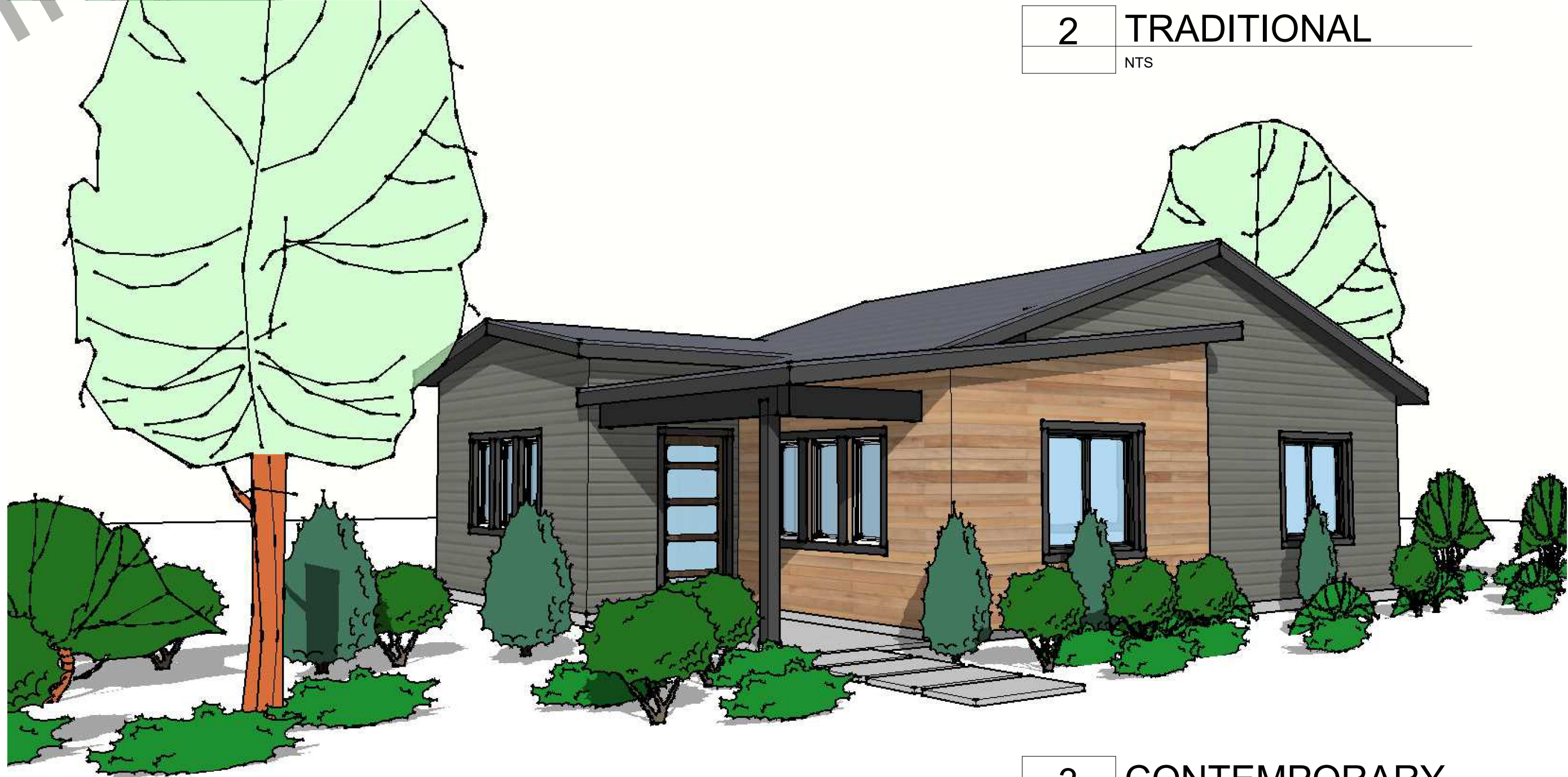




1 SPANISH
NTS



2 TRADITIONAL
NTS



3 CONTEMPORARY
NTS

***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

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

PROTOTYPE ADU

CITY OF DUBLIN, CA

PERSPECTIVES

ADU PROTOTYPES

DATE
03/30/2023

SHEET

A5-100

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
5. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
6. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
7. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
8. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
9. 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.
10. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
11. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
12. 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).

RCP GENERAL NOTES

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

AREAS

AREAS-PLAN 5	
SPACE	CONDITIONED AREA
PLAN 5 - 2 BED	909 SF

KEYNOTES

- A02 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- A04 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- A13 REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- B01 30" 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 30" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD.
- B42 DUCTLESS HEAT PUMP. INDOOR UNIT. REFER TO T24 REPORT FOR ADDITIONAL INFORMATION.
- C01 SINGLE WOOD SHELF AND POLE.
- C08 12" DEEP UPPER CABINET
- C10 24" DEEP UPPER CABINET
- C11 34 1/2" ISLAND BASE CABINET WITH COUNTER TOP
- 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 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.
- E02 PROVIDE WATER-RESISTANT GYPSUM BOARD AT CEILING OF BATHROOM.
- F03 22" X 30" MIN. ATTIC ACCESS. PERMANENTLY ATTACH R-30 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.
- F22 PROVIDE GRAB BAR REINFORCEMENT AT WATER CLOSET IN BACK AND SIDE WALLS. BLOCKING BETWEEN 32" AND 39-1/4" ABOVE FINISHED FLOOR FLUSH. REFER TO DETAIL 44/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.
- 10' - 0" CEILING HEIGHT

DOOR GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO PLANS FOR LOCATION OF DOORS.
3. VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
5. 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.
6. GLAZING IN DOORS SHALL BE TEMPERED PER **SECTION R308.4.1**.

DOOR SCHEDULE

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

DOOR REMARKS

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

WINDOW GENERAL NOTES

1. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
2. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
3. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
4. ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
5. 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

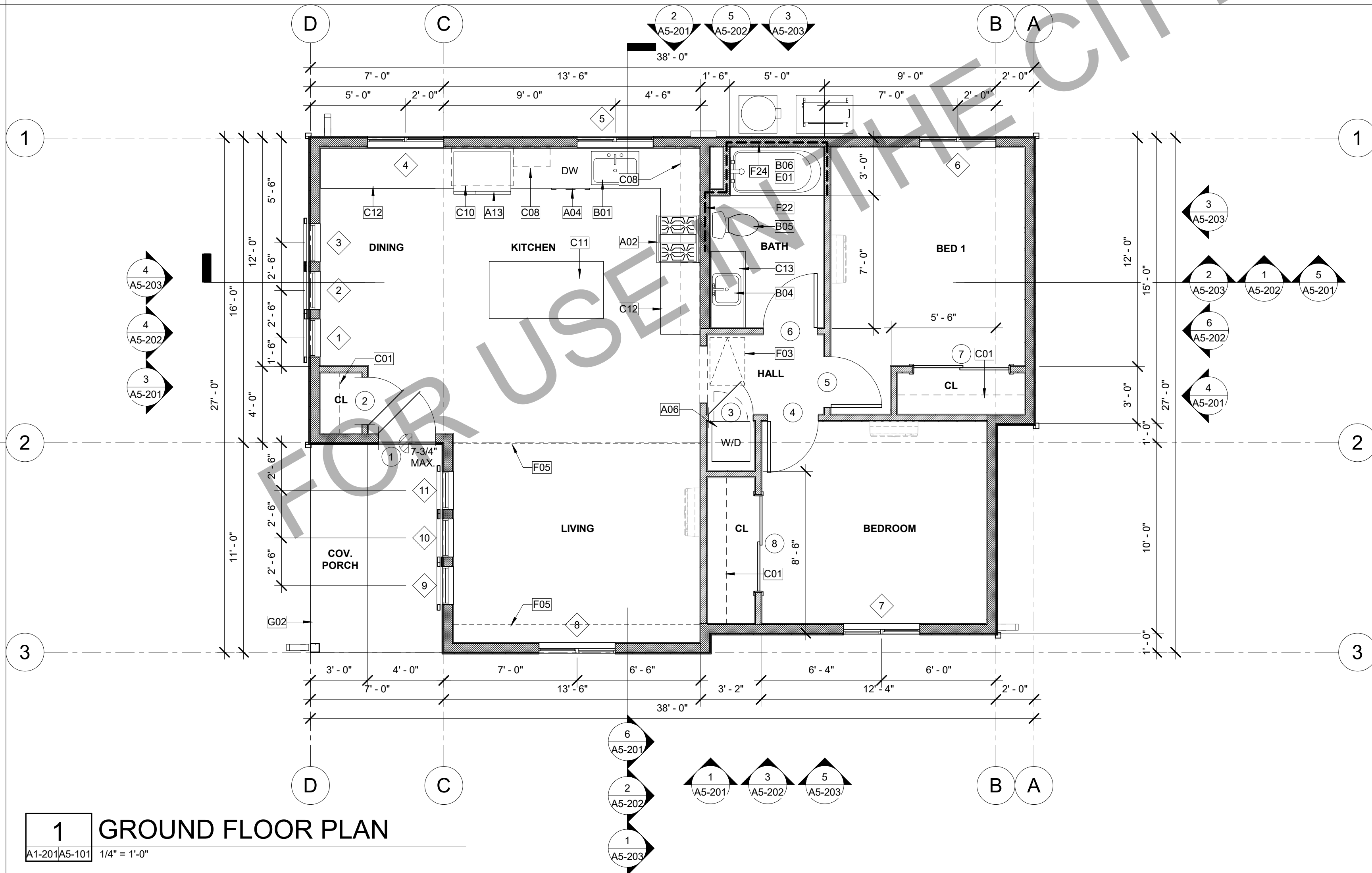
NO.	TYPE	SIZE		HEAD HEIGHT	REMARKS
		WIDTH	HEIGHT		
1	SINGLE HUNG	2' - 0"	4' - 0"	6' - 8"	
2	SINGLE HUNG	2' - 0"	4' - 0"	6' - 8"	
3	SINGLE HUNG	2' - 0"	4' - 0"	6' - 8"	
4	SLIDER	4' - 0"	3' - 6"	6' - 8"	
5	SLIDER	4' - 0"	4' - 0"	6' - 8"	
6	SLIDER	4' - 0"	4' - 0"	6' - 8"	1
7	SLIDER	4' - 0"	4' - 0"	6' - 8"	1
8	SLIDER	4' - 0"	4' - 0"	6' - 8"	
9	SINGLE HUNG	2' - 0"	4' - 0"	6' - 8"	
10	SINGLE HUNG	2' - 0"	4' - 0"	6' - 8"	
11	SINGLE HUNG	2' - 0"	4' - 0"	6' - 8"	

WINDOW REMARKS

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

2 GROUND FLOOR RCP

A1-201/A5-101 1/4" = 1'-0"



1 GROUND FLOOR PLAN

A1-201/A5-101 1/4" = 1'-0"

GENERAL ELEVATION NOTES



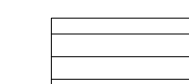
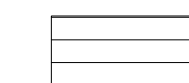
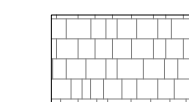
1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
6. 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.
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.

