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- 1. FOR THE FULL TERMS, SEE ADDITIONAL PROJECT INFORMATION ON SHEET 0.02.

BLUE RIDGE BUNGALOW



ACCESSORY DWELLING UNIT

ROANOKE, VIRGINIA

DRAWING INDEX:

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- 0.2 PROJECT DATA
- 1.0 FIRST & SECOND FLOOR PLANS
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- 4.0 SCHEDULES
- 4.1 PARTITION TYPES
- 5.0 ELEVATIONS
- 6.0 SECTIONS
- 7.0 INTERIOR ELEVATIONS

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LAURA PARRISH

COVER PAGE
JANUARY 18, 2023
SCALE: 1/4"=1'-0"
SHEET: 24X36

0.1

GENERAL NOTES:

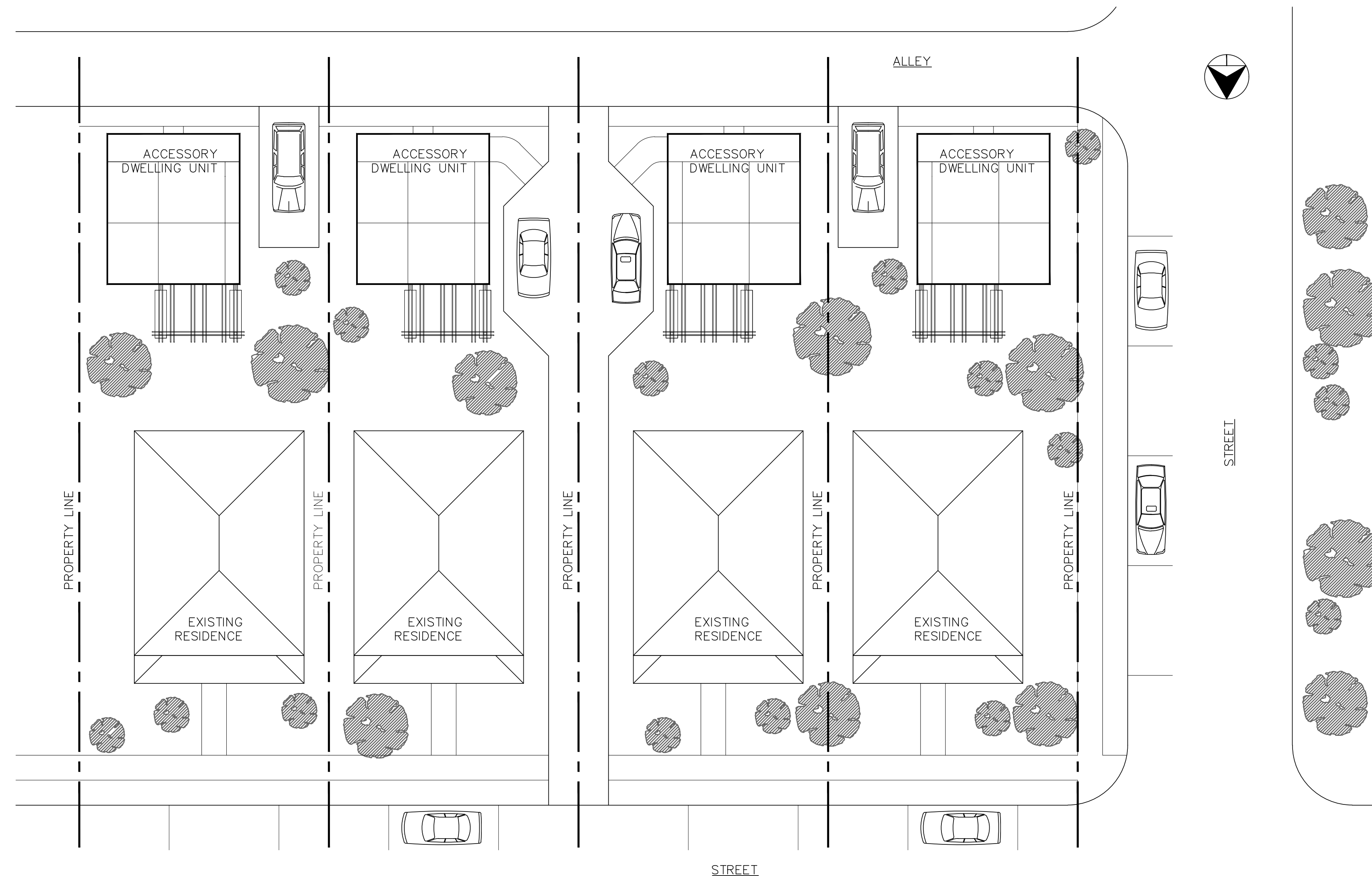
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND COORDINATE THE WORK AS REQUIRED FOR A COMPLETE PROJECT IN ACCORDANCE WITH THESE DOCUMENTS AND THE DESIGN INTENT. DO NOT SCALE OFF OF DRAWINGS.
2. THE CONTRACTOR SHALL RETAIN HIS CONTRACTUAL RESPONSIBILITY FOR MEASURING AND CALCULATING USING FIGURED DIMENSIONS QUANTITIES OF MATERIALS AND LABOR ADEQUATE TO COMPLETE THE WORK IN ACCORDANCE WITH THE DESIGN INTENT DESCRIBED ON THE CONTRACT DRAWINGS. ARCHITECT SHALL NOT BE LIABLE FOR ANY ERRORS OF OMISSIONS THAT ARE THE RESULT OF INCOMPLETE OR INCORRECT INFORMATION PROVIDED.
3. ALL CONSTRUCTION TO MEET REQUIREMENTS AS SET FORTH BY VIRGINIA RESIDENTIAL BUILDING CODE 2021 EDITION WITH VIRGINIA AMENDMENTS AND ALL REFERENCED STANDARDS AS WELL AS ALL LOCAL CODES AND ORDINANCES FOR SINGLE FAMILY, R5 OCCUPANCY.

ZONING NOTES:

1. EAVE AND GABLE OVERHANGS FOR ALL NEW DWELLINGS AND ADDITIONS TO DWELLINGS SHALL BE AT LEAST TWELVE INCHES.
2. EXTERIOR WOODEN ELEMENTS ON A DWELLING'S FACADE FACING A REQUIRED FRONT YARD SHALL BE PAINTED OR STAINED WITH AN OPAQUE STAIN.

PROJECT DATA:

1. THE WORK IS AN ACCESSORY DWELLING UNIT THAT FOLLOWS SEC. 36.2-402 ACCESSORY APARTMENT ZONING REGULATIONS FOR THE CITY OF ROANOKE, VIRGINIA.
2. DESIGN CRITERIA: 2021 VIRGINIA RESIDENTIAL CODE. ZONE 4, 2018 VIRGINIA ENERGY CONSERVATION CODE. CITY OF ROANOKE ACCESSORY APARTMENT ZONING REGULATIONS.
3. CODE INFORMATION: CONSTRUCTION TYPE V-B COMBUSTIBLE. EXTERIOR WALLS: NOT FIRE-RESISTANCE RATED IF MINIMUM FIRE SEPARATION DISTANCE IS GREATER OR EQUAL TO 3 FEET PER VASBC TABLE R302.1. ATTIC VENTILATION: TOTAL NET FREE VENTILATING SHALL NOT BE LESS THAN 1/150 THE AREA OF THE SPACE VENTILATED. ATTIC ACCESS: MIN. 20"X30" CLEAR OPENING.
4. SQUARE FOOTAGE: CONDITIONED AREA: FIRST FLOOR- 593 SF. SECOND FLOOR- 134 SF. TOTAL CONDITIONED SF: 727 SF.



