

# NEWPORT BEACH STANDARD PLAN FOR 2-CAR ACCESSORY DWELLING UNIT CONVERSION

CITY OF NEWPORT BEACH, CA

STREET ADDRESS (TO BE PROVIDED BY OWNER)

## ABBREVIATIONS

ABV ABOVE	FD FLOOR DRAIN	PLYWD PLYWOOD
ACOUS ACUSTICAL	FE FIRE EXTINGUISHER	PR PAIR
ACT ACUSTICAL CEILING TILE	FEC FIRE EXTINGUISHER PANEL	PT PAINT
AD AREA DRAIN	FG FINISH GROUP	PTD PAINTED
ADJ ADJUSTABLE	FH FIRE HYDRANT	R RISER
AFF ABOVE FINISH FLOOR	FHC FIRE HOSE CABINET	RAD RADIUS
ALT ALTERNATE	FIN FINISH	RCP REFLECTED CEILING PLAN
ALUM ALUMINUM	FLR FLOOR	RD ROOF DRAIN
APPROX APPROXIMATE	FLUOR FLOURESCENT	RE REFER
ARCH ARCHITECT	FT FOOT OR FEET	REF REFRIGERATOR
B.O. BOTTOM OF	FUR FURRING	REIN REINFORCED
BALC BALCONY	GAL GALLON	REQD REQUIRED
BD BOARD	GALV GALVANIZED	RESIL RESILIENT
BET BETWEEN	GB GRAB BAR	RM ROOM
BLDG BUILDING	GC GENERAL CONTRACTOR	RO ROUGH OPENING
BLKG BLOCKING	GL GLASS	RTU ROOF TOP UNIT (MECH)
BLW BELOW	GND GROUND	S SOUTH
BM BEAM	GWB GYPSUM BOARD	SABF SOUND ATTENUATION FIBER BATT
BOT BOTTOM	GYP GYPSUM	SC SCUPPER
BRKT BRACKET	H.W.H. HOT WATER HEATER	SCHED SCHEDULE
BULKHD BULKHEAD	HDWD HARDWOOD	SEAL SEALANT
BUR BUILT UP ROOF	HDWR HARDWARE	SECT SECTION
C.G. CORNER GUARD	HM HOLLOW METAL	SF SQUARE FOOT
CAB CABINET	HORIZ HORIZONTAL	SHT SHEET
CAJK CAULKING	HR HOUR	SIM SIMILAR
CEM CEMENT	HT HEIGHT	SPEC SPECIFICATION
CER CERAMIC	ID INNER DIAMETER	SQ SQUIRE
CJ CONTROL JOINT	INCAN INCANDESCENT	SS STAINLESS STEEL
CLG CEILING	INSUL INSULATION	STD STANDARD
CLDS CLOSET	INT INTERIOR	STL STEEL
CLR CLEAR	JAN JANITOR	STOR STORAGE
CO CASED OPENING	JST JOIST	STRUCT STRUCTURAL
COL COLUMN	JT JOINT	SUSP SUSPENDED
CONC CONCRETE	LAM LAMINATE	SYM SYMMETRICAL
CONT CONTINUOUS	LAV LAVATORY	T TREAD
CPT CARPET	LB(S) POUNDS	T&G TONGUE & GROOVE
CT CERAMIC TILE	LDG LANDING	TEL TELEPHONE
CTR CENTER	LG LIGHT	TER TERRAZZO
DBL DOUBLE	MAX MAXIMUM	THR THRESHOLD
DET DETAIL	MECH MECHANICAL	TO TOP OF
DIA DIAMETER	MEMB MEMBRANE	TYP TYPICAL
DIM DIMENSION	MFR MANUFACTURER	UC UNDERCUT
DN DOWN	MIN MINIMUM	UNFIN UNFINISHED
DR DOOR	MISC MISCELLANEOUS	UNO UNLESS NOTED OTHERWISE
DS DOWN SPOUT	MO MASONRY OPENING	UON UNLESS OTHERWISE NOTED
DW DISHWASHER	MTD MOUNTED	UTIL UTILITY
DWG DRAWING	E EAST	VCT VINYL COMPOSITION TILE
E EACH	N NORTH	VERT VERTICAL
EA EACH	NC NOT IN CONTRACT	VIF VERIFY IN FIELD
EFS EXTERIOR INSULATION & FINISH SYSTEM	NO NUMBER	VTR VENT TERMINATION PIPE
ELEC ELECTRIC	NOM NOMINAL	W WEST
ELEV ELEVATION	NTS NOT TO SCALE	WO WITHOUT
EMER EMERGENCY	O.P. OVERFLOW PIPE	WO WATERCLOSET
ENCL ENCLOSURE	OVERALL OVERALL	W WINDOW
EOS EDGE OF SLAB	OC ON CENTER	WP WATERPROOF
EQ EQUAL	OD OUTSIDE DIAMETER	WS WETSTACK
EQUIP EQUIPMENT	OFF OFFICE	WSCT WAINSCOT
ETR EXISTING TO REMAIN	OH OPPOSITE HAND	WT WEIGHT
EW EACH WAY	OPG OPENING	
EXP.JT. EXPANSION JOINT	OPP OPPOSITE	
EXST EXISTING	PART PARTITION	
F.O. FACE OF	PERM PERIMETER	
FA FIRE ALARM	PG PAINT GRADE	
FAP FIRE ANNUNCIATOR PANEL	PLAS PLASTIC LAMINATE	
	PLM PLASTER	

## GENERAL NOTES

- APPLICABLE CODES AND STANDARDS:
  - 2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
  - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS.
  - 2022 CALIFORNIA RESIDENTIAL CODE AND ITS APPENDICES AND STANDARDS
  - CURRENT CITY OF NEWPORT BEACH, CA MUNICIPAL CODE.
- 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.
- DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- 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 THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
- CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
- 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.
  - TV/DVD SYSTEMS
  - ICE MACHINE
  - REFRIGERATOR
  - VENDING MACHINE
  - MICROWAVE
- OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
- CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
- CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
- 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.
- OWNER TO PROVIDE LOCATION OF THE NEAREST FIRE HYDRANT. FIRE HYDRANT LOCATION SHALL MEET THE REQUIREMENTS IN THE CFC.
- IF THE MAIN RESIDENCE HAS TWO EXISTING WATER CLOSETS, WITH THE INCLUSION OF THE ADDITIONAL WATER CLOSET IN THE ADU, THE EXISTING SEWER LATERAL SIZE IS TO BE VARIFIED TO BE 4 INCHES PER CPC TABLE 703.2.
- 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.

## PROJECT DIRECTORY

### OWNER:

### ADDRESS:

### PHONE:

### FAX:

### CONTACT:

### EMAIL:

### ARCHITECT

#### RRM DESIGN GROUP

address: 3765 S Higuera St, Suite 102  
SAN LUIS OBISPO, CA 93401

PHONE: P:(805) 543-1794

## AGENCIES AND UTILITIES

### COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF NEWPORT BEACH PLANNING

#### ADDRESS:

100 CIVIC CENTER DRIVE  
NEWPORT BEACH, CA 92660

PHONE: 949-644-3204 FAX:

## ADU BUILDING INFORMATION

### CITY OF NEWPORT BEACH TO PROVIDE THE FOLLOWING INFORMATION:

OCCUPANCY GROUP: \_\_\_\_\_

CONSTRUCTION TYPE: \_\_\_\_\_

### OWNER/APPLICANT TO PROVIDE THE FOLLOWING INFORMATION:

EXISTING AREA OF RESIDENCE: \_\_\_\_\_

EXISTING AREA OF GARAGE: \_\_\_\_\_

PROPOSED NEW ADU GROSS AREA: \_\_\_\_\_

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T24-501	CERTIFICATE OF COMPLIANCE
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AS-101	ARCHITECTURAL SITE PLAN
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AD-903	ARCHITECTURAL DETAILS-OPTIONS
Grand total:	15

## PROJECT SCOPE

## SITE INFORMATION

### OWNER TO PROVIDE THE FOLLOWING INFORMATION:

LEGAL DESCRIPTION: \_\_\_\_\_

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

PROJECT ADDRESS: \_\_\_\_\_

## ZONING INFORMATION

### CITY OF NEWPORT BEACH TO PROVIDE THE FOLLOWING INFORMATION:

ZONING: \_\_\_\_\_

#### LOT COVERAGE

INCLUDING ALL AREAS UNDER SOLID ROOF, INCLUDING EAVES.

EXISTING LOT COVERAGE: \_\_\_\_\_

ALLOWABLE LOT COVERAGE: \_\_\_\_\_

PROPOSED LOT COVERAGE: \_\_\_\_\_

#### SETBACKS:

FRONT: \_\_\_\_\_

REAR: \_\_\_\_\_

SIDE: \_\_\_\_\_

#### PARKING REQ

EXISTING COVERED SPACES: \_\_\_\_\_

EXISTING UNCOVERED SPACES: \_\_\_\_\_

PROPOSED TOTAL SPACES: \_\_\_\_\_

COVERED: \_\_\_\_\_

UNCOVERED: \_\_\_\_\_

## PROJECT CHECKLIST

\*FOR PLANNING STAFF ONLY

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

### EXTERIOR WALL MATERIAL

NEW INFILL EXTERIOR FINISH SHALL MATCH EXISTING PRINCIPAL DWELLING

### WINDOW MATERIAL

- VINYL
- FIBERGLASS
- WOOD
- ALUMINUM CLAD WOOD

### WASTE WATER

- SEWER

### ONSITE PARKING REQUIRED

- NONE

EXCEPTION USED:

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

- ONE PARKING SPACE

### VERY HIGH FIRE SEVERITY ZONE

- NO

- YES

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

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

### FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

- NO

- YES

REQUIRED AT PROPOSED ADU:

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

### FIRE SPRINKLERS NOTES

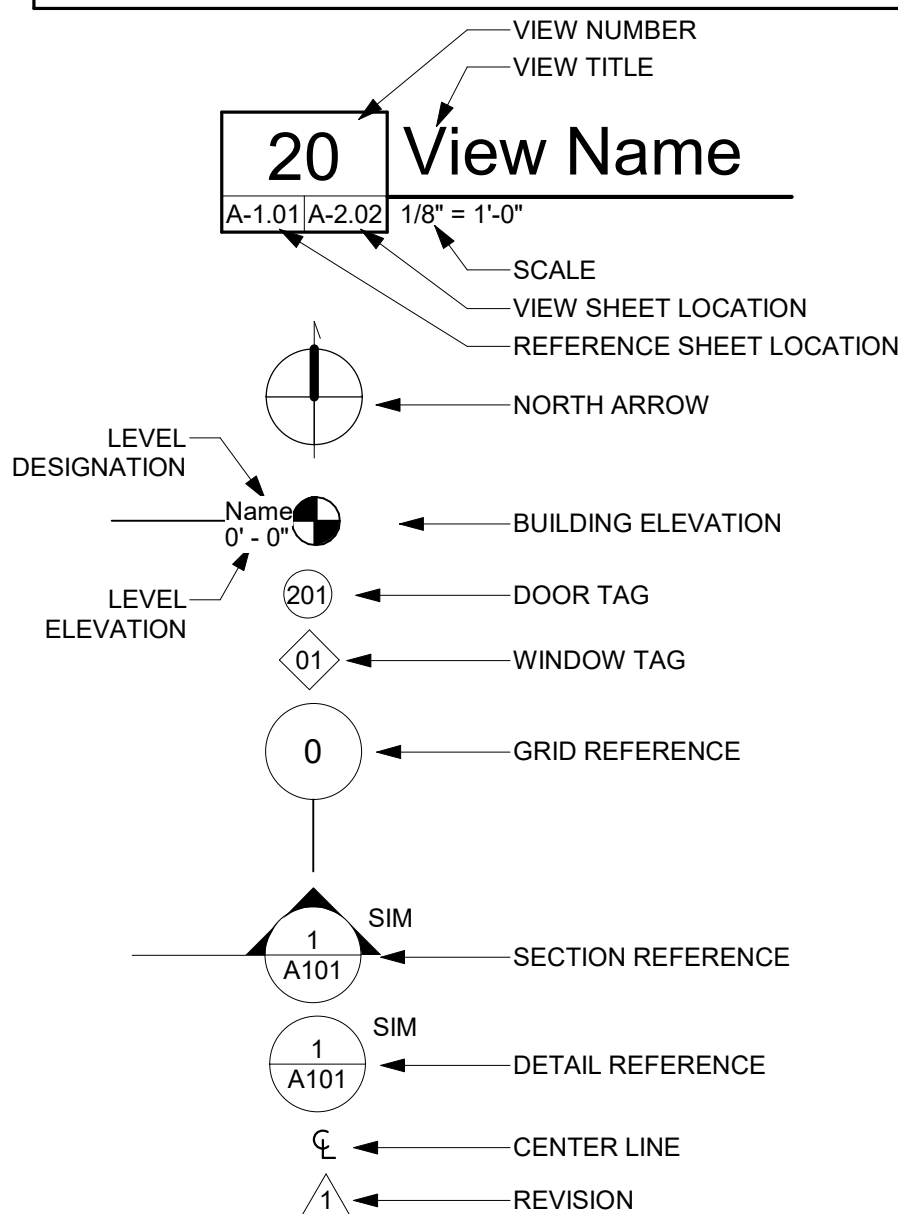
- FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.
- IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
- DEFERRED SUBMITTAL: OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.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

### DESIGNATED HAZARDOUS AREAS

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

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

## SYMBOLS



## SPECIAL INSTRUCTIONS

OWNER SHALL SUPPLY INFORMATION ON THE FOUNDATION TYPE OF THE EXISTING BUILDING. IF THE FOUNDATION TYPE OF THE EXISTING BUILDING MATCHES THE PROPOSED FOUNDATION OF AN ADU, A SOILS REPORT WILL NOT BE REQUIRED. HOWEVER, IF A DIFFERENT FOUNDATION TYPE IS PROPOSED A SOILS REPORT WILL BE REQUIRED.

## DEFERRED SUBMITTALS

CHECK ALL THAT APPLY

- FIRE SPRINKLER (YES / NO) (SEPARATE PLAN CHECK / PERMIT)
- SOLAR PV ( \_\_\_\_\_KW) (SEPARATE PLAN CHECK / PERMIT)
- SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT, PER NBMC 10.26.045

## GENERAL RELEASE AND AGREEMENT TO HOLD HARMLESS CLAUSE

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

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

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



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.

CITY OF NEWPORT BEACH  
 ADU STANDARD PLANS  
 NEWPORT BEACH, CA  
 TITLE SHEET-2 CAR GARAGE  
 CONVERSION

DATE  
09/26/2021

SHEET

G-005



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## FLOOR PLAN NOTES

- WATER HEATER** (REFER TO BUILDING ENERGY ANALYSIS REPORT):
  - ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC 609.12.1)
    - PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. (2022 CPC 609.12.2)
    - PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2)
  - EXCEPTIONS:**
    - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (2022 CPC 609.12.2)
    - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
- INSULATION FOR PIPING AND TANKS** (2022 CEC 105.0(1)):
  - WATER PIPING, HOT WATER HEATING SYSTEM PIPING, AND SPACE-CONDITIONING SYSTEM LINE INSULATION THICKNESS AND CONDUCTIVITY, PIPING SHALL BE INSULATED AS FOLLOWS:
    - DOMESTIC HOT WATER PIPING, SEE NOTES ABOVE.
    - PIPING FOR SPACE-CONDITIONING SYSTEMS, SOLAR WATERHEATER SYSTEM COLLECTOR LOOP, SEE 2022 CEC SECTION 120.3(c).
      - EXCEPTION:**
        - PIPING SURROUNDED WITH A MINIMUM OF 1 INCH OF WALL INSULATION, 2 INCHES OF CRAWLSPACE INSULATION, OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION.
  - INSULATION PROTECTION:** PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING (2022 CEC SECTION 120.3(b)):
    - PIPE INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED BY A COVER SUITABLE FOR OUTDOOR SERVICE. THE COVER SHALL BE WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION.
    - PIPE INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED.
    - PIPE INSULATION BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE.
- WEATHER BARRIERS.**
  - NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
  - PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. (2022 CRC R703.7.3)
- DOMESTIC RANGE:** VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR SURFACES. (2022 CMC 504.3)
- CLOTHES DRYER** MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4", SMOOTH, METAL DUCT. (2022 CMC 504.4)
- ALL MANUFACTURED EQUIPMENT** SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ON SITE FOR INSPECTIONS.
- SHOWERS AND TUB-SHOWER COMBINATION:** CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (2022 CPC 417.0.1)
- WET-ROOM GLAZING.** PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60-INCHES ABOVE FINISHING SURFACE. (2022 CRC R308.4.5)
- HEATING AND AIR-CONDITIONING SYSTEM DESIGN** SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
- WATER CLOSETS.**
  - CLEARANCES: 24" MIN. FRONT, 30" MIN COMPARTMENT WIDTH.
  - PROVIDE A MIN 3 SF WINDOW, 1/2 OF WHICH SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. (2022 CRC R303.3)
  - NEW WATER CLOSETS AND ASSOCIATED FLOUSHOMETER VALVES, IF ANY SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112.19.2. H & S CODE, SECTION 17921.3(B).
- BATH ACCESSORIES:** PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.
- WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM** PER ASHRAE STANDARD 62.2. PROVIDE THE BUILDING INSPECTOR THE FOLLOWING INFORMATION AT OR BEFORE THE TIME OF INSPECTION:
  - CALCULATIONS FOR REQUIRED VENTING RATES.
  - CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS IF APPLICABLE.
  - DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE 7.1.
  - TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.
  - FANS SHALL BE A MAXIMUM OF 1 SONE.
  - FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.
- ATTIC ACCESS:**
  - APPROVE 30" MIN. HEADROOM IN THE ATTIC SPACE (2022 CRC R807.1)
  - IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL. PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND ITS CONTROLS. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL AIR CONDITIONING.
  - BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30-INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
  - THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT. (2022 CRC R807.1)
  - PROVIDE A 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.

## ELECTRICAL NOTES

- CONFORM WITH CURRENT NEC, NFPA, MFRS, AND LOCAL REQUIREMENTS.
- ELECTRICAL SYSTEMS TO BE PROVIDED PER NEC ARTICLE 250-81.
- ALL MATERIALS TO BE UL, LABELED.
- METER: "SQUARE D", 120 VOLT/240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
- ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE, 100 AMP.
- CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- NOT USED
- ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC Art. 210-9, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2022 CEC 210.11(C))
- PROVIDE ELECTRIC OUTLET AND PUSH-BUTTON WIRE FOR GARAGE OPENER (INCLUDE OPENER).
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
- CEILING-SUSPENDED (PADDLER) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 310.12(A) AND 310.12(B).
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6).
- ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A)).
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(A).
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150.0 OF THE CALIFORNIA ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- LIGHTS IN OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS MUST BE CONTROLLED BY A DIMMER OR CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR. SUCH SENSORS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE LIGHTS NO MORE THAN 30 MINUTES AFTER THE AREA HAS BEEN VACATED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (2022 CEC 150.0(K)(2)).
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND MUST MEET THE REQUIREMENTS IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
  - CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
  - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
  - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
- NOTE: CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.
- AT LEAST ONE LUMINAIRE EACH BATHROOM, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR.
- EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRES THAT ARE INSTALLED WITH JAB-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL.

## PLUMBING NOTES

- CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
- PIPING:
  - DOMESTIC WATER (WITHIN BUILDING); COPPER OR PEX PIPE OR APPROVED EQUAL.
  - GAS, EXPOSED TO WEATHER: GALVANIZED
  - AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
  - DIELECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
  - WHEN "OPTIONAL" SOFT-WATER LOOP INTALLED, PROVIDE WITH 2 GATE VALVES.
- WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
- WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)
- SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGBSC SECTION 4.303
- PIPE INSULATION: REFER TO TITLE 24 - MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES"
- STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS
- ALL HOSE BIBBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES. PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
- WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER (2022 CPC 505.2) THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. PER (2022 608.5 CPC)
- PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTACHMENTS, POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUUM BREAKER, OR BY AN ATMOSPHERE VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

## MECHANICAL NOTES

- CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACCSA, NFPA AND LOCAL REQUIREMENTS.
- DUCTWORK: SMACCSA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE CMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
- GRILLES AND REGISTERS, DIFFUSERS, ETC. SUBJECT TO OWNERS APPROVAL. "CARNES" OR EQUAL FANS, DIRECTLY VENTED TO OUTSIDE. BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24 C.A.C.).
- THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILINGS, WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USED AS PLENUMS.
- LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED.
- BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING BATHUB, SHOWER, OR TUB/SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2022 CGBSC SEC. 4.506.1):
  - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS.
  - UNLESS FUNCTIONING AS COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
    - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 5-50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
    - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT IN)
- BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (2022 CMC TABLE 403.7).
- KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM EXHAUST RATE PER TABLE 150.0.G OF 2022 CEC.

