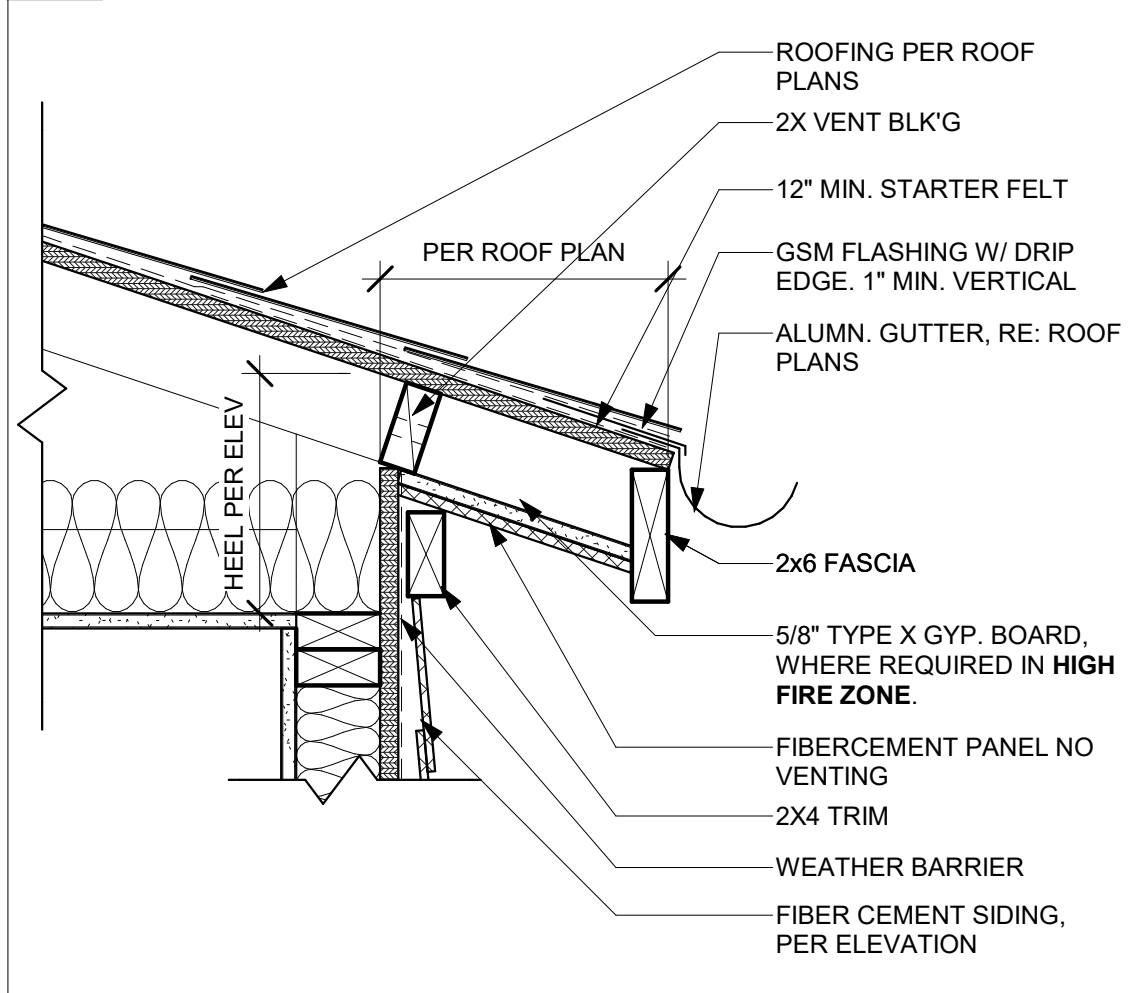
43 TYP. JAMB AT SLIDING GLASS DOOR
SCALE: 3/4" = 1'-0"



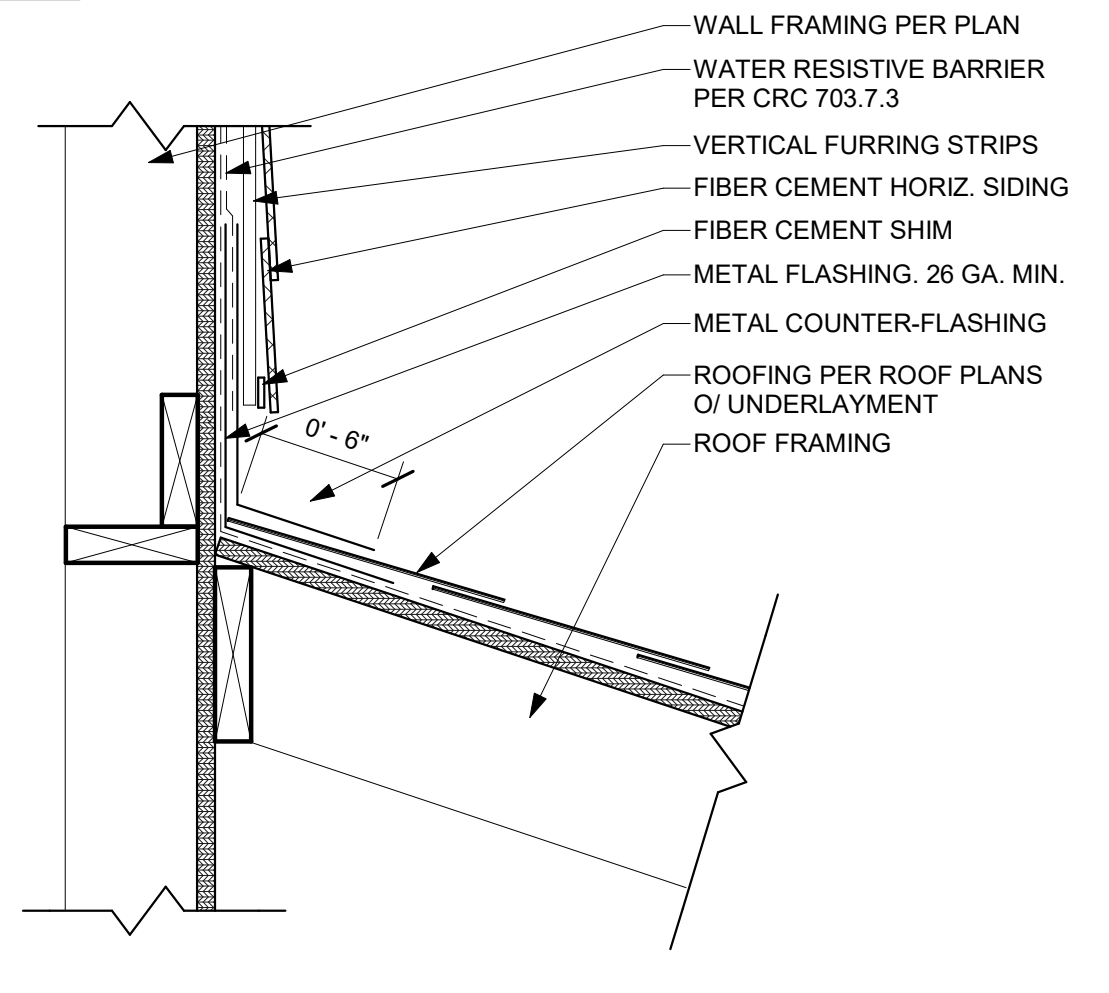
33 OUTSIDE CORNER TRIM
SCALE: 3/4" = 1'-0"



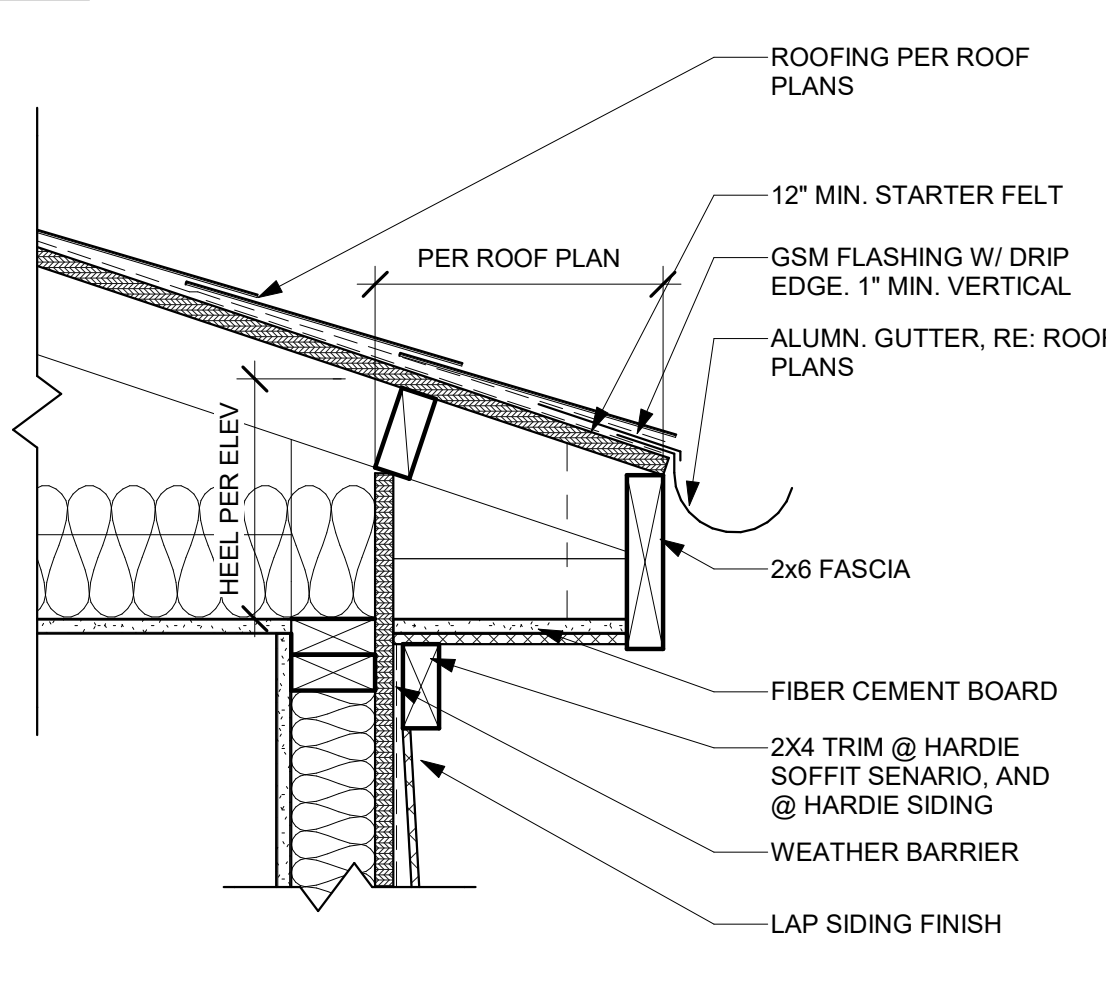
23 TYP. WINDOW JAMB
SCALE: 3/4" = 1'-0"



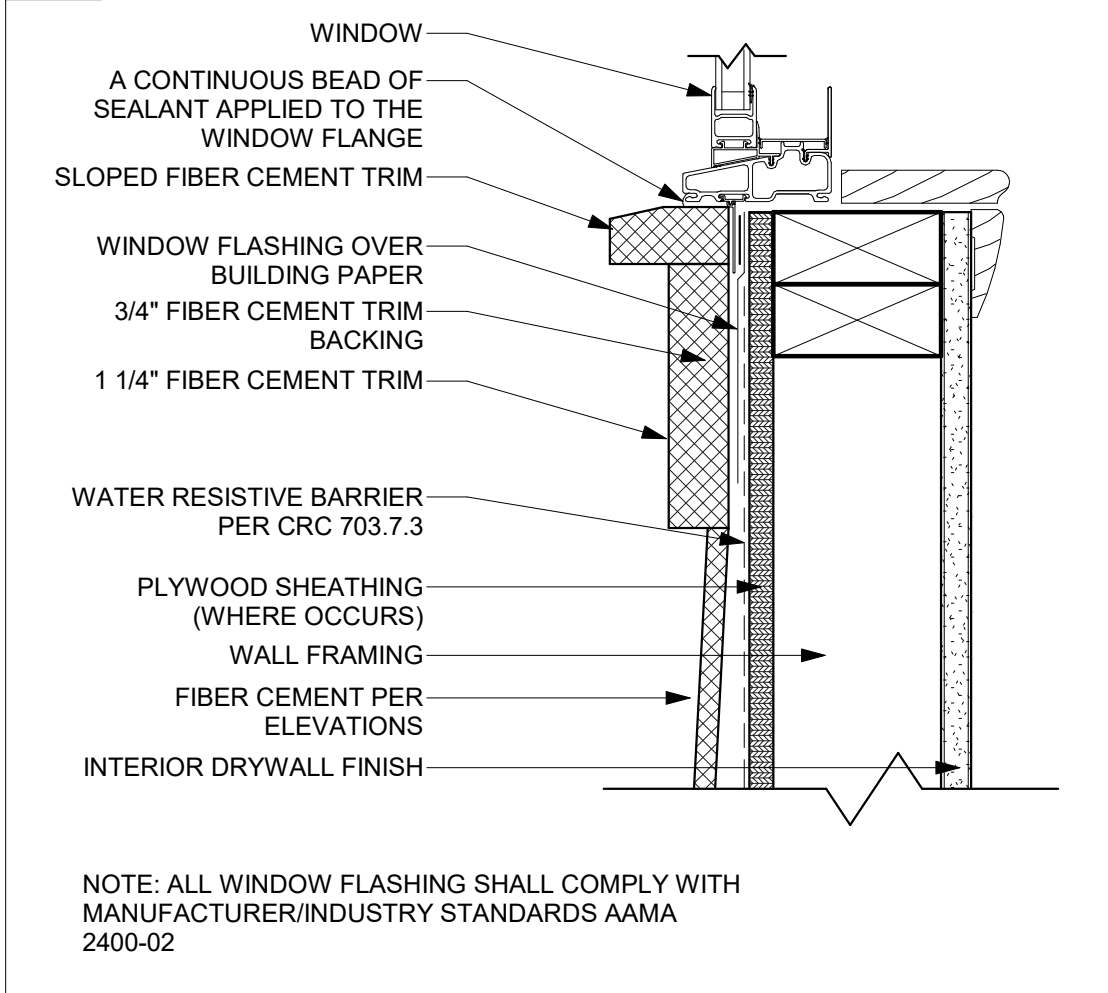
54 EAVE @ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"



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



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

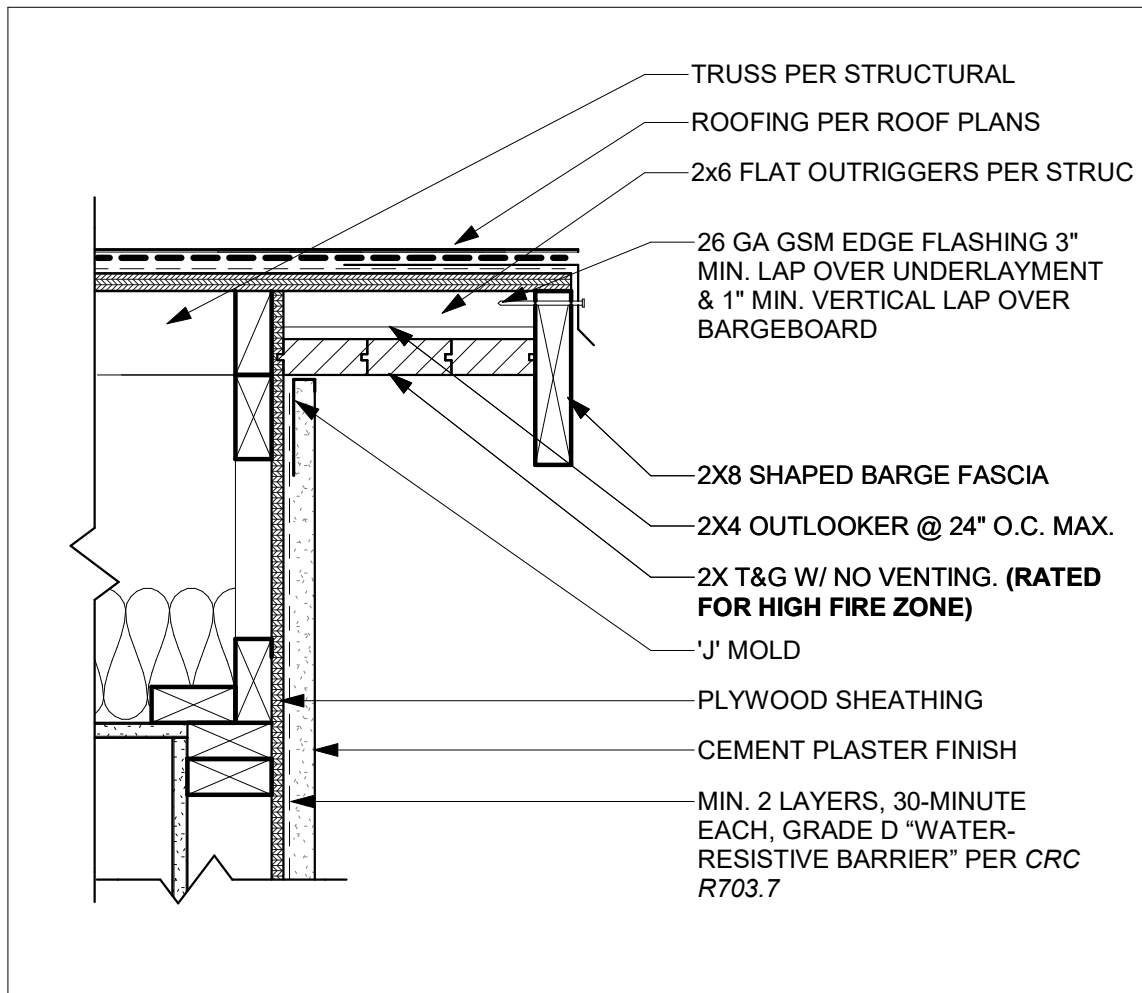


24 TYP. WINDOW SILL
SCALE: 3/4" = 1'-0"

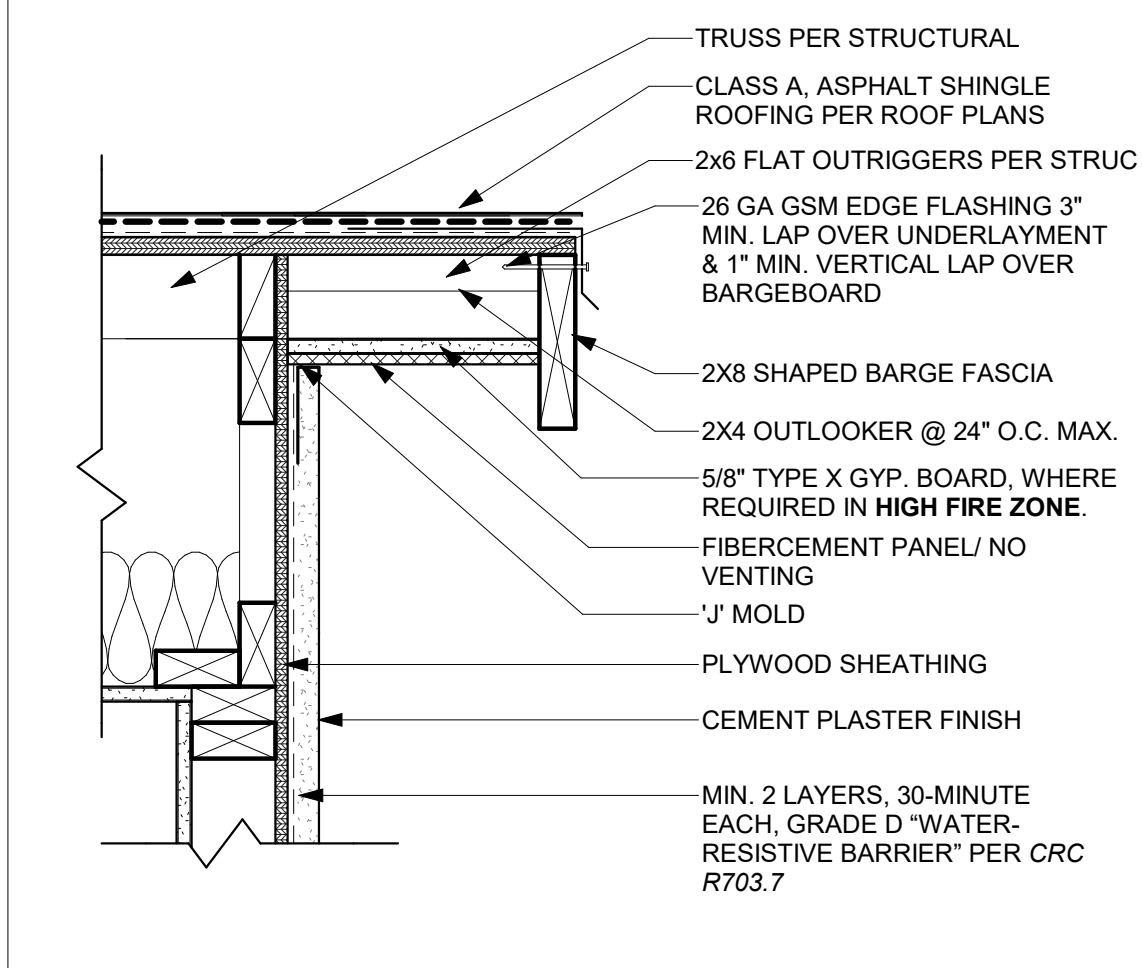
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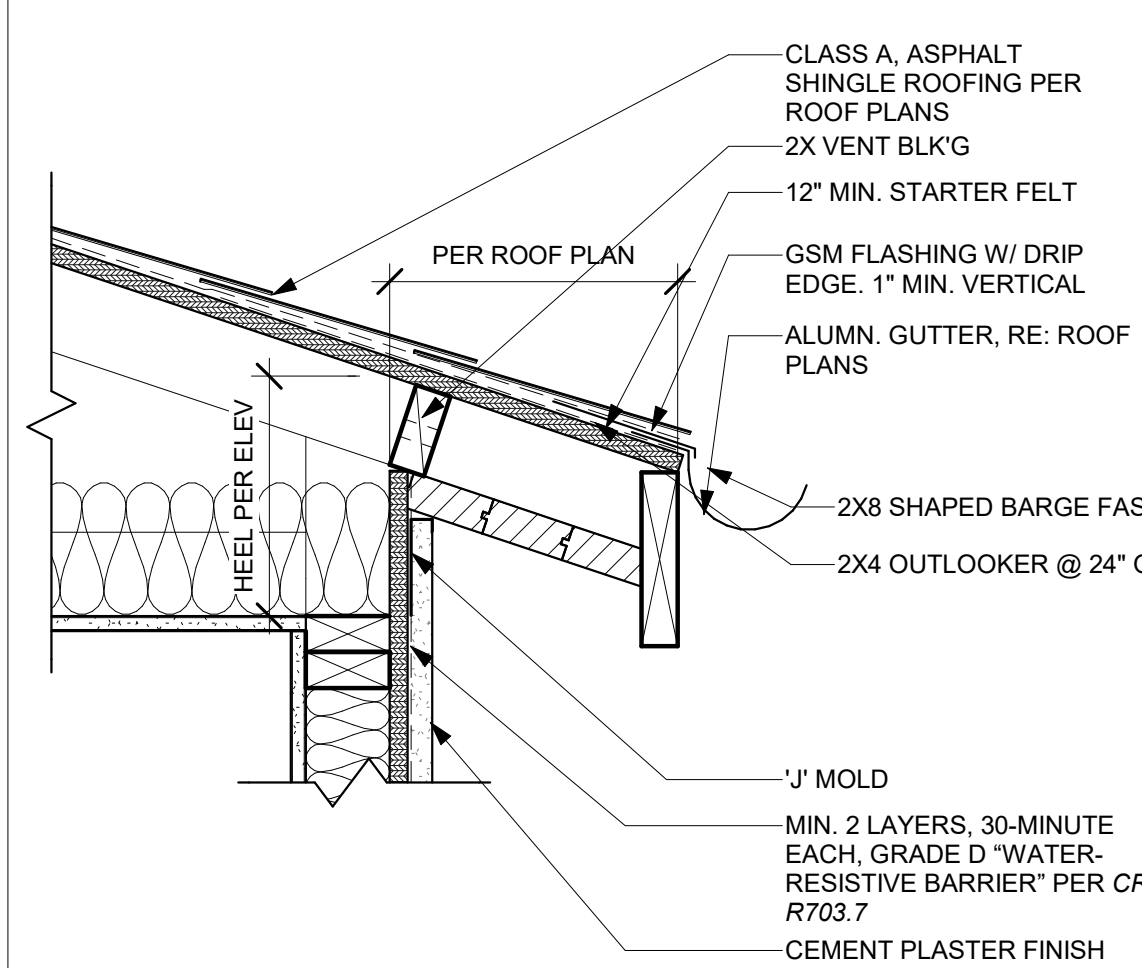
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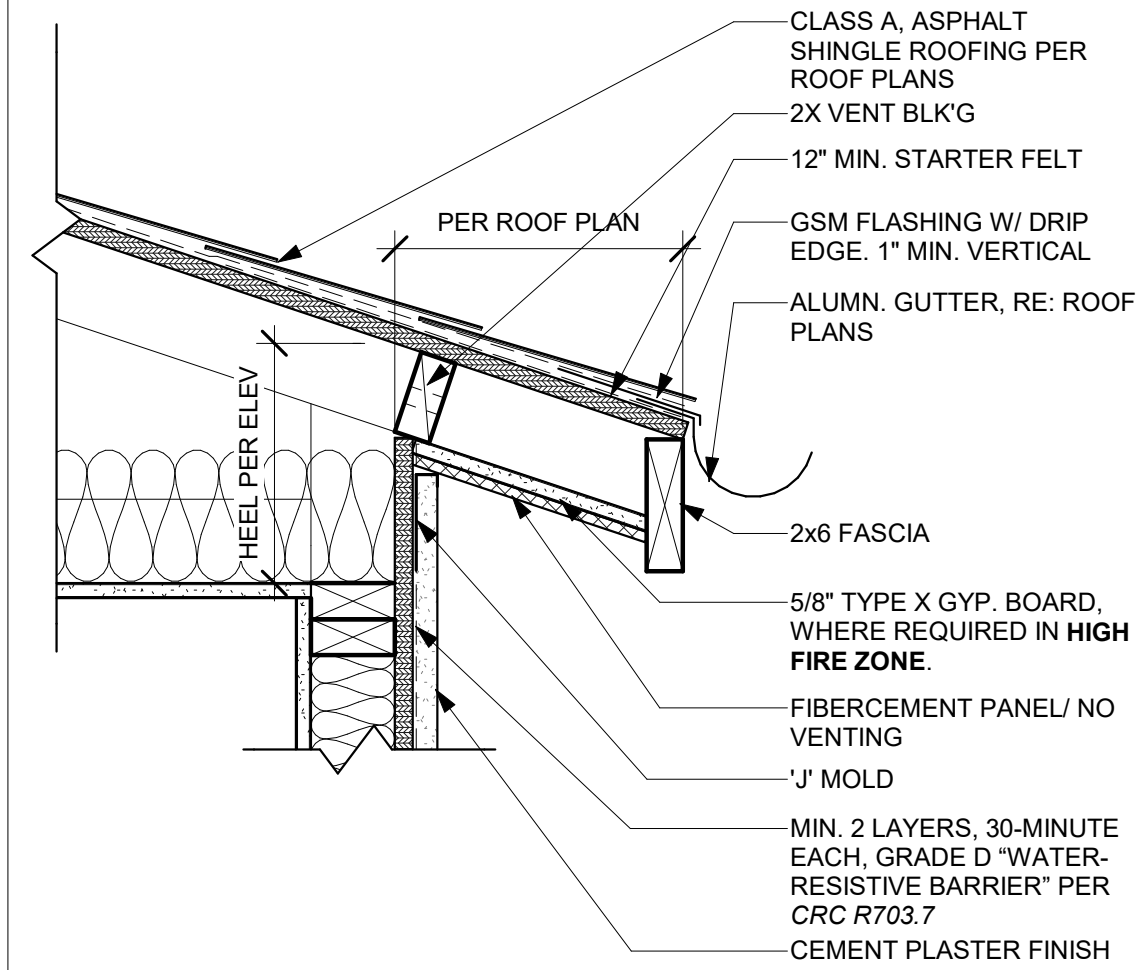
51 RAKE W/ T&G
SCALE: 1 1/2" = 1'-0"



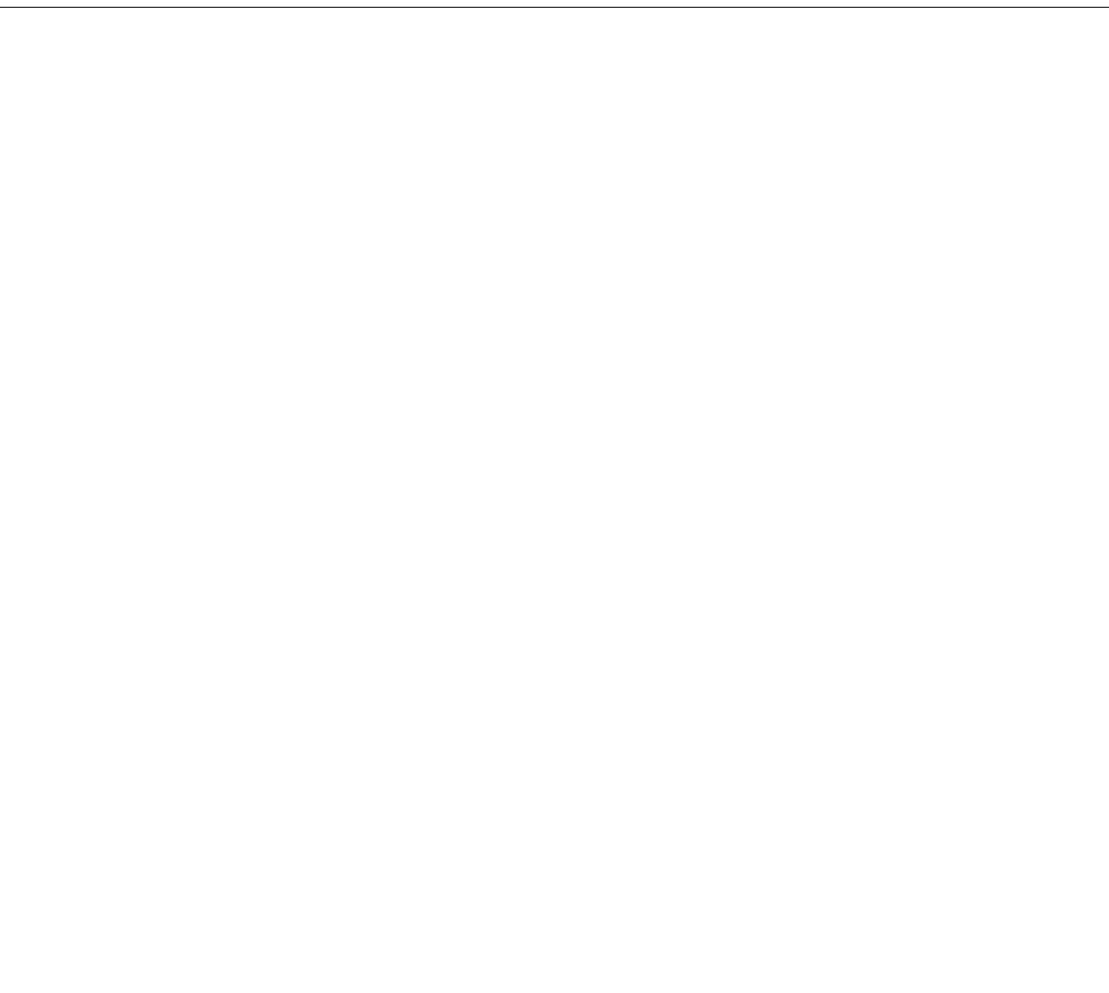
52 RAKE W/ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"



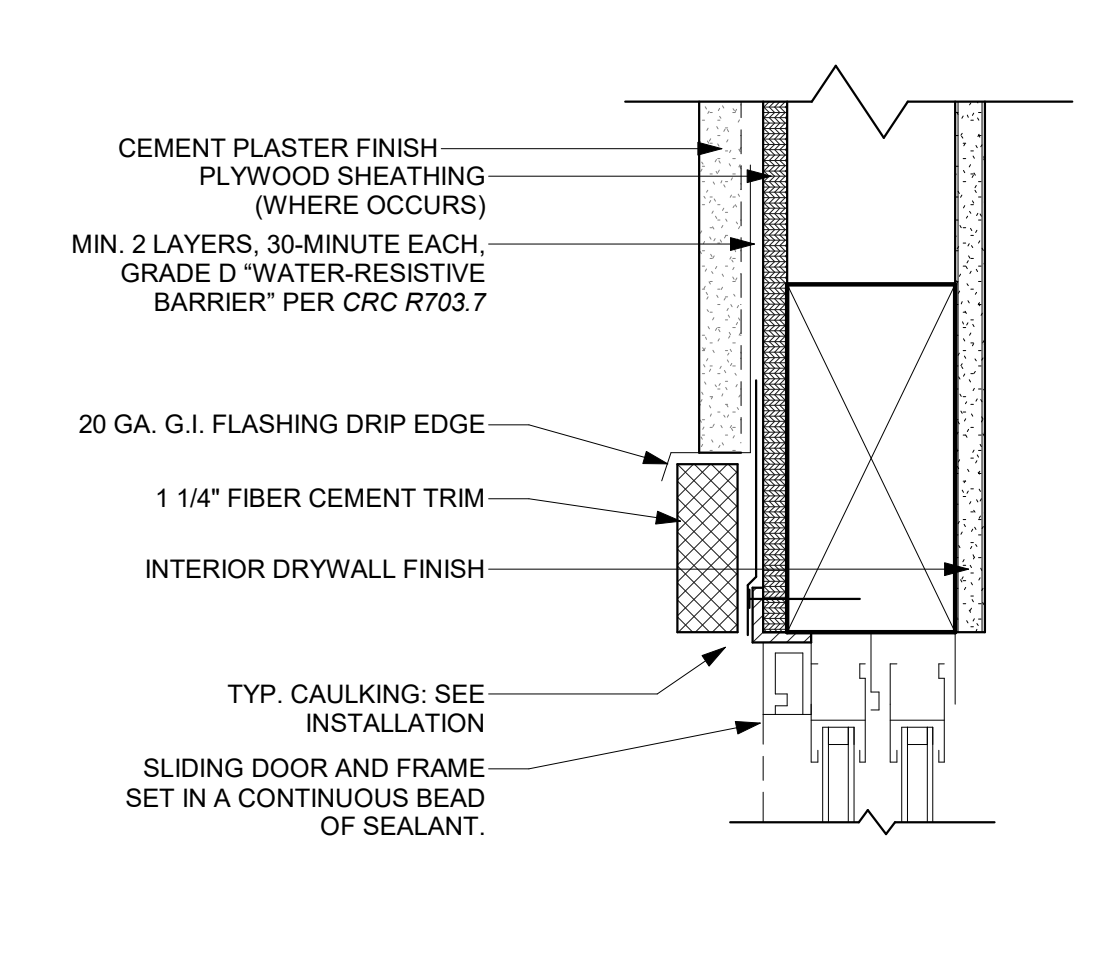
53 EAVE W/ T&G
SCALE: 1 1/2" = 1'-0"



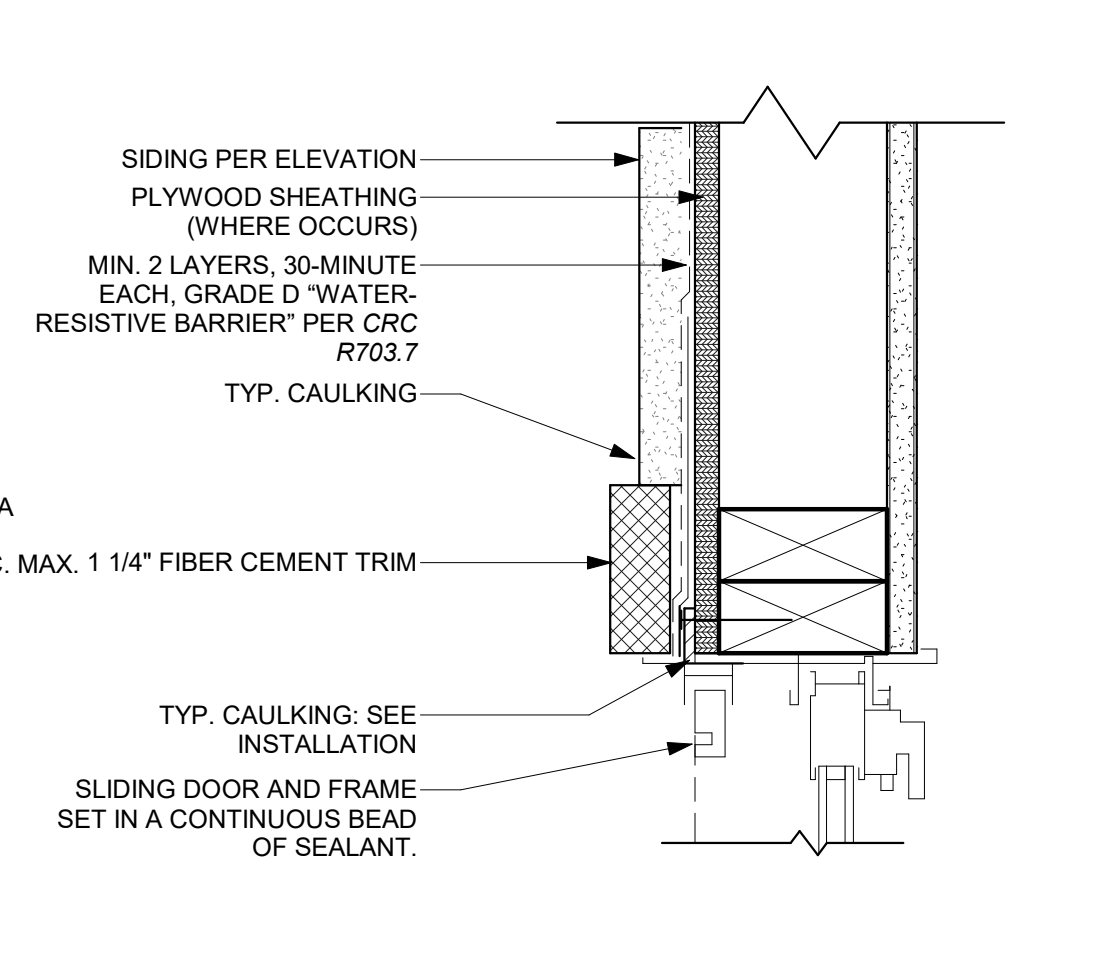
54 EAVE W/ FIBER CEMENT
SCALE: 1 1/2" = 1'-0"



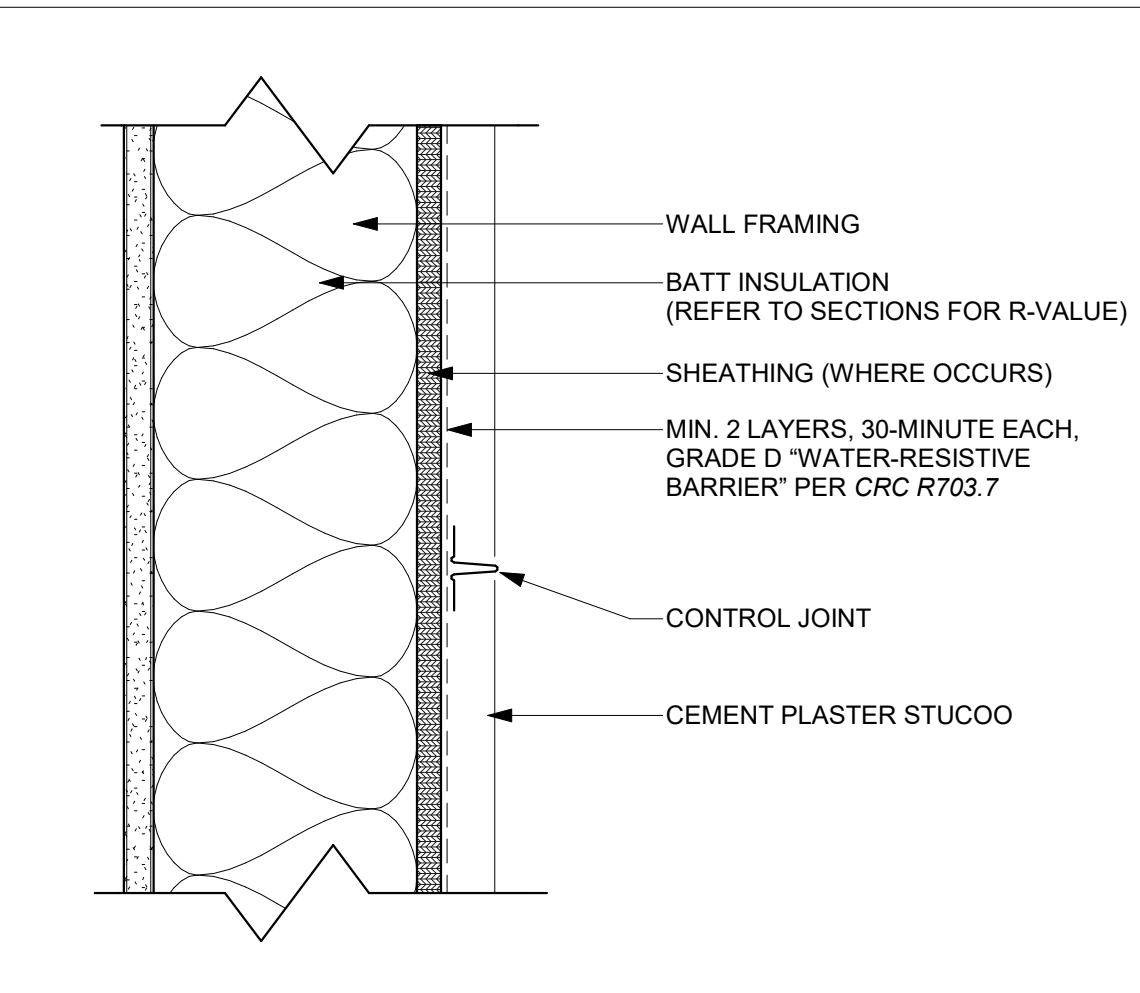
42 TYP. SLIDING GLASS DOOR TRIM
SCALE: 3" = 1'-0"



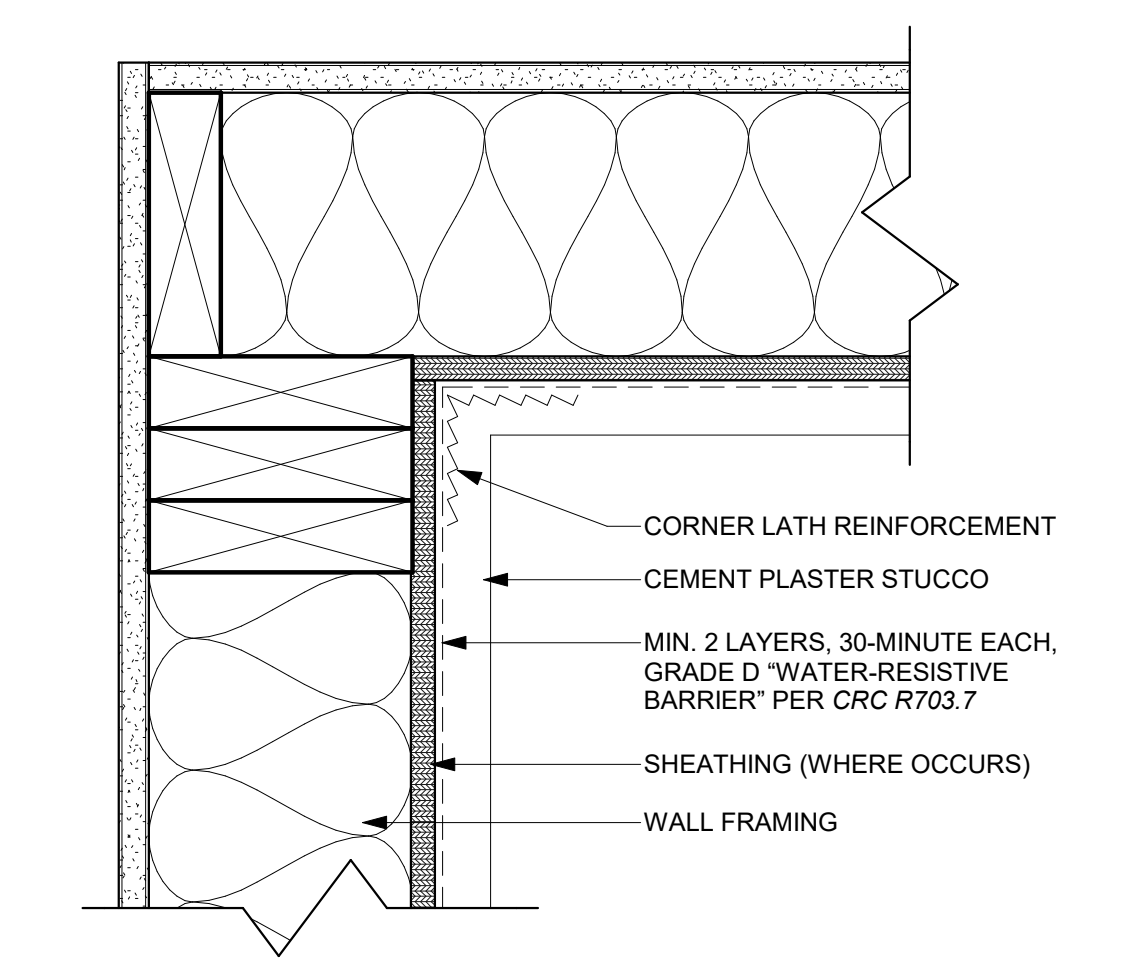
43 TYP. JAMB AT SLIDING GLASS DOOR
SCALE: 3" = 1'-0"



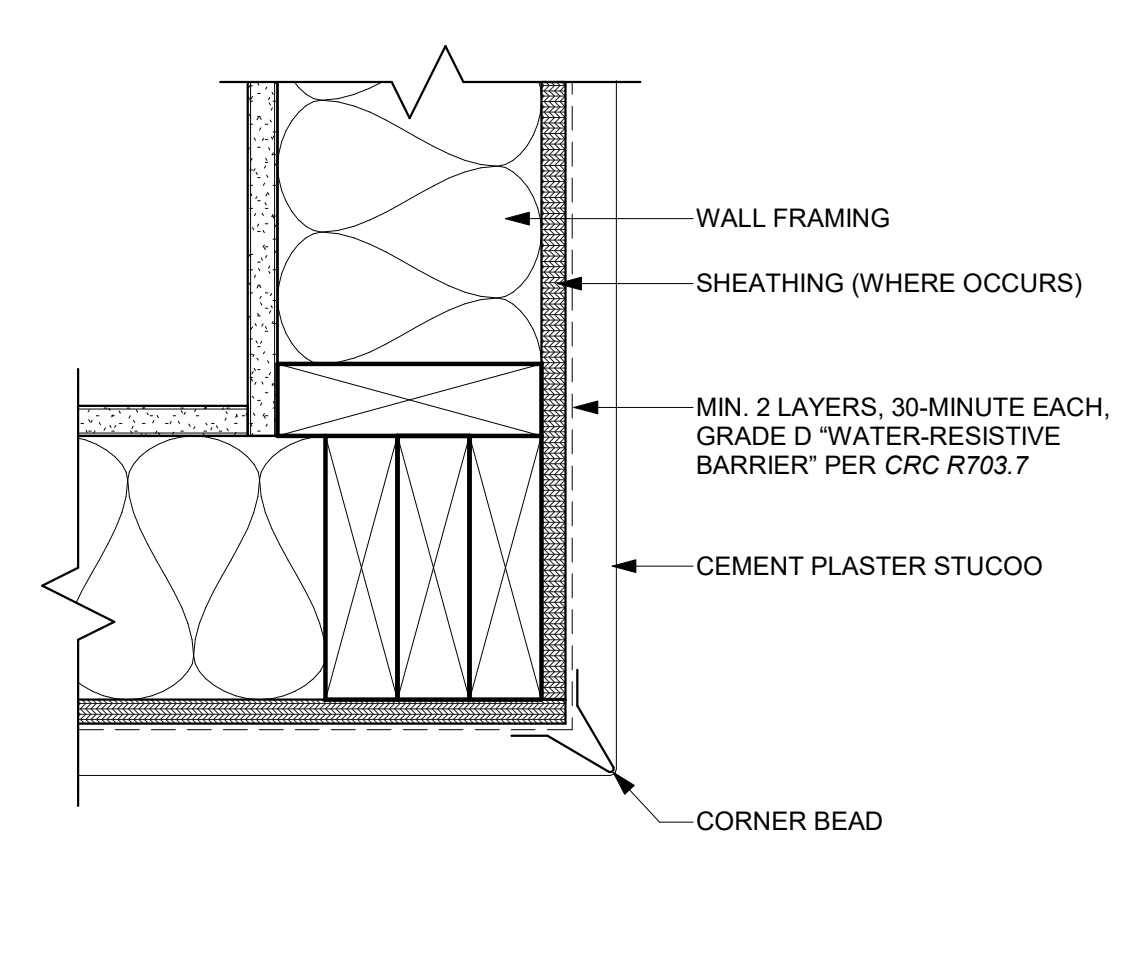
44 HEADWALL FLASHING @ PLASTER
SCALE: 1 1/2" = 1'-0"



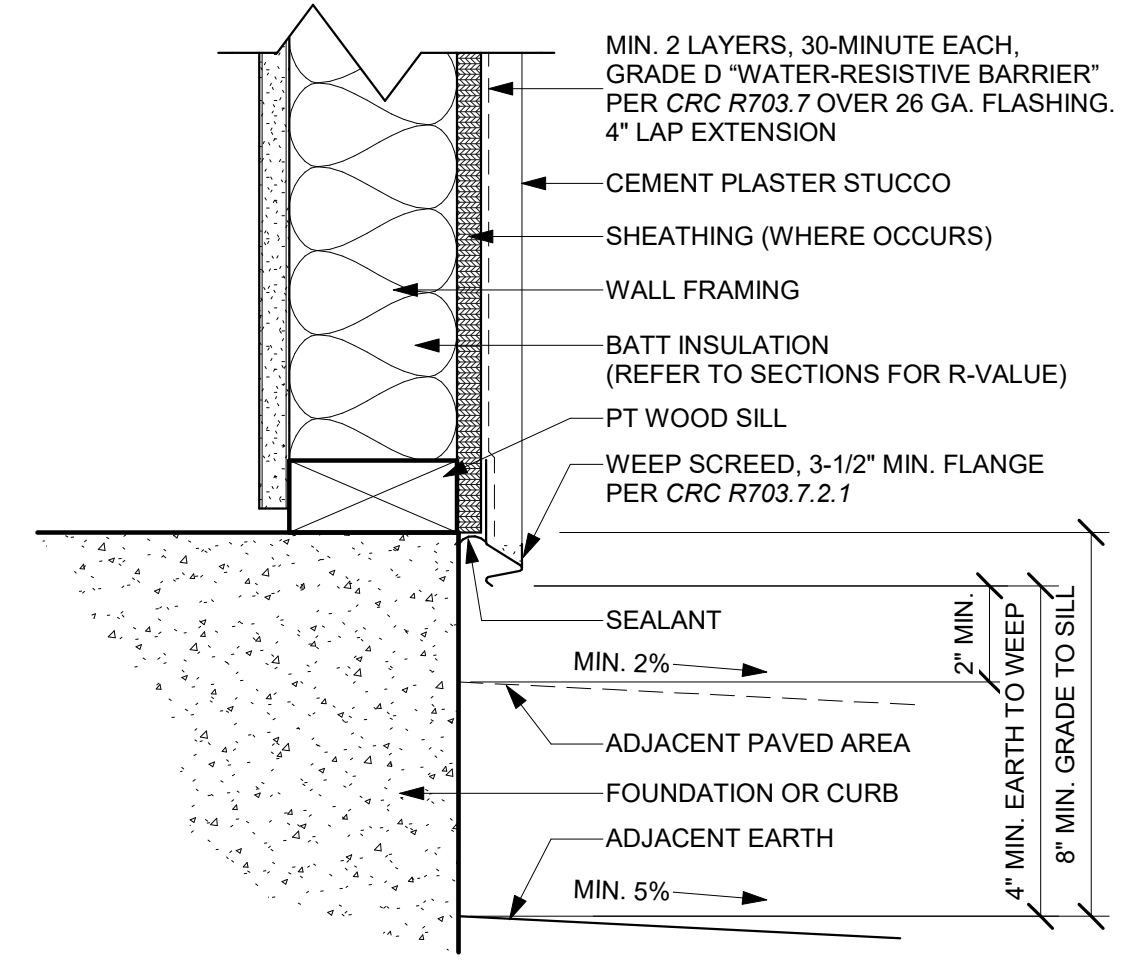
31 CONTROL JOINT - STUCCO
SCALE: 3" = 1'-0"



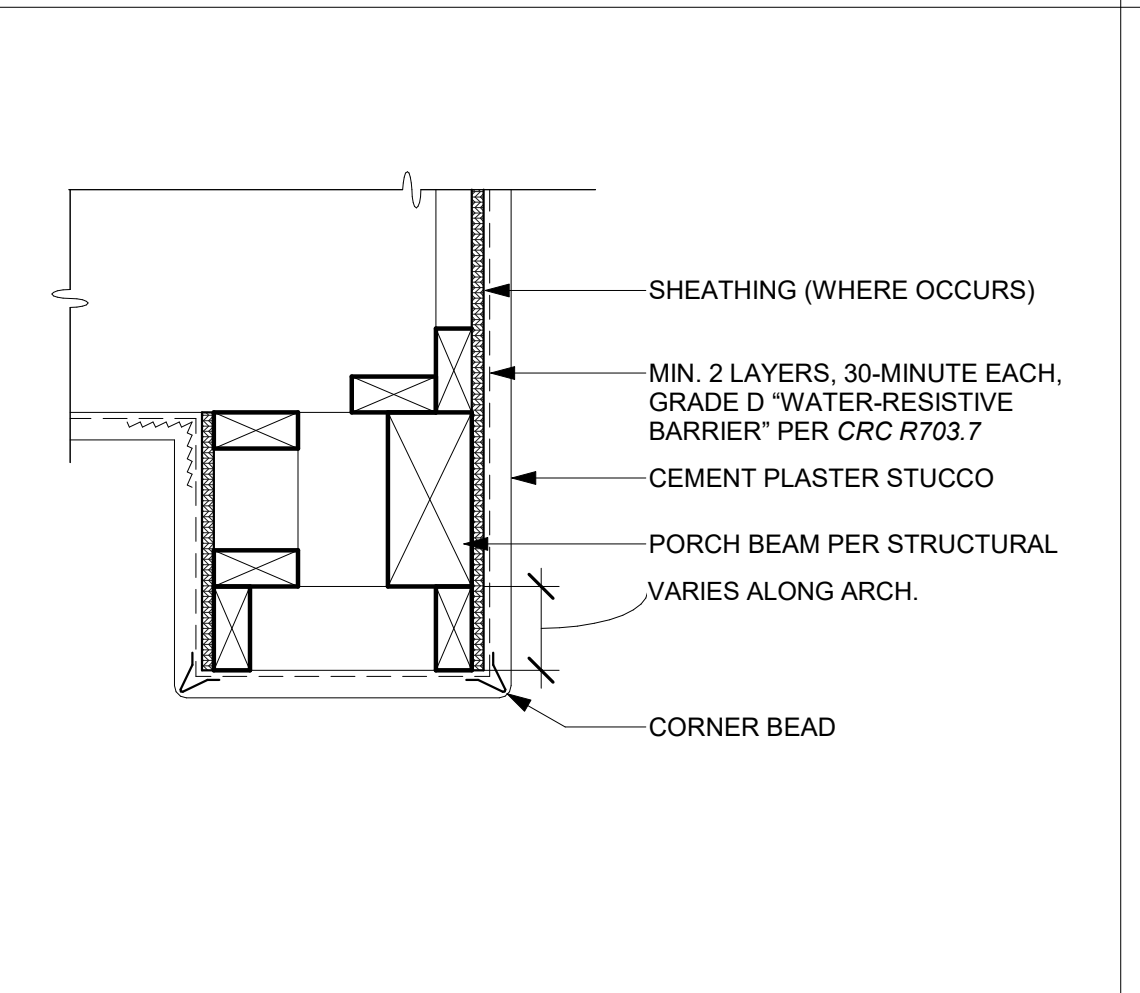
32 TYP. INSIDE CORNER - STUCCO
SCALE: 3" = 1'-0"



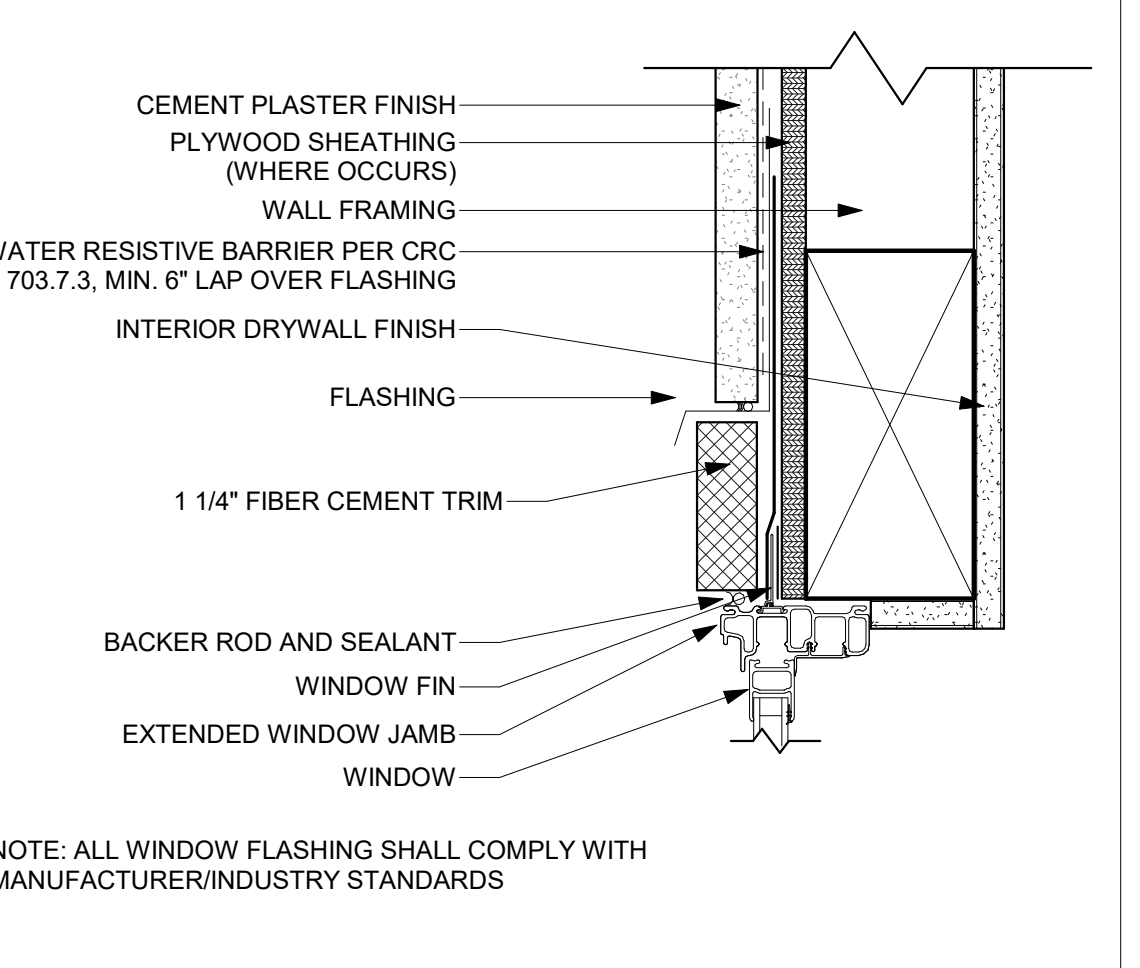
33 TYP. OUTSIDE CORNER - STUCCO
SCALE: 3" = 1'-0"