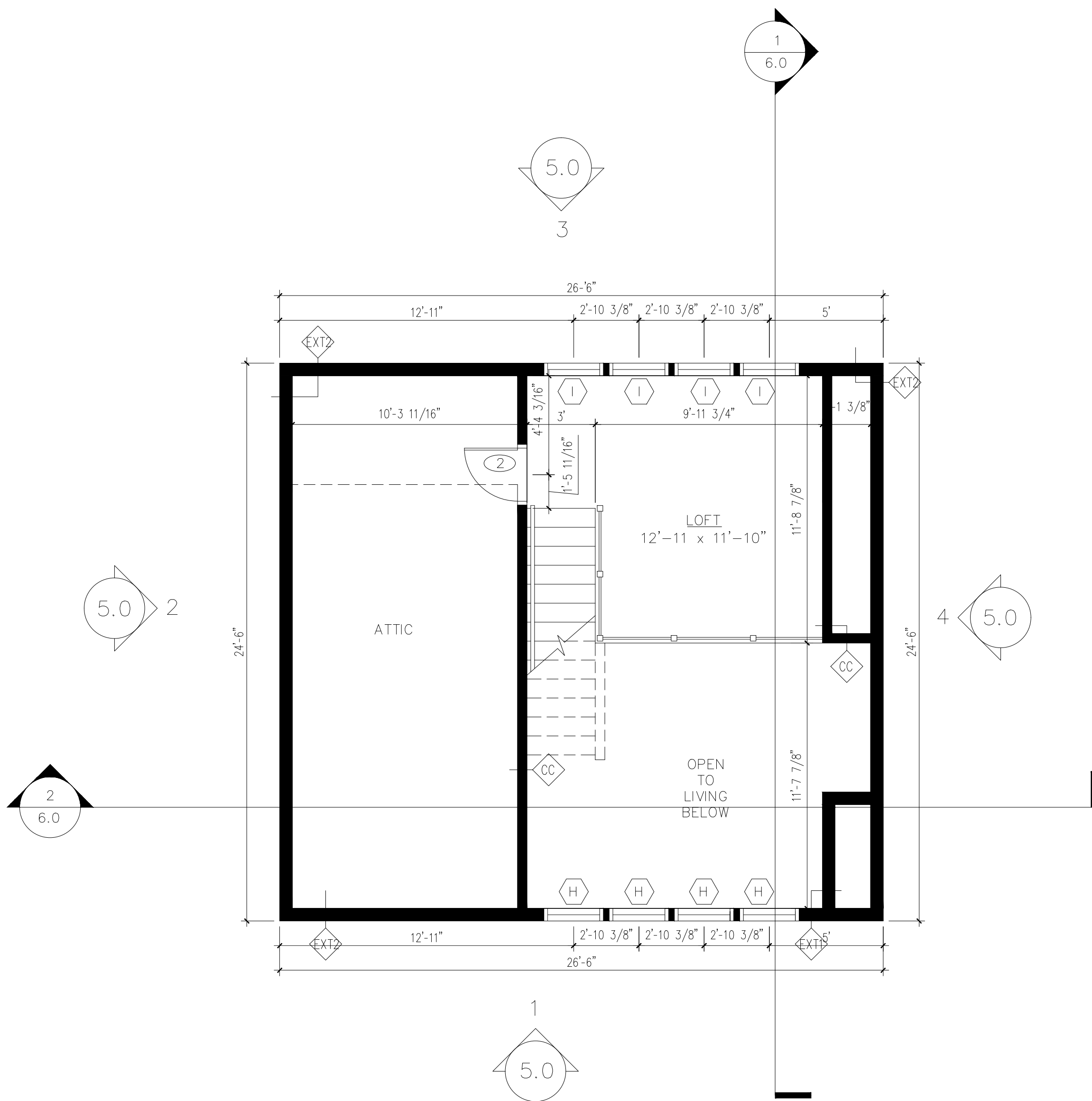
SITE PLAN EXAMPLE

ACCESSORY DWELLING UNIT

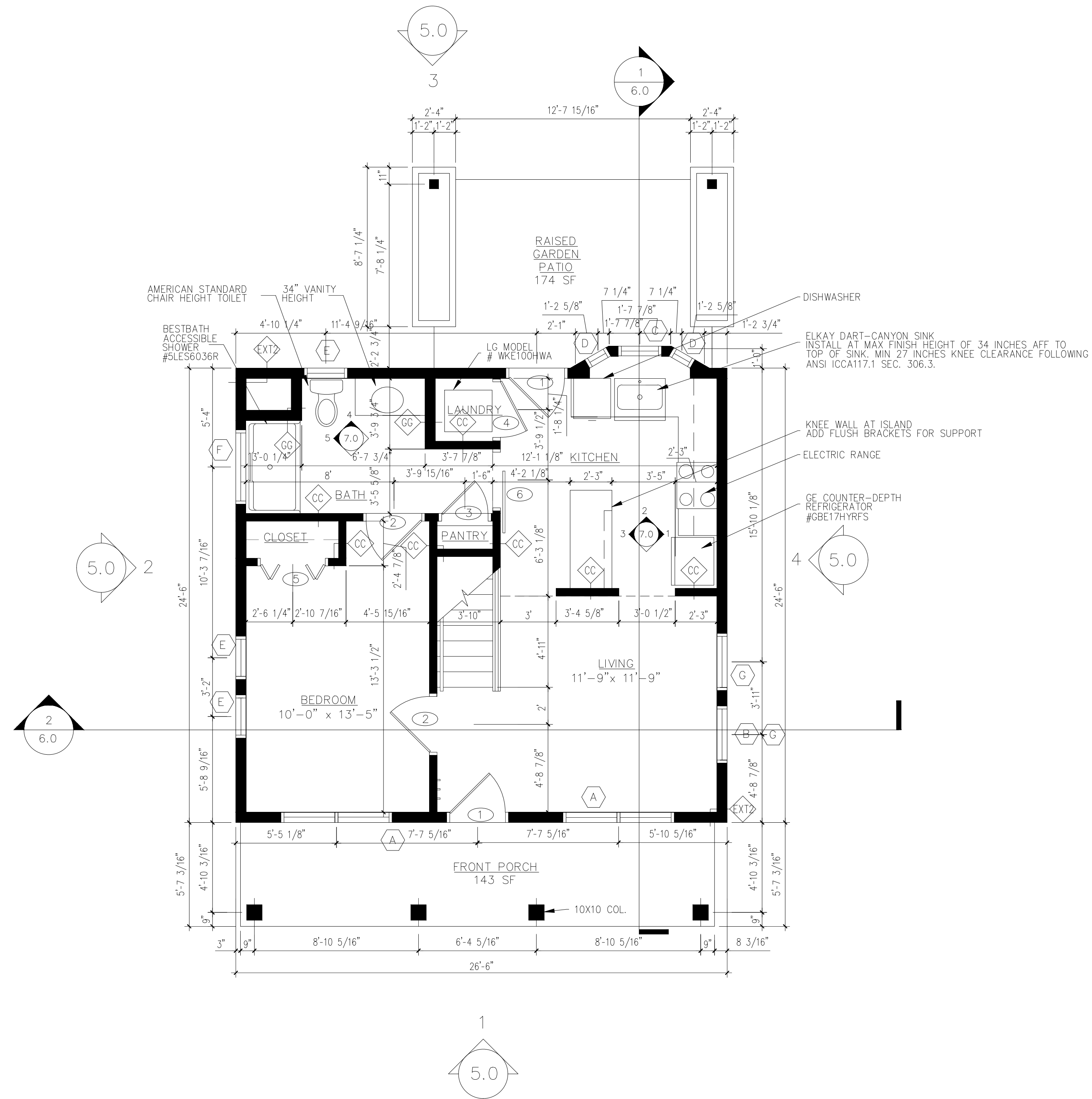
ROANOKE, VIRGINIA

PROJECT DATA
JANUARY 18, 2023
SCALE: 1/4"=1'-0"
SHEET: 24X36

0.2



2 SECOND FLOOR PLAN
1.0



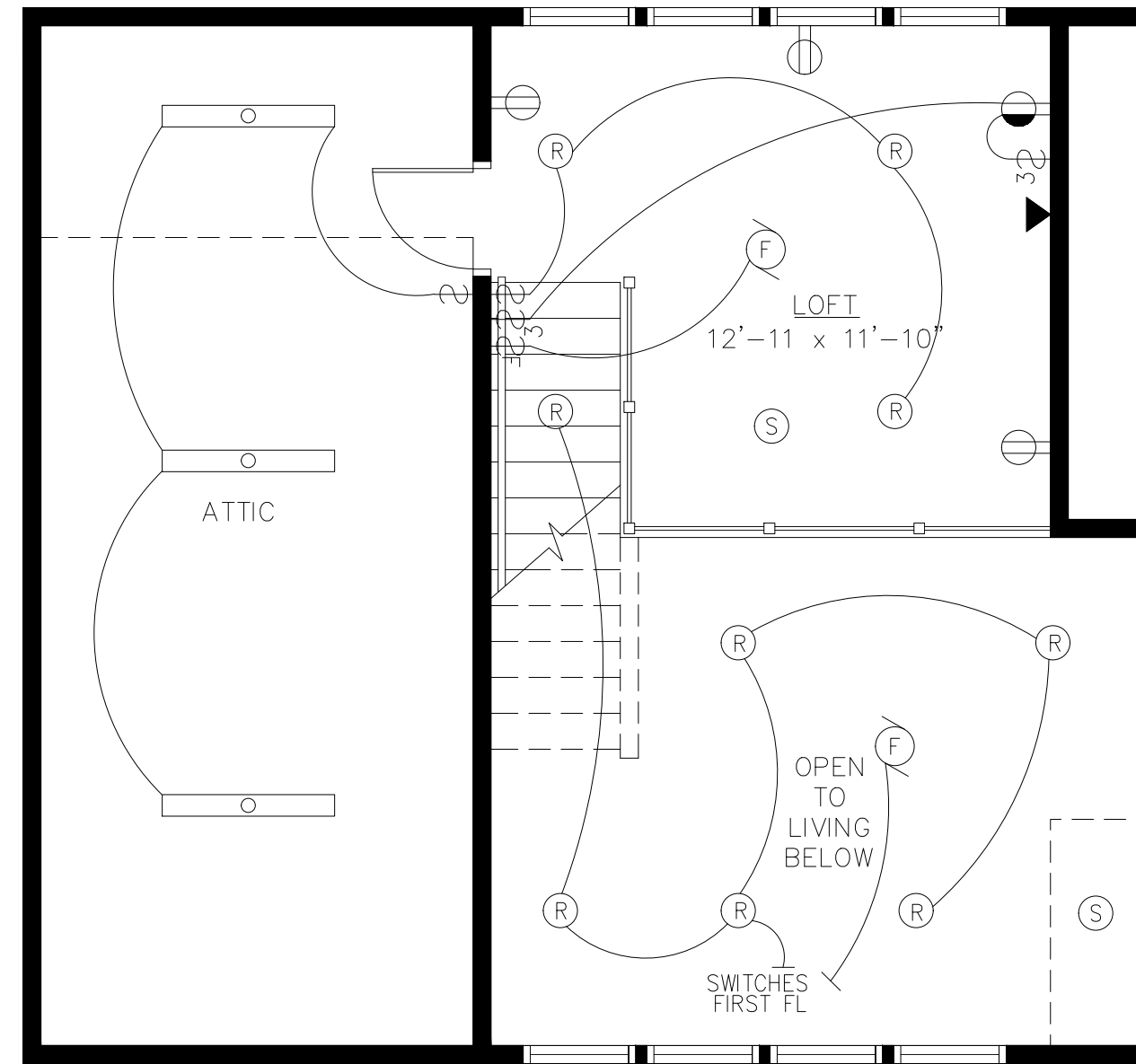
1 FIRST FLOOR PLAN
1.0

ACCESSORY DWELLING UNIT
ROANOKE, VIRGINIA

FLOOR PLANS
JANUARY 18, 2023
SCALE: 1/4"=1'-0"
SHEET: 24X36

1.0

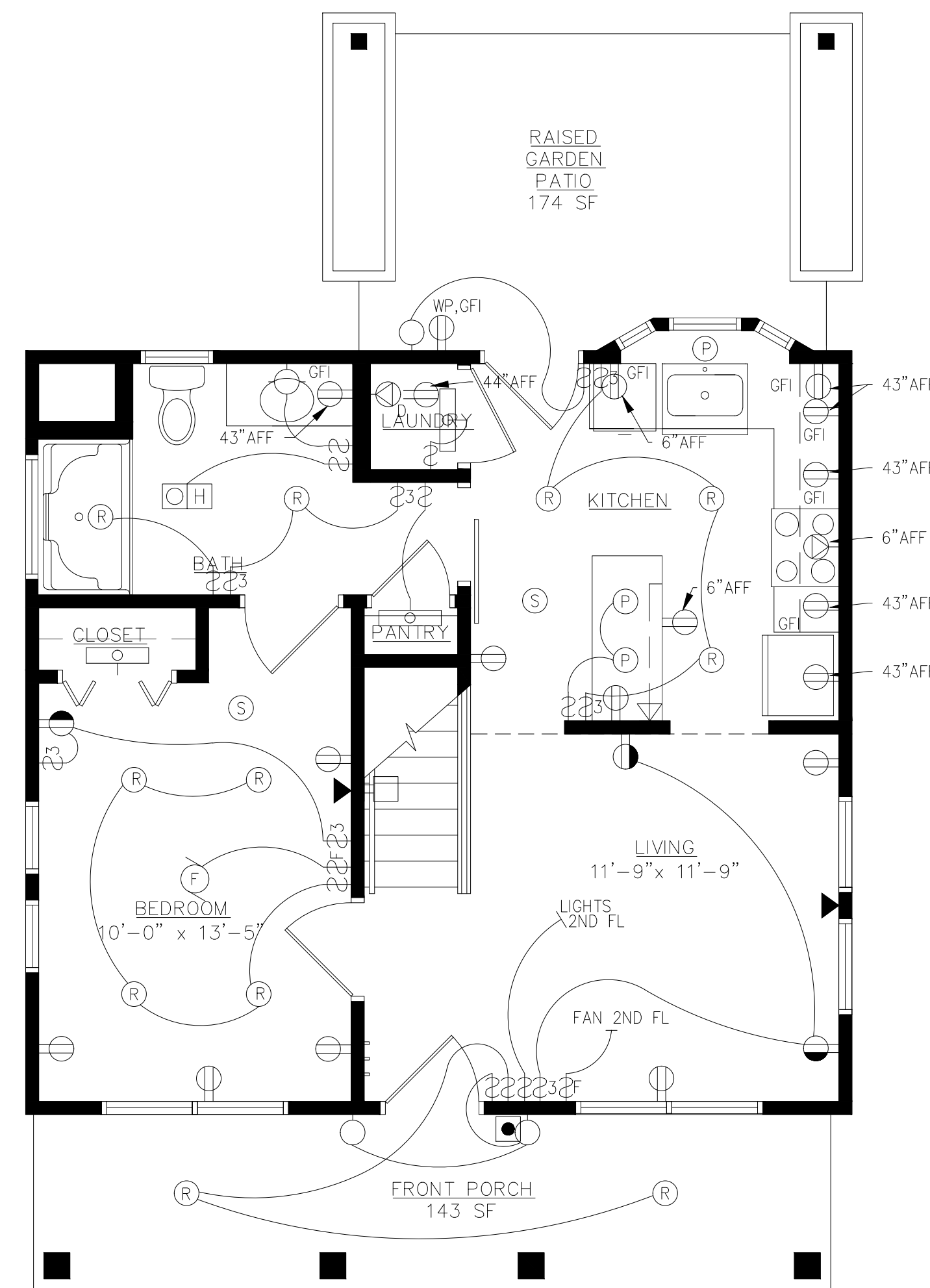
- LIGHTING NOTES:**
1. ALL PERMANENT LIGHT CONTROLS SHALL BE CONTROLLED BY A DIMMER WITH THE EXCEPTION OF BATHROOMS, HALLWAYS, SAFETY, AND EXTERIOR LIGHTS.
 2. EXTERIOR LIGHTS SHALL HAVE AUTO-SHUTOFF CAPABILITIES DURING DAYLIGHT HOURS.
