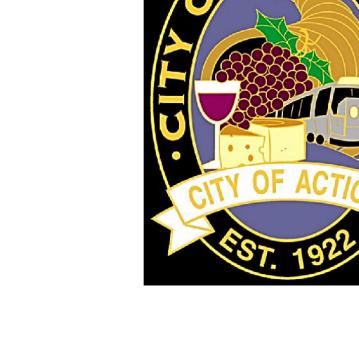
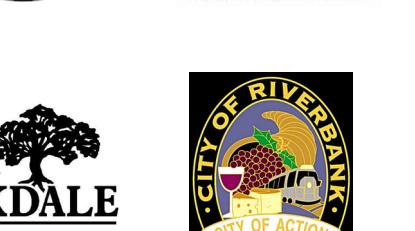


	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1													
A	ABV	ABOVE	LTWT	LIGHT WEIGHT	ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS												A											
	AFF	ABOVE FINISH FLOOR	L	LOUVER VENT	APPLICABLE CODES - EFFECTIVE JANUARY 1, 2017																							
	ACC	ACCESSIBLE	MB	MACHINE BOLT	TITLE 19 CCR PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS																							
	ACOUS	ACOUSTICAL	MH	MAN HOLE	TITLE 24 CCR PART 1 - 2019 BUILDING STANDARDS ADMINISTRATIVE CODE																							
	ADJ	ADJUSTABLE	MAS	MANUFACTURER	TITLE 24 CCR PART 2 - 2019 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC) (2018 IBC, AS AMENDED BY CA)																							
	A/C	AIR CONDITIONING	MAX	MAXIMUM	TITLE 24 CCR PART 2.5 - 2019 CALIFORNIA RESIDENTIAL CODE																							
	ALT	ALTERNATE	MECH	MECHANICAL	TITLE 24 CCR PART 3 - 2019 CALIFORNIA ELECTRICAL CODE (CEC) (2017 NEC, AS AMENDED BY CA)																							
	ALUM	ALUMINUM	METAL	METAL	TITLE 24 CCR PART 4 - 2019 CALIFORNIA MECHANICAL CODE (CMC) (2018 IAPMO UPC, AS AMENDED BY CA)																							
	AB	ANCHOR BOLT	MISC	MISCELLANEOUS	TITLE 24 CCR PART 5 - 2019 CALIFORNIA PLUMBING CODE (CPC) (2018 IAPMO UPC, AS AMENDED BY CA)																							
	ANOD	ANODIZED	MIN	MINIMUM	TITLE 24 CCR PART 6 - 2019 CALIFORNIA ENERGY CODE																							
	ARCH	ARCHITECT(URAL)	MTD	MONTE	TITLE 24 CCR PART 9 - 2019 CALIFORNIA FIRE CODE (CFC) (2018 IFC, AS AMENDED BY CA)																							
	AC	ASPHALT CONCRETE	(N)	NEW	TITLE 24 CCR PART 11 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE																							
	APL	ASSUMED PROPERTY LINE	NRC	NOISE REDUCTION COEFF.	TITLE 24 CCR PART 12 - 2019 REFERENCED STANDARDS																							
	AUTO	AUTOMATIC	NO/#	NUMBER																								
	BM	BEAM	OC	ON CENTER																								
	BET	BETWEEN	OPNG	OPENING																								
	BLK	BLOCK	OD	OUTSIDE DIAMETER																								
	BLKG	BLOCKING	O/	OVER																								
	BD	BOARD	OFOI	OWNER FURNISHED OWNER																								
	BOT	BOTTOM	INSTALLED																									
	BOB	BOTTOM OF BEAM	PR	OWNER FURSHINED CONTRACTOR INSTALLED																								
	BLDG	BUILDING	PTD	PAIR																								
	CIP	CAST IN PLACE	PTD	PAPER TOWEL DISPENSER																								
	CB	CATCH BASIN	d	PENNY																								
	CLKG	CAULKING	PERF	PERFORATED																								
	CLG	CEILING	PLYWD	PLYWOOD																								
	CJ	CEILING JOIST / CONTROL JOINT	PT	POINT																								
	CEM	CEMENT	POC	POINT OF CONNECTION																								
	CL	CHAIN LINK	PVC	POLYVINYL CHLORIDE																								
	CO	CLEAN OUT	PSI	POUNDS PER SQ. INCH																								
	CLR	CLEAR(ENCE)	PSF	POUNDS PER SQ.FT.																								
	COL	COLUMN	PREFAB	PREFABRICATED																								
	COMB	COMBINATION	P.T.	PRESSURE TREATED																								
	CONC	CONCRETE	PTDF	PRESSURE TREATED DOUG. FIR																								
	CMU	CONCRETE MASONRY UNIT	PROJ	PROJECT																								
	CONST	CONSTRUCTION	P.L.	PROPERTY LINE																								
	CONT	CONTINUOUS	RAD	RADIUS																								
	CTSK	COUNTER SINK	REF	REFERENCE																								
	DP	DEEP (DEPTH)	REFL	REFLECTED																								
	D	DEPARTMENT	REFR	REFRIGERATOR																								
	DEPT	DETAIL	REINF	REINFORCE(ING)																								
	DTL	DIAGONAL	REQ	REQUIRED																								
	DIAG	DIA METER	RA	RETURN AIR																								
	DIM	DIMENSION	RAV	REVISION(S)/REVISED																								
	DISP	DISPENSER	ROW	RIGHT OF WAY																								
	DR	DOOR	R	RISER/RADIUS																								
	DBL	DOUBLE	RD	ROOF DRAIN																								