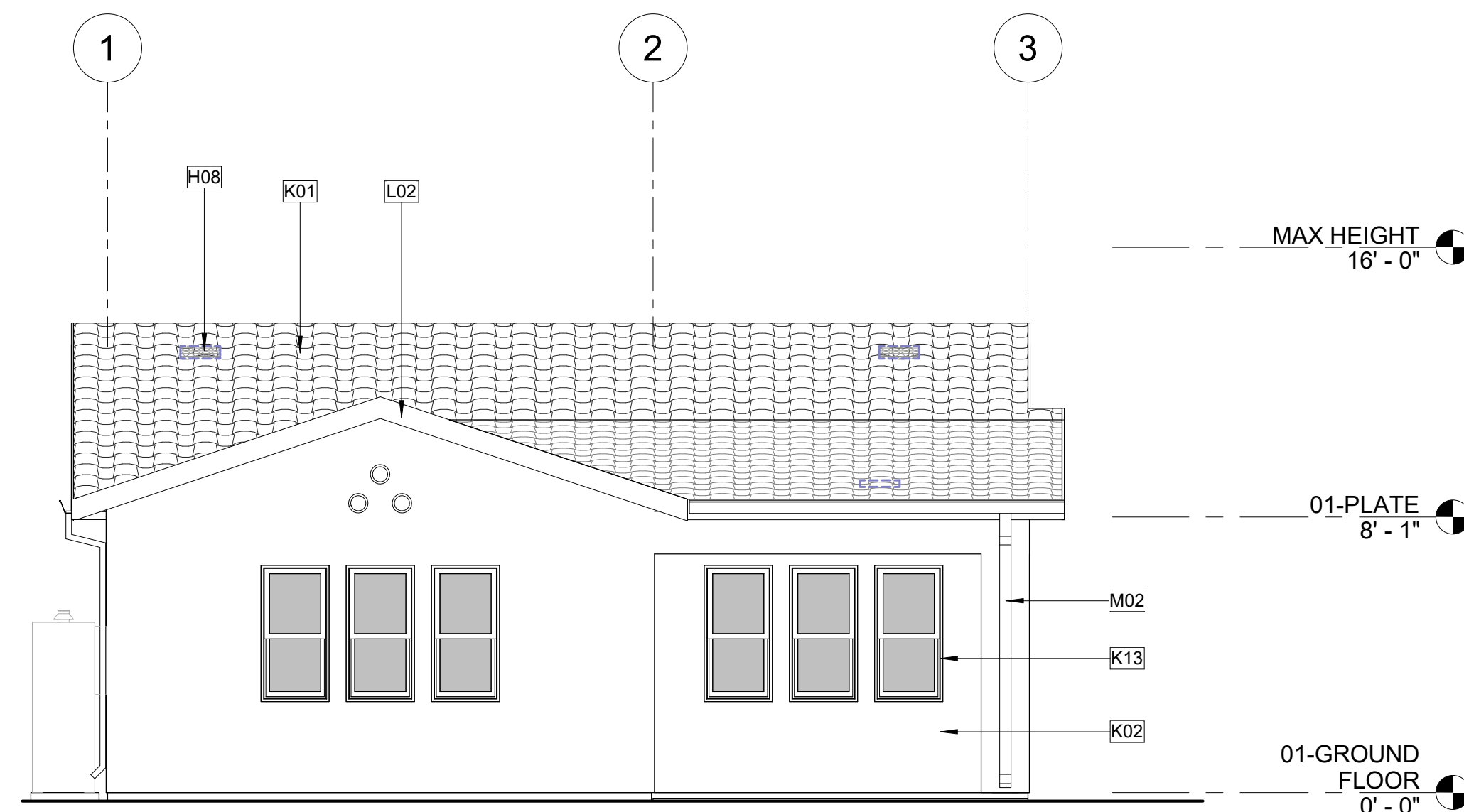
KEYNOTES

- 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.
- G02 CONCRETE FLATWORK. 1/4"/FT SLOPE AWAY FROM BUILDING.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. EXTERIOR VENTS SHALL BE IN COMPLIANCE WITH 2022 CRC R337.
- K01 CLASS A 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.
- K02 WINDOW PER PLAN
- K13 2x8 FASCIA. PRIME ALL SIDES.
- L02 DOWNSPOUT. VERIFY DRAINAGE WITH SITE PLAN CONSTRAINTS AND CITY REQUIREMENTS.
- M02 CEILING INSULATION. REFER TO TITLE 24 (R-30 MIN.).
- S01 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.).
- S04 DOOR PER SCHEDULE.
- T19 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.
- U06

LEGEND

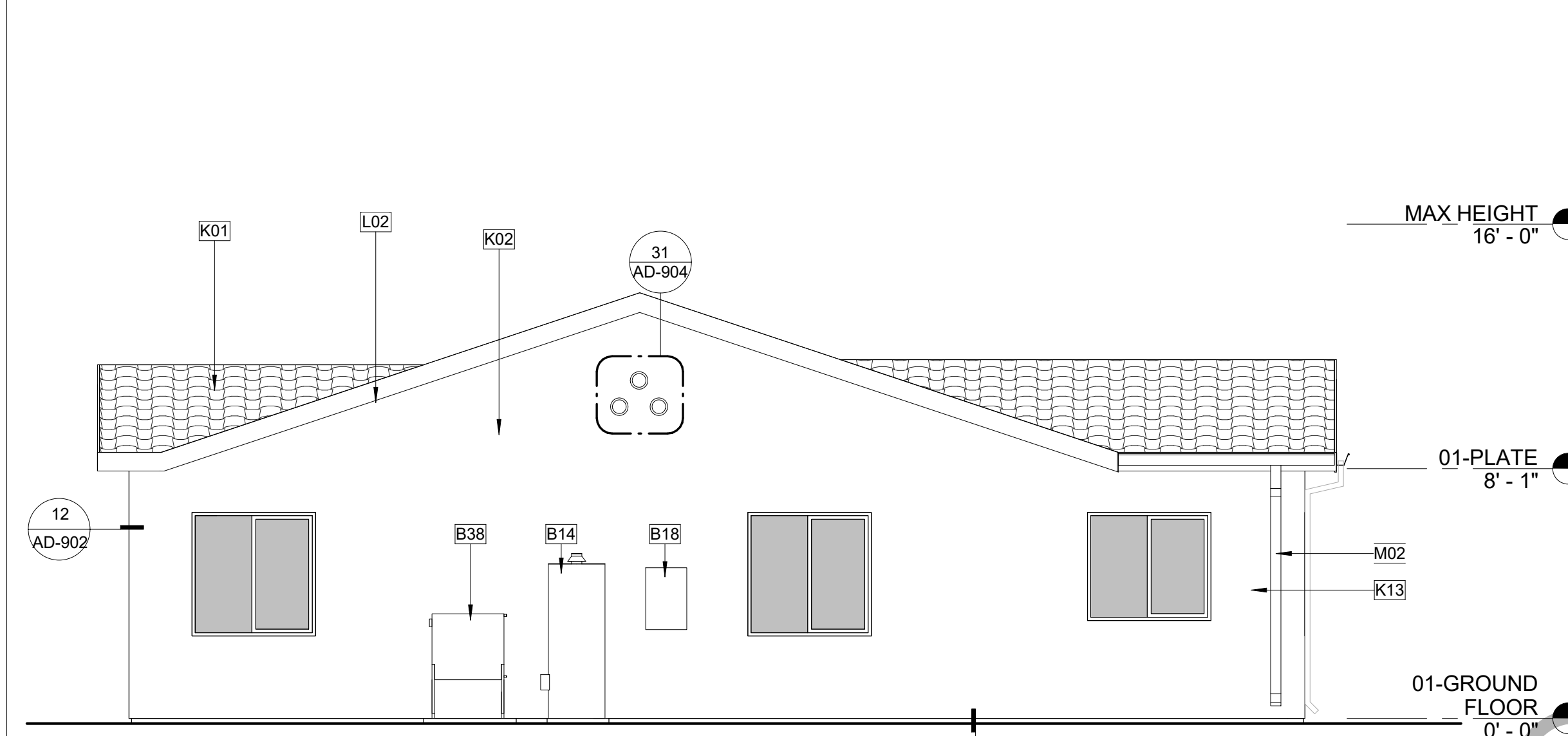
NOTE: EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE 2022 CRC SECTION R337.7.

