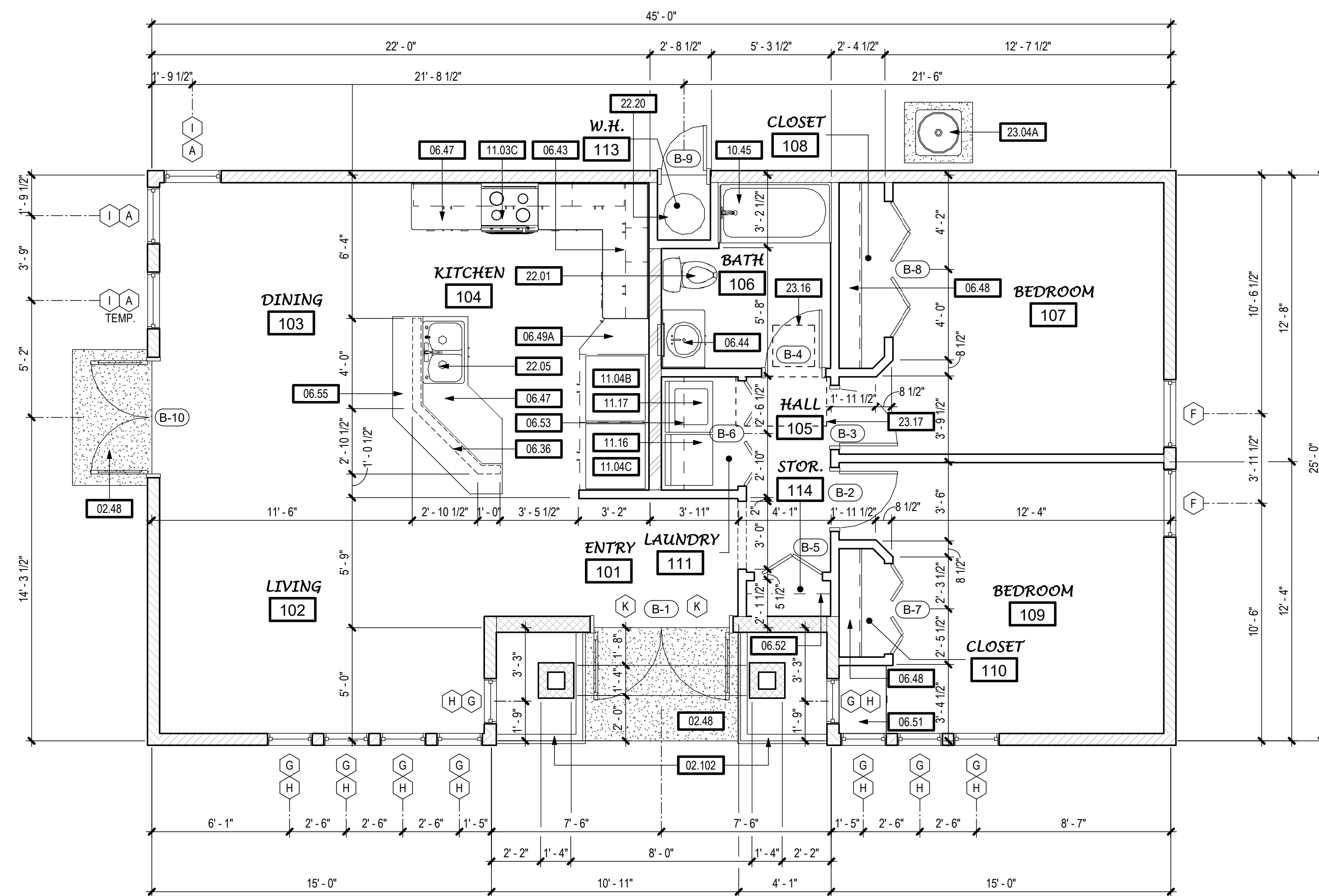


**1 FLOOR PLAN - 1050 SF TWO BEDROOM**  
SCALE: 1/4" = 1'-0"



**2 FLOOR PLAN - 1050 SF TWO BEDROOM - MIRRORED**  
SCALE: 1/4" = 1'-0"

**KEYNOTES**

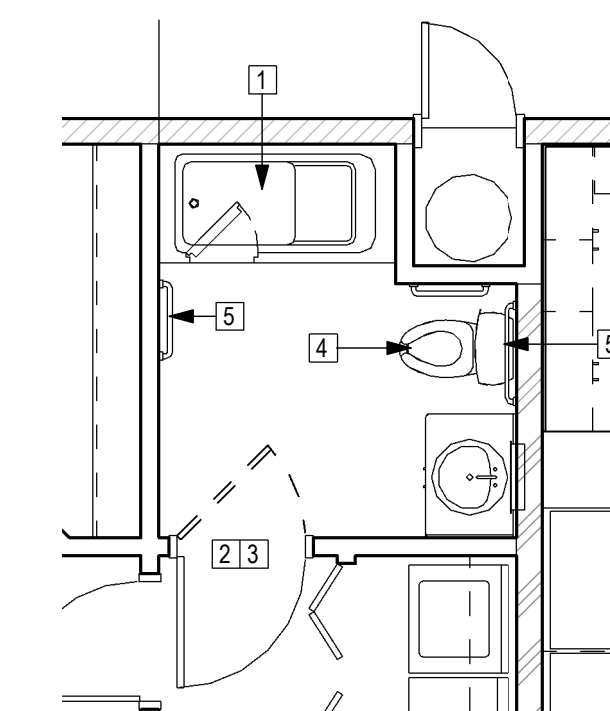
02.48	CONCRETE FLATWORK / LANDING - 36" MIN. DEPTH
02.102	12" HIGH CONCRETE PLANTER WALL WITH STONE VENEER FINISH
06.36	2x4x40" HIGH PARTITION WALL
06.43	CASEWORK - WOOD OR PLASTIC LAMINATE
06.44	BATHROOM VANITY W/ COUNTERTOP, SPLASH AND LAVATORY
06.47	KITCHEN BASE CABINET - WOOD OR PLASTIC LAMINATE - COUNTERTOP W/ SPLASH
06.48	CLOSET SHELF AND POLE
06.49A	CASEWORK - 90" HIGH KITCHEN PANTRY/STORAGE CABINET
06.51	CASEWORK - BUILT-IN (WOOD OR PLASTIC LAMINATE) DESKTOP W/ PENCIL DRAWER AT +30" AFF
06.52	STORAGE SHELVING - (5) 12" DEEP SHELVES FROM +24" AFF TO +78" AFF
06.53	12" DEEP FIXED SHELF AT +66" AFF
06.55	16" WIDE EATING BAR AT +42" AFF
10.45	BATHTUB/SHOWER COMBINATION W/ NON-PERMEABLE WALL FINISH AT (3) SIDES TO +72" (MIN.) ABOVE DRAIN INLET
11.03C	APPLIANCES - 30" WIDE RANGE / OVEN
11.04B	APPLIANCES - REFRIGERATOR - STANDARD SIZE
11.04C	APPLIANCES - FREEZER - STANDARD SIZE
11.16	APPLIANCES - CLOTHES DRYER
11.17	APPLIANCES - CLOTHES WASHER
22.01	PLUMBING FIXTURE - WATER CLOSET
22.05	PLUMBING FIXTURE - KITCHEN SINK - GARBAGE DISPOSER OPTIONAL
22.20	PLUMBING FIXTURE - ELECTRIC WATER HEATER - SEE PLUMBING DRAWINGS
23.04A	HVAC EQUIPMENT - CONDENSER UNIT - SEE MECHANICAL DRAWINGS
23.16	HVAC EQUIPMENT - ENERGY RECOVERY VENTILATOR (22"x22" - WEIGHT = 32lbs) ABOVE CEILING - SEE MECHANICAL DRAWINGS
23.17	HVAC EQUIPMENT - ATTIC MOUNT HORIZONTAL FORCED AIR UNIT - SEE MECHANICAL DRAWINGS

**NOTES**

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.