	DF	Douglas FIR	RM	ROOM																								
	DN	DOWN	RO	ROUGH OPENING																								
	DS	DOWN SPOUT	RB	RUBBER BASE																								
	DWG	DRAWING	RG	SECTION																								
	DF	DRINKING FOUNTAIN	SHTC	SHEATHING																								
	EA	EACH	SHT	SHEET																								
	EW	EACH WAY	SM	SHEET METAL																								
	E	EAST	SIM	SIMILAR																								
	EWC	ELECT. WATER COOLER	SD	SOAP DISPENSER																								
	ELEC	ELECTRICAL	SC	SOLID CORE																								
	ELEV	ELEVATION	STC	SOUND TRANSMISSION COEFF.																								
	EMER	EMERGENCY	S	SOUTH																								
	ENCL	ENCLOSURE	SPEC	SPECIFICATION																								
	EQ	EQUAL	SQ	SQUARE																								
	EXH	EXHAUST	SF	SQUARE FOOT																								
	EJ	EXPANSION JOINT	SS	STAINLESS STEEL																								
	EXP	EXPOSED/EXPANSION	STD	STANDARD																								
	EXT	EXTERIOR	STL	STEEL																								
	FOC	FACE OF CONCRETE	STOR	STORAGE																								
	FOF	FACE OF FINISH	STRUCT	STRUCTURE																								
	FOM	FACE OF MASONRY	S4S	SURFACE FOUR SIDES																								
	FOS	FACE OF STUD/STRUCTURE	SUSP	SUSPENDED																								
	FIN	FINISH	SAT	SUSPENDED ACOUSTICAL TILE																								
	FF	FINISH FLOOR	SYM	SYMBOL/SYMMETRICAL																								
	FA	FIRE ALARM	TB	TACKBOARD																								
	FE	FIRE EXTINGUISHER	TEL	TELEPHONE																								
	FEC	FIRE EXTINGUISHER CABINET	TV	TELEVISION																								
	FH	FIRE HYDRANT	THK	THICK																								
	FLASH	FLASHING	THRES	THRESHOLD																								
	FLR	FLOOR	T&G	TONGUE & GROOVE																								
	FT	FOOT / FEET	TOB	TOP OF BEAM																								
	FTG	FOOTING	TOC	TOP OF CURB/CONCRETE																								
	FDN	FOUNDATION	TOP	TOP OF PLATE/PARAPET/PAVEMENT																								
	GA	GAGE / GAUGE	TOS	TOP OF SHEATHING/STEEL SLAB																								
	GI	GALVANIZED IRON	TOW	TOP OF WALK/WALL																								
	GL	GLASS / GLAZING	TYP	TREAD																								
	GALV	GLAVANIZED	UNO	TYPICAL																								
	GLB	GLUE LAMINATED BEAM	UR	UNLESS NOTED OTHERWISE																								
	GB	GRAB BAR	URN	URINAL																								
	GND	GROUND	V	VERTICAL																								
	GYP	GYPSUM	VERT	VERTICAL																								
	GYBD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE																								
	HDW	HARDWARE	WSTC	WAINGSCOT																								
	HDR	HEADER	WC	WATER CLOSET																								
	HVAC	HEATING/VENTILATING/AIR CONDITION	WP	WATER PROOFING																								
	HT	HEIGHT	WR	WATER RESISTANCE																								
	H	HIGH	WT	WEIGHT																								
	HC	HOLLOW CORE	WWF	WELDED WIRE FABRIC																								
	HMS	HOLLOW STRUCTURAL SECTION	WWD	WEST/WIDTH/WIDE																								
	HORIZ	HORIZONTAL	WDW	WINDOW																								
	HB	HOSE BIB	W/	WITH																								
	HR	HOUR	W/O	WITHOUT																								
	IN	INCH	WD	WOOD																								
	ID	INSIDE DIAMETER	WWM	WOVEN WIRE MESH																								
	INSUL	INSULATION	WI	WROUGHT IRON																								
	INT	INTERIOR																										
	LAB	LABORATORY																										
	LAM	LAMINATE(D)																										
	LAV	LAVATORY																										
	LT	LIGHT																										
	C:\Local2020 Stan County ADU-750-2_CENTRAL_rob.rvt																											
	ABBREVIATIONS				SHEET INDEX																							
	CODE ANALYSIS				HOLD HARMLESS STATEMENT																							
	798 SF TWO BEDROOM ACCESSORY DWELLING UNIT W/ TWO CAR GARAGE BELOW FOR USE ONLY IN STANISLAUS COUNTY AND WITHIN THE JURISDICTIONS NOTED BELOW:																											
	    																											