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

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

## TITLE 24 COMPLIANCE

- ALL INTERIOR RESIDENTIAL LIGHTING IS TO BE HIGH EFFICACY.
- THE FOLLOWING LIGHTING IS HIGH EFFICACY: PIN BASED LINEAR FLUORESCENT, PIN BASED COMPACT FLUORESCENT, PULSE-START METAL HALIDE, HIGH PRESSURE SODIUM, GU-24 (OTHER THAN LED'S), INSUPERABLE SOLID STATE LUMINAIRES (SSL'S) INSTALLED OUTDOORS OR INSUPERABLE SSL LUMINAIRES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSES. (2022 CEC ARE 150.0-A)
- THE FOLLOWING LAMPS AND LIGHT SOURCES ARE HIGH EFFICACY IF THEY ARE JOINT APPENDIX JAB-CERTIFIED, JA8-CERTIFIED LAMPS AND LIGHT SOURCES ARE MARKED AS "JA8-2016" OR "JA8-2016-E". THESE FIXTURES INCLUDE: LED LUMINAIRES WITH INTEGRAL SOURCES THAT ARE CERTIFIED TO THE ENERGY COMMISSION, SCREW-BASED LED LAMPS (A-LAMPS, PAR LAMPS, ETC.), PIN BASED LED LAMPS (MR-16, AR-11, ETC.), GU-24 BASED LED LIGHT SOURCES AND OTHER LUMINAIRES. (2022 CEC TABLE 150.0-A)
- LISTING OF CA CERTIFIED FIXTURES IS LOCATED ON THE CALIFORNIA ENERGY COMMISSION WEBSITE AT: [HTTP://APPLIANCES.ENERGY.CA.GOV/ADVANCESEARCH.ASPX](http://apliances.energy.ca.gov/advancesearch.aspx)
- RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
- ADDITIONAL REQUIREMENTS FOR ANY RECESSED DOWNLIGHTS IN CEILINGS ARE AS FOLLOWS. THEY
  - SHALL NOT HAVE SCREW BASED SOCKETS,
  - SHALL CONTAIN JAB-CERTIFIED LIGHT SOURCES AND
  - SHALL MEET PERFORMANCE REQUIREMENTS OF 2022 CEC SECTION 150.0(K)(1).
- THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN ALUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. (2022 CEC SECTION 150(K)(1)(B))
- UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING.
- ALL LIGHTING MUST HAVE READILY ACCESSIBLE MANUAL CONTROLS
- EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING. OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING.
- FOR ALL SPACE TYPES EXCEPT HALLWAYS AND CLOSETS THAT ARE 70 SF OR SMALLER, VACANCY SENSORS OR DIMMERS ARE REQUIRED WHEN USING A SOURCE REGULATED BY JAB
- IN KITCHENS, IF THE LUMINAIRE IS AN ENCLOSED OR RECESSED LUMINAIRE, YOU MUST USE A DIMMER OR VACANCY SENSOR.
- LUMINAIRES IN THE BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM MUST BE CONTROLLED BY A VACANCY SENSOR.
- THE BUILDER MUST PROVIDE NEW HOMEOWNERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINAIRES.
- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION (2022 CEC 110.7).
- ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE (2022 CEC 150.0(a)(2))
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A. (2022 CEC 150(K)(1A)).
- THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. (2022 CEC 150(K)(1B)).

## SOLAR READY NOTES

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

### SOLAR ZONE:

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

**EXCEPTION 1** TO SECTION 110.10(B)(1A): SINGLE FAMILY RESIDENCES WITH A PERMANENTLY INSTALLED DOMESTIC SOLAR WATER-HEATING SYSTEM MEETING THE INSTALLATION CRITERIA SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX R44 AND WITH A MINIMUM SOLAR SAVINGS FRACTION OF 0.50.

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

**EXCEPTION 6** TO SECTION 110.10(B)(1A): SINGLE-FAMILY RESIDENCES MEETING THE FOLLOWING CONDITIONS:

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

## SITE NOTES

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



These plans are only to be used within 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.

CITY OF NEWPORT BEACH  
ADU STANDARD PLANS  
NEWPORT BEACH, CA

GENERAL NOTES

DATE  
09/26/2021

SHEET

G-102



# 2022 CONSTRUCTION MINIMUM REQUIREMENTS

## CITY OF NEWPORT BEACH



### CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1788 | Newport Beach, CA 92658-8915  
www.newportbeachca.gov | (949) 844-3200

### RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

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

#### GENERAL:

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

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#### FIREPLACE:

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

#### MECHANICAL:

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

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

#### CONSTRUCTION:

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

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

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

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- Mechanical equipment shall be installed per the manufacturer's installation instructions. (CMC 303.1)
- Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
- Supply and return air ducts to be insulated at a minimum of R-6. (Cal Energy Code Table 150.1-A.)

#### PLUMBING:

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

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

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

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

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

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

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

#### TEMPORARY GENERATOR:

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

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

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

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

#### ELECTRICAL:

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

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

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

#### FOUNDATION:

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

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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.

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

DATE  
09/26/2021

SHEET

G-103





**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."

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**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. (4.408.1, 4.408.3)

**Water Efficiency and Conservation**

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

FIXTURE TYPE	MAXIMUM FLOW RATE
Single Showerheads	1.8 gpm @ 80 psi
Multiple Showerheads	Combine flow rate of 1.8 gpm @80 psi
Residential Lavatory Faucets	1.2 gpm @ 60 psi <sup>2</sup>
Common and Public use Lavatory Faucets	0.5 gpm @ 60 psi <sup>2</sup>
Kitchen Faucets	1.8 gpm @ 60 psi
Metering Faucets	0.2 gallons per cycle maximum
Water Closets	1.28 gallons/flush <sup>1</sup>
Wall Mounted Urinal	0.125 gallons/flush
All Other Types of Urinal	0.5 gallons/flush

1. Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less when tested per ASME A122.19.233.2 for single flush and ASME A112.19.14 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.

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

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

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

SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
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	760
Other	750

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3

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

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS <sup>1,2</sup>	
(Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)	
COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings <sup>1</sup>	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pre-treatment 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 refinishing 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, 2009. 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 <sup>1</sup>	
(Maximum Formaldehyde Emissions in Parts per Million)	
PRODUCT	LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard <sup>2</sup>	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-06(2003). For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93123.12.  
 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)

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

DATE  
 09/26/2021

SHEET

G-104





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

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

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

**GENERAL**

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

**ROOFING**

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

**VENTILATION OPENINGS**

1. Ventilation openings shall be fully covered with Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or WUI vents tested to ASTM E2886 and listed. (CBC 706A.2)
2. Vents on sloped roof shall be covered with a mesh with noncombustible and corrosion-resistance material. The dimensions of the mesh shall be a minimum of 1/16-inch and shall not exceed 1/4-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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**CITY OF 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**

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

**CERTIFICATE OF COMPLIANCE**

DATE  
09/26/2021

SHEET  
**T24-500**



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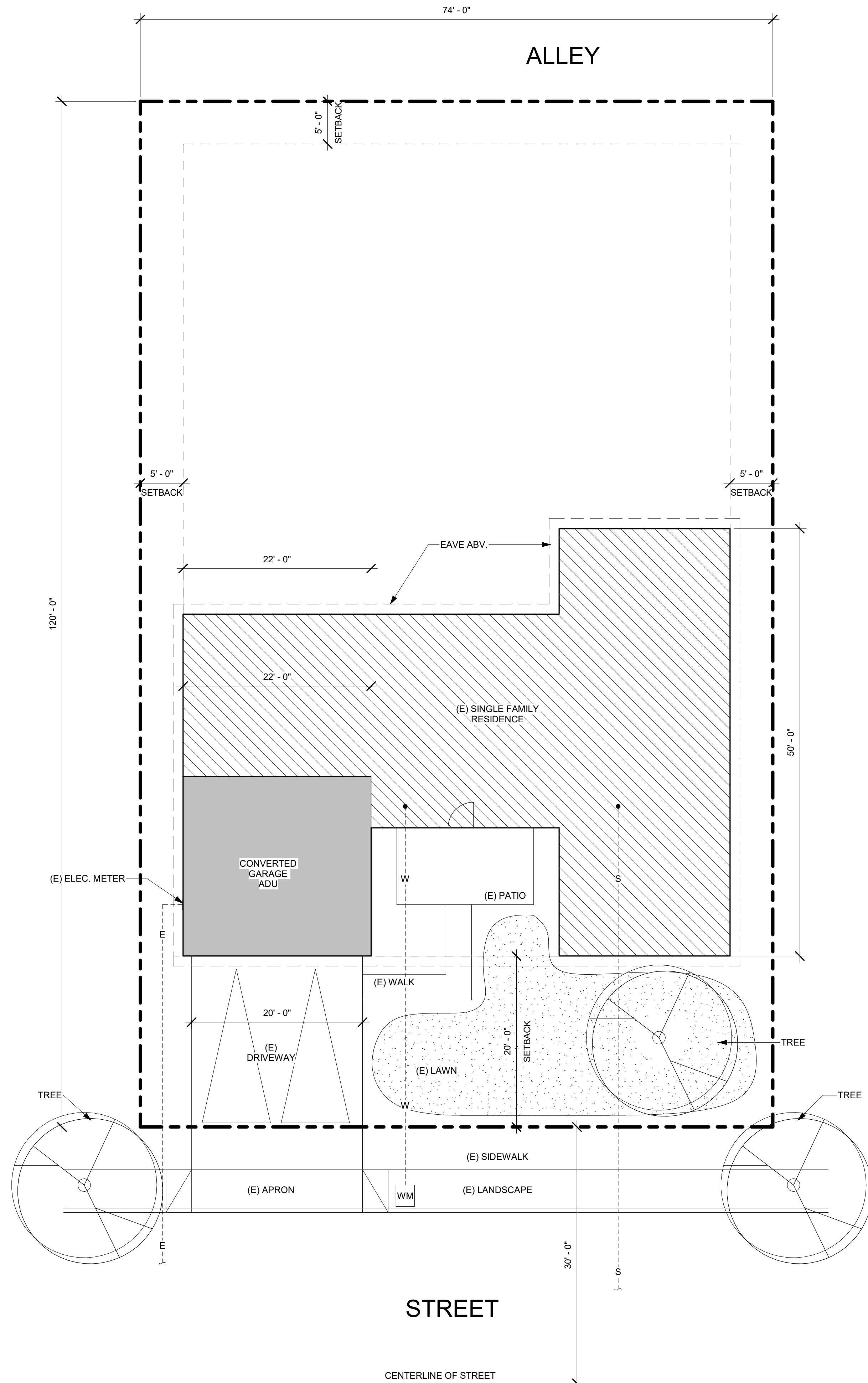
**CITY OF NEWPORT BEACH  
ADU STANDARD PLANS**  
NEWPORT BEACH, CA

**CERTIFICATE OF COMPLIANCE**

DATE  
09/26/2021

SHEET  
**T24-501**

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### SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTING AT DRIVEWAY), ETC.
4. CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS.
5. CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES.
6. CALL BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES.
7. LIMIT CONSTRUCTION AREA TO THAT INDICATED ON THE PLANS. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGE TO AREAS OUTSIDE OF DESIGNATED CONSTRUCTION AREA.
8. COORDINATE ELECTRICAL REQUIREMENTS WITH PG&E.
9. FOR PROJECT INFORMATION DATA, SEE TITLE SHEET
10. ENCROACHMENT PERMIT IS REQ. FOR ANY WORK DONE WITHIN THE RIGHT OF WAYS.
11. MIN. 2% SLOPE AWAY FROM BUILDING AT NEW FLAT WORK

### SITE PLAN CHECKLIST

- DRAWING SCALE**  
SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- PROPERTY LINES**  
SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND
- CONSULT WITH PLANNING DIVISION STAFF:**
- LABEL YARDS**  
LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.
- SETBACKS**  
DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES.
- EASEMENTS (IF APPLICABLE)**  
REFER TO LEGEND. MAY INCLUDE UTILITY R.O.W.
- LOCATION OF EXISTING UTILITIES**  
UTILITIES, POLES, SWERE DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTAIC.
- LOCATION OF NEW METERS**  
SEPARATE GAS AND ELECTRIC METER FOR ADU (DMC 7.34.070)
- LABEL STREETS & SIDEWALKS**
- FOOTPRINT OF EXISTING BUILDING**  
THIS INCLUDES ALL STRUCTURES/PORCHES/GAZEBOS
- FOOTPRINT OF PROPOSED ADU**  
REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
- DIMENSION BUILDING SEPARATION**  
DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES

### SITE PLAN CHECKLIST

- PROPERTY LINE
- SETBACK
- EASTMENT
- ACCESSIBLE PATH OF TRAVEL (SHALL BE 48" MIN. CBC 11B-403.5)
- CONCRETE PAVING
- LANDSCAPE AREA



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

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

DATE  
09/26/2021

SHEET

**AS-100**





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





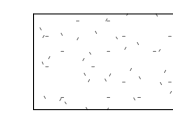
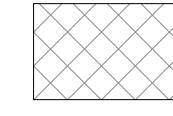
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SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND
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-  SETBACK
-  EASTMENT
-  ACCESSIBLE PATH OF TRAVEL  
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-  CONCRETE PAVING
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**CITY OF NEWPORT BEACH  
ADU STANDARD PLANS  
NEWPORT BEACH, CA  
ARCHITECTURAL SITE PLAN**





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**CITY OF NEWPORT BEACH**  
**ADU STANDARD PLANS**  
 NEWPORT BEACH, CA  
**FLOOR PLAN & RCP - PLAN 5**

DATE  
09/26/2021

SHEET  
**A5-101**

## FLOOR PLAN NOTES

- DIMENSIONS ARE TO FACE OF FRAMING U.N.O
- REFER TO STRUCTURAL PLANS FOR FURTHER FRAMING INFORMATION.
- REFER TO ELECTRICAL & MECHANICAL PLANS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- FLOOR FINISHES TO BE DETERMINED BY THE PROPERTY OWNER.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVEING AND BATHROOM FIXTURES.
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.

## RCP NOTES

- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UON.
- ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL ELECTRICAL PLAN.
- REFER TO ARCHITECTURAL ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO FLOOR PLAN FOR ELEVATION AND SECTION REFERENCES.

## KEYNOTES

- A02 30" SLIDE ELECTRIC SINGLE OVEN, STAINLESS STEEL.
- 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.
- B01 SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- B04 LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B05 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B06 32" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. WATER RESISTENT FINISH TO EXTEND TO 72" ABOVE FLOOR. SHOWER DOOR IF APPLICABLE TO BE TEMPERED GLASS.
- C12 34 1/2" HIGH BASE CABINET AND COUNTERTOP.
- C13 30" HIGH BASE CABINET AND COUNTERTOP.
- F03 30" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAN. 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.
- F04 DOOR TO BE REMOVED, WHERE OCCURS. USE 2X INFILL FRAMING AT OPENING.
- G05 CONCRETE STOOP. SLOPE 1/4"/FT AWAY FROM THE BUILDING. MUST BE AT LEAST AS WIDE AS DOOR AND 3' DEEP.

## LEGEND

- EXTERIOR- 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND STUCCO/SIDING PER ELEVATION, ONE LAYER GYPSUM WALL BOARD INTERIOR.
- INTERIOR- 5 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- INTERIOR- 3 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- 10' - 0" CEILING HEIGHT

## GENERAL NOTES

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

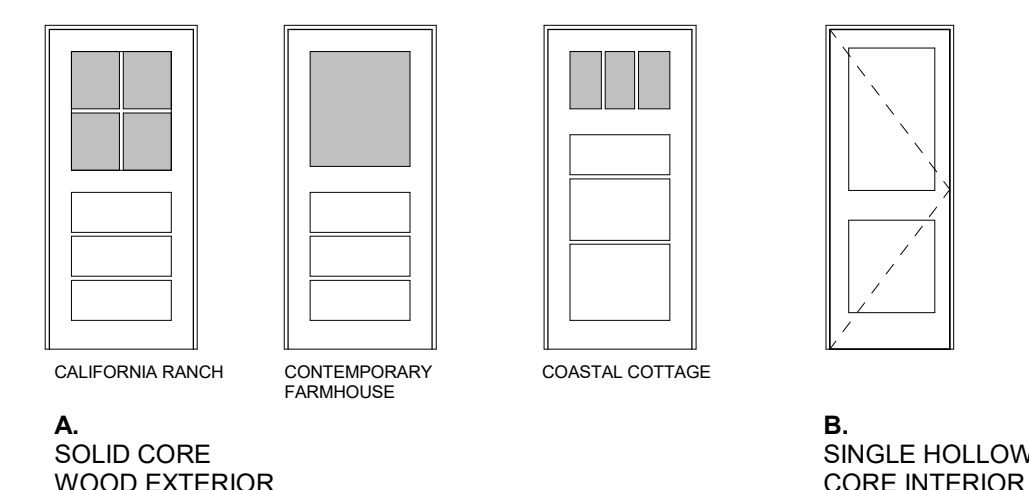
## DOOR REMARKS

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

## DOOR SCHEDULE

NO.	TYPE	SIZE		FIRE RATING	REMARKS
		WIDTH	HEIGHT		
2	EXTERIOR ENTRY	3' - 0"	6' - 8"		2, 4
3	INTERIOR	2' - 8"	6' - 8"		
4	INTERIOR	2' - 8"	6' - 8"		
5	INTERIOR	3' - 0"	6' - 8"		3

## DOOR TYPES



## WINDOW NOTES

- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH A MAX. SILL HEIGHT OF 44" AFF, MIN. NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPT: 5 S.F. MIN. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20" [2022 CRC SEC. R310.2]

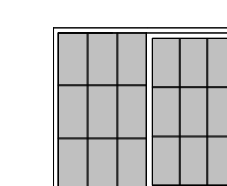
## WINDOW SCHEDULE

NO.	TYPE	SIZE		HEAD HEIGHT	REMARKS
		WIDTH	HEIGHT		
2	A	4' - 0"	4' - 6"	6' - 8"	
3	A	5' - 0"	4' - 6"	6' - 8"	1

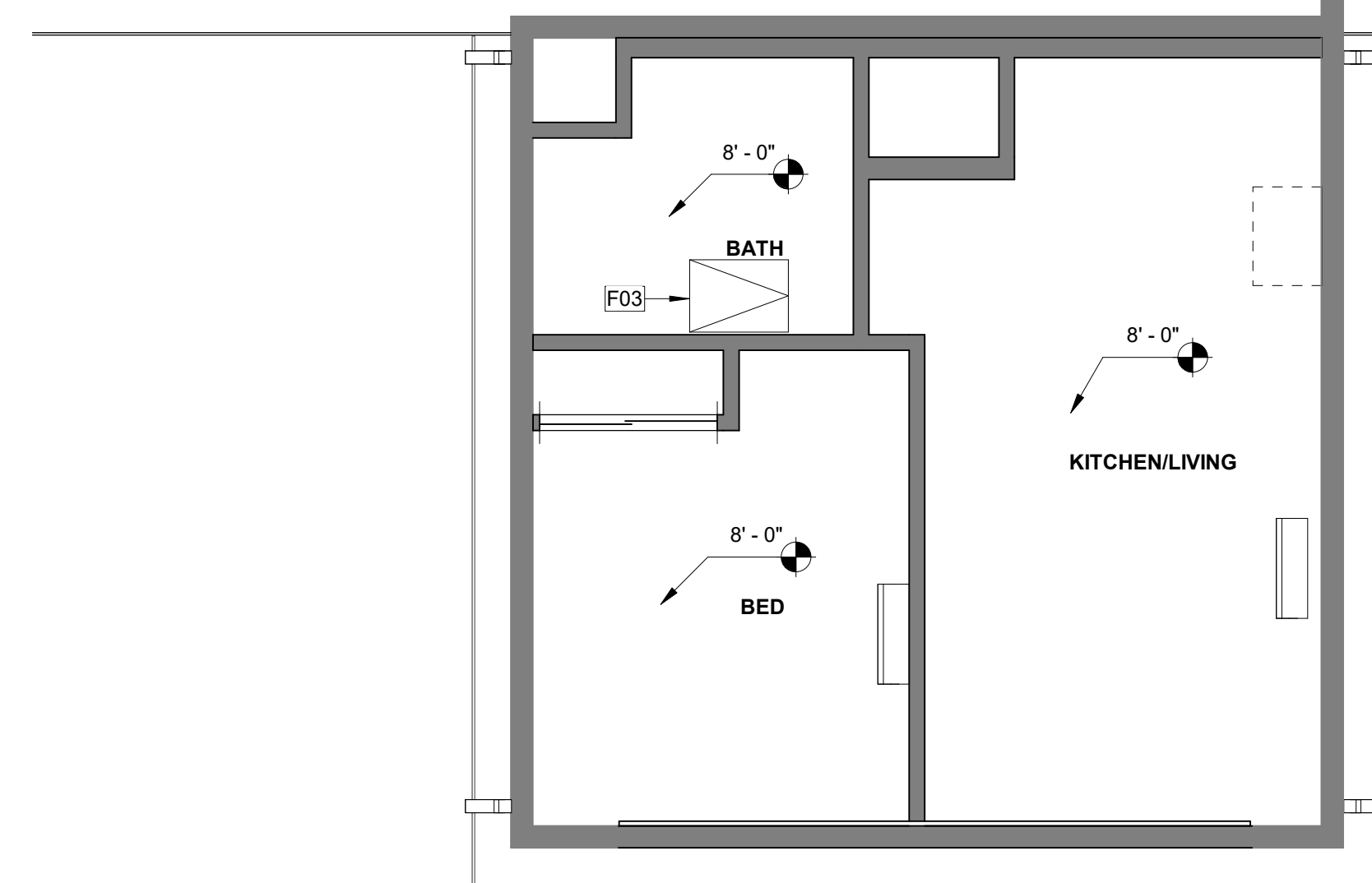
## WINDOW REMARKS

- 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 CBC 2022 SEC. 1031.3.2
- SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. PER CBC 2022 SEC. 1031.3.3
- TEMPERED / SAFETY GLAZING.

