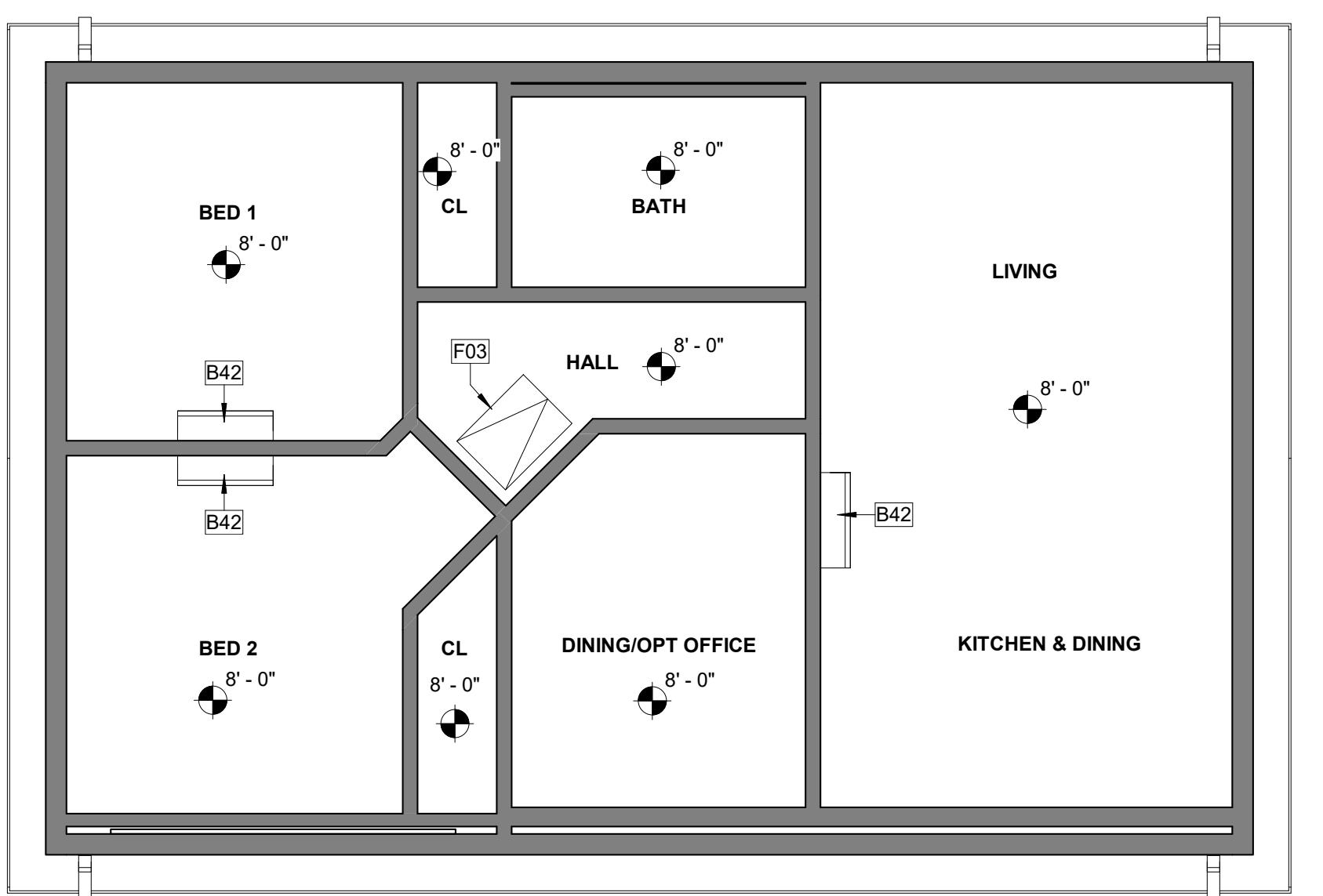




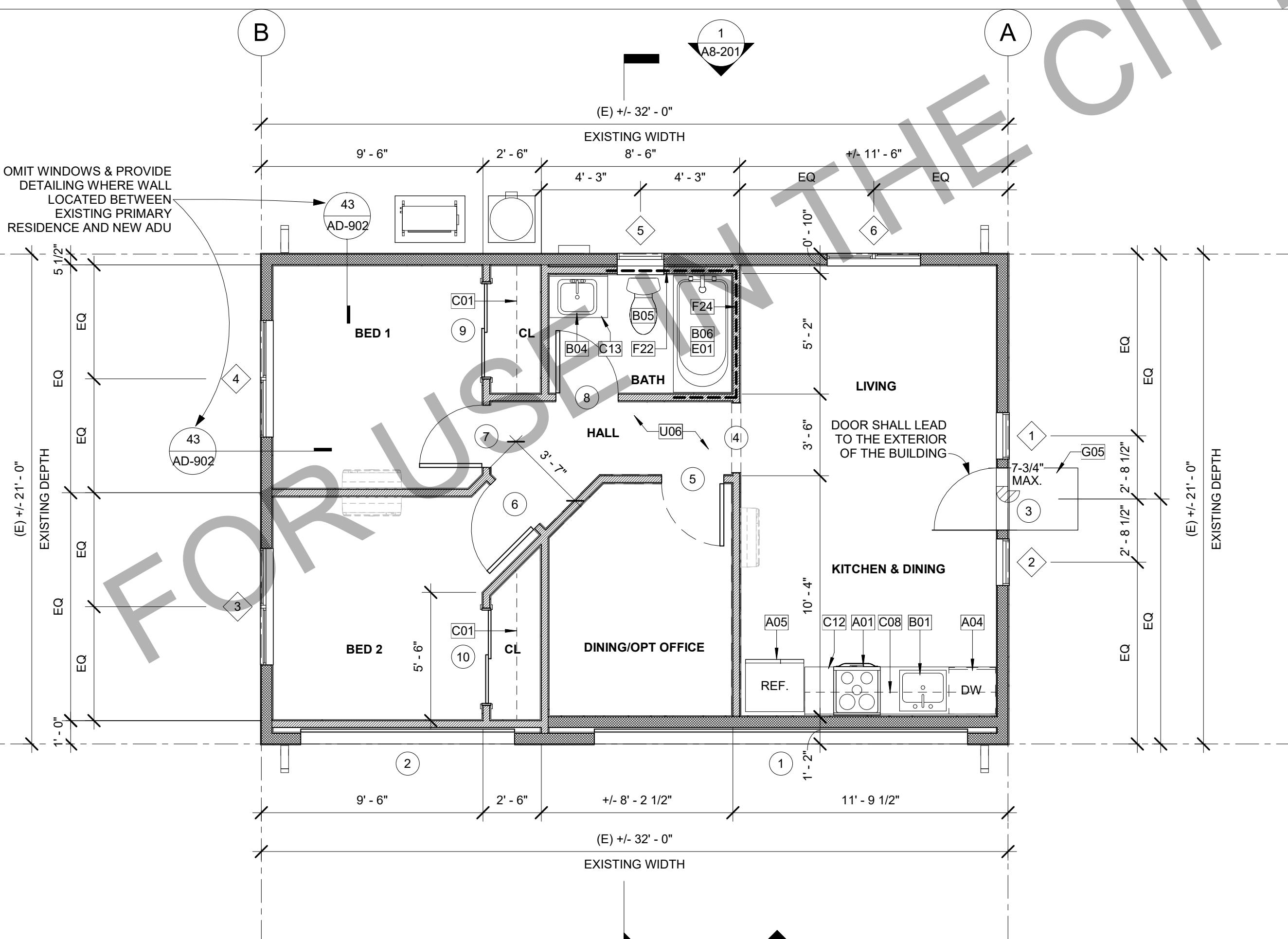
DUBLIN
CALIFORNIA

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.



2 GROUND FLOOR RCP

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



1 GROUND FLOOR PLAN

A1-201|A8-101 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 WALK 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			REMARKS
		WIDTH	HEIGHT	FIRE RATING	
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).

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 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 A1/A-101 672 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	HEAD 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.