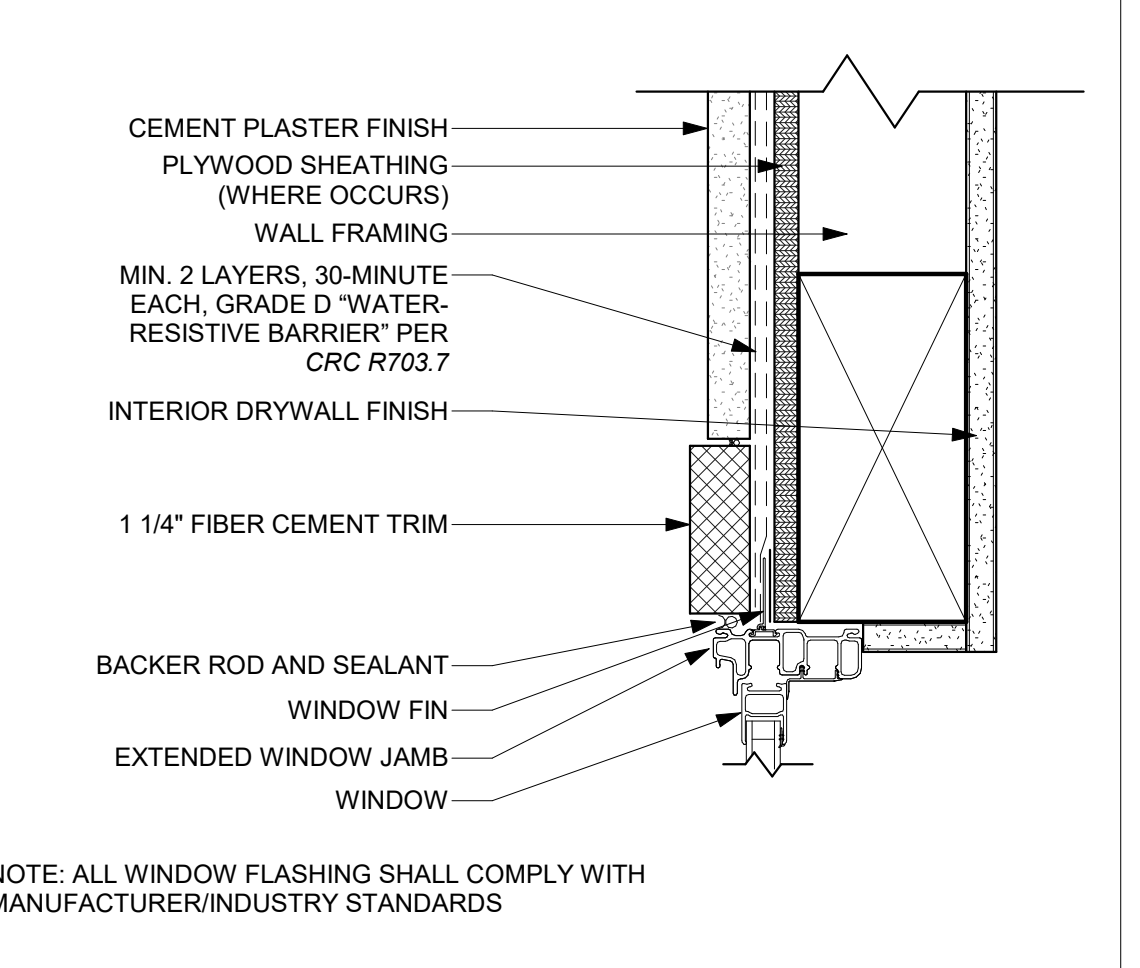
34 TYP. FOUNDATION - STUCCO
SCALE: 3" = 1'-0"



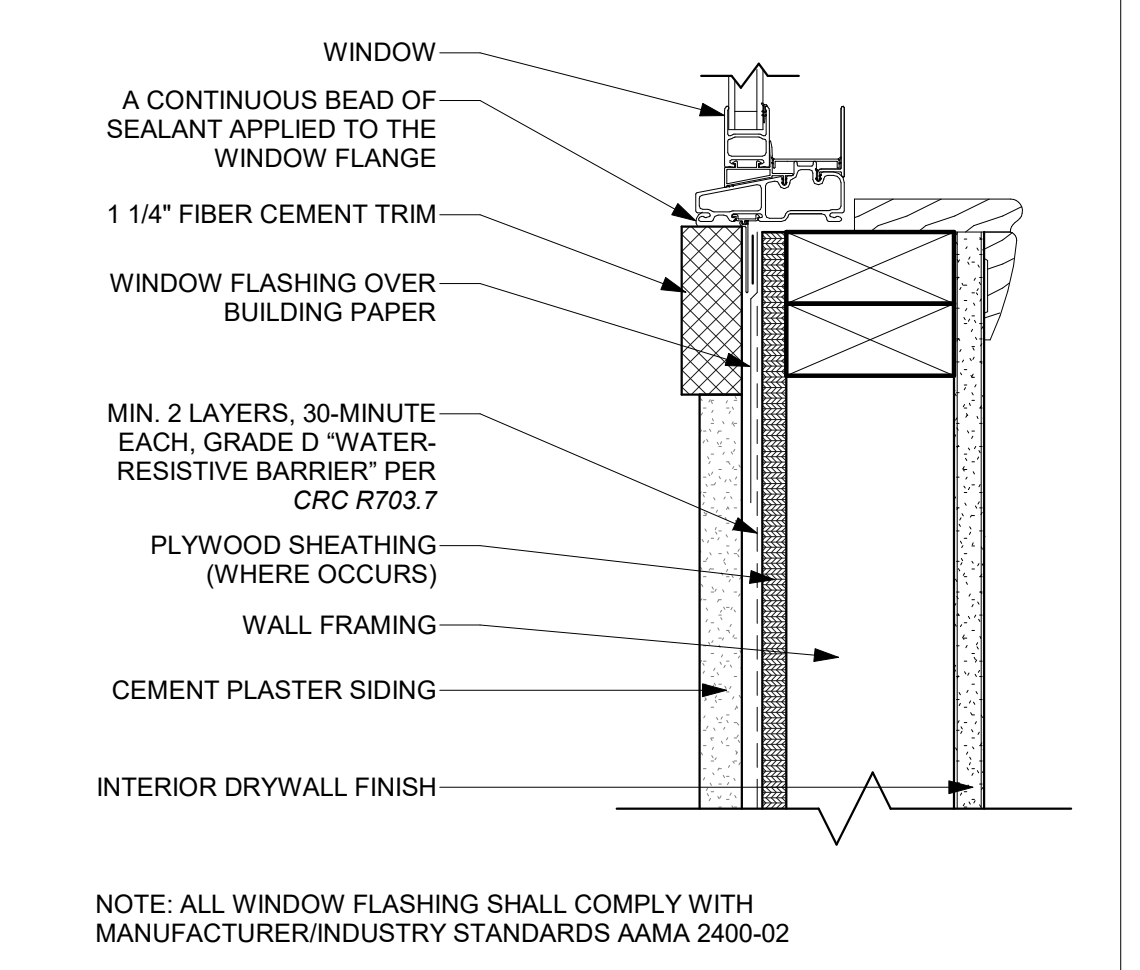
21 PORCH BEAM - STUCCO
SCALE: 1 1/2" = 1'-0"



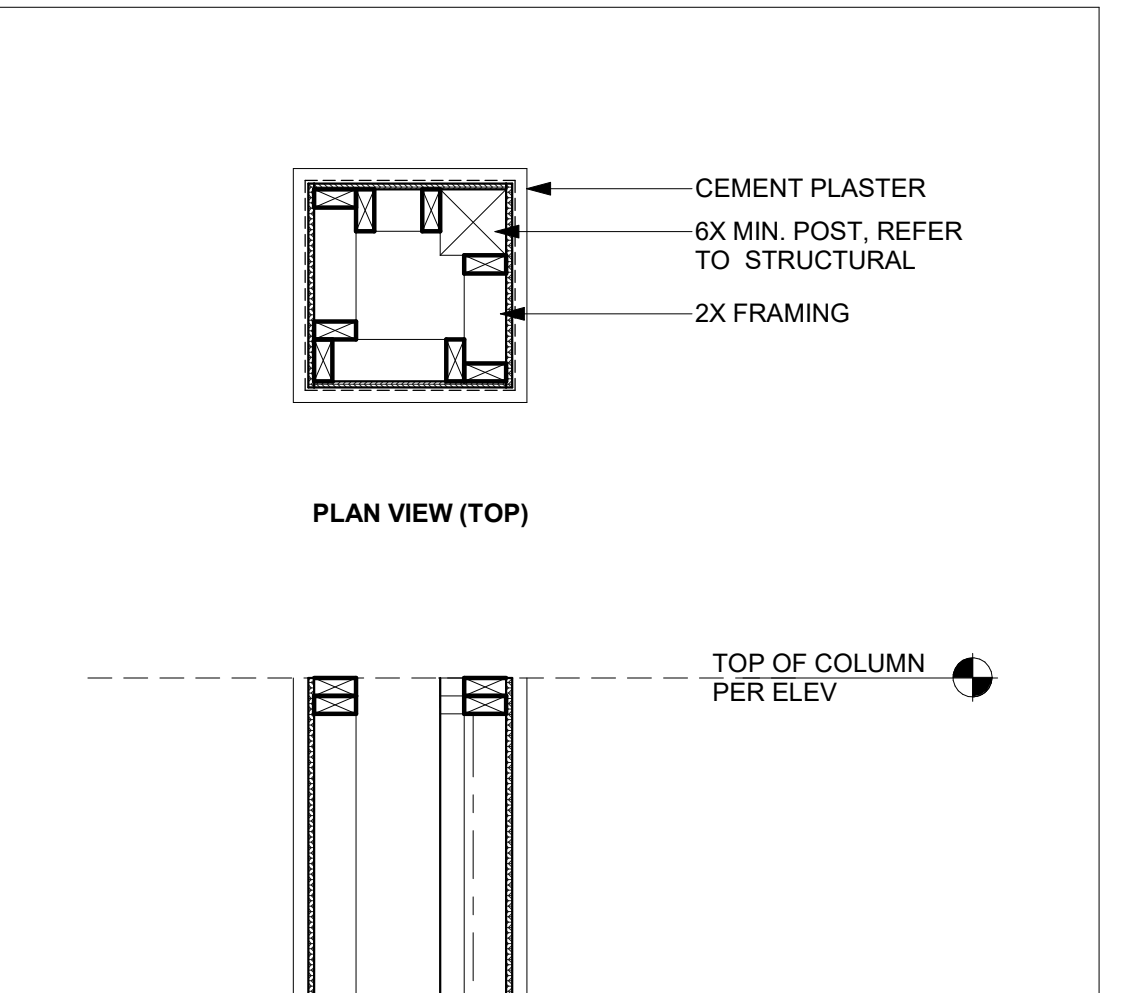
22 TYP. WINDOW HEAD - STUCCO
SCALE: 3" = 1'-0"



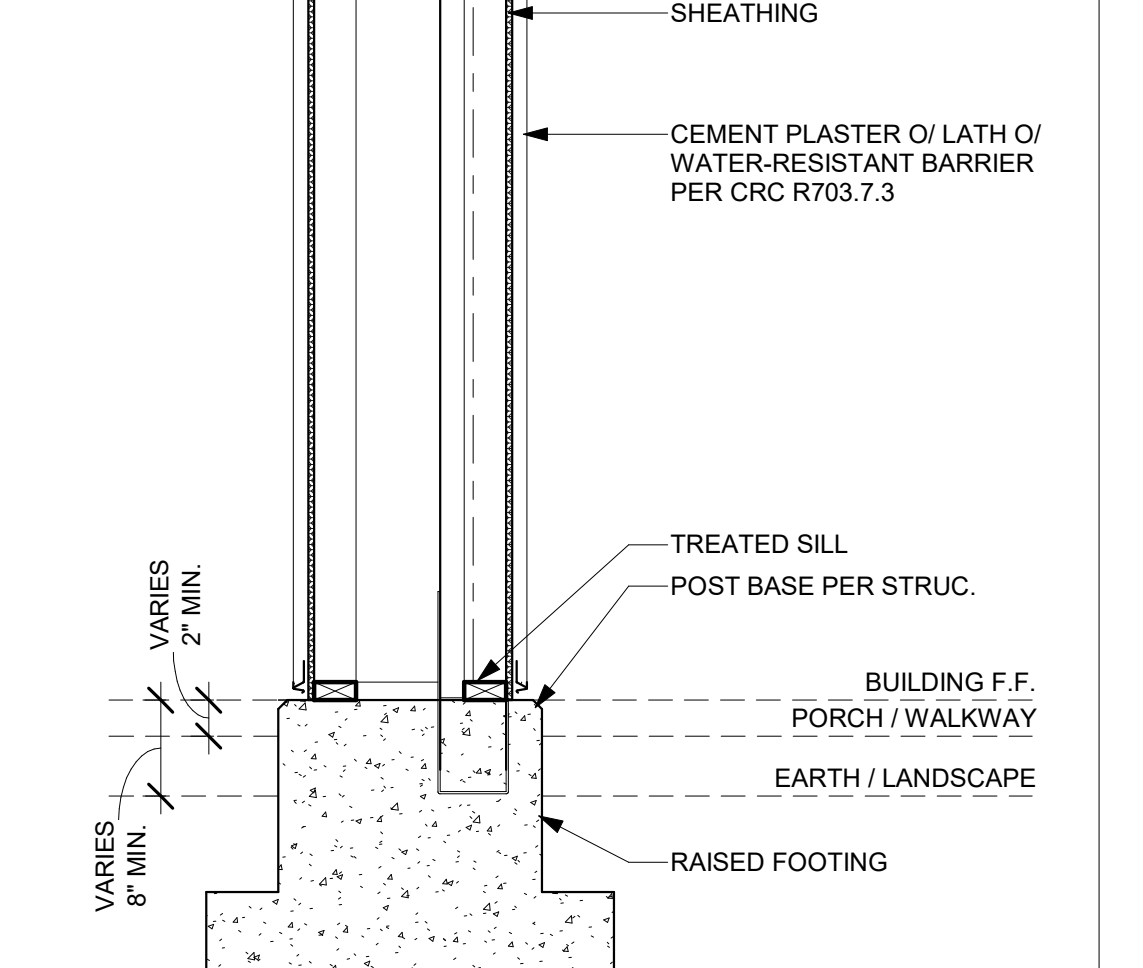
23 TYP. WINDOW JAMB - STUCCO
SCALE: 3" = 1'-0"



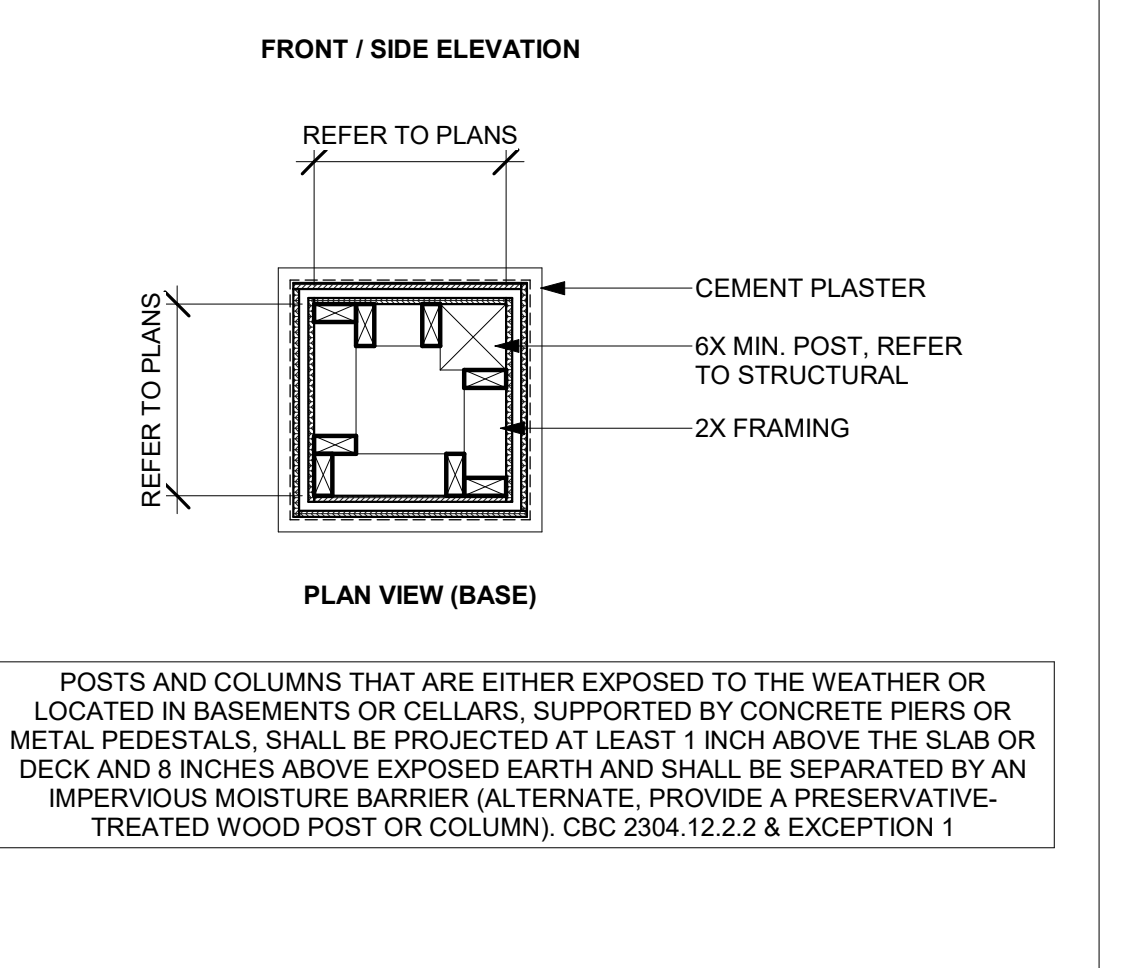
24 TYP. WINDOW SILL - STUCCO
SCALE: 3" = 1'-0"



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



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



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



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

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

DATE
09/26/23
SHEET
AD-906

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SYMBOLS

WALL TYPES

SHEET INDEX

	DETAIL REFERENCE BUBBLE WITH LEADER		INDICATES SHEAR WALL TYPE AND LENGTH. PER SHEAR WALL SCHEDULE		INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE
	FULL HEIGHT SECTION INDICATOR		INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)		INDICATES SHEAR WALL STRAP / 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 PLAN - CALIFORNIA RANCH
S-221	ROOF FRAMING PLAN - 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



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ABBREVIATIONS

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

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

**SHEET INDEX, ABBREVIATION
& SYMBOLS**

CONSTRUCTION DOCUMENTS

DATE	06/28/23
SHEET	S-101

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NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA
GENERAL NOTES

CONSTRUCTION DOCUMENTS

DATE
06/28/23

SHEET

S-102

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

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 S _{0.1} = 0.493 g	2022 CBC 1613.2.1
SITE CLASS	D (DF)	2022 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S _{DS} = 1.20 g S _{DI} = 0.594 g	2022 CBC 1613.2.4

BUILDING PARAMETERS

PARAMETER	VALUE	REFERENCE
SEISMIC DESIGN CATEGORY	SDC = D	2022 CBC 1613.2.5
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	ASCE 7-16 TABLE 12.2-1
RESPONSE MODIFICATION FACTOR	R = 6 1/2	
SYSTEM OVERSTRENGTH FACTOR	Do = 3	
DEFLECTION AMPLIFICATION FACTOR	Cd = 4	
DESIGN BASE SHEAR	V = 4.8 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

1. 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 1705.6 OF THE CODE.
- ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.

EXISTING CONDITIONS

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

EXISTING UNDERGROUND UTILITIES

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

DEMOLITION

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

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.

3. CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19. WHICH REFERENCES ACI 301-10 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRAIL MIXTURES IN ACCORDANCE WITH ACI 301-10 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):

LOCATION IN STRUCTURE	MINIMUM STRENGTH [PSI]	DENSITY (PCF)	MAX SLUMP (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 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 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 AWP A 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 AWP A 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

1. 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	WCLB & WWPA
FLOOR JOISTS	2 X	D.F.	NO. 2	
HEADERS AND BEAMS	4 X	D.F.	NO. 2	
ANY OTHER HORIZONTAL	4 X 4 AND SMALLER 6 X 6 AND LARGER	D.F.	NO. 2 NO. 1	
VERTICAL FRAMING LUMBER				
TOP PLATES	2 X	D.F.	NO. 2	WCLB & WWPA
STUDS	2 X 4 & 3 X 4	D.F.	STUD	
	2 X 6 & 2 X 8	D.F.	NO. 2	
POSTS	4 X 4 & 4 X 6 POSTS	D.F.	NO. 2	
	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 PNIS AT 1/3 OF THE BOLT SPACING OR 24" O.C. MAXIMUM MAY BE SUBSTITUTED FOR THE ANCHOR BOLTS AT INTERIOR NON-SHEAR WALLS ONLY.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWP A 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 BY A WALL BELOW OR SHOWN OTHERWISE. N



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

CONSTRUCTION DOCUMENTS

WOOD STRUCTURAL PANELS (SHEATHING)

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

WOOD STRUCTURAL PANEL PROPERTIES						
USE	PLY	BOND CLASSIFICATION ^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 SDPWS 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 SDPWS-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 SDPWS-2015

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

SOILS
 CODE TABLE 1705.6

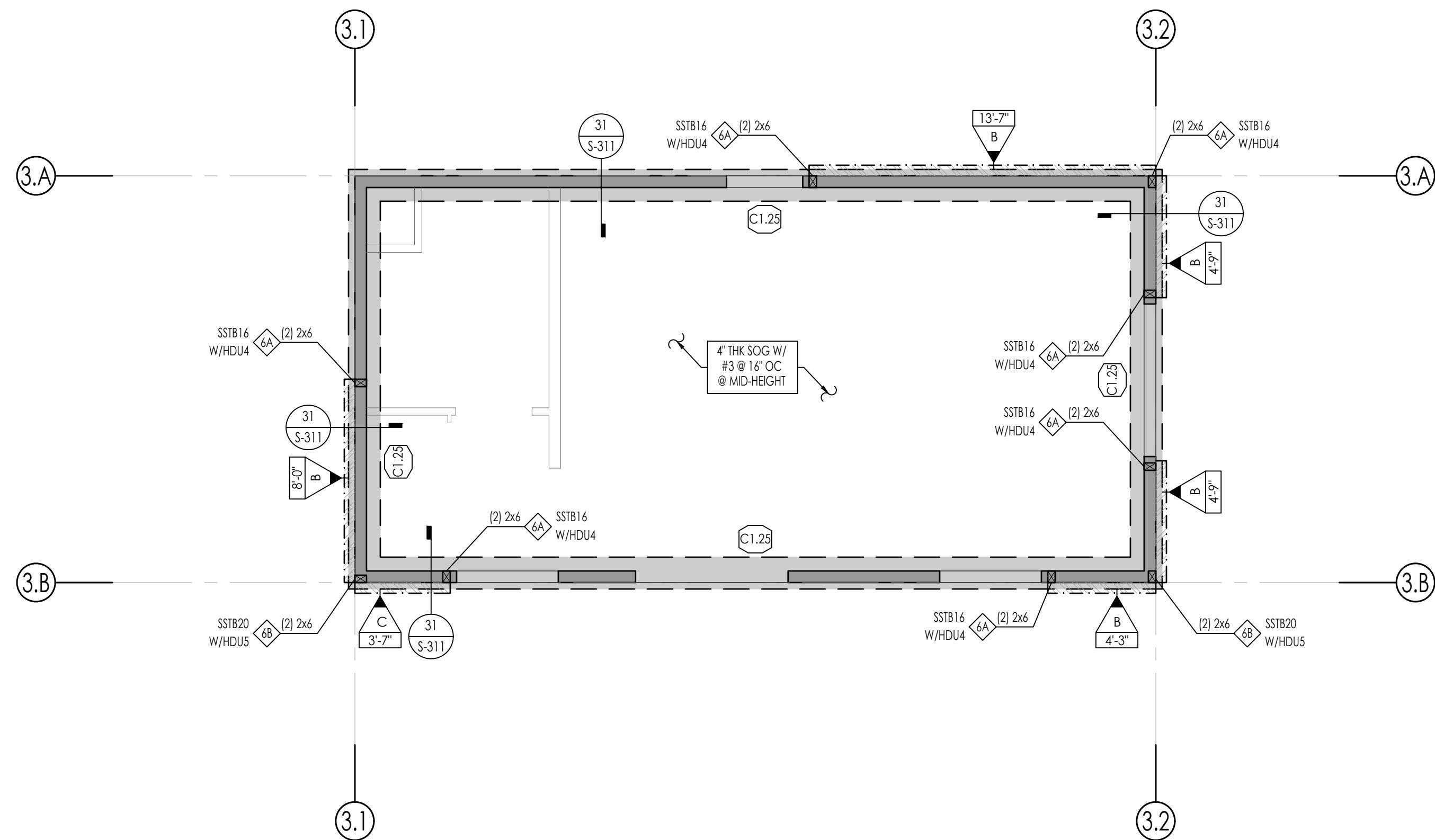
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	---	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	---	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS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

CONCRETE CONSTRUCTION
 CODE TABLE 1705.3

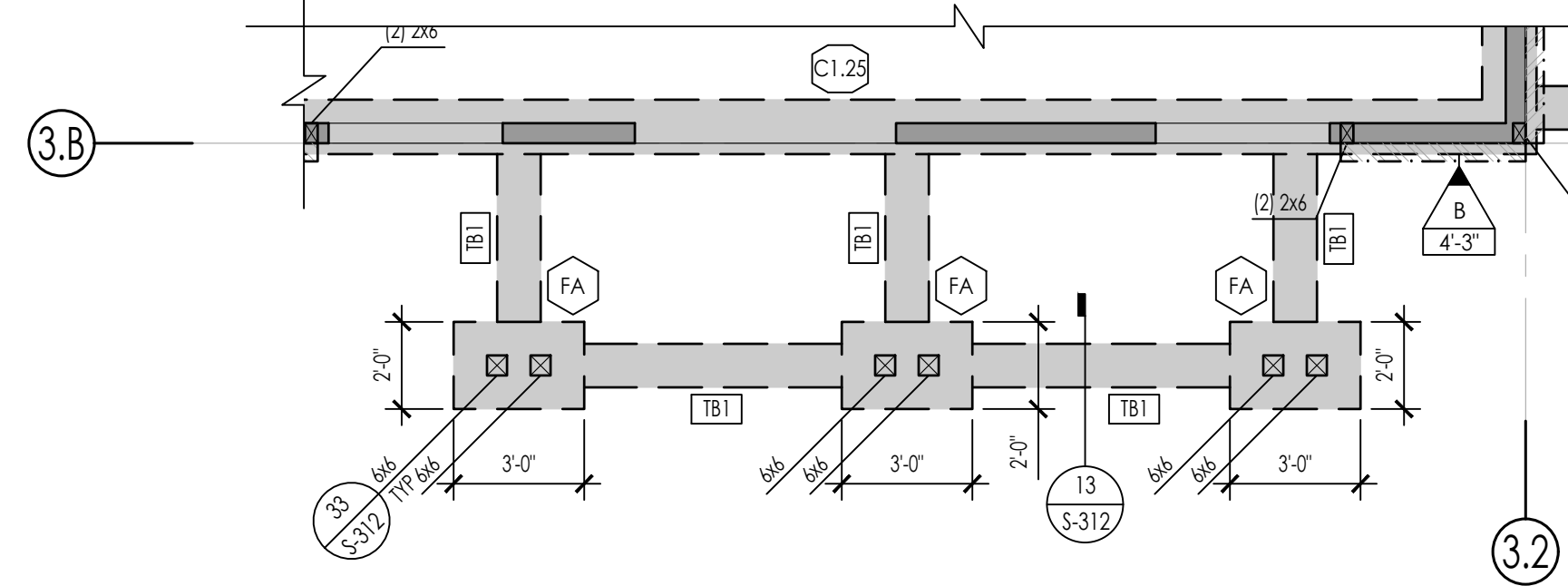
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
3. INSPECT ANCHORS CAST IN CONCRETE	---	X	ACI 318: 26.7	---
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS ^(a) (a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED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



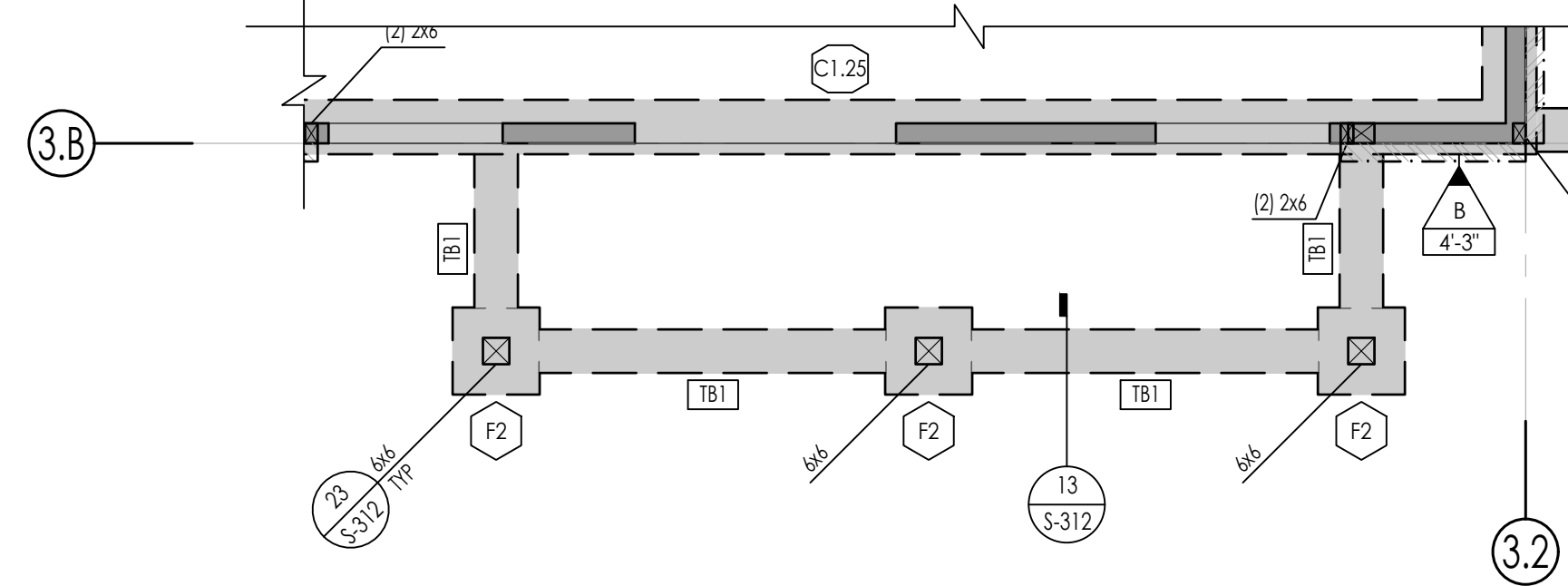
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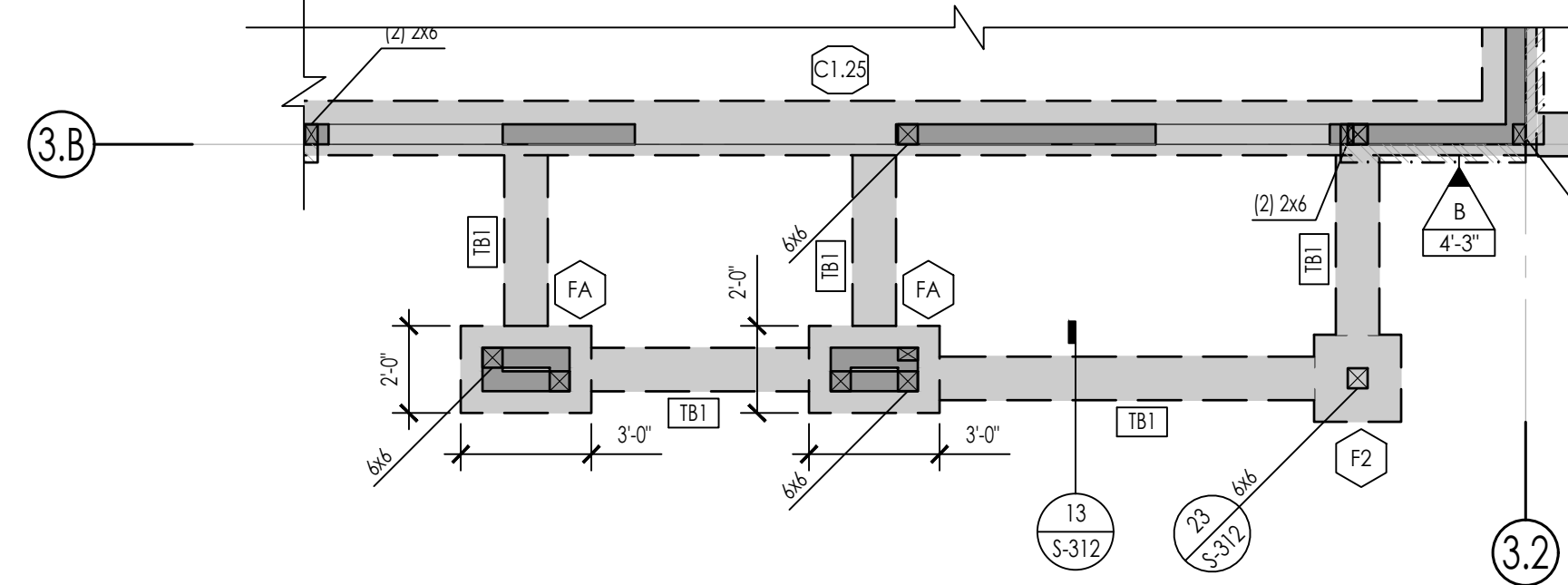
1 FOUNDATION PLAN - NO PORCH
SCALE: 1/4" = 1'-0"



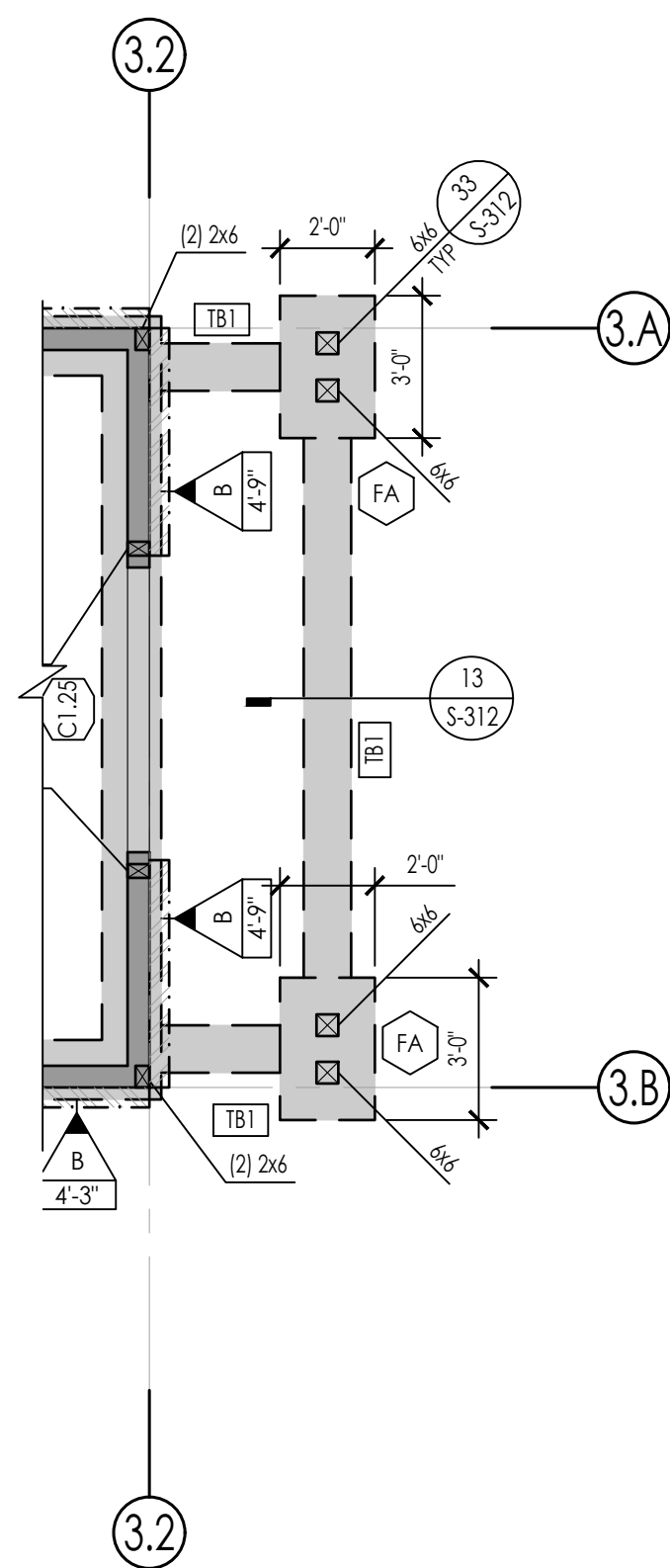
2 FOUNDATION PLAN - CALIFORNIA RANCH
SCALE: 1/4" = 1'-0"



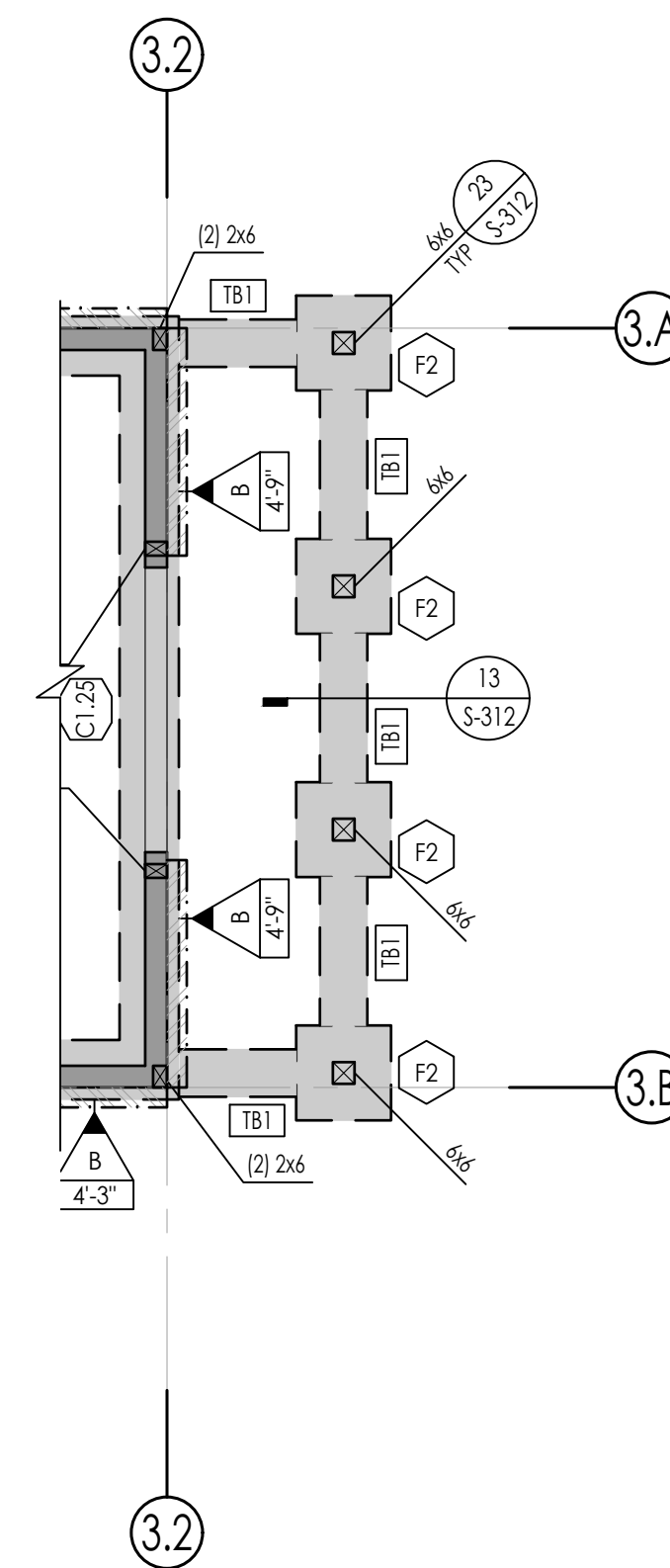
3 FOUNDATION PLAN - CONTEMP FARMHOUSE
SCALE: 1/4" = 1'-0"



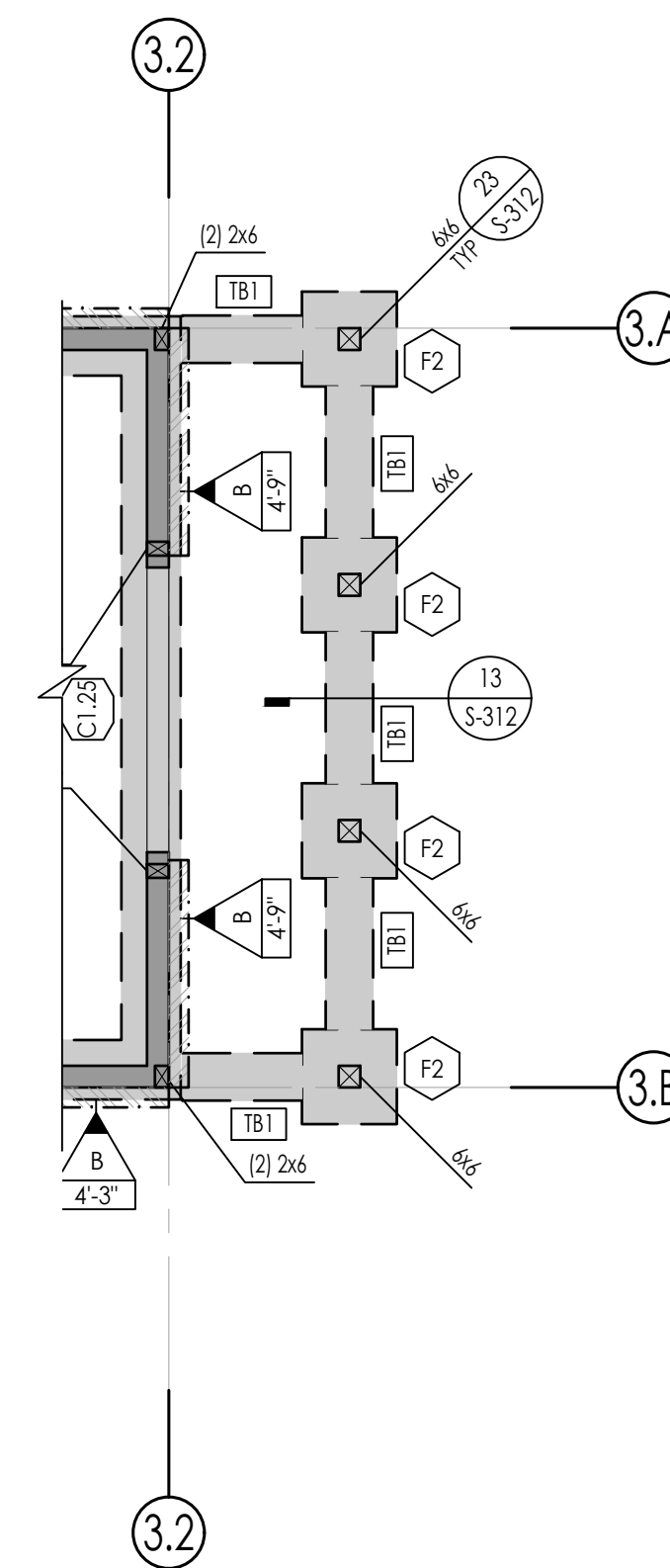
4 FOUNDATION PLAN - COASTAL COTTAGE
SCALE: 1/4" = 1'-0"



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"

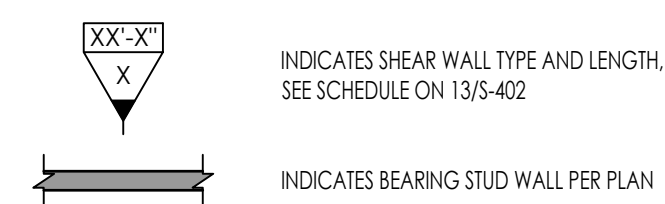
FOUNDATION PLAN NOTES

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-311.
- 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 HOLDDOWN 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 HOLDDOWN EMBED DEPTHS.
- LIQUEFACTION FOOTING NOTES:
 - ALL PAD FOOTINGS WITH GRADE BEAMS IN 2 ORTHOGONAL DIRECTIONS.
 - BOTTOM OF ALL FOOTINGS TO BE 24-INCH BELOW GRADE.
 - CONTINUOUS FOOTINGS TO HAVE A MINIMUM OF TWO #5 STEEL BARS AT TOP AND BOTTOM.
 - FLOOR SLAB ON GRADE TO BE 5-INCH THICK (MINIMUM) REINFORCED WITH #4 BARS AT 12 INCH ON CENTER EACH WAY LOCATED AT THE CENTER OF THE SLAB.
 - DOWEL FOOTING TO SLAB WITH #4 BARS AT 24-INCHES ON CENTER.
- FOR DEEPENED FOOTING REFER TO 14/S-312. DISTANCE TO DAYLIGHT MUST BE A MINIMUM OF 10'-0" AS MEASURED FROM THE BOTTOM OF THE FOOTING. SHOULD THE SITE REQUIRE RETAINING WALLS TO FLATTEN THE LOT, REFER TO NOTES ON COVER SHEET FOR PERMITTING REQUIREMENTS.

SYMBOL LEGEND



SCHEDULES

HOLDOWN SCHEDULE	
SPICES HOLDOWN/ STRAP DETAIL	INDICATES HOLDOWN/ STRAP TYPE
6x6	INDICATES SIMPSON SSTB HOLDDOWN TO CONC FOUNDATION:

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 AS HOLDDOWN EMBED DEPTHS

NEWPORT BEACH ADU
STANDARD PLANS
NEWPORT BEACH, CA

FOUNDATION PLAN

CONSTRUCTION DOCUMENTS

DATE
06/28/23

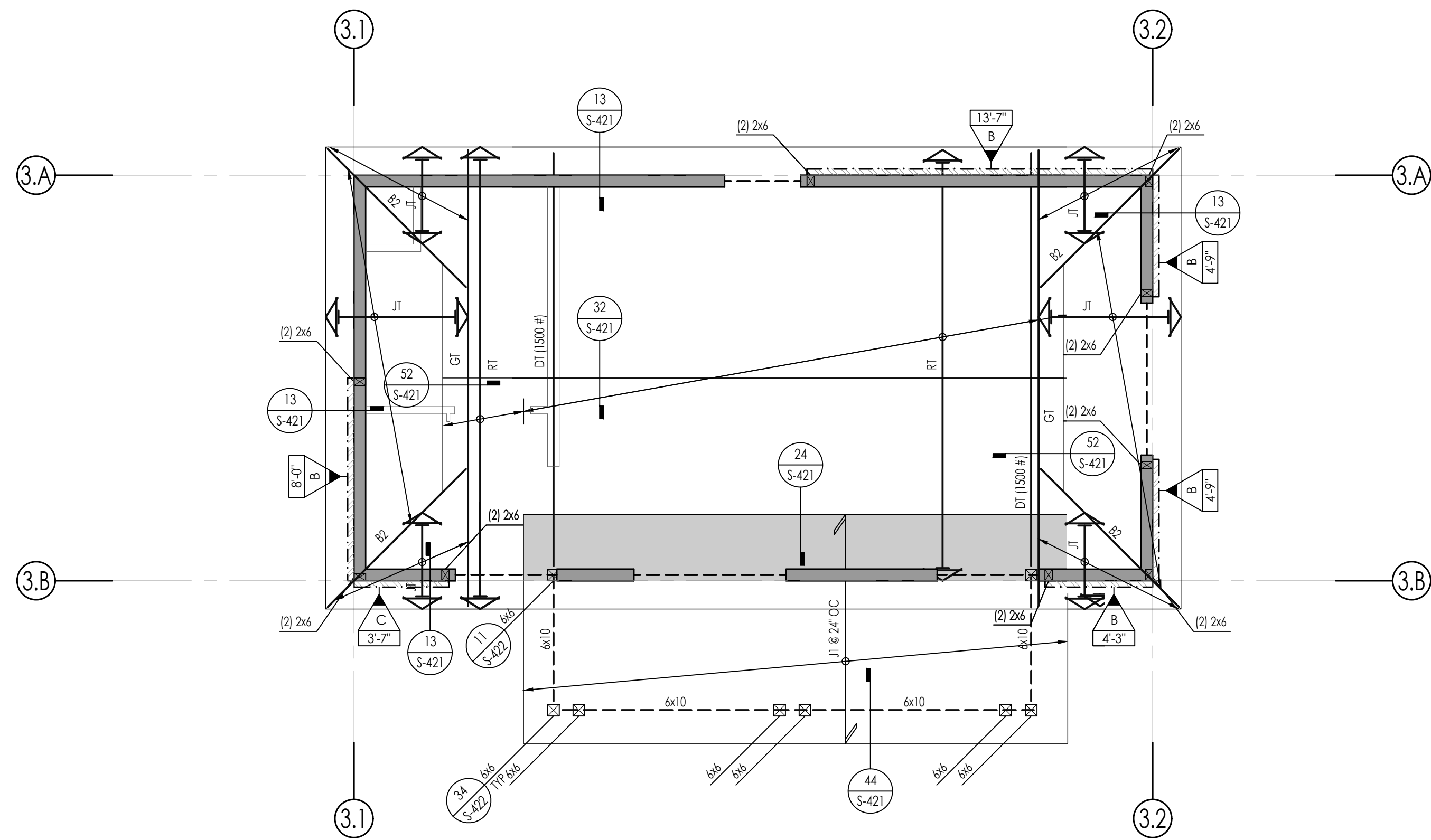
SHEET

S-201

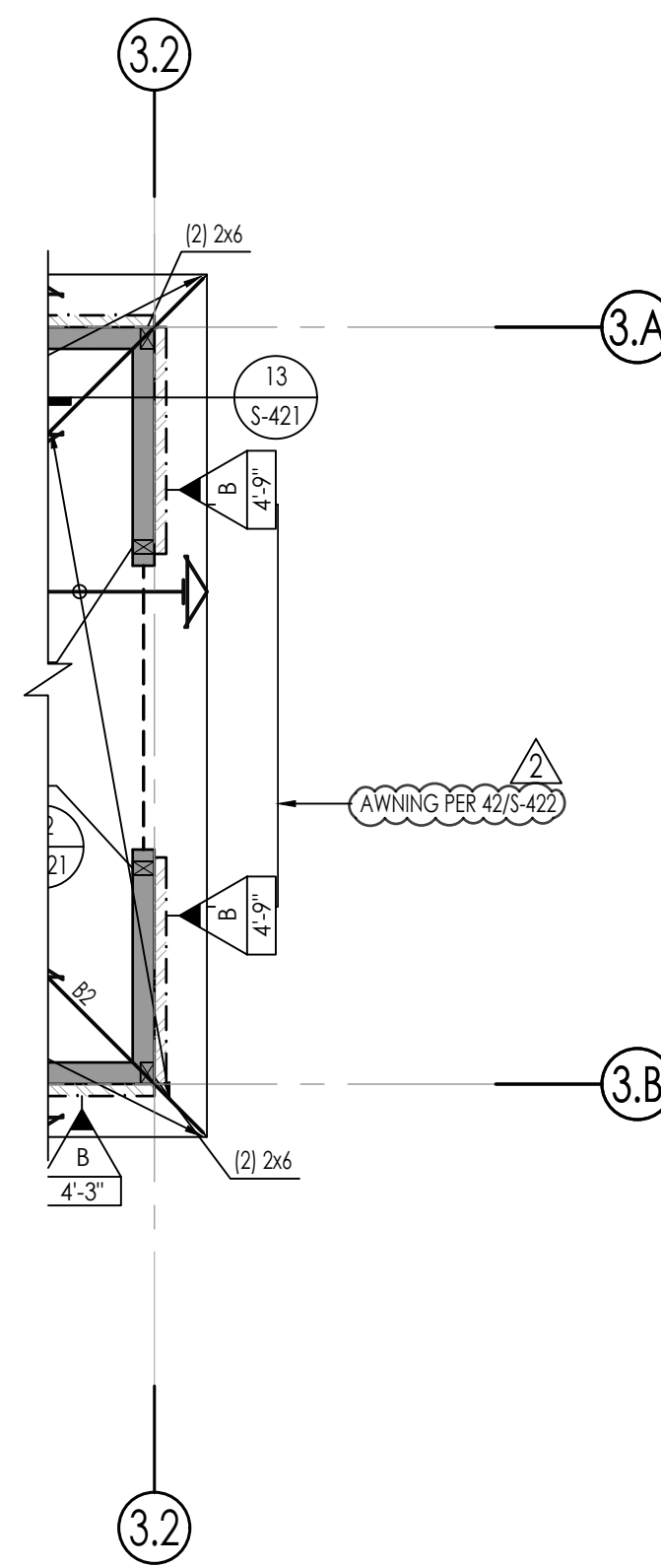
N:\2400\2514-01_C101 Newport Beach-Permit-Ready-ADU-Structural-Construction-Sheet-Final-12514-01_C101 - Plan 0.dwg, PLN 3 - 3001, Apr 17, 2023, 11:00am, ALopez



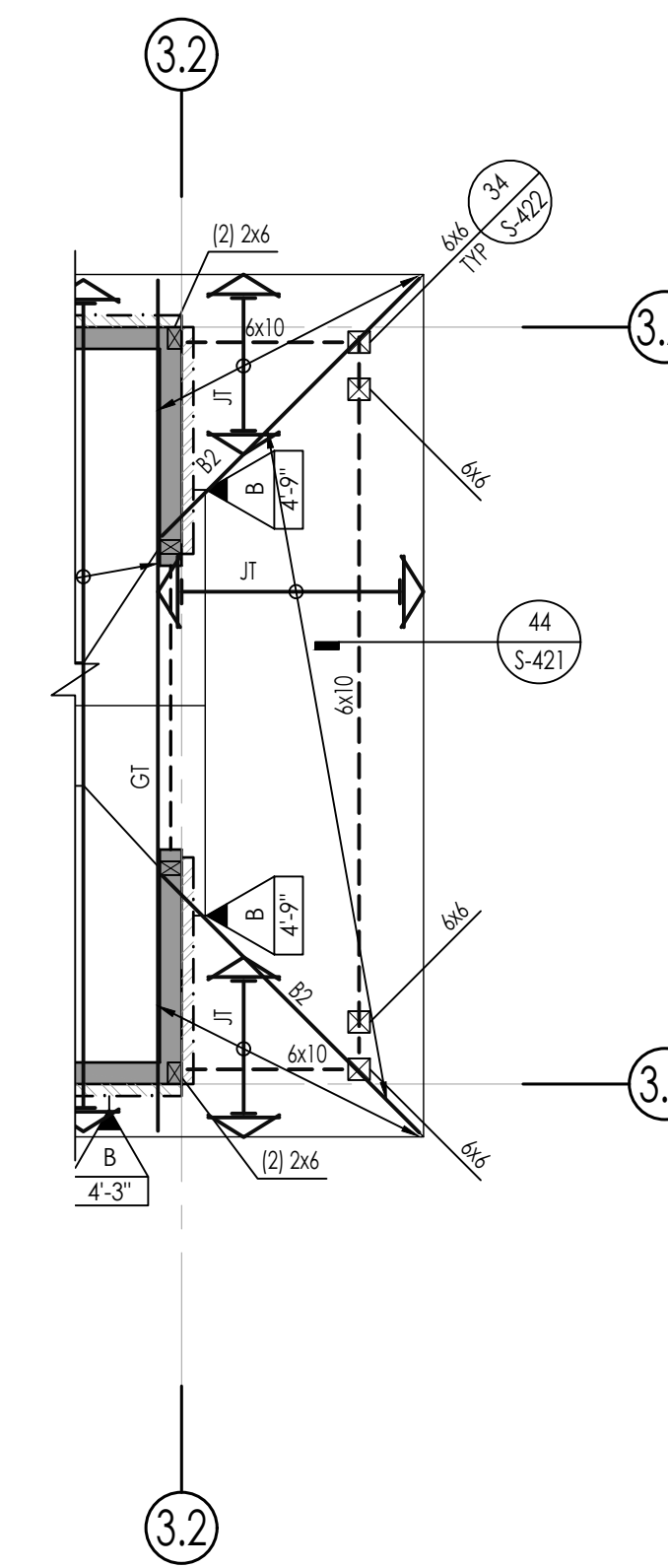
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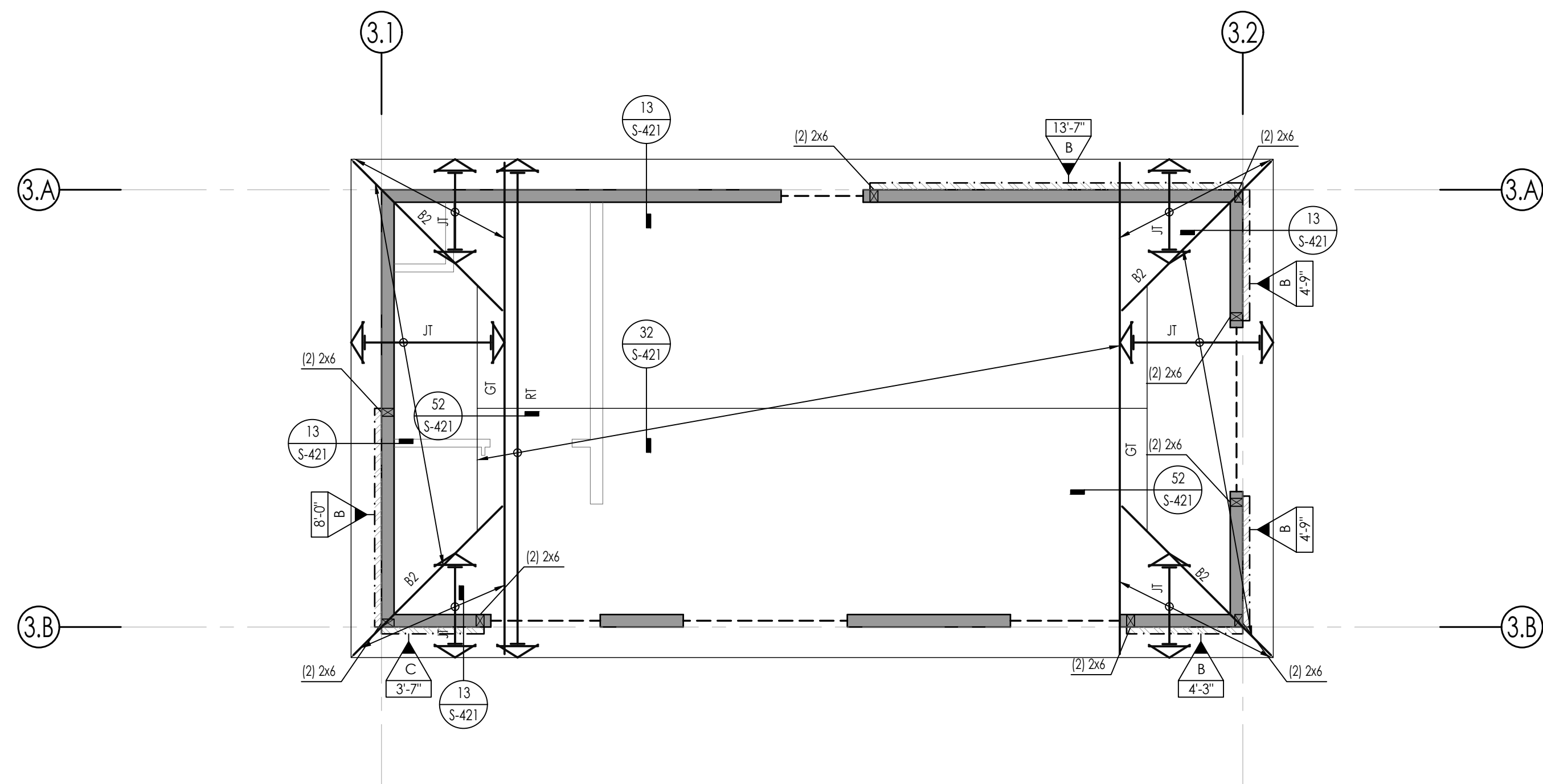
1 OPT PORCH
SCALE: 1/4" = 1'-0"



