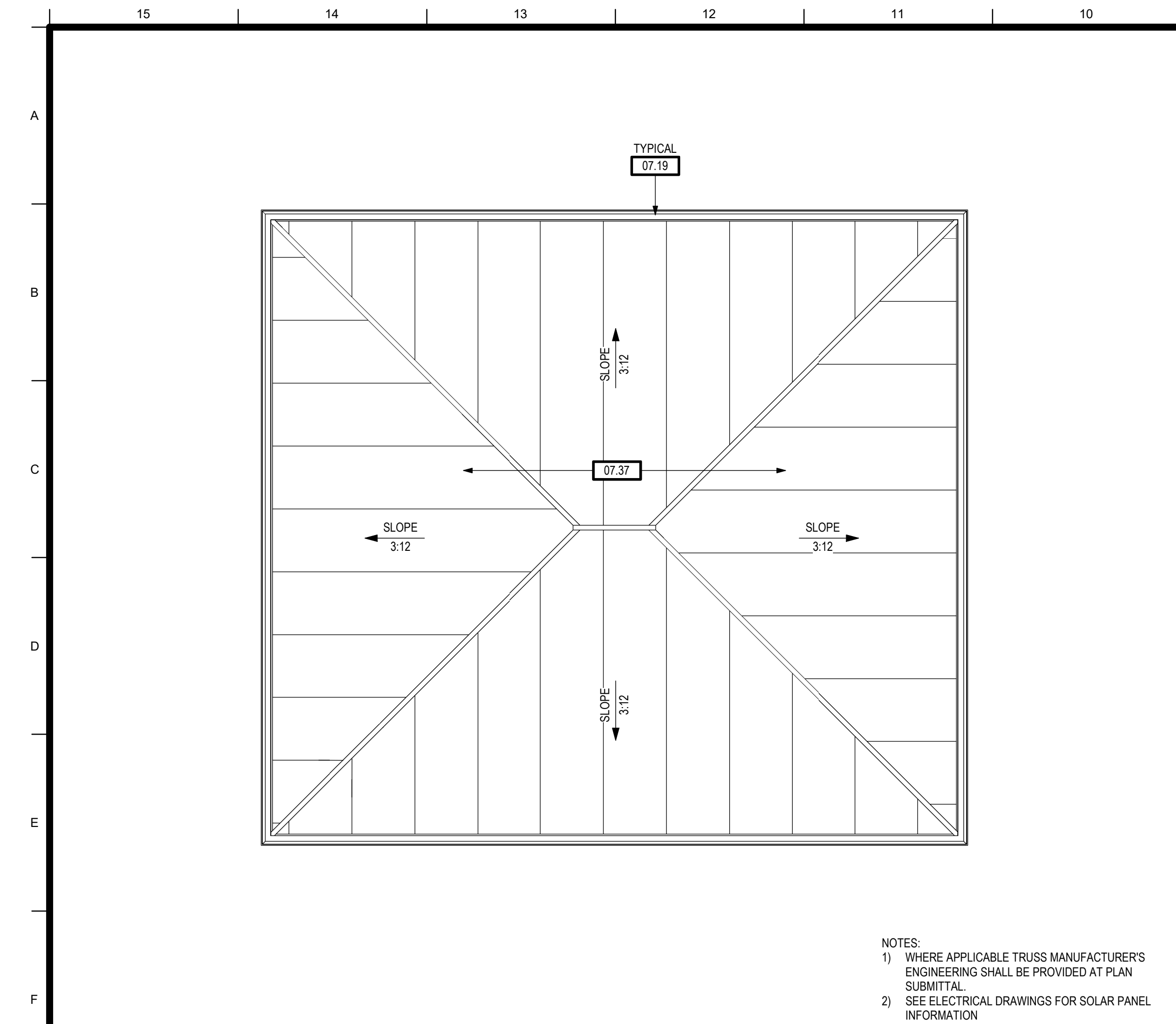
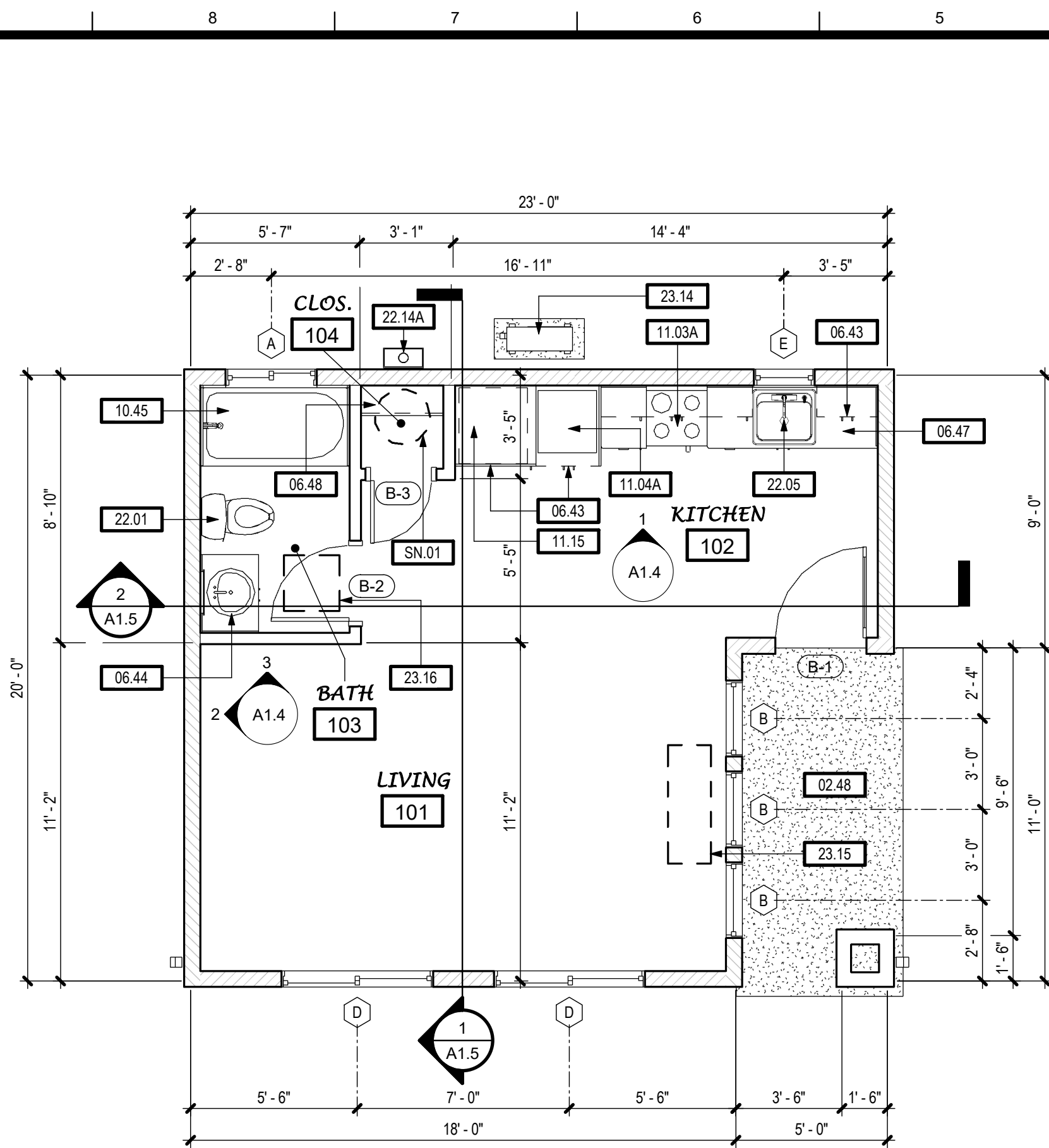