	PROPERTY OWNER RESPONSIBILITIES / INFORMATION																											
	<p>1) THESE PLANS HAVE BEEN DESIGNED AND REVIEWED BY THE AUTHORITY HAVING JURISDICTION (AHJ) FOR COMPLIANCE WITH APPLICABLE BUILDING CODES. HOWEVER, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO PROVIDE AND SUBMIT THE REQUIRED PROPERTY SPECIFIC INFORMATION AND SITE PLAN BASED ON THEIR SPECIFIC SITE. THE SITE PLAN SHALL BE SUBMITTED BY THE OWNER TO THE AHJ FOR REVIEW AND APPROVAL AS A CONDITION OF UTILIZING THESE PLANS AND SHALL INCLUDE A SCALED SITE PLAN WHICH INDICATES THE FOLLOWING MINIMUMS:</p> <ol style="list-style-type: none"> PROPERTY LINES (PROPERTY LINES SHALL BE IDENTIFIED AT FOUNDATION INSPECTION), YARDS, EASEMENTS, STREETS, EXISTING AND PROPOSED BUILDINGS AND SEPARATIONS FROM EXISTING STRUCTURES MINIMUM ALLOWABLE SETBACKS FROM THE PROPERTY LINES FOR THE AHJ IDENTIFY THE POINTS OF CONNECTION FOR WATER, SEWER, GAS, AND ELECTRIC CONFIRM COMPLETE SITE PLAN REQUIREMENTS WITH THE APPROPRIATE AHJ <p>2) THE PROPERTY OWNER WILL BE REQUIRED TO CONFIRM WITH THE AHJ THAT THE PARCEL IN QUESTION CAN ACCOMMODATE THE PROPOSED ADU AND ALSO CONFIRM IF THERE ARE ANY SPECIFIC REQUIREMENTS SUCH AS BEING LOCATED IN A WILDLAND URBAN INTERFACE AREA, ETC. CONSTRUCTION DETAILS FOR COMPLIANCE WITH WUI STANDARDS ARE PROVIDED IN THE PLAN SET IF REQUIRED. SEE SHEET A1.</p> <p>3) THIS ADU HAS NOT BEEN DESIGNED TO COMPLY WITH ACCESSIBILITY STANDARDS AS PRESCRIBED BY THE CALIFORNIA BUILDING CODE. HOWEVER, RECOMMENDATIONS FOR INCREASING THE FUNCTIONALITY (ADAPTABILITY) OF THE ADU FOR USE BY PERSONS WITH LIMITED MOBILITIES ARE PROVIDED IN THIS PLAN SET. SEE SHEET A1.</p>																											
	PROJECT OWNER RESPONSIBILITIES / INFORMATION																											
	<table border="1"> <tr> <td>OCCUPANCY TYPE:</td> <td>R3/U</td> </tr> <tr> <td>TYPE OF CONSTRUCTION:</td> <td>VB</td> </tr> <tr> <td>ALLOWABLE AREA:</td> <td>UNLIMITED</td> </tr> <tr> <td>FIRE SPRINKLERS:</td> <td>SEE DEFERRED APPROVAL</td> </tr> </table> <p>798 SF ADU</p> <table border="1"> <tr> <td>FIRST LEVEL AREA (TWO CAR GARAGE):</</td></tr></table>	OCCUPANCY TYPE:	R3/U	TYPE OF CONSTRUCTION:	VB	ALLOWABLE AREA:	UNLIMITED	FIRE SPRINKLERS:	SEE DEFERRED APPROVAL	FIRST LEVEL AREA (TWO CAR GARAGE):</																		
OCCUPANCY TYPE:	R3/U																											
TYPE OF CONSTRUCTION:	VB																											
ALLOWABLE AREA:	UNLIMITED																											
FIRE SPRINKLERS:	SEE DEFERRED APPROVAL																											
FIRST LEVEL AREA (TWO CAR GARAGE):</																												



2022 - Timothy P. Huff & Associates



**NO CAR GARAGE BELOW
ACCESSORY DWELLING UNIT -
STANISLAUS COUNTY CALIFORNIA**

W ACCE STANIS VER SHEET

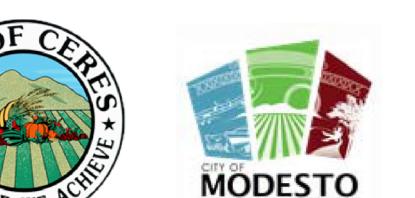
umber 2020
JAN 2022
RRM
by JM/JG

CS

For further information, contact the author at <http://www.elsevier.com/locate/0040-1095>.