- 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  
c. AVAILABLE AT LARGE HOME IMPROVEMENT RETAILERS
- LEVER LOCKSET HARDWARE AT ALL DOORS
- REVERSE STANDARD SWING DIRECTION AT BATHROOM DOORS TO PREVENT ENTRAPMENT IN THE EVENT OF A FALL OR PROVIDE A POCKET DOOR IF SPACE PERMITS.
- COMFORT HEIGHT WATER CLOSET (+2" HIGHER THAN STANDARD WATER CLOSET).
- CONVENIENCE GRAB BARS (SEE FLOOR PLAN BELOW), PROVIDE SOLID BLOCKING IN WALL TO SUPPORT.



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

**EXTERIOR WALLS**

- 2x4 WOOD STUDS W/ R-15 BATT INSULATION; EXTERIOR FINISH OVER R-4 RIGID INSULATION OVER PLYWOOD SHEATHING AT EXTERIOR / GYPSUM BOARD AT INTERIOR
- ALTERNATE:  
2x6 WOOD STUDS W/ R-21 BATT INSULATION; EXTERIOR FINISH OVER PLYWOOD SHEATHING AT EXTERIOR / GYPSUM BOARD AT INTERIOR
- 2x4 WOOD STUDS; PLASTER OR SIDING (SEE EXTERIOR ELEVATIONS) OVER PLYWOOD SHEATHING AT EXTERIOR SIDE ONLY

**INTERIOR WALLS**

- 2x4 WOOD STUDS; GYPSUM BOARD AT EACH SIDE
- 2x6 WOOD STUDS; GYPSUM BOARD AT EACH SIDE

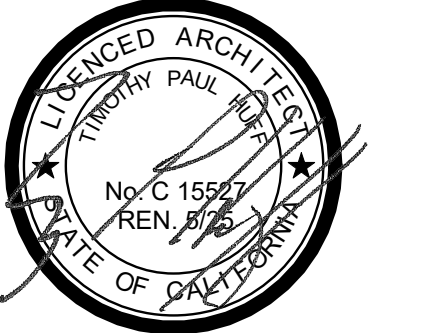
**NOTES:**

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

**WALL LEGEND**



**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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**1050 SF TWO BEDROOM  
ACCESSORY DWELLING UNITS -  
STANISLAUS COUNTY CALIFORNIA**

**FLOOR PLANS - 1050 SF TWO BEDROOM**

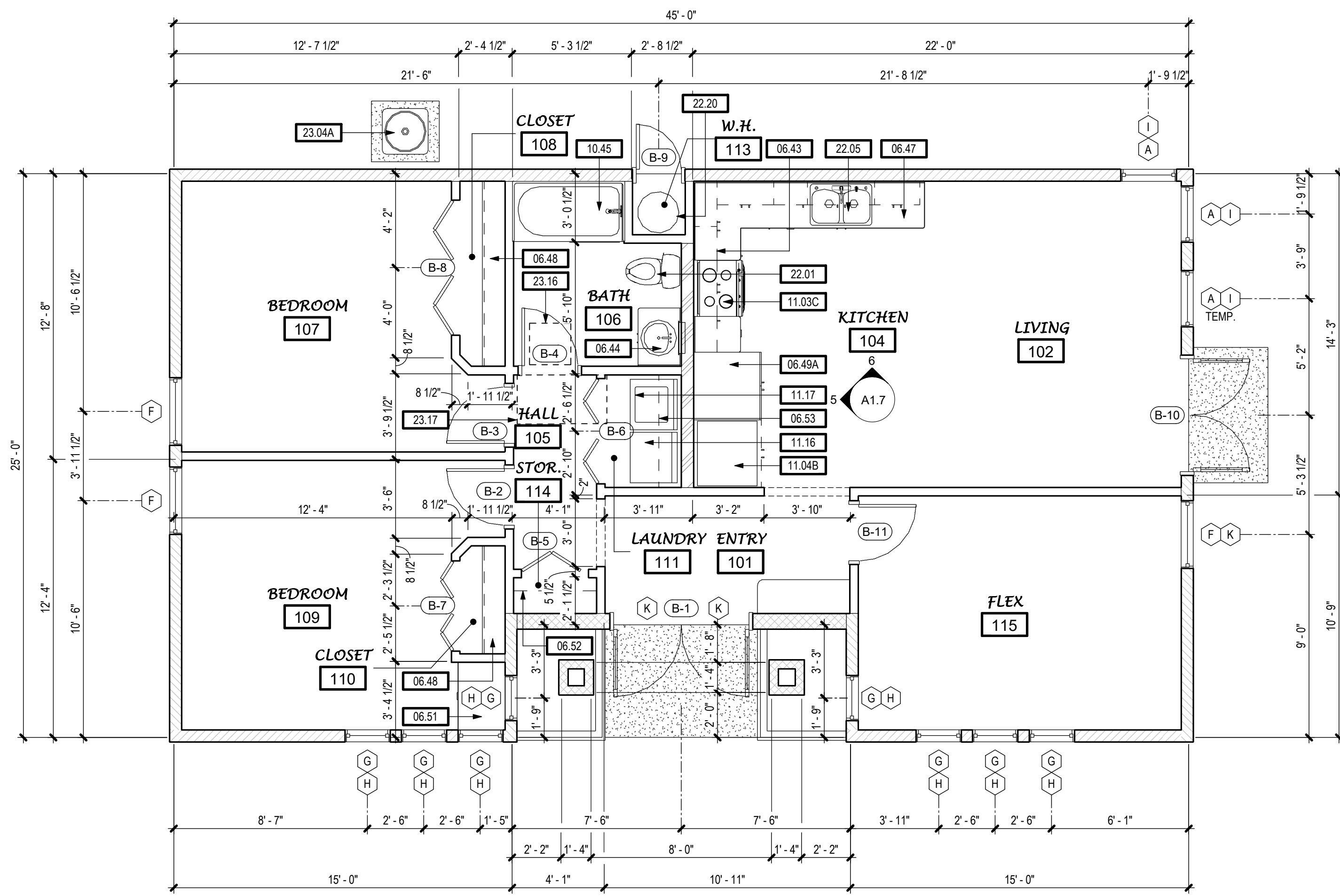
No.	Description	Date

Project Number	2020
Date	JAN 2022
Drawn by	R/RM
Checked by	JM/JG

**A1.1**

Plot Date & Time 5/8/2023 2:43:13 PM

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**1 FLOOR PLAN - 1050 SF TWO BEDROOM - FLEX ROOM OPTION**  
SCALE: 1/4" = 1'-0"