- NOTES:
- WHERE APPLICABLE TRUSS MANUFACTURER'S ENGINEERING SHALL BE PROVIDED AT PLAN SUBMITTAL.
 - SEE ELECTRICAL DRAWINGS FOR SOLAR PANEL INFORMATION.



KEYNOTES	
02.48	CONCRETE FLATWORK / LANDINGS - 36" MIN. DEPTH
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
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
09.40	FRAME GYPSUM WALLBOARD CEILING AT +8'-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
11.03A	APPLIANCES - 24" WIDE RANGE / OVEN
11.04A	APPLIANCES - REFRIGERATOR - APARTMENT SIZE
11.15	APPLIANCES - STACKED CLOTHES WASHER/DRYER
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
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

SHEET NOTES	
SN.01	PLUMBING FIXTURE - ELECTRIC WATER HEATER (OPTIONAL) - SEE PLUMBING DRAWINGS - REMOVE SHELF AND POLE WITH USE OF WATER HEATER

NOTES

EXTERIOR WALLS

2x4 WOOD STUDS W/ R-15 BATT INSULATION: EXTERIOR FINISH OVER R-4 RIGID INSULATION OVER PLYWD. SHEATHING AT EXTERIOR / GYPSUM BOARD AT INTERIOR

OPTIONAL WALL FRAMING: 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:
- 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