 3. ALL PERMANENT LIGHT FIXTURES SHALL BE HIGH EFFICACY WITH THE EXCEPTION OF KITCHEN APPLIANCE LIGHT FIXTURES.
 4. SMOKE ALARMS ARE REQUIRED INSIDE BEDROOM AND OUTSIDE OF SLEEPING AREAS. REQUIRED IN LOFT IF USED AS SLEEPING AREA.
 5. IF ANY APPLIANCE IS FUEL POWERED (GAS) A CO ALARM WILL ALSO BE REQUIRED.
 6. FIRE EXTINGUISHER IS REQUIRED IN KITCHEN AREA.



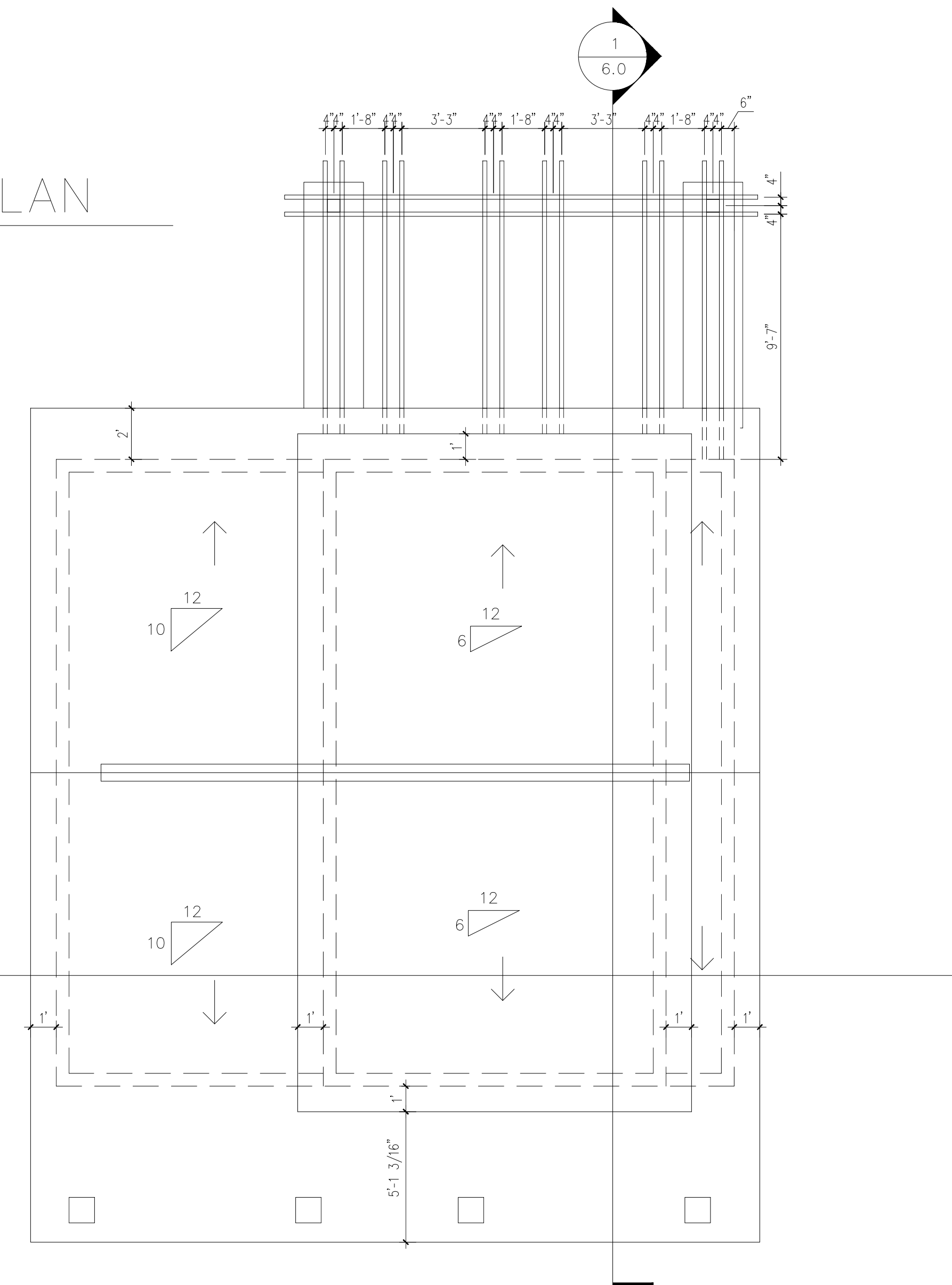
SYMBOLS

CEILING FAN	DOOR CHIME
RECESSED LIGHT	DATA CABLE
PENDENT LIGHT	PHONE LINE
SMOKE DETECTOR	120 V RECEPTACLE OUTLET
PORCH LIGHT	GFI GROUND FAULT CIRCUIT INTERRUPTER
WALL MOUNTED LIGHT	220 V RECEPTACLE OUTLET
2' FLORESCENT LIGHT	SWITCH OUTLET
4' FLORESCENT LIGHT	SWITCH
HEATER/EXHAUST FAN COMBO	3-WAY SWITCH
DOOR BELL	FAN SWITCH

