



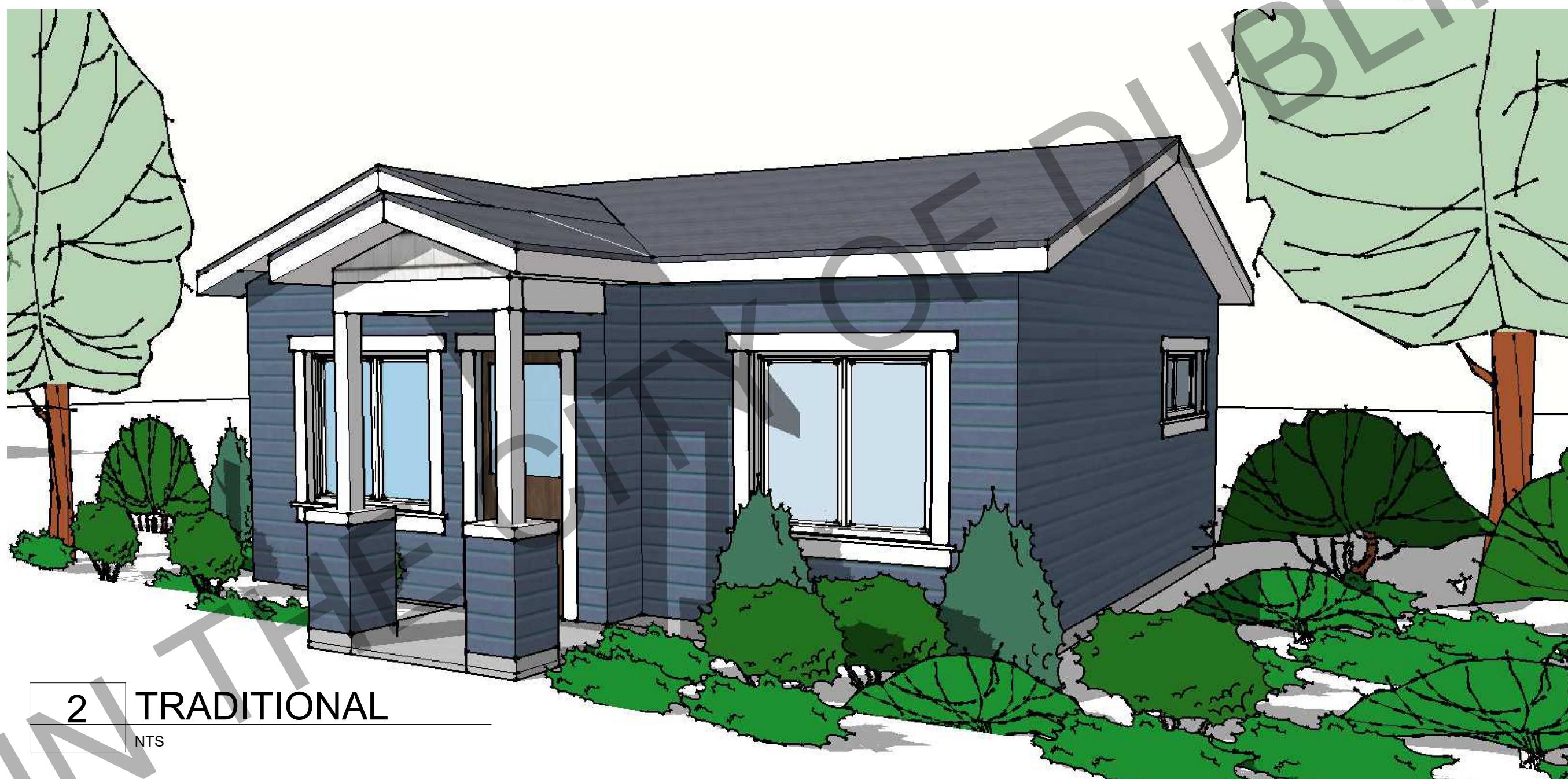
**DUBLIN**  
CALIFORNIA

\*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