4 ROOF PLAN - 405 SF STUDIO

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

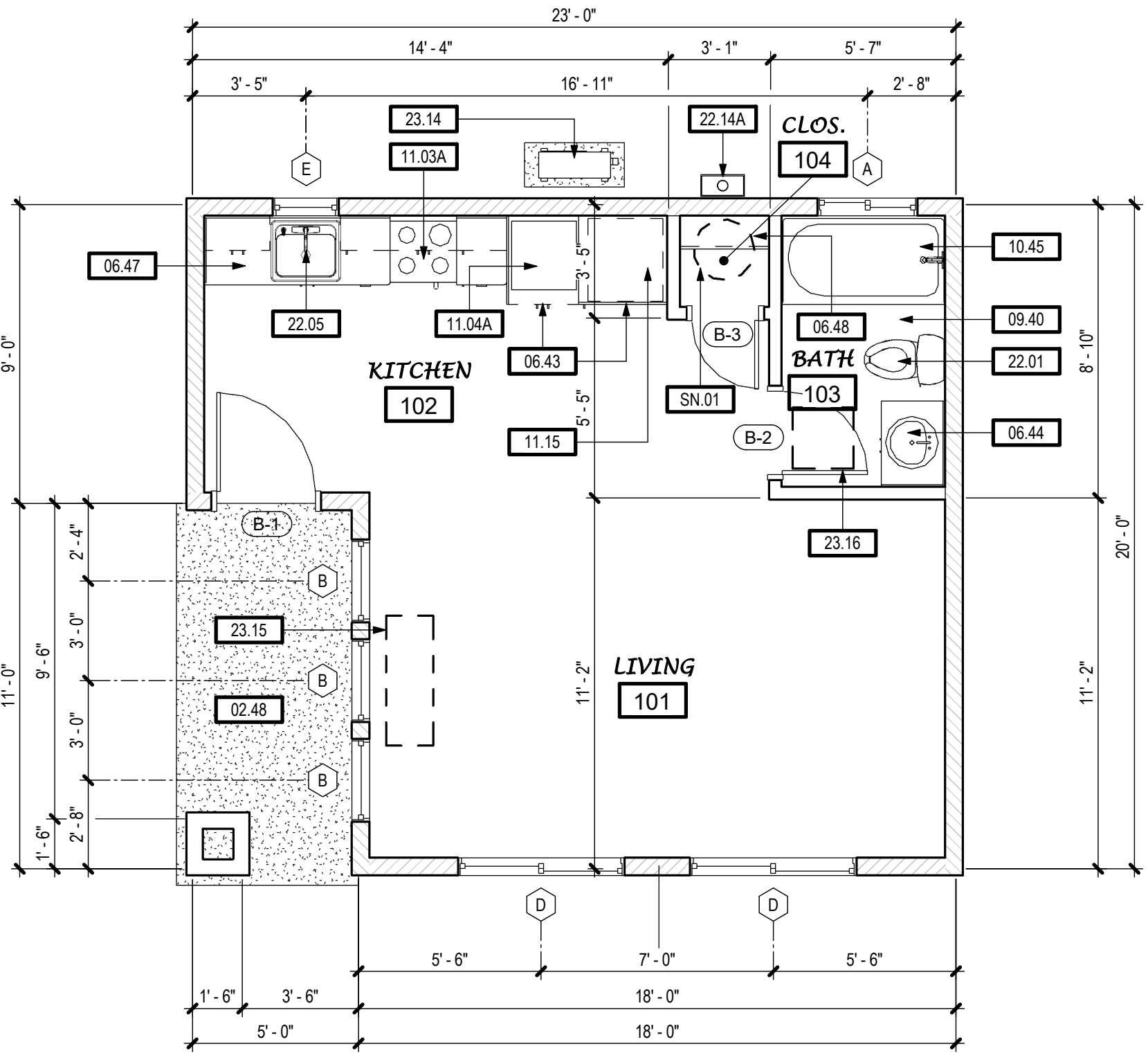
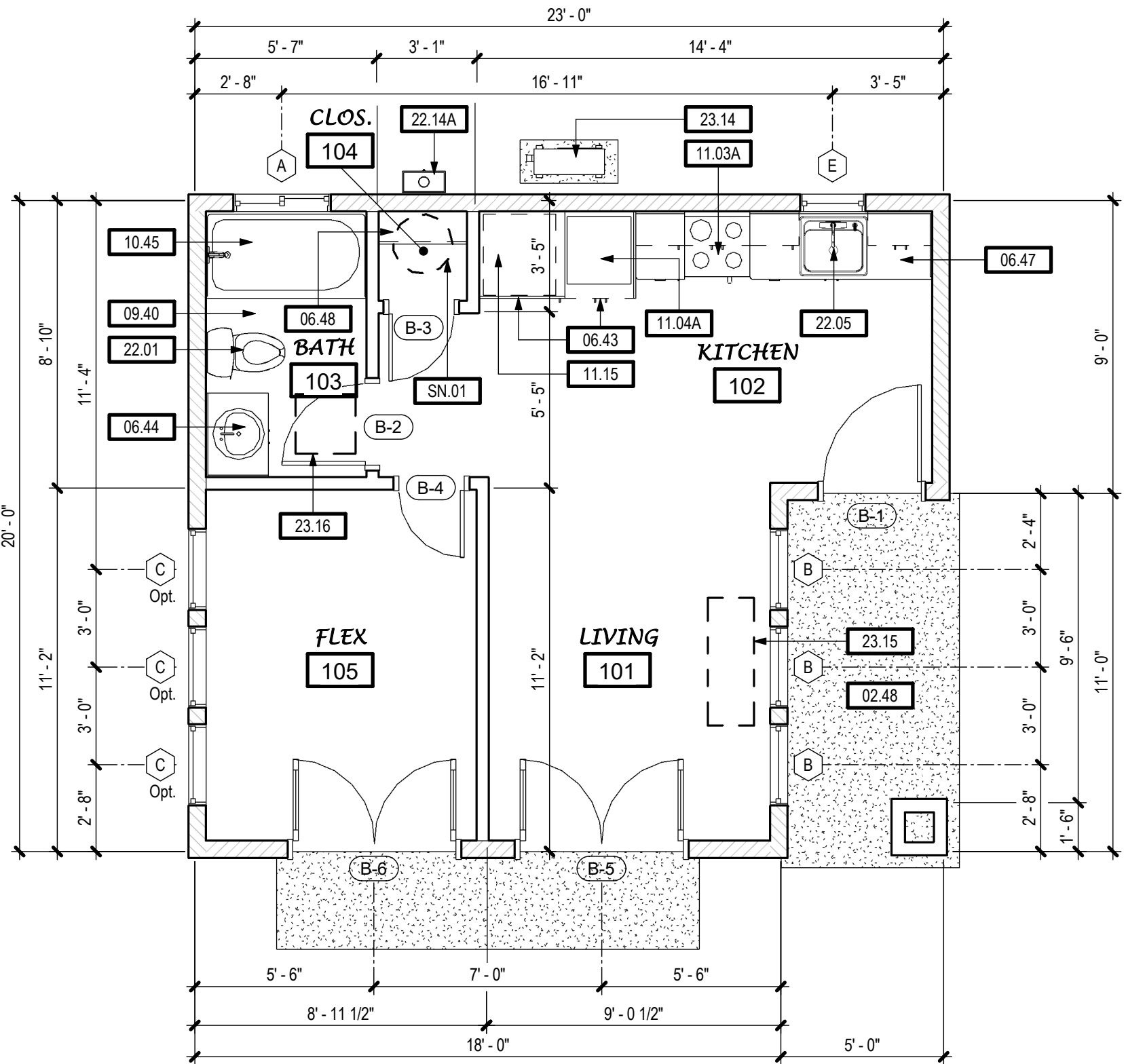
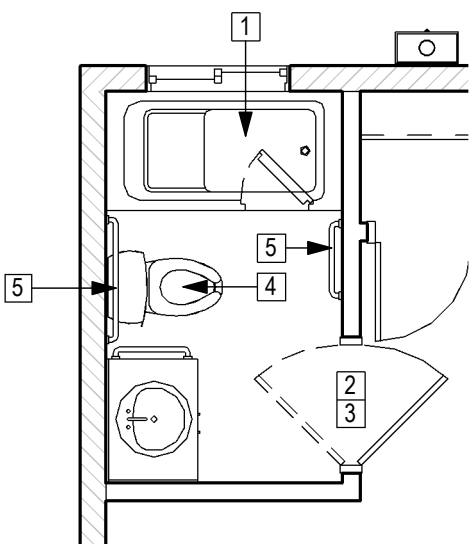
1 FLOOR PLAN - 405 SF STUDIO

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

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).
 - AVAILABLE IN SAME FOOTPRINT (±30'X60') AS STANDARD BATHTUB/SHOWER
 - APPROXIMATELY 3" HIGH STEP TO ENTER; MULTIPLE CONFIGURATIONS 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 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.



5 ADAPTABILITY RECOMMS.

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

3 FLOOR PLAN - 405 SF STUDIO W/ OPTIONS

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

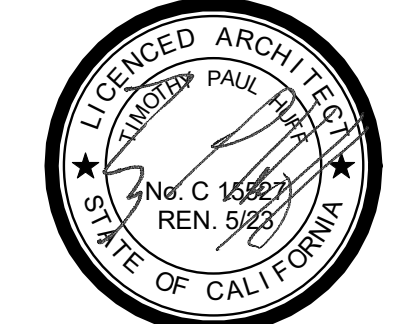
2 FLOOR PLAN - 405 SF STUDIO - MIRRORED

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



TIMOTHY P. HUFF & ASSOCIATES, INC.

