

KEYNOTES

02.48	CONCRETE FLATWORK / LANDING - 36" MIN. DEPTH
06.29A	2X4 FASCIA BOARD
06.29B	2X4 RAKE FASCIA BOARD
06.43	CASEWORK - WOOD OR PLASTIC LAMINATE
06.44	BATHROOM VANITY W/ COUNTERTOP, SPLASH AND LAVATORY
06.45	CASEWORK - WARDROBE CABINET - WOOD OR PLASTIC LAMINATE
06.47	KITCHEN BASE CABINET - WOOD OR PLASTIC LAMINATE - COUNTERTOP W/ SPLASH
06.48	CLOSET SHELF AND POLE
07.01B	ROOFING - BUILT-UP ROOFING, SINGLE-PLY OPTIONAL OR METAL APPROVED FOR LOW SLOPE CONDITION W/ MIN. UNDERLAYMENT PER MANUFACTURERS WRITTEN INSTRUCTIONS
07.19	GUTTER - GALV. OR PREFINISHED
09.39	FRAME GYPSUM WALLBOARD CEILING AT +7'-0" A.F.F. - PROVIDE CEILING OR WALL MOUNTED ACCESS PANEL LARGE ENOUGH TO SERVICED AND REMOVE EQUIPMENT
10.45	BATHTUB/SHOWER COMBINATION W/ NON-PERMEABLE WALL FINISH AT (3) SIDES TO +72" (MIN.) ABOVE DRAIN INLET
11.03B	APPLIANCES - (2) BURNER RANGE
11.04A	APPLIANCES - REFRIGERATOR - APARTMENT SIZE
22.01	PLUMBING FIXTURE - WATER CLOSET
22.05	PLUMBING FIXTURE - KITCHEN SINK - GARBAGE DISPOSER OPTIONAL
22.14A	PLUMBING FIXTURE - TANKLESS GAS WATER HEATER - (OPTIONAL) - APPROVED FOR EXTERIOR USE - SEE PLUMBING DRAWINGS
22.20	PLUMBING FIXTURE - ELECTRIC WATER HEATER - OPTIONAL LOCATION FOR TANKLESS GAS WATER HEATER - SEE PLUMBING DRAWINGS
23.14	HVAC EQUIPMENT - MINI-SPLIT CONDENSING UNIT - SEE MECHANICAL DRAWINGS
23.15	HVAC EQUIPMENT - MINI-SPLIT CEILING MOUNT EVAPORATOR (WEIGHT = 34lbs) - SEE MECHANICAL DRAWINGS
23.16	HVAC EQUIPMENT - ENERGY RECOVERY VENTILATOR (22"x22" - WEIGHT = 32lbs) ABOVE CEILING - SEE MECHANICAL DRAWINGS

NOTES

EXTERIOR WALLS

2x6 WOOD STUDS W/ R-21 BATT INSULATION; EXTERIOR FINISH OVER PLYWD. SHEATHING AT EXTERIOR / GYPSUM BOARD AT INTERIOR

INTERIOR WALLS

2x4 WOOD STUDS; GYPSUM BOARD AT EACH SIDE

NOTES:

- 1) HERS VERIFIED QUALITY INSPECTION IS REQUIRED. OWNER TO PROVIDE REPORT TO INSPECTOR AT INSULATION INSPECTION.
- 2) ALL INTERIOR AND EXTERIOR WOOD STUDS ARE TO BE SPACED AT 16" O.C. MAX. - SEE STRUCTURAL DRAWINGS.
- 3) SEE STRUCTURAL DRAWINGS FOR ALL EXTERIOR AND INTERIOR SHEAR WALL LOCATIONS.
- 4) SEE STRUCTURAL DRAWINGS FOR EXTERIOR WALLS W/ PLYWD. SHEATHING AT INTERIOR FACE.

4 ROOF PLAN - 260 SF
SCALE: 1/4" = 1'-0"

1 FLOOR PLAN - 260 SF STUDIO
SCALE: 1/4" = 1'-0"

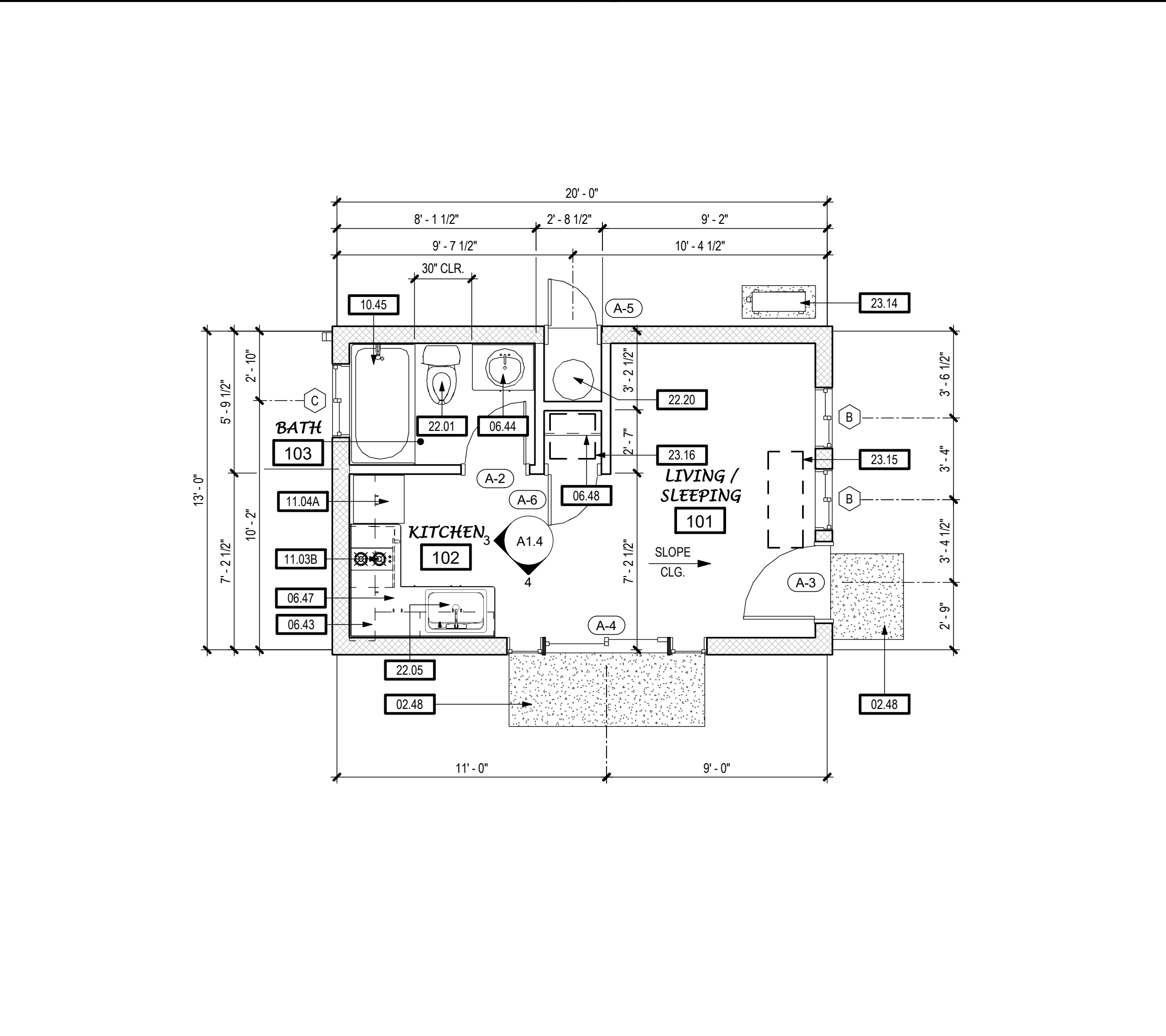
WALL LEGEND

THIS DWELLING UNIT IS NOT INTENDED TO SATISFY ACCESSIBILITY REQUIREMENTS PRESCRIBED BY THE CALIFORNIA BUILDING CODE.

