



DUBLIN
CALIFORNIA

***OWNER TO SELECT / MARK
CHOSEN DWELLING STYLE**

NOTE: WHEN SELECTING ONE OF THE THREE ARCHITECTURAL STYLES, PLEASE SELECT THE OPTION THAT IS THE SAME OR A SIMILAR DESIGN TO THE PRINCIPAL RESIDENCE. THE ADU BUILDING COLORS AND MATERIALS SHALL BE THE SAME OR SIMILAR TO THE PRINCIPAL RESIDENCE.

- SPANISH
- TRADITIONAL
- CONTEMPORARY



1 SPANISH

NTS



2 TRADITIONAL

NTS



3 CONTEMPORARY

NTS

FOR USE IN THE CITY OF DUBLIN ONLY

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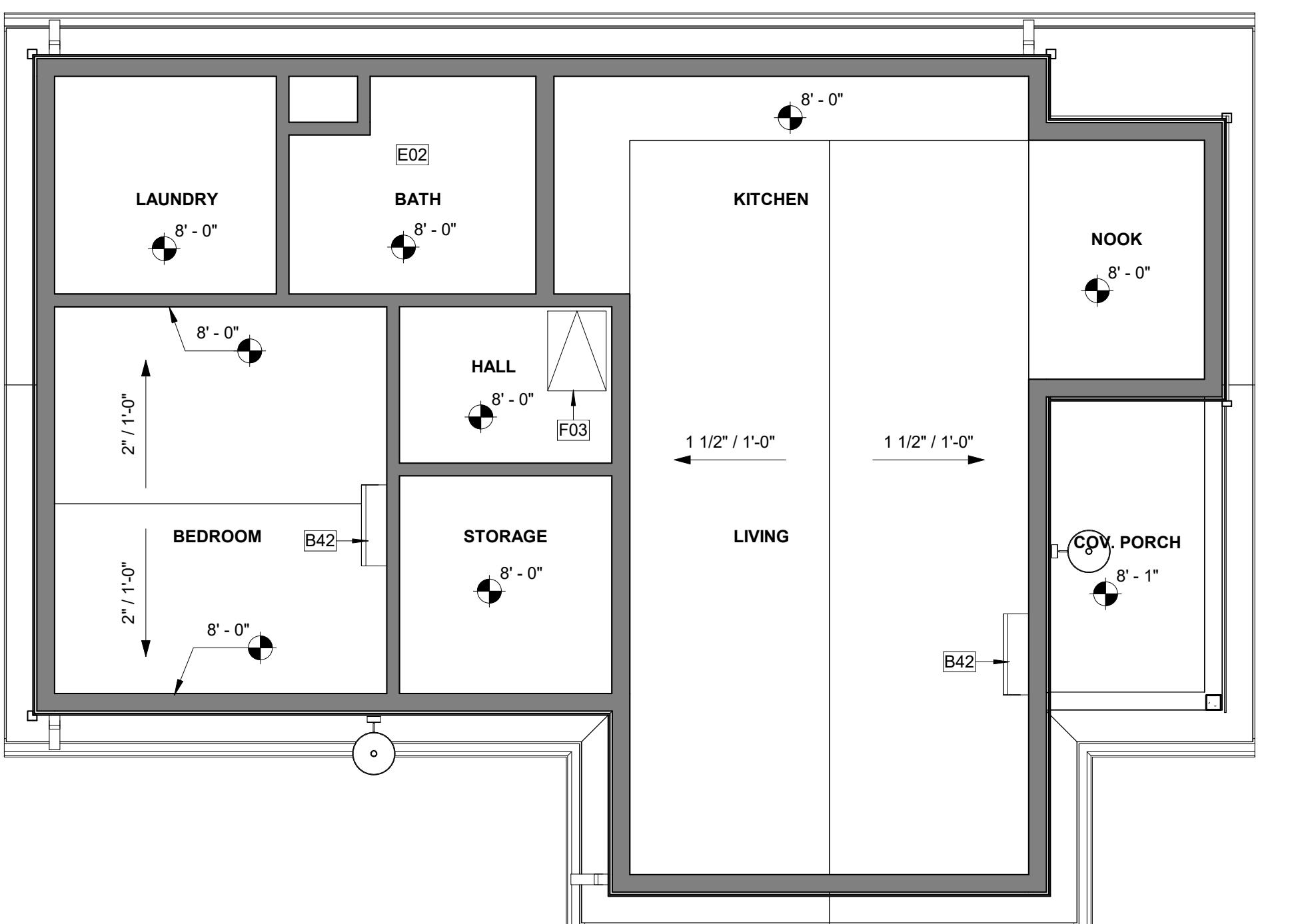
PROTOTYPE ADU
CITY OF DUBLIN, CA

PERSPECTIVES



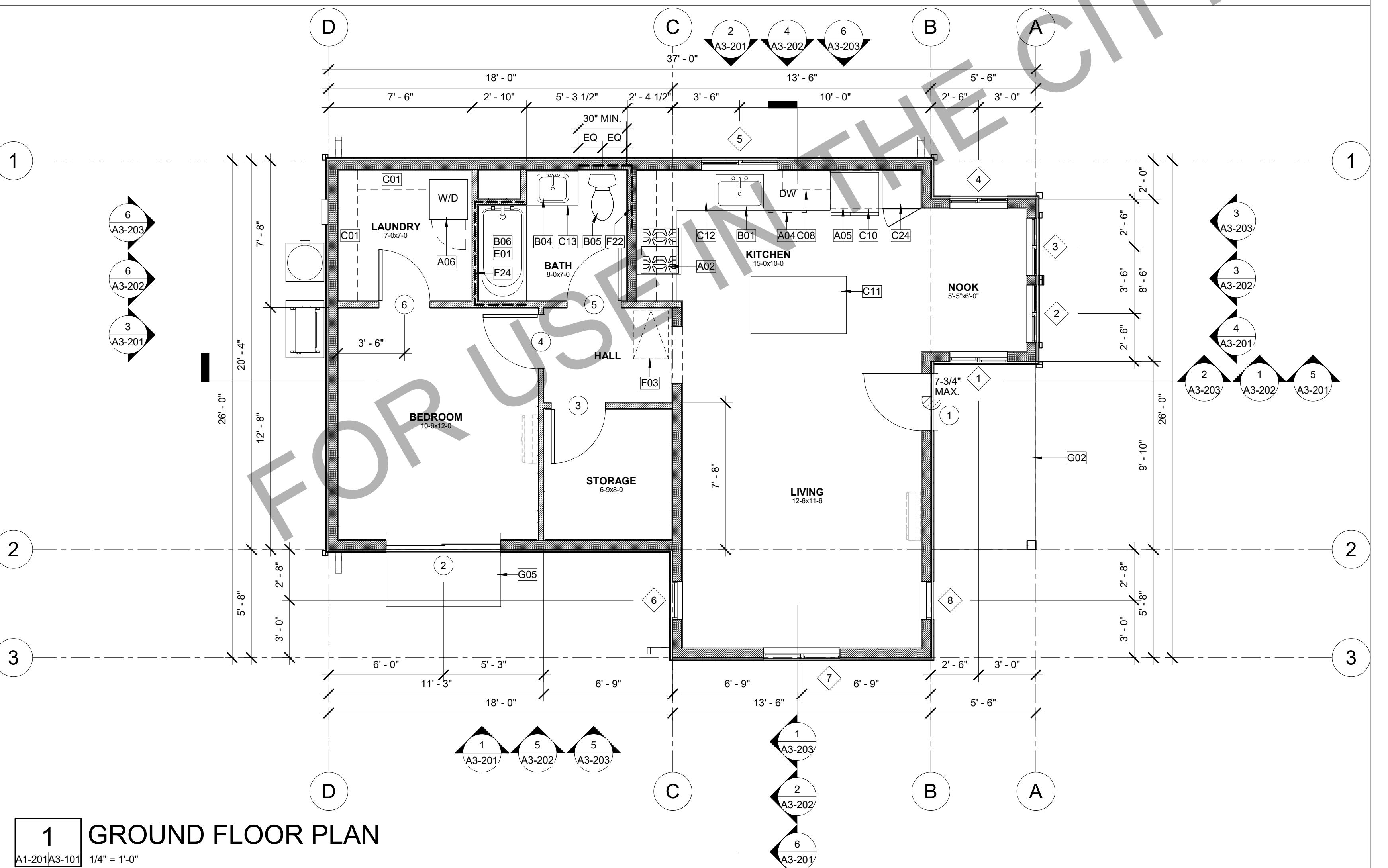
DUBLIN
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2 GROUND FLOOR RCP

A1-201A3-101 1/4" = 1'-0"



1 GROUND FLOOR PLAN

A1-201A3-101 1/4" = 1'-0"

DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- FIRE RATED DOORS SHALL BE SOLID WOOD OR SOLID HONEYCOMB CORE STEEL DOOR 1 3/8" THICK OR COMPLIANT WITH 2022 CRC SECTION R302.5.1. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING WITH WEATHER STRIPPING TO BE TIGHT FITTING.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.

FLOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
- AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEAL AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION.
- PER CRC R311.3 FLOORS OR LANDINGS EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES MINIMUM. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE).

DOOR SCHEDULE

NO.	TYPE	SIZE		REMARKS
		WIDTH	HEIGHT	
1	EXTERIOR ENTRY	3' - 0"	6' - 8"	
2	EXTERIOR SLIDING	6' - 0"	6' - 8"	
3	INTERIOR	2' - 10"	6' - 8"	
4	INTERIOR	2' - 10"	6' - 8"	
5	INTERIOR	2' - 10"	6' - 8"	
6	INTERIOR	2' - 8"	6' - 8"	

DOOR REMARKS

- GLAZING PER DOOR TYPES. TEMPERED.
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.
- OPTIONAL GLAZING IN DOOR. TEMPERED (BOTH PANES).

RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO INSIDE FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

AREAS

AREAS-PLAN 3	
Comments	Area
PLAN 3 - 1 BED	763 SF

WINDOW GENERAL 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		
1	SLIDER	3' - 0"	4' - 0"	6' - 8"	
2	SLIDER	3' - 0"	4' - 0"	6' - 8"	
3	SLIDER	3' - 0"	4' - 0"	6' - 8"	
4	SLIDER	3' - 0"	4' - 0"	6' - 8"	
5	SLIDER	4' - 0"	3' - 6"	6' - 8"	
6	SINGLE HUNG	2' - 0"	4' - 0"	7' - 0"	
7	SINGLE HUNG	4' - 0"	4' - 0"	6' - 8"	
8	SINGLE HUNG	2' - 0"	4' - 0"	6' - 8"	

WINDOW REMARKS

- REQUIRED EGRESS WINDOW. REFER TO GENERAL NOTE #5 FOR ADDITIONAL INFORMATION.
- WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
- U-FACTOR = (3). SHGC = (23). BUG SCREEN REQUIRED. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- OPTIONAL WINDOW.
- OBSCURE.

KEYNOTES

- 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER. REFRIGERATOR LOCATION. PROVIDE 32" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- 30" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- 30" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD.
- DUCTLESS HEAT PUMP. INDOOR UNIT. REFER TO T24 REPORT FOR ADDITIONAL INFORMATION.
- SINGLE WOOD SHELF AND POLE.
- 12" DEEP UPPER CABINET.
- 24" DEEP UPPER CABINET.
- 34 1/2" ISLAND BASE CABINET WITH COUNTER TOP.
- 34 1/2" HIGH BASE CABINET AND COUNTERTOP.
- 30" HIGH BASE CABINET AND COUNTERTOP.
- 24" DEEP FULL HEIGHT CABINET.
- PROVIDE WATER-RESISTANT GYPSUM BOARD AT WALLS OF BATHROOM, WHERE NOT SUBJECT TO CONTINUOUS HIGH HUMIDITY OR DIRECT EXPOSURE TO WATER. WHERE CERAMIC TILE IS INSTALLED IN TAB AND SHOWER AREAS, WALL PANELS SHALL BE OF BACKER BOARD MATERIALS LISTED IN CRC R702.4.2, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE WATER-RESISTANT GYPSUM BOARD AT CEILING OF BATHROOM. 22" X 30" MIN. ATTIC ACCESS. PERMANENT ATTACHMENT OR GREATER INSULATION TO ATTIC GUTTER. USE ADHESIVE OR MECHANICAL FASTENERS. CEC 150.0 (a).
- PROVIDE GRAB BAR REINFORCEMENT AT WATER CLOSET IN BACK AND SIDE WALL. 2X6 MIN. BLOCKING BETWEEN 32" AND 39 1/4" ABOVE FINISHED FLOOR FLUSH. REFER TO DETAIL 5A/AD-904. (R327.1.1 CRC).
- PROVIDE CONTINUOUS GRAB BAR REINFORCEMENT AT BATHTUB/SHOWER COMBINATION AT EACH END AND BACK WALL. 2X6 MIN. BLOCKING BETWEEN 32" AND 39 1/4" ABOVE FINISHED FLOOR FLUSH. BACK WALL BLOCKING SHALL ALSO BE PROVIDED WITH BLOCKING WITH BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM. REFER TO DETAIL 4A/AD-904. (R327.1.1 CRC).
- CONCRETE FLOOR. 1/4" FT SLOPE AWAY FROM BUILDING.
- CONCRETE STOOP. MINIMUM 3 FT IN LENGTH AND AT LEAST AS WIDE AS DOOR SERVED. SLOPE 1/4" FT AWAY FROM THE BUILDING.

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.
- CEILING HEIGHT

PROTOTYPE ADU
CITY OF DUBLIN, CA

FLOOR PLAN & RCP

DATE
03/30/2023
SHEET
ADU PROTOTYPES
A3-101



DUBLIN
CALIFORNIA

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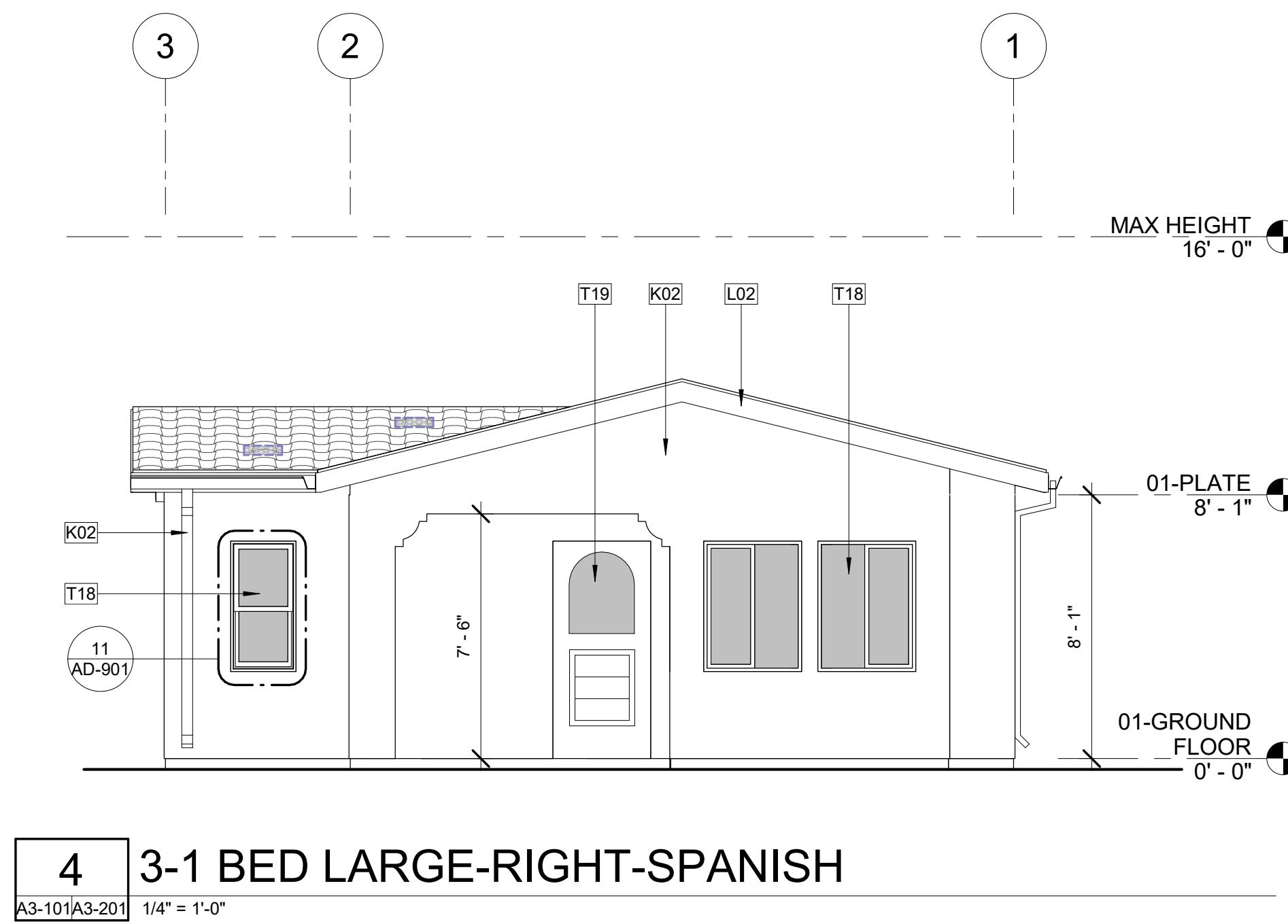
GENERAL ELEVATION NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE ACCORDING WITH THE REQUIREMENTS OF CRC R337.3(1).
6. EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C026 AND ASTM C1063. STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHE AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
7. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
8. 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.