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



Copyright 2022 - Timothy P. Huff & Associates



405 SF STUDIO
ACCESSORY DWELLING UNITS
STANISLAUS COUNTY, CALIFORNIA

FLOOR PLANS / ROOF PLAN - 405 SF STUDIO

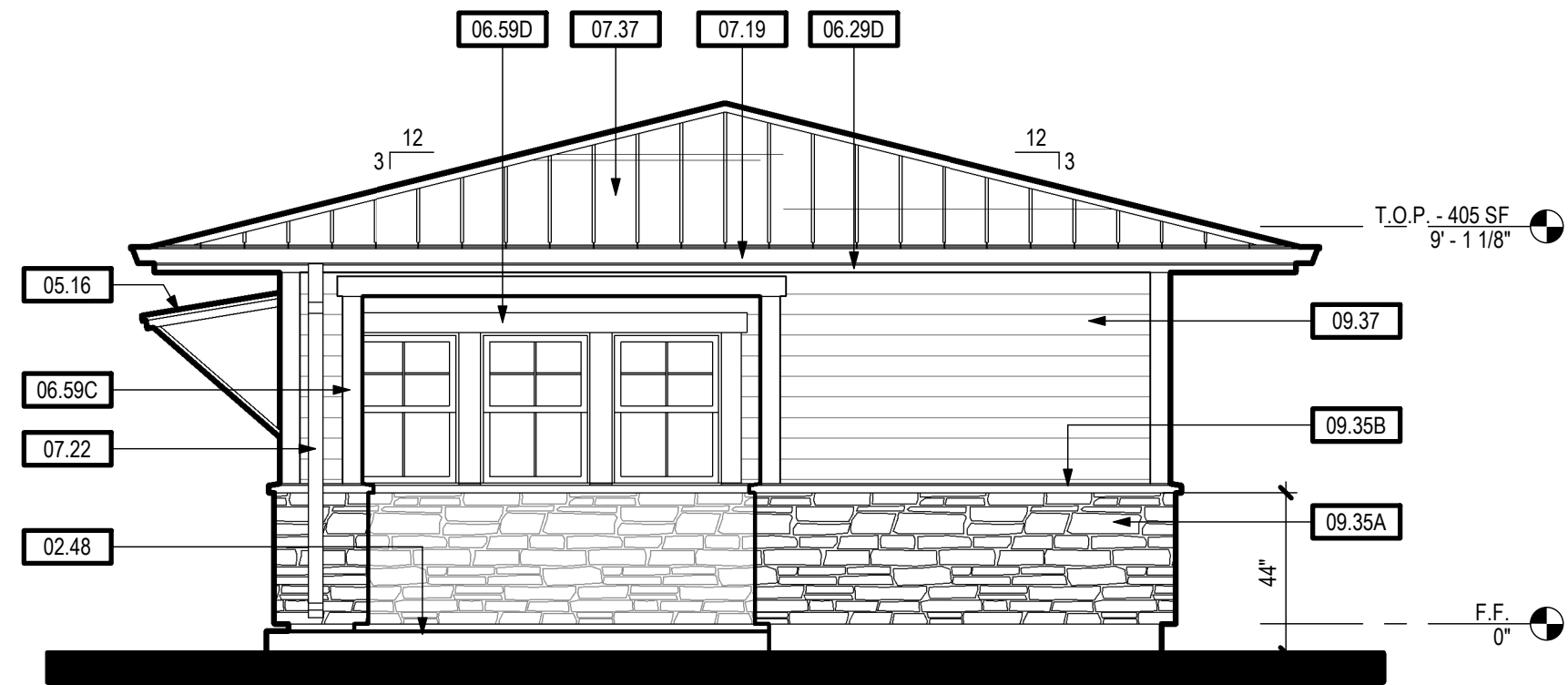