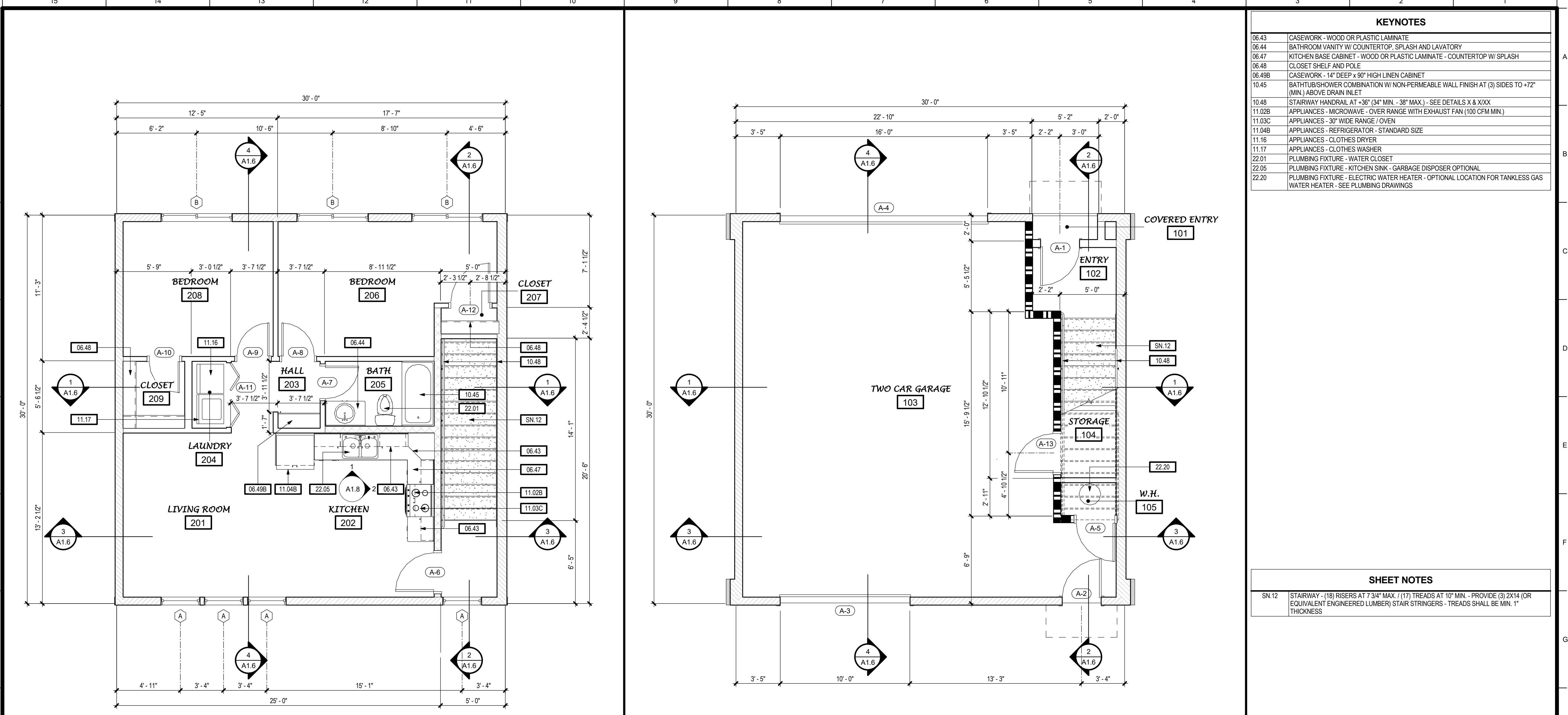


Copyright 2022 - Timothy P. Huff & Associates



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

FLOOR PLANS - 798 SF TWO BEDROOM



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"