KEYNOTES	
06.43	CASEWORK - WOOD OR PLASTIC LAMINATE
06.44	BATHROOM VANITY W/ COUNTERTOP, SPLASH AND LAVATORY
06.47	KITCHEN BASE CABINET - WOOD OR PLASTIC LAMINATE - COUNTERTOP W/ SPLASH
06.48	CLOSET SHELF AND POLE
06.49A	CASEWORK - 90" HIGH KITCHEN PANTRY/STORAGE CABINET
06.51	CASEWORK - BUILT-IN (WOOD OR PLASTIC LAMINATE) DESKTOP W/ PENCIL DRAWER AT +30" AFF
06.52	STORAGE SHELVING - (5) 12" DEEP SHELVES FROM +24" AFF TO +78" AFF
06.53	12" DEEP FIXED SHELF AT +66" AFF
10.45	BATH/TUB/SHOWER COMBINATION W/ NON-PERMEABLE WALL FINISH AT (3) SIDES TO +72" (MIN.) ABOVE DRAIN INLET
11.03C	APPLIANCES - 30" WIDE RANGE / OVEN
11.04B	APPLIANCES - REFRIGERATOR - STANDARD SIZE
11.16	APPLIANCES - CLOTHES DRYER
11.17	APPLIANCES - CLOTHES WASHER
22.01	PLUMBING FIXTURE - WATER CLOSET
22.05	PLUMBING FIXTURE - KITCHEN SINK - GARBAGE DISPOSER OPTIONAL
22.20	PLUMBING FIXTURE - ELECTRIC WATER HEATER - SEE PLUMBING DRAWINGS
23.04A	HVAC EQUIPMENT - CONDENSER UNIT - SEE MECHANICAL DRAWINGS
23.16	HVAC EQUIPMENT - ENERGY RECOVERY VENTILATOR (22"x22" - WEIGHT = 32lbs) ABOVE CEILING - SEE MECHANICAL DRAWINGS
23.17	HVAC EQUIPMENT - ATTIC MOUNT HORIZONTAL FORCED AIR UNIT - SEE MECHANICAL DRAWINGS



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**NOTES**

EXTERIOR WALLS	
	2x4 WOOD STUDS W/ R-15 BATT INSULATION; EXTERIOR FINISH OVER R-4 RIGID INSULATION. OVER PLYWOOD SHEATHING AT EXTERIOR / GYPSUM BOARD AT INTERIOR
	2x6 WOOD STUDS W/ R-21 BATT INSULATION; EXTERIOR FINISH OVER PLYWOOD SHEATHING AT EXTERIOR / GYPSUM BOARD AT INTERIOR
	2x4 WOOD STUDS; PLASTER OR SIDING (SEE EXTERIOR ELEVATIONS) OVER PLYWOOD SHEATHING AT EXTERIOR SIDE ONLY
INTERIOR WALLS	
	2x4 WOOD STUDS; GYPSUM BOARD AT EACH SIDE
	2x6 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.