No.	Description	Date

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

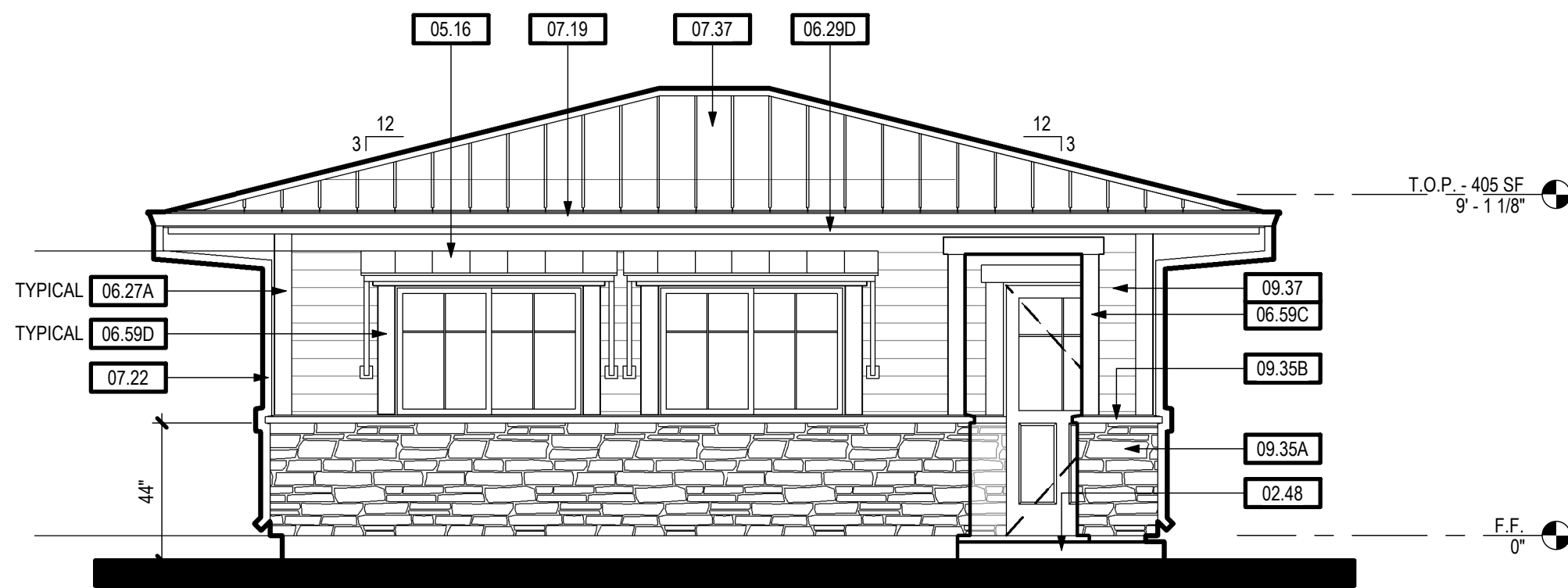
A1.1

Plot Date & Time 10/6/2022 12:04:42 PM

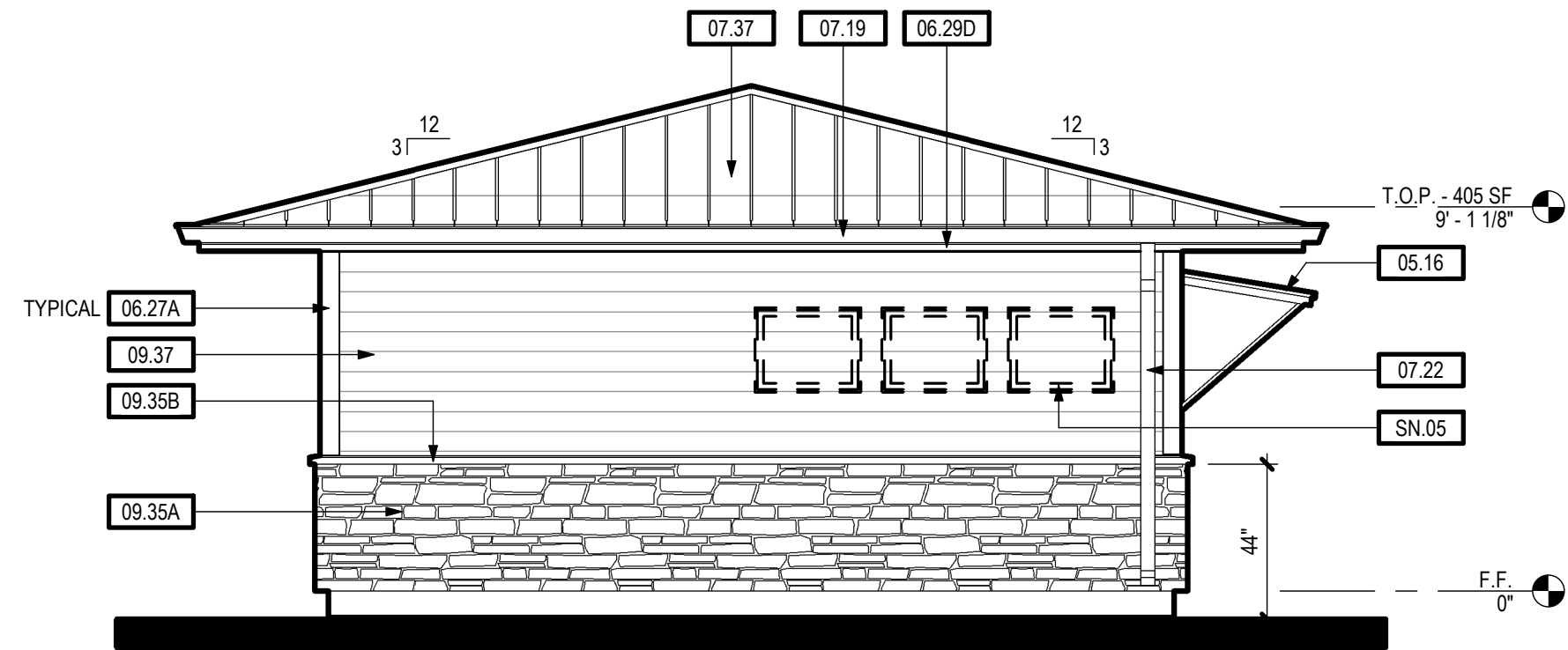
C:\Local\2020 Stan County ADU - 400_CENTRAL_rob.rvt