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

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

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

(*): EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL. (L7E) 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 FORCING USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA
ROOF FRAMING PLAN - CALIFORNIA RANCH

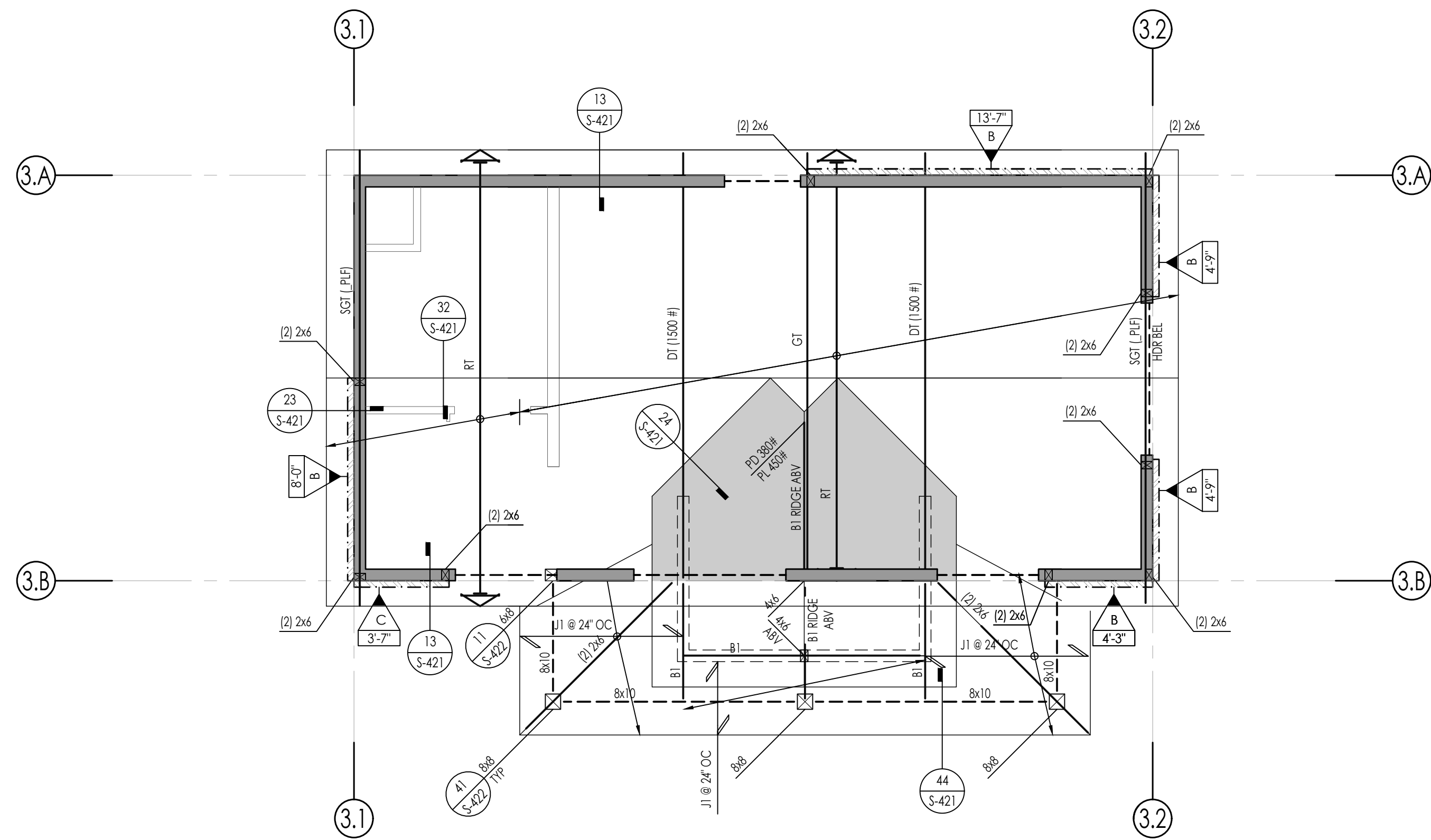
CONSTRUCTION DOCUMENTS

DATE
06/28/23
SHEET
S-211

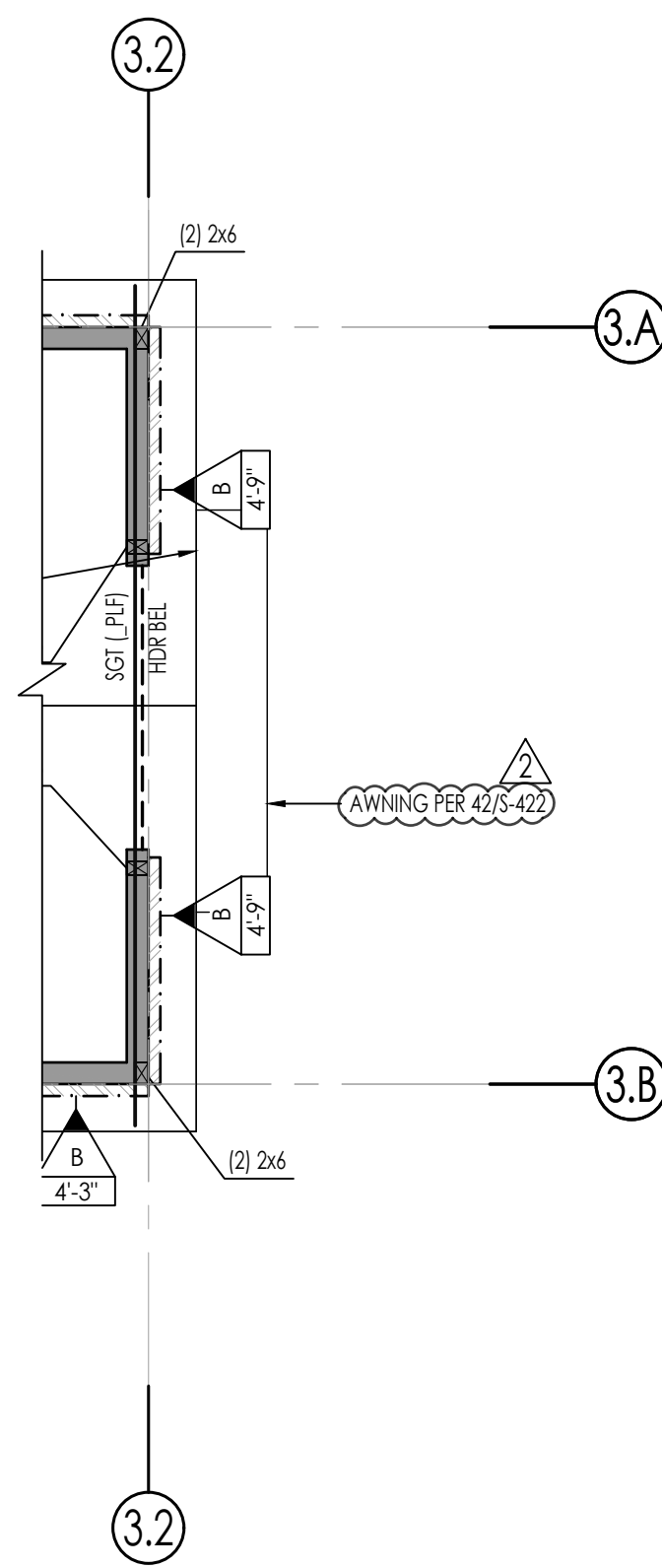
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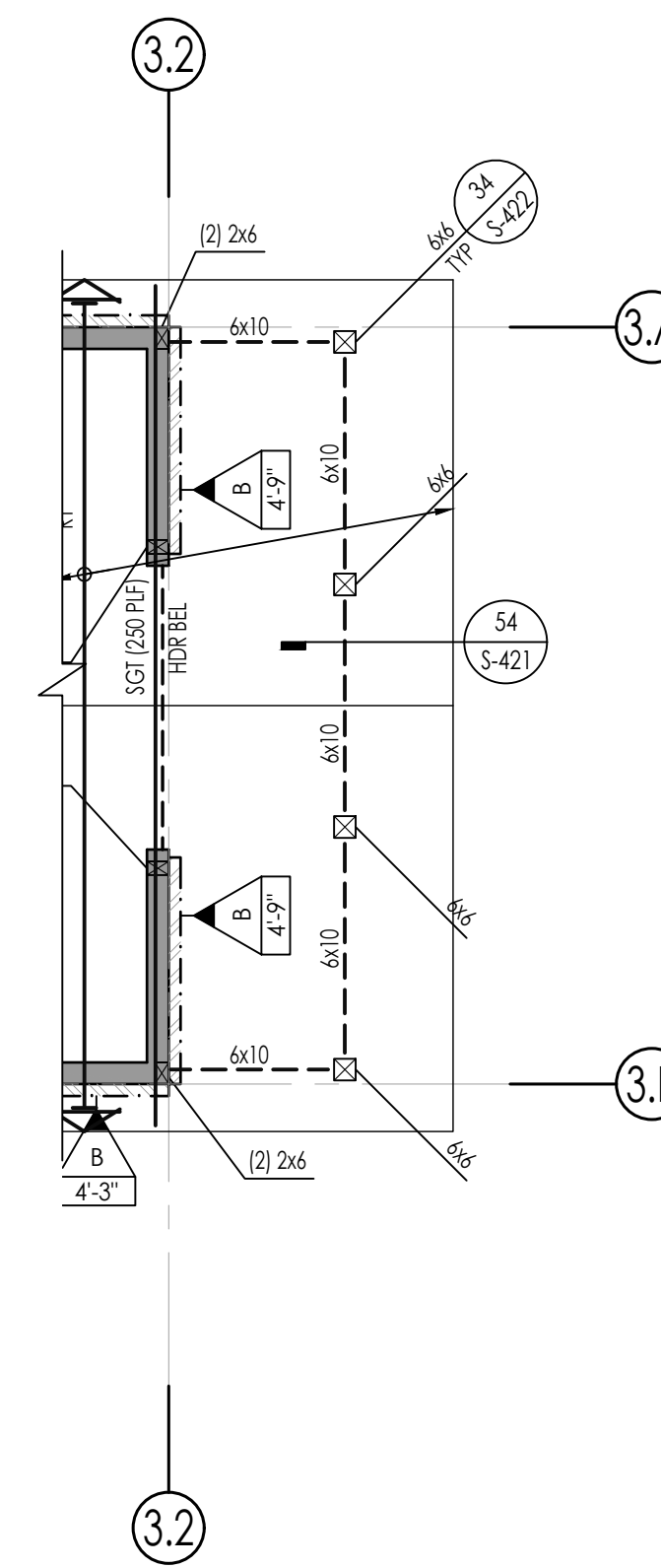
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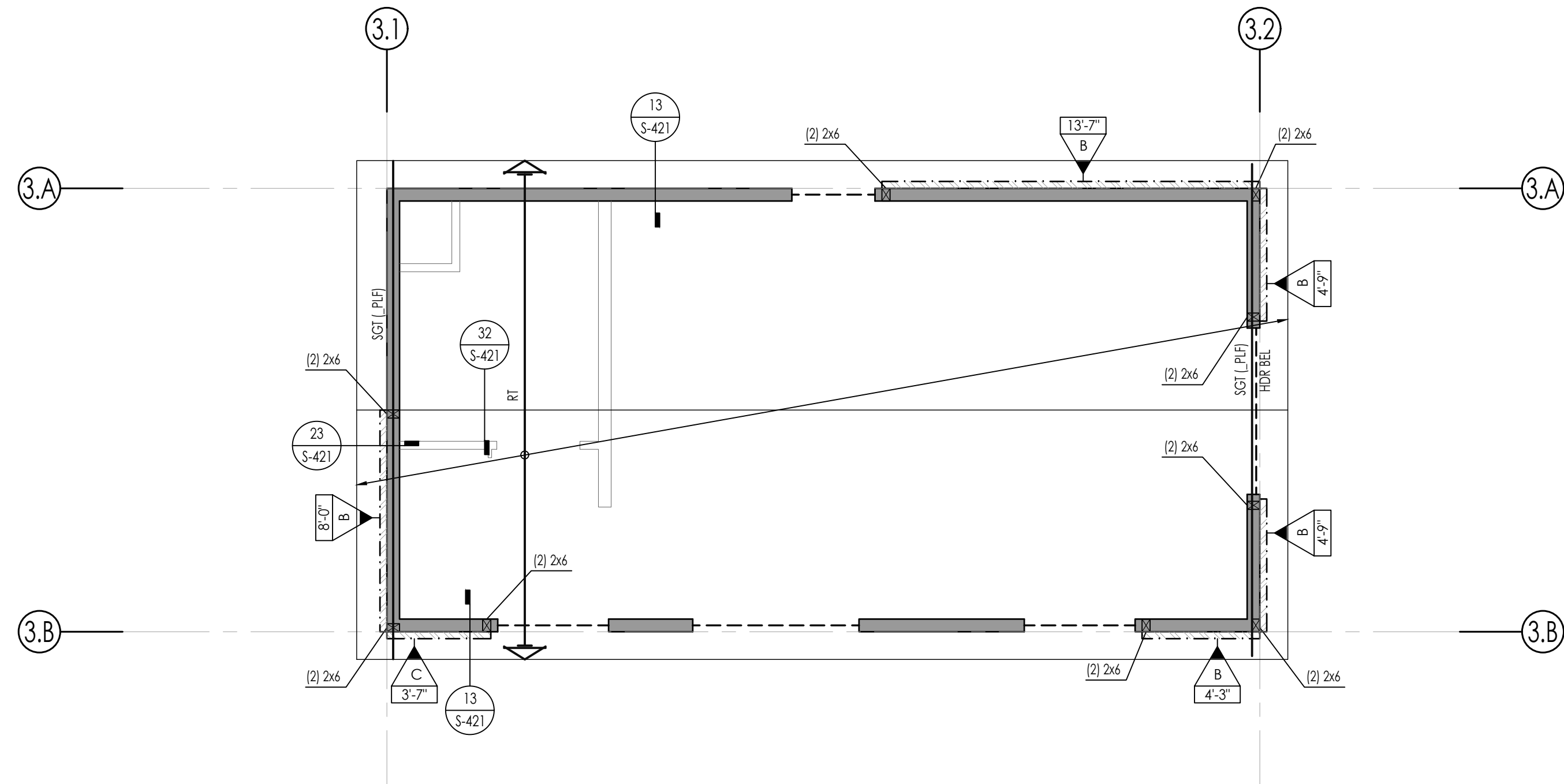
1 OPT PORCH
SCALE: 1/4" = 1'-0"



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
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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 S58B HOLDOWN TO CONC FOUNDATION:	12/S-311

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

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

PREFABRICATED ROOF TRUSS

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

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

(*) = EQUALS DRAG FORCE IN 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 PLAN - CONTEMP FARMHOUSE

CONSTRUCTION DOCUMENTS

DATE
06/28/23

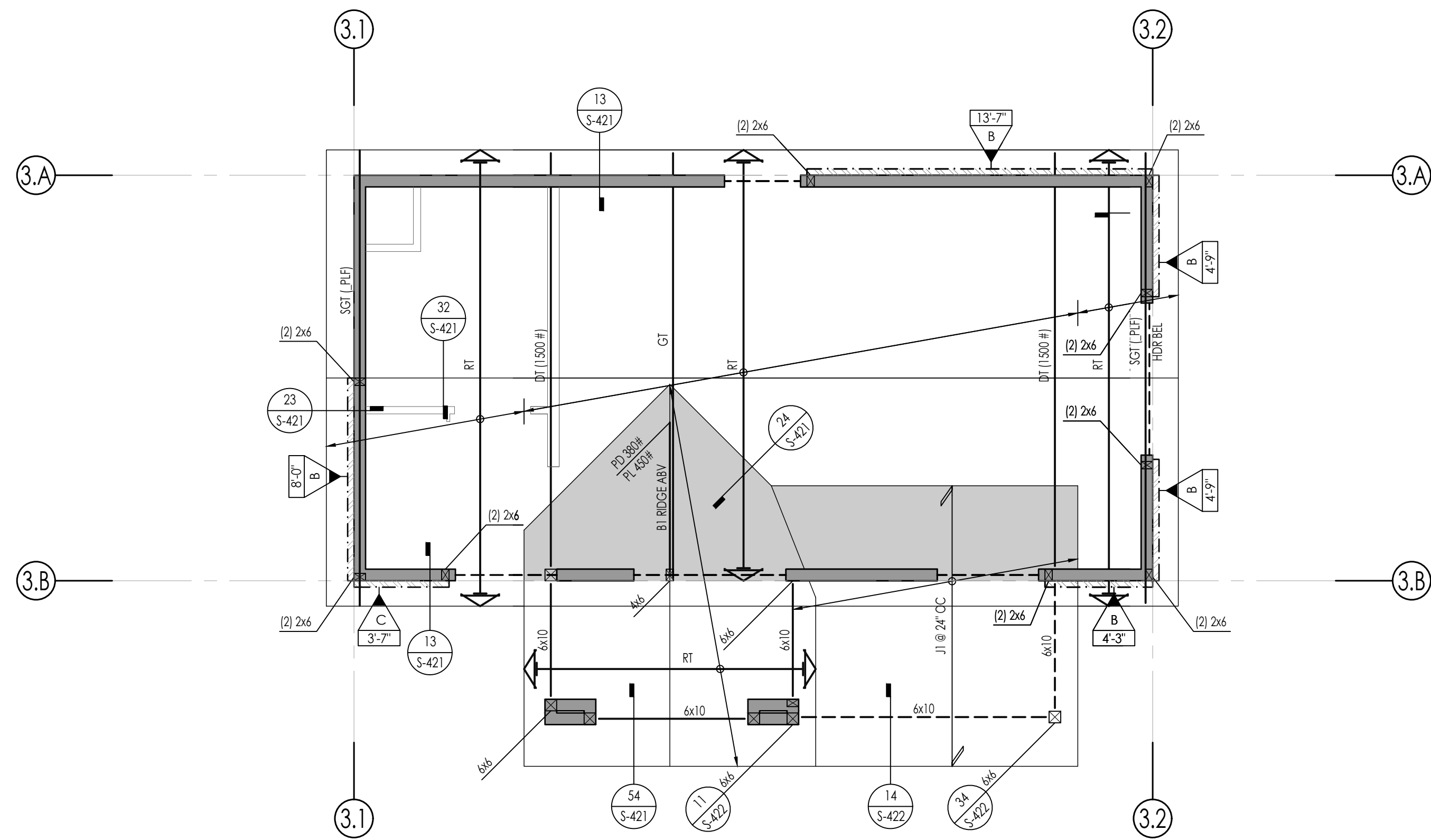
SHEET

S-221

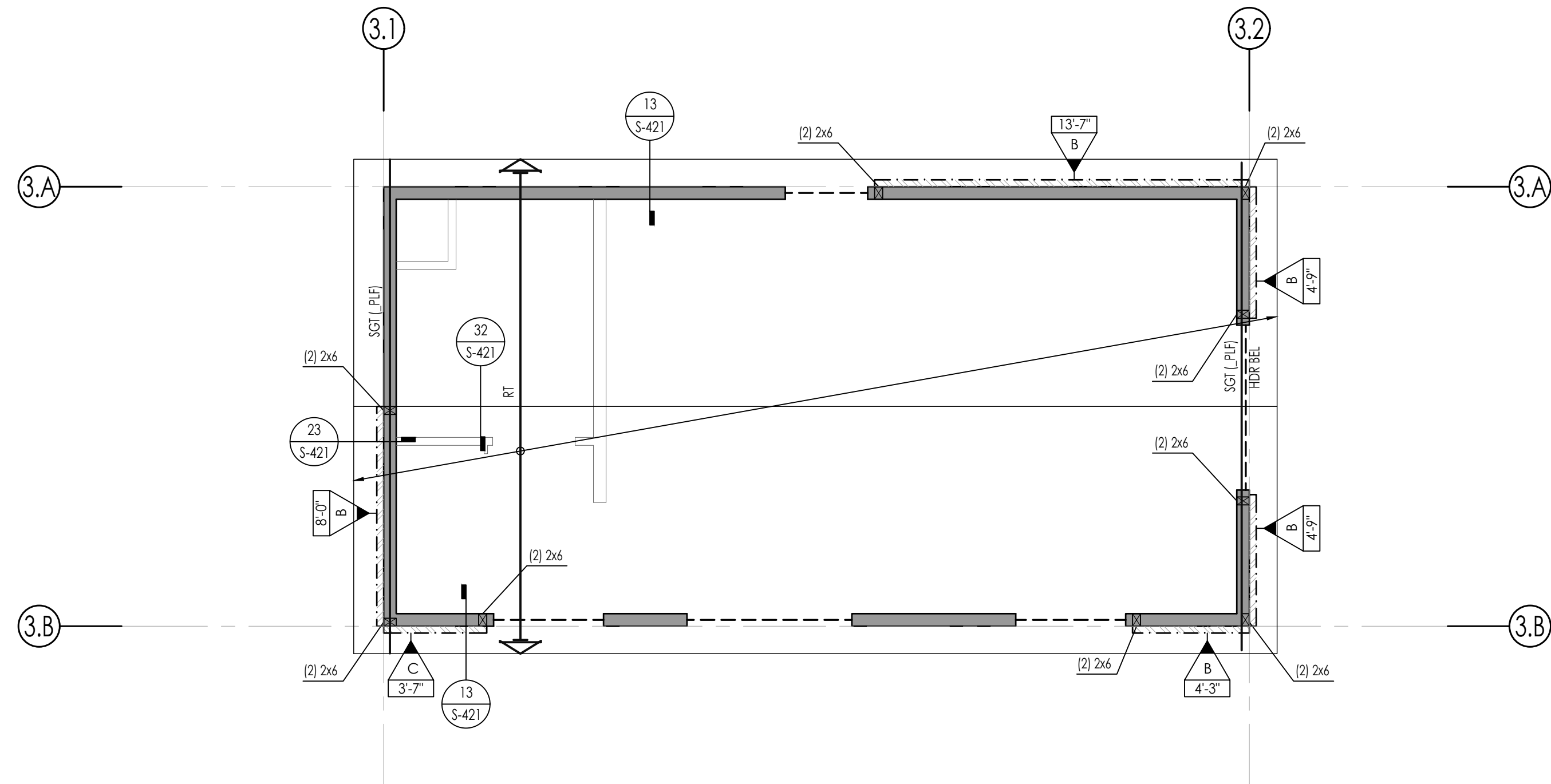
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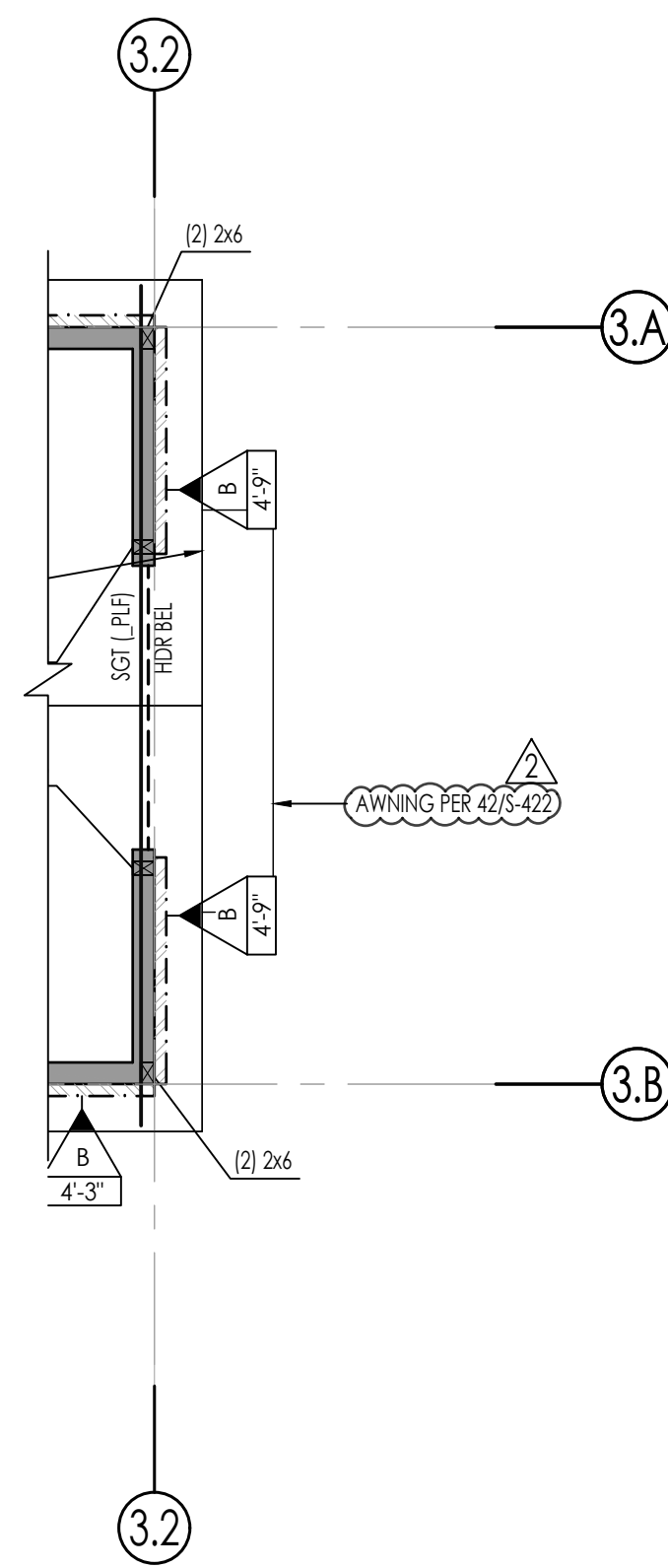
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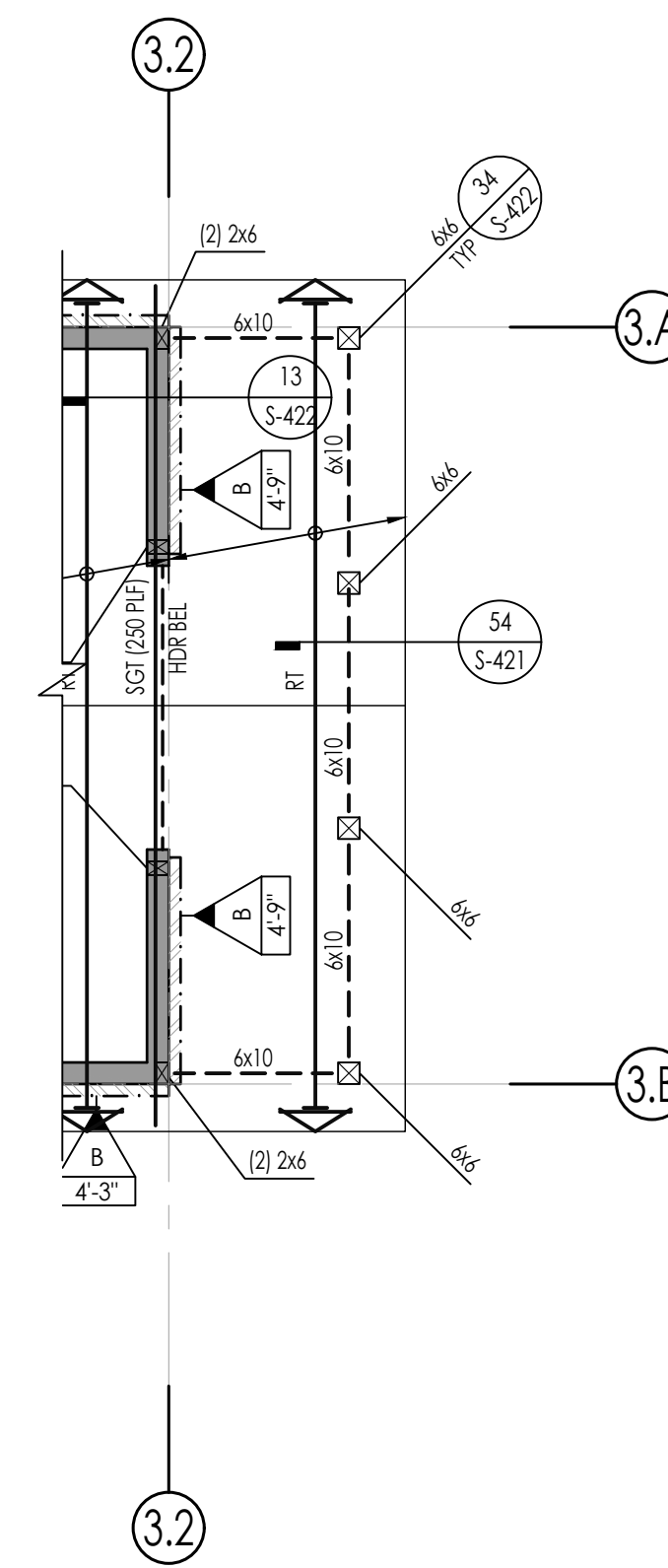
1 OPT PORCH
SCALE: 1/4" = 1'-0"



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



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



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

ROOF FRAMING NOTES

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 - GRID DIMENSIONS AND HORIZONTAL CONTROL
 - ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC
 - LOCATION AND EXTENT OF EXTERIOR WALL ASSEMBLIES AND OPENINGS
 - ALL NON STRUCTURAL WALLS
- REFER TO THE FOLLOWING SHEETS FOR TYPICAL DETAILS:

DESCRIPTION	SHEET (S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
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- SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF PIPES, DUCTS AND OTHER ROOF PENETRATIONS. FOR ROOF PENETRATIONS NOT SHOWN ON ROOF FRAMING PLAN, SEE DETAIL 23/S-403 FOR TYPICAL OPENINGS. UNO.
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TYPICAL WALL FRAMING SHALL BE:
2x6 @ 16" OC @ ALL EXTERIOR WALLS, UNO
2x6 @ 16" OC @ ALL INTERIOR BEARING WALLS, UNO
2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS, UNO
- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
- DIAPHRAGM TYPES:
ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO
REFER TO 12/S-403
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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

HOLD-DOWN SCHEDULE		
SPECIFIES HOLD-DOWN/STRAP DETAIL	INDICATES HOLD-DOWN/STRAP TYPE	DETAIL
6x	INDICATES SIMPSON S5B HOLD-DOWN TO CONCRETE FOUNDATION:	12/S-311

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

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

PREFABRICATED ROOF TRUSS

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

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

(#) - EQUALS DRAG FORCE IN LBS. DRAG FORCE B AT A FACTORED LEVEL. (D)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

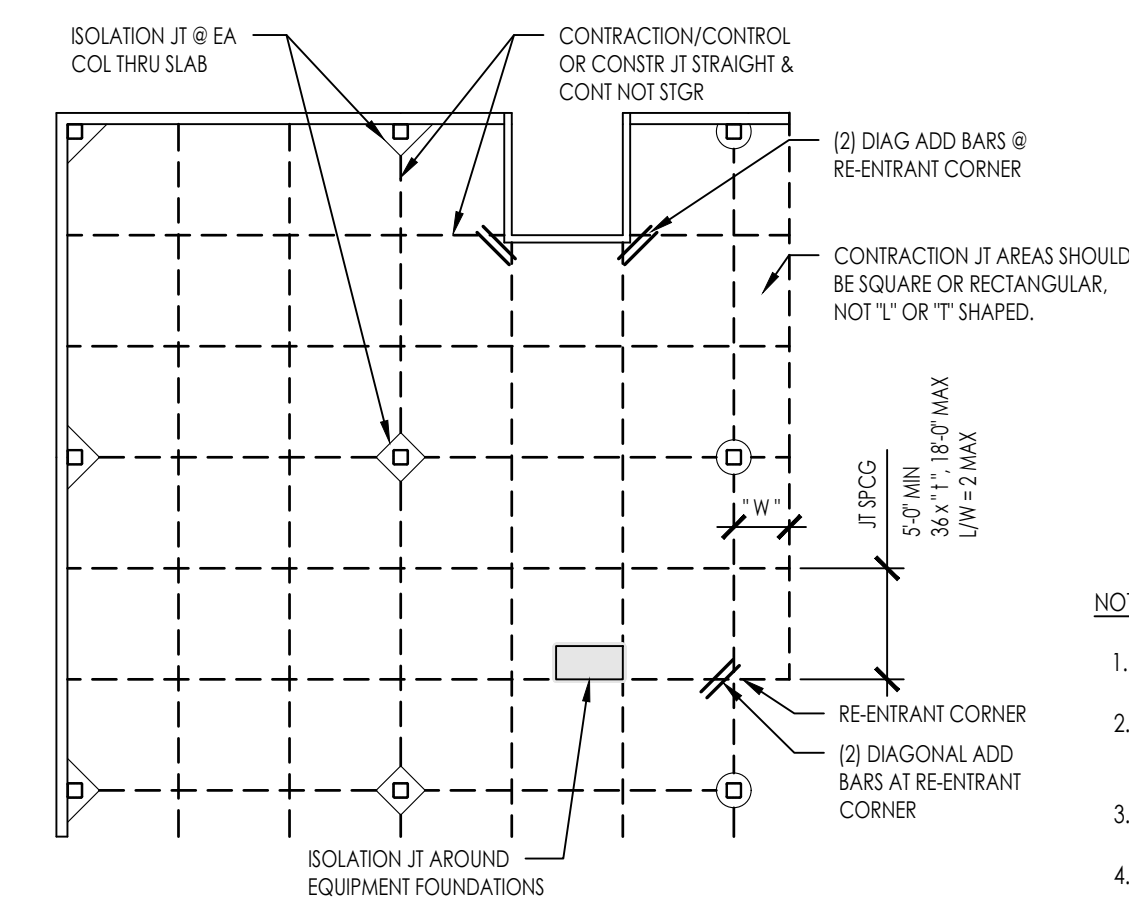
DATE
06/28/23

SHEET
S-231

N:\2400\2514-01_C101 Newport Beach-Permit-Ready-ADU-Structural-Drawings\32514-01_C101 - Plan 0.dwg, PLN-3 - 3231, Apr 17, 2023 11:00am, Al Lopez

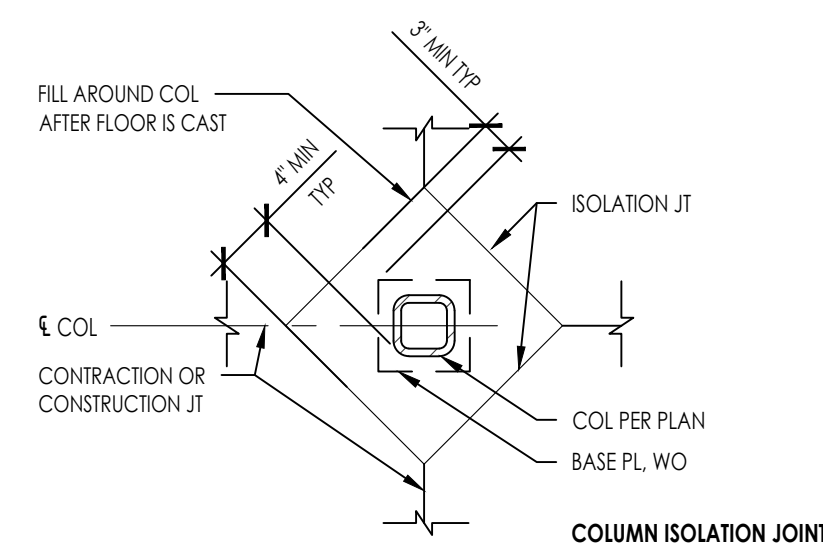


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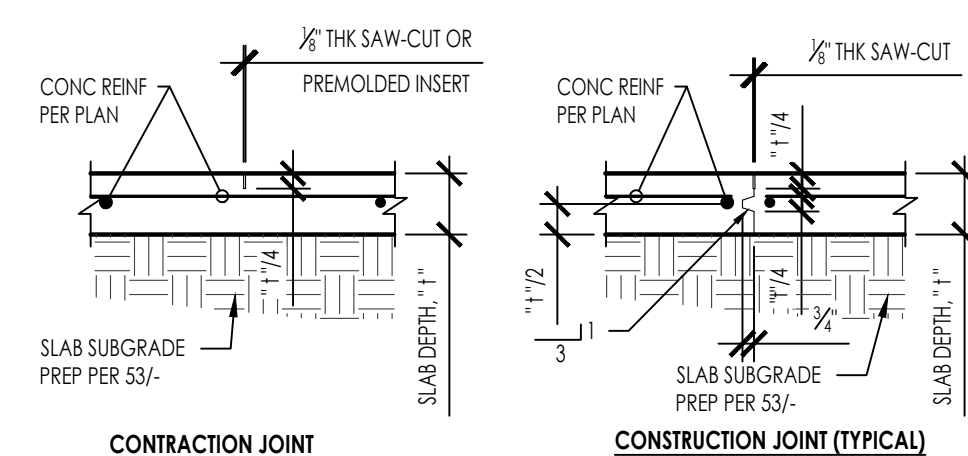


NOTES:

- IF SAW CUT CONTRACTION OR CONTROL JOINT IS USED, SAW-CUT WITHIN 24 HOURS. EARLY ENTRY SAWS MAY BE USED WITHIN 1-4 HOURS OF POUR, AND CONVENTIONAL SAWS 4-12 HOURS OF POUR DEPENDING ON WEATHER.
- FILL CONTRACTION JOINT WITH AN ELASTOMERIC JOINT COMPOUND RATED FOR ITS USE. FOR INDUSTRIAL FLOORS SUBJECT TO HARD WHEELED TRAFFIC, USE SEALANTS RATED FOR SUCH APPLICATIONS BY THE MANUFACTURER.
- DOWELS IN INDUSTRIAL FLOOR APPLICATIONS SHOULD BE SMOOTH ALIGNED, AND SUPPORTED SO THEY WILL REMAIN PARALLEL IN BOTH HORIZONTAL AND VERTICAL PLANES DURING PLACING AND FINISHING.
- IN STEEL AND/OR CONC. BUILDINGS DO NOT POUR DIAMOND UNTIL STRUCTURAL STEEL AND CONCRETE ABOVE HAS BEEN INSTALLED.

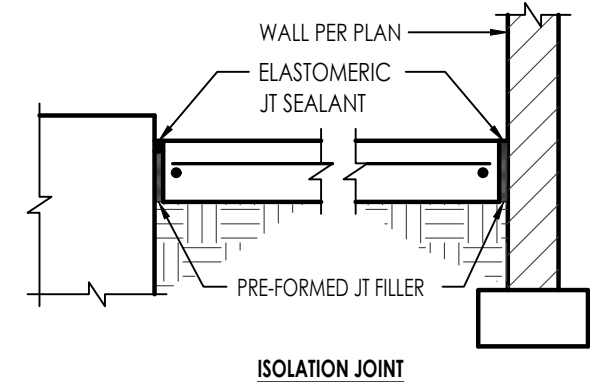


COLUMN ISOLATION JOINT

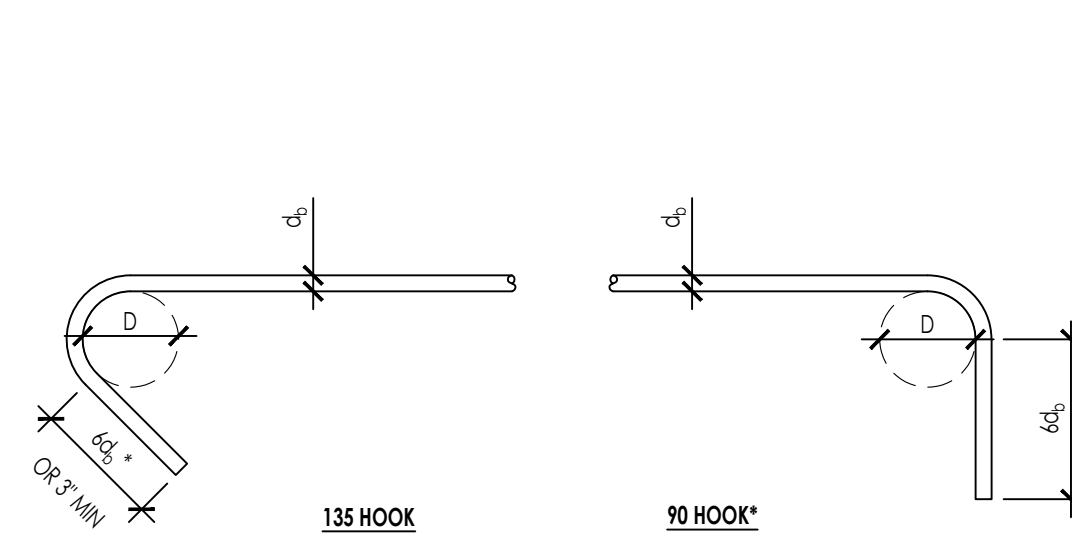


CONTRACTION JOINT

CONSTRUCTION JOINT (TYPICAL)

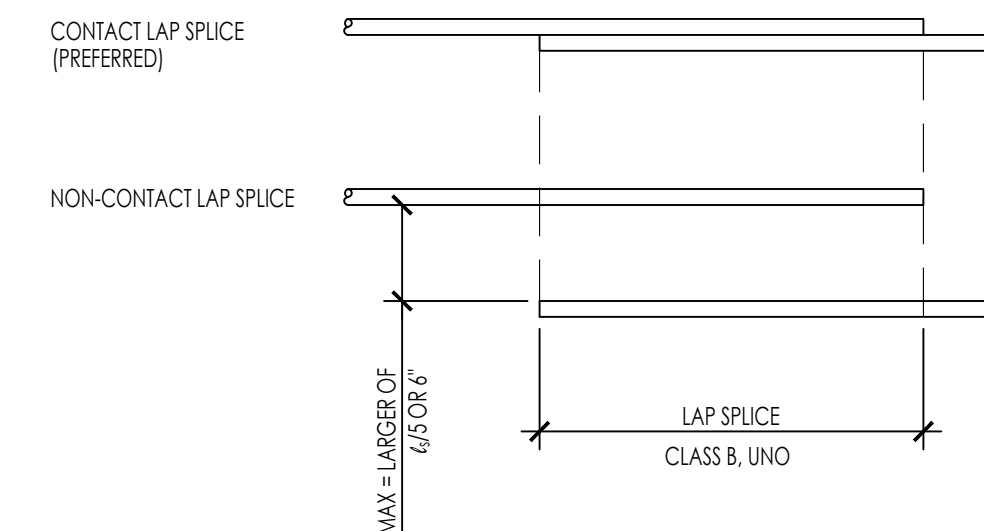


ISOLATION JOINT



BAR SIZE	D
#3	1 1/2"
#4	2"
#5	2 1/2"

* PROVIDE 10dL EXTENSIONS IN LIEU OF 4dL AT ALL FRAME COLUMNS, GIRDERS, SHEAR WALLS AND SHEAR WALL BOUNDARY MEMBERS



REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICE SCHEDULE

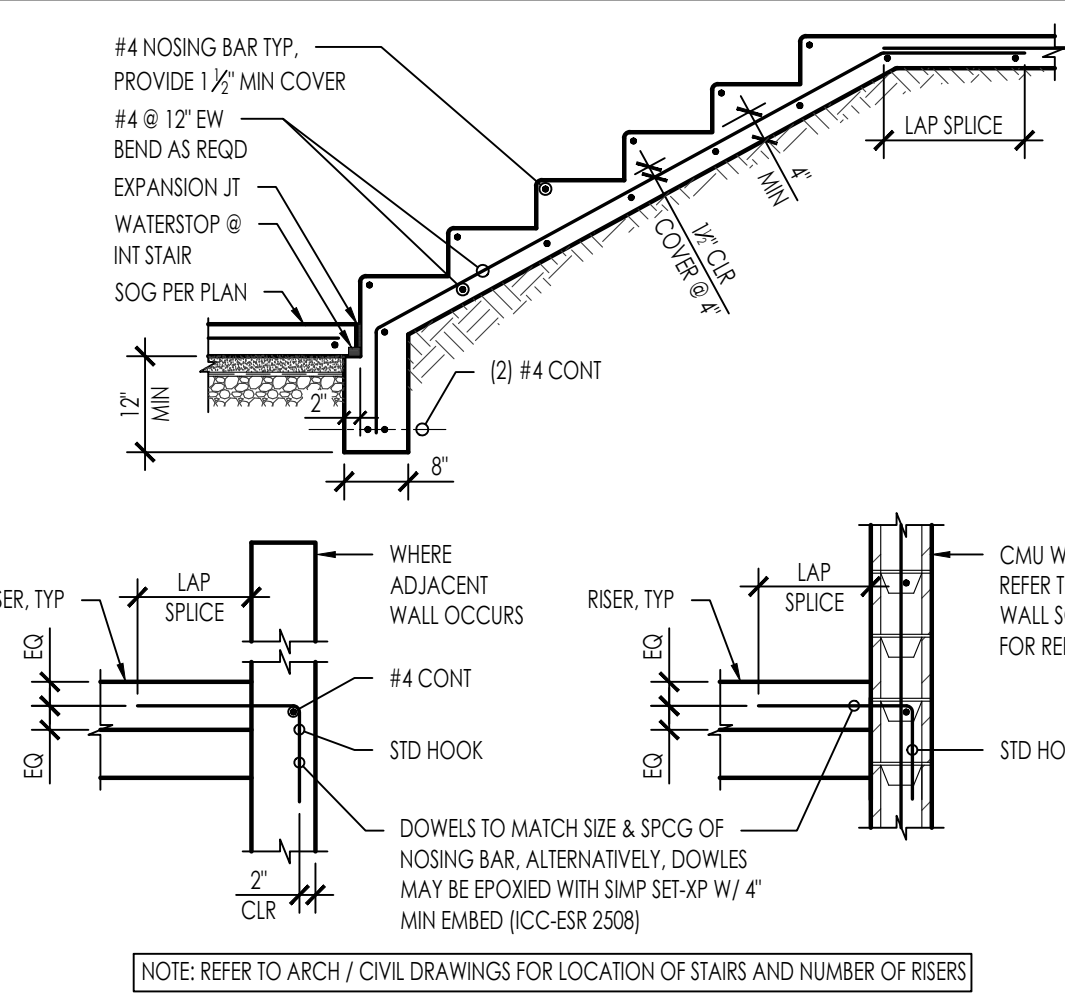
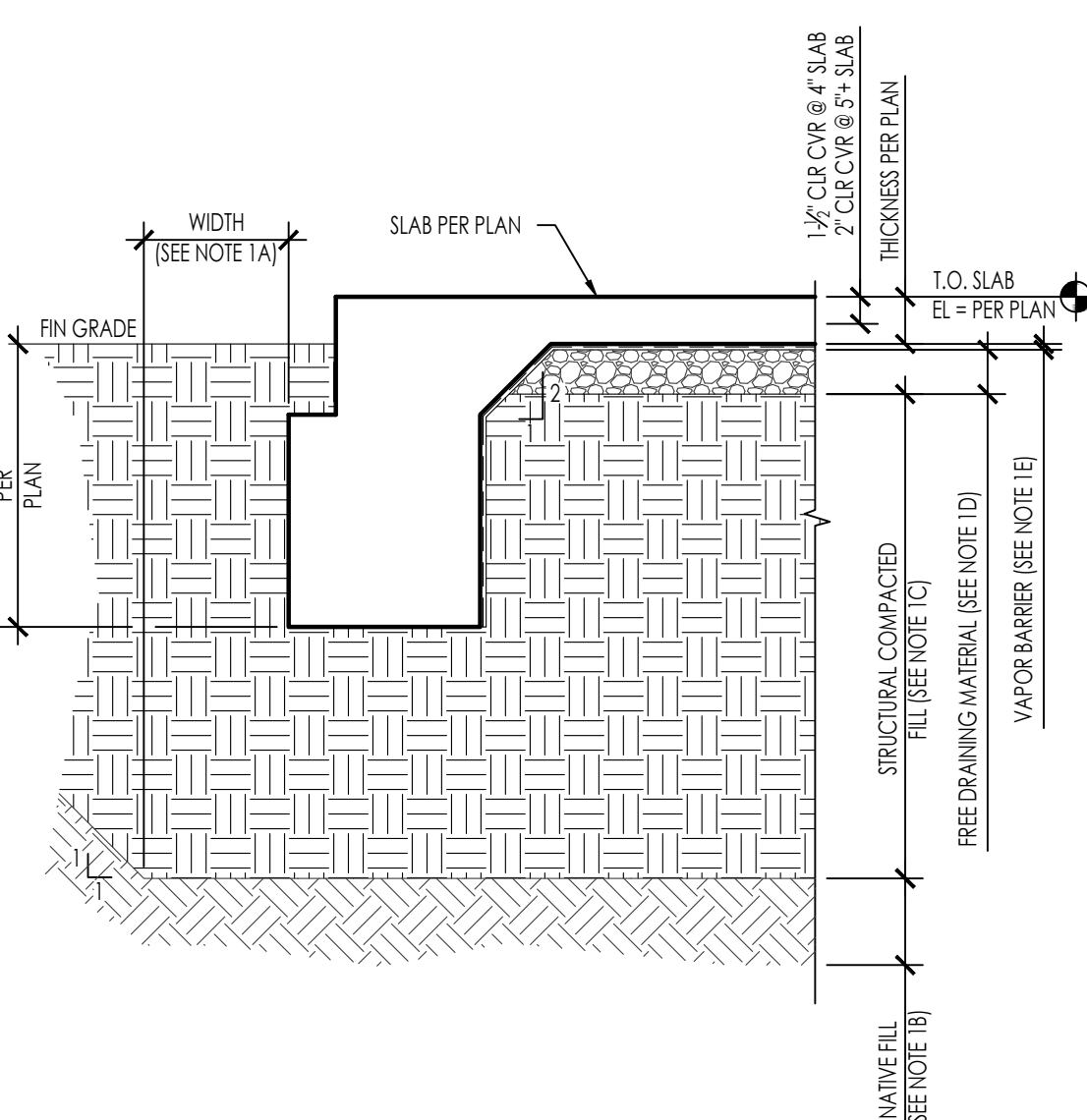
BAR SIZE	DEVELOPMENT LENGTH l_d (CLASS A LAP SPICE)		LAP SPICE l_s (CLASS B LAP SPICE)	
	2,500	3,000	2,500	3,000
#3	1'-6"	1'-5"	1'-3"	1'-10"
#4	2'-6"	1'-10"	1'-7"	2'-5"
#5	2'-6"	2'-4"	2'-0"	3'-0"
#6	3'-0"	2'-9"	2'-5"	3'-7"
#7	4'-5"	4'-0"	3'-6"	5'-2"
#8	5'-0"	4'-7"	4'-0"	6'-6"
#9	5'-8"	5'-2"	4'-6"	6'-9"
#10	6'-5"	5'-10"	5'-1"	8'-3"
#11	7'-1"	6'-6"	5'-7"	8'-5"

NOTES:

- VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
 - GRADE 60 REINFORCEMENT
 - NORMAL WEIGHT CONCRETE
 - FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
 - NON-EPOXY COATED REINFORCEMENT
 - HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS
 - FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3
 - CLEAR SPACING NOT LESS THAN d_b , CLEAR COVER NOT LESS THAN d_b , AND STIRRUPS THROUGH l_d NOT LESS THAN MIN OR
 - CLEAR SPACING NO LESS THAN $2d_b$ AND CLEAR COVER NOT LESS THAN d_b
 - FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5
 - REINFORCEMENT NOT IN SHEAR WALLS
 - FOR REINFORCEMENT IN SHEAR WALLS MULTIPLY THE VALUES ABOVE BY 1.25
- THE MULTIPLIERS LISTED IN NOTE 1 ABOVE ARE CUMULATIVE INCREASES IN DEVELOPMENT/LAP SPICE LENGTH.
- ALL LAP SPICES REFERENCED IN THE PLANS SHALL BE CLASS B UNLESS NOTED OTHERWISE.
- WHEN REINFORCING BARS OF TWO SIZES ARE LAP SPICED IN TENSION, USE THE LARGER OF THE TENSION CLASS B, LAP SPICE LENGTH (l_s) OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH (l_d) OF THE LARGER BAR.