**WALL LEGEND**

**1050 SF TWO BEDROOM - ACCESSORY DWELLING UNITS - STANISLAUS COUNTY CALIFORNIA**

**FLOOR PLAN - 1050 SF TWO BEDROOM - FLEX ROOM OPTION**

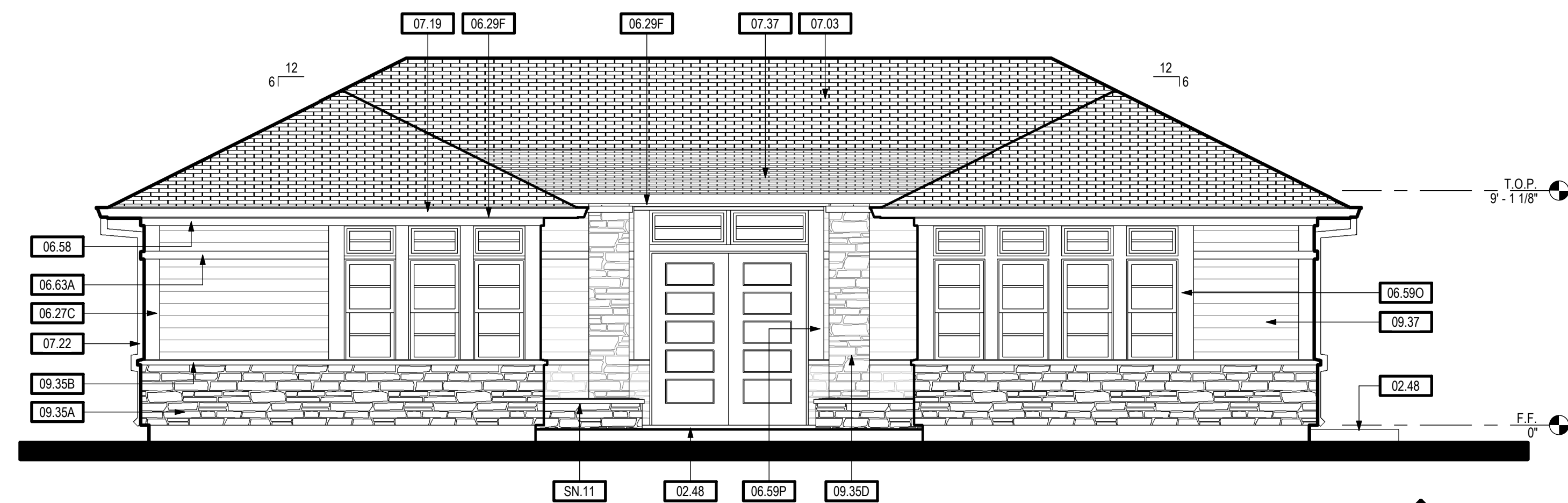
No.	Description	Date

Project Number	2020
Date	JAN 2022
Drawn by	R/RM
Checked by	JM/JG

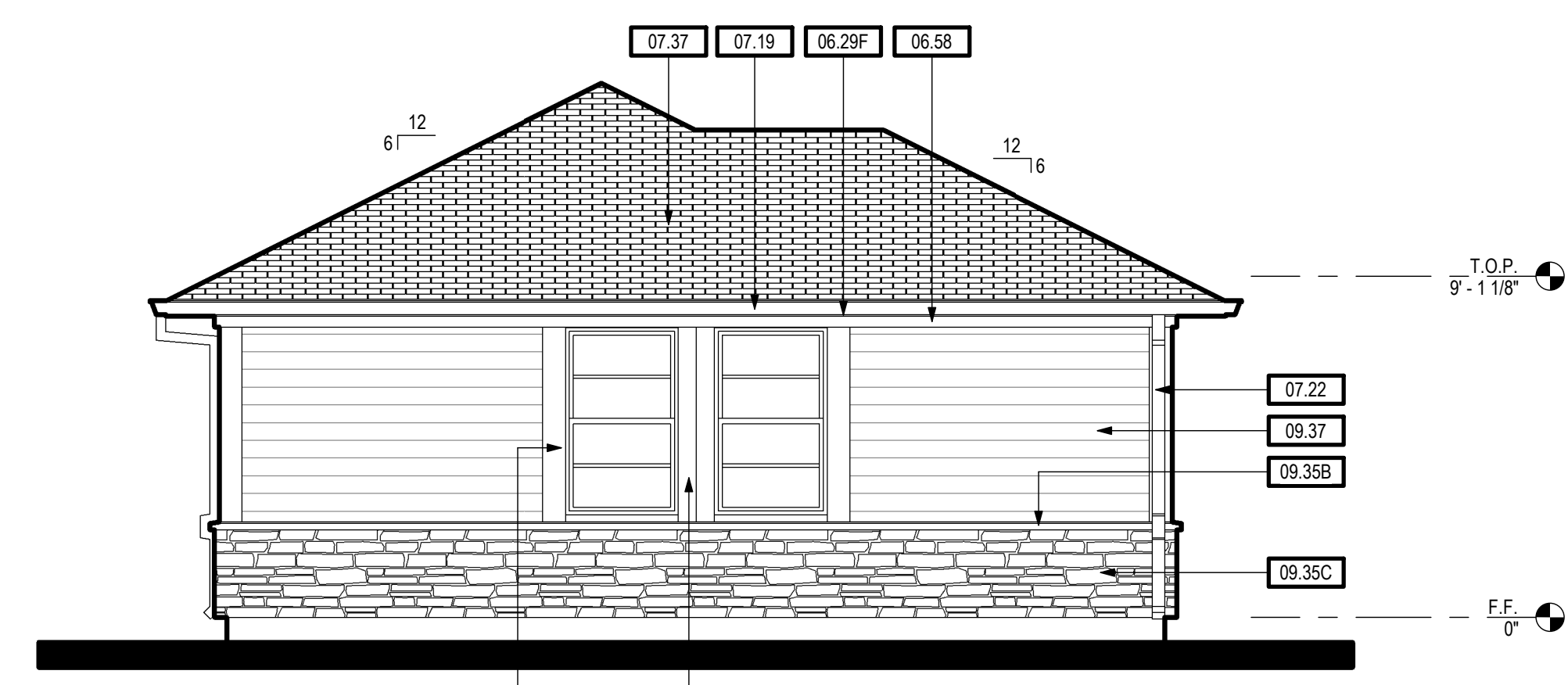
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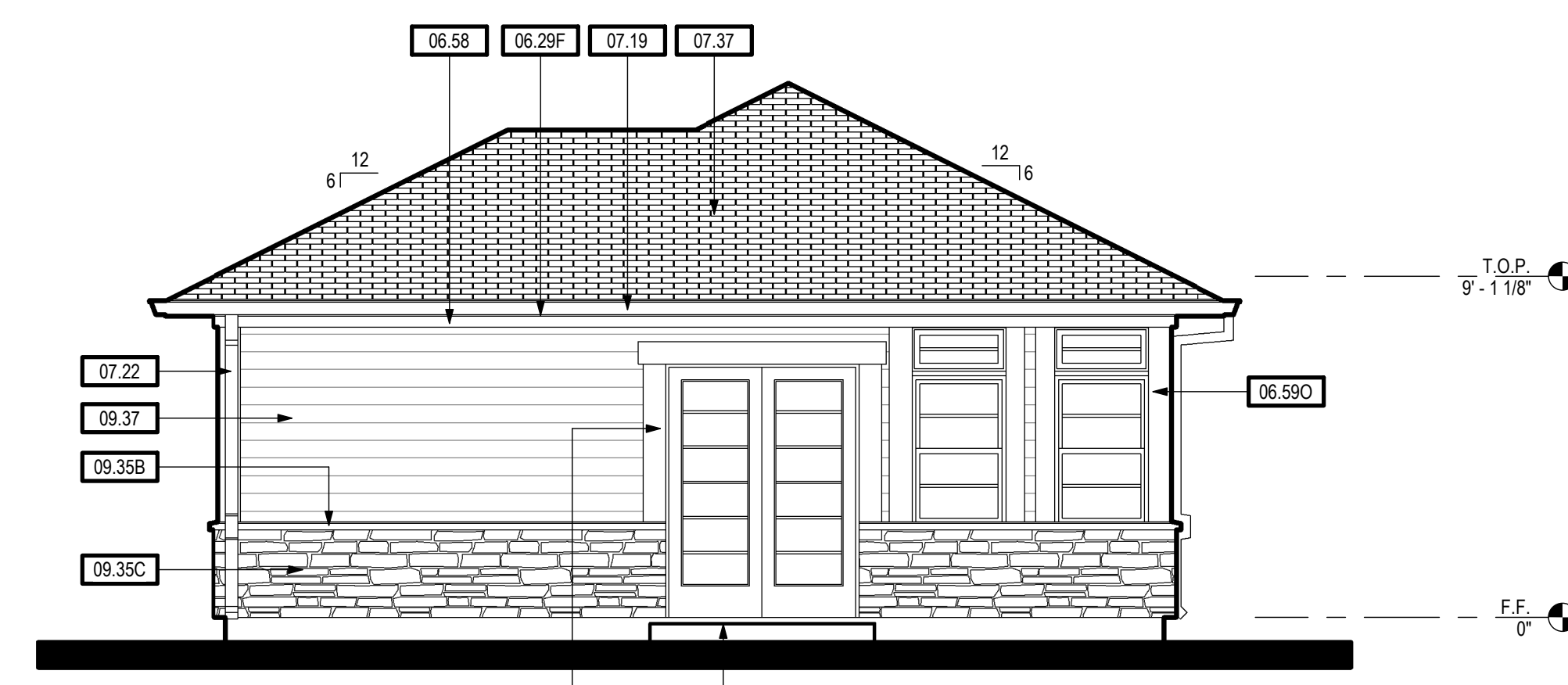
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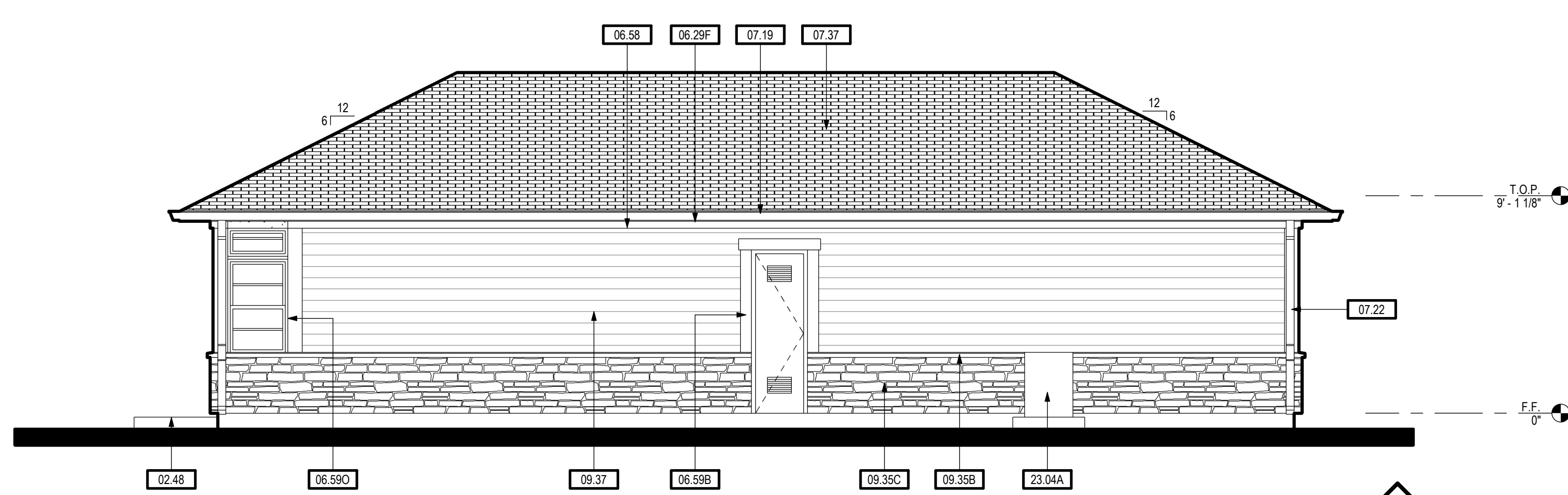
FRONT (STONE/HORIZ. SIDING) 1050 SF 1



