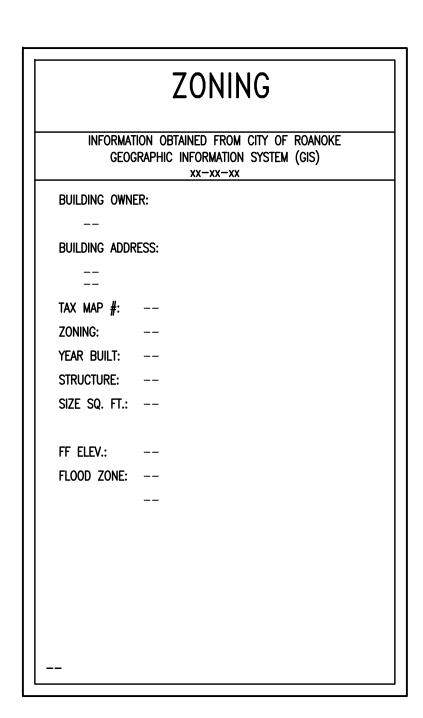
AIA BLUE RIDGE/CITY OF ROANOKE ACCESSORY DWELLING UNIT (ADU)



PERMIT NO.:

ACKNOWLEDGEMENT AND DISCLAIMER AIA BLUE RIDGE/CITY OF ROANOKE ACCESSORY DWELLING UNIT (ADU)

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DRAWING INDEX

GENERAL NOTES AND OUTLINE SPECIFICATIONS

PLANS AND NOTES ELEVATIONS AND NOTES

WALL SECTIONS AND DETAILS

100% WORKING DRAWINGS - CODE REVIEW

ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL COMPLY WITH THE COMMONWEALTH OF VIRGINIA 2021 VIRGINIA RESIDENTIAL CODE (2021 VRC) AND OTHER REQUIREMENTS, IF ANY, OF LOCAL JURISDICTIONS.

BUILDING CODES AND REGULATIONS REVIEW AND COMPLIANCE APPROVAL.

☐ IF CHECKED, BUILDING PERMIT REQUIRED.

_. Date:____ Approved with following revisions and comments.



R-5

USE GROUP

ADDITION SIZE 372 SQ. FT.

CONSTRUCTION TYPE VB

2. GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, SYSTEMS AND ACCESSORIES FOR WORK INDICATED HEREIN, UNLESS NOTED OTHERWISE, COMPLETE AND IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, MANUFACTURER'S RECOMMENDATIONS, GENERALLY ACCEPTED INDUSTRY STANDARDS OF WORKMANSHIP, QUALITY AND CARE, AND AS REQUIRED FOR A FINISHED INSTALLATION AND TO OBTAIN A CERTIFICATE OF OCCUPANCY.

3. GENERAL CONTRACTOR SHALL CAREFULLY REVIEW SCOPE OF WORK AND EXISTING SITE CONDITIONS WITH OWNER PRIOR TO SUBMITTING A BID/START OF WORK.

4. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER TO VERIFY THE AVAILABILITY OF EXISTING FACILITIES AND UTILITIES AT THE PROJECT SITE PRIOR TO SUBMITTING A BID/START OF WORK. COSTS ASSOCIATED WITH THE USE OF EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

ADJACENT BUILDINGS/FACILITIES WILL BE IN USE THROUGHOUT THE DURATION OF THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF WORK WITH OWNER'S ACTIVITIES AND OTHER TRADES INVOLVED WITH WORK AT THE PROJECT

A MINIMUM OF THREE (3) DAYS NOTICE SHALL BE REQUIRED PRIOR TO ANY SHUTDOWN OF EXISTING FACILITIES AND UTILITIES AT THE PROJECT SITE.

5. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER/ARCHITECT ANY REQUIREMENTS FOR THE CONSTRUCTION CONTRACT INCLUDING BONDS, INSURANCE, SCHEDULE FOR COMPLETION, ETC... PRIOR TO SUBMITTING A BID/START OF

6. GENERAL CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING AT THE SITE TO INCLUDE OWNER, GENERAL CONTRACTOR'S PROJECT MANAGER/PROJECT SUPERINTENDENT, A/Es, AND ANY SUB-CONTRACTORS WITH

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTIONS AND FEES REQUIRED.

CRITICAL SCHEDULING/MATERIAL DELIVERY REQUIREMENTS.

8. CONTRACTOR SHALL COORDINATE WORK WITH ANY CIVIL, STRUCTURAL, MECHANICAL/ELECTRICAL/PLUMBING (MEP) SYSTEMS, INTERIORS, LANDSCAPING DESIGN, ETC.. (DESIGNED/PROVIDED BY OTHERS) AS REQUIRED FOR A

FINISHED INSTALLATION. 9. CONTRACTOR TO FIELD VERIFY/COORDINATE PLANS/ELEVATIONS WITH SITE SURVEY PRIOR TO START OF

IF SITE CONDITIONS DIFFER FROM THOSE ASSUMED OR SHOWN, NOTIFY OWNER/ARCHITECT IMMEDIATELY.

10. EXTERIOR DIMENSIONS SHOWN ARE FROM OUTSIDE FACE(S) OF CONCRETE/MASONRY, STRUCTURAL SHEATHING (FRAMED WALLS), OR CENTERLINE(S) OF COLUMNS/POSTS, NOT INCLUDING EXTERIOR INSULATION/VENEERS/FINISHES, UNLESS NOTED OTHERWISE.

11. INTERIOR DIMENSIONS SHOWN ARE FROM TOPS OF SUBSTRATES (CONCRETE SLABS-ON-GRADE, SUBFLOORING, ETC...) OR FACE OF STUD/FURRING TO FACE OF STUD/FURRING, NOT INCLUDING INTERIOR FLOOR/WALL FINISHES, UNLESS NOTED OTHERWISE.

12. ANGLED WALLS, SOFFITS, BULKHEADS, AND FINISHES ARE 45° UNLESS NOTED OTHERWISE.

13. CONTRACTOR SHALL COMPLETE A LAYOUT OF ALL INTERIOR SPACES FOR OWNER/ARCHITECT REVIEW/APPROVAL PRIOR TO START OF WORK.

14. EQUIPMENT LOCATIONS SHOWN FOR DESIGN INTENT ONLY. VERIFY/COORDINATE WITH MEP/OWNER THE EXACT TYPE AND FINISHED LOCATION(S) OF EQUIPMENT, FIXTURES, OUTLETS, SWITCHES, ACCESSÒRIES, ETC. PRIOR TO ROUGH INSTALLATION. 15. ANY SPECIFIC PRODUCTS/MANUFACTURERS INDICATED ARE MEANT TO CONVEY DESIGN INTENT ONLY.