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



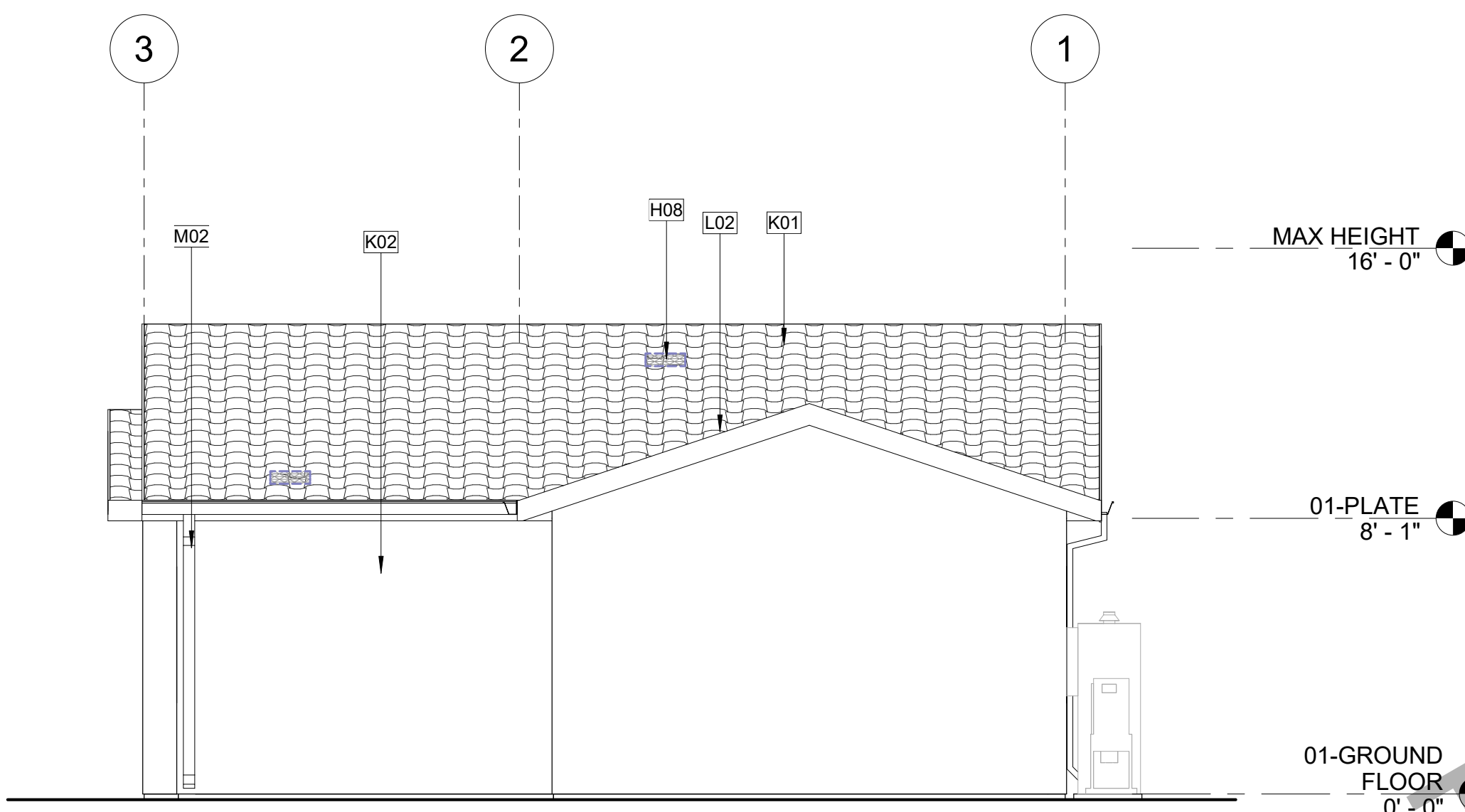
3 5-2 BED-LEFT-SPANISH

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



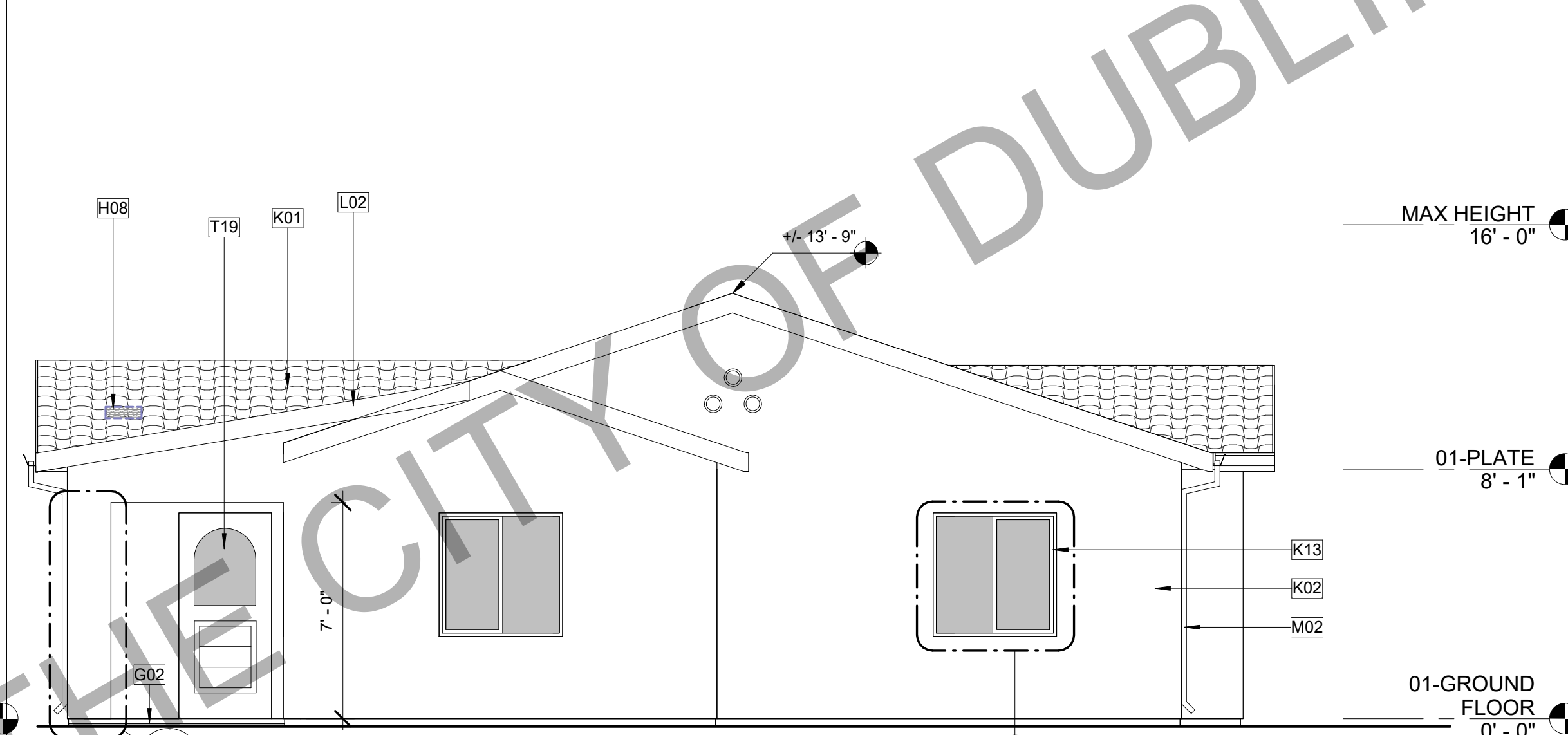
2 5-2 BED-REAR-SPANISH

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



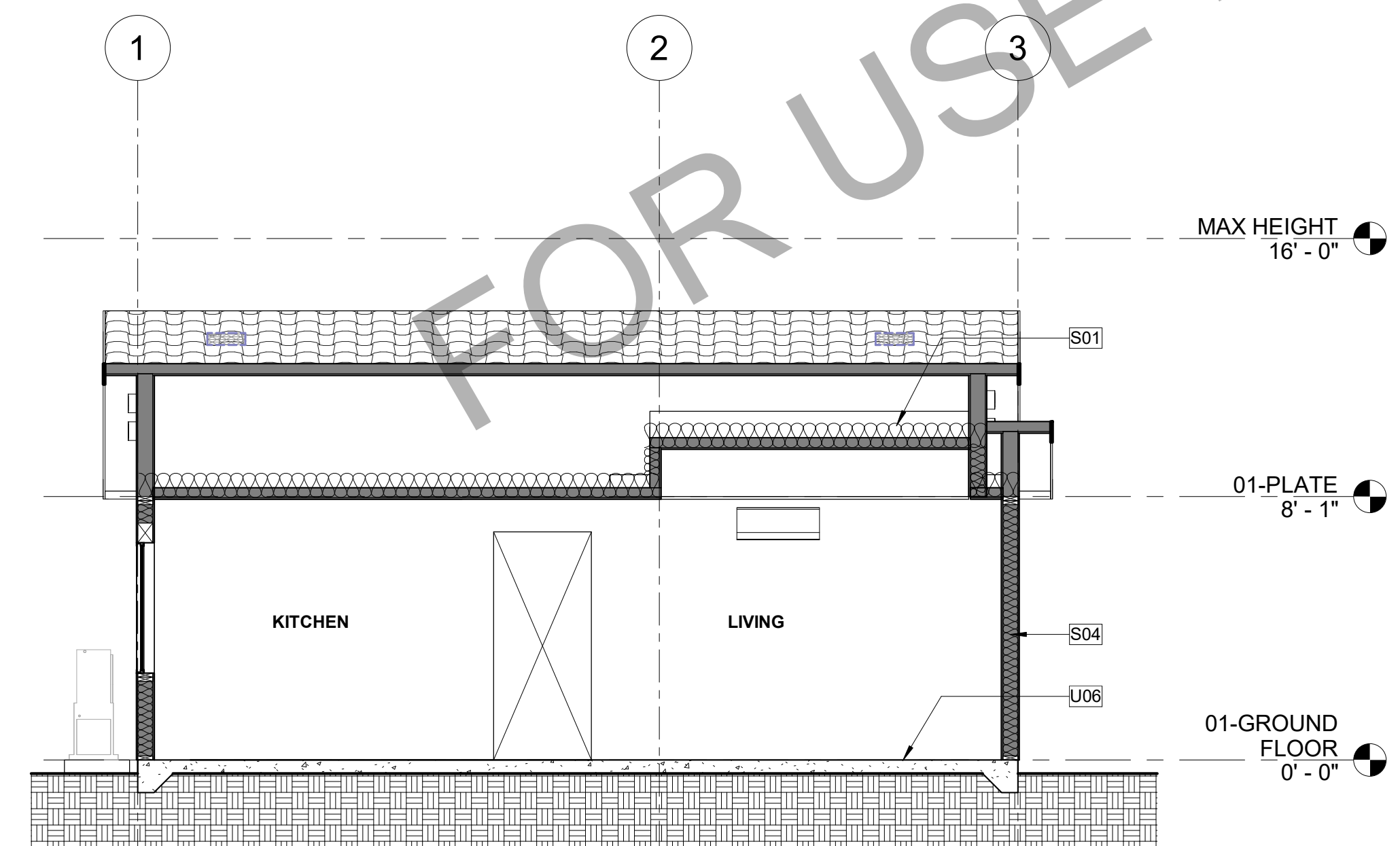
4 5-2 BED-RIGHT-SPANISH

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



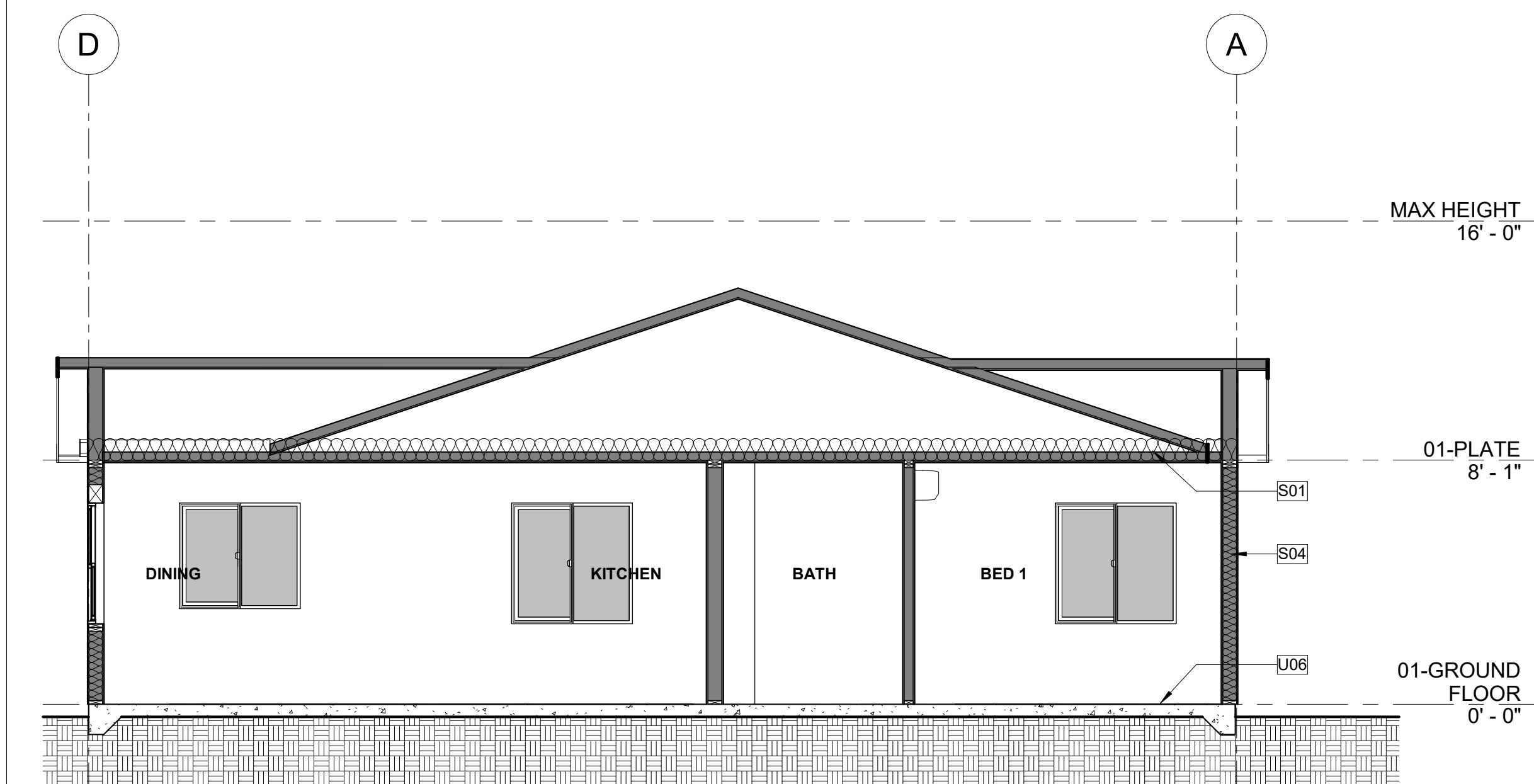
1 5-2 BED-FRONT-SPANISH

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



6 5-2 BED-SECTION 2-SPANISH

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



5 5-2 BED-SECTION 1-SPANISH

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

PROTOTYPE ADU

CITY OF DUBLIN, CA

**EXTERIOR ELEVATIONS &
BUILDING SECTIONS**

ADU PROTOTYPES

DATE
03/30/2023

SHEET

A5-201

GENERAL ELEVATION NOTES



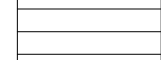
