

CONSULTANT

AGENCY

PROTOTYPE ADU
CITY OF DUBLIN, CA
FLOOR PLAN & RCP

ADU PROTOTYPES

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 2019 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.

DOOR SCHEDULE

| NO. | TYPE | SIZE | | FIRE RATING | REMARKS |
|-----|-----------------|----------|---------|-------------|---------------|
| | | WIDTH | HEIGHT | | |
| 1 | GARAGE DOOR | 16' - 0" | 6' - 8" | | EXISTING DOOR |
| 2 | GARAGE DOOR | 9' - 2" | 6' - 8" | | EXISTING DOOR |
| 3 | EXTERIOR ENTRY | 2' - 8" | 6' - 8" | | 1 |
| 5 | INTERIOR | 2' - 8" | 6' - 8" | | |
| 6 | INTERIOR | 2' - 8" | 6' - 8" | | |
| 7 | INTERIOR | 2' - 8" | 6' - 8" | | |
| 8 | INTERIOR | 2' - 8" | 6' - 8" | | |
| 9 | INTERIOR SLIDER | 4' - 0" | 6' - 8" | | |
| 10 | INTERIOR SLIDER | 4' - 0" | 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 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". [2019 CRC Sec. R310.2]

WINDOW SCHEDULE

| NO. | TYPE | SIZE | | HEAD HEIGHT | REMARKS |
|-----|-------------|---------|---------|-------------|---------|
| | | WIDTH | HEIGHT | | |
| 1 | SINGLE HUNG | 2' - 0" | 3' - 0" | 6' - 8" | 2 |
| 2 | SINGLE HUNG | 2' - 0" | 3' - 0" | 6' - 8" | 2 |
| 3 | SLIDER | 5' - 0" | 5' - 0" | 6' - 8" | 1 |
| 4 | SLIDER | 5' - 0" | 5' - 0" | 6' - 8" | 1 |
| 5 | SINGLE HUNG | 2' - 0" | 3' - 0" | 6' - 8" | 2, 5 |
| 6 | SLIDER | 4' - 0" | 3' - 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.

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.

AREAS

| AREAS-PLAN 8-3 CAR GARAGE CONVERSION | |
|---|--------|
| SPACE | AREA |
| CONDITIONED PLAN 8 - 3 CAR GARAGE CONVERSION [EXCLUDES AREA BETWEEN (E) GARAGE DOOR AND (N) INTERIOR WALL] | 649 SF |
| UNCONDITIONED PLAN 8-EXISTING FOOTPRINT OF GARAGE, AS SHOWN IN VIEW 1/A8-101 | 672 SF |