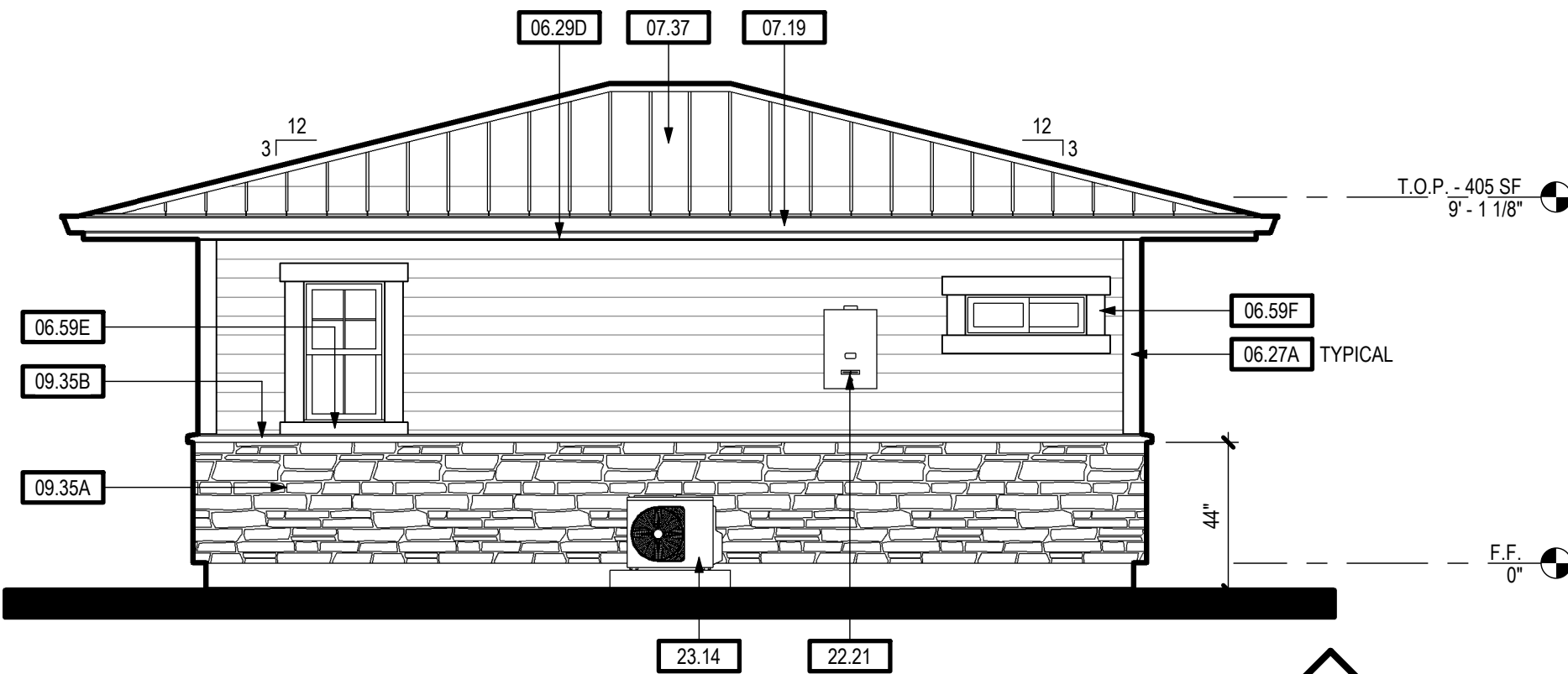
RIGHT (STONE/HORIZ. SIDING) 405 SF 2



FRONT (STONE/HORIZ. SIDING) 405 SF 1



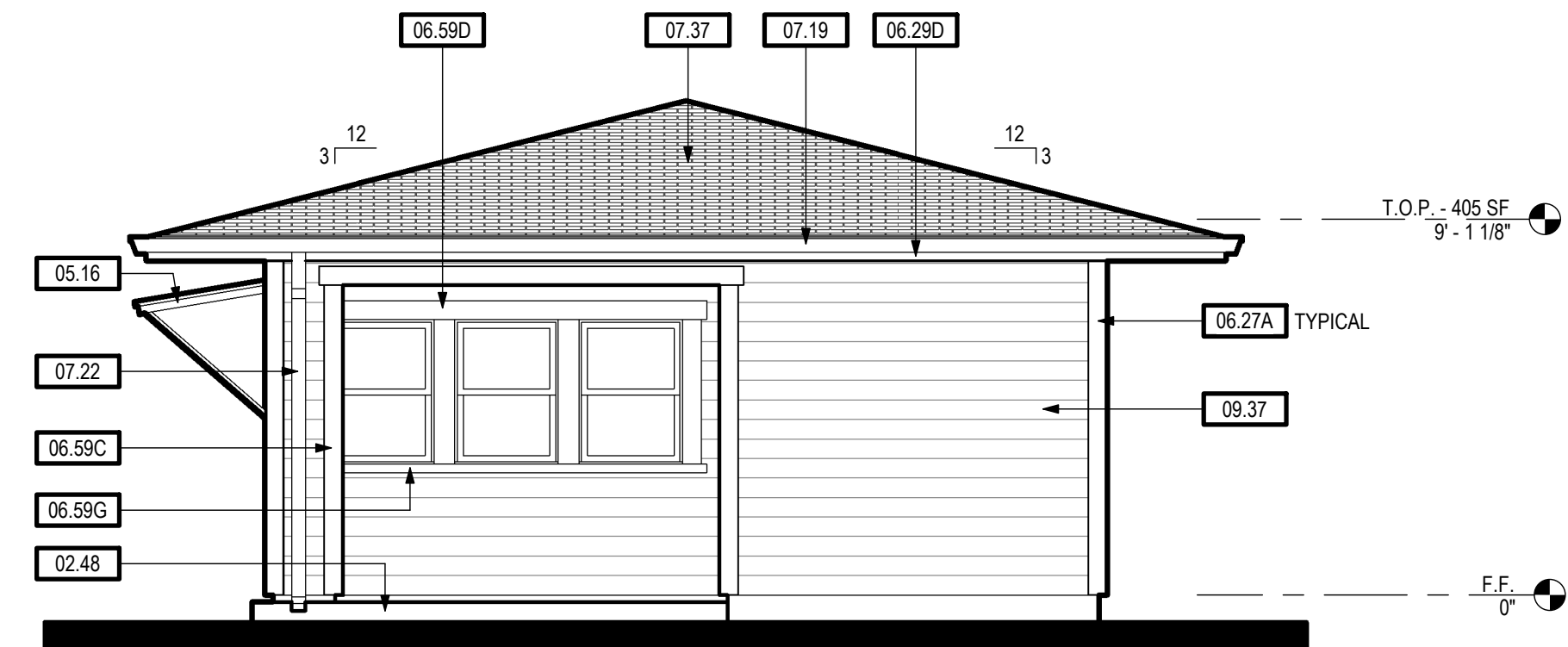
LEFT (STONE/HORIZ. SIDING) 405 SF 4



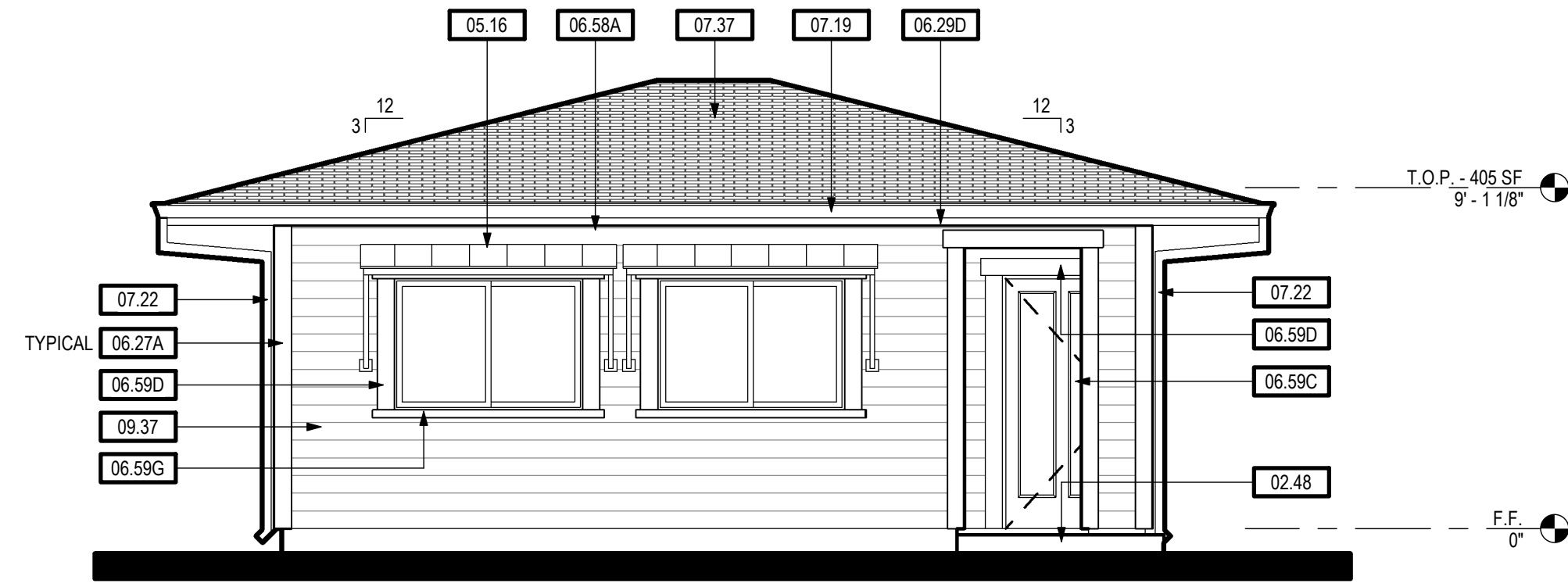
REAR (STONE/HORIZ. SIDING) 405 SF 3

EXTERIOR ELEVATIONS - 405 SF (BRICK WAINSCOT / HORIZ. SIDING)