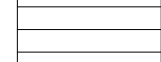

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
6. 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.
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.

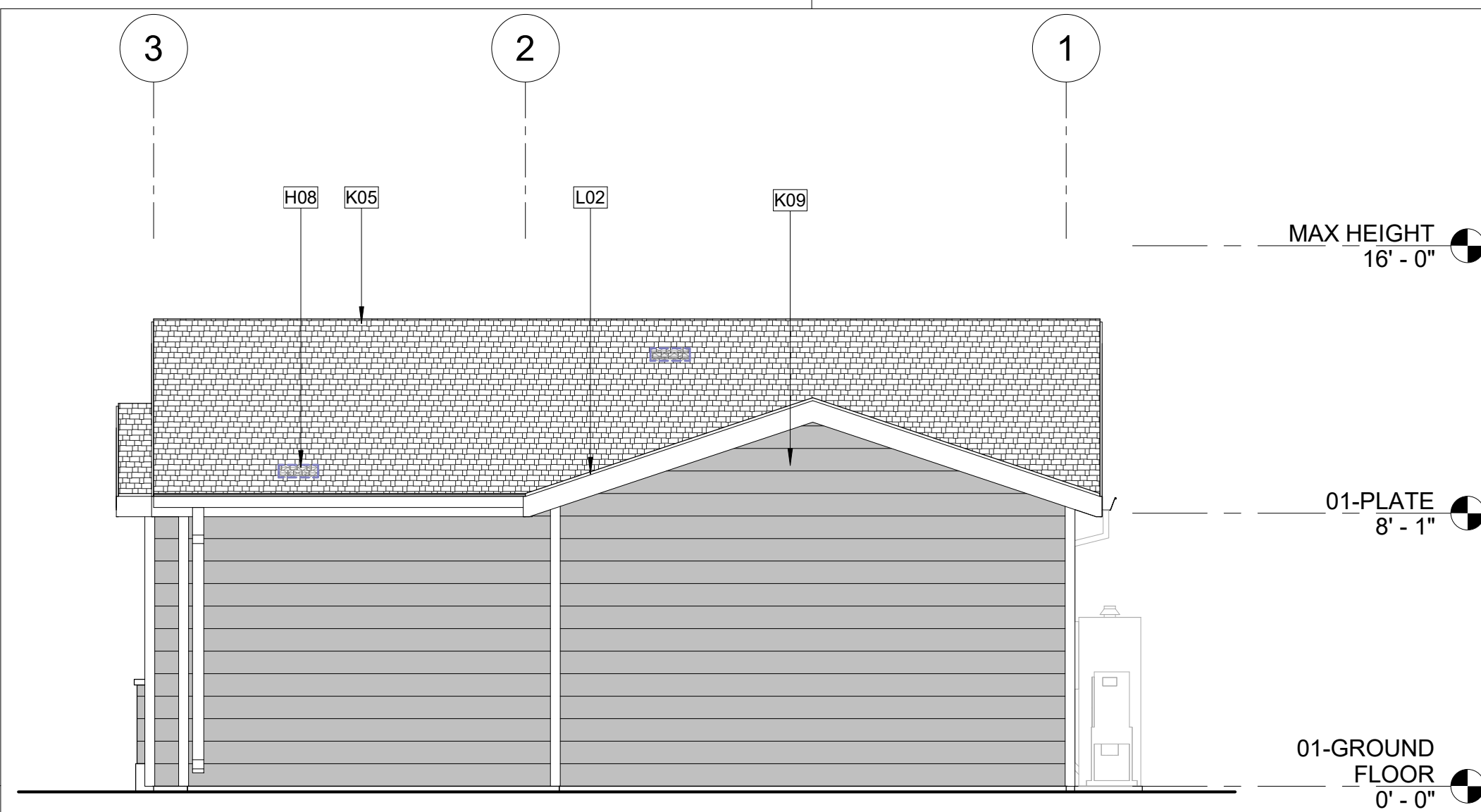
KEYNOTES

- 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.
- G02 CONCRETE FLATWORK. 1/4"/FT SLOPE AWAY FROM BUILDING.
- 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
- 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.
- K13 WINDOW PER PLAN
- L02 2x8 FASCIA. PRIME ALL SIDES.
- L14 EXTERIOR LIGHT SCHEME B. DARK SKY AND TITLE 24 COMPLIANT.
- L15 WINDOW SURROUNDS
- 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.)
- 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.

LEGEND

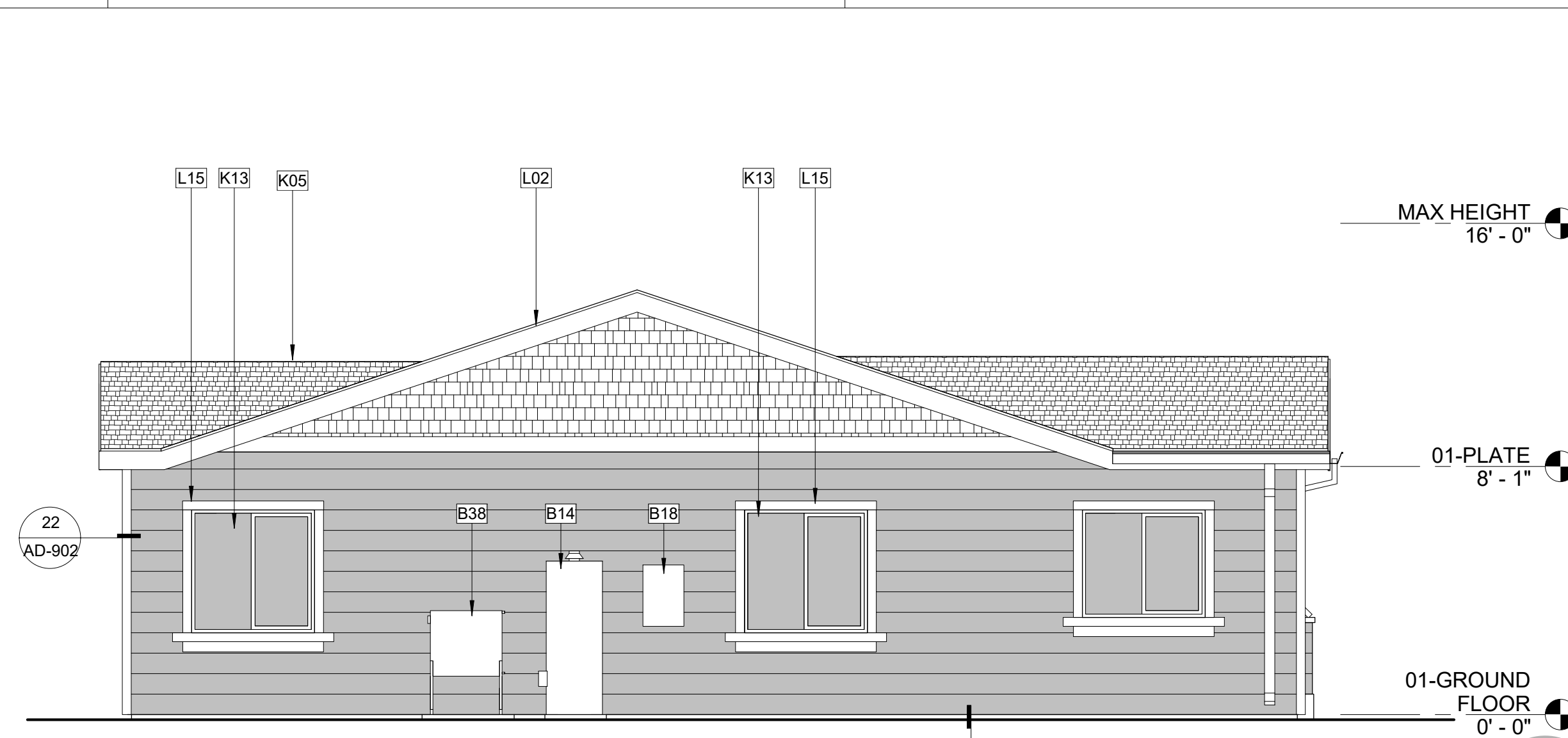
NOTE: EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE 2022 CRC SECTION R337.7.