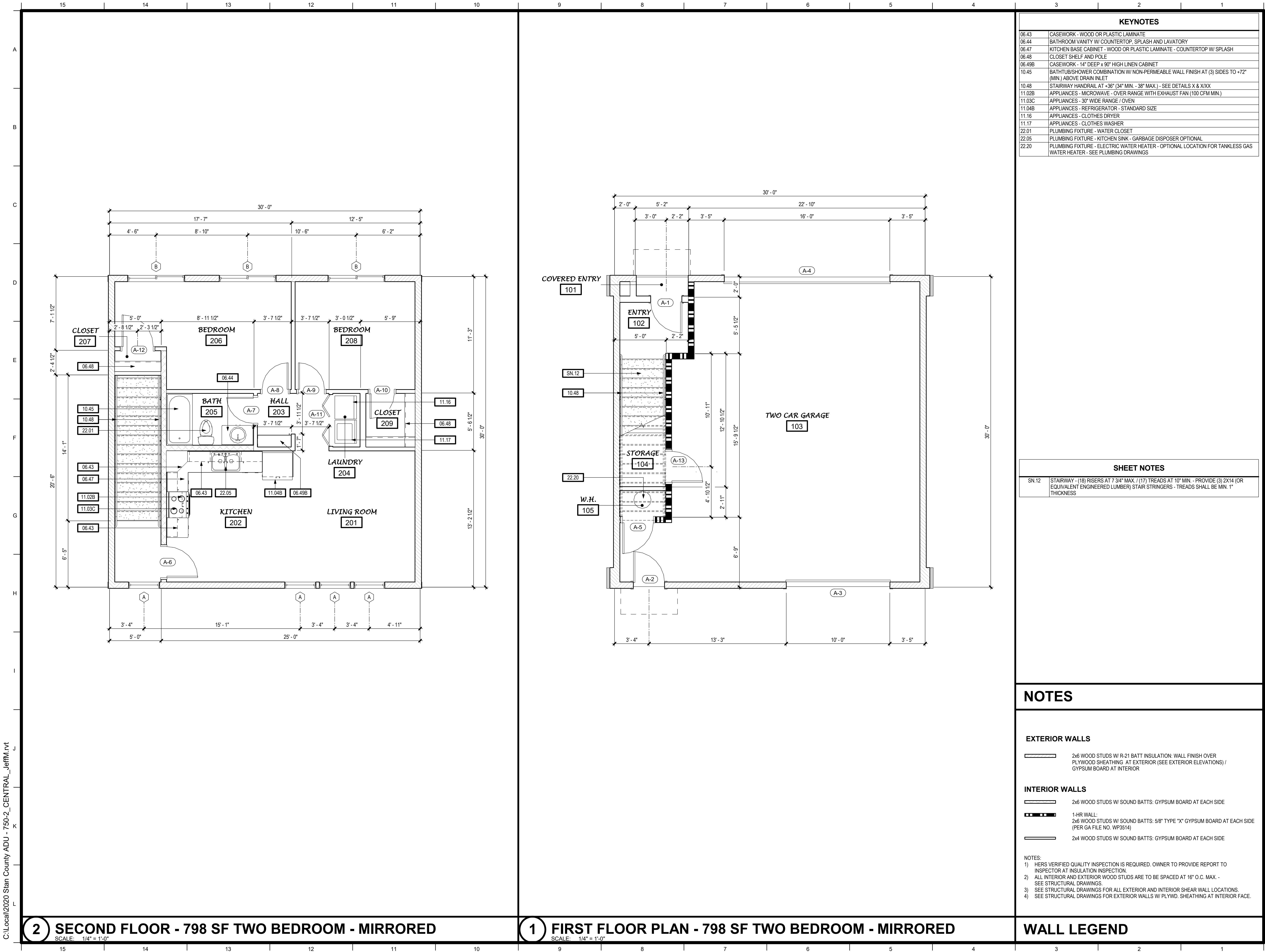
KEYNOTES	
06.43	CASEWORK - WOOD OR PLASTIC LAMINATE
06.44	BATHROOM VANITY W/ COUNTERTOP, SPLASH AND LAVATORY
06.47	KITCHEN BASE CABINET - WOOD OR PLASTIC LAMINATE - COUNTERTOP W/ SPLASH
06.48	CLOSET SHELF AND POLE
06.49B	CASEWORK 14" DEEP X 90" HIGH LINEN CABINET
10.45	BATHTUB/SHOWER COMBINATION W/ NON-PERMEABLE WALL FINISH AT (3) SIDES TO +72" (MIN) ABOVE DRAIN INLET
10.48	STAIRWAY HANDRAIL AT +36" (34" MIN - 38" MAX) - SEE DETAILS X & XXX
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 BATT: GYPSUM BOARD AT EACH SIDE		
		1-HR WALL: 2x6 WOOD STUDS W/ SOUND BATT: 5/8" TYPE "X" GYPSUM BOARD AT EACH SIDE (PER GA FILE NO. WP3514)		
		2x4 WOOD STUDS W/ SOUND BATT: 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				
3 ADAPTABILITY RECOMM.				
SCALE: 1/4" = 1'-0"				