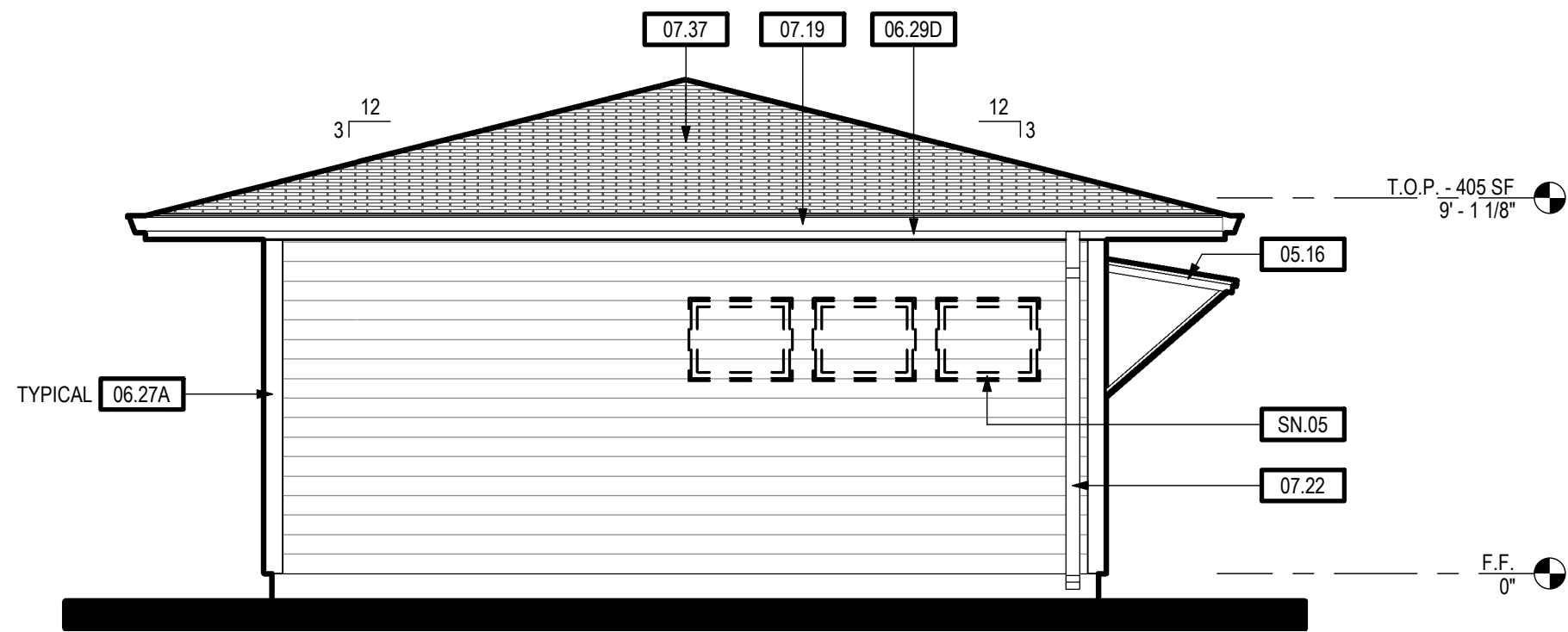
SCALE: 1/4" = 1'-0"



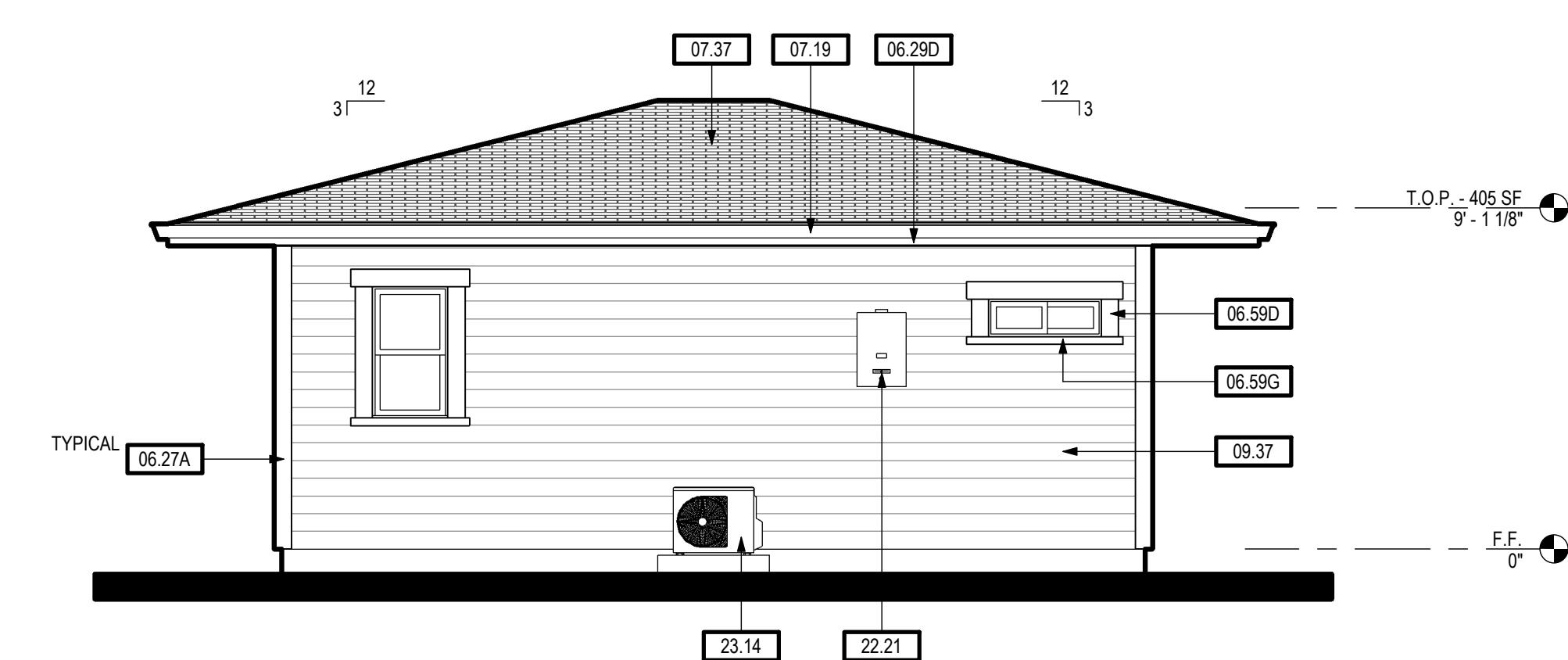
RIGHT SIDE (HORIZ. SIDING) 405 SF 6



FRONT (HORIZ. SIDING) 405 SF 5



LEFT SIDE (HORIZ. SIDING) 405 SF 8



REAR (HORIZ. SIDING) 405 SF 7

EXTERIOR ELEVATIONS - 405 SF (HORIZ. SIDING)

