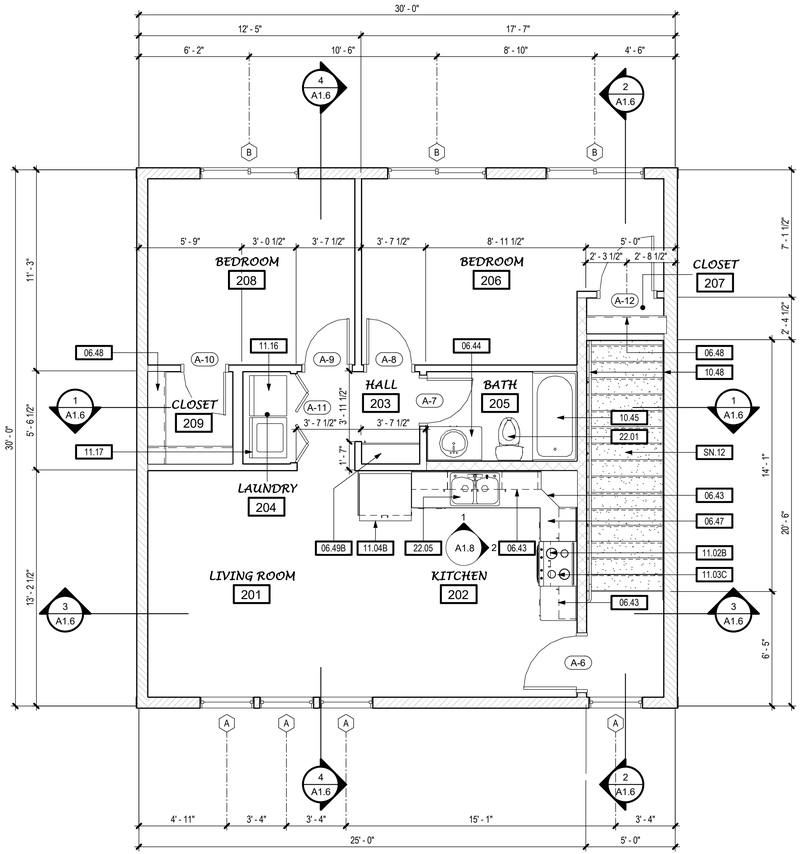
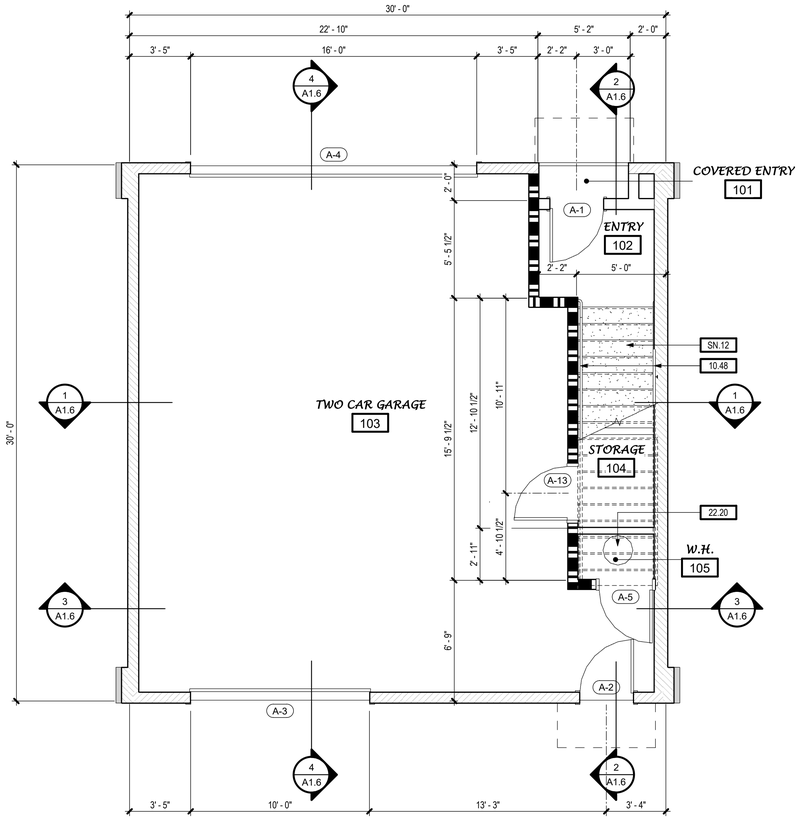


2 SECOND FLOOR - 798 SF TWO BEDROOM

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



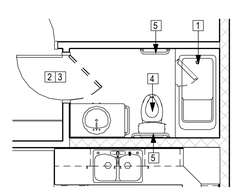
1 FIRST FLOOR PLAN - 798 SF TWO BEDROOM

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

THIS DWELLING UNIT IS NOT INTENDED TO SATISY 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 A 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.