## WINDOW TYPES

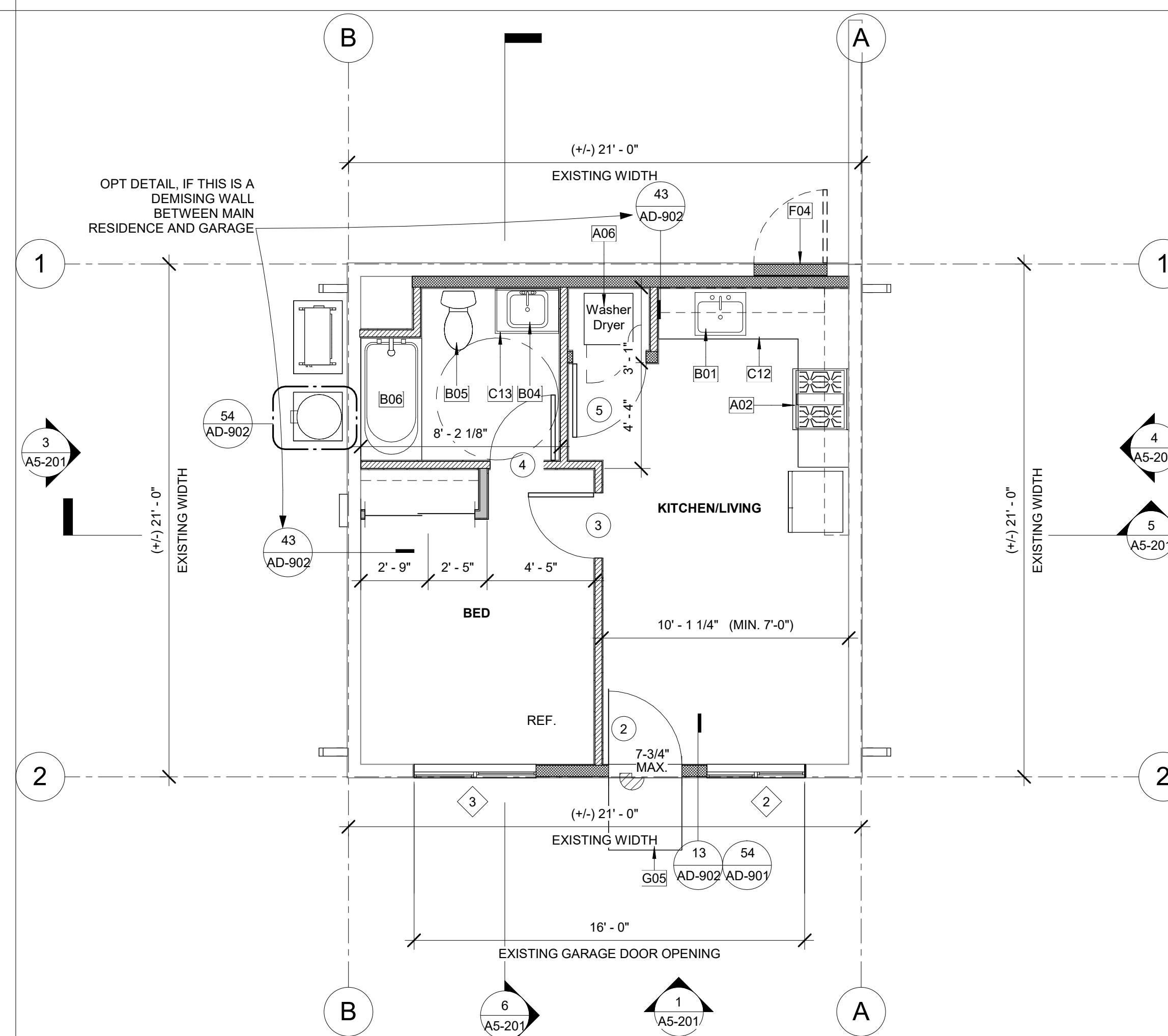


A. SLIDER



## 2 GROUND FLOOR RCP

A4-201/A5-101 1/4" = 1'-0"



## 1 GROUND FLOOR PLAN

A4-201/A5-101 1/4" = 1'-0"





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## GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. SEE TITLE 24 REPORTS FOR ADDITIONAL INFORMATION.

## 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.

## VENTILATION SUMMARIES

**PER ASHRAE Standard 62.2, Table 7.1 (Prescriptive Duct Sizing Requirements)**  
 (Table 7.1 Assumes no elbows. Duct 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) = 100 cfm

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

TABLE 150.0-H		
5 PARAMETER	HOOD OVER ELEC. RANGE	HOOD OVER NAT. GAS RANGE
FAN AIRFLOW, CFM AT MINIMUM STATIC PRESSURE 0.25 IN 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  
 $Q_{\text{cfm}} = .03(\text{floor area}) + 7.5 (\# \text{ of bedrooms} + 1)$

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

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

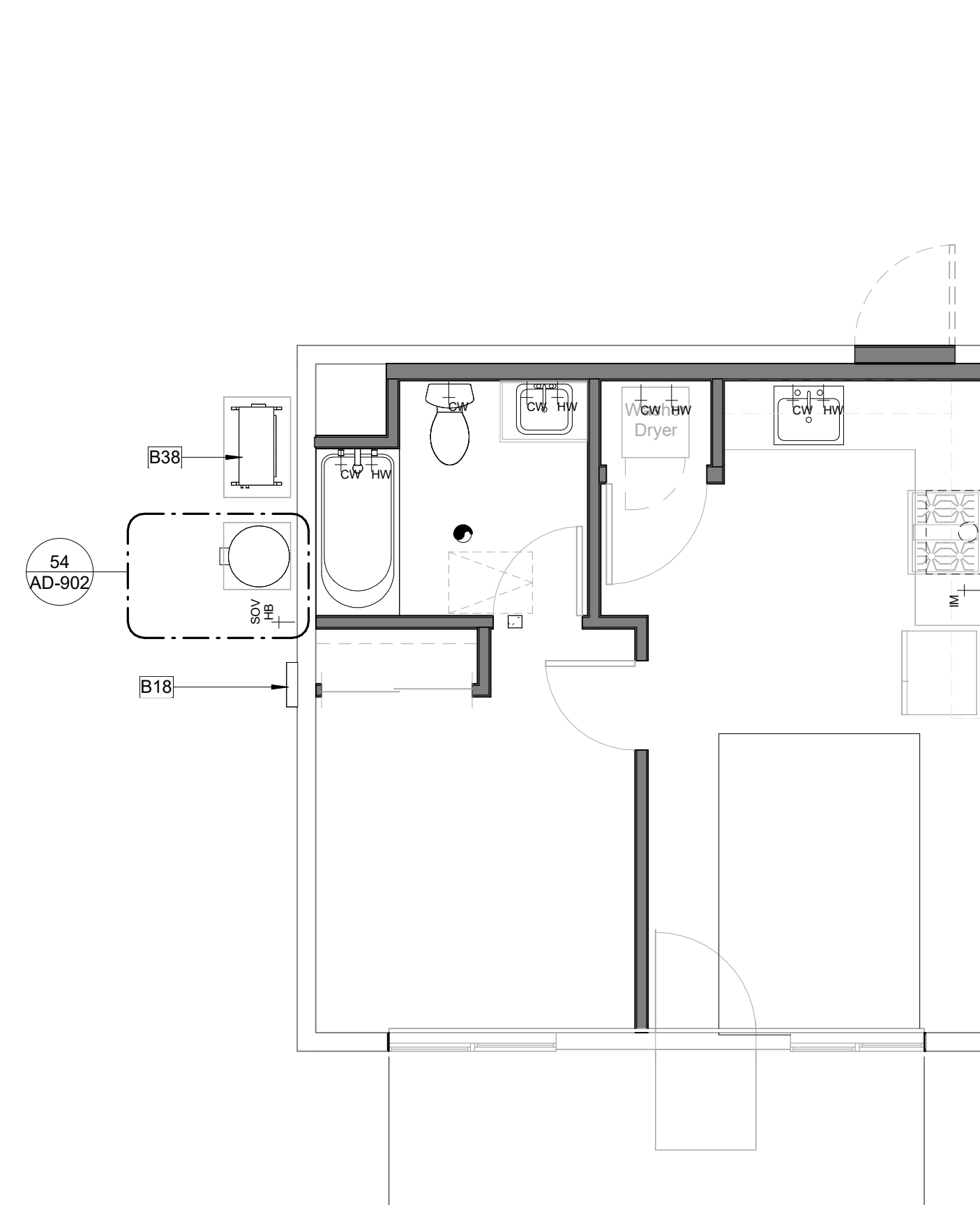
**CONTINUOUS FAN FLOW (CFM) = 50 CFM**

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'

## ELECTRICAL LEGEND

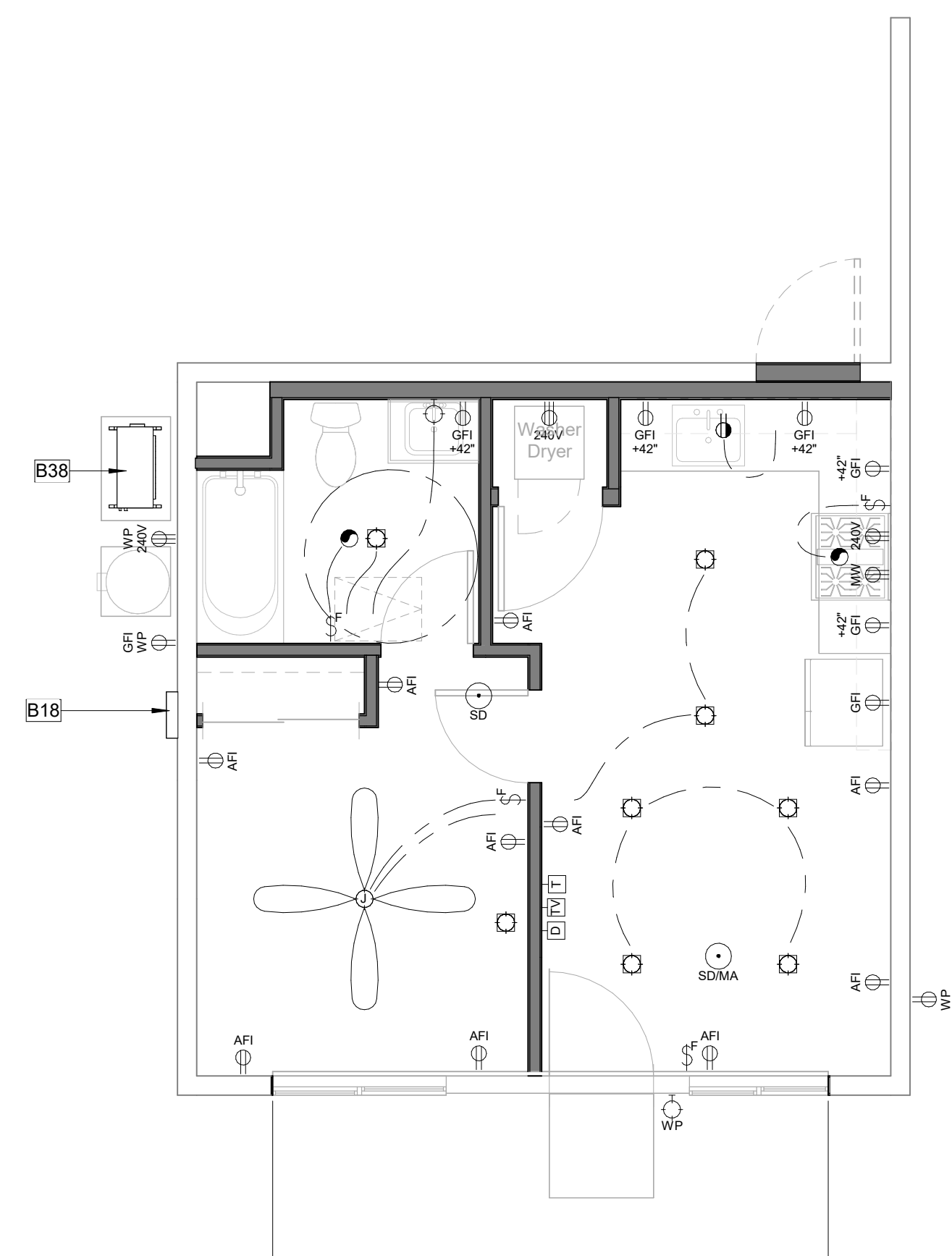
**NOTE: ALL OUTDOOR OUTLETS SHALL HAVE GFCI PROTECTION AND WEATHERPROOF COVERS.**

ELECTRICAL SWITCH	SMOKE DETECTOR/ALARM	DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
ELECTRICAL SWITCH-VACANCY SENSOR	COMBINATION SMOKE/CARBON MONOXIDE	DUPLEX OUTLET 240 VOLTS
ELECTRICAL SWITCH-FAN	TELEPHONE LOCATION	DUPLEX OUTLET GROUND FAULT INTERRUPTER
EXHAUST FAN	CABLE TELEVISION LOCATION	DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
WALL MOUNTED HIGH-EFFICACY LIGHT	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	DUPLEX OUTLET AFCI-HALF HOT
RECESSED HIGH-EFFICACY DOWNLIGHT	WATER HOSE BIBB	COLD WATER STUB OUT
RECESSED HIGH-EFFICACY VAPOR PROOF DOWNLIGHT	WATER HOSE BIBB WITH SHUT OF VALVE	HOT WATER STUB OUT
ELECTRICAL WIRING	22"X30" MIN. CEILING ACCESS PANEL	WATER HOSE BIBB



## 2 MECHANICAL FLOOR PLAN

A4-201/A5-111 1/4" = 1'-0"



## 1 ELECTRICAL FLOOR PLAN

A4-201/A5-111 1/4" = 1'-0"

CITY OF NEWPORT BEACH  
 ADU STANDARD PLANS  
 NEWPORT BEACH, CA  
 MECHANICAL AND ELECTRICAL  
 PLANS - PLAN 5

DATE  
09/26/2021

SHEET

A5-111





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### GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR COLOR AND WINDOW INFORMATION.
- REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
- ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
- ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12
- EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C926 AND ASTM C1063. STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
- GYP-SUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
- CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

### KEYNOTES

- B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO SITE PLAN FOR LOCATION. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL 51/AD-902
- 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.
- F04 DOOR TO BE REMOVED, WHERE OCCURS. USE 2X INFILL FRAMING AT OPENING.
- H08 ATTIC VENT. METAL W/ PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K11 DOOR PER PLAN
- K13 WINDOW PER PLAN
- 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
- S04 2x6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U06 EXISTING CONCRETE SLAB FOUNDATION
- U07 NEW LEVEL CONCRETE TOP SLAB OVER VAPOR BARRIER. MINIMUM 0.06 G/M2 - 24 HOUR M/MHG.

### VENTING REQUIRED

ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION			
ATTIC ZONE	AREA	FACTOR	REQUIRED SI
ATTIC-2 CAR GARAGE CONVERSION	441 SF	0.0033	212 in <sup>2</sup>

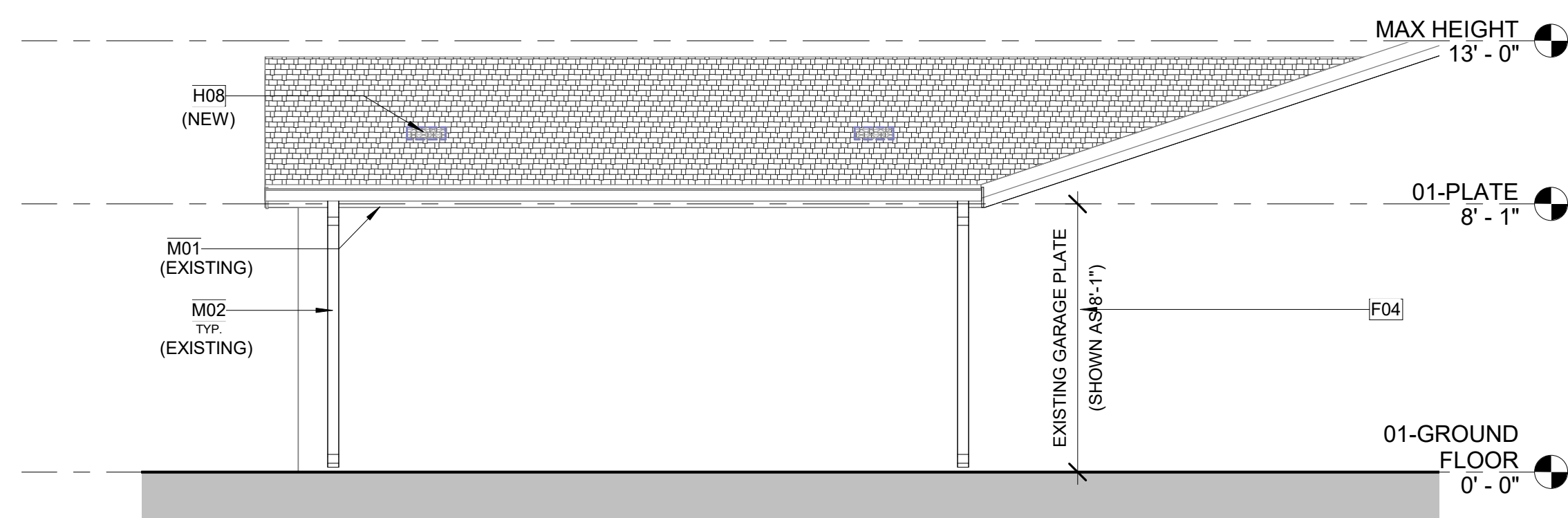
### VENTING PROPOSED

ATTIC ZONE	NUMBER	VENT TYPE	FREE AREA
2 CAR GARAGE CONVERSION	3	O'HAGIN FIRE & ICE	292.50 in <sup>2</sup>
HIGH			292.50 in <sup>2</sup>
			292.50 in <sup>2</sup>

### LEGEND

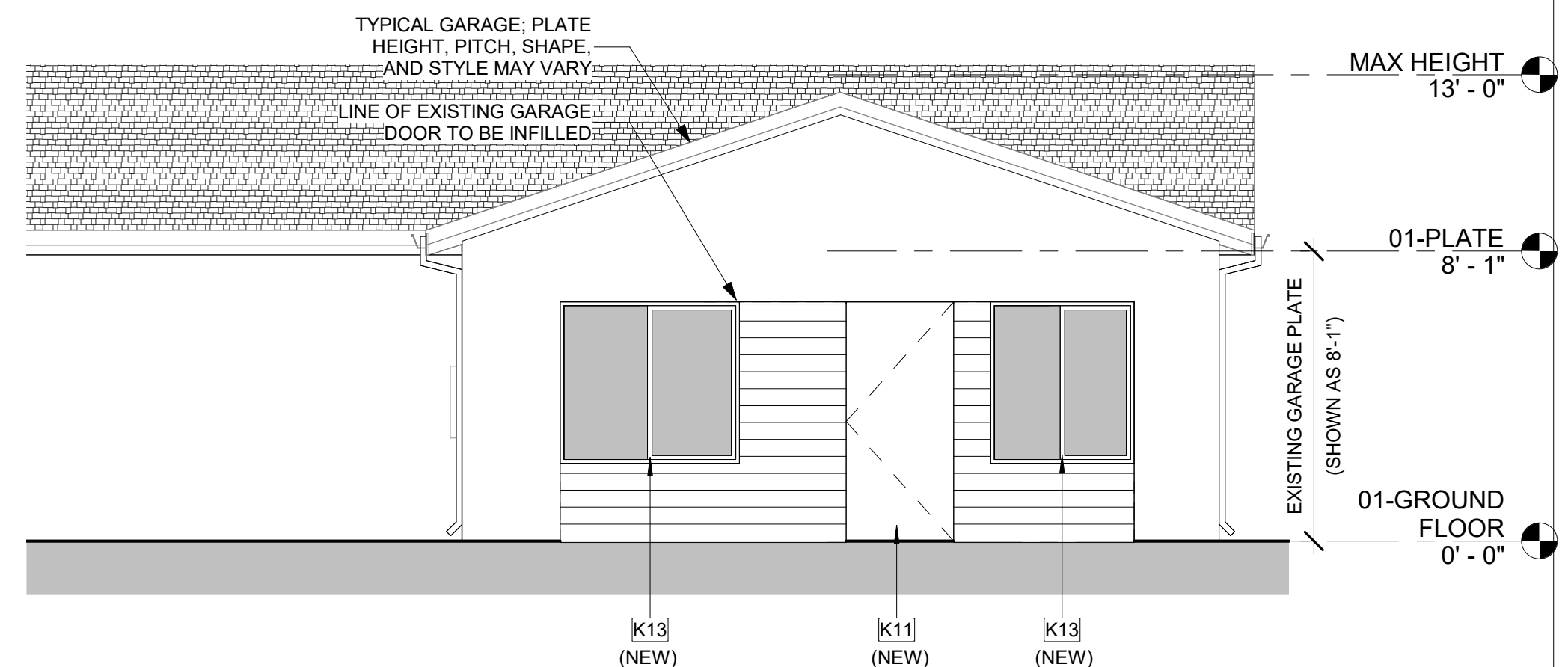
NOTE: EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE 2022 CRC SECTION R337.7.