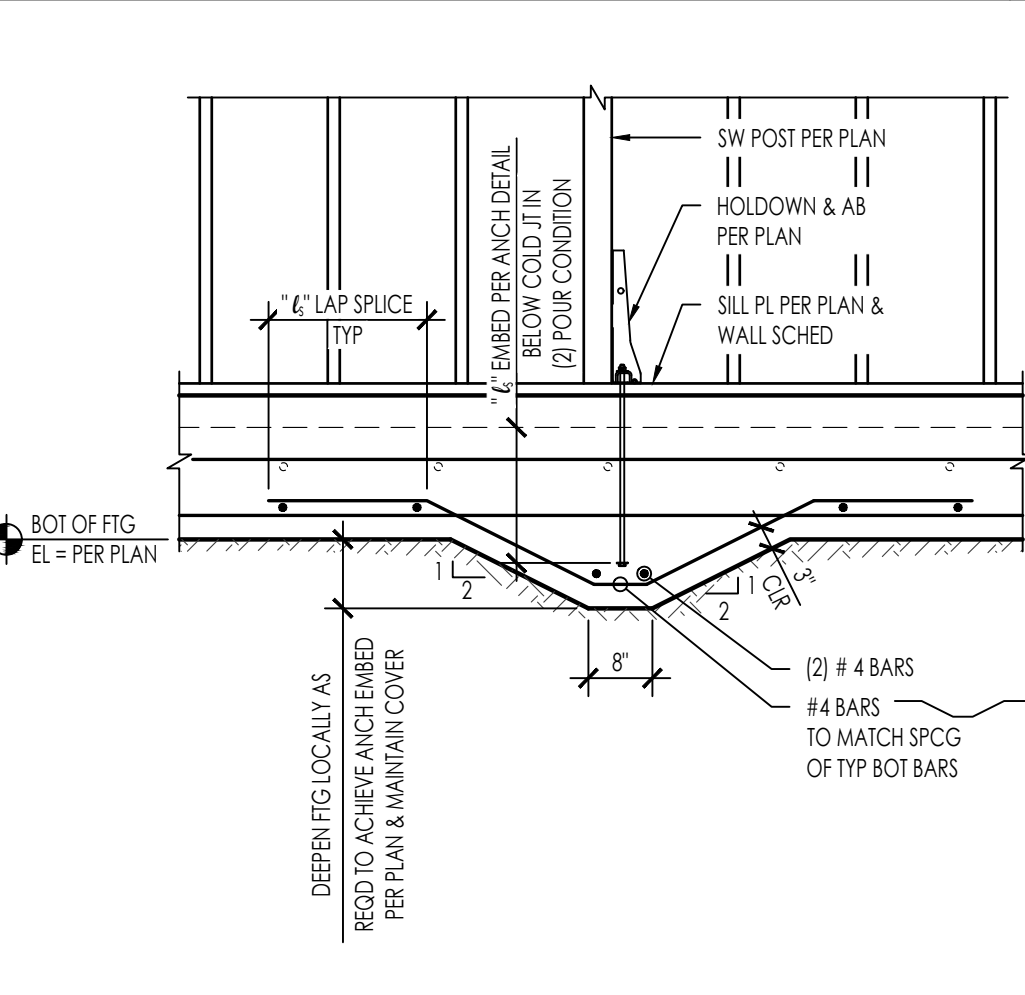
SLAB ON GRADE JOINTS

2460-01-C101 - S31 - 31



CONC STAIRS ON GRADE

NTS 42

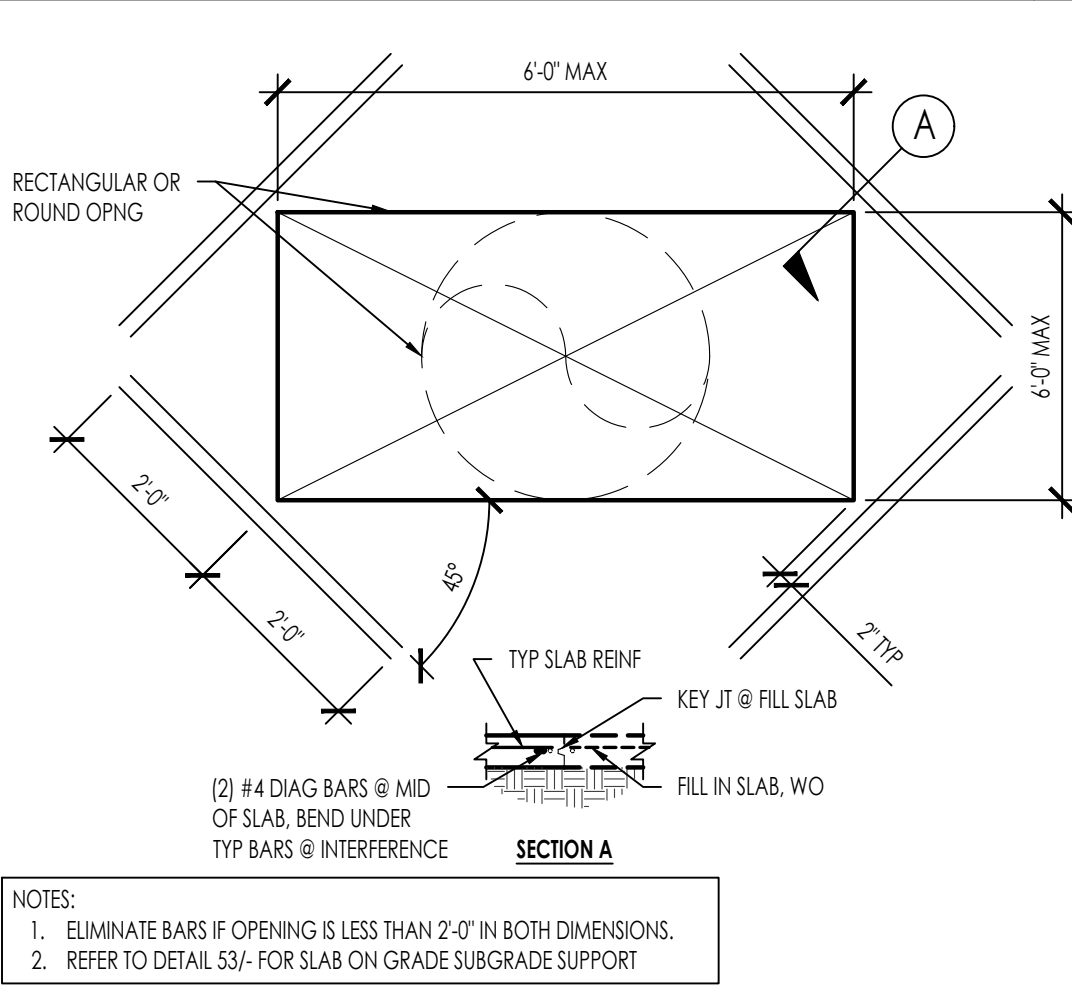


DEEPEMED FTG @ ANCHOR BOLT

NTS 32

REINF TIES AND STIRRUPS

2460-01-C101 - S21 - 21



SOG OPENING

NTS 22

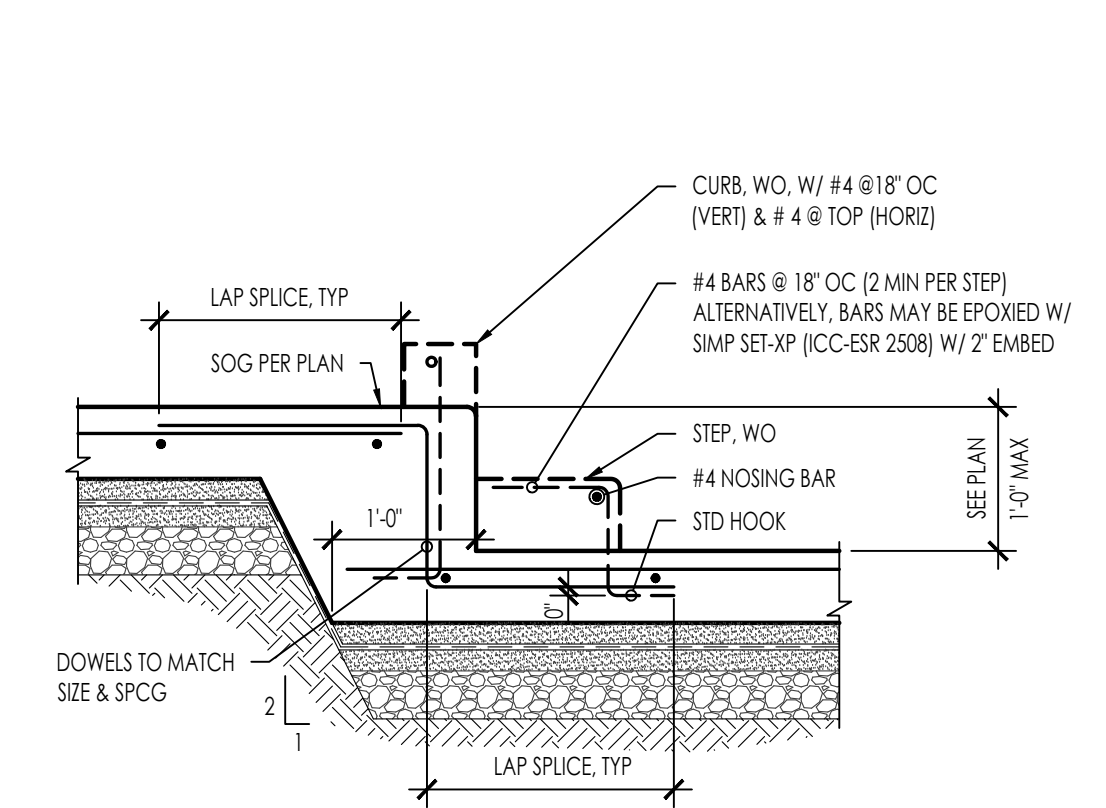
REINF DEVELOPMENT LENGTH AND SPLICES

NTS 12

- NOTES:**
- PREPARATION OF THE SLAB SUBGRADE SHALL BE BASED ON THE GEOTECHNICAL INVESTIGATION REPORT AS REFERENCED IN THE FOUNDATION GENERAL NOTES, THE FOLLOWING INFORMATION IS FOR REFERENCE ONLY.
 - OVER-EXCAVATION SHALL EXTEND 5 FEET BEYOND PERIMETER FOUNDATION, TO PROPERTY LINES OR EXISTING IMPROVEMENTS, WHICHEVER IS LEAST.
 - NATIVE MATERIALS
 - SHALL BE OVER-EXCAVATED 30" BELOW (E) GRADE OR 12" BELOW BOTTOM OF FOOTINGS, TO COMPETENT MATERIAL, OR TO 1/2 THE DEPTH OF THE DEEPEST FILL (MEASURED FROM THE BOTTOM OF THE DEEPEST FOOTING); WHICHEVER IS GREATEST.
 - THE EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6", MOISTURE CONDITIONED TO 3 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
 - ENGINEERED COMPACTED FILL
 - REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR RECOMMENDATIONS FOR STRUCTURAL FILL
 - STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH APPROXIMATELY 8" THICK BEFORE COMPACTATION, AND SHOULD BE CONDITIONS WITH WATER TO PRODUCE A SOIL WATER CONTENT NEAR OPTIMUM MOISTURE AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
 - 4" THICK, CLEAN FREE-DRAINING MATERIAL SUCH AS 1/2" COARSE AGGREGATE
 - REFER TO GEOTECH REPORT AND ARCH DRAWINGS FOR VAPOR BARRIER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR SEALING OF PENETRATIONS, JOINTS AND EDGES.
 - VAPOR BARRIER IS NOT TO BE PUNCTURED DURING CONSTRUCTION OF SLAB ON GRADE.
 - 2" THICK OPTIONAL SAND LAYER, SHALL BE LIGHTLY MOISTENED PRIOR TO PLACING CONCRETE.

SLAB ON GRADE EDGE AND SUBGRADE PREP

2460-01-C101 - S31 - 53

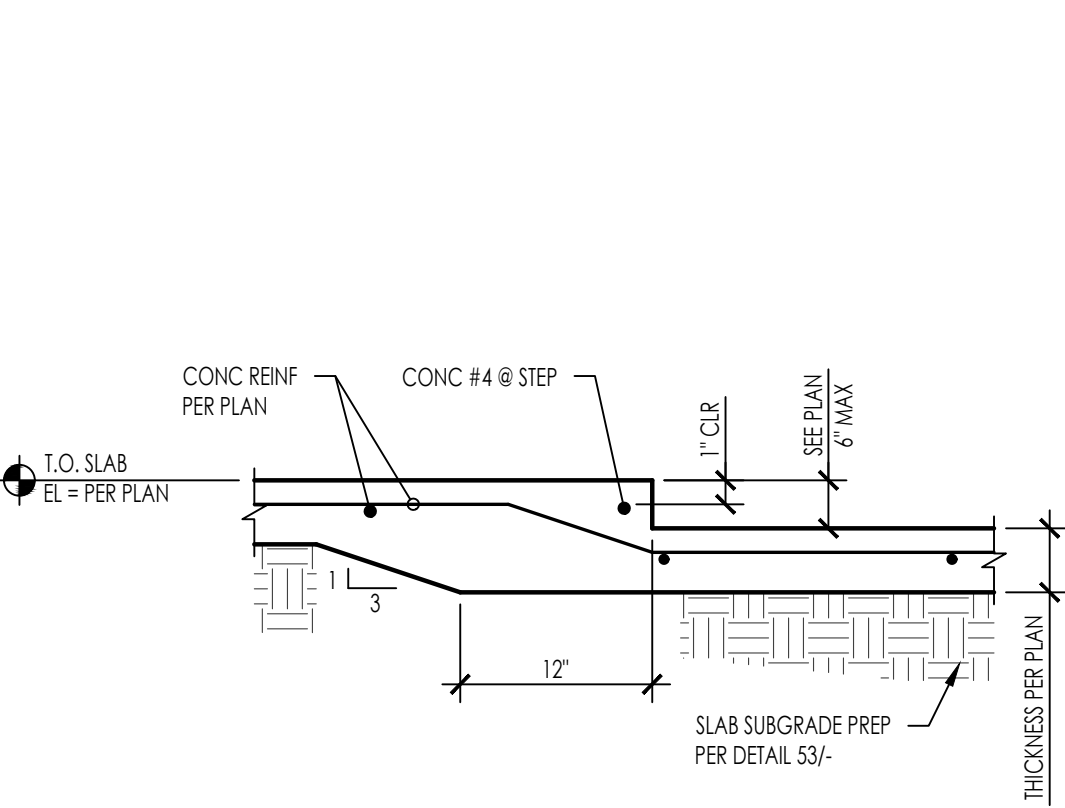


STEP IN CONCRETE SLAB ON GRADE

NTS 54

SLEEVE THROUGH FOUNDATION (SLAB TURN-DOWN)

2460-01-C101 - S31 - 43

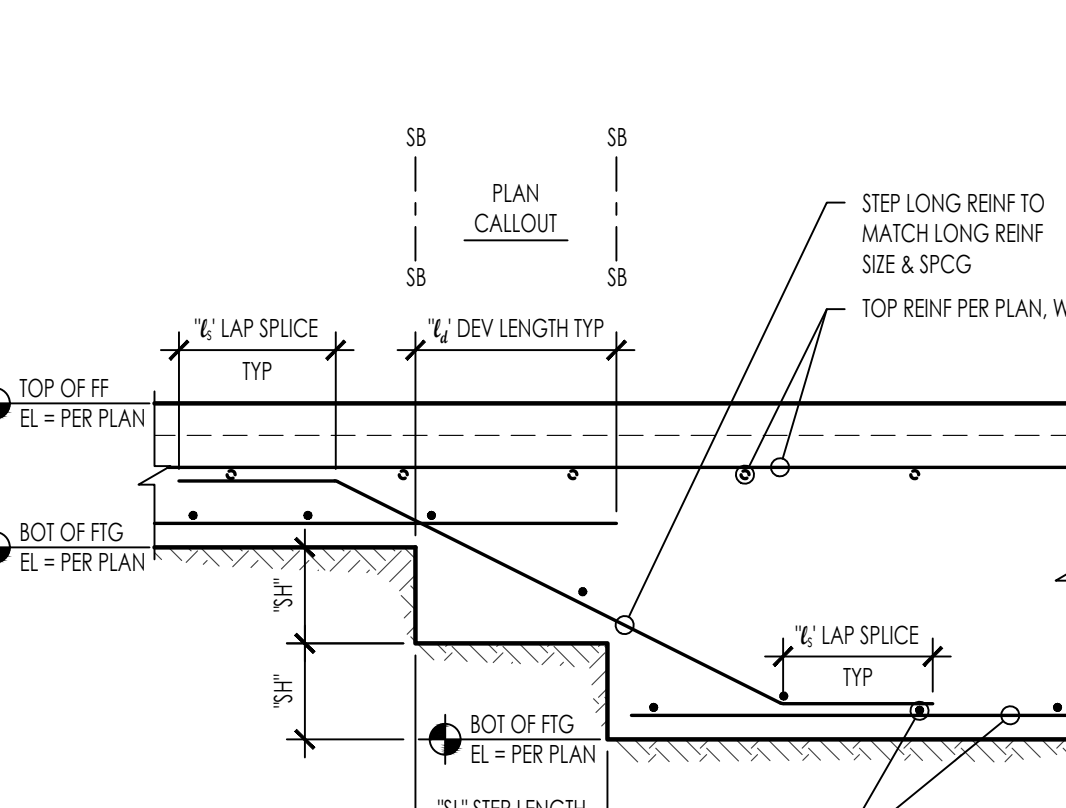


SLAB ON GRADE DEPRESSION

NTS 44

STEP FOOTING

2460-01-C101 - S31 - 33

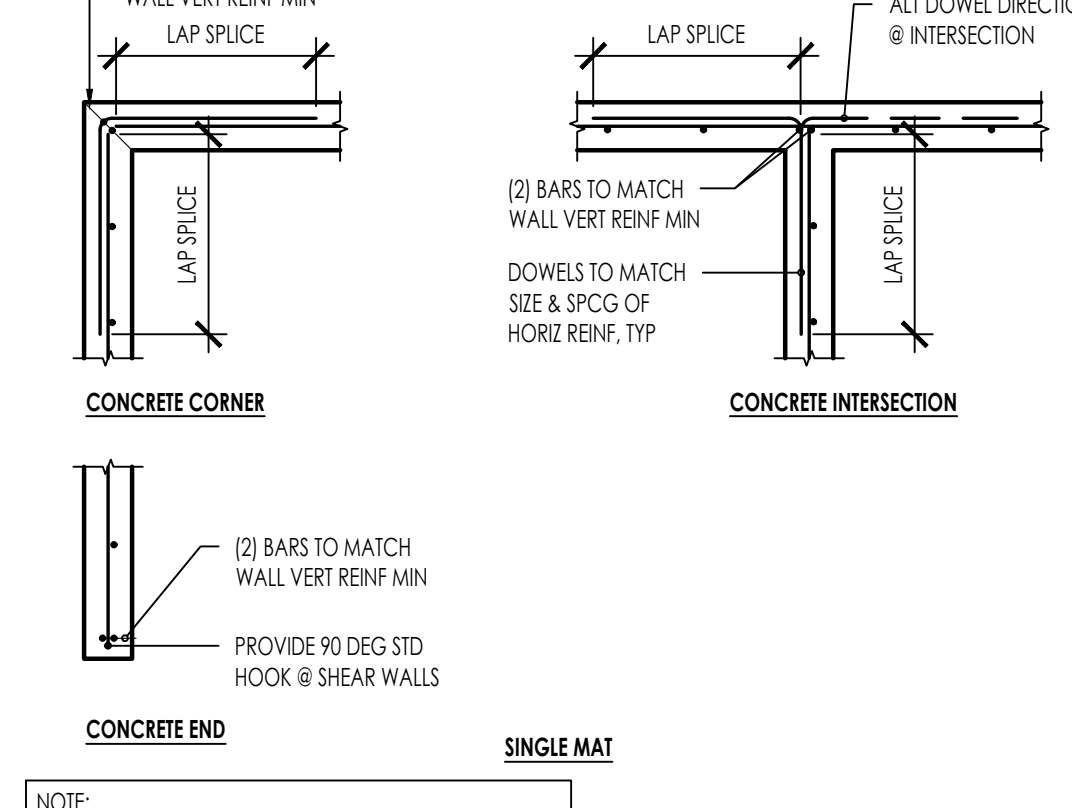


STEPPED FOOTING (BOTTOM ONLY)

NTS 34

CONC REINF @ INTERSECTION

2460-01-C101 - S31 - 24



CONC REINF @ INTERSECTION

NTS 24

REINF HOOK DEVELOPMENT LENGTH AND BENDS

NTS 14

BAR SIZE	D	l_{db}	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-8"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-7"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-10"	2'-7"	2'-3"

NOTES:

- ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE WITH A MINIMUM 2" END COVER AND WITH EMBEDMENT NOT LESS THAN SHOWN ON THE SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.
- MINIMUM SIDE COVER = 2d.
- FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA

TYPICAL CONCRETE DETAILS

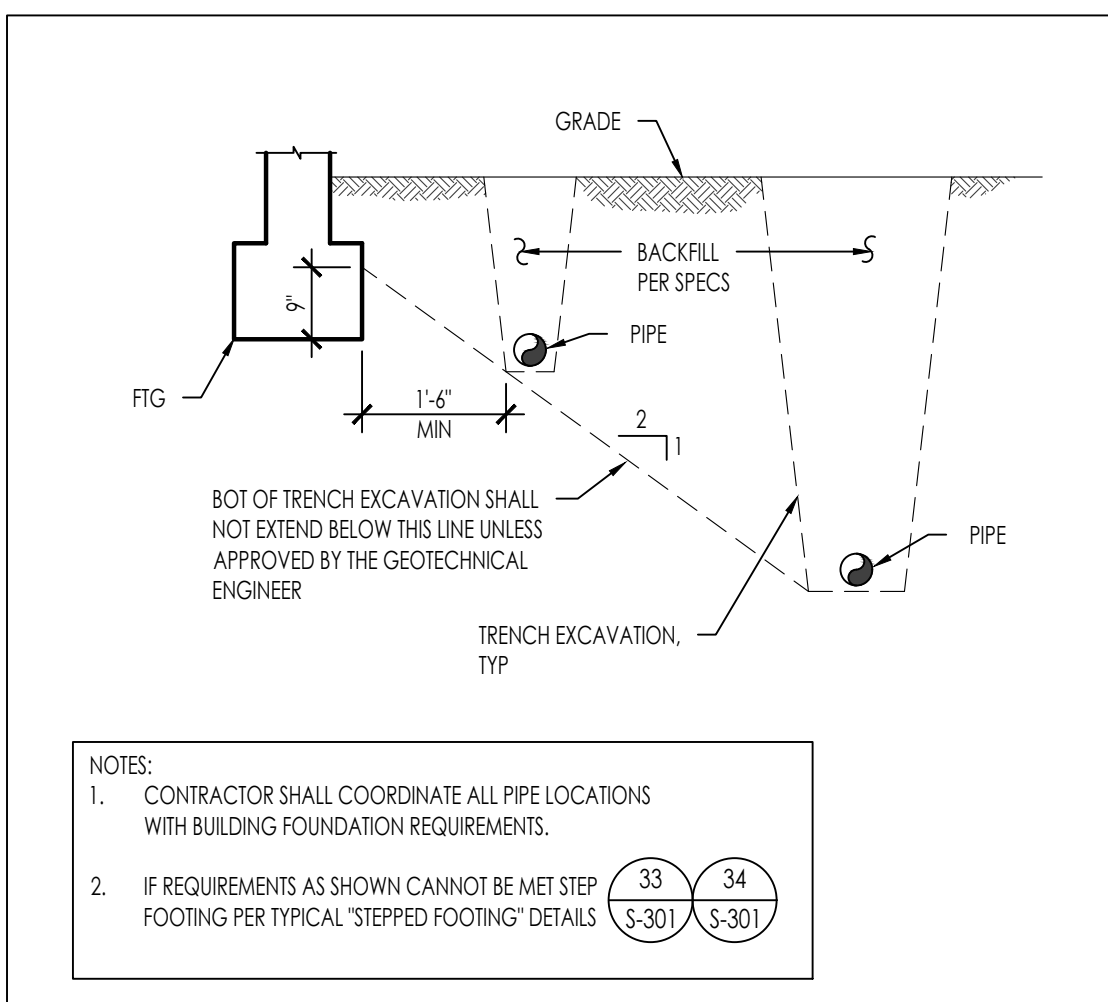
CONSTRUCTION DOCUMENTS

DATE
06/28/23
SHEET

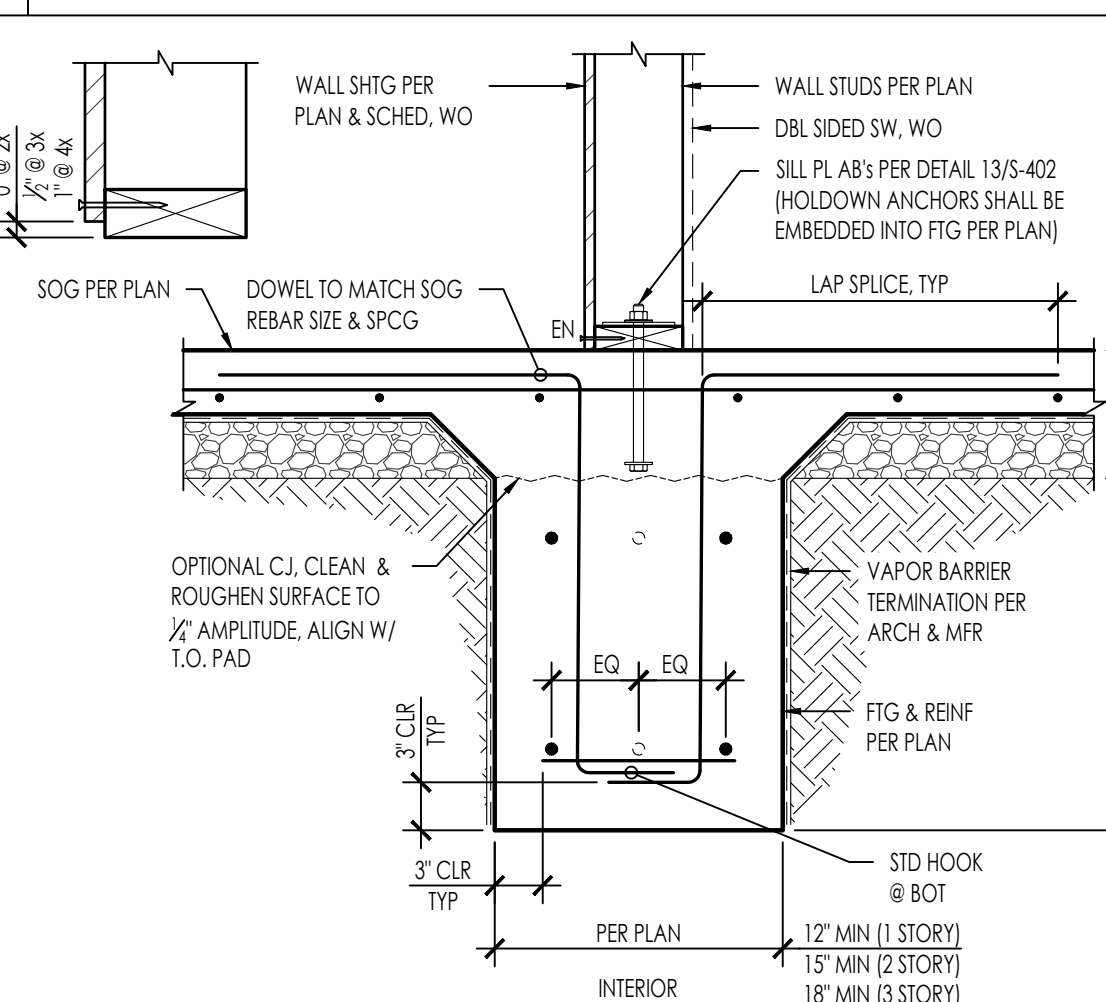
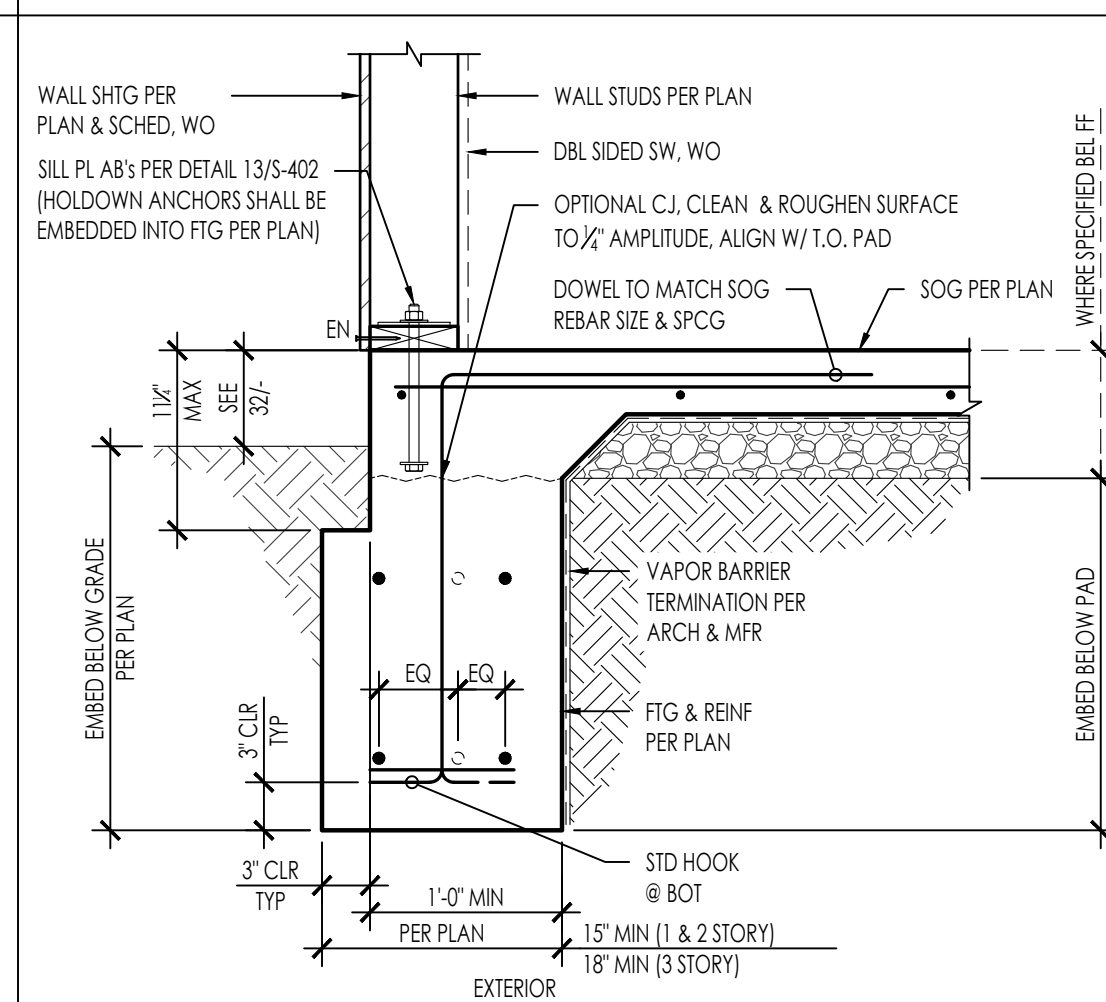
S-301



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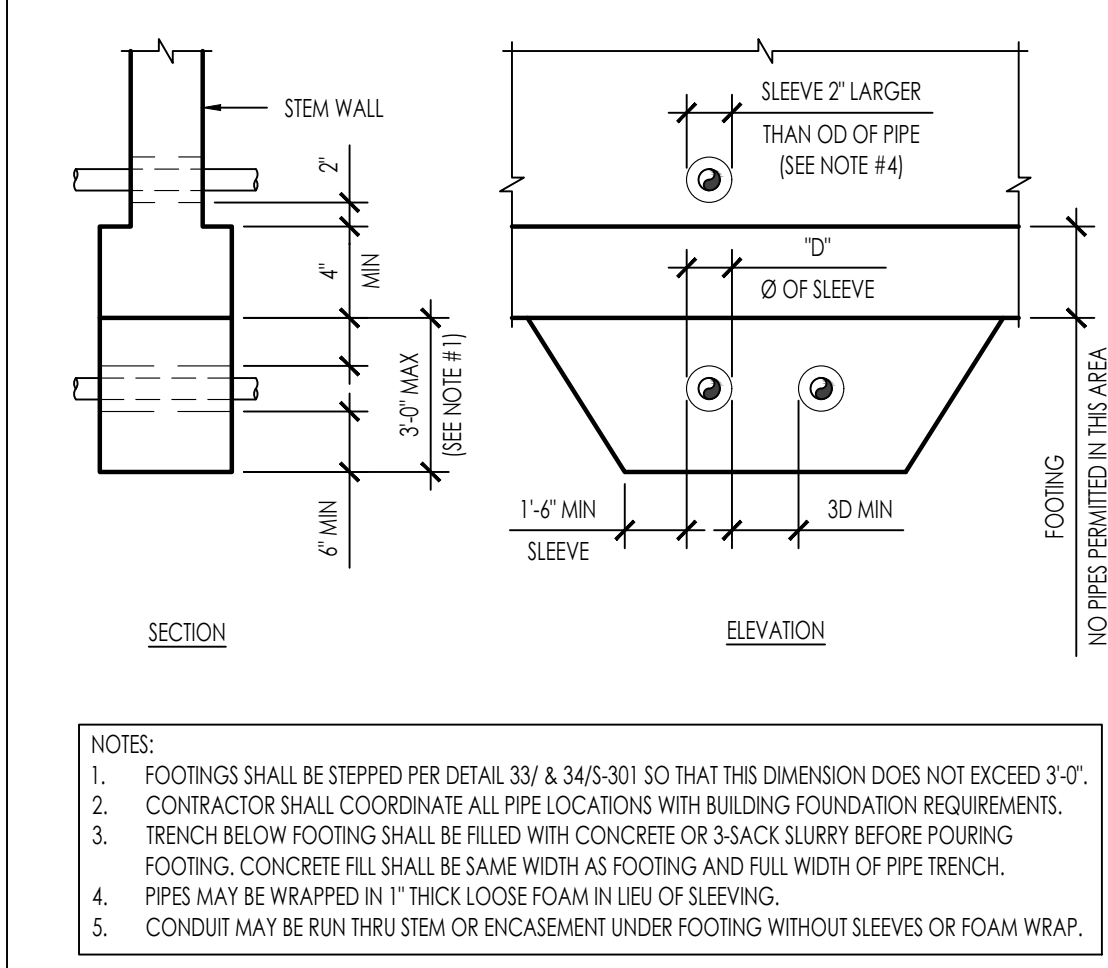
- NOTES:
- CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
 - IF REQUIREMENTS AS SHOWN CANNOT BE MET STEP FOOTING PER TYPICAL "STEPPED FOOTING" DETAILS



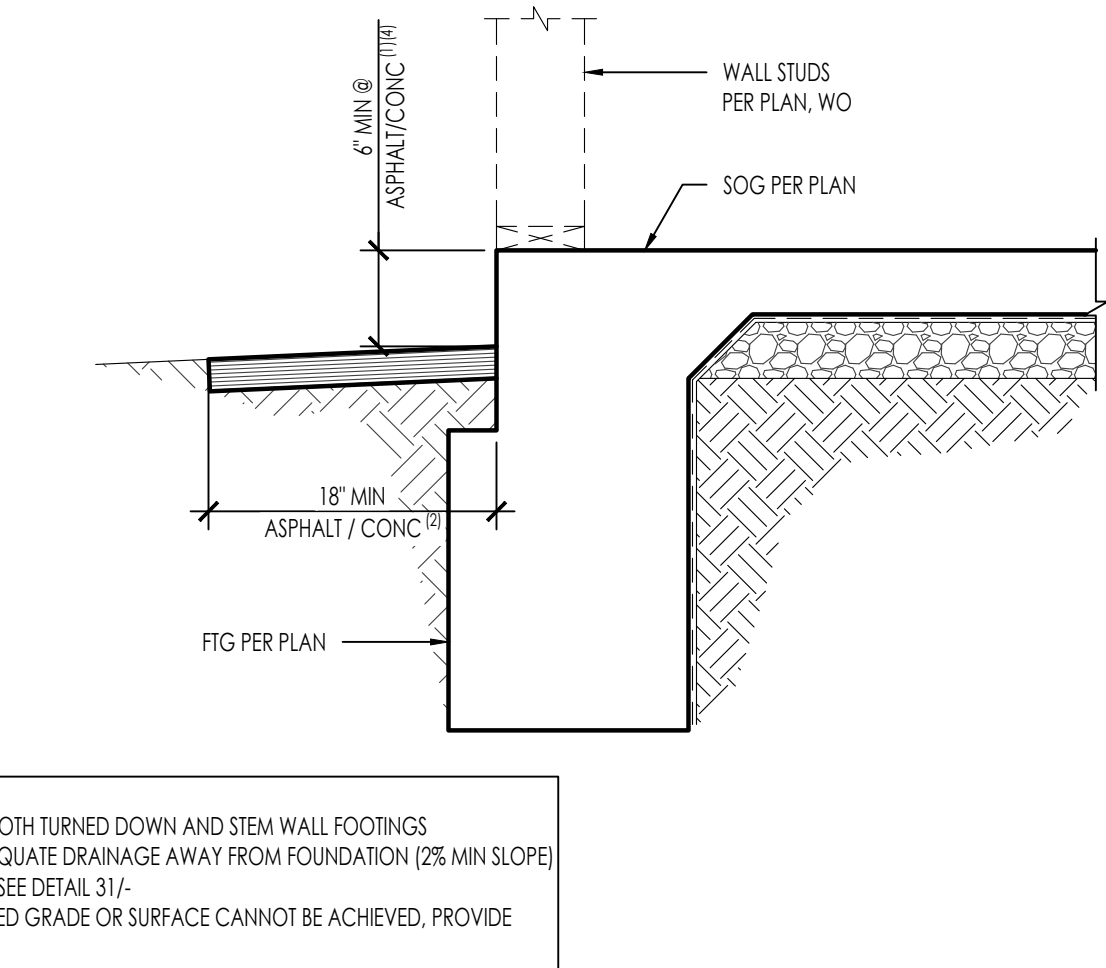
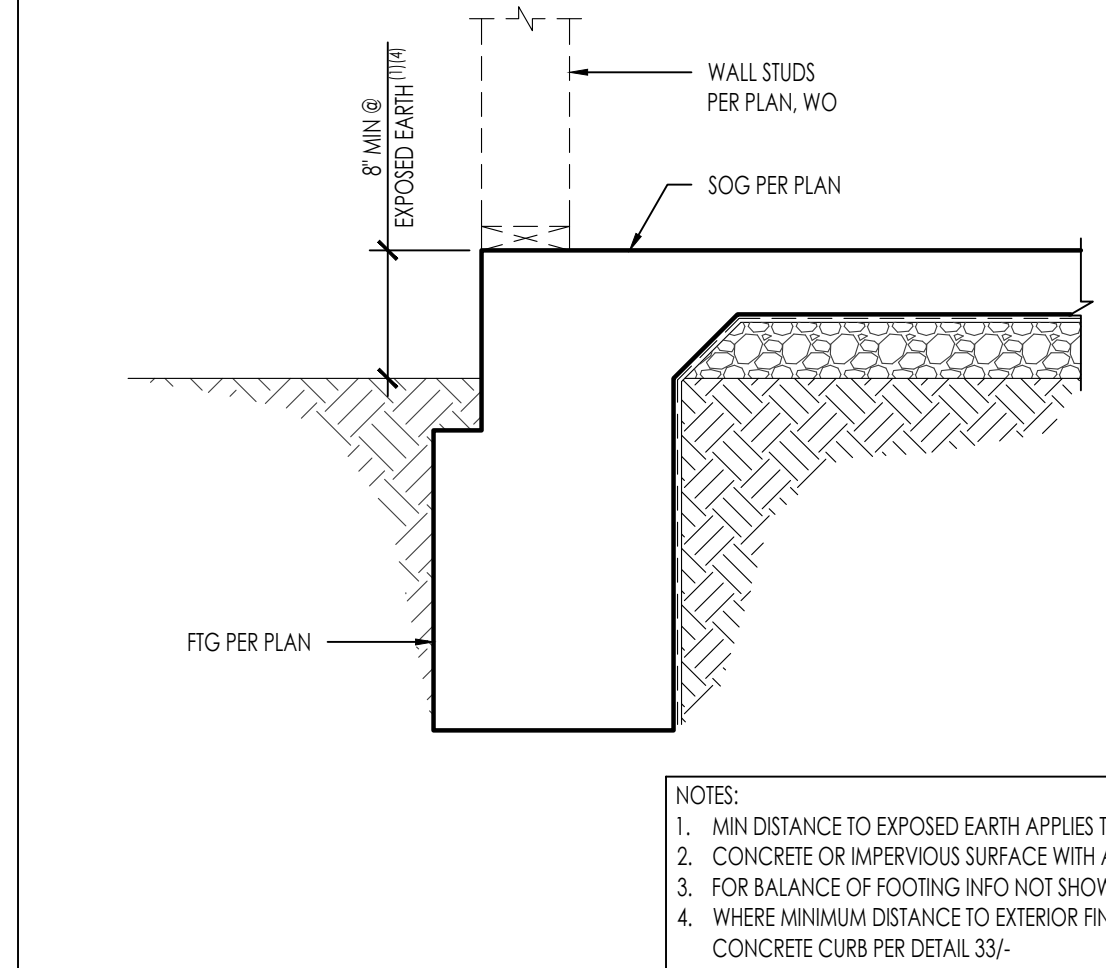
PIPES PARALLEL TO FOOTINGS NTS 51

CONTINUOUS WALL FOOTING NTS 31

CONTINUOUS WALL FOOTING NTS 31



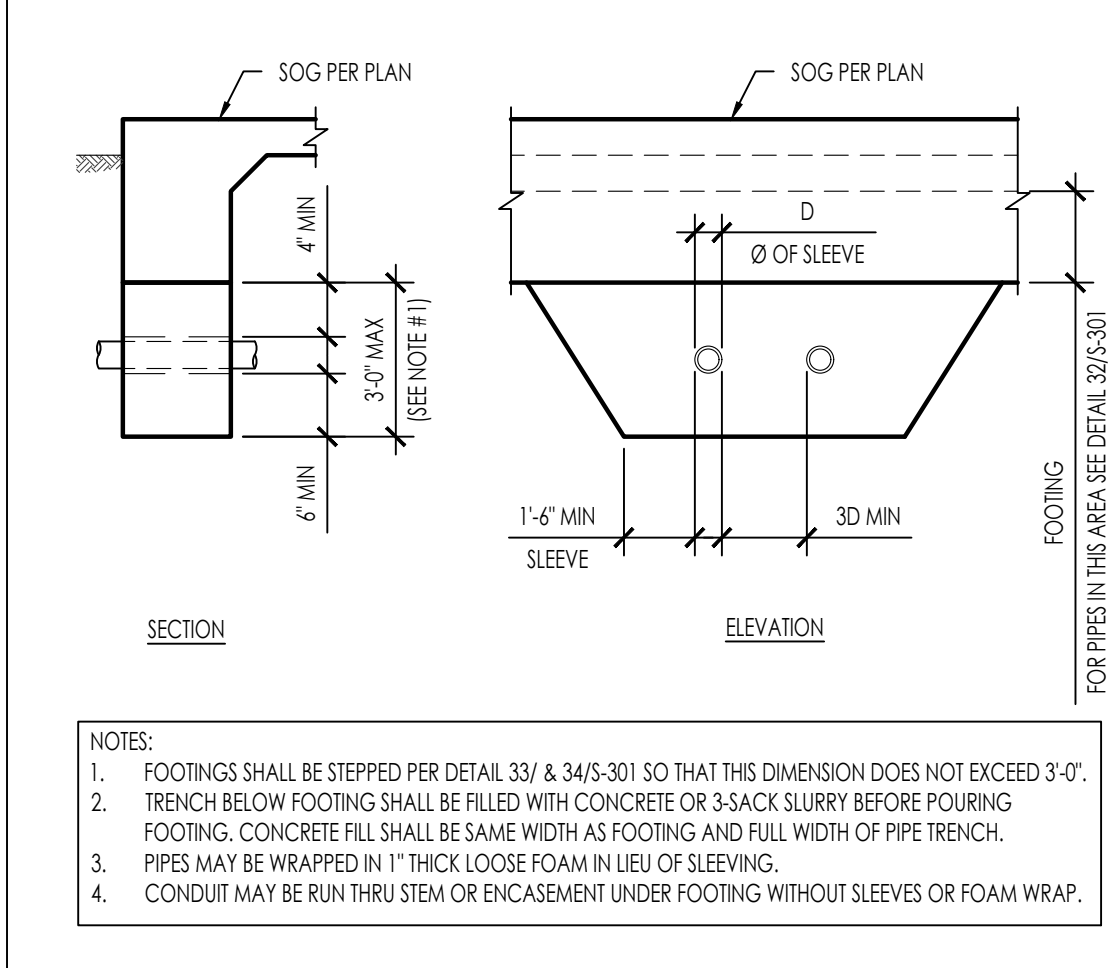
- NOTES:
- FOOTINGS SHALL BE STEPPED PER DETAIL 33/ & 34/S-301 SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0\"/>
 - CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
 - TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3-SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.
 - PIPES MAY BE WRAPPED IN 1\"/>
 - CONDUIT MAY BE RUN THRU STEM OR ENCASEMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.



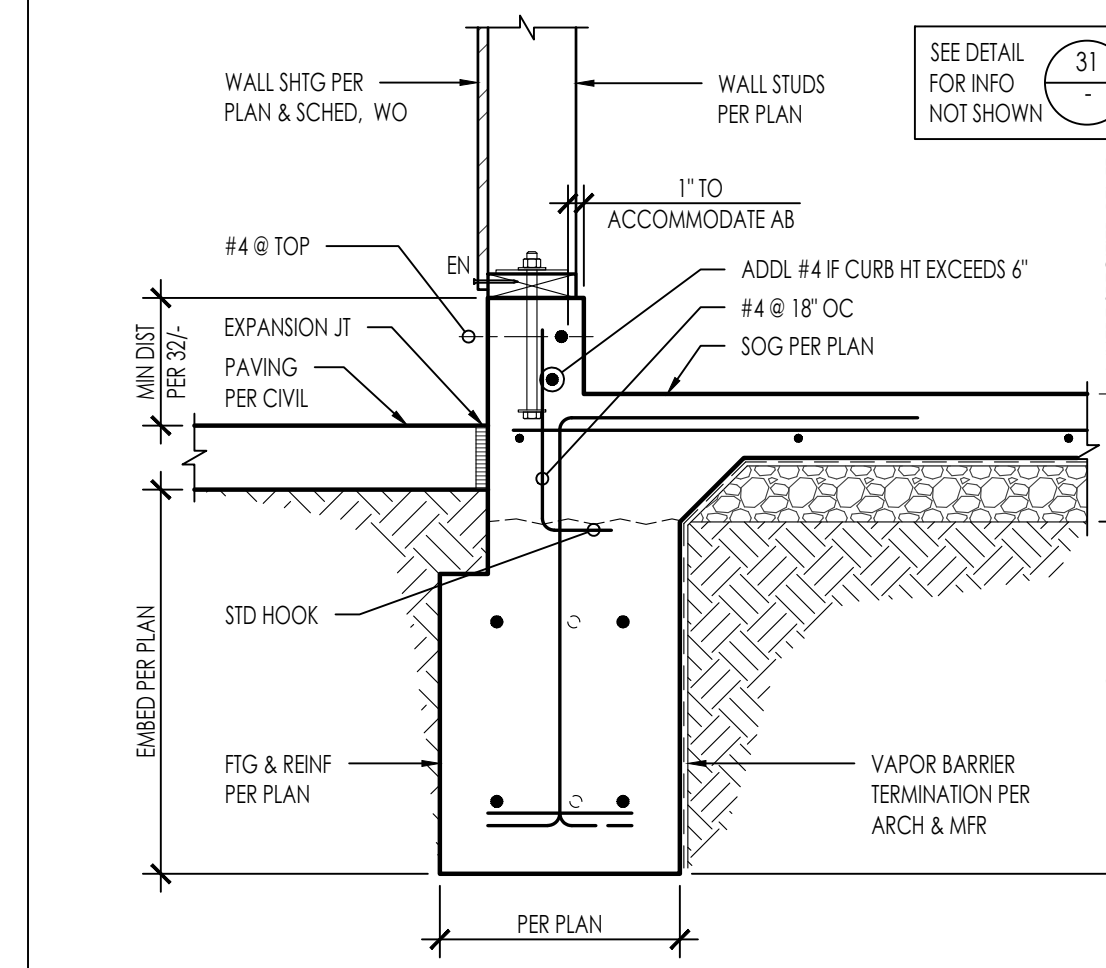
PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL NTS 52

MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING NTS 32

MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING NTS 32



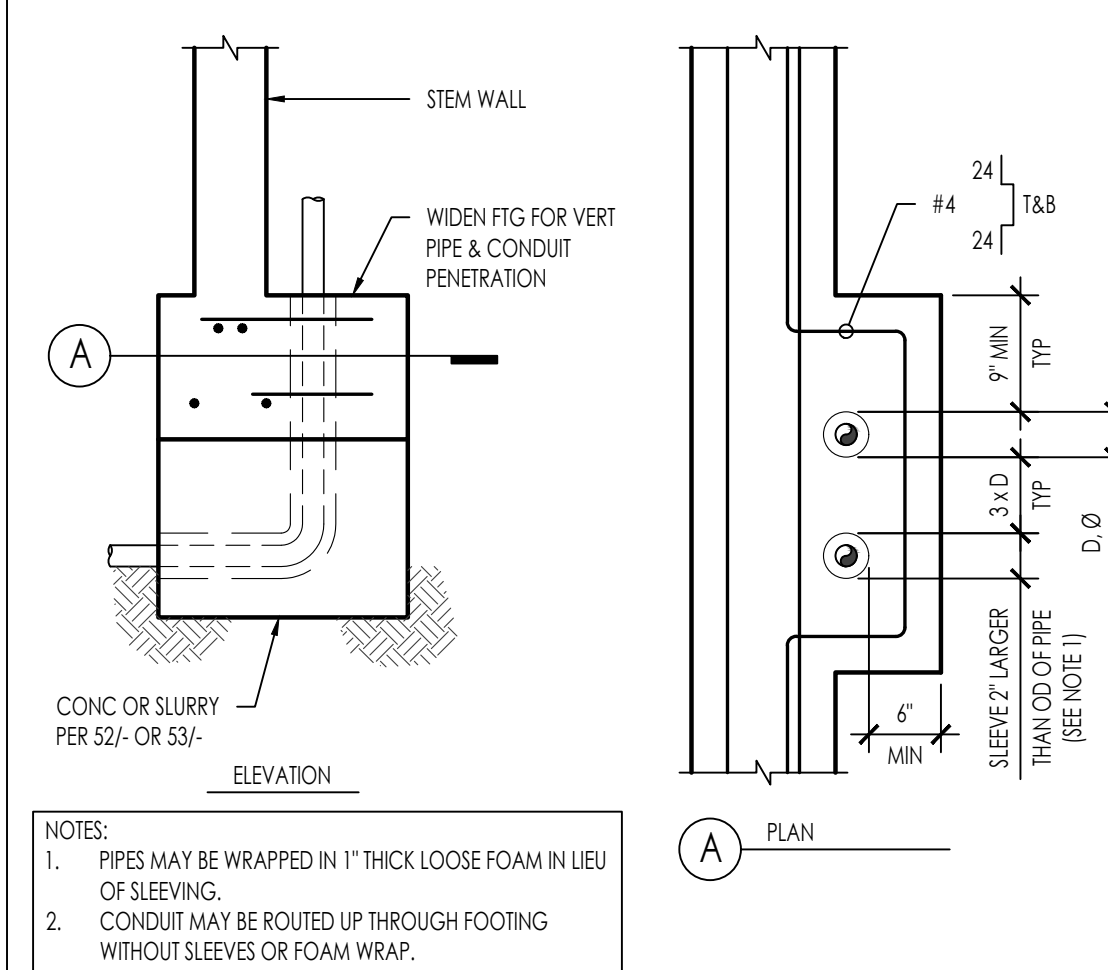
- NOTES:
- FOOTINGS SHALL BE STEPPED PER DETAIL 33/ & 34/S-301 SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0\"/>
 - TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3-SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.
 - PIPES MAY BE WRAPPED IN 1\"/>
 - CONDUIT MAY BE RUN THRU STEM OR ENCASEMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.



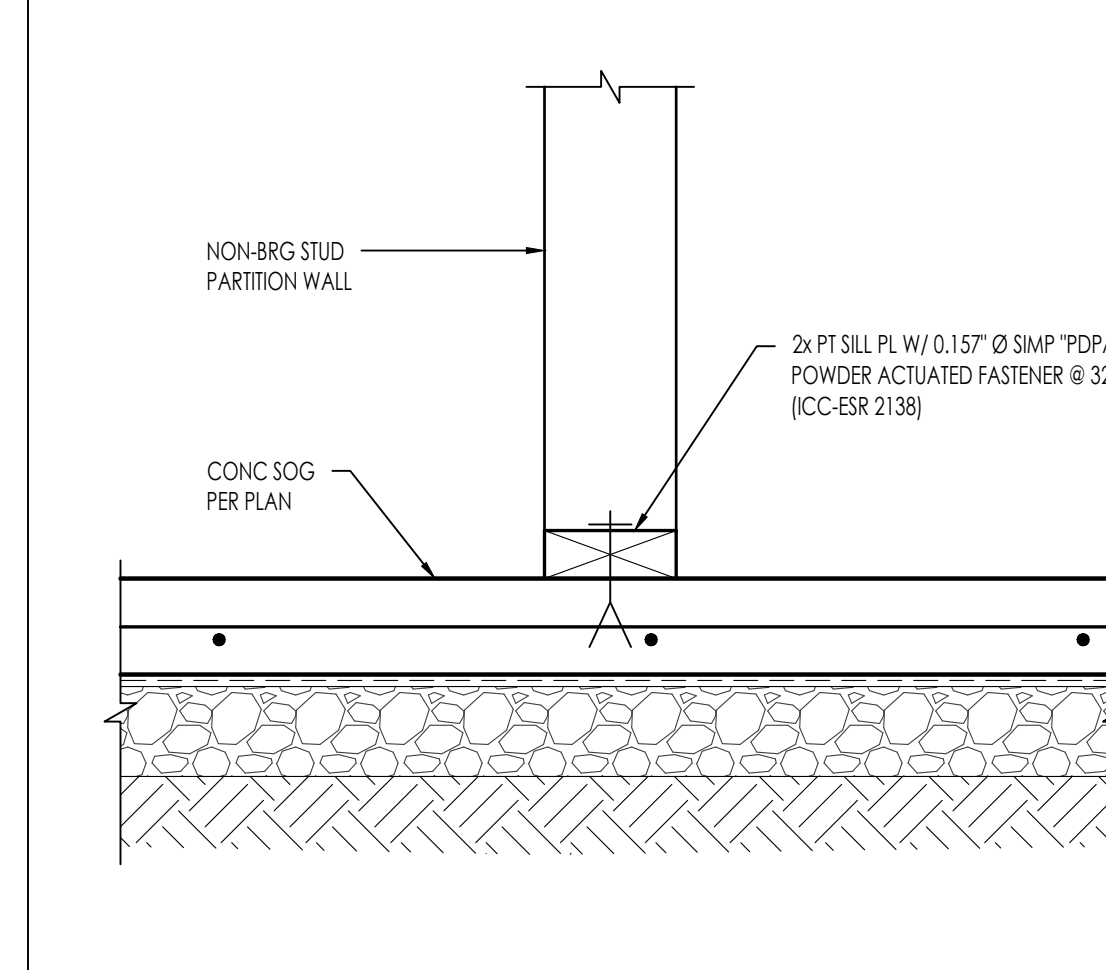
PIPES PERPENDICULAR TO FOOTINGS NTS 53

EXTERIOR CONTINUOUS WALL FTG W/ CURB NTS 43

EXTERIOR CONTINUOUS WALL FTG W/ CURB NTS 43



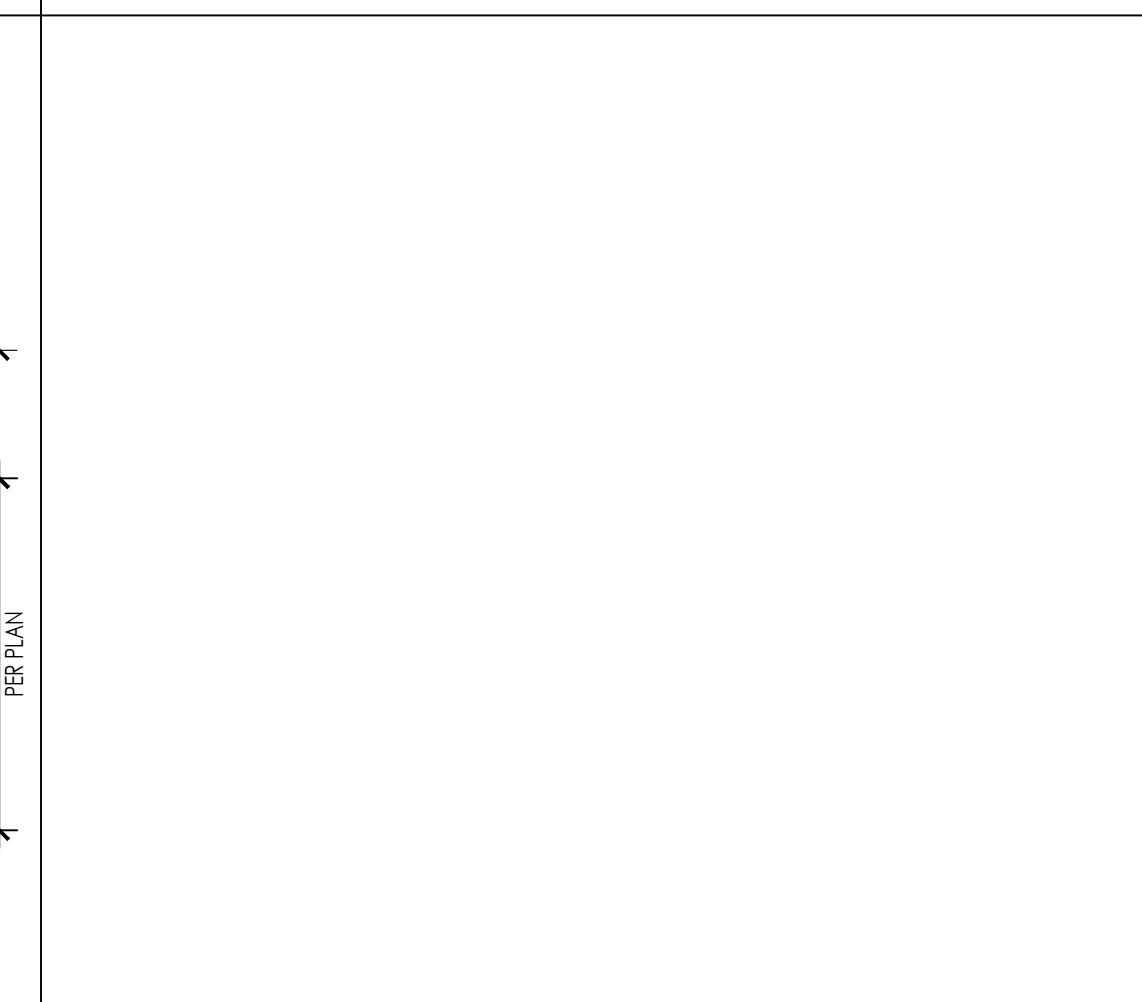
- NOTES:
- PIPES MAY BE WRAPPED IN 1\"/>
 - CONDUIT MAY BE ROUTED UP THROUGH FOOTING WITHOUT SLEEVES OR FOAM WRAP.