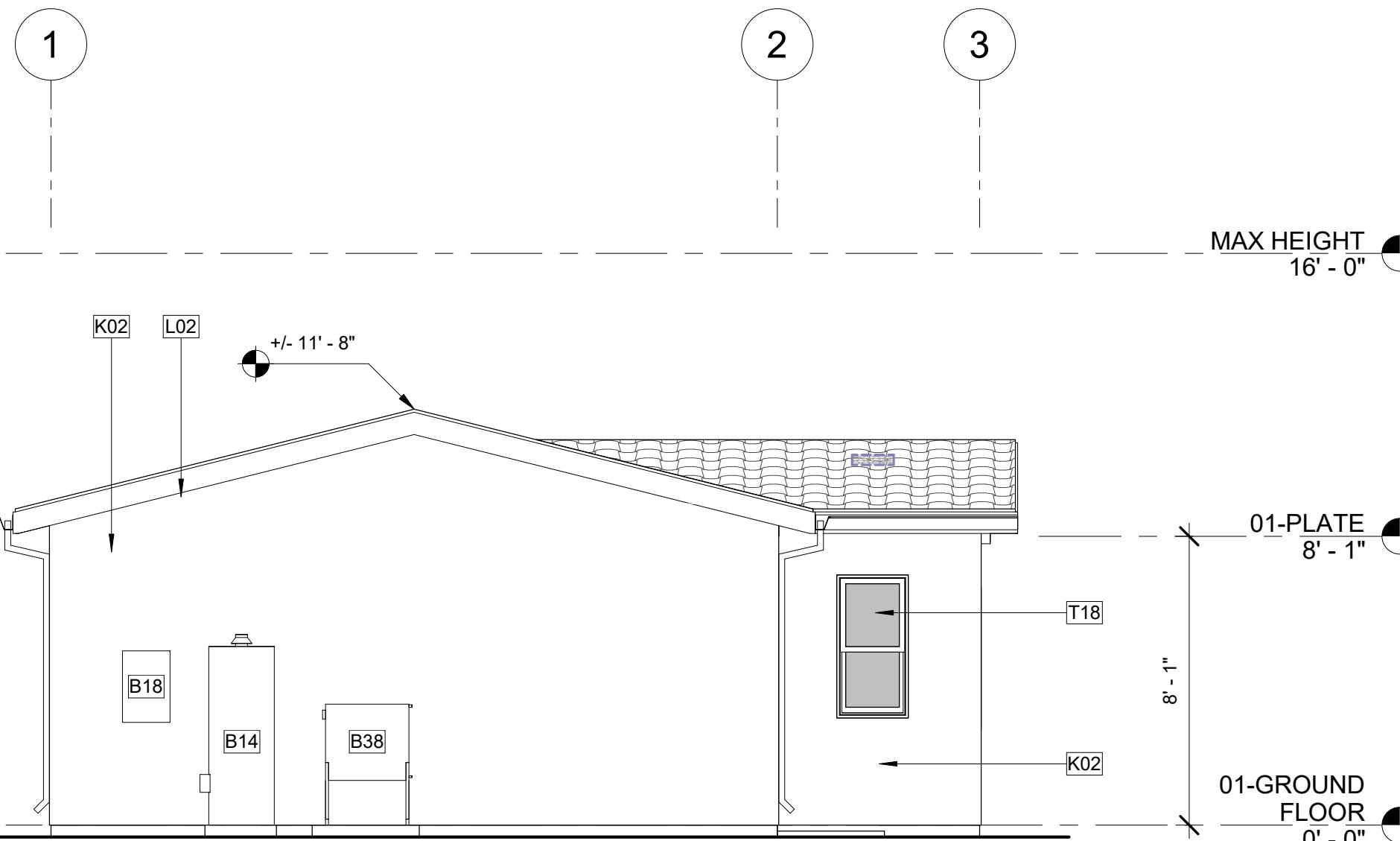
KEYNOTES

B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. PROVIDE CONCRETE PAD. SLOPE AWAY FROM BUILDING AT 1/4" / FT.
 B18 ELECTRIC PANEL. 100 AMP ELECTRICAL SERVICE. CONFIRM WITH EXISTING SERVICE.
 B38 DUCTLESS HEAT PUMP. OUTDOOR UNIT. REFER TO T24 (R-30 MIN.).
 B39 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. SLOPE AWAY FROM BUILDING AT 1/4" / FT.
 H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. EXTERIOR VENTS SHALL BE IN COMPLIANCE WITH 2022 CRC R337.
 K01 A CONCRETE S-TILE.
 K02 3-COAT CEMENT PLASTER SYSTEM. O/LATH O/WATER RESISTIVE BARRIER PER CRC 703.7.3. EXTERIOR BUILDING FINISH SHALL BE IN COMPLIANCE WITH 2022 CRC R337.
 L02 2x8 FASCIA. PRIME ALL SIDES.
 S01 CEILING INSULATION. REFER TO TITLE 24 (R-30 MIN.).
 S04 2x6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.).
 T01 2x4 WOOD STUD WALL. REFER TO STRUCTURAL.
 T02 2x6 WOOD STUD WALL. REFER TO STRUCTURAL.
 T18 WINDOW PER SCHEDULE.
 T19 DOOR PER SCHEDULE.
 U06 CONCRETE SLAB FOUNDATION. INSTALL VAPOR BARRIER UNDER SLAB. FULL EXTENT OF HABITABLE SPACE. VAPOR BARRIER TO BE 6-MIL POLYETHYLENE VAPOR RETARDER WITH A 6 INCH JOINT LAP PER CRC R506.2.3. PROVIDE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE PER CRC R505.2.2. IF UNABLE TO CONFIRM VAPOR RETARDER UNDER EXISTING CONCRETE SLAB, PROVIDE AN APPROVED ABOVE SLAB VAPOR RETARDER.
 U11 WOOD BEAM / HEADER. REFER TO STRUCTURAL.