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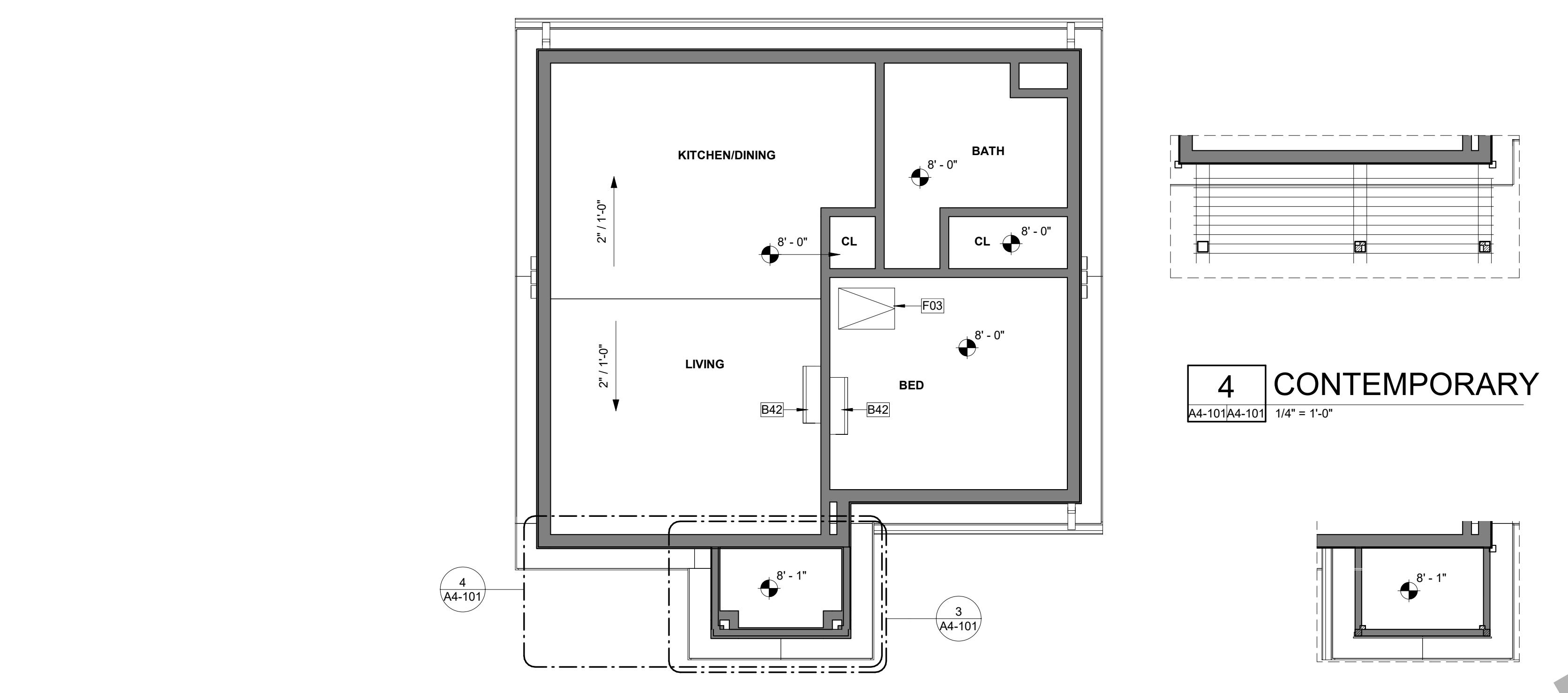
FOR USE IN THE CITY OF DUBLIN ONLY