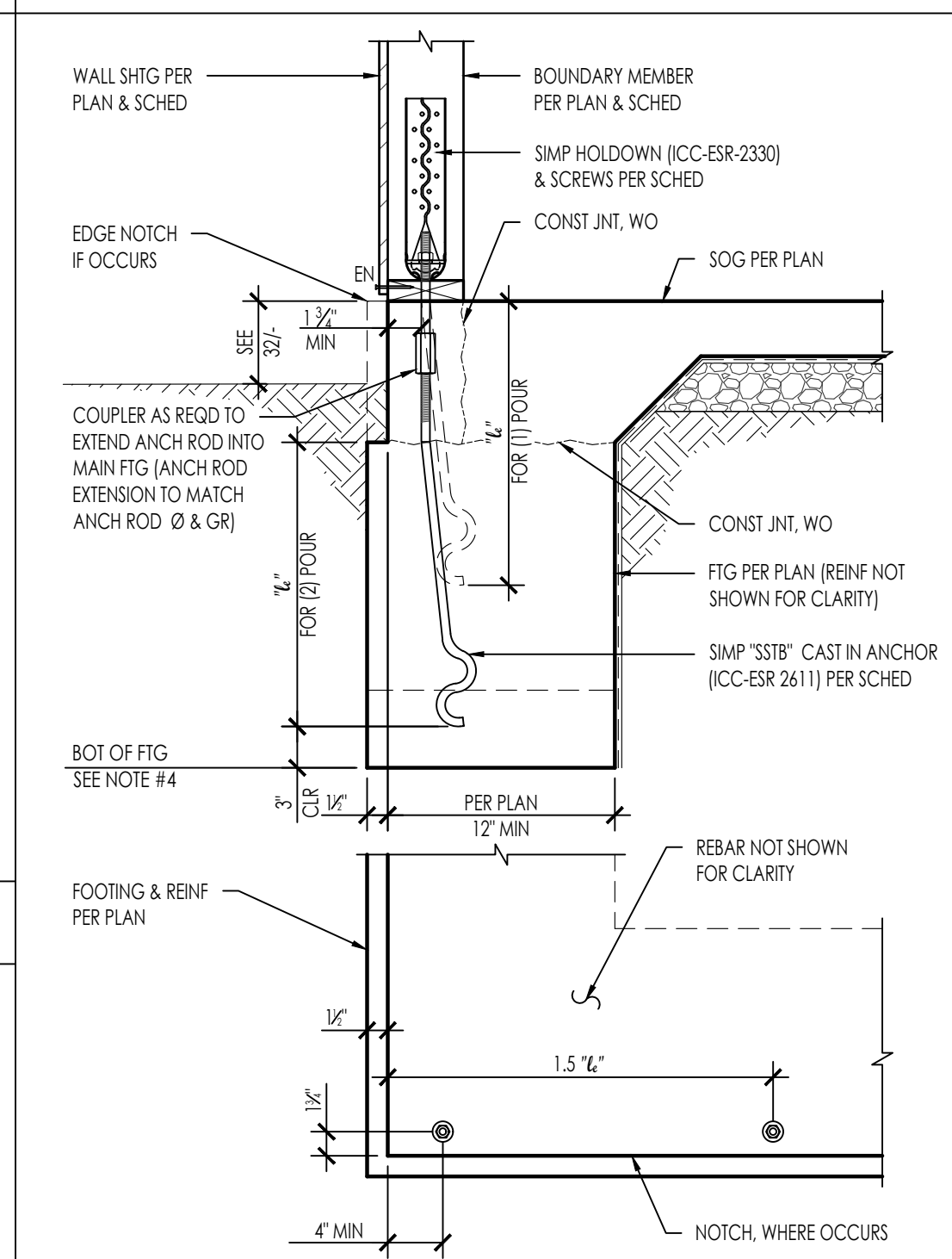
TYPICAL VERT PIPES OR COND THROUGH FOOTING NTS 54

NON-BEARING WALL ANCHORAGE @ SOG NTS 44

NON-BEARING WALL ANCHORAGE @ SOG NTS 44



SSBT ANCHOR & HOLDOWN @ FOUNDATION NTS 21



TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED (IN)	ALLOWABLE LOADS (LB)	
							CORNER	MIDWALL
BA	HDU4-SDS2.5	SSBT16		10-SDS 1/2" x 2 1/2"	3	12 3/4	3,780	3,780
BB	HDU5-SDS2.5	SSBT20	3/4	14-SDS 1/2" x 2 1/2"	3	16 3/4	4,785	4,785
BC	HDU5-SDS2.5	SSBT24		14-SDS 1/2" x 2 1/2"	3	20 3/4	5,645*	5,645*
BD	HDQ8-SDS3	SSBT28	1/2	20-SDS 1/2" x 3"	4 1/2	24 1/4	9,230*	9,230*

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

SSBT ANCHOR & HOLDOWN @ FOUNDATION NTS 21

SSBT ANCHOR & HOLDOWN @ FOUNDATION NTS 21

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CONSTRUCTION DOCUMENTS

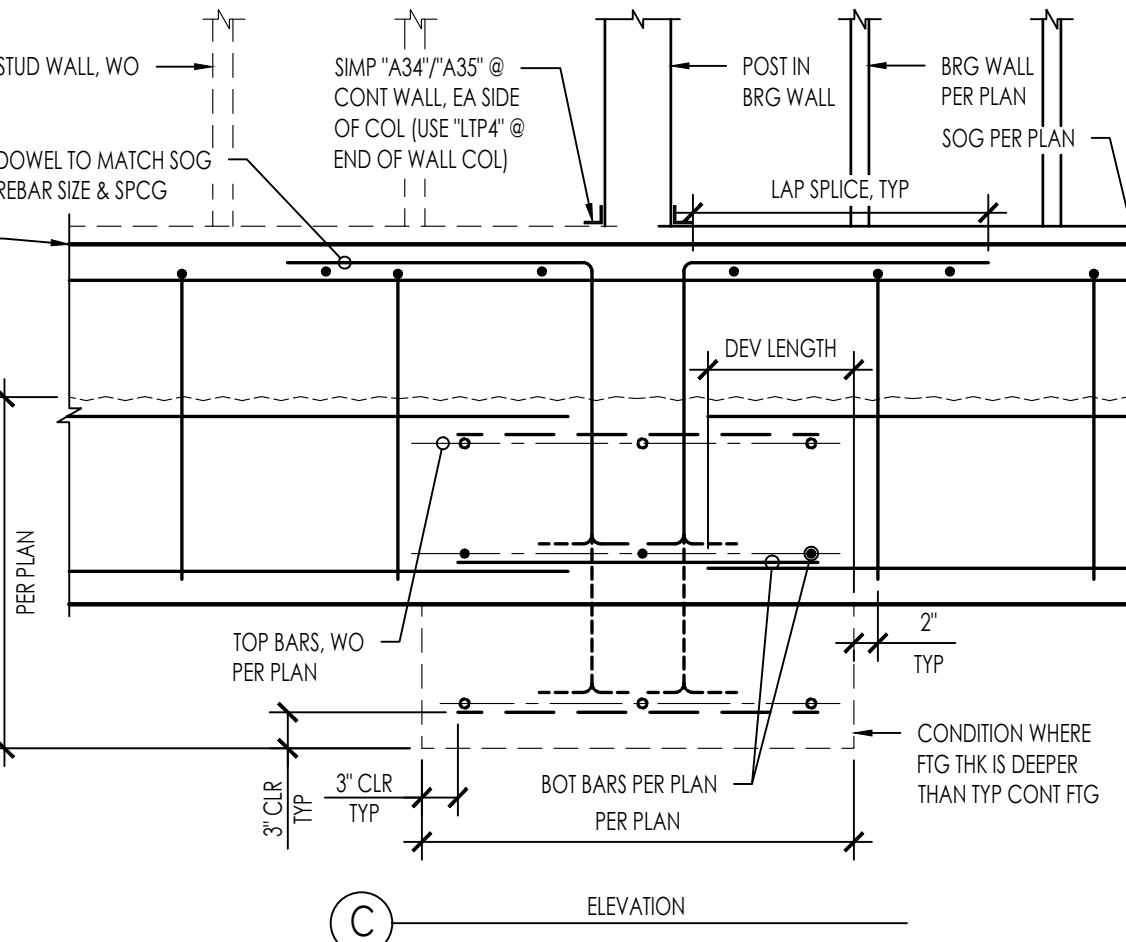
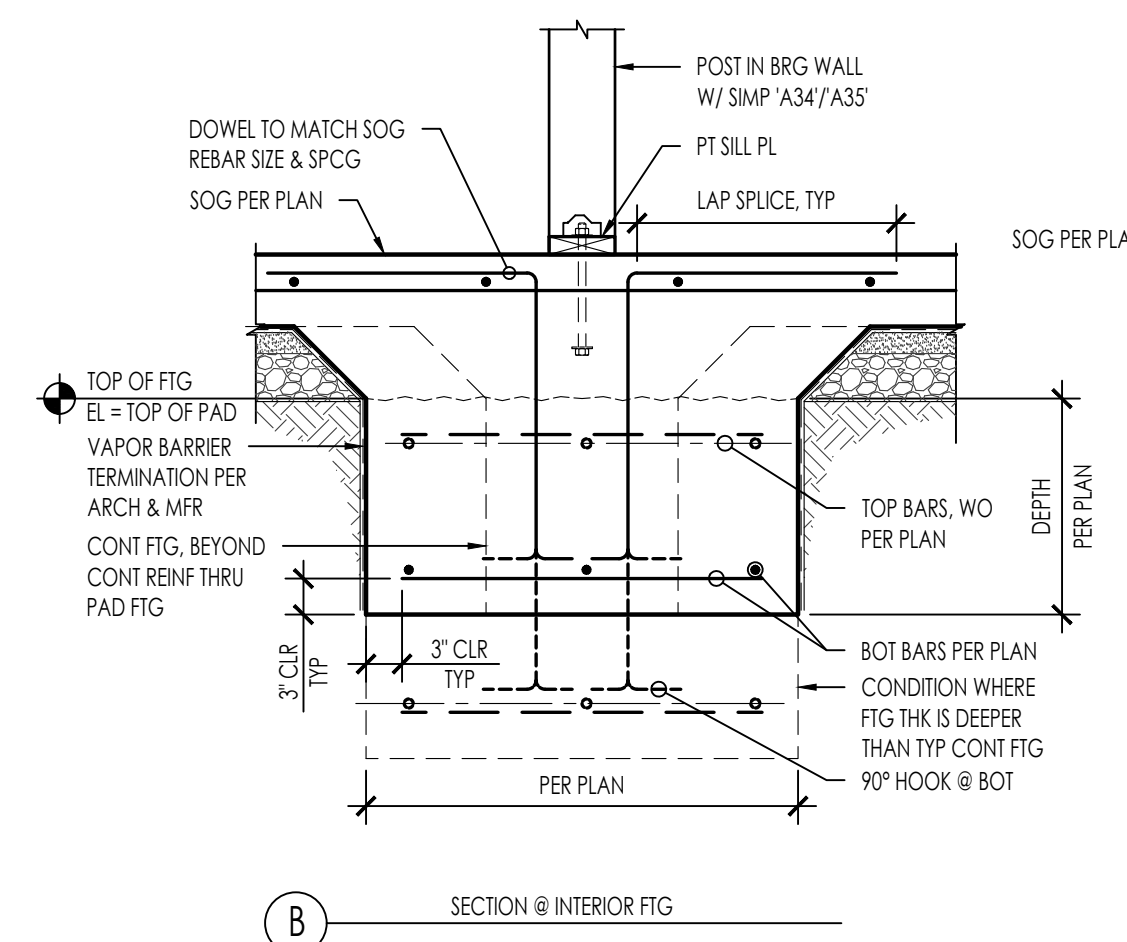
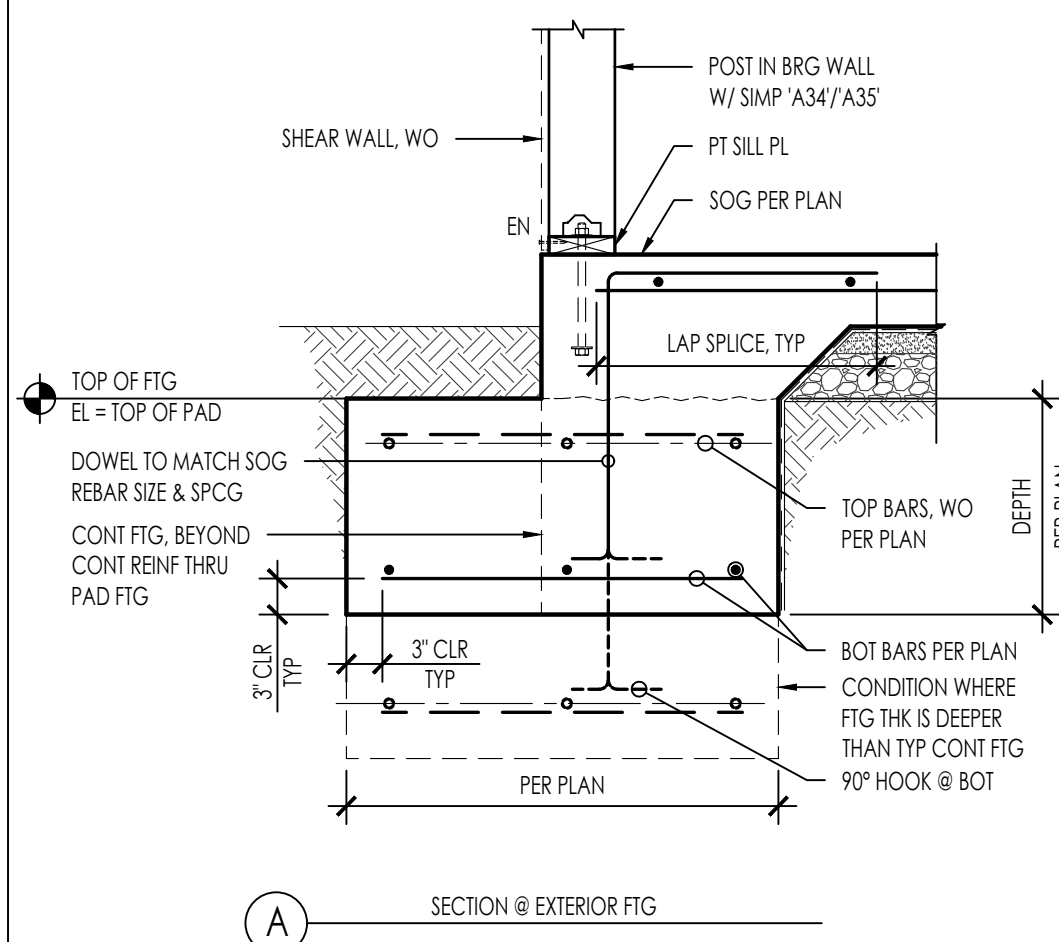
**NEWPORT BEACH ADU
STANDARD PLANS**
NEWPORT BEACH, CA

CONCRETE DETAILS

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06/28/23
SHEET
S-311



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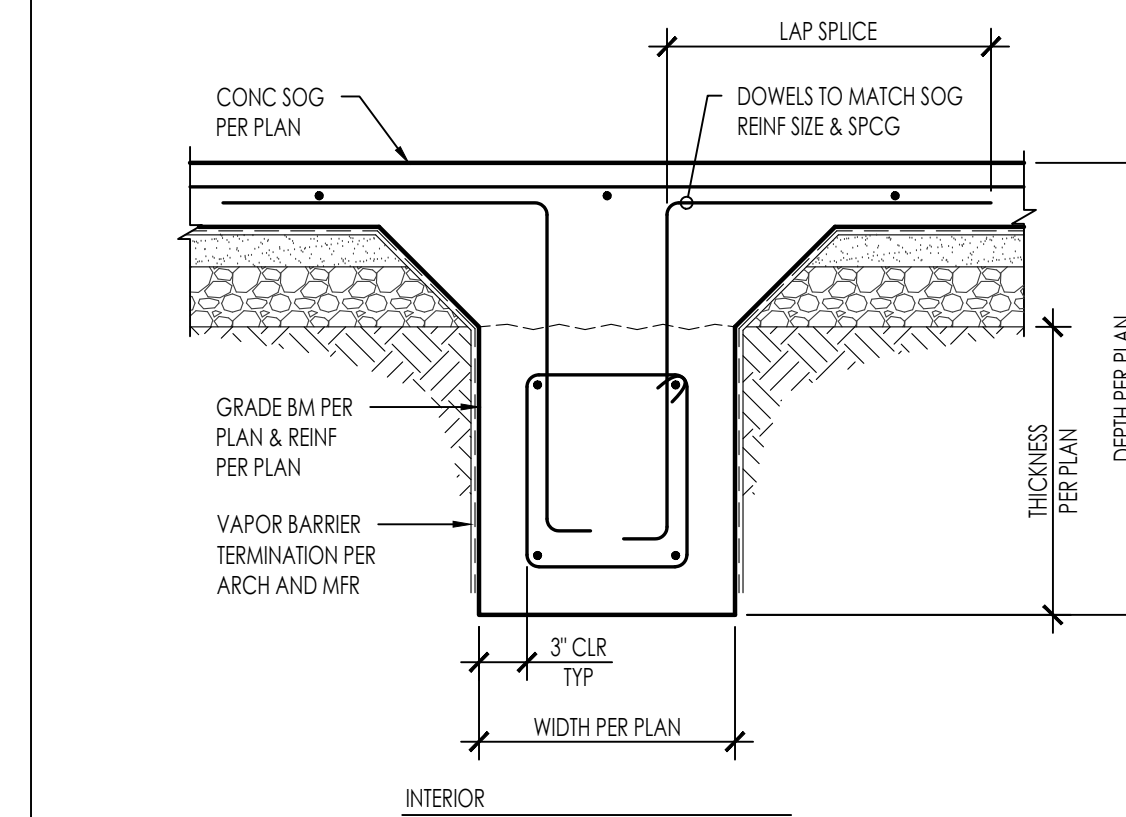
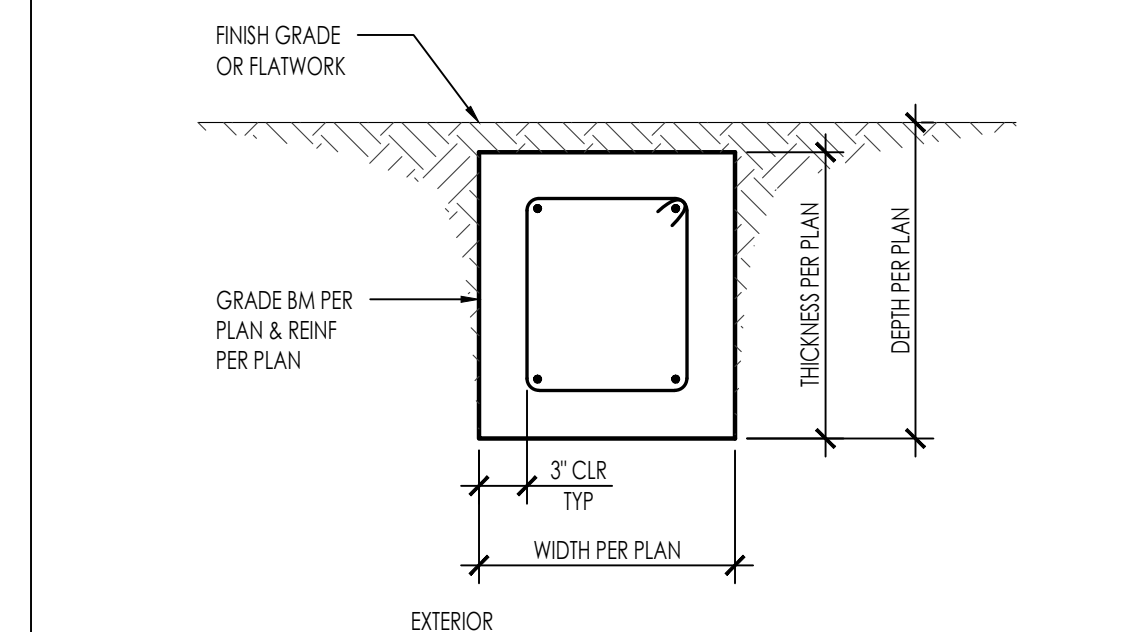
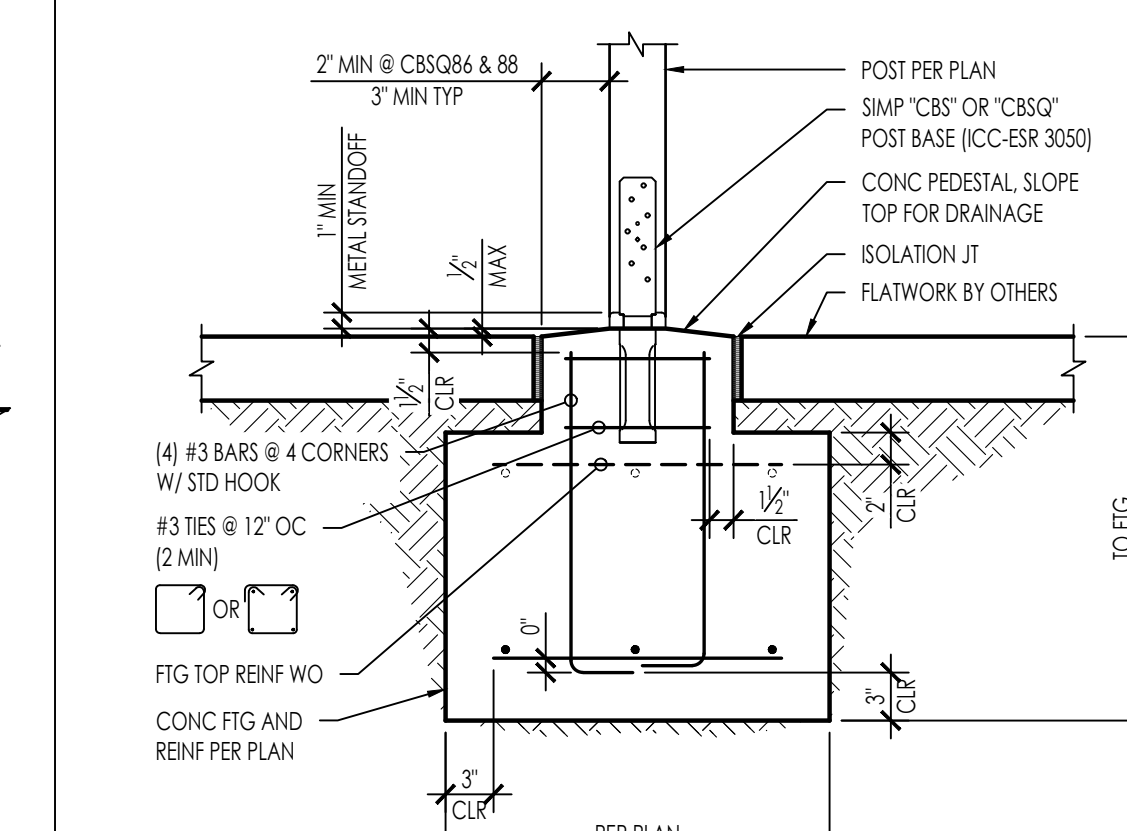
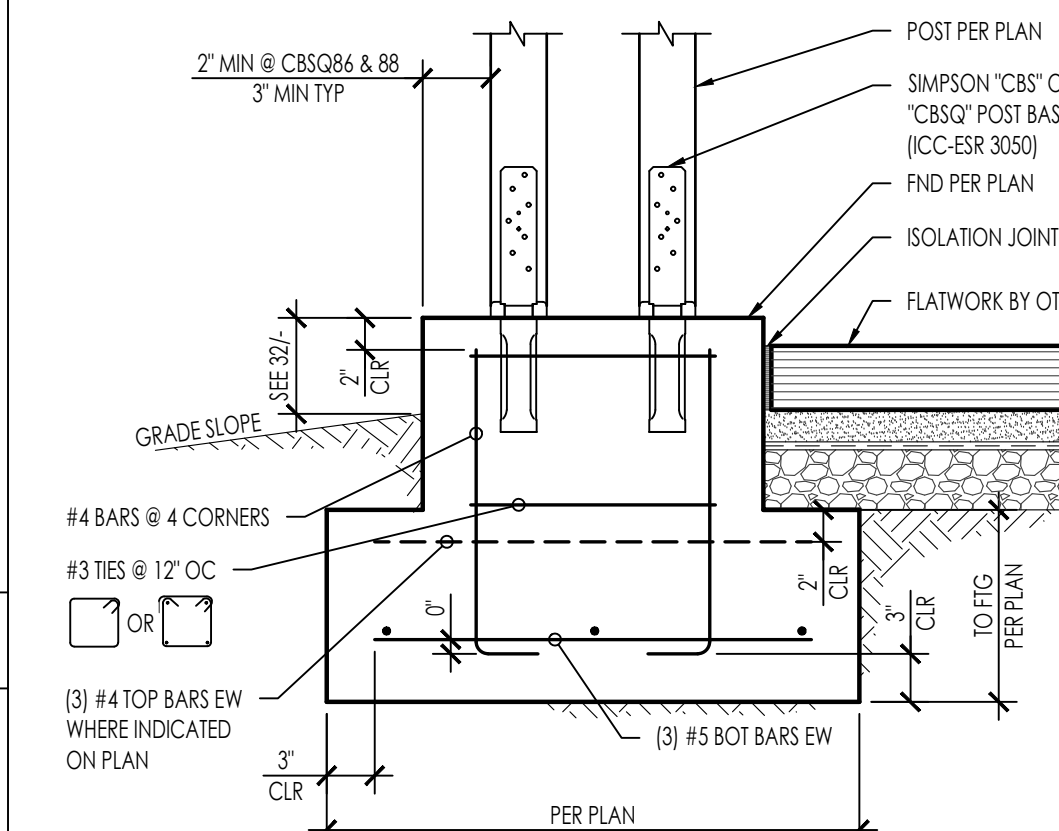
41

SPREAD FOOTING @ BEARING WALL POST

2516-01-C021 - S312

3/4" = 1'-0"

11



52

42

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

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POST BASE @ ISOLATED ENLARGE FIG

2516-01-C021 - S312 - 23

1" = 1'-0"

33

POST BASE @ ISOLATED ENLARGED FIG

2516-01-C021 - S312 - 23

1" = 1'-0"

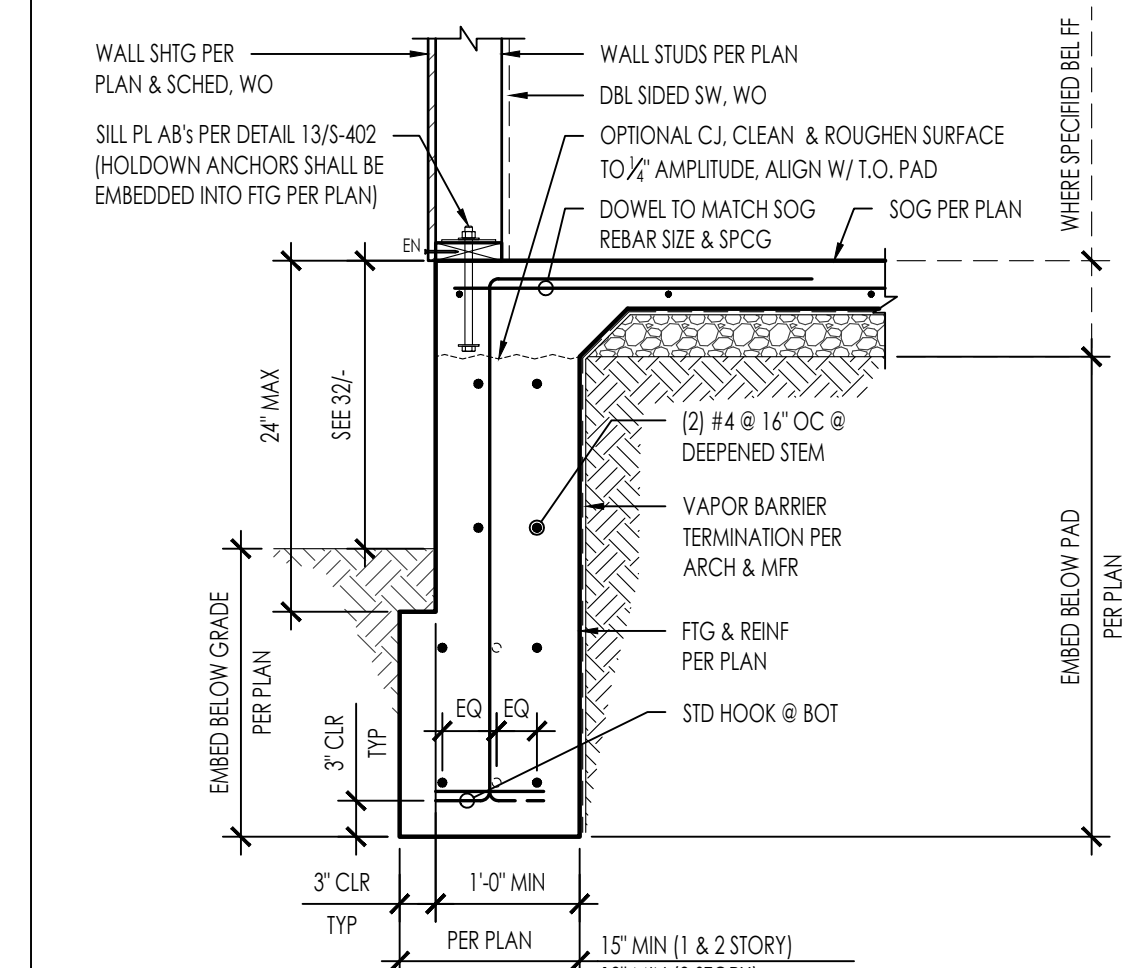
23

GRADE BEAM

2516-01-C021 - S312

NTS

13



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44

DEEPEND EXTERIOR FOOTING

2516-01-C021 - S312

3/4" = 1'-0"

14

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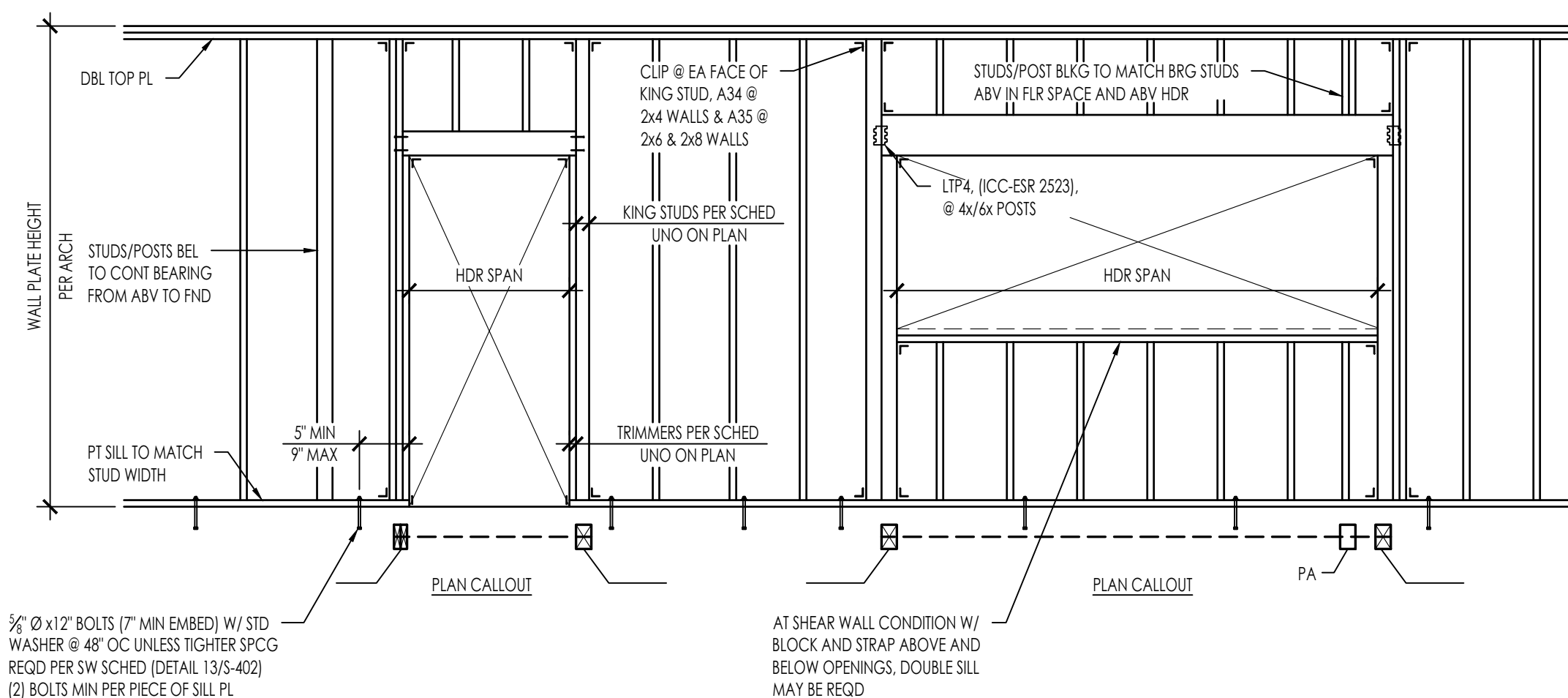
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FASTENING SCHEDULE PER 2022 CBC 2304.10.2		
CONNECTION	FASTENING	LOCATION
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON	EACH END, TOENAIL
2. BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL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

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

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

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



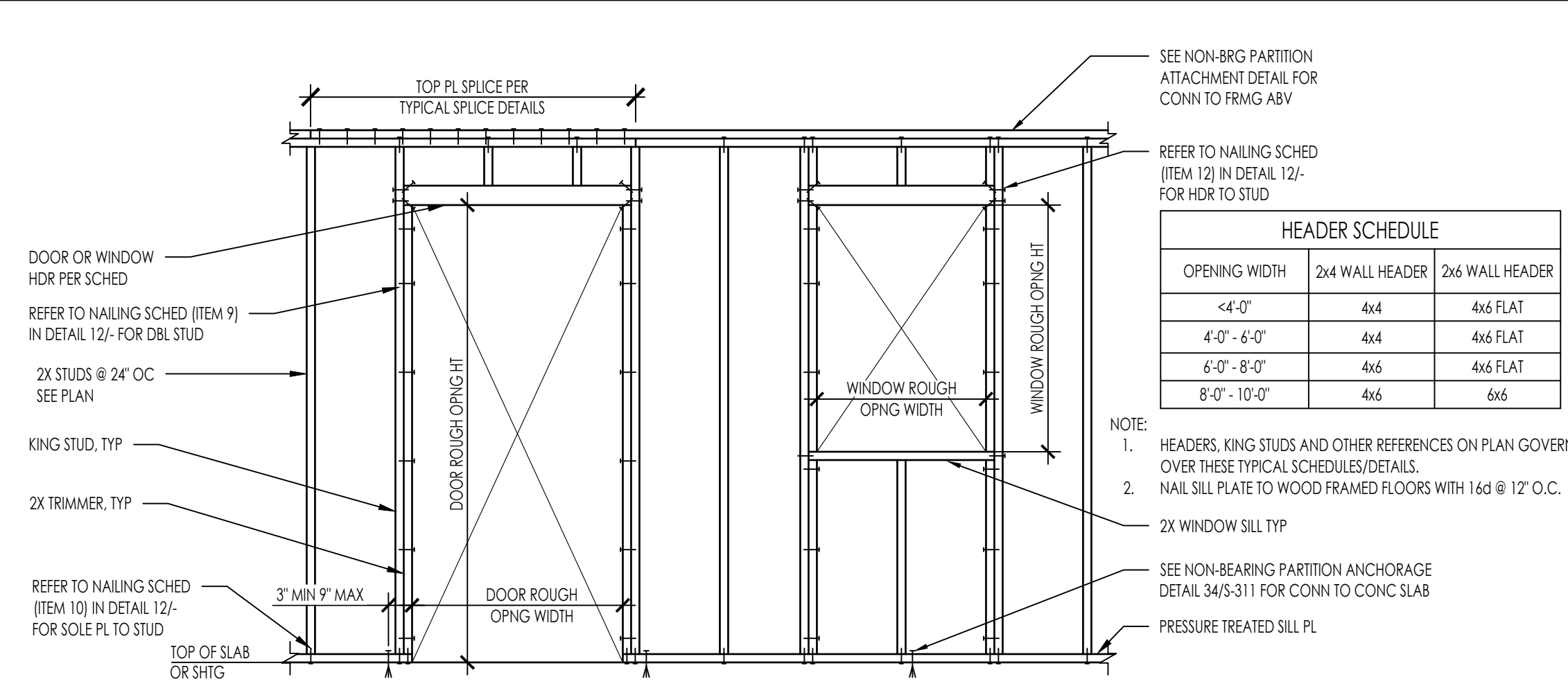
3/8" Ø x 12" BOLTS (7" MIN EMBED) W/ STD WASHER @ 48" OC UNLESS TIGHTER SPCC REQD PER SW SCHED (DETAIL 135-402)
(2) BOLTS MIN PER PIECE OF SILL PL

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

- NOTES:
- THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING.
 - FOR SHEAR WALLS SEE 3415-402 FOR ADD'L REQUIREMENTS.
 - FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 431.
 - HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS
 - PROVIDE AS4 @ 4" WALLS & AS3 @ 6" OR GREATER WALLS (ICC-ESR 2353)

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

2516-01-C101 - S401



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

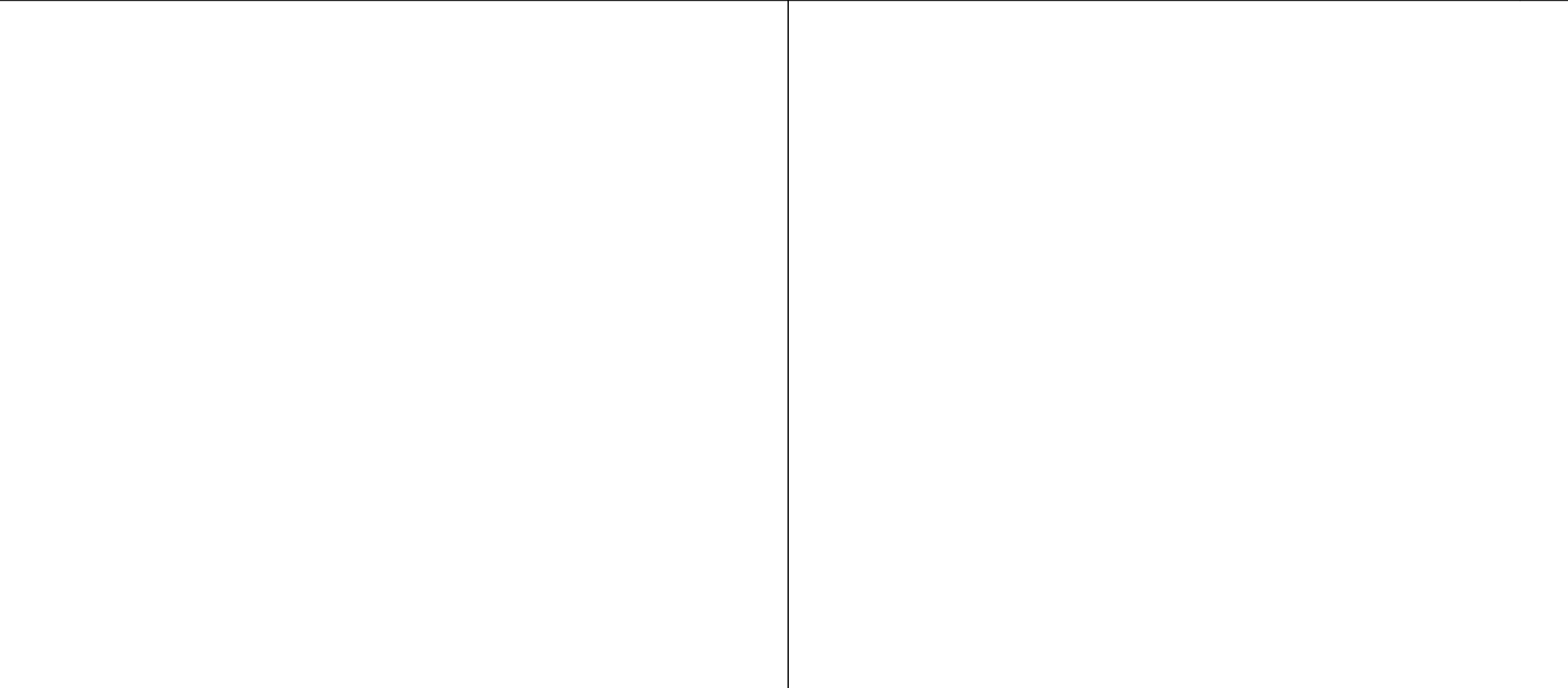
- NOTE:
- HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THESE TYPICAL SCHEDULES/DETAILS.
 - NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 1-6d @ 12" O.C.

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

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

INTERIOR NON-BEARING PARTITION WALL FRAMING

2516-01-C101 - S401



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CEILING JOIST SCHED & DETAILS

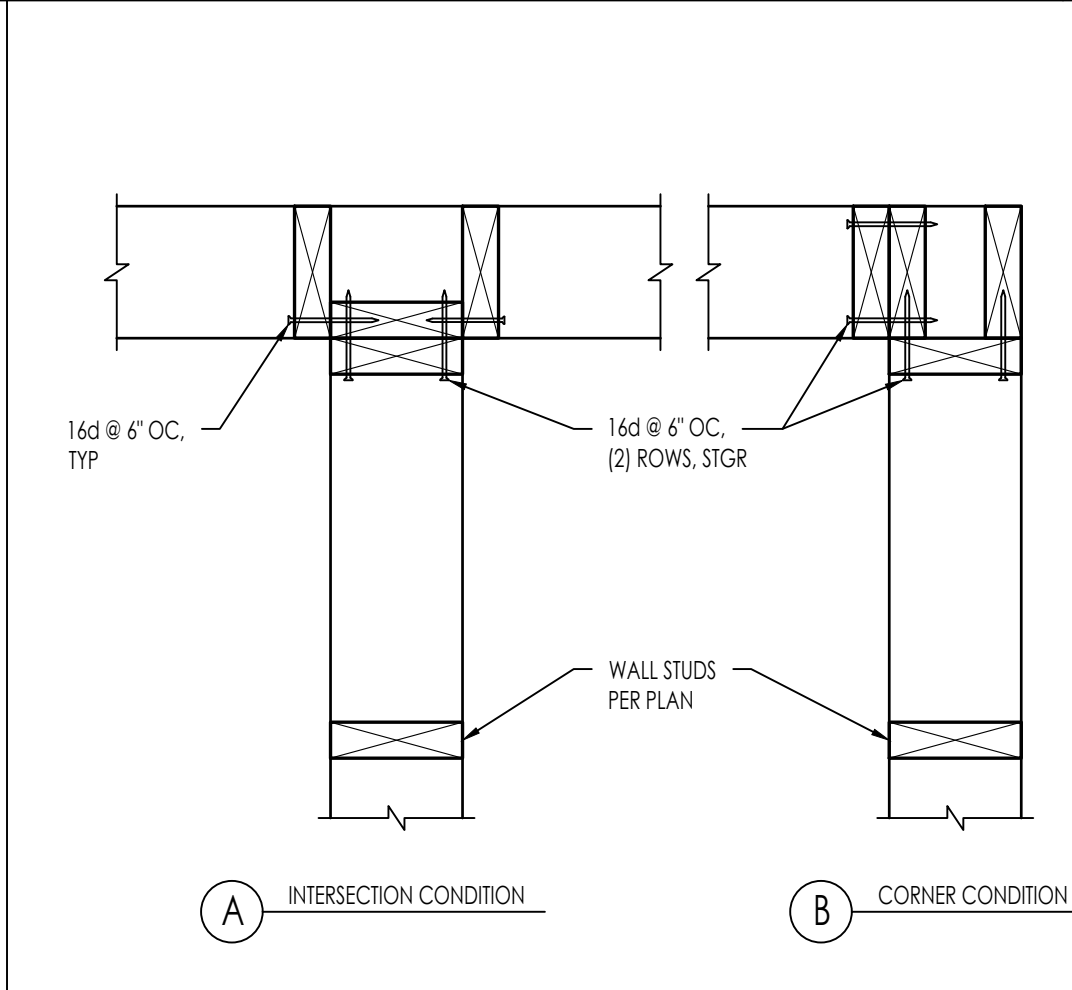
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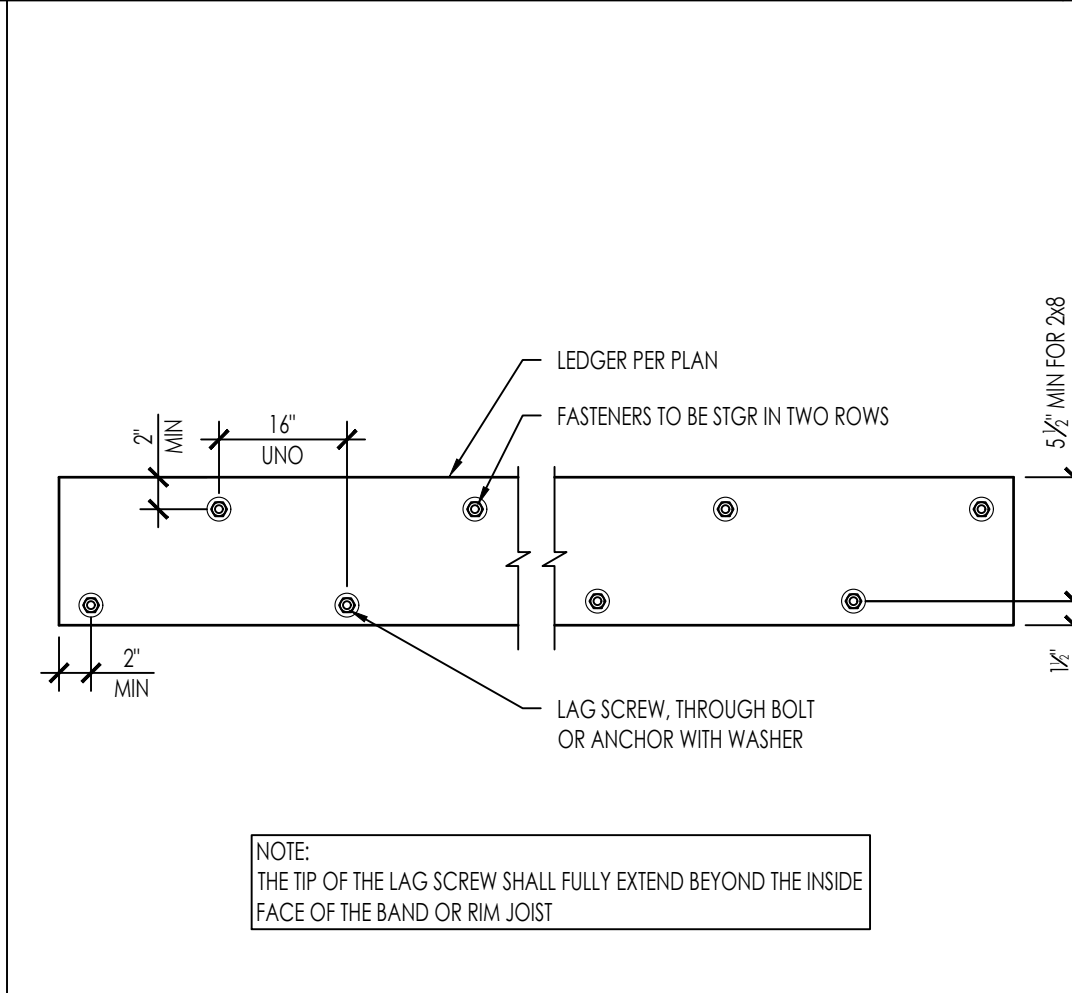
NAILING SCHEDULE

2516-01-C101 - S401



TYPICAL WOOD STUD INTERSECTIONS

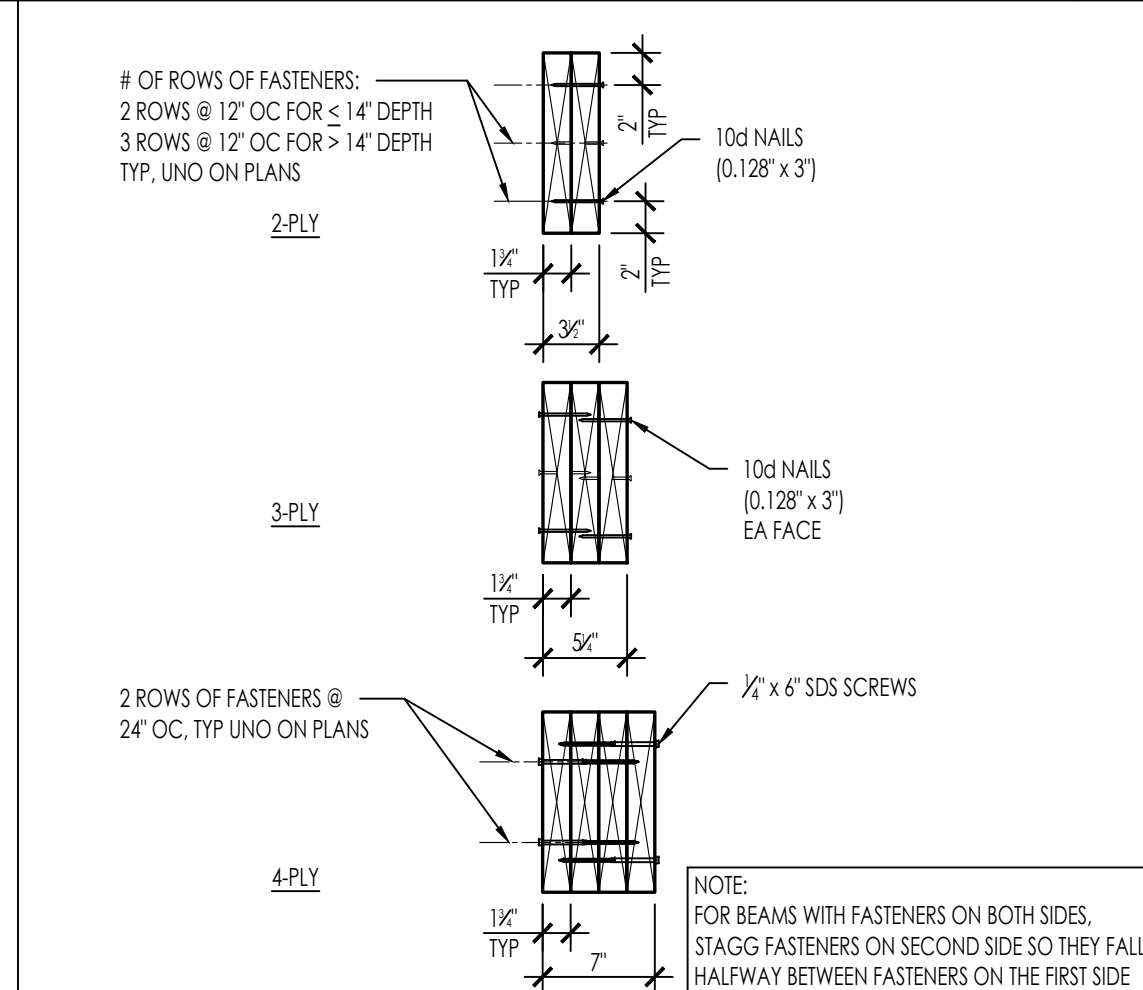
2516-01-C101 - S401



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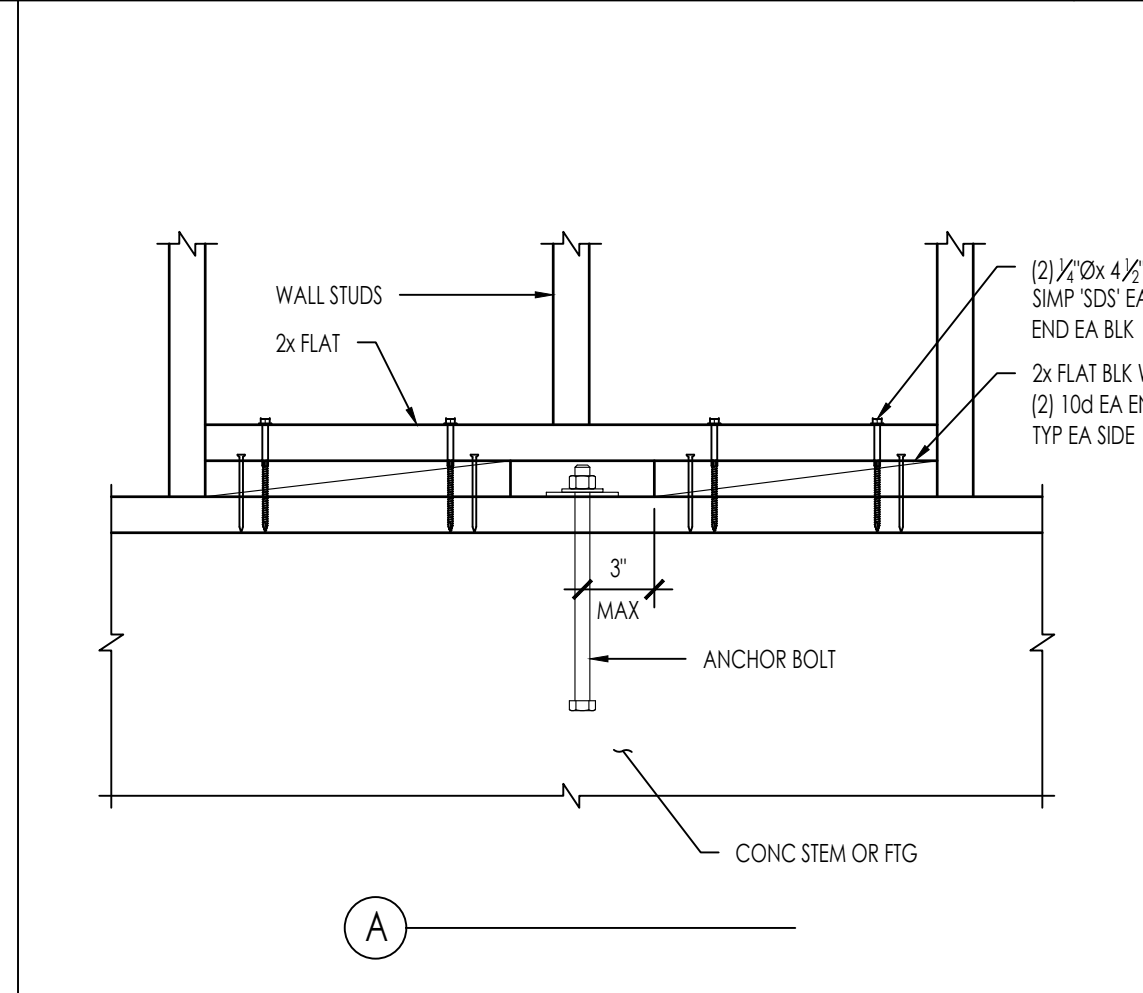
MULTI-PLY MEMBER CONNECTION

2516-01-C101 - S401



ANCHOR BOLT AT WOOD STUD

2516-01-C101 - S401



14

NEWPORT BEACH ADU
STANDARD PLANS
NEWPORT BEACH, CA

TYPICAL WOOD DETAILS

DATE
06/28/23

SHEET

S-401

N:\2400\2516-01-C101-Newport-Beach-Permit-Ready-ADU\Structural\ConDocs\Shear-Free\2516-01-C101 - S401.dwg, PLAN 9 - S401, Apr 17, 2023, 11:10 am, Algora

CONSTRUCTION DOCUMENTS



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NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA

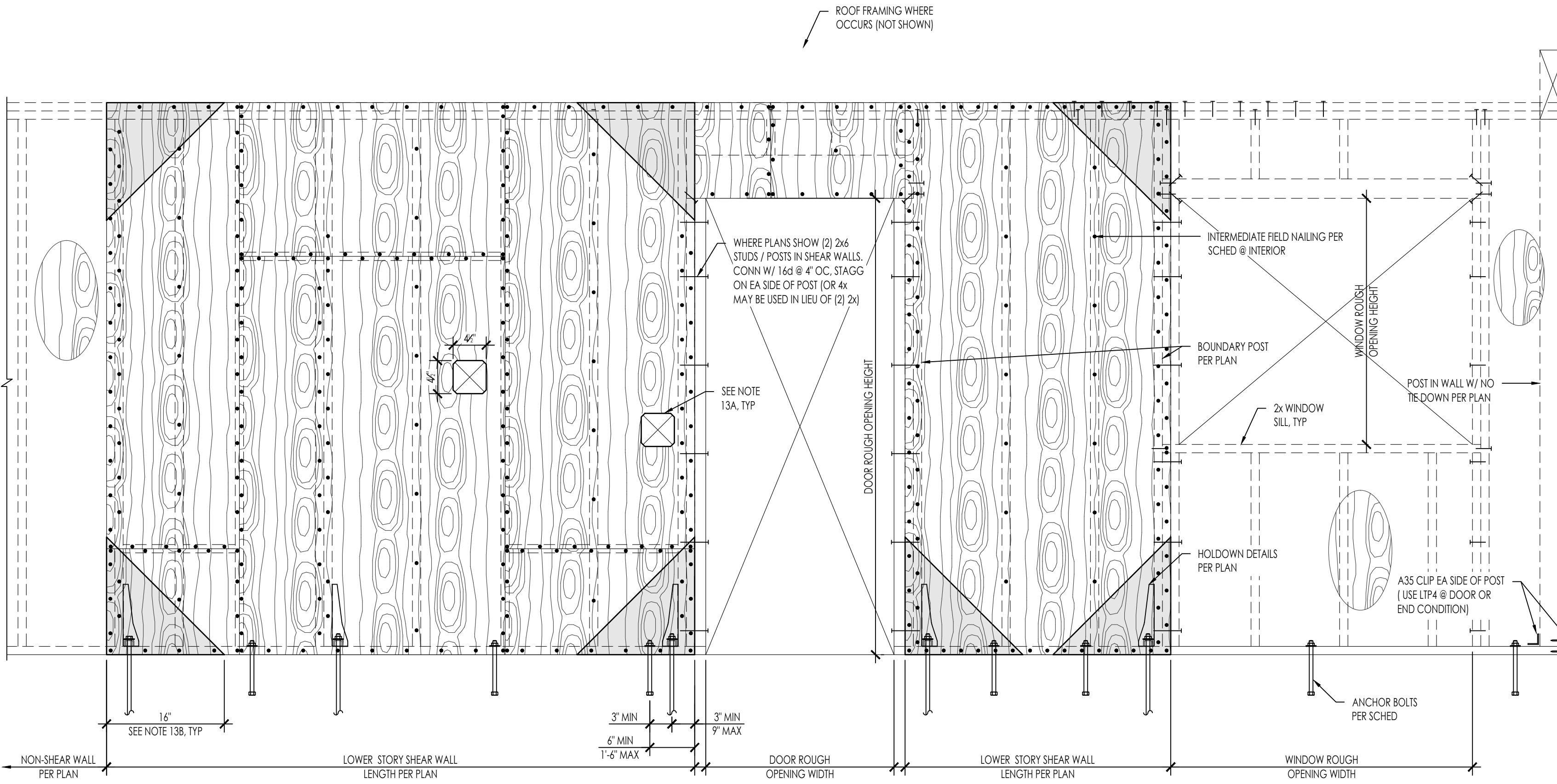
TYPICAL WOOD DETAILS

CONSTRUCTION DOCUMENTS

DATE
06/28/23

SHEET

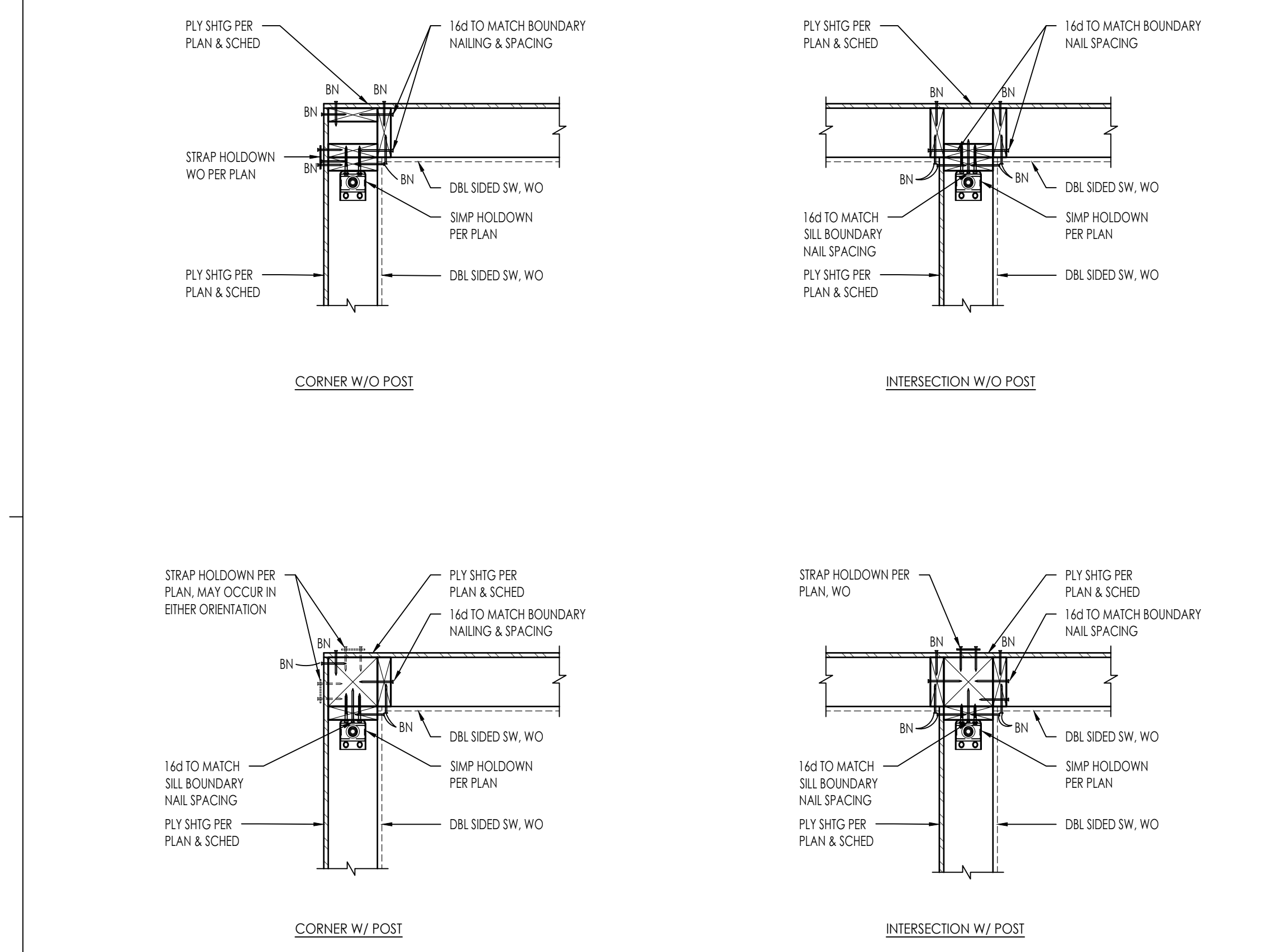
S-402



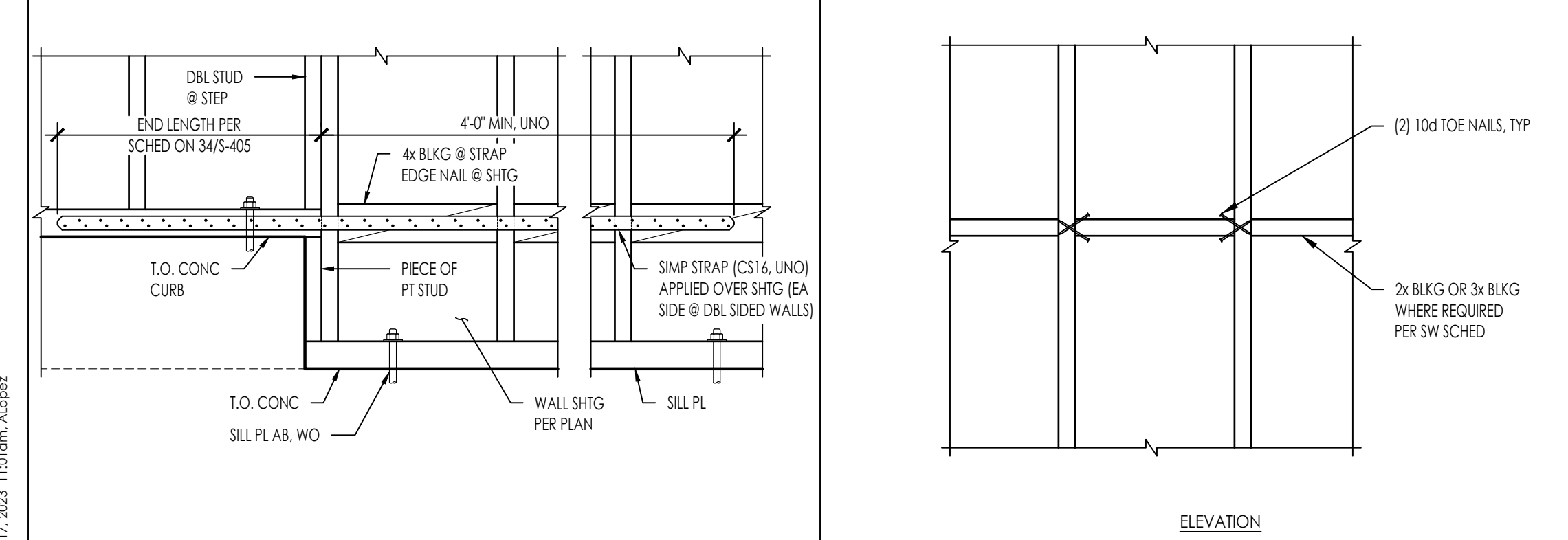
SHEAR WALL SHEATHING / NAILING SCHEDULE

WALL SYMBOL	STRUCT SHEATHING	1,12 FRAMING SIZE	6 NAILING				2,3,4 SILL NAILING				7 A35s	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				
△	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