No.	Description	Date
Project Number	2020	
Date	JAN 2022	
Drawn by	Author	
Checked by	JM/JG	
Plot Date & Time	8/11/2022 10:08:13 AM	

A1.1



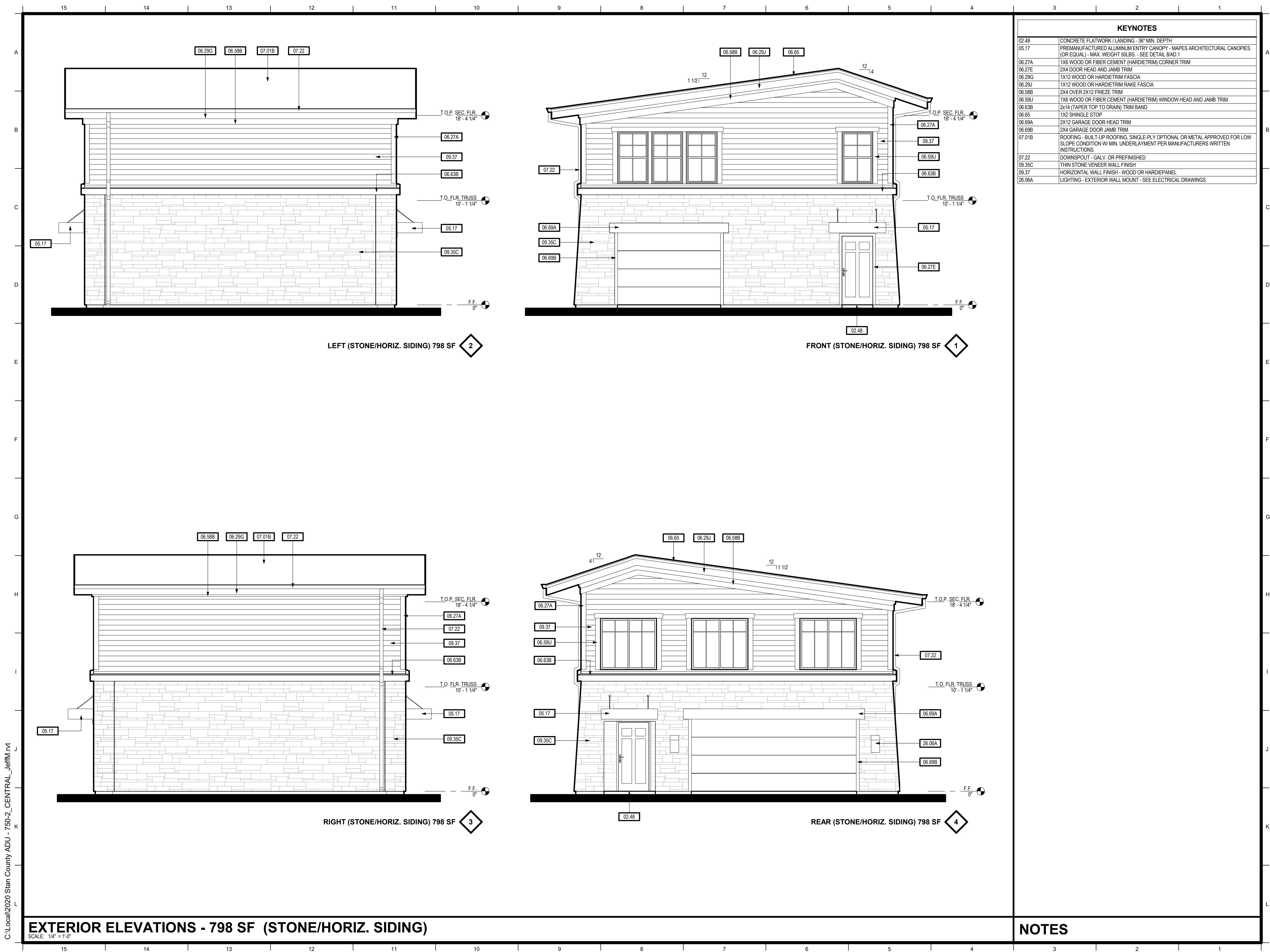
Copyright 2022 - Timothy P. Huff & Associates