PROTOTYPE ADU  
CITY OF DUBLIN, CA  
PERSPECTIVES

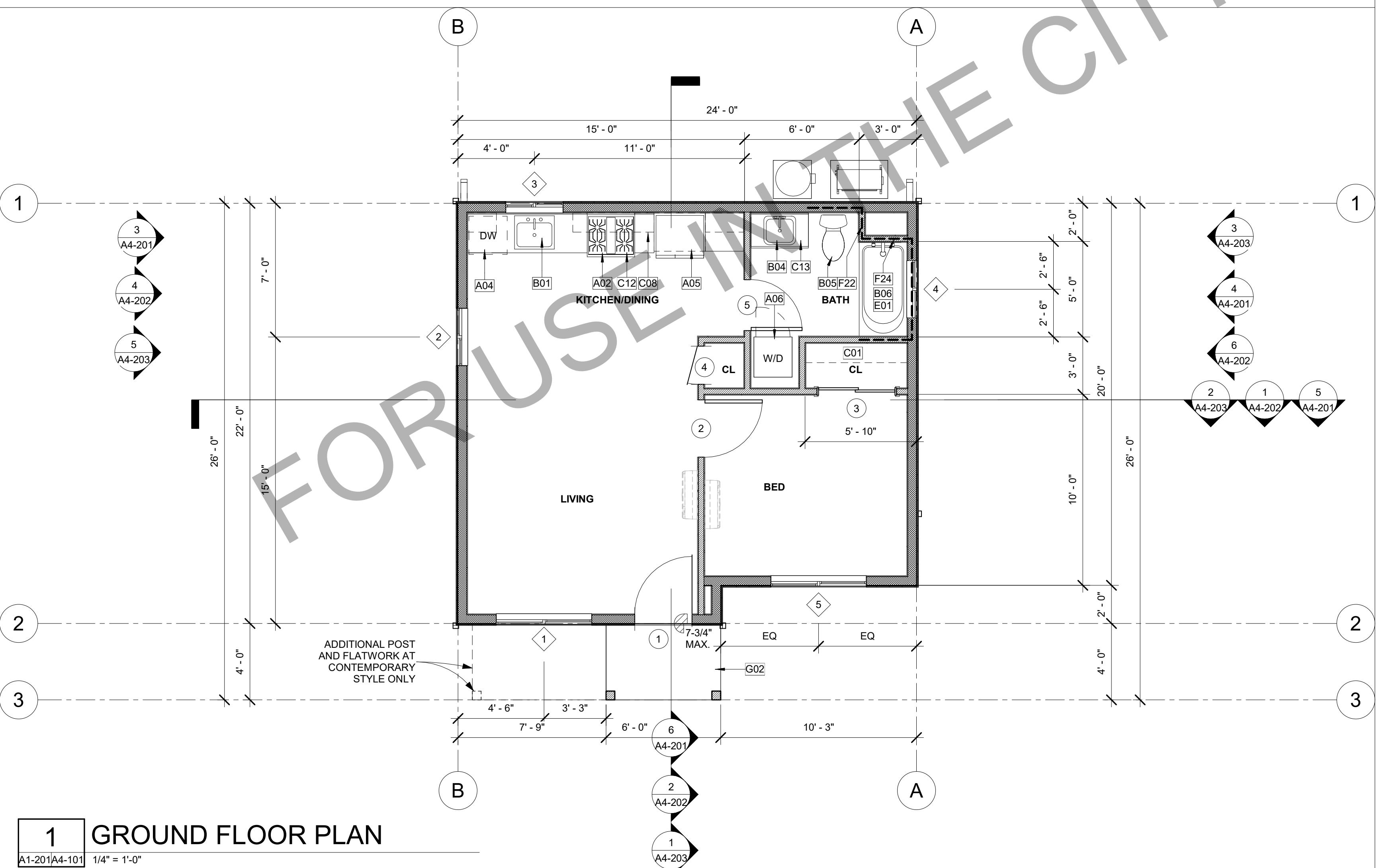


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**2 GROUND FLOOR RCP (SHOWN IN SPANISH)**  
A1-201/A4-101 1/4" = 1'-0"



## 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 SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION.
- PER CRC R311.3 FLOORS OR LANDINGS AT 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		FIRE RATING	REMARKS
		WIDTH	HEIGHT		
1	EXTERIOR ENTRY	3'-0"	6'-8"		1
2	EXTERIOR	3'-0"	6'-8"		
3	INTERIOR SLIDER	4'-0"	6'-8"		
4	INTERIOR	2'-0"	6'-8"		
5	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).

## 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 PANED 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	5'-0"	4'-6"	6'-8"	1
2	SLIDER	3'-0"	3'-0"	6'-8"	
3	SLIDER	3'-0"	3'-0"	6'-8"	
4	SLIDER	3'-0"	2'-0"	6'-8"	2, 5
5	SLIDER	5'-0"	4'-6"	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.

## AREAS

AREAS-PLAN 4	
SPACE	CONDITIONED AREA
PLAN 4 - 1 BED	508 SF

## KEYNOTES

A02 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.  
A04 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.  
A05 REFRIGERATOR LOCATION. PROVIDE 32" SPACE WITH ROUGH PLUMBING  
FROST MAKER (RECESS IN WALL).  
A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER  
WALL PLUMBING. WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.  
B01 30" SINGLE BOWL UNDER-MOUNT KITCHEN SINK W/ GARBAGE  
DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN  
CODE NOTES SHEET.  
B02 LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON  
CALGREEN CODE NOTES SHEET.  
B03 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON  
CALGREEN CODE NOTES SHEET.  
B04 30" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER.  
PROVIDE SHOWER ROOF.  
B05 DUCTLESS HEAT PUMP. INDOOR UNIT. REFER TO T24 REPORT FOR  
ADDITIONAL INFORMATION.  
C01 SINGLE WOOD SHELF AND POLE.  
C02 12" DEEP UPPER CABINET.  
C12 34 1/2" HIGH BASE CABINET AND COUNTERTOP.  
C13 30" HIGH BASE CABINET AND COUNTERTOP.  
E01 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  
SHOWERS AREAS, WALL PANELS SHALL BE OF BACKER BOARD MATERIALS  
LISTED IN CRC R702.4.2, AND INSTALLED IN ACCORDANCE WITH THE  
MANUFACTURER'S RECOMMENDATIONS.  
F01 24" X 30" MIN. CLEAR ACCESS. PERMANENTLY ATTACH R-30 OR GREATER  
INSULATION TO ATTIC FLOOR. OPENING WITH ADHESIVE OR MECHANICAL  
FASTENERS CEC 150.0 (g1). PROVIDE GASKETED ATTIC ACCESS TO  
PREVENT AIR LEAKAGE CEC 150.0 (g1).  
F02 PROVIDE GRAB BAR REINFORCEMENT AT WATER CLOSET IN BACK AND SIDE  
WALL. 2X8 MIN. BLOCKING BETWEEN 32" AND 30 1/4" ABOVE FINISHED FLOOR  
FLUSH. REFER TO DETAIL 54/AD-904. (R327.1.1 CRC).  
F24 PROVIDE CONTINUOUS GRAB BAR REINFORCEMENT AT BATHTUB/SHOWER  
COMBINATION AT EACH END AND BACK WALL. 2X8 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 44/AD-904. (R327.1.1  
CRC).  
G02 CONCRETE FLATWORK. 1/4" FT SLOPE AWAY FROM 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