3 SECOND FLOOR PWR & LTG PLAN
2.0



2 FIRST FLOOR POWER & LIGHTING PLAN
2.0



1 ROOF PLAN
2.0

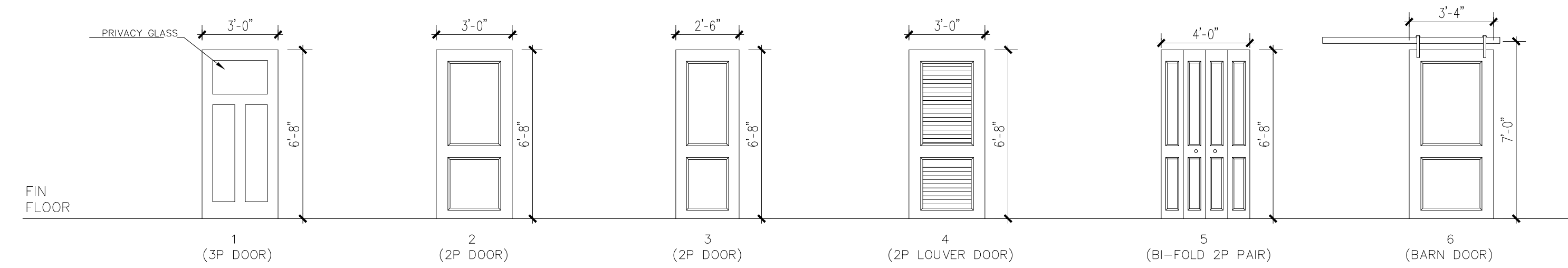
ACCESSORY DWELLING UNIT
ROANOKE, VIRGINIA

ROOF, POWER PLAN
JANUARY 18, 2023
SCALE: 1/4"=1'-0"
SHEET: 24X36

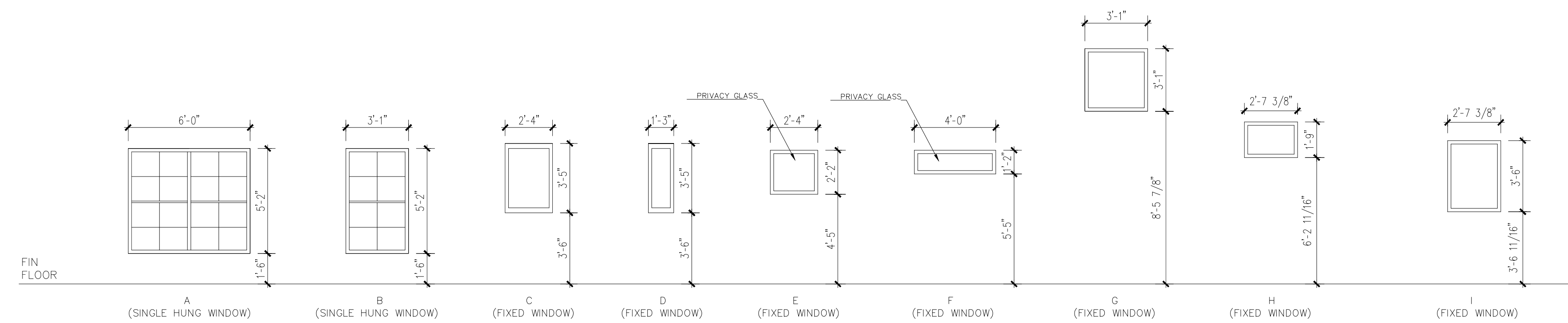
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ACCESSORY DWELLING UNIT

ROANOKE, VIRGINIA



2 DOOR ELEVATIONS



1 WINDOW ELEVATIONS

ALL WINDOWS DOUBLE PANE LOW-E GLAZING

SCHEDULES
 JANUARY 18, 2023
 SCALE: 1/4" = 1'-0"
 SHEET: 24X36

4.0

STRUCTURE				
CLG				
ACTUAL				
TYPE	CC	GG	EXT2	EXT3
FIRE RATING				
SOUND RATING	STC-46	STC-46	STC-50	STC-50

PARTITION NOTES:

- NOTE 1: SOUND RATING WHERE NOTED ON PLANS.
- NOTE 2: GWB SHALL BE ACOUSTICALLY SEALED TO STRUCTURE AT SOUND RATED PARTITIONS. APPLY SEALANT AROUND ALL CUT OUTS IN GWB WALL. CAULK SIDES AND BACK OF ELECTRICAL BOXES.
- NOTE 3: DESIGNATED STC RATINGS APPLY TO SOUND RATED PARTITIONS.
- NOTE 4: AT WOOD STUD PARTITIONS, LINE OF CEILING SHOWN SHALL BE THE BOTTOM OF THE FLOOR ASSEMBLY (NOT THE DROPPED FINISHED CEILING).

EXTERIOR INSULATION SHALL HAVE MINIMUM FOLLOWING U-FACTORS:

1. CEILING - 0.024
2. WALLS - 0.079
3. FLOORS - 0.047

*SOME REDUCTIONS ARE ALLOWED IN CEILING AND WALLS WITH APPROVED CONTINUOUS INSULATION METHODS.