3 ADAPTABILITY RECOMMS.

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
06.49B	CASEWORK - 14" DEEP x 90" HIGH LINEN CABINET
10.45	BATHTUB/SHOWER COMBINATION W/ NON-PERMEABLE WALL FINISH AT (3) SIDES TO +72" (MIN.) ABOVE DRAIN INLET
10.48	STAIRWAY HANDRAIL AT +36" (34" MIN. - 38" MAX.) - SEE DETAILS X & X/XX
11.02B	APPLIANCES - MICROWAVE - OVER RANGE WITH EXHAUST FAN (100 CFM MIN.)
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 - OPTIONAL LOCATION FOR TANKLESS GAS WATER HEATER - SEE PLUMBING DRAWINGS

SHEET NOTES

SN.12	STAIRWAY - (18) RISERS AT 7 3/4" MAX. / (17) TREADS AT 10" MIN. - PROVIDE (3) 2X14 (OR EQUIVALENT ENGINEERED LUMBER) STAIR STRINGERS - TREADS SHALL BE MIN. 1" THICKNESS

NOTES

EXTERIOR WALLS

2x6 WOOD STUDS W/ R-21 BATT INSULATION: WALL FINISH OVER PLYWOOD SHEATHING AT EXTERIOR (SEE EXTERIOR ELEVATIONS) / GYPSUM BOARD AT INTERIOR

INTERIOR WALLS

2x6 WOOD STUDS W/ SOUND BATTS: GYPSUM BOARD AT EACH SIDE

1-HR WALL:
2x6 WOOD STUDS W/ SOUND BATTS: 5/8" TYPE "X" GYPSUM BOARD AT EACH SIDE (PER GA FILE NO. WP3514)

2x4 WOOD STUDS W/ SOUND BATTS: 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

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LICENSED ARCHITECT TIMOTHY PAUL HUFF No. C-25527 REN. 5/23 STATE OF CALIFORNIA

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798 SF TWO BEDROOM WITH TWO CAR GARAGE BELOW ACCESSORY DWELLING UNIT - STANISLAUS COUNTY CALIFORNIA