ADU PROTOTYPES

DATE  
03/30/2023

SHEET

**A4-101**



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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 R703.1.
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

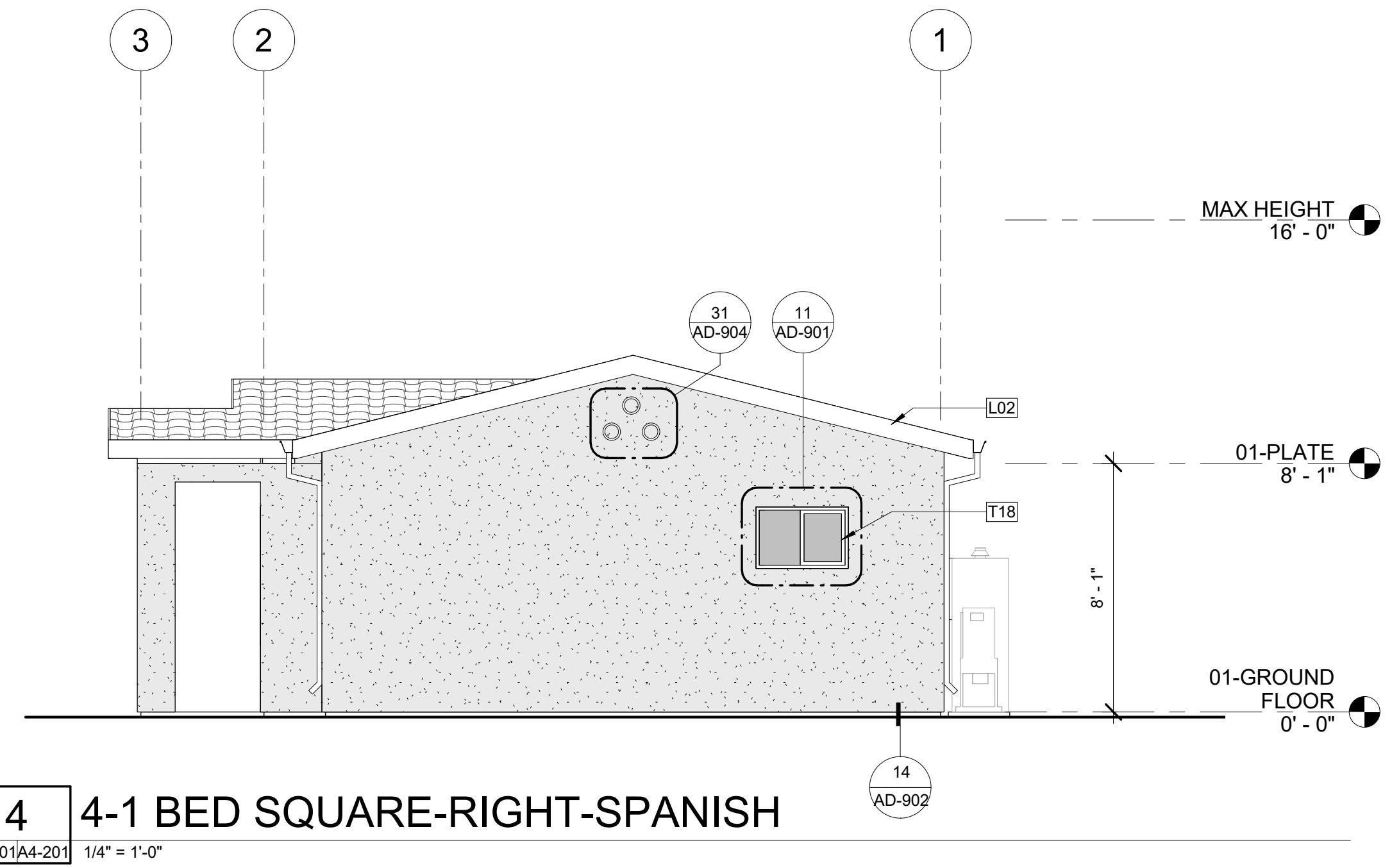
B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. PROVIDE CONCRETE PAD. SLOPE AWAY FROM BUILDING AT 1/4" FT.  
 B18 ELECTRIC PANEL. 100 AMP ELECTRICAL SERVICE. CONFIRM WITH EXISTING SERVICE.  
 B38 DUCTLESS HEAT PUMP. OUTDOOR UNIT. REFER TO T24 REPORT FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 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.  
 H09 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4  
 K01 CLASS 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.  
 M02 DOWNSPOUT. VERIFY DRAINAGE WITH SITE PLAN CONSTRAINTS AND CITY REQUIREMENTS.  
 S01 CEILING INSULATION. REFER TO TITLE 24 (R-30 MIN.).  
 S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)  
 S06 PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF FRAMING TO ALLOW FOR VENTILATION.  
 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. PROTECT FROM 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.