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



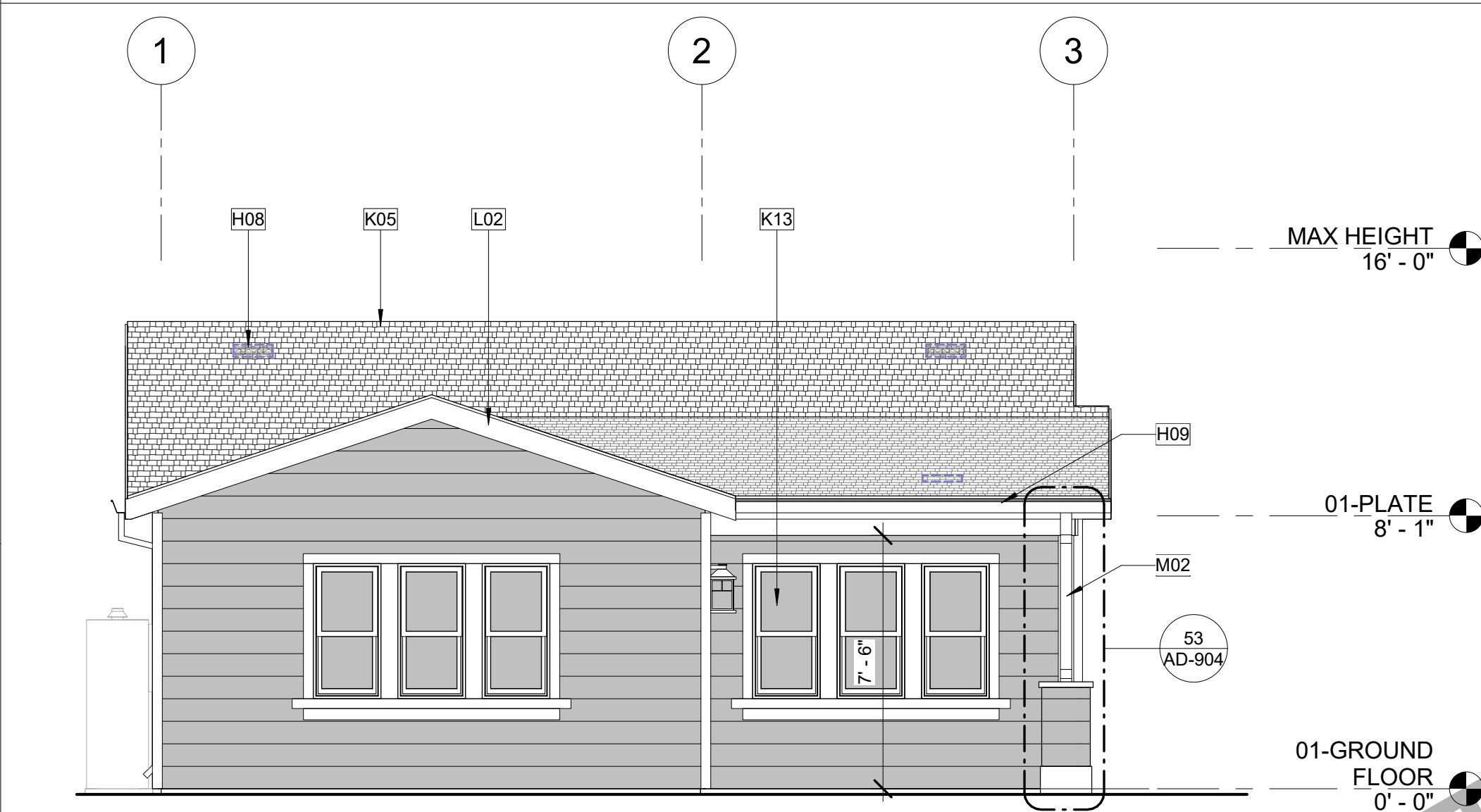
6 5-2 BED-RIGHT-TRADITIONAL

A5-101A5-202 1/4" = 1'-0"



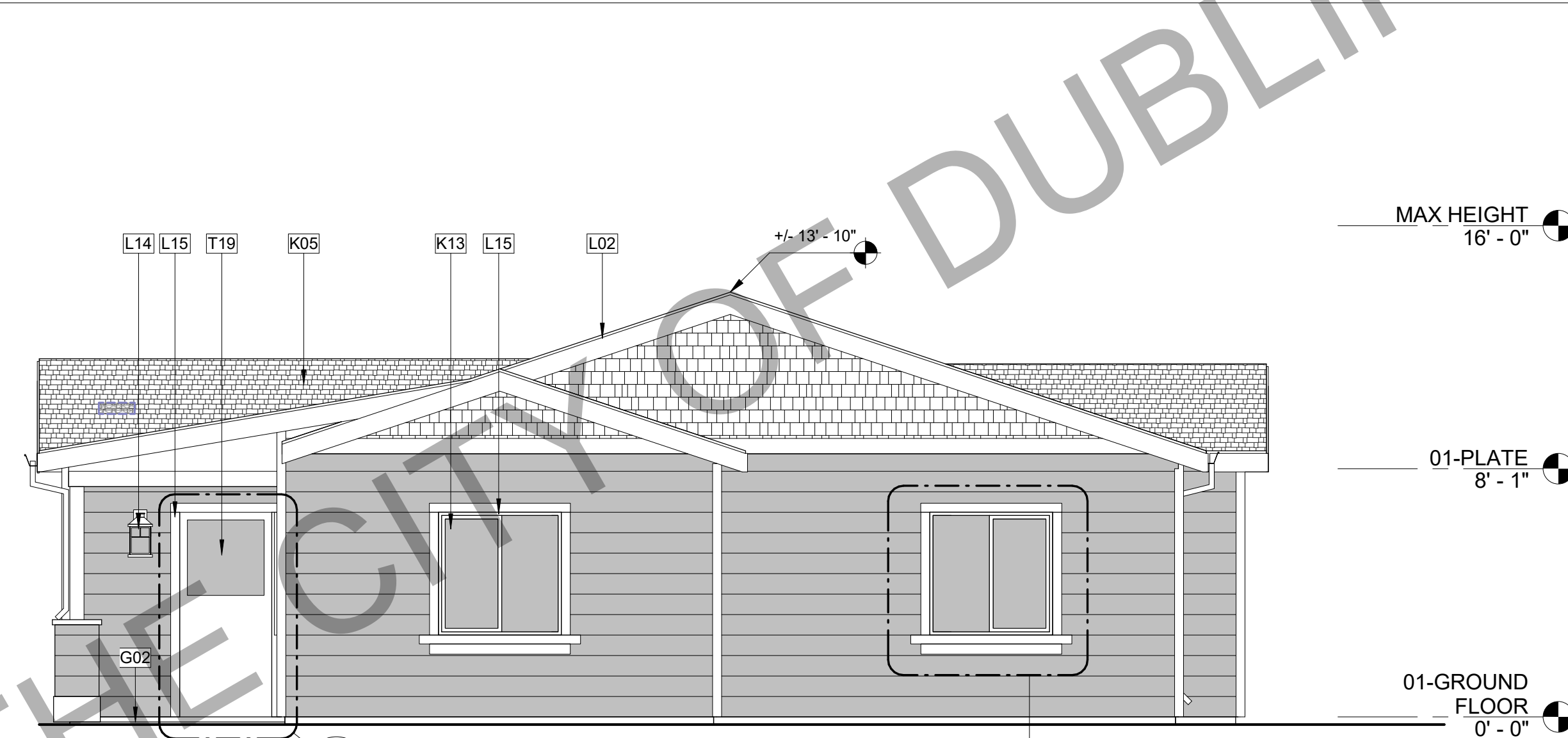
5 5-2 BED-REAR-TRADITIONAL

A5-101A5-202 1/4" = 1'-0"