- EXISTING WALL COVERING
- NEW EXTERIOR FINISH AND COLOR TO MATCH THAT OF PRINCIPAL DWELLING
- 10'-0" HEIGHT OF TOP OF ROOFING SURFACE (INCLUDING CRICKETS AND INSULATION)
- 1/2' / 1'-0" ROOF SLOPE (REFER TO ROOF PLAN FOR ACTUAL SLOPE)
- ROOF VENT - O'HAGIN FIRE & ICE LINE - FLAME AND EMBER RESISTANT VENT (CRC R337 COMPLIANT)
- S-TILE OR COMPOSITE SHINGLE TYPE PER EXISTING ROOF TYPE
- EXISTING ROOFING MATERIAL



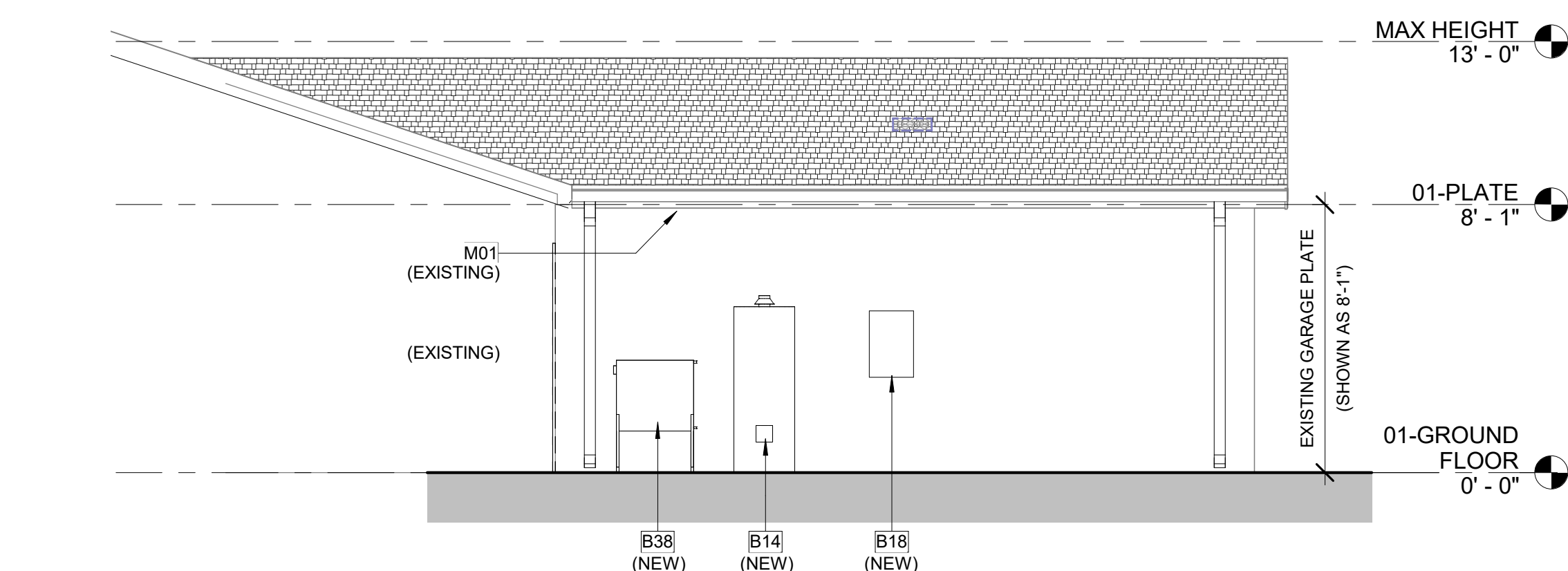
**4 2 CAR GARAGE CONVERSION-RIGHT**

A5-101/A5-201 1/4" = 1'-0"



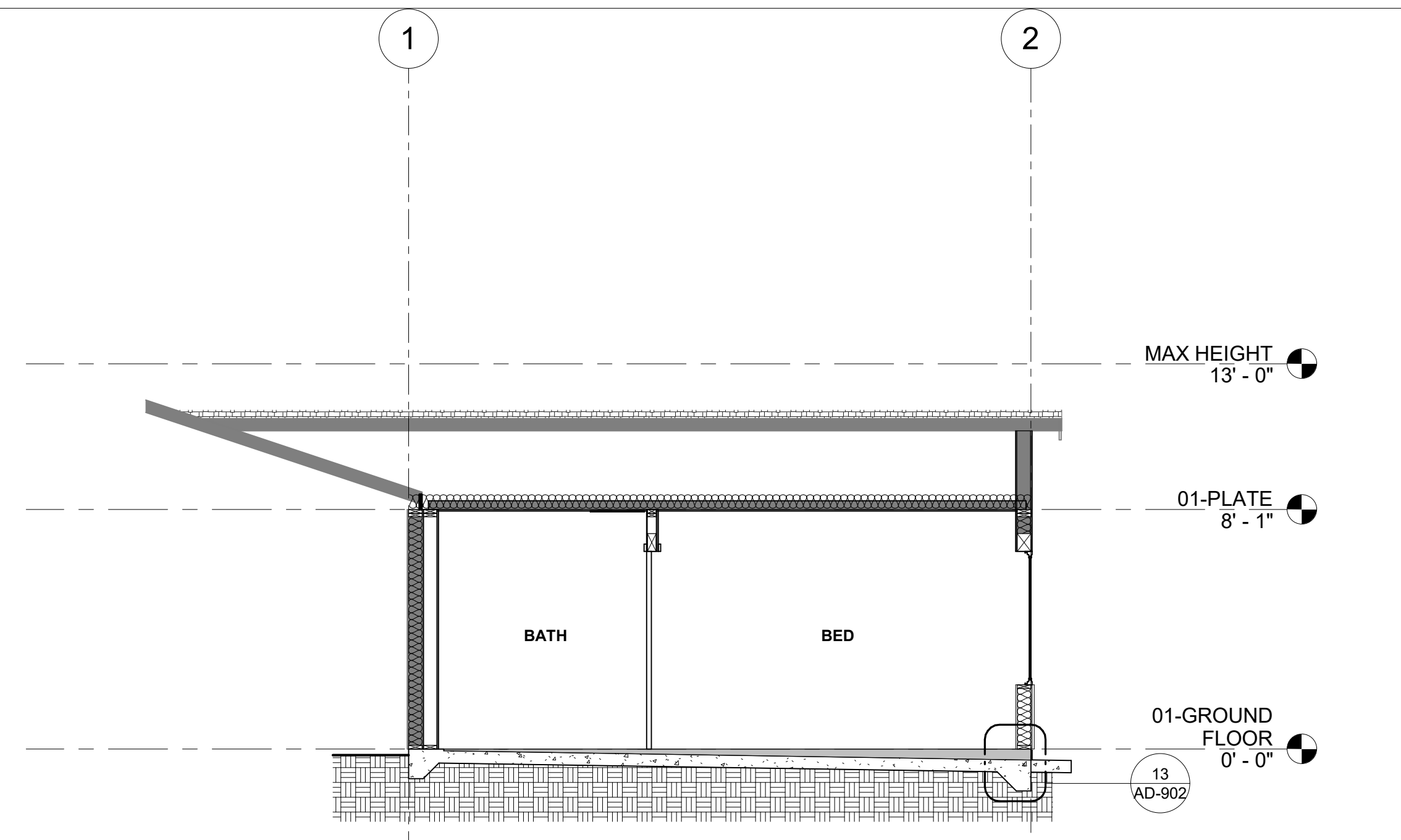
**1 2 CAR GARAGE CONVERSION-FRONT**

A5-101/A5-201 1/4" = 1'-0"



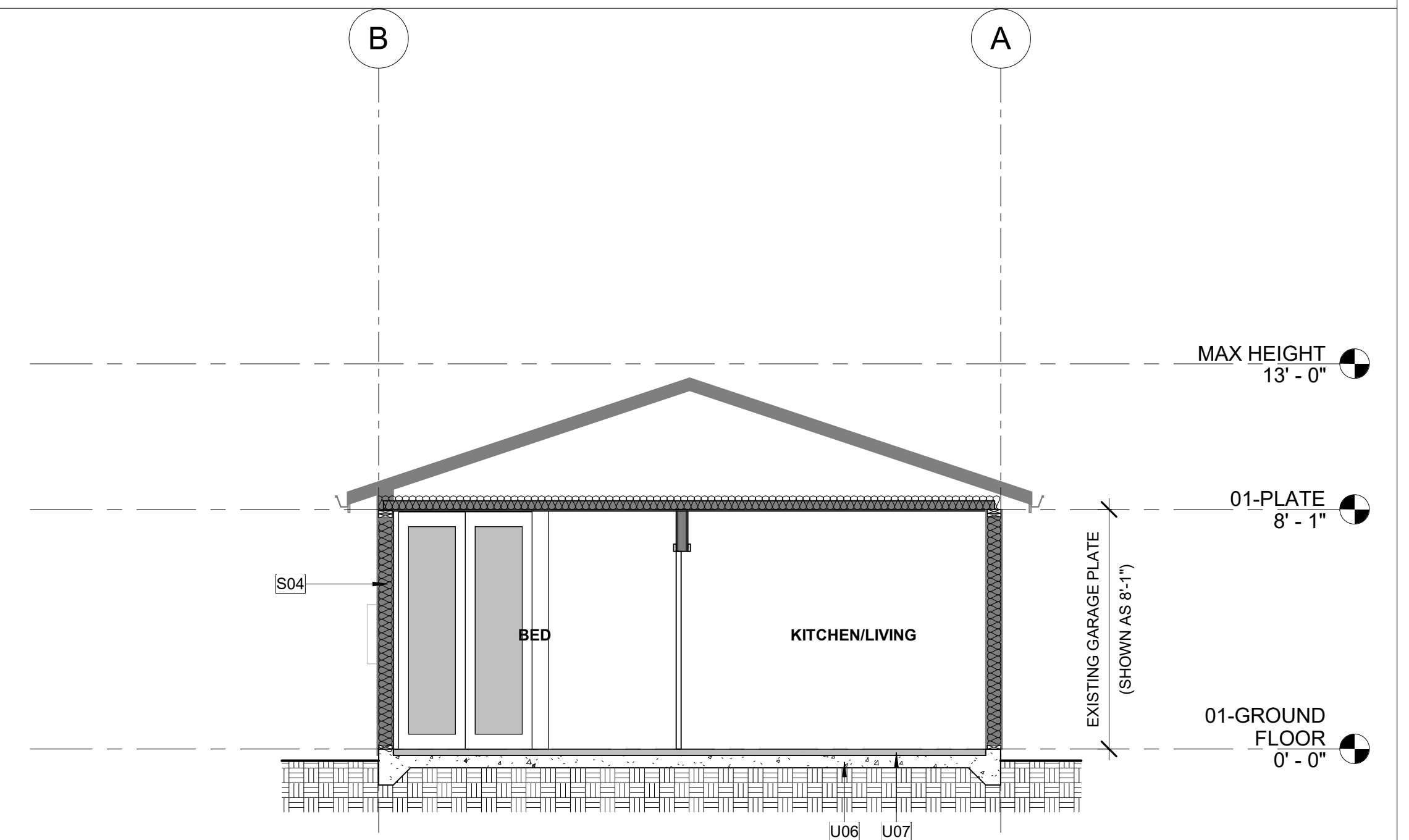
**3 2 CAR GARAGE CONVERSION-LEFT**

A5-101/A5-201 1/4" = 1'-0"



**6 1 BED-SECTION 2**

A2 A5-201 1/4" = 1'-0"



**5 1 BED-SECTION 1**

A2 A5-201 1/4" = 1'-0"

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**CITY OF NEWPORT BEACH**  
**ADU STANDARD PLANS**  
NEWPORT BEACH, CA  
**EXTERIOR ELEVATIONS &**  
**BUILDING SECTIONS - PLAN 5**

DATE  
09/26/2021

SHEET  
**A5-201**





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FLASH'G PAPER, MOISTOP FLASHING OR EQUAL, (9" WIDE MIN.) O/ NAIL'G FIN @ TOP OF WINDOWS (HEAD) TYP. TWO CONTINUOUS BEADS OF MOISTOP SEALANT OR EQUAL UNDER FLASH'G PAPER (1) O/ NAIL'G FIN AND (1) AT TOP OF FLSH'G PAPER TYP. NAIL'G

FLASH'G PAPER, MOISTOP FLASHING OR EQUAL, (9" WIDE MIN.) O/ WOOD FRMS & UNDER NAIL'G FIN @ SIDE OF WINDOWS (JAMB) TYP.

1 - INDICATES SEQUENCE FOR INSTALLATION

9" MOIST STOP FLASHING PAPER TYP. OF FLASH'G PAPER

THE ACTUAL NUMBER OF FLASH'G. PIECES REQUIRED IS DETERMINED BY THE RADIUS OF THE OPEN'G AND THE SIZE OF THE FLASH'G. (9" WIDE FLASH'G MIN.)

APPLY A CONTINUOUS BEAD OF SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES

AT WINDOW HEAD, JAMBS AND SILL ALL CORROSIVE RESISTANT FASTENERS ARE TO BE NAILED THROUGH FIN NO CLOSER THAN 3" O.C. AND NOT MORE THAN 16" O.C.. FASTENERS SHALL BE WITHIN 10" FROM CORNERS

NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE WINDOW

REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.

**51 TYPICAL WIN FLASHING**  
AD-901 12" = 1'-0"

DOES THIS PROJECT HAVE A SLIDING DOOR? YES:  NO:  (IF NO, CROSS OUT DETAILS 41,42,43,44/AD-901)

TRIM PER ELEVATION STYLE. REFER TO DETAIL 31&41/D-01

NOTE: REFER TO HEAD/JAMB/SILL DETAILS FOR FLASHING AND MATERIAL TRANSITIONS

**41 DOOR TRIM - SLIDING GLASS**  
AD-901 3/4" = 1'-0"

OPT. 1 IS THE TRADITIONAL OR CONTEMPORARY STYLE USED? YES:  NO:  (IF NO, CROSS OUT DETAILS 31,32,33,34/AD-901)

NOTE: REFER TO HEAD/JAMB/SILL DETAILS FOR FLASHING AND MATERIAL TRANSITIONS

**31 DOOR TRIM-TRADIT. & CONTEMP.**  
AD-901 3/4" = 1'-0"

OPT. 1 IS THE TRADITIONAL OR CONTEMPORARY STYLE USED? YES:  NO:  (IF NO, CROSS OUT DETAIL 21/AD-901)

NOTE: REFER TO HEAD/JAMB/SILL DETAILS FOR FLASHING AND MATERIAL TRANSITIONS

**21 DOOR TRIM-TRADIT. & CONTEMP.**  
AD-901 3/4" = 1'-0"

OPT. 2 IS THIS STYLE USED? YES:  NO:  (IF NO, CROSS OUT DETAILS 11,12,13,14, 22,23,24/AD-901)

NOTE: REFER TO HEAD/JAMB/SILL DETAILS FOR FLASHING AND MATERIAL TRANSITIONS

**11 WINDOW TRIM @ PLASTER FINISH**  
AD-901 3/4" = 1'-0"

12" MOISTOP (OR "FUTURE FLASH") @ WALL FRAMING AND RETURNED INTO OPENING, FLASHED OVER "FLEX WRAP".

"FLEX WRAP" OR APPROVED EQUAL OVER SILL AND UP JAMB AND ONTO FACE OF WALL

BEVELED WOOD SHIM, 1/4" FT SLOPE. (VERIFY ROUGH OPENING TO ACCOMMODATE SHIM)

2x SILL FRAMING

9" MOISTOP FLASHING PAPER (FOR FUTURE FLASH)

BLDG WRAP/LATH PAPER TUCKED UP UNDER FLASHING (6" MIN LAP)

REFER TO AAMA 2400-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.

**52 TYPICAL CORNER WIN FLASHING**  
AD-901 12" = 1'-0"

2X STUD WALL

STUCCO O/ LATH O/ BLDG PAPER

GSM FLASHING \* SOLDER ALL SEAMS

BEAM PER PLANS PROVIDE MIN 2X POST BELOW BEAM

PROVIDE 6" MIN LAP OVER BUILDING PAPER

CAULKING: ALL (4) SIDES AT BEAM TO GSM LAP. DAP 230

POST BELOW

ELEVATION

BEAM PER PLANS

**43 BEAM TO WALL FLASHING**  
AD-901 1" = 1'-0"

WALL FINISH PER ELEVATIONS

PLYWOOD SHEATHING (WHERE OCCURS)

WALL FRAMING

WATER RESISTIVE BARRIER PER CRC 703.7.3, MIN. 6" LAP OVER FLASHING

INTERIOR DRYWALL FINISH

FLASHING

1 1/4" FIBER CEMENT TRIM

BACKER ROD AND SEALANT

WINDOW FIN

EXTENDED WINDOW JAMB

WINDOW

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

**32 TYP. WINDOW HEAD-FIBER CEMENT**  
AD-901 3" = 1'-0"

CEMENT PLASTER FINISH

PLYWOOD SHEATHING (WHERE OCCURS)

WALL FRAMING

SLOPE AWAY FROM WINDOW

BUILDING PAPER OVER WINDOW FLASHING, 6" MIN LAP

WINDOW FLASHING O/ WINDOW FLANGE

TWO CONTINUOUS BEADS OF SEALANT APPLIED TO THE WINDOW FLANGE

WINDOW

NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

**22 TYP REC. WINDOW-HEAD-PLASTER**  
AD-901 3" = 1'-0"

STUCCO

PLYWOOD SHEATHING (WHERE OCCURS)

WALL FRAMING

INTERIOR DRYWALL FINISH

SLOPE AWAY FROM WINDOW

WATER RESISTIVE BARRIER PER CRC 703.7.3, MIN. 6" LAP OVER FLASHING

1X4 MIN. FOAM TRIM. ATTACH FOAM TO BROWN COAT. APPLY COLOR COAT O/ FOAM SHAPE

WINDOW FLASHING O/ WINDOW FLANGE

SMOOTH TROWELED STUCCO FINISH, ALL TRIM

TWO CONTINUOUS BEADS OF SEALANT APPLIED TO THE WINDOW FLANGE

WINDOW

NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

**12 TYP WINDOW-HEAD-PLASTER**  
AD-901 3" = 1'-0"

ROOF SHTG PER PLAN & SCHED

TRUSS PER MFR

2x BLDG TO MATCH TRUSS BOT CHORD DEPTH

NON-BEARING PARTITION WALL

PERPENDICULAR

PARALLEL

**53 TRUSS @ NON-BEARING PARTITION**  
AD-901 1/2" = 1'-0"

BEAM PER PLANS

6" MIN. LAP

PROVIDE 6" MIN LAP AND CAULK AROUND BEAM W/ DAP 230.