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

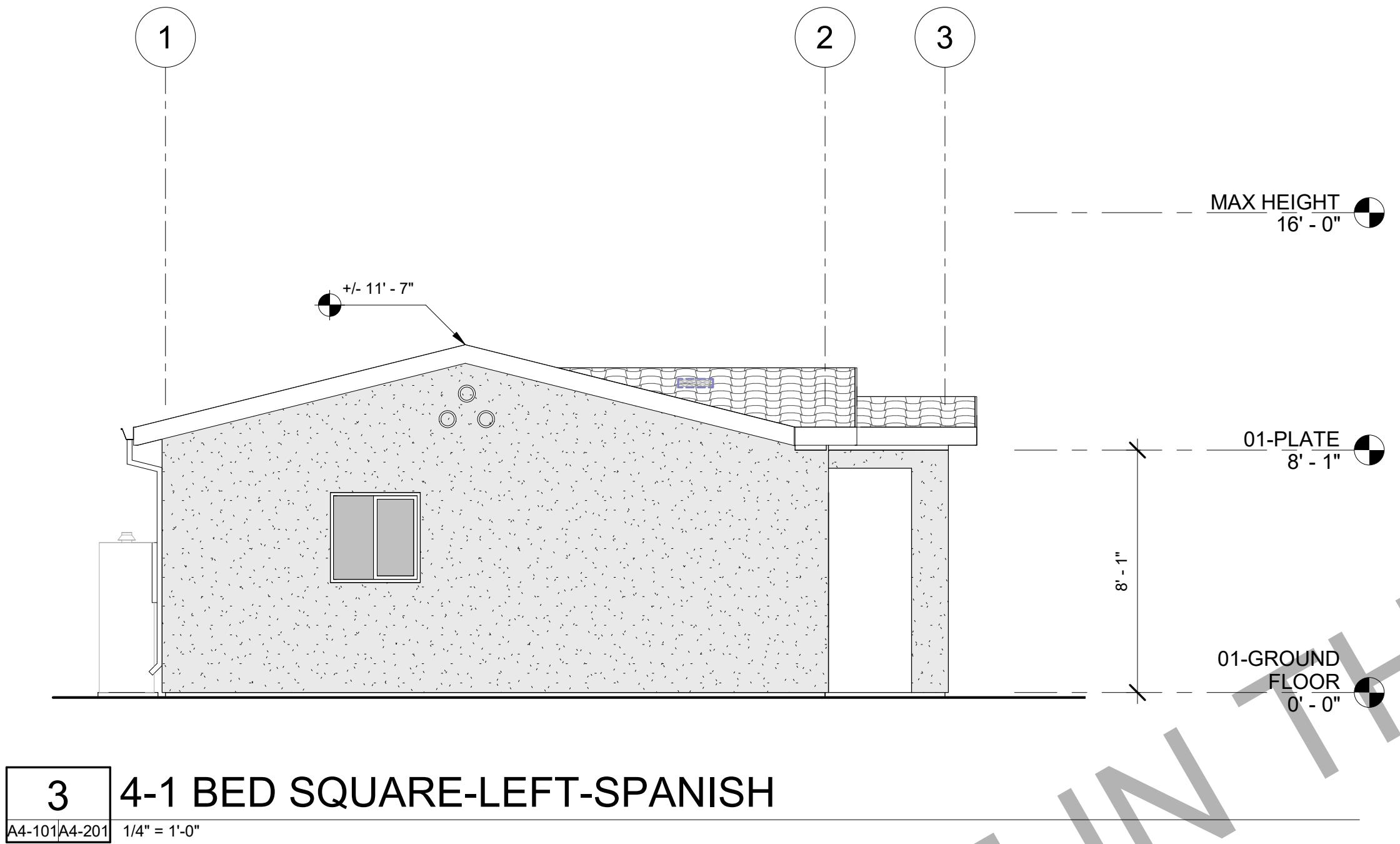
## LEGEND

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.