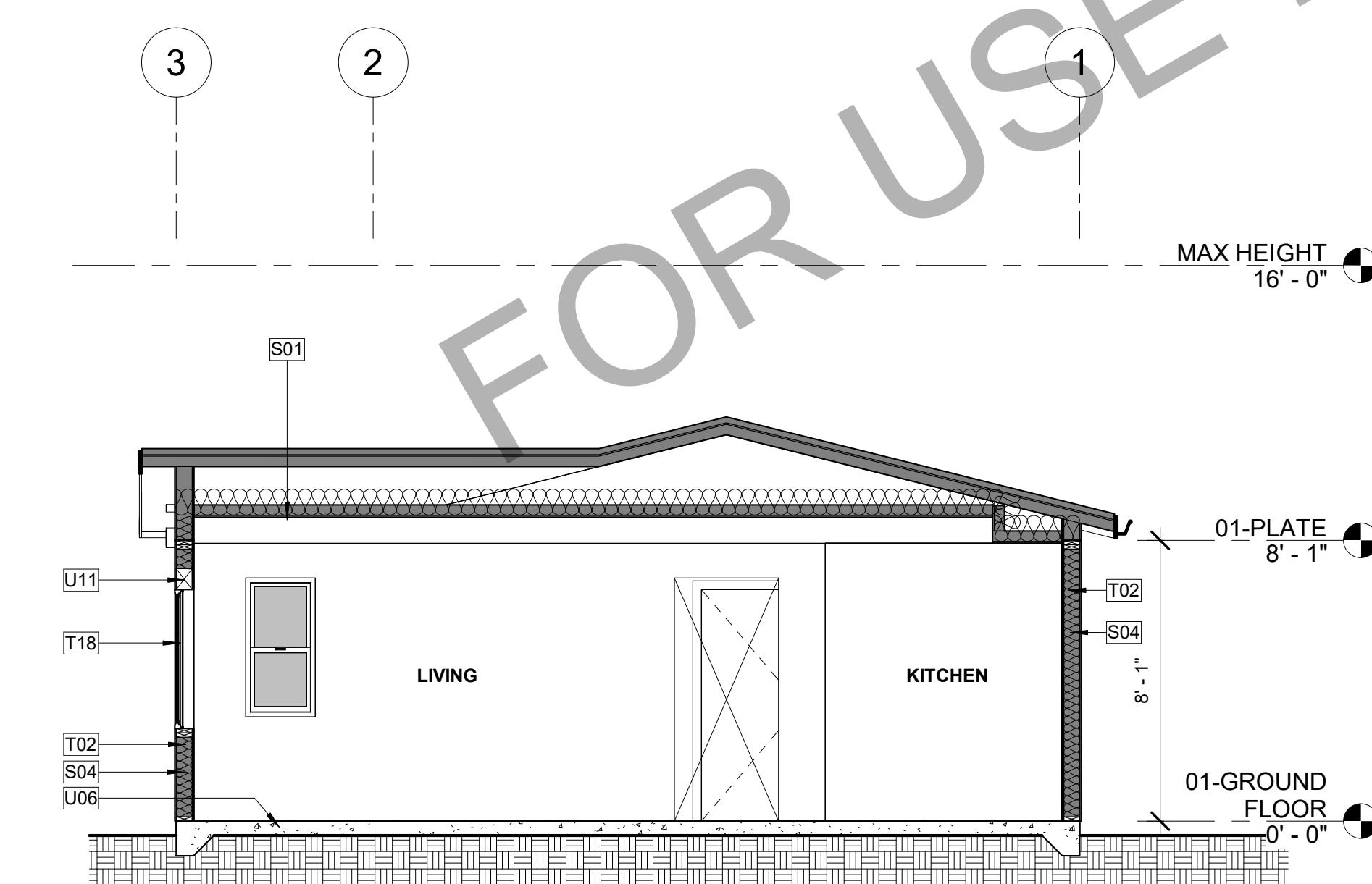
PROTOTYPE ADU
CITY OF DUBLIN, CA
EXTERIOR ELEVATIONS &
BUILDING SECTIONS



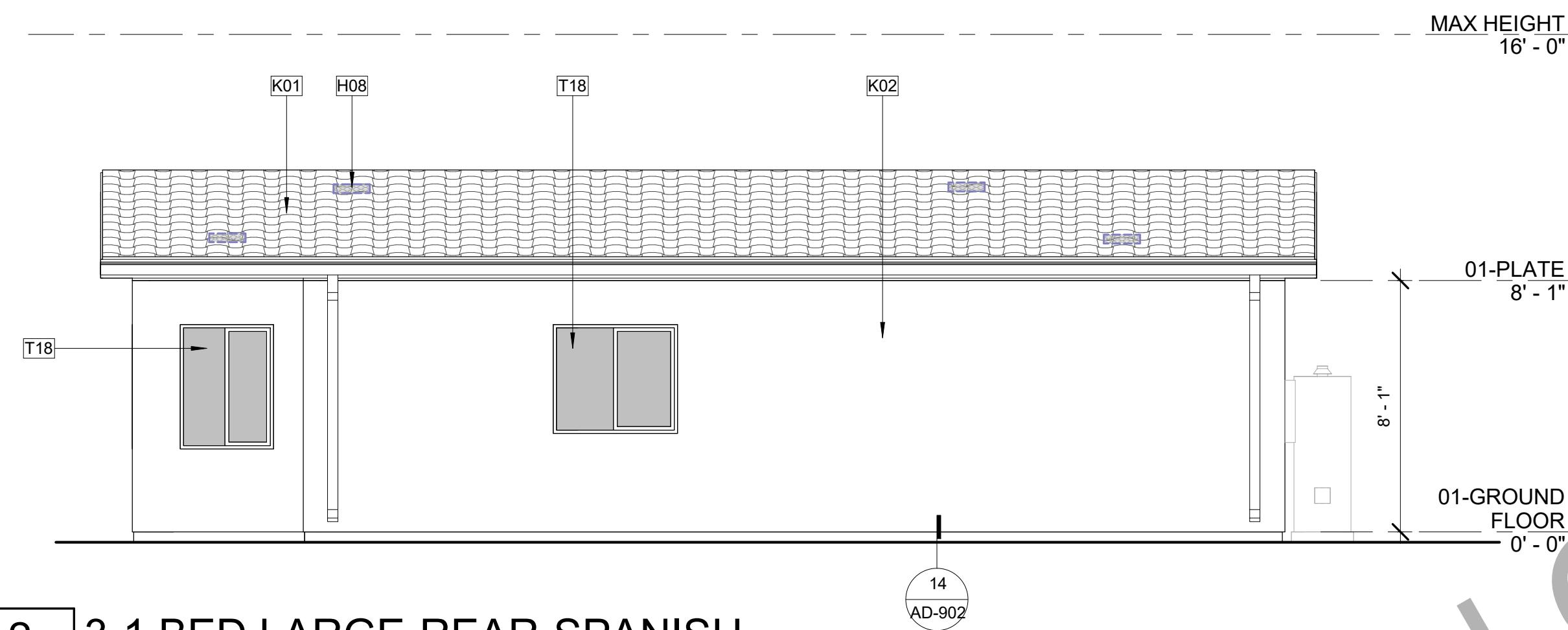
4 3-1 BED LARGE-RIGHT-SPANISH



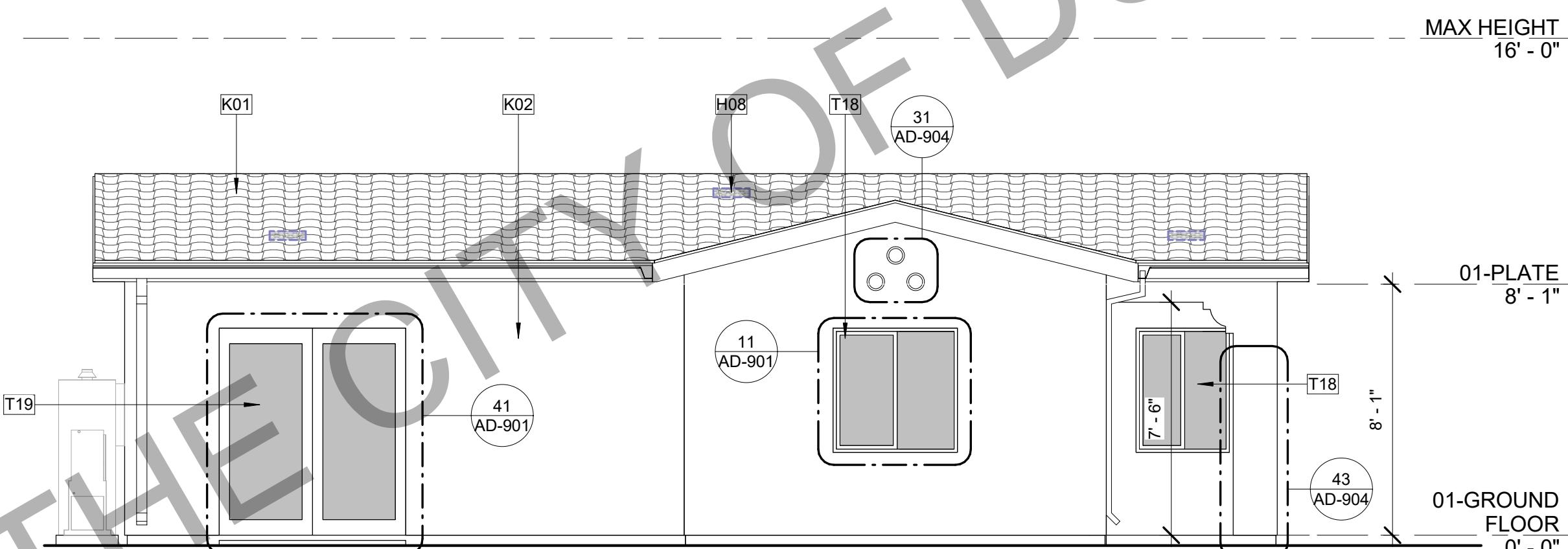
3 3-1 BED LARGE- LEFT-SPANISH



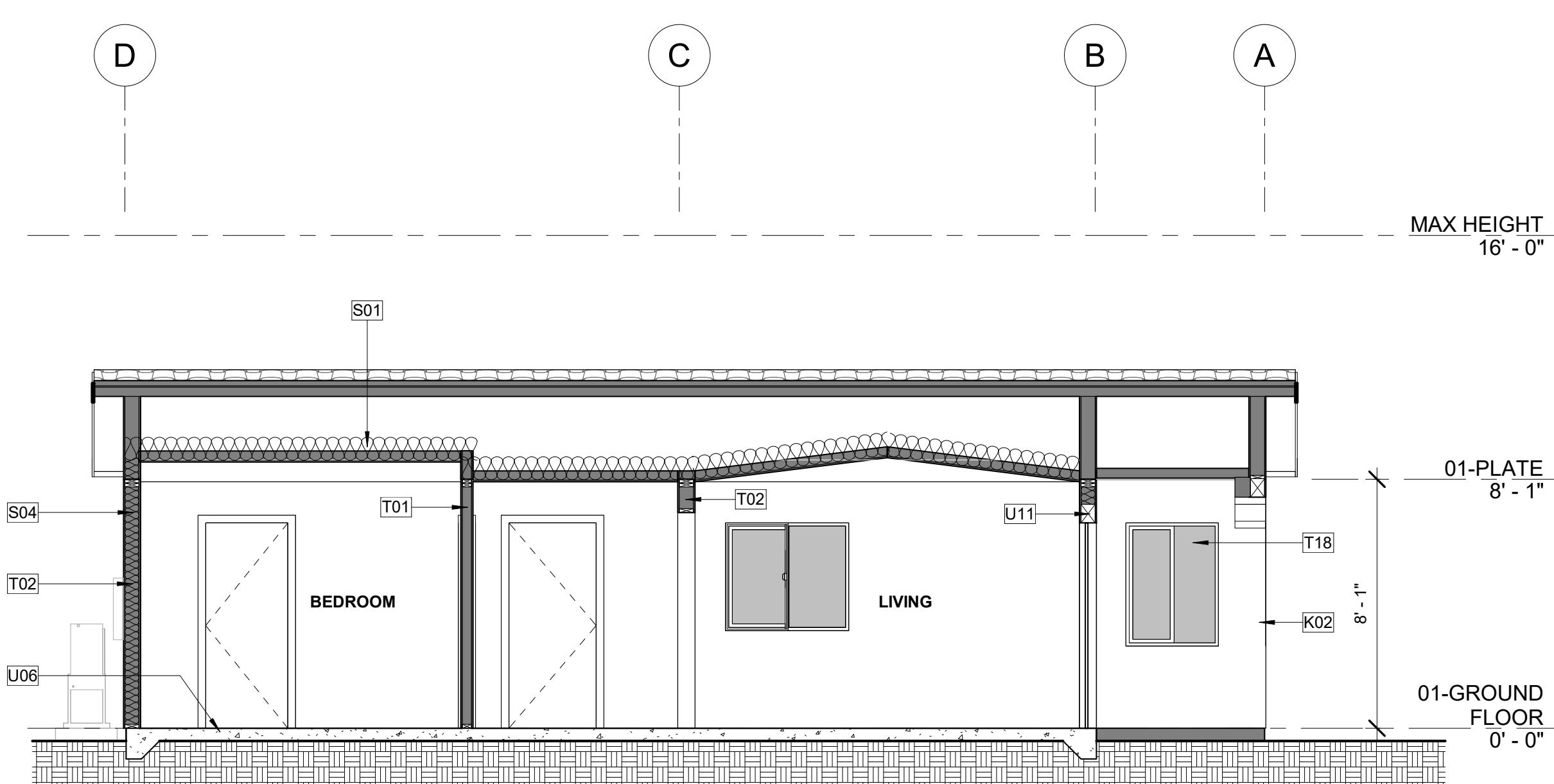
6 3-1 BED-SECTION 2-SPANISH



2 3-1 BED LARGE-REAR-SPANISH



1 3-1 BED LARGE-FRONT-SPANISH



5 3-1 BED-SECTION 1-SPANISH

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.

- STUCCO
- 4" ACCENT LAP SIDING
- 6" LAP SIDING @ CONTEMPORARY
- 8" - 10" LAP SIDING @ TRADITIONAL
- SHINGLE ACCENT @ TRADITIONAL FOR GABLE FACES



DUBLIN
CALIFORNIA

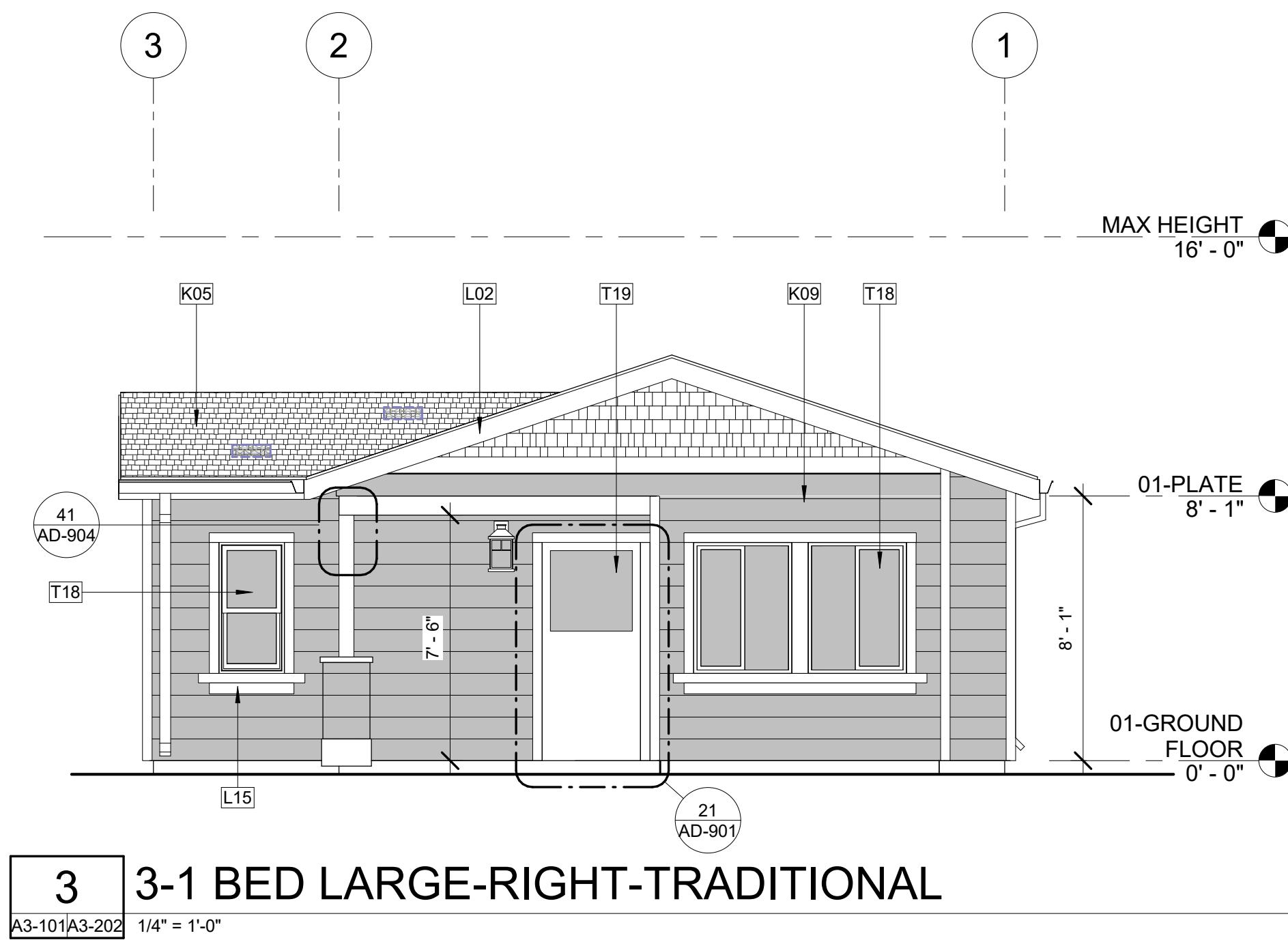
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4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE ACCORDING WITH THE REQUIREMENTS OF CRC R337.1.
6. EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C026 AND ASTM C1063. STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHE AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
7. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
8. 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