16. OWNER SHALL BE RESPONSIBLE FOR FINAL SELECTION OF ALL EQUIPMENT, FIXTURES, FINISHES/COLORS, ETC...

17. IF A CONFLICT BETWEEN CONSTRUCTION DOCUMENTS, CODE REQUIREMENTS, AND/OR MANUFACTURER'S DATA SHOULD ARISE, THE MORE STRINGENT SHALL PREVAIL.

18. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, SEQUENCING, SITE SAFETY (WORKERS AND PUBLIC), TEMPORARY CONTROLS (STORAGE/STAGING) AND SITE SECURITY FOR THE DURATION OF THE PROJECT.

19. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OF TEMPORARY STRUCTURES AND COMPLETED WORK FOR THE DURATION OF WORK.

20. ALL MATERIALS DELIVERED TO THE SITE SHALL BE CLEARLY MARKED/IDENTIFIED BY MANUFACTURER FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS, VISUALLY INSPECTED FOR ANY DEFECTS/DAMAGE, AND PROTECTED/MAINTAINED IN A DRY CONDITION UNTIL USE.

21. CONTRACTOR SHALL PROTECT COMPLETED WORK FROM DAMAGE FROM ADJACENT ACTIVITIES OR INCLEMENT WEATHER AT ALL TIMES. ITEMS DAMAGED BY CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP AND REMOVAL OF DEBRIS FROM SITE.

23. CONTRACTOR'S PERSONNEL SHALL CONDUCT THEMSELVES PROPERLY AT ALL TIMES.

24. SHOP DRAWINGS SHALL BE REVIEWED/APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO OWNER FOR REVIEW/APPROVAL.

NO PART OF THE WORK SHALL BE FABRICATED OR INSTALLED BY THE CONTRACTOR PRIOR TO APPROVAL OF SUBMITTAL BY

25. CONTRACTOR SHALL COORDINATE ALL INSPECTIONS REQUIRED FOR THE PROJECT AS PER 2021 VRC AND REQUIREMENTS OF LOCAL JURISDICTIONS.

26. THE CONTRACTOR SHALL MAINTAIN A COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA, APPROVED SHOP DRAWINGS, CHANGE ORDERS AND ANY OTHER MODIFICATIONS. INFORMATION SHALL BE MAINTAINED IN GOOD ORDER, NEATLY AND CLEARLY MARKED IN COLOR, TO RECORD ALL CHANGES AS THEY OCCUR DURING CONSTRUCTION.

UPON COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE TO THE OWNER ONE COMPLETE SET OF "AS-BUILT" RECORD DOCUMENTS, MANUFACTURER'S SERVICE AND PARTS MANUALS AND OPERATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENT, FIXTURES, AND ACCESSORIES

27. UPON COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL COORDINATE FINAL CLEAN-UP AND DISPOSAL OF REMAINING CONSTRUCTION DEBRIS.

CIVIL/SITE WORK (11/23)

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SITING/LOCATING PROPOSED CONSTRUCTION ON LOT AND VERIFYING COMPLIANCE WITH ALL LOCAL ZONING REQUIREMENTS PRIOR TO THE START OF WORK.

2. PROVIDE TERMITE TREATMENT AROUND PERIMETER.

3. PROVIDE UNDERSLAB RADON EXTRACTION, SUMP PUMP FOR GROUND WATER, AND OTHER SITE MITIGATION SYSTEMS AS REQUIRED PER SPECIFIC SITE CONSIDERATIONS/LOCAL REQUIREMENTS.

FOUNDATIONS (11/23)

1. FOOTINGS/FOUNDATIONS ARE DESIGNED TO BEAR ON ORIGINAL UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL WITH AN ALLOWABLE BEARING CAPACITY OF 2,000 PSF.

(IF NECESSARY, THE OWNER SHALL ENGAGE THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER TO VERIFY BEARING CAPACITY, SUITABILITY OF SUBGRADE, AND CORRECTIVE ACTIONS, IF ANY, PRIOR TO PLACING FOUNDATIONS.

2. THE TOP OF ALL FOOTINGS TO BE PLACED A MINIMUM OF 2'-0" BELOW EXTERIOR FINISHED GRADE OR INTERIOR SLAB ELEVATION, WHICHEVER IS GREATER, TO ENSURE THAT BOTTOM OF FOOTING IS MIN. 1'-0" BELOW FROST LINE.

PROVIDE STEPS IN FOOTINGS AS REQUIRED FOR FINISHED

3. COORDINATE FOOTINGS WITH ACTUAL LOCATION, SIZE AND INVERT(S) OF UNDERSLAB UTILITIES/UNDERGROUND PIPE/CONDUIT AND STEP WALL FOOTINGS DOWN TO ALLOW PIPE TO PASS ABOVE FOOTING.

4. EXCAVATIONS FOR FOOTINGS SHALL BE MAINTAINED IN A DRY CONDITION UNTIL CONCRETE IS PLACED.

5. BRACE WALLS PLUMB WHICH ARE SUBJECTED TO UNBALANCED BACKFILL UNTIL PERMANENTLY STABILIZED BY STRUCTURE.

<u>CONCRETE</u> (11/23)

1. ALL CONCRETE MATERIALS, FORMS, SHORING, AND POURING METHODS SHALL CONFORM TO CURRENT AMERICAN CONCRETE INSTITUTE (ACI) STANDARDS OR GENERALLY ACCEPTED STANDARDS OF CONSTRUCTION.

2. ALL CONCRETE WORK EXPOSED TO THE EXTERIOR, INCLUDING FOOTING, PIERS, FOUNDATION WALLS, SLAB-ON-GRADE AND STAIRS SHALL BE AIR ENTRAINED (4-6%) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

ALL OTHER CONCRETE WORK SHALL BE 3,000 PSI.

3. PROVIDE CONSTRUCTION AND/OR EXPANSION JOINTS IN CAST—IN—PLACE CONCRETE AT INTERVALS NOT TO EXCEED

4. UNLESS NOTED OTHERWISE, CONSTRUCTION/EXPANSION JOINT MATERIAL SHALL BE 1/2" ASPHALT SATURATED WOOD FIBERBOARD, SET 1/2" BELOW FINISHED SURFACE, AND COVERED WITH SEALANT.

(SONNEBORN SONOLASTIC NP1, OR EQUAL, COLOR TO MATCH ADJACENT SURFACES.)

5. PROVIDE CONTROL JOINTS IN CAST-IN-PLACE CONCRETE AT INTERVALS NOT TO EXCEED 5'-0", "TOOLED" OR SAW-CUT "V", 1" DEEP AND 1/4"-3/8" WIDE.

6. ALL CAST-IN-PLACE CONCRETE EDGES SHALL BE TOOLED W/3/4" CHAMFER.

7. ALL EXPOSED EXTERIOR CONCRETE SHALL BE LIGHT (MEDIUM) BROOM FINISHED AND SEALED, UNLESS NOTED

8. ALL EXPOSED INTERIOR CONCRETE SHALL BE FLOAT FINISHED AND SEALED, UNLESS NOTED OTHERWISE.

9. ALL REINFORCING STEEL SHALL BE DEFORMED BILLET CONFORMING TO ASTM A615, GRADE 60, AND SHALL BE MANUFACTURED AND PLACED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) STANDARDS. ALL BARS INDICATED TO BE LAID CONTINUOUS SHALL LAP MIN. 36 BAR DIAMETERS OR -0", UNLESS NOTED OTHERWISE. PROVIDE MINIMUM 3" CONCRETE COVER.

ADJACENT POURS TO BE DOWELED AT 4'-0" O.C. WITH #4 x 24" BARS. MIN. 3" CONCRETE COVER.

10. WELDED WIRE FABRIC (WWF) SHALL BE COLD-ROLLED STEEL WIRE CONFORMING TO ASTM A185, 6x6 W1.4xW1.4 WWF, LAPPED MIN. 9".

IN LIEU OF W.W.F., CONTRACTOR MAY USE POLY-FIBER REINFORCING.

<u>UNIT MASONRY (CMU/BRICK)</u> (11/23)

1. ALL UNIT MASONRY SHALL BE LAID IN RUNNING BOND, UNLESS NOTED OTHERWISE.

> 2. CMU UNITS: LIGHTWEIGHT CONCRETE AGGREGATE COMPLYING WITH ASTM C331 AND C90. MIN. NET CROSS SECTION 50% OF GROSS. SIZE AND PROFILE AS INDICATED.

3. PROVIDE VERTICAL REINFORCING IN UNIT MASONRY WALLS AS INDICATED. SEE <u>CONCRETE</u> FOR REINFORCING STEEL.

4. PROVIDE STANDARD 9 GAUGE GALVANIZED STEEL LADDER TYPE HORIZONTAL JOINT REINFORCING @ 1'-4" O.C. FOR UNIT MASONRY WALLS GREATER THAN 4" THICK.

VENEERS, IF ANY, SHALL BE ANCHORED TO CMU/STUDS WITH DOVETAIL ANCHORS @ 2'-8" O.C. HORIZONTAL AND 1'-4" O.C. VFRTICALLY.

5. PROVIDE ALL REQUIRED FLASHING, WEEP HOLES, CONTROL

JOINTS, ETC. TO ENSURE A WATER-TIGHT ASSEMBLY. PROVIDE CONTROL JOINTS AT ALL OPENINGS IN UNIT MASONRY WALLS AND AT INTERVALS NOT TO EXCEED 20'-0". 6. MORTAR: TYPE S, PORTLAND CEMENT COMPLYING WITH ASTM

C270. NON-STAINING. NON-AIR ENTRAINING. USE TYPE III WHEN

EXPECTED TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT OR WHEN HIGH EARLY STRENGTH IS REQUIRED.

7. GROUT: ASTM C476, MIN. COMPRESSIVE STRENGTH 3,000

<u>METALS</u> (11/23)

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN", LATEST EDITION, AND AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION.

2. STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS:

WIDE FLANGE SHAPES ASTM A992 (FY=50 KSI) MISC. SHAPES, PLATES & BARS ASTM A36 (FY=36 KSI)

HOLLOW STRUCTURAL SECTIONS (HSS)

SQUARE & RECTANGLE HIGH STRENGTH BOLTS ANCHOR BOLTS

(FY=46 KSI) ASTM A325, TYPE N ASTM A307 (FY=A36 KSI) WELDING ELECTRODES E70 (LOW HYDROGEN) HEADED SHEAR STUDS ASTM A108

ASTM A501

ASTM A500, GRADE B

3. UNLESS OTHERWISE INDICATED, FRAMING IS AISC TYPE 2 AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AISC MANUAL OF STEEL CONSTRUCTION ALLOWABLE STRESS DESIGN AND AISC HOLLOW STRUCTURAL SECTIONS CONNECTION MANUAL. CONNECTIONS FOR NON-COMPOSITE BEAMS SHALL BE DESIGNED FOR THE UNIFORM LOAD CAPACITY SHOWN IN THE ALLOWABLE UNIFORM LOAD TABLES, PART 2, OF THE AISC MANUAL OF STEEL CONSTRUCTION.

4. STRUCTURAL STEEL SHALL BE SHIP PRIMED AND PAINTED W/ ONE COAT PRIOR TO DELIVERY TO SITE.

5. HOLES, CUTS AND OTHER MODIFICATIONS TO STRUCTURAL STEEL SHALL BE INDICATED ON SHOP DRAWINGS AND COMPLETED PRIOR TO DELIVERY TO SITE, FIELD MODIFICATIONS SHALL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF STRUCTURAL ENGINEER.

6. ANCHOR BOLTS SHALL BE 3/4" DIAMETER, 12" LONG W/ 3" LEG, UNLESS NOTED OTHERWISE. ANCHOR BOLTS SHALL BE "WET - SET" AND TIED TO VERTICAL REINFORCING WHERE PRACTICAL.

7. ALL OTHER BOLTS SHALL BE 3/4" DIAMETER, UNLESS NOTED OTHERWISE.

8. HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO THE "SNUG TIGHT" CONDITION, AND SHALL HAVE THREADS EXCLUDED FROM THE SHEAR PLANE, UNLESS OTHERWISE INDICATED.

9. WHERE STRUCTURAL STEEL IS EXPOSED BELOW GRADE, OR ENCASED IN CMU, PROVIDE MINIMUM 3" CONCRETE COVER OR COAT WITH BLACK ASPHALTUM.

WOOD FRAMING NOTES (11/23)

1. ALL WOOD CONSTRUCTION INCLUDING ROOF TRUSSES, FLOOR JOISTS, PARALLAM/MICROLLAM (LVL/LSL), POSTS, FRAMING, SHEATHING, BLOCKING, AND FASTENING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF 2018 VIRGINIA RESIDENTIAL CODE (2018 VRC).

2. LUMBER SPECIES SHALL BE #2 OR BETTER SOUTHERN YELLOW PINE (SYP), SPRUCE-PINE-FIR (SPF)

3. ALL WOOD IN CONTACT WITH CONCRETE/MASONRY SHALL BE PRESSURE-TREATED.

4. PROVIDE WOOD BLOCKING IN WALLS AT AREAS SCHEDULED TO RECEIVE WALL-MOUNTED CABINETS/ACCESSORIES.

FINISH NOTES (11/23)

1. INTERIOR FINISHES SHALL BE INSTALLED AS PER MANUFACTURER'S REQUIREMENTS AND GENERALLY ACCEPTED INDUSTRY STANDARDS USING MANUFACTURER'S RECOMMENDED MATERIALS AND METHODS FOR SUBSTRATES UPON WHICH THE FINISH IS BEING APPLIED.

2. CONTRACTOR SHALL PROVIDE/INSTALL ALL MATERIALS AND ACCESSORIES INCLUDING LEVELING/FINISHING COMPOUNDS, PRIMERS, ADHESIVES, AND SEALANTS AS INDICATED AND AS REQUIRED FOR A FINISHED INSTALLATION.

3. SUBCONTRACTORS SHALL EXAMINE SUBSTRATES FOR CONDITIONS THAT MAY INTERFERE WITH THE PROPER. TIMELY. OR ACCEPTABLE COMPLETION OF WORK. SUBCONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR OF ANY UNACCEPTABLE CONDITIONS PRIOR TO THE START OF WORK. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF SUBSTRATE CONDITIONS AND RESPONSIBILITY FOR FINISHED INSTALLATION.

CEMENTITIOUS WALL BOARD:

1. INSTALL NEW 1/2" CEMENTITIOUS TILE BACKER BOARD OVER ALL SUBSTRATES INTENDED TO RECEIVE CERAMIC TILE. FASTEN AS PER MANUFACTURER'S RECOMMENDATIONS (OR 16 FASTENERS PER BOARD W/ MIN. 3/4" PENETRATION INTO WALLS). PREP SURFACES AS REQUIRED FOR THE INSTALLATION OF NEW CERAMIC TILE.

GYPSUM WALL BOARD (GWB):

1. GYPSUM WALL BOARD (GWB) AND ACCESSORIES, THICKNESS AND TYPE AS INDICATED ON DRAWINGS.

2. PROVIDE MOISTURE-RESISTANT GYPSUM WALL BOARD (GWB-MR) IN LIEU OF REGULAR GYPSUM WALL BOARD AT ALL BATHROOM, KITCHEN AND UTILITY AREAS.

PAINT (PNT):

1. PAINT SHALL BE GLOSS, SEMI-GLOSS, FLAT, OR EGGSHELL WITH ZERO OR LOW-VOC CONTENT (0 - 5 ZERO VOC EGGSHELL; 0 - 50 LOW VOC GLOSS AND SEMI-GLOSS). AS MANUFACTURED BY BENJAMIN MOORE & CO., DURON PAINTS AND WALLCOVERINGS, PPG ARCHITECTURAL FINISHES, INC., THE SHERWIN WILLIAMS COMPANY, OR APPROVED EQUAL.

2. WHERE NEW WALLS INTERSECT EXISTING WALLS, PAINT ENTIRE WALL SECTION TO CLOSEST CORNER, UNLESS NOTED OTHERWISE.

3. INTERIOR SEALANTS SHALL BE NON-SAGGING, ONE-PART POLYURETHANE SEALER, CLASS A. TYPE I (TYPE II FOR HORIZONTAL JOINTS) WITH APPROVED BACKER MATERIALS COMPATIBLE FOR USE WITH MATERIALS BEING SEALED.

GRANITE COUNTERTOPS:

1. 1 1/4", BULLNOSE EDGE, LENGTH AS INDICATED. COLOR AS SELECTED BY OWNER.

2. GRANITE SHALL BE FACTORY PROPERLY SEALED/PROTECTED PRIOR TO INSTALLATION. ALL EXPOSED EDGES SHALL BE PROPERLY SEALED WITH URETHANE SEALANT, COLOR AS SELECTED BY OWNER.

THERMAL AND MOISTURE PROTECTION (11/23)

1. INCLUDE ALL FLASHING, SILL PLATE INSULATION, GASKETS, WEATHERPROOFING, CAULKING, PLATES, AND FOAM ON EXTERIOR ASSEMBLIES AS REQUIRED FOR A COMPLETE INSTALLATION.

2. VERIFY CONTINUITY AND PROPER TAPING/SEALING OF AIR/MOISTURE BARRIERS, THERMAL INSULATION ASSEMBLIES, FLASHING(S) PRIOR TO PROCEEDING WITH INSTALLATION OF ROOF COVERING(S), EXTERIOR FINISHES, WINDOWS/DOORS, INTERIOR FRAMING, ETC...

STEEP SLOPE ROOF SYSTEMS - METAL

AS SELECTED BY OWNER STEEP SLOPE ROOF SYSTEMS - SHINGLES

30-YEAR ARCHITECTURAL SHINGLES -

GAF TIMBERLINE HDZ - COLOR SELECTED BY OWNER

GRACE SELF-ADHERING ICE & WATER SHIELD

ROOF SYSTEM UNDERLAYMENT

ICE/WATER SHIELD -

INSTALL ICE/WATER SHIELD UNDERLAYMENT MIN. 2'-0" @ ROOF PERIMETER (EAVES/RAKES), VALLEYS, AND RIDGES PRIOR TO INSTALLATION OF FELT UNDERLAYMENT.

SYNTHETIC FELT UNDERLAYMENT -

GAF FELTBUSTER

FELT UNDERLAYMENT — 30# COMPLYING W/ ASTM D-4869

GUTTERS/DOWNSPOUTS

5" 0.024" K-STYLE, ALUMINUM GUTTERS

2x3 0.024" ALUMINUM DOWNSPOUTS

1. PROVIDE THERMAL INSULATION IN ROOF ASSEMBLIES/EXTERIOR WALLS AND ACOUSTICAL INSULATION IN INTERIOR PARTITIONS, AS INDICATED.

SEE WALL SECTIONS DETAILS FOR ADDITIONAL INFORMATION. 2. CONCEALED AND EXPOSED INSULATION MATERIALS SHALL

HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A

SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

RIGID INSULATION -POLYISOCYANURATE (ISO) INSULATION - MIN. 25 PSI COMPRESSIVE STRENGTH, FLAT/TAPERED INSULATION WITH GLASS-REINFORCED MAT FACER. MIN R-5.7/IN.

EXTRUDED POLYSTIRENE (XPS) INSULATION - MIN. 25

PSI COMPRESSIVE STRENGTH. MIN. R-5/IN.

SPRAY FOAM INSULATION -CLOSED CELL

OPEN CELL

FIBERGLASS BATT INSULATION (THERMAL) -3.5" KRAFT-FACED. R-13 (2x4 WALLS) 6.5" KRAFT-FACED. R-19 (2x6 WALLS)

12.5" KRAFT-FACED. R-38 (ATTICS)

AIR/MOISTURE BARRIER

ABOVE-GRADE MASONRY WALLS -HENRY 107 ASPHALT EMULSION SEALER/DAMPPROOFING

FRAMED WALLS -DUPONT TYVEK COMMERCIALWRAP

DAMPPROOFING

BELOW-GRADE MASONRY WALLS -HENRY 107 ASPHALT EMULSION SEALER/DAMPPROOFING

EXTERIOR SEALANTS

NON-PAINTED SURFACES -100% SILICONE - ASTM C-920, TYPE S, GRADE NS,

CLASS 50 PAINTED SURFACES -

> POLYURETHANE - ASTM C-920, TYPE S, GRADE NS, CLASS 35

DOORS/WINDOWS (11/23)

1. CONTRACTOR TO PROVIDE AND INSTALL DOORS, FRAMES, GLAZING AND HARDWARE INDICATED, INCLUDING ALL ANCHORAGE SPECIFIC TO WALL TYPE, AS REQUIRED FOR A FINISHED INSTALLATION.

2. WHERE PRACTICAL, FACTORY CUT STOREFRONTS, DOORS/FRAMES AND WINDOWS FOR HARDWARE INSTALLATION.

EMERGENCY ESCAPE AND RESCUE OPENINGS (2018 VRC, SECTION R310)

1. EACH BEDROOM DESIGNATED ON THE FLOOR PLANS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.

2. EACH EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A NET CLEAR OPENING OF AT LEAST 5.7 SQ. FT., NOT LESS THAN 24" HIGH/20" WIDE, AND A SILL HEIGHT 44" MAX.

3. EMERGENCY ESCAPE AND RESCUE OPENINGS AT/BELOW GRADE SHALL HAVE A NET CLEAR OPENING OF AT LEAST 5 SQ. FT., NOT LESS THAN 24" HIGH/20" WIDE, A SILL HEIGHT 44" MAX., AND BE PROVIDED WITH A MIN. 36"x36" WINDOW WELL.

4. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE

READILY OPERABLE FROM INSIDE THE DWELLING UNIT WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE/EFFORT

EGRESS DOOR (2018 VRC, SECTION R311)

PER EACH DWELLING UNIT. 2. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32" WHEN

1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED

3. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING UNIT WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE/EFFORT.

OPENED 90°.

1. ALL GLASS WITHIN 12" OF A DOOR AND/OR WITHIN 18" OF THE FLOOR OR WALKWAY SHALL HAVE TEMPERED GLASS.

2. ALL EXTERIOR GLAZING (TEMPERED OR OTHERWISE) SHALL

BE "LOW-E" OR "COMFORT E".

LOCATIONS:

1. PROVIDE WEATHER-STRIPPING AND ASTRAGALS ON EXTERIOR DOORS AS INDICATED AND REQUIRED FOR A FINISHED INSTALLATION.

<u>SMOKE ALARMS (2018 VRC, SECTION R314)</u> (11/23)

1. SMOKE ALARMS SHALL COMPLY WITH NFPA 72. 2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING

 INSIDE EACH SLEEPING ROOM/BEDROOM; - OUTSIDE EACH SLEEPING AREA/BEDROOM IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOM/BEDROOM; - ON EACH STORY OF THE DWELLING;

CONTAINING A BATHTUB/SHOWER. CARBON MONOXIDE ALARMS (2018 VRC, SECTION R315)

- WITHIN 36" OF A DOOR/OPENING TO A BATHROOM

1. CARBON MONOXIDE SHALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL COMPLY WITH UL 2034 AND UL 217.

FOLLOWING CIRCUMSTANCES: - THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE; - THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN

2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE

OPENING TO THE DWELLING UNIT. 3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- OUTSIDE EACH SLEEPING AREA/BEDROOM IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOM/BEDROOM, -WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A SLEEPING ROOM/BEDROOM OR AN ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE

FIRE EXTINGUISHERS (2018 VRC, SECTION R331) (11/23)

BE INSTALLED IN THE KITCHEN AREA.

1. A FIRE EXTINGUISHER HAVING A RATING OF 2-A:10-B:C OR

AN APPROVED EQUIVALENT TYPE OF FIRE EXTINGUISHER SHALL

AND OUTLI RIDGE/CITY (ORY DWELLING

TES / BLUE CESSOF NO AR ACC ERA

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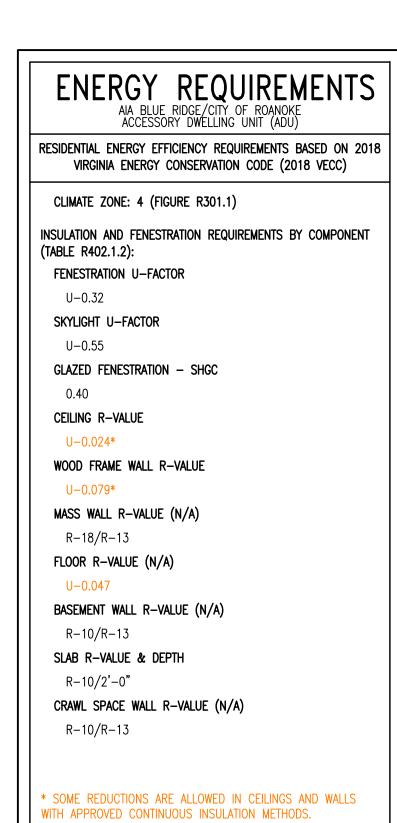
SPECII ANOKE (ADU) OF R(

DRAWINGS
ITTEN PERMISSION OF CUNDIFF ARCHITECT

OPRKING

PROJECT NO.: --CCi COMM. NO.:--

GENERAL NOTES AND OUTLINE SPECIFICATIONS





AIA BLUE RIDGE/CITY OF ROANOKE ACCESSORY DWELLING UNIT (ADU)

BASED ON 2021 VIRGINIA RESIDENTIAL CODE

"THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150

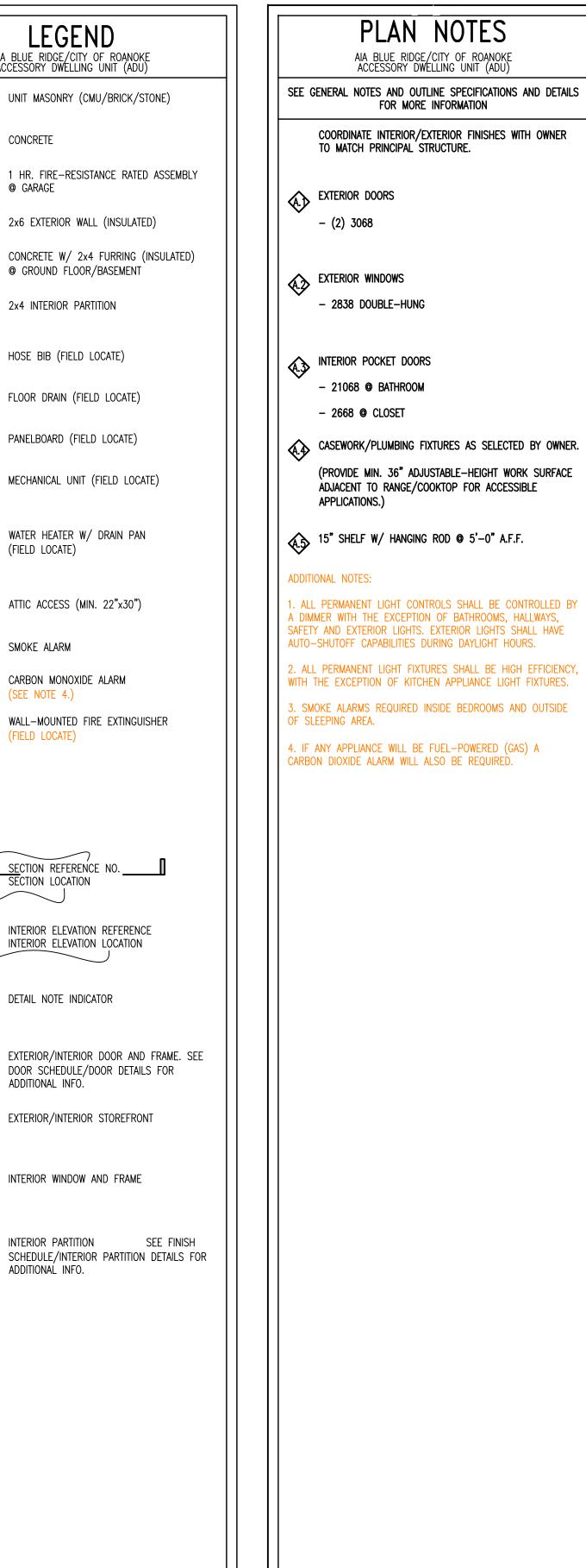
(2021 VRC, SECTION R806.2)

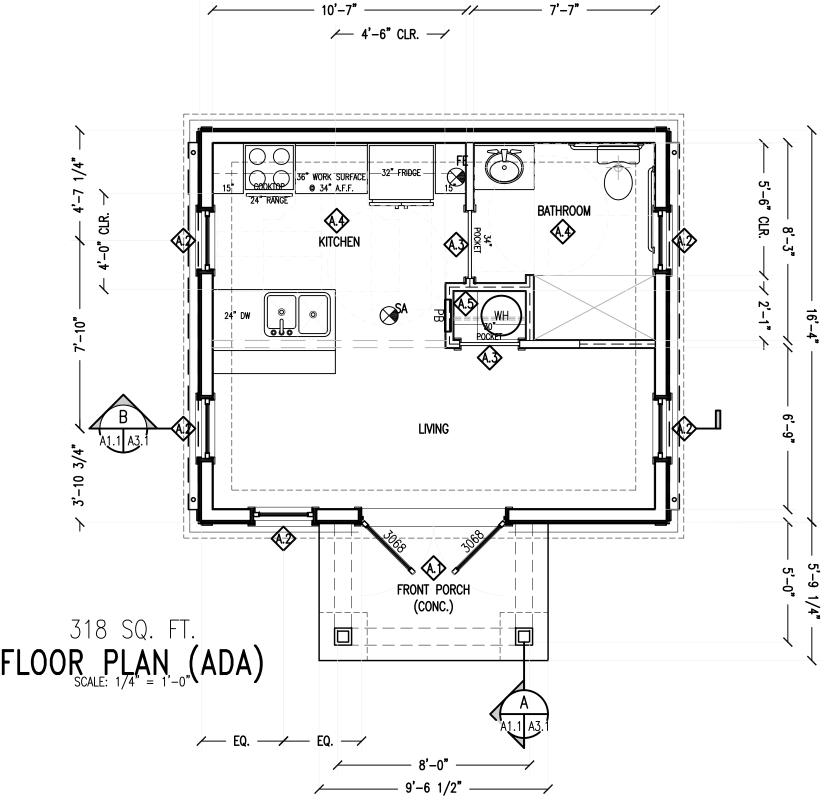
OF THE AREA OF THE VENTLATED SPACE."

318 SQ. FT./150 = 2.12 SQ. FT.

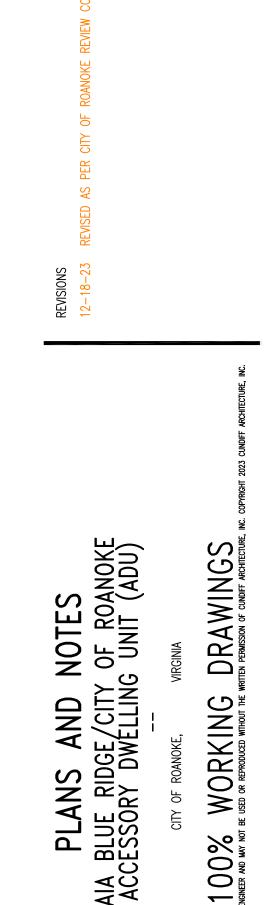
AT LEAST ONE—HALF OF THE REQUIRED VENTILATION SHALL BE AT THE UPPER THIRD OF THE VENTILATED SPACE WITH GABLE/RIDGE VENTS. THE BALANCE SHALL BE EVENLY DISTRIBUTED AROUND THE PERIMETER @ SOFFITS.

LEGEND AIA BLUE RIDGE/CITY OF ROANOKE ACCESSORY DWELLING UNIT (ADU) UNIT MASONRY (CMU/BRICK/STONE) 1 HR. FIRE—RESISTANCE RATED ASSEMBLY © GARAGE 2x6 EXTERIOR WALL (INSULATED) CONCRETE W/ 2x4 FURRING (INSULATED) © GROUND FLOOR/BASEMENT 2x4 INTERIOR PARTITION HOSE BIB (FIELD LOCATE) FLOOR DRAIN (FIELD LOCATE) PANELBOARD (FIELD LOCATE) MECHANICAL UNIT (FIELD LOCATE) WATER HEATER W/ DRAIN PAN (FIELD LOCATE) ATTIC ACCESS (MIN. 22"x30") SMOKE ALARM CARBON MONOXIDE ALARM (SEE NOTE 4.) WALL-MOUNTED FIRE EXTINGUISHER (FIELD LOCATE) SECTION REFERENCE NO. SECTION LOCATION INTERIOR ELEVATION REFERENCE INTERIOR ELEVATION LOCATION DETAIL NOTE INDICATOR DOOR SCHEDULE/DOOR DETAILS FOR additional info.

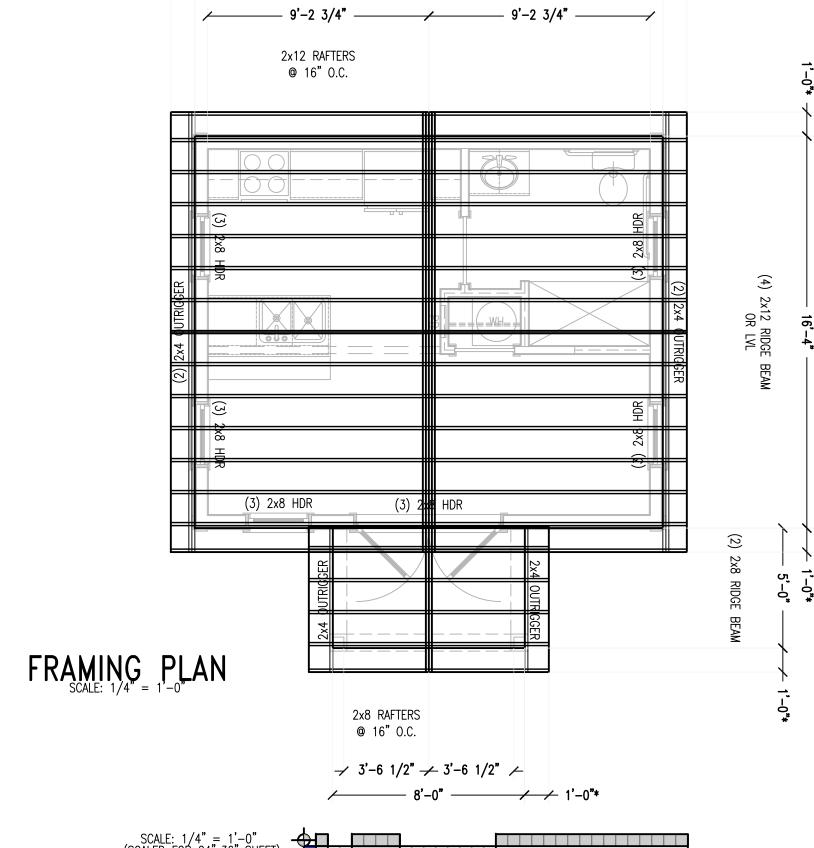


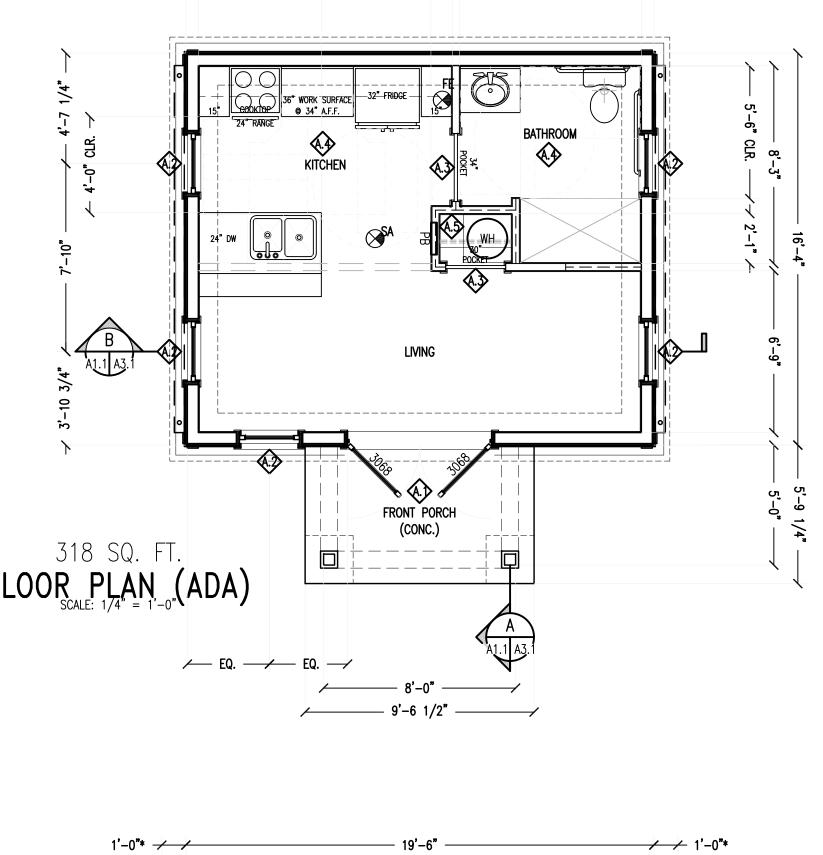


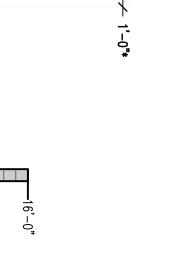
19'-6"



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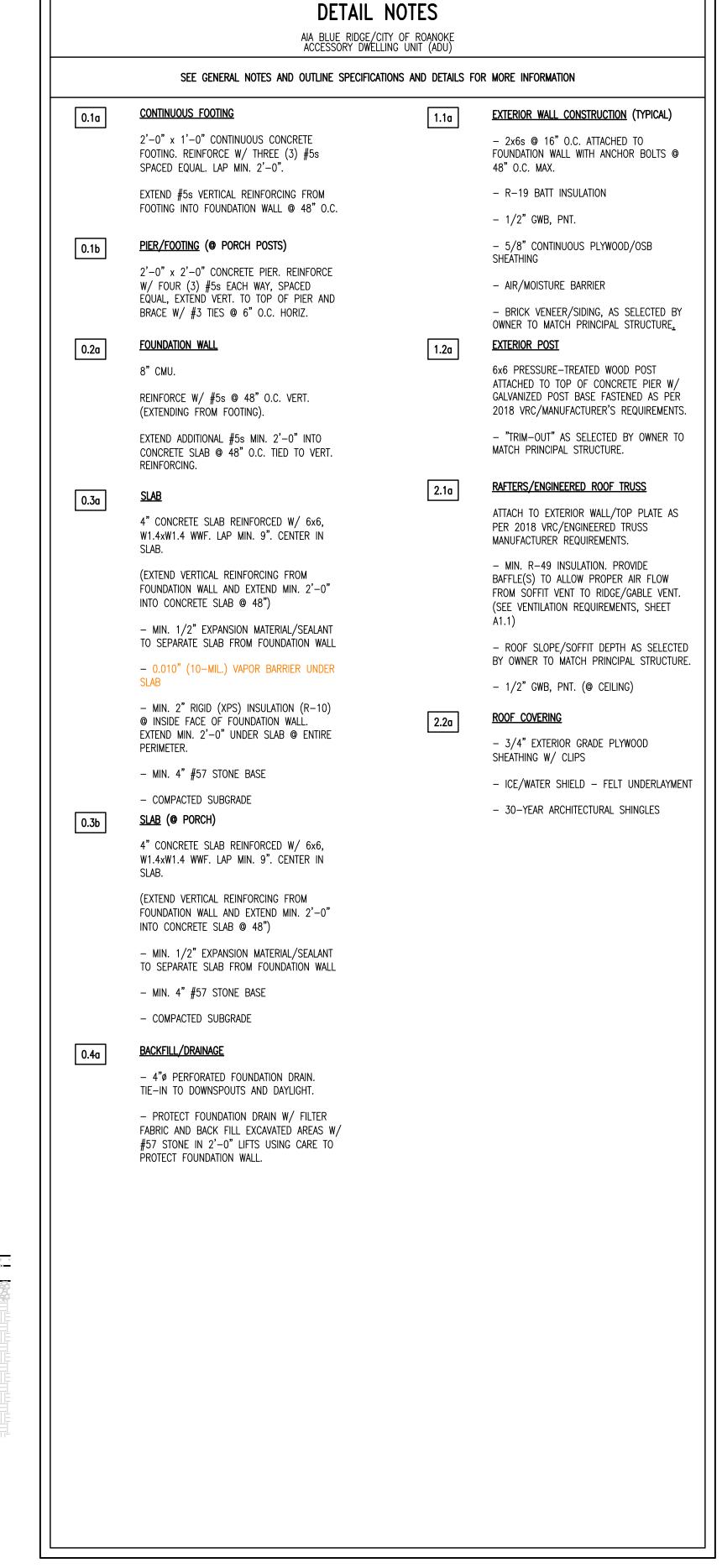
DESIGNED BY: DBC DRAWN BY: DBC CHECKED BY: DBC

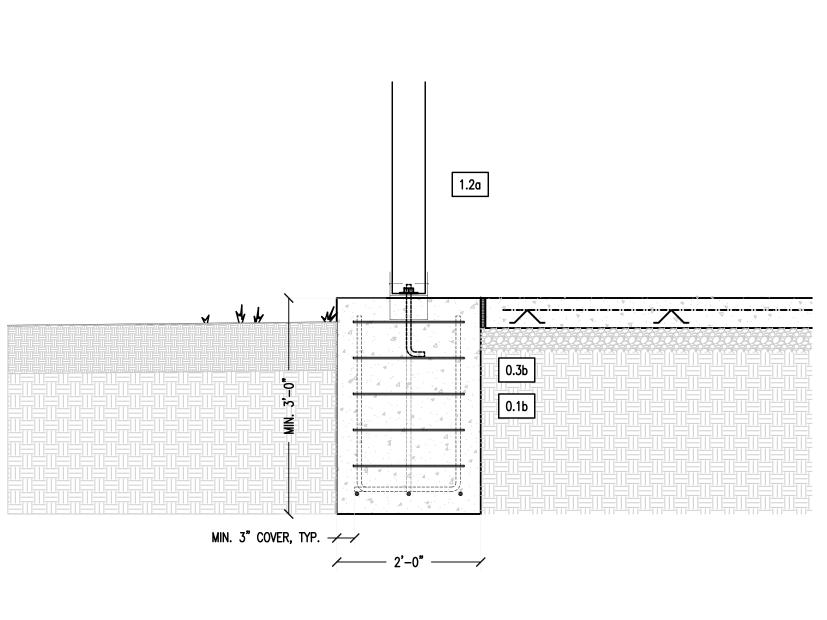
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PLANS AND NOTES

SCALE: AS INDICATED

	→ RIDGE (15 -6")	
TRISHED SUB ELEMENTS SIDE ELEVATION SIDE ELEVATION SIDE ELEVATION SIDE ELEVATION	FRONT ELEVATION FRONT ELEVATION PROSE SUB- LEVATION REAR ELEVATION NOTE: 1 See and Seal outsides for all new southings Sub- 1/4	ELEVATIONS AND NOTES AIA BLUE RIDGE/CITY OF ROANOKE ACCESSORY DWELLING UNIT (ADU) OITY OF ROANOKE, VRGINA 100% WORKING DRAWINGS
ELEVATIONS AND NOTES SCALE: AS INDICATED	SCALE: 1/4" = 1'-0" (SCALED FOR 24'x36" SHEET) (1/8" SCALE FOR 11"x17" SHEET)	DATE: 12-18-23 DESIGNED BY: DBC DRAWN BY: DBC CHECKED BY: DBC CHECKED BY: DBC PROJECT NO.: CCI COMM. NO.:





WALL SECTIONS AND DETAILS

SCALE: AS INDICATED