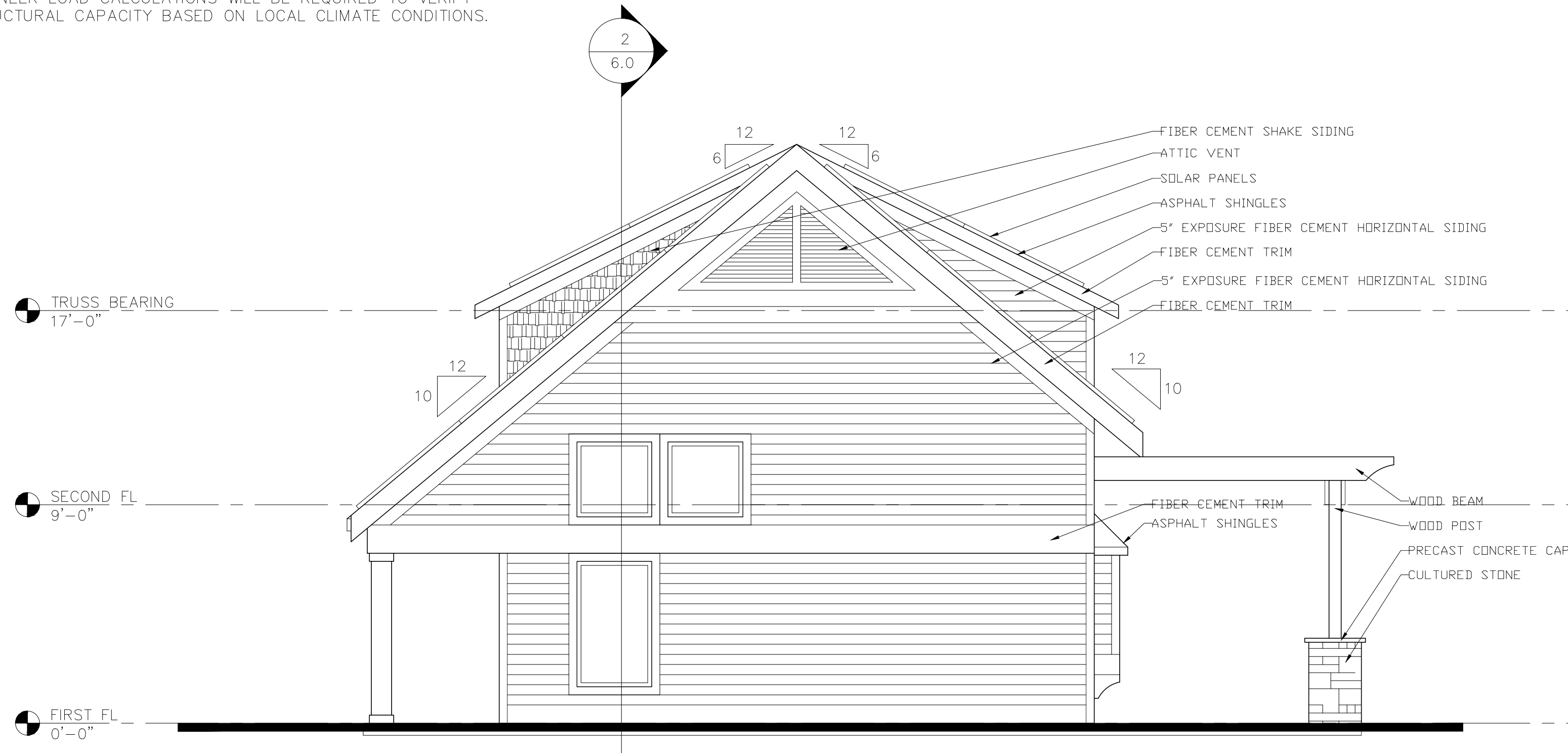
ACCESSORY DWELLING UNIT

ROANOKE, VIRGINIA

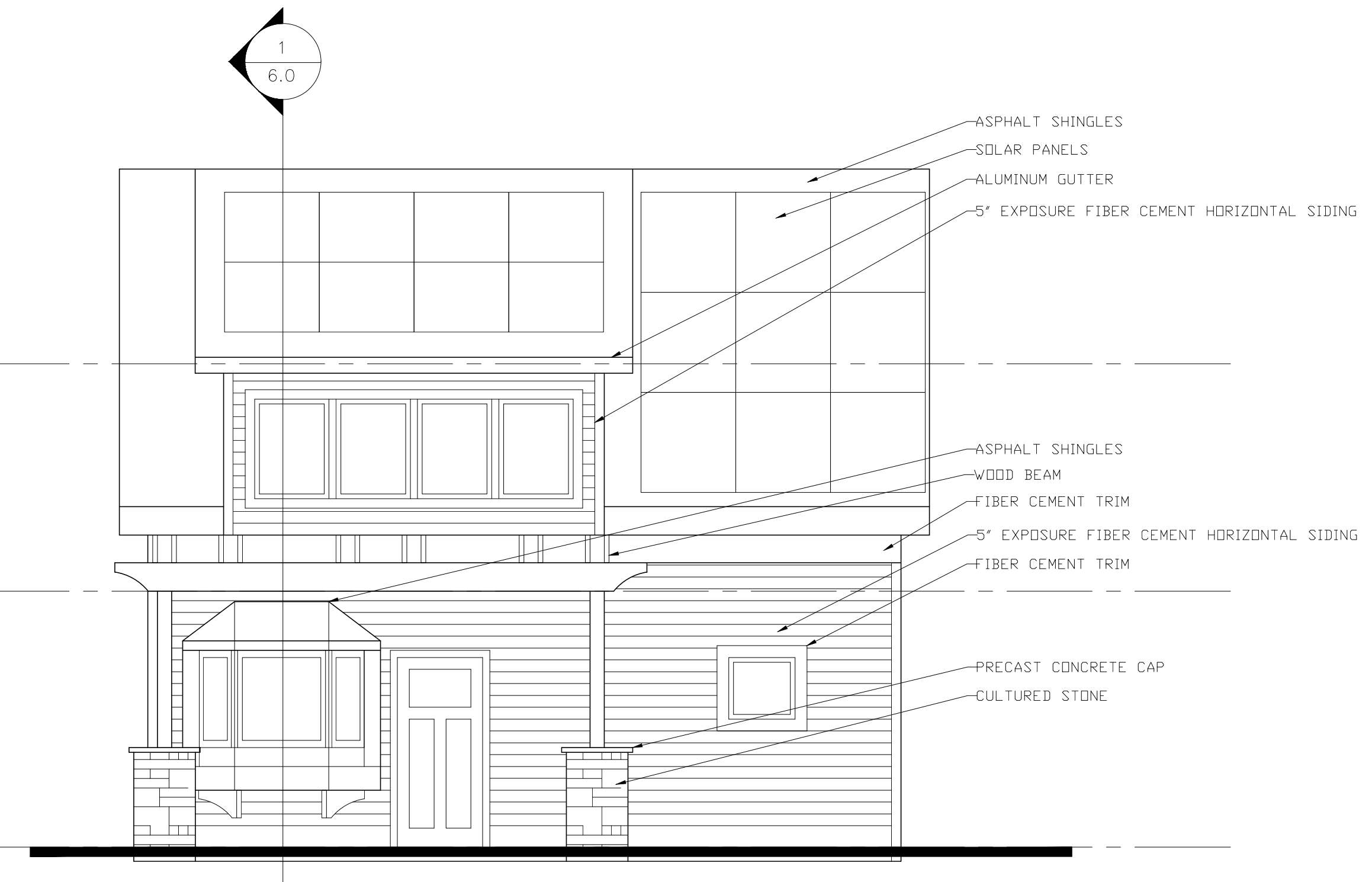
PARTITION TYPES
 JANUARY 18, 2023
 SCALE: 3/4"=1'-0"
 SHEET: 24X36

4.1

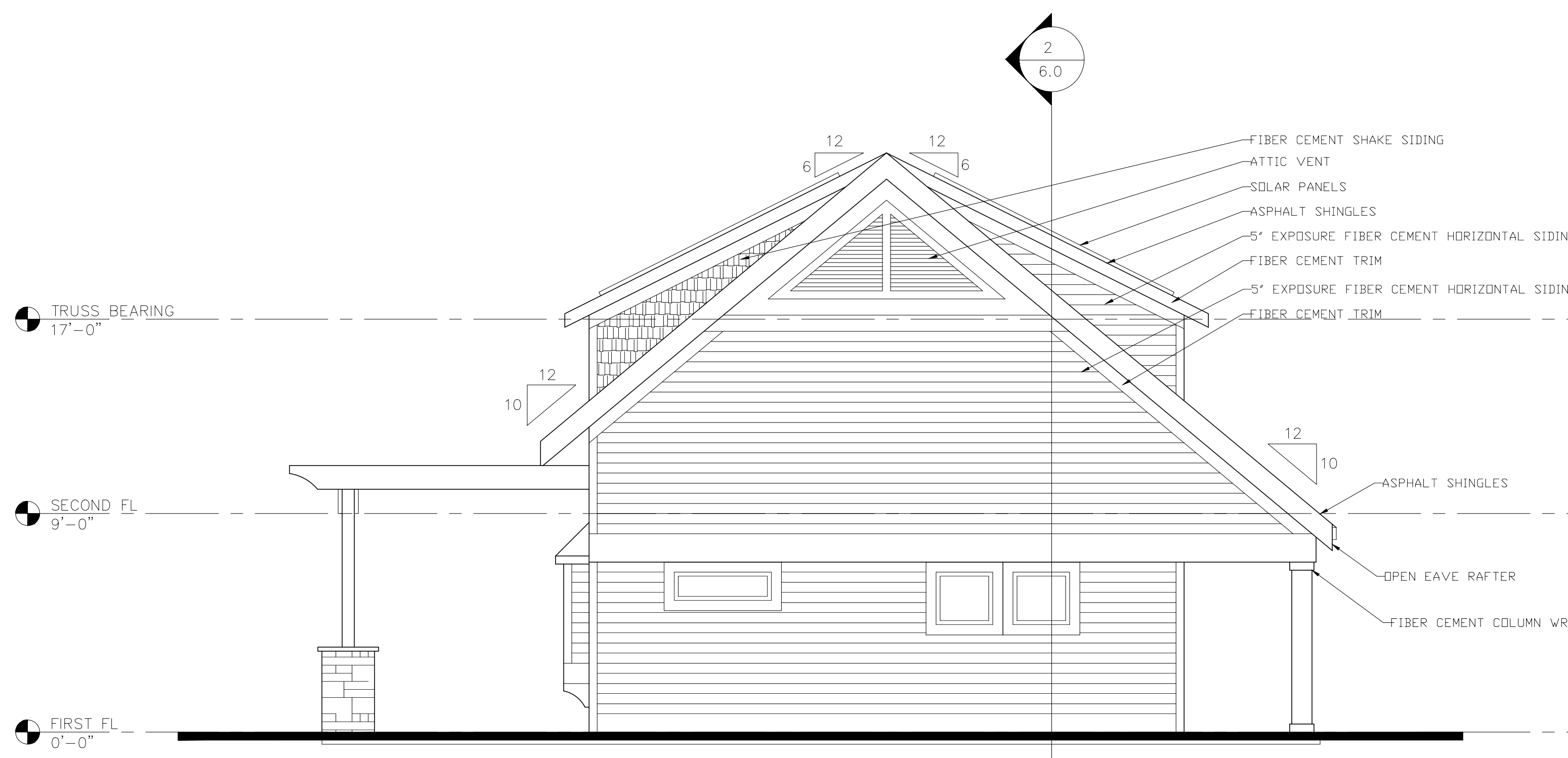
- SOLAR PANELS:**
1. IF INSTALLING SOLAR PANELS, A FIRE ROUTE OF NO LESS THAN 36 INCHES MUST BE ON THE SIDE OF THE SAME ROOF PLANE
 2. 18 INCHES OF CLEARANCE MUST BE ON BOTH SIDES OF ROOF RIDGE.
 3. ENGINEER LOAD CALCULATIONS WILL BE REQUIRED TO VERIFY STRUCTURAL CAPACITY BASED ON LOCAL CLIMATE CONDITIONS.