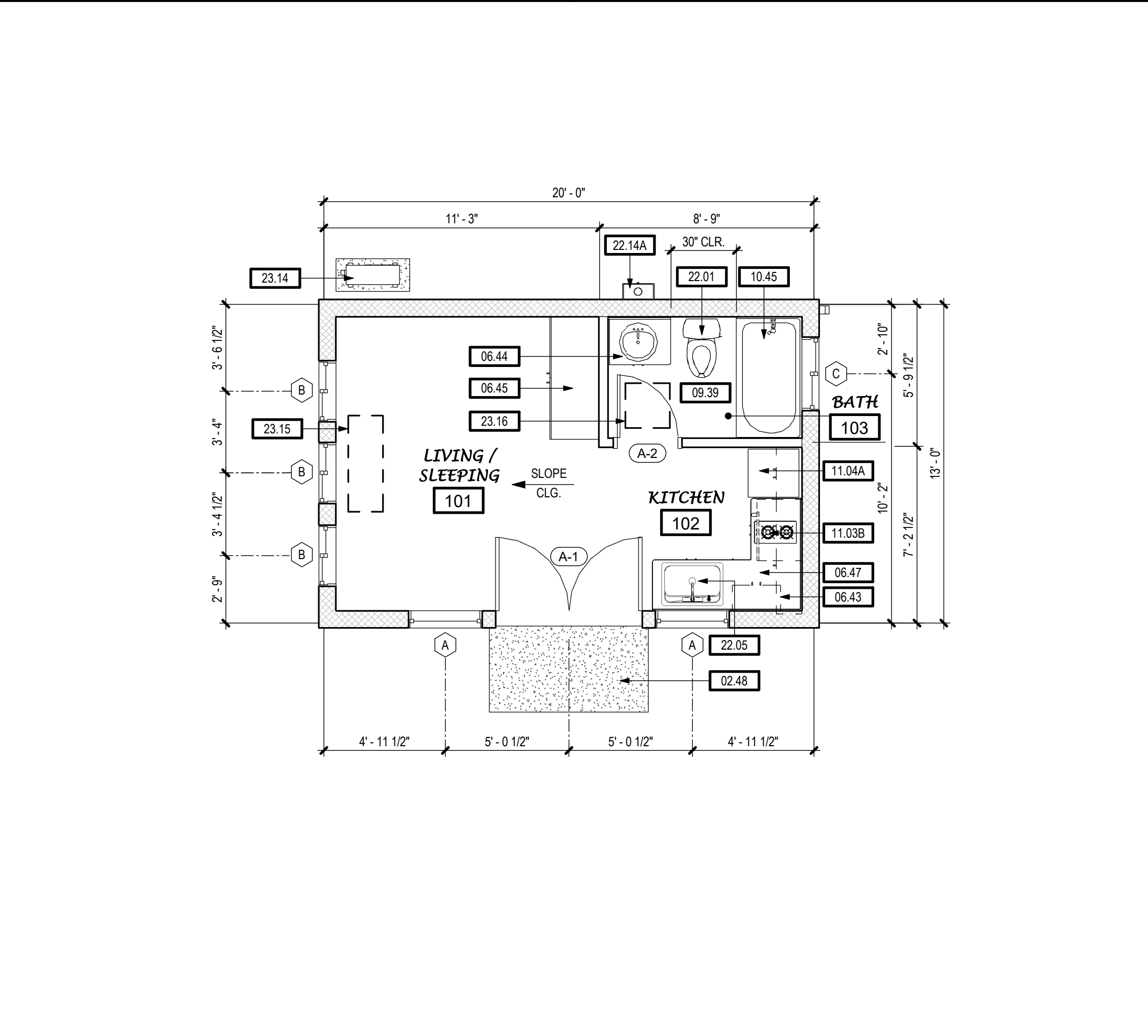
FOLLOWING IS A LIST OF RECOMMENDATIONS THAT MAY IMPLEMENTED IN ORDER TO INCREASE THE FUNCTIONALITY OF THE UNIT FOR A PERSON WITH MOBILITY LIMITATIONS.

1. WALK-IN TUB/SHOWER COMBINATION (SEE FLOOR PLAN BELOW).
 - a. AVAILABLE IN SAME FOOTPRINT (+30"x60") AS STANDARD BATHTUB/SHOWER
 - b. APPROXIMATELY 3" HIGH STEP TO ENTER. MULTIPLE CONFIGURATIONS AVAILABLE AT LARGE HOME IMPROVEMENT RETAILERS
2. LEVER LOCKSET HARDWARE AT ALL DOORS.
3. REVERSE STANDARD SWING DIRECTION AT BATHROOM DOORS TO PREVENT ENTRAPMENT IN THE EVENT OF A FALL OR PROVIDE POCKET DOOR IF SPACE PERMITS.
4. "COMFORT HEIGHT" WATER CLOSET (+2" HIGHER THAN STANDARD WATER CLOSET).
5. CONVENIENCE GRAB BARS (SEE FLOOR PLAN BELOW). PROVIDE SOLID BLOCKING IN WALL TO SUPPORT.

5 ADAPTABILITY RECOMMS.
SCALE: 1/4" = 1'-0"



3 FLOOR PLAN - 260 SF STUDIO W/ OPTIONS
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - 260 SF STUDIO - MIRRORED
SCALE: 1/4" = 1'-0"

TPH architects

TIMOTHY P. HUFF & ASSOCIATES, INC.
Timothy P. Huff, AIA Architect
519 McHenry Ave., Modesto, CA 95354
Ph: (209) 571-2232 Fax: (209) 571-1936

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260 SF STUDIO
ACCESSORY DWELLING UNIT
STANISLAUS COUNTY, CALIFORNIA

FLOOR PLANS / ROOF PLAN - 260 SF STUDIO

No.	Description	Date

Project Number: 2020
Date: JAN 2022
Drawn by: RRM
Checked by: JM/JG

A1.1

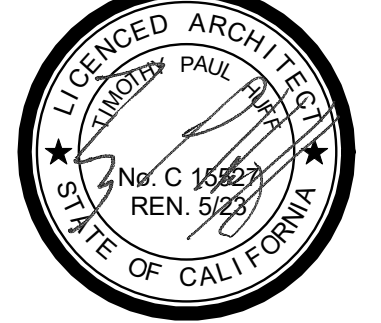
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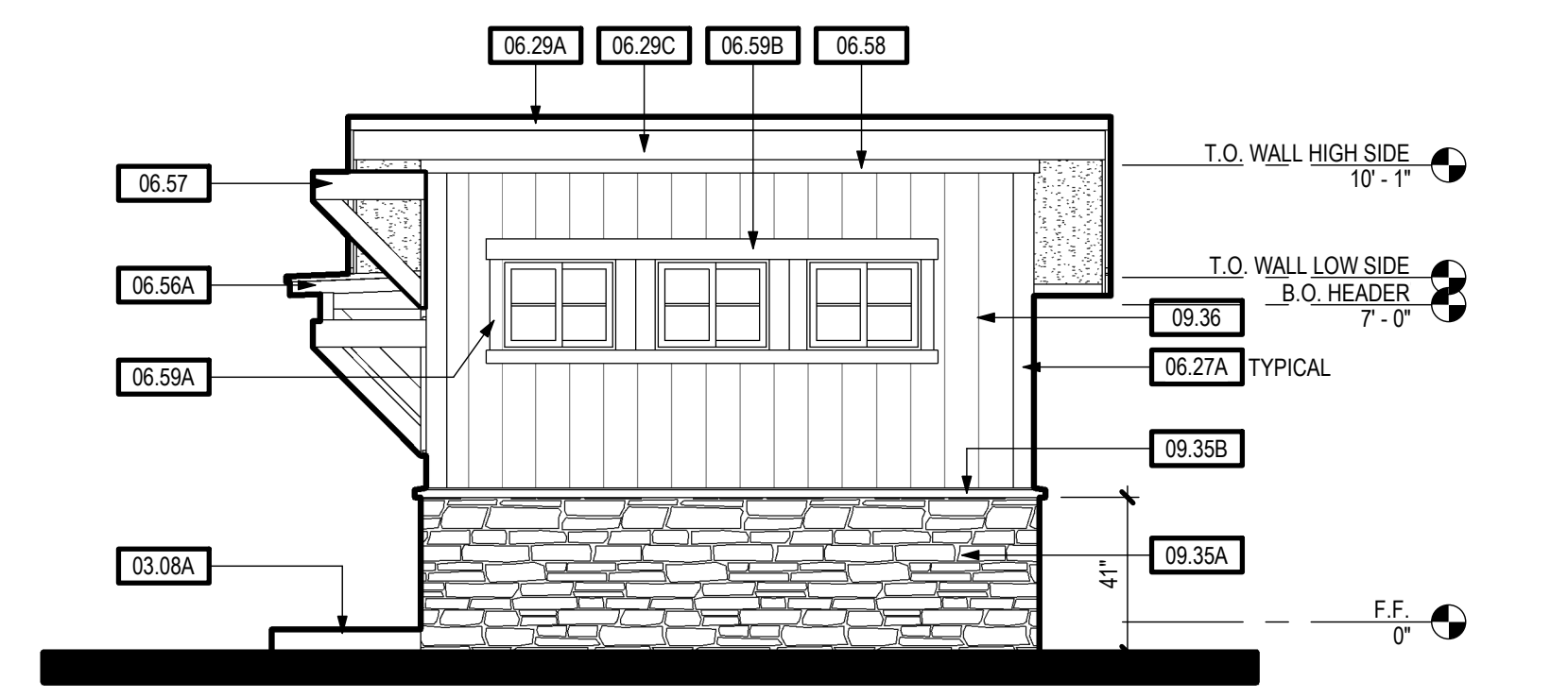
KEYNOTES	
03.08A	CONCRETE FLATWORK/LANDING
06.27A	1X6 WOOD OR FIBER CEMENT (HARDIETRM) CORNER TRIM
06.29A	2X4 FASCIA BOARD
06.29B	2X4 RAKE FASCIA BOARD
06.29C	1X12 WOOD OR HARDIETRM SUB-FASCIA
06.56A	ENTRY AWNING - SEE DETAIL 9/A.D.1
06.57	CORNER CORBELS - SEE DETAIL 8/A.D.1
06.58	2X4 FRIEZE TRIM
06.59A	1X4 WOOD OR FIBER CEMENT (HARDIETRM) WINDOW JAMB AND SILL TRIM
06.59B	1X6 WOOD OR FIBER CEMENT (HARDIETRM) DOOR AND WINDOW HEAD TRIM
07.01B	ROOFING - BUILT-UP ROOFING, SINGLE-PLY OPTIONAL OR METAL APPROVED FOR LOW SLOPE CONDITION W/ MIN. UNDERLAYMENT PER MANUFACTURERS WRITTEN INSTRUCTIONS
07.19	GUTTER - GALV. OR PREFINISHED
07.21	DOWNSPOUT - PRE-FINISHED - SEE DETAIL 3/A.D.4
07.22	DOWNSPOUT - GALV. OR PREFINISHED
09.35A	THIN STONE VENEER WAINSCOT
09.35B	STONE VENEER WATER TABLE
09.36	VERTICAL WALL FINISH - WOOD OR HARDIETRM
22.21	PLUMBING FIXTURE - TANKLESS GAS WATER HEATER - APPROVED FOR EXTERIOR USE - SEE PLUMBING DRAWINGS
23.14	HVAC EQUIPMENT - MINI-SPLIT CONDENSING UNIT - SEE MECHANICAL DRAWINGS