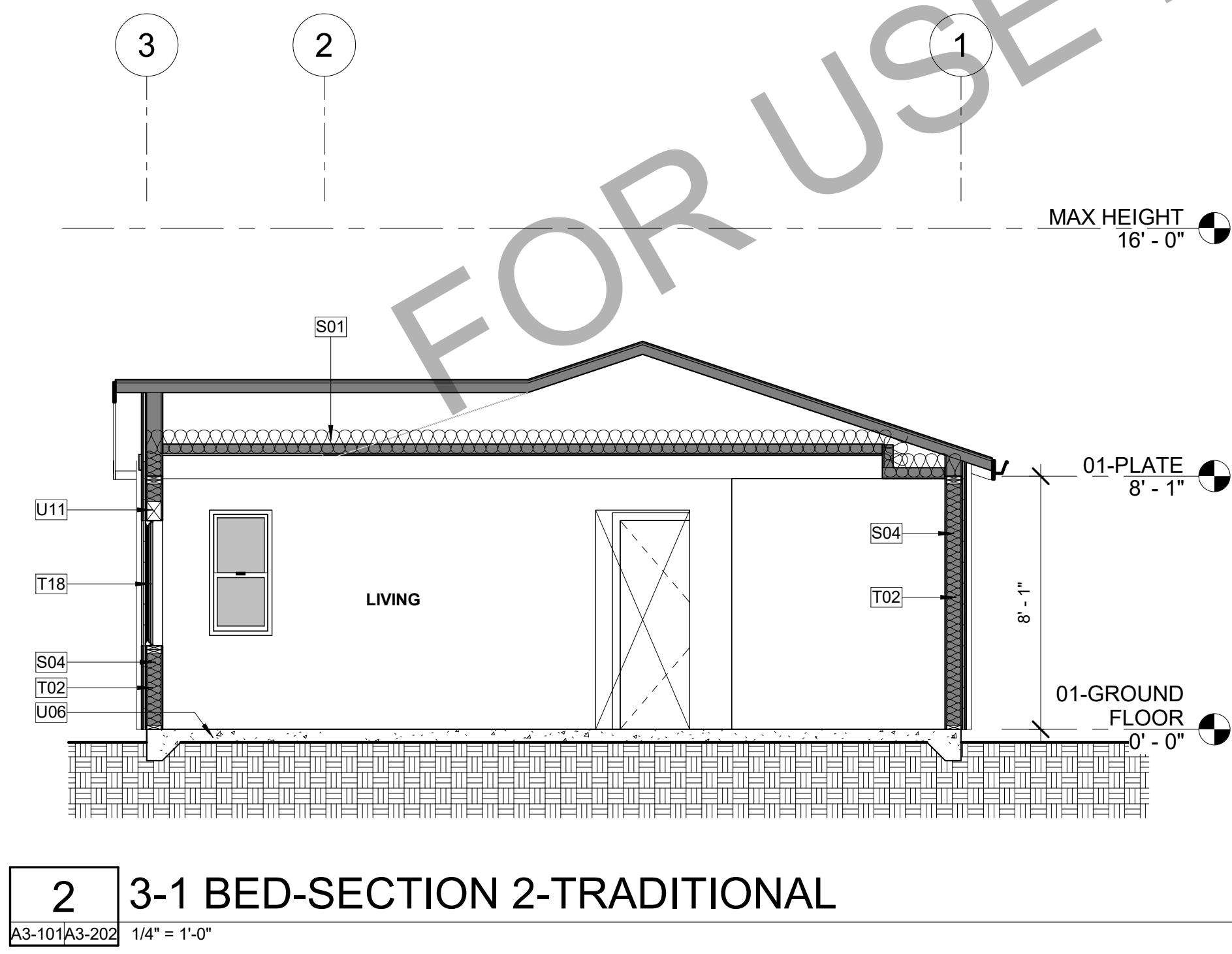
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 B18 ELECTRIC PANEL. 100 AMP ELECTRICAL SERVICE. CONFIRM WITH EXISTING SERVICE.
 B38 DUCTLESS HEAT PUMP. OUTDOOR UNIT. REFER TO T24 REPORT FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. SLOPE AWAY FROM BUILDING AT 1/4" FT.
 K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
 K09 FIBER CEMENT HORIZONTAL SIDING, IN COMPLIANCE WITH 2019 CRC R337
 L02 2x6 FASCIA. PRIME ALL SIDES.
 L15 WINDOW SURROUNDS
 S01 CEILING INSULATION. REFER TO TITLE 24 (R-30 MIN.).
 S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
 T01 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
 T02 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
 T18 WINDOW PER SCHEDULE.
 U06 DOOR PER SCHEDULE.
 U11 CONCRETE SLAB FOUNDATION. INSTALL VAPOR BARRIER UNDER SLAB FULL EXTENT OF HABITABLE SPACE. VAPOR BARRIER TO BE 6-MIL POLYETHYLENE VAPOR RETARDER WITH A 6 INCH JOINT LAP PER CRC R506.2.3. PROVIDE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE PER CRC R506.2.2. IF UNABLE TO CONFIRM VAPOR RETARDER UNDER EXISTING CONCRETE SLAB. PROVIDE AN APPROVED ABOVE SLAB VAPOR RETARDER.
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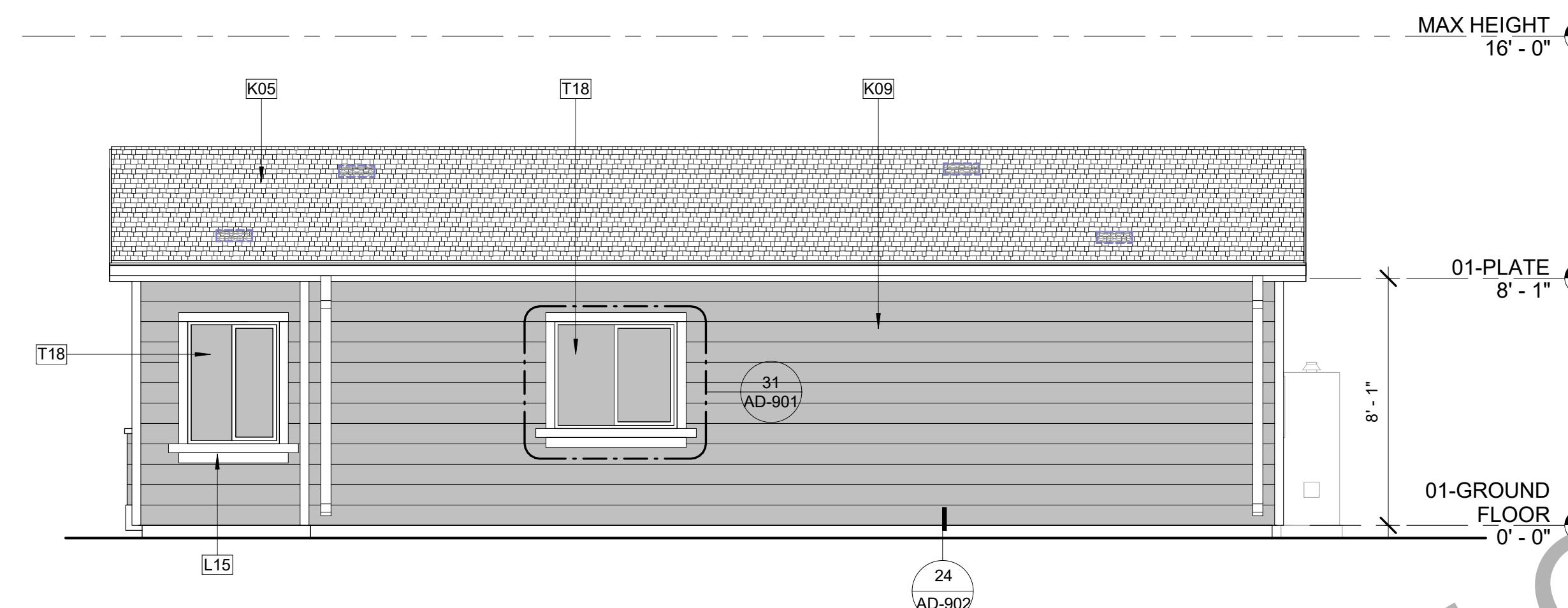
3 3-1 BED LARGE-RIGHT-TRADITIONAL