KEYNOTES

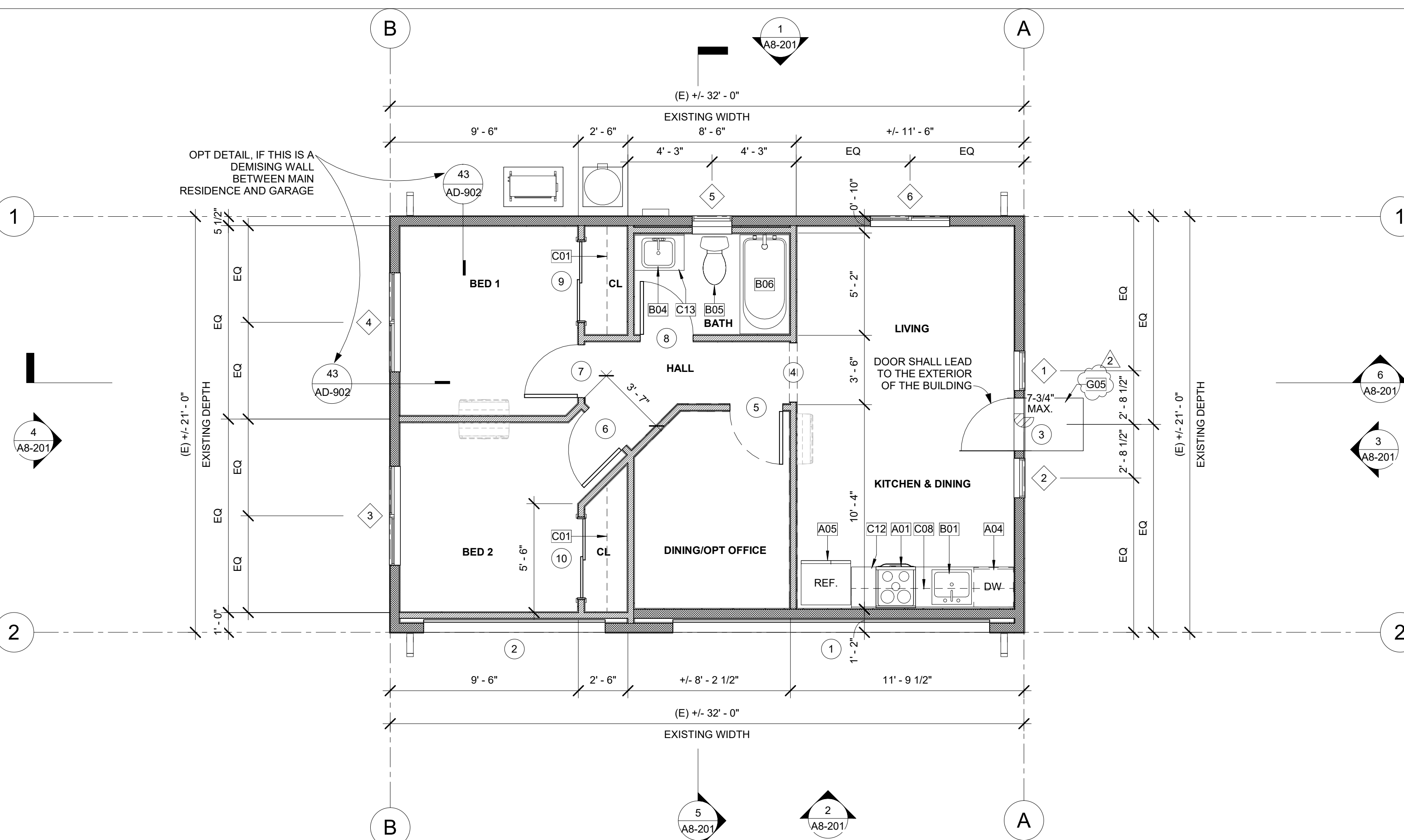
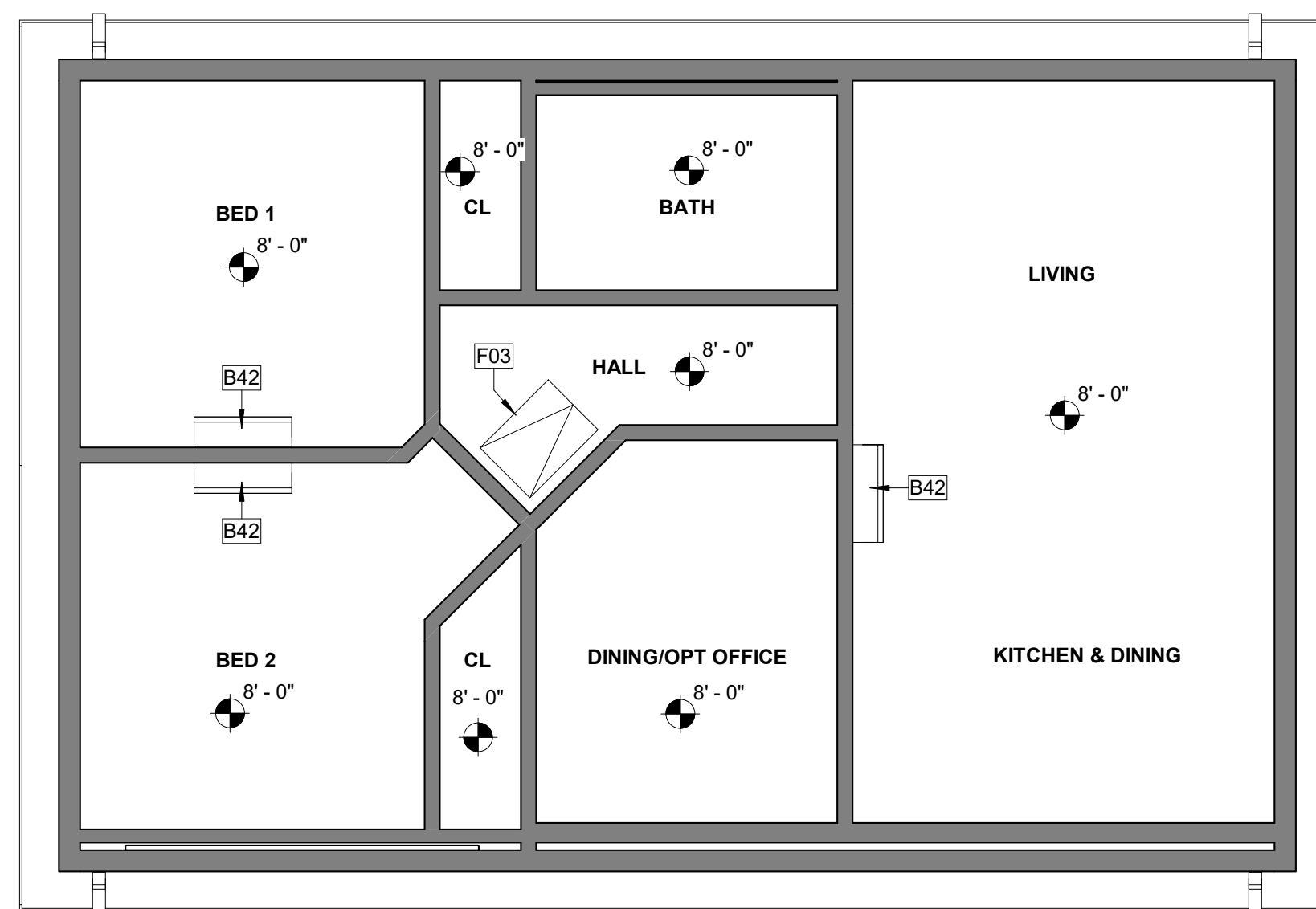
- A01 24" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- A04 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.
- A05 REFRIGERATOR LOCATION. PROVIDE 32" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- B01 30" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE 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
- C12 34 1/2" HIGH BASE CABINET AND COUNTERTOP.
- C13 30" HIGH BASE CABINET AND COUNTERTOP.
- 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.
- G05 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.
- 10' - 0" CEILING HEIGHT