MARK	# OF BLKG	SIMPSON STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
▽	1	CS20	(12) 10d x 2 1/2"	32	1,030
▽	1	CS16	(20) 10d x 2 1/2"	32	1,705
▽	1	CS14	(26) 10d x 2 1/2"	32	2,490
▽	2	CMST16	(50) 10d x 3 1/2"	39	4,690
▽	2	CMST14	(66) 10d x 2 1/2"	39	6,475
▽	2	CMST12	(86) 10d x 2 1/2"	39	9,215

NOTES:

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

STRAP NAILS THIS SIDE PER SCHED, TYP

HEADER PER PLAN OR BRG WALL HEADER SCHED

STRAP NAILS THIS SIDE PER SCHED, TYP

DBL TOP PL

2x BLKG, UNO

SIMP 'CS' OR 'CMST' STRAP (ICC-ESR 2105)

STRAP LENGTH PER SCHED

UNO ON PLAN

OPENING PER PLAN

CONF STRAP ACROSS OPENING WIDTH

WALL STUDS PER SHEAR WALL SCHED

DBL 2x BLKG AT SIMP 'CMST' STRAP

FORCE TRANSFER AROUND OPENINGS NTS 44

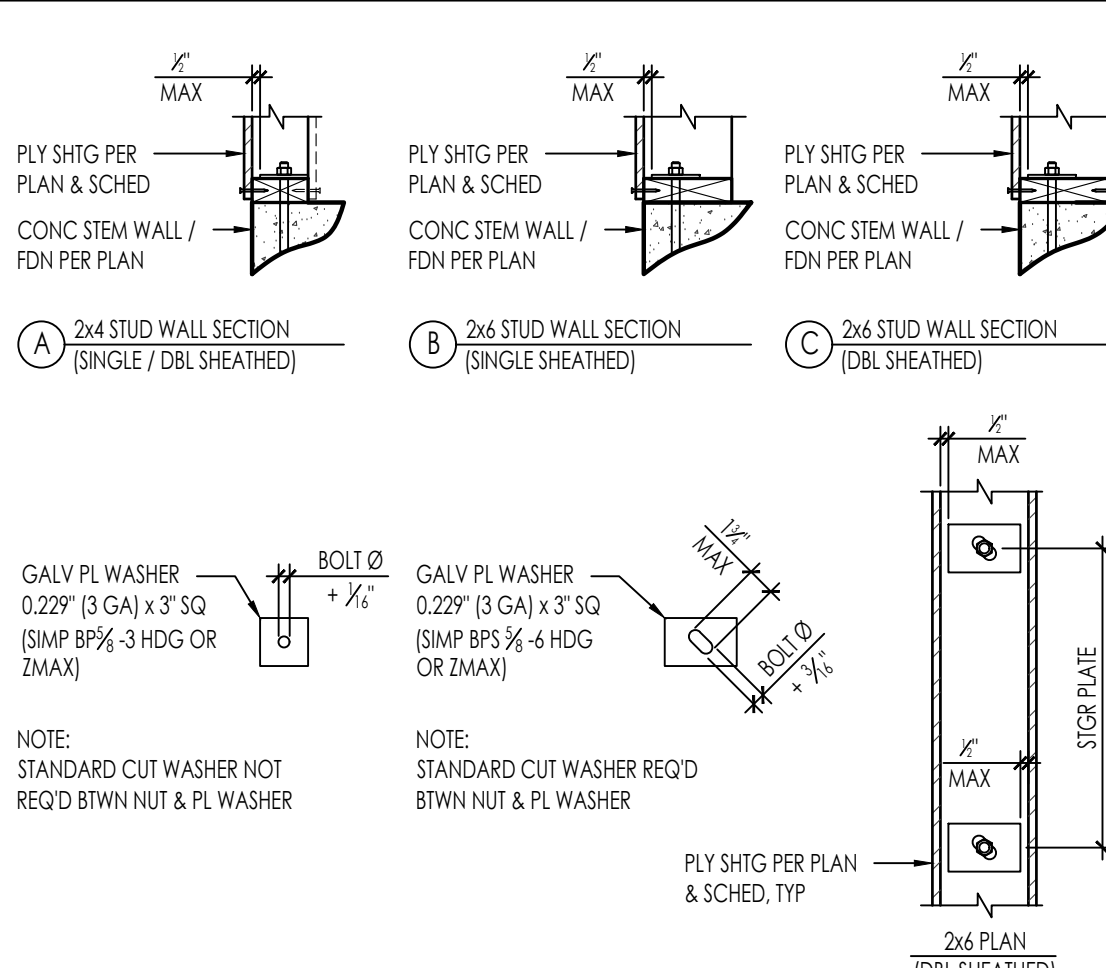
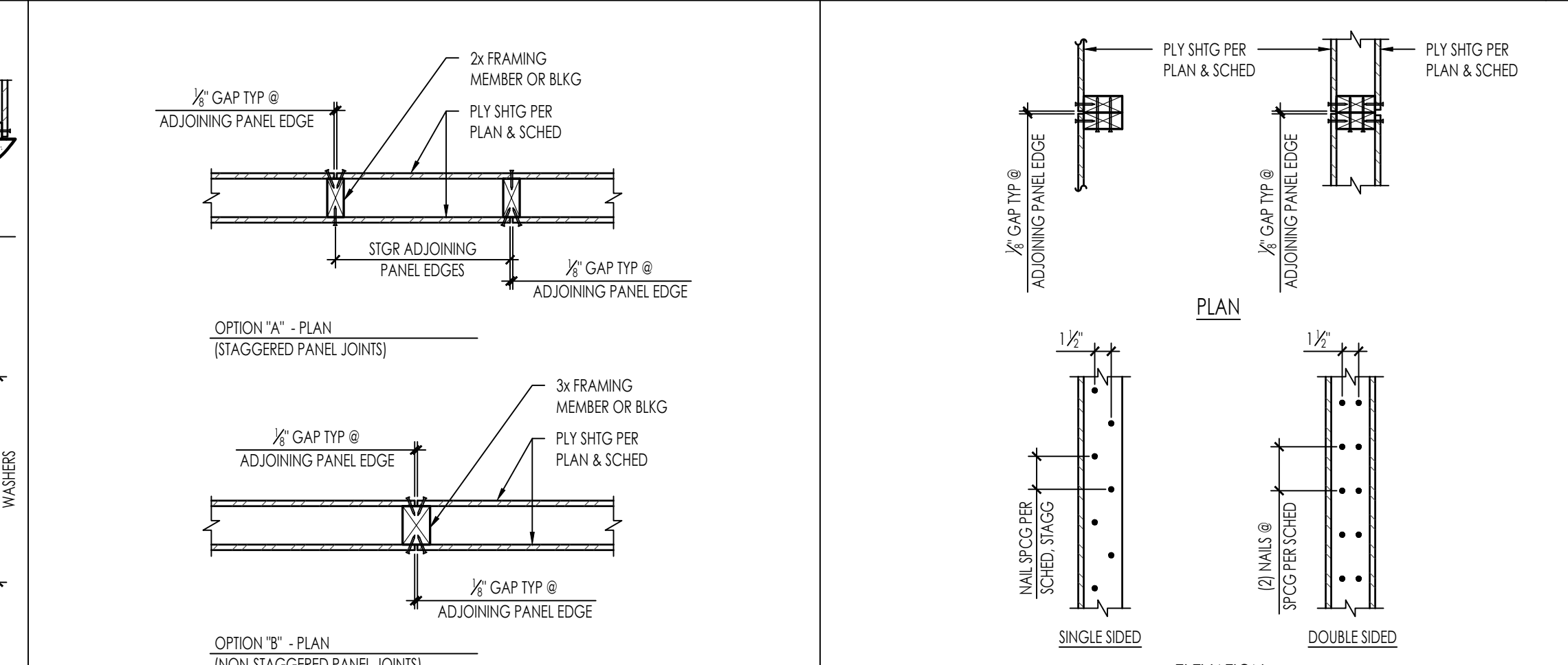


PLATE WASHER DETAIL NTS 34



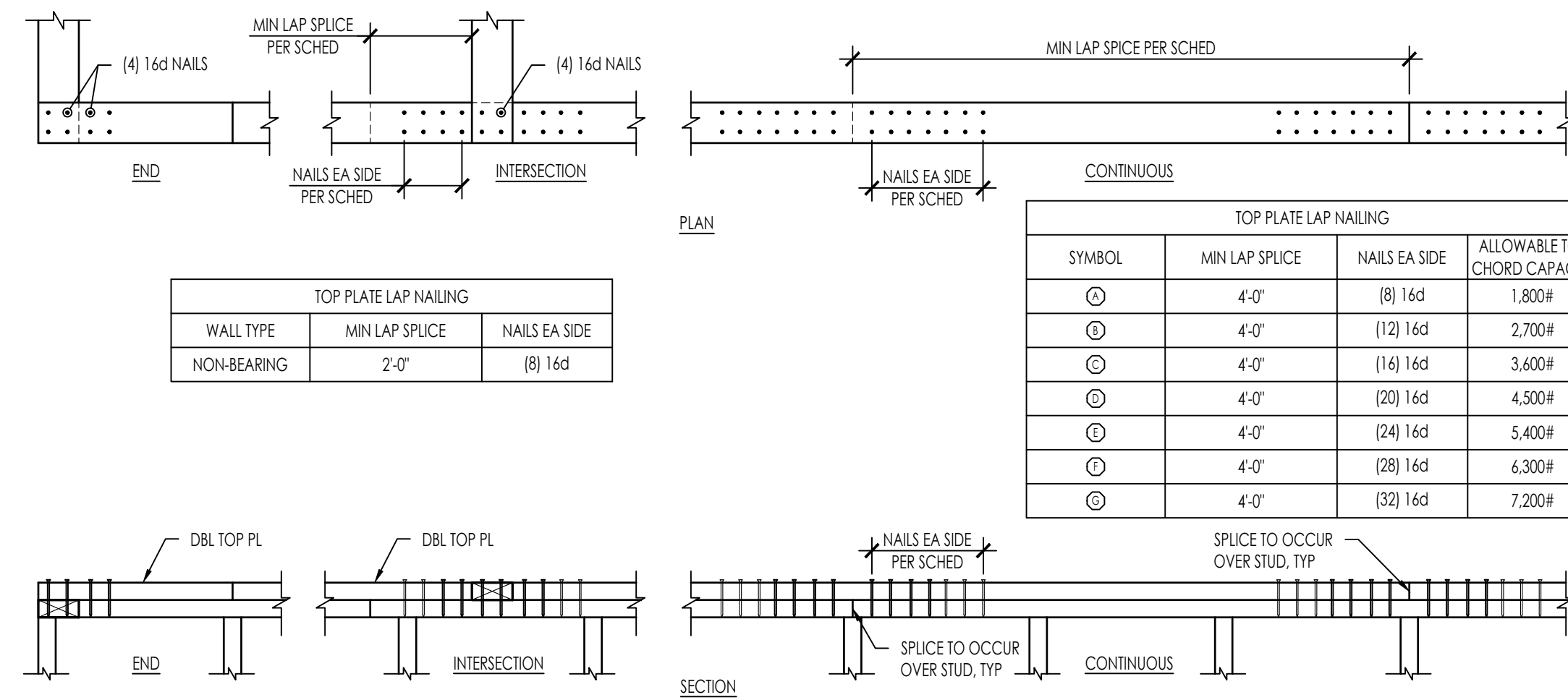
DOUBLE SIDED SHEAR WALL NTS 24

2x STUD NAILING @ ADJOINING PANEL EDGES NTS 14

N:\2400\2514-01-C101-Newport-Beach-Permit-Ready-ADU-Structural-ConnDocs\Shear-Finns\2514-01-C101-S402.dwg, PLAN 3 - S402, Apr 17, 2023, 11:02 am, Alcorze



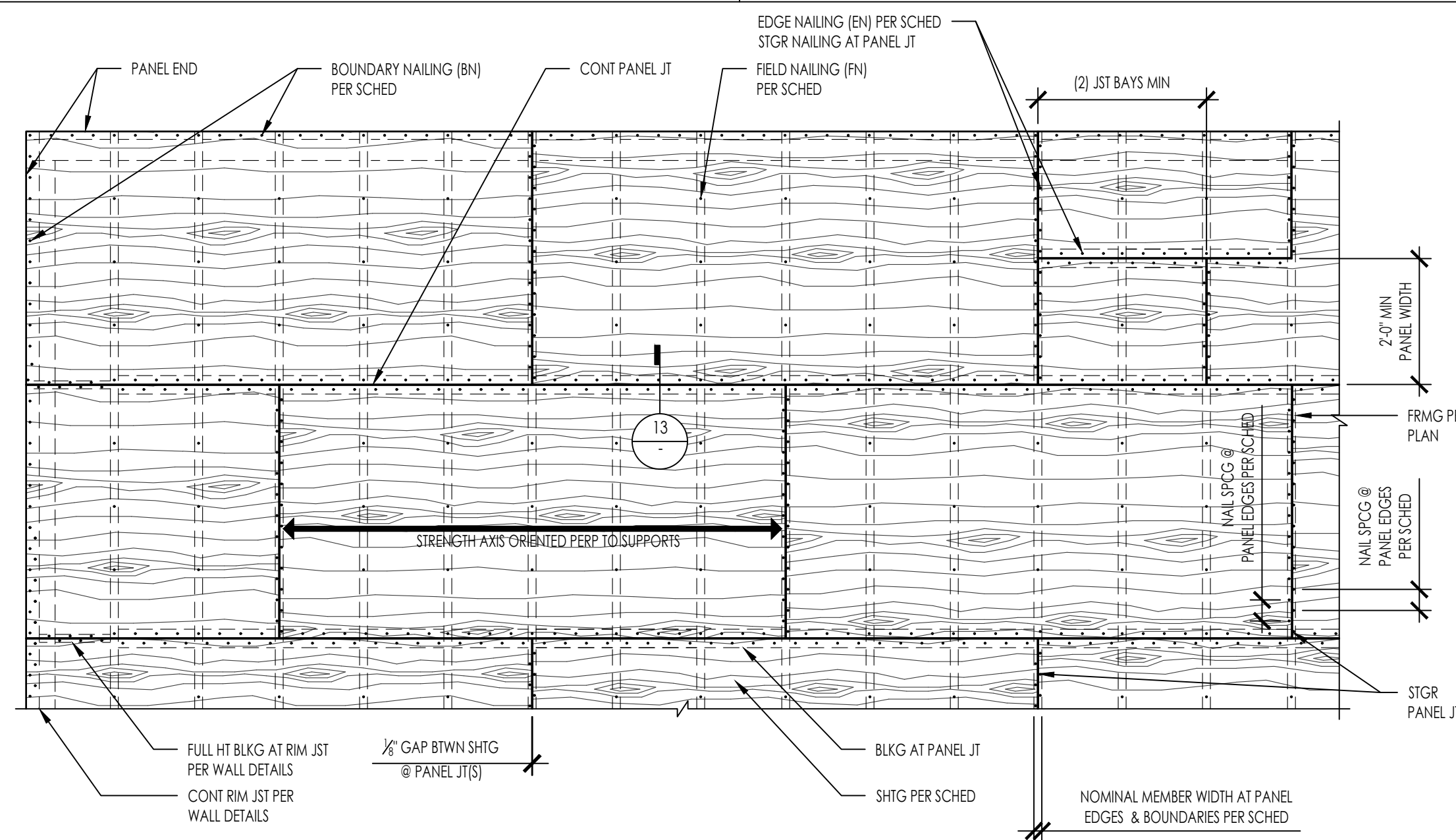
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51 DBL TOP PLATE SPLICE NAILING

2516-01-C101-1463

32



TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE*	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES	LINES OF FASTENERS
A	ROOF	SEE NOTE 5	SHEATHING	32 / 16	NO	10d	6	-	6	12	H-CLIPS	1

- 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
 - 3/8" @ TILE WITH MORTAR
 - STRUCTURALLY ACCEPTABLE TO USE 'SHEATHING' SHEATHING GRADE @ FLOOR LOCATIONS WITHOUT GYPCRETE TOPPING

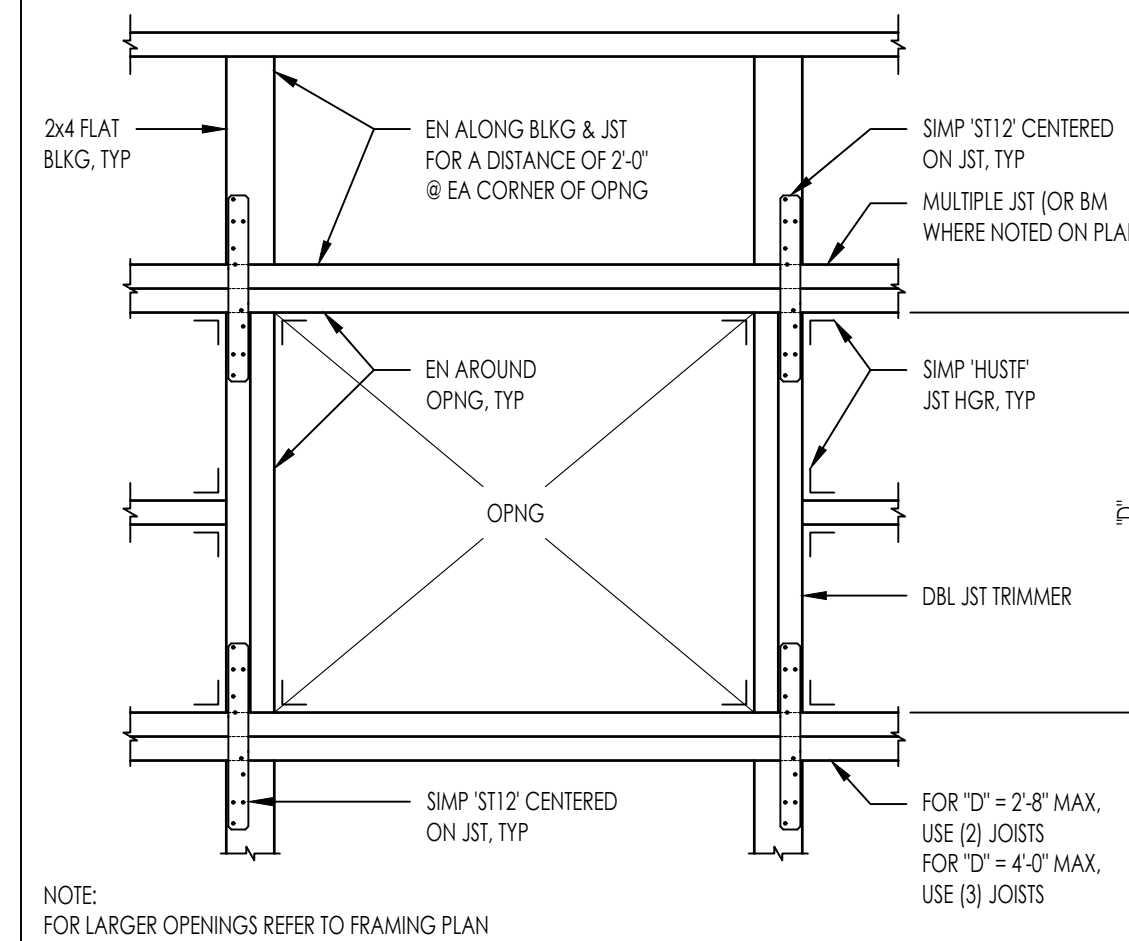
52

42

32 PLYWOOD DIAPHRAGM SHEATHING

2516-01-C101-1463

12



NOTE: FOR LARGER OPENINGS REFER TO FRAMING PLAN

53

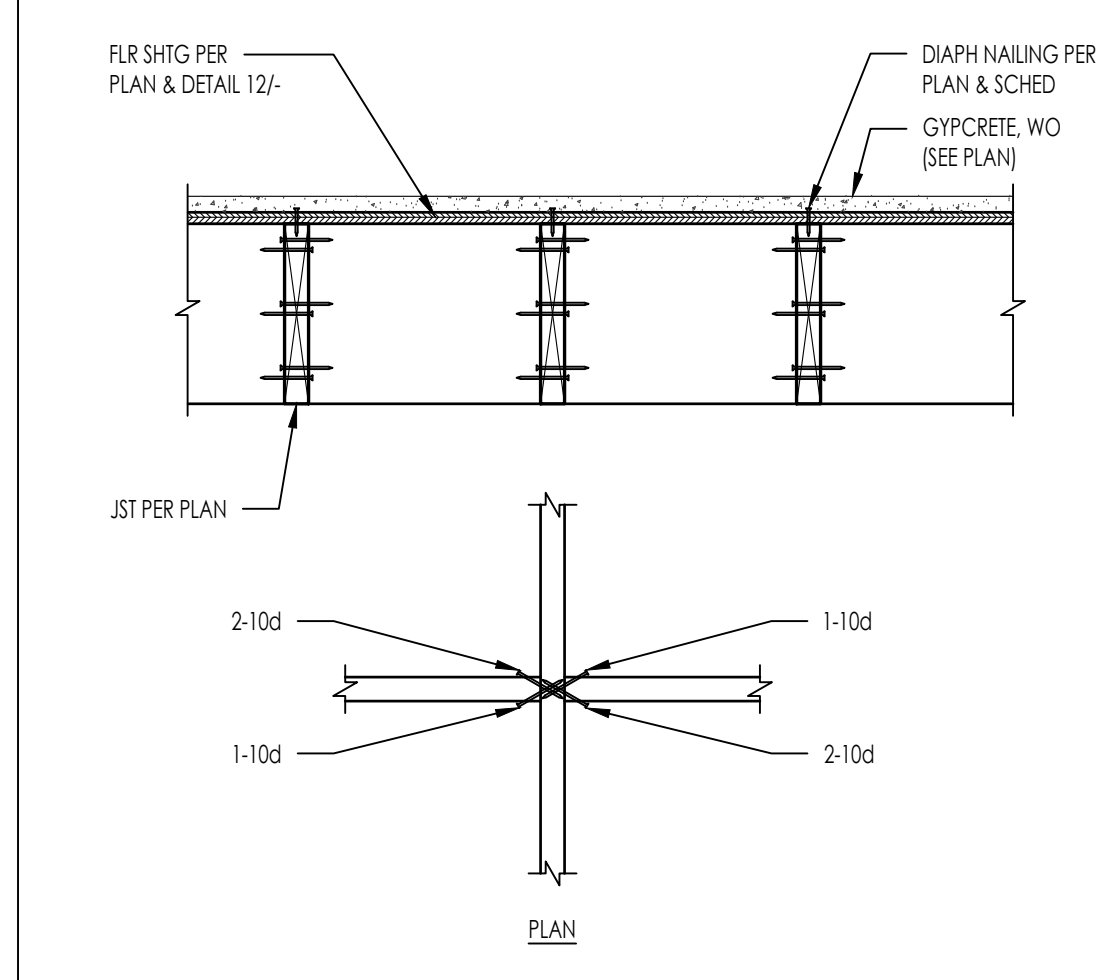
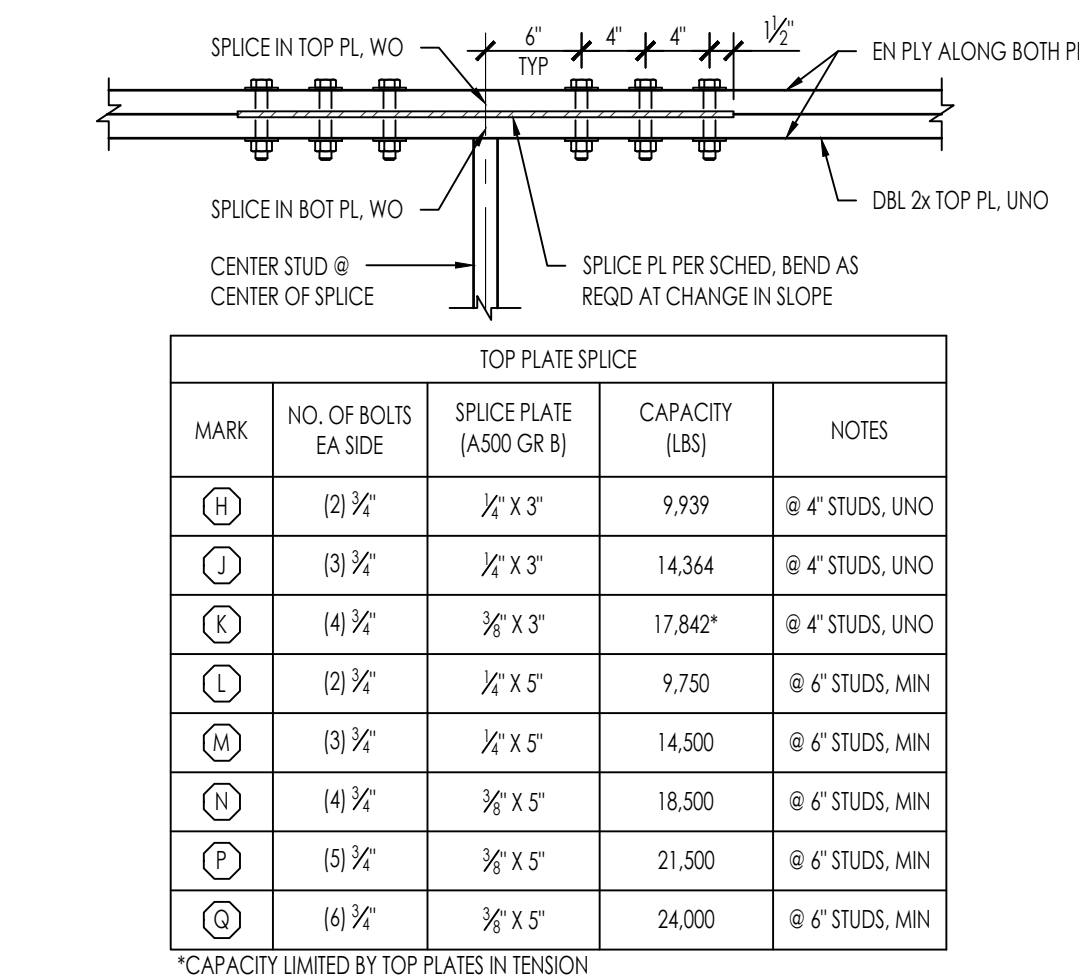
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33 OPENING AT FRAMING

2516-01-C101-1463

23 DIAPHRAGM PANEL JOINTS

2516-01-C101-1463



54

44

34 TOP PLATE SPLICE W/ STEEL TIE PLATE

2516-01-C101-1463

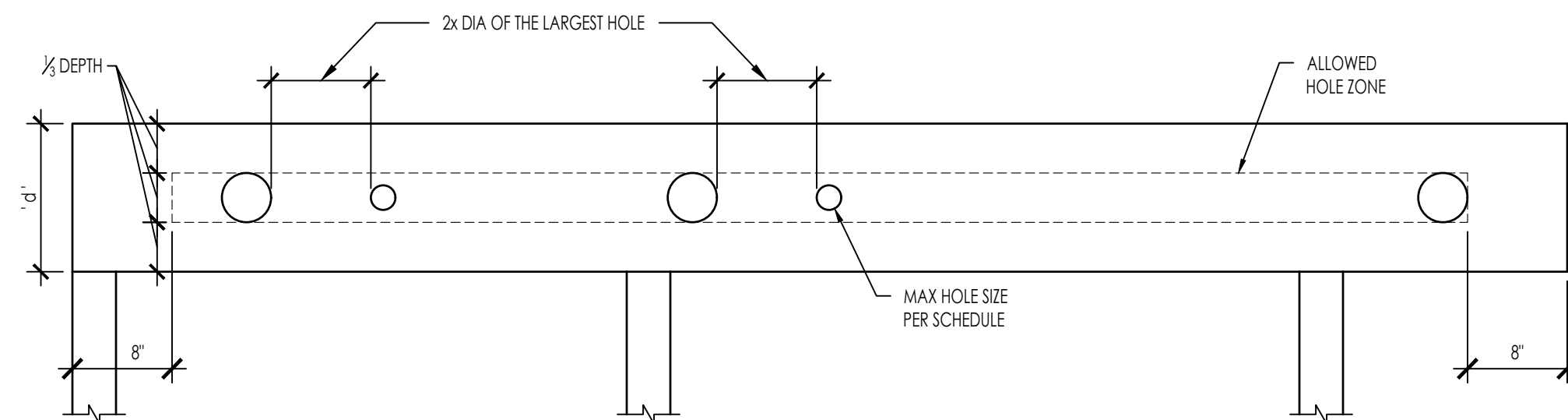
24 TYP JOIST BLOCKING

2516-01-C101-1463

14



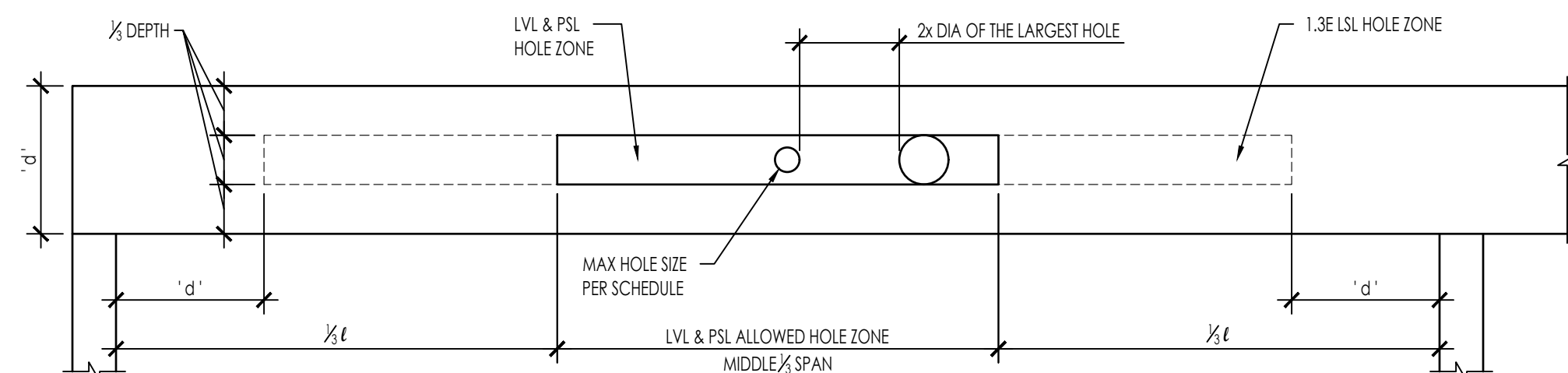
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HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
9 1/2"	3"
11 7/8"	3 3/8"
14"-16"	4 3/8"

- 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.

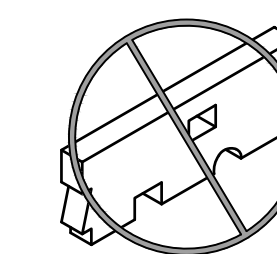
A 1.55E LSL HEADERS & BEAMS



HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
4 3/8"	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

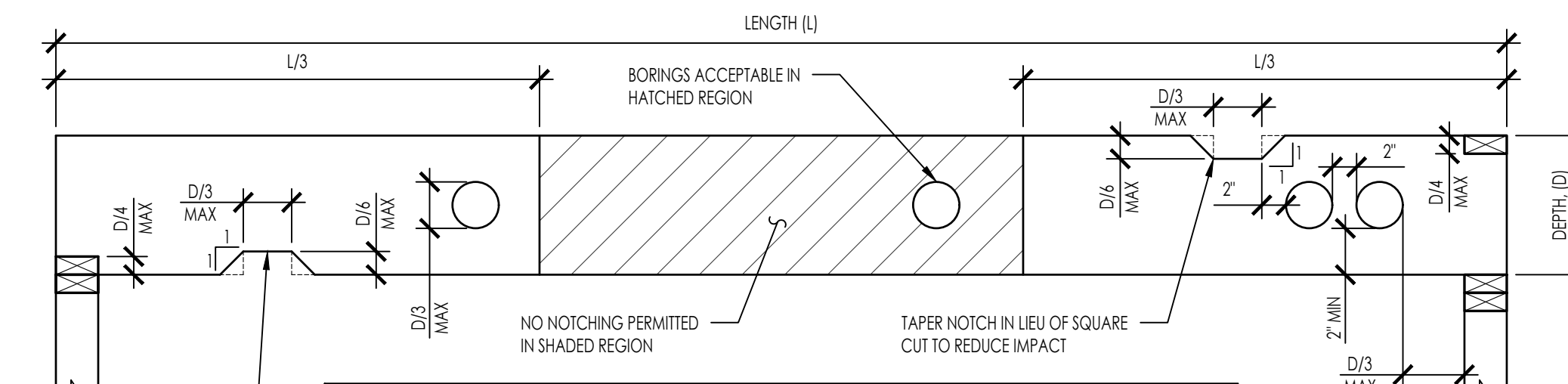
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32

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"	3/4"	1 3/8"	1 1/2"
2x8	2 3/8"	1 1/2"	1 3/8"	2 3/8"
2x10	3"	1 1/2"	2 3/8"	3"
2x12	3 3/4"	1 1/2"	2 3/8"	3 3/4"

53

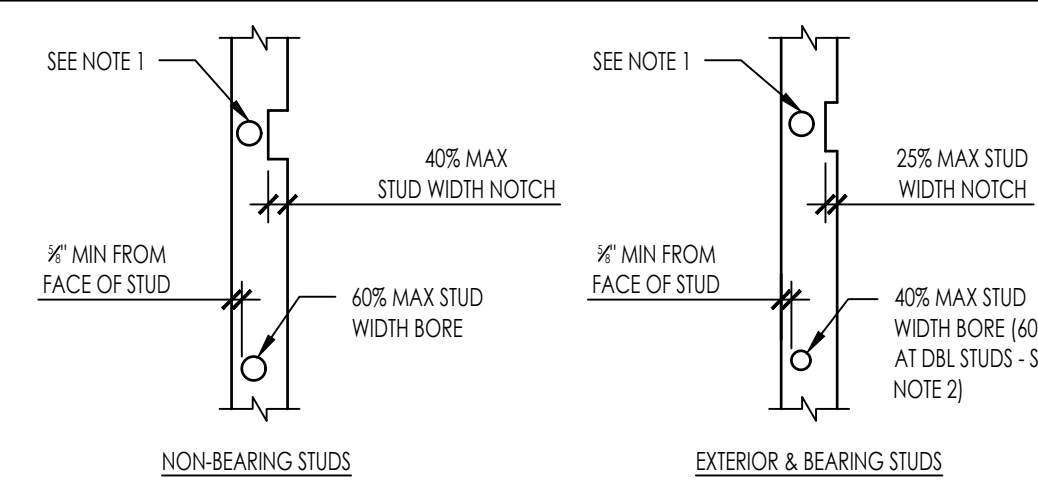
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33

SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS

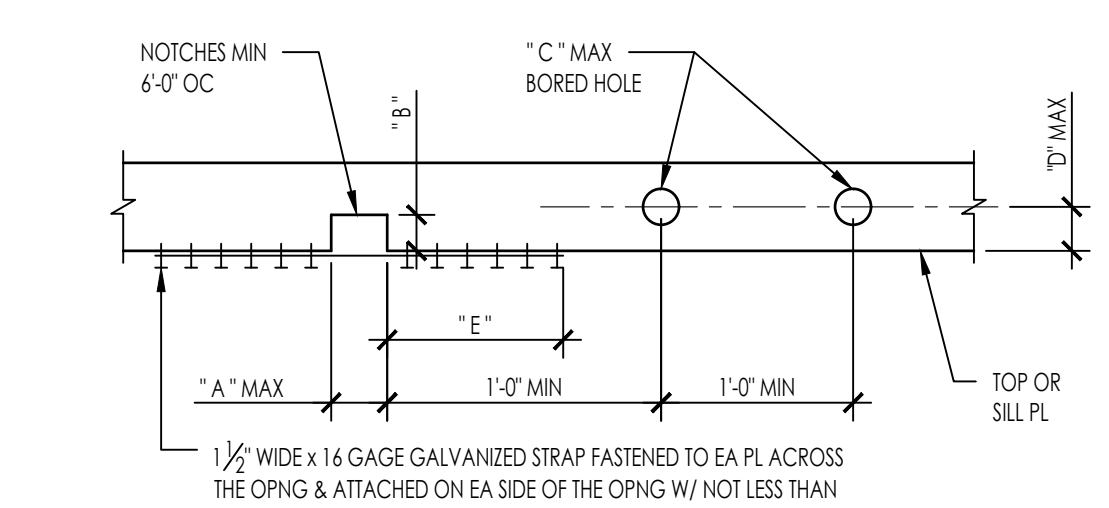
2516-01-C101 - S404

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"	3/8"
2x6	NON-BEARING	3 1/4"	2 3/8"
	EXTERIOR/BEARING	2 3/8"	1 3/8"

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



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

54

44

34

TYP WALL NOTCH AND BORING LIMITATIONS

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\3516-01-C101 - S404.dwg, PLAN 3 - S404, Apr 17, 2023, 11:02am, Alcoraz

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

CONSTRUCTION DOCUMENTS

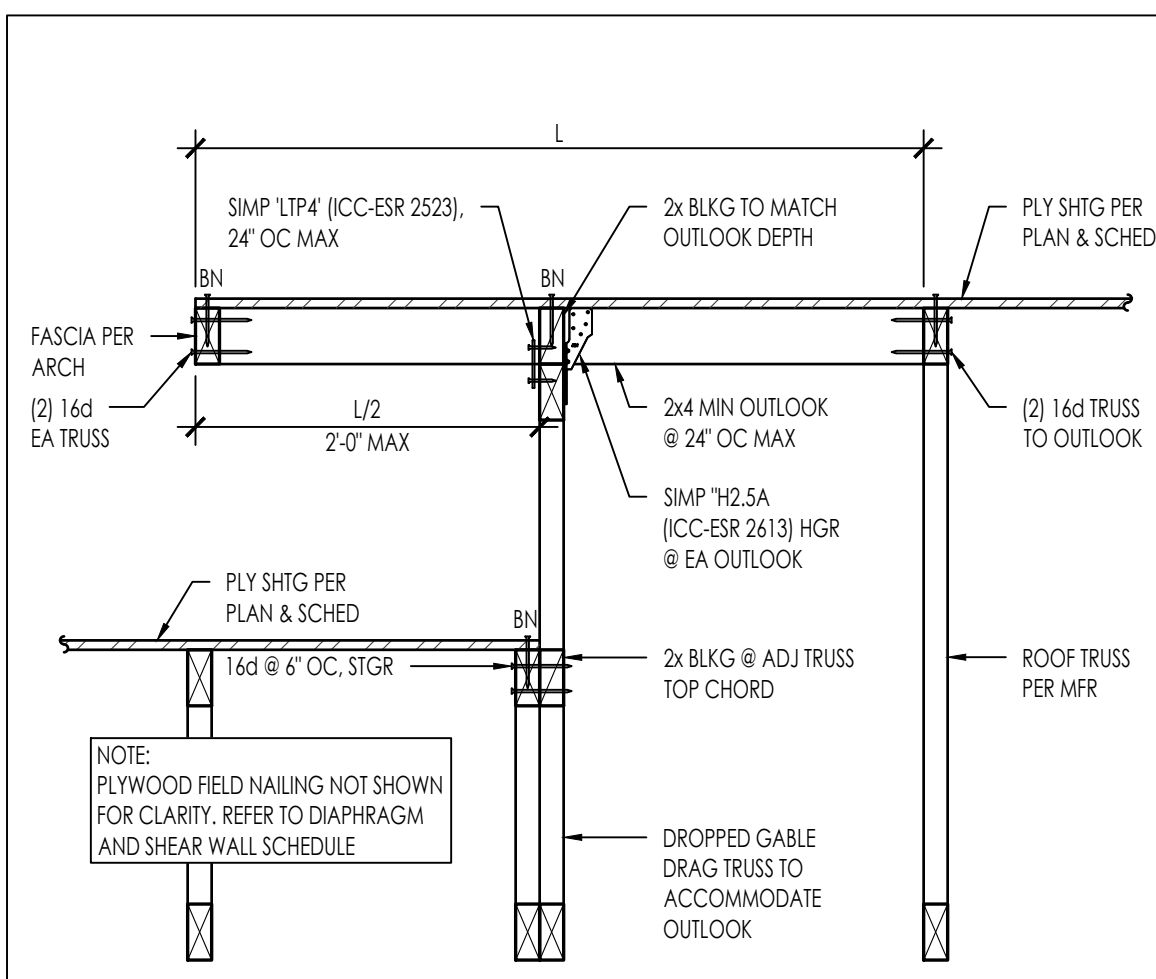
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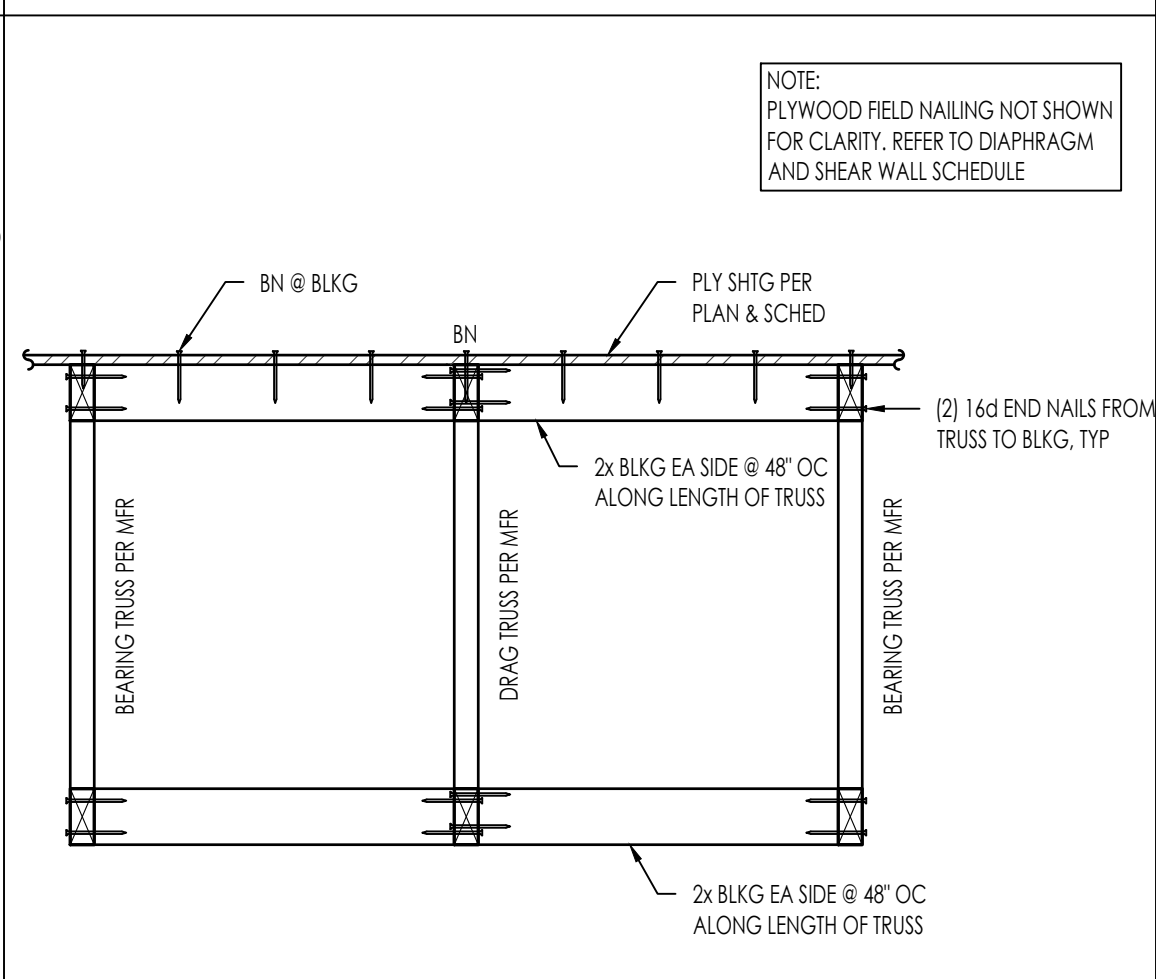
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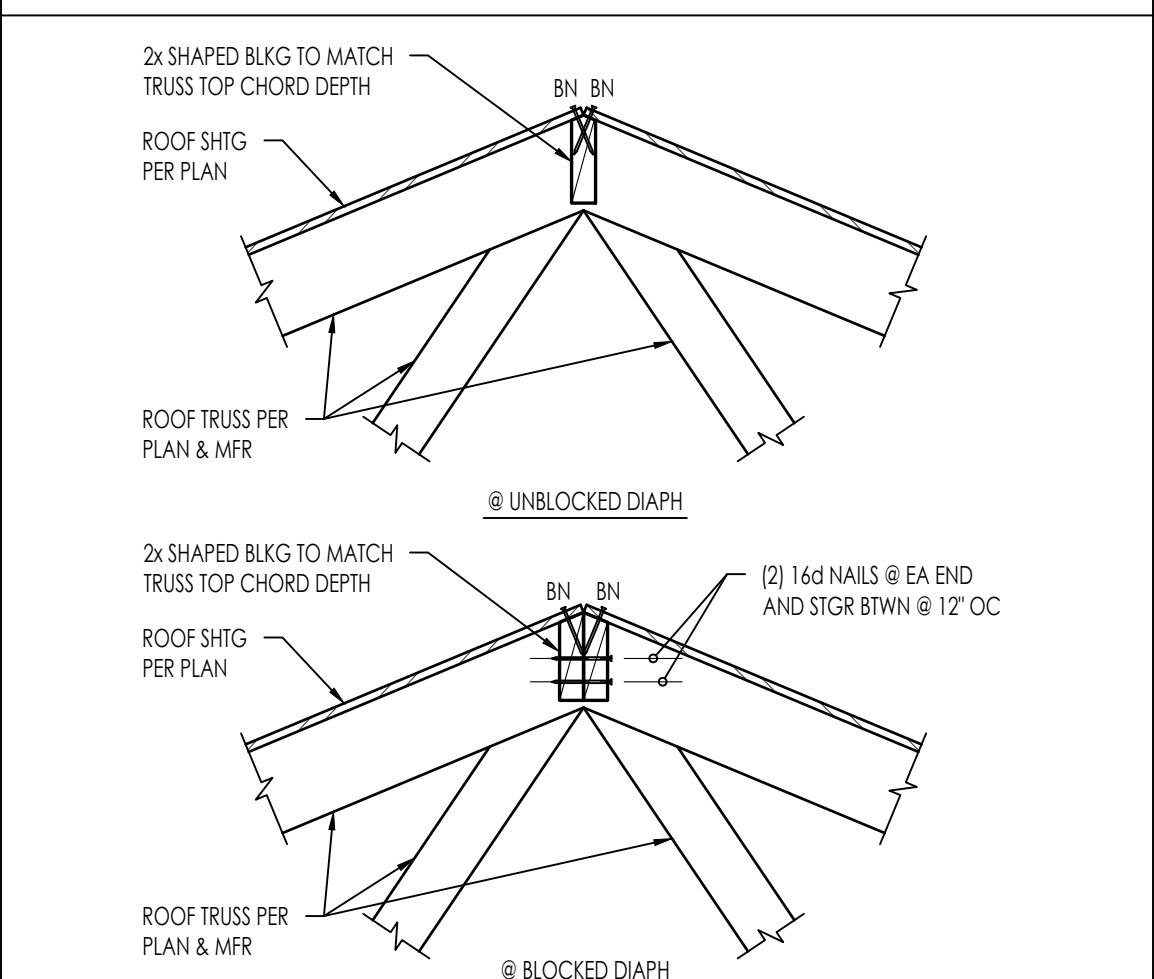
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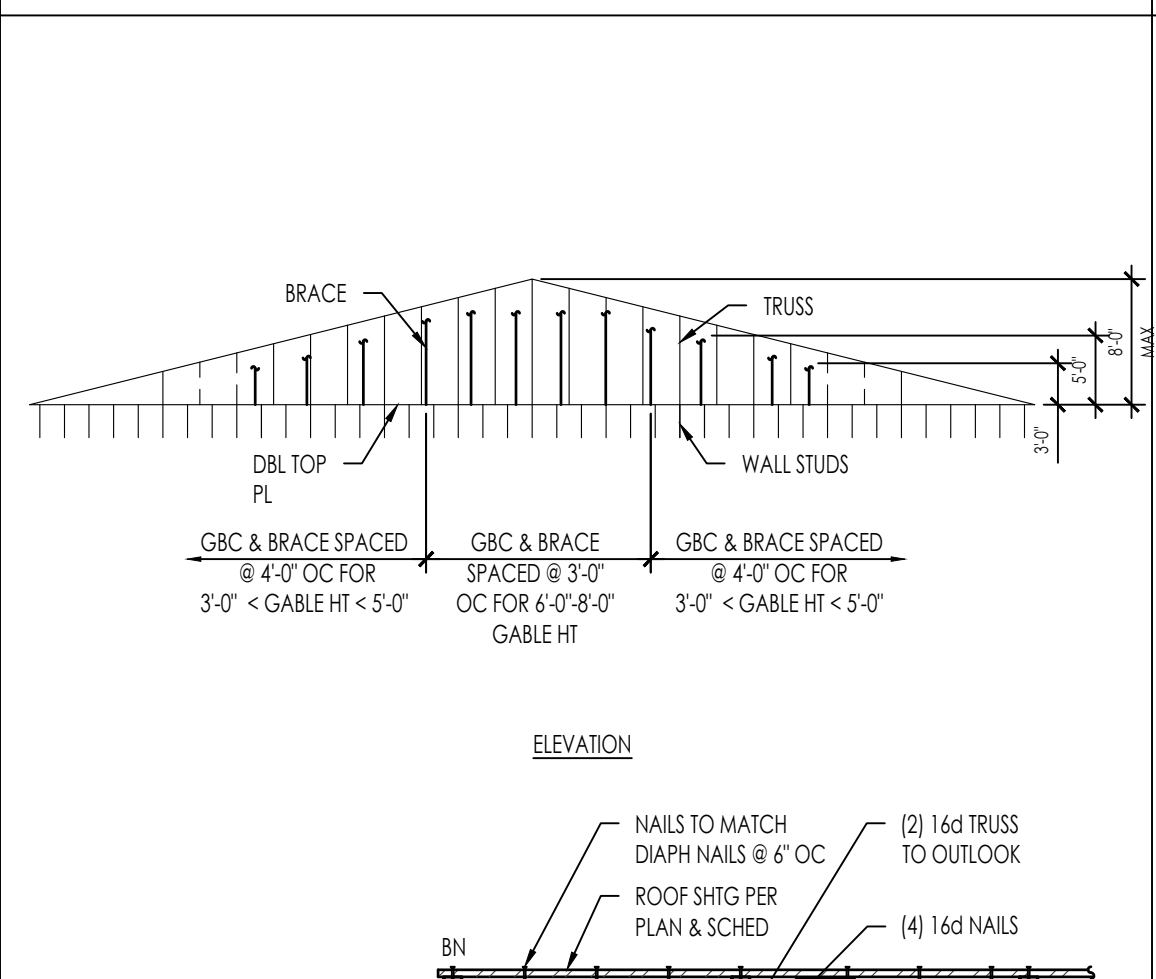
DIAPH TRANSITION W/ OVERHANG
2516-01-C101 - 5401 1" = 1'-0" 51



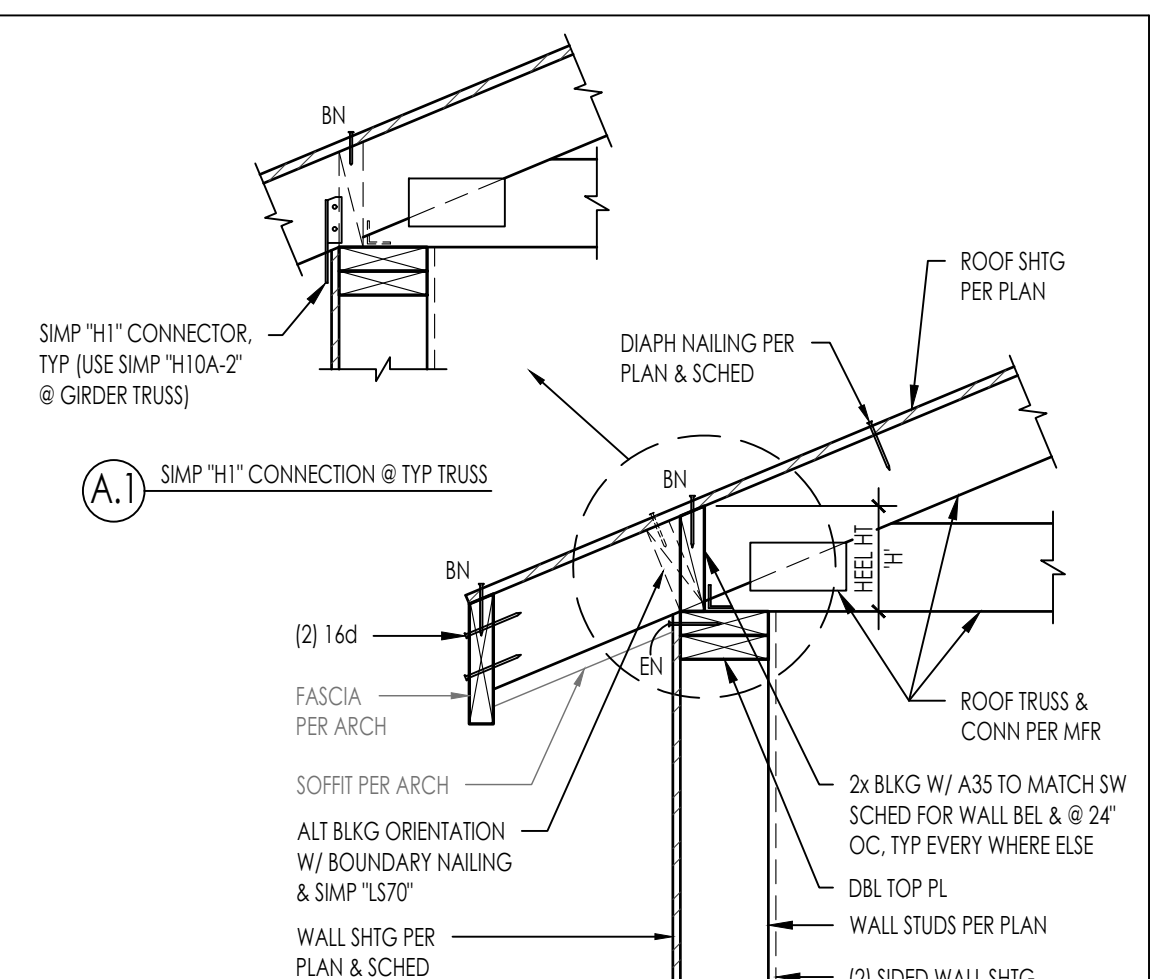
INTERIOR DRAG TRUSS
2516-01-C101 - 5401 1" = 1'-0" 41