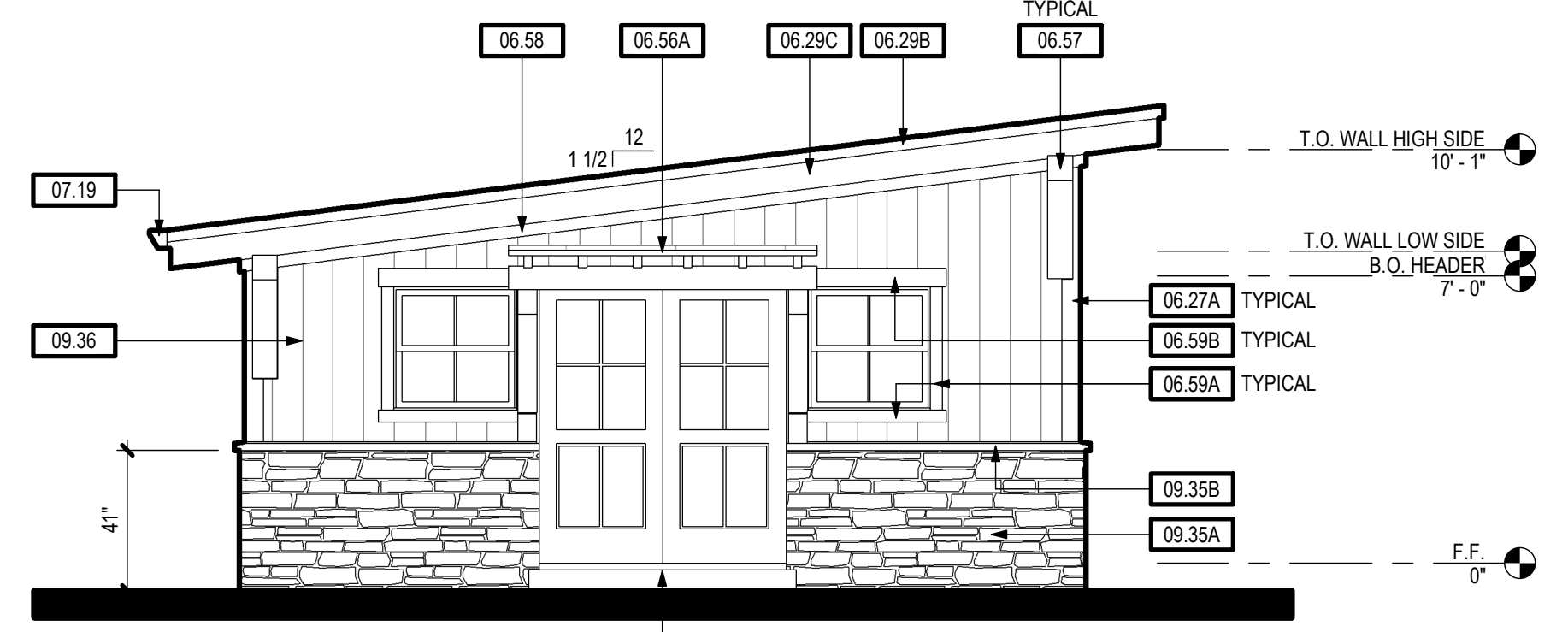
TIMOTHY P. HUFF & ASSOCIATES, INC.
 Timothy P. Huff, AIA Architect
 519 McHenry Ave., Modesto, CA 95354
 Ph: (209) 571-2232 Fax: (209) 571-1936



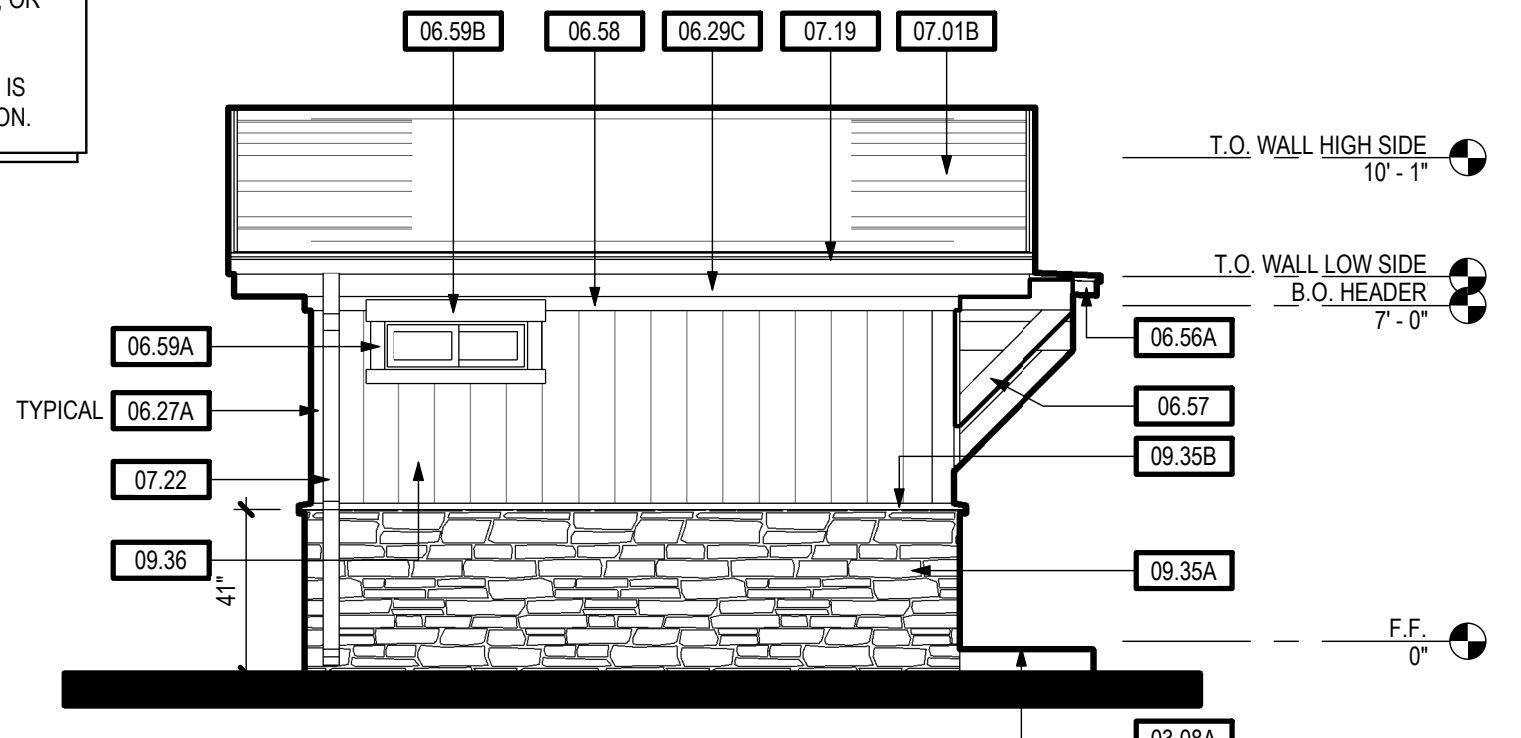
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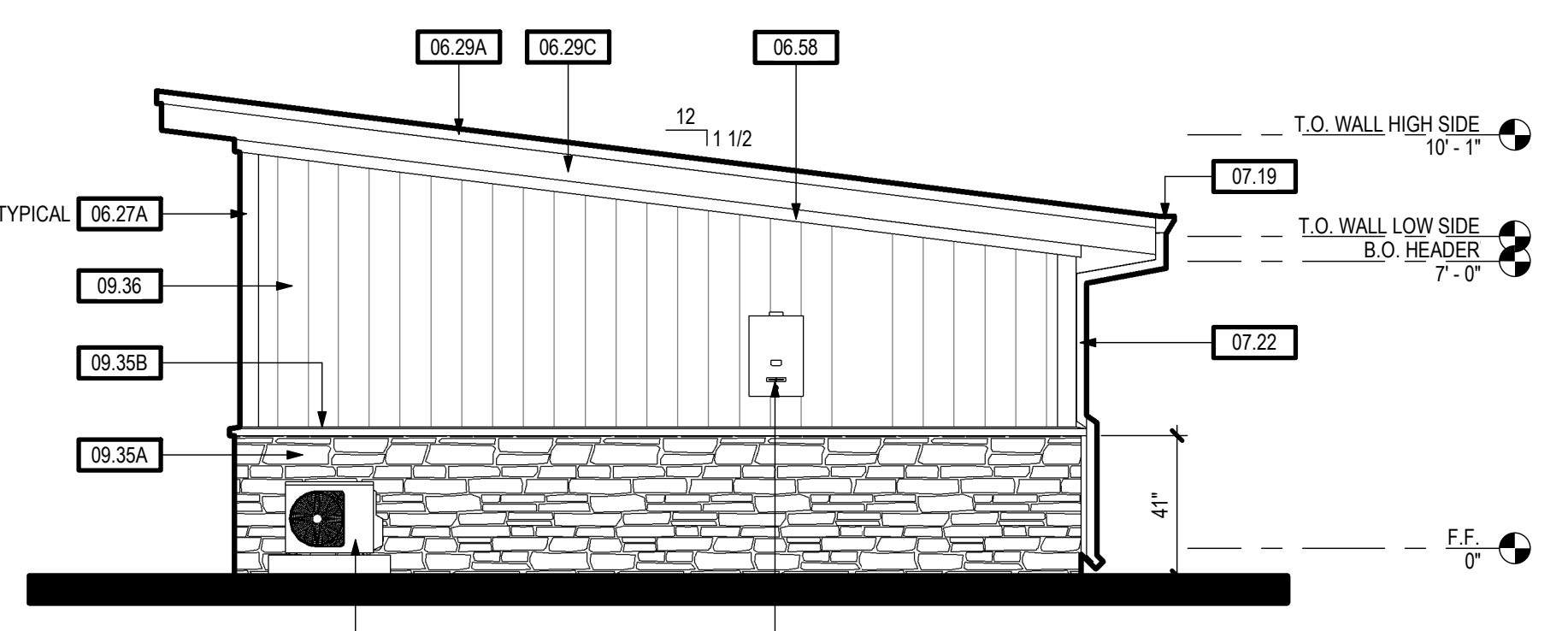
RIGHT SIDE (STONE WAINSCOT) 260 SF 2