2 GROUND FLOOR RCP

A1-201/A8-101 1/4" = 1'-0"



1 GROUND FLOOR PLAN

A1-201/A8-101 1/4" = 1'-0"



CONSULTANT

AGENCY

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

ADU PROTOTYPES

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 DOOR 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.
- GYPSON 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. 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 2019 CRC R337.
- K11 DOOR PER PLAN
- K12 GARAGE DOOR
- 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. 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.)
- T02 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
- 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.
- U07 LEVEL EXISTING FLOOR SLAB
- U11 WOOD BEAM / HEADER. REFER TO STRUCTURAL.

VENTING REQUIRED

| ROOF VENTILATION - REQUIRED - 3 CAR GARAGE CONVERSION | | | |
|---|--------|--------|---------------------|
| ATTIC ZONE | AREA | FACTOR | REQUIRED SI |
| ATTIC-3 CAR GARAGE CONVERSION | 672 SF | 0.0033 | 323 in ² |

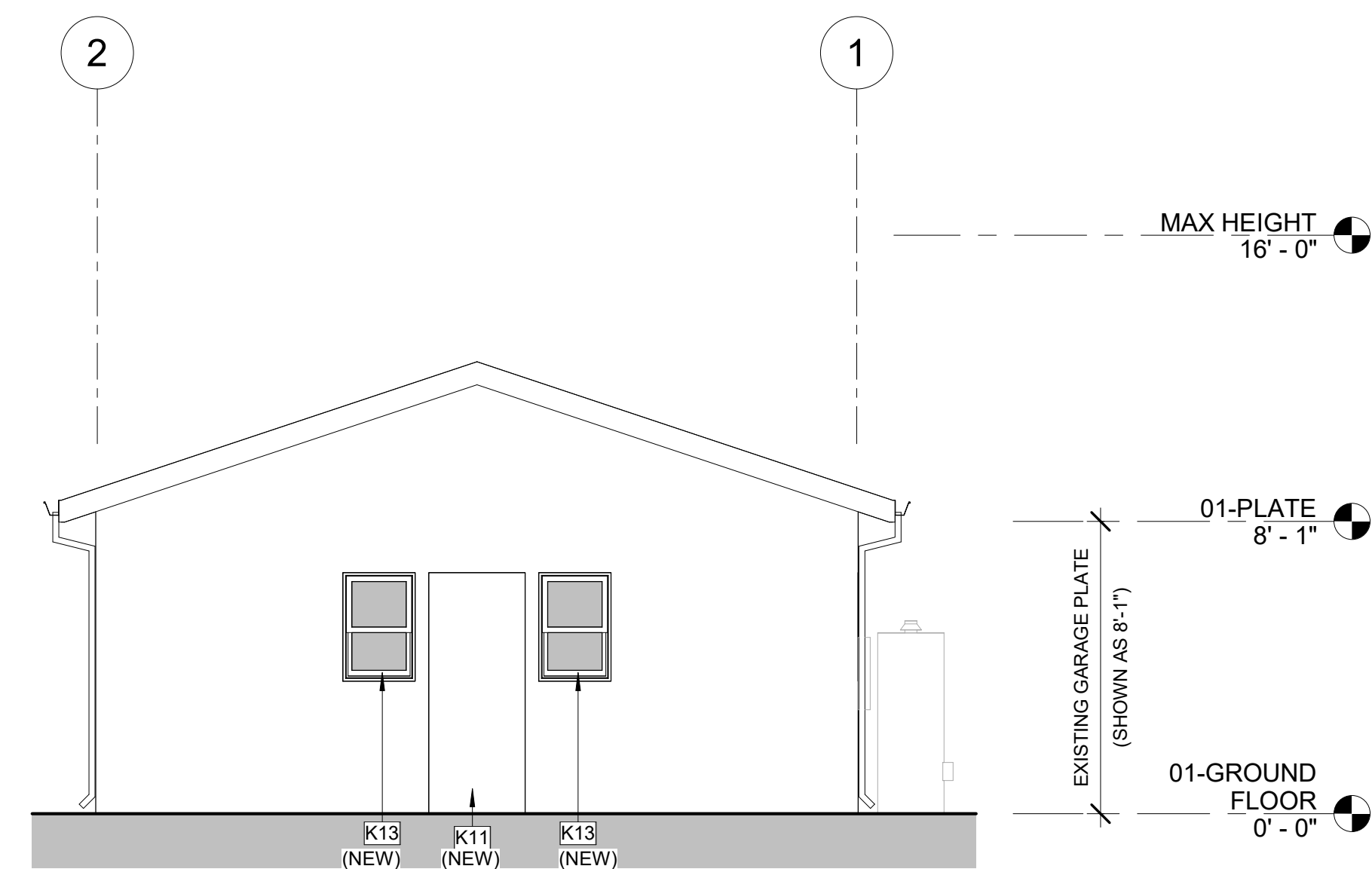
VENTING PROPOSED

| ATTIC ZONE | NUMBER | VENT TYPE | FREE AREA |
|-------------------------|--------|--------------------|------------------------|
| 3 CAR GARAGE CONVERSION | 4 | O'HAGIN FIRE & ICE | 390.00 in ² |
| HIGH | | | 390.00 in ² |
| | | | 390.00 in ² |

LEGEND

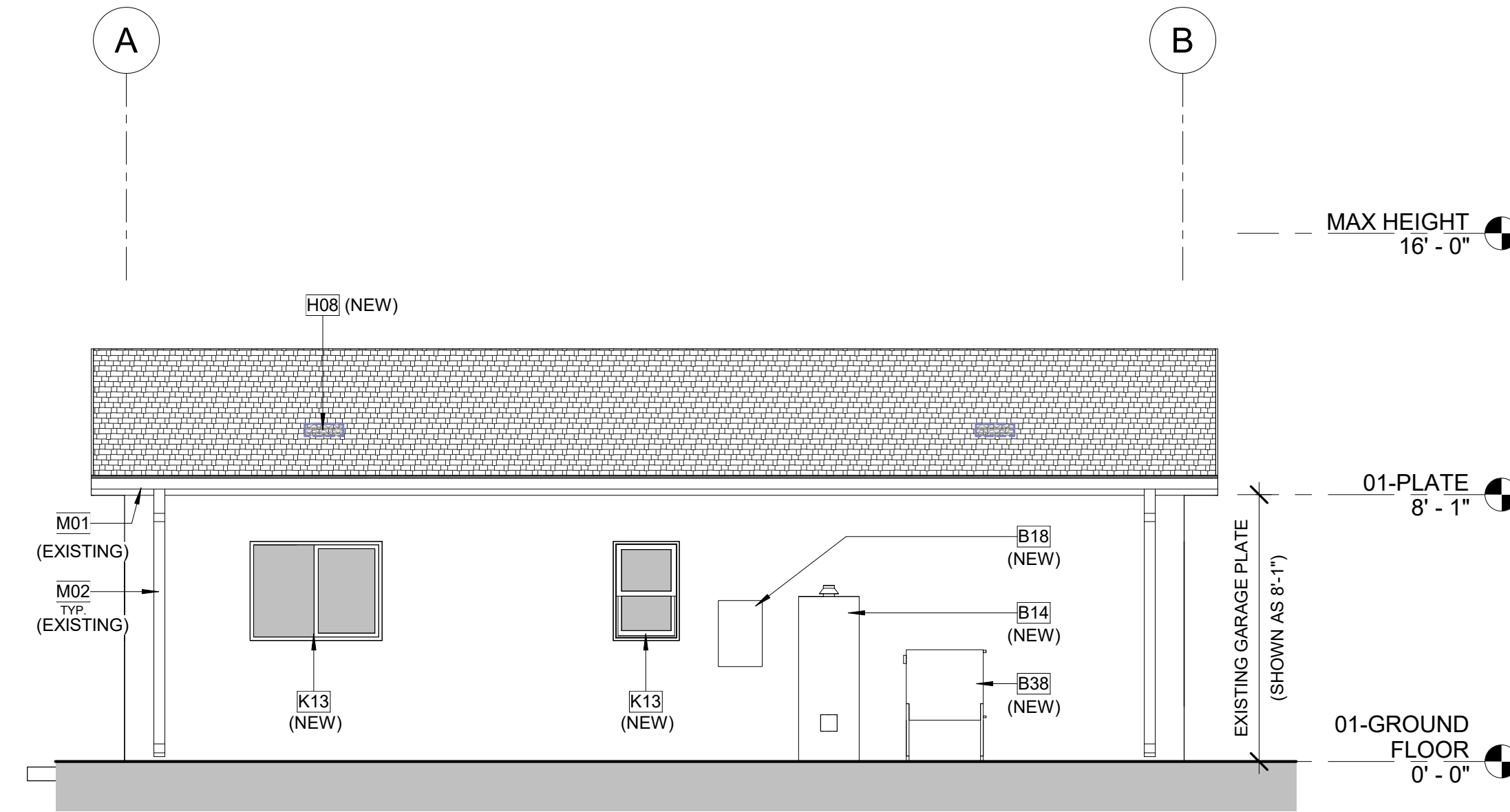
NOTE: EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE 2019 CRC SECTION R337.7.