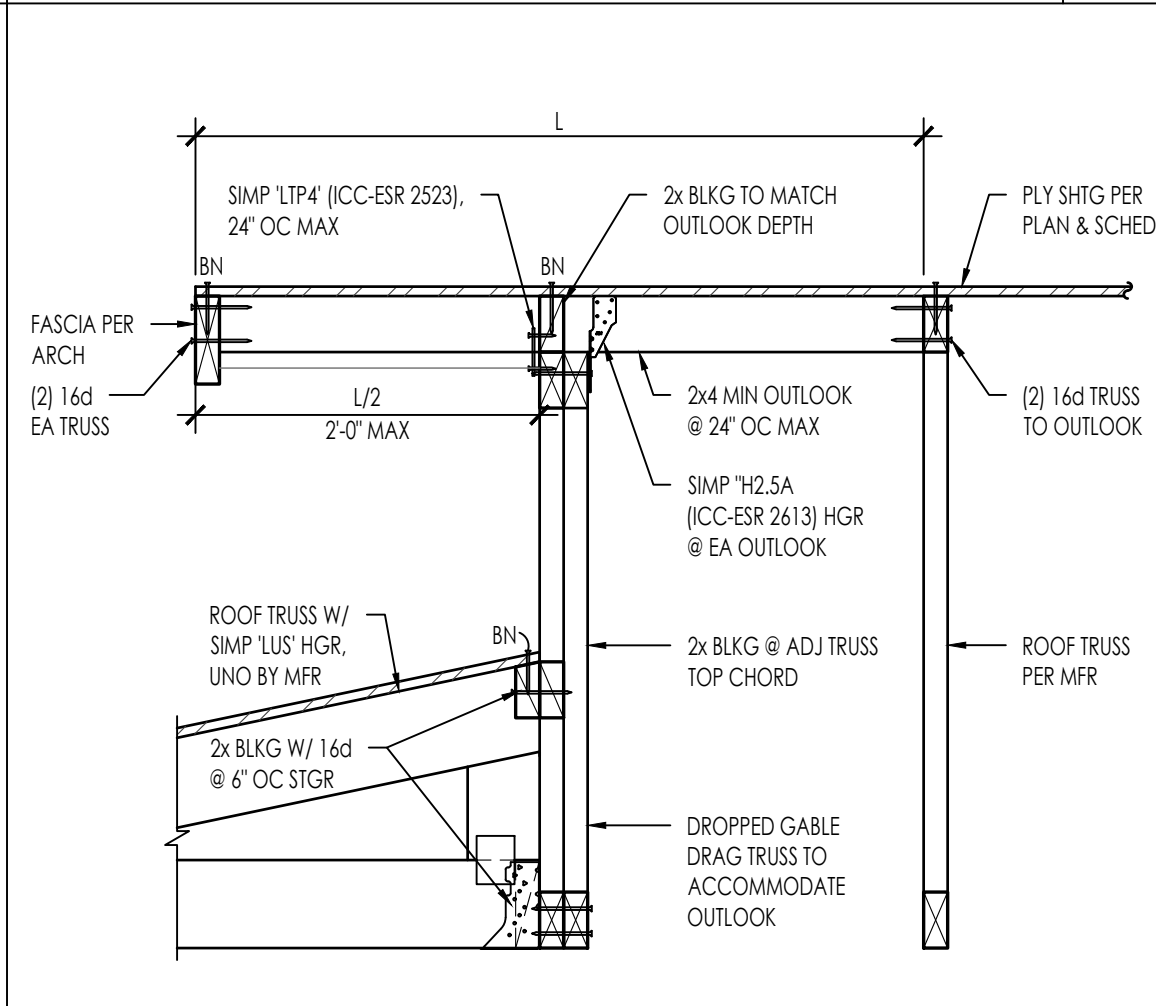
SHEATHING OVER ROOF RIDGE
2516-01-C101 - 5401 1" = 1'-0" 32



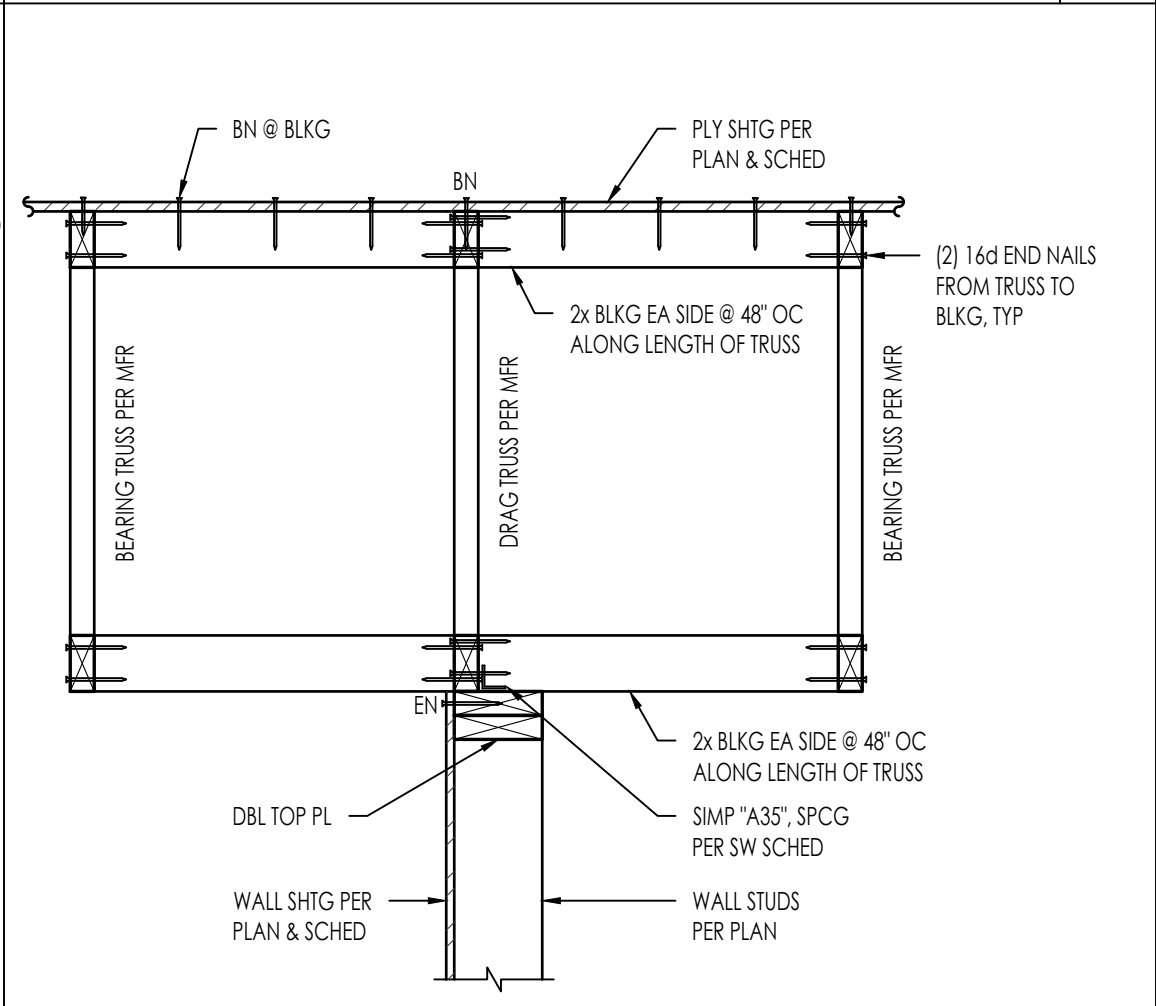
SHEATHING OVER ROOF RIDGE
2516-01-C101 - 5401 1" = 1'-0" 32



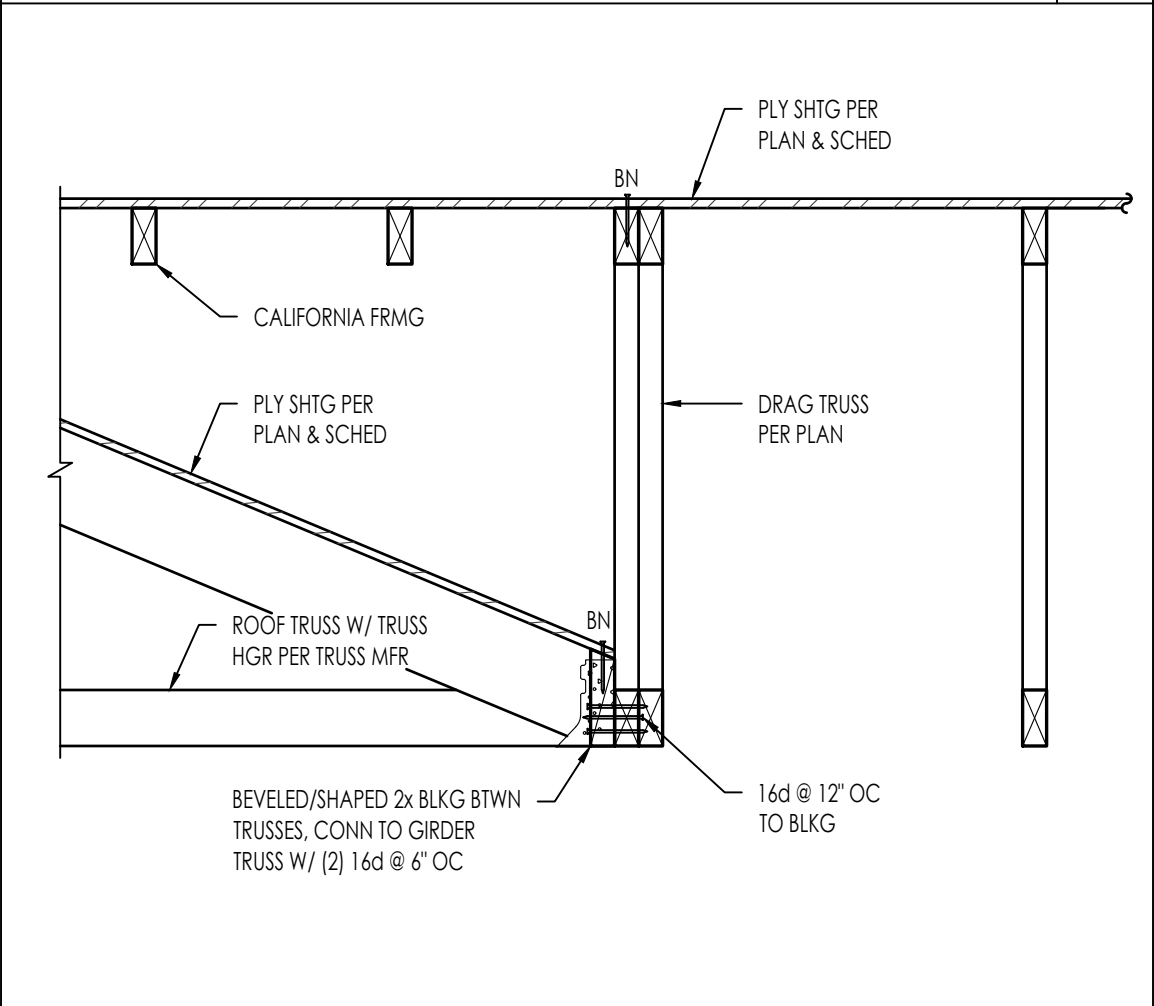
SHEATHING OVER ROOF RIDGE
2516-01-C101 - 5401 1" = 1'-0" 32



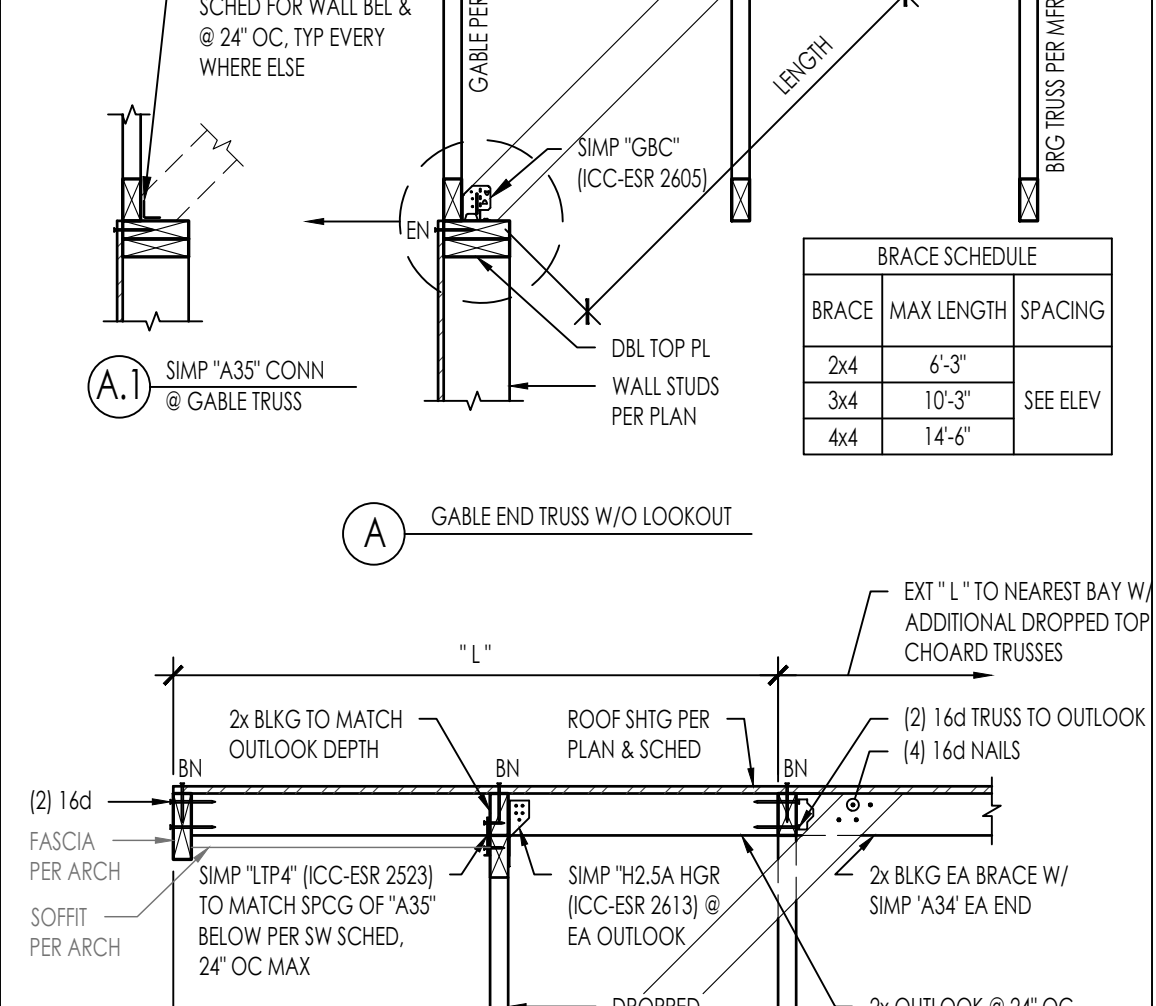
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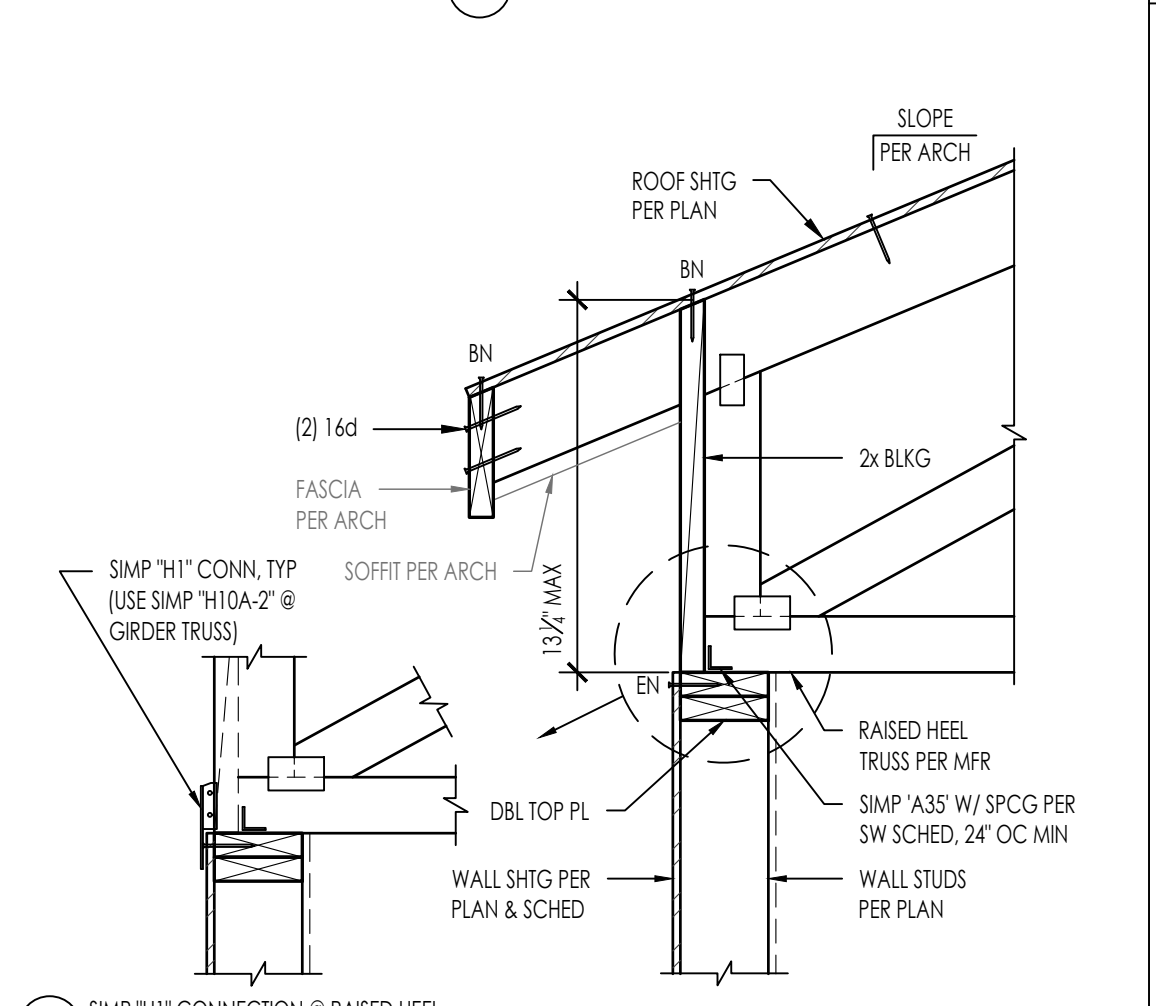
INTERIOR SHEAR WALL (ROOF TRUSS PARALLEL)
2516-01-C101 - 5401 1" = 1'-0" 42



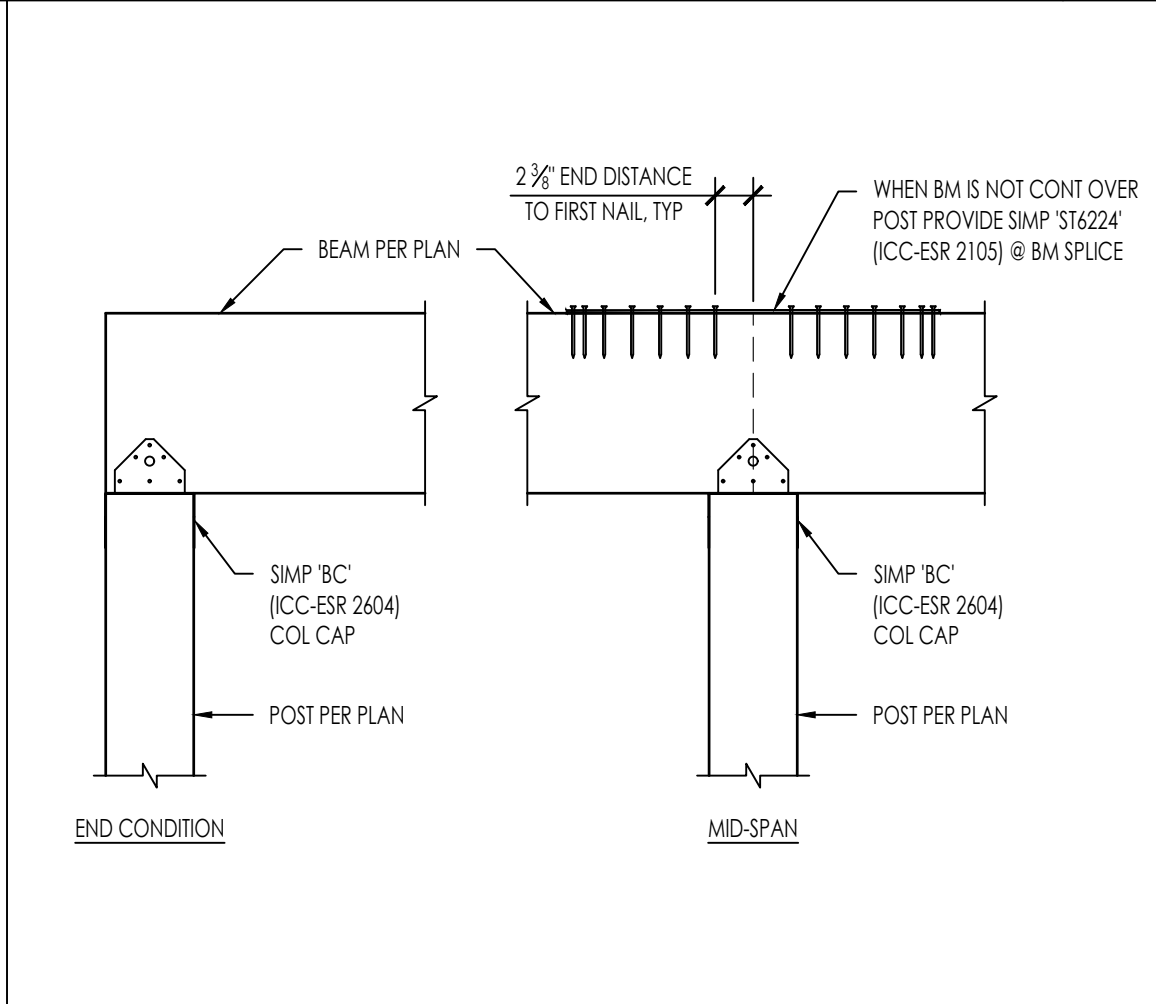
SHEATHING OVER ROOF RIDGE
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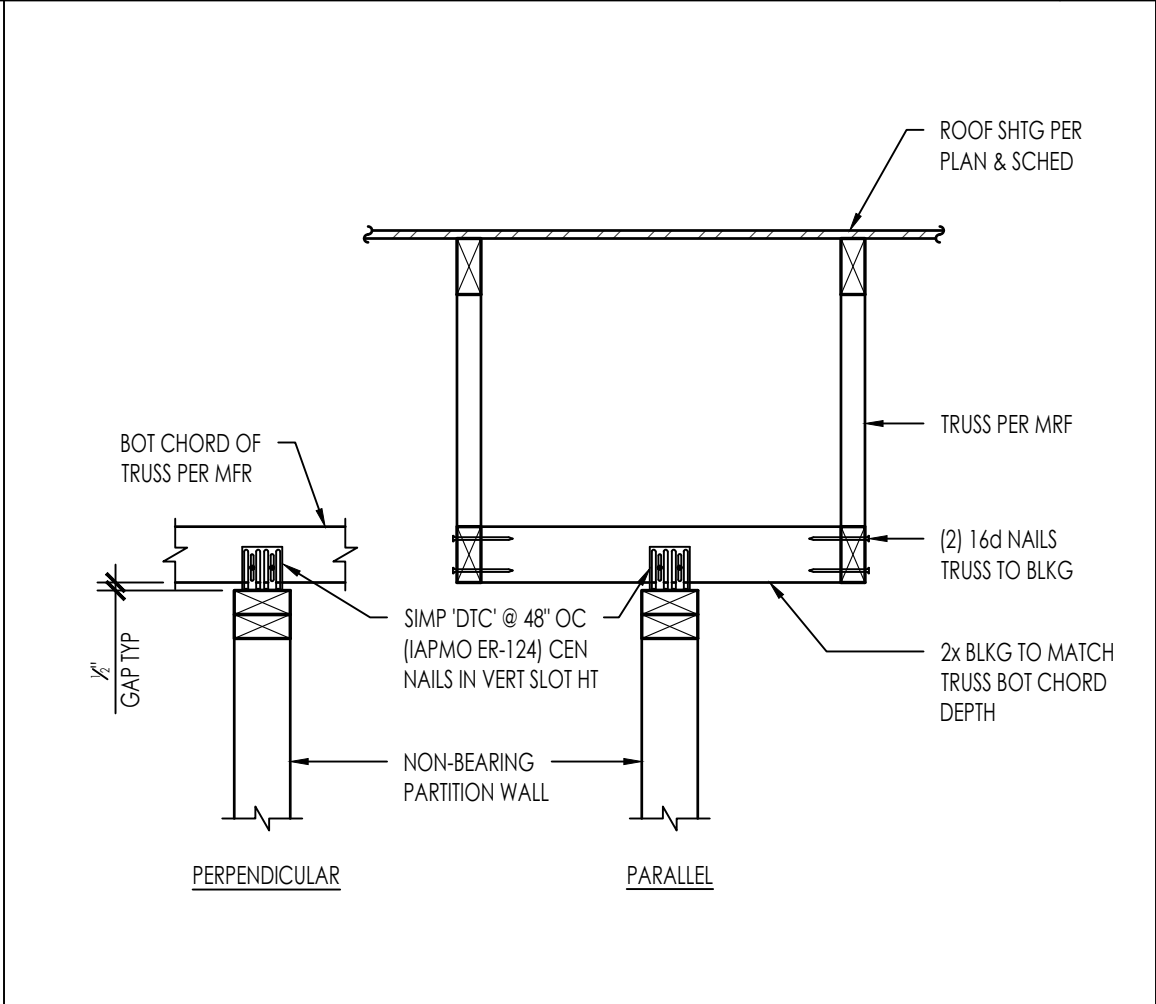
SHEATHING OVER ROOF RIDGE
2516-01-C101 - 5401 1" = 1'-0" 32



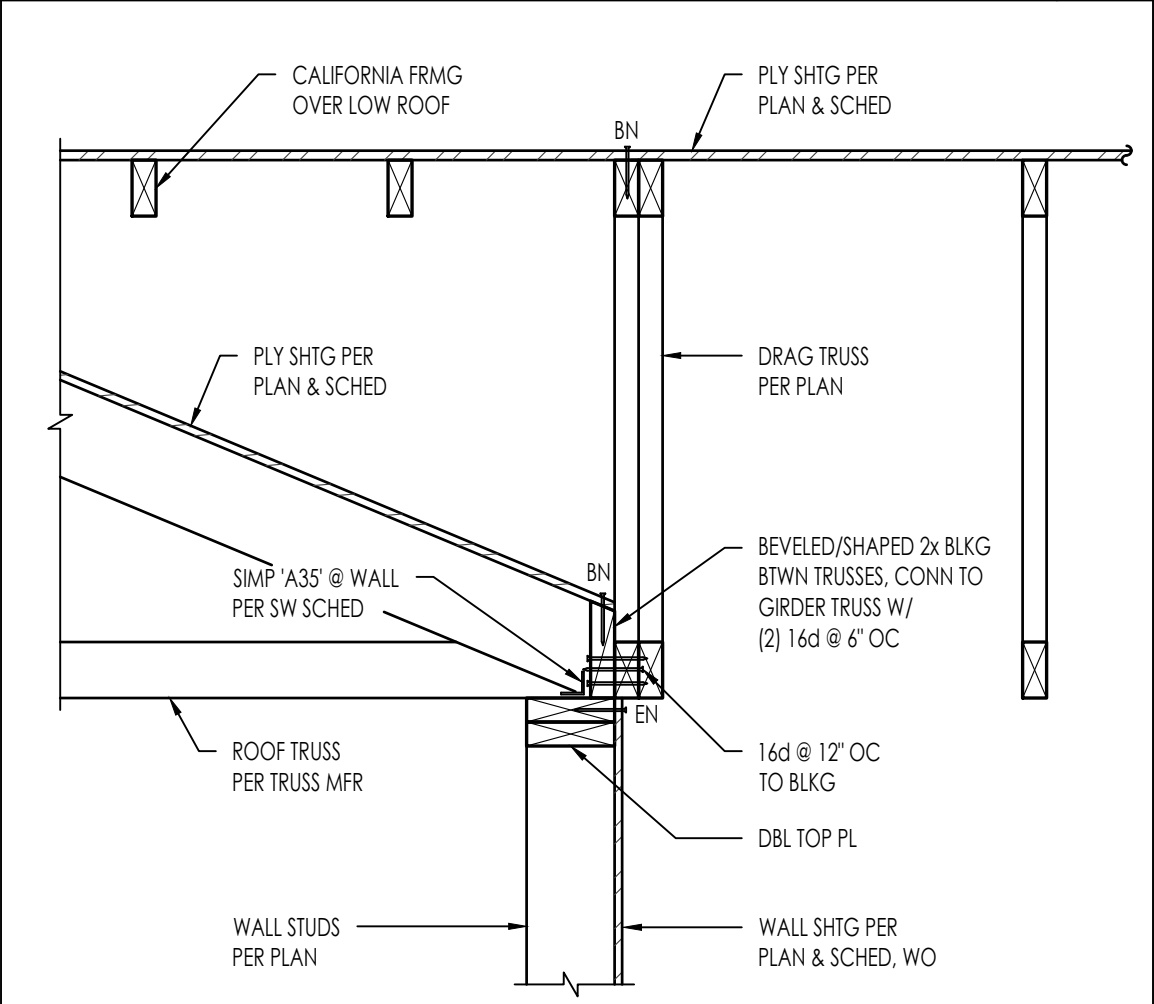
SHEATHING OVER ROOF RIDGE
2516-01-C101 - 5401 1" = 1'-0" 32



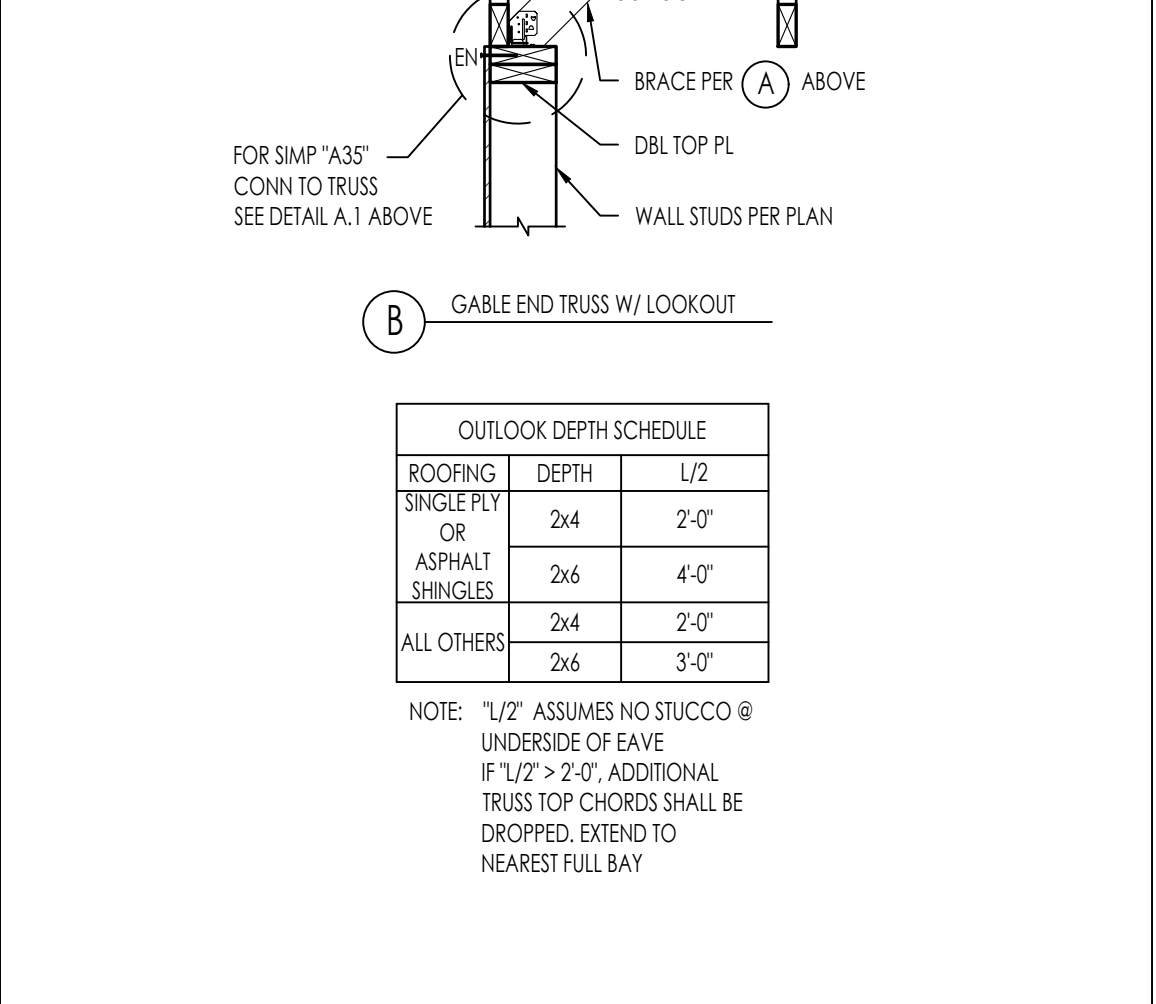
DIAPH TRANSITION W/ OVERHANG
2516-01-C101 - 5401 1" = 1'-0" 52



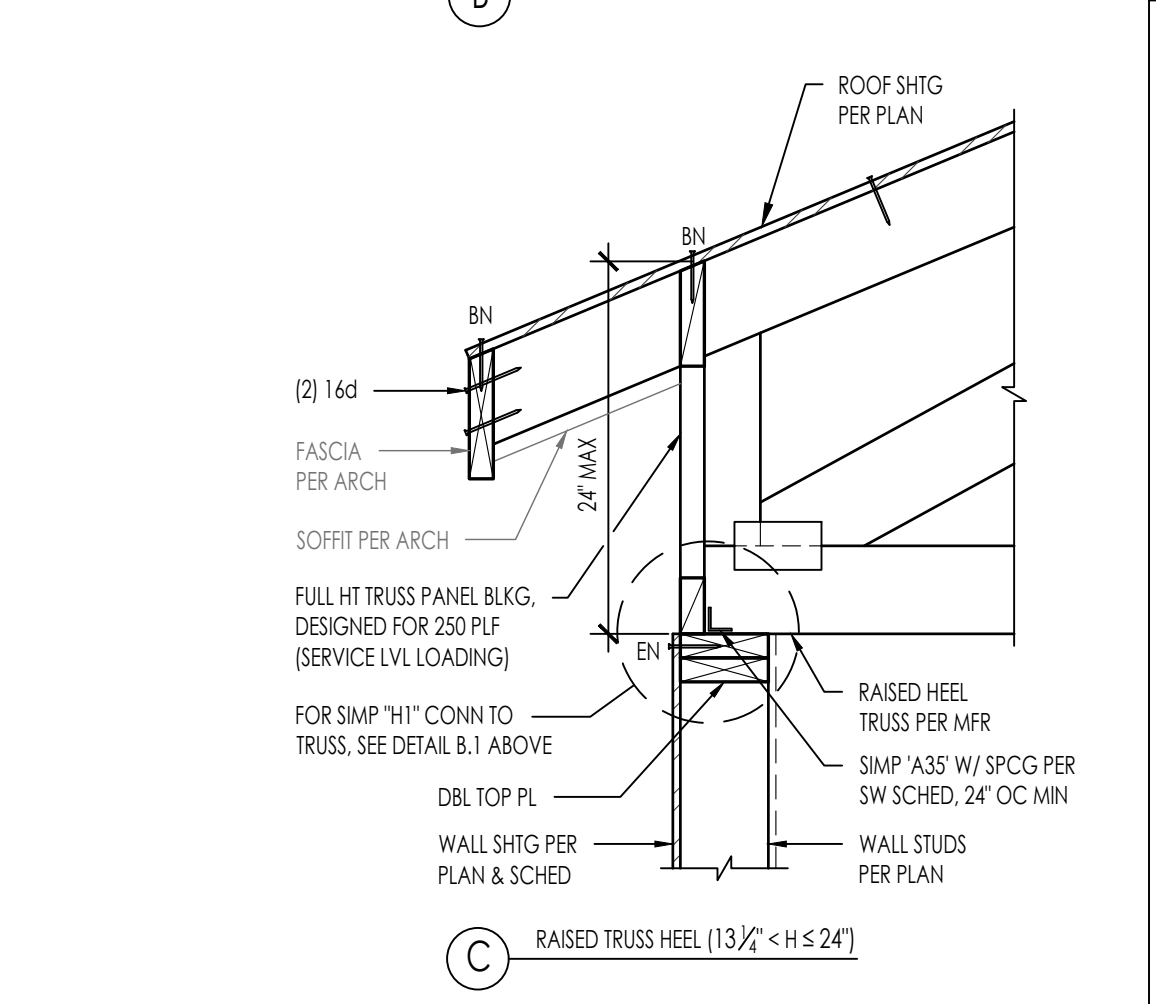
INTERIOR SHEAR WALL (ROOF TRUSS PARALLEL)
2516-01-C101 - 5401 1" = 1'-0" 42



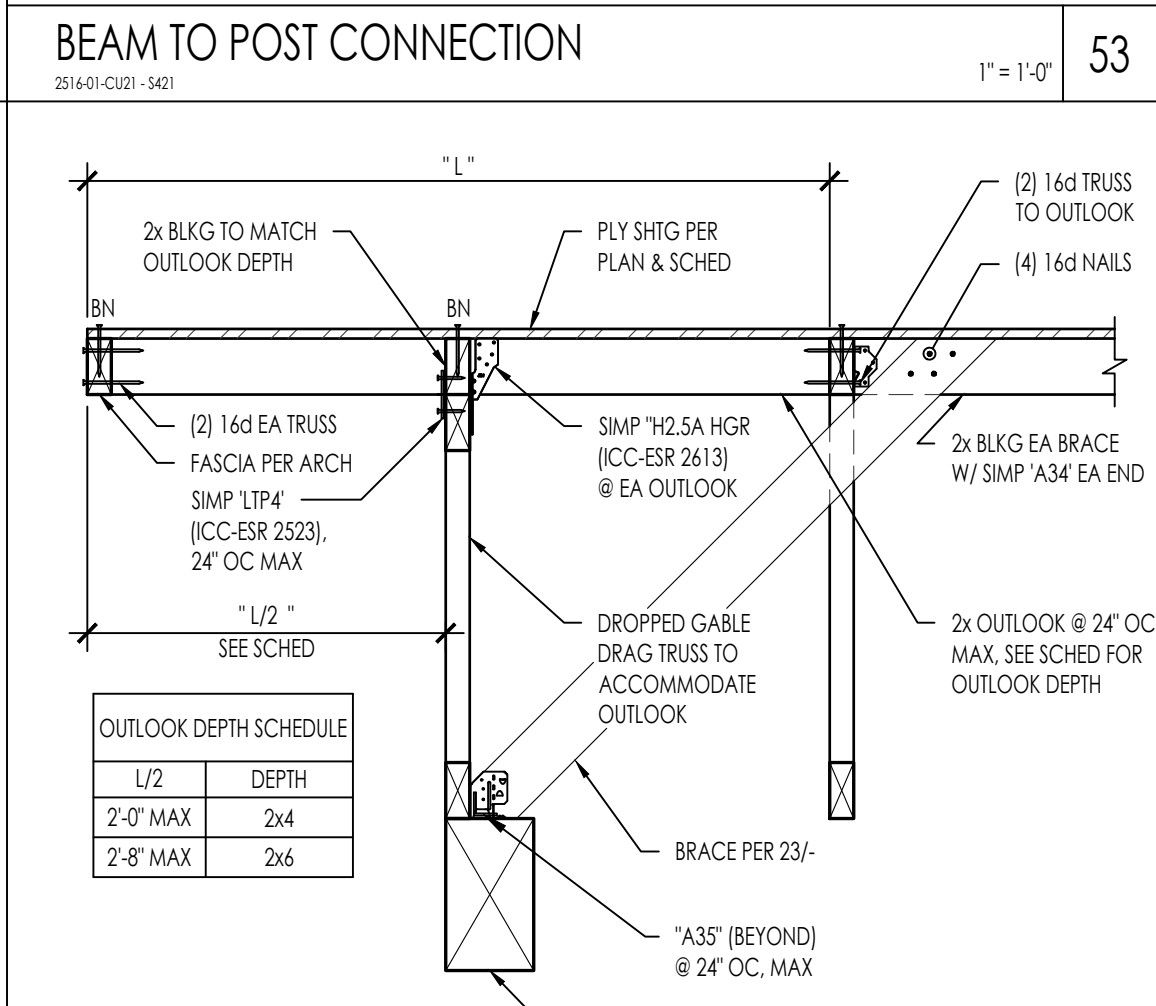
SHEATHING OVER ROOF RIDGE
2516-01-C101 - 5401 1" = 1'-0" 32



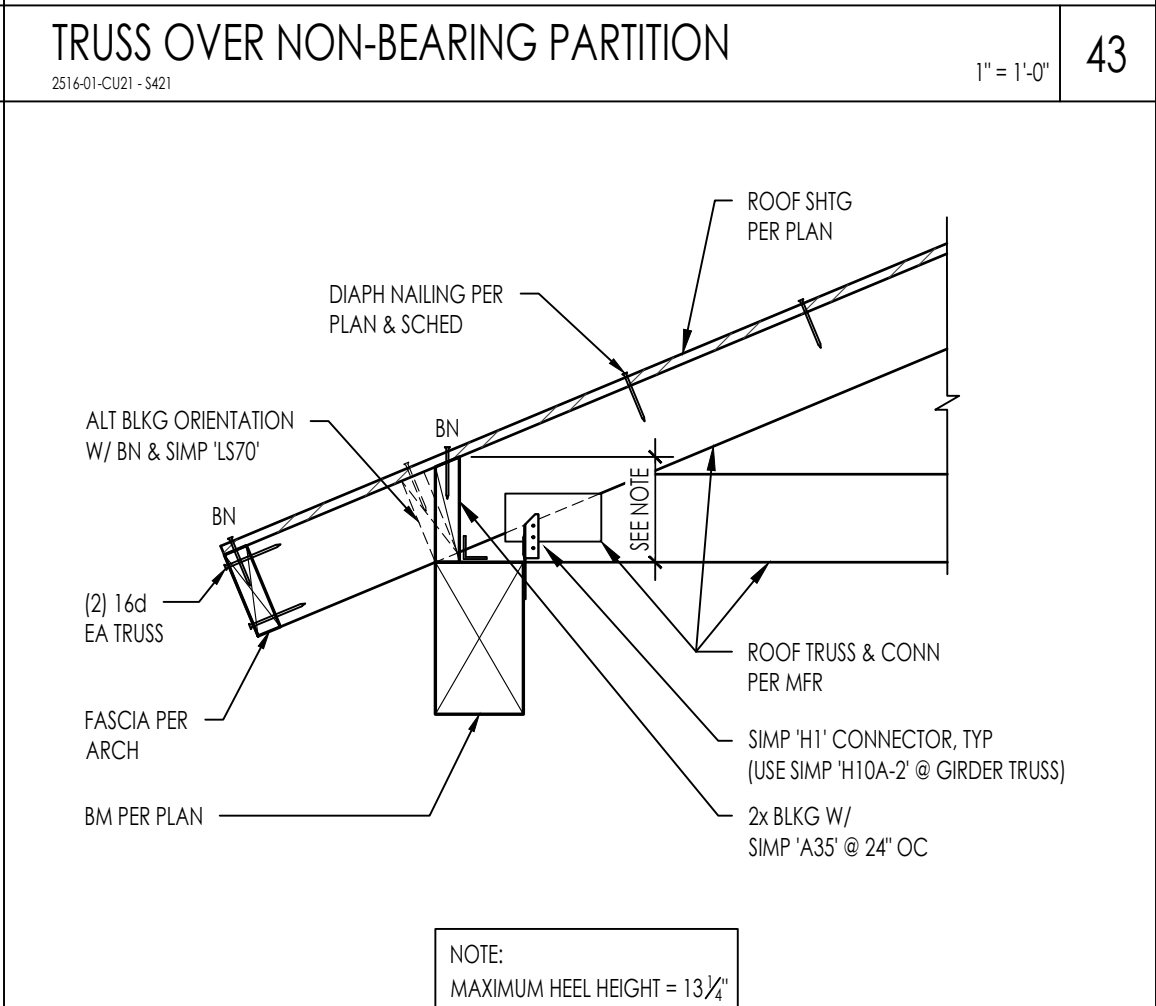
SHEATHING OVER ROOF RIDGE
2516-01-C101 - 5401 1" = 1'-0" 32



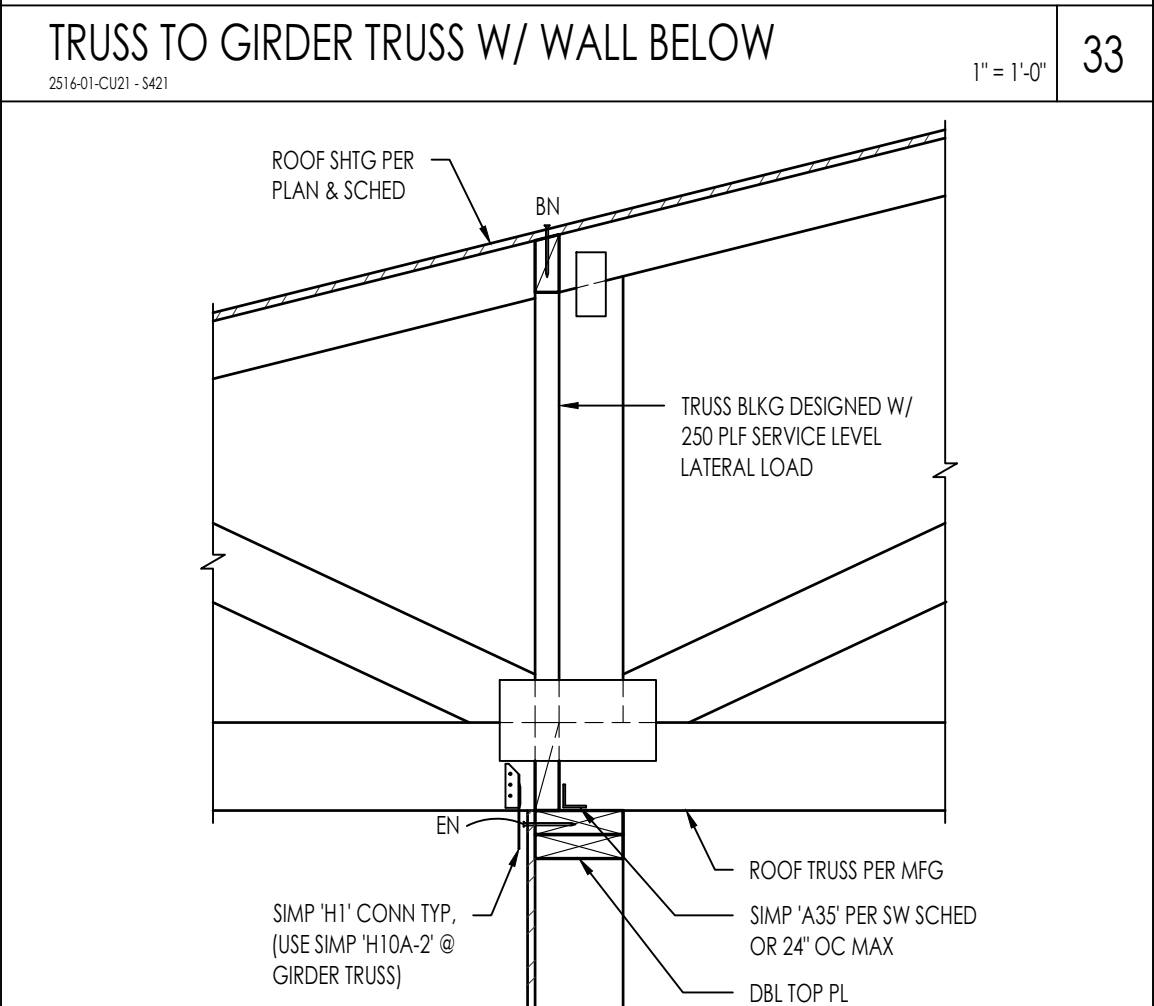
SHEATHING OVER ROOF RIDGE
2516-01-C101 - 5401 1" = 1'-0" 32



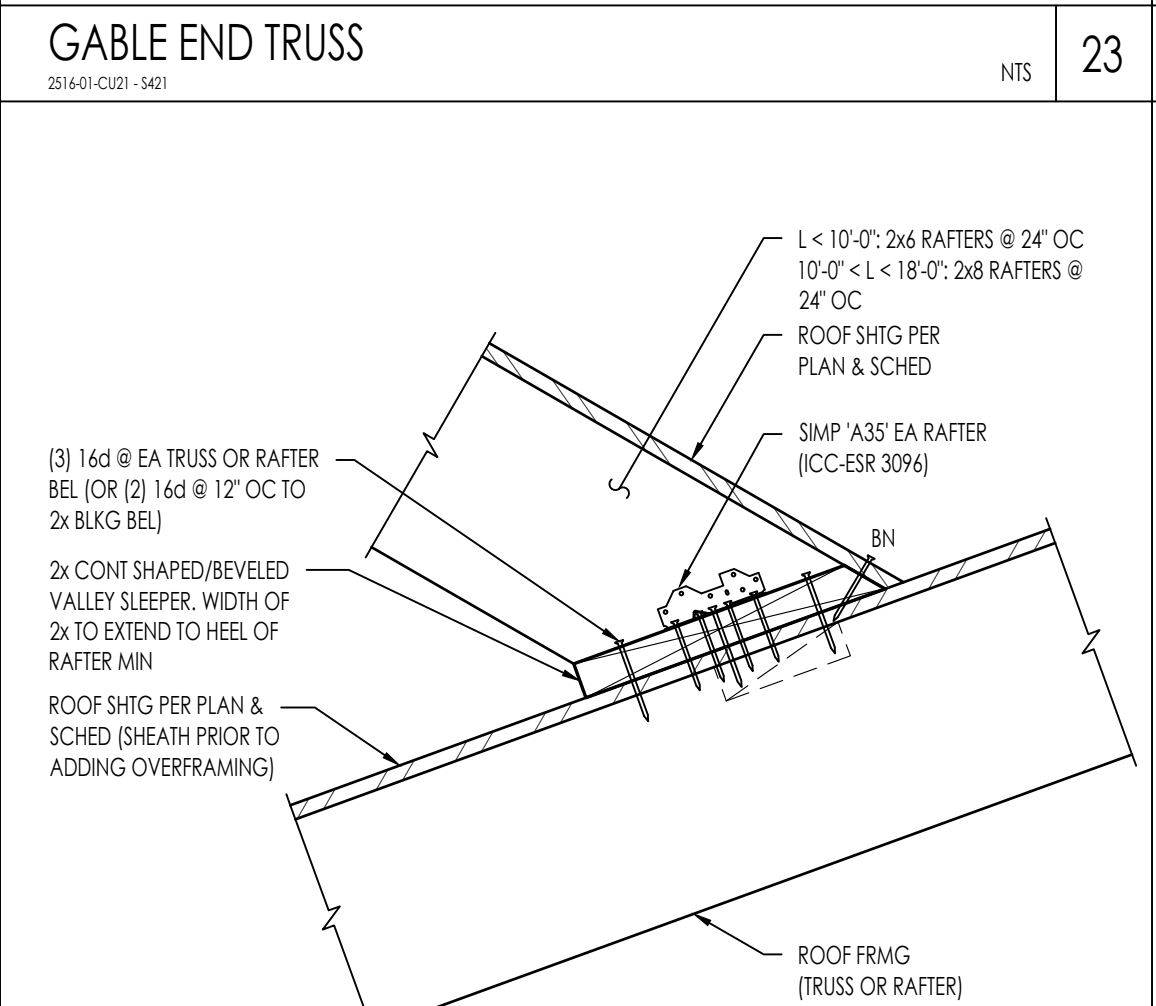
BEAM TO POST CONNECTION
2516-01-C101 - 5401 1" = 1'-0" 53



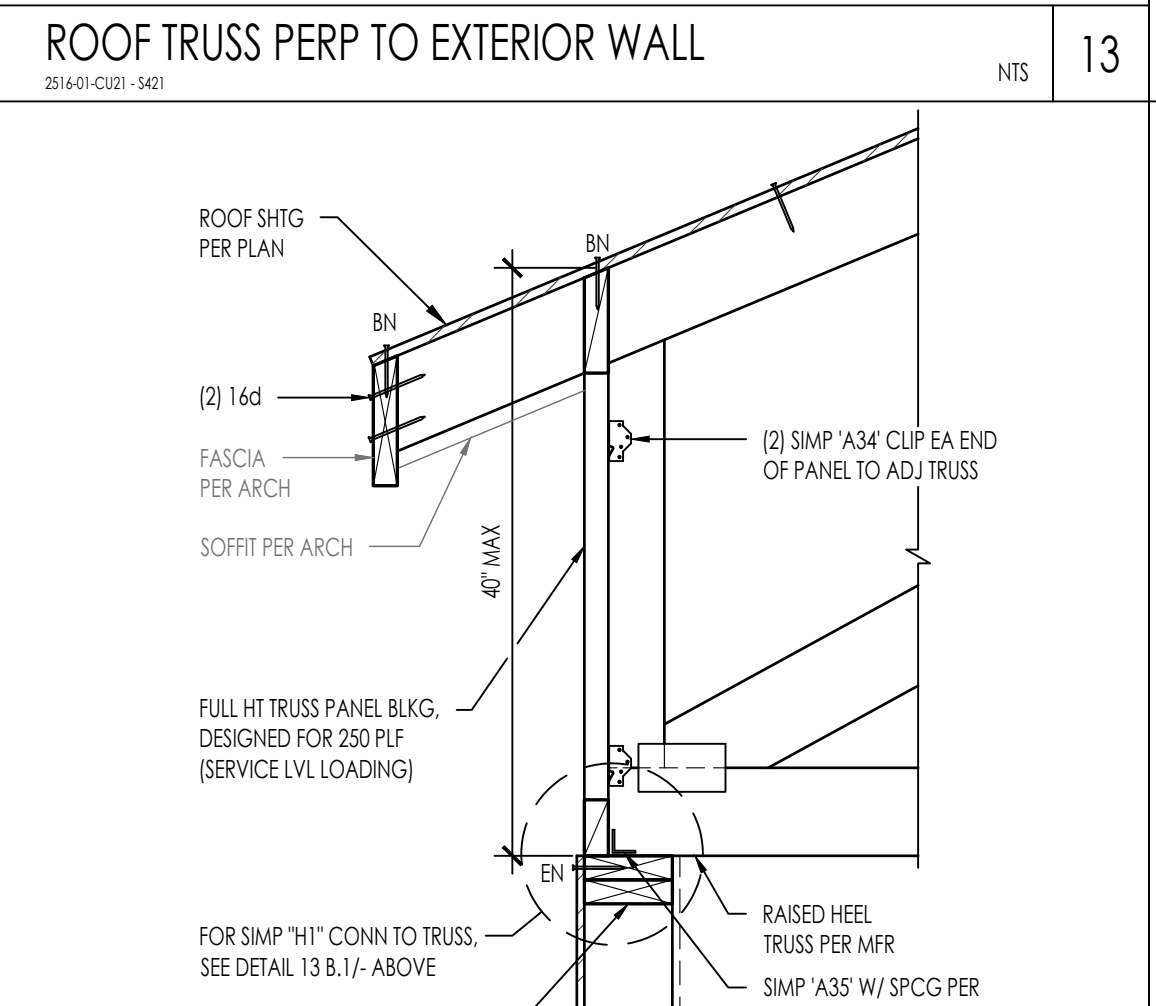
TRUSS OVER NON-BEARING PARTITION
2516-01-C101 - 5401 1" = 1'-0" 43



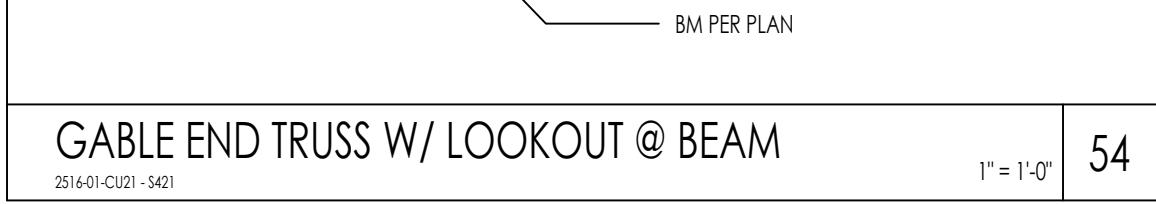
TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101 - 5401 1" = 1'-0" 33



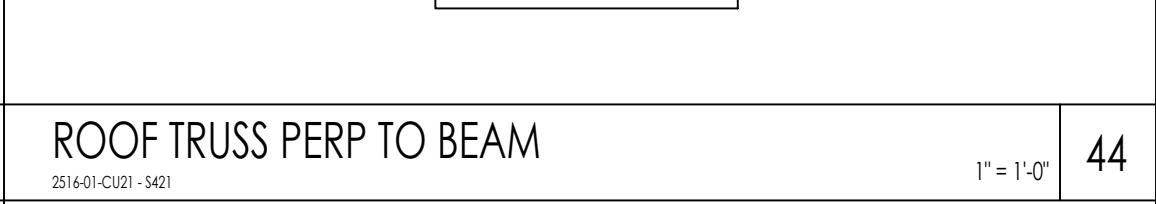
GABLE END TRUSS
2516-01-C101 - 5401 1" = 1'-0" 23



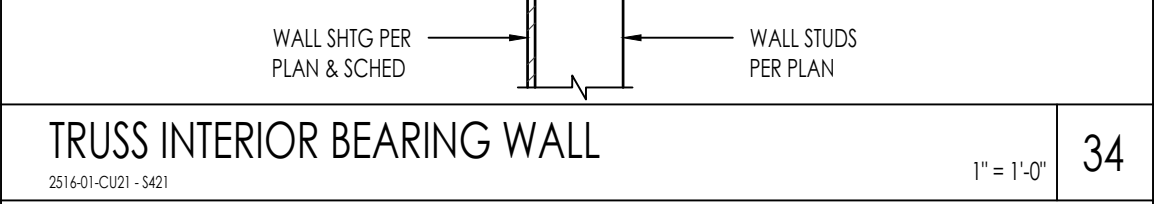
ROOF TRUSS PERP TO EXTERIOR WALL
2516-01-C101 - 5401 1" = 1'-0" 13



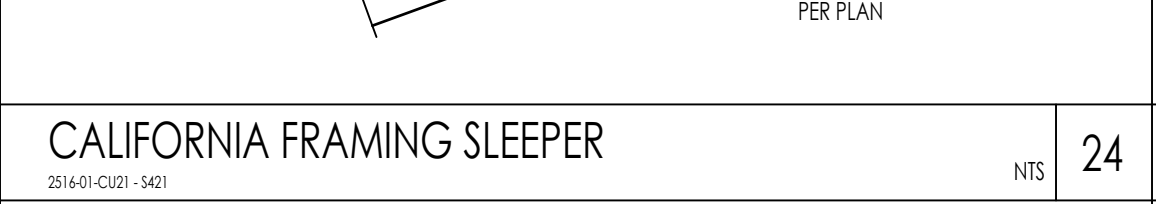
GABLE END TRUSS W/ LOOKOUT @ BEAM
2516-01-C101 - 5401 1" = 1'-0" 54



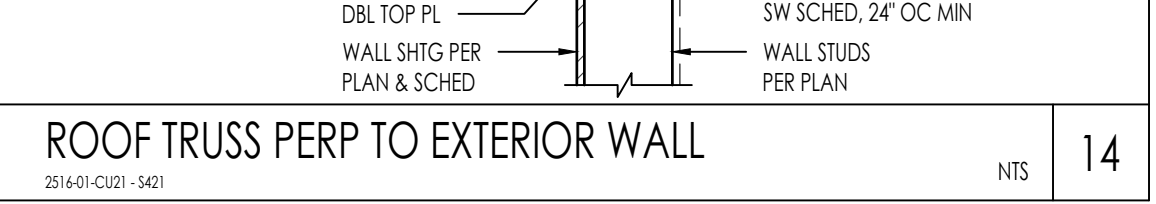
ROOF TRUSS PERP TO BEAM
2516-01-C101 - 5401 1" = 1'-0" 44