FRONT (STONE WAINSCOT) 260 SF 1



LEFT SIDE (STONE WAINSCOT) 260 SF 4

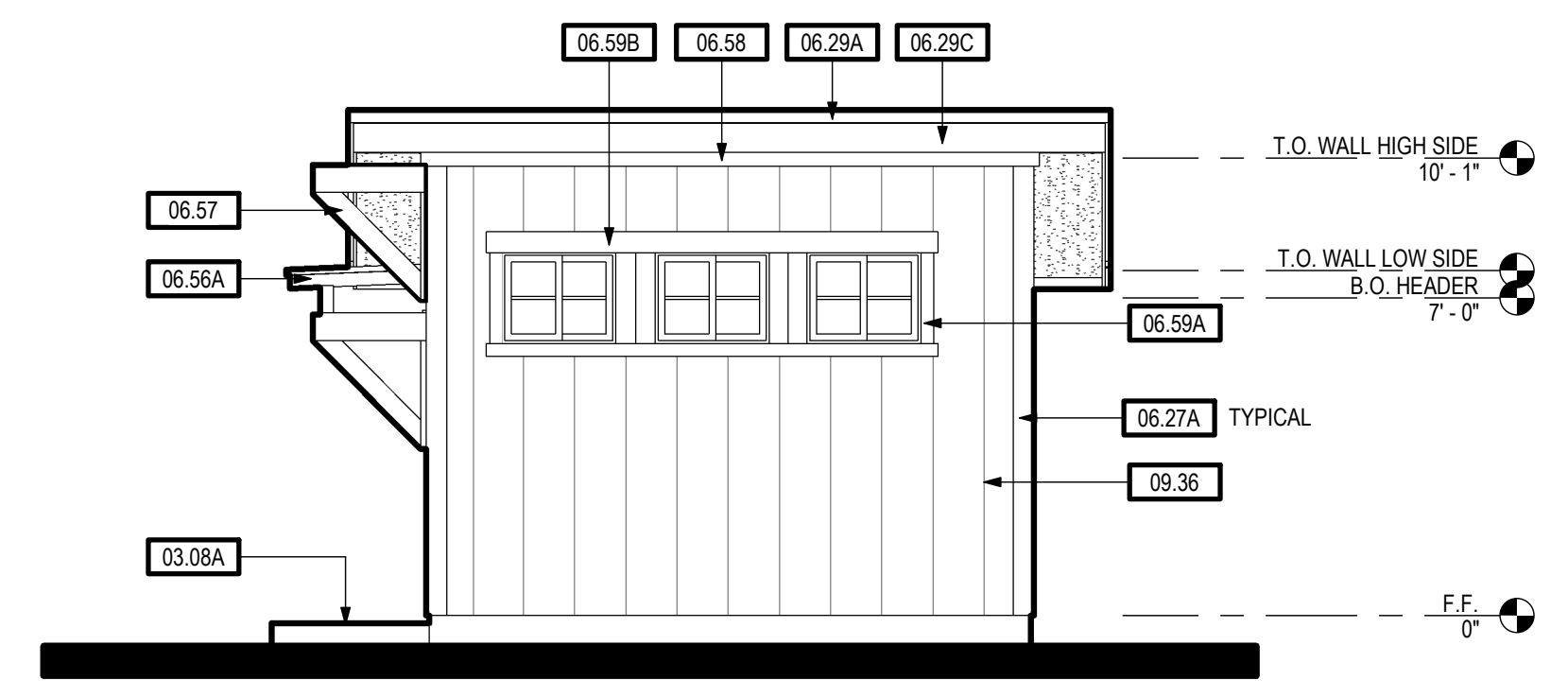


REAR (STONE WAINSCOT) 260 SF 3

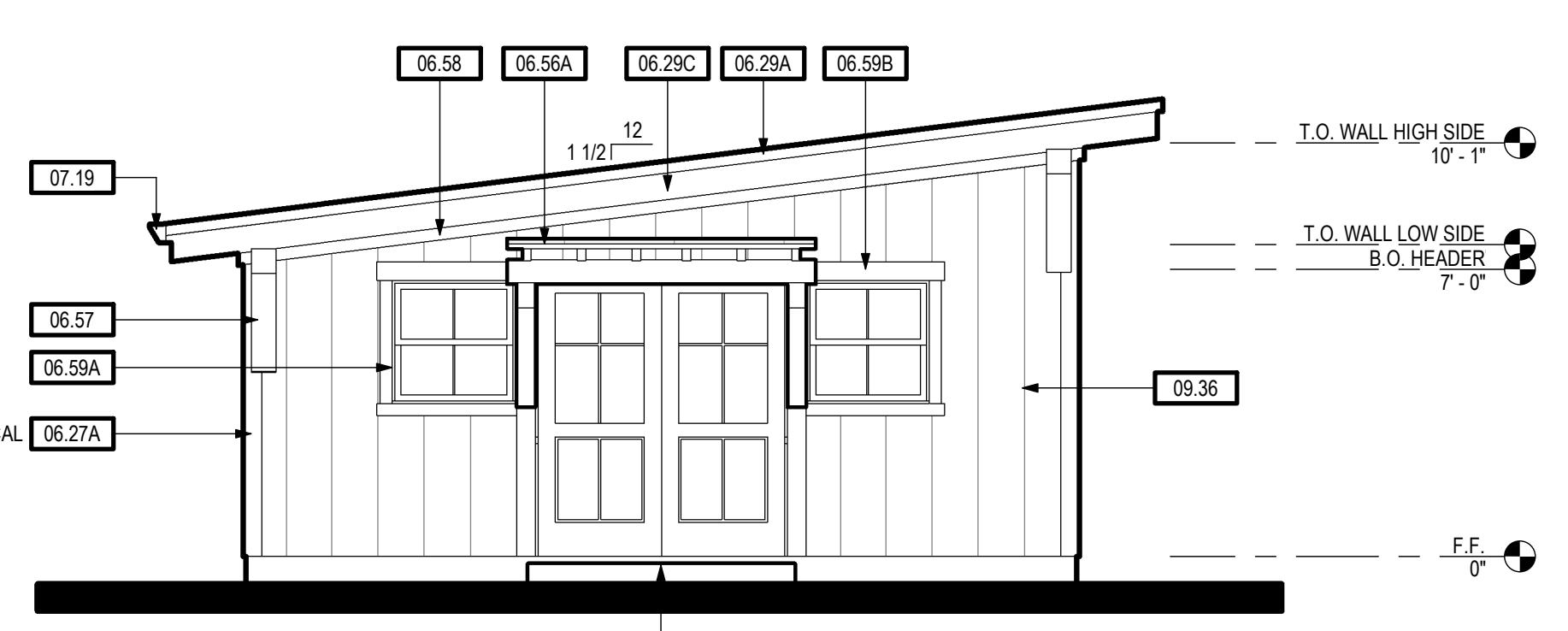
NOTE:
 STONE WAINSCOT OPTION MAY NOT BE USED IF ADU IS SITED ON UPPER HALF OF HILL, RIDGE, OR ESCARPMENT.
 ELEVATION x TOPOGRAPHY FACTORS $K_e \times K_d$ IS LIMITED TO 1.75 FOR STONE WAINSCOT OPTION.