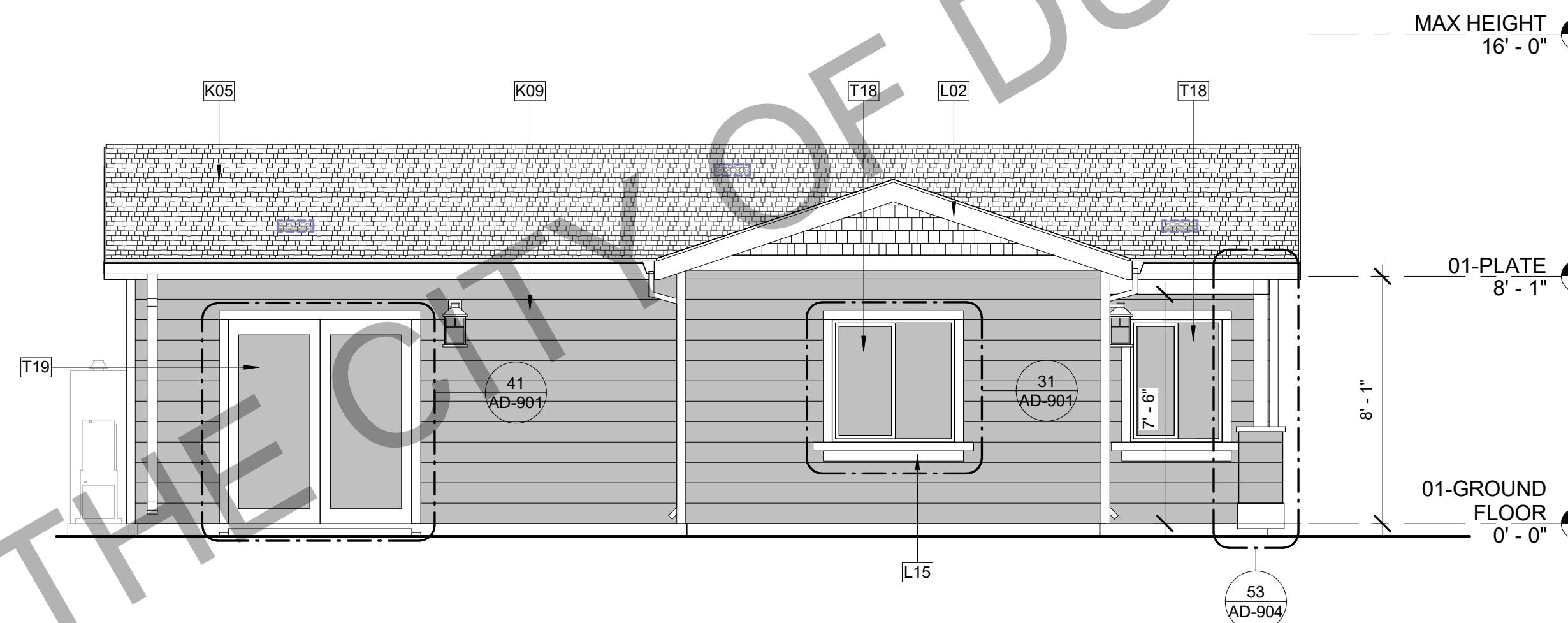
6 3-1 BED LARGE- LEFT-TRADITIONAL



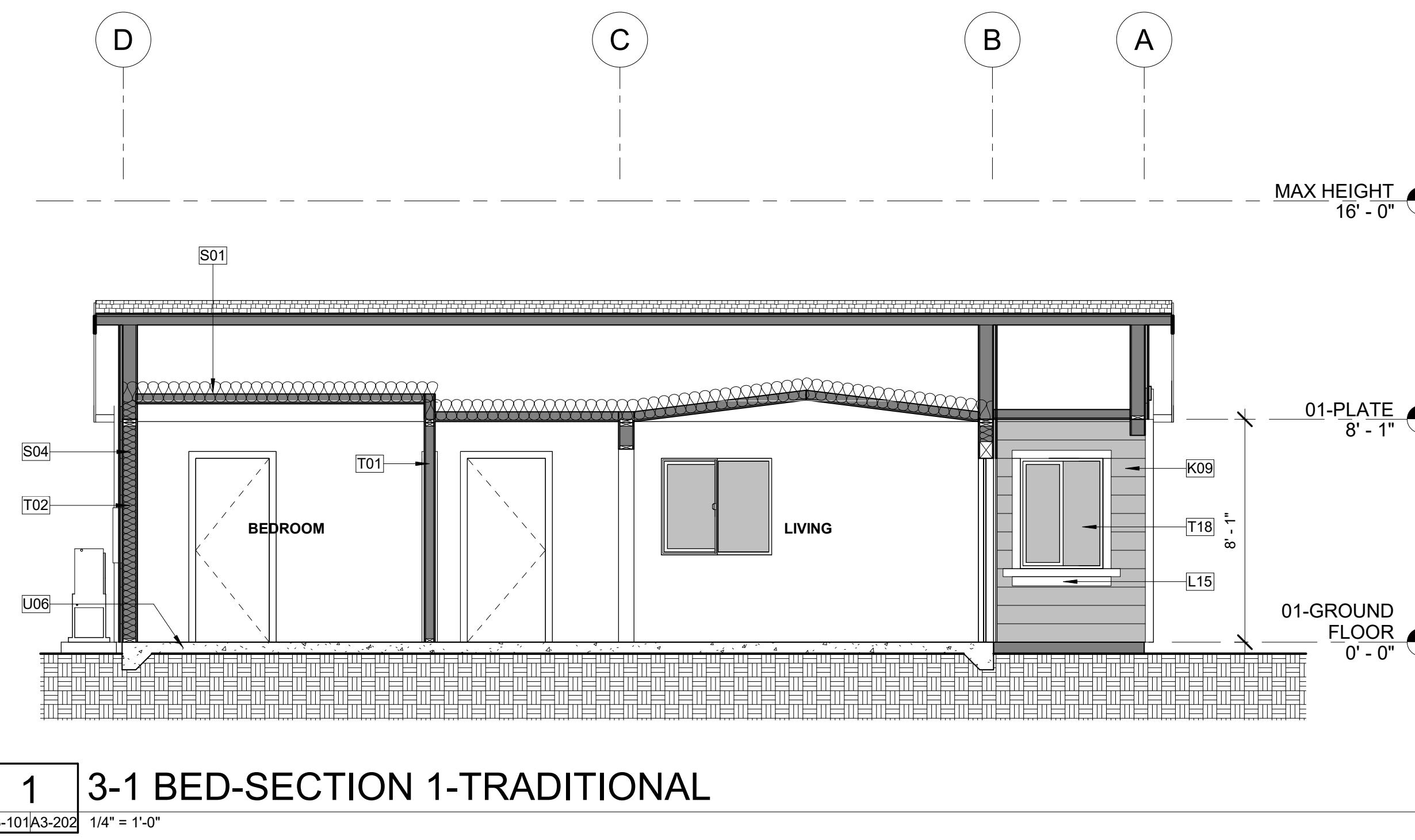
2 3-1 BED-SECTION 2-TRADITIONAL



4 3-1 BED LARGE-REAR-TRADITIONAL



5 3-1 BED LARGE-FRONT-TRADITIONAL



1 3-1 BED-SECTION 1-TRADITIONAL

LEGEND

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KEYNOTES

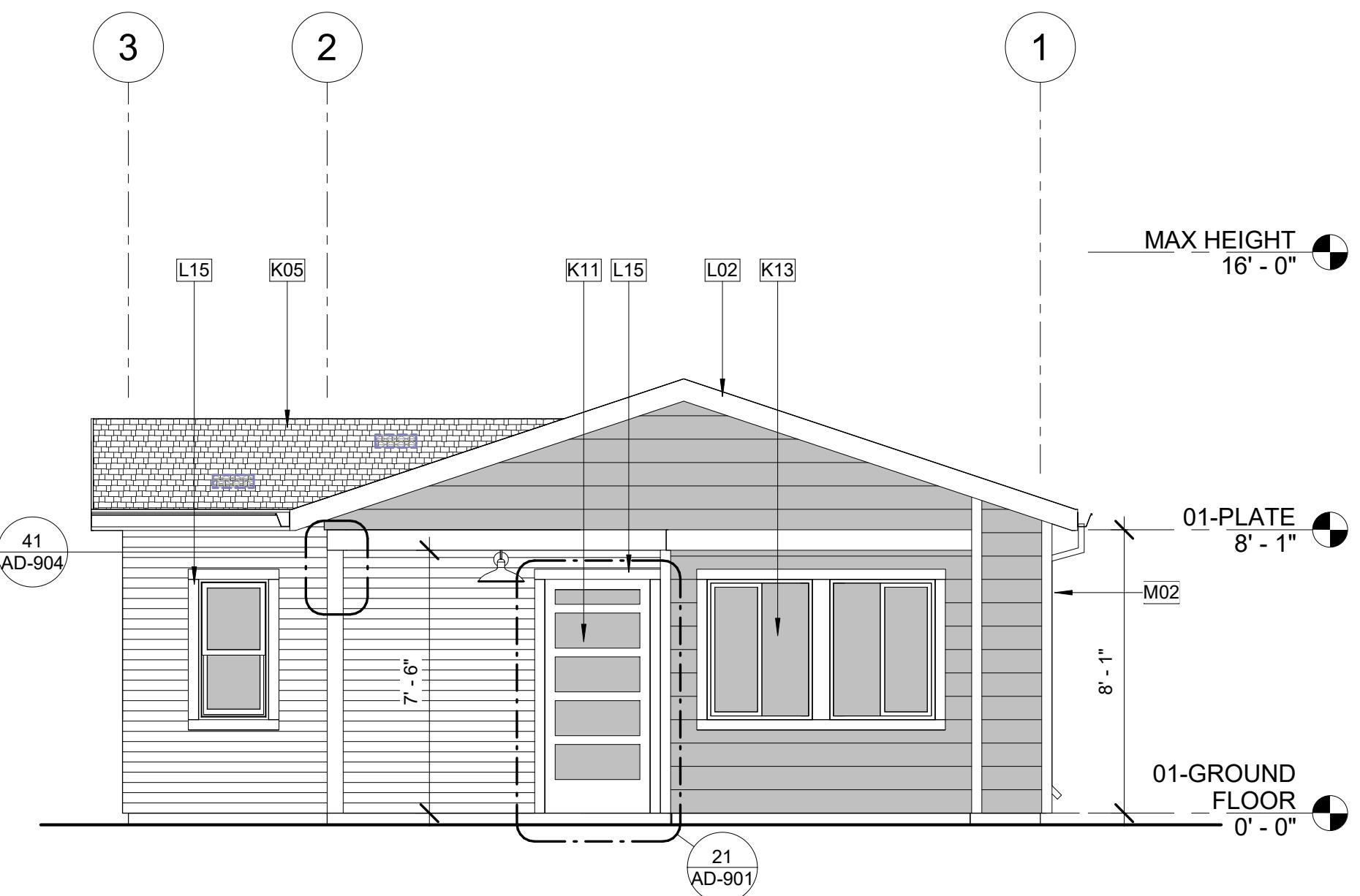
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 K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.
 K09 FIBER CEMENT HORIZONTAL SIDING, IN COMPLIANCE WITH 2019 CRC R337
 K11 DOOR PER PLAN
 K13 WINDOW PER PLAN
 L02 2x8 FASCIA. PRIME ALL SIDES.
 L15 WINDOOR SURROUNDS
 M02 DOWNSPOUT. VERIFY DRAINAGE WITH SITE PLAN CONSTRAINTS AND CITY REQUIREMENTS.
 S01 CEILING INSULATION. REFER TO TITLE 24 (R-30 MIN.).