TRUSS INTERIOR BEARING WALL
2516-01-C101 - 5401 1" = 1'-0" 34



CALIFORNIA FRAMING SLEEPER
2516-01-C101 - 5401 1" = 1'-0" 24



ROOF TRUSS PERP TO EXTERIOR WALL
2516-01-C101 - 5401 1" = 1'-0" 14

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

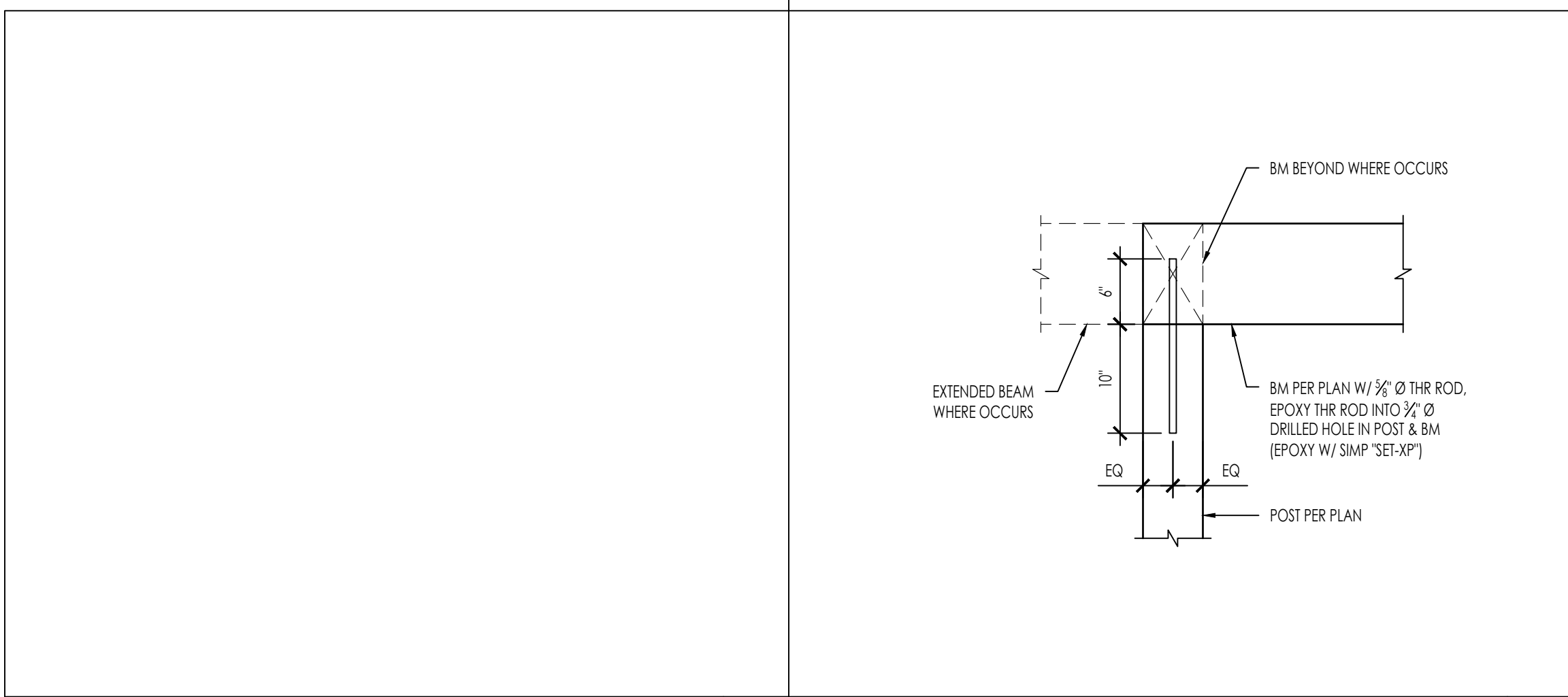
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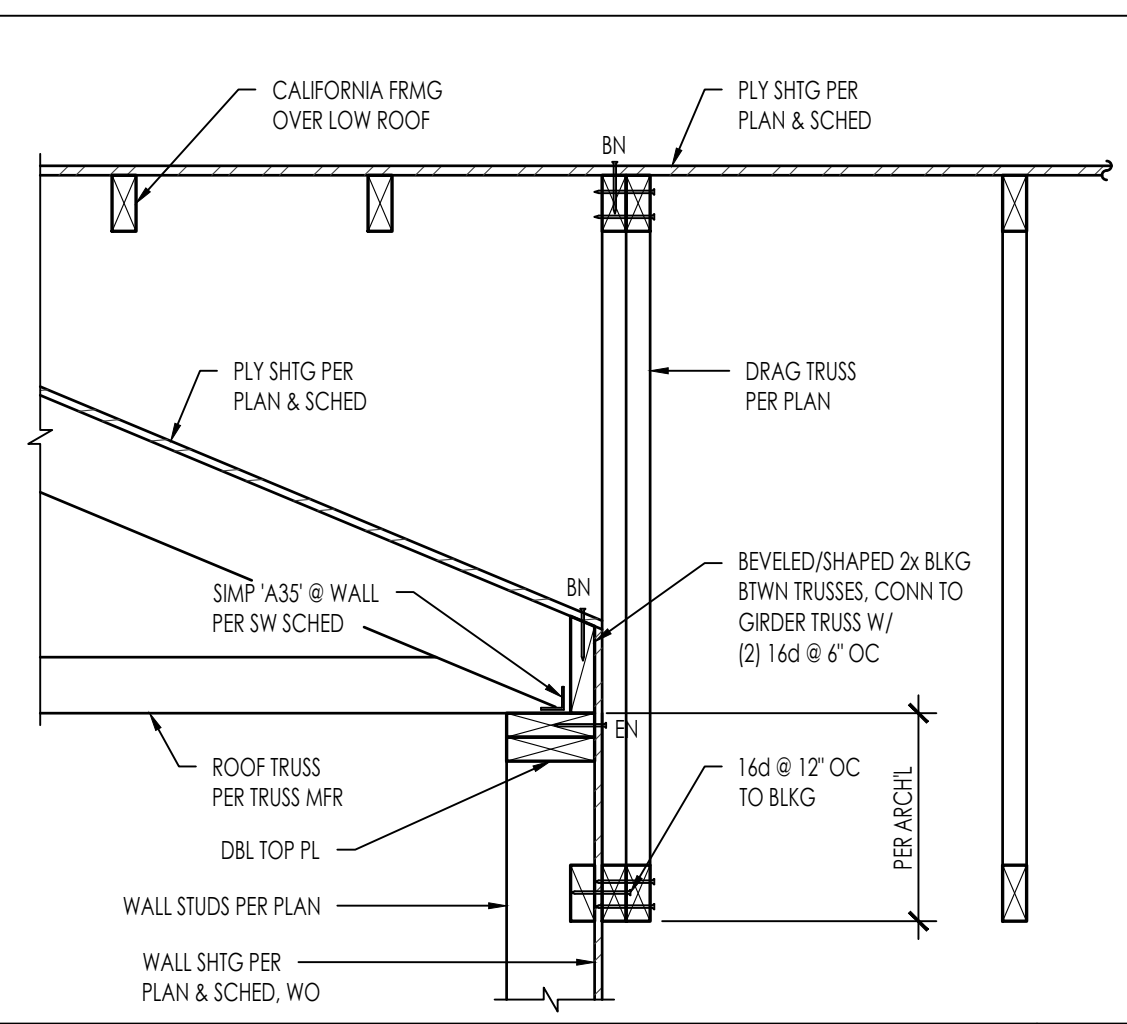
S-421



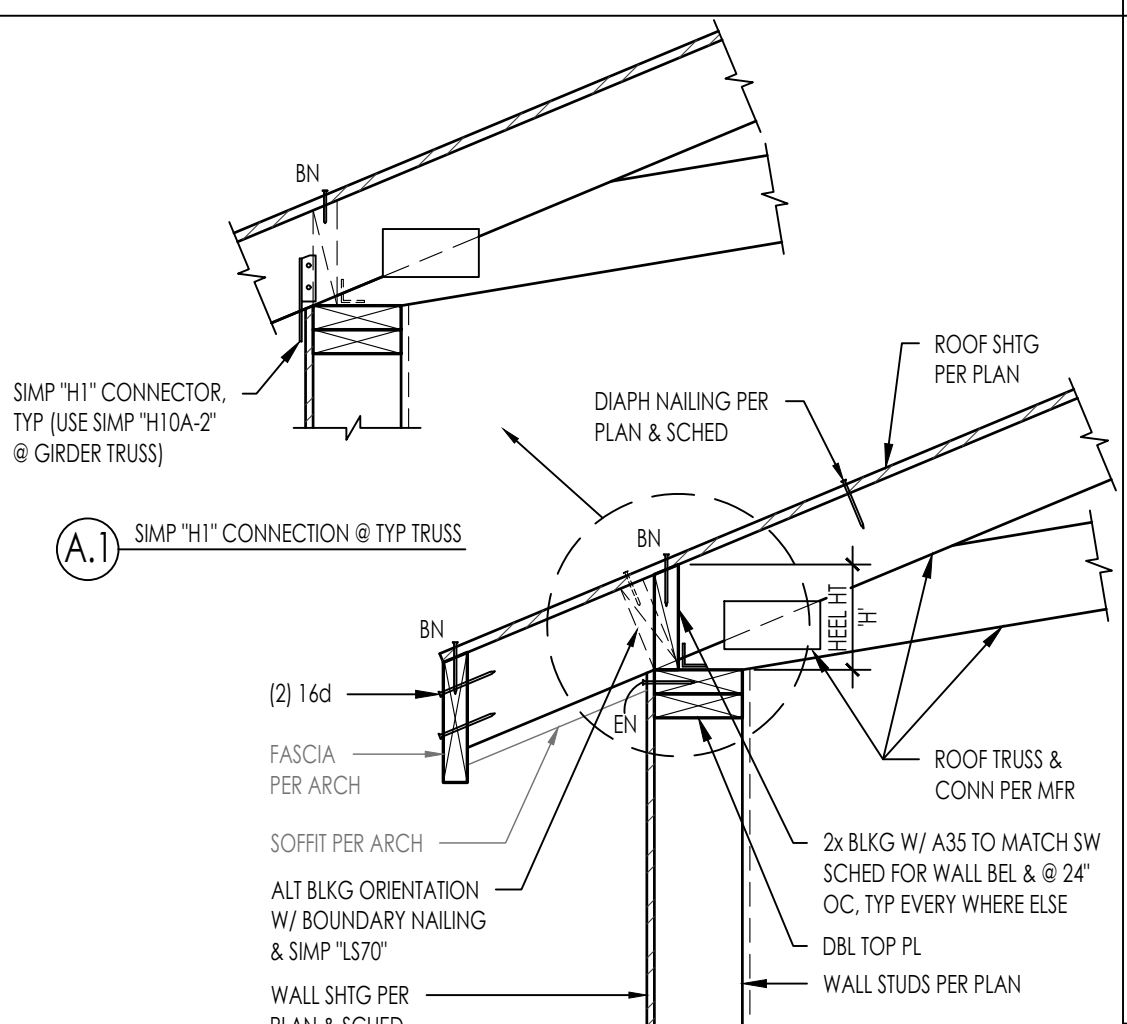
These plans are only to be used within City of Newport Beach jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Newport Beach's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Newport Beach and RRM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



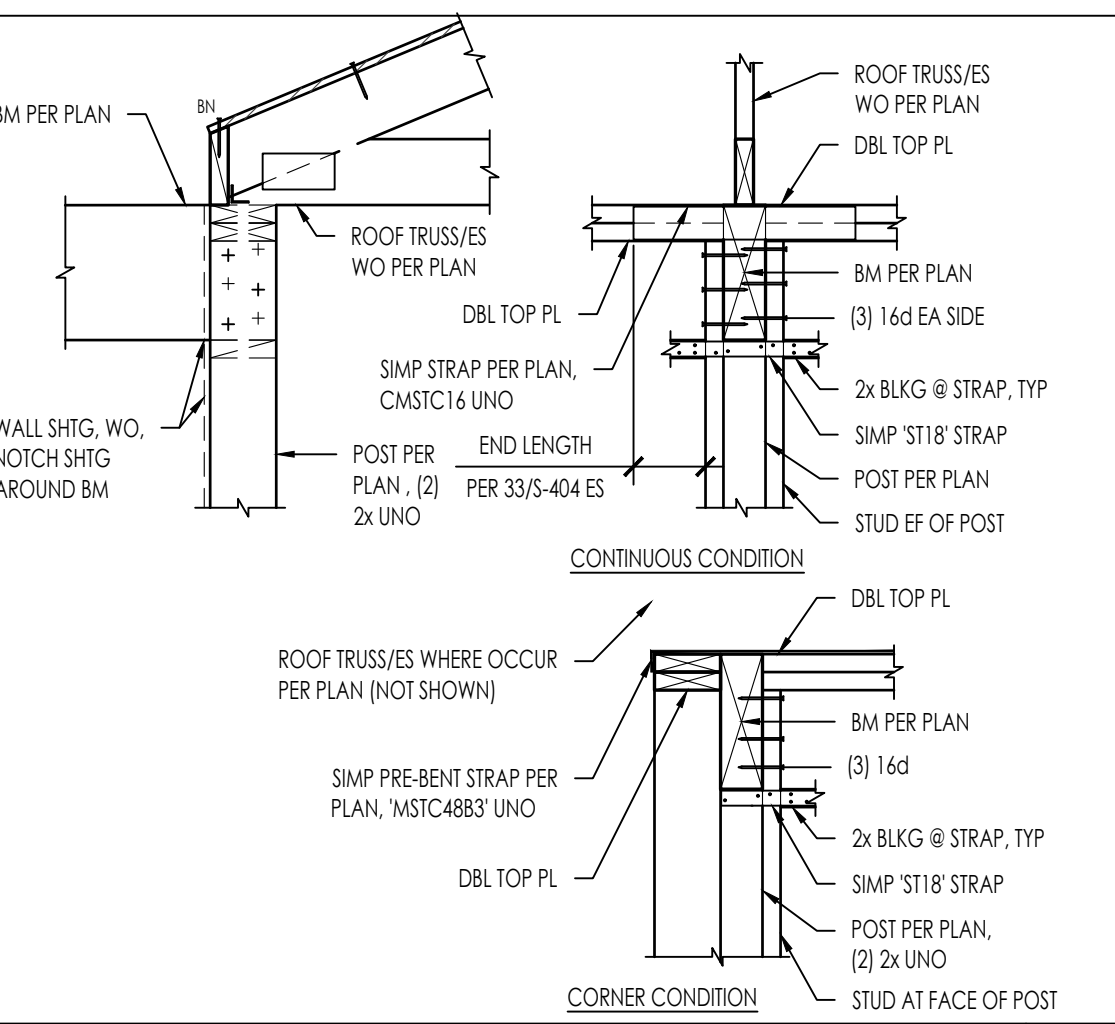
51 BEAM TO POST CONNECTION @ TRELLIS
2516-01-C101-1422-41 1" = 1'-0" 41



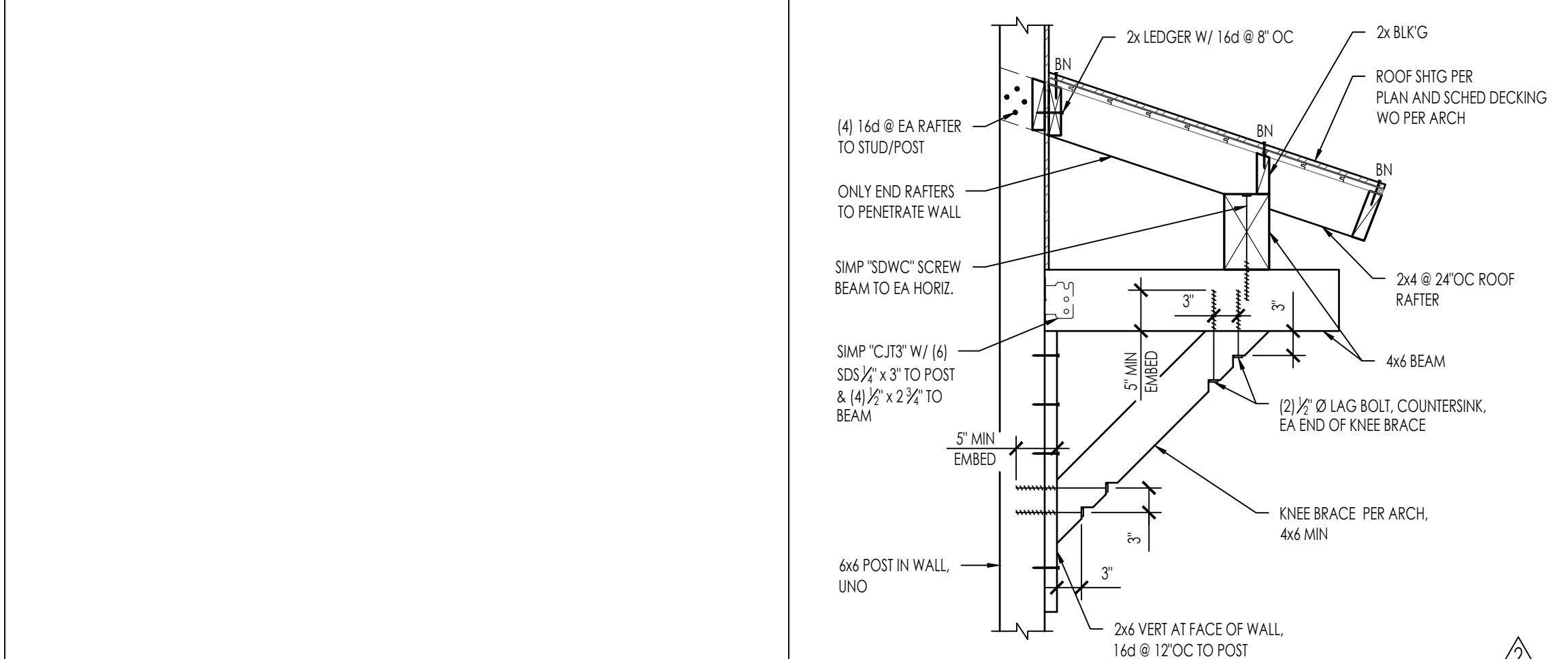
41 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-31 1" = 1'-0" 31



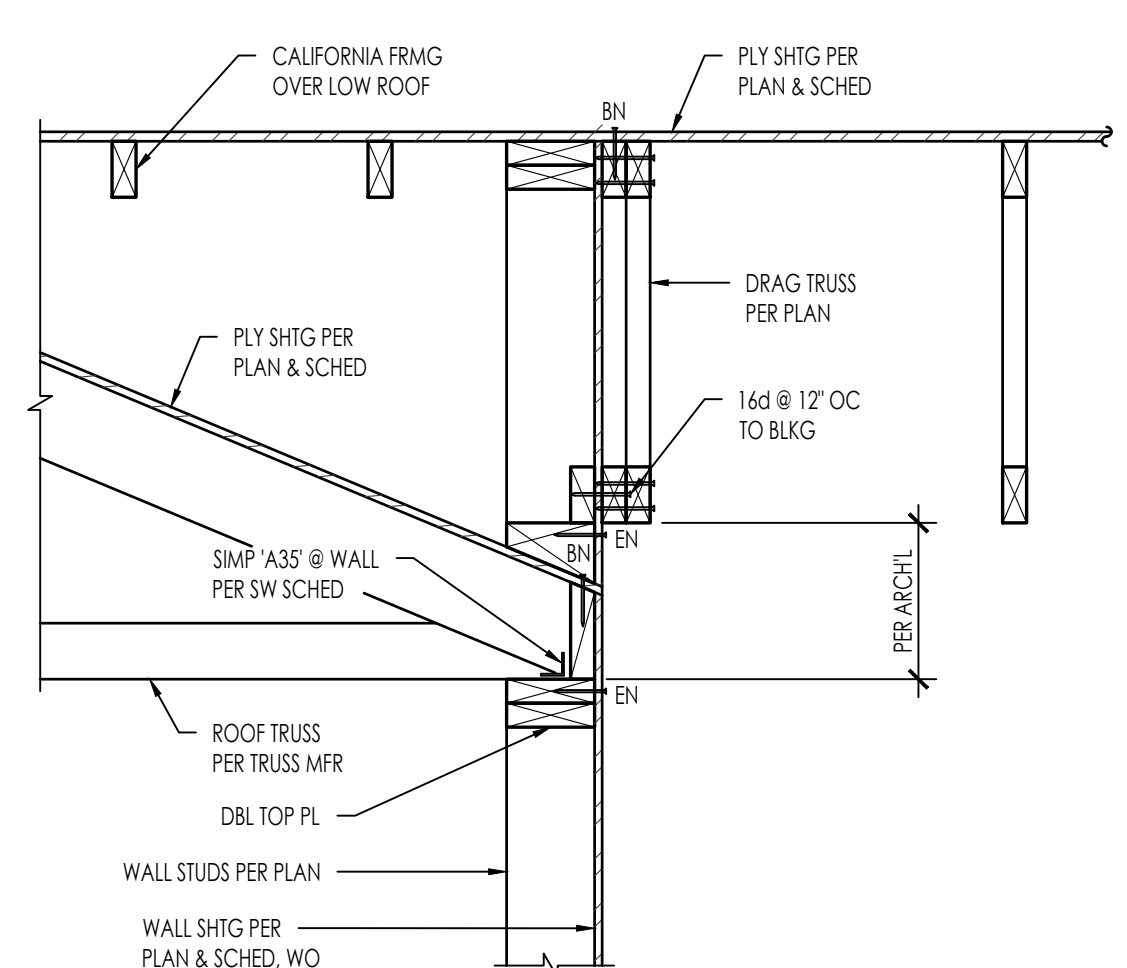
31 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-21 1" = 1'-0" 21



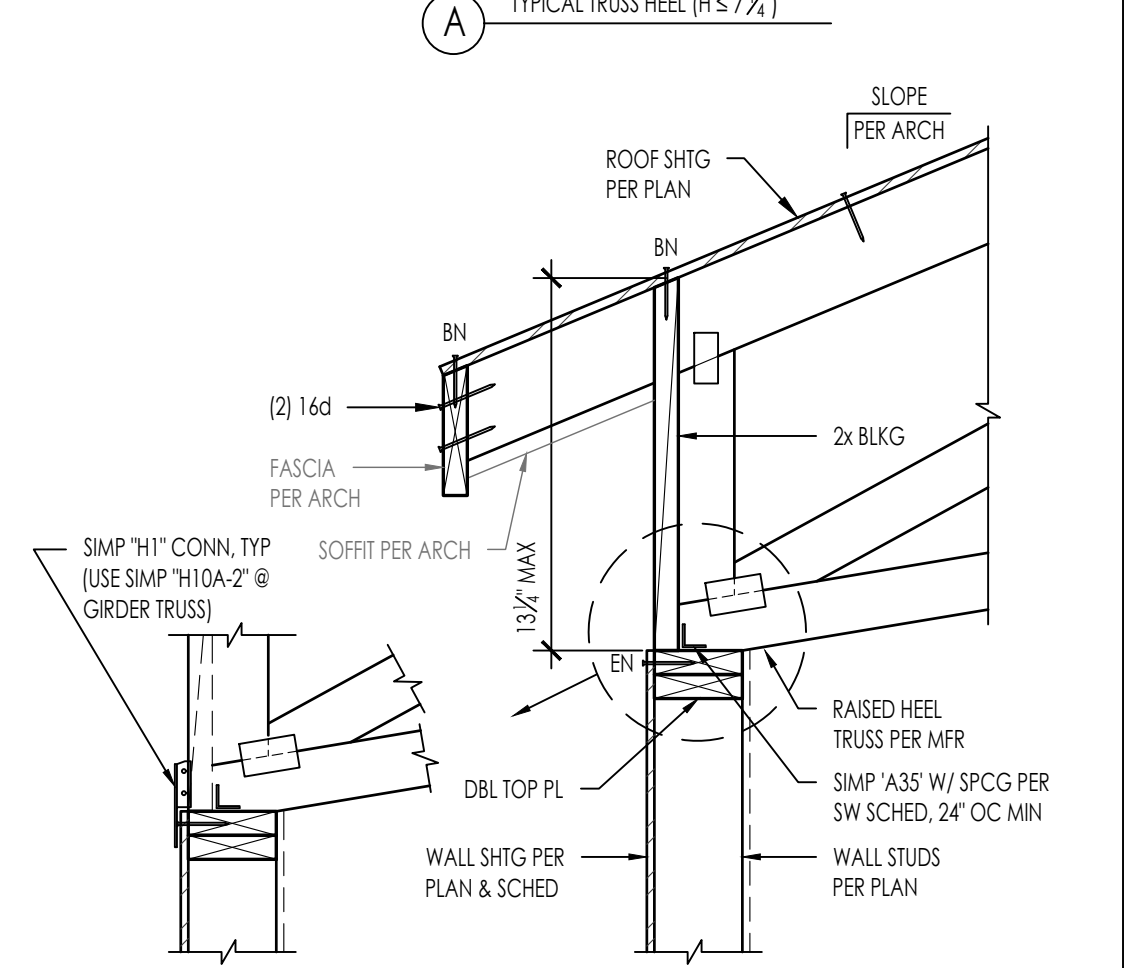
11 BEAM POCKET THROUGH EXTERIOR WALL
2516-01-1422-11 NTS or 3/4\" = 1'-0" 11



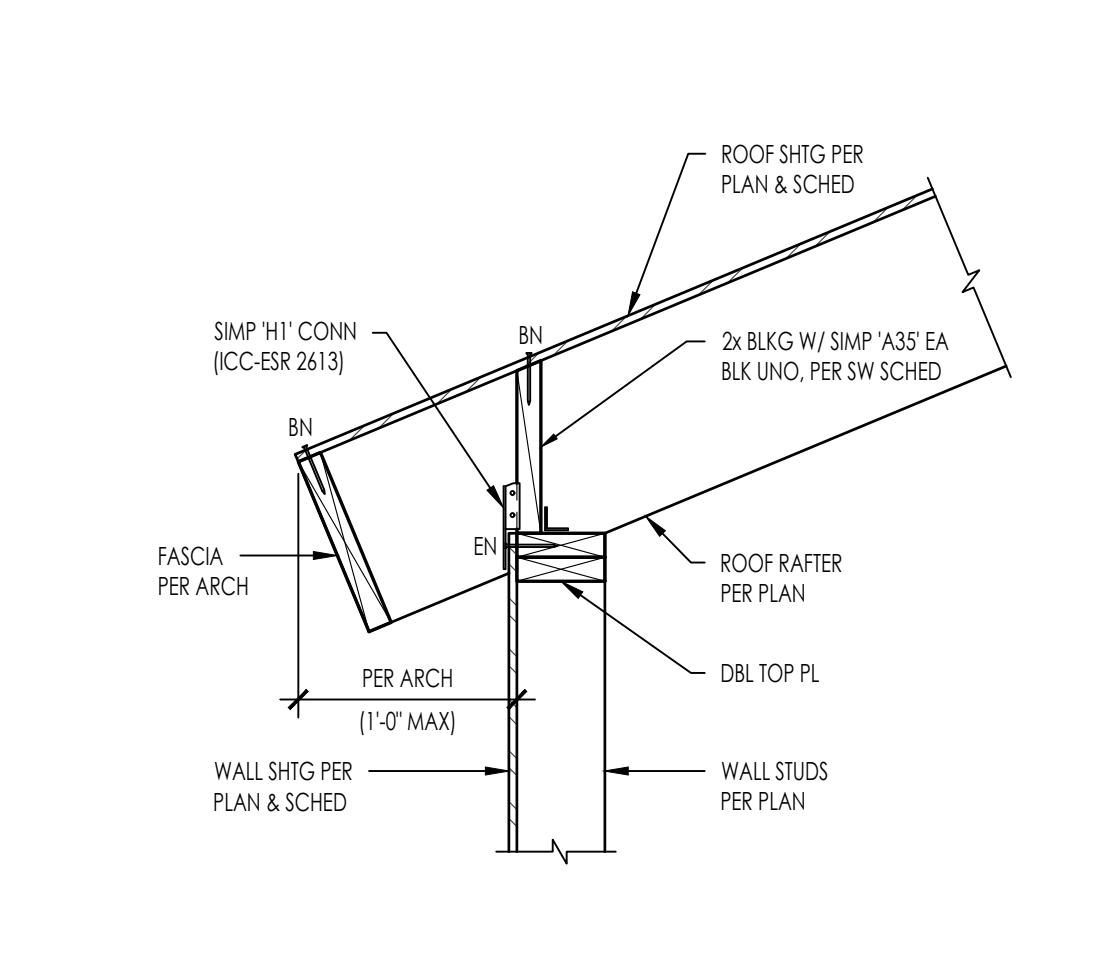
52 AWNING FRAMING
2516-01-C101-1422-42 3/4\" = 1'-0" 42



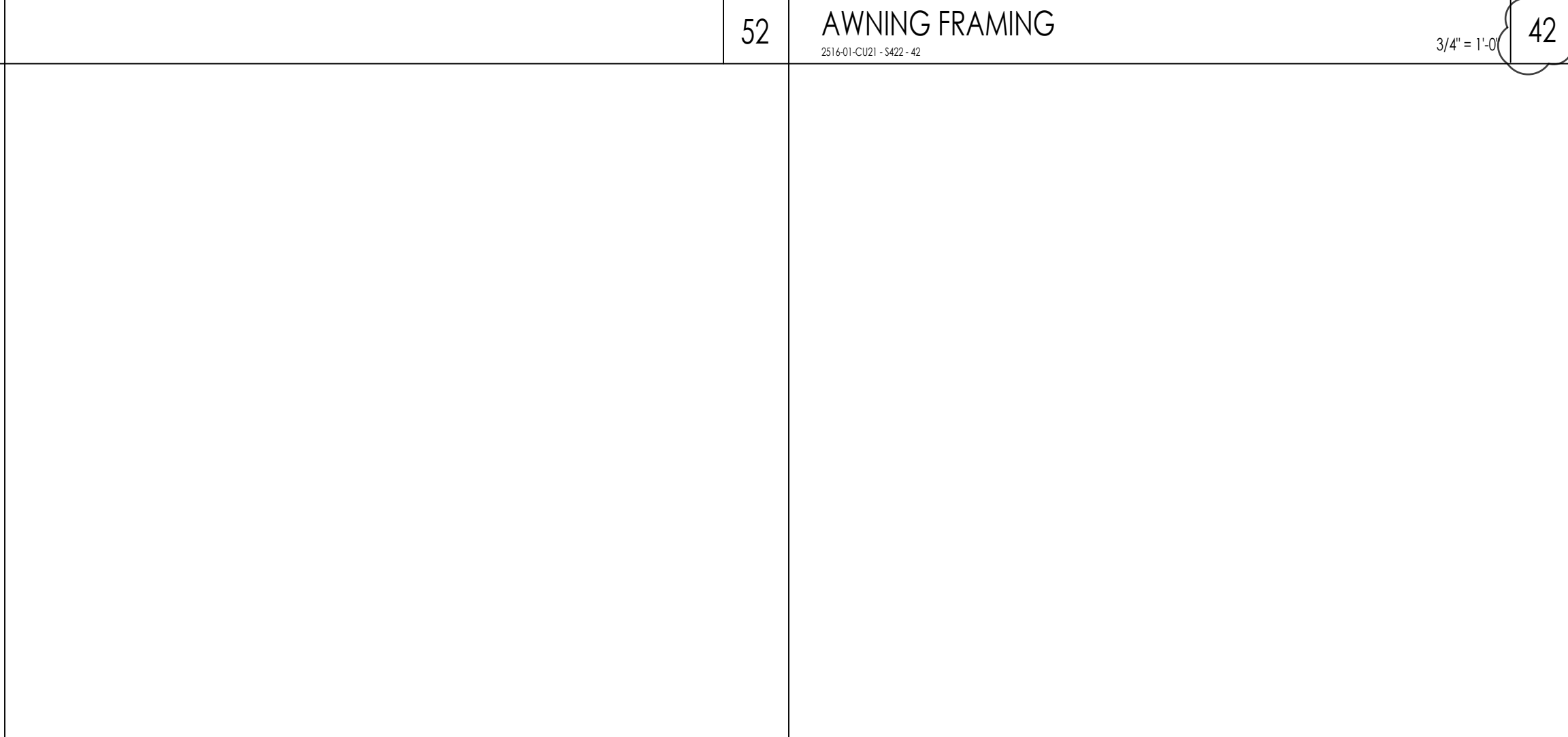
42 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-32 1" = 1'-0" 32



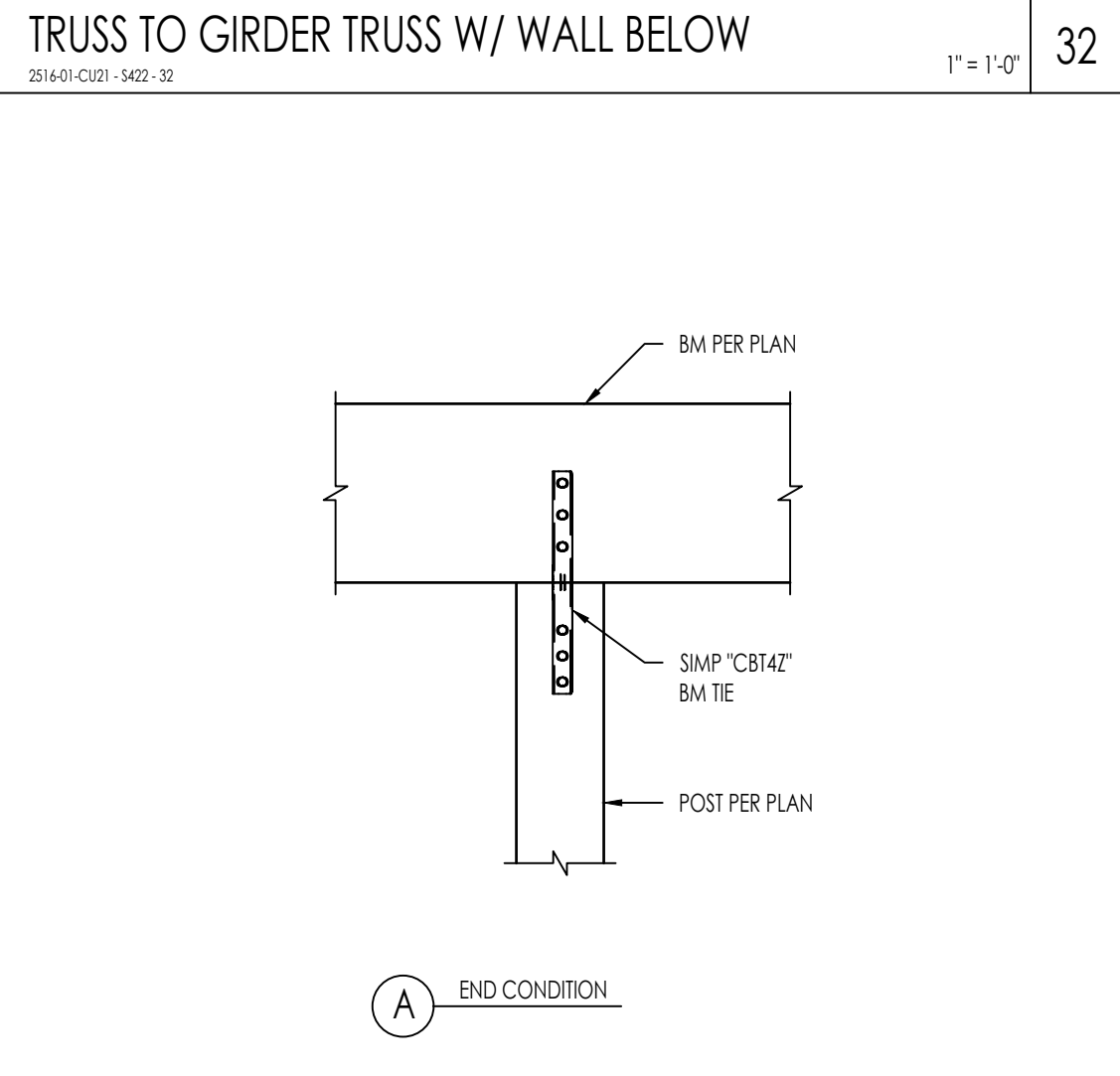
32 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-22 1" = 1'-0" 22



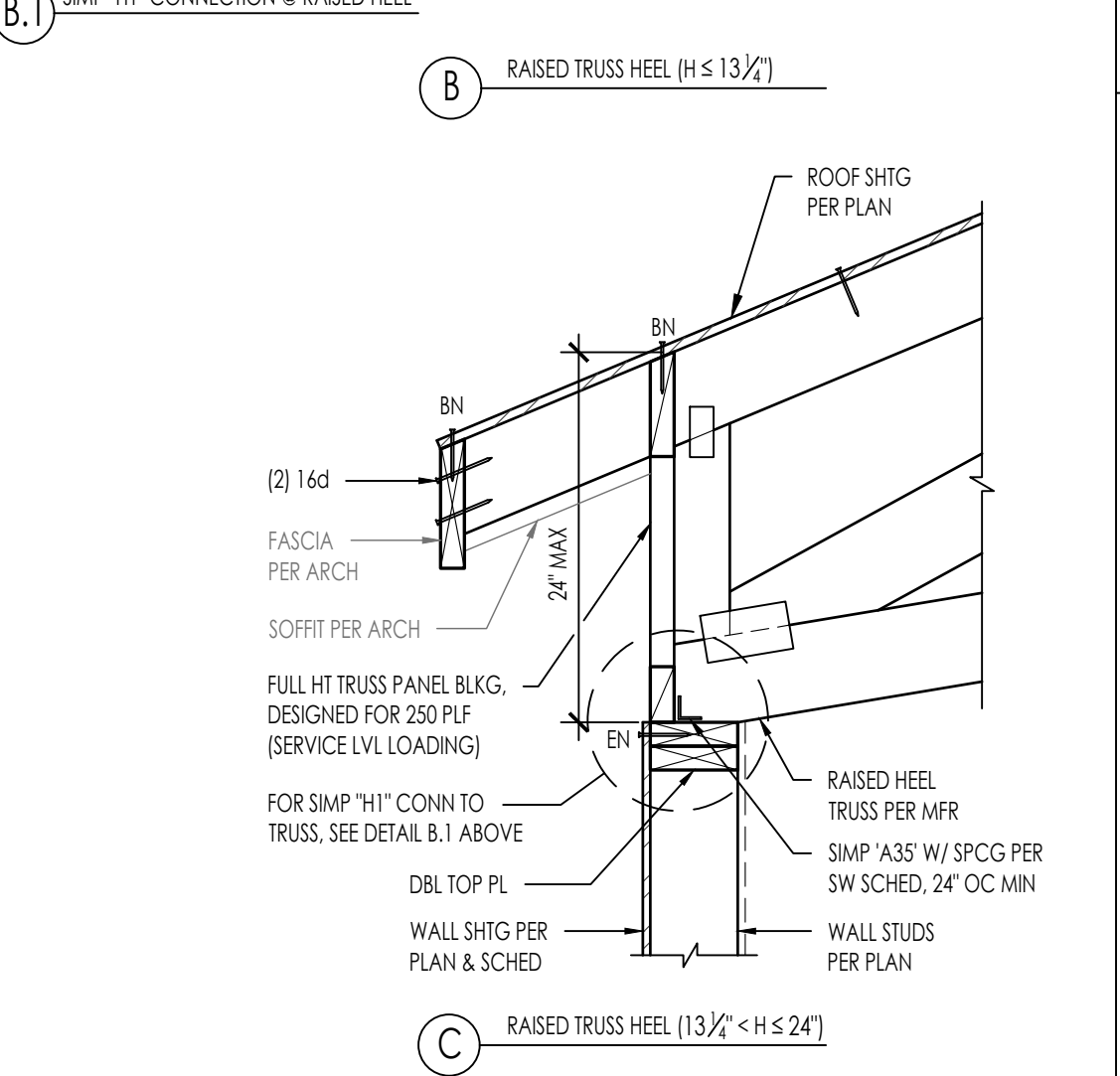
12 RAFTER @ EXTERIOR SHEAR WALL
2516-01-C101-1422-12 1" = 1'-0" 12



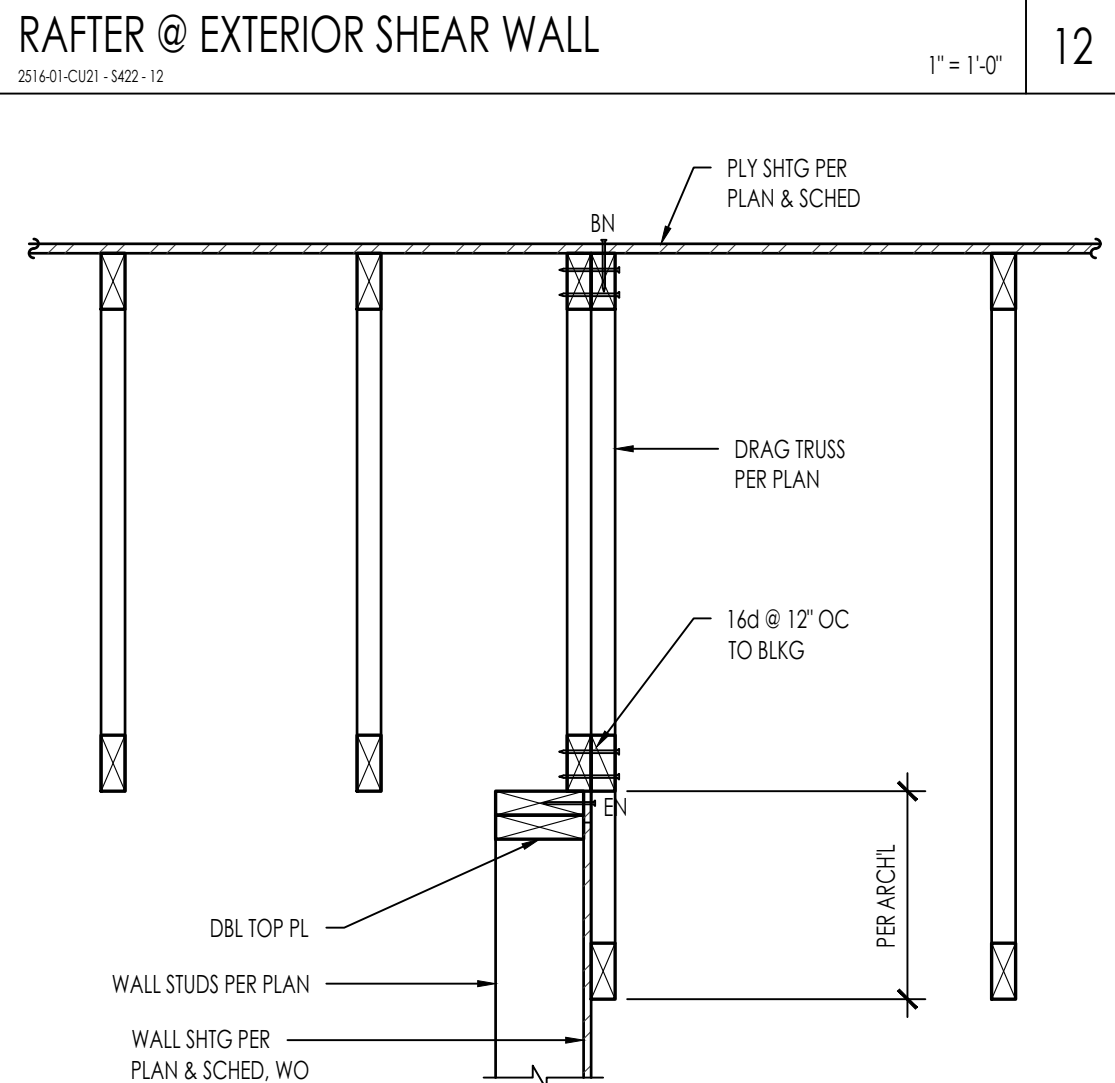
53 BEAM TO POST CONNECTION
2516-01-C101-1422-43 1" = 1'-0" 43



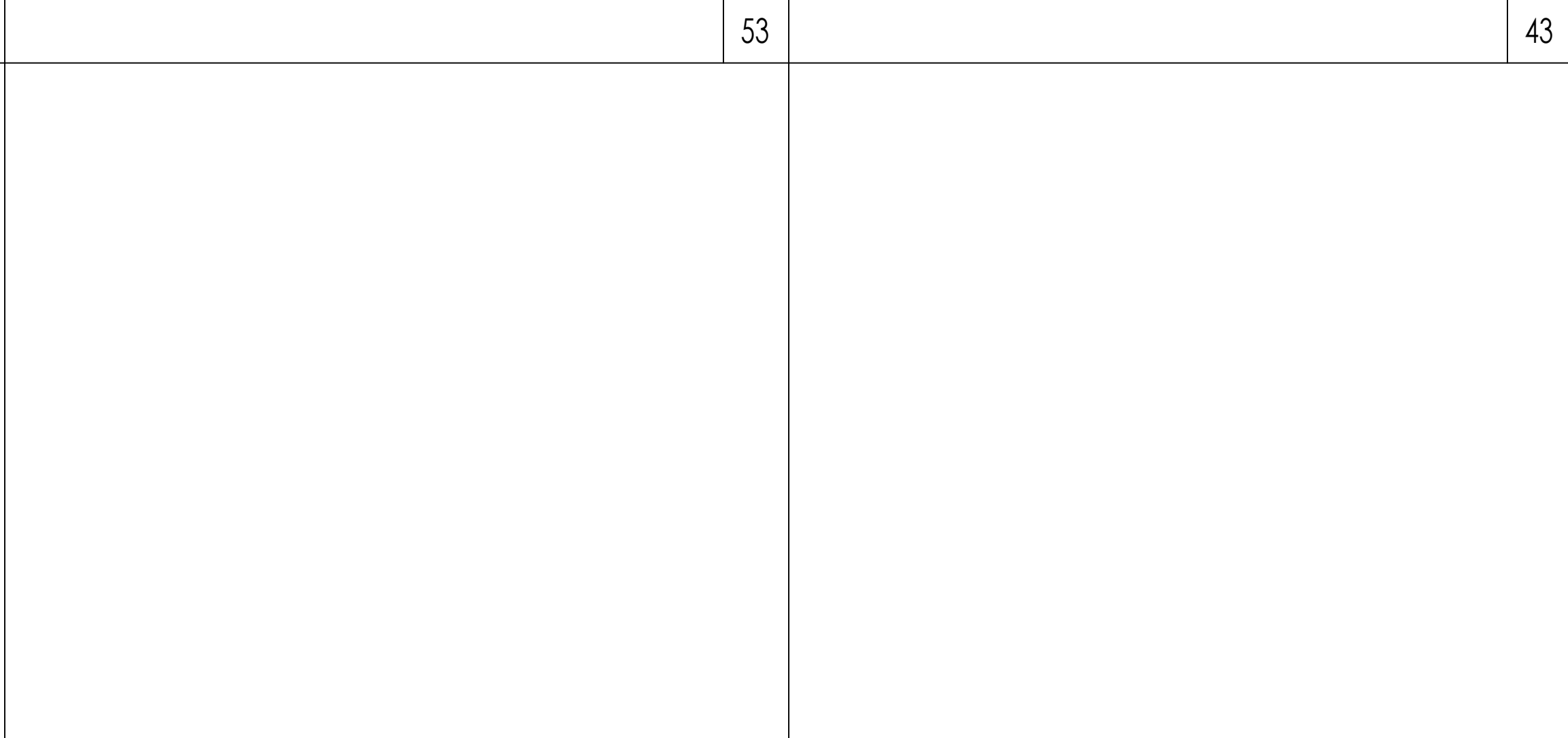
43 TRUSS TO GIRDER TRUSS W/ WALL BELOW
2516-01-C101-1422-33 1" = 1'-0" 33



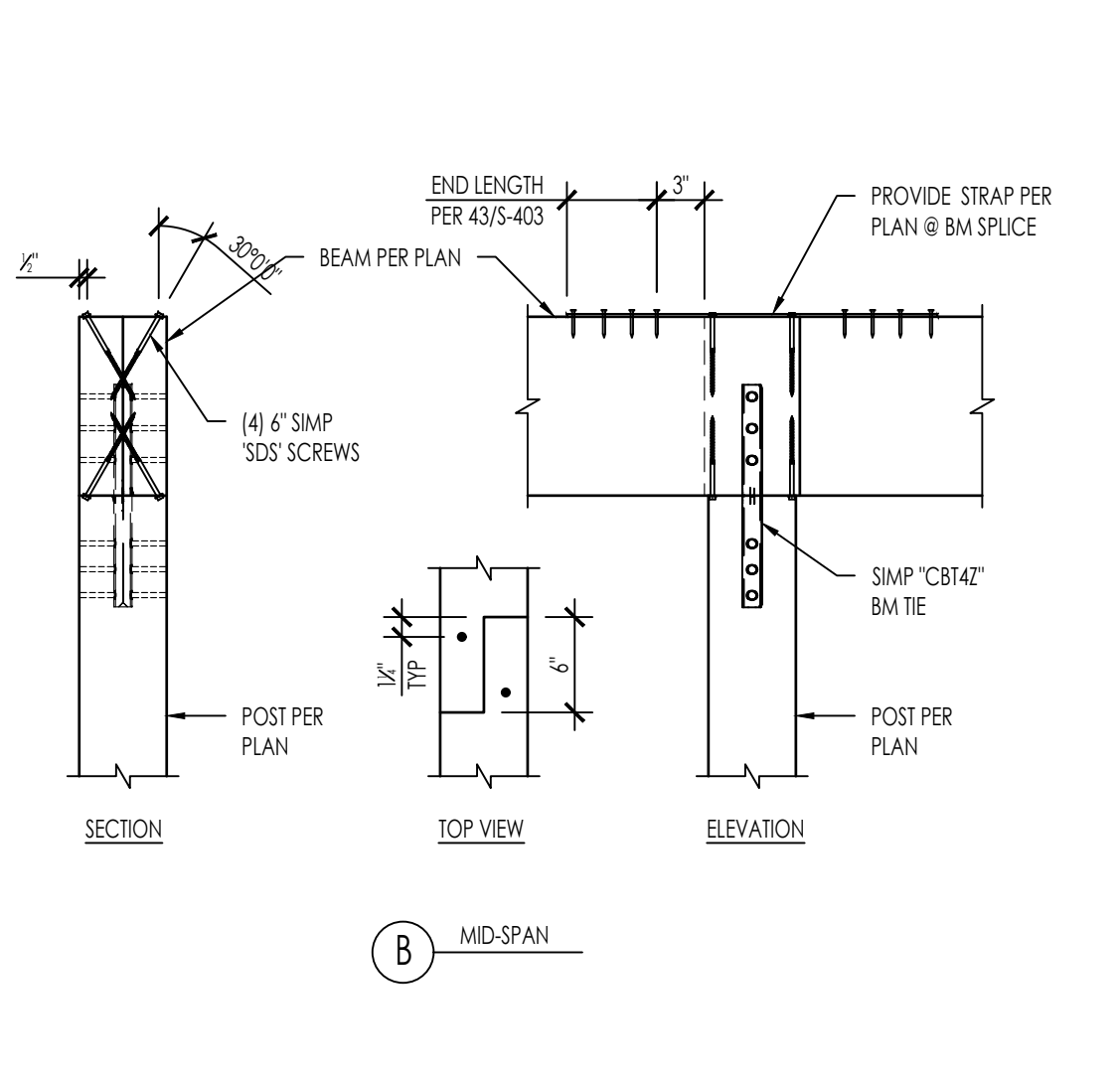
23 ROOF TRUSS PERP TO EXTERIOR WALL
2516-01-C101-1422-23 NTS 23



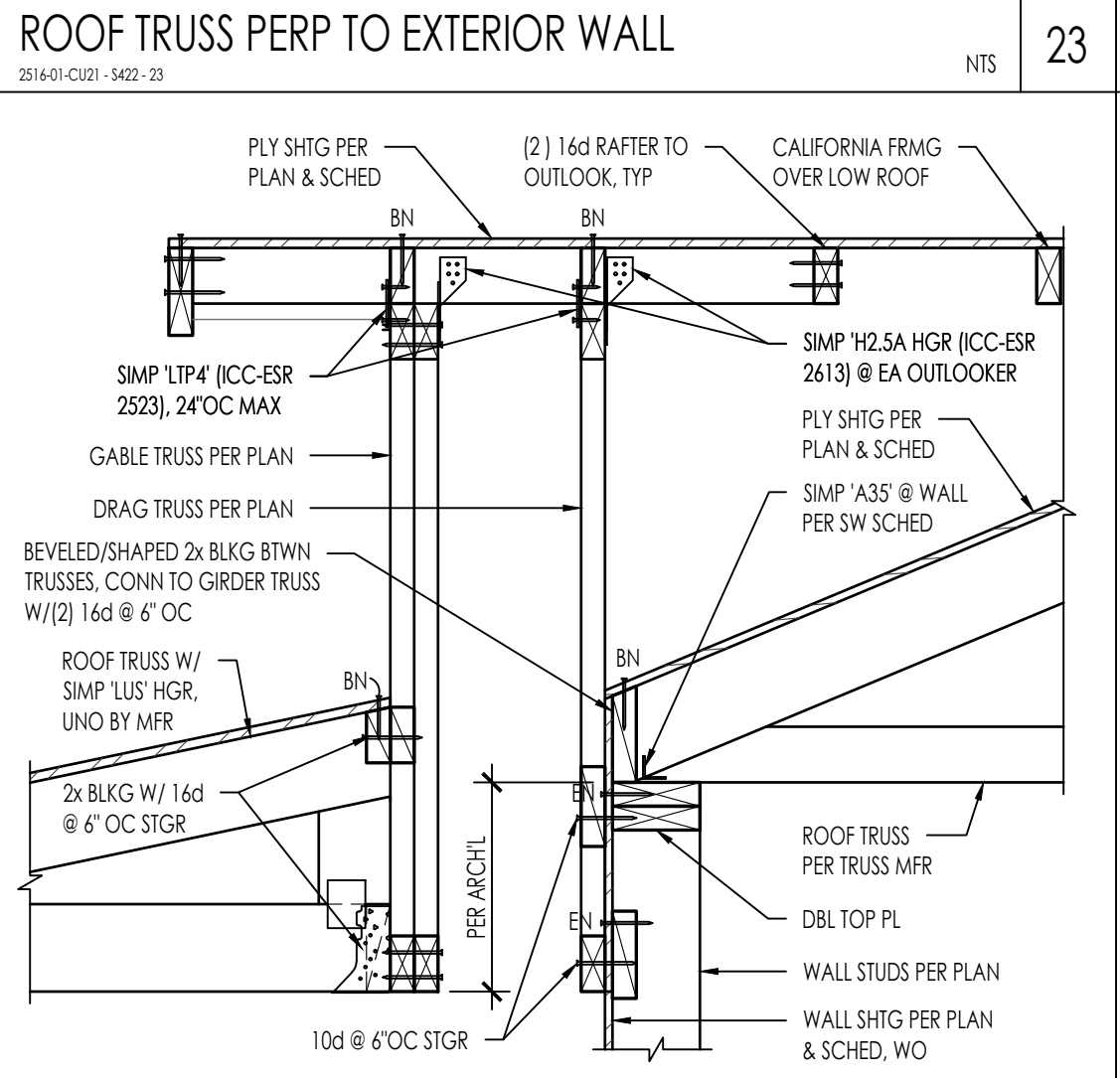
13 TRUSS ROOF @ STEPPED ROOF
2516-01-C101-1422-13 1" = 1'-0" 13



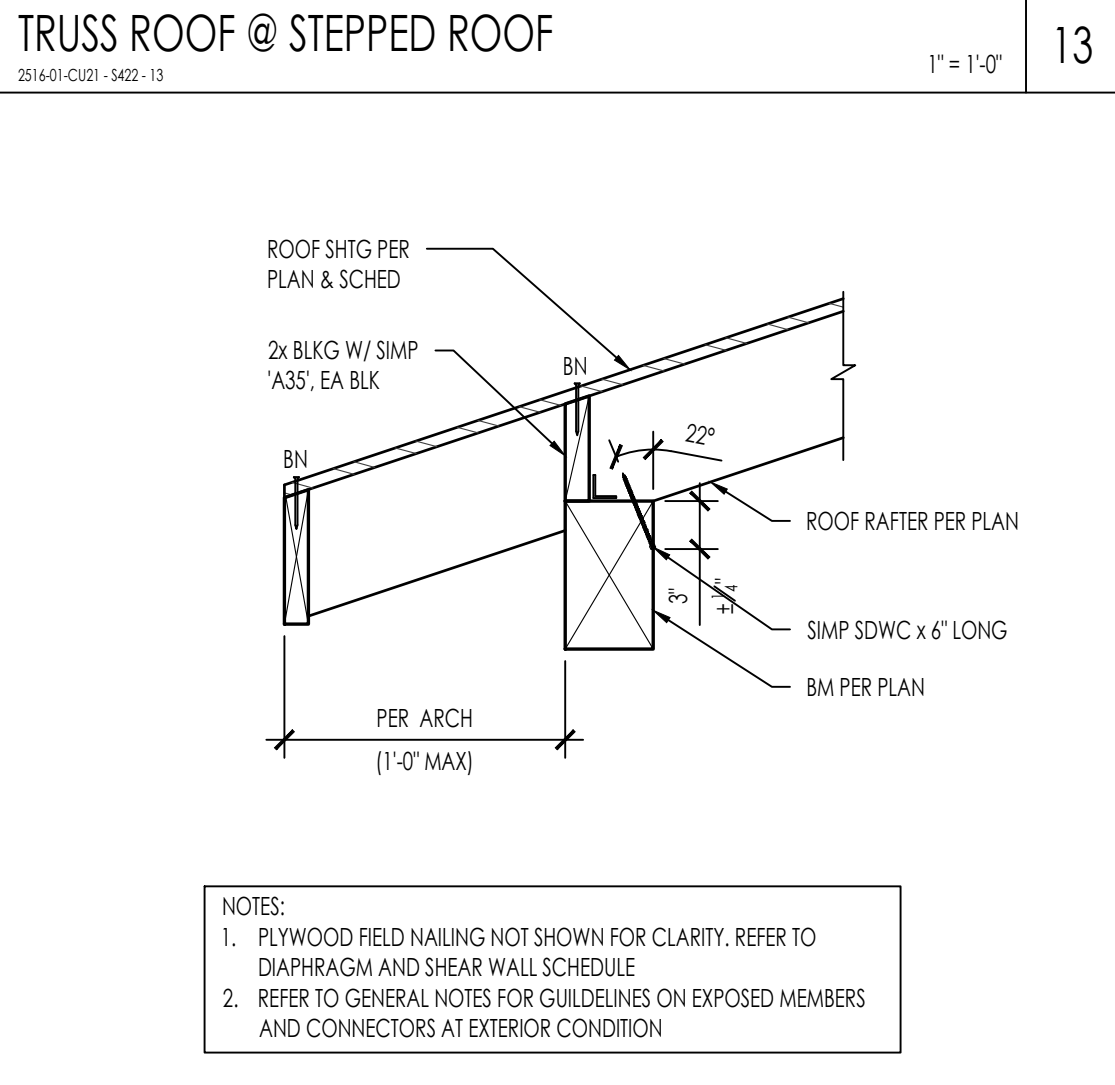
54 BEAM TO POST CONNECTION
2516-01-C101-1422-44 NTS 44



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



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



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

NEWPORT BEACH ADU STANDARD PLANS
NEWPORT BEACH, CA
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