- EXISTING WALL COVERING
- HEIGHT OF TOP OF ROOFING SURFACE (INCLUDING CRICKETS AND INSULATION)
- 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



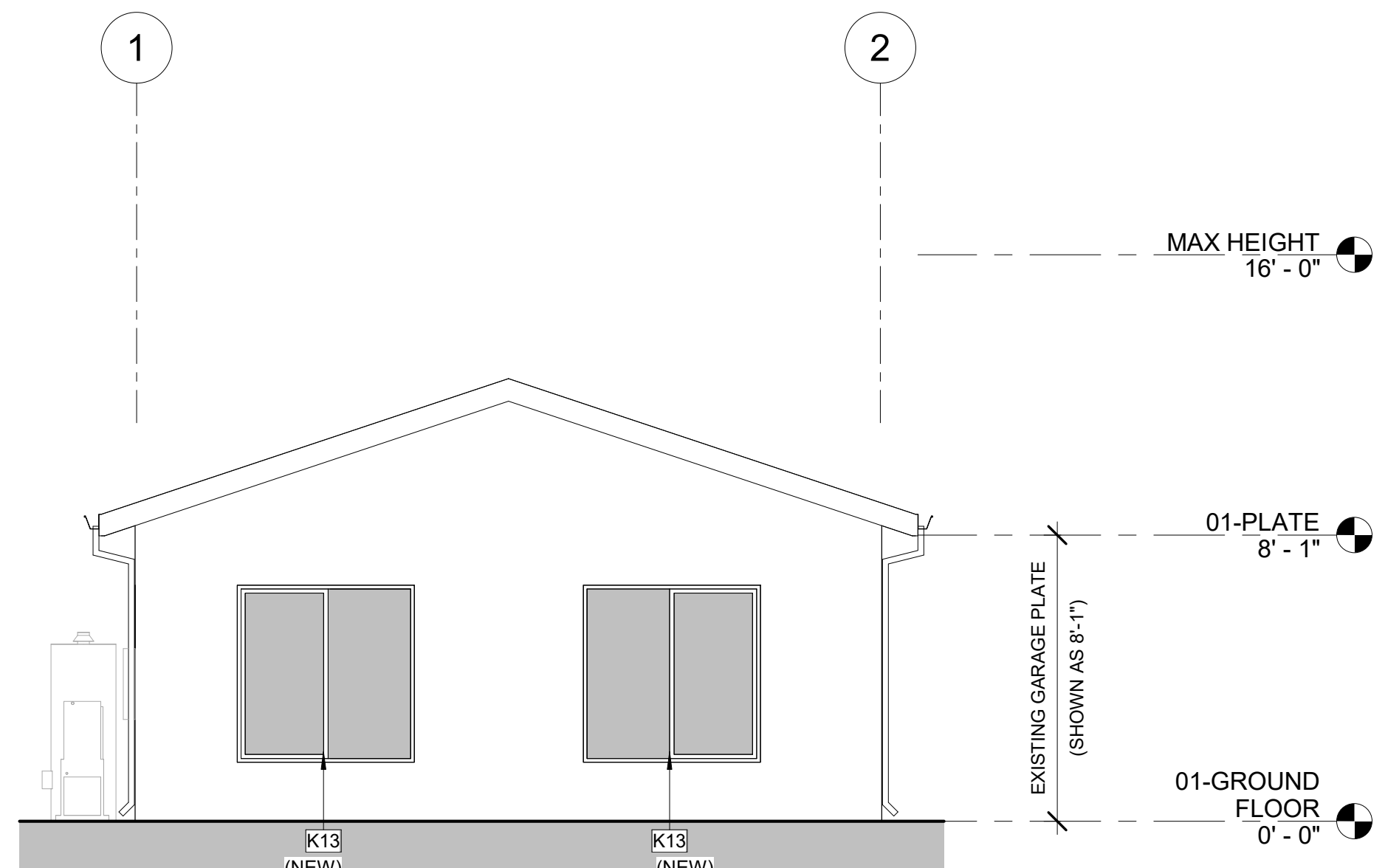
3 8-3-CAR GARAGE CONVERSION-RIGHT

A8-101|A8-201 1/4" = 1'-0"