EXTERIOR ELEVATIONS - 260 SF (STONE WAINSCOT / VERTICAL SIDING)

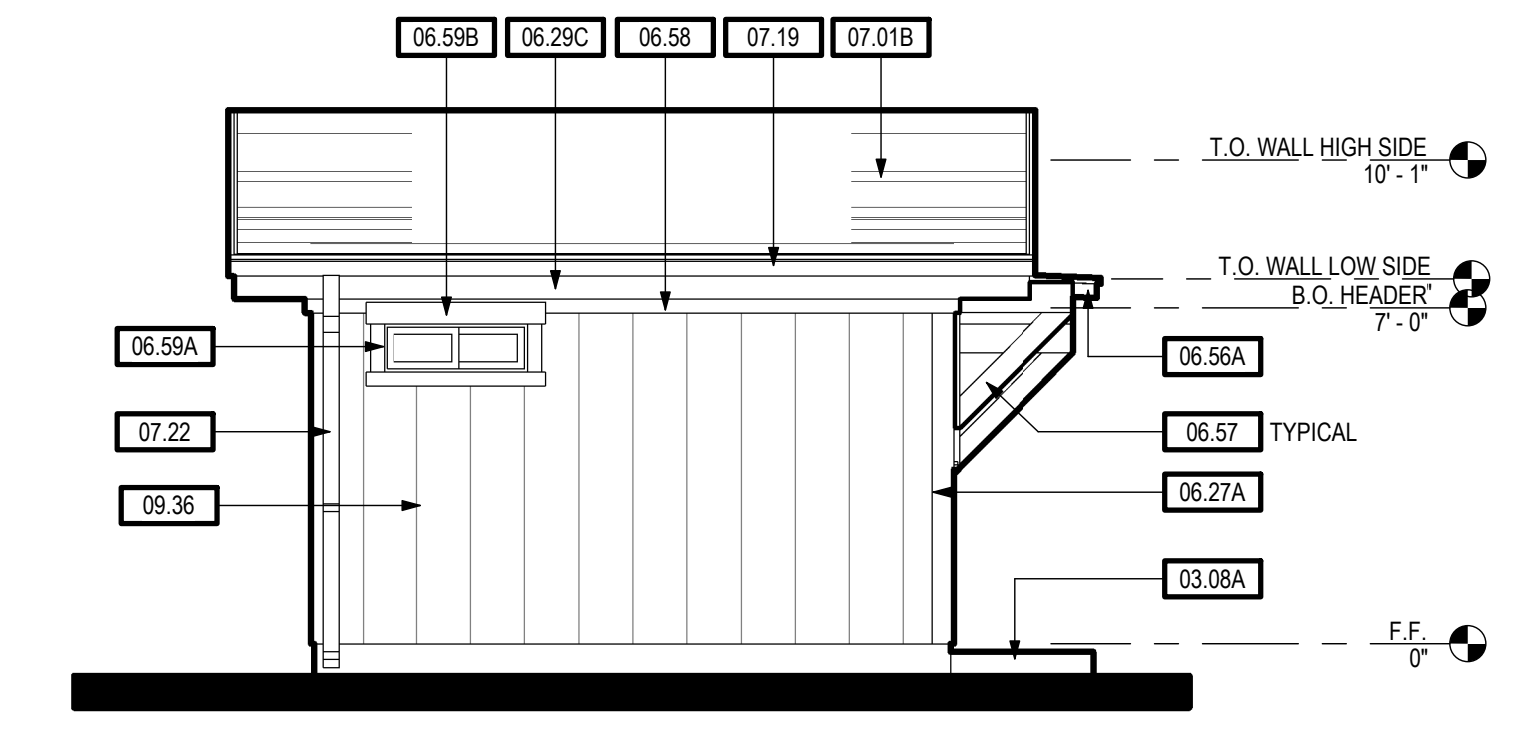
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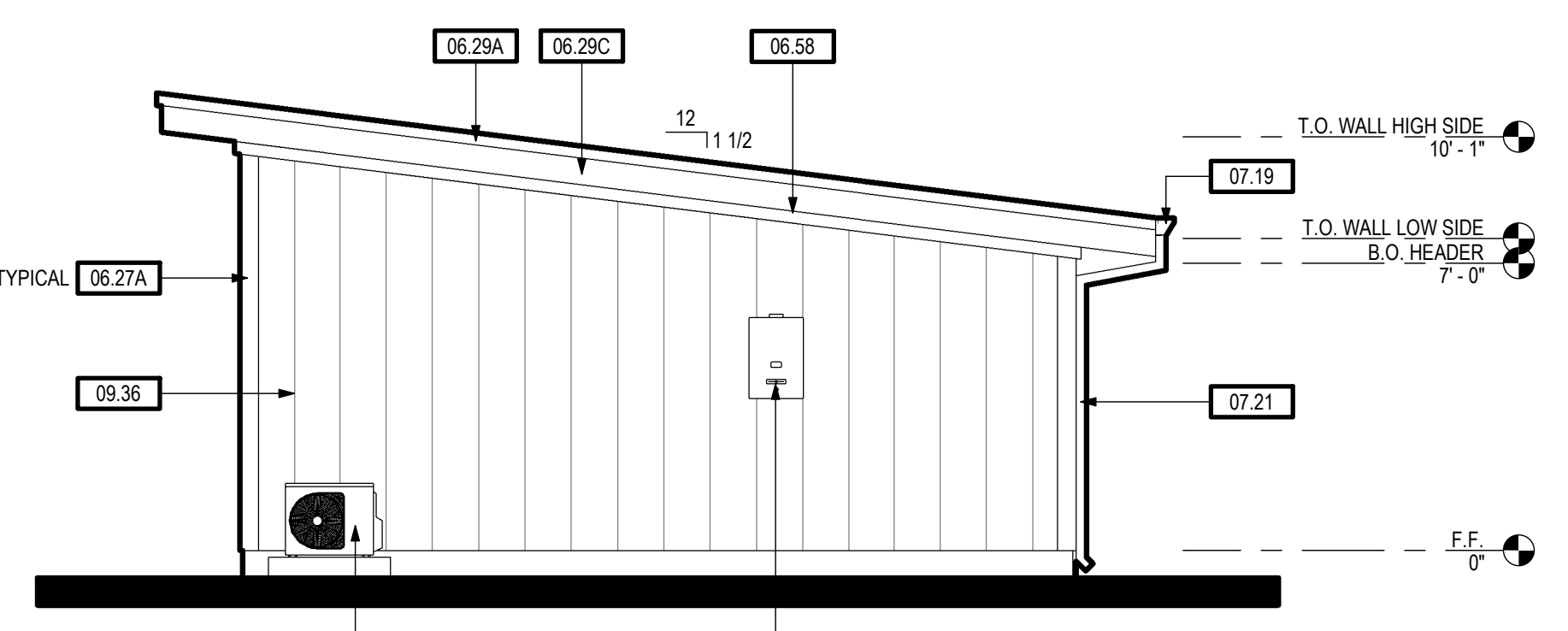
RIGHT SIDE (VERT. SIDING) 260 SF 6



FRONT (VERT. SIDING) 260 SF 5



LEFT SIDE (VERT. SIDING) 260 SF 8



REAR (VERT. SIDING) 260 SF 7

EXTERIOR ELEVATIONS - 260 SF (VERTICAL SIDING)

SCALE: 1/4" = 1'-0"