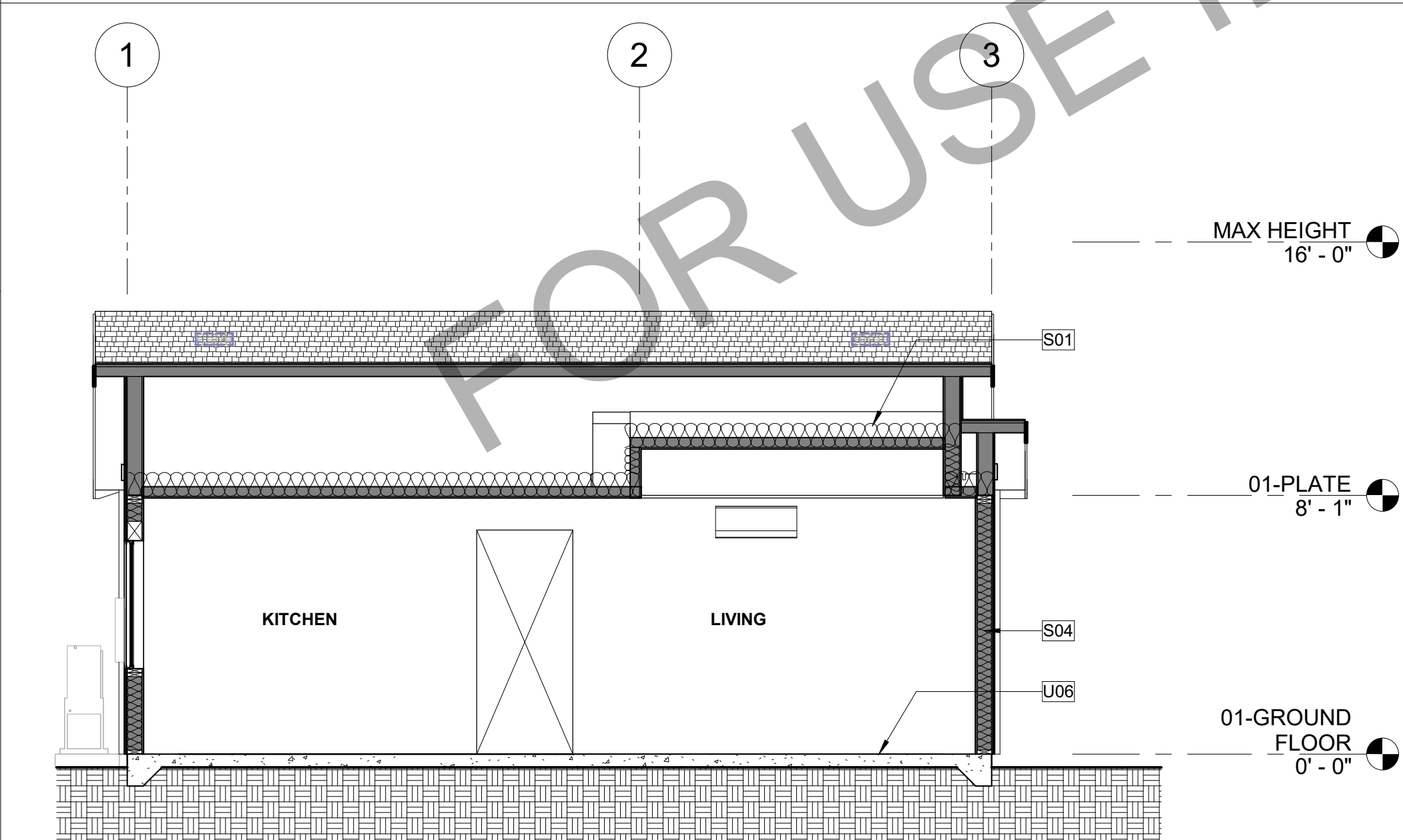
4 5-2 BED-LEFT-TRADITIONAL

A5-101A5-202 1/4" = 1'-0"



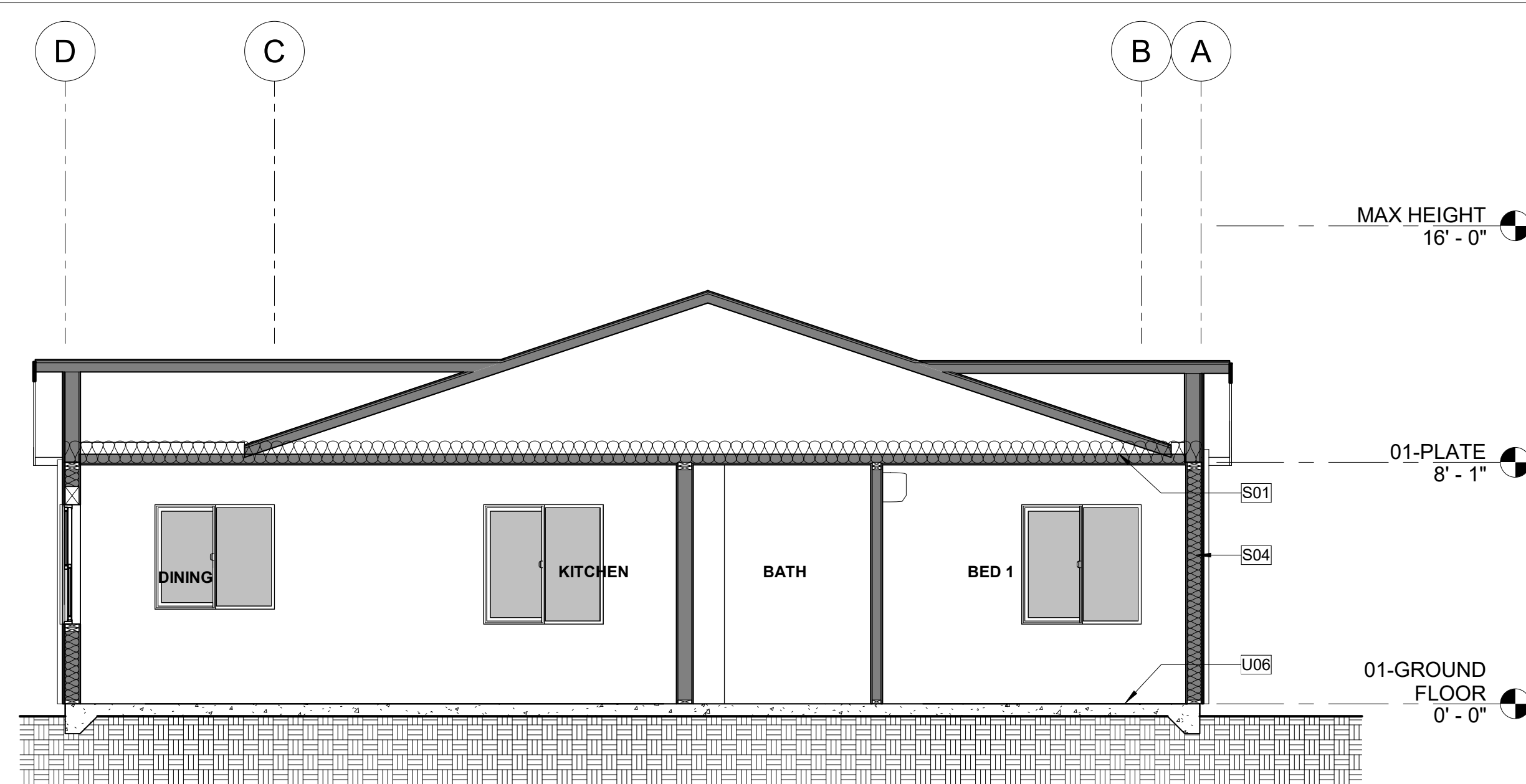
3 5-2 BED-FRONT-TRADITIONAL

A5-101A5-202 1/4" = 1'-0"



2 5-2 BED-SECTION 2-TRADITIONAL

A5-101A5-202 1/4" = 1'-0"



1 5-2 BED-SECTION 1-TRADITIONAL

A5-101A5-202 1/4" = 1'-0"

GENERAL ELEVATION NOTES



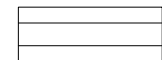
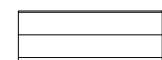
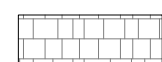
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3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
6. 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.
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.

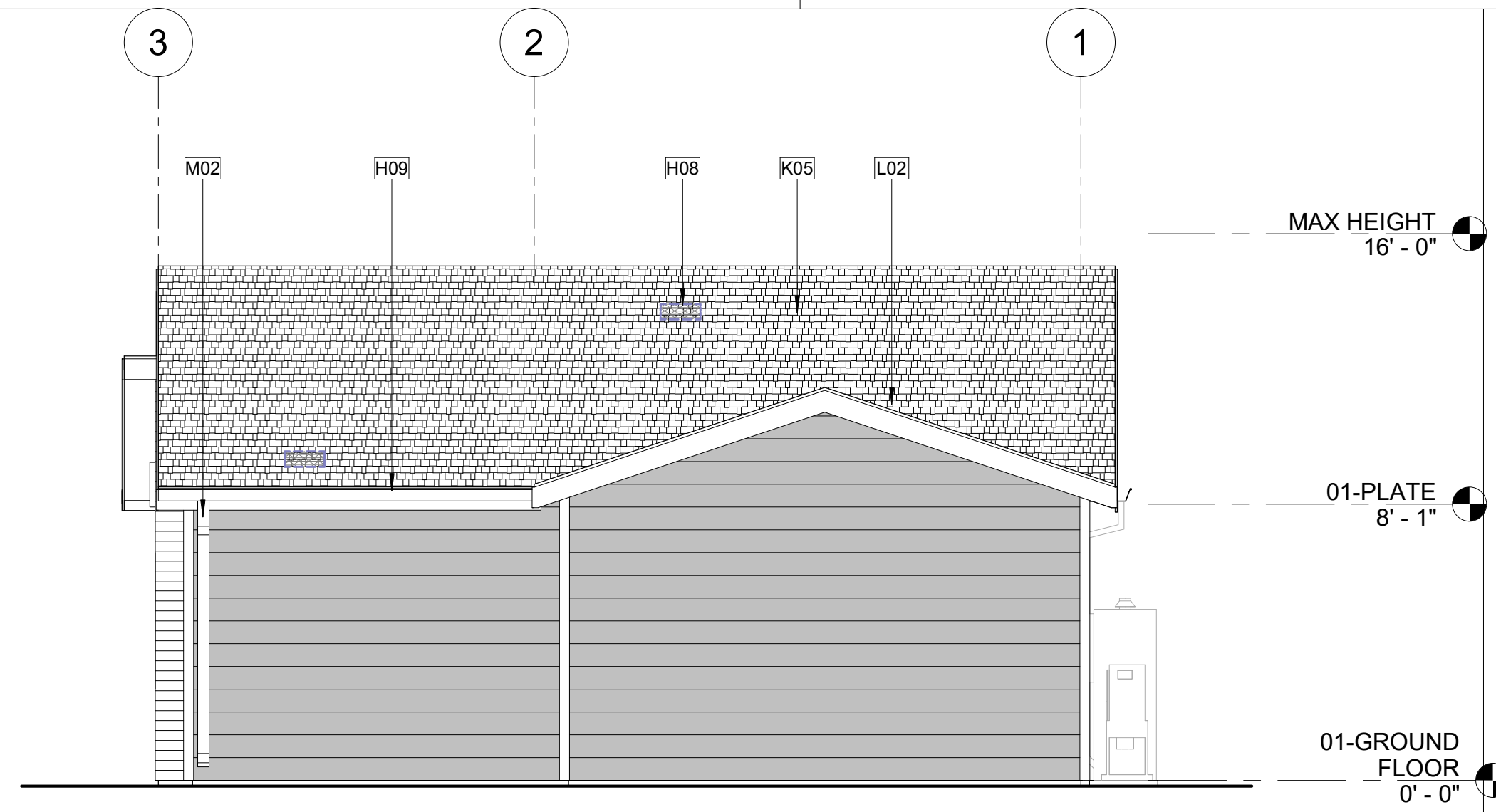
KEYNOTES

- 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.
- G02 CONCRETE FLATWORK. 1/4"/FT SLOPE AWAY FROM BUILDING.
- 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
- 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.
- K13 WINDOW PER PLAN
- L02 2x8 FASCIA. PRIME ALL SIDES.
- L13 EXTERIOR LIGHT SCHEME A. DARK SKY AND TITLE 24 COMPLIANT.
- L15 WINDOW SURROUNDS
- 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.)
- 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.