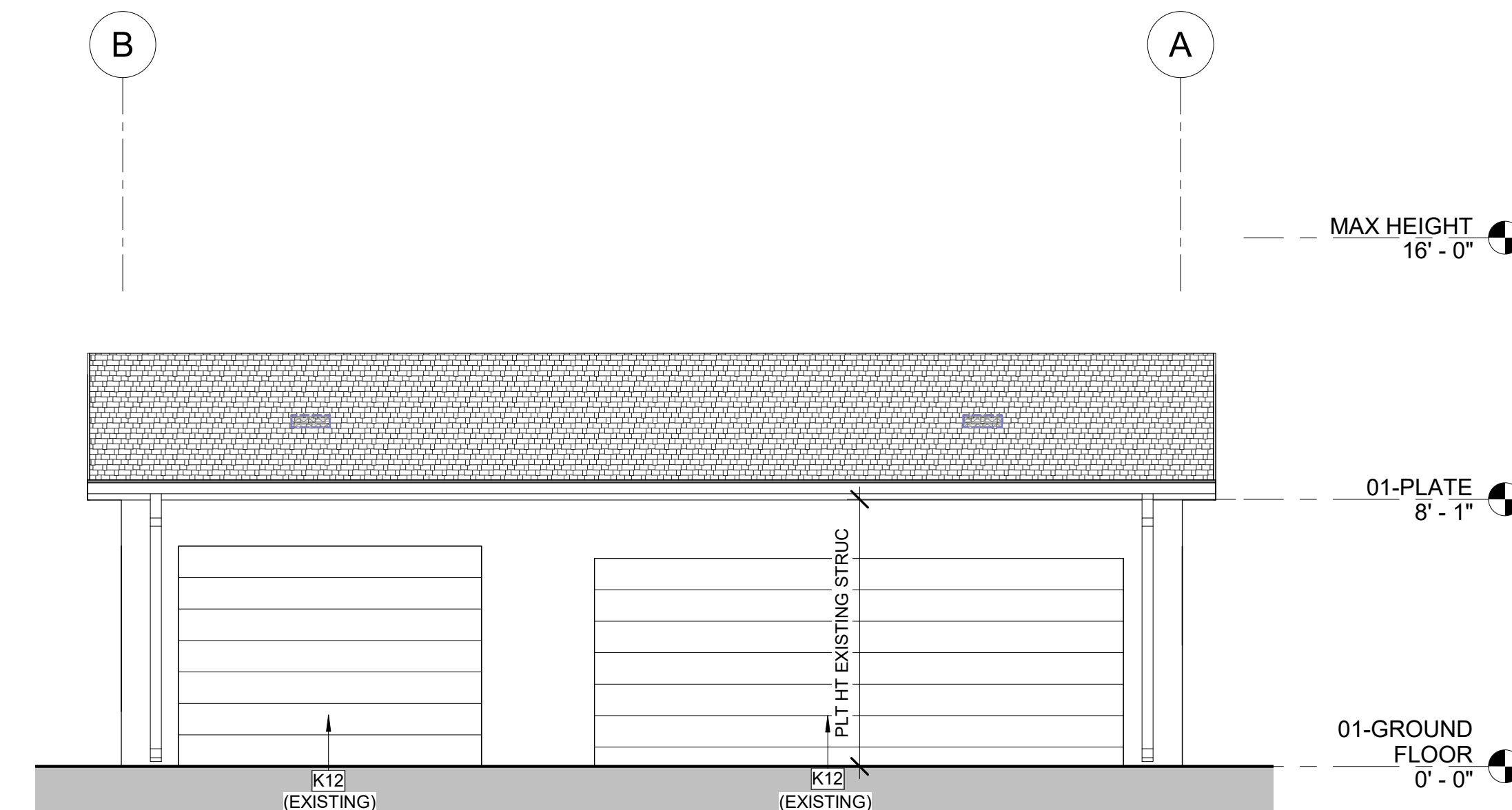
1 8-3-CAR GARAGE CONVERSION-REAR

A8-101|A8-201 1/4" = 1'-0"



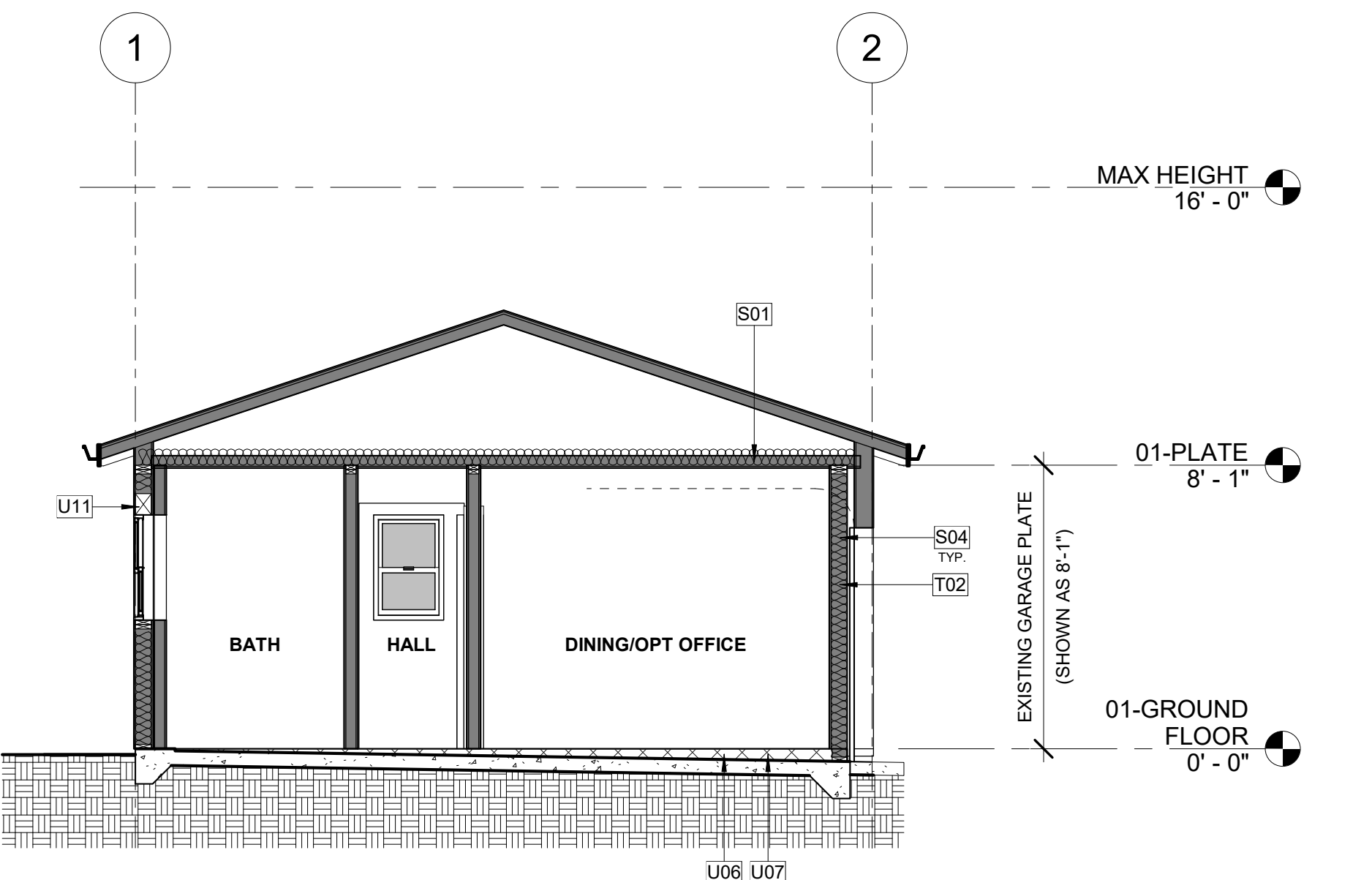
4 8-3-CAR GARAGE CONVERSION-LEFT

A8-101|A8-201 1/4" = 1'-0"