LEFT (STONE/HORIZ. SIDING) 1050 SF 3



RIGHT (STONE/HORIZ. SIDING) 1050 SF 2



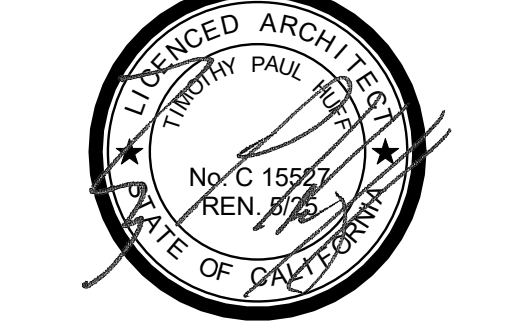
REAR (STONE/HORIZ. SIDING) 1050 SF 4

KEYNOTES	
02.48	CONCRETE FLATWORK / LANDING - 36" MIN. DEPTH
06.27C	1X8 WOOD OR FIBER CEMENT (HARDI TRIM) CORNER TRIM
06.29F	2X6 FASCIA BOARD
06.58	2X4 FRIEZE TRIM
06.59B	1X6 WOOD OR FIBER CEMENT (HARDI TRIM) DOOR AND WINDOW HEAD TRIM
06.59N	1X6 WOOD OR FIBER CEMENT (HARDI TRIM) WINDOW JAMB TRIM
06.59O	1X8 WOOD OR FIBER CEMENT (HARDI TRIM) WINDOW JAMB TRIM
06.59P	1X8 WOOD OR FIBER CEMENT (HARDI TRIM) DOOR/TRANSOM HEAD AND JAMB TRIM
06.59Q	1X8 WOOD OR FIBER CEMENT (HARDI TRIM) DOOR HEAD AND JAMB TRIM
06.63A	1X4 WOOD OR FIBER CEMENT (HARDI TRIM) TRIM BAND
07.03	ROOFING - COMPOSITION SHINGLES (COOL ROOF 0.190.91) OVER (1) LAYER OF #15 ROOFING FELT OVER PLYWOOD (OSB OPTIONAL) SHEATHING
07.19	GUTTER - GALV. OR PREFINISHED
07.22	DOWNSPOUT - GALV. OR PREFINISHED
07.37	ROOFING MATERIAL - STANDING SEAM METAL, ASPHALT COMPOSITION OR SPANISH STYLE METAL ROOFING MATERIAL OVER (2) LAYERS OF #15 ROOFING FELT OVER PLYWOOD SHEATHING W/ RADIANT BARRIER APPLIED TO UNDERSIDE OF SHEATHING
09.35A	THIN STONE VENEER WAINSCOT
09.35B	STONE VENEER WATER TABLE
09.35C	THIN STONE VENEER WALL FINISH
09.35D	THIN STONE VENEER COLUMN FINISH
09.37	HORIZONTAL WALL FINISH - WOOD OR HARDIPANEL
23.04A	HVAC EQUIPMENT - CONDENSER UNIT - SEE MECHANICAL DRAWINGS

SHEET NOTES	
SN.11	±20" HIGH PLANTER WALL W/ THIN STONE VENEER AND PRECAST PLANTER WALL CAP



**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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**1050 SF TWO BEDROOM  
 ACCESSORY DWELLING UNITS -  
 STANISLAUS COUNTY CALIFORNIA**

EXTERIOR ELEVATIONS - 1050 SF TWO BEDROOM

No.	Description	Date

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

**A1.3**

Plot Date & Time 5/8/2023 2:45:46 PM

**EXTERIOR ELEVATIONS (STONE/HORIZ. SIDING) 1050 SF**

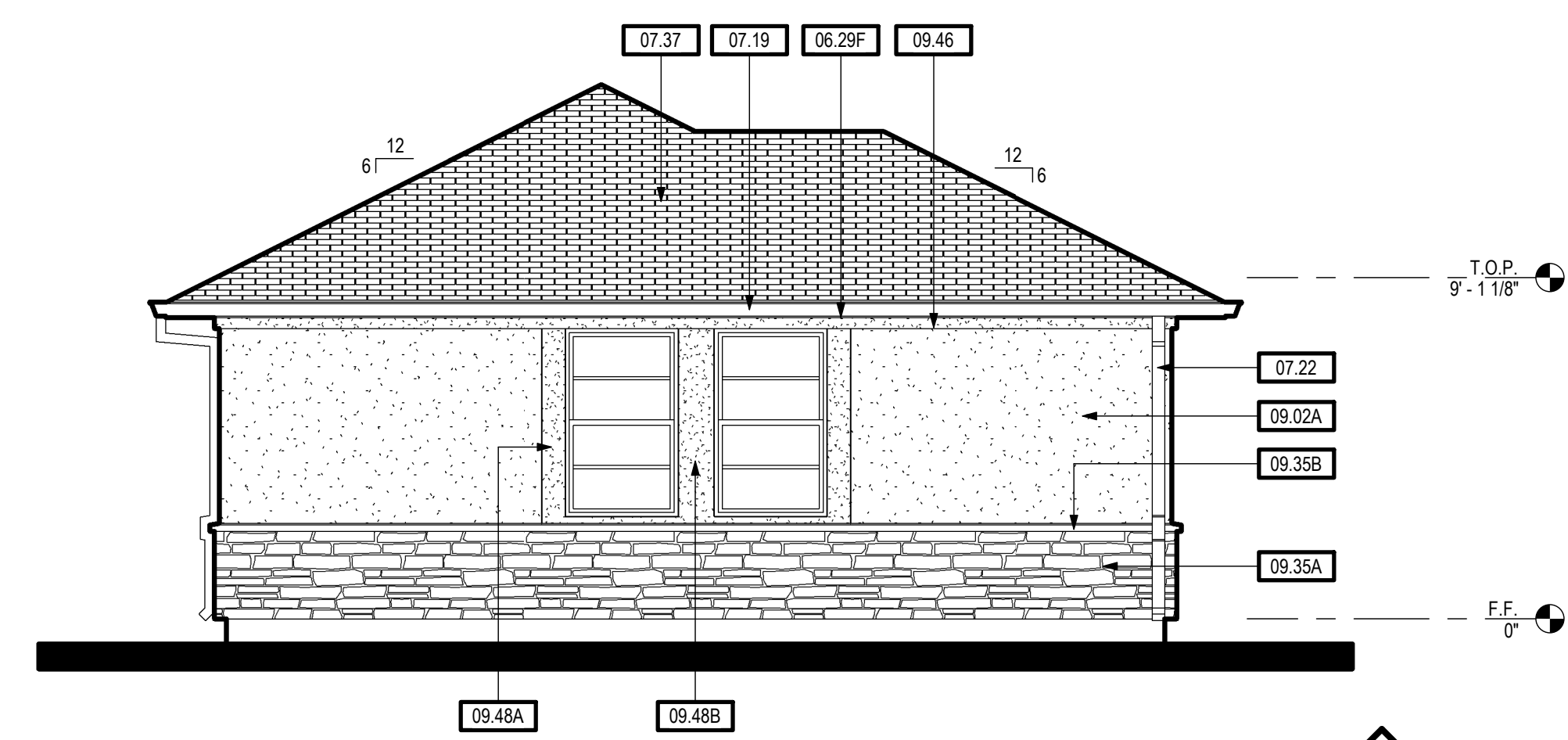
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**NOTES**