PROTOTYPE ADU
CITY OF DUBLIN, CA
EXTERIOR ELEVATIONS &
BUILDING SECTIONS

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.

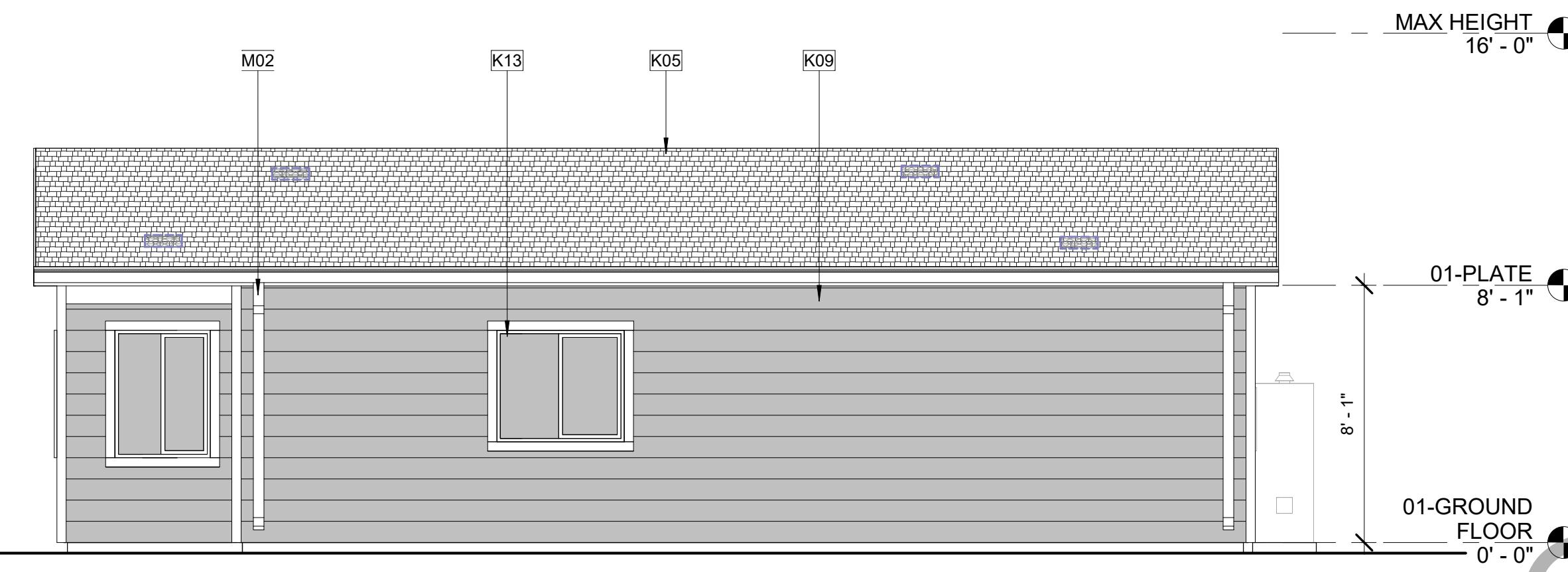
- STUCCO
- 4" ACCENT LAP SIDING
- 6" LAP SIDING @ CONTEMPORARY
- 8" - 10" LAP SIDING @ TRADITIONAL
- SHINGLE ACCENT @ TRADITIONAL FOR GABLE FACES



3 3-1 BED LARGE-RIGHT-CONTEMPORARY

A3-101|A3-203

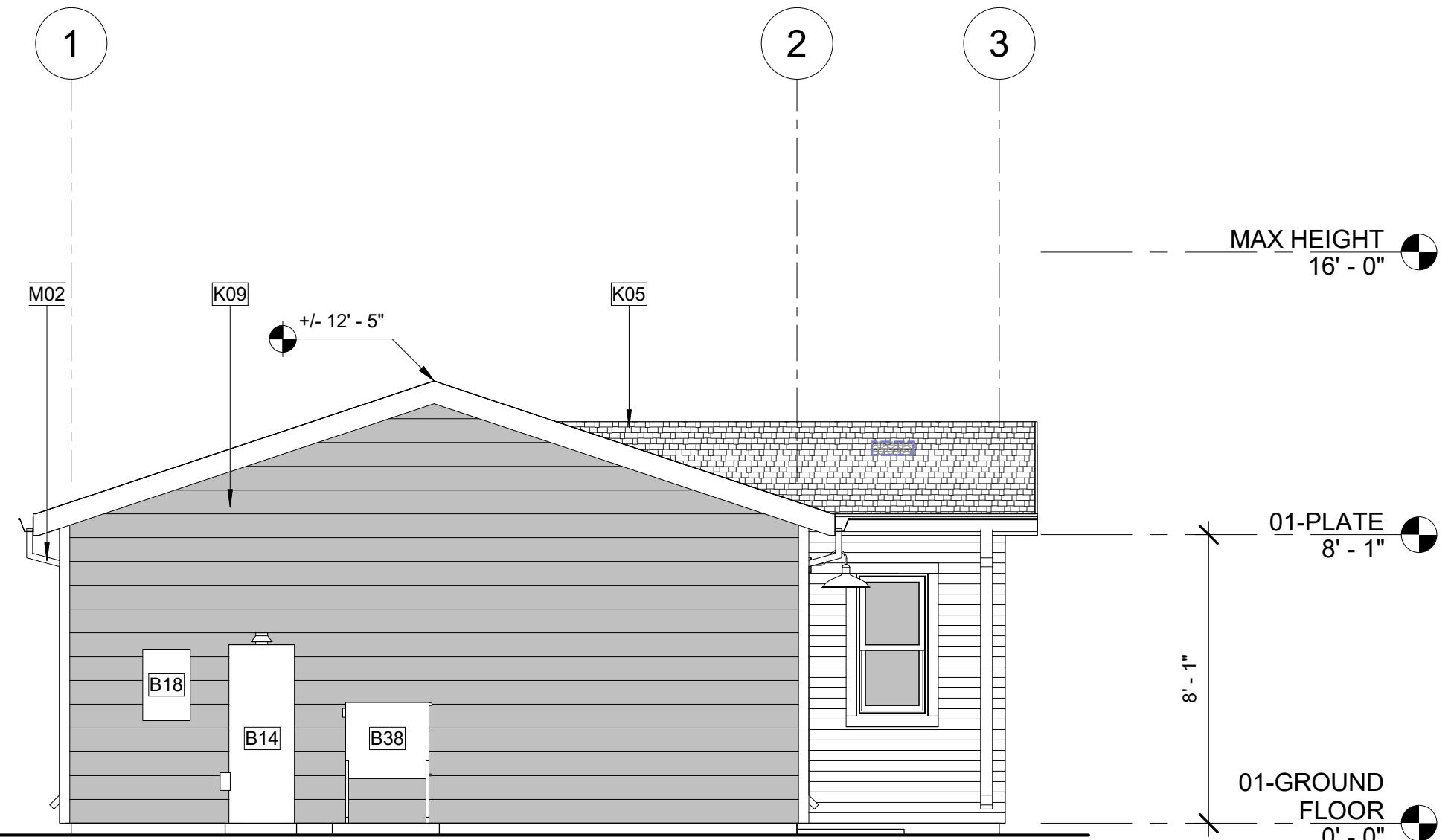
1/4" = 1'-0"