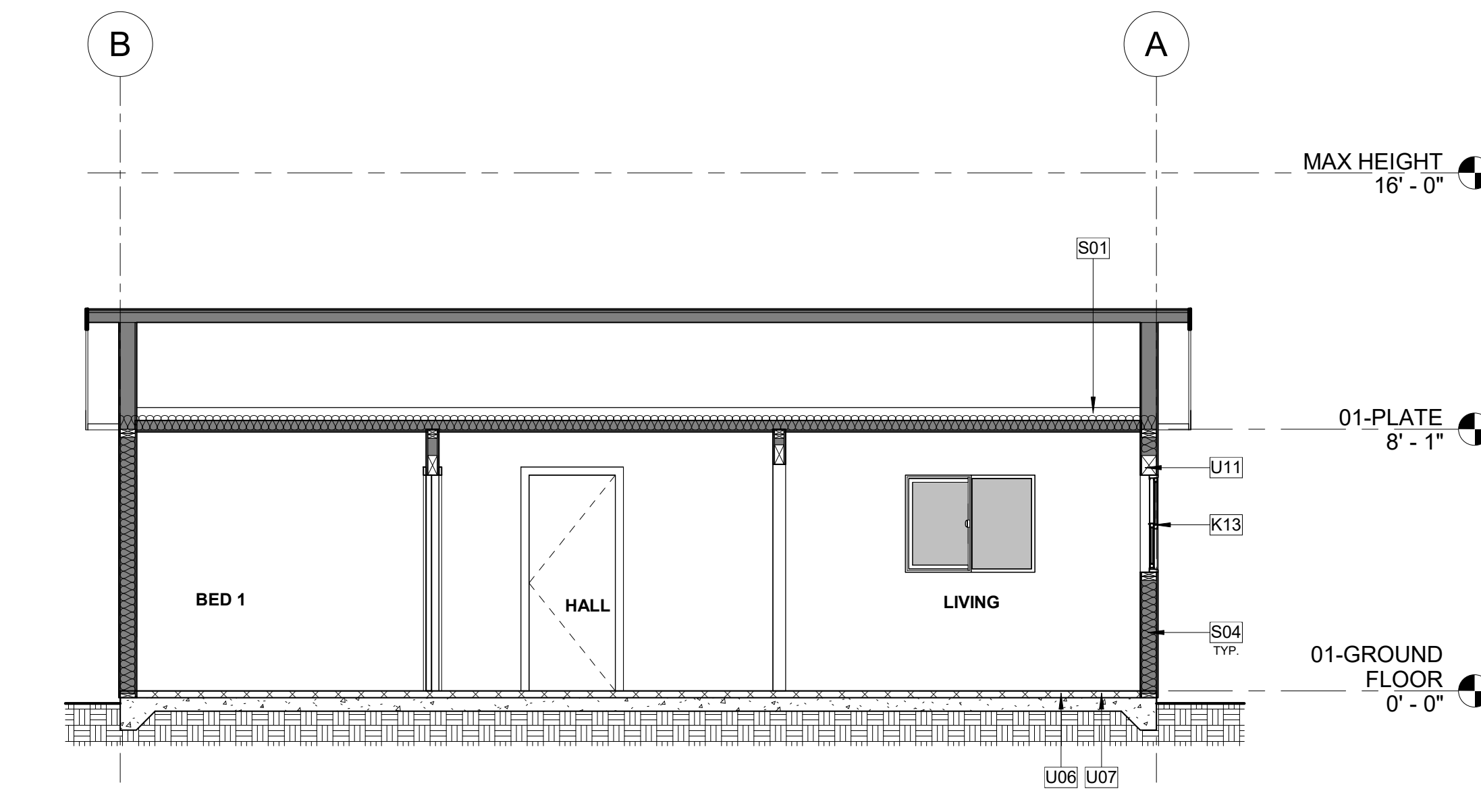
2 8-3-CAR GARAGE CONVERSION-FRONT

A8-101|A8-201 1/4" = 1'-0"



5 8-1 BED-SECTION 1

A8-101|A8-201 1/4" = 1'-0"



6 8-1 BED-SECTION 2

A8-101|A8-201 1/4" = 1'-0"