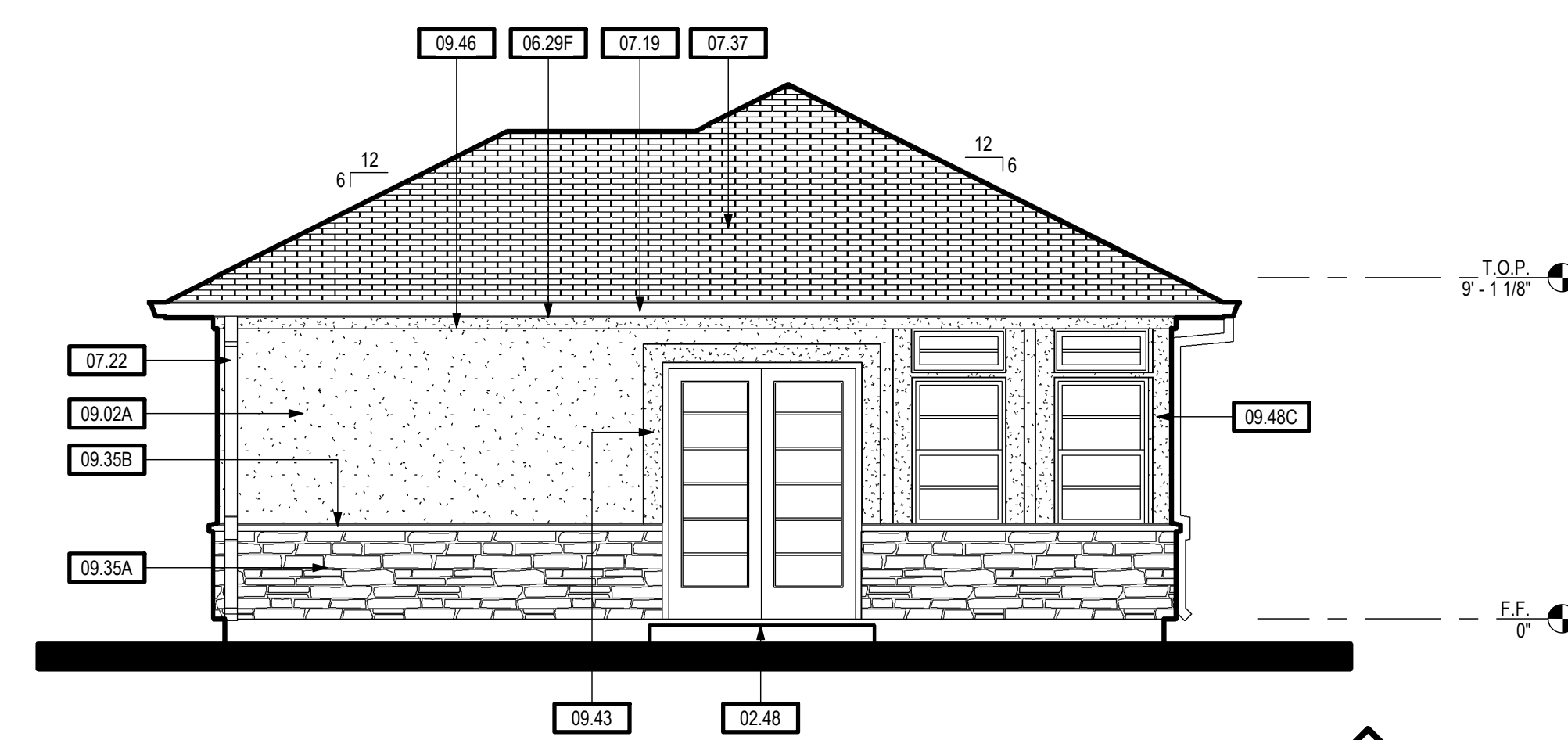
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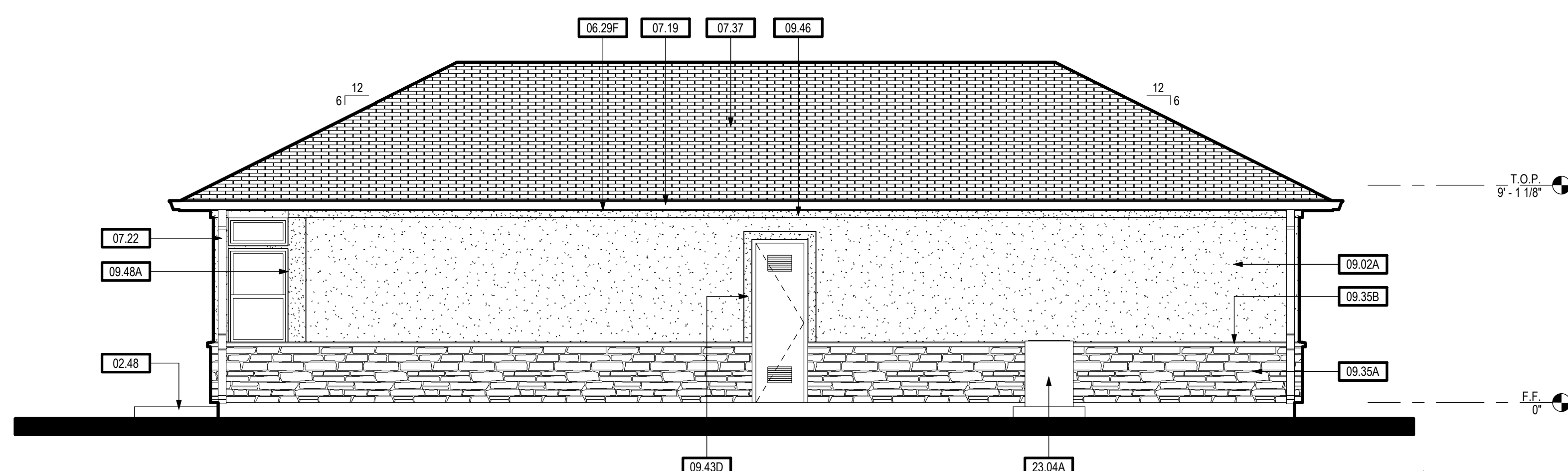
FRONT (STONE/STUCCO) 1050 SF 1



LEFT (STONE/STUCCO) 1050 SF 3



RIGHT (STONE/STUCCO) 1050 SF 2



REAR (STONE/STUCCO) 1050 SF 4

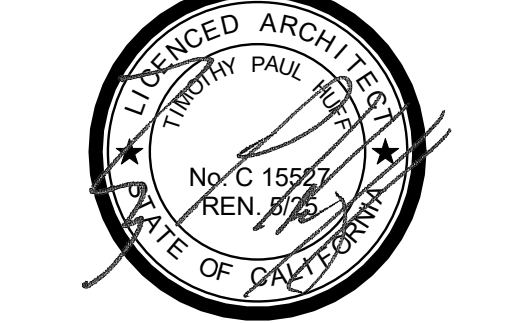
KEYNOTES	
02.48	CONCRETE FLATWORK / LANDING - 36" MIN. DEPTH
06.29F	2X6 FASCIA BOARD
07.03	ROOFING - COMPOSITION SHINGLES (COOL ROOF 0.19/0.91) OVER (1) LAYER OF #15 ROOFING FELT OVER PLYWOOD (OSB OPTIONAL) SHEATHING
07.19	GUTTER - GALV. OR PREFINISHED
07.22	DOWNSPOUT - GALV. OR PREFINISHED
07.37	ROOFING MATERIAL - STANDING SEAM METAL, ASPHALT COMPOSITION OR SPANISH STYLE METAL ROOFING MATERIAL OVER (2) LAYERS OF #15 ROOFING FELT OVER PLYWOOD SHEATHING W/ RADIANT BARRIER APPLIED TO UNDERSIDE OF SHEATHING
09.02A	EXTERIOR WALL FINISH - 7/8" 3-COAT CEMENT PLASTER WALL FINISH OVER (2) LAYERS OF GRADE 'D' BUILDING PAPER
09.35A	THIN STONE VENEER WAINSCOT
09.35B	STONE VENEER WATER TABLE
09.35D	THIN STONE VENEER COLUMN FINISH
09.43	6" STUCCO OVER WOOD OR FOAM DOOR HEAD AND JAMB TRIM
09.43D	4" STUCCO OVER WOOD OR FOAM DOOR HEAD AND JAMB TRIM
09.45	4" STUCCO OVER WOOD OR FOAM TRIM BAND
09.46	4" STUCCO OVER WOOD OR FOAM FRIEZE TRIM
09.48A	8" STUCCO OVER WOOD OR FOAM WINDOW JAMB TRIM
09.48B	12" STUCCO OVER WOOD OR FOAM WINDOW JAMB TRIM
09.48C	6" STUCCO OVER WOOD OR FOAM WINDOW JAMB TRIM
23.04A	HVAC EQUIPMENT - CONDENSER UNIT - SEE MECHANICAL DRAWINGS