FLOOR PLANS - 798 SF TWO BEDROOM

No.	Description	Date

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

A1.1

Plot Date & Time 8/11/2022 10:08:13 AM

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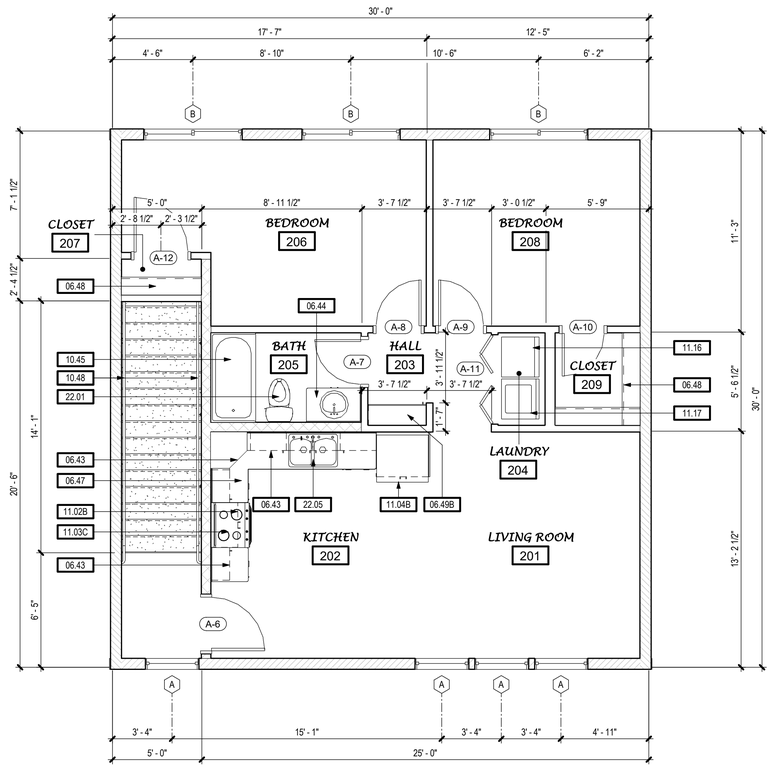
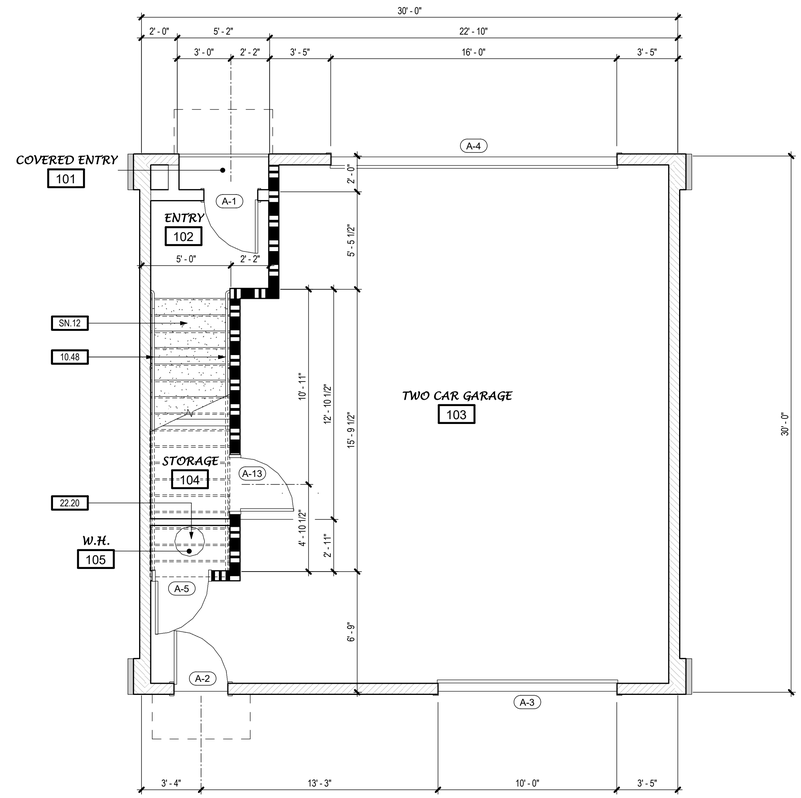


2 SECOND FLOOR - 798 SF TWO BEDROOM - MIRRORED

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



1 FIRST FLOOR PLAN - 798 SF TWO BEDROOM - MIRRORED

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

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INTERIOR WALLS

2x6 WOOD STUDS W/ SOUND BATTS: GYPSUM BOARD AT EACH SIDE

1-HR WALL:
2x6 WOOD STUDS W/ SOUND BATTS: 5/8" TYPE "X" GYPSUM BOARD AT EACH SIDE (PER GA FILE NO. WP3514)

2x4 WOOD STUDS W/ SOUND BATTS: GYPSUM BOARD AT EACH SIDE

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4) SEE STRUCTURAL DRAWINGS FOR EXTERIOR WALLS W/ PLYWD. SHEATHING AT INTERIOR FACE.

WALL LEGEND

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798 SF TWO BEDROOM WITH TWO CAR GARAGE BELOW ACCESSORY DWELLING UNIT - STANISLAUS COUNTY CALIFORNIA