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

KEYNOTES

02.48	CONCRETE FLATWORK / LANDING - 36" MIN. DEPTH
05.16	FIELD MANUFACTURED METAL ENTRY AWNING - SEE DETAIL 8/AD.1
06.27A	1X6 WOOD OR FIBER CEMENT (HARDIETRM) CORNER TRIM
06.29D	2X8 FASCIA BOARD
06.58A	2X8 FRIEZE TRIM
06.59C	1X6 WOOD OR FIBER CEMENT (HARDIETRM) ENTRY HEAD AND JAMB TRIM
06.59D	1X6 WOOD OR FIBER CEMENT (HARDIETRM) DOOR AND WINDOW HEAD AND JAMB TRIM
06.59E	1X4 WOOD OR FIBER CEMENT (HARDIETRM) WINDOW SILL TRIM
06.59F	1X6 WOOD OR FIBER CEMENT (HARDIETRM) WINDOW HEAD, SILL AND JAMB TRIM
06.59G	3X3 TAPERED WINDOW SILL TRIM
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
09.37	HORIZONTAL WALL FINISH - WOOD OR HARDIEPANEL
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

SHEET NOTES

SN.05 INDICATES LOCATION OF OPTIONAL WINDOWS AT +80" AFF

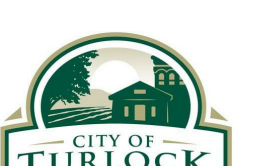
NOTES



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



Copyright 2022 - Timothy P. Huff & Associates



405 SF STUDIO
ACCESSORY DWELLING UNITS
STANISLAUS COUNTY, CALIFORNIA

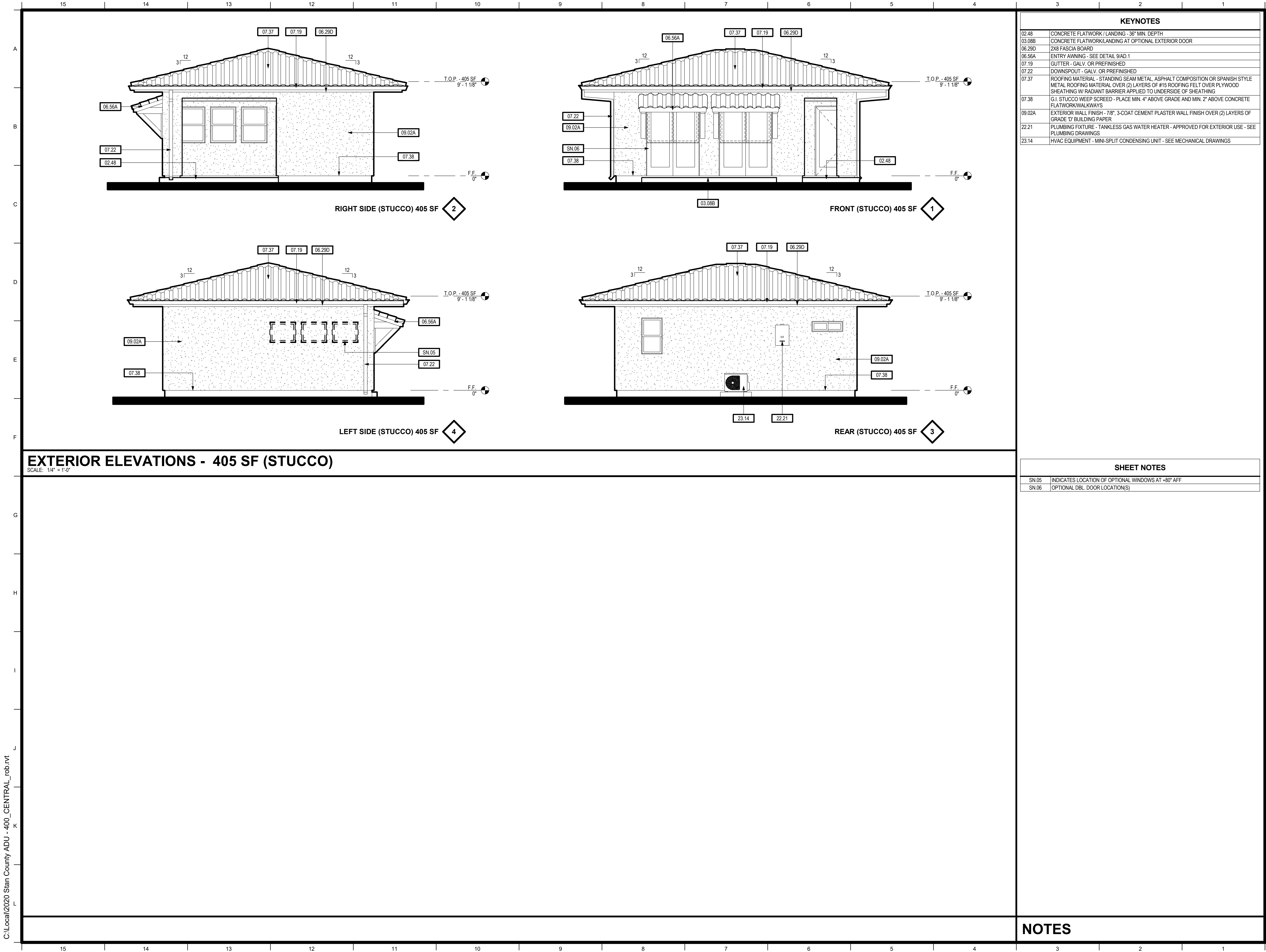
EXTERIOR ELEVATIONS - 405 SF STUDIO

No.	Description	Date

Project Number	2020
Date	JAN 2022
Drawn by	Author
Checked by	Checker

A1.2

Plot Date & Time 10/6/2022 12:07:11 PM



KEYNOTES	
02.48	CONCRETE FLATWORK / LANDING - 36" MIN. DEPTH
03.08B	CONCRETE FLATWORK/LANDING AT OPTIONAL EXTERIOR DOOR
06.29D	2X8 FASCIA BOARD
06.56A	ENTRY AWNING - SEE DETAIL 9/AD.1
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
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

SHEET NOTES	
SN.05	INDICATES LOCATION OF OPTIONAL WINDOWS AT +80" AFF
SN.06	OPTIONAL DBL. DOOR LOCATION(S)

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

LICENSED ARCHITECT

TIMOTHY P. HUFF

NO. C 15567

REN. 5/22

STATE OF CALIFORNIA

Copyright 2022 - Timothy P. Huff & Associates

CITY OF CERES

TOGETHER WE ACQUIRE

MODESTO

CALIFORNIA

OAKDALE

EST. 1922

CITY OF RIVERVIEW

EST. 1922

CITY OF TURLOCK

INC. 1908

CITY OF WATERLOO

INCORPORATED 1959

Stanislaus

County

405 SF STUDIO

ACCESSORY DWELLING UNITS

STANISLAUS COUNTY, CALIFORNIA

EXTERIOR ELEVATIONS - 405 SF STUDIO

No.	Description	Date

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

A1.3

Plot Date & Time10/6/2022 12:08:59 PM