SHEET NOTES	
SN.11	±20" HIGH PLANTER WALL W/ THIN STONE VENEER AND PRECAST PLANTER WALL CAP

NOTES



**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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**1050 SF TWO BEDROOM  
 ACCESSORY DWELLING UNITS -  
 STANISLAUS COUNTY CALIFORNIA**

EXTERIOR ELEVATIONS - 1050 SF TWO BEDROOM

No.	Description	Date

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

**A1.4**

Plot Date & Time 5/8/2023 2:48:26 PM

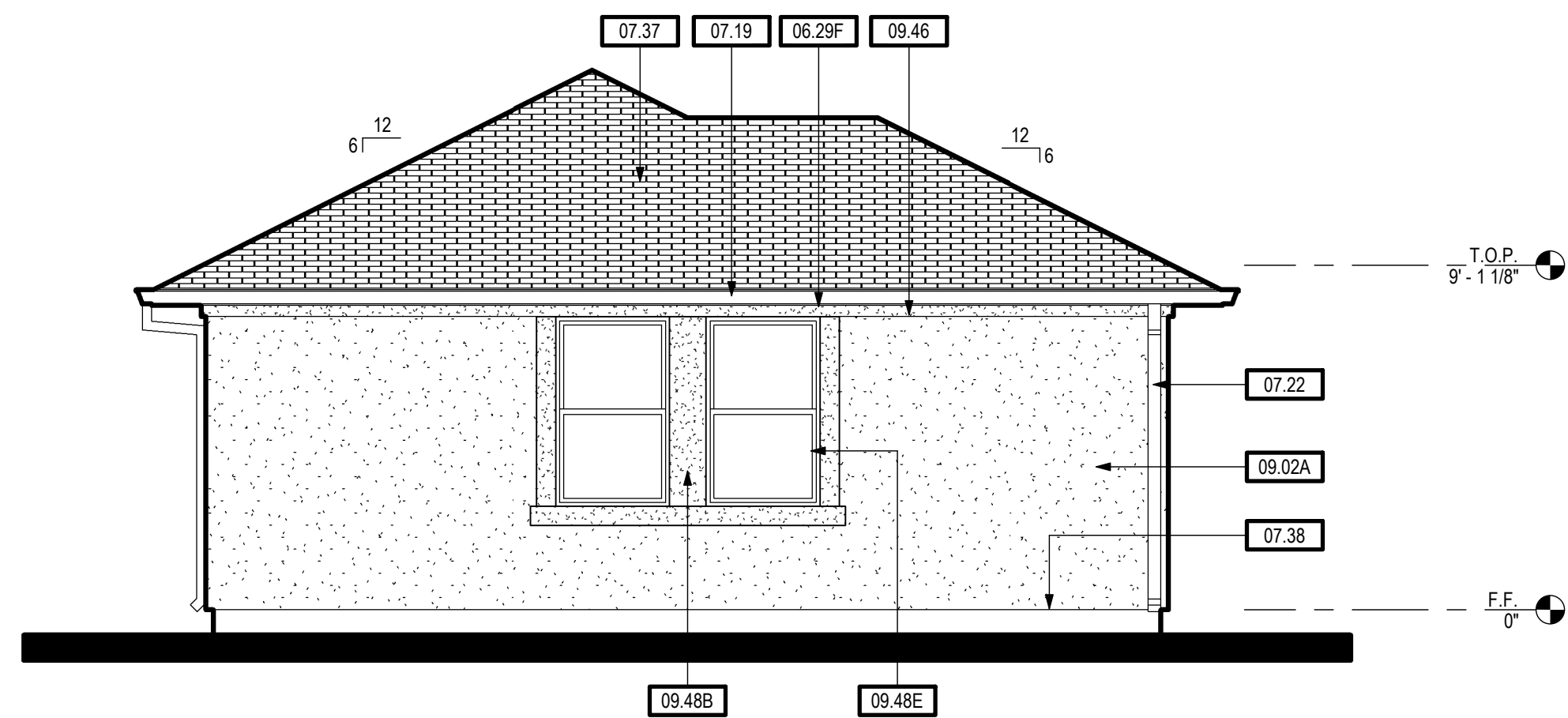
**EXTERIOR ELEVATIONS (STONE/STUCCO) 1050 SF**

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

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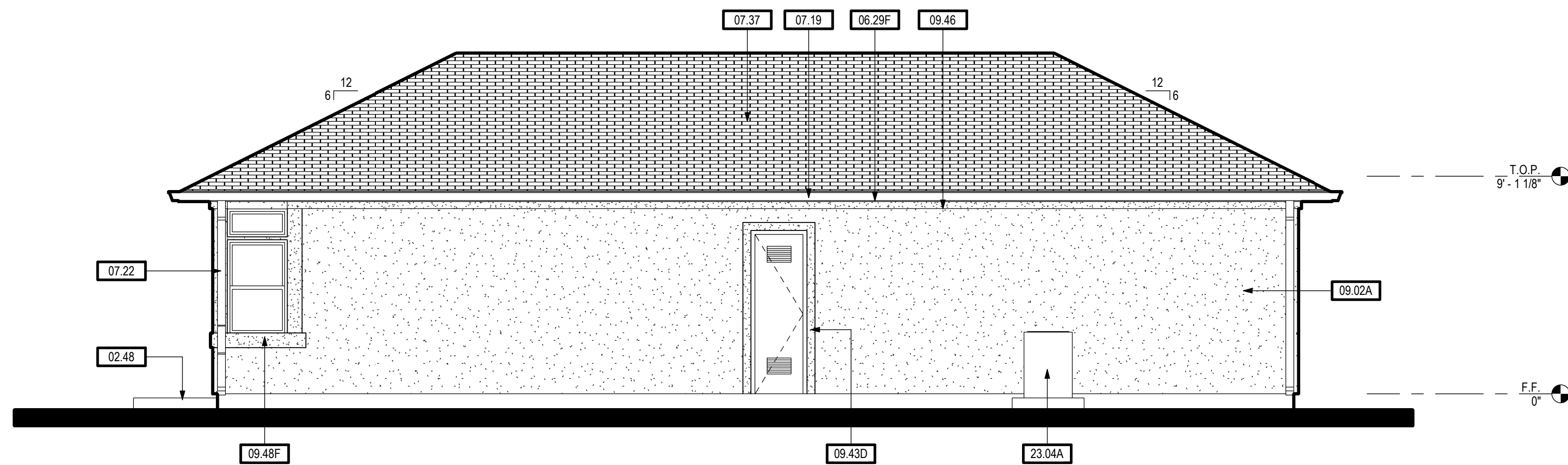
FRONT (STUCCO) 1050 SF 1