KEYNOTES

A01 24" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
A02 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.
A05 REFRIGERATOR LOCATION. PROVIDE 32" SPACE WITH ROUGH PLUMBING FOR REFRIGERATOR (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 30" x 12" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD.
B2 DUCTLESS HEAT PUMP. INDOOR UNIT. REFER TO T24 REPORT FOR ADDITIONAL INFORMATION.
C01 SINGLE WOOD UPRIGHT AND POLE.
C02 12" DEEP UPRIGHT 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 SLOWERS, WALLS SHALL BE OF BACKER BOARD MATERIALS LISTED IN CRC R302.2, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
F03 22" X 30" MIN. ATTIC ACCESS. PERMANENTLY ATTACH R-30 OR GREATER INSULATION TO ATTIC FLOOR. USE APPROVED ADHESIVE OR MECHANICAL FASTENERS. CEC 150 (a)(1). PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEC 150 (a)(6).
F22 PROVIDE GRAB BAR REINFORCEMENT AT WATER CLOSET IN BACK AND SIDE WALL. 2X8 MIN. BLOCKING BETWEEN 32" AND 39 1/4" ABOVE FINISHED FLOOR FLUSH. REFER TO DETAIL 54/A-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/A-904. (R327.1.1 CRC).
G05 CONCRETE STOOP. MINIMUM 3 FT IN LENGTH AND AT LEAST AS WIDE AS DOOR SERVED. SLOPE 1/4" FT AWAY FROM THE BUILDING.
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