FLOOR PLANS - 798 SF TWO BEDROOM

No.	Description	Date

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

A1.2

Plot Date & Time 8/11/2022 10:08:18 AM

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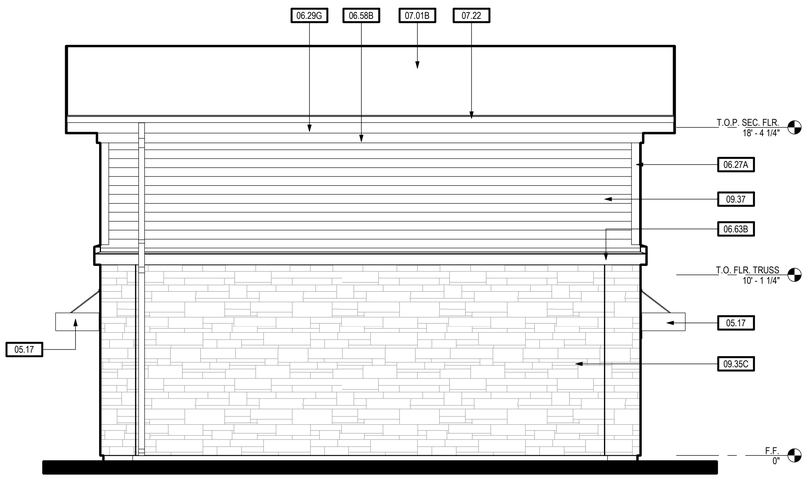
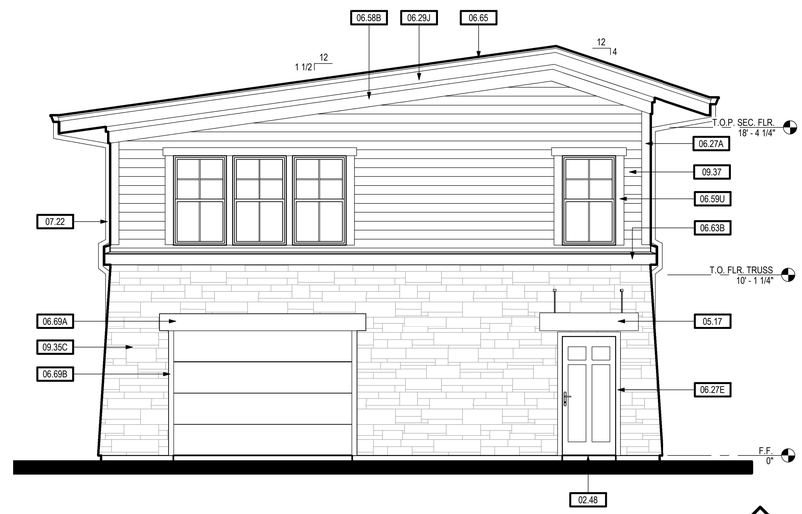
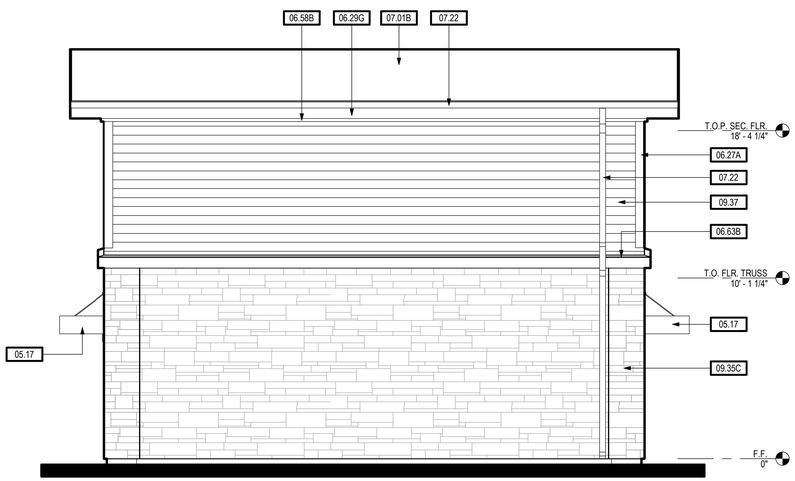