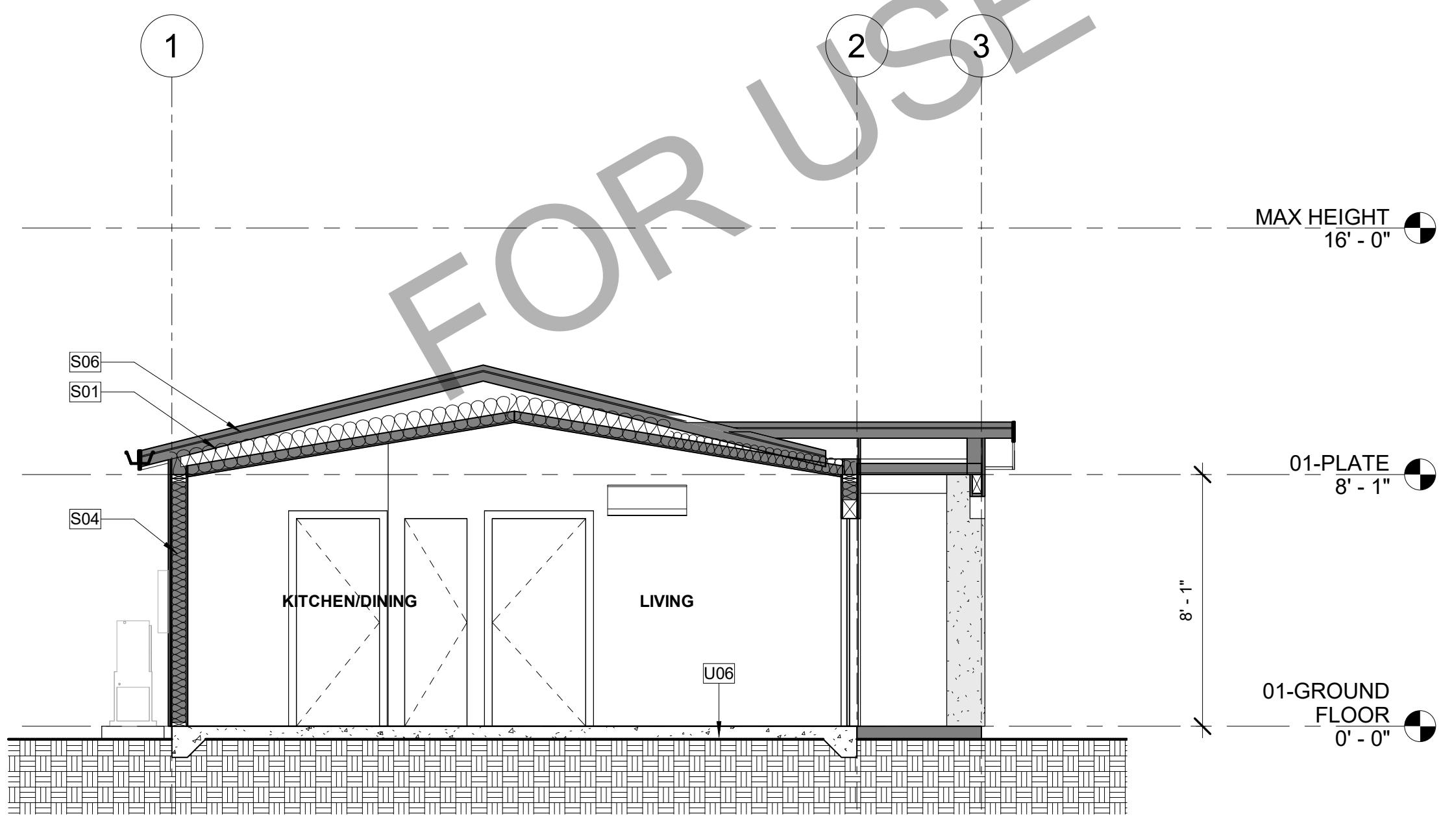
- STUCCO
- 4" ACCENT LAP SIDING
- 6" LAP SIDING @ CONTEMPORARY
- 8" - 10" LAP SIDING @ TRADITIONAL
- SHINGLE ACCENT @ TRADITIONAL FOR GABLE FACES