SECTION

NOTE:  
• NO NAILS THROUGH GSM INTO BEAM  
• NO NAILS SHALL PENETRATE GSM WITHIN 2" OF BEAM

**43 BEAM TO WALL FLASHING**  
AD-901 1" = 1'-0"

WALL FINISH PER ELEVATIONS

PLYWOOD SHEATHING (WHERE OCCURS)

WALL FRAMING

WATER RESISTIVE BARRIER PER CRC 703.7.3

INTERIOR DRYWALL FINISH

1 1/4" FIBER CEMENT TRIM

BACKER ROD AND SEALANT

WINDOW FIN

EXTENDED WINDOW JAMB

WINDOW

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

**33 TYP. WINDOW JAMB-FIBER CEMENT**  
AD-901 3" = 1'-0"

CEMENT PLASTER FINISH

PLYWOOD SHEATHING (WHERE OCCURS)

WALL FRAMING

BUILDING PAPER OVER WINDOW FLASH'G & WINDOW FLANGE, 6" MIN LAP

WINDOW FLASHING O/ WINDOW FLANGE

A CONTINUOUS BEAD OF SEALANT APPLIED TO THE WINDOW FLANGE

WINDOW

NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

**23 TYP REC. WINDOW-JAMB-PLASTER**  
AD-901 3" = 1'-0"

STUCCO

PLYWOOD SHEATHING (WHERE OCCURS)

WALL FRAMING

WATER RESISTIVE BARRIER PER CRC 703.7.3, MIN. 6" LAP OVER FLASHING

1X4 MIN. FOAM TRIM. ATTACH FOAM TO BROWN COAT. APPLY COLOR COAT O/ FOAM SHAPE

WINDOW FLASHING O/ WINDOW FLANGE

SMOOTH TROWELED STUCCO FINISH ALL TRIM

A CONTINUOUS BEAD OF SEALANT APPLIED TO THE WINDOW FLANGE

INTERIOR DRYWALL FINISH

WINDOW

NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

**13 TYP WINDOW-JAMB-PLASTER**  
AD-901 3" = 1'-0"

TOP PL SPLICE PER TYPICAL SPLICE DETAILS

DOOR OR WINDOW HDR PER SCHED REFER TO NAILING SCHED (ITEM 9) IN DETAIL 12/ FOR DBL STUD

2X STUDS @ 24" OC SEE PLAN

KING STUD, TYP

2X TRIMMER, TYP

REFER TO NAILING SCHED (ITEM 10) IN DETAIL 12/ FOR SOLE PL TO STUD

TOP OF SLAB OR SHTG

DOOR ROUGH OPNG HT

WINDOW ROUGH OPNG HT

DOOR ROUGH OPNG WIDTH

WINDOW ROUGH OPNG WIDTH

SEE NON-BRG PARTITION ATTACHMENT DETAIL FOR CONN TO FRMG ABV

REFER TO NAILING SCHED (ITEM 12) IN DETAIL 12/ FOR HDR TO STUD

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

NOTE:  
1. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THESE TYPICAL SCHEDULES/DETAILS.  
2. NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 16d @ 12" O.C.

2X WINDOW SILL TYP

SEE NON-BEARING PARTITION ANCHORAGE DETAIL 34(S-31) FOR CONN TO CONC SLAB

PRESSURE TREATED SILL PL

**54 INTERIOR NON-BEARING PARTITION WALL FRAMING**  
A4-101/AD-901 1/2" = 1'-0"

WINDOW

A CONTINUOUS BEAD OF SEALANT APPLIED TO THE WINDOW FLANGE

SLOPED FIBER CEMENT TRIM

WINDOW FLASHING OVER BUILDING PAPER

3/4" FIBER CEMENT TRIM BACKING

1 1/4" FIBER CEMENT TRIM

WATER RESISTIVE BARRIER PER CRC 703.7.3

PLYWOOD SHEATHING (WHERE OCCURS)

WALL FRAMING

FIBER CEMENT PER ELEVATIONS

INTERIOR DRYWALL FINISH

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

**34 TYP. WINDOW SILL-FIBER CEMENT**  
AD-901 3" = 1'-0"

WINDOW FRAME

SLOPE AWAY FROM WINDOW

WINDOW FLANGE O/ WINDOW FLASHING

WINDOW FLASHING OVER BLDG. PAPER

BUILDING PAPER OVER WINDOW FLASHING, 6" MIN LAP

PLYWOOD SHEATHING (WHERE OCCURS)

WALL FRAMING

CEMENT PLASTER FINISH

NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

**24 TYP REC. WINDOW-SILL-PLASTER**  
AD-901 3" = 1'-0"

WINDOW FRAME

PROVIDE PLASTIC SHIMS TO LEVEL FINISH

SLOPE AWAY FROM WINDOW

WINDOW FLANGE O/ WINDOW FLASHING

FOAM PROFILE. ATTACH FOAM TO BROWN COAT. APPLY COLOR COAT O/ FOAM SHAPE

SMOOTH TROWELED STUCCO TRIM, TYP.

WINDOW FLASHING OVER BLDG. PAPER

FLASHING LAP O/ WATER RESISTIVE BARRIER PER CRC 703.7.3

PLYWOOD SHEATHING (WHERE OCCURS)

WALL FRAMING

STUCCO

INTERIOR DRYWALL FINISH

NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

**14 TYP WINDOW-SILL-PLASTER**  
AD-901 3" = 1'-0"

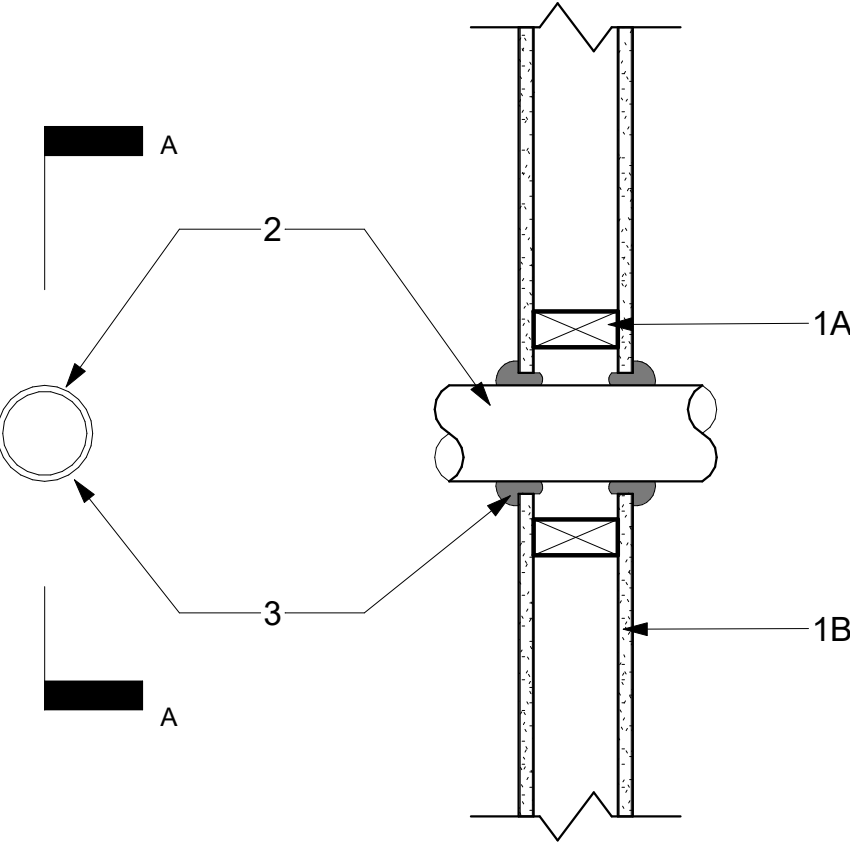
CITY OF NEWPORT BEACH  
ADU STANDARD PLANS  
NEWPORT BEACH, CA  
ARCHITECTURAL DETAILS-DOORS & WINDOWS

DATE  
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XHEZ.W-L-1166



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

**1. 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.

**2. THROUGH-PENETRANTS**

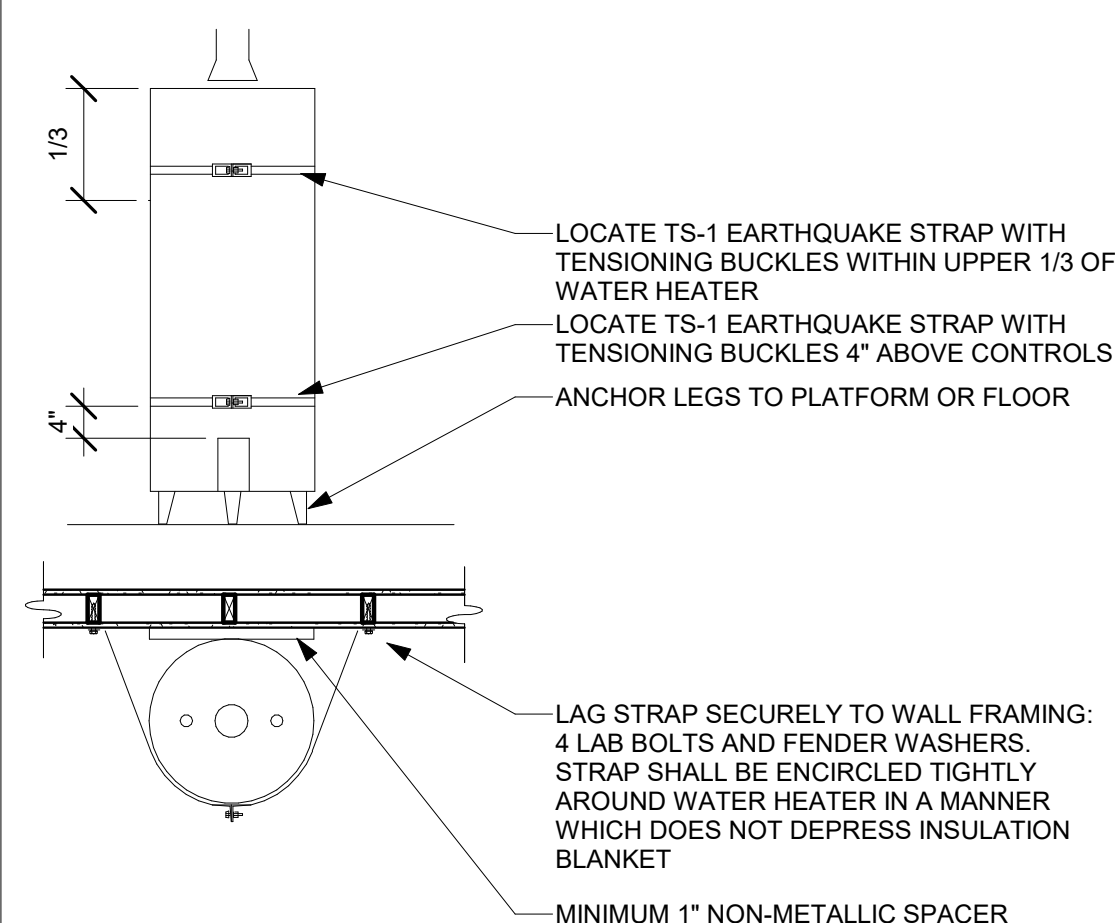
ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 1/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED 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 OR RIGID STEEL CONDUIT
- E. IRON PIPE-**  
NOM. 4 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.

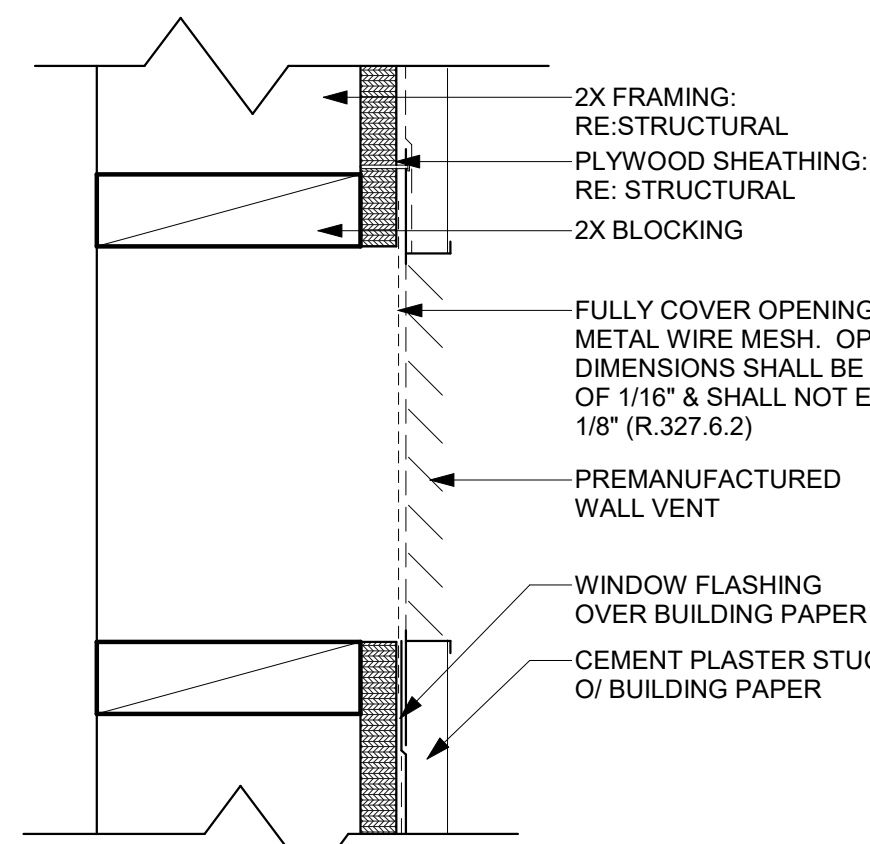
**3. FILL, VOID OR CAVITY MATERIALS (BEARING THE UL CLASSIFICATION MARKING) -**  
CAULK OR PUTTY-MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL.