4 3-1 BED LARGE-REAR-CONTEMPORARY

A3-203

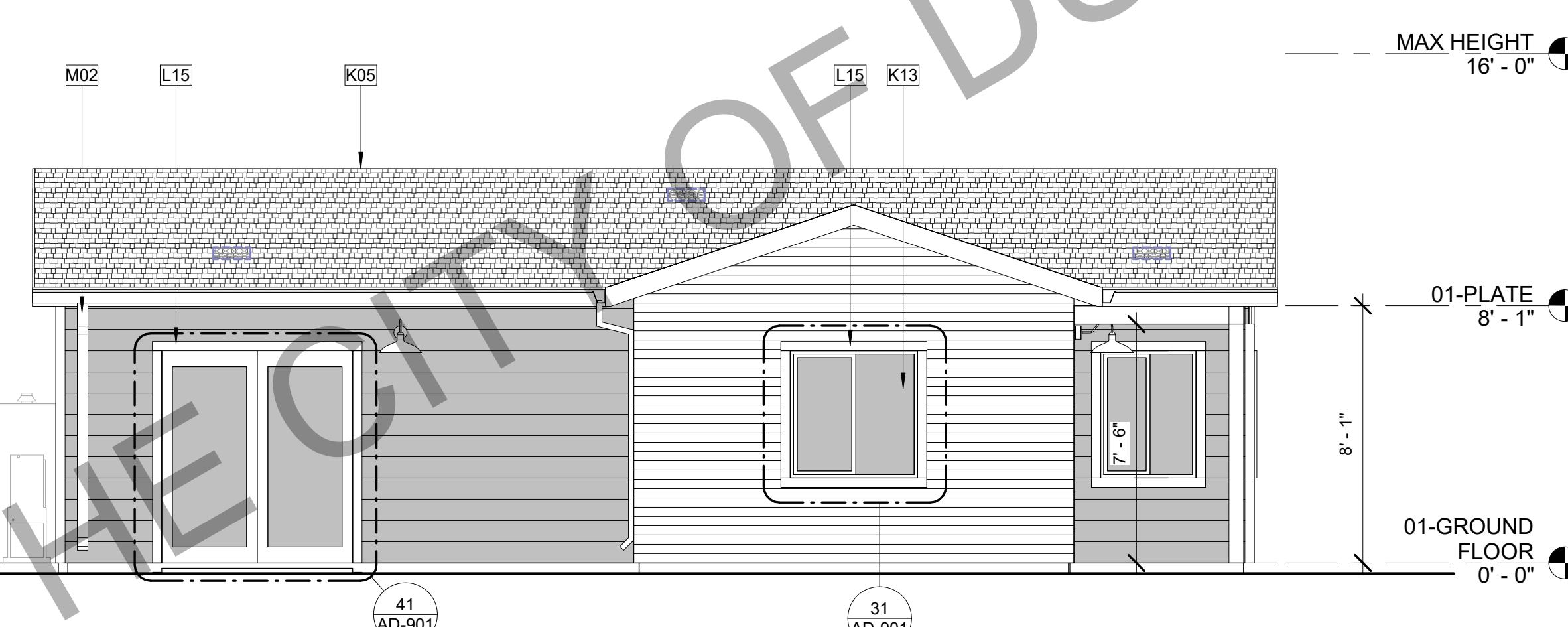
1/4" = 1'-0"



6 3-1 BED LARGE- LEFT-CONTEMPORARY

A3-101|A3-203

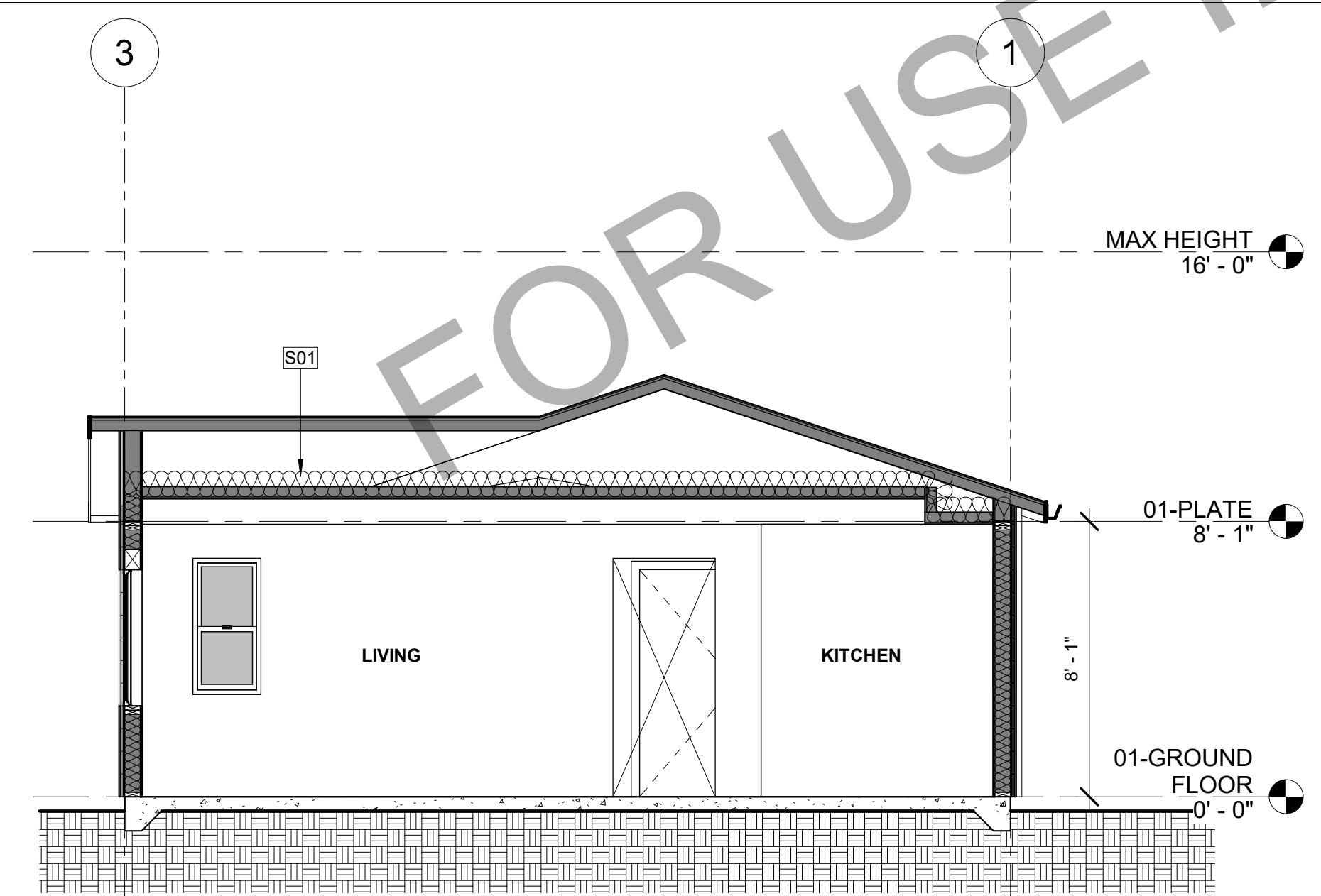
1/4" = 1'-0"



5 3-1 BED LARGE-FRONT-CONTEMPORARY

A3-101|A3-203

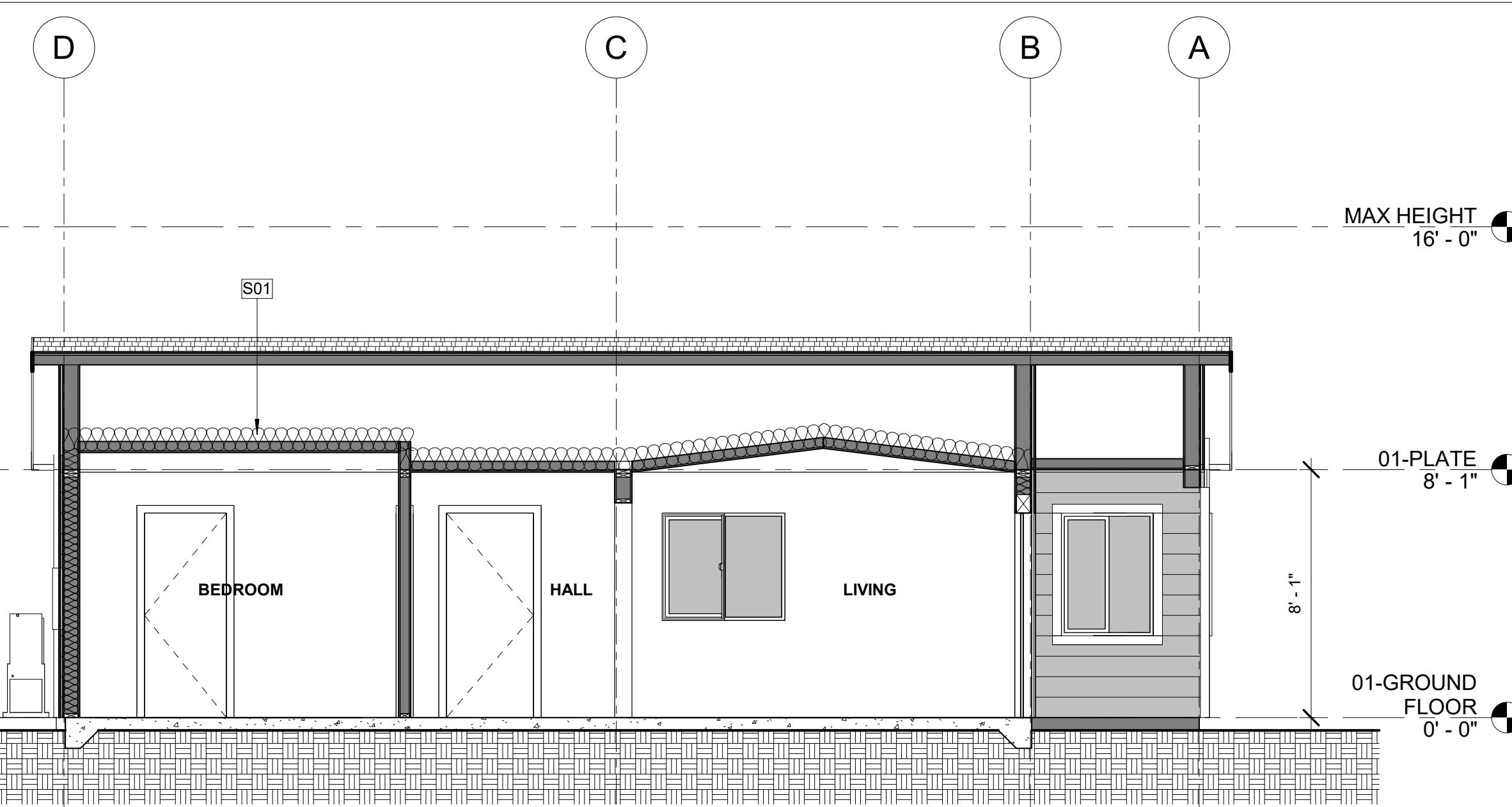
1/4" = 1'-0"



1 3-1 BED-SECTION 2-CONTEMPORARY

A3-101|A3-203

1/4" = 1'-0"



2 3-1 BED-SECTION 1-CONTEMPORARY

A3-101|A3-203

1/4" = 1'-0"