LEFT (STONE/HORIZ. SIDING) 798 SF 2



FRONT (STONE/HORIZ. SIDING) 798 SF 1



RIGHT (STONE/HORIZ. SIDING) 798 SF 3

REAR (STONE/HORIZ. SIDING) 798 SF 4

KEYNOTES

02.48	CONCRETE FLATWORK / LANDING - 36" MIN. DEPTH
05.17	PREMANUFACTURED ALUMINUM ENTRY CANOPY - MAPES ARCHITECTURAL CANOPIES (OR EQUAL) - MAX. WEIGHT 50LBS. - SEE DETAIL 8/AD.1
06.27A	1X6 WOOD OR FIBER CEMENT (HARDIETRIM) CORNER TRIM
06.27E	2X4 DOOR HEAD AND JAMB TRIM
06.29G	1X12 WOOD OR HARDIETRIM FASCIA
06.29J	1X12 WOOD OR HARDIETRIM RAKE FASCIA
06.58B	2X4 OVER 2X12 FRIEZE TRIM
06.59U	1X6 WOOD OR FIBER CEMENT (HARDIETRIM) WINDOW HEAD AND JAMB TRIM
06.63B	2x14 (TAPER TOP TO DRAIN) TRIM BAND
06.65	1X2 SHINGLE STOP
06.69A	2X12 GARAGE DOOR HEAD TRIM
06.69B	2X4 GARAGE DOOR JAMB TRIM
07.01B	ROOFING - BUILT-UP ROOFING, SINGLE-PLY OPTIONAL OR METAL APPROVED FOR LOW SLOPE CONDITION W/ MIN. UNDERLAYMENT PER MANUFACTURERS WRITTEN INSTRUCTIONS
07.22	DOWNSPOUT - GALV. OR PREFINISHED
09.35C	THIN STONE VENEER WALL FINISH
09.37	HORIZONTAL WALL FINISH - WOOD OR HARDIEPANEL
26.06A	LIGHTING - EXTERIOR WALL MOUNT - SEE ELECTRICAL DRAWINGS

EXTERIOR ELEVATIONS - 798 SF (STONE/HORIZ. SIDING)

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

NOTES

TPH architects

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EXTERIOR ELEVATIONS - 798 SF TWO BEDROOM

No.	Description	Date

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Drawn by	CI/RRM
Checked by	JM/JG

A1.3

Plot Date & Time 8/11/2022 10:08:23 AM

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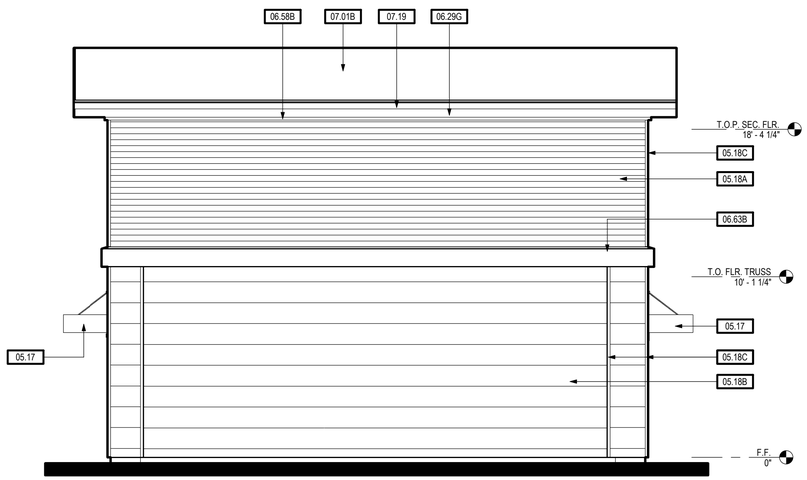
LEFT (METAL SIDING/STUCCO) 798 SF 2

FRONT (METAL SIDING/STUCCO) 798 SF 1



RIGHT (METAL SIDING/STUCCO) 798 SF 4

REAR (METAL SIDING/STUCCO) 798 SF 3

KEYNOTES

02.48	CONCRETE FLATWORK / LANDING - 36" MIN. DEPTH
05.17	PREMANUFACTURED ALUMINUM ENTRY CANOPY - MAPES ARCHITECTURAL CANOPIES (OR EQUAL) - MAX. WEIGHT 50LBS. - SEE DETAIL 8/AD.1
05.18A	HORIZONTAL ALUMINUM SIDING (±4"OC)
05.18B	HORIZONTAL ALUMINUM SIDING (±12"OC)
05.18C	ALUMINUM CORNER TRIM
05.18D	ALUMINUM WINDOW DRIP RAIL
05.18E	ALUMINUM WINDOW JAMB TRIM
05.18F	ALUMINUM DOOR DRIP TRIM
05.18G	ALUMINUM DOOR JAMB TRIM
06.29G	1X12 WOOD OR HARDIETRIM FASCIA
06.29J	1X12 WOOD OR HARDIETRIM RAKE FASCIA
06.58B	2X4 OVER 2X12 FRIEZE TRIM
06.63B	2x14 (TAPER TOP TO DRAIN) TRIM BAND
06.65	1X2 SHINGLE STOP
06.69A	2X12 GARAGE DOOR HEAD TRIM
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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
26.06A	LIGHTING - EXTERIOR WALL MOUNT - SEE ELECTRICAL DRAWINGS