3M COMPANY - CP 25WB+ CAULK OR MPS-2+ PUTTY

**53 THROUGH PENETRATION @ WALL**  
AD-902 1 1/2" = 1'-0"

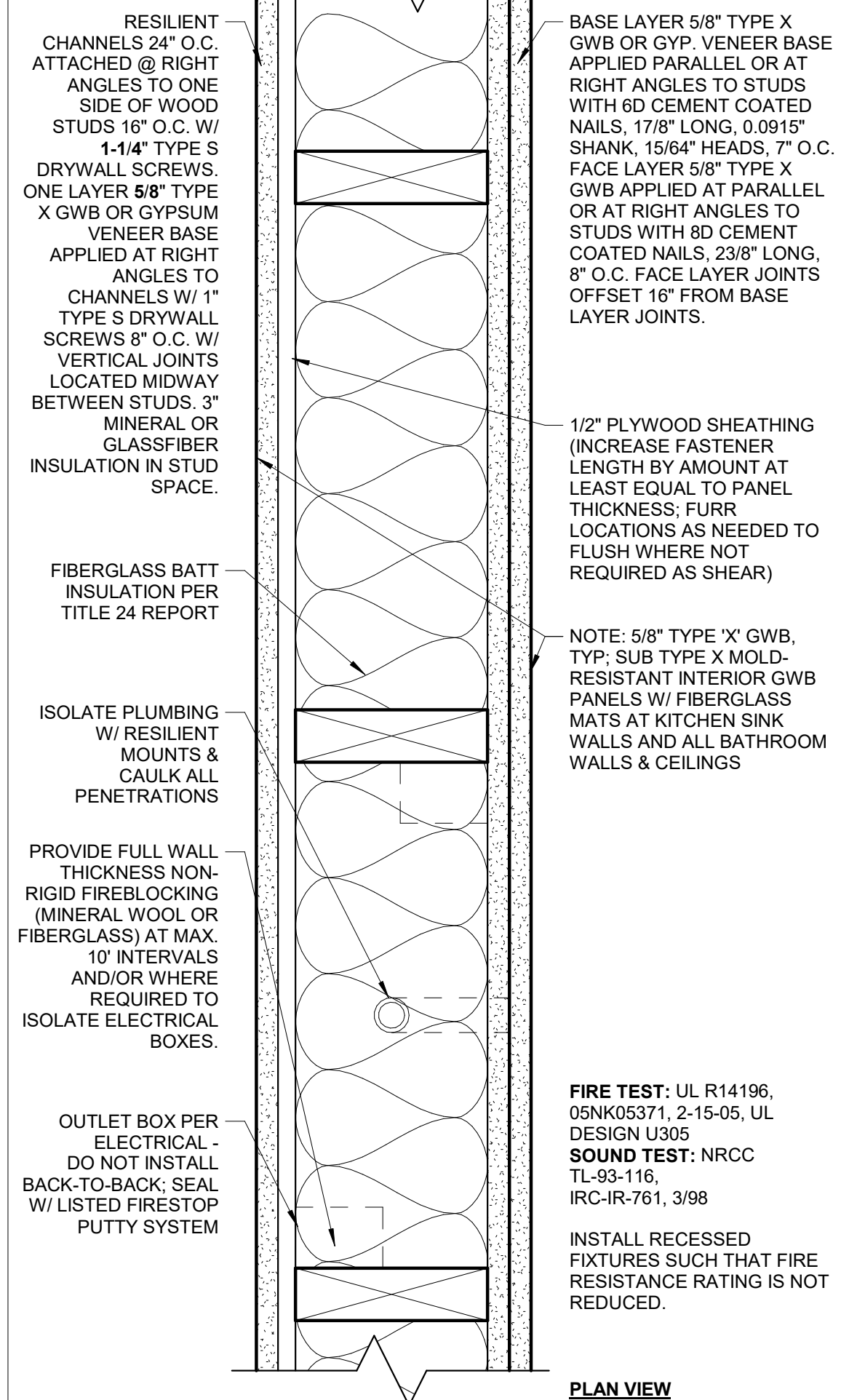


**54 WATER HEATER MOUNTING**  
A4-111AD-902 1/2" = 1'-0"

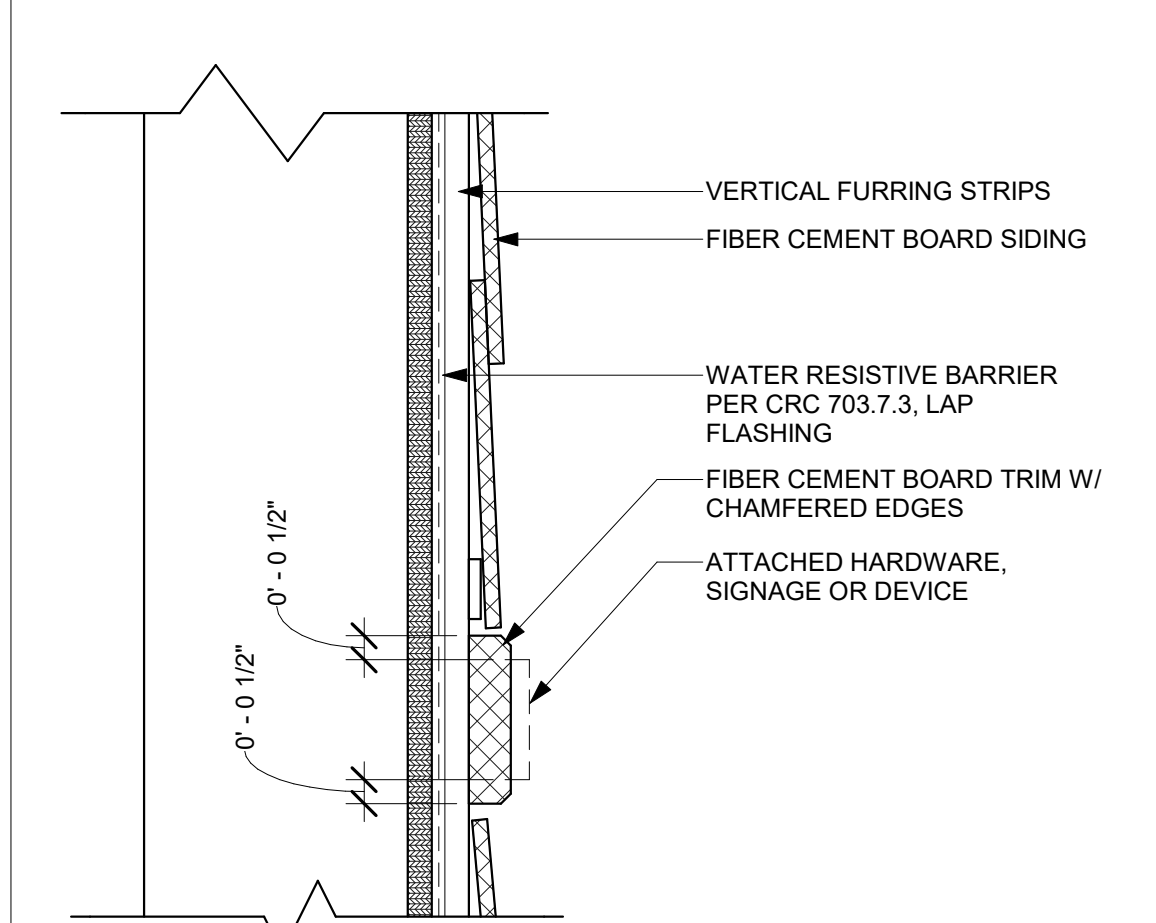


**41 WALL VENT**  
AD-902 3" = 1'-0"

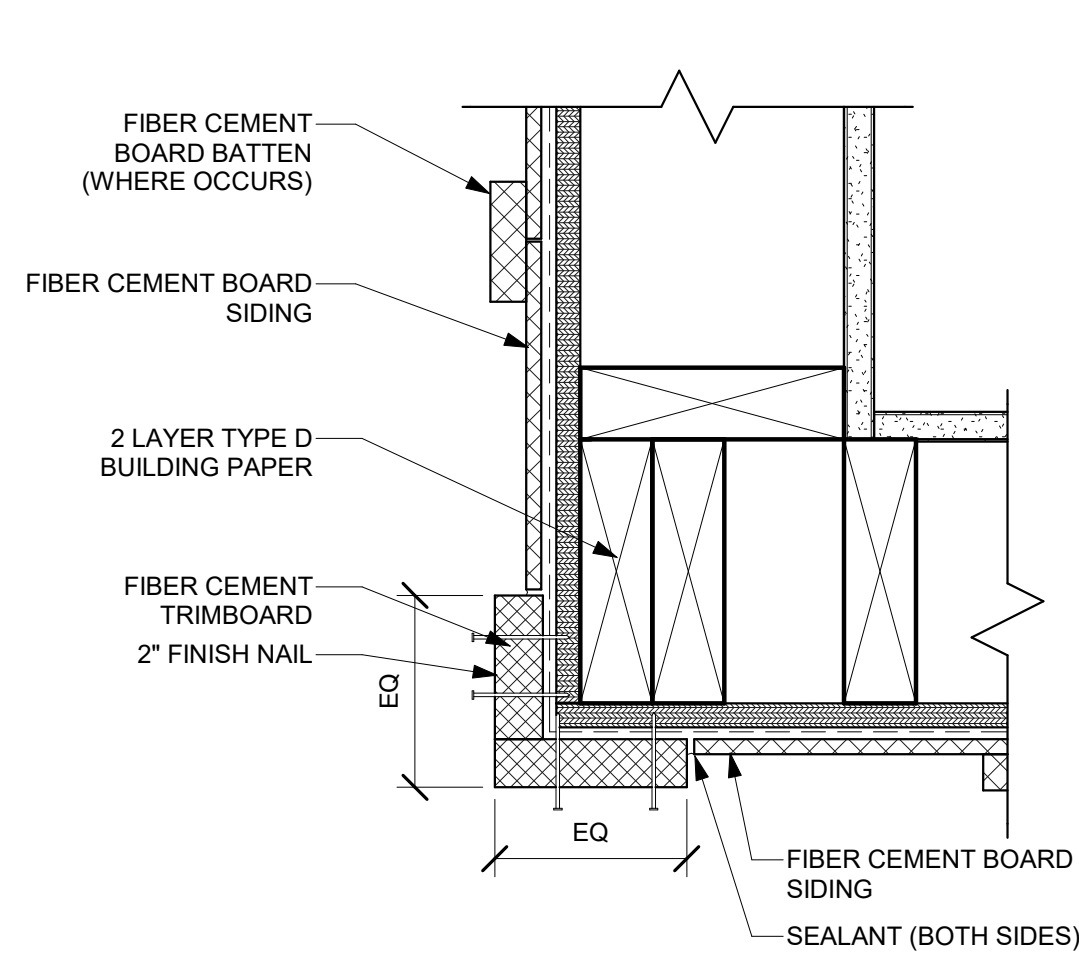
GA FILE NO. WP 3245 HOUR 1/50 TO 54 STC



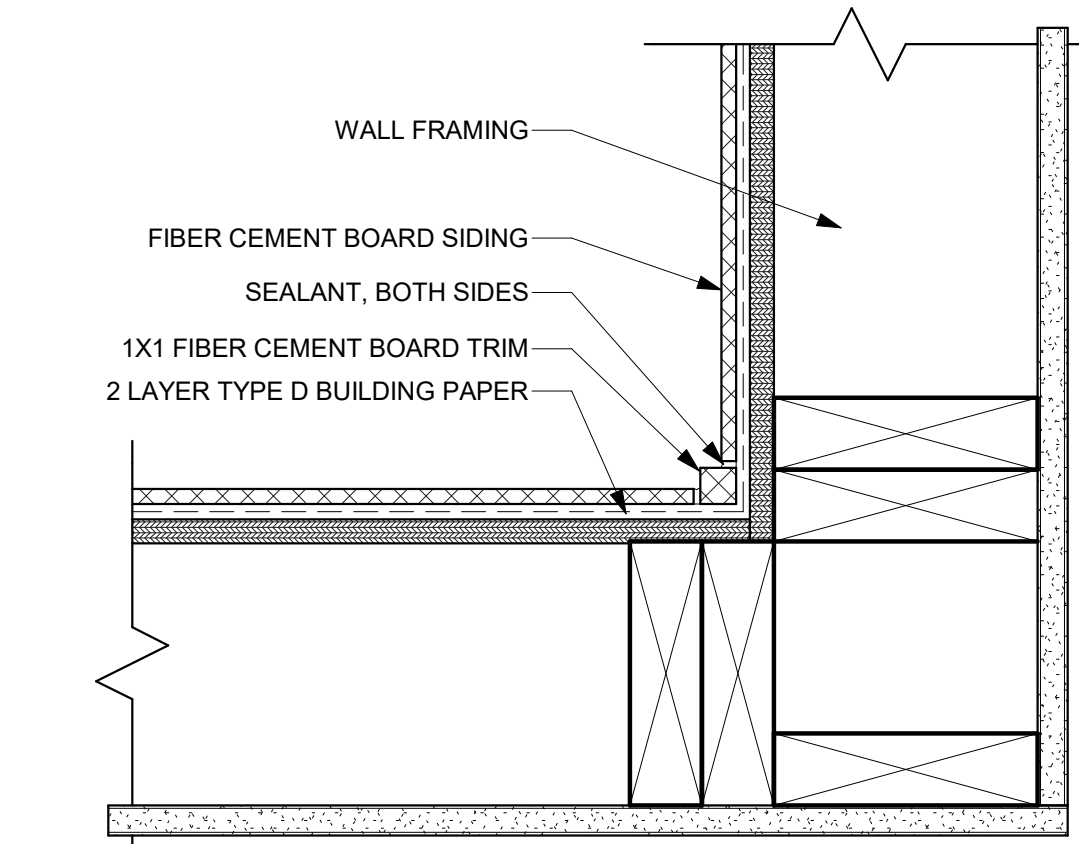
**43 1 HOUR PARTITION WALL**  
A4-101AD-902 3" = 1'-0"



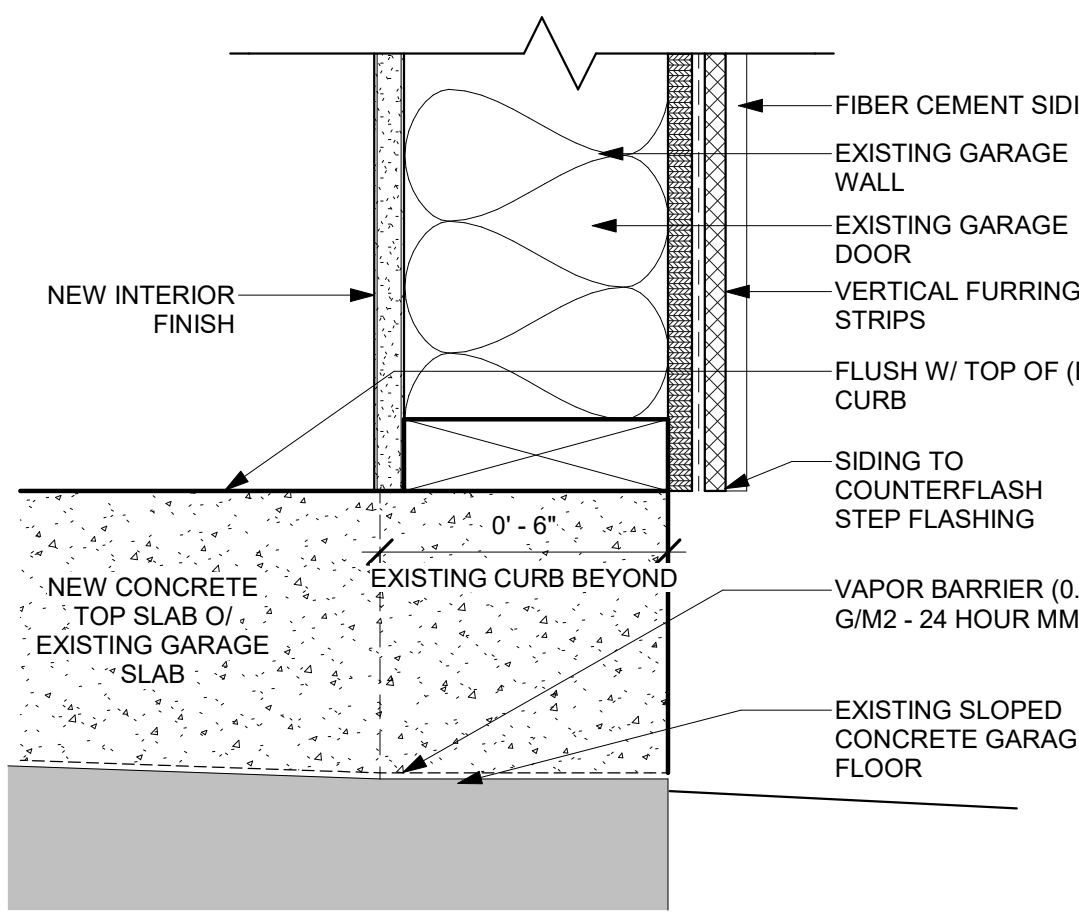
**44 FIBER CEMENT MOUNTING PAD**  
AD-902 3" = 1'-0"



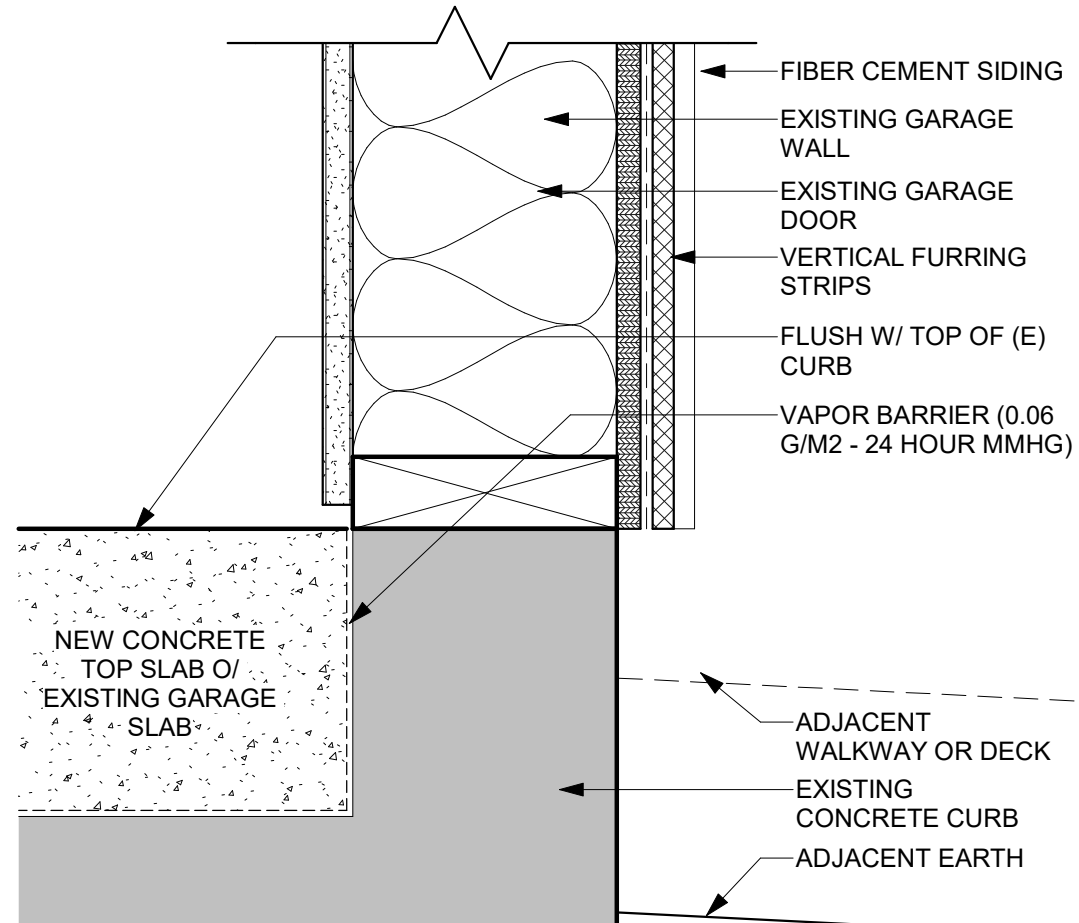
**31 FIBER CEMENT-OUTSIDE CORNER**  
AD-902 3" = 1'-0"



**32 FIBER CEMENT-INSIDE CORNER TRIM**  
AD-902 3" = 1'-0"

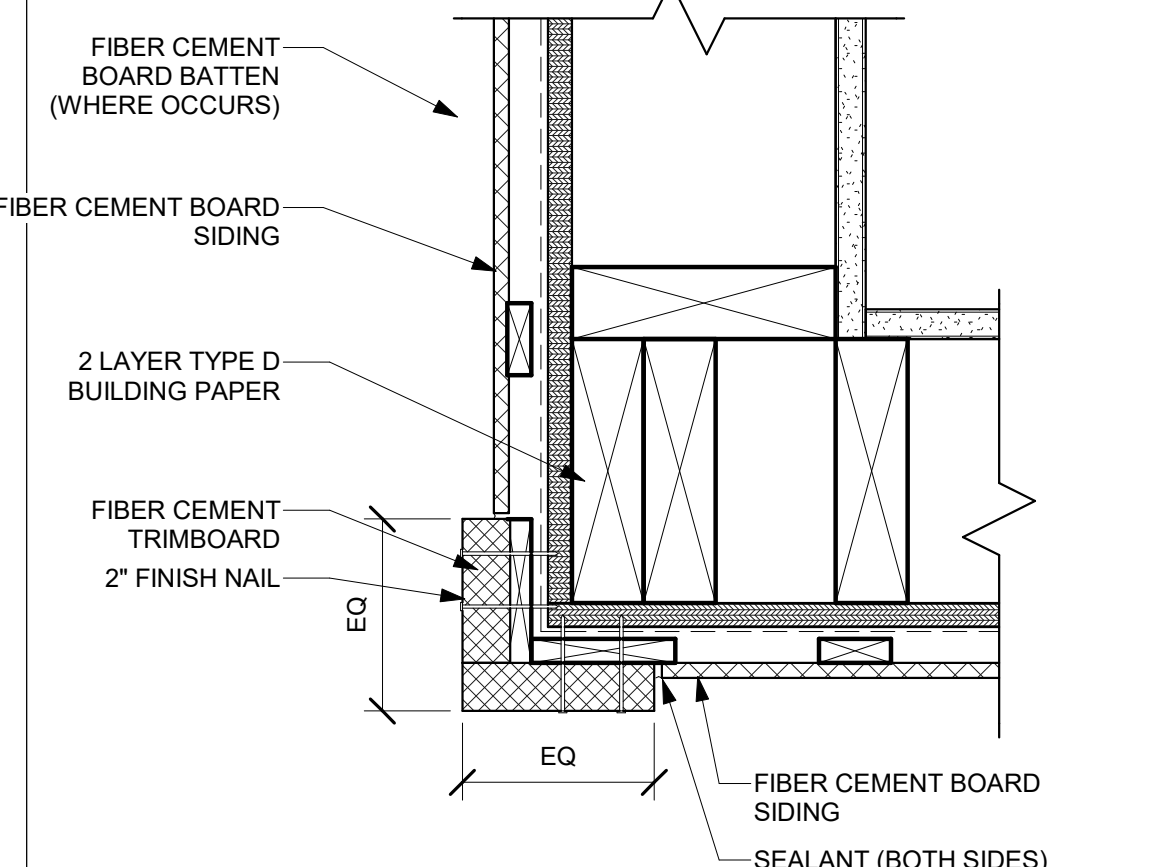


**33 GARAGE DOOR FLASHING**  
AD-902 3" = 1'-0"

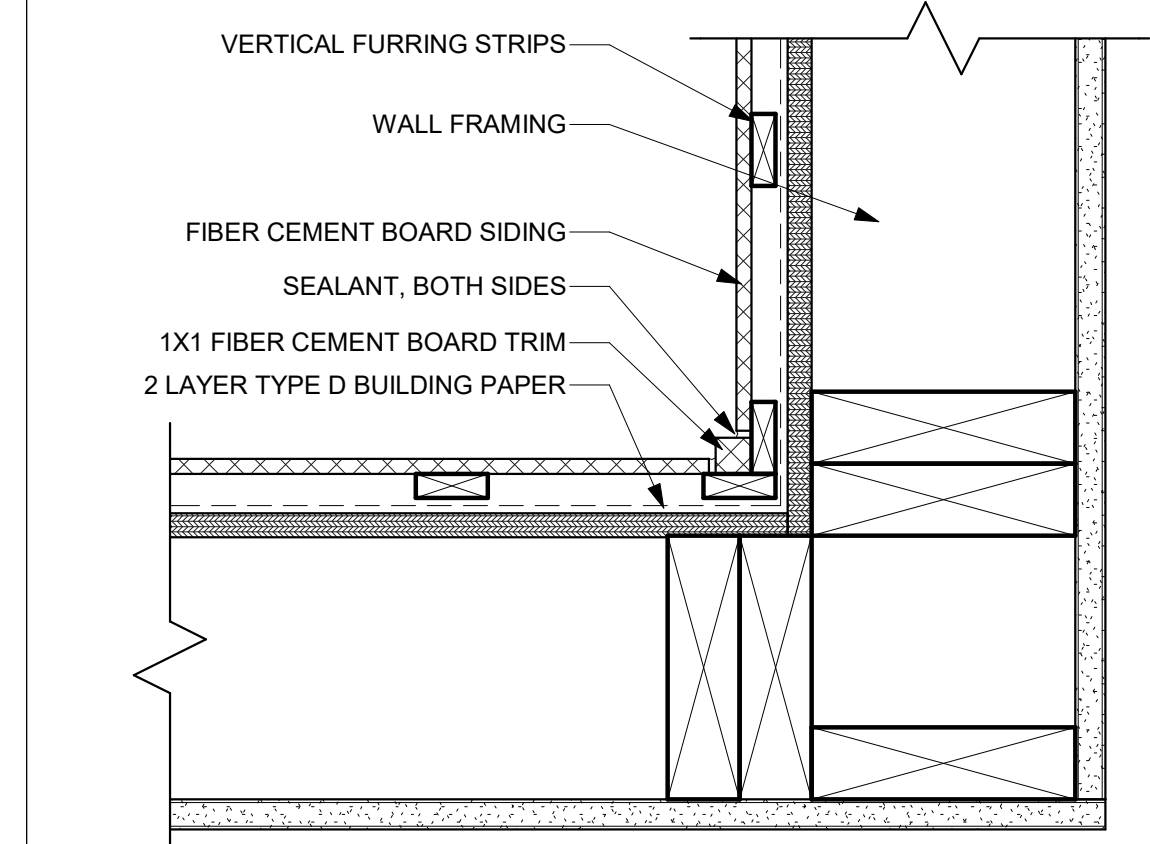


**1 CURB WEEP SCREED DETAIL**  
AD-902 3" = 1'-0"

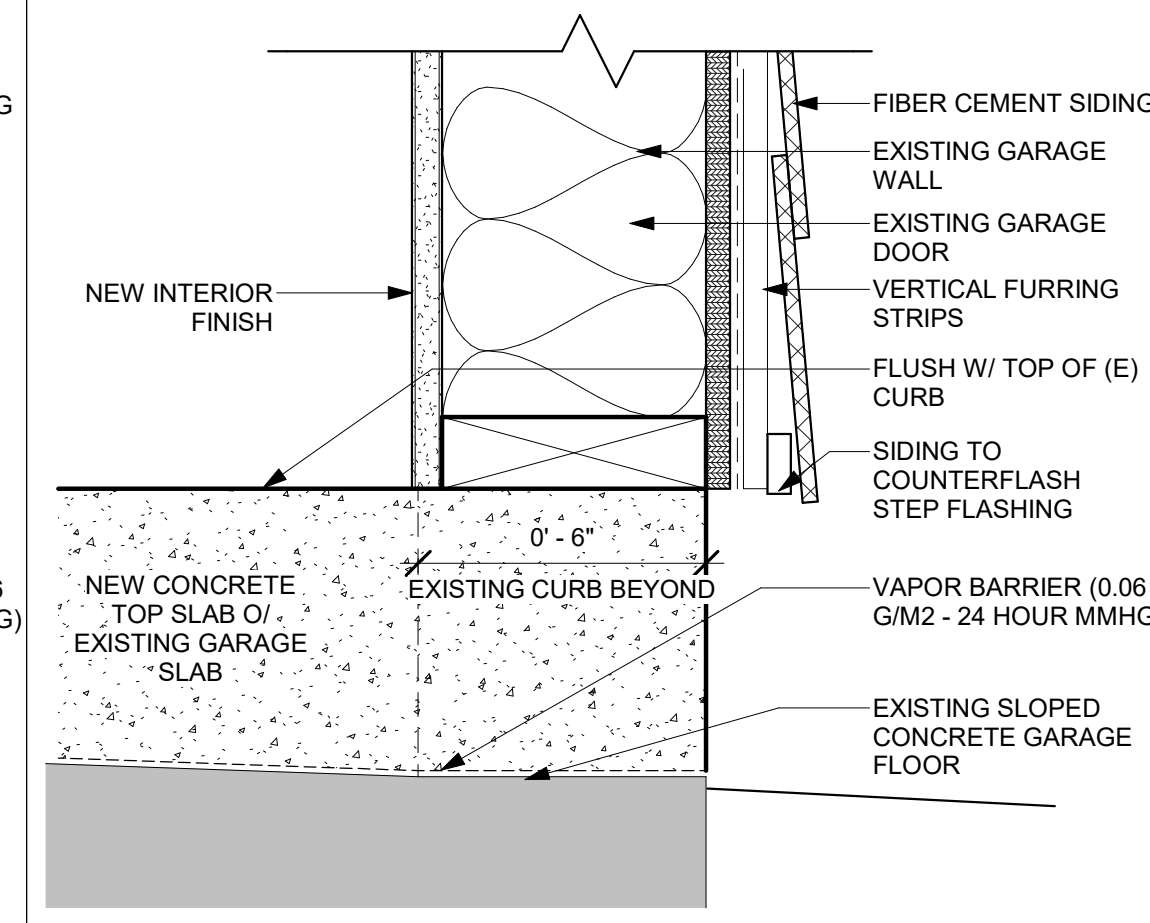
**OPT. 1** IS TRADITIONAL OR CONTEMPORARY STYLE USED? YES  NO  (IF NO, CROSS OUT DETAIL 21,22,23,24/AD-902)