LEGEND

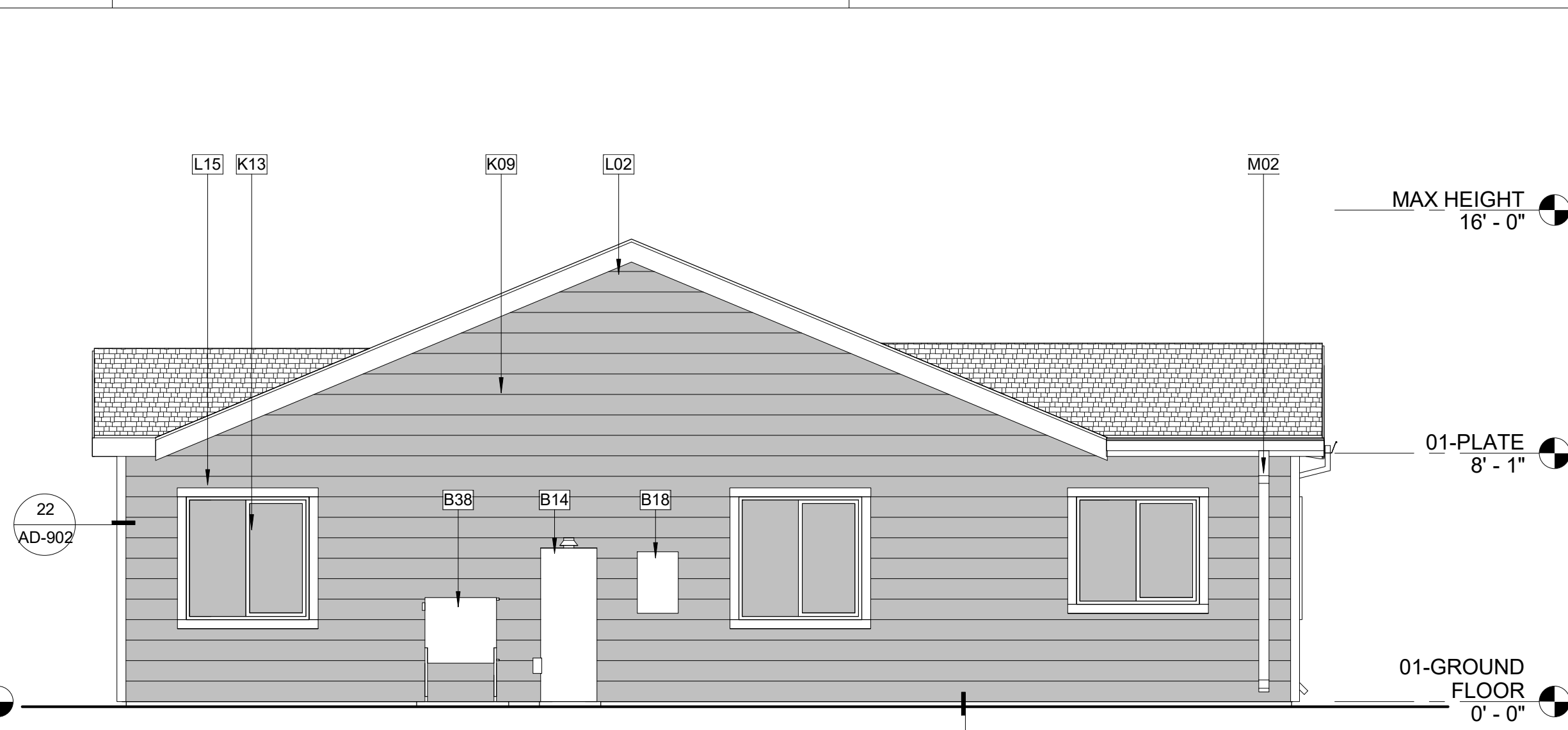
NOTE: EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE 2022 CRC SECTION R337.7.

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



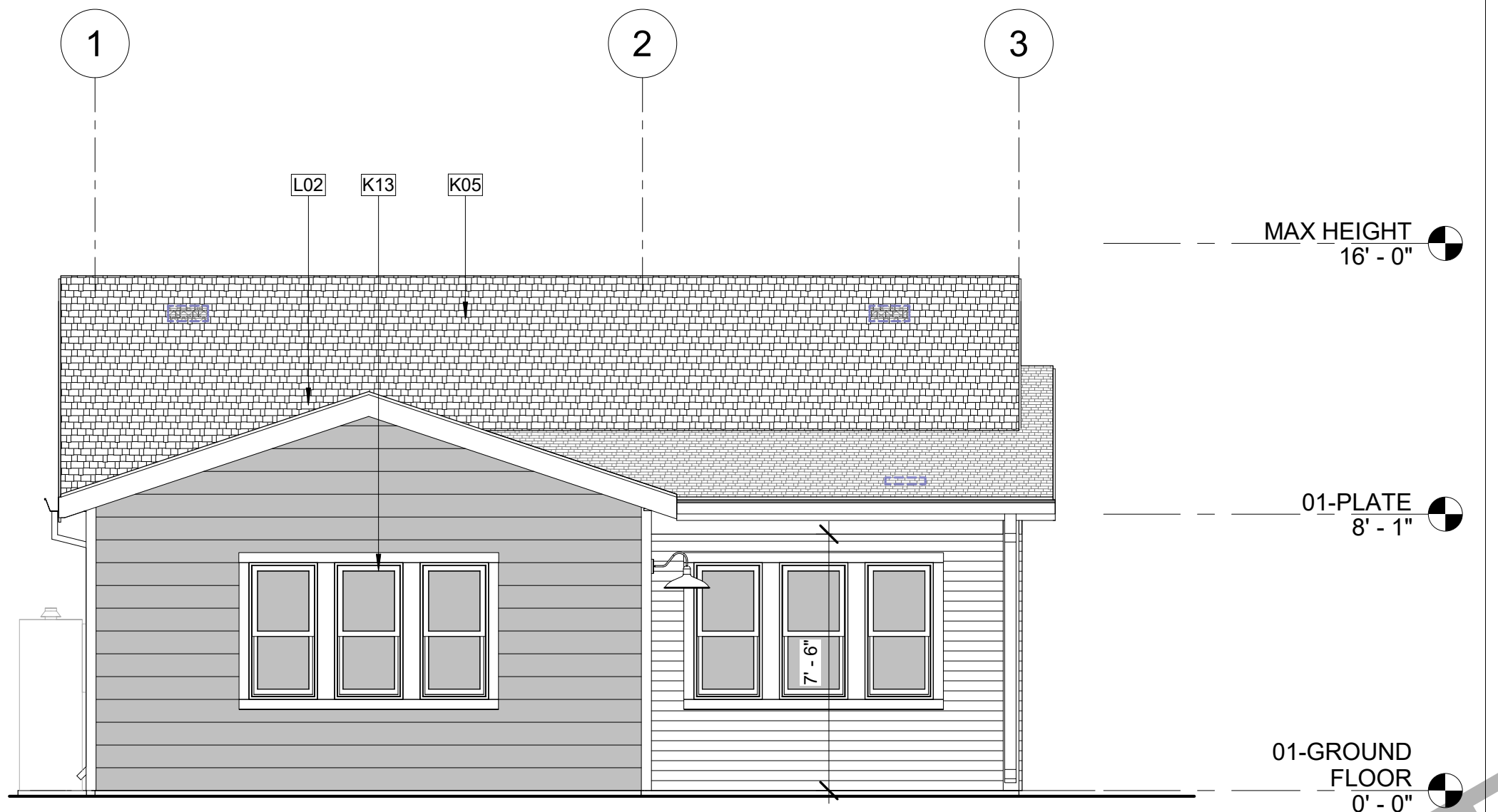
3 5-2 BED-RIGHT-CONTEMPORARY

A5-101/A5-203 1/4" = 1'-0"