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
A8-101

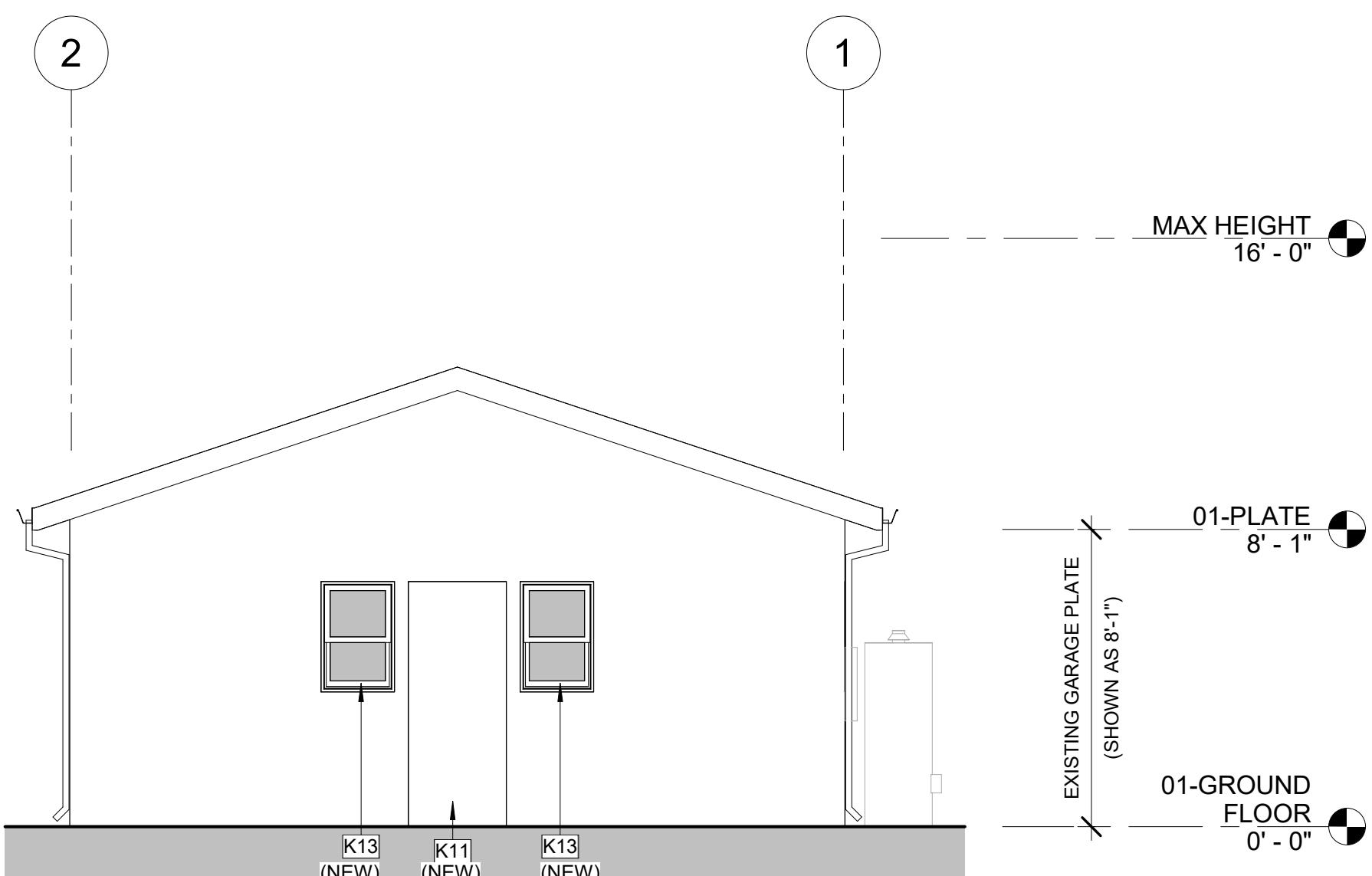


DUBLIN
CALIFORNIA

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.

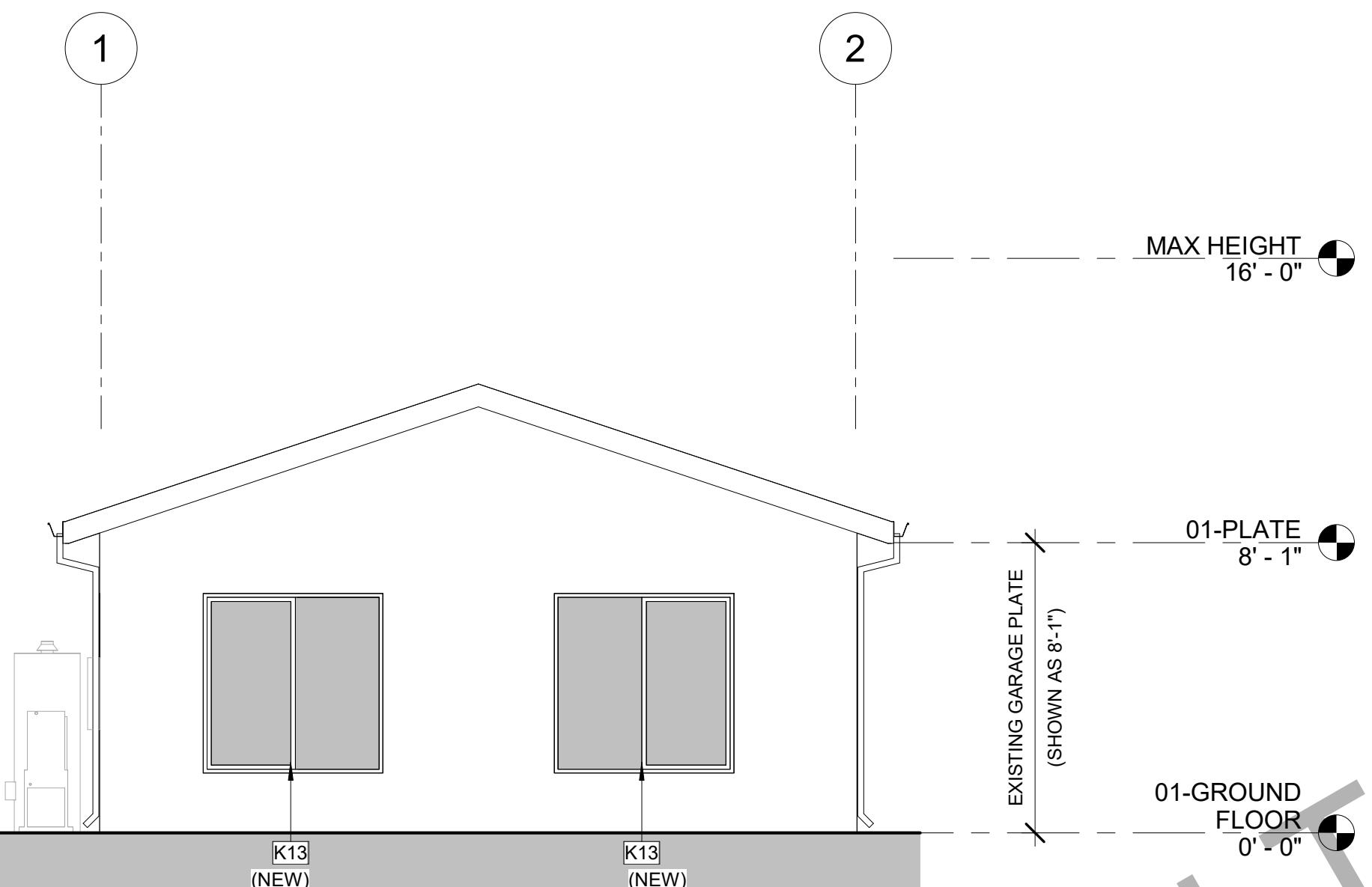
GENERAL ELEVATION NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
3. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
4. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE ACCORDING WITH CRC R327.5.4 (R327.5.4).
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.
7. 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.