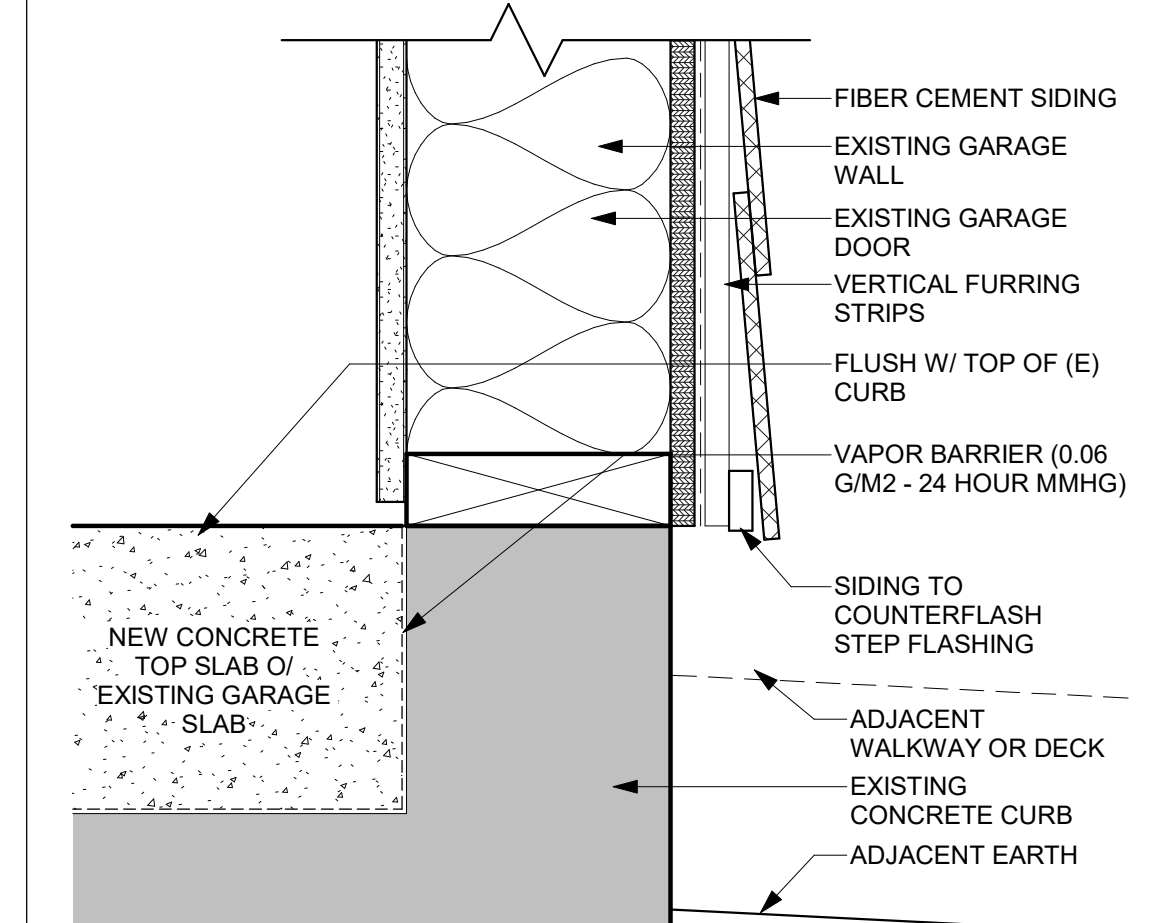
**21 FIBER CEMENT-OUTSIDE CORNER Copy**  
AD-902 3" = 1'-0"



**22 FIBER CEMENT-INSIDE CORNER TRIM**  
AD-902 3" = 1'-0"

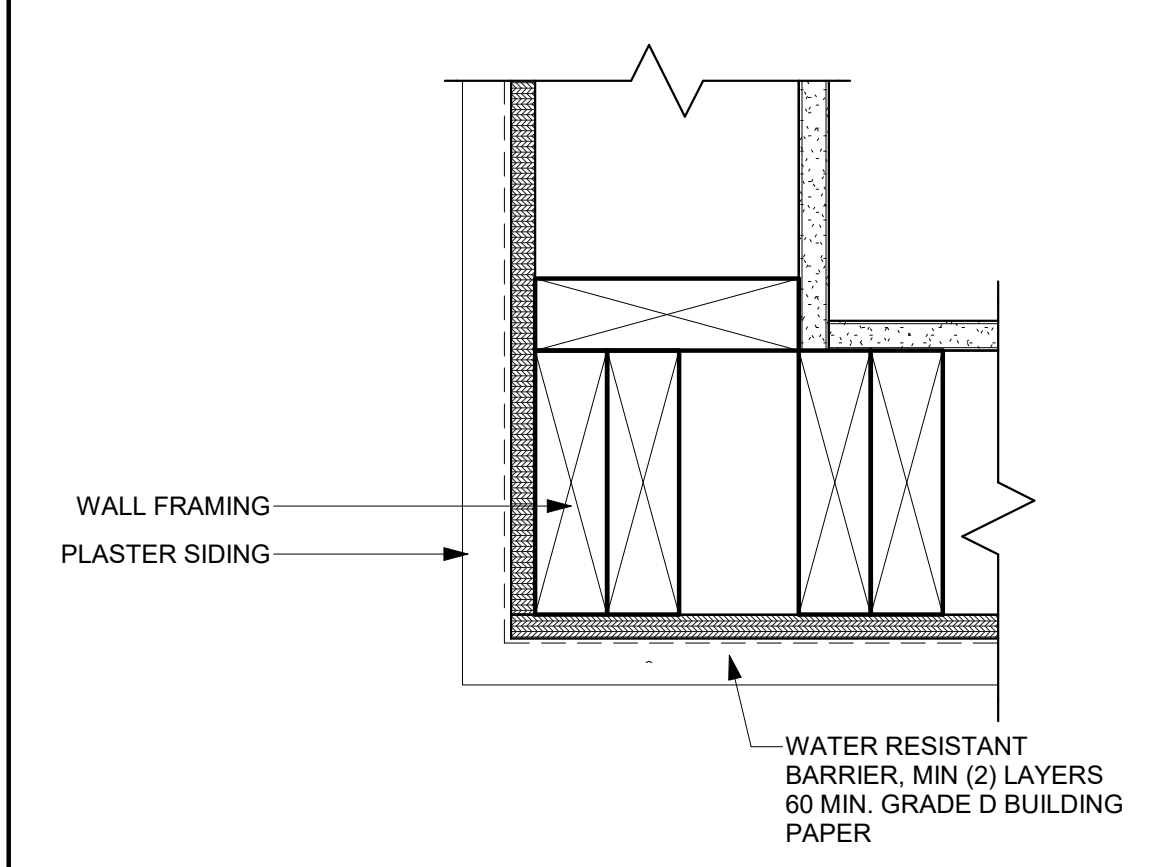


**23 GARAGE DOOR FLASHING - SIDING**  
AD-902 3" = 1'-0"

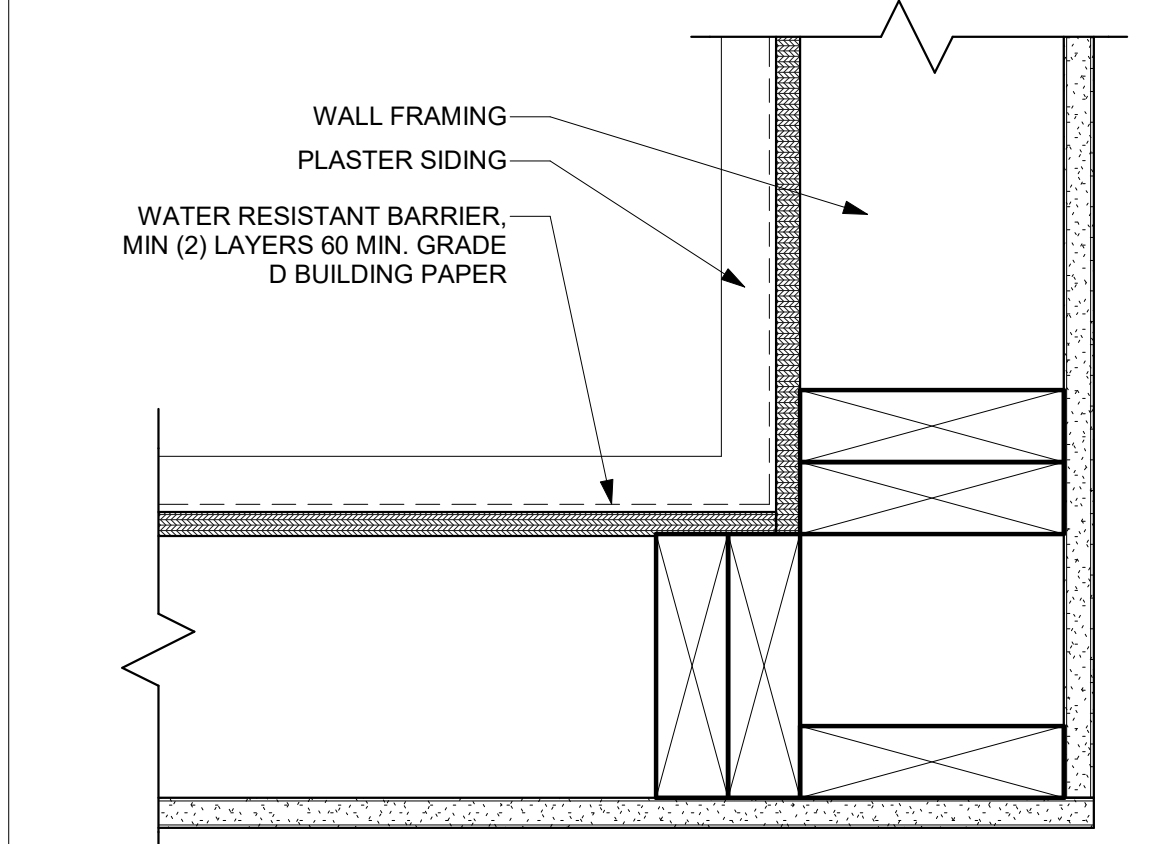


**24 CURB WEEP SCREED DETAIL - SIDING**  
AD-902 3" = 1'-0"

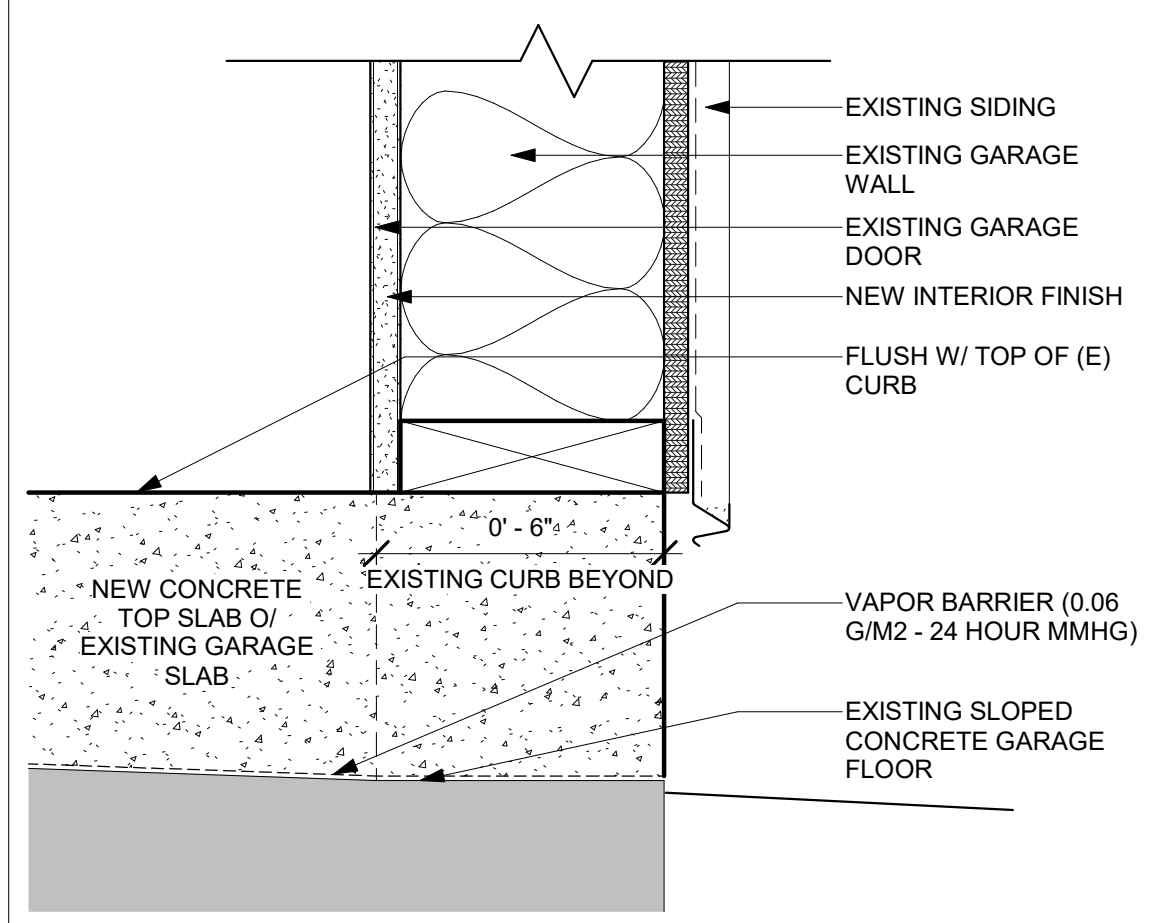
**OPT. 2** IS SPANISH STYLE USED? YES  NO  (IF NO, CROSS OUT DETAILS 11,12,13,14/AD-902)



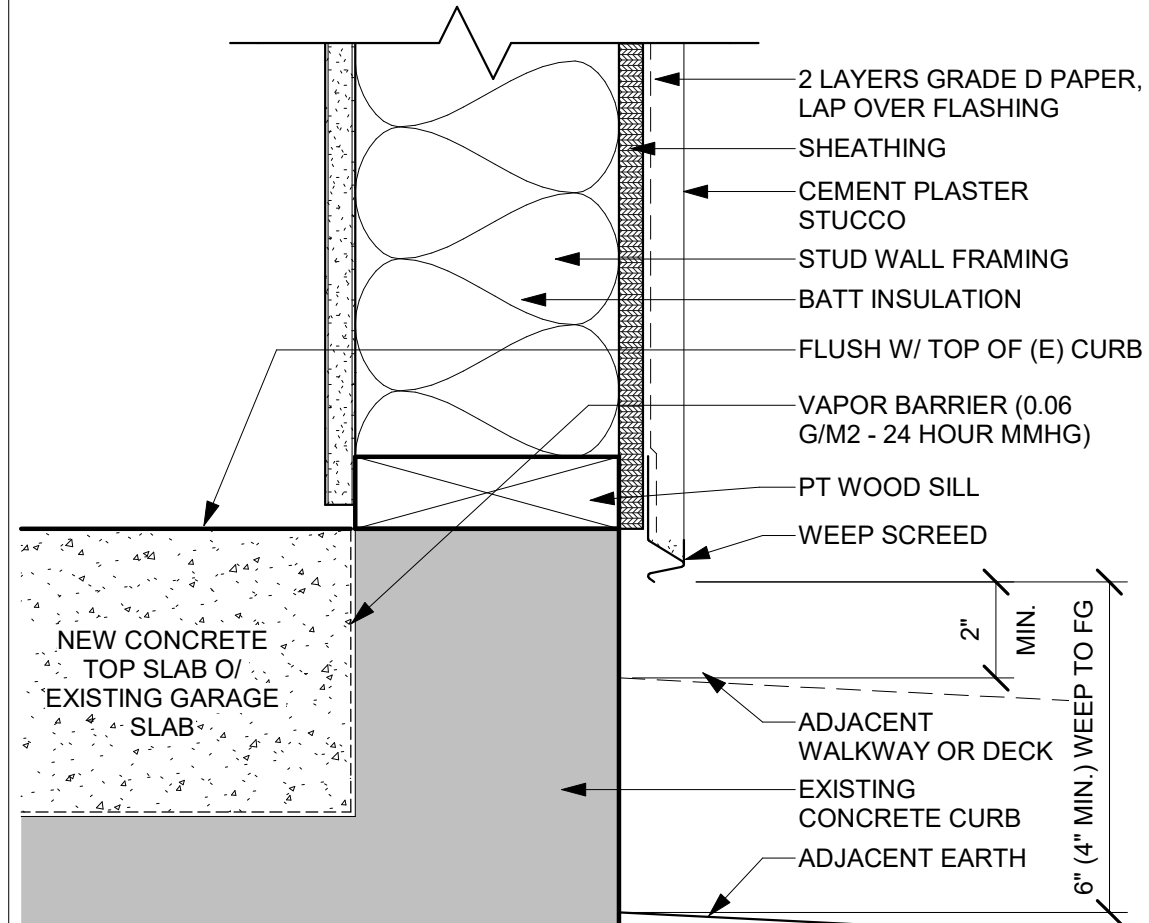
**111 PLASTER - OUTSIDE CORNER TRIM**  
AD-902 3" = 1'-0"



**12 PLASTER - INSIDE CORNER TRIM**  
AD-902 3" = 1'-0"



**13 GARAGE DOOR FLASHING**  
A4-101AD-902 3" = 1'-0"



**14 CURB WEEP SCREED DETAIL**  
AD-902 3" = 1'-0"



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

**CITY OF NEWPORT BEACH**  
**ADU STANDARD PLANS**  
NEWPORT BEACH, CA  
**ARCHITECTURAL**  
**DETAILS-ASSEMBLY & EXTERIOR**