EXTERIOR ELEVATIONS - 750 SF (METAL SIDING/STUCCO)

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

NOTES

TPH architects

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EXTERIOR ELEVATIONS - 798 SF TWO BEDROOM

No.	Description	Date

Project Number	2020
Date	JAN 2022
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Checked by	JM/JG

A1.4

Plot Date & Time 8/11/2022 10:08:27 AM

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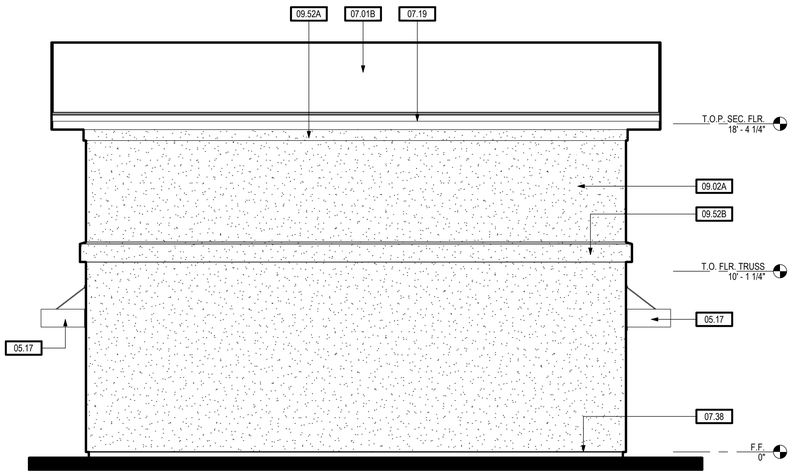
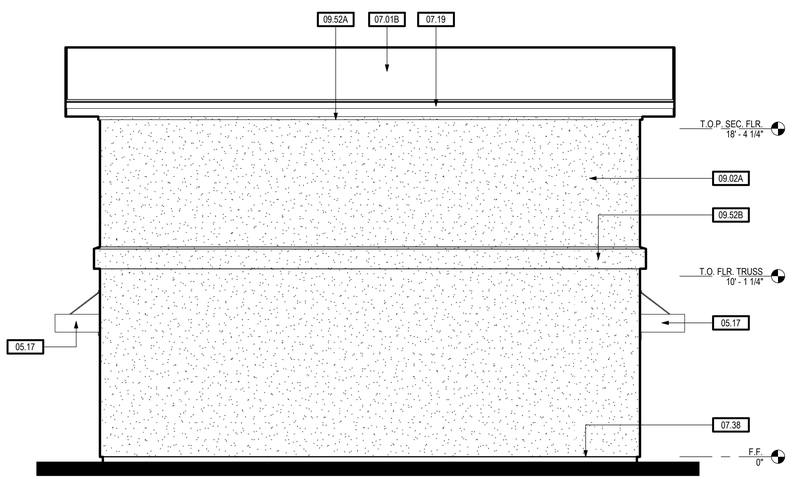


LEFT (STUCCO) 798 SF 2

FRONT (STUCCO) 798 SF 1



RIGHT (STUCCO) 798 SF 4

REAR (STUCCO) 798 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 Ke x Kzt IS LIMITED TO 1.75 FOR STUCCO OPTION.

KEYNOTES

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06.29J	1X12 WOOD OR HARDIETRIM RAKE FASCIA
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07.19	GUTTER - 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
09.43D	4" STUCCO OVER WOOD OR FOAM DOOR HEAD AND JAMB TRIM
09.52A	4" OVER 12" STUCCO OVER WOOD OR FOAM FRIEZE TRIM
09.52B	14" STUCCO OVER WOOD OR FOAM TRIM BAND (TAPER TOP TO DRAIN)
09.52C	12" STUCCO OVER WOOD OR FOAM GARAGE DOOR HEAD TRIM
09.52D	4" STUCCO OVER WOOD OR FOAM GARAGE DOOR JAMB TRIM
26.06A	LIGHTING - EXTERIOR WALL MOUNT - SEE ELECTRICAL DRAWINGS

EXTERIOR ELEVATIONS - 750 SF (STUCCO)

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

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EXTERIOR ELEVATIONS -798 SF TWO BEDROOM

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A1.5

Plot Date & Time 8/11/2022 10:08:32 AM

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