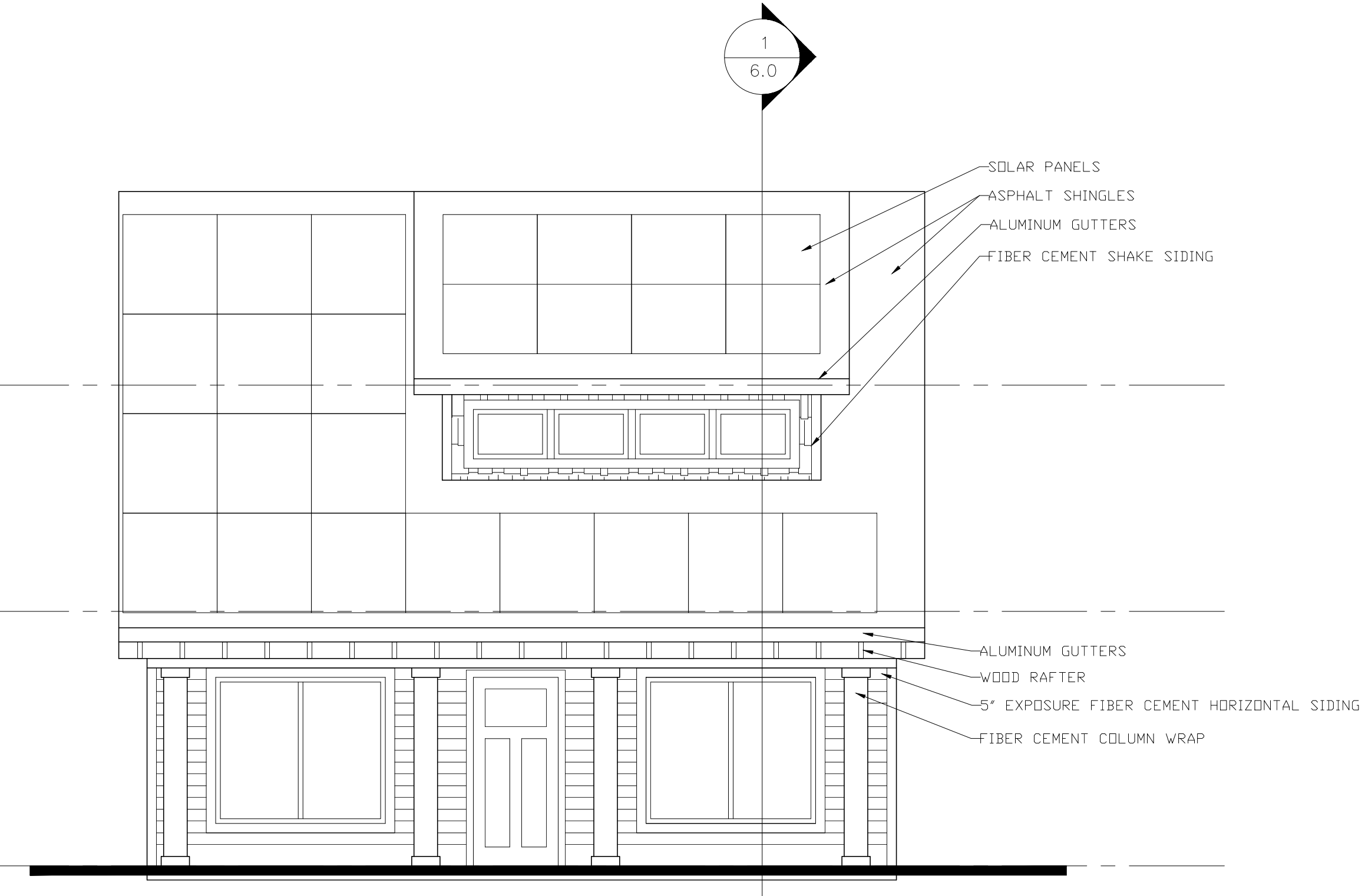
4 RIGHT ELEVATION
5.0



3 REAR ELEVATION
5.0



2 LEFT ELEVATION
5.0



1 FRONT ELEVATION
5.0

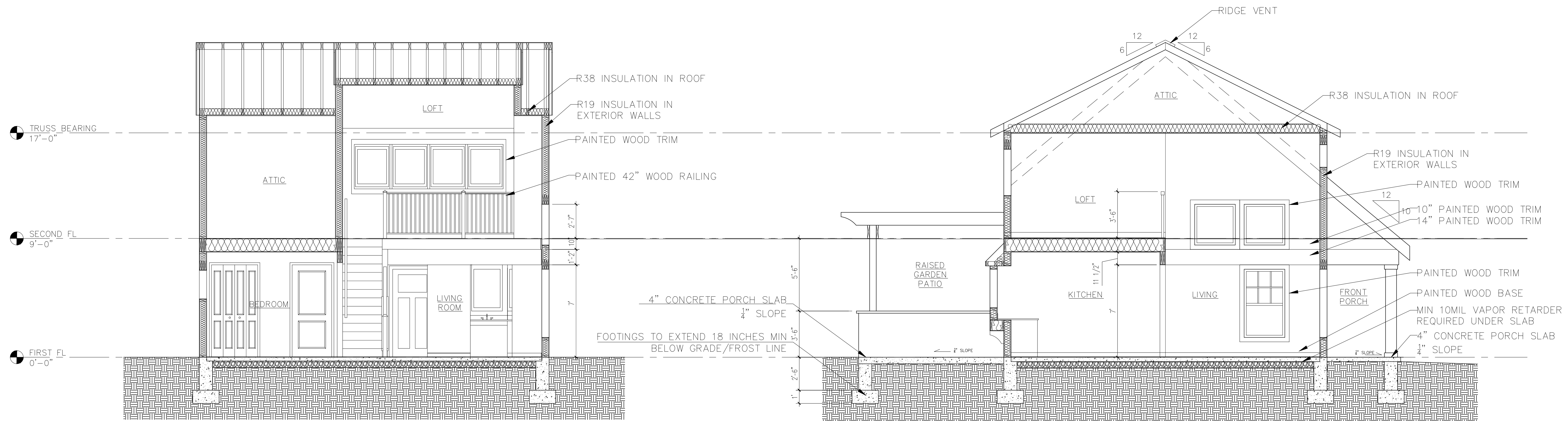
ACCESSORY DWELLING UNIT
ROANOKE, VIRGINIA