NOTES

**260 SF STUDIO
 ACCESSORY DWELLING UNIT
 STANISLAUS COUNTY, CALIFORNIA**

EXTERIOR ELEVATIONS - 260 SF STUDIO

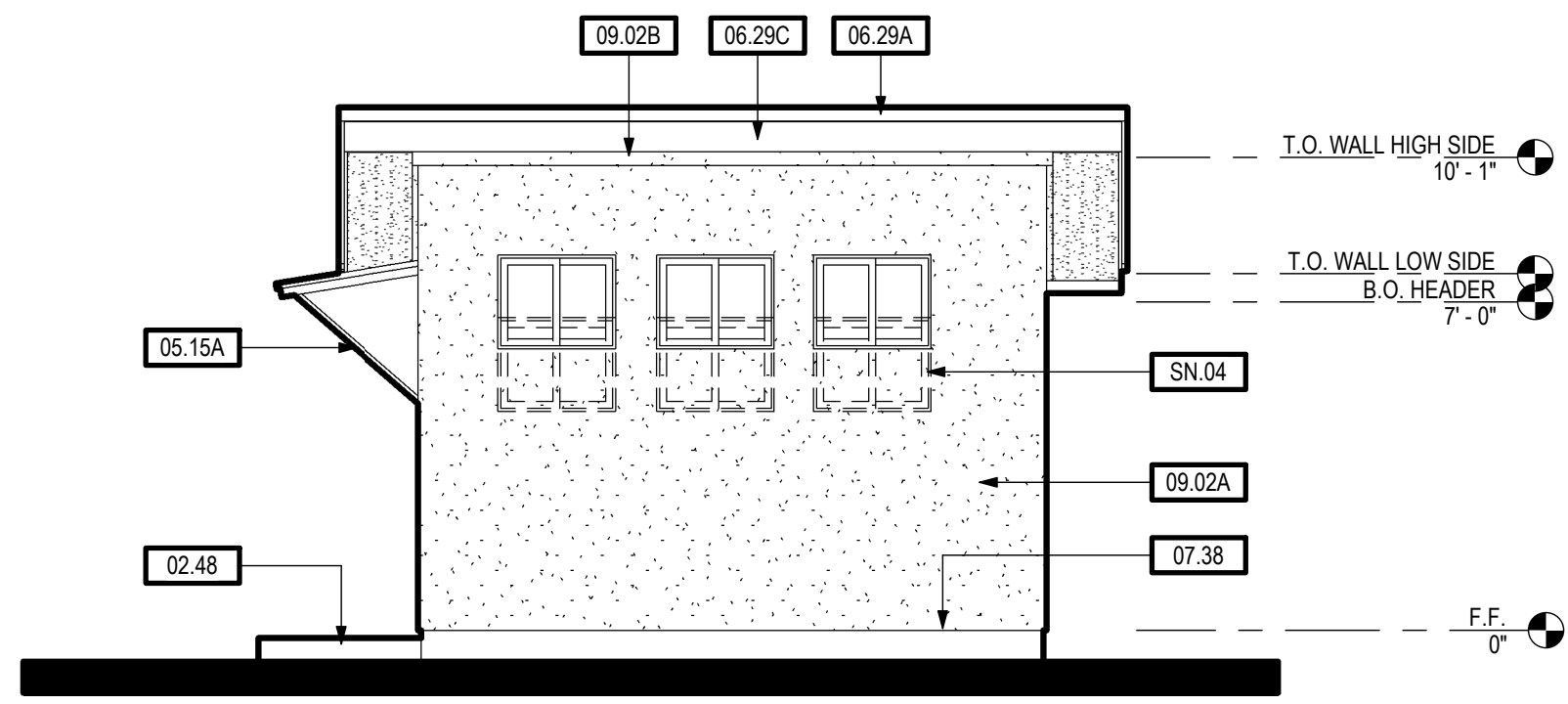
No.	Description	Date

Project Number 2020
 Date JAN 2022
 Drawn by RRM
 Checked by JMJ/JG

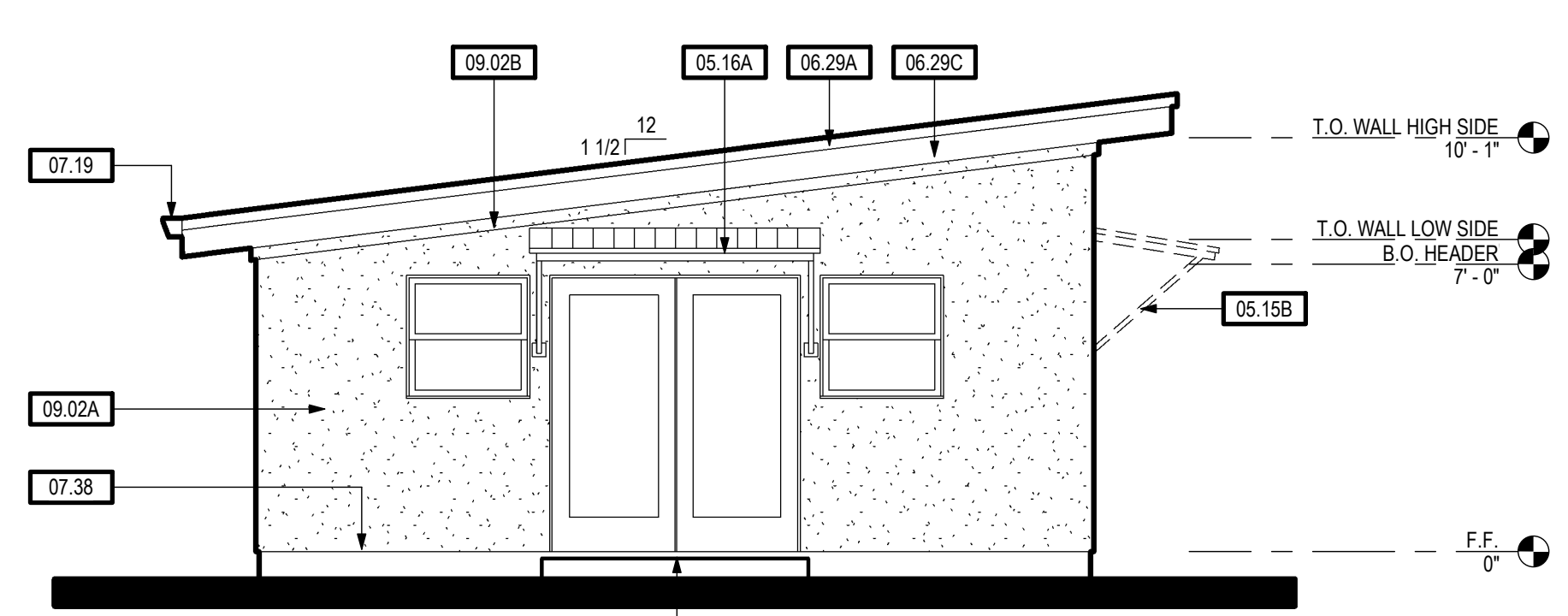
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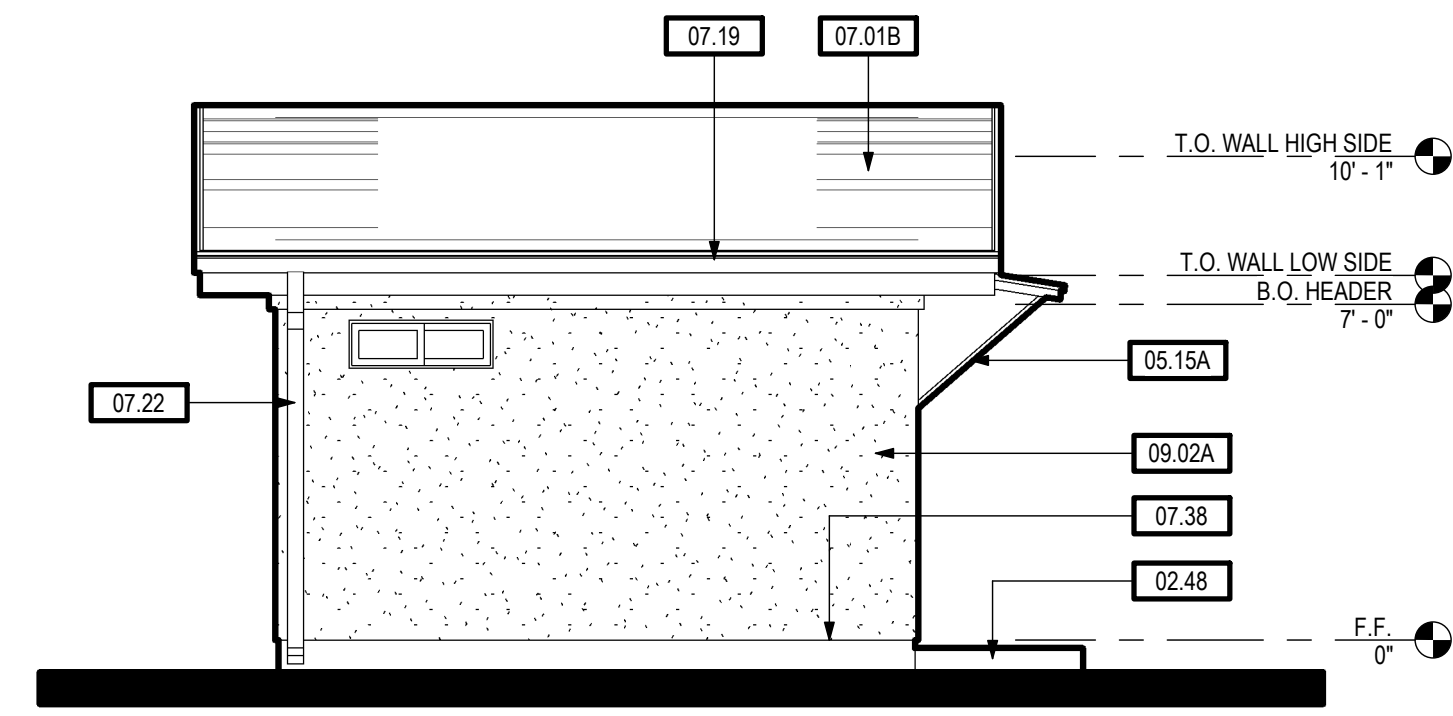
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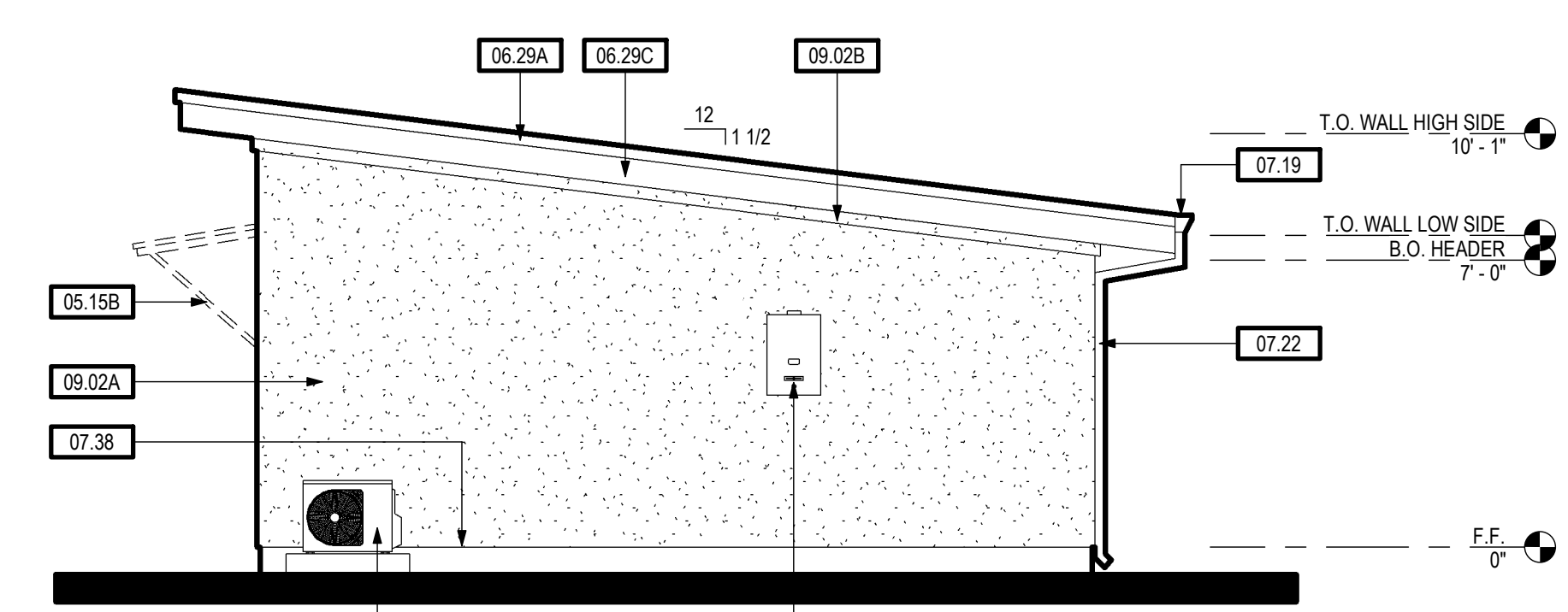
RIGHT SIDE (STUCCO) 260 SF 2