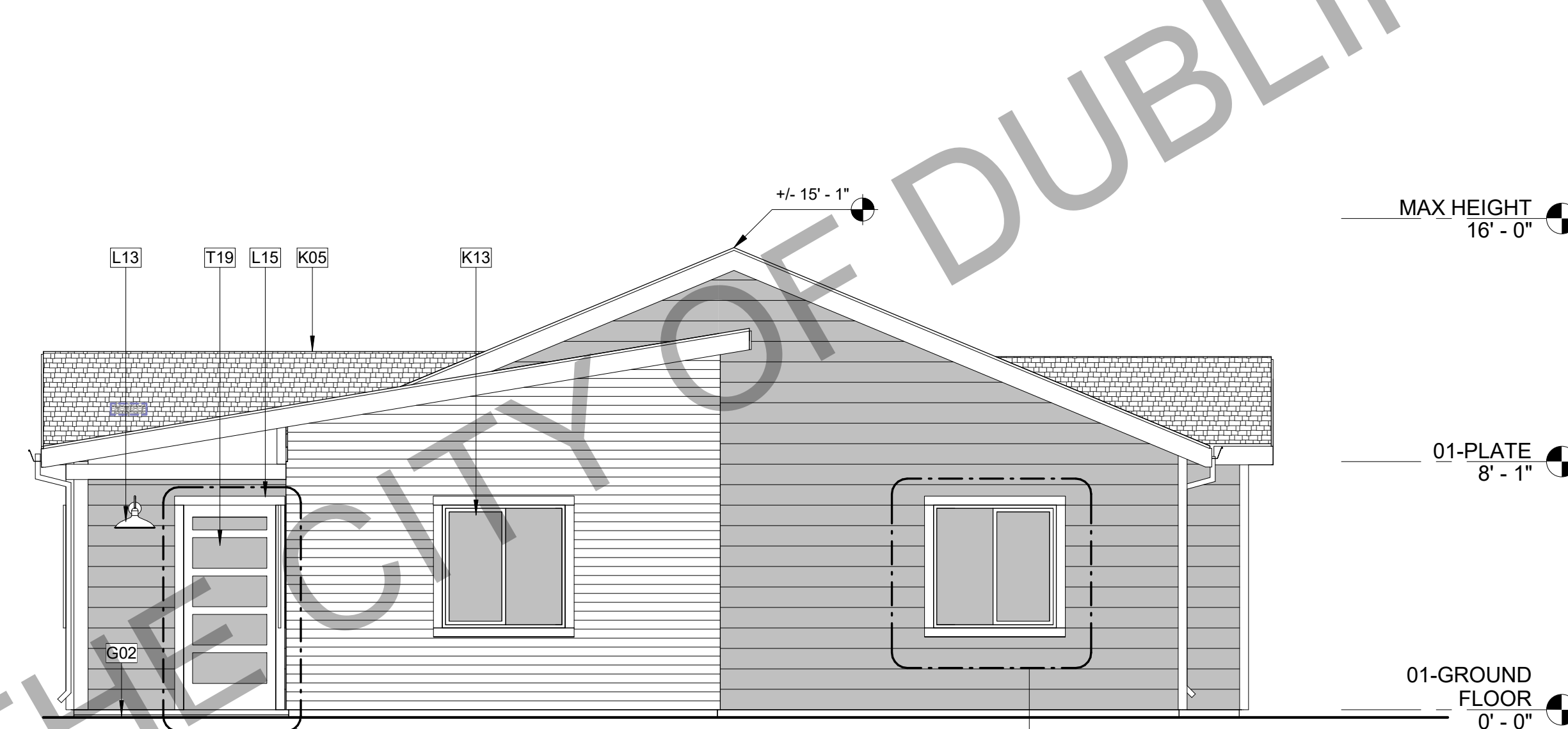
6 5-2 BED-REAR-CONTEMPORARY

A5-203 1/4" = 1'-0"



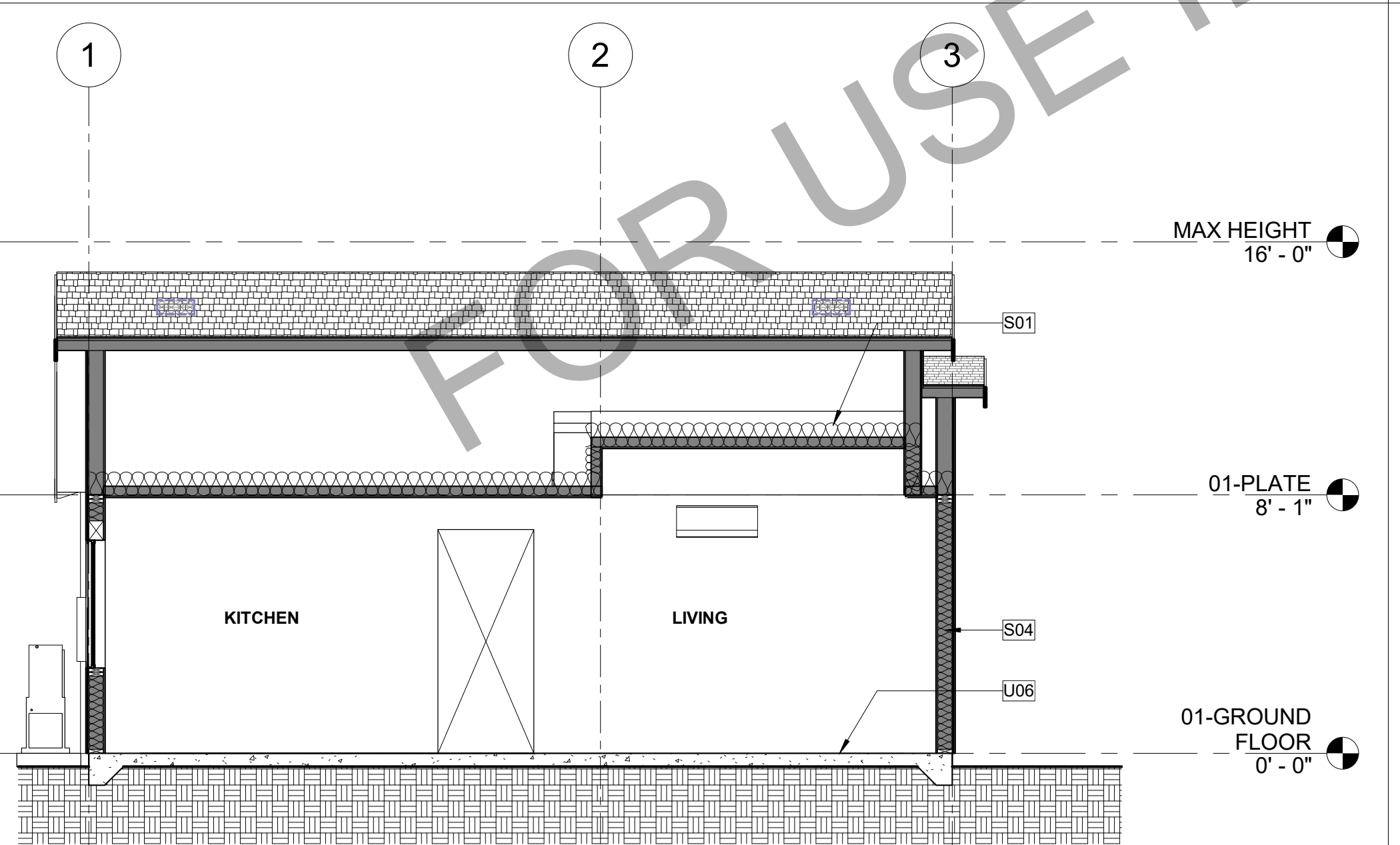
4 5-2 BED-LEFT-CONTEMPORARY

A5-101/A5-203 1/4" = 1'-0"



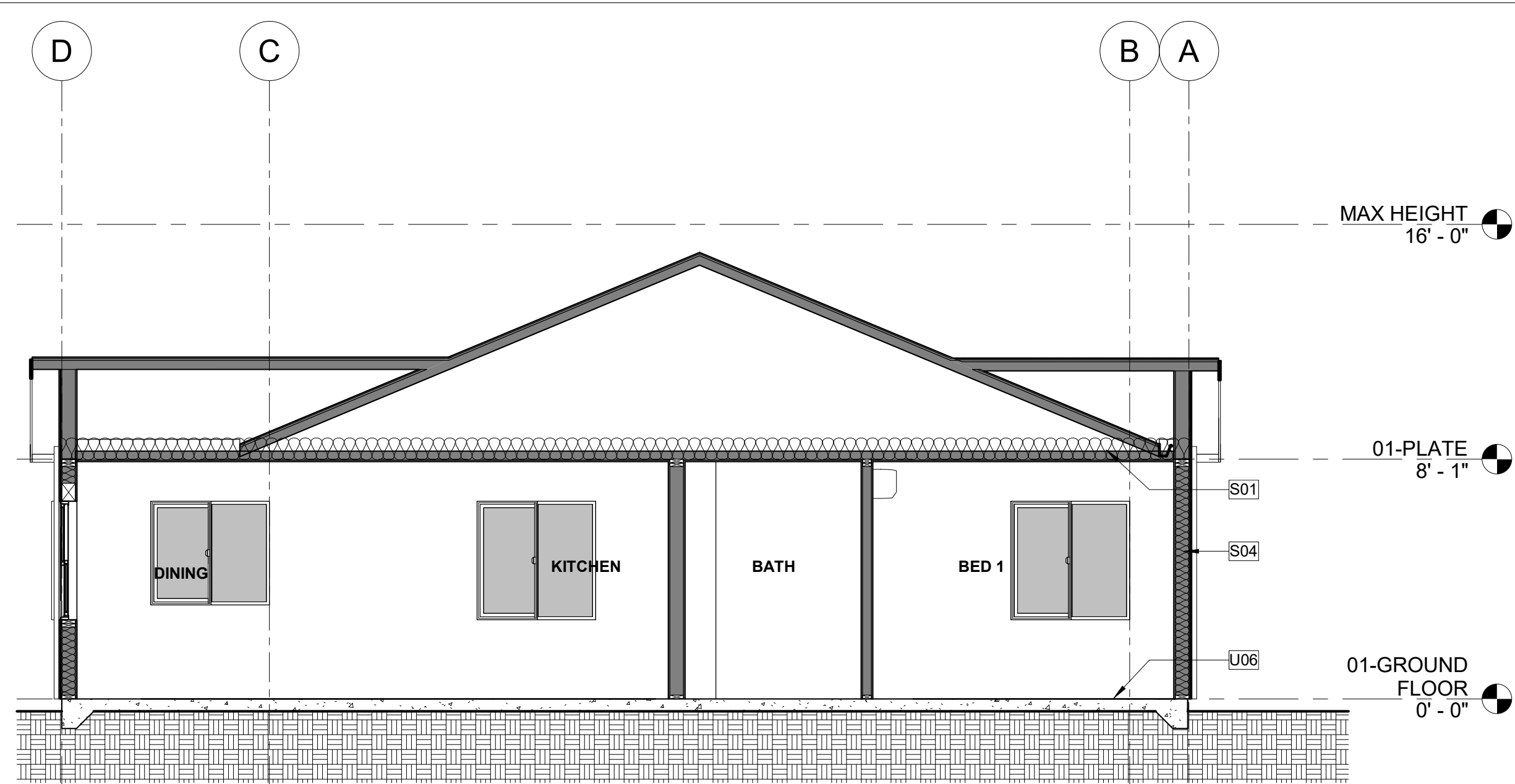
5 5-2 BED-FRONT-CONTEMPORARY

A5-101/A5-203 1/4" = 1'-0"



1 5-2 BED-SECTION 2-CONTEMPORARY

A5-101/A5-203 1/4" = 1'-0"



2 5-2 BED-SECTION 1-CONTEMPORARY

A5-101/A5-203 1/4" = 1'-0"