ELEVATIONS
JANUARY 18, 2023
SCALE: 1/4"=1'-0"
SHEET: 24X36

5.0

ACCESSORY DWELLING UNIT

ROANOKE, VIRGINIA



2 EAST - WEST BUILDING SECTION
6.0

1 NORTH - SOUTH BUILDING SECTION
6.0

SECTIONS
JANUARY 18, 2023
SCALE: 1/4"=1'-0"
SHEET: 24X36

6.0

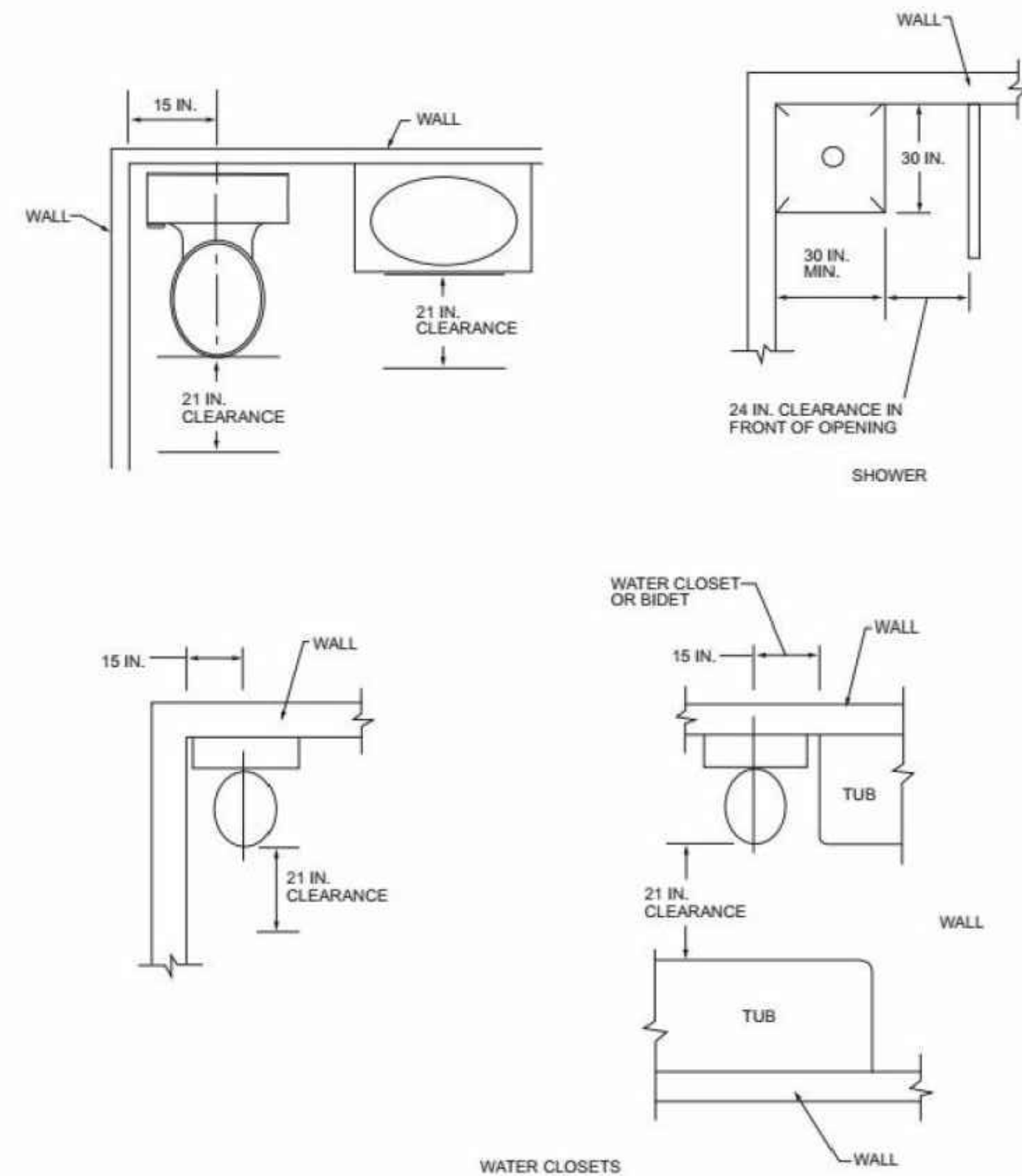
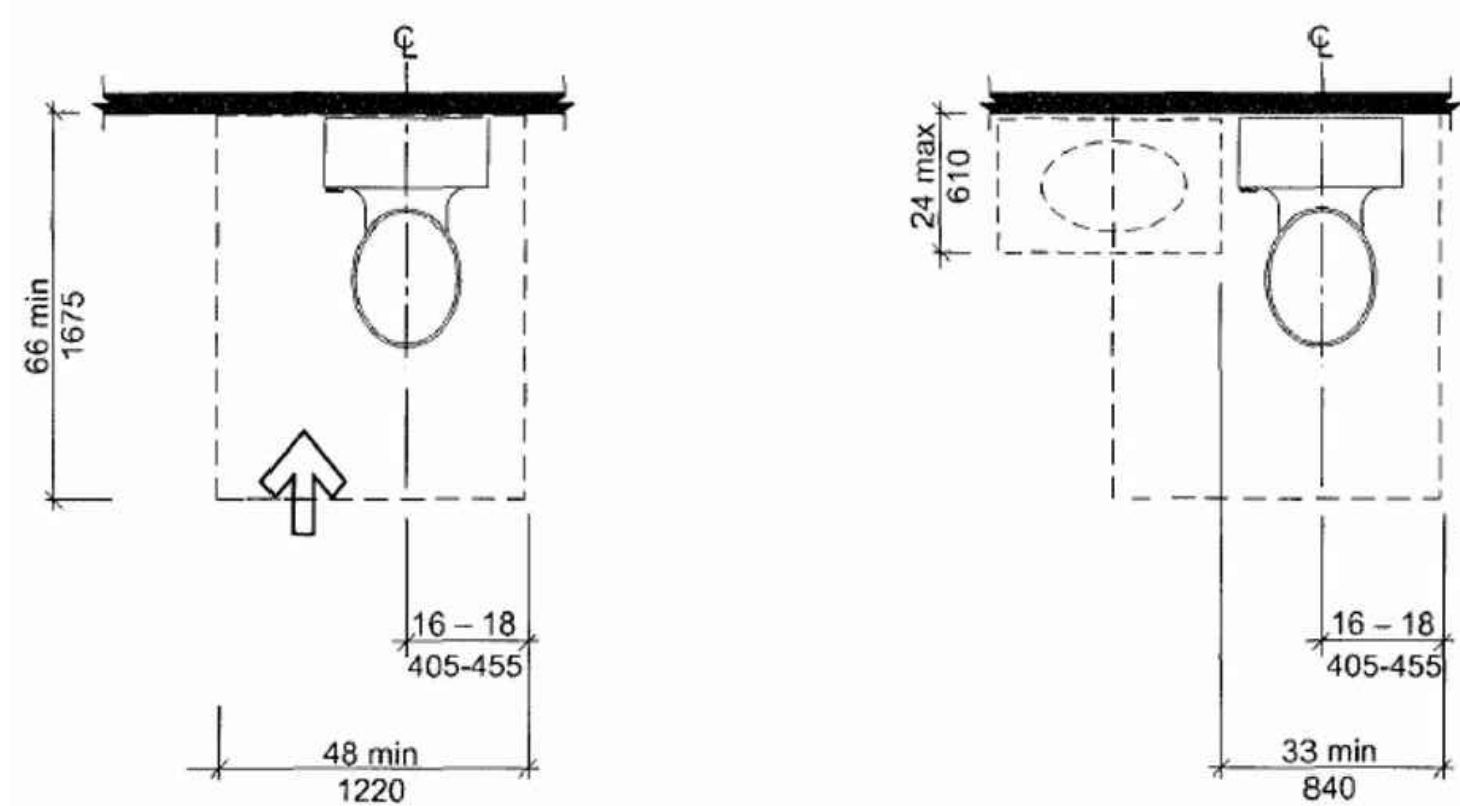


FIGURE R307.1 MINIMUM FIXTURE CLEARANCES



(c) Increased clearance depth – forward approach

(d) Clearance with lavatory overlap

FIG. 1004.11.3.1.2 CLEARANCE AT WATER CLOSETS IN TYPE B UNITS

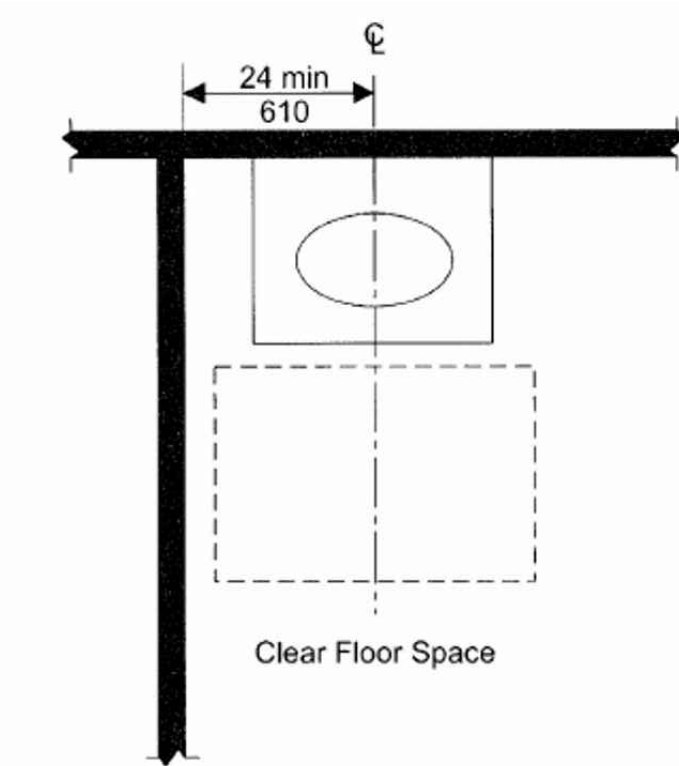
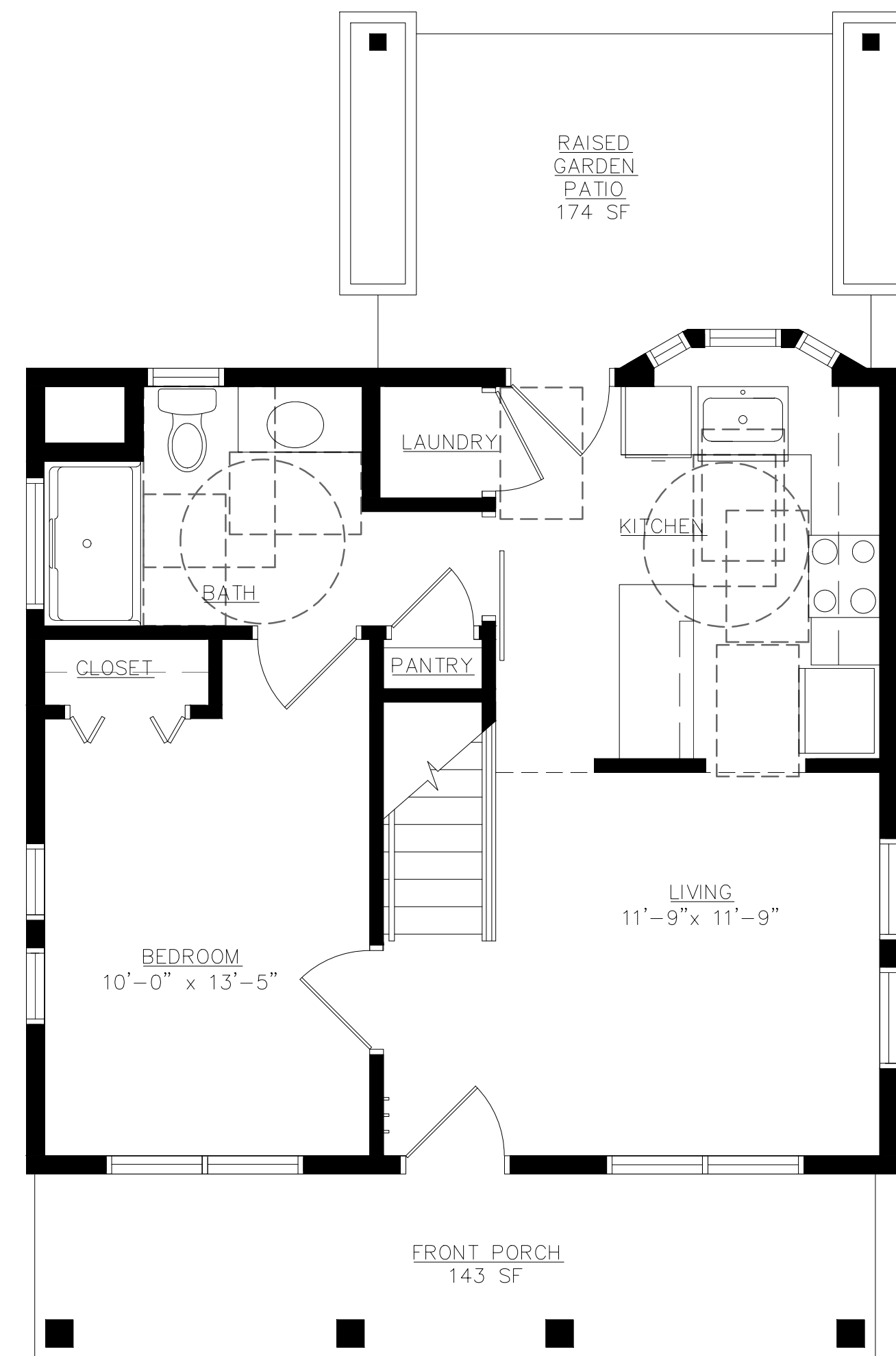
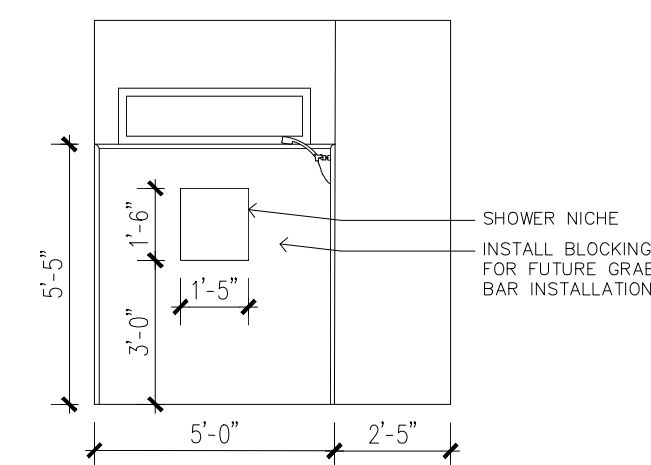