FRONT (STUCCO) 260 SF 1



LEFT SIDE (STUCCO) 260 SF 4

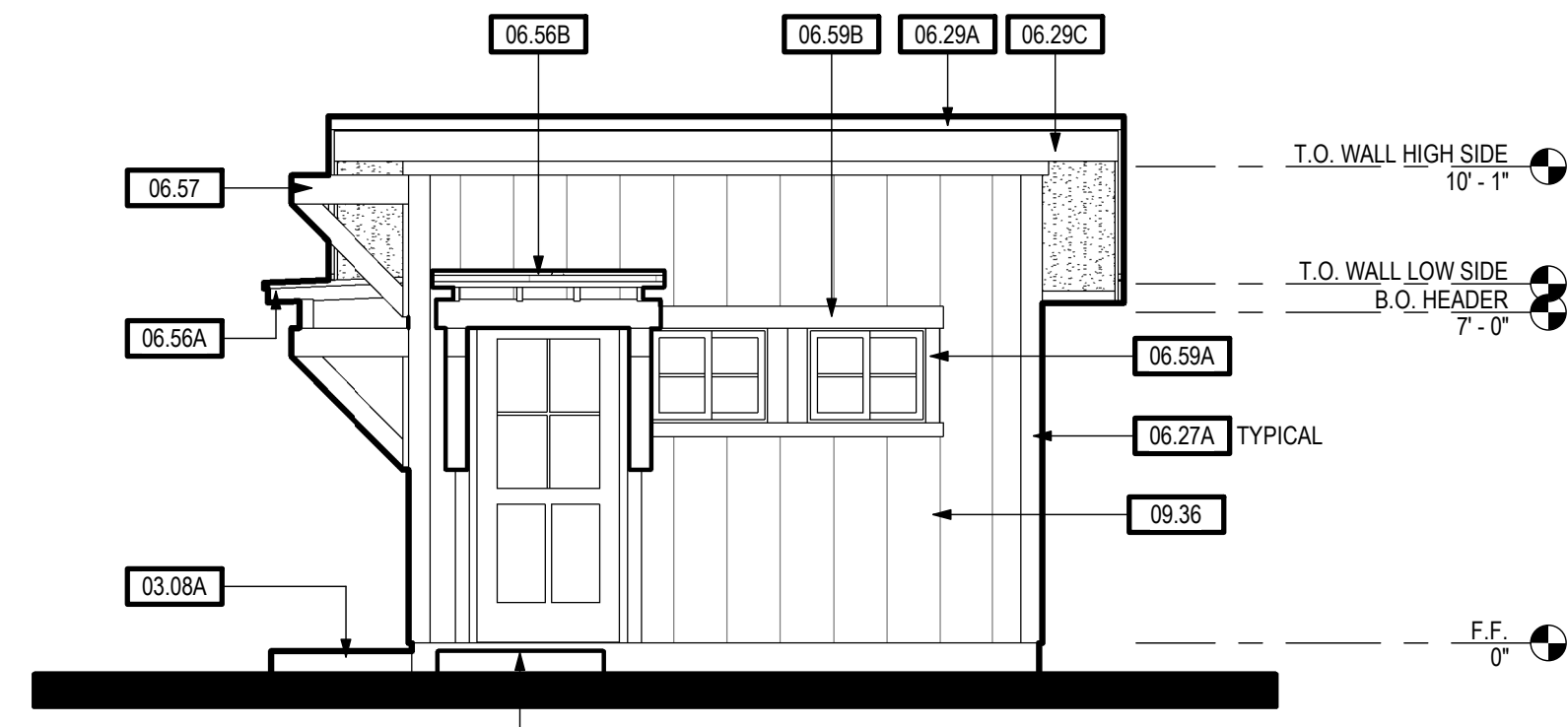


REAR (STUCCO) 260 SF 3

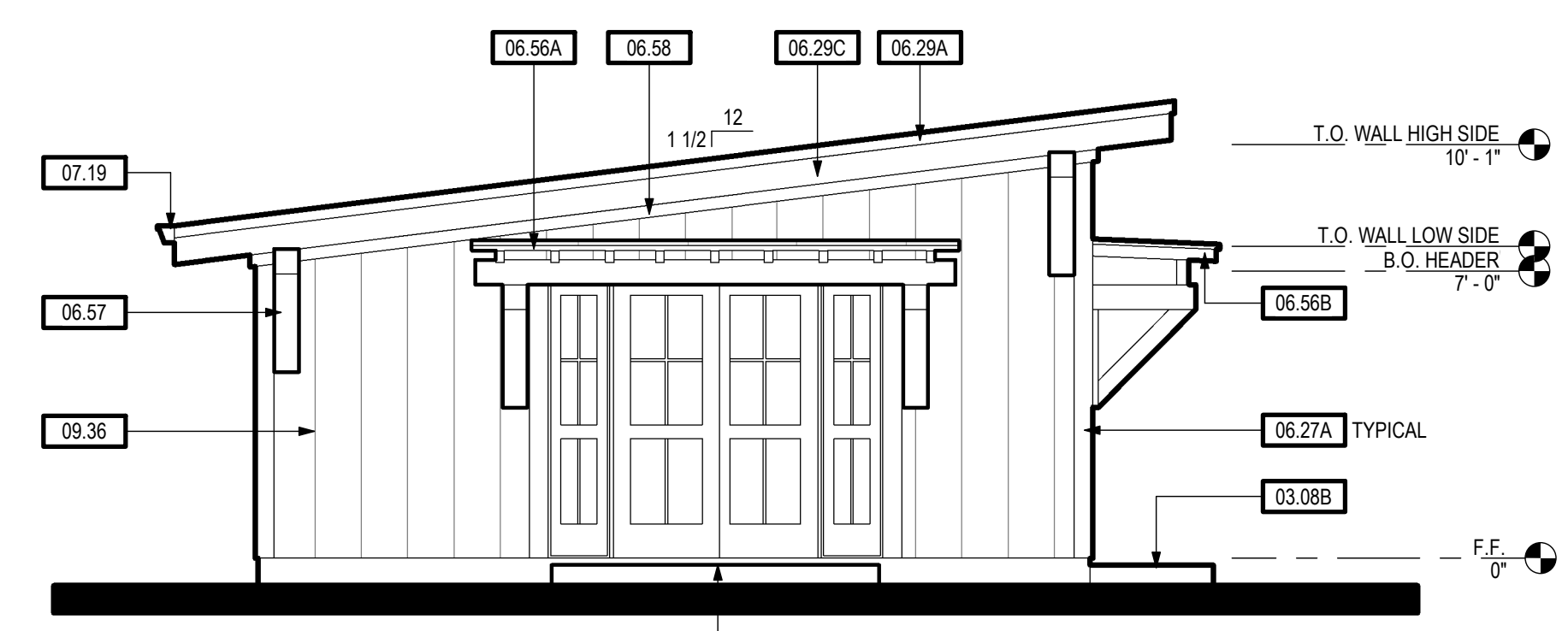
NOTE:
STUCCO OPTION MAY NOT BE USED IF ADU IS SITED ON UPPER HALF OF HILL, RIDGE, OR ESCARPMENT.
ELEVATION x TOPOGRAPHY FACTORS $K_e \times K_z$ IS LIMITED TO 1.75 FOR STUCCO OPTION.