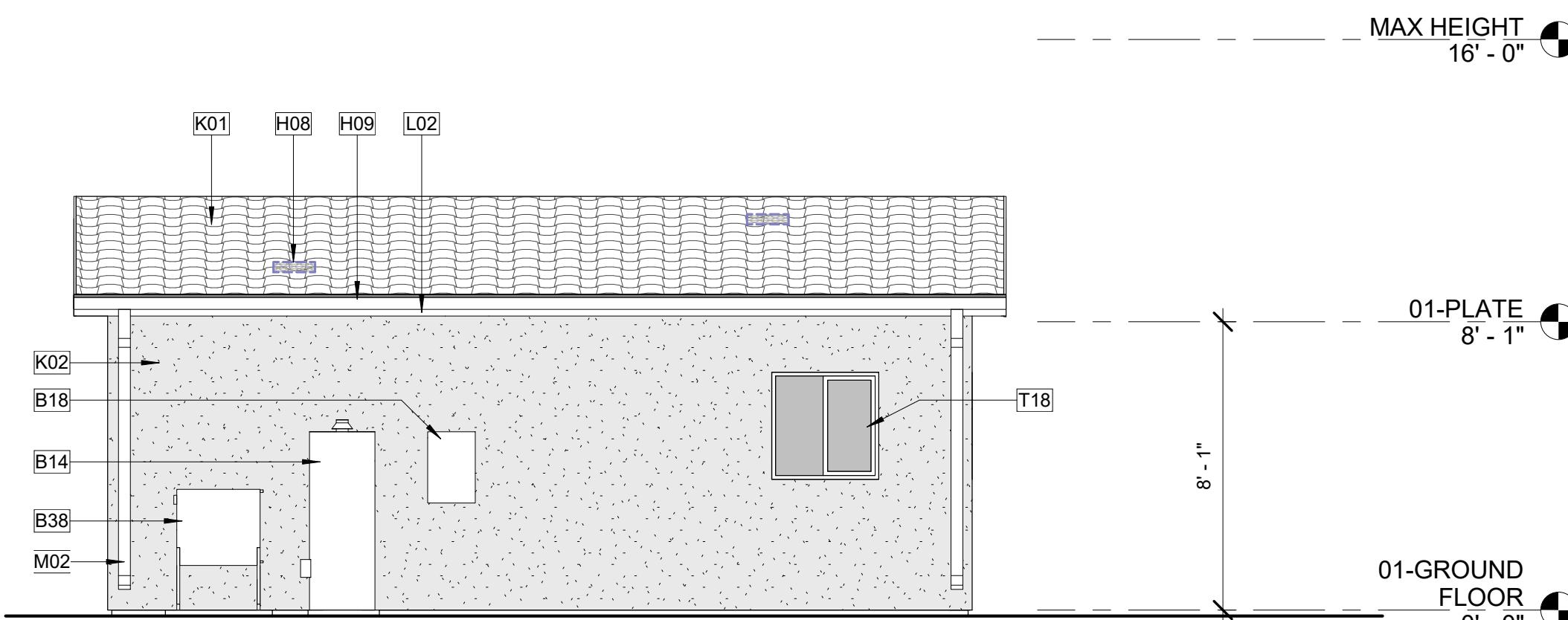
**4** 4-1 BED SQUARE-RIGHT-SPANISH



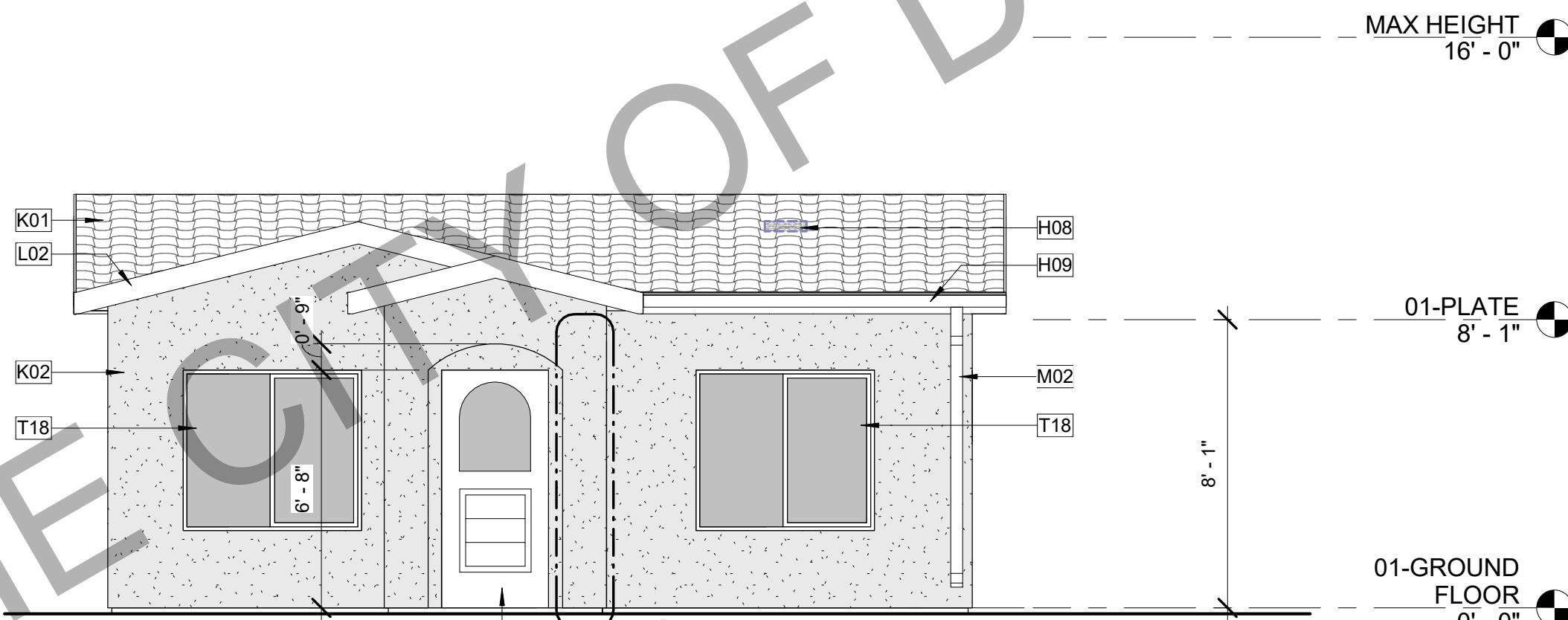
**3** 4-1 BED SQUARE-LEFT-SPANISH



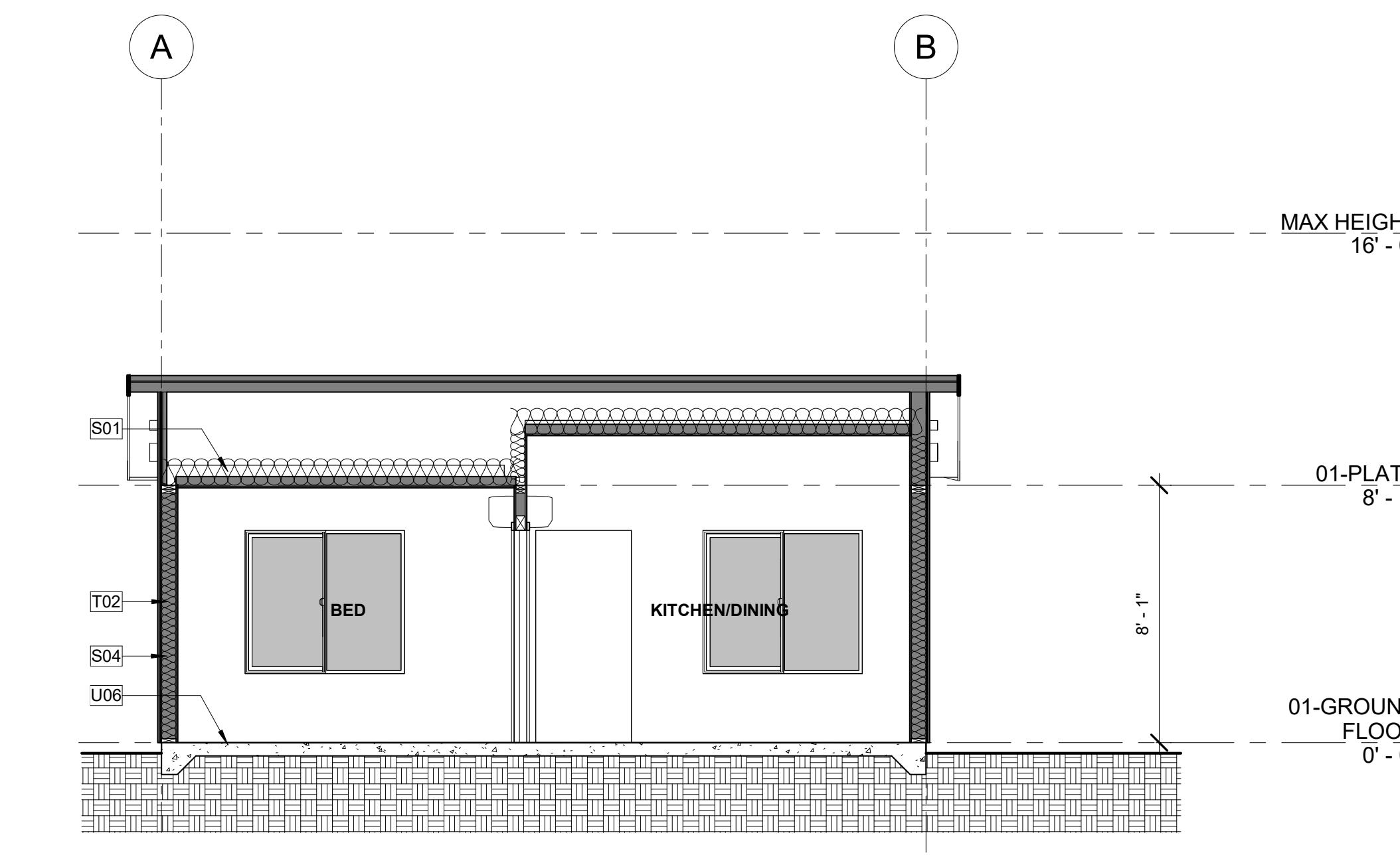
**6** 4-1 BED-SECTION 2-SPANISH



**2** 4-1 BED SQUARE-REAR-SPANISH



**1** 4-1 BED SQUARE-FRONT-SPANISH



**5** 4-1 BED-SECTION 1-SPANISH



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2. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
3. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE ACCORDING WITH THE REQUIREMENTS OF CRC R337.3(1).
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. 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.
6. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
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## 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.  
 H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. EXTERIOR VENTS SHALL BE IN COMPLIANCE WITH 2022 CRC R337.  
 K05 CLASS A ASPHALT COMPOSITE ROOF SHINGLES. GAF TIMBERLINE HD OR APPROVED EQUAL. THE USE OF CLASS A TILE ROOFING IS ALSO ALLOWED AND HAS BEEN ACCOUNTED FOR IN STRUCTURAL ROOF LOADS.  
 K09 FIBER CEMENT HORIZONTAL SIDING, IN COMPLIANCE WITH 2019 CRC R337  
 L02 2x8 FASCIA. PRIME ALL SIDES.  
 M02 DOWNSPOUT. VERIFY DRAINAGE WITH SITE PLAN CONSTRAINTS AND CITY REQUIREMENTS.  
 S01 CEILING INSULATION. REFER TO TITLE 24 (R-30 MIN.).  
 S04 2x6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.).  
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 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 R506.2.2. IF UNABLE TO CONFIRM VAPOR RETARDER UNDER EXISTING CONCRETE SLAB, PROVIDE AN APPROVED ABOVE SLAB VAPOR RETARDER.

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PROTOTYPE ADU

CITY OF DUBLIN, CA

EXTERIOR ELEVATIONS &  
BUILDING SECTIONS