Stanislaus County

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

FLOOR PLANS - 798 SF TWO BEDROOM



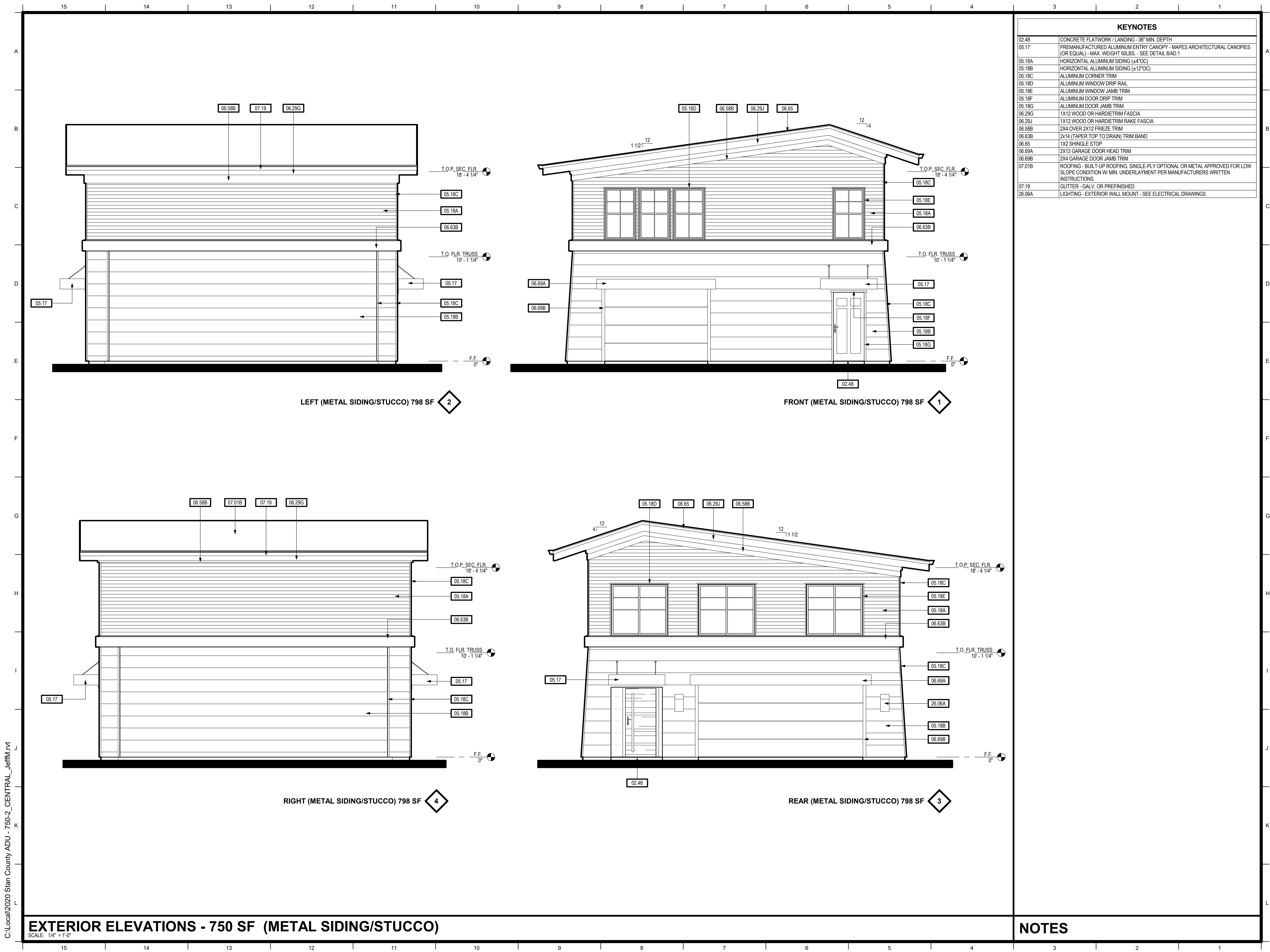
TPH
architects

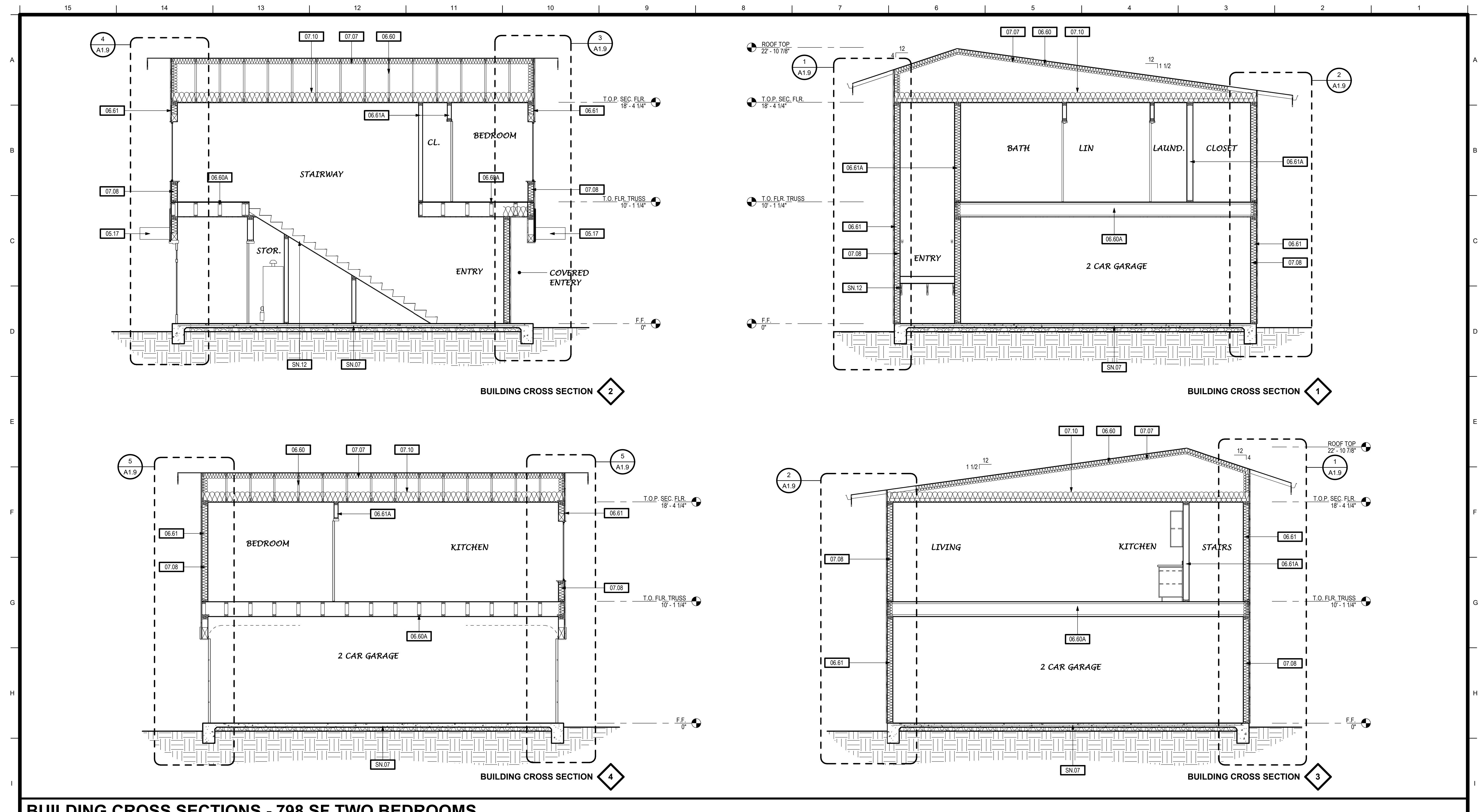
TIMOTHY P. HUFF & ASSOCIATES, INC.
 Timothy P. Huff, AIA, Architect
 519 McHenry Ave., Modesto, CA 95354
 Ph: (209) 571-2232 Fax: (209) 571-1936



Copyright 2022 - Timothy P. Huff & Associates







BUILDING CROSS SECTIONS - 798 SF TWO BEDROOMS

SCALE: 1/4" = 1'

KEYNOTES	
05.17	PREMANUFACTURED ALUMINUM ENTRY CANOPY - MAPES ARCHITECTURAL CANOPIES (OR EQUAL) - MAX. WEIGHT 50LBS. - SEE DETAIL 8/AD.1
06.60	ROOF FRAMING - SEE STRUCTURAL DRAWINGS
06.60A	FLOOR FRAMING - SEE STRUCTURAL DRAWINGS
06.61	EXTERIOR WALL FRAMING - SEE WALL LEGEND AND STRUCTURAL DRAWINGS
06.61A	INTERIOR WALL FRAMING - SEE WALL LEGEND AND STRUCTURAL DRAWINGS
07.07	BATT INSULATION - R-19 BELOW ROOF DECK
07.08	BATT INSULATION - R-21
07.10	BATT INSULATION - R-38 AT CEILING

SHEET NOTES	
SN.07	CONCRETE OR CRAWL SPACE STEM WALL FOUNDATION (CONCRETE SHOWN) - SEE STRUCTURAL DRAWINGS
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

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

BUILDING SECTIONS -798 SF TWO BEDROOM



The logo for Stanislaus County features the word "Stanislaus" in a blue, italicized serif font above a stylized graphic. The graphic consists of a teal 'S' shape on the left and a blue 'C' shape on the right, which together form the word "Stanislaus". Below the graphic, the word "County" is written in a blue, sans-serif font.

**1 TWO CAR GARAGE BELOW
ACCESSORY DWELLING UNIT -
STANISLAUS COUNTY CALIFORNIA**

BUILDING SECTIONS -798 SF TWO BEDROOM

Description	Date
number	2020
	JAN 2022
	Author
by	SHEET 1 OF 10
A1.6	
& Time	
8/11/2022 10:08:36 AM	

ATC
& Time 8/11/2023

Digitized by srujanika@gmail.com