EXTERIOR ELEVATIONS - 260 SF (STUCCO)

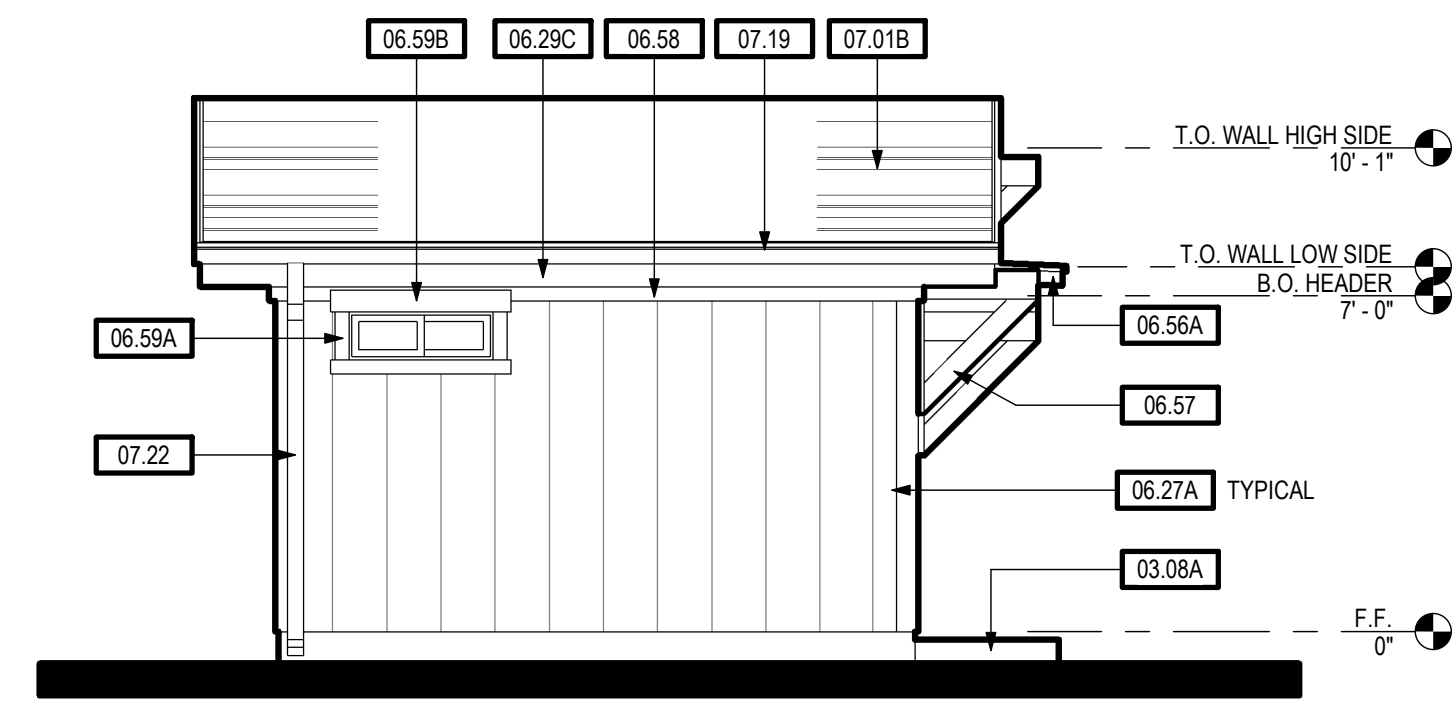
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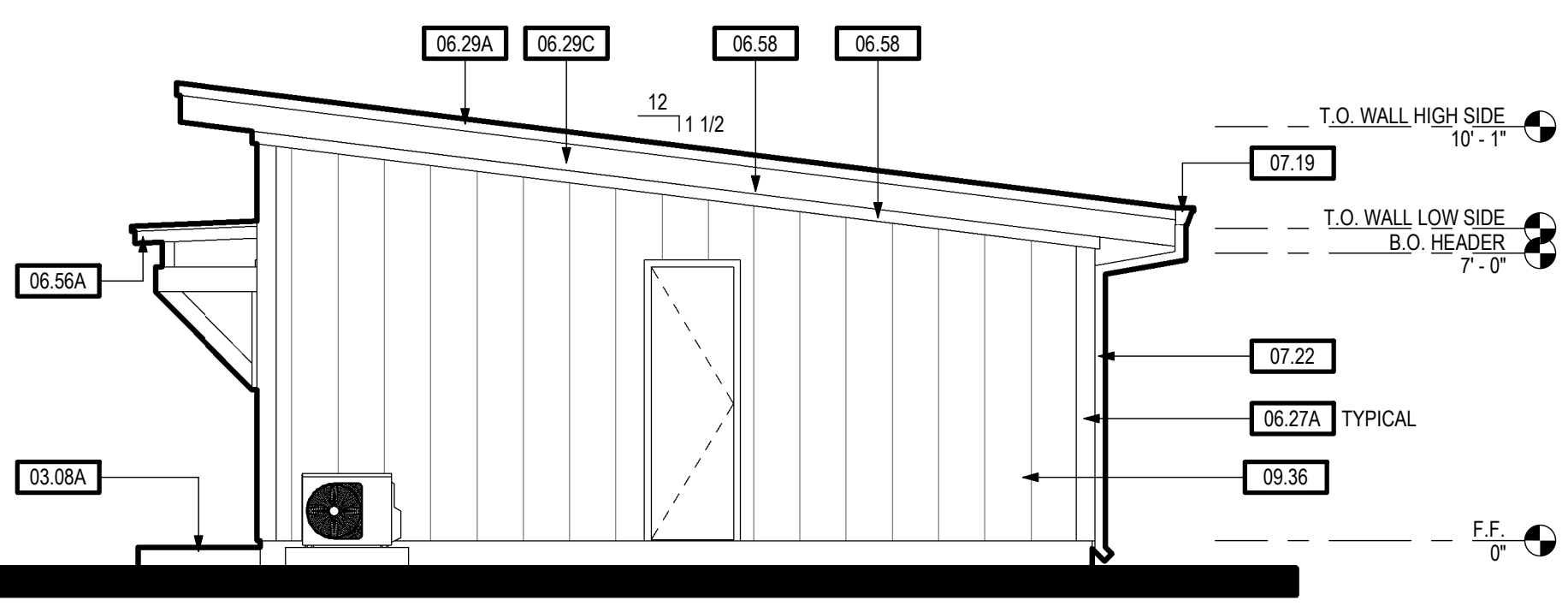
RIGHT (VERT. SIDING) 260 SF - OPTIONS 6



FRONT (VERT. SIDING) 260 SF - OPTIONS 5



LEFT (VERT. SIDING) 260 SF - OPTIONS 8



REAR (VERT. SIDING) 260 SF - OPTIONS 7

EXTERIOR ELEVATIONS - 260 SF (VERT. SIDING) - OPTIONS

SCALE: 1/4" = 1'-0"

KEYNOTES

02.48	CONCRETE FLATWORK (LANDING - 36" MIN. DEPTH)
03.08A	CONCRETE FLATWORK/LANDING
03.08B	CONCRETE FLATWORK/LANDING AT OPTIONAL EXTERIOR DOOR
05.15A	PREMANUFACTURED METAL ENTRY AWNING
05.15B	PREMANUFACTURED METAL AWNING AT EXTERIOR DOOR OPTION
05.16A	FIELD MANUFACTURED METAL ENTRY AWNING - SEE DETAIL 7/A1.5
06.27A	1X6 WOOD OR FIBER CEMENT (HARDIETRM) CORNER TRIM
06.29A	2X4 FASCIA BOARD
06.29C	1X12 WOOD OR HARDIETRM SUB-FASCIA
06.56A	ENTRY AWNING - SEE DETAIL 9/A.D.1
06.56B	ENTRY AWNING AT OPTION EXTERIOR DOOR - SEE DETAIL 9/A.D.1
06.57	CORNER CORBELS - SEE DETAIL 8/A.D.1
06.58	2X4 FRIEZE TRIM
06.59A	1X4 WOOD OR FIBER CEMENT (HARDIETRM) WINDOW JAMB AND SILL TRIM
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07.19	GUTTER - GALV. OR PREFINISHED
07.22	DOWNSPOUT - GALV. OR PREFINISHED
07.38	G.I. STUCCO WEEP SCREED - PLACE MIN. 4" ABOVE GRADE AND MIN. 2" ABOVE CONCRETE FLATWORK/WALKWAYS
09.02A	EXTERIOR WALL FINISH - 7/8" 3-COAT CEMENT PLASTER WALL FINISH OVER (2) LAYERS OF GRADE 'D' BUILDING PAPER
09.02B	2X4 STUCCO OVER FOAM OR WOOD FRIEZE TRIM
09.36	VERTICAL WALL FINISH - WOOD OR HARDIETRM
22.21	PLUMBING FIXTURE - TANKLESS GAS WATER HEATER - APPROVED FOR EXTERIOR USE - SEE PLUMBING DRAWINGS
23.14	HVAC EQUIPMENT - MINI-SPLIT CONDENSING UNIT - SEE MECHANICAL DRAWINGS



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Timothy P. Huff, AIA Architect
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SHEET NOTES

SN.04 INDICATES OPTIONAL WINDOW HEIGHTS AT +80" AFF

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No.	Description	Date

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Date JAN 2022
Drawn by RRM
Checked by JMJ/JG

A1.3

Plot Date & Time 8/10/2022 4:31:56 PM

NOTES