LEFT (STUCCO) 1050 SF 3



RIGHT (STUCCO) 1050 SF 2

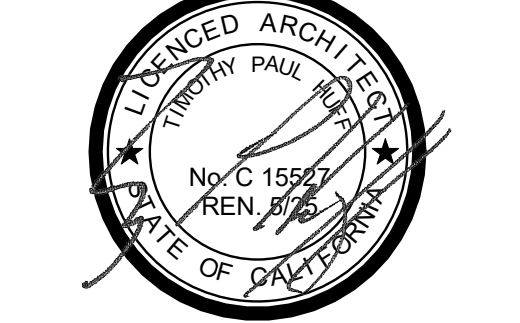


REAR (STUCCO) 1050 SF 4

KEYNOTES	
02.48	CONCRETE FLATWORK / LANDING - 36" MIN. DEPTH
06.29F	2X6 FASCIA BOARD
07.19	GUTTER - GALV. OR PREFINISHED
07.22	DOWNSPOUT - GALV. OR PREFINISHED
07.37	ROOFING MATERIAL - STANDING SEAM METAL, ASPHALT COMPOSITION OR SPANISH STYLE METAL ROOFING MATERIAL OVER (2) LAYERS OF #15 ROOFING FELT OVER PLYWOOD SHEATHING W/ RADIANT BARRIER APPLIED TO UNDERSIDE OF SHEATHING
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
09.43	6" STUCCO OVER WOOD OR FOAM DOOR HEAD AND JAMB TRIM
09.43D	4" STUCCO OVER WOOD OR FOAM DOOR HEAD AND JAMB TRIM
09.44	6" STUCCO OVER WOOD OR FOAM TRIM BAND
09.46	4" STUCCO OVER WOOD OR FOAM FRIEZE TRIM
09.48A	8" STUCCO OVER WOOD OR FOAM WINDOW JAMB TRIM
09.48B	12" STUCCO OVER WOOD OR FOAM WINDOW JAMB TRIM
09.48C	6" STUCCO OVER WOOD OR FOAM WINDOW JAMB TRIM
09.48D	8" STUCCO OVER WOOD OR FOAM WINDOW SILL TRIM
09.48E	6" STUCCO OVER WOOD OR FOAM WINDOW JAMB AND SILL TRIM
09.48F	8" STUCCO OVER WOOD OR FOAM WINDOW JAMB AND SILL TRIM
23.04A	HVAC EQUIPMENT - CONDENSER 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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**1050 SF TWO BEDROOM  
 ACCESSORY DWELLING UNITS -  
 STANISLAUS COUNTY CALIFORNIA**

EXTERIOR ELEVATIONS - 1050 SF TWO BEDROOM

No.	Description	Date

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

**A1.5**

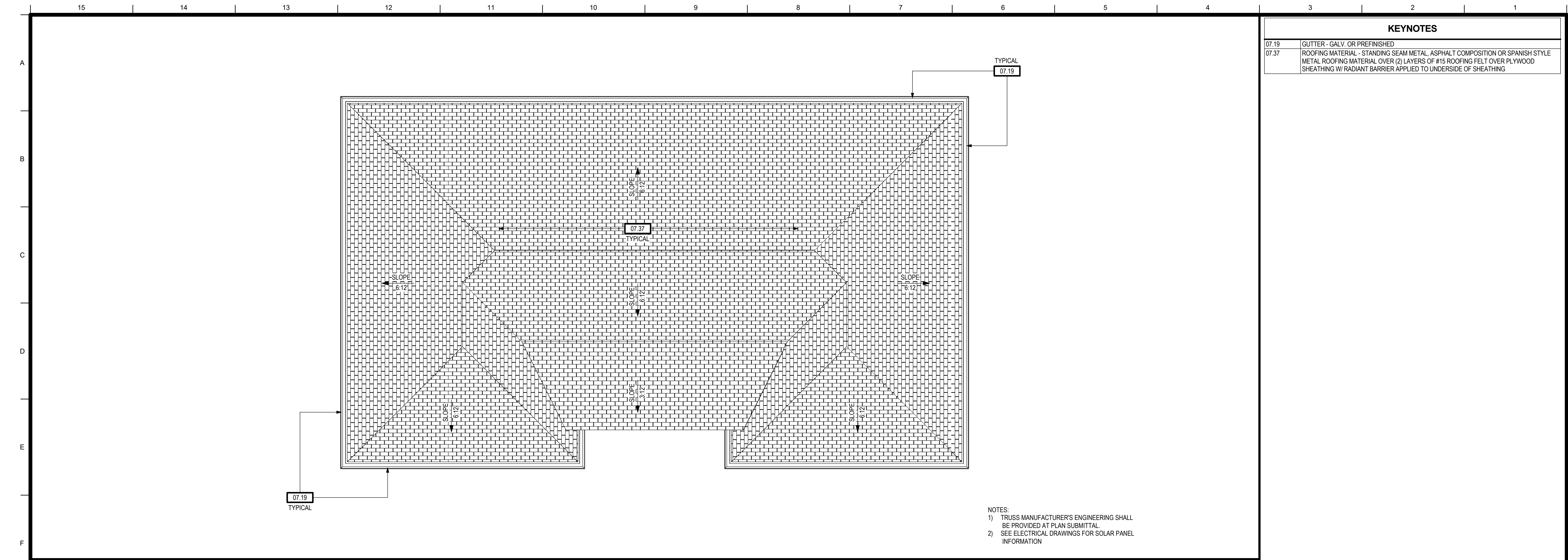
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NOTES

**EXTERIOR ELEVATIONS (STUCCO) 1050 SF**

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

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KEYNOTES	
07.19	GUTTER - GALV. OR PREFINISHED
07.37	ROOFING MATERIAL - STANDING SEAM METAL, ASPHALT COMPOSITION OR SPANISH STYLE METAL ROOFING MATERIAL OVER (2) LAYERS OF #15 ROOFING FELT OVER PLYWOOD SHEATHING W/ RADIANT BARRIER APPLIED TO UNDERSIDE OF SHEATHING

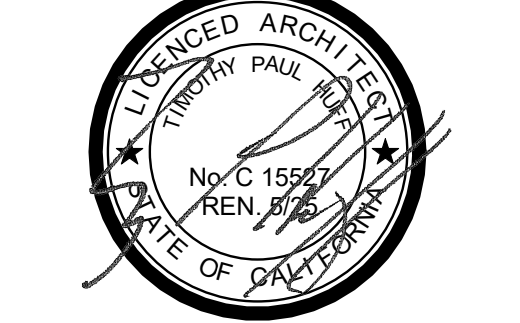
- NOTES:
- 1) TRUSS MANUFACTURER'S ENGINEERING SHALL BE PROVIDED AT PLAN SUBMITTAL.
  - 2) SEE ELECTRICAL DRAWINGS FOR SOLAR PANEL INFORMATION.

**1 ROOF PLAN - 1050 SF TWO BEDROOM**  
SCALE: 1/4" = 1'-0"

**NOTES**



**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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**1050 SF TWO BEDROOM  
ACCESSORY DWELLING UNITS -  
STANISLAUS COUNTY CALIFORNIA**

ROOF PLAN - 1050 SF TWO BEDROOM

No.	Description	Date

Project Number	2020
Date	JAN 2022
Drawn by	R/RM
Checked by	JM/JG

**A1.6**

Plot Date & Time 5/8/2023 2:52:03 PM

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