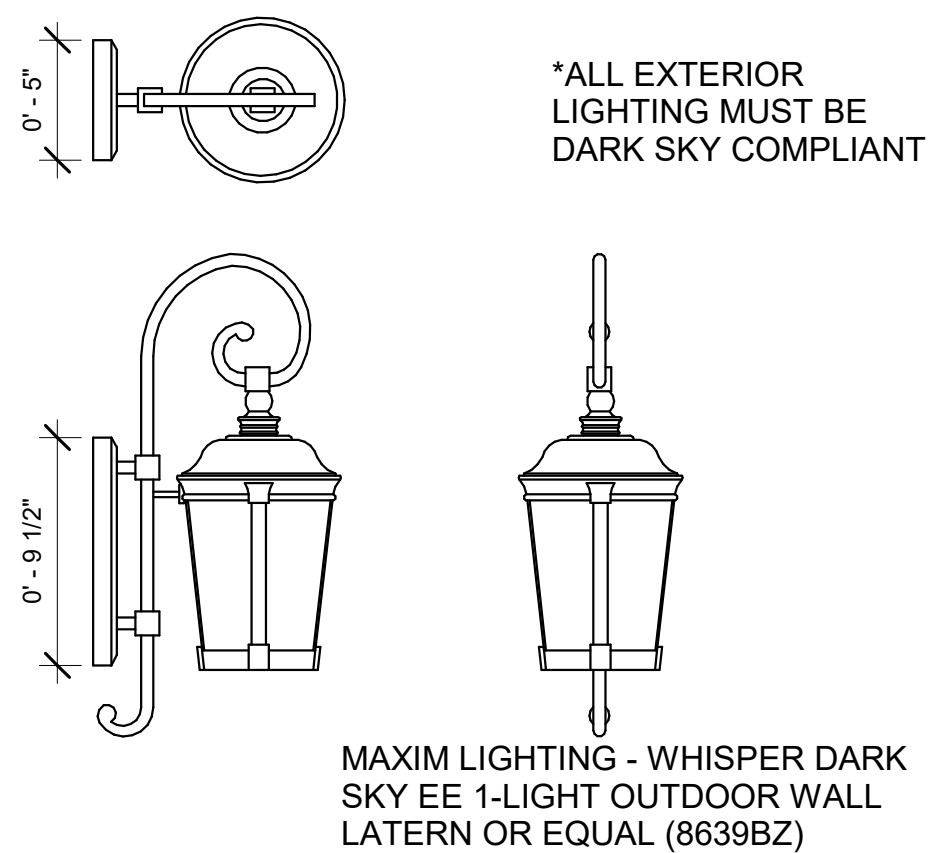
DATE  
09/26/2021  
SHEET

**AD-902**





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



41 TYP. SPANISH LIGHT FIXTURE

AD-903 1 1/2" = 1'-0"

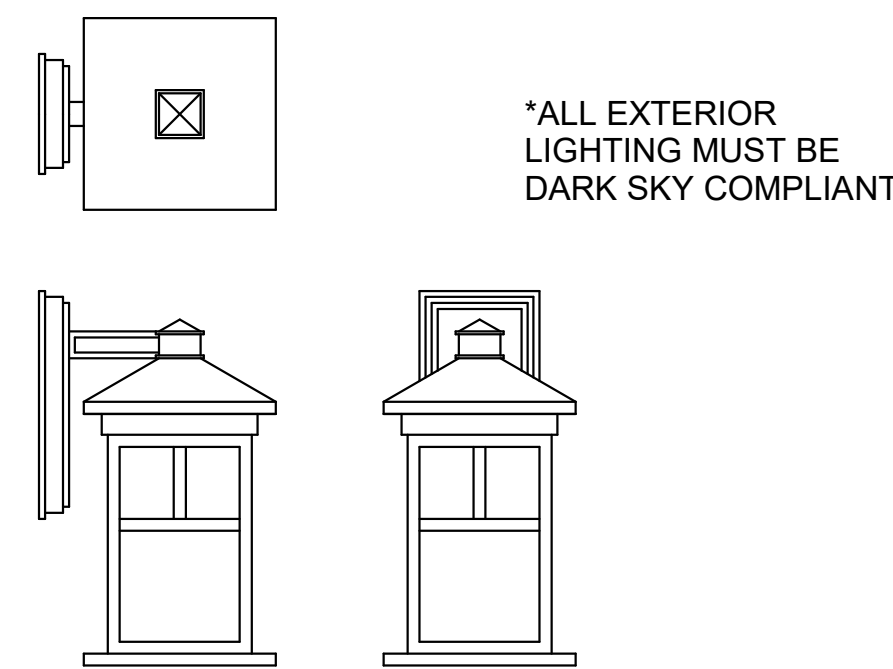


THE GREAT OUTDOORS - WALL MOUNT KIRKHAM ASPEN BROZE (8102-A138-L)

OR EQUAL DARK SKY COMPLIANT FIXTURE PER ZONING REGULATIONS SECTION 17.70.100.

31 TYP. CONTEMPORARY LIGHT FIXTURE

AD-903 1 1/2" = 1'-0"



FORTE LIGHTING - BLACK FINISH WITH HONEY GLASS PANELS

OR EQUAL DARK SKY COMPLIANT FIXTURE PER ZONING REGULATIONS SECTION 17.70.100.

21 TYP. TRADITIONAL LIGHT FIXTURE

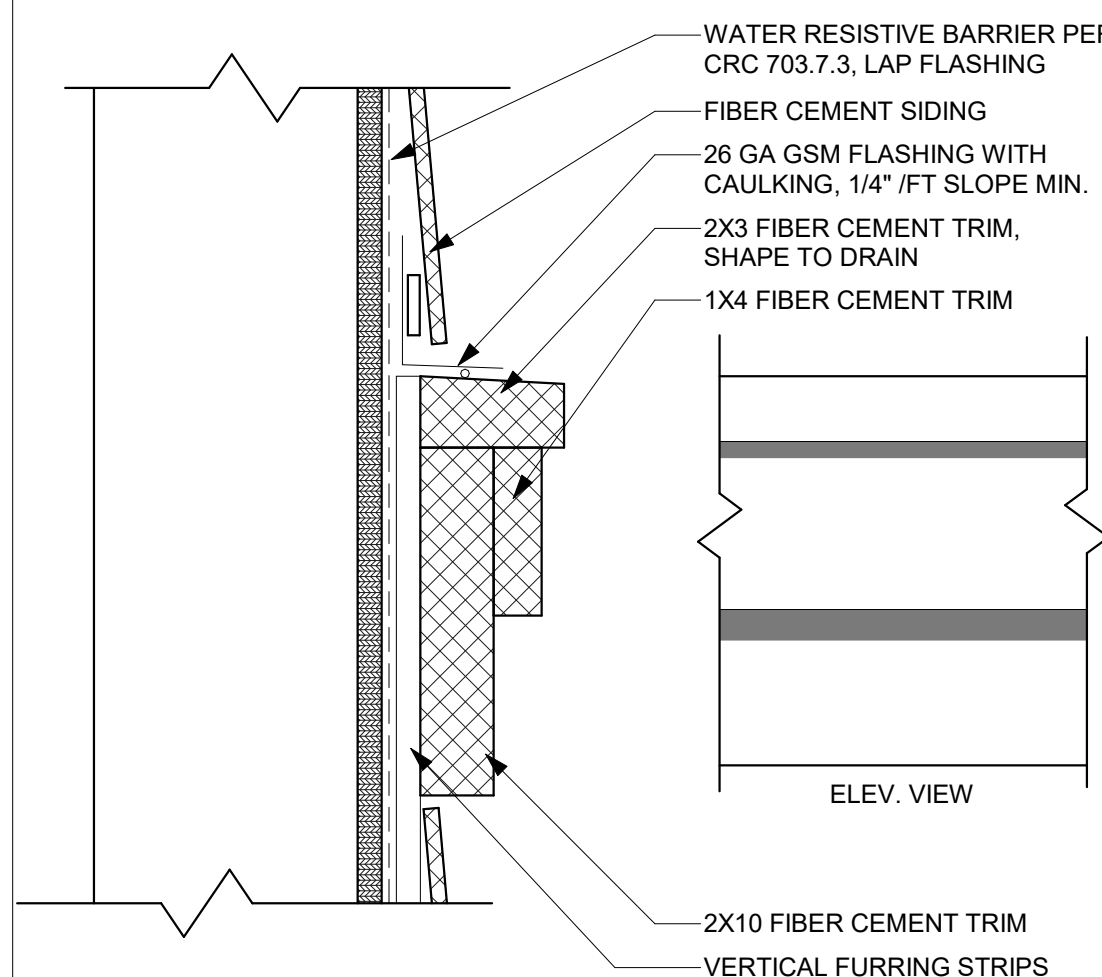
AD-903 1 1/2" = 1'-0"

OPTIONAL DETAILS:

THESE DETAILS HAVE BEEN INCLUDED IN THE SET AS OPTIONAL DETAILS. THEY HAVE NOT BEEN DESIGNED AS PART OF THE PROTOTYPICAL ELEVATIONS, BUT ARE PROVIDED AS OPTIONAL DETAILS IN ORDER TO CREATE FLEXIBILITY IN ALLOWING A HOMEOWNER THE ABILITY TO MATCH THEIR EXISTING HOUSE STYLE.

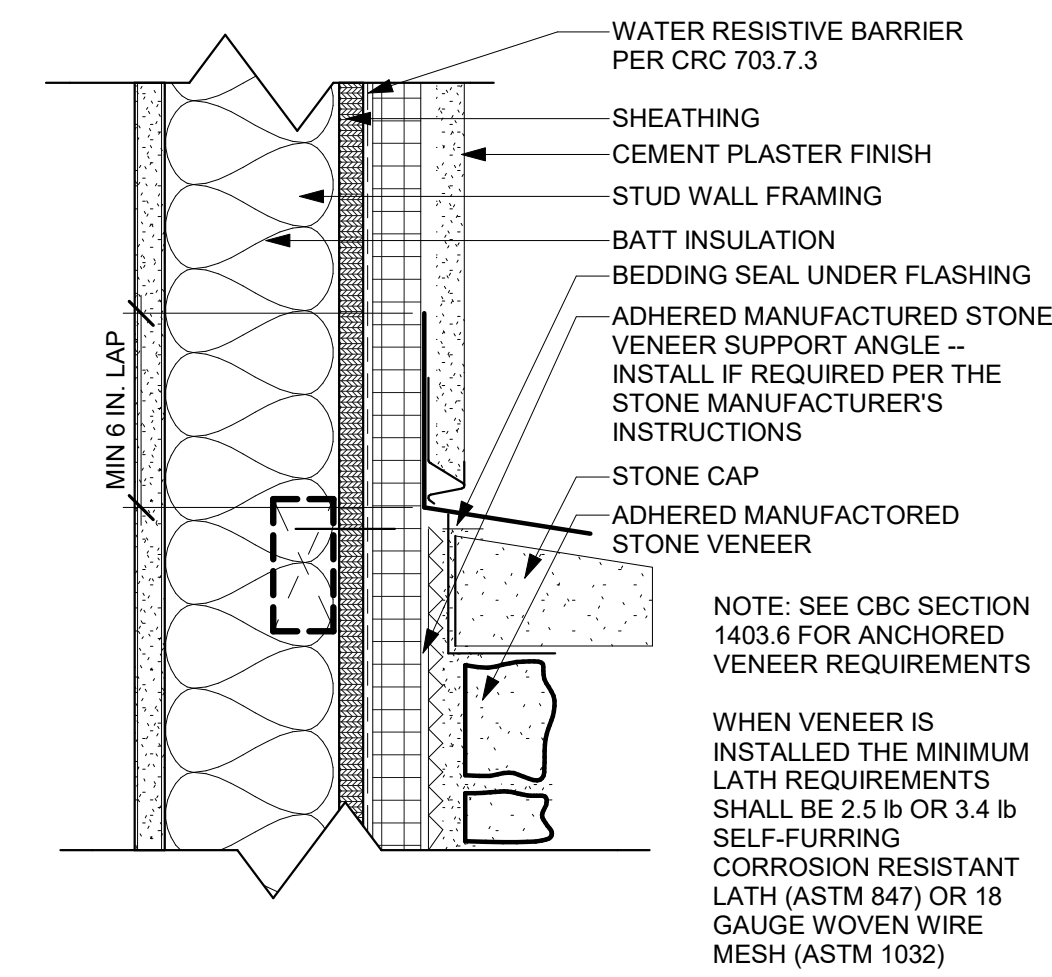
IF THE APPLICANT WISHES TO USE ANY OF THESE DETAILS AS PART OF THEIR PLAN SET, THEY MUST BE NOTED BY DETAIL NUMBER IN THE LOCATION THEY ARE INTENDED ON ELEVATION SHEETS.

\*CONSULTATION WITH A DESIGN PROFESSIONAL MAY BE NECESSARY IN ORDER TO ALTER OR ADJUST THE PROTOTYPICAL PLANS.



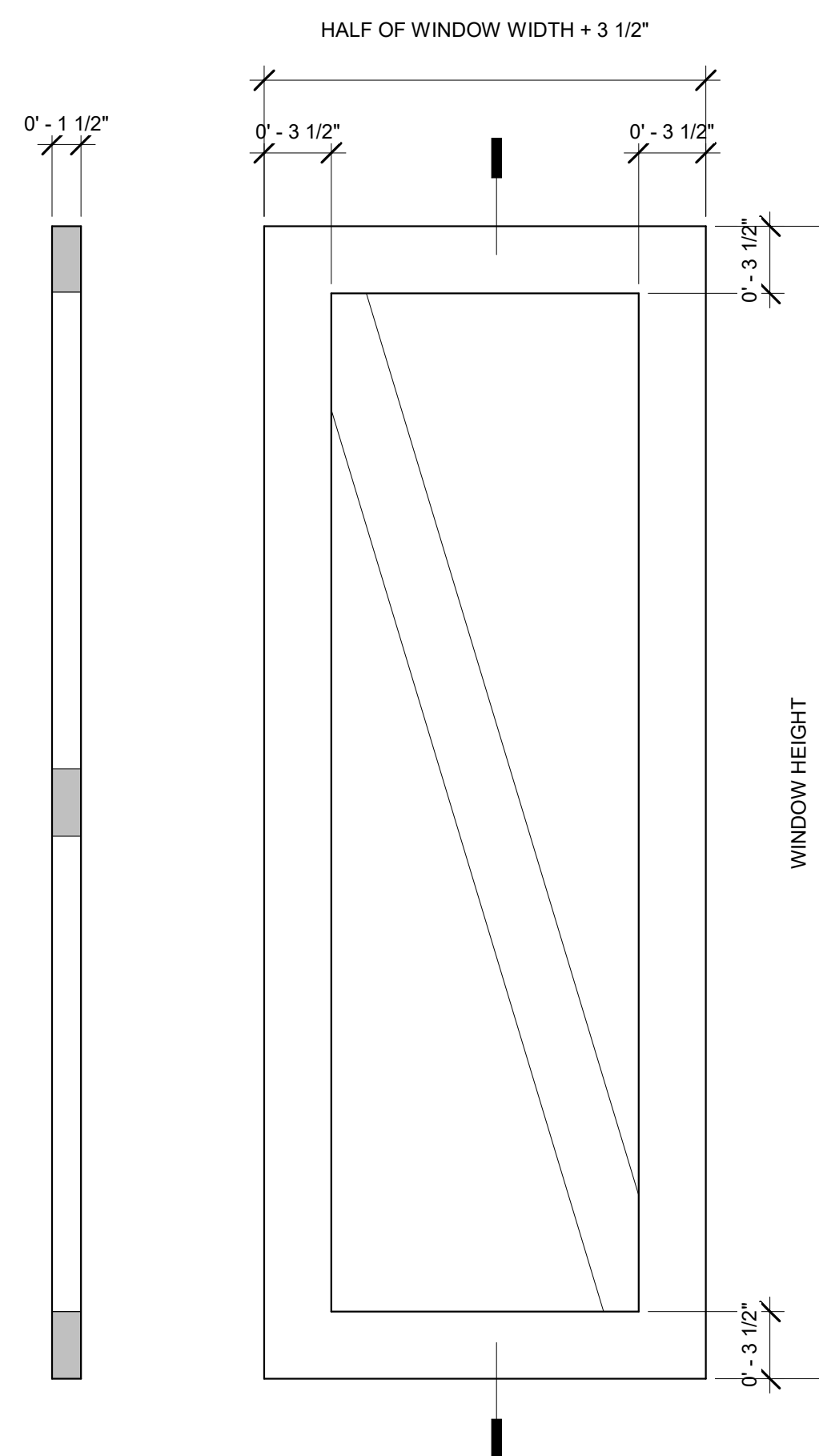
22 FIBER CEMENT DENTIL TRIM

AD-903 3" = 1'-0"



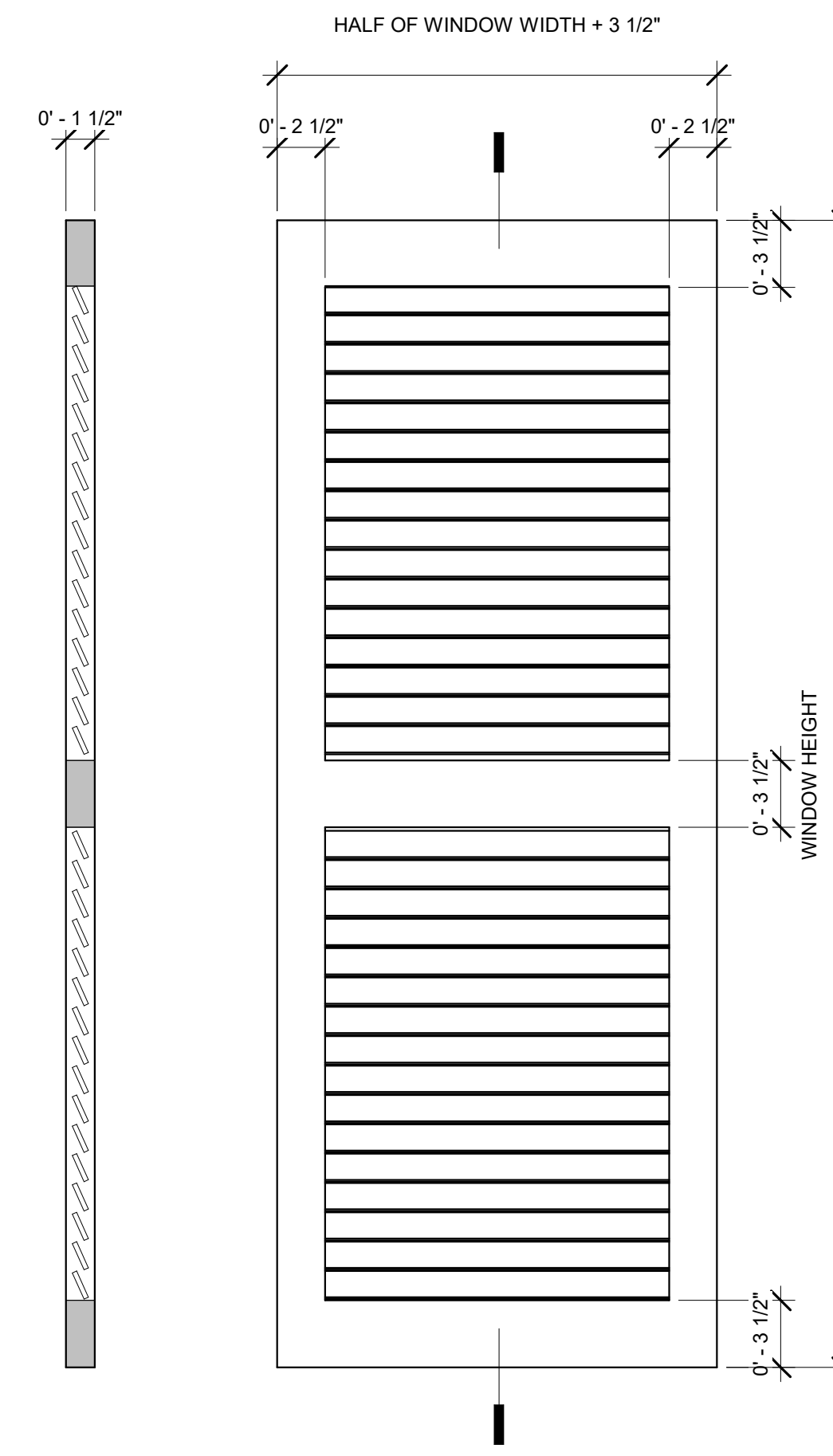
12 CEMENT PLASTER@ STONE VENEER

AD-903 3" = 1'-0"



24 DECORATIVE SHUTTER-SCHEME A

AD-903 1 1/2" = 1'-0"



14 DECORATIVE SHUTTER-STYLE 1

AD-903 1 1/2" = 1'-0"

CITY OF NEWPORT BEACH  
ADU STANDARD PLANS  
NEWPORT BEACH, CA  
ARCHITECTURAL  
DETAILS-OPTIONS

DATE  
09/26/2021

SHEET

AD-903