FIG. 1004.11.3.1.1 LAVATORY IN TYPE B UNITS—OPTION A BATHROOMS

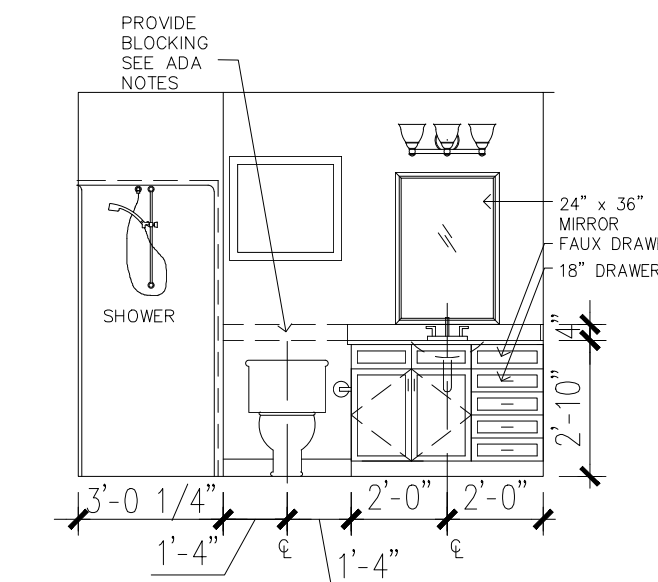
1004.11.3.1.1 Lavatory. A clear floor space complying with Section 305.3, positioned for a parallel approach, shall be provided at a lavatory. The clear floor space shall be centered on the lavatory.



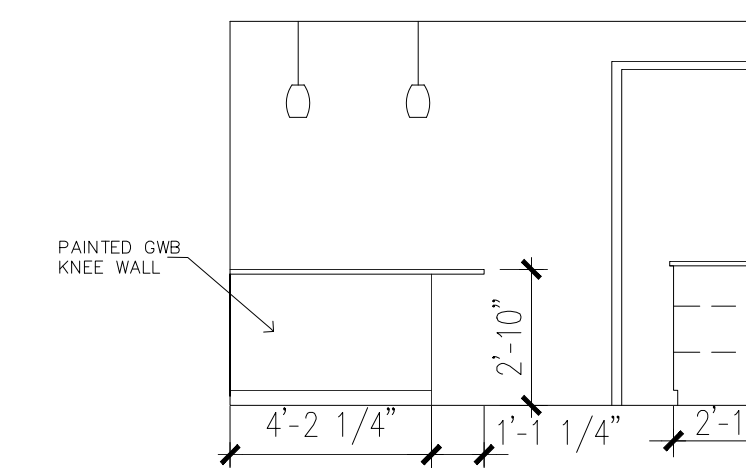
6 ACCESSIBILITY CLEARANCES



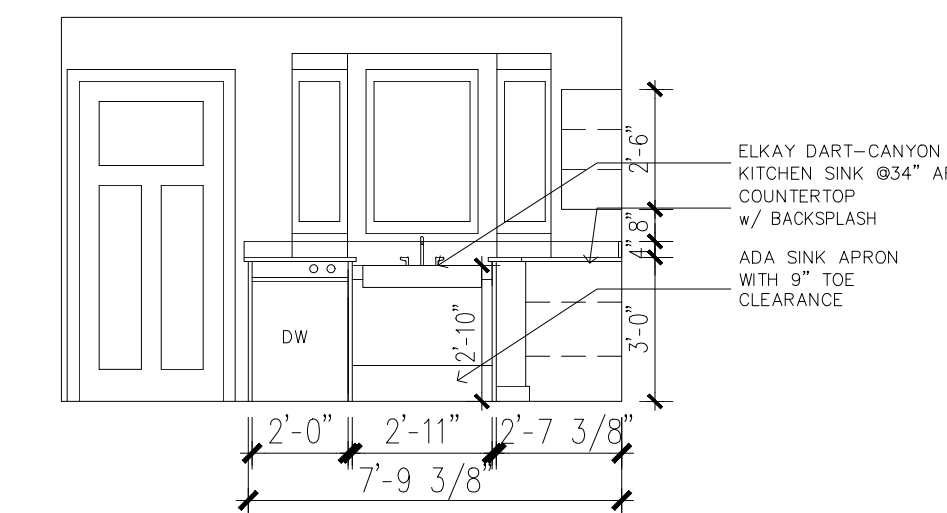
5 LEFT BATHROOM ELEVATION



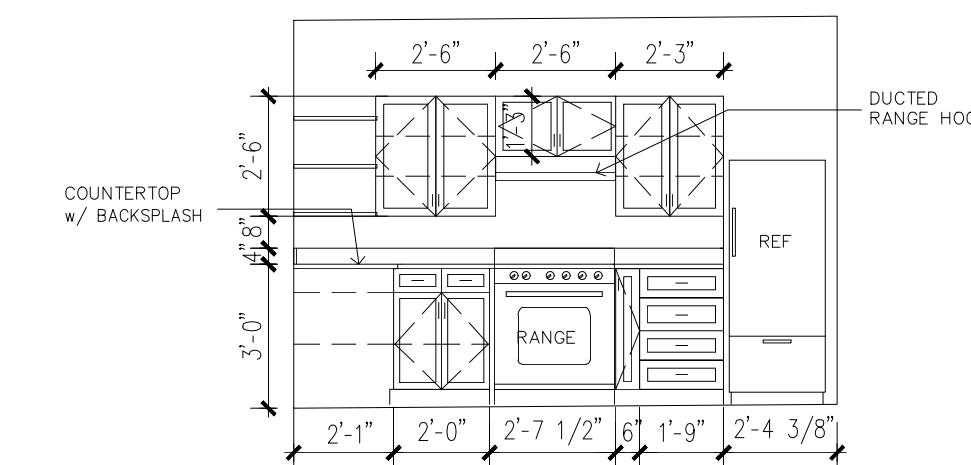
4 BATHROOM SINK ELEVATION



3 KITCHEN ISLAND ELEVATION



2 KITCHEN SINK ELEVATION



1 KITCHEN RANGE ELEVATION

ACCESSORY DWELLING UNIT

ROANOKE, VIRGINIA

INTERIOR ELEVS
JANUARY 18, 2023
SCALE: 1/4"=1'-0"
SHEET: 24X36

7.0