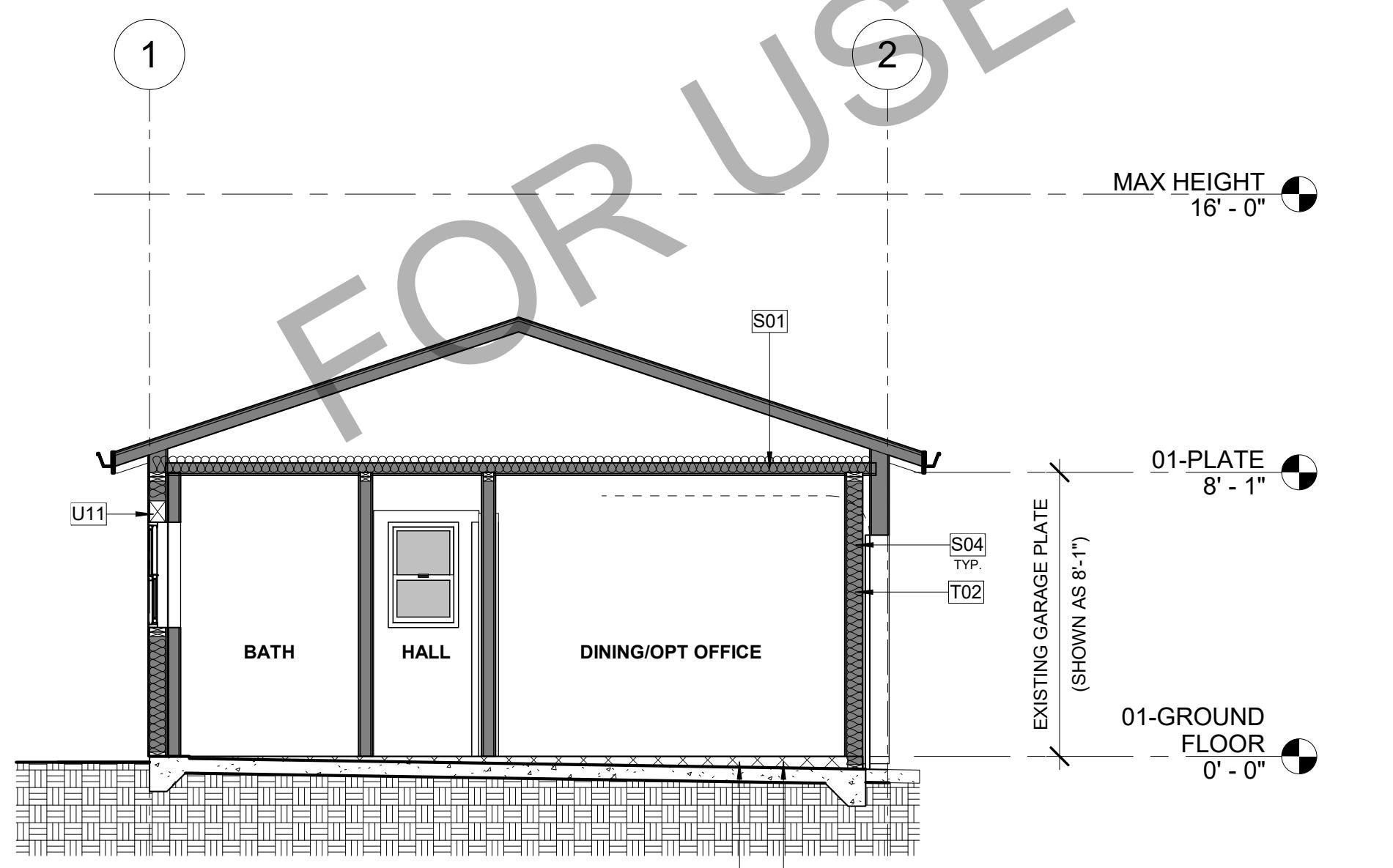
3 8-3-CAR GARAGE CONVERSION-RIGHT

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



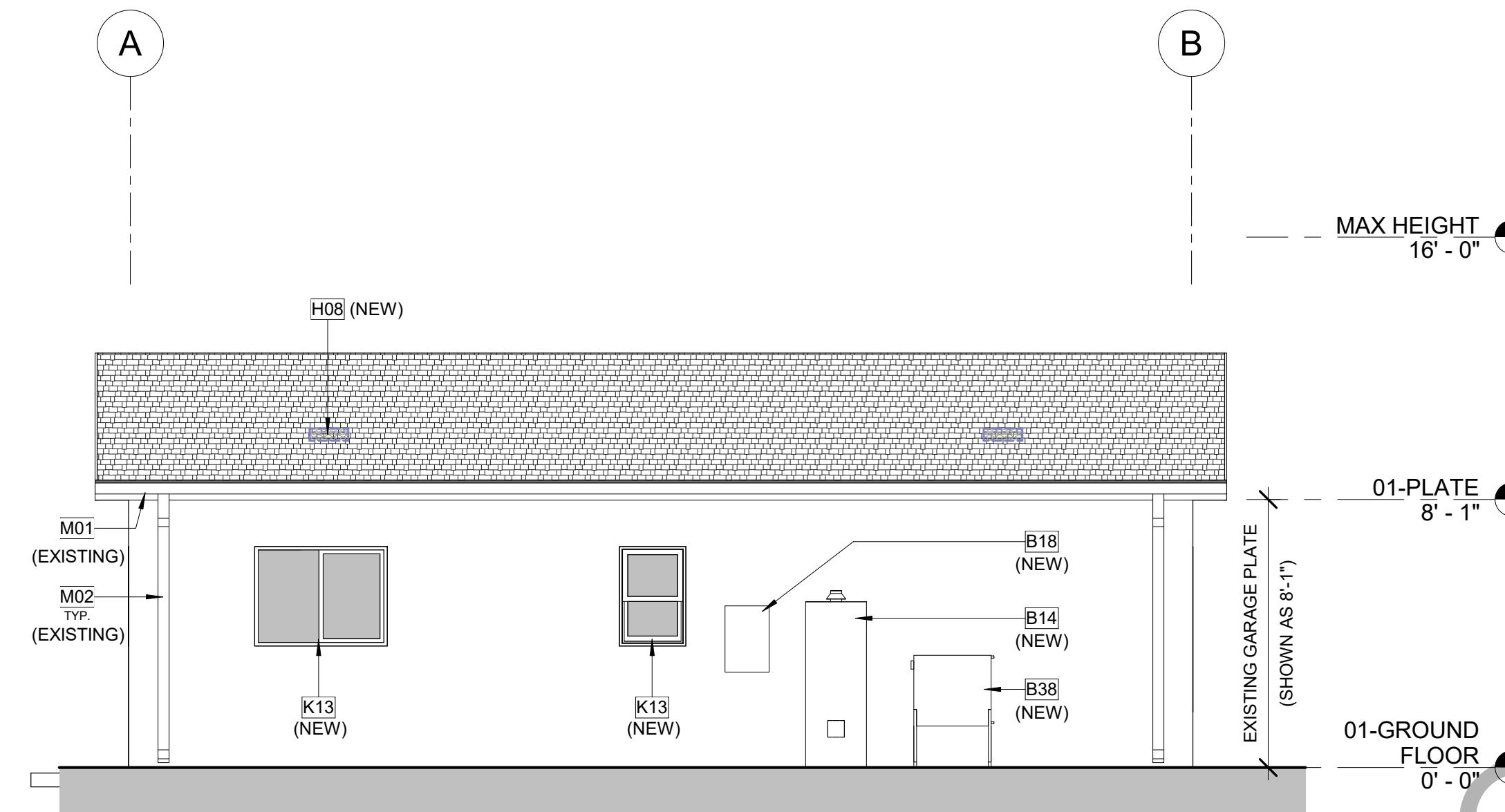
4 8-3-CAR GARAGE CONVERSION-LEFT

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



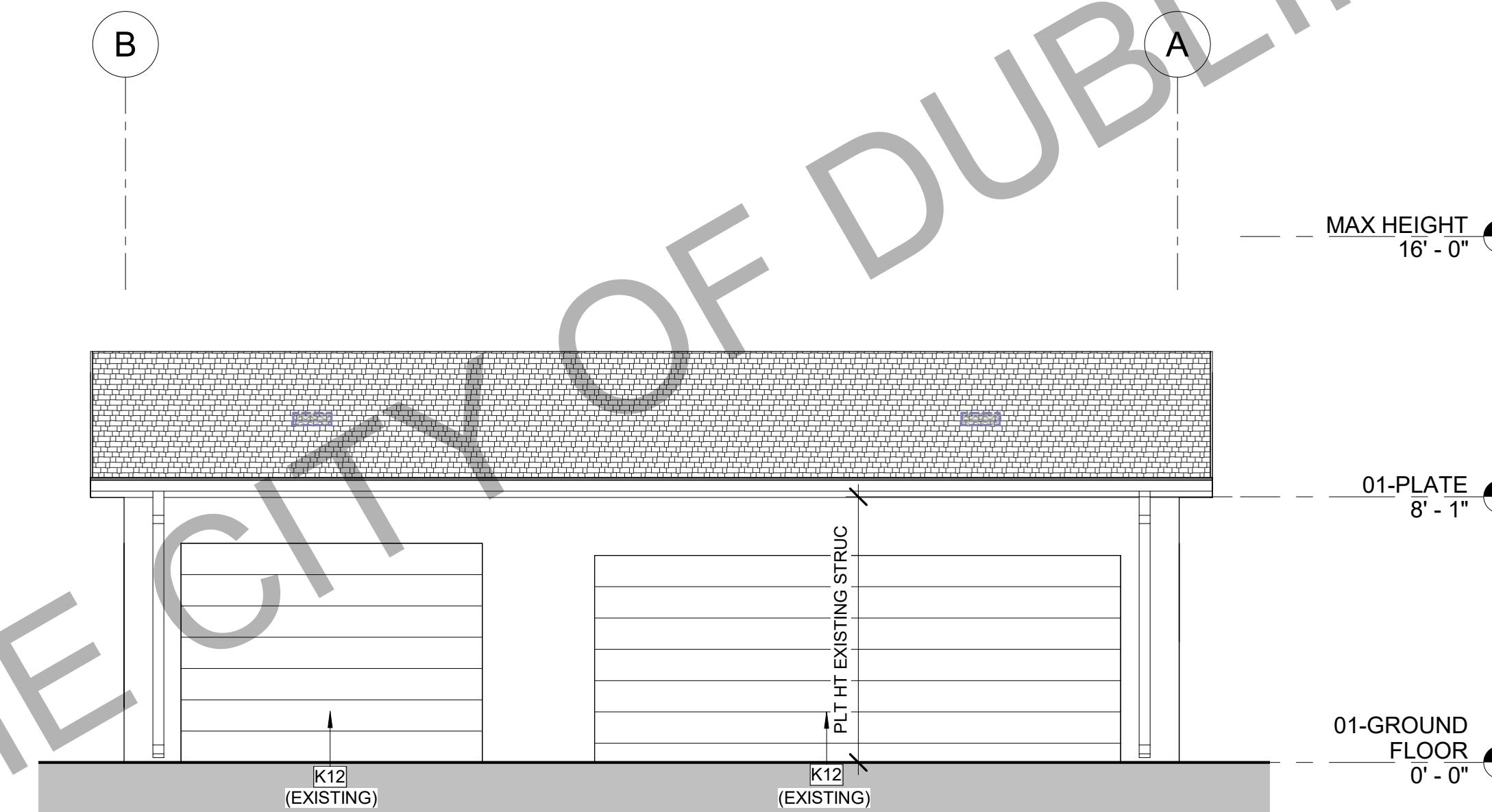
5 8-1 BED-SECTION 1

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



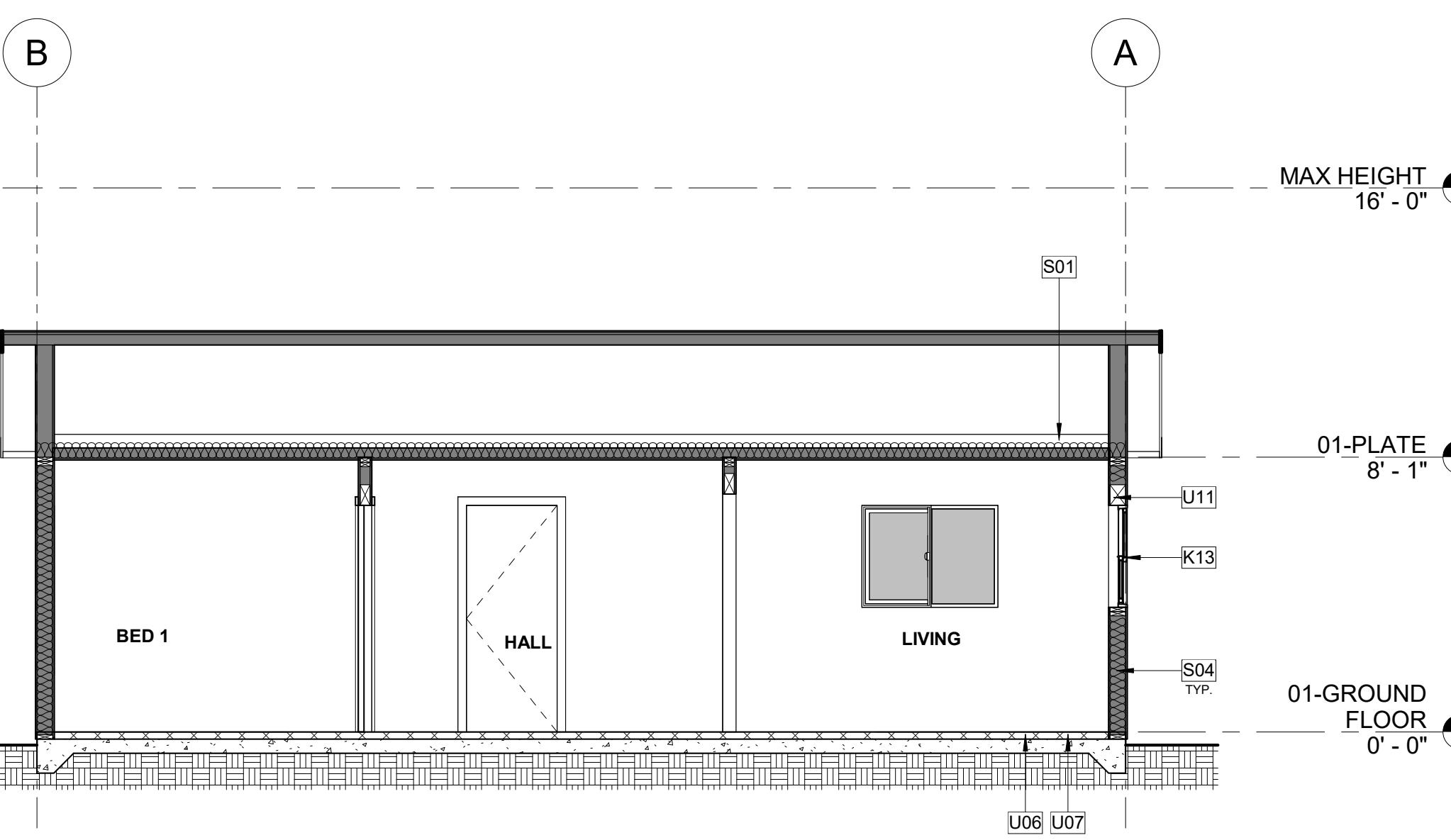
1 8-3-CAR GARAGE CONVERSION-REAR

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



2 8-3-CAR GARAGE CONVERSION-FRONT

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



6 8-1 BED-SECTION 2

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

DESIGN REQUIREMENTS

THE ACCESSORY DWELLING UNIT SHALL INCORPORATE THE SAME OR SIMILAR DESIGN FEATURES, BUILDING MATERIALS, AND COLORS AS THE PRINCIPAL RESIDENCE. NEW WINDOWS AND DOORS SHALL MATCH EXISTING FEATURES.

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.
 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 R506.2.2. 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 SF
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.

- EXISTING WALL COVERING
- 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

PROTOTYPE ADU

CITY OF DUBLIN, CA

EXTERIOR ELEVATIONS &
